

Venues NSW
Gate 8
Allianz Stadium
40-44 Driver Avenue
Moore Park
NSW 2021

Mott MacDonald
383 Kent Street
Sydney
NSW 2000
PO Box Q1678
QVB Sydney NSW 1230
Australia

T +61 (0)2 9098 6800
mottmac.com

Hunter Indoor Sports Centre - Flooding Technical Review

17th September 2025

For the attention of: John Collins

Dear John,

The Hunter Indoor Sports Centre Response to Submissions went on public exhibition on the 10th September 2025 as a State Significant Development (SSDA) as application number SSD-65595459.

This review examines the follow technical documents:

- Hunter Indoor Sports Centre RTS and Amendment Report
- Appendix I – Flood Impact Risk Assessment
- Appendix J – Flood Emergency Response Plan
- Appendix K – Flooding Peer Review
- Appendix L - Traffic and Accessibility Impact Assessment
- Appendix O – Traffic Management Plans
- Appendix Q – Civil Set
- Appendix X – Long Term Environmental Management Plan
- Appendix II - Preliminary Construction Management Plan
- Appendix JJ - Operational and Construction Staging Plan

The purpose of this document is to examine the exhibited reports against the comments raised during exhibition and detail any potential remaining areas of concern.

This review has combined the review of the reports into two broad categories, focusing on impacts to existing and planned Venues NSW operations.

- Traffic & Transport,
- Flooding & Stormwater Management.

The exhibited structure plan is shown in Figure 1.

Figure 1: Proposed Overall Site Plan



1. Traffic & Transport

There are a number of areas of key concern in regards to the Traffic & Transport approach to the Hunter Indoor Sports Centre that may impact on existing and planned operations.

Appendix L - Traffic and Accessibility Impact Assessment & Appendix O – Traffic Management Plans

Item 1: A previous issue was raised in the submission regarding how car parking and travel plans will be managed during event clashes with the MJS. The response in the report (page 9) states:

“Parking demands for the day to day operation can be contained within the subject site and so will not require management during event clashes. Draft TMPs are being prepared in consultation with the various stakeholders to address larger events, including the management of parking.”

The Traffic Management Plans have plans associated with Medium and High Impact events however the event details only reference the Hunter Indoor Sports Centre and not concurrent events, so it is still unclear on how operations will occur with clashes with MJS events. It is also again noted that MJS events aren't the only coinciding events that need to be considered. Hockey has a significant major event schedule that heavily impacts the on-street parking within the area. Monash road during regular weekend match days is also heavily used, which will impact the proposed use.

Recommendation: The reports clearly address how any event clashes will be managed.

Item 2: The Traffic Management Plan for High Impact Events still requires the use of Venues NSW parking (refer TGS 4005 and Section 17.7). It nominates 900 overflow parking spots at MJS and 1,985 at the NEC however this parking cannot be guaranteed and should not form part of the main high impact assessments. Viability of other overflow parking locations are also not addressed with the relevant authorities.

Recommendation: The Traffic Event Management Plan be updated reflecting either no or much reduced reliance on McDonald Jones Stadium / Newcastle Entertainment Centre and an updated assessment of high impact events within the TMP noting overflow parking availability cannot be relied upon.

Item 4: Neither the Traffic and Accessibility Impact Assessment or Traffic Management Plan reference the number of overflow parking required in medium and high impact events.

Recommendation: These reports be updated with required number of overflow parking for events.

Item 5: While the updated Traffic and Accessibility Impact Assessment does mention the Broadmeadow Strategy, it does not include any specific road changes as a result of the adjacent planned Hunter Park Redevelopment works or changes in traffic levels resulting from that development.

Recommendation: Reports specifically address increase in traffic volume as a result of the Broadmeadow Place Strategy and redevelopment of Hunter Park.

Item 6: A comment was raised regarding the inclusion of the Hunter Stadium event shuttles in the Construction TMP or Traffic & Accessibility Impact Assessment. The response in the updated report states:

“The operation of the Hunter Stadium event shuttles has been considered in the preparation of the draft traffic management plans. The need for these is typically during large events of an evening or weekend which shall not impact the typical operation of the HISC nor coincide with Large spectator events at the HISC.

However, there is not a typical large spectator event schedule within the Traffic & Accessibility Impact Assessment or operational plans.

Recommendation: Updating the Traffic & Accessibility Impact Assessment to confirm that no large spectator events at the Hunter Indoor Sports Centre can be held at any potential conflicts with MJS events.

Appendix II - Preliminary Construction Management Plan and Appendix JJ - Operational and Construction Staging Plan

Item 1: As a part of the construction works, lane closures and temporary construction methods are likely which will impact current Venues NSW operations.

Recommendation: The Preliminary Construction Management Plan and Operational and Construction Staging Plan consider mitigations and scheduling to prevent impact to existing MJS operations and events.

2. Flooding and Water Cycle Management Review

Appendix I - Flood Risk Impact Assessment

Item 1: The Flood Risk Management report does not consider the flood modelling outcomes of the Place Strategy or the exhibited *Housing the Hunter: a plan for renewal at Broadmeadow – Flooding and Water Cycle Management Report* which proposes flood mitigation areas at Kentish Oval and Arthur Edden Oval. These have the potential to directly affect the flood response on the HISC site upon which the FIRA is based. However, it is unlikely that this would have a material effect on operations at MJS as the Broadmeadow Place Strategy has a much wider scope and far greater influence on flooding.

Recommendation: The report include reference to the Flooding & Water Cycle Management Report, any cumulative impacts from the development and any opportunities to assist in solving broader precinct wide issues via additional flood storage.

Yours faithfully,



Daniel Fettell
Precincts & Land Infrastructure Lead - Australia
+61 433 326 543
daniel.fettell@mottmac.com