

Subject: Protecting Wentworth Point's Public Land - Opposition to Landcom's 9 Burroway Road Development - SSD-72816207

Dear Department of Planning NSW and City of Parramatta Council,

The Wentworth Point community formally opposes Landcom's proposed development at 9 Burroway Road, Wentworth Point. This development is a **direct betrayal of the promises made to our community and an inconsiderate use of public government land**. It deprives residents of much-needed public open space and replaces it with more apartments that will only worsen existing issues. It also disregards genuine concerns around environmental degradation. Landcom is **evading their responsibility of looking after Wentworth Point's native biodiversity** by [submitting a request for a Biodiversity Development Assessment Report waiver](#).

The Wentworth Point community, both renters and homeowners, strongly oppose this development as demonstrated by attached list of residents expressing their disapproval.

Wentworth Point Desperately Needs the Promised Public Infrastructure

Wentworth Point has a mere 0.6km² footprint and is already one the **most densely populated suburbs in Australia**, [home to over 15,000](#) all living in apartments. The government has made multiple commitments to providing essential public facilities, including:

- [A minimum of 3.9-hectare Peninsula Park](#), a crucial green space for recreation and sports.
- [A dedicated playing field](#) to serve local sports teams, with proper lighting and change rooms.
- [A boat shed and marina](#), promised in **2017** to support our active kayaking and boating community on Homebush Bay.
- [A community hall](#), providing a much needed gathering space for residents.

From the above promised facilities, **Landcom is delivering only the bare minimum** from above (a 3.9-hectare Peninsular Park) whilst eliminating the marina, boat-shed, community hall and **failing to provide a single piece of critical infrastructure for the community**. Unlike other major developments in Wentworth Point that contributed millions in community infrastructure, this project offers nothing. This is an **insult to the residents** who have built their lives here.

Residents' Concerns Disregarded

It should be noted that [Landcom only sought comment from residents within 500m of the site](#), meaning **residents from remaining parts of Wentworth Point were excluded**. It is unfair that residents from parts of Rhodes were included in consultation even though they would not be directly impacted by the **loss of the Community Hall, Marina, open park space and an increase in traffic congestion on Hill Road**.

The loss of these public facilities was raised by the community during [community consultation](#). However, Landcom's response is painfully generic and **doesn't provide solutions to genuine concerns** about liveability in Wentworth Point.

The public land needs to be better utilised for public spaces that serve the community. Wentworth Point to this day does not have a Community Hall which is absurd for a community of more than 15,000 residents.

Failure to Provide Infrastructure for Overcrowded Schools and Traffic Congestion

The **Wentworth Point Public and High Schools are already severely overcrowded, with no dedicated playing field**. The public school's enrolment is already at 117% as of 2021. The newly constructed high school will have to share an oval with the primary school and more than 15,000 residents, which is entirely unworkable. Students and local sports teams will have nowhere to train or play. The current situation already falls far short of NSW Department of Education guidelines for open space which requires 10sqm per student. With the public and high school's combined student enrolment of more than 2000 students, the **students' right for an open space is stolen** by Landcom's mixed-use proposal.

Additionally, **Hill Road is at breaking point, with horrendous traffic congestion** that makes it nearly impossible for residents to enter or leave Wentworth Point during peak hours. With only one major road in and out of the suburb, the situation is already unsustainable. The Traffic Impact Assessment completed by Landcom distorts the truth by only considering the reduction in traffic compared to their initial 25 storey proposal. This new development will bring in hundreds of additional residents, worsening congestion and making emergency access even more difficult. **Neither Parramatta Council nor the NSW Government have done enough to improve critical infrastructure in Wentworth Point, and this development will only make things worse.**

Remove Development Zones to Prevent Future Damage

Given these repeated failures, the NSW Government must not only **stop this development** but also **remove medium to high density development zones in Wentworth Point** to prevent similar attempts in the future. The community has had enough of **broken promises and inadequate infrastructure planning**. Future developments should not be allowed to encroach on what little public land remains.

Wentworth Point Residents Demand Action

The Wentworth Point community is united in opposition to this reckless development. Residents—both owners and renters—**have signed a petition to demonstrate their disapproval**. We demand that the NSW Government and Parramatta Council:

1. **Immediately reject Landcom's proposed mixed-use development.**
2. **Honour past commitments by delivering a marina boat shed, bigger public park, community hall and more public facilities**
3. **Remove the development zoning** to prevent future attempts at similar developments.
4. **Invest and deliver much-needed infrastructure on time**, including road improvements, public transport, and school facilities, to support Wentworth Point's growing population.

Wentworth Point has already done more than its share in contributing to housing supply, but **this must not come at the expense of public land, infrastructure, and the environment**. The government must honour its commitments and stand with the community in rejecting this development.

We urge you to take action to protect the last remaining piece of public land in Wentworth Point and ensure it is used for its rightful purpose—a **park, a playing field, and community infrastructure, not another unnecessary residential development**.

Sincerely,
Wentworth Point residents