

Smart City Vision:

wyong
SHIRE



Wyong Shire Council is committed to creating a regionally significant, masterplanned and integrated education and business precinct supported by residential and lifestyle components on the Central Coast.

The vision will bring to life over 2,000 hectares of greenfield site in the northern part of the Wyong Shire and be spearheaded by seven key foundation projects, transforming the area and creating employment and investment opportunities for the region's growth.

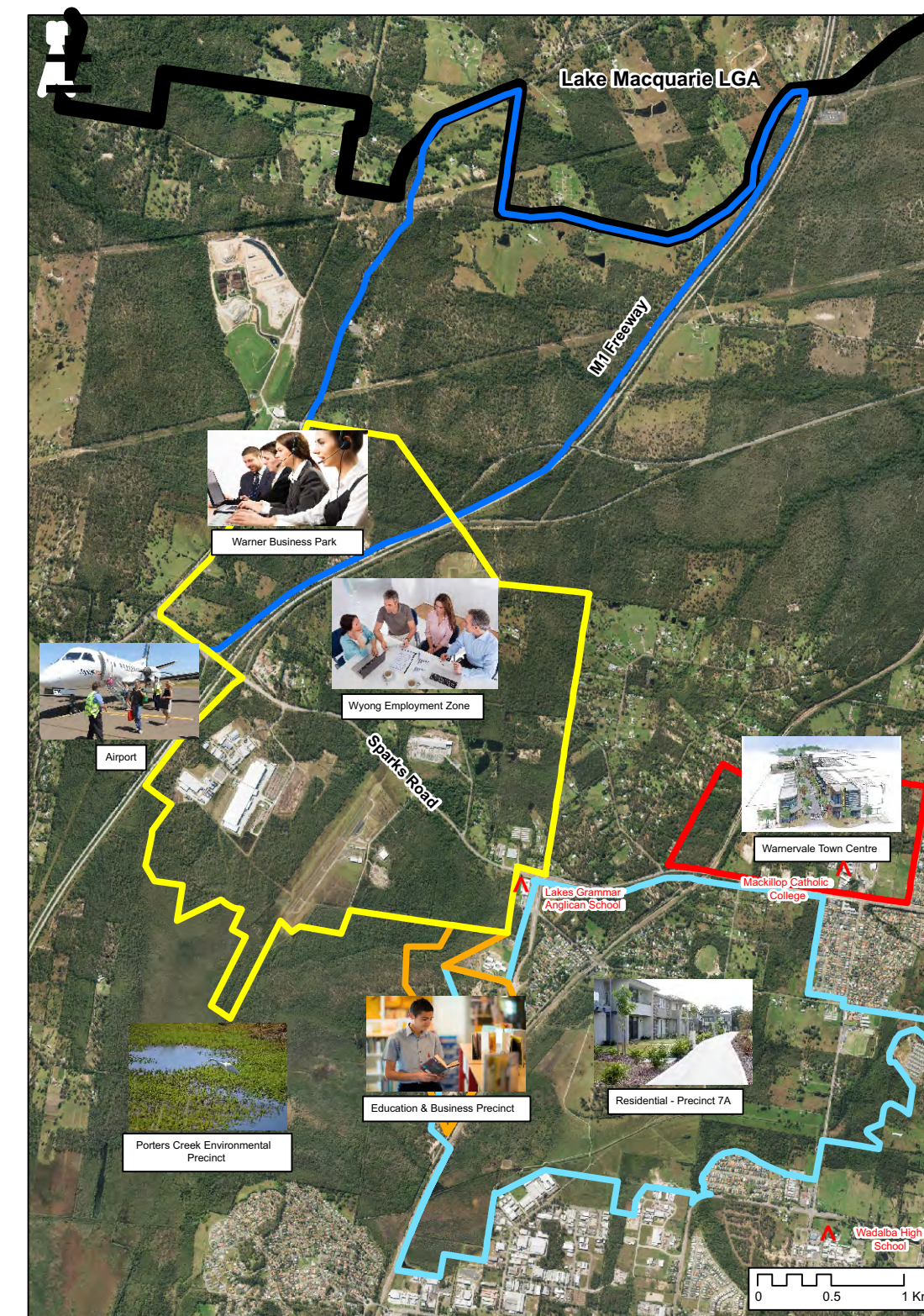
These strategically planned projects include an education and business park encompassing a new university and supported by the new commercial town centre at Warnervale, a dedicated employment zone with new industrial park and major residential land release of 2,500 lots. The focus for delivery is on shared infrastructure and services and strong links of education providers with industry and business.



The integration of the education sector with industry and business is one of the key identified trends driving changes to the higher education sector. The Wyong Education and Business Precinct development is set to capitalise on these trends, that also include global mobility; democratisation of knowledge and access; digital technology and competitive markets (Ernst and Young research 2013).

With the space to grow, the Wyong area has been identified as a key NSW growth area expecting to accommodate nearly 50,000 new residents by 2031. The natural beauty of the area is a major lifestyle attraction and the proximity to the two metropolitan centres of Sydney and Newcastle together with good road and rail links supports connection for commerce and industry.

Expressions of Interest are now open to be part of the first stage of this masterplan with an investment opportunity in the integrated university and education business park, a key catalyst for this exciting precinct.



Foundation Projects

1. Wyong Education & Business Precinct

An integrated education and business precinct on a 65 hectare greenfield site in Warnervale. It is envisaged the site will house a world-class university campus for 7,000 students creating 500 permanent jobs, a Smart Hub knowledge and community centre and a strategically integrated business park creating a further 1,000 jobs.

2. Warnervale Town Centre

A new urban town centre over 119 hectares and including mixed use commercial, retail, public recreation and residential land centred around the proposed new railway station at Warnervale. Woolworths have approval for a \$117million regional shopping centre and various residential developments will soon commence.

3. Wyong Employment Zone

This 740 hectare site is one of the few large parcels of undeveloped land on the Central Coast designated for industry, with 340 hectares zoned for general industrial purposes. The employment zone includes the 80,000 square metres Woolworths Distribution Centre and plans are also underway to develop the largest Chinese Theme Park in Australia. The Wyong Employment Zone is conveniently located adjacent to the M1 Motorway and has the capacity for \$1.5 billion in investment, creating 6,000 jobs.

4. Precinct 7A – Residential Development

This major residential land release will be a 500 hectare site for 2,500 residential properties and neighbourhood shops, open space and significant conservation areas in Warnervale.

5. Airport

Offering logistical and transport access to this growth area.

6. Warner Business Park

Commercial and industrial opportunities conveniently located adjacent to the M1 Motorway.

7. Porters Creek Environmental Precinct

This ecologically important wetland is located between the suburbs of Watanobbi and Warnervale. Stormwater management is an integral part of plans to protect the waterways while enabling new employment and residential land releases in its catchment.