

E.2021

27<sup>th</sup> August 2021

**SYDNEY OLYMPIC PARK HIGH SCHOOL  
STATEMENT OF HERITAGE IMPACT**

The Department of Education through School Infrastructure NSW (SINSW) has developed a Master Plan for the development of the Sydney Olympic Park new high school. The proposed development is located within the peninsula of Wentworth Point at 7-11 Burroway Road, Wentworth Park across parts of three lots; Lot 202 DP1216628, Lot 203 DP1216628 and Lot 204 DP1216628. Planning Secretary's Environmental Assessment Requirements (SEARs) were issued for the project on 23 December 2020, application number SSD-11802230.

This Statement of Heritage Impact assesses the impact of the proposal on the heritage significance of the site and surrounding area.

**Proposal**

The proposed development is for the construction of a school whereby the project is known as Sydney Olympic Park new high school. The school is to be developed in two stages. The SSD application will seek consent for both Stage One and Stage Two. While Stage Two is submitted as part of this proposal, construction is subject to approval of additional funding.

Stage One will provide for a Stream 5 high school, catering for up to 850 students. Stage Two will bring the school up to a stream 9 school capability catering up to 1,530 students.

The design features a six storey building. To the north of the site, a hall building (for sports and performance) is proposed.

The play space required to meet the need of students for Stage One can be generally accommodated onsite, within the 9,511sqm available. Additional play space may be required to accommodate the increased student numbers anticipated during Stage 2. The proposed adjoining play space comprises an area of around 8,800sqm, and will be subject to a Joint Use Arrangement and available for public use outside school hours. The future Wentworth Point Peninsula Park will result in an open space area of approximately 4 ha.

The remainder of the peninsula (TfNSW land) is under review and will be subject to a separate approval process. Redevelopment of this land will include the new access road proposed off Burroway Road along the eastern boundary of the subject site and is proposed to include car parking, drop-off zones and delivery zones.



### Site description

The proposed development is located within the peninsula of Wentworth Point at 7-11 Burroway Road, Wentworth Park across parts of three lots; Lot 202 DP1216628, Lot 203 DP1216628 and Lot 204 DP1216628. The site forms part of the Wentworth Point Planned Precinct, which was rezoned in 2014 for the purposes of high density residential, public recreation, school and business purposes.

The site is approximately 9,511sqm in area, with a frontage of approximately 91m to Burroway Road. It currently contains vacant land, which is cleared of all past development, and almost entirely cleared of native vegetation.

The surrounding area is generally characterised by high rise residential and mixed-use developments. The site is directly adjacent to the Wentworth Point Peninsula Park and immediately east of Wentworth Point Public School.



Figure 1: Site aerial map (Source: Mecone)

### Land reclamation

This portion of Wentworth Point consists of a flat terrain that is subject to flooding. The Wentworth Point Development Control Plan (2014) identifies that the study area is contaminated as a result of historic land reclamation. This is confirmed by the overlay on a current aerial image by a 1789 survey map by William Bradley, which shows the study area located within a mudflat (Figure 2).

Land reclamation was undertaken using contaminated fill from the nearby petroleum storage infrastructure (Wentworth Point DCP 2014:15). The approximate extent of the landfill relating to the study area and surrounds is shown in Figure 3. The land reclamation was completed by 1943, as shown in Figure 4. Currently, the study area is vacant with cement



slabs located across the site from a former industrial use, as shown in Figure 6 below. A large mound, sparse trees and vegetation regrowth as well as introduced gravels are located within the study area. It is understood the mound was constructed to stop floodwaters.

### Heritage listings within the vicinity

The study area is not a heritage listed item. There are no locally or state listed heritage sites located within Wentworth Point.

Millennium Parklands Conservation Area is the closest heritage listed item to the study area. The conservation area is listed on the State Environmental Planning Policy (State Significant Precincts) 2005 (SEPP 2005) and is located approximately 570m west of the study area. Table 1 below lists heritage listed items within 1km of the study area, excluding listed heritage items to the east of Blaxland Road, Rhodes, as these items cannot be seen from the study area.

**Table 1:** Heritage listings within 1km of the study area

Item name/ID	Item type	Listing/ID	Distance to study area	View/vista to/from study area	Significance
Millennium Parklands	Conservation Area – General	SEPP 2005/A	570m west of study area	None	Local
Newington Armament Depot and Nature Reserve	Complex / Group	SHR/01850	600m west of study area	None	State
Meadowbank rail bridge over Parramatta River	Built	SHR/01189 Ryde Local Environmental Plan 2014/56	680m north west of study area	Yes	State
Memorial Park (obelisk)	Item – General	Ryde Local Environmental Plan 2014/72	725m north west of study area	None	Local
Wetlands	Item - General	Parramatta Local Environmental Plan 2011/11	890m north west of study area	None	Local
Rhodes Railway Station group	Complex / Group	SHR/ 01235	920m south west of study area	None	State
Rhodes Railway Station - Platforms 2 & 3	Item – General	Canada Bay Local Environmental Plan 2013/125	920m south west of study area	None	State

### Views and vistas

Photographs providing an overview of the views and vistas from the study area to the surrounding heritage listed items is included below. Due to the lack of significant buildings in the vicinity and the surrounding high-rise development there are no significant views and vistas.





View south west across study area towards Millennium Parklands and Newington Armament Depot and Nature Reserve.

There is no line of site between the study area and the heritage listed items located to the west.



View north west towards Meadowbank Rail Bridge over Parramatta River. Memorial Park (obelisk) is obscured by vegetation.

The Meadowbank Rail Bridge (local significance) can be seen from the study area, however views and vistas to/from the item do not contribute to the significance of the item and will not be adversely impacted upon by the proposal.





View north west from approximate study area towards Wetlands.

There is no line of site between the study area and the Wetlands.



View south east from study area towards Rhodes and the Rhodes Railway Station group.

There is no line of site between the study area and the heritage listed items located to the south/east.

### **Built Environment**

There are no buildings or structures on the property, so there will be impact to the built environment from construction of the new school.

### **Aboriginal Archaeology**

An Aboriginal archaeological report was prepared by Comber Consultants (Nutley & Norman 2021a) for the study area. Aboriginal community consultation was undertaken, and an Aboriginal Cultural Heritage Assessment Report prepared



(Nutley & Norman 2021b). Prior to reclamation the site consisted of tidal mudflats which would have been subject to constant inundation and would have been unsuitable for Aboriginal occupation. No Aboriginal objects were found within the reclaimed land and the Registered Aboriginal Parties (RAPs) have indicated that they do not have any cultural association with the site. As a result of the reclamation, the Aboriginal community have no objection to the proposal.

**Historical Archaeology**

The site does not contain any evidence of prior structures and due to the reclamation does not contain historical archaeological potential.

**Cultural Landscape**

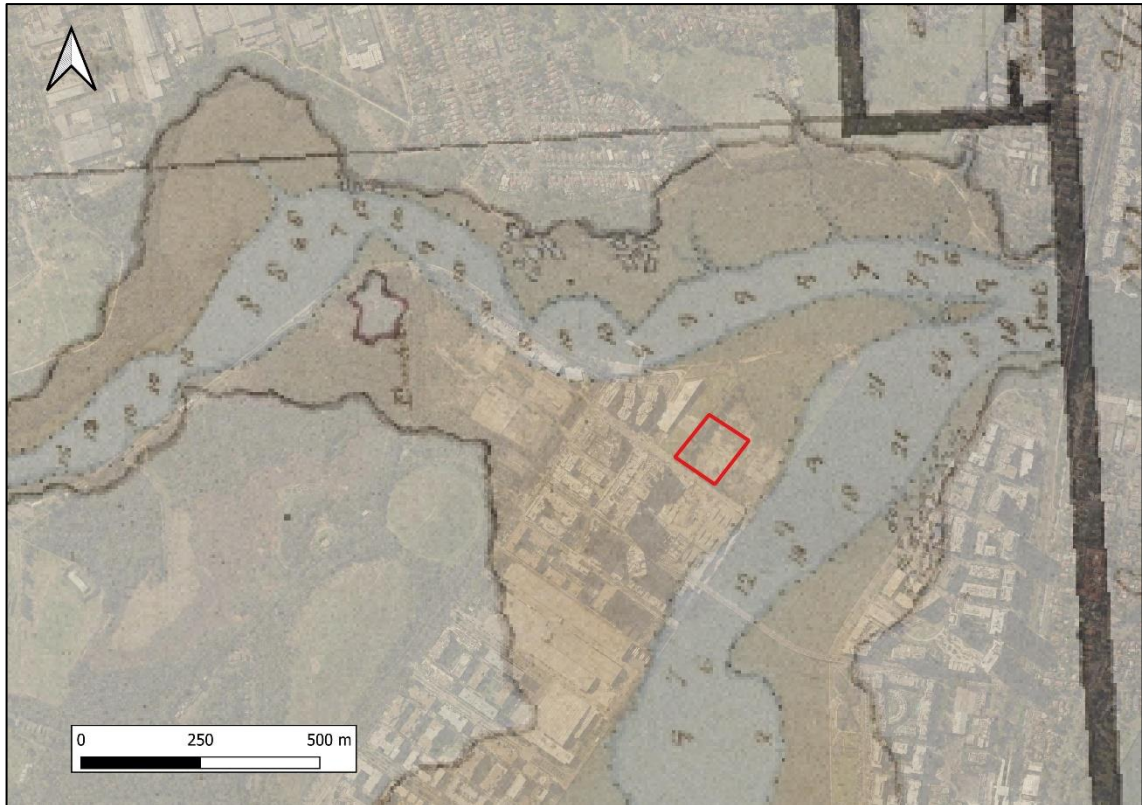
The study area is a disused industrial site on reclaimed land and is not a cultural landscape.

**Summary**

The study area is not a heritage listed item. As the study area consists entirely of land fill no archaeological deposits are located within the site. The study area is not a cultural landscape. There are no listed buildings or structures on or within the visual catchment of the study area. No further assessment is required.

As there will be no impact on the heritage items, there is no objection to the proposed construction of the new school.





**Figure 2:** Study area (edged in red) and current aerial map overlaid with a 1789 map of 'Flats at the head of Port Jackson & channel up to Rose Hill' by-W Bradley (Nutley & Norman 2021a:11)



**Figure 3:** Reclamation of the study area and surrounds highlighted in brown. Study area edged in red (Nutley & Norman 2021a:12)





Figure 4: 1943 aerial image of Wentworth point showing the study area as existing landfill, approximate study area location shown edged in red (Nutley & Norman 2021a:12)



Figure 5: 2009 aerial image of study area shows concrete covering majority of study area, and land being used for industrial purposes (Nutley & Norman 2021a:13)





## References

Department of Planning & Environment, 2014. Wentworth Point Precinct Development Control Plan 2014.

Nutley & Norman, 2021a. Sydney Olympic Park new high school – Aboriginal archaeological assessment report. Report to School Infrastructure NSW.

Nutley & Norman, 2021b. Sydney Olympic Park new high school – Aboriginal Cultural Heritage Assessment Report. Report to School Infrastructure NSW.