GDev

AREA PROFILES

Hunter Valley

New South Wales



NSW Population

NSW has the highest population of any state in Australia, with 8,172,500 residents as of 31 December 2020. Roughly 64.5% of the state's population live in Greater Sydney.

NSW has the fastest growing population in Australia growing by roughly 106,100 people annually. Greater Sydney and Newcastle have the highest population densities in the state.

NSW Economy

At over half-a-trillion dollars, NSW is Australia's largest state economy. The state has a diversified, service driven economy. Key sectors include financial services, tourism, education, technology and advanced manufacturing. The State Infrastructure Strategy is estimated to increase the size of the NSW economy by $11B in 2036 and $45B in 2056. The aggregated benefits will reach well over $100B.

First Trillion Dollar Economy
NSW is expected to become Australia's first trillion-dollar state by 2030 and reach $2 trillion after 2040.

NSW Population 8.1M
2021 Census up from 7.5M in 2016

NSW Population Forecast
2036 9.9M & 2056 12.1M People

NSW New Dwellings
725,000 required by 2036

NSW Gross State Product
2020-21 $643.145B up 1.4% 2019-20

NSW First Trillion Dollar Economy by 2030
& forecasted to reach $2T by 2040

NSW Infrastructure
Project Pipeline $93B by 2023

NSW Regional Job
Creation Fund $140M



Sydney WestConnex

The $16.8B WestConnex is the largest road infrastructure project in Australia. When complete in 2023, it will link Western and South Western Sydney with the city, airport and port in a 33km continuous motorway. Mostly underground, WestConnex is freeing up 18ha of parks, playgrounds, recreational facilities and planting more than 1 million trees and plants.



Sydney Metro Upgrade

Sydney Metro is Australia's biggest public transport project. By 2030, Sydney will have a network of four metro lines, 46 stations and 113km of new metro rail. This will increase the capacity of train services across Sydney from about 120 an hour today, to up to 200 services an hour beyond 2024 supporting 40,000 customers per hour, similar to other metro systems worldwide, instead of the 24,000 today.

GDEVELOPMENTS

Hunter Valley



University of Newcastle
37,000 Students
Ranked in Top 200 Universities in 2021
Linked to Hunter Medical Research Institute, Newcastle Institute for Energy & Resources, Hunter Research Foundation Centre and the CSIRO Energy Centre

Port of Newcastle
Largest Port on the East Coast
$20.63 Billion Total Exports on 2,205 Vessels
Planned Deepwater Container Terminal
$1.8B | 2M TEU p.a. | 10K TEU Vessels

Hunter Valley Wine Country
Australia's oldest wine region
2,605ha of vineyards | 150+ cellar doors
Renowned wine, food & accommodation

MAITLAND HOSPITAL

RAAF BASE WILLIAMTOWN

NEWCASTLE AIRPORT

SPECIAL AVIATION PRECINCT

KURRI KURRI SNOWY HYDRO POWER STATION

HUNTER VALLEY WINE COUNTRY

PORT OF NEWCASTLE

UNIVERSITY OF NEWCASTLE

JOHN HUNTER PUBLIC HOSPITAL & CHILDREN'S HOSPITAL

NEWCASTLE LIGHT RAIL

NEWCASTLE CBD REVITALISATION

G-DEVELOPMENTS

Gas Power Station
Snowy Hydro Build at Kurri Kurri
$600 Million
660 Megawatt via Two Gas Turbines
Opens 2023 | Hydrogen by 2030
Includes 132-Kilovolt Electrical Switchyard

Hunter Health Precinct
$1 Billion+ Government Investment
$470M New Maitland Hospital | 17ha
$835M John Hunter Public & John Hunter Children's Hospital

Revitalise Newcastle
$650 Million
CBD Redevelopment & Light Rail
6 Stations | 1,200 People p/h | Opened 2019
Public Space Connects CBD to Harbour

Special Aviation Precinct
Newcastle Airport | RAAF Base Williamtown
Largest Combined Civilian & Defence Airports | 395ha
BAE, Boeing, Raytheon & Lockeed Martin
Invested $1.355 Billion over 10 Years and $115 Million Planned Future Development

Hunter Valley



Hunter Valley Population

The Hunter Valley is two hours' drive from Sydney, with an impressive transport infrastructure the region has a competitive edge in accessing Australian and international markets.

Annual Population Growth Rate
Over the last 10 years the region has, on average, increased its population by 7,100 people each year. The population growth rate is now approximately 1.2% per year, increasing since 2014.

New Dwellings
In 2020 the Hunter region vacancy rate was 1.4%, by July 2022 it had fallen to 0.9%. Loans to first home buyers in 2021 were 20,985, almost double the number in 2019, 11,509. The Hunter region is forecasted to build 70,000 new dwellings by 2036.

Economy

The Hunter Region of NSW has Australia's largest regional economy with over $38B annual output and 53,000 businesses in June 2021. It's home to one of the largest Australian ports, $25.6B of cargo in 2020, a top 200 global university, University of Newcastle, and one of Australia's fastest growing regional airports with well over 1.2M passengers p.a.

Population 747,381
2021 Population Estimate

Population Growth 2021 to 2036 is 15.37%
2036 Population Forecast is 862,250

2021 Economy
$60B
(2021 Gross Regional Product)

New Jobs by 2036
61,500
(Hunter Regional Plan 2036)

New Homes by 2036
70,000
(Hunter Regional Plan 2036)

© DEVELOPMENTS



Energy Sector

Hunter produces 63% of the State's electricity. The energy and resources sectors directly employ more than 16,000 people and 47,600 people indirectly.

New Kurri Kurri Power Station
Snowy Hydro plans to build a $600M, 660 megawatts gas-fired power station at Kurri Kurri.



Australia's Oldest Wine Region

The Hunter Valley forged an international reputation for acclaimed wines, from distinguished Semillon, classic Shiraz to emerging varieties. Australia's oldest wine region boasts vines planted as far back as 1828. The 2,605ha region is home to 150 wineries producing Shiraz, Semillon, Chardonnay, and Verdelho.

Growth Drivers



Hunter Valley Education

Internationally renowned Hunter Medical Research Institute, Newcastle Institute for Energy and Resources, Hunter Research Foundation Centre, CSIRO Energy Centre and a globally ranked University of Newcastle with 37,000 students.

University of Newcastle
Ranked in the top 200 of the world's universities by QS World University Rankings 2021.

New Maitland Hospital
$470M | Opened 2022 | 17ha

NSW Gov $1B
Health infrastructure projects in the Hunter New England Local Health District

$835M Upgrade
Redevelopment of the John Hunter Public Hospital & John Hunter Children's Hospital



Revitalising Newcastle

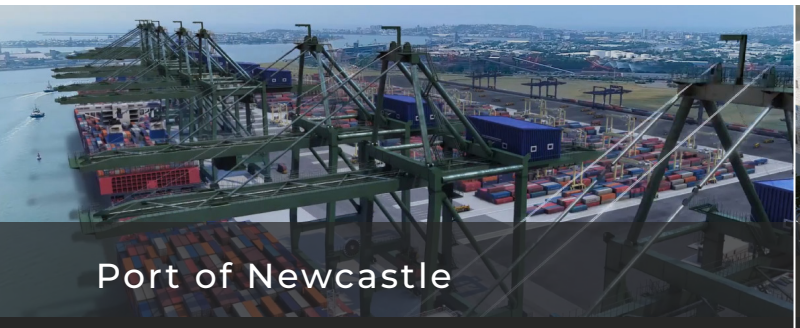
NSW Government invested $650M transforming Newcastle's city centre. The light rail network development supports 1,200 customers each hour between six stops – Newcastle Interchange, Honeysuckle (Hunter Street TAFE), Civic, Crown Street, Queens Wharf and Newcastle Beach. The public space connects the CBD to the waterfront.

RAAF Base Williamtown

RAAF Base employs over 4,500 people and is the primary location for the Joint Strike Fighter (F-35) squadron. With $1.355B development over the last 10 yrs and $115M future capital works planned.

$70M training contract awarded to Lockheed Martin. BAE has 32 technicians with F-35 MOR and will eventually create 360 BAE jobs over next 10 yrs.

Williamtown Special Activation Precinct
Australia's largest combined defence and civilian airport, 395 ha includes Newcastle Airport and the adjoining RAAF Base Williamtown. World-leading innovation hub for defence and aerospace home to BAE Systems, Boeing, Lockheed Martin and Raytheon.



Port of Newcastle

Total exports of $20.63B on 2,205 ships with coal accounting for 96% or $18,559B in 2020.
Newcastle Deepwater Container Terminal
The Mayfield $1.8B site has capacity for a 2M TEU p.a. container terminal, coupled with a shipping channel that can accommodate vessels up to 10,000 TEU.



Newcastle Airport

By 2036, it is projected that Newcastle Airport will fly 2.6M passengers annually, with aspirations for this to be 5.6M by 2076. A $55M upgrade to the international terminal was announced in 2022. Newcastle Airport contributes 1,485 jobs and close to $1.2B per annum to the region's economy.

QUEENSBERRY