

Broadmeadow rezoning plan

This document answers frequently asked questions about the draft rezoning plan for the Broadmeadow precinct.

What is being planned for Broadmeadow?

The department has worked in partnership with the City of Newcastle (CN) to develop the Broadmeadow Place Strategy. The place strategy represents an analysis of opportunities informed by technical studies and provides a blueprint for ensuring new well-located homes, jobs and a sports, leisure and entertainment destination can be achieved for Greater Newcastle and the Hunter.

The Broadmeadow Place Strategy and accompanying structure plan, are being exhibited by CN. Please visit newcastle.nsw.gov.au/Broadmeadow to view the draft strategy and make a submission.

The department has also prepared an Explanation of Intended Effect (rezoning plan) that supports the place strategy and seeks to rezone certain parcels of government-owned land to catalyse redevelopment. The rezoning represents the first stages of realising the long-term vision of the place strategy.

What area forms part of the strategy?

The site consists of approximately 313 hectares of land, primarily within Broadmeadow and Hamilton North. It also extends along Belford and Tudor Streets, and includes small parts of Hamilton, Hamilton East and New Lambton.

Where will the rezoning occur in Broadmeadow?

The department has been working alongside CN to catalyse redevelopment within the precinct once the plans are finalised. The government-owned sites earmarked as part of the first move rezoning in stage 1 are:

- Locomotive depot (Cameron Street)
- Newcastle Basketball Stadium (27 Young Road) and Newcastle Police Citizens Youth Club (PCYC) (28 Young Road)
- Newcastle Showground (Griffiths Road)
- Go-karts and stadium forecourt (Turton Road and Griffiths Road intersection at Hunter Park Stadium).

The four sites were informed by extensive technical studies. These studies assessed various factors, including environmental conditions, infrastructure availability, and transportation accessibility. Based on the findings, these sites were considered ideal locations to provide more housing.

What is meant by State-led rezoning?

The NSW Government is committed to increasing the supply of housing, while also ensuring a variety of housing options are available to meet the needs of Newcastle and the Hunter. To achieve this, there is a focus on urban renewal and regeneration initiatives like this project, aimed at providing safe, secure, housing opportunities in well-connected communities.

Over the next 10 years, the rezoning plan will deliver:

- 3,200 new dwellings;
- 2,350 new jobs;
- 35,000sqm of land available for special use as entertainment and recreation.
- 41,000sqm of newly unlocked public open space and green space;
- protection and revitalisation of State heritage listed items within the Broadmeadow Locomotive Depot, showering area and increased public access to these items; and
- increased access to areas of public open space; and improved public and active transport (including cycleways).

Will there be affordable housing options available?

Affordable housing provided on NSW Government-owned land will meet the NSW Government's affordable housing targets.

What housing density will be allowed across the precinct?

The place strategy will identify where low and high-rise housing and other non-residential land uses are preferred across the precinct. The rezoning plan (Explanation of Intended Effect) will have specific details on the location and density for the parcels of land the NSW Government is proposing to rezone within the precinct.

How do I provide feedback on the rezoning plan?

Exhibition of the rezoning plan is open for feedback until 5pm on 24 July 2024.

Visit <https://www.planningportal.nsw.gov.au/draftplans/exhibition/broadmeadow-eie-rezoning-plan> to view the draft plan, the technical studies and make a submission.

What happens next?

Once exhibition closes, the department will assess the feedback and consider changes that need to be made to the draft plan. The rezoning plan is expected to be finalised by late-2024.

Following the finalisation of the rezoning, future planning proposals will progress through the conventional planning pathways, and CN will be responsible for any future rezonings, in line with the place strategy.