

# SOP High School Submission and Comments

A number of items identified by the Wentworth Point Peninsular Town Team and its members are openly discussed here.

## Introduction

The Wentworth Point Peninsular Community is unique in NSW, in as much as it is a small, compact suburb with a high-density population. The suburb is 750m long by 500m wide and is completely community titled, which means there is no Council owned land.

Wentworth Point is currently home to 14,689 residents, which will expand to around 30,000 by 2030. The suburb is bounded by water on two sides and Sydney Olympic Parkland on the other two sides and has two roads that merge to provide a single transport road into and out of the peninsular.

The suburb sports a Town Centre with a supermarket, medical facilities, pharmacies, many small shops, cafes, restaurants, a primary school and a library. It also has many walkways and cycle paths as well as is close to Sydney Olympic Park and its bush reserves.

## Wentworth Point Peninsular Town Team Inc.

The Wentworth Point Peninsular Town Team Inc; is an apolitical community group formed to give the whole Wentworth Point Community a voice in areas that concern them. The Town Team engages with the community and community groups such as the P&C group to ensure the best outcomes for the peninsular are delivered.

During community engagements, issues have been identified by residents and these issues are being presented in this submission with a brief explanatory comment on each one. A suggestion or recommendation on how issues and concerns might be addressed has been included. It is imperative these items are addressed if the new High School is to meet the objective of being part of our community and making a positive difference to young people and the local community.

Wentworth Point has been promised many infrastructure items as part of past planning and development approvals, but many major ones have not been delivered. This is an underlying reason why a development proposal stating 'to be provided by others' is seen as stating this will not be provided and will become yet another community problem. This is a key point: the whole of Wentworth Point consists of Community Title land, so when developments are complete, there is no chance to go back and use public land to address unresolved issues.

Because upgrades to the transport infrastructure have constantly been delayed, access into and out of Wentworth Point remains a perennial source of community concern and vehicle access continues to be limited. The community has seen other promised items, including the light rail, a peninsular park, traffic management at the intersection of the two roads into Wentworth Point (Bennelong Parkway and Hill Road), a community swimming pool, and other improvements to the suburb's amenities, which have been promised by government, but not delivered.

While the Peninsular Park has been fenced off as coming since 2018, no construction has commenced. The upgrade to Hill Road gets discussed regularly, but never eventuates. Like the Parramatta Light Rail Stage 2, this project limps from planning phase to planning phase and never gets funded, so no commitment is made to its start. The Hill Road upgrade, between Bennelong

Parkway and Burroway Road has been exhibited by Local Government, but with no commitment to funding, no works have started. There is no budgeted funding.

Since the beginning of the suburb, the Wentworth Point community has been promised amenities and facilities, such as:

- A community swimming pool
- A Primary School with playing fields (delivered under-size and without playing fields)
- A Secondary school along with sporting fields and community sports facilities
- Parks including the Peninsular Park with playing fields, which while on the WP UAP have never eventuated, despite promises having been made to fast track this park to provide leisure space for residents and a children's playground
- The foreshore path and walking track, which similar to the Peninsular Park has been promised, but the foreshore path and walking track have still not been delivered, although some stages gets delivered piecemeal by developers and other areas end up funded by the community to address safety concerns
- The marina and boat launching facilities have still not been delivered, although with the limited road access, limited street parking and potential traffic congestion, this proposed development is more for the benefit of TfNSW land value than for the local community
- Other facilities that local people have expressed a desire to have delivered are a local post office, a local club and a local Pub and entertainment facility

While some of these issues may be seen as local issues, in a community planned to have a low dependence on private vehicles, the failure to provide them or to prioritise their delivery, is unacceptable and results in the community having little faith in comments such as 'to be provided by others'. When the community looks at examples of things to be addressed by others and how they get passed off from one entity to another, the community's experience is they don't happen and then become a cost to the Wentworth Point Community. An example of this was the safety lighting on the Promenade / Waterside Walkway, which after 10 years of non-delivery, has been delivered by the community at our its cost.

Wentworth Point suffers from poor mobile network coverage and the failure by various groups to address this issue causes the community to disbelieve items will be delivered by others in the future. What is not clearly defined in a plan, often doesn't happen, in spite of good intentions. This means they will become costs to the Wentworth Point Community, due to their ownership of the land in Wentworth Point. Not specifically addressing mobile phone coverage within any development, especially for the high school is totally unacceptable.

The State Government committed to the Wentworth Point primary school, but failed to deliver a school of the correct size and failed to deliver grounds, saying others would deliver this later. TfNSW has failed to deliver important items for the community and the primary school such as a children's playground, sporting fields, the secondary school, and child care centres. The closest playing fields to Wentworth Point are in Sydney Olympic Park, but are commercially operated and while impressive, are not available to the community.

Key infrastructure such as the M4 Westconnex – Hill Road Westbound off-ramp, and the Homebush Bay Drive - Underwood Road and Australia Avenue intersection are examples of safety issues where commitments are made, but government never delivers on its promises. Profits are more important than community (people) wellbeing or safety.

Private funding has delivered amenities including the Bennelong Bridge and Baylink Shuttle Service to address shortfalls in promises and it is unacceptable to see these being included as part of the transport solution to the high school. What will happen is more over-crowding. Stating that private parking in the local shopping centres will be available to provide school parking ignores these spaces are essential to the Shopping Centre operations including the medical centres and the community centre and library operation.

The Homebush Bay cycle/pedestrian loop was approved by Regional Planning in 2017, but is still incomplete even though it would take people off busy and often dangerous roads and the Haslam's Creek Bridge upgrade, which is a major safety issue has been with local planning and is still awaiting delivery by local Government with no plans in the foreseeable future.

### **Input on Sydney Olympic Park High School EIS**

The Wentworth Point Peninsular Town Team Inc; is the voice of the Wentworth Point suburb. We acknowledge and support the concept of the High School, but object to the following based on our concerns with the proposed SoP High School EIS as it stands:

**Issue 1. Existing and proposed street alignment:** We object to the current plan, which does not reflect the proposed Peninsular Park access. Ridge Road was on the original Auburn Council plans as an extension of Wentworth Place and runs all the way back to Monza Boulevarde. This appears to have conveniently been moved sideways to accommodate the school. This means the internal Wentworth Point artery from the north to the south no longer aligns and introduces an avoidable road risk. It is highly unusual that streets from a masterplan are redrawn during development.

**Recommendation:** The Wentworth Point Peninsular Town Team recommends that a master roads plan be provided for the access to different elements of the TfNSW subdivided site showing alignment with the internal arteries (the Piazza – The Crescent - Marine Parade - Monza Boulevarde – Wentworth Place – Ridge Road), (the second artery of the Piazza - Amalfi Drive – Savona Drive - Waterways Street – Ferry Wharf Circuit), the continuation of the Promenade / Waterside Walkway, and the promised Peninsular Park, the High School and the development site.

The community wishes to see concept and architectural plans and diagrams that show alignment of the various concept plans with the Wentworth Point Artery Roads with more clarity. They are not clear in the High School design report.

**Issue 2. Parking for Teachers and Students:** We object to the teacher and student parking plans, which we believe has not been properly addressed. The Auburn DCP requires a total of 74 parking spaces, with 13 spaces for Year 12 students and 61 parking spaces for teachers. There is limited street parking and proposing teachers could use shopping centre parking on retail community property is unrealistic. These are not Council carparks and are currently in demand for the existing shoppers and residents.

Stating that teacher parking will be provided off the new Eastern Road, which will also be used by the public on week-ends does not reflect the reality of the Wentworth Point Community. And to say this is to be provided by the future developer of the adjacent TfNSW land, does not reflect the fact that a future development plan could ignore this requirement or that the timeframe in which such future development might occur may not align with school requirements. While there was a commitment to deliver the Peninsular Park in 2018, this has not occurred, so this parking might never be provided. The proposal has no interim provision for teacher or student parking and does

not appear to address NSW Disability Parking requirements or the BCA requirements for off-street parking for people with disabilities.

Stating that 30 off-street shared use parking spaces are provided next to the new access road, east of the playing field ignores the fact that residents will want to use the park during school hours. A number of these spaces are to be designated mobility spaces and should not be simply taken as school spaces. We object to the assumption that this off-street parking will be built in time for the school, even though it will be built by others who have not been identified in the plan, which also states these spaces will be subject to a Joint Use Arrangement. Of concern is that these spaces support the Peninsular Park, but will only be available for public use, outside school hours.

The plan also states that prior to the delivery of the 30 parking spaces for Stage 2 school operation, that staff will need to use the off-street parking available in nearby commercial car parks. These car parks support businesses and are unlikely to be available for school visitor or staff parking. No consideration has been given to the impact of taking some of Pierside's 100 parking spaces as school spaces and as demand for the car spaces increases, the current \$3 all-day parking offer may be discontinued. There is also no evidence of any form of agreement with either shopping centre to relinquish parking spaces reserved for shoppers. Where is the evidence that the retail stores will not require all of their current parking spaces? Supermarkets, notoriously include parking guarantees in their leases.

The Auburn DCP 2010 covering Wentworth Point requires a high school to have:

- 1 space per 20 year 12 students
- plus 1 space per 2 staff

These parking rates are derived from the Guide to Traffic Generating Development (2002, TfNSW). The DCP notes that car parking rates will not be reduced on the basis of available on-street parking. This section of the DCP aims to guide the design and implementation of educational establishments so that the impact on the residential amenities is minimized. It is also essential that the school parking is consistent with the prevailing and likely neighbourhood character of Wentworth Point.

Does the school have an Operational Plan of Management? While Parramatta City requires one for developments such as this, it has not been included in the supporting documents. An Operational Plan of Management should include items such as schedule of classes, use of building outside of regular classes, number of students in attendance and anticipated growth of the educational establishment.

**Recommendation:** The community suggestion is that teacher and student parking should be provided beneath the school like every other development in Wentworth Point has been obliged to do. Street parking will disappear when adjacent developments begin. Failure to address this now will mean it will become difficult if not impossible to address later. Saying parking that has been allocated to other developments based on their requirements can be utilised ignores the fact that parking is a premium on the peninsular.

**Issue 3. Playing Areas and Community Access:** We object to linking the delivery of playing fields promised in the Peninsular Park and at the Wentworth Point Primary School are being linked to this proposal. It appears that a slice of the Peninsula Park will be reallocated to the High School as a playing field, but stating that this could later be provided with access for use as a community playing field through a future 'community use' agreement outside school use is a concern. In all probability

this facility will be fenced, so community use will be limited or not occur at all. If a school does not need it for evenings or outside of school hours, it is unlikely to be illuminated.

A subset of this issue is the fact that the proposed Basketball & Netball courts are not currently proposed for community use. Asking the school to commit to community use outside of school use, but relying on this being by a proposed future agreement, which is not included in the plan is unlikely to eventuate.

**Recommendation:** To ensure the High School has flexibility in the use of its facilities and that the Wentworth Point community has access to playing fields the Town Team's recommendation is that as part of this EIS, playing fields and indoor courts / multi-function courts be provided either as part of the remaining government land, where there might be an opportunity for TfNSW land to be provided to address the needs of the peninsular. It may be that other development sites, which are currently semi-approved with open space could accommodate the playing fields and multi-purpose courts required by the Wentworth Point community.

For example, providing multi-purpose courts and playing fields as part of the current Hill Road development on display, would alleviate the need for an agreement for access to the indoor courts, change rooms and canteen, and would receive greater community acceptance. This would address this objection.

As far as the Basketball & Netball courts are concerned, it would be unlikely that an agreement for community use could be implemented so a trade-off would be to add these and playing fields to the Peninsular Park and take the land off the still to be sold future development TfNSW Block. Anything else is putting profits before people, which is not a government role. Providing Basketball and Netball courts plus playing fields in the Peninsular Park and absorbing some of the TfNSW future development site may be a reasonable compromise.

**Issue 4. There is a lack of cohesion in the splitting of the TfNSW site to provide for the School, the Peninsular Park and the future development:** We object to the constant changing of the boundaries and the changes to the Landcom Peninsular Park concept plan, which defined the Peninsular Park by referring to its unique waterfront location, and provided a landscape design that established a green gateway at the head of Homebush Bay, providing a landmark for residents, commuters, and visitors along the Parramatta River. By not providing similar detail on the splitting of the TfNSW land to accommodate three separate projects, the community is left with a lack of confidence in any of the subsequent plans, which have not provided any level of detail.

We object to the existing concept plans for the Peninsular Park, having not been taken into account when planning the new High School. There is no detail on the TfNSW development site and while all three of these sites are TfNSW land and there is no detail on the subdivision of this land.

Taking out parkland to accommodate a playing field is an example of how a future plan for the development site could remove more of the Peninsular Park or even all of it. The community objects to seeing the promised parkland shrink or be reallocated to school use. There is ample land in the TfNSW future development site to be allocated to the new school and the issues around reallocation of land should not be hidden and should be declared as part of an urban design analysis.

Stating that the developer of the Peninsular Park and the TfNSW Development site will address the Eastern Road, teacher parking and absorption of some of the park by the school at some later time is unacceptable. Stating that other developers will address these simply defers these emotive issues

and has the potential to delay the approval of this development as objectors lock onto teacher parking.

The Wentworth Point Community objects to rewriting the Peninsular Park concept by stealth. This is a concern for the whole community. We were shown the Landcom high level plans for a children's playground, great retention of existing fig trees, playing fields, public toilets, BBQ shelters, sensory gardens, a deck and seating steps, accessible parking spaces, a fitness station, retention of some existing saltmarsh, a number of lookouts, some wetlands, an off-leash area for pets, and most importantly, an access road with mobility parking. The concept plans showed they were to be delivered along with a Primary School and a High School (both with playing fields) and further development. Now it is not clear that any of these promised amenities will be delivered in full.

**Recommendation:** The community recommends a master plan be provided for the subdivided TfNSW site showing alignment of the internal arteries (the Piazza – The Crescent - Marine Parade - Monza Boulevard – Wentworth Place – Ridge Road), (the second artery of the Piazza - Amalfi Drive – Savona Drive - Waterways Street – Ferry Wharf Circuit), the continuation of the Promenade / Waterside Walkway, and the promised Peninsular Park, the High School and the development site.

The community wishes to see concept and architectural plans and diagrams that show alignment of the various concept plans and how they relate to the Wentworth Point Artery Roads with more clarity. They are kept separated and unclear in the High School design report. These concept plans should show school grounds with playing fields, community parks and playing fields and future development.

**Issue 5. Playing Areas and Out of School Hour Community Access:** The Wentworth Point Town Team objects to the lack of detail on compliant lighting for the proposed areas, with suggestions that elements 'can be covered by a future shared use agreement'. Failure to address this in the EIS means it is being deferred and the track record is that it will not get funded by anyone and will not happen. Taking Peninsular Park space and reallocating it to the High School as a playing field simply pushes another cost onto the High School, which is unlikely to have it in their capital or operating budgets. We object to both the lack of detail and the suggestion that this issue could be provided through a future 'community use' agreement. The design of this facility will most likely mean its use by the community will be limited or not possible, so will not occur. This objection also covers the proposed Basketball & Netball courts, even though these are not currently proposed for community use.

**Recommendation:** Space for the High School facilities and the community facilities should be taken from the TfNSW Future Development site and allocated to these two important projects. It must be a 'people before profit' approach and this is the reverse of what we are currently seeing.

The re-drawing of the divisions across the TfNSW block must ensure the Wentworth Point community needs and the Sydney Olympic Park High School needs are addressed. The Peninsular Park has been promised, the Primary School was built without the promised grounds or access to agreed playing fields and neither of these have been delivered.

The draft proposed future High School is being proposed with suggestions that an agreement could be included, but there is no detail of this in the plan or any detail of how such an arrangement could work. Most shared use agreements involve Schools and Council, not Schools and Community Title groups. There has been no engagement with the Wentworth Point community on this issue, which is why the community objects to this element of the EIS.

**Issue #6: Time to implement:** The Wentworth Point Peninsula Town Team objects to the two stage development model, which will cause significant disruption for both the schools and residents at a later time.

**Recommendation:** The Wentworth Point Peninsular Town Team recommends both stages are completed as a single project or as two concurrent projects. This way there will be no need for disruption once the school has opened. It will also mean elements that are being deferred will actually get done.

**Overall Recommendation:** The Wentworth Point Peninsula Town Team, which is the voice of the Wentworth Point Peninsular community and includes membership of the Wentworth Point P&C group have identified these issues during engagement with the community and have authored this report voicing our objections. As the community Town Team, we are advocating that these issues be addressed as part of the development of our High School and support the overall delivery of promises to our community. We see these issues as a significant part of the original vision for Wentworth Point and the vision we have adopted as a Town Team representing Wentworth Point Peninsular. We are an apolitical incorporated group of the community for the community.