

The Future Series

Hunter Region: Australia's leading regional economy

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

The Hunter region of NSW will form Australia's largest regional economy over the next 20 years with Newcastle at its heart. Plans will strive to collectively create thriving communities, sustain a rich natural environment and provide greater health, employment and housing opportunities.

The Hunter Regional Plan 2036

The Hunter Regional Plan (HRP) compiled by the NSW State Government focuses on the needs of this region through to 2036, as shown in Figure 1. The HRP includes the diverse Local Government Area's (LGA's) of Cessnock, Muswellbrook, Dungog, Lake Macquarie, Maitland, Mid-coast, Newcastle, Port Stephens, Singleton and Upper Hunter.

The HRP has four distinct goals for the region:

Goal 1: A leading regional economy in Australia

Goal 2: A biodiversity-rich natural environment

Goal 3: Thriving communities

Goal 4: Greater housing choice and jobs

In addition, the plan will focus on continued investment in infrastructure projects which support growth across freight, health, education, agribusiness and tourism. It also forecasts that a quarter of the population will be aged 65 years and over by 2036, indicating a growing demand for services supporting this expanding age demographic. Health professionals looking for opportunities across the region will need to incorporate this patient profile into their business model.

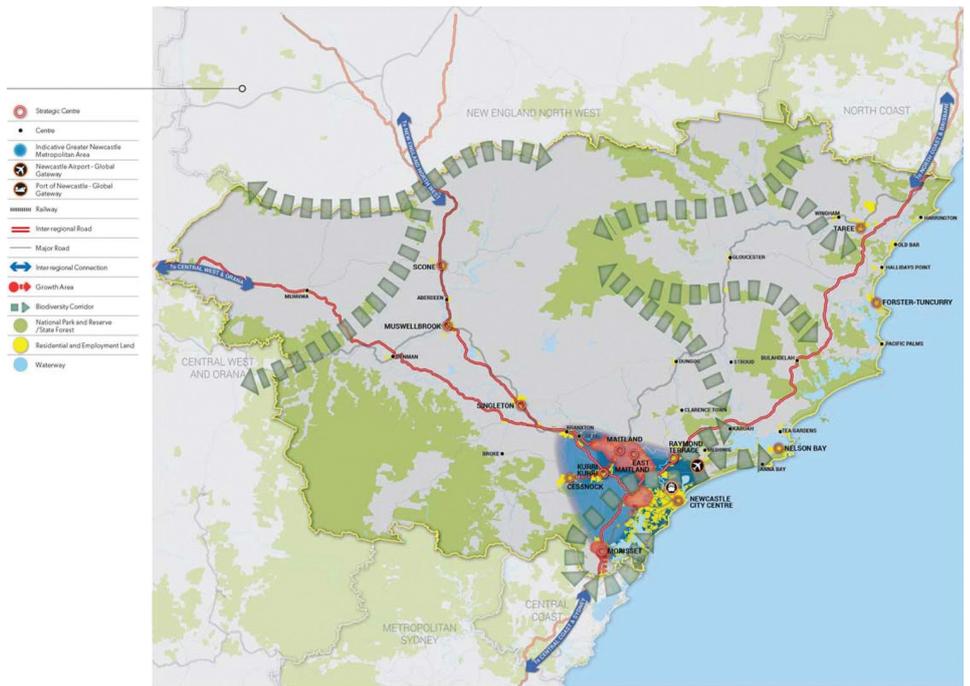


Figure 1 - The Hunter Region 2036

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

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The Greater Newcastle Regional Plan 2036

The Hunter Regional Plan works alongside the Greater Newcastle Metropolitan Plan (GNMP) which was featured in Article 6 of this Future Series. The HRP recognises Greater Newcastle¹ as the centerpiece of the region with Newcastle the undisputed capital city of the Hunter region.

The HRP acknowledges some key focal points from the GNMP to which it is aligned. These points are:

- **Connect strategic centres² in Greater Newcastle:** The HRP acknowledges the importance of identified strategic centres of the region. These centres will be hubs for employment, housing, healthcare and will be the focus for economic growth in the region as shown in Figure 2. By 2036, the HRP aims to have 95% of the population residing within 30 minutes of a strategic centre;
- **Develop a national centre of Excellence for Health and Education:** The HRP anticipates dedicated health,

education and research services combined with private investment and public infrastructure will generate skilled job growth and draw workers to the area. Key facilities include University of Newcastle, John Hunter Hospital, Hunter Medical Research Institute and the Newcastle Institute for Energy and Resources;

- **Expand the capacity of Global Gateways:** Through the Newcastle port and airport, the Hunter region has access to domestic and international markets. By improving freight and logistics this will lead to improved productivity and competitiveness to help ensure economic prosperity. Tourism will also play a role with the current number of airport passengers close to 1.1 million annually – this is due to double by 2030; and
- **Establish governance:** The Hunter Development Corporation has been established and will be the responsible body for the region.

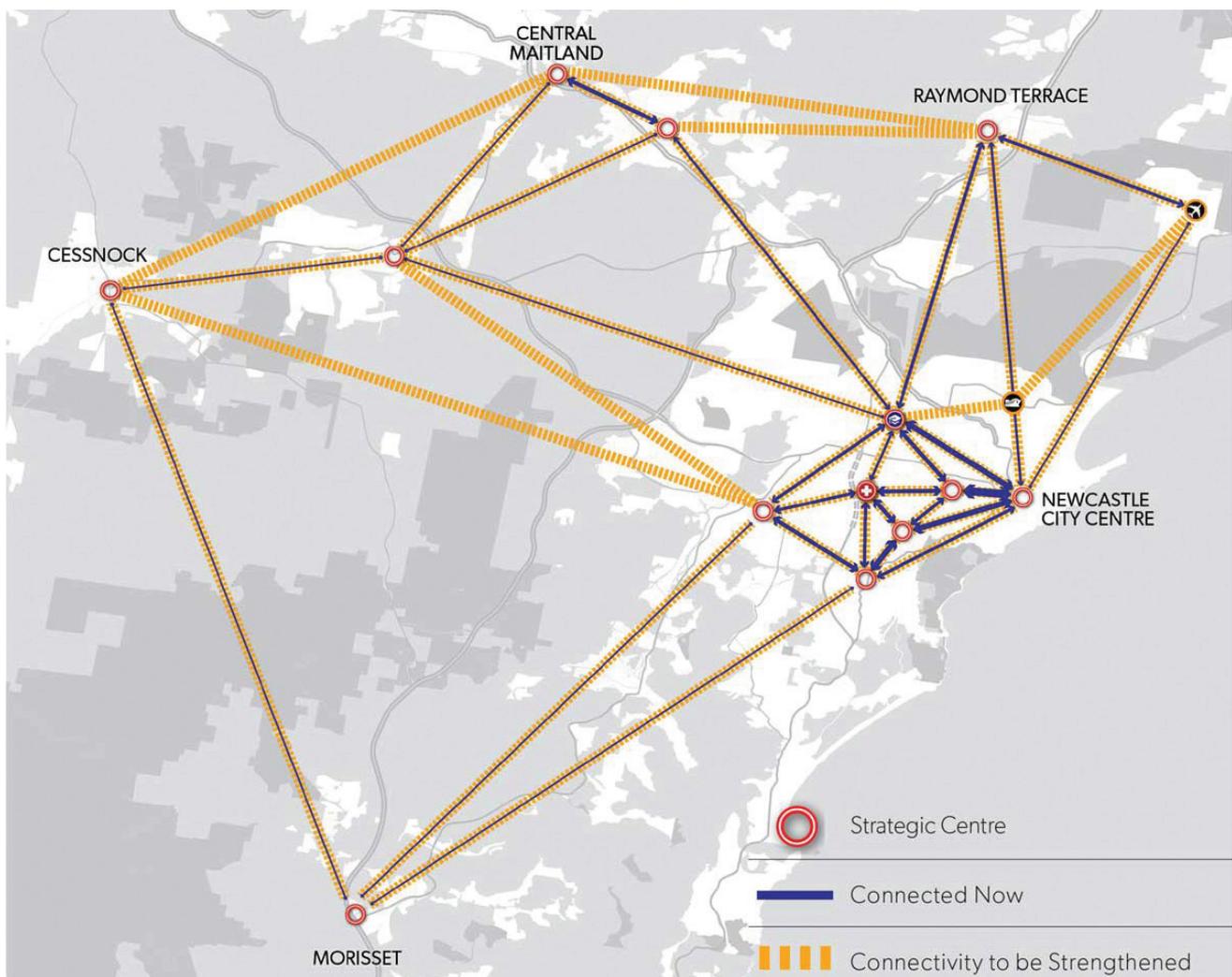


Figure 2 - Greater Newcastle Strategic Centre Connectivity map

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

¹ The Greater Newcastle Region includes the LGA's of Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens.

² GNMP 2036, Glossary. Strategic Centre is defined as centres of strategic importance within the Greater Newcastle area (as identified in the Hunter Regional Plan 2036).

Goal 1

The leading regional economy in Australia

The HRP identifies the Hunter as the largest regional economy in Australia, even surpassing the economies of Tasmania, ACT and the NT. The Hunter Region provides approximately 322,000 jobs with an additional 61,500 jobs forecast to be created by 2036. Growth in health care will be primarily driven from the increase of elderly residents in the region which will represent a quarter of the region's total population over the next two decades.

To achieve **Goal 1**, the HRP has identified 13 specific directions stated as:

- Direction 1 – Grow Greater Newcastle as Australia's next metropolitan city
- Direction 2 – Enhance connections to the Asia-Pacific through global gateways
- Direction 3 – Revitalise Newcastle City Centre
- Direction 4 – Enhance inter-regional linkages to support economic growth
- Direction 5 – Transform the productivity of the Upper Hunter

- Direction 6 – Grow the economy of Mid-coast and Port Stephens
- Direction 7 – Develop advanced manufacturing, defence and aerospace hubs
- Direction 8 – Promote innovative small business and growth in service sectors
- Direction 9 – Grow tourism in the region
- Direction 10 – Protect and enhance agricultural productivity
- Direction 11 – Manage the ongoing use of natural resources
- Direction 12 – Diversify and grow the energy sector
- Direction 13 – Plan for greater land use compatibility

In **Figure 3**, the main employment sectors for each LGA of the region are identified.

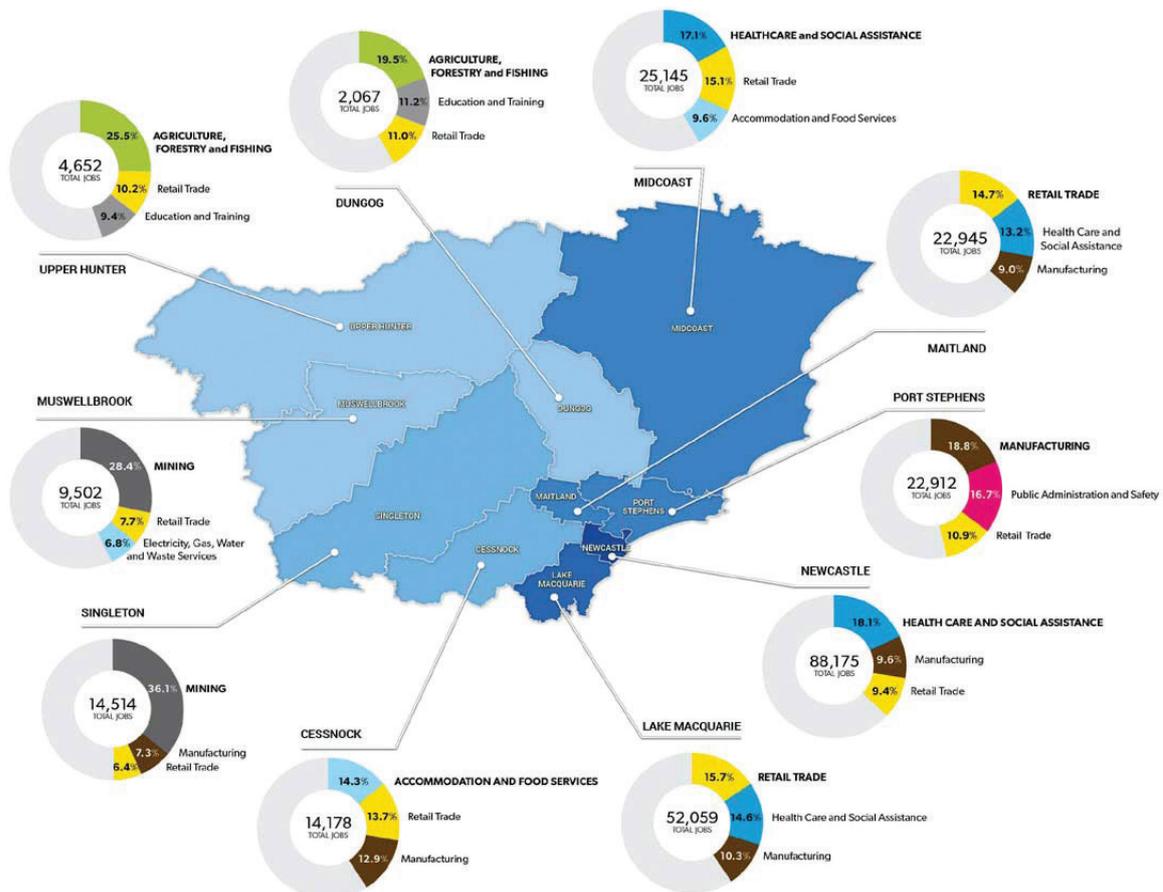


Figure 3 – Main employment sectors for each LGA

Source: NSW Department of Planning & Environment, Hunter Regional Plan 2036 – Goal 1

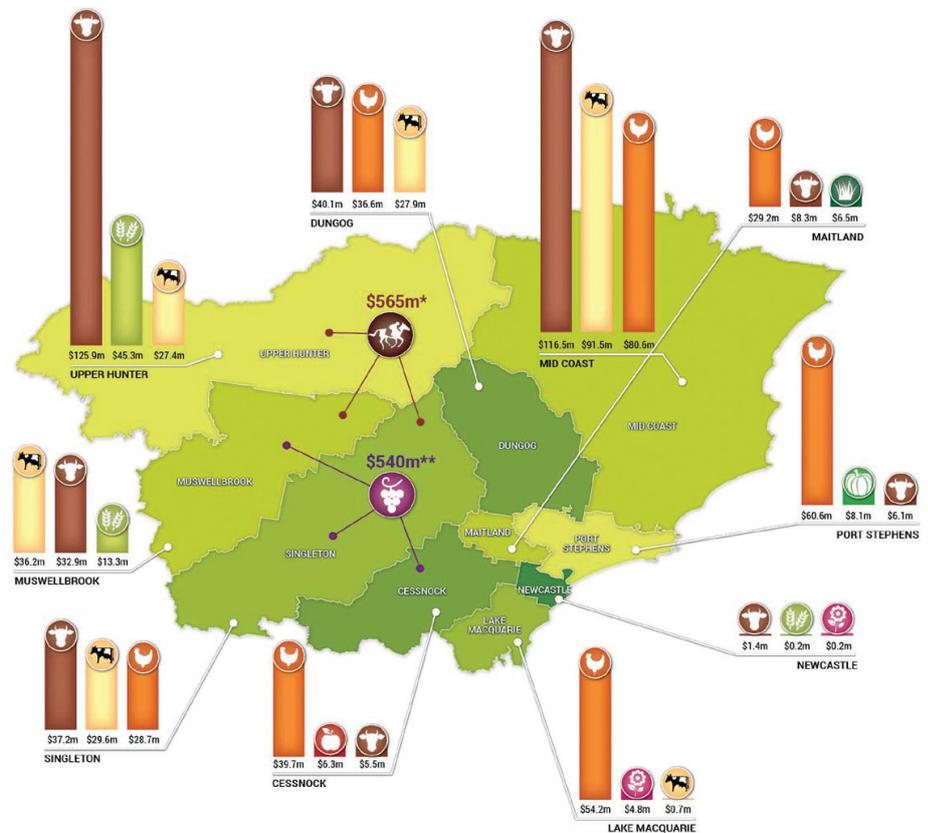
*Data show is of employed persons aged 15 years and over working in LGA, derived from VTS 2011 Summary by LGA based on 2011 Census V.1.1

Healthcare is identified as a major employer in this region. The Hunter health and education sectors continue to grow and are expected to account for 21% of the regions labour force by 2036 (approximately 73,000 jobs). The plan will enable greater connectivity between dedicated health precincts and strategic centres to improve accessibility for patients and workers.

Health precincts are planned to revolve around key hospitals of the region. There may be opportunities to expand allied health services surrounding existing health facilities in Kurri Kurri, Belmont, Cessnock, Gloucester, Muswellbrook, Singleton, Nelson Bay and Dungog. The Manning Base Hospital in Taree also expects to build a cluster of allied health services to cater specifically for the growing number of ageing population in this area.

Agriculture industry plays a key role in the local economy and will continue to be supported by government. There is a diverse range of agribusiness in the region including dairy, beef, equine (particularly thoroughbreds) and poultry. Veterinary specialists offering niche services in agriculture may find new opportunities in this growing sector. In **Figure 4**, a map of agriculture production for the Hunter region is shown.

Tourism is also a key sector in this region due to the attraction of coastal towns, and accessibility by land, air and sea. The HRP will seek to improve infrastructure to reduce travel times and generate more economic activity for tourism operators.



NOTE:

* The gross value added, being the value of sales less the value of inputs used in production. This is not directly comparable to the other agricultural industry values listed. Source: IER, 2011, *Size and scope of the NSW Racing Industry*, Commissioned by the NSW Government

** Total value of investment expenditure directly associated with the grape and wine production for the Hunter Region. This figure is not directly comparable to other agricultural industry values listed. This does not include the value added associated with wine tourism. Source: Department of Primary Industries, 2013, *Upper Hunter Region Viticulture Profile*, Fact Sheet No. 5, NSW Government, based on data supplied by Hunter Valley Wine Industry Association (HVWIA) estimated for 2010).

Note: ABS data estimates the wholesale value of unprocessed agricultural products. These figures do not capture the flow-on contribution of agriculture to other businesses in NSW. An estimate of the overall contribution of agriculture to the NSW economy is obtained by multiplying the wholesale value of agriculture by the standard ABS multiplier for agricultural production which is 2.178 (industry and Investment NSW, 2011).

	Milk		Hay		Fruit
	Beef		Turf		Viticulture
	Equine		Nursery		
	Poultry Meat		Vegetables		

Figure 4 – Agricultural production in the Hunter map

Source: NSW Department of Planning & Environment, *Hunter Regional Plan 2036 – Goal 1*

Goal 2

A biodiversity-rich natural environment

The HRP highlights the importance of conserving the natural environment across the region which helps sustain the community, improve health, attract new residents and support the tourism industry. To achieve Goal 2, the HRP has identified three directions stated as:

- Direction 14 – Protect and connect natural areas
- Direction 15 – Sustain water quality and security
- Direction 16 – Increase resilience to hazards and climate change

Goal 3

Thriving communities

The HRP acknowledges strong communities will encourage population growth and will need social infrastructure such as health, education, community centres as well as access to public and open spaces to support and improve

quality of life for residents. Over the next two decades the population of the Hunter Region is forecast to reach over 860,000 people, with 25% aged 65 years and over.

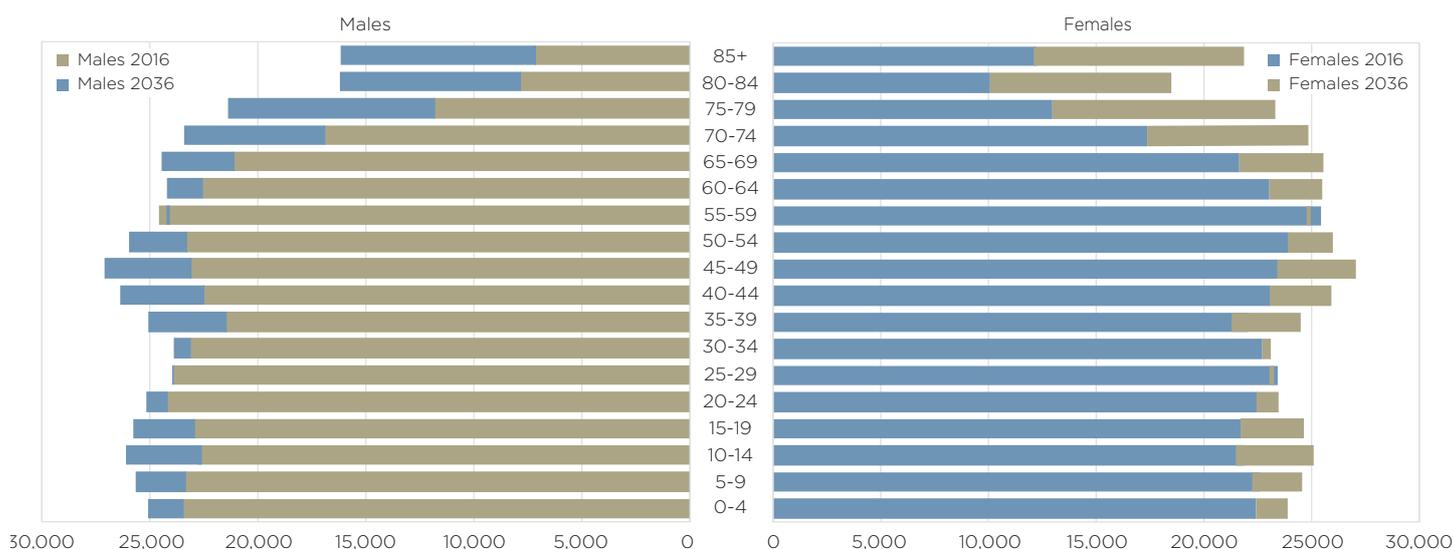


Figure 5 - Hunter region population pyramid 2016-2036

Source: NSW Department of Planning & Environment, NSW and LGA Population Projections, 2016

To achieve Goal 3, the HRP has identified four directions stated as:

- Direction 17 – Create healthy built environments through good design
- Direction 18 – Enhance access to recreational facilities and connect open spaces
- Direction 19 – Identify and protect the region's heritage
- Direction 20 – Revitalise existing communities

Direction 17 will encourage physical activity by enhancing communities and new residential release areas through creating recreational walking and cycle networks and improving access to fresh produce from local farmers.

Goal 4

Greater housing choice and jobs

Across the Hunter region it is estimated 70,000 new dwellings will be required to accommodate the population by 2036. New supply will be sourced from both infill development in established built up areas and greenfield developments in new residential estates. The HRP identifies that new dwellings will need to cater for the demand of changing demographics and shrinking average household sizes. Households are forecast to decrease from containing an average of 2.41 people in 2016 to 2.28 people in 2036.

To achieve Goal 4, the HRP has identified seven directions stated as:

- Direction 21 – Create a compact settlement
- Direction 22 – Promote housing diversity:
- Direction 23 – Grow centres and renewal corridors
- Direction 24 – Protect the economic functions of employment land
- Direction 25 – Monitor housing and employment supply and demand
- Direction 26 – Deliver infrastructure to support growth and communities
- Direction 27 – Strengthen the economic self-determination of Aboriginal communities

Compact settlement patterns will aim to maximise capacity use of existing infrastructure in established areas such as Greater Newcastle and Nelson Bay (see **Figure 6**), Forster-Tuncurry (see **Figure 7**) and Singleton, Muswellbrook and Scone (see **Figure 8**). The HRP identifies new communities in the Maitland Corridor, Newcastle-Lake Macquarie Western Corridor and growing areas around Cooranbong, Morisset and Wye.

Diversity of available housing sizes, lot sizes and housing types are stated as important in providing a broad range of housing options to cater for different demographic groups. This is based on factors such as age, income, affordability, location and intended use (e.g. holiday accommodation).

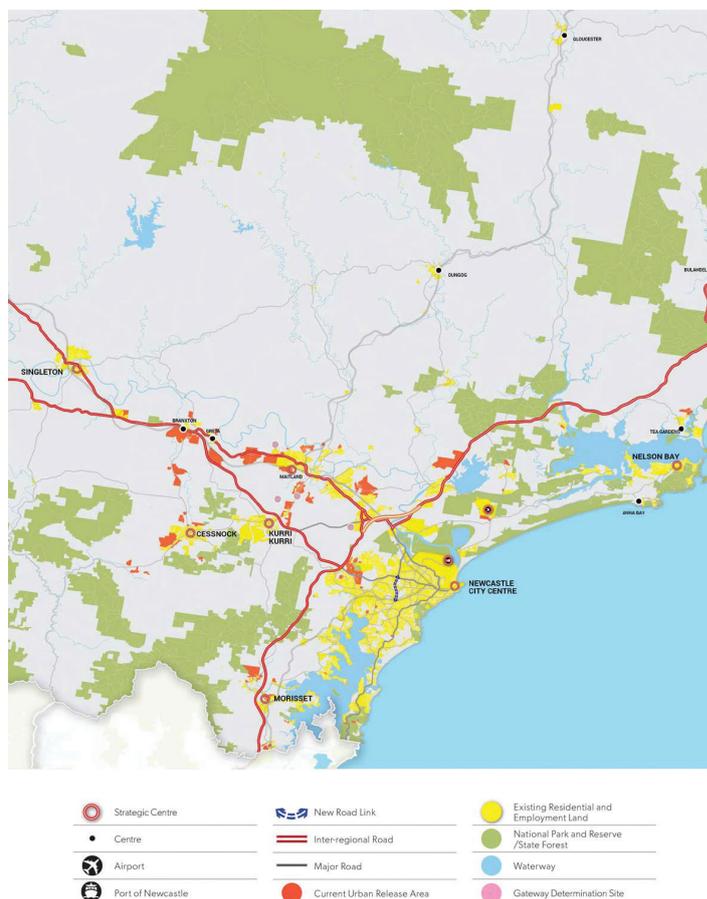


Figure 6 – Greater Newcastle and Nelsons Bay settlement pattern

Source: NSW Department of Planning & Environment, Hunter Regional Plan 2036 – Goal 4

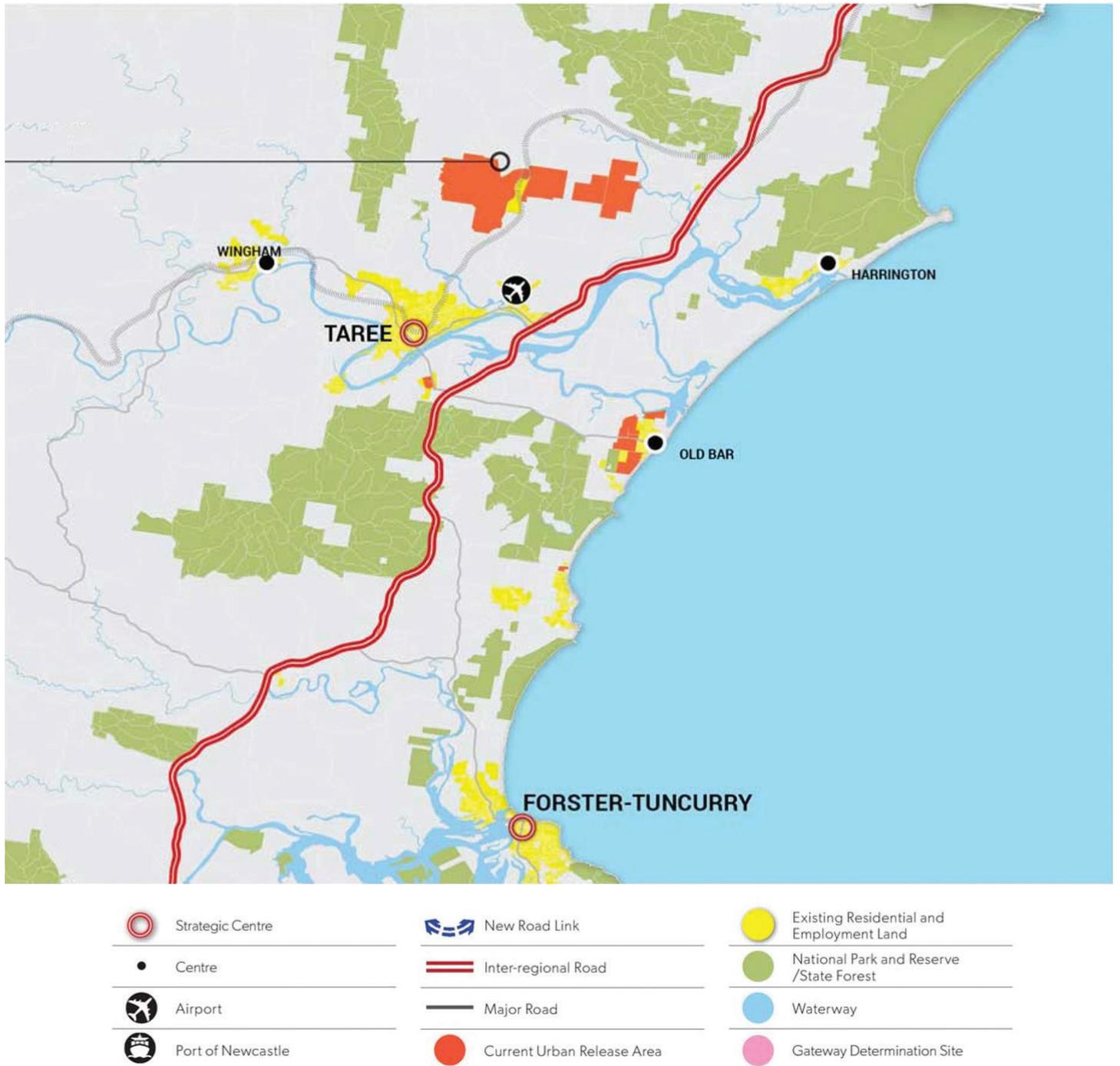


Figure 7 - Taree to Forster-Tuncurry settlement pattern map

Source: NSW Department of Planning & Environment, Hunter Regional Plan 2036 - Goal 4



Figure 8 -Scone to Singleton settlement pattern map

Source: NSW Department of Planning & Environment, Hunter Regional Plan 2036 - Goal 4

Direction 23 of this goal again identifies the significance of strategic centres across the Hunter region. These and other smaller local centres operate as part of a network. Each centre provides a different service, role and/or function in

the region. Strategic centres will be the focus for population and/or economic growth over the next 20 years. Strategic centres for the Hunter region are listed in **Table 1** below.

Upper Hunter	Mid-coast	Lower Hunter	Global Gateways
<ul style="list-style-type: none"> Muswellbrook Scone Singleton 	<ul style="list-style-type: none"> Forster-Tuncurry Taree 	<ul style="list-style-type: none"> Broadmeadow Sport and Recreation Precinct (emerging) Central Maitland Callaghan Precinct Cessnock Charlestown East Maitland Cardiff-Glendale (emerging) John Hunter Hospital Kotara Kurri Kurri Morisset Newcastle City Centre Nelson Bay Raymond Terrace 	<ul style="list-style-type: none"> Newcastle Airport Port of Newcastle

Table 1 – The Hunter Region’s Strategic Centres

Source: NSW Department of Planning & Environment, Hunter Regional Plan 2036 – Goal 4

Local Government Area Summary

A summary of population, dwellings and employment projections for each LGA in the Hunter region is provided in **Table 2**. Furthermore, a breakdown is provided of each LGA’s priorities, strategic centres and planned housing development. In addition, **Table 3** at the end of this report provides key demographic forecasts for each LGA towards 2036.



Figure 9 – Hunter region context map

Source: NSW Department of Planning & Environment, Hunter Regional Plan – Local government narratives

	Population			Dwellings			Employment		
	2016	2036 (projected)	Total change	2016	2036 (projected)	Total change	2016	2036 (projected)	Total change
Lower Hunter									
Cessnock LGA	56,100	69,250	13,150	24,000	6,350	6,350	18,905	25,497	6,592
Lake Macquarie LGA	202,350	226,800	24,450	87,700	101,400	13,700	66,860	78,601	11,741
Maitland LGA	78,200	104,850	26,650	31,650	44,200	12,550	28,311	34,790	6,476
Port Stephens LGA	74,100	92,650	18,550	36,900	47,950	11,050	28,809	34,475	5,665
Newcastle LGA	165,050	198,050	33,300	75,450	92,250	16,800	111,299	129,263	17,964
Upper Hunter									
Muswellbrook LGA	17,150	20,300	3,150	7,400	9,000	1,600	11,364	13,551	2,187
Singleton LGA	24,700	28,600	3,900	10,200	12,200	2,000	17,249	20,482	3,233
Upper Hunter Shire LGA	14,700	16,200	1,500	7,050	8,100	1,050	5,948	7,143	1,195
Mid-coast									
Mid-coast LGA	91,250	96,250	5,000	49,750	54,750	5,000	30,936	36,873	5,937
Dungog LGA	8,750	8,950	200	4,150	4,550	400	2,635	3,176	541

Local Government Area Summary Profiles

Cessnock LGA (Lower Hunter)



Overview:	Cessnock LGA is a major tourism destination due to wine and food. The completion of Hunter Expressway has improved accessibility and the appeal for new residents requiring more housing and employment opportunities.
Regional priorities:	Regional priorities as stated in the HRP plan are ³ : <ul style="list-style-type: none"> • 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.
Centres and employment:	Strategic centres: Cessnock and Kurri Kurri Centres of local significance: Branxton and Huntlee Critical Industry Clusters: Pokolbin viticulture area
Housing:	Existing urban release areas: 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: Kurri Kurri Corridor

³ NSW Department of Planning & Environment, Hunter Regional Plan – Local government narratives pp 63-64.

Port Stephens LGA (Lower Hunter)



2016

(projected increase)



People: 18,550



Dwellings: 11,050



Jobs: 5,665

Overview:	Port Stephens LGA has a diverse mix of uses including tourism, recreational, retirement living and Newcastle Airport which supports defence and aerospace related industries.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁴ : <ul style="list-style-type: none"> • 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.
Centres and employment:	<p>Global Gateways: Newcastle Airport</p> <p>Strategic centres: Raymond Terrace and Nelson Bay</p> <p>Centres of local significance: Salamander Bay, Anna Bay, Medowie, Karuah, Tanilba Bay, Lemon Tree Passage, Fern Bay, Hinton, Woodville and Seaham.</p> <p>Significant employment land clusters: Tomago and Heatherbrae.</p>
Housing:	<p>Existing urban release areas: Fern Bay, Medowie and Kings Hill (future).</p> <p>Develop: Investigate and deliver infill potential within the strategic centres of Raymond Terrace and Nelson Bay.</p>

Lake Macquarie LGA (Lower Hunter)



2016

(projected increase)



People: 24,450



Dwellings: 13,700



Jobs: 11,741

Overview:	Lake Macquarie LGA is the largest populated area in the Lower Hunter region, this may be due to accessibility and lifestyle locations attracting residents and visitors.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁵ : <ul style="list-style-type: none"> • Revitalise existing suburbs and explore opportunities for new infill and greenfield release areas. • Develop Charlestown, Cardiff-Glendale and Morisset into well-connected strategic centres.
Centres and employment:	<p>Strategic centres: Charlestown, Morisset, Cardiff-Glendale (emerging)</p> <p>Centres of local significance: Belmont, Toronto, Cardiff, Warners Bay, Swansea and Mount Hutton.</p> <p>Significant employment land clusters: Cardiff Industrial Estate</p>
Housing:	<p>Existing urban release areas: Cooranbong, Wyee, Morisset, Cameron Park, Edgeworth, Catherine Hill Bay and West Wallsend.</p> <p>Develop: Warners Bay, Toronto and Belmont into higher density, compact mixed-use centres</p> <ul style="list-style-type: none"> • Implement Town Centre Area Plans for Warners Bay and Belmont. • Investigate the potential of a Glendale-Cardiff Renewal Corridor, including opportunities for linkages/extension to Boolaroo and Speers Point. • Investigate the extension to the Pacific Highway Corridor (Gateshead to Belmont). • Continue to plan for the Glendale-Edgeworth Corridor for longer-term growth. • Deliver and maximise the potential of urban infill opportunities at the Pasmenco redevelopment area in Boolaroo.

⁴ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives pp 64-65.

⁵ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives pp 65-66.

Maitland LGA (Lower Hunter)



2016
(projected increase)



People: 26,650



Dwellings: 12,550



Jobs: 6,476

Overview:	Maitland LGA will be a growth area in the Hunter region due to housing supply potential, location of strategic centres and ability to provide civic, health and educational services.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁶ : <ul style="list-style-type: none"> • Deliver housing in the Maitland Corridor. • Investigate the region-shaping potential of the Hunter Expressway. • Grow Central Maitland as an emerging regional city centre.
Centres and employment:	<p>Strategic centres: Central Maitland and East Maitland</p> <p>Centres of local significance: Lochinvar (emerging), Thornton and Rutherford.</p> <p>Significant employment land clusters: Thornton and Rutherford</p>
Housing:	<p>Existing urban release areas: Nambah, Aberglasslyn, Gillieston Heights, Bolwarra/Largs, Lochinvar, Thornton North, Louth Park and Farley.</p> <p>Develop: Investigate growth and renewal corridors along main roads in existing urban areas, such as the New England Highway.</p>

Newcastle LGA (Lower Hunter)



2016
(projected increase)



People: 33,300



Dwellings: 16,800



Jobs: 17,964

Overview:	The city centre of Newcastle will be the capital for the region providing a wide range of specialist services including civic and administrative, health care, residential, retail, industrial and will continue to be a major employer and source of housing for the region.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁷ : <ul style="list-style-type: none"> • 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.
Centres and employment:	<p>Global Gateways: Port of Newcastle</p> <p>Strategic centres: Newcastle City Centre, John Hunter Hospital, Callaghan and Kotara, Broadmeadow (emerging)</p> <p>Centres of local significance: Waratah, Hunter TAFE at Tighes Hill, Wallsend, The Junction, Jesmond, Hamilton and Mayfield.</p>
Housing:	<p>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).</p> <p>Existing urban release areas: Newcastle–Lake Macquarie Western Corridor.</p> <p>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.</p>

⁶ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives pp 67-68.

⁷ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives pp 68-69.

Muswellbrook LGA (Upper Hunter)



2016
(projected increase)



People: 3,150



Dwellings: 1,600



Jobs: 2,187

Overview:	The economy of Muswellbrook LGA is predominately based on the resource industry (coal mining activities) and agriculture sector. It will continue to strengthen its role as the administrative and education centre of the Upper Hunter region.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁸ : <ul style="list-style-type: none"> • Conduct an assessment of land use compatibility. • Undertake a land use assessment of the Viticulture Critical Industry Clusters¹⁰ 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.
Centres and employment:	Strategic centres: Muswellbrook Centres of local significance: Denman and Sandy Hollow
Housing:	Existing urban release areas: Denman and Muswellbrook

Singleton LGA (Upper Hunter)



2016
(projected increase)



People: 3,900



Dwellings: 2,000



Jobs: 3,233

Overview:	The local economy of Singleton is driven by coal mining, agriculture (growth in viticulture and related tourism), manufacturing and retail.
Regional priorities:	Regional priorities as stated in the HRP plan are ⁹ : <ul style="list-style-type: none"> • 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.
Centres and employment:	Strategic centres: Singleton Centres of local significance: Huntlee, Broke, Camberwell, Jerrys Plains and Branxton. Significant employment land clusters: Mount Thorley Industrial Area.
Housing:	Existing urban release areas: Singleton Heights, Gowrie, Huntlee and Branxton. Redevelopment (medium density): Singleton Town Centre Railway Precinct.

⁸ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives page 70.

⁹ NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives page 71.

Upper Hunter Shire LGA (Upper Hunter)



2016

(projected increase)



People: 1,500



Dwellings: 1,050



Jobs: 1,195

Overview:	The Upper Hunter Shire mainly comprises rural uses and is driven by the agriculture sector with an equine precinct, beef cattle and manufacturing. The region also forms part of the Upper Hunter Mining and Electricity Generation Precinct.
Regional priorities:	Regional priorities as stated in the HRP plan are ¹⁰ : <ul style="list-style-type: none"> • 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.
Centres and employment:	<p>Strategic centres: Scone</p> <p>Centres of local significance: Aberdeen, Merriwa and Murrurundi.</p> <p>Significant employment land clusters: Equine Critical Industry Cluster.</p>
Housing:	Existing urban release areas: Scone Heights, Kurrajong Estate, St Aubins Estate, Aberdeen Heights Estate, Oxley View Estate (Merriwa) and Rosedale Estate (Murrurundi).

Mid-coast LGA (Mid-coast)



2016

(projected increase)



People: 5,000



Dwellings: 5,000



Jobs: 5,937

Overview:	The Mid-coast economy is predominately service-based industries (tourism) and also consists of agricultural activities (poultry, dairy, beef and oysters) and manufacturing.
Regional priorities:	Regional priorities as stated in the HRP plan are ¹¹ : <ul style="list-style-type: none"> • 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.
Centres and employment:	<p>Strategic centres: Forster-Tuncurry, Taree.</p> <p>Centres of local significance: Gloucester, Old Bar, Wingham, Tea Gardens-Hawks Nest, Harrington, Diamond Beach, Bulahdelah, Nahiack, Hallidays Point and Stroud.</p>
Housing:	<p>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.</p> <p>Investigate renewal and infill housing opportunities: Taree, Forster-Tuncurry, Old Bar and Tea Gardens-Hawks Nest that respond to changing demographics.</p>

¹⁰NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives page 72.

¹¹NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives pages 73-74.

Dungog LGA (Mid-coast)



2016

(projected increase)



People: 200



Dwellings: 400



Jobs: 541

Overview:	The future of the economy in Dungog will be based on a stronger tourist connection to Barrington Tops, growing and broadening agriculture industries and encouraging potential large-scale music festivals.
Regional priorities:	Regional priorities as stated in the HRP plan are ¹² : <ul style="list-style-type: none"> • 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.
Centres and employment:	Centres of local significance: Dungog, Clarence Town, East Gresford, Gresford, Paterson and Vacy.
Housing:	<ul style="list-style-type: none"> • Cater to the housing needs of 'tree changers' and the ageing population. • Balance the demand for rural residential lifestyle housing with agricultural and environmental attributes.

Population Projections for the Hunter Region

By 2036, the total population of the Hunter region is forecast to rise to 862,000 people representing a total increase of almost 130,000 people, with an average annual growth rate of 0.9%. Newcastle LGA is forecast to record the highest increase with over 33,000 new residents to almost 199,000 people over the next two decades. Lake Macquarie is anticipated to be the most populated LGA across the Hunter region with an additional 24,450 people forecast to relocate, increasing the total population to almost 227,000 by 2036. In comparison, Maitland LGA is expected to record the highest average annual population growth rate of 1.7%, to reach (just under) 105,000 people by 2036.

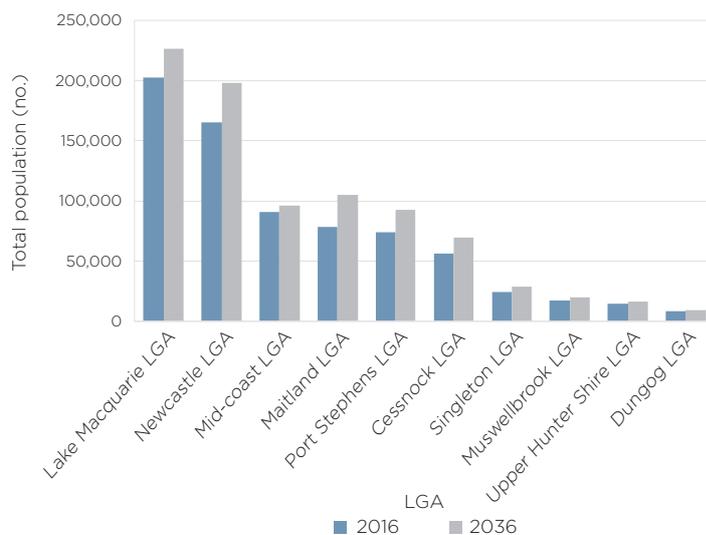


Figure 10 - Hunter region total population projections by LGA, 2016-2036

Source: NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

¹²NSW Department of Planning & Environment, Hunter Regional Plan - Local government narratives page 74.

2036: The Vision for Health Services

- **For General Practitioners:** Opportunities for GP's offering predominately aged care services should investigate the Greater Newcastle area which is expected to record the strongest growth in this age group. In comparison families are likely to move to areas with increased housing supply and close to employment opportunities such as Newcastle LGA and Lake Macquarie LGA. Opportunities for new GP clinics will also open up around regional health precincts being planned in Kurri Kurri, Belmont, Cessnock, Gloucester, Muswellbrook, Singleton, Nelson Bay and Dungog.
- **For Dentist Practitioners:** Across the Hunter region, population growth will be weighted towards an ageing demographic patient base (particularly in Greater Newcastle area). Dental services will need to cater for the needs of this age group. New households looking for a family Dentist will be highest in both Maitland and Newcastle LGA's, with the new land release areas in Maitland encouraging the settlement of young families.
- **For Veterinary Professionals:** New households will be sourced through revitalising of existing urban areas or land releases which may result in greater demand for household pets in these locations. Veterinary professionals should focus on identified areas of future housing to capitalise on potential opportunities of new families relocating to these areas. Furthermore, there may be opportunities for niche veterinary professionals that specialise in agriculture animals across the Hunter region.

In Conclusion

As the Hunter region undergoes a transition period of revitalisation and development, resulting in population growth, the need for social infrastructure will be greater. The number of people aged 65 years and over is expanding rapidly due to ageing residents and new pre-retirees/retirees migrating to the region. Servicing demand needs of this growing age group will be a priority for existing and future GP and dental practices going forward.

Future economic and employment growth will stimulate greater demand for new housing, creating opportunities for new veterinary facilities offering services for domestic pets to be established in urban renewal areas or new growth areas. Additionally there may be potential for veterinary services specialising in agriculture animals in specific regions.



	Cessnock LGA	Lake Macquarie LGA	Maitland LGA	Port Stephens LGA	Newcastle LGA	Muswellbrook LGA	Singleton LGA	Upper Hunter Shire LGA	Mid-coast LGA	Dungog LGA	Greater Sydney GCCSA	NSW
Population Projections												
2016	56,100	202,350	78,200	74,100	165,050	17,150	78,200	74,100	165,050	17,150	4,681,950	7,748,000
2021	59,900	208,850	85,750	79,650	174,400	18,000	85,750	79,650	174,400	18,000	5,106,300	8,297,500
2026	63,550	214,800	93,500	84,950	183,450	18,800	93,500	84,950	183,450	18,800	5,537,850	8,844,700
2031	67,150	220,500	101,550	89,850	192,250	19,550	101,550	89,850	192,250	19,550	5,975,550	9,386,850
2036	69,250	226,800	104,850	92,650	198,350	20,300	104,850	92,650	198,350	20,300	6,421,850	9,925,550
Total population increase	13,150	24,450	26,650	18,550	33,300	3,150	26,650	18,550	33,300	3,150	1,739,900	2,177,550
Average annual growth rate	1.2%	0.6%	1.7%	1.3%	1.0%	0.9%	1.7%	1.3%	1.0%	0.9%	1.9%	1.4%
Age Structure (as at 2016) - Proportion of total population												
0 to 14 years old	20.5%	18.3%	21.9%	18.0%	16.9%	22.5%	21.2%	20.6%	15.4%	18.6%	18.7%	18.7%
65 years old and older	16.4%	20.6%	14.3%	22.9%	15.9%	12.9%	12.7%	18.6%	30.1%	20.0%	13.9%	13.9%
Median age	38	42	36	45	37	35	36	41	52	45	36	36
Household Structure (as at 2016)												
Total no. families	14,392	55,032	21,220	18,893	39,068	4,095	5,962	3,595	24,837	2,471	1,247,047	1,940,226
Couple family without children	36.5%	39.5%	35.6%	44.2%	38.4%	37.2%	36.1%	43.2%	51.6%	44.3%	33.4%	36.6%
Couple family with children	40.8%	42.0%	44.9%	38.3%	41.1%	42.5%	47.9%	41.5%	29.6%	40.7%	49.5%	45.7%
Single parent	21.2%	17.4%	18.1%	16.4%	18.4%	19.3%	14.7%	14.3%	17.5%	14.0%	15.2%	16.0%
Other family household	1.5%	1.2%	1.4%	1.1%	2.1%	1.0%	1.3%	1.0%	1.3%	0.9%	1.8%	1.7%
Total no. occupied dwellings	19,370	73,075	27,379	25,437	59,976	5,761	7,746	5,159	36,237	3,263	1,623,868	1,940,226
Family household	72.4%	73.5%	75.8%	72.5%	64.0%	70.1%	75.6%	68.8%	67.4%	74.3%	73.6%	72.0%
Single person household	24.9%	24.1%	21.7%	25.0%	29.2%	26.8%	22.2%	28.5%	29.8%	23.9%	21.6%	23.8%
Group household	2.7%	2.4%	2.4%	2.5%	6.8%	3.1%	2.1%	2.7%	2.8%	1.8%	4.7%	4.2%
Average children per family	1.9	1.8	1.9	1.9	1.8	1.9	1.9	1.9	1.8	1.9	1.9	1.9
Household Structure (as at 2016)												
Median weekly household income	\$1,177	\$1,313	\$1,415	\$1,180	\$1,368	\$1,346	\$1,682	\$1,242	\$887	\$1,226	\$1,750	\$1,486
Median monthly mortgage repayments	\$1,517	\$1,733	\$1,733	\$1,733	\$1,768	\$1,733	\$1,950	\$1,688	\$1,324	\$1,662	\$2,167	\$1,986
Population Projections 0-14 years old												
2016	11,800	36,500	16,550	14,000	27,450	3,850	5,300	3,050	15,000	1,600	889,900	1,462,800
2021	12,750	37,650	18,050	14,950	29,100	4,000	5,550	3,050	15,000	1,550	988,150	1,577,400
2026	13,400	38,200	19,350	15,600	30,700	4,200	5,700	3,050	14,800	1,500	1,072,800	1,672,700
2031	13,850	38,300	20,550	16,100	31,850	4,250	5,800	3,050	14,450	1,500	1,137,550	1,743,800
2036	13,950	38,450	20,650	16,150	32,250	4,400	5,800	3,050	13,950	1,500	1,193,600	1,801,050
Population Projections 65 years and over												
2016	9,050	41,000	11,050	15,550	26,150	2,000	3,000	2,650	26,000	1,750	631,850	1,240,650
2021	10,800	46,350	13,550	18,400	29,250	2,300	3,500	3,100	29,300	2,000	742,850	1,440,200
2026	12,750	51,950	16,300	21,400	33,150	2,750	4,100	3,450	32,700	2,300	870,150	1,665,500
2031	14,100	56,700	19,000	24,250	36,900	3,050	4,600	3,700	35,300	2,450	999,850	1,877,350
2036	15,250	60,400	21,050	26,250	40,150	3,300	5,050	4,000	37,100	2,600	1,129,200	2,072,650

Table 3: Key Demographic Snapshot

Source: ABS Census of Population and Housing 2016, Cat No. 2001.0 and NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.