



# HPS Outlook

Greater Newcastle Region Part 1

December 2021



HEALTH PROJECT SERVICES

Research • Analysis • Strategy • Delivery

# Greater Newcastle Region Part 1

The Greater Newcastle Metropolitan Plan (GNMP) 2036 was released by the NSW Government and will work within the overarching Hunter Plan 2036. The Plan covers Greater Newcastle which includes Cessnock City, Lake Macquarie City, Maitland City, Newcastle City and Port Stephens. The plan is shown in **Figure 1**. Our next HPS Outlook Greater Newcastle Region Part 2 newsletter will focus on catalyst areas.

The GNMP 2036 will support and direct growth across the Greater Newcastle communities going forward to achieve the goals and vision of the plan.



**Figure 1: Greater Newcastle Vision 2036**

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036



## Greater Newcastle Region Part 1

The GNMP 2036 states the following vision:

Dynamic and entrepreneurial, with a globally competitive economy and the excitement of the inner city and green suburban communities.



Offering great lifestyles minutes from beaches or bushland, the airport or universities, and from the port to the lake.



A national leader in the new economy, with smarter cities and carbon neutral initiatives, and with collaborative governance that makes it a model to others in creating and adapting to change.



The NSW Government have created five elements to form a stronger and sustainable Greater Newcastle by 2036.

### 1. Metro heart

The revitalisation of Newcastle City Centre through public and private investment will motivate more education investment and attract creative businesses to the area. The city centre will act as the heart of Greater Newcastle.

### 2. Metro core

The city core will promote a cosmopolitan lifestyle for residents and provides employment and services to support local communities.

### 3. Metro frame

Greater Newcastle offers a diverse range of lifestyles including coastal and bush living for residents across Lake Macquarie (southern) to Cessnock, Branxton, Maitland and Raymond Terrace.

The NSW Government recognises these communities will need new housing and improved access to transport services.

### 4. Trading hubs

The GNMP intends to maximise the benefits of key trading hubs, as Greater Newcastle is the only NSW region with an intersecting hub of national road networks, retail trade routes and international trade port. The key areas include Tomago and Beresfield-Black Hill.

### 5. Iconic tourism destinations

Major tourism activities/events and travel destinations within the region will continue to attract new residents, visitors and students.



Figure 2: Greater Newcastle

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036

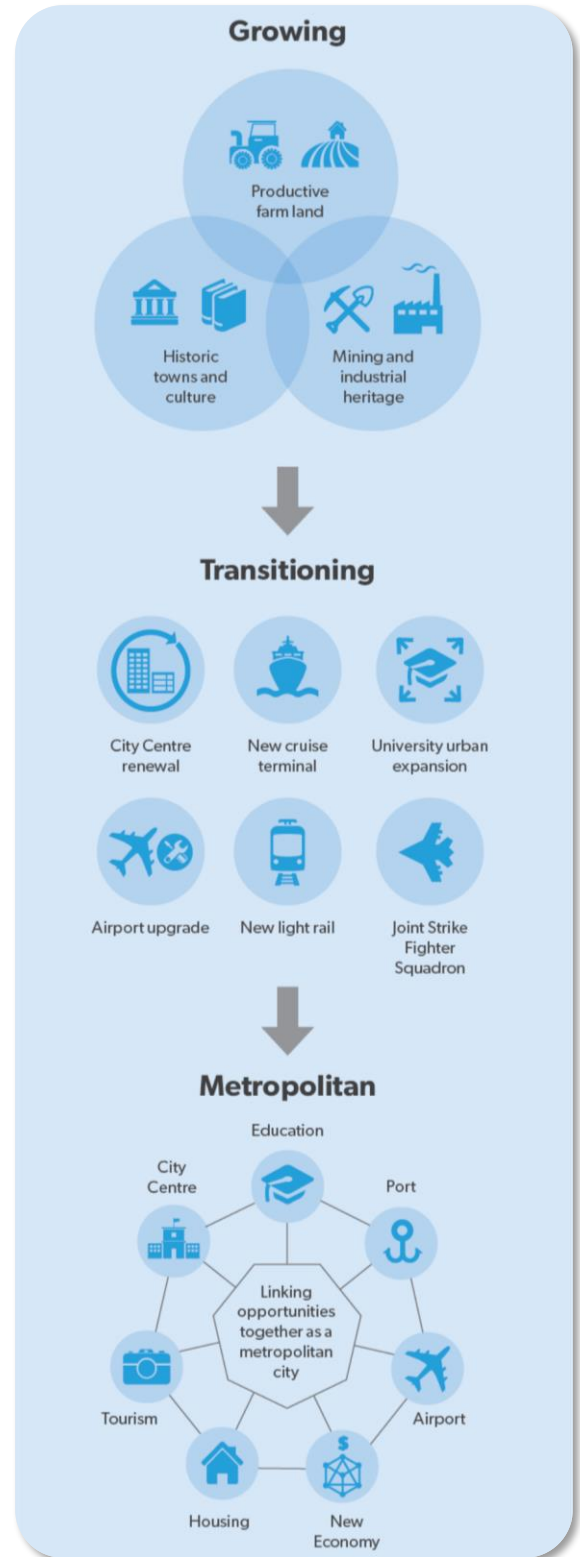


## Greater Newcastle Region Part 1

Over the next decades the GNMP will help transform Greater Newcastle with an emphasis on transitioning to a services creative and knowledge city. The government expect through diversification from traditional mining and steel economy, this will generate more opportunities for the Greater Newcastle region. Furthermore, this will lead to population growth as people seek employment opportunities and generate demand for new housing supply across the region.

The NSW Government will concentrate on four outcomes outlined below.

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



Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036

**Figure 3: Greater Newcastle Metropolitan Plan Snapshot**



## Greater Newcastle Region Part 1

### Outcome 1: Create a workforce skilled and ready for the new economy

The proposed new economy will further develop existing health, education, defence, tourism and creative sectors across Greater Newcastle. Major assets within the region highlighted for key roles in the delivery of this outcome include:

- John Hunter Hospital: a key provider of health care services for the region and will assist Greater Newcastle to become a national health services hub;
- Greater Newcastle will act as a university city to accommodate campuses for a broad range of international universities; and
- Improving global networks including the 'Global Gateway' being Newcastle Airport Port with a focus on the Asia Pacific region. Prior to COVID-19 passenger flights were forecast to increase to 2.6 million by 2036, more than double the number of passengers (1.2 million) that visited Greater Newcastle in 2016. Other infrastructure projects including Hunter Expressway (HEX) and North Connex may enhance network connections resulting in better efficiency outputs.

There are nine strategies identified for Outcome 1. Key strategies have been explored further.

<b>Strategy 1</b>	Reinforce the revitalisation of Newcastle city centre and expand transformation along the waterside.
<b>Strategy 2</b>	Grow the airport and aerospace and defence precinct at Williamstown.
<b>Strategy 3</b>	Increase domestic and global trade capabilities at Newcastle Port.
<b>Strategy 4</b>	Grow health precincts and connect the health network.
<b>Strategy 5</b>	Expand education and innovation clusters.
<b>Strategy 6</b>	Promote tourism, major events and sporting teams on the national and international stage.
<b>Strategy 7</b>	Respond to the changing land use needs of the new economy.
<b>Strategy 8</b>	Address changing retail consumer demand.
<b>Strategy 9</b>	Plan for jobs closer to homes in the metro frame.





## Greater Newcastle Region Part 1

### Strategy 4: Grow health precincts and connect the health network

The John Hunter Health Precinct will continue to play a major role moving forward providing The expansion of the John Hunter Health Precinct will see a greater connected health network across the region. The Precinct will be pivotable in providing health services, education, training and medical research facilities for Greater Newcastle.

A key health related project includes the \$470 million new Maitland Hospital which is expected to open within the next six months. The region is also anticipated to see a surge in new private hospitals.

The GNMP also considers the need for better aged care facilities and community-based health services to support a growing ageing population. By 2036, one in five people are forecast to be aged 65 years and over. There may be opportunities in the market for private operators to establish services for this population age profile.

The Hunter New England Health, private health sector, Greater Newcastle councils and Transport for NSW will collaborate to:

- Encourage development of allied health, education, training, hotels, aged care services and research facilities at the John Hunter and East Maitland health precincts, strategic centres, and other major health precincts.
- Improve public transport and road networks and manage parking.
- Strategic Centres with existing health precincts will be prioritized for new major health facilities or locations that have a high level of public transport connectivity such as railway stations.

Additionally, Greater Newcastle councils will amend local plans to:

- Enable complementary land uses within proximity of health precincts.
- Prioritise planning for seniors housing and aged care services close to frequent public transport and within centres.

The major health precincts identified in the GNMP include:

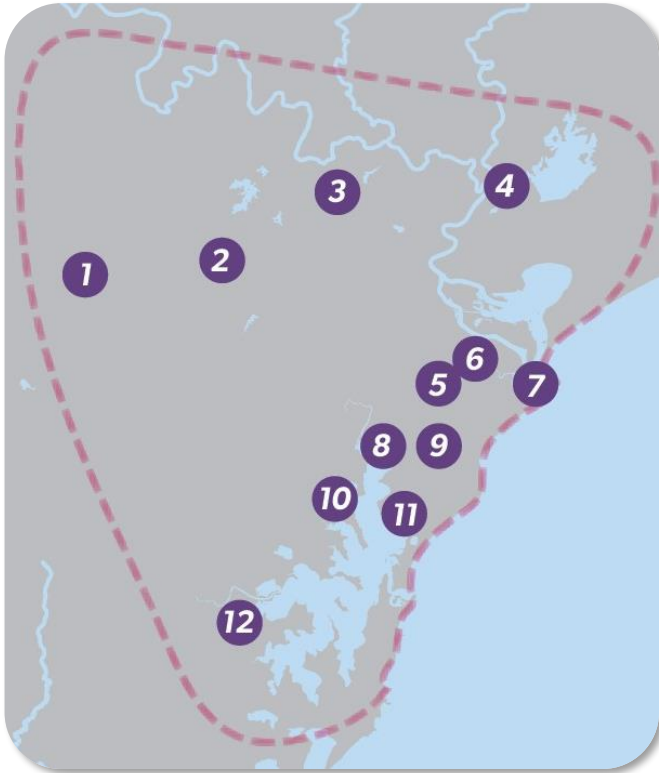
1. Cessnock
2. Kurri Kurri
3. East Maitland
4. Raymond Terrace
5. John Hunter
6. Calvary Mater Waratah
7. Lingard Merewether
8. Warners Bay
9. Charlestown
10. Toronto and Gateshead
11. Belmont
12. Morisset



Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036



## Greater Newcastle Region Part 1



Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036

**Figure 4: Major health precincts in Greater Newcastle**

### Strategy 5: Expand education and innovation clusters.

- Callaghan – University of Newcastle
- The Newcastle Institute for Energy and Resources and nearby CSIRO Energy Centre at Steel River
- The Newcastle City Centre – NeW Space campus, UoN expansion, future Nihon campus and Three76 Innovation Hub
- New Lambton Medical Precinct – John Hunter Hospital and Hunter Medical Research Institute
- Williamstown – emerging DSA-18 defence, security and aerospace hub
- Charlestown – Charlestown Innovation Precinct (ChIP)
- Avondale College at Cooranbong
- NSW TAFE Hunter Institute with nine campuses in Greater Newcastle

## Outcome 2: Enhance environment, amenity and resilience for quality of life

The GNMP specifies key green infrastructure outcomes as:

- Conservation of the natural environment
- Increased access to open space
- Improved connectivity to promote active and healthy living
- Increased urban greening to ameliorate climate extremes.

There are six strategies identified for Outcome 2 summarised below.

<b>Strategy 10</b>	Create better buildings and great places.
<b>Strategy 11</b>	Create more great public spaces where people come together.
<b>Strategy 12</b>	Enhance the Blue and Green Grid <sup>1</sup> and the urban tree canopy.
<b>Strategy 13</b>	Protect rural amenity outside urban areas.
<b>Strategy 14</b>	Improve resilience to natural hazards.
<b>Strategy 15</b>	Plan for a Carbon Neutral Greater Newcastle by 2050.

<sup>1</sup> GNMP 2036 Glossary. Blue and Green Grid is defined as the network of open space and waterways throughout Greater Newcastle, including recreation areas, bushland, farms, drinking water catchments, rivers, lakes, other waterways, and beaches. Although large amounts of the Blue and Green Grid are zoned E1, E2, E3, RE1, RE2, W1 and W2, there are other areas that form part of the network.



## Greater Newcastle Region Part 1

### Outcome 3: Deliver housing close to jobs

Existing urban centres will provide short to medium term housing supply, predominately within strategic centres.

Over the medium to long term the government will source new residential dwellings from urban renewal corridors. The NSW government have set a target of 60% of new dwellings to come from infill development<sup>2</sup> and the remaining from greenfield housing<sup>3</sup> by 2036.

There are four strategies identified for Outcome 3.

#### Strategy 16

Prioritise the delivery of infill housing opportunities within existing urban areas.

#### Strategy 17

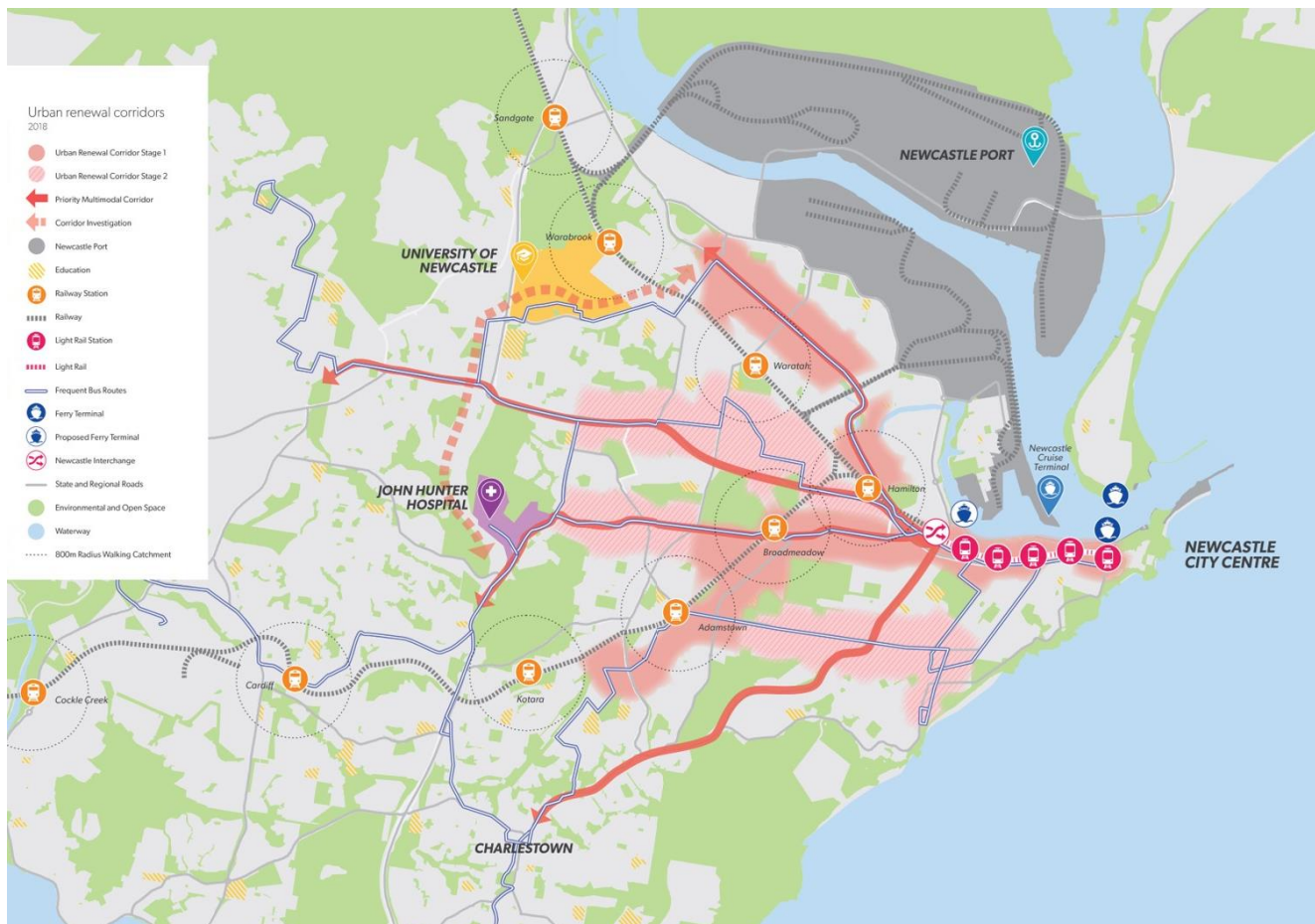
Unlock housing supply through infrastructure coordination and delivery.

#### Strategy 18

Deliver well-planned rural residential housing needs.

#### Strategy 19

Prepare local strategies to deliver housing.



**Figure 5: Urban renewal corridors**

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036

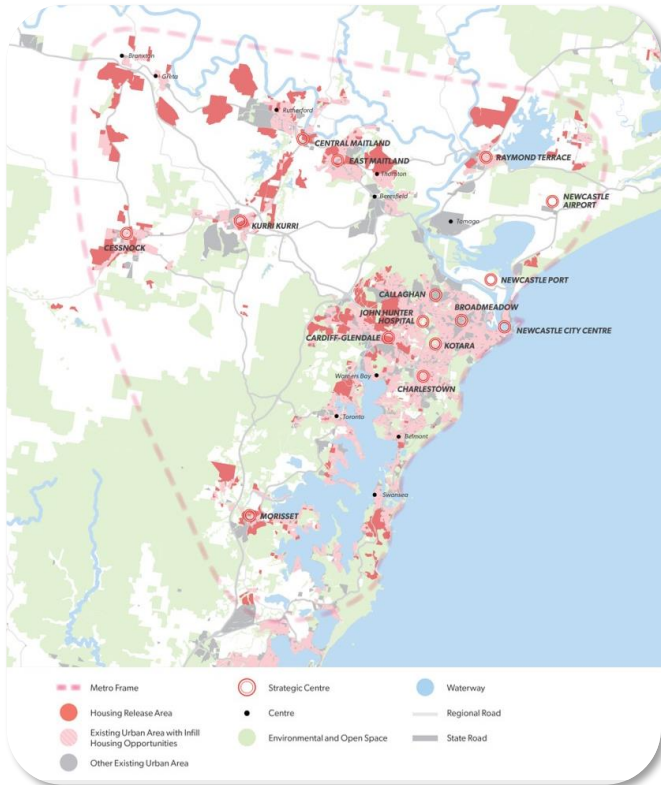
<sup>2</sup> GNMP 2036, Glossary. Infill development is defined as development in areas already used for urban purposes. Specifically, the re-use of a site within the existing urban footprint for new housing, businesses or other urban development.

<sup>3</sup> GNMP 2036, Glossary. Greenfield housing is defined as a new housing development area that has not been previously developed or used for other urban purposes.





## Greater Newcastle Region Part 1



Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036

**Figure 6: Housing opportunities**

By 2036, the population is anticipated to reach over 692,000 people representing an increase of 116,000 people. New dwellings will need to cater to changing household demographics, with a variety of dwellings types required based on family size, affordability, household type.

By 2036 Greater Newcastle will generate expected demand for **60,450** additional dwellings.

Cessnock City	6,350
Lake Macquarie City	13,700
Maitland City	12,550
Newcastle City	16,800
Port Stephens*	11,050

\*Note dwelling projections are for entire Port Stephens LGA (including areas outside of Greater Newcastle)

The majority of new housing will be located in Newcastle City, with an additional 16,800 dwellings required by 2036. During this timeframe Lake Macquarie City will be the second highest with 13,700 additional dwellings, followed by Maitland City with 12,550 additional dwellings. These may offer more opportunities for new health related business to establish in close proximity to new population growth areas within the region.





## Greater Newcastle Region Part 1

### Outcome 4: Improve connections to jobs, services and recreation

As part of the Hunter Regional Plan 2036 which has a target of 95% of residents living within 30 minutes of a strategic, the GNMP will support this goal.

There are four strategies identified for Outcome 4 are summarised below.

<b>Strategy 20</b>	Integrate land use and transport planning.
<b>Strategy 21</b>	Prepare for technology enhanced mobility changes that improve connectivity.
<b>Strategy 22</b>	Create higher speed connections to Sydney to encourage new employment opportunities.
<b>Strategy 23</b>	Protect major freight corridors.

Across Greater Newcastle, the GNMP has identified Catalyst Areas which aim to support the growth of the region into a metropolitan city. These areas have been chosen based on access to current and/or future transport infrastructure, employment opportunities and new housing.

The catalyst areas are:

1. Newcastle City Centre
2. Newcastle Port
3. Broadmeadow
4. John Hunter Hospital
5. Callaghan
6. Kotara
7. North West Lake Macquarie
8. Williamstown
9. Tomago
10. Beresfield-Black Hill
11. East Maitland

The next HPS Outlook Greater Newcastle Region Part 2 will examine catalyst areas and LGA profiles within the region.

*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](mailto:dean.c@healthprojectservices.com.au)*

[www.healthprojectservices.com.au](http://www.healthprojectservices.com.au)

DISCLAIMER: ©2021, Health Project Services. All rights reserved. In preparing this report Health Project Services, and its employees and contractors, have used information from publicly available material believed reliable and we have used reasonable endeavours to ensure its accuracy. However, we make no guarantee or accept responsibility for errors or misstatements. We have not independently verified the reliability, accuracy or completeness of the information. Projections and estimates are provided as opinions only. You should seek independent financial and legal advice and make your own assessment.