

SOCIO-ECONOMIC IMPACT ASSESSMENT

(Update 3: Post Second Exhibition Period)

Hunter Indoor Sports Centre

Prepared for:
Basketball Association of Newcastle Limited



LCG Solutions

PLANNING • COMMUNITY • ECONOMIC • RECREATION

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Prepared and Lead Authored By:

This report has been prepared by LCG Solutions with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Newcastle Basketball Association (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

Update 1:	May, 2024	Joseph Lantz
Update 2:	June, 2025	Joseph Lantz
Update 3:	March, 2026	Joseph Lantz

Joseph Lantz
Director
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Lead Author Suitability

The preparation of the Socio-Economic Impact Assessment led by Joseph Lantz of LCG Solutions. Mr Lantz has demonstrated experience and expertise including:

- Tertiary qualifications including a Bachelor of Social Science.
- Over 20 years' experience leading social infrastructure project assessments, demographics, stakeholder engagement and impact assessments.
- Leading the preparation of over 50 social and economic impact assessments in NSW.
- Demonstrated comprehensive understanding of the NSW DPHI *Social Impact Assessment Guidelines* as well as the *Undertaking Engagement Guidelines for State Significant Projects*.
- Comprehensive understanding of impacts on school development and operations as the previous Executive Director Infrastructure at NSW School Infrastructure
- Leading over 100 community and stakeholder engagements for major infrastructure projects.

Executive Summary

LCG Solutions has been commissioned by Basketball Association of Newcastle Limited (BANL) to prepare a Social and Economic Impact Assessment (SEIA) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 65595459) for the proposed Hunter Indoor Sport Centre with courts, indoor stadium, amenities and associated civil and landscaping works, at 2 Monash Road and 24 Wallarah Road, New Lambton.

The key rationale for the project:

- Addressing the chronic shortfall in the quantity and quality of indoor courts in the region and provides athlete development and high-performance opportunities. The existing stadium facility located beside Broadmeadow Train Station is over 53 years old and utilises six courts, with only two courts being full size. The facility is too small to cater for player demand, is dilapidated and no longer fit for purpose.
- Further support the current latent demand and increasing population demands for indoor sporting facilities noting that the Hunter is one of the fastest growing regions in NSW¹ and is projected to grow from 725,000 people in 2016 to approximately 840,000 people in 2036.
- The relocation of the operations from the existing Newcastle Basketball Stadium to the HISC will act as a catalyst for the Broadmeadow Regional Precinct and Hunter Park Precinct – significantly enhancing housing and associated employment opportunities.

This SEIA has been prepared to satisfy the requirements as set out in the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department which identifies the requirement for a SEIA to be prepared in accordance with the Department's Social Impact Assessment Guidelines 2023 (the Guidelines) and the associated Technical Supplement.

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project.

This report includes data on the existing social baseline of the community in which the site is located, and of potentially affected communities and groups in the project's identified social locality and assesses the potential social impacts and benefits of constructing and operating the proposed development, and includes recommended measures to enhance, mitigate and manage the identified social impacts. The report has been informed through two (2) SSDA public exhibition processes as well as two (2) community and stakeholder consultation processes. In total, 1,955 submissions were received from individuals during the 2 public exhibition periods of the SSDA. Of the 1,955 submissions, 54% (1,057) supported the proposal, 45% (881) objected to the proposal and 1% (17) provided comments.

Open/ green space reduction emerged as the most prominent objection under the theme of Social, Economic, and Environmental impacts. The table below analyses the impacts and mitigation opportunities on the local community, sporting community and adjacent Lambton Public School.

Local residents	The data from the Open Space Visitation Report demonstrates that the majority of local residents already use other spaces more frequently than Wallarah and Blackley Ovals. For the smaller number that do use Wallarah and Blackley Ovals, spatial analysis shows that
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¹ <https://www.hccdc.nsw.gov.au/sites/default/files/2022-06/The%20Hunter%20Advantage%2020210219%20.pdf>

	<p>alternative open space is readily available within compliant with the City of Newcastle guidelines.</p>
Lambton High School	<p>The HISC proposal includes the retention of existing pathways meaning that local connections are maintained and availability for walking (the most common form of physical activity) and cycling is still facilitated.</p> <p>The rear (western) two courts in the HISC have been designed to ensure the 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. It is understood that this provides the school with in excess of 2000m² of space that can be utilised for sport and other school-related activities that is not weather dependent.</p> <p>Following is an outline of the status of alternative open space provision opportunities for Lambton High School:</p> <ul style="list-style-type: none"> • Ford Oval - Approximately 250m from the high school. • Kentish Oval - Approximately 350m from the high school. • Harker Oval - Approximately 400m from the high school. • 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.
Local Sporting Groups	<p>There are no predicted gaps in services provided to existing users including sports teams awaiting relocation. The City of Newcastle has committed to completion of all related infrastructure upgrades to cater for relocation of impacted sporting activities and is well-progressed with the capital improvement projects.</p> <p>The City of Newcastle is also committed to delivery of these projects independent of a decision on the development application for the HISC to ensure there was no disruption to the sporting group users.</p>
Newcastle Basketball Association	<p>Basketball NSW reports that the catchment area's participation rate is around half that of other benchmark LGA's. Market analysis (from ActiveXchange)² 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>

² <https://activexchange.org/data-intelligence>

	The proposed facility will addressing the chronic shortfall in the quantity and quality of indoor courts in the region and provides athlete development and high-performance opportunities.
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A number of significant economic benefits have been identified for the proposal:

- The construction of the \$81m (ETC) HISC is forecast to support 260 local jobs (with 115 direct jobs) and 91 local jobs ongoing (including 52 direct jobs).
- The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much-needed additional housing and be a catalyst for economic activity in Newcastle.
- The HISC is forecast to increase with more residents actively participating in sports at the venue and making associated purchases - increasing business turnover and reducing escape expenditure on sport and leisure.
- The HISC will host regional and potentially state level competitions including State Cup Games, Newcastle Junior League Games, School Gala Days and sports camps. It is forecast that there will be around 33,360 special event visits per annum. There is forecast to be at least 11,009 tourists / visitors who spend on average \$144.05 each generating \$1.586M in revenue and \$0.9 M extra economic value added per annum for Newcastle LGA.

The proposed development represents an overall positive social impact in respect of the provision of a modern, indoor sporting centre for the use and benefit of the community and supportive catalyst of the Broadmeadow Regionally Significant Growth Area.

To manage and mitigate negative impacts, it is recommended that measures proposed within the prepared impact assessments for the Project be implemented and monitored for ongoing compliance to ensure the significance of residual negative impacts identified within this report are low. Specific reference to:

Open Space Mitigation Actions noting there will be lasting impacts on local residents through the change in land use (reduced open space):

- Council facilitates and finalises the relocation of the existing sporting clubs to enhanced alternative facilities (as negotiated and agreed between Council and the peak sporting bodies).
- Stage 1 of the HISC aims to maximise the balance of the site (over 40%) as open space areas that will be accessible to local residents, Lambton High School and sporting clubs.
- Local residents will continue to be able to access adjacent and nearby Ford Oval and Kentish Oval (and surrounds) for open space purposes as well as the residual open space surrounding the Stage 1 HISC development.
- Newcastle Basketball Association notes that the intention is for significant access to HISC by Lambton High School to support their delivery of curriculum as well as general sport and recreation activities. Preliminary discussions have been made with NSW Education in line with the Departments Community Access Agreement framework and approach. Lambton High School will also be able to access nearby sporting fields including Ford Oval and Kentish Oval and surrounds.

Construction Phase Mitigation Actions:

Temporary negative impacts are likely to be associated with construction which are able to be controlled and minimised through conditions of development consent and through the application and implementation of mitigation measures set out in the supporting technical reports.

1. Introduction

LCG Solutions has been commissioned by Basketball Association of Newcastle Limited (BANL) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 65595459) for the proposed Hunter Indoor Sport Centre with courts, indoor stadium, amenities and associated civil and landscaping works, at 2 Monash Road and 24 Wallarah Road, New Lambton.

The report includes a summary of the community and stakeholder consultation processes undertaken, together with comments and feedback received over a four-week period in March and April 2024 as well as September and October 2025. It is therefore important that this report is read in conjunction with the technical studies and reports included in the SSDA submission as well as the two (2) Community and Stakeholder Reports (2024 and 2025).

1.1 Response to Submissions Stage

The SEIA was prepared and incorporated into the public exhibition for State Significant Development Application (SSDA) at 2 Monash Road and 24 Wallarah Road, New Lambton (SSD-65595459) for the construction of the Hunter Indoor Sports Centre (HISC). SSD-65595459 was publicly exhibited from 15 October 2024 to 11 November 2024.

This SEIA incorporates the respective feedback through the public exhibition periods as well as any further commentary from Government Agencies. The two SSDA public exhibition periods submissions quantity and sentiment are summarised in the below table:

	Supportive	Objection	Neutral Commentary	Total
SSDA Exhibition Period 1	173	495	9	677
Amended SSDA Exhibition Period 2	884	386	8	1,278
Total	1,057	881	17	1,955

SSDA Exhibition Period 1

In terms of overall sentiment towards the project through the first SSDA public exhibition period, a total of 677 submissions were members of the local, regional and broader community, including 173 in support, 495 of objection, and 9 providing comments.

In terms of supportive submissions, the focus was on the need for the HISC as well as locationally continuing to develop regionally significant sporting facilities in an accessible location in Newcastle and leveraging the existing surrounding regional sporting facilities.

The key objections were loss/ reduction of greenspace, flooding, traffic, parking, noise, social impacts, and impacts on services and infrastructure. The highest raised subcategories were:

- Green Space Reduction
- Traffic
- Limited Parking

Green Space reduction emerged as the most prominent objection which was further divided into the following categories:

- School: the diminished open space available to Lambton High School, with implications for student play, wellbeing, and emergency evacuation capacity.
- Sporting: the potential loss of active recreational areas, particularly the existing soccer fields.
- Recreational / Other: the broader loss of informal recreational space used for unstructured children’s play and pedestrian use, including dog walking.

Section 8 (Open Space), Section 6.5.2 (Amendments to SSDA based on Public Exhibition Period), Section 10 (Socio-Economic Impact Mitigation Assessment and Section 11 (Expected and Perceived Social and Economic Impacts) specifically address these key raised concerns.

Amended SSDA - Exhibition Period 2

In total, 1278 submissions were received from individuals during the public exhibition of the amended SSDA. Of the 1278 submissions, 69% (884) supported the proposal, 30% (386) objected to the proposal and 1% (8) provided comments. In summary:

Submissions supporting the project focused on:

- The project is in a strategically beneficial location
- There is a need for more basketball courts, particularly to replace and improve the current run-down facility
- Support the design of the project

Submissions objecting to the project focused on:

- While the project is needed, it is in the wrong location
- Opposition to a large basketball stadium on the existing green space.
- Concerns about the buildings bulk and building's

1.2 Relevant SEARs

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. Point 17 Engagement of the SEARs states:

SEARs	Section within report
<p>17. Social Prepare a social impact assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects, which:</p> <ul style="list-style-type: none"> • identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project. • considers how potential environmental changes in the locality may affect people’s: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; 	<p>Section 4 and 5</p> <p>Sections 4 and 8</p>

<p>surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected.</p> <ul style="list-style-type: none"> • assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest. • includes mitigation measures for likely negative social impacts, and any proposed enhancement measures. • details how social impacts will be adaptively monitored and managed over time. 	<p>Sections 9 and 10</p> <p>Section 11</p> <p>Section 11</p>
<p>Economic impacts</p>	<p>Section 4</p>

2. The Project

2.1 Context

Newcastle Basketball is a not-for-profit organisation who provide an inclusive, safe, and friendly environment for participation in a variety of community activities with a primary focus on basketball. Founded in 1946, Newcastle Basketball is one of the most successful associations in Australia and supports the regional development of players from the electorates of Lake Macquarie, Swansea, Newcastle, Charlestown, Wallsend, and Port Stephens. The local government catchment is predominantly Newcastle, Lake Macquarie and Port Stephens.

Newcastle Basketball has outgrown their current facility due to the high player demand where participation has doubled over recent years and registrations have filled within a week of opening. As a result, Newcastle Basketball has had no option but to turn children away from registering every week of the year, ultimately prohibiting further growth opportunity for the association and aspiring players. The existing stadium facility located beside Broadmeadow Train Station is over 53 years old and utilises six courts, with only two courts being full size. The facility is too small to cater for player demand, is dilapidated and no longer fit for purpose.

In 2019 the NSW government promised a \$25m financial commitment for Newcastle Basketball to build a new stadium in Hillsborough, a suburb in the city of Lake Macquarie to replace their existing facility to support the local community. The new basketball complex project progressed, and the DA was submitted in June 2020. In May 2022, the Hunter and Central Coast Regional Planning Panel refused the DA submission on multiple grounds. Newcastle Basketball have since been exploring and investigating alternative sites including Glendale and New Lambton. On the 22nd of March 2023, Newcastle Basketball, City of Newcastle, and NSW Government announced that a new \$30 million basketball stadium will be built adjacent the Hunter Sports & Entertainment Precinct (Hunter Park) on New Lambton's Wallarah Oval.

2.2 Project Summary

The proposed development for the new basketball complex in New Lambton is expected to consist of a two-stages to suit the funding availability. The scope for stage one is to construct a new sporting complex that can accommodate at least six to eight new courts and associated facilities to support the functions of the centre. Stage two is to extend the stage one complex with an additional three new courts and a show court that can seat up to two thousand spectators. The overall project objectives are to:

- a) Increase the supply of indoor courts to address part of the identified shortage of court availability in the Newcastle, Lake Macquarie and Port Stephens LGAs.
- b) Facilitate increased participation in basketball and other sports particularly for people with a disability, culturally diverse communities as well as women and girls.
- c) Create a regional quality facility to:
 - o Improve the user experience and address functional and quality issues of the current facility.

- Enable major regional events and representative games to be held in the region.
- Establish high profile basketball spectator facilities to be provided in Hunter Park Precinct.
- Compliment and leverage existing and planned sport facilities in and around the Hunter Park Precinct.
- Provide multi-sport courts for other indoor sport partners.

Consent is sought for the construction of the entire proposal, however, to provide flexibility, the amended proposal has been designed so that the project can be delivered in two construction and operational stages as set out below:

Stage 1

- 8 x sports courts, amenities to support the functioning of the complex, including bathrooms, change rooms, lobby and foyer, retail tenancy and café. Mezzanine level:
- multi-purpose rooms and administrative space.
- Car park with 185 spaces, drop-off spaces and bus parking.

Stage 2

- Extension to the eastern side of the building to add 3 x courts, including a show court with retractable grandstand seating for 2,500 people over the 2 adjacent courts.
- Extension to the southern side of the building to provide 1 x court plus high-performance training area.
- Expansion of the carpark to provide 240 spaces.

The staging approach will be dependent on available funding and approvals with construction not expected until early 2026. BANL is committed to the delivery of the full proposal, subject to the allocation of additional funding.

2.3 The Site

The site is located at 2 Monash Road and 24 Wallarah Road, New Lambton, within the Newcastle local government area (LGA). The site comprises multiple parcels of land inclusive of Blakeley Oval and Wallarah Oval:

- Lot 2380 DP755247
- Lot 2379 DP755247
- Lot 2378 DP755247
- Lot 2377 DP755247
- Lot 1, DP1304801



Adjacent land users:

North	Lambton High School Residential – Units off Turton Road Residential – Young Road and Womboin Road
East	Turton Road McDonald Jones Stadium
South	Residential – extending off Monash Road Newcastle International Hockey Centre
West	Arthur Edden Oval Extension of open space/ sporting fields

3 Methodology and Approach

This report has been prepared to demonstrate how the proposal has met the requirements of the Planning SEARs for the Project (SSD-65595459) with respect to a Social and Economic Impact Assessment (SEIA).

It is important that this report is read in conjunction with the technical studies and reports included in the SSDA submission.

This SEIA has been prepared under the guidance of the Social Impact Assessment Guidelines (DPIE, 2023) (The Guideline). The methodology for this SEIA has been derived utilising concepts and tools provided and process and formats recommended under the Guideline.

The Social Impact Assessment Guidelines (DPIE, 2023) notes that:

Every State significant project is subject to a social impact assessment (SIA). The SIA should be targeted and proportionate to the likely project impacts, and to the project’s context.

‘Social impacts’ generally refer to the consequences that people experience when a new project brings change. For the purposes of the SIA, ‘people’ are classed as individuals, households, groups, communities, or organisations.

The SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.

The social impacts as described above have been considered (where applicable) in the context of the Project within this SEIA.

The following process, derived from the Guideline has been utilised to undertake the SEIA for the site and the preparation of this report:

Phase	Actions
1- SEIA Scoping	<p>The first phase involves SIA scoping and initial assessment, refining and planning. It occurs early in project development and is used to identify likely social impacts before considering suitable refinements or other early responses. This phase will inform the required scale of the SIA report, undertaken in the second phase.</p> <p>If the project is eligible for industry specific SEARs, the outcomes and findings of this early SIA scoping phase should form the basis for the second phase of SIA (the assessment) and be incorporated into the SEIA report and the EIS</p> <p>Status: Completed as part of the initial scoping to inform the SEARs.</p>
2- SEIA Report	<p>The second phase assesses identified issues and develops then finalises responses and management measures. This results in an SIA report, which forms a component of the EIS. For a simple project, the SEIA report may be just a few pages; for a large, complex project, it may be more substantial.</p> <p>Status: This report forms Phase 2 of the SEIA process.</p>

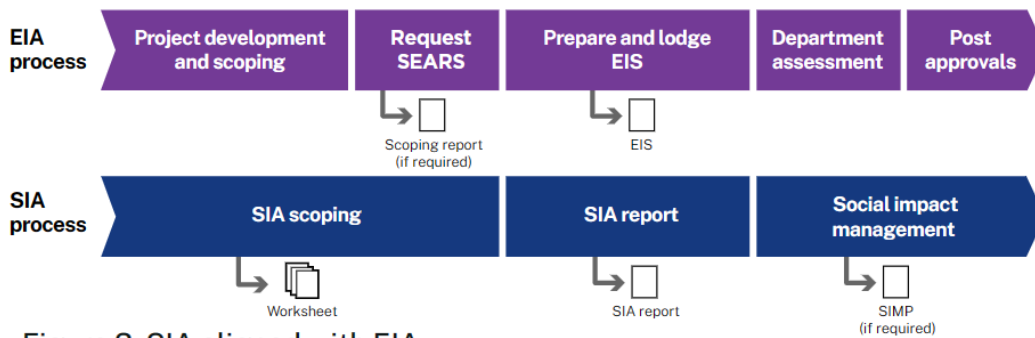


Figure 3: SIA aligned with EIA

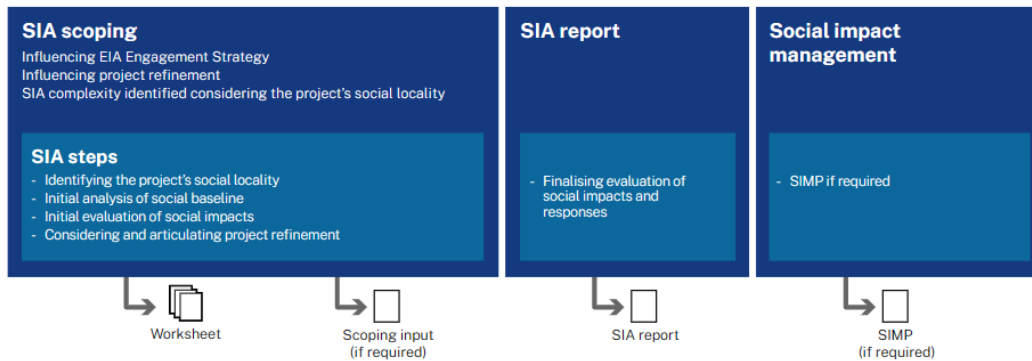


Figure 4: SIA steps in detail

Source: Figure 3 and 4 summarise the overall approach to SEIA Social Impact Assessment Guidelines (DPIE, 2023)

Note that in line with the SEARs a specific economic consideration has been incorporated within the assessment (Section 7 of this SEIA Report).

State significant projects can affect people in many ways, both positively and negatively. Identifying and understanding social impacts helps to inform responses that aim to avoid, mitigate or reduce negative impacts and enhance positive impacts.

In accordance with the Social Impact Assessment Guidelines (DPIE, 2023) a systematic approach has been undertaken to predict, analyse, evaluate and manage the social and economic impacts of the project incorporating the following:

- Stakeholder and Impact Scoping.
- Social Locality and Baseline Study.
- Stakeholder Engagement and Consultation.
- Economic Assessment.
- Open Space Impacts.
- Evaluation of Social and Economic Impacts.
- Cumulative Impacts.
- Social and Economic Impact Management.
- Conclusion

4. Stakeholder and Impact Scoping

Early scoping was undertaken to obtain a baseline understanding of who the stakeholders to the development were and to identify potential social impacts to these parties from the development.

The scoping exercise was undertaken as a desktop study and was determined utilising the SIA Scoping Worksheet prepared and provided to support the Guidelines. This exercise was used to determine the potential social impacts of the project and the impacted stakeholders.

From this tool a list of potentially impacted stakeholders was developed, with ancillary and adjacent occupiers identified as the primary stakeholders to the development, and the broader community identified as secondary stakeholders to the development. The SEARs noted that during the preparation of the EIS, the project team must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. Specifically, the project team must comply with Point 17 of the SEARs:

Point 17 Engagement of the SEARs	Compliance
<p><i>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</i></p> <ul style="list-style-type: none"> • <i>City of Newcastle Council</i> • <i>Transport for NSW</i> • <i>Crown Lands</i> • <i>Government Architect NSW (through the State Design Review Panel process)</i> • <i>DPE – Biodiversity Conservation Division</i> • <i>Fire Rescue NSW</i> • <i>NSW Police</i> • <i>Venues NSW</i> • <i>Special Interest Groups, including local Aboriginal land councils and Registered Aboriginal Parties</i> • <i>Surrounding landowners, occupiers and business (including agricultural businesses) that are likely to be impacted by the proposal</i> 	<p>Full compliance</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Not required</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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.

5. Social Locality and Baseline Study

The Social Impact Assessment Guidelines (DPIE, 2023) states:

"There is no prescribed meaning or fixed, predefined geographic boundary (e.g. the local suburb, or 'within 500m') to a social locality; rather, the social locality should be construed for each project, depending on its nature and its impacts. The term 'social locality' is similar to 'area of social influence' that is commonly used in SIA practice."

Furthermore, the Guideline identifies the social baseline study as describing *"the social context without the project."*

The social locality and baseline study for the proposed Project has been determined utilising a desktop assessment of the following data sources:

1. Demographic analysis
2. Strategic rationale and justification for the project
3. Relevant local, State and Commonwealth strategic plans and policies

5.1 Categorising Impacts

Consistent with the Social Impact Assessment Guidelines (DPIE, 2023) the following categories were utilised to identify the likely social impacts (either positive or negative in nature):

Category	Descriptions
Way of Life	how people live, how they get around, how they work, how they play, and how they interact each day
Community	composition, cohesion, character, how the community functions, resilience, and people's sense of place
Accessibility	how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation
Culture	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
Health and Wellbeing	physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
Surroundings	ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	people's capacity to sustain themselves through employment or business
Decision Making Systems	the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

The category for each social impact is noted in all key areas of consideration with specific reference to key issue identification and mitigation (Section 8, 9 and 10).

5.2 Demographic Analysis

Newcastle Basketball Association is the third largest basketball association in NSW with over 5,300 members. It has:

- A higher participation rate than state averages
- 74% of members are under 19
- 25% of members are female
- Members on waiting lists to play
- Using additional courts in schools to meet demand

Note that the proposed development of the Hunter Indoor Sporting Centre (HISC) will not have a direct impact on the local demographic make-up (as opposed to say a residential development).

The HISC will meet the needs of the existing association members, latent demand within the Newcastle and broader Hunter community and the compounding growing population of the sub-region (as detailed in Section 5.2).

The Hunter is one of the fastest growing regions in NSW³ and is projected to grow from 725,000 people in 2016 to approximately 840,000 people in 2036. Around 85% of the population growth will be concentrated in Greater Newcastle including Newcastle, Lake Macquarie and Maitland Local Government Areas. As outlined with Section 5.1.2 (Project Rationale) participation in indoor sport in the Hunter is lower than if sufficient and adequate facilities were available.

5.2.1 Newcastle LGA forecast population, households and dwellings

In 2021, the total population of City of Newcastle was estimated to be 169,448 people. It is expected to increase by over 14,224 people to 183,672 by 2031, at an average annual growth rate of 0.81%. This is based on an increase of over 6,027 households during the period, with the average number of persons per household falling from 2.35 to 2.34 by 2031.

The number of dwellings in City of Newcastle is forecast to grow from 74,398 in 2021 to 94,184 in 2046, with the average household size falling from 2.35 to 2.25 by 2046. This summary shows the results of the forecasts for population, households and dwellings in the City of Newcastle. The period 2021 to 2031, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

³ <https://www.hccdc.nsw.gov.au/sites/default/files/2022-06/The%20Hunter%20Advantage%2020210219%20.pdf>

City of Newcastle	Forecast year					
	2021	2026	2031	2036	2041	2046
Summary						
Population	169,448	176,934	183,672	191,673	198,807	205,445
Change in population (5yrs)	--	7,487	6,738	8,001	7,134	6,638
Average annual change	--	0.87%	0.75%	0.86%	0.73%	0.66%
Households	69,854	72,472	75,881	79,973	83,789	87,594
Average household size	2.35	2.36	2.34	2.31	2.28	2.25
Population in non private dwellings	5,204	6,004	6,301	6,655	6,983	7,197
Dwellings	74,398	77,546	81,466	85,884	90,049	94,184
Dwelling occupancy rate	93.89	93.46	93.14	93.12	93.05	93.00

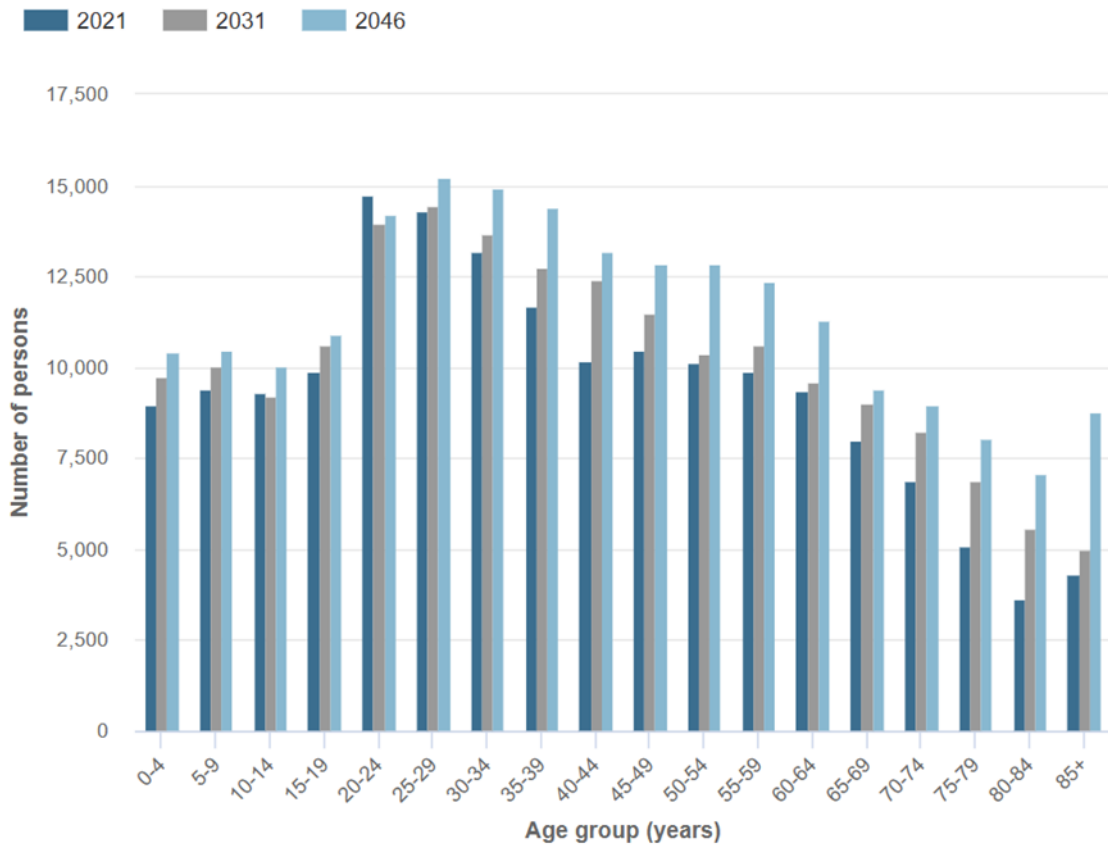


Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), March 2024. Derived from Australian Bureau of Statistics.

In 2021, the dominant age structure for persons in City of Newcastle was ages 20 to 24, which accounted for 8.7% of the total persons. Between 2021 and 2031, the age structure forecasts for City of Newcastle indicate a 4.8% increase in population under working age, a 24.1% increase in population of retirement age, and a 5.4% increase in population of working age.




The largest increase in persons between 2021 and 2031 is forecast to be in ages 40 to 44, which is expected to increase by 2,247 and account for 6.8% of the total persons. The largest 5 year age group in 2031 is 25 to 29 years, with a total of 14,454 persons.

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care.



Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), March 2024. Derived from Australian Bureau of Statistics.

The demographic make-up and population forecast support long-term demand as demonstrated by:

- 
 The Hunter is one of the fastest growing regions in NSW¹ and is projected to grow from 725,000 people in 2016 to approximately 840,000 people in 2036. Around 85% of the population growth will be concentrated in Greater Newcastle including Newcastle, Lake Macquarie and Maitland Local Government Areas.
- 
 In 2021, the total population of City of Newcastle was estimated to be 169,448 people. It is expected to increase by over 14,224 people to 183,672 by 2031, at an average annual growth rate of 0.81%.
- 
 The age group distribution and growth for the City of Newcastle aligns with increased demands for indoor sporting facilities.

5.2.2 Forecast Population and Age Structure of New Lambton SSA

In considering the demographic profile for the project a focus has been placed in the Newcastle LGA and the New Lambton Statistical Area (SA2) where the proposed development is sited. Information was drawn from the Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 and the supporting idProfile, Newcastle. The resident population of New Lambton in 2021 was 10,367, living in 4,472 dwellings with an average household size of 2.38. In 2021, New Lambton had higher proportion of children (under 18) and a higher proportion of persons aged 60 or older than the City of Newcastle. The major differences between the age structure of New Lambton and the City of Newcastle were:

- 
 A larger percentage of 'Secondary schoolers' (8.2% compared to 6.3%)

- ☞ A larger percentage of 'Older workers & pre-retirees' (13.6% compared to 11.9%) A smaller percentage of 'Young workforce' (11.0% compared to 16.0%)
- ☞ A smaller percentage of 'Tertiary education & independence' (8.5% compared to 11.2%)

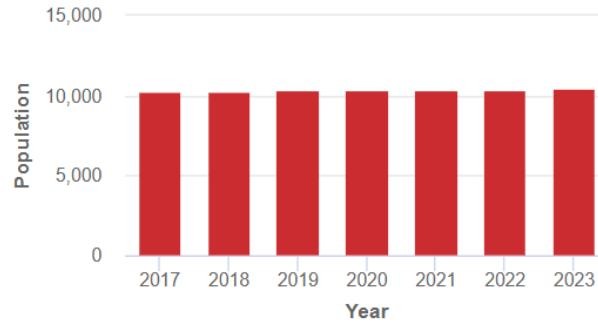
Population

10,509

ERP, 2023

▲ Grown by 101 from the previous year.

Estimated Resident Population New Lambton



Median age

41 ▲ (1)

City of Newcastle
Regional NSW
New South Wales

37 ◀▶
43 ◀▶
39 ▲

Aboriginal and Torres Strait Islander population

3.2% ▲ (0.6%)

City of Newcastle
Regional NSW
New South Wales

4.4% ▲
6.6% ▲
3.4% ▲

Couples with children

29% ◀▶ (-0.2%)

City of Newcastle
Regional NSW
New South Wales

25% ▼
25% ▼
31% ▼

Older couples without children

9% ◀▶ (0.4%)

City of Newcastle
Regional NSW
New South Wales

9% ◀▶
13% ▲
10% ▲

Lone person households

29% ↔ (-0.3%)

City of Newcastle	28%	↔
Regional NSW	26%	▲
New South Wales	24%	▲

Medium and high density Housing

24% ▲ (1.2%)

City of Newcastle	33%	▲
Regional NSW	17%	▲
New South Wales	35%	▲

Median weekly household income

\$1,853 ▲ (\$405)

City of Newcastle	\$1,802	▲
Regional NSW	\$1,466	▲
New South Wales	\$1,849	▲

Median weekly mortgage repayment

\$474 ▲ (\$42)

City of Newcastle	\$458	▲
Regional NSW	\$399	▲
New South Wales	\$500	▲

Median weekly rent

\$392 ▲ (\$46)

City of Newcastle	\$400	▲
Regional NSW	\$330	▲
New South Wales	\$420	▲

Households renting

30% ▲ (1.5%)

City of Newcastle	36%	▲
Regional NSW	26%	↔
New South Wales	31%	▲

Households with a mortgage

32% ▼ (-1.4%)

City of Newcastle	30%	↔
Regional NSW	29%	▲
New South Wales	31%	▲

Overseas born

12% ▲ (1%)

City of Newcastle	15%	▲
Regional NSW	12%	▲
New South Wales	29%	▲

Language at home other than English

8% ▲ (0.7%)

City of Newcastle	11% ▲
Regional NSW	7% ▲
New South Wales	27% ▲

University attendance

5% ◀ (-0.3%)

City of Newcastle	8% ↔
Regional NSW	3% ↔
New South Wales	5% ↔

University qualification

32% ▲ (5.2%)

City of Newcastle	28% ▲
Regional NSW	18% ▲
New South Wales	28% ▲

Trade qualification (certificate)

20% ◀ (-0.4%)

City of Newcastle	20% ↔
Regional NSW	24% ▲
New South Wales	18% ↔

Unemployment rate

3.4% ▼ (-2.3%)

City of Newcastle	4.9% ▼
Regional NSW	4.6% ▼
New South Wales	4.9% ▼

Participation rate (population in labour force)

65% ▲ (1.7%)

City of Newcastle	64% ▲
Regional NSW	56% ▲
New South Wales	59% ▼

Worked at home

25% ▲ (21.4%)

City of Newcastle	23% ▲
Regional NSW	16% ▲
New South Wales	31% ▲

SEIFA index of disadvantage 2021

1039

City of Newcastle	1012 ▲
Regional NSW	982 ▲
New South Wales	1000 ▲

Expected nil impact on local community profile and positive impact on services for the broader Hunter Region

Note that the proposed development of the Hunter Indoor Sporting Centre (HISC) will not have a direct impact on the local demographic make-up (as opposed to say a residential development).

The HISC will meet the needs of the existing association members, latent demand within the Newcastle and broader Hunter community and the compounding growing population of the sub-region. The Hunter is one of the fastest growing regions in NSW and is projected to grow from 725,000 people in 2016 to approximately 840,000 people in 2036.

5.3 Strategic Rationale and Justification

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. The project will also initiate the process of relocation thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans.

5.3.1 Insufficient venue capacity results in substantial unmet demand and lower participation in indoor sport in the Lower Hunter

The Hunter is one of the fastest growing regions in NSW⁴ and is projected to grow from 725,000 people in 2016 to approximately 840,000 people in 2036. Around 85% of the population growth will be concentrated in Greater Newcastle including Newcastle, Lake Macquarie and Maitland Local Government Areas. As outlined below participation in indoor sport in the Hunter is lower than if sufficient and adequate facilities were available. As outlined below a new Hunter Indoor Sports Stadium would help address the unmet demand for extra indoor sports venues.

Basketball

Basketball NSW reports that the catchment area's participation rate is around half that of other benchmark LGA's. Market analysis (from ActiveXchange)⁵ 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.

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.

Volleyball

Volleyball NSW reports that catchment area's participation rate is around a third that of other benchmark LGA's. Market analysis from ActiveXchange demonstrates that the current number of approximately 100 members is well short of the potential 350 members if adequate facilities were available in the area. A number that would grow to over 650 by 2041 and beyond with future population growth.

Other Indoor Activities

Other indoor sports including 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.

Indoor physical activity is now a key focus for older age groups to participate in physical activity in a safe and controlled environment. Indoor activities in a multipurpose complex are more accessible for people with disabilities and mobility limitations. Currently, very little of these demands are being met by facilities in the area.

⁴ <https://www.hccdc.nsw.gov.au/sites/default/files/2022-06/The%20Hunter%20Advantage%2020210219%20.pdf>

⁵ <https://activexchange.org/data-intelligence>

5.3.2 Larger and more appropriate indoor sports facilities are required to provide to keep pace with population growth

The population of the three key LGAs for this project (Newcastle, Lake Macquarie and Port Stephens) will grow by approximately 87,000 (19%) over the next 20 years with a combined population of around 540,000 by 2041. Population growth in the catchment will be driven by people moving into the area, with many going on to start families. The quantum and profile of population change in the area will only fuel additional demand for indoor multipurpose sport and recreation facilities.

5.3.3 The lack of suitable indoor sports facilities negatively affects the health and wellbeing of residents and economic productivity in the Lower Hunter

Compared to other Local Health Districts (LHD) NSW Health reports⁶ that the Hunter New England LHD had

- a higher rate of sedentary behaviours for Children
- a higher rate of physical inactivity for adults
- a higher rate of children assessed as overweight or obese (approximately 30% higher than other LHDs)

Similarly, Ausplay data⁷ (from the national health survey) shows that Hunter New England Central Coast Primary Health Care Network has:

- a lower rate of participation in physical activity
- a lower rate of the population meeting physical activity guidelines
 - this is particularly so in the 15-17 year age group which is approximately 30% lower than the national average

Stage 1 of the HISC will improve the health and wellbeing for over 600,000 local and regional participants through increased activity and participation by providing quality indoor facilities and services and community infrastructure for children, young people and families, people from culturally and linguistically diverse backgrounds, people who are socially disadvantaged, seniors and people with disabilities.

The physical health benefits generated by meeting or exceeding physical activity guidelines and playing sport are well documented. Most studies group benefits into the following broad categories:

- Improved physical health – with benefits including increased energy and stamina, stress relief, improved endurance, reduced tiredness increasing mental alertness, weight maintenance and reduction, cardiovascular fitness, and improved sleep.
- Reduced risk of chronic and acute disease – with a recent literature review⁸ finding “there is irrefutable evidence of the effectiveness of regular physical activity in the primary and secondary prevention of over 25 diseases including cardiovascular disease, diabetes, cancer, hypertension, obesity, depression and osteoporosis”
- Improved mental health – several studies show that physical activity, performed at a frequency, intensity, and duration which is substantially less than that required for the

⁶ [Adult Population Health Survey](#) and [Child Population Health Survey](#)

⁷ [Ausplay Data](#)

⁸ [Warburton DER, Nicol CW, Bredin SSD. Health benefits of physical activity: the evidence. Can Med Assoc J 174: 801-809](#)

development and maintenance of cardiorespiratory and muscular fitness, generates significant benefits in reducing the risk of future depressive illness.

- Improved education and productivity outcomes as a result of increased physical activity.

The proportion of children who are overweight or obese and levels of physical inactivity in the Hunter New England LHD is higher than the State average. While there are various causes of obesity and physical activity several studies⁹ conclude physical inactivity is one of the primary contributors to the obesity epidemic and small feasible differences in usual physical activity in the general population can have a substantial impact on hospital usage and costs. A large Australian study¹⁰ found sufficient physical activity resulted in lower potentially preventable hospital admissions and mortality and sufficient physical activity individually accounted for a higher reduction in potentially preventable hospitalisations than smoking, excessive drinking, eating healthy amounts of fruit and vegetables and time spent sitting and sleeping.

Literature reviews^{11 12} on the impact of the physical environment on physical activity shows access to facilities, satisfaction with facilities, safety around the facility, access to exercise equipment and frequently observing others exercise are important factors in increasing physical activity. A study¹³ found those with easy access to sports facilities were 1.16 times more likely to participate in physical activity than those without easy access to sports facilities. There are also a range of Australian research studies which show that proximity to recreational facilities (e.g., parks, fitness and sports centres) is associated with increased physical activity and health. In fact, a major study in Australia found there is statistically significant positive relationships between the level of participation in physical activity and the level of provision of sport facilities in each Local Government Area¹⁴.

A lack of access to suitable facilities inhibits the opportunity for many residents to participate in physical activity and sport and excludes them from associated health and social benefits. The facility will create a social hub that promotes and supports health and wellbeing.

As a project that generates and attracts so much physical activity the HISC will make a substantial economic impact and contribution to economic productivity. The venue utilisation forecasts, developed using the ActiveXchange database which are developed and validated against actual outcomes from hundreds of venues in Australia, show the HISC will support a substantial increase in physical activity (with over 375,000 active participants per annum). Applying data quoted in the National Preventative Health Strategy¹⁵ indicates the increase in physical activity underpins increased presenteeism (i.e., decreased productivity due to illness / injury) and reduced absenteeism with a value of up to \$186 million per annum.

⁹ <https://pubmed.ncbi.nlm.nih.gov/19223851/>; <https://bmgeriatr.biomedcentral.com/articles/10.1186/s12877-020-01573-0>;
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6117021/><https://pubmed.ncbi.nlm.nih.gov/19223851/>

¹⁰ <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0093111#pone.0093111.s002>

¹¹ Owen, Leslie, Salmon and Fotheringham, 2000. Environmental determinants of physical activity and sedentary behaviour. *Exercise Sport Science Review* 28:153–158,

¹² Choi et al. 2017, Correlates associated with participation in physical activity among adults: a systematic review of reviews and update. Accessed at <https://bmcpublihealth.biomedcentral.com/articles/10.1186/s12889-017-4255-2>

¹³ <https://bmcpublihealth.biomedcentral.com/articles/10.1186/s12889-016-3574-z>

¹⁴ <http://www.sportandrecreationsspatial.com.au/resources/2017%20Facility%20ANZJPH.pdf>

¹⁵ See cost of presenteeism and absenteeism quoted on page 56 of the National Preventative Health Strategy. While Australian Institute of Health and Welfare data shows 54% of people are not sufficiently active, Savills conservatively adopted that 40% of new participants become sufficiently active,

5.3.4 The existing venue is 55 years old which is well past its useful life

The existing Newcastle Basketball Stadium is the largest indoor sport facility with 6 courts in the Hunter and is defined as the 'premier' regional facility in the Hunter, yet it is almost 55 years old and does not meet contemporary standards for key indoor sports. The stadium has provided value to the region but is nearing the end of its useful asset life. Since it opened in 1969, there has been a dearth of new courts provided in the area and those that have been delivered tend to be at education facilities that have limited public availability. This is despite significant population growth and demographic change over this time.

Despite its age, the building structure and fabric of the current stadium is still largely functional, but its condition is such that major investment is required to the point that full replacement is the most logical solution. The building fabric includes asbestos which adds to the complexity of maintaining the facility and the roof has a number of leaks. In addition, the nature of both playing and amenity facilities no longer meet contemporary standards. The sports courts are under regulation size and don't have desired clearances or lighting levels. Amenity and other facilities are not fully accessible and do not meet current building standards. Nevertheless, Newcastle Basketball utilises the current stadium and other venues to attempt to meet the needs of its members and other sport uses, yet still turns away over 500 potential players every registration period. This is despite increasing minimum team sizes to accommodate as many players as possible. It is also unable to meet the demands to cater for other indoor sport users.

The HISC project will also initiate the process of relocation thereby facilitating the Broadmeadow Place Strategy and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development in Newcastle.

5.3.5 Athlete development opportunities will be increased.

Through support from state sporting organisations including Basketball NSW, Volleyball NSW, Netball NSW and Badminton NSW, the facility would establish a multi-sport excellence hub and provide a base for junior pathway and high-performance programs and tournaments as well as coach/ referee development and education.

As an athlete development facility, it will provide professional strength and condition spaces, physiotherapy, massage and classrooms (multi-purpose rooms) for education. These high-quality facilities and services will be on the doorstep of the Hunter Region with programs and initiatives specifically delivered to ensure equitable access to all who wish to engage. These would be complemented by grass roots initiatives including local learn-to-play programs and social competitions. Current Basketball NSW programs include:

- Women and Girls participation Programs
 - I am Girl (IAAG) women and girl's leadership program
 - I am Girl (IAAG) multicultural Come N' Try sessions for Girls
 - Girl's only Aussie Hoops, Academy skills training and local competition
 - Girls in Basketball Program underpinning program to Women in Basketball
- Youth Leaders forums
 - Come N' Try sessions for iCALD children and youth
 - School Holiday camps for iCALD children and youth
 - Midnight Basketball
 - Weekly Junior local skills training and social competitions

- High performance programs for sub elite able body from 13-19 years of age (boys and girls), Developing Athlete program, State Performance Program and Development League for sub elite
- Regional/State performance program for Wheelchair athletes

The Hunter Academy of Sport has indicated that it would run many of its programs, athlete assessments and education session from the venue as a central site within the region. They have expressed an interest in relocating their administration headquarters to the new facility and would support other sport and service partners on site (e.g. allied health providers).

5.3.6 Social inclusion and increased community connectedness

The Australian Sports Commission reports that *“being part of an inclusive sport environment gives individuals positive social and health outcomes. It provides a space where diverse groups can build trust in one another, helping to break down social and cultural stigmas or barriers, and strengthen overall community connections”*.

The NSW Office of Sport reports *“sport helps to build communities through social inclusion and a sense of connection. Sport and recreation helps to bind families through shared experiences and shared achievements. Through participation, sport helps address anti-social behaviour and can support education”*.

One Australian study found in many regional and remote communities, it is the local tennis, football or basketball club that provides and sustains community interaction (Kemp, 2006). Atherley (2006) also found flow-on effects – social ties, social capital, social networks, community integration, flow of information and creating a sense of belonging. Sporting and recreational activities and events contribute to the development of stronger social networks and more cohesive communities – for participants, volunteers and supporters. They provide opportunities for social engagement; often creating awareness and acceptance of differences between individuals and communities. Bringing people together through sport and recreation boosts confidence through times of prosperity and in times of need. This is especially evident in regional communities, where Saturday sports often act as the main community social event for the week. For example, Baum (2000) found sport and recreation makes significant social, economic, cultural and environmental contributions to the life of regional communities. Dempsey (1999) highlighted the importance of sport in his 20-year study of a Victorian community. His study found that sport and sporting clubs enabled all members of a community to be linked by a common bond: their participation in that club. For many, forming friendships and a sense of belonging are powerful reasons why they become involved and remain active in sport. Access to social support consistently emerges in research as a factor influencing participation in physical activity (Stahl et al., 2001).

Sport and recreation is a key medium for creating new relationships among disparate social groups and increasing social inclusion. People from culturally and linguistically diverse backgrounds (CALD) and indigenous Australians can be vulnerable to social and structural disconnection. Participation in sport provides increased opportunities for them to connect with the wider community (Savage, et al., 2003). Studies have also found new bonds have been formed between sports organisations and various immigrant groups, resulting in ethnic youth being exposed to sport and recreational activities they may not otherwise have considered and decrease social isolation for young people and other participants (Bahn, et al., 2008). As noted earlier AusPlay State of Play Reports¹⁶ show out of the most played organised sports basketball has one of the highest levels of participation by indigenous players (5.6% which is higher than netball 4.3%, soccer 3.2%, AFL 2.7%, cricket 3% and tennis 2.1%); and higher percent of players who speak a language other than English at home (3.9% of participants

¹⁶ <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

which is higher than netball 1.1%, AFL 1% and cricket 3.2%) and players with a disability (1.2% of participants which is higher than AFL 0.9%, cricket 1.1% and netball 0.7% – also this doesn't include wheelchair basketball).

While it very difficult to quantify the monetary benefits of increased social connections and social inclusion it is clear that basketball attracts some of the most diverse participants and there are substantial benefits and opportunities to attract new users to the proposed HISC.

It should be further noted that the flexibility of the site will permit multi-sport use rather than being individual sports specific. As part of the amended project design the building height at the southeastern corner of the HISC will increase to accommodate flexible upper floor use, with minor internal reconfigurations. Broader and supporting uses will be available (eg meetings, administration).

5.3.7 Alternative Scenarios

The key scenario to meet current and future demand by the HISC was the determination of the preferred site. In 2019 the NSW government promised a \$25m financial commitment for Newcastle Basketball to build a new stadium in Hillsborough, a suburb in the city of Lake Macquarie to replace their existing facility to support the local community. The new basketball complex project progressed, and the DA was submitted in June 2020. In May 2022, the Hunter and Central Coast Regional Planning Panel refused the DA submission on multiple grounds. Newcastle Basketball have since been exploring and investigating alternative sites including Glendale and New Lambton. On the 22nd of March 2023, Newcastle Basketball, City of Newcastle, and NSW Government announced that a new \$30 million basketball stadium will be built adjacent the Hunter Sports & Entertainment Precinct (Hunter Park) on New Lambton's Wallarah Oval.

There is a clear strategic rationale and justification for the project:

- ☞ A new Hunter Indoor Sports Stadium would help address the unmet demand for extra indoor sports venues.
- ☞ Alternative scenarios were based on alternative locations with the NSW Government and Newcastle City Council identifying the Wallarah Oval site as the preferred (and announced) location.
- ☞ Indoor physical activity is now a key focus for older age groups to participate in physical activity in a safe and controlled environment. Indoor activities in a multipurpose complex are more accessible for people with disabilities and mobility limitations. Currently, very little of these demands are being met by facilities in the area.
- ☞ The population of the three key LGAs for this project (Newcastle, Lake Macquarie and Port Stephens) will grow by approximately 87,000 (19%) over the next 20 years with a combined population of around 540,000 by 2041. The quantum and profile of population change in the area will only fuel additional demand for indoor multipurpose sport and recreation facilities.
- ☞ The proportion of children who are overweight or obese and levels of physical inactivity in the Hunter New England LHD is higher than the State average. A lack of access to suitable facilities inhibits the opportunity for many residents to participate in physical activity and sport and excludes them from associated health and social benefits. The facility will create a social hub that promotes and supports health and wellbeing.
- ☞ The existing Newcastle Basketball Stadium has provided value to the region but is nearing the end of its useful asset life. Since it opened in 1969, there has been a dearth of new courts provided in the area and those that have been delivered tend to be at education facilities that have limited public availability. This is despite significant population growth and demographic change over this time.
- ☞ Through support from state sporting organisations including Basketball NSW, Volleyball NSW, Netball NSW and Badminton NSW, the NISC would establish a multi-sport excellence hub and provide a base for junior pathway and high-performance programs and tournaments as well as coach/ referee development and education.
- ☞ Sporting and recreational activities and events within the NISC will contribute to the development of stronger social networks and more cohesive communities – for participants, volunteers and supporters. It will provide further opportunities for social engagement; often creating awareness and acceptance of differences between

5.4 Local, State, and Commonwealth Strategic Plans and Policies

The HISC is strategically aligned and makes a strong contribution to a range of Government priorities and strategies as outlined below. The project will support several whole-of-government policy outcome areas particularly health, economic productivity, inclusion and sport and physical activity and make a significant contribution to meeting local (Newcastle) and regional (Hunter) priorities and Government’s wider vision for the state and country.

5.4.1 Commonwealth Alignment

The project aligns with a range of commonwealth government directions which prioritise building resilience in regions, enhancing liveability and promoting sport. The following table outlines the key strategies and how the proposal supports these.

Strategy, plan or priority	Description	How this proposal aligns
Regional Investment Framework	<p>The Regional Investment Framework outlines guiding principles, priority areas for investment and an implementation approach that will support the delivery of smart and responsible investments that support regions to adapt and thrive.</p> <p>Priority Focus Area: Investing in Places</p> <ul style="list-style-type: none"> • Targeted and place-based investment that enables communities to thrive • Supporting adaptive, accessible, sustainable and liveable regions • Delivering infrastructure where and when it is needed. 	<p>The project aligns with this strategy as it is a place-based investment that will enable the region’s community to thrive and support an accessible, sustainable and liveable region</p>
Sport 2030	<p>Australia’s national sport plan has four key priority areas to create a platform for sporting success through to 2030 and beyond. The priorities are:</p> <ul style="list-style-type: none"> • Build a more active Australia — More Australians, more active, more often; • Achieving sporting excellence — National pride, inspiration and motivation through international sporting success; • Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and • Strengthening Australia’s sport industry — A thriving Australian sport and recreation industry. 	<p>The project particularly support the first two of these priorities by providing facilities and services that support people being more active more often and achieving sporting excellence through athlete development facilities and services.</p>

Strategy, plan or priority	Description	How this proposal aligns
<p>The Future of Australian Sport</p>	<p><i>'The Future of Australian Sport; The second report: Megatrends shaping the sport sector over coming decades'</i>, documents the results of an extensive horizon scanning study undertaken by the Australian Sports Commission (ASC) and Commonwealth Scientific and Industrial Research Organisation (CSIRO) during 2022. The two relevant strategic directions are:</p> <p>Escalate The Exercise – new pathways</p> <ul style="list-style-type: none"> • Develop new and innovative ways to bring sport to more Australians • Provide more inclusive and inviting sporting experiences for all abilities • Actively promote the benefits of sport for individuals and communities • Utilise new technologies to increase participant convenience <p>Mind The Gap – bringing Australia together</p> <ul style="list-style-type: none"> • Cater for the cultural and religious diversity of sports participants • Broaden and develop sporting pathways for people of all abilities • Increase participation opportunities for First Nations people in sport • Understand what the next generations of Australians want from sport 	<p>The project aligns with these directions by</p> <ul style="list-style-type: none"> • Providing more inclusive and inviting sporting experiences for people of all abilities • Better catering for the cultural and religious diversity of sports participants • Broadening and develop sporting pathways for people of all abilities • Increasing participation opportunities for First Nations people in sport
<p>National Preventative Health Strategy</p>	<p>The National Preventative Health Strategy aims to build a sustainable preventative health system to address the increasing burden of disease, reduce health inequity and increase preparedness for emerging health threats. The strategy identifies increased physical activity as one of seven focus areas where investment will enable accelerated gains in health and economic productivity, particularly for communities experiencing an unfair burden of disease. The Strategy sets targets for physical activity to:</p> <ul style="list-style-type: none"> • Reduce the prevalence of insufficient physical activity by at least 15% by 2030 • Reduce the prevalence of Australians over 15 undertaking no physical activity by at least 15% by 2030 • Increase the prevalence of Australians over 15 who are meeting the strengthening guidelines by at least 15% by 2030. 	<p>The project aligns with these directions by:</p> <ul style="list-style-type: none"> • Facilitating improved health outcomes through increased physical activity for over 375,000 active participants per annum. • Providing better access to a facility providing a more inclusive and inviting sporting experiences for people of all abilities and for target population groups • Providing a venue to accommodate unmet demand from over 5,000 potential players
<p>Regionalisation Ambition 2032 A Framework to Rebalance the Nation</p>	<p>Developed by the Regional Australia Institute, the Regionalisation Ambition 2032 outlines a Framework to Rebalance the Nation (the Framework), by seeking more ambitious and balanced growth across our nation's regions.</p> <p>To rebalance the nation, the plan advocates for investment in and improvement to key services, amenity and lifestyle enablers nationally to ready regional Australia for greater regionalisation, incentivising innovative place-based actions and solutions to improve regional liveability</p>	<p>This project directly addresses the plans targets by:</p> <ul style="list-style-type: none"> • Strengthening access and opportunities for community, and recreational experiences in Regional Australia • Acting as an innovative place-based action and solution to improve regional liveability.

5.4.2 State Alignment

The project aligns with a range of State government directions which prioritise building resilience and enhancing liveability and mobility. The following table outlines the key State based strategies and how the proposal supports these.

Strategy, plan or priority	Description	How this proposal aligns
Premier's Priorities	<p>Priorities that represent the NSW Government's commitment to significantly enhancing the quality of life for people in NSW. They are based on the Government's key policy priorities of:</p> <ul style="list-style-type: none"> • A strong economy • Highest quality education • Well-connected communities with quality local environments • Putting customers at the centre of everything we do • Breaking the cycle of disadvantage 	<p>Structured sport and facilities for spectating are valuable infrastructure assets that can help bring communities together and add to creating quality local environments. They can also help to promote participation in sports and physical activities and contribute to overall health and well-being. These facilities can also be leveraged to support and strengthen local economies by attracting significant sporting events and supporting activities.</p>
Her Sport Her Way	<p>The four-year strategy aims to build a stronger sport sector where women and girls are valued, recognised and have equal choices and opportunities to lead and participate. It provides a clear role for the NSW Government to work with the sector and new partners in innovative ways to shape the future of women's sport</p>	<p>The project has a strong alignment to the Her Sport Her Way strategy with specific reference to the Four Pillars</p> <ol style="list-style-type: none"> 1. Increase the number of women and girls playing sport; 2. Lead, guide, inform and invest in the provision of sport facilities that support women and girls; 3. Maximise investment in women's sport across the sporting sector, corporate sector, media, social media and government; 4. Support the sector to increase the number of women in leadership positions on and off the field, and develop inclusive sporting cultures;
Office of Sport Strategic Plan	<p>The Office of Sport aims to increase the levels of physical activity of the people of NSW by providing the leadership, policies, programs, funding and infrastructure necessary to enable higher rates of participation in sport and active recreation.</p>	<p>The project aligns to the Vision of the OoS Strategic Plan: Sport and active recreation creating healthier people, connecting communities and making a stronger NSW. Specific outcomes of the strategy that align include:</p> <ul style="list-style-type: none"> • Increase the percentage of adults and children participating regularly in sport and active recreation; • Improve participant retention across all age groups for sport and active recreation; • Increase participation in sport and active recreation for populations under-represented in participation including females, Culturally and Linguistically Diverse (CALD) communities, people with a disability and Aboriginal and Torres Strait Islanders (ATSI); • Increase the number and proportion of fit-for-purpose sport and active recreation facilities across NSW;

Strategy, plan or priority	Description	How this proposal aligns
		<ul style="list-style-type: none"> • Increase accessibility to sport and active recreation facilities for everyone; • Increase the availability and use of multipurpose facilities; • Increase the capability of the sector to create fair, safe and inclusive environments for everyone, including children
Basketball NSW Strategic Plan	The Basketball NSW Strategic plan outlines 5 key enablers for underpinning growth and development in the sport. These include data and systems; membership model; facilities, funding; and marketing.	This proposal aligns with the key enabler of 'facilities'. The project provides a large facility in a key location and supports the concept of a regional excellence hub
Volleyball NSW Strategic Plan	<p>Purpose: advancing participation and love of volleyball throughout NSW</p> <p>Vision: NSW will lead the growth of volleyball nationally</p> <p>Values: Fun. Teamwork. Passion. Inclusivity</p>	This proposal supports a key action to "Creating More Places to Play"

5.4.3 Local and Regional Alignment

The project aligns with a range of local and regional directions which prioritise building capacity and enhancing liveability. The following table outlines the key local and regional strategies and how the proposal supports these.

Strategy, plan or priority	Description	How this proposal aligns
Hunter JO Strategic Plan 2032	<p>The plan is a statement by member Councils of strategic regional priorities.</p> <p>One of the key statements includes top 'protect, preserve and improve the high standard of liveability'</p>	This project supports this direction by contributing towards achievement of Objective 4.5 "A region with enriched neighbourhoods and places supported by planned infrastructure that promotes community cohesion, active living and pride in culture and heritage"
Newcastle 2024 Community Strategic Plan	<p>Newcastle 2040 is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years.</p> <p>Within the Liveability theme the plan identifies a priority for 'Enriched neighbourhoods and places'</p>	This project supports this priority by contributing towards achievement of Objective 1.1.1 "Great spaces - Provide quality, stimulating and inclusive leisure, learning and recreation options that enable all people to participate and thrive"
Hunter Sport & Active Recreation Plan	This plan identifies a direction to establish regional sports hubs in Newcastle and Lake Macquarie connected to 'sub-hubs' throughout the region.	<p>The project aligns with key outcomes areas of this plan:</p> <ul style="list-style-type: none"> • Outcome 1: Increased Participation • Outcome 2: Improved Access • Outcome 3: Integrated Performance Pathways • Outcome 4: Fit For Purpose Facilities

Strategy, plan or priority	Description	How this proposal aligns
	<p>One of the priority actions of this plan is to “Establish a Regional Sporting Hub at the Hunter Sports and Entertainment Precinct at Broadmeadow” (Strategy 4.1).</p>	<ul style="list-style-type: none"> • Outcome 5: Valued Regional Events • Outcome 6: Effective Collaboration <p>This project will be the first major investment in achieving this vision and will establish an indoor regional sports hub and connect with and provide services to the entire Hunter Region.</p>
<p>Economic Development Strategy 2021 - 2025</p>	<p>The vision of the strategy is to "strengthen existing and create new economic opportunities for all in the 2020s". It refers to Broadmeadow as a key catalyst growth area and "the development of Broadmeadow as a nationally significant sporting and entertainment precinct that also provides a mix of uses that facilitate growth and change in surrounding centres and residential areas" (page 55).</p> <p>The CEO of Council reports Broadmeadow / Hunter Park “provides an opportunity to attract major private market investment into Newcastle, including an estimated \$3.7 billion in economic output during construction and attracting almost \$55 million annually from the NSW Government and is expected to attract 1.8 million annual visitors and become home to around 6,000 residents, delivering exceptional liveability, sustainability and place outcomes”</p>	<p>The HISC will be an important asset in establishing Broadmeadow / Hunter Park as a nationally significant sport and entertainment precinct. The HISC will be one of the largest indoor sports centres in NSW and will provide a significant economic impact through construction, ongoing operations and increases in economic productivity for active participants and spectators.</p> <p>Construction and ongoing employment benefits: Savills expects the construction and operation of the Hunter Indoor Sports Stadium will result in a range of local suppliers and consultants being engaged and the venue employing local residents across a range of refereeing, retail and maintenance roles. Based on the NSW Government employment generation input-output model the construction of the Hunter Indoor Sports Stadium costing \$81M (estimated total cost) is forecast to support:</p> <ul style="list-style-type: none"> • 260 local jobs (with 115 direct jobs) • 91 local jobs ongoing (including 52 direct jobs).
<p>Hunter Park Sport and Entertainment Precinct (Broadmeadow)</p>	<p>The vision for the Hunter Park Precinct to revolutionise and rejuvenate the major sport, recreation, and entertainment precinct around Broadmeadow. Venues NSW have created a masterplan to coordinate future investment of new and upgraded facilities. Amongst the rationale for the plan is the need to replace and/or expand aging infrastructure. Three pertinent references include the current Newcastle Basketball Stadium which is identified as at capacity and lacking in contemporary standards; the creation of a ‘consolidated sports facility’ - a regional in scale centre for the Hunter community; and the creation of a new entertainment centre that would host (amongst other things) elite indoor sport events.</p>	<p>The HISC could be seen as the first investment in this vision and achieving the outcomes it will bring. The project will assist in addressing the points above and will complement and support future investment in the precinct overtime. Engagement with Venues NSW has commenced to ensure planning is aligned and synergies realised wherever possible.</p> <p>The project will also initiate the process of relocation thereby facilitating the Hunter Park Sport and Entertainment Precinct plans.</p>

Strategy, plan or priority	Description	How this proposal aligns
Broadmeadow Place Strategy	The Hunter Regional Plan 2041 and Greater Newcastle Metropolitan Plan 2036 identifies the Broadmeadow Regionally Significant Growth Area as a priority location for future growth. A draft strategy is currently being prepared which includes the existing basketball stadium site.	The proposal will facilitate the future implementation of the plan as the current stadium site is identified for housing as part of the plan. The project will initiate the process of relocation thereby facilitating the Broadmeadow Regionally Significant Growth Area.
Newcastle Strategic Sports Plan	The objective of the Strategic Sports Plan (the Plan) is to: "...address future demand, and inform the ongoing supply, maintenance and upgrade of sporting infrastructure with consideration to current and future needs of the community, other adopted strategies and City of Newcastle's financial capacity and sustainability." The Plan provides strategic guidance and facility direction for 13 outdoor sports to 2031.	The proposal aligns with this strategy as it identifies the proposed site as underutilised and nominates it as an opportunity for higher order sports facilities.

5.5 Strategic Alignment - Conclusion

The HISC is strategically aligned to key planning strategies and directions:

Commonwealth

Regional Investment Framework
Sport 2030
The Future of Australian Sport
National Health Preventative Strategy
Regionalisation Ambition 2032

State

Premiers Priorities
Her Sport Her Way
NSW Office of Sport Strategic Plan
Basketball NSW Strategic Plan
Volleyball NSW Strategic Plan

Local

Hunter JO Strategic Plan
Newcastle 2024 Strategic Community Plan
Hunter Sport & Active Recreation Plan
Economic Development Strategy 2021-2025
Hunter Sport & Entertainment Precinct
Broadmeadow Place Strategy
Newcastle Strategic Sports Plan

6 Stakeholder and Community Engagement

6.1 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.

6.2 Engagement Approach and Activities

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.

A range of communication and engagement tools and activities were undertaken consistent 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):

Communication Tool	Comment
Consultation promotion	1. A notification for a presentation to the Lambton High School school community was included within the weekly school notices. This notice was distributed through approximately 1,100 students (and their families)

	<ol style="list-style-type: none"> 2. A local resident's notification/ project flyer with an invitation to drop-in events as well as information on how to access further information from the Newcastle Basketball website was prepared and distributed via letterbox drop to approx. 240 households surrounding the proposed development site. A Map of the distribution area and a copy of the resident notification is contained within the appendices. 3. A notice was placed through a media story in the Newcastle Herald including information on the drop-in sessions.
Webpage information	<p>A dedicated web page on the Newcastle Basketball homepage was established with an overview of the proposal, along with a link to presentation papers.</p> <p>https://www.newcastlebasketball.com.au/hunter-indoor-sports-centre-project/</p>
Written submissions	<ol style="list-style-type: none"> 1. A dedicated email was established for the project for any submissions: hisc@newcastlebasketball.com.au 2. Written submissions were received through the drop-in sessions.
Drop-in sessions	<p>Drop-in sessions were held at the Newcastle Basketball Centre:</p> <ul style="list-style-type: none"> • 9am - 11am, Saturday 16th March • 5:30pm - 7:30pm, Monday 18th March.
Targeted presentations	<ol style="list-style-type: none"> 1. Newcastle City Council 2. Newcastle Basketball Association members 3. Lambton High School – school community including P&C
Sporting Associations liaison	<p>Newcastle City Council directly engaged with the key sporting associations as the field allocator (Wallarrah and Blakeley Ovals) and identification of alternative use sporting sites and facilities.</p>
Updates	<p>Periodic updates of the status of the planning phase of the project were made to State and Commonwealth members.</p>

6.3 Agency consultation – summary and outcomes

In accordance with Point 17 of the SEARs, extensive consultation was undertaken with a range of government agencies including:

- *City of Newcastle Council*
- *Transport for NSW*
- *Crown Lands*
- *Government Architect NSW (through the State Design Review Panel process)*
- *Fire Rescue NSW*
- *NSW Police*
- *Venues NSW*
- *Hunter Water*
- *Utility providers*

Please refer to the Community and Stakeholder Report for further details.

6.4 Community and stakeholder engagement feedback

6.4.1 Written communication

Sixteen (16) written submissions were received during the planning consultation phase of the project through the dedicated email address (12) and hand-delivered at the drop-in sessions (2). Note that within the appendices are unedited extracts of the submissions (noting the personal details of the submissions have not been included). The key feedback and commentary included:

1. Support for the need for indoor sporting facilities (specifically basketball) to meet the local and regional demand.

Site specific issues that need to be considered:

2. Traffic and carparking impacts on local residents.
3. Loss of open space.
4. Preference for the proposed development in an alternative location.
5. Flooding impacts on development site and local residents.

6.4.2 Sporting Association liaison

Newcastle City Council is the primary sporting field manager for the LGA. 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:

- ☞ Newcastle District Cricket Association
- ☞ Newcastle Football Association
- ☞ Lambton Jaffas Football Club

The peak sporting bodies support the proposed Hunter Indoor Sporting Centre and the relocation of existing users to alternative (and improved) sporting venues.

- ☞ Letter of Support – Newcastle and District Cricket Association
- ☞ Letter of Support - Newcastle Football

6.4.3 Presentations

Three presentations were undertaken and are summarised as follows:

Event	Presentation to Newcastle Basketball Association members 6 th December, 2023 6:30-8:00pm
Invitation context	Email sent to all registered members of Newcastle Basketball Association
Attendees	36 people attended the presentation and associated Q&A session.
Key issues raised	<ul style="list-style-type: none">• Presentation on status of project and grant funding• Presentation on design and site investigations• Keen to maximise the number of courts in Stage 1

	<ul style="list-style-type: none"> • Will need to continue to operate the existing Newcastle Basketball Stadium if the number of courts is 6 or less • Need to consider traffic management and car parking • High support for the overall site and design intention (noting early concept plans) • Keen to progress noting the ‘false start’ at Hillsborough Road. • Overall aim is to create a centre piece for indoor sports in the Hunter.
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Event	Presentation and Q&A to the Newcastle City Council – elected representatives and senior management as part of their broader strategic planning day. December, 2023
Invitation context	Co-ordinated through Newcastle City Council – agenda item on broader strategic planning day.
Attendees	Newcastle City Council – elected representatives and senior executive
Key issues raised	<ul style="list-style-type: none"> • Presentation on status of project and grant funding • Presentation on design and site investigations to date • Outline of project timeline and aim to lodge SSDA in April/ May, 2024 • Outline of key consultations to progress from February 2023 to inform the project inclusive of local residents, Lambton High School and ongoing with government agencies and utility providers.

Event	Presentation and Q&A at Lambton High School 16 th March, 2024 5:30pm to 7pm
Invitation context	Notice in the weekly Lambton High School newsletter as well as letter notification to surrounding residences.
Attendees	42 people attended the presentation including representatives of the Lambton High School P&C, Lambton High School community (parents) and local residents
Key issues raised	<ul style="list-style-type: none"> • Right development, wrong location. Strong support for the aim of the proposal. • Traffic and carparking impacts on local residents – particular reference to the overall number of traffic generating events within the precinct and limited police/ Council control of parking. • Loss of open space. • Preference for the proposed development in an alternative location • Flooding impacts on development and local residents • Scale of the development (height impact on Lambton High School and local residences)

6.4.4 Indigenous Community Reference Group

Targeted engagement with the Aboriginal community and stakeholders was undertaken through:

Registered Aboriginal Parties (RAPs)	A RAP reference group was established to inform the Aboriginal Cultural Heritage Assessment Report. Please refer to completed report.
First Nations community members and members of Newcastle Basketball Assoc.	Specific engagement with First Nations representatives to inform the Connecting to Country Report. Specific reference to informing the project design and ensuring the facility is culturally safe and welcoming to First Nations players and attendees. Please refer to completed report.

6.4.5 Drop in events

Two drop-in events were held.

Event	Drop-in Session from 9am to 11am on Saturday 16 th March, 2024 at the Newcastle Basketball Stadium
Invitation context	240 local residents letter/ flyer and notice within news story of Newcastle Herald
Attendees	38 people attended the drop-in session
Key issues raised	<ul style="list-style-type: none"> • Right development, wrong location. Strong support for the aim of the proposal. • Traffic and carparking impacts on local residents • Loss of open space • Preference for the proposed development in an alternative location • Flooding impacts on development and local residents

Event	Drop-in Session from 6pm to 8pm on Monday 18 th March, 2024 at the Newcastle Basketball Stadium
Invitation context	240 local residents letter/ flyer and notice within news story of Newcastle Herald
Attendees	32 people attended the drop-in session
Key issues raised	<ul style="list-style-type: none"> • Right development, wrong location. Strong support for the aim of the proposal. • Traffic and carparking impacts on local residents • Loss of open space • Preference for the proposed development in an alternative location • Flooding impacts on development and local residents • Scale of the development (height impact on Lambton High School and local residences)

6.4.6 Consultation during the construction phase

A Preliminary Construction Management Plan has been developed in accordance with Point 19 of the SEARs. The plan notes that for the duration of the project, the BANL will regularly engage with the wider community and all stakeholders who have a direct or indirect interest to ensure they are kept informed and have an opportunity to participate in the realisation of the Hunter Indoor Sports Centre. A broad range of stakeholders have been identified, including but not limited to:

- ☞ Individuals and groups within the community
- ☞ Local Registered Aboriginal Parties
- ☞ External stakeholders – such as government agencies, members of Parliament, local government and businesses
- ☞ Internal stakeholders – such as BANL staff, present and future
- ☞ Media

Please refer to the Preliminary Construction Management Plan as part of the SSDA.

6.5 SSDA - Public Exhibition Submissions

6.5.1 Response to Submissions – Public Exhibition of SSDA

As previously noted, the SEIA (Update 2) was prepared and incorporated into the public exhibition for SSDA at 2 Monash Road and 24 Wallarah Road, New Lambton (SSD-65595459) for the construction of the HISC. SSD-65595459 was publicly exhibited from 15 October 2024 to 11 November 2024.

This SEIA incorporates the respective feedback through the public exhibition period as well as any further commentary from Government Agencies. Following the public exhibition of a project, the applicant must respond to the issues raised in the submissions via the preparation of a RTS report. Urbis has prepared a comprehensive RTS report and should be referred to in its entirety, noting the following extracts as they relate to the SEIA:

In terms of overall sentiment towards the project, a total of 677 submissions were members of the local, regional and broader community, including 173 in support, 495 of objection, and 9 providing comments. A number of submissions received raised concerns regarding 'Social, Economic, Environmental Impacts'. The key issues within this category were loss/ reduction of greenspace, flooding, traffic, parking, noise, social impacts, and impacts on services and infrastructure.

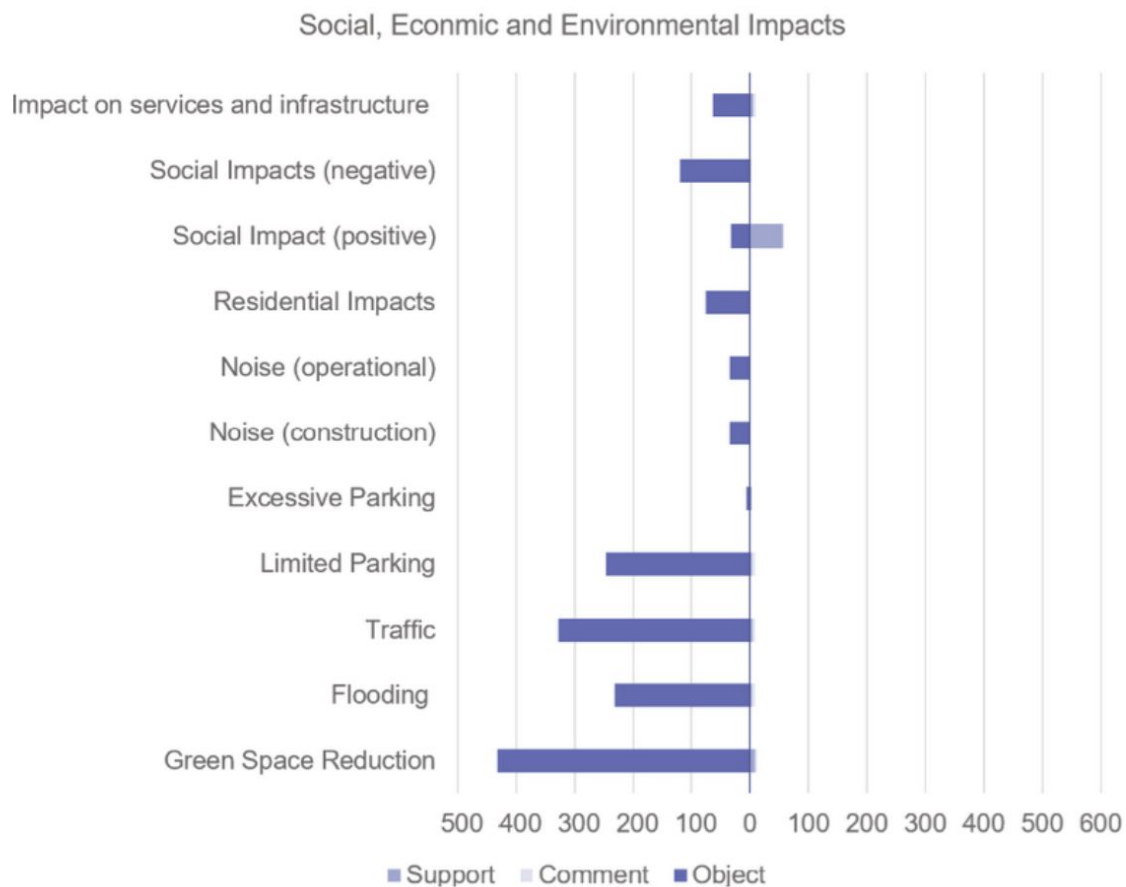
Figure 5 of the RTS below analyses the submissions received relating to the 'Social, Economic, Environmental Impacts'. 569 submissions were within this category. The subcategories including Green Space Reduction, Flooding, Traffic, Limited Parking, Excessive Parking, Noise – construction, Noise – operational, Residential impacts, Social impact (positive), Social Impacts (Negative), and impacts on services and infrastructure.

The highest scoring subcategories were:

- Green Space Reduction, raised in 443 submissions.

- Traffic, raised in 336 submissions.
- Limited Parking, raised in 254 submissions.

Figure 1 of RTS: Social, Economic, Environmental Impacts Results



With respect to the above, it should be noted that most of the responses were objections. Although 56 submissions acknowledged the site's potential positive social impact, only 31 submissions overall were classified as being in support of the project due to its broader social, economic, and environmental benefits. This discrepancy is due to the fact that several objections simultaneously recognised positive social outcomes while raising broader concerns.

Green Space reduction emerged as the most prominent objection under the theme of Social, Economic, and Environmental impacts. The 443 submissions that raised concerns about the loss of greenspace can be further divided into the following categories:

- **School:** the diminished open space available to Lambton High School, with implications for student play, wellbeing, and emergency evacuation capacity;
- **Sporting:** the potential loss of active recreational areas, particularly the existing soccer fields; and
- **Recreational / Other:** the broader loss of informal recreational space used for unstructured children's play and pedestrian use, including dog walking.

6.5.2 Amendments to SSSA based on Public Exhibition Period

As a result of the public submissions, advice from DPHI, the City of Newcastle and agencies the proposed design was amended and publicly exhibited. The project responses to the key issues identified through the first SSSA public exhibition period are identified in Table 1 below.

Table 1 Key issues and project amendments

Issue	Project Response
Site suitability – flooding	<p>Amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF. The following design changes have been introduced to the proposal:</p> <p>The building footprint and carpark has been moved 19.5m west, with a grass swale on the eastern side. The access driveway will shift 3m south, and the western portion of the building footprint will move 1m south to allow for 6m wide accessway clearances. The northern carpark will move 1.5m south, and pedestrian promenade adjustments include a bridge over the open space area. Fire hydrant tanks will be repositioned further west, and the northern accessway width will be reduced to increase landscaping.</p>
Green space reduction	<p>The site layout changes will provide a grassed swale adjacent to Turton Road. This area will have a dual function as a drainage swale to address flood management as well as providing an increased spatial and visual buffer between the HISC and Turton Road.</p> <p>The site was identified by Council as suitable for conversion from open space to an indoor sports facility, with capacity available at other ovals and sportsgrounds within the LGA to accommodate the existing sporting activities that occur on the site.</p> <p>The development of an indoor sports facility on the site will provide an all-weather option to cater for many sports in addition to basketball. As part of the amended project design the building height at the southeastern corner of the HISC will increase to accommodate flexible upper floor use, with minor internal reconfigurations.</p> <p>The HISC will provide greater flexibility and certainty for formal sporting programming on a flood prone site. This will benefit the wider community. Existing green spaces in proximity to the site including Arthur Edden field and Lambton Park remain available to serve the local population for casual and passive recreation.</p>

Issue	Project Response
Traffic	<p>The traffic impact statement has found that the traffic impacts of the proposal are acceptable.</p> <p>A Traffic Events Management Plan has been developed in conjunction with McDonald Jones and the International Hockey Centre and includes management measures.</p>
Parking	<p>At Stage 1 the project will provide a car park with 185 spaces. Stage 2 involves extending the building to add four courts, including a show court with retractable seating, additional mezzanine space, and expanding the car park to 240 spaces.</p> <p>The amount of parking has been determined based on the capacity of the venue and expected visitation and is adequate to meet the needs of the day-to-day operation of the HISC.</p>

6.5.3 Further Community Consultation During Second Public Exhibition Period

Community submissions raised concerns with a lack of community engagement. The SSSA has been subject to an exhibition period that has been undertaken in accordance with statutory requirements and inclusive of a community engagement process.

LGC Solutions was engaged to undertake the community consultation for the development, and the Engagement Outcomes Report was submitted as a part of the initial SSSA package. The engagement undertaken was consistent with the community participation objectives in the *Undertaking Engagement Guidelines for State Significant Projects* and complied with the community engagement requirements in the SEARs.

Newcastle Basketball committed to further community consultation. Drop-in sessions with the project team were held providing interested parties the opportunity to view the amended plans and ask questions about the proposal with the respective specialist consultants.

LCG Solutions was commissioned by 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 second 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 ensuing accurate information is available for all parties.'

Eight (8) additional drop-in sessions were promoted and facilitated during the second public exhibition period.

- a) Eight (8) drop-in sessions were be facilitated over 2 days:
 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).
- 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 (Humanatix) for a session (or more than one) as well as identify their key area of query (eg traffic).
- e) Preparation and distribution of project information (information pamphlet) to all surrounding landowners via a letterbox drop and door knocking approach – 320 pamphlets distributed.
- f) Collate the community feedback (queries and comments with the technical advisors) into a formal community consultation report (this report). The community consultation report has been prepared and lodged with NSW Planning.

Summary of consultation:

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

Key messaging at the 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:

Event	Drop-in Session from 4pm to 8pm on the 9 th September, 2025 at the McDonald Jones Stadium (to encourage local attendees)
Invitation context	320 local residents' letters and notice within the Newcastle Herald
Attendees	51 people attended the drop-in session
Key Issues	Flooding impacts Reduction in open space and impact on Lambton High School Sewerage capacity Emergency services access

	Traffic and carparking
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Event	Drop-in Session from 4pm to 8pm on the 15 th September, 2025 at the Newcastle Basketball Stadium
Invitation context	320 local residents letters and notice within Newcastle Herald
Attendees	15 people attended the drop-in session
Key issues	Flooding impacts Reduction in open space Traffic and carparking

Please refer to SSSA Second Exhibition Period – Community and Stakeholder Engagement Report. Note that the issues raised through the consultation phase have been reviewed against the technical reports as well as where applicable incorporated within this report.

7 Economic Impacts

A range of economic impacts has been identified, including both direct (employment) and indirect (preventative health economic benefits; catalyst for other Precinct developments) outcomes. The economic impacts draw upon aspects of the cost-benefit analysis prepared for the funding of the project by Savills.

7.1 Construction and ongoing employment benefits

The HISC will be one of the largest indoor sports centres in NSW and will provide a significant economic impact through construction, ongoing operations and increases in economic productivity for active participants and spectators.

Construction and ongoing employment benefits: Savills expects the construction and operation of the Hunter Indoor Sports Stadium will result in a range of local suppliers and consultants being engaged and the venue employing local residents across a range of refereeing, retail and maintenance roles. Based on the NSW Government employment generation input-output model the construction of the Hunter Indoor Sports Stadium, costing \$81M (estimated total cost) is forecast to support:

- ☞ 260 local jobs (with 115 direct jobs)
- ☞ 91 local jobs ongoing (including 52 direct jobs).

7.2 Facilitate broader economic drivers.

City of Newcastle, in partnership with the NSW Government, is planning for Broadmeadow's future, with a high-level plan called a 'Place Strategy'. This strategic plan will lead to more housing, employment opportunities, public spaces and facilities developed in the area over the next 30 years.

Broadmeadow's central location, existing and future public transport opportunities, Government owned land and large industrial sites provide an opportunity for urban renewal.

Hunter Park, the NSW Government's vision for a sports and entertainment precinct, is located within the Broadmeadow Regionally Significant Growth Area which adds to the significant transformation opportunity in this area.

This Place Strategy will act as a blueprint for how the precinct will change over time, looking at the infrastructure, opportunities and constraints, and land uses needed to enhance the precinct for both current and future residents, workers and visitors.

A map of the precinct is provided below showing places like Hunter Park, including McDonald Jones Stadium and the Entertainment Centre, Broadmeadow Train Station and Broadmeadow Locomotive Depot which are included in the precinct.

Directly impacting on the project is the inclusion of the existing Newcastle Basketball Stadium (within the precinct).



Source: Newcastle City Council, Broadmeadow Precinct Consultation Brochure

The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development in Newcastle.

7.3 Health and economic opportunity / productivity benefits

The HISC will make a significant contribution to economic opportunity / economic productivity through increased physical activity for around 860,000 active participants each year (mainly players and some officials) through access to a fit-for-purpose and accessible facility.

The HISC will support users to achieve a range of productivity, health and leisure benefits. It is well documented that providing good access to quality public facilities for sport and recreation uses, such as the Indoor Sports Stadium, increases physical activity. At sufficient levels physical activity generates health and productivity benefits and savings in future health system expenditure. For example, Eime et al (2017)¹⁷ found via a large study in Australia that better provision of sports facilities is typically associated with increased sport participation and physical activity. Literature reviews¹⁸ on the impact of the ‘physical environment’ shows access to facilities, satisfaction with facilities, safety around the facility, access to exercise equipment and frequently observing others exercise are important factors in increasing physical activity. In turn, increased physical activity has a positive impact on health and wellbeing, reducing the risks of non-communicable disease such as coronary heart disease, stroke, type 2 diabetes,

¹⁷ https://vuir.vu.edu.au/34266/1/Eime_et_al-2017-Australian_and_New_Zealand_Journal_of_Public_Health.pdf

¹⁸ Owen, Leslie, Salmon, and Fotheringham, 2000. Environmental determinants of physical activity and sedentary behaviour. *Exercise Sport Science Review* 28:153–158, and Choi et. A, 2017, Correlates associated with participation in physical activity among adults: a systematic review of reviews and update. Accessed at <https://bmcpublichealth.biomedcentral.com/articles/10.1186/s12889-017-4255-2>

breast cancer, colon cancer and mental health illness (see for example studies by Warburton¹⁹ and Pederson²⁰).

An Australian Government study²¹ found that physical inactivity directly accounts for 2.5% of the direct cost of illness and disease – and around \$15.6BN in costs could have been avoided if all people in Australia were sufficiently physically active.²² Health Canada (1993) estimates indirect costs at 54.3 per cent of the direct cost of illness which also takes into account productivity losses due to mortality and short and long-term disability. The World Health Organisation bluntly states “people who are insufficiently active have a 20% to 30% increased risk of death compared to people who are sufficiently active”.

Several studies²³ also show that physical activity is also good for participants mental health. In fact, studies show that a modest amount of exercise (less than required for physical health benefits) reduces the risk of future depressive illness.

7.4 Visitor, resident, and tourism expenditure benefits

The Hunter Indoor Sports Centre will host regional and potentially state level competitions including State Cup Games, Newcastle Junior League Games, School Gala Days and sports camps.

The Hunter Indoor Sports Stadium will offer an inclusive, safe and friendly environment for participation in a variety of community activities with a focus on basketball and indoor sports.

Xypher Sport + Leisure forecasts that there will be around 33,360 special event visits per annum to the Hunter Indoor Sports Centre. Informed by previous events, tourism data and anecdotal feedback from Newcastle Basketball, Savills forecasts that 33% (one third) of event visitors will come from outside the Newcastle Local Government Area (LGA). Savills adopted that each one of these visitors will spend \$144 per visit in the LGA (which is the average of expenditure by day trippers \$119 per day and overnight tourists \$168 per day)²⁴.

ABS data shows that not all tourist and visitor revenue generates extra economic value added (i.e., contributes to the Gross Regional Product) and that the ratio of value added to revenue is around 57%²⁵. Table 2 shows there is forecast to be at least 11,009 tourists / visitors who spend on average \$144.05 each generating \$1.586M in revenue and \$0.9 M extra economic value added per annum for Newcastle LGA.

The Hunter Indoor Sports Centre is also forecast increase business turnover with more residents actively participating in sports at the venue and making associated purchases – this increases business turnover and reduces escape expenditure on sport and leisure outside the LGA. Savills conservatively forecasts the additional average expenditure per person per visit is \$5. This adds around \$3M to business turnover and around \$1.28M to economic value added (i.e. the economic benefit from is around \$1.28M per annum).

Table 2: Tourist and visitors expenditure benefit calculation

Visitor origin	Number of visitors	Spend per person	Attribution to facility	Gross value added as share of turnover	
Local Area	601,232	\$5.00	75%	56.98%	\$1,284,802
Tourist / Visitor	11,009	\$144.048	100%	56.98%	\$903,668

¹⁹ [Health benefits of physical activity: the evidence - PMC \(nih.gov\)](https://pubmed.ncbi.nlm.nih.gov/269598423/)

²⁰ Pedersen B and Saltin B (2015) *Scandinavian Journal of Medicine and Science in Sports*, 25:1-72, <https://doi.org/10.1111/sms.12581>.

²¹ Australian Burden of Disease Study, 2018, <https://www.aihw.gov.au/reports/burden-of-disease/abds-2018-interactive-data-risk-factors/contents/physical-inactivity>

²² See ABDS 2018 Risk factor estimates data table <https://www.aihw.gov.au/reports/burden-of-disease/abds-2018-interactive-data-risk-factors/data>

²³ https://www.researchgate.net/profile/Peter-Reaburn/publication/269598423_The_mental_health_benefits_of_regular_physical_activity_and_its_role_in_preventing_future_depressive_illness/

²⁴ <https://www.destinationnsw.com.au/wp-content/uploads/2019/08/hunter-factsheet-ye-mar-19.pdf> escalated to 2023 dollars at 2.5% per annum.





²⁵ Source: <https://economy.id.com.au/newcastle/tourism-value>

7.5 Economic Impacts - Summary

The HISC will be an important asset in establishing Broadmeadow / Hunter Park as a nationally significant sport and entertainment precinct. The HISC will be one of the largest indoor sports centres in NSW and will provide a significant economic impact through construction, ongoing operations and increases in economic productivity for active participants and spectators. It will also provide an opportunity and catalyst for both the Broadmeadow Regional Precinct and the Hunter Park Precinct.

Category	Expected Impact
Way of Life	Positive
Livelihoods	Positive

Expected positive economic impacts:

-  The construction of the \$81m (ETC) Hunter Indoor Sports Centre is forecast to support 260 local jobs (with 115 direct jobs) and 91 local jobs ongoing (including 52 direct jobs).
-  The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development in Newcastle.
-  The Hunter Indoor Sports Centre is forecast to increase business turnover with more residents actively participating in sports at the venue and making associated purchases – this increases business turnover and reduces escape expenditure on sport and leisure outside the LGA. Savills conservatively forecasts the additional average expenditure per person per visit is \$5. This adds around \$3M to business turnover and around \$1.28M to economic value added (i.e. the economic benefit from is around \$1.28M per annum).
-  The Hunter Indoor Sports Centre will host regional and potentially state level competitions including State Cup Games, Newcastle Junior League Games, School Gala Days and sports camps. It is forecast that there will be around 33,360 special event visits per annum to the Hunter Indoor Sports Centre. Informed by previous events, tourism data and anecdotal feedback from Newcastle Basketball, Savills forecasts that 33% (one third) of event visitors will come from outside the Newcastle Local Government Area (LGA). Savills adopted that each one of these visitors will spend \$144 per visit in the LGA (which is the average of expenditure by day trippers \$119 per day and overnight tourists \$168 per day). ABS data shows that not all tourist and visitor revenue generate extra economic value added (i.e., contributes to the Gross Regional Product) and that the ratio of value added to revenue is around 57%. There is forecast to be at least 11,009 tourists / visitors who spend on average \$144.05 each generating \$1.586M in revenue and \$0.9 M extra economic value added per annum for Newcastle LGA.

8 Open Space

Open space/ green Space reduction emerged as the most prominent objection under the theme of Social, Economic, and Environmental impacts. The 443 submissions that raised concerns about the loss of green space can be further divided into the following categories:

- Loss of open space for local residents: the broader loss of informal recreational space used for unstructured activities.
- School: the diminished open space available to Lambton High School, with implications for student play, wellbeing, and emergency evacuation capacity.
- Sporting: the loss of active recreational areas, particularly the existing soccer fields.

The following specific considerations are based on key issues advice from DPHI as well as the consultation phases.

8.1 Resident Use of Open Space and Alternative Access

It is noted that the loss of open space is a key issue raised by many objectors, however, outside of formal sport use, no formal data exists to document recreational use of the site. Advice from the City of Newcastle notes that anecdotally they are aware that the space is used for some passive recreation (e.g. walking/informal play). The extent of recreational activity is possibly limited due to the lack of embellishment (park furniture and other facilities) to facilitate recreational use.

Nevertheless, to gain some understanding of open space use and the potential impact, a 'Lambton Open Space Visitation Report' (see Appendix A) was commissioned to establish the relative use of the site along with other open space in the locality. The study used anonymised mobile device location data over a three-year period to understand relative visitation to Wallarah/Blackley Ovals (subject site), Ford Oval and Kentish Oval. These areas were selected as they are all unfenced, publicly accessible open space areas with similar characteristics and in close proximity to each other and relevant local residents.

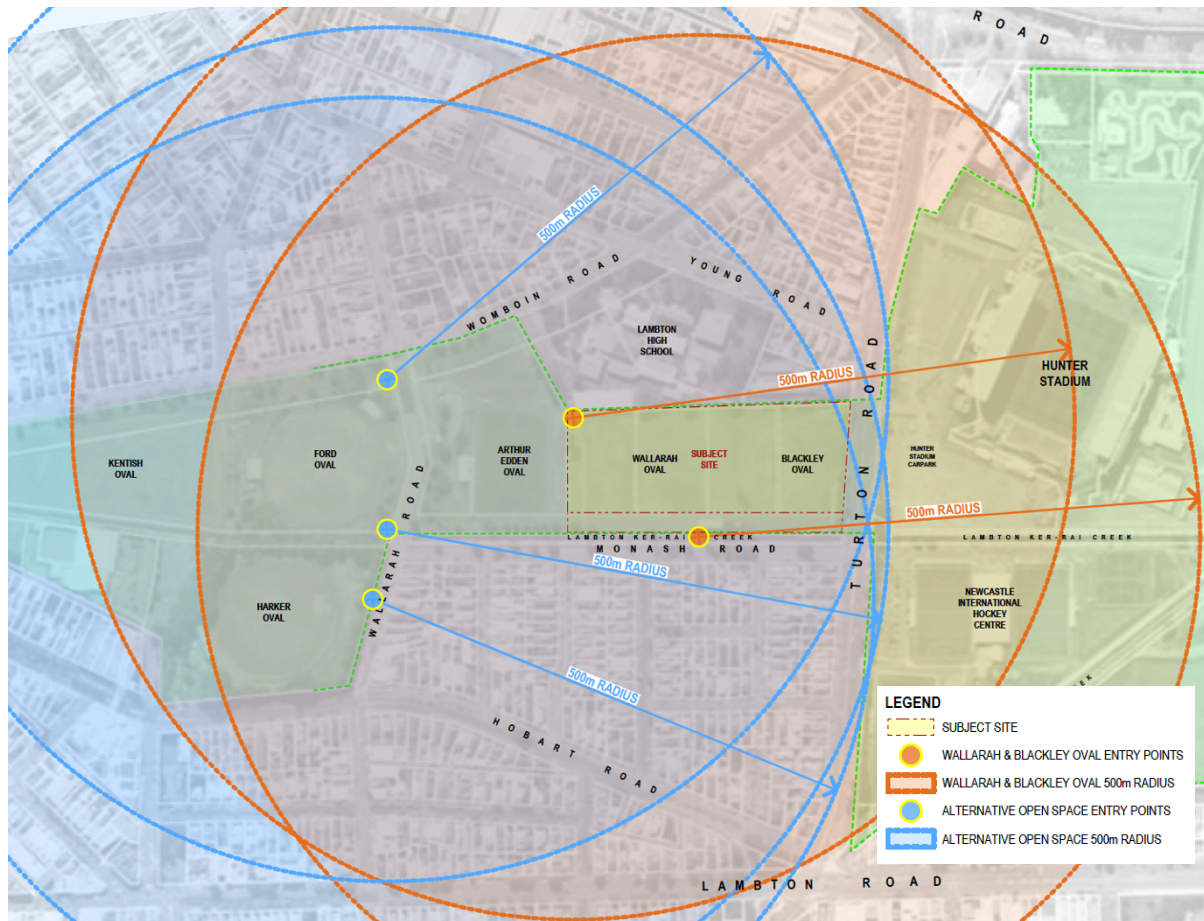
Looking at overall visitation to the areas, the data shows that Wallarah/Blackley Ovals share of visitation peaks weekdays between 9am and 3pm which is likely to be linked to school use of the site. Visitation levels outside of those times is similar to Kentish Oval but generally lower than Ford Oval.

When visitation of local residents only was examined, it found that:

- Ford Oval is the most used space overall with 41% of all visits by local residents with Wallarah/Blackley Ovals at 30% and Kentish Oval at 29%.
- During common recreational periods (weekends and weekdays after 3pm) around 27% of visits to open space in the area by local residents were to Wallarah/Blackley Ovals, the balance, around 73%, were to either Ford Oval (42%) or Kentish Oval (31%).
- When looking specifically at residents south of Monash Road, the study found that approximately 36% of visits to open space in the area by those residents were to Wallarah/Blackley Ovals, the balance, around 64%, were to either Ford Oval or Kentish Oval.

8.2 Alternative Open Space Access

In addition to Ford Oval and Kentish Oval, the City of Newcastle has confirmed that Harker Oval, though fenced, is also open to the public via several access points. The figure below shows the key local open space access points with an associated 500m radius to indicate accessibility for local pedestrian access. The 500m benchmark aligns with the City of Newcastle's open space provision standard noted within the Parkland and Recreation Strategy.



This figure demonstrates that the vast majority of residents have access to alternative open space within the 500m provision standard. Further, due to the respective positions of park entry points, for most local residents, Ford Oval or Harker Oval are in closer proximity than Wallarah/Blackley Ovals this includes many residents to the south of Monash Road. As noted previously, these areas are open to the public and do not require a membership for access.

8.3 Cost Impact

Given the prevalence of alternative open space in the local area and the nature of HISC operations, the impact of the costs to use the HISC as opposed to accessing Wallarah and Blackley Ovals as open space will be negligible. Nevertheless, it is worth noting that there is no proposed entry charge to visit HISC nor is any membership required to enter the centre. Membership fees or other costs are associated with participating in sport or other programs and services.

Members of the public will be able to access HISC free of charge (during opening hours) to spectate or socialise in the internal space. Fees will only be required to actively use courts and other rooms within the centre and/or may require membership to a sports club to participate in specific programs.

Further, external areas of HISC will provide public domain facilities including seating and landscaped areas. Pathways will be retained to enable pedestrians and cyclists to move around the perimeter of the site unrestricted.

8.4 Summary – Resident Open Space Access

The data from the Visitation Report demonstrates that the majority of local residents use other spaces more frequently than Wallarah/Blackley Ovals. For the smaller number that do use Wallarah/Blackley Ovals, spatial analysis shows that alternative open space is readily available within an accepted provision standard. Finally, the HISC does not require a fee for general access and the proposal includes the introduction of public domain facilities and retention of existing pathways meaning that local connections are maintained and availability for walking (the most common form of physical activity) and cycling is still facilitated.

8.5 Lambton High School Open Space Use and Mitigation

It is noted that the reduction in green space brought about by the proposed development will have an impact on the outdoor curriculum of Lambton High School (LHS). Primarily, this is related to the loss of an area for playing outdoor sport and PDHE lessons requiring a large outdoor space.

LHS advised that Wallarah Oval is used consistently throughout the school day by a range of group sizes from 30 up to 150 students at a time. LHS also use the area for a range of special events throughout the year such as cross country running, one off sports events and outdoor science experiments. Wallarah Oval is also a noted emergency evacuation point for LHS.

As a mitigation, advice from the City of Newcastle has confirmed that Ford Oval could be used by LHS as an alternative space for these activities. Ford Oval has an amenity building that includes public toilets that could be used by the school if required. The closest pedestrian entry point to Ford Oval is approximately 180m from the closest LHS pedestrian egress (located on Womboin Road) and approximately 250m from the Ford Oval playing surface. This equates to approximately a 3-4 min walk from LHS.

The City of Newcastle have also indicated that it is possible to investigate the potential for LHS to use part of Authur Eden Oval (the training field area) during school hours. Aurthur Eden Oval is immediately adjacent to Wallarah Oval and if available would entirely negate the impact of any loss of access to Wallarah Oval for LHS. The main user of the site, Lambton Jaffas FC, have a seasonal access agreement which does not preclude use of the site by others. However, an assessment including stakeholder consultation would be required to ensure appropriate access could be facilitated.

Access to the HISC itself is also a noted mitigation for LHS. The western most indoor sports hall (2 courts) has been designed specifically to cater for LHS and other school use (i.e. purposefully separated from other courts for school groups). LHS can enter this area directly from the west and have regular use during the school day with BANL advising that any costs would be based on related cleaning and maintenance. As such, the space could also offer an alternative emergency evacuation point, an alternative indoor sports court and playspace (particularly when the LHS Multi-Purpose Centre is unavailable during exam periods), and a space for whole school functions (which is not possible in the current site).

8.6 Sporting Use Relocation

As noted in section 6.4.2, the City of Newcastle have been working with impacted sports to plan for their relocation and upgrade of facilities at alternative sites. In respect any 'gap in services including sports teams awaiting relocation', City of Newcastle have advised that there is no predicted gap in services provided to existing users of Wallarah and Blackley Ovals. The City of Newcastle has committed to completion of all related infrastructure upgrades to cater for relocation of impacted sporting activities and is well-progressed with the capital improvement projects which are due to be completed by September 2026.

The City of Newcastle is also committed to delivery of the projects independent of a decision on the development application for the HISC to ensure there was no disruption to the sporting group users. Key impacted sporting organisations including Newcastle Football and Newcastle Cricket have previously provided endorsement of the planned relocations and upgraded facilities.

As advised by the City of Newcastle all infrastructure upgrades required to facilitate relocations will be completed by September 2026.

Club	Existing Ground	Proposed Ground	Infrastructure Required
Lambton Jaffas FC	Walarah Oval 1 and 2 Blackley Oval	Johnson Park (For training and games)	Amenities Drainage Floodlights
Newcastle Cricket Zone (Senior and Junior)	Blackley Oval (Local Turf)	Hexham Park, Hexham	Upgrade existing turf wicket
	Walarah Oval 1 and 2 (Local Synthetic)	Hudson Park Upper, Kotara	Synthetic Wicket
Newcastle Football Association	Walarah Oval 1 and 2	Tarro Park	Floodlights Amenities - No.1
Lambton High School	Walarah Oval 1 and 2 Blackley Oval	Ford Oval Kentish Oval 1 Kentish Oval 2	N/A

9. Social Impacts on Way of Life – Traffic and Parking

Post the exhibition period, the Department requested further consideration of the potential social impacts on the way of life of surrounding residents arising from traffic generation and car parking associated with the proposed Hunter Indoor Sports Centre (HISC).

Traffic and parking impacts are not limited to transport network performance but may influence the day-to-day experience of residents, including access to homes, neighbourhood amenity, perceptions of safety and overall liveability.

This section provides an assessment of these impacts in accordance with the Social Impact Assessment Guidelines, with a focus on how surrounding communities may experience changes to their local environment.

9.1 Existing Context

The streets in proximity to the HISC site are used for parking by visitors to the existing playing fields as well as attendees to McDonald Jones Stadium (MJS). A stadium has existed on the MJS site since 1970 (this was formerly Hunter Stadium). Major expansions to the stadium's capacity and capability to host sporting and cultural events occurred in the period 2003-2015. Residents living near the MJS site, and by extension the site of the proposed HISC are likely to be accustomed to operations at the stadium, aware of the associated impacts and sensitive to perceptions of increased traffic and vehicular movements.

Attendees arriving and departing the precinct to attend and leave events means the surrounding streets are subject to increased pedestrian movements as well as vehicular movements during these times. Residents living near the site are also affected by the cumulative impact of existing major events in the area (eg game days for the Newcastle Knights and Jets; concerts, and events at the Hockey Centre).

9.2 Nature of Potential Impacts

The proposed development will generate additional traffic, pedestrian movements and parking demand, particularly during evening peak periods and scheduled events.

The key pathways through which this may affect surrounding residents include:

- Increased vehicle movements on surrounding roads
- Demand for on-street parking during event periods, including the cumulative impacts of events occurring at existing venues within the precinct.
- Changed vehicular access arrangements as well as potential difficulties in accessing their homes and businesses during events.
- Short-term congestion associated with event arrivals and departures

These impacts will be short term and concentrated during event periods rather than continuous.

Social Impact Assessment (Way of Life)

An assessment of the potential impacts on the way of life of surrounding residents is provided in the Table below.

Impact Source	Social Impact (Way of Life)	Mitigation Measures	Residual Impact
Evening peak activity (daily operations)	Minor delays for residents entering/exiting driveways; reduced convenience during peak periods	<ul style="list-style-type: none"> Site access from Turton Road to avoid generating traffic within local streets Clear wayfinding to minimise local street penetration 	Low – Impacts limited to peak periods and do not materially affect daily access
Event-related traffic and parking demand	Increased local traffic Short-term parking pressure; reduced availability of on-street parking for residents and visitors	<ul style="list-style-type: none"> Encourage mode shift (walking, cycling, drop-off) via Green Travel Plan Increased on-site parking efficiency and management Staff presence to manage peak arrival/departure periods Designated event parking strategies Event Management Plan (EMP) including staggered scheduling Avoidance of concurrent major events with nearby venues Traffic control and event staffing Pre-event communication and travel planning 	Low to Moderate (short duration) – Noticeable but manageable and time-bound
Vehicle circulation in local streets (“circling”)	Perceived loss of neighbourhood amenity; increased traffic in quiet residential streets	<ul style="list-style-type: none"> Wayfinding signage directing vehicles to appropriate routes Traffic management during events Minimising reliance on informal parking areas Staffed traffic control at key times 	Low – Behaviour managed through design and operations
Pedestrian movements	Noise, unsociable behaviour from pedestrians	<ul style="list-style-type: none"> Pre-event communication to patrons Signage within HISC advising patrons of the surrounding residential area and to reduce noise. 	Low – Behaviour managed through design and operations
Pedestrian and vehicle interaction	Reduced perceived safety for residents, particularly children and school users	<ul style="list-style-type: none"> Pedestrian pathways retained and enhanced Separation of pedestrian and vehicle movements where possible 	Low – Safety maintained with appropriate design and management
Noise from vehicle movements and arrivals/departures	Disturbance during evenings (car doors, engines, general activity)	<ul style="list-style-type: none"> Designated vehicular access via Turton Road On-site parking (sufficient for day to day operations) Signage within HISC advising patrons of the surrounding residential area and to reduce noise. 	Low – Intermittent and short duration
Change in neighbourhood character (perception)	Perception that local streets are being used to support a regional facility; reduced sense of residential amenity	<ul style="list-style-type: none"> Designated vehicular access via Turton Road Signage within HISC advising patrons of the surrounding residential area and to reduce noise. Ongoing community engagement and feedback mechanisms 	Low – Existing context is a residential area in proximity to a stadium. No change to residential function of the area.
Cumulative impacts with surrounding precinct events	Potential compounding of traffic and parking pressures affecting daily life.	<ul style="list-style-type: none"> Event coordination protocols with surrounding venues, scheduling to avoid overlap, 	Low – Managed through coordination

Impact Source	Social Impact (Way of Life)	Mitigation Measures	Residual Impact
		<ul style="list-style-type: none"> • Development of Event Management Plan (EMP) and Traffic Management Plan (TMP) • Precinct-wide traffic planning and traffic and parking measures as per, EMP and TMP). 	

9.3 Mitigation and Management Measures

A comprehensive suite of mitigation measures has been incorporated into the project design and operational framework to minimise impacts on surrounding residents. These include:

Traffic and Access

- Single designated vehicle access point from via Turton Road, minimising intrusion into local residential streets
- Wayfinding measures to direct vehicles to appropriate access routes

Parking Management

- Provision of on-site parking to accommodate typical daily demand
- Event-based parking management strategies to reduce reliance on surrounding streets

Event Management

- Preparation and implementation of an Event Management Plan (EMP) and Traffic Management Plan (TMP)
- Co-ordination with nearby venues scheduling of events at the HISC to reduce occurrence of simultaneous events
- On-site staff and traffic controllers during major events
- Pre-event communication to promote travel planning and alternative transport options

Active and Sustainable Transport

- Green Travel Plan to encourage walking, cycling and public transport use
- Provision of bicycle parking and improved pedestrian connectivity

Safety and Amenity

- Retention and enhancement of pedestrian pathways
- Traffic calming and signage where required
- Managed dispersal of patrons following events

Monitoring and Adaptive Management

To ensure impacts remain acceptable over time, an adaptive management approach will be implemented, including:

- Post-opening monitoring of traffic and parking conditions
- Ongoing engagement with Council and the community
- Implementation of additional measures if required

This approach ensures that any unforeseen impacts can be addressed in a timely and responsive manner.

9.4 Conclusion

The assessment identifies that traffic and parking associated with the HISC has the potential to influence the way of life of surrounding residents, particularly during peak and event periods. These impacts primarily relate to increased vehicular movements, parking availability, access and pedestrian activity levels. The surrounding residential context is located in proximity to

key existing sporting and event venues, and is therefore already subject to some of these impacts.

It is considered that with the implementation of the proposed mitigation and management measures, the impacts associated with the proposed HISC will be:

- Localised to the immediate vicinity
- Intermittent and time-bound
- Actively managed through operational controls

Accordingly, the residual social impacts on surrounding residents are expected to be low and will not result in a material or permanent change to the character, accessibility or liveability of surrounding residential areas.

10. Cumulative Impacts

Cumulative impact assessment plays an important role in the assessment of State significant projects where there is potential for material cumulative impacts with other relevant current and future projects. Although there is no expected change to the local community profile a number of cumulative impacts (both positive and negative) have been identified for further consideration:

Issue	<p>Traffic and carparking</p> <p>Traffic and associated carparking was identified as a potential cumulative impact due to the proposed project itself as well as the increase in demand through the hosting of major events at nearby major sporting facilities (McDonald Jones Stadium; Newcastle International Hockey Centre).</p>
Categorisation	<p>Accessibility Surroundings</p>
Cumulative impact consideration	<p>To further assess the potential cumulative impacts of traffic and carparking (as well as adhere to the SEARs) both a Traffic Impact Assessment and an Event Management have been prepared. Please refer to both reports for full details however as a summary it has been identified that:</p> <ul style="list-style-type: none"> • It is considered that the proposed site access and circulation will provide a safe and appropriate access arrangement for the proposal. The access arrangements will be designed and constructed in accordance with Council Design Standards. • The extension of the Newcastle Inner City Bypass will see significant reduction in through traffic on parts of Newcastle Road, Croudace Road and Lookout Road providing increased capacity for traffic along these routes. • During major events, the parking shall be as detailed in the Event Management Plan. The Event Management Plan has been prepared for the project and will be developed further in consultation with the road authorities. <p>Following the SSSA Public Exhibition period amendments to parking and traffic include:</p> <ul style="list-style-type: none"> • A Traffic Events Management Plan has been developed in conjunction with McDonald Jones Stadium incorporating management measures. • At Stage 1 the project will provide a car park with 185 spaces. Stage 2 involves extending the building to add four courts, including a show court with retractable seating, additional mezzanine space, and expanding the car park to 240 spaces. • The amount of parking has been determined based on the capacity of the venue and expected visitation and is

	adequate to meet the needs of the day-to-day operation of the HISC
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Issue	Economic development and employment generation
Categorisation	Way of Life Livelihoods
Cumulative impact consideration	<p>The cumulative impact of economic development and employment generation within the area has been considered. As noted in Section 7, the proposal will create a positive economic and employment generation for the area as well as provide a broader stimulus (cumulative impact) to the Hunter. Specific reference to:</p> <ul style="list-style-type: none"> • The construction of the \$81m (ETC) Hunter Indoor Sports Centre is forecast to support 260 local jobs (with 115 direct jobs) and 91 local jobs ongoing (including 52 direct jobs). • The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development in Newcastle.

Issue	Flooding
Categorisation	Community Surroundings
Cumulative impact consideration	<p>To further assess the potential cumulative impacts of flooding (as well as adhere to the SEARs) a Flood Impact and Risk Assessment has been prepared. Please refer to the report for full details however as a summary it has been identified that:</p> <ul style="list-style-type: none"> • The proposed development was designed with consideration of the existing flood risk as defined by the modelling, current flood planning controls and floodplain risk management objectives. The flood assessment investigated the existing and post-development flood conditions for a range of design flood event magnitudes including the 10% AEP, 5% AEP, 2% AEP, 1% AEP, 0.5% AEP, 0.2% AEP and PMF events. The future 2050 planning horizon conditions were also assessed for the 1% AEP event. • The developed flood model was utilised to assess the potential impact of any proposed works on existing flood conditions. The impact assessment indicated the proposed development has no material impact on existing flood

	<p>conditions across the range of flood events considered (10% AEP up to the PMF event).</p> <p>Following the SSDA Public Exhibition period amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF. The following design changes have been introduced to the proposal:</p> <ul style="list-style-type: none"> • The building footprint and carpark has been moved 19.5m west, with the carpark raised and establishment of a grassed swale on the eastern side. The access driveway will shift 3m south, and the western portion of the building footprint will move 1m south to allow for 6m wide accessway clearances. The northern carpark will move 1.5m south, and pedestrian promenade adjustments include a bridge over the open space area. Fire hydrant tanks will be repositioned further west, and the northern accessway width will be reduced to increase landscaping.
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Cumulative impacts

An analysis of local, State and Commonwealth strategic plans and policies reveals a strategic framework in place to facilitate the land use changes of the area. The consideration of cumulative impacts is incorporated within the requirements of the SEARs and the specialist reports support the positive aspects of the proposal (eg employment generation) whilst the potential negative impacts (eg flooding and traffic) have been assessed and where required mitigated (refer to specialist studies and Section 9).

11. Socio-Economic Impact Mitigation Assessment

Where potential social and economic impacts (both positive and negative) have been identified as having a significance level of mitigation (negative impacts) or enhancement (positive impacts), measures will be implemented through the life of the Project to minimise or maximise the impact. A summary of the key community and stakeholder views on the project are summarised as follows with comment on how key issues are being considered as part of the preparation of the EIS in line with the SEARs:

Key Issue	<p>Indoor Sporting Facility Demand, Access and Capacity</p> <p>Significant community and stakeholder support to address the latent and future demand for indoor sporting facilities within the area. There is a strong acknowledgement of the indoor sporting court deficit within the Newcastle, Lake Macquarie and Port Stephens LGAs.</p>
SEARs alignment	Nil direct SEARs requirement however aligns to the overall project rationale and justification.
Categorisation	<p>Health and Wellbeing – positive impact on meeting health and wellbeing needs of a significant population</p> <p>Accessibility – positive impact on centralised location and improved accessibility by local and regional indoor sporting participants.</p> <p>Surroundings – positive impact aligning proposed indoor sporting centre within/ adjacent to a regional sporting precinct.</p>
Social Groups Impacted	<p>Newcastle Basketball Association members – positive impact on meeting demand, improving accessibility and standards.</p> <p>Lambton High School – positive impact on accessibility to a significant regional standard indoor sporting centre.</p> <p>Local sporting clubs – positive for accessibility to regional indoor sporting centre for potential training and elite athlete pathways.</p> <p>Newcastle City Council – positive impact on meeting identified demand for indoor sporting facilities within the LGA as well as the higher standard facility (for sports tourism)</p>
Mitigation plan and/ or response	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. The overall project objectives are to:

- a) Increasing the supply of indoor courts to address part of the identified shortage of court availability in the Newcastle, Lake Macquarie and Port Stephens LGAs.
- b) Facilitating increased participation in basketball and other sports particularly for people with a disability, culturally diverse communities as well as women and girls
- c) Creating a regional quality facility to:
 - Improve the user experience and address functional and quality issues of the current facility.
 - Enable major regional events and representative games to be held in the region.
 - Compliment high profile basketball spectator facilities to be provided in Hunter Park Precinct.
 - Compliment and leverage existing and planned sport facilities in and around the Hunter Park Precinct.
 - Provide multi-sport courts for other indoor sport partners.

Compounding the current latent demand is the population of the three key LGAs for this project (Newcastle, Lake Macquarie and Port Stephens) growing by approximately 87,000 (19%) over the next 20 years with a combined population of around 540,000 by 2041. The quantum and profile of population change in the area will only fuel additional demand for indoor multipurpose sport and recreation facilities.

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.

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. 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.

Indoor physical activity is now a key focus for older age groups to participate in physical activity in a safe and controlled environment. Indoor activities in a multipurpose complex are more accessible for people with disabilities and mobility limitations. Currently, very little of these demands are being met by facilities in the area.

	<p>The project rationale and justification has significant government support as demonstrated through a grant of \$30m for the project. The community and stakeholder engagement has significantly supported the rationale and justification of the project (noting that the negative issues identified are site specific rather than based on the intent of the project).</p> <p>The forecast visitor numbers for the HISC (Stage 1) highlight the significant positive impact on meeting local (and event demand).</p> <p>It should be further noted that the site was identified by Council as suitable for conversion from open space to an indoor sports facility, with capacity available at other ovals and sportsgrounds within the LGA to accommodate the existing sporting activities that occur on the site. The development of an indoor sports facility on the site will provide an all weather option to cater for many sports in addition to basketball. The HISC will provide greater flexibility and certainty for formal sporting programming on a flood prone site. This will benefit the wider community.</p>
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Key Issue	<p>Employment generation</p> <p>Significant community and stakeholder support to support employment generation through the construction and operational phases of the project.</p>
SEARs alignment	<p>The Plans and Documentation requirements of the SEARs notes the need for an economic assessment.</p>
Categorisation	<p>Livelihoods – positive impact with increased employment opportunities through both the construction phase as well as the ongoing operations.</p> <p>Way of Life – positive impact with increased employment opportunities for local community.</p>
Social Groups Impacted	<p>Broader Hunter community and businesses – positive impact with increased direct and indirect employment opportunities.</p> <p>Tourist operators (Hotels, Motels...) – positive impact with increased hosting and spend through sports tourism.</p> <p>Newcastle City Council – positive impact with indoor sporting facility to be an economic driver for sports tourism.</p>

<p>Mitigation plan and/ or response</p>	<p>The HISC will be one of the largest indoor sports centres in NSW and will provide a significant economic impact through construction, ongoing operations and increases in economic productivity for active participants and spectators.</p> <p>Construction and ongoing employment benefits: Savills expects the construction and operation of the Hunter Indoor Sports Stadium will result in a range of local suppliers and consultants being engaged and the venue employing local residents across a range of refereeing, retail and maintenance roles. Based on the NSW Government employment generation input-output model the construction of the Hunter Indoor Sports Stadium costing \$81M (estimated total cost) is forecast to support:</p> <ul style="list-style-type: none"> ☞ 260 local jobs (with 115 direct jobs) ☞ 91 local jobs ongoing (including 52 direct jobs). <p>Broader economic stimulus from the project will create employment opportunities through:</p> <ul style="list-style-type: none"> ☞ The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development and employment generation in Newcastle. ☞ The HISC is forecast to increase business turnover with more residents actively participating in sports at the venue and making associated purchases – this increases business turnover and reduces escape expenditure on sport and leisure outside the LGA. Savills conservatively forecasts the additional average expenditure per person per visit is \$5. This adds around \$3M to business turnover and around \$1.28M to economic value added (i.e. the economic benefit from is around \$1.28M per annum).
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<p>Key Issue</p>	<p>Traffic and Carparking</p> <p>Traffic and carparking was raised by local residents as a critical matter for consideration with specific reference to the vehicular access to the site, carparking capacity and cumulative impact of existing major events in the area (eg game days for the Newcastle Knights and Jets; as well as concerts). Consideration and mitigation options of the impact of increased vehicular traffic generated by the development, vehicular access to the site and carparking provision. The public authorities (Newcastle City Council and Transport for NSW) have identified the need for</p>
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	specialist studies and the general impacts, and the mitigation options are anticipated to be reflective of the concerns of the local residents.
SEARs alignment	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.
Categorisation	Accessibility – positive impact on centralised location and improved accessibility by local and regional indoor sporting participants. Surroundings – potential negative impact on increased traffic and carparking on the local residents. Mitigation plan for traffic and carparking required.
Social Groups Impacted	Local residents – potential negative impacts with increased traffic generation in the locality. Mitigation plan derived from the Traffic Impact Assessment. Newcastle Basketball Association members – positive impact in centralised and accessible location on a main transport route.
Mitigation plan and/ or response	Please refer to the full Traffic Impact Assessment. Note that the conclusion of the Traffic Impact Assessment is summarised as: Access to the site is proposed via a new driveway on Turton Road that will allow for left turn movements in and left out consistent with the International Hockey Centre opposite. Given the network of roads available trips will disperse across various routes to access the site being able to use a number of signalised intersections where required. This access will allow for all heavy vehicle movements in and out of the site. Allowing for optimisation of traffic signals in the PM, the impact of the traffic associated with the project shall have an acceptable impact upon the local road network during the critical afternoon peak period. On a weekend, when the traffic flows are lower, the impact shall be lower again. Local roads will remain within their mid-block or environmental capacity. Parking for the typical peak use Monday to Friday and of a weekend is provided on site in a permanent car park providing 240 parking spaces including 10 drop off spaces and accessible parking. The on-site parking for the normal use through the week and the weekend is provided in accordance with the complimentary nature of the uses on site.

During major events, the parking shall be as detailed in the Event Management Plan. This separate Event Management Plan has been prepared for the project and will be developed further in consultation with the road authorities.

The site layout provides for the efficient movement of vehicles throughout the site with parking provided within a dedicated sealed parking area to the front of the main entry to the building. This will also allow for a service vehicle accessing the site.

From the site work undertaken and the review of the development proposal and associated plans against the requirements of the Guide to Traffic Generating Developments and Austroads Guide to Traffic Management, it is concluded that the proposed development should be approved on traffic, access and car parking grounds.

To maintain safety in the vicinity of the site the following is recommended:

1. No Right Turns signs be included at the exit as well as on the median on Turton Road adjacent to the site
2. Include a No U Turn sign on the median on Turton Road at Monash Road consistent with the current one for northbound traffic
3. Optimisation of traffic lights phase times is mainly required for Turton Road / Griffiths Road due to the development traffic assigned to the northbound right turn lane at this intersection causing extra 24.6 seconds of delay at this approach during the PM peak.

Following the SSDA Public Exhibition period amendments to parking and traffic include:

- A Traffic Events Management Plan has been developed in conjunction with McDonald Jones and the Internal Hockey Centre and includes management measures.
- At Stage 1 the project will provide a car park with 185 spaces. Stage 2 involves extending the building to add four courts, including a show court with retractable seating, additional mezzanine space, and expanding the car park to 240 spaces.
- The amount of parking has been determined based on the capacity of the venue and expected visitation and is adequate to meet the needs of the day-to-day operation of the HISC

Key Issue	Attracting increased events to the region (sports tourism)
SEARs alignment	The Plans and Documentation requirements of the SEARs notes the need for an economic assessment.
Categorisation	Livelihoods – positive impact with increased employment opportunities through both the construction phase as well as the ongoing operations. Way of Life – positive impact with increased employment opportunities for local community.
Social Groups Impacted	Broader Hunter community and businesses – positive impact with increased direct and indirect employment opportunities. Tourist operators (Hotels, Motels...) – positive impact with increased hosting and spend through sports tourism.
Mitigation plan and/ or response	<p>The HISC (Stage 1 and full completion) will be the largest indoor sports facility in NSW and capable of hosting regional, state and national events in a range of sports.</p> <p>The Hunter Indoor Sports Centre will host regional and potentially state level competitions including State Cup Games, Newcastle Junior League Games, School Gala Days and sports camps. It is forecast that there will be around 33,360 special event visits per annum to the Hunter Indoor Sports Centre. Informed by previous events, tourism data and anecdotal feedback from Newcastle Basketball, Savills forecasts that 33% (one third) of event visitors will come from outside the Newcastle Local Government Area (LGA). Savills adopted that each one of these visitors will spend \$144 per visit in the LGA (which is the average of expenditure by day trippers \$119 per day and overnight tourists \$168 per day). ABS data shows that not all tourist and visitor revenue generate extra economic value added (i.e., contributes to the Gross Regional Product) and that the ratio of value added to revenue is around 57%. There is forecast to be at least 11,009 tourists / visitors who spend on average \$144.05 each generating \$1.586M in revenue and \$0.9 M extra economic value added per annum for Newcastle LGA.</p> <p>The HISC will attract a range of major events and provide a direct positive economic stimulus to the region.</p>

Key Issue	Flooding and Stormwater Management
	Flooding and stormwater were raised by local residents as a critical matter for consideration with specific reference to the existing capacity of the stormwater channels and increased water generated by the development (hard surface carpark as opposed to the current grassed area).

SEARs alignment	<p>Flooding and stormwater management is specifically considered through:</p> <p>SEARs 13. Flooding. The EIS must:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Provide a Flood Emergency Response Plan <p>SEARs 15. Stormwater drainage and water quality. The EIS must:</p> <ul style="list-style-type: none"> • provide an Integrated Water Management Plan for the development that : <ul style="list-style-type: none"> o is prepared in consultation with the local councils and any other relevant drainage or water authority. 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). 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. o demonstrates compliance with the local council or other drainage or water authority requirements
Categorisation	<p>Surroundings – potential negative impact on flooding and stormwater on the local residents/ households. Mitigation plan for stormwater and flooding required.</p>
Social Groups Impacted	<p>Local residents – potential negative impacts with increased stormwater and flooding in the locality. Mitigation plan derived from the Flood Impact Risk Assessment.</p>
Mitigation plan and/ or response	<p>Please refer to the full Flood Impact Risk Assessment.</p> <p>Note that the conclusion of the Flood Impact Risk Assessment is summarised as:</p>

The proposed development was designed with consideration of the existing flood risk as defined by the modelling, current flood planning controls and floodplain risk management objectives. The flood assessment investigated the existing and post-development flood conditions for a range of design flood event magnitudes including the 10% AEP, 5% AEP, 2% AEP, 1% AEP, 0.5% AEP, 0.2% AEP and PMF events. The future 2050 planning horizon conditions were also assessed for the 1% AEP event.

The developed flood model was utilised to assess the potential impact of any proposed works on existing flood conditions. The impact assessment indicated the proposed development has no material impact on existing flood conditions across the range of flood events considered (10% AEP up to the PMF event).

The proposed development has been assessed against the flood risk management requirements of the Newcastle LEP, Newcastle DCP, and requirements specific to the SEARs. This found the proposed development to satisfy all the requirements except condition C-7 of the Management of Risk to Property section of the Newcastle DCP, which relates to the flood hazard of areas used for car parking.

The site management should consider the need to cancel or postpone events if a relevant severe weather warning is issued by the BoM. Travel is typically discouraged in such circumstances due to the risk of heavy rainfall and strong winds increasing the risk of driving. Such advice was in place across Newcastle prior to the April 2015 flood event.

With the recommended flood risk management measures in place, the proposed development is supportable from a flood risk management assessment perspective.

Following the SSDA Public Exhibition period amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF. The following design changes have been introduced to the proposal:

- The building footprint and carpark has been moved 19.5m west, with additional turfed open space on the eastern side. The access driveway will shift 3m south, and the western portion of the building footprint will move 1m south to allow for 6m wide accessway clearances. The northern carpark will move 1.5m south, and pedestrian promenade adjustments include a bridge over the open space area. Fire hydrant tanks will be repositioned further west, and the northern accessway width will be reduced to increase landscaping.

Key Issue	<p>Loss of Open Space</p> <p>A high level of support was presented by all parties of the need (and support) for a regionally significant indoor sporting centre. Individuals who did not support the proposal had a view of: <i>right development, wrong location</i>. Preference for the proposed development at an alternative location.</p> <p>Consideration and mitigation options of the impact of the proposed development reducing the open space (Wallahah and Blackley Ovals). Specific consideration is required for the impact and options on the current formal users (primarily local sporting clubs and Lambton High School) as well as the informal access by the community to the open space.</p>
SEARs alignment	<p>17. Social</p> <p>Prepare a social impact assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects, which:</p> <ul style="list-style-type: none"> • identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project. • considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected. • assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest. • includes mitigation measures for likely negative social impacts, and any proposed enhancement measures. • details how social impacts will be adaptively monitored and managed over time.
Categorisation	<p>Health and Wellbeing – both positive and negative impact on meeting health and wellbeing needs of a significant population noting the increased use of the site (positive) and reduction in 'green space' in the locality.</p> <p>Accessibility – positive impact on centralised location and improved accessibility by local and regional indoor sporting participants.</p> <p>Surroundings – both positive and negative impact on reduction on open space. Negative in the reduction of 'green space' however positive in terms of significantly increasing the sports participation on site.</p>
Social Groups Impacted	<p>Newcastle Basketball Association members – positive impact on meeting demand, improving accessibility and standards.</p>

	<p>Newcastle City Council – positive impact on increasing the use of the site (increased sporting use) and a mitigation plan with capability of meeting sporting club relocation and improvements to alternative sporting venues.</p> <p>Lambton High School – both positive and negative impact positive impact on accessibility to a significant regional standard indoor sporting centre (positive) and need to use alternative close by sporting fields for PE/ Sport (as identified in mitigation strategy)</p> <p>Local sporting clubs – Both positive and negative impact with reduced open space/ playing fields. Mitigation plan supported by sporting clubs to relocate to improved alternative location. Positive for accessibility to regional indoor sporting centre for potential training and elite athlete pathways.</p> <p>Local residents – both positive and negative impacts. Reduced open space (negative) and accessibility to a major indoor sporting centre (positive). Note that local residents have highlighted the negative impact on the reduction of open space (generally across the road/ nearby to their households).</p>
<p>Mitigation plan and/ or response</p>	<p>Note that there are a number of open space responses and mitigation plans. Specific key issues are addressed below consistent with the investigations and consultations to date.</p>
<p>Passive Use of Open Space and Alternative Access</p> <p>How are the ovals are used by surrounding residents and the general public in their day to day lives, including outside of formalised sports, and provide details of any impacts arising from the loss of ovals and how they would be mitigated.</p> <p>Alternative open space arrangements are gated, locked or require membership and how this</p>	<p>It is noted that the loss of open space is a key issue raised by many objectors so some additional work has been completed to understand how the ovals are used and demonstrate how the impact can be mitigated.</p> <p>Outside of sport use, no formal data exists to document recreational use of the site. Advice from City of Newcastle notes that anecdotally they are aware that the space is used for some passive recreation (e.g. walking/informal play). It is worth noting that, the lack of embellishment (park furniture and other facilities) limits the site’s recreational potential (outside of formal sport).</p> <p>To gain some understanding of open space use and the potential impact, a ‘Lambton Open Space Visitation Report’ was commissioned to establish the relative use of the site along with other open space in the locality (see Appendix A). The study used anonymised mobile device location data over a three year period to understand relative visitation to Wallarah/Blackley Ovals (WBO), Ford Oval and Kentish Oval. These sites were selected as they are all unfenced, publicly accessible open space areas with similar characteristics and in close proximity to each other. At a high level, the study shows that Wallarah/Blackley Ovals proportion of visitation peaks weekdays between 9am and 3pm which is likely to be linked to school use of the site. Use outside of those times is similar to Kentish Oval but lower than Ford Oval.</p> <p>When visitation of local residents only was examined, it found that Ford Oval is the most used space overall. During common recreational periods (weekends and weekdays after 3pm) around 27% of visits to open space in the area</p>

<p>would affect the community.</p>	<p>by local residents were to Wallarah/Blackley Ovals, the balance, around 73%, were to either Ford Oval (42%) or Kentish Oval (31%). When looking specifically at residents south of Monash Road, the study found that approximately 36% of visits to open space in the area by those residents were to Wallarah/Blackley Ovals, the balance, around 64%, were to either Ford Oval or Kentish Oval.</p> <p>In addition to Ford Oval and Kentish Oval, CN has confirmed that Harker Oval, though fenced, is also open to the public via several access points. Along with Ford and Kentish Ovals, this means that alternative open space for the majority of local residents is within 500m (which is a desired provision standard noted in CN's Parkland and Recreation Strategy). Further, due to the respective positions of park entry points, for most local residents, Ford Oval or Harker Oval are in closer proximity than Wallarah/Blackley Ovals this includes many residents to the south of Monash Road (refer Appendices A). No membership is required to access these areas.</p> <p>The data from the Visitation Report demonstrates that the majority of local residents already use other spaces more frequently than Wallarah/Blackley Ovals. For the smaller number that do use Wallarah/Blackley Ovals, spatial analysis shows that alternative open space is readily available within an accepted provision standard. Finally, the HISC proposal includes the retention of existing pathways meaning that local connections are maintained and availability for walking (the most common form of physical activity) and cycling is still facilitated.</p>
<p>Cost Impact</p> <p>Impact on the cost for the community to use the HISC compared to accessing free public open space.</p>	<p>Given the prevalence of alternative open space in the local area and the nature of HISC operations, the impact of the costs to use the HISC as opposed to accessing Wallarah and Blackley Ovals as open space will be negligible. Nevertheless, there is no proposed entry charge to visit HISC nor is any membership required to enter the centre. Membership fees or other costs are associated with participating in sport or other programs and services. Members of the public will be able to access HISC free of charge (during opening hours) to spectate or socialise in the internal space. Fees will only be required to actively use courts and other rooms within the centre and/or may require membership to a sports club to participate in specific programs. Further, external areas of HISC will provide public domain facilities including seating and landscaped areas. Pathways will be retained to enable pedestrians and cyclists to move around the perimeter of the site unrestricted.</p>
<p>Lambton High School Use of Open Space and Mitigations</p>	<p>It is noted that the reduction in green space brought about by the proposed development will have an impact on the outdoor curriculum of Lambton High School (LHS). Primarily, this is related to the loss of an area for playing outdoor sport and PDHE lessons requiring a large outdoor space. LHS have advised that Wallarah Oval is used consistently throughout the school day by a range of group sizes from 30 up to 150 students at a time. LHS also</p>

<p>Impact of the development on the Lambton High School noting the existing ovals are used for their outdoor curriculum, particularly following completion of the entire development.</p> <p>Further information on the status of open space provision for Lambton High School.</p>	<p>use the area for a range of special events throughout the year such as cross country running, one off sports events and outdoor science experiments. Wallarah Oval is also a noted emergency evacuation point for LHS.</p> <p>As a mitigation, advice from City of Newcastle has confirmed that Ford Oval could be used by LHS as an alternative space for these activities. The closest pedestrian entry point to Ford Oval is approximately 180m from the closest LHS pedestrian access (located on Womboin Road) and approximately 250m from the Ford Oval playing surface (which equates to approximately a 3-4 min walk). City of Newcastle have also indicated that it is possible to investigate the potential for LHS to use part of Authur Eden Oval (the training field area) during school hours. The main user of the site, Lambton Jaffas FC, have a seasonal access agreement which does not preclude use of the site by others. Aurthur Eden Oval is immediately adjacent to Wallarah Oval and if available would entirely negate the impact of any loss of access to Wallarah Oval for LHS.</p> <p>Access to the HISC is also a noted mitigation for LHS. The western most indoor sports hall (2 courts) has been designed specifically to cater for LHS and other school use. LHS can enter this area directly from the west and have regular use during the school day with BANL advising that any costs to be based around related cleaning and maintenance. As such, the space could also offer an alternative emergency evacuation point, an alternative indoor sports court and playspace (particularly when the LHS Multi-Purpose Centre is unavailable during exam periods), and a space for whole school functions (which is not possible in the current site).</p>
<p>Sport Relocation</p> <p>Consideration of the impacts of any gap in services provided to existing users including sports teams awaiting relocation.</p> <p>Further information on the status of the relocation of teams currently operating from Wallarah and Blackley Ovals.</p>	<p>The development site was recommended by Newcastle City Council due to:</p> <ul style="list-style-type: none"> ☞ Low utilisation (as identified through its sports strategy, 2020) ☞ Alignment with the adjacent major sporting precinct ☞ Existing limited supporting facilities (eg limited floodlighting and amenities). <p>From a sporting utilisation perspective, 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"> ☞ Newcastle District Cricket Association ☞ Newcastle Football Association ☞ Lambton Jaffas Football Club <p>The peak sporting bodies support the proposed Hunter Indoor Sporting Centre and the relocation of existing users to alternative (and improved) sporting venues. It is noted that Council has incorporated significant improvements</p>

	<p>into alternative existing sporting fields to facilitate the needs of the sporting groups – estimated to be approximately \$8m. The local peak sporting bodies support this approach including:</p> <ul style="list-style-type: none"> ☞ Letter of Support – Newcastle and District Cricket Association ☞ Letter of Support - Newcastle Football <p>City of Newcastle have advised that there are no predicted gaps in services provided to existing users of Wallarah and Blackley Ovals including sports teams awaiting relocation. Council has committed to completion of all related infrastructure upgrades to cater for relocation of impacted sporting activities and is well-progressed with the capital improvement projects which are due to be completed by September 2026.</p> <p>Key impacted sporting organisations including Newcastle Football and Newcastle Cricket have previously provided endorsement of the planned relocations and upgraded facilities.</p>
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Key Issue	<p>Construction Phase impacts (air quality, noise, traffic movements).</p> <p>Consideration and mitigation options of the impact of the proposed development construction phase with specific reference to the air quality, noise and heavy vehicle movements on local residents.</p>
SEARs alignment	<p>Construction is specifically considered through: SEARs 19. Construction This EIS must:</p> <ul style="list-style-type: none"> • include an assessment of any potential impacts of construction on the amenity of the surrounding area (including the public domain and within the site) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and identify required measures to mitigate potential impacts to acceptable levels • address any potential impacts, particularly from the use of cranes during the construction phase, on any surrounding helicopter flight • include a Construction and Pedestrian and Traffic Management Plan
Categorisation	<p>Way of Life – potential negative impact during the construction phase (however noting that this a limited period). Surroundings – potential negative impact on on the local residents. A Preliminary Construction Management Plan includes a mitigation plan.</p>

Social Groups Impacted	<p>Lambton High School – potential negative impacts on the school operations during the construction phase of the project.</p> <p>Local residents – potential negative impacts within the locality. Mitigation plan derived from the Preliminary Construction Management Plan.</p>
Mitigation plan and/ or response	<p>Please refer to the full Preliminary Construction Management Plan</p> <p>Note the following key extracts from the Plan to mitigate issues:</p> <p>The hours of construction including delivery of materials to and from the site shall be restricted to between, as follows or as per City of Newcastle requirements:</p> <ul style="list-style-type: none"> ☞ Monday to Friday inclusive 7.00am to 6.00pm ☞ Saturday 8:00am – 1:00pm ☞ No work on Sundays and Public Holidays <p>All practicable measures will be taken to reduce the noise arising from the Works. Noise from the Site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside approved working hours unless approval has been given by the consent authority.</p> <p>The following measures are proposed with reference to the ICNG:</p> <ul style="list-style-type: none"> ☞ Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management; ☞ Promote clear understanding of ways to identify and minimize noise from construction works; ☞ Focus on applying all feasible and reasonable work practices to minimise construction noise impacts; ☞ Provide flexibility in the selection of site-specific and reasonable work practices to minimize noise impacts; ☞ Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for works undertaken outside standard hours; and ☞ The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria. <p>As part of the noise mitigation treatment for the project, the Principal Contractor will be responsible for the checking of compliant maintenance regimes and statutory supervision of all equipment, such as making sure all trucks and machinery involved in the Works are checked for defective exhaust systems and general servicing. Benchmarks</p>

will be used to assess vibration impacts due to the construction works. The noise mitigation treatment proposed by the Principal Contractor will be included in the detailed Construction Management Plan.

A preliminary construction traffic management plan has been prepared by SECA Solution and provided as part of the SSDA submission documentation package. This is to be reviewed by the Principal Contractor and redeveloped into a Construction Traffic Management Plan and seek approval from City of Newcastle Council prior to commencing works on site. Periodically as required during the stages of construction the Principal Contractor will also be responsible for updating the Traffic Management Plan and gaining approval.

Please refer to the full Acoustics Report:

This acoustic assessment notes the following outcomes and mitigation responses (as required):

Construction Noise and Vibration: No detailed construction plan or schedule is available at this stage of the proposal, therefore prediction of construction noise levels should be regarded as indicative. Two work stage scenarios have been considered, with an overall sound power level adopted for each based upon the likely plant operating. Predictions for surrounding residential receivers have been carried out. The NMLs at nearby residential receivers may be exceeded, at times mainly during periods of intensive high noise level works associated with site preparation excavation and depending on work location. During general construction works, the NMLs would be generally achieved at all surrounding receivers. The highly noise affected level of 75dB(A) LAeq(15min) is expected to be complied with. A set of standard mitigation measures for construction noise and vibration have been provided based on anticipated requirements of the proposal. It is believed construction noise can be minimised and managed to be acceptable to the local community through the implementation of a CNMP similar to what has been recommended in this report. Vibration is unlikely to be an impact given the distances between surrounding receivers and plant exceed those recommended for safe work in terms of structural damage and human response.

Operational Noise: The results of calculations of continuous operational noise sources were compared with design goals for environmental noise. The results of the assessment indicate project noise trigger levels can be achieved by the development. Detailed mechanical plant selection will take place during the detailed design phase.

Road Traffic Noise : The addition of road traffic due to the proposal is expected to have a negligible impact on the surrounding road network from an acoustics perspective and compliance with road noise goals is expected.

Internal Acoustics External building performance recommendations have been provided for the proposed development to achieve appropriate internal amenity standards

Note specifically to impact on Lambton High School:

The Preliminary Construction Management Plan incorporates:

- The contractor will regularly engage with the wider community and all stakeholders who have a direct or indirect interest to ensure they are kept informed and have an opportunity to participate in the realisation of the Hunter Indoor Sports Centre. Regular briefings and meetings with Lambton High School (and their representatives) is integral pre and during the construction phase of the project.
- As part of the Construction Management Plan, the Principal Contractor will develop specific Management Plans to meet their contractual and legal obligations as well as detailing specific control measures of known risk through specific detailed control plans. Specifically the contractor will work with Lambton High School to manage all key risks and controls on site to mitigate impact on the school operations.
- Construction and administrative activities need to be planned and managed so that any impact on the ongoing neighbouring business operations are avoided or minimised. Maintenance and appearance of the site and its boundaries will be paramount to keeping relationships with these businesses open and healthy.
- It should be noted that construction projects on and/ or adjacent to schools is a regular issue managed by NSW Department of Education. Over 200 major projects on school sites has been managed and as such the Department is well-established in mitigation plans. Specifically at present Newcastle High School is being redeveloped with mitigation plans in place to manage school operations. Other local examples over the past years include: Hunter Sports High School; Hunter School of Performing Arts; Callaghan Campus; Rutherford High School. The contractor will work effectively with Lambton High School in a similar manner to mitigate the impacts on the school operations.

Key Issue	<p>Visual Impacts</p> <p>Local residents and parents of Lambton High School have raised the visual impacts of the development with specific reference to the overall scale of the development.</p>
SEARs alignment	<p>SEARs Point 6. Visual impact. The EIS must:</p> <ul style="list-style-type: none"> • Provide a visual analysis of the development from key viewpoints including photomontages or perspectives showing the proposed and likely future development. • The visual impact assessment should identify potential impacts on the surrounding environment including the urban setting and surrounding land uses. • Where the visual analysis has identified potential for a significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.
Categorisation	<p>Surroundings – potential negative impact on the local residents. Mitigation plan for visual impacts required.</p>
Social Groups Impacted	<p>Local residents – potential negative impacts in the locality. Mitigation plan derived from the Traffic Impact Assessment.</p> <p>Lambton High School – potential negative impacts with new built form adjacent to school.</p>
Mitigation plan and/ or response	<p>A review of the visual catchment of the proposed site showed that views of the proposal were limited to within approximately 600m of the site for clear views and 1.5km for distant, filtered views. This is predominantly due to the existing built environment, topography, and existing vegetation. The visual impact assessment has been divided to assess visual change and influence with each stage to the surrounding area and viewpoints.</p> <p>Stage 1 will have an overall NEGLIGIBLE visual impact. The overall proposal will have a MODERATE – LOW accumulative visual impact for proximity viewpoints (up to 600m from site) and a LOW - NEGLIGIBLE accumulative visual impact for viewpoints exceeding 600m (1.5km) due to distance from site and foreground, midground and background screening. As expected, Viewpoint 1 from Turton Road and Viewpoint 3 from Monash Road held the MODERATE impact rating. It should be noted that the proposal is viewed within a highly modified landscape comprising major road corridors, residential development and other sporting facilities and a low visual quality rating has been applied to the site and surrounding area. Due to existing development and established and proposed vegetation the visual integration of the proposal is high. Proposed landscaping on site, particularly to the Turton Road interface at the south western corner of site will be critical in the maintenance of a MODERATE to LOW visual impact from these viewpoints.</p>

Mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area. Mitigation measures already in place that will be key in maintaining the current visual impact rating:

- Retaining of existing trees to Turton Road
- Implementation of vegetation to the site as per the landscape plans
- Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape
- Implementation of the Light Control Strategy as per EPA in the Hunter Indoor Sports Centre External Lighting Impact Assessment 2025
- Early works planting for vegetation would be recommended to ensure trees are established in the early stages of the development

11. Expected and Perceived Social and Economic Impacts

The Social Impact Assessment Guidelines (DPIE, 2023) requires an evaluation of the significance of each likely social impact without mitigation or enhancement by giving each a significance rating. Following the initial impact scoping exercise, social locality and baseline study and stakeholder consultation, expected or perceived impacts have been identified for the Project. The key social and economic impacts have been evaluated utilising the *Social Impact Assessment Guideline for State Significant Developments Technical Supplement's Social Impact Tables (DPE, 2021)* to determine the likely significance of the impact. The assessment framework is detailed below:

Likelihood of Impact Occurring

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: *SIA Guideline Technical Supplement, DPE, 2021*

Definition for Magnitude Levels

Magnitude Level	Meaning and Examples
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/ or heritage values; permanent displacement or additional of at least 20% of a community
Major	Substantial deterioration/ improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area
Moderate	Noticeable deterioration/ improvement to something that people value highly, either lasting for an extensive time or affecting a group of people
Minor	Mild deterioration/ improvement for a reasonably short-time, for a small number of people who are generally adaptable and not vulnerable
Minimal	Little noticeable change experience by people in the locality

Source: *SIA Guideline Technical Supplement, DPE, 2021*

Social Impact Significant Matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very High	Very High
B	Likely	Low	Medium	High	High	Very High
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: *SIA Guideline Technical Supplement, DPE, 2021*

Based on the initial impact scoping exercise, social locality and baseline study and stakeholder consultation, expected or perceived impacts have been identified for the Project.

Details of the potential impact, potentially impacted parties and the significance level of potential impact are provided in the below table, noting that these outcomes are based on a scenario without mitigation.

Socio-Economic Impacts	Significance of Impact (without mitigation)	Mitigation or maximisation approaches summarised (and detailed in Section 9)	Significance of Impact (with mitigation if a negative or maximisation as a positive)	Social Groups Impacted
Increased indoor sporting facility supply	Very High	The project will address the chronic short fall in the quantity and quality of indoor courts in the region and maximise athlete development and high-performance opportunities. This will reduce barriers to participation that are currently preventing people from participating in sport and physical activity.	Very High (positive)	Newcastle Basketball Assoc Lambton High School Newcastle City Council Local Sporting Groups
Employment generation	High	<p>The construction of the Hunter Indoor Sports Stadium costing \$81M (estimated total cost) is forecast to support 260 local jobs (with 115 direct jobs) and 91 local jobs ongoing (including 52 direct jobs).</p> <p>The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development and employment generation in Newcastle.</p>	High (positive)	Broader Hunter community & businesses Newcastle Basketball Assoc. Local Tourism operators Newcastle City Council
Traffic and Carparking	Medium	<p>The Traffic Impact Assessment notes that it is considered that the proposed site access and circulation will provide a safe and appropriate access arrangement for the proposal. The extension of the Newcastle Inner City Bypass will see significant reduction in through traffic on parts of Newcastle Road, Croudace Road and Lookout Road providing increased capacity for traffic along these routes.</p> <p>During major events, the parking shall be as detailed in the Event Management Plan. The Event Management Plan has been prepared for the project and will be developed further in consultation with the road authorities.</p>	Low	Local residents Newcastle Basketball Assoc.

		<p>Following the SSDA Public Exhibition period amendments to parking and traffic include:</p> <ul style="list-style-type: none"> • A Traffic Events Management Plan has been developed in conjunction with McDonald Jones and the Internal Hockey Centre and includes management measures. • At Stage 1 the project will provide a car park with 185 spaces. Stage 2 involves extending the building to add four courts, including a show court with retractable seating, additional mezzanine space, and expanding the car park to 240 spaces. • The amount of parking has been determined based on the capacity of the venue and expected visitation and is adequate to meet the needs of the day-to-day operation of the HISC 		
Attracting increased events to the region	High	The HISC will attract a range of major events and provide a direct positive economic stimulus to the region.	High (positive)	Broader Hunter community & businesses Newcastle Basketball Assoc. Local Tourism operators Newcastle City Council
Flooding and stormwater management	Medium	<p>The Flood Impact and Risk Assessment noted that the proposed development was designed with consideration of the existing flood risk as defined by the modelling, current flood planning controls and floodplain risk management objectives. The flood assessment investigated the existing and post-development flood conditions for a range of design flood event magnitudes. The future 2050 planning horizon conditions were also assessed for the 1% AEP event.</p> <p>The developed flood model was utilised to assess the potential impact of any proposed works on existing flood conditions. The impact assessment indicated the proposed development has no material impact on existing flood conditions across the range of flood events considered (10% AEP up to the PMF event).</p> <p>Following the SSDA Public Exhibition period, amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF. The building footprint and carpark has been moved 19.5m west, with the height of the carpark increased and provision of a grassed swale on the eastern side. The access driveway will shift 3m south, and the western portion of the building footprint will move 1m south to allow for 6m wide accessway clearances. The northern carpark will move 1.5m south, and pedestrian promenade</p>	Low	Local Residents

		adjustments include a bridge over the open space area. Fire hydrant tanks will be repositioned further west, and the northern accessway width will be reduced to increase landscaping. Note that these amendments are not all purely for flooding and stormwater management purposes.		
Loss of open space	High	<p>The overall site will be significantly increased in terms of sporting usage with the HISC noting the total estimated active participants annually utilising the site is 640,000 persons. The mitigation plans to be implemented include:</p> <ol style="list-style-type: none"> 1. Council facilitates the relocation of the existing sporting clubs to enhanced alternative facilities (as negotiated and agreed between Council and sporting bodies). 2. Stage 1 of the HISC aims to maximise the balance of the site (over 40%) as open space areas that will be accessible to local residents, Lambton High School and sporting clubs. 3. Local residents will continue to be able to access adjacent and nearby Ford Oval and Kentish Oval (and surrounds) for open space purposes as well as the residual open space surrounding the Stage 1 HISC development. 4. Newcastle Basketball Association notes that the intention is for significant access to Hunter Indoor Sports Centre by Lambton High School to support their delivery of curriculum as well as general sport and recreation activities. Preliminary discussions have been made with NSW Education in line with the Departments Community Access Agreement framework and approach. Lambton High School will also be able to access nearby sporting fields including Ford Oval and Kentish Oval and surrounds. <p>Following the SSDA Public Exhibition period amendments to the site layout will further aim to mitigate the loss of open space noting:</p> <ul style="list-style-type: none"> • The site was identified by Council as suitable for conversion from open space to an indoor sports facility, with capacity available at other ovals and sportsgrounds within the LGA to accommodate the existing sporting activities that occur on the site. • The development of an indoor sports facility on the site will provide an all weather option to cater for many sports in addition to basketball. As part of the amended project design the building height at the southeastern corner of the HISC will increase to accommodate flexible upper floor use, with minor internal reconfigurations. • The HISC will provide greater flexibility and certainty for formal sporting programming on a flood prone site. This will benefit the wider community. Existing green spaces in proximity to the site including Arthur Edden field and Lambton Park remain available to serve the local population for casual and passive recreation. 	Low/ Medium	Local Residents Newcastle City Council Lambton High School Local Sporting Groups

		<ul style="list-style-type: none"> The site layout changes will provide a green landscaped area adjacent to Turton Road. This area will have a dual function as a drainage swale to address flood management as well as providing an increased spatial and visual buffer between the HISC and Turton Road. 		
Construction phase impacts	Medium	<p>A Preliminary Construction Management Plan has been prepared noting that all practicable measures will be taken to reduce the noise arising from the Works. Noise from the Site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside approved working hours unless approval has been given by the consent authority.</p> <p>A preliminary construction traffic management plan has been prepared. This is to be reviewed by the Principal Contractor and redeveloped into a Construction Traffic Management Plan and seek approval from City of Newcastle Council prior to commencing works on site.</p>	Low	Lambton High School Local Residents
Visual impacts of the development	Medium	<p>A Visual Impact Assessment has been prepared. The proposed landscaping on site, particularly to the Turton Road interface at the south western corner of site will be critical in the maintenance of a MODERATE to LOW visual impact from these viewpoints.</p> <p>Mitigations mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area. Mitigation measures already in place that will be key in maintaining the current visual impact rating:</p> <ul style="list-style-type: none"> Implementation of vegetation to the site as per the landscape plans Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape. Implementation of the Light Control Strategy as per EPA in the Hunter Indoor Sports Centre External Lighting Impact Assessment 2024 <p>Recommended further mitigation measures:</p> <ul style="list-style-type: none"> Early works planting for vegetation would be recommended to ensure trees are established in the early stages of the development. 	Low	Lambton High School Local Residents

12 Conclusion

This SEIA has been prepared to assess the potential social and economic impacts in accordance with the SEARs and *Social Impact Assessment Guidelines* (DPIE, 2023) *Social Impact Assessment Guideline for State Significant Developments Technical Supplement's Social Impact Tables* (DPE, 2021) and *Undertaking Engagement Guidelines for State Significant Projects* (POHI, 2022)

Newcastle Basketball has outgrown their current facility due to the high player demand where participation has doubled over recent years and registrations have filled within a week of opening. As a result, Newcastle Basketball has had no option but to turn children away from registering every week of the year, ultimately prohibiting further growth opportunity for the association and aspiring players. The existing stadium facility located beside Broadmeadow Train Station is over 53 years old and utilises six courts, with only two courts being full size. The facility is too small to cater for player demand, is dilapidated and no longer fit for purpose.

In 2019 the NSW government promised a \$25m financial commitment for Newcastle Basketball to build a new stadium in Hillsborough, a suburb in the city of Lake Macquarie to replace their existing facility to support the local community. The new basketball complex project progressed, and the DA was submitted in June 2020. In May 2022, the Hunter and Central Coast Regional Planning Panel refused the DA submission on multiple grounds. Newcastle Basketball have since been exploring and investigating alternative sites including Glendale and New Lambton. On the 22nd of March 2023, Newcastle Basketball, City of Newcastle, and NSW Government announced that a new \$30 million basketball stadium will be built adjacent the Hunter Sports & Entertainment Precinct (Hunter Park) on New Lambton's Wallarah Oval.

The site was identified by Council as suitable for conversion from open space to an indoor sports facility, with capacity available at other ovals and sportsgrounds within the LGA to accommodate the existing sporting activities that occur on the site. The development of an indoor sports facility on the site will provide an all weather option to cater for many sports in addition to basketball. The HISC will provide greater flexibility and certainty for formal sporting programming on a flood prone site. This will benefit the wider community. Existing green spaces in proximity to the site including Arthur Edden field and Lambton.

Following the social baseline study and engagement undertaken separately by LCG Solutions in the Community and Stakeholder Engagement Report, the potential social and economic impacts of the Project were identified and categorised into their level of significance, pursuant to the Guideline and were incorporated into the SSDA submissions.

This SEIA (update 3) incorporates the respective feedback through the public exhibition periods, community consultation processes as well as any further commentary from Government Agencies.

Note that the proposed development of HISC will not have a direct impact on the local demographic make-up (as opposed to say a residential development). The Hunter is one of the fastest growing regions in NSW and is project to grow from 725,000 people in 2016 to approximately 840,000 people in 2036. The HISC will meet the needs of the existing Hunter basketball association members, latent demand within the Newcastle and broader Hunter community and the compounding growing population of the sub-region.

As a result of the public submissions, consultation processes, advice from DPHI, the City of Newcastle and agencies the proposed design has been amended. The project responses to the key issues are summarised as below:

Issue	Project Response
Site suitability – flooding	<p>The following design changes have been introduced to the proposal:</p> <p>Following the SSSA Public Exhibition period, amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF. The building footprint and carpark has been moved 19.5m west, with the height of the carpark increased and provision of a grassed swale on the eastern side. The access driveway will shift 3m south, and the western portion of the building footprint will move 1m south to allow for 6m wide accessway clearances. The northern carpark will move 1.5m south, and pedestrian promenade adjustments include a bridge over the open space area. Fire hydrant tanks will be repositioned further west, and the northern accessway width will be reduced to increase landscaping. Note that these amendments are not all purely for flooding and stormwater management purposes. Amendments to the site layout are proposed to address flood hazard levels in the car park as well as ameliorate minor off-site flood impacts at the PMF.</p>
Open space reduction	<p>The site was identified by Council as suitable for conversion from open space to an indoor sports facility, with capacity available at other ovals and sportsgrounds within the LGA to accommodate the existing sporting activities that occur on the site.</p> <p>The development of an indoor sports facility on the site will provide an all weather option to cater for many sports in addition to basketball. As part of the amended project design the building height at the southeastern corner of the HISC will increase to accommodate flexible upper floor use, with minor internal reconfigurations.</p> <p>The HISC will provide greater flexibility and certainty for formal sporting programming on a flood prone site. This will benefit the wider community. Existing green spaces in proximity to the site including Arthur Edden field and Lambton Park remain available to serve the local population for casual and passive recreation. The site layout changes will also provide a grassed swale adjacent to Turton Road. This area will have a dual function as a drainage swale to address flood management as well as providing an increased spatial and visual buffer between the HISC and Turton Road.</p>
Traffic	<p>The traffic impact statement has found that the traffic impacts of the proposal are acceptable.</p> <p>A Traffic Events Management Plan has been developed in conjunction with McDonald Jones and the Internal Hockey Centre and includes management measures</p>
Parking	<p>At Stage 1 the project will provide a car park with 185 spaces. Stage 2 involves extending the building to add four courts,</p>

Issue	Project Response
	including a show court with retractable seating, additional mezzanine space, and expanding the car park to 240 spaces. The amount of parking has been determined based on the capacity of the venue and expected visitation and is adequate to meet the needs of the day-to-day operation of the HISC.

A number of significant economic benefits have been identified for the proposal:

- The construction of the \$81m (ETC) HISC is forecast to support 260 local jobs (with 115 direct jobs) and 91 local jobs ongoing (including 52 direct jobs).
- The HISC project will provide an opportunity to initiate the process of relocation from the current Newcastle Basketball Stadium within the Precinct thereby facilitating the Broadmeadow Regionally Significant Growth Area and the Hunter Park Sport and Entertainment Precinct plans – which are expected to provide much needed additional housing and be a catalyst for economic development in Newcastle.
- The HISC is forecast to increase business turnover with more residents actively participating in sports at the venue and making associated purchases increasing business turnover and reduces escape expenditure on sport and leisure.
- The HISC will host regional and potentially state level competitions including State Cup Games, Newcastle Junior League Games, School Gala Days and sports camps. It is forecast that there will be around 33,360 special event visits per annum to the Hunter Indoor Sports Centre. There is forecast to be at least 11,009 tourists / visitors who spend on average \$144.05 each generating \$1.586M in revenue and \$0.9 M extra economic value added per annum for Newcastle LGA.

This SEIA further outlines the mitigation or enhancement measures proposed as part of the Project and concludes that there are significant positive aspects to the Project and that with implementation, the potential negative social impacts identified can be adequately managed and mitigated.

Open/ green space reduction emerged as the most prominent objection under the theme of Social, Economic, and Environmental impacts. Specific focus has been placed on analysing the impacts and mitigation opportunities on the local community, sporting community and adjacent Lambton Public School as well as mitigation opportunities:

Local residents	The data from the Open Space Visitation Report demonstrates that the majority of local residents already use other spaces more frequently than Wallarah and Blackley Ovals. For the smaller number that do use Wallarah and Blackley Ovals, spatial analysis shows that alternative open space is readily available and compliant with the City of Newcastle open space guidelines.
Lambton School High	<p>The HISC proposal includes the retention of existing pathways meaning that local connections are maintained and availability for walking (the most common form of physical activity) and cycling is still facilitated.</p> <p>The rear (western) two courts in the HISC have been designed to ensure the 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. It is understood that this provides the school with in excess of 2000m² of space that can be utilised for</p>

	<p>sport and other school-related activities that is not weather dependent.</p> <p>Following is an outline of the status of alternative open space provision opportunities for Lambton High School:</p> <ul style="list-style-type: none"> • Ford Oval - Approximately 250m from the high school. • Kentish Oval - Approximately 350m from the high school. • Harker Oval - Approximately 400m from the high school. • 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.
Local Sporting Groups	<p>There are no predicted gaps in services provided to existing users including sports teams awaiting relocation. The City of Newcastle has committed to completion of all related infrastructure upgrades to cater for relocation of impacted sporting activities and is well-progressed with the capital improvement projects.</p> <p>The City of Newcastle is also committed to delivery of these projects independent of a decision on the development application for the HISC to ensure there was no disruption to the sporting group users.</p>
Newcastle Basketball Association	<p>Basketball NSW reports that the catchment area’s participation rate is around half that of other benchmark LGA’s. Market analysis (from ActiveXchange)²⁶ 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>The proposed facility will addressing the chronic shortfall in the quantity and quality of indoor courts in the region and provides athlete development and high-performance opportunities.</p>

The proposed development represents an overall positive social impact in respect of the provision of a modern, indoor sporting centre for the use and benefit of the community and supportive catalyst of the Broadmeadow Regionally Significant Growth Area.

To manage and mitigate negative impacts, it is recommended that measures proposed within the prepared impact assessments for the Project be implemented and monitored for ongoing compliance to ensure the significance of residual negative impacts identified within this report are low. Specific reference to:

²⁶ <https://activexchange.org/data-intelligence>

Open Space Mitigation Actions noting there will be lasting impacts on local residents through the change in land use (reduced open space):

- Council facilitates and finalises the relocation of the existing sporting clubs to enhanced alternative facilities (as negotiated and agreed between Council and the peak sporting bodies).
- Stage 1 of the HISC aims to maximise the balance of the site (over 40%) as open space areas that will be accessible to local residents, Lambton High School and sporting clubs.
- Local residents will continue to be able to access adjacent and nearby Ford Oval and Kentish Oval (and surrounds) for open space purposes as well as the residual open space surrounding the Stage 1 HISC development.
- Newcastle Basketball Association notes that the intention is for significant access to HISC by Lambton High School to support their delivery of curriculum as well as general sport and recreation activities. Preliminary discussions have been made with NSW Education in line with the Department's Community Access Agreement framework and approach. Lambton High School will also be able to access nearby sporting fields including Ford Oval and Kentish Oval and surrounds.

Construction Phase Mitigation Actions:

- Temporary negative impacts (with specific reference to local residents and Lambton High School) are likely to be associated with construction which are able to be controlled and minimised through conditions of development consent and through the application and implementation of mitigation measures set out in the supporting assessments.

Appendices A – Lambton Open Space Visitation Report (DC – Data Consulting)