



# TUGGERAH GATEWAY

Community Needs Assessment – Updated  
2023

Prepared for Scentre Group  
16 May 2023



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# 01. INTRODUCTION AND SITE CONTEXT



# INTRODUCTION

On behalf of Scentre Group, this Community Needs Assessment supports a Planning Proposal and Structure Plan prepared by Urbis. The Planning Proposal facilitates the proposed amendment to the Local Environmental Plan at the Tuggerah Gateway Site, known as Lot 2 DP1056960 and Lot 3 DP1084221, which will enable residential, mixed-use and recreational land uses.

## Background and context

The Tuggerah Gateway Precinct is located on the Central Coast, New South Wales. For approximately 30 years the site has sat vacant and underdeveloped, however remained a strategic landholding as part of Scentre Group's Asset portfolio. Approximately six to seven years ago the north eastern portion of the site fronting Wyong Road was rezoned B4 Mixed Use to enable a large format retail operation. This development did not proceed, however this portion of the site retains the B4 Mixed Use zoning. The remainder of the site is mostly zoned RU6 Transition zone, with a small portion of the south eastern boundary zoned E2 Environmental Conservation.

The Tuggerah Gateway Precinct is located adjacent Westfield Tuggerah and is located within Central Coast Council's identified Tuggerah Strategic Centre and the growth corridor between Wyong and Tuggerah. As one of four strategic centres identified in Council's Local Strategic Planning Statement, Tuggerah Strategic Centre is a key growth centre that supports the immediate subregional residential population. Some of the priorities for the Tuggerah Strategic Centre relevant to this project include reinforcing its role as a major retail and employment centre, providing a town centre focus with an active link between Westfield and Tuggerah Station and improving connections between major retail, employment, transport and sport and recreation infrastructure.

## Need for this study

Over the past three to four years, Scentre Group has been engaging with key stakeholders including Central Coast Council, Department of Industry, Environment and Planning (DPIE), Transport for New South Wales (TfNSW) and Greater Sydney Commission to understand future opportunities for the site. Scentre Group is now progressing a formal zoning process for the site via a Planning Proposal to deliver mixed-use, retail, open space and community uses.

To accompany the Planning Proposal, this study looks at the community infrastructure and open space to best serve the needs of the future population. The

study is informed by existing strategic visions for the area, best practice quantity and quality benchmarks, and consultation outcomes with key stakeholders including Central Coast Council, NSW Department of Education and Central Coast Local Health District (CCLHD).

The study supports the concept plan by providing evidence based recommendations on future demand for social infrastructure and open space in the area.

## This document

The key steps and tasks outlined below were undertaken to prepare this draft Community Needs Assessment.

### Background review

- Review of structure plan documentation
- Desktop review of the land uses surrounding the site.

### Baseline data review

- Analysis of the current demographic profile from ABS Census data and population projections from id.
- Review of relevant government strategy and policy documents including any relevant engagement outcomes that informed these documents.
- Audit of existing social infrastructure and open space near the site.

### Analysis

- Review and analysis of area household occupancy rates in comparisons area to prepare an anticipated incoming population profile.
- Consultation with Central Coast Council social planners to understand the strategic priorities for the area and the desirable social infrastructure and open space needs for the site.
- Consultation with NSW Department of Education and Central Coast Local Health District.
- Benchmarking and qualitative assessment to identify the future demand for social infrastructure and open space.
- Recommendations for preferred social infrastructure and open space for the site.

# SITE LOCALITY

The Tuggerah Gateway Precinct is 42ha in size and is bounded by Wyong Road to the north, Pacific Motorway to the west and Tonkins Street and Westfield Tuggerah to the east. To the south is a nature reserve to known as Mount Tanga Dangy.

The site is located near existing transport, education, retail, employment, recreational facilities and open space including:

- Tuggerah Station
- Westfield Tuggerah and Tuggerah Super Centre
- Central Coast Regional Sporting and Recreation Complex
- Central Coast Wetlands Pioneer Dairy
- Tuggerah Public School
- St Peters Catholic College
- Tuggerah Business Park.

Residential uses are located to the north and south east of the site. The housing style is predominately low density, with some examples of medium density. Low and medium density housing is also located further north towards Wyong.

Figure 1: Site context



Source: Urbis

# PROPOSED STRUCTURE PLAN

The site is approximately 41.6 hectares and is currently zoned RU6 Transition, B4 Mixed Use and E2 Environmental Conservation.

The Planning Proposal seeks to rezone land comprising (part) Lot 2 in DP 1056960 and Lot 3 in DP 1084221 from RU6 Transition to R1 General Residential. The B4 Mixed Use zone in the north-east of the site and E2 Environmental Conservation zone in the south-east is to be retained.

The long-term development yield capable of being accommodated on the site comprises of **2,112** dwellings including a mix detached housing lots, medium density townhouses/terraces, apartments and seniors living (as outlined below). Consistent with the Structure Plan, the future development of the site is to be staged in accordance with market demand and infrastructure requirements. In the short-term employment uses in the form of bulky goods / large format retailing will be prioritised in part of the B4 Mixed Use zone. In the longer term this area is envisaged as a mixed-use precinct.

The below provides a development summary of the precinct:

## Low to medium density

The dwelling mix proposed is:

- 86 standard and large lot dwellings
- 298 low-medium density townhouse, duplex and terraces
- 596 low-medium density apartments

## Independent living units

- 226 independent living units (ILUs).

## Future mixed use (from 2036+)

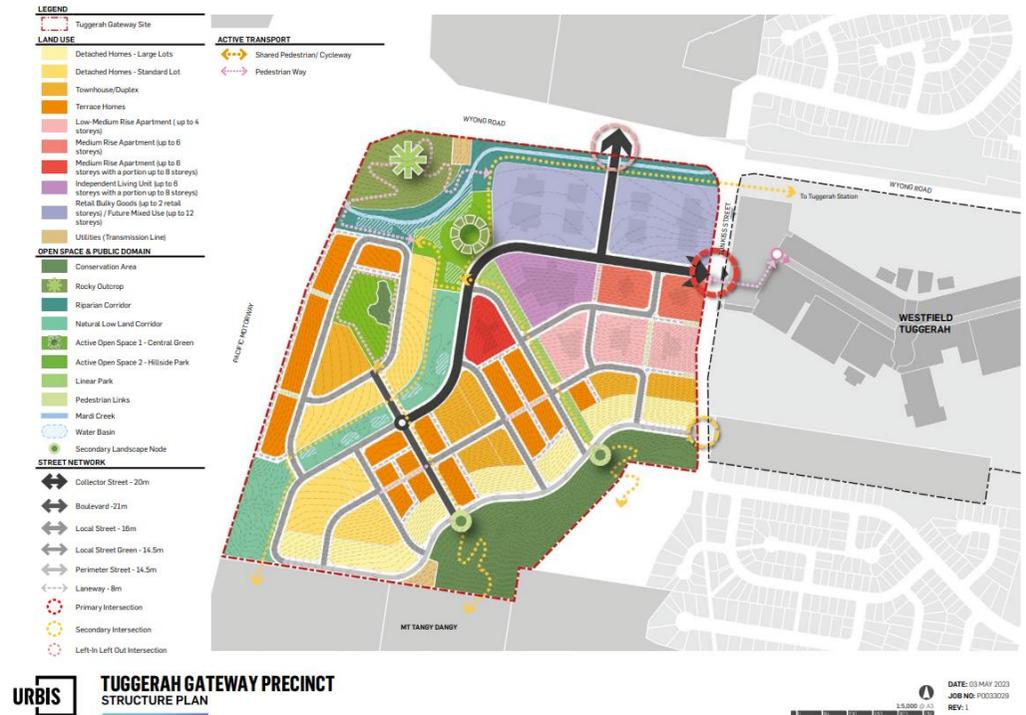
- 906 apartments

## Non-residential

Of the non-development area the structure plan proposes:

- 2.0ha of active open space
- 0.6ha linear park
- 4ha of conservation area
- 1.6ha of rocky outcrop
- 3.3ha riparian and WSUD corridors.

Figure 2: Proposed structure plan



Source: Urbis

# 02. POLICY AND STRATEGY CONTEXT



# DOCUMENT REVIEW

A review of relevant government strategies and plans at a State and local level was undertaken to understand the planning direction for the area, expected social infrastructure needs and any planned social infrastructure. A summary of each document, as it relates to the proposal, is provided below.

## Central Coast Regional Plan 2036, DPIE (2016)

The Regional Plan guides land use planning priorities and decisions to facilitate economic, social and environmental growth in the area for the next 15 years. The Central Coast region is located in the fastest growing corridor of the State, between Sydney and Newcastle. The Regional Plan estimates that by 2036 there will be approximately 75,500 more people, 41,500 new dwellings and 24,600 new jobs in the Central Coast.

The Tuggerah Gateway Precinct is located in the Northern Growth Corridor, with Tuggerah recognised as a strategic centre and regionally significant employment area. Key relevant actions for the Northern Growth Corridor include creating a diverse, connected and vibrant Tuggerah centre and improving transport connectivity and amenity along the Tuggerah to Warnervale corridor.

## Central Coast Local Strategic Planning Statement, Central Coast Council (2020)

The Local Strategic Planning Statement (LSPS) responds to the directions set by the Regional Plan by providing more detailed actions to deliver the community vision for the area. As per the Regional Plan, Tuggerah is identified as a Strategic Centre that supports the immediate subregional residential population. Tuggerah also sits within the Tuggerah to Warnervale growth corridor, one of two major growth corridors for the region. It is anticipated this growth corridor will support an additional 4,150 people and 3,400 jobs by 2036.

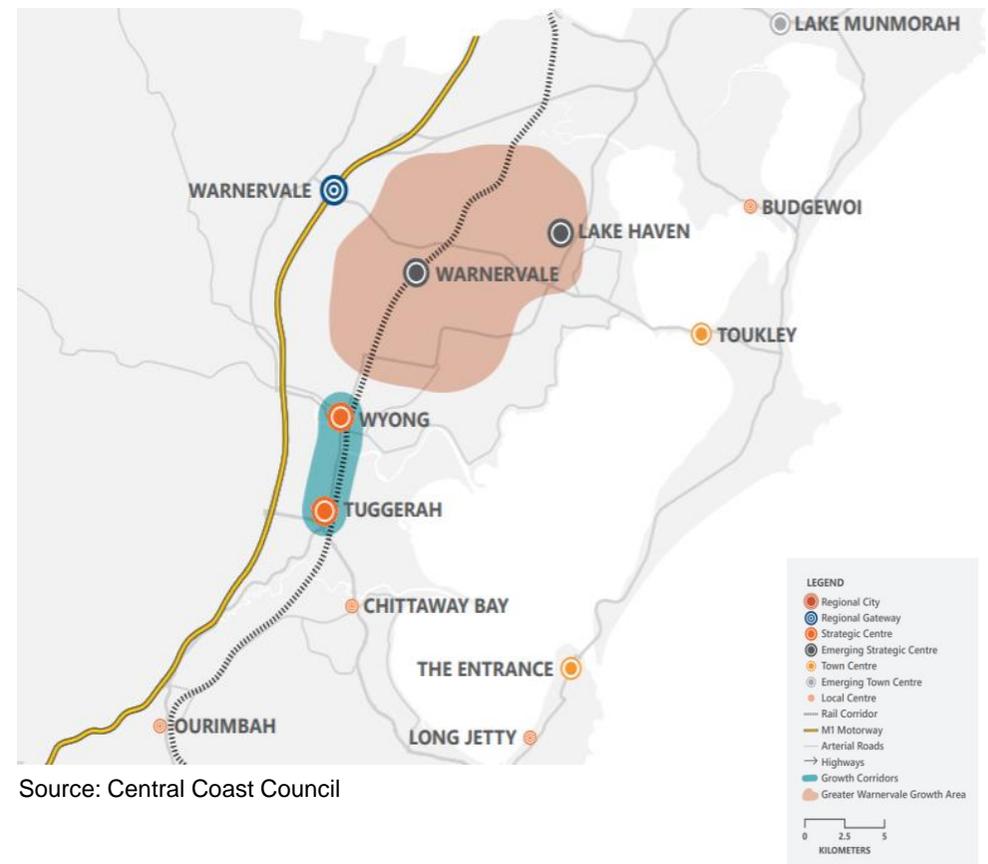
Two key priorities for the Tuggerah Strategic Centre are to reinforce its role as a major retail and employment centre and enhance its place as a town centre that provides active links with major infrastructure and services.

Other priorities in the LSPS relevant to social infrastructure include:

- Distinguish recreational open space assets from natural assets to ensure the community has appropriate access to quality urban open space.
- Getting more out of existing community facilities through redesign and embellishment to enable multi-use service offerings.
- Look for opportunities to strengthen and support the creative industries in strategic centres.

Through the process of preparing the LSPS, engagement was also undertaken with the local community to gain an understanding of community need. Relevant themes identified through the engagement process include the need to improve public amenity, build quality developments, preserve and protect bushland, plan for centres and provide pathways that connect and activate places.

Figure 3: Wyong to Tuggerah corridor context as shown in the LSPS



Source: Central Coast Council

# DOCUMENT REVIEW

## Draft Tuggerah to Wyong Economic Corridor Strategy, Central Coast Council (2019)

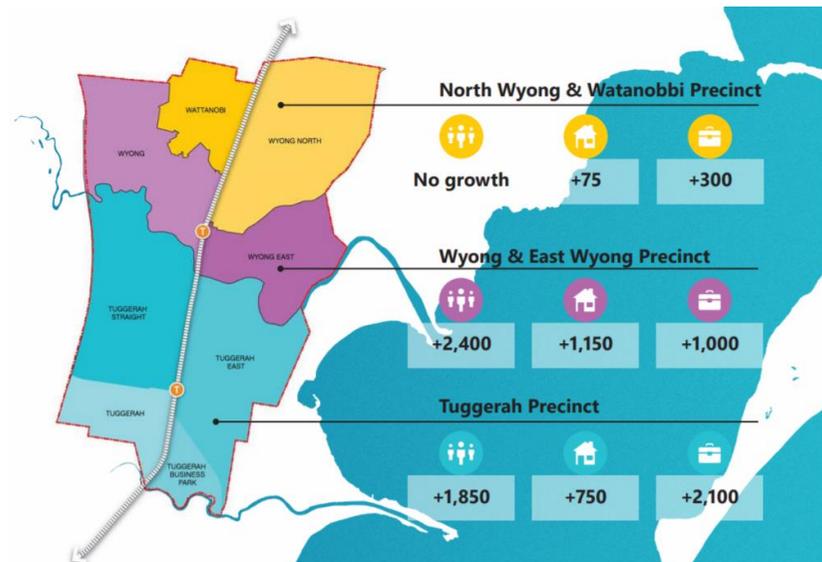
The Tuggerah to Wyong Economic Corridor Strategy separates the corridor into three precincts: Tuggerah, Wyong and East Wyong, and North Wyong and Watanobbi. Expected population and jobs growth is aligned with the LSPS projection. The Strategy also anticipates a slight decline in the average household size from 2.64 to 2.50. This is intended to reflect the changing characteristics of the corridor including a younger population and more medium to high density housing.

Direction 13 for the Tuggerah Precinct is to 'provide sustainable renewal in Tuggerah Town Centre'. This direction is supported by two key actions:

- Action 13.1 Investigate transit oriented development at Tuggerah Station
- Action 13.2 Establish principles and key development outcomes for infill development on the Westfield Tuggerah Gateway site.

Developing the Tuggerah Gateway site is therefore recognised as an important opportunity to support the growth of the Tuggerah Precinct.

Figure 4: 2036 precinct targets



Source: Central Coast Council

## One Central Coast: Community Strategic Plan 2018 – 2028, Central Coast Council (2018)

The Community Strategic Plan (CSP) describes the Central Coast community's vision and aspirations for a period of ten years. The vision was developed through consultation with the community, members of a Community Reference Group and an internal reference group of Council staff. The five themes of the CSP were developed in response to engagement outcomes and are: belonging, smart, green, responsible and liveable. The key themes are supported by objectives to guide focus areas for growth. The following objectives are particularly relevant to this proposal:

- B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.
- C1: Target economic development in growth areas and major centres and provide incentives to attract business to the Central Coast.
- H2: Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities.
- I2: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.
- I4: Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.
- K2: Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members.
- L1: Promote health living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated.
- L4: Provide equitable, affordable, flexible and co-located community facilities based on community needs.

# DOCUMENT REVIEW

## Cultural Plan 2020-2025, Central Coast Council (2020)

Council's Cultural Plan is a five year framework that sets a vision to support arts and cultural across the region. A key input into preparing the plan was engagement with cultural stakeholders, the Aboriginal community and a project working group. Engagement found that there are good quality venues and spaces in the region including The Art House, Mount Penang Parklands Event Park, Laycock Street Community Theatre, Central Coast Stadium, Gosford Regional Gallery and Edogawa Gardens. While these facilities were recognised as strengths, a challenge identified by stakeholders is the lack of accessible and affordable venues and pathways for new programming.

Key strategic actions to respond to challenges and opportunities raised through engagement include:

- Promoting imaginative use of the Central Coast Stadium for creative programming.
- Develop cultural infrastructure within the planned Regional Hub in Gosford and provide a cultural hub in Wyong.
- Create new opportunities for public art to activate spaces and grow the visibility of creativity in the Region.
- Support place based activations driven by business and the community.

The focus for arts and cultural spaces in the Central Coast is to utilise existing assets, deliver large facilities in strategically located places and enhance opportunities for more public art and place activation at a local level.

## Central Coast Youth Strategy 2019-2024, Central Coast Council (2010)

The Central Coast Youth Strategy provides strategic direction for the delivery of contemporary youth services, programs and activities that meet the needs of the area's growing population of young people.

It is anticipated that the proportion of young people in the Central Coast aged between 12 and 24 will grow by 24.2% between 2016 and 2035. The Wyong, Warnervale and Gorokan District is home to the second highest number of young people aged 12 to 24 years. The district has 8,782 young people which represents 17.6% of all young people living in the Central Coast.

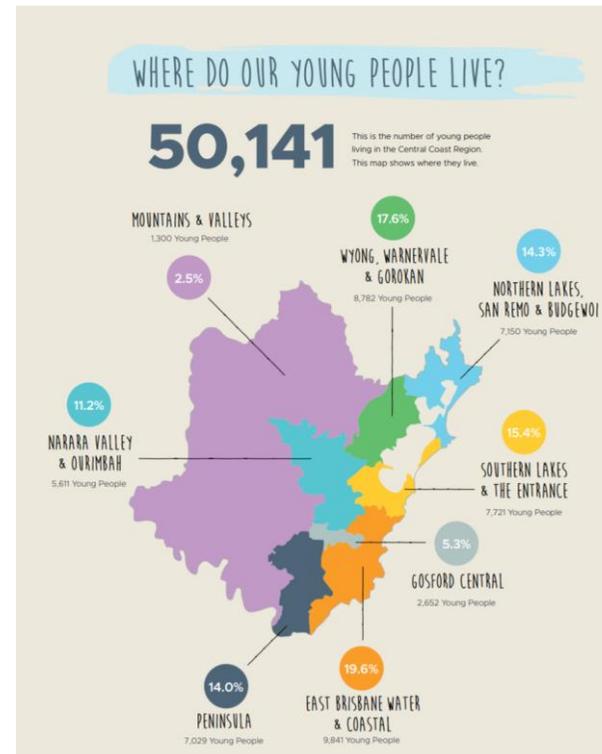
Engagement was undertaken with young people living in the Central Coast. Consultation found that young people want affordable, high rise living in areas where there are jobs such as Tuggerah. Young people also are seeking programs

that are run no cost or at a reduced cost and are held in December and January. Inclusive spaces that provide interactive youth spaces in shopping centres were also highly valued.

Relevant goals and activities included in the proposal are:

- Design new and review the existing layout of community facilities, including libraries, to incorporate appropriate spaces for young people.
- Co-design with young people youth friendly public spaces that address a range of age specific needs
- Connect existing and provide new accessible pathway and cycleway networks that attract young people and provide access to places they want to go.

Figure 5: Distribution of young people living in the Central Coast



Source: Central Coast Council

# DOCUMENT REVIEW

## Draft Greener Places Design Guide, Government Architect NSW (2020)

The Draft Greener Places Design Guide aims to support the delivery of better quality, easily accessible and more functional open space for recreation. The Guide also addresses the provision of public open space that supports outdoor recreation, sport and exercise.

The Guide contains six core criteria which help guide drive the planning of open space for recreation. These are:

Criterion	Description
<b>Quantity</b>	In low-and high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
<b>Accessibility and connectivity</b>	Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
<b>Size and shape</b>	Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
<b>Quality</b>	The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.
<b>Distribution</b>	The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.
<b>Diversity</b>	The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities.

The Guide also contains quantitative standards for the quantity and accessibility criteria. These are discussed on page 25.



# 03. EXISTING COMMUNITY AND LIKELY FUTURE POPULATION



# INCOMING POPULATION

To assess community needs, it is important to understand the number of people a proposal will introduce into an area and the likely age profile of the incoming population. The following analysis is based on the dwelling mix set out on page 7.

## Dwelling mix and density

Central Coast Council has contribution plans for northern and southern districts. The Tuggerah Gateway site is in the Wyong District Development Contributions Plan. This plan uses an average occupancy rate of 3.2 persons per dwelling. The neighbouring draft Warnervale District Contributions Plan 2020 sets out occupancy rates based on the number of bedroom in a home. This study has adopted these average occupancy rates, which are:

- 1 bedroom: 1.3 persons per dwelling
- 2 bedroom: 1.7 persons per dwelling
- 3 bedroom: 2.5 persons per dwelling

As outlined on page 7, the proposed Structure Plan includes a mix of low, medium and high density dwellings and ILUs. Based on the dwelling numbers proposed approximately 4% of dwellings will be low density, 14.1% medium density, 71% high density and 10% ILUs. This break up differs from the typical housing density in Tuggerah suburb as 2016 ABS Census data showed that 76% of all dwellings are separate houses.

At this stage, the detailed breakdown of dwellings has not been determined. However, Urbis' Property Economics and Research team has adopted assumptions for their feasibility modelling for medium and high density dwellings as outlined below in Table 1.

Based on the assumed bedroom breakdown provided in Table 1 and the details provided in the Structure Plan for ILUs, the proposed structure plan will include:

- 263 x 1 bedroom dwellings.
- 1,481 x 2 bedroom dwellings
- 368 x 3 bedroom dwellings

Applying the average occupancy rates from the Warnervale District Contributions Plan to the numbers of proposed dwellings provides an **estimated future residential population of 3,780**.

Table 1: Assumed dwelling density

Medium and high density dwelling type	Assumed bedroom breakdown
86 standard lot and large lot	<ul style="list-style-type: none"> <li>• 20% 2 bedroom</li> <li>• 80% 3 bedroom</li> </ul>
298 townhouse/duplex/terrace	<ul style="list-style-type: none"> <li>• 50% 2 bedroom</li> <li>• 50% 3 bedroom</li> </ul>
1,502 apartments	<ul style="list-style-type: none"> <li>• 10% 1 bedroom</li> <li>• 80% 2 bedroom</li> <li>• 10% 3 bedroom</li> </ul>
226 ILUs	<ul style="list-style-type: none"> <li>• 50% 1 bedroom</li> <li>• 50% 2 bedroom</li> </ul>

# INDICATIVE AGE PROFILE

For the purposes of benchmarking, a likely age profile has been developed for the projected incoming population. To gain a better understanding of the likely age profile of the incoming population, two suburbs were chosen for comparison purposes: Gosford – West Gosford and Newcastle – Newcastle East – Newcastle West. The suburbs have similar proportions of low, medium and high density development to what is proposed for the site. There are also higher or similar proportions of people aged over 60 in these areas when compared with the Central Coast.

These suburbs better reflect the inclusion of 226 ILUs in the structure plan, as Tuggerah has lower proportions of people aged over 60 compared with the Central Coast. Australian Bureau of Statistics (ABS) 2016 data has been used for analysis. It is recognised that while the population data from ABS was published five years ago, it remains the most recent population data source until the release of the 2021 census data in June 2022.

Table 2: The likely incoming residential population

Age bracket	Gosford – West Gosford	Newcastle – Newcastle East – Newcastle West	Indicative %	Likely incoming residential population*
 <b>Babies and pre-schoolers</b> 0 to 4	5%	3%	4%	<b>151</b>
 <b>Primary schoolers</b> 5 – 11	5%	3%	4%	<b>151</b>
 <b>Secondary schoolers</b> 12 – 17	3%	3%	3%	<b>113</b>
 <b>Young adults</b> 18 - 24	10%	11%	10.5%	<b>397</b>
 <b>Young workforce</b> 25 - 34	22%	23%	22.5%	<b>851</b>
 <b>Parents and homebuilders</b> 35 – 49	19%	18%	18.5%	<b>699</b>
 <b>Older workers and pre-retires</b> 50 – 59	12%	15%	13.5%	<b>510</b>
 <b>Empty nesters and retirees</b> 60 – 69	10%	14%	12%	<b>454</b>
 <b>Older adults</b> 70 +	14%	11%	12.5%	<b>473</b>

\*Due to rounding the likely incoming residential population is slightly higher than the estimated residential population of 3,780

# CHARACTERISTICS OF THE INCOMING DEVELOPMENT POPULATION

In addition to the likely age profile of the incoming population, provided on the previous page, it is also important to understand the likely characteristics of the future population. Below is an overview of the key characteristics of the current Tuggerah community. As the proposal will consist mostly of high density dwellings, which are uncharacteristic for Tuggerah, an overview of the characteristics of people living in apartments is also provided below.

## Existing Tuggerah community

According to 2016 Australian Bureau of Statistics (ABS) data the resident population of Tuggerah (which includes the whole of the proposal site) had:

- a **younger population** with a median age of 34 compared with 42 for the Central Coast LGA
- a **higher proportion of people aged 20-34 years** (23.5%) compared with the Central Coast LGA (16.2%)
- a **higher proportion of students** (55%) attending primary or secondary education compared with Central Coast LGA (50.7%)
- **lower rates of unemployment** (5.7%) compared with the Central Coast LGA (6.7%)
- **more professionals** than any other occupations (15.5%), however fewer when compared with the Central Coast LGA (18.6%)
- **fewer family households** (68.2%) compared with the Central Coast LGA (70.5%)
- of family households, most are **couple families with children** (39.3%).
- a **higher proportion of one parent families** (25.5%) when compared to the Central Coast LGA (19.2%)
- a **higher proportion of people renting** (36.9%) compared with the Central Coast LGA (26.8%)
- a **higher proportion of people living in semi-detached, row or terrace housing** (25.3%) compared with the Central Coast LGA (12.4%)
- a higher proportion of people **travelling to work by public transport** (10.9%) compared to the Central Coast LGA (8.8%)

## People living in apartments in Australia

The ABS also prepared an overview of the characteristics of people living in apartments in Australia following the 2016 Census. This overview identified key characteristics of people living in apartments in Australia including:

- high proportions of people aged between 25-34.
- high proportions of children aged 0-4, but lower proportions of children aged 5-14 years
- majority of family households living in apartments were couple families without children
- high proportions of residents born overseas with a particularly high proportion born in North – East Asia (including China and Hong Kong) and Southern and Central Asia (including India). 17% of all the overseas born population live in an apartment compared to 6.7% of Australian born people.
- high proportions of people renting (59%), with 13% owned outright and 15% owned with a mortgage. In contrast, 34% of separate houses were owned outright, 38% owned with a mortgage, and 21% rented.
- higher proportions of people having no motor vehicle (21%) compared to less than 5% of those who lived in separate houses, which may reflect the inner city location of some apartments and their close proximity to work, public transport and amenities.

**These characteristics suggest that the incoming population will likely include higher proportions of young professionals, higher proportions of people with culturally diverse backgrounds, couple families without children or single parent families and high proportions of people renting.**

**ILUs also make up around 10% of the dwelling mix, and therefore the incoming population will likely include higher proportions of people aged over 60.**

# **04. EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE**



# SUMMARY OF EXISTING SOCIAL INFRASTRUCTURE

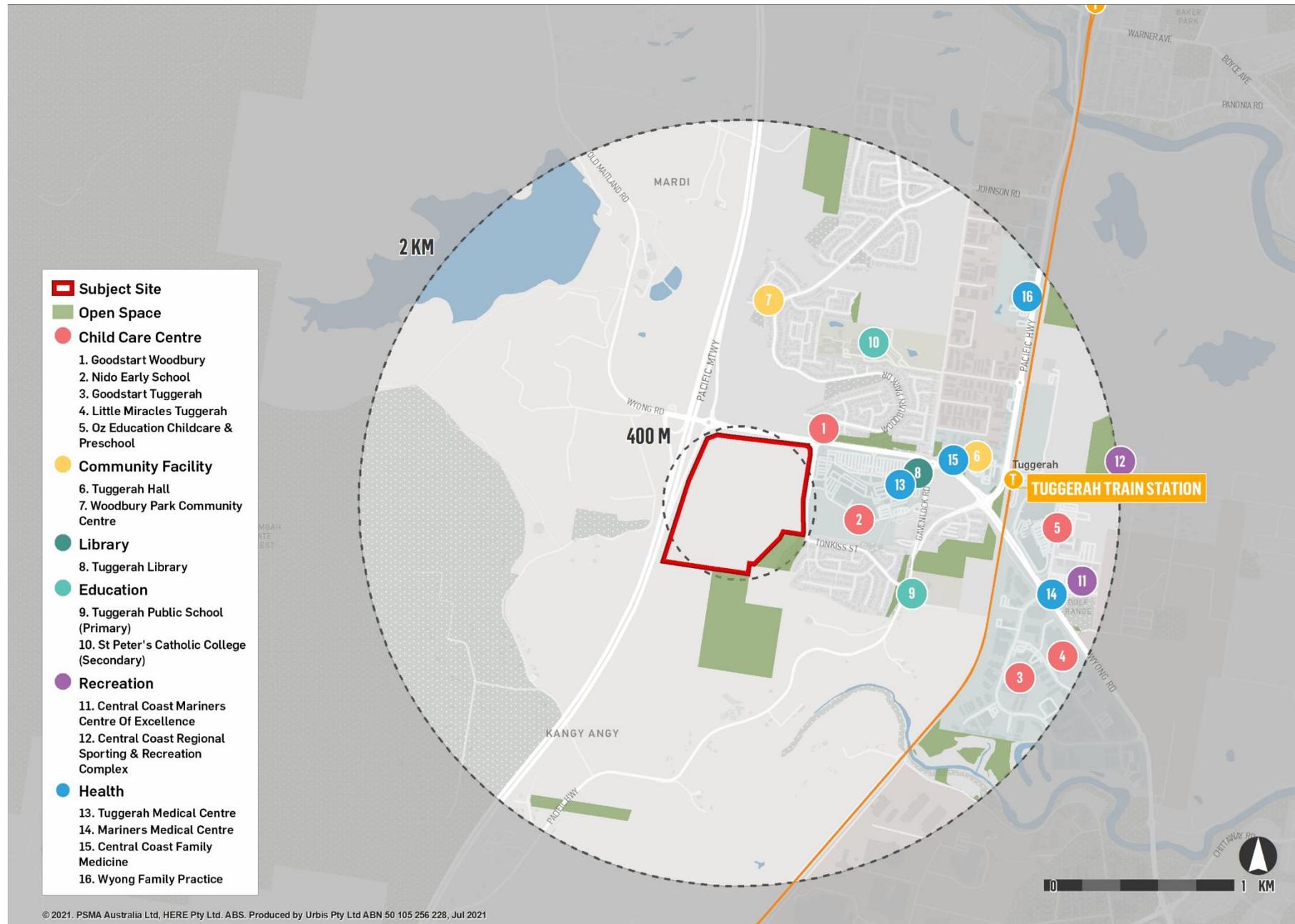
As part of this assessment, all social infrastructure within a 2km radius of the site was mapped to understand the existing level of provision (see Figure 6 on the following page). Table 3 below summarises the provision of social infrastructure within the 2km radius and the broader region.

Table 3: Summary of existing social infrastructure

Type	Provision summary
<b>Open space and recreation</b>	<p>Within a 2km radius of the site there is 5.3ha of open space and two large recreation facilities. Key areas of open space include Mount Tangy Dangy, immediately south of the site, and Tonkiss Street Reserve, immediately east of the site. Recreation facilities include the Central Coast Mariners Centre of Excellence and the Central Coast Regional Sporting and Recreation Complex. The Central Coast Mariners Centre of Excellence has ten synthetic pitches for community use and a public hydrotherapy and aquatic centre. Opened in 2019, The Central Coast Regional Sporting and Recreation Complex caters for team sport training and events. Occupying 18.28 ha of land, the facility has nine playing fields, an amenities building, and 2km of shared pathways available for pedestrian and cyclist use.</p> <p>As shown in Figure 7 on page 20, walkability from the Tuggerah Gateway site to existing areas of open space is very limited. This is due to the site's size and its location on two major roads, which limits walkability to the north and west.</p>
<b>Community</b>	<p>There are three community facilities within 2km of the site. These are the Tuggerah Library, Tuggerah Community Hall, and Woodbury Park Community Centre. Tuggerah Library is a public library operated by Central Coast Council and located within the Westfield Tuggerah Shopping Centre. The library offers borrowing services, areas for individual or group study and meeting rooms. Tuggerah Community Hall and Woodbury Park Community Centre are leased by Central Coast Council for casual and regular hire. Tuggerah Community Hall has capacity for 100 people and Woodbury Park Community Centre has capacity for 90 people.</p>
<b>Education</b>	<p>Tuggerah Public School and St Peter's Catholic College are the only schools located within 2km of the site. Tuggerah Public School is a approximately 700m south west of the site. St. Peter's Catholic College is an independent, coeducational secondary school also located approximately 1km north of the site.</p> <p>Wyong High School is the closest public high school to the site, and is located 3km north of the Tuggerah Gateway.</p>
<b>Childcare</b>	<p>There are five childcare centres and one out of school hours care facility located within a 2km of the site, providing a total of 550 childcare places. Childcare centres include Goodstart Woodbury Park, Goodstart Tuggerah, Nido Early School, Little Miracles Tuggerah, Oz Education Childcare and Preschool and Tuggerah OSHC.</p> <p>A desktop review shows that all centres, except for Oz Education, have vacancies. Goodstart's Tuggerah and Woodbury Park centres show vacancies on three days for children aged 0-2 and vacancies on one day for children aged 3-5. Nido Early School has vacancies for all age groups across all days. Little Miracles Tuggerah has vacancies on all days for children aged 3-4 years and only one or two days for children aged 0-3 years. Tuggerah OSHC has 65 places and operates from the Tuggerah Public School site during the school term and school holidays.</p>
<b>Health</b>	<p>There are four medical centres within 2km of the site. These are the Tuggerah Medical Centre, Mariners Medical Centre, Central Coast Family Medicine, and Wyong Family Practice. A total of 22 general practitioners operate from these four medical centres.</p> <p>Wyong Hospital is the closest public hospital, and is located approximately 8km north east of the site.</p>

# EXISTING SOCIAL INFRASTRUCTURE

Figure 6: Existing social infrastructure



# WALKABILITY AND OPEN SPACE

Figure 7: Walkability and open space



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# 05. OUTCOMES OF ENGAGEMENT



# OUTCOMES OF ENGAGEMENT

## Central Coast Council

An online meeting was held with Central Coast Council's social planners on 30 July 2021. The purpose of this meeting was to understand, from Council's perspective, the community infrastructure and open space needs of the incoming population and broader community. Key outcomes from this meeting are documented below.

### Regional context

- Tuggerah is a **regional destination centre**, accessed by **many communities** living in the Central Coast region for work and retail needs.
- Tuggerah has an **important public transport hub** that provides access to northern and eastern parts of the Central Coast.
- There is a need to **enhance linkages and provide a safer environment** for residents living in Tuggerah to the main shopping precinct.

### Open space and recreation

- Council is currently preparing an **Active Lifestyle Strategy** which will provide key direction around open space provision across the region.
- As part of the preparation of the Active Lifestyle Strategy, engagement has recently been undertaken with the community. This showed that people highly value **connected and safe walking and cycling paths** that have a good amount of shade, lighting and places to sit.
- Of the community members who participated in the engagement process, the most popular recreation activities were **mountain biking, swimming, walking, running and gym/fitness**.
- Providing **outdoor gym equipment** along walking and cycling paths was also valued by participants.
- From the community and Council's perspective, **co-locating sports fields with other social infrastructure** is preferable

### Community, arts and cultural spaces

- The closest arts and cultural spaces is the **Wyong Art House**. This facility is a multipurpose venue with a 500 seat theatre, 130 seat studio, a foyer exhibition space, meeting facilities and a café and bar.
- **Wyong** is the locational focus for arts and cultural spaces in the north of the Central Coast. Council's future strategic priority for Wyong is to provide

additional spaces for artists to work close to the existing Wyong Art House.

- Council is currently preparing a Library Strategy as there is a **general shortfall in library space** for to meet community needs.
- Council has a strong preference to have a **community hub at the Tuggerah Library** location within Westfield, which is expanded to provide **multipurpose community space and a dedicated youth space**. Council currently hold local exhibitions at Tuggerah Westfield and Tuggerah Library. An expanded community hub would provide more opportunities to hold local, free events and exhibitions.
- A similar model operates at the **Erina Fair Shopping Centre**, which is well used by the community. The Erina Centre is owned by Lendlease, with Council leasing the space at reduced rates. A similar model could be explored with Scentre Group for Tuggerah.
- A **community hub** in Westfield Tuggerah could be provided via a Voluntary Planning Agreement (VPA) or through contributions. The best approach would need to be explored.

### Education and health

- Council is **not aware of a known need for education in Tuggerah**. Further consultation with NSW Department of Education is required to understand education needs.
- Council understands that **there is a potential need for a community health centre for the northern district** to meet the demands of the growing population. However further discussions with Central Coast Local Health District is required to understand health needs.

### Other

- **Affordable Housing** is a key issue for the Central Coast, as the region is experiencing very low vacancy rates.
- There is a need to provide **more diverse housing options for the community**, as the current stock is largely single dwellings.
- Council is **supportive of the ILUs** proposed in the structure plan, as they will contribute to more diverse housing in the region, and encourage ageing in place.

# OUTCOMES OF ENGAGEMENT

## Department of Education

An online meeting was held with members of the NSW Department of Education (DoE) team on 11 August 2021. The purpose of this meeting was to understand the existing provision of primary and secondary education infrastructure and services and the likely needs of the incoming population and broader community. Key outcomes from this meeting are documented below.

### Regional context

- DoE understands that most of the Central Coast is likely to see **considerable residential growth**. This growth will be particularly focused in the Warnervale and Wyong growth areas, and will eventually lead to a need for greater capacity within the primary and secondary education systems.
- Some schools in the area are **at or close to capacity**, including Tuggerah Public School and Chittaway Bay Public School. Other schools in the area have current vacancies, but are expected to be at capacity within a few decades.

### Education infrastructure and service requirements

- The projected size of the population of the Tuggerah Gateway site would not generate the need for new education facilities. However, catering for the educational needs of the incoming population would **place some pressure on existing schools**, especially primary schools.
- Existing primary schools at **Tuggerah and Chittaway Bay** are in good locations and are not spatially constrained. DoE's preference would be to upgrade these schools if required to meet demand from the incoming population.
- **Wyong High School**, the closest public high school to the site, currently has capacity for additional students.

## Central Coast Local Health District

An online meeting was held with the Central Coast Local Health District's (CCLHD) Manager of Health Planning on 11 August 2021. The purpose of this meeting was to understand the existing provision of health infrastructure and services and the likely needs of the incoming population and broader community. Key outcomes from this meeting are documented opposite.

### Regional context

- The CCLHD is serviced by two **hospitals**. The closest to the site is Wyong Hospital, which is 8.5km away. A redevelopment of Wyong Hospital is currently being undertaken, with the upgraded hospital expected to open shortly.
- There are several **community health centres** located across the Central Coast region. The centres operate on a hub and spoke model and provide a wide range of community health services. These includes mental health, drug and alcohol, rehabilitation, violence, abuse and neglect services, as well as access to community, specialist, chronic care, and child and family nurses.
- Many of the CCLHD services are operating from rented premises. These centres are **dated** and are typically **not of a contemporary standard**.
- **Wyong Community Health Centre** is one of the closest to the Tuggerah Gateway site. CCLHD understands the Council-owned parking area located immediately west of the centre is likely to be sold. CCLHD is concerned that that sale of this parking area will reduce the accessibility of the centre for people accessing services from across the LGA

### Health infrastructure and service requirements

- CCLHD noted that the incoming population of the Tuggerah Gateway site will **need access to general practitioners**.
- CCLHD encourages the design of the Tuggerah Gateway site to promote **healthy lifestyles** by providing design elements such as active transport routes, tree cover and shading.
- CCLHD's forthcoming strategic plan includes providing **two new contemporary community healthy hubs**. The key focus will be to provide a new hub in the north of the LGA, near Lake Haven. This hub would serve the needs of the rapidly growing community in this area.
- There are currently no plans to create a new community health facility in or around **Tuggerah**. There may, however, be potential for some community health services to operate on an occasional basis from an expanded community hub at Westfield Tuggerah.
- More **targeted consultation** with services would be needed to confirm this potential.

# 06. SOCIAL INFRASTRUCTURE NEEDS



# SOCIAL INFRASTRUCTURE NEEDS

## General approach

This study takes a good practice approach to identifying social infrastructure requirements for the site including:

- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure.
- Understanding the existing provision of social infrastructure and identifying key gaps in existing provision.
- Understanding the site and strategic context of the area that are guiding future planning decisions.
- Considering leading practice principles and benchmarks, and applying these appropriately to the site.

While standards and benchmarks are a useful reference, they do not consider many of the factors needed to develop a nuanced assessment of community requirements. Recommendations for this study have taken a wholistic approach to understanding needs and tested this against contemporary benchmarks.

## Approach to open space and recreation

Access to open space is critical to the health and wellbeing of a community and is particularly important for people living in high density areas as access to backyards is limited. Planning for open space falls into two broad categories:

- **Passive recreation:** spaces that allow for unstructured activities such as walking, running, cycling, playing, meeting friends, walking the dog or relaxing.
- **Active recreation and organised sport:** spaces that enable more structured or organised sporting activities such as courts, fields and aquatic facilities.

This assessment considers demand generated by the proposed structure plan for both categories of space.

As identified in Section 3, the site currently has 5.3ha of open space and two recreation facilities within 2km from the site.

As shown in the Draft Greener Spaces Design Guide discussion previously, leading practice favours an approach to determining open space provision based on performance outcomes, taking into consideration things such as accessibility, quality and minimum size requirements.

To determine an appropriate amount and configuration of open space that will provide good community outcomes for the future population of the Tuggerah Gateway Precinct, this study has used the performance criteria from the NSW Government Architect's Draft Greener Places Design Guide, as summarised in Figure 8.

Figure 8: Key standards for open space provision

### Draft Open Space for Recreation Guide: Key standards

#### Local open space for high density areas

- Residents to be a 2-3 minute walk or 200m from public open space
- Minimum size of local park = 3,000sqm

#### Local open space for low to medium density areas

- Residents to be a 5 minute walk or 400m from public open space
- Minimum size of local park = 5,000 to 7,000sqm

#### District and regional open space

Residents to be a maximum of:

- A 5 minute walk or 2km from a district park of 2-5ha
- 30 minutes travel time from a regional open space of 5ha+

Source: NSW Government Architect

# SOCIAL INFRASTRUCTURE NEEDS

## Open space

The Structure Plan proposes 27,280sqm (or 2.7ha) of active, useable open space as described below.

- **Central Green Park** (1.2ha): multipurpose open lawn with outdoor BBQ facilities and water features.
- **Hillside Park** (1.0ha): local park with multi-purpose lawn, a playground and outdoor BBQ facilities.
- **Rocky outcrop useable space** (0.5ha): conservation area with a nature playground.

In addition to the active and useable open space, the Structure Plan proposes around another 103,000sqm or 10.3ha of other open space as described below.

- **Linear park** (0.6ha): a park connector through the site with a shared pedestrian and cycle path.
- **Conservation zones** (4.0 ha): protection of existing environmental areas.
- **Rocky outcrop other space** (1.1ha): conservation zones and a shared pedestrian and cycle path.
- **Natural low land corridor** (2.6ha): natural overflow corridor with stormwater basins and a shared pedestrian and cycle path.
- **Riparian corridor** (2.0ha): natural creek corridor with a vegetation buffer and shared pedestrian and cycle path.

The Government Architect's recommended size for a park, as noted on the previous page, is 3,000sqm for high density areas and 5,000-7,000sqm for low to medium density areas. The size of the Central Green Park and Hillside Park will meet the recommended sizes and provide residents with well connected access to local open space.

Detailed design of these spaces at a latter stage of the project should focus on providing high quality multipurpose space to meet the needs of a wide range of users, including younger and older people and people with a disability.

The site has good access to district and regional recreation facilities, as it is within 2km of the Central Coast Mariners Centre of Excellence and the Central Coast Regional Sporting and Recreation Complex. These facilities provide over 20ha of sporting fields. District and regional open space needs will be met by this existing provision.

Figure 9: Proposed useable and non-useable areas of open space



Source: Urbis

# SOCIAL INFRASTRUCTURE NEEDS

## Community and library space

The site is within 2km of two small community facilities: Tuggerah Community Hall and Woodbury Park Community Centre. The two centres are older community facilities with a hall space and associated amenities. Tuggerah Community Hall is in a location that is difficult to access from the Pacific Highway. Woodbury Park Community Centre is in a more accessible location, however is located further from the site. There are no known plans for upgrades to these facilities.

Tuggerah Library is located adjacent the site within Westfield Tuggerah. The library received an upgrade to provide expanded services and a bigger library catalogue approximately five years ago.

Based on the community facilities benchmark of 80sqm/1,000 people adopted by a range of Sydney Metropolitan councils (including Blacktown City Council, City of Parramatta, City of Ryde and Hornsby Shire Council) the projected incoming population of approximately 3,780 would generate demand for about 300sqm of community space.

Based on the NSW State Library Population Based Library Calculator, the population is likely to generate demand for around 260sqm of library space.

When combined, there is likely to be demand for around 560sqm of community space. Contemporary planning suggests minimum sizes for community facilities of around 500sqm.

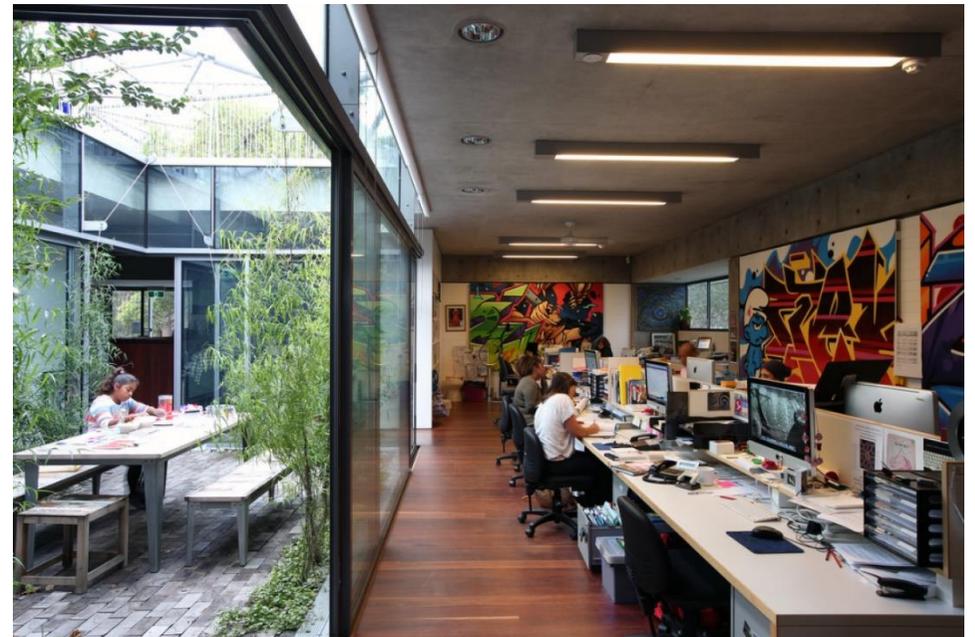
Council's Youth Strategy, summarised on page 11, identified a need to develop more dedicated spaces for young people in community facilities or libraries. Engagement with Central Coast Council to inform the preparation of this report also identified the need for an expanded community hub at Tuggerah Library with multipurpose spaces that cater for a range of activities, as well as a dedicated youth space.

## Cultural and performing arts facilities

There are no cultural or performing arts facilities within 2km of the site. Planning for arts and culture is typically undertaken at a larger regional level scale. As outlined on page 11, Council recently completed a five year framework to plan for arts and cultural offerings in the region. Engagement undertaken to inform the framework and strategy found that there are high quality and well used existing venues and spaces in the region, most of which are located in Wyong and Gosford.

Council is focused on strengthening the cultural hub in Wyong that provides regional level facilities. While the incoming population does not generate demand

for arts and cultural spaces, a strategic action in Council's Cultural Plan is to create new opportunities for public art to grow visibility of creativity across the region and to support place based activations driven by business and the community. The Tuggerah Gateway site encompasses a large area, in a highly visible location. There could be opportunities to include public art elements in the detailed design stages of the project and design public spaces (such as the plaza) in such a way that could enable place based activities. Engagement with Council also identified that an expanded community hub in Westfield Tuggerah could accommodate events like a local art show.



Source: Paul Bradshaw

# SOCIAL INFRASTRUCTURE NEEDS

## Education

Based on the indicative age profile on page 15, the incoming population is projected to include around 151 primary school aged children (5 – 11 years) and around 113 high school aged children (12 – 17 years).

Maximum government school enrolment numbers are outlined in the School Infrastructure NSW's Mixed-Use Developments: School Design Requirements – A Guide for the Development Sector. These guidelines indicate a maximum of 1,000 students for primary schools and 2,000 students for secondary schools.

The incoming population on the Tuggerah Gateway site will not generate demand for either a primary or secondary school. However, the incoming school aged population will likely place additional pressure on existing schools.

As discussed previously, Tuggerah Primary School is located approximately 700m from the site. Australian Curriculum, Assessment and Reporting Authority (ACARA) data shows the school had 450 student enrollments in 2020. Tuggerah Primary School has seen a reduction in enrollment numbers year on year since 2016, when there were 511 enrollments.

Wyong High School is located approximately 3km from the site. ACARA data shows the school had 770 student enrollments in 2020. Wyong High School has seen a growth in enrollment numbers since 2016, when there were 748 enrollments.

St Peter's Catholic College is located approximately 1km from the site and had 864 students enrolled in 2020. Similarly, St Peter's Catholic College has seen a year on year reduction in enrolment numbers since 2016, when there were 998 enrolments.

Consultation with DoE confirmed that the incoming primary school population may place some demand on Tuggerah Primary School and Chittaway Bay Primary School. There is existing capacity at Wyong High School which is likely to absorb the incoming high school population. DoE has a preference to upgrade existing school sites rather than establish new ones as they are in good locations and not spatially constrained.

## Childcare

Based on the indicative age profile on page 15, the incoming population is likely to include around 151 children aged 0 to 4 years.

The standard typically used for the provision of childcare centres is one place per three children aged 0 to 4 years. DPIE's Child Care Planning Guide 2017 provides advice on floorspace requirements for all new childcare centres in NSW including a rate of 7sqm of unencumbered outdoor space per child and 3.25sqm of main activity space per child.

The proposal will likely generate demand for approximately 50 childcare places, 350sqm of outdoor space and 163sqm of main activity space.

As identified in Section 3, there are five childcare centres located within 2km of the site. A desktop review indicates that most of the existing childcare centres have capacity. However, vacancy numbers can fluctuate and demand for childcare places can be difficult to predict longer term.

While it is not a requirement to identify precise requirements for childcare at the master planning stage, as childcare centres are permissible in residential zones, there are advantages to early identification. DPIE's Childcare Planning Guidelines outlines several site and location considerations for childcare facilities. These includes being close to compatible social uses such as schools, parks and public open space and community facilities and near or within employment areas, town centres or retail areas. It is also important that childcare facilities are in areas with good access to transport and in areas with pedestrian connectivity.

The Tuggerah Gateway Precinct meets these recommendations and could provide a high quality childcare facility in a residential area with access to open space. Alternatively, a childcare facility could also be provided as part of the recommended community hub within Westfield Tuggerah, co-locating community space, retail and childcare.

## Health

Wyong Hospital is the major hospital serving the Tuggerah Gateway site and is located approximately 8km from the site. Wyong Hospital provides a range of health services to meet the acute care needs of the incoming population.

The national benchmark for general practitioners is one per 1,000 people. Contemporary medical centres typically employ a minimum of four general practitioners, and therefore the incoming population may support four general practitioners or one new medical centre.

However, there are four existing medical centres with 22 general practitioners within 2km of the site. It is likely that some of the need for general practitioners will be catered for by these existing practices. The mixed use component of the Structure Plan will include retail or commercial spaces which could potentially support a medical centre if permissible under the zoning.

Consultation with the CCLHD confirmed that the incoming population will not generate demand for additional community health facilities. Access to general practitioners, existing Community Health Centres and Gosford and Wyong Hospitals will be key to meeting the health needs of the new population. It was also noted there is potential for health services to operate out of community hub spaces.

# 07. CONCLUSION



# SUMMARY OF NEEDS

The Tuggerah Gateway Precinct will have an estimated incoming population of around 3,780 people.

Future residents will have good access to two large parks, playgrounds and pedestrian and cycle paths that link key areas of open space proposed as part of the Structure Plan. Recreation needs of future residents are likely to be met by existing regional level sporting facilities near the site.

The incoming population will generate some demand for community and library space. Council has a strong preference for an expanded community hub to be provided at the existing location of Tuggerah Library. This space could be provided through a Voluntary Planning Agreement (VPA) between Scentre Group and Council or paid for by Council through developer contributions.

The incoming population will likely generate demand for 50 childcare places, which could support the delivery of one centre within the Tuggerah Gateway Precinct or the potential community hub within Westfield Tuggerah. A childcare facility could be included within the Structure Plan or considered as the design of the Tuggerah Gateway progresses. A future provider of a childcare centre could also consider potential intergenerational programs with residents living in the ILUs.

The incoming population may also place some demand on existing general practitioners. The mixed use component of the Structure Plan could support a medical centre if permissible under the zoning.

The incoming population will likely generate demand for additional primary and secondary education capacity. Wyong High School currently has capacity to absorb this secondary education need.

Existing primary schools in the area are near or at capacity and will likely require an additional classrooms to provide education to the incoming primary school aged population. Further consultation with DoE will be required at later delivery stages to fully understand existing capacity and future demand for education facilities.

The incoming population is not expected to generate large enough demand for the establishment of new community health facilities. To meet the health needs of the population, it will be important to provide access to general practitioners close to where residents live, especially for residents living in the ILUs. There is potential for some health services to operate from an expanded community hub on an occasional basis. Further consultation with the CCLHD will be needed to confirm this potential and the likely use patterns.



