

An agile delivery agency.

Powered to unlock  
and deliver outcomes that  
revitalise our regions.





# Delivering jobs, homes and public spaces in ways that enrich community.

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



At the Hunter and Central Coast Development Corporation (HCCDC) we manage the planning and delivery of significant economic and urban development. We partner for success, working with other government agencies, local and land councils, private sector, stakeholders and community.

## Our region-shaping projects:

- unlock opportunities for economic and social outcomes
- grow housing options
- attract investment to stimulate economies
- create job opportunities, and attract talent and innovation
- deliver great places for vibrant communities.



Transforming underutilised government lands



Delivering public spaces, promenades and infrastructure



Environmental management



Complex remediation and rehabilitation projects



Managing complex divestments



## We revitalise and repurpose

- We undertake strategic planning and delivery of multi-stakeholder, complex urban renewal projects like Honeysuckle and Revitalising Newcastle.
- We manage the end-to-end delivery of renewal projects including de-risking, market sounding, divestment, design, asset management, activation, infrastructure and place delivery.



## We partner for success

- We collaborate with other government agencies, city councils, local Aboriginal land councils, stakeholders, private sector and the community to deliver holistic and sustainable outcomes.
- We're government's preferred project partner for complex environmental projects including \$110-million former BHP Steelworks sites.
- We administer strategic government initiatives such as the Newcastle Mines Grouting Fund.



## Asset management and activation

- We own and manage state heritage listed buildings, seawalls infrastructure, parklands and public spaces.
- We deliver 'meantime' place activation such as The Station, to serve community outcomes and support future-use opportunities.



## Regional governance

- We are a member of the Hunter and Central Coast Regional Leadership Executive and a key partner of the Greater Cities Commission 'Six Cities' agenda.
- We are a key government influencer for strategic land-use outcomes that align with government objectives and priorities.





# We solve complex challenges and lead strategic region-shaping projects.

We have powerful legislation\* enabling the delivery of significant revitalisation outcomes in our Growth Centres spanning the Hunter regions 10 LGAs, and the Central Coast.

We are responsible for promoting, coordinating, managing and securing the orderly and economic development of these growth centres.

\*Legislated under the Growth Centres (Development Corporation) Act 1974



Our projects are regionally significant - creating new jobs, homes and public spaces.

## Revitalisation and transformation projects

Honeysuckle urban renewal	08
Revitalising Newcastle	10
Cockle Creek	12
Mount Penang Parklands	14
Leagues Club Park, Gosford	16
West Wallsend	18

## Project management and regional leadership

Environmental Management	20
Central Coast Education and Employment Precinct	22
Newcastle Mines Grouting Fund	24



# Honeysuckle urban renewal

Newcastle LGA

Former industrial lands transformed into a waterfront centre for entertainment, tourism, employment and recreation.



**Honeysuckle's urban renewal is HCCDC's cornerstone project delivering harbourside public space, community infrastructure, homes and jobs.**

Spanning 4 km on 52 ha of former industrial harbourfront lands, Honeysuckle's transformation is the largest non-metro urban renewal project in Australia. It has catalysed significant city-changing outcomes and investment.

As the masterplanner for the precinct, we are continuing the delivery of waterfront public space; and the divestment of the final parcels of land marketed as Honeysuckle HQ. This will create the anchor precinct to the emerging West End CBD.

-  52 ha of underutilised government lands renewed
-  Waterfront promenade and public spaces created
-  Creating anchor precinct to the emerging CBD
-  Road and seawall infrastructure delivered
-  Heritage restoration and reuse
-  \$55m investment in infrastructure and public domain
-  Remediation and renewal of wharves and foreshore
-  Estimated \$3b in economic activity since the early 1990s
-  \$1b in private investment generated creating new jobs, homes, university campus and economic activity





# Revitalising Newcastle

Newcastle LGA

Award winning \$650-million+ urban transformation and transport program unlocking new uses on former surplus rail corridor.

The program has delivered quality public spaces connected to better transport, heritage reuse, new homes, affordable housing and jobs.



**HCCDC led the multi-agency initiative reporting to two ministers and focused on connecting the CBD with the waterfront, and activating the city to attract people, jobs and tourism.**

The Revitalising Newcastle program:

- delivered streetscape, pedestrian and urban amenity improvements in the city centre
- created hallmark public spaces at The Station, Market Street Lawn and Museum Park
- attracted Newcastle's first standalone affordable housing development
- delivered the Newcastle Light Rail system
- facilitated a \$200-million multi-modal Transport Interchange
- attracted significant investment and economic activity
- expanded the University of Newcastle's offering in the CBD.

- 💡 \$650m+ investment
- 🏠 4.2 ha of surplus rail corridor renewed
- 💰 \$3b+ in private investment generated
- 🚶 \$200m transport interchange facilitated
- 🚊 Light rail system delivered
- 🌳 Multiple public spaces created connecting city with waterfront
- 🏢 30 affordable housing dwellings
- 🔨 Heritage restoration, reuse and activation
- 🎓 Attracted \$395m University of Newcastle expansion





# Cockle Creek

Lake Macquarie LGA

Former Pasmaenco Smelter site, rehabilitated and transformed to support new opportunities for housing and economic growth in Lake Macquarie.



**Cockle Creek's transformation has attracted over \$300-million in private investment, securing the first regional Costco in NSW, and unlocking over 500 new homes.**

HCCDC broke a long-standing stalemate for the precinct by taking ownership of the site in 2019, rehabilitating the former lead and zinc smelter lands, obtaining all Environmental approvals and delivering essential infrastructure to support the ongoing transformation of the area.

The transformation of Cockle Creek precinct continues to unlock new housing and job opportunities for the region.



Land acquired, rehabilitated and divested



Attracted \$300m in private investment



500+ homes unlocked



Essential infrastructure delivered



NSW's first regional Costco store



DA's lodged for two light industrial precincts



Ongoing environmental management





# Mount Penang Parklands

Central Coast LGA

Unlocking opportunities for private investment and jobs growth in a strategic Central Coast location.



**HCCDC owns and operates Mount Penang Parklands, a Central Coast precinct for business, education and recreation.**

The site includes over 8 ha of landscaped gardens for community use and recreation and a 27 ha heritage business park with tenants including education, disability support, children's services, a culture and performing arts centre, and a café connected with the Mount Penang Gardens.

The parklands provide an opportunity for strategic development as a specialist business park, and we recently completed essential infrastructure upgrades, unlocking new opportunities for private investment and employment in the region.



130 ha site



State heritage business precinct, parklands and bushland



\$16m infrastructure upgrades delivered



Private market investment unlocked



Potential for 3,500 new jobs



Heritage asset and place management





# Leagues Club Park, Gosford

Central Coast LGA

Revitalisation of under-utilised public space, transforming it into an award-winning, innovative and culturally significant community parkland.



HCCDC worked closely with stakeholders in Gosford to deliver a \$10-million world class public space that includes 'wild play' areas, interactive Aboriginal design elements, accessible pathways, and quality green space.

The transformational outcome incorporated an innovative tidal terrace – the first of its kind in Australia – connecting the parkland with Brisbane Water. This created a dynamic 'splash zone' play area that changes from hour to hour with the tide.

We self-funded the delivery of the parkland, which has won multiple industry awards and is now recognised as a major Central Coast destination.

-  2.4 ha regional play space
-  \$10m investment
-  Award-winning design
-  Innovative tidal terrace
-  Local Aboriginal collaboration and design

Leagues Club Park has been recognised with several industry awards, including wins at the National Trust Heritage Awards and the UDIA NSW Awards for Excellence in Urban Development, as well as a finalist nod at the NSW Premier's Awards.



# West Wallsend

Lake Macquarie LGA

HCCDC owns 1550ha of land west of Newcastle, which formerly belonged to BHP Steelworks. Part of the site will be dedicated to Transport for NSW to preserve a corridor for the future Lower Hunter Freight Corridor, while the rest will be unlocked for future housing, jobs and biodiversity outcomes.



The project is in its formative stage and initiatives include:

- preserving land for Lower Hunter Freight Corridor
- transferral of land for transport corridor to Transport for NSW
- ongoing strategic planning to optimize remaining lands for homes and jobs.

Our exploration works will align with government objectives in terms of future housing, economic stimulus and the future freight corridor.



Former BHP Steelworks lands



Includes lands for Lower Hunter Freight Corridor



Jobs, homes, conservation outcomes



Creating a land use strategy for the site.



# Environmental Management

Newcastle LGA

Since the early 2000s, HCCDC has project managed the remediation and rehabilitation of two former BHP Steelworks sites located around the Port of Newcastle, to enable future use outcomes for the lands.



The sites include a 150 ha former steelworks at Mayfield, and the 62 ha associated waste emplacement facility at Kooragang Island.

Our team worked with specialists to develop award-winning remediation methods to contain and reduce environmental and health risks of the site, while maximising ecological and sustainability outcomes.

The works were designed sympathetically to the local environment, delivering innovative environmental outcomes including:

- a 1.4 km x 50 m deep underground 'barrier wall' to reduce groundwater flow towards the Hunter River
- low permeability capping, reducing infiltration of rainwater
- creating temporary refuges and migratory corridors for the protected Green and Golden Bell Frogs that inhabit the area
- planting of grasses and plants restoring land to former state.

-  Former Steelworks lands transformed for future use
-  \$110m remediation program
-  212ha of land rehabilitated
-  Award-winning outcomes
-  NSW Premiers Award 2016, for protecting the environment
-  Site chosen for Port of Newcastle's Hydrogen hub

**Our remediation works are helping to unlock opportunities for potential site reuse and employment generation, and once complete will mark the most significant project of its type in Newcastle's history.**





# Central Coast Education & Employment Precinct

Central Coast LGA

HCCDC was tasked with an election commitment to lead and unlock an education and employment precinct in Gosford.



We are working with the University of Newcastle (UoN) and the Greater Cities Commission to bring a university campus to the Gosford CBD.

The campus will focus on health and innovation, and support the existing Ourimbah campus already established on the Central Coast. We are working with UoN to deliver stage 1 of the campus and exploring options to fast track stage 2 including student accommodation.



The Gosford City campus project represents a regional leadership outcome where HCCDC powers were utilised.

- We acquired the land and agreed to divest to the UoN to enable and drive economic outcomes for the future CBD campus.
- Strategic partnership with Greater Cities Commission with HCCDC powers for delivery of future projects.
- State Significant Development Application lodged for the campus buildings.

-  Campus will focus on health and innovation
-  Election commitment
-  State Significant planning approval expected August 2023
-  Construction expected to commence November 2023



# Newcastle Mines Grouting Fund

Newcastle LGA

HCCDC administers the \$11-million Fund set up to act as an insurance policy for developers seeking to develop in the Newcastle CBD.



The Fund helps mitigate risk associated with mine subsidence, and reduces the uncertainty of building in a city centre mine subsidence zone -encouraging new housing and commercial development.

- \$11-million dollar fund that acts as an insurance policy.
- The Fund provides the market with confidence to invest in multi storey residential and commercial developments in the Newcastle CBD.
- The Fund will be next reviewed by June 2026 to ensure it is still meeting its objectives and providing the necessary benefits for the city.







Hunter and Central Coast  
Development Corporation

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