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**From:** Rodney Balaam  
**Sent:** Friday, 6 November 2015 3:57 PM  
**To:** Public Accounts Committee LA; Richardson Park  
**Subject:** TRIM: Re: \$20 Million upgrade to Richardson Park

## Public Accounts Committee

### Submission: Inquiry into Rugby League Facilities

Dear Sir/Madam

I'm writing in regards to the proposed redevelopment of Richardson Park. I'm surprised at what seems to be happening here, it really seems like this proposal has not been thought through and has certainly not seemed to follow any logical development consent process. Surely such a large scale development needs consultation BEFORE it is announced and tenders sought. Is it just a private whim of the minister involved? Did the ministers for Sport or Education even know about it? It does nothing to install any confidence in the accountability of so-called public institutions. It really does seem to be a matter of "we'll do what we like and everyone else can just wear it"

Is the NRL even interested in the proposal, that is not clear?

The only reason for the apparent rush to get this done (before anyone notices?) given by Minister Dave Tollner is that there is a rugby game on in August next year. Great reasoning, not! Twenty million dollars is a significant amount of money and the allocation of it should be considered seriously and comprehensively which, given the lack of consultation or existence of any concrete plans for complicated issues like traffic access, parking, salt water intrusion, litter and the like, does not seem to have happened here.

Here are some areas of concern;

- Traffic access. This is a dead end. Any 'solution' to this will only involve extra spending, and detriment to residential and conservation areas, Possibly school yards too!
- Storm surge and other flooding. Dave believes Ludmilla creek is a drain, but he should check historical documents, it is a tidal creek, susceptible to flooding from heavy rainfall, and tidal inundation.
- Parking. Dave Tollner suggested Fannie Bay racecourse, which is not close enough for people who, in their 4WDs will probably park in the bush, on peoples front yards etc. Also, there hasn't been consultation with the racecourse on this!
- Noise and Light for residents. That's right, people live there, does Dave know this, or even care?
- No evidence of any social or environmental impact statement.
- No idea that social or environmental impact statements would even be needed

I am against the current plans and highly suspicious of the motivations and processes involved in this botched re-development proposal.

Until all plans have been put to the public and interested stakeholders, along with all costings and with all aspects considered then this can be nothing more than a hatchet job and we all can do better than that.

Without an open, mature and properly consultative process in my view there is no way this should be allowed to proceed

Thank-you for the opportunity to raise my concerns

yours sincerely

Rodney Balaam