

## Minutes

<b>Meeting:</b>	<b>Western Sydney Stadium CCC - Meeting 1</b>
<b>Date:</b>	Monday, 12 March 2018
<b>Location:</b>	City of Parramatta, Boardroom, Level 12, 126 Church St, Parramatta
<b>Time:</b>	5.30 – 7.30 PM
<b>Independent Chair:</b>	Darryl Watkins

Attendees	
Christopher Brown (member)	Angus Morten (LendLease)
Paul Doorn (Venues NSW)	Kiara Neasy (Infrastructure NSW)
Raymond Haddad (member)	Megan Phelps (member)
Anthea Hall (Manager, City Engagement, City of Parramatta Council)	Marc Snape (Project Manager)
Brad Main (Parramatta Lions JAFC)	Darryl Watkins (Independent Chair)
Apologies	
Finbar O'Donoghue (member)	

Subject	Actions
<b>1. Welcome &amp; Introduction</b> <p>The Chair welcomed and thanked members for their nomination and attendance, and gave the acknowledgment of country.</p> <p>The Chair advised that he intends to take a collaborative approach to ensure the success of the committee, and that the purpose of the committee is not only about sourcing information from the proponent, but also how that information is shared with the community, and bringing feedback from the community into the committee.</p> <p>Members were invited to introduce themselves and give brief introductions on their interest in the project and their background.</p>	➤ No actions
<b>2. Apologies</b> <p>Apologies were noted.</p>	➤ No actions
<b>3. Code of Conduct and Pecuniary &amp; Other Interests</b> <p>The Chair thanked members for submitting their pecuniary and non-pecuniary interest forms.</p>	



<p>The Chair declared to the Committee that he was appointed by the NSW Department of Planning and Environment as an independent chair person, and is remunerated by the proponent.</p>	
<p><b>4. CCC Guidelines</b></p> <p>The Chair briefly introduced the NSW Department of Planning &amp; Environment's Community Consultative Committee <a href="#">Guidelines</a>, and explained that the Committee will be guided by this document.</p> <p>The Chair outlined the media requirements of the committee.</p> <p>The Chair read through the CCC Guidelines to reiterate the purpose of the Committee, and the timeframes for meeting minutes and questions on notice.</p>	
<p><b>5. Chair's Expectations</b></p> <p>The Chair outlined his expectations of the Committee. All members will:</p> <ul style="list-style-type: none"><li>- Approach the CCC in a spirit of goodwill and cooperation.</li><li>- Treat each other with trust, respect and mutual support.</li><li>- Respect each other's opinions.</li><li>- Provide timely information.</li><li>- Provide constructive discourse and cooperation.</li></ul> <p>The proponent will be expected to provide quality and timely information to the Committee in response to requests from the members, and questions taken on notice.</p> <p>The meetings will not be run under formal meeting procedures (i.e. there are no formal motions, movers, seconders etc)</p>	
<p><b>6. Presentation - Project Introduction &amp; Status</b></p> <p>Angus Morten, Paul Doorn and Kiara Neasy gave a presentation introducing the Western Sydney Stadium project and providing an update on the current stage of development.</p> <p>See Appendix A for a copy of the presentation.</p>	
<p><b>7. Q&amp;A and Discussion</b></p> <p>The Chair opened the meeting to questions and comments from committee members.</p> <p><b>Q1.</b> Megan Phelps asked what interaction had occurred between St Patrick's Primary school and the project, and how they are being kept updated, specifically around learning opportunities for students.</p> <p><b>A1.</b> Paul Doorn confirmed the project have been heavily engaged with the Department of Education, although not to date on an operational, day-to-day focus, but the project is certainly engaging with the school during its construction as a local stakeholder.</p> <p>Kiara Neasy confirmed that as part of the construction phase, the proponent is engaging with all of their close precinct neighbours, and offered to provide more detail to the committee.</p> <p><b>Q2.</b> Megan Phelps asked what the lifespan and maintenance requirements of the new stadium would be.</p> <p><b>A2.</b> Angus Morten advised that the design life of the stadium is 50 years. Various elements of the stadium will require maintenance over those 50 years, but the key structure is designed for a 50 year lifespan.</p>	<p>➤ Question on Notice. INSW to provide further information.</p>



Paul Doorn advised that responsibility for that maintenance will be with Venues NSW once they take ownership of the project.

**Q3.** Raymond Haddad asked for the allocation of car parking, and access points.

**A3.** Paul Doorn advised that the design will have the same amount of car parking spaces as is currently available. The design concept is focused on encouraging the use of public transport.

**Q4.** Christopher Brown asked whether there would be paid parking available at the venue.

**A4.** Paul Doorn advised that there is not likely to be paid parking. Parking will not be general access, but for hirers of the venue. On non-event days, general access is an option the proponent will explore.

Raymond Haddad stated that the community will likely be unhappy with the lack of available car parking, with about 30,000 people attending an event and no on site car parking available. The closest car park will be Westfield or CBD parking.

Paul Doorn advised that the project is taking a broader city focus, and looking to find ways for people to walk from transport hubs. Looking into the future, there is a view that private car usage will change in terms of the number of people who will drive and want to park at major events, considering developments like ride sharing and vehicle automation.

Paul Doorn stated that the key approach for Venues NSW is to take a proactive approach to encourage people to use public transport.

**Q7.** Christopher Brown asked if parking or transport costs will be fully integrated into a ticket price.

**A7.** Paul Doorn advised that ultimately that will be negotiated with the hirer of the venue.

**Q8.** Christopher Brown asked if there will a shuttle bus from Parramatta Train Station to the Stadium for events?

**A8.** Angus Morten advised that the proponent is currently in discussions with NSW Road and Maritime Services. The current feedback is that there is not a lot of space for shuttle buses in Parramatta CBD. Discussions are ongoing but light rail is going to be key to getting people here.

**Q9.** Megan Phelps asked what discussions are being held with Transport NSW around the Metro West Station's location and how that will be incorporated into the stadium design.

**A9.** Angus Morten advised that the Operational Management Plan modelling is currently underway by LendLease, but ultimately a decision for Venues NSW.

Paul Doorn confirmed that Venues NSW are working very closely with Metro West and Parramatta Light Rail project teams.

**Q10.** Raymond Haddad sought clarification around recent comments reported in the media that the stadium would be opening mid-2019.

**A10.** Angus Morten advised that LendLease are aiming for a delivery date to Venues NSW by the end of March 2019. This delivery target is LendLease's primary goal.

Paul Doorn confirmed that current advice from LendLease is that the project will be due to be completed in March/April 2019.

**Q11.** Brad Main stated that he understood the focus on public transport and walking, but that for smaller community uses like junior football or district



cricket at Old Kings Oval, there will be families with young children, often carrying quite a large amount of kit. Brad asked whether the existing Council carpark (southern) would remain.

**A11.** Angus Morten advised that the existing carpark will be slightly modified but 350 spaces will be in the existing carpark, and 350 in a new carpark. Access will be through the current entry point, which will also provide access to Old Kings Oval.

**Q12.** Megan Phelps noted that using the term Riverside for the public space next to the river may cause confusion with the Riverside Theatre.

**A12.** Angus Morten clarified that no names have been finalised for these areas, they are just internal reference names, but will take the feedback into consideration.

**Q13.** Megan Phelps enquired about the options for the Venues NSW space in the north west corner of the site, and what the use would be?

**A13.** Angus Morten advised the use must be sympathetic and supporting of the current development. PCYC, Sports Medicine, Office accommodation of businesses involved in this sector are all possible options.

Paul Doorn advised they will be seeking a commercial return on the space.

**Q14.** Megan Phelps asked what the expiry period of the current DA of the Venues NSW future development in the north west corner of the site is.

**A14.** Angus Morten advised he would take the question on notice.

**Q15.** Megan Phelps asked what provisions are in place to ensure a good quality grass playing surface.

**A15.** Angus Morten responded that the surface will be 10% artificial grass and 90% natural. To help support that there are fans and supplementary lighting to ensure the best health of the pitch. Wind studies have been undertaken on cross pitch ventilation, which is shown to be best for the health of the pitch to manage humidity etc. The most important two things in a stadium of this nature is the grass and the seating, so it's one of the top design considerations.

**Q16.** Megan Phelps noted the two main issues raised in the media in relation to stadiums are women's toilet and the queues for food outlets.

**A16.** Angus Morten advised that there will be more than 500 women's toilets which is more than any other NSW stadium. Allianz Stadium has one food outlet for every 400 people, the Western Sydney Stadium will have one outlet per 150 people.

**Q17.** Christopher Brown said noted that the presentation flagged 49 major events per year, and asked if events like the boating event is part of that number or separate.

**A17.** Angus Morten advised that the boating event will be subject to separate applications. The 49 events figure refers just to major sporting events. There will also be up to 3 music concerts per year.

**Q18.** Christopher Brown enquired about consideration of open and green space in the design.

**A18.** Paul Doorn advised that much of the stadium has been designed to blend into the park. This is a very important consideration for the landscaping. There's an opportunity for Venues NSW to manage the oval and the landscaped space, and discussions are also being held with Parramatta Park Trust around the other side of the river as well, as part of the ongoing MOU discussions.

➤ Question on Notice.  
LendLease to provide further information.



<p><b>Q19.</b> Megan Phelps stated that the presentation referred to the precinct being open to “fans”, but that it would be best to be open to the “community”, not just “fans”, as there are lots of other community activities.</p> <p><b>A19.</b> Paul Doorn responded that they take the community use of their facilities very seriously, but the usage of the grass - the who, what, when etc. is always guided by consideration of the standard of the playing surface. Venues NSW would love to see local sport teams using the field, but it all comes back to what else is in the calendar and the need to keep the grass healthy.</p>	
<p><b>8. CCC Members’ requirements</b></p> <p>The Chair opened discussions on what the members feel they may require to be effective members of the Committee. The Chair advised that from previous experience, a site visit is useful to put the project in perspective.</p> <p>Megan Phelps advised she wants to make a contribution, but also communicate back to the community what is happening with the stadium. Would be good to note any major points in the development that the committee could make a particular contribution or have input into decisions.</p> <p>Christopher Brown agreed, and suggested meetings be scheduled to those milestones on the development of the stadium. Would be good for the committee to receive information on any issues that become a talking point or attracts media attention in the media, or even extraordinary meetings to discuss feedback from the community.</p> <p>Raymond Haddad noted particular concern about traffic and car parking, and would like to work with LendLease with how they’re designing it, because it’s currently a destination to access via public transport. The community needs to be made aware of that. People won’t come if they can’t park their cars nearby, particularly if it’s raining.</p> <p>Ray would like to see how we can work better with the proposals, as with many of the residential projects being constructed, public parking will be used by residents so even less parking available.</p> <p>Angus Morten stated he is part of the Committee to answer questions and inform the process.</p> <p>Kiara Neasy advised she is excited to work with the CCC to be voices in the community. Obviously only a small number of neighbours around the stadium itself, but the broader community will benefit from the project and we need to make sure the stadium benefits that.</p> <p>Brad Main noted his initial concern was access to the Old King Oval carpark and car parking in general, which has been responded to in this meeting.</p> <p>Paul Doorn stated that from a process perspective, the project is at the cusp of moving into a new phase. The proponent now has to start thinking about the details and Paul looks forward to receiving feedback from the committee and the community to tell us in advance whether ideas makes sense. Venues NSW wants to have an open dialogue, and get the Committee’s feedback and suggestions on how we can do better.</p> <p>Anthea Hall stated that it would be helpful to hear more on the overall communications and engagement plan for the project – what are the milestones, how we can align our meetings with milestones, and the project’s main channels of communication with key stakeholders. Feedback from local residents is that they feel traffic, transport, and infrastructure isn’t keeping up with the pace of development.</p>	



<p>Council is looking at strategies to reduce car movements in the CBD, and increased pressure on parking will be a major concern for everyone in the region.</p> <p>It was agreed that a site visit as part of Meeting 2 would be useful for the Committee, noting that the meeting will need to be held early to ensure daylight.</p> <p>Meeting 3 will focus on a community engagement update and operational update.</p>	<p>➤ LendLease to confirm timing and logistics.</p>
<p><b>9. Communication with the Broader Community</b></p> <p>Megan Phelps advised she would like to hear what plans LendLease and Venues NSW have in place for community communications, and also how City of Parramatta links in to that process. Also as individuals how we can use personal social media channels to engage.</p> <p>Christopher Brown suggested using City of Parramatta's email lists or social media channels to disseminate information.</p> <p>Paul Doorn advised that it is important to have feedback from the community so keen to hear ideas on how they can best do that.</p> <p>Anthea Hall stated she is happy to work with the committee as representative of the Council to get inform the community and ask for feedback.</p>	
<p><b>10. Meeting Dates for 2018</b></p> <p>Tentative dates were agreed for future meetings for 2018:</p> <ol style="list-style-type: none"> <li>1. 3.30 – 5.30 pm, Monday, 7 May 2018 Venue: Site Visit, Western Sydney Stadium</li> <li>2. 5.00 – 7.00 pm, Monday, 2 July 2018 Venue: City of Parramatta, 126 Church St, Parramatta</li> <li>3. 5.00 – 7.00 pm, Monday, 15 October 2018 Venue: City of Parramatta, 126 Church St, Parramatta</li> <li>4. 5.00 – 7.00 pm, Monday, 3 December 2018 Venue: City of Parramatta, 126 Church St, Parramatta</li> </ol>	
<p><b>11. Agenda Items for Meeting 2</b></p> <p>Meeting 2 will consist of a site visit (itinerary to be confirmed), followed by Q&amp;A.</p>	
<p><b>12. Final comments</b></p> <p>Megan Phelps asked for further detail on the construction phase communications plan. Kiara Neasy advised that she would be happy to provide more info at meeting 2. In summary Kiara Neasy advised that approximately every 3 months they circulate a community newsletter in print and distributed at common locations in the community. The Infrastructure NSW also uses an email distribution list with fairly regular updates, and precinct stakeholders are contacted either in person or over the phone regularly. The NSW project website is updated regularly. The NSW Minister puts out updates around announcements, and Council also assists in circulating notices and updates.</p> <p>The Chair advised a standing item on the Agenda going forward would be 'Feedback from the Community'.</p>	<p>➤ INSW to brief on Communications Plan at future meeting.</p>
<p><b>13. CLOSE MEETING</b></p> <p>7:25pm Closed</p>	



## Appendix A



[Western Sydney Stadium CCC Meeting 1 Presentation](#)

# Western Sydney Stadium

**Community Consultative Committee Meeting #1**

12 March 2018



# Overview of project

- 30,000 seat, state of the art stadium
- Delivered under the NSW Government's \$1.6 billion Stadia Strategy
- The State's largest investment in sporting infrastructure since the 2000 Olympics
- Delivered by Infrastructure NSW, in partnership with Venues NSW, who will oversee operations
- Constructed by Lend Lease











# Putting Western Sydney first

- World-class sporting and entertainment events
- 2,000 jobs during and after construction
- More than \$60 million in local contracts now in place with local companies for design, demolition, civil works, remediation, piling and building services



*Western Sydney based company, Southern Steel Supplies, is providing 100% of the structural steel for the new stadium*

# Getting the green light

- State Significant Development, with planning approval provided in two stages
- Stage One concept proposal and demolition approval received December 2016
- Stage Two design, construction and operation approval received August 2017

# Consulting the community

## July/August 2016: Stage One exhibition

- 4 pop-up stalls (810 people engaged)
- Pirtek Stadium Open Day for fans (728 people engaged)

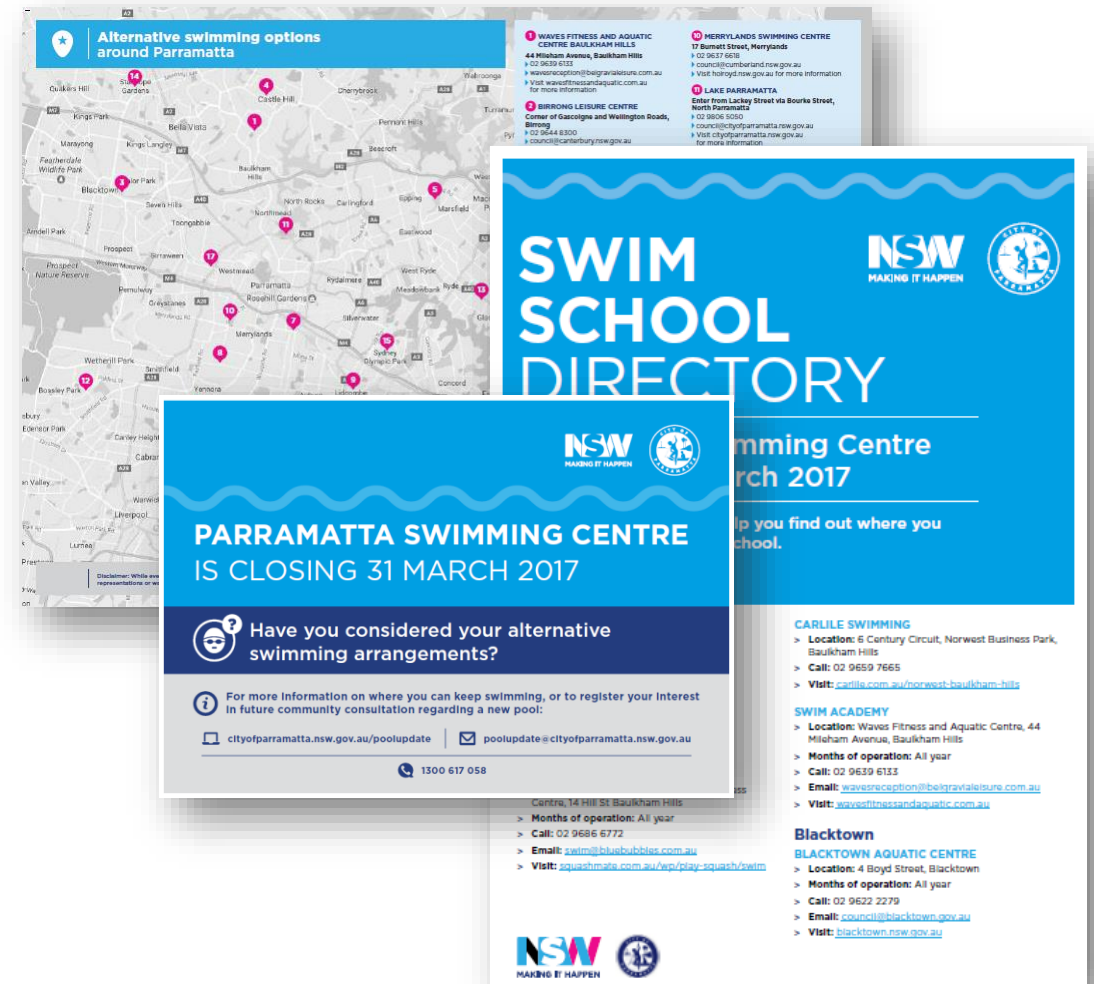
## January – March 2017: Stage Two exhibition and Parramatta Swimming Centre

- 6 pop-up stalls supporting development of the Interim Management Plan (256 people engaged)
- 1 info session for exhibition (20 people engaged)
- 8 pop-up stalls leading up to pool closure (561 engaged)



# Parramatta Swimming Centre

- Survey to discover how people travel to the pool, why they chose Parramatta Pool etc
- 256 people engaged, inc. 160 surveys, to help develop the Interim Management Plan
- Based on recommendations from the Interim Management Plan, INSW developed a suite of collateral to support pool users consider their alternatives, including a custom Google map
- 8 pop-up stalls at the pool in the lead up to pool closure



# Planning for a new pool in Parramatta

- \$75.2 million for a new pool, with contributions from the NSW Government and City of Parramatta
- City of Parramatta will design and deliver the new facility to be located within the Mays Hill Precinct
- Following on from extensive consultation, Council is now completing further planning and design work
- Construction is likely to commence early in 2019 and be complete by mid-2020

# Building a new stadium

- Demolition – January 2017
- Earthworks – May 2017
- Major construction – October 2017
- Opening – mid-2019



# Building a new stadium

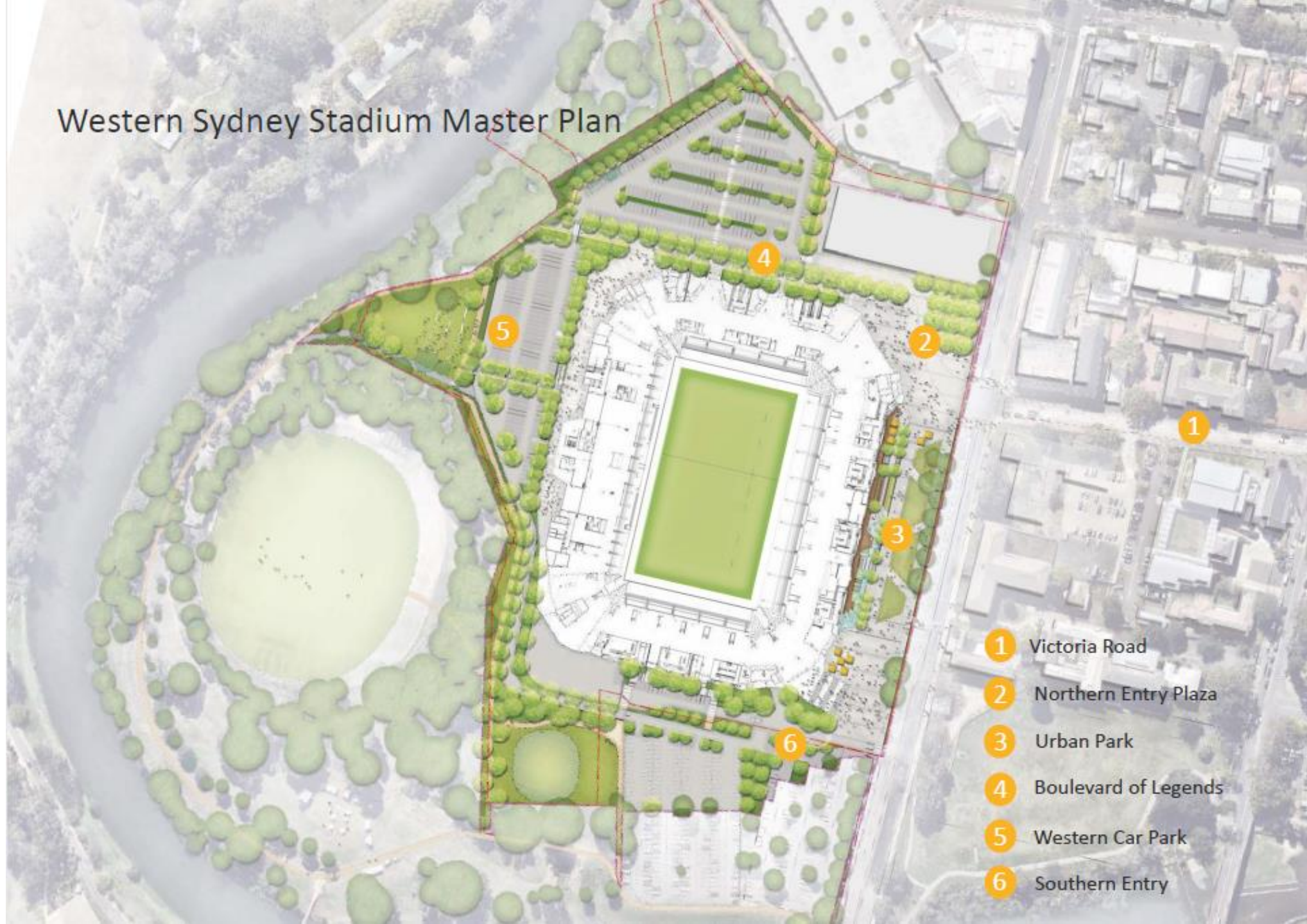
Video of stadium construction:

<https://www.dropbox.com/s/zsjd55kx8t4mt48/WWWS%20Update%20Media%20Hanout%20Feb%202018v1%20%281%29.mp4?dl=0>

# Operations

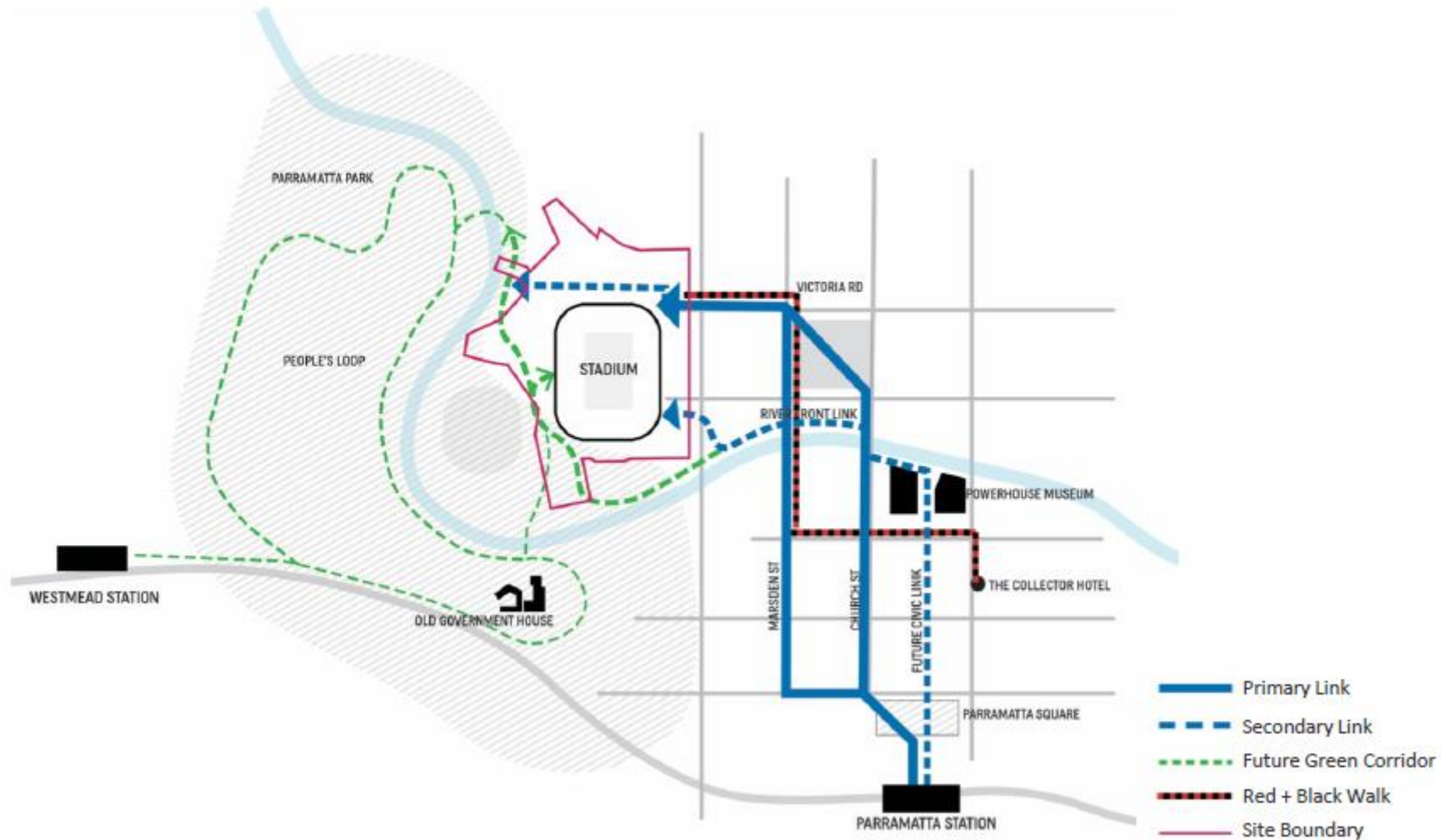
- Used for a range of sports, including rugby league, football, rugby union and a range of other events, such as concerts, markets and fairs
- Up to 49 major sporting events per year (10am – 10.30pm)
- Up to 3 music concerts per year (12pm – 10.30pm)
- 1,000 seats behind the northern goals can be converted to standing positions for active football supporters
- Design will facilitate more contemporary crowd control and evacuation procedures

# Western Sydney Stadium Master Plan



- 1 Victoria Road
- 2 Northern Entry Plaza
- 3 Urban Park
- 4 Boulevard of Legends
- 5 Western Car Park
- 6 Southern Entry

# Victoria Road: the fan journey



# Teams, Coaches and Officials



# Field Club



# General Admission



## Premium BBQ Decks



# OCRs & Networking Terraces



# Cumberland Lounge & Function Rooms



# Open Suites and Directors Club



## Balcony Suites



# Media and Skyboxes



# Western Sydney Stadium fly-through

View the fly-through here:

[https://www.dropbox.com/s/hnt6nf9i174iuww/WSS\\_Flythrough.mp4?  
dl=0](https://www.dropbox.com/s/hnt6nf9i174iuww/WSS_Flythrough.mp4?dl=0)