

# Operational and Construction Staging Plan – Revision 2

Hunter Indoor Sports Centre (HISC)

Basketball Association of Newcastle Limited

12<sup>TH</sup> JUNE 2025



The APP Group

Preliminary Staging Plan

Amendment Record

<b>Revision</b>	<b>Description / Details</b>	<b>Date</b>
1	Preliminary Staging Plan	August 2024
2	Preliminary Staging Plan	June 2025

Authorisation Record

<b>Project Manager:</b>	Dain Greentree		12/06/25
	<i>Name</i>	<i>Signature</i>	<i>Date</i>

Review by <b>Project Director</b>	Simone Larsen		12/06/25
	<i>Name</i>	<i>Signature</i>	<i>Date</i>

## Table of Contents

<b>1.0 Introduction</b>	<b>3</b>
<b>2.1 Proposed Staging</b>	<b>4</b>
<b>2.2 Stage 1</b>	<b>5</b>
<b>2.3 Stage 2</b>	<b>9</b>
<b>3.0 Program Opportunities</b>	<b>12</b>
<b>5.0 Conclusion</b>	<b>12</b>

## 1.0 Introduction

This Operational and Construction Staging report supports the Response to Submissions (RTS) and Amendment Report for the State Significant Development Application (SSD- 65595459) for the proposed Hunter Indoor Sport Centre (HISC) with courts, indoor stadium, amenities and associated civil and landscaping works, at 2 Monash Road and 24 Wallarah Road, New Lambton. The site comprises multiple parcels of land and is legally described as:

- Lot 2380 DP755247
- Lot 2379 DP755247
- Lot 2378 DP755247
- Lot 2377 DP755247
- Lot 1 DP1304081

The HISC aims to meet contemporary standards' needs and the growing demand for high-quality indoor sports venues in the region.

The Amendment Report seeks changes to the original development proposal SSD-65595459.

The key project amendments include moving the building footprint and carpark west, adding turfed open space near Turton Road, and shifting the access driveway south. The realigned pedestrian promenade within the carpark includes a bridge over the open space.

The height at the south-eastern corner of the building will be increased to provide flexibility to use the upper level of the building for gymnastics and other activities, there are also minor internal reconfigurations to fit the revised footprint.

Within the public domain works include widening the Turton Road footpath, adding pedestrian safety fencing, and retaining the existing cycle/pathway on the south eastern corner of the site. The landscaping and public domain changes mean that four trees on the Turton Road frontage (previously proposed to be removed) can now be retained.

On the southern edge of the site, landscaping elements have been removed. Space is provided for the future expansion of pedestrian / cycleway route along this corridor (works to be delivered by others).

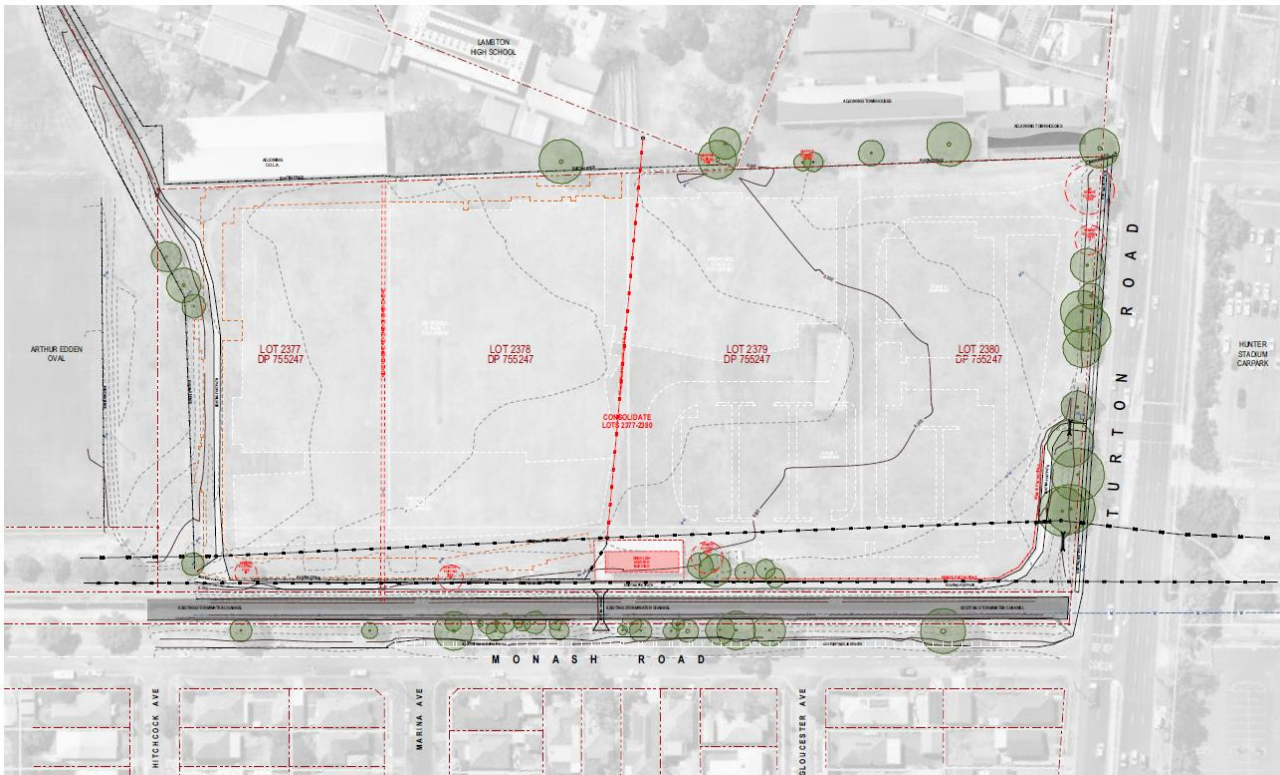
The active recreation area, including a half basketball court, has been deleted from the proposal.

Development consent is sought for the entire proposal, with the flexibility to deliver the project in two construction and operational stages.

The proposal includes the following works:

- Multi-purpose courts, including basketball and a show court with retractable grandstand seating.
- Amenities and administration spaces to support the facility's operations.
- Retail tenancy and café for visitors and athletes.
- High-performance training facilities to cater to elite sports training needs.
- New vehicular access and egress points, along with extensive car parking and landscaping.

Figure 1: Existing Site Plan source: EJE



## 2.1 Proposed Staging

The development is divided into two construction stages: Stage 1 and Stage 2, each with specific construction, expansion, and operational activities. Consent is sought for the construction of the entire proposal, however to provide flexibility, the amended proposal has been designed so that the project can be delivered in two construction and operational stages as set out below:

The proposed staging of construction is outlined below.

## 2.2 Stage 1

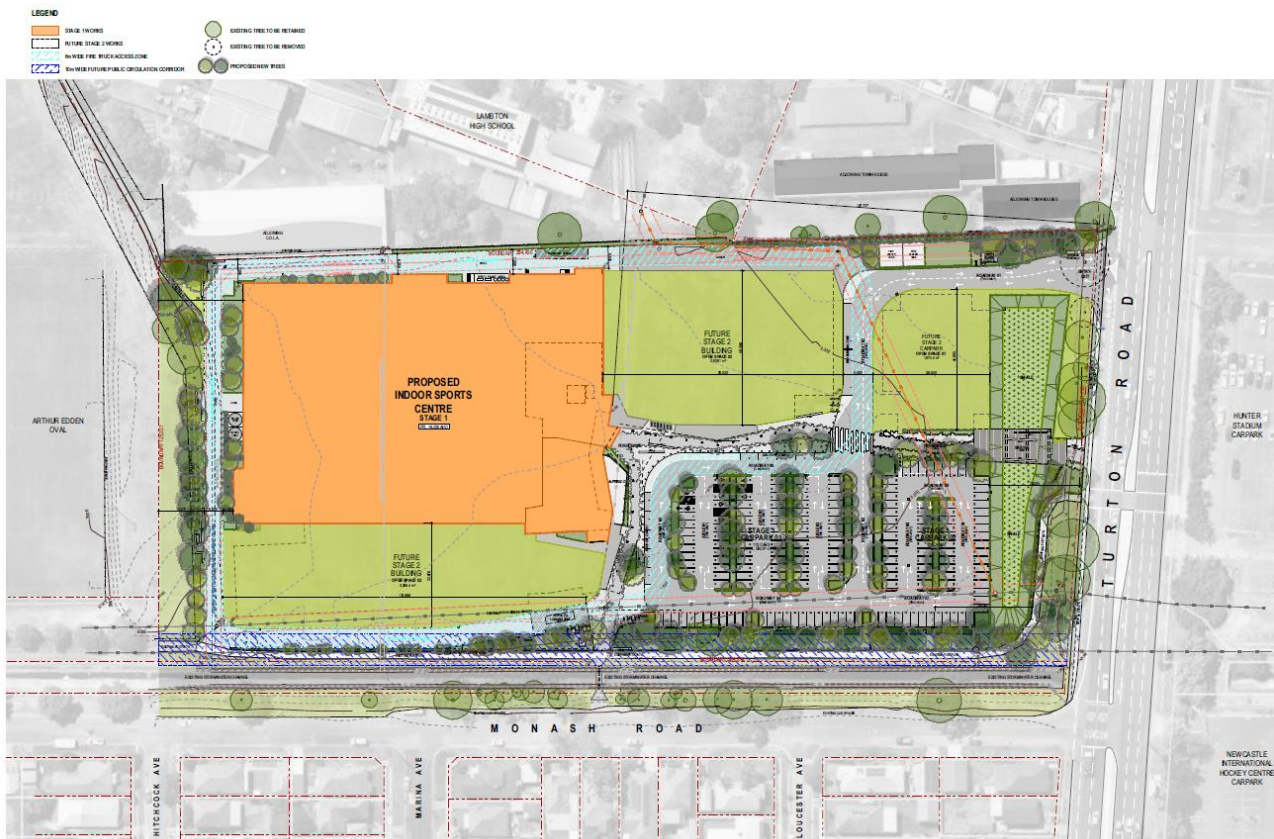


Figure 2: Proposed Site Plan - Stage 1 (Source: EJE Architecture)

### Stage 1 Construction consists of the following:

- 8 x sports courts, amenities to support the functioning of the complex including bathrooms, change rooms, lobby and foyer, retail tenancy and café.
- Mezzanine level: multi purpose rooms and administrative space.
- Car park with 185 spaces, drop off spaces and bus parking.
- Construction tasks Stage 1 phase include but is not limited to:
  - **Site preparation and earthworks**, including tree removal and the consolidation of lots. Regular monitoring and reporting of site conditions. Ensure compliance with local regulations and obtain necessary permits. Implement environmental protection measures (tree removal, erosion control).
  - **Foundation and structural works** to set the stage for building construction. Schedule regular inspections to ensure quality control. Coordinating with utility providers for installation of inground services. Maintain clear communication channels among all contractors.
  - **Construction of a single-story building**, six basketball courts, amenities, retail spaces, and a café. Implement noise and dust control measures. Monitor construction progress and adjust schedules as needed. Ensure safety protocols are followed on-site.
  - **Construction of a car park** with 185 spaces and landscaping around the building. Coordinate with local traffic authorities for road access. Implementing traffic and parking management plans. Regularly update the community on construction activities. The main access for this stage is via Turton Road.
  - **Building Services Installation:** Coordinate with service providers for timely installation. Conduct regular safety and quality inspections. Ensure systems are tested and commissioned properly.

- Implementation of noise, dust, stormwater, erosion, and hazardous goods management strategies to ensure environmental compliance and safety.
- **Landscaping works:** Follow landscape plans and ensure the use of native species. Implement final site clean-up and debris removal. Schedule a final inspection before the project handover.

**Timing: Total estimated construction duration: 16 months.**

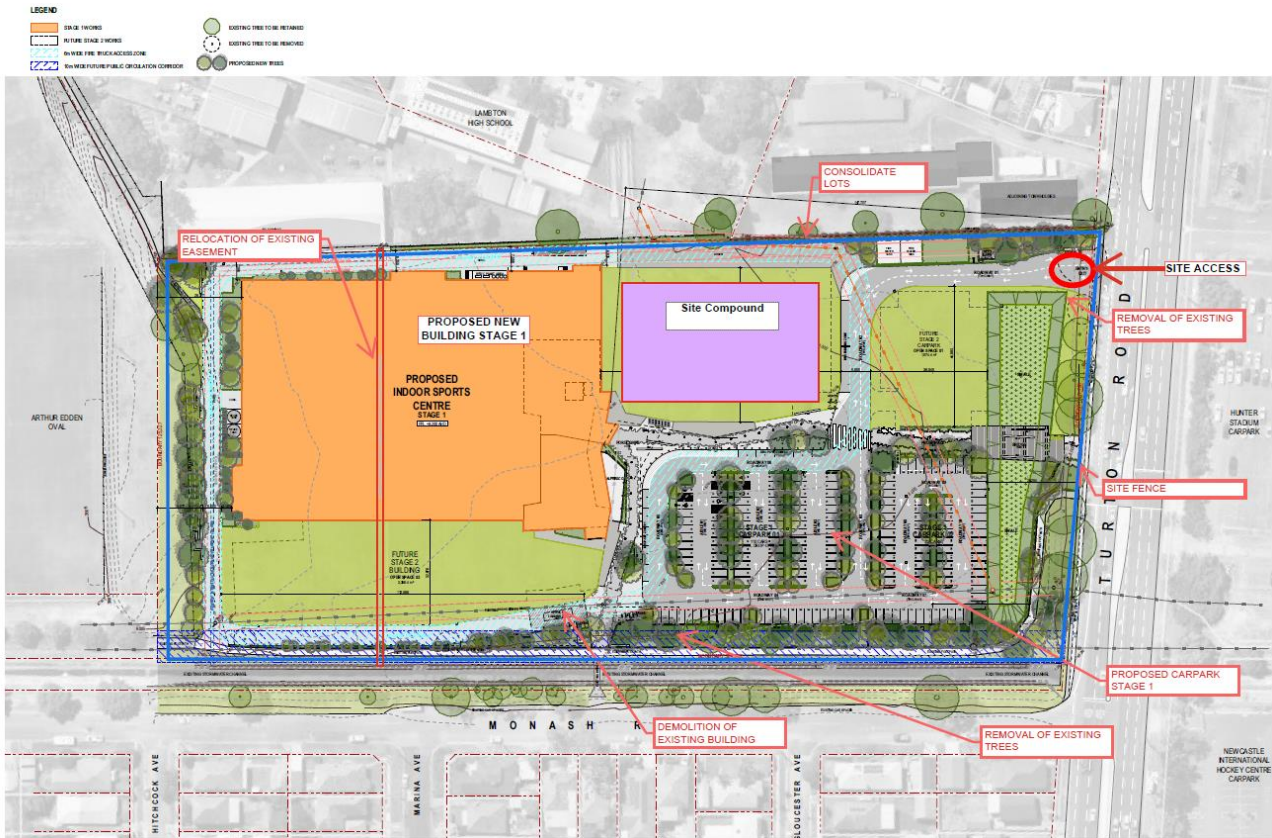


Figure 3: Proposed Site Construction Plan - Stage 1

## Operation – Post Construction of Stage 1

The construction of Stage 1 will accommodate the following:

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

## Stage 1 Mitigation Measures

Construction of the foundational facility including 8 courts, amenities, foyer, café, and 185-space car park.

### A. Tree Removal and Vegetation Management

- **Timing & Method:** All tree removal scheduled outside of peak nesting/breeding season (typically July–October) to reduce habitat disruption.

- Ecological Oversight: Arborist and ecological monitoring during tree removal to identify active nests or fauna; relocation procedures activated if wildlife found.
- Compensatory Planting: Landscaping plan specifies replanting of native species in designated buffer zones along Turton and Wallarah Roads.
- Dust & Root Protection: Dust suppression during clearing and protective fencing around retained trees' root zones.

#### **B. Erosion and Sediment Control**

- Site Establishment Phase: Installation of sediment fences, catchment socks, and inlet protection prior to bulk earthworks.
- Maintenance Regime: Weekly inspection of controls and immediate maintenance after rain events >10mm.
- Stabilisation: Temporary vegetation or mulch on exposed soils not under immediate work to reduce erosion.

#### **C. Stormwater Management**

- Design Compliance: Align with the Stormwater Management Plan and standards.
- Temporary Basins: Install retention basins to slow down stormwater flow and allow sediment to settle.
- Filter Socks: Used around stormwater grates and stockpiles to prevent clogging and contamination of the network.

#### **D. Noise and Dust Mitigation**

- Barrier Installation: Temporary acoustic barriers around machinery-intensive areas (e.g., excavation zones).
- Operational Time Restrictions: Noisy operations confined to 7am–4pm Mon–Fri, 8am–1pm Sat.
- Low-Noise Equipment: Selection of quieter plant/machinery models with compliant noise signatures.
- Daily Spraying: Use of water carts during dry weather to suppress dust on haul routes and cleared land.
- Truck Management: All trucks covered; wheel-wash station installed at egress point to avoid tracking dust.
- Real-time Monitoring: Dust meters installed along site boundary with threshold alerts.

#### **E. Waste Management**

- Waste Segregation Zones: On-site bins labeled for wood, metal, concrete, plastics, and general waste.
- Waste Register: All waste streams logged and tracked, with monthly reports sent to the Superintendent.
- Asbestos Protocols: Unexpected Finds Procedure activated if hazardous materials (e.g., asbestos, contaminated soil) are discovered.

#### **F. Hazardous Materials**

- Site Storage: Hazardous goods stored in lockable, ventilated units with bunding for spill containment.
- Safety Data Sheets (SDS): Available on-site for every chemical used; staff trained in handling and first response.
- Emergency Spill Kit Locations: Clearly marked kits located near chemical stores and fuel tanks.

#### **G. Traffic and Access Management**

- Access Point: All Stage 1 access via Turton Road, with signage and entry barriers separating pedestrians from site traffic.
- Traffic Controller: Present during AM/PM deliveries and any plant mobilisation.
- Worker Parking: Allocated area within site boundaries to avoid congestion in adjacent residential areas.

#### **H. Community and Stakeholder Engagement**

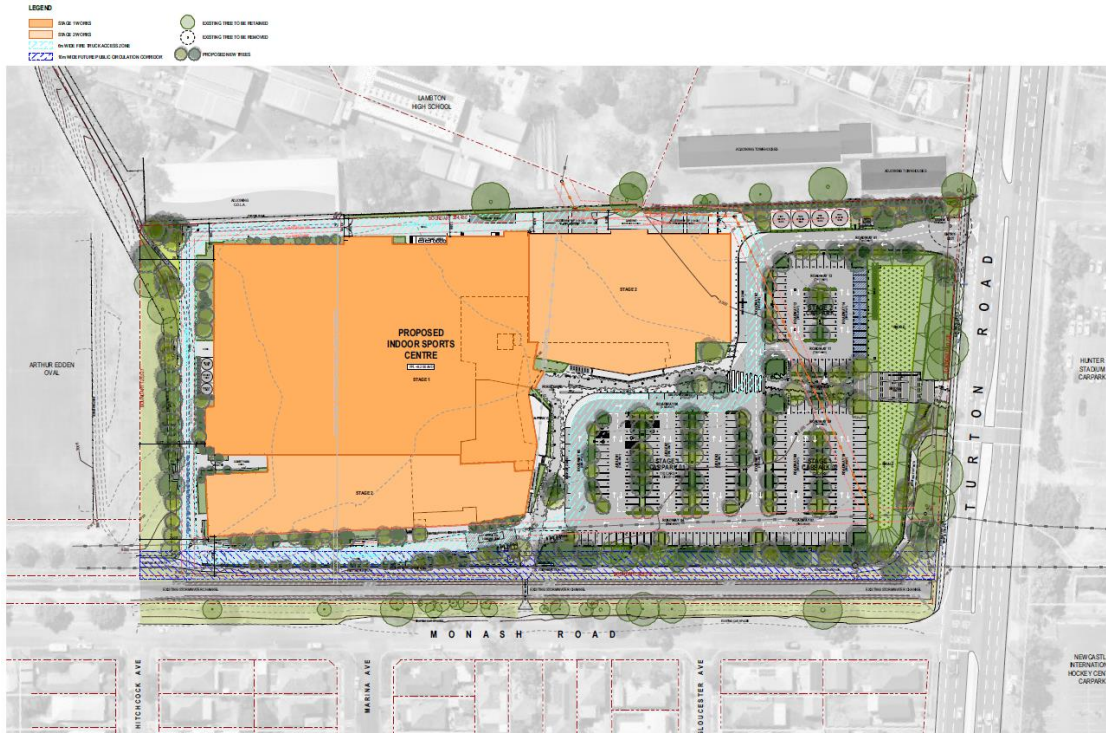
- Weekly Noticeboards: Installed on fencing with latest construction updates and contact details.
- Community Contact Line: Dedicated email and hotline for complaints and enquiries, managed by the contractor's community liaison.
- Cultural Heritage Coordination: Regular updates and engagement with Registered Aboriginal Parties.

#### **I. Health and Safety**

- Site-specific induction (OHS, environmental, emergency procedures).
- Toolbox talks daily covering evolving risks.
- PPE compliance enforced by Safety Officer.
- Solid fencing (2.4m hoarding) around perimeter with safety signage.
- Traffic marshals stationed during school pick-up/drop-off times due to proximity to public recreation areas.

Figure 4: Proposed Site Plan – Stage 2 (Source: EJE Architecture)

## 2.3 Stage 2:



Stage 2 represents the final expansion phase, significantly increasing the centre's capacity and introducing new features. This phase involves:

- Extension to the eastern side of the building to add 3 x courts including show court with retractable grandstand seating for 2,500 people over the 2 adjacent courts.
- Extension to the southern side of the building to provide 1 x court plus high performance training area.
- Extension to the mezzanine to provide function rooms, administration space and training space/ gymnasium.
- Expansion of existing carpark to provide 240 spaces.

Stage 2 phase includes:

- **Site preparation and earthworks.** Regular monitoring and reporting of site conditions. Ensure compliance with local regulations and obtain necessary permits. Implement environmental protection measures (tree removal, erosion control).
- **Foundation and structural works** to set the stage for building construction. Schedule regular inspections to ensure quality control. Coordinating with utility providers for installation of inground services. Maintain clear communication channels among all contractors.
- **Extension of a single-story building,** 3 additional Basketball Courts which can be used as a show court, another additional court and a high-performance area to the south of Stage 1. Implement noise and dust control measures. Monitor construction progress and adjust schedules as needed. Ensure safety protocols are followed on-site.
- **Construction of a car park** with 55 spaces and landscaping to Turton road. Coordinate with local traffic authorities for road access. Implementing traffic and parking management plans. Regularly update the community on construction activities. The main access for this stage is via Turton Road.
- **Building Services Installation:** Coordinate with service providers for timely installation. Conduct

- regular safety and quality inspections. Ensure systems are tested and commissioned properly.
- **Environment:** Implementation of noise, dust, stormwater, erosion, and hazardous goods management strategies to ensure environmental compliance and safety.
- **Landscaping works:** Follow landscape plans and ensure the use of native species. Implement final site clean-up and debris removal. Schedule a final inspection before the project handover.

**Timing: Total construction duration: 12 months (Stage 2).**

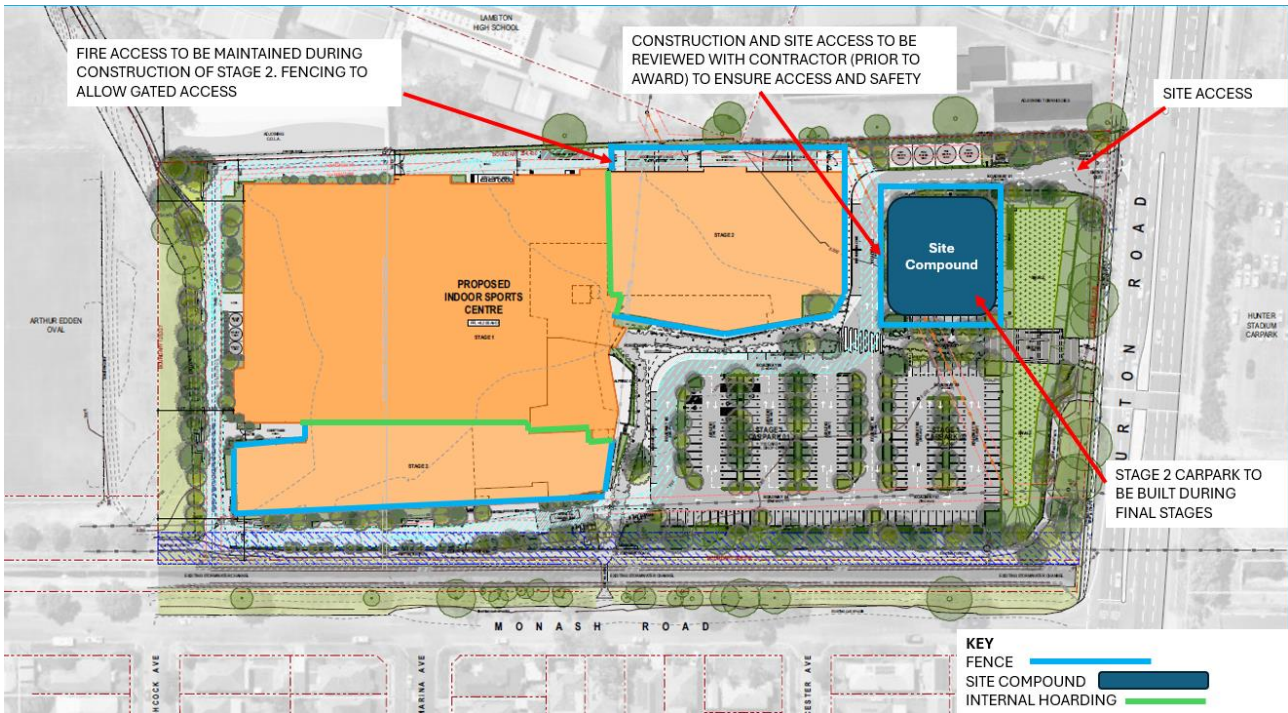


Figure 5: Proposed Site Construction Plan - Stage 2

### Operation – During Construction

During the construction of Stage 2, the HISC site (Stage 1) will remain operational. During this period, there will be a number of mitigation measures to ensure the site is operated safely whilst construction is undertaken. These measures are listed below:

- Internal hoarding installed to separate the operating facility and the new facilities.
- Site fencing set up around construction areas.
- Contractor traffic control for site deliveries
- Wayfinding and temporary signage
- Limiting construction hours to 5pm to ensure minimal impact to HISC visitors.

### Operation – Post Construction

Stage 2 operations will consist of the following:

- Show court with 2400 retractable grandstand seating.
- High-performance training area and one additional court.
- Mezzanine level for more corporate spaces.
- 240 Carparking spaces including drop-off zones
- 12 courts for basketball and other sports
- a cafe and social zone
- tenant areas for associated health and wellbeing services

- Athlete development and training facilities

## Stage 2 Mitigation Measures

### A. Tree Removal and Vegetation Management

- Vegetation Zones: Limited removal along Turton Road for car park extension; more trees retained due to revised design.
- Replanting Strategy: Landscape reinstatement post-construction with emphasis on shade trees in public zones and native planting for biodiversity.
- Buffer Zones: Physical delineation between retained vegetation and work zones with high-visibility fencing.

### B. Erosion and Sediment Control

- New Controls: Expansion of sediment fencing and inlet filters to encompass Stage 2 footprint.
- Link with Existing Systems: Integration of erosion controls with existing basins and drains installed in Stage 1.
- Progressive Stabilisation: Immediate re-seeding of final landscape zones to reduce erosion risk.

### C. Stormwater Management

- Updated Drainage Plans: Revised drainage layouts to account for roof runoff from expanded roof footprint.
- Connection to Stage 1 System: Ensure flows are diverted through constructed bio-retention swales or on-site filtration before discharge.

### D. Noise and Dust Mitigation

- Separation Works: All construction adjacent to operational Stage 1 to include acoustic screening and restricted work hours (finishing by 5pm).
- Communication with Users: Advance notification of noisy activities to BANL and posted in public areas.
- Dual Zones: Construction area sealed off with internal hoarding; use of negative pressure fans near public-facing zones.
- Dust Monitoring: Dual monitors inside Stage 1 facility and on external boundaries for comparative analysis.

### E. Waste Management

- Additional Waste Bins: Extra collection points located at both construction and operational interface zones.
- Avoiding Disruption: Waste haulage scheduled after-hours or before 3pm to avoid peak operational activity.

### F. Hazardous Materials

- Soil Monitoring: Ongoing testing during ground disturbance for potential legacy contamination.
- Contaminated Finds Protocol: If asbestos or other hazards found, isolate zone and follow EPA/WorkSafe protocols.

### G. Traffic and Access Management

- Split Access Strategy:
- Stage 1 Visitors: Entry maintained via Turton Road with safe pedestrian paths.
- Stage 2 Construction: Secondary gated access separated by internal fencing.
- Staging of Deliveries: Scheduled around operating hours (no deliveries 3pm–7pm unless emergency).
- Parking Overspill: Additional temporary staff parking off-site if required (to be agreed with Council).

### H. Community and Stakeholder Engagement

- Noise and Activity Alerts: Construction bulletins with focus on show court and gym works distributed biweekly.
- Live Consultation Portal: A web-based dashboard accessible by stakeholders for reporting concerns and checking timelines.
- Cultural Heritage: Any ground disturbing work monitored per Unexpected Finds Protocol with Aboriginal representative present if required.

**I. Health and Safety**

- Special inductions for Stage 2 interface workers operating near public or Stage 1 areas.
- Elevated risk zones logged and monitored by daily checklists.
- Internal hoarding (min. 2.4m) separating Stage 1 public from Stage 2 works.
- Egress routes from Stage 1 reviewed monthly to maintain code compliance during overlapping occupancy.

### 3.0 Program Opportunities

Program Staging options are subject to funding.

Stage	Stage 1	Stage 1 and 2
Stage 1	16 months	14 months
Stage 2	N/A	10 months
<b>Total</b>	<b>16 Months</b>	<b>24 Months</b>

### 5.0 Conclusion

The proposed development will be constructed in the abovementioned two stages. The Hunter Sports Staging Plan ensures a well-coordinated, phased approach to the development of the Hunter Indoor Sports Centre. By following a structured timeline and implementing robust management plans, the project aims to deliver a premier sports facility that meets the needs of the Newcastle community while adhering to high standards of environmental and operational excellence. Each stage of the project builds on the previous one, culminating in a comprehensive, state-of-the-art sports complex ready to serve athletes and visitors alike. Please also note that the Staging Plan will be reviewed and coordinated with the preferred contractor during the procurement phase. The Staging Plan is subject to change slightly dependant on contractor methodology and process.