

**HUNTER INDOOR SPORTS CENTRE -  
COMMUNITY AND STAKEHOLDER ENGAGEMENT REPORT**



January, 2026

# NEWCASTLE REGIONAL INDOOR SPORTING CENTRE

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## 1. Introduction

LCG Solutions has been commissioned by Basketball Association of Newcastle Limited (BANL) to:

- a) Co-ordinate and facilitate a further community engagement phase during the second public exhibition period of the Newcastle Regional Indoor Sporting Centre.
- b) Prepare a summary report of the community engagement outputs for lodgement with NSW Planning.

The above tasks are consistent with the advice to NSW Planning:

***‘noted that Newcastle Basketball will undertake further community consultation during the exhibition period. Additional drop-in sessions with the project team will be held providing interested parties the opportunity to view the amended plans and ask questions about the proposal. It is recognised that there is significant community and stakeholder interest in the project and Newcastle Basketball is committed to ensuring accurate information is available for all parties.’***

## 2. Approach

The community consultation during the second exhibition phase is aimed at:

- a) Complying with the advice provided to NSW Planning (as above).
- b) Provide an opportunity for interested community representatives to seek further information and/ or clarifications on the proposal (ie, understanding of the technical aspects of the proposal).
- c) Inform community representatives in lodging formal submissions through the exhibition period (NSW Portal).
- d) Provide consistency in community and stakeholder engagement during the planning for this project.

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD- 65595459 identified the engagement requirements in preparing the EIS. The additional stakeholder and community engagement was undertaken to be consistent with the initial SEARs including:

<i>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects.</i>	Full compliance	The stakeholder and engagement strategy was prepared and implement in line with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> . Refer Section 3 (methodology) for Engagement Tools and Activities - how consultation was undertaken.
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## 2.1 Alignment with Undertaking Engagement Guidelines for State Significant Projects

LCG Solutions and Newcastle Basketball Association acknowledges DPHI's requirement for effective and genuine consultation to ensure the community and other stakeholders have a good understanding of what's proposed, and they are actively engaged in issues of concern to them.

The Stakeholder and Engagement Strategy for the project was prepared and implemented consistent with the NSW DPHI *Undertaking Engagement Guidelines for State Significant Projects*. Specifically, the strategy considered and aligned with the core values and public participation spectrum of the International Association of Public Participation (IAP2). In essence, to facilitate effective engagement, LCG Solutions based the approach on:

- providing clear and concise information about the project and its impacts
- implementing activities that encourage and facilitate participation
- reporting back on what was heard, what has or hasn't changed, and why.

## 2.2 Engagement Approach

In line with the NSW DPHI *Undertaking Engagement Guidelines for State Significant Projects* and the core values and public participation spectrum of the International Association of Public Participation (IAP2) the community and stakeholder engagement for this project is to make it as easy as possible for anyone with an interest to find out what is going on and to inform the planning stages of the project. In practice, the communications approach across all levels of engagement involved:

- Using plain English
- Taking a proactive and energetic approach to engagement
- Encouraging and educating whenever necessary
- Engaging broadly including with individuals and groups that fall into harder to reach categories
- Providing a range of opportunities and methods for engagement
- Being transparent
- Explaining the objectives and outcomes of the planning and engagement processes.

### 3. Methodology

The key aspects of the community engagement approach is to promote, facilitate and report on eight (8) drop-in sessions. The key tasks included:

- a) Drop-in sessions were facilitated over 2 days.
  - The 9<sup>th</sup> and 15<sup>th</sup> September, 2025.
  - The dates targeted an opportunity to adequately promote the drop-in sessions and provide time for interested parties to lodge formal submissions through the NSW Planning Portal:
    - Session: McDonald Jones Stadium (Tues 9 Sep, 2025)
    - Sessions: Newcastle Basketball Centre (15 Sep, 2025)
- b) Each drop-in session was a minimum of 45 minutes in length. The charette-style information sessions provided an opportunity for stakeholders and the community to ask questions and provide comment to the specialist consultants - technical advisors (traffic, flooding, design, land use planning, open space). The 9<sup>th</sup> September was hosted at McDonald Jones Stadium (ready access for local residents) and the 15<sup>th</sup> September was hosted at Newcastle Basketball Centre.
- c) Preparation and distribution of a notice for the drop-in sessions with the Newcastle Herald and distributed to Newcastle City Council and the Newcastle Basketball homepage.
- d) Community stakeholders were required to register via an on-line platform for a session (or more than one) as well as identify their key area of query (eg traffic). This approach aimed at quantifying the interested parties and any specific areas of interest.
- e) Preparation and distribution of project information (information pamphlet) to all surrounding landowners via a letterbox drop and door knocking approach. The key areas of primary affectation (sensitive receptors) will include residential neighbours within immediate proximity to the site located on (Note: Section 7.1 is a map of distribution area and Section 7.2 is a copy of the information pamphlet which was distributed to 320 local households):
- f) Direct and manage the drop-in sessions:
  - Registrations and access
  - Explanation of drop-in session format and intent
  - Issues during the drop-in sessions (essentially supporting the technical advisors, documenting key community areas of interest and as required, de-escalating any engagement as required).
  - Advise that formal submissions and/or comments should be made via the NSW Planning portal.
- g) Collate the community feedback (queries and comments with the technical advisors) into a formal community consultation report (this report). The community consultation report will be reviewed and lodged with NSW Planning.

## 4. Consultation Drop-In Sessions - Summary

There was a total of 66 registered for the drop-in sessions (through Humanitix.com).

Key messaging at commencement of each drop-in session:

1. Formal submissions should be lodged through the NSW Planning Portal
2. The represented consultants for the proposal will provide comment and technical advice.

Two drop-in events were held inclusive of eight (8) drop-in sessions:

<b>Event</b>	Drop-in Session from 4pm to 8pm on the 9 <sup>th</sup> September, 2025 at the McDonald Jones Stadium (to encourage local attendees)
<b>Invitation context</b>	320 local residents' letters and notice within the Newcastle Herald
<b>Attendees</b>	51 people attended the drop-in session
<b>Event</b>	Drop-in Session from 4pm to 8pm on the 15 <sup>th</sup> September, 2025 at the Newcastle Basketball Stadium
<b>Invitation context</b>	320 local residents letters and notice within Newcastle Herald
<b>Attendees</b>	15 people attended the drop-in session

## 5. Community and Stakeholder Key Areas of Interest

Note: individual names have been excluded from this report due to privacy considerations.

### Tuesday 9<sup>th</sup> September

Time	Key area of interest
4:00 to 4:45 17 persons	<ol style="list-style-type: none"> <li>1. Traffic, flooding</li> <li>2. Traffic, loss of open space</li> <li>3. Skylights creating glare for players looking up at volleyballs</li> <li>4. Flooding</li> <li>5. No specific area – general interest in project</li> <li>6. Traffic, flooding</li> <li>7. Flooding, traffic, parking, loss of open space, impact on Lambton High School</li> <li>8. Flooding, impact on Lambton High School</li> <li>9. Flooding, traffic</li> <li>10. No specific area – general interest in project</li> <li>11. Traffic, impact on Lambton High School</li> <li>12. Traffic, Flooding and loss of open space</li> <li>13. Impact on local residents in units</li> <li>14. No specific area – general interest in project</li> <li>15. Traffic and flooding</li> <li>16. Sewerage capacity</li> <li>17. Open space reduction</li> </ol>
5:00 to 5:45 18 persons	<ol style="list-style-type: none"> <li>1. Traffic</li> <li>2. Location is generally inappropriate</li> <li>3. Flooding</li> <li>4. Traffic, flooding, construction issues</li> <li>5. No specific area – general interest in project</li> <li>6. No specific area – general interest in project</li> <li>7. No specific area – general interest in project</li> <li>8. Traffic, flooding</li> </ol>

	<ul style="list-style-type: none"> <li>9. No specific area – general interest in project</li> <li>10. Traffic flooding</li> <li>11. Traffic and flooding</li> <li>12. Sewerage capacity</li> <li>13. Open space reduction</li> <li>14. No specific area – general interest in project</li> <li>15. No specific area – general interest in project</li> <li>16. Traffic, flooding, loss of open space</li> <li>17. Traffic, flooding, parking, loss of open space</li> <li>18. Traffic, flooding, loss of open space</li> </ul>
<p>6:00 to 6:45</p> <p>3 persons</p>	<ul style="list-style-type: none"> <li>1. Loss of open space, traffic, stormwater</li> <li>2. Traffic, flooding, loss of open space, lack of engagement</li> <li>3. Traffic, flooding, impact on Lambton High School, visual impact, lack of engagement</li> </ul>
<p>7:00 to 7:45</p> <p>13 persons</p>	<ul style="list-style-type: none"> <li>1. Traffic, flooding, design</li> <li>2. Traffic</li> <li>3. Traffic and flooding</li> <li>4. No specific area – general interest in project</li> <li>5. Traffic, flooding</li> <li>6. No specific area – general interest in project</li> <li>7. Traffic flooding</li> <li>8. Traffic and flooding</li> <li>9. Sewerage capacity</li> <li>10. Open space reduction</li> <li>11. No specific area – general interest in project</li> <li>12. Traffic</li> <li>13. Traffic, flooding and construction impact</li> </ul>

**Monday 15<sup>th</sup> September**

<b>Time</b>	<b>Key area of interest</b>
4:00 to 4:45 3 persons	<ol style="list-style-type: none"><li>1. Traffic, flooding, parking, noise</li><li>2. Open space reduction</li><li>3. Open space reduction</li></ol>
5:00 to 5:45 5 persons	<ol style="list-style-type: none"><li>1. Birds, lighting, overshadowing, traffic and ambulance access and increased sports injuries</li><li>2. Sewerage capacity</li><li>3. Open space reduction</li><li>4. No specific area – general interest in project</li><li>5. Traffic, noise, lack of community consultation</li></ol>
6:00 to 6:45 7 person	<ol style="list-style-type: none"><li>1. No specific area – general interest in project</li><li>2. Traffic, open space reduction</li><li>3. Traffic, Flooding and loss of open space</li><li>4. No specific area – general interest in project</li><li>5. Traffic and flooding</li><li>6. Sewerage capacity</li><li>7. Open space reduction</li></ol>
7:00 to 7:45 0 persons	Nil

## 6. Key Specific Issues Raised

Key Area	Key comments or queries	Response (as required)
Traffic	Congestion during peak times – specifically Womboin Road, Turton Road and Griffith Street	<p>Traffic signals at Turton/ Griffiths are being reviewed. Optimisation of signal phase times is recommended to improve flow.</p> <p><i>Traffic, carparking and access is specifically considered through: SEARs Point 8. Traffic, Transport and Accessibility. The EIS must include a Traffic and Transport Impact Assessment prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Development.</i></p>
Parking	Concerns with parking availability and Parking on Monash Rd.	<p>240 on-site spaces provided, which caters for day-to-day activities and running of the facility, with overflow managed via nearby streets and alternative venues (e.g., Wanderers Oval, Richardson Park) during high-impact events</p> <p>Formalised parking on Monash Rd is not proposed.</p>
Indoor sporting demand	Is there demand for such a regional facility within the Hunter?	<p>The project will address the chronic short fall in the quantity and quality of indoor courts in the region and provides athlete development and high-performance opportunities. This will reduce barriers to participation that are currently preventing people from participating in sport and physical activity.</p> <p>Basketball NSW reports that the catchment area’s participation rate is around half that of other benchmark LGA’s. Market analysis (from ActiveXchange) demonstrates that the current number of approximately 5,500 members is well short of the potential 8,000 to 9,000 members if adequate facilities were available. A number that would grow to over 10,000 by 2041 and beyond with future population growth.</p> <p>Basketball NSW found the Newcastle Basketball catchment area (LGAs of Newcastle, Lake Macquarie and Port Stephens) requires more than 20 additional courts to meet demand to 2041. Neither Lake Macquarie nor Port Stephens have adequate indoor sports centre with most players choosing to play in Newcastle.</p>

		<p>Other indoor sports including volleyball, futsal, netball, indoor hockey and badminton continue to grow in popularity but participation in the Lower Hunter stagnates due to a lack of opportunities due to a lack of venues. New indoor sports and activities emerge every year with larger multipurpose spaces in strong demand for a range on sport and recreation activities that match the diversity of a local community.</p>
<p>Flooding</p>	<p>Concerns with flooding - general</p>	<p>Carpark and building footprint moved 19.5m west to reduce flood risk. Grassed swale added to improve drainage.</p> <p><i>Flooding and stormwater management is specifically considered through: SEARs 13. Flooding. The EIS must:</i></p> <ul style="list-style-type: none"> <li>• <i>identify and describe any on-site flood impacts and risks associated with the proposed development, having regard to the relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance.</i></li> <li>• <i>describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</i></li> <li>• <i>assess the impacts of the development, including any changes to flood risk both on-site or off-site, and identify any mitigation and management measures to minimise the impacts of flooding on the proposed development.</i></li> <li>• <i>Provide a Flood Emergency Response Plan</i></li> </ul> <p><i>SEARs 15. Stormwater drainage and water quality. The EIS must:</i></p> <ul style="list-style-type: none"> <li>• <i>provide an Integrated Water Management Plan for the development that:</i> <ul style="list-style-type: none"> <li><i>o is prepared in consultation with the local councils and any other relevant drainage or water authority.</i></li> <li><i>o outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</i></li> <li><i>o details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities and their proposed locations, water quality management measures and nominated discharge points.</i></li> </ul> </li> </ul>

		<i>o demonstrates compliance with the local council or other drainage or water authority requirements</i>
Traffic for events.	Concern over traffic for events	Traffic Management Plans (TMPs) developed for low, medium, and high-impact events. Coordination with Venues NSW to avoid overlap with McDonald Jones Stadium events.
Location	Why this location? Right development but wrong location.	<p>Note: the development site was recommended by City of Newcastle due to its low utilisation (as identified through its sports strategy, 2020), alignment with the adjacent sporting precinct and existing limited supporting facilities (eg limited floodlighting and amenities).</p> <p>Council subsequently engaged with the key sporting associations over the past 12 months in relation to opportunities for relocation to alternative (and improved) sporting venues including:</p> <ul style="list-style-type: none"> <li>- Newcastle District Cricket Association</li> <li>- Newcastle Football Association</li> <li>- Lambton Jaffas Football Club</li> </ul> <p>The peak sporting bodies support the proposed Hunter Indoor Sporting Centre and the relocation of existing users to alternative (and improved) sporting venues.</p> <ul style="list-style-type: none"> <li>• Letter of Support – Newcastle and District Cricket Association</li> <li>• Letter of Support - Newcastle Football</li> </ul>
Cycleway	Pedestrian safety with cycleways	Existing cycleway retained in current alignment. Footpath widened and fencing added to improve pedestrian safety - along Turton Rd.
Emergency Services	Adequacy of emergency routes	<p>Shelter-in-place strategy for flood events implemented with alarms and refuge areas on the first floor.</p> <p>Access via Turton Rd and design provides an emergency clearance for vehicular access around the facility. Emergency egress via Womboin Rd available.</p> <p>Emergency evacuation plans will be further detailed prior to occupation of the building.</p>

Emergency Services	Increased burden on hospitals.	The project does not introduce new professional sporting activities as the fields are used currently for sporting activities. Note that the use as an indoor sporting centre will be transferred from the existing Broadmeadow facility. Allied health services (e.g., physiotherapy) are included to support users.
Funding	Starting construction without guaranteed funding and then not completing the project leaving the fields destroyed and project half completed.	BANL is not required to demonstrate full funding at a DA application/approval stage. Consent is sought for the full project, with flexibility to deliver in two stages. BANL intends to complete the facility when funding is available and if approval is received.
Flooding	Comparison between the proposed new overall hard surface area (i.e. roof & carparks, etc.), compared to the existing turfed ovals – impact on flooding.	The roof water is captured in storage and reuse tanks, & that the stormwater design is in accordance with the Council guidelines. The additional rainwater (from roof and carpark) is minimal in comparison to the volume of floodwater coming from the existing upstream catchment runoff and that the site runoff would mostly discharge to the creek prior to the peak flood conditions.
Floodlighting	Concerned about excessive illumination of the cycleway disturbing residences on Monash Road.	Soft wall-wash lighting generally proposed, & intended to illuminate adjacent pathways only, & in accordance with relevant codes & standards.
Open space	Concern for the loss of open space – on local residents, Lambton High School and existing sporting users.	The precinct surrounding the proposed site for the HISC includes four ovals consisting of five full sized fields and one modified training field within 300m or less than 5 minutes walking time. These four ovals all have public toilet blocks, and each has car parking facilities and are connected by a formalised cycleway. These nearby facilities are capable of taking up the usage by surrounding residents and the general public (outside of formalised sport) from the greenspace that is part of the proposed development footprint (consisting of 2 junior fields and 1 full sized field).

		<p>The rear (western) two courts in the HISC have been designed to ensure Lambton High School has open access to these facilities during school hours, and that the courts can be segregated from the remainder of the facility during use by the school.</p> <p>Alternative open space provision opportunities for Lambton High School:</p> <ul style="list-style-type: none"><li>a) Ford Oval - Approximately 250m from the high school.</li><li>b) Kentish Oval - Approximately 350m from the high school.</li><li>c) Harker Oval - Approximately 400m from the high school.</li><li>d) Arthur Edden (upper training area only) – The City of Newcastle will engage with stakeholders and investigate the potential for use of this space by Lambton High School during school hours.</li></ul> <p>From a sporting perspective Council engaged with the key sporting associations over the past 12 months in relation to opportunities for relocation to alternative (and improved) sporting venues including:</p> <ul style="list-style-type: none"><li>- Newcastle District Cricket Association</li><li>- Newcastle Football Association</li><li>- Lambton Jaffas Football Club</li></ul> <p>The peak sporting bodies support the proposed Hunter Indoor Sporting Centre and the relocation of existing users to alternative (and improved) sporting venues.</p> <ul style="list-style-type: none"><li>• Letter of Support – Newcastle and District Cricket Association</li><li>• Letter of Support - Newcastle Football</li></ul>
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## 7. Appendices A

### 7.1 Area of Notification



Red: proposed development site

Blue: surrounding large landowners directly engaged by the project team

Yellow: residents. 320 letters disseminated.

## 7.2 Local residents letter (320 distributed to local residents)



Dear Resident,

### **Notification: Proposed Hunter Indoor Sporting Centre**

Newcastle Basketball has been leading the planning process for the proposed establishment of the Hunter Indoor Sporting Centre. The proposed location is Blackley Oval and Wallarah Oval, Lambton. The land use planning process is through the NSW Department of Planning's State Significant Development Application (SSDA) process.

Interested community members are invited to attend an information session about the proposed Hunter Indoor Sports Centre. Attendees will be able to ask questions of the project team who have developed the SSDA currently on exhibition. This is an opportunity to have queries on key technical reports answered. The Hunter Indoor Sports Centre project team will be making themselves available to answer questions from the community about the reports in the SSDA application.

Formal submissions or comments about the application should be made via the major projects planning portal.

Interested parties can book to attend 45 minute sessions:

- 9<sup>th</sup> September – Broadmeadow Room, Level 2, McDonald Jones Stadium between 4 and 8pm
- 15<sup>th</sup> September – Function Room, Newcastle Basketball Centre between 4 and 8pm

Please note, session times will become unavailable if they are full. Only one booking per session per person will be allowed, individuals may book up to three sessions (subject to availability), bookings will be confirmed via email. 'Walk-ins' will only be accepted if spaces are available and attendees register on arrival. The below QR codes link to the community consultation registration by location:



9<sup>th</sup> September, 2025  
McDonald Jones Stadium



15<sup>th</sup> September, 2025  
Newcastle Basketball Centre

Please contact [contact.lcgsolutions@gmail.com](mailto:contact.lcgsolutions@gmail.com) for any further questions.

Newcastle Basketball Association  
27<sup>th</sup> August, 2025