

Transport Oriented Development

Overview

Between 14 May and 12 June 2026, City of Newcastle (CN) sought community feedback on planning for the four Transport Oriented Development (TOD) precincts nominated by the NSW Government: Adamstown Station, Hamilton Station, Kotara Station and Newcastle Interchange.

The NSW Government introduced new housing reforms, including the Transport Oriented Development (TOD) Program, to increase housing near key transport hubs. Under the TOD Program, new planning rules apply to precincts within 400 metres of selected stations.

Each of these precincts is unique, so CN is taking a place-based approach to plan for growth that reflects local character, infrastructure and community needs. This lets CN adapt the state-wide planning controls to the specific opportunities and challenges of each precinct, while still delivering housing.

This place-based approach focuses on directing growth to the most suitable locations, while protecting heritage and avoiding areas with constraints like flooding and other environmental risks. It aims to ensure that growth in these precincts supports better neighbourhoods, with improved public spaces, transport connections and more housing choice.

CN have analysed where growth is likely to be suitable in each of the four precincts, and where constraints such as flooding, heritage, environmental factors and infrastructure capacity will shape what's possible.

The feedback provided by the community will inform the draft Urban Design Framework (UDF) and Structure Plans for each precinct. This report details the feedback received, identifies key themes, priorities and questions. CN will use this, feedback as well as technical information to refine the UDF and inform the development of Structure Plans before they are placed on public exhibition.

Our engagement

During the public exhibition period, the community could provide feedback by:

- completing an online survey
- adding a marker to the online precinct maps
- participating in a quick poll
- sending a submission via email
- visiting a pop-up information stall

The breakdown of submissions by each feedback channel is outlined below.



376

online survey responses



141

quick poll votes



8

written submissions



747

map contributions



10

in-person conversations

Our reach

During the engagement period, a communications campaign informed the community of the project and promoted the opportunity for people to provide feedback.

Have Your Say

5,818

webpage visits

Promotional materials

6,600

flyers

Social Media

166,539

impressions via CN-owned channels



A media release was issued on 14 May 2026, with 115 media contacts notified.



Promotion via CN’s newsletter Newcastle Connect, Development eNews and City Economy Update newsletters during the public exhibition period.



Unique flyers and signage were developed for each of the four TOD locations. 3 signs were installed in and around the train stations at the four locations (12 signs in total). 6,600 flyers were distributed to properties located in the four TOD precinct areas, as well as at the community pop-up events.



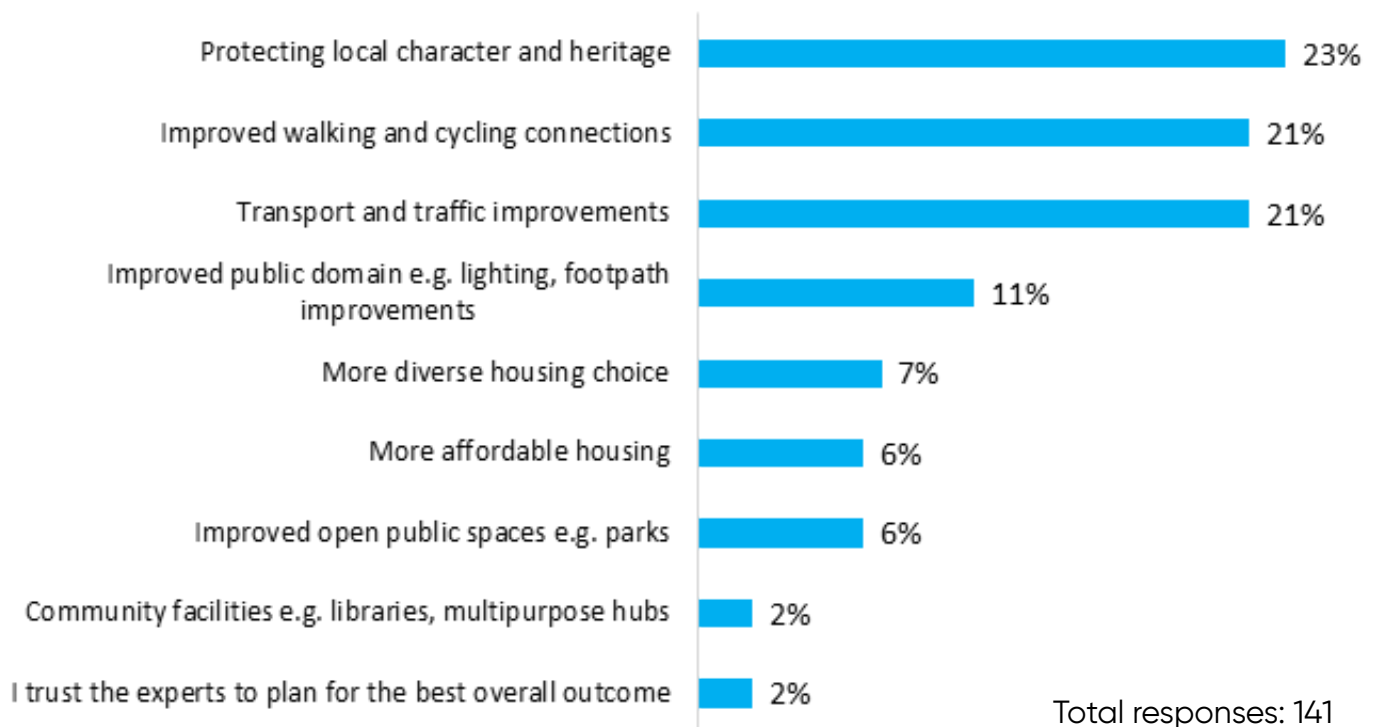
Organic and paid social media campaigns ran from 14 May to 9 June 2026

- 166,539 impressions (number of times posts were displayed to users)
- 1,204 post engagements (shares, reactions, saves, comments etc.)
- 2,133 clicks

Quick poll

A brief community poll was conducted as a low-barrier entry point to participation in the consultation process. The poll was designed to provide the community with a concise and accessible way to indicate their top priority for future growth of their local area.

Results of the quick poll, in response to the question: **'What should be the top priority as your local area grows?'** are presented below:



Next steps

The project team will continue to work through the feedback, alongside technical studies on matters such as traffic, flooding, heritage and infrastructure capacity, to prepare a draft urban design framework (UDF) for each of the four precincts. The themes and questions raised through this engagement will directly inform how each draft UDF addresses local priorities such as transport connections, public space, housing choice and safety.

Once complete, the draft UDFs will be placed on public exhibition, giving the community and stakeholders a further opportunity to review and provide feedback before the frameworks are finalised.