

The Future Series - Article Six (sub article)

# Greater Newcastle Metro Catalyst Areas

This Future Series | Article Six is brought to you in collaboration with Health Project Services, and looks at what's to come for our city, all with a view to help you future proof your business.

The vision of the Greater Newcastle Metropolitan Plan (GNMP) relies on the contribution of eleven defined catalyst areas which play an essential role in achieving outcomes at a local level, based on employment opportunities, provision of infrastructure and housing supply.

Catalyst areas require collaboration between federal, state and local governments, industry groups, business, residents and the community to deliver on specific requirements contributing to the vision for the city's future.

## Catalyst Areas for Greater Newcastle Overview

The GNMP defines a catalyst area as a 'place of metropolitan significance where a planned approach will drive the transformation of Greater Newcastle as a metropolitan city'<sup>1</sup>.

The catalyst areas for the GNMP include:

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

These areas have been selected due to their proximity and access to existing or planned transport infrastructure, employment growth (particularly for health, defence and education industries) and potential to provide new dwellings.

In **Figure 1** the target job growth and dwellings required is shown for each catalyst area to meet the GNMP vision.

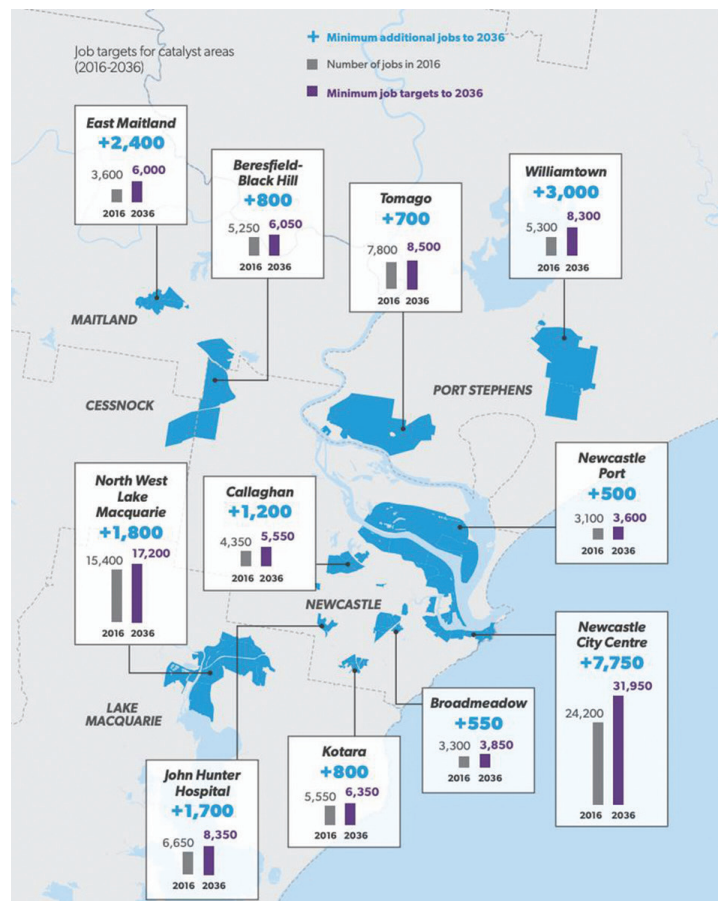


Figure 1 – GNMP Catalyst Areas, 2016-2036

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

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<sup>1</sup> GNMP, Glossary pg. 83.

Catalyst Area	Targets 2036 (additional)	
	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
Williamstown	3,000	N/A

Table 1 - Jobs and dwelling targets for catalyst areas, 2016-2036

Source: NSW Department of Planning & Environment, Greater Newcastle Metropolitan Plan 2036 pp. 53

Catalyst Area	Priority Roles in GNMP		
	Priority 1	Priority 2	Priority 3
1. Newcastle City Centre	Commercial	Tourism	Transport
2. Newcastle Port	Trade	Freight	Transport
3. Broadmeadow	Tourism	Housing	Commercial
4. John Hunter Hospital	Health	Housing	Transport
5. Callaghan	Research	Education	Technology
6. Kotara	Retail	Housing	Transport
7. North West Lake Macquarie	Retail	Housing	Recreation
8. Williamstown	Aviation	Defence	Technology
9. Tomago	Manufacturing	Transport	Industry
10. Beresfield-Black Hill	Freight	Manufacturing	Transport
11. East Maitland	Health	Retail	Housing

Table 2 - Key roles of catalyst areas, 2016-2036

## 1. Newcastle City Centre



The role of Newcastle City Centre will be to continue to provide commercial floor space, whilst establishing and developing a dedicated education and innovation hub. Additionally key civic and recreational facilities with the capacity to hold major national and international events will be encouraged.

To cater for an anticipated population growth in this catalyst area and low land availability, there will be a need for more high density housing. This may see a number of patients in the catchment area that did not exist previously, potentially allowing room for new health related users or expansion of existing health type services.

Defined precincts (refer to **Figure 2**) extending west along the foreshore will each have their own specific role within this central catalyst area. These include:

**Newcastle East** – promote as a major tourism destination combining the harbour, headland and beaches with public facilities to cater for gathering at major national and international events.

**East End Precinct** – connect the city to the waterfront through the mix of open spaces, shopping district and new residential opportunities.

**Civic Precinct** – create an education, innovation and technology hub and encourage a vibrant cultural centre connecting the parks to the waterfront.

**West End Precinct** – act as a transport hub connecting trains, buses and an extended ferry service. It will also increase commercial and residential real estate geared towards the professional services sector.

**Wickham Precinct** – support long-term expansion of the city including transport development and providing space for business and new economy industries.



**Figure 2 – Newcastle city centre catalyst area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 2. Newcastle Port



Newcastle Port is set to become a global gateway for continued trade and emerging tourism. It will generate local and regional employment growth and will also manage land uses so as to not infringe or impact new infill residential and commercial developments.

Defined precincts (refer to **Figure 3**) in this catalyst area include:

**Dyke Point Precinct** – offer major entry point for cruise ship tourism, providing transport connections to the city and surrounding tourism drawcards. Dyke Point will also develop a reputation as a major ship repair and maintenance station.

**Throsby Precinct** – transformation of this precinct is required to support the growth of tourism. Existing industrial land uses will be relocated and repurposed to make way for creative industries and medium density housing.

**Carrington Precinct** – provide port related services while minimising impacts on the growing residential communities to the south.

**Mayfield Port Precinct** – support growth of import and export operations including container ships. It will also protect and develop key transportation infrastructure.

**Mayfield Freight and Logistics Precinct** – primarily a warehousing precinct to support key exports. It will protect this precinct from encroachment by retail and residential developments.

**Mayfield North Industrial Precinct** – to protect and maintain its role in port activities and to support development of other related industries.

**Steel River Precinct** – develop and improve research, engineering and high-tech manufacturing capabilities.

**Kooragang Coal Export Precinct** – protect and maintain its critical role in exportation of coal in the north of the harbour.

**Walsh Point Precinct** – enable land use for heavy industry and chemical manufacturing while minimising impact on residential communities.



**Figure 3 – Newcastle Port Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77



### 3. Broadmeadow



Broadmeadow catalyst area is a major sport and entertainment hub catering for national and international sporting events and concerts. It will allow easy access to world-class facilities by both local residents and visitors, along with developing suitable residential and commercial development.

Defined precincts (refer to **Figure 4**) in this catalyst area include:

**Hunter Sports and Entertainment Precinct** – build a first-choice sporting, leisure and entertainment destination that is diverse, vibrant, sustainable and commercially viable.

**Nineways Precinct** – develop office, retail and medium-density housing while at the same time making allowances for future transport corridors. This may be a good candidate over the medium term to establish a health centre in close proximity to new housing supply and planned transport nodes.

**Lambton Road Precinct** – develop light industry and businesses to support population growth of surrounding areas including developing medium-density housing.

**Broadmeadow Station Precinct** – align on plans to integrate transportation services and improve pedestrian access to transport, leisure facilities and surrounding retail and commercial properties.

**Broadmeadow Road Precinct** – create a pedestrian-friendly shopping precinct surrounded by medium-density housing with good transport connections. It may be worth considering if there are any opportunities to acquire an existing business in this precinct that has capacity to expand as new housing is absorbed.

**Locomotive Depot Precinct** – investigate medium density housing and business uses that do not impact on the heritage values.

**Former Gasworks Precinct** – investigate options for re-use of this site for residential, business and light industry.



**Figure 4 - Broadmeadow Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 4. John Hunter Hospital



John Hunter Hospital is a developing health cluster providing a diverse range of complementary tertiary level medical and health services. With just one precinct, it has a clear remit for medical research (refer to **Figure 5**).

**John Hunter Hospital Precinct** – intensify medical research, education and ancillary health along with providing accommodation and housing to support the needs of workers. Transport and technology infrastructure for public access will be needed along with the creation emergency and priority lanes for ambulances and buses.



**Figure 5 – John Hunter Hospital Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 5. Callaghan



Callaghan provides a hub for tertiary education, research and innovation alongside the University of Newcastle, with improved transport to encourage renewal of surrounding areas for housing development.

Defined precincts (refer to **Figure 6**) in this catalyst area include:

**Callaghan Campus Precinct** – the University of Newcastle will work with City Council to develop and promote research and innovation centres within the Callaghan Campus, including student accommodation. Improvements to pedestrian and cycling infrastructure will also be needed to enhance connectivity and accessibility.

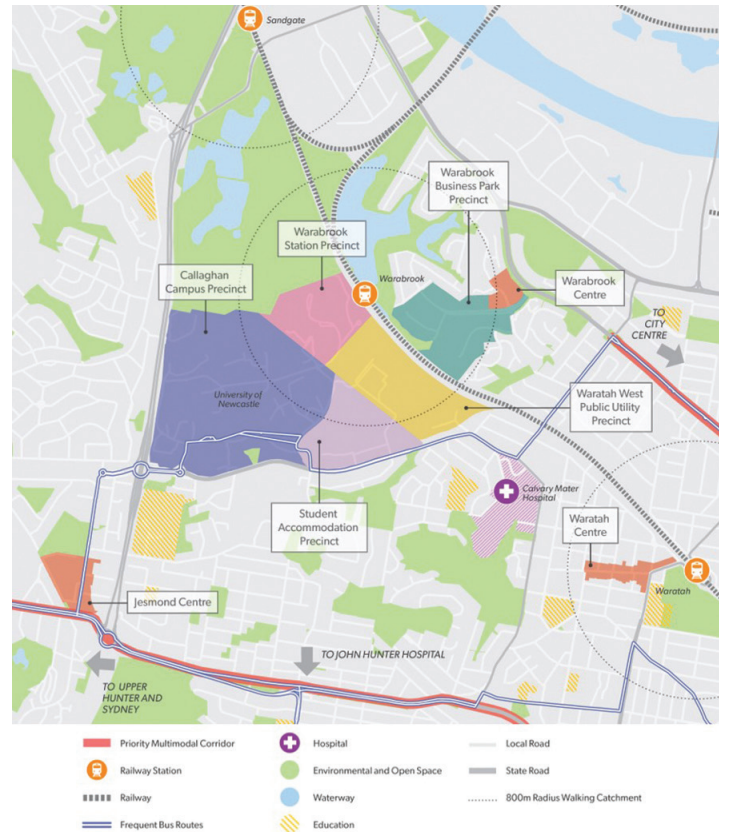
**Warabrook Station Precinct** – develop residential and business communities through improved transportation networks without impacting surrounding plans for education and innovation.

**Warabrook Business Park Precinct** – grow engineering and high-tech manufacturing.

**Student Accommodation Precinct** – facilitate student accommodation and complementary services to support the University.

**Waratah West Public Utility Precinct** – protection of critical electricity infrastructure as a priority while exploring complementary uses of surrounding land.

**Jesmond, Warabrook and Waratah Centres** – facilitate the development of start-up and innovation centres.



**Figure 6 - Callaghan Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 6. Kotara



Kotara will play a pivotal role in driving employment opportunities and being a significant provider of future housing supply. Combined with a new and accessible town centre, Kotara town will become a self-sustaining community of retail, business and residential precincts. Over the medium to long term as this location evolves, opportunities may emerge for new health service providers to cater to growing community needs for general medical, dental and veterinary services.

Defined precincts (refer to **Figure 7**) in this catalyst area include:

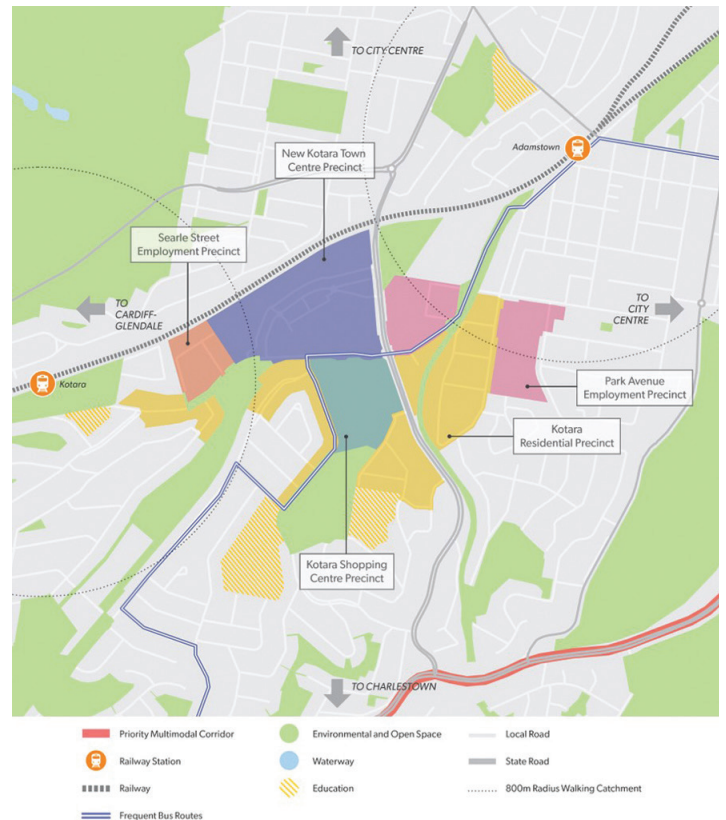
**New Kotara Town Centre Precinct** – transform the precinct from large format retail to one with diverse uses including offices and shop-top housing. Improvements in pedestrian access to key transport centres will support this important activity hub.

**Kotara Shopping Centre Precinct** – improve public transportation between surrounding residential precincts to limit traffic congestion while improving public amenities and pedestrian access.

**Park Avenue Precinct** – support business development and industrial land uses to align with the surrounding residential communities.

**Kotara Residential Precinct** - improve potential for medium-density housing by increasing connectivity to other Kotara precincts.

**Searle Street Employment Precinct** – improve street layout and connections to Kotara railway station to encourage the increase of light industry and commercial office premises.



**Figure 7 - Kotara Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77



## 7. North West Lake Macquarie



North West Lake Macquarie is situated at the southern end of the Greater Newcastle Metropolitan and will aim to provide large-format retail, advanced manufacturing, office-based jobs and affordable medium-density housing.

Defined precincts (refer to **Figure 8**) in this catalyst area include:

**Teralba Precinct** – transition mining industry focus to emerging new economy industries and recreational areas.

**Boolaroo-Speers Point Precinct** – develop recreational areas along the foreshore areas while protecting this valuable green area. Develop a boutique shopping trail and facilities for major events and tourism.

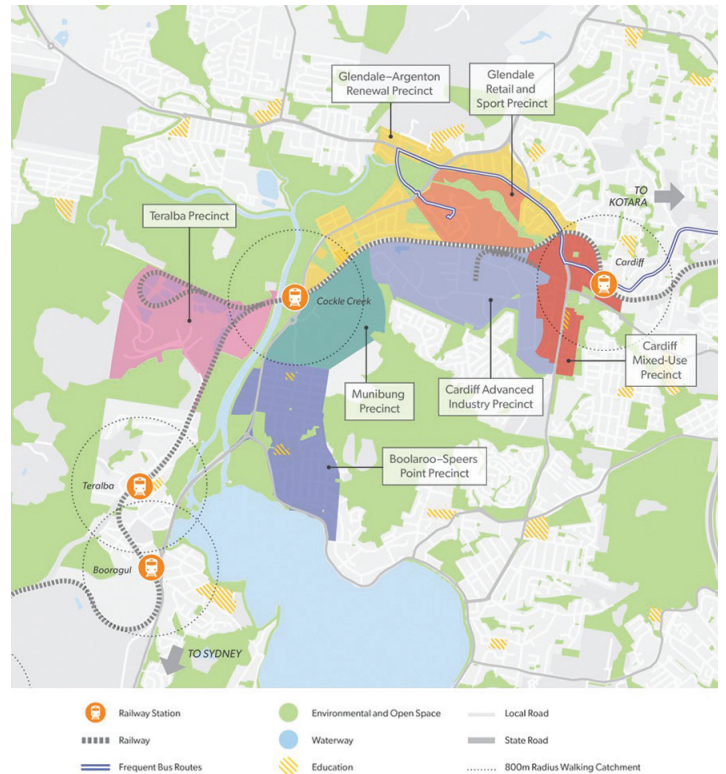
**Munibung Precinct** – renew the precinct with increased housing and large format retail providing better pedestrian access to Cockle Creek station.

**Cardiff Advanced Industry Precinct** – support innovation in the manufacturing sector through the provision of expanded co-working spaces.

**Cardiff Mixed-Use Precinct** – adjust planning controls to support more medium-density housing and provide better pedestrian access to public transport infrastructure.

**Glendale Retail and Sport Precinct** – expand the Stockland retail centre and support an enhance elite sports area and casual sports.

**Glendale-Argenton Renewal Precinct** – investigate medium-density and mixed-use development based on plans for improved public transportation infrastructure and enhancements to Glendale TAFE.



**Figure 8 – North West Lake Macquarie Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 8. Williamtown



Williamtown will expand its aviation capabilities providing domestic and international airline connections. It will continue to serve as the RAAF base whilst further developing an emerging defence and aerospace hub.

Defined precincts (refer to **Figure 9**) in this catalyst area include:

**Airport Precinct** - minimise housing development that will be affected by airport noise or will restrict future airport, defence or aerospace expansion.

**Aerospace and Defence Precinct** - manage the environmental planning around high tech land use for the expansion of the Defence and Aerospace Related Employment Zone (DAREZ).



**Figure 9 - Williamtown Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 9. Tomago



Tomago will provide a significant advanced manufacturing and industrial area in the north-west region of the Newcastle metropolitan area.

Defined precincts (refer to **Figure 10**) in this catalyst area include:

**Tomago Industrial Precinct** - continue the aluminium manufacturing capability and protect transport corridors to global air and sea connections.

**Tomago Shipbuilding Precinct** - promote the development of shipbuilding industries to secure defence contracts.



**Figure 10 - Tomago Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 10. Beresfield-Black Hill



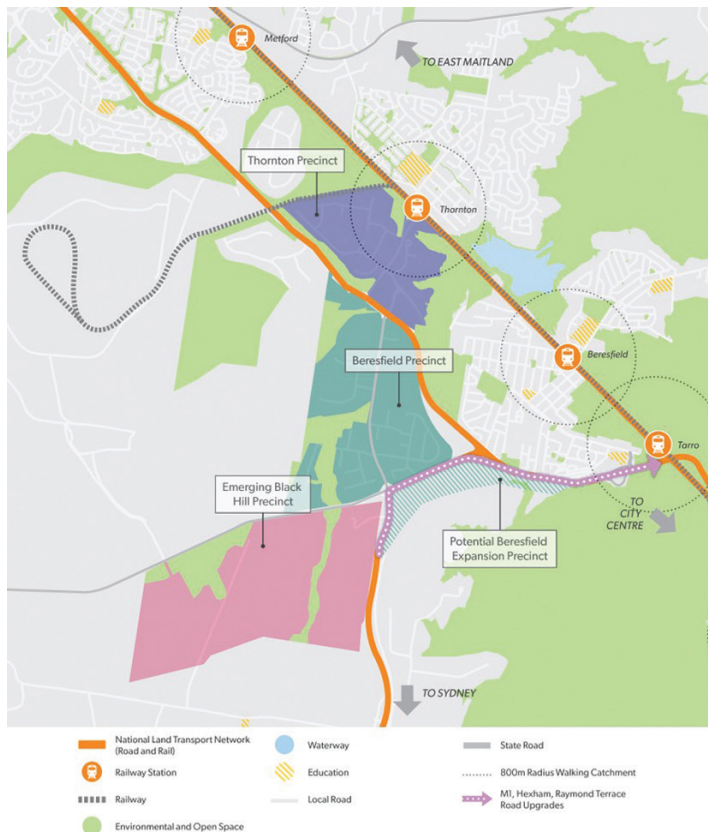
Beresfield-Black Hill will be a critical freight and logistics hub for the city combined with manufacturing and light industrial activity.

Defined precincts (refer to **Figure 11**) in this catalyst area include:

**Beresfield Precinct** – promote the freight and logistics capabilities along with protecting transport corridors and improving efficiency with new logistics technology.

**Emerging Black Hill Precinct** – prepare a plan conducive to support the freight requirements, adjoining mine site and internal road networks of Black Hill.

**Thornton Precinct** – expand the use of land for business and light industry that supports the surrounding residential community.



**Figure 11 – Beresfield-Black Hill Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77

## 11. East Maitland



East Maitland is identified as an emerging health and housing precinct with the new Maitland Hospital and Greenhills Shopping Centre.

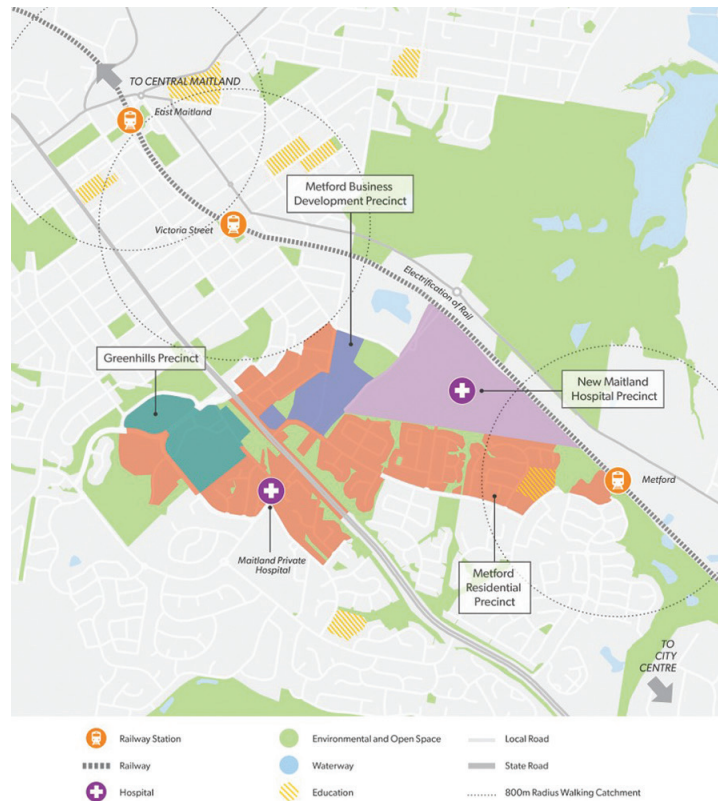
Defined precincts (refer to **Figure 12**) in this catalyst area include:

**New Maitland Hospital Precinct** – promote a diverse health precinct providing pedestrian, cycling, road and public transport connectivity and accessibility for workers and visitors.

**Green Hills Precinct** – encourage complementary health services to grow and connect to the new Maitland Hospital and the wider health network. Facilitate residential and aged care uses surrounding the Greenhills shopping centre. Options in close proximity to the new hospital will be worth exploring due to the advantageous location.

**Metford Business Development Precinct** – intensify business and light industrial uses to service the needs of surrounding communities.

**Metford Residential Precinct** – increase the potential for senior and medium-density housing along with facilitating the development of complementary public and private health service facilities that support the Maitland Private Hospital and the new Maitland Hospital.



**Figure 12 – East Maitland Catalyst Area**

Source: NSW Department of Planning & Environment, Greater Newcastle Master Plan 2036 pp. 54-77



## 2036: The Vision for Health Services

- **For General Practitioners:** Kotara and Broadmeadow will see a large growth in housing along with ample space for supporting businesses. This may present opportunities for GPs to target this growth in population. East Maitland will be particularly suited for aged care and other complementary health services.
- **For Dentist Practitioners:** High population areas such as North West Lake Macquarie and urban renewal corridors of Newcastle City Centre, Kotara and Broadmeadow may generate additional dental needs to cater for new residents and families relocating to the area.
- **For Veterinary Professionals:** Recreation areas close to new residential developments particularly in Broadmeadow, Kotara and Newcastle Centre (Civic Precinct) may encourage more pet ownership along with distinct regions such as like East Maitland and North West Lake Macquarie.

## In Conclusion

Catalyst Areas identify the most important localised areas of the GNMP which will be pivotal for future growth across the region. These areas have strong underlining fundamental elements based on housing, transport and employment potential and existing capacity which will drive the local economy. Over the next 20 years these factors are important to consider for any medical practitioner considering a new location or expansion in Greater Newcastle.



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1. NSW Department of Planning & Environment, Illawarra-Shoalhaven Regional Plan - Vision
2. NSW Department of Planning & Environment, Illawarra-Shoalhaven Regional Plan - Introduction
3. NSW Department of Planning & Environment, Illawarra-Shoalhaven Regional Plan
4. NSW Department of Planning & Environment, Illawarra-Shoalhaven Regional Plan - Goal 2 - A Variety of housing choices with homes that meet needs and lifestyles

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