

Our ref: Hunter Indoor Sports Centre (HISC) (SSD-65595459)

Mr Simon Haire
Project Consultant
Basketball Association of Newcastle Limited
27 Young Road
Broadmeadow NSW 2292

24 October 2025

Subject: Request for Additional Information

Dear Mr Haire

I refer to the amended State Significant development application for Hunter Indoor Sports Centre (HISC) (SSD-65595459) and the Department's Response to Submissions (RtS) letter dated 26 September 2025.

The Department has reviewed the public submissions, City of Newcastle Council's (Council) submission and agency advice and requests these be addressed in detail as part of the Submissions report.

In addition to the issues raised in the public submissions and agency advice, the Department requires you to address the matters raised in Attachment A in the Submissions Report.

If you have any questions, please contact Teresa Gizzi on 8275 1124 or via email at teresa.gizzi@planning.nsw.gov.au.

Yours sincerely,



Karen Harragon
Director
Social Infrastructure Assessments

Attachment A – Key Issues

1. Flooding

- a) Address the comments provided by agencies and Council.
- b) Note that the issues raised by the Conservation Programs, Heritage and Regulation Group (CPHR) will need to be addressed as part of the submissions report, not post approval as referenced in the comments.
- c) Provide detailed responses to the queries raised by the public throughout the exhibition process.
- d) Provide solutions to minimise the additional flood level impact of the proposal on the properties along Monash Road, in the 1% AEP and 0.5% AEP events.
- e) The Department refers to the City of Newcastle Council's comment relating to the modelled PMF levels and the filling of floodways. Further information is required to understand the full extent of this impact.
- f) The Flood Impact Risk Assessment (FIRA) is to consider the future cumulative impact of the Broadmeadow Place Strategy and the outcomes of the 'Housing the Hunter: a plan for renewal at Broadmeadow – Flooding and Water Cycle Management Report'.
- g) The Flood Emergency Response Plan (FERP) provides management strategies for the final completed development but must also provide management strategies for the operation of Stage 1. Provide an updated FERP.
- h) The FERP must also make clear provision for patrons with disabilities including a solution for wheelchair users. Provide an updated FERP.
- i) The applicant must consult with the NSW State Emergency Service when preparing the amended FERP. Provide details of any consultation, including feedback.

2. Traffic

- a) Address the comments raised by Transport for NSW, Council and Venues NSW.
- b) Provide detailed responses to the queries raised by the public throughout the exhibition process.
- c) Undertake a traffic assessment of the cumulative impacts of the development having regard to the recent approval of a supermarket near the Lambton Road and Turton Road intersection, and the uplift forecast by the Broadmeadow Place Strategy.

- d) Provide location details of the relocated McDonald Jones Stadium event bus parking.
- e) It is noted the Traffic Impact Assessment (TIA) considers on a typical weekday that the parking demand is accommodated on site. From 4pm the TIA assumes only 10 staff would remain on site freeing up parking for users of the courts. It is unclear how this figure is reached assuming the café/restaurant, health consulting rooms and gym would still operate during the peak afternoon/evening period.
- f) Identify on plan, the location of parking for 22 seat coaster buses as referred to in the TIA.
- g) The swept paths for a 14.5m bus require traversing multiple lanes on Turton Road when entering and exiting the site. What is the impact on traffic queuing and safety both in the car park and on Turton Road? It is also noted such buses result in potential vehicle conflict within the car park itself. It is recommended the layout be revised to address this concern.
- h) Clarify how the parking rate of 3-4 patrons per vehicle for events was arrived at. Note that Council has used a lower per vehicle occupation rate in their assessment.
- i) Bicycle parking is to be increased to better align with the proposed patron numbers and minimise reliance on vehicles.
- j) The table on page 37 of the TIA relating to parking during small, medium and large events refer to 231 parking spaces on-site. Clarify if the remaining parking spaces are reserved for event staff.
- k) Clearly articulate anticipated parking requirements for each event.
- l) For events, the TIA relies on access to informal public parking along Monash Road. Provide evidence of parking availability during peak periods, having regard to other events at McDonald Jones Stadium, the Newcastle Hockey Centre and regular local club events such as cricket or soccer in the vicinity of the site.
- m) Following comments received from Venues NSW, update all documentation including the TIA and the Traffic Management Plan to remove references to the use of parking at McDonald Jones Stadium and provide an alternative solution for this loss.
- n) During a large or high-impact event, the Traffic Management Plan also relies on parking at Richardson Park, Wanderers Oval and Newcastle Entertainment Centre. It is noted these areas cannot be used for parking in wet weather. How would this be managed?

3. Social Impact

The documentation including the Socio-Economic Impact Assessment (SEIA) is to be revised to address the following:

- a) The issues raised by the public in the exhibition of the amended application.
- b) Explore how the ovals are used by surrounding residents and the general public in their day to day lives, including outside of formalised sports, and provide details of any impacts arising from the loss of ovals and how they would be mitigated.
- c) Make it clear in the SEIA if alternative open space arrangements are gated, locked or require membership and how this would affect the community.
- d) Discuss the impact on the cost for the community to use the HISC compared to accessing free public open space.
- e) Address the impact of the development on the Lambton High School noting the existing ovals are used for their outdoor curriculum, particularly following completion of the entire development.
- f) Provide consideration of the impacts of any gap in services provided to existing users including sports teams awaiting relocation.
- g) Address impacts on the way of life for surrounding residents as a result of traffic and car parking in surrounding streets.

4. Loss of Open Space

- a) Provide further information on the status of the relocation of teams currently operating from Wallarah and Blackley Ovals.
- b) Provide further information on the status of open space provision for Lambton High School.

5. Built Form and Urban Design

- a) Respond to the comments provided by the State Design Review Panel.
- b) Explore opportunities for a further reduction of hardstand areas and expansion of permeable surfaces such as permeable paving to better align with WSUD principles and flood resilience.

- c) The building remains internalised with limited passive surveillance or public facing uses along the Monash Road frontage. Provide further meaningful activation and permeability along this edge of the site.
- d) The northern and western facades remain inactive and present as 'back of house' to surrounding development. Further refinement is required to reduce visual bulk and improve the interface to the school and residential properties.
- e) The amended application does not respond in full to the matters raised by the State Design Review Panel on 1 March 2024. There remains opportunity to optimise green space, amenity and permeability (SDRP Item 10) and respond meaningfully to SDRP Items 17 and 18 by maximising the use of rooftop solar to support the facility's energy needs incorporating low-carbon, sustainable materials, and aligning the project with NSW's Net Zero Plan.

6. Noise

- a) The operational noise assessment undertaken in the Acoustic Assessment report is to be updated to accurately reflect the façade materials proposed.

7. Other Matters

The Department notes that a number of other matters have also been raised by agencies and submitters including Heritage NSW, Venues NSW and Council. All comments are to be addressed in detail as part of the submissions report.