

The Cabinet Office

Broadmeadow Governance Review

17 August 2023



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1 Scope

1.1 Terms of reference

On 5 August 2023, the Premier approved Terms of Reference for the Broadmeadow Governance Review (the Review) to be undertaken by The Cabinet Office. The Review is to be provided to the Premier and the Cabinet.

The Review will examine the governance and assurance of the NSW Government projects underway in the Broadmeadow growth area and any related projects in the Hunter region. It will consider each of the major upcoming decisions and assess the governance applied to them.

In particular the Review will:

- Identify key projects and agencies responsible
- Identify proponents and key stakeholders
- Map timelines, in particular for major milestones
- Identify key decision-makers and decision-making criteria.

The Review will make recommendations where necessary to the Premier and Cabinet regarding the audit and about any improvements that could be made to strengthen the integrity and transparency of the decision-making process.

1.2 Consultation approach

The Cabinet Office engaged Mr Chris Wilson, Commissioner, Independent Planning Commission to provide independent advice on land use planning matters.

In undertaking the Review, meetings were held with representatives of the Department of Planning and Environment and Newcastle City Council.

The aim of these meetings was to gauge the strength of collaboration between the two lead planning entities in establishing the strategic land use planning framework for the Broadmeadow Precinct and to better understand the governance arrangements applying to the work being undertaken.

The Cabinet Office reviewed publicly available information and strategies (e.g., the Draft Hunter Regional Transport Plan 2041, Hunter Regional Plan 2041) and received advice from agencies where further information was required.

The Cabinet Office received advice from the Transport Asset Holding Entity (TAHE), Venues NSW, Crown Lands, Land and Housing Corporation, Infrastructure NSW and Schools Infrastructure NSW.

2 Summary, findings, and recommendations

2.1 Summary

The Review focussed on land use planning and delivering the Broadmeadow Precinct, particularly the relevant governance, assurance and decision-making processes, and found that there are no major issues.

The pause on NSW Government work on precinct planning should be lifted to reduce delays and provide certainty to Newcastle City Council, stakeholders and the broader community.

Planning for Broadmeadow

The governance arrangements, assurance and decision-making processes involved in the planning process safeguard the Precinct from perverse or unintended development outcomes. This is because all future planning decisions, including state led rezoning under the Rezoning Pathways Program, will need to be consistent with:

- the strategic planning work that has already occurred (e.g., the Hunter Regional Plan 2041)
- the strategic planning work that is underway (e.g., the Broadmeadow Place Strategy and supporting documentation).

A representation of the planning framework and how that guides decision-making is at [section 3.3](#).

The decision-making processes and governance arrangements for rezoning and development applications appear consistent with the usual and well-known planning processes used in NSW.

The Department of Planning and Environment paused work on updating governance arrangements for the next critical stage in the strategic planning work pending the outcome of the Review. The Review recommends that the Department of Planning and Environment formalise those arrangements to progress work on the Broadmeadow Place Strategy and its supporting documentation.

Delivering Broadmeadow

There are several proposed development sites in the Broadmeadow Precinct, with Government and non-Government proponents. In relation to Government-led projects, the Review has outlined their status, relevant decision-making frameworks and assurance processes at [section 5.3](#). That section does not identify issues with the frameworks used to deliver the projects on an individual scale.

On a precinct scale, The Cabinet Office notes that the NSW Government has several existing and tested precinct approaches, including St Leonards and Crows Nest, the Western Sydney Parklands, Pyrmont, Bays West, Macquarie Park, Westmead, Camellia-Rosehill, Greater Parramatta and Wilton.

The scale of the Broadmeadow precinct (about 300 hectares) and range of Government and private stakeholders may warrant Cabinet consideration of a Delivery Plan for Broadmeadow, noting that:

- A coordinated approach to housing and infrastructure is required to ensure the success of the regionally significant growth area
- There may be competing priorities within Government regarding the prioritisation and sequencing of types of development
- A Delivery Plan could specify whether delivery is driven by the planning process (and therefore each component is considered and approved by the relevant consent authority, e.g., Newcastle City Council or the Minister for Planning), or whether an existing authority leads Broadmeadow's implementation (e.g., Hunter and Central Coast Development Corporation).

A timeline representing key milestones for Broadmeadow is at [section 3.4](#).

2.2 Findings

The Cabinet Office has made four findings:

Finding 1	<p>There are limited risks with recommencing work on the Broadmeadow Precinct because key planning processes will need to align with the strategic planning outcomes, as adopted. Specifically:</p> <ul style="list-style-type: none">• The Broadmeadow Place Strategy will be supported by a Structure Plan and a Strategic Infrastructure and Services Agreement (being developed by Department of Planning and Environment and included in joint governance structure)• The Broadmeadow Place Strategy will be given the force of law through a Ministerial Direction under section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> (NSW).• Future planning proposals to rezone land in this area, and future development applications, will need to align with these instruments to be approvable.
Finding 2	<p>Newcastle City Council and the Department of Planning and Environment are working well together on the codesign of a collaborative strategic planning initiative for Broadmeadow.</p>
Finding 3	<p>The proposed governance frameworks guiding how Newcastle City Council and the Department of Planning and Environment work together are appropriate and fit for purpose.</p>
Finding 4	<p>The delivery of other sites of this scale have been coordinated by place focused delivery authorities (e.g., Western Parkland City Authority, Barangaroo Development Authority) once strategic planning is complete.</p>

2.3 Recommendations

The Cabinet Office has made four recommendations:

Recommendation 1	<p>Task the Department of Planning and Environment to recommence work on the Broadmeadow regionally significant growth area, including:</p> <ul style="list-style-type: none">• Implementing the proposed governance arrangements• Establishing the strategic land use planning framework.
Recommendation 2	<p>Task the Department of Planning and Environment Secretary with reporting quarterly to the Secretary's Board on Broadmeadow until a Delivery Plan is provided to Cabinet.</p>
Recommendation 3	<p>Task the Minister for Planning to return to Cabinet by Quarter 1, 2024 with the Structure Plan, Broadmeadow Place Strategy, Statement of Intended Effects for the State led rezoning together with a Delivery Plan for the Broadmeadow Precinct.</p>
Recommendation 4	<p>Note that, once finalised, a Ministerial Direction will be issued to require future development to comply with the Broadmeadow Place Strategy.</p>

3 Context

3.1 Broadmeadow Growth Area

The Broadmeadow regionally significant growth area is an approximately 300-hectare site located in Newcastle. In the past five years, it has been identified as an area for growth and change by all three levels of Government, including:

- | | |
|----------------|--|
| Local | <ul style="list-style-type: none">• Local Strategic Planning Statement (City of Newcastle 2021)• Newcastle Local Housing Strategy (City of Newcastle Council 2021)• Newcastle Employment Lands Strategy (City of Newcastle Council 2019) |
| State | <ul style="list-style-type: none">• Greater Newcastle Metropolitan Plan 2036• Hunter Regional Plan 2041• Draft Hunter Regional Transport Plan 2041 |
| Federal | <ul style="list-style-type: none">• Infrastructure Australia included Broadmeadow as part of its Infrastructure Priority List in 2021 |
-

Additionally, the NSW State Infrastructure Strategy 2022-2042 recommends funding and delivering infrastructure to support approved or pending housing supply in various growth areas throughout NSW, including in Greater Newcastle and Hunter Region new housing areas.

The following pages contain maps showing the Broadmeadow regionally significant growth area, and a map of Broadmeadow in the context of key sites in Newcastle.

3.2 Government's priorities and commitments

The NSW Government has committed to improve housing supply and affordability by:

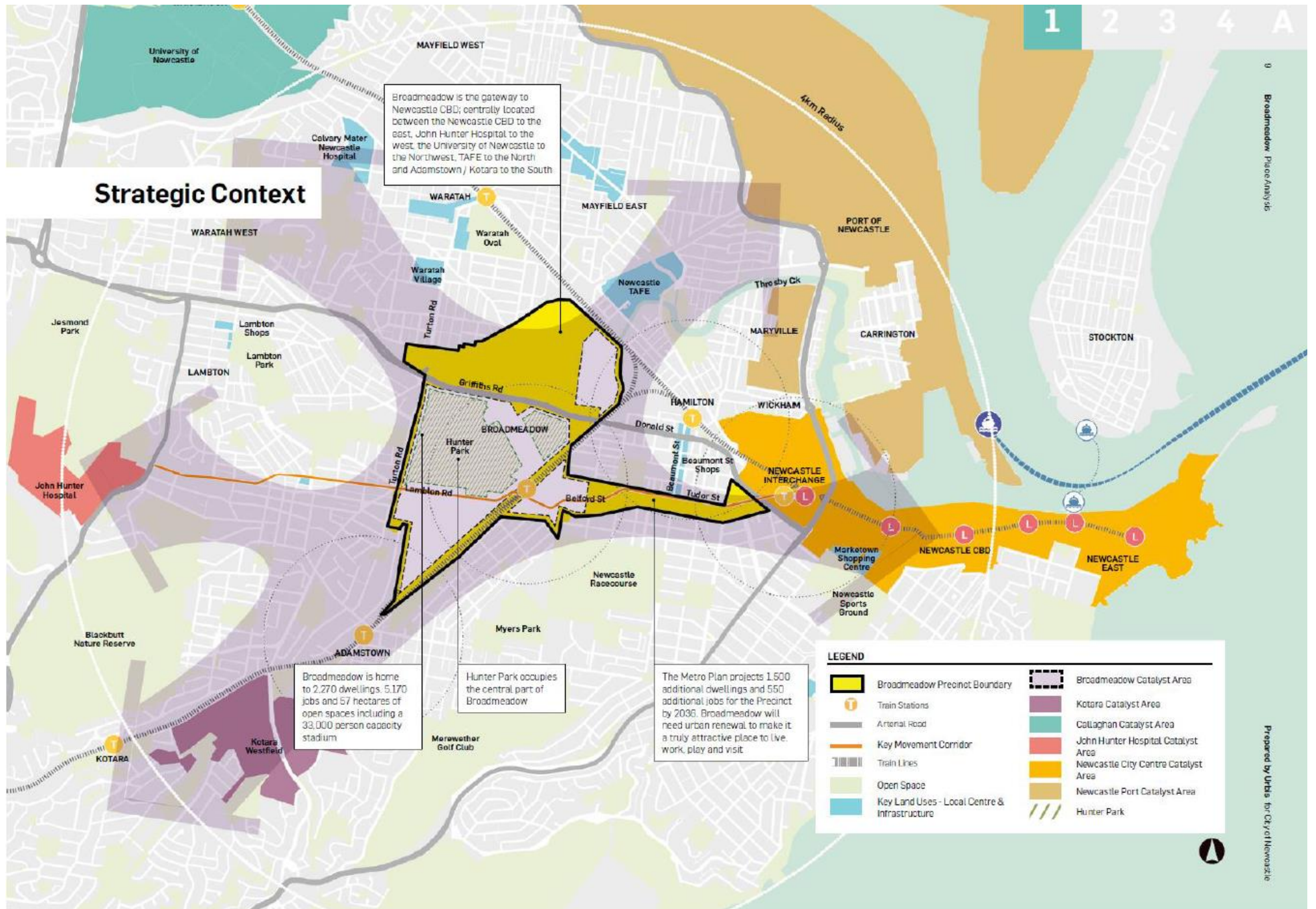
- Introducing a 30% target for social, affordable and universal housing on surplus Government land
- Introducing new planning laws, including a State Significant Development pathway for residential developments over \$75 million that include at least 15% in-fill affordable housing
- In Sydney, committing to allowing higher density closer to Metro stations so that population growth is rebalanced around infrastructure.

The Broadmeadow regionally significant growth precinct is consistent with each of these commitments and can be a significant driver of their delivery in Newcastle.

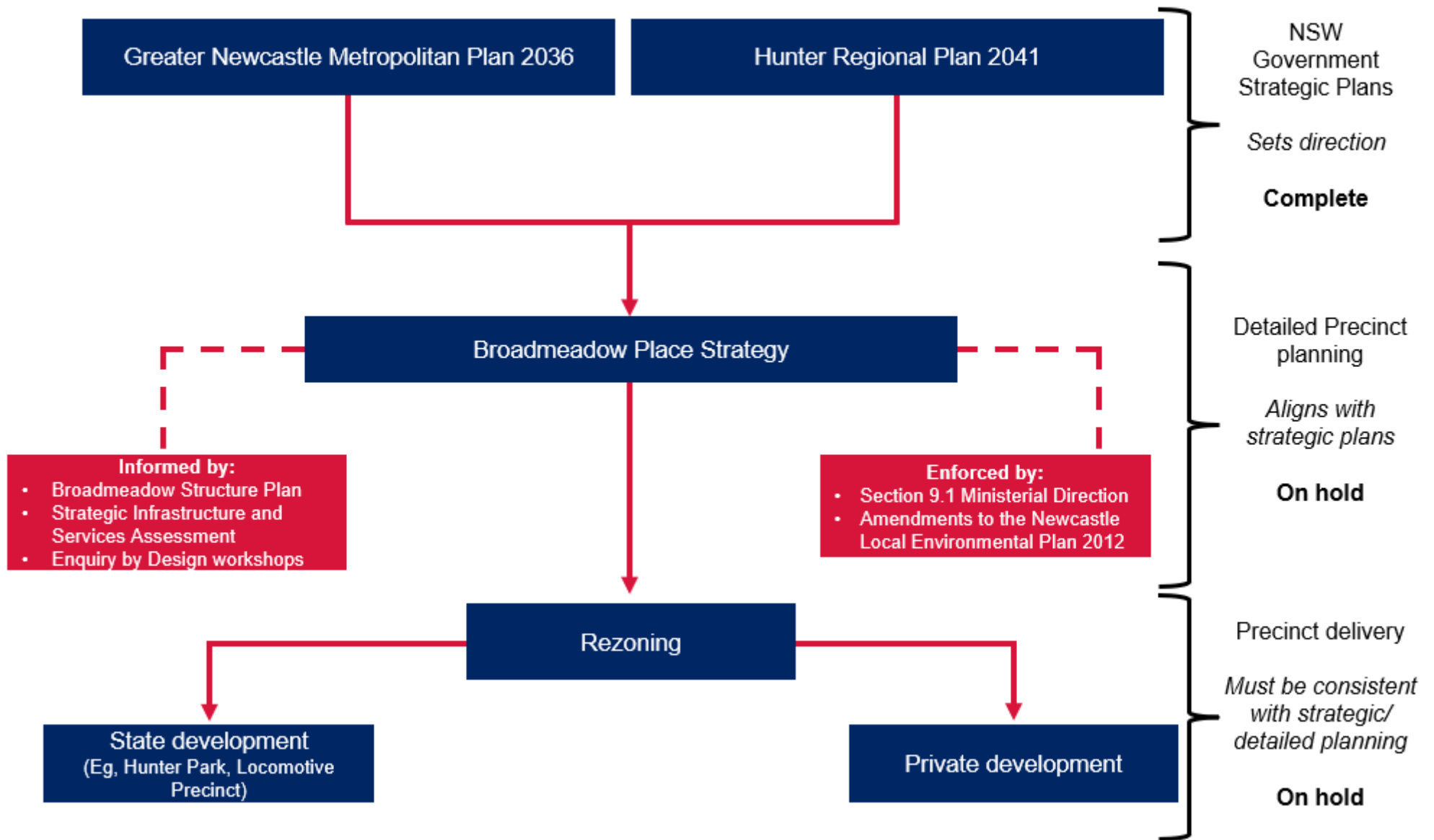


Figure 17: Broadmeadow regionally significant growth area

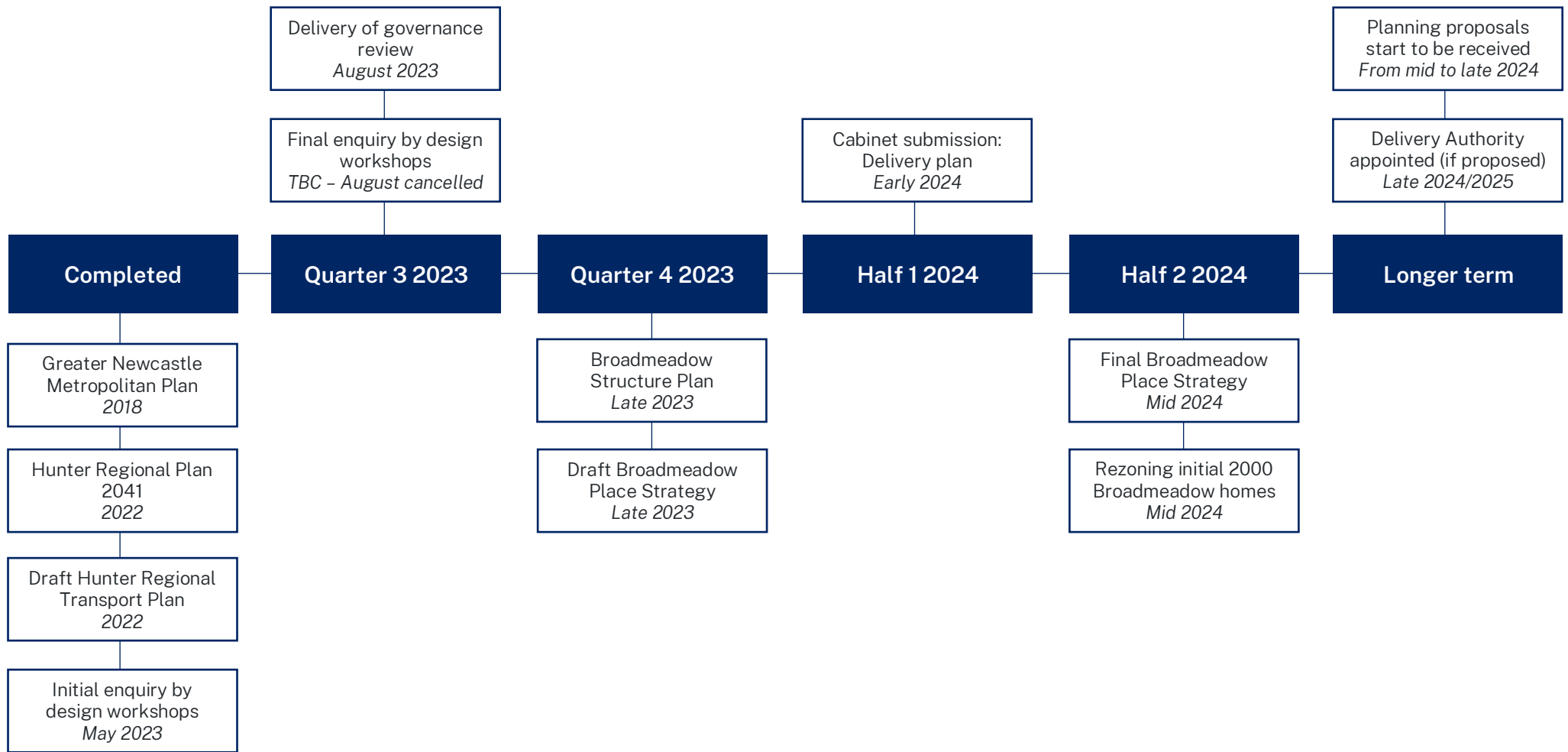




3.3 Outline of the planning approach and decision-making framework



3.4 Timeline of current and future actions



4 Planning for Broadmeadow

This section of the Report outlines at a high level the strategic planning frameworks in place and under development, as depicted in section 3.3, as well as the broader planning system.

Further detail, including a detailed explanation of the planning system relevant to Broadmeadow, is contained in **Attachment A**.

4.1 Strategic planning

4.1.1 Greater Newcastle Metropolitan Plan 2036

In September 2018, the Department of Planning and Environment (DPE) released the Greater Newcastle Metropolitan Plan 2036.¹ It identified Broadmeadow as a catalyst area for Greater Newcastle, and listed two desired roles:

- Providing a nationally significant sport and entertainment precinct
- Providing a mix of uses that facilitates growth and change in surrounding centres and residential areas.

4.1.2 Hunter Regional Plan 2041

In December 2022, DPE released the Hunter Regional Plan 2041.² It committed the NSW Government, through DPE, to lead, support or collaborate with councils to prepare place strategies for areas undergoing change.

This commitment extended to catalyst areas identified in the Greater Newcastle Metropolitan Plan, including the Broadmeadow catalyst area.

The Hunter Regional Plan expanded on the Greater Newcastle Metropolitan Plan by designating Broadmeadow as a regionally significant growth area.

4.1.3 Broadmeadow Place Strategy and Structure Plan

The Broadmeadow Place Strategy and Structure Plan are the next key consultation and decision point in the strategic planning process.

- The Broadmeadow Place Strategy will be a strategic planning document focussed on identifying impediments and opportunities for development, and a shared vision that aligns with the Hunter Regional Plan 2041.
- It will outline the priorities and actions necessary to drive delivery and factors that will be considered in future planning proposals (e.g., key infrastructure locations, where development will occur etc).

The Broadmeadow Structure Plan is also under development and is expected to be complete by late 2023. This plan outlines growth opportunities and identifies the land use changes envisaged by the Place Strategy. It also identifies infrastructure required to support the rezoning of the Broadmeadow area.

DPE and Newcastle City Council are working collaboratively to develop the Structure Plan with input from key stakeholders. The draft Structure Plan will be publicly exhibited (along with the

¹ <https://www.planning.nsw.gov.au/sites/default/files/2023-03/greater-newcastle-metropolitan-plan-2036.pdf> page 58ite

² <https://www.planning.nsw.gov.au/sites/default/files/2023-03/hunter-regional-plan-2041.pdf>

Place Strategy and Statement of Intended Effects³ for the first tranche of rezoning for housing) to seek feedback from the community and key stakeholders.

It is noted that flood risks exist in Broadmeadow, largely due to poor existing drainage infrastructure which causes overland flows (see **Attachment B**). Continued work on Broadmeadow will present an opportunity to improve local and regional drainage infrastructure. Appropriate planning controls will avoid higher risk areas.

4.1.3.1 Decision-making process and housing delivery

An Enquiry by Design process, which tests different assumptions, limits and planning configurations, is being used to develop the Place Strategy and Structure Plan. It will underpin and inform the precinct planning in Broadmeadow.

A final Enquiry by Design multiday workshop will be held to refine a single preferred scenario, which will become the Structure Plan.⁴ This will require further technical work to ensure it is feasible, before being incorporated into the Place Strategy.

An initial state-led rezoning of a portion of the precinct to deliver housing (minimum of 2,000 homes) will be identified consistent with the Place Strategy. This state-led rezoning will contain a discussion paper which describes the proposed changes to the Newcastle Local Environmental Plan 2012 to enable rezoning and delivery for these homes. The structure plan and an Explanation of Intended Effects for the first move state-led rezoning will be publicly exhibited (discussed in further detail at section 4.2.2).

DPE has advised that once work recommences, the aim is for housing to be delivered within 3-5 years.

4.1.3.2 Infrastructure contributions

A Strategic Infrastructure and Services Assessment (SISA) is currently underway and will identify the infrastructure required to deliver the land use outcomes and vision for Broadmeadow. The SISA will cover local, regional and state infrastructure and lead to a future place-based Strategic Business Case. The draft SISA will be included in an overall exhibition package for public consultation in the first half of 2024.

Additional investigations into specific funding mechanisms and infrastructure contributions are still required. These additional investigations will involve identifying likely funding streams for specific enabling infrastructure (e.g., water infrastructure) and timing of delivery. Work will be required to review existing (or draft new) contribution plans for local infrastructure, as well as investigating the appropriateness of applying state infrastructure contributions or similar.

4.1.4 Probity approach to strategic planning in Broadmeadow

On 25 January 2023, DPE appointed a probity advisor (Procure Group)⁵ to oversee the strategic planning processes underway for Broadmeadow. Procure Group is an approved supplier on the NSW Government's Performance and Management Services prequalification scheme.⁶

Because the Broadmeadow Place Strategy is being undertaken in partnership between DPE and Newcastle City Council, DPE recently updated its governance approach and was in the process of having that formally adopted before work was paused while this governance review was completed.

The Cabinet Office has separately met with Newcastle City Council and DPE. Both organisations emphasised the close working relationship that has been established for Broadmeadow, and that

³ A Statement of Intended Effects outlines state led planning proposals for rezonings and other matters.

⁴ Further information about the Enquiry by Design process is in Attachment A.

⁵ <https://www.procuregroup.com.au/>

⁶ <https://info.buy.nsw.gov.au/schemes/pms>

the organisations were working constructively. In part, this likely reflects that appropriate probity and governance arrangements are being formalised (or are otherwise in place).

A detailed outline of the proposed governance structure is at **Attachment C**. It includes:

- The development of the Broadmeadow Place Strategy (City of Newcastle) and the supporting rezoning and Broadmeadow Structure Plan (DPE) reporting into a Project Control Group.
- The Project Control Group has members from DPE, City of Newcastle and the Greater Cities Commission.
- The Project Control Group reports into the Broadmeadow Precinct Planning Executive Committee, comprised of senior executives from DPE and City of Newcastle.
- In turn, the Executive Committee reports to final decisionmakers (City of Newcastle Lord Mayor and the Minister for Planning and Public Spaces).

Delivery agencies are being consulted to inform the strategic planning process. To achieve this, a separate Broadmeadow Precinct Strategic Steering Committee has been established. It comprises representatives from DPE, City of Newcastle, Venues NSW, Transport for NSW, TAHE, Greater Cities Commission, Crown Lands, Land and Housing Corporation, Hunter Water, Schools Infrastructure and the Hunter and Central Coast Development Corporation.

4.2 Rezoning within the Broadmeadow Precinct

4.2.1 Amendments to the Newcastle Local Environmental Plan

The land use objectives and development controls required to deliver the strategic objectives of the Broadmeadow Place Strategy and Broadmeadow Structure Plan will be embedded in the Newcastle Local Environmental Plan (LEP) 2012.

The LEP will be the primary environmental planning instrument applicable to the use of land within the Precinct ensuring a consistent approach to development outcomes.

It is expected that both state led and private planning proposals will be prepared and processed consistent with the requirements of the *Environmental Planning and Assessment Act 1979*.

4.2.2 State led rezoning within the Broadmeadow Precinct

Broadmeadow was announced as part of the former NSW Government's \$73.5 million Rezoning Pathways Program on 5 December 2022. As part of the program, a first-move state-led rezoning proposal is being developed for more than 2000 homes on Government land in Broadmeadow.

The rezoning is intended to occur by implementing a self-repealing State Environmental Planning Policy (SEPP) to amend the Newcastle LEP. Development would then be permitted if consistent with the Broadmeadow Place Strategy and Broadmeadow Structure Plan, once adopted.

A Statement of Intended Effects will be exhibited at the same time as both the Broadmeadow Place Strategy and Broadmeadow Structure Plan. The SIE will explain the justification and objectives of the self-repealing SEPP including the proposed land use zones and accompanying development controls that are proposed to be inserted into the LEP.

4.2.3 Private rezonings within the Broadmeadow Precinct

All private led planning proposals will proceed under conventional planning proposal processes:

- Any planning proposal submitted to rezone land within the Broadmeadow Precinct will need to set out the justification for making the plan including demonstrating that it is consistent with the Broadmeadow Place Strategy and Broadmeadow Structure Plan as adopted.

- Proposals will need to include an assessment of their likely impact and be supported by technical information and investigations where necessary.

Failure to complete the strategic land use planning framework will likely result in ad hoc proposals being lodged with Newcastle City Council.

4.2.4 Ministerial Directions under the *Environmental Planning and Assessment Act*

Under section 9.1 of the *Environmental Planning and Assessment Act 1979*, the Minister for Planning can issue a direction.⁷ Where a Ministerial Direction is made, development must be consistent with that direction in order to be approvable (with limited exceptions).

It is intended that the Broadmeadow Place Strategy and Structure Plan will be given force through a section 9.1 Ministerial Direction to:

- Facilitate development within the Broadmeadow precinct that is consistent with the Broadmeadow Place Strategy; and
- Guide growth and change in the Broadmeadow precinct in a co-ordinated manner.

It is intended that the Ministerial direction would apply for all planning proposals prepared for land in the Broadmeadow precinct.

4.3 Development applications in the Broadmeadow Precinct

A development application (DA) is a formal application to carry out development that requires consent under the *Environmental Planning and Assessment Act 1979* (NSW).

Any DA submitted for the Broadmeadow Precinct will go through a formal assessment and review by the relevant consent authority who will assess the project against relevant environmental planning instruments and the mandatory considerations of the *Environmental Planning and Assessment Act 1979* (including, any Ministerial Direction and the Newcastle LEP 2012).

As outlined in **Attachment A**, there are various categories of development, along with several decision-making bodies, each with specific thresholds.

4.3.1 Planning Panels

Throughout NSW, local and regional and state related planning panels (eg, the Independent Planning Commission) have assumed decision-making responsibilities that were traditionally exercised by state and local governments. This has occurred to ensure the independence of planning decisions.

In relation to local planning panels, only Greater Sydney is required to establish local planning panels, and a local planning panel does not exist in Newcastle. This means that the elected Council still has decision-making powers for development applications valued between \$15 and \$30 million (noting that anything valued less than \$15 million is decided under delegation by Council staff).

Newcastle City Council has indicated that only one development application fell within this value range in the last 12 months and was therefore determined by elected representatives. Most applications are determined under delegation by council staff. Otherwise, bigger developments

⁷ A list of current Ministerial Directions is available at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/local-planning-directions.pdf>

worth over \$30 million can be expected in Broadmeadow and would not be determined by Council (instead being determined by the relevant planning authorities for that development).⁸

4.4 Conclusions and Next Steps: Planning Broadmeadow

Once the strategic land use planning framework is complete and adopted, it is imperative that these outcomes are reflected in subsequent planning decisions made within the Broadmeadow Precinct. These planning decisions (both state led, and private), will need to align with the strategic planning framework to ensure the vision and objectives are realised.

In this respect, for the Government to be confident in the certainty and robustness of the outcomes in Broadmeadow, it is essential for the strategic planning governance frameworks to be sound. Governance arrangements will be formalised when work is able to recommence.

The governance arrangements that apply to state and private rezonings, including the Rezoning Pathways Program, are robust enough to ensure that the rezoning of land within the Precinct will be consistent with the vision and objectives established through the Strategic Land Use Framework.

The implementation of a Ministerial Direction accompanied by the ability to seek advice from independent planning panels including the Independent Planning Commission will help ensure the delivery of desired outcomes in this regard. These arrangements are commonplace in the planning system.

Given the rezonings will need to be consistent with the strategic land use planning outcomes dictated by the Ministerial Direction, the risk of suboptimal outcomes resulting from the rezoning process is limited. There are also the established and well understood processes for managing development applications in NSW, and they apply to development applications in Broadmeadow.

The Review notes that Newcastle City Council does not have a Local Planning Panel to determine projects valued between \$15 million and \$30 million, and applications within that range are determined by elected Council representatives. Only one development application met that threshold in the last 12 months.

Unlike Sydney, there is no legal requirement for a Local Planning Panel to be established in the City of Newcastle. The relatively few relevant development applications that could be expected in Broadmeadow do not provide enough justification to establish this process.

As a next step, the Review recommends that work on Broadmeadow should recommence in line with **recommendations 1 and 2**. This should include the remaining actions to establish the strategic land use planning framework and formally implement the proposed governance arrangements.

As an additional assurance until Cabinet consideration occurs, and noting the range of agencies with involvement, the DPE Secretary could give a quarterly progress update to the Secretary's Board.

⁸ See Attachment A for an explanation of the planning authorities and their thresholds in NSW.

5 Delivering Broadmeadow

5.1 Delivery agencies in the Broadmeadow precinct

The Broadmeadow regionally significant growth area includes a mix of private and Government owned land, with Government being a substantial landholder. This includes:

- Land owned by Venues NSW, including Hunter Park, McDonald Jones Stadium, the showground, the Newcastle International Hockey Centre, and some sporting facilities
- Land owned by Crown Lands, including a range of sporting facilities, such as tennis courts
- Land owned by the Transport Asset Holding Entity of NSW (TAHE), including the Locomotive Depot
- Land owned by Hunter Water, including Styx Creek.

The Broadmeadow regionally significant growth area is entirely captured within the Hunter and Central Coast Development Corporation's remit, as defined by Schedule 1 to the *Growth Centres (Development Corporations) Act 1974*.

The following page contains a map showing Government's various landholdings in Broadmeadow.

5.2 The Infrastructure NSW assurance process

Infrastructure NSW has an established Infrastructure Investor Assurance Framework (IIAF) which:

- Applies to all **capital projects** being developed or delivered by general Government agencies and Government businesses. It also applies to State Owned Corporations, as required by NSW Treasury⁹
- Requires registration of all capital projects with an estimated total cost of above \$10 million with Infrastructure NSW so that they can be assigned a project tier and assurance process.

The objective of the Framework is to ensure that the Government's key infrastructure projects are delivered on time and within budget through the implementation of risk-based external assurance.¹⁰

The Assurance Framework has four key parts, with tiered levels of scrutiny based on the project's estimated total cost risk profile:

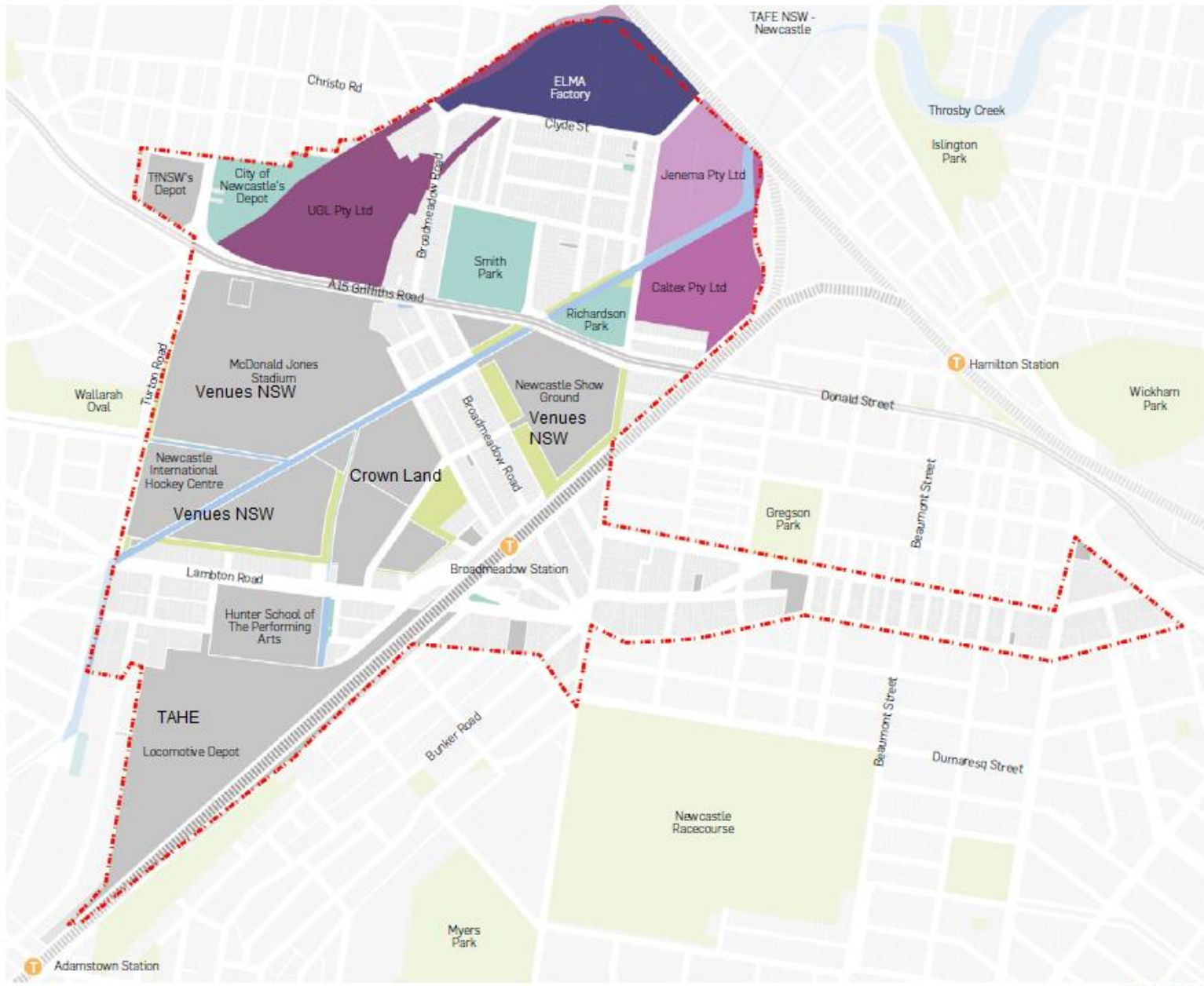
- Project monitoring
- Regular project reporting
- Expert and independent Gateway Reviews and Health Checks
- Insights sharing and capability building for public sector professionals engaged in the delivery of infrastructure projects.¹¹

Regular updates are provided to the Cabinet on the status of projects being assured under the IIAF.

⁹ <https://www.infrastructure.nsw.gov.au/media/4mqni443/iiaf-september-2022.pdf> pg 14

¹⁰ <https://www.infrastructure.nsw.gov.au/media/4mqni443/iiaf-september-2022.pdf> pg 9

¹¹ <https://www.infrastructure.nsw.gov.au/investor-assurance/project-assurance/about>



Land Ownership

The precinct has significant land parcels which are in single ownership west of the rail line. This includes the government / Crown Land managed by HCCDC as part of Hunter Park redevelopment proposal. North of Griffiths Road there are 6 large land holdings which include:

- Jemena Pty Ltd and Caltex Pty Ltd
- UGL Pty Ltd, City of Newcastle and Transport for NSW
- NSW Government (consolidation of the Locomotive Depot, Crown land and surrounding NSW Government land)

LEGEND

- Precinct Boundary
- Train Stations
- Arterial Road
- Train Lines
- Waterways
- Hunter Water
- ELMA Factory
- UGL Pty Ltd
- Caltex Pty Ltd
- Jemena Pty Ltd
- City of Newcastle
- NSW Government
- Freehold Land

Figure 6 Land Ownership Analysis



5.3 Key NSW Government projects in Broadmeadow

Project and <i>agency responsible</i>	Proponent	Stakeholders	Decision-making criteria and <i>final decisionmaker</i>	Status and next steps
Broadmeadow Place Strategy <i>DPE and Newcastle City Council (NCC)</i>	NCC	DPE, NCC, TfNSW, Hunter Water, GCC, Crown Lands, Venues NSW, TAHE, Schools Infrastructure NSW, HCCDC	<i>Delegate for Newcastle City Council</i> Alignment with strategic direction in the Hunter Regional Plan 2041; community and stakeholder inputs; technical investigations prepared for the precinct. Budget considerations	Currently on hold – workshops to be rescheduled Draft due late 2023 Final due mid 2024
State led rezoning for 2000 homes <i>DPE</i>	DPE	DPE, NCC, TfNSW, Hunter Water, GCC, Crown Lands, Venues NSW, TAHE, Schools Infrastructure NSW, HCCDC	<i>Delegate for the Minister for Planning</i> Alignment with Broadmeadow Place Strategy; strategic direction in the Hunter Regional Plan 2041; community and stakeholder inputs; and technical investigations prepared for the precinct Demonstration of public benefit Contribution to affordable and social housing outcomes Resolution of delivery impediments Infrastructure availability or funding	Currently on hold – workshop to be rescheduled Technical investigations underway Late 2023 – Development of structure plan for rezoning Mid 2024 – Decision on rezoning
Hunter Park <i>Venues NSW</i>	Venues NSW	DPE, NCC, Venues NSW, Crown Lands, HCCDC, Newcastle Knights, Newcastle Jets, land owners and occupiers	<i>Expenditure Review Committee (ERC)</i> Assured final business case considered by the Expenditure Review Committee in line with ordinary processes	Final Business Case completed in 2022. Tier 3 registration with INSW. Gate 2 review completed in 2022. Minister for Sport to determine whether to progress to Cabinet.

Project and agency responsible	Proponent	Stakeholders	Decision-making criteria and final decisionmaker	Status and next steps
Locomotive Precinct TAHE	TAHE	DPE, NCC, HCCDC, TAHE, Transport, heritage groups	<p><i>TAHE Board (ERC in principle approval for investments worth over \$100m)</i></p> <p>Alignment with TAHE's principal objectives listed in the Transport Administration Act 1988 (NSW) and the State Owned Corporations Act 1989 (NSW).</p> <p>Alignment with TAHE Property Strategy</p> <p>Endorsement by the TAHE Investment and Assurance Committee</p>	<p>November 2022 – Initial concept plans complete</p> <p>Early 2023 – TAHE rezoning application prepared but not submitted, pending completion of the Broadmeadow Place Strategy</p> <p>Ongoing – consultation with DPE and NCC on the Place Strategy.</p>
Light rail Transport for NSW	Transport for NSW	DPE, Transport for NSW, NCC	<p><i>Expenditure Review Committee</i></p> <p>Assured final business case considered by the Expenditure Review Committee in line with ordinary processes</p>	To be investigated over 10 years. A concept light rail corridor will be considered in the Broadmeadow Structure Plan.
Education infrastructure Schools Infrastructure NSW (SINSW)	SINSW	DPE, NCC, SINSW, residents	<p><i>Expenditure Review Committee</i></p> <p>A Service Planning team analyses service needs before assessing options (eg, land requirements) and utilisation across School Community Groups per the School Assets Strategic Plan</p>	<p>2022 – Engaged by DPE and NCC in relation to state led rezoning in Broadmeadow.</p> <p>Broadmeadow Place Strategy on hold. SINSW will feed into that process.</p>

5.4 Conclusions and Next Steps: Delivering Broadmeadow

There are several proposed development sites in the Broadmeadow Precinct, with Government and non-Government proponents. While development will need to align with the Broadmeadow Place Strategy, the timing and sequencing of development will need to be managed to efficiently achieve whole of government priorities and outcomes.

While the sequencing of supporting infrastructure will be managed through the Strategic Infrastructure and Services Assessment and the Broadmeadow Structure Plan, other precincts of this size and scale (including the Western Sydney Parklands) have established delivery authorities to determine the coordination and sequencing of development. It is suggested that:

- A coordinated approach to housing and infrastructure is required to ensure the success of the regionally significant growth area
- There may be competing priorities within Government regarding the prioritisation and sequencing of types of development
- A Delivery Plan and Ministerial Direction (**recommendation 3 and 4**) could specify whether delivery is driven by the planning process (and therefore each component is considered and approved by the relevant consent authority, e.g., Newcastle City Council or the Minister for Planning), or whether an existing authority leads Broadmeadow's implementation (e.g., Hunter and Central Coast Development Corporation).

The Cabinet Office suggests that these issues could be investigated further by the Minister for Planning and Public Spaces, with a Delivery Plan presented to Cabinet in Quarter 1 2024 outlining how delivery will be managed in the long term, including whether a delivery authority is required.

To give the Cabinet the strategic context it will require, the Delivery Plan should be accompanied by the Broadmeadow Structure Plan, the Broadmeadow Place Strategy (either in draft or final), and a Statement of Intended Effects for the State led rezoning.

The Cabinet Office

52 Martin Place
Sydney NSW 2000

