

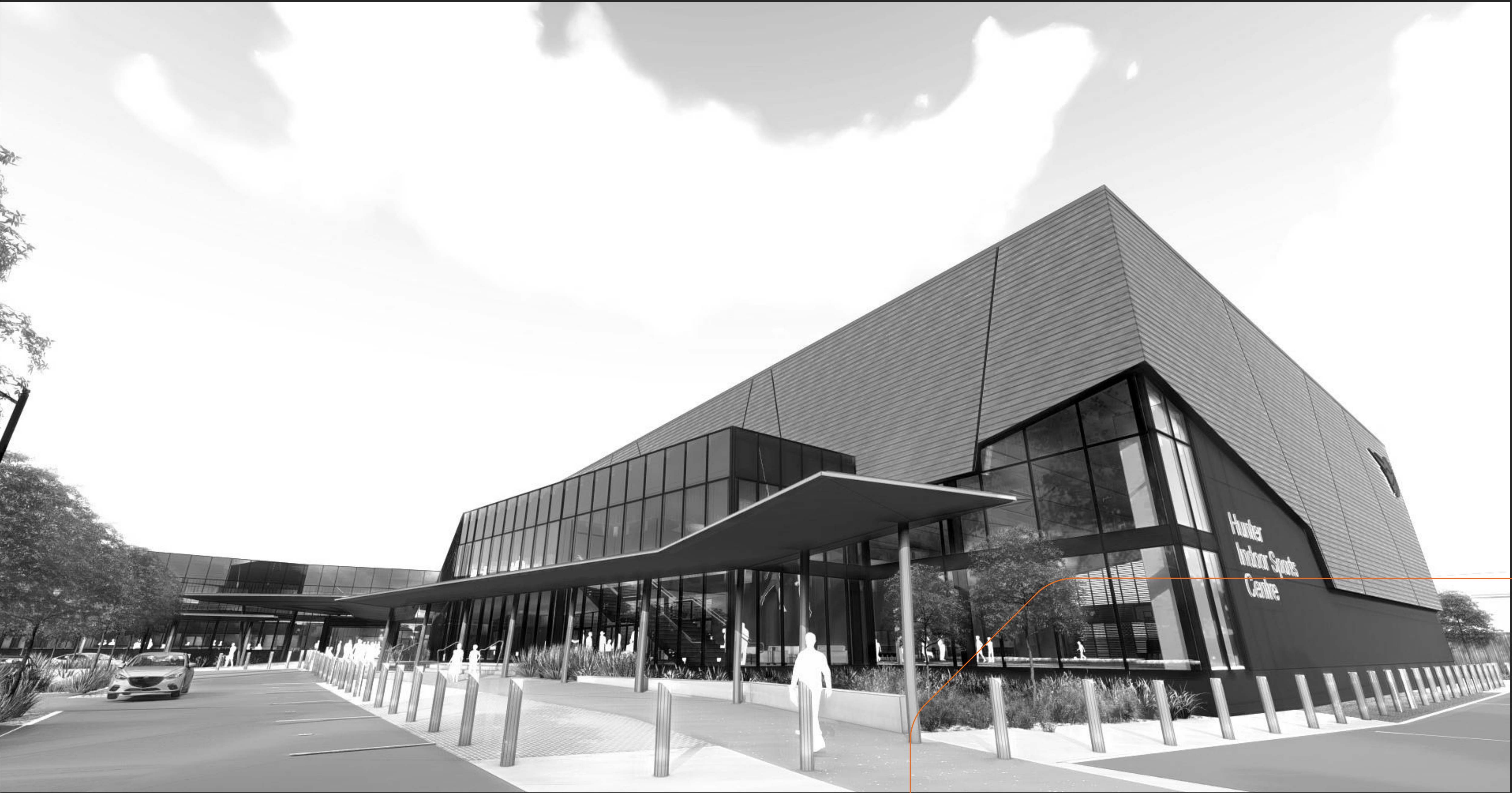
# HISC - HUNTER INDOOR SPORTS CENTRE

## STATE SIGNIFICANT DEVELOPMENT APPLICATION

rev. B - 16 August 2024

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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





01

# CONNECTING WITH COUNTRY



## HUNTER INDOOR SPORTS CENTRE : INDIGENOUS OVERVIEW

14683 - DA - A03 - Rev B - 16 August 2024  
Confidential. Copyright EJE Architecture. Nominated Architect - Bernard Collins No. 4438 (NSW ARB)  
Filename: 14683-SSDA-HISC (12-08-2024).pin

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.





## 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.





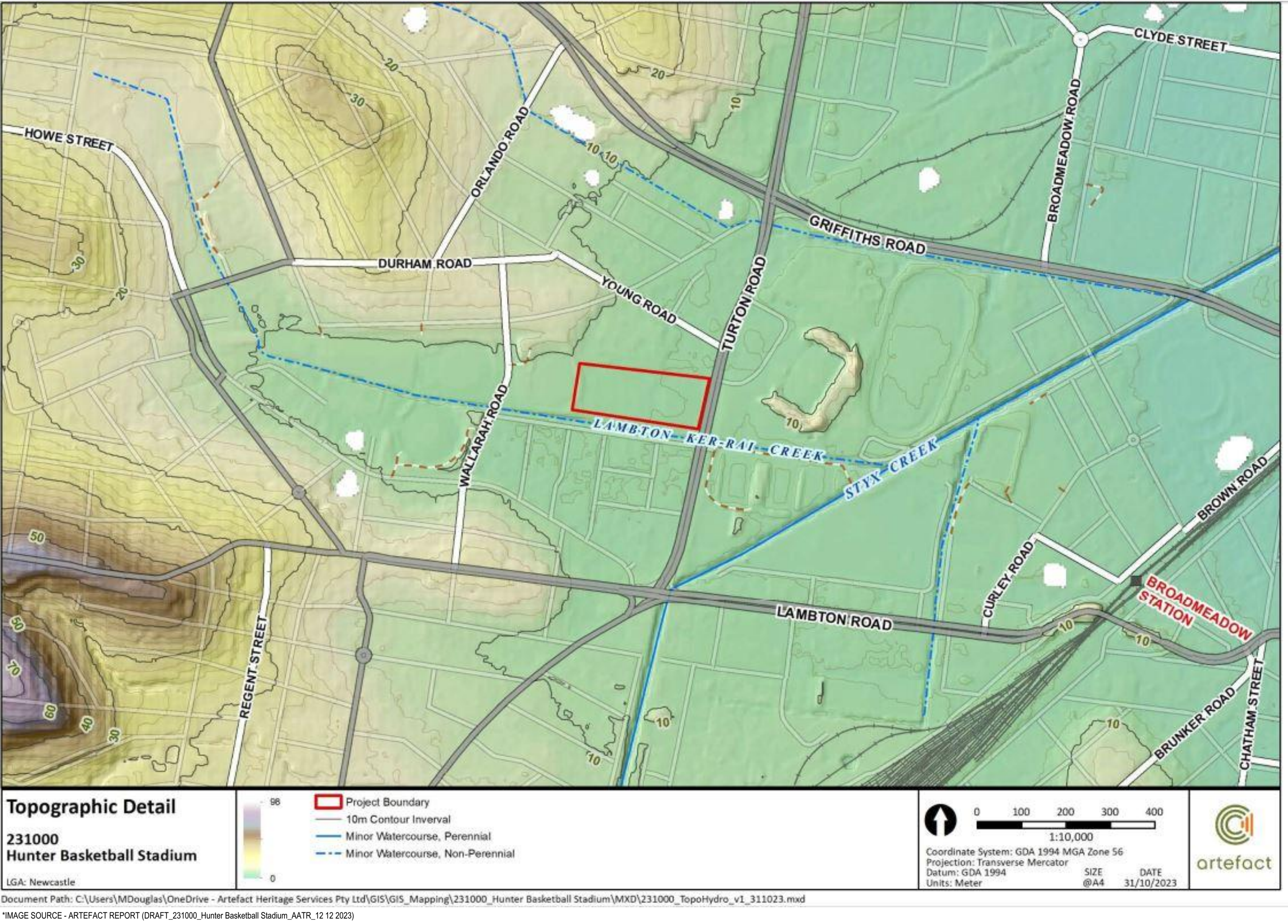
HYDROLOGY MAPPING

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.





## 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 occurred;
- as a result, they were areas of movement, from the high-level ridge- lines, down to the flats, & along the watercourses;
- consequently, these areas were areas of interaction between different mobs;
- these areas were therefore places to meet, gather, perform story-telling & knowledge-sharing.

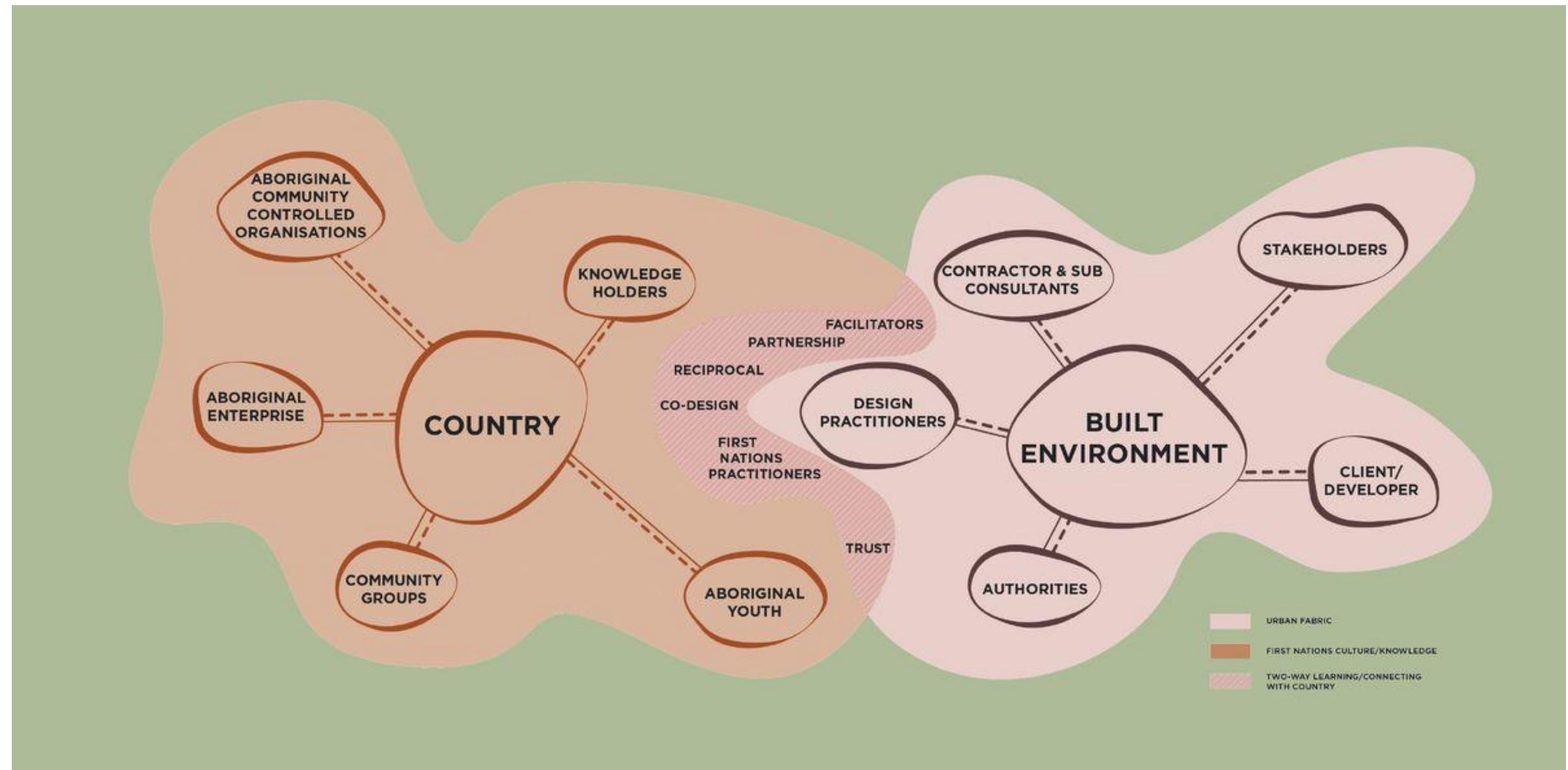
From the above training, the design team has aimed to incorporate these items of movement & gathering into the current design objectives.

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

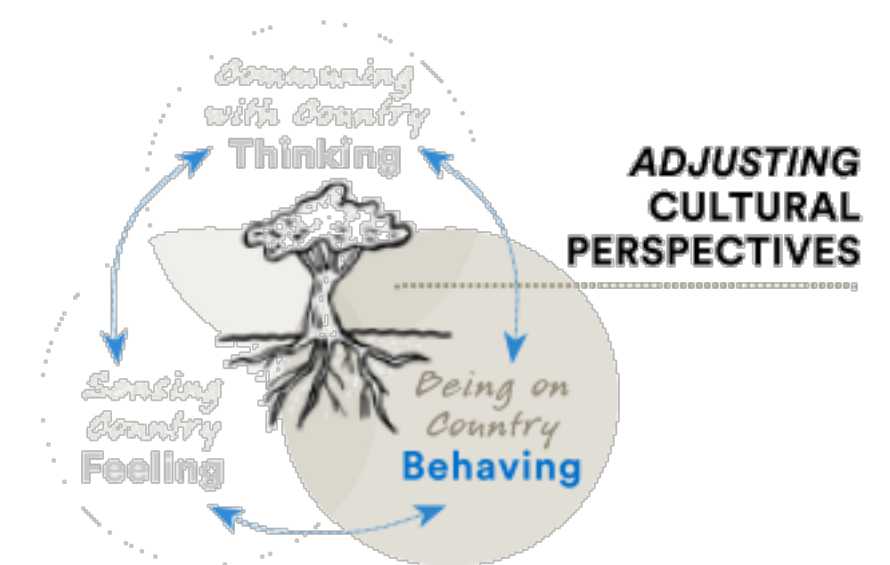
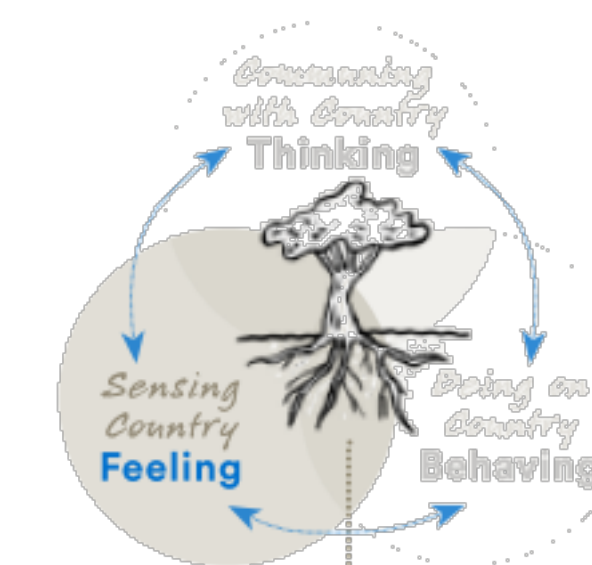
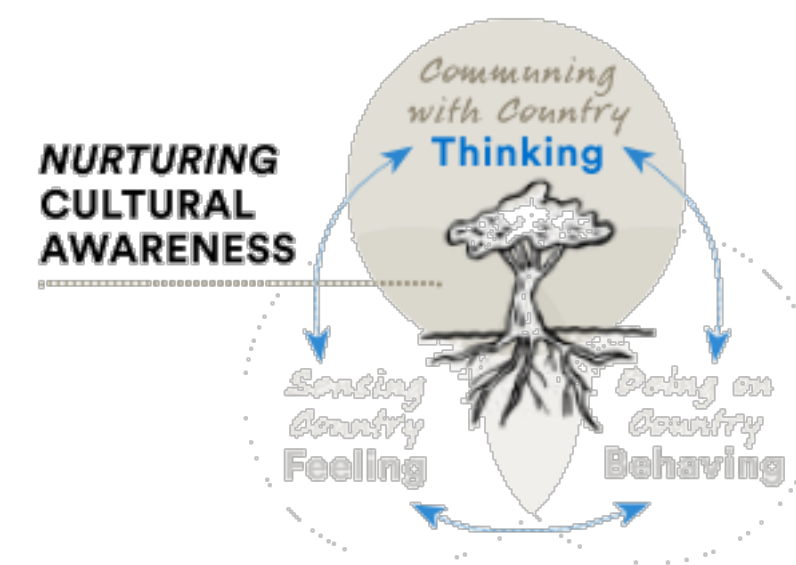
This interaction & consultation, is planned to be an ongoing process, up until the building project is completed, & as the facility operates.

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

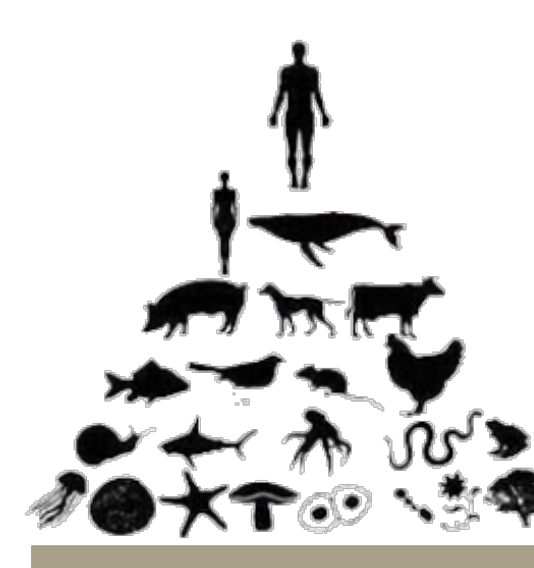
The planned future involvement, is expected to include the finer details of how the facility can best connect with country, through material selections, landscape design, the incorporation of meeting & gathering spaces, & the inclusion of First Nations groups in the functions of the facility.



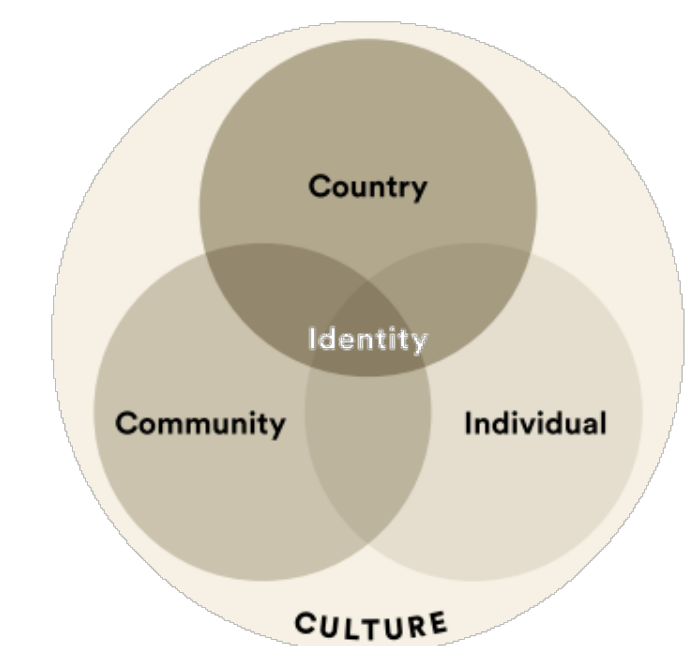
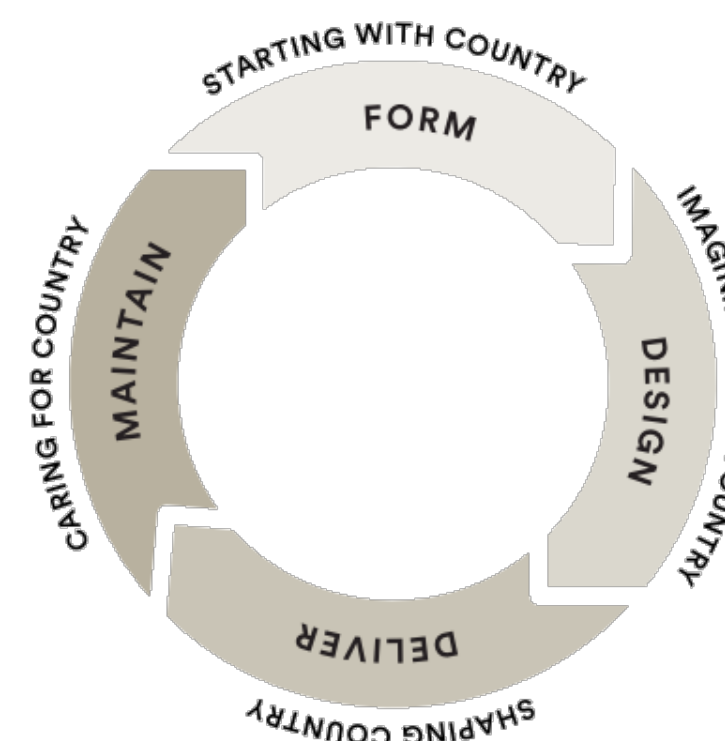
\*IMAGE SOURCE - "ADVOCATING COUNTRY: VOICE & COLLABORATION IN URBAN DEVELOPMENT" - ARCHITECTURE AU.



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



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



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





# 02

## BUILDING TYPOLOGY ANALYSIS





PHOTO 1 - EXTERNAL SHOW COURT FACADE



PHOTO 2 - EXTERNAL FOYER



PHOTO 3 - EXTERNAL MODULES



PHOTO 4 - EXTERNAL MATERIALS







PHOTO 5 - SHOW COURT



PHOTO 6 - BACK COURTS

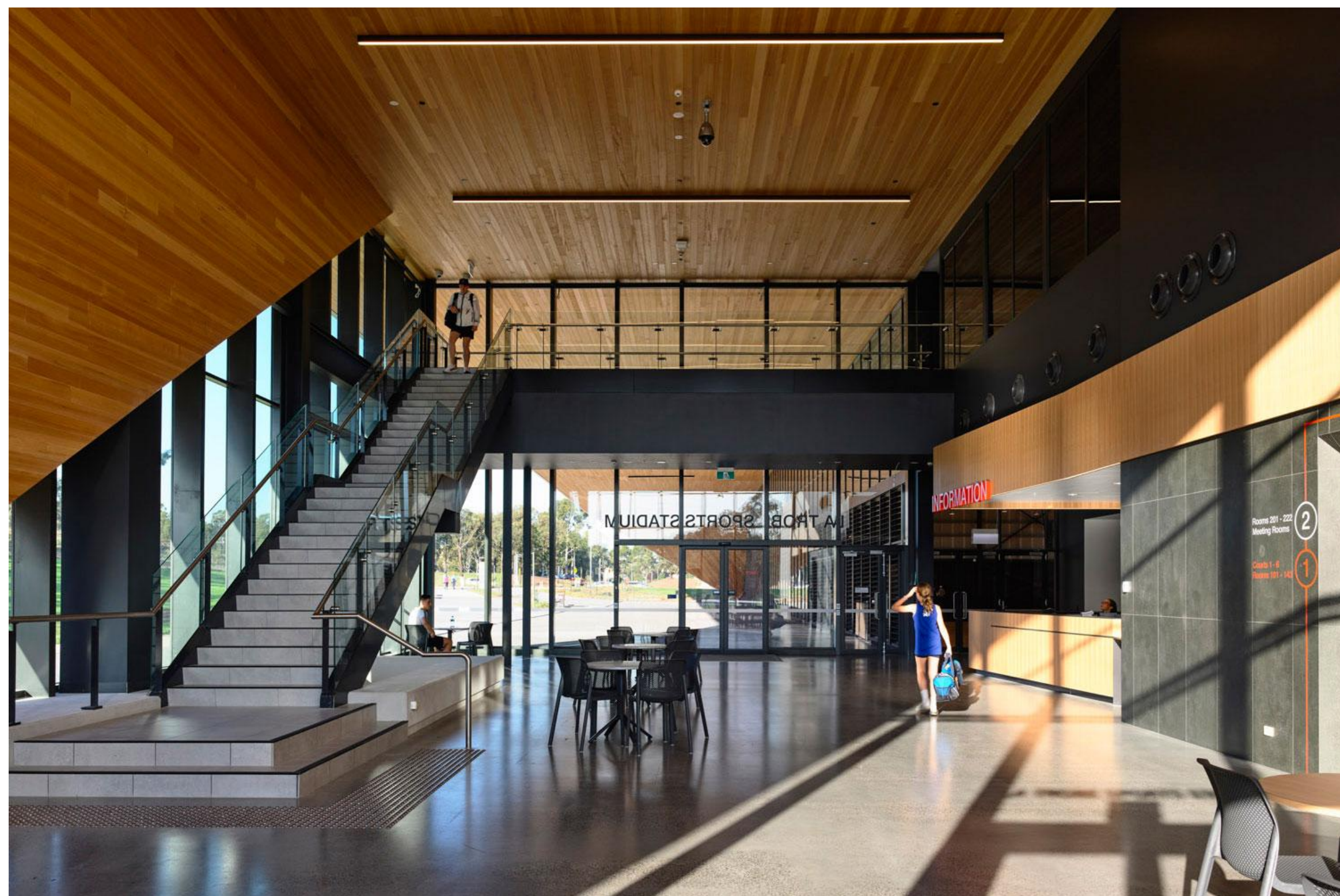


PHOTO 7 - FOYER - LOBBY



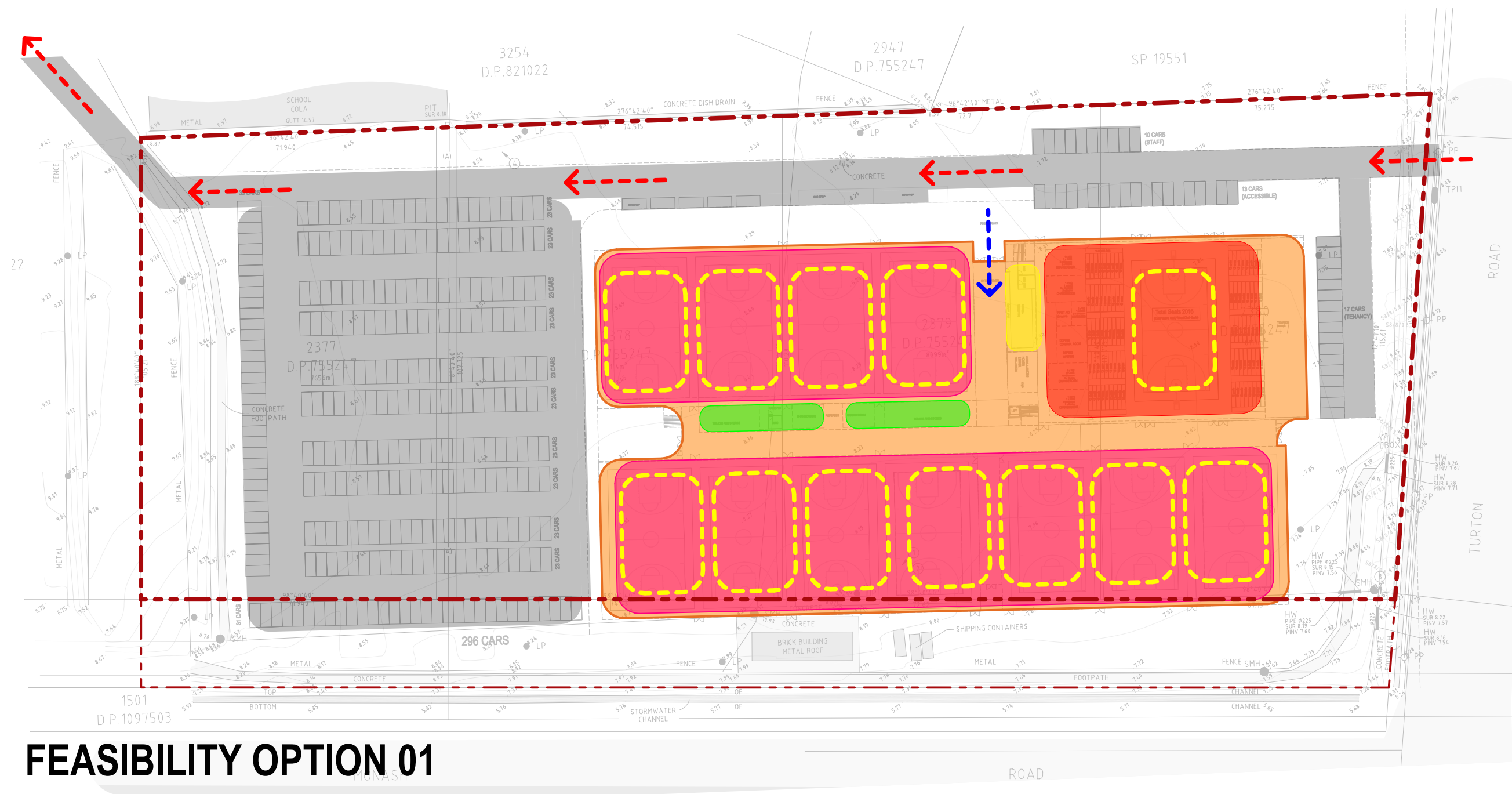
PHOTO 8 - RETRACTABLE SEATING



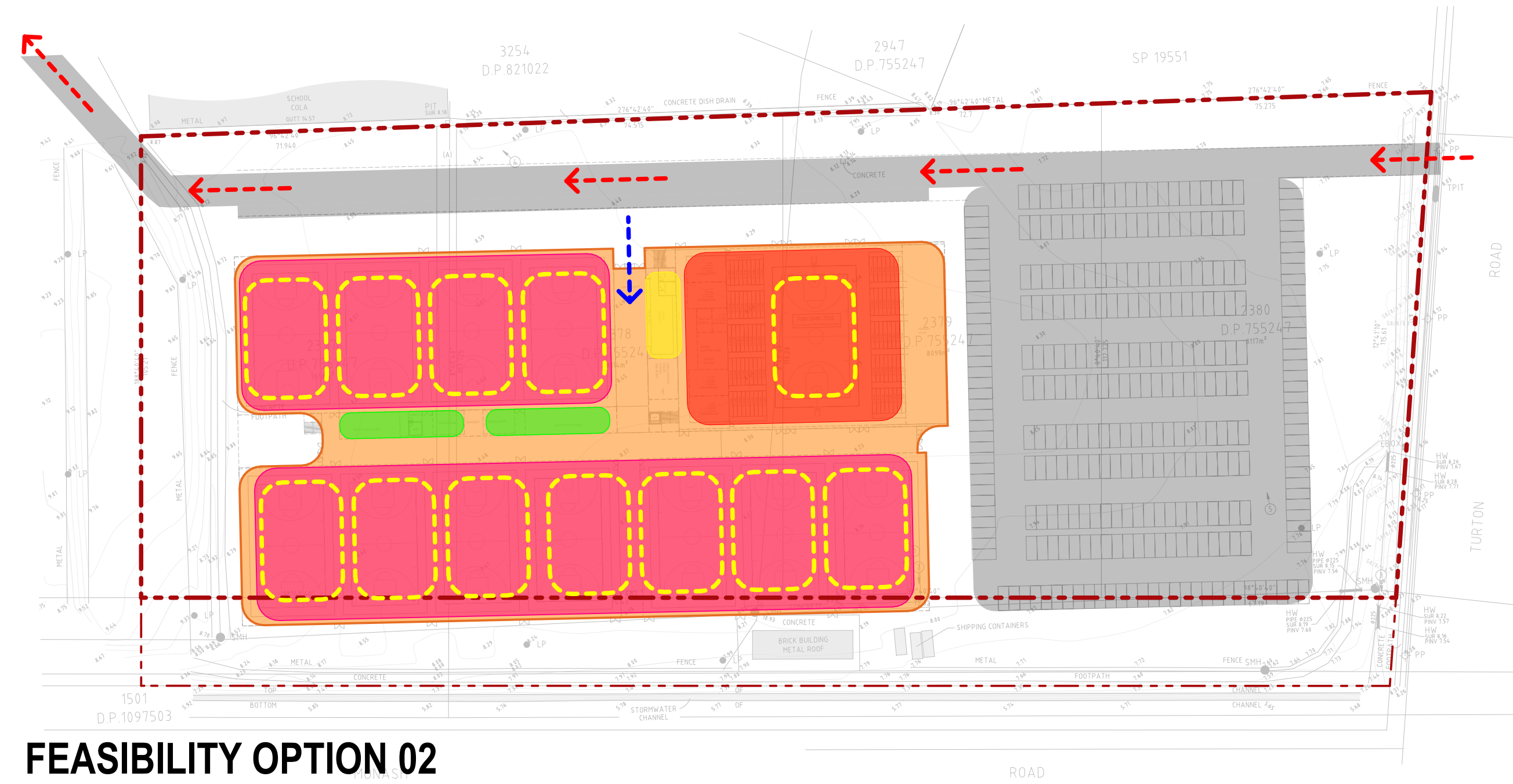
# 03

## MASTERPLAN OPTIONS

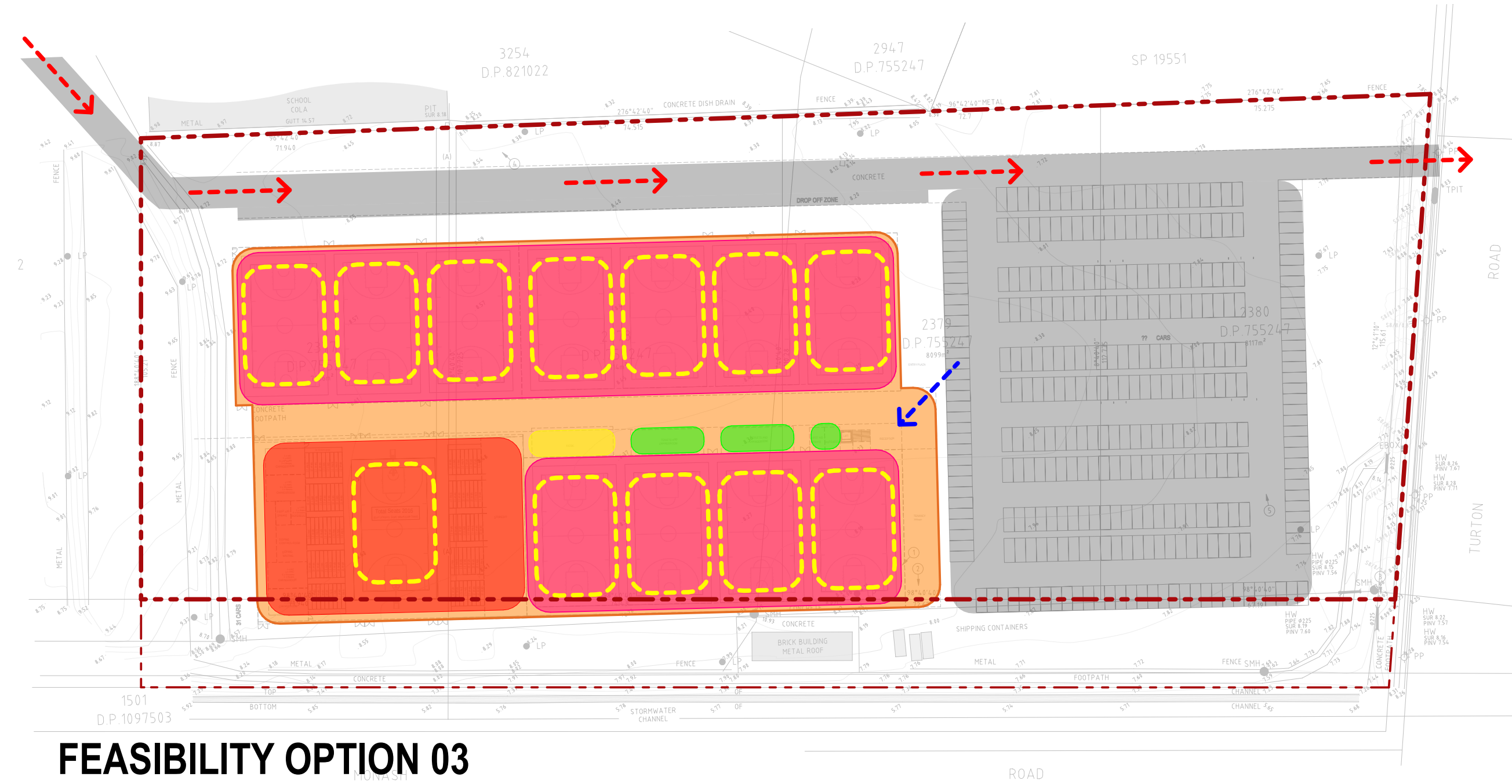




FEASIBILITY OPTION 01



FEASIBILITY OPTION 02



FEASIBILITY OPTION 03

COMMENTS

\*EJE WERE APPROACHED INITIALLY, TO UNDERTAKE A HIGH-LEVEL FEASIBILITY ASSESSMENT, TO GENERALLY ASCERTAIN IF THE POTENTIAL OFFERED SITE, WAS OF SUFFICIENT SIZE TO ACCOMMODATE 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.





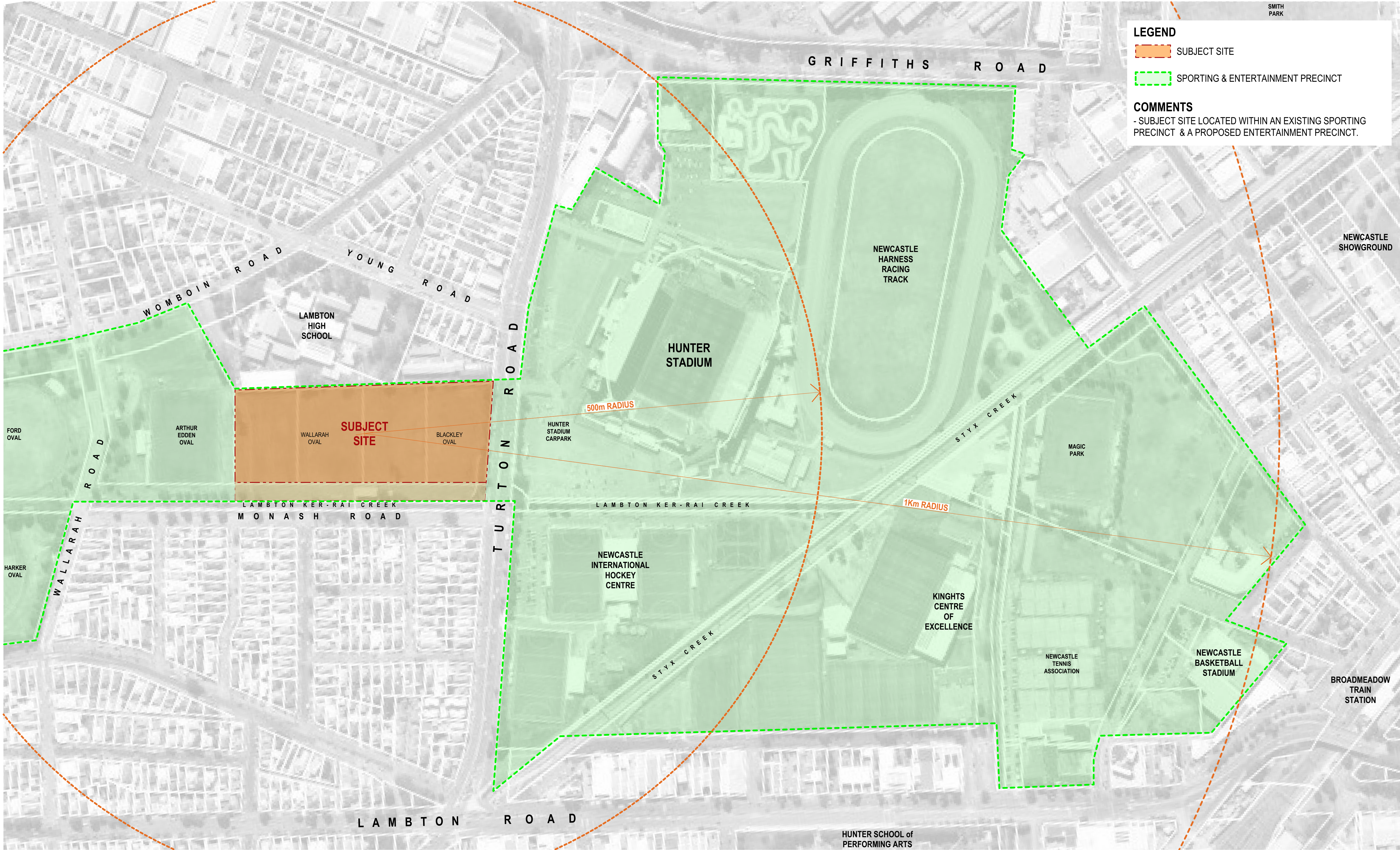
# 04

## SITE ANALYSIS









# HUNTER INDOOR SPORTS CENTRE : SITE CONTEXT PLAN

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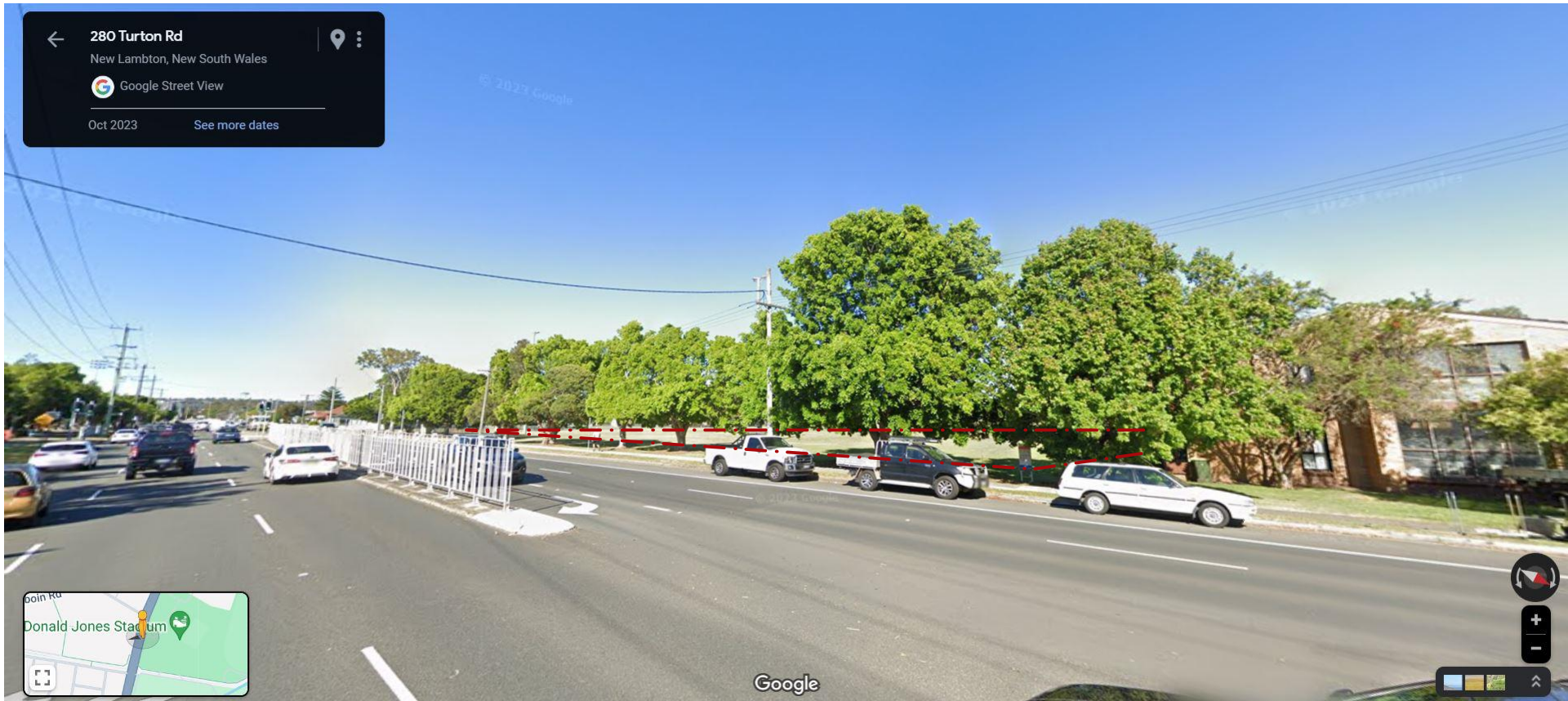


PHOTO 1 - TURTON RD - FACING SOUTH-WEST



PHOTO 2 - TURTON RD - FACING WEST

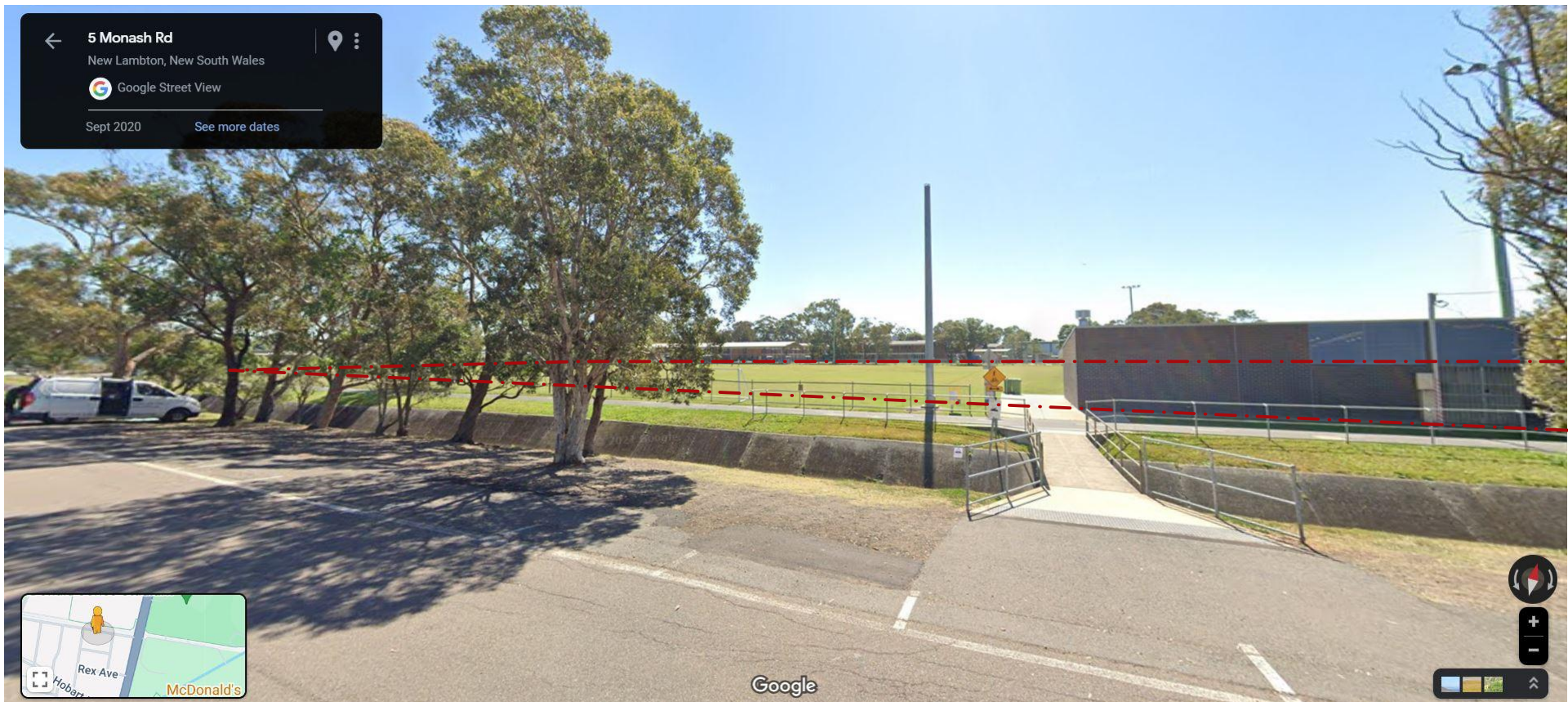


PHOTO 3 - MONASH RD - FACING NORTH-NORTH-WEST



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 FACILITIES TO THE SOUTH-EAST, EAST, & WEST.
- ADJOINING RESIDENTIAL TO THE NORTH-EAST & SOUTH.
- ADJOINING HIGH SCHOOL TO THE NORTH.

**KEY**





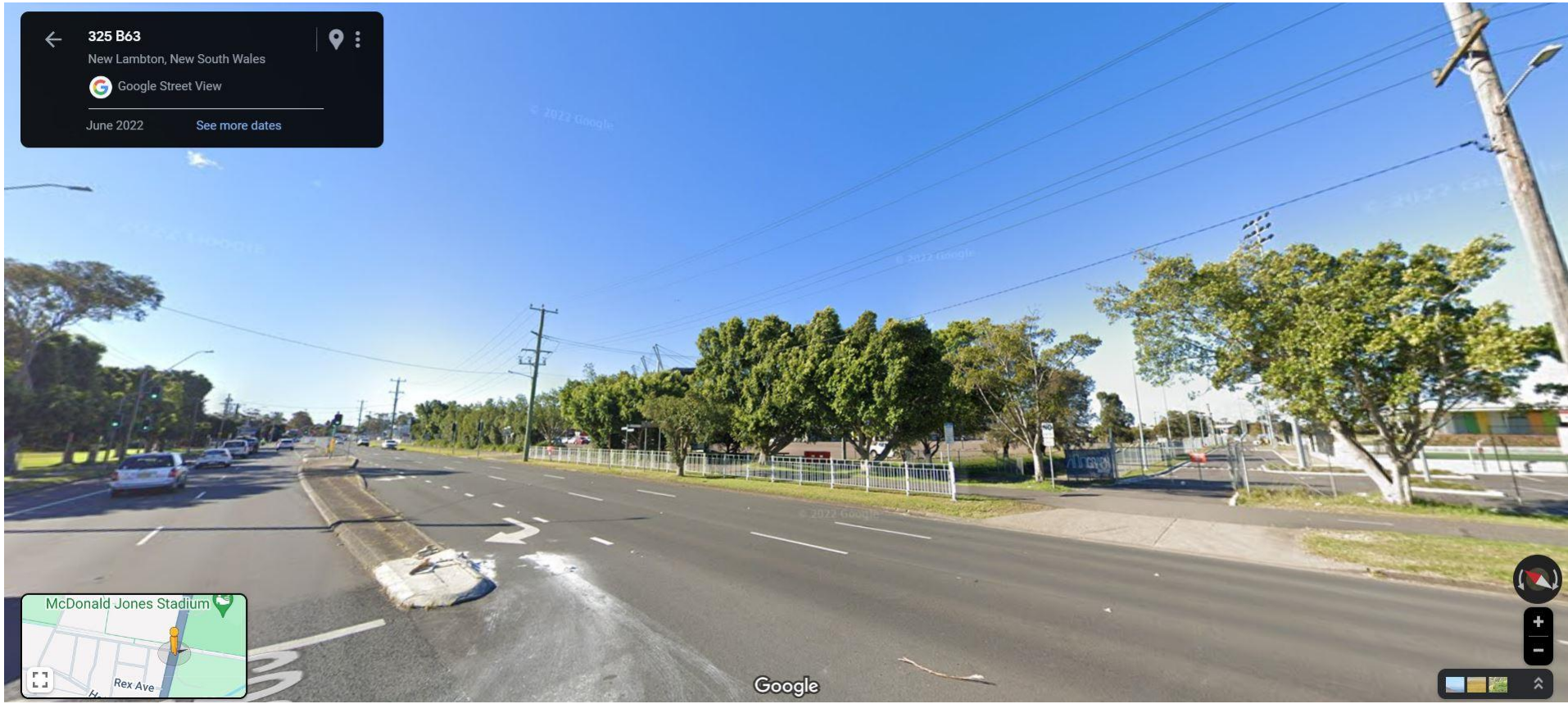


PHOTO 7 - CNR. TURTON & MONASH RDs - FACING NORTH-EAST



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

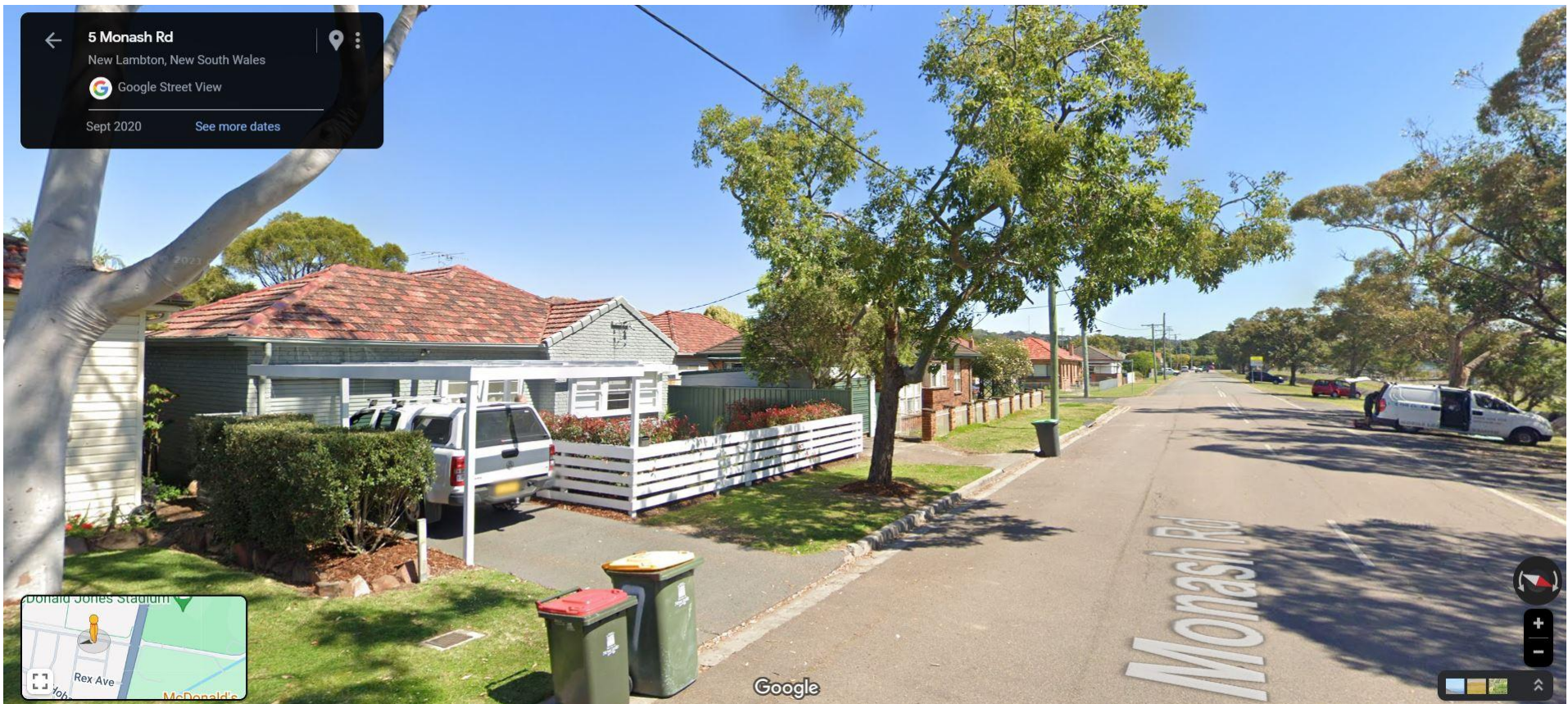


PHOTO 12 - MONASH RD - FACING SOUTH-WEST

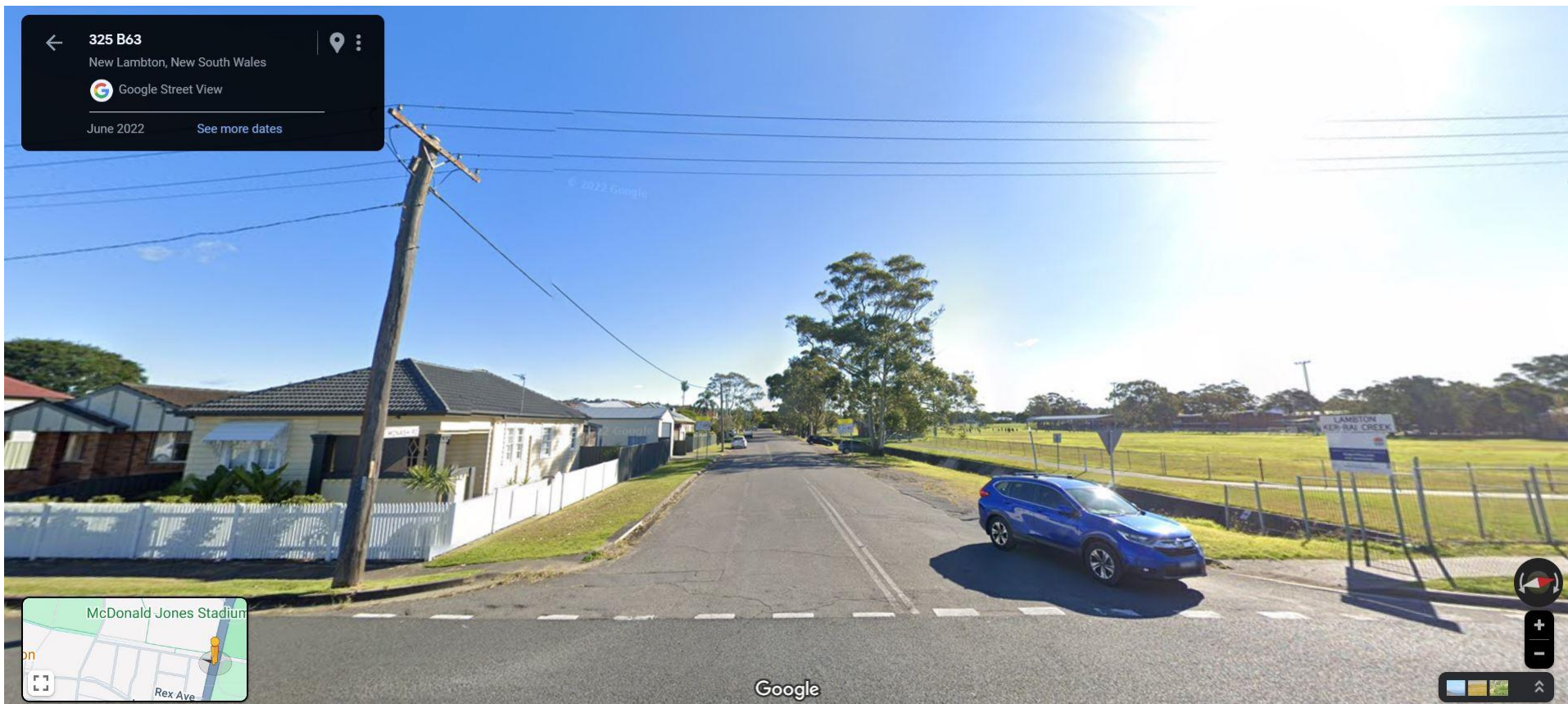


PHOTO 13 - CNR. TURTON & MONASH RDs - FACING WEST



PHOTO 14 - MONASH RD - FACING EAST

**COMMENTS**

- ADJOINING SPORTING FACILITIES TO THE SOUTH-EAST, EAST, & WEST.
- ADJOINING RESIDENTIAL TO THE NORTH-EAST & SOUTH.
- ADJOINING HIGH SCHOOL TO THE NORTH.

**KEY**







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



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

**COMMENTS**

- ADJOINING SPORTING FACILITIES TO THE SOUTH-EAST, EAST, & WEST.
- ADJOINING RESIDENTIAL TO THE NORTH-EAST & SOUTH.
- ADJOINING HIGH SCHOOL TO THE NORTH.



PHOTO 17 - WOMBOIN RD PATHWAY- FACING SOUTH



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



PHOTO 19 - YOUNG RD - FACING SOUTH-EAST

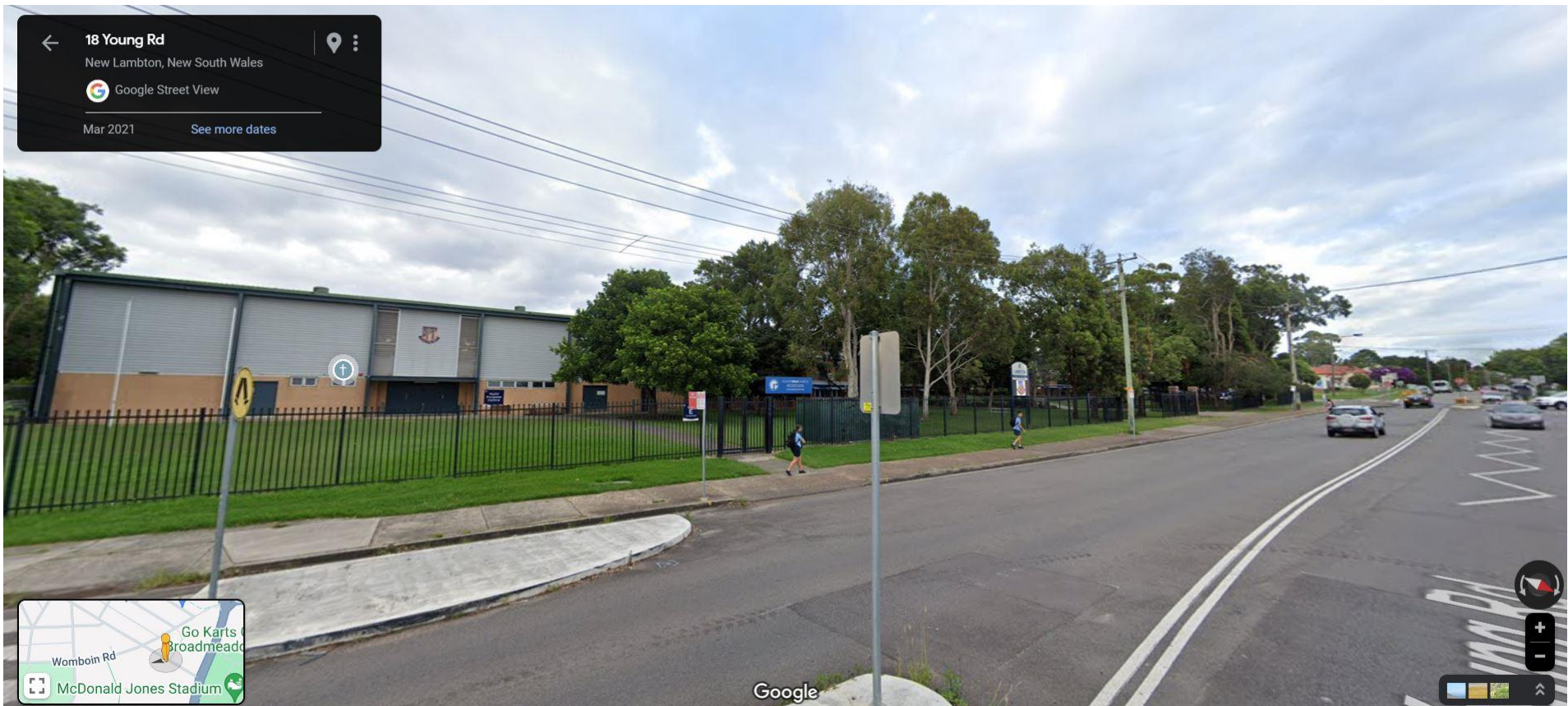


PHOTO 20 - YOUNG RD - FACING SOUTH-WEST

**KEY**

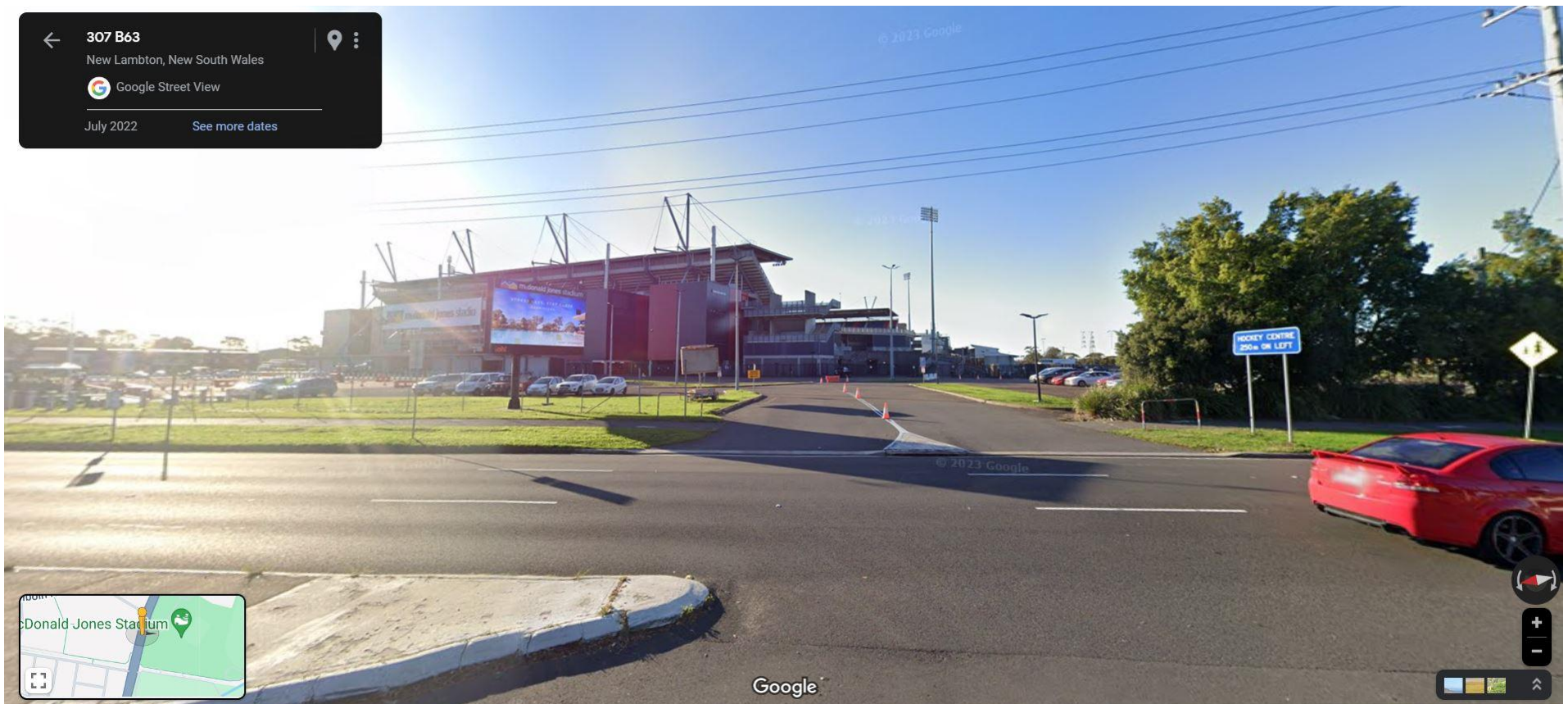


PHOTO 21 - CNR. TURTON & YOUNG RDs - FACING EAST



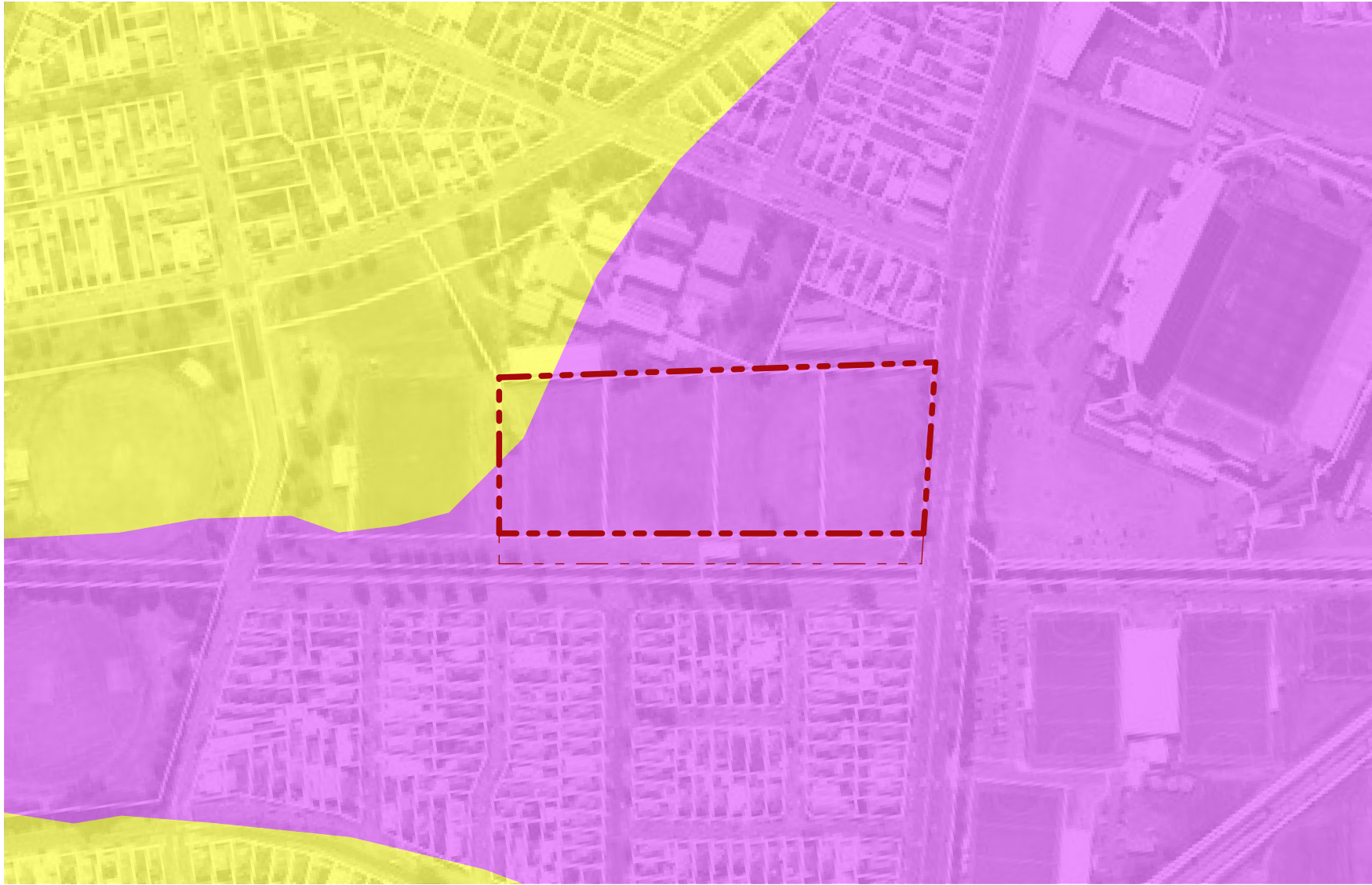
PHOTO 22 - CNR. TURTON & YOUNG RDs - FACING SOUTH-WEST

\*IMAGES SOURCE - GOOGLE STREETVIEW





**COMMENTS**  
- PROPOSED USE & SITE SUITABLE TO LEP CONSIDERATIONS.



**ACID SULPHATE SOILS**

- CLASS 4**
- CLASS 5**



**HEIGHT OF BUILDINGS**

- NOT APPLICABLE**
- MAX. 8.5m**



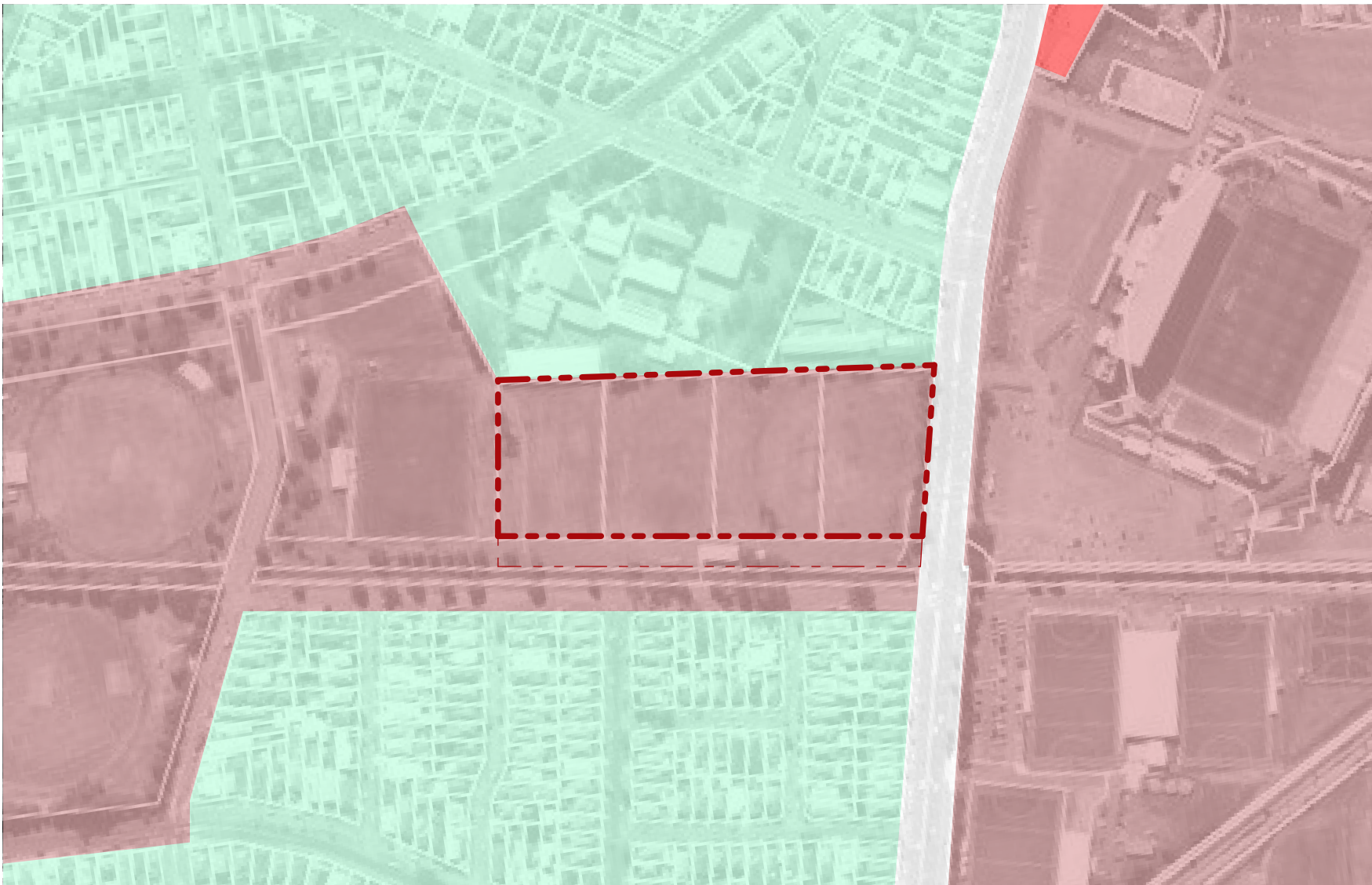
**FLOOR SPACE RATIO**

- 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**

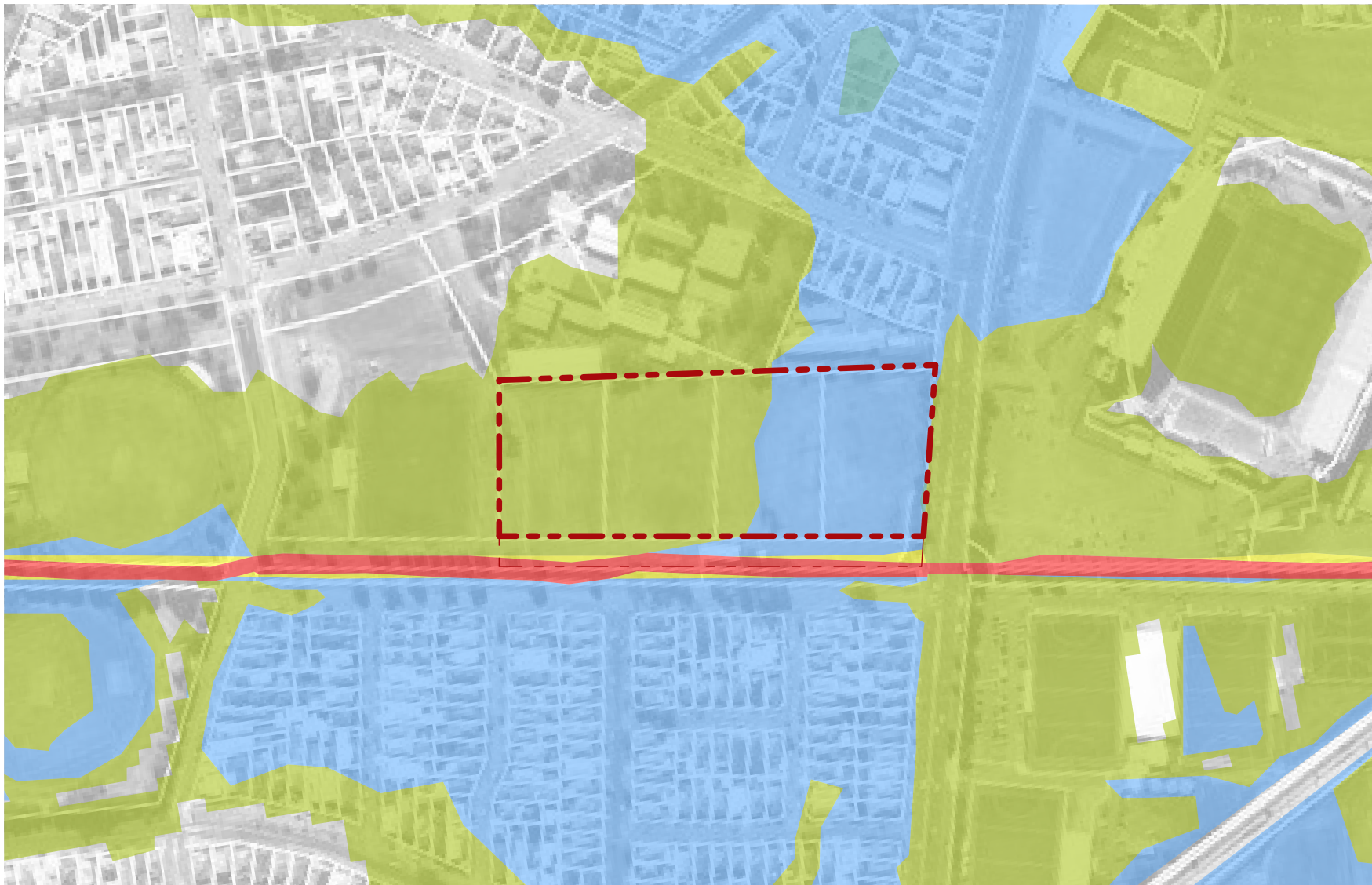
- AB - 400,000m² (40Ha) - \*CONSOLIDATED SITE AREA = 37,725.1m²**
- F - 400m²**
- U - 1,000m²**

**\*OTHER NON APPLICABLE LEP ITEMS**

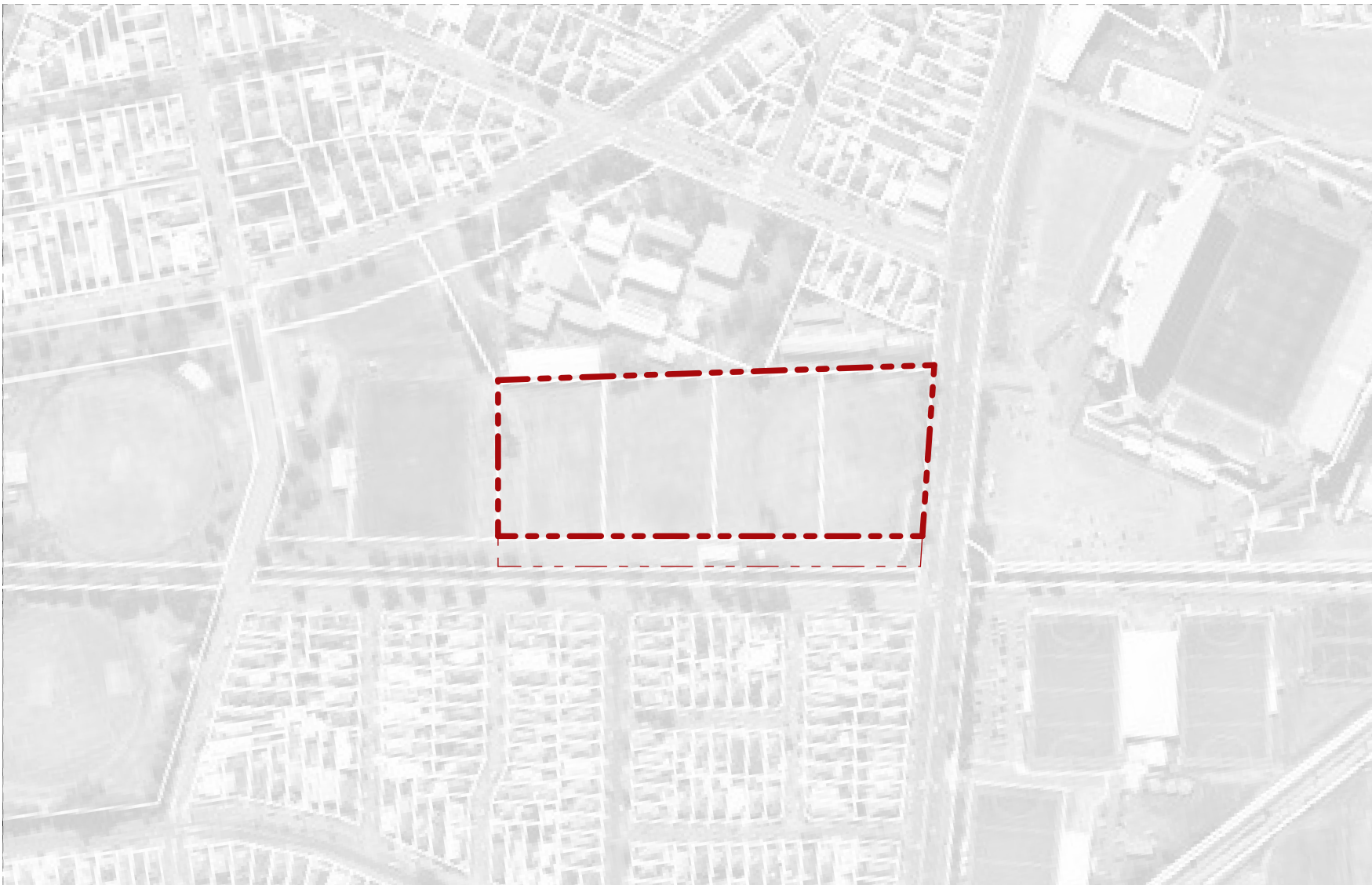
- HERITAGE
- LAND RESERVATION ACQUISITION



**COMMENTS**  
- PROPOSED USE & SITE SUITABLE TO DCP CONSIDERATIONS.



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



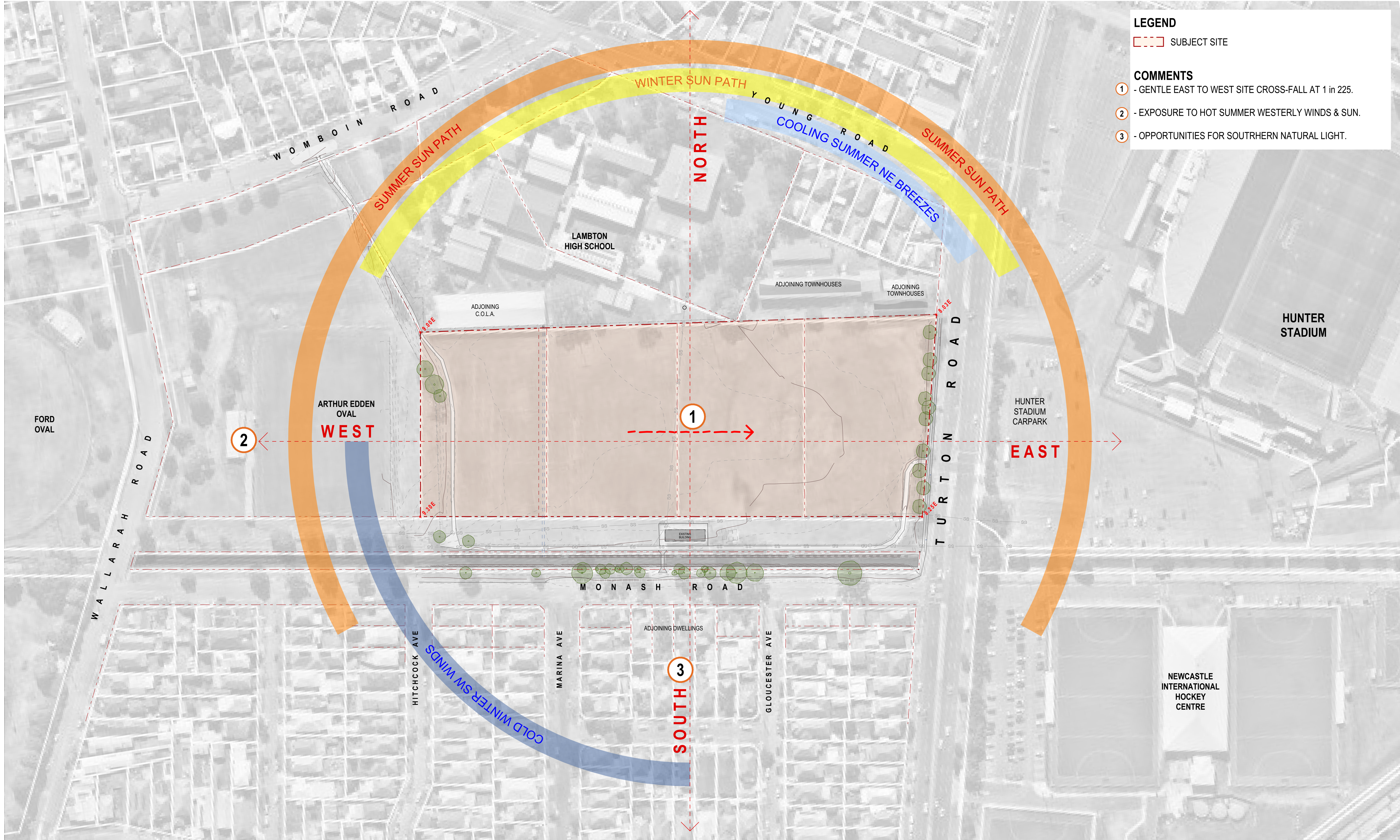
- BUSHFIRE**
- NOT APPLICABLE**



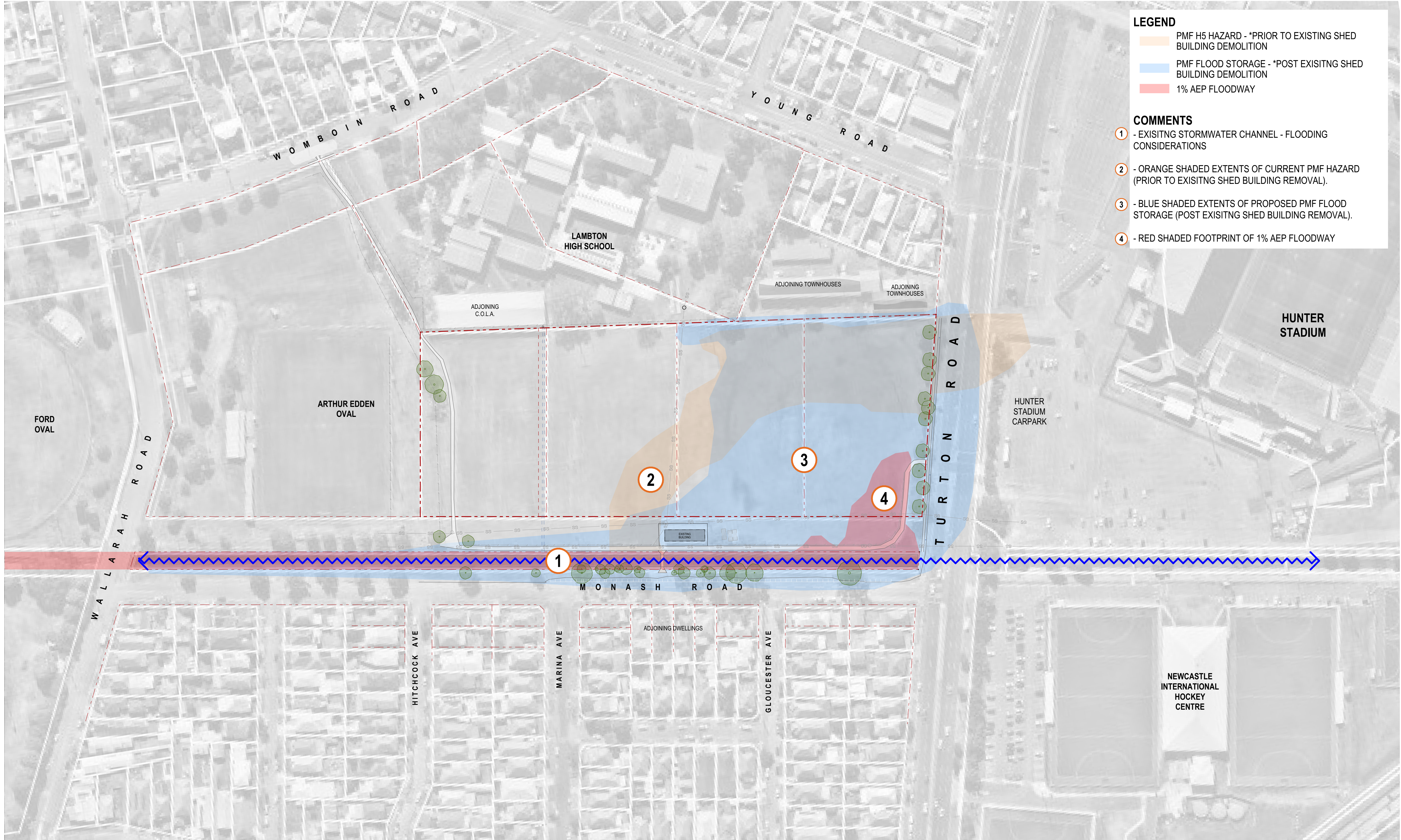
- MINE SUBSIDENCE**
- NOT APPLICABLE**
  - NEWCASTLE MINE SUBSIDENCE DISTRICT**



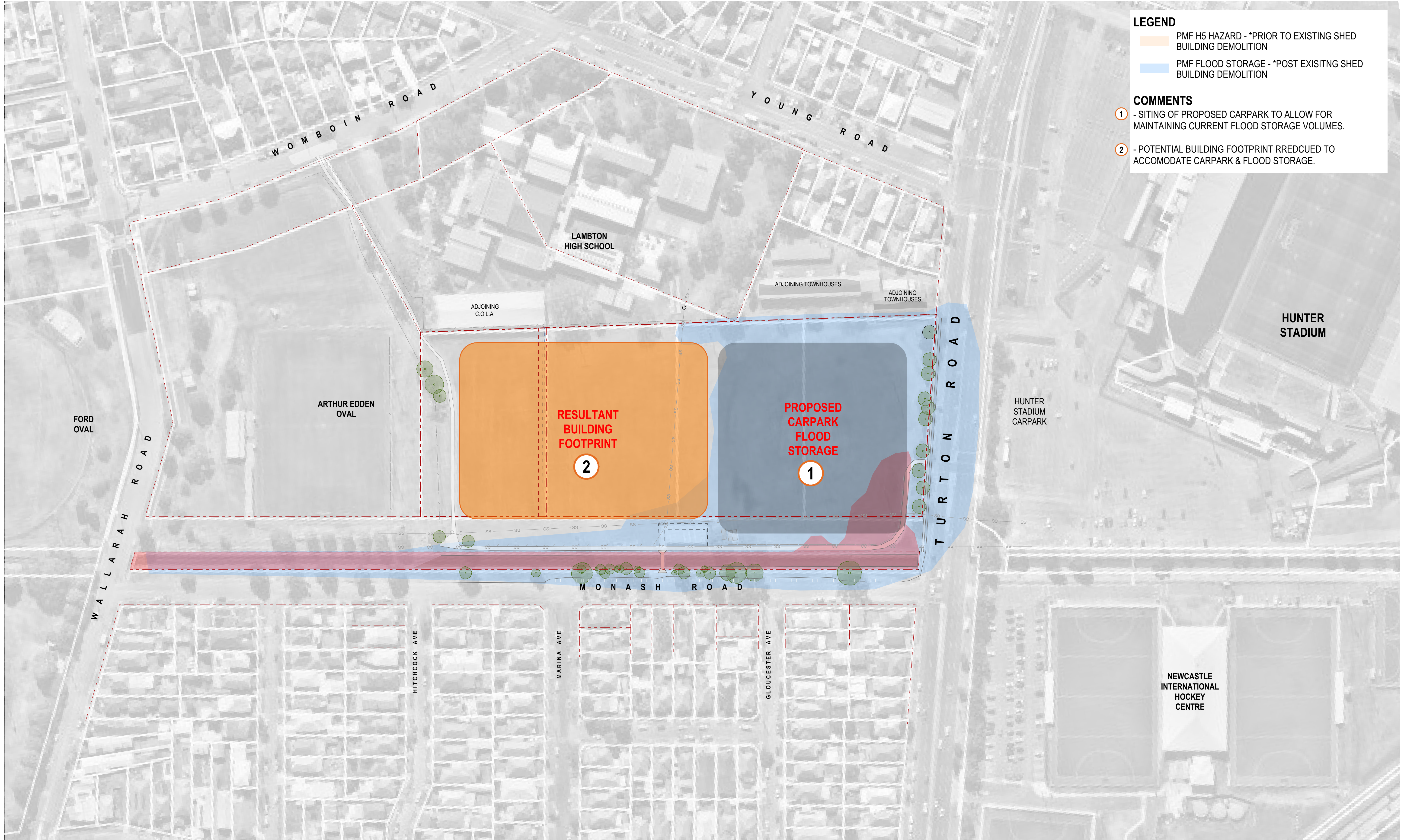




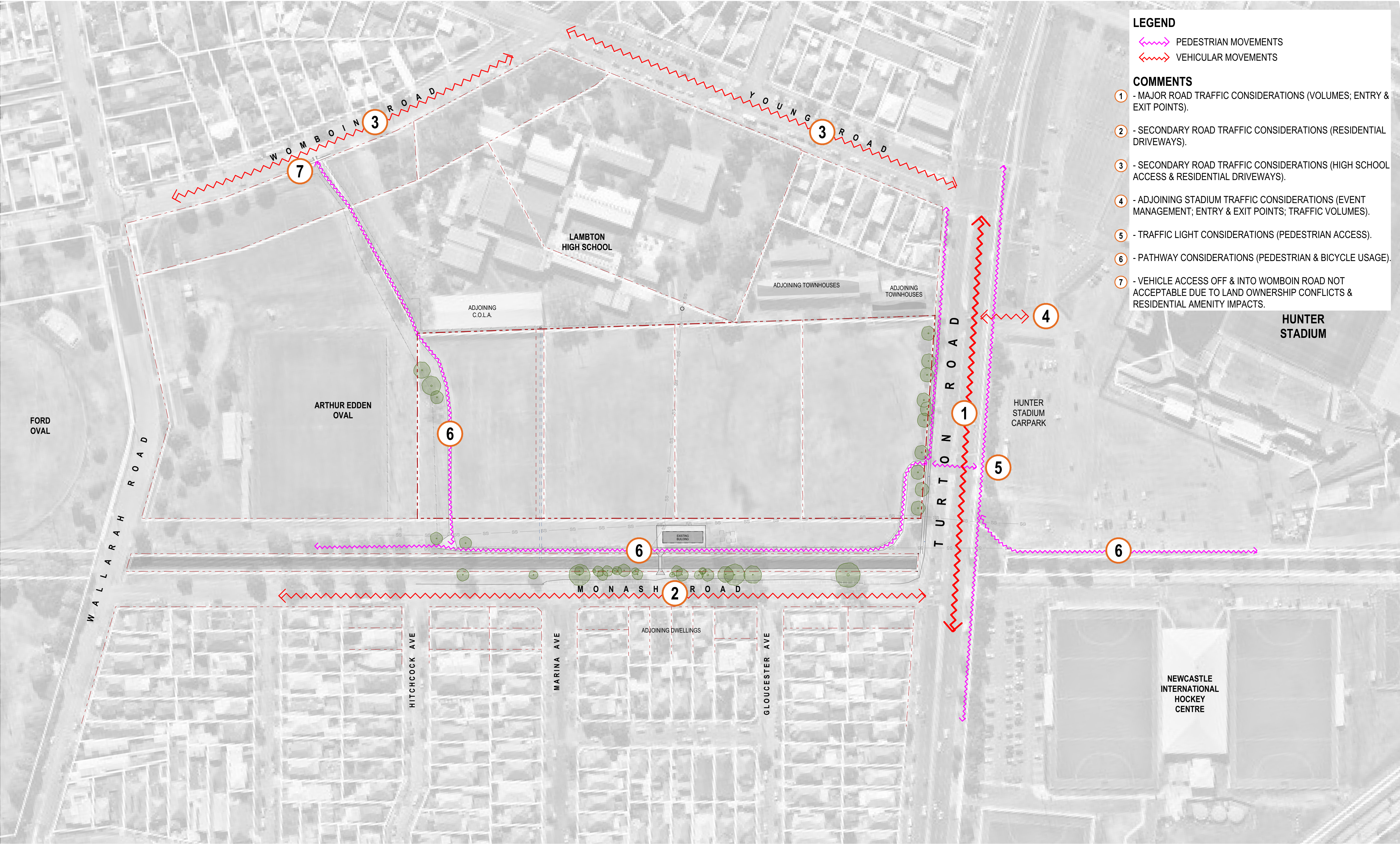




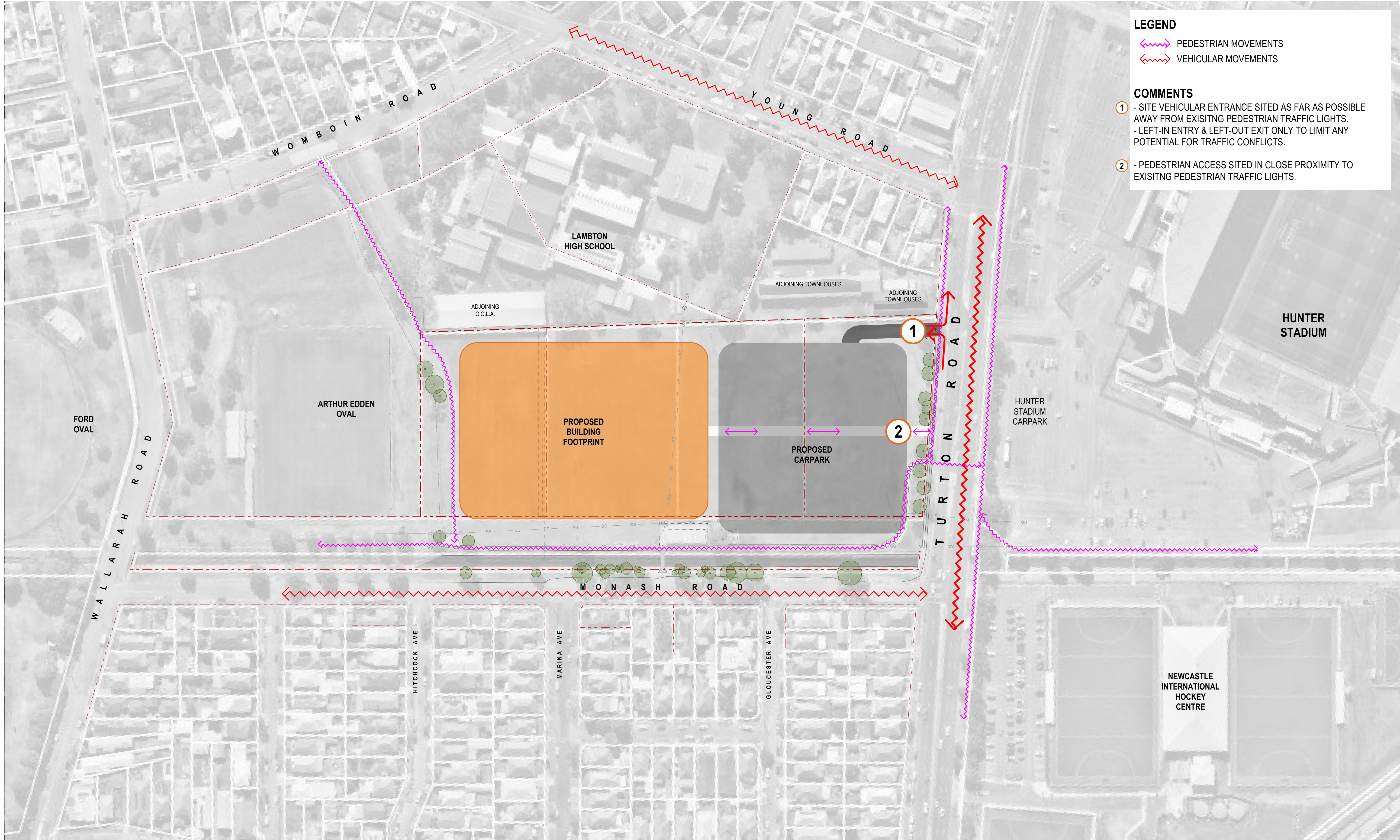








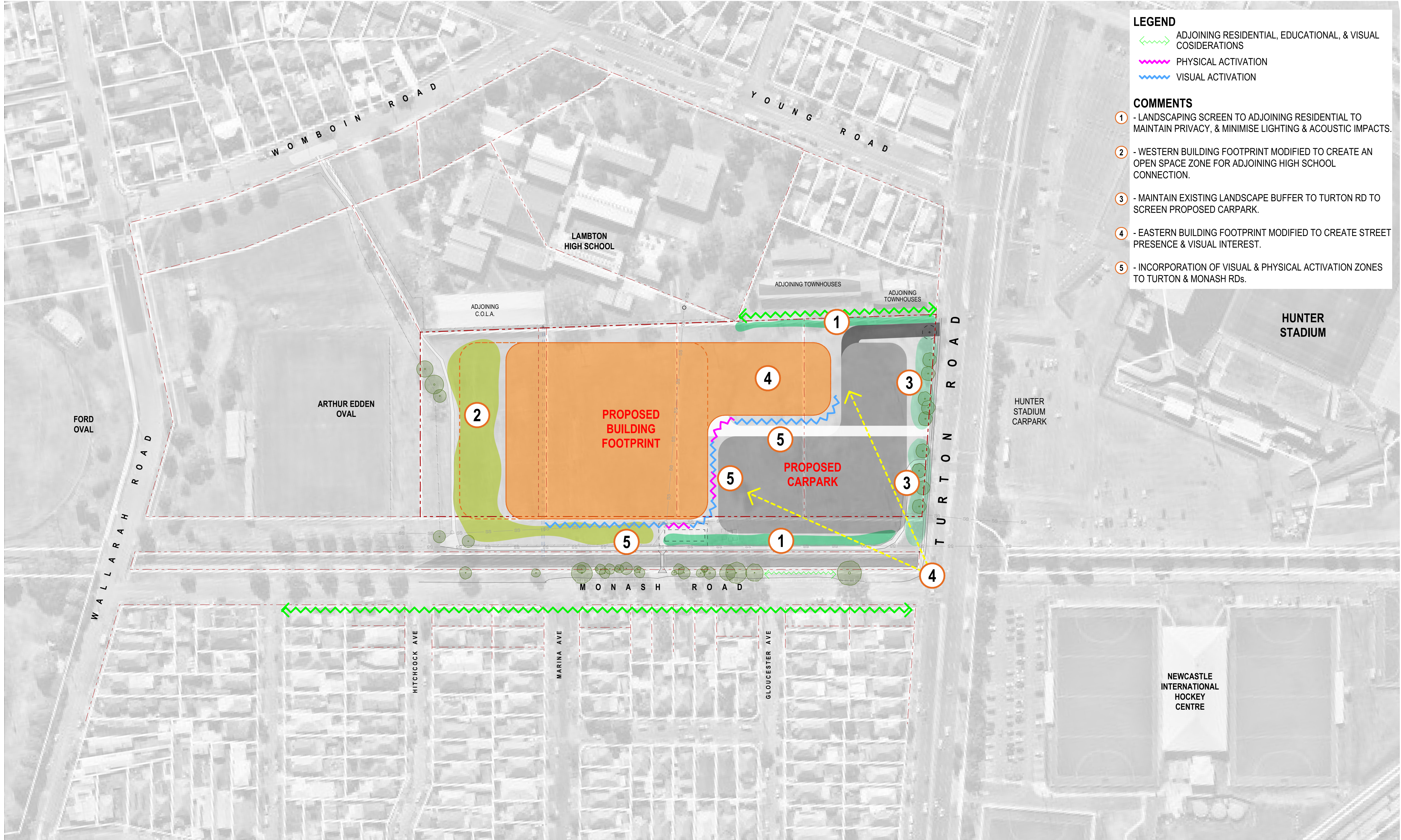




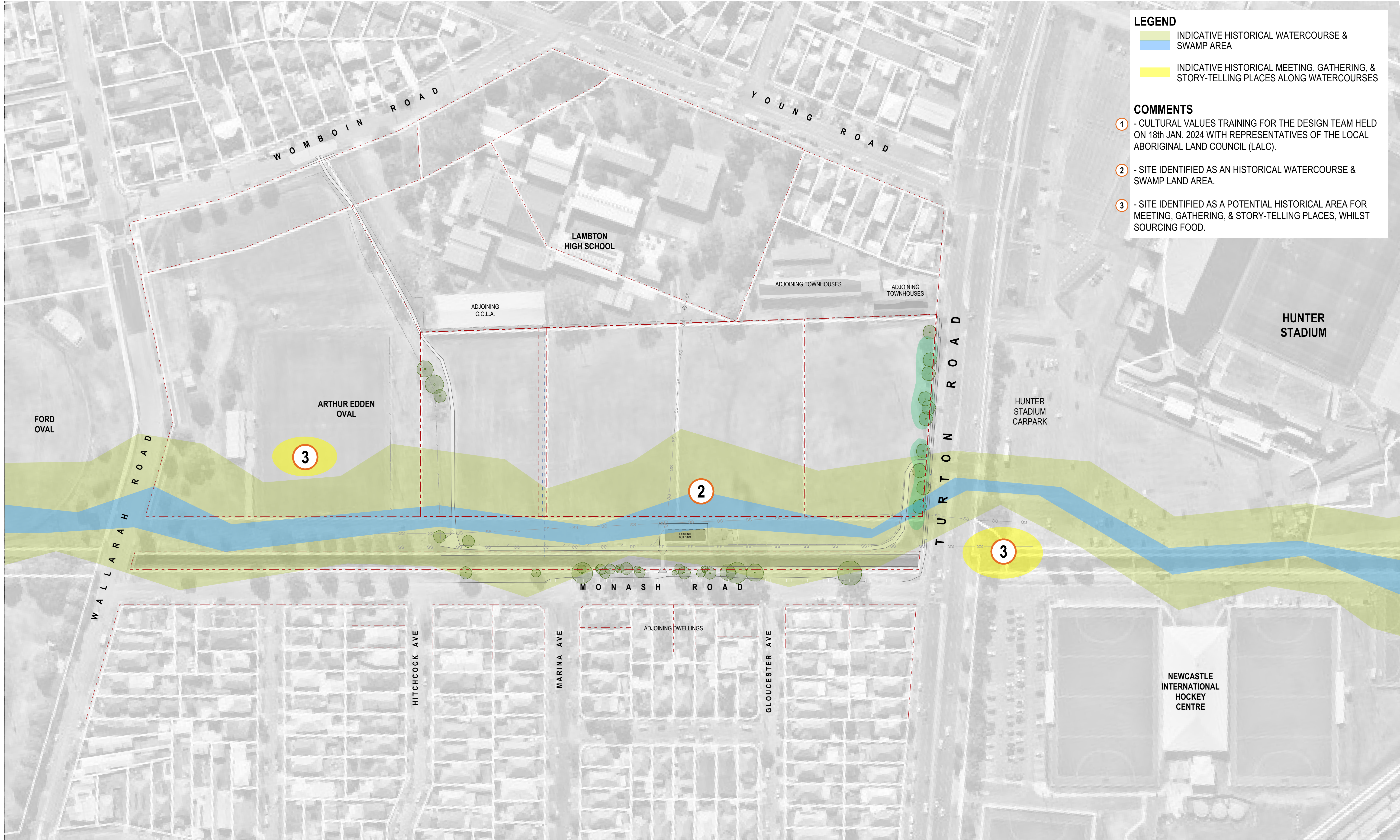








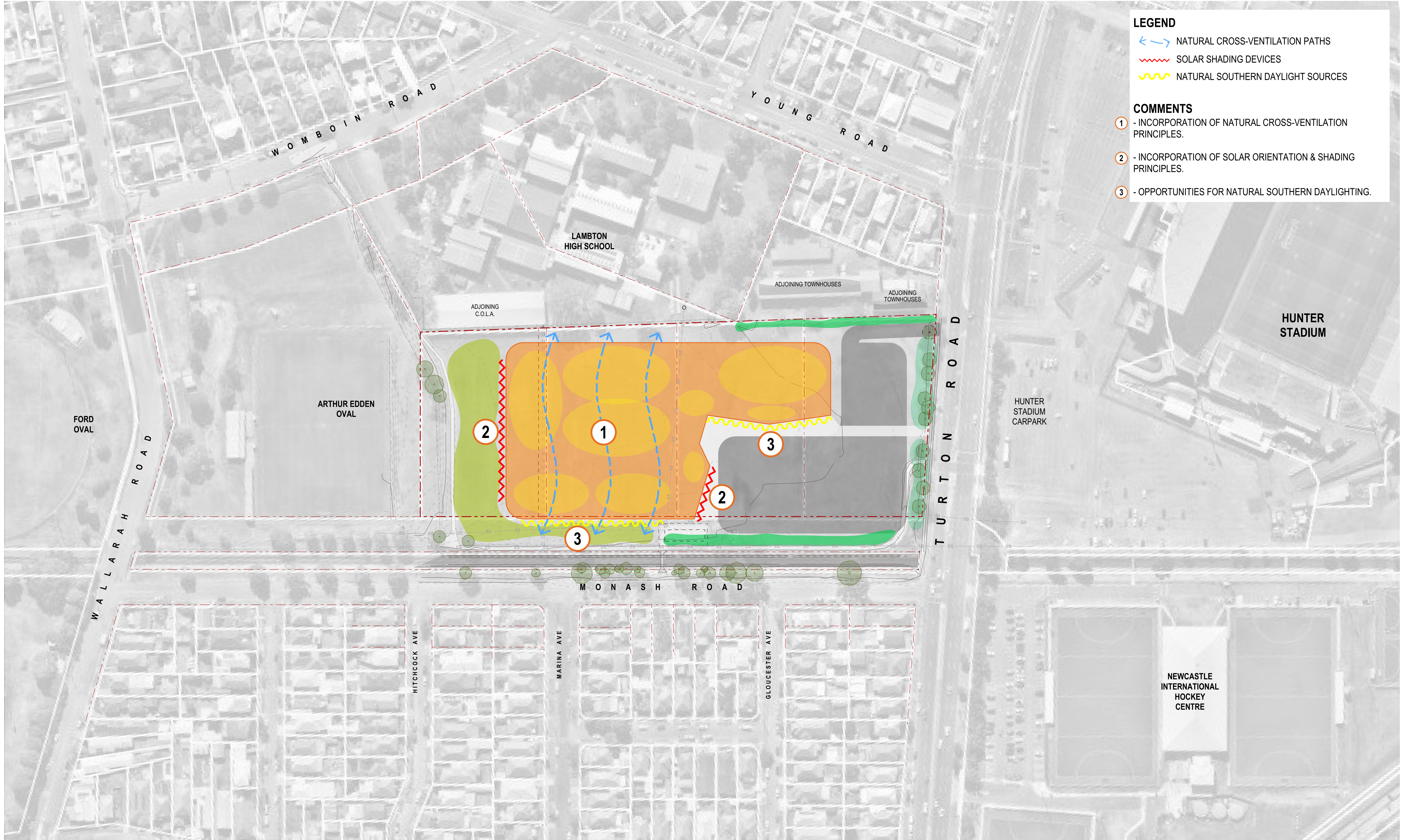














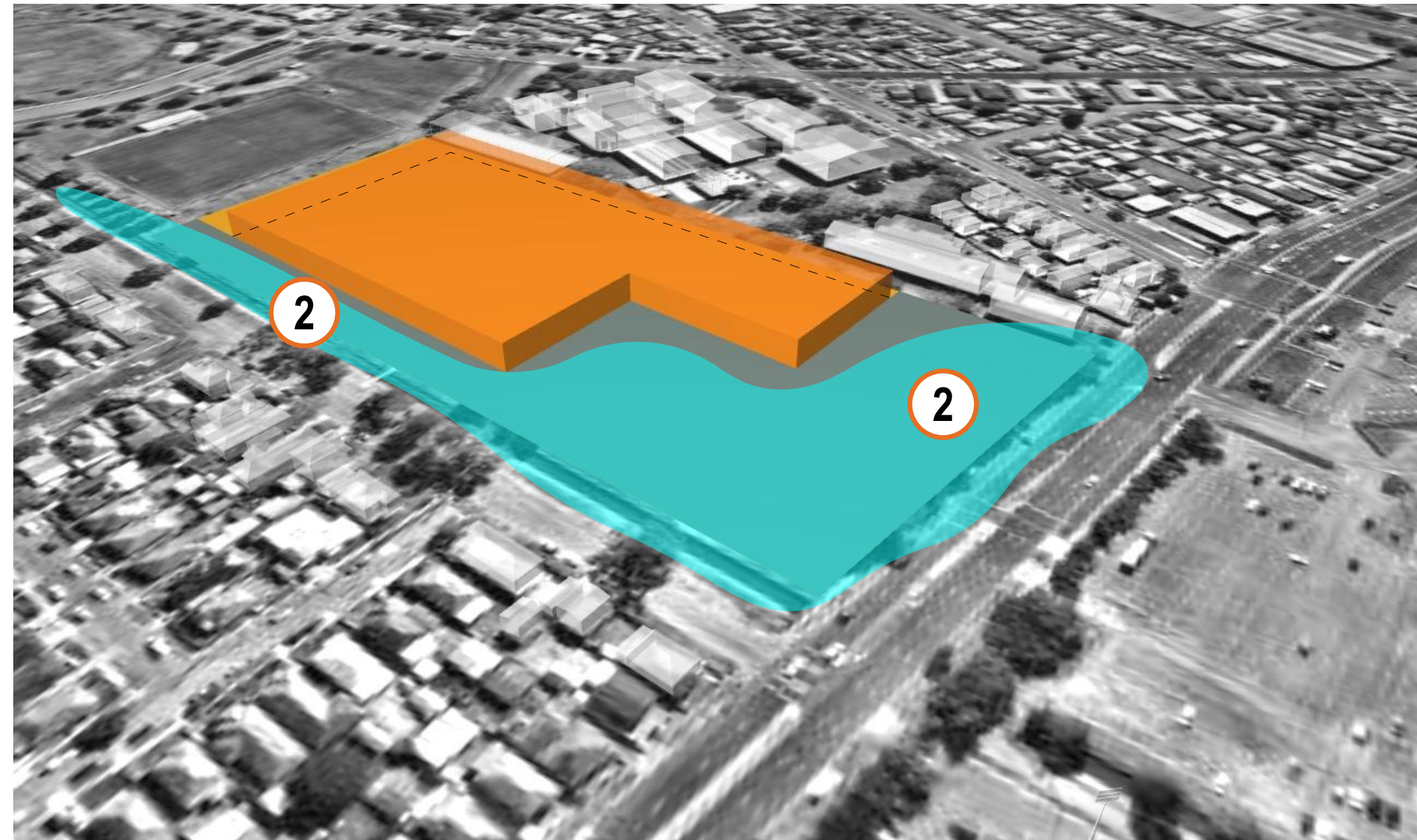
# 05

## CONCEPTUAL MASSING





01 - SETBACKS CONSIDERATIONS



02 - FLOODING CONSIDERATIONS

**COMMENTS**

- ① - SETBACKS OF 6m TO NORTHERN, EASTERN, & SOUTHERN BOUNDARIES, & 24m TO THE WESTERN BOUNDARY TO MAINTAIN EXISTING 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 EXISTING FLOOD STORAGE VOLUME CONTINUATION.
- ③ - CARPARK SITED TO MAINTAIN FLOOD STORAGE VOLUMES.
- ④ - VEHICULAR ENTRY SITED AWAY FROM PEDESTRIAN TRAFFIC LIGHTS, WITH LEFT-IN ENTRY & LEFT-OUT EXIT TO MINIMISE TRAFFIC IMPACTS.
- ⑤ - PEDESTRIAN ACCESS SPINE, SITED ADJACENT EXISTING 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 &amp; ACCESS CONSIDERATIONS



04 - AMENITY CONSIDERATIONS

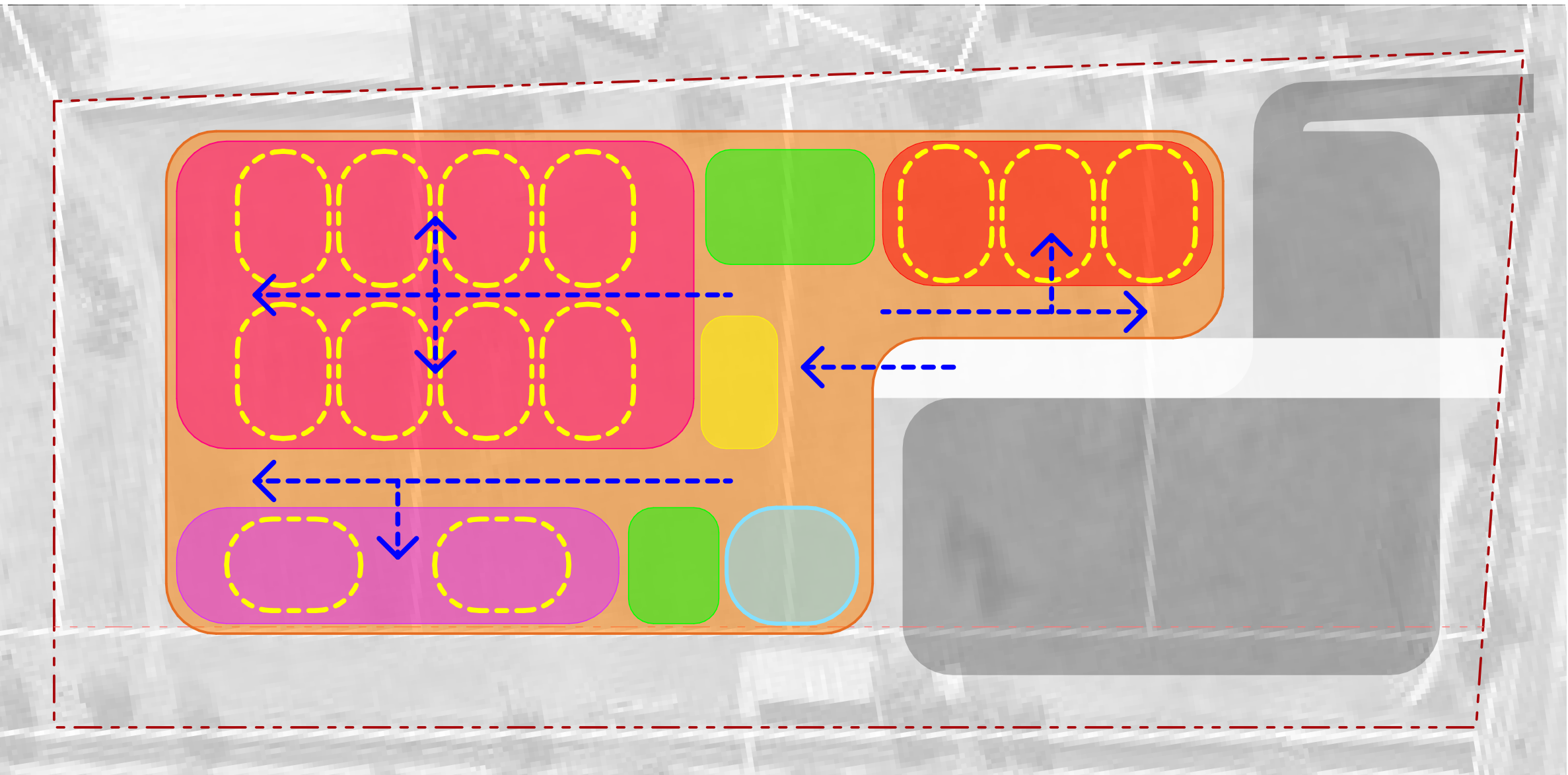




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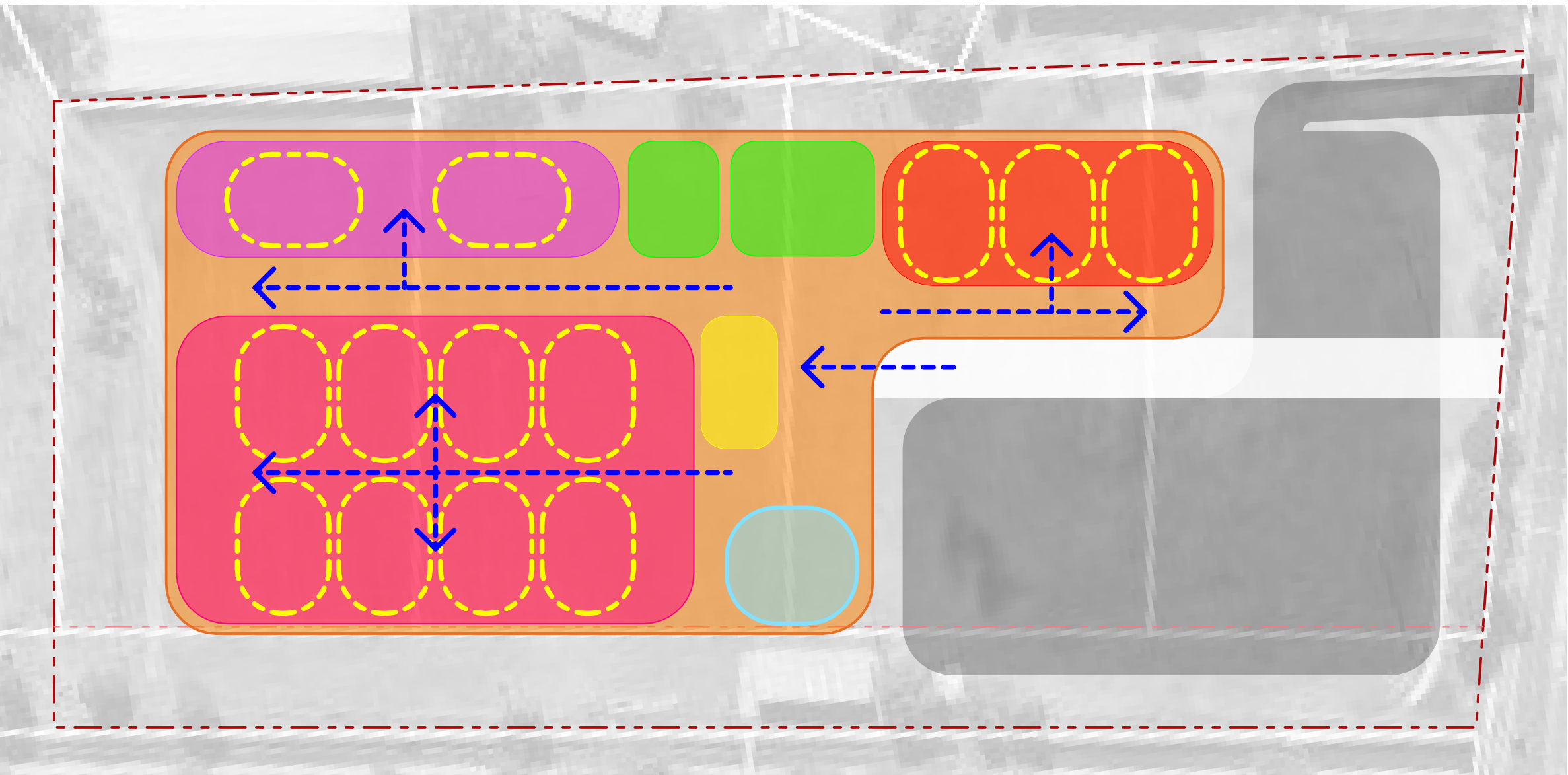
## CONCEPTUAL PLANNING OPTIONS



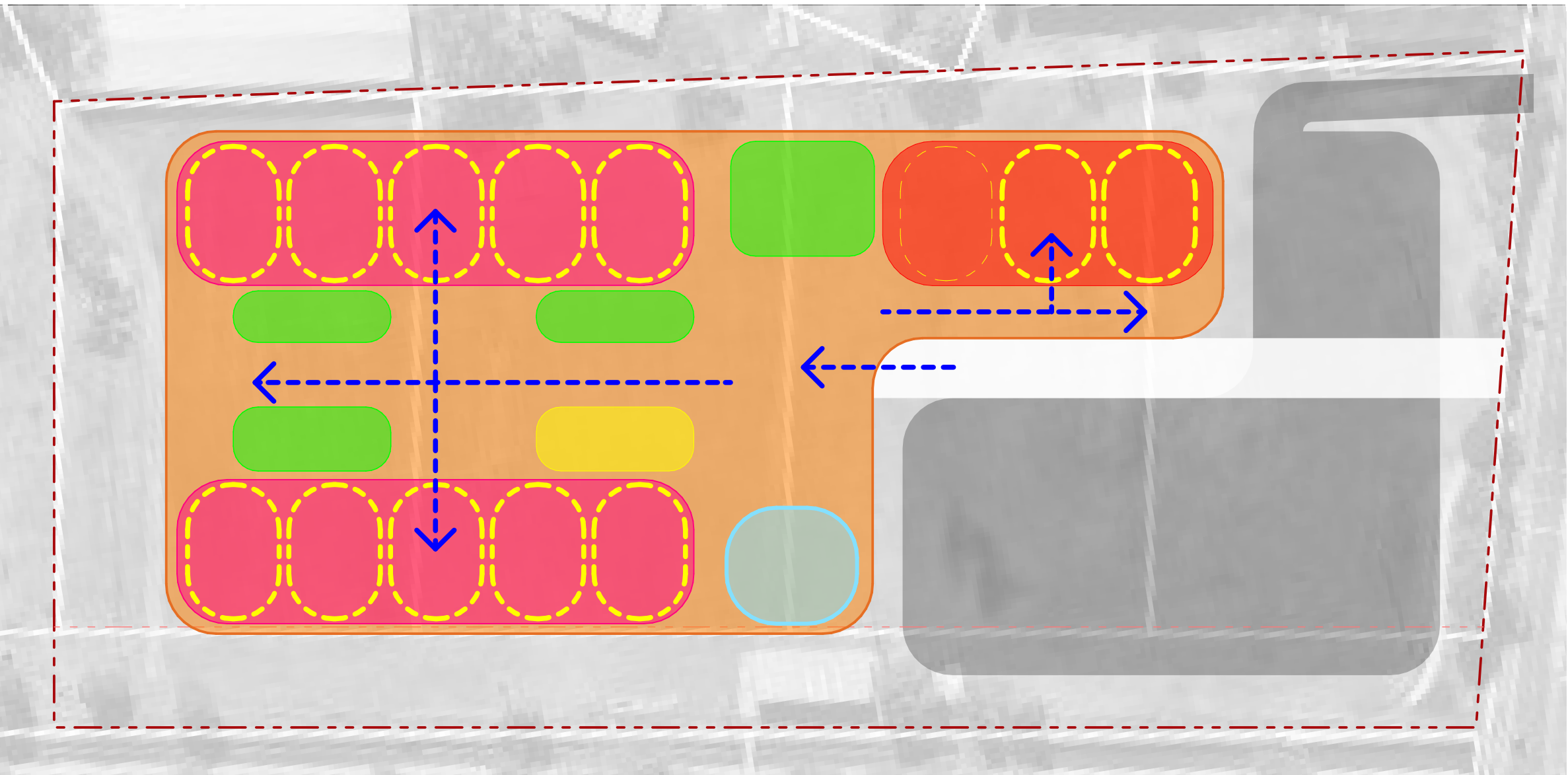


OPTION 01

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



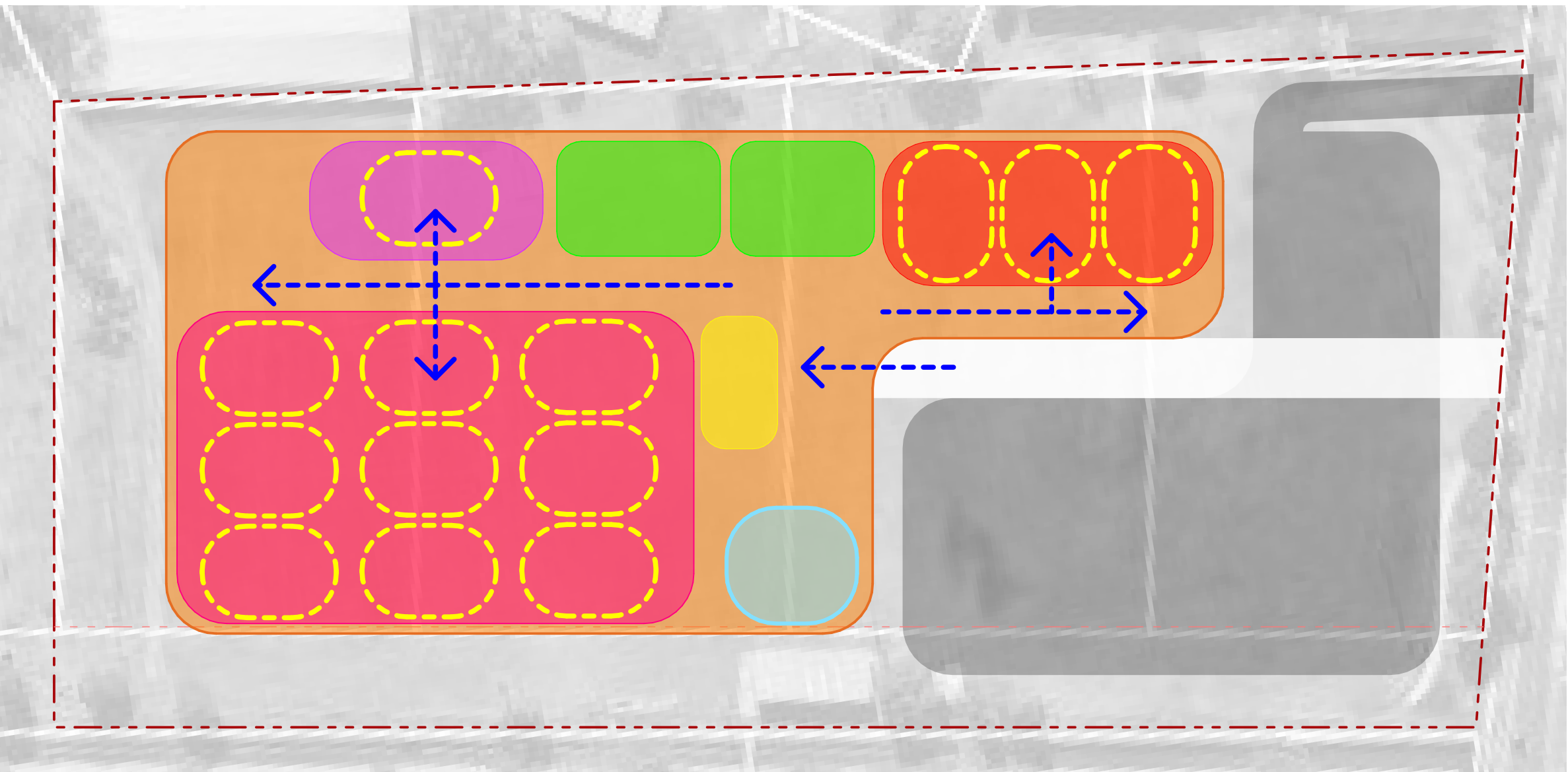
OPTION 02



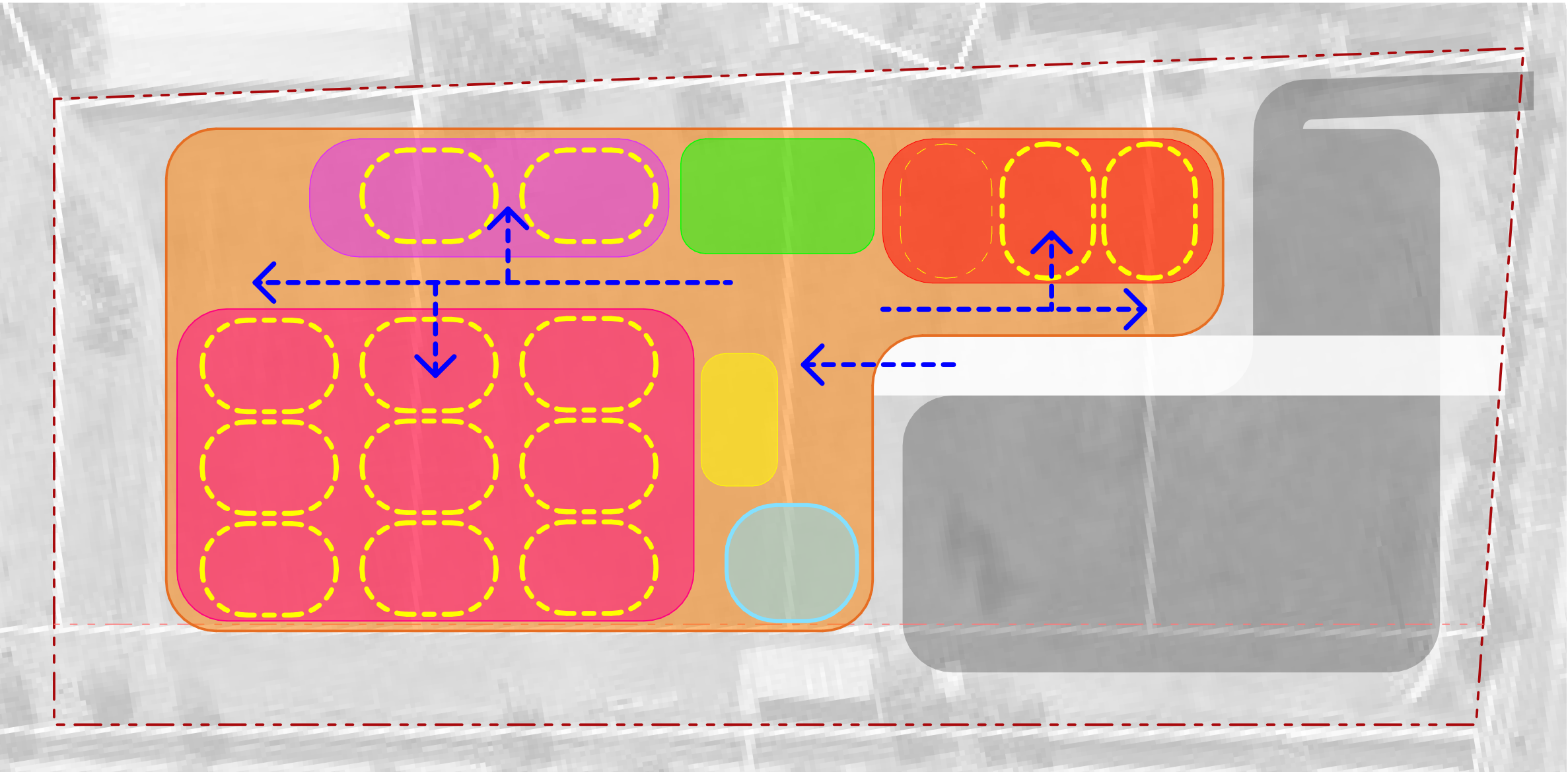
OPTION 03







OPTION 04



OPTION 05

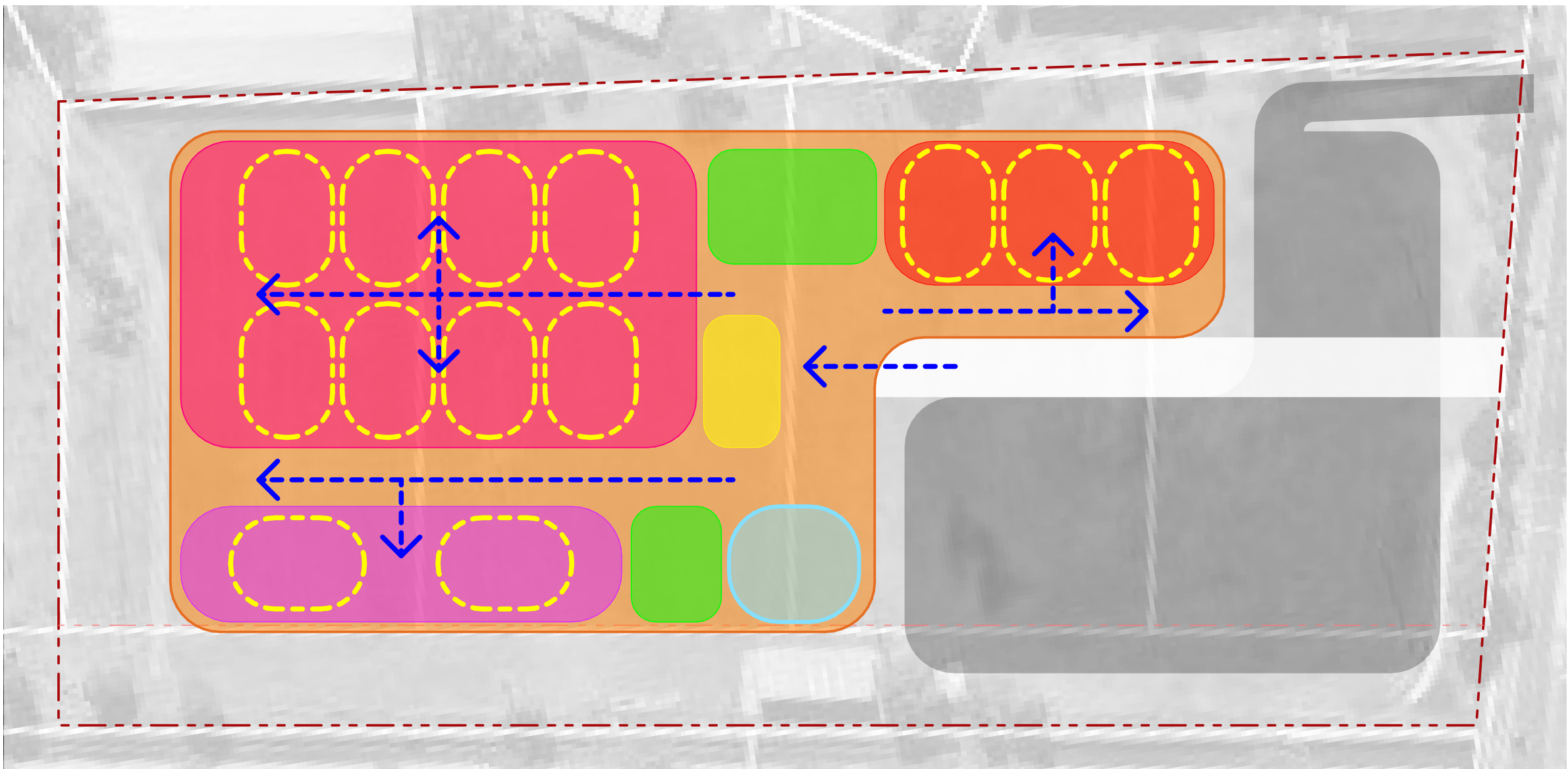
- LEGEND**
- OVERALL BUILDING FOOTPRINT
  - SHOW COURT MODULE
  - BACK-COURT MODULES
  - HI-PERFORMANCE MODULE
  - INDIVIDUAL PLAYING COURT FOOTPRINTS
  - CAFE
  - AMENITIES
  - TENANCY
  - CIRCULATION PATHWAYS





- 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.



PREFERRED OPTION (#01)

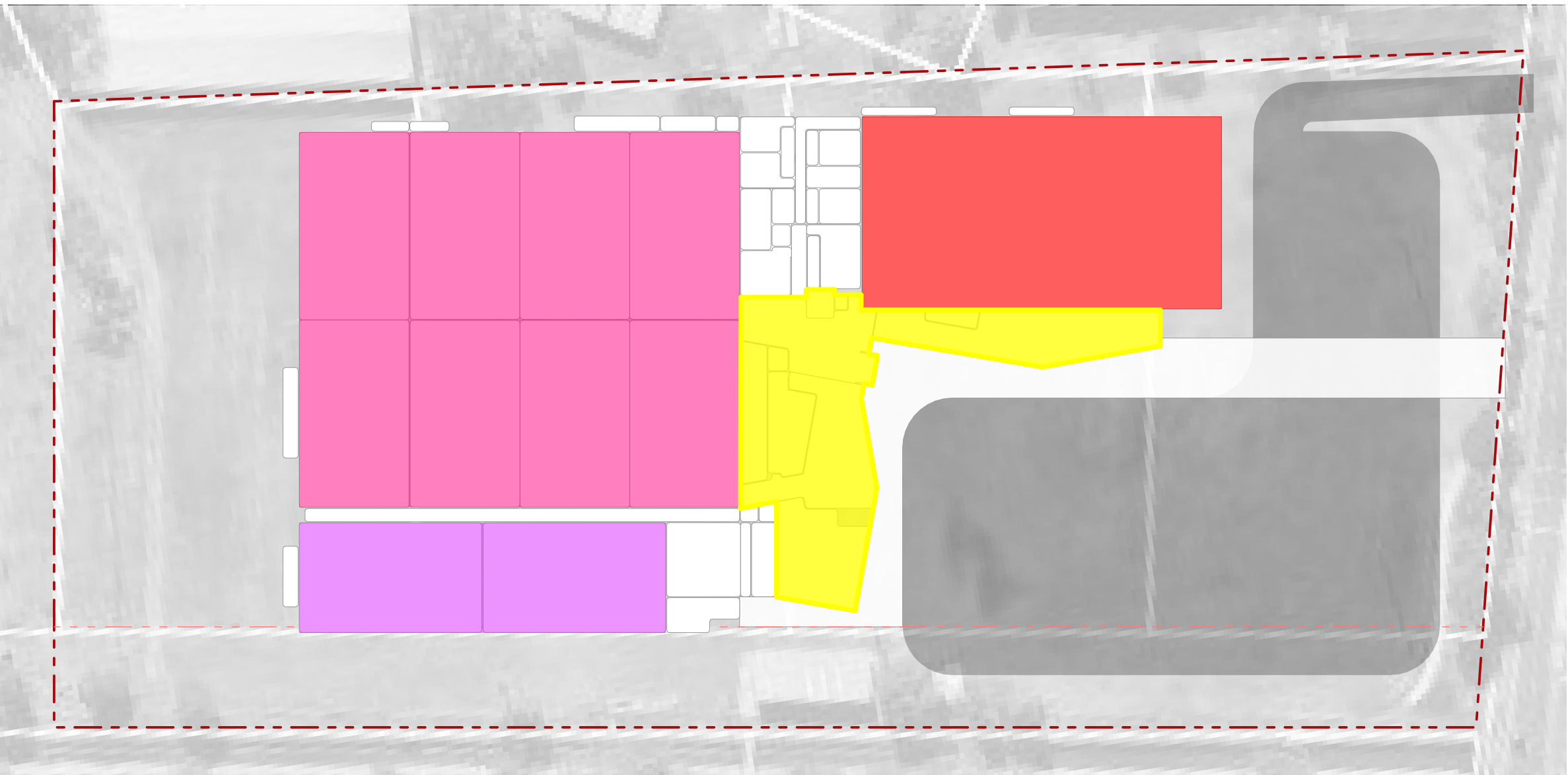




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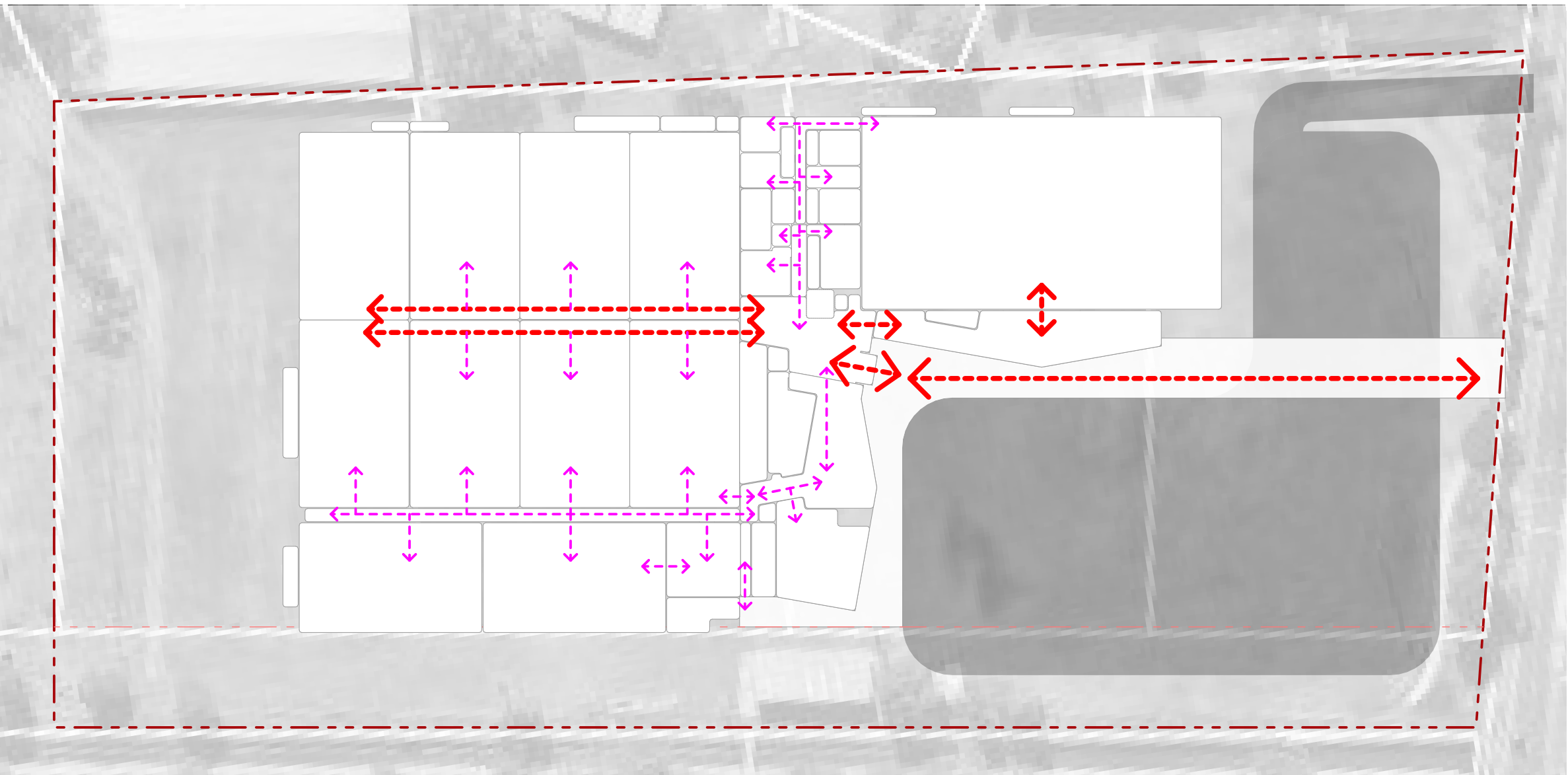
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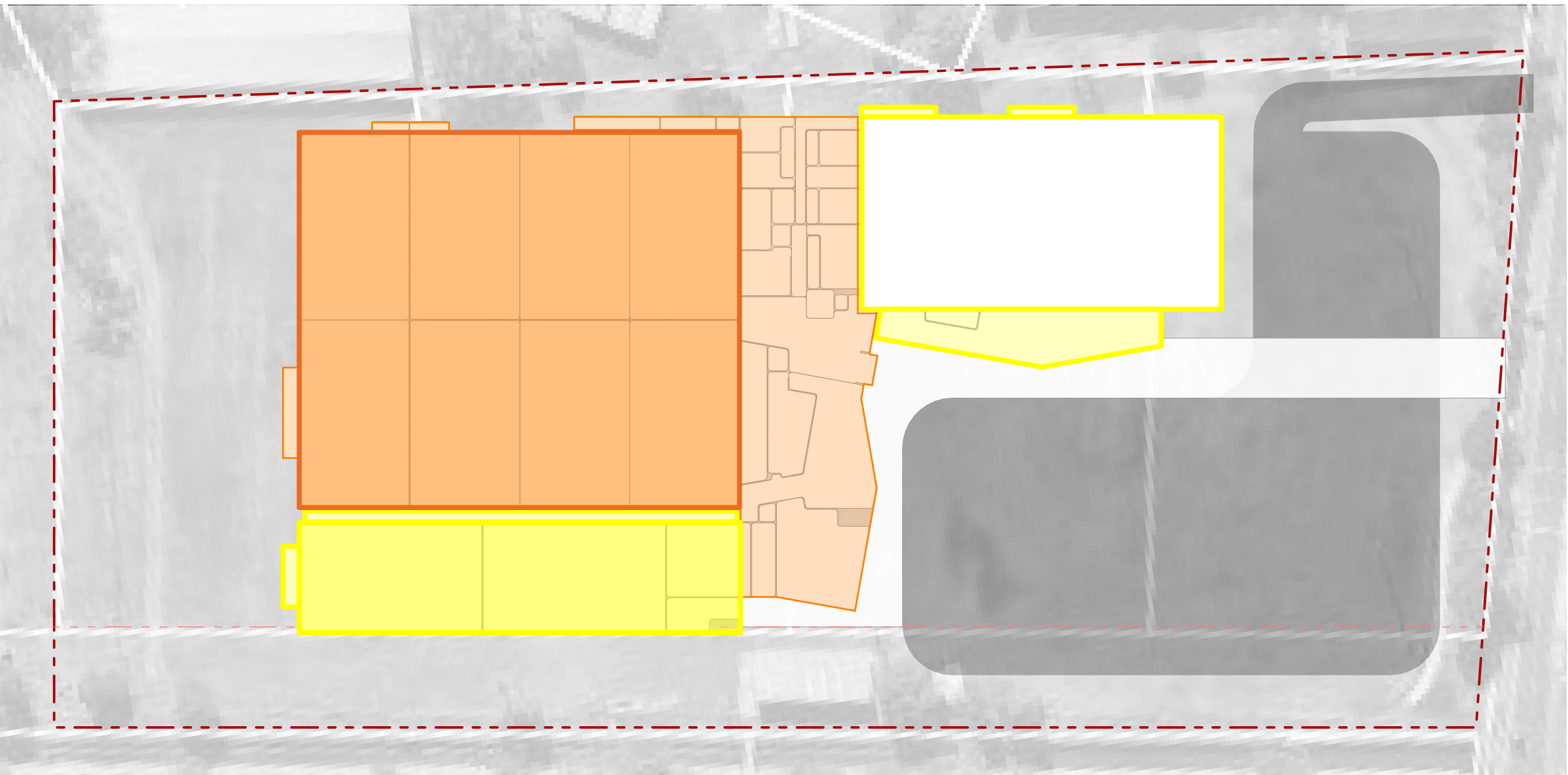


01 - SPATIAL HIERACHY

- 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



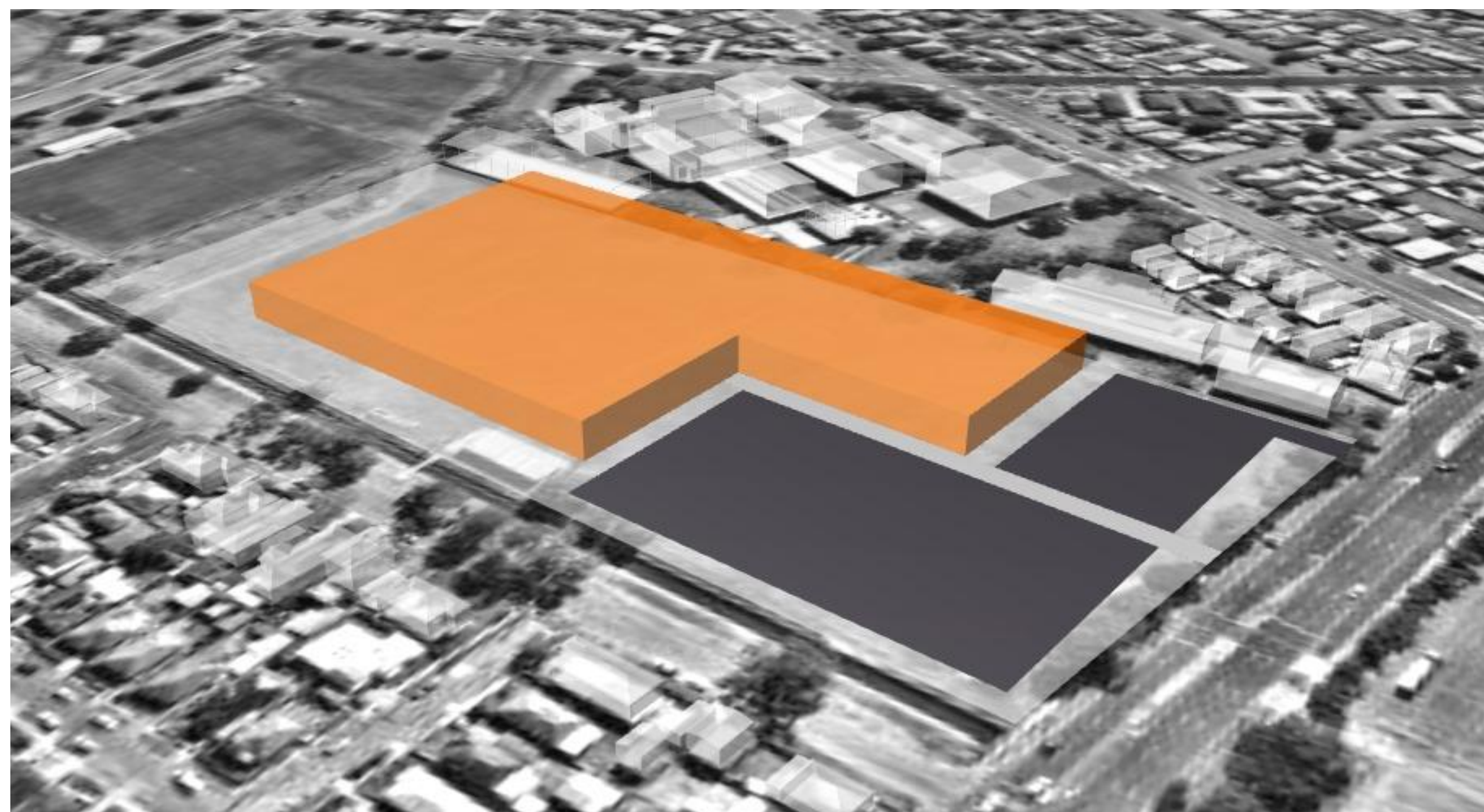
02 - CIRCULATION



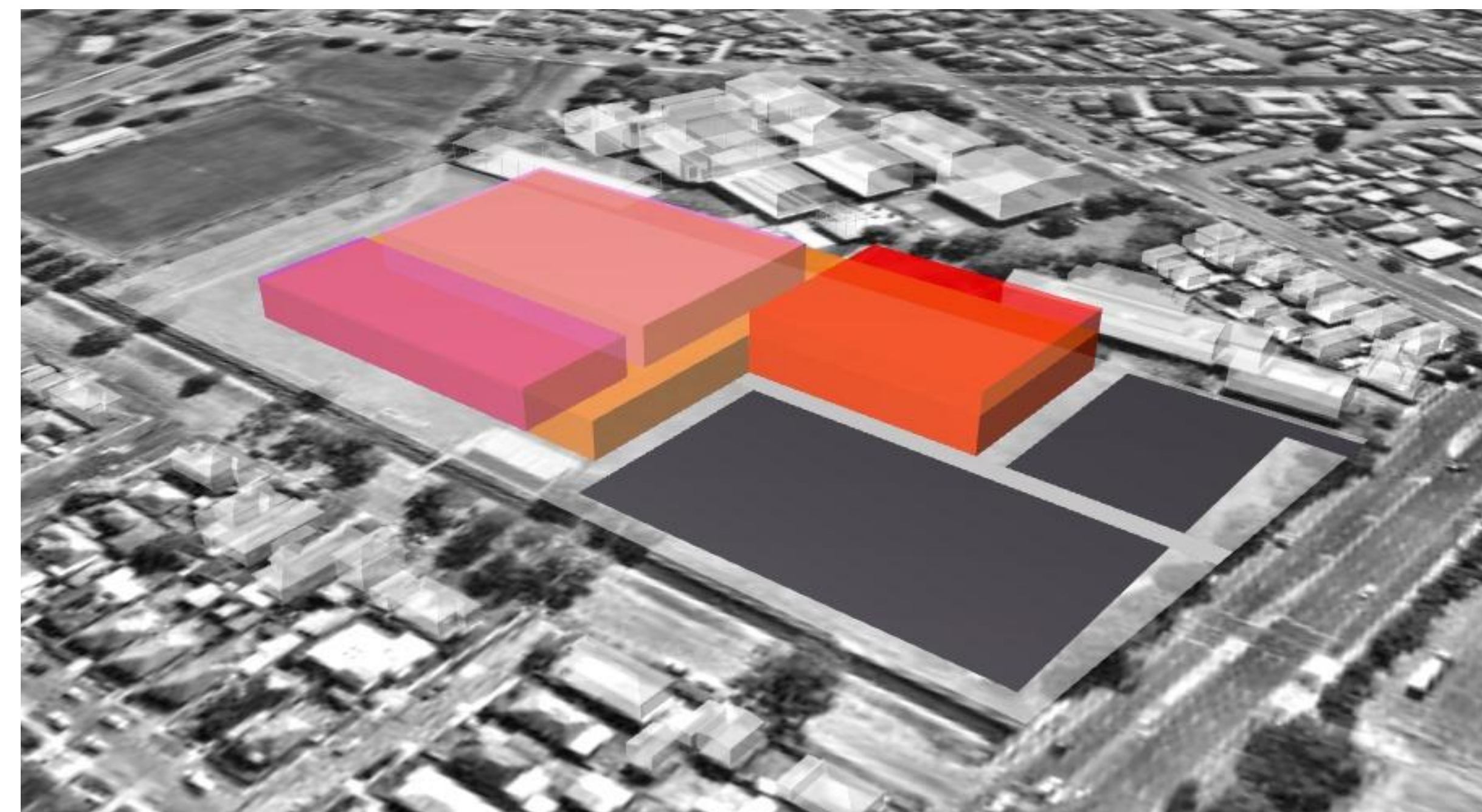
03 - STAGING



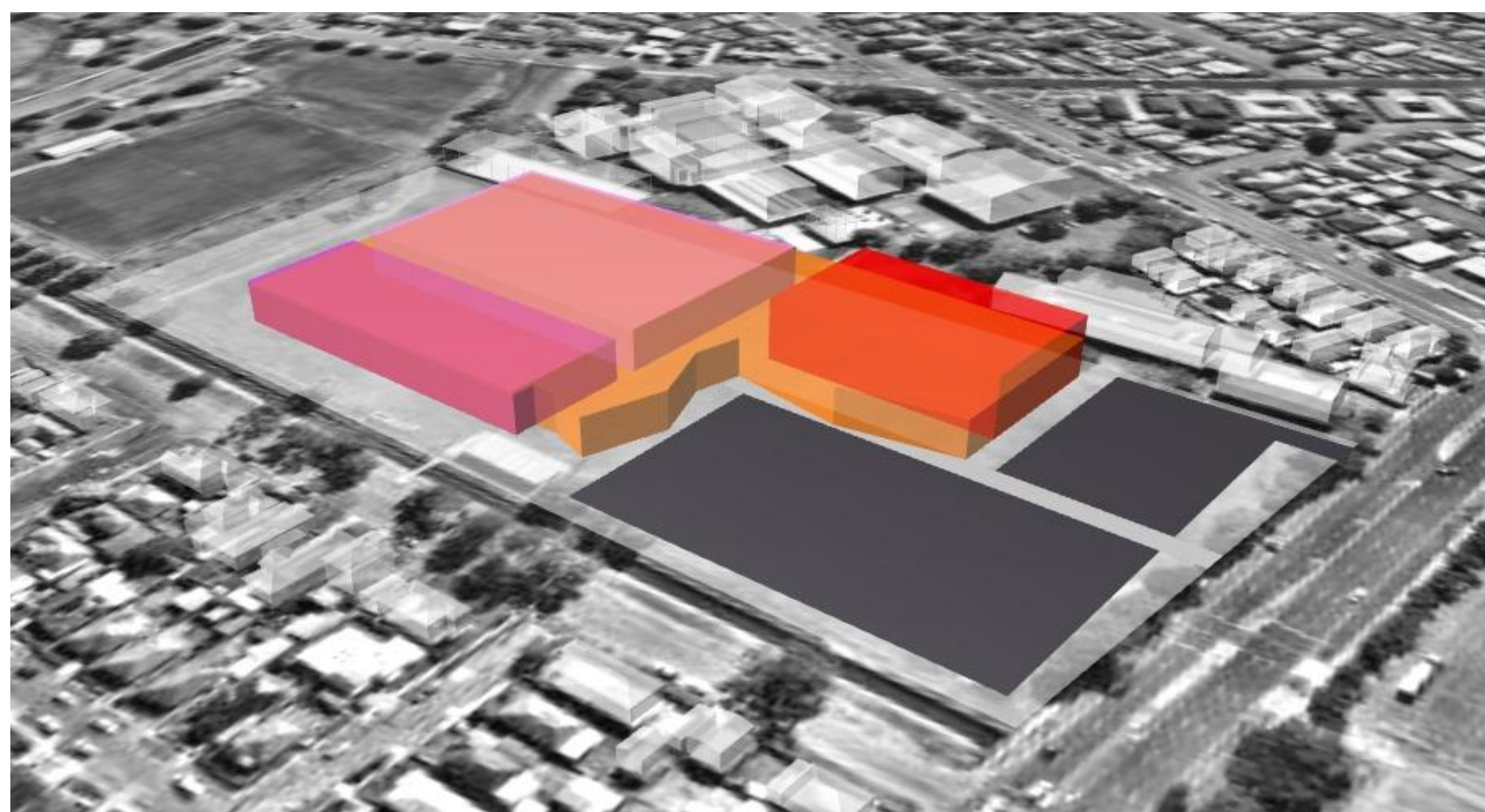




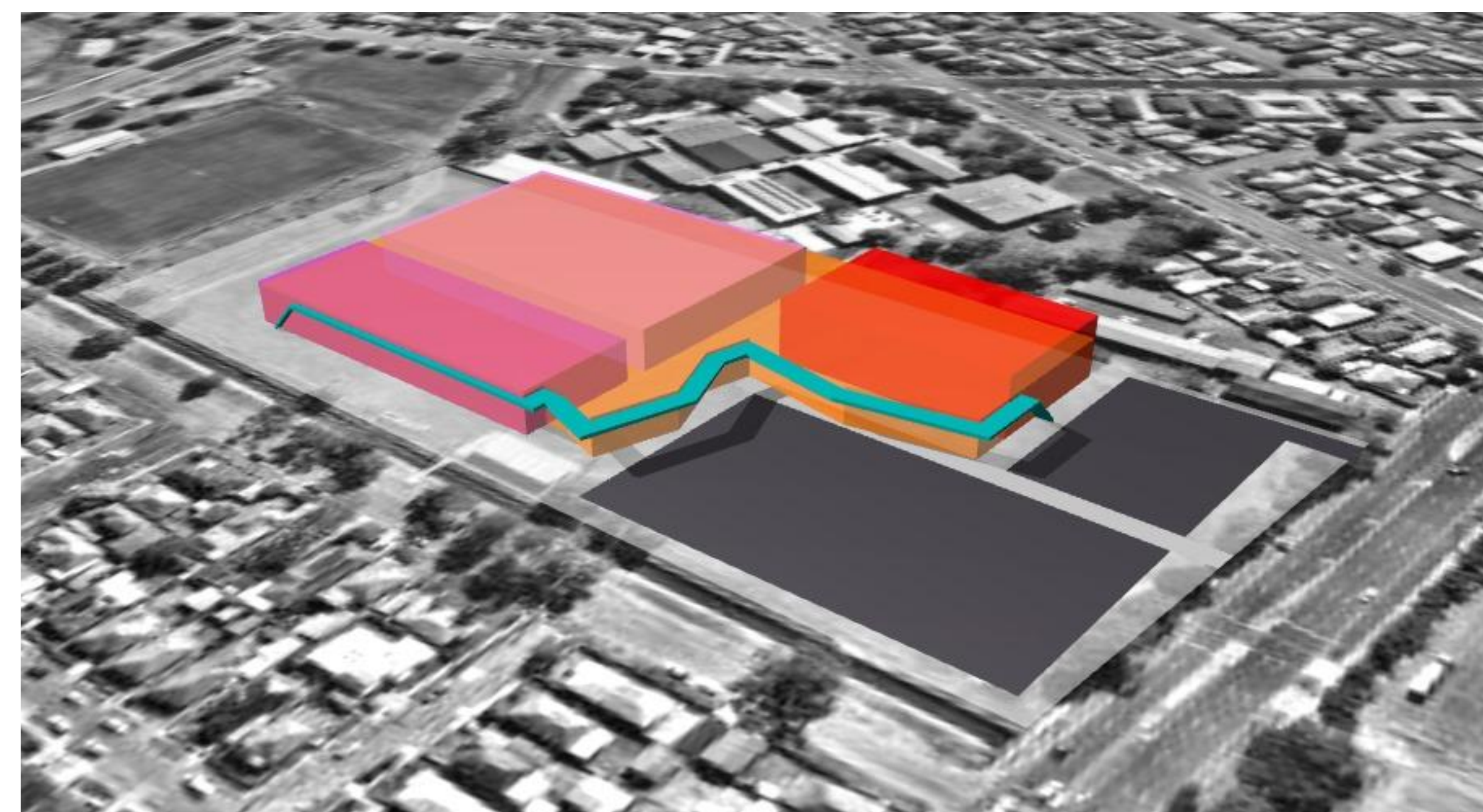
01 - BASE FOOTPRINT FORM



02 - SPATIAL ARTICULATION



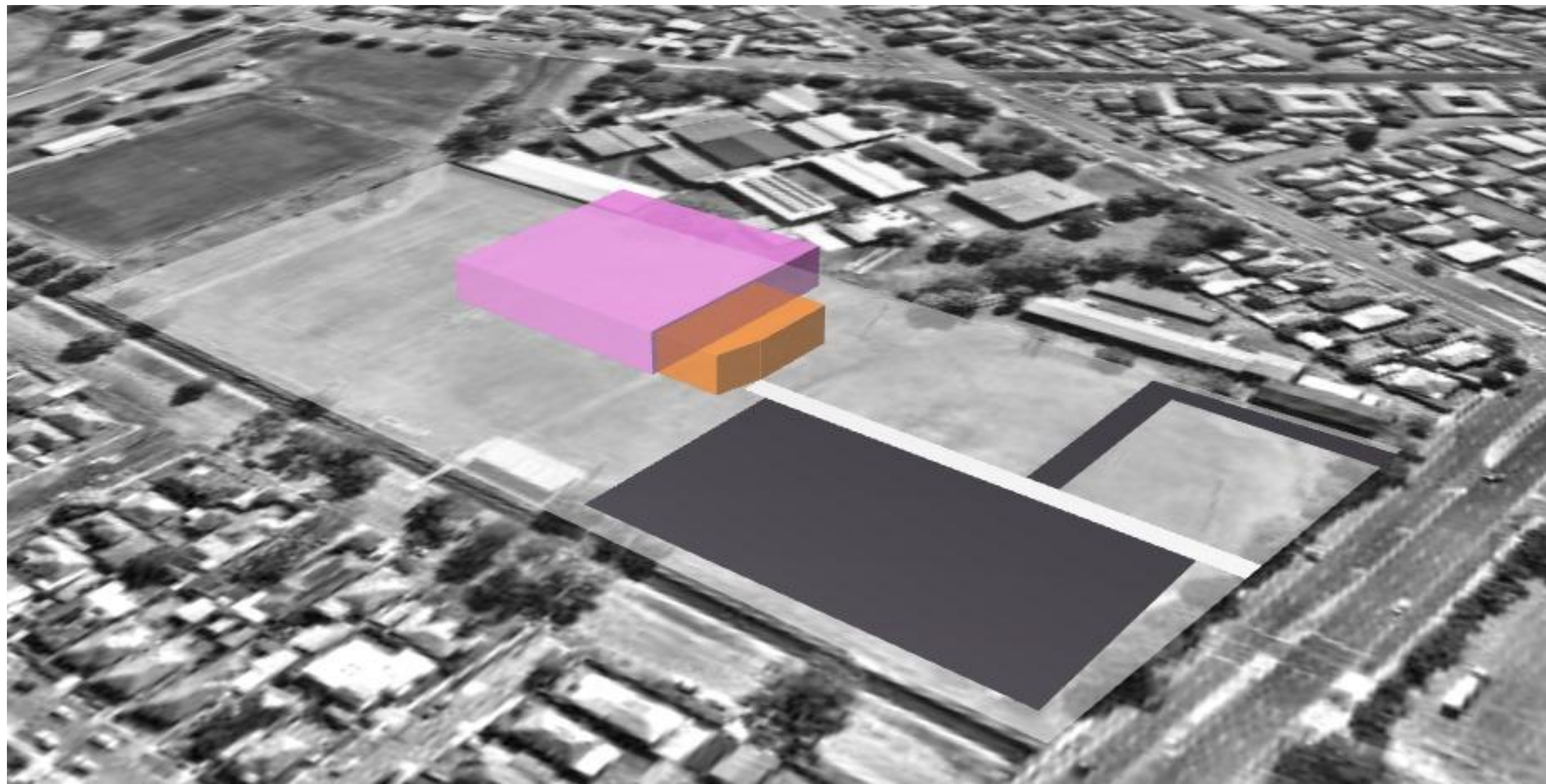
03 - FACADE ARTICULATION



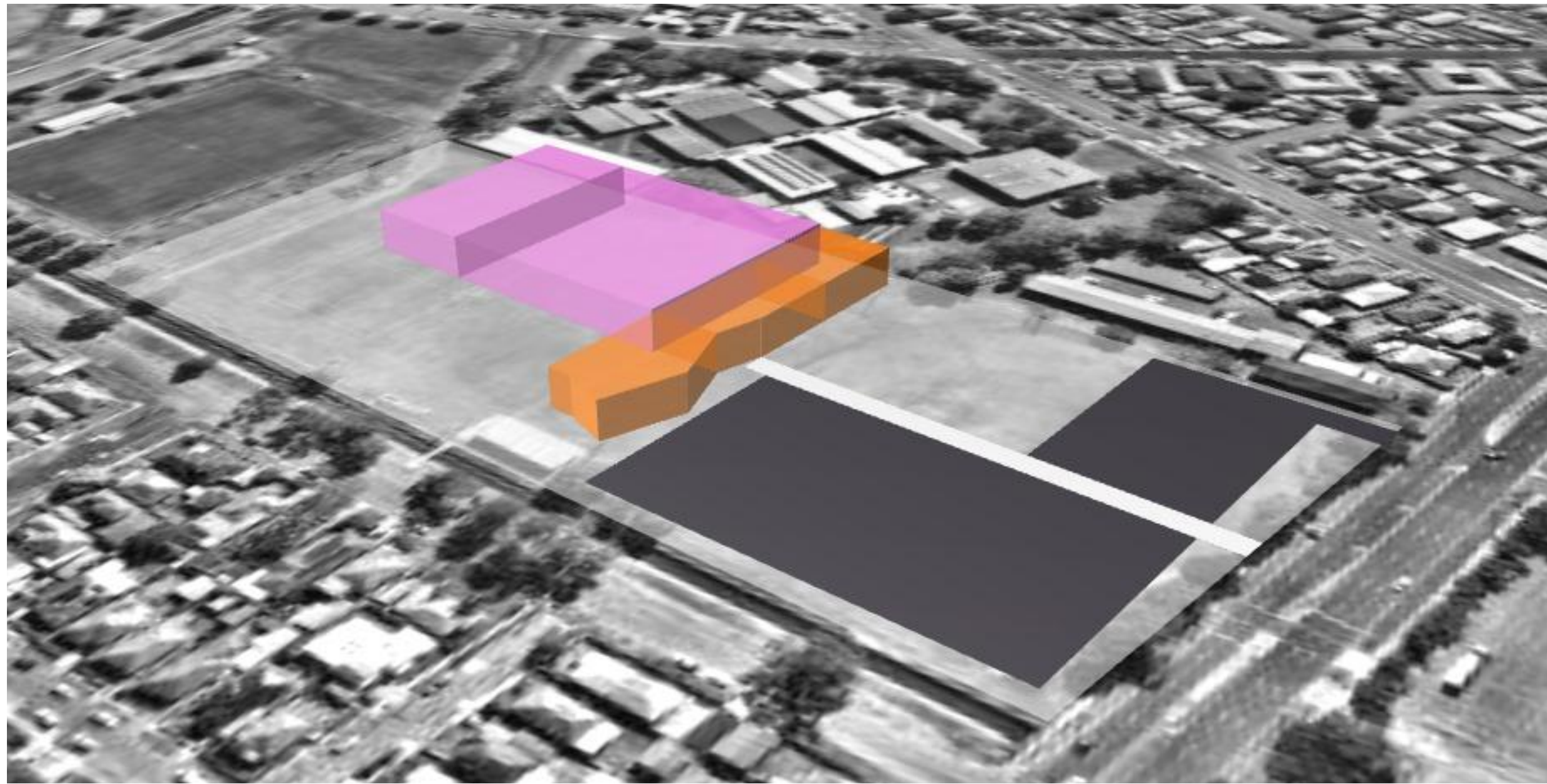
04 - FACADE REFINEMENT



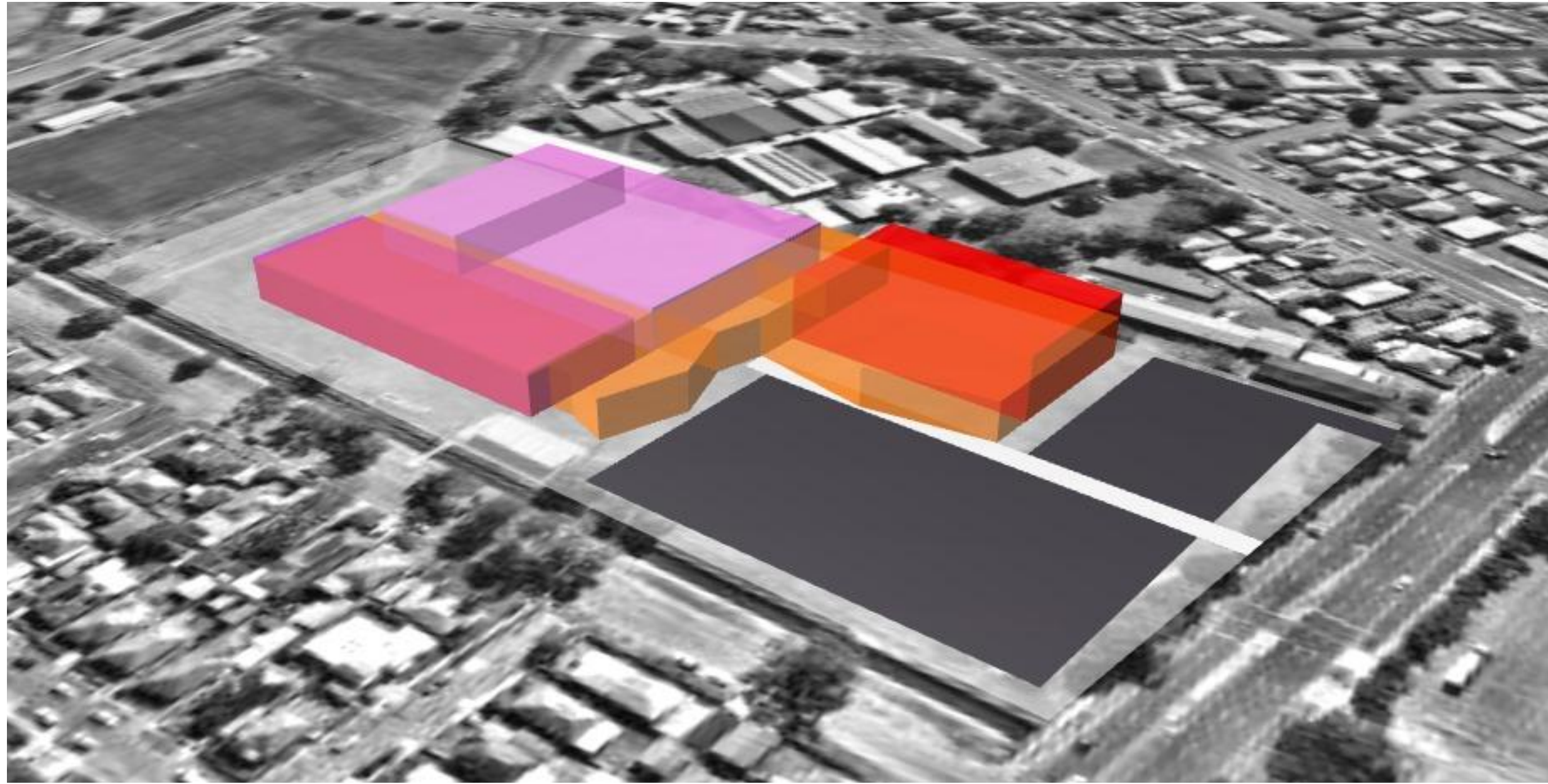




01 - STAGE 1A



02 - STAGE 1B



03 - STAGE 2





08

# DESIGN PROPOSAL – OVERALL



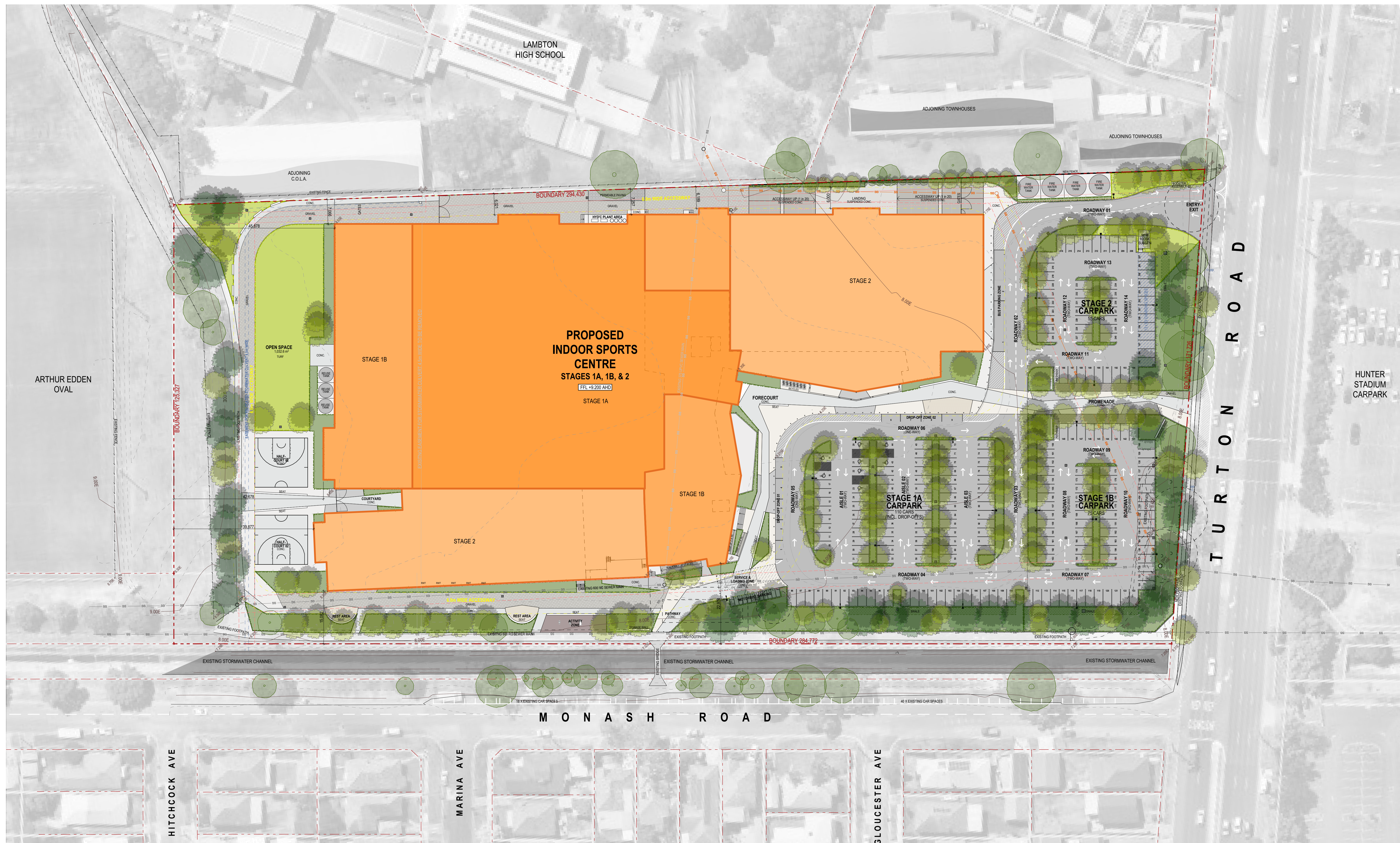
14683 - DA - A41 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).pln







## LEGEND





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

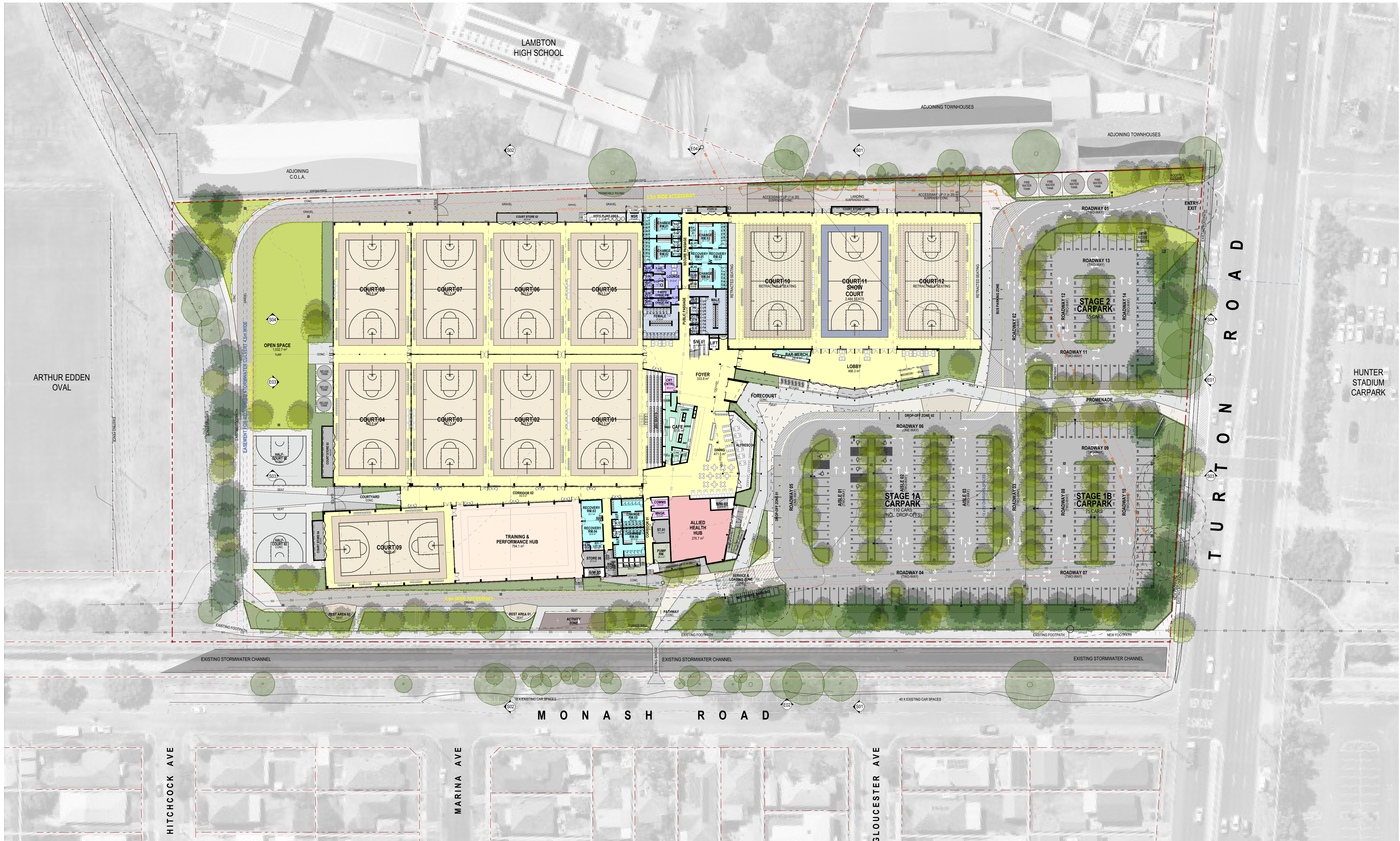
MAINTENANCE AREAS

STORAGE AREAS
- EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

PROPOSED NEW TREES

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : OVERALL GROUND FLOOR PLAN

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Filename: 14683-SSDA-HISC (12-08-2024).dgn

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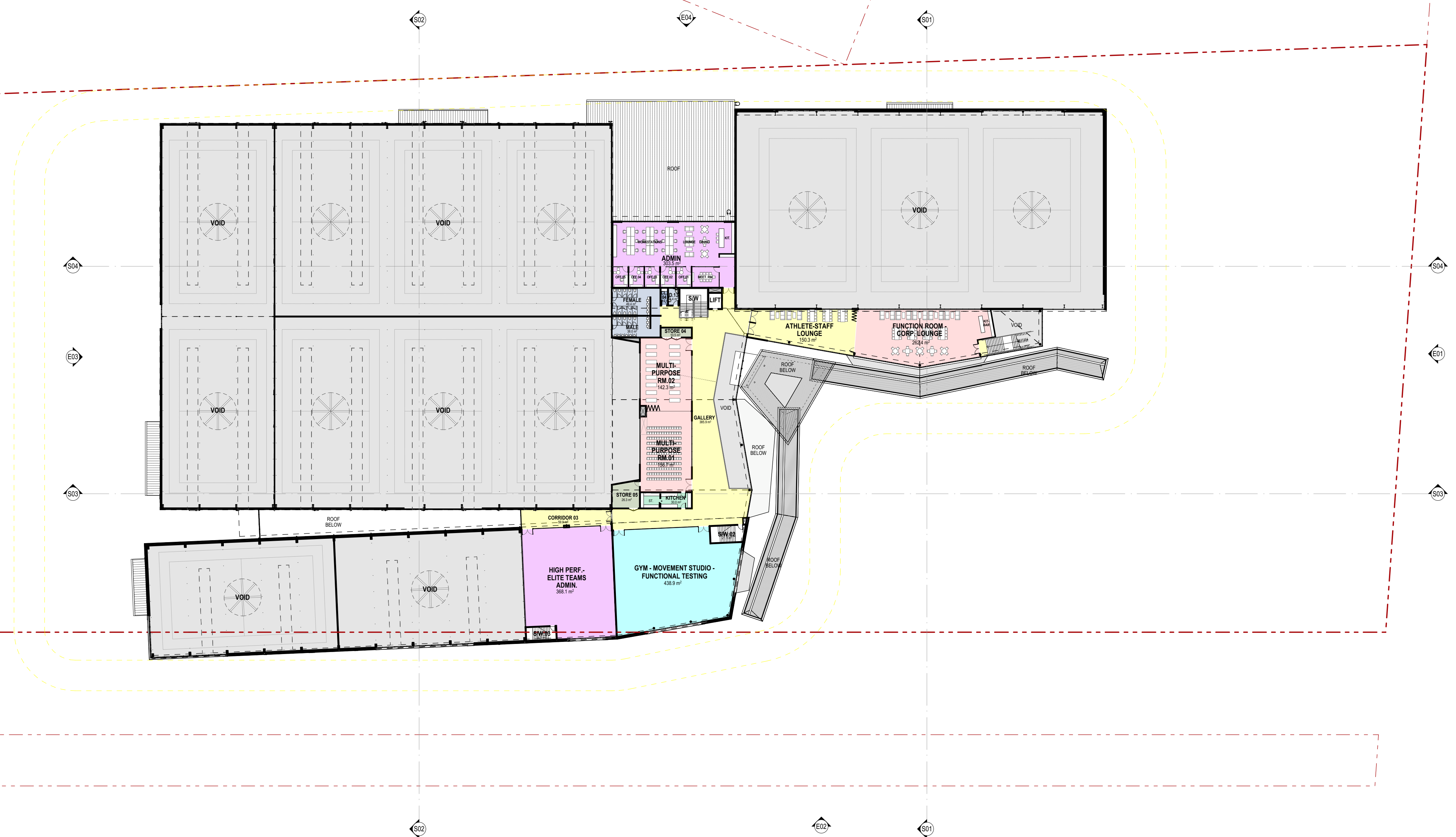
EJE Integrity  
Innovation  
Inspiration



## 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



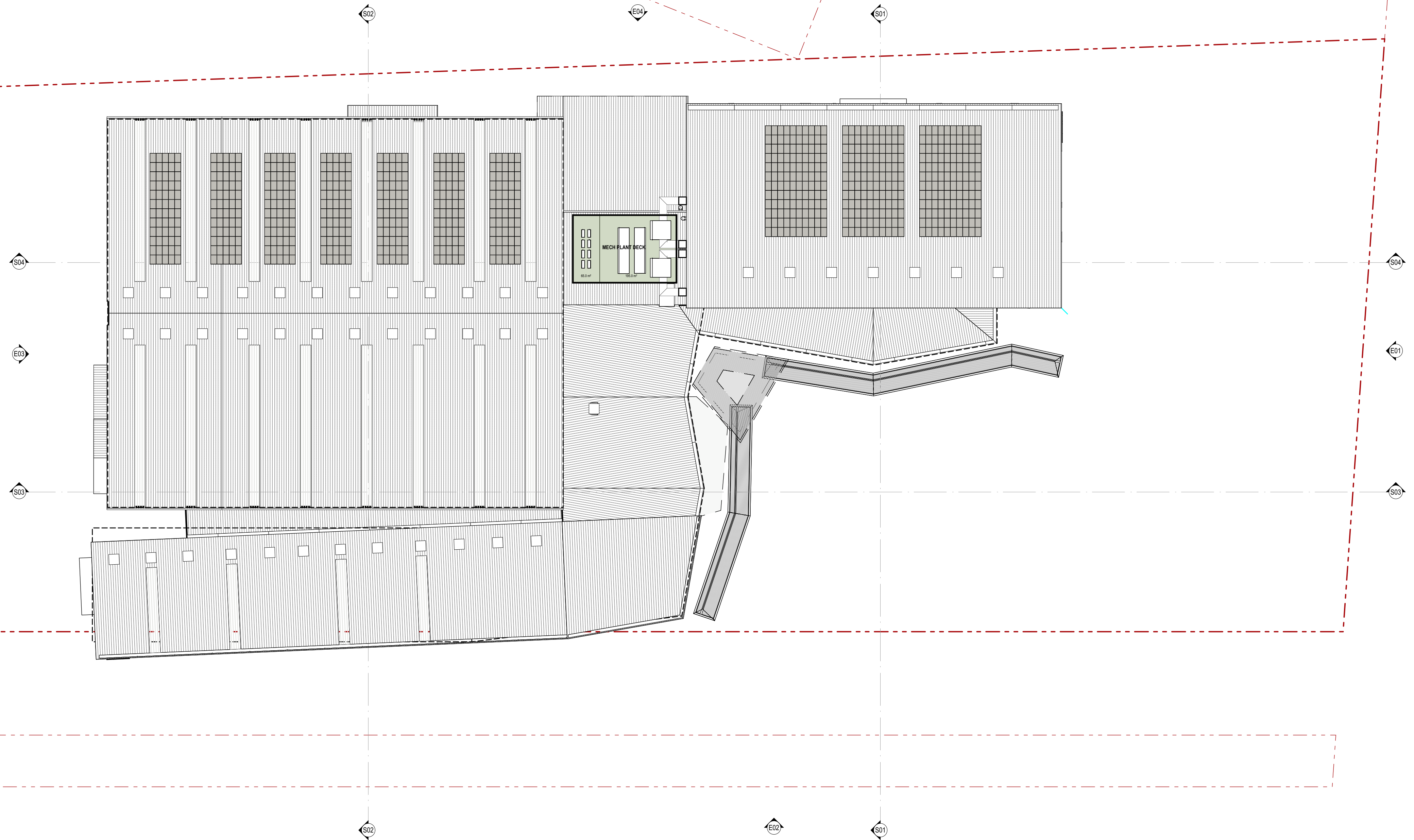
## HUNTER INDOOR SPORTS CENTRE : OVERALL FIRST FLOOR PLAN

14683 - DA - A45 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).pin

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LEGEND

- 1 ROOF CLADDING

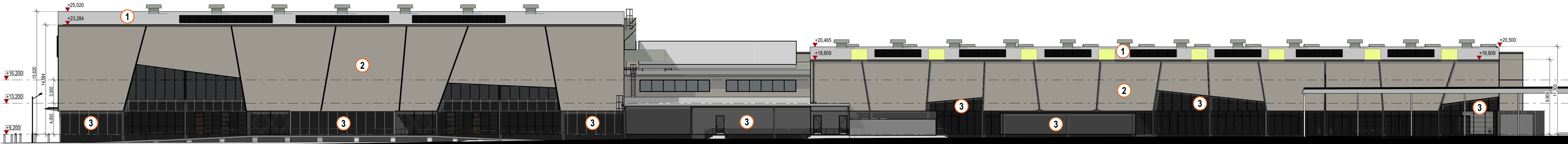
- 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
- 2 WALL CLADDING

- 'WALLABY' COLORBOND STEEL HORIZONTAL STANDING SEAM OR EQUAL SHEETING
- 3 WALL CLADDING, GLAZING SUITE FRAMING

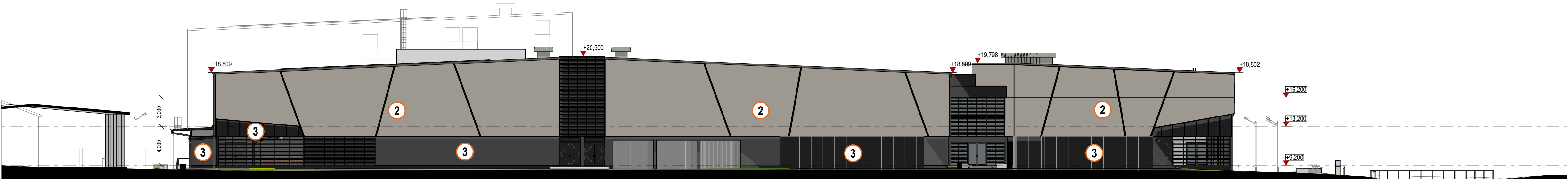
- 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.
- 4 COVERED WALKWAY COLUMNS & TRIMS

- 'SHALE GREY' COLBOND STEEL OR EQUAL CAPPINGS, & PAINTED STEEL COLUMNS.
- 5 COVERED WALKWAY SOFFITS

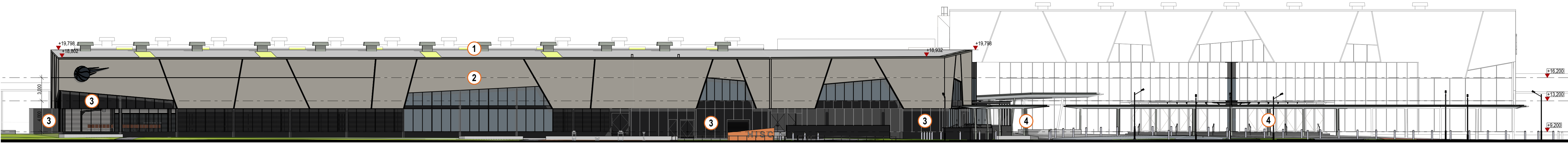
- 'SNOWY MOUNTAINS HALF' PAINTED FIBRE-CEMENT SHEETING.



NORTH ELEVATION



WEST ELEVATION



SOUTH / MONASH ROAD ELEVATION



EAST / TURTON ROAD ELEVATION



HUNTER INDOOR SPORTS CENTRE : OVERALL ELEVATIONS

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Filename: 14683-SSDA-HISC (12-08-2024).dgn

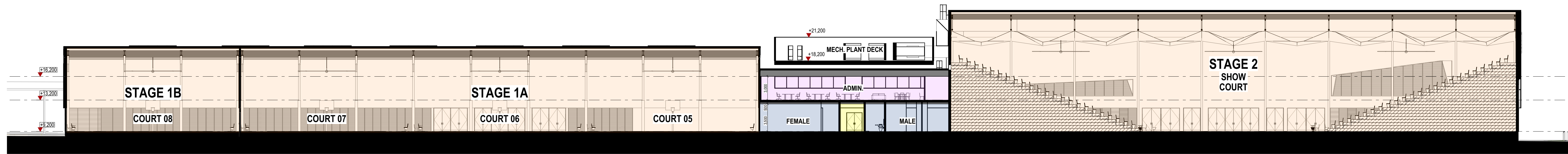
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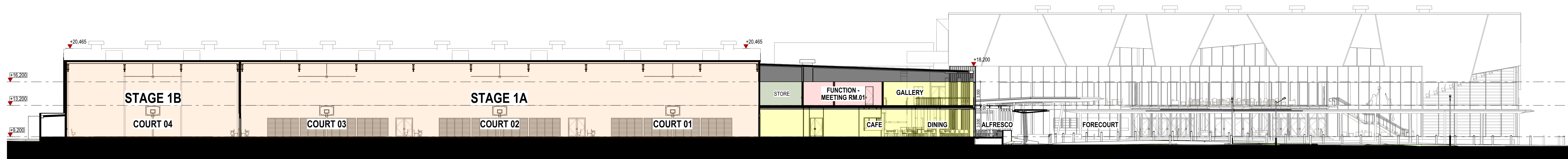


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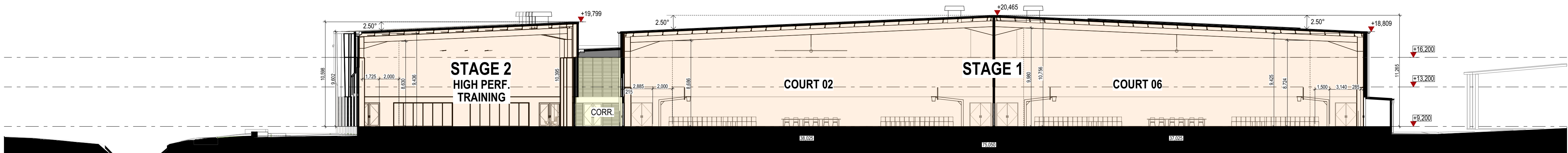
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|-------------------------------|----------------------------|------------------------------|-------------------|
| PLAYING COURTS                | PUBLIC CIRCULATION AREAS   | ADMINISTRATION / STAFF AREAS | PUBLIC AMENITIES  |
| PLAYER AMENITIES /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



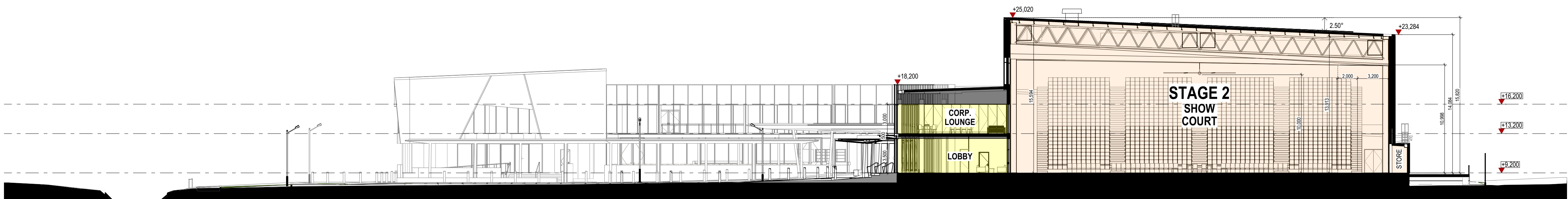
SECTION 04



SECTION 03



SECTION 02



SECTION 01

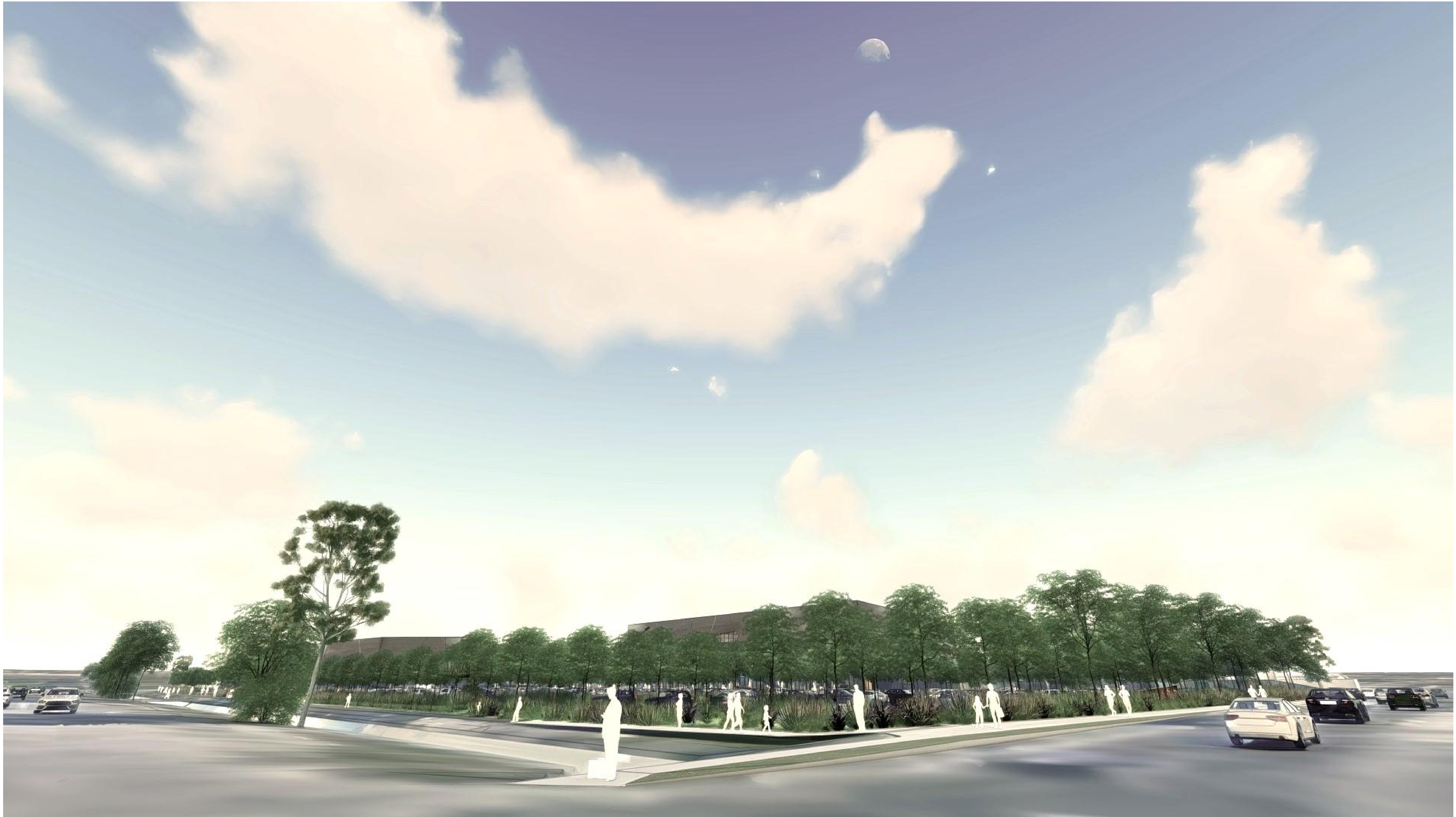


HUNTER INDOOR SPORTS CENTRE : OVERALL SECTIONS

14683 - DA - A49 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).dgn

1:250 @ A1









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

14683 - DA - A50 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).jpg

@ A1

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

14683 - DA - A51 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).dgn

@ A1

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

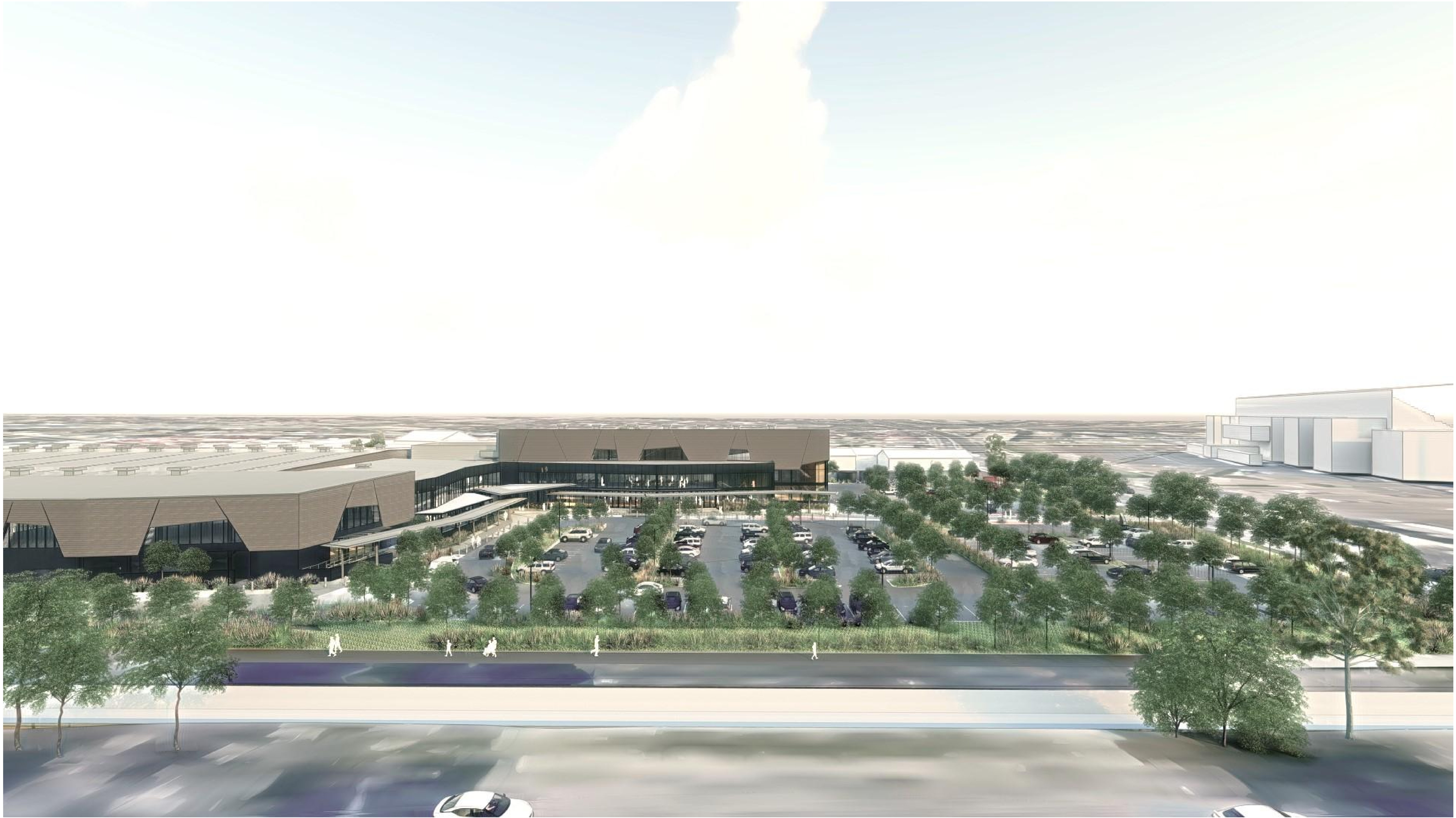
14683 - DA - A53 - Rev B - 16 August 2024  
Confidential. Copyright EJE Architecture. Normalised Architect - Bernard Collins No. 4438 (NSW ARB)  
Filename: 14683-SSDA-HISC (12-08-2024).jpg

Scale 1:1000  
Date 12/08/2024  
Sheet 05 of 05  
@ A1













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

14683 - DA - A56 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).pin

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

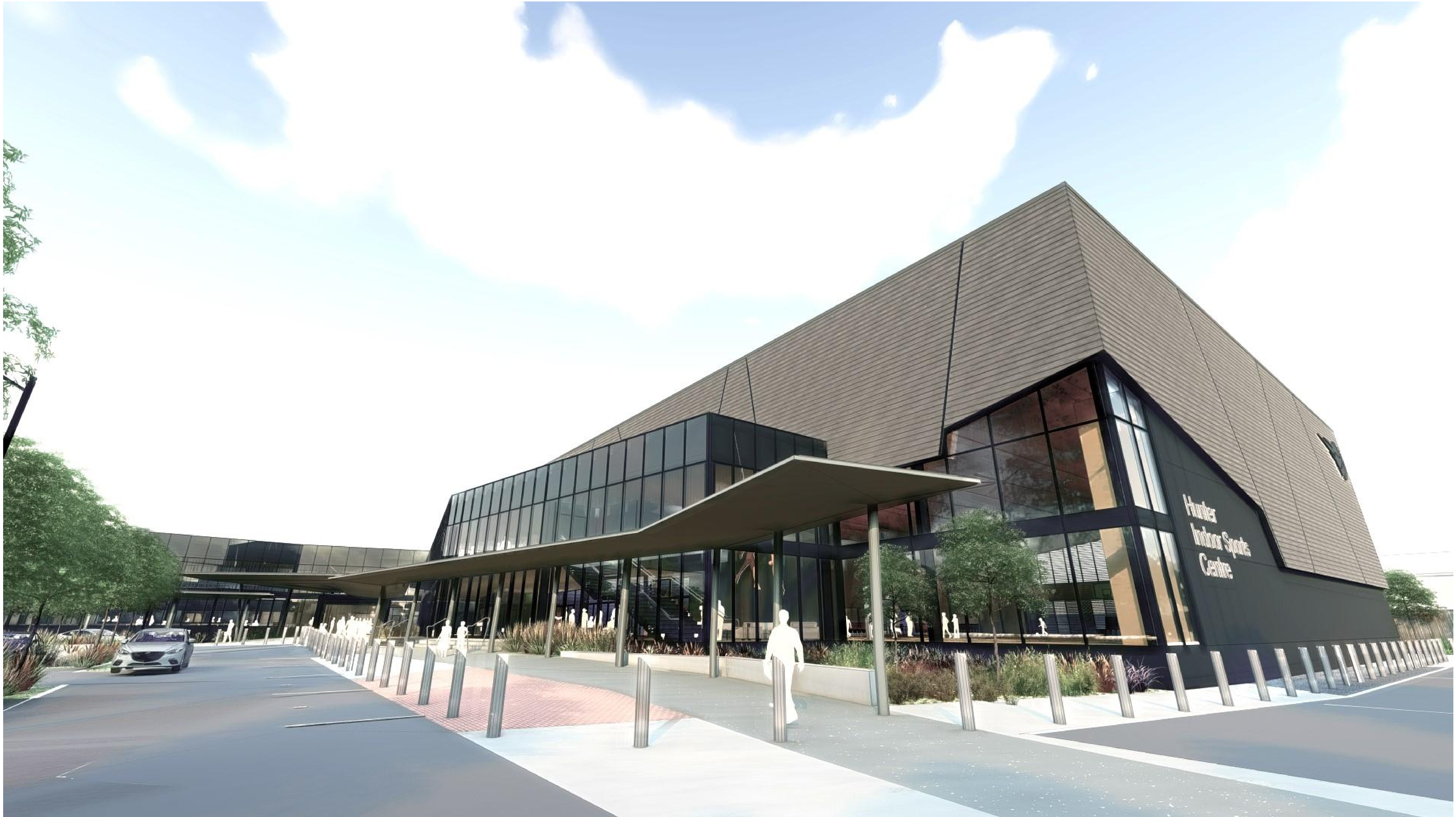
14683-DA-A58-Rev B - 16 August 2024  
Confidential. Copyright E&E Architecture. Normalised Architect - Bernard Collins No. 4438 (NSW ARB)  
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Scale: 1:1000  
Date: 16/08/2024  
Sheet: 10 of 10  
@ A1

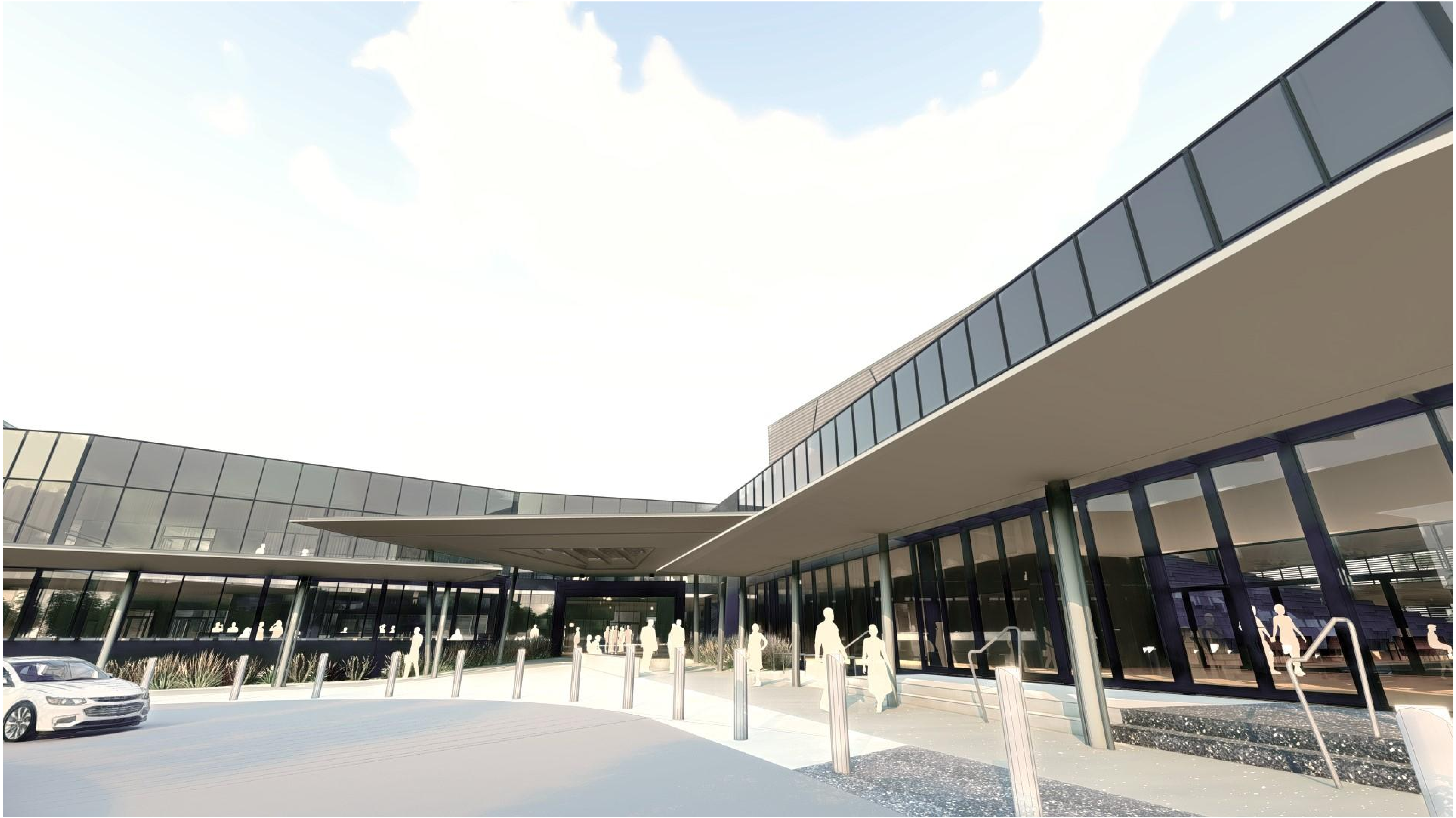




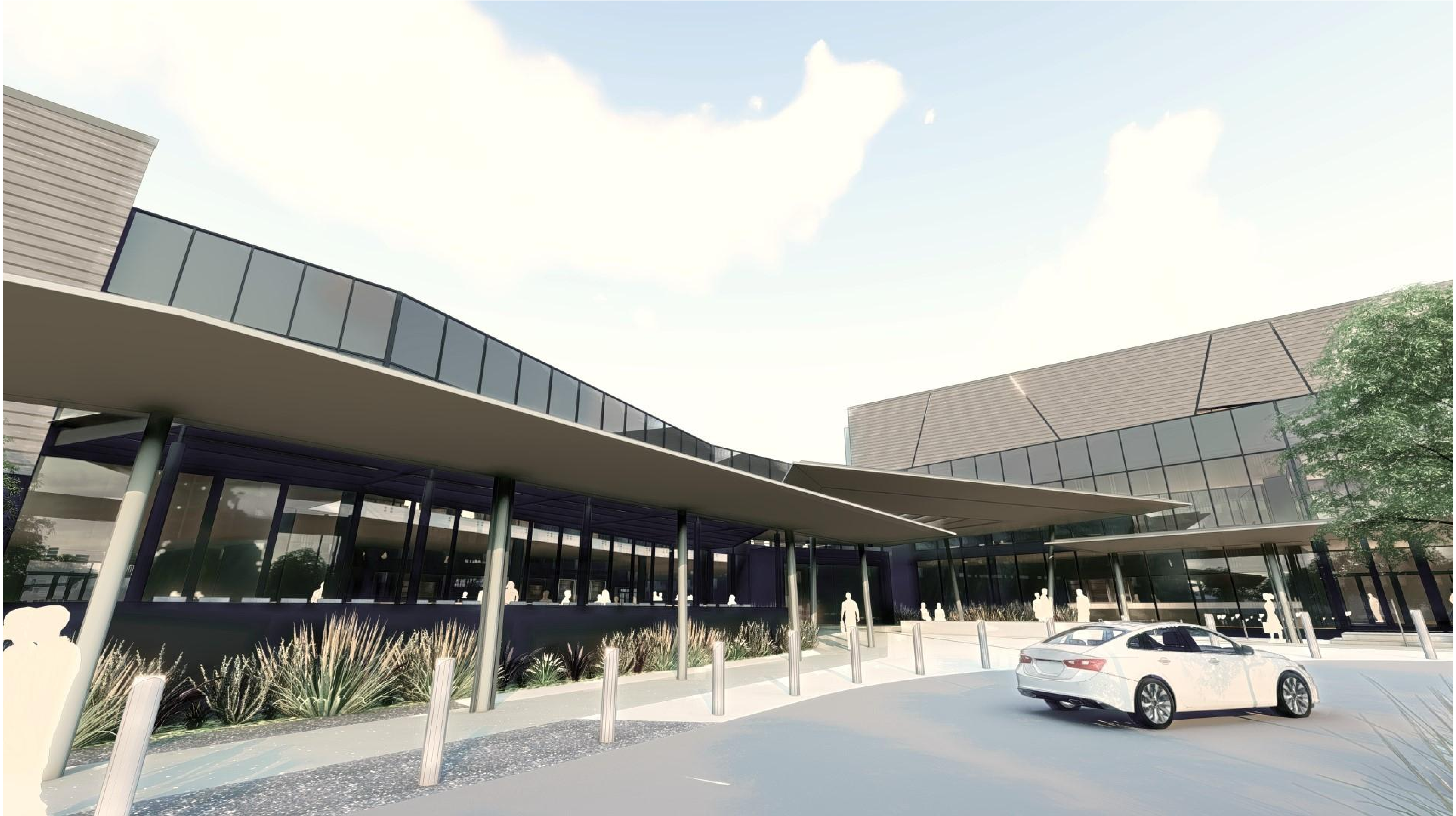














09

# DESIGN PROPOSAL – STAGE 1A



LEGEND

STAGE 1 WORKS

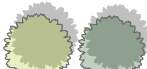
STAGE 2 WORKS



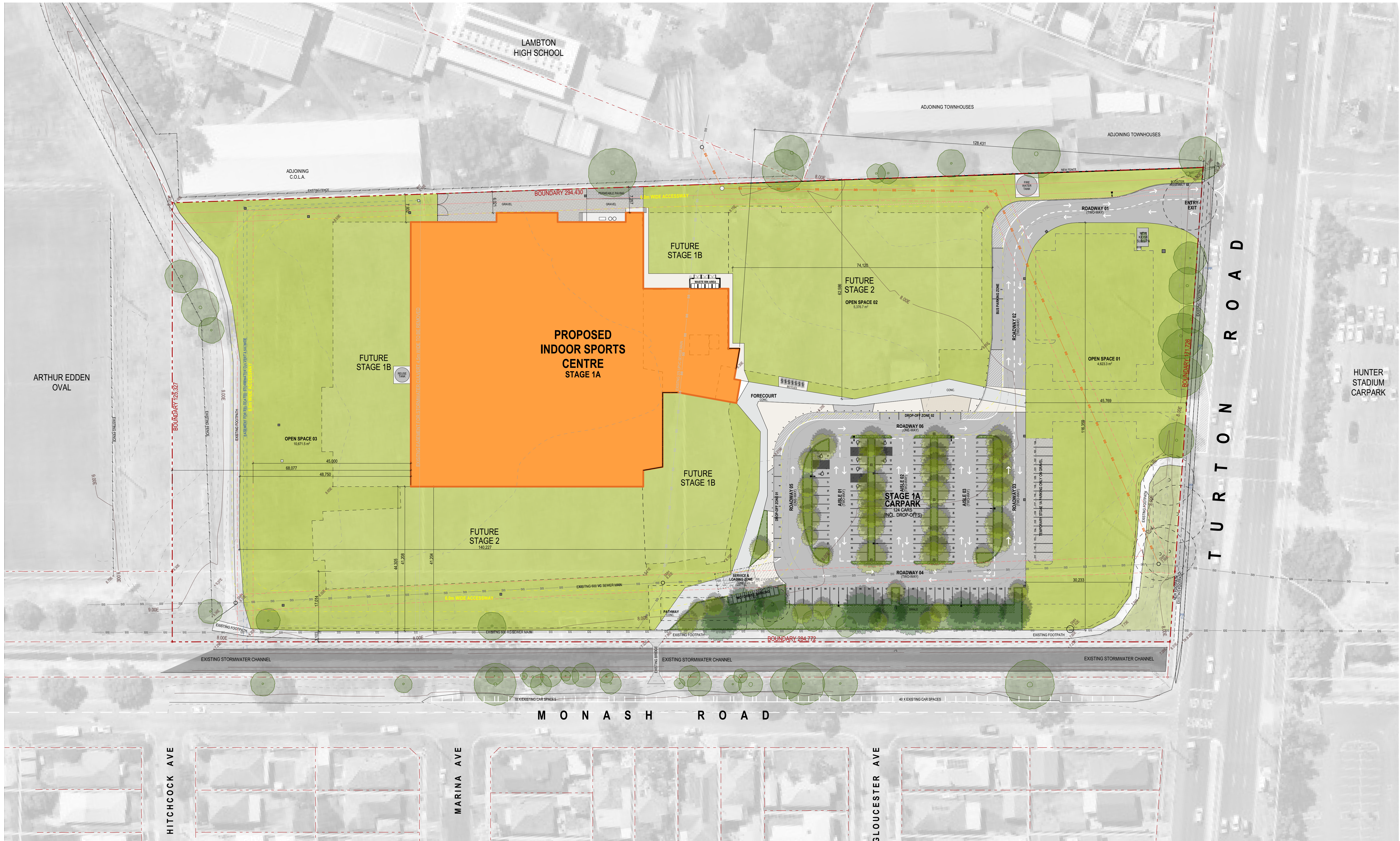
EXISTING TREE TO BE RETAINED



EXISTING TREE TO BE REMOVED



PROPOSED NEW TREES



HUNTER INDOOR SPORTS CENTRE : STAGE 1A SITE PLAN

14683 - DA - A64 - Rev B - 16 August 2024  
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Filename: 14683-SSDA-HISC (12-08-2024).dgn

1:500 @ A1

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LEGEND

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



HUNTER INDOOR SPORTS CENTRE : STAGE 1A GROUND FLOOR PLAN

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Filename: 14683-SSDA-HISC (12-08-2024).dgn

1:500 @ A1

EJE Integrity  
Innovation  
Inspiration



LEGEND

- PLAYING COURTS

PLAYER AMENITIES / FACILITIES

REFEREES AMENITIES
- PUBLIC CIRCULATION AREAS

PUBLIC AMENITIES

FOOD & BEVERAGE FACILITIES
- ADMINISTRATION / STAFF AREAS

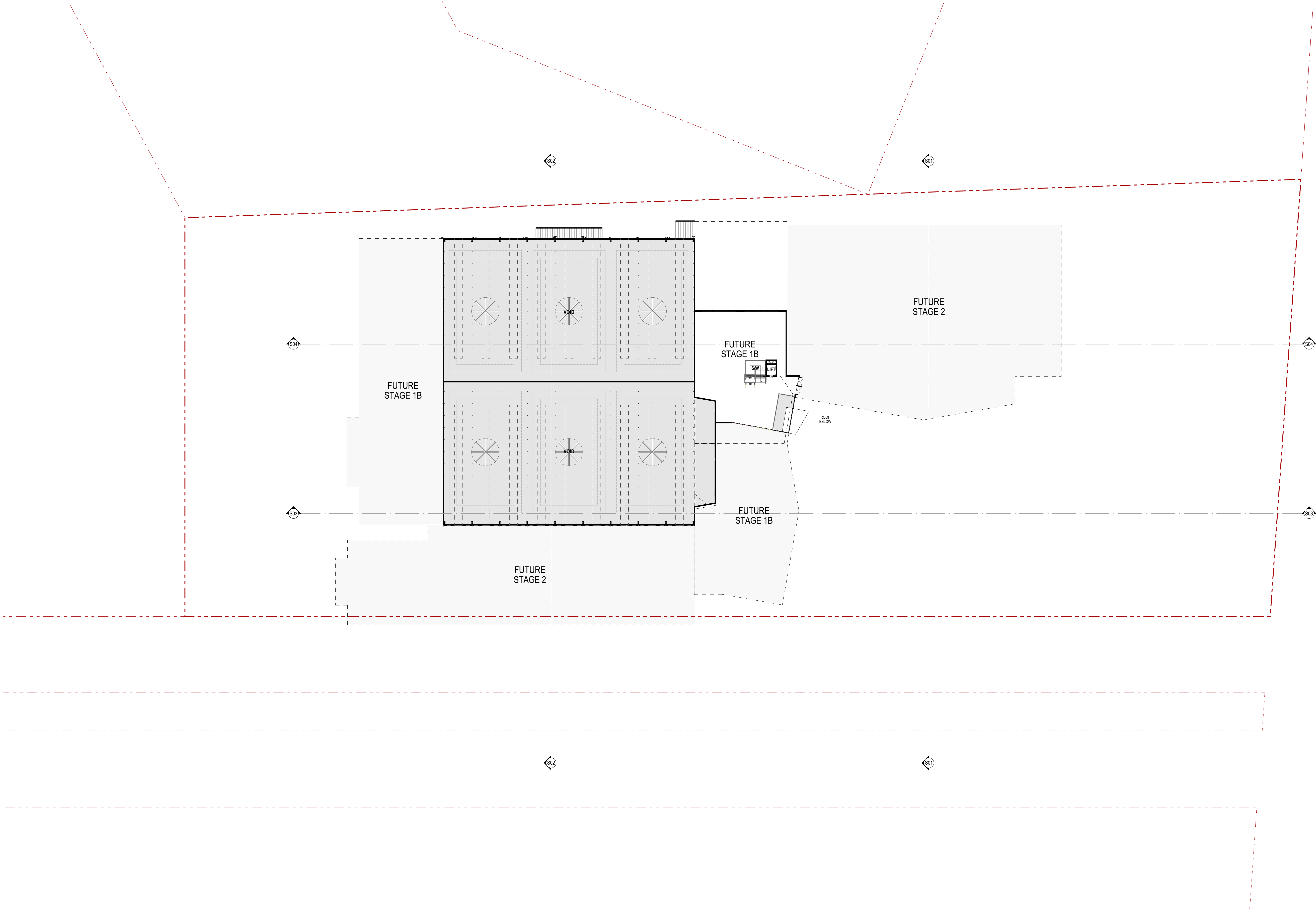
ALLIED OPPORTUNITIES SPACE

FUNCTION SPACES
- PUBLIC AMENITIES

MAINTENANCE AREAS

STORAGE AREAS

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : STAGE 1A FIRST FLOOR PLAN

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Filename: 14683-SSDA-HISC (12-08-2024).dgn

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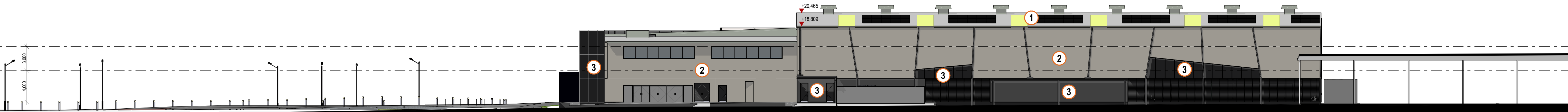
LEGEND

- 1 ROOF CLADDING

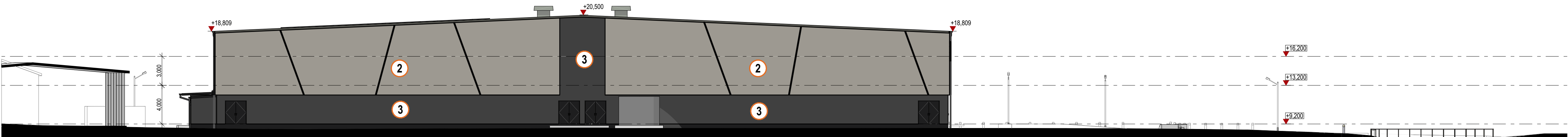
  - 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
- 2 WALL CLADDING

  - '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.



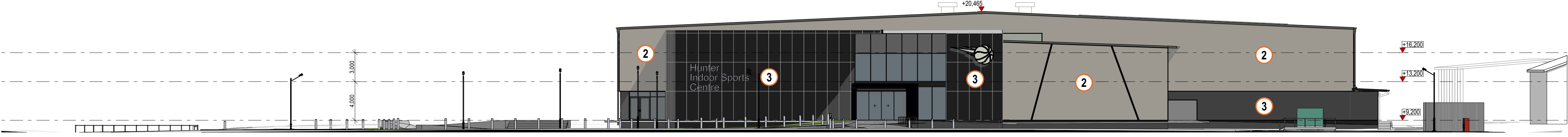
NORTH ELEVATION



WEST ELEVATION



SOUTH / MONASH ROAD ELEVATION



EAST / TURTON ROAD ELEVATION

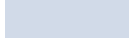
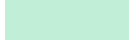
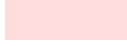
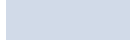


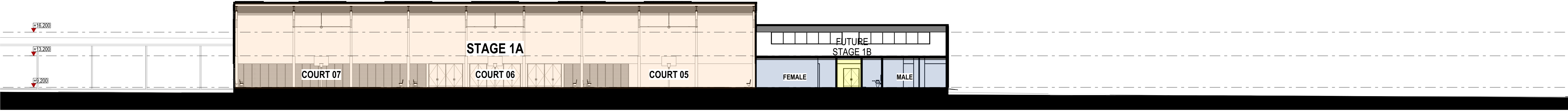
HUNTER INDOOR SPORTS CENTRE : STAGE 1A ELEVATIONS

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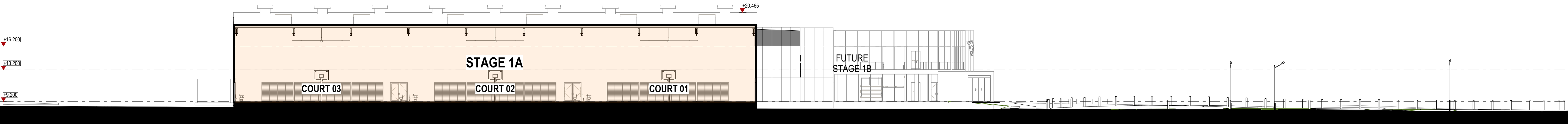
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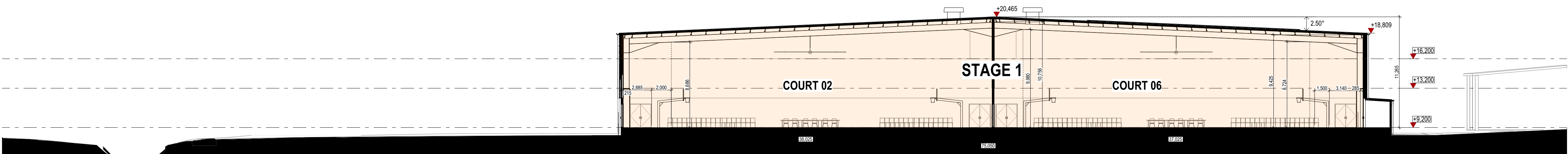
|                                                                                   |                               |                                                                                     |                            |
|-----------------------------------------------------------------------------------|-------------------------------|--------------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



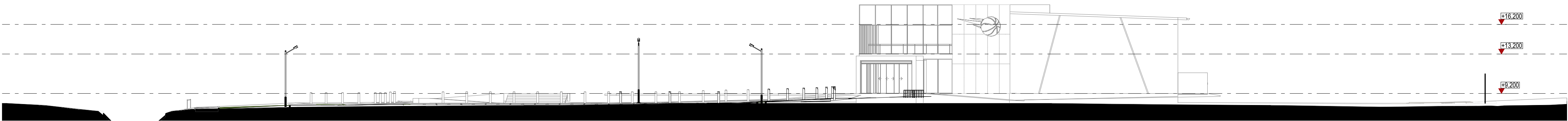
SECTION 04



SECTION 03



SECTION 02



SECTION 01



# HUNTER INDOOR SPORTS CENTRE : STAGE 1A SECTIONS

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\*NOTE - SHOWN JUNIOR SOCCER FIELDS ARE INDICATIVE ONLY



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

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@ A1







# 10

## DESIGN PROPOSAL – STAGE 1B



LEGEND

STAGE 1 WORKS

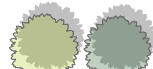
STAGE 2 WORKS



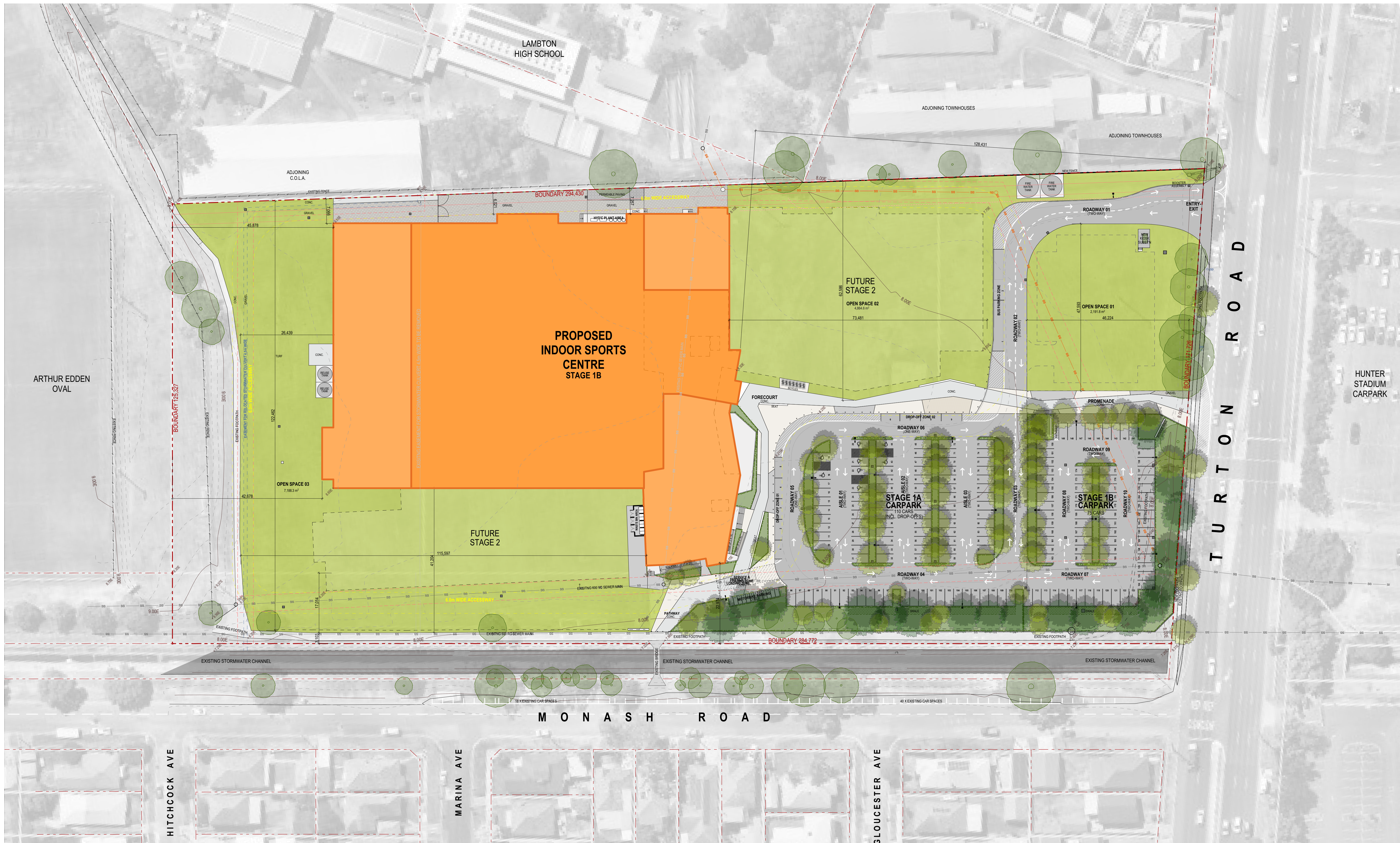
EXISTING TREE TO BE RETAINED



EXISTING TREE TO BE REMOVED



PROPOSED NEW TREES



HUNTER INDOOR SPORTS CENTRE : STAGE 1B 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

STATE SIGNIFICANT DEVELOPMENT APPLICATION



HUNTER INDOOR SPORTS CENTRE : STAGE 1B GROUND FLOOR PLAN

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EJE Integrity  
Innovation  
Inspiration



LEGEND

- PLAYING COURTS
- 
- PUBLIC CIRCULATION AREAS

ADMINISTRATION / STAFF AREASPLAYER AMENITIES / FACILITIESALLIED OPPORTUNITIES SPACEREFEREES AMENITIESFUNCTION SPACES

HUNTER INDOOR SPORTS CENTRE : STAGE 1B FIRST FLOOR PLAN

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LEGEND

- 1 ROOF CLADDING

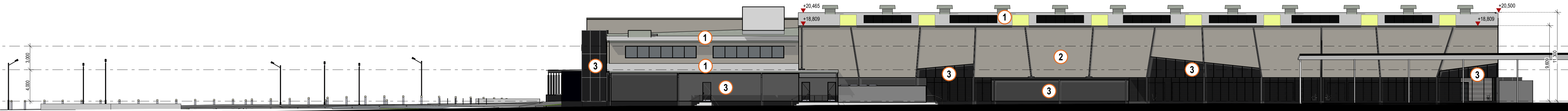
- 'SHALE GREY' COLORBOND STEEL TRIMDEK OR EQUAL SHEETING
- 2 WALL CLADDING

- 'WALLABY' COLORBOND STEEL HORIZONTAL STANDING SEAM OR EQUAL SHEETING
- 3 WALL CLADDING, GLAZING SUITE FRAMING

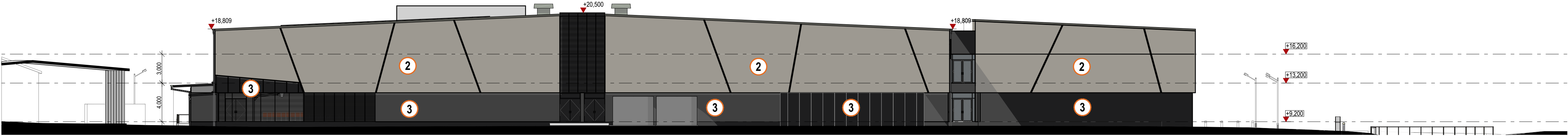
- 'MONUMENT' PAINTED COMP. FIBRE-CEMENT OR EQUAL SHEETING, & POWDER-COATED ALUMINIUM FRAMES.
- 4 COVERED WALKWAY COLUMNS & TRIMS

- 'SHALE GREY' COLBOND STEEL OR EQUAL CAPPINGS, & PAINTED STEEL COLUMNS.
- 5 COVERED WALKWAY SOFFITS

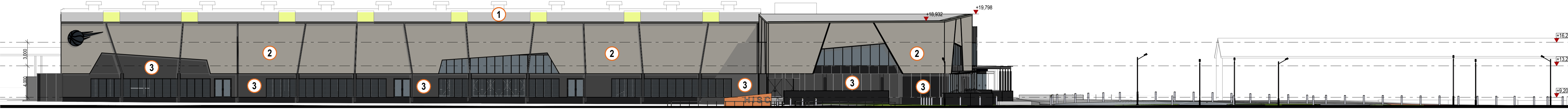
- 'SNOWY MOUNTAINS HALF' PAINTED FIBRE-CEMENT SHEETING.



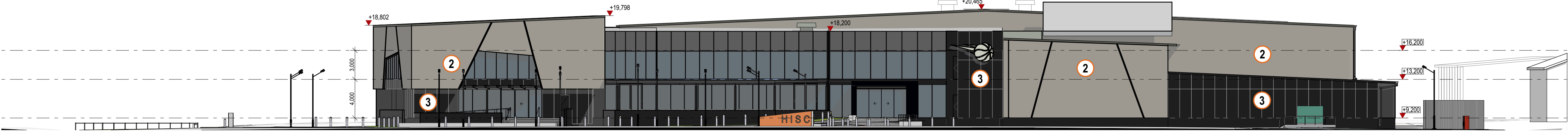
NORTH ELEVATION



WEST ELEVATION



SOUTH / MONASH ROAD ELEVATION



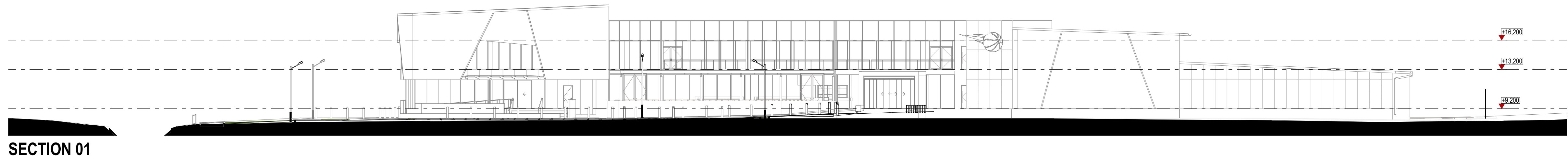
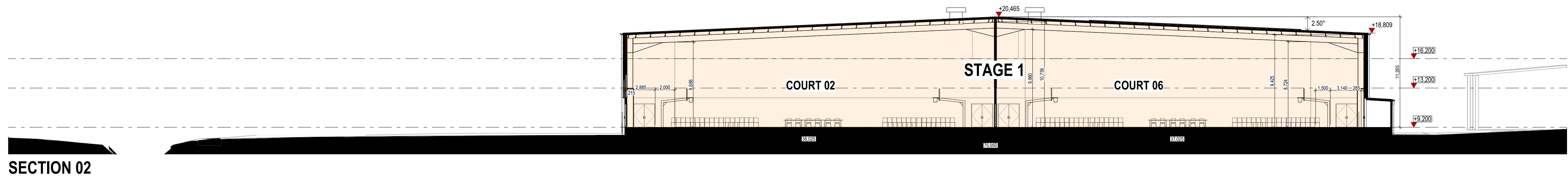
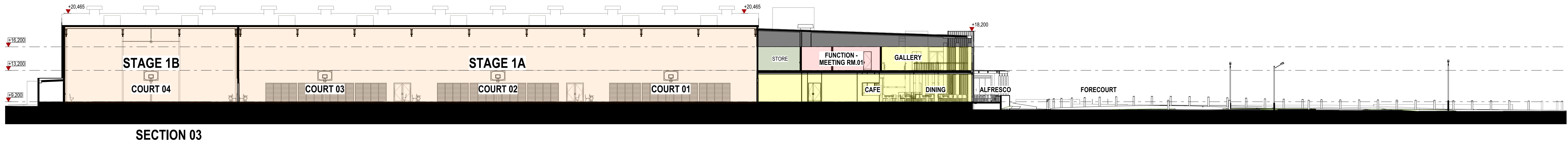
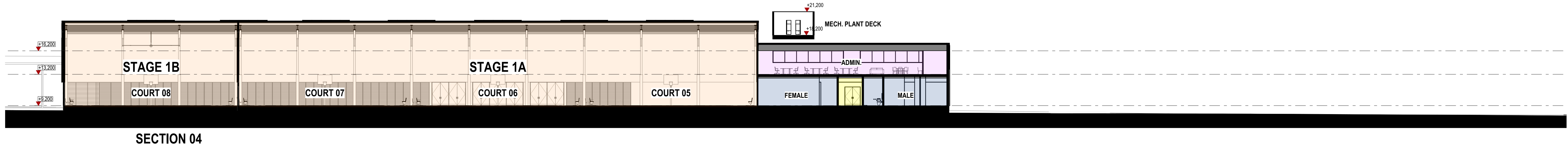
EAST / TURTON ROAD ELEVATION





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     |

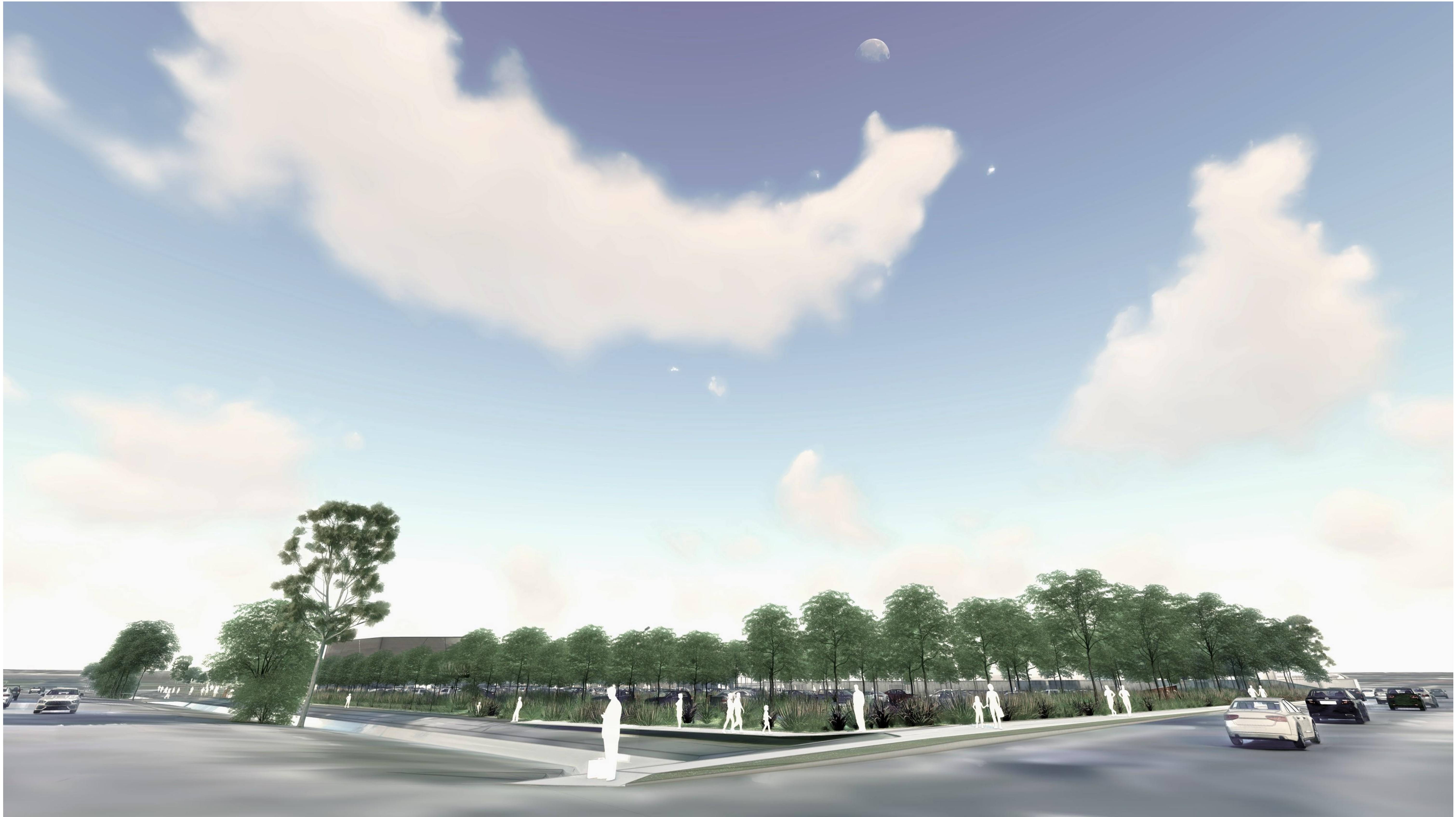


HUNTER INDOOR SPORTS CENTRE : STAGE 1B SECTIONS

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

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Filename: 14683-SSDA-HISC (12-08-2024).jpg

Scale 1:1000  
Date 12/08/2024  
Sheet 02 of 02  
@ A1

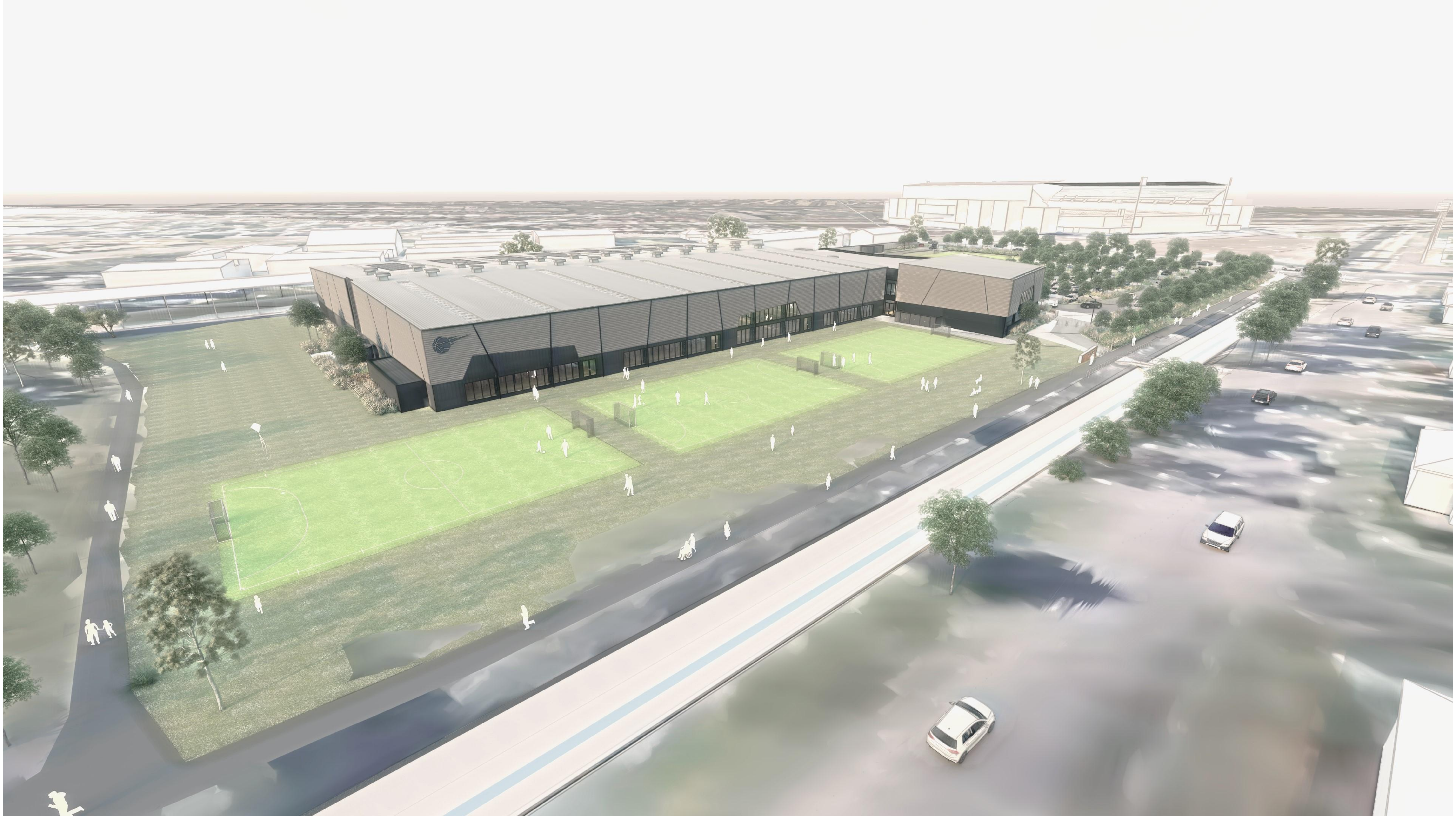




\*NOTE - SHOWN JUNIOR SOCCER FIELDS ARE INDICATIVE ONLY





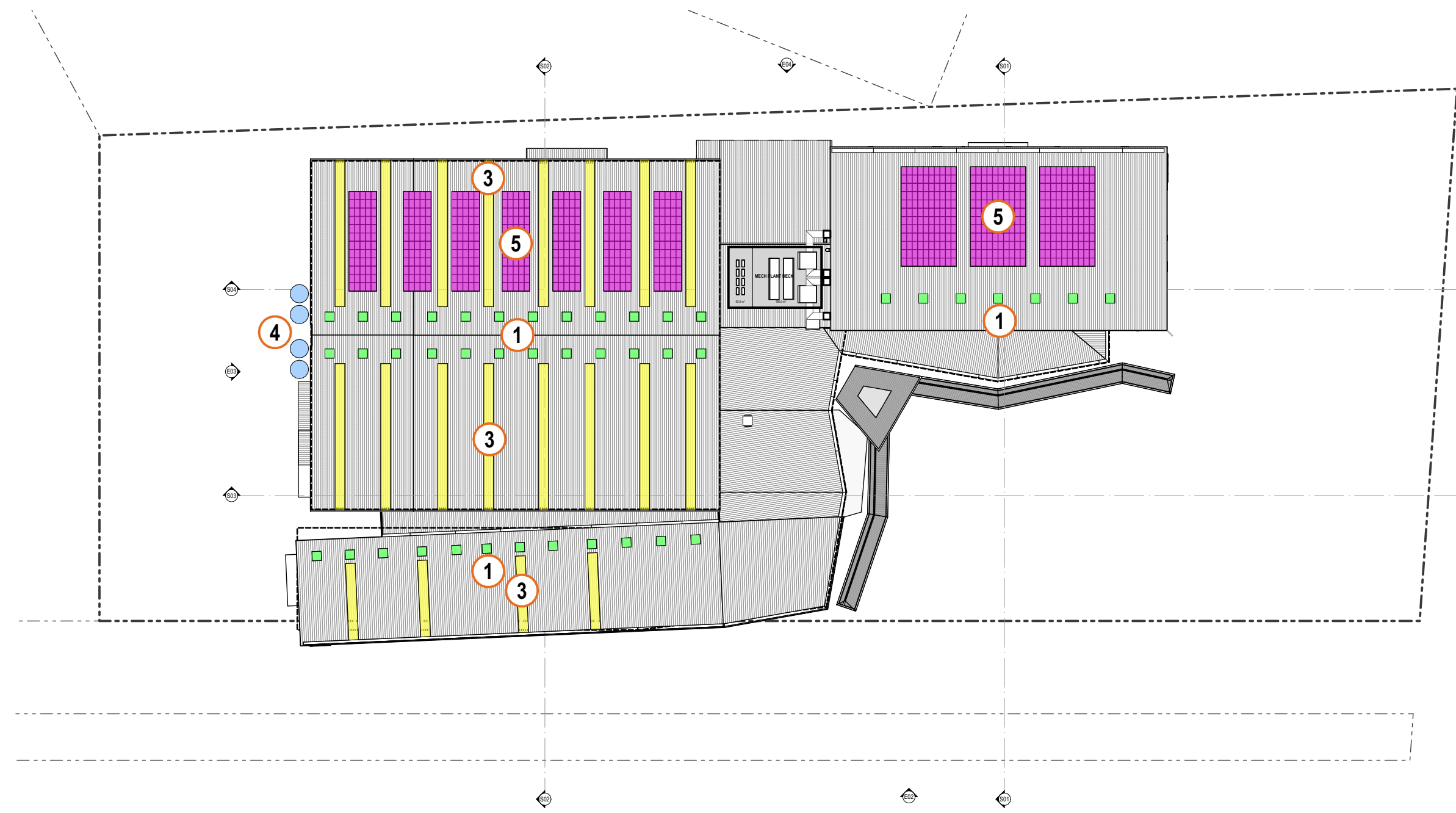




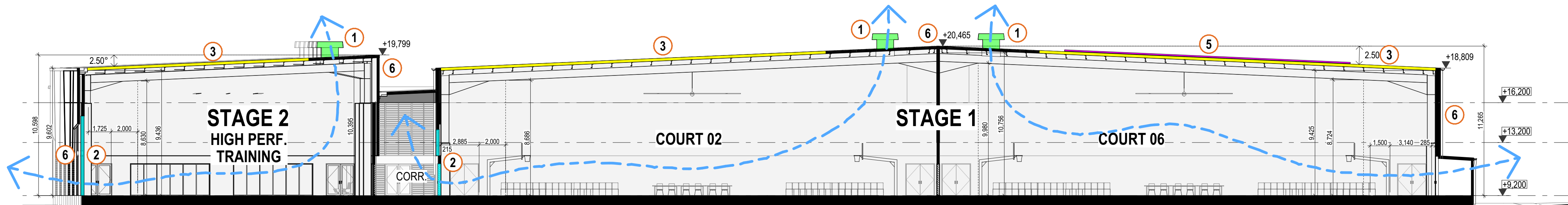
# 11

## ESD STRATEGIES

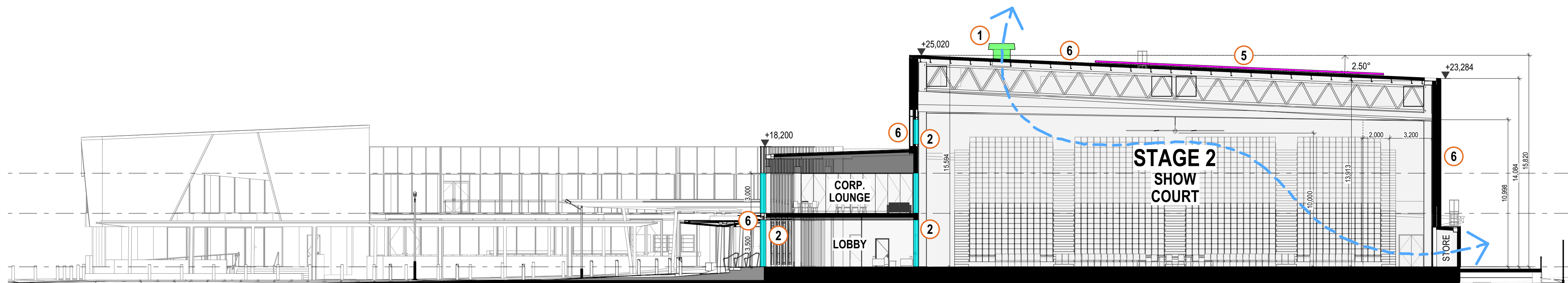




ROOF PLAN



SECTION 02



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 TRANSLUCENT 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 BUILDING ENVELOPE, INCLUDING GLAZING
- 7 - ENERGY EFFICIENT 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.

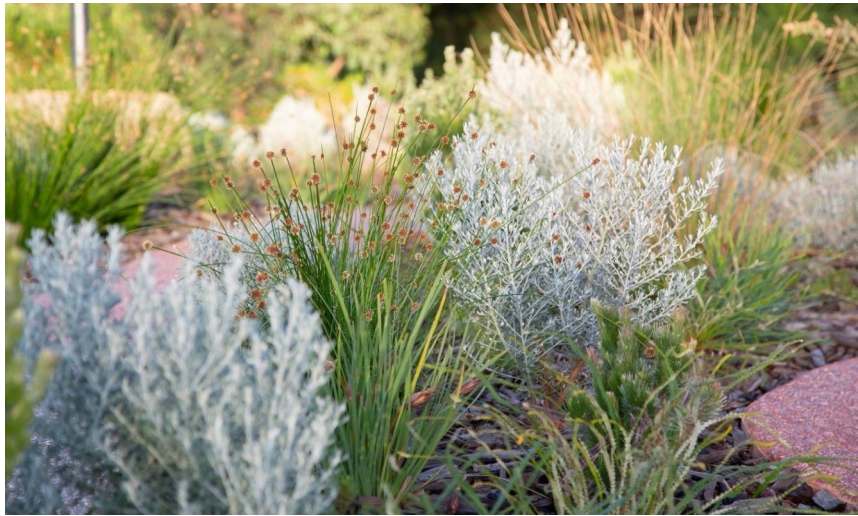






1 FLOOD MITIGATION

- 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.

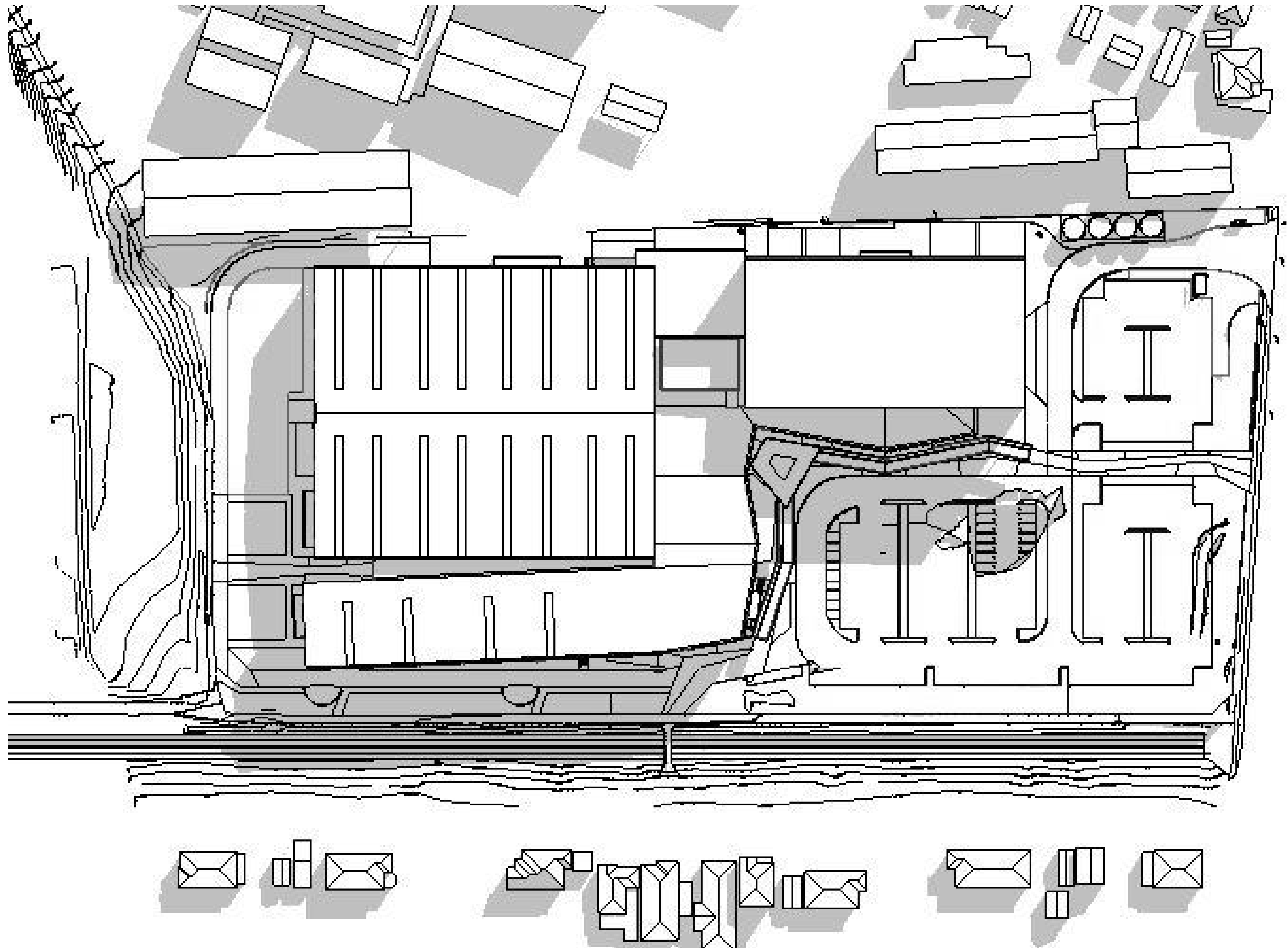




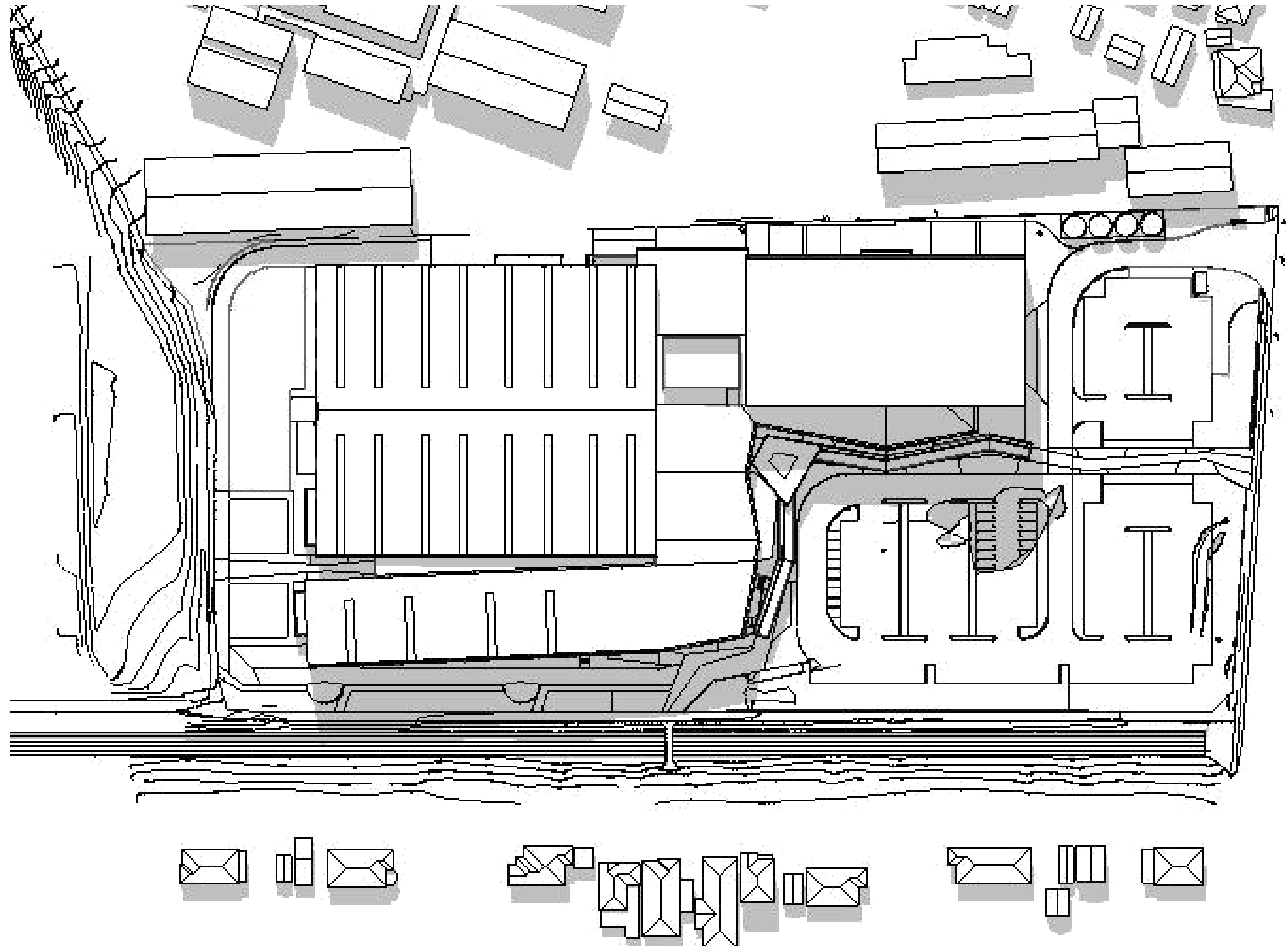
# 12

## OVERSHADOWING ANALYSIS

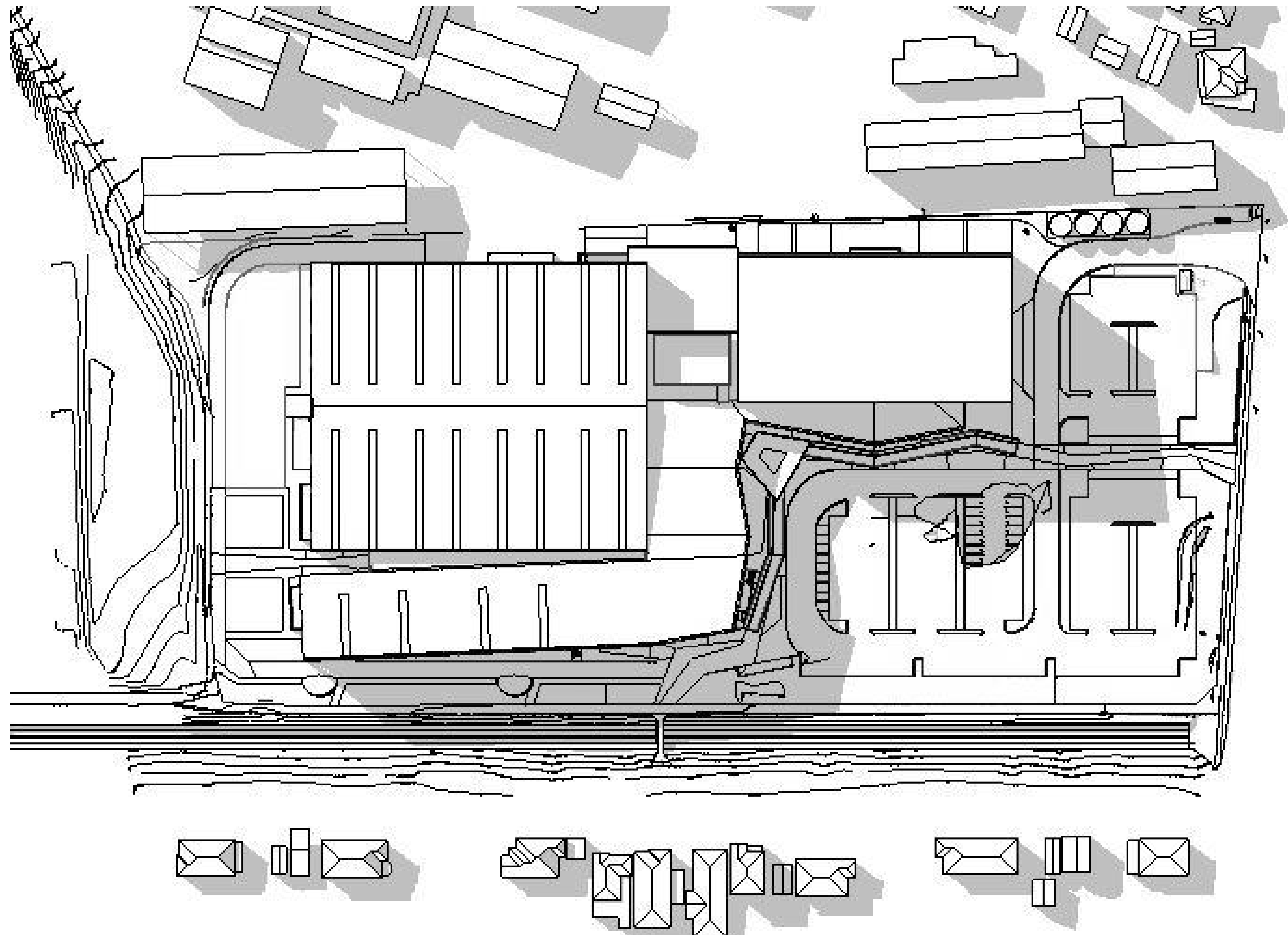










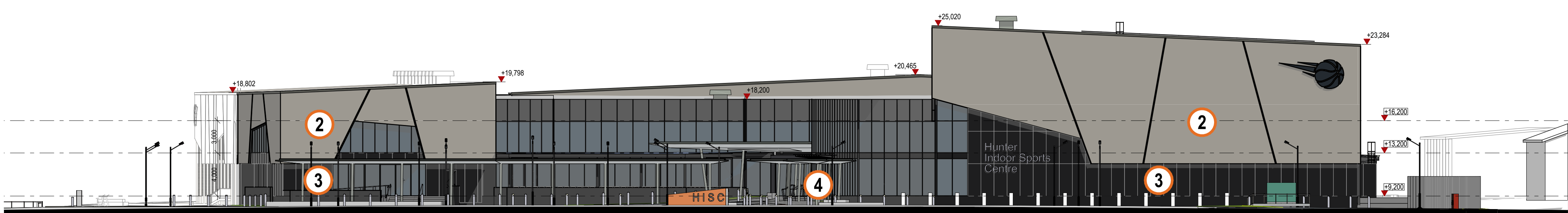




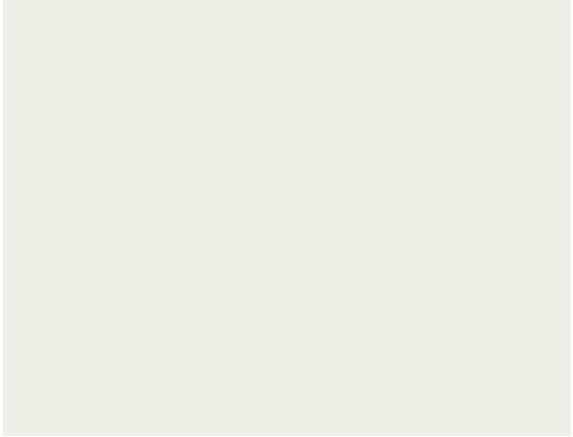
# 13

## MATERIALS & FINISHES





**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.
- 



**HUNTER INDOOR SPORTS CENTRE : MATERIALS & FINISHES**

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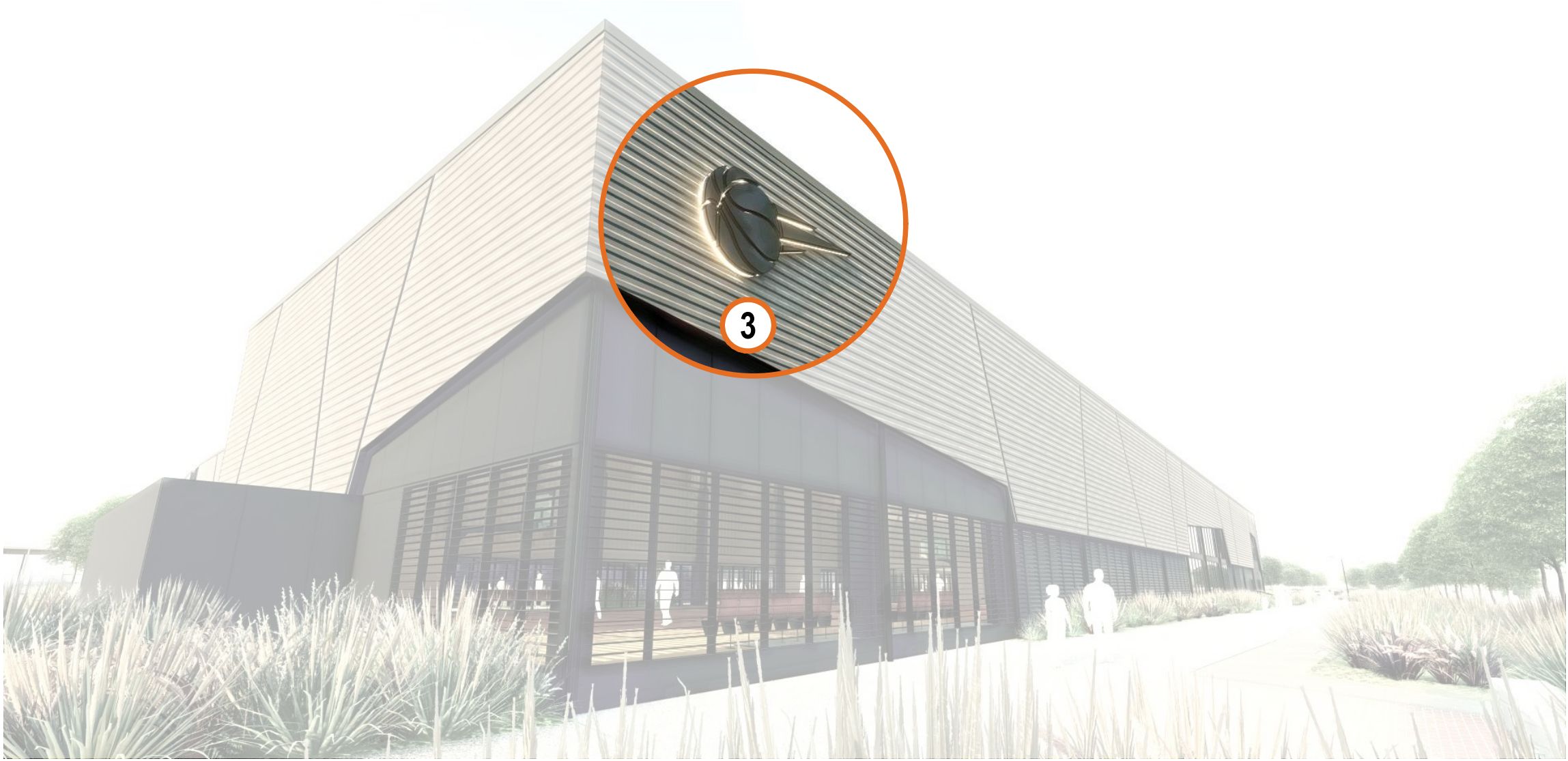
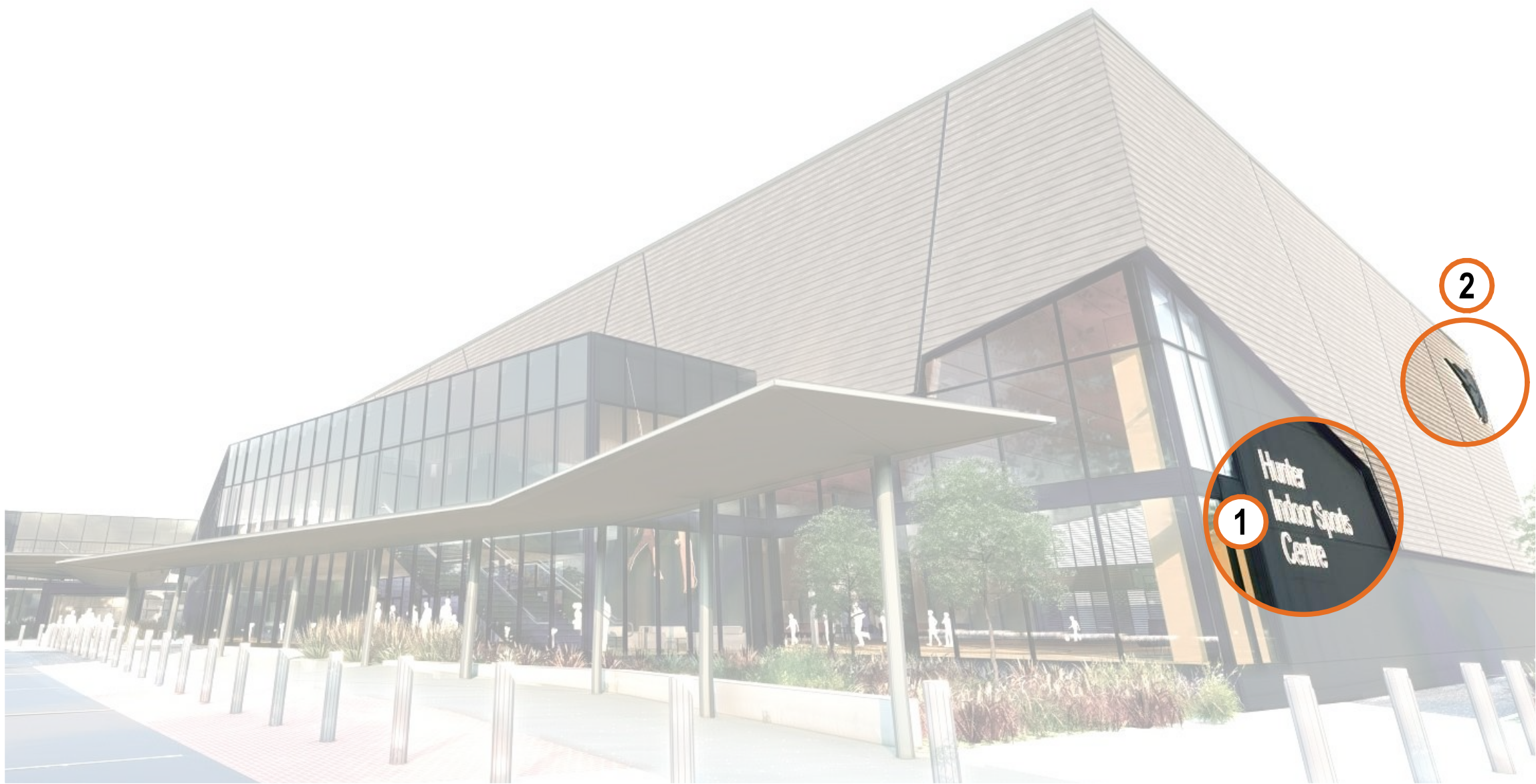
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# 14

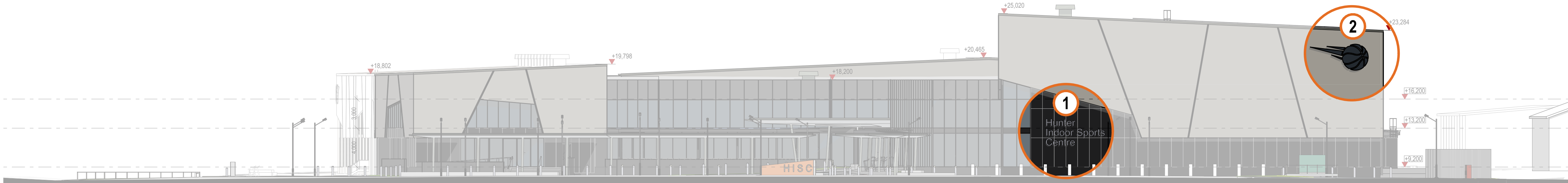
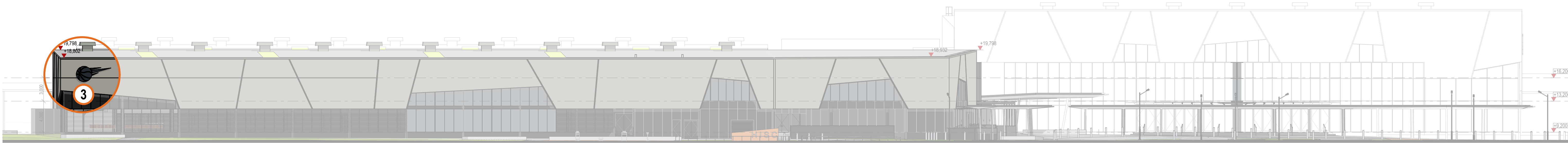
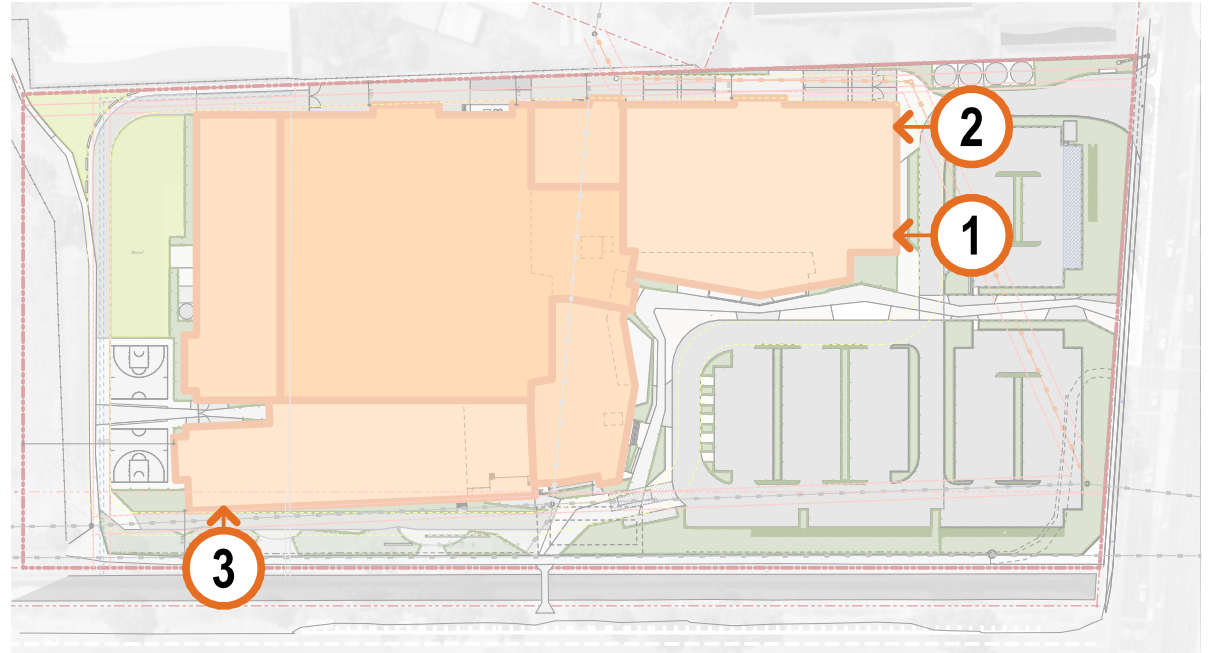
## SIGNAGE





## 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 BASKETBALL 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 BASKETBALL 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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Inspiration





END