

WENTWORTH POINT COMMUNITY CENTRAL

WestConnex M4 Widening EIS Response

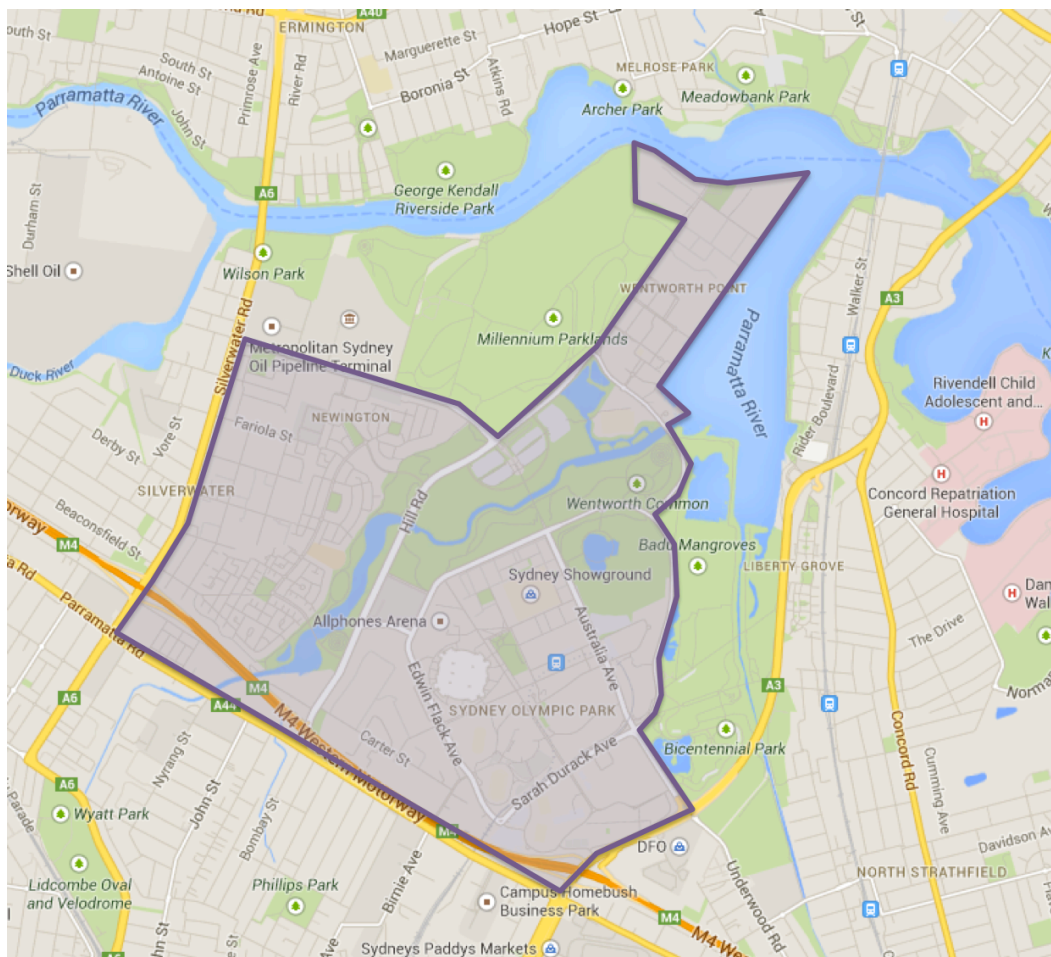
17 August 2014

To Whom It May Concern:

I write to you in my capacity of President of Wentworth Point Community Central, a community organisation that services the residents of Wentworth Point.

Where?

Wentworth Point is adjacent to Sydney Olympic Park and Newington. This combined area is shown on the map below:



Planning Changes

Development at Newington has now completed. However, there have been significant changes to the planned and approved development within Wentworth Point and Sydney Olympic Park.

WENTWORTH POINT COMMUNITY CENTRAL

The original plan was for around 7,000 apartments, approved through the Homebush Bay West Development Control Plan (HBW DCP) and Sydney Olympic Park Master Plan.

Over the past few years the original plans have been significantly expanded with the following initiatives:

1. Changes to HBW DCP, including those related to the uplift to fund the Homebush Bay Bridge
2. Wentworth Point Urban Activation Precinct (WP UAP)
3. Carter Street Urban Activation Precinct (CS UAP)
4. Identification of Sydney Olympic Park as a specialised precinct and upgrades to the Sydney Olympic Park Master Plan 2030.

These changes have resulted in a three-fold increase:

- Number of apartments/dwellings from 7,000 to 22,100
- Resident population from fewer than 15,000 to around 48,000 (excluding Newington residents).

In addition to this, the SOP Master Plan 2030 anticipates the following numbers to access the Park daily:

- 31,500 workers
- 5,000 students
- 15,000 visitors.

Failure to Provide Necessary Infrastructure

One would reasonably expect that such dramatic change would be supported by infrastructure improvements that provided road and public transport access to the area. There is also a need for a variety of community facilities. However, this critical infrastructure has not been delivered, nor is there a commitment to provide very much.

The announced infrastructure includes:

- Wentworth Point Public Primary School
- Homebush Bay Bridge (will provide access to Rhodes Railway Station)
- Wentworth Point Community Centre and Library
- WestConnex access from Hill Rd.

Currently the population of Sydney Olympic Park and Wentworth Point is fewer than 8,000 residents. The roads infrastructure is at breaking point. And this is exacerbated when there are major events in Sydney Olympic Park, such as the Royal Easter Show. As an example, during the Show, it was regularly taking residents around 45 minutes to get from Wentworth Point to Parramatta Rd (barely a kilometre!).

During the Show, radio particularly commented on the inadequacies of the Australia Ave roundabout to deal with traffic. This is exacerbated on weekends when shoppers descend on the DFO shopping centre.

WENTWORTH POINT COMMUNITY CENTRAL

We have received a copy of a report commissioned by SOPA in 2009 (prior to the increased development) that indicates the Australia Ave / DFO roundabout would be a “fail” in 2018. I assure you that it’s a fail right now!

Resident Feedback

We have surveyed our resident population and there is widespread community concern about the current lack of infrastructure and facilities when the proposed population growth is considered. I can provide a summary report or the full details of the survey, if required. The free form comments make interesting reading!

We also have a petition of over 1000 signatures calling for the Australia Ave roundabout to be fixed (refer <https://www.communityrun.org/petitions/fix-traffic-flow-at-the-australia-ave-dfo-roundabout>).

A Facebook page has been set up and has regular interaction from frustrated motorists. Photos are regularly posted of the traffic gridlock. See <https://www.facebook.com/AustraliaAveRoundabout>.

What is Required?

As residents of Wentworth Point, we are acutely aware of what is needed. We experience the lack of infrastructure every day.

The following roads infrastructure is urgently required:

- Westbound exit of WestConnex (M4) at Hill Rd (the plans provide access to M4 for city commuters but doesn’t give them an exit to come home through!)
- Upgrade to Australia Ave (DFO) roundabout (including slipway extension for southbound traffic along Homebush Bay Drive and double lanes along Underwood Rd) to streamline traffic flow
- Open Holker Street bus way, per traffic recommendations
- Improve local and regional intersections to support populations
- Provide additional parking for Wentworth Point residents (inadequate parking is a result of limits placed by the HBW DCP – the WP UAP has turned this around by making what was a maximum number of car spots in a building to be the minimum number of car spots!).

Funding

Government always cries poor, but there are significant funds flowing into state and local government through these developments. I estimate that this is in the order of:

- \$80m in S94 (developer contributions) to Auburn City Council
- \$22m **annual** rates to Auburn City Council
- \$200m through land sales to RMS
- \$660m+ to NSW government through stamp duty on initial apartment sales (and more as re-sales occur!).

Action Requested

We would appreciate your attention to these matters to find solutions.

It appears that the NSW Government is focused simply on putting bodies wherever they can fit, with no adequate attention to the infrastructure that people require to live, work and play.

I would be delighted to show you around this area and highlight the specific issues that need to be addressed. Now is the time for an holistic approach to planning to ensure an appropriate solution for ourselves and future generations.

My contact details are below – I would appreciate your commitment to resolving these problems and something that I can report to our constituents.

Local Representatives

We have raised these issues with our local state member, Barbara Perry as well as the adjacent member, Charles Casuscelli and with our federal member, Craig Laundry. All appear to have a good understanding of the issues that we face, but we have yet to see any progress on a resolution.

Yours sincerely,



Bronwyn Evans

President

0412 997 660 | admin@wentworthpointcommunity.org