



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. We work to provide more employment opportunities and more housing, while attracting innovative talent and enterprises.

We are proud to sit in the Place, Design and Public Spaces Group (Placemaking NSW division), within the Department of Planning, Industry and Environment. Our strategic priority is to create a strong and liveable NSW.

HCCDC manages 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.

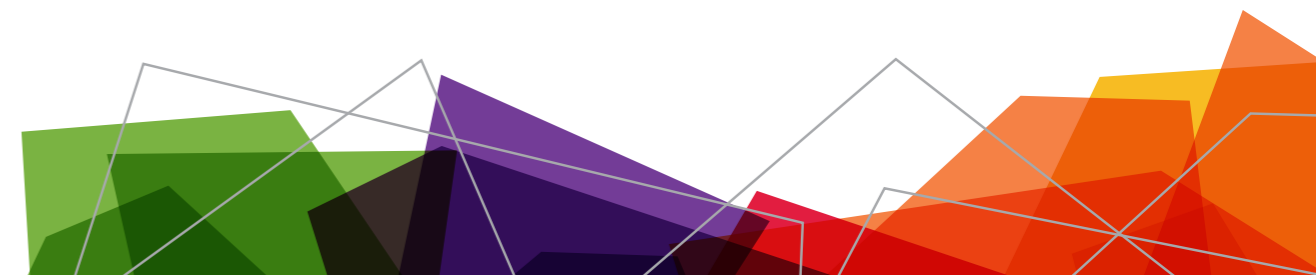
In Newcastle, we lead the Revitalising Newcastle program and the Honeysuckle Urban Renewal Project, as well as significant remediation and rehabilitation projects on former BHP Steelworks sites.

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

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***We acknowledge the Traditional Custodians of the land
and pay respect to all Elders past, present and future.***



Revitalising Newcastle

We lead 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 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

- **Winner of 2019 NSW Premiers Award for 'Building a Strong Economy'**
- Delivery of Newcastle Light Rail
- **Facilitated \$200-million redevelopment of The Store site to enable multi-modal transport interchange, alongside new homes, public space and commercial outcomes.**
- Credited with attracting more than \$3 billion in private investment
- **Streetscape, pedestrian and urban amenity improvements in the city centre**
- Attracted \$395-million expansion of University of Newcastle on former rail corridor lands
- **Attracted first stand-alone affordable housing development in Newcastle**
- Delivery of hallmark public spaces at The Station, Market Street Lawn and Museum Park
- **Australian Institute of Architects heritage awards for The Signal Box and The Station.**



Repurposing of former rail corridor is ongoing, connecting the city to the harbour, creating vibrant public spaces and city centre jobs.

Our projects

We continue to repurpose heritage assets, facilitate 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 tourism destination
- Significant landscaping works to create quality space for temporary events and community use
- Expansion into adjacent land with a versatile piazza space
- Temporary activation of site launched in September 2018, and will continue until its long term use is determined.





Projects we have facilitated

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

- \$200-million mixed-use private development adjoining the existing Newcastle Interchange
- 16,680m² of commercial space, up to 350 residential apartments, new public spaces, retail opportunity and a bus interchange
- Bus interchange and commercial building now complete.

Affordable Housing

- 30-dwelling affordable housing development on former rail corridor land
- Allows essential workers to live in the city centre
- Delivered by Tier 1 Community Housing Provider Evolve Housing in mid 2020.

Darby Plaza

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

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
- \$25-million Integrated Innovation Network (I2N) Hub and School of Creative Industries, taking students from mid 2021
- The full master plan will be realised over the next eight years

Rail Bridge Row

- The final stretch of the former rail corridor is being transformed by City of Newcastle following the purchase of Rail Bridge Row in 2020
- Proposed development includes a mixture of affordable housing units, retail space, new public domain and a shared laneway for pedestrians and cyclists.



University of Newcastle's expansion using rail corridor land is underway, with the new \$25-million Integrated Innovation Network Hub and School of Creative Industries, taking students from mid 2021.

Completed projects

The Revitalising Newcastle program has delivered several high-profile projects:

Market Street Lawn and The Signal Box

This green community space near Queens Wharf connects the city to the harbour with space for events, shady trees, seating and an illuminated playspace water feature.

The Signal Box is located in the heart of Market Street Lawn, and is an important piece of Newcastle's transport heritage. The building that once directed trains in and out of Newcastle Station recently found new life as an exciting dining destination.

To facilitate this new use, we undertook significant restoration works to the building, winning the 2019 Australian Institute of Architects Heritage award.

Museum Park

The former Civic Railway Station and surrounding precinct has been transformed into a versatile community space and attractive pedestrian hub.

Museum Park also creates a link to the past, with historic materials reused throughout the landscape and the former station building restored and repaired.

Community engagement was a key part of the transformation of this precinct. In 2020, the re-purposed station building opened as City of Newcastle's visitor information centre, allowing for an important reuse outcome for the community.



Honeysuckle renewal



Artist impression of Worth Place Park West

Honeysuckle is an ongoing urban transformation success story. Over 50 hectares of former industrial, maritime land is now a centre for entertainment, tourism, employment, and recreation on the edge of Newcastle Harbour. Honeysuckle will also become the home of the University of Newcastle's new Honeysuckle City Campus.

We have led Honeysuckle's renewal on behalf of the NSW Government since the program was initiated in the early 1990s. The area has so far seen more than \$1 billion in private investment and generated an estimated \$3 billion plus in economic activity.

We are the master developer for Honeysuckle and have managed the staged divestment of prime waterfront land to create more jobs and homes. Over the next few years, we will continue to deliver new public domain and infrastructure to ensure the former industrial land continues to thrive.

Honeysuckle has improved transport connections as a result of the Revitalising Newcastle program. The program delivered a new transport interchange at Wickham and has its very own Honeysuckle light rail stop, plus several new road and pedestrian crossings linking the city across the former heavy rail corridor.

Newcastle West is the city's emerging CBD and the new home of City of Newcastle offices. The Newcastle Local Environmental Plan (LEP) allows for building heights of up to 90m in the emerging city centre and 30-45m along the foreshore. Wickham, the suburb adjacent to the new CBD, is also seeing unprecedented commercial and residential development.



Private sector projects

Our urban renewal program has enabled four private sector developments to go ahead in the Honeysuckle precinct. The first of these, Lume a 154 apartment residential development is now complete. Combined the projects will deliver 347 new dwellings and 179 hotel rooms and generate \$250 million in construction activity providing 3500 construction jobs and 250 ongoing jobs. These include:

Lume (complete) -

21 Honeysuckle Drive (Doma Group)

- 154 apartments
- Ground floor commercial spaces
- HCCDC is delivering waterfront public domain adjacent to Lume in 2020.

Little National Hotel -

42 Honeysuckle Drive (Doma Group)

- 179 hotel rooms
- Commercial tower and public car parking
- Expected completion 2023.

Huntington -

35 Honeysuckle Drive (Doma Group)

- 88 apartments, roof top landscaped space
- Ground floor retail space
- HCCDC delivering waterfront public domain adjacent to development.

Horizon on the Harbour -

45 Honeysuckle Drive (Miller Property Corporation)

- 105 apartments
- Expected completion 2023
- HCCDC completing waterfront public domain adjacent to development.

Ongoing renewal

There are roughly 5.3 hectares of land remaining in Honeysuckle for repurposing, 36 per cent of which will be transformed to high-quality public space. The remaining Honeysuckle lands include:

- two hectares of public domain, including a foreshore promenade and three areas of open space
- a 2.2 hectare harbourfront mixed use parcel with LEP controls allowing heights of 30m on the waterfront and 45m along Honeysuckle Drive
- a 1.1 hectare parcel for commercial/mixed-use development, allowing heights up to 90m.
- road and streetscape improvements, naturalising Cottage Creek and laying the services and foundations for future works, including public domain.

Honeysuckle infrastructure and public domain upgrades

We are delivering comprehensive public domain and infrastructure upgrades to support Honeysuckle's transformation. Infrastructure recently delivered includes the \$24-million upgrade of the Honeysuckle seawalls replacing decades old maritime infrastructure to unlock land and enable public space.

Works to upgrade Honeysuckle Drive were completed in 2021 including realigning the road, a new bridge for Cottage Creek, improving merging lanes, footpaths, cycleways and streetscapes. The upgrades lay the foundation for future works, including naturalising Cottage Creek and new public domain.

We released the Honeysuckle Foreshore Public Domain Plan in 2019, outlining our significant plans to create more public spaces in the Honeysuckle precinct.

Community engagement was an important part of this plan, and works on the first new public space commenced in late 2020.





Artist impression of University of Newcastle Honeysuckle City Campus

Projects we have facilitated

University of Newcastle

The University of Newcastle is also significantly expanding its city centre presence with the Honeysuckle City Campus Development. The masterplan for this 10-year development sees seven new buildings including student accommodation, built on over 6.2 hectares of Honeysuckle land, including former rail corridor lands. Construction of the first building, the Integrated Innovation Network (I2N) Hub and School of Creative Industries was completed mid 2021.

The Wharf

The Wharf is an iconic heritage building in the centre of Honeysuckle. We recently completed works to repair the building, including reinstating its harbourside deck, in preparation for its new use.

Following a competitive proposal process, we were delighted to announce that The Wharf will become home to an exciting waterfront tourism offering 'Hope at Honeysuckle' that will provide exceptional Hunter food and wine tasting experiences. The innovative and exciting concept will be delivered by the Hope family of Hope Estate in the Hunter Valley.



RENEWAL KEY

- 1 Future Public Domain
- 2 1.1ha Commercial/Mixed Use Parcel
- 3 Honeysuckle Drive Realignment
- 4 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 Horizon on the Harbour - 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



\$55-million investment in essential infrastructure to facilitate the transformation of 5.5 hectares of remaining Honeysuckle land, 36 per cent of which will be public space.



Estimated \$3+ billion in economic activity through Honeysuckle since the early 1990s.



Four private sector developments delivering 347 new dwellings, 179 hotel rooms, commercial space and \$250 million in construction activity.



University of Newcastle's I2N Hub and School of Creative Industries.

Environmental management



We have 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 involved 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
- new freight rail line.



NSW Premier's Award for protecting the environment

We managed the successful extinguishment of the 12 hectare subterranean fire within the KIWEF site in collaboration with other government departments.

We are now progressing with the next stage of landfill closure works for a further 32 hectares of the KIWEF site. All government approvals for the next stage have been secured and a principal contractor is engaged and well underway with the current stage of closure works.

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

Kooragang Island Waste Emplacement Facility

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



Cockle Creek precinct



HCCDC owns the Cockle Creek precinct land formerly occupied by the Pasmenco Lead and Zinc Smelter, at Boolaroo in Lake Macquarie.

Our role is to ensure the environmental management of the site in perpetuity, and manage the divestment of land for its future as a commercial, industrial and housing centre, to deliver economic and community outcomes for the region.

We work with Government's Waste Assets Management Corporation (WAMC) to manage the environmental requirements of the site, while The NSW Environment Protection Authority (EPA) provides regulatory oversight.

The Greater Newcastle Metropolitan Plan identifies the site as part of the strategic gateway to Greater Newcastle, with targets for 1800 new jobs, and 3700 new dwellings in the Munibung Precinct by 2036. Unlocking this site will assist in the realisation of these targets.

New opportunities for jobs, housing and economic benefit

In July 2020 it was announced that Green Capital Group will be enabling more than 500 new homes in the precinct, and Costco Wholesale Australia will be bringing its first NSW regional operation to the site.

The Costco development will inject \$60 million into the local economy, creating 80 FTE jobs during construction, and 225 FTE ongoing jobs on completion, while the Green Capital Group will inject \$240 million and 400 FTE jobs during construction.



Environmental Management

The site includes a large containment cell, covering 20 hectares, which has been created to contain the contaminated materials in accordance with EPA requirements.

The containment cell and a water treatment plant require regular monitoring and maintenance, and other environmental protection areas such as Munibung Hill, also require ongoing maintenance and vegetation control.

Land sale proceeds are used to go towards the costs of monitoring and managing the long term environmental needs of the site. This fund is called the Containment Cell Perpetual Care Fund.



Creating local connections

Transforming Cockle Creek affords us the opportunity to celebrate its people and their rich history. Cressy Road, the main link to the Costco warehouse, is one such nod to the past.

It has been named in memory of former Boolaroo resident and WWI Private Henry Alfred 'Harry' Cressy. Harry lived nearby in Creek Road and worked as a train driver at the Pasmenco smelter, along with many from his family. He fought as part of the Australian Imperial Force before tragically losing his life in the Battle of Fromelles.

Harry's relatives joined us to mark the naming of Cressy Road, remembering the crucial role that so many from the region have played in serving their country.

Hunter Regional Plan



Hunter Regional Plan 2036

The *Hunter Regional Plan 2036 (HRP)* was released in 2016 and guides the NSW Government's land use planning priorities and decisions over the next 20 years. It provides a strategy to deliver the vision for the Hunter Region. HCCDC was given a specific responsibility of working collaboratively across government, councils and stakeholders to implement the goals, directions and actions in the HRP.



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
- Directing regional district planning
- Supporting local planning.

Accountability

- Monitoring activity and trends
- Publishing annual reports
- Revising and adjusting directions toward goals.

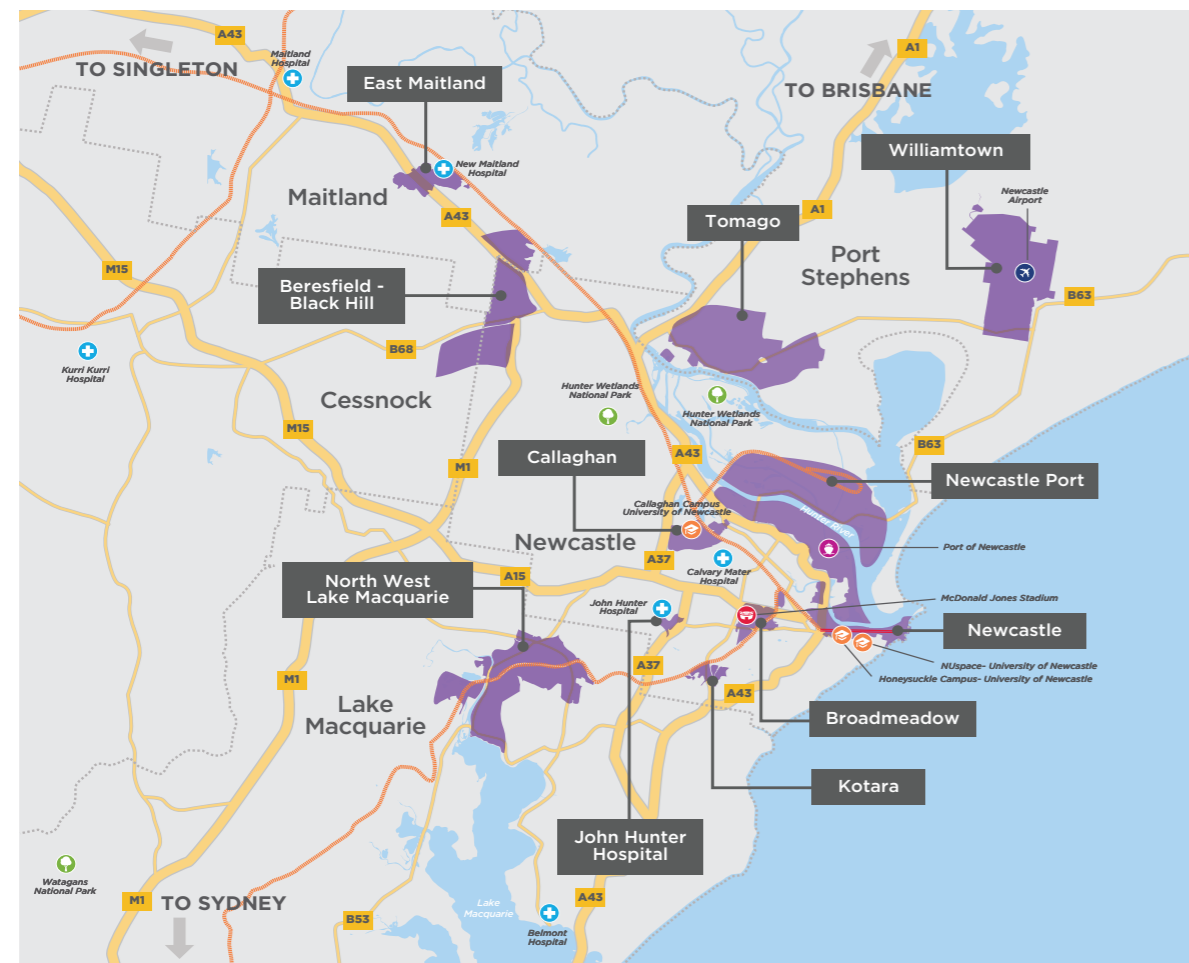


Greater Newcastle Metropolitan Plan (2036)

Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan 2036 (GNMP) is a key deliverable of the HRP and is the first Metropolitan Plan to be prepared for a non-capital city in Australia. The GNMP sets out strategies and actions that will drive sustainable growth across Greater Newcastle, as well as achieve the vision in HRP - for the Hunter to be leading regional economy in Australia with a vibrant new metropolitan city as its heart.

The GNMP identifies several Catalyst Areas which are precincts of metropolitan significance for the creation of new homes and jobs. They will be delivered through a collaborative planning approach with a focus on providing integrated land use and transport, priority infrastructure, open space and high-quality urban design.



HCCDC's role in the Regional and Metropolitan Plans

Facilitating the Plans

We facilitate the implementation of the HRP and GNMP by creating a culture of collaboration, partnership and shared ownership across a range of government and non-government stakeholders. We are seeking to create stronger cohesion and partnership in the region with this position supported by the directions set in the HRP and GNMP.

A Collaborative Governance Model

- Collaboration agreement – MOU signed by Minister Stokes and 5 Greater Newcastle Councils
- Regular reporting to the Hunter Regional Leadership Executive
- Interface with the Committee for the Hunter
- HCCDC has a role as facilitator of outcomes



Our key areas of focus in the Plans

HCCDC:

- Works closely with the Department of Planning Industry and Environment (DPIE) to **implement the GNMP**, and collaborate and coordinate with government agencies and Councils to deliver actions in the GNMP;
- **Facilitates and drives the collaboration of Catalyst Areas** – including establishing governance arrangements, scoping and project planning for each Catalyst Area, encouraging the integration of transport and land use, and work with landowners to seek planning approvals where needed from DPIE and Councils;
- **Chairs the Hunter Urban Development Program Group** with the objective that housing and associated infrastructure is planned, funded and delivered in a coordinated and efficient way, for both greenfield and infill housing;
- Will **establish branding and promote Greater Newcastle** to national and international markets to attract investment;
- **Provides advice to government on infrastructure priorities** for Greater Newcastle, such as the Sydney to Newcastle Faster Rail;
- Works with DPIE to report to and provide advice to government on progress and impediments to delivery of the GNMP.

Gosford Leagues Club Park



Award Winning Design

Leagues Club Park's transformation has been honoured with top accolades at the **National Trust Heritage Awards:**

- Judges' Choice Award, 2021
- Aboriginal Heritage Award, 2021

HCCDC's \$10 million transformation of Gosford's award-winning Leagues Club Park is now complete delivering a world class public space for the Central Coast.

The parkland includes 'wild play' areas, interactive Aboriginal design elements, accessible pathways, quality green space, and a unique water-play tidal terrace.

We worked with the local community, landscape architects, Central Coast Council and the local Aboriginal Land Council to create a unique space to play, connect, celebrate and learn about the site's heritage. Designs also reflect NSW Government's Everyone Can Play framework, creating a space that can be enjoyed by everyone, regardless of ability.

Leagues Club Park designs include shady trees, gardens, open event space, barbecue facilities, pedestrian paths and inclusive, nature-inspired play areas. The tidal terrace water-play zone connects to Brisbane Water to rise and fall with the tide, bringing the harbour into the park.

The park is a unique tourist drawcard for Gosford, attracting families from across the region into the vibrant city centre.



Mount Penang Parklands

We own and manage the Mount Penang Parklands site - a Central Coast destination for tourism, events, business and education.

Precincts within the Mount 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.

Works were recently completed to upgrade water and sewer services, as well as key access roads. 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

Mount Penang Gardens is 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.

Mount Penang is also the ideal venue for community events, with stunning garden surrounds and a natural amphitheatre. The site has played host to everything from weddings and private functions to music festivals, markets and an annual Christmas fair.



Infrastructure upgrades

Mount Penang Parklands provides an exceptional opportunity for development as a specialist business park, leveraging off the light industrial uses in the vicinity, while celebrating and enhancing access to the unique heritage of the site.

The lack of services in Mount Penang Parklands such as water, sewerage, roads and footpaths have historically prevented private sector investment and the ability of the site to reach its potential.

We are delivering upgrades essential to unlock lands which will enable private development to realise the strategic location of the site within the Somersby to Erina Southern growth corridor, identified in the Central Coast Regional Plan.

Funds administration



The Flyer, funded through the Newcastle Port Community Contribution Fund

We provide a range of services for government, utilising our in-house expertise and local knowledge to deliver positive economic and community outcomes.

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.



Nobby's Beach Pavilion refurbishment; Funded through the Newcastle Port Community Contribution 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 was established in 2012, seven applications have been received, with three projects requiring funding totalling \$1.6 million. The remaining projects didn't require top up funding.

Sponsorship

We sponsor activities that help achieve the HCCDC's strategic objectives, including growing economic capacity, enhancing communities, creating engaging public spaces and respecting culture and heritage.

Recent sponsorships include Newcastle Fringe Festival, a live performance and art festival activating The Station and other Newcastle locations; The University of Newcastle's Biomes Exhibition, celebrating local biodiversity successes during National Biodiversity Month; and The Big Picture Fest, a cultural street-art festival contributing to the vibrancy of Newcastle's public spaces.

In previous years we have sponsored the Smaller and Smarter Cities Symposium, a thought-leaders conference bringing together influential and inspiring experts to workshop the future of Newcastle as a dynamic second city; the HIA Housing Hunter Awards Program; and Street Feast and Sunset Gather community market events.

Applicants must meet our eligibility criteria.

Our sponsorship policy can be found at hccdc.nsw.gov.au/sponsorship



Facilitating economic growth by administering multi-million dollar funds on behalf of government



Sponsoring key events and activities that enhance economic and community outcomes



Working across all levels of government and with the private sector to achieve city-shaping outcomes

Our focus areas

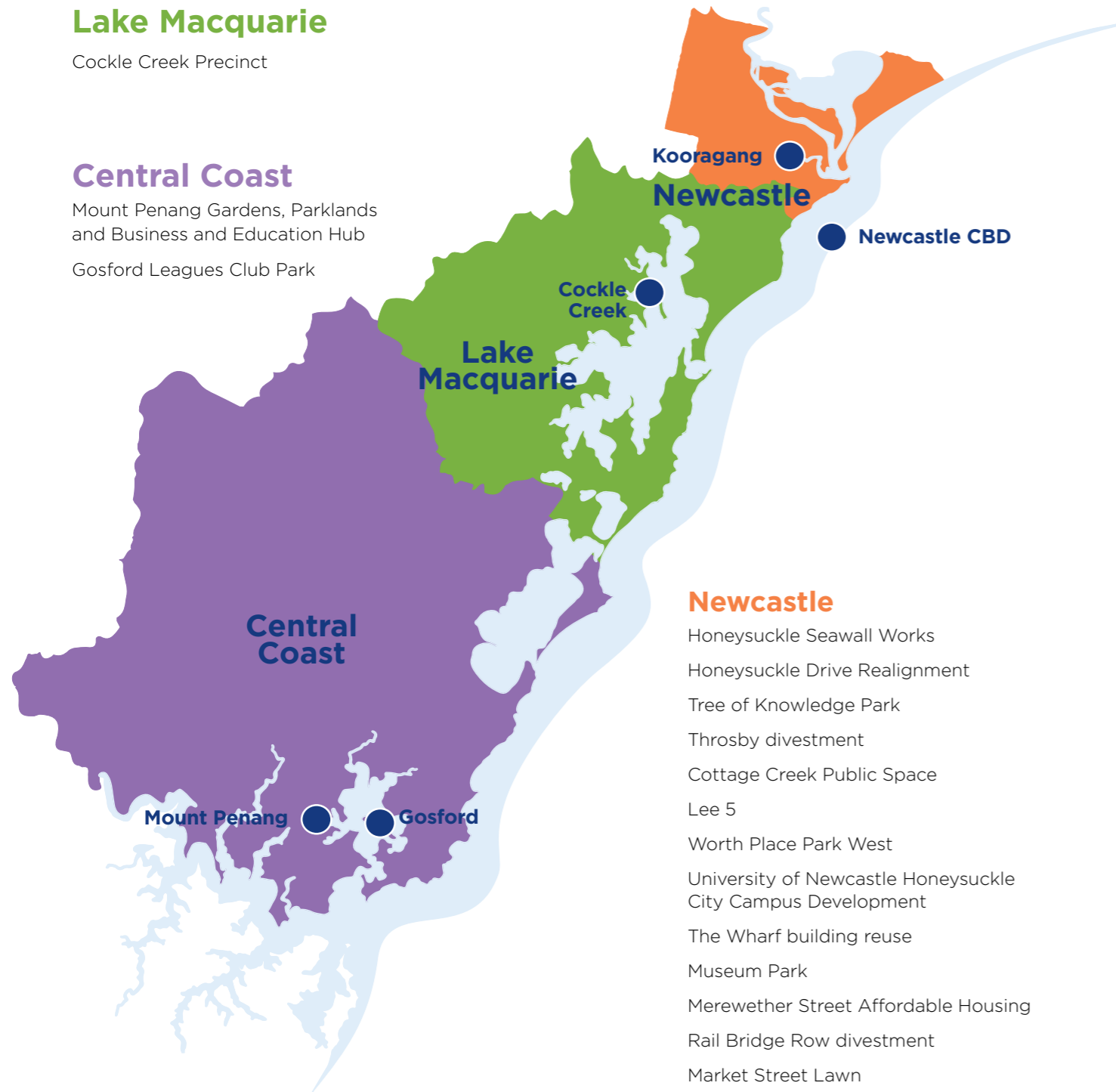
Lake Macquarie

Cockle Creek Precinct

Central Coast

Mount Penang Gardens, Parklands and Business and Education Hub

Gosford Leagues Club Park



Newcastle

- Honeysuckle Seawall Works
- Honeysuckle Drive Realignment
- Tree of Knowledge Park
- Throsby divestment
- Cottage Creek Public Space
- Lee 5
- Worth Place Park West
- University of Newcastle Honeysuckle City Campus Development
- The Wharf building reuse
- Museum Park
- Merewether Street Affordable Housing
- Rail Bridge Row divestment
- Market Street Lawn
- The Station activation and reuse
- The Station landscaping
- Kooragang Island
- The Store

Our vision is to provide more employment opportunities and more housing, while attracting innovative talent and enterprises.



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www.hccdc.nsw.gov.au