



# Lake Macquarie

## Regional Profile

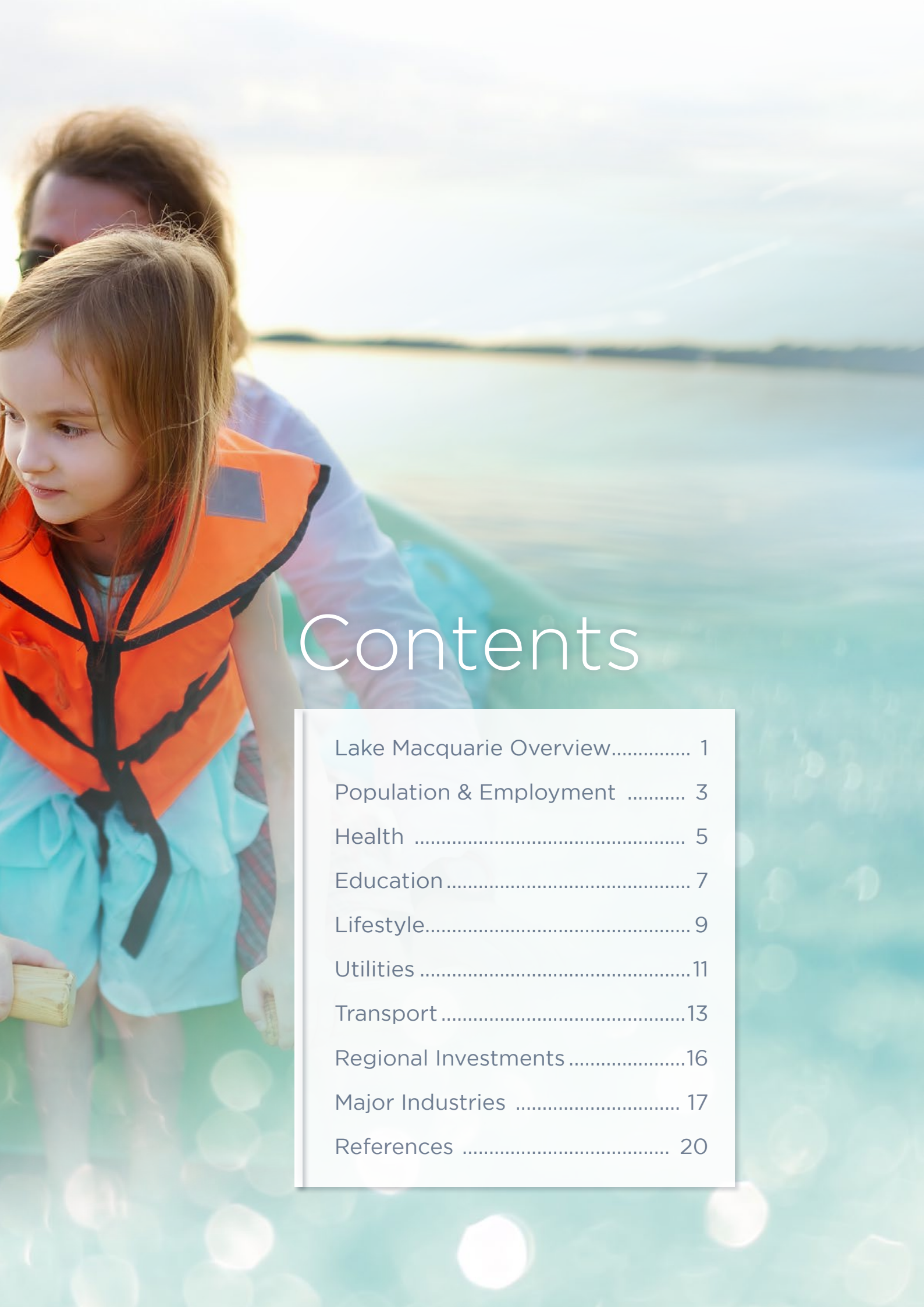


*Key Growth Drivers*



Awaba, Lake Macquarie, NSW. Australia's largest saltwater lagoon covering an area of 110km<sup>2</sup>.





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Caves Beach, named for its network of sea caves

*Lake Macquarie*

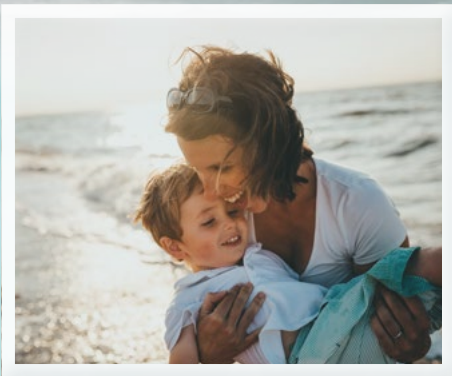
Newcastle

Sydney

# Lake Macquarie

Lake Macquarie is the perfect mix of pleasure and adventure, making it the perfect coastal living experience. Enjoy days of boating and fishing on a lake twice the size of Sydney harbour, explore the sea caves at Caves Beach on a low tide, bushwalk to spectacular waterfalls in the Watagans National Park and stroll along the foreshore and grab a bite to eat at the lakeside town of Warners Bay.

*Lake Macquarie is home to the largest coastal saltwater lagoon in the southern hemisphere, 30 kilometres of pristine coastline and the most beautiful forests in NSW.*





- > Gross regional product  
\$9.93 Billion
- > 12,610 businesses  
in the region
- > Energy production  
powerhouse
- > Huge tourism industry
- > Highly educated  
work-force
- > 3rd largest urban  
area in NSW
- > Well-established  
premium tourist  
destination

Population - 205,748

Area - 757 km<sup>2</sup>

Majors - Belmont, Cardiff,  
Charlestown, Cooranbong,  
Glendale, Morisset, Mount  
Hutton, Swansea, Toronto,  
Warners Bay.

## Landscape

Covering an area of 757.km<sup>2</sup>, The City of Lake Macquarie is located 1.5 hours North of Sydney, between the NSW Central Coast and the Hunter Valley.

To the east there is 32km of coastline with four patrolled beaches. To the west there is the Watagan Mountains incorporating 13 forests

Homes and businesses encircle the centrepiece of this unspoilt region, Lake Macquarie, Australia's largest saltwater lagoon which encompass 174 kms of pristine lakeshore.

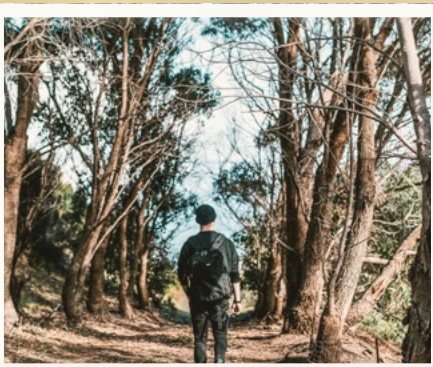
## Property Investment

Residential growth has seen the Lake Macquarie become one of Australia's fastest growing regions, and is poised to accept the bulk of NSW's housing growth. With a current Vacancy rate of 0.88%, the demand in the area is at an all time high assuring investors of strong returns.

The city of Lake Macquarie is a natural paradise by virtue of its key aspects including Lakes, ocean beaches and lush mountain forests. The Lake Macquarie landscape varies remarkably from; Coastal land, Beachside properties, Rural areas, Forests and sanctuaries and lake-shore to Suburban blocks.

Housing in Lake Macquarie LGA remains affordable at present with an outlook of strong, steady growth expected. The region is in a great position to offer aspiring home buyers an admirable lifestyle, with lakeshore and motorway access in a friendly, well-educated and engaged community.





# Population & Employment

The city of Lake Macquarie is home to over 205,000 people. With a population density of 6.5 people per hectare. It is the fastest growing region in the hunter. Lake Macquarie offers steadily growing employment and investment opportunities across the region as well as a lifestyle of exceptional quality.

*There is so much potential in this great city just waiting to be unlocked.*



## Population

Lake Macquarie is experiencing a development boom with more than 2000 development applications approved across the city in the past financial year. The record \$1.16 billion approval spree was up 25 per cent on the previous 12 months. The area has seen population increase of 14,817 people (7.83%) from the 2007 total of 189,672 to have a current population of 206,823.

Lake Macquarie is on the rise, with 28,748 new residents expected to arrive between 2011 and 2031, according to Lake Macquarie City Council.



## Employment

Lake Macquarie's convenient location provides ready access to markets along the eastern seaboard. It is estimated that 61,601 people work in Lake Macquarie. Lake Macquarie has a large professional, skilled labour force and strong industrial relations record. Its 102,000-strong workforce has a large proportion of residents with certificate, diploma, or tertiary qualifications. A range of industries, from mining to manufacturing, ensure skilled and professional labour invest their skills back into the Lake Macquarie area. Lake Macquarie's Gross Regional Product is estimated at \$10.288 billion. The output generated by the Lake Macquarie economy is estimated at \$19.945 billion. Unemployment is currently at a rate of 5.2% (2018)

The nature of economic activity in the LGA is changing. As the service based economy grows, the role of Centres in supporting economic activity is increasingly important. Non-centre based economic activity is also very important to the prosperity of the LGA. Non-centre based employment can include industry, mining, power generation, home-based businesses and home-based industries, tourism, and intensive agriculture.







# Health

A wide range of inpatient and outpatient public health services are provided to the local community in both hospital and community settings.



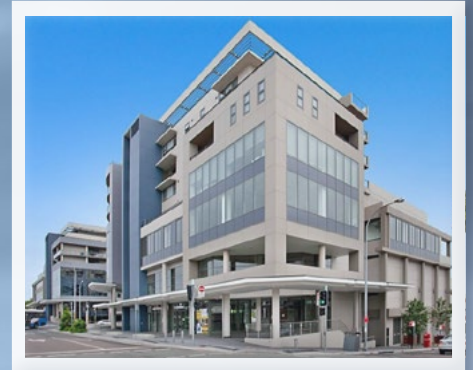
## Toronto Private Hospital

Toronto Private Hospital has 105 beds, providing reputable and world class Rehabilitation, Medical, Palliative Care and Mental Health services to the region. Leading Specialists, state-of-the-art facilities and quality patient care. Toronto Private is the only private hospital in the West Lake's area offering leading medical, rehabilitation and psychiatric services.



## Lake Macquarie Private Hospital

Lake Macquarie Private Hospital is a 187 bed acute Medical and advanced surgical hospital situated on the Pacific Highway at Gateshead, 15kms south of the Newcastle CBD. The hospital is owned and operated by Ramsay Health Care Limited, the largest operator of private hospitals in Australia. The hospital is linked by an overhead walkway to the Lake Macquarie Specialist Centre which provides on-site Radiology and Pathology Services as well as specialist Medical consulting suites. Lake Macquarie Private Hospital provides private health care services to residents of the Cities of Newcastle and Lake Macquarie as well as the broader referral region of the Hunter - New England Local Government Areas.



## Warners Bay Private Hospital

Warners Bay Private Hospital offers residents of Newcastle and beyond a comprehensive range of specialist medical, surgical, rehabilitation and mental health services. Staff are dedicated to your safety, comfort and well-being before, during and after your stay.



## Belmont Hospital

Belmont Hospital is an acute care public hospital servicing the City of Lake Macquarie. Established in 1968, it is the only public hospital in the Local Government Area and is located on Croudace Bay Road in the suburb of Belmont. The hospital is operated by the Hunter New England Local Health District. The hospital underwent a major \$31.5 million redevelopment between 2003 and 2007 allowing it to expand the range of specialist services available.



## S.A.S.H.

S.A.S.H.(Small Animal Specialist Hospital) a world-class Emergency Veterinary Hospital in Tuggerah is open 24 hours a day and are equipped to service the Lake Macquarie LGA. So, if your pet needs emergency care, and your usual veterinarian is closed, there is a dedicated emergency team ready that you can always call.







# Education

Lake Macquarie is a well-educated community where families flourish. Public, Denominational and Independent infant, primary, and high schools are dispersed throughout residential areas of the city as well as opportunities for technical, tertiary, and further education.

*We all have two choices: we can make a living or design a life.*





Private schools include Macquarie College, Heritage College Lake Macquarie, Belmont Christian College, Brightwaters Christian College, Avondale School, Saint Mary's Primary School and the St John Vianney Primary School.

## University of Newcastle

The University of Newcastle (UON) has a student population of more than 25,000 and was ranked in Australia's top 10 universities. A multi-campus institute located across 10 Asia/Pacific Sites: Newcastle, Central Coast, Port Macquarie, Orange, Sydney, Tamworth, Armidale, Taree, Moree, and Singapore.

## The Hunter Institute

The Hunter Institute of Technology TAFE is the largest provider of vocational education and training in the Hunter. More than 64,000 students are enrolled across a wide range of courses. There are 15 campuses in the Hunter region, two being in Lake Macquarie at Belmont and Glendale. TAFE NSW Belmont is located in the Belmont CBD, just off the Pacific Highway, on a narrow stretch of land with Lake Macquarie on one bank, and the Pacific Ocean on the other. For over 50 years TAFE NSW Belmont has provided skills and training to people throughout the area, and today it continues to offer flexible, adaptive, and personalised learning to suit student lifestyles.

## Avondale College

With a wide range of undergraduate, postgraduate coursework and research programs. Located in Cooranbong, Lake Macquarie.







# Lifestyle

Unlike its noisier urban neighbours, The Lake Macquarie region still delivers authentic coastal quiet and a real back to nature experience.

So whether you're planning on staying dry, or getting wet, There's plenty, or if you prefer, nothing to do on the Lake.



*Surrounded by calm lakeshore, semi-tropical lush hinterland and majestic national parks, Awaba (Lake Macquarie) is a gateway to nature and serenity.*



## Something for Everyone

There is so much to love about Lake Macquarie mixing pleasure, adventure and experience to create the perfect coastal living. Enjoy days of boating and fishing on a lake twice the size of Sydney harbour, explore the sea caves at Caves Beach on a low tide, take a self-guided tour of the historic mining town of Catherine Hill Bay, bushwalk to spectacular Gap Creek Falls where up to 40m of water cascades in the Watagans National Park and stroll along the foreshore and grab a bite to eat at the lakeside town of Warners Bay.

There really is no shortage of things to see and do in Lake Macquarie. A perfect combination of vibrant coastal and relaxed regional living, Lake Macquarie is the ideal place to work, rest, and play. Residents enjoy diverse employment choices, the chance to choose a lifestyle by the beach or in a rural or lakeside setting, along with excellent health and education facilities.

## Get Aquatic

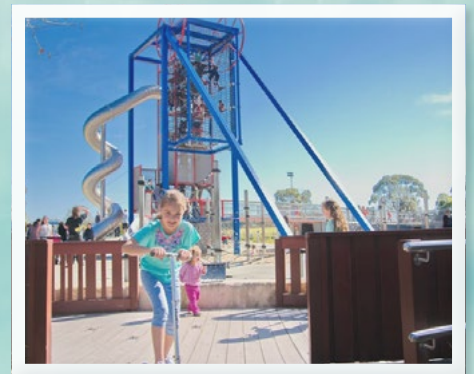
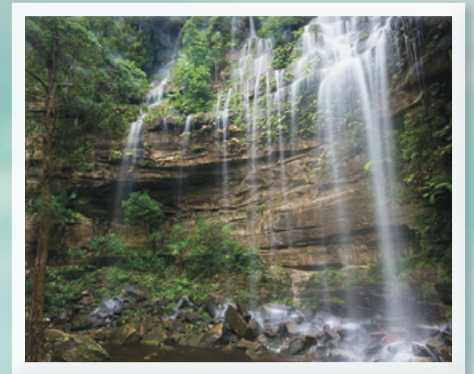
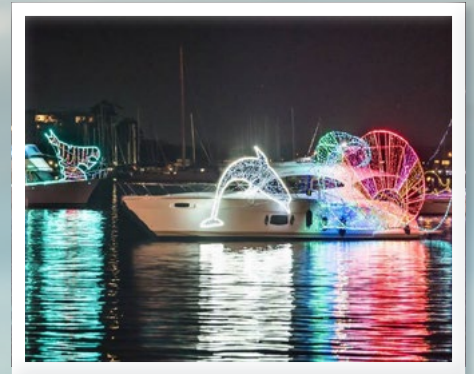
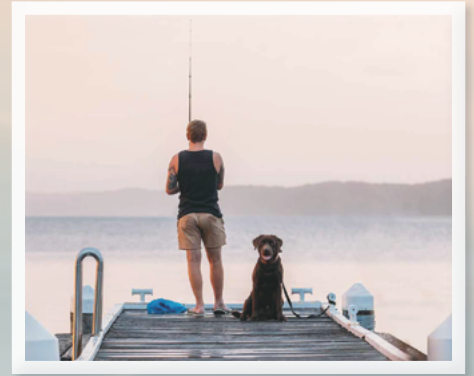
Residents can indulge in all kinds of water sports including sailing, water-skiing, surfing, fishing, swimming, white water rafting, and even dolphin watching.

SUP (stand up paddle-board) or Kayak To Your Own Sand Island. The water in Lake Mac is like something out of a Pacific Islands holiday brochure; seriously blue, seriously clean and seriously fun. But unlike the Pacific Islands, you can pile your mates in the car and be here in less time than it takes to check-in at the airport.

Lake Macquarie Yacht Club (LMYC) is situated right over Lake Macquarie with stunning views of their marina and Belmont Bay. The club boasts a popular restaurant, three function spaces to suit all needs and budgets and an active sailing community. Crusoe's on the Lake is the waterfront restaurant

## or not...

For those that prefer dry land, historic Burwood Colliery Tops, Glenrock State Conservation Area & Yuelarbah walking track will not disappoint. Their bushwalking trails and eco-tourism facilities are sure to excite even the most seasoned adventurer







# Utilities

Lake Macquarie is one of Australia's fastest growing regions with a dispersed local population, dedicated utilities and ground-breaking telecommunications are integral services for the area.

*Hunter water consistently receives a perfect scorecard from the Australian Government's Australian Drinking Water Guidelines.*



## Water supply

Hunter Water provides drinking water to over half a million people in the Lower Hunter and Lake Macquarie. Drinking water sources within Hunter Water's area of operations include dams, ground water and rivers. Hunter Water has developed a long term Catchment Management Plan for protecting and improving water quality in drinking water catchments. Hunter Water Catchment management operate to ensure protection for the source catchments and environment.

## Gas

Jemena is responsible for managing the gas distribution network in Lake Macquarie. The Jemena network distributes natural gas to 1.3 million residential, commercial and industrial sites in the Sydney, Newcastle, Central Coast, Wollongong and Lake Macquarie regions.

## Power Generation

### Eraring Power Station

A coal fired electricity power station with four 720 MW Toshiba steam driven turbo-alternators for a combined capacity of 2,880 MW. The station is located near the township of Dora Creek, on the western shore of Lake Macquarie, New South Wales, Australia and is owned and operated by Origin Energy. It is Australia's largest power station.

### Vales Point

Located on the southern shore of the lake, near the township of Mannering Park. It has two steam turbines, with a total generating capacity of 1,320 MW (1,770,000 hp) of electricity.

Vales Point and Eraring Power Station combined have ample capacity to service any size development. Heavy industry can liaise directly with the generation companies Origin Energy & Delta Energy.

## Telecommunication

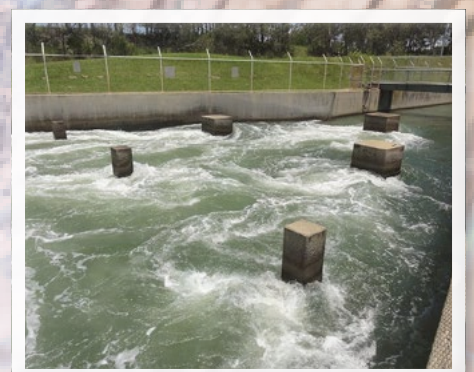
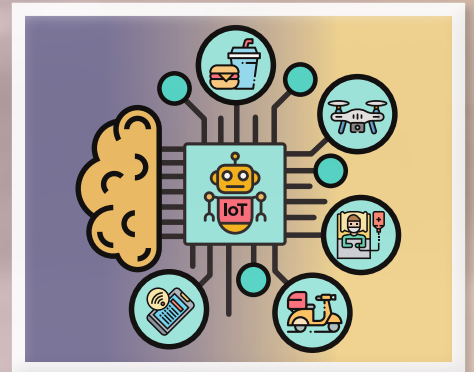
The NBN™ network is rolling out in Lake Macquarie Lake Macquarie City Council has officially unveiled its planned Internet of Things network with business arm Dantia and commercial partner National Narrowband Network Co.

The network will be built using 10 main transceivers and 10 smaller ones. The large transceivers were about the size of a shoe-box while the small ones could sit in the palm of a hand. Together, they could cover the 650 square kilometres of the Lake Macquarie local government area.

Lake Macquarie is serviced by national carriers including Telstra, Telstra Country Wide, Optus, and AAPT.

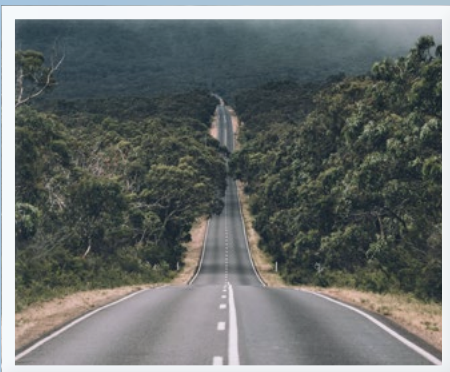
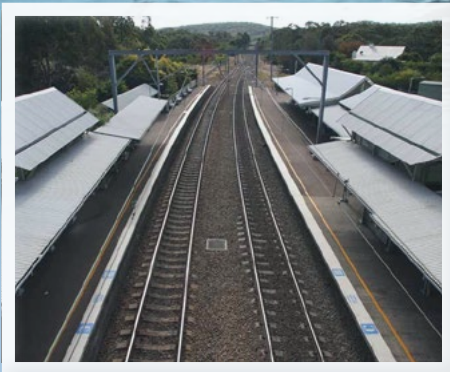
## Sewage and Waste Management

The Hunter Water Corporation is an Australian leader in innovation for effluent use. It provides the reliable transport of sewage throughout its area of operations via a waste water pipe network and treatment system.





Opened in 1989, Swansea Bridge is a twin opening bridge used by over 30,000 vehicles per day.



# Transport

Once known as the “original Sydney weekender”, The city of Lake Macquarie is located on Australia’s eastern seaboard within 90 minutes drive from both Sydney and the Hunter. Lake Macquarie has benefited greatly from transport infrastructure investment between Sydney and the Hunter - These regions are Australia’s economic powerhouses and provide straightforward access to Australian and international markets.

*A substantial portion of Lake Macquarie residents commute daily to both Sydney and the Hunter.*



## Road

The Sydney to Newcastle M1 Pacific Motorway is an integral part of the National Highway network. It is the main corridor linking Newcastle to Sydney, providing a driving time of around two hours between the two cities. The M1 also connects the City of Lake Macquarie with north-western NSW, Brisbane and regional Queensland. It has links to the New England and Pacific Highways and carries more than 75,000 cars and 7,000 heavy vehicles each day.

The Federal and NSW Governments have recently provided \$391.6 million in funding for M1 upgrades to ensure a better and more reliable journey on one of Australia's busiest roads.

The Lake Macquarie Transport Interchange (LMTI) will turn Glendale and surrounds into a new employment "super hub" for the Lower Hunter. This initiative will unlock the potential to create over 3800 local jobs, 90 hectares of land for new commercial and light industrial development, and the construction of around 2700 new residences.

The project will provide a major connection between Glendale and Cardiff creating an important transit interchange that will meet the future transport needs of the Lower Hunter region.

The NSW Government's Hunter Regional Plan 2036 has identified the LMTI as a high-priority infrastructure project because of its potential to unlock growth and improve the connectivity and viability of major centres throughout the Hunter Region.

Following the opening of the first road links in June 2017, the next step in the LMTI project is construction of the highly anticipated Pennant Street Bridge. The Pennant Street Bridge will provide the "missing link" between Glendale and Cardiff, and confirm Glendale as the growth centre for the Lower Hunter due to its central location and links to existing transport infrastructure that connect with Sydney and the rest of the region.

## Rail

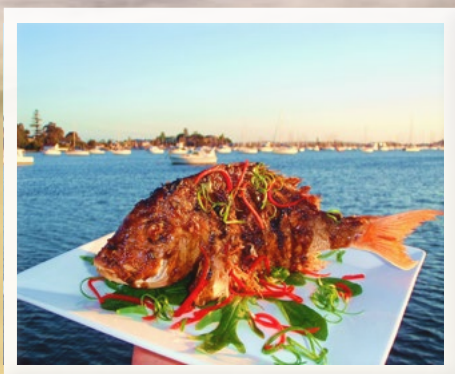
For residents commuting to areas in Metropolitan Sydney and Newcastle, NSW TrainLink provides a comprehensive rail network. Peak-hour services to and from Morisset Station via the Main Northern Line and the North Shore line, allowing travel to work in Sydney approximately 1.5 hours. The journey to Newcastle is also under an hour, which makes the region very central if you need to travel to both areas. Lake Mac Council has urged the NSW Government to build a high-speed rail service, which would slash travel time between Gosford and Sydney to just 40 minutes. Construction is predicted to commence in 2022.

## Bus

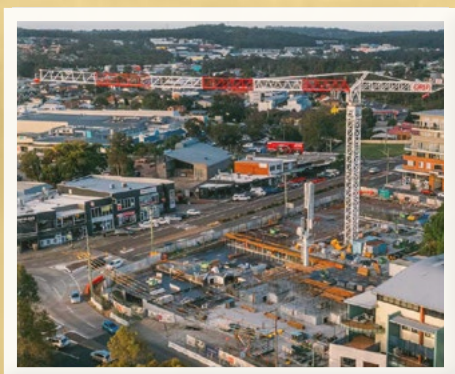
Busways operate to and from Morisset station to Lake Haven via Gwandalan & Mannering Park. Hunter Valley Buses operate routes connecting Morisset, Toronto, Silverwater, Sunshine, Cooranbong, Lake Haven and Wang Wangi. Rover Coaches operate one route to and from Morisset to Cessnock via Kurri Kurri







# Major Industries



Lake Macquarie's economic strength is built upon its diverse landscape and natural resource base, with key industries developing out of timber, agriculture, water and minerals. The city has developed into a major hub for small to medium size business with knowledge and technology-based industries exhibiting strong growth.



*Lake Macquarie is the fastest growing city in the Hunter, and one of the largest cities in New South Wales.*



## Retail

Stockland Glendale is a major shopping centre located in Glendale which provides 278 retail jobs and offers a variety of modern stores and eateries. Charlestown Square is a multi-story shopping centre located in the heart of Charlestown offering a range of retail stores, cinema and restaurants. Lake Macquarie Square is a major retail destination with Woolworths and Coles it includes over 50 specialty stores with a variety of food, fashion and services available.

## Mining

Lake Macquarie has a proud history of mining which has provided employment to the area for over 100 years and continues to do so. Myuna Colliery is a coal mine at Wangi Wangi. The colliery was developed to provide coal for the Eraring Power Station, 5 kilometers to the west and continues to be a source of steady and enticing employment for the area.

## Health

The Health Care and Social Assistance industry was the largest industry for employment in the 2016 Census. Lake Macquarie is no exception. The industry provides jobs to the area spanning across sectors such as hospitals, GPs, aged and child care, with employment increasing by around 16 per cent. The health care industry represents 7.8% of employment for locals residents investors can feel secure that the area's booming employment will not see any down turn in the near or distant future.

## Agriculture

Agricultural land in the Newcastle and Lake Macquarie region occupies 286km<sup>2</sup>, or 33 per cent of the region. In 2016-17, the gross value of agricultural production in the Newcastle and Lake Macquarie region was \$13 million. These commodities together contributed 87% of the total value of agricultural production which remains a rich source of employment growth for the area.

## Tourism

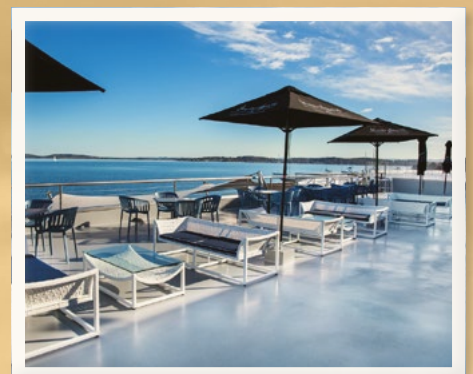
Tourism is a key component of Lake Macquarie economic income. The region welcomes 1.2 million visitors annually which inject \$538 million into the local economy and employs around 3000 people. Lake Macquarie's close proximity to Sydney and its broad range of tourism activities has earned "The Lake" a reputation as one of the states best travel destinations.

## Power Generation

Lake Macquarie has two power stations, Vales Point and Eraring Power Station with ample capacity to service any size development. Heavy industry can liaise directly with the generation companies Origin Energy & Delta Energy.

## Fisheries

Lake Macquarie was zoned a Recreational Fishing Haven in 2002 and with the removal of commercial netting operations has now enjoyed more than 15 years of continually improving fishing opportunities for recreational anglers and sustaining a very healthy Tourism-base Industry.







# Regional Investments

The Federal and state governments recognise the strategic importance of the Lake Macquarie to the Australian economy and are investing billions to enhance and develop the infrastructure and stimulate jobs growth in the region.

*Lake Macquarie council approved a record \$1.16 billion worth of development applications in the 2017-2018 financial year, demonstrating Lake Macquarie is increasingly becoming the city of choice for investment and development.*





## Current Projects

Lake Macquarie MP Greg Piper revealed 10 projects would receive backing from the state's Stronger Country Communities Fund.

Among the grants was \$620,000 to extend Morisset Peninsula cycleway at Brightwaters, more than \$600,000 to build a new playground at Bernie Goodwin Memorial Park at Morisset, and \$231,000 for lighting upgrades at Walters Park sports fields in Speers Point.

Lake Macquarie City Council will spend more than \$6 million on a major renovation of Toronto Swim Centre to bring the facility into line with community expectations. The revamp will include retailing of all pools, a new combined hydrotherapy and spa pool, refurbished amenities and vastly improved air and water quality.

Croudace Bay's Thomas H Halton Park will receive a full park upgrade including a major feature playground, a fenced dog agility area, a BMX/skate/scooter park, and exercise equipment.

Awaba Mountain Bike Park will be extended after the Hunter Mountain Bike Club received a \$450,000 state government grant, announced as part of \$3.5 million in funding for Lake Macquarie community projects

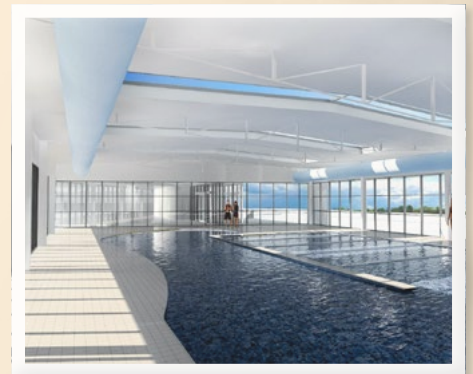
Other grants included: infrastructure at Lake Macquarie swim centres (\$684,366); roof replacement at Hunter Life Education Centre, Edgeworth (\$219,133); new bushwalking tracks at Lake Macquarie Outdoor Recreation Centre, Balcolyn (\$200,000); heating/cooling at PCYC Morisset (\$140,312).

## M1 motorway Upgrades

To travel on one of Australia's busiest roads, the Australian and NSW governments have provided \$391.6 million for the M1 Pacific Motorway Upgrades.

Work has now commenced on three major upgrades, so commuters and freight services will soon benefit from improved traffic flow and safer, smoother and more reliable trips on the M1. Key features of the M1 Upgrades include:

- Widening the motorway between Kariong and Somersby
- Improving interchanges at Kariong, Warnervale and Doyalson
- Replacing the existing roundabout at Weakleys Drive (Thornton)
- Renewing motorway surface and upgrading access ramps







## The Lake Macquarie Regional Football Facility

The Lake Macquarie Regional Football Facility (LMRFF) is the official 'Home of Football' for Northern NSW.



Within the facility you will find NSW's only official Football FIVE5 facility. It is the nation's largest and one of only two Football FIVE5 facilities in Australia.

Football FIVE5 is Football Federation Australia's (FFA) official 'five a side' brand and we are proud to be able to host Australia's largest Football FIVE5 facility here in Northern NSW.

The twelve dedicated pitches are fully synthetic and under lights, ensuring you can play day and night in all conditions. There is also two full size FIFA accredited synthetic fields, complemented by a full size turf field. There are extensive change room facilities, a fully licensed café, along with parking for over 120 vehicles, with extensive overflow parking nearby in Speers Point Park.

Function and meeting rooms are also available within the main administration complex, which also houses the head office for Northern NSW Football.



## Lake Macquarie Fair

Construction is set to start on a massive \$90 million shopping complex in Lake Macquarie. The \$90-million complex will feature Anaconda, Bunnings Warehouse, Spotlight, two fast-food outlets and a petrol station. It is due for completion in 12 months.



## Charlestown Square

The centre attracts 14 million visitors a year, the most of any shopping centre in the region. GPT has spent more than \$515 million since 2010 on retail centre redevelopments. Already increasing the centre's total leasable floor space to 89,000m<sup>2</sup>.

GPT Group have gained approval for a further \$4.6 million redevelopment of Charlestown Square's north-east corner. Plans include bars, cafes and an outdoor performance space



# References

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Lake Macquarie Council <https://www.lakemac.com.au>

NSW Planning and Development <http://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/greater-newcastle-metropolitan-plan-2036/greater-newcastle-metropolitan-plan-2036-2018-09-17-part-1.ashx>

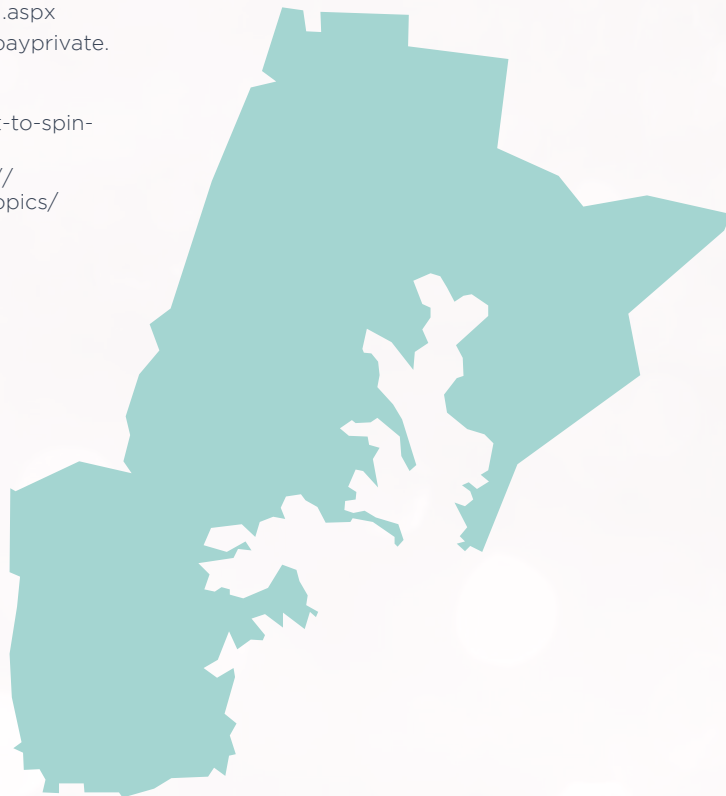
Toronto Private Health <https://torontoprivate.com.au/>

Belmont Hospital <http://www.hnehealth.nsw.gov.au/facilities/hospitals/Pages/Belmont-Hospital.aspx>

Warners Bay Private <https://www.warnersbayprivate.com.au/>

The Herald <https://www.theherald.com.au/story/5663167/lake-macquarie-projects-set-to-spin-after-35m-funding-announcement/>

Department of Agriculture and water <http://www.agriculture.gov.au/abares/research-topics/aboutmyregion/nsw-newcastle>







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*Spread your wings*

