

PLANNING FOR THE FUTURE:

BROADMEADOW LOCOMOTIVE PRECINCT – SUBDIVISION BRIEFING



ACKNOWLEDGEMENT OF COUNTRY

The Project Team pays respects to Elders past, present and emerging, and recognise and celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

CONTENTS

Briefing Items

1. The site
2. Overview of the proposal
3. Specialist reports & investigations
4. Summary of public submissions
5. Issues for further consideration



SITE DESCRIPTION

The site is situated within the Broadmeadow Locomotive Depot (BML) at 35 Cameron Street, Broadmeadow. The legal description of the land subject to this proposal is Lot 16 in DP 1231619 – as indicated by the orange shading in the corresponding figure.

BML is approximately 13 hectares (ha) and is located 3.5km west of the Newcastle Central Business District (CBD) within the City of Newcastle Local Government Area. It is immediately adjacent to the main Newcastle Rail Line and Broadmeadow Maintenance Centre. The larger portion of Lot 16 DP 1231619 is part of the active rail corridor.

BML incorporates several State and locally listed heritage items, including the Broadmeadow Railway Locomotive Depot (local item no. I46 and State item no. 01100) and the Premiers and Railway Commissioners Rail Car Collection (State Item no.

01650).

Transport Asset
Holding Entity



OVERVIEW OF THE PROPOSAL

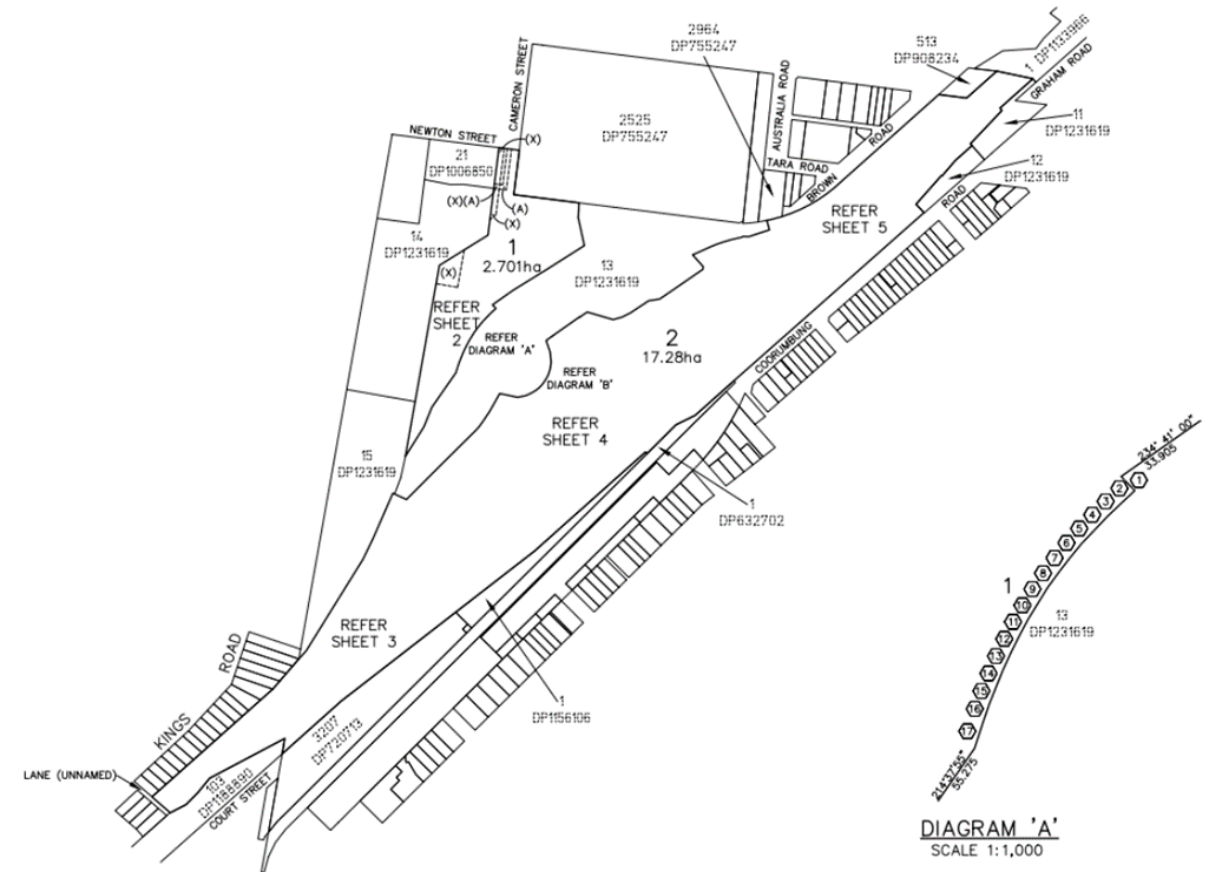
Project Description:

The two parts of Lot 16 DP 1231619 are separated by Lot 13 DP 1231619. The larger part of Lot 16 forms part of the active rail corridor. DA/2022/01/269 seeks consent to subdivide Lot 16 in DP1231619 to create separate lots over each former part.

The purpose is to legally separate the non-active part of the rail corridor (proposed 'Lot 1') from the active part of the rail corridor (proposed 'Lot 2'). This would remove the regulatory requirements associated with active rail corridor (in proposed Lot 2), from the inactive part (proposed 'Lot 1').

The existing boundaries will not move. There are no physical works associated with the proposal.

The proposed new 'Lot 1' with a size of 2.70ha and 'Lot 2' with a size of 17.28ha are shown in the corresponding figure. Proposed Lot 1 will continue to be managed by TAHE. Proposed Lot 2 will be occupied and managed by Sydney Trains for existing rail maintenance purposes as an active rail corridor.



PROPOSAL TIMELINE

DA/2022/01/269 is a Crown development application pursuant to section 4.32 of the Environmental Planning and Assessment Act 1979 (the Act). The following timeline of actions that have occurred that are relevant to this DA:

- **DA Lodged:** The DA was submitted to Council on 4 November 2022 and formally lodged by Council on 14 November 2022.
- **Notification:** Public exhibition took place from 18 November 2022 to 16 December 2022. Heritage NSW provided a submission seeking further information on the heritage impacts of the proposal, which the Applicant responded to on 25 January 2023.
- **Request for Information:** Issued by Council on 2 February 2023, raising concern that the application would conflict with the strategic planning of the Broadmeadow precinct, and requesting that the Applicant withdraw the DA.
- **RFI Response:** Submitted to Council 22 March 2023, confirming that the Applicant did not intend to withdraw the application.
- **Applicant Follow-up:** March 2023- ongoing - requests for updates on the assessment process.
- **Council Response:** 5 July 2023, Council advised that the RFI response “does not adequately address how the proposed subdivision will not impede the desired outcomes of the Broadmeadow Regionally Significant Growth Area”.
- **Panel Referral:** 21 August 2023 - Applicant referred the DA to the Hunter and Central Coast Regional Planning Panel, due to it not being determined within the 70-day period prescribed by clause 95 of the *Environmental Planning and Assessment Regulations 2021*.

SPECIALIST REPORTS AND INVESTIGATIONS

Document Name	Prepared by
Survey Plan	Monteath Powys
Plan of Subdivision	Monteath Powys
Non-Aboriginal Statement of Heritage Impacts	Artefact
Land Registry Services Letter	David Sullivan Monteath Powys
Statement of Environmental Effects	Urbis

SUMMARY OF PUBLIC SUBMISSIONS

87 submissions (of objection) total were received in respect of DA/2022/01/269.

The key issues raised in the submissions related to:

- Loss of heritage
- Traffic impacts
- Request for site to be used as a community space e.g. park or museum
- Habitat risk – in particular, impacts to frogs.
- Decrease in property value
- Noise
- Overshadowing

The submissions received from the public evidenced significant community interest in development of the site, however they did not relate to the subdivision. They were focused on the future use of the site.

It is evident following a review of the submissions that the nature and outcomes enabled by this application have been misinterpreted. The application is procedural in nature, does not include physical works and has no enabling implications for future development of the site.

ISSUES FOR FURTHER CONSIDERATION – HERITAGE

The application was supported by Heritage Impact Statement (HIS) prepared by Artefact Heritage that concluded that the application will not materially impact the heritage values of the site.

Heritage New South Wales provided a submission relating to the existing and future road access arrangements into the site for emergency services and maintenance, as well as the ongoing conservation and management of the heritage items on the Broadmeadow Locomotive Depot site.

The Applicant provided a response to the RFI on 25 January 2023. Key matters to note are:

- There will be no change to existing access or conservation arrangements and links in the precinct.
- The State Heritage Register curtilage overlaps both part of the existing Lot 16 DP 1231619 and Lot 13 DP 1231619 and does not align specifically with any of the existing lot boundaries. The application does not propose (or envisage) changes to the existing State Heritage Curtilage that would compromise the significance of the heritage item. An appropriate curtilage will be retained.
- Ongoing maintenance and conservation of the heritage items on the Lot 13 will continue to be managed by Transport Heritage New South Wales.
- As no physical works or changes to the lot boundaries are proposed, and there are no changes to the heritage curtilage, there are no heritage impacts associated with the proposal.

ISSUES FOR FURTHER CONSIDERATION – GROWTH PRECINCT

The site is located within the Broadmeadow Regionally Significant Growth Area under the Hunter Regional Plan 2041 (HRP). The City of Newcastle and Department of Planning and Environment are investigating this area as part of the Broadmeadow Place Strategy Project. The Broadmeadow Place Strategy aims to ensure a considered and coordinated approach for urban renewal and development of Broadmeadow.

The site is a key part of the Regionally Significant Growth Area and the HRP identifies the Locomotive Depot site for adaptive re use and renewal.

The applicant acknowledges the strategic planning context for the site. However, DA/2022/01/269 is a discrete and procedural application with no enabling implications for future development.

The application does not pre-suppose the outcomes of the Place Strategy or seek to subvert the progression of it. Approval of the application will not impede the achievement of strategic planning outcomes for the site or the wider Broadmeadow precinct.



**THANK
YOU**