Welcome

Newcastle Jockey Club is exploring a long-term planning proposal for the future of Newcastle Racecourse at Broadmeadow.

The site is located at 100 Darling Street, Broadmeadow, within an established and well-connected urban setting close to residential neighbourhoods, commercial uses and major recreational facilities.

The planning proposal is about securing the future of racing in Newcastle, improving racing and race day facilities, and considering how parts of the site could be used more effectively over time.

The project is still at an early stage. No final decisions have been made, and there will be further planning, technical studies, engagement and approvals before any redevelopment could proceed.

Today is an opportunity to:

+ understand what is being explored
+ ask questions of the project team
+ share what matters most to you
+ help identify issues, opportunities and local knowledge that should inform the next stages

YOUR FEEDBACK

We are particularly interested in hearing from members, trainers, racing partners, neighbours, site users and the broader Newcastle community.

Your feedback will help Newcastle Jockey Club better understand what could be improved and what needs to be carefully considered as planning continues.

Thank you for taking the time to be part of the conversation.



Newcastle Jockey Club is planning for the future

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The planning proposal is about securing the future of racing and training in Newcastle, improving race day and racing facilities, and considering how parts of the racecourse site could be used more effectively over time.

The racecourse has been part of Newcastle's story for generations. The Club wants to make sure it remains viable, relevant and sustainable for the next 50 years. This requires ongoing investment to remain competitive and sustainable for future generations.

THE PROPOSAL IS ABOUT:

+ protecting and strengthening racing and training in Newcastle
+ improving facilities for members, racegoers, trainers, jockeys and site users
+ supporting the Club's long-term financial sustainability
+ making better use of land not required for racing
+ creating a broader racing, lifestyle and sporting precinct
+ contributing to housing choice, local jobs, open space and community uses

IMPORTANTLY:

+ the racecourse is not proposed to close
+ racing and training remain central to the future of the site
+ no final decisions have been made
+ the planning proposal seeks to rezone parts of the site to support a broader range of opportunities to enhance the site and contribute to the Club's long-term sustainability
+ any future change would happen over time and be subject to further planning, technical studies and approvals

WHY IS CHANGE BEING CONSIDERED?

Newcastle Jockey Club is planning for the long term. Like many racing clubs, the Club is facing changing revenue conditions, rising costs and the need to continue investing in modern racing and race day facilities.

The proposal is a proactive response to these challenges.

The key reasons for exploring the proposal are:

SECURING THE FUTURE OF RACING AND TRAINING

Racing and training remains the core purpose of Newcastle Jockey Club. The proposal is intended to support racing by helping fund better facilities and a stronger long-term financial base.

MODERNISING FACILITIES

The proposal could help deliver improved race day, racing, member, visitor and operational facilities.

MAKING BETTER USE OF THE SITE

Some parts of the racecourse site are not currently required for racing. Better use of these areas could support new income, community uses, housing, open space and local services.

SUPPORTING NEWCASTLE'S GROWTH

Broadmeadow is expected to change over time, with more housing, jobs, transport connections, open space and community infrastructure. Newcastle Racecourse has the potential to contribute positively to this broader future.

CREATING A STRONGER COMMUNITY ASSET

The racecourse could become a place that serves the community more often and in more ways, not only on race days.

What is being considered?

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Newcastle Jockey Club is preparing a planning proposal to rezone parts of its surplus land for new uses, while keeping and strengthening Newcastle Racecourse as the home of thoroughbred racing in Newcastle.

We are consulting early, before lodging the planning proposal with Council. All feedback is important and will help shape the proposal.

WHAT COULD THE REZONING ALLOW?

Two new areas are being considered:

+ **Trackside Quarter:** Around 1,000 homes, alongside shops, offices, childcare and a possible 100-room hotel.
+ **The Stables:** A new residential neighbourhood with around 300 homes.

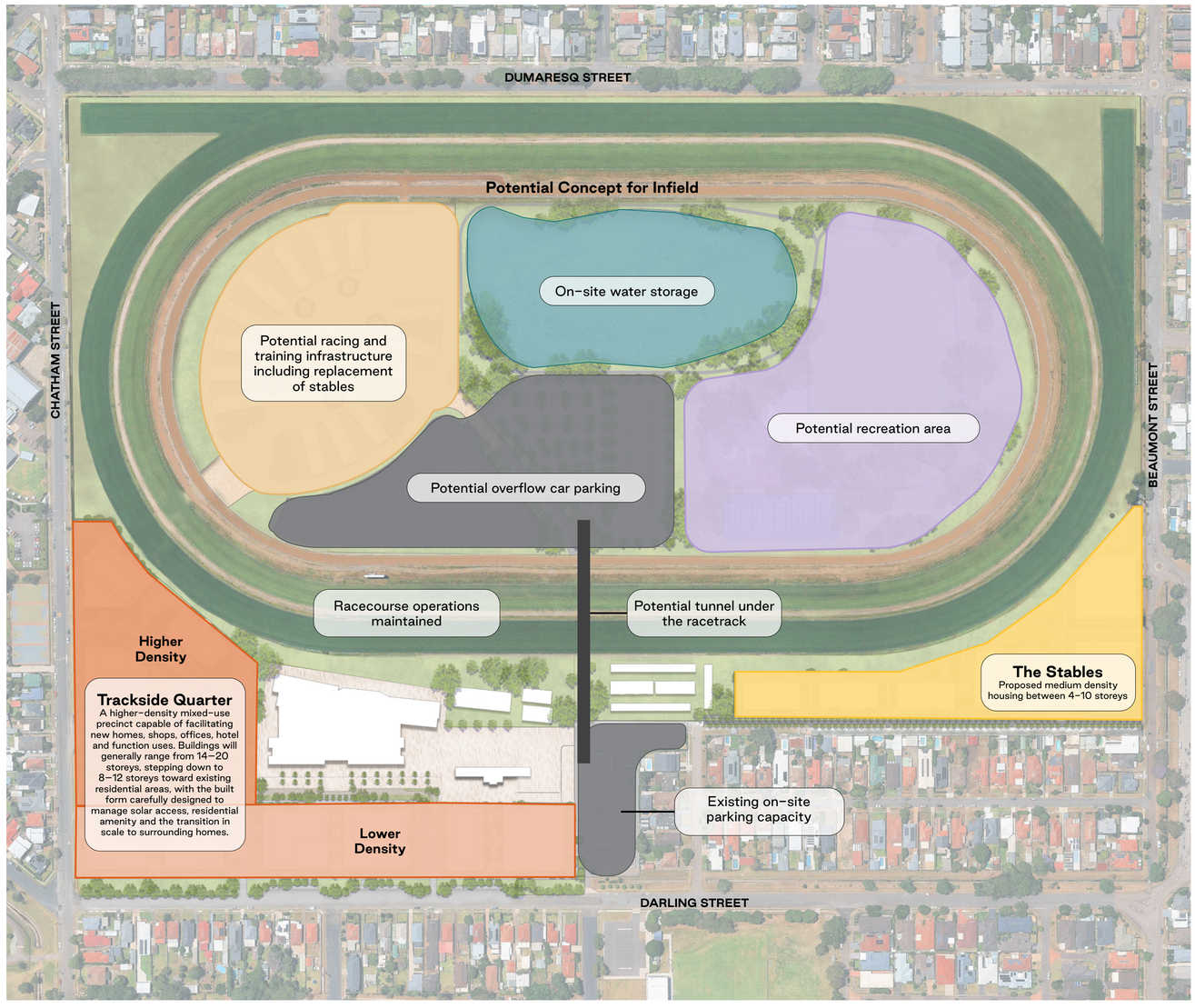
Together, these areas could provide around 1,300 homes. These numbers and uses are indicative and may change following technical studies, community feedback and the planning process.

The proposal also includes a commitment to maintain parking across the site.

SUPPORTING THE FUTURE OF RACING

New residential, business and community uses could provide additional income for the Club. This would help fund improvements to racing infrastructure, facilities for members and racing participants, and ongoing racecourse operations.

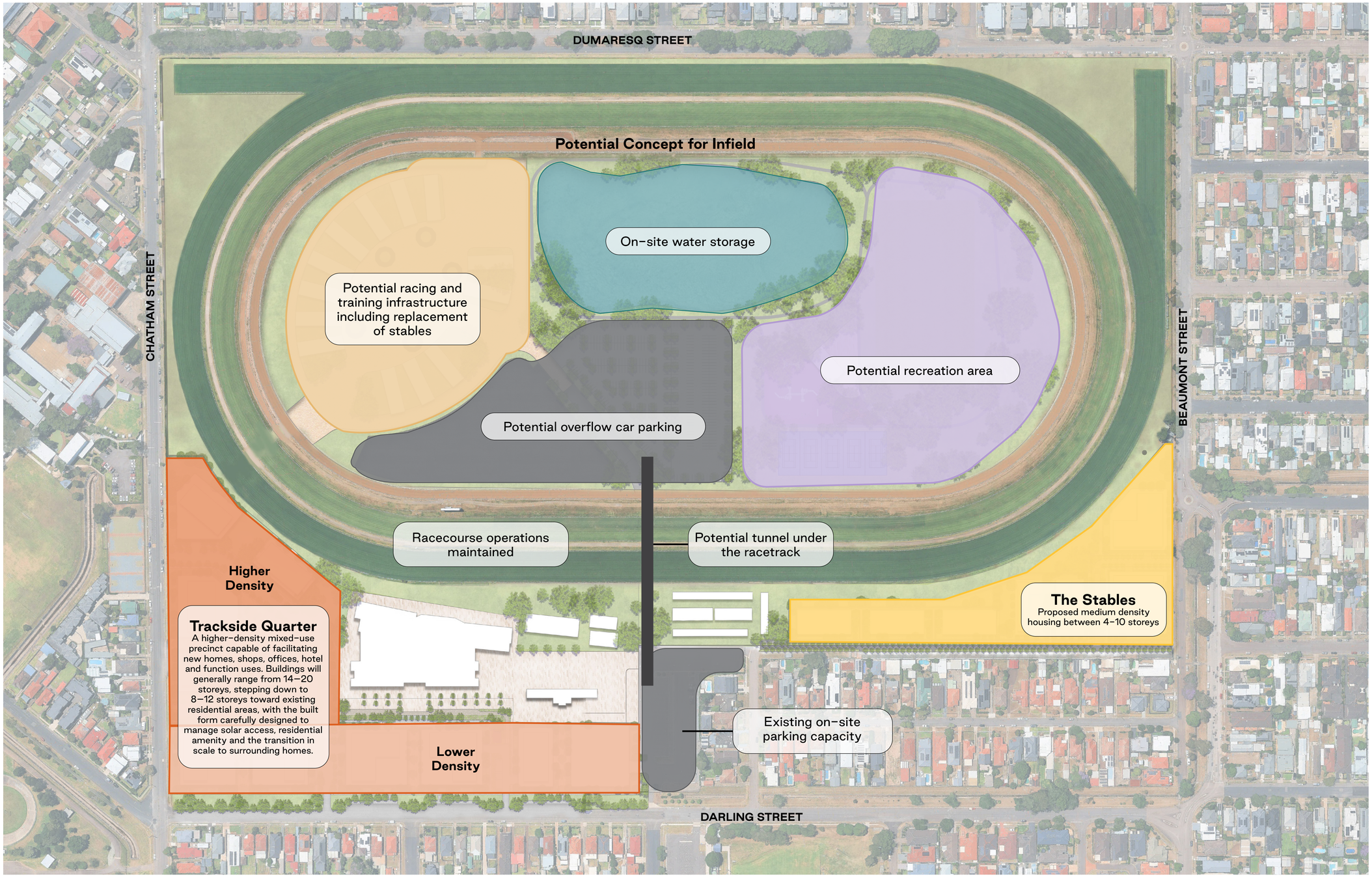
Any future development would happen in stages over many years, with racing continuing while improvements are delivered.



Indicative only. Subject to further planning, consultation and approvals.

What is being considered?

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What is being considered?

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The proposal could include:

- new and improved racing and race day facilities
- better member, visitor and operational facilities
- housing, with the type and mix still to be determined
- commercial and community uses
- potential new and improved open spaces and public-domain
- areas, subject to further design and access arrangements
- better connections to the surrounding area
- new local jobs and economic activity
- a more active precinct across the year

The proposal is not:

+ a proposal to close the racecourse
+ a proposal to relocate racing or training
+ a Rosehill-style proposal
+ an immediate, all-at-once construction project
+ a proposal to de-prioritise racing
+ a final plan

Further design work, technical studies, stakeholder engagement and formal approvals would be required before any redevelopment proceeds.





Racing and training remain central

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Newcastle Racecourse will remain the home of racing and training in Newcastle.

The proposal is intended to support racing, not replace it.

THE PROJECT AIMS TO:

+ protect the primacy of racing and training
+ provide a stronger financial foundation for the Club
+ support investment in improved racing and race day facilities
+ improve the experience for members, racegoers and visitors
+ support better facilities for trainers, jockeys, racing tenants and site users
+ allow racing operations to continue while any future changes are carefully staged
+ Newcastle Jockey Club understands that racing participants, members, trainers, jockeys, vets, tenants and race day staff need certainty and continuity.

Engagement will continue as the proposal develops.



How does this fit with Broadmeadow?

Newcastle Racecourse is in a strategically important part of Newcastle.

Broadmeadow has been identified by both NSW Government and City of Newcastle as a major renewal precinct. Planning strategies for the area recognise that Broadmeadow will play a greater role in accommodating housing, jobs, transport connections, open space, community infrastructure, sport, leisure and entertainment over time.

The racecourse is a major landholding within this broader precinct. This means any future proposal needs to be considered in the context of how Broadmeadow is expected to change over the next 30 years.

The site as adjacent to the Broadmeadow Regionally Significant Growth Area, with the potential to support and extend future precinct growth, housing choice, jobs and improved connectivity over time.

STRATEGIC PLANNING CONTEXT

A number of NSW Government and local government strategies provide the broader planning context for the site, including: Broadmeadow Place Strategy, Hunter Regional Plan 2041, Greater Newcastle Metropolitan Plan 2036, City of Newcastle's local planning framework.

WHY BROADMEADOW MATTERS

Broadmeadow is already an important destination for sport, entertainment, education, employment and transport. Broadmeadow has been identified as one of the Hunter Region's most significant urban renewal opportunities.

The area is expected to accommodate additional housing, employment, public open space, transport infrastructure and community facilities over time.

The site is located approximately 4 kilometres from Newcastle CBD.

The site is close to Broadmeadow Station and future public transport opportunities, including the protected future transit corridor linking Broadmeadow and central Newcastle. As Broadmeadow changes, there is an opportunity to think carefully about how Newcastle Racecourse can continue to play an important role in the precinct.

WHAT THIS MEANS FOR NEWCASTLE RACECOURSE

The planning proposal is being considered in this broader strategic context.

The intent is to make sure Newcastle Jockey Club can:

+ protect and strengthen racing in Newcastle
+ plan for the long-term future of the Club
+ improve racing and race day facilities
+ make better use of parts of the site over time
+ contribute positively to the renewal of Broadmeadow
+ support housing choice, local jobs, open space and community uses
+ help create a precinct that is active beyond race days
+ remain an important community and sporting asset for Newcastle

The project is not about changing the identity of Newcastle Racecourse. It is about considering how the racecourse can remain central to racing while also contributing to the future of Broadmeadow and the wider Newcastle community.

What could the benefit to Newcastle be?

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The planning proposal may create opportunities for a stronger community, sporting and lifestyle precinct for Newcastle.

The potential benefits listed below remain subject to further investigation, design and consultation.

COMMUNITY BENEFITS COULD INCLUDE:

- improved racecourse facilities
- more year-round activity on the site
- new open space and public domain improvements
- better connections with the surrounding neighbourhood
- new housing, with the type and mix still to be determined
- local jobs and economic activity
- community uses and services
- improved visitor and event facilities
- additional retail, hospitality and community-serving uses, including a potential hotel
- a precinct that is more active and accessible beyond race days
- community and cultural facilities that respond to local needs
- youth-focused spaces, active recreation, multipurpose open space and passive open space opportunities
- improved stormwater management and potential water re-use for irrigation and open space

These ideas are still being tested. Community feedback will help identify what matters most to local residents, members, site users and the broader community.



How does the planning proposal process work?

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A planning proposal seeks to change the planning rules for a site, such as what the land can be used for and the height and size of buildings. These rules are set out in the Local Environmental Plan.

Newcastle Jockey Club is preparing a planning proposal to rezone parts of its surplus land. We are consulting early, and community feedback and further technical work will help shape the proposal before it is lodged with City of Newcastle for assessment through the NSW planning system. No planning proposal has been lodged yet.

A rezoning would not approve construction or detailed building designs. If approved, detailed development applications would follow, with further opportunities for community feedback.



THE PROCESS GENERALLY INCLUDES:

- Early consultation, feasibility and technical work to understand key issues
- Lodgement of a planning proposal with Newcastle City Council
- Council assessment of whether the proposal has strategic and site-specific merit
- Public exhibition, where the community can review the proposal and make submissions
- Review and consideration of submissions and any changes needed to the proposal
- Finalisation of planning controls, if the proposal is approved

A PLANNING PROPOSAL IS NOT DEVELOPMENT APPROVAL

More detailed design, technical assessment and future planning approvals would still be required before any construction could occur. There will be opportunities for community input during the planning proposal process.

What issues will need to be considered?

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We want to understand your thoughts.

Tell us what you think is important to know about:

- traffic and access
- parking
- noise
- race day operations
- housing mix
- height, density and built form
- local character and amenity
- open space, accessibility and public benefit
- impacts on existing tenants and site users
- impacts on racing operations
- timing and staging

Potential areas for further technical study and assessment include:

+ flood impact and risk, including flood planning levels, flood storage and shelter-in-place arrangements
+ water cycle and stormwater management, including onsite detention, water quality treatment and potential re-use of runoff for irrigation
+ traffic and transport, including intersection performance, vehicle access, parking, racecourse demand and future public transport links
+ utilities and services, including water, sewer, electrical and communications capacity
+ Aboriginal cultural heritage and non-Indigenous heritage, including the heritage significance of Broadmeadow Racetrack and the Members Grandstand
+ geotechnical, contamination and mine subsidence investigations
+ social and community needs, including community, cultural, youth, recreation and open space opportunities
+ infrastructure funding and contributions, including local and State contributions that may apply

These issues will need to be assessed through further technical work and planning.

Your feedback will help identify local issues early and inform the next stages of planning.



Have your say

Newcastle Jockey Club wants to hear from stakeholders including members, trainers, racing partners, neighbours, site users and the broader Newcastle community. Your feedback will help the project team understand what matters most as part of the planning proposal process.

Please complete the feedback form available here today or on our website **newcastleracecourse.com.au** or emailing **masterplan@njc.com.au**



WHAT HAPPENS NEXT?

Feedback from this engagement will be reviewed by the project team and used to inform the next stage of planning.

The next steps are expected to include:

1. Consideration of feedback (Q4 2026)
2. Lodgement of the Planning Proposal with Council (Q4 2026)
3. Council will then place the Planning Proposal on public exhibition which is a further opportunity to have your say.

These dates are indicative and may be refined as the project progresses.



Newcastle Jockey Club will continue to keep members and the community informed as the proposal develops.

Thank you for taking the time to learn more and provide your feedback.

Managing race day and event impacts

We know race days and major events can affect our neighbours.

Newcastle Jockey Club takes practical steps to help manage these impacts, including:

- Security patrols on race days to help manage patron behaviour as people arrive and leave.
- Picking up rubbish left by patrons in streets and public areas around the racecourse.
- Extra toilet facilities for major events to cater for larger crowds
- Noise testing conducted on race days and other events with live entertainment.

We welcome your feedback on what is working well and where we could improve.

If you have any concerns about race days or events, please contact us directly:

PHONE **02 4961 1573 or 0412 999 067**
EMAIL **chris@njc.com.au**



