



Hunter
Development
Corporation

Hunter Region Growth Centre

THE SCHEME

September 2012

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1 Introduction

This Scheme is a variation of the scheme adopted for the Honeysuckle Development Corporation.

The Honeysuckle Development Corporation was established under the *Growth Centres (Development Corporations) Act 1974* in May 1992 as outlined in *Honeysuckle Newcastle The Scheme – March 1993* and related to a growth centre in the Newcastle local government area.

The growth centre was expanded in 1994 to coincide with the boundaries of the Building Better Cities program. Its boundaries, up until 2002, were: Selwyn Street, Tighes Hill in the north; Glebe Road, Hamilton in the south; Chatham Road, Broadmeadow in the west and; the coast in the east.

In 2002 the Corporation acted as project manager for the Hunter International Sports Centre Trust's Site in the Sports Facilities Zone, hence the site was included in the Corporation's boundaries.

In January 2008, the *Growth Centres (Hunter Development Corporation) Order 2008* under the *Growth Centres (Development Corporations) Act 1974* expanded the boundaries of the corporation and renamed the corporation as the Hunter Development Corporation.

The growth area was expanded to also include the local government areas of Cessnock, Dungog, Gloucester, Great Lakes, Lake Macquarie, Maitland, Muswellbrook, Newcastle, Port Stephens, Singleton and Upper Hunter – refer to Figure 1.

This Scheme, under Section 16(1) of the Act, varies the scheme prepared in 1993 to address the expanded land portfolio and increased facilitation role.

The Hunter Development Corporation will drive renewal of key strategic sites in the Hunter that are owned by the State Government and facilitate development and renewal of regional centres and renewal corridors identified in regional strategies.

It will also continue to undertake asset and property management of public domain lands in the Honeysuckle area and the employment lands previously managed by the Regional Land Management Corporation.

The Hunter Development Corporation is governed by the Board, which is accountable to the Minister for Planning and Infrastructure. The Director General of the Department of Planning and Infrastructure is the Chief Executive Officer of the Corporation. The Hunter Development Corporation staff are employed by the Department of Planning and Infrastructure.

The Corporation strives to deliver the best possible economic growth and sustainable development outcomes for the community, taking into consideration best practice urban design, public domain, environmental and place making principles. To deliver on these outcomes the Corporation is able to draw on its considerable expertise in major development management; extensive knowledge of the region and a strong collaborative working relationship with all levels of government, the Hunter community and the development industry.

A brief history of the Hunter Development Corporation is provided in Appendix 1.

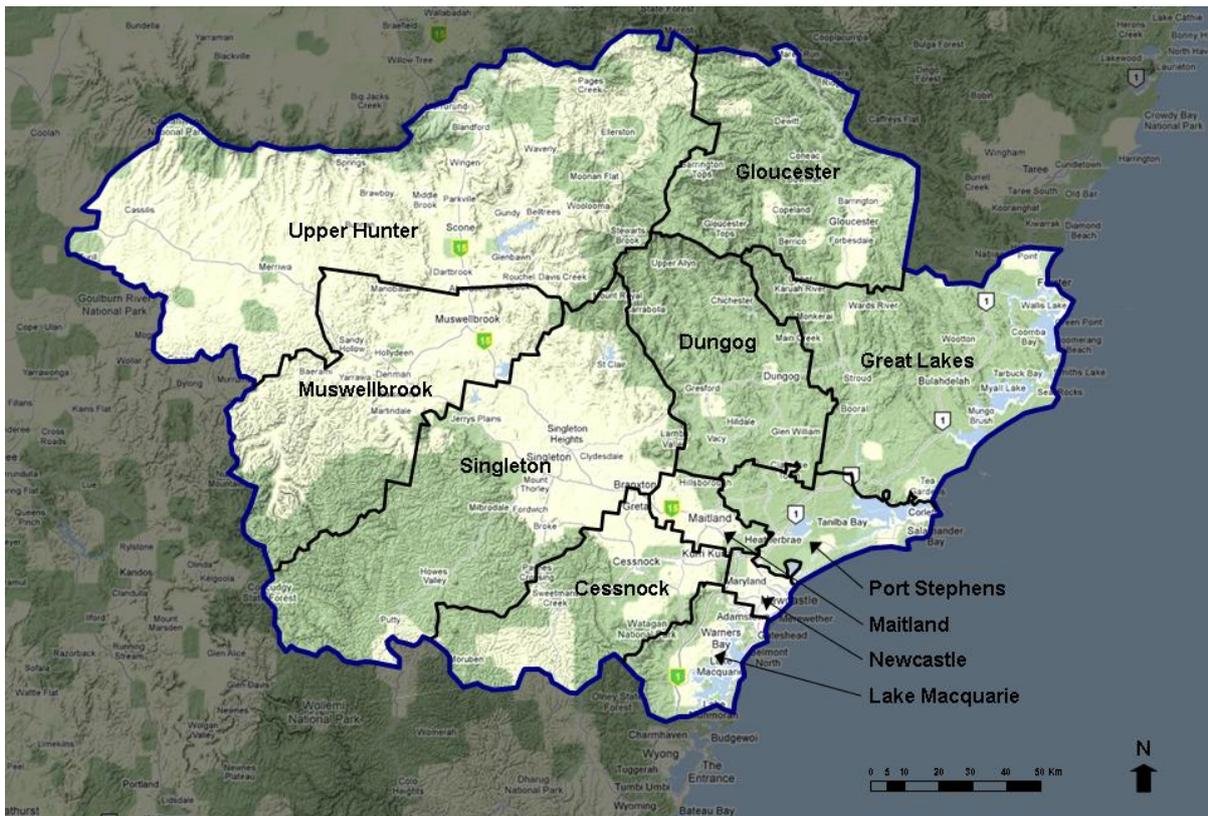


Figure 1: Hunter Region Growth Centre

2 Legislative Requirements

The Scheme approved in 1993 was prepared in accordance with the provisions of *Growth Centres (Development Corporations) Act 1974* and specifically addressed Clause 7(2)(a):

“Submit to the Minister such proposals with respect to the development and use of land within the growth centre in respect of which it is constituted, or the planning of the development and use of that land, as it considers necessary or appropriate, including proposals for the development and use of land in conjunction with the provision of utility services and public transport facilities for or in connection with the growth centre”.

Section 14 of the *Growth Centres (Development Corporations) Act 1974* requires each development corporation to present proposals to the Minister with respect to development and use of land within its growth centre, or the planning of the development and use of that land (a "scheme").

The Scheme approved in 1993 related to the coordination of the redevelopment of surplus Government rail and port related land and the creation of a world class project on the Honeysuckle lands. The aim of the project was to assist in the revitalisation of Newcastle and to optimise social, economic and environmental benefits for the community.

Section 16 of the Act provides for variations to be made to a scheme. Once a scheme, including a scheme varied under section 16, is approved by the Minister, the development corporation is required to ensure that the scheme is implemented.¹

This Scheme, under Section 16(1) of the Act, varies the scheme prepared in 1993 to address the expanded land portfolio and increased facilitation role.

The legislative provisions relating to the submission, approval, variation and implementation of this Scheme are reproduced in Appendix 2.

3 Role of Hunter Development Corporation

3.1 Approach

The Hunter Development Corporation is responsible for promoting, co-ordinating, managing and securing the orderly and economic development of the Hunter Region Growth Centre under the *Growth Centres (Development Corporations) Act 1974*.

The Corporation's approach is based on a proven track record of adding significant value to strategic State owned lands in the region. HDC's development model is to act as a catalyst to attract private sector investment through the use of extensive market research, coupled with the targeted and cost effective removal of development constraints to mitigate or minimise risk.

3.2 Key Activities

The Corporation deploys its unique development expertise, corporate knowledge and resources in many ways, including, but not limited to:

- Broker development to drive renewal of key strategic State owned land,
- Broker critical projects essential to the economic expansion of the region, particularly on strategically important lands (including port lands);
- Facilitate development and renewal of regional centres and renewal corridors identified in regional strategies;
- Unlock the potential of industrial and employment lands through infrastructure works, remediation or rezoning;
- Unlock new opportunities for growth by attracting private sector investment,
- Undertake investigations, master planning and rezoning of renewal sites,
- Asset and property management of key public domain assets and employment lands noted above,
- Coordinate the provision of key infrastructure with particular reference to the activity of the Hunter Infrastructure and Investment Fund (HIIF),
- Commission market research and conduct investigations that contribute to economic growth and sustainable development within the region.

4 The Scheme (Key Actions)

The Scheme identifies the Corporation's proprietary responsibilities within the Hunter Region Growth Centre and foreshadows proposals/opportunities for further investigation.

4.1 Vision

To facilitate growth, investment and renewal in the Corporation's Growth Centre.

In doing so, the Corporation strives to facilitate private sector investment in projects which contribute to the economic growth, employment, residential, commercial and industrial opportunities in the Hunter.

4.2 Strategic Priorities

The strategic priorities that the Corporation has identified are:

- Activities of strategic importance that the private sector or other government organisations would otherwise not undertake. The Corporation's role is to release value from government land stimulating positive economic and social outcomes. From time to time this may involve the Corporation as a facilitator or broker for a range of other land holders. The Corporation will not duplicate ancillary infrastructure or policy issues but will work with agencies to advance key strategic goals.
- Where possible undertake activities that will result in a sustainable revenue stream.
- Lead policy implementation through the insights and intellectual capital it builds through its master planning and development work, influencing key policy makers within the region and beyond.

4.3 Current Projects

The Corporation's current projects are detailed below and in Schedule 1.

4.3.1 Program

Remediation and infrastructure projects	Operational Objective
The Corporation is involved in key remediation and infrastructure projects in the Lower Hunter. These projects are primarily based in the Corporation's landholdings at Mayfield and Kooragang Island.	<ul style="list-style-type: none">▪ Undertake remediation of the Mayfield site to meet Voluntary Remediation Agreement (VRA) requirements.▪ Meet Office of Environment & Heritage (OEH) Kooragang Island Waste Emplacement Facility (KIWEF) licence obligations.▪ KIWEF Sediment Emplacement Facility▪ Mayfield Infrastructure Rail▪ Mayfield Infrastructure Sewer

Newcastle City Centre Project	Operational Objective
The Corporation will contribute its specialist expertise to support the Newcastle City Centre Project through the Urban Renewal SEPP project, Mine Subsidence Working Group and the Business Improvement District (BID) initiatives.	<ul style="list-style-type: none"> ▪ Active participation in the revitalisation of the Hunter Region’s capital ▪ Facilitate key catalyst projects.

Development of existing land holdings	Operational Objective
When formed, the Hunter Development Corporation inherited a number of significant landholdings that have the potential to deliver employment and residential opportunities (primarily in the industrial and commercial sectors).	<ul style="list-style-type: none"> ▪ Release or progress development on various lands within the Mayfield, Tomago, West Wallsend and Honeysuckle precincts. ▪ Manage the day-to-day business on the sites including leasing, property and asset management; ▪ Develop appropriate marketing strategies, based around market analysis, to attract private sector development to ensure the best use of the sites it owns or manages; ▪ Focus on achieving the best possible outcomes for the community on development projects within its ownership and control.
Honeysuckle Redevelopment Area	<ul style="list-style-type: none"> ▪ Progress the orderly sale of land and the facilitation of the redevelopment of the Honeysuckle sites including the provision of public assets ▪ Review and update the Honeysuckle Masterplan as required.
Intertrade Industrial Park	<ul style="list-style-type: none"> ▪ Progress the orderly development of the former Newcastle steelworks site at Mayfield
Tomago	<ul style="list-style-type: none"> ▪ Progress the sale/utilisation of key land at Tomago
West Wallsend	<ul style="list-style-type: none"> ▪ Progress the development of land at West Wallsend

Figure 2 identifies the Corporations current proprietary responsibilities.

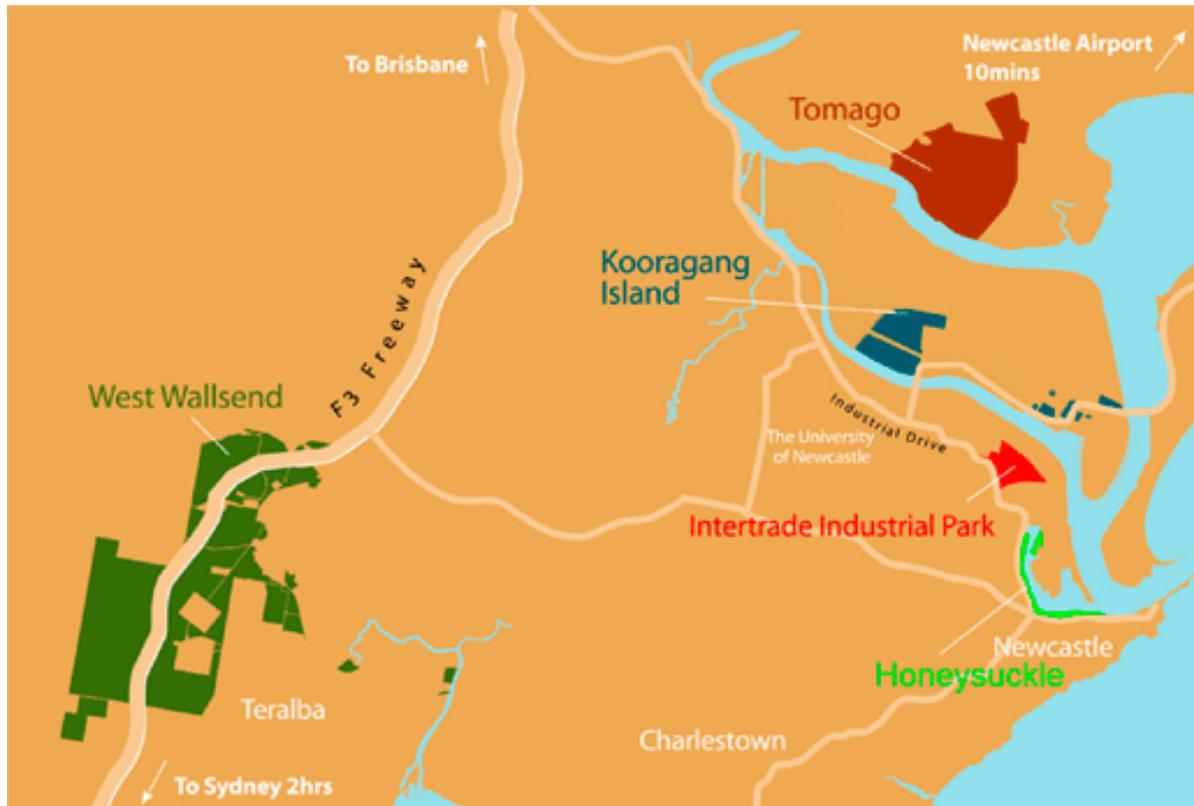


Figure 2: Hunter Development Corporation Proprietary Projects

4.4 Emerging/Collaborative Projects

In respect to Emerging/Collaborative Projects the Corporation has identified four (4) key priorities for action:

- Employment Lands
- Site Assembly
- Rehabilitation and Renewal; and
- Infrastructure

The Corporation has investigated project opportunities within all of the 11 LGAs that comprise the Growth Centre. This Scheme identifies “Growth Corridors” within the Growth Area which contain strategically located Government land which can be used to implement NSW Government policy.

The Corporation has deliberately targeted precincts and/or sites that, in the opinion of the Corporation, have the best prospects for achieving uplift whilst delivering economic growth and sustainable development in the region. This value adding strategy for the State will contribute to delivering economic growth, key infrastructure and sustainable development in the Hunter region.

Figure 3 broadly identifies the Hunter Region “Growth Corridors” for priority attention by the Corporation. Specific sites and/or projects identified in Schedule 1 will be coordinated by the Hunter Development Corporation on behalf of the State of New South Wales.

Strategically located government land identified in Schedule 1 is to be either vested in the Corporation or based on arrangements as agreed by the parties for the purposes of implementing this Scheme.

As detailed project proposals are identified, evaluated and endorsed, this Scheme will be progressively revised to reflect the Corporation's new propriety responsibilities in the region. The Corporation will also consider the inclusion of private land holdings, subject to probity guidelines, that meet the Corporation's objectives.

Figure 3 illustrates the Corporation's identified Growth Corridors incorporating strategic sites for investigation and evaluation as emerging potential project proposals under this Scheme.

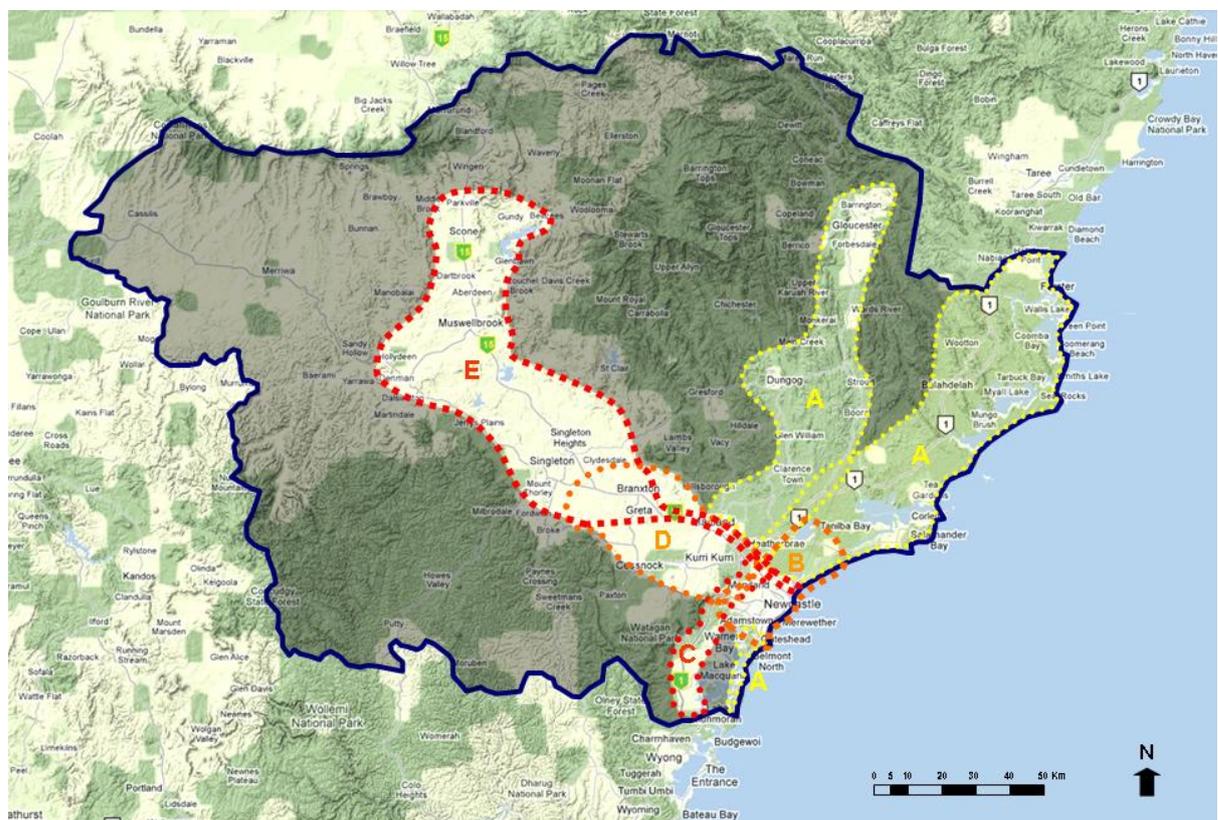


Figure 3: Growth Corridors – Hunter Region Growth Centre

4.4.1 Program

Growth corridors	Operational Objective
A Hunter Region Growth Centre - General	<ul style="list-style-type: none"> ▪ The Corporation’s ongoing investigations, market research and new project identification will contribute to the development and implementation of Regional Strategies in the 11 LGAs that comprises the Hunter Region Growth Centre to realise employment and residential growth capacity targets in the region. ▪ Actively seek opportunities to facilitate renewal of strategic government owned sites in the Lower and Upper Hunter to assist meeting employment and residential growth targets in the Region. ▪ The Corporation will initially target strategically located Government land, but will also consider the inclusion of private land holdings if project principles and objectives are satisfied.
B Newcastle Regional Capital	<ul style="list-style-type: none"> ▪ Building on the LHRS, the Corporation is investigating project opportunities on existing Government land and will also consider private land holdings
C Western Corridor	<ul style="list-style-type: none"> ▪ Building on the LHRS and Western Corridor Strategy, the Corporation is investigating project opportunities on existing Government land and will also consider private land holdings ▪ The Corporation has identified an opportunity to optimise existing infrastructure, communications services, road and rail connections.
D Hunter Expressway Corridor	<ul style="list-style-type: none"> ▪ The Corporation is investigating project opportunities to leverage off the significant public investment in this transportation project with a focus on Government land. ▪ This information will contribute to the development of the Upper Hunter Planning Strategy and the current review of the Lower Hunter Regional Strategy (LHRS).

E Coal Chain and Energy Corridor	<ul style="list-style-type: none"> ▪ Proposals in this Growth Corridor may include employment lands (road and/or rail based), adaptive employment accommodation, water security projects and the like. ▪ The Corporation is investigating project opportunities in respect to the rehabilitation and future use of coal mines post mining. ▪ The Corporation’s ongoing investigations and market research will contribute to the development and implementation of the Upper Hunter Planning Strategy.
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Hunter Wide	Operational Objectives
The Hunter Infrastructure and Investment Fund (HIIF) has been established to enhance the region’s transport, education, water and health infrastructure to support growth and maintain and enhance the liveability of the region.	<ul style="list-style-type: none"> ▪ The Fund will be administratively managed by the Hunter Development Corporation, which reports through the Department of Planning and Infrastructure to the Minister for Planning and Infrastructure, and under an agreed Service Level Agreement.

5 Implementation of the Scheme

A Business Plan will be provided to the Minister on an annual basis to set out the specific implementation strategies, funding, works programs and specific outcomes to achieve the successful implementation of the Scheme.

5.1 Planning Principles

Planning will be undertaken in accordance with relevant legislation including, but not limited to, *Environmental Planning and Assessment Act 1979* and related legislation, *Growth Centres (Development Corporations) Act 1974*, regulations and ordinances.

Implementation of the Scheme will have regard to the adopted strategies and policies of the relevant Councils.

5.2 Monitoring

The Hunter Region Growth Centre Scheme provides an outline of the broad principles and processes that will be undertaken by the Corporation. Detailed implementation strategies to achieve the

objectives will be documented annually through the business planning process and achievements measured against key milestones will be reported in the Corporation's Annual Report.

6 References

Draft Upper Hunter Strategic Landuse Planning Strategy

Growth Centres (Development Corporations) Act 1974

Hunter Infrastructure and Investment Fund (HIIF) - Terms of Reference

Infrastructure NSW State Plan, Sectoral Plans and Infrastructure Capability Assessment

Lower Hunter Regional Strategy

Mid North Coast Regional Strategy

National Freight Strategy

National Port Strategy

NSW State Plan

NSW State Infrastructure Strategy

Regional Development Australia (RDA) Hunter Plan 2020

The Honeysuckle Scheme dated March 1993

Upper Hunter Economic Diversification Strategy

SCHEDULE 1 Hunter Region Growth Centre - Target Sites/Projects

Proprietary

Project Name	Locality	LGA	Sub-Region	Map Ref.	Category
Kooragang Island	Kooragang	Newcastle	Lower Hunter	Figure 2	Remediation
Honeysuckle Redevelopment Area	Newcastle	Newcastle	Lower Hunter	Figure 2	Rehabilitation Mixed Use Development
Intertrade Industrial Park	Mayfield	Newcastle	Lower Hunter	Figure 2	Rehabilitation Employment Lands
Tomago	Tomago	Port Stephens	Lower Hunter	Figure 2	Employment Lands Environmental
West Wallsend	West Wallsend	Lake Macquarie	Lower Hunter	Figure 2	Employment Lands

Emerging/Collaborative - (Update when PDA or contract executed)

Project Name	Locality	LGA	Sub-Region	Map Ref.	Category
Nil					

History of Hunter Development Corporation – State Records

Agency number:	5380
Title:	Honeysuckle Development Corporation (1992-2008) Hunter Development Corporation (2008-)
Start date:	1992
End date:	
Category:	Statutory Body
Creation:	Growth Centres (Honeysuckle Development Corporation) Order 1992
Abolition:	

The Honeysuckle Development Corporation was constituted on 29 May 1992 under the Growth Centres (Honeysuckle Development Corporation) Order 1992 which was made under the Growth Centres (Development Corporations) Act 1974. (1)

The order set aside certain land in the Parish of Newcastle, County of Northumberland as a growth area, to be known as the Honeysuckle growth centre and constituted the Honeysuckle Development Corporation to promote, co-ordinate, manage and secure the orderly and economic development of the growth centre. (2)

Administrative history note: Under the Growth Centres (Development Corporations) Act 1974 (Act No.49, 1974) the development corporation could discharge the following duties and functions:

(a) to submit to the Minister such proposals with respect to the development and use of land within the growth centre in respect of which it was constituted, or the planning of the development and use of that land, as it considers necessary or appropriate, including proposals for the development and use of land in conjunction with the provision of utility services and public transport facilities for or in connection with the growth centre

(b) to consider, and furnish reports to and advise and make recommendations to the Minister upon, any matter or proposal with respect to the promotion, co-ordination and management of the growth centre, or the development and

use, or the planning of the development and use, of land within the growth centre, which may be referred to it by the Minister

(c) to carry out research into problems with respect to the promotion, co-ordination and management of the growth centre, or the development and use, or the planning of the development and use, of land within the growth centre, and prepare and issue memoranda, reports, bulletins, maps or plans relating thereto or any other material

(d) to assist councils, which the development corporation considers may be affected, with respect to matters concerning the promotion, co-ordination and management of the growth centre, or the development and use, or the planning of the development and use, of land within the growth centre

(e) to exercise and discharge such other powers, authorities, duties and functions as are conferred or imposed on it by or under this or any other Act, and

(f) to do such supplemental, incidental and consequential acts as may be necessary or expedient for the exercise or discharge of its responsibilities, powers, authorities, duties and functions. (3)

The Act also allowed the development corporation to: manage and survey land vested in it; demolish buildings within or adjoining the growth centre they possessed; locate or relocate utility services; set apart land as sites for building or works or religious, charitable or municipal purposes; subdivide the land; construct roads; erect, alter, repair and renovate buildings; and, improve the land so it would be fit to be used. (4)

The Honeysuckle Development Corporation's specific charter was to coordinate the redevelopment of surplus government railway and port related land along four kilometres of harbour front adjacent to Newcastle's central business district. The Corporation's key objectives were to: prepare and market the Honeysuckle site; provide new and improve old infrastructure to encourage private sector development on the Honeysuckle site; stimulate development in adjacent areas; ensure the community has access to the harbour foreshores; create publicly owned and accessible places on the Honeysuckle site; and, make Newcastle's central business district an even more attractive place to live, work and visit. (5)

In 1992 the Scheme which outlined the mission, project philosophy, objectives, planning principles and steps to implement the Honeysuckle project were presented to the Minister. The 1992 concept masterplan reflected the State government's proposal at the time, that the rail line be closed between Newcastle and Civic stations. When the State government subsequently announced that the rail line would remain, the planning guidelines created for the city and the concept masterplan included the rail line between Newcastle and Civic stations. The project's southern boundary was an important transport corridor, with City Rail services to Newcastle, which the Premier announced would be retained. Hence the Corporation did not implement the removal of the railway line between Newcastle and Civic stations. (6)

The growth centre was expanded in 1994 to coincide with the boundaries of the Building Better Cities program. Its boundaries up until 2002 were: Selwyn Street, Tighes Hill in the north; Glebe Road, Hamilton in the south; Chatham Road, Broadmeadow in the west and; the coast in the east. In 2002 the Corporation acted as project manager for the Hunter International Sports Centre Trust's Site A development in the Sports Facilities Zone, hence the site was included in the Corporation's boundaries. (7)

On 18 January 2008 the boundaries of the growth centre were expanded under the Growth Centres (Hunter Development Corporation) Order 2008. The growth centre was to include land within the local government areas of Cessnock, Dungog, Gloucester, Great Lakes, Lake Macquarie, Maitland, Muswellbrook, Newcastle, Port Stephens, Singleton and Upper Hunter as at 1 January 2008. The Honeysuckle Development Corporation was renamed the Hunter Development Corporation and continued as the same legal entity as that constituted under the 1992 Order. (8)

From 1 July 2009 the group of staff employed in the Department of Planning to enable the Hunter Development Corporation to exercise its functions were removed and added to the Land and Property Management Authority. (9)

From 4 April 2011 when the Land and Property Management Authority was abolished the Hunter Development Corporation became a branch of the Principal Department, the Department of Planning and Infrastructure. (10)

Endnotes

- (1) NSW Government Gazette (No.64), 29 May 1992, p.3613.
- (2) *ibid.*
- (3) Growth Centre (Development Corporations) Act 1974 (Act No.49, 1974) s.7.
- (4) *ibid.* s.8.
- (5) Draft appraisal report D07/19412 on Agency registration file AG/5380.
- (6) Honeysuckle Development Corporation website <http://www.honeysuckle.net/pages/hda/about/legislation.php> (cited 27 August 2007).
- (7) *ibid.*
- (8) NSW Government Gazette (No.9), 18 January 2008, p.82.
- (9) Public Sector Employment and Management (Departmental Amalgamations) Order 2009 (2009 No 352) cls. 32(1); notified on NSW Legislation website, 27 July 2009.
- (10) Public Sector Employment and Management (Departments) Order 2011 (2011 No 184) cls. 13(2); notified on NSW Legislation website, 3 April 2011.

Images: None

Preceding agencies: None

Succeeding agencies: None

Superior agencies:	4721 Department of Planning [III] (2005-2011) Department of Planning and Infrastructure (2011-) 6328 Land and Property Management Authority	starts 04 Apr 2011 01 Jul 2009 ~ 04 Apr 2011
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Subordinate agencies: None

Related

agencies: None

Functions exercised by this agency: [7 Business and Industrial Development](#) [starts 29 May 1992](#)

Organisations controlling this agency: [2 State of New South Wales](#) [starts 29 May 1992](#)

Persons related to this agency: None

Record series created by this agency: None

Record series controlled by this agency: None

Extract from Growth Centres (Development Corporations) Act 1974 – October 2011

“7 Responsibility etc of development corporation

- (1) Subject to this Act, a development corporation is charged with the responsibility of promoting, co-ordinating, managing and securing the orderly and economic development of the growth centre in respect of which it is constituted.
- (2) Without affecting the generality of subsection (1), a development corporation shall have and may exercise and discharge the following powers, authorities, duties and functions:
 - (a) to submit to the Minister such proposals with respect to the development and use of land within the growth centre in respect of which it is constituted, or the planning of the development and use of that land, as it considers necessary or appropriate, including proposals for the development and use of land in conjunction with the provision of utility services and public transport facilities for or in connection with the growth centre,
 - (b) to consider, and furnish reports to and advise and make recommendations to the Minister upon, any matter or proposal with respect to the promotion, co-ordination and management of the growth centre, or the development and use, or the planning of the development and use, of land within the growth centre, which may be referred to it by the Minister,
 - (c) to carry out research into problems with respect to the promotion, co-ordination and management of the growth centre, or the development and use, or the planning of the development and use, of land within the growth centre, and prepare and issue memoranda, reports, bulletins, maps or plans relating thereto or any other material,
 - (d) to assist councils, which the development corporation considers may be affected, with respect to matters concerning the promotion, co-ordination and management of the growth centre, or the development and use, or the planning of the development and use, of land within the growth centre,
 - (e) to exercise and discharge such other powers, authorities, duties and functions as are conferred or imposed on it by or under this or any other Act, and
 - (f) to do such supplemental, incidental and consequential acts as may be necessary or expedient for the exercise or discharge of its responsibilities, powers, authorities, duties and functions”.

“14 Submission of scheme

A development corporation shall, as soon as practicable after it is constituted, submit to the Minister proposals referred to in section 7 (2) (a).

15 Approved scheme

- (1) The Minister shall consider the proposals so submitted and may then direct the development corporation:
 - (a) to proceed with the scheme constituted by the proposals,

- (b) to proceed with that scheme with such alterations as the Minister deems expedient and notifies in writing to the development corporation, or
 - (c) not to proceed with that scheme, but to submit another scheme for the Minister's consideration.
- (2) If, pursuant to subsection (1) (c), the Minister directs the development corporation to submit another scheme, the development corporation shall comply with the direction within such period as the Minister may allow, and subsection (1) applies to and in respect of that other scheme as if it were the original scheme.
- (3) Where the Minister gives a direction under subsection (1) (a) or (b), the scheme in respect of which the direction is given shall constitute the approved scheme for the growth centre to which it relates for the purposes of this Act.

16 Variation of approved scheme

- (1) A development corporation may recommend to the Minister that the approved scheme for the growth centre in respect of which the development corporation is constituted be varied in the manner specified in the recommendation.
- (2) The Minister shall consider any such recommendation and may then direct the development corporation:
- (a) to vary the approved scheme as recommended by the development corporation,
 - (b) to vary the approved scheme with such alterations, arising out of the Minister's consideration of the development corporation's recommendation, as the Minister deems expedient and notifies in writing to the development corporation, or
 - (c) not to vary the approved scheme.
- (3) Where the Minister gives a direction pursuant to subsection (2) (a) or (b), the approved scheme, as varied in accordance with the direction, shall be the approved scheme for the purposes of this Act.

17 Implementation of approved scheme

The development corporation constituted in respect of a growth centre to which an approved scheme relates shall, as soon as practicable, cause the scheme to be implemented by the exercise of its powers under this Act".

Honeysuckle Newcastle The Scheme March 1993



19 MAR 1993

MINISTER FOR PLANNING
AND
MINISTER FOR HOUSING

Level 12 Westfield Tower
100 William Street
DARLINGHURST, Sydney 2010

FILE No.
F19190

YOUR REF:
OUR REF:

FAXED
2804

Phone: (02) 368 2666
Fax: (02) 368 2688

15 MAR 1993

Mr David Le Marchant
Chairman
Honeysuckle Development Corporation
Level 2
251 Wharf Road
NEWCASTLE NSW 2300

Dear Mr Le Marchant

I reply to your letter of 10 March 1993, I wish to convey to you, and the Honeysuckle Board, my full endorsement of the "Scheme" and business plan which you sent me, as required under Section 14 of the Growth Centres (Development Corporations) Act 1974. I now instruct the Honeysuckle Development Corporation under Section 17 of the Act, to implement the "Scheme".

I would also like you to pass on my congratulations to the other Board members and the Property Services Group team in Newcastle, for their efforts to date and in recently winning a national planning award from the Royal Australian Planning Institute.

My best wishes for the future.

Yours sincerely

Robert Webster, MLC
Minister for Planning
and Minister for Housing



THE NEW SOUTH WALES GOVERNMENT
Putting people first by managing better



HONEYSUCKLE
NEWCASTLE

"The Scheme"

March 1993

1.0 PREFACE

The Honeysuckle Development Corporation (HDC) operates under legislation provided by the Growth Centres (Development Corporations) Act 1974. Under Section 14 of the Act the HDC Board is required to present to the Minister a "Scheme" to be implemented. Once approved, Section 17 of the Act requires the Development Corporation to "cause the scheme to be implemented by the exercise of its powers under this Act".

The approved Scheme will be the basis for Steering the on-going implementation of the project and provides direction for the HDC annual Business Planning. Under the Annual Reports (Statutory Bodies) Act 1974, the HDC is also required to provide an Annual Report to the Minister. This will include a report on the progress made in implementing the "Scheme".

The proposed Scheme which follows is the culmination of extensive research and planning undertaken by the Property Services Group (PSG) over the last two years, with direction provided by the Honeysuckle Board, in co-ordination with Newcastle City Council.

The attached Scheme is the basis from which annual business plans will be formulated and sets the direction for the HDC to implement the Project.

A Business Plan will be provided to the Minister at least on an annual basis to set out the specific implementation strategies, funding, works programs and specific outcomes to achieve the successful implementation of the Scheme.

The HDC will use the PSG as Development Managers to implement the agreed Scheme and annual programs.

2.0 INTRODUCTION

- The Honeysuckle Project presents an unparalleled opportunity to revitalise Newcastle's CBD and to underpin the economic restructuring of the local economy which could bring State wide economic benefits. The scheme is the culmination of six years of Local and State Government investigation and planning and is strongly supported by the local community and business.
- Honeysuckle is a project with significant social, economic, physical, environmental and financial impacts for the local community, Region and State. Its planning, management, financing and benefits are considered to be a shared responsibility and a partnership between all levels of government, private sector investors and the local community.
- Over a period of two years the Property Services Group on behalf of the Honeysuckle Board and in conjunction with business, community, local Council and other Government Departments, has co-ordinated the development of a concept landuse plan for the redevelopment of 45 hectares of surplus Government land adjacent to Newcastle's CBD and Harbour.
- A Concept Masterplan has been formulated to provide a flexible framework to ensure the planned and staged release of surplus Government land, and the success of the Project. The Concept Masterplan will need to be reviewed and updated as the project progresses and as such should not be considered to be "fixed" as part of the "Scheme".
- Broadly, the proposed mix of landuses on Honeysuckle could include: entertainment and cultural areas, hotel with a convention centre, commercial office, specialty retailing, markets, restaurants, fisherman's wharf, cultural community, medium and high density residential accommodation, marina, public squares, open spaces, promenade areas and passive and active recreation areas.
- Honeysuckle is the most important element in a City wide strategy to reverse the decline of Newcastle's CBD. It will be the catalyst for wider changes in the City's economic base.
- The Government will be required to contribute infrastructure in the first few years, in order to encourage private sector participation and risk taking associated with developing commercial opportunities.

- The Honeysuckle Project is an important opportunity in a local and State context which will enable the government to demonstrate to the private sector and the community its commitment and initiative in addressing the following issues:
 - inner city urban consolidation
 - innovative design and mix of residential, employment and recreational areas
 - recycling of surplus and underutilised government land and heritage buildings in an inner city area
 - long-term commitment to a major regional city to assist with its rejuvenation and ensure its future growth and vitality, and
 - alleviating some of the urban sprawl pressures already affecting the Sydney region

3.0 PROJECT SIGNIFICANCE

The Hunter's economy is important in the State context in terms of its strategic industries, its above average contribution to output and exports, its infrastructure and growth potentials.

Crucial to underpinning the Hunter's economic growth is the revitalisation of Newcastle's CBD. Honeysuckle is the key to this revitalisation - it provides the opportunity and impetus to strengthen the City's tourism, administration, retail, recreation, commercial and cultural functions. Moreover, many indirectly related projects such as the Hunter Ports Authority Basin redevelopment, inner City residential intensification, Williamtown Airport and other facilities, will be made viable through the success of Honeysuckle.

4.0 HONEYSUCKLE DEVELOPMENT CORPORATION

In December 1990 the Honeysuckle Advisory Board (HAB) was announced by the then Minister for State Development. The role of the Honeysuckle Advisory Board was to oversee concept planning of the Honeysuckle Project, ensuring that local, community and business interests were taken into consideration.

In May 1992, the Honeysuckle Development Corporation was formally established under the "Growth Centres (Development Corporations) Act 1974" (As amended 4 May 1992).

5.0 MISSION STATEMENT

The Mission of the Honeysuckle Development Corporation (HDC) is to:

Co-ordinate the redevelopment of surplus Government rail and port related land and, through professional management and community input, create at Honeysuckle a world class project which will act as a catalyst for the revitalisation of Newcastle optimising social, economic and environmental benefits for the community.

6.0 PROJECT PHILOSOPHY

The Honeysuckle Project philosophy is to use the redevelopment of surplus Government land as the catalyst for Newcastle City's economic and social rejuvenation. The Honeysuckle Development Corporation's aims are:

- To optimise returns on the early provision of infrastructure by encouraging private sector risk taking on commercial opportunities to optimise returns to the local community.
- To ensure that in the medium to long term the project become self funding.

The HDC will not be the developer but act as the catalyst and co-ordinate the provision of up-front infrastructure. The planning, management, financing and benefits of the Project are considered to be a shared responsibility and a partnership between all three levels of Government, the private sector and the local community.

7.0 OBJECTIVES

Objectives

The HDC has formulated six key objectives for Honeysuckle Project:

<i>Economic</i>	<i>To act as a catalyst for the economic revitalisation of the City by creating a focus for investment, new business and employment which will have maximum economic benefit to the wider City and the state as a whole.</i>
<i>Social</i>	<i>To bring life into the City by making Honeysuckle a vibrant, people friendly, community place where people will want to live, work and recreate. To improve the quality of life by providing employment, entertainment, cultural and recreational facilities for the people of the region.</i>
<i>Political</i>	<i>To maximise commitment to implement the project by all three levels of Government, and develop strong local community support for Honeysuckle by ensuring the benefits and returns are distributed to all stakeholders.</i>
<i>Environmental</i>	<i>To contribute to the environmental sustainability of urban development both locally and in the wider State context by reducing the demands for urban sprawl in Newcastle and Sydney and ensuring environmentally sensitive planning and design within the project.</i>
<i>Transport</i>	<i>To facilitate the development of a more effective and efficient public transport system which better links the CBD and the suburbs and provides a more comprehensive CBD network for commuters.</i>
<i>Financial</i>	<i>To optimise the long term returns on surplus Government land in a way which maximises the economic and social benefits in the widest sense to the local and regional community.</i>

8.0 THE CONCEPT MASTERPLAN

The HDC in co-ordination with Newcastle City Council has provided the direction, planning objectives, local knowledge and experience which guided the masterplanning process. Management of the masterplanning team was provided by Property Services Group. The current Concept Masterplan represents the co-ordination and development of a comprehensive range of inputs provided by specialist consultants, business, the local community and specific interest groups and Newcastle City Council. It was a collaborative effort and has been well documented with unique community support.

8.1 Masterplan Summary

The current Concept Masterplan (Refer to Attachment A) is based on the understanding that the future of Newcastle as the Regional capital and the success of Honeysuckle are inextricably linked. For Newcastle to reinforce its position as a regional capital and for Honeysuckle to become an economic success the City must:

- reduce escape expenditure and functions
- increase demand for CBD services and facilities
- increase the City's catchment area
- improve and market its visual and lifestyle appeal, and
- encourage Government and private sector service functions back to CBD

Having taken into account the technical, market, financial and planning constraints and opportunities of the site the Concept Masterplan seeks to provide for a combination of uses and an environment which will:

- accommodate new and appropriate functions
- develop niche and specialist commercial functions
- house an increased population
- raise the competitive advantage of the inner suburbs as places to live
- extend the City's workforce and service catchment to include the Central Coast
- improve the physical, social and lifestyle attractiveness of the City
- generate employment and economic wealth
- build on the unique heritage and harbour side location of the City
- encourage both private and public sector investment and
- achieve financial, economic and social benefits

8.2 Key Elements of the Concept Masterplan

The Concept Masterplan is based on current market analysis and provides a flexible framework for ongoing planning. This should not be considered as 'finite' as on-going research and planning will continue to refine the Masterplan as the project progresses. Within the Honeysuckle Site the Plan ultimately provides for:

- housing for between 3,000 to 5,000 people, in 1,500-2,500 dwellings on 20 to 25 hectares of land (50% of the site)
- office and other commercial and mixed use spaces accommodating a workforce of 5,000 to 8,000 people
- public open spaces, landscaped areas covering over 20% of the site
- site for a Marina for recreational and commercial boats
- sites for a quality hotel
- additional retail floor space, including produce markets, convenience stores, restaurants, cultural, entertainment and recreation facilities and specialty retailing
- a continuous foreshore 'promenade' linked to parks and open space integrated with civic and community spaces
- landscaping of the closed 'rail corridor' from Civic to Newcastle Station
- water features linking the City and residential areas to the harbour
- the relocation of Wharf Road and associated road network improvements
- adaptive reuse of heritage buildings, and
- infrastructure to underpin the expansion of the tourism, administration, commercial, culture/leisure, conference and retail industries in the CBD

Off-site, but within the City's CBD, the Honeysuckle could act as a catalyst and generate in the order of 7,000 additional jobs, additional housing for up to 5,000 people and additional CBD community and retail facilities.

The Concept Masterplan, in philosophy/objective and in content is compatible with, and indeed enjoys the support of Newcastle City Council, The Hunter Region Association of Councils, Hunter Economic Development Council and the Regional office of the Department of Planning, Newcastle Chamber of Commerce & Industry and the wider community.

8.3 Planning Principles

Planning will be undertaken within the existing environmental and development control legislation. This will include compliance with the Environmental Planning and Assessment Act 1979 and the Local Government Act, regulations and ordinances.

Planning will also be based on consultative processes where appropriate and have regard to strategies of the Newcastle City Council and wishes of the community generally.

The key planning principles to be considered are:

- Strengthen Newcastle's role as the commercial and tourist focus of the Hunter
- Increase the working population of the CBD
- Improve accessibility to the centre by public and private transport
- Increase recreation/cultural activity in the CBD
- Improve the attractiveness of Newcastle CBD in visual terms
- Increase the residential intensification on Honeysuckle and adjoining areas in the CBD
- Increase waterfront activity in the Harbour and Throsby Basin
- Strengthen the economic linkages of the Newcastle-Sydney-Wollongong conurbation
- Increase public access to the Newcastle waterfront
- Increase the international recognition of the Newcastle environment
- Demonstrate through the development process, an ability of the State Government and Council to organise the planning and subsequent development of a major inner city area
- Draw national and international attention to the importance of Newcastle to Australia's economy and the city's outstanding potential
- Demonstrate a harmonious partnership development by the public and private sectors
- Attainment by Government, through the private sector development of surplus Government sites, the creation of employment, recreation, and other community needs

- Encourage business opportunities as outlined in the Hunter Economic Development Council Strategy
- Provide an alternative location for employment and living to Sydney
- Strengthen the linkages between the Honeysuckle site and the Mall
- Provide links between the CBD and the water
- Improve the image of Newcastle CBD
- Retain and enhance the best of the 19th century built environment, and
- Create a sense of place and community focus

9.0 FOUR YEAR TARGETS

The following targets are based on the project continuing to receive ongoing commitment from the joint State/Federal Governments under the Building Better Cities Agreement. If this level of funding should change, the four year programme will need to be revised.

- Release of land for a mixture of housing to encourage inner City urban consolidation.
- Release of land for the private sector development of a Marina on Newcastle Harbour.
- The restoration of Heritage buildings within the Honeysuckle area, for a mixture of commercial, community and cultural uses.
- Provision of foreshore open space areas, parks and other public spaces.
- Design and construction of Civic Rail/Bus Interchange.
- Construction of a new Cowper Street bridge.
- Clearing parts of the site to provide areas for commercial and community uses on a short term basis, until required for redevelopment by the private sector.

10.0 IMPLEMENTATION OF THE SCHEME

Once the Scheme is approved by the Minister, the role of the Development Corporation is to implement the Scheme. In practical terms this requires the Development Corporation to undertake with the Property Services Group the following:

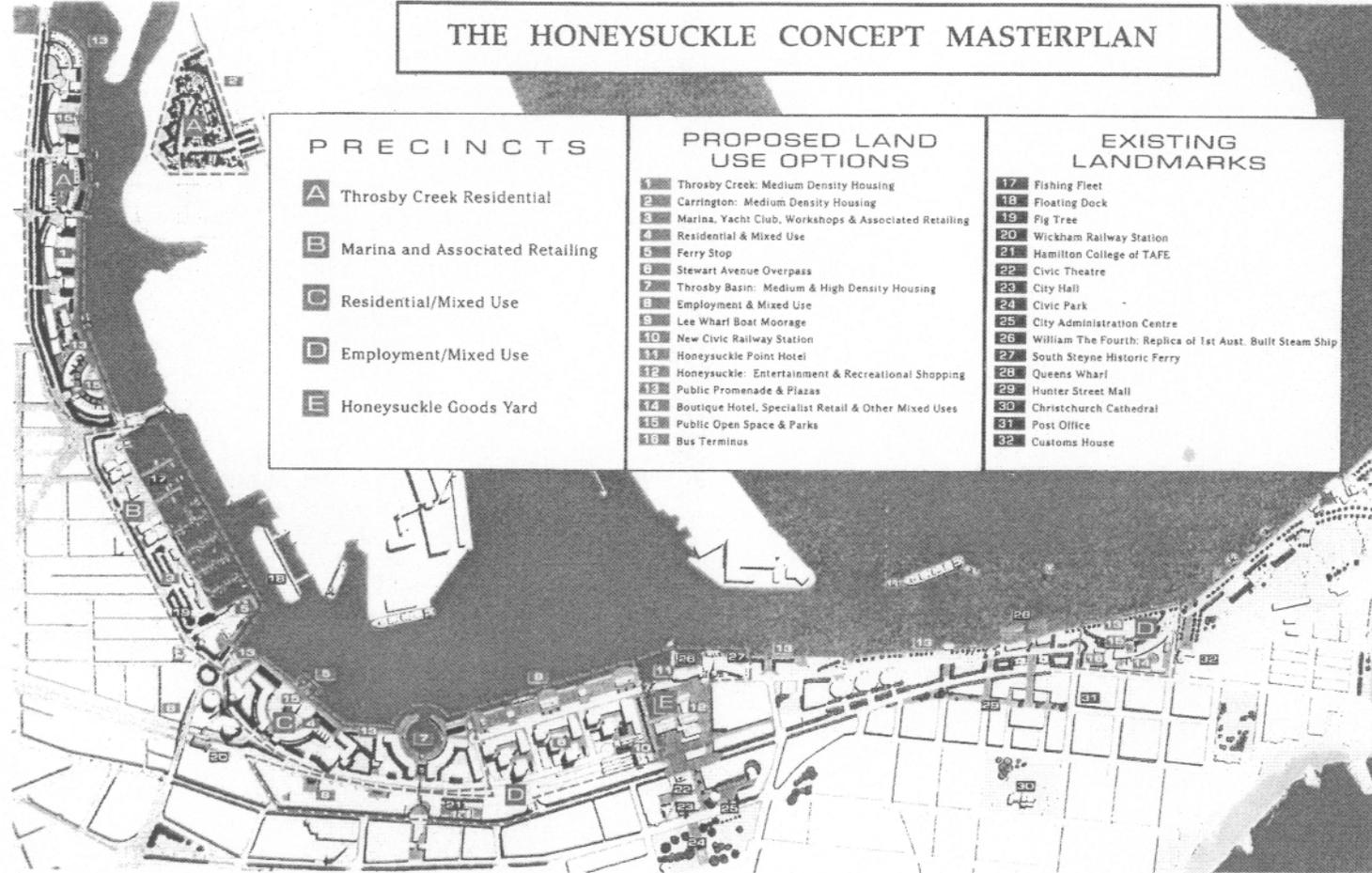
- Establishment of a Management Agreement with the Property Services Group
- Preparation of detailed designs for individual project components which are consistent with the concept design and can be implemented within the established timetable, both of which are set out in the approved scheme
- Preparation of detailed feasibility analyses with respect to the overall project and its individual components
- Prepare and issues requests for tenders, (e.g. for construction works) which clearly state the information to be provided in the tender and which the Development Corporation is seeking with respect to specific elements of the project
- Evaluation of the tenders in a manner which is, and is seen to be, completely independent, objective and in accordance with Government guidelines
- Following contract award, monitoring the progress of work with respect to the established timetable, the budgeted costs and the specified quality
- Consultation with local community representatives and other stakeholders to ensure environmental, social and other factors are appropriately addressed and to facilitate implementation of the approved scheme, and
- Providing regular progress reports to ensure the Minister is appropriately informed of the project's status on a timely basis

ATTACHMENT A

THE CONCEPT MASTERPLAN

AS AT MARCH 1993

THE HONEYSUCKLE CONCEPT MASTERPLAN



PRECINCTS

- A** Throsby Creek Residential
- B** Marina and Associated Retailing
- C** Residential/Mixed Use
- D** Employment/Mixed Use
- E** Honeysuckle Goods Yard

PROPOSED LAND USE OPTIONS

- 1 Throsby Creek: Medium Density Housing
- 2 Carrington: Medium Density Housing
- 3 Marina, Yacht Club, Workshops & Associated Retailing
- 4 Residential & Mixed Use
- 5 Ferry Stop
- 6 Stewart Avenue Overpass
- 7 Throsby Basin: Medium & High Density Housing
- 8 Employment & Mixed Use
- 9 Lee Wharf Boat Moorage
- 10 New Civic Railway Station
- 11 Honeysuckle Point Hotel
- 12 Honeysuckle: Entertainment & Recreational Shopping
- 13 Public Promenade & Plazas
- 14 Boutique Hotel, Specialist Retail & Other Mixed Uses
- 15 Public Open Space & Parks
- 16 Bus Terminus

EXISTING LANDMARKS

- 17 Fishing Fleet
- 18 Floating Dock
- 19 Fig Tree
- 20 Wickham Railway Station
- 21 Hamilton College of TAFE
- 22 Civic Theatre
- 23 City Hall
- 24 Civic Park
- 25 City Administration Centre
- 26 William The Fourth: Replica of 1st Aust. Built Steam Ship
- 27 South Steyne Historic Ferry
- 28 Queens Wharf
- 29 Hunter Street Mall
- 30 Christchurch Cathedral
- 31 Post Office
- 32 Customs House