**Cessnock**

**Hunter Regional Plan 2036**

Cessnock Local Government Area is the focal point for the region’s wine industry and a significant tourism destination and entertainment node. Opportunities exist to increase its appeal as a major wine and food tourist destination with a national and international reputation. The recent completion of the Hunter Expressway has improved connectivity to the Greater Newcastle and Upper Hunter area, increasing its attraction for housing and employment. Investigation of infill opportunities and new housing is required in the longer term.

**Draft Greater Newcastle Metropolitan Plan 2036**

- Includes the lifestyle centres of Cessnock, Kurri Kurri, Branxton and Greta, where identity, rural setting and heritage values must be protected.
- Land around the Hunter Expressway should be protected for uses that generate employment growth and become part of Greater Newcastle’s network of trading hubs, together with the emergence of Black Hill and re-establishment of employment at the Hydro site.
- Pokolbin, Wollombi Valley and National Parks are tourism destinations for entertainment and tourism activity.
• Employment growth opportunities include intensive agriculture, manufacturing and freight and logistics industries that can benefit from access to national freight networks.

• Recreation opportunities such as the Great North Walk, Richmond Vale Rail Trail, Baddeley Park sports fields and lookouts in the Watagan and Yengo National Parks are important assets for residents and tourists, and form part of the Blue and Green Grid.

• Cessnock City Council will need to work with Maitland City Council and infrastructure providers to coordinate housing and infrastructure development occurring between Maitland and Kurri Kurri, including the upgrade of Cessnock Road to support growth in Cessnock and Kurri Kurri.

• A rapid transport connection from Cessnock and Kurri Kurri to Maitland and the city core will become more important, as will improved connectivity to the Airport and Sydney to cater for tourism growth. Locations for potential park and ride facilities should be investigated in centres and near the Hunter Expressway to reinforce and develop the 30-minute city catchment.

Draft Greater Newcastle Metropolitan Plan 2036

• The city core captures the northern part of Lake Macquarie including Charlestown, Cardiff-Glendale and Belmont, with the southern and western lifestyle centres, including Morisset, Wyee, Toronto and Awaba.

• Lake Macquarie is a crucial part of the identity of Greater Newcastle.

• Local employment opportunities in the new economy include innovation ecosystems capitalising on fast technology infrastructure which will reverse the flow of people who work outside of Lake Macquarie.

• Lake Macquarie and the coastline provide important recreation opportunities and complement other Blue and Green Grid assets such as the Fernleigh Track, Speers Point Park, Glendale Regional Athletic Centre and marinas at Toronto, Belmont, Swansea and Wangi Wangi.

• Charlestown, Warners Bay and Belmont all have significant redevelopment opportunities with medium-term opportunities at Boolaroo-Cardiff and longer-term opportunities at Glendale.

• Future housing growth will be through infill development and new housing areas in the Greenfield Newcastle – Lake Macquarie Western Growth Area, and in areas that can better access train stations and proximity to the Central Coast and Sydney.

• Public transport services will be improved along the Pacific Highway to Charlestown and Belmont and other areas, and support longer term renewal corridors.

Lake Macquarie

Hunter Regional Plan 2036
Lake Macquarie Local Government Area includes the southern portion of the Greater Newcastle metropolitan area. It is the largest city in the Lower Hunter by population. The area’s picturesque landscape, is focused around Lake Macquarie and the coast, and convenient connections to other parts of the Hunter, Central Coast and Sydney attract both residents and visitors to the area. There is a broad mix of employment areas and centres, including Charlestown, Glendale and Morisset, and housing opportunities in scenic locations. Lake Macquarie will continue to attract new residents and employment because of these attributes.
Maitland

**Hunter Regional Plan 2036**
Maitland Local Government Area contains a high-growth metropolitan area that includes strategic centres servicing the hinterland and rural areas of Dungog and the Upper Hunter area. It includes a number of urban release areas that are contributing to significant greenfield housing supply for the region, as well as centres undergoing revitalisation, and historic rural villages. Maitland will continue to supply housing, connect its settlements and offer civic, health and educational services.

**Draft Greater Newcastle Metropolitan Plan 2036**

- The arc of lifestyle centres through Maitland, including Central Maitland and East Maitland and historic villages such as Morpeth and Lorn that are part of Greater Newcastle’s tourism network. Cultural assets such as Maitland Regional Art Gallery, an increasing number of events and the river walk are increasing Maitland’s attraction to residents and visitors.

- Employment precincts at Thornton connect to trading hubs, as well as places along the New England Highway, Hunter Expressway and the northern rail corridors.

- Planning for the new Maitland Hospital will grow health-related jobs and become a stronger part of the network of health services and infrastructure in Greater Newcastle.

- Maitland is a regional destination for education, with the benefit of student transport by road and rail to schools and tertiary education centres.

- Open spaces for leisure and sport along the Hunter River and at Maitland Park add to the Blue and Green Grid.

- A significant proportion of Greater Newcastle’s greenfield development will continue to occur in Maitland, focused on the two priority housing release areas of Thornton – Lochinvar and Maitland – Kurri Kurri. Longer-term renewal will also occur in proximity to train stations, with the benefit of electrification of the Hunter rail line to Telarah improving the 30-minute city connectivity.

- The Black Hill and Beresfield precinct and East Maitland precinct are catalyst areas for the short-term focus of employment and investment. There are opportunities to provide for better integration with existing train stations at Victoria Street, Metford and Thornton, and the Greenhills and Thornton shopping centres.
Newcastle

**Hunter Regional Plan 2036**
This is the city at the centre of Greater Newcastle, the largest regional centre in NSW and the economic, service and administrative centre for the region. Newcastle provides the most diverse mix of specialised services in the Hunter region, and significant employment and residential development, and associated infrastructure.

**Draft Greater Newcastle Metropolitan Plan 2036**
- Newcastle City Centre and the northern part of the city core, including Callaghan, Kotara, Broadmeadow, John Hunter Hospital are in the Newcastle Local Government Area.
- Newcastle Port is the largest exporter of coal in the world and requires increased diversity of exports to grow trade, and together with the surrounding port lands (at Kooragang Island and Mayfield) and the Beresfield-Black Hill catalyst area, are part of the trading hubs.
- Tourism destinations such as Newcastle City Centre will be the focus for increased tourism as well as the prime location for professional and office employment, and opportunities associated with University of Newcastle.
- The area is home to anchor institutions including John Hunter Hospital and the University of Newcastle that support employment growth in the health and education sectors. Student numbers will grow with new tertiary education services in these areas and Newcastle City Centre.
- Inner city industrial areas in Mayfield, Broadmeadow and Throsby Basin will transformation as larger sites occupied by manufacturing and heavy industry move outside the built-up area. This will offer potential to attract employment associated with the new economy, combined with local services and renewal opportunities.

- The Blue and Green Grid in Newcastle is diverse, including beaches, wetlands, the harbour, city lookouts, coastal walks, cycling routes and bushland. Places like Blackbutt nature reserve, Bluegum Hills regional park, Broadmeadow Sports and Entertainment Precinct and Newcastle foreshore park are recreation and leisure destinations.

- Significant amounts of sensitive and feasible infill development will occur in the short term, in urban renewal corridors including Newcastle City Centre, Kotara and Broadmeadow. There are opportunities for smaller-scale redevelopment that maintains the liveability and place character of The Junction, Waratah, Jesmond and Wallsend, Lambton and New Lambton. Longer-term renewal will also occur around train stations and brownfield sites, as they become available.

- Improved connectivity to global, national, regional and metropolitan destinations are focused around the rail, road, port and airport networks. This must be supported by priority bus corridors, improved road planning, growing public transport mode share to reduce road congestion, and new rail corridor infrastructure investment.

- The urban renewal corridors are the potential focus for future transit improvements with immediate bus routes improvements and the introduction of frequent services supporting increases in connectivity between strategic centres.

- Catalyst areas as the short-term focus for housing, employment and infrastructure investment are Newcastle City Centre, Beresfield-Black Hill, Broadmeadow, Callaghan, John Hunter Hospital, Kotara and Newcastle Port.
Port Stephens

Hunter Regional Plan 2036
Port Stephens Local Government Area contains a mix of rural land, towns, villages and coastal areas largely focused along the Tomaree Peninsula that are a major recreational, tourist and retirement destination. Newcastle Airport provides capacity to grow defence and aerospace-related industries.

Draft Greater Newcastle Metropolitan Plan 2036

• Part of Port Stephens include Raymond Terrace and Medowie, which are part of the arc of lifestyle centres

• Williamtown RAAF Base, Newcastle Airport and Tomago employment precinct are trading hubs whose links to the national freight and transport networks will be maintained and strengthened. This includes Nelson Bay Road, Tomago Road and the Pacific Highway.

• Newcastle Airport has capacity for increased domestic and international flights, and supports tourism within Greater Newcastle.

• The potential defence and aerospace hub at the airport is a major opportunity for economic growth, as is the manufacturing and industrial cluster around Tomago, which has strong links to the Port.

• Growth at Medowie needs to be managed to protect drinking water supplies.

• The Blue and Green Grid includes areas that support the coastal koala population, Stockton Beach, Heatherbrae Botanic Gardens and the Hunter River.

• As renewal occurs, the identity, rural setting and values of the historic river port city of Raymond Terrace must be protected.

• New housing will be built over the longer-term at Medowie and in the short-medium term in Raymond Terrace as it grows northwards.

• Port Stephens Council will work with Newcastle City Council to coordinate housing and infrastructure development in Fern Bay to protect transport connections between the Newcastle Airport and Newcastle Port.

• Williamtown and Tomago are catalyst areas and an immediate focus for employment and infrastructure investment.