



HPS Outlook

Greater Newcastle Region Part 2

January 2022



HEALTH PROJECT SERVICES

Research • Analysis • Strategy • Delivery

Greater Newcastle Region Part 2

The Greater Newcastle Metropolitan Plan (GNMP) 2036 was released by the NSW Government and will work within the overarching Hunter Plan 2036. As part of the plan Catalyst Areas were identified and recognised for the role each area plays at local level in providing housing, infrastructure and employment opportunities. The plan defines Catalyst Areas as a ‘place of metropolitan significance where a planned approach will drive the transformation of Greater Newcastle as a metropolitan city’.

Within Greater Newcastle there are 11 catalyst areas summarised below:

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

Target job growth and additional dwellings need across each catalyst area is shown in **Figure 1**.

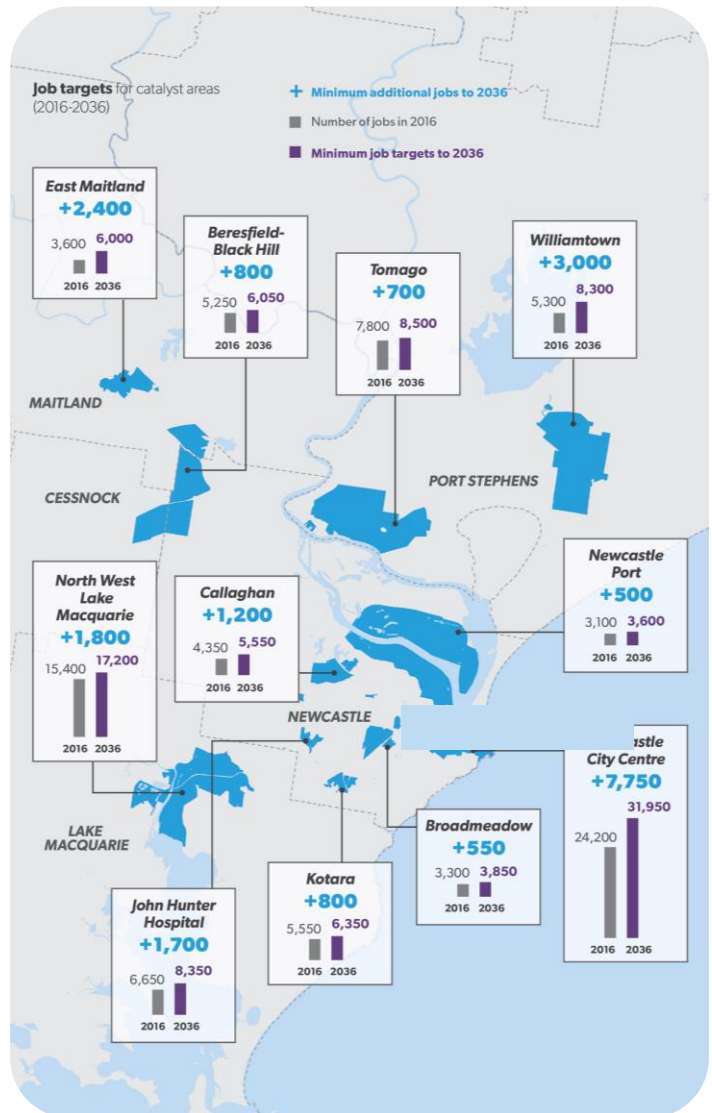


Figure 1: GNMP Catalyst Areas, 2016-2036

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036, pp54-77



Greater Newcastle Region Part 2

Target jobs and dwellings 2036 by catalyst area

Catalyst Area	Jobs	Dwellings
Newcastle City Centre	7,750	4,000
Beresfield-Black Hill	800	n/a
Broadmeadow	550	1,500
Callaghan	1,200	750
East Maitland	2,400	550
John Hunter Hospital	1,700	n/a
Kotara	800	400
Newcastle Port	550	1,500
North West Lake Macquarie	1,800	3,700
Tomago	700	n/a
Williamtown	3,000	n/a

Priority role of each catalyst area

Catalyst Area	Priority 1	Priority 2	Priority 3
Newcastle City Centre	Commercial	Tourism	Transport
Beresfield-Black Hill	Freight	Manufacturing	Transport
Broadmeadow	Tourism	Housing	Commercial
Callaghan	Research	Education	Technology
East Maitland	Health	Retail	Housing
John Hunter Hospital	Health	Housing	Transport
Kotara	Retail	Housing	Transport
Newcastle Port	Trade	Freight	Transport
North West Lake Macquarie	Retail	Housing	Recreation
Tomago	Manufacturing	Transport	Industry
Williamtown	Aviation	Defence	Technology

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036, pp54-77



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Newcastle City Centre

Key role

- Business district providing the majority of commercial space for the region.
- Metropolitan civic, recreation and cultural facilities, and major events.
- Education and innovation precinct.
- Urban renewal precinct focusing on more medium and high-density development to support demand driven by population growth.

Precincts

The government has defined precincts within the city centre which also play an important role in achieving the goals for this region:

- **Wickham Precinct:** Emphasis will be on underpinning long-term expansion of Newcastle City which involves continued transport development and supply commercial office to new economy industries.
- **West End Precinct:** The precinct will act as a key transport hub connecting rails, buses and ferry services for residents and workers. The area will attract for professional, financial and office workforce.
- **Civic Precinct:** The precinct will continue to evolve as an education and research hub and cultural centre for the Greater Newcastle region.
- **East End Precinct:** Enhance connectivity from the city to the waterfront by creating a cohesive mix of open space, retail and residential development opportunities across the precinct.
- **Newcastle East Precinct:** The precinct will be promoted as a major tourism destination to attract national and international events.

2036 Target (additional)



7,750 jobs



4,000 dwellings



Figure 2: Newcastle City Centre catalyst area



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Beresfield – Black Hill

Key role

- Freight and logistic hub including manufacturing and light industrial sector.
- Encourage growth and expansion of industries.

Precincts

- **Beresfield Precinct:** Protect transport corridors and improve freight and logistics capabilities and efficiencies through new technology.
- **Emerging Black Hill Precinct:** Undertake a masterplan that maximises freight and logistic uses, the adjoining mining site and internal road network with access points.
- **Thornton Precinct:** Support expansion of business and light industrial uses for business and residents living in nearby communities.

2036 Target (additional)



800 jobs



n/a

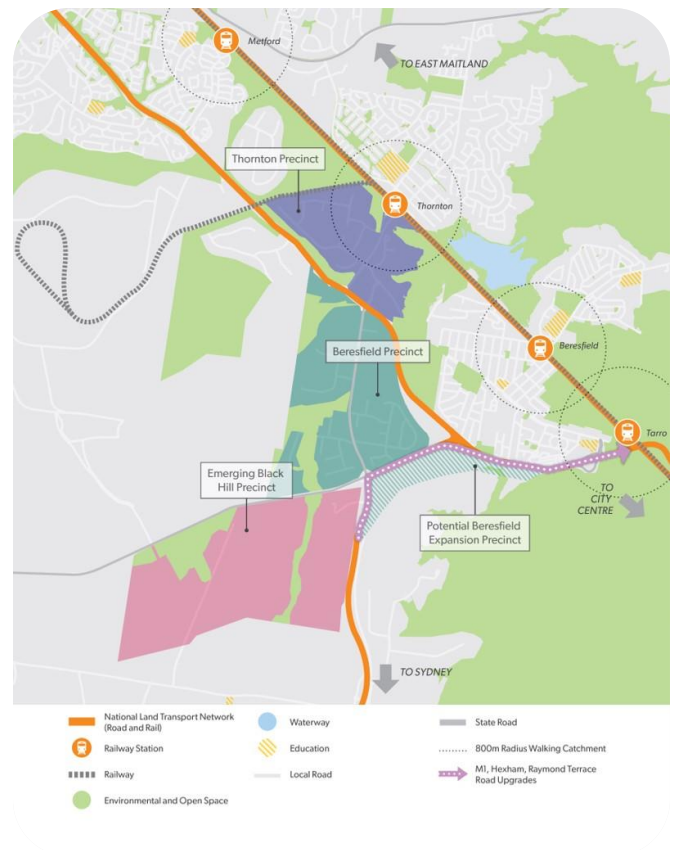


Figure 3: Beresfield-Black Hill catalyst area



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Broadmeadow

Key role

- Nationally significant sport and entertainment precinct.
- Encourage a mix of uses that will transform and grow surrounding centres and neighbourhoods.

Precincts

- **Hunter Sports and Entertainment Precinct:** Develop a world class sporting, leisure and entertainment destination.
- **Nineways Precinct:** Encourage growth of office, retail and medium-density housing. Ensure growth incorporates potential transport corridors.
- **Lambton Road Precinct:** Focus on growing light industrial and business uses. Potential to provide more mix use facilities including medium density housing.
- **Broadmeadow Station Precinct:** Improve public transport integration and enable increased medium to higher density housing.
- **Broadmeadow Road Precinct:** Protect prosperity of light industrial sector whilst promoting increased commercial and medium density housing activity.
- **Locomotive Depot Precinct:** Investigate medium density housing and business uses that do not impact on the heritage values.
- **Former Gasworks Precinct:** Investigate options for transforming the precinct for residential, business and light industry uses.

2036 Target (additional)



550 jobs



1,500 dwellings

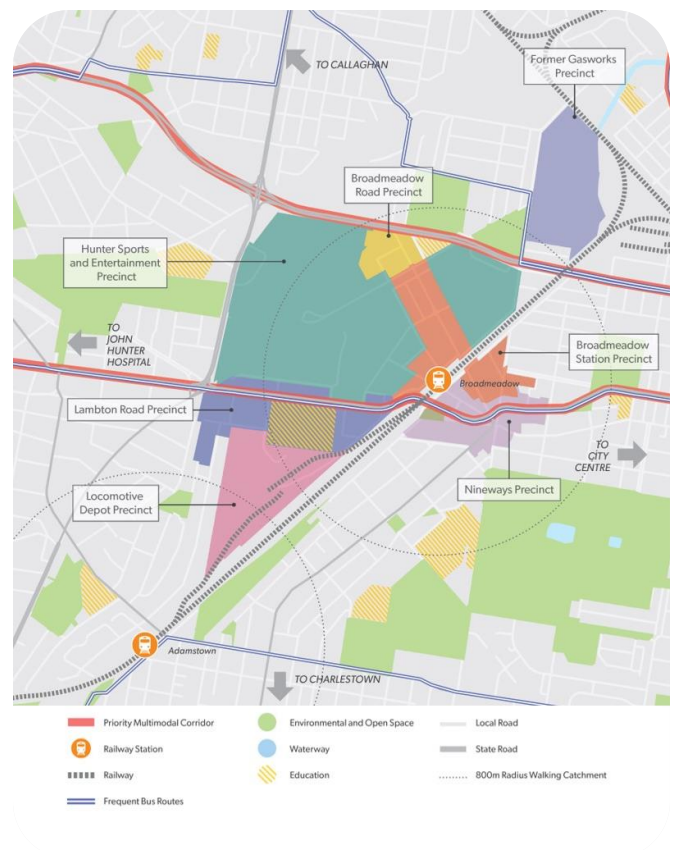


Figure 4: Broadmeadow catalyst area



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Callaghan

Key role

- Grow tertiary education, research and innovation cluster leveraging on University of Newcastle.
- Grow mixed use centre that is supported by Warabrook Station and promotes renewal activity in surrounding areas.

Precincts

- **Callaghan Campus Precinct:** Grow education hub within Callaghan Campus including student accommodation, research and business.
- **Warabrook Station Precinct:** Improve accessibility to support and encourage growth in residential and business uses that complement the neighbourhood.
- **Warabrook Business Park Precinct:** Focus on growing engineering, research and high-tech manufacturing jobs.
- **Student Accommodation Precinct:** Grow residential and student accommodation and complementary uses.
- **Waratah West Public Utility Precinct:** Protect existing public utility facility and encourage growth of complementary uses.
- **Jesmond, Warabrook and Waratah Centres:** Promote the development of start-up and innovation centres.

2036 Target (additional)



1,200 jobs



750 dwellings



Figure 5: Callaghan catalyst area



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East Maitland

Key role

- Emerging health precinct surrounding new Maitland Hospital and Greenhills shopping centre.
- Encourage supporting complementary health related services and housing types in neighbouring areas.

Precincts

- **New Maitland Hospital Precinct:** Develop masterplan which promotes a diverse and integrated health precinct with strong connectivity and accessibility for visitors and workers.
- **Greenhills Precinct:** Promote growth of complementary health related services to support New Maitland hospital and broader health network. Encourage residential and aged care uses surrounding Greenhills shopping centre and improve connectivity.
- **Metford Business Development Precinct:** Maximise capacity of business and light industrial uses to service nearby communities at East Maitland, Ashtonfield, Metford and Tenambit.
- **Metford Residential Precinct:** Support medium density housing (including seniors housing) within the region. Encourage development of complementary health related services to support New Maitland hospital and broader health network.

2036 Target (additional)



2,400 jobs



550 dwellings

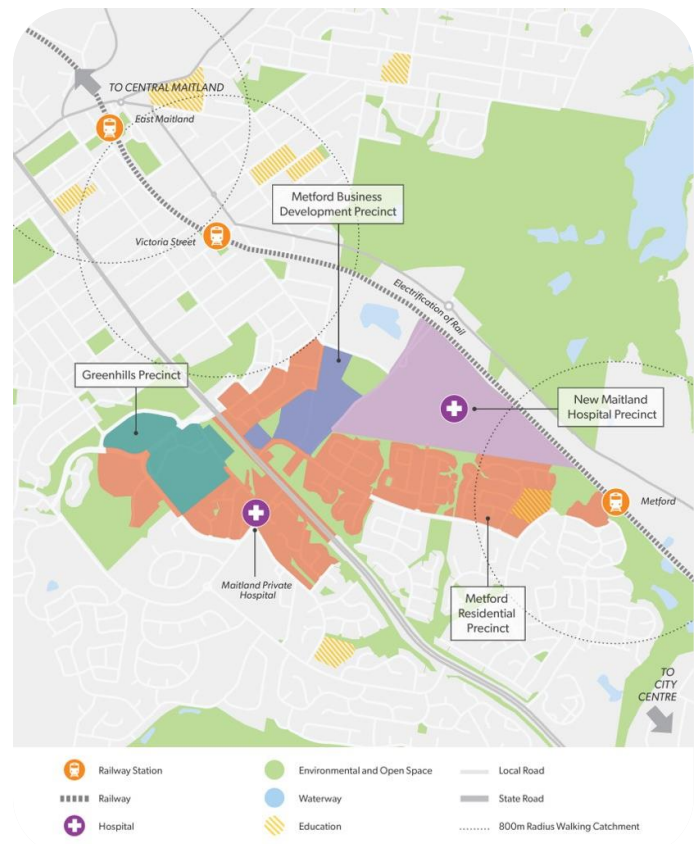


Figure 6: East Maitland catalyst area



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John Hunter Hospital

Key role

- Major health cluster surrounding John Hunter Hospital providing tertiary level medical services and a broad range of complementary health services.
- Emerging medical research, innovation and education hub.

Precincts

- **John Hunter Hospital Precinct:** Strengthen medical research, education and health uses in the precinct and surrounding centres of Jesmond, Lambton and New Lambton.
 - Encourage increased retail, commercial and short-stay accommodation to cater to workers, students and visitors.
 - Improve transport connectivity and accessibility within the Precinct and surrounding areas.

2036 Target (additional)



1,700 jobs



n/a

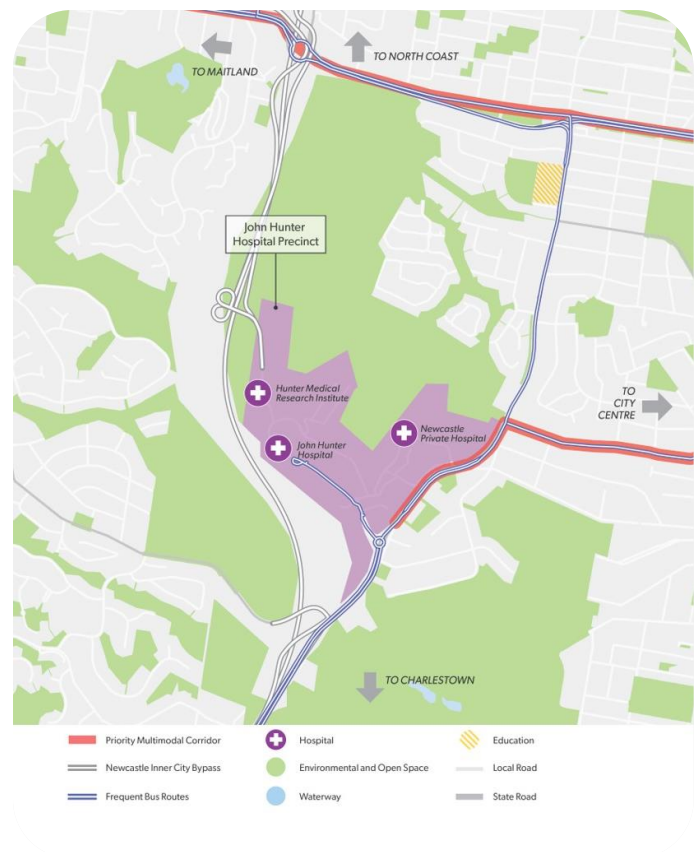


Figure 7: John Hunter Hospital catalyst area



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Kotara

Key role

- Employment centre for diverse business uses comprising mixed use and high density residential supported by public transport services.

Precincts

- **New Kotara Town Centre Precinct:** Encourage more development diversity to include mixed use, office and shop top housing rather than traditional large format retail centres. Improve public transport accessibility and integration to support role as activity hub.
- **Kotara Shopping Centre Precinct:** Promote land use diversity which includes housing. Improve traffic congestion and public amenities.
- **Park Avenue Employment Precinct:** Existing business development and industrial land use to support Adamstown and New Lambton communities.
- **Kotara Residential Precinct:** Promote increased medium density housing and improve connectivity for the local community.
- **Searle Street Employment Precinct:** Increase light industrial and commercial uses and improve integration with Kotara Railway Station and surrounding residential and commercial areas.

2036 Target (additional)



800 jobs



400 dwellings



Figure 8: Kotara catalyst area



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Newcastle Port

Key role

- Global gateway connecting international freight with Greater Newcastle and Hunter Region.
- Emerging tourism destination focusing on Newcastle Cruise Terminal.
- Encourage ancillary port industry uses which support regional and local employment.

Precincts

- **Carrington Precinct:** Investigation options for land use diversity in addition to existing port related uses whilst minimising impact to residential neighbourhoods.
- **Dyke Point Precinct:** Provide major entry point for cruise ship tourism, offering transport connections to the city and surrounding tourism points. Dyke Point will act as a major ship repair and maintenance station.
- **Kooragang Coal Export Precinct:** Maintain and safeguard the role of the precinct in exportation of coal in the north of the harbour.
- **Mayfield Port Precinct:** Protect and grow key transport infrastructure and support growth of import and export operations.
- **Walsh Point Precinct:** Support heavy industry and chemical manufacturing uses whilst minimising impact to residential neighbourhoods.
- **Mayfield North Industrial Precinct:** Maintain port activities and support development of other related industries.
- **Mayfield Freight and Logistics Precinct:** Maintain precinct for predominately warehousing uses to support export activity.

2036 Target (additional)



550 jobs



1,500 dwellings



Figure 9: Newcastle Port catalyst area

- **Steel River Precinct:** Increase capabilities for improved research, engineering and high-tech manufacturing uses.
- **Throsby Precinct:** Precinct will be transformed from industrial uses to attract creative industries and medium density housing.

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036, pp54-77



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North West Lake Macquarie

Key role

- Strategic gateway to Greater Newcastle.
- Predominately large format retail, advanced manufacturing and office sectors with large catchment area.
- Urban renewal precinct catering to the need for affordable medium density housing and lifestyle amenities.

Precincts

- **Teralba Precinct:** The precinct is planned to transition from mining activity to manufacturing, light industry and emerging new economy industries. This will require improved transport connectivity and infrastructure.
- **Boolaroo-Speers Point Precinct:** Enhance foreshore areas with recreational areas and increase boutique retail and facilities for major events and tourism.
- **Munibung Precinct:** Encourage urban renewal with increased housing density and mixed used development.
- **Cardiff Advanced Industry Precinct:** Grow business and light industrial uses and support innovation and manufacturing sectors.
- **Cardiff Mixed-Use Precinct:** Support increased medium density housing and improve public transport accessibility.
- **Glendale Retail and Sport Precinct:** Promote diversification of employment opportunities and support expansion of Stockland retail centre. Obtain support for improving Hunter Sports Centre.
- **Glendale-Argenton Renewal Precinct:** Investigate medium-density and mixed-use development based on plans for improved public transportation infrastructure.

2036 Target (additional)



1,800 jobs



3,700 dwellings

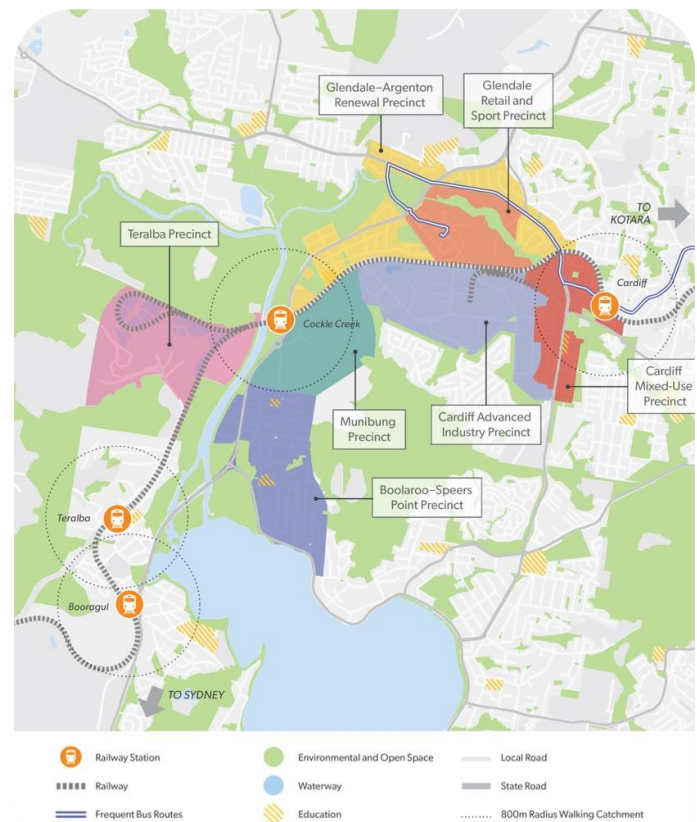


Figure 10: North West Lake Macquarie catalyst area

Source: NSW Department of Planning, Industry & Environment, Greater Newcastle Metropolitan Plan 2036, pp54-77



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Tomago

Key role

- Significant metropolitan centre for advanced manufacturing and industrial uses.

Precincts

- **Tomago Industrial Precinct:** Primary focus will be on:
 - Maintaining and growing aluminum manufacturing within the precinct.
 - Delivering industrial lands and infrastructure in stages.
 - Protecting freight routes connecting Tomago to Newcastle Airport at Williamtown and Newcastle Port.
- **Tomago Shipbuilding Precinct:** Promote shipbuilding industries to improve opportunities to obtain defence contracts.

2036 Target (additional)



700 jobs



n/a



Figure 11: Tomago catalyst area



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Williamstown

Key role

- Global gateway for domestic and international airline connectivity.
- RAAF Base and civilian airport.
- Emerging defence and aerospace hub.

2036 Target (additional)



3,000 jobs



n/a

Precincts

- **Airport Precinct:** Residential development will be constrained within precinct to reduce impact on domestic and defence airport operation (due to aircraft noise).
- **Aerospace and Defence Precinct:** Promote planning around high tech land use for the expansion of the Defence and Aerospace Related Employment Zone (DAREZ).



Figure 12: Williamstown catalyst area

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

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