

**Submission
No 330**

INQUIRY INTO SYDNEY STADIUMS STRATEGY

Name: Mr Laurie Bennett

Date Received: 17 August 2018

Dear Mr Brown:

Thank you for spending your time with me and offering advice on the Parramatta Stadium part of the inquiry **during an interval** of your session on 6th Aug 2018.

The following points and the attached PDF's I believe may assist your committee in its deliberations from a resident that has been concerned about its care and management by various Government and Authorities over many years. However the current round of incompetent and malicious actives by the State Government has not been exceed by any other Government in over 200 years.

The State Government through it various departments and Authorities have in my opinion have deliberately ignored various State Government Laws and Regulations including, The attached PDF regarding "The Parramatta Park act 1857 and other including Parramatta Park Act 1967" require that the parks integrity as a body and its usage by local residents of "Parramatta" requires that those statuted characteristics have to be maintained and compensated for if they are diminished. For example if the Government or its Authorities diminish the Park a comparable replacement, if any of the minimum Park land is taken and sole control and usage is given to any other body particularly a private organisation or body. The impact upon the local community are complex and numerous (this area is Parramatta's comparable to Sydney's Domain, Botanical gardens and centennial Park areas).

There a several examples of parts of the park have been excised of for the benefit of private profit generating groups including :

- The Parramatta Leagues Club and Football clubs for Parking and development activities
- The Western Sydney Area Soccer Club and affiliates
- Parramatta RSL club land and development
- The new relocated Swimming facility which is be to leased to a private developer.
- NSW Transport for Rail Corridors and per ways.
- NSW Education Department for Education purposes and ground that exclude others
- Heritage building lease to private company for corporate offices (below comparable rents)
- Sydney Parkland Authority use for parking at various sites and office usage.

The Government and it authorities have not attempted to replace this land taken from the Parramatta Park, There is an opportunity now for the land to be replaced by land that can now be transferred from the adjoining Cumberland Hospital site.

Has the Cost of the Land that the New enlarged Stadium will occupy been included in the Modelling and cost benefits analyses undertaken for the project.

To my knowledge the capacity of the local community was given only a token opportunity to have input into the project development and scope and only at the end of the process. They appeared to have no regard to that input (show me which issues that were incorporated). Did not adequate justify case to the project in the first place, Lack of onsite parking or the necessity to demolish the adjoining pool at a cost of \$75 Million which should be added to the cost of the Stadium. The deal at the moment is the State Government only offer \$30 million of cost to re-establish an equilivent facility therefore the Local Residents have incurred addition costs to benefit private developers and promoters activities.

The is no strategy or legally binding contract that ensures that the local Parramatta community receives a share of any income and profits generated by these various facilities, Why.

It would appear that the grand strategy for the new stadiums was conceived and then the supporting justifications was a follow up as well as having the communities input as token at the end. All the significant commercial stakeholders were involved up front. For example Parramatta stadium rarely exceeded its capacity in the small configuration and there is no guaranteed number of times the organisation will actually use the wasteful \$350 million development. In addition there has been no statement regarding the management of the stadium, community representation, terms of the leases and duration.

I notice that item 1) of your inquiry relates to Moore Park however I would suggest that Parramatta Park is a probably a more significant area with a number of botanical, aboriginal and duratand cultures structures under significant threat and any studies they were not properly controlled by an independent authority such as The National Trust or Aboriginal archivists. I could be argued that the Government has deliberately delayed and obfuscated the finalisation of a World Heritage listing for this area to make their objective easier by ignoring significant expert representations.

I would like to thank and congratulate you and your committee for examining this significantly expensive proposal and its strategy and its justification and its probity.

If I can further assist please contact me.

Regards,

Laurie Bennett