

Appendix 14: DCP Assessment

Table 1 – WWP DCP Vision and Development Principles

Vision and Principles	Response
<p>2.1 Vision</p> <p>Wentworth Point is a vibrant urban community that forms a key part of the broader Sydney Olympic Park Specialised Precinct, makes a significant contribution to providing high quality housing for Sydney's diverse and growing population in an environment that embraces its location adjoining Homebush Bay, the Parramatta River and Sydney Olympic Park, Parklands and represents contemporary, high density sustainable living.</p>	<p>The proposed high school will provide critical social infrastructure for the community of Wentworth Point and the other relevant student intake areas.</p>
Development Principles	Response
<p>To achieve the vision, the Wentworth Point Precinct is to:</p> <p>a. strengthen the role of Wentworth Point as an integral part of the broader Sydney Olympic Park Specialised Precinct</p>	<p>The proposed high school will provide critical social infrastructure for the community of Wentworth Point and the other relevant student intake areas.</p>
<p>b. create a network of unique, memorable and high quality places</p>	<p>The proposed high school is a high quality, fit-for-purpose education facility.</p>
<p>c. respond to and enhance its unique natural setting on the Parramatta River</p>	<p>The proposed high school does not preclude access to the foreshore, responds to the vision for a mixed use precinct on the peninsula, and provides an appropriate interface to the peninsular park.</p>
<p>d. provide a peninsula park that maximises amenity for the local community</p>	<p>A peninsula park of 4.1 ha will be delivered via a separate planning pathway, and the proposed school will not hinder delivery of the park.</p> <p>The use of the park for the student and resident community is an appropriate arrangement to maximise government investment in open space and recreation infrastructure.</p>
<p>e. create a compact, walkable urban community</p>	<p>The proposed high school includes new transport infrastructure that will assist in achieving the mode share targets for the school community and that will be of benefit to residents of the peninsula.</p>
<p>f. provide high density, medium to high rise housing to increase housing choice</p>	<p>The proposed high school will provide critical social infrastructure for the community of Wentworth Point and the other relevant student intake areas.</p>
<p>g. incorporate a network of publicly accessible open spaces</p>	<p>The proposed high school does not preclude access to the foreshore, responds to the vision for a mixed use precinct on the peninsula, and provides an appropriate interface to the peninsular park.</p> <p>The use of the proposed northern playing field will be available for non-school uses outside of school hours. This is an appropriate arrangement to maximise government investment in open space and recreation infrastructure.</p>

<p>h. incorporate a primary school that serves the wider Wentworth Point community</p>	<p>The primary school has been delivered. The location of the high school next to the primary school maximises investment in school infrastructure and will permit shared use of facilities between the schools.</p>
<p>i. provide public view corridors to and from the Millennium Marker, Parramatta River and Sydney Olympic Park, Parklands</p>	<p>The proposed location of the high school includes a view corridors along the western boundary and a new eastern road (to be delivered under separate planning pathway) that provides views to Parramatta River.</p> <p>The proposed high school achieves a maximum height of 6 storeys and, along with the primary school, is well below the height of surrounding development.</p>
<p>j. create a complete, largely self-contained community</p>	<p>The proposed high school will provide critical social infrastructure for the community of Wentworth Point and the other relevant student intake areas. This will assist in promoting a self-contained community on the peninsula.</p>
<p>k. comprise a diverse and innovative built form that provides a high quality living environment</p>	<p>The proposed high school achieves a maximum height of 6 storeys and, along with the primary school, is well below the height of surrounding development. This form provides greater variation of built form on the peninsula.</p>
<p>l. be resilient to climate change and sea level rise, and</p>	<p>The proposed high school will achieve 4 star greenstar rating. Also, a high school in this location will reduce the trips required across busy roads for students.</p>
<p>m. incorporate sustainability measures that reduce its impact on the natural environment.</p>	

Table 2 – WWP DCP Key Elements

Element	Description	Proposed High School
Residential Community	<ul style="list-style-type: none"> - A high density urban community - Two distinct but connected neighbourhoods, being the eastern and western neighbourhoods, focussed around the local centre being developed by the Sydney Olympic Park Authority at the ferry wharf - A range of small scale retail and community uses that serve that needs of the local community 	<p>The proposed high school provides critical social infrastructure for the community of Wentworth Point and relevant student intake areas.</p> <p>The proposed playing field would provide the community with a new recreation space that would be used by students during school hours and the broader resident community outside of those hours. The catchment for the school will include residents of the peninsula.</p>
Open Space	<ul style="list-style-type: none"> - A significant peninsula park, with a minimum area of 3.9ha - Continuous public access to Parramatta River and Homebush Bay - A series of pocket parks and a maritime plaza, that act as focal points and recreation spaces for the local community 	<p>The proposed northern playing field will ultimately be owned by Council as per the <i>Land Reserved for Acquisition</i> provisions of the LEP.</p> <p>Staggered student breaks result in sufficient open space being available until the northern playing field is delivered.</p> <p>The continuous public access to the river will be implemented through an alternative eastern road to be delivered under a separate planning pathway.</p> <p>In the unlikely case the eastern road is not delivered, the proposal still allows opportunity for a roadway through the site to the future park, generally consistent with the DCP. The proposal includes no buildings along the Ridge Road alignment identified in the DCP, and therefore Ridge Road could be constructed through the site, subject to alterations to the school landscaping and play areas.</p>
Primary School	<ul style="list-style-type: none"> - A new primary school with a site area of approximately 1.5ha adjacent to the local centre and peninsula park - School buildings that address Burroway Road with a drop-off/set down facility adjacent to the local centre - Playing fields located at the northern end of the school site and be designed to integrate with the peninsula park 	<p>Wentworth Point Primary School has been delivered.</p> <p>The proposed high school will have drop-off/set down facility on Burroway Road. The roundabout will be amended to a T-intersection to improve the performance and safety of Burroway Road.</p> <p>See above for discussion of the Peninsula Park.</p>
Community	<ul style="list-style-type: none"> - A community facility and library to be located within close proximity to the village centre 	<p>A Planning Proposal (PP) to be lodged by TfNSW/Landcom will address these matters.</p>
Maritime	<ul style="list-style-type: none"> - Maritime uses adjacent to Homebush Bay incorporating rowing/kayaking facility, dry boat storage and supporting retail and businesses - Upgrade of existing seawalls and creation of a new public promenade along Homebush Bay 	<p>A PP to be lodged by TfNSW/Landcom will address these matters.</p>
Built Form	<ul style="list-style-type: none"> - Building heights ranging from 4 to 25 storeys - Low-rise (typically 4-5 storeys) along the waterfront and adjacent to the peninsula 	<p>The proposed high school features a 6-storey building with 2 wings. A 2-storey hall building (for sports and performance) is also proposed in the</p>

	<p>park and the precinct's southern boundary with the Sydney Olympic Park, Parklands</p> <ul style="list-style-type: none"> - Mid-rise (6-7 storeys) in the centre of the site - Six apartment buildings up to 25 storeys aligned to Burroway Road and Ridge Road - Varied and dispersed building heights to create an interesting, dynamic urban form 	<p>northern portion of the site.</p> <p>At a maximum of 6 storeys, the proposed school buildings are well below the heights of the surrounding development at the northern end of Wentworth Point, which includes 20+-storey towers.</p> <p>A minor variation is proposed to a portion of the site's height limit, but the proposed heights are, on balance, lower than the heights allowed by ALEP 2010.</p> <p>The proposed maximum height of 29.45m (lift shaft) contravenes the 25m height standard. The contravention is allowed under Clause 42 of the Education SEPP.</p> <p>A PP to be lodged by TfNSW/Landcom will address these matters in relation to residential and commercial land uses.</p>
<p>Movement Network</p>	<ul style="list-style-type: none"> - Continuation of both Burroway Road and Ridge Road into the site - A series of local streets to enhance connectivity and provide views to the water and the Millennium Marker - A series of planned improvements to intersections in the wider area to improve traffic flow - A publicly accessible foreshore with continuous cycling and walking paths connected to the broader open space network 	<p>A new road from Burroway Road into the Peninsula Park will be delivered under separate planning pathway being a PP to be lodged by TfNSW/Landcom. As noted above, in the unlikely case the PP does not proceed and the new road is not delivered, the road could be constructed through the site given the proposal features no buildings in the road alignment.</p> <p>The proposed location of the high school includes a view corridor on the wester alignment and a new eastern road alignment.</p> <p>The proposed high school proposes a new intersection at Burroway Road and Wentworth Place.</p> <p>The proposed high school will not preclude the delivery of continuous paths along the foreshore.</p>


WWP DCP Structure Plan



Legend


 Site boundary


 Primary road


 Indicative local road


 View corridor

 Residential

 Active frontages

 School


 Foreshore
pedestrian/cycle link

 Open space

 Pocket parks

 Maritime plaza

 Homebush Bay foreshore path

 Maritime precinct