



Hunter and Central Coast
Development Corporation



An agile delivery agency,
powered to unlock
and deliver outcomes that
revitalise our regions

We are an agile delivery
agency that solves complex
problems to unlock and deliver
region-changing outcomes

HCCDC acknowledges the Traditional Custodians of the land.
We pay our respect to Elders past, present and future.





At Hunter and Central Coast Development Corporation (HCCDC), we manage the planning and delivery of significant economic and urban development. We partner for success, working with other Government agencies, local and land councils, private sector, stakeholders and community.

Our focus is on:

- creating vibrant places with great spaces
- providing more opportunities for housing and employment
- attracting innovative talent and enterprises.



Transforming underutilised government lands



Delivering public spaces, promenades and infrastructure



Environmental management



Complex remediation and rehabilitation projects



Managing complex divestments

We unlock

- opportunities where other Government agencies can't
- projects through our regional leadership and trusted relationships
- with our highly experienced team, big thinking and innovation
- outcomes through our unique connection to the community and understanding of regional issues.



We revitalise

- by creating new opportunities and experiences for our communities
- by creating more homes, jobs and public spaces
- by stimulating and attracting investment that brings new enterprise and talent to our regions
- by repurposing urban and industrial land for a new activated future.

We deliver

- by focusing on outcomes that create holistic benefits for the community
- by partnering with stakeholders and the community in decision making
- by being agile and using streamlined decision making and efficient processes.



We partner for success

- by collaborating with other government agencies, local councils, local Aboriginal land councils, stakeholders, private sector and the community to deliver holistic and sustainable outcomes.



We solve complex challenges and lead strategic region-shaping projects

We have powerful legislation under the *Growth Centres (Development Corporations) Act 1974*. Our growth area spans 11 local government areas in the Hunter Region and Central Coast.

Subject to the Act, we are responsible for promoting, coordinating, managing and securing the orderly and economic development of our growth centres.



Our projects
are regionally
significant and
create new
homes, jobs and
public spaces

Revitalisation, transformation and regional
leadership projects

Honeysuckle urban renewal	08
Revitalising Newcastle	10
Broadmeadow	12
Environmental Management	14
Mount Penang Parklands	16
Gosford public domain	18
University of Newcastle Gosford campus	20
Cockle Creek	22
Safer Cities program	24
West Wallsend	26



Honeysuckle urban renewal

Newcastle LGA

Former industrial lands transformed into a waterfront centre for housing, entertainment, tourism, employment and recreation.

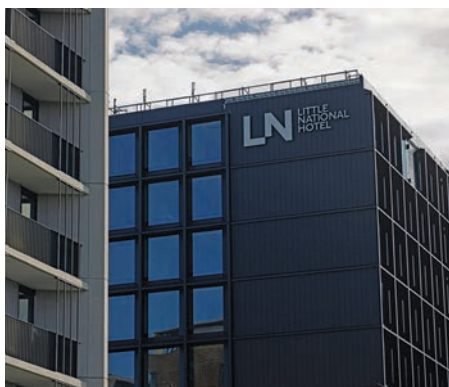




Honeysuckle's urban renewal is our cornerstone project, delivering harbourside public space, community infrastructure, homes and jobs.

Spanning 4 km of former industrial harbourfront lands, Honeysuckle's transformation is the largest non-metro urban renewal project in Australia. It has catalysed significant city-changing outcomes and investment.

As the masterplanner for the precinct, we are continuing to deliver waterfront public space and to divest the final parcels of land, marketed as Honeysuckle HQ. This will create the anchor precinct to the emerging West End CBD.



52 ha of underutilised government lands renewed



Waterfront promenade and public spaces created



Road and seawall infrastructure delivered



Heritage restoration and reuse



\$55m investment in infrastructure and public domain



Remediation and renewal of wharves and foreshore



Estimated \$3b in economic activity since the early 1990s



\$1b in private investment generated creating new jobs, homes, university campus and economic activity



Revitalising Newcastle

Newcastle LGA

Award winning \$650-million+ urban transformation and transport program unlocking new uses on surplus rail corridor.

The program has delivered new homes and affordable housing, quality public spaces connected to better transport, new jobs, and heritage reuse.





HCCDC led the multi-agency initiative reporting to 2 ministers and focused on connecting the CBD with the waterfront, activating the city to attract people, jobs and tourism.

The Revitalising Newcastle program:

- delivered streetscape, pedestrian and urban amenity improvements in the city centre
- created hallmark public spaces at The Station, Market Street Lawn and Museum Park
- attracted Newcastle's first standalone affordable housing development
- attracted significant investment and economic activity
- expanded the University of Newcastle's offering in the CBD with a new campus and upcoming student accommodation
- provided temporary activation of the former Newcastle Station as a retail and community event space while its long-term use is planned.



\$650m+ investment



4.2 ha of surplus rail corridor renewed



\$3b+ in private investment generated



\$200m transport interchange facilitated



Light rail system delivered



Multiple public spaces created connecting city with waterfront



30 affordable housing dwellings



Heritage restoration, reuse and activation



Attracted \$395m University of Newcastle expansion



Broadmeadow

Newcastle LGA

The Broadmeadow precinct is the most significant urban renewal project to be undertaken in Greater Newcastle.

It is set to become a vibrant, walkable and liveable community with a variety of new housing, public spaces and improved transport options to be delivered alongside sporting and entertainment facilities.





Transforming this land into new homes and public spaces with entertainment options will occur progressively over the next 30 years.

We have been appointed the Delivery Coordination Agency for Broadmeadow's transformation starting with four government held sites recently rezoned.

Our focus will include preparing a delivery plan of the rezoned land in collaboration with other NSW Government agencies and the City of Newcastle.

We will undertake detailed planning to advise Government how infrastructure, housing, public spaces and governance will be coordinated and sequenced to transform Broadmeadow into a vibrant, connected and sustainable precinct. This will inform future funding requests and ensure coordinated delivery.



HCCDC Delivery
Coordination Agency



4 Government owned
sites rezoned



Up to 3,200 homes



Up to 2,350 jobs



35,000m² multi-purpose
indoor arena



41,000m² newly
unlocked open space



Environmental Management

Newcastle LGA

In 2024, we completed our role in one of the most significant remediation projects in Newcastle's history.

Since the early 2000s, HCCDC project managed the remediation and rehabilitation of two former BHP Steelworks sites located around the Port of Newcastle, to enable future use outcomes for the lands.





The sites include a 152 ha former steelworks at Mayfield, and its associated 62 ha landfill facility at Kooragang Island (KI).

Our team worked with specialists to develop award-winning remediation methods to contain and manage contaminants, mitigate significant environmental hazard, and enhance the lands for new use.

The strategic works were designed to protect the surrounding environment, with innovative outcomes including:

- the world's deepest underground barrier wall (1.4 km x 50 m deep) to prevent contaminated groundwater from spreading towards the Hunter River
- low permeability capping to reduce infiltration of rainwater
- regenerating native vegetation and creating new wetlands
- safeguarding wildlife and providing healthy breeding habitats for local fauna including the protected green and golden bell frog.

The sites have now been unlocked for a range of economic opportunities, and have already boosted the local economy by facilitating billions of dollars in investment, with much more to come.



Former Steelworks lands remediated for future use



212 ha of land rehabilitated



Award-winning outcomes



KI land selected for the Port of Newcastle's new Clean Energy Precinct



Mount Penang Parklands

Central Coast LGA

Unlocking opportunities
for private investment and jobs
growth in a strategic Central
Coast location.





HCCDC owns and operates Mount Penang Parklands, a Central Coast precinct for business, education and recreation.

The site includes over 8 ha of landscaped gardens for community use and recreation and a 27 ha heritage business park. Tenants include education, disability support, children's services, a culture and performing arts centre and a café connected with the Mount Penang Gardens.

Our vision for Mount Penang is an active and sustainable place for recreation, education and work within a natural and heritage setting. To support this, we have delivered extensive infrastructure works to improve the visitor experience and unlock new opportunities for private investment and employment.



130 ha site



State heritage business precinct, parklands and bushland



\$16m infrastructure upgrades delivered



Private market investment unlocked



Potential for 3,500 new jobs



Heritage asset and place management



Gosford public domain

Central Coast LGA

Transformation of public space in Gosford, including the award-winning Leagues Club Park and Gosford's waterfront.



Gosford Waterfront

NSW Government has appointed HCCDC to lead the Gosford Waterfront project, to explore opportunities to revitalise this public space.

HCCDC is taking steps to revitalise the waterfront by:

- developing a public domain plan for the waterfront land from Polytec Stadium in the north to the 1st Gosford Scouts in the south
- making some public space improvements that can be delivered now and identifying future enhancements
- investigating ways to improve the connection between the CBD and the waterfront
- designing and costing an active transport shared path between Gosford and Point Clare.



Award-winning regional play space



\$10m investment in the Gosford CBD



Collaborative design with local Aboriginal community



CBD Parkland transformation

Leagues Club Park has been transformed into a nature-inspired regional play space in the heart of Gosford's CBD.

HCCDC's \$10-million parkland delivered a world class public space in 2021, including 'wild play' areas, playground, interactive Aboriginal design elements, accessible pathways, and quality green space.

The parkland construction has been recognised with multiple industry awards including the National Trust Heritage Awards and the UDIA NSW Awards for Excellence in Urban Development, as well as a finalist nod at the NSW Premier's Awards.



University of Newcastle Gosford campus

Central Coast LGA

HCCDC is working with
University of Newcastle (UoN)
to create a world-class campus
on the Central Coast.





Work is nearing completion on the UoN's Gosford city campus. The campus is expected to generate new jobs, support emerging local industries and continue the revitalisation of the Gosford CBD.

The campus will host education, social science, and business courses, as well as the University's Pathway programs. These courses have been selected to address key skills shortages in the region.

The Gosford city campus project represents a regional leadership outcome where HCCDC powers were utilised.

- We acquired the land and agreed to divest to the UoN to enable and drive economic outcomes for the future CBD campus.
- We worked with UoN and government to help bring the campus to HCCDC land.



State Significant planning approval granted in 2023



Construction underway



Classes expected to start in 2026

Cockle Creek

Lake Macquarie LGA

HCCDC-owned land is being transformed to support new opportunities for housing and economic growth in Lake Macquarie.





Cockle Creek's transformation has attracted over \$300 million in private investment.

We own 157 ha of land at Cockle Creek and have delivered essential infrastructure to support the area's ongoing transformation.

12 ha of land has been designated for Transport Oriented Development with a target of 122 homes. We are working through the planning process for this site.

The transformation of Cockle Creek precinct continues to unlock new opportunities, including 560 new homes, the first regional Costco in NSW and planned future light industrial and retail developments.



Land acquired, rehabilitated and divested



Attracted \$300m in private investment



500+ homes unlocked



Essential infrastructure delivered



NSW's first regional Costco store



Creating local jobs with an upcoming retail and light-industrial precinct



Ongoing environmental management



Safer Cities program

Lake Macquarie LGA

We are working with teenage girls in Lake Macquarie to create a public space where everyone can feel safe to relax, play and socialise.

Workshops with local girls identified a space in Morisset to enhance and co-design, with ideas generated including greenery, comfortable furniture, areas to socialise and play equipment tailored to teens.





Bernie Goodwin Park, Morisset

The engagement workshops have informed enhancements to Bernie Goodwin Park including social seating, hammocks, inlaid trampolines, landscaped gardens and new trees to create a haven for teenage girls, as well as the wider community.

Works are expected to be completed late-2025.

The Safer Cities program led by Transport for NSW is engaging with women, girls and gender diverse people to understand their perspectives, and co-design place-based approaches to improve feelings of safety when walking to, through and within public spaces and streets.

The program has 3 aims:

- Increasing women and girls' safety and access to public spaces.
- Enabling women and girls' to move freely and alone in their community.
- Increasing women and girls' engagement with how the spaces around them are designed and managed.

West Wallsend

Lake Macquarie LGA

We own and manage more than 1,500 ha of former BHP Steelworks land in West Wallsend, Lake Macquarie.

Several planning strategies, including the Hunter Regional Plan 2041, have identified this land as a potential site to create environmental, economic and community benefits.

These studies include ecological assessments, as well as investigations into zoning, heritage, contamination, economic and social needs, traffic, mine subsidence, bushfire risk and other technical matters.

West Wallsend is a unique area that is rich with culture, history and environmental value. While investigating land use opportunities, we will seek to preserve and enhance these values for both current and future communities.



Hunter and Central Coast
Development Corporation



hccdc.nsw.gov.au

