

Department of Planning, Housing and Infrastructure

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Broadmeadow Precinct

Finalisation Report

August 2025





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Broadmeadow Precinct Finalisation

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Executive summary

The Department of Planning, Housing and Infrastructure (the Department), in partnership with City of Newcastle Council (Council) prepared the draft Broadmeadow Place Strategy (the Place Strategy), a 30-year integrated vision for the strategically important Precinct in the heart of Newcastle. The Place Strategy will guide future land use, infrastructure investment and provide housing to respond to the National Housing Accord.

The Department prepared an Explanation of Intended Effect (EIE) for the first stage rezoning that seeks to rezone a portion of Government-owned land within the Precinct. The Rezoning Proposal will initiate the renewal of the Precinct and facilitate the delivery of 3,200 new homes and 2,350 new jobs.

The Department is proposing to rezone four Government-owned sites within the Precinct:

- Locomotive depot
- Newcastle Basketball Stadium and Newcastle Police Citizens Youth Club (PCYC)
- Newcastle Showground
- Go-karts and stadium forecourt.

The Rezoning Proposal provides for the following:

- provision of land zoned for residential, mixed use, public space and commercial areas allowing a range of housing typologies and supporting land uses, supported by amended height and floor space ratio controls
- a network of open spaces, including approximately 41,000sqm of newly unlocked public open space at Newcastle Showground to support the proposed growth
- 35,000sqm zoned area for a new multi-purpose indoor arena
- protection and adaptive reuse of State-listed heritage items at the Locomotive depot, including providing public access to these items for the community
- protection and adaptive reuse of locally significant heritage items at the Newcastle Showground, including increased community access by the community
- requirement for site-specific Development Control Plans to inform future development at the four Government-owned sites.

1 Introduction

1.1 Overview

The NSW Government identified Broadmeadow Precinct as a regionally significant growth area in the Hunter Regional Plan 2041 (HRP 2041). It is also identified by the NSW Government as a catalyst area that can be planned to provide housing.

The Department has been working in partnership with City of Newcastle (Council) to develop the draft Broadmeadow Place Strategy (the Place Strategy) which outlines a 30-year integrated vision for the area to help guide future land use and infrastructure investment in Broadmeadow.

The Department prepared an Explanation of Intended Effect (EIE) for the first stage of rezoning that seeks to rezone four identified Precincts of Government-owned land to facilitate redevelopment. This rezoning represents the first stages of realising the Place Strategy and these sites are referred to as the ‘first-move’ sites in the Place Strategy.

Section 1 to Section 3 of this report documents the public exhibition process undertaken for the Precinct. The subsequent sections are focused on the key issues raised by submissions relating to the EIE, and reports on how those issues have been addressed in the finalisation of the Rezoning Proposal.

1.1.1 Broadmeadow regionally significant growth area

Broadmeadow’s strategic importance as a location for significant growth in the Hunter Region is recognised in local, state and federal plans and policies. The Precinct’s strategic location and connectivity presents an opportunity to provide a range of diverse and affordable housing options.

1.1.2 Rezoning Proposal

The Rezoning Proposal has the potential to strategically catalyse renewal of the Precinct and represent the first stages of realising the Place Strategy.

The land identified for rezoning are Government-owned and support the vision for the Broadmeadow Precinct.

The four identified sites are:

- Locomotive depot
- Newcastle Basketball Stadium and Newcastle Police Citizens Youth Club (PCYC)
- Newcastle Showground
- Go karts and stadium forecourt.

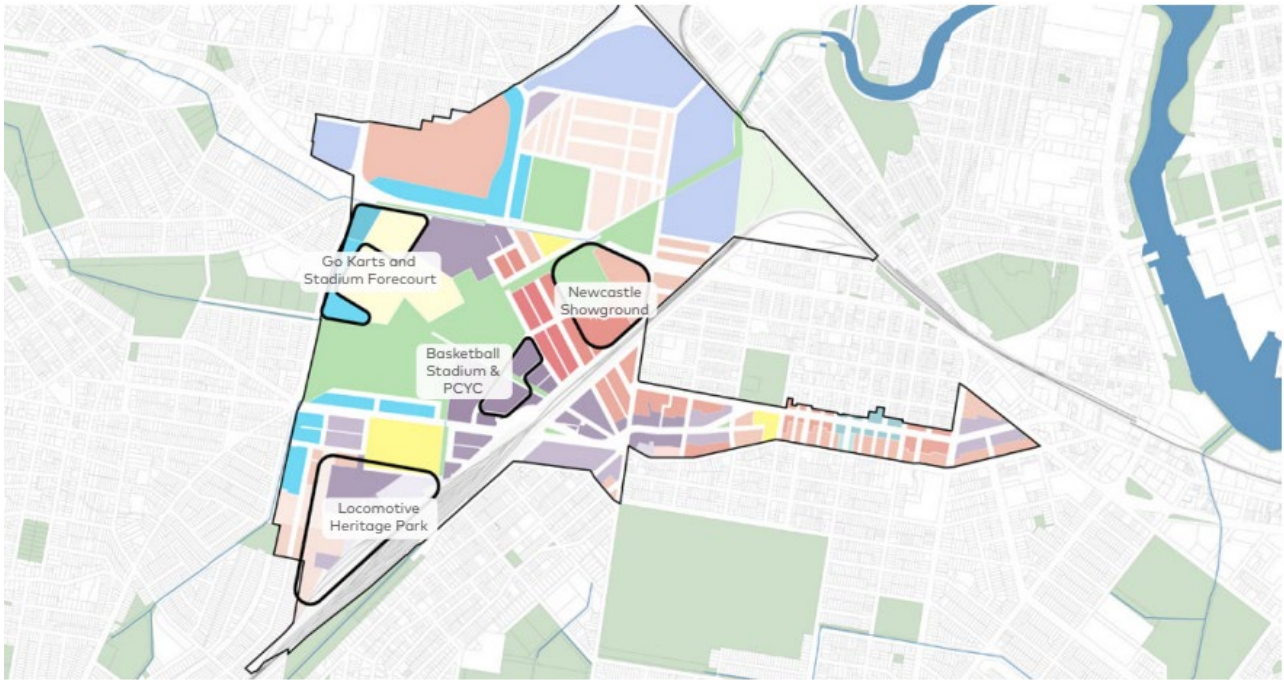


Figure 1: Rezoning Proposal sites

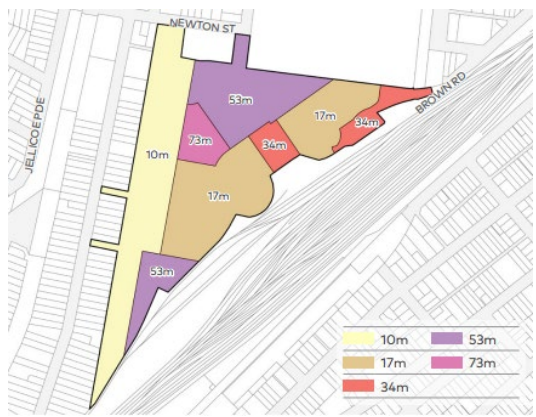
The Rezoning Proposal will enable the delivery of up to:

- 3,200 new homes
- 2,350 new jobs
- 35,000sqm of land available for special use for entertainment and recreation
- 41,000sqm of newly unlocked public open space and green space.

For reference, Council's Place Strategy refers to the Rezoning Proposal identified in this report as the 'first-move sites'. The first-move sites comprise of the initial sites within the Broadmeadow Precinct that are proposed to be rezoned.

1.1.3 Maximum building heights

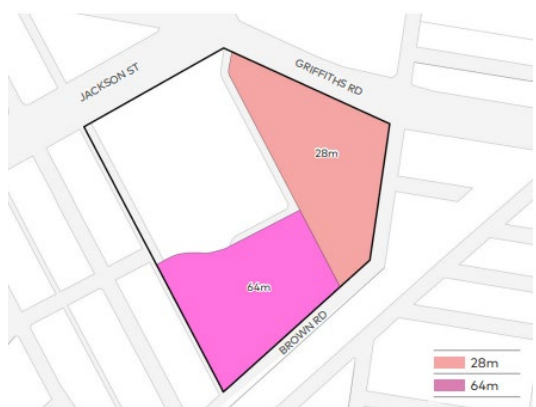
Locomotive Depot maximum building heights



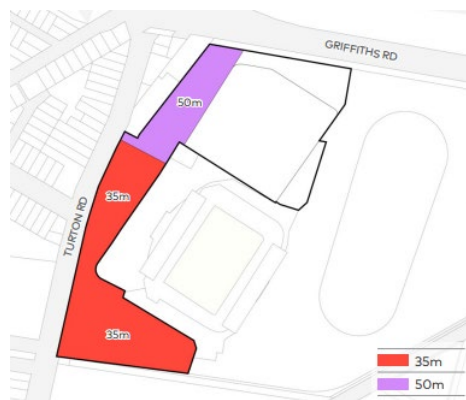
Newcastle Basketball Stadium and Newcastle Police Citizens Youth Club (PCYC) maximum building height



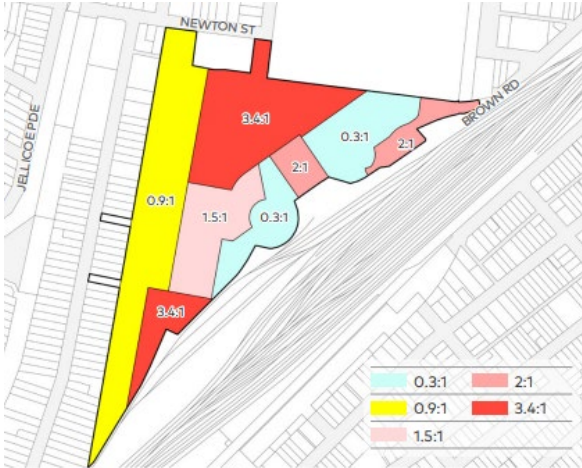
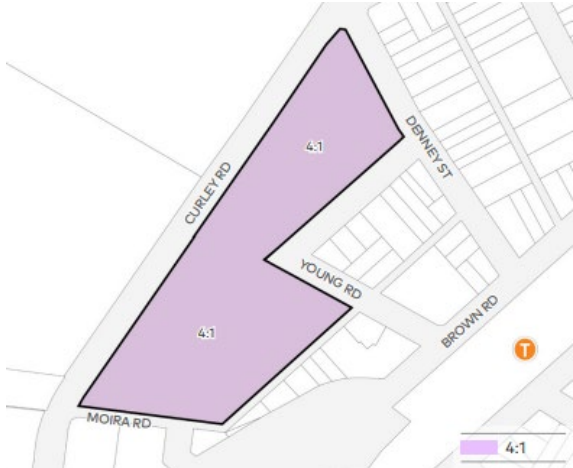
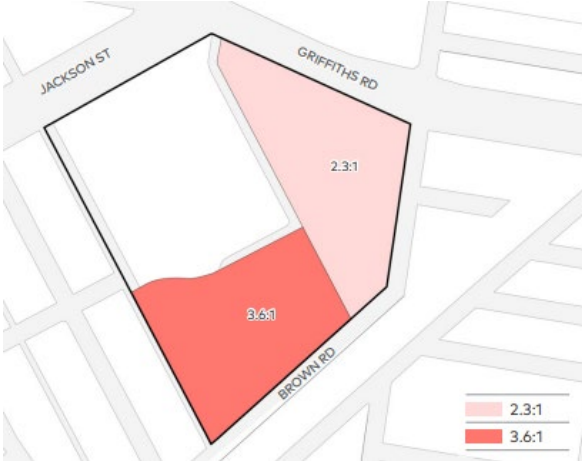
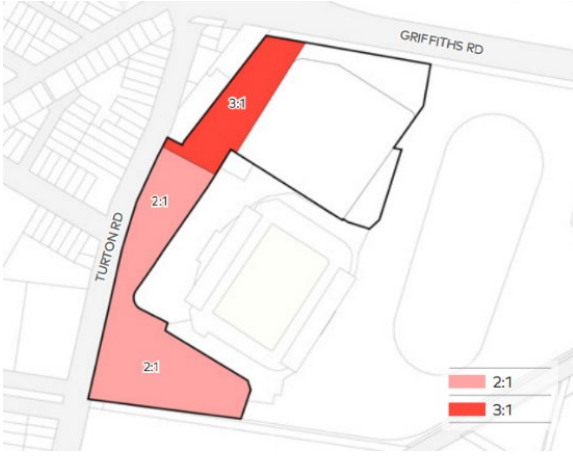
Newcastle Showground maximum building heights



Go karts and stadium forecourt maximum building heights



1.1.4 Floor Space ratios

<p>Locomotive Depot maximum floor space ratios</p> 	<p>Newcastle Basketball Stadium and Newcastle Police Citizens Youth Club (PCYC) maximum floor space ratio</p> 
<p>Newcastle Showground maximum floor space ratios</p> 	<p>Go karts and stadium forecourt maximum floor space ratios</p> 

Engagement details

2.1 Early project engagement

2.1.1 Early engagement

Early during the master planning process, insights were gathered from stakeholders and the community to establish the foundation for the Place Strategy. From May to June 2023, an online survey and community drop-in sessions were conducted. As the project progressed, meetings with key stakeholders and e-newsletters were used to provide regular updates.

2.1.2 Enquiry by Design process

The master planning was underpinned by a collaborative 'Enquiry by Design' process, which provided opportunities for collaboration, problem solving, and scenario testing through a series of workshops and meetings. These workshops were held between 3-4 May 2023 and 11-12 October 2023. The workshops included expert representatives from the Department, Council, and relevant Government agencies.

2.2 Pre-exhibition engagement activities

The project team conducted pre-exhibition activities to ensure the key stakeholders had the opportunity to engage prior to exhibition. These activities were designed to:

- inform and update Venues NSW and Crown Lands tenants in Hunter Park on the project
- understand stakeholder concerns ahead of exhibition
- engage with large private landowners in the Precinct, and local peak, advocacy and interest groups
- brief relevant Ministers and MPs
- brief City of Newcastle Councillors.

Key Venues NSW and Crown Lands tenants were also engaged as part of these activities and included:

- Newcastle Show Society
- Go-kart/Putt Putt operators
- Newcastle City Farmers Market
- Newcastle Hockey
- Broadmeadow Magic Football Club
- Police Citizens Youth Club (PCYC)
- ASM Global (Newcastle Entertainment Centre (NEC))
- Wests Group
- Westpac Helicopter Rescue
- Newcastle Jets
- Newcastle District Tennis Association
- Newcastle Basketball Association
- Newcastle Knights
- Tenants of the McDonald Jones Stadium administration building

2.3 Engagement with relevant Government stakeholders

In addition to the Enquiry by Design process, relevant Government stakeholders were engaged throughout the lifecycle of the project through the project's Strategic Steering Committee (SteerCo), Project Working Group (PWG) and Communications Working Group (CWG).

Through these forums, the Department provided targeted briefings on the Rezoning Proposal and were invited to make submissions.

2.4 Approach to public exhibition

The Place Strategy and Rezoning Proposal were placed on public exhibition concurrently, for a period of 42 days, from 12 June to 24 July 2024.

Council was responsible for exhibiting the Place Strategy, and the Department was responsible for exhibiting the Rezoning Proposal.

During this period, landowners, residents, community, industry and other interested parties were invited to comment. The Department and Council worked collaboratively to ensure all submissions were reviewed and appropriately considered.

2.4.1 First-move state led rezoning exhibition

The first-move state-led rezoning was publicly exhibited by the Department. The following documentation was publicly exhibited on the NSW Planning Portal:

- EIE (proposed legislative amendments)
- EIE maps
- Integrated masterplan report
- Bushfire and biodiversity
- Noise, air quality and odour
- Transport
- Utilities
- Flooding, integrated water management
- Aboriginal cultural heritage
- Historical heritage
- Economic impact
- Land use safety
- Sustainability analysis
- Land capability and contamination

These documents were available on the Department's Planning Portal website at:

www.planningportal.nsw.gov.au/draftplans/exhibition/broadmeadow-eie-rezoning-plan.

2.4.2 Place Strategy exhibition

The following documents were publicly exhibited by Council on their "Have Your Say" website at <https://haveyoursay.newcastle.nsw.gov.au/broadmeadow-place-strategy>.

- Draft Broadmeadow Place Strategy
- Local infrastructure discussion paper
- Interim Aboriginal engagement outcomes report.

2.4.3 Public notice

The Department's webpage and Planning Portal were updated with the exhibition documents and supporting technical reports.

A media release by the Minister for Planning and Public Spaces on 12 June 2024 announced the project's public exhibition and invited the community to have their say.

Notice was also placed in the Newcastle Herald advising of the details of the public exhibition.

2.4.4 Notification to community

Letters were sent to landowners, businesses and tenants within the Precinct providing information on the Rezoning Proposal and Place Strategy, how to attend engagement activities, and how to provide feedback.

Postcards were delivered to residents and businesses occupying property within the Precinct, and properties located within 200 metres of the Precinct boundary. The postcard contained a summary of the project and QR code and web address directing them to Council's website.

Corflute signage was installed by Council at various locations throughout the Precinct.

A geo-targeted campaign was also run through Council's social media platforms to promote the exhibition.

2.5 Exhibition engagement activities

During exhibition, a range of communications and engagement activities were undertaken to ensure the community and stakeholders were aware of opportunities to provide feedback. A Communication and Engagement Plan for public exhibition was prepared and endorsed by the Department and Council.

Due to the concurrent public exhibition, the Communication and Engagement Plan outlined the exhibition activities for the Place Strategy and the Rezoning Proposal EIE. The Communication and Engagement plan identified the following exhibition activities:

- targeted local neighbourhood sessions to discuss the Rezoning Proposal sites with affected stakeholders
- Drop-in and pop-up sessions with the community
- Targeted conversations with key stakeholders to discuss specific components of the projects.

The exhibition engagement activities allowed engagement with approximately 400 stakeholders.

3 Submissions summary

3.1 Overview

The project received a total of **369** submissions* during the exhibition period, of which:

- **79** commented on the Rezoning Proposal
- **333** commented on the Place Strategy.

**Note: as numerous submissions related to both the Rezoning Proposal and the Place Strategy, the sum of the submissions above does not equal the total overall number of unique submissions.*

Submissions were received through Council's 'Have Your Say' webpage and the NSW Planning Portal and were shared between the Department and Council.

Council has prepared a separate report to summarise the findings of the same review of public submissions relevant to the Place Strategy. This has been published by the Council under a separate cover as part of the finalisation of the Place Strategy.

3.2 Summary of submissions

The Department received 63 unique submissions. Of these, 51 related to the EIE solely or in combination with Place Strategy matters (the other 12 related to Place Strategy matters only and were shared with Council for consideration).

A further 31 submissions were received by Council that were relevant to the EIE, and thus shared with the Department. Of these, 3 were duplicates of submissions received through the NSW Planning Portal.

Overall, the Rezoning Proposal received **79 submissions**, the greatest number of which were received as comment only. General sentiment of these submissions is shown in Figure 2.

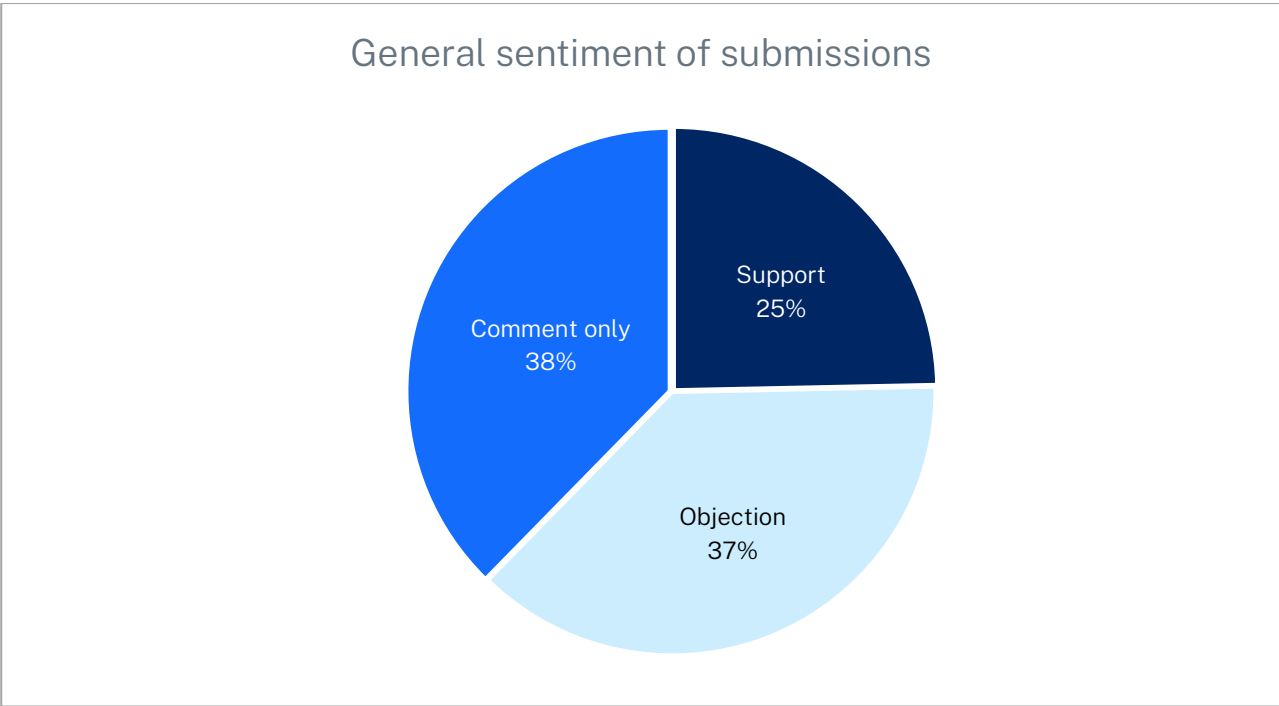


Figure 2 - General sentiment of submissions

Copies of all submissions received during the exhibition period relating to the EIE are available on the Department’s website.

A summary of submissions received relevant to the EIE, grouped by stakeholder is in **Figure 3**.

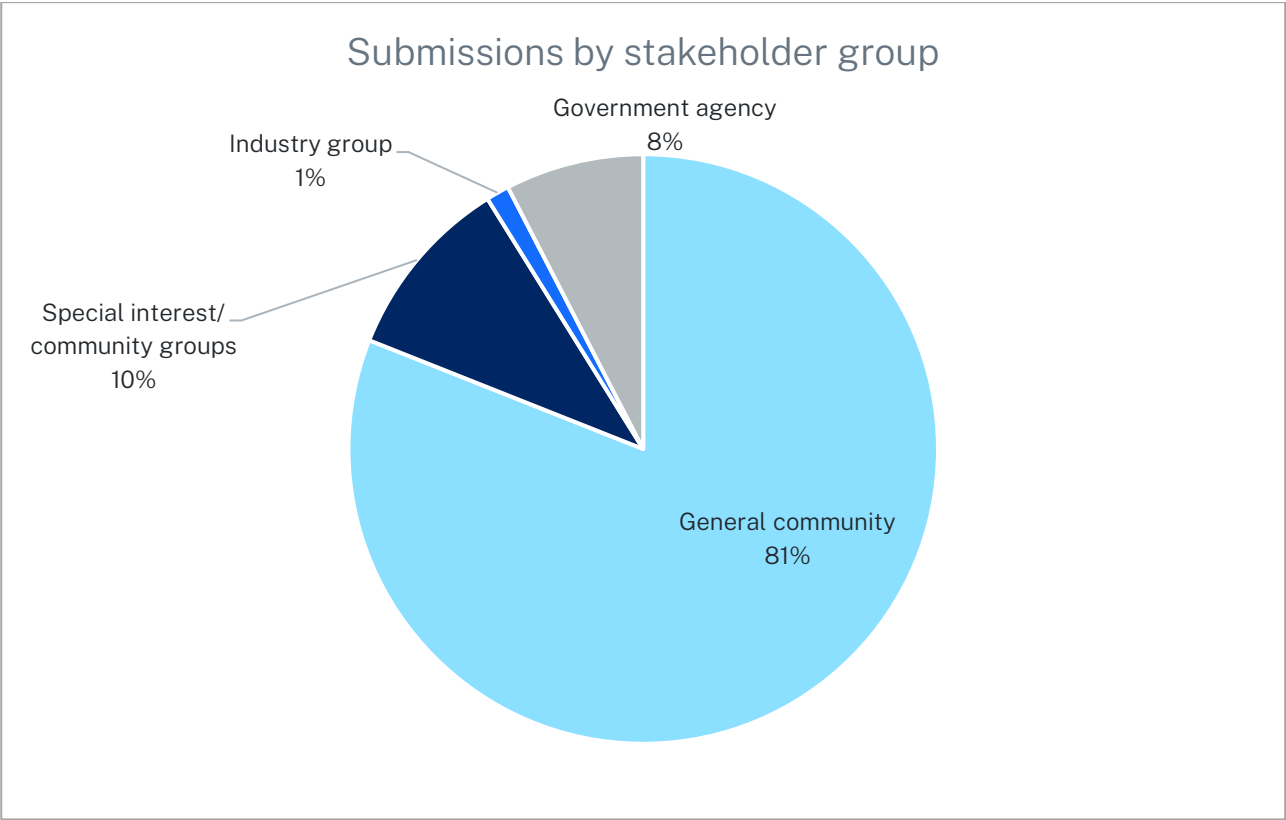


Figure 3 - Submissions by stakeholder group

Relevant Government agency submissions on the EIE were received from:

- Transport for NSW
- Transport Asset Holding Entity (TAHE)
- Heritage Council of NSW
- Venues NSW
- Department of Education, Schools Infrastructure
- NSW State Emergency Services (SES)

3.1.1 Issues raised and responses

All submissions received on the EIE have been reviewed, analysed and grouped into common themes according to the key issues raised, as below, with an indication of numbers at **Figure 4**.

- Sport and open space
- Traffic, public transport and parking
- Flooding
- Affordable and inclusive homes
- Sustainability and environment
- Contamination
- General support
- Outside of project scope
- Density and height
- Infrastructure
- Planning process
- Relocations
- Heritage
- Schools
- General opposition

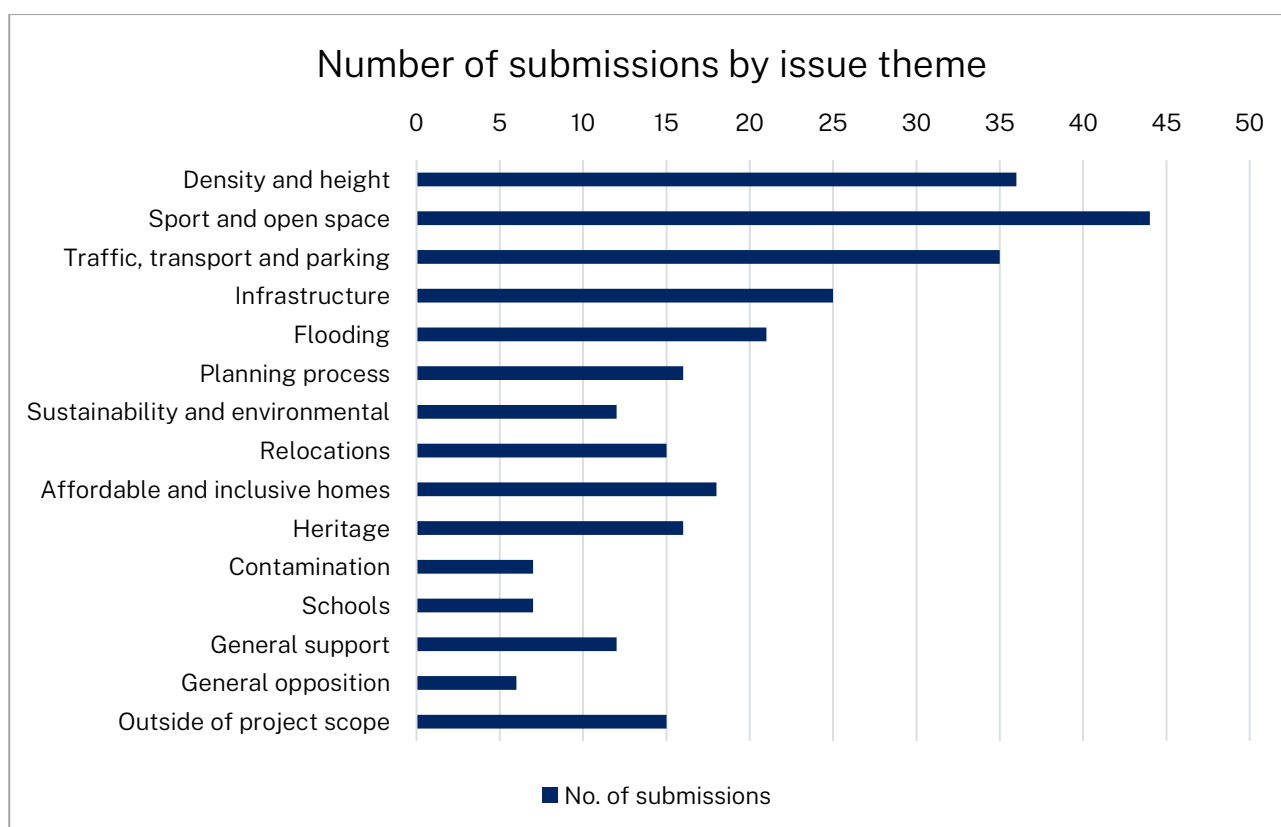


Figure 4 - Key issues raised in submissions

Consideration of all submissions, a summary of the issues raised, and responses to those issues is in **Section 4** of this report.

4 Consideration of issues

4.1 Consideration

This section discusses the issues raised in submissions and those raised during discussions during pre-exhibition, exhibition and post-exhibition engagement with relevant Government agencies and stakeholders.

Responses have been formed by balancing a range of competing views and where necessary, are informed by additional specialist advice.

Consequential changes have been made to the Place Strategy as a result of this review. These changes are summarised in **Section 5**.

***Note:** Council has prepared a separate report to inform the findings of the same review of public submissions relevant to the Place Strategy. This has been published by Council under a separate cover prior to the approval of the Rezoning Proposal.*

4.2 Discussion and responses

Issues that emerged	Response
Perceived loss of existing green space and recreation areas.	<p>Public access to open space will increase under the Rezoning Proposal. Open space, that is not publicly accessible now, will be unlocked for public use.</p> <p>The rezoning provides for the following new open and recreational spaces that will be publicly accessible and are expected to be delivered in the first 0-5 years:</p> <ul style="list-style-type: none">• 4ha of zoned open space at Newcastle Showground (available for public recreation and community events)• approximately 3.5ha of land zoned SP1 Special Activities, for a multipurpose indoor arena and associated uses (i.e. forecourt areas and public domain)• other areas of public domain that are not currently accessible, such as at the locomotive depot site. <p>These additional publicly accessible open spaces will provide much-needed opportunities for passive recreation and community interaction to support the future population.</p>
Support for access to currently inaccessible or single-use areas of open space (e.g. Newcastle Showground).	<p>Noted. The rezoning provides for new and existing open and recreational spaces that will now be publicly accessible, such as Newcastle Showground and heritage items at the Locomotive Depot.</p>
Concerns around the Showground's ability to host community events, (Farmers Markets and Newcastle Show) and associated social and economic impacts.	<p>Newcastle showground, PCYC and Newcastle Go karts sites are currently owned by NSW Government.</p> <p>Ongoing collaboration with Council, Crown Land, Venues NSW and their tenants will be required to determine redevelopment of these sites and any relocation requirements.</p>
General support for a multipurpose indoor arena in the proposed location (near McDonald Jones Stadium).	<p>Support for multipurpose arena is noted, and the Rezoning Proposal enables the development of the arena in the SP1 zone.</p>
Objections to the use of open space as flood storage.	<p>The dual use of sports fields as flood detention is common practice across NSW. Sporting fields are typically large, open, flat areas that can handle periods of inundation without being permanently damaged.</p>

	<p>The nominated sporting fields are adjacent to drainage channels and are already subject to existing flood impacts making them ideal to mitigate flooding within the Precinct.</p> <p>Reconstruction of the sporting fields will allow opportunity to provide improved drainage. Further discussion on the use of sports fields for flood mitigation is in Section 4.2.5.</p>
Support for enhanced stormwater management.	Support for enhance stormwater management within the Precinct is noted.
Land use conflicts need to be managed between sporting, entertainment, events and new residential uses.	<p>Conflicts between certain land uses (such as residential and sporting/entertainment) have been considered in the Place Strategy and Rezoning Proposal.</p> <p>Further consideration of these impacts will be undertaken at future development application stages when the design of buildings will need to respond to these potential challenges and mitigation measures will be implemented.</p>
Clarity required around the permissible uses within the SP1 Special Activities zone.	The SP1 Special Activities zone is proposed to accommodate a new multipurpose indoor arena that will replace existing Newcastle Entertainment Centre at Newcastle Showground site.
Basketball stadium should be accommodated within the Precinct.	Commentary on specific relocations is provided in Section 4.2.8 .



Issues that emerged	Response
<p>Inappropriate and will detract from the existing Newcastle CBD. Similar outcomes could be achieved with reduced heights.</p>	<p>The density and height proposed for the Broadmeadow Precinct, reflects the desired future character set by the Hunter Regional Plan 2041 and Council's strategic planning documents, including Newcastle Development Control Plan 2012.</p> <p>The Rezoning Proposal co-locates new homes with jobs, open spaces, existing infrastructure and public transport.</p> <p>The implications of the proposed height and floor space ratio (FSR) controls for the Rezoning Proposal sites were thoroughly considered and tested as part of the master planning process.</p> <p>To ensure potential amenity impacts are appropriately managed, maximum heights and FSRs are proposed and site-specific Development Control Plans (DCP) will be required to be prepared for each of the Rezoning Proposal sites.</p>
<p>Negative impacts on existing property values, amenity, solar access, privacy and noise.</p>	<p>As identified, the proposed height and FSR controls for the Rezoning Proposal sites were thoroughly considered and tested as part of the master planning process.</p> <p>Proof-of-concept designs were prepared for the Newcastle Showground and Basketball stadium and PCYC sites to ensure the proposed heights and FSRs are appropriate and can provide a successful framework of development controls for future compliance.</p> <p>The Rezoning Proposal also introduces the requirement for site-specific DCPs to be prepared for each of the rezoning sites to provide further detailed controls that will mitigate impacts of the proposed density and height.</p> <p>Additionally, across all sites in the Broadmeadow Precinct, design excellence provisions will be required for proposals that include buildings over 30m. This process will ensure that the design of buildings will minimise any potential impacts such as solar access, privacy, energy efficiency, open space provision, safety and overall aesthetics.</p>
<p>General support for co-locating homes with services, including retail, commercial, transport etc.</p>	<p>Active street frontages have been proposed in certain locations within the Precinct to encourage activation and co-location of retail and commercial activities with residential areas, as well as improving the public domain.</p> <p>The extent of these frontages is intentional, ensuring activity is focused in key areas and does not undermine the role of nearby centres.</p>

	The proposed frontages also seek to activate the pedestrian-priority boulevard in the future Broadmeadow town centre, mixed-use neighbourhood centre at the Locomotive depot, and areas around McDonald Jones Stadium.
High density living encourages anti-social behaviour and increased crime.	Consideration of relevant Crime Prevention Through Environmental Design principles to address any concerns regarding anti-social behaviour will be undertaken at a future development application stage.
Heights and floor space ratios proposed for the Rezoning Proposal sites should be further explored and refined	<p>Considering comments received during exhibition, in response there has been a general simplification of maximum building heights and FSRs for the Rezoning Proposal.</p> <p>Maximum building heights and maximum floor space ratios for the new multipurpose indoor arena are discussed further discussion in Section 5.1.4.</p>

Issues that emerged	Response
Traffic impacts during construction should be considered.	The Rezoning Proposal is supported by a strategic level transport assessment that considers the traffic generation and broader impact of the forecast increase in population and employment associated with the development and construction of the Precinct.
Population increase in the Precinct will generate too much traffic and burden already congested roads.	<p>As identified, the Rezoning Proposal was informed by a strategic level transport assessment.</p> <p>In addition, the Rezoning Proposal will also require future development applications to assess the traffic impacts generated by each specific application and confirm extent and detail of upgrade works required.</p> <p>This will include traffic generated during both construction and operation, and proposed strategies to minimise impacts.</p>

Parking provided within future developments (residential, sport, entertainment) will be inadequate.	<p>Future parking requirements for the Precinct have been considered as part of the strategic level transport assessment. Council's existing DCP will be used to inform future car parking requirements.</p> <p>However, if a development application is State significant development (SSD), as is proposed for the Rezoning Proposal sites, a transport and accessibility impact assessment will be required. This assessment will detail proposed parking arrangements and rates (including bicycles and accessibility).</p>
Concerns for parking lost in the 'stadium forecourt' area.	<p>Although the Rezoning Proposal proposes rezoning of the stadium forecourt area, it does not approve any development or loss of car parking.</p> <p>Any development of the stadium forecourt area will be the subject to a development application that will need to address car parking.</p>
Multi-storey car parking should be prioritised near the stadium/new multipurpose indoor arena.	The Place Strategy and Rezoning Proposal does not preclude the exploration of multi-storey carparking or park-and-ride services in the future.
Provide parking sites outside of the Precinct for 'park-and-ride' services and parking for bicycles, mobility scooters is needed.	<p>The Hunter Regional Plan 2041, draft Hunter Regional Integrated Transport Plan and Council strategies have established objectives to encourage measures that reduce car dependency and increase the use of walking, cycling and public transport.</p> <p>The implementation plan in the Place Strategy outlines the staged delivery of land for new homes and jobs in the Precinct and coordinates the delivery of infrastructure, including new active and public transport and road upgrade requirements.</p>
Existing public transport is not adequate to service the growth.	The Hunter Regional Plan 2041, draft Hunter Regional Integrated Transport Plan and Council strategies have established objectives to adequately service the growth of the Precinct with improved public transport provisions.
Fast rail should be incorporated into the transport strategy for the project with suggestions for corridor preservation.	<p>Fast rail is currently being investigated by the High Speed Rail Authority (HSRA).</p> <p>HSRA are responsible for advising on, planning, developing and overseeing the construction and operation of a transformational network along Australia's eastern seaboard.</p>



Issues that emerged	Response
Concern that increases in services and infrastructure have not been properly considered, specifically schools.	School and traffic infrastructure requirements were considered in the preparation of the Place Strategy and are further explored in Section 4.2.3 (traffic) and Section 4.2.12 (schools).
Roads, public transport and social infrastructure should be committed to and funded prior to any rezoning and certain infrastructure should be in place before any development occurs. Funding and commitment of infrastructure throughout the Precinct lacks certainty.	An Infrastructure Delivery Plan will be prepared for Broadmeadow Precinct. This plan will further investigate the roles and responsibilities for funding and delivering the state or regional level infrastructure requirements. Preparation of this is expected to commence in 2025. The delivery of State infrastructure is subject to a funding commitment from Government. The technical studies exhibited with the EIE package identify the infrastructure requirements to support the Rezoning Proposal. The abovementioned delivery plan will include arrangements to deliver these requirements. In addition, the Housing and Productivity Contribution (HPC) will also apply to new development in the Precinct, which will partly fund the delivery of state public infrastructure in high-growth areas.



Issues that emerged	Response
Concerns that there will be an increase of existing flood risk to new and existing residents, despite the proposed mitigation works.	The Broadmeadow Precinct is currently affected by riverine flood, overland flow and tidal inundation. The flood strategy for the Broadmeadow Precinct and Rezoning Proposal mitigates flood risk for new residents. Details of the flood strategy are provided in the updated <i>Flooding and Water Cycle Management Report</i> (March 2025). Reliance on emergency management services and emergency response measures would not increase because of the strategy.
Storage during flooding events.	The flood mitigation strategy has been developed to address the flood risk and impacts associated with the Precinct's redevelopment.

	<p>The strategy outlines a range of best practice flood mitigation measures required to sufficiently manage the flood risk to current and future residents.</p>
<p>Suggestion from Newcastle Jockey's Club to nominate the Racecourse site for flood storage to support and improve the flood mitigation strategy.</p>	<p>Following exhibition the Department has further investigated alternative approaches to flood mitigation across the Precinct.</p> <p>Additional modelling was undertaken as part of the flood strategy to determine the effectiveness of utilising the Racecourse site (located outside of the Precinct) for flood detention. The racecourse site does not form part of the proposed flood mitigation strategy for the Precinct.</p>
<p>Unclear how sea level rise and climate change have been considered in flood risk.</p>	<p>Climate change has been considered in the flood mitigation strategy by incorporating appropriate allowance for sea level rise and increases in rainfall intensity consistent with Council's current policies.</p>
<p>Concerns that using sporting fields for storage during flooding events does not align with goal of leveraging/ enhancing Broadmeadow as a sport and entertainment Precinct.</p>	<p>The flood strategy includes reliance on existing open space and sports fields to provide detention of water during flooding events. Currently, these sports fields are inundated during flooding events.</p> <p>The strategy proposes that the sports fields are lowered to provide more capacity for storage during these events, to reduce the extent of flooding in the region.</p> <p>They will temporarily, for up to 9hrs, hold water to minimise impacts of flooding to the wider Precinct, but will continue to function as sportsgrounds outside of these events. Fields proposed to be altered would be graded and incorporate additional drainage to assist with prompt removal of water following the flood event.</p>
<p>No part of the Knights Centre of Excellence (professional-grade facilities) should be used for storage during flooding events.</p>	<p>The Department has further investigated alternative approaches to flood mitigation post exhibition, to avoid using certain sports fields (such as Knights Centre of Excellence) for flood storage.</p> <p>The Knights Centre of Excellence currently floods with all three fields having minor flooding approximately every 10 years.</p> <p>This site remains as a preference for flood storage due to its optimal location within the upstream area of the Rezoning Proposal, near Styx Creek, and near the confluence of other drainage pathways. The proposed flood detention is only located on the secondary fields. The main training field will largely be flood free until significant flooding events.</p> <p>Confirmation of the exact size and location of structural mitigation measures (e.g. storage basins etc.) will be required at future stages as development progresses</p>

	and will be dependent on location and timing of development.
<p>General support for restoring original elements of Styx Creek.</p> <p>Opportunities to use Styx Creek to manage impacts of flooding downstream should be investigated and extend works proposed for Styx Creek beyond the Precinct.</p>	<p>Revitalisation of Styx Creek will not only have significant benefits for flood mitigation, it will also provide positive benefits for active transport, urban greening, and biodiversity.</p> <p>Additional expansion of Styx Creek in the downstream area (further to what is proposed in the flood strategy), would have reduced benefits for flooding as this area is subject to tidal influence.</p> <p>It is acknowledged the proposed flood mitigation strategy is significant in cost and scope. The Precinct is highly flood prone currently and these interventions are required to ensure development is compatible with site flood risk.</p> <p>Further discussion on infrastructure delivery is in Section 4.2.4 above.</p>
<p>Ensure there is no significant requirement for Government spending on emergency management services and emergency response measures.</p>	<p>Strategic raising of ground levels ensures that Council's shelter-in-place policy can be achieved. This is consistent with the current NSW Government shelter in place policy.</p> <p>Raising of roadways along emergency access routes reduces flood risk for the Precinct and the wider region.</p>

Issues that emerged	Response
The boundaries of the Precinct and/or the Rezoning Proposal should be changed (e.g. enlarged or refined), including questioning the extent of the SP1 zoned area.	<p>The boundaries of the Precinct are largely informed by the regionally significant growth area boundary published in the Hunter Regional Plan 2041.</p> <p>The boundary of the SP1 zone is aligned with existing legal property boundaries.</p> <p>Post-exhibition, the boundaries of the Precinct have not changed. A minor mapping correction has been made to the SP1 zoned land to align with the legal property boundaries as originally intended.</p>
The Rezoning Proposal should have a State Significant Development pathway to reflect their importance and ensure redevelopment in the Precinct is catalysed.	Development within the Rezoning Proposal will be State significant development (SSD) for assessment and approval purposes.
Council should be the approval authority as they have local expertise.	<p>The Rezoning Proposal does not provide consent for any development. Instead, it provides for legislative amendments that would allow development applications for new land uses to be lodged.</p> <p>Any future development will be subject to the relevant approval process and subject to detailed assessment and public exhibition.</p>
More detail is needed around the delivery of the project, including which agency will coordinate and lead.	<p>Redevelopment of the Rezoning Proposal sites could occur in several different ways. This will be explored in the proposed delivery plan. Preparation of this is expected to commence in mid-2025.</p> <p>Delivery of the project is further discussed in Section 4.2.4.</p>
A Social Impact Assessment (SIA) should be undertaken for the project, in accordance with the Department's guidelines.	A SIA is not required for the rezoning but will be required for future SSDs in accordance with the Department's Social Impact Assessment (SIA) Guidelines.
The circumstances for requiring a design competition should be consistent throughout the Newcastle local Government area (i.e. the Precinct should have a 48m trigger for design competitions).	Council's design excellence requirements are retained. The requirement for design competitions for buildings over 30m is maintained.

The proposed additional local provisions, and site-specific requirements, contained with the EIE should be reconsidered.	Post-exhibition, the additional local provisions proposed in the EIE are maintained for the Precinct. This reflects the Precinct's strategic importance and expected density. These provisions seek to ensure high quality environmental outcomes and apply to all development in the Precinct.
Targeted and tailored information should have been provided to affected residents in addition to the online documents (including those outside the Precinct who may be impacted).	<p>Council and the Department jointly undertook community engagement activities at various stages of the project, covering both the Place Strategy and the Rezoning Proposal.</p> <p>These included early engagement, enquiry by design workshops, pre-exhibition community drop-in sessions, pop-up stalls, media releases via print and social media and newsletters and most recently the public exhibition period which ran for 42 days from 12 June 2024 to 24 July 2024.</p> <p>Details on these activities, including responses and community engagement outcomes are provided in Section 1 to Section 3 of this report.</p>
Engagement with Aboriginal stakeholders should continue at all stages of development.	The Department and Council worked with Aboriginal stakeholders, including the Guraki Aboriginal Advisory Committee and a core stakeholder group of Traditional Custodians to develop the Place Strategy and its vision for the Precinct.

Issues that emerged	Response
<p>Effects of urban heat island should be considered and mitigated.</p> <p>The proposed density and scale will lead to reductions in green spaces and tree canopies, leading to urban heat island effect.</p>	<p>The Rezoning Proposal will introduce additional local provisions into Newcastle Local Environmental Plan (LEP) 2012 relating to Precinct-wide urban heat island effects.</p> <p>Council's DCP currently has adopted controls to further mitigate the potential urban heat island impacts which will be applicable for future development.</p>
Site specific controls should require buildings to exceed rating systems, e.g. 5-star environmental standards and	In addition to new controls proposed under the EIE, Council's current DCP and LEP controls will be applicable for future development in Broadmeadow.

silver level accessibility standards.	These controls will ensure new developments achieve Council's most recent sustainability targets.
Unclear how mine subsidence is being managed.	<p>Only the eastern portion of the Precinct (Belford-Tudor corridor) is impacted by mine subsidence.</p> <p>The Rezoning Proposal does not propose to rezone any of this land.</p> <p>Future planning proposals will need to consider and resolve any mine subsidence impacts, in accordance with the requirements of NSW Subsidence Advisory.</p>

Issues that emerged	Response
<p>The basketball stadium should not be relocated to New Lambton.</p> <p>It should be included in the Hunter Park sub-Precinct, with other alternate suggestions such as the former gas works site</p>	<p>The relocation of the basketball stadium to New Lambton is a separate, proponent-led process which requires a State Significant Development Application (SSDA) to be lodged with the Department.</p> <p>At the time of producing this report, this SSDA was lodged, however, a determination was not made. The applicant has drafted a Response to Submissions following exhibition.</p>
<p>The rezoning of the Showground will not retain enough area for the Newcastle Show to continue operating.</p> <p>What will happen to the Newcastle Farmers Markets, Newcastle Show, PCYC, Basketball, go-karts and large model railway?</p>	<p>Large-scale events, such as the Newcastle Show and farmers market can still operate at the showring, as the showring is not been removed as part of the rezoning.</p>

Issues that emerged	Response
Affordable housing is essential and must be provided, not provided only as a 'last resort'.	<p>Greater Newcastle is set to grow from around 575,000 people to 760,000 people by 2056. Catering for this growth with affordable and diverse homes is essential.</p> <p>Given its central location, availability of underutilised Government-owned land and proximity to transport, Broadmeadow has the capacity to support population growth.</p> <p>The Rezoning Proposal includes requirements that affordable housing be provided in perpetuity and managed by a registered community housing provider. The proportion of affordable housing required for each of the sites are:</p> <ul style="list-style-type: none"> • Locomotive Depot: 10% • Basketball and PCYC: 5% • Newcastle Showground: 5%
The proportion of affordable housing on the Rezoning Proposal sites must be confirmed.	<p>The Rezoning Proposal includes requirements that affordable housing be provided in perpetuity and managed by a registered community housing provider.</p> <p>The minimum floor area requirements for affordable housing will be introduced by the Rezoning Proposal. This will apply to the Rezoning Proposal Precincts with a residential component.</p> <p>For areas within the Precinct, but outside of the Rezoning Proposal sites, Council's current affordable housing framework will be applicable to ensure the delivery of affordable housing across the Precinct.</p> <p>Delivering affordable homes close to where people live and work is an essential step in providing equitable and inclusive neighbourhoods.</p>
Support for increased housing types, options and tenures.	<p>Diverse housing types and forms give current and future residents greater choice in the type of home they live in. This has positive impacts on housing affordability and the ability to age in place. It also means greater inclusivity and interesting built environments.</p> <p>The Rezoning Proposal seeks to provide diversity in housing type, form and function to deliver increased housing choice.</p> <p>The specifics around proposed type and form will be detailed at future development application stages.</p>

	The design quality and relationship to the neighbourhood character of future buildings are also considerations for development application stage.
Different types of housing tenures should be committed to.	Providing homes that are inclusive is essential. For apartments, the Apartment Design Guide dictates requirements for universal design and adaptable housing. Future developments need to satisfy these requirements.

Issues that emerged	Response
Heritage values should be prioritised, enhanced, incorporated and celebrated in any intended future use.	The Rezoning Proposal does not propose any changes to the heritage listings of items, sites or areas or change established legislative requirements (e.g. approvals required under the Heritage Act 1977).
Impact of buildings near heritage items must be carefully considered.	Future development applications will require assessment of heritage impacts and referral to heritage agencies where relevant.
Future planning should involve direct consultation with the Heritage Council of NSW.	<p>The Rezoning Proposal introduces requirements for the Rezoning Proposal sites to prepare a site-specific development control plan, prior to any development application.</p> <p>This will demonstrate how impacts on heritage items will be minimised and mitigated, and how unique heritage values will be integrated into the design of developments and celebrated.</p> <p>Future development applications will also need to include a study or report that details potential impacts on heritage items and values, and propose measures to avoid or minimise those impacts.</p>



Issues that emerged	Response
Unclear how future development will manage contamination.	The structure plan included in the Place Strategy and the Rezoning Proposal is underpinned by a comprehensive analysis of environmental constraints (including contamination).
Contamination management related to the former gas works site should be prioritised.	Future development and/or site-specific development control plans will need to consider contamination. They will need to demonstrate that the site is either suitable, or can be made suitable, for the proposed land use.
Contamination assessments and remediation should be mandated prior to development approvals.	The scale of remediation varies depending on the land use, e.g. higher levels of remediation are required for residential land uses compared to industrial and will be considered at the development application stage.



Issues that emerged	Response
There appears to be a need for both new schools and expansions to existing schools.	The Department of Education, Schools Infrastructure has confirmed that the increase in student population generated by the Rezoning Proposal can be accommodated with existing education facilities.
Request that a mechanism be included in the proposed state-led rezoning that caps development in the Precinct at 3,200 dwellings, until requirements for a new school are further investigated.	A development cap is unnecessary in this case based on advice from Schools Infrastructure regarding capacity within existing education facilities. There will be ongoing collaboration between Schools Infrastructure, Council and the Department regarding potential future school services for the broader precinct.



Issues that emerged	Response
General support for development in the Precinct, affordable housing, public transport and enhancement of the sport and entertainment Precinct.	<p>There were several submissions that expressed general support for the project, expressed positive sentiments, and encouraged timely action.</p> <p>We thank all submitters and note that all submissions have been reviewed and considered.</p>



Issues that emerged	Response
<p>General opposition to:</p> <ul style="list-style-type: none">• any growth at Broadmeadow (e.g. other areas in Newcastle should be prioritised instead)• rezoning any land• renewal comes at a cost to existing residents and businesses.• construction impacts.	<p>There were several submissions that expressed general opposition to the project, concerns for existing residents, and concerns that Broadmeadow is not the correct area to accommodate growth.</p> <p>We thank all submitters and note that all submissions have been reviewed and considered.</p>
The Rezoning Proposal does not meet the land use resilience planning principles of the Hunter Regional Plan 2041.	As identified by various strategic planning documents, Broadmeadow has been identified as a major infill Precinct in the Hunter Region, due to being well-connected and well-supported by infrastructure.

5 Post-exhibition amendments

5.1 Amendments to Rezoning Proposal

Following public exhibition and the comprehensive analysis of submissions, a series of amendments are proposed to the proposed state-led rezonings. The post-exhibition amendments include:

- establishment of a State significant development pathway for the Rezoning Proposal sites
- revised affordable housing targets for the Rezoning Proposal sites
- simplification of building heights and floor space ratios at the Locomotive depot
- removal of maximum building heights and floor space ratios for SP1 zoned land
- removal of minimum subdivision lot size at Newcastle Showground and Go karts and stadium forecourt.

The amendments are discussed in depth in **Section 5.1.1** to **Section 5.1.4** below.

5.1.1 State significant development pathway

Reflecting the Government ownership and strategic importance of the four Rezoning Proposal sites, the Department is proposing a SSD pathway for development within these areas.

The Rezoning Proposal will include an amendment to *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). This amendment will map and identify the four Rezoning Proposal sites and outline that any development at the sites over \$30m will be SSD.

Future SSD applications will be lodged and assessed by the Department, and the Minister will be the consent authority. During the assessment of the SSDs, Council will receive a referral and the opportunity to provide comment.

5.1.2 Revised affordable housing requirements

Following public exhibition, the Rezoning Proposal has been amended to specify minimum requirements for the provision of affordable housing on the Government-owned sites.

The rezoning has been amended to ensure:

- no less than 5% of residential floor space is used for the purposes of affordable housing at Newcastle Showground and Basketball stadium and PCYC sites
- no less than 10% of residential floor space is used for the purposes of affordable housing at the Locomotive depot site
- this affordable housing is provided in perpetuity and managed by a registered community housing provider.

These requirements for affordable housing will be included as site-specific clauses in Newcastle LEP 2012.

The inclusion of a specific target in Newcastle LEP 2012 helps tackle the housing crisis, by facilitating additional affordable homes for low-income households and key workers. It also provides additional certainty to help inform future planning decisions.

5.1.3 Maximum building heights and floor space ratios at the Locomotive depot

The maximum building heights and FSRs exhibited for the Locomotive depot were more complex than the controls proposed for the other three Rezoning Proposal sites.

The intent of this was to encourage highly diverse building types and reflect the proposed diverse land uses.

Feedback received during exhibition (including from TAHE as the landowner) indicated the complexity of the development standards was unnecessary. As such, the proposed development standards have been refined.

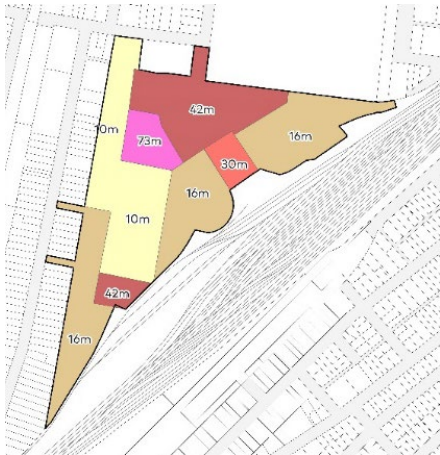
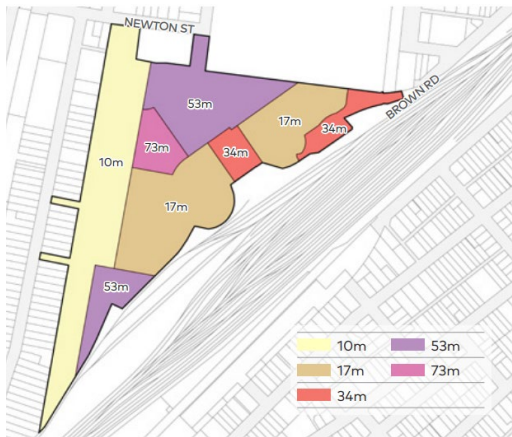

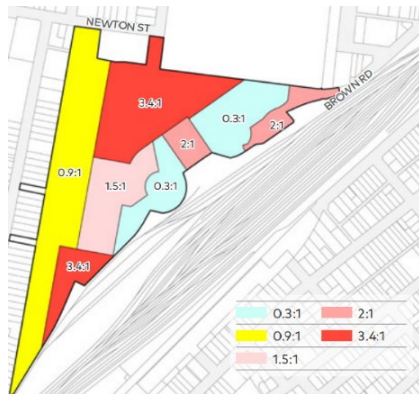
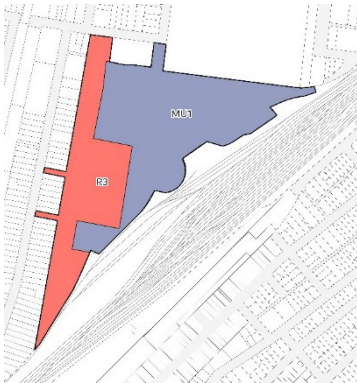

The Place Strategy sets clear expectations around diverse form at the site as a future mixed-use neighbourhood centre, and the Rezoning Proposal introduces the requirement for a site-specific DCP to be prepared for the site.

The site-specific DCP or concept development application under Section 4.23 of the *Environmental Planning and Assessment Act 1979* will establish building envelopes and built form considerations. This is an appropriate mechanism to encourage diversity, while still allowing flexibility for innovative design solutions to respond to the site's heritage significance.

In the revised maximum building heights and FSRs, the highest building height (73m) and FSR (3.7:1) are not greater than the highest exhibited. The expected dwelling yield remains unchanged. These controls and associated mapping have been simplified (see Table 1).

The proposed zoning at the site remains unchanged.

Table 1 Revised mapping - Locomotive depot

Exhibited maximum building heights	Revised maximum building heights
	
Exhibited maximum floor space ratios	Revised maximum floor space ratios
	
Exhibited land zoning	Proposed land zoning (no change)
	

5.1.4 Maximum building heights and floor space ratios at Go karts and stadium forecourt site, and minimum lot size for Newcastle Showground and Go karts and stadium forecourt

The exhibited maximum building heights and floor space ratios (FSRs) for the Go karts and stadium forecourt site were:

- heights of 35m and 50m and FSRs 2:1 and 3:1 for the E2 zoned area
- height of 35m and FSR of 0.5:1 for the SP1 zoned area.

In their submission, Venues NSW indicated that the standards for the SP1 zoned area are too restrictive for the nature of a new multipurpose indoor arena.

Venues NSW have outlined that entertainment centres and indoor arenas are highly specialised and functional buildings that have necessarily large areas of internal circulation and back-of-house/service areas. This results in little relationship between heights, FSR (i.e. the amount of building area relative to site area) and built form/intensity of land use.

Venues NSW indicated that similar scale entertainment/major event Precincts (including entertainment centres at Wollongong, Sydney Olympic Park and Darling Harbour) do not have maximum FSRs.

Post-exhibition amendments referenced in 5.1.1 will mean any future development of the SP1 area will be State significant development. Further, the Rezoning Proposal introduces the requirement for a site-specific development control plan (DCP) to be prepared for the site. The site-specific DCP (or concept development application) under Section 4.23 of the *Environmental Planning and Assessment Act 1979* will establish building envelopes, land use intensity and built form. This is an appropriate mechanism to ensure an appropriate outcome and feasible multipurpose indoor arena.

As such, no maximum height of building or maximum FSR is proposed for the SP1 area (see Table 2).

There are no changes proposed to the exhibited zoning, or the heights and FSRs for the E2 zoned areas.

To facilitate development that aligns with the vision on Newcastle Showground and Go karts and stadium forecourt site, removal of the current 40ha minimum size shown on the Lot Size Map is required.

A minor adjustment has also been made to the site boundary (eastern boundary of Lot 31 in Deposited Plan 1091407) between the Go karts and the stadium to align accurately with the legal property boundaries as originally intended.

Table 2 Revised mapping - Go karts and stadium forecourt

Exhibited maximum building heights	Revised maximum building heights
	
Exhibited maximum floor space ratios	Revised maximum floor space ratios
	
Exhibited land zoning	Proposed land zoning (no change)
	