



Our Ref: 15278

12th February 2016

Department of Planning and Infrastructure
23-33 Bridge Street
PO Box 39
SYDNEY
NSW 2001

Attention: Strategic Planning Department

Dear Sir/Madam

RE: DRAFT CENTRAL COAST REGIONAL PLAN

We act on behalf of the Scentre Group the owners and operators of the land known as Westfield Tuggerah and the Tuggerah Gateway site.

This correspondence is a formal submission to the Draft Central Coast Regional Strategy with particular reference to future ongoing investment and growth of the existing centres of the Central Coast Region.

Existing centres are a major contributor to the amenity and economic welfare and growth of the Central Coast and the State of NSW. They are of such importance that we believe planning policy and legislation that may impinge on the orderly growth and development of centres needs considerable research, careful analysis and justification.

This submission predominantly relates to a mapping anomaly that fails to identify Tuggerah as a Regional Gateway. Regional Gateway is a new term under strategic plans developed by the Department of Planning in recent years. No definition or description is provided in the Draft Central Coast Strategy of what a "regional gateway" is or the planned or future role of such a gateway. We provide recommendations at the conclusion of this submission in regard to this matter.

Tuggerah Regional Gateway

It is noted that the Figure 1 - Draft Central Coast Regional Plan Overview (see **Appendix A**) identifies two "Regional Gateways" on the Central Coast, one being the Somersby Regional Gateway (to Gosford/Erina) and the other being Warnervale Regional Gateway (adjacent to Warnervale Employment Zone and Warnervale Town Centre).

It is noted that the Tuggerah Gateway is excluded from the Draft Central Coast Overview plan. This is despite planning and analysis of the Tuggerah centre by both Wyong Council and the

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NSW Government for over 10 years that has culminated in the recent rezoning of the Tuggerah Gateway site to allow a variety of mixed use and commercial development.

Indeed, the Tuggerah Centre has historically been recognised as being of such significance that a draft State Significant Site listing was declared over the land by the NSW Planning Minister in 2009. Wyong-Tuggerah has been clearly identified as the Major Centre within Central Coast regional planning strategies (see **Appendix B – Central Coast Regional Strategy**)

The Tuggerah Centre includes major regional retail and commercial development including the Tuggerah Gateway site (recently rezoned), Westfield Tuggerah regional shopping centre, Tuggerah Industrial and Bulky Goods Precinct, Tuggerah Supa Centre and adjoining Lake Road precinct (recently rezoned) and the Tuggerah Business Park.

This significant development is located with easy access to major road and rail infrastructure. Tuggerah is the closest location on the Central Coast between the major regional road infrastructure (ie.M1 Motorway and Pacific Highway) and the heavy rail line between the cities of Sydney and Newcastle.

Tuggerah currently and historically has played a key gateway location on the Central Coast to the Wyong/Tuggerah major centre and the coastal centres of The Entrance and Bateau Bay.

In terms of the economy and employment on the Central Coast it performs a greater role as a regional gateway than Somersby or Warnervale.

While we understand that Warnervale is planned to encompass both a new Town Centre and employment zone in the future, the existing Tuggerah Centre currently performs the major gateway role on the Central Coast and this should be recognised in the plans that supports the Draft Central Coast Regional Plan.

We support the principles of Direction 2.5 Focus Growth Within The Tuggerah to Warnervale Corridor which states that *“the Draft Plan supports the development of Tuggerah and Wyong as the Tuggerah-Wyong major centre and as the main centre servicing the northern half of the Central Coast.”*

We also support the principles of Action 2.5.2 Create a Diverse, Connected and Vibrant Tuggerah Centre which encourages a diversity of land uses, *“to improve the cohesion of the centre and create a civic and centre focus.”* The historical strategic planning for this area is acknowledged which refers to the recent rezoning to allow commercial development on the Tuggerah Gateway site as well as *“potential uses around this area, including residential and recreational development.”*

Tuggerah forms the southern gateway and key established anchor to the planned Regional Economic Corridor. It is identified as No.7 on Page 37 of the plan and states the following:

“Tuggerah will remain a focus for retail and commercial activity, and act as a gateway to the regional economic corridor, for the northern half of the Central Coast region.”



Requested Amendments

We request the following amendments to the wording and plans associated with the Draft Central Coast Regional Plan

1. Provide a description of the role and function of the terms “Regional Gateway” and “Regional Economic Corridor” within the plan
2. **Amend** Figure 1 Draft Central Coast Regional Plan Overview to identify Tuggerah as a Regional Gateway and the southern gateway of the Regional Economic Corridor
3. **Amend** Figure 6 Tuggerah to Warnervale Regional Economic Corridor to identify Tuggerah as a Regional Gateway

We forward this letter as a formal submission to the Draft Central Coast Regional Plan currently under consideration and trust that the Department of Planning and Infrastructure will fully review and consider the implications of this strategic plan upon the role and function of the Tuggerah as well as the impact upon future ongoing investment and renewal of this major gateway on the Central Coast.

We respectfully request a response in writing from the Department of Planning and Infrastructure in regard to this significant matter.

Yours faithfully

INGHAM PLANNING PTY LTD

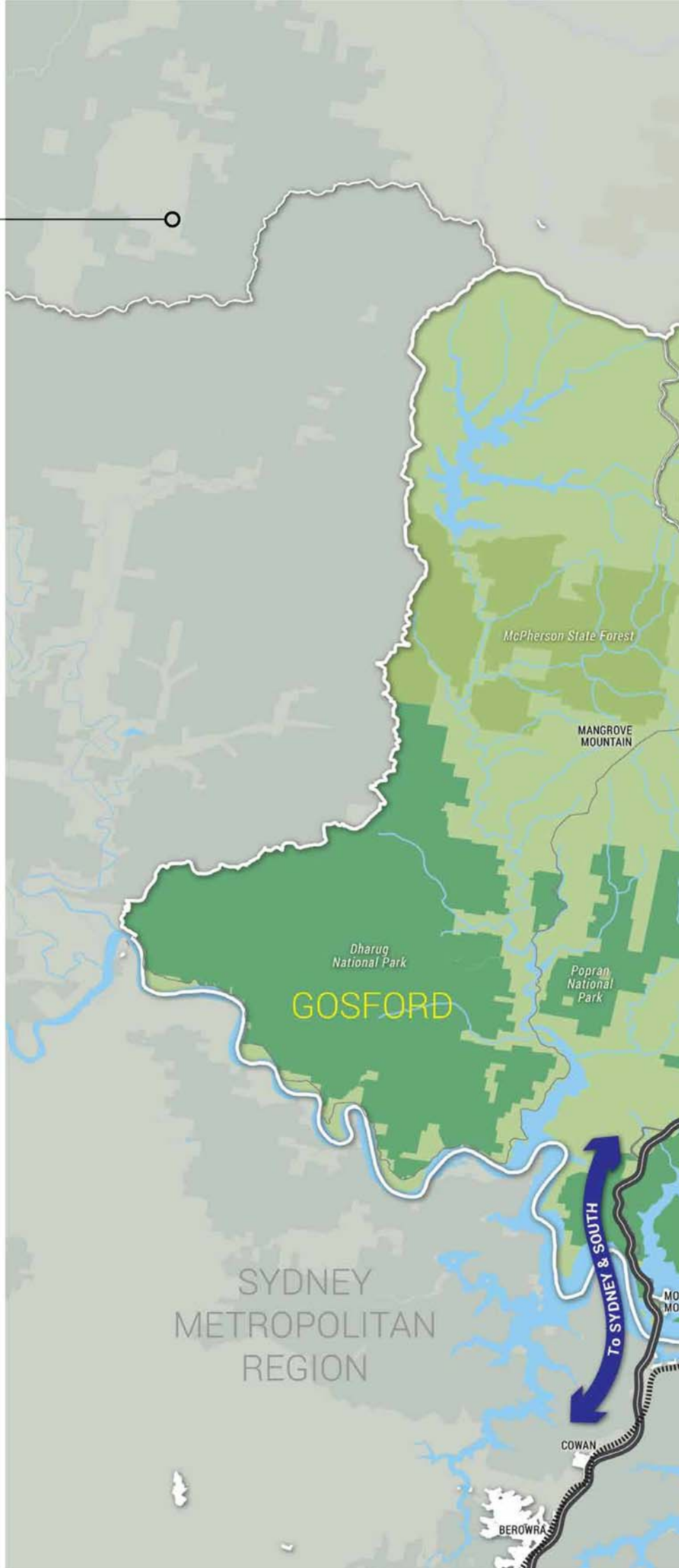


APPENDIX A

MAP EXTRACTS FROM
DRAFT CENTRAL COAST REGIONAL PLAN
(NOVEMBER 2015)

FIGURE 1: DRAFT CENTRAL COAST REGIONAL PLAN OVERVIEW

-  Regional City
-  Major Centre
-  Towns
-  Other Centre
-  Heavy rail
-  Motorway
-  Major Motorway Interchange
-  Regional Gateways
-  Regional Economic Corridor
-  Warnervale Wadalba Land Release Area
-  Regional Connection
-  Hospital
-  University and Tertiary Education
-  Urban Area
-  National Park and Reserve
-  State Forest
-  Non-Urban Area
-  Waterway



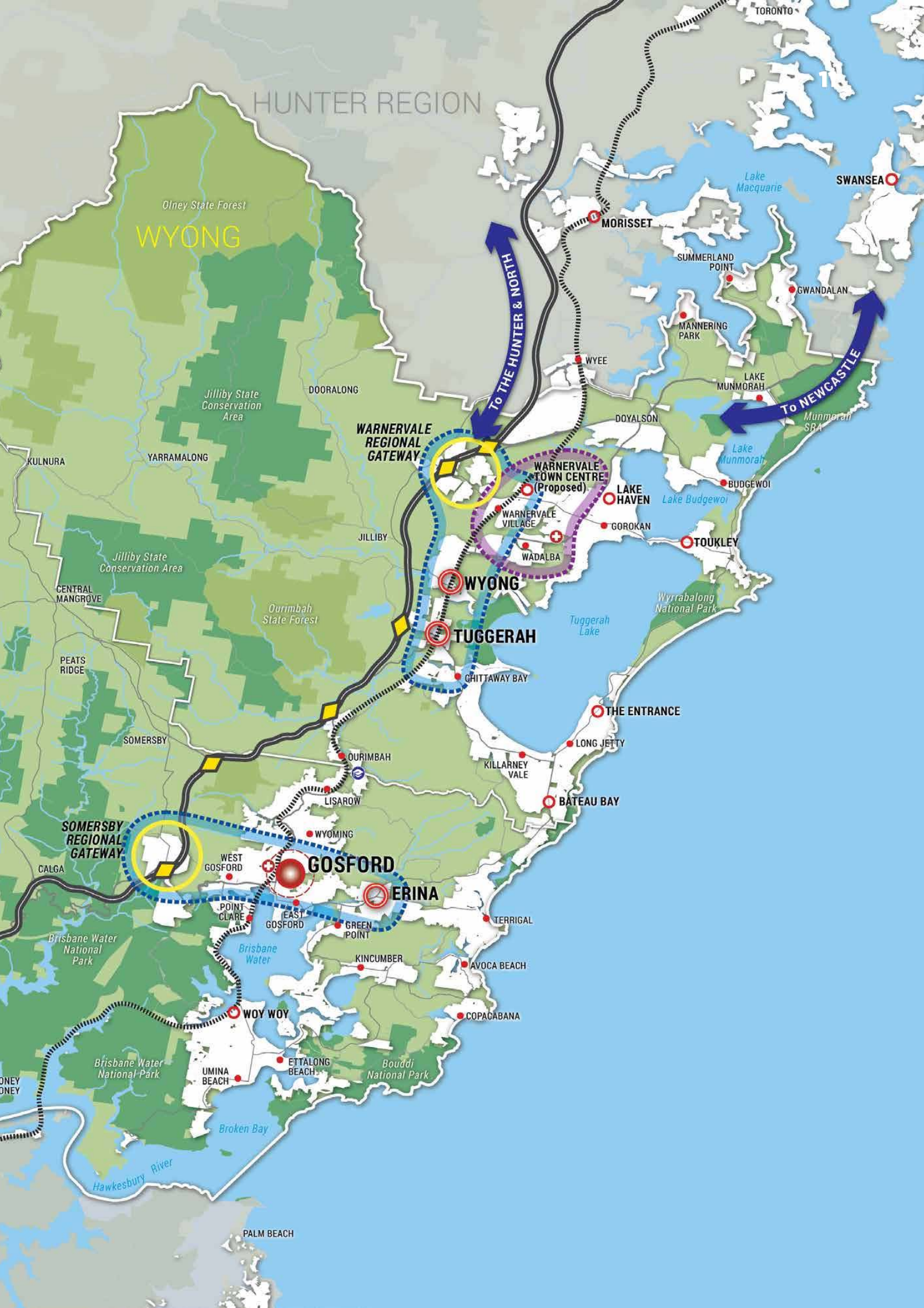
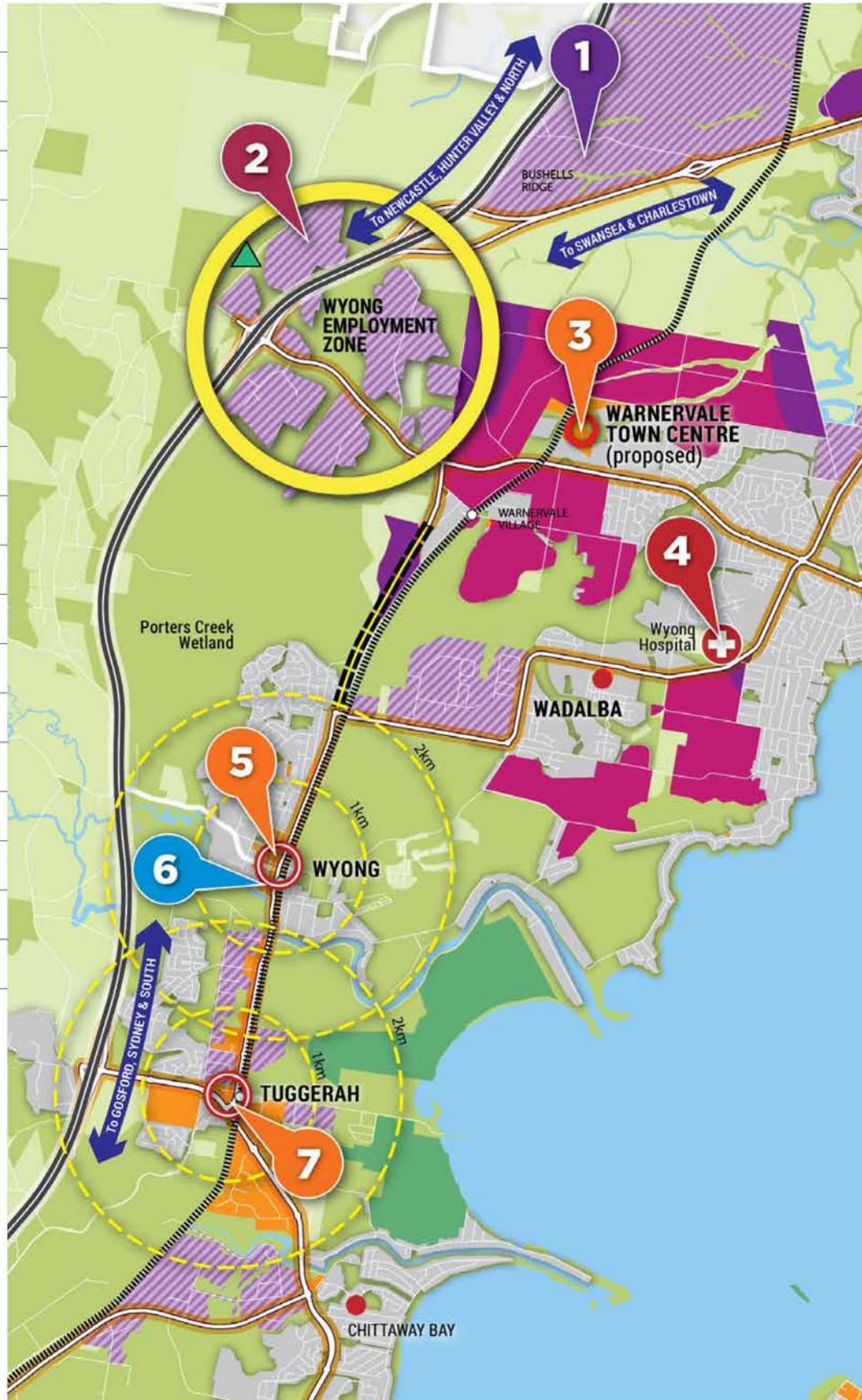


FIGURE 6: TUGGERAH TO WARNERVALE REGIONAL ECONOMIC CORRIDOR

-  Major Centre
-  Towns
-  Other Centre
-  Heavy rail
-  Motorway
-  Proposed Warnervale Link Road
-  Highway/Major Road
-  Regional Connection
-  Buttonderry Waste Management Centre
-  Hospital
-  Regional Gateways
-  1km to 2km Walking Zone
-  Urban Release Area
-  Industrial Release zone
-  Existing Industrial zone
-  Business zone
-  Urban Area
-  Non-Urban Area
-  National Park and Reserve
-  Open Space
-  Waterway



1. BUSHHELLS RIDGE

Resolution of infrastructure, mining and biodiversity issues for Bushells Ridge will enable the area to become a focus of increased employment development over the medium to long term.

2. WYONG EMPLOYMENT ZONE

The Wyong Employment Zone will have a range of diverse employment activity in the future, and provide for up to 6,000 jobs. As the main economic gateway for the northern half of the Central Coast region, it will maintain access to eastern areas of the M1 Pacific Motorway. Resolution of planning, biodiversity and access issues, and identifying priority areas for development will ensure the success of the Wyong Employment Zone.

3. WARNERVALE TOWN CENTRE

The proposed Warnervale Town Centre will provide a business, transport and service focus for the surrounding residential lands as they develop.

4. WYONG HOSPITAL PRECINCT

The planned redevelopment of the Wyong Hospital precinct creates opportunities for the surrounding area to support establishment of a health precinct comprising complementary land uses including allied health and aged housing.

5. WYONG TOWN CENTRE

Wyong Town Centre will continue to provide the main cultural, civic and administrative activity for the northern half of the Central Coast region. It will have an increasing residential focus with high amenity due to its setting and heritage character.

6. WYONG RIVER FORESHORE

Council planning for the Wyong River foreshore will allow the area to become a focus of infill residential development.

7. TUGGERAH

Tuggerah will remain a focus for retail and commercial activity, and act as a gateway to the regional economic corridor, for the northern half of the Central Coast region.

Wyong Shire Council has prepared masterplans for the Wyong River Foreshore, Baker Park and civic and cultural precincts which identify a range of opportunities to improve amenity in the centre and support additional housing and employment. Council is also supporting additional housing and employment with several major investments, including investment in the Wyong Arthouse, and by identifying opportunities for council-owned land to be developed in a way that could provide a catalyst for further development.

The NSW Government will:

- support Wyong Shire Council's preparation of a local strategy to create a mixed-use activity centre at Wyong that provides improved residential and commercial opportunities and enhanced urban amenity, including a more pedestrian-friendly environment.

ACTION 2.5.2 Create a diverse, connected and vibrant Tuggerah centre

Wyong Shire Council and the NSW Government have undertaken strategic planning for the Tuggerah area. This includes the recent amendment to the *Wyong Local Environmental Plan 2013* to allow part of the 'Gateway Site' adjacent to the M1 Pacific Motorway to be developed for commercial uses. Council has also investigated potential uses around this area, including residential and recreational development.

The draft Plan supports Tuggerah's regional employment role and encourages a greater diversity of land uses, to improve the cohesion of the centre and to create a civic and centre focus.

The NSW Government will:

- support Council's preparation of a local strategy for Tuggerah to create a mixed-use activity centre and enhanced urban amenity, including a more pedestrian-friendly environment.



APPENDIX B

CURRENT CENTRAL COAST REGIONAL STRATEGY

LINKAGE BETWEEN CENTRES

Major corridors in both LGAs provide the largest concentration of residential and employment development. The Region's intra-regional road network focuses this activity on the two major centres; The Gosford Regional City in Gosford LGA and the Tuggerah-Wyong Major Centre in Wyong LGA.

NORTH WYONG SHIRE STRUCTURE PLAN AREA

A structure plan will identify land available for development and those areas that need to be preserved because of their conservation or resource value. The Structure Plan will include the majority of future greenfield release areas for the Region. The Wyong Employment Zone and a new Town Centre at Warnervale will be the initial focus of development within the structure plan area.

NEW EMPLOYMENT LANDS

The Wyong Employment Zone is a major employment node that is being planned between the Sparks Road F3 interchange and the site of the new Warnervale Town Centre. This node will capitalise on the location between Sydney and Newcastle, be over 300 hectares in size and generate capacity for up to 6000 new jobs.

EMPLOYMENT LANDS

Contain various employment activities such as factories, warehouses, high tech manufacturing, transport logistics or major storage operations with some associated offices. These places are vital to our economy.

CONSTRAINED EMPLOYMENT LANDS

RAIL NETWORK AND STATION

STRATEGIC BUS CORRIDOR

FREEWAY

HIGHWAY

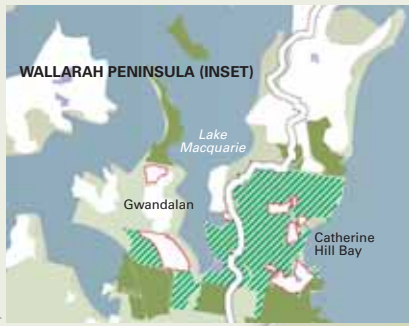
MAJOR ROAD

NATIONAL PARK

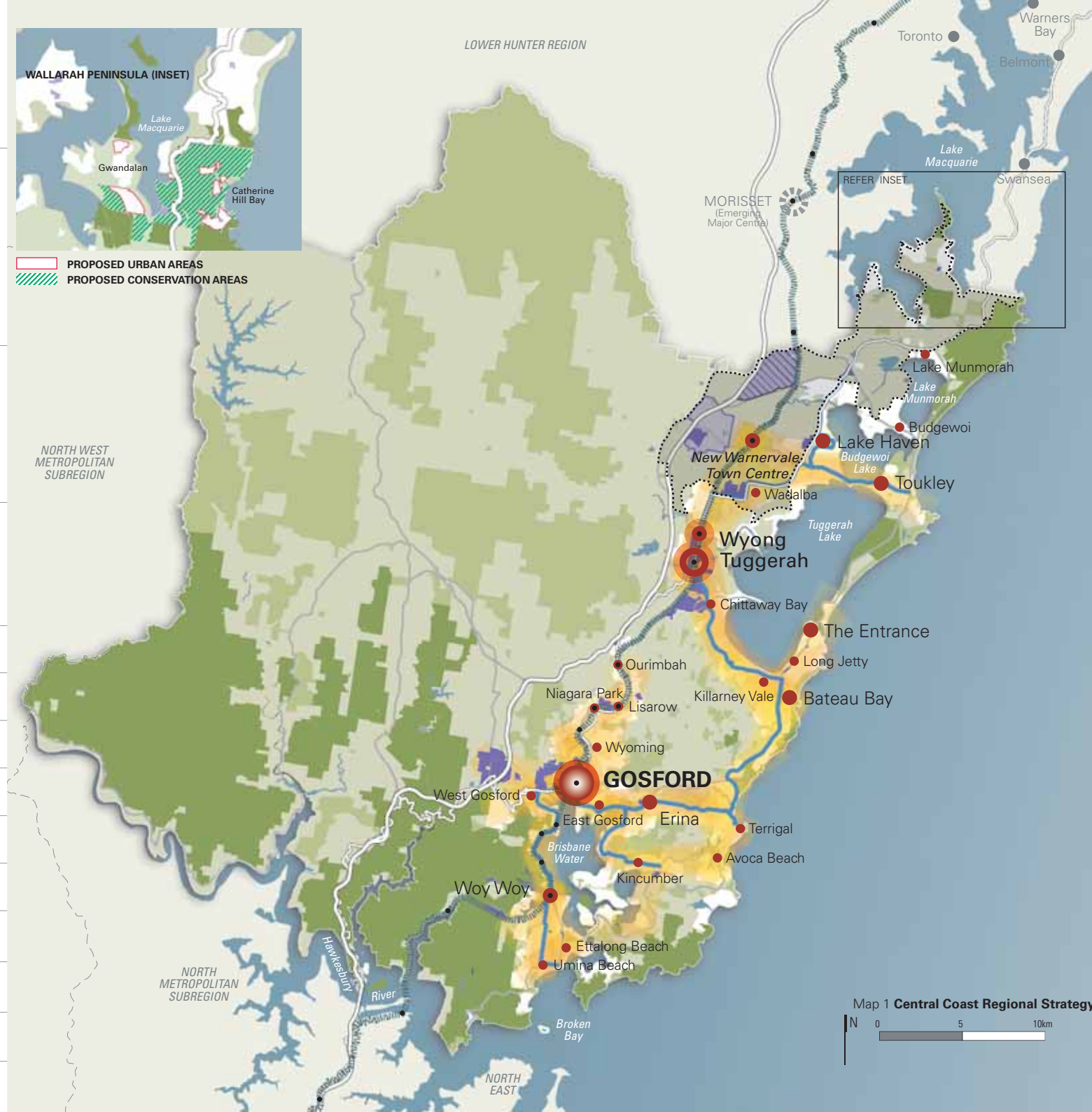
REGIONAL/STATE PARK

RURAL AND RESOURCE LAND

EXISTING URBAN AREA



PROPOSED URBAN AREAS
PROPOSED CONSERVATION AREAS



100 000 more people
56 000 new homes
45 000+ new jobs
25 year plan
7 town centres
1 major centre
1 regional city

GOSFORD CITY LGA

Gosford City is projected to grow by an additional 30 000 people, with the majority being housed in existing urban areas and in centres. No new greenfield areas are planned.

WYONG SHIRE LGA

Wyong Shire is projected to grow by an additional 70 000 people who will be housed in existing urban areas and green field areas. The Tuggerah-Wyong Major Centre will be the Shire's principal centre for retail, business and administration.

REGIONAL CITY

Gosford will be a city serving the entire Region. It will provide the Central Coast with higher-order civic and administration services, cultural and recreational facilities, medical/health specialists and services (including a major regional hospital), professional services, a regional library, regional entertainment facilities and a regional civic precinct. The revitalisation of Gosford will refocus it as the Regional City and strengthen its economic and employment significance.

MAJOR CENTRE

The Tuggerah-Wyong centre will develop as the Region's Major Centre and will perform vital economic, employment, civic, residential, social and cultural roles for the northern half of the Central Coast and support the Gosford Regional City.

TOWN CENTRE

Town Centres will generally have concentrations of retail, health and professional services mixed with medium density residential within and adjoining the centre. Town Centres will also serve surrounding residential areas and have a public transport interchange.

VILLAGE

Village Centres will generally be small to medium sized concentrations of retail, health and other services integrated with medium density (largely town house style) residential living. Local public transport will provide connections to Town Centres.

Map 1 Central Coast Regional Strategy

