Draft Commercial Lands Strategy

Easy Read Version



About this document

This Easy Read document explains the main ideas in Central Coast Council's Draft Commercial Lands Strategy.

Strategy

A plan that guides decisions about the future.

Draft

A document that is not final.

Council wants to hear what you think before considering the final Strategy.

The full Draft Strategy has more detail about the proposals. You can find it on our Your Voice, Our Coast page.

What are commercial lands?



Commercial lands include places where you can:

- shop
- work or run a business
- eat at a café or restaurant
- use services, such as a medical centre
- meet other people

Planning rules identify where shops, offices and other businesses can operate.

Planning for change

The Strategy forecasts more than 400,000 people living on the Central Coast by 2041.

More people will need jobs, shops and services.

More people shop online.

Some people work partly from home and partly in an office.

These changes affect the kinds of space businesses need.

The Strategy helps Council plan where space for businesses may be needed in the future.

Our vision for the future



By 2045, Council wants lively, connected centres that reflect their local communities.

These should be places where businesses can do well and people feel welcome.

Jobs, shops and services should be easier to reach from home.

Centres should include plants and shade and be designed for changing climate conditions.

Buildings should be able to adapt as business needs change.

Different centres have different roles



Centres hierarchy

A way of grouping centres by their size and the services they provide.

The proposed groups below help Council plan for both larger centres and local shops.

Metropolitan City

A major centre for jobs and services for the wider Central Coast, including health, education, government and large offices.

Place: Gosford

Regional City

A major centre for shopping, jobs and services for a large part of the Central Coast.

Place: Tuggerah

Specialised Centres

Centres focused on business and industry, such as making goods, storing and moving goods, food production and large showrooms.

Places:

- Somersby
- Tuggerah Business Park
- West Gosford

Strategic Centres

Key centres that combine shopping and jobs with services, housing and community activities.

Places:

- Bateau Bay
- Erina
- Lake Haven
- Woy Woy
- Wyong

Major Centres

Centres with supermarkets, other shops, services and places to meet for people in nearby neighbourhoods.

Places:

- East Gosford
- Ettalong Beach
- Kincumber
- Lisarow
- Long Jetty
- Terrigal
- The Entrance
- Toukley
- Umina Beach

Local Centres

Smaller centres with shops and services for everyday needs.

Places: all other villages and local centres across the Central Coast

What we want our centres to be like

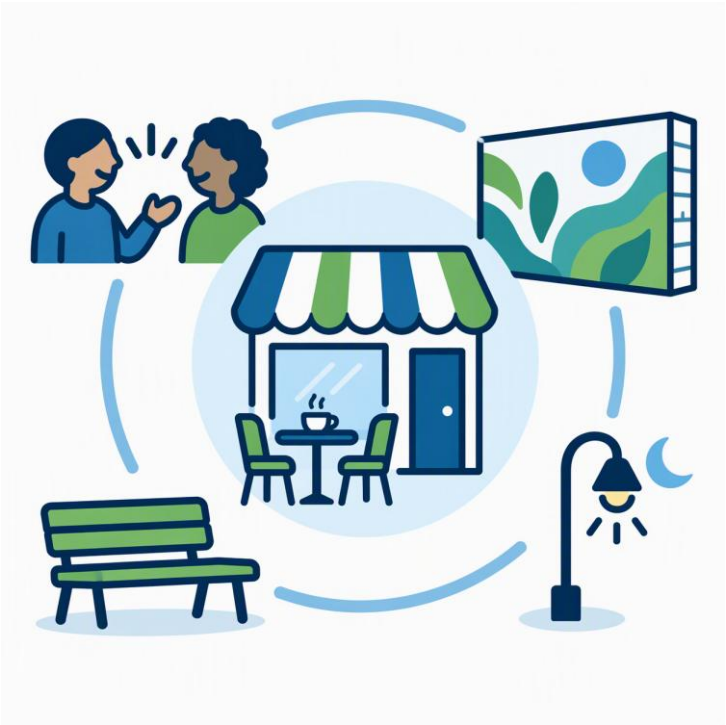
The Strategy sets out five things Council wants to achieve.

1. Centres that are easier to reach and use



Council wants people to have better choices for walking, cycling and using public transport.

2. Lively places for people and businesses



Council wants welcoming streets and public spaces where people want to spend time.

Local art, shops, cafés and evening activities can help bring centres to life.

3. A mix of businesses that can cope with change



Council wants different types of businesses and jobs to help centres cope with change.

4. Green places that can adapt to change



Council wants buildings and public spaces that help reduce environmental impacts and respond to changing climate conditions.

Workspaces should be able to change to suit different businesses over time.

5. Places for new ideas and creative businesses



Council wants centres to support new businesses, technology and creative activities.

What Council proposes to do

The draft Strategy suggests 5 main areas of work.

1. Improving selected commercial centres

Council proposes to:

- Study centres with many empty shops and offices, such as Gosford, The Entrance and Wyong.
- Look at adding more business space in busy centres, such as Terrigal, Toukley and Umina Beach.

This could mean:

Each centre could get changes that suit its needs.

Large private shopping centres are not part of this work.

2. Reviewing rules for land and buildings

Council proposes to:

- Keep ground floors on main streets for shops and services.
- Look at new business areas or taller buildings where more space is needed.
- Help buildings suit different businesses over time.

This could mean:

Main streets keep space for shops and services. Any rule changes would go through a separate process.

3. Easier access and safer public spaces

Council proposes to:

- Plan better footpaths, crossings, shade and lighting.
- Create a Special Entertainment Precinct in Gosford.
- Test new technology to make streets safer.

Special Entertainment Precinct

An area set aside to support entertainment and activity at night.

This could mean:

Centres could be safer and easier to get around, with more to do at night.

4. Plants, shade and better drainage

Council proposes to:

- Encourage plants on roofs and walls.
- Encourage paving that lets rain soak in.
- Look for funding to add trees and shade to public spaces.

This could mean:

Centres could be cooler and greener, and handle rain better.

5. Homes near shops and transport

Council proposes to:

- Support more homes in centres and near public transport.
- Look at ways to encourage shop-top housing.
- Keep enough space for businesses and jobs.

Shop-top housing

Homes above shops or other business premises.

This could mean:

More people could live close to shops and services.

What the Strategy can and cannot do

The Strategy guides future decisions.

It does not change what an individual property can be used for or approve new buildings.

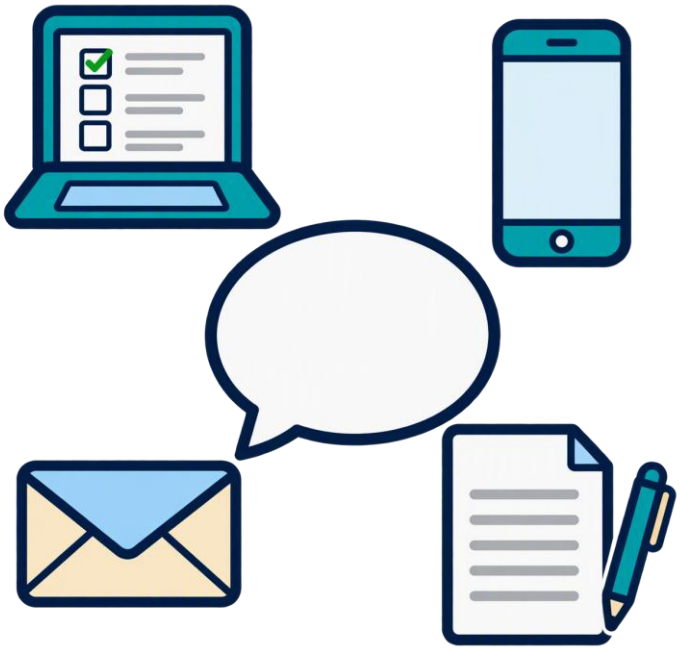
Existing planning rules still apply.

Who would make changes happen?

Council can prepare plans, propose changes to local planning rules and work with landowners and businesses.

Some actions also need support or investment from businesses, developers or other levels of government.

Tell us what you think



The Strategy is not final. Council wants to hear what you think.

Read the full Draft Strategy and give feedback on the Your Voice Our Coast project webpage below.

Feedback closes: Monday 14 December 2026

Have your say: https://www.yourvoiceourcoast.com/

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Email: engagement@centralcoast.nsw.gov.au

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