



**2017 Budget Submission**  
Lower Hunter Regional Centre  
Pennant Street Bridge  
December 2016

Part of the Lake Macquarie Transport Interchange project

## Introduction

The Lower Hunter Regional Centre is the Hunter Region's second largest employment zone, currently employing 11,000 people with businesses servicing local, regional and national markets. It is strategically located at the gateway to the Hunter on both the Sydney rail and road corridors.

The Lower Hunter Regional Centre is at the epicenter of the employment and residential growth precincts in the Lower Hunter and is identified in the NSW Government's adopted Hunter Regional Plan as a key strategic centre.

The employment zone is divided by the Northern Railway meaning road access is heavily congested with significant impact upon economic growth, job creation and lifestyles in the area.

The proposed Lake Macquarie Transport Interchange will improve road connectivity, with a bridge over the rail line and a public transport interchange. The Australian, New South Wales and Lake Macquarie governments have jointly funded the first part of the priority infrastructure project, which is nearing completion.

The Hunter Regional Plan 2036 identifies the Lake Macquarie Transport Interchange as a priority infrastructure project for the region.

The Pennant Street Bridge is the next stage of the Lake Macquarie Transport Interchange project, which will form the essential linkage between the zones and alleviate the growing congestion and travel times across this part of the Lower Hunter.



## Budget submission

With the support of Hunter regional councils, business chambers, and major employers, Lake Macquarie City Council is seeking joint State-Federal funding of \$26 million (\$13 million each) towards the \$32 million required to complete the Pennant Street Bridge infrastructure stage of the project.

This funding will enable the Pennant Street Bridge over the Northern Railway line together with approach roads to be finished. Detailed design and costing has already been completed.

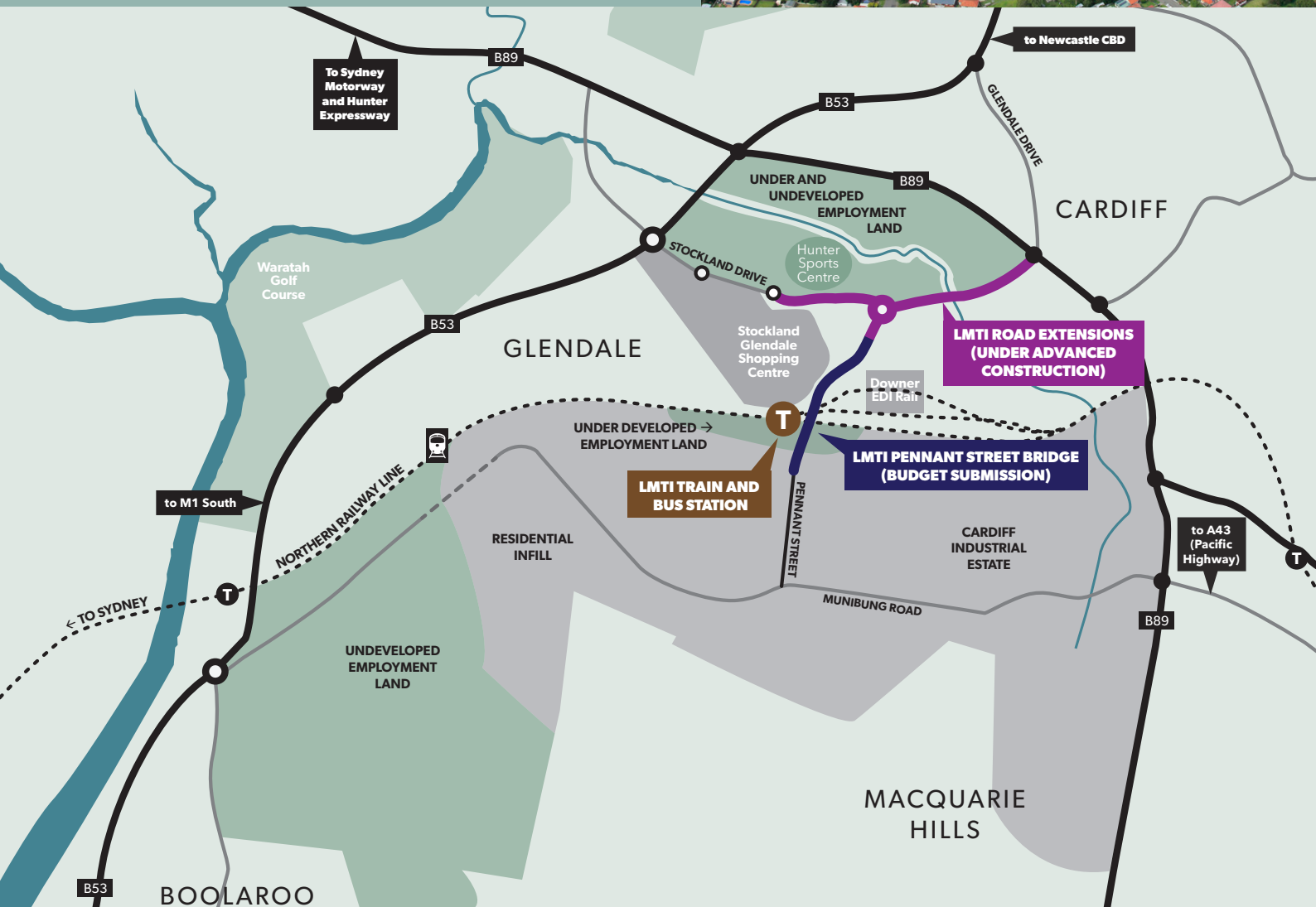
Funding in this calendar year will enable all roads infrastructure to be complete in 2018 and alleviate travel delays and congestion associated with the employment centre.

# Regional significance

The NSW Government’s Hunter Regional Plan 2036 identifies the Lake Macquarie Transport Interchange 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.

The Lower Hunter Regional Centre has the capacity for a further 300,000 square metres of retail and office space, as well as the 2,740 new dwellings needed to cater for the projected growth in population for this area alone together with an anticipated 3,823 jobs identified in the Hunter Regional Plan.

The Pennant Street Bridge when complete will enable further growth, development and employment in the region, and improve road and transportation access. The bridge has been designed to accommodate the public transport interchange.



## Summary

- The Lower Hunter Regional Centre is the main identified employment growth centre for the Lower Hunter – at the junction of road and rail links from Sydney
- Development in the area is currently constrained by the railway line dividing the second largest and growing employment zone in the Hunter Region
- The next stage of the project – a bridge over the railway line - is essential for growth and job creation; it is the “missing link” that will spur residential and business development in the area
- The Pennant Street Bridge has an expected benefit cost ratio of 3.8 and a net present value benefit of \$98.6 million.
- Funding for the Pennant Street Bridge should be a priority to ensure we “open up” the region to further investment
- Delaying means the region could miss out on as many as 3,823 new jobs
- The Lower Hunter Regional Centre will become the economic engine room of the Hunter
- Council seeks \$13 million each from the Australian and New South Wales Governments towards the \$32 million project cost

## The Pennant Street Bridge

- will be used by over 16,000 vehicles daily including 1,500 heavy vehicles
- will cut travel times between Glendale and Cardiff, saving business and residents time and money
- will be good for the environment, with shorter travel times reducing local air pollution and congestion costs

## Contact us

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For further information go to

[lakemac.com.au/transport-interchange](http://lakemac.com.au/transport-interchange)

