



Hunter & Central Coast
Development
Corporation

Thriving regions, vibrant communities



**Unlocking
opportunity
to deliver
sustained growth
and thriving,
innovative
communities.**

Hunter and Central Coast Development Corporation (HCCDC) is responsible for the planning and delivery of economic and urban development in the Hunter and Central Coast regions. Our vision for these regions is to provide more employment opportunities and more housing, while attracting innovative talent and enterprises.

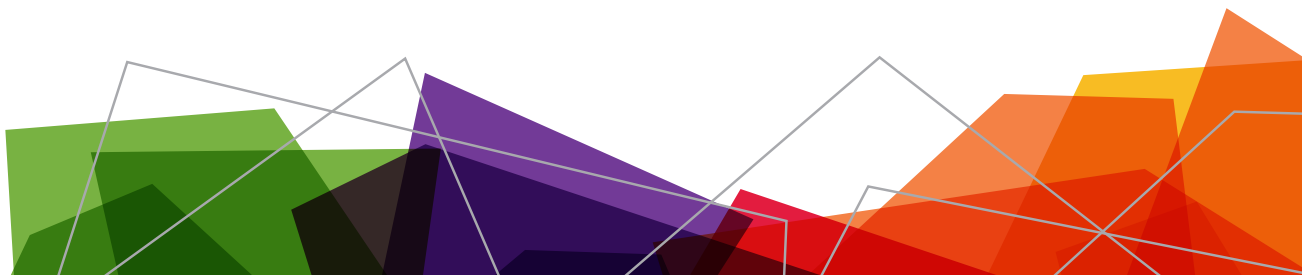
We manage the NSW Government's significant investment in the development of these areas, working in collaboration with Government agencies, councils and key stakeholders to understand how we can best deliver outcomes that benefit and enhance the communities.

In Newcastle, we have led the Revitalising Newcastle program and the Honeysuckle Urban Renewal Project, as well as significant remediation and rehabilitation projects on former BHP Steelworks sites.

On the Central Coast, our work includes the transformation of Mt Penang Parklands into a widely acclaimed destination for tourism, events, business and education. It also includes revitalisation initiatives in Gosford to help create a dynamic urban centre with places that people enjoy staying and playing in.

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Revitalising Newcastle

Overview

Hunter and Central Coast Development Corporation leads NSW Government's Revitalising Newcastle program, a \$650+ million initiative to bring people back to Newcastle's city centre with new homes, more jobs, improved connectivity and new public spaces.

The program has been delivered alongside Transport for NSW, which oversaw construction of the Newcastle Light Rail and Newcastle Interchange.

While the transport elements of the program are largely complete, our work repurposing the former rail corridor will continue until around 2022. Our role is now focused on continuing to deliver on Government's commitments to connect the city to the harbour, create vibrant public spaces, and enhance heritage and culture.



Achievements

- Delivery of Newcastle Light Rail
- Creation of a new multi-modal transport interchange in the city's emerging CBD
- Credited with attracting more than \$3 billion in private investment
- Streetscape, pedestrian and urban amenity improvements in the city centre
- Further expansion of the University of Newcastle into the city to underpin sustained renewal
- First stand-alone affordable housing development in Newcastle.





Our projects

We continue to repurpose heritage assets, manage development and create vibrant public space as part of the Revitalising Newcastle program. Ongoing projects include:

The Station

- State heritage-significant Newcastle Railway Station site repurposed as a multi-functional public space
- \$15 million in remediation, restoration and repurposing works
- Temporary activation of site launched in September 2018, with long term use to be finalised by 2020.

Museum Place

- Former Civic Railway Station site and surrounding precinct transformed into public space connecting civic heart with harbour
- \$6.6 million project to partially demolish and renovate existing station building, create pedestrian access between city and harbour, and install new landscaping, street furniture and public art
- Expected completion in late 2019.

Projects we have facilitated

The Store (next to heavy rail and light rail stop)

- \$200 million mixed-use private development adjoining to the existing Newcastle Interchange
- 16,680m² of commercial space, up to 350 residential apartments, new public spaces, retail opportunity and a bus and coach interchange
- Bus and coach interchange completion expected in 2020, overall project completion in 2022.

University of Newcastle Honeysuckle City Campus Development

- The University's 20,000+m² expansion into Honeysuckle has been made possible by removing Newcastle's heavy rail and rezoning the land
- Stage 1a, the \$25 million Innovation Hub and School of Creative Industries, is expected to take students from 2021
- Masterplan will be realised post-2028.

Affordable Housing

- 30-dwelling affordable housing development on former rail corridor
- Allows essential workers like nurses and teachers to live in the city centre
- Delivered in partnership with Tier 1 provider 'Evolve Housing' by late 2020.

Darby Plaza

- \$19 million commercial development site including former rail corridor
- Proposal to create office and commercial space, 138 car parks, and publicly accessible green space.

Honeysuckle Renewal



Artist impression of Worth Place Park West

Overview

Honeysuckle is an ongoing urban transformation success story, with over 50 hectares of former industrial maritime land becoming a centre for education, tourism, employment, recreation and entertainment on the edge of Newcastle Harbour.

Hunter and Central Coast Development Corporation has led Honeysuckle's renewal on behalf of the NSW Government since the program was initiated in the early 1990s. We act as the master developer for Honeysuckle and deliver associated public domain and infrastructure to enable the former industrial area to become a mix of housing, employment and high quality public space.

Honeysuckle has improved connectivity following the Revitalising Newcastle program, with close proximity to Newcastle Interchange, its own light rail stop, and several new road and pedestrian crossings to the city across the former heavy rail corridor.

The western end of Honeysuckle is undergoing significant change as the final phase of the precinct's transformation begins. The coming years will see the delivery of new public domain, new homes and more jobs in the precinct.



Current projects

There are four new Honeysuckle developments expected to be built by 2022, delivering around 400 new dwellings and 150 hotel rooms.

The four private sector projects are generating around \$200 million in construction activity, and providing more than 600 construction jobs and 235 ongoing jobs. These include:

Little National Hotel - 42 Honeysuckle Drive

- 149 rooms and 52 serviced apartments
- Public car parks and commercial space

Lee 5 'Horizon' -

45 Honeysuckle Drive

- 105 apartments
- Waterfront public domain

Huntington -

35 Honeysuckle Drive

- 92 apartments
- 1,533m² retail space

Lume -

21 Honeysuckle Drive

- 150 apartments
- Commercial and waterfront public domain

Ongoing renewal

There is roughly 5.5 hectares of land remaining in Honeysuckle for repurposing, 2ha of which will be transformed to high quality public space. Remaining Honeysuckle lands include:

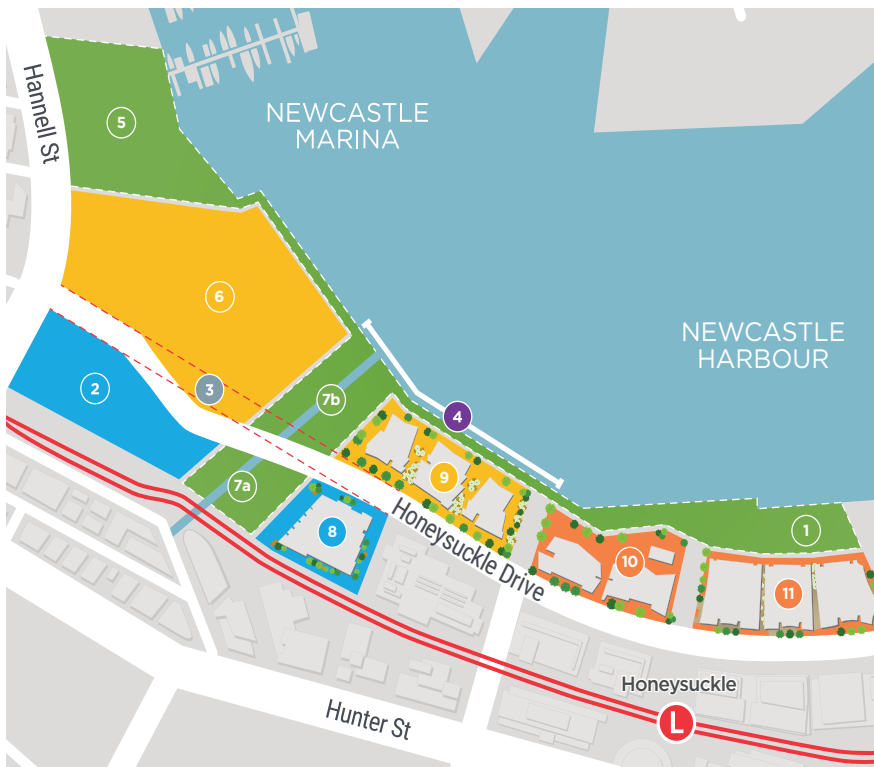
- Extensive public domain, including a foreshore promenade and open space
- Mixed-use harbourfront land, which will be made available for development.

Honeysuckle infrastructure and public domain upgrades

We are delivering a comprehensive \$55 million public domain and infrastructure upgrades package to support Honeysuckle's transformation. The remaining infrastructure being delivered includes:

- a seawall program required to unlock land and enable public space and
- Honeysuckle Drive realignment and public domain works.

Following community consultation, the *Honeysuckle Foreshore Public Domain Plan* was released in January 2019 to serve as the blueprint for the new space. As well as the extension of the waterfront promenade westward to the Wickham Marina, it includes planting more than 150 trees to increase green space and naturalise Cottage Creek.



RENEWAL KEY

- 1 Future Public Domain
- 2 1.1ha Commercial/Mixed Use Parcel/ Wickham School of Arts
- 3 Honeysuckle Drive Realignment
- 4 \$31+M Seawall Program
- 5 Future Public Domain
- 6 2.2ha Harbourfront Mixed Use Parcel
- 7 Future Public Domain/Cottage Creek
- 8 Little National Hotel - 42 Honeysuckle Drive
- 9 Lee 5 'Horizon' - 45 Honeysuckle Drive
- 10 Huntington - 35 Honeysuckle Drive
- 11 Lume - 21 Honeysuckle Drive

PROJECT KEY

- Creating superior & attractive public spaces
- Leading revitalisation & celebrating heritage
- Architectural & design excellence
- New homes & vibrant culture
- Generating economic growth

Environmental Management



Overview

Hunter and Central Coast Development Corporation has been working on behalf of the NSW Government since the early 2000s to remediate and rehabilitate two former BHP sites around the port of Newcastle.

These include a 150 hectare steelworks site at Mayfield and associated 62 hectare waste emplacement facility at Kooragang Island. Our remediation works will open the potential for re-use of the sites.

The remediation methods developed by our team were key to the project receiving a Premier's Award in 2016 in the environmental category. When complete, this project will mark the most significant remediation works in Newcastle's history.

Mayfield Steelworks

The \$110 million remediation of BHP's steelworks site at Mayfield was formally completed in 2019, marking a major milestone in the city's transformation. The works involve a range of projects to contain or remove contaminants while returning the land to a productive state. This work included:

- a 1.4km long x 50m deep underground 'barrier wall' to reduce groundwater flow toward the Hunter River
- low permeability capping, reducing infiltration of rainwater
- new major stormwater drains
- demolition and land forming
- a new freight rail line.

Kooragang Island Waste Emplacement Facility

The Kooragang Island Waste Emplacement Facility is BHP's former landfill site that received waste from the former Newcastle steelworks. We have so far closed around half of the approximately 62 hectare site in accordance with EPA guidelines.

We are working with the Commonwealth and NSW Government on the next stage of works. These works are particularly complex, with added complication by the identification of a slow-burning subterranean fire.

The area is environmentally sensitive, containing habitat of the protected Green and Golden Bell Frog species and being nearby the RAMSAR-listed Hunter Estuary Wetlands. All closure works have been designed sympathetically to the local environment, including providing migratory corridors for the Green and Golden Bell Frog.



Hunter Regional Plan

Overview

Since 2016, Hunter and Central Coast Development Corporation has coordinated the delivery and progress of the Hunter Regional Plan 2036. This involves working with all levels of government, the private sector and the community.

The Hunter Regional Plan 2036 is a Cabinet-endorsed document that anticipates the Hunter's population will grow by 25 per cent to more than 860,000 over 20 years, and will include more than 61,000 new jobs.

The Plan has four key elements:

- Connect Strategic Centres in Greater Newcastle
- Develop a National Centre of Excellence for Health and Education
- Expand the capacity of Global Gateways – Port of Newcastle and Newcastle Airport
- Establish Governance.

Greater Newcastle Metropolitan Plan

The Greater Newcastle Metropolitan Plan 2036 (GNMP) is a key deliverable of the Hunter Regional Plan and was released in September 2018. The GNMP is the first Metropolitan Plan to be prepared for a non-capital city in Australia and provides strong guidance for jobs and housing growth in Greater Newcastle.

The GNMP has four key outcomes:

- Create a workforce skilled and ready for the new economy
- Enhance environment, amenity and resilience for quality of life
- Deliver housing close to jobs and services
- Improve connections to jobs, services and recreation.

In the GNMP, our role is defined as leading the collaboration, implementation and monitoring processes, with support from the Department of Planning and Environment.



Our role in the Hunter Regional Plan

Coordination

- aligning across government
- partnering with local government
- informing infrastructure priorities
- guiding investment
- listening to the community.

Delivery

- actioning the implementation plan
- funding infrastructure investment with the SIC
- directing regional district planning
- supporting local planning.

Accountability

- monitoring activity and trends
- publishing annual reports
- revising and adjusting directions toward goals.

Mt Penang Parklands

Overview

Hunter and Central Coast Development Corporation owns and manages the Mt Penang Parklands site - a Central Coast destination for tourism, events, business and education.

Precincts within the Mt Penang Parklands include 23 hectares of gardens and event space, a 27 hectare heritage business park including 52 buildings, potential employment lands and bushland. The wider Parklands area is also home to a justice facility and an education precinct.

We are currently undertaking works to supply water and sewerage services as well as road upgrades to parts of the site. This will enable private development and investment, allowing for more jobs, improved tourism and cultural outcomes that benefit the local area and broader region.



Gardens and events

Mt Penang Gardens are set across 12 unique garden 'rooms', featuring historical sandstone sculptures, walled spaces, pergolas, fountains, ponds, cascades and bridges. Full of character and thriving native flora, the Gardens produce stunning displays that attract thousands of visitors each year.

The site is also home to Mt Penang Event Park, a space designed to host dynamic outdoor events. With grassed fields, tree-lined avenues, heritage buildings and extensive bushland, the site has served as a stunning backdrop for corporate and community events, including major music festivals.





Infrastructure upgrades

Mt Penang Parklands provides an exceptional opportunity for development as a specialist business park, leveraging off light industrial uses in the vicinity. Infrastructure works are planned to enhance services to the site, unlocking development lands and allowing the precinct to thrive as a business, education and tourism destination.

These works include:

- Extending water and sewerage infrastructure across the Parklands.
- Extending roads through the Parklands, including a two-lane road to connect Central Coast Highway in the south of the precinct to Kangoo Road in the north.

This infrastructure will establish the site for the future, enabling more investment, improving capacity and improving outcomes for existing tenants and offerings.

Upgrading roads will allow designated access to the justice facilities, removing the need for multiple vehicle movements past the high school.

It will also allow for potential expansion of the existing tenant, National Aboriginal Islander Skills Development Association, which may provide cultural facilities in the Parklands, and allow the gardens and festival space to attract more events.

We are working with Government to secure funding to enable this precinct work.

Gosford



Artist impression of Leagues Club Field

Leagues Club Field

Hunter and Central Coast Development Corporation is leading the development of an exciting new nature-inspired playground in the heart of Gosford's CBD.

Our role in delivering the project was announced by NSW Government in 2018 and creates an expanded presence on the Central Coast. We have significant experience in urban renewal initiatives and creating vibrant public spaces for the community to enjoy.

The \$10 million + transformation of the 2.4 hectare Gosford Leagues Club Field will create a play space with water and sensory experiences for all ages. The park will promote unstructured 'wild play', with the introduction of natural bushland, water play, a new grass playing field, amenities and pedestrian links.

The development will address opportunities identified in the Government Architect NSW's *Gosford Urban Design Framework*, which guides the development and renewal of the city. It marks another milestone in the continued revitalisation of Gosford, creating a vibrant, family-friendly space that will attract locals and tourists into the city centre.



Artist impression of Leagues Club Field



Artist impression of Leagues Club Field

Gosford Progress

Since 2018, four major developments have been announced, including:

1. Private hospital development proposal

- Proposed new private hospital by AA Crown Holdings and North Side Group
- Would employ 2,200 people over a three year construction phase and the hospital
- Would generate 460 permanent jobs ongoing, boosting the Central Coast economy by \$54 million annually.

2. Lederer proposal for Kibbleplex site

- \$280 million mixed-use development proposal
- Includes commercial, retail, entertainment and residential uses
- Potential to bring up to 600 construction jobs and 300 ongoing jobs to the region's capital.

3. Central Coast Leagues Club proposed redevelopment

- Club has announced its future vision with a \$450m state-of-the-art redevelopment
- Incorporates alfresco dining precinct, hotel accommodation and improved pedestrian access to Gosford and Leagues Club Field to the Waterfront
- Masterplan aims to guide the club's evolution into a modern, connected hub of community for the Coast.

4. University of Newcastle proposed Gosford Campus

- University of Newcastle has announced intention to build \$250 million campus in Gosford.

Artist impression of Leagues Club Field



Funds Administration

Overview

Hunter and Central Coast Development Corporation provides a range of services for Government, utilising our in-house expertise and local knowledge to deliver positive economic and community outcomes in the region.

This includes the administration of key NSW Government Funds and sponsorships, such as the Newcastle Mines Grouting Fund. Over recent years this has also included the Newcastle Port Community Contribution Fund and The Hunter Infrastructure and Investment Fund.

Newcastle Mines Grouting Fund

We administer the \$17 million Newcastle Mines Grouting Fund, designed to mitigate development risk linked to historic mine voids in the Newcastle CBD. The Fund acts like an insurance policy that applies after the cost of grouting exceeds a certain threshold, reducing uncertainty and risk associated with building in the city centre mine subsidence zone.

Since the pilot program was established in 2015, three development projects have used the fund, which has supported the construction of over 500 dwellings with a combined development value of more than \$230 million.

The Flyer; a Newcastle Port Community Contribution Fund initiative





Mt Penang

● **Mt Penang**

Gardens
Event Park
Parklands
Business & Education Hub

● **Gosford CBD**

Gosford Regional Park & Playground

Gosford CBD

● **Newcastle CBD**

Honeysuckle Seawall Works
Honeysuckle Drive Realignment
Tree of Knowledge Park
Throsby
Cottage Creek Public Space
42 Honeysuckle Drive
Lee 5
35 Honeysuckle Drive
21 Honeysuckle Drive
Worth Place Park West
Honeysuckle Campus
Lee Wharf A Building Restoration
Museum Precinct
Merewether Street Affordable Housing
Merewether Street East
Darby Plaza Site
Hunter Street Site
Scott Street Corridor Site
Market Street Lawn
Newcastle Station & Former Bus Depot

Newcastle CBD



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