



HPS Outlook

Hunter Region Part 2

JULY 2021



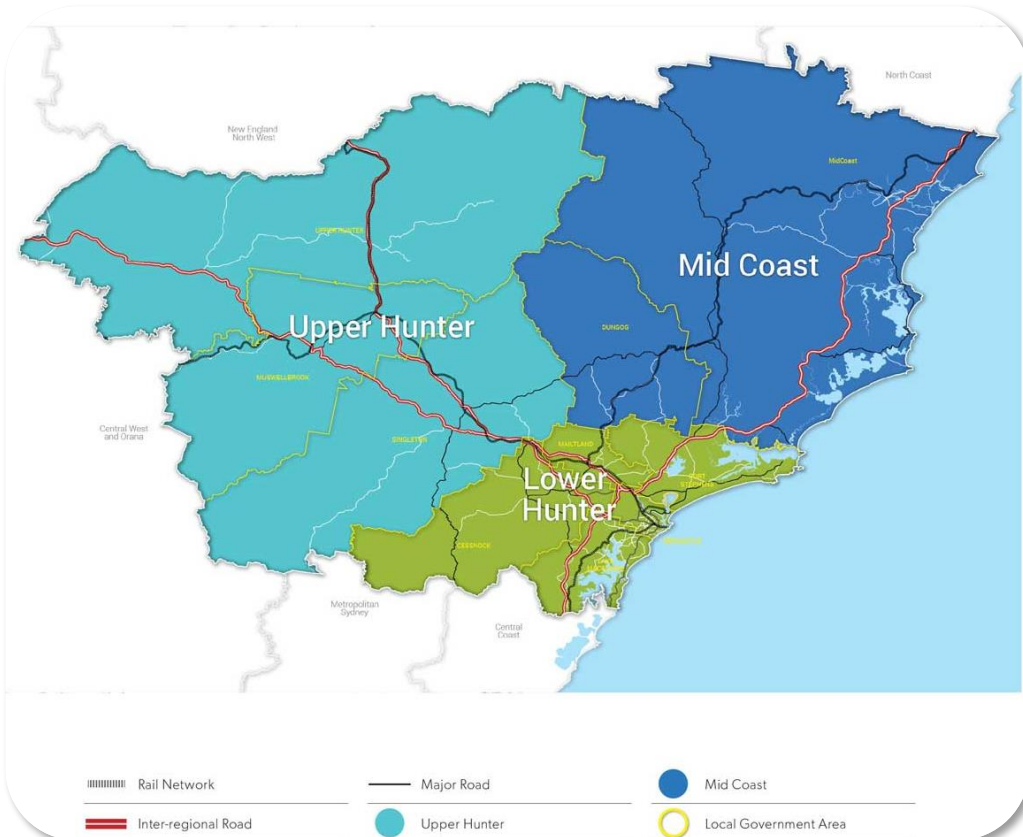
HEALTH PROJECT SERVICES

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Hunter Region Part 2

The Hunter region comprises Lower Hunter, Upper Hunter and MidCoast. The Local Government Areas (LGA's) for each are summarised below. The Hunter Regional Plan 2036 provides a narrative for each LGA identifying regional priorities and growth projections for housing, employment and dwellings.

Lower Hunter	Upper Hunter	MidCoast
<ul style="list-style-type: none"> Cessnock LGA Lake Macquarie LGA Maitland LGA Port Stephens LGA Newcastle LGA 	<ul style="list-style-type: none"> Muswellbrook LGA Singleton LGA Upper Hunter Shire LGA 	<ul style="list-style-type: none"> MidCoast LGA Dungog LGA



Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036

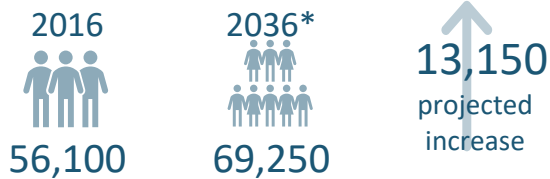
Figure 1: Hunter region context map



Hunter Region Part 2

Cessnock LGA (Lower Hunter)

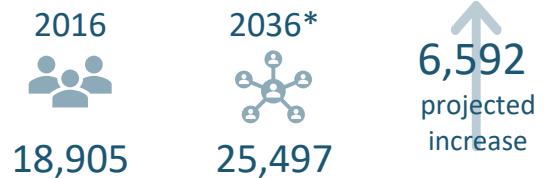
Population



The completion of Hunter Expressway has improved accessibility and the appeal for new residents requiring more housing and employment opportunities.

Cessnock LGA is considered and wine and food tourism destination which will help boost the economy.

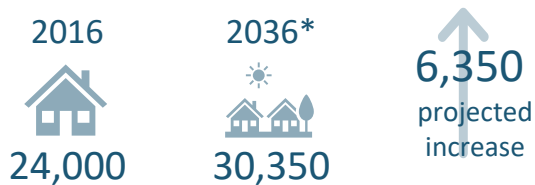
Employment



Centres and employment land areas include:

- Strategic centres: Cessnock, Kurri Kurri
- Centres of local significance: Branxton and Huntlee.
- Critical Industry Clusters: Pokolbin viticulture area.

Dwellings



Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Bellbird North, Nulkaba, Huntlee, Greta (Anvil Creek), West Street Greta, Golden Bear, Vintage Balance, Mount View Road, Rose Hill, Cliftleigh and Avery's Village.
- Develop the Kurri Kurri Corridor.

Regional Priorities

Regional priorities as stated as:

- Support the tourism and agricultural economies by conducting a land use assessment across the Viticulture Critical Industry Cluster.
- Investigate the region-shaping potential of the Hunter Expressway.
- Continue delivery of the Branxton Sub-regional Plan.
- Protect regionally significant transport corridors, including the Newcastle Freight Rail Bypass.
- Plan for and deliver regional cycleway links along the Richmond Vale Rail Trail.

*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 63-64



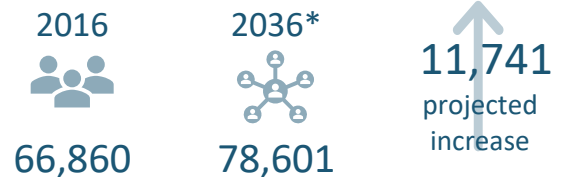
Lake Macquarie LGA (Lower Hunter)

Population



Lake Macquarie LGA is the most populated region across the Hunter, as residents and visitors are attracted to the lifestyle benefits and ease of accessibility.

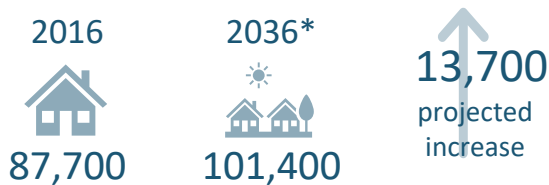
Employment



Centres and employment land areas include:

- **Strategic centres:** Charlestown, Morisset, Cardiff–Glendale (emerging).
- **Centres of local significance:** Belmont, Toronto, Cardiff, Warners Bay, Swansea and Mount Hutton.
- **Significant employment land clusters:** Cardiff Industrial Estate.

Dwellings



Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Cooranbong, Wyee, Morisset, Cameron Park, Edgeworth, Catherine Hill Bay and West Wallsend.
- Develop Warners Bay, Toronto and Belmont into higher density, compact mixed-use centres.

Regional Priorities

Regional priorities as stated as:

- Revitalise existing suburbs and explore opportunities for new infill and greenfield release areas.
- Develop Charlestown, Cardiff–Glendale and Morisset into well-connected strategic centres.

*projected

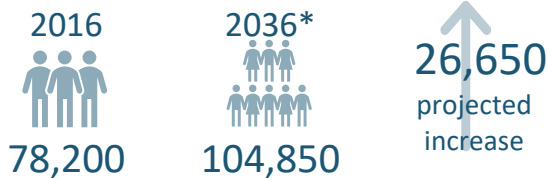
Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 65-66



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Maitland LGA (Lower Hunter)

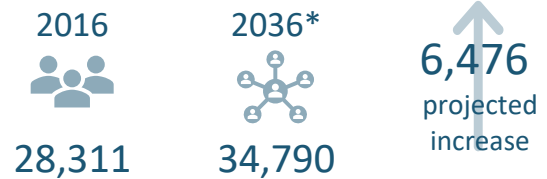
Population



Maitland LGA is earmarked to play a key role in the future of the Hunter region, given the region's capacity for greater housing supply, size and location of strategic centres.

The area is recognised for the increased potential to provide civic and health and educational services for Hunter residents.

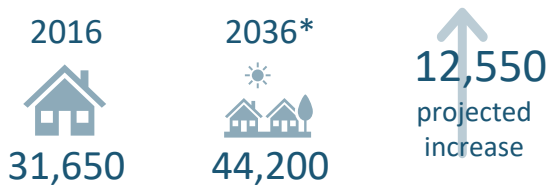
Employment



Centres and employment land areas include:

- **Strategic centres:** Central Maitland and East Maitland.
- **Centres of local significance:** Lochinvar (emerging), Thornton and Rutherford.
- **Significant employment land clusters:** Thornton and Rutherford.

Dwellings



Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Nambah, Aberglasslyn, Gillieston Heights, Bolwarra/Largs, Lochinvar, Thornton North, Louth Park and Farley..
- Investigate growth and renewal corridors along main roads in existing urban areas, such as the New England Highway.

Regional Priorities

Regional priorities as stated as:

- Deliver housing in the Maitland Corridor.
- Investigate the region-shaping potential of the Hunter Expressway.
- Grow Central Maitland as an emerging regional city centre.

*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 67-68



Port Stephens LGA (Lower Hunter)

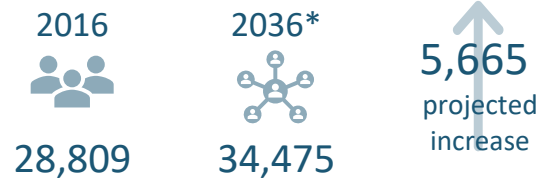
Population



Across Port Stephens LGA, the economy is driven by tourism and recreational uses. Newcastle Airport supports the defence and aerospace related industries operating in the area.

The region is an attractive retirement living destination.

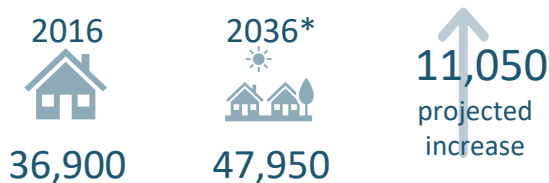
Employment



Centres and employment land areas include:

- **Global Gateways:** Newcastle Airport
- **Strategic centres:** Raymond Terrace and Nelson Bay
- **Centres of local significance:** Salamander Bay, Anna Bay, Medowie, Karuah, Tanilba Bay, Lemon Tree Passage, Fern Bay, Hinton, Woodville and Seaham.
- **Significant employment land clusters:** Tomago and Heatherbrae.

Dwellings



Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Fern Bay, Medowie and Kings Hill (future).
- Develop potential infill within Raymond Terrace and Nelson Bay.

*projected

Regional Priorities

Regional priorities as stated as:

- Protect the functioning of the Newcastle Airport and support its growth.
- Leverage proximity to major global gateways, natural environment and both coastal and rural communities to generate economic growth and diversity.

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 64-65



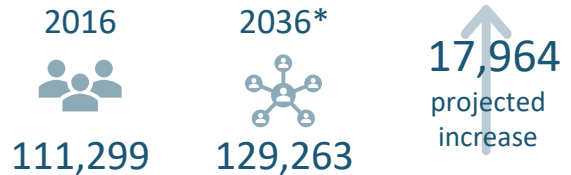
Newcastle LGA (Lower Hunter)

Population



Greater Newcastle will be the main centre for the Hunter region, with Newcastle city at the core. The centre is a major employment zone for the region, with services including civic and administrative, health care, residential, retail and industrial.

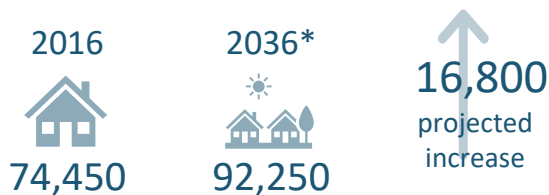
Employment



Centres and employment land areas include:

- **Global Gateways:** Port of Newcastle
- **Strategic centres:** Newcastle City Centre, John Hunter Hospital, Callaghan and Kotara, Broadmeadow (emerging)
- **Centres of local significance:** Waratah, Hunter TAFE at Tighes Hill, Wallsend, The Junction, Jesmond, Hamilton and Mayfield.

Dwellings



Future housing and urban renewal opportunities:

- Existing urban renewal centres, precincts and corridors: Newcastle City Centre; Wickham–Hamilton–Broadmeadow (Tudor Road Corridor). Broadmeadow–Adamstown (Bunker Road Corridor); and Wickham–Islington–Mayfield (Maitland Road Corridor).
- Existing urban release areas: Newcastle–Lake Macquarie Western Corridor.
- Investigate new renewal opportunities in centres: The Junction, Georgetown/Waratah, Adamstown, Lambton, New Lambton and Kotara.
- Over the longer term prioritise additional renewal corridors including: Newcastle–The Junction–Merewether (Darby Street Corridor); Broadmeadow–New Lambton/Lambton; and Adamstown and Kotara.

*projected

Regional Priorities

Regional priorities as stated as:

- Provide a buffer to the Port of Newcastle operations through appropriate zoning to safeguard its future.
- Continue the revitalisation of Newcastle City Centre.
- Reinforce established renewal corridors by encouraging densities that support further improvements to the public transport network.
- Provide small-scale renewal and redevelopment of larger sites for infill housing.

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 68-69



Muswellbrook LGA (Upper Hunter)

Population



The local economy is underpinned by the agriculture sector and resources industry (coal mining activities).

Muswellbrook LGA is considered an administrative and education centre for the Upper Hunter region.

Employment



Centres and employment land areas include:

- **Strategic centres:** Muswellbrook.
- **Centres of local significance:** Denman and Sandy Hollow.

Dwellings



Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Denman and Muswellbrook.

Regional Priorities

Regional priorities as stated as:

- Conduct an assessment of land use compatibility.
- Undertake a land use assessment of the Viticulture Critical Industry Clusters to align planning controls to achieve a balance between scenic amenity and ongoing growth in tourism.
- Support diversification of the energy and agricultural sectors.
- Protect the Equine Critical Industry Cluster and allow for expansion of the industry.

*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 70



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Singleton LGA (Upper Hunter)

Population



Singleton LGA is positioned between the Upper and Lower Hunter regions and have access to major road networks. The economy is driven by coal mining, agriculture (with growth in viticulture and related tourism), manufacturing and retail.

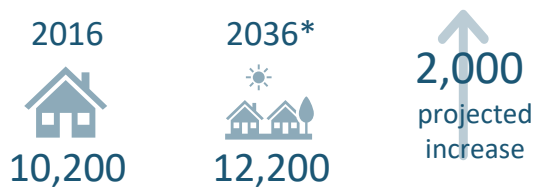
Employment



Centres and employment land areas include:

- **Strategic centres:** Singleton.
- **Centres of local significance:** Huntlee, Broke, Camberwell, Jerrys Plains and Branxton.
- **Significant employment land clusters:** Mount Thorley Industrial Area.

Dwellings



Future housing and urban renewal opportunities:

- Existing urban release areas: Singleton Heights, Gowrie, Huntlee and Branxton.
- Redevelopment (medium density): Singleton Town Centre Railway Precinct.

Regional Priorities

Regional priorities as stated as:

- Deliver the Branxton Sub-regional Plan.
- Investigate the region-shaping potential of the Hunter Expressway.
- Support tourism and agriculture by conducting a land use assessment across the Viticulture Critical Industry Cluster to align planning controls that balance scenic amenity with ongoing growth in tourism.
- Conduct an assessment of land use compatibility.
- Support the visitor economy by enhancing viticultural and nature-based tourism and associated infrastructure.
- Manage productive landscapes that sustain important agricultural sectors.

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 71

*projected



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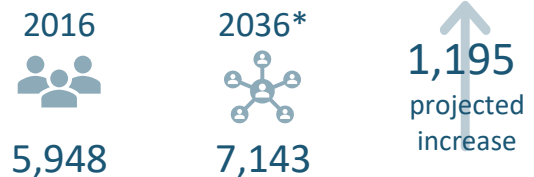
Upper Hunter Shire LGA (Upper Hunter)

Population



The Upper Hunter Shire is a regional rural area catering to the agricultural sector, beef cattle, equine precinct and manufacturing. The areas forms part of the Upper Hunter Mining and Electricity Generation Precinct.

Employment



Centres and employment land areas include:

- **Strategic centres:** Scone.
- **Centres of local significance:** Aberdeen, Merriwa and Murrurundi.
- **Significant employment land clusters:** Equine Critical Industry Cluster.

Dwellings



Future housing and urban renewal opportunities:

- Existing urban release areas: Scone Heights, Kurrajong Estate, St Aubins Estate, Aberdeen Heights Estate, Oxley View Estate (Merriwa) and Rosedale Estate (Murrurundi).

Regional Priorities

Regional priorities as stated as:

- Protect the Equine Critical Industry Cluster and allow for expansion of the industry.
- Protect Biophysical Strategic Agricultural Lands and other important agricultural lands.
- Support the tourism economy by investigating ways to leverage agriculture and equine industry strengths to attract food-based and equine-related visitors.
- Support the diversification of the energy sector and ongoing extractive industries, noting that the Upper Hunter Local Government Area is part of the Upper Hunter Green Energy Precinct.
- Encourage the establishment of employment-generating rural industries, value-adding industries and intensive agriculture in appropriate locations.

*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 72



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MidCoast LGA (MidCoast)

Population



MidCoast LGA provides agricultural (poultry, dairy, beef and oysters), manufacturing and serviced-based activities.

The region is a popular tourism destination due to coastline and national parks.

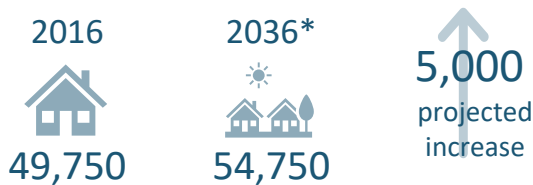
Employment



Centres and employment land areas include:

- **Strategic centres:** Forster–Tuncurry, Taree.
- **Centres of local significance:** Gloucester, Old Bar, Wingham, Tea Gardens–Hawks Nest, Harrington, Diamond Beach, Bulahdelah, Nabicac, Hallidays Point and Stroud.

Dwellings



Future housing and urban renewal opportunities:

- Existing urban release areas: Fig Trees on the Manning, Brimbin, Hallidays Point, Old Bar, Manning River Drive Business Park (employment), Tea Gardens and South Forster.
- Investigate renewal and infill housing opportunities: Taree, Forster–Tuncurry, Old Bar and Tea Gardens–Hawks Nest.

Regional Priorities

Regional priorities as stated as:

- Support the visitor economy by leveraging the natural beauty of the area and enhancing nature-based tourism infrastructure.
- Protect productive landscapes that sustain the poultry, dairy and beef industries.
- Manage development within sensitive water catchments and protect environments that sustain the oyster industry.
- Provide capacity for long-term employment through education and training, and by capitalising on intra- and inter-regional connections.
- Provide housing, services and facilities, as well as accessible public spaces for an ageing population.

*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 73-74



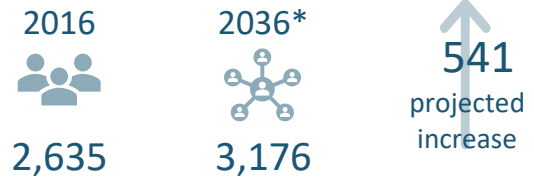
Dungog LGA (MidCoast)

Population



The plan identifies opportunities for Dungog LGA to diversify agricultural industries, increase tourism activity by leveraging connection to Barrington Tops and attract more festivals to the region.

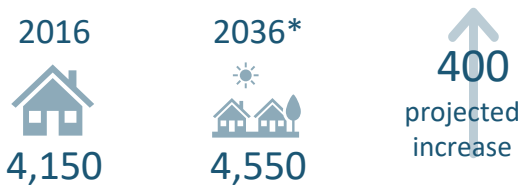
Employment



Centres and employment land areas include:

- **Centres of local significance:** Dungog, Clarence Town, East Gresford, Gresford, Paterson and Vacy.

Dwellings



Future housing will focus on:

- Catering to the needs of 'tree changers' and the ageing population.
- Balance the demand for rural residential lifestyle housing with agricultural and environmental attributes.

Regional Priorities

Regional priorities as stated as:

- Support the growth and diversification of the agricultural sector.
- Expand the tourism sector by leveraging its strengths, including growing of fresh produce and nature tourism.
- Protect the water supply.

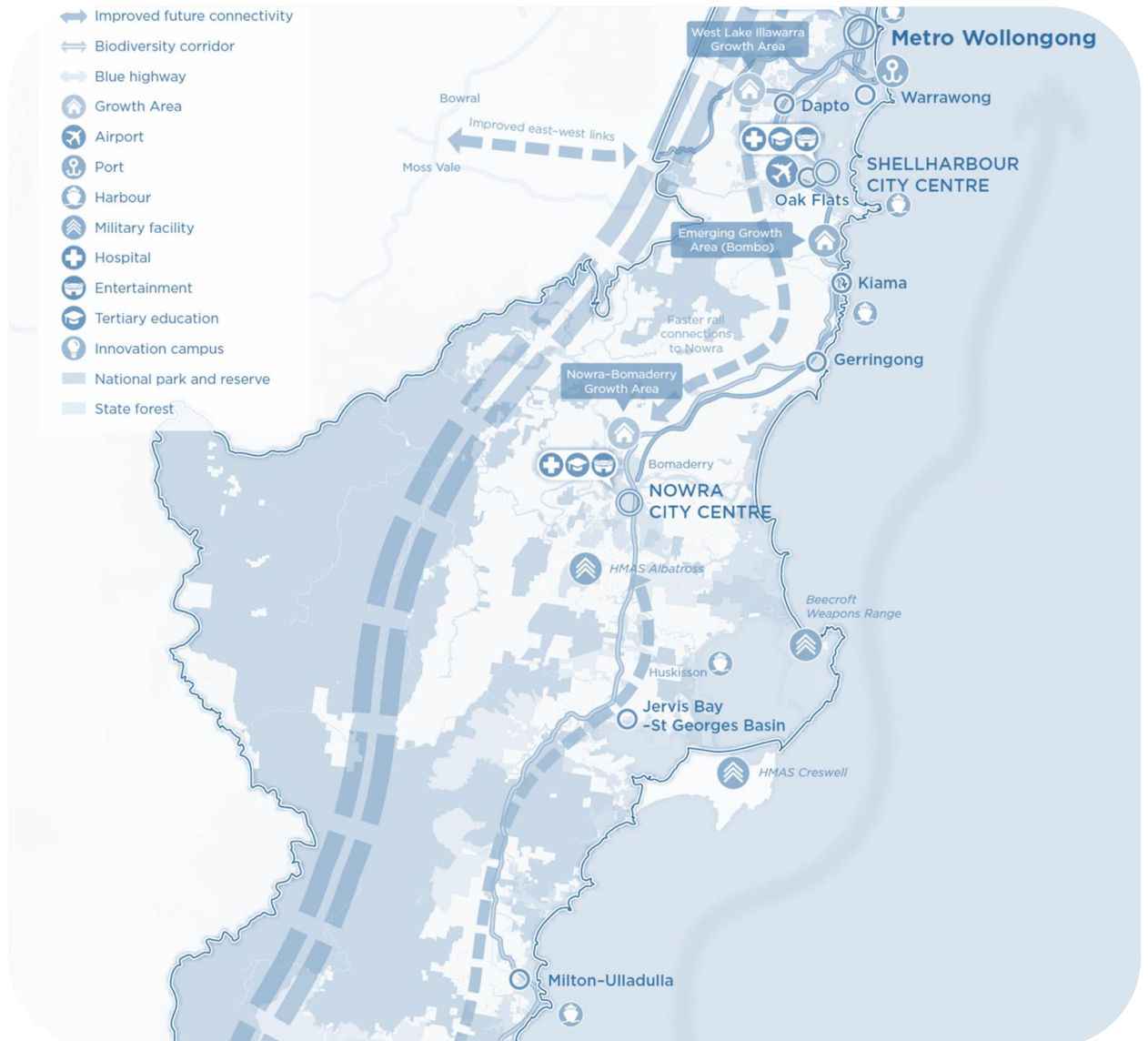
*projected

Source: NSW Department of Planning, Industry & Environment, Hunter Regional Plan 2036 - Local government narratives pp 74



Hunter Region Part 2

Our next newsletter will examine how the Illawarra-Shoalhaven Region is expected to grow by 2041.



Source: Draft Illawarra-Shoalhaven Regional Plan 2041

Figure 2: Vision map for Illawarra-Shoalhaven

If you would like more information about this article or need to discuss your health project, please contact:

Dean Crozier dean.c@healthprojectservices.com.au

www.healthprojectservices.com.au

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