



Cedar Mill, Morisset

Cedar Mill, Lake Macquarie is a planned tourism, cultural and event space, which is due to transform the old Country Club site in the heart of Morisset.

The multi-million development will have a community focal point and is located at the “half way point” between Sydney and Newcastle, with direct access to the M1 and East Coast arterial rail line. This prime location and large land size provides an opportunity to attract and grow tourism and community engagement in the area.

The entire precinct covers a total 72 ha, and is broken into four activity regions:

- Family and community space (9ha)
- Cultural, arts and event space (28ha)
- Tourism accommodation and (10ha)
- Lifestyle living (25ha)



THE PROJECT

Winarch Capital's \$235 million redevelopment of Morisset Golf Course, to be known as Cedar Mill, includes a new concert venue, cafes and restaurants, tourist accommodation and Australia's largest aquatic play park across a 90 hectare site.

The Cedar Mill project could contribute more than \$790M to the local economy and create about 1124 jobs during construction.

The former golf clubhouse will be redeveloped in a family and community precinct featuring cafes, restaurants, gardens and giant water splash park.

A project touted as Australia's largest water play park will be opening up in 2023, right on the doorstep of the Central Coast at Morisset and the \$235M project is set to be a showstopper.

The water park will feature up to eight water slides, two water dumpers, a large run-through sprinkler, a mini lazy river and up to 20 10ft-high sprinklers shaped like leaves and flowers.

The aqua park, along with a massive outdoor concert venue, cafes, restaurants, a fancy new hotel, tourist park and an over-55's lifestyle residential village, will be on the grounds of the former 90ha Morisset Golf Club on Wyee Rd.

The events space, which includes an amphitheatre with capacity to host 30,000 people, takes up 40 per cent of the entire site.

The Cedar Mill cultural, arts and events space has up to 50,000 capacity outdoor concert venue and will attract headline international artists and performances to Lake Macquarie and the Hunter.

The creation of 1,124 jobs during construction, 475 long-term jobs and \$167 million in economic benefits, make Cedar Mill one of the largest projects in the region.

Morisset is a key economic catalyst area within Lake Macquarie, strategically located one hour from Sydney, with strong population growth and exceptional access to the M1 and major commuter rail links. Cedar Mill will strengthen and expand Morisset's growth and will be a catalyst for the continued development of the area.

TOTAL PROJECT VALUE

\$253M

JOBS CREATED

579

ECONOMIC IMPACT DURING CONSTRUCTION

\$789M

STRONG POPULATION AND MARKET GROWTH

With a current population of 203,000, Lake Macquarie is targeting a 2.7% p.a. rate of growth to 311,500 by 2032.

The broader Hunter region is targeting growth to 1,000,000 by 2032, creating a substantial market and employer base for businesses.

Strategic location and established infrastructure

Lake Macquarie is just 90 minutes drive from Sydney, situated at the midpoint of the eastern seaboard and a total market reach over 6 million.

Access to ports, airports, rail and roads connects you with all major domestic industries with ease. Locating your activities or tourism product in Lake Macquarie gives you all the benefits of access to Australia's largest market without the drawbacks and costs of doing business in Sydney directly.

Residential construction boom.

Streamlining of development processes and stimulation of the construction sector through investment attraction has accelerated residential construction in the region. Lake Macquarie is targeting 2,459 new dwellings p.a. (+3.3%).

Ingenia Communities has purchased a 25ha portion in the southern end of the site to develop a lifestyle living project of 427+ homes.

The construction of the over 55's housing development was likely to start by April 2023, This will be the largest land lease community in the state.

Morisset is a suburb in the Lake Macquarie Region of New South Wales. Morisset has a population of 3,211 people and 25.69% of its occupants live in rental accommodation. The median listing price for houses is \$669,500 and this has changed 17.76% over the past year and changed 15.43% over 2 years.

