

LAKE
MACQUARIE
CITY

IMAGINE LAKE MAC



OUR PLAN TO **2050 AND BEYOND**

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.

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.

We would also like to acknowledge staff, Councillors and community members involved in preparing this strategy.

***Bringing our City Vision
to life, Imagine Lake Mac
helps us to look ahead
with purpose***

***Its goal is to fulfil the
City's potential***

***...To be one of the most
productive, adaptable,
sustainable and highly
liveable places in Australia***

Message from the Mayor

I am pleased to present Imagine Lake Mac, a long-term strategy that will guide the evolution of the City.

Imagining Lake Macquarie in 2050, 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.

Imagine Lake Mac 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 Imagine Lake Mac to find out what those changes are, where it will happen and what it may look like in the future.

Kay Fraser
Mayor of Lake Macquarie



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.

Imagine Lake Mac provides us with strategies 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.

I welcome the future that Imagine Lake Mac seeks to achieve.

Morven Cameron
Chief Executive Officer



CONTENTS

8 OVERVIEW

14 INTRODUCTION

What is Imagine Lake Mac?	16
What does it seek to achieve?	17
How was it created?	20

22 WHAT ARE WE PLANNING FOR?

Population	24
Liveability	25
Transport	26
Infrastructure	28
Housing	28
Economy	29
Change and opportunity	29
Natural environment	30
Rural production areas	30

32 SHAPING LAKE MACQUARIE CITY TO 2050 AND BEYOND

A city of vibrant centres	34
A city to call home	35
A city of prosperity	36
A city of close connections	37
A city for progress and play	38
A city with a vast natural environment	39
A city of resilience	40

42 CHANGE AND GROWTH

Areas of change	44
NORTH EAST GROWTH AREA	46
Charlestown Strategic Economic Centre	48
Warners Bay Economic Centre	48
Hillsborough Road Business Park and Recreation / Entertainment Area	48
Windale	49
Mount Hutton	49
Gateshead Health Precinct	49
Jewels	49
Belmont Economic Centre	49
Belmont North Precinct	49

SOUTH EAST GROWTH AREA	50
Caves Beach Centre and Tourism Precinct	50
Swansea	50
Lake Macquarie Airport Precinct	50
Catherine Hill Bay	50

NORTH WEST GROWTH AREA	52
Glendale Strategic Economic Centre	54
Cardiff Advanced Industry Precinct	54
Munibung Precinct	54
Cardiff Economic Centre	55
Teralba	55
Boolaroo – Speers Point	55
Edgeworth	56
Cameron Park	56
West Wallsend	56
North West Lake Macquarie Catalyst Area	57

TORONTO AND SURROUNDS	58
Toronto Economic Centre	58
Rathmines	58
Fassifern Rail Station	58
Awaba	58

SOUTH WEST GROWTH AREA	60
Morisset Strategic Economic Centre	60
Cooranbong	60
Wyee	60





***Committed to shaping
our future***

***We will enhance the lifestyle
of residents***

***Providing more opportunities
for work, fun and a place to
call home***

***Playing a bigger role in
contributing to the region's
growth and wellbeing***

***Creating change that
will enhance the social,
economic and environmental
foundations of the City***

OVERVIEW

OUR OPPORTUNITY

Lake Macquarie City already has a strong foundation, ready to become one of the most productive, adaptable, sustainable and liveable places in Australia.

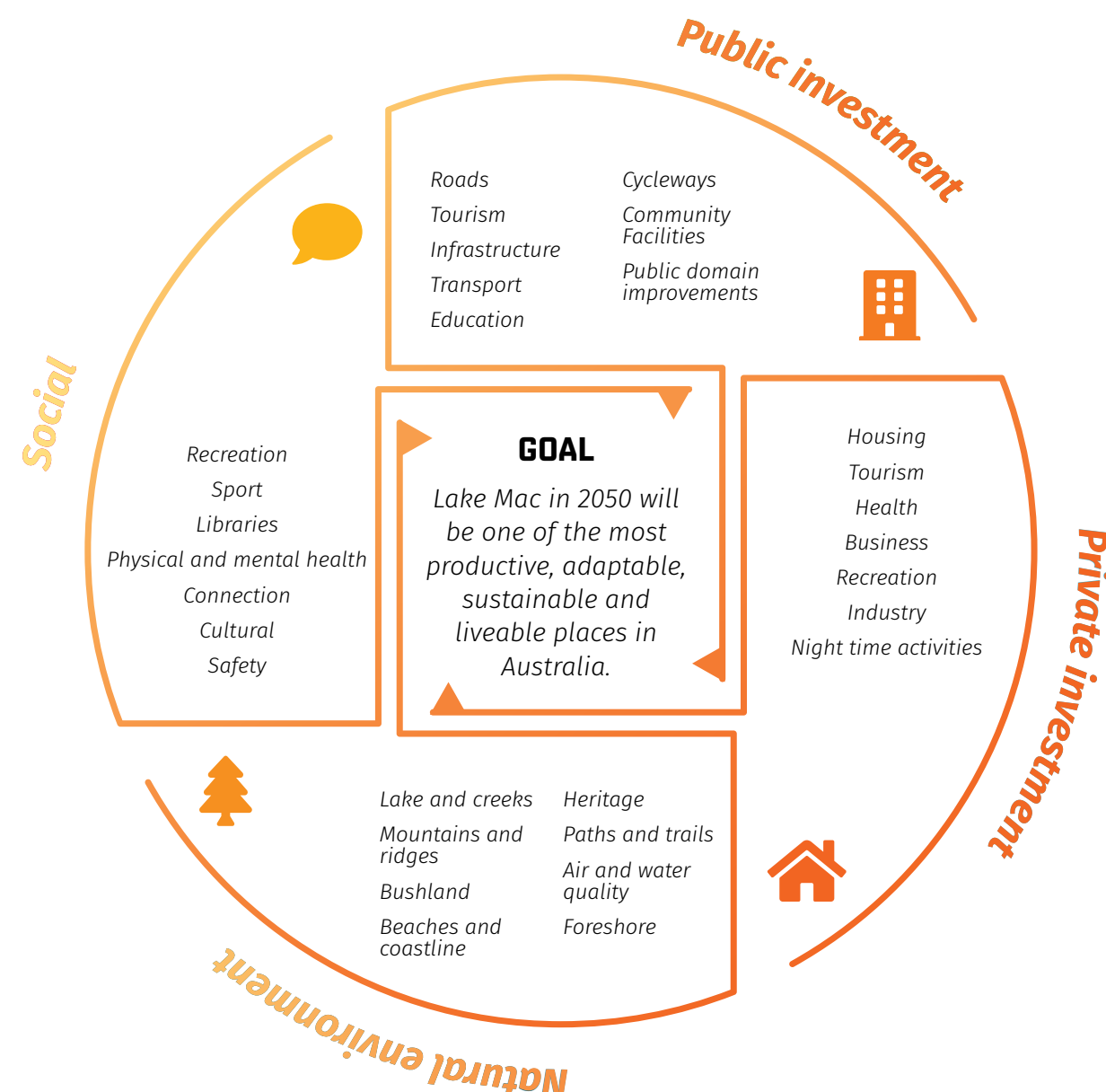
There is opportunity to enhance the lifestyle of City residents, providing more employment, recreation, socialisation, choice of housing and

ways to travel within and beyond the City.

Lake Macquarie City's location midway on the east coast axis between Melbourne and Brisbane presents an opportunity for us to play a bigger role in contributing to the region's growth.

To make the most of these opportunities, public and private investment need to be aligned with our efforts to enhance social and environmental wellbeing.

This is what Imagine Lake Mac aims to do.



WHAT DOES A HIGHLY LIVEABLE LAKE MAC LOOK LIKE?

The City's economic centres will anchor the areas where we will activate significant change.

Levering 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 Mac home.

By 2050, 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 of Imagine Lake Mac 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 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.

In summary, Lake Macquarie City will become an even better place to live, visit, work and invest in.



Change will occur in and around our centres and growth corridors

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 also ideal for a Very Fast Train (VFT) station surrounded by significant and intense housing and employment, while the high heritage and biodiversity values within this area will be retained and contribute to the overall liveability.

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.

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.

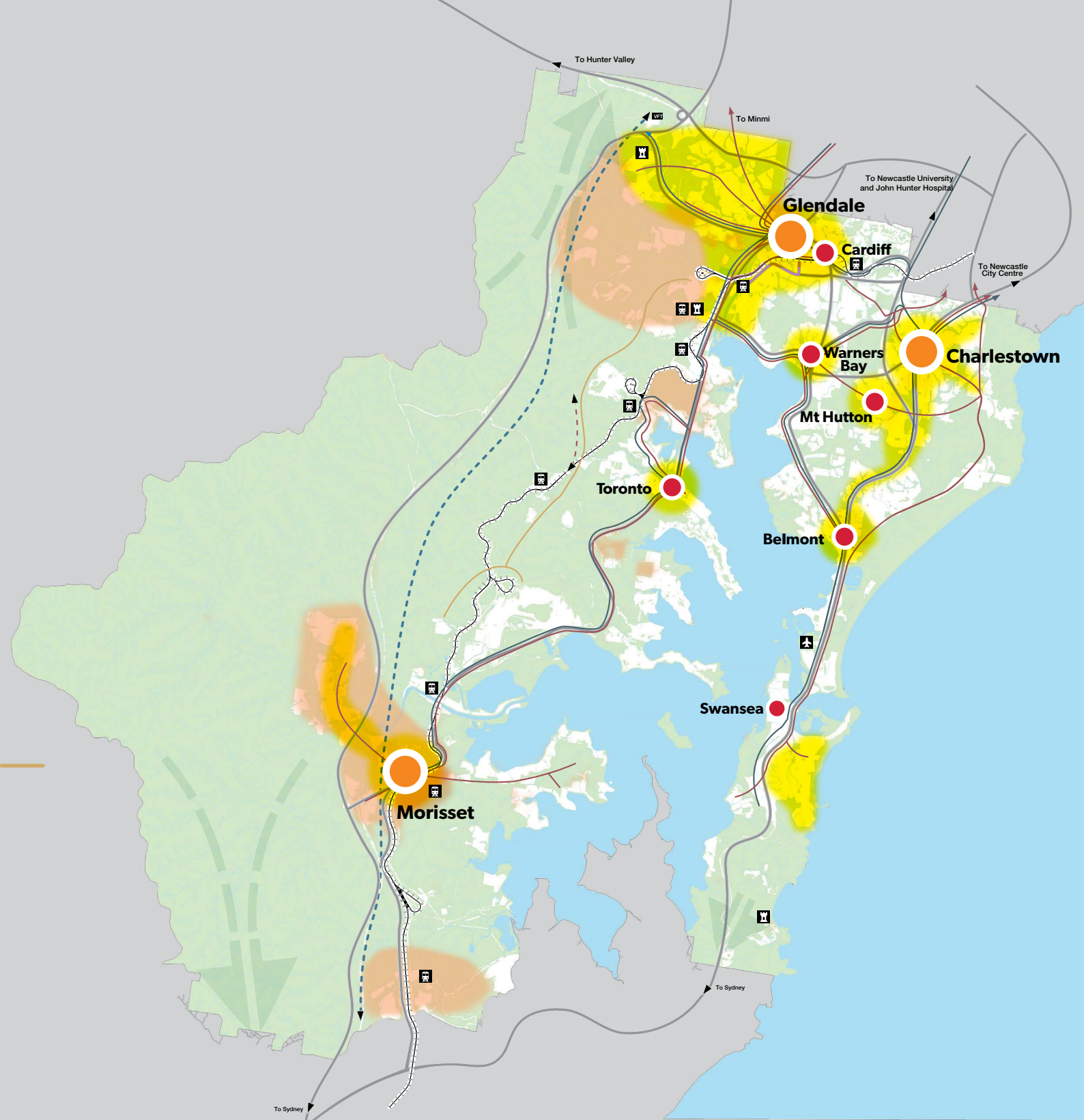
In the South West Growth Area, Cooranbong, Morisset and Wyee have considerable opportunities for urban

development. It is also identified in the Greater Newcastle Metropolitan Plan to be a location of significant population and employment growth.

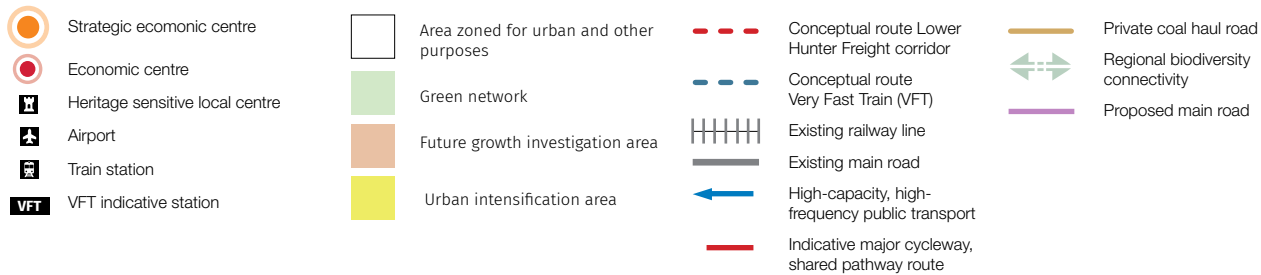
Its position near the Central Coast, M1 Pacific Motorway and Northern Rail Line means that increased access to this area has potential to facilitate growth and affordable and diverse housing development.

Imagining Lake Mac in 2050, we see a city that is highly adaptable to social, environmental and economic changes; and one that has outstanding sustainability and liveability.

Imagine Lake Mac articulates this in detail, including how we want the City to evolve over the next few decades, where we want change to happen and how we will achieve it.



CITY STRUCTURE AND OPPORTUNITY MAP





*Imagine Lake Mac
paints a picture of
the City*

*How we want it
to look, feel and
function in the
future*

INTRODUCTION

WHAT IS IMAGINE LAKE MAC?

Imagine Lake Mac is a high-level, long-term strategy that guides the growth and change of the City. Its intention is to influence public and private investment so that it enhances the wellbeing of people and the environment - making Lake Macquarie City one of the most appealing, liveable and sustainable places in the country.

Everything we do from now to 2050 and beyond will enhance the liveability of the City and every aspect of life including our health, social connectedness, education, employment, wealth, safety, and harmony with the environment.

To achieve this, Imagine Lake Mac identifies:

- 7 Aspirations that expand on the City Vision by stating how we want the City to be by the year 2050;
- Strategies that summarise how we will achieve the intended outcomes, as well as a list of evaluation measures so we can measure our progress and success; and
- Change and Growth Areas that include maps that provide visual cues of where certain types of development will be focused to achieve the desired outcomes.

Imagine Lake Mac articulates how we will develop the look, feel and function of our City over the next three decades. Detailed actions and priorities that will deliver this vision are to be included in Council's Local Strategic Planning Statement.

WHAT DOES IT SEEK TO ACHIEVE?

Imagine Lake Mac identifies seven Aspirations underpinned by strategies, which are key to bringing the City Vision to life. These Aspirations will evolve the City into one of the most productive, adaptable, sustainable, and liveable places in Australia.

Imagine Lake Mac's seven strategic Aspirations:

A city of vibrant centres

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.

A city to call home

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

A city of prosperity

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.

A city of close connections

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.

A city of progress and play

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.

A city with a vast natural environment

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.

A city of resilience

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.



When our aspirations are realised, what will that look like?

HOW WAS IT CREATED?

Imagine Lake Mac is based on an approach that combines an appreciation of global influences with an understanding of how people experience the places where they live, work and play.

It builds on Lifestyle 2030 to reflect current global to local influences, as well as the community's Vision and Values that were developed in 2016 and included in the Community Strategic Plan. Imagine Lake Mac reflects the goals, plans and inputs from the documents listed below to ensure it contributes to the broader regional, national and global picture.

United Nations Sustainable Development Goals

High-level guidance in relation to desirable social, economic and environmental goals

Australian Government's Smart City Plan

Provided a national perspective on the development of cities, based on a cooperative approach to long-term planning, targeted investment and reform

Hunter Regional Plan 2036

Provided a regional-level land use policy, including focusing development to create compact communities to live within 30 minutes of a strategic centre

Greater Newcastle Metropolitan Plan 2036

Set out further detail for the Lower Hunter, influencing our focus on employment, the environment, resilience, housing, and transport

Lake Macquarie Community Strategic Plan

Set out the community's priorities for the next 10 years

Specialist studies

A number of specialist studies were undertaken to provide a greater understanding of trends and possible responses. These studies related to population and demographics, transport, housing, economics, and biodiversity

Community consultation

Extensive public consultation conducted between 2016-2018 guided the Aspirations and strategies of Imagine Lake Mac





WHAT
ARE WE
PLANNING
FOR?

***How we respond
to challenges and
opportunities now will
sculpt the city***

***Affecting generations
to come***

***We commit to
understanding what
those challenges and
opportunities are***

***What they may be
in the future***

***...To ensure our
long-term prosperity,
sustainability and
wellbeing***

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, financial);
- 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.

Imagine Lake Mac identifies three growth scenarios.

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 250,000 by 2050.

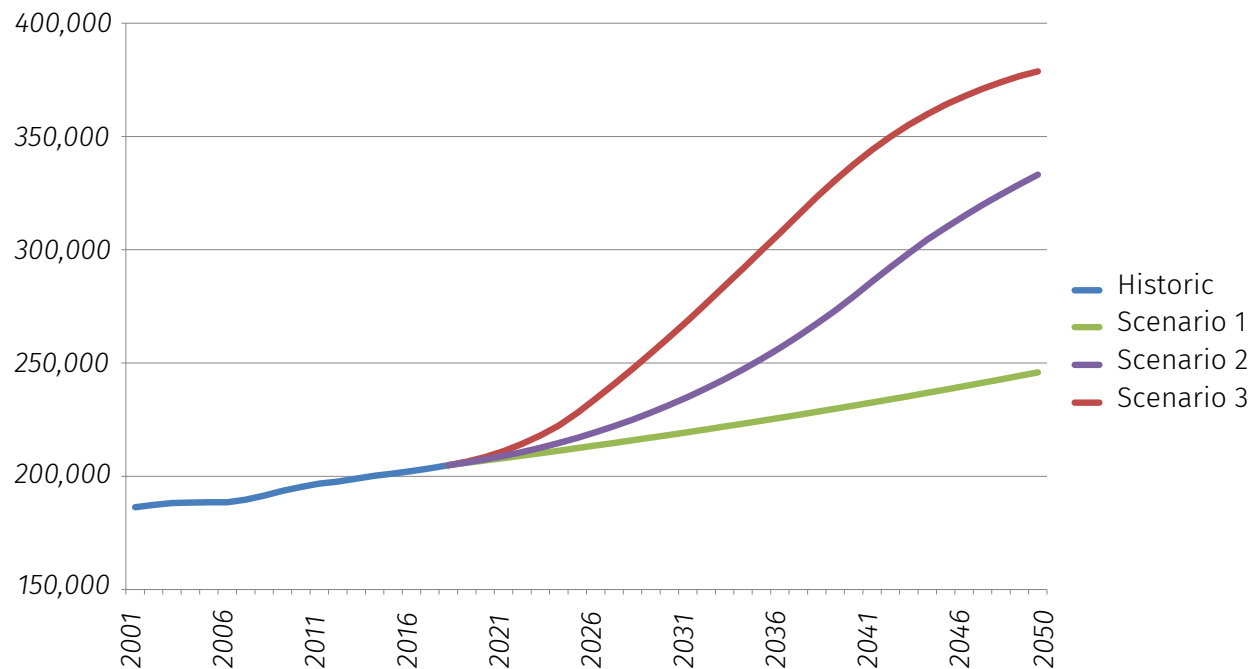
The second scenario sees a greater recognition of the Lower Hunter region as a preferred place to live and work. This results in Lake Macquarie City

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 about 335,000 by 2050.

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. Related opportunities and pressures will need to be managed well. In this scenario, population could grow to about 388,000 by 2050.

There are various social, economic and environmental implications associated with each of these scenarios.

Imagine Lake Mac's strategies allow the City to respond to all three scenarios. Demand for land and infrastructure along with the other implications of each scenario will be identified, monitored and responded to appropriately.



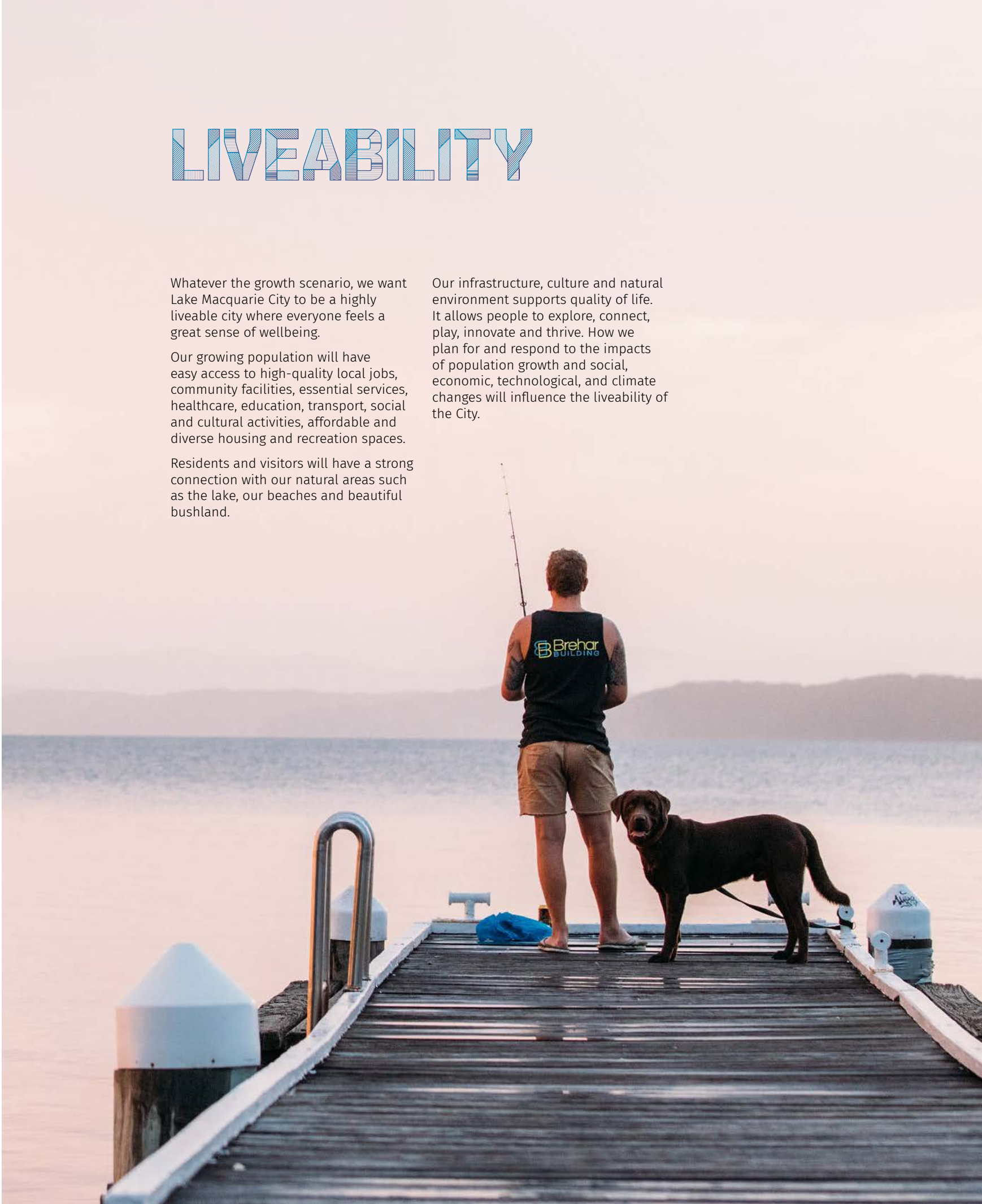
LIVEABILITY

Whatever the growth scenario, 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 changes will influence the liveability of the City.



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. In 2050 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 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, expansive and connected. 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 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.

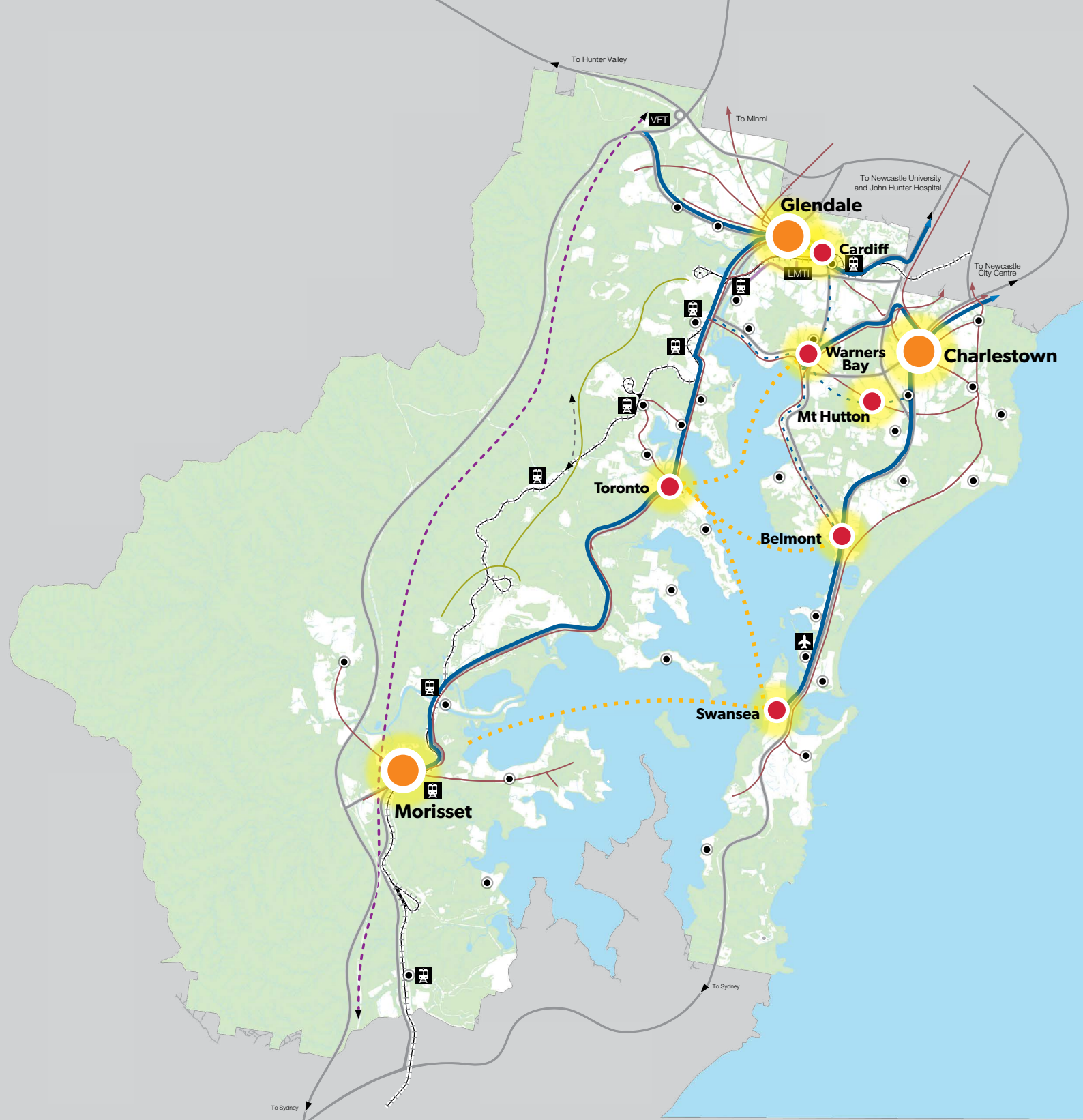
As mining declines in the City, supporting transport infrastructure, such as the private coal haul road on the western side of the City has the potential to be repurposed for public transport use.

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, which are in early investigation stages.

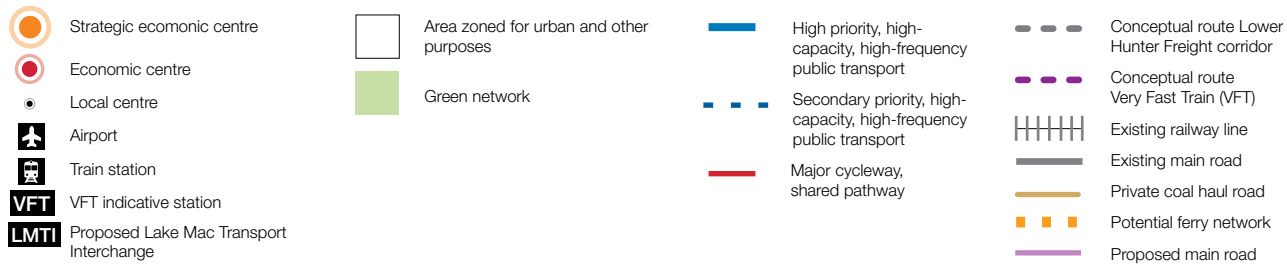
TRANSPORT HIERARCHY



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



TRANSPORT MAP





INFRASTRUCTURE

Growth in the City and particularly in our centres needs to be supported by appropriate infrastructure. This infrastructure needs to be planned and delivered in a coordinated way. This 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;
- 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, the continued provision of 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.

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. By 2050, we will have a more diverse mix of single dwellings, semi-detached homes, small-lot houses, townhouses, and apartments in existing developed areas.

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

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. Imagine Lake Mac seeks 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 towards 2050, 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 Central Business District (CBD) that could become a focal point of the City and its identity.

The vision for such a CBD 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.

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, many of Imagine Lake Mac's strategies 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.

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.

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:

- 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.

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.

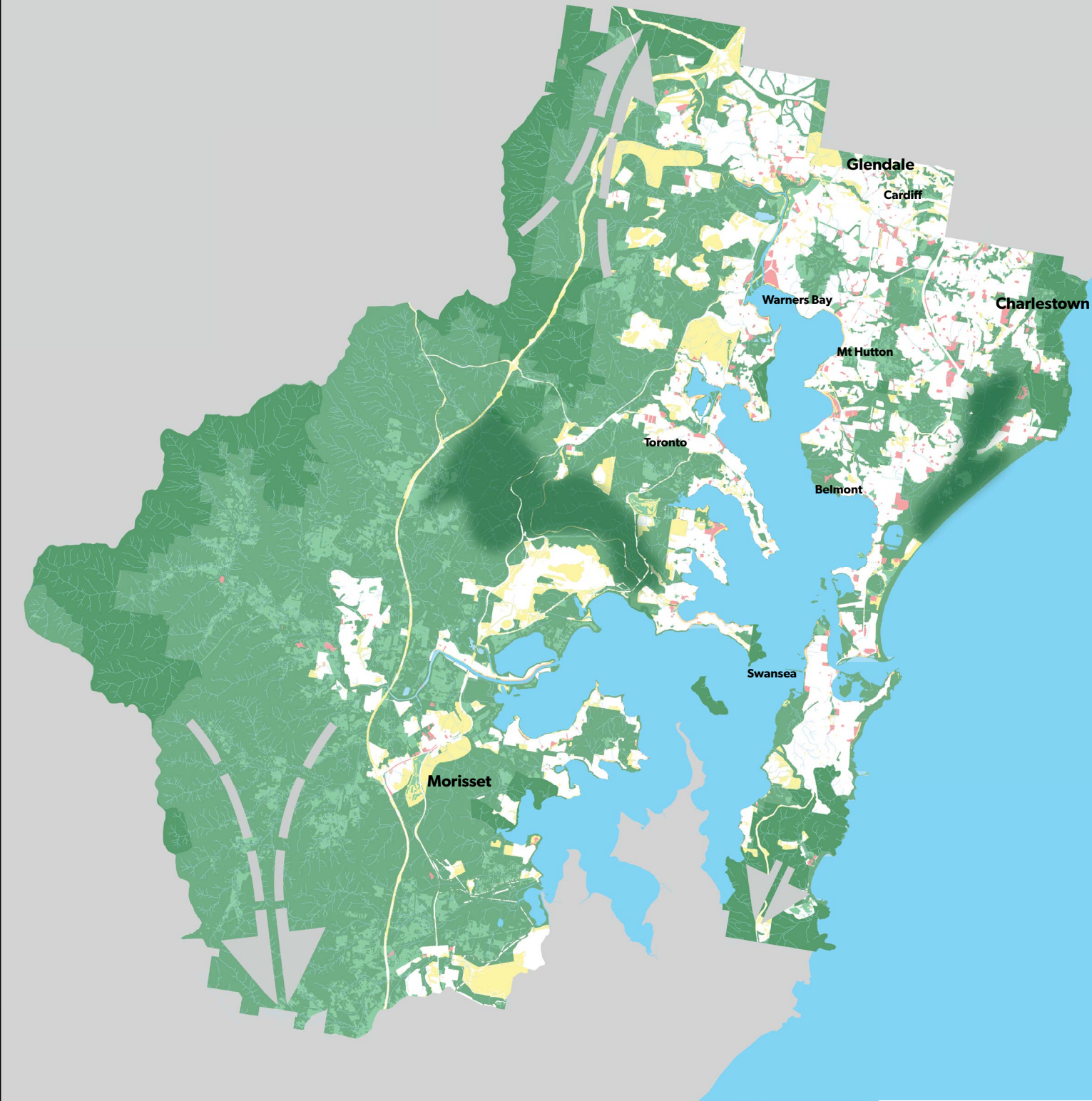
High ecological value:

- 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.

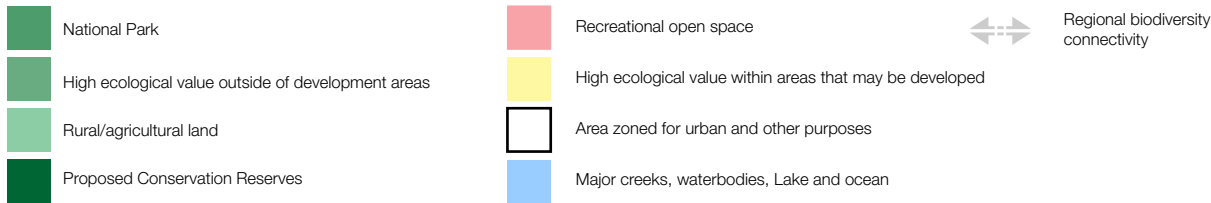
Particular areas have been identified as having very high conservation value, making a significant contribution to the reserve system. These include the


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





SHAPING LAKE MACQUARIE CITY TO 2050 AND BEYOND

***Aspirations,
strategies and
evaluation
measures***

***Ensure we look
ahead with
purpose***

***A City committed
to pursuing its
full potential***

ASPIRATION

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, transport options and recreational activities.

STRATEGIES

How will we achieve this?

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

EVALUATION

How will we know we’re on track?

- Increased percentage of the City’s residents who live within 400m of a centre
- Increased number of jobs in centres
- Increased number of businesses participating in the evening and night time economy

ASPIRATION

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 the provision of a greater mix of housing options to accommodate our growing population.

STRATEGIES

How will we achieve this?

- Work with industry to unlock more housing close to jobs, services, public transport, social and recreational spaces, within and around centres to meet residents’ day-to-day needs
- 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 rural residential housing is located where land is unlikely to be required for more intensive urban purposes or rural production and where it is feasible to service with infrastructure and maintain high conservation values
- Work with industry to deliver future housing growth through infill development in and around centres and train stations and new housing areas in the North West and South West Growth areas
- Work with industry and government agencies to ensure future housing is well serviced with infrastructure
- 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
- Improve the pedestrian environment to support access to neighbourhood destinations with a diversity of services and social purposes

EVALUATION

How will we know we’re on track?

- Increased percentage of medium density housing in the City
- Decreased percentage of households for which rental or mortgage payments are 30 per cent or more of household income
- Housing land supply buffer of 15 years is maintained to meet dwelling projections
- Reduced average household water and energy consumption

ASPIRATION

A city of prosperity – that attracts investment, creates jobs, and fosters innovation

Our economy will transform, mature and evolve to capitalise on emerging industries, attract investment and create broader employment opportunities so that we prosper.

STRATEGIES

How will we achieve this?

- 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 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 in accessible locations
- Encourage visitors to the City through investment that supports enhanced tourism products and experiences
- Provide for more diverse industries, including renewables, emerging and creative industries and 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

EVALUATION

How will we know we're on track?

- Increased percentage of the workforce that lives and works in the City
- Increased proportion of people employed
- Increased number of people employed in key growth industries
- Increased economic activity in knowledge intensive and non-traditional industries, such as the creative sector, and those that contribute to a 'circular economy'
- 15 years supply of well-located employment generating land and floor space
- Increased use of alternative energy sources

ASPIRATION

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.

STRATEGIES

How will we achieve this?

- 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 to the north and south of the City

EVALUATION

How will we know we're on track?

- Increased percentage of people using public/active transport
- Increased walkability of centres and immediate surrounds
- Increased percentage of dwellings within 10-minute walk of a green space
- Increased percentage of dwellings within 400m of a frequently serviced public transport node with a schedule service at least every 30 minutes from 7am-7pm weekdays
- Double the length of shared paths in and around centres by 2030 from 2018 levels
- Decreased area of surface car parking in strategic economic centres and economic centres
- A network of electric vehicle charging infrastructure is available to support more sustainable transport options

ASPIRATION

A city for 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.

STRATEGIES

How will we achieve this?

- 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
- A variety of public spaces in and around centres incorporate ‘green spaces’ that provide comfort, attractiveness, 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

EVALUATION

How will we know we’re on track?

- Increased satisfaction with our facilities and public spaces
- Increased percentage of dwellings within 800m of recreation or natural area
- Each economic centre has a quality, safe, comfortable, social and engaging urban public space

ASPIRATION

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.

STRATEGIES

How will we achieve this?

- 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

EVALUATION

How will we know we’re on track?

- Increased percentage of the urban area with canopy coverage
- Increased percentage of new dwellings developed in the existing urban zoned area
- Increased catchment waterway and estuary health
- The percentage of high ecological value areas is maintained
- Increased percentage of heritage buildings that are adaptively re-used rather than demolished
- Decreased number of permits issued for destruction of Aboriginal sites and places
- No loss of rare or threatened species or ecological communities
- Reduction in the rate of clearing of native vegetation

ASPIRATION

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.

STRATEGIES

How will we achieve this?

- 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

EVALUATION

How will we know we're on track?

- Increased number of plans commenced and prepared in response to social, climatic and economic risks
- Increased percentage of the City's dwellings and businesses are located, designed and built to be sustainable and resilient to natural hazards
- Improved sustainability indicators, including net-zero emissions, in line with the NSW Climate Change Policy Framework

How will we report our success in implementing the strategies?



CHANGE AND GROWTH

***Our aspirations and
strategies take on a
tangible form***

***In areas of change
and growth***

***A combination of
words and maps
paint a picture of
our future***



AREAS OF CHANGE

The information in this section articulates how the aspirations and strategies take on a tangible form as change 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 - 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
- future growth investigation areas – where we will explore opportunities for future development.

More detailed plans will be progressively developed to provide information on the location and parameters of future urban development that will achieve the aspirations and strategies sought by Imagine Lake Mac. 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.

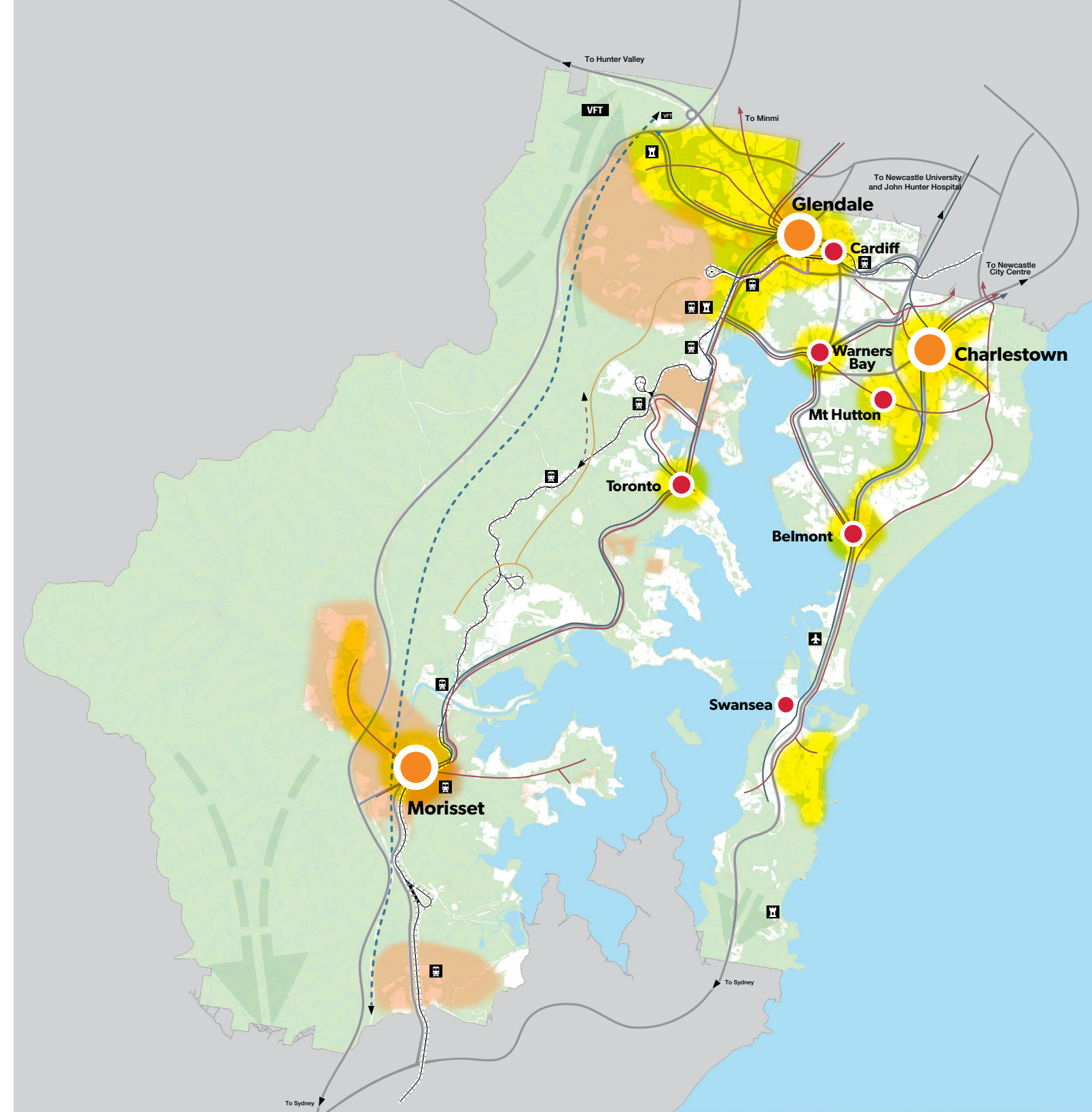


Economic centres provide a range of services, community facilities, retail, and employment to a spatial catchment comprising a number of suburbs. They often include relatively intensive multilevel housing development, particularly in centres near the lake. They are Belmont, Cardiff, Mount Hutton, Swansea,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

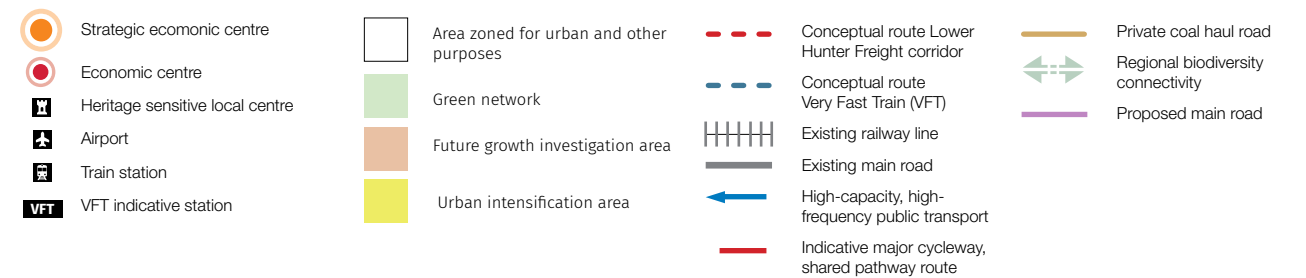


Local centres typically provide a range of day-to-day services, community facilities, retail, and employment to a catchment usually comprising a suburb or group of neighbourhoods. They include such centres as Blacksmiths, Blackalls Park, Bonnells Bay, Cardiff South, Caves Beach, Dudley, Edgeworth, Redhead,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



North East Growth Area

Charlestown, Warners Bay, Belmont

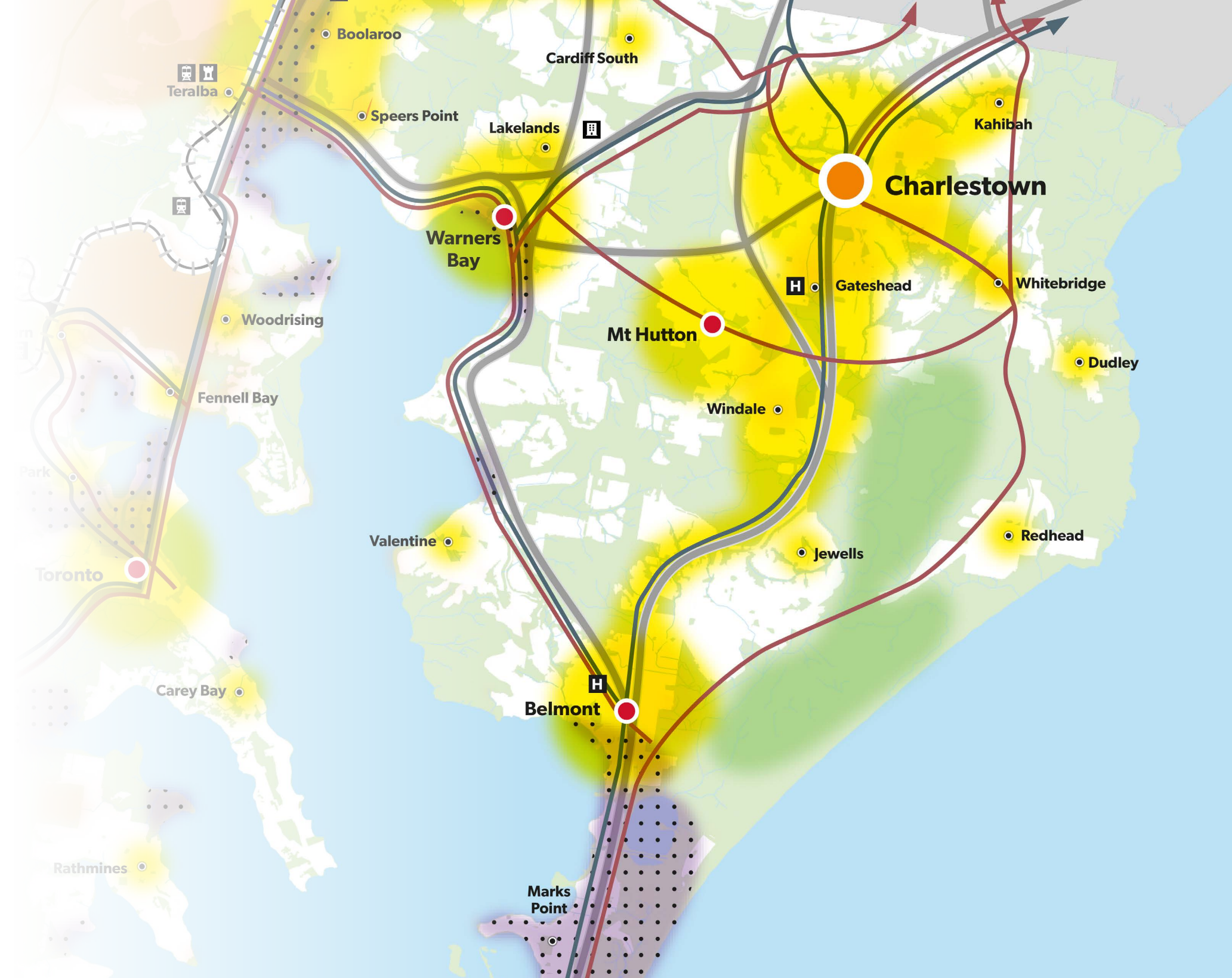
The area from Charlestown to Belmont offers opportunities for significant growth. The economic centres of Charlestown, Belmont and Mount Hutton and Warners Bay will continue to evolve and intensify, providing a wide range of housing, employment, and services.

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.



KEY TO MAP

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

NORTH EAST GROWTH AREA

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

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 and within the precinct

Jewels

- 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

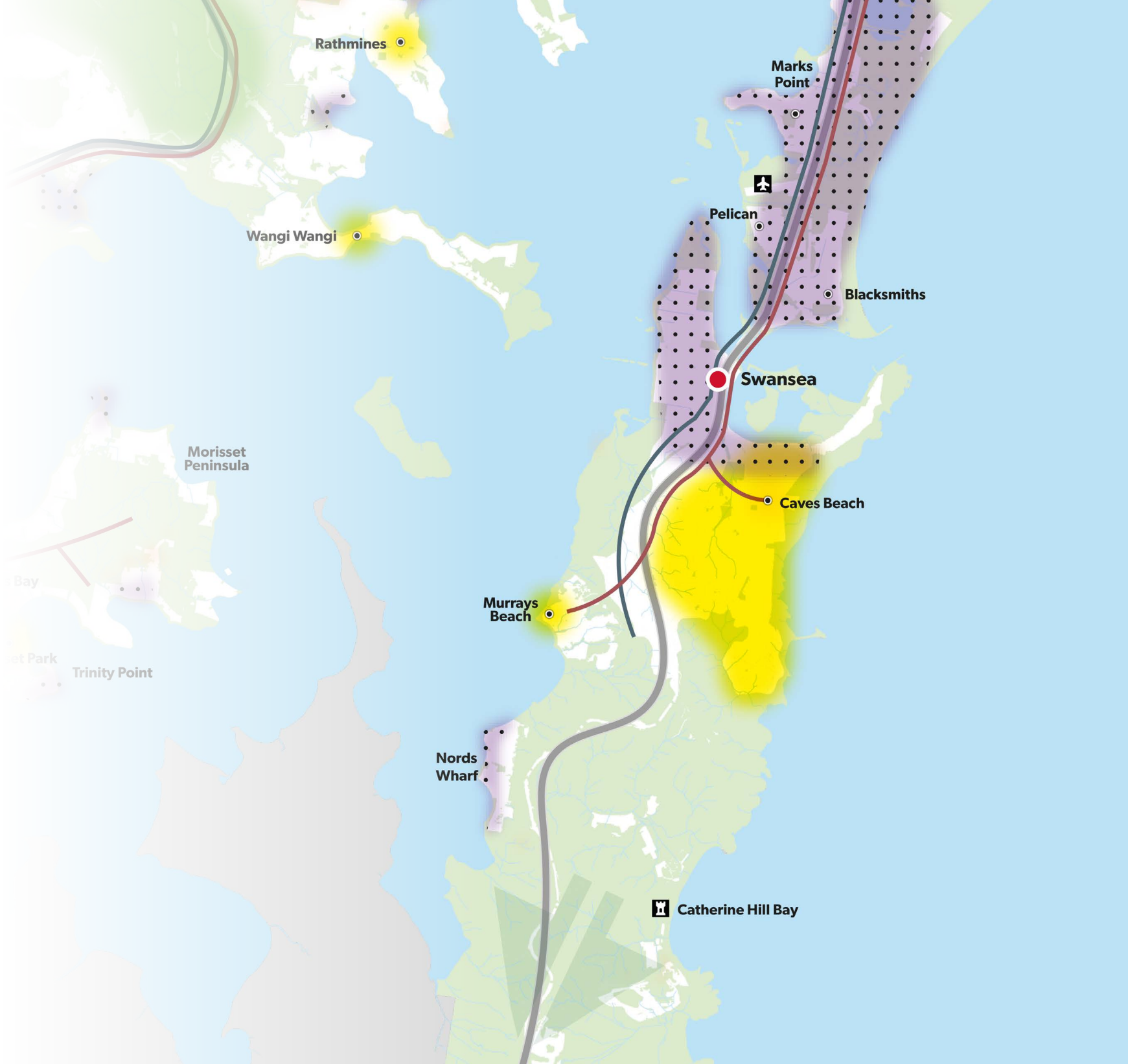
- Adaptation planning determines the opportunities for the suburbs from Belmont South to Swansea, as these are likely to be significantly affected by the impacts of climate change, particularly sea level rise. Council will continue to work with these communities so they can adapt to changes in the natural 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 | | |
| | 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.



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 | |
| Airport | Urban intensification area | High-capacity, high-frequency public transport | |
| Train station | | Major cycleway, shared pathway | |
| VFT indicative station | | | |
| Proposed Lake Macquarie Transport Interchange | | | |

NORTH WEST GROWTH AREA

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 Cockle 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 investigate development potential of Cockle Creek foreshore land near the railway station
- Munibung Road extension through to Cockle Creek provides improved connectivity with the Cardiff Advanced Manufacturing Precinct
- Improved scenic amenity, ridgeline, native vegetation corridor of Munibung Hill and facilitate appropriate access
- The Aboriginal cultural heritage significance of Munibung Hill is recognised, conserved and interpreted in cooperation with the local Aboriginal community
- Cockle Creek riparian area and wetlands are rehabilitated

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 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

NORTH WEST GROWTH AREA

Edgeworth

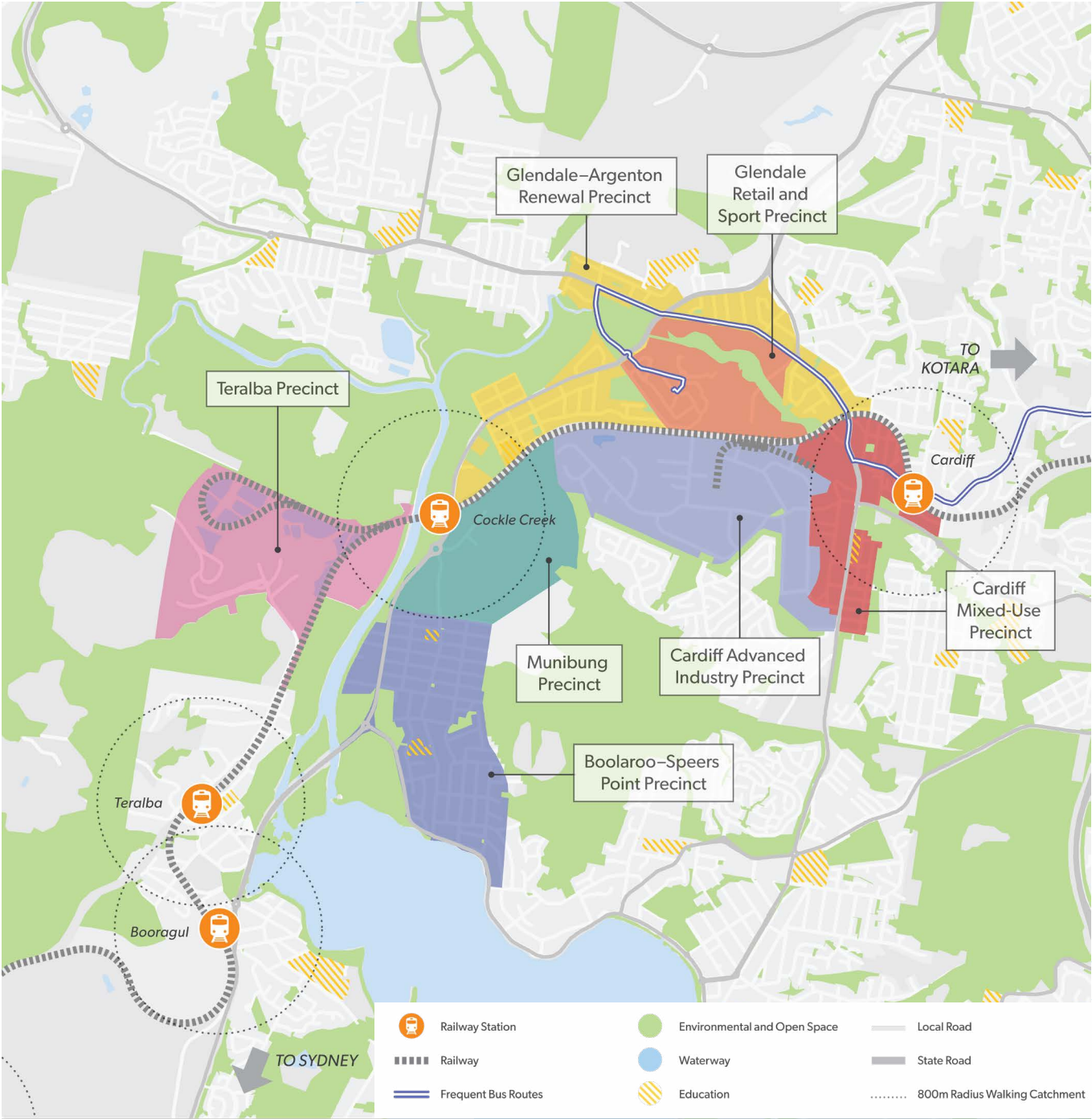
- Future mixed use expansion of the centre is encouraged along Arnott Street, creating a pedestrian-friendly environment away from Main Road
- A strong relationship exists between the centre, residential areas, recreational facilities and Brush Creek, including pedestrian and cyclist connectivity

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 the 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.

- Be 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
- Include investigation of significant urban expansion 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 with some supporting commercial and tourism development
- 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, with some commercial and tourism development
- 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 Eraring 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		Conceptual route Lower Hunter Freight corridor
	Local centre		Green network		Conceptual route Very Fast Train (VFT)
	Train station		Future growth investigation area		Existing railway line
	Waste management facility		Adaptation planning area		Existing main road
			Urban intensification area		High-capacity, high-frequency public transport
			Proposed conservation reserve		Major cycleway, shared pathway
					Private coal haul road

South West Growth Area

Morrisset and surrounds

The Cooranbong, Morrisset 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 Morrisset 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

Morrisset Strategic Economic Centre

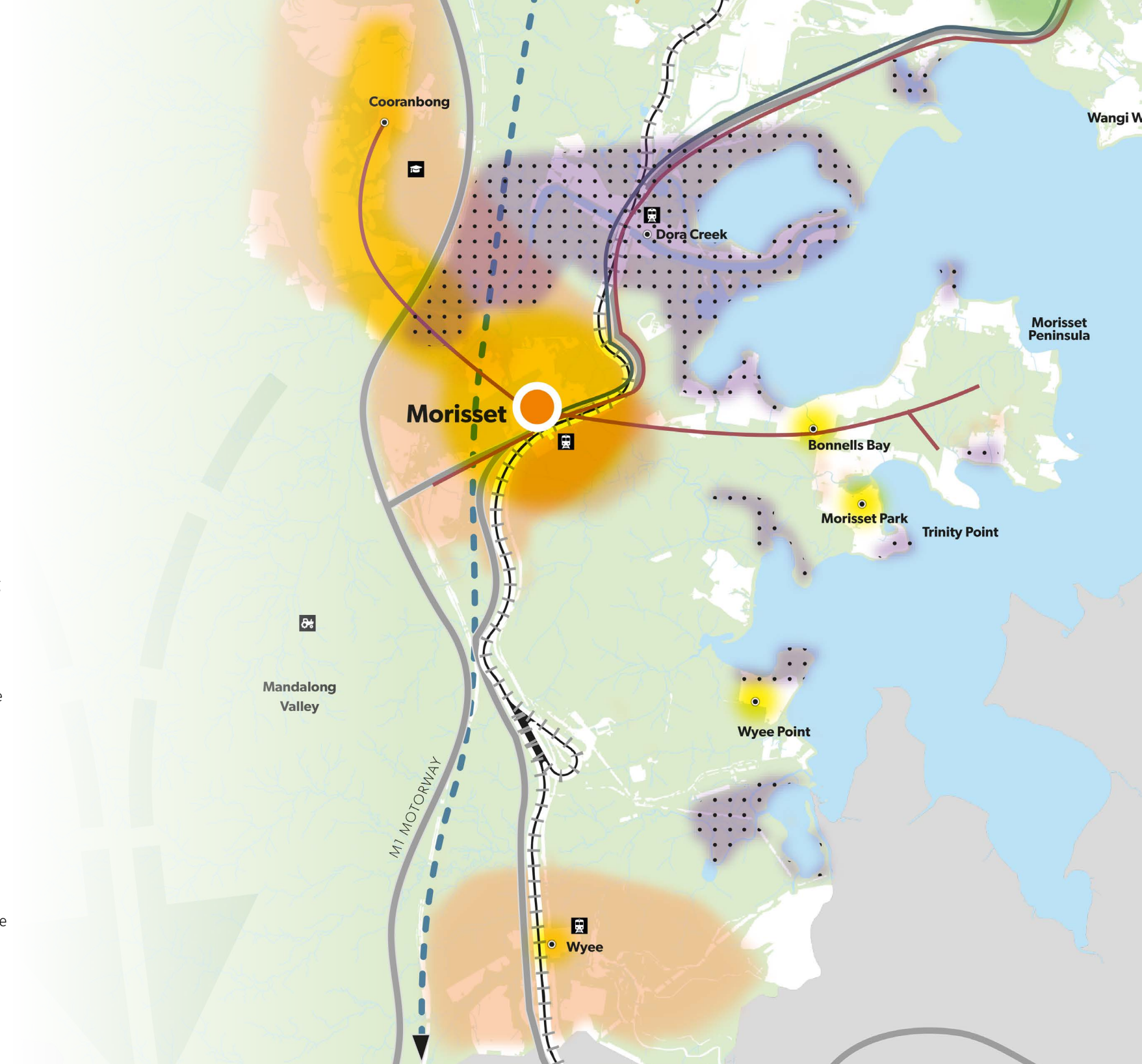
- A diverse range of businesses, medical, personal services, creative enterprises, government and community services, all take advantage of the clustering of activity
- More intensive multi-storey commercial, mixed use and residential development are in the centre and close to the train station
- The Morrisset 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 Morrisset 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 Morrisset 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 Morrisset Train Station
- The heritage significance of the State-listed Morrisset 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		Area zoned for urban and other purposes		Conceptual route Very Fast Train (VFT)		Regional biodiversity connectivity
	Local centre		Green network		Existing railway line		
	Train station		Future growth investigation area		Existing main road		
	Agricultural production		Adaptation planning area		High-capacity, high-frequency public transport		
	Tertiary Education Facility		Urban intensification area		Major cycleway, shared pathway		

TRANSITIONING OUR CITY

NOW

2050

<i>Predominately single dwelling homes</i>	<i>More balanced mix of housing types</i>
<i>95 disconnected communities</i>	<i>Interconnected communities with strong regional links</i>
<i>Reliant on two major industries</i>	<i>Diverse industry and employment</i>
<i>Lake and water quality is maintained</i>	<i>Lake and water quality is enhanced</i>
<i>A strong partner for public and private investment in infrastructure</i>	<i>Facilities that add value to quality of life and unlocked investment and economic development potential</i>

In 2050, Lake Macquarie will be one of the most liveable, productive, adaptable and sustainable cities in Australia.

IMAGINE LAKE MAC

© Lake Macquarie City Council



(02) 4921 0333



lakemac.com.au



council@lakemac.nsw.gov.au



facebook.com/lakemaccity



twitter.com/lakemac



instagram.com/ourlakemac

Prepared by Lake Macquarie City Council

126-138 Main Road Speers Point NSW 2284

Box 1906 Hunter Region Mail Centre NSW 2310

