

Simon Rock
59 Russell Rd
New Lambton NSW 2305

28/08/2025

RE: Hunter Indoor Sports Centre (SUB-77359206)

Dear Sir/Madam,

I wish to register my objection to the proposed Hunter Indoor Sports Centre development. The updated information does not address many of the critical issues. It also raises new questions on the level of technical competence and management of the project's proposal.

After reviewing the EIS documents, I feel that there has been inadequate consideration of the following points.

- **Alternative facilities** – The proposal does not clearly identify where the local children who currently use the sporting fields will go to continue playing their sports. Previous suggestions that they could travel to Tarro are very unreasonable. Why not move the basketball stadium to Tarro?
- **Green Space** - The proposed new housing development in the Broadmeadow area will need green space. Flagging some small areas as green space is unsatisfactory. People need enough space to run around, kick a ball, fly a kite or have that picnic and social cricket game. Currently, the fields are often very busy with kids being kids.
- **Floodway** – The Hunter Indoor Sports Centre FIRA and FERP Review included in the updated information clearly states:

"I am not a flood modeller and can provide no commentary on the quality of the flood modelling undertaken by Torrent Consulting and upon which both the FIRA and FERP rely. Instead, I have taken the reported flood modelling outputs at face value as being accurate and my commentary reflects that assumption."

Why did they not get somebody qualified to do the review? This raises questions on the technical management of the project.

In addition, the RTS and Amendment Report - SSD 65595459_FINAL includes the statement:

"Bollards have been included within the car park to prevent vehicles washing away in floodwaters."

This highlights the volume and power of the floodwater runoff modelling. This is a clear indication that this is not the ideal location for a busy sports centre.

- **Car Parking** – The calculation of number of car parks underestimates the number of cars that will attend the proposed centre. Table 6 Activity/Events and Visitor Examples from the RTS

and Amendment Report - SSD 65595459_FINAL, suggests that if there are 900 – 1000 people attending the centre for an event, it will only require low overflow parking. A reasonable assumption of 2 people/car, has 450 – 500 cars requiring parking. This means an additional 260 cars will be parked on adjacent streets.

We live several streets away from the proposed development, and we find it hard to park our car when there are popular events at the stadium. Adding another facility to the area will exacerbate this issue. The additional load of the proposed 20,000 residents in the Broadmeadows development area, will only further contribute to a very busy area.

- **Catchment Area** – The updated proposal suggests that the facility will have a participant catchment area of several local LGAs (Newcastle, Lake Macquarie, Port Stephens and even Maitland and the Hunter). If this assumption is valid, then people will have to drive to the centre in peak afternoon traffic. A better alternative would be to build it further out of town, somewhere all people from all the catchment areas can quickly access it. Somewhere like Wallsend, where there is abundant land, alongside major arterial roads to all the LGAs outlined.

The report outlines the 15-minute neighborhood concept (section 4.4.1 RTS and Amendment Report - SSD 65595459_FINAL), this is not consistent with the claims that the proposed centre will cover the LGA's of Newcastle, Lake Macquarie and Port Stephens. Which is it – an inner Newcastle facility or one for the greater Hunter area?

Given the longer distances require to drive to get to the facility – on slow crowded roads, this will only increase the total emissions this proposal generates.

- **Transport** - The transport report, suggests that many of the people using the facility could walk or cycle, to reduce the load on the car parking. But the report also suggests that the participants will come from other LGAs. These areas are over 25km away – too far to cycle or walk!
- **Public Access** – The proponents have removed the outside public courts from the proposal. This stops local people getting some exercise from casual usage. The outside, public netball courts in Lambton are usually very busy of an afternoon, with local children practicing and using the area for skating, riding bikes and having fun. This proposal takes public space away from the public.

These are the most important points to my objection.

Thank you

Simon Rock