



City of
Newcastle

April 2023

Planning for the future of Broadmeadow



City of Newcastle wants to hear from the community about how Broadmeadow could change and evolve over the next 20 years.

The City, in partnership with the NSW Government, is planning for Broadmeadow's future with a high-level plan called a 'Place Strategy' that will see more housing, job opportunities and public spaces and facilities in the area.

Broadmeadow's central location, existing and future public transport opportunities, Government owned land and large industrial sites provide an opportunity for urban renewal. Hunter Park, the NSW Government's vision for a sports and entertainment precinct, is also located at Broadmeadow which adds to the significant transformation opportunity in this area.

In the coming months, City of Newcastle (CN) will be encouraging locals who live, work and play in Broadmeadow to help shape the vision and guide future change.

Why Broadmeadow?

Broadmeadow is identified as a 'Regionally Significant Growth Area' in the NSW Government's Hunter Regional Plan 2041 – an important document that sets the strategic direction for land use planning over the next 20 years to help create vibrant and connected communities.

As a Regionally Significant Growth Area, Broadmeadow provides an opportunity for sustainable growth as well as housing choice and lifestyle opportunities to retain the Hunter's position as a leading regional economy in Australia.

The Broadmeadow precinct is shown on the map on the following page.



Broadmeadow Regionally Significant Growth Area

Further detailed investigations may result in changes to the precinct boundary as the project evolves.

LEGEND

- Investigation Area
- Broadmeadow Locomotive Depot
- Newcastle Entertainment Centre
- McDonald Jones Stadium
- T1 Broadmeadow Train Station
- T2 Hamilton Train Station
- S1 Hunter School of Performing Arts
- S2 Hamilton North Public School
- S3 Hamilton Public School
- Train Line

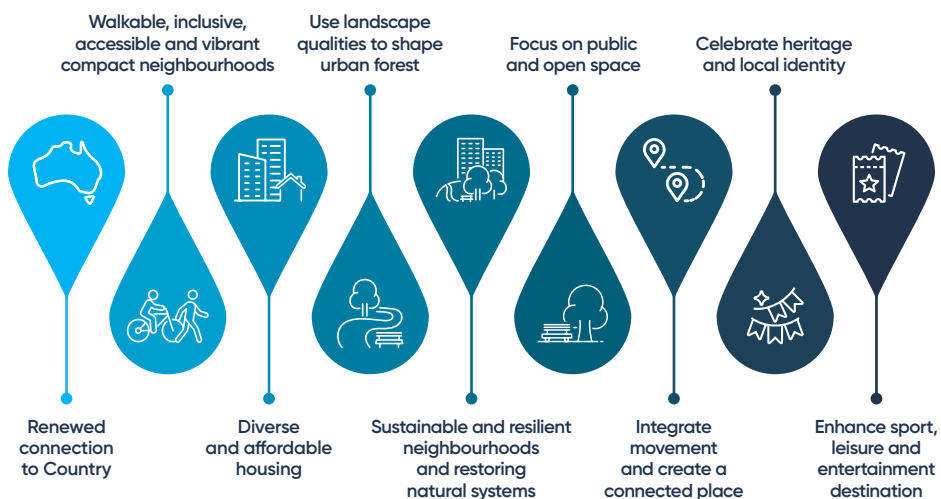
How do we develop a plan for Broadmeadow's future?

By working closely with the community, and with the guidance of a range of technical studies, CN will develop a vision for where key activities should be located over the next 20 years in the Broadmeadow precinct.

The Place Strategy is a key planning document which provides a blueprint for how an area will change over time particularly for areas where significant population growth is expected. The Broadmeadow Place Strategy will establish locations for future housing, employment, public and open space, transport corridors, sport, leisure and entertainment precincts, areas of cultural heritage and local identity, opportunities for landscape and urban tree canopy creation.

The process to develop a Place Strategy also involves consideration of any limitations and planning matters to help the area grow in a logical and sustainable way. Environmental, flooding and a range of other studies will be used to guide future decisions.

Place Strategy considerations



Along with the Place Strategy, the NSW Government's Department of Planning and Environment will deliver a planning proposal to rezone land in the Broadmeadow precinct for over 2,000 new homes. This planning proposal will align with the Place Strategy vision while helping to address the critical shortage of housing, including social and affordable, in our region and is a key contributor to the NSW Government's housing supply targets.

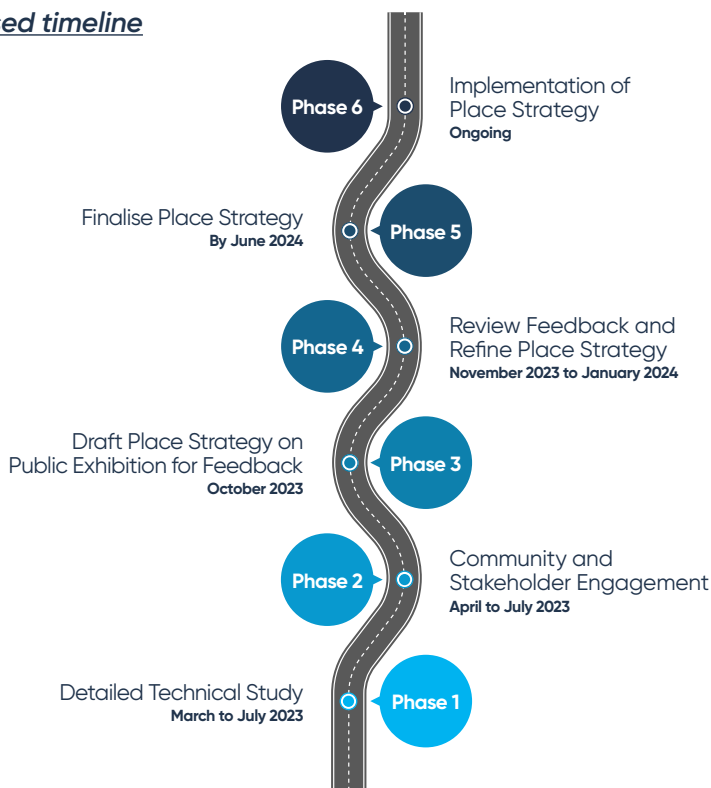
When is the planning taking place?

CN will start engaging with the community and consulting with key stakeholders in the first half of this year. A draft Place Strategy will be placed on public exhibition by late 2023.

Delivering on the precinct vision will continue over the next 20 years with projects by CN and the State Government, as well as the private sector. The Place Strategy and the NSW Government's planning proposal and rezoning are the first steps in a long term planning process for Broadmeadow. Other areas may be developed over the coming years depending on growth and infrastructure requirements.

The key steps in the process and opportunities for community input are shown on the diagram below.

Proposed timeline



Get involved and have your say

We want Broadmeadow to be a destination of connected, resilient, and liveable neighbourhoods and our aim is to strengthen Broadmeadow as an attractive place to live and invest and an exciting place to visit.

This is your opportunity to help us plan for growth, enhancing the things our community value, while also creating new and exciting opportunities for Broadmeadow.

CN is seeking feedback from those who live, work and play in Broadmeadow to help us shape the vision and guide future change. A quick online survey is open where you can share your thoughts on what should be included in the Place Strategy.

Visit newcastle.nsw.gov.au/broadmeadow to provide your input on the future vision for Broadmeadow.

Where to find more information?

You can complete the online survey and register your interest for future consultation and engagement at newcastle.nsw.gov.au/broadmeadow or by scanning the QR code below.

