

From: Ronald Smith
Sent: Saturday, 12 May 2018 1:09 PM
To: Clover Moore
Subject: Stadium consultation

Dear Clover & Alex,

I walked across to the stadium information session this morning and thank you for keeping us informed.

You may or may not be aware of the following:

- Signage to the event is minute and not till you get to the outer gate is it visible.
- There is no synergy between people explaining each element they can only comment on their part.
- Infrastructure is lacking in the area of transport. I questioned the fact that the light rail can only move 14,000 per hour when they expect 45,000 and they had no idea how to respond to what happens when the cricket ground runs events concurrently except to say people will walk.
- Devonshire street I pointed out will be a choke point as the light rail will be swamped by pedestrian traffic (as the Haymarket light rail experiences without a stadium) trying to get to or from Central. I questioned yet again why this route was chosen when the original tram corridor would have been a better option, Again the response was finger pointing at earlier decisions by other departments.
- Feedback desk -I had to ask where to provide feedback. The two people handling feedback were standing at an unmarked desk so unless people ask they would not know there was a place to lodge feedback. This was the same tactic used in the Bourke Road consultation where forms were thrown in an office in tray but only if you asked.
- Feedback persons-one worked for the stadium the other a lady did not say who she represented even though I asked several times except she was independent which turned out not to be the case once she started reacting to my questions. This person eventually made it clear the commercial decision to build the stadium had been made and there was no going back on that. I then questioned why the community was not consulted before that stage....no answer.
- I questioned the Governance issue of a commercial decision being made in secret with no published data to support the notion the stadium would break even. I made it known I was a member of the Swans football club and as such saw the cricket ground filled but the NRL rarely even 20% .
- When I suggested they would get greater attendance if the NRL stadium was built in the western or southwestern suburbs as thats where there were more NRL followers she told me I was generalising. I asked for her spatial analysis to back up Moore Park and the surrounding suburbs being full of NRL supporters.....no answer.

My concluding remark was we were only glad that we had a State Member and a Lord Mayor who kept us informed of the issue and the State Government has displayed its arrogant disregard to the community yet again. It would be a constant reminder as to why we will continue to vote in an independent Mayor and State Member.

Regards
Ronald Smith

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Ur. Clover MOORE
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MOORE PARK – THE FACTS

Overview

- Moore Park is **vital open, green, passive, and active recreational space** to meet the needs of Sydney residents and visitors. But Governments have long treated it as a cash cow, a car park or vacant land for construction and development.
- **Surrounding suburbs are growing rapidly.** Green Square, to the south west, will be Australia's densest residential precinct by 2030 with 61,000 residents (the size of Wagga). 20 million people visit the Centennial and Moore Parklands annually, while only two million people visit Allianz Stadium and the SCG.
- The City's **Open Space, Sports and Recreation Needs Study 2016** identifies that by 2031 our area needs up to 20 more sports fields, an additional 17-18 multi-purpose courts, 21 full size indoor courts for basketball, netball, volleyball and other sports, and 11 indoor multi-purpose courts.
- **Moore Park faces massive threats**—redevelopment of Allianz Stadium, closure of Driver Avenue for the stadia, expanded car parks, destruction of trees and parkland for light rail, development of the Entertainment Quarter, transfer of Hordern Pavilion and Royal Hall of Industries for elite sport—and a major highway and intersection further reducing parkland, destroying trees and channelling traffic from WestConnex to Moore Park.
- **These assaults would be unthinkable for New York's Central Park or London's Hyde Park.**

CURRENT THREATS

Sydney football stadium

- On 29 March 2018, the State Government announced it would **demolish Philip Cox's award-winning stadium** at Moore Park and rebuild a 40,000 to 45,000 seat stadium at a cost of \$700-800 million.
- It also announced plans for an **\$810 million renovation of ANZ Stadium at Homebush**, rather than a \$1.3 billion rebuild, reducing the **total stadium budget to \$2 billion** (from \$2.5 billion).
- The *summary* business case released confirms **neither project will break-even** (benefit cost ratios of less than 1). It claimed a refurbishment of Allianz stadium would cost \$714.5 million.
- The SCG Trust wants a **major sports entertainment complex** competing for events and patrons nationally, with an emphasis on corporate boxes and Driver Avenue closed as event spill-over space.
- The Trust claims the rebuild is needed to fix safety and security problems but what evidence is there to show that they have **maintained and upgraded the 30-year-old venue**.
- **State law allows the Sports Minister to approve SCG development**, but public opposition forced the Government to agree to an EIS process. This will go on exhibition around August 2018, with the development being rushed and rubber-stamped for demolition to start before the March 2019 election.
- **Over 200,000 people signed Peter Fitzsimmons petition** calling on the Government to abandon its 'sports big business' plan and put the money into local community sports and other community facilities.
- A study by NSW Office of Sport identified the need for **674 priority community sport projects across NSW costing \$3.5 billion**, this includes 522 projects submitted by councils costing \$2.6 billion.
- A **NSW Legislative Council Inquiry** (Public Works Committee) is investigating the State Government stadiums strategy. Submissions close on 25 May and the committee reports by 28 September 2018.

Continuous Flow Intersection / Alexandria to Moore Park

- The Roads and Maritime Services proposes a **\$1 billion six-lane highway from St Peters to Moore Park to channel 120,000 vehicles using WestConnex each day** into the city and eastern suburbs.
- At Anzac Parade, a massive **\$500 million "continuous flow intersection"** will have 14 lanes of traffic and require pedestrians to wait at five sets of lights to cross, while saving motorists just 20 seconds.
- A vague 'preliminary concept design' fails to disclose the impacts, but the highway threatens **14 35-year-old fig trees** and **11 Washington Palms** planted in the 1920s on South Dowling Street near Dacey Avenue and a further **41 mature figs** planted in the 1960s along Dacey Avenue.

- **Tony Shepherd** was formerly chair of the Sydney Motorway Corporation and now chair of the SCG Trust. Also on the Trust is former **Premier O'Farrell**, who committed funding to WestConnex and pushed through the Tibby Cotter bridge.

Entertainment Quarter

- In 2014, **Carsingha bought the Entertainment Quarter lease for more than \$80 million**, \$25 million more than the market value estimated by the previous lessee (Colonial).
- **Carsingha is a network of elite sport and development interests.** Directors include John Singleton, Mark Carnegie, couple Gerry Harvey and Katie Page (a member of the SCG Trust), property developer Robert Whyte, retail investor Darren Holland, and Swans board member Greg Paramor. There are some 10 high-profile investors, including Swans chairman, Andrew Pridham.
- **Gerry Harvey described the site as 11 hectares with endless development potential**—"There is about 26,000 square metres that can be redeveloped and we will look at all options, including a hotel, pubs, serviced apartments and an updated retail sector."
- **There is no public information on Carsingha's plans**, although a draft master plan has been reported valued at \$500 million, requiring a **lease extension** from the state government and probably changes to **planning controls**. Carsingha met with the Planning Minister before buying the lease.
- The site currently has **restrictive conditions of use for entertainment purposes**, put in place when the showground was leased to Fox Studios in 1995. The **2017 Moore Park Master Plan**, adopted by the Government despite public opposition, provides for elite sports, visitor accommodation and more parking in the Entertainment Quarter.

Hordern Pavilion & Royal Hall of Industries

- In November 2017, the Centennial Park and Moore Park Trust invited for **expressions of interest to lease, operate and manage** the 1.9 hectare area of the Hordern Pavilion and Royal Hall of Industries.
- **The EOI closed December 2017, with a selective tender underway.** The Trust has not said when it proposes to make a decision on the tender. The current lease to Playbill expires in 2021.
- The Trust have not **disclosed the guidelines for private bidders**, including any obligations for continued public access and public uses such as community sport, recreation or cultural opportunities.
- The **Swans and Roosters** have been reported to want the site for **elite training and administration**. The Swans confirmed a bid for RHI in a consortium with Playbill for the Hordern. Fox Studios and Carsingha are also reported to have lodged bids.
- The **Hordern Pavilion has been a music venue for decades** hosting acts from Frank Sinatra to Coldplay. It is needed as a mid-size venue—larger than the Enmore Theatre but smaller than an arena.

Transport & Light Rail

- The CPMPPT reports about **120 trees lost from the parklands** for light rail, including 100-year-old fig trees along Anzac Parade. Around 60 fig trees were lost along Alison Road, many outside Trust land.
- The CBD to South East Light Rail line will **permanently impact on Moore Park East** with the light rail stop, above ground tracks, pedestrian subway, footbridge, operations control centre, drivers' amenities and substation. Moore Park West has an portal and substation.
- The State Government is providing a **compensation package of over \$9 million** to the Trust to "reimburse expenses, offset temporary and permanent loss of revenue and replace any affected assets, including trees". The Trust has released no information on how the funds are being used.
- The Centennial Park and Moore Park Trust **plans to expand five car parking sites**, despite new light rail, and **without a traffic and transport plan** focused on public transport, walking and cycling.

BRIEF HISTORY of Moore Park

Lachlan Macquarie set aside 1000 acres (405 ha) in 1811 as the **Sydney Common** for the "*use and benefit of all people now and into the future*". **Moore Park** was established in 1866 with 153 hectares (115 hectares remain). In 1866, the area of the Sydney Common north of Moore Park Road was sold for residential development to pay for Moore Park.

Some historic losses:

- 1877 Sydney Cricket Ground** initially established.
- 1888 Royal Agricultural Society** granted 10 hectares, which tripled in size by 1998.
- 1899 Sydney Sports Ground** initially established.
- 1905 Residential development** at Centennial Park on land sold to fund Centennial Parklands.
- 1913 Nine-hole golf course** established and **extended** with another nine holes by 1924.
- 1986 Brambles Transport Depot**, the former tram shed built in 1908, sold despite expectations it would return to parkland, with the **SupaCenta** developed on the site.
- 1988** Sporting stadia expands with opening of **Sydney Football Stadium** (now Allianz Stadium).

In 1992, Clover Moore successfully introduced the **Centennial Park and Moore Park Trust (Macquarie Sydney Common) Amendment Act** preserving the Showground site in public ownership, controlled by the Centennial Park and Moore Park Trust. The Act was intended to protect parkland and provide facilities for passive and active recreation. A consequence of the Bill was to secure a revenue source for the parklands.

Subsequent major threats opposed:

- 1995 McDonald's restaurant** opposed following demolition of the former Colonial Diner in 1992. A 'ceremonial plaza and gateway' (46m wide, 9m deep, 8m high) was built on the site in 2001.
- 1998 Showgrounds leased for 50 years for Fox Studios** and Entertainment Quarter. Parliament in 1911 specified it return to public use when no longer needed by the RAS.
- 1998 Event bus station, forecourt and bus loop** built on former playing fields for 2000 Olympics.
- 1999 Eastern Distributor** carves off 2.2 hectares, removing the community-planted urban forest. Seven hectares was use as a construction site for three years. In compensation, the Government committed \$4.5 million for restoration, landscaping and permanent removal of car parking.
- 2006 Land rezoned for a new Rugby League headquarters at Moore Park East**, completed 2011.
- 2010 A leaked letter revealed the NSW Government would transfer control of Moore Park** from the Centennial Park and Moore Park Trust to the Sydney Cricket and Sports Ground Trust. After a public campaign and packed rally at Paddington Town Hall (which include speakers including Neville Wran and Malcolm Turnbull), Premier Keneally abandoned the plan.
- 2014 Early work on the Moore Park Master Plan** proposes a function centre on Mount Steele and a major car park under Moore Park west.
- 2015 Tibby Cotter bridge** completed at a cost of \$38 million, alienating parkland and creating a link virtually unused by pedestrians and cyclists. The damning assessment from the Auditor General concluded that the project's poor planning and management added \$25 million to the cost.
- 2015 An omnibus bill rushed through Parliament for development on the gold member car park** of a five to six storey Australian Rugby Union Development Centre and UTS sports science campus.
- 2016 Sports Trust leaks show it plans to replace Allianz Stadium with a 55,000 seat venue** on Kippax Lake and a massive sport and entertainment hub with 2,500 underground car parking spaces in Moore Park west.
- 2016** In April, Premier Baird announces that Sydney's west will get the majority of \$1.6 billion public funding, with Allianz Stadium refurbished only.

Around 12 ha (30 acres) of Moore Park continues to be degraded by car parking.