

As a Board of Director for Awabakal Land Council, a committee member of Beresfield Touch, sport enthusiast and long-time player of sport in Newcastle, I strongly oppose this development for several reasons which I will briefly address

Land Claim – Awabakal Local Aboriginal Land Council

- Newcastle Basketball were made aware of the land claim in January of 2024 (EIS Appendix D - Engagement Summary – HISC). Newcastle Basketball held off on approaching ALALC in what appears to be a veiled attempt of bypassing the Aboriginal Land Claim Act and requesting our Board and members to remove the land claim in haste in June, 2024.

Considering the comprehensive ‘Connecting to Country’ report, it feels extremely disrespectful and demonstrates no authenticity to the cause of Aboriginal people from the land they intend to build upon by pushing through with the SSD. It is evident to me as a Board member that the Connecting to Country report is merely being used for Landscaping and interior design rather than authentically listening to our CEO and heritage officer. Within this report is considerable information about colonisation, impacts of loss of land, connection to country and significance that all land is ‘Country’.

The EIS report also strongly indicates that Newcastle Basketball do not have any funding for purchase of land and therefore as a member, I oppose the gifting of Crown land to an organisation that only has \$25 Million for a project earmarked to cost \$91.875 million (Appendix G - Estimated Development Cost (EDC) – HISC– Page 16) over the traditional owners of the land and the Awabakal Land Council

Displacement of Sports and School usage on proposed lots

- As an athlete, I strongly oppose the notion of displacing long-term field sport users of the fields to build a stadium a stadium at the current location. As mentioned above, it is not only local New Lambton teams being displaced, but a flow on affect across the NCC area.

Our Touch Football club has been informed that we will be displaced to outer fields, the amenities are bird infected and constant break ins, grounds have rabbit holes, and our community have worked incredible hard on ensuring the fields we have been sharing with Beresfield Soccer are cared for. We recently spent \$8,000 on a new container at the shared amenities which we will require re-location.

This brings me to one of the Support Letters for the current site (Appendix PP – 7.2). A letter provided by Kevin Allen, a Newcastle Football Executive and Beresfield Football Committee member who will directly benefit by providing a letter of support to Newcastle Basketball– a distinct conflict of interest as a beneficiary of increased numbers and a BRAND-NEW amenity building at Tarro Reserve. It must be noted, that Beresfield Touch is the largest user by far at Tarro Reserve and were deliberately left out of the conversation with NCC and Beresfield Soccer, in fact, we lose a field as a result of the new amenity.

Beresfield Touch provided a support letter as requested by NCC (See Attachment) to support the upgrades of the current amenities that are located at Tarro, it is our belief that the strong participation of our players, the high numbers of Women and Aboriginal and Torres Strait Islander participation had a profound effect on the decision to award Tarro Reserve with funding. It is disturbing to not only find out on a Lord Mayor social media field and local newspaper feed, but additionally, that we have had no correspondence of the amenities and deliberate omission to the design. It is ludicrous to build a 3rd amenity building on one reserve – and we strongly believe that the conflict of interest from Kevin Allen supporting the Basketball stadium build has unequivocally had a far reaching result on users at Tarro Reserve users, therefore the letter of support should have had a conflict declared.

Estimated Cost of Development

- At the moment, Newcastle Basketball only has \$25 million dollars for the full development, the ECD is currently sitting at \$90,875,860.58. This does not represent further increasing costs in the coming years.

The money that NB has only represents 27% of the required amount to complete all stages of the SSD. It is unfathomable to consider that the HISC will obtain a further 89 Million dollars of grants and funding after an unsuccessful grant recently.

This enforces that fact that this is not a viable site or option to approve this location when the location of 1A represents roughly 1/3 of the land usage and the removal of school students, sporting clubs to not using the lots in its entirety.

The concept of redirecting other sports off this land when the development will only use 1/3 capacity of the land until further funding is available is not reasonable when 100% of this land is currently utilised by:

- ✓ Lambton High School – Lunch 1, Lunch 2, PDHPE, Extra Curricular Sport that do not require permission slips and VOR (Variation of routine) paperwork
- ✓ Soccer x 2 clubs
- ✓ Cricket x 2 clubs

Traffic

- The consideration of approving this SSD submission also must consider the Broadmeadow Place Strategy released in 2024, and the significant traffic implications that will come to an already busy infrastructure. The HISC will only have on exit which will be a Left onto Turton, and any Southerly moving vehicles will have to be redirected back into heavily residential areas to get back to Adamstown, Kotara etc. There is no right turn on Lambton and Turton, so traffic will head back towards Western Suburbs leagues clubs and surrounding residential streets.
- With the prospective Broadmeadow Place Strategy, there is a proposed 20,000 new homes to the area, this will build on infrastructure along Turton, Lambton and surrounding streets. (Pg 7 https://issuu.com/cityofnewcastle/docs/broadmeadow_place_strategy_hys-spread)
- In the traffic management plan, Newcastle Basketball states that it has permission to utilise the McDonald Jones Stadium for 'overflow parking'. This is a shortsighted plan that is not relevant for the future, in fact, the Broadmeadow Strategy identifies that parcel of land where current McDonald Jones car park is zoned to become an e2 commercial precinct with restaurants and accommodation...

Page 37 – Draft Broadmeadow Place Strategy

- The Draft Broadmeadow Place Strategy reports that the current status of the local roads is close to or at Capacity. This relates to Turton Road in which the HCIS will be built. Any additional traffic on the local and narrow streets surrounding the HISC's proposed location, including incoming and exiting traffic therefore will add to this already significant traffic issue. (Appendix A)

Flooding

As quoted in the Draft Broadmeadow Place Strategy – Pg 33

'The concrete channels overtop their banks relatively frequently during heavy rainfall events, with water flowing into surrounding streets and properties, exacerbating flooding'

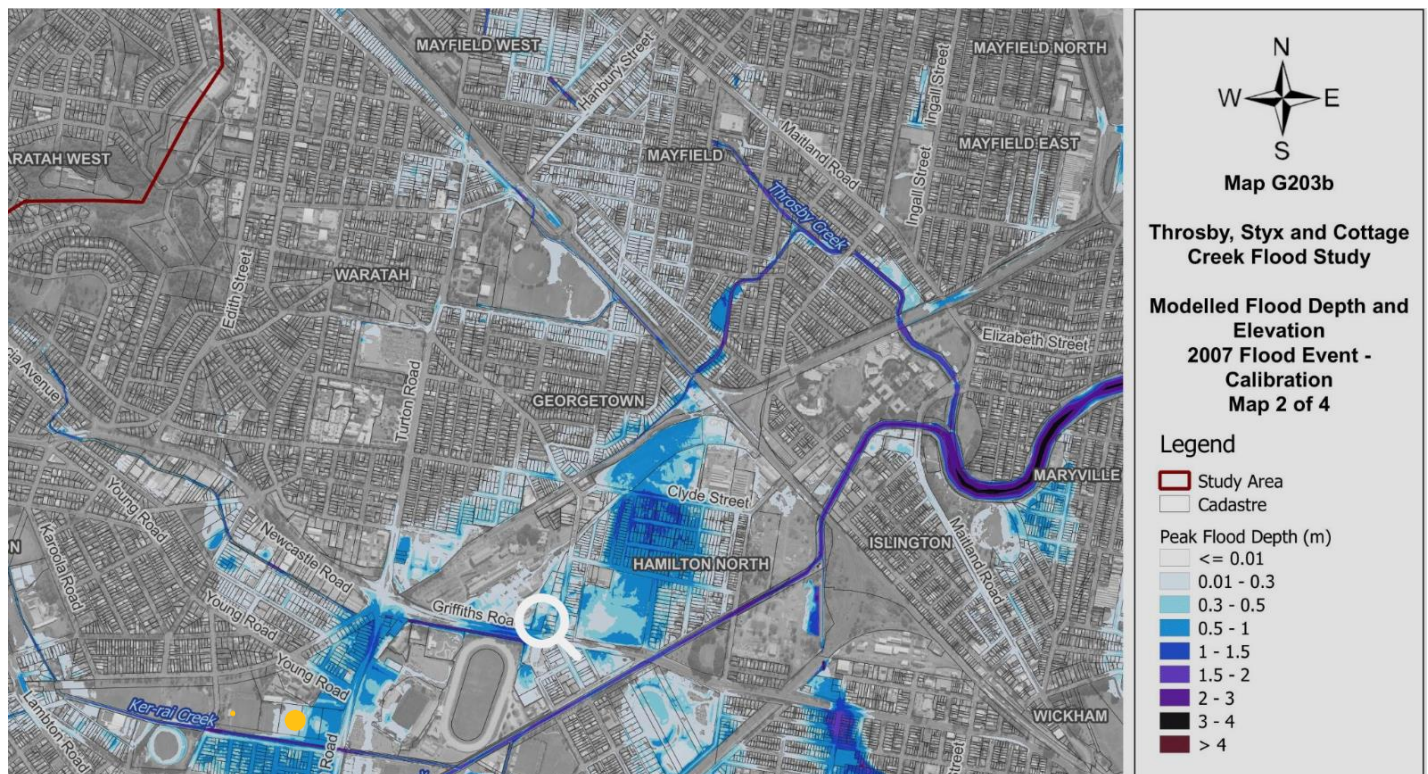
‘ Flooding is a known issue in the precinct and affects key roads that are evacuation routes. Flash flooding in the Styx Creek catchment does not provide adequate response time for the community to evacuate effectively in certain flood events’

Styx Creek Flood Study shows the proposed Development site has significant flood depths. Building a structure on this land that only holds rooftop overflow water and not water accrued on the ground will add further water into the concrete channels where flooding occurs and overflows into residential streets (as per reports above)

The ● represents the HISC proposed site, including the low-lying flood area. The attachment below is from the 2007 Newcastle floods, and more information can be found on the link below:

<https://haveyoursay.newcastle.nsw.gov.au/throsby-styx-and-cottage-creek-flood-study/throsby-styx-and-cottage-creek-flood-study-area-2>

Ker-rai creek that runs directly adjacent to the proposed site reached levels of 2-3 metres in the 2007 Pasha Bulka storm (see below), this overflow went onto the proposed streets and fields, with a death on Turton Road.



Additionally, it is noted in the EIS submission (Appendix CC) Flood Impact Statement that

Appendix A

Draft Broadmeadow Place Strategy

Movement and access

Road access

The precinct contains major State and regional roads, including Griffiths, Turton and Lambton roads, that channel car and heavy vehicle movements and bus services. These roads are generally managed by the NSW Government. Smaller local roads are managed by CN.

In 2016, approximately 78% of all weekday trips in the Newcastle LGA were by private vehicles. Despite the presence of public transport in Greater Newcastle, private vehicles remain the most common mode of transport.

Dependence on private vehicle use has resulted in several intersections on key road corridors in Broadmeadow operating close to, or at capacity. This traffic is not solely a result of the precinct itself but rather the precinct being located between various destinations across Greater Newcastle.

McDonald Jones Stadium and Newcastle Entertainment Centre are major destinations and generate a significant number of vehicle movements, but this is limited to event days.



Figure 5: Broadmeadow Precinct and attractors (Source: COX)