

5 July 2022

Department of Planning and Environment
Via online portal

RE: Submission on Wentworth Point High School - Application Number SSD-11802230

The Billbergia Group (Billbergia) is a major landowner in Wentworth Point with a long standing track record of delivering housing, jobs and community services within the suburb. This includes a walkable Town Centre with shopping, dining and medical facilities, the privately funded \$63 million Bennelong Bridge and the Wentworth Point Community Centre and Library, delivered through a Voluntary Planning Agreement with City of Parramatta Council.

Billbergia has already completed approx. 2,900 new homes for over 7,000 Wentworth Point residents since 2012, and is the owner of the 3-hectare development site at 16 Burroway Road, located immediately opposite the proposed High School. In this context, we are a key stakeholder in the School Infrastructure NSW (SINSW) proposal.

We note the recent amendment to SSD-11802230 and the Department of Planning and Environment's (DPE) current exhibition, as well as SINSW's earlier Response to Submissions (Rts), issued to DPE in April 2022.

Billbergia is generally supportive of the NSW Government's commitment to community infrastructure at Wentworth Point. We welcome the decision to retain the roundabout at the intersection of Burroway Road and Wentworth Place, as part of the SSDA amendment. This has always been an important element in ensuring existing and planned internal road connections within the suburb continue to operate efficiently.

However, we are disappointed that scope reductions have compromised the extent and configuration of outdoor sporting facilities. We also wish to provide responses and alternative options to the proposed parking and school bus arrangements to ensure the future school better integrates with the suburb. See table over page:

Issue:	Billbergia Response/alternative solution
<p>Staff parking:</p> <p>We note the proposal for 30 staff parking spaces at P5 in Sydney Olympic Park (SOP) to be subsidised by SINSW. This is a distance of more than 2.2 km from the school, which makes this option impractical:</p> <ol style="list-style-type: none"> 1. Sydney Olympic Park Authority's (SOPA) comment in the Transport Letter (Appendix 5. Amendment Report June 2022) that 'car parking must be provided on site as staff may not want to park in P5 and catch a bus or walk' 2. DPE's requirement noted in the Transport Letter (Appendix 5. Amendment Report June 2022 ref A 2.2) that 'evidence of consultation with operators of nearby commercial carparks that are proposed to be relied upon to manage parking impacts'. 	<p>Billbergia supports the principle of parking being included within the school site for staff parking.</p> <p>The Billbergia Group is also the owner/ operator of Marina Square Shopping Centre, (less than 100m from the proposed high school site). Our shopping centre includes a 3-level below-street public car park with 570 spaces.</p> <p>We confirm that our Centre has capacity to accommodate 30+ staff secure undercover parking spaces, subject to negotiation of a long-term lease arrangement with SINSW.</p>
<p>School Bus parking:</p> <p>We note the Transport Letter (Appendix 5. Amendment Report June 2022) identifies options for dedicated school bus parking on Wharf Road, or on Wentworth Place, both of which are located away from the school and are sub-optimal outcomes. Specifically:</p> <ol style="list-style-type: none"> 1. SOPA's comment 'that any bus loading/unloading area for the high school cannot be on Wharf Road. SOPA already receives complaints from the primary school about traffic conditions on Wharf Road and in particular, the buses'. 2. Wentworth Point Marinas Community Association's ownership of Wentworth Place under Community Titles, which would require a negotiated agreement for dedicated school bus parking at this location. This bus bay has been designed and built for future bus routes, as part of future development. 	<p>The most logical place for dedicated school bus parking is directly at the school entrance on Burroway Road in a purpose-designed lay-by (similar to Wentworth Place and Footbridge Boulevard lay-by's, designed to TfNSW and Sydney Buses specs).</p> <p>The provision of a school bus stop on Burroway Road is consistent with the SSDA in that it encourages travel by means other than private vehicle, and provides benefit to the greatest number of attendees of the school.</p>

Given Billbergia's standing as a major landowner of the site immediately opposite the proposed High School on Burroway Road, we urge DPE to actively consult and engage with Billbergia and Wentworth Point Marinas Community Association regarding plans for traffic management and parking on Burroway Road within the precinct.