



Rodger Roppolo
Key Sites Assessments
Planning and Assessment Group
Department of Planning, Industry and Environment
Locked Bag 5022, Parramatta NSW 2124

Re: Open Water Surf Facility near Newington Village

Dear Mr Roppolo,

Our office acts as the strata managing agent for Newington Village Precinct 3, and we write to you on behalf of the community association, in response to the notice of exhibition received via post on 7 February 2023, regarding the new Open Water Surf Facility near Newington Village.

The association committee noticed that there are alterations to the original plans appear to be an enlargement of the original plans which will have flow on effects for the community which include:

1. Additional noise pollution.
2. Increased illegal parking by users of this facility in the precinct's residential streets.
3. Increased traffic using Hill Road and Holker Street as buses and private cars bring swimmers to the Wave Centre.

In addition, residents of Newington Village have sought traffic lights at the intersection of Hill Road and Avenue of Oceania. This request continues to be denied as Wentworth Point residential provisions increase in size, Carter Street residential development increases in size. Additionally, the Wentworth Point High School is currently under construction to accommodate 1,500 student and 200 staff, many of whom will also transit Hill Road. Hill Road is unsafe now, increased capacity at the Wave Centre will exacerbate the dangerous conditions that residents currently experience.

On behalf of the owners of Precinct 3, we ask you please kindly assist with the movement of installation of traffic lights and stop the proposed changes to the original approved plans for the Wave Centre.

Thank you and please feel free to contact me if you have any further questions.

Yours Sincerely,

