

Appeal to the Federal Environment Department to reject LEDA's Destructive Plan for Airport Reserve, Milperra

Prepared by Col Gibson for BBS, 22-6-2016.

Introduction

Bankstown Bushland Society opposes the destruction of Crown Land Open Space at Milperra for the purposes of private development. Rare and endangered bushland at Airport Reserve, Milperra, has been protected by state and federal government legislation for the past 30 years. These regulations have maintained the biological integrity of a complex native bushland remnant that is almost unique in the Bankstown area. These protections should not be put aside to allow a private development to destroy this important biological integrity.

The bushland in the subject area, with its varied attributes, provides a refuge for many locally and regionally significant species, as well as habitat and nesting opportunities for native birds and other animals. It forms an important visual and aesthetic backdrop to the Newbridge Road entry point to Bankstown, as well as to the Bankstown Airport and its development precincts. Approval of the current development application will destroy the integrity of the site, and set a precedent which will open up the potential sale and destruction of other bushland on Crown Land reserves in Bankstown.

Airport Reserve is state owned Crown Land Open Space, management of which is entrusted to Bankstown City Council. Neither LEDA (proponents of the Bankstown Business Estate Major Development Plan Concept, July 2015), nor Sydney Metro Airports (owner of Bankstown Airport) own any part of Airport Reserve, which is a vestige of the original County of Cumberland Planning Scheme Green Belt and should be kept as such. To cram a damaging system of roads and driveways into the site would be a failure to protect the ecological and heritage values that have long been recognised.

Bush Regeneration on Airport Reserve

Airport Reserve, in particular, (north side of Milperra Road) contains very significant remnants of endangered bushland, notably Cooks River/Castlereagh Ironbark Forest, Cumberland Swamp Oak Riparian Forest and Cumberland River-flat Forest. The significance of this site was recognised by the New South Wales Government's Environmental Trust when it made Bankstown Bushland Society the recipient of a \$43,588 grant in 1992 [*Restoration of Swamp Woodland Remnants: Airport and Ashford Reserves*, New South Wales Government Environmental Trust 92/RR/G23]. Subsequently the society has undertaken volunteer bush regeneration work in support of the grant. More recently, in 2013, the Society was awarded another \$54,000 by the Environmental Trust to continue bush regeneration work at Airport and Ashford Reserves, work which is now well under way. The Society is dismayed by the development proposal with all its impacts on past, current and ongoing work at the site, work which has had the full support of state and local governments.

This work is in support of Bankstown City Council's *Bushland Plan of Management: Reserves in Immediate Vicinity of Bankstown Airport*, 2004 (p. 16), which recognises the conservation values of the site. In approving the Bushland Plan of Management in 2004 Council endorsed the policy of protecting the bushland in the reserve, as well as the "*revegetation of the cleared area in east of Airport Reserve with Wetland Paperbark Swamp Woodland*", with the intention of putting 8,000 plants in the ground (PoM Appendix 8).

We point out that all bush regeneration and restoration work so far undertaken at the site since 1992 has been done by Bankstown Bushland Society, not Bankstown City Council. This was in response to the unauthorised chain sawing of trees and shrubs, in 1989, in preparation for a planned car park and

observation deck that Bankstown Airport Corporation wanted to construct on Airport Reserve. The further clearing and car park construction was stopped when the significance of the vegetation was taken into account under provision of SEPP 19 Urban Bushland Policy. The areas where trees were felled in 1989 are identified in the proponent's Vegetation Survey as "regrowth" Cooks River/Castlereagh Ironbark Forest, and retain all the species components and significance they had prior to the illegal clearing. The Society has put much effort into stabilising and assisting these areas to regenerate. During the course of this work the core area habitat has been consolidated and buffer zones planted. This work has been funded by the NSW Environmental Trust, as outlined.

Destructive Impacts on Endangered Ecological Communities

The planned impacts on Airport Reserve, being a major new driveway at the eastern end of Airport Reserve into the Bankstown Airport Precinct, a slip lane slicing the reserve along the length of its Milperra Road side, and a bus stop with access paths to be set deeply within the core area bushland, will devastate the bushland and ruin the ecological integrity of the reserve. No amount of replanting in adjacent areas will offset or replace the loss of this most significant complex of endangered plant communities. These impacts will also have negative follow on effects on flood mitigation and traffic flow on Henry Lawson Drive and Milperra Road.

That the slip lane, bus stop and major driveway will have devastating effects on the Endangered Ecological Communities of Airport Reserve is undeniable, and, furthermore, unjustified. Already a narrow, linear reserve, the slip lane will drastically reduce its width, and any remnant native vegetation along the Airport

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boundary fence not destroyed outright by construction works will lose its connectivity with the remaining fragments of the reserve and, consequently, their long term viability. The location of the bus bay and access paths will have severe impacts on the core area bushland, and could not have been selected for a worse position.

The major new entry point into the Airport development precinct will fragment the reserve and isolate pockets of remnant vegetation in the eastern end. It will completely destroy the largest stand of *Melaleuca erubescens* in Bankstown (and, as far as is known, in the whole of south-western Sydney). This *Melaleuca* stand connects with one of the last open earth watercourses remaining in Bankstown, which is an important wetland feature that should be maintained in its current setting. Roadworks proposed by the proponent at this point will significantly modify the watercourse, ruining its ecological values.

Critique of the Proponent's Ecological Assessment

The Ecological Assessment states that about 0.3396ha (or 3,396m²) of the Cooks River/Castlereagh Ironbark Forest community is proposed for removal to widen Milperra Road, to allow for a grassed verge on the slip lane to give safe entry and line of sight into the development complex. That high conservation value bushland should be destroyed to make way for roads and mown grassy strips shows that the proposal is incompatible with the conservation values of the site. At present, due to years of grant-funded and volunteer contributions from Bankstown Bushland Society members and supporters, the core area bushland edges and perimeters are stable. The development impacts will ruin this with drastic long term consequences.

It is alleged in the Assessment that "about" 34% of the community will be destroyed. This is a gross underestimate which only takes into account the initial physical impacts of the development itself, the longer term effects of which on a shrunken bushland core area will seriously threaten the viability of the

entire remnant. Ongoing maintenance of the access paths, roadsides, and, in particular, the bus stop (which is set in the very core area of the bushland), to maintain lines of sight, fire breaks, security, and other management considerations for the utilities, will continue to have adverse effects on the little that will remain. It is therefore totally inappropriate to locate these utilities on top of a high conservation value bushland remnant such as this.

The Ecological Assessment alleges that a "satisfactory" mitigation measure, to justify the devastating impacts on Endangered Ecological Communities, would be to ask Bankstown City Council to recreate areas of Cooks River/Castlereagh Ironbark Forest on areas that have already been cleared of it! This is a ludicrous proposal that has nothing to do with the conservation and protection of an Endangered Ecological Community, yet this measure is proposed to "compensate" for the destruction of intact and viable EEC. Any planting scheme can in no way either recreate Endangered Ecological Community in its genuine form, nor compensate for the annihilation of it.

The Ecological Assessment alleges that since soil substrates are continuous throughout the area that "restoration" could be "easily achieved". This claim is patently false: soil substrates are not continuous over the site; only in the bushland areas are they in original or close to original profile, whereas in the cleared areas where "restoration planting" is proposed, the original soil profiles are now under varying levels of imported fill. These areas can be planted as cosmetic exercises, but not restored to original habitats.

"Restoration" is neither habitat protection nor bush regeneration, and in no way compensates for the loss of the unique assemblage of flora endemic to the site. The Ecological Report lists only 62 native species on Airport Reserve, whereas the Bushland Society has recorded to date over 130 on Airport Reserve alone. The claim that the proposal would not be "likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction" is a false claim, as there is no way of guaranteeing that the

complete destruction of anywhere between a third and a half of what is at present a very stable bushland remnant will not in due course lead to its complete collapse. Planting on disturbed soil substrates adjoining the destroyed area will do nothing to enhance either biological integrity or long term survival of the various species components of the Endangered Ecological Community.

Vaguely, after proposing that a third to half of the core bushland area be annihilated, the proponent claims that by restoring (planting) "a form" of the Endangered Ecological Community "in contiguous degraded areas dominated by exotic grassland", that the proposed development "**would not likely** result in further fragmentation, isolation, or deleterious modification of the endangered community in the local area." Firstly, there are no recognised "forms" of Endangered Ecological Communities that can be established by planting in degraded areas. The basis for this pure guesswork. These plantings would be of no ecological value, and are little more than landscaping to mask LEDA's intrusive and damaging system of roads and driveways. In fact, it can only be anticipated that the proposed impacts and mitigation measures **would very likely** accelerate the processes of fragmentation, classic examples of which are advocated by the proponent.

Furthermore, the planting exercise proposed by the proponent is nothing new: it is in fact the plan that has been on Bankstown City Council's agenda (in its Bushland Plan of Management, mentioned above) as a revegetation exercise, since 2004, and as such will happen in due course regardless of whether LEDA gets to destroy bushland at Airport Reserve or not. Planting in the disturbed areas was never intended as a compensatory exercise for destruction of bushland on other parts of Airport Reserve. Bankstown Bushland Society and Bankstown City Council have, in fact, been involved in discussions re this and other potential Council contributions to the management of Airport Reserve long before LEDA inserted itself into the picture. LEDA's contribution to the discussion is unwanted and unhelpful.

(To be continued)



Appendix D

Consultation

Stakeholder and Community Consultation Outcomes Report

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Stakeholder and Community Consultation Outcomes Report Western Sydney Stadium

- The sporting codes and clubs that currently use the new stadium including the National Rugby League, Football Federation Australia, Australian Rugby Union, Parramatta Eels and Parramatta Leagues Club and Western Sydney Wanderers
- Outside broadcast and media organisation including - including Lee Bray Enterprises, ScreenCorp, Gearhouse, NEP, Fox Sports, Nine, ABC Radio, Triple M and the NRL, FFA and ARU
- Stadium operations providers including Ticketmaster, CVM Security, Quay Clean and Parramatta Stadium
- The Police Citizens Youth Clubs (PCYC)
- Parramatta Council
- Parramatta Park Trust
- Transport for NSW
- Emergency services organisations including Ambulance NSW, NSW Fire and Rescue, the NSW Police Local Area Command and Counter Terrorism
- The Heritage Division of the office of Environment and Heritage.

Stakeholders that were part of this consultation include:
 Wanderers and from Football Federation Australia.
 The consultation with stakeholders and the community was focused on a series of meetings with major stakeholders and the staging of two fan forums that included representatives from the NRL teams - Bulldogs, West Tigers and Parramatta Eels, the Western Sydney Wanderers and from Football Federation Australia.

2. Overview

Further consultation with stakeholders and the community will be carried out during the public exhibition of the EIS with a strong focus on consultation with supporters, the local community and broader Sydney / NSW community.

In total more than 50 meetings have been held with wide ranging stakeholders to understand the requirements of the many different users of the stadium, to engage stakeholders and local communities early in the planning process, so that issues raised can help refine the design and inform the EIS, and to ensure the views of the community and stakeholders are considered and addressed during the preparation of the EIS.

This report describes the stakeholder and community consultation that has been carried out from December 2015 to June 2016 to inform the design of the Western Sydney Stadium and the preparation of this environmental impact statement (EIS).

The consultation has been carried out by Venues NSW, as the owner of the existing Parramatta Stadium facility, and Projects NSW, a specialist unit within Infrastructure NSW that was established in late 2015 to manage the procurement and delivery of nominated priority infrastructure projects.

1. Introduction



3. Summary of Meetings and Issues

3.1 Stakeholder meetings

3.1.1 National Rugby League

Meetings were held with National Rugby League (NRL) representatives to discuss the topics outlined below on the following dates:

- NRL Introduction & Consultation – 16 December 2015
- Pitch & Playing Surface – 14 January 2016
- Emergency Services Forum – 18 January 2016
- Outside Broadcast - 19 January 2016
- Media Facilities – 19 January 2016
- NRL, ARU & Eels Combined Consultation – 20 January 2016
- Combined Clubs & Codes Consultation – 10 February 2016
- Indigenous All Stars & Suncorp Stadium Tour -13 February 2016
- NRL Briefing – 23 February 2016

Key Issues

Use of Venue

- The venue will serve as a “home ground” for multiple teams (Eels, Tigers & Bulldogs).
- All NRL games have a curtain raiser game.
- The venue may host tier-two international matches.

Branding and Signage

- The stadium must be neutral, and easily customised to suit the “home team” through coloured lighting and digital signage.
- Metlife Stadium was cited as an example of a neutral venue; “fans bring the colour”.
- Preference for each home team to have their own dedicated change room (i.e. 4 x home change rooms, 6 x change rooms total).

Team and Official’s Facilities

- NRL Sporting Standards and preferences have been provided.
- Hunter Stadium cited as an example of good team facilities.
- Coaches Box to have four seats across the glass-line, with tiered seating behind. Total 12 pax. Advertising panel required behind coach.
- Private VPN / dedicated Wi-Fi required for coaches and teams.
- Space for the sideline concussion review is required. Requires weather protection, and some privacy.

- Preference for 8-10 per cent of seats as premium.
 - Require continuum of premium product, from member upgrade to Chairman's Lounge.
 - Noted a trend away from smaller suites to larger products with shared catering.
 - Consideration to be given to:
 - Kid Zone Terrace ("Sandlot" at Chase Stadium cited as an example);
 - Scoreboard Terrace;
 - BBQ Terrace;
 - Replication of the Cumberland Lounge (capacity & location);
 - Field Club;
 - OCRs (quantity to be lower than currently provided, but not deleted entirely).
 - Premium facilities should be available for use on non-event days.
- Premium Facilities
- Seating Bowl and Fan Engagement
 - Preference for a steep rake and good sightlines. Minimum C60, prefer C90.
 - Preference for 95% of seats under the drip line.
 - Strong preference against rail seating.
 - Scoreboards – four in each corner would be ideal. The scoreboards should support rather than overtake action on the field.
 - LED Ribbon Signage requested 360° at pitch and parapet level.
 - Raising the first row of seats above pitch level a maximum of 1m is acceptable.
 - High-ball criteria is not a key concern if it jeopardises proximity to the pitch.
 - Alcohol free zones and family zones required.
 - 360° circulation within the bowl required. There is no segregation of fans.
 - Seats to be neutral colour and speckled.
- Media Facilities
- Require the ability to simulcast on Fox Sports and Nine.
- Catering
- The food-court at the SCG Bradman Noble stand cited as a good example.
- Retail
- Two retail shops requested. Shops would be bump-in, bump-out for home teams.
 - Retail areas to be in atrium or at main entrances.
 - The retail offering in the ANZ Stadium atrium cited as a good example.
 - Additional "pop-up" shops in precinct.
- Ticketing
- NRL have a significant proportion of walk-up ticket sales.
 - NRL have a lower uptake of digital ticketing.
- Pitch
- Pitch size to comply with NRL Sporting Standards.
 - 5m run-off area must be turf.
 - Additional synthetic run-off area on western side acceptable.
 - Preference for cambered pitch (0.5% fall) for pitch drainage. Flat pitch accepted.

Precinct

- 360° circulation required around the stadium.
- Forecourt to channel desire lines.
- There is no segregation of fans on arrival for NRL games.
- Controlled zone is supported.
- A “kid’s zone” in the precinct is desirable.
- A view of the pitch from outside the venue on non-event days is preferred.
- Stadium should suit its natural setting “stadium in a park”.
- Overpass / underpass to O’Connell Street desirable.
- Suncorp cited as an example of good precinct arrival, and good sizing of arrival zones.

3.1.2 Football Federation Australia

Meetings were held with Football Federation Australia (FFA) representatives to discuss the topics outlined below on the following dates:

- FFA Introduction & Consultation – 15 December 2015
- Pitch & Playing Surface – 14 January 2016
- WSW v Sydney FC A-League Match -16 January 2016
- Jets v Roar W-League & Jets v Phoenix A-League Match – 17 January 2016
- Media Facilities - 19 January 2016
- FFA & Wanderers Combined Consultation – 20 January 2016
- Combined Clubs & Codes Consultation – 10 February 2016

Key issues

Use of Venue

- WSS would be the home ground for the Western Sydney Wanderers, and may also host:
 - Matilda’s matches;
 - International fixtures;
 - Asian Cup fixtures
 - Asian Champions League fixtures
 - Special club friendlies (e.g. EPL teams), including fan days to view training sessions (up to 20,000 tickets have been sold to watch EPL teams train).
- Double headers / curtain raiser fixtures are common.
- WSS could become the home base for the Matildas.
- Male : female fan ratio is approximately 75:25, however WSW are up to 60:40.

Team & Official’s Facilities

- To comply with:
 - FIFA guidelines
 - A League guidelines
- Teams must warm-up on the pitch.

- Premium Facilities
 - Suites and VIP function spaces are to be located on the sidelines, as close as possible to the centre line, on the east and west sides.
 - A 300 pax function space with the capacity to split the room into 2 x 150 pax rooms is recommended.
 - Lounge-based products are supported.
 - Some larger suites near half-way (40 pax) with smaller suites (10-20 pax) at ends preferred.
 - Terraces are supported.
 - Some OCRs are required.
 - VIP & VIP patrons can't mix for Asian Cup matches.
- Seating Bowl & Fan Engagement
 - Active Supporters
 - Seats for active supporters are located behind the goals with home and away teams typically located at opposite ends. Active fans are permitted to bring in oversized signs, drums and large instruments with a pre-inspection.
 - Supporters in these areas typically stand all match.
 - Rail seating in the active supporter areas is highly desirable.
 - A pulley system to raise banners is highly desirable to eliminate the risk of flares under pullovers
 - Borussia Dortmund "yellow wall" was cited as the benchmark for active supporters.
 - 360° circulation within the bowl with the ability to separate active supporters is required.
 - Video screens located in the corners are preferred.
 - The following technology is requested for fan engagement:
 - LED ribbon signage;
 - Links to big screens for fan engagement;
 - In-house production for the PA / Scoreboard / big screen;
 - IPTV System;
 - Kansas City Livestrong Park cited a good precedent for beacon technology, leveraging mobile devices, proximity to FOP.
 - Seating to be as close as possible to the field of play.
 - Views of ball rolling over the sideline are critical.
 - AAMI Park cited as a good example of a seating bowl, the stadium is a similar size, has two tiers and a steep rake.
 - FFA would prefer steeper stands to full roof coverage if cost is a factor.
- Media Facilities
 - Refer "Outside Broadcast & Media"
- Pitch
 - Melbourne City's training pitch at LaTrobe University is considered the best in Australia (Desso Grass Master).
 - Flat pitch preferred.
 - Pitch run-off area is to be reduced to minimum.

Precinct

- WSW hold an Active Supporter March at each home game. The marching fans are escorted by police, march on mass, sing, chant and play drums. The Precinct must be able to accommodate:
 - A separate ticketing point and point of entry for up to 5,000 supporters arriving on mass at the northern end of the venue (from Victoria Road);
 - Active fans must be separated from non-active fans;
 - Home and Away team active fans must be separated.
- Kansas City Livestrong Park cited as a good example of a controlled fan zone and activation space.

3.1.3 Australian Rugby Union

Meetings were held with Australian Rugby Union (ARU) representatives to discuss the topics outlined below on the following dates:

- ARU Introduction & Consultation – 15 December 2015
- Media Facilities – 19 January 2016
- NRL, ARU & Eels Combined Consultation – 20 January 2016

Key issues

Use of Venue

- ANZ Stadium & Allianz are currently the main venues in Sydney for elite Rugby competition.
- WSS would be suitable as a venue for tier-two international matches (Pacific Islands & South Americans), Australia-A matches, and Rugby Sevens tournaments.
- May be used for National Rugby Championship (NRC).
- Double headers / curtain raisers are common.
- Male : female fan ratio approximately 70:30

Branding and Signage

- Digital signage to be incorporated wherever possible.
- Digital LEDs to dress the stadium in home colours is ideal. Lights should be dimmable if possible.

Team and Official's Facilities

- Team and official requirements are similar to NRL.
- Twickenham was cited as the world benchmark for team facilities for the following reasons:
 - Good layout of team facilities (however there is no indoor warm-up area);
 - Direct access from team bus to change room;
 - Good change room space;
 - Wide, central Player's Race with change rooms each side in close proximity to the pitch;
 - Reserves and medical sit on the fence line.
- Millennium Stadium in Cardiff was cited as the world benchmark for warm-up facilities for running, cardio and contact drills.
- Warm-up area should be 5-6m high to accommodate line-out drills.

Meetings were held with Parramatta Eels and Parramatta Leagues Club representatives to discuss the topics outlined below on the following dates:

- Eels Introduction & Consultation - 16 December 2015
- Leagues Club Introduction & Consultation – 18 January 2016
- NRL, ARU & Eels Combined Consultation – 20 January 2016
- Combined Clubs & Codes Consultation – 10 February 2016

3.1.4 Parramatta Eels and Parramatta Leagues Club

Key issues to be addressed in the precinct include:

- Transport links;
- Separating walk-ups.

Precinct

Minimum standards for the pitch are available at the following link; <http://laws.worldrugby.org/?law=1>

- 68m W x 120m L pitch with 5m run-off accepted.
- Instant hot re-strike on pitch lights is required.

Pitch

SCG Members Stand was cited as a benchmark.

Catering

- Provision for two broadcasters required for international matches.
- Refer "Outside Broadcast & Media" for further detail.

Media Facilities

- Easy access to toilets from seats is critical.
- View of the pitch from the concourse is preferable.

Seating Bowl and Fan Engagement

- Integrated technology / connected Stadium is requested for fan engagement.
- Technology considerations for fan engagement – e.g. ability to make purchases from an app.

The following projects were cited as good examples of premium facilities:

- Suncorp Stadium (generates good commercial return, however the VIP room is too small - 40 persons);
- SCG Trust Suite;
- Adelaide Oval;
- Robina (Gold Coast).

ARU realise a good commercial return from OCRs.

- Suites should be located between the 22m lines; 20 person suites with some larger 40 person suites recommended.
- A function space to accommodate up to 500 people is recommended. The space could be divided into 2 x 250.

Premium Facilities

Key issues

Team and Official's Facilities

- Stadia cited as benchmarks include:
 - Suncorp Stadium; change room size and configuration, warm-up room, strapping areas;
 - Wembley Stadium; Coaches rooms, change room & warm-up room;
 - Hunter Stadium; recovery facilities.
- Request separate space for coach's change rooms and office.
- Parking for gear van in close proximity to warm-up room is essential.
- Lockable storage (approximately the size of a double garage) requested for storage of football equipment, signage, pull-up banners etc.
- Flexible "green room" spaces required for cheerleaders, mascots, crèche (30-40 players' kids) etc.

Premium Facilities

- Continuum of premium offerings highly desirable; GA upgrade terrace, OCR, Suite, Premium Suite.
- 16-20 pax suites are preferred. Suites can be located from try-line to try-line, with more premium offerings between 30m lines. Lounge chair / arm chair seating desirable.
- The location and function of the Cumberland Lounge is ideal.
- A networking / shared bar area for OCRs is desirable.
- BBQ terrace is supported. This could be located in the corners as at Suncorp Stadium.
- SunLife Stadium (Miami Dolphins) cited as a benchmark:
 - "9 Suites" premium;
 - "72 Club" GA upgrade;
 - North Sideline Club.
- Other examples cited include:
 - Steve Waugh Room at SCG;
 - Guest speakers at Hunter Stadium;
 - SCG Brewery Bar.

Seating Bowl & Fan Engagement

- LED Ribbon Signage preferred.
- Kid's Zone at southern end is highly desirable.
- A live stage on top of the Player's Race (as at Hunter Stadium) would be ideal.
- Strong preference against rail seating if rails impede seated views.
- Parramatta Eels have a flag raising ceremony at the beginning of home games. The person raising the flag should be visible from the bowl (scoreboard terrace etc.)

Media Facilities

- In-house production room is required.

Retail

- Merchandise retail areas required adjacent to main entrances. Associated storage required. Staples Centre cited as a good example of bump-in bump-out retail (LA Kings, LA Lakers, LA Clippers).

- Ability for family & friends to be located with disabled fans is essential.
- supporters.
- If roof coverage is to be sacrificed for cost it should be reduced over the active ability to segregate active supporters.
- Standing behind the northern goal is highly desirable for active fans. Must have the Seating Bowl and Fan Engagement
- zones or a live stage.
- BBQ terrace and/or scoreboard terrace supported. The areas could be used as kid
- OCRs – 10 pax with a shared lounge or similar space for pre-game and half time.
- 20 and 40 pax suites recommended.
- pax- smaller areas.
- Recommend a function space to accommodate up to 500 pax, divided into 2 x 250 Premium Facilities
- Hunter Stadium and SunCorp Stadium cited as the benchmark for team facilities.
- WSW acknowledged that the lap pool, sauna etc. requested were not realistic.
- WSW tabled a paper indicating preferred specifications for team facilities.
- Team and Officials Facilities

Key issues

- WSW Introduction & Consultation - 16 December 2015
 - WSW v Sydney FC Match - 16 January 2016
 - FFA & Wanderers Combined Consultation – 20 January 2016
 - Combined Clubs & Codes Consultation - 10 February 2016
- Meetings were held with the Western Sydney Wanderers (WSW) representatives to discuss the topics outlined below on the following dates:

3.1.5 Western Sydney Wanderers

- A "hires office" is required close to the Player's Race. The room should accommodate four people and be separated from team, media, officials, medical etc.
- Other
- A "Walk of Fame" is highly desirable.
- The Ray Price statue must be re-incorporated.
- Recommend services provide to forecourt to facilitate easy activation (eliminate leads).
- Precinct
- Ticket boxes at the main entry and to north to capture pedestrians from the Leagues Club carpark:
- 4 x Ticketmaster windows;
- 2 x Parramatta Eels – VIP ticket collection with concierge & cloak room.
- Ticketing
- Approximately 50% of tickets are walk-ups.



Media Facilities

- Tactical footage. A camera position is required as high as possible in the stadium near the half way line to take footage for assessment of playing patterns, set pieces etc.

Retail

- A bump-in, bump-out merchandise retail outlet is requested – approximately 30sqm plus storage space.

Precinct

- The 2006 World Cup was cited as a good example of precinct activation:
 - Kids zones;
 - Food and beverage product sampling.

3.1.6 Outside broadcast and media

Meetings were held with media and broadcast representatives - including Lee Bray Enterprises, Screencorp, Gearhouse, NEP, Fox Sports, Nine, ABC Radio, Triple M and the NRL, FFA and ARU - to discuss the topics outlined below on the following dates:

- WSW v Sydney FC Match -18 January 2016
- Outside Broadcast Consultation – 19 January 2016
- Media Facilities Consultation – 19 January 2016
- Suncorp Stadium Tour - 13 February 2016
- Radio Consultation – 18 February 2016

Key issues

Media Facility Requirements

- OB Compound – 20m deep x 300m wide = 600 sqm – Okay to be outside but rear of trucks preferred under cover.
- Patch Room – 3-in-1 cabling from OB trucks to patch panels per Cabling Schedule.
- 2 multipurpose rooms for producers and crew.
- Media Boxes – All boxes to be individually air-conditioned with local controls – Cabling back to communications to be through 150cm cabling hole cut into walls with plastic cover, underneath desks as far to the front as possible and set low.
- Studio Box:
 - One room, 6m x 6m with 3.6 ceiling clear of obstructions;
 - Flat floor;
 - Lighting bars – one 150cm off glass line and 3 perpendicular, including one on centre line;
 - Prefer glass line to be tilted in 15-17 degrees at top;
 - Max 5 people on the glass line;
 - Best to the NW, looking SE.
- Commentary Box
 - 4mx4m
 - Second row behind tiered
- Video-ref cannot be next to coaches, or share circulation areas.
- Space for flash interview in player's race.

- Operations Consultation – 18 January 2016
- Engineering Scope Review – 11 February 2016

Meetings were held with stadium operations representatives including Ticketmaster, CDEM Security, QuayClean and Parramatta Stadium to discuss the topics outlined below on the following dates:

3.1.7 Stadium operations

- Other Requirements
 - Need control of each speaker array in the bowl to eliminate interference with in-bowl interview etc.
 - Need 20m clearance to launch drone camera (currently done on training field at Parramatta).

- Video Screens
 - AAMI Park good – NE and SW corners preferred location for screens.
 - Aspect ratio for video = 16:9 plus space for score, sponsorships etc. – speak with advertisers.

- Radio
 - Triple M would typically have up to 8 people in the radio box (4 x commentators, 1 x guest & 3 x technicians).

- Cabling Requirements and Camera Positions
 - The group has compiled a detailed Cabling Schedule for inclusion in the Project Brief.
 - All cable routes are to be accessible.
 - Camera Positions:
 - Third party providers - drone, spider-cam, rev-cam, jib-cam;
 - Newcastle has 3rd party camera deck;
 - Jib-cam - in line with 45 degree vomitories to minimise viewing obstruction;
 - West perimeter needs space for on-field media;
 - 4 cameras on dead-ball line;
 - Angle at 30m line = 20-30 degrees;
 - Potential for goal post camera. Provide outlet with goal post housing.
 - Camera deck:
 - ANZ too small, SunCorp and C-Bus are good;
 - 2m width per camera;
 - Agreement reached on 10m deck x 2.5-3m deep.

- Media Interview:
 - Near team entrance, double access (coaches and media);
 - Raised talent and camera platforms;
 - Power for lights etc., sponsor backdrop;
 - Patch point for camera platform.
- Benchmarks
 - AAMI Park and C-Bus – 10-30 capacity
- Fixed camera in each warm-up – location is design dependent.



Key issues

Security

- VIPs are the target – separate GA and premium.
- Proximity card access.
- Need a 'back-of-house'.
- Need to manage catering queuing.
- One sign-on – outside or at entry to controlled area.
- Radios will come charged.
- Technical specs / door furniture etc. – as for Perth Stadium.
- Concern re managing security in rail seating area.

Ticketing

- Currently 15 seconds pp – want to get that down to 5 seconds pp.
- Want turnstiles – have 19 turnstiles, open 25, 40% through 6 turnstiles.
- One entry = 450 people.
- Need to be able to expand with hand scanning.
- 1:200 ratio window to ticket sales.
- Ticket sales on the day – NRL 2,000-4,000 = 20 windows.
- Collection from the end of each ticket box.
- 35 minutes for arrival, 50% in the last half hour.

Waste

- Compactor for comingled cans and plastics (5m x 2m).
- General waste into 660L bins.
- Waste disposal for food – TBD.
- Ten 660L bins.
- Cardboard compactor 2m x 2m.
- One glass crusher.
- 120 sqm waste room.
- Prefer chutes- will drop waste direct to compactor or bins.
- Need a wash bay for manual wash-down of bin 15m access for rear load – will confirm ceiling height.

Cleaning

- Waste blown (fuel vac-blowers - noise dependent) then hand-picked.
- Need water points every 60m in bowl and concourses for wash-down.
- NB – non-slip tiles and paint – need to be able to use a mop – needs to go through samples approval process. s/steel, if used, needs to be marine grade.

3.1.8 PCYC

Meetings were held with the Police Citizens Youth Clubs (PCYC) to discuss the topics outlined below on the following dates:

- PCYC Introduction & Consultation – 27 January 2016
- Lang Park PCYC Tour – 13 February 2016

- Aspirations
 - The new WSS should:
 - Improve egress, ingress and the pedestrian link to Parramatta CBD (without walking on the narrow footpaths on O'Connell Street);
 - Have strong non-event day activation;
 - Participate in, contribute to, and be relevant to the life of 'Australia's Next Great City' - SMART city;
 - Have strong Event Day precinct activation. Event Day activation – banners (e.g. Church St), coordinated lighting on approach to Stadium.

- Context
 - There is \$14b of major projects in the pipeline in the Parramatta area.
 - Parramatta River Foreshore Plan 2009 – 2016 is a detailed masterplan indicating PCC's aspiration for public amenity along the riverbank.
 - The WSS will be an integral part of the redevelopment of Parramatta and will act as a catalyst for other development.
 - The new site for the swimming pool and Powerhouse Museum need to be considered jointly in the context of the major projects in the pipeline for Parramatta.

Key issues

- Meetings were held with the Parramatta City Council to discuss the topics outlined below on the following dates:
 - PCC Introduction & Consultation -16 December 2015
 - Emergency Services Forum – 18 January 2016
 - Planning for the new Stadium – 15 March 2016
 - New site for the Powerhouse Museum – 18 April 2016
 - New site for the Powerhouse Museum – 29 April 2016
 - New site for the Powerhouse Museum and relocation of the swimming pool – 11 May 2016

3.2.1. Parramatta City Council

3.2 Agency meetings

- PCYC have sold their site in Parramatta and are to vacate within 18 months.
- Parramatta PCYC are looking for a new facility that includes:
 - Two basketball courts on GF (side-by-side or end-to-end) that can be used for futsal, badminton, volleyball, table tennis, performance space etc;
 - Pull-out tiered seating on GF;
 - Space for boxing, martial arts, gymnastic studio etc. (could be L1);
 - Approx. 800sqm of office space for state administration offices;
 - Classrooms / conference rooms for court-ordered driver offender training;
 - Parking for 50 staff (dedicated) and 100 patrons (in close proximity).
- PCYC has a desire to be near a stadium for inspiration. PCYC has partnerships with NRL clubs to mentor and run clinics.
- Lang Park PCYC was discussed in order to understand precedence and opportunities for colocation should it be considered in future, and to understand current issues and successes at Lang Park PCYC.

Key issues



Swimming Pool

- PCC are open to moving/altering the swimming pool (subject to funding).
- The pool serves a large catchment with approximately 200,000 visits p/a.
- Replacement value estimated at \$40m, economic value 3 x \$40m. It is expected that a new modern pool could attract 700,000 visitors p/a.

Parking

- The Parramatta Parking Strategy is currently under review.
- There would still be a high demand for parking on this site even with other car parks coming on stream.
- 2 CBD car parks are closing.

O'Connell Street

- O'Connell Street needs:
 - Recreation;
 - Entertainment;
 - Health services;
 - Not for profits;
 - O'Connell Street – activities that activate precinct on non-event day.

Other

- PCC would support commercial sponsorship of:
 - Playgrounds;
 - Facilities/change room for cricket ground;
 - Indoor cricket centre;
 - Gym etc.
- Council will provide a list of available studies, including Utility & Traffic Capacity studies.

3.2.2 Parramatta Park Trust

Meetings were held with the Parramatta Park Trust to discuss the topics outlined below on the following dates:

- Parramatta Park Trust Introduction & Consultation – 18 January 2016
- Footprint of the new Stadium and relocation of the swimming pool – 10 May 2016
- New site for the Parramatta Pool – 31 May 2016
- Update on the plans for the new Stadium – 9 June 2016

Key issues

Cricket Oval

- Historic, first cricket oval and club in Australia.
- 2nd best grass wicket in NSW.
- Aspiration to add lighting and irrigation.
- Cricket club needs spectator facilities and want indoor cricket facility.
- Improved access from O'Connell Street is highly desirable.

- Current site risk profile and stadium design features
 - An important design feature of the current stadium is the facility to lock-down by quadrant and maintain control and separation of opposing team supporters; this ought to be a design requirement for the new stadium.
 - Reducing Vulnerability and hence reducing Likelihood;
 - Improving protection of Critical Assets and processes;
 - Reducing the Consequences of an adverse event.
- Threat and risk assessment: influence on design by:
 - Security design is not able to reduce threat but effective design can lower risk levels

Key issues

- Meetings were held with the representatives of emergency services including Ambulance NSW, NSW Fire and Rescue, the NSW Police Local Area Command and Counter Terrorism to discuss the topics outlined below on the following dates:
 - Emergency Services Forum - 18 January 2016

3.2.3 Emergency Services

- Swimming pool
 - PPT do not derive commercial return from Parramatta Pool (peppercorn lease). PCC lease Parramatta Pool on a month-to-month basis. PPT would not object to demolition of the pool.
 - PPT to lead the master planning process to explore opportunities for the eastern end of the former Parramatta Golf Course to be upgraded and repurposed for use as a new aquatic centre to replace the pool.
- Lot boundaries
 - PCC suggested that the lot boundaries between the VNSW & PPT sites be ignored for the purposes of master planning and suggested that commercial considerations be addressed as a separate exercise.
- Stadium precinct facilities
 - Parramatta Park would support the following in the Stadium Precinct / plaza:
 - cafes, gyms, destination places - to activate the space on non-event days;
 - upgrades to landscape between stadium and Leagues Club / Leagues Club and river.
- Heritage
 - The Gatehouse between the VNSW & Eels Site is not heritage listed, however sandstone foundations are.
- Development in the vicinity of the site
 - PCC are aware of the following development in the vicinity of the site:
 - The RSL has lodged a DA for 600+ car bays;
 - A development of 77 apartments has been approved on the corner of O'Connell Street and Victoria Road north of Kings School;
 - Various PCC developments.



The next steps are a short pre-feasibility study to confirm the site's suitability for a new aquatic centre, particularly the availability of services infrastructure. The masterplanning process for the site will be led by the Parramatta Park Trust and will involve extensive public consultation.



Key issues

- Quality of pitch.
- Venue capacity – 30,000 seats was considered too small.
- Should be a “Destination” – of the place, unique, want to ‘own it’ as a community.
- What will the Seating Bowl be like?
 - Proximity to field of play / atmosphere +++;
 - Protection from weather;
 - Comfortable flip seats.
- Safe-standing – major issue, generally:
 - WSW fans (strongly for);
 - Eels / ARU fans (against).
- How easy will it be to get there / get out?
 - Good public transport options;
 - Safe pedestrian access, particularly off site;
 - Smooth ticketing / entry and exit / internal circulation.
- What will my event day experience be?
 - Quality and diversity of food and beverage offering;
 - Technology – lighting, wireless internet / apps, cashless, PA System, ESD;
 - Good overall facilities – clean, maintained, cater for families.
- Multiple non-event day uses.

3.3.2 Parramatta Swimming Centre

The planning for the new stadium identified that the adjoining Parramatta War Memorial Swimming Centre may need to be closed to accommodate an additional footprint for the Stadium.

The Centre sits on land owned by the Parramatta Park Trust. Opened in 1959, the pool has an average of 160,000 visits each year and underwent a major refurbishment in 2008. It is used by more than 40 schools and a number of swimming squads and water polo teams.

The masterplanning for the stadium subsequently confirmed the need to decommission the centre. This was due to the 50 per cent more seating capacity (20,000 to 30,000 seats), which requires a bigger footprint. The bigger footprint is also needed as a result of modern security requirements that mean more circulation zones around the stadium and due to the need for improved pedestrian and vehicle access along O’Connell Street and from neighbouring areas.

There was significant concern about the potential closure by users of the centre with a number of rallies held and other activities to call on the Government to retain the pool in its current location.

The NSW Government worked with Council, Parramatta Park Trust and other stakeholders to identify alternative sites for the pool in the context of the Parramatta Strategic Framework to ensure that the most appropriate location was identified.

In June 2016, the NSW Government announced that a site had been identified for a new aquatic centre to replace the Parramatta Swimming Centre at the eastern end of the former Parramatta Golf Course.

The NSW Government supports the use of the Golf Course site and will work with the Council and Parramatta Park Trust to progress the proposal.

- At this initial stage in setting design requirements it is not feasible to specify security requirements comprehensively and with all the detailed specifications that will come later.
- The goal now will be to record the main headings and key issues to be addressed, in terms that are suitable to reflect in the D&C tender's design brief.
- Given that precise solutions are not yet required a good approach will include two features:
 - Focus on desired operational outcomes without committing prematurely to specific solutions;
 - Some overarching principles to guide design, which will allow the introduction of additional or amended requirements (consistent with the principles) after award of the D&C tender.

Security design principles

- Evolving terrorism threat: key contextual points
 - The threat from terrorism in general has risen, as reflected in the rise in the Terrorism National Public Alert Level from Medium to High in September 2014 – now rated Probable in the new National Terrorism Threat Advisory System introduced in November 2015.
 - Factors affecting the threat in Australia have some distinctive features but overseas trends are relevant.
 - The Person-Borne IED (PBIED) attacks on the Stade de France in Paris in November 2015 have focused attention on major event security and stadium security design.
 - Requirements for design of a new stadium
 - In discussion it was noted that design requirements would be a mix of physical, spatial and operational specifications.
 - It would be important to give sufficient attention to eventual operational requirements and not limit attention to infrastructure and technology.

- The location is good in terms of control from the police perspective but in the broader context there are traffic management challenges because of road configuration for access to and egress from Parramatta: a single road closure can be followed by extensive congestion.
- The two principal security considerations in the site and its environs are crime and emergency management:
 - Current access and egress arrangements are good for Emergency Services;
 - The current stadium has a few issues with audio (for emergency broadcasts);
 - Crime levels in the area are mostly low, with some stolen vehicle offences but low levels of volume crime;
 - For the stadium there are different profiles for different sports and events;
 - Looking to the future the increasing population in Parramatta means the historic crime data cannot be relied on to forecast crime levels and trends in future years.
- There is a 100% bag check regime in place at present for spectator entry.
 - There is a current problem with vehicle access because one route only is available and there is no screening of vehicles.
 - Other nearby sites which affect the stadium's risk profile include the Council offices, Leagues Club, Park Trust and Old King's School site.
 - Council's plans for infrastructure in Parramatta will be important to understand in order to predict new or different factors affecting the new stadium's risk profile.



3.2.4 Transport for NSW

Meetings were held with representatives of Transport for NSW (TfNSW) including the planning unit and the Transport Management Centre to discuss the topics outlined below on the following dates:

TfNSW Introduction & Consultation – 11 February 2016

Key issues

- Integrated Ticketing – Western Sydney Wanderers fans utilise integrated ticketing, Eels fans do not.
- TfNSW data indicates that WSW fan base is predominately located in the Liverpool area, whilst the Eels fan base are predominately located in the Hills district.
- TfNSW's main concern with the increased capacity would be with mid-week games. Evening peak plus the stadium load may place a strain on the transport network.
- Recommendation for TfNSW to prepare an integrated traffic model to assess the loads of all major projects currently planned in the Parramatta area.
- TfNSW has established a Greater Parramatta Working Group, and regularly meets with Health Infrastructure, Urban Growth & the Parramatta Light Rail team to assess traffic & transport impacts. It was recommended Venues NSW be included in that Working Group.

3.2.5 Heritage Division of Office of Environment and Heritage

A meeting was held with the Heritage Division of the Office of Environment and Heritage on 1 July 2017. The purpose of this meeting was to brief OEH on the proposal to develop the Western Sydney Stadium at the site of the existing Parramatta Stadium, and to discuss the findings of the visual and heritage assessments in relation to the key views from Old Government House and the Domain world heritage area.

Key issues raised by OEH included:

- Parramatta Leagues Club redevelopment have been undertaking subsurface testing for potential samples of the Parramatta Sand Sheet across parts of the site
- Cumulative impacts of the project in the context of the world heritage site
- Importance of consultation with the Parramatta Park Trust
- Consideration of design treatments to minimise visual impacts from key views within Parramatta Park
- Consideration of "interpretation" of views to Parramatta Park and opportunities to appreciate the context of the parkland setting from the stadium
- Identify synergies with other cultural and arts projects such as the relocation of Powerhouse Museum

3.3 Community Consultation

3.3.1 Fans

Two Fan Forums were held on 18 January and 9 February 2016. The forums included representatives from the NRL teams - Bulldogs, West Tigers and Parramatta Eels, the Western Sydney Wanderers and from Football Federation Australia