

## Lauren Orrock

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**From:** Andrew Lee  
**Sent:** Tuesday, 3 November 2015 1:08 PM  
**To:** Public Accounts Committee LA  
**Subject:** Richardson Park Redevelopment

Dear Committee

We are writing to you to voice our serious concerns regarding the Richardson Park Redevelopment. **The government doesn't want to listen and is intent on pushing this through regardless of the damage it will cause.**

These are the issues

1. **Lack of Community Consultation** David Tollners saying that this was to rush it through so that the Parramatta Eels can play next year is not acceptable.
2. **Noise impact** - noise was a problem when the seating capacity was 1,500. What will be like when that number is 7 times worse and hosts Concerts, Community Events and Entertainment as well as sports? Not only will the noise be louder but more frequent than what was originally in place.
3. **Environmental Impact**- What is the environmental impact?
4. **Traffic impact** - The roads in the Richardson Park area are already narrow and limited.
5. **Not economically Sound** -The figures given keep changing extensively.
6. **Location** - Would it not be a good idea to have all Sporting Facilities in the Marrara area?
7. **Small Community area** to squeeze in large events -
8. **Ludmilla School** loses a significant part of their playground and oval. Future growth of the school resulting from urban development, for example the RAAF housing precinct and Bayview as other local schools are at capacity.

9. **Buffer Zone**, unlike Marrara, there is no buffer zone between the facility and neighbouring residential properties.

10. **No Open Space**. The NT Planning Scheme has a standard 10% open space within the zone, yet Ludmilla currently stands at 2.68%. The development will preclude future improvements to open space.

11. **Lighting Towers** - the lighting at Marrara is significant, and it is assumed that similar structures will be required. The LUX will increase from 300 to approximately 1500.

12. **NTRL** - a proposal in 2012 clearly stated that the NTRL, with the support of the Australian Rugby League Commission, should move to Warren Park in Marrara. Why not continue with this proposal?

13. **Salt issues** - the grounds at Richardson Park over the years have struggled with salt in the soil requiring continuous and expensive upkeep. This will be detrimental to any grass playing surface in the new stadiums

14. **Lifestyle** - with the extra noise, lighting and traffic congestion, what will be the impact on the Lifestyle of those in the area? How will the expected reductions in property values be compensated?

Thanks

Andrew Lee and Caroline Hughes