

1st May 2020

*OUR NEW
RIVER PROJECT*

PROJECT UPDATE



Prepared by:
Richard Fox
richard.fox@paddle.org.au

Paddle 
Australia

PROJECT UPDATE



On the back of a \$2.3m federal funding commitment to the sport for construction of a high performance centre at Penrith Whitewater Stadium, (PWS) Paddle Australia (PA) initiated a “New River Project” for PWS and the surrounding parklands. PA coordinated a stakeholder workshop at Penrith on 26 February 2020 where the project was presented for feedback and discussion. A number of next steps were identified for the project to progress. This update report highlights the progress made in key areas during the past two months.

The current COVID-19 situation has naturally restricted opportunities for face to face contact with stakeholders and has created uncertainty in many areas. PA is grateful for the ongoing interest and engagement in the project on the part of stakeholders. The project retains its relevance through challenging times with its holistic approach to the future wellbeing of the community through sustainable infrastructure and open space development.



KEY OUTCOMES:

- 
- Master Plan scope defined and costed with Gardner Wetherill Associates
 - Design and construction timelines established for high performance centre
 - EDF Renewable Energy feasibility study underway
 - Design and cost estimates prepared for Easy River and Olympic channel upgrades
 - Community Engagement under construction *delayed due to COVID-19*
 - Economic modelling and Social Impact study under preparation
 - Project support team and educational partnership established

MASTER PLANNING & PROJECT DESIGN



Following a site visit on 19 March and follow up Zoom meetings, PA received a detailed costed proposal from Toby Wetherill and Jo Simmons of Gardner Wetherill Architects to conduct a Master Plan for the site including concept and detailed design and documentation for the proposed high performance centre, for which PA has a funding commitment. The Master Plan Report (and presentation) is an important process identified by the stakeholder group, which is anticipated to identify the following:

- Master plan brief and design principles/strategies
- Refined master plan design and possible staging
- Site analysis including open space, building opportunities, pedestrian / vehicular circulation
- Integration into the overall planning of the solar energy and **Easy River** components (prepared by others)
- Master plan cost estimate (by a Quantity Surveyor)
- High Level programme
- Precedents & paradigms
- Record of stakeholder engagement

EASY RIVER CHANNEL

A Cost Estimate and timeline for the design and construction of the Easy River channel upgrades to the Olympic Channel has been developed by Whitewater Parks International and Hydrostadium. The cost estimates for essential PWS channel upgrades, include replacement of the conveyor, replacement of the obstacles and remodelling of the finish area to resist subsidence and ensure a safe and stable finish zone. PA has facilitated the collaboration between WPI and Hydrostadium to prepare an **operationally viable and sustainable legacy project** in two phases:

Phase 1: Concept design and site location advice to inform site master planning

Phase 2: Workflow, timeline and costing for the engineering feasibility study, detailed design and construction phase, including the Olympic channel upgrades required for safety and homologation by the International Canoe Federation (necessary for major ICF competitions)

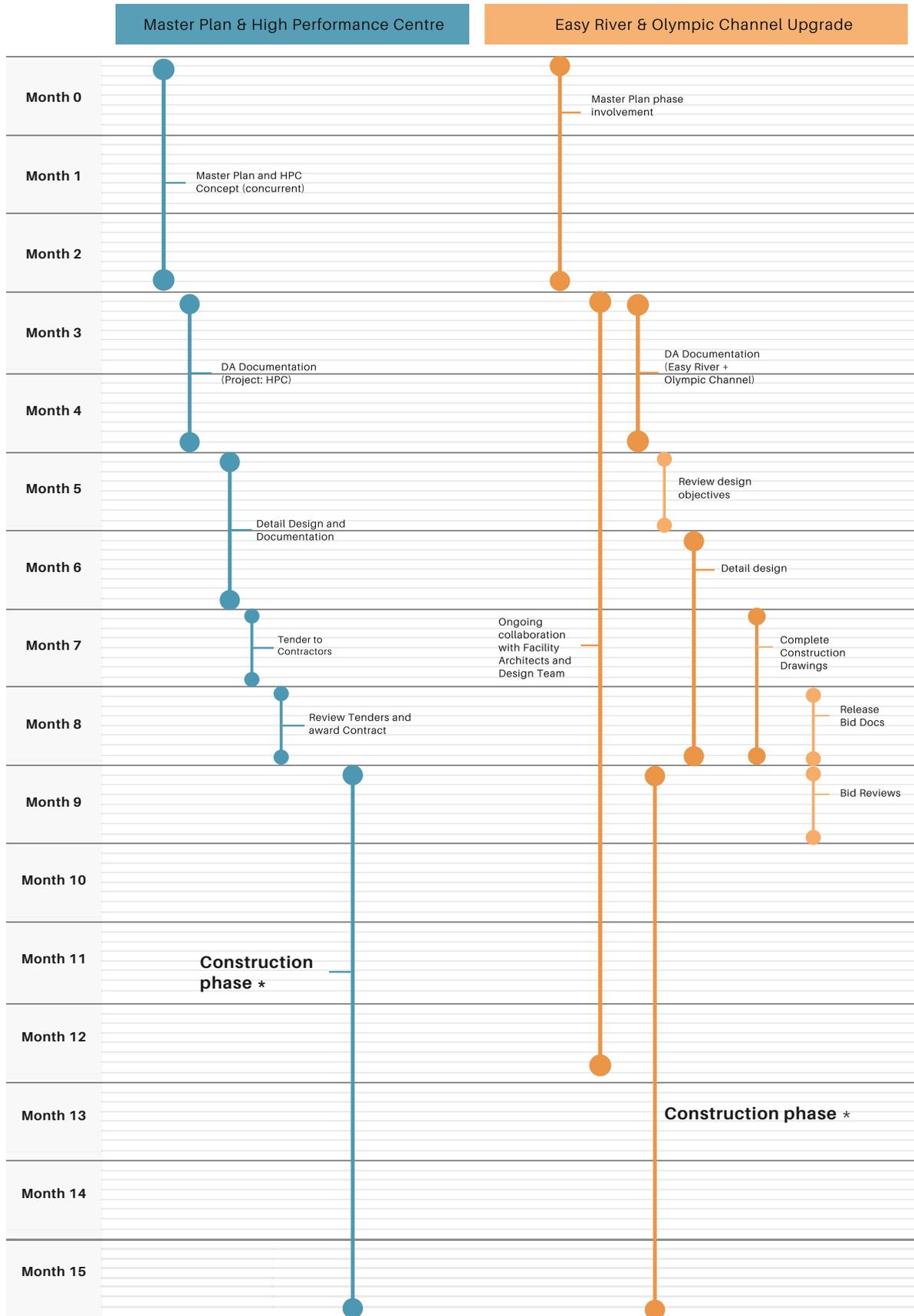
The Easy River channel could be constructed on the site within the following parameters:

- a) 160 – 250m in length
- b) 2m in vertical head
- c) Average width of 7m
- d) 8-10 cubic meters of water,
- e) Obstacle system similar to that currently in the existing course (plastic and concrete).





PROJECT INDICATIVE TIMELINE EXAMPLES



* compliance review as necessary throughout

RENEWABLE ENERGY

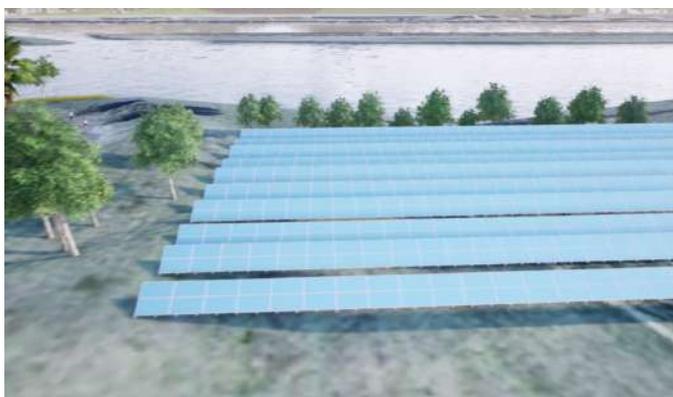
PA has worked closely with PWS and EDF Renewables to develop a future power use profile for PWS. Endeavour Energy has provided information pertinent to the site. Potential locations for ground (including car park cover) and roof mounted solar panels are being investigated, taking flood mapping into consideration. A project scope document has been prepared by EDF Renewables (Andy Winter). The report will inform PLEXOS modelling by EDF at EDF's Paris office. The feasibility report, due in June, will suggest the optimum solar PV and battery storage (BESS) configuration. Following determination of the optimal solution for the site, EDF will seek to engage in a Power Purchase agreement (PPA) with the operator, fund the capital cost of installation and oversee construction.

Prototype Designs:

Hydrostadium impression of car park mounted solar.



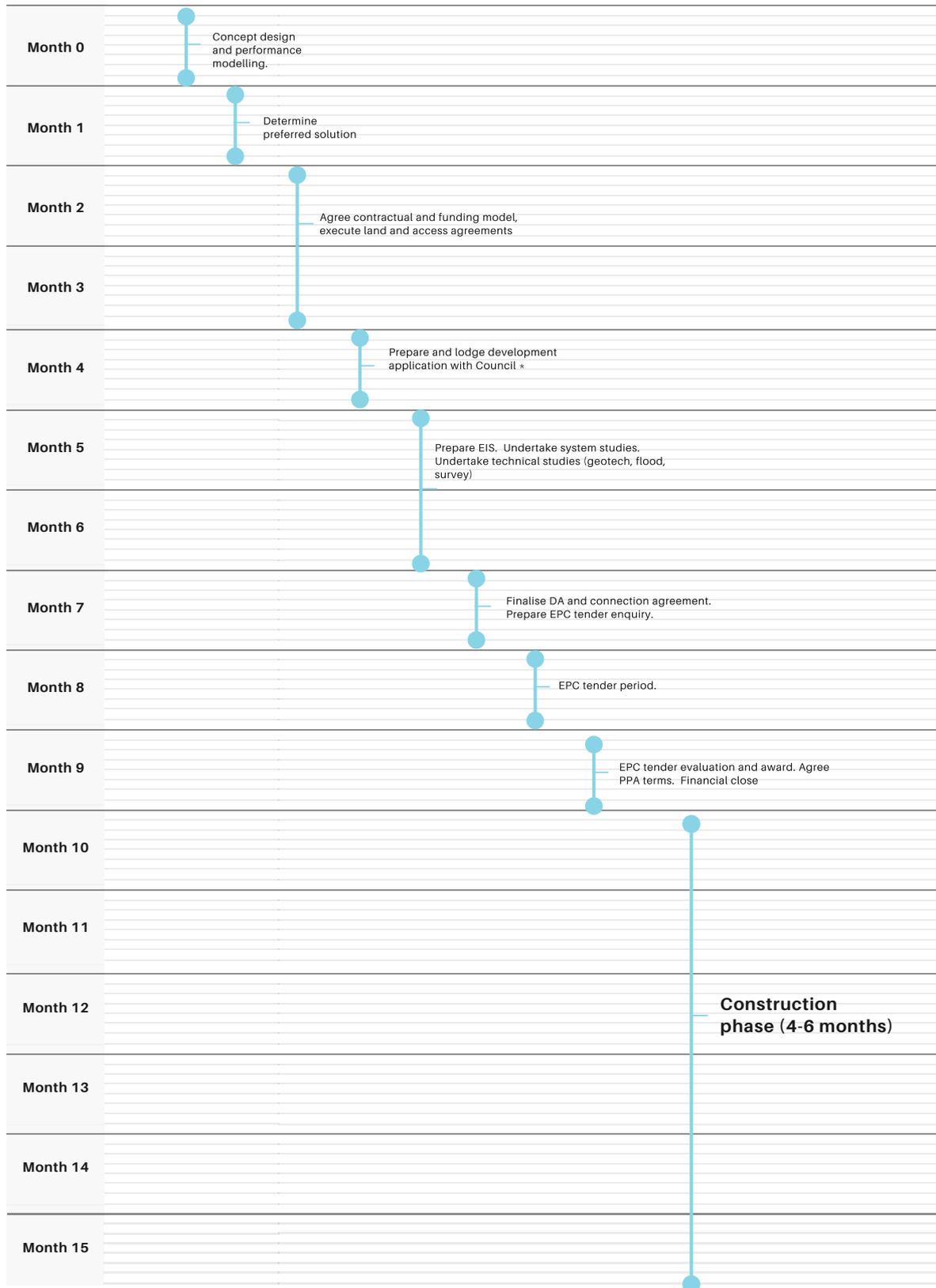
Architect's impression of ground mounted solar.





PROJECT INDICATIVE TIMELINE EXAMPLE

Renewable Energy solution



*Submit connection application to Endeavour.

FUTURE GOVERNANCE & OPERATIONS DECISION PENDING

A potential barrier to additional investment for the future development of the site is the web of complexity encompassing the ownership, lease holdings, planning approvals, asset management and operations. The Penrith City Council lease arrangement with the landowner, NSW Office of Strategic Lands (OSS) to operate the Penrith Whitewater facility expires at the end of 2021. A study was commissioned by Penrith City to look into possible options for the City with regard to its future role at the Whitewater Stadium. The KPMG study has been completed and submitted to the Council Executive. A Council briefing will take place in May ahead the **next Council meeting on 25 May**, at which a resolution will be made public.

Planning:

Planning approvals for future developments at the site will be determined by the DPIE under the 2017 SEPP and will be informed by feedback from Penrith City Council and PLDC as a neighbouring landowner. In preparation for potential master planning, detailed engineering studies and building design, topographical surveys and flood mapping have been provided by Steve Molino of Molino Stewart.

PA has been in contact with OSS, PLDC and PCC Development and Regulatory Services regarding future planning processes and is grateful for the experience and advice provided by Steve Molino. Clarification of the future Penrith City position will enable discussions on future governance and operating models and key stakeholder roles and responsibilities to progress.

COMMUNITY ENGAGEMENT

The stakeholder workshop identified community engagement as a beneficial next step for the project. The social and economic uncertainty created by the COVID-19 virus curtailed a focus in this area over the past 6 weeks. However, a **community engagement phase is now under construction** and will aim to:

- Present the holistic vision and proposed timeline for the revitalisation project
- Propose the roles of the key stakeholders
- Promote the opportunities for community wellbeing and social impact through contemporary lifestyle open space and integrated sports infrastructure development
- Demonstrate our sustainability programs: human performance, energy, economy, social and community.
- Inform the community of ways to “have your say” and inform the project

HOW OUR COMMUNITY PREFERS TO ENGAGE



Penrith City Council: Community Engagement Strategy & Community Participation Plan 2019

ECONOMIC & SOCIAL IMPACT

The economic viability of PWS operations is critical to the future success of the sport and the feasibility of the project as a whole. Since 2000, PWS business operations have been able to support the high performance program and contribute to Olympic success. The past few years have seen a decline in patronage and profitability, highlighting a risk for the business and the sport which will be accentuated by the impact of COVID-19.

PA has engaged with PWS management, specialist business consultants with extensive experience in rafting and the outdoor industry and social impact professionals, to scope impact projects to best inform future operating models. Mindful of the future community benefits of an integrated approach to open space and sporting infrastructure, PA has solicited advice and project proposals from **Roc Roi Consulting, Huber Social** and **Social Ventures Australia**.

Roc Roi Consulting has 25 years' experience in the outdoor adventure business and has consulted internationally for governments, developers, federations and the IOC. Huber Social is a specialist company with expertise in identifying and measuring community Wellbeing. Social Ventures Australia is a not for profit leader working to influence systems and to deliver better social outcomes. Project proposals are under construction and will be more relevant once a master planning process has been approved and there is greater certainty about the PWS operating model.

PROJECT SUPPORT TEAM



In addition to NSW Government, Penrith City Council and the Australian Government through the AIS, PA has developed a support team behind the New River Project and is grateful for the high level expertise provided at this early stage.

GARDNER WETHERILL ASSOCIATES



PWS Manager Jack Hodge, Architects Toby Wetherill and Jo Simmons from Gardner Wetherill Associates Engineers and technical designers Nicolas Baillon from Hydrostadium, Bob Campbell and John Felton from Whitewater Parks International. Renewable Energy Project Developer, Andy Winter from EDF Renewables.



Planners and Open Space advisors Steve Molino from Molino Stewart and NSW Open Space Manager Cate Wallace. Strategic project advice - Rob Van Bommel. Economic modelling advisor for current and future operations, Lluis Rabeneda, CEO Roc Roi Consulting. Social Impact design and measurement, Georgina Brown, founder of Huber Social.



Education and Research Western Sydney University's MRes Graduate Research School and Anna Denejkina. Design and Communications - Foxandco 's Noémie Fox.



CONCLUSION AND NEXT STEPS...

Following the stakeholder workshop in February, PA has continued to develop all elements of the project. The crucial next step is to secure the first tranche of committed funds for PA to resource the master plan and design development phases, including the high performance centre. Secondly, to provide further detail on the project components to inform the business case for additional investment. Thirdly, to progress with future governance and operating solutions following Penrith City Council's position statement.

- Stakeholder liason meetings - **ongoing**
- Confirmation of AIS funding to commence project - **mid May**
- Penrith City Council decision - **25 May**
- Project team workshop - **end May**
- Project release to local, national and international media - **end May**
- Community Engagement - **June**
- Master Plan to commence - **June**
- Technical, Economic and Social Impact studies - **June / July**



OUR NEW RIVER PROJECT

“

the Wellbeing of our
community is a
measure of our
future success...

”