

Secretary
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2124

Attn: Navdeep Shergill

Dear Mr Shergill

**Sydney Olympic Park New High School at Wentworth Point
(SSD-11802230)**

I refer to your request for comments on SSD-11802230 for the development of a new high school at Wentworth Point.

Sydney Olympic Park Authority (SOPA) is supportive of the development of the proposed new high school development as it will provide a much needed educational facility for not only the established Wentworth Point community, but also the emerging Sydney Olympic Park and Carter Street communities.

1. School name

SOPA is not supportive of the proposed naming for this new school as “Sydney Olympic Park High School” given it is not located within the actual boundary of Sydney Olympic Park. Further, the proposed naming style is not aligned to SOPA’s naming convention for facilities within Sydney Olympic Park and may cause confusion in regard to the school’s actual location and also create complications should a future high school be located within Sydney Olympic Park, as is presently being investigated by Department of Education (DoE)

SOPA also advises that the use of ‘Olympic’ in the naming of any location or facility may be subject to the *Olympic Insignia Protection Act 1987*. This legislation prohibits the commercial use of certain Olympic insignia and naming, unless the user holds a licence granted by the Australian Olympic Committee (AOC) and/ or Internal Olympic Committee (IOC).

As such, should DoE wish to proceed and formally name this new school, ‘Sydney Olympic Park High School’ they would likely require AOC and/ or IOC approval.

2. Sustainability and Green Star rating

SOPA is pleased to see the inclusion of sustainable elements in the development of this new school. In particular, the use of a green roof for insulation, the inclusion of PV cells, and the consideration of the orientation of the buildings to take advantage of solar access is supported.

SOPA notes the proposal aims to achieve a 4 Star Green Star rating. Given this is a new building and has the potential to implement innovative designs to future proof the school from an environmental and climate change perspective, SOPA would encourage the proposed school achieve, at minimum, a 5 Star Green Star rating. This would also more closely align with SOPA’s 6 Star Green Star Communities rating.

3. Transport and Access

SOPA supports DoE's commitment to sustainable transport. SOPA agrees this site provides potential for students to access the school through sustainable transport modes such as walking, cycling and public transport.

Access from within Wentworth Point with the additional safety measures, such as the raised zebra crossings, will likely provide safe and convenient access.

To ensure the success of sustainable transport from the broader catchment, SOPA considers that additional consideration and identification of potential safe crossing points is undertaken in consultation with City of Parramatta for the pedestrian and cycling networks.

However, SOPA holds concerns that the position of the kiss 'n drop may exacerbate localised congestion, particularly during the morning peak. Positioning a kiss 'n drop along a road ending just before a cul-de-sac would not seem ideal and the EIS lacks inclusion of any mitigation measures if this does create bottle-necks. Further, the EIS does not address how vehicular travel to this new school will impact the vehicular travel to Wentworth Point Public School, which currently experiences morning congestion at drop off times.

4. Public Domain Interface

The eastern side of the ferry wharf includes a waterfront public space with accessible shared paths, planting and limited seating. The design of this public space allows for future connections to foreshore shared paths to link to Wentworth Point Public School, and the proposed new high school and foreshore park.

SOPA requests that it be consulted and engaged in regard to the future development of the access points, and the foreshore park, to ensure the critical network connections identified in the Homebush Bay Active Transport Strategy (2018) are implemented. This is to help reduce short trip car use in the area and promote healthy lifestyles for students and residents.

5. Ecological impacts

SOPA acknowledges that the proposed new high school is situated on land of low existing ecological value and is not directly adjacent to SOPA land. As such, this proposal is unlikely to have any direct impacts on the ecological values of Sydney Olympic Park.

However indirect impacts may occur that could affect wildlife moving between estuarine habitats along the Parramatta River, or that may contribute to a regional weed issues, these can be minimised as follows:

- Address risk of bird-strike in building design by incorporating low-reflectivity glass and other appropriate design innovations.
- Ensure any external lighting complies with the 'best practice lighting design principles' detailed in the National Light Pollution Guidelines for Wildlife (Commonwealth of Australia, 2020). Use warm-spectrum (3000k) lighting with reduced levels of blue wavelengths, and direct lighting to avoid lightspill.
- Ensure landscaping species palettes reflect species local to the area (as found in the nearby Sydney Turpentine Ironbark Forest), and do not include species listed as

environmental weeds in the Greater Sydney Regional Strategic Weed Management Plan 2017-2022 – Appendices A1.1, A1.2, A2 (Greater Sydney Local Land Services 2019), or invasive native species not local to the area that present a threat to remnant native vegetation, including Tuckeroo (*Cupaniopsis anacardioides*).

6. Contamination

The EIS identifies that the site contains significant contamination including ground gases, lead, asbestos and hydrocarbons. SOPA notes that documentation provided as part of the EIS includes a Preliminary Site Investigation, Sampling and Analysis Quality Plan, Detailed Site Investigation, Remediation Action Plan and Preliminary Long Term Environmental Management Plan (LTEMP).

SOPA has extensive experience with contamination and has identified the following issues that should be addressed to ensure the site is suitably remediated and remains safe into the future:

- Oversight of construction works to ensure the site is remediated in accordance with the Remediation Action Plan should be undertaken by a suitably qualified expert. While a Site Auditor will be required to review and approve the key elements of the RAP, the construction and ongoing implementation of the RAP should also be conditioned to be undertaken by a suitably qualified expert. This will be particularly important for the installation of the gas mitigation system to ensure it operates as intended.
- The EIS indicates that the implementation of LTEMP will be the responsibility of DoE. SOPA recommends that this be conditioned to ensure a suitably qualified expert is responsible for the implementation of the LTEMP to ensure proper interpretation and understanding of any monitoring data. In addition, SOPA recommends a clear annual reporting structure should be implemented and monitoring results should be reviewed by a suitably qualified and experienced professional and reported to City of Parramatta (CoP) as the Appropriate Regulatory Authority (ARA) to ensure ongoing safe management of the site.
- The LTEMP provides control measures to be appropriately implemented for future works that may disturb or have potential to disturb the contamination contained onsite. These procedures are critical for future management of the site as intrusive works may compromise the gas mitigation system resulting in potentially dangerous build-up of gas within the building. As the ARA for the future management of the contaminated site, consideration should be given to requiring any future intrusive works to seek the approval of the CoP before commencing.

Should you wish to discuss any aspect of this correspondence further, please contact Vivienne Albin, Senior Planning Manager on 0414 526 383.

Yours sincerely,



Sally Hamilton
Director, Environment and Planning
10 November 2021