



From Working Waterfront to Living Harbour

Angus Dawson, General Manager,
Honeysuckle Development Corporation



Newcastle, NSW, Australia

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The Vision



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Honeysuckle; 3 Distinct Stages

GRANT FUNDED

1992 – 1997

Masterplanning, community consultation, infrastructure, site preparation and community projects

SELF FUNDED

1997 – 2003

Site marketing and management of contracts for the completion of community and development projects

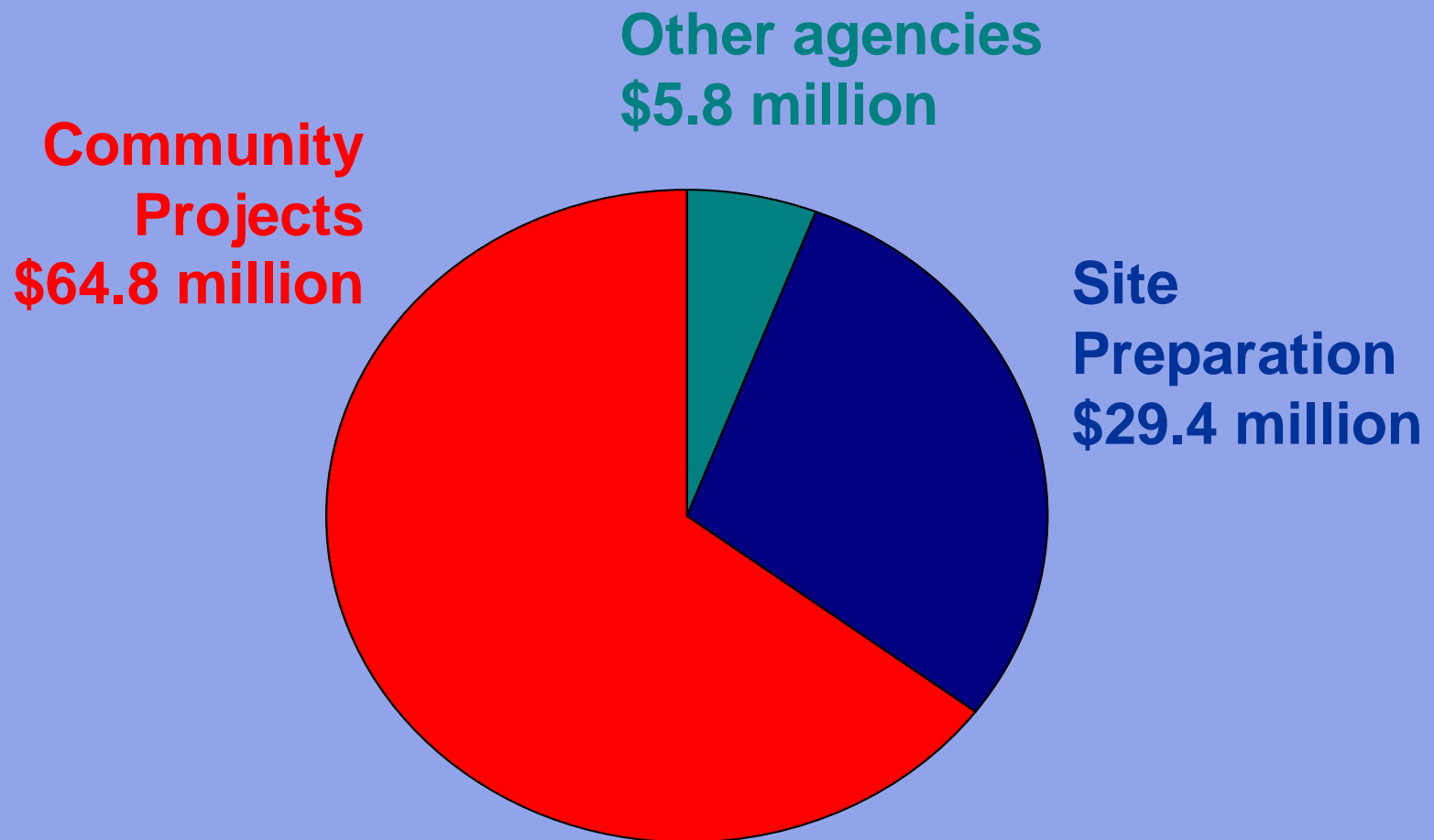
2003 – 2012

Development of community and place management along with continued site marketing, contract management and community projects

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Building Better Cities Funding

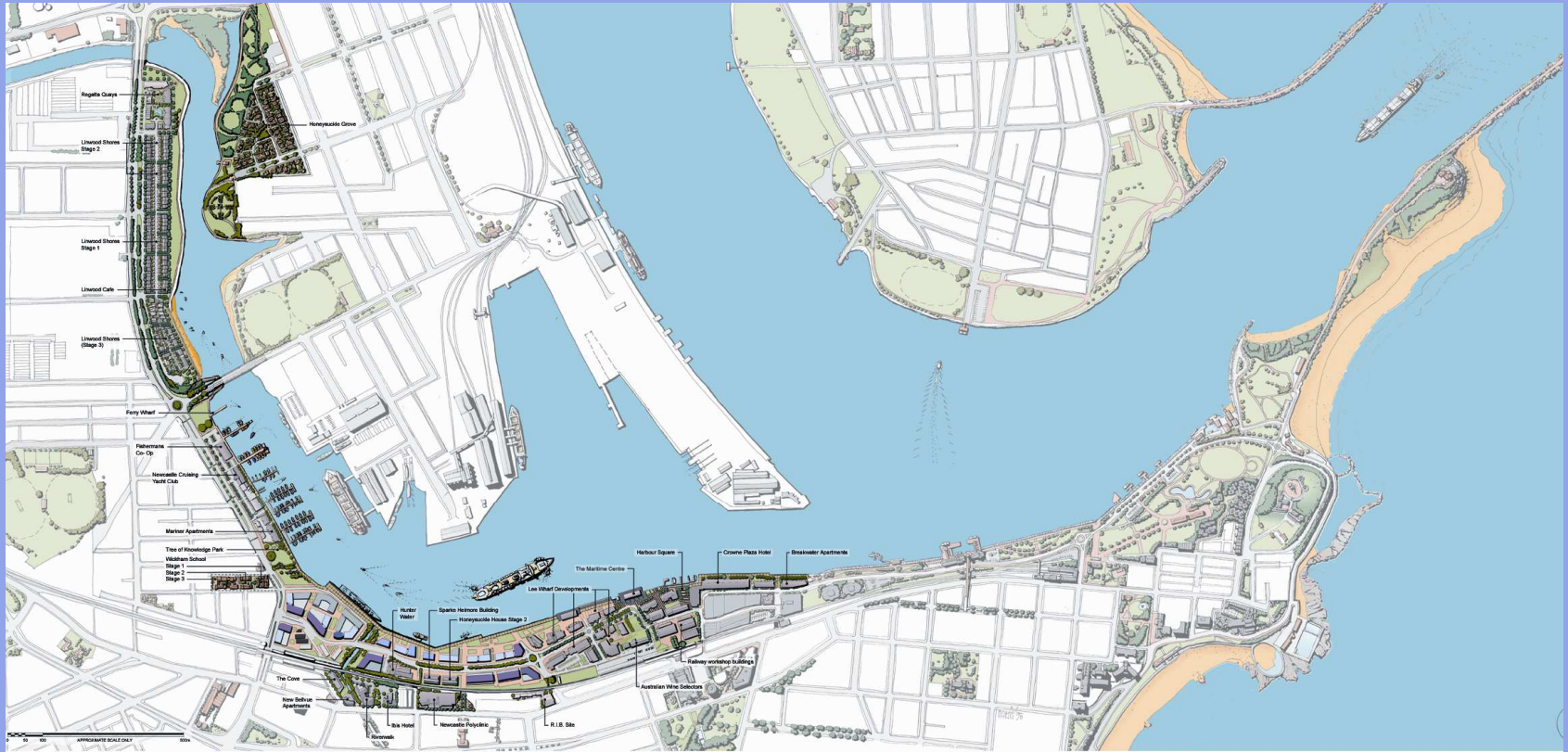


Community Works



• 167 homes in community ownership	\$25.0
• Dredge Throsby Creek	5.1
• Open space landscaping	9.0
• Heritage buildings restored	7.0
• Sea-walls repaired and stabilised	7.0
• Cowper Street Bridge built	5.25
• Fishermen's Co-op relocated	0.75
• Transport interchange; Newcastle Station	4.7
• Feasibility studies: transport, oil farm, Stewart Avenue overpass	1.0
•	\$64.8m

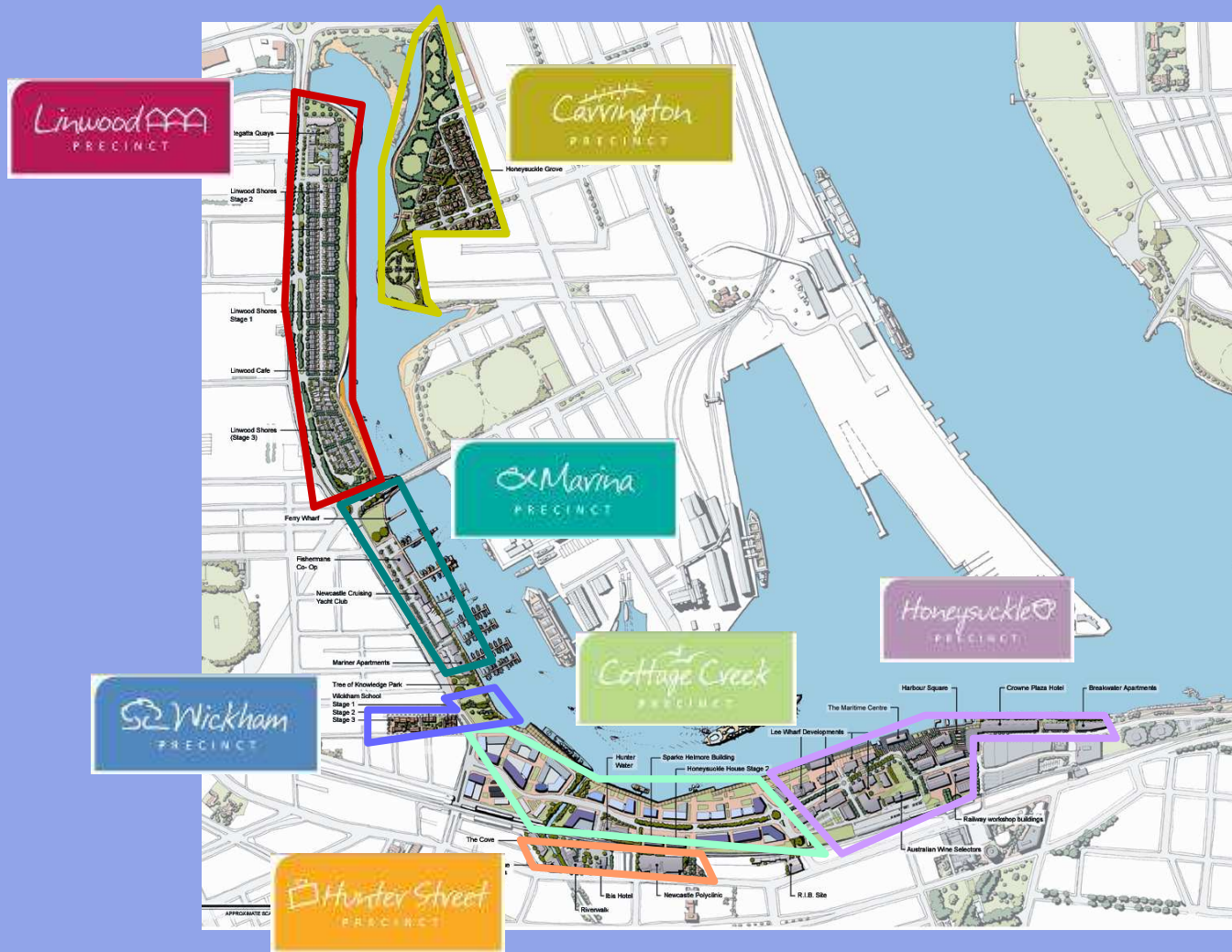
Honeysuckle Masterplan



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Hunter Street, Newcastle



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Honeysuckle Precinct

- Merewether Wharf foreshore promenade
- Breakwater Apartments
- Crowne Plaza Hotel
- The Boardwalk (cafes, offices, retail and apartments)
- Honeysuckle Markets
- Maritime Museum
- Lee Wharf
- Harbour Square / Foreshore Promenade



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Cottage Creek Precinct

- Honeysuckle House Stage 1:
Sparke Helmore Building
- Honeysuckle House Stage 2:
KPMG Building
- Hunter Water Corporation Head
Office
- The remaining land in this
precinct will be released to the
market in 2005/2006
- New roads constructed



Hunter Street Precinct

- The Cove Apartments
- Ibis Hotel
- Newcastle Polyclinic
- Riverwalk
- New Bellevue

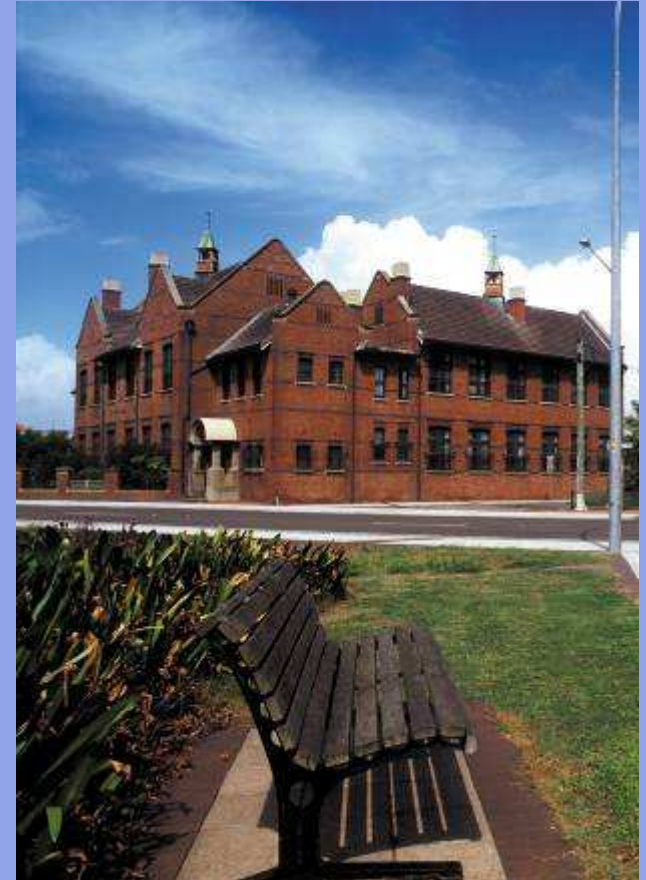


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Wickham Precinct

- The Cove Apartments
- Refurbishment of Wickham School, which resulted in 22 apartments
- 18 apartments were constructed in Wickham Stage 2
- Overall construction resulted in 40 apartments designated to student accommodation



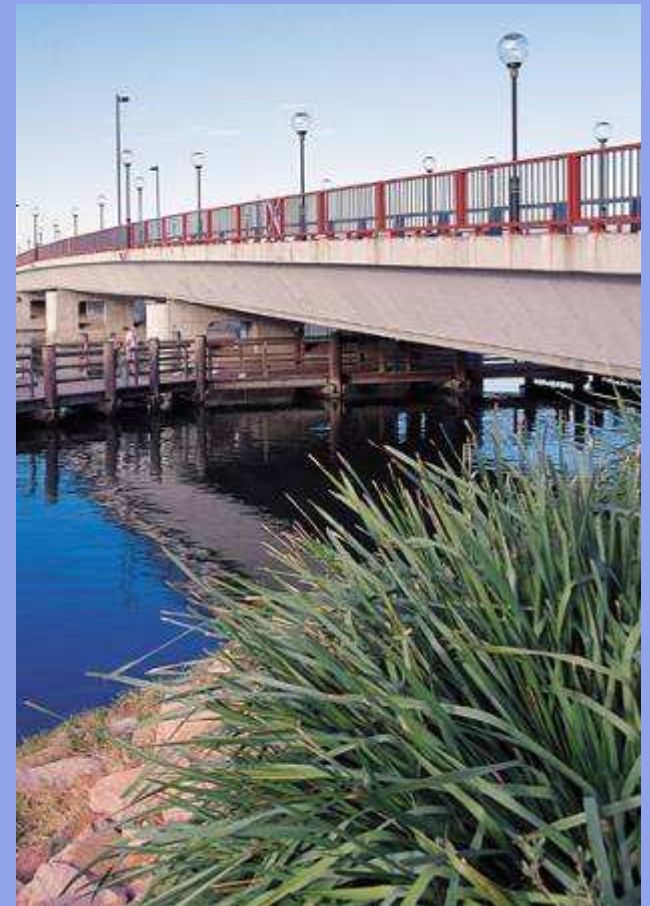
Marina Precinct

- Seawall installed
- New Cowper Street Bridge
- New wharf moorings for fishing fleet
- Park and boardwalk under the bridge landscaped
- Relocate Fish Co-op
- Marina
- Mariner Apartments
- Foreshore Promenade
- Tree of Knowledge Park



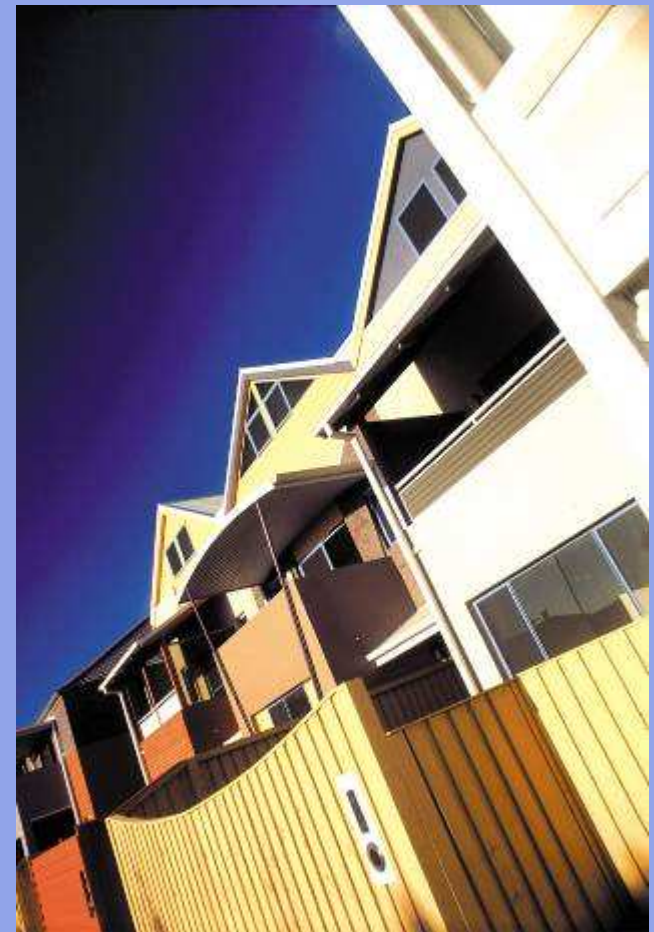
Carrington Precinct

- Cowper Street Bridge
- Throsby Creek land reclaimed for parkland
- A seawall installed
- 7 hectare landscaped foreshore park
- 15 aged person units
- Garret street widened and landscaped
- Robertson and Hargrave streets extended and landscaped
- Honeysuckle Grove



Linwood Precinct

- Linwood Village
- Dredging of Throsby Creek
- Construction of seawalls
- Landscaped foreshore park
- New roads constructed
- Hannell Street Landscaped
- Public art - The Beacon





Key Statistics to Date

- **10 hectares completed as public domain**
- **\$84.75 million funding for community projects**
- **\$215.7 million in projects completed**
- **\$464.5 million projects underway**
- **HVRF estimates 4,180 jobs created**
- **HVRF estimates \$1 billion generated in Hunter economy**
- **900 residents**
- **167 community housing units**

Linwood Precinct: 1993



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Linwood Precinct: 1997



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Linwood Precinct: 2005



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Linwood Planning

Urban design guidelines:

- “Read” from the surrounding urban villages
- Included rhythm, style, parking, solar access, breeze ways
- Attached to Council’s Development Control Plan



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Linwood Planning

Densities:

- 30 units per hectare gross
- 48 units per hectare net

Includes townhouses, mews and units.

12 Affordable housing units

Café as community focal point





Linwood Market

	Year	Land Price per Unit	Sales Price per Unit
Stage 1	02/03	\$35,000	\$180,000 - \$240,000
Stage 2	00/01	\$38,000	\$210,000 - \$330,000
Linwood North (Units)	02/03	\$34,000	\$400,000 - \$750,000
Stage 3	03/04	\$90,000	\$550,000 - \$800,000



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