HISC – HUNTER INDOOR SPORTS CENTRE

STATE SIGNIFICANT DEVELOPMENT APPLICATION – RESPONSE to SUBMISSIONS 2 (Rts2)

rev. G – 10 March 2026

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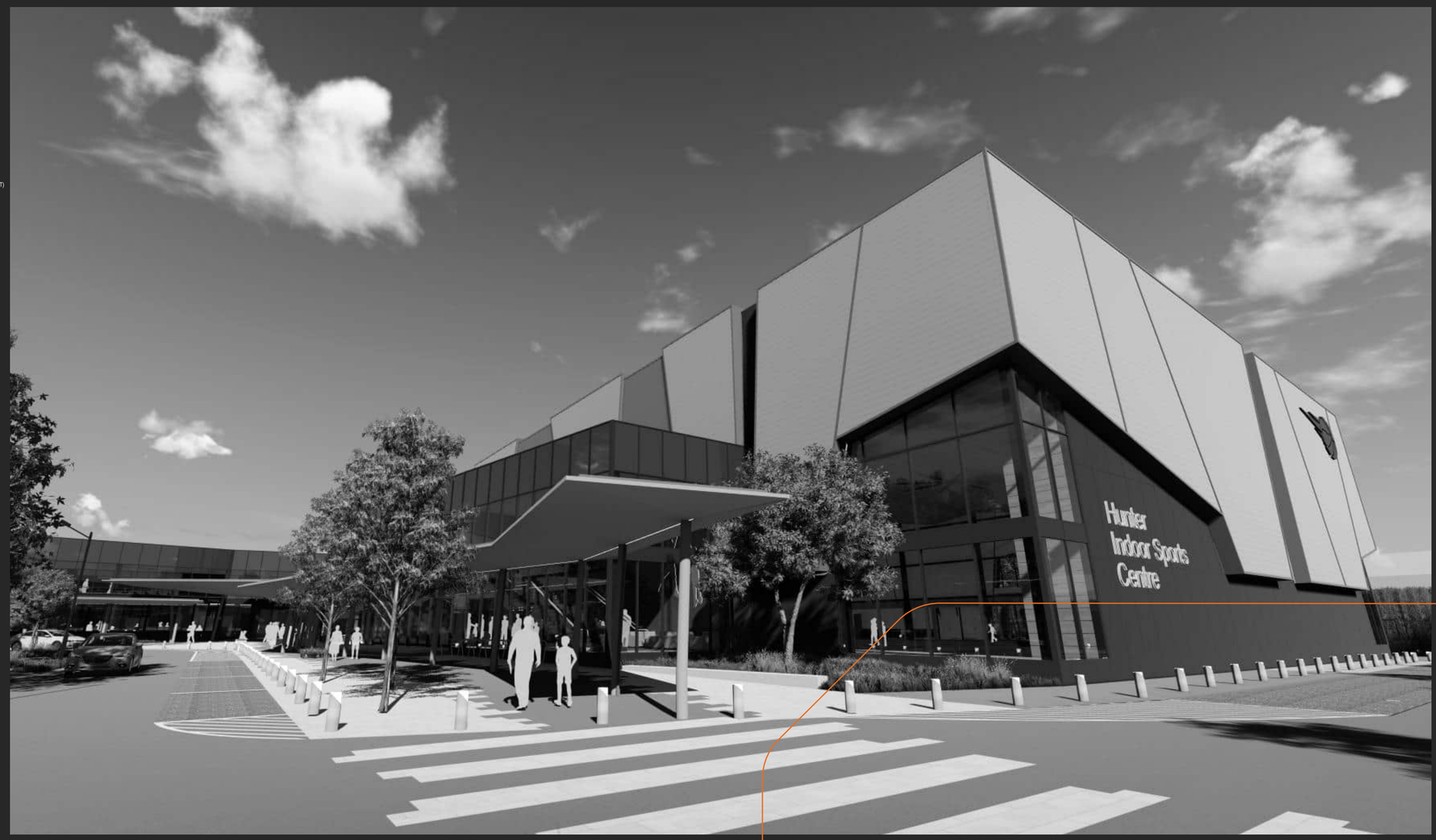

EJE Integrity Innovation Inspiration

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PROJECT OVERVIEW

NEWCASTLE BASKETBALL

- Operating out of the existing Stadium in Broadmeadow for almost 55 years
- Over 5,300 members, the third largest association in NSW
- Cater for a range of other activities including volleyball and pickleball
- Conduct a range of equitable and accessible programs for the community

THE NEED

- The driving project needs are to
  - Replace an ageing stadium that no longer meets contemporary standards
  - Address the short fall in indoor court provision across the Lower Hunter
  - As an enabler and supporting project for the visionary Hunter Park Precinct and Broadmeadow Place Strategy

OBJECTIVES

- To facilitate improved health outcomes, economic opportunity and social and community inclusion
  - particularly for people with a disability, culturally diverse communities and women and girls.
- To address a priority regional need by increasing the supply of indoor courts to address part of the identified shortage of court availability in the region
- Create a regional quality facility to
  - Improve 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
  - Provide athlete development and training opportunities and pathways
  - Compliment and leverage existing and planned sport facilities in and around the Hunter Park Precinct
  - Provide multi-sport courts for other indoor sports and spaces for community and partner events

PROJECT SCOPE

Ultimate Scope

- A concept design has been developed to include:
  - 12 community courts for basketball and other sports
  - a show court with 2,400 seats that will complement the proposed new entertainment centre in Hunter Park
  - a cafe and social zone
  - participant change rooms and public amenities
  - tenant areas for associated health and wellbeing services
  - athlete development and training facilities

Stage 1 Options

- Minimum 6 community courts
  - Potentially 8+ courts with additional funding
- Supporting amenities and other facilities
- Continue operation of current stadium

Stage 2 Inclusions

- Additional community courts
- Show court hall
- Athlete development and training facilities

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

01

CONNECTING WITH COUNTRY

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

AWABAKAL COUNTRY

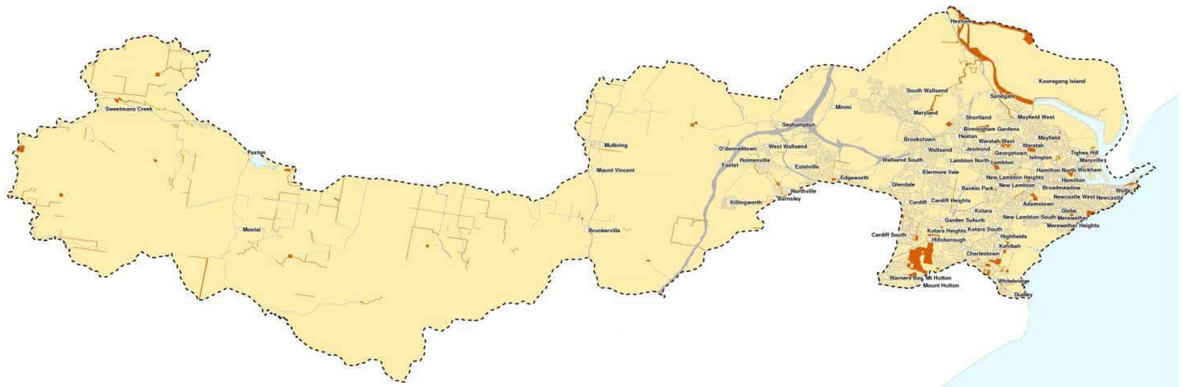
We would like to acknowledge the Country on which the project site resides and pay respect to the Awabakal tribe as the original custodians of the land and waters, their unique ability to care for country and deep spiritual connection to it. We also acknowledge Elders past and present whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

The Awabakal people, a group of indigenous people of New South Wales, are those Aboriginal Australians who identify with or are descended from the Awabakal tribe and its clans scattered along the coastal area of what is now known as the Mid North Coast region of New South Wales. Their traditional territory spread from Wollombi in the south, to the Lower Hunter River near Newcastle and Lake Macquarie in the north.

In the Awabakal language, awaba was the word for Lake Macquarie, meaning flat or plain surface, and by extension referred to the people native to that area. The Awabakal were bounded to the north–west by the Wonnarua, the Worimi to the north–east, and the Darkinjung peoples to the west and south. Awaba is now the name of a small town in the region.

The Awabakal people played a significant part in shaping the environment of their region. They practised fire-stick farming extensively, which helped them to hunt and to navigate through dense prickly scrub along the coast. Newcastle's main city thoroughfare, Watt Street, was built over an Awabakal path from the shore to the top of a hill. Fishing, particularly for shellfish, was a significant part of the Awabakal people's diet and culture pre-colonisation.

The Awabakal, in pre-colonisation times, were noted as being strong and determined defenders of their territory, the means by which the defence occurred need to be explored to deepen understanding of the culture. They had possession of their rich coastal territory for thousands of years, during which time they successfully repelled incursions by the neighbouring Gamilaraay people and established places of defence, "virtual armouries", high in the Watagan Mountains.



Views over Lake Macquaire to Mt Sugarloaf

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SACRED SITES

The site is located in a relative low point within the Awabakal Country with spiritual connections to sacred sites of the Awabakal people.

1 Mt Sugarloaf

Mt Sugarloaf is a very significant place to the Awabakal people. It contains the site of the The Butterfly Cave, which is a traditional women's meeting and ceremonial place.

Its significance to Aboriginal culture stems from its use as a meeting place with rich resources, where Aboriginal women performed traditional practices in safe and private surroundings. For many years, vegetation and natural springs offering visual links to other culturally significant landmarks across the region such as Mt Sugarloaf, have surrounded the cave. The area is still used as a place for spiritual connection and education of Aboriginal and non-Aboriginal people, especially young girls and women.

2 Glenrock

The middens, open campsites, stone quarries, caves and axe grind groovings found at Glenrock State Conservation Area are considered Aboriginal Sacred Sites.

For the Awabakal People, Glenrock State Conservation Area was a prosperous industry. Stone from Glenrock – known as Merewether chert – ochre and coal were traded with neighbouring tribal Countries throughout the region.

Being coastal and abundant with bush at the time, the variety of food available to the Awabakal People was aplenty.

The Awabakal People used the many plants for food, medicine and shelter.

The creeks and lagoon were a valuable water source.

3 Pulbah Island

Pulbah Island is a small island in Lake Macquarie. The southern and western sides of the island have a rocky sandstone cliff face and shore line. The environment consists of open woodland with grey gum, scribbly gum, stringy bark, and yellow box trees, and an understorey of native grasses.

Pulbah Island is important to the Awabakal People because of two mythological stories, one being of Naruta-Ka-Wa, the Great Sky Lizard of Pulbah Island.

4 Nobbys Headland

Natural landscape features and known sacred sites include Whibayganba, Newcastle's famous landmark Nobbys. It is said that a notorious kangaroo jumped from Tahlbihn Point, at the site now known as Fort Scratchley, to the safety of Whibayganba. The kangaroo remains hidden in the island's bowels occasionally thumping its tail and making the land tremble. The thumping is said to be a reference to the region's earthquake activity.

5 Awabakal Reserve

Awabakal Nature Reserve is an area of bushland on the coast between Dudley and Redhead. It contains a wide range of habitats including coastal heath, perched lagoons, creek catchments, dry and wet sclerophyll forests and remnant rainforest.

Classified as a nature reserve, the area is protected for educational and scientific purposes only. This is in recognition that it is one of the largest remaining coastal heath communities and the site supports a wide range of vegetation ecosystems and represents an important Indigenous site Due to it's abundance of fresh water and close proximity to the ocean.

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HYDROLOGY MAPPING

The site is located in a centralised low point that is located adjcent to Ker-Rai creek, a non-permanent watercourse, that flowed into Styx Crekk, a perrenial watercourse.

This network feeds to the North East to the Hunter River and Newcastle Harbour.

Due to it's location as a centralised low point, it is important that rain collection and overland flow be considered and actioned in a meaningful way on site.

Following the principles of permaculture, rainwater collection and reuse are an essential practice that can be very beneficial to the water catchments down stream. The reduced amount of water lost from overland flow reduces flood risks and reduces the collection of pollutants and spread into creek networks.

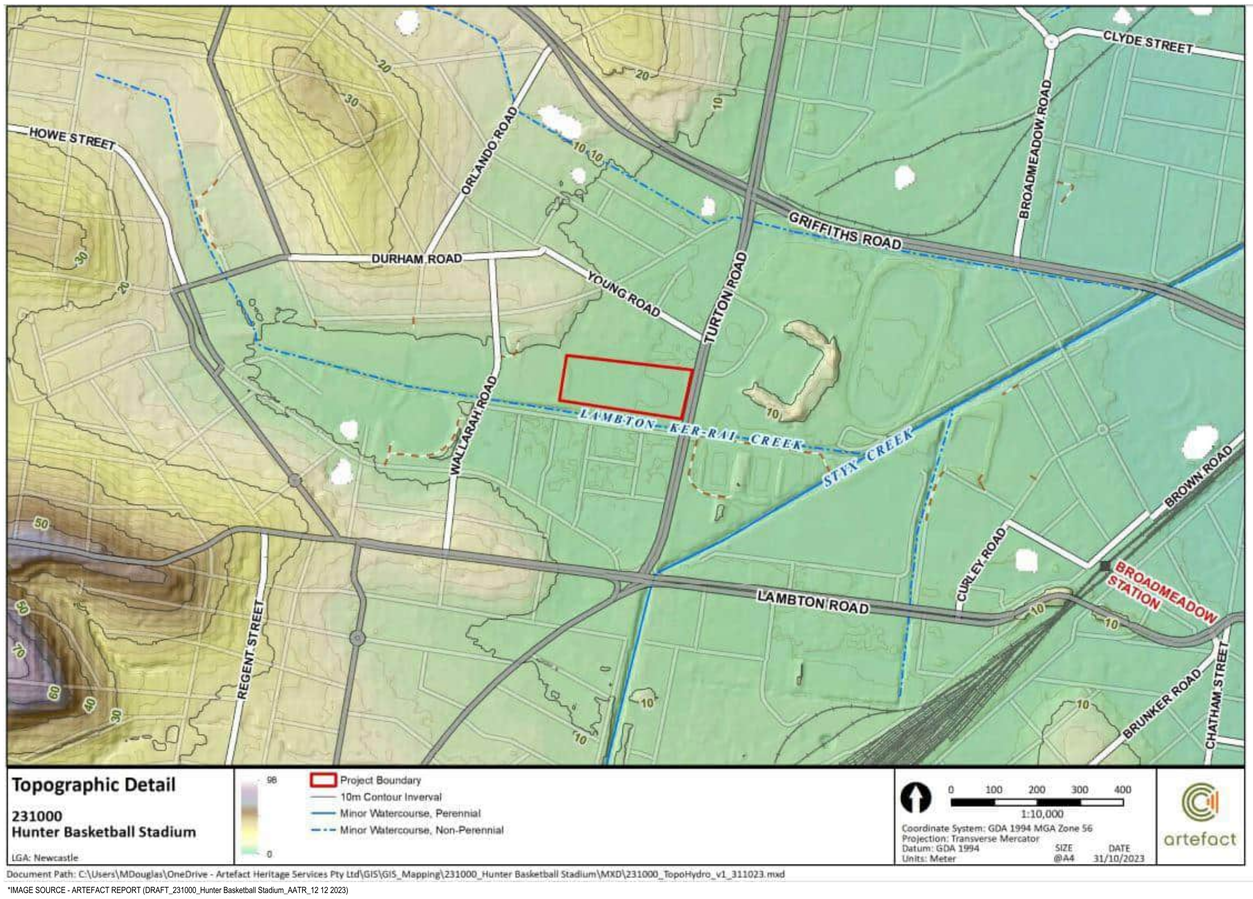

*IMAGE SOURCE - ARTEFACT REPORT (DRAFT_231000_Hunter Basketball Stadium_AATR_12 12 2023)

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

CONNECTION STRATEGY

The design team has undertaken cultural values training with representatives of the Local Aboriginal Land Council (LALC), on a local site of cultural significance (Rocky Knob, in Fletcher), on the 18th January 2024.

From this training, key items of cultural significance were identified, which will be considered in the design approach strategy, such as:-

- how the low-land areas & flats ("awaba"), similar to our subject site, were areas where hunting & gathering occured;
- as a result, they were areas of movement, from the high-level ridge- lines, down to the flats, & along the watercourses;
- consquently, these areas were areas of interaction between different mobs;

- these areas were therfore places to meet, gather, perform story-telling & knowledge-sharing.

From the above training, the design team has aimed to incorporate these items of movement & gathering into the current design objectives.

As the design progresses & evolves, further interaction with the LALC, & other First Nations Groups (e.g. Newcastle Basketballs First Nations Working Group), are planned to occur.

This interaction & consultation, is planned to be an ongoing process, up until the building project is completed, & as the facility operates.

The initial training had provided valuable input regarding the wider opportunities, & further interaction & input will be implemented throughout the design & documentation phases.

The planned future involvement, is expected to include the finer details of how the facility can best connect with country, through material selections, landscape design, the incorporation of meeting & gathering spaces, & the inclusion of First Nations groups in the functions of the facility.

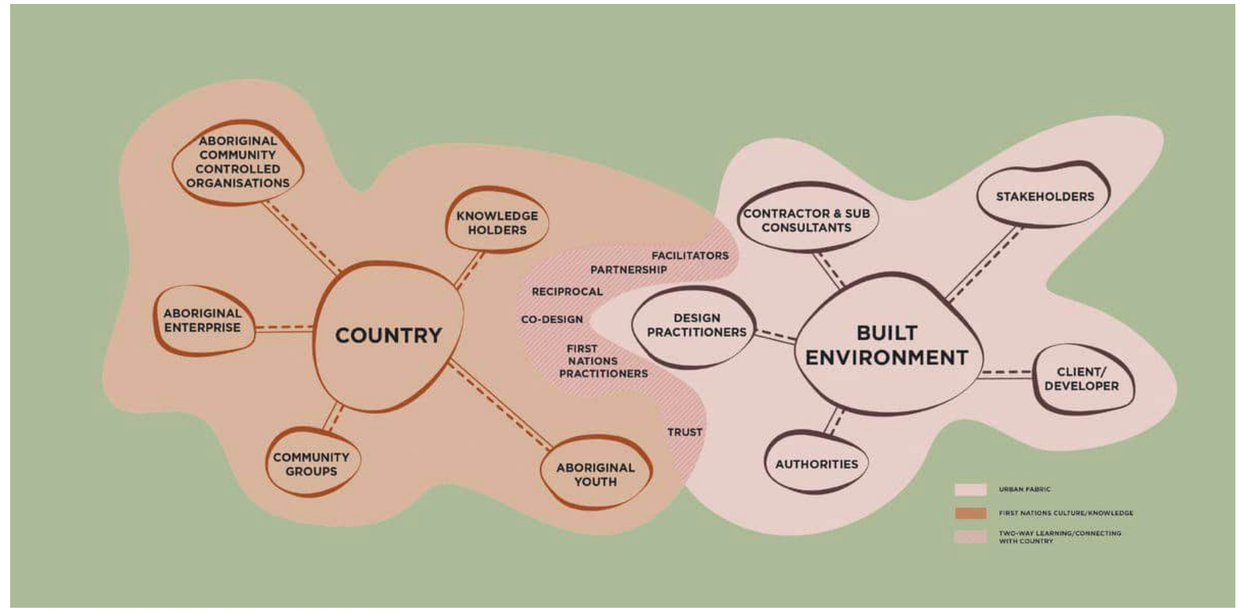
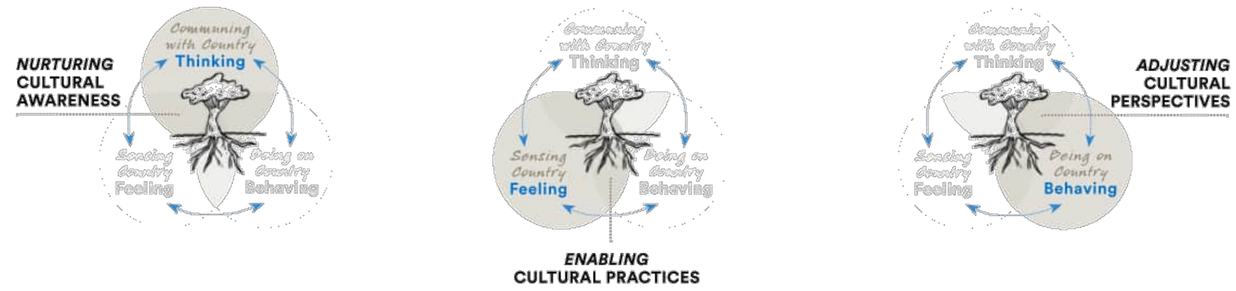
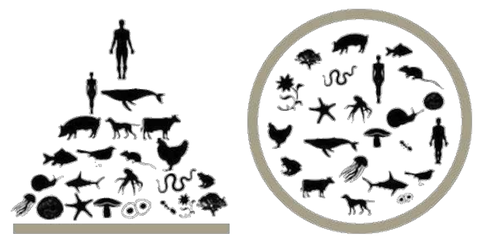


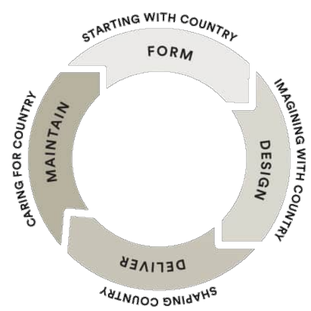
*IMAGE SOURCE - "ADVOCATING COUNTRY: VOICE & COLLABORATION IN URBAN DEVELOPMENT" - ARCHITECTURE AU.

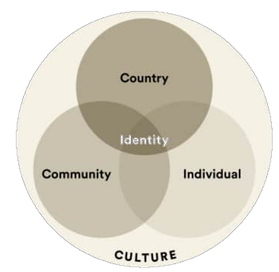


*IMAGES SOURCE - GANSW "CONNECTING WITH COUNTRY" DISCUSSION PAPERS 2020.



Ego-centric v Eco-centric diagram
adapted from Art Tawanghar, Designer, San Diego (2016)





*IMAGES SOURCE - GANSW "DESIGNING WITH COUNTRY" DISCUSSION PAPERS 2020.

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

02

BUILDING TYPOLOGY ANALYSIS

HUNTER INDOOR SPORTS CENTRE
TURTON ROAD, LAMBTON

EJE integrity innovation inspiration

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PHOTO 1 - EXTERNAL SHOW COURT FACADE

PHOTO 2 - EXTERNAL FOYER

PHOTO 3 - EXTERNAL MODULES

PHOTO 4 - EXTERNAL MATERIALS

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PHOTO 5 - SHOW COURT

PHOTO 6 - BACK COURTS

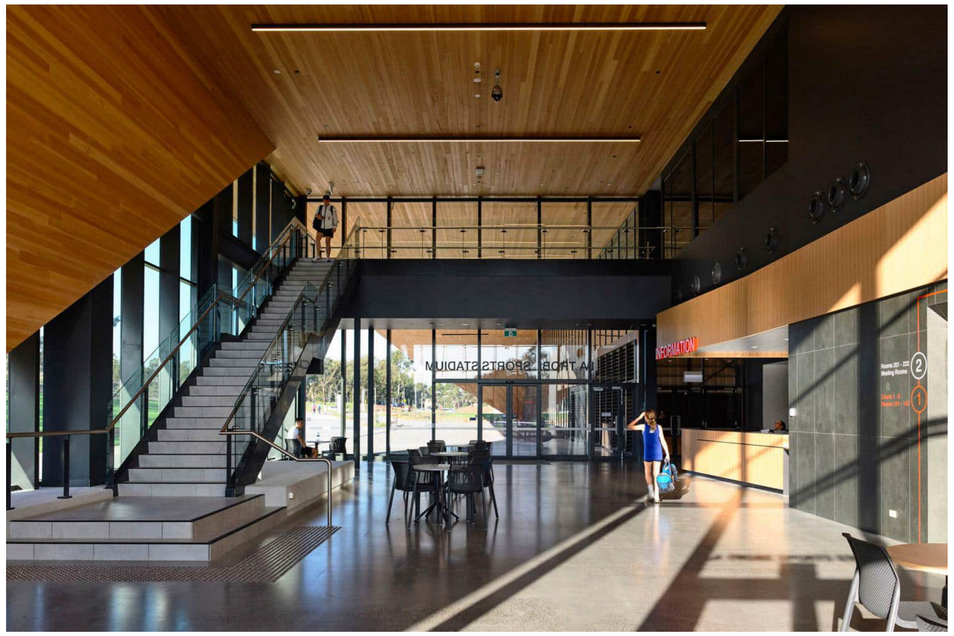

PHOTO 7 - FOYER - LOBBY

PHOTO 8 - RETRACTABLE SEATING

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

03

MASTERPLAN OPTIONS

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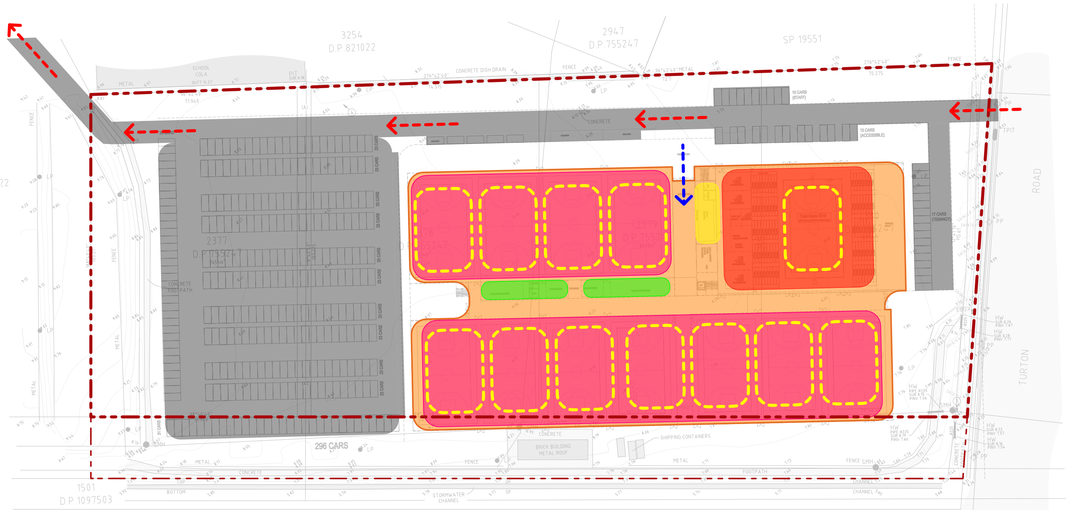
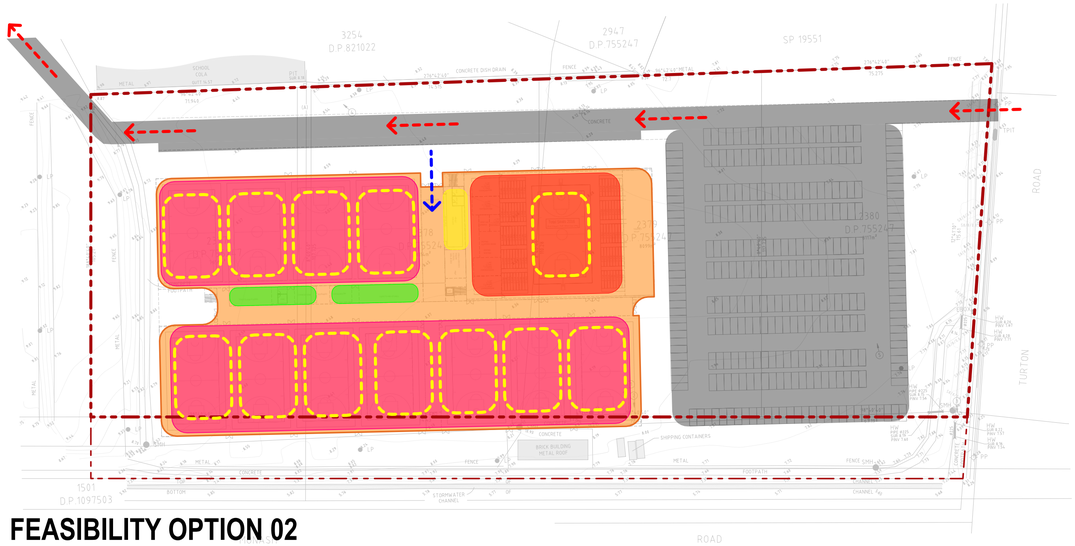
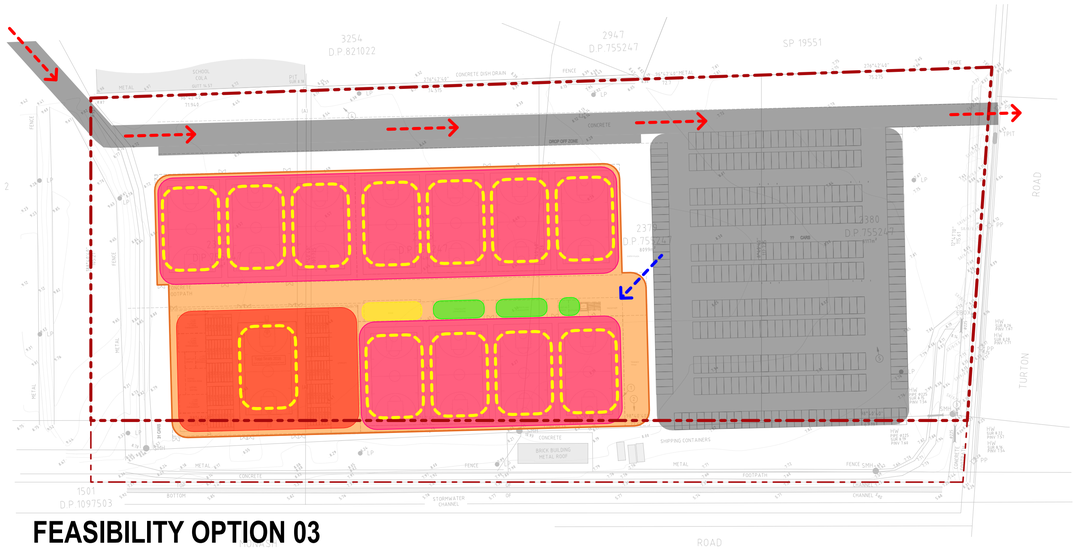
STATE SIGNIFICANT DEVELOPMENT APPLICATION



FEASIBILITY OPTION 01



FEASIBILITY OPTION 02



FEASIBILITY OPTION 03

COMMENTS

*EJE WERE APPROACHED INITIALLY, TO UNDERTAKE A HIGH-LEVEL FEASIBILITY ASSSESSMENT, TO GENERALLY ASCERTAIN IF THE POTENTIAL OFFFERED SITE, WAS OF SUFFICIENT SIZE TO ACCOMODATE THE BRIEF.

1 - **OPTION 01** -
- INITIAL FEASIBILITY REVIEW (PRIOR TO FLOODING ADVICE).
  - CARPARK AT REAR OF SITE.
  - ONE-WAY VEHICULAR TRAFFIC FLOW (EAST TO WEST).
  - BUILDING FOOTPRINT AT FRONT OF SITE TO PROVIDE STREET ACTIVATION.
  - MAIN BUILDING ENTRY FROM NORTHERN SIDE ELEVATION.

- **ISSUES** -
  - EXISTING FLOOD STORAGE NOT MAINTAINED.
  - TRAFFIC VOLUMES & LIGHT GLARE EXITING ONTO WOMBOIN ROAD RESIDENTIAL AREA.
  - PROPERTY OWNERSHIP AVAILABILITY FOR THROUGH-SITE VEHICULAR ACCESS.
  - MAIN ENTRY POINT NOT PROMINANT & REMOTE FROM CARPARK.
  - UNDESIRABLE LINKAGE OPTIONS TO ADJOINING SCHOOL.
  - LACK OF ABILITY FOR OPEN SPACE.

2 - **OPTION 02** -
- SECONDARY FEASIBILITY REVIEW (AFTER PRELIMINARY FLOODING ADVICE).
  - CARPARK AT FRONT OF SITE.
  - ONE-WAY VEHICULAR TRAFFIC FLOW (EAST TO WEST).
  - BUILDING FOOTPRINT AT REAR OF SITE.
  - SHOW-COURT & RETAIL AT THE FRONT, TO PROVIDE FACADE ACTIVATION.
  - MAIN BUILDING ENTRY FROM NORTHERN SIDE ELEVATION.

- **ISSUES** -
  - TRAFFIC & PROPERTY OWNERSHIP AS NOTED ABOVE.
  - MAIN ENTRY POINT NOT PROMINANT.
  - SCHOOL LINKAGE & OPEN SPACE AS NOTED ABOVE.

3 - **OPTION 03** -
- SECONDARY FEASIBILITY REVIEW (AFTER PRELIMINARY FLOODING ADVICE).
  - CARPARK AT FRONT OF SITE.
  - ONE-WAY VEHICULAR TRAFFIC FLOW (**WEST TO EAST**, TO REDUCE IMPACTS TO RESIDENTS).
  - BUILDING FOOTPRINT AT REAR OF SITE.
  - SHOW-COURT AT REAR TO ASSIST WITH STAGING.
  - RETAIL AT THE FRONT TO PROVIDING FACADE ACTIVATION.
  - MAIN BUILDING ENTRY FROM EASTERN FRONT ELEVATION.

- **ISSUES** -
  - TRAFFIC & PROPERTY OWNERSHIP AS NOTED ABOVE.
  - PEDESTRIAN FLOWS THORUGHT BUILDING FOOTPRINT TO REAR SHOW-COURT.
  - SCHOOL LINKAGE & OPEN SPACE AS NOTED ABOVE.

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

04

SITE ANALYSIS

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : REGIONAL CONTEXT PLAN

14683 - DA - A13 - Rev G - 10 March 2026

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Date: Status: Scale: 1:10000 @ A1

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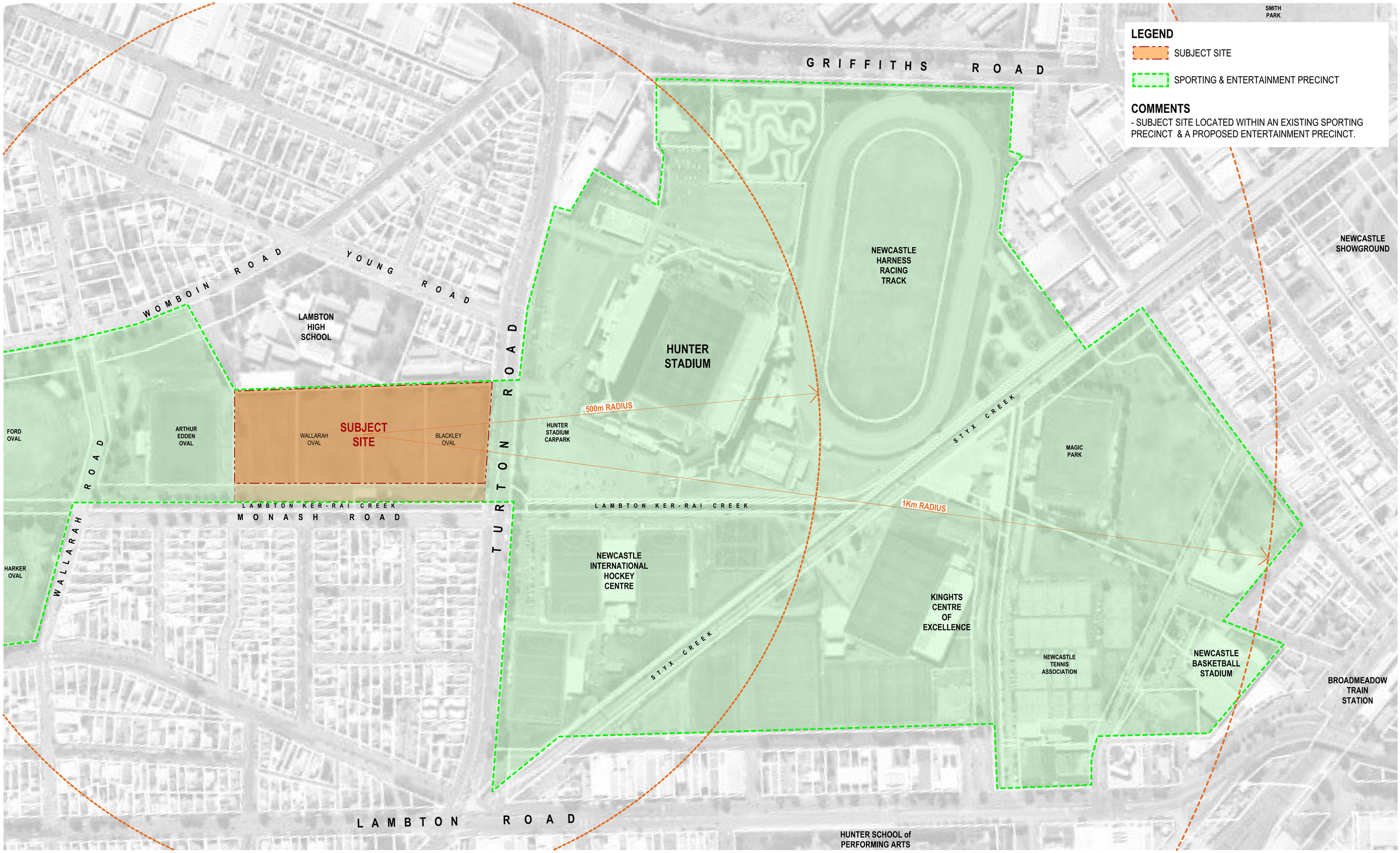
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE CONTEXT PLAN

14683 - DA - A14 - Rev G - 10 March 2026

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

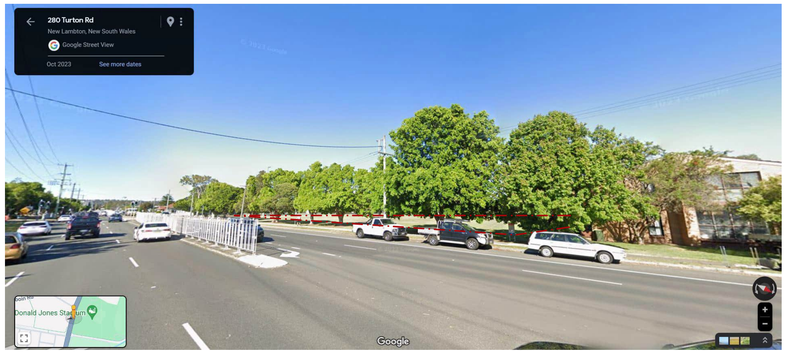

PHOTO 1 - TURTON RD - FACING SOUTH-WEST

PHOTO 2 - TURTON RD - FACING WEST

PHOTO 3 - MONASH RD - FACING NORTH-NORTH-WEST

PHOTO 4 - MONASH RD - FACING NORTH-NORTH-EAST

PHOTO 5 - CNR. TURTON & MONASH RDs - FACING NORTH-WEST

*IMAGES SOURCE - GOOGLE STREETVIEW

PHOTO 6 - MONASH RD - FACING NORTH-EAST

COMMENTS

- ADJOINING SPORTING FACILITES TO THE SOUTH-EAST, EAST, & WEST.

- ADJOINING RESIDENTIAL TO TH ENORTH-EAST & SOUTH.

- ADJOINING HIGH SCHOOL TO THE NORTH.

KEY

HUNTER INDOOR SPORTS CENTRE : SITE CONTEXT PHOTOS

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

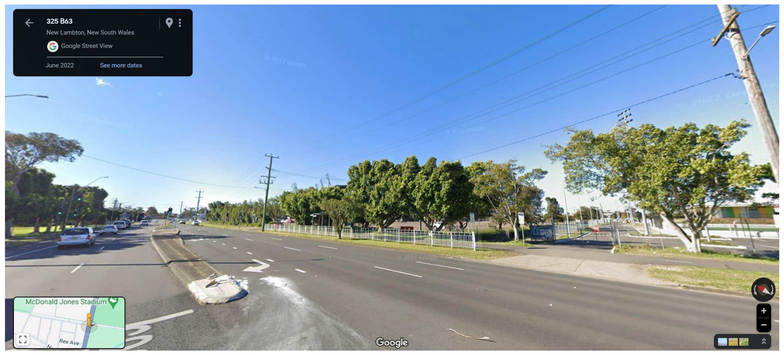

PHOTO 7 - CNR. TURTON & MONASH RDs - FACING NORTH-EAST

PHOTO 8 - CNR. TURTON & MONASH RDs - FACING SOUTH-EAST

PHOTO 9 - TURTON RD - FACING NORTH-EAST

PHOTO 10 - TURTON RD - FACING SOUTH-EAST

PHOTO 11 - MONASH RD - FACING SOUTH-EAST

PHOTO 12 - MONASH RD - FACING SOUTH-WEST

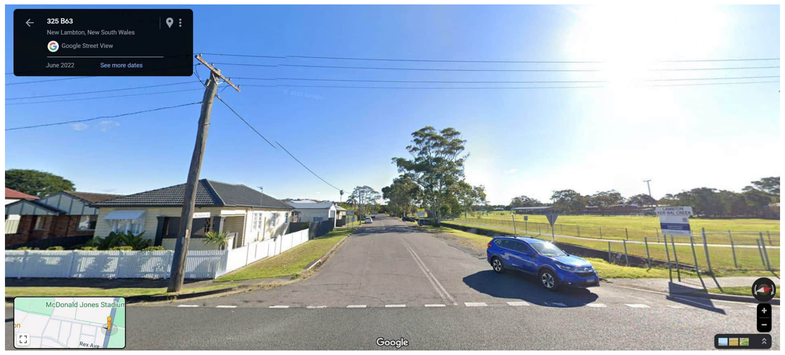

PHOTO 13 - CNR. TURTON & MONASH RDs - FACING WEST

*IMAGES SOURCE - GOOGLE STREETVIEW

PHOTO 14 - MONASH RD - FACING EAST

COMMENTS

- ADJOINING SPORTING FACILITES TO THE SOUTH-EAST, EAST, & WEST.

- ADJOINING RESIDENTIAL TO TH ENORTH-EAST & SOUTH.

- ADJOINING HIGH SCHOOL TO THE NORTH.

KEY

HUNTER INDOOR SPORTS CENTRE : SURROUNDING CONTEXT PHOTOS - 01

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

PHOTO 15 - CNR. WALLARAH & MONASH RDs - FACING NORTH-EAST

PHOTO 16 - CNR. WALLARAH & WOMBOIN RDs - FACING SOUTH-EAST

COMMENTS

- ADJOINING SPORTING FACILITES TO THE SOUTH-EAST, EAST, & WEST.

- ADJOINING RESIDENTIAL TO TH ENORTH-EAST & SOUTH.

- ADJOINING HIGH SCHOOL TO THE NORTH.

PHOTO 17 - WOMBOIN RD PATHWAY- FACING SOUTH

PHOTO 18 - CNR. WOMBOIN & YOUNG RDs - FACING EAST

KEY

PHOTO 19 - YOUNG RD - FACING SOUTH-EAST

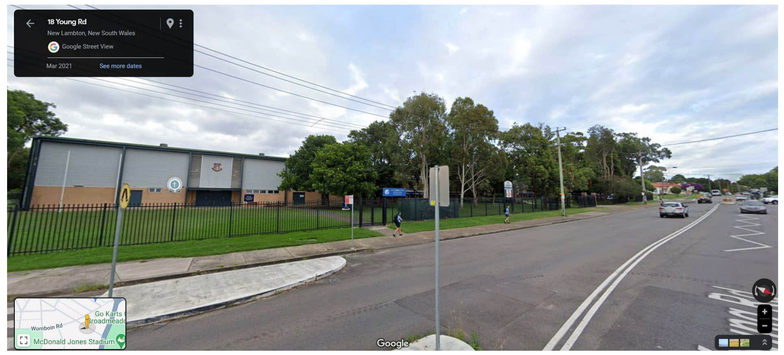

PHOTO 20 - YOUNG RD - FACING SOUTH-WEST

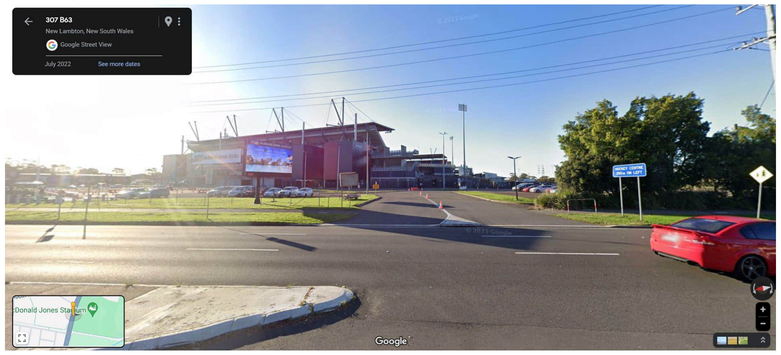

PHOTO 21 - CNR. TURTON & YOUNG RDs - FACING EAST

*IMAGES SOURCE - GOOGLE STREETVIEW

PHOTO 22 - CNR. TURTON & YOUNG RDs - FACING SOUTH-WEST

HUNTER INDOOR SPORTS CENTRE : SURROUNDING CONTEXT PHOTOS - 02

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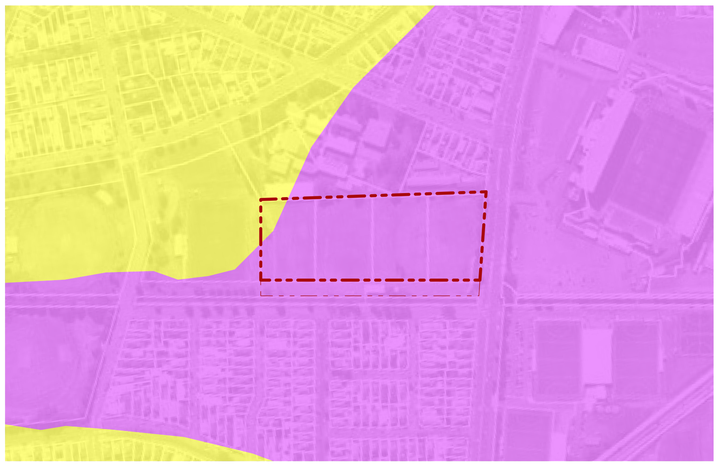
@ A1

EJE Integrity Innovation Inspiration

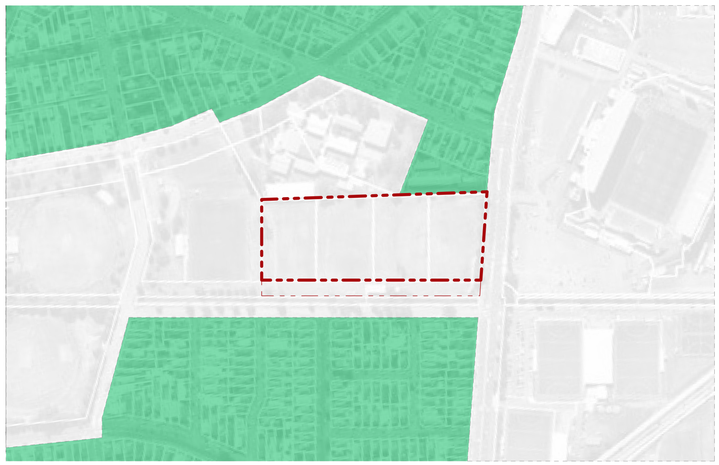
STATE SIGNIFICANT DEVELOPMENT APPLICATION

COMMENTS
- PROPOSED USE & SITE SUITABLE TO LEP CONSIDERATIONS.



ACID SULPHATE SOILS

- CLASS 4
- CLASS 5

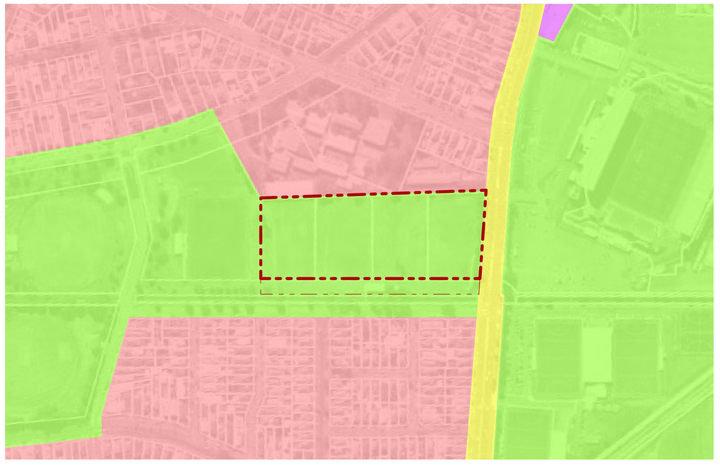


HEIGHT OF BUILIDNGS

- NOT APPLICABLE
- MAX. 8.5m

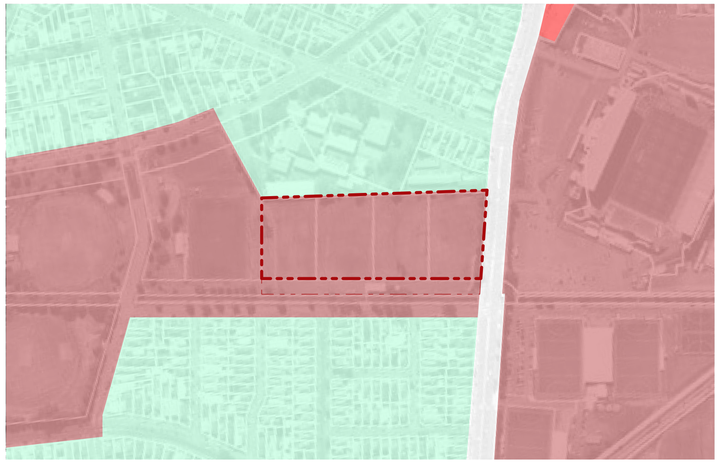
FLOOR SPACE RATIO

- NOT APPLICABLE
- F - MAX. 0.6 : 1
- I - MAX. 0.75 : 1



LAND ZONINGS

- RE1 - PUBLIC RECREATION
- R2 - LOW DENSITY RESIDENTIAL
- SP2 - INFRASTRUCTURE
- IN2 - LIGHT INDUSTRIAL



LOT SIZE

- AB - 400,000m^2 (40Ha) - *CONSOLIDATED SITE AREA = 37,725.1m^2
- F - 400m^2
- U - 1,000m^2

*OTHER NON APPLICABLE LEP ITEMS

- HERITAGE
- LAND RESERVATION ACQUISITION

HUNTER INDOOR SPORTS CENTRE : CONTEXTUAL ANALYSIS - NEWCASTLE LEP 2012

14683 - DA - A18 - Rev G - 10 March 2026

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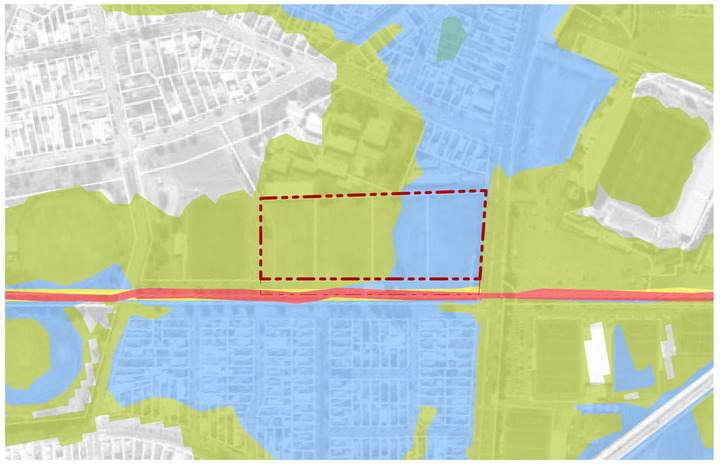
@ A1

EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

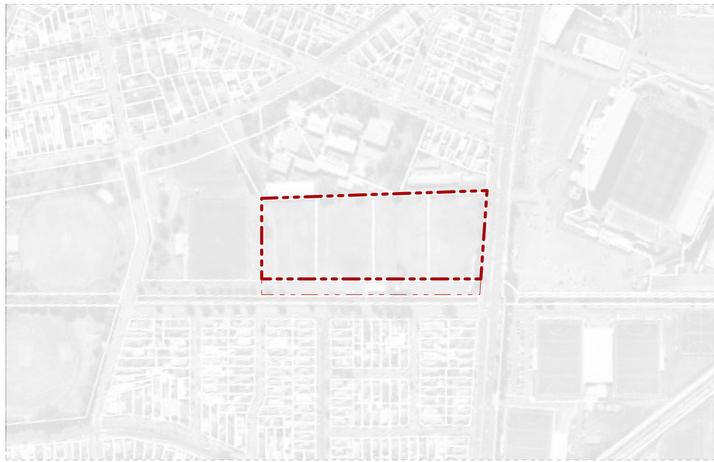
COMMENTS

- PROPOSED USE & SITE SUITABLE TO DCP CONSIDERATIONS.



FLOODING

- **RESIDUAL RISK**
- **LOW RISK**
- MEDIUM RISK
- HIGH RISK



BUSHFIRE

- **NOT APPLICABLE**

MINE SUBSIDENCE

- **NOT APPLICABLE**
- NEWCASTLE MINE SUBSIDENCE DISTRICT

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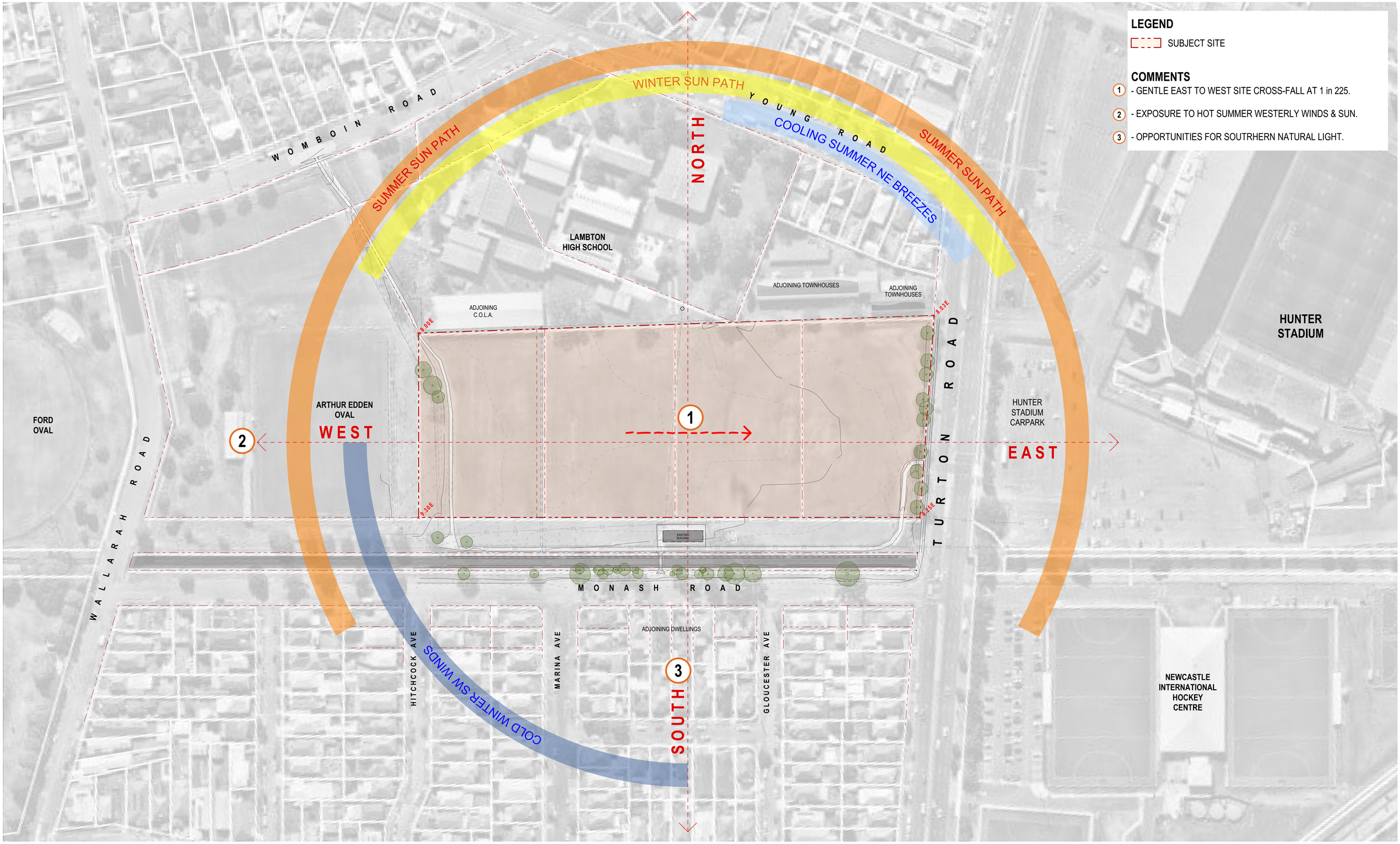
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS PLAN - ENVIRONMENTAL

14683 - DA - A20 - Rev G - 10 March 2026

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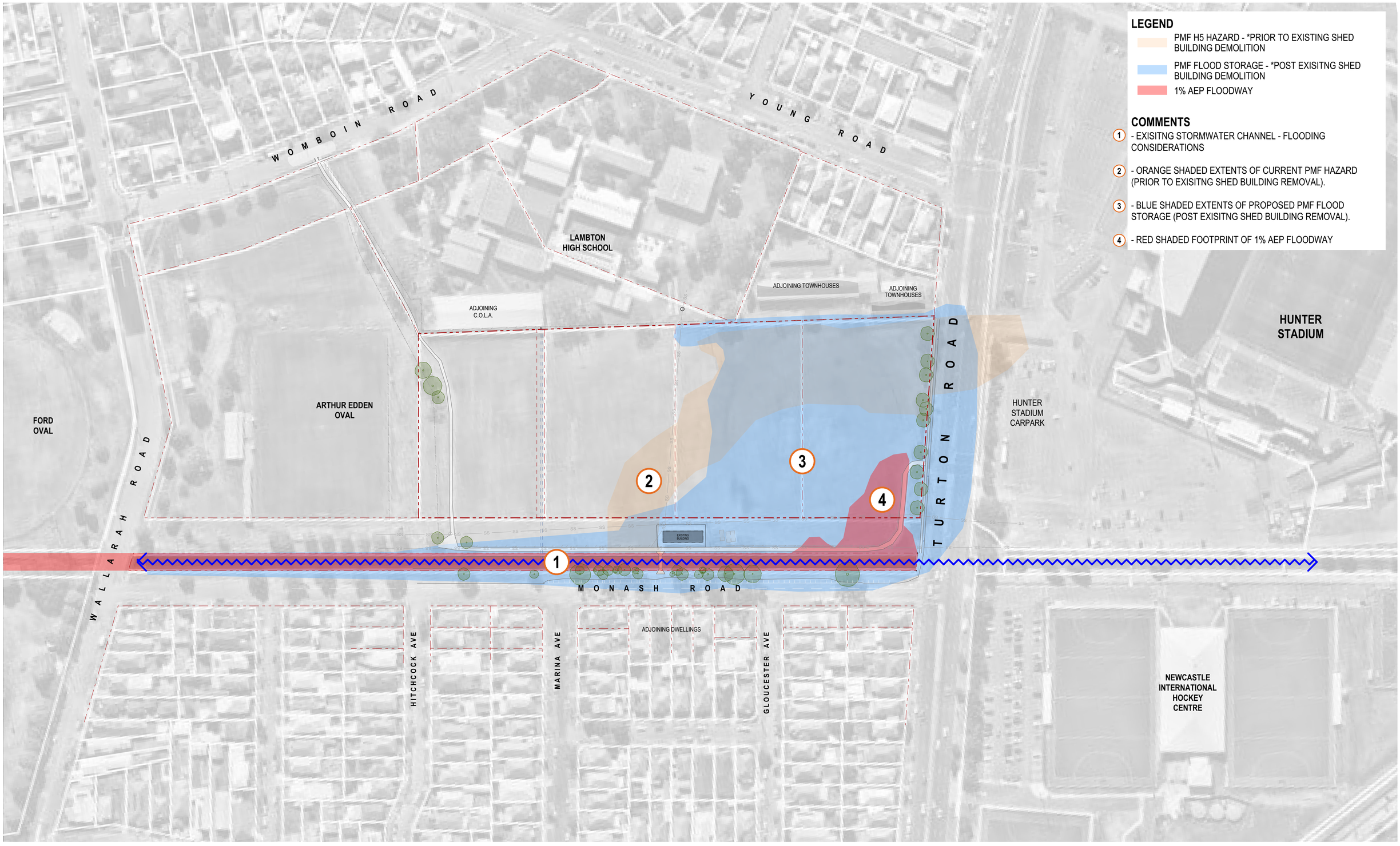
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS PLAN - FLOODING

14683 - DA - A21 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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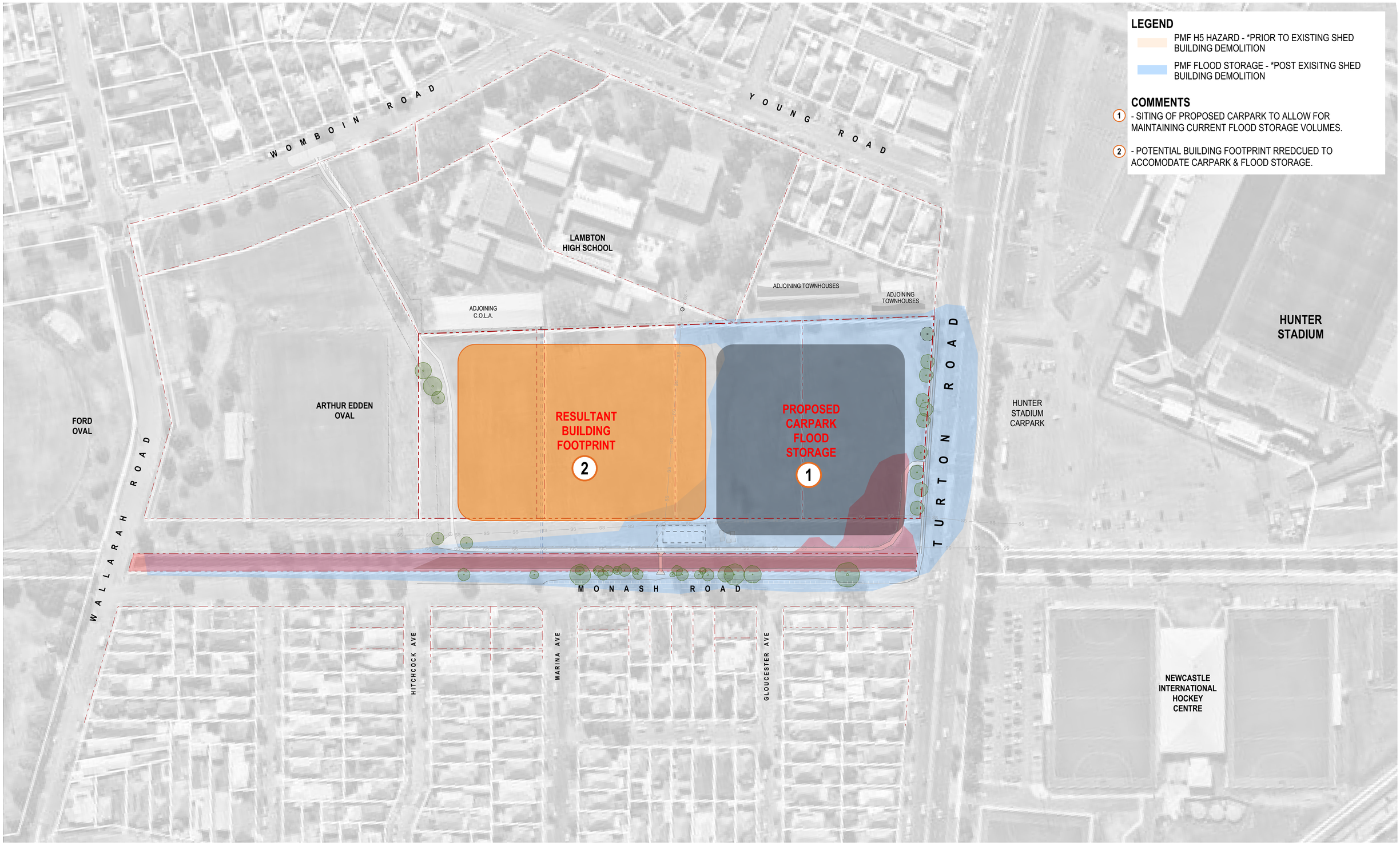
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS RESPONSE PLAN - FLOODING

14683 - DA - A22 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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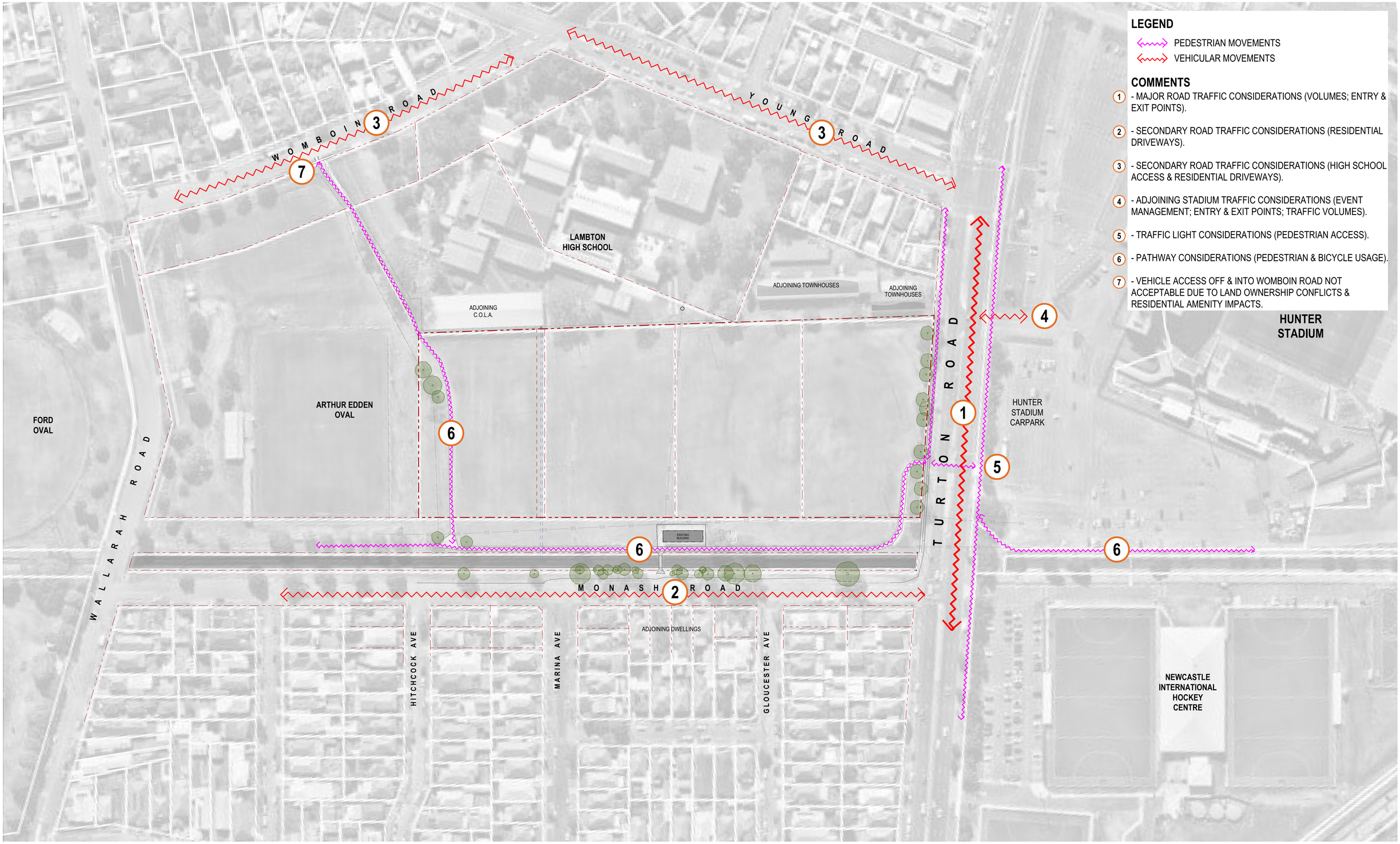
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS PLAN - TRAFFIC

14683 - DA - A23 - Rev G - 10 March 2026

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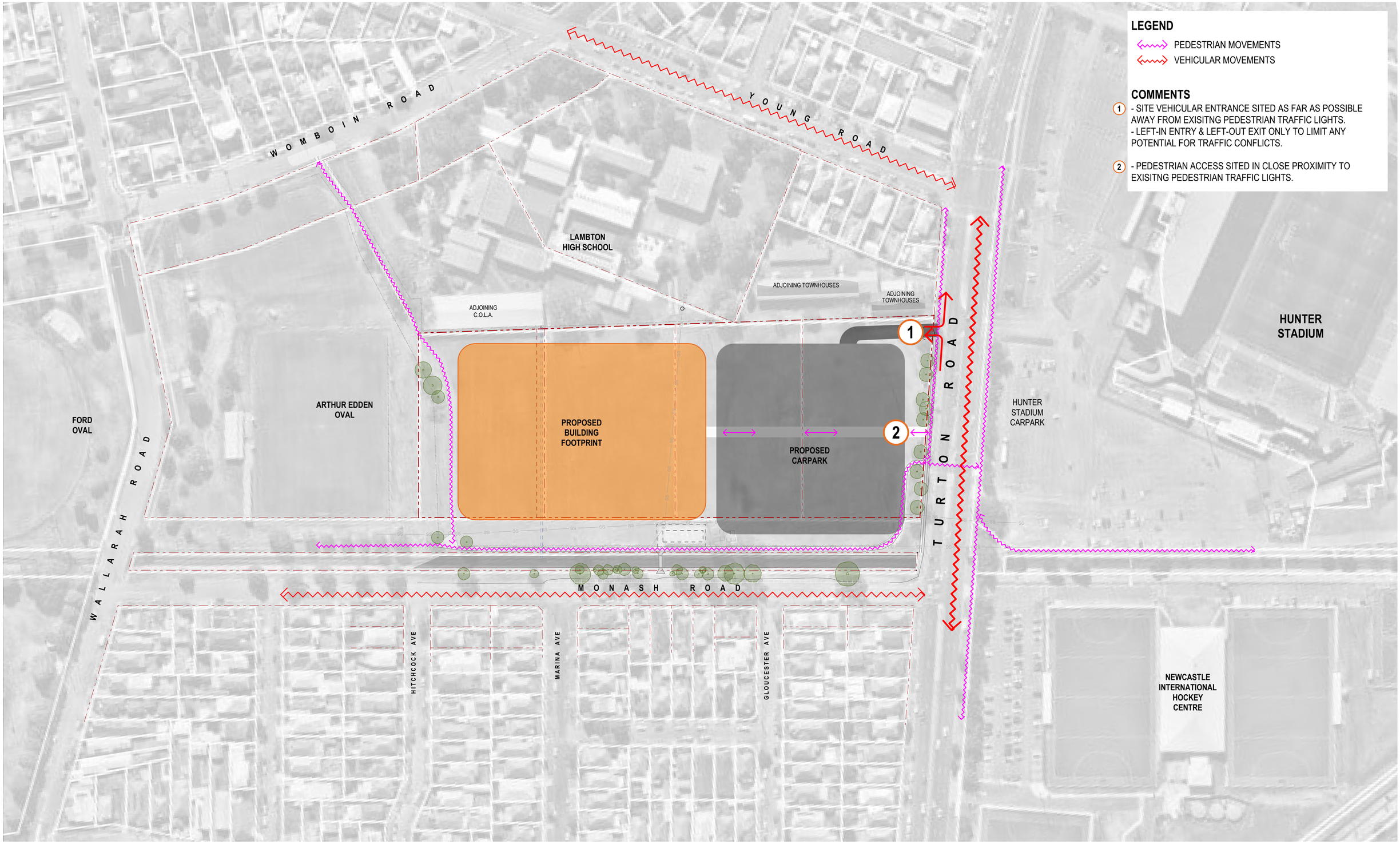
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS RESPONSE PLAN - TRAFFIC

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS PLAN - AMENITY

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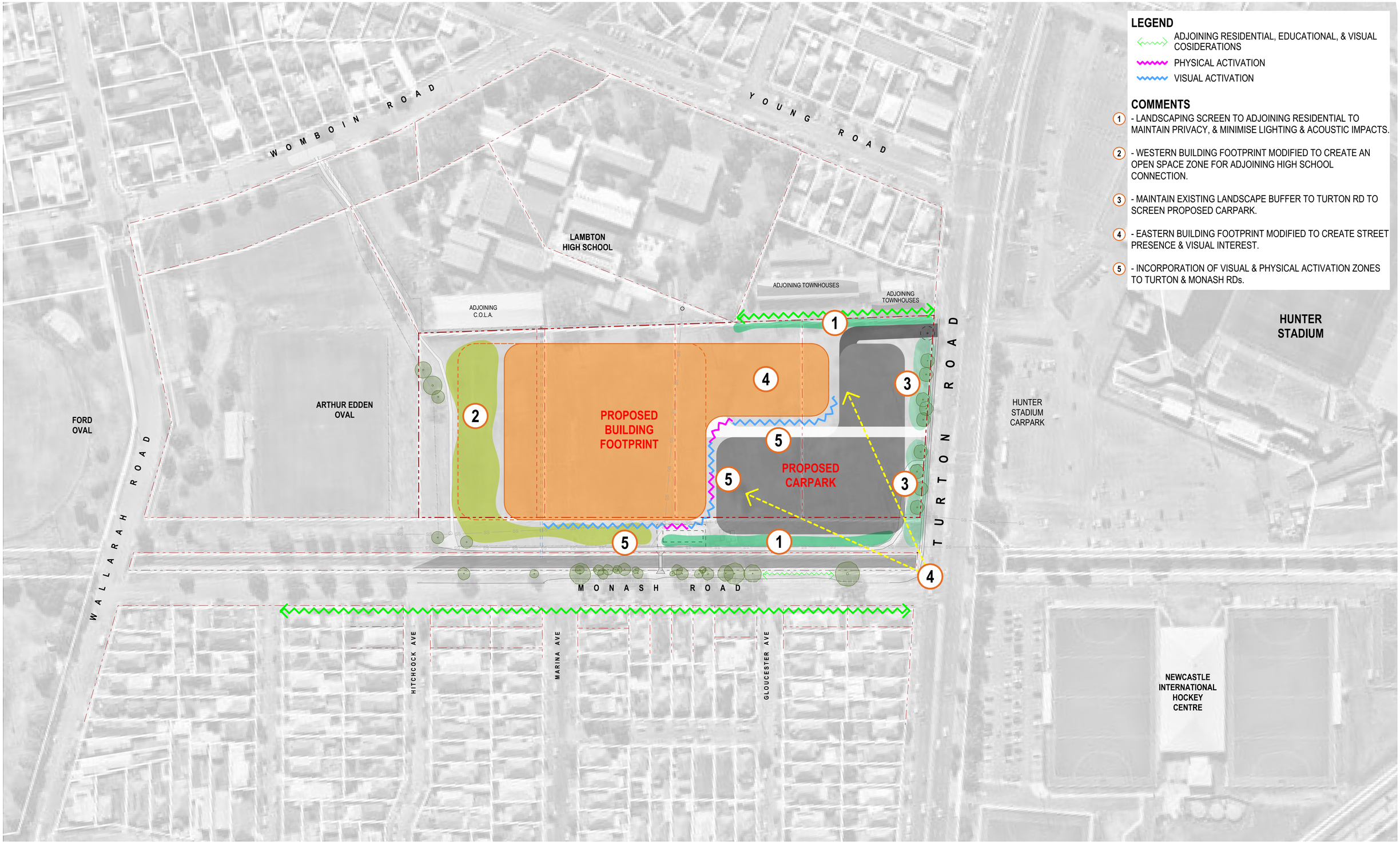
EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION



LEGEND

- ADJOINING RESIDENTIAL, EDUCATIONAL, & VISUAL COSIDERATIONS
- PHYSICAL ACTIVATION
- VISUAL ACTIVATION

COMMENTS

1. - LANDSCAPING SCREEN TO ADJOINING RESIDENTIAL TO MAINTAIN PRIVACY, & MINIMISE LIGHTING & ACOUSTIC IMPACTS.
2. - WESTERN BUILDING FOOTPRINT MODIFIED TO CREATE AN OPEN SPACE ZONE FOR ADJOINING HIGH SCHOOL CONNECTION.
3. - MAINTAIN EXISTING LANDSCAPE BUFFER TO TURTON RD TO SCREEN PROPOSED CARPARK.
4. - EASTERN BUILDING FOOTPRINT MODIFIED TO CREATE STREET PRESENCE & VISUAL INTEREST.
5. - INCORPORATION OF VISUAL & PHYSICAL ACTIVATION ZONES TO TURTON & MONASH RDs.

HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS RESPONSE PLAN - AMENITY

14683 - DA - A26 - Rev G - 10 March 2026

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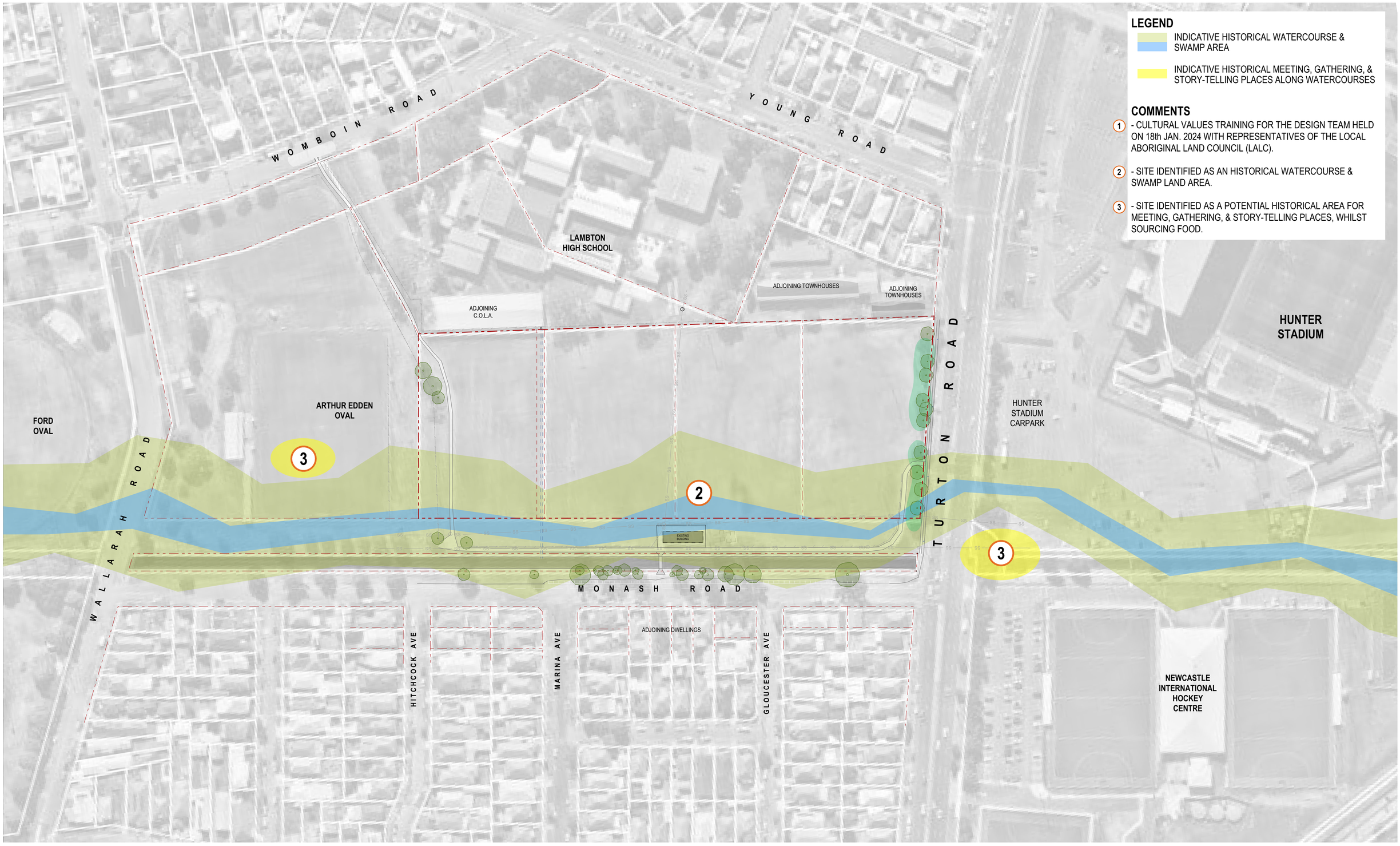
STATE SIGNIFICANT DEVELOPMENT APPLICATION



LEGEND

- INDICATIVE HISTORICAL WATERCOURSE & SWAMP AREA
- INDICATIVE HISTORICAL MEETING, GATHERING, & STORY-TELLING PLACES ALONG WATERCOURSES

COMMENTS

1. - CULTURAL VALUES TRAINING FOR THE DESIGN TEAM HELD ON 18th JAN. 2024 WITH REPRESENTATIVES OF THE LOCAL ABORIGINAL LAND COUNCIL (LALC).
2. - SITE IDENTIFIED AS AN HISTORICAL WATERCOURSE & SWAMP LAND AREA.
3. - SITE IDENTIFIED AS A POTENTIAL HISTORICAL AREA FOR MEETING, GATHERING, & STORY-TELLING PLACES, WHILST SOURCING FOOD.

HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS PLAN - ENVIRONMENTAL & CULTURAL HERITAGE

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

LEGEND

FACADE MOVEMENT & ARTICULATION

MEETING & GATHERING PLACES

COMMENTS

1. - CONCEPTS OF MOVEMENT IN THE FACADE & PAVEMENT, AIMED TO REFLECT THE FORMER NATURAL HERITAGE OF THE SITE.
2. - CONCEPTS OF MOVEMENT IN THE FACADE TO GENERATE MEETING ZONES BETWEEN CIRCULATION AREAS, AIMED TO REFLECT CULTURAL GATHERING & STORY-TELLING PLACES.
3. - GENERATION OF PLAYING COURTS RELECTS CULTURAL MEETING PLACES.
4. - MEETING BETWEEN THE LALC; NEWC. B-BALL's 1st NATIONS WORKING GROUP (NBFNWG), & THE DESIGN TEAM IS PROPOSED & PENDING.
5. - FURTHER INVOLVEMENT WITH LOCAL 1st NATIONS GROUPS EXPECTED TO BE ONGOING, & INCORPORATED INTO THE FINER DETAILS OF THE PROJECT.

HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS RESPONSE PLAN - ENVIRONMENTAL & CULTURAL HERITAGE

14683 - DA - A28 - Rev G - 10 March 2026

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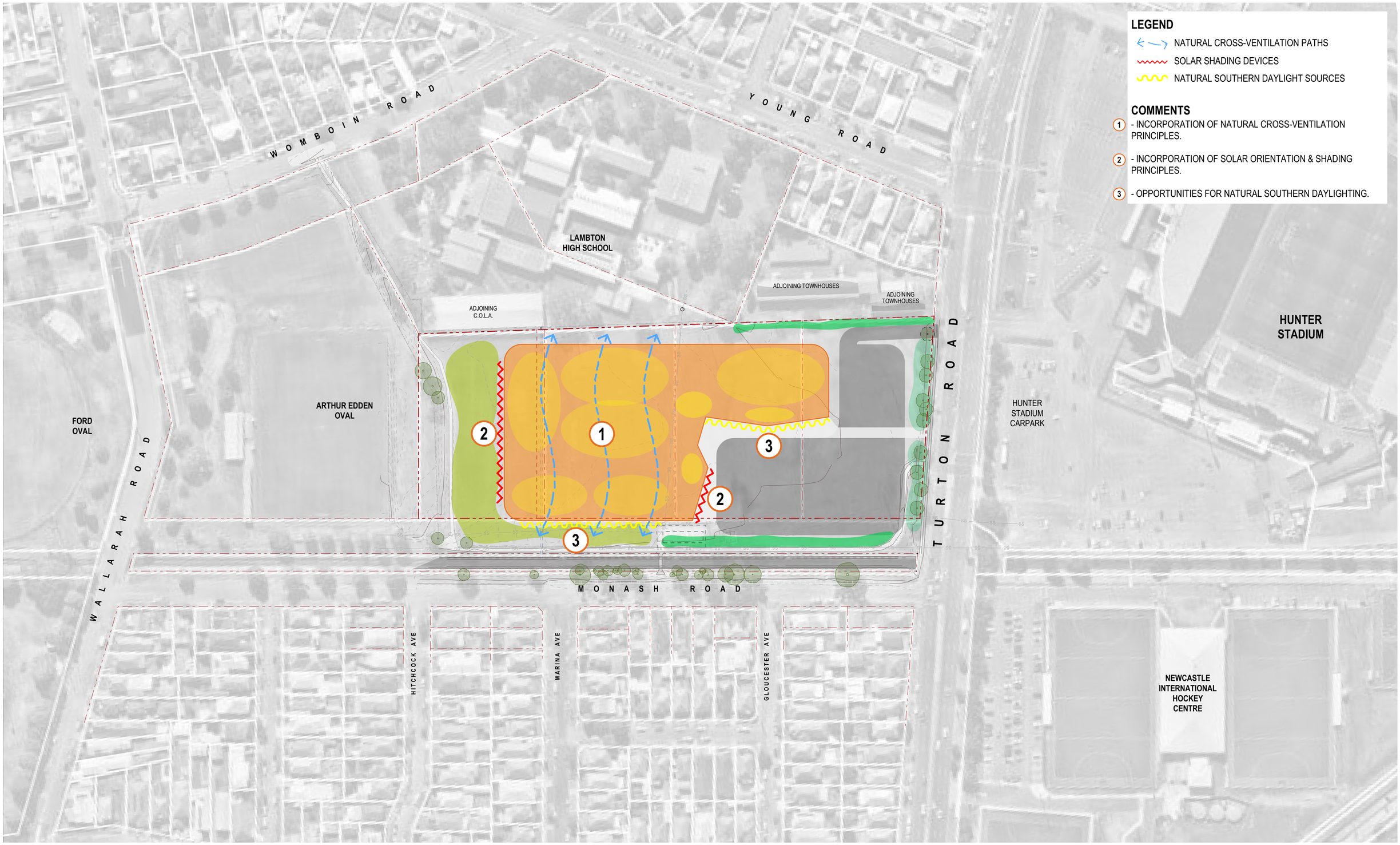
Filename: 14683-SSDA-RISZ-HISC (26-11-2025).pln

Date: Scale: 100mm ON ORIGINAL A1 @ A1

EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : SITE ANALYSIS RESPONSE PLAN - ENVIRONMENTAL

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

@ A1

EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

05

CONCEPTUAL MASSING

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

01 - SETBACKS CONSIDERATIONS

02 - FLOODING CONSIDERATIONS

COMMENTS

1. - SETBACKS OF 6m TO NORTHERN, EASTERN, & SOUTHERN BOUNDARIES, & 24m TO THE WESTERN BOUNDARY TO MAINTAIN EXISITNG PUBLIC PATHWAY.
   - *NOMINAL 10m MASSING HEIGHT PROPOSED FOR BASKETBALL COURT VOLUMES & 2-STOREY FACILITIES.
2. - MASSING CARVED-OUT TO SOUTHERN & EASTERN PORTIONS TO ALLOW FOR EXISITNG FLOOD STORAGE VOLUME CONTINUATION.
3. - CARPARK SITED TO MAINTAIN FLOOD STORAGE VOLUMES.
4. - VEHICULAR ENTRY SITED AWAY FROM PEDESTRAIN TRAFIC LIGHTS, WITH LEFT-IN ENTRY & LEFT-OUT EXIT TO MINIMISE TRAFFIC IMPACTS.
5. - PEDESTRIAN ACCESS SPINE, SITED ADJACENT EXISITNG PEDESTRIAN TRAFFIC LIGHTS.
6. - LANDSCAPING SCREENS TO ADJOINING RESIDENTIAL, TO MAINTAIN PRIVACY & MINIMISE LIGHTING & ACOUSTIC IMPACTS.
7. - MAINTAIN EXISTING LANDSCAPE BUFFER TO TURTON RD TO SCREEN PROPOSED CARPARK.
8. - WESTERN FACADE SETBACK TO CREATE OPEN SPACE FOR ADJOINING HIGH SCHOOL.

03 - TRAFFIC & ACCESS CONSIDERATIONS

04 - AMENITY CONSIDERATIONS

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

06

CONCEPTUAL PLANNING OPTIONS

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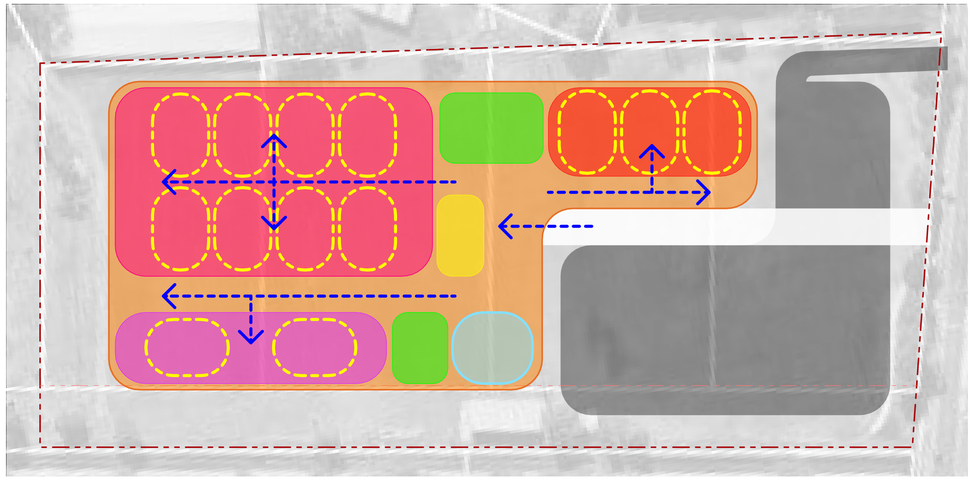
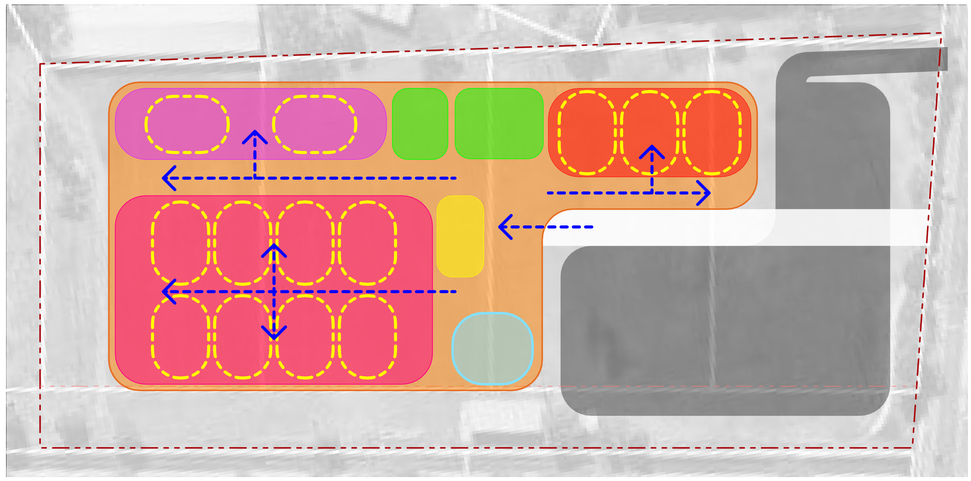
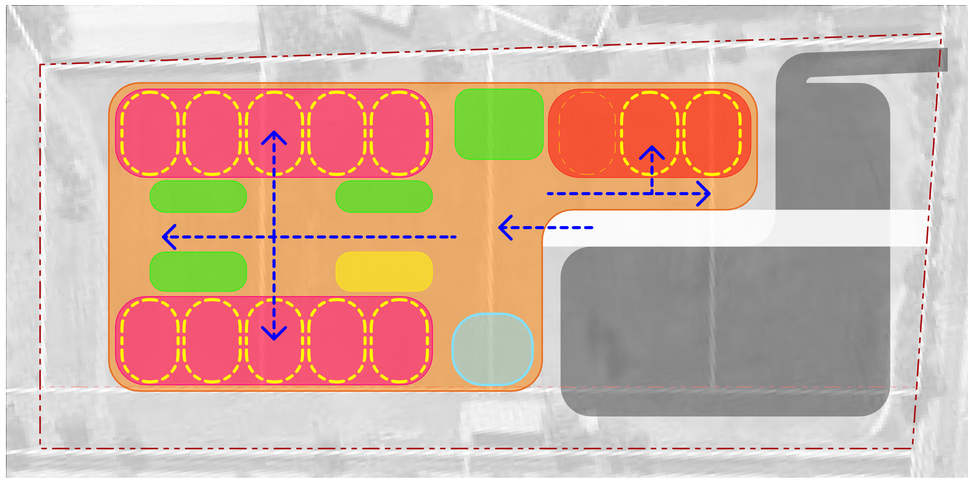
STATE SIGNIFICANT DEVELOPMENT APPLICATION



OPTION 01



OPTION 02



OPTION 03

LEGEND

- OVERALL BUILDING FOOTPRINT
- SHOW COURT MODULE
- BACK-COURT MODULES
- HI-PERFORMANCE MODULE
- INDIVIDUAL PLAYING COURT FOOTPRINTS
- CAFE
- AMENITIES
- TENANCY
- CIRCULATION PATHWAYS

HUNTER INDOOR SPORTS CENTRE : CONCEPTUAL PLANNING OPTIONS - COURT ARRANGEMENTS - 01

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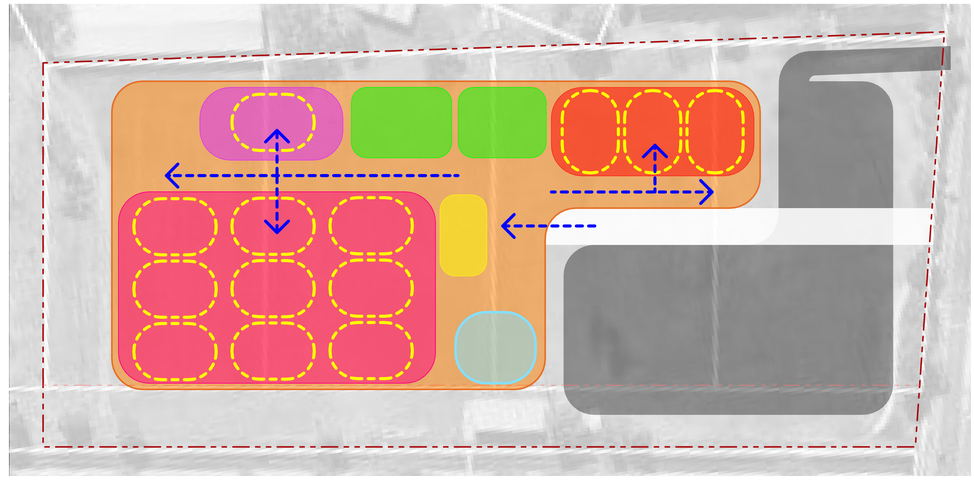
STATE SIGNIFICANT DEVELOPMENT APPLICATION

LEGEND

- OVERALL BUILDING FOOTPRINT
- SHOW COURT MODULE
- BACK-COURT MODULES
- HI-PERFORMANCE MODULE
- INDIVIDUAL PLAYING COURT FOOTPRINTS
- CAFE
- AMENITIES
- TENANCY
- CIRCULATION PATHWAYS



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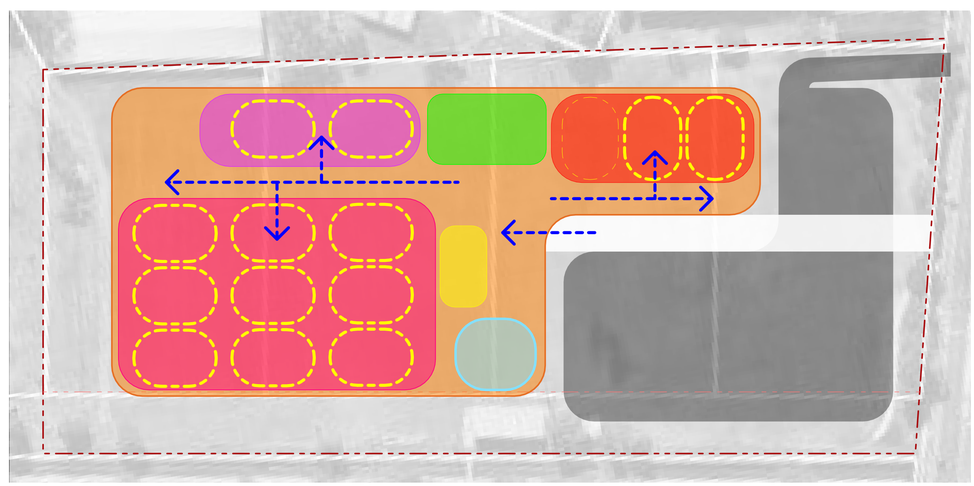

OPTION 05

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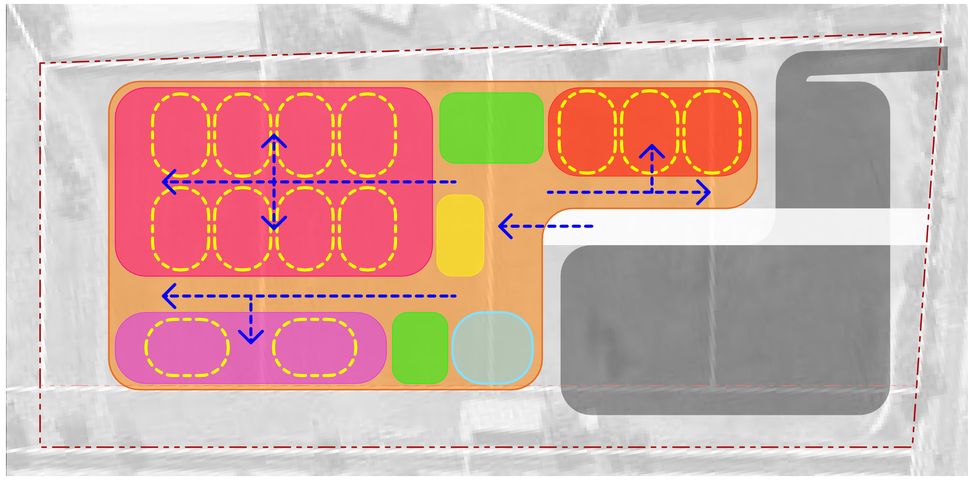

PREFERRED OPTION (#01)

LEGEND

- OVERALL BUILDING FOOTPRINT
- SHOW COURT MODULE
- BACK-COURT MODULES
- HI-PERFORMANCE MODULE
- INDIVIDUAL PLAYING COURT FOOTPRINTS
- CAFE
- AMENITIES
- TENANCY
- CIRCULATION PATHWAYS

COMMENTS

1 **- OPTION 01**

- ADVANTAGES:-
  - STAGEABILITY;
  - HEIRACHY OF SPACES;
  - VISUAL CONNECTIONS & ACTIVATION WITH THE PUBLIC REALM.

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07

CONCEPTUAL PLANNING DEVELOPMENT

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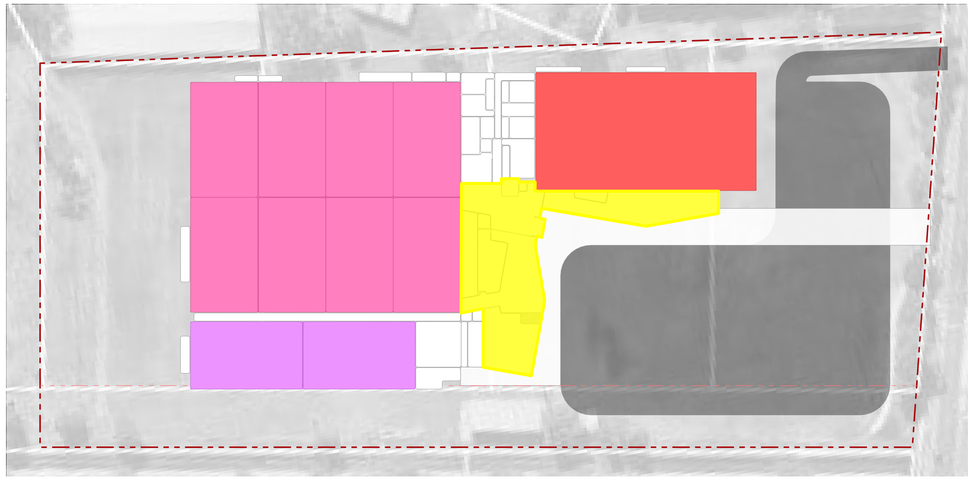
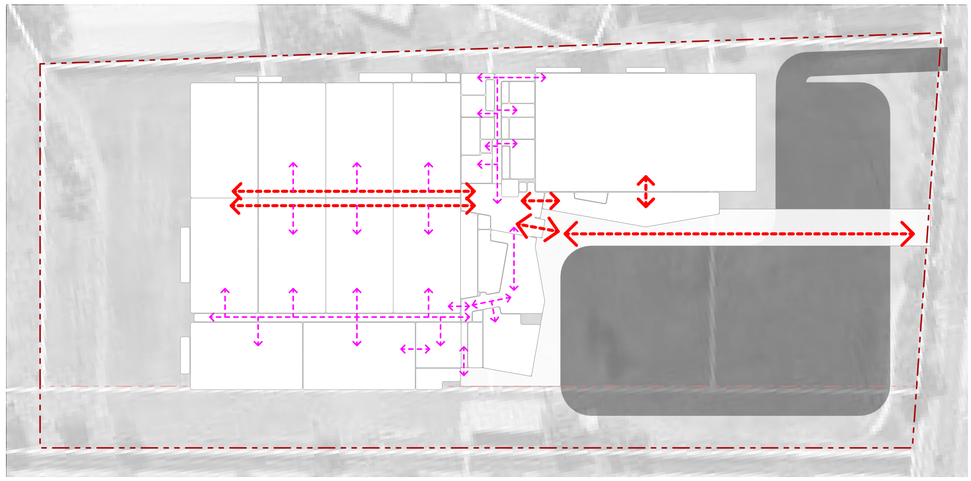
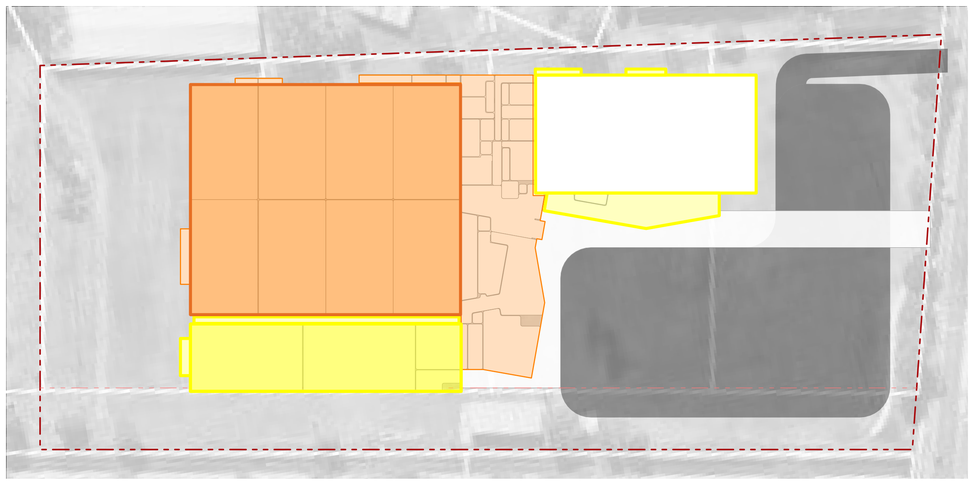


01 - SPATIAL HIERACHY



02 - CIRCULATION



03 - STAGING

LEGEND

- PRIMARY VOLUMES - SHOW COURT
- SECONDARY VOLUMES - BACK-COURTS
- SECONDARY VOLUMES - HIGH-PERF.
- VOLUMES WITH ACTIVE PUBLIC INTERFACE (ORGANISATIONAL ELEMENT)
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- STAGE 1
- STAGE 2

HUNTER INDOOR SPORTS CENTRE : CONCEPTUAL PLANNING DEVELOPMENT - SPATIAL HIERACHY & MOVEMENT

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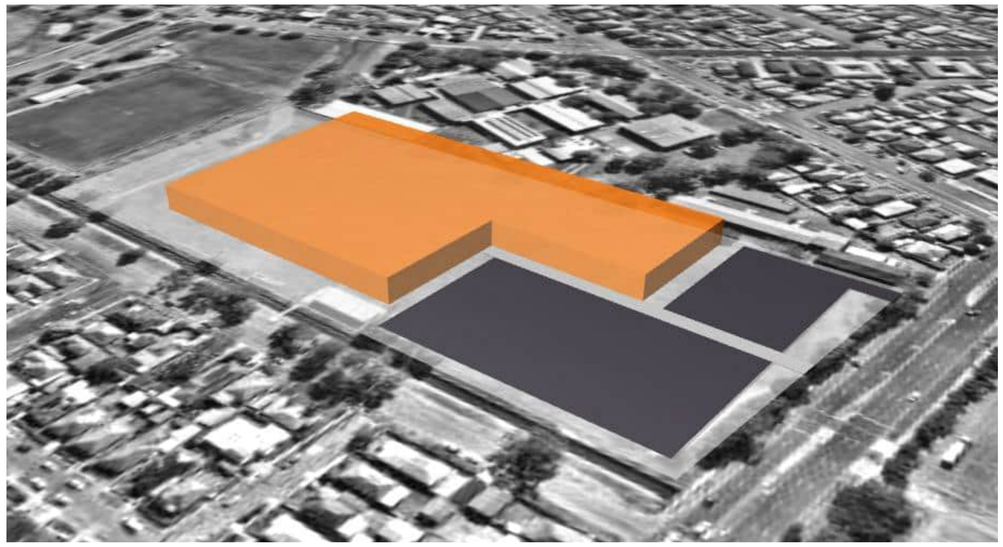
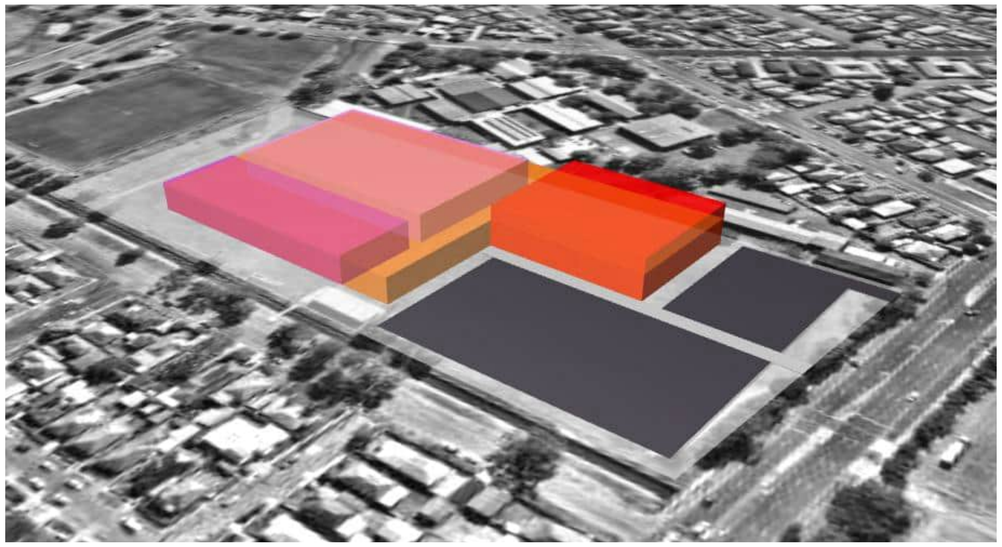
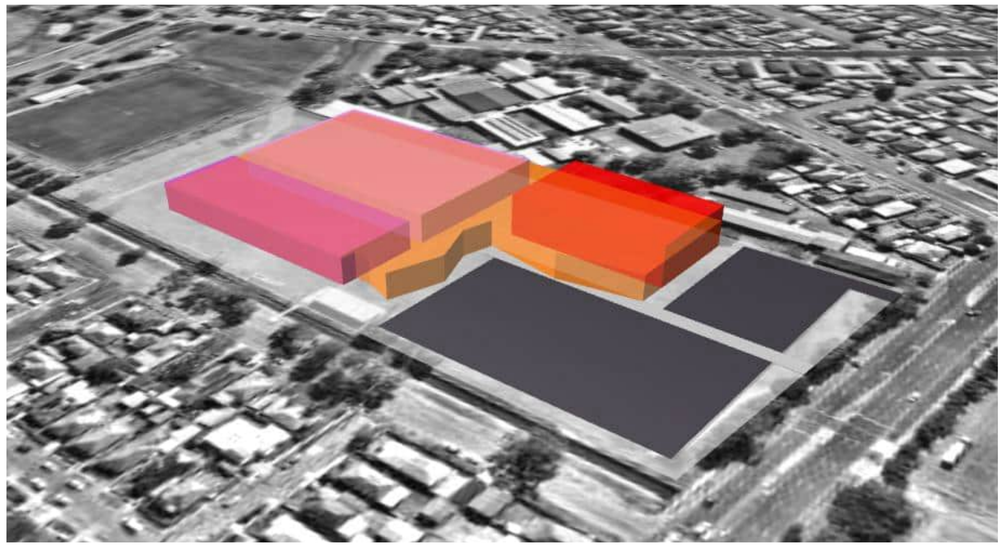


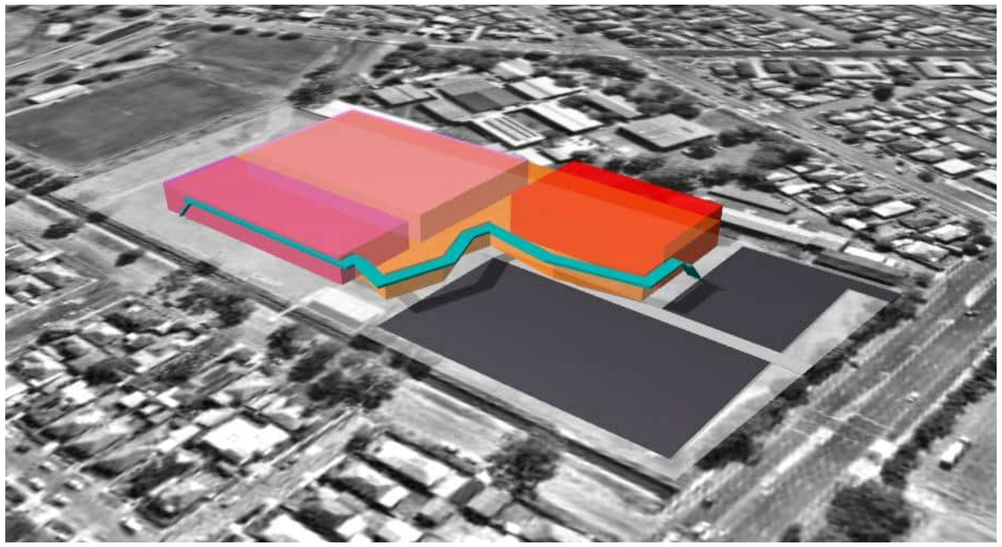
01 - BASE FOOTPRINT FORM



02 - SPATIAL ARTICULATION



03 - FACADE ARTICULATION



04 - FACADE REFINEMENT

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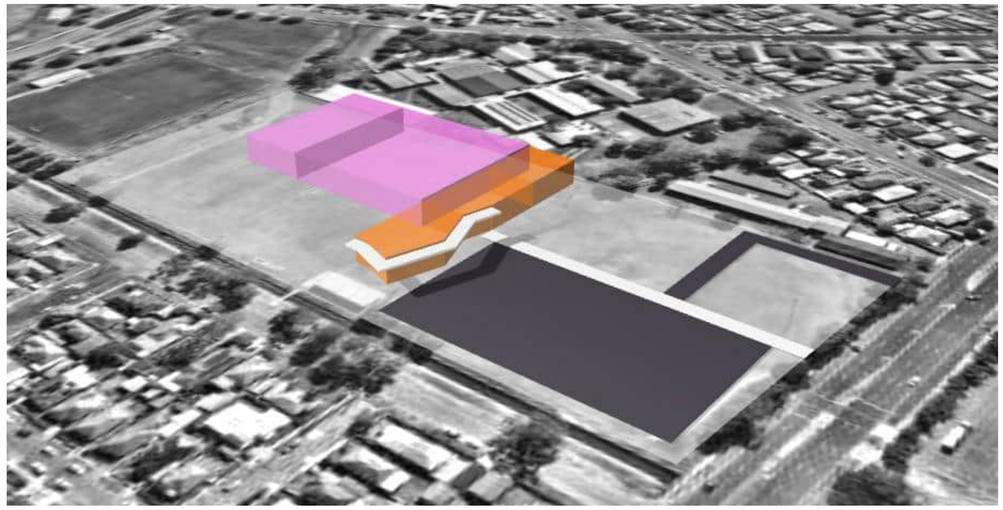
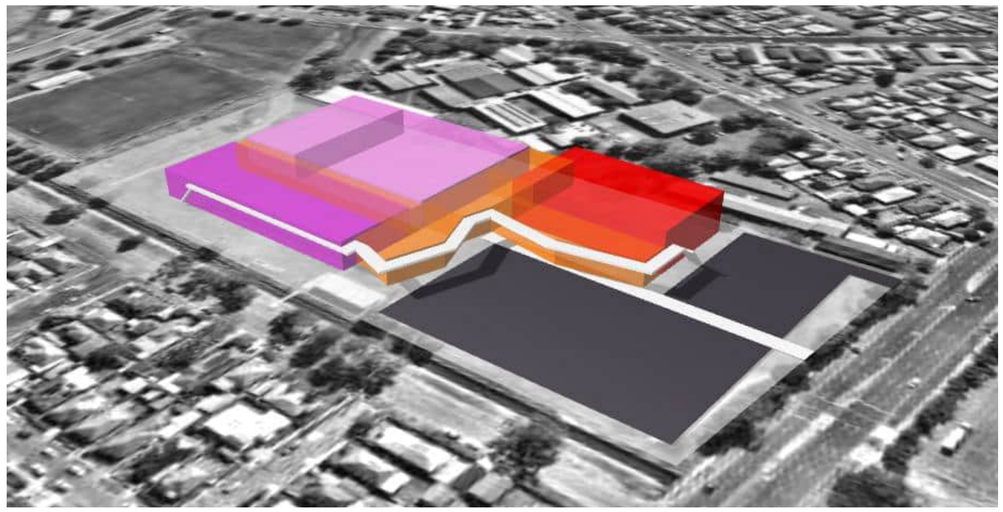
01 - STAGE 1A



02 - STAGE 1B



03 - STAGE 2

HUNTER INDOOR SPORTS CENTRE : CONCEPTUAL PLANNING - STAGING

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08

DESIGN PROPOSAL – OVERALL

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HUNTER INDOOR SPORTS CENTRE : EXISTING SITE PLAN

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1:500 @ A1

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS & INFRASTRUCTURE TO BE REMOVED

HUNTER INDOOR SPORTS CENTRE : DEMOLITION PLAN

14683 - DA - A42 - Rev G - 10 March 2026

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1:500 @ A1

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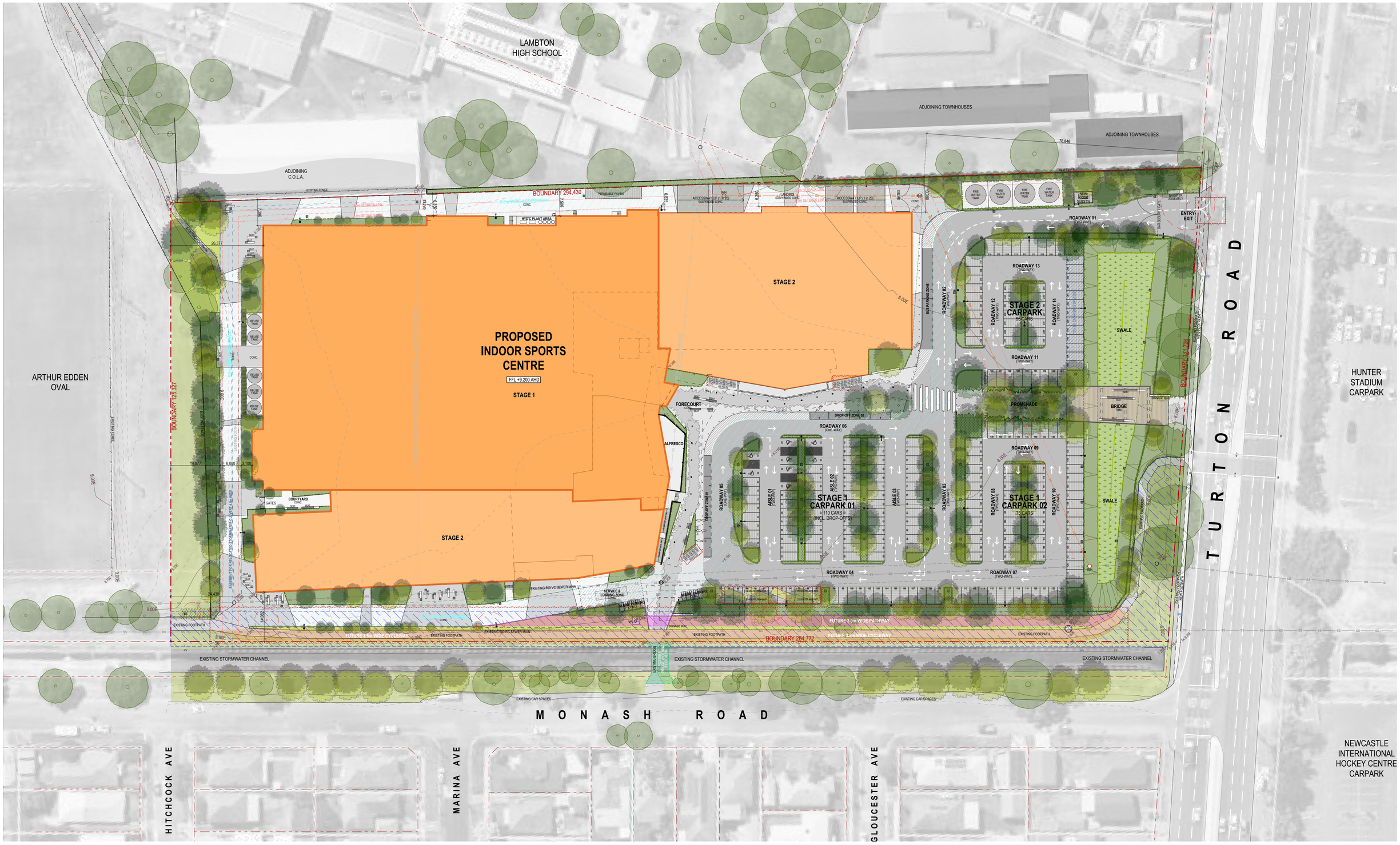
STATE SIGNIFICANT DEVELOPMENT APPLICATION

LEGEND

- STAGE 1 WORKS
- STAGE 2 WORKS
- 6m WIDE FIRE TRUCK ACCESS ZONE
- 10m WIDE FUTURE PUBLIC CIRCULATION CORRIDOR
- FUTURE 3.5m WIDE CYCLEWAY
- FUTURE 3m WIDE PATHWAY
- POSSIBLE 5m WIDE BRIDGE WIDENING BY OTHERS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES



HUNTER INDOOR SPORTS CENTRE : PROPOSED OVERALL SITE PLAN

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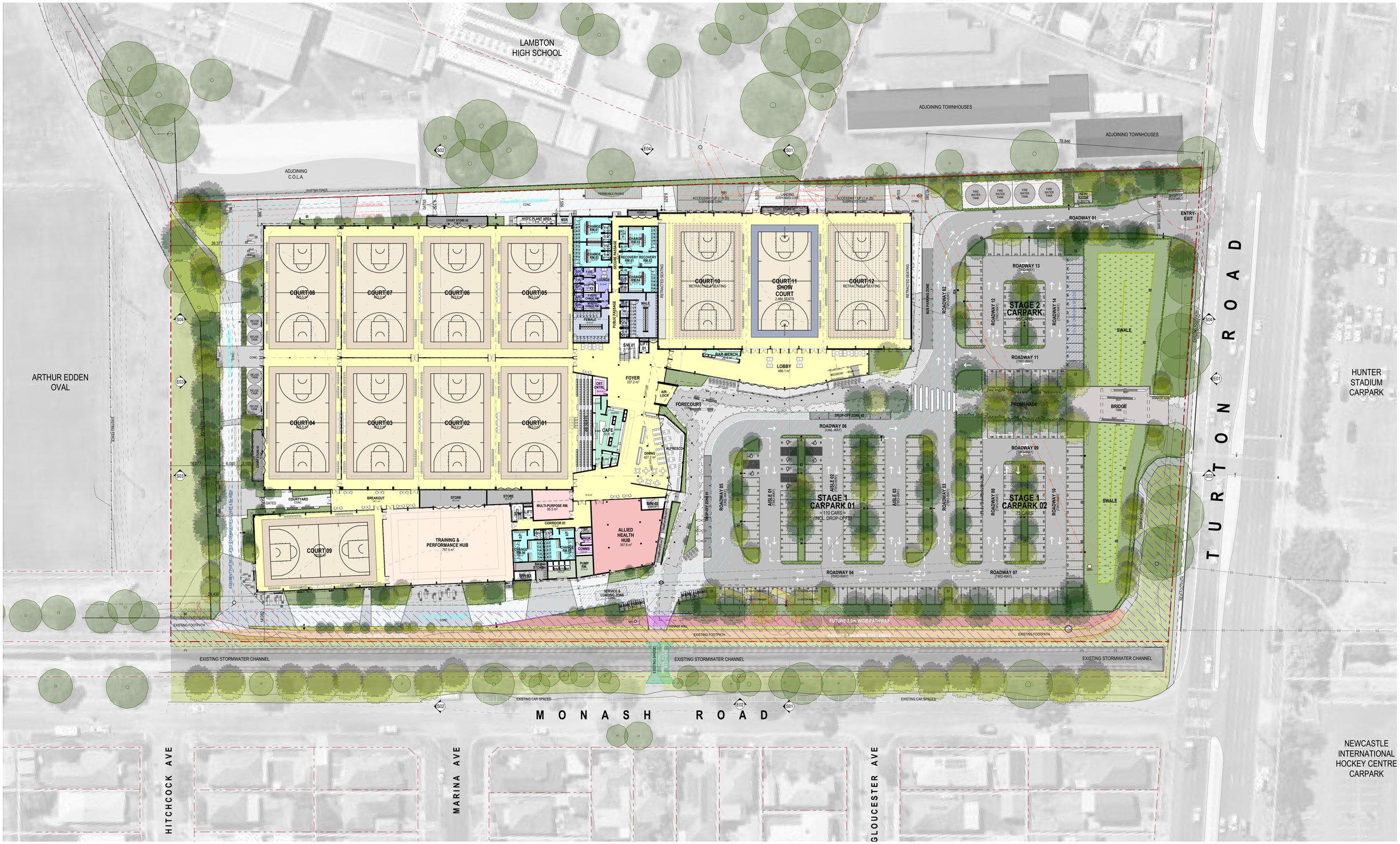
EJE Integrity Innovation Inspiration

LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES
- 6m WIDE FIRE TRUCK ACCESS ZONE
- 10m WIDE FUTURE PUBLIC CIRCULATION CORRIDOR
- FUTURE 3.5m WIDE CYCLEWAY
- FUTURE 3m WIDE PATHWAY
- POSSIBLE 5m WIDE BRIDGE WIDENING BY OTHERS



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL GROUND FLOOR PLAN

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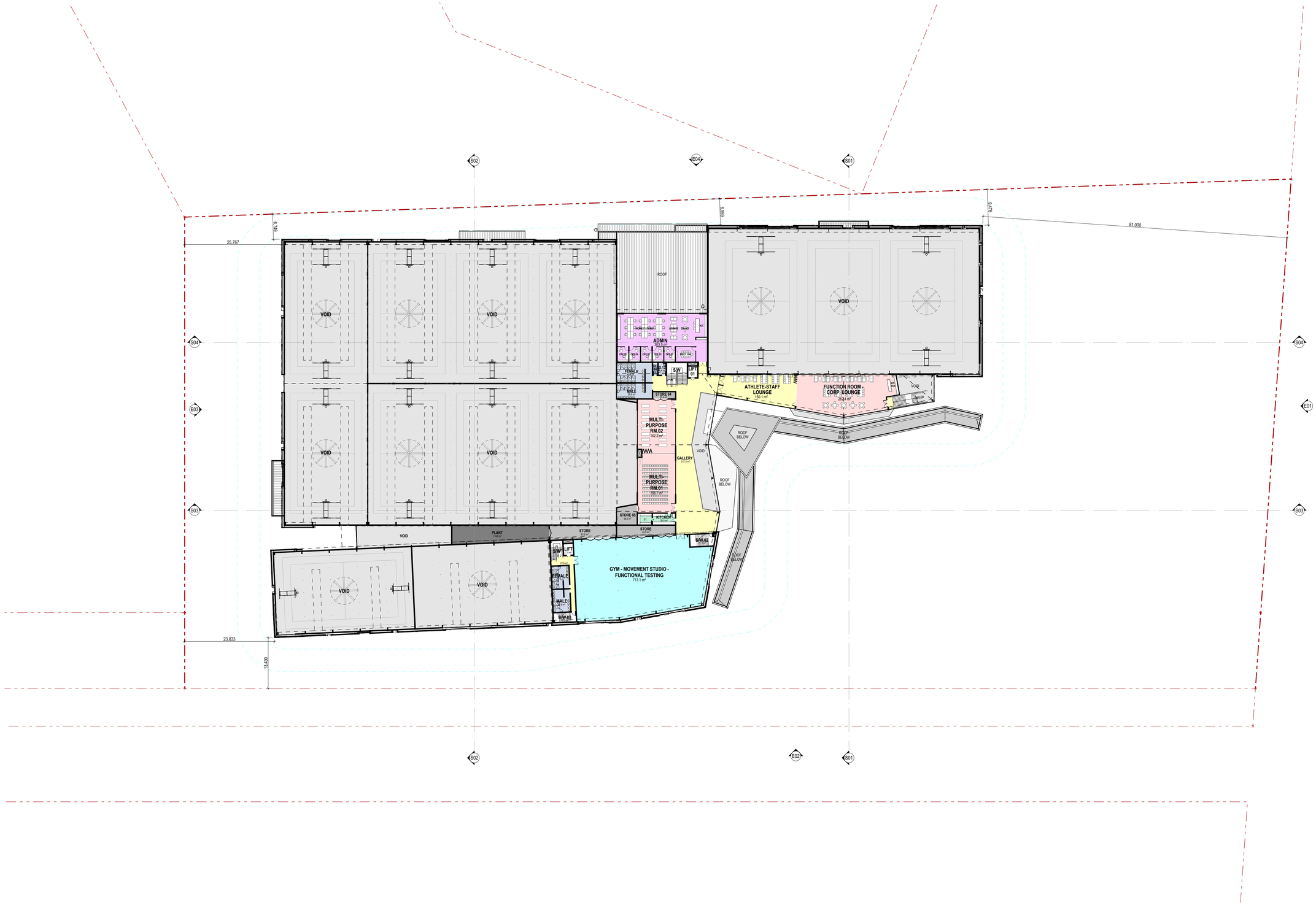
EJE Integrity Innovation Inspiration

LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS
- 6m WIDE FIRE TRUCK ACCESS ZONE



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL FIRST FLOOR PLAN

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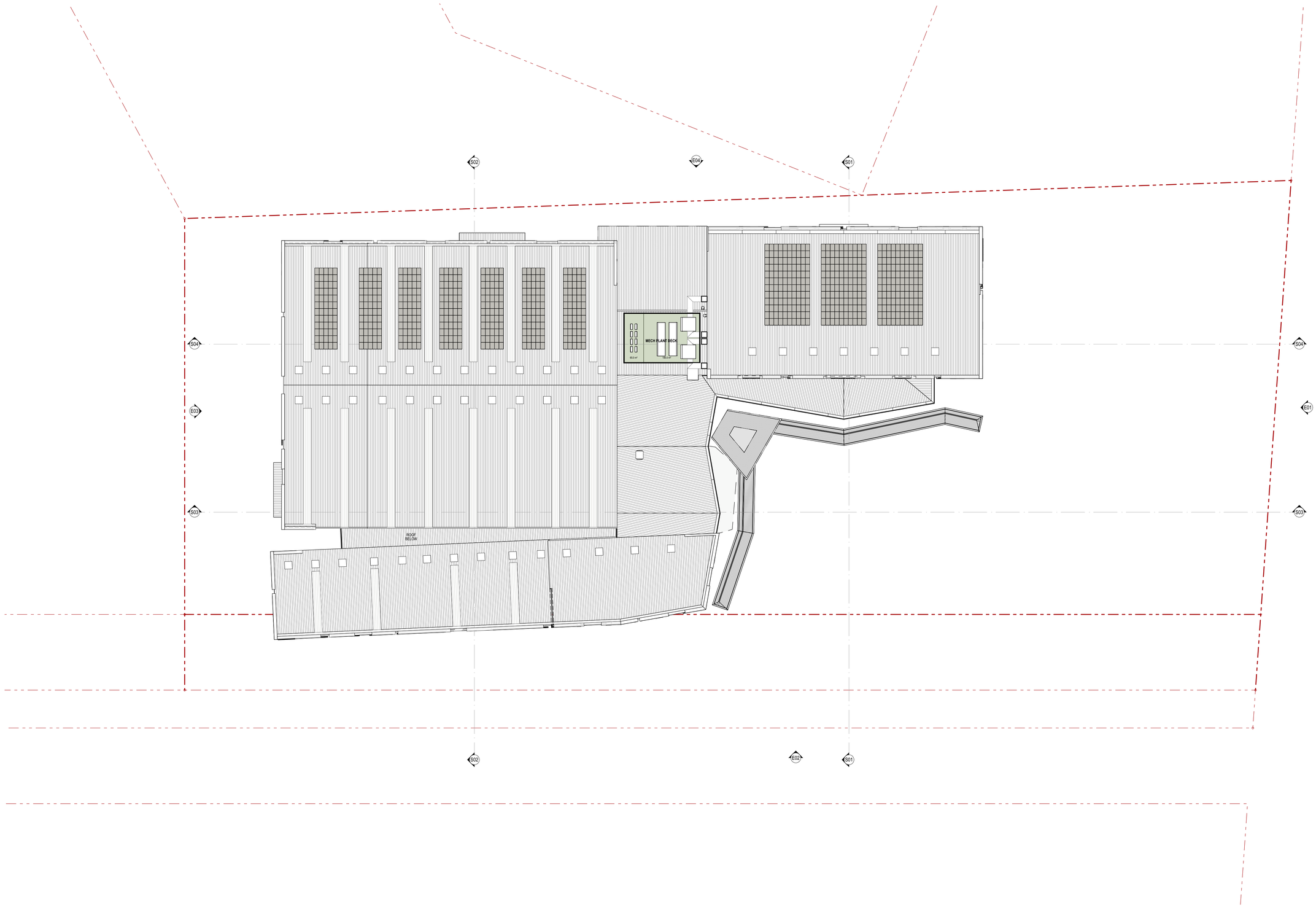
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : **OVERALL ROOF PLAN**

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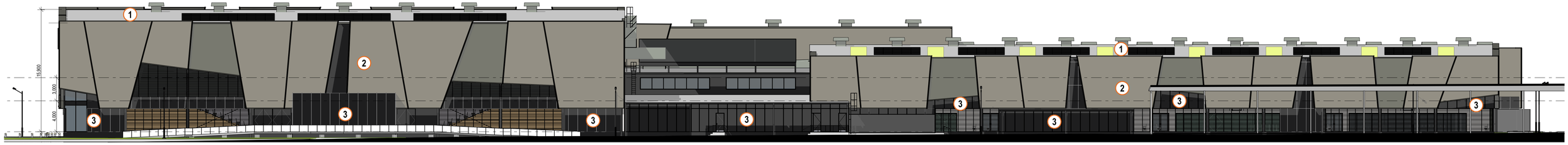
1:500 @ A1

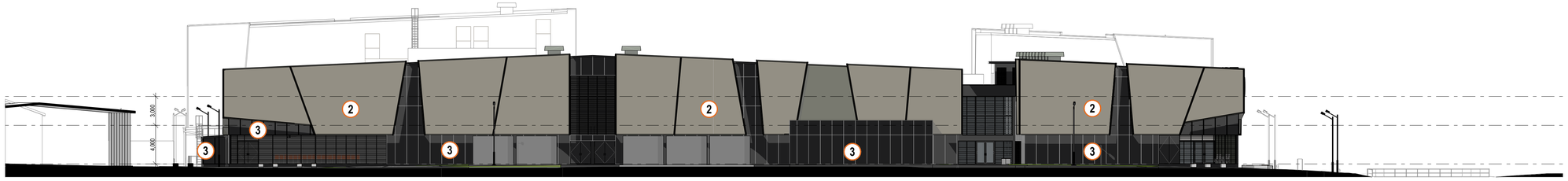
EJE Integrity Innovation Inspiration

LEGEND

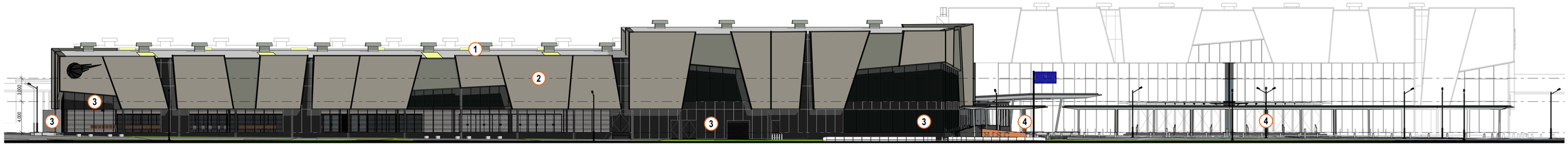
1. **ROOF CLADDING**
   - 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
2. **WALL CLADDING**
   - 'WALLABY' COLORBOND STEEL HORIZONTAL STANDING SEAM OR EQUAL SHEETING
3. **WALL CLADDING, GLAZING SUITE FRAMING**
   - 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.
4. **COVERED WALKWAY COLUMNS &TRIMS**
   - 'SHALE GREY' COLBOND STEEL OR EQUAL CAPPINGS, & PAINTED STEEL COLUMNS.
5. **COVERED WALKWAY SOFFITS**
   - 'SNOWY MOUNTAINS HALF' PAINTED FIBRE-CEMENT SHEETING.



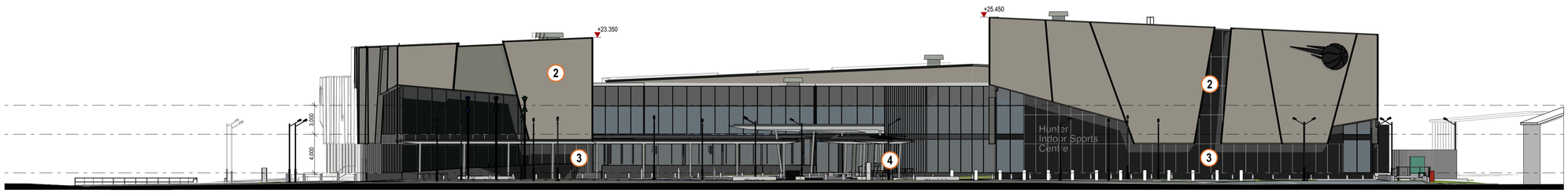
NORTH ELEVATION



WEST ELEVATION



SOUTH / MONASH ROAD ELEVATION



EAST / TURTON ROAD ELEVATION

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL ELEVATIONS

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Status | Scale 1:250 @ A1

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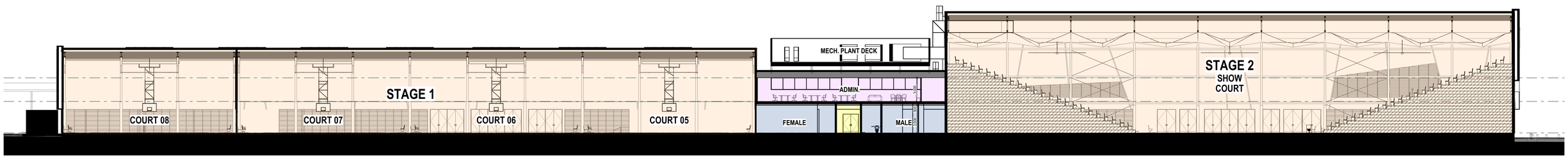
LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS



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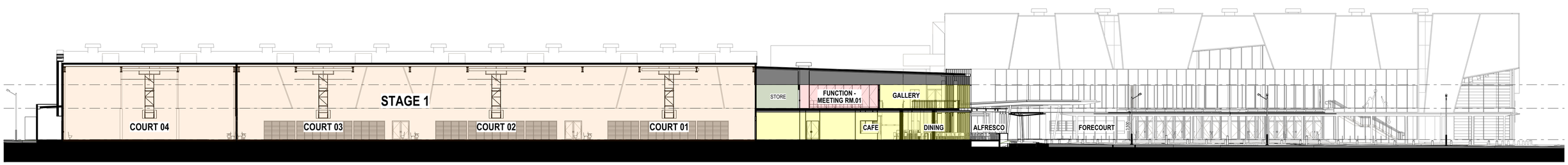

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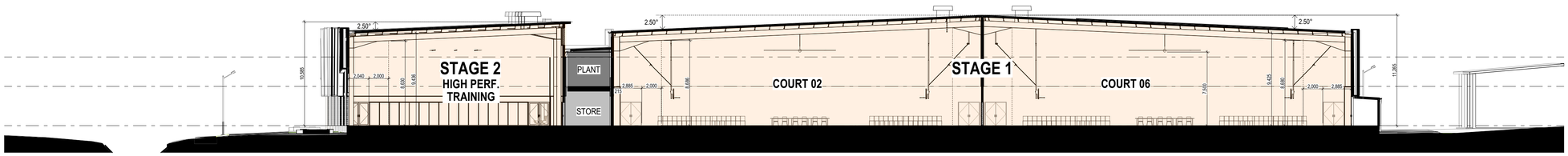

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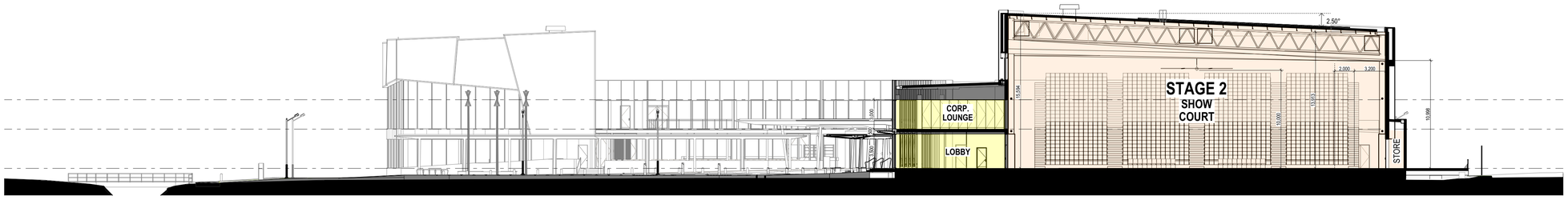

SECTION 01

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL SECTIONS

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1:250 @ A1

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 01 - CNR. TURTON & MONASH RDs (FACING NORTH-WEST)

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 02 - MONASH RD (FACING NORTH)

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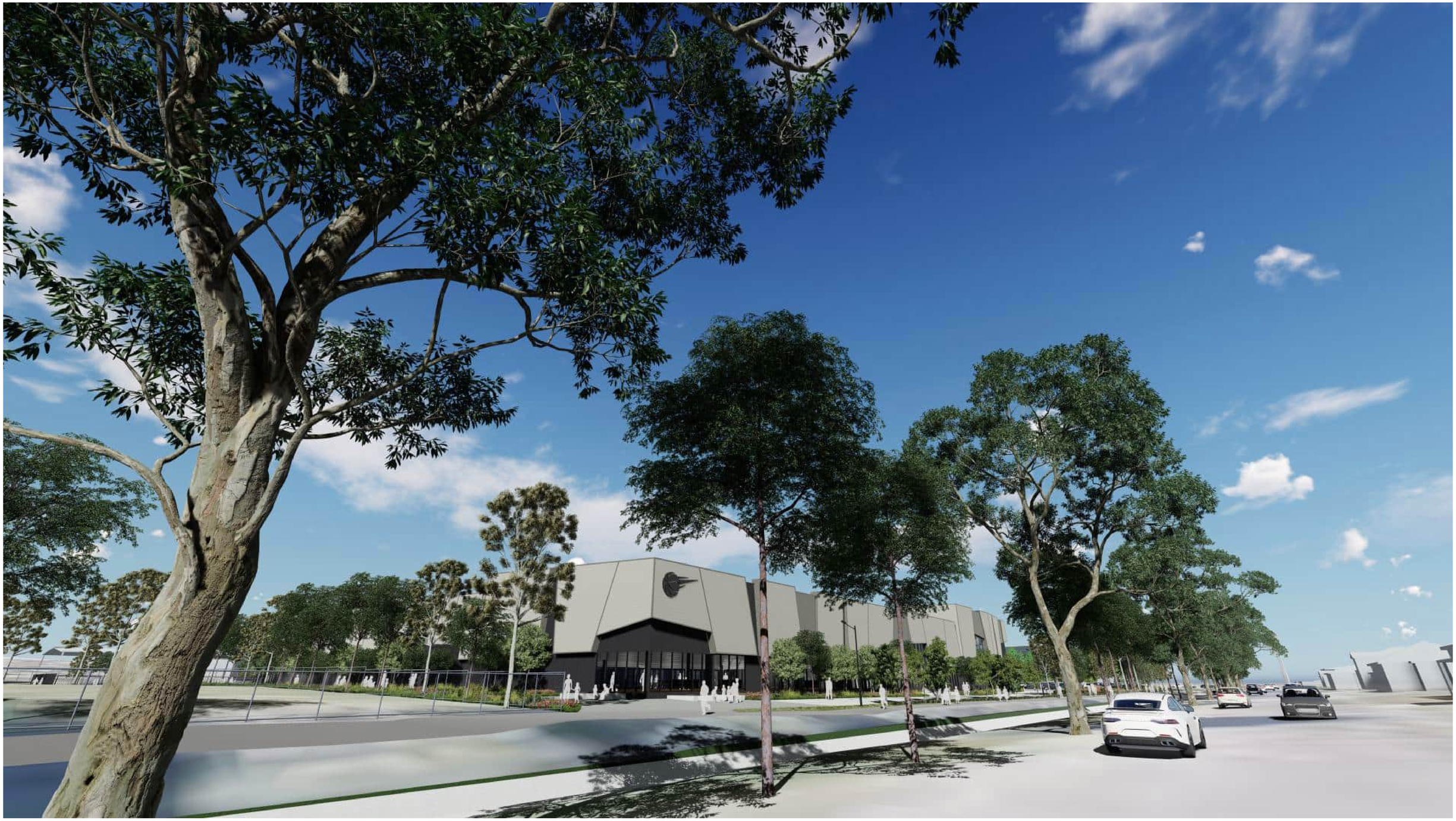
STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 03 - MONASH RD (FACING NORTH-EAST)

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 04 - NORTH-WEST CORNER VIEW (FACING SOUTH-WEST)**

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 05 - TURTON RD VIEW (FACING SOUTH)

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 06 - CNR. TURTON & MONASH RDs AERIAL VIEW (FACING NORTH-WEST)**

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 07 - MONASH RD AERIAL VIEW (FACING NORTH)

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 08 - MONASH RD AERIAL VIEW 1 (FACING NORTH-EAST)

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 09 - MONASH RD AERIAL VIEW 2 (FACING NORTH-EAST)**

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Date: Name: 16mm DIN DRAWING A1.2 @ A1

EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 10 - TURTON RD AERIAL VIEW (FACING SOUTH-WEST)**

14683 - DA - A58 - Rev G - 10 March 2026

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 11 - APPROACH VIEW 1 (FACING WEST)**

14683 - DA - A59 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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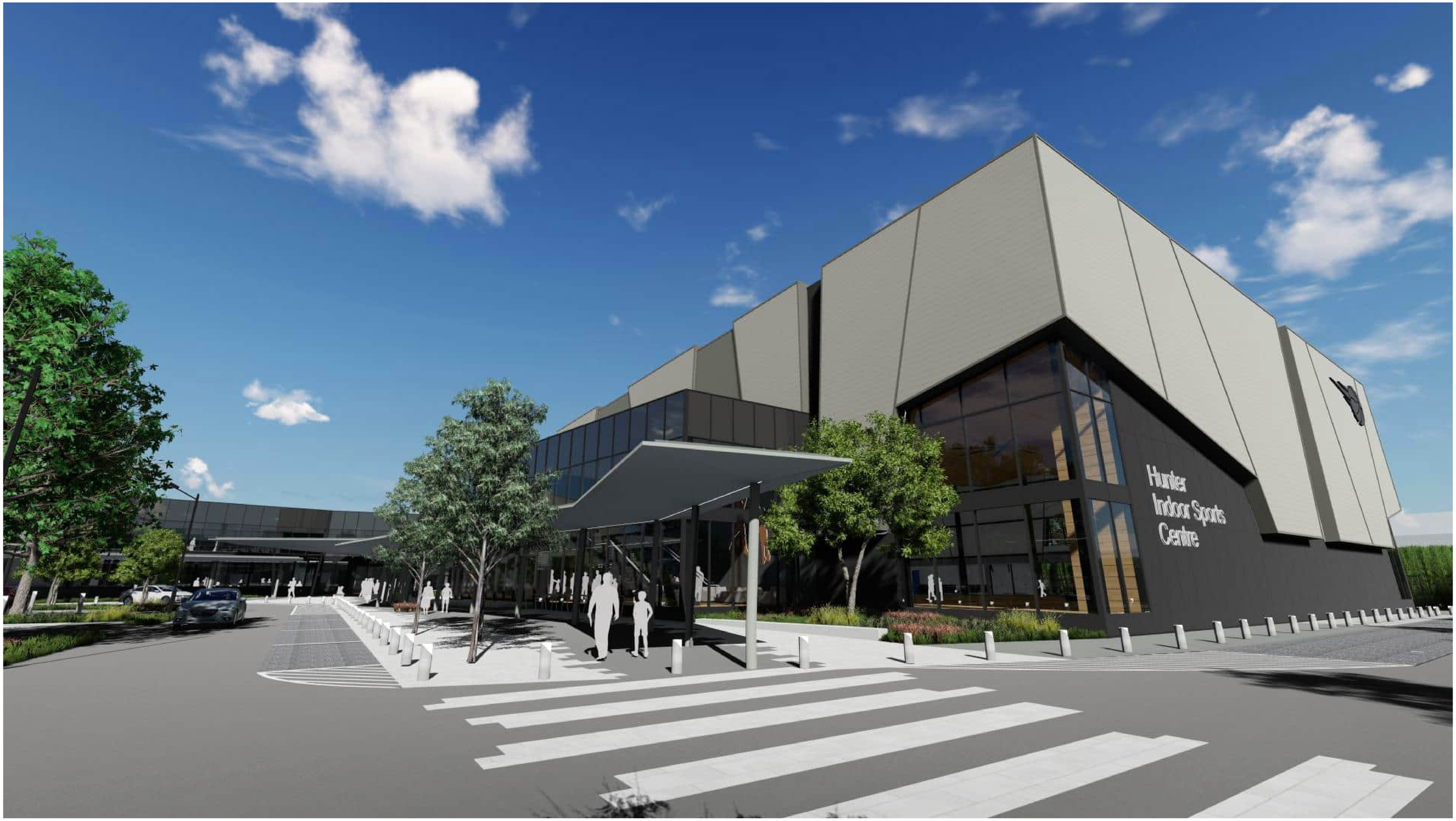
EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 12 - APPROACH VIEW 2 (FACING NORTH-WEST)**

14683 - DA - A60 - Rev G - 10 March 2026

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 13 - ENTRANCE VIEW 1 (FACING WEST)**

14683 - DA - A61 - Rev G - 10 March 2026

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 14 - ENTRANCE VIEW 2 (FACING NORTH-WEST)

14683 - DA - A62 - Rev G - 10 March 2026

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@ A1

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

09

DESIGN PROPOSAL - STAGE 1

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

LEGEND

- STAGE 1 WORKS
- FUTURE STAGE 2 WORKS
- 6m WIDE FIRE TRUCK ACCESS ZONE
- 10m WIDE FUTURE PUBLIC CIRCULATION CORRIDOR
- FUTURE 3.5m WIDE CYCLEWAY
- FUTURE 3m WIDE PATHWAY
- POSSIBLE 5m WIDE BRIDGE WIDENING BY OTHERS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES

HUNTER INDOOR SPORTS CENTRE : STAGE 1 SITE PLAN

14683 - DA - A64 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RISZ-HISC (26-11-2025).pln

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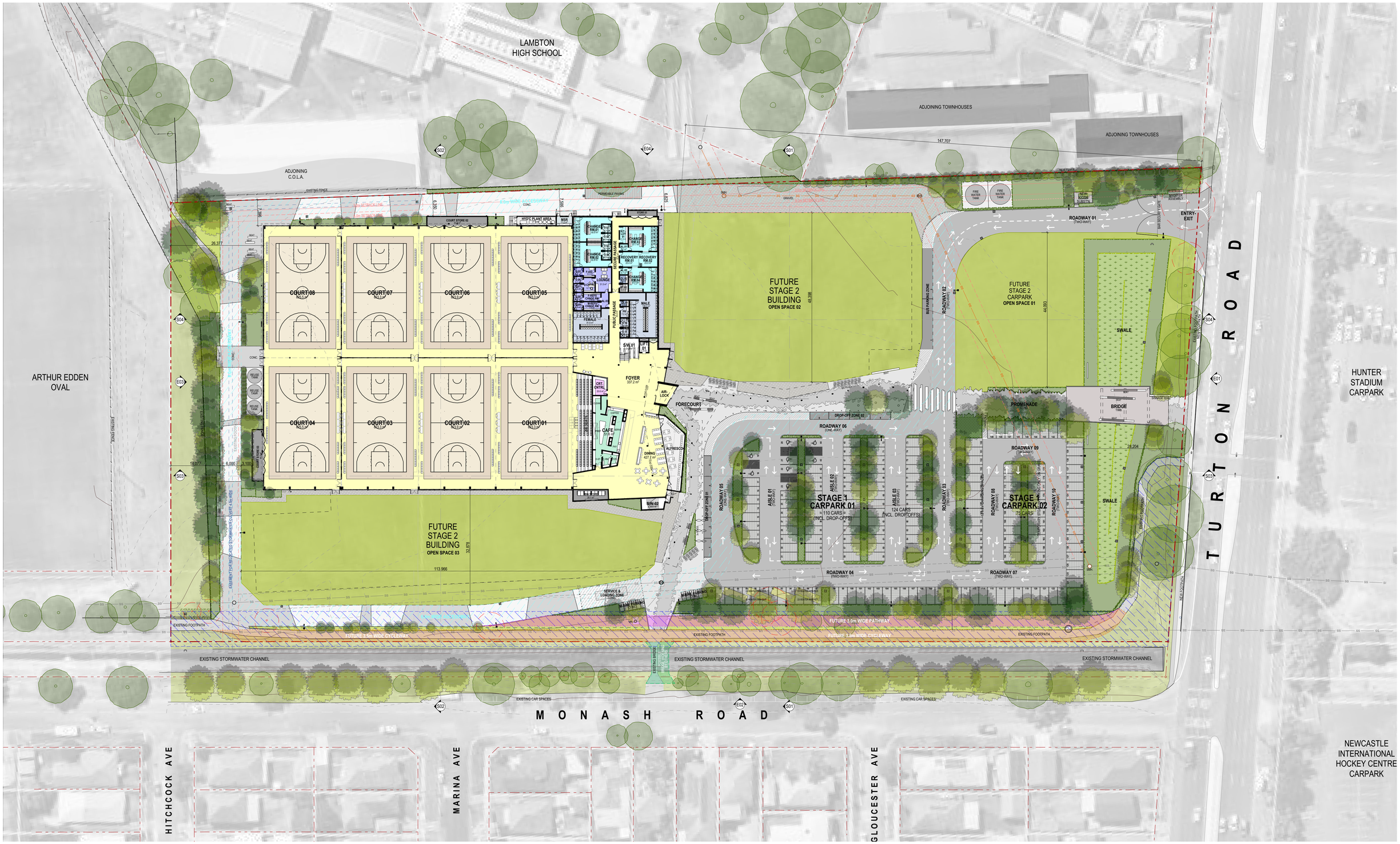
EJE Integrity Innovation Inspiration

LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES
- 6m WIDE FIRE TRUCK ACCESS ZONE
- 10m WIDE FUTURE PUBLIC CIRCULATION CORRIDOR

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : STAGE 1 GROUND FLOOR PLAN

14683 - DA - A65 - Rev G - 10 March 2026

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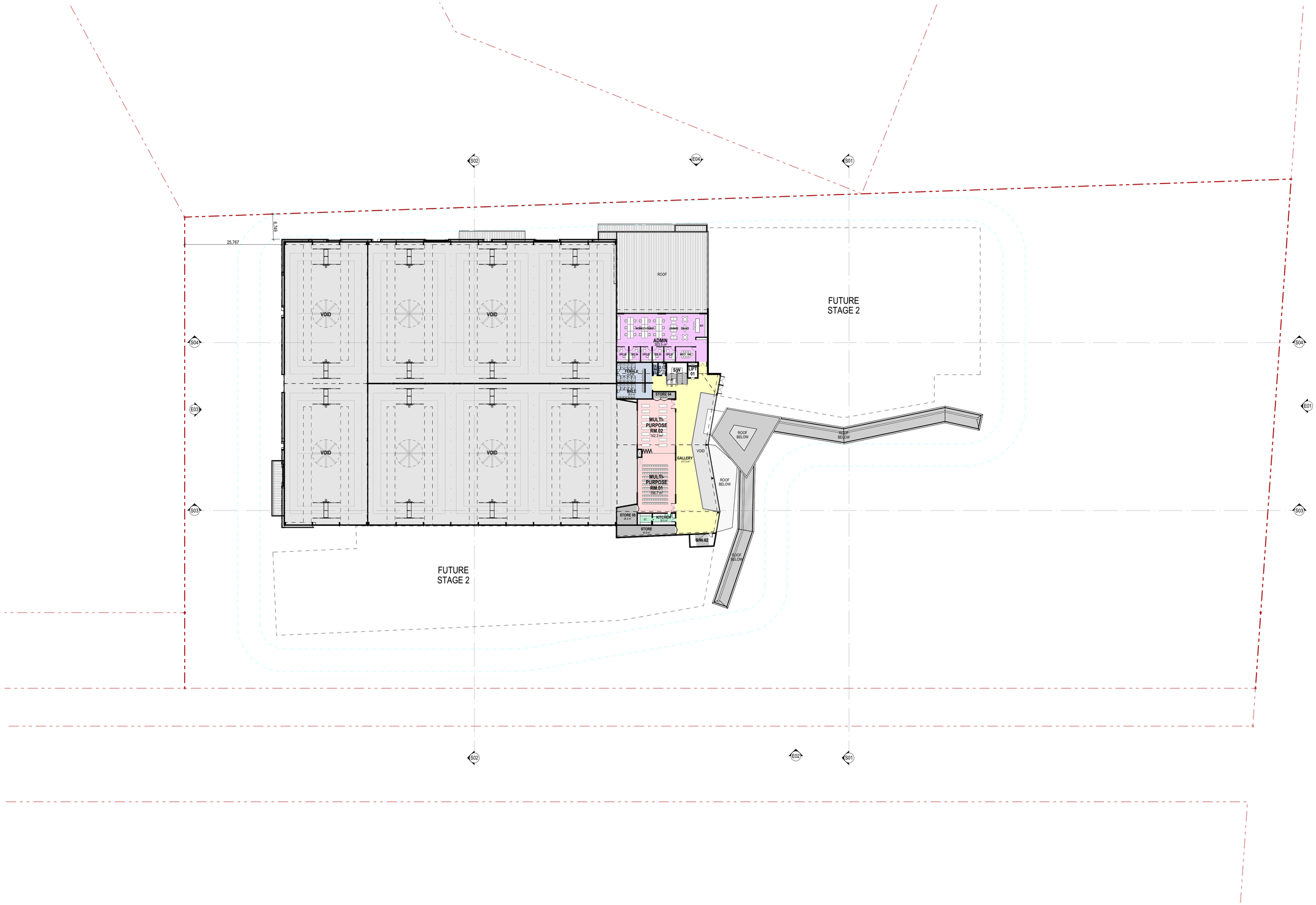
EJE Integrity Innovation Inspiration

LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS
- 6m WIDE FIRE TRUCK ACCESS ZONE



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1 FIRST FLOOR PLAN

14683 - DA - A66 - Rev G - 10 March 2026

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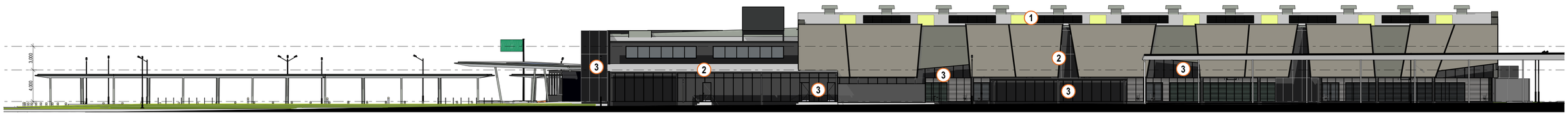
Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

1:500 @ A1

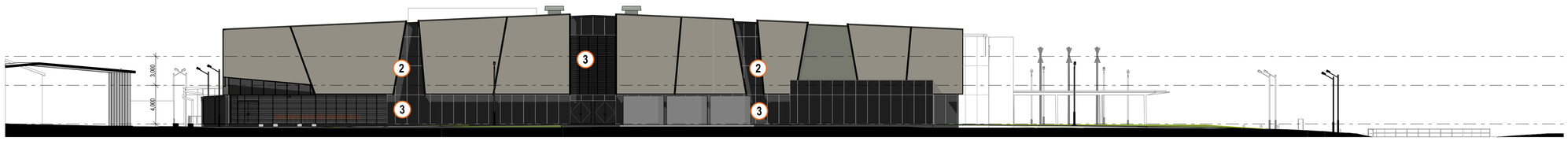
EJE Integrity Innovation Inspiration

LEGEND

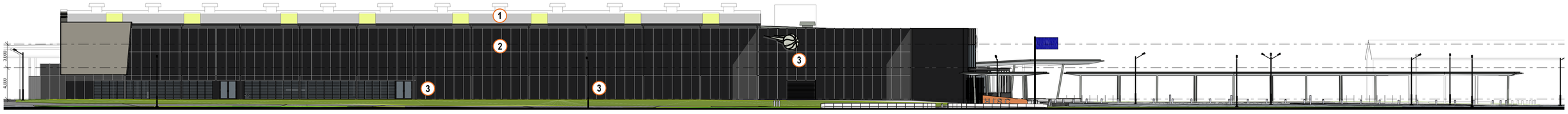
1. **ROOF CLADDING**
   - 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
2. **WALL CLADDING**
   - 'WALLABY' COLORBOND STEEL HORIZONTAL STANDING SEAM OR EQUAL SHEETING
3. **WALL CLADDING, GLAZING SUITE FRAMING**
   - 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.



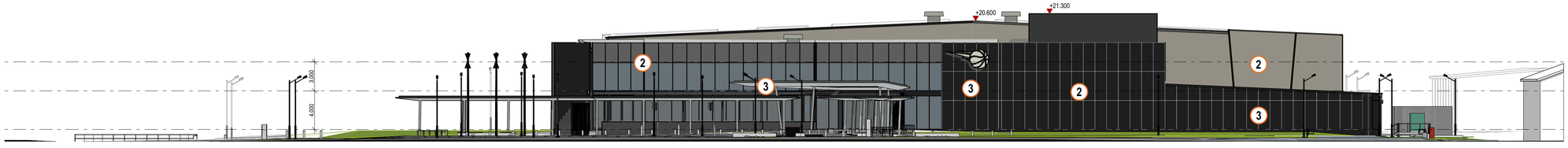
NORTH ELEVATION



WEST ELEVATION



SOUTH / MONASH ROAD ELEVATION



EAST / TURTON ROAD ELEVATION

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1 ELEVATIONS

14683 - DA - A67 - Rev G - 10 March 2026

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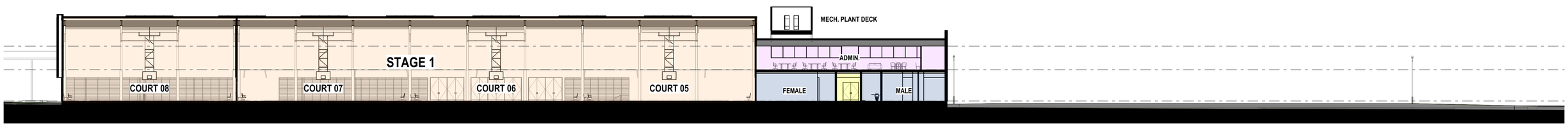
EJE Integrity Innovation Inspiration

LEGEND

PLAYING COURTS	PUBLIC CIRCULATION AREAS	ADMINISTRATION / STAFF AREAS	PUBLIC AMENITIES
PLAYER AMENITIES / FACILITIES	PUBLIC AMENITIES	ALLIED OPPORTUNITIES SPACE	MAINTENANCE AREAS
REFEREES AMENITIES	FOOD & BEVERAGE FACILITIES	FUNCTION SPACES	STORAGE AREAS



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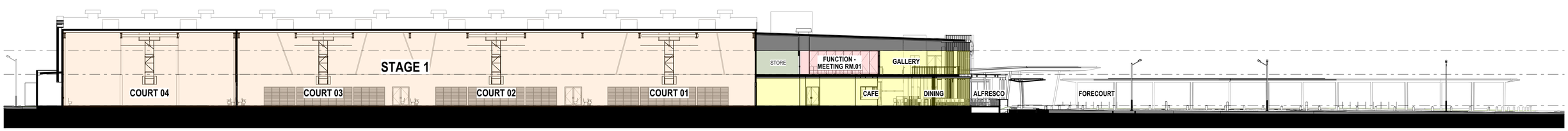

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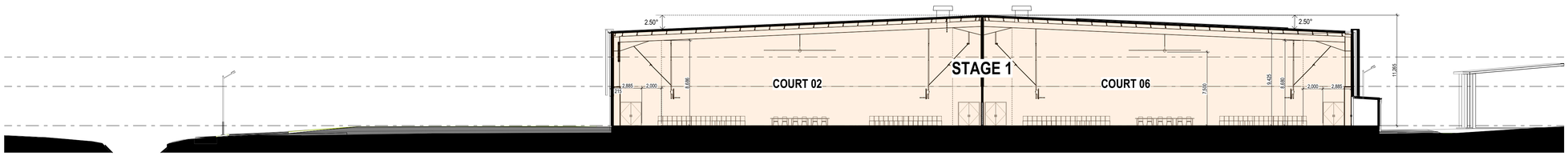

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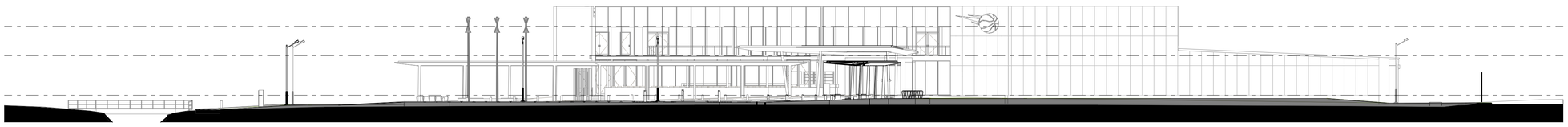

SECTION 01

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1 SECTIONS

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Scale 1:250 @ A1

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

*NOTE - SHOWN JUNIOR SOCCER FIELDS ARE INDICATIVE ONLY

HUNTER INDOOR SPORTS CENTRE : STAGE 1 VIEW 01 - CNR. TURTON & MONASH RDs AERIAL VIEW (FACING NORTH-WEST

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

*NOTE - SHOWN JUNIOR SOCCER FIELDS ARE INDICATIVE ONLY

HUNTER INDOOR SPORTS CENTRE : STAGE 1 VIEW 02 - MONASH RD AERIAL VIEW 2 (FACING NORTH-EAST)

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10

DESIGN PROPOSAL – STAGE 1B

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HUNTER INDOOR SPORTS CENTRE : STAGE 1B SITE PLAN

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Filename: 14683-SSDA-R62-HSC Ch11-2000.pln

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EJE Integrity Innovation Inspiration

LEGEND

- PLAYING COURTS
- PLAYER AMENITIES / FACILITIES
- REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS
- PUBLIC AMENITIES
- FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS
- ALLIED OPPORTUNITIES SPACE
- FUNCTION SPACES
- PUBLIC AMENITIES
- MAINTENANCE AREAS
- STORAGE AREAS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES

REMOVED FROM SET

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1B GROUND FLOOR PLAN

14683 - DA - A73 - Rev G - 10 March 2026

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Filename: 14683-SSDA-REZ-HSC ZR-11-2025.pln

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EJE Integrity Innovation Inspiration

LEGEND

PLAYING COURTS	PUBLIC CIRCULATION AREAS	ADMINISTRATION / STAFF AREAS	PUBLIC AMENITIES
PLAYER AMENITIES / FACILITIES	PUBLIC AMENITIES	ALLIED OPPORTUNITIES SPACE	MAINTENANCE AREAS
REFEREES AMENITIES	FOOD & BEVERAGE FACILITIES	FUNCTION SPACES	STORAGE AREAS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1B FIRST FLOOR PLAN

14683 - DA - A74 - Rev G - 10 March 2026

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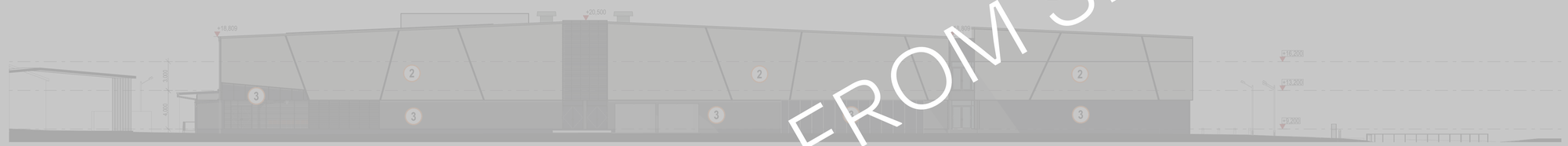
1:500 @ A1

EJE Integrity Innovation Inspiration

LEGEND

1. **ROOF CLADDING**
   - 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
2. **WALL CLADDING**
   - 'WALLABY' COLORBOND STEEL HORIZONTAL STANDING SEAM OR EQUAL SHEETING
3. **WALL CLADDING, GLAZING SUITE FRAMING**
   - 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.
4. **COVERED WALKWAY COLUMNS &TRIMS**
   - 'SHALE GREY' COLBOND STEEL OR EQUAL CAPPINGS, & PAINTED STEEL COLUMNS.
5. **COVERED WALKWAY SOFFITS**
   - 'SNOWY MOUNTAINS HALF' PAINTED FIBRE-CEMENT SHEETING.

NORTH ELEVATION



WEST ELEVATION

SOUTH / MONASH ROAD ELEVATION

EAST / TURTON ROAD ELEVATION

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1B ELEVATIONS

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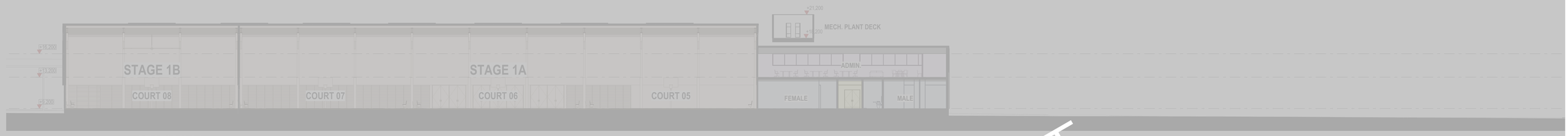
EJE Integrity Innovation Inspiration

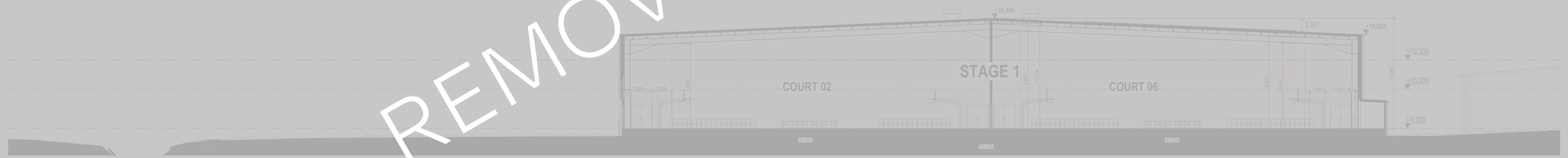
LEGEND

PLAYING COURTS	PUBLIC CIRCULATION AREAS	ADMINISTRATION / STAFF AREAS	PUBLIC AMENITIES
PLAYER AMENITIES / FACILITIES	PUBLIC AMENITIES	ALLIED OPPORTUNITIES SPACE	MAINTENANCE AREAS
REFEREES AMENITIES	FOOD & BEVERAGE FACILITIES	FUNCTION SPACES	STORAGE AREAS



SECTION 04

SECTION 03



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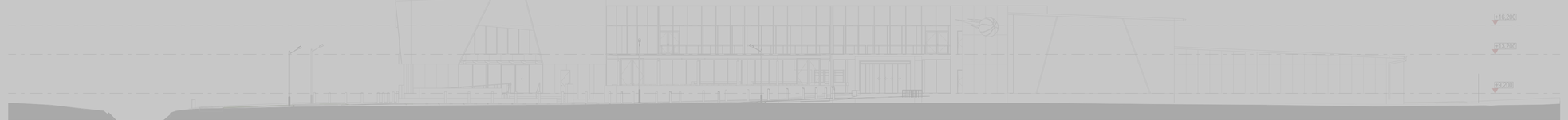

SECTION 01

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : STAGE 1B SECTIONS

14683 - DA - A76 - Rev G - 10 March 2026

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Filename: 14683-SSDA-REV-ARC_ZM-11-SDD2.pln

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EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **STAGE 1B VIEW 01 - CNR. TURTON & MONASH RDs (FACING NORTH-WEST)**

14683 - DA - A77 - Rev G - 10 March 2026

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

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HUNTER INDOOR SPORTS CENTRE : **STAGE 1B VIEW 02 - TURTON RD VIEW (FACING SOUTH)**

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EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

*NOTE - SHOWN JUNIOR SOCCER FIELDS ARE INDICATIVE ONLY

HUNTER INDOOR SPORTS CENTRE : **STAGE 1B VIEW 03 - CNR. TURTON & MONASH RDs AERIAL VIEW (FACING NORTH-WEST)**

14683 - DA - A79 - Rev G - 10 March 2026

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Filename: 14683-SSDA-REZ-HSC Qtr 11-2025.pln

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EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **STAGE 1B VIEW 04 - MONASH RD AERIAL VIEW 2 (FACING NORTH-EAST)**

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EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

11

ESD STRATEGIES

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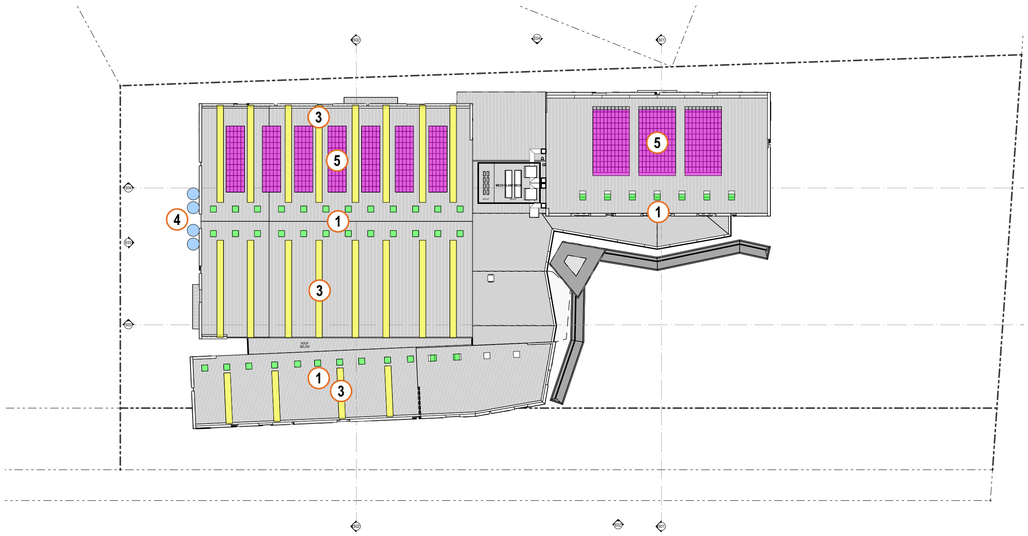
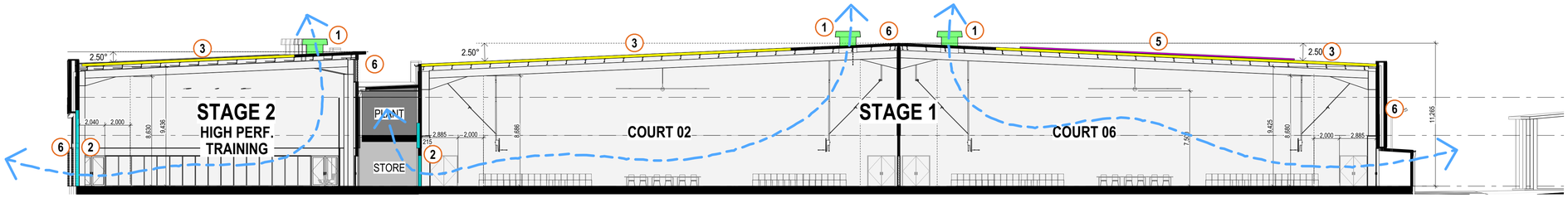
STATE SIGNIFICANT DEVELOPMENT APPLICATION



ROOF PLAN



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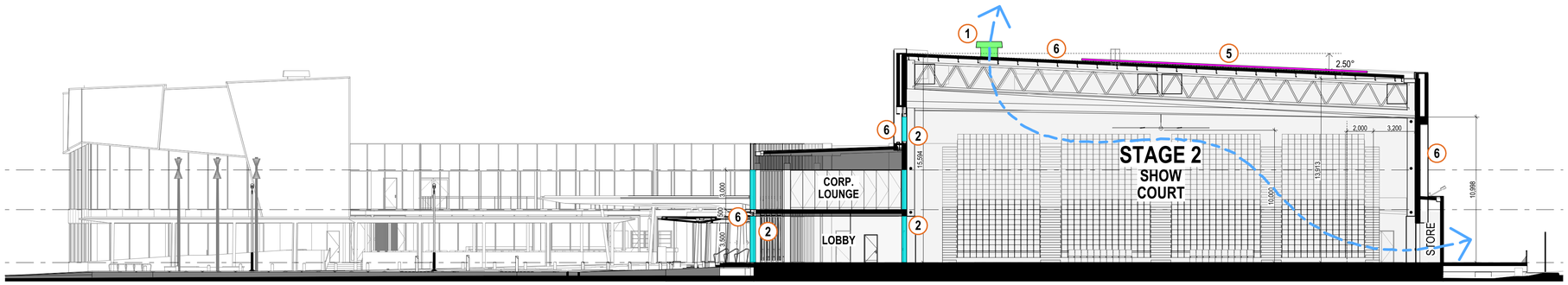

SECTION 01

LEGEND

- CROSS-VENTILATION PATHS
- AIR EXTRACTION FANS
- NATURAL DAY-LIGHTING
- TRANSLUCENT ROOFING
- RAINWATER HARVESTING TANKS
- SOLAR PV PANELS

COMMENTS

1. - INCORPORATION OF CROSS-VENTILATION PRINCIPLES INTO THE PLAYING COURTS, VIA LOW-LEVEL EXTERNAL FACADE LOUVRES & HI-LEVEL EXTRACTION FANS.
2. - INCORPORATION OF NATURAL SOUTHERN DAY-LIGHTING PRINCIPLES INTO THE PLAYING COURTS.
3. - INCORPORATION OF TRANSLUSCENT ROOFING FOR NATURAL DAY-LIGHTING INTO THE BACK-COURTS & CIRCULATION SPINE.
4. - RAINWATER HARVESTING TANKS FOR ON-SITE RE-USE IN TOILETS & EXTERNAL LANDSCAPING IRRIGATION.
5. - INCORPORATION OF SOLAR PV PANELS & EV CHARGING CAPABILITIES.
6. - HIGH EFFICIENCY / WELL INSULATED BUILING ENVELOPE, INCLUDING GLAZING
7. - ENERGY EFFICEINT HOT-WATER SYSTEMS
8. - MULTI-PURPOSE PLAYING COURTS (e.g. BASKETBALL, NETBALL, INDOOR SOCCER/FOOTBALL, VOLLEYBALL, PICKLE-BALL, & WHEELCHAIR TEAM SPORTS), ASSIST IN REDUCING ENVIRONMENTAL IMPACTS THROUGH BUILDING-USAGE EFFICIENCIES.
9. - RETRACTABLE SHOW-COURT SEATING CAPABILITIES, AGAIN ASSISTS IN REDUCING ENVIRONMENTAL IMPACTS, THROUGH BUILDING-FOOTPRINT EFFICIENCIES.
10. - EFFICIENT DESIGN APPROACH REGARDING CONSTRUCTION METHODOLOGIES & STAGING, & MATERIAL SELECTIONS, AGAIN ASSIST IN REDUCING ENVIRONMENTAL IMPACTS, THROUGH BUILDING-DESIGN EFFICIENCIES.

NET ZERO TARGET APPROACH

A - **LOW CARBON MATERIALS** (REDUCE EMBODIED CARBON) -
- EVALUATING MATERIALS THROUGHOUT THE PROJECT TO MINIMISE CARBON CONTENT WHERE POSSIBLE.

B - **OPERATIONAL CARBON** (REDUCE ONGOING/-VE LOAD) -
- USE PASSIVE/NATURAL VENTILATION OPTIONS TO MINIMISE AIR CONDITIONING ENERGY.
- EFFICIENT BUILDING ENVELOPE (i.e. INSULATION; SEALING; REFLECTIVE COLOURS/SURFACES; & GLAZING ORIENTATION/PROTECTION).
- CONSIDERATION FOR LIFE-SPAN OF SERVICES & MATERIALS.
- CONTROLS TO HELP MAXIMISE THE EFFICIENCY OF THE BUILDING & IT'S SERVICES.
- ON-SITE GENERATION THROUGH SOLAR PANELS.

C - **OFFSET** (MAKE-UP RESIDUAL LIFE-CYCLE CARBON EXTERNALLY)
- AS A LAST RESORT, AFTER CONSIDERING THE WHOLE-OF-LIFE CARBON FOOTPRINT OF THE BUILDING, IT IS POSSIBLE TO OFFSET THE RESIDUAL CARBON THROUGH OTHER INITIATIVES ON-SITE (e.g. TREE PLANTING) OR WHERE NECESSARY THROUGH OFF-SITE VERIFIED SCHEMES.

HUNTER INDOOR SPORTS CENTRE : SUSTAINABLE DESIGN STRATEGIES

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EJE Integrity Innovation Inspiration

STATE SIGNIFICANT DEVELOPMENT APPLICATION

1 **FLOOD MITIGATION**

- BY REDUCING STORMWATER RUNOFF & INCREASING WATER INFILTRATION USING PERMEABLE PAVING & KERB INLETS, TO MINIMISE THE RISKS OF FLOODING DURING HEAVY RAIN EVENTS.

2 **WATER POLISHING**

- PLANTING TO PROVIDE FILTRATION TO EFFECTIVELY REMOVE POLLUTANTS, ENHANCING THE QUALITY OF WATER ENTERING STREAMS & RIVERS.

3 **BIODIVERSITY ENHANCEMENT**

- ENCOURAGING THE CREATION OF HABITATS FOR VARIOUS SPECIES, CONTRIBUTING TO URBAN BIODIVERSITY & ECOSYSTEM HEALTH.

4 **ENHANCED TREE GROWTH**

- BY DIRECTING EXTRA RESOURCES TO NEARBY TREES THROUGH KERB INLETS TO PROVIDE PASSIVE IRRIGATION & GIVE THE TREES MORE OPPORTUNITY TO SUCCESSFULLY GROW.

5 **INCREASED SOCIAL OUTCOMES**

- IMPROVING THE GREENERY, LIVEABILITY, & FUNCTIONALITY OF SHARED URBAN SPACES, INCREASES THE PHYSICAL, SOCIAL, & MENTAL HEALTH OF THE COMMUNITY.

COMMENTS

THE DESIGN APPROACH STRATEGY WILL INCORPORATE WATER SENSITIVE URBAN DESIGN (WSUD) PRINCIPLES TO PROTECT & ENHANCE THE NATURAL WATER SYSTEMS WITHIN THE LOCAL ENVIRONMENT, BY INTEGRATING STORMWATER TREATMENT INTO THE LANDSCAPE, IMPROVING THE QUALITY OF WATER DRAINING FROM THE DEVELOPMENT INTO RECIEVING ENVIRONMENTS, REDUCING RUNOFF & PEAK FLOWS, INCREASING LOCAL DETENTION TIMES, & MINIMISING IMPERVIOUS AREAS.

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12

OVERSHADOWING ANALYSIS

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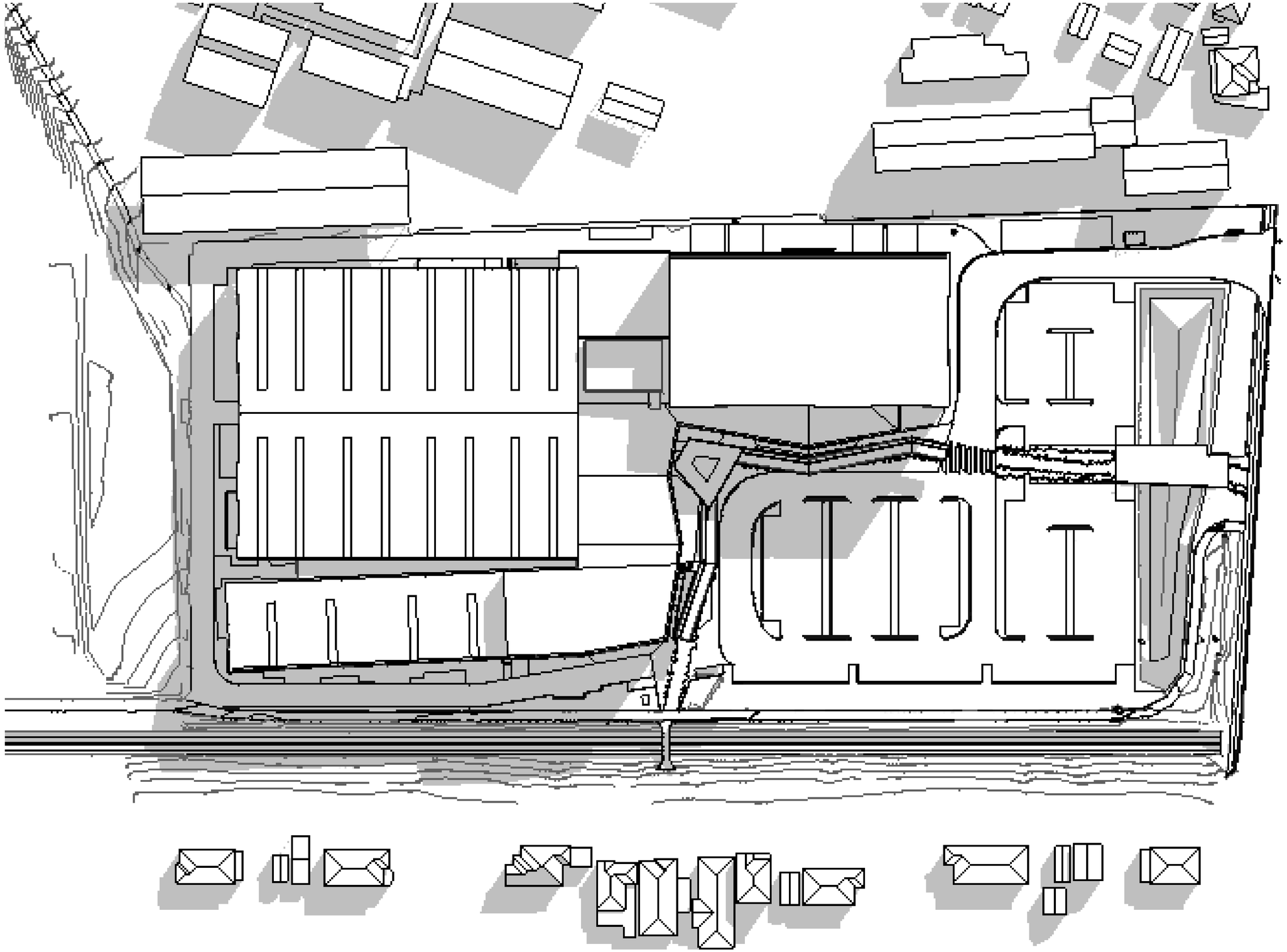

HUNTER INDOOR SPORTS CENTRE : OVERALL SHADOW DIAGRAM - 9am JUNE 21st

14683 - DA - A85 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RIS2-HISC (26-11-2025).pln

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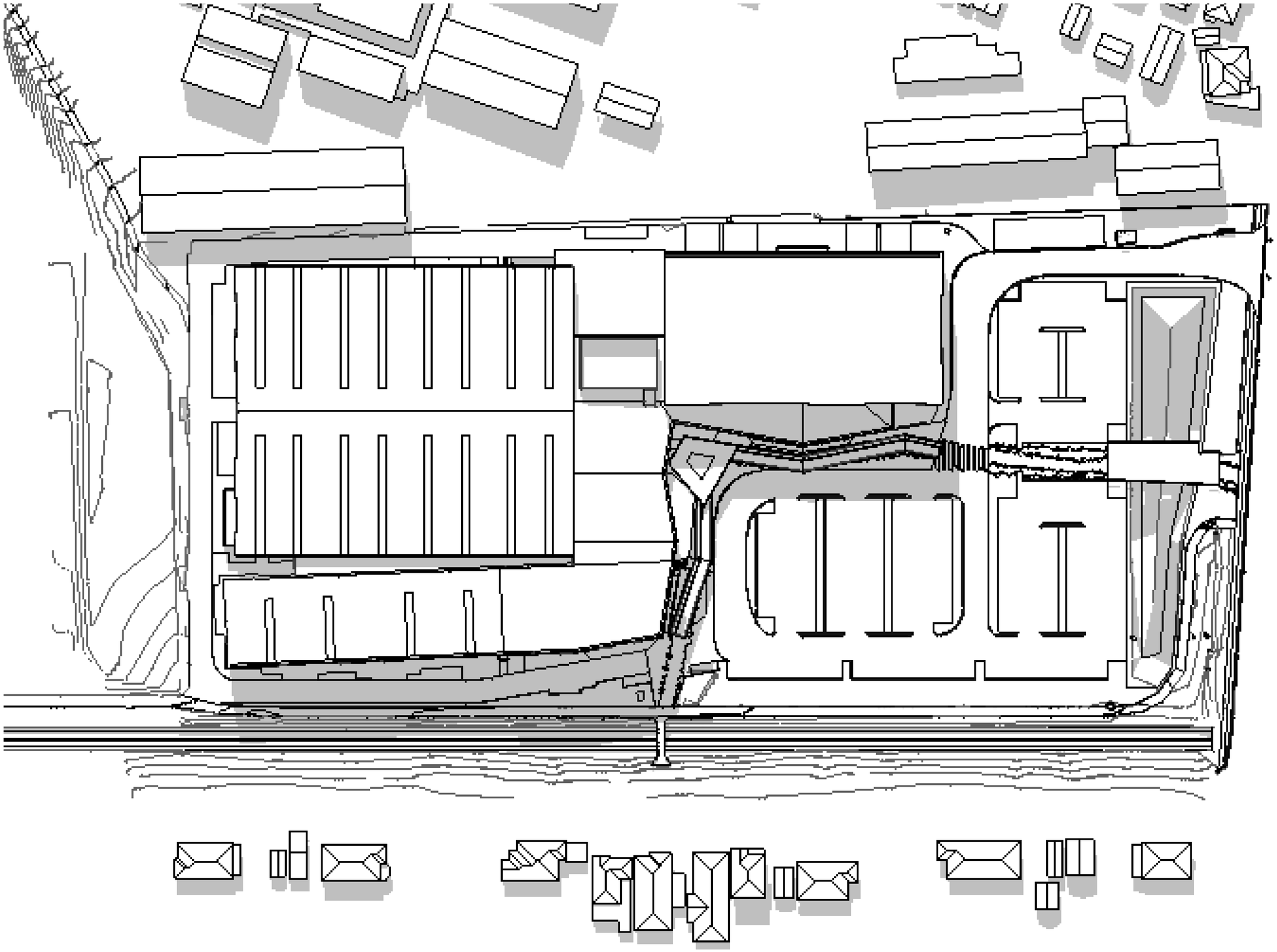

HUNTER INDOOR SPORTS CENTRE : **OVERALL SHADOW DIAGRAM - 12noon JUNE 21st**

14683 - DA - A86 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RISZ-HISC (26-11-2025).pln

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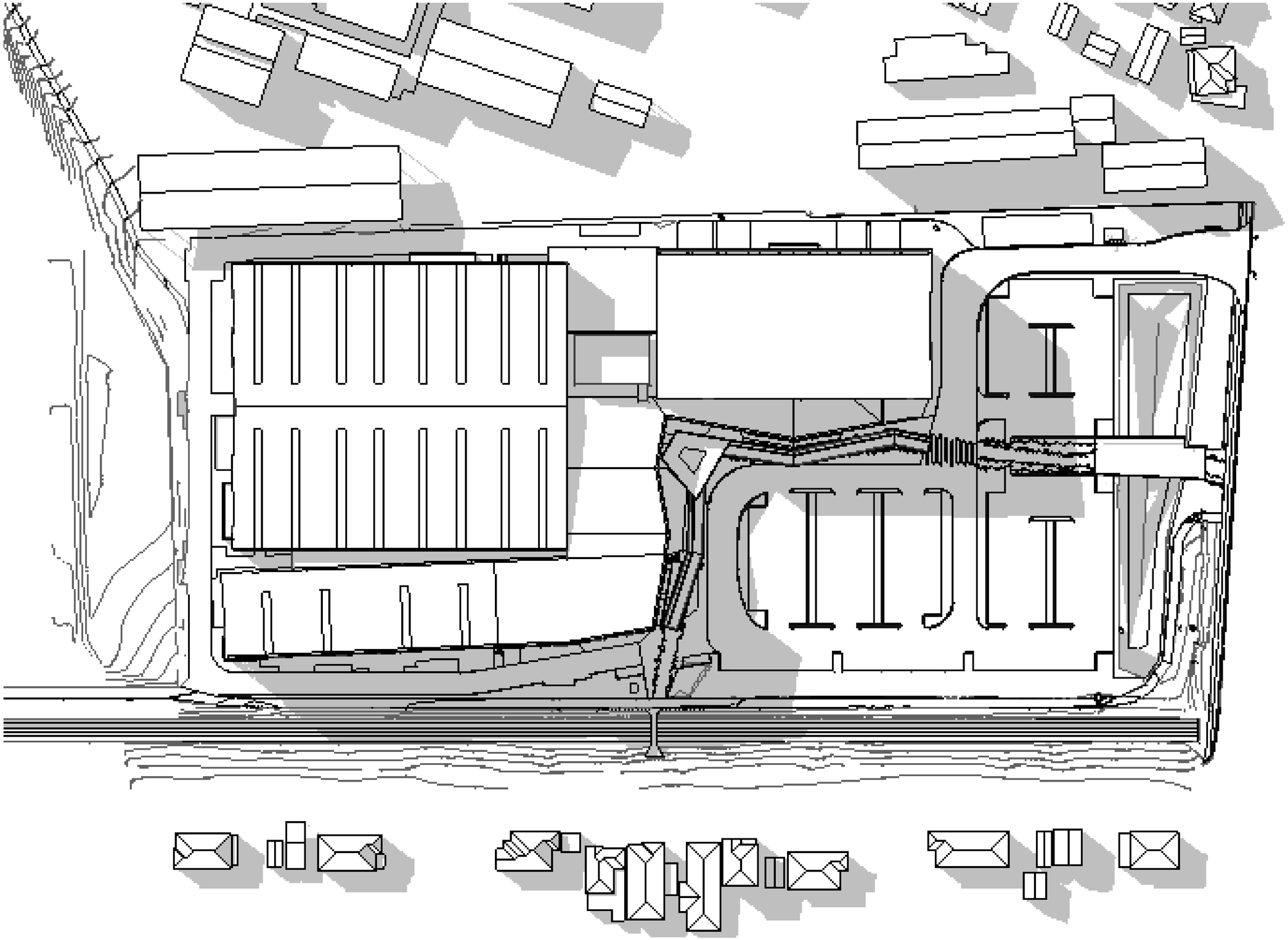

HUNTER INDOOR SPORTS CENTRE : **OVERALL SHADOW DIAGRAM - 3pm JUNE 21st**

14683 - DA - A87 - Rev G - 10 March 2026

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MATERIALS & FINISHES

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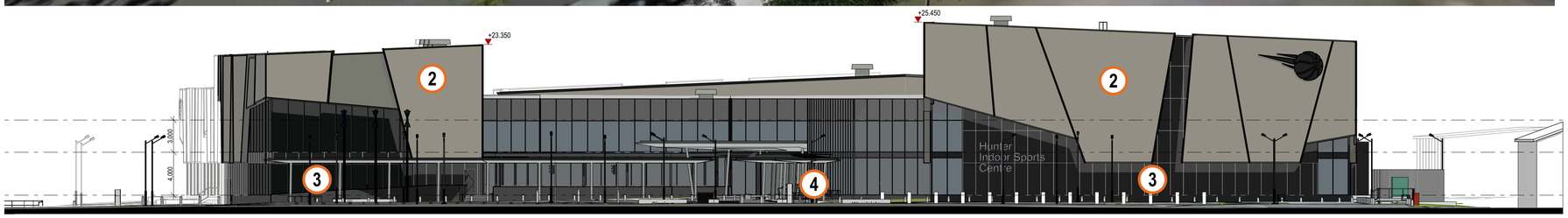
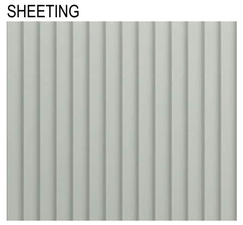
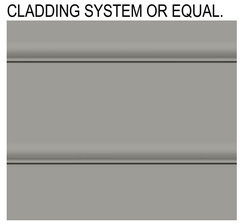


LEGEND

1 **ROOF CLADDING**
- 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING

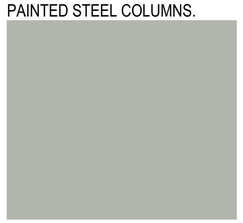


2 **WALL CLADDING**
- 'WALLABY' COLORBOND STEEL HORIZONTAL SHEET METAL CLADDING SYSTEM OR EQUAL.

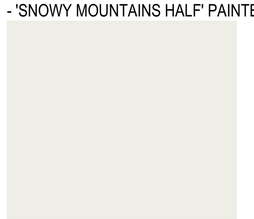


3 **WALL CLADDING, GLAZING SUITE FRAMING**
- 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.

4 **COVERED WALKWAY COLUMNS &TRIMS**
- 'SHALE GREY' COLBOND STEEL OR EQUAL CAPPINGS, & PAINTED STEEL COLUMNS.



5 **COVERED WALKWAY SOFFITS**
- 'SNOWY MOUNTAINS HALF' PAINTED FIBRE-CEMENT SHEETING.



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SIGNAGE

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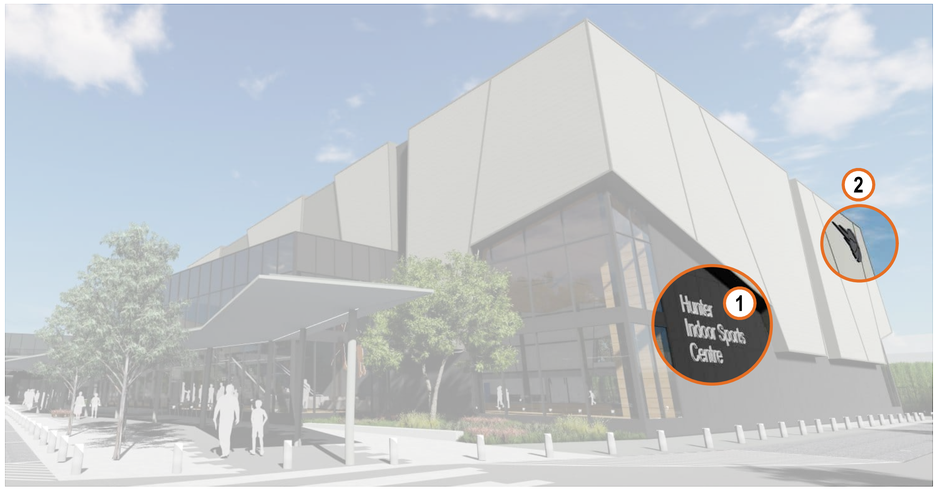
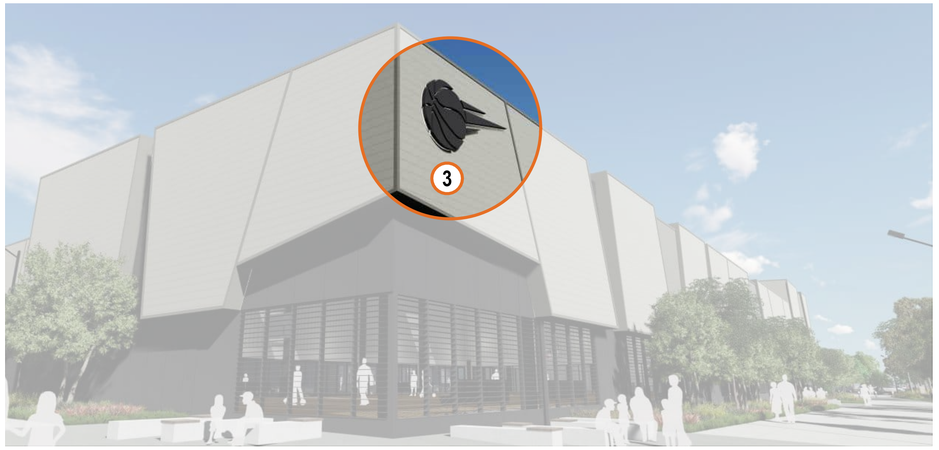


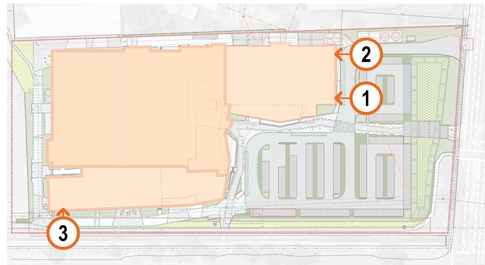


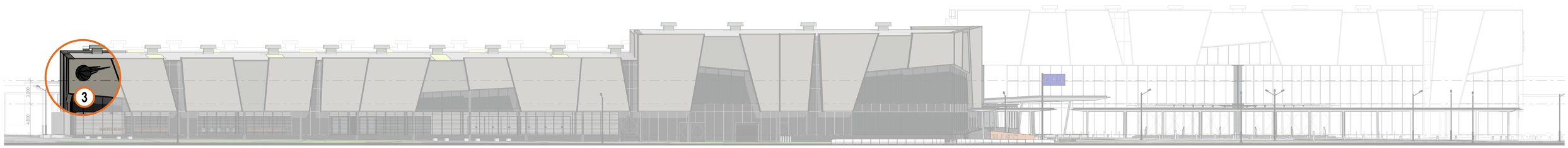
LEGEND

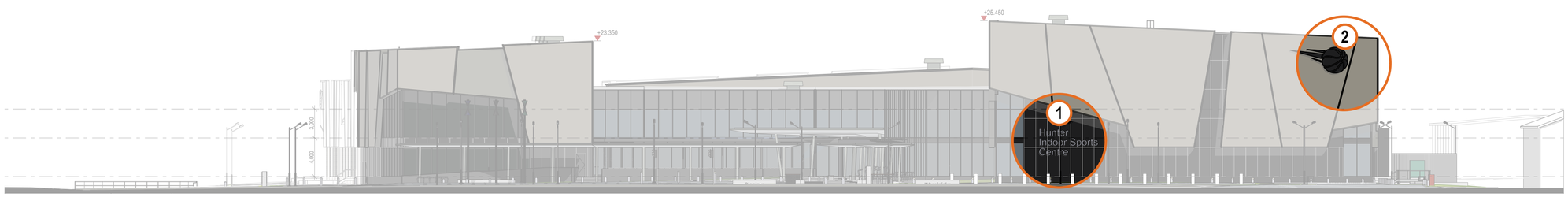
1 BUILDING IDENTIFICATION SIGNAGE
- "HUNTER INDOOR SPORTS CENTRE" NAMING TEXT.
- POWDER-COATED ALUMINIUM INDICIDUAL LETTERING (ANODISED FINISH OR EQUAL), ON STAND-OFF PINS, WITH LED BACK-LIGHTING.
- OVERALL 2.75m HIGH x 6.0m WIDE, LOCATED AT 2.2m ABOVE GROUND FLOOR LEVEL.
- INDIVIDUAL LETTERING AT 0.75m HIGH.

2 FACADE LOGO SIGNAGE 01
- NEWCASTLE BASKETBAL LOGO INTERPRETATION.
- POWDER-COATED ALUMINIUM SHEETING (MONUMENT COLOUR OR EQUAL), ON STAND-OFF PINS, WITH LED BACK-LIGHTING.
- OVERALL 2.7m HIGH x 6.0m WIDE, LOCATED AT 10.0m ABOVE GROUND FLOOR LEVEL.

3 FACADE LOGO SIGNAGE 02
- NEWCASTLE BASKETBAL LOGO INTERPRETATION.
- POWDER-COATED ALUMINIUM SHEETING (MONUMENT COLOUR OR EQUAL), ON STAND-OFF PINS, WITH LED BACK-LIGHTING.
- OVERALL 2.0m HIGH x 4.5m WIDE, LOCATED AT 6.5m ABOVE GROUND FLOOR LEVEL.







HUNTER INDOOR SPORTS CENTRE : **SIGNAGE**

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PART END

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15

RtS1 REVISONS SUMMARY

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

KEY

- 10m WIDE FUTURE CIRCULATION CORRIDOR
- 6m WIDE FIRE TRUCK ACCESS ZONE
- PREVIOUS FOOTPRINTS
- PEDESTRIAN SAFETY FENCING

LEGEND

1. BUILDING & CARPARK FOOTPRINTS MOVED 19.5m WEST, TO CREATE OPEN SPACE AT THE STREET FRONTAGE, TO ALLOW FOR THE RETENTION OF EXISITNG TREES, & TO ASSIST FLOODING ISSUES.
2. SITE DRIVEWAY ENTRANCE CROSSING MOVED 3m FURTHER SOUTH, TO ADDRESS TINSW TRAFFIC CONFLICT CONCERNS, & 1x EXTRA EXISTING TREE TO BE REMOVED.
3. STAGE 2 CARPARK MOVED 1.5m FURTHER SOUTH, DUE TO THE ABOVE, & PEDESTRIAN PROMENADE ALIGNMENT FROM TURTON RD. ADJUSTED, DUE TO THE ABOVE.
4. PEDESTRAIN PROMENADE BRIDGE PROPOSED OVER OPEN SPACE ZONE, TO ASSIST FLOODING ISSUES.
5. 4x EXISITNG TREES IN THE SE CORNER OF THE SITE, PREVIOUSLY PROPOSED TO BE REMOVED, NOW RETAINED.
6. EXISTING CYCLE/PATHWAY PREVIOUSLY PROPOSED TO BE REMOVED, TO NOW BE RETAINED.
7. RELOCATION OF FIRE HYDRANT TANKS 1.5m OFF THE BOUNDARY, & REPOSITIONED FURTHER WEST, TO ALLOW FOR LANDSCAPE SCREENING TO ADJOINING PROPERTIES.
8. REDUCTION OF NORTHERN ACCESSWAY WIDTH TO INCREASE LANDSCAPING TO SIDE BOUNDARY.
9. EXISITNG TURTON RD FOOTPATH WIDENED TO EDGE OF EXISITNG KERB (APPROX. 2.25m WIDE), & NEW PEDESTRIAN SAFETY FENCING TO BE PROVIDED ALONG KERB.
10. SOUTHERN BOUNDARY FEATURE LANDSCAPING ITEMS REMOVED, & 6m WIDE ACCESSWAY ADJUSTED, TO ALLOW POTENTIAL FUTURE PUBLIC CIRCULATION CORRIDOR OPTIONS.
11. WESTERN PORTION OF THE BUILDING FOOTPRINT (BACK COURTS & HI-PERF. WING) MOVED 1m FURTERH SOUTH, TO ALLOW FOR 6m WIDE ACCESSWAY CLEARANCES AROUND THE FACILITY..
12. EXISTING SEMI-FORMAL PARKING ALONG MONASH RD TO REMAIN.

NOTES

*ONLY EXISTING TREES HAVE BEEN SHOWN TO CLARIFY IMOPACTS ON EXISITNG SITE CONDITIONS.
PROPOSED TREES ARE AS PER THE SUBMITTED SSDA, SUBJECT TO CONFIRMATION OF THE SOUTHERN CIRCULATION ZONE EXPECTATIONS.

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HUNTER INDOOR SPORTS CENTRE : RtS1 SITE PLAN REVISIONS

14683 - DA - A1001 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RtS2-HISC CD-11-2025.pln

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

16

VARIOUS CODE MODES

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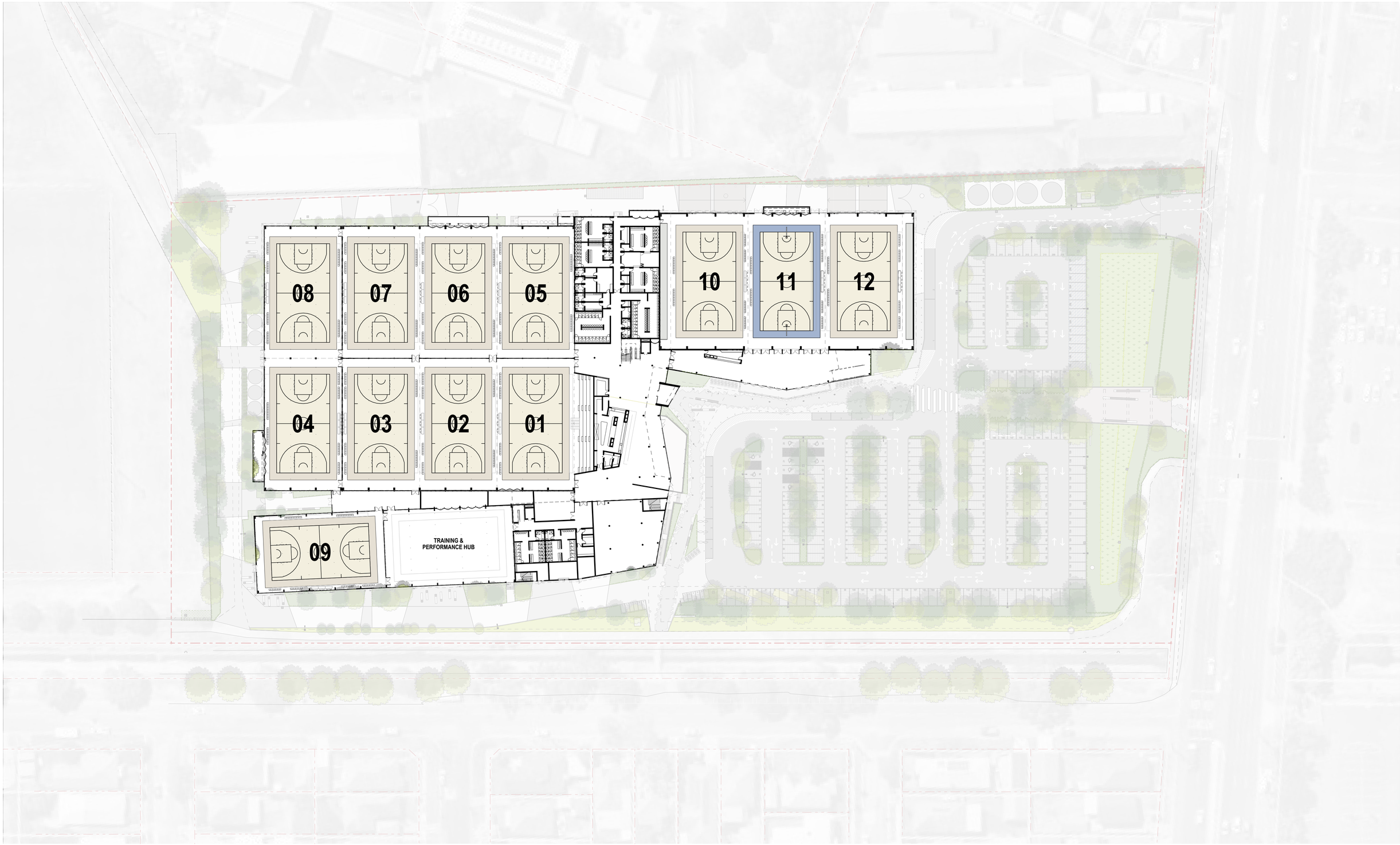
LEGEND

12x BASKETBALL COURTS (15.1 x 28.1m EACH)



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : BASKETBALL COURT MODE PLAN

14683 - DA - A1003 - Rev G - 10 March 2026

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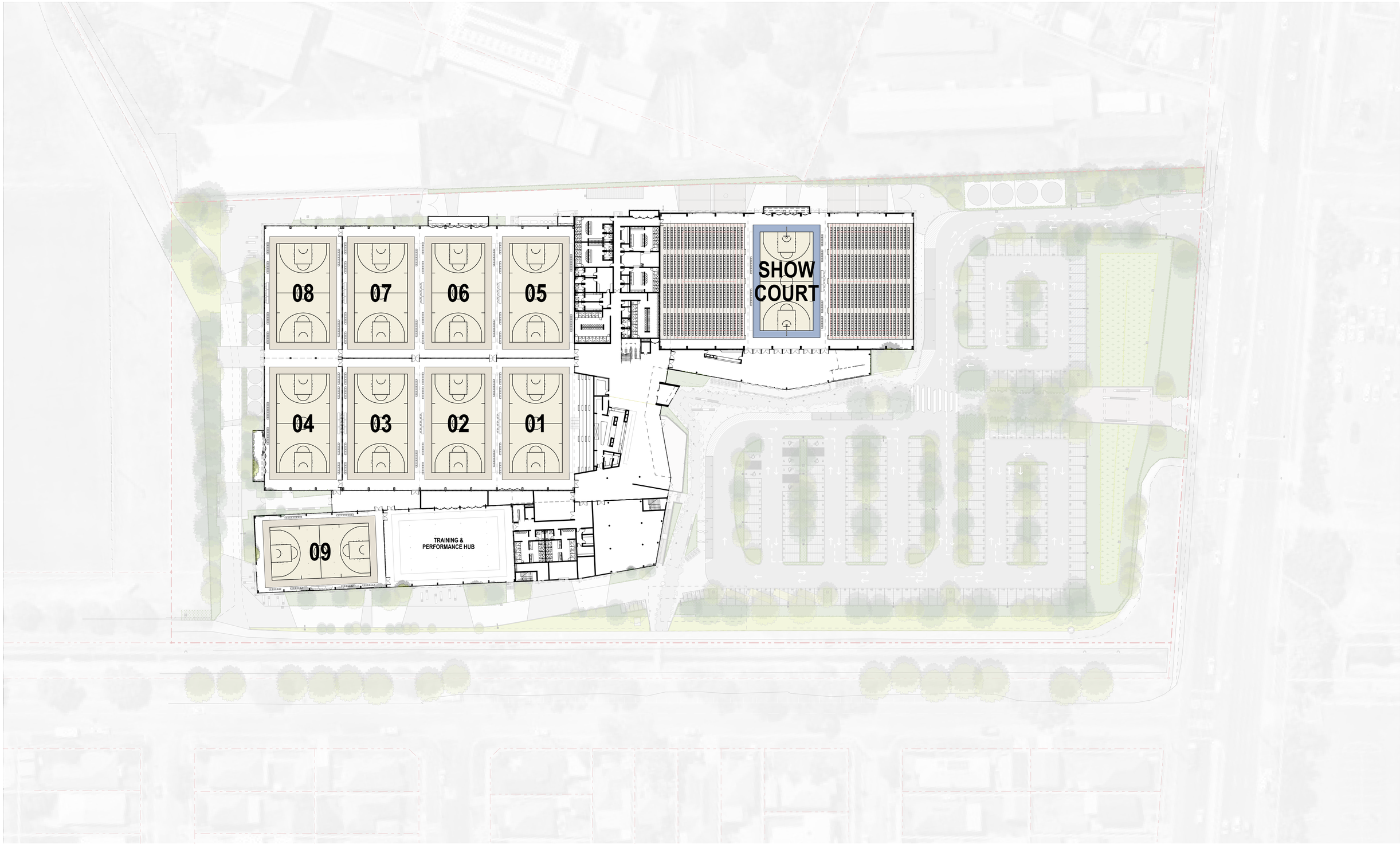
LEGEND

10x BASKETBALL COURTS (15.1 x 28.1m EACH) + SHOW COURT SEATING FOR 2,484 PEOPLE



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : SHOW COURT MODE PLAN

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LEGEND

12x NETBALL COURTS (15.25 x 30.5m EACH)

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HUNTER INDOOR SPORTS CENTRE : NETBALL COURT MODE PLAN

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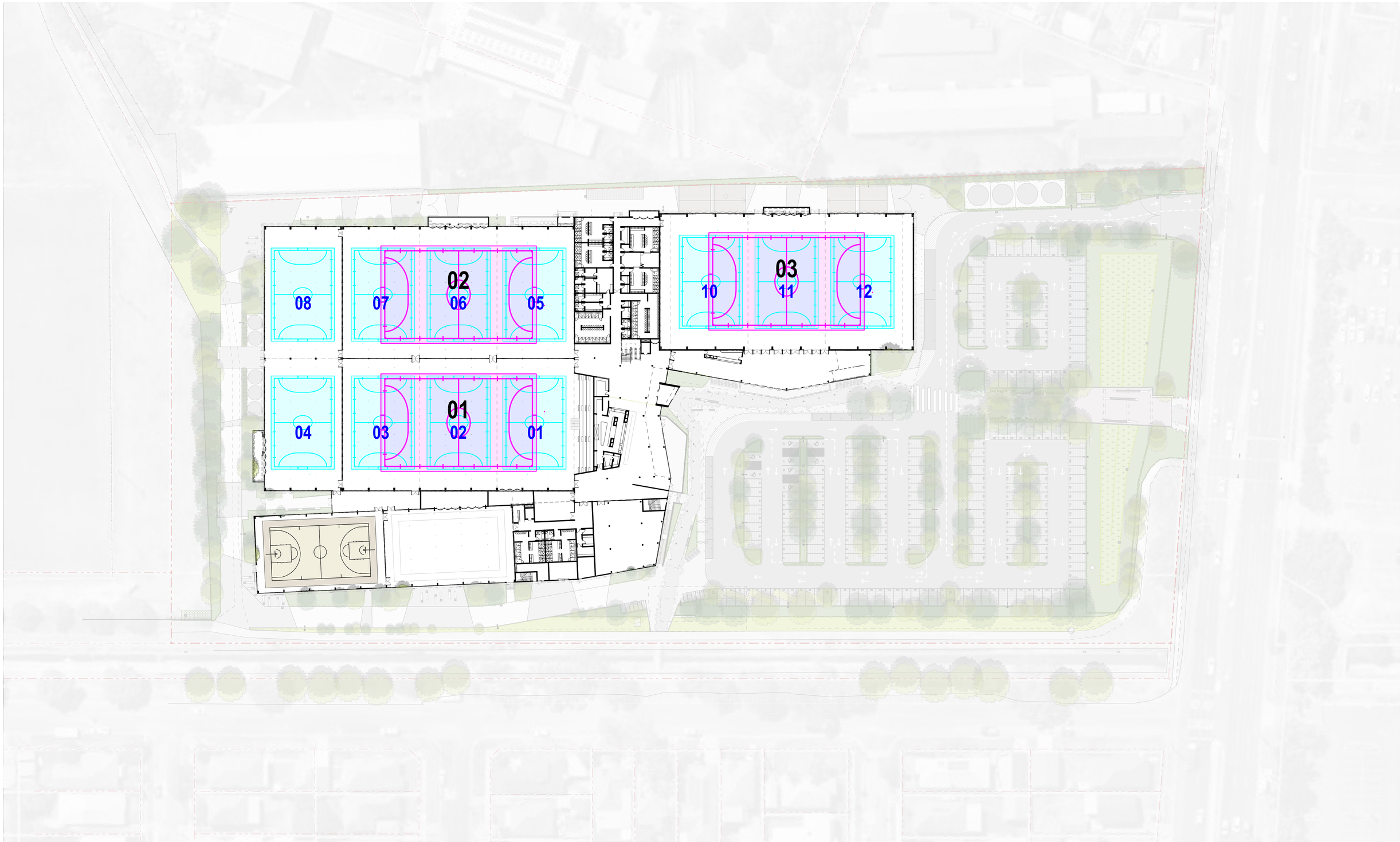
LEGEND

3x INTERNATIONAL SIZED FUTSAL COURTS (25 x 42m EACH)

12x NON-INTERNATIONAL FUTSAL COURTS (16 x 25m EACH)



STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : FUTSAL COURT MODE PLAN

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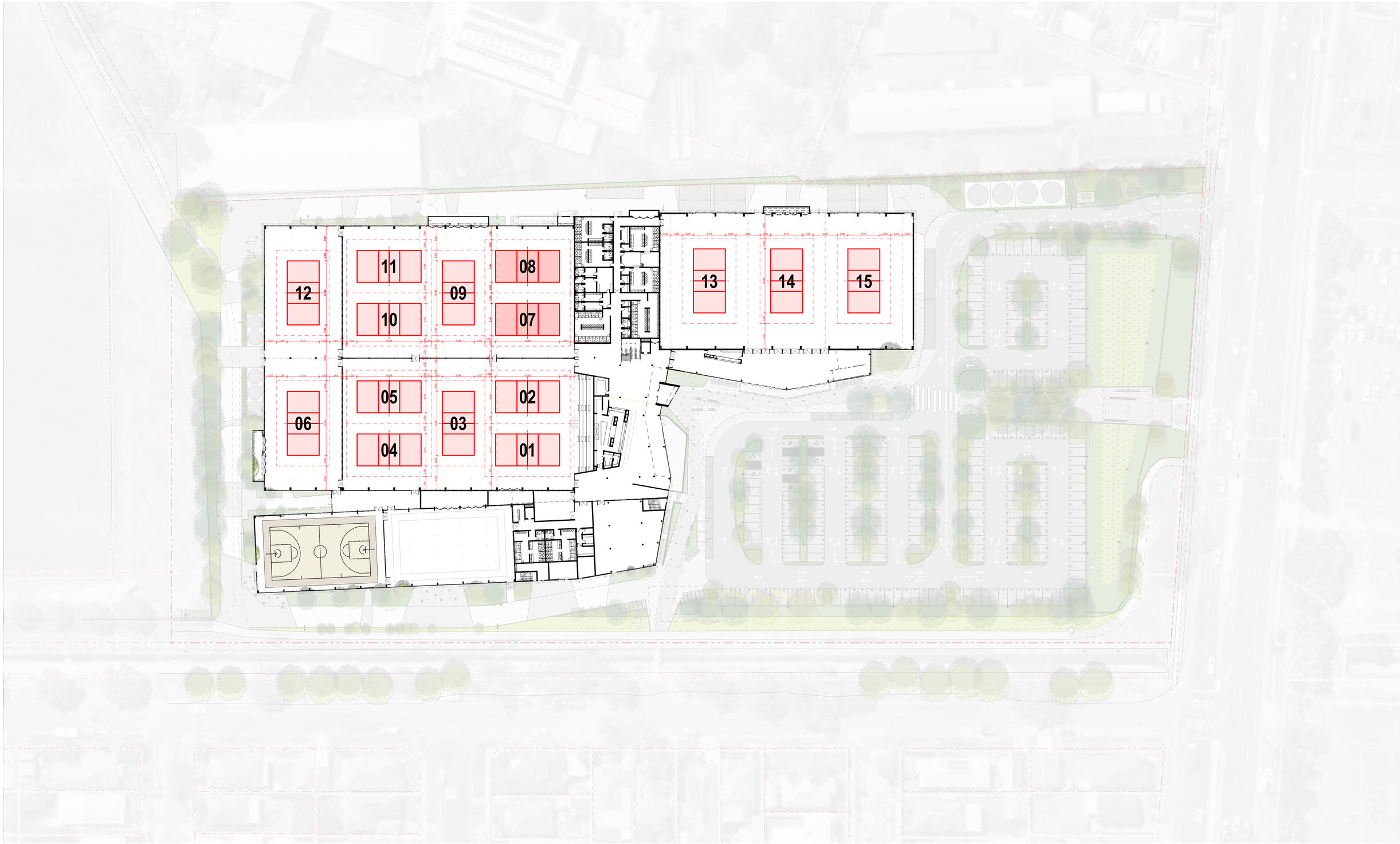
Date: Scale: 1:500 @ A1

Integrity
Innovation
Inspiration

LEGEND

15x VOLLEYBALL COURTS (9 x 18m EACH)



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HUNTER INDOOR SPORTS CENTRE : VOLLEYBALL COURT MODE PLAN

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Date | Scale: 1:500 @ A1

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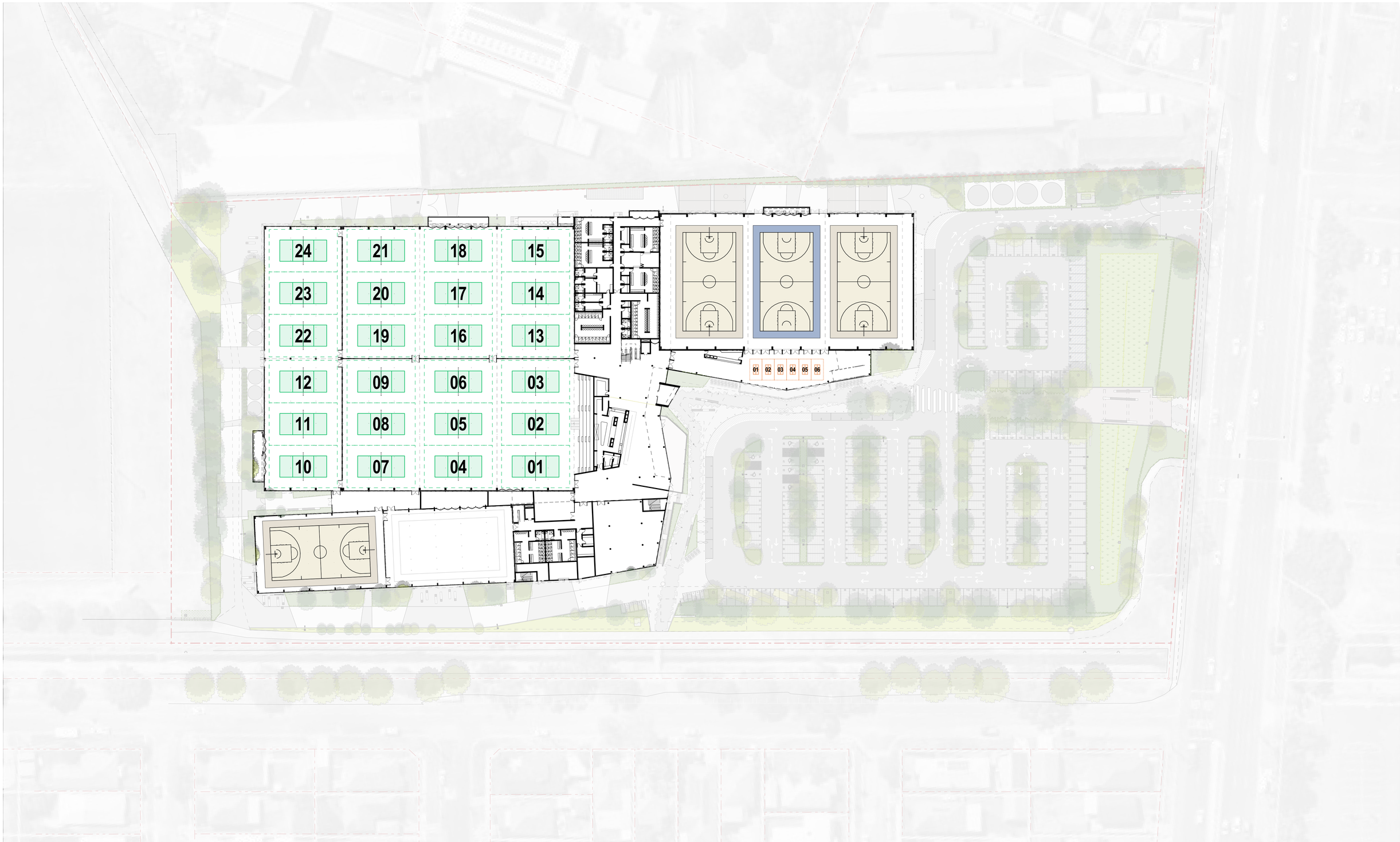
LEGEND

24x BADMINTON / PICKLEBALL COURTS (6.1 x 13.4m EACH)

6x TABLE-TENNIS TABLES (1.6 x 2.8m EACH)



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HUNTER INDOOR SPORTS CENTRE : BADMINTON / PICKLEBALL COURT MODE PLAN & TABLE-TENNIS

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17

RtS1 ADDITIONAL RENDERS - AERIAL SITE CONTEXT

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 15 - SITE CONTEXT AERIAL VIEW 01 (SOUTHERN ASPECT)**

14683 - DA - A1010 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RBJ-HSC-DR-11-2002.pln

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 16 - SITE CONTEXT AERIAL VIEW 01 (NORTHERN ASPECT)**

14683 - DA - A1011 - Rev G - 10 March 2026

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Filename: 14683-SSDA-RBZ-HISC-ZR-11-A1011.pln

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RtS1 ADDITIONAL RENDERS – APROACH VIEWS

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 17 - TURTON RD. PROMENADE 01 (FACING WEST)**

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 18 - TURTON RD. PROMENADE 02 (FACING WEST)**

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 19 - TURTON RD. PROMENADE 03 (FACING WEST)**

14683 - DA - A1015 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 20 - MONASH RD. BRIDGE (FACING NORTH) 01

14683 - DA - A1016 - Rev G - 10 March 2026

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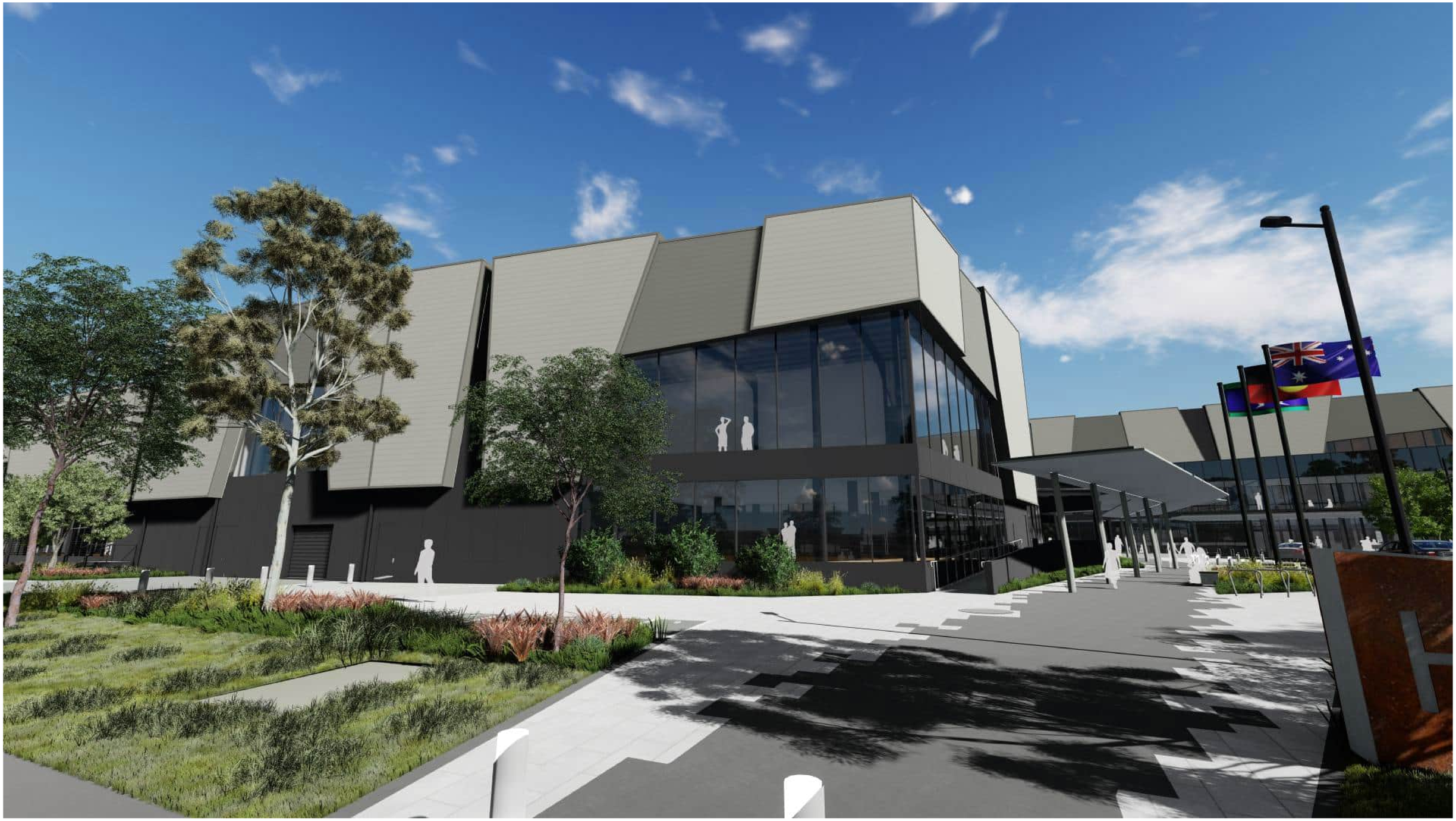

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 21 - MONASH RD. BRIDGE (FACING NORTH) 02**

14683 - DA - A1017 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 22 - SOUTHERN PATHWAYAPPROACH TO MONASH RD BRIDGE (FACING NORTH-WEST)**

14683 - DA - A1018 - Rev G - 10 March 2026

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RtS1 ADDITIONAL RENDERS - SOUTHERN PATHWAY VIEWS

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 23 - SOUTHERN PATHWAY(FACING SW) 03**

14683 - DA - A1020 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 24 - SOUTHERN PATHWAY(FACING SW) 04**

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 25 - SOUTHERN PATHWAY(FACING NE) 01**

14683 - DA - A1022 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 26 - SOUTHERN PATHWAY(FACING NE) 02**

14683 - DA - A1023 - Rev G - 10 March 2026

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20

RtS1 ADDITIONAL RENDERS – WESTERN PATHWAY VIEWS

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 27 - WESTERN PATHWAY(FACING EAST)**

14683 - DA - A1025 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 28 - WESTERN PATHWAY(FACING SW)**

14683 - DA - A1026 - Rev G - 10 March 2026

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RtS1 ADDITIONAL RENDERS - NORTHERN BOUNDARY VIEWS

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 29 - NORTHERN BOUNDARY (FACING EAST)**

14683 - DA - A1028 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 30 - NORTHERN BOUNDARY (FACING SOUTH) 01

14683 - DA - A1029 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 31 - NORTHERN BOUNDARY (FACING SOUTH) 01**

14683 - DA - A1030 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 32 - NORTHERN BOUNDARY (FACING SOUTH) 02

14683 - DA - A1031 - Rev G - 10 March 2026

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RtS1 ADDITIONAL RENDERS – BACK COURT INTERNAL CONNECTIVITY VIEWS

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 33 - BACK COURTS BREAKOUT SPACE (FACING WEST)**

14683 - DA - A1033 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 34 - BACK COURTS (FACING NE)**

14683 - DA - A1034 - Rev G - 10 March 2026

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RtS1 ADDITIONAL RENDERS - SHOW COURT INTERNAL VIEWS

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 35 - SHOW COURT (FACING SE) NORMAL MODE

14683 - DA - A1036 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 36 - SHOW COURT (FACING SE) HALF SHOW MODE

14683 - DA - A1037 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 37 - SHOW COURT (FACING SE) SHOW MODE**

14683 - DA - A1038 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 38 - SHOW COURT (ELEVATED FACING SE) NORMAL MODE

14683 - DA - A1039 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 39 - SHOW COURT (ELEVATED FACING SE) HALF SHOW MODE**

14683 - DA - A1040 - Rev G - 10 March 2026

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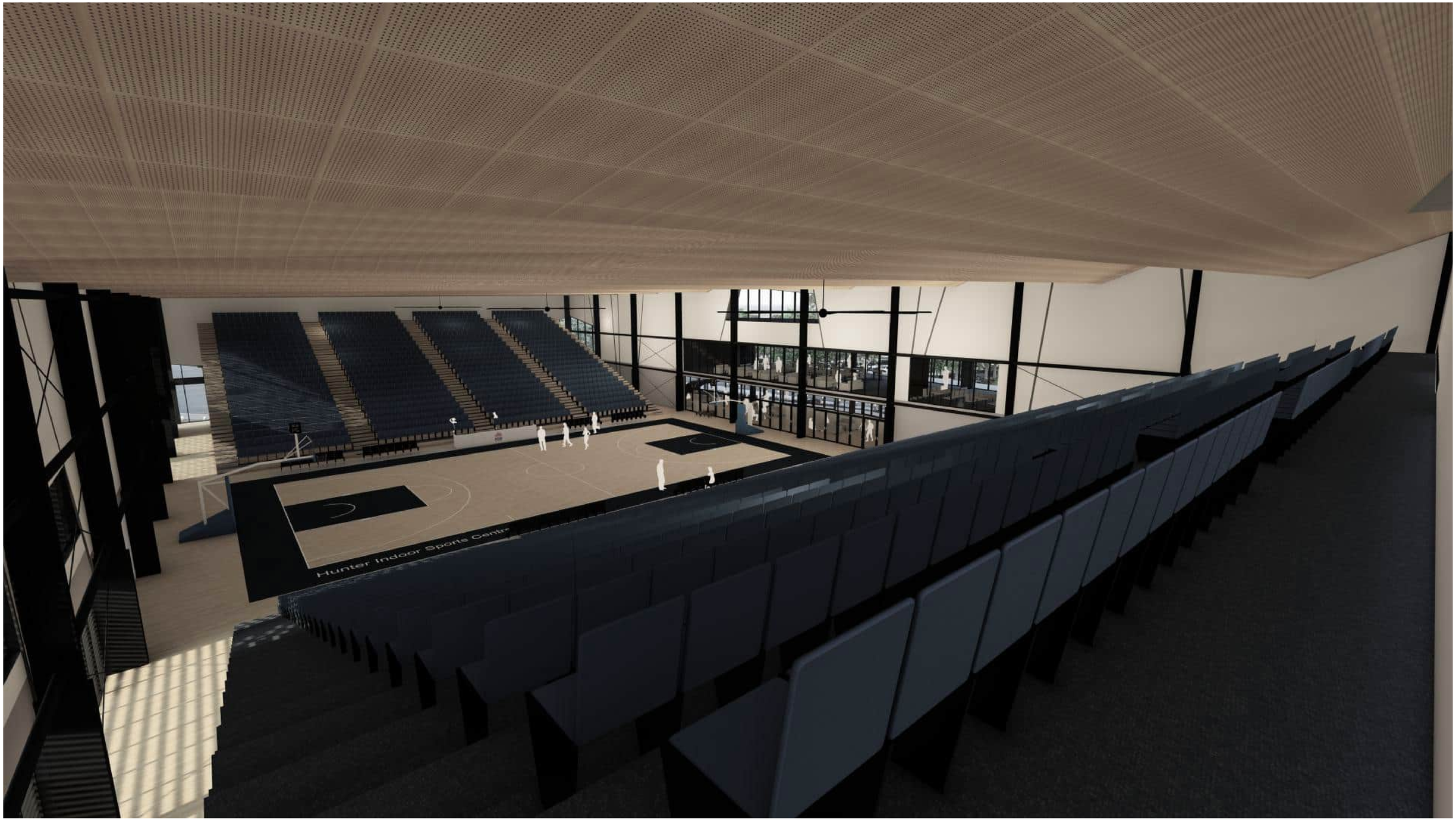

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 40 - SHOW COURT (ELEVATED FACING SE) SHOW MODE**

14683 - DA - A1041 - Rev G - 10 March 2026

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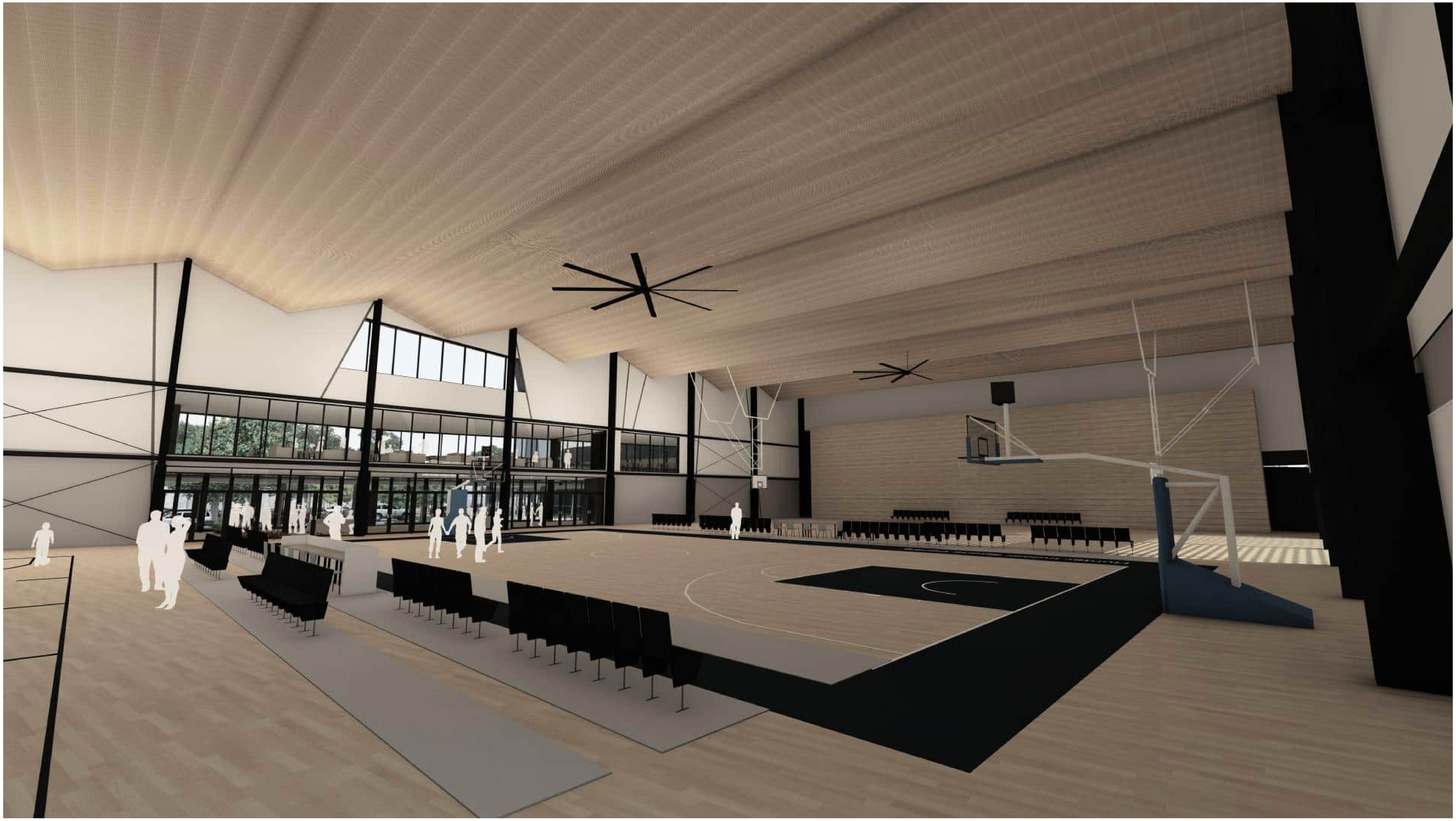

HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 41 - SHOW COURT (FACING SW) NORMAL MODE

14683 - DA - A1042 - Rev G - 10 March 2026

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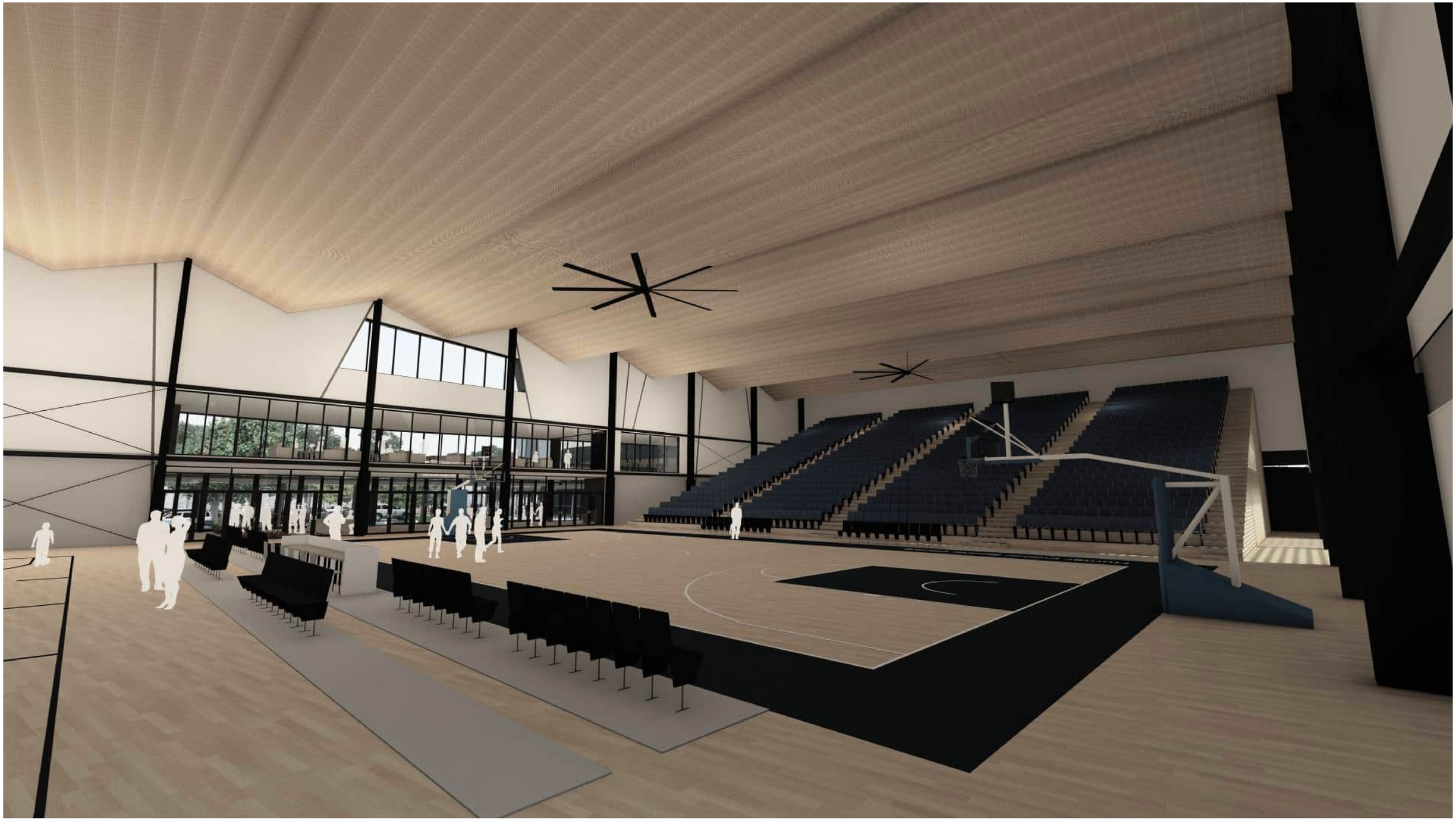

HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 42 - SHOW COURT (FACING SW) HALF SHOW MODE**

14683 - DA - A1043 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 43 - SHOW COURT (FACING SW) SHOW MODE**

14683 - DA - A1044 - Rev G - 10 March 2026

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HUNTER INDOOR SPORTS CENTRE : **OVERALL VIEW 44 - SHOW COURT (FACING SW) HALF SHOW MODE 02**

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HUNTER INDOOR SPORTS CENTRE : OVERALL VIEW 45 - SHOW COURT (FACING NW) HALF SHOW MODE

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24

ADJOINING SITE VIEW ELEVATIONS

HUNTER INDOOR SPORTS CENTRE
TURTON ROAD, LAMBTON

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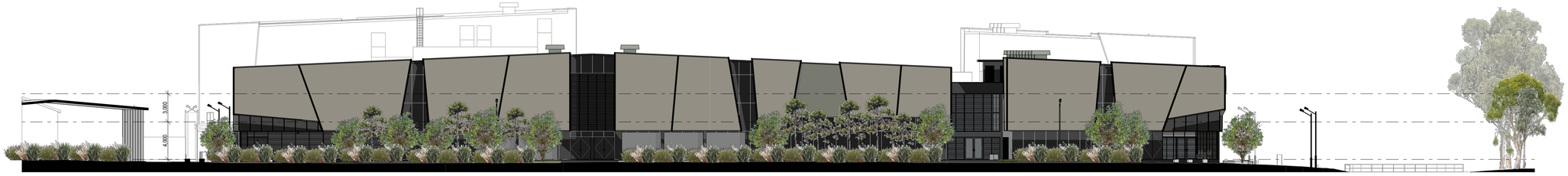
NORTH ELEVATION



WEST ELEVATION

SOUTH / MONASH ROAD ELEVATION

EAST / TURTON ROAD ELEVATION

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HUNTER INDOOR SPORTS CENTRE : ADJOINING SITE VIEW ELEVATIONS

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AERIAL CONTEXT VIEWS

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HUNTER INDOOR SPORTS CENTRE : AERIAL CONTEXT VIEW 01 (FACING NE)

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HUNTER INDOOR SPORTS CENTRE : AERIAL CONTEXT VIEW 02 (FACING NW)

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HUNTER INDOOR SPORTS CENTRE : AERIAL CONTEXT VIEW 04 (FACING SE)

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HUNTER INDOOR SPORTS CENTRE : AERIAL CONTEXT VIEW 03 (FACING SW)

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