

## Housing - Enabling Infrastructure

Significant areas of development ready land exist (ie planning approvals are already in place), but construction cannot proceed due to delays in the provision of core enabling infrastructure (eg transport and utilities).

**\$938m**  
Partnerships

## Our Ask - Support for enabling infrastructure

Investment in enabling infrastructure can open up \$20 billion in direct housing development across the Hunter Region.



\*Data captured from the local governments in the Hunter region highlighting the infrastructure requirements for their top three housing development areas.

## Outcome

- Collaborative investment across all levels of government will deliver the enabling transport and community infrastructure needed to progress the rapid delivery of housing on existing development ready land.
- More sophisticated and collaborative place-based approaches to urban planning and investment across all levels of government.

# Housing Case Studies

Significant areas of development-ready land exist in the Hunter, but construction is stalled due to delays in essential infrastructure like transport and utilities.



To assess the extent of the problem, Hunter JO and member councils gathered data in 2024 on:

- The top three cases where infrastructure gaps were blocking housing development
- Estimated investment needed to address these gaps
- The number of housing lots that could be unlocked

This data has been captured to help grasp the scale of the issue and the opportunity for the Hunter region to support the delivery of national housing targets.

	Housing Lots	Infrastructure Required	Cost	Location
Cessnock	3,500	Bellbird North Rd upgrade	\$20m	Stage 2 Wollombi Road West Ave to Allandale
	3,830	Road upgrade and intersection	\$17m	Maitland Rd Allandale to East Cessnock Public School incl Government Rd intersection
	4,200	Bypass road	\$20m	Stage 1 of the Northern alternate route
Dungog	117	Sewer, water and road	\$7m**	Dungog
	40	Road widening and upgrade	\$2m**	Dungog
	90	Road reconstruction	\$3.1m***	Dungog
	107	Road upgrade	\$2m***	Clarence Town
Lake Macquarie	1331	Mandalong Rd commit to delivery of the funded project		Mandalong Rd, Morisset
	3,200	Fund the NSW Government to deliver state road upgrades to Minmi Rd	Circa \$40m	Minmi Rd, Cameron Park
	2,000	Fund the NSW Government to deliver state road upgrades to Myall Rd	Circa \$40m	Myall Rd, Cardiff / Garden Suburb
Maitland	1,700	Flood evacuation	\$75m	Central Maitland
	2,800	Road connections	\$25m	Maitland, Anambah
		Intersection	\$120m	Maitland, New England Hwy
	4,750	Intersection	\$55m	Maitland, Lochinvar
MidCoast	6012	Sewer, includes upgrade to Hawks Nest STP and new sewer transfer main from Tea Gardens to Hawks Nest. Includes all lots allowed for in the Tea Gardens vacuum sewer masterplan, including: Parry's Cove (1011), North Shearwater (851), Myall River Downs (1669), three future development areas (1188) and others	\$72m	MidCoast, Tea Gardens
	478	Roundabout	\$5m	MidCoast, Kolondong
	8000	Bridge and road, duplication of water storage reservoir at Irkanda (Stage 2B works), upgrade of water pump station at Kolondong and upgrade of Dawson STP	\$128.7m	MidCoast, Brimbin

	Housing Lots	Infrastructure Required	Cost	Location
Newcastle	1,000	Southern road connection - Summerhill Waste Management Facility. 5 yrs projection, incl Lake Mac serviced lots	\$45m	Wallsend / Cameron Park
	620	Road widening - Minmi to Maryland	\$75m	Fletcher / Minmi / Maryland
		Active transport connections	\$20m	
	5,000	Active transport - Cycleway and bridge	\$12m	Mayfield
	6,500	Active transport - Connections and upgrades - (Short term 0-10 yrs)	\$10m	Broadmeadow
Port Stephens	540	Drainage and stormwater infrastructure upgrades to support increased density and mid-rise housing	\$20m	Shoal Bay
	868	Sewer and water infrastructure upgrades (in partnership with Hunter Water Corporation)	\$20m	Karuah
	800	Drainage and stormwater infrastructure upgrades to support increased density and mid/high-rise housing	\$10m	Raymond Terrace
Singleton	3,205	Intersection	\$13.7m	Singleton, New England Hwy
		Sewer	\$20.2m	Singleton, Hunterview
		Water	\$2.7m	Singleton, Hunterview
Upper Hunter	27	Civil works	\$4m	Upper Hunter, Aberdeen
	48	Seed housing construction	\$2m*	Upper Hunter, Scone
	16	Seed housing construction	\$2m*	Upper Hunter, Merriwa
	450	Sewer	\$50m	Upper Hunter
	61,229		\$938.4	

^ Data captured from the local governments in the Hunter region highlighting the infrastructure requirements for their top three housing development areas.

\*Investment will provide a continuous fund for further housing construction. \*\*Not yet designed or costed by a QS. Estimates only at this stage.

\*\*\*Cost identified in Dungog Development Contribution Plan.

We'd love to continue the conversation

Please contact Kim Carland on 0460 034 614 or [kimc@hunterjo.nsw.gov.au](mailto:kimc@hunterjo.nsw.gov.au)



# Representing the communities of the Hunter Region

The Hunter Joint Organisation is the statutory collaborative body that brings together the **ten Councils in the Hunter Region, NSW** to provide a united and local voice for our communities



Has a rapidly growing population forecast to reach **1million people by 2040**

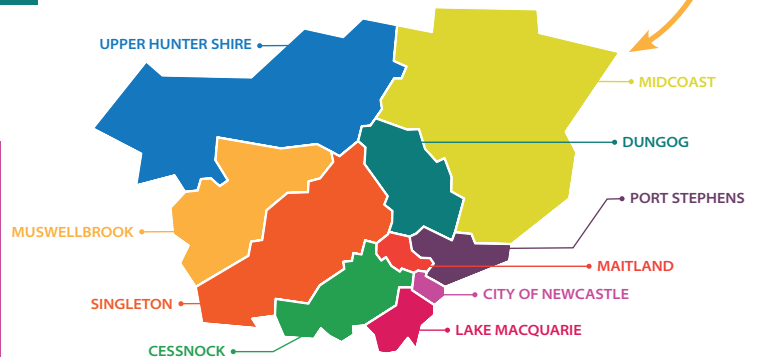
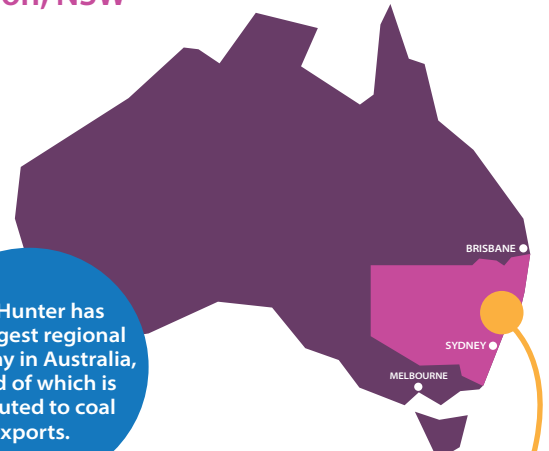


Current Hunter Population **800,000**



Gross Regional Product **\$86.2b**

The Hunter has the largest regional economy in Australia, a third of which is attributed to coal exports.



Our Statutory Mandate	Strategic Planning and Priority Setting
	Regional Leadership and Advocacy
	Intergovernmental Collaboration

## Our Member Council Mayors



**Cr Sue Moore**  
Mayor Singleton Council  
Chair Hunter JO



**Cr Leah Anderson**  
Mayor Port Stephens Council  
Deputy Chair Hunter JO



**Cr Daniel Watton**  
Mayor Cessnock City Council



**Cr Digby Rayward**  
Mayor Dungog Shire Council



**Cr Adam Shultz**  
Mayor Lake Macquarie City Council



**Cr Philip Penfold**  
Mayor Maitland City Council



**Cr Claire Pontin**  
Mayor MidCoast Council



**Cr Jeffrey Drayton**  
Mayor Muswellbrook Shire Council



**Cr Ross Kerridge**  
Lord Mayor City of Newcastle



**Cr Maurice Collison**  
Mayor Upper Hunter Shire Council

We'd love to continue the conversation

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