

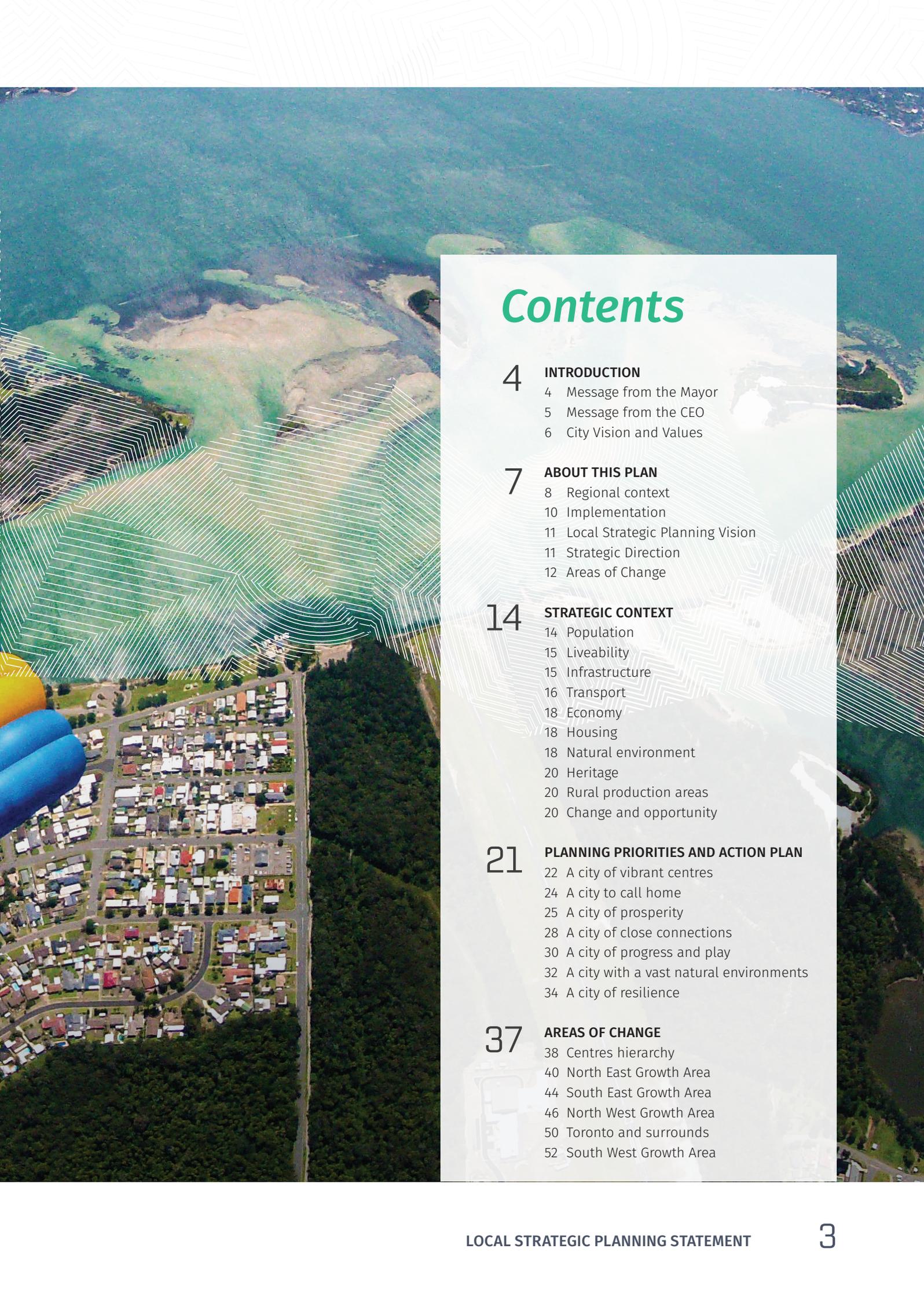
# SHAPING THE FUTURE





### **ACKNOWLEDGEMENT**

Lake Macquarie City Council acknowledges the Awabakal People, the traditional custodians of the land over which this document was prepared. We pay respect to knowledge holders and community members of the land, and acknowledge and pay respect to Elders, past, present and future.



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## Message from the Mayor

I am pleased to present the Lake Macquarie City Local Strategic Planning Statement, which provides a long-term vision and planning priorities that will guide the evolution of the City.

In the future, I see a dynamic and productive city and a place that enables its community to thrive.

It is a progressive city, well known for its innovation, investment opportunities, outdoor adventures, liveability, and of course its natural beauty.

This vision is not a stretch of the imagination. We are already within reach of it because we have a strong foundation to continue building upon.

The Local Strategic Planning Statement identifies four key growth areas - North East from Charlestown to Belmont, South East between Caves Beach and North Wallarah, North West including Cardiff, Glendale and surrounds, and the South West spanning Cooranbong to Wyee.

These areas have existing infrastructure that supports housing, transport, economic activity, recreation and room for growth.

Most of the change we will see over the next three decades will happen in these growth areas, especially within and around our centres.

I encourage you to read the Lake Macquarie City Local Strategic Planning Statement to find out what those changes are, where it will happen and what it may look like in the future.

**Councillor Kay Fraser**

*Mayor*



## Message from the CEO

Lake Macquarie City is a vibrant place to work, live and invest.

Its natural landscape, particularly the lake and coastline, shape our lifestyle and love of the outdoors. The nine major centres strategically spread across the City are focal points for employment, recreation, retail and services. Three of them, at Charlestown, Glendale and Morisset, are important regional hubs for the Hunter.

We are committed to preserving the City's unique features, but we are also preparing for change.

Growth provides opportunity. In Lake Macquarie, population growth has the potential to stimulate investment, construction, employment and consumer expenditure within the City.

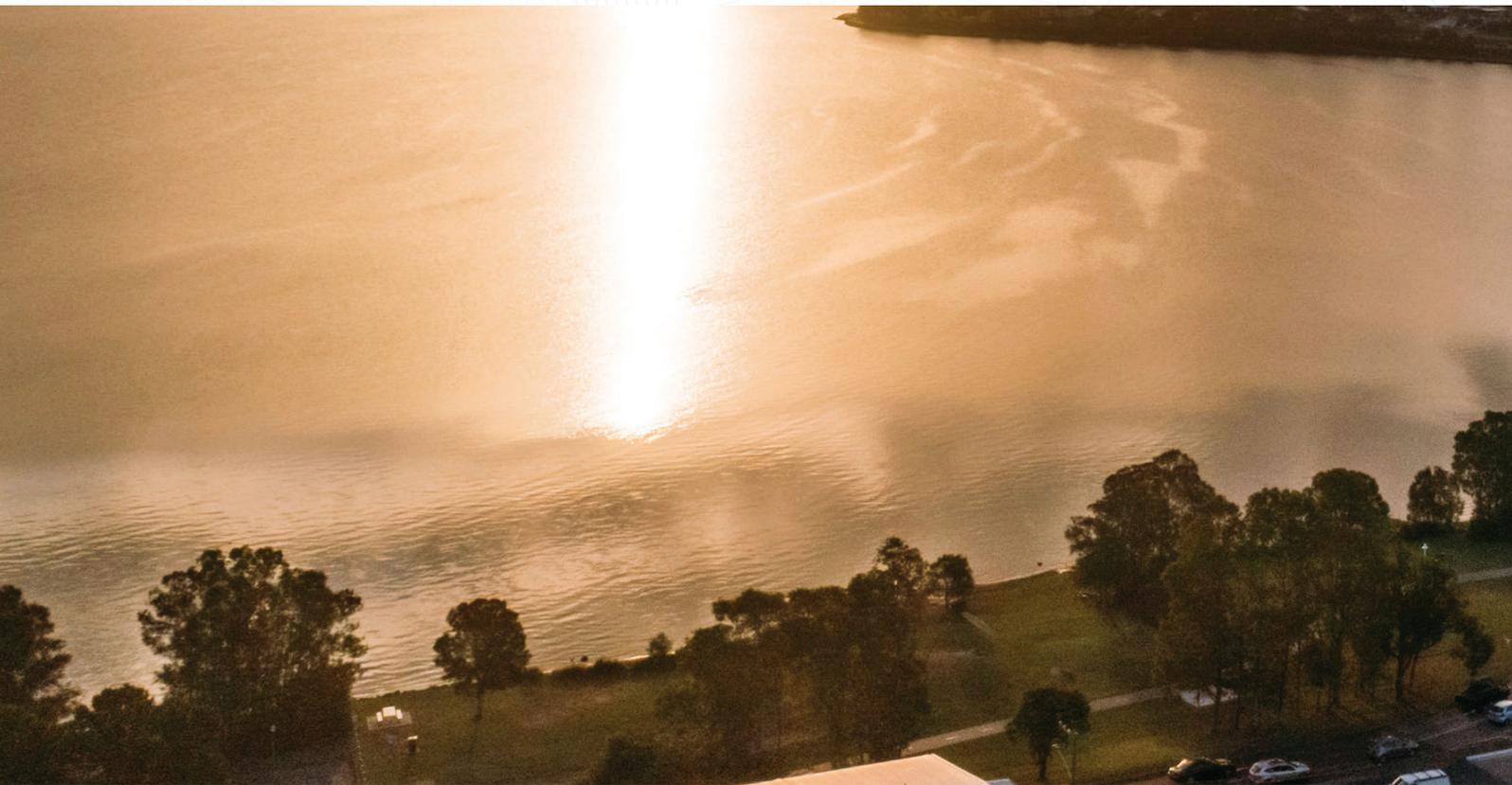
Increased economic activity will ensure our City is recognised as a leading contributor to the region.

By making plans now, we can influence local growth and help increase economic activity so it enhances the lifestyle of our residents. More jobs, plenty of housing, ample services and many opportunities to connect and play will make our City even better.

The Lake Macquarie City Local Strategic Planning Statement provides us with a vision to preserve and enrich the parts of our community and environment that we love most. It also ensures we can adapt to change as it occurs, and leverage opportunities that will allow us to live life to its fullest.

**Morven Cameron**

*Chief Executive Officer*



# City Vision and Community Values

## CITY VISION

*We balance our cherished environments with our need for great spaces to live and visit, smart transport options and a thriving economy; which adapt and strive to be fair for all.*

## COMMUNITY VALUES

### **We value our unique landscape**

a place where the natural environment (bushland, coast, lake and mountains) is protected and enhanced; where our existing urban centres are the focus of our growth, maintaining their unique characteristics.

### **We value lifestyle and wellbeing**

a place that encourages safe, active and social opportunities.

### **We value mobility and accessibility**

effective transport systems that provide options to conveniently move people, goods and services.

### **We value a diverse economy**

which is resilient and adaptable to change, making the best use of the unique advantages of our location and lifestyle.

### **We value connected communities**

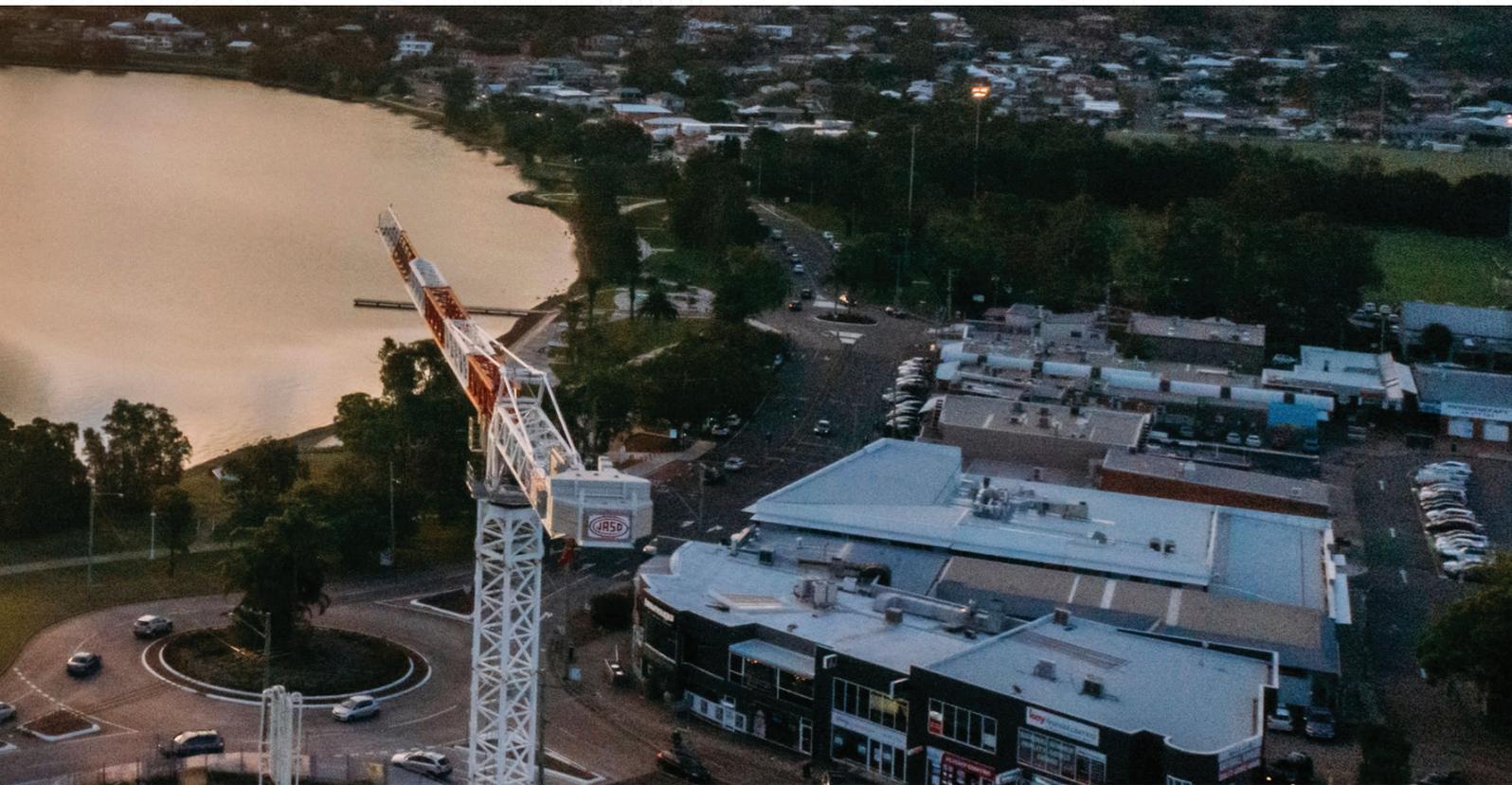
that support and care for all and provide a sense of belonging.

### **We value creativity**

working together with creative processes and outcomes that bring together history, culture, knowledge and expertise that supports new technologies and ways of thinking.

### **We value shared decision-making**

Lake Macquarie communities continue shared responsibility for governance.



## About this plan

The Lake Macquarie City Local Strategic Planning Statement describes how we will achieve our City's vision and uphold the community's values, through strategic planning.

It guides the growth of Lake Macquarie City as it evolves over future years in line with State and regional planning goals.

The aim of the planning statement is to influence public and private investment so that it enhances the wellbeing of our people and the environment – making Lake Macquarie City one of the most productive, adaptable, sustainable and liveable places in Australia. To achieve this, the Lake Macquarie Local City Strategic Planning Statement identifies:

- the community's vision for future land use in the City;
- Seven Planning Priorities that articulate the special characteristics of the City we will enhance;
- strategies that summarise how we will deliver on those priorities, as well as a list of actions to drive us forward;
- key Change and Growth Areas that provide visual cues of where certain types of development will be focused to ensure the vision comes to life.

This Planning Statement is based on the aspirations, knowledge and values expressed by our residents who helped to create the City's Vision and community Values in 2016, as well as extensive consultation conducted between 2017 and 2018 to understand the community's land use priorities.

It includes strategic actions that reinforce global, national and regional plans, including the Hunter Regional Plan and the Greater Newcastle Metropolitan Plan. This ensures our City contributes to broader regional, national and global communities, environments and economies.

The Lake Macquarie City Local Strategic Planning Statement forms part of Council's Integrated Planning and Reporting Framework, and supports the Community Strategic Plan, Delivery Program and Operational Plan.

The Planning Priorities align with the Community Strategic Plan's key focus areas, while the actions inform Council's Delivery Program and Operational Plan and performance will be reported along with these.

# Regional context

Hunter Regional Plan											
<b>Goals</b>	The leading regional economy in Australia										A biodiversity-rich
Greater Newcastle Metro Plan											
<b>Outcomes</b>	Create a workforce skilled and ready for the new economy										Enhance environment of life
<b>Strategies</b>	Reinforce the revitalisation of the Newcastle City Centre and expand transformation along the waterside	Grow the airport and aerospace and defence precinct at Williamstown	Increase domestic and global trade capabilities at Newcastle Port	Grow health precincts and connect the health network	Expand education and innovation clusters	Promote tourism, major events and sporting teams on the national and international stage	Respond to the changing land use needs of the new economy	Address changing retail consumer demand	Plan for jobs closer to homes in the Metro frame	Create better buildings and great places	Create more great public spaces where people come together

## Lake Macquarie Local Strategic Planning Statement

Planning Priorities											
A City of Vibrant Centres						✓	✓	✓	✓	✓	✓
A City to Call Home									✓	✓	
A City of Prosperity				✓	✓	✓	✓	✓	✓	✓	✓
A City of Close Connections										✓	✓
A City of Progress and Play										✓	✓
A City with a Vast Natural Environment						✓				✓	
A City of Resilience							✓	✓		✓	

Health natural environment		Greater housing choice and jobs				Thriving communities					
Environment, amenity and resilience for quality		Deliver housing close to jobs and services				Improve connections to jobs, services and recreation					
Enhance the Blue and Green Grid and the urban tree canopy	Protect rural amenity outside urban areas	Improve resilience to natural hazards	Plan for a Carbon Neutral Greater Newcastle by 2050	Prioritise the delivery of infill housing opportunities within existing urban areas	Unlock housing supply through infrastructure coordination and delivery	Deliver well-planned rural residential housing areas	Prepare local strategies to deliver housing	Integrate land use and transport planning	Prepare for technology-enhanced mobility changes that improve connectivity	Create higher speed connections to Sydney to encourage new employment opportunities	Protect major freight corridors
✓				✓				✓			
				✓	✓	✓	✓	✓			
								✓	✓	✓	✓
✓	✓										
		✓	✓						✓		

# Implementation

Implementation of the Local Strategic Planning Statement will be monitored and reported through the Integrated Planning and Reporting Framework. The Local Strategic Planning Statement will support the Community Strategic Plan, and will be reviewed concurrently with the Community Strategic Plan every four years.

Actions are provided under each Planning Priority and will align with, and inform, Council's four-year Delivery Program and one-year Operational Plan.

The actions outlined in this document will be reviewed each year, and will be part of Council's annual Operational Plan.

The time horizon of long term actions means their delivery is subject to some unknown factors, they are complex or their delivery is subject to other dependencies. More certainty will occur over time, which will inform future revisions and nomination of actions in the Delivery Program and Operational Plan.

An ongoing timeframe indicates a program of work. These actions represent multiple projects, which will be identified more specifically as they are scheduled and will be nominated with a timeframe in line with the associated Delivery Program or Operational Plan.



# Local strategic planning vision

## STRATEGIC DIRECTION

Our planning goal is for Lake Macquarie City to be one of the most productive, adaptable, sustainable and liveable places in Australia.

We see a city that is highly adaptable to social, environmental and economic changes; and one that has outstanding sustainability and liveability.

### What does a highly liveable Lake Mac look like? *The City's economic centres will anchor the areas where we will activate significant change.*

Leveraging these economic hubs will help us to cater for an increase in population and provide the City's housing, jobs, recreation and services in highly accessible areas. It will also add to the social foundations of the City and contribute to our environmental sustainability.

Intensifying development in key areas also opens up opportunities for diversifying our economy. The creation of dynamic workspaces, co-location of businesses to improve collaboration, and continued investment in digital infrastructure will provide the foundations for more diverse industries to call Lake Macquarie City home.

### *In the future, there will be a greater variety of housing types across the City to accommodate a growing population and meet the needs of diverse demographics.*

A focus is to facilitate development of medium to high-density housing such as apartments, townhouses and homes on small lots in and around our centres.

Public investment to expand transport options should be a catalyst for attracting private investment in medium to high density development. The completion of the Lake Macquarie Transport Interchange will unlock potential for further development in the North West Growth Area, as well as providing a regionally significant link radiating from the north to the south. Also, there is significant opportunity for high speed rail and a Very Fast Train (VFT) station to strengthen our connection with other regions and our position as a key economic and growth contributor.

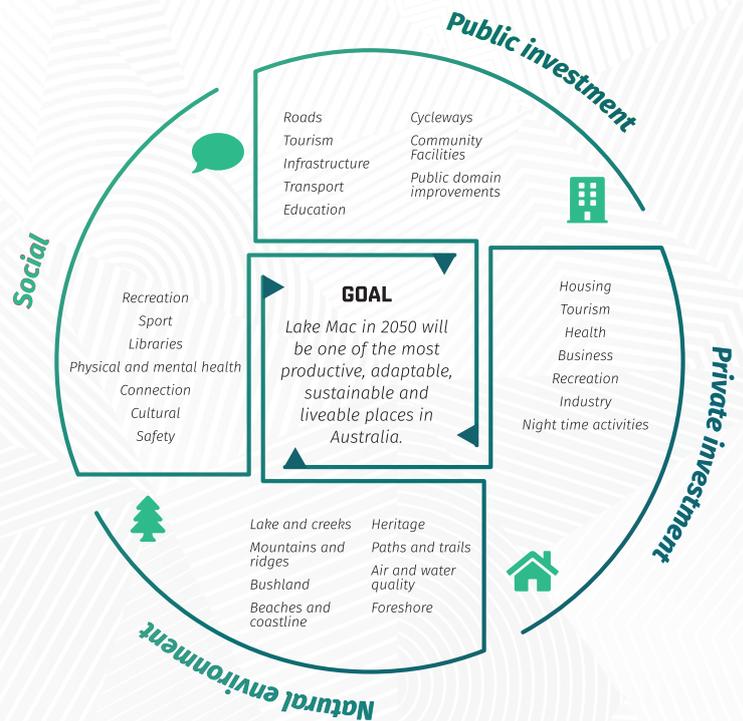
### *In the future, our centres and their surrounds will be more pedestrian friendly and encourage the use of active transport such as walking and cycling as the preferred way to move around the City.*

Pedestrian and shared pathway networks will be extensive and connect people to centres and public transport.

We have a long-term vision to see the creation of a city centre, too. The vision for such a centre is that it is a thriving, bustling social and economic hub, day and night. It would include retail, government, commercial and business activities and offer social, cultural and entertainment opportunities. A city centre would be a major transport node, have a higher density of people living in and close to the area, and it would be easily accessible from other parts of the City and further afield.

### *Finally, the 'jewel in the crown' for the City will be the abundance of high quality indoor and outdoor spaces to connect with others, enjoy nature, relax or get active.*

These spaces may be bushland reserves, the lake and foreshore, parks, a quiet garden area within a busy centre, or a purpose-built area within a multi-use building. Essentially, Lake Macquarie City will become an even better place to live, visit, work and invest in.



## AREAS OF CHANGE

### North West Catalyst Area

As the name suggests, the North West Catalyst Area will drive investment and change in the broader North West Growth Area, which incorporates land between Speers Point, Edgeworth and Cardiff. The central and accessible location within the Greater Newcastle Metropolitan Area provides opportunity to generate significant jobs, diversify housing supply, and add more advanced manufacturing, recreation, open space and services to the broader region.

Its proximity to the rail line and access to the arterial road network provides a solid foundation for a wide range of economic growth opportunities. There is great potential for the Glendale – West Wallsend Urban Intensification Corridor to increase supply of diverse and affordable housing. The western edge of this corridor is a potential location for a Very Fast Train station that could support surrounding intense housing and employment, while the high heritage and biodiversity values within this area will be retained and contribute to the overall liveability.

### North East Growth Area

The North East Growth Area from Charlestown to Belmont has potential for significant growth. Charlestown's role as a regional strategic economic centre will continue to be a focus for investment and intensification of housing, employment, transport, services and recreational opportunities.

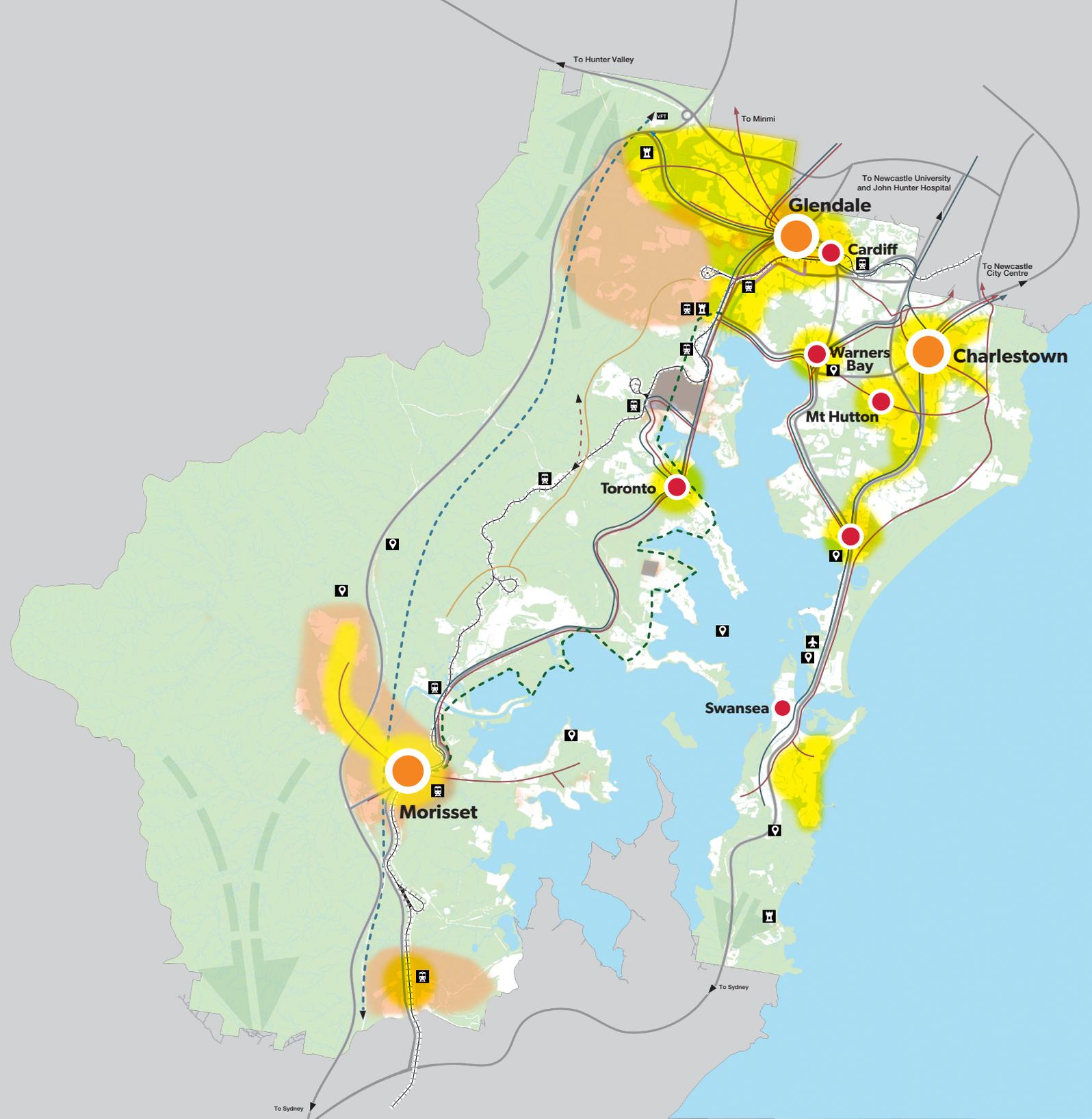
The cluster of varied medical facilities and services at Gateshead, including Lake Macquarie Private Hospital, opens possibilities for an expanded, regionally significant health precinct. This precinct would complement the increased density and diversity of housing in surrounding areas such as Windale, Whitebridge and Kahibah.

### South East Growth Area

The South East Growth Area is where the lake meets the ocean, between Caves Beach and North Wallarah. Compared to other key areas, the South East already has a higher concentration of accommodation and active tourism operators, making this the prime position for leveraging existing economic and natural landscapes to become the City's tourism hub. Bordered by the lake and ocean, parts of this area will also experience change as we ensure it adapts to mitigate risks of flooding and sea level rise.

### South West Growth Area

In the South West Growth Area, Cooranbong, Morisset and Wye have considerable opportunities for urban development. It is also identified in the Greater Newcastle Metropolitan Plan to be a location of significant population and employment growth. Its position near the Central Coast, M1 Pacific Motorway and Northern Rail Line means that increased access to this area has potential to facilitate growth and affordable and diverse housing development.



## CITY STRUCTURE AND OPPORTUNITY MAP

- |  |                                 |  |   |  |  |  |   |
|--|---------------------------------|--|---|--|--|--|---|
|  | Strategic economic centre       |  | Area zoned for urban and other purposes |  | Conceptual route Lower Hunter Freight corridor |  | Private coal haul road                          |
|  | Economic centre                 |  | Green network                           |  | Conceptual route Very Fast Train (VFT)         |  | Regional biodiversity connectivity              |
|  | Heritage sensitive local centre |  | Future growth investigation area        |  | Existing railway line                          |  | Proposed main road                              |
|  | Airport                         |  | Urban intensification area              |  | Existing main road                             |  | Conceptual cycle route                          |
|  | Train station                   |  | Identified urban investigation area     |  | High-capacity, high-frequency public transport |  | Indicative major cycleway, shared pathway route |
|  | Tourism opportunity             |  |   |  |  |  |   |
|  | VFT indicative station          |  |   |  |  |  |   |

# Strategic context

## POPULATION

Projections show that Lake Macquarie City will continue to experience population growth. A range of factors will influence that growth, including:

- government policy (for example immigration, employment, infrastructure, health, education, funding);
- extent and scale of planned State, Commonwealth and private investment in education, health, travel and defence in the metropolitan area;
- lifestyle choice;
- consumer confidence;
- social, environmental and technological factors;
- micro/macro-economic factors (for example interest rates, housing affordability, number and type of jobs in an area, lending practices);
- availability of appropriate housing.

Three potential growth scenarios have been identified.

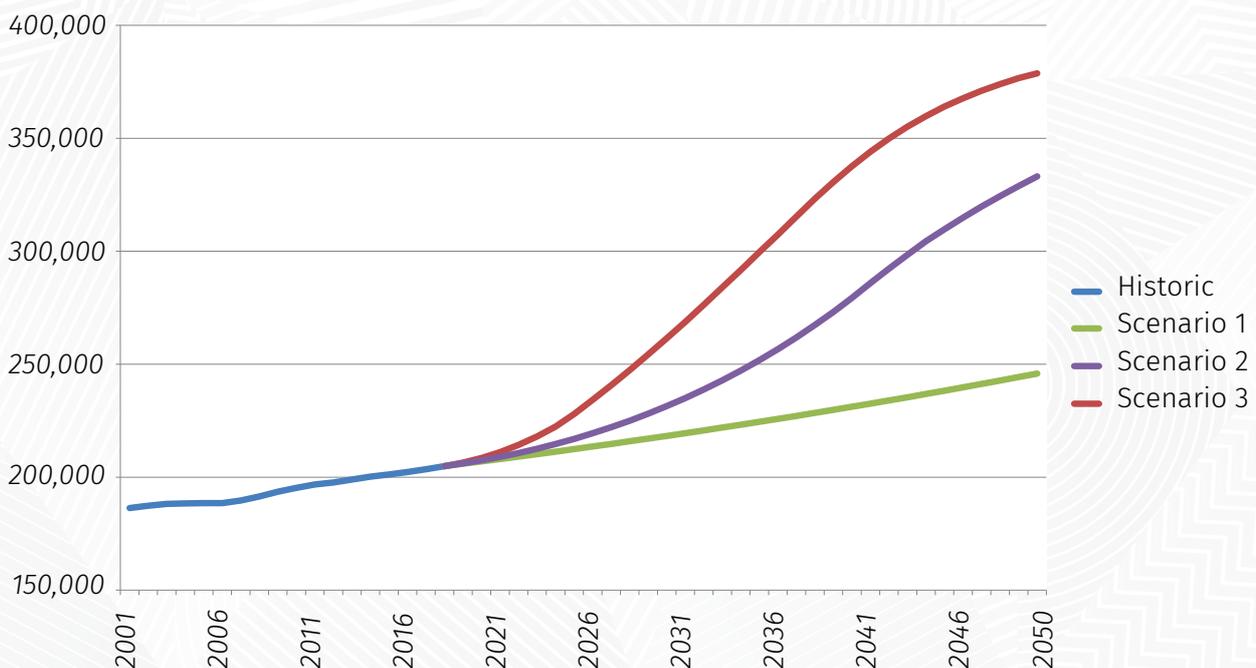
The first scenario reflects current economic, population and demographic trends. In this scenario, the population is expected to grow from 205,000 in 2019 to approximately 225,000 by 2036.

Successful attraction of investment, business activity, and jobs could alter the current trend leading to higher population growth scenarios. The second scenario sees a greater recognition of the Lower Hunter region as a preferred place to live and work.

This results in Lake Macquarie City providing more opportunities for people to live and work in the City, becoming more integrated into a dynamic growing region. In this scenario, the population potentially grows to over 250,000 by 2036.

The third scenario is a situation where Lake Macquarie City and the region finds itself within the reach of the expanding global city that is Sydney. Liveability pressures in Sydney, emerging live-and-work-anywhere trends thanks to digital connectivity, and enhanced transport links along the Lake Macquarie/Newcastle – Sydney – Wollongong axis have potential to create significant growth.

In this scenario, population could grow to over 300,000 by 2036. There are various social, economic and environmental implications associated with each of these scenarios. Related opportunities and pressures will need to be managed well. Demand for land and infrastructure along with the other implications of each scenario will be identified, monitored and responded to appropriately.



## LIVEABILITY

We want Lake Macquarie City to be a highly liveable City where everyone feels a great sense of wellbeing. Our growing population will have easy access to high-quality local jobs, community facilities, essential services, healthcare, education, transport, social and cultural activities, affordable and diverse housing and recreation spaces.

Residents and visitors will have a strong connection with our natural areas such as the lake, our beaches and beautiful bushland.

Our infrastructure, culture and natural environment supports quality of life. It allows people to explore, connect, play, innovate and thrive. How we plan for and respond to the impacts of population growth and social, economic, technological, and climate change will influence the liveability of the City.

## INFRASTRUCTURE

Growth in the City, particularly in our centres needs to be supported by appropriate infrastructure. This infrastructure needs to be planned and delivered in a coordinated way. Council's strategy seeks to focus growth and development in our existing urban areas and around centres where infrastructure already exists. The types of infrastructure needed to support a growing liveable City include:

- public facilities
- community infrastructure
- street trees, gardens and other plantings
- transport
- drainage
- water, electricity, communication and sewer
- education and health
- law enforcement.

Coordinating public and private infrastructure investment will be crucial to becoming a highly liveable city. Council will continue to be a reliable partner for State, Federal and private infrastructure investment.

Infrastructure will also be a catalyst for investment and economic development.

For example, providing key infrastructure projects such as the Lake Macquarie Transport Interchange will help to unlock the potential of industrial and residential land for further development, making it attractive to investors.

Provision will need to be made for emerging and maturing technologies such as electric vehicle charging and autonomous vehicles.

The location of critical infrastructure will also need to consider impacts on society and the natural environment.



## TRANSPORT

Making our City more pedestrian and cyclist-friendly is our top priority followed by improving public transport infrastructure and services, supporting freight and service vehicles and working to ensure ease and safety of private vehicle use. This will be our transport hierarchy.

Reducing the distance between housing, jobs and services by enabling more people to live close to our centres will make walking and cycling more attractive. Improving amenity, through street trees and other plantings, and improving safety through physical separation between cars and cyclists will add to this attraction.

As part of encouraging a greater use of active transport, we will work towards expanding and linking walking and cycling pathways, ensuring they are accessible, connected, and focussed in and around centres. As well as a reduction in congestion, active transport provides enjoyment, health benefits, reduces household and infrastructure costs, and increases opportunities for social connection.

The missing links to complete the Lake Macquarie Transport Interchange are still on our agenda. These include the bridge over the rail line that will connect Cardiff to Glendale, and a new train station that will bring a range of transport options into one regionally significant transport interchange.

There is also opportunity for exploring the potential benefits of working with other levels of government and the private sector to provide a ferry service on the lake. A ferry network would provide direct, convenient connections across the lake.

Our network of centres around the lake, combined with the Pacific Highway, and road system from Glendale to West Wallsend and to Wyee, could provide the basis of a high-frequency, high-capacity public transport network, with each of our centres providing hubs for local services and active transport. Such a network would reduce congestion and reinforce the economic activity and vibrancy of our centres, with more people visiting and working in these areas.

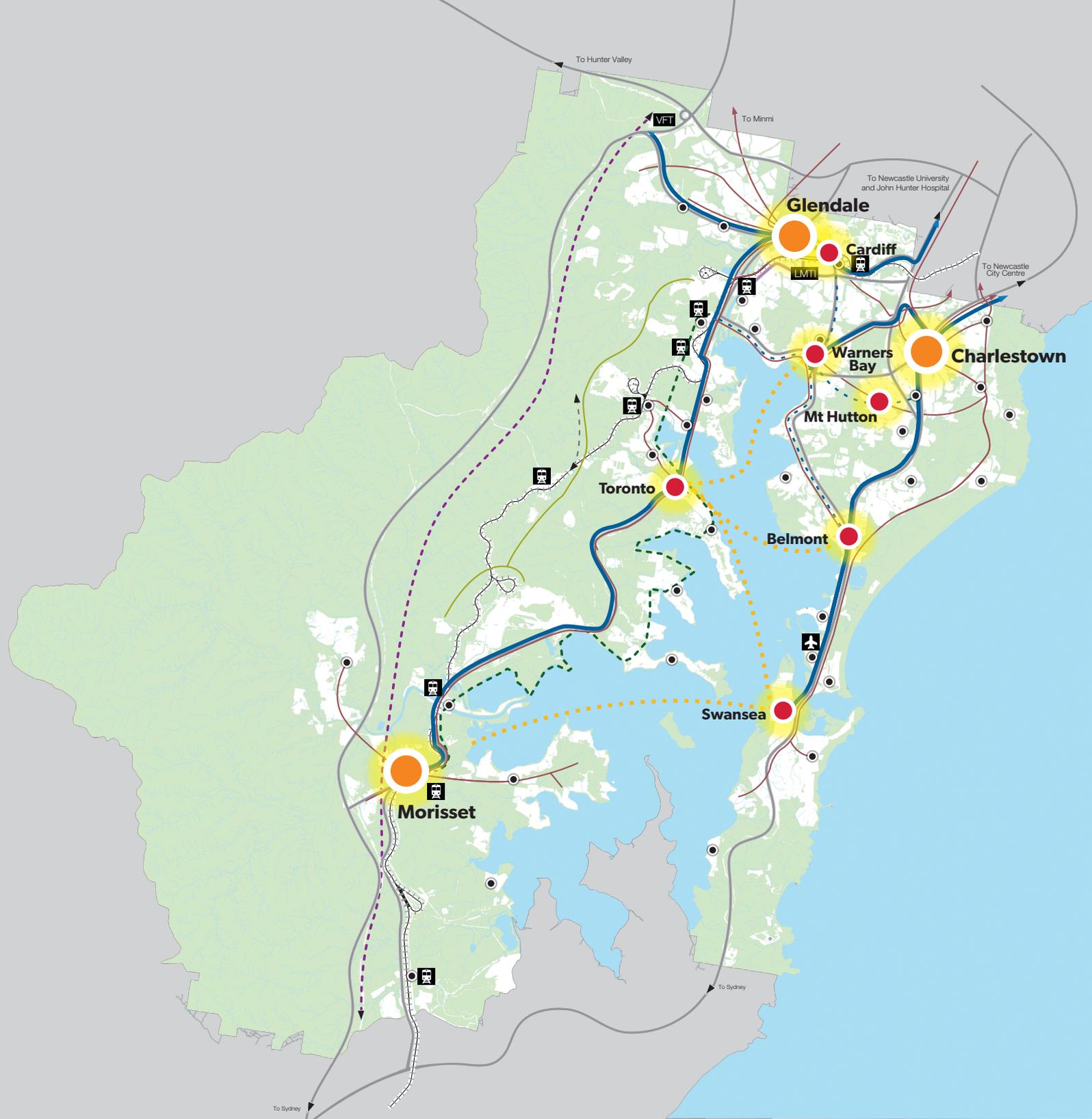
Emerging and maturing technologies such as electric and autonomous vehicles, on-demand transport, and drones may also provide wonderful opportunities to ensure there are more ways to connect with services and people, and move through and around the City. We will work towards the provision of appropriate infrastructure to support the uptake of technology to improve the performance of transport outcomes in the City.

As mining declines, supporting transport infrastructure, such as the private coal haul road on the western side of the City has the potential to be repurposed for public transport use. Finally, links such as the Main Northern Railway, M1 Pacific Motorway, and Hunter Expressway will become more important as our economy becomes more intertwined with other regions on the East Coast. These links are likely to be complemented by the Lower Hunter Freight Rail Bypass and Very Fast Train projects.

### TRANSPORT HIERARCHY



Source: National Association of City Transport Officials. 2013. *Global Street Design Guide*. Washington: Island Press.



## TRANSPORT MAP

- |   |   |   |   |   |  |   |  |
|---|---|---|---|---|--|---|--|
|  | Strategic economic centre               |  | Area zoned for urban and other purposes |  | High priority, high-capacity, high-frequency public transport      |  | Conceptual route Lower Hunter Freight corridor |
|  | Economic centre                         |  | Green network                           |  | Secondary priority, high-capacity, high-frequency public transport |  | Conceptual route Very Fast Train (VFT)         |
|  | Local centre                            |   |   |  | Major cycleway, shared pathway                                     |  | Existing railway line                          |
|  | Airport                                 |   |   |  | Conceptual cycle route   |  | Existing main road                             |
|  | Train station                           |   |   |   |  |  | Private coal haul road                         |
|  | VFT indicative station                  |   |   |   |  |  | Potential ferry network                        |
|  | Proposed Lake Mac Transport Interchange |   |   |   |  |  | Proposed main road                             |

## ECONOMY

Attracting and keeping skilled workers within the City is a precursor to the attraction of investment capital.

Currently, half of all the jobs in Lake Macquarie are within retail, manufacturing, healthcare and education. We seek to fulfil the City's potential to build the knowledge and creative industries that will drive further economic and employment growth.

The small business sector will continue to be a major jobs generator, particularly in creative, knowledge based and tourism industries. Importantly, these industries can attract more bright young professionals to Lake Macquarie to drive economic growth and rejuvenate our ageing workforce and demography.

We will be responsive to the changing needs of industry and business to ensure we enable opportunities for investment. We will ensure that well-located employment land is available for future employment growth.

Tapping into our existing strengths, there is also opportunity to increase local jobs in our centres and employment zones. More jobs in these areas will reduce commuting times and lower household travel costs.

We will also explore the creation of a City Centre that could become a focal point of the City and its identity. The vision for such a City Centre is that it is a thriving, bustling social and economic hub, day and night. It would include retail, commercial and business activities and offer social, cultural and entertainment opportunities too. It will be a focal point for civic and government buildings and functions, become a major transport node, have a higher density of people living in and close to the area, and it would be easily accessible from other parts of the City and further afield.

## HOUSING

The population of Lake Macquarie is changing. We have a higher proportion of people under the age of 25, than those aged 65 and over. Over the next few decades, the gap between these groups is expected to narrow as our residents age.

Demand is expected to increase for more diverse housing, such as smaller homes, and those that can be adapted to people's changing needs.

Our centres not only offer opportunity to meet the growing population they minimise the need for housing developments in rural and natural areas and allow for greater diversity in housing types. They provide convenience, accessibility, affordability, and inclusiveness by being close to jobs, shops, services and public transport.

We can also help to improve the affordability and sustainability of housing by better matching housing

type, design and location with community needs, applying new building technologies and reducing whole of lifecycle costs.

In 2016, almost 85 per cent of dwellings in the City were detached homes. In the future, we will have a more diverse mix of single dwellings, semi-detached homes, small-lot houses, townhouses, and apartments in existing developed areas. There will also be a greater proportion of infill housing.

We will also provide opportunities for housing in well-located and serviced new release areas.

## NATURAL ENVIRONMENT

Our natural assets are a defining feature. The lake continues to underpin the City's identity, and its health is critical to our lifestyle and the future of our economy.

With growth pressure, we will continue to protect and enhance the health and amenity of our natural areas, waterways and coast. We will achieve this by protecting and managing significant areas of biodiversity and reinforcing local and regional biodiversity corridors.

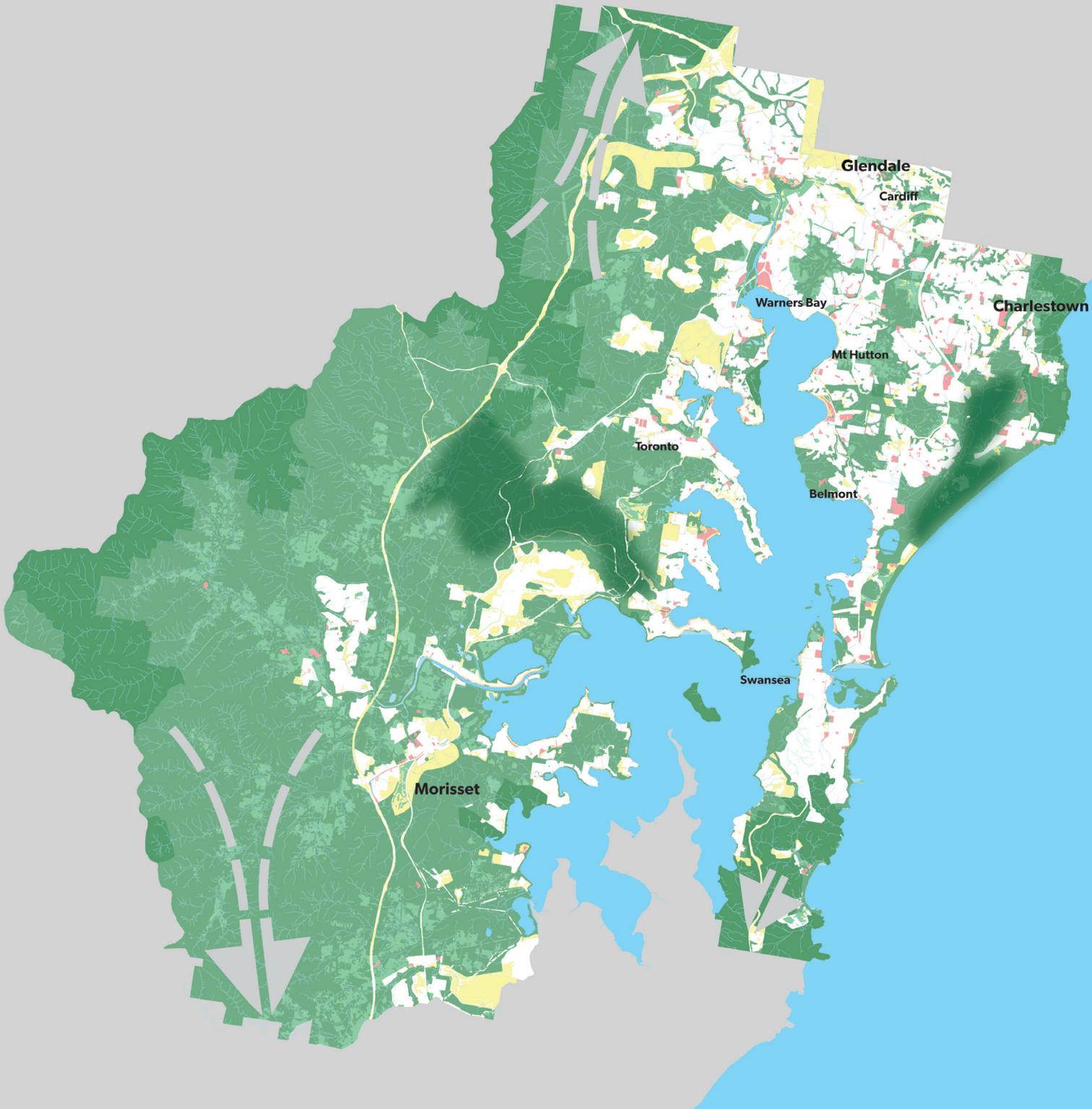
City-wide planting and augmenting our bushland and urban areas will improve amenity and lessen the warming effects of climate change. As well as those important natural areas, recreational areas are vital for the City's liveability. We will support opportunities to enjoy the City's natural environment. In particular, recreation spaces and public places near our centres will be flexible to meet a variety of needs and cater for changing demands over time.

Our Blue and Green Network includes National Park Estate, high ecological value areas, rural and other environmental areas, the lake and its tributaries, the coastline, as well as recreational open space such as playing fields. Areas noted in the following map as high ecological value include biodiversity corridors and areas needed to maintain the connection of habitats across the City. It also includes natural buffers to the lake foreshore, major creeks and coast that provide habitat and protection.

High ecological value:

- occurs on land that is not anticipated to be developed according to current plans; and
- occurs on land that has or may be developed according to current planning documents.

Particular areas have been identified as having very high conservation value, making a significant contribution to the reserve system. These include the proposed Awaba Conservation Area and Coastal Wetlands Park. We will avoid clearing high ecological value areas. If other planning priorities unavoidably affect these areas, we will ensure impacts are appropriately offset.



## BLUE AND GREEN NETWORK MAP

- |   |  |   |  |   |                                    |
|---|--|---|--|---|------------------------------------|
|  | National Park                                      |  | Recreational open space                                  |  | Regional biodiversity connectivity |
|  | High ecological value outside of development areas |  | High ecological value within areas that may be developed |   |                                    |
|  | Rural/agricultural land                            |  | Area zoned for urban and other purposes                  |   |                                    |
|  | Proposed Conservation Reserves                     |  | Major creeks, waterbodies, Lake and ocean                |   |                                    |

## HERITAGE

Lake Macquarie's heritage is diverse and includes Aboriginal places, buildings, monuments, coalmines, industrial and military infrastructure, landscapes, archaeological sites, railway lines and conservation areas.

Shaped by its lake setting, topography, vegetation and history of resource extraction, Lake Macquarie's historic character has the potential to become a major drawcard for residents and tourists alike. Our challenge is to establish a robust basis by which this vibrant local character can be protected into the future whilst at the same time establishing a framework for new development within the City.

Heritage listing within Lake Macquarie's Local Environmental Plan (LEP) provides legal recognition that a place has heritage significance worth preserving for future generations, and is a physical link to the work and way of life of earlier generations. There are around 257 heritage items and three heritage conservation areas listed in the LEP.

Council has worked with a number of government agencies and Aboriginal communities to develop the Lake Macquarie Aboriginal Heritage Management Strategy. Known Aboriginal sites in Lake Macquarie are predominantly located around the lake foreshore, coastal dunes and headlands, major creeks, the escarpment country of the Sugarloaf and Watagan Ranges and other bushland areas.

Planning controls in Lake Macquarie's LEP and Development Control Plans, along with Council's Local Heritage Places Grant Fund and other initiatives, support the conservation of Lake Macquarie's heritage.

## RURAL PRODUCTION AREAS

Agricultural production is declining in the greater Sydney region and pressure is increasing for more localised food production. Rural production land is mainly located in the south west of the City.

The land will be managed to ensure this finite resource is used to achieve a balance across a number of functions including:

- agricultural production and rural industries;
- buffers to land of high ecological value or urban development;
- protection to scenic areas or places with a highly valued landscape;
- opportunities for lifestyle;
- economic activities such as tourism; and
- protection of land with agricultural potential to assist in food security.

The economic contribution of existing agricultural production land will be supported and new opportunities facilitated (for example, intensive agricultural production), particularly in high value niche products. Urban development will be directed away from high value agricultural production areas.

## CHANGE AND OPPORTUNITY

Change is inevitable. Technology, population growth, social shifts, climate change and economic pressures and opportunities are already influencing and shaping how we live.

Council's work in creating an adaptive and resilient city ensures we can always overcome unexpected challenges and be ready to take advantage of opportunities, stemming from such change.

We need to meet community needs now, while planning to continue to do so for future generations. We have already made great progress in developing local adaptation plans, developing and implementing a smart city strategy, and improving the sustainability of our City over time.

We are ensuring all our strategies and plans are flexible enough to be able to adapt to change quickly, if needed. Also, we will contribute to the NSW Government's Climate Change Policy Framework, achieving net-zero emissions by 2050.

We will continue to develop strategies, policies and infrastructure and facilities so that they are flexible and adaptable to changing needs.



*Planning priorities  
and action plan*

## PLANNING PRIORITY 1: A CITY OF VIBRANT CENTRES – WHERE PEOPLE LIVE, WORK, VISIT AND PLAY

Our centres will play vital economic and social roles in the City, providing more opportunities to co-locate jobs, essential services, housing and transport options and recreational activities.

### Principles

- Support growth, investment and activity in economic centres that provide high quality development and local amenity
- Encourage well designed higher density development supported by appropriate infrastructure in economic centres
- Deliver streetscape and public domain improvements to attract private investment in economic centres
- Enhance urban greenery to address heat island effects and to increase shade
- Work with industry in delivering a mix of uses in economic centres such as housing, jobs, shopping, services, community facilities, public spaces, and transport options
- Encourage more cycling and walking in and around centres, lively footpath trading, and a robust night-time economy
- Explore the potential of establishing a City Centre in Lake Macquarie City

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>1.1</b> Identify priorities and funding mechanisms for public domain improvements in economic centres.	Short	Integrated Planning	Asset Management, Development Contributions, City Projects
<b>1.2</b> Undertake research to better understand the range of requirements to support the delivery and growth of incubator and creative spaces in our City.	Short	Arts, Culture and Tourism	Dantia, Integrated Planning
<b>1.3</b> Review the priority given to the types of infrastructure and facilities to be included in 7.11 and 7.12 contributions plans and planning agreements, ensuring they align with community priorities and Council's strategic direction, in consideration of legislative requirements.	Short	Development Contributions	Asset Management, Community Assets, Financial Services, Integrated Planning
<b>1.4</b> Work with Transport for NSW to determine the location and barriers to delivering a Morisset Centre Bypass to improve amenity in Morisset, reduce congestion along Dora Street, and prepare for future growth.	Medium	Integrated Planning	Transport for NSW
<b>1.5</b> Advocate, and seek funding, for the design and construction of the Lake Macquarie Transport Interchange at Glendale to release the development potential of this strategic centre.	Long	Major Projects	Communications and Corporate Strategy
<b>1.6</b> Advocate, and seek funding, for the Morisset Regional Centre Revitalisation Project to improve the amenity and liveability of Morisset through the delivery of a new facilities including a library, community centre and town square.	Long	Arts, Culture and Tourism	Dantia, Communications and Corporate Strategy, Environmental Systems, Integrated Planning, Asset Management

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
1.8 Identify barriers to the development of Glendale Strategic Economic Centre including the need and feasibility of mine grouting to ensure development opportunities are realised.	Medium	Integrated Planning	Environmental Systems, Dantia, Asset Management
1.9 Review and streamline Council approval processes to make it easier for the community and businesses to initiate place-making activities and events, making centres more interesting, vibrant, and liveable.	Medium	Integrated Planning	Development Assessment and Certification, Arts Culture and Tourism, Asset Management
1.10 Investigate opportunities for more intensive mixed use development near the proposed Lake Macquarie Transport Interchange and review the LEP and DCP to assist in enabling development opportunities consistent with the vision for Glendale.	Long	Integrated Planning	Major Projects, Development Assessment and Certification
1.11 Review streetscape masterplans to deliver improved amenity and make economic centres attractive places for people to live, spend time in and move around!	Long	Integrated Planning	

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 2: A CITY TO CALL HOME – WHERE DIVERSE HOUSING OPTIONS CATER TO EVERYONE’S NEEDS

The City will provide opportunities for substantial growth in new housing, including a greater mix of housing types to accommodate our growing population.

### Principles

- Work with industry to unlock more housing close to jobs, services, public transport, and social and recreational spaces, within and around centres to meet residents’ day-to-day needs
- Work with industry to deliver future housing growth through infill development in and around centres and train stations and new housing in Growth Areas
- Work with industry and government agencies to ensure future housing is well serviced with health services, education, active transport infrastructure and public transport
- Implement policy to facilitate the supply of diverse housing that is sustainable, affordable and caters for a variety of life stages, lifestyles, demographics, and enables social inclusiveness
- Ensure new growth areas are highly liveable and well serviced with access to services, facilities and social opportunities by a range of transport modes
- Improve the pedestrian environment to support access to neighbourhood destinations with a diversity of services and social purposes
- Collaborate with other levels of government to align plans for infrastructure to support the focus of development and activity in and around existing centres and identified housing release areas
- Ensure future residential housing is located with access to jobs, shopping, services, community facilities, and public spaces by a range of transport modes and maintains important local conservation areas

Actions	Timeframe*	Responsibility	Secondary Responsibility
<b>2.1</b> Review land zoned as primary production small lots to focus these uses in locations where the need for primary industries is demonstrated, and identify opportunities for future urban land supply in appropriate locations.	Short	Integrated Planning	
<b>2.2</b> Review the Teralba Heritage Conservation Area to balance development and growth pressures with delivery of heritage conservation outcomes.	Medium	Integrated Planning	
<b>2.3</b> Investigate the need and suitable locations for a local centre at Catherine Hill Bay to support the daily needs of residents.	Medium	Integrated Planning	
<b>2.4</b> Implement the Lake Macquarie Housing Strategy, including LEP and DCP amendments to support infill housing.	Short	Integrated Planning	
<b>2.5</b> Complete the Development Plan and hold a landowner ballot for the Wyee West Paper Subdivision.	Short	Integrated Planning	

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 3: A CITY OF PROSPERITY – THAT ATTRACTS INVESTMENT, CREATES JOBS, AND FOSTERS INNOVATION

Our economy will transform, mature and evolve, capitalising on emerging industries, attracting new investment and broader employment opportunities and industries to create opportunity and prosperity.

### Principles

- Encourage long term, sustainable economic growth that capitalises on the City's unique value propositions such as within our existing economic centres located in view of the lake and close to our beaches, as well the City's potential for infill development in highly liveable areas
- Closely monitor changes in the local, national, and global economies, and respond appropriately
- Target and encourage innovative and skilled people to stay or move to the City for work
- Facilitate new development within our centres that encourages investment and concentrates more employment opportunities closer to where people live
- Facilitate complementary land uses within proximity of health precincts and other industry clusters
- Maximise the potential of existing infrastructure and natural assets to encourage investment and economic and employment growth
- Take advantage of the City's position mid-way on the east coast axis between Melbourne and Brisbane
- Ensure the urban environment will support a thriving City that attracts more people to live, work, invest
- Provide sufficient land for a range of employment activities, including industrial precincts and larger format business areas in accessible locations outside of economic centres
- Encourage visitors to the City through investment that supports enhanced tourism products and experiences
- Support existing industry while also providing for more diverse industries, including the development of new small business in the new economy
- Engage with industry to increase flexibility for new tourism products (buildings, hotels, spaces, and activities) within strategic centres, rural and environmental areas, and the lake
- Respond to and encourage development of new education, health and innovation clusters

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>3.1</b> Undertake an audit of floorspace of all employment land in the City and identify existing and emerging industry clusters to inform a review of the Lake Macquarie Local Environmental Plan 2014 and Development Control Plan 2014.	Short	Integrated Planning	
<b>3.2</b> Use the Urban Development Program (UDP) and other data to report on City land supply, demographics, development approval, and economic details to inform planning decisions and make information more accessible by publishing this annually on Council's website.	Ongoing	Integrated Planning	Business Information Technology Services, Communications and Corporate Strategy
<b>3.3</b> Undertake at least one creative lighting trial to increase night time use of key locations across the City and implement other short-term actions from the Night Time Economy Action Plan 2019-2023.	Short	Integrated Planning	Arts, Culture and Tourism

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>3.4</b> Investigate and advocate for expansion of the Newcastle mine grouting fund, or the establishment of a Lake Macquarie mine grouting fund, to facilitate the development of strategic centres and other important sites to meet growth needs of the City.	Long	Major Projects	Dantia
<b>3.5</b> Advocate, and seek funding opportunities, for enabling infrastructure at Gimberts Road Employment Precinct to release the development of this land and support jobs growth.	Ongoing	Major Projects	Communications and Corporate Strategy
<b>3.6</b> Engage with the business community to ensure that our LEP, DCP and approvals system are enabling the right types of land uses in the right locations to support investment, business and jobs growth.	Ongoing	Integrated Planning	Dantia
<b>3.7</b> Participate in John Hunter Hospital steering group to capitalise on the proximity of Lake Macquarie to the John Hunter Hospital Catalyst Area.	Ongoing	Executive	
<b>3.8</b> Continue to improve procedures and practices for dealing with small businesses to ensure a supportive environment for local businesses to start and grow in Lake Macquarie.	Ongoing	Integrated Planning	Development Assessment and Certification, Communications and Corporate Strategy
<b>3.9</b> Explore opportunities to create a living lab in Lake Macquarie to support innovation in urban infrastructure as well as new and emerging industry and jobs.	Medium	Integrated Planning	Major Projects, Communications and Corporate Strategy
<b>3.10</b> Prepare a Gateshead Medical Precinct concept plan to facilitate the orderly development of this medical precinct including allied health and other supporting businesses.	Medium	Integrated Planning	City Projects, Development Assessment and Certification
<b>3.11</b> Prepare a Citywide employment lands study to understand employment land needs and trends, considering local and broader trends, and making recommendations to guide amendments to the LEP and DCP.	Medium	Integrated Planning	
<b>3.12</b> Review the planning controls and framework to encourage niche and other tourism product opportunities to enter the city, including a review of the SP3 Tourism zone and investigating the potential to permit mixed tourism, residential and other supportive uses.	Medium	Integrated Planning	Arts, Culture and Tourism, Asset Management, Dantia
<b>3.13</b> Explore barriers and opportunities to enable tourism to flourish at Catherine Hill Bay and review the planning controls and framework to encourage opportunities to be realised.	Medium	Integrated Planning	Dantia, Asset Management, Arts, Culture and Tourism

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>3.14</b> Review rural land use planning in Lake Macquarie to protect and support productive agricultural land and to encourage emerging high production food industries in locations that leverage road and rail connections.	Medium	Integrated Planning, Dantia	
<b>3.15</b> Conduct a feasibility study of an Entertainment and / or Conference Centre for Lake Macquarie to assist in attracting significant events to the City, boosting the City's profile.	Medium	Arts, Culture and Tourism	Financial Services, Property and Business Development
<b>3.16</b> Work with stakeholders to investigate further use and expansion of Lake Macquarie Airport, including co-location of associated aviation operations and tourism industries.	Medium	Integrated Planning	Arts, Culture and Tourism, Dantia, Property and Business Development
<b>3.17</b> Work with the Department of Planning, Industry and Environment to determine appropriate land uses near expressway interchanges to maintain efficiency of the freight transport network, while leveraging investment opportunities.	Medium	Integrated Planning	
<b>3.18</b> Review, identify and prioritise strategically important infrastructure for Lake Macquarie to inform updates of the Regional Economic Development Strategy, Greater Newcastle Metropolitan Plan, as well as Council and other government infrastructure strategies and plans.	Medium	Executive	Integrated Planning, Asset Management, Major Projects, Community Partnerships, Environmental Systems, Dantia, Arts Culture Tourism, Financial Services
<b>3.19</b> Pursue opportunities to realise the potential of the North West Catalyst Area including delivering on its role in providing: <ul style="list-style-type: none"> <li>• Large format retail, advanced manufacturing, office-based jobs and open space within a regionally significant catchment,</li> <li>• A strategic gateway to Greater Newcastle, and</li> <li>• An urban renewal precinct, meeting demand for affordable medium-density housing and enhanced lifestyle amenities.</li> </ul>	Medium	Executive	Dantia, Integrated Planning, Development Assessment and Certification
<b>3.20</b> Report to Council for exhibition a review of the planning framework for Charlestown strategic economic centre.	Short	Integrated Planning	
<b>3.21</b> Review the planning controls for the former Pasminco site to ensure transformational investment and development opportunities are realised, and to manage potential land use conflict and transition between zones.	Short	Integrated Planning	
<b>3.22</b> Commence a review of the Morisset strategic economic centre's landuse and transport planning framework.	Short	Integrated Planning	

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 4: A CITY OF CLOSE CONNECTIONS – WHERE PEOPLE, GOODS AND SERVICES MOVE EFFICIENTLY

Expanding active transport networks; co-locating housing, jobs and services; maximising progress in technological change such as electric vehicles, autonomous vehicles and on-demand public transport; and planning and advocating for appropriate infrastructure will cater for population growth and stimulate investment within the City.

### Principles

- Prioritise co-location of services, facilities, housing and jobs to reduce trip distances, travel times and reliance on private motor vehicles
- Prioritise walking, cycling and public transport over other transport modes in and around economic centres
- Provide for and encourage the provision of an efficient and convenient public transport network
- Provide a road network which allows for the efficient movement of freight and commuters, while ensuring local streets maintain a social function and opportunities for social interaction
- Provide strategic employment land with direct access to major freight routes
- Ensure employment areas have accessible transport connections
- Ensure walking and cycling are easy and convenient ways of connecting with public transport
- Ensure walking and cycling routes are of high-amenity, safe and comfortable to and around centres and other important local destinations
- Capitalise on existing infrastructure for freight while safeguarding centres, residential and other sensitive areas from heavy vehicle intrusion
- Be involved in the planning and delivery of the development of fast transport connections to key destinations, north and south of the City

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>4.1</b> Review DCP car parking rates for development in accordance with the recommendations of the Parking Strategy to balance car parking needs with other transport modes and amenity, while maintaining the productive use of urban land.	Short	Integrated Planning	Asset Management, Development Assessment and Certification
<b>4.2</b> Prepare and report the Morisset Transport Management Plan to Council for exhibition to establish a vision and prioritise key transport infrastructure needs and public domain improvements, better manage parking resources, and create a more liveable centre.	Short	Integrated Planning	Asset Management, Dantia
<b>4.3</b> Commence preparation of a city-wide, multi-modal transport strategy to guide prioritisation of transport infrastructure delivery.	Short	Asset Management Services	Integrated Planning
<b>4.4</b> Engage in long term planning for a high-speed East Coast rail link to ensure regional transport needs and associated development opportunities can be realised.	Long	Integrated Planning	Dantia, Executive, Communications and Corporate Strategy
<b>4.5</b> Work with Transport for NSW, Roads and Maritime Services and other stakeholders to prepare Transport Management Plans for Warners Bay, Belmont and Toronto centres to establish a vision and prioritise key transport infrastructure needs and public domain improvements, better manage parking resources, and create more liveable town centres.	Medium	Integrated Planning	Asset Management, Development Contributions, Dantia

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
4.6 Work with government agencies and public transport operators to improve public transport accessibility and uptake in the City, to Newcastle and regional destinations (e.g. hospitals, university, airports), as well as to Sydney.	Ongoing	Asset Management	Integrated Planning
4.7 Investigate funding sources to increase the delivery of active and public transport infrastructure to provide transport options and reduce congestion.	Medium	Integrated Planning	Asset Management, Development Contributions & Financial Services

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 5: A CITY OF PROGRESS AND PLAY – WHERE PEOPLE COME TOGETHER IN NATURAL AND VIBRANT PUBLIC SPACES

Our centres and neighbourhoods will provide a broader variety of inclusive and vibrant public spaces where locals and visitors come together to work, rest or play. Lake Macquarie’s heritage – built, Aboriginal and landscape – will be recognised, valued and protected, providing the community with a sense of living history and a physical link to the work and way of life of earlier generations.

### Principles

- Provide safe, comfortable, social and engaging public spaces that support a variety of uses located within and close to centres, and that are well connected to residential areas
- Provide a variety of public space in and around centres incorporating green spaces that provide comfort, attractiveness, shade and natural habitat
- Engage with industry to support economic development and investment through the provision of quality public spaces within economic centres that are used by people day and night
- Create and activate public spaces through community events and public art
- Enhance community access to sporting, recreational, cultural and community services and facilities
- Ensure that natural areas are connected with urban areas and there are more opportunities to enjoy the City’s natural environment
- Promote innovative approaches to the adaptive re-use of heritage places and buildings
- Protect and conserve the natural, built and Aboriginal cultural heritage of Lake Macquarie

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>5.1</b> Report to Council for exhibition a review of the Lake Macquarie Local Environmental Plan and Development Control Plan for the West Wallsend heritage conservation area and implement relevant actions from the West Wallsend Heritage Management Strategy and Streetscape Masterplan to conserve the heritage significance of the area and to manage development in the historic suburb.	Short	Integrated Planning	
<b>5.2</b> Prepare a draft master plan and plan of management for Rathmines Park to make recommendations for heritage management, recreation, events and other opportunities.	Short	Asset Management	Integrated Planning
<b>5.3</b> Complete an amendment of the Lake Macquarie Local Environmental Plan and Development Control Plan for the Catherine Hill Bay heritage conservation area to manage development in the historic Catherine Hill Bay and Middle Camp.	Short	Integrated Planning	
<b>5.4</b> Commence a City-wide Aquatic Strategy to encourage and support use of the lake, the coast and their foreshores, including for recreation and water-based tourism.	Short	Asset Management	Arts, Culture and Tourism, Integrated Planning

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>5.5</b> Continue to work with local Aboriginal communities and knowledge holders to develop nominations for sites of special significance to Aboriginal people for Aboriginal Place listing and/or State or local heritage listing.	Ongoing	Community Partnerships	Integrated Planning
<b>5.6</b> Work with State Government and other Greater Newcastle councils to contribute to a Cultural Infrastructure Strategy for Greater Newcastle.	Ongoing	Department of Planning, Industry and Environment	Arts, Culture and Tourism
<b>5.7</b> Work with State Government and other Greater Newcastle councils to develop a Greater Newcastle sport and recreation facilities plan.	Ongoing	Office of Sport	Asset Management, Arts, Culture and Tourism, Integrated Planning
<b>5.8</b> Implement the actions in Lake Macquarie Urban and subject to adoption, Public Art Strategy and Action Plan 2019-2029 (currently on exhibition) to help shape the City's identity and liveability.	Ongoing	Arts, Culture and Tourism	
<b>5.9</b> Address any planning barriers to the reuse of the State heritage listed Wangi Wangi Power Station to support its conservation and ongoing use of the building.	Medium	Integrated Planning	
<b>5.10</b> Prepare a Masterplan for Catherine Hill Bay to determine the recreational needs of the community and how these will be delivered.	Medium	Asset Management	Dantia, Integrated Planning, Arts, Culture and Tourism
<b>5.11</b> Prepare a Trails Strategy, incorporating walking and mountain bike trails in the City, to provide improved connection with the existing and planned footpath and cycling networks.	Medium	Asset Management	Asset Management, Integrated Planning
<b>5.12</b> Investigate the feasibility of an Aboriginal Cultural Centre to acknowledge, celebrate and increase understanding of Aboriginal culture.	Medium	Arts, Culture and Tourism	Community Partnerships
<b>5.13</b> Report the Teralba Heritage Area Plan to Council for exhibition.	Short	Integrated Planning	

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 6: A CITY WITH A VAST NATURAL ENVIRONMENT – THAT IS VALUED, PROTECTED AND ENHANCED

Lake Macquarie City's vast natural landscape and rich heritage will be protected and enhanced, and there will be more opportunities for people to enjoy it.

### Principles

- Avoid and minimise the impact of development on areas of high ecological value, while supporting opportunities to enjoy our natural areas
- Protect and enhance important biodiversity areas and corridors
- Enable the growth of the agricultural sector by identifying rural areas to be protected and by minimising the number of new dwellings in these areas
- Enhance water quality and the health of aquatic areas in Lake Macquarie, its tributaries, and coastal streams
- Provide more trees and gardens within urban environments to provide visual relief, comfort, shade, and urban habitat
- Integrate and connect natural areas with open spaces, including the lake foreshore
- Protect and enhance important cultural landscapes and places of Aboriginal significance

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>6.1</b> Develop policy and mechanisms to provide for the acquisition of strategically important conservation lands by Council to build a strategic conservation network.	Medium	Environmental Systems	Property and Business Development
<b>6.2</b> Prepare Coastal Management Program for the Lake Macquarie coastal zone to provide a strategic program for coastal, estuary and waterway management.	Short	Environmental Systems	
<b>6.3</b> Work with State Government and other councils to enhance Greater Newcastle's Blue and Green Grid.	Ongoing	Department of Planning, Industry and Environment	Asset Management, Environmental Systems, Integrated Planning
<b>6.4</b> Implement policy and practices that minimise the rezoning of land identified to contain 'high ecological value' vegetation.	Ongoing	Environmental Systems	
<b>6.5</b> Prepare, review and implement guidelines (and associated planning controls) to ensure that biodiversity, and ecological connectivity is adequately assessed and impacts avoided and/or mitigated within the context of new legislation.	Short	Environmental Systems	Integrated Planning
<b>6.6</b> Implement priority actions in the Lake Macquarie Coastal Zone Management Plan, such as continuing to prepare adaptation plans, to develop resilient coastal landscapes and communities.	Short	Environmental Systems	
<b>6.7</b> Prepare Heritage Conservation Management Plans for Cemeteries to guide the management, maintenance and repair of cemeteries in a way that respects and conserves their heritage significance.	Medium	Community Partnerships	Integrated Planning

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
<p><b>6.8</b> Review and revise the Lake Macquarie Heritage Strategy to ensure it continues to support the identification, conservation, protection, management and interpretation of important Aboriginal and European heritage places and landscapes.</p>	Medium	Integrated Planning	Community Partnerships, Development Assessment and Certification
<p><b>6.9</b> Develop and implement a local biodiversity offset policy and strategy that outlines a clear, consistent and strategic approach to offsetting encouraging biodiversity offsets locally and within the City in consultation with the development industry and other relevant stakeholders.</p>	Medium	Environmental Systems	Integrated Planning
<p><b>6.10</b> Support the creation of the Awaba Conservation Area and Coastal Wetlands Park proposals to formalise these locations as contributors to the City's conservation network.</p>	Long	Environmental Systems	Community Partnerships

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

## PLANNING PRIORITY 7: A CITY OF RESILIENCE – WHERE THE PEOPLE AND PLACES ARE RESPONSIVE AND PROACTIVE TO CHANGE

Lake Macquarie will continue to be an adaptable city that has effective responses to social, climatic and economic change and moves towards a more sustainable future.

### Principles

- Develop City and Council plans and policies to address uncertainty, so that:
  - decisions address short-term risks for the community;
  - decisions keep future options open;
  - decision-making uses adaptation pathways and triggers as a guide;
  - decisions avoid over investment in possible at-risk assets or areas; and
  - decisions avoid locking in a future course of action and allow for future opportunities.
- Identify significant changes in global and local social, climatic and economic trends
- Identify areas and issues that need adaptation plans
- Prepare adaptation plans in response to social, climatic and economic trends
- Identify diverse water supply options and opportunities and capacity to deliver services through times of constraint

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>7.1</b> Identify indicators, and establish their baseline, so that Council can monitor and report on progress towards the Planning Priorities and Vision in the LSPS on an annual basis, use the data to inform land use planning, and to provide economic, social, environmental, and development data to residents and investors.	Short, then Ongoing	Communications and Corporate Strategy	Integrated Planning, Environmental Systems, Asset Management, Community Partnerships, Arts, Culture and Tourism, Communications and Corporate Strategy
<b>7.2</b> Commence an urban greening strategy to identify opportunities and priorities to increase urban tree canopy in the streets and parks of Lake Macquarie, ensuring we increase amenity, resilience, and community health and wellbeing.	Short	Environmental Systems	Asset Management, Integrated Planning
<b>7.3</b> Investigate energy efficiency, emissions, water and waste reduction opportunities to increase the efficiency, resilience and sustainability of Council's assets.	Medium	Environmental Systems	Development Assessment and Certification, Integrated Planning
<b>7.4</b> Undertake a review of RU6 Transition land and investigate opportunities to rezone for development or conservation to provide more certainty for landowners.	Medium	Integrated Planning	
<b>7.5</b> Prepare a Green Infrastructure Strategy, to identify opportunities to enhance connections between recreational open space, bushland, the lake and other waterways, and urban tree canopy, including establishing baseline data to determine current status of houses within a 10 minute walk of open space.	Medium	Integrated Planning	Asset Management, Environmental Systems

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)

Actions	Timeframe*	Responsibility	Secondary responsibility
<b>7.6</b> Update the Energy Resilience Strategy for the City to identify strategies for an energy resilient future, including updating the action plan to support smart grid demonstration projects and investigating renewable energy opportunities.	Medium	Environmental Systems	Integrated Planning
<b>7.7</b> Develop a low carbon industry and circular economy opportunity analysis for the local government area, considering the regional context and needs, to identify and plan for opportunities that encourage these emerging industries in Lake Macquarie.	Medium	Environmental Systems	City Works, Integrated Planning
<b>7.8</b> Develop and implement strategies to reduce the City's exposure to risks from natural hazards/disasters.	Long	Environmental Systems	Environmental Regulation and Compliance, Integrated Planning
<b>7.9</b> Develop and implement local adaptation plans to address current and emerging climate change risks.	Long	Environmental Systems	Integrated Planning
<b>7.10</b> Work with, and provide advice to the Awabakal, Bahtabah, and Biraban Local Aboriginal Land Councils about their landholdings to assist with identifying opportunities.	Long	Integrated Planning	
<b>7.11</b> Work with landholders and State Government to facilitate the reuse of brownfield sites and buildings including the adaptive re-use of Wangi Power Station, West Wallsend Colliery and other mining land.	Long	Integrated Planning	Executive, Dantia, Development Assessment and Certification
<b>7.12</b> Work with State Government and landowners to re-use power stations as they reach the end of their economic life, and explore opportunities for alternative energy production to make use of existing electricity infrastructure onsite and provide ongoing energy generation for the City and State.	Long	Integrated Planning	Dantia
<b>7.13</b> Commence an urban heat strategy for the City to reduce the impacts of heat island effects and improve thermal comfort.	Short	Environmental Systems	
<b>7.14</b> Implement the short term actions from the Innovators Support Roadmap Action Plan.	Short	Integrated Planning	

\* **Timeframe** Short: 1yr (2020-21) Medium: 4yr (2021-2025) Long: (5+yr)





## Areas of change

The information in this section articulates how the aspirations and strategies take on a tangible form as change occurs within the City.

Nine centres around the lake anchor each of the areas that will be a focus for change and growth. These areas include three strategic economic centres at Charlestown, Glendale and Morisset. In the future, they will play an even greater role in the broader region.

The strategic economic centres are complemented by economic centres at Belmont, Cardiff, Mount Hutton, Swansea, Toronto and Warners Bay as well as numerous local centres that will be the focal point of each corresponding neighbourhood.

The areas in and around these centres will experience increased development and change. A limited number of other areas between centres present opportunity for change if appropriately investigated and managed. These areas will require a cooperative locality-wide approach to their planning and development for infrastructure and services along with biodiversity and heritage conservation.

These areas are highlighted on the following maps as:

- strategic economic centres and economic centres – a focus of change and growth;
- urban intensification areas – developed areas that will evolve to include an increased density of housing, employment zones and relevant infrastructure;
- identified urban investigation areas - areas that have been identified for investigation, or are currently under investigation for urban release, while maintaining important conservation land;
- future growth investigation areas - where we will explore opportunities for longer term strategic outcomes including a range of employment, mixed use and diverse housing, recreation, as well as conservation outcomes.

More detailed plans will be developed progressively to provide information on the location and parameters of future urban development that will achieve the aspirations and strategies sought. These will assist to resolve any overlap between development and environmental opportunities and provide greater certainty about future land use.



## CENTRES HIERARCHY



**Strategic economic centres** are regionally significant centres providing a wide range of services, community facilities, retail and employment to a wide spatial catchment. Typical strategic centres include more intensive multilevel housing development than elsewhere in Lake Macquarie. Strategic centres often include a transport interchange. Charlestown, Glendale and Morisset are strategic centres.

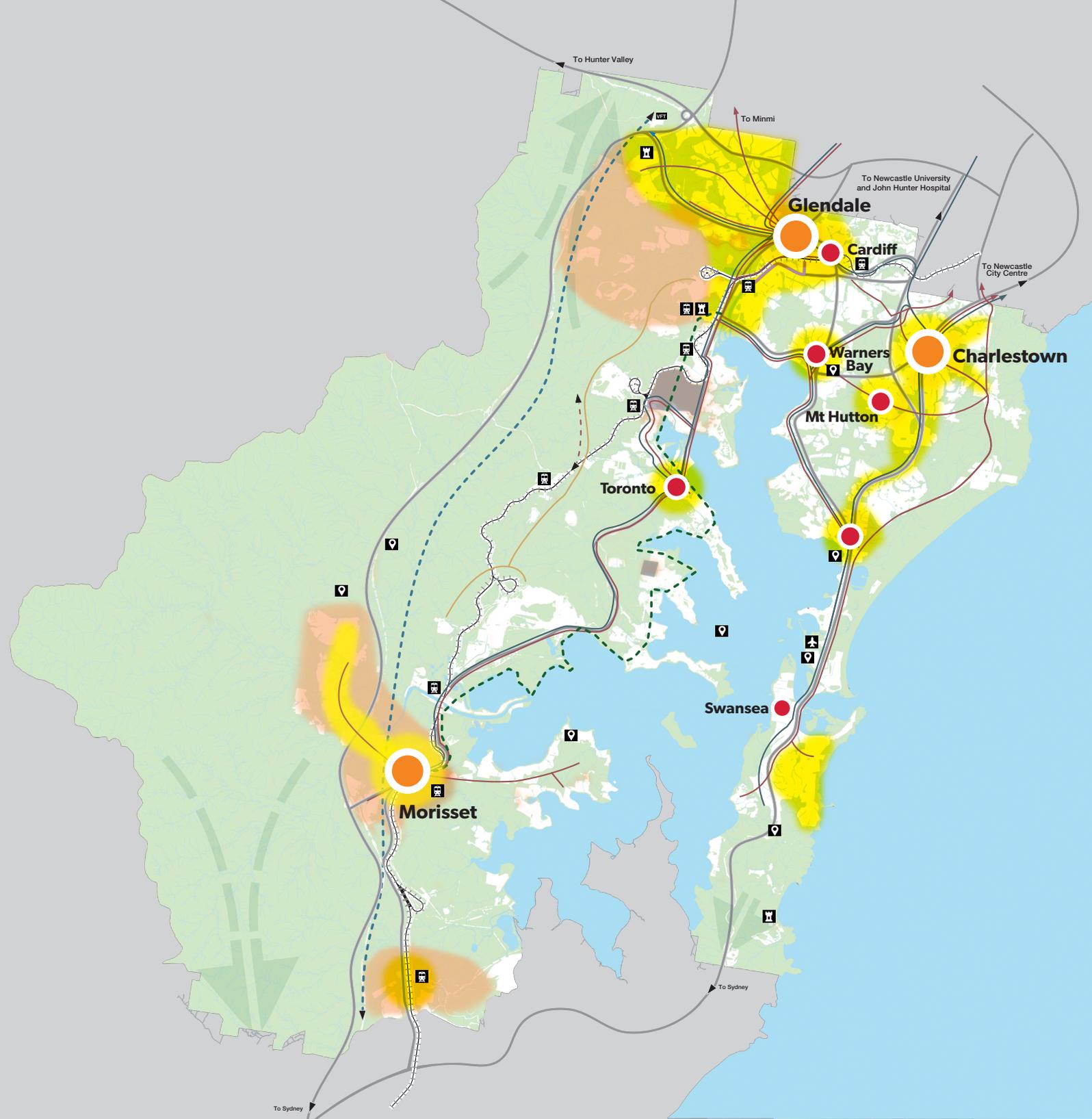


**Economic centres** provide a range of services, community facilities, retail, and employment to a spatial catchment comprising a number of suburbs. They often include relatively intensive multilevel housing development, particularly in centres near the lake. They are Belmont, Cardiff, Mount Hutton, Swansea, Toronto and Warners Bay.



**Local centres** typically provide a range of day-to-day services, community facilities, retail, and employment to a catchment usually comprising a suburb or group of neighbourhoods. They include such centres as Blacksmiths, Blackalls Park, Bonnells Bay, Cardiff South, Caves Beach, Dudley, Edgeworth, Redhead, Teralba, Wangi Wangi, West Wallsend and Windale.

**Neighbourhoods** are defined as places that may be part of a suburb or group of suburbs with which residents relate and undertake most of their social interaction.



## CITY STRUCTURE AND OPPORTUNITY MAP

- |  |                                 |  |   |  |  |  |   |
|--|---------------------------------|--|---|--|--|--|---|
|  | Strategic economic centre       |  | Area zoned for urban and other purposes |  | Conceptual route Lower Hunter Freight corridor |  | Private coal haul road                          |
|  | Economic centre                 |  | Green network                           |  | Conceptual route Very Fast Train (VFT)         |  | Regional biodiversity connectivity              |
|  | Heritage sensitive local centre |  | Future growth investigation area        |  | Existing railway line                          |  | Proposed main road                              |
|  | Airport                         |  | Urban intensification area              |  | Existing main road                             |  | Conceptual cycle route                          |
|  | Train station                   |  | Identified urban investigation area     |  | High-capacity, high-frequency public transport |  | Indicative major cycleway, shared pathway route |
|  | Tourism opportunity             |  |   |  |  |  |   |
|  | VFT indicative station          |  |   |  |  |  |   |

# North East Growth Area

## CHARLESTOWN, WARNERS BAY, BELMONT

The area from Charlestown to Belmont offers opportunities for significant growth. The economic centres of Charlestown, Belmont, Mount Hutton and Warners Bay will continue to evolve and intensify, providing a wide range of housing, employment and services.

The local centres and surrounding areas of Whitebridge, Kahibah and Windale will also change, providing more housing, employment, and necessary services to meet the needs of their growing communities.

The health precinct at Gateshead will expand, capitalising on the regionally significant hospital and other allied health services.

The Warners Bay Economic Centre is supported by a business park that provides new opportunities for innovative businesses, and supports large format indoor recreation and entertainment facilities.

The area may change in response to future flooding and sea level rise.

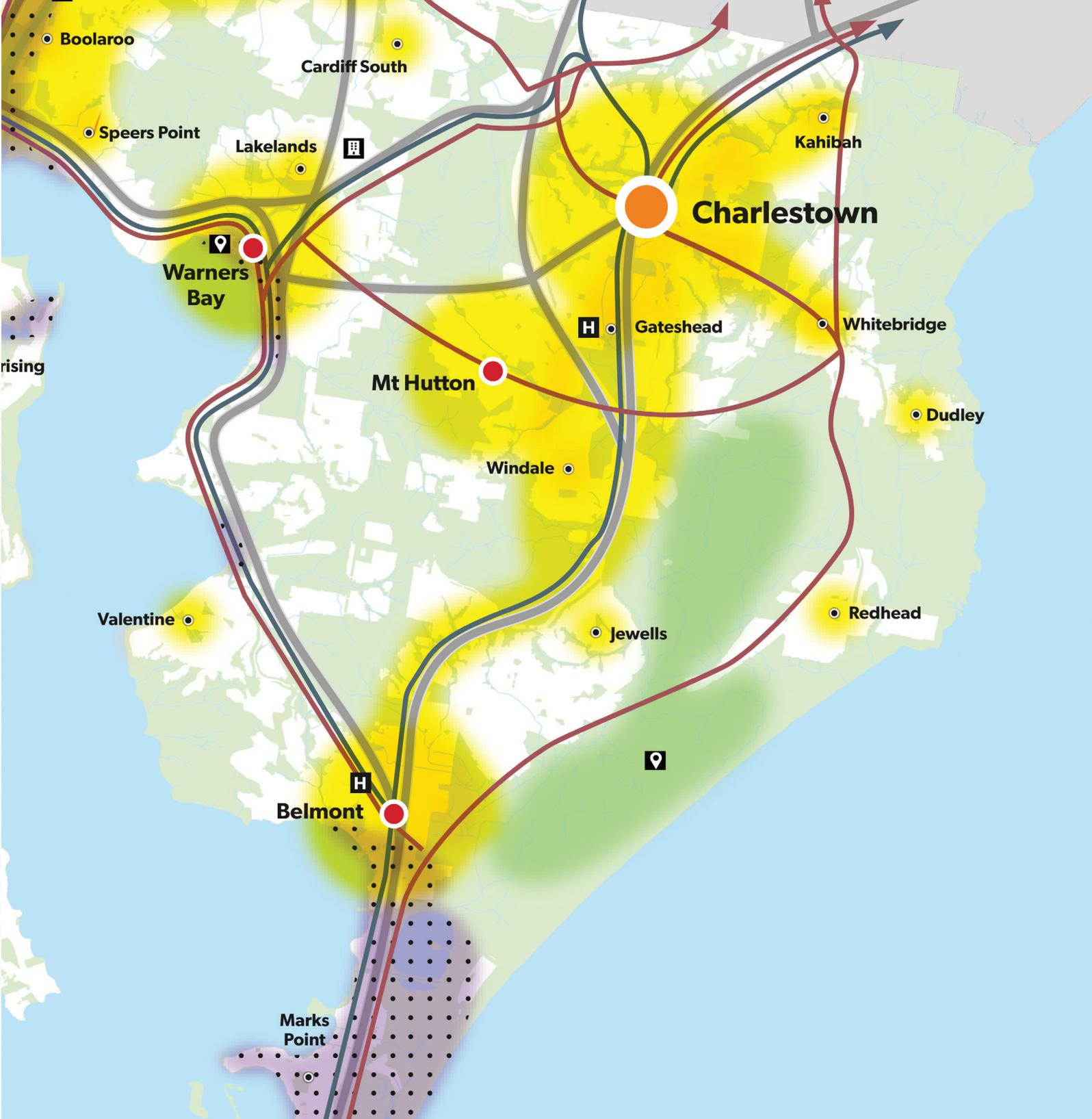
## CHARLESTOWN STRATEGIC ECONOMIC CENTRE

- Major redevelopment at Charlestown continues to attract intensive multi-storey commercial and residential development. The adjacent residential areas, particularly those to the east, undergo redevelopment because of the nearby jobs and services, as well as the high public transport accessibility
- Charlestown has a regional role and broad catchment with a wide range of commercial and community services to meet contemporary needs, in line with demand from the increased local population
- The area provides diverse housing to meet the needs of those wishing to live closer to jobs and services
- Safe and convenient pedestrian and cycle paths link the centre with the adjacent housing areas and the local centres at Kahibah and Whitebridge as well as the Fernleigh Track and Great North Walk
- A diverse range of businesses, including medical, personal services, creative enterprises, government and community services all take advantage of the clustering of activity and the innovation precinct

- Significantly improved public spaces, particularly along Pearson, Smart and Smith streets, provide places for gatherings and relaxation and pedestrian-friendly streets
- A well-connected centre provides frequent public transport connections into Newcastle, University of Newcastle Callaghan Campus, Lake Macquarie and John Hunter Hospitals, and adjoining suburbs
- Future growth is orientated to the east of the Pacific Highway, in conjunction with the redevelopment of underdeveloped sites throughout the centre
- The environment for walking and cycling is dramatically improved, with a safe and convenient network throughout and surrounding the centre
- A focus on medium-density housing is concentrated between Charlestown and the local centres of Kahibah and Whitebridge

## WARNERS BAY ECONOMIC CENTRE

- The centre transitions from its existing largely single-level character to high quality multistorey development with increased commercial and residential development
- High quality public spaces are developed within the centre particularly the town square between John Street and Postmans Lane
- Existing residential areas near the centre are redeveloped for additional housing density, supported by active transport infrastructure
- Pedestrian and cyclist networks through and around the centre, including the surrounding residential area, are improved and extended to the waterfront and recreational facilities
- The centre's core defined by The Esplanade, Lake Street, John Street and King Street is high amenity and pedestrian movement is prioritised
- Night time activity and tourism develops, creating a lively location where people gather day and night
- The relationship between the centre and the foreshore is improved through appropriate urban design and transport management
- There is an interchange point for local buses to high-frequency, high-capacity 'spine' services to major destinations and interchange points, such as Glendale, Belmont, the University of Newcastle, Newcastle City Centre and John Hunter Hospital Hillsborough Road Business Park and Recreation/ Entertainment Area
- The Hillsborough Road precinct will expand its focus on delivering large format indoor recreation/ entertainment, bulky goods retailing and creative and innovative incubator spaces
- Office and service based jobs are re-focused in economic centres



**KEY TO MAP**

- |  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | Strategic economic centre   |  | Area zoned for urban and other purposes |  | Existing railway line                          |
|  | Economic centre   |  | Green network                           |  | Existing main road                             |
|  | Local centre  |  | Future growth investigation area        |  | High-capacity, high-frequency public transport |
|  | Hospital  |  | Adaptation planning area                |  | Major cycleway, shared pathway                 |
|  | Hillsborough Road Business Park and Recreation/Entertainment Area |  | Belmont Wetlands State Park             |  |  |
|  | Tourism opportunity   |  | Urban intensification area              |  |  |

## **WINDALE**

- The area is significantly reinvigorated to provide a range of affordable housing types close to transport, employment, open space and services
- The environment for walking and cycling is dramatically improved with a safe and convenient pathway network throughout the area, with a direct link between the local centre, employment areas, school and open space
- A native vegetation corridor along Scrubby Creek combines informal and formal walking with rehabilitation and landscaping
- The role of the local centre is strengthened, providing a range of retail and services for local residents
- Medium density development is located in and around the local centre

## **MOUNT HUTTON**

- Mount Hutton continues to provide a range of services to meet the needs of the surrounding suburbs
- Mount Hutton shopping centre grows and evolves into a mixed use centre with retail, services, offices and housing
- The aged housing development in the area has expanded and features a more diverse range of accommodation options and services for residents, as well as a wide range of jobs

## **GATESHEAD HEALTH PRECINCT**

- The hospital campus has expanded and includes a wide range of medical and allied health services and other associated development, providing local services and jobs
- It is easy to get to and easy to move around within the precinct

## **JEWELLS**

- Jewels shopping centre continues to provide a range of services to meet the needs of the surrounding suburbs
- More diverse housing types occur near the shopping centre

## **BELMONT ECONOMIC CENTRE**

- The role of the economic centre is enhanced, with an increase in services to cater for the growing population in and around the centre
- The pedestrian connection and amenity between the centre and the lake foreshore is improved
- Under-developed sites and land between the lake and the Pacific Highway will be redeveloped with multi-storey mixed use and residential development
- Brooks Parade will become a pedestrian priority area with recreation and commercial activity, day and night
- More intensive development in the centre includes a pedestrian-friendly environment along Macquarie, Maude and Ernest streets
- Existing residential areas around the centre will cater for significant growth in housing to accommodate a growing population
- The Aboriginal cultural heritage significance of the site of Reverend Threkeld's first mission will be recognised, managed, conserved and interpreted in cooperation with the local Aboriginal community

## **BELMONT NORTH PRECINCT**

- The Belmont North Industrial-Business Precinct transitions to provide a range of flexible spaces for a variety of employment uses
- The area is appropriately managed to ensure conservation and enhancement of the adjoining Belmont Wetlands. The Belmont Wetlands State Park will be enhanced and managed to become an environmental, tourism and education asset



# South East Growth Area

## SWANSEA AND SURROUNDS

It's the place where the lake meets the ocean. Where people flock to take in the water vistas, enjoy the beach and lake foreshores, or to explore the local bushland. There is already a higher concentration of accommodation and active tourism operators in this area compared to other key areas, making this the prime location for leveraging existing economic and natural landscapes to become the City's tourism hub. Bordered by the lake and ocean, parts of this area will also experience change as we ensure it adapts appropriately to mitigate risks of flooding and sea level rise.

## CAVES BEACH CENTRE AND TOURISM PRECINCT

- Further development occurs at Caves Beach local centre to support a broader mix of uses and to facilitate a tourism hub
- Tourism providers, including accommodation and recreational opportunities, capitalise on its proximity to the lake, foreshore parks, beaches and bushland

## SWANSEA

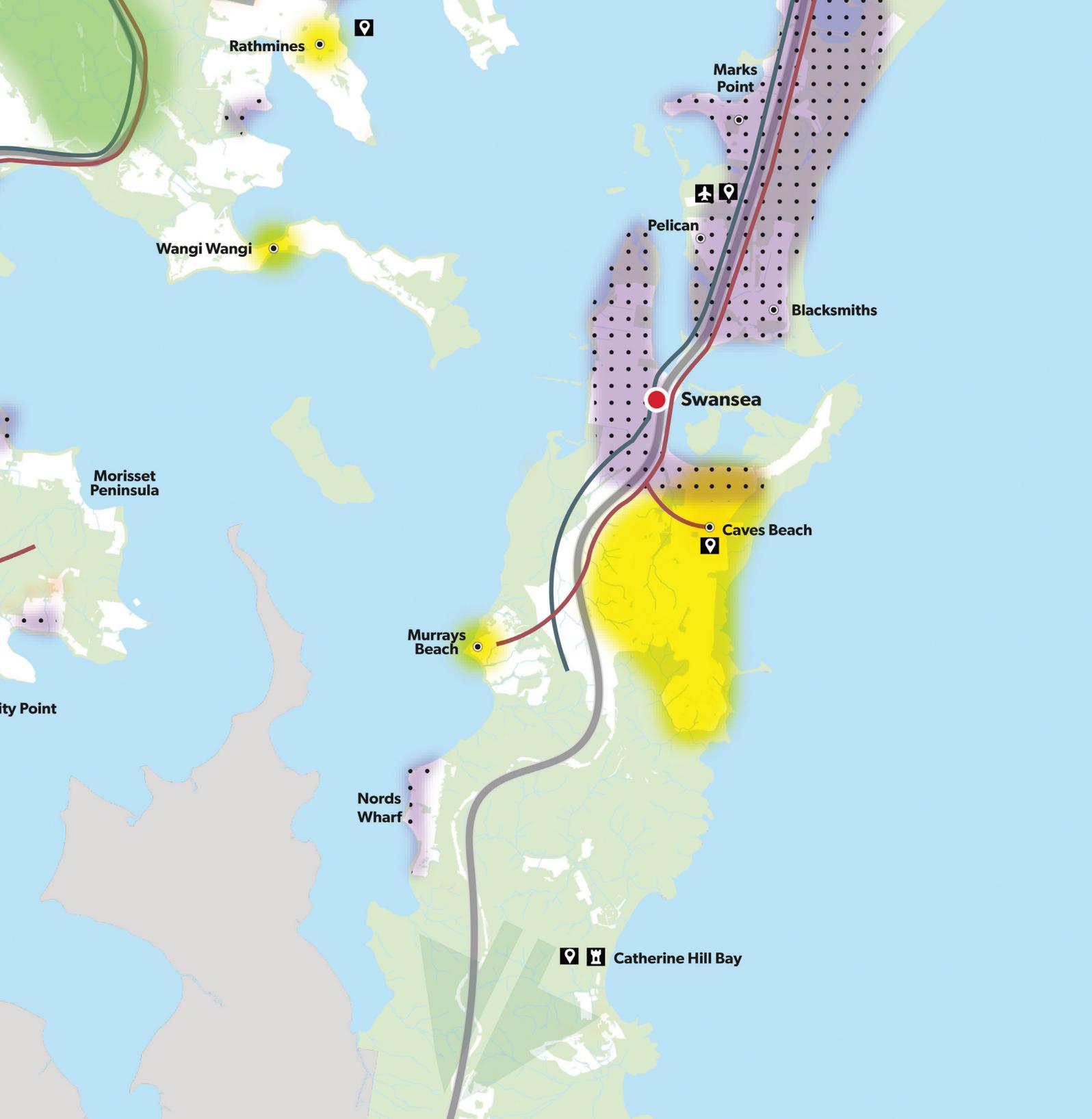
- Adaptation planning determines the opportunities for the suburbs from Belmont South to Swansea, as these are likely to be significantly affected by the impacts of climate change, particularly sea level rise. Council will continue to work with these communities so they can adapt to changes in the natural environment
- Any new development responds to the effects of anticipated climate change and sea level rise which will significantly affect the centre and other parts of Swansea
- Sea level rise adaption and evacuation planning shape the future nature of the urban area while seeking to maintain the key functional components that are important to the community

## LAKE MACQUARIE AIRPORT PRECINCT

- Further use and expansion of the existing airport occurs, including the co-location of associated aviation and tourism industries
- Sea level rise adaption and biodiversity conservation will shape the future character and opportunities of the airport

## CATHERINE HILL BAY

- Sensitive development occurs within the State heritage-listed conservation area whilst retaining its character
- As the already approved development occurs, Catherine Hill Bay may require a local centre to support the daily needs of residents
- Urban areas are linked with each other, the beach and recreational trails in the National Park
- Tourism opportunities develop and become a feature of the area



**KEY TO MAP**

- |  |                                 |  |   |  |  |  |                                    |
|--|---------------------------------|--|---|--|--|--|------------------------------------|
|  | Economic centre                 |  | Area zoned for urban and other purposes |  | Existing main road                             |  | Regional biodiversity connectivity |
|  | Local centre                    |  | Green network                           |  | High-capacity, high-frequency public transport |  |                                    |
|  | Heritage sensitive local centre |  | Future growth investigation area        |  | Major cycleway, shared pathway                 |  |                                    |
|  | Airport                         |  | Adaptation planning area                |  |  |  |                                    |
|  | Tourism opportunity             |  | Urban intensification area              |  |  |  |                                    |

# North West Growth Area

## CARDIFF, GLENDALE AND SURROUNDS

The North West Growth Area's central and accessible location within the Greater Newcastle Metropolitan Area provides opportunity to generate significant jobs, housing, and services to the broader region. Its proximity to the rail line and access to the arterial road network provides a solid foundation for a wide range of economic growth opportunities. It includes brownfield, greenfield, natural and developed land stretching from Cardiff in the east to the M1 Motorway in the west, Speers Point in the south and local government area boundary in the north. It provides areas of high ecological value and significant new opportunities for urban renewal, including for retail, services, affordable housing, advanced manufacturing, office-based jobs, recreation and open space.

There is great opportunity to redevelop the Glendale to West Wallsend Urban Intensification Corridor with medium density housing to increase supply and diversity of housing types. There are also opportunities for more intensive mixed use and residential development within and adjacent to centres.

The area provides the potential for a Very Fast Train (VFT) station, surrounded by significant and intense housing and employment opportunities. Further opportunities associated with a VFT station are also likely, including jobs and housing, and stabling and maintenance areas. High frequency, high capacity public transport and walking and cycling facilities will provide direct access to the Glendale Strategic Economic Centre.

Vegetation ridges, side slopes and the natural scenic setting of this growth area will be retained and enhanced. As mining and quarrying ceases, disturbed land will be investigated to determine the preferred future uses. Given its location and access to infrastructure, this area has huge potential for creating jobs in the new economy, and sustainable water and renewable energy projects. This could be a showcase location for adaptive reuse of brownfield areas.

## GLENDALE STRATEGIC ECONOMIC CENTRE

- The existing retail based centre evolves into a higher intensity urban precinct supporting an intensive mix of retail, commercial, housing, and community activities
- Opportunities for development of smart and sustainable infrastructure such as stormwater harvesting and electric vehicle charging are realised

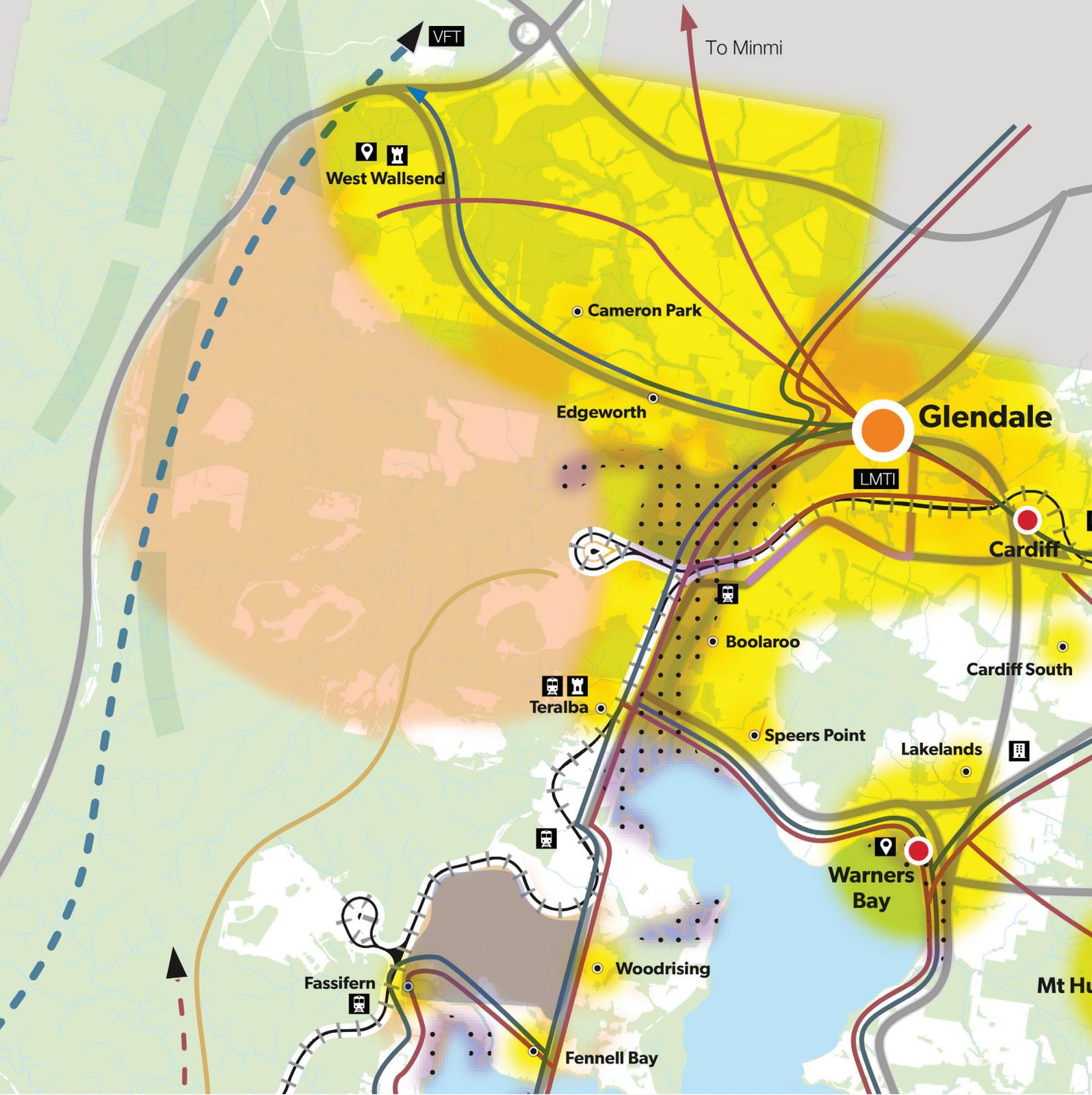
- A network of public spaces is created to provide a formal community focus and a place for workers, visitors and residents to gather and relax
- Elite sports, casual sports and recreation facilities at the Hunter Sports Centre are further developed
- Lake Macquarie Transport Interchange is completed, including a public transport interchange, smart vehicle charging hub and extension of Glendale Drive to Munibung Road
- Improved connections for cyclists and pedestrians within and connecting to the centre
- Additional tertiary education providers are established
- Winding Creek riparian area is rehabilitated and provides a passive recreation resource

## CARDIFF ADVANCED INDUSTRY PRECINCT

- Revitalisation of the area occurs through a flexible planning framework supporting a renewed focus on leveraging a circular economy and expanding advanced manufacturing and technology industries
- Transport accessibility is improved as a result of the Glendale Drive-Pennant Street road link and the extension of Munibung Road to Cackle Creek
- Intensive mixed use development occurs adjacent to the Lake Macquarie Transport Interchange

## MUNIBUNG PRECINCT

- Mixed use, residential development, and other employment opportunities occur in a range of scales
- Large format retail developed in select locations
- Improved amenity, pedestrian and cyclist access to and around the railway station and development of Cackle Creek foreshore land near the railway station
- Munibung Road extension through to Cackle Creek provides improved connectivity with the Cardiff Advanced Manufacturing Precinct
- Improved scenic amenity, including ridgeline native vegetation corridor on Munibung Hill and appropriate access facilitated
- The Aboriginal cultural heritage significance of Munibung Hill is recognised, conserved and interpreted in cooperation with the local Aboriginal community
- Cackle Creek riparian area and wetlands are rehabilitated



**KEY TO MAP**

- |  |   |  |   |  |  |  |  |
|--|---|--|---|--|--|--|--|
|  | Strategic economic centre                     |  | Area zoned for urban and other purposes |  | Conceptual route Lower Hunter Freight corridor |  | Private coal haul road                         |
|  | Economic centre                               |  | Green network                           |  | Conceptual route Very Fast Train (VFT)         |  | Regional biodiversity connectivity             |
|  | Local centre                                  |  | Future growth investigation area        |  | Existing railway line                          |  | Proposed main road                             |
|  | Heritage sensitive local centre               |  | Adaptation planning area                |  | Existing main road                             |  | High-capacity, high-frequency public transport |
|  | Airport                                       |  | Urban intensification area              |  | Major cycleway, shared pathway                 |  |  |
|  | Train station                                 |  | Identified urban investigation area     |  |  |  |  |
|  | VFT indicative station                        |  |   |  |  |  |  |
|  | Proposed Lake Macquarie Transport Interchange |  |   |  |  |  |  |
|  | Tourism opportunity                           |  |   |  |  |  |  |

## CARDIFF ECONOMIC CENTRE

- Presence of the train station is capitalised through significantly increasing housing density close to the station with improved pedestrian and cyclist networks
- There is ample park and ride facilities in and around the train station
- The pedestrian-friendly character of the main street of the centre is reinforced, as well as making use of the Winding Creek corridor as a pedestrian, cycle linkage and recreational assets
- Increased housing and employment-based development continues in the walkable catchment of the centre and railway station
- Improved amenity and accessibility of recreational areas and connection to the centre and areas where residential density increases
- Heritage significance and values are retained and improved

## TERALBA

- Conservation measures are implemented to protect the cultural heritage values of the centre
- More intensive residential development occurs in and around the centre that is complementary and sympathetic to the heritage values
- The local centre is reinvigorated with improved amenity, pedestrian, and cyclist connectivity
- New economic uses and urban development evolve for the former mining lands and the existing industrial lands
- Improved and more direct transport links, including potential adaptive re-use of the local heritage rail line for pedestrians and cyclists, are established between Teralba and Barnsley and across Cockle Creek
- Conservation measures are implemented to protect natural areas, creeks and important wetlands, while recreation and enjoyment of these assets occurs

## BOOLAROO - SPEERS POINT

- More intensive residential and employment development occurs in and around the Boolaroo and Speers Point centres
- New development in Boolaroo complements the heritage values in the area
- The amenity of the local centres are enhanced
- Speers Point Park is the premier park for the City, offering a range of high-level sporting, cultural and recreational opportunities
- Cockle Creek forms part of a network of rehabilitated green spaces extending from the lake to, and along, Winding Creek
- Pedestrian and cycle links between Boolaroo, recreational areas and lake foreshore are improved

## EDGEWORTH

- Future mixed use expansion of the centre is encouraged along Arnott Street, creating a pedestrian-friendly environment away from Main Road
- A strong relationship exists between the centre, residential areas, recreational facilities and Brush Creek, including pedestrian and cyclist connectivity

## CAMERON PARK

- The new local centre close to George Booth Drive will service this area with retail, business, community uses and medical services co-located with medium-density housing
- The area will grow to support an increased residential population with more diverse and affordable housing and recreational uses
- Pedestrian and cyclist infrastructure within the walkable catchment of the local centre is enhanced, and Cocked Hat Creek corridor is rehabilitated and used for pedestrian and cycleway connectivity
- Cameron Park employment area capitalises on its location at the junction of the M1, Link Road and Hunter Expressway
- The existing local centre on Northlakes Drive continues to offer an increased range of day-to-day services to the surrounding neighbourhoods

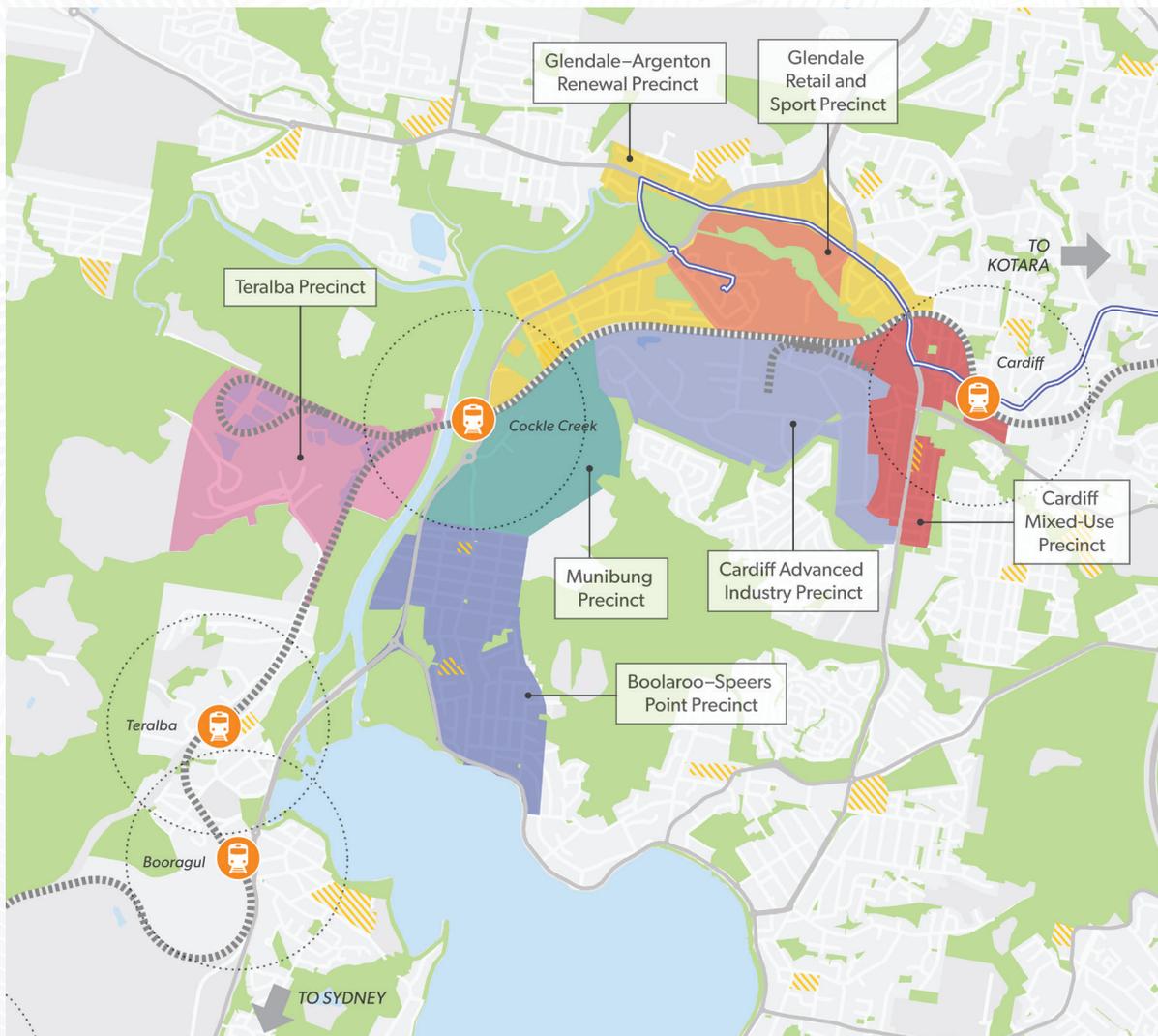
## WEST WALLSEND

- New development complements the character of West Wallsend Heritage Conservation Area
- Human-scale, pedestrian-friendly development occurs within the centre along Carrington and Withers streets
- The Aboriginal cultural heritage significance of Butterfly Caves, Mount Sugarloaf and Mount Sugarloaf Range is recognised, managed, conserved and interpreted in cooperation with the local Aboriginal community
- West Wallsend takes advantage of adventure tourism opportunities, including access to mountain bike trails in the Watagan and Mount Sugarloaf Ranges and the Richmond Vale Rail Trail
- The values of West Wallsend Heritage Conservation Area are protected and enhanced

## NORTH WEST LAKE MACQUARIE CATALYST AREA

This area presents opportunities for transformational urban development in a convenient central location with considerable existing economic endowments.

- A focus of intense urban development in north west Lake Macquarie
- A strategic economic centre created by the combination of:
  - intensive mixed use development;
  - public and active transport that is easy to access;
  - large and small-format retail;
  - advanced manufacturing and urban services;
  - office and services employment;
  - and well connected recreational facilities and open space with a regionally significant catchment.
- A focus for an improved local pedestrian and cycle network, with direct links to cycleways such as the Eleebana to Wallsend shared pathway
- Contain the Lake Macquarie Transport Interchange at Glendale
- Comprise affordable medium density housing occurring around the corridors to Cardiff, Edgeworth, Argenton and Speers Point
- Ensure we protect and enhance the natural features of this area including Munibung Hill, the lake and its foreshore, biodiversity corridors, wetlands, Cockle, Winding, Brush, Slatey, Burkes, Cocked Hat and Diega creeks and riparian areas
- Investigation of significant urban expansion occurs from Teralba to the M1, and north to the Newcastle Link Road
- Support for critical infrastructure investments is provided and existing infrastructure is leveraged to increase the opportunities for growth in manufacturing, light industry, and technology based industries. Growth in these sectors will replace employment opportunities lost as a result of economic restructuring and as mining activities wind down, creating new jobs for our residents
- Provide regionally significant recreational, open space and cultural facilities



# Toronto and surrounds

- A focus of activity for west Lake Macquarie, delivering a range of community, cultural services, retail and employment
- A diverse range of businesses, medical, personal services, creative enterprises, government and community services, all take advantage of the clustering of activity
- A lively centre with a focus on high-quality, multi-storey mixed used developments, with diverse housing close to services
- A high-amenity, waterfront precinct supporting recreational and community uses
- The human-scale, pedestrian-friendly environment and the significance of the Toronto Heritage Precinct will be conserved and enhanced
- The Toronto West Industrial area experiences an increase and diversification in jobs
- Housing and mixed-use redevelopment occurs adjacent to the public transport and active transport corridors from Toronto to Fassifern, especially around the Blackalls Park centre and Fassifern train station

## TORONTO ECONOMIC CENTRE

- The relationship between the waterfront and the centre is improved
- The foreshore is rejuvenated to support community and recreation uses
- Increased high quality multistorey commercial and residential development are in the centre
- The Boulevard is high amenity where pedestrian movement is prioritised
- A plaza provides a sheltered community place for workers, visitors and residents to gather or relax, potentially between Courthouse Lane and The Boulevard. This plaza will be a vibrant place at all times of the day surrounded by cafes, restaurants and shops
- Walking and cycling in and surrounding the centre is safe and convenient, with connections along the Fassifern Greenway to Fassifern train station and recreational areas along Stony Creek
- Growth in jobs and activity is associated with the police station, courthouse and private hospital

- The centre provides an interchange point for local buses to high-frequency, high-capacity 'spine' services to major destinations and interchange points, such as Glendale, Belmont, the University of Newcastle, Newcastle City Centre and John Hunter Hospital, as well as to the Fassifern train station

## RATHMINES

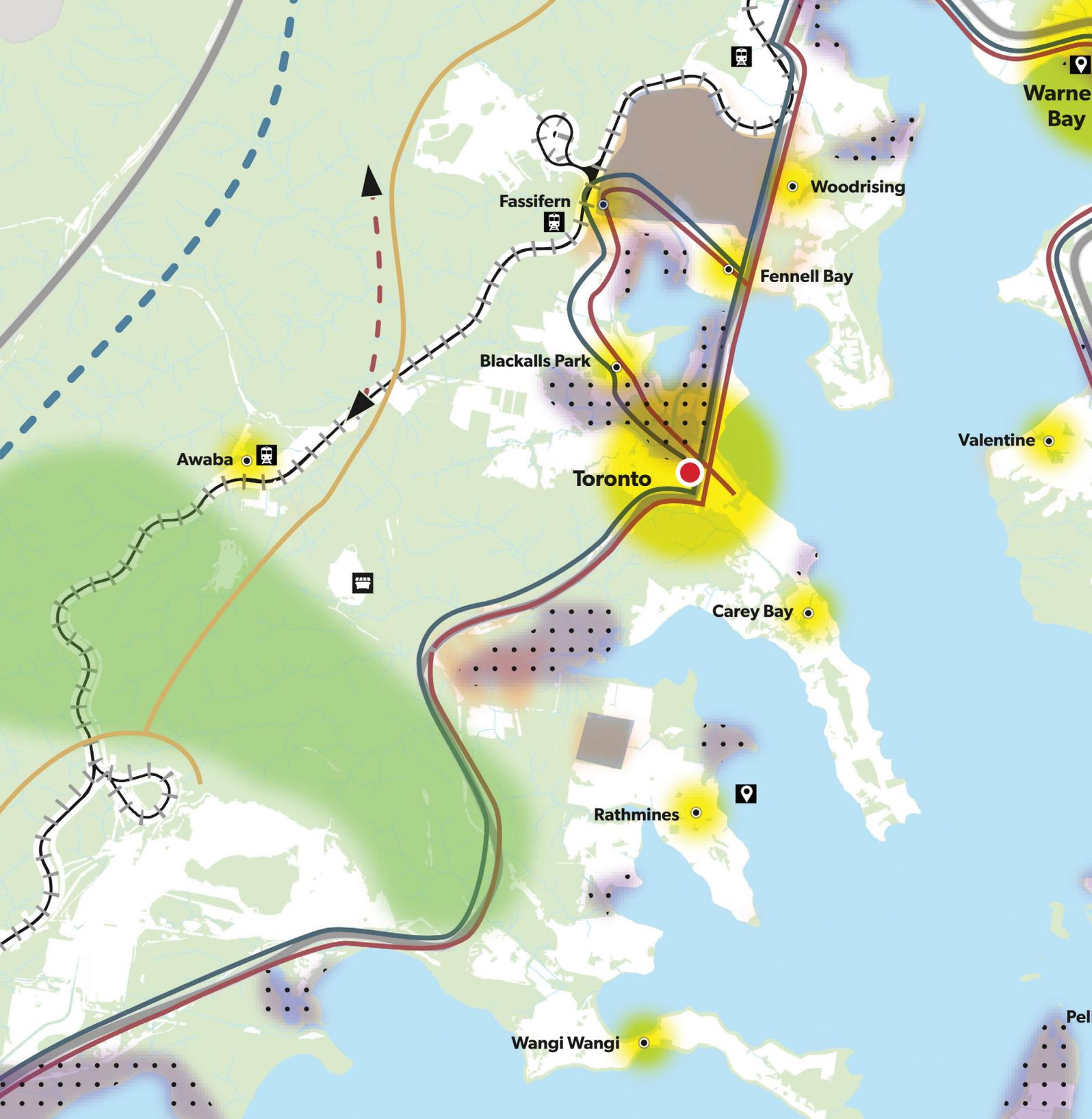
- Adaptive re-use of the RAAF Catalina Base and adjoining structures improves cultural, heritage, recreation, sustainability and economic outcomes

## FASSIFERN RAIL STATION

- New land uses are investigated, in coordination with a reduction of mining activities, with consideration of the nearby Fassifern train station, north-south rail loading loop and private haul road linking the colliery and Earing Power Station to the south
- Disturbed areas are rehabilitated, decontaminated and reused
- Existing and future residential areas around the train station change to incorporate more medium density residential development

## AWABA

- Opportunities are investigated to increase urban development close to the Awaba train station and for the creation of an Awaba Conservation Area



**KEY TO MAP**

- |  |                           |  |   |  |                                     |  |  |
|--|---------------------------|--|---|--|-------------------------------------|--|--|
|  | Economic centre           |  | Area zoned for urban and other purposes |  | Urban intensification area          |  | Conceptual route Lower Hunter Freight corridor |
|  | Local centre              |  | Green network                           |  | Proposed conservation reserve       |  | Conceptual route Very Fast Train (VFT)         |
|  | Train station             |  | Future growth investigation area        |  | Identified urban investigation area |  | Existing railway line                          |
|  | Waste management facility |  | Adaptation planning area                |  |                                     |  | Existing main road                             |
|  | Tourism opportunity       |  |   |  |                                     |  | High-capacity, high-frequency public transport |
|  |                           |  |   |  |                                     |  | Major cycleway, shared pathway                 |
|  |                           |  |   |  |                                     |  | Private coal haul road                         |

# South West Growth Area

## MORISSET AND SURROUNDS

The Cooranbong, Morisset and Wyee areas have considerable opportunities for urban development. It is also identified in the Greater Newcastle Metropolitan Plan to be a location of significant population and employment growth. Its position near the Central Coast, M1 Pacific Motorway and Northern Rail Line makes this area a sensible location for growth and affordable and diverse housing development with easy access to nearby population and employment areas and main transport infrastructure.

- Significant new urban release areas south of Morisset rail station, at North Cooranbong and at Wyee have a mix of housing types and community services and infrastructure to support local community needs
- Trinity Point is developed into a significant tourism asset, supporting a growing visitor economy including conference facilities, restaurants and a marina
- Once operations cease, Eraring Power Station is remediated and repurposed to another economic use, such as renewable energy generation
- Wangi Power Station is adaptively re-used to take advantage of its infrastructure and location
- The area has important environmental assets that have been maintained and enhanced, such as biodiversity corridors to the Central Coast and along the western side of the local government area
- The rural production areas are protected for agricultural use such as the Martinsville and Mandalong valleys

## MORISSET STRATEGIC ECONOMIC CENTRE

- A diverse range of businesses, medical, personal services, creative enterprises, government and community services, all take advantage of the clustering of activity
- More intensive multi-storey commercial, mixed use and residential development are in the centre and close to the train station
- The Morisset Square, a bustling local hub provides community uses, cafes and commercial uses. Yambo and Dora Streets are high amenity and pedestrian movement is prioritised
- There is an interchange point for transport, local buses and park and ride to the heavy rail system to Glendale, Newcastle, Central Coast and Sydney

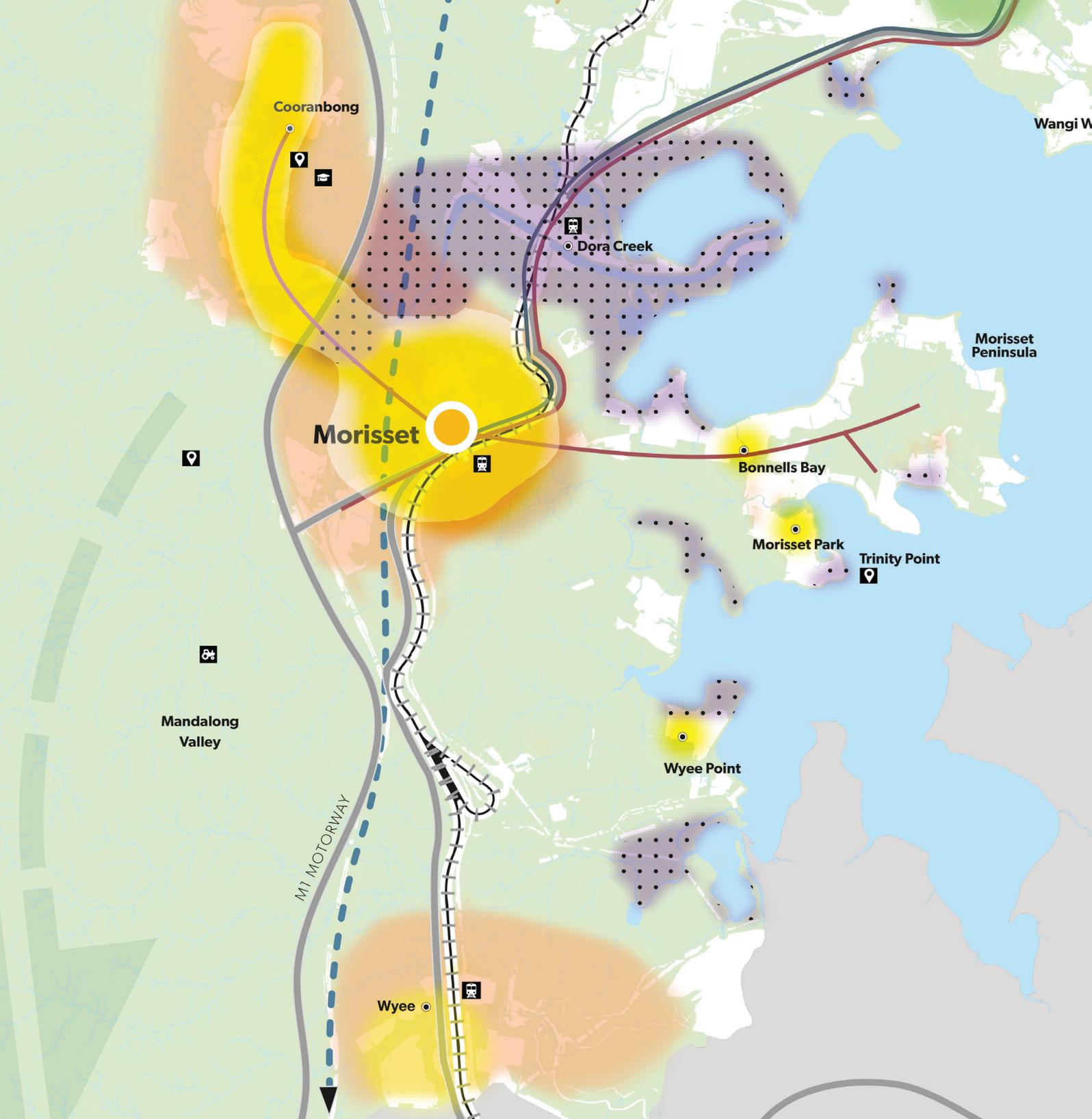
- A focus for an improved local pedestrian and cyclist transport network, including direct links to cycleways to the Morisset Peninsula and Cooranbong
- The nearby industrial area is expanded to capitalise on its access to the M1 Motorway
- Development opportunities, including the potential expansion of commercial and residential development to the south of the Morisset train station, are realised
- A traffic bypass for Dora Street is investigated to improve the amenity of the centre, taking into consideration the implications for the development of land to the south of the Morisset Train Station
- The heritage significance of the State-listed Morisset Hospital site is maintained, enhanced and interpreted through adaptive re-use and development

## COORANBONG

- The vibrancy of the local centre is enhanced with more intensive development to increase services to cater for the growing population
- Additional residential areas support housing choice through development of a range of housing types, close to local centres
- Riparian corridor areas along Dora, Jigadee, Burnt Bridge and Felled Timber creeks are conserved and rehabilitated.
- Cooranbong takes advantage of the adventure tourism opportunities associated with the Watagan Mountains
- Expansion of the Avondale College provides a more diverse range of education opportunities
- The heritage significance of the Cooranbong Seventh Day Adventist Heritage Precinct and iconic Sanitarium factory site is maintained, enhanced and interpreted through adaptive re-use and development

## WYEE

- The service role of the local centre is reinforced with an increase in services to cater for the growing population
- Additional residential areas are developed with a range of housing types, particularly near the local centre and railway station while maintaining local ecological corridors
- High-amenity cycle and pedestrian linkages run between new residential, recreation, and commercial areas and the train station
- Mannering Creek and its riparian corridors are rehabilitated and conserved
- Quality recreational areas are provided to cater for the growing community



**KEY TO MAP**

-  Strategic economic centre
-  Local centre
-  Train station
-  Agricultural production
-  Tertiary Education Facility
-  Tourism opportunity

-  Area zoned for urban and other purposes
-  Green network
-  Future growth investigation area
-  Adaptation planning area
-  Urban intensification area

-  Conceptual route Very Fast Train (VFT)
-  Existing railway line
-  Existing main road
-  High-capacity, high-frequency public transport
-  Major cycleway, shared pathway

 Regional biodiversity connectivity

*For more information*

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