

**To: NSW Planning and Environment**

**Re: Western Sydney Stadium, Parramatta**

**Western Sydney Stadium (Concept & Stage 1 Demolition)**

**To whom it may concern:**

I would like to make a submission regarding the above proposed project which I believe has not complied with a number of significant planning requirements and legal issues.

This proposal does not provide adequate solutions to numerous issues related to the development.

1

Particularly the condition outline by the previous development which was much small in capacity (about 22000) this development aims for in excess of 34000. In a judgment by Mr. Justice J McLellend established in a Court Decision of the Land and Environment in the Hale V/s PCC and the Parramatta Sport Club (Parramatta Leagues Club) [Parramatta City Council v Hale (1982) 47 LGRA 319 (NSWCA) at 338-345 and in the Supreme Court of New South Wales, Court of Appeal, C.A .78 of 1982, C.A. 82 of 1832, L.E.C.40137 of 1981, coram

C.J. Street, P. Moffitt, J.A. Reynolds, Monday, 20th September

1982 : Parramatta City Council v. Hale & ors., Parramatta Sports Club Limited v. Hale & ors.: judgment. Established that for the much smaller original development there was inadequate or nonexistent provisions for key factors such as :

- Parking
- Public transport
- Traffic management
- Amenity and accessibility to out park users when in operation

This proposal is significantly larger in capacity, will operate more frequently for a wider range of commercial activities. And in the interim each of these factors have diminished in availability and quality.

No adequate studies of the above factors have been undertaken for the changes because when the current Stadium has a full crowd the local area is thrown into turmoil as its patrons cannot find parking or navigate the congested streets.

2

I believe there has been inadequate community consultation and there has been a token process to a few stake holders (with a direct or indirect gain) in the development. The wider community has been sidelined and misled prior to the submission of this application.

3

I believe that the enlargement of the proposed development site will be illegal as the Parramatta Park has a requirement to provide a minimum amount of public recreation land and by taking this additional land including the Parramatta memorial Pool site will prohibit that authority from consenting in this development as required by the conditions in its charter and the Parramatta Domain Act.

4

The demolition of the structure as contained in the developments title is a misleading factor to the public as it fails to adequately explain the processes and timings involved, waste disposal, traffic movements etc.

5

There has not been any meaningful investigation as the site contamination factors (including asbestos waste and dumped chemicals).

6

There will be no public transport (rail or tram) in the vicinity (within 500m) to move the large crowds. This development is similar in scale to the Alliance stadium and we all know what a joy it is getting to and from those sporting events. The city deserves better.

7

In planning this development little meaningful investigation appears to have been undertaken in more appropriate facilities within the area, such as the Homebush

precinct with is specifically design for these occasions. It would appear to be wasteful spending of \$330 million in scarce public funds on the lesser site.

8

If the proposed development is to go ahead which includes to Parramatta Pools site it should require that an alternation Pool site be provided and the new pool be built and commissioned prior to its removal and demolition.

9

This application has not fully explained what is going to be built on the site over time so that its implications can be fully reviewed and included in any comprehensive examination of the development. Until that information is provided nothing should go ahead.

10

I believe that the statements in this report are inaccurate and misleading as to its impact upon Parramatta Parks International Heritage Status. I information provided deliberately understates its visual impact upon a key faculty in the area which is the Old Government House. The height of the finished stadium is inaccurate in detailing its visual impact accurately as well as any light-towers and the glow effect of night functions on the surrounding park. The stadium cannot be dug into the soil given water table and any aboriginal heritage sites of significance. It is dependent upon screening from trees which could require removal over time thereby not complying with other legal requirements to maintain the heritage status of the area.

11

By the way the Parramatta Pool site is a dedicated war memorial site and no consideration of this fact has been made and included in the document.

I would be available to assist or elaborate to the Department at a later date if it would be helpful.

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