

Hunter and Central Coast
Development Corporation



An agile delivery agency.

Powered to unlock
and deliver outcomes that
revitalise our regions.



An agile delivery agency that solves complex problems to unlock and deliver region-changing outcomes.

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 focus is on:

- creating vibrant places with great spaces
- providing more opportunities for housing and employment
- attracting innovative talent and enterprises.



Transforming underutilised government lands



Delivering public spaces, promenades and infrastructure



Environmental management



Complex remediation and rehabilitation projects



Managing complex divestments

We unlock

- We use our legislation to unlock opportunities where other government agencies can't
- We use our regional leadership and trusted relationships to unlock projects
- We use our highly experienced team, big thinking and innovative initiatives to unlock
- We use our unique connection to the community and understanding of regional issues to unlock projects and amplify outcomes.



We deliver

- We deliver by focusing on outcomes that create holistic benefits for the community
- We deliver by partnering with stakeholders and the community in decision making
- We deliver by being agile and using streamlined decision making and efficient processes.



We revitalise

- We revitalise by creating new opportunities and experiences for our communities
- We revitalise by creating more homes, jobs and public spaces
- We revitalise by stimulating and attracting investment that brings new enterprise and talent to our regions
- We revitalise by repurposing urban and industrial land for a new activated future.



We partner for success

- We collaborate with other government agencies, local councils, local Aboriginal land councils, stakeholders, private sector and the community to deliver holistic and sustainable outcomes.



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

We have powerful legislation under the *Growth Centres (Development Corporations) Act 1974*. Our growth area spans 11 local government areas in the Hunter Region and Central Coast.

Subject to the Act, we are responsible for promoting, coordinating, managing and securing the orderly and economic development of our growth centres.



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

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Honeysuckle urban renewal

Newcastle LGA









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



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

Spanning 4 km 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 to deliver waterfront public space and to divest 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
-  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 surplus rail corridor.

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



HCCDC led the multi-agency initiative reporting to 2 ministers and focused on connecting the CBD with the waterfront, 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
- attracted significant investment and economic activity
- expanded the University of Newcastle's offering in the CBD with a new campus and upcoming student accommodation
- provided temporary activation of the former Newcastle Station as a retail and community event space while its long-term use is planned.

- 💡 \$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

An aerial photograph showing the Cockle Creek development. In the foreground, there are large, flat, brownish areas of land, some with construction equipment. A new road with a median runs through the center. To the right, a large white building with a 'Costco' logo is visible, along with a parking lot. In the background, a residential area with many houses is visible, followed by a river and hills under a blue sky.

Cockle Creek

Lake Macquarie LGA

HCCDC-owned land is being 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.

We took ownership of 157 ha of land at Cockle Creek in 2019. We have since undertaken rehabilitation works and delivered essential infrastructure to support the area's ongoing transformation.

The transformation of Cockle Creek precinct continues to unlock new opportunities, including 560 new homes, the first regional Costco in NSW and planned future light industrial and retail developments.



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. Tenants include education, disability support, children's services, a culture and performing arts centre and a café connected with the Mount Penang Gardens.

Our vision for Mount Penang is an active and sustainable place for recreation, education and work within a natural and heritage setting. To support this, we recently completed extensive infrastructure works to improve the visitor experience and unlock new opportunities for private investment and employment.



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



Gosford

Central Coast LGA

Transformation of under-used public space in Gosford into an award-winning parkland and catalyst for the CBD's revitalisation.



Leagues Club Park was created to address opportunities identified in the Government Architect NSW's Gosford Urban Design Framework, which guides the ongoing development and renewal of the city.

We worked closely with local stakeholders to deliver Gosford's green heart. The \$10-million space includes a nature-inspired playground, open space for community events and interactive Aboriginal design elements.

We self-funded the construction 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 in the Gosford CBD
-  Award-winning design
-  Local Aboriginal collaboration and design

Leagues Club Park has been recognised with industry awards, including 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.



University of Newcastle Gosford campus

Central Coast LGA

HCCDC is working with University of Newcastle to create a world-class campus on the Central Coast.



We have entered into a development deed with University of Newcastle (UoN) to deliver a new campus on HCCDC land in the heart of Gosford.

The campus is expected to generate new jobs, support emerging local industries and continue the revitalisation of the Gosford CBD. It will be located on the former Mitre 10 site on Mann Street.



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.
- We worked with UoN and government to help bring the campus to HCCDC land.
- Work is now underway on the building, with classes expected to start in 2025.



State Significant planning approval granted in 2023.



Construction now underway.



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 Kooragang Island Waste Emplacement Facility (KIWEF).

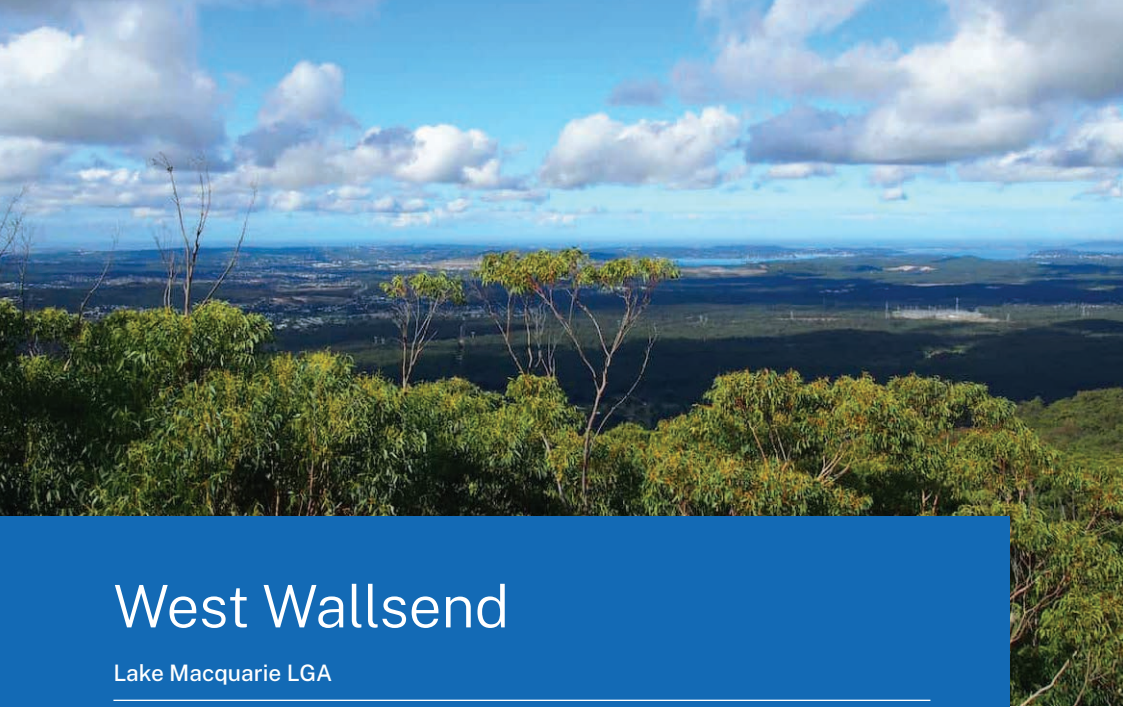
Our team worked with specialists to develop award-winning remediation methods to contain and reduce environmental and health risks of the site, while maximising ecological and sustainability outcomes.

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

In 2023, we reached a major milestone by completing the remaining KIWEF capping works. This is the culmination of 13 years' work and enables further economic diversification of the port.



West Wallsend

Lake Macquarie LGA

HCCDC owns 1,550 ha 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 West Wallsend site represents a critical piece of land with opportunities to drive HCCDC initiatives, including:

- preserving land for the Lower Hunter Freight Corridor
- creating housing opportunities
- significant conservation outcomes
- delivering employment opportunities
- respect and acknowledge heritage and culture.



Former BHP Steelworks lands



Includes lands for Lower Hunter Freight Corridor



Jobs, homes, conservation outcomes



Creating a land use strategy for the site.

We unlock, revitalise, deliver

For more information visit hccdc.nsw.gov.au

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