

**WESTERN SYDNEY STADIUM**

**(Concept and Stage 1 Demolition.) SSD 7534**

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As indicated, I **object** to the Concept and Stage 1 Demolition of Existing Stadium and Community Pool, being approval of Option 3, the preferred option expanded in the EIS.

I **support** reconsideration of Option 1- Base Case Option- Do nothing (status quo) (ref 2.4.1) and acceptance of the estimation that current Parramatta Stadium lifespan not extending beyond 2025/2026.

**A. Primary Objections.**

**1. Timing of Documentation.**

- 1.1 The new Parramatta City Council boundaries proclaimed on 12<sup>th</sup> May 2016 by the State Government extends easterly to Olympic Park. This coincides with part of the new West Central District relating to the new Greater Sydney Commission to connect local planning with longer term metropolitan planning. Expected plan towards end 2016.
- 1.2 Request for SPEARS is February 2016.
- 1.3 NSW Stadia Strategy initially 2012 followed by the 2015 Stadia Strategy Implementation report included " a Priority 1 immediate recommendation to construct a new dedicated 3.
- 1.4 Election of democratically elected representatives of the community is not until late 2017

**2. Tier 2 Stadia Classification provides capacity between 20,000-40,000 with some corporate facilities.**

- 2.1 Reconstructed Parramatta Stadium capacity for preferred Option 3 on expanded footprint requiring demolition of Pool, stated to increase from 20,000 to 30,000.
- 2.2 Construction of **another** Tier 2 Stadium with capacity up to 35,000 is possible at say Camillia. (Meeting the constraint of **Material Adverse Effects Clause** in the current Agreement with Stadium Australia Group which expires on 31 January 2031)

**Note 2.2 suggestion would conform with the Michael Woodland Consulting Pty Ltd February 2016 submission for SEARS for a Western Sydney Stadium (3.2.4 A Plan for Growing Sydney and Government's Action plan 1.11.4 where-by the Government will assess options for rectangular stadia at Parramatta/ Olympic Park)**

- . 3. **Car Parking . Part of the reason for requiring increasing size of the footprint for O The Option 3 is for a 35% increase in Car Parking, from 400 to 540 proposed as part of the development .The proposed subdivision reflects amended boundaries between Venues NSW and Parramatta Park Trust owned land, hence acquisition of Crown Land.**

#### 4. Community Consultation

**4.1. SEARS direction during the preparation of the EIS was that the proponent "must consult" inter alia with "community groups". There appears to be no documentation in the EIS that that consultation occurred in respect of the concept involving demolition of the community Memorial pool.**

##### 4.2 Principles for Community Consultation

**"Community consultation should be undertaken in accordance with the following principles**

**(a) Integrity way:** consultation should be open, truthful and transparent to enable stakeholders to participate in a meaningful way.

**(b) Inclusiveness:** consultation should be accessible and balanced, and reasonable attempts made to also include stakeholders that may be harder to reach, to ensure a full range of values and perspectives are included.

**(c) Responsive and reciprocal:** consultation should promote dialogue and be supported by timely and accurate information.

**(d) Respect:** stakeholders should be valued and titleholders should seek to use their input to improve outcomes by actively listening to, and attempting to understand, stakeholder needs, and seeking to understand how they wish to be engaged.

**(e) Accountability:** ongoing processes should be established to monitor, evaluate and disclose information, including processes to track and communicate decisions and activities in a reliable, accurate and clear manner.

**(Source NSW Department of Industry, Division of Resources and Energy v2.1 4 Guideline for community consultation requirements for exploration Clause 1.1.1)"**

**Clause 5.1 of the EIS provides an Overview but not description of the Community Consultative Process.**

- **The EIS mentions "segments" of the community Thus on a number of fronts these accepted State Government Principles for Community Consultation above are not evident in respect of this important segment of Community Infrastructure and specifically the impact of , and prior, to the demolition segment Stage 1.**
- **The media announcement on 22<sup>nd</sup> June 2016 confirmed that a feasibility study would be undertaken to confirm location of a REPLACEMENT facility at the eastern end of the former Parramatta Golf Course.**
- **Consideration of community values with the existing Parramatta Swimming Centre and extensive public consultation are planned to be undertaken as part of the masterplanning for the new aquatic centre.(Socio-Economic Technical Working paper Appendix N cl.5.2.1)**

**My concern is that community consultation prior to the decommissioning and demolition of the existing asset, will be denied if this EIS is approved.**

## **B. Support for Option 1 consideration**

Deferral of approval to this EIS as proposed will allow for:

- appropriate reconsideration of the full impact of local, and regional infrastructure planning strategy for the future Stadia Strategy for Western Sydney .
- Immediate saving of \$7m (excl GST )(\$5m for existing Stadium, \$2m for Pool}, estimated demolition cost.
- Placating current community concern re the potential loss of the existing pool
- Preparation and evaluation of a Cost-Benefit analysis of an alternative to the demolition and reconstruction of and on, the existing Parramatta site, such alternatives being within the recently expanded Parramatta Council boundary and provision of a Western Sydney Stadium of expanded capacity up to 35,000 to maximise community and multipurpose space for the future.The Demolition costs are
- Completion of feasibility study and community consultation for the alternative pool location. A post-approval feasibility study to prove an alternative site, further ensuring excise of another segment of Crown land is offensive , illogical and patronising to the majority for the benefit of a few.

### **Capital Investment Value (CIV) Estimates.**

WT Partnership 's CIV estimate of \$259,195,647 (Appendix Q) appears to be all exclusive of GST.

SEAR's reissued direction 18April 2016 Appendix required the identification of the applicable GST component, which appears to have been overlooked. Total thus could extend to \$285m .

There are two estimates dated 13<sup>th</sup> and 14<sup>th</sup> July Appendix Q. for (i) Demolition and (ii) Total including a Demolition Item.. The Demolition figures are not consistent.

CIV Estimates in the EIS specifically exclude Removal of Asbestos and Contingencies and there is no provision for removal and remediation of other contaminated material, known to be on site.

In passing, it is noted that the proposed Video scoreboard (and Ribbon Boards) are estimated at \$7.5M , a figure which is 7% in excess of the total estimated demolition cost for existing Pool and Stadium. Adequacy of the existing and similar Stadium equipment appears to satisfy most fans and patrons and likely to continue for the next three years.

### **In Summary.**

I recommend deferral of approval of the current exhibited EIS for Concept and Stage 1 Demolition and Sub Division works involving further excision of Crown land for private purposes.

If consideration goes ahead, I support Option 1 –maintenance of the Status quo to allow further consideration including preparation and evaluation of a broad Regional alternative possibly additional Tier 2 capacity stadium (up to 35,000) as noted above.

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