

The issues with building on the proposed site of Wallarah and Blackly ovals are many:

Lack of community consultation.

The project was announced it will be built on Wallarah and Blackly ovals 2 days prior to the State election. The local community were blindsided by this as there was no community consultation prior to this announcement. The land is gazetted as a Crown Land Reserve and according the "Community Engagement Strategy" (NSW Government) The Community Engagement Strategy ensures decisions about the Crown land you use and enjoy are made in an open and transparent way. The decision to build a basketball stadium on 3 grass ovals that are used by many different stakeholders in the community, including 2 different sporting codes, a school and local residents, was anything but transparent. Moving forward, in Newcastleweekly.com.au it was stated that "Newcastle Basketball will be launching a web page dedicated to the project with feedback form for questions or comment it will provide information packages and feedback opportunity to local residents" neither of these happened. I am a local resident who will be affected by the development and still have not received any information from Newcastle basketball about the project the only information I have received was from the DPHI announcing release of the EIS for exhibition and inviting comment. The one meeting at Lambton High school where representatives could not and did not answer questions and 2 x 2 hour drop in sessions (for both of which I was working) is not adequate community consultation and not in line with other SSD. There has been no ongoing engagement with local residents and stakeholders who will be affected by the proposed development despite the residents calling for repeated engagement inviting Newcastle Basketball to community meetings to discuss the project and answer our questions. The SEARS refers to meeting with interest groups. The local residents have not been met with. Was McDonald Jones Stadium or the International Hockey Centre who will be impacted if a stadium is built across the road.

LOSS OF GREEN SPACE

The proposed development site is currently Crown reserve land known as Wallarah and Blackly Ovals Combined there are 3 ovals in total. This open green space, sports fields, playground serves several purposes to the wider community. All of which will be impacted if an indoor sports facility or any other manmade structure of that size and footprint is built there. Currently the Crown Reserve delivers:

- Outdoor sporting fields used by 2 sporting associations and 2 different sporting codes
- Playground, emergency evacuation, and teaching space for Lambton High School
- Free open grassed areas for public use for teaching our kids how to kick a footy, throw a frisbee or start a pick-up game of soccer, cricket or touch football with our mates &/or neighbours.
- Natural drainage retention to prevent large amounts of rain water pouring into concreted creeks that serve as drainage lines in the direct vicinity all at once.

The above current purposes will all be gone if the ovals are built over. These ovals are 3 of most used in Newcastle being used daily by one community group or another. None of the above purposes can be conducted in the Indoor Sports Stadium. Even less so now Newcastle Basketball are pushing for a high-performance facility. The group of ovals across the road have already been taken away from community use by the construction of the Newcastle Knights High Performance facility. During its approval process there were promises of community use but despite the newly constructed ovals being hardly used the community have no access as they have been fenced off. The only having one small section of outdoor gym equipment that was not requested, nor is it used. Are the 2 half court basketball courts to the west of the stadium on the plans the attempt by Newcastle Basketball to tick the community use box? If so, this is not what the community wants. The community have not been

consulted until now. Why does one community (basketball) get preference over the 4 communities that use the 3 ovals.

Once it has been built over it will not be returned and will be gone forever.

With the nearby area being rezoned for medium and high density housing, there will be a massive influx of the population, all of which will not have a backyard or a front yard. To avoid the area becoming a mini Bronx as seen in New York City an area for outdoor recreation is even more integral for the area than it is now.. Open green space and sports ovals will become more important than ever and are a finite resource in the inner-city suburbs. It is no coincidence that suburbs with open green playing areas are more popular and have lower crime rates.

Should be in the Broadmeadow Precinct Plans

Why cant the stadium be built within the new Broadmeadow Precinct? The current stadium site has been /is in the process of being sold for medium-high density housing. Why aren't the proceeds being used to locate the stadium that is being displaced to an appropriate site? The Broadmeadow precinct includes a proposed construction of an aquatic centre. This is unwanted and surplus to needs as there is an excellent aquatic centre up the road within walking distance of the Broadmeadow Precinct that includes an Olympic 50m pool, a pool suitable for water polo and diving with diving tower and diving boards, an aquatic slide, a learn to swim pool, a splash down play zone and a toddler play pool. The land and construction funds reserved for the construction of this aquatic centre in the Broadmeadow Precinct should be used for the construction of Hunter Indoor Sport Stadium within the Broadmeadow Precinct where it is being displaced from due to housing rezoning.

Negative Impact on Lambton High School and it's community

When Lambton High School was built there was an agreement with Newcastle council that the school would have ongoing use of the adjoining ovals for its 1200 students as part of their school grounds. The school currently use the ovals for curriculum delivery, as an emergency evacuation point, active play at recess and lunch, sports carnivals including cross country running. I have observed that the school currently uses the space of approximately 1.2ha every day for recess and lunch and PE/SLR classes, Wednesday afternoon for sport and at intermittent times for such curriculum teaching such as , VET classes including drone piloting, science and STEM classes when open space is required for projectile experiments. None of the activities would be able to be done if the stadium is built on the ovals as the left-over space is not large enough. If they were to allow students to use the stadium for recess and lunch this would cause supervision issues basketball logistical problems with students tracking dirt and mud on to the indoor courts, particularly if it is reserved for "High Performance". If the ovals are taken from Lambton High School students preventing use for lunch and recess free play the students will be corralled into a smaller area causing behavioural issues. It is essential for childrens development that they are allowed the space for free play. Teenagers, particularly boys need to run around during their breaks from learning to burn off excess energy to allow them to be settled for learning when they do return to the classroom. With the planned nearby development of medium and high density housing, I assume the student population of Lambton High School will increase. Increasing population and reducing green space is a recipe was disaster causing multiple behavioural issues at the minimum and possible local petty crime including vandalism and possible violent crime. It would be devastating for Lambton High School and hence the broader community. There are some that say the school can just use the ovals down the road. As these ovals are not adjoined to the school it would constitute as an "excursion" each time the school wanted to use them. This requires the teachers to complete multiple page application forms, and risk assessments which need 3 levels of approval including parental consent for every time they leave the school grounds and each would need to be planned at least 2 weeks in advance. The travel to the oval would reduce learning time by a significant amount (up to 30mins of a 55minute lesson) by the class/ group is corralled and supervised to walk down the street involving the crossing of a busy road to get to and from the venue

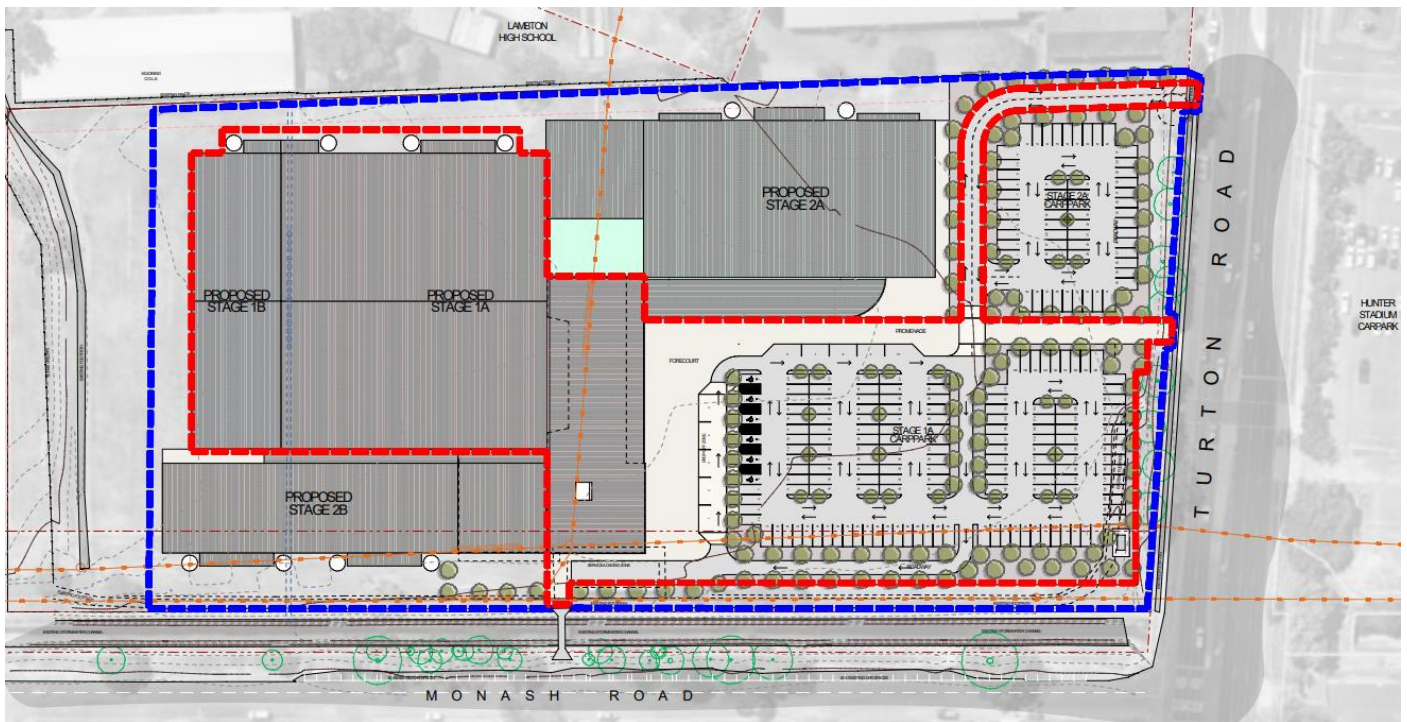
Negative impact on other sports

By nominating the crown reserved know as Wallarah and Blackly ovals as a site for the building of a basketball stadium to be know as the hunter sports stadium it displaces other local sports teams, such as the Lambton Jaffas Juniors and the Newcastle District Cricket Association. Both organisations use Wallarah and Blackley Ovals regularly during their respective seasons for training and as their home ground for competition matches of many of their teams. Wallarah Oval 1 and Wallarah Oval 2 are two of the better drained soccer grounds in Newcastle as they have been upgraded with specific ground drainage under the two ovals (either side of the concrete wicket). This drainage allows for play on these ovals more frequently than on ovals without drainage installed. The ovals also have had a new administration/canteen/ changeroom / toilet facilities building constructed for use by the football club and hiring parties of the Wallarah or Blackly ovals. The 3 ovals contain 2 well used cricket grounds, one with a concrete wicket and one with a turf wicket (which is one of the few remaining in the Newcastle Area). It is proposed that Lambton Jaffas home games be relocated to outer suburbs of Newcastle like Beresfield and Thornton. This move would result in a downturn in Lambton Jaffas players due to an inability to get to the grounds (Walarah is in the hub of the Lambton community meaning player can walk to training and games or at the very least access public transport with buses and trains frequent to the area.

I understand tha Newcastle District Cricket Association have lodged their opposition to the proposed project.

Poor Budget Management and Limited funds

I have concerns that there is not enough money to even complete the 1st phase of development, little lone the 2nd phase or “optional” 3rd phase. Appendix G – Estimated Development Cost Document costs the project at nearly \$91M, and on page 8 says “Hunter Indoor Sports Centre will be delivered in 2 Stages with option for 1 additional substage”. Stage 1(A) includes 6 courts (and only car parking for less than 100 cars) which is no larger than the current stadium which does not cater for current competition size or training requirements. There is no breakdown of how much each stage will cost in the EDC, will the remaining \$25M (approximate) of funding even cover the total of the 1st phase of construction? Newcastle basketball currently use 2 additional courts at Hunter Sports High and 1 additional court at Macquarie college requiring 9 courts in total to maintain current competition capacity. Construction of Stage 1(A) will not increase capacity for basketball in the Newcastle area nor allow for competition in the one venue. The plan below outlines what is included in each phase, the 1st phase takes out sections of each of the ovals so even if the project is not fully constructed, there is no possibility to integrate the basketball stadium on the land whilst maintaining at least 1 oval. Starting the project will wipe out all 3 ovals, even if it is never completed. Once the ovals are taken, they can not be converted back to a useable playing area for the sports that currently use the ovals as their home grounds.



Plan outlining phases of development

Many reports suggest Stage 2 will only be built “dependent of funding allowances”. If Newcastle Basketball are able to secure additional funding to construct the 2nd phase of building it only takes the total number of courts to 8, which still does not cater for the current capacity in the one venue, nor allow expansion and inclusion of other groups and sports, nor play NBL1 games, little lone NBL or exhibition games such as Harlem Globe Trotters (which the current stadium has capacity for). It is only with the “optional” 3rd phase (does this mean it will be additional to the estimated \$90.8M?) that the stadium will be able to cater for the current capacity of Newcastle basketball in the one venue. Will the full project ever be completed? Is there provision for extra funding? Considering this why does it have to be built on the one parcel of land? Why can’t it be built over several smaller parcels of land that won’t displace 2 other sports, school ovals and community green space?

Increased Flood Risk

The area has been identified by Newcastle Council as a flood risk, with major floods being recorded in 1963, 1984, 1988, 1990, 2001, 2007. The area floods much more frequently than this but flooding is more localised around the flood way creeks and street stormwater drains.



Figure 3-4 Bridges Road near St James Road intersection, New Lambton

Image taken from Newcastle City-wide Flood plain Risk Management Study page 36, 1990 Flood

New Lambton, particularly around Turton Road as it is a low point between major drain /floodways (former creeks) that drain water from the catchment areas above New Lambton to the Hunter River and the ocean. In the near vicinity several of these flood ways converge and contain a waste trap which frequently blocks causing the water to back up and fail to drain through street storm water drains causing localised flooding.



Image: Water failing to drain corner of Young rd and Central St

I note that the Flood impact statement deals specifically to the flood risk of the proposed development and there is very little mention of flooding risk surrounding areas and residential properties. There is very little information provided with the flood mapping for a 1 in 10 or 1 in 100 flood. There is no mention in change of flood hazard change in duration, inundation or velocity of storm water.

Currently I pay an extra premium to have my house insured in case of flood, my neighbours are unable to get flood insurance. The ovals known as Blackly and Wallarah 1 and 2 act as a catchment and retention zone, particularly Blackly as it sits below road level (see image below) and has several culverts for excess water to either flow into the drain or back flow onto the oval when the stormwater drain backs up (as it often does it times of heavy rain in any of the catchment areas and high tides).



Image: Blackly oval sits below the road to act as a retention basin



Image: Drainage culvert that sit below the road that catches backflow of water before it spills on to road

The site of Wallarah and Blackly ovals used to be a wetland swamp prior to the 1940s and naturally managed water flow on it's way to the ocean. Blackly still serves this purpose (if restricted due to lack of trees and swamp grasses) and retains the rain water for evaporation and to allow it to slowly seep into the "creek". As a nice bonus to this it encourages the use of the oval by birds. Loss of this oval to replace it wit a concrete (or similar hard surface) would cause loss of biodiversity and cause water to instantly run off the hard surface into the drainage system. This increase of water has the potential to have the ripple affect of flooding local residential properties.

Poor Traffic Management

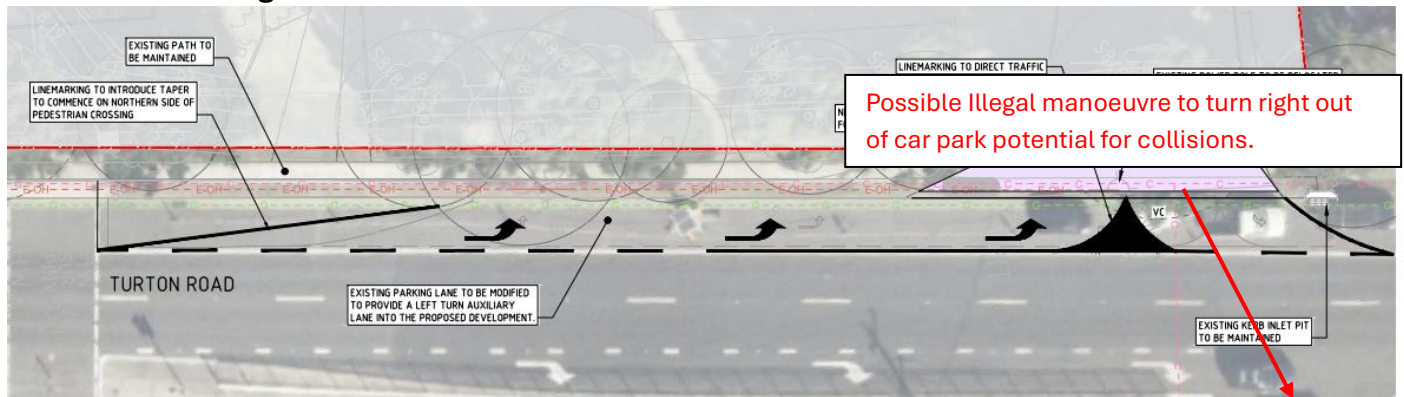
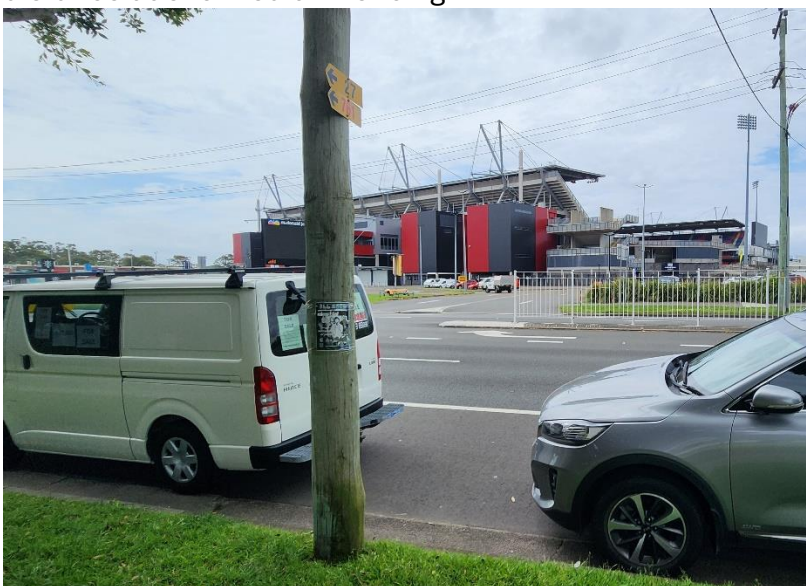


Image 1: Snippet of planning document

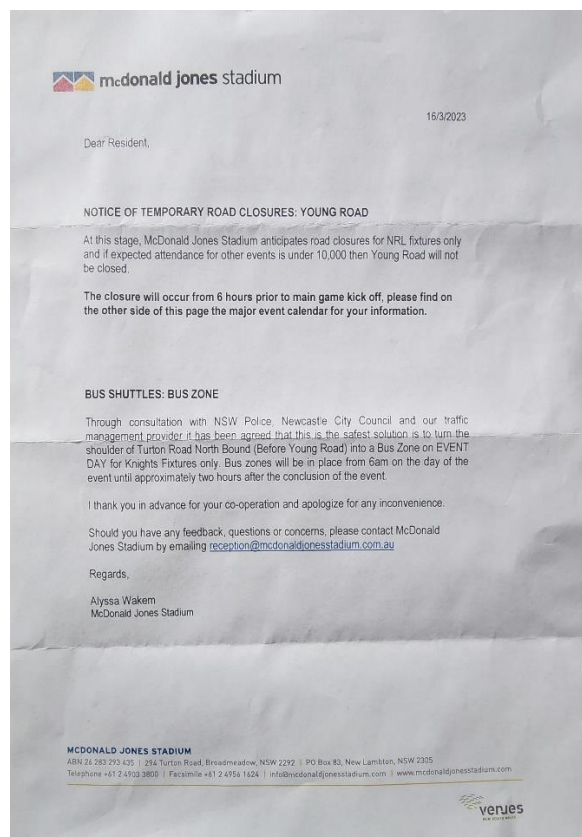
The traffic report was insufficient as it only focused on Turton road, with no studies on the surrounding roads which will more likely be used to access the stadium due to the limited car/bus access. Some of the modelling in the report was based on a 2010 report which is completely outdated as to the amount of cars on the road in Newcastle. I have deep concerns with the fact the proposed entrance to the stadium and car park is a left turn in and left turn out onto Turton road. Turton Road is one of the busiest roads in Newcastle and is frequently affected by traffic jams at all times of the day but is often at a standstill during morning and afternoon peak hours when the stadium will be hosting training and competition games. If the patron is coming from the North or West from suburbs such as Waratah, Georgetown, Mayfield, Jesmond, Wallsend, Cameron Park etc they will be unable to turn into the stadium access and will either park across the road in the McDonald Jones Stadium car Park and run across the road or cross at the pedestrian lights which are already the cause of traffic bottle necks with the current use rate little lone if all the stadium patrons form the North and West constantly use the crossing. The hockey centre patrons used to use this car park but were banned from parking there once they formalised their centre car park. The alternative is to park in Monash road or make a dangerous U-turn on Monash road to get to the car park. Patrons from the East and South in suburbs like Kotara, Adamstown Merewether, Hamilton will be unable to turn right out of the stadium going home and will be forced to either make a rat race through residential streets to get back to their way home or make an illegal turn, using the space in the medium for the right turning bay into McDonald Jones Stadium (which is pretty well directly opposite the proposed stadium exit denoted in plan above and picture below) to turn right out of the stadium across multiple lanes of traffic with poor sight distance due to medium fencing.



This intersection already has a high incidence of collision rate, some of them severe which cause closing of the road to Southbound traffic. **It is quite obvious that parking in the proposed stadium**

car park will be an inconvenience so human nature will leave the car park unused, unless there is a big event like a carnival or NBL1 game. Instead, patrons will use the desire path option of preferring to park in Monash road. Monash road has a right turn in and out as well as left on to Turton Road, so stadium users will use this as a preference for parking for ease of use, particularly if the pedestrian bridge across the creek remains. Parking on Monash road has never been formalised and is often dangerous when full of cars. The surrounding residential streets are very narrow and parking forces these streets to become one way streets at best. Newcastle Basketball have suggested that at peak times (also peak traffic times) there will be 500 people per hour accessing the stadium. If the car park is fully built it will only hold 200 cars, stage 1 it will hold less than 100 cars. Where will everyone park? At the basketball current stadium car parking overflows in to an adjacent dirt carpark (torn up when it rains), nature strips and street parking. The difference at this venue is that neighbouring properties are commercial open fields tennis courts with their own parking area.

What happens when there are events also events at the hockey centre &/or McDonald Jones Stadium? Will Newcastle Basketball cancel games? Where will everyone park? Has McDonald Jones Stadium been consulted as a stakeholder with events that will impact on the basketball and basketball events that will impact on traffic and parking for the stadium, potentially parking in their carpark? When McDonald Jones event are predicted to attract a crowd of more than 10,000 an alternate traffic management strategy plan is put into place which includes closing a section of young road closest to Turton road and closing turning in or out of Monash road at Turton road. These events are numerous including Knights home games(12+ a year), Music Concerts (which there is an application to increase to 15 a year) and special events like the State of Origin, international exhibition matches, the AFC Asian Cup, Nitro Circus, Motor Cross Championships, Rugby Union Test Matches, Socceroos and Matildas matches, and the Newcastle Jets home games. Below is a notice to residents in regards to closures for the 2023 year.



These events cause patrons to park for kilometres around local streets often blocking driveways, parking residents in, and parking illegally on nature strips and on corners increasing risk by restricting visibility and sometimes preventing residents from being able to leave their property in their vehicle. The images below are taken in Central st, which is in the precinct that get closed for stadium major events. The parking outside this zone where the proposed stadium is to be located is worse. (see

images below) Will this be a regular occurrence with basketball participants parking on residential streets?

The basketball community would also be disadvantaged and frustrated with the location when they experience restricted access, traffic and parking issues due to poor stadium access (left turn only in and out at only one point on Turton Road), every day traffic congestion and road closures during major events at McDonald Jones stadium.



Image : Parking in resident (rear vehicle) slightly blocking driveway at front



Image : parking in



Image : Parking on nature strips



Image



Image:



Image

These Images show Mini buses privately hired illegally parking in no parking zones turning the residential street into only one lane during the Pink Concert

The figure below shows a parking model based of the attendance figures supplied by Newcastle basketball with a number of assumptions (i.e, not residents parked on the street) which would not be the situation. The realistic situation would mean more streets would be affected.



ASSUMPTIONS ADOPTED FOR MODELING

- CARS PLACED ONLY IN LEGAL PARKING SPACES.
- NO CARS PLACED IN BUS ZONES.
- NO RESIDENTS USING STREET PARKING.
- NO STREET PARKING USED BY SPORTS PLAYERS ON ADJOINING OVALS.
- MODELED ON MAJOR SHOW COURT EVENT WITH 2,500 PATRONS.
- NO ALLOWANCE FOR OTHER ACTIVITIES THAT MAY BE RUNNING CONCURRENTLY WITH SHOW COURT EVENT.
- NO PARKING ALLOWANCE FOR PLAYERS, COACHING STAFF, STADIUM STAFF.
- FOOTBALL (KNIGHTS) STADIUM PARKING NOT AVAILABLE.
- ADOPT 2.5 PERSONS PER CAR FOR CALCULATIONS.

CALCULATION:

2,500 PATRONS @ 2.5 PER CAR = 1,000 CARS
220 CAR PARKS WITHIN SITE
780 CARS PARKED ON SURROUNDING STREETS

NOTE:

1. RESIDENT STREET PARKING AND PLAYER/STAFF PARKING WILL GREATLY EXTEND THE EFFECT OF STADIUM ACTIVITY ON LOCAL RESIDENTS.
2. INDOOR SPORTS EVENTS RUNNING AT THE SAME TIME AS FOOTBALL STADIUM EVENTS WILL ALSO HAVE A MAJOR EFFECT ON SUBURBAN STREET PARKING.

 STADIUM PATRON CAR

ASSESSMENT OF IMPACT OF PROPOSED INDOOR SPORTS STADIUM PARKING ON SURROUNDING SUBURBAN STREETS

4th Nov 2024

Wrong Location/ Misleading name

Newcastle Basketball is being displaced from their current site but the proposed stadium is funded by the state government and is labelled Hunter Indoor Sports Stadium. This title is misleading. I am heavily involved with Newcastle netball and whenever we try and access the current Broadmeadow stadium (managed by Newcastle Basketball but originally with markings and posts to play netball) there is no availability to access courts for games or training on any afternoon/evening or weekend day. That lack of possible use is to the extent that netball markings and post holes were removed from the courts when the courts were repaired/upgraded. My son, my partner and myself have been part of Newcastle basketball playing for the Falcons and local club teams and we recognise the current stadium is in disrepair and support the building of a new stadium/playing facilities but not at the expense of green space. We are very aware the current 6 courts at the Broadmeadow venue, plus the 2 courts used at Hunter Sports High School and the court used at Macquarie College are used 7 days a week by Newcastle Basketball for competitions and training. Newcastle Basketball is only focused on it's members. The only available time for other sports is weekdays during school hours. Phase 1 of the build only includes 6 courts. If it truly is a Hunter Indoor sports centre why does it have to be built in the inner city suburbs of Newcastle? Why cant it be built at somewhere like Beresfield which is still part of Newcastle LGA, where there is plenty of land for expansion, is easily accessible from every direction including Central Coast, Sydney, North Coast for presentative competitions and NBL1 games, it has a train station so youths can access without the need for parents to drive them and the suburb could do with an injection of visitors to stimulate the local economy.