



## Greenwich Community Association Inc

PO Box 5057, Greenwich, NSW 2065

For current committee contact details see [www.greenwich.org.au](http://www.greenwich.org.au)

22 September 2022

Dear Mayor & Councillors,

I am writing on behalf of the Greenwich Community Association after last weekend's Community Workshop.

At quite short notice 3 of our committee members managed to attend but were disappointed with the level of engagement allowed. We are concerned that design is being progressed at a rapid rate without a satisfactory feasibility analysis to sensitively test the concepts. No in-depth Cost Benefit Analysis has been completed for various sizes of facility, & no buildability analysis has been completed to minimise construction cost & to maximise the use of existing facilities, thereby possibly reducing the size & cost of the new build.

The community input into the workshop was minor, and really was just a chance for the architects to display their already determined scheme.

I have included below the unedited comments by our 3 committee members, Alan Winney, Peter Staveley, & Julia Sharpe.

We look forward to Councillors taking on board these comments, without jeopardising the intent of the scheme.

In conclusion we do support the construction of sporting & recreational facilities, for the benefit of community members, but these must be well planned & not merely design driven.

Kind Regards  
Peter Deane  
President  
0408614528

Here is feedback from 3 attendees at the above event held 17 Sep 2022

1. From Peter Staveley and Julia Sharp

I attended this afternoon's 'Community Consultation' on the Sport and Recreation Precinct proposal. I thought I would share some thoughts; whether other attendees have observations differing from mine, I would be interested to hear.

In essence, the meeting was about detail of design rather than essential principles of the proposal.

To my view it was straight from the BCO Masterplan playbook - "we're here to discuss details of the design to inform the architects" "there will be no question and answer session". That is, by diving into the detail, the important underlying principles are glossed over.

The meeting was very heavily attended. However, the opportunity for input was limited to placing comments on post-it notes relating to elements of the current architectural design.

There was no ability to discuss significant principles such as feasibility, cost, cost control, opportunity cost, viability, value for money, site contamination, neighbourhood impacts etc. Brief mention on access was made by the General Manager, that access would involve traffic lights on River Road at the current access point.

In my view this was a very limited form of 'consultation', heavily circumscribed by the parameters for the meeting established by the GM. There was no ability to gauge the 'temperature' of the room towards to proposal itself.

The GM said the next steps would be for the architects to take on board the design details resulting from the meeting and for a further presentation to the Council meeting on 29 September, and if given the green light for a period of public exhibition of 14 days in October, prior to a DA being signed off by the Council on 27 October. A potential starting date for construction was said to be July 2023.

I did find this a rather unsatisfying meeting, leaving me none the wiser as to how this is going to impact on us in a variety of ways, nor to give the attending Councillors any impression of the public sentiment.

Anyway, for what they are worth, those are my thoughts.

Peter Staveley

## 2. From Alan Winney

Re Julia's and Peter's comments, as I had to leave before the end, I consider the whole exercise lacked any credibility if it was to ascertain what the community felt about the proposed development.

An excessive amount of time was spent by the architects in explaining the benefit to be gained of the 24 meter pullback by only having the 4 indoor courts against the original 5 courts. I agree with Peter that this was purely a meeting for the architects to detail the design, of which much of it was along similar lines of the previous design and then not to even have a question and answer session, made a mockery of community consultation.

For the proposed cost of the development, we are none the wiser as to how this will be funded, what commitments do they expect to have for usage of the courts, what are the anticipated costs of operating the sports centre and how will these costs be covered. Nothing along these lines were even raised.

I talked to Barbara, one of the Directors of the golf club and asked how will golfers be able to access the course during the period of construction, as there will be no parking available and access will be difficult through a construction site that will require massive excavation for the proposed car park, was advised this is a question raised with Council and they have had no answer. Does this mean Council will maintain the cost of the course with potentially no income coming in?

The result of the meeting was that the community is no wiser as to its commercial viability and how it is to be funded.