

Matters Raised in Submission	Response
	<p>Land reservation</p> <p>A portion of the site, corresponding to the RE1 zoning, is identified on the LEP's Land Reservation Acquisition Map as "Local Open Space". Council is the relevant acquisition authority as per Clause 5.1(2) of the LEP. Clause 5.1(3) of the LEP states that development on the land may, before it is used for the purpose for which it is reserved (local open space in this case), be carried out, with development consent for any purpose. As such, the proposed school use can be carried out on the land with consent.</p> <p>It is anticipated that the Land Reservation Acquisition Map will be updated as part of the Planning Proposal process described above.</p> <p>It is noted that clause 5.1A of the LEP, which limits development on certain land intended to be acquired for a public purpose, does not apply to the site.</p>
<p>5. Future Planning Proposal</p> <p>[...]</p> <p>Whilst the Planning Proposal may resolve some of the issues raised above, there is no certainty of when this will be lodged with Council, the timing of any assessment and whether the proposal will ultimately be approved. It is considered imperative that the master planning of the entire Maritime Precinct (including the Peninsula Park) be resolved before any determination for the school be granted. This will provide future certainty regarding the orderly development of land, delivery of assets (including the new road and Peninsula Park) and provide for appropriate controls for future development within the precinct.</p> <p>[...]</p>	<p>SINSW appreciates Council's desire to better understand the future of the entire precinct. However, waiting for the resolution of the master plan would involve costly delays to the school project and would provide no further clarity to Council on what is being delivered on the school site. Clarity on the orderly development of the remainder of the precinct will be provided to Council through the Planning Proposal and DCP process being progressed by the adjoining landowner, TNSW.</p>
<p>6. Inadequacy of School Facilities/Infrastructure</p> <p>The EIS states that the proposed playing field and the new road with associated car parking <u>do not form part of the SSD application</u>. Notwithstanding the proposed school will have insufficient open space for students and fails to meet the minimum standards set out by the Department of Education's Educational Facilities Standards and Guidelines (EFSG) for both stages 1 and 2. The application however depends upon these facilities being provided for the construction and operation of the high school.</p> <p>[..]</p>	<p>The play space required to meet the needs of the Stage 1 student population can generally be accommodated on site within the 9,511sqm available. Refer to the open space diagram at Appendix 11. The future playing field to the north will meet the needs of the Stage 2 student population.</p> <p>To ensure students have adequate play space, it is recommended that DPE impose a condition prior to occupation of Stage 2, which states that Stage 2 cannot commence until the new road, associated car parking and playing field are delivered.</p>
<ul style="list-style-type: none"> The new road and car park is being proposed as part of a separate process which has not been confirmed. The EIS 	<p>Stage 2 operation is contingent upon delivery of the new eastern road, which will provide 30 staff parking spaces. To provide certainty, it is</p>

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<p>states that this will be "provided by others", and therefore there is no certainty that this will be provided at all, let alone in a manner that will satisfactorily meet the functional requirements of Council, the school and precinct. Subsequently, it is possible that the high school may be constructed and operated with no off street parking. This could therefore place a significant demand on on-street public parking in an already dense urban environment and must be addressed at this stage of the development process. The design and delivery of the road and car parking also plays an important role in the entire Maritime Precinct and for access to the Peninsula Park and cannot be considered in isolation. Furthermore, an assessment of the road and drainage infrastructure cannot be assessed to determine if it can cope with the drainage requirements, or if easements to drain water will be required, and their possible location.</p> <p>[..]</p>	<p>recommended that DPE impose a condition which states Stage 2 cannot be occupied until the eastern road, associated car parking and playing field are delivered.</p> <p>DoE and TfNSW have a HoA for the design, construction and use of the road (and the sports field) until transfer to Council or an alternate Government agency.</p> <p>As discussed above, an interim parking arrangement is proposed for Stage 1 whereby staff will have the option to use parking at Sydney Olympic Park P5 Car Park and then travel by bus to the school. Route 526 provides regular bus access between P5 and the ferry wharf, located approximately 300m from the school site.</p> <p>SOPA have confirmed that adequate car parking is available at P5, even during the busiest period of the year, being the Easter Show.</p> <p>SINSW proposes to fully subsidise 30 parking spaces so that cost is not an issue for the future staff members until such time as the 30 car spaces and the proposed road becomes available.</p> <p>In relation to the substation, SINSW have obtained a copy of the Ausgrid standard access requirements and discussions have commenced with TfNSW to arrange formal access to the substation, as required by Ausgrid.</p>
<p>7. Shared Open Space and Recreation Facilities</p> <p>[..]</p> <p>The proposed school and playing field will significantly encroach into the proposed Peninsula Park and will reduce the area of recreational space available to the surrounding residential community during school hours. City of Parramatta Council has previously resolved that any playing field associated with the new school should not be provided at the expense of land already proposed for the Peninsula Park. It is noted that the existing plans for the proposed Peninsula Park equate to approximately 3.6ha, and the addition of the playing field increases the overall size of the open space to 4.1ha. However, the playing field encroaches into the Peninsula Park area by approximately 0.5ha, thereby reducing the area that is unencumbered by the school to 3.1ha. Any such playing field should be wholly located on land outside of the existing plans for the proposed Peninsula Park and not compromise the unrestricted access to the Peninsula Park.</p>	<p>The future playing field to the north does not form part of the site and is not included as part of the SSDA. Also, it is not required for achieving generally compliant open space as discussed in section Error! Reference source not found. above.</p> <p>DoE and TfNSW have prepared a HoA for the design, construction and use of the future eastern road and the sports field until transfer to Council or an alternate Government agency. This is detailed at Section 4.1.</p> <p>The specification of the playing field is the subject of ongoing discussions between TfNSW, SINSW and Council. Recent meetings regarding the field occurred on 22 September and 13 October 2021. Senior Council officers attended these meetings. (Further consultation occurred during preparation of the EIS as outlined in the EIS.)</p> <p>At the request of Council, TfNSW and SINSW are awaiting Council engagement of consultants in order to further progress the scope and design.</p> <p>The land ownership and transfer of lands has been subject of ongoing discussion between</p>

Project Description	Location	Start	Complete	Estimated	Est. Expend	Allocation
				Total Cost	To 30-06-21	2021-22
				\$000	\$000	\$000

Department of Education (cont.)

Schools at Meadowbank Education and Employment Precinct	Meadowbank	2019	2022	300,000	180,563	111,085
Seven Hills High School Skills Upgrade	Seven Hills	n.a.	n.a.	n.a.	438	9,079
Smalls Road (new primary school)	Ryde	2018	2020	47,023	46,559	440
Speers Point Public School Upgrade	Speers Point	2018	2020	15,886	11,214	1,879
St Ives High School Upgrade	St Ives	2019	2021	25,560	19,980	1,260
St Ives North Public School Upgrade	St Ives	2019	2020	29,421	24,059	4
Stanwell Park Public School Upgrade	Stanwell Park	n.a.	n.a.	n.a.	428	4,483
Sydney Olympic Park (new high school)	Sydney Olympic Park	n.a.	n.a.	n.a.	1,164	41,876
Tallawong (new primary school)	Tallawong	n.a.	n.a.	n.a.	1,161	13,905
Tamworth Public School Upgrade	Tamworth	2019	2020	14,788	13,295	1,493
Terrigal Public School Upgrade	Terrigal	2018	2019	n.a.	11,573	28
Teven-Tintenbar Public School Upgrade	Tintenbar	n.a.	n.a.	n.a.	294	2,591
Tirriwirri School (Queanbeyan School)	Karabar	2019	2021	21,000	18,525	228
Tweed Heads South Public School Upgrade	Tweed Heads South	2020	2022	25,000	4,311	16,332
Tweed River High School Skills Upgrade	Tweed Heads South	n.a.	n.a.	n.a.	747	8,734
Tweed River High School Upgrade	Tweed Heads South	2020	2022	26,215	5,019	19,569
Ultimo Public School (new school)	Ultimo	2014	2020	n.a.	58,126	1,929
Waitara Public School Upgrade	Wahroonga	2018	2020	n.a.	39,864	25
Wamberal Public School Upgrade	Wamberal	2017	2020	19,600	19,158	442
Wangi Wangi Public School Upgrade	Wangi Wangi	2019	2020	13,347	11,527	125
Wauchope Public School Upgrade	Wauchope	2018	2020	13,900	13,681	219
Wentworthville Public School Upgrade	Wentworthville	2019	2022	39,761	34,697	4,843
West Ryde Public School Upgrade	West Ryde	2018	2020	n.a.	18,109	70
Westfields Sports High School Upgrade	Fairfield West	2019	2020	30,138	28,265	1,700
Wilkins Public School (new preschool)	Marrickville	2021	2021	n.a.	2,225	974
William Stimson Public School Upgrade	Wetherill Park	2017	2020	n.a.	17,051	2
Willoughby Girls High School Upgrade	Willoughby	2017	2020	17,037	16,810	122
Willoughby Public School Upgrade	Willoughby	2017	2020	36,368	35,672	611
Wilton Public School Upgrade	Wilton	n.a.	n.a.	n.a.	502	14,083

Project Description	Location	Allocation
		2021-22
		\$000

Department of Education (cont.)

Narrabeen Education Precinct	North Narrabeen	3,135
Neutral Bay Public School Upgrade	Neutral Bay	1,950
Newcastle Education Campus	Newcastle	5,633
Oran Park Public School Upgrade - Stage 2	Oran Park	2,108
Orange Grove Public School Upgrade	Lilyfield	2,135
Punchbowl Public School Upgrade	Punchbowl	1,054
Randwick Boys and Girls High School Upgrade	Randwick	5,000
Rhodes East (new primary school)	Rhodes	3,689
Rydalmere Education Campus	Rydalmere	13,701
South Nowra/ Worrigee (new primary school)	South Nowra	5,269
South West Sydney, new selective high school	Leppington	4,216
St Leonards Education Precinct - Stage 1	St Leonards	3,689
Sydney Olympic Park (new high school) - Stage 2	Sydney Olympic Park	3,162
The Forest High School (Relocation)	Frenchs Forest	8,431
Wee Waa High School Upgrade	Wee Waa	37,830
Wentworth Point Public School Upgrade - Stage 2	Wentworth Point	2,108
Westmead South (new primary school)	Westmead	5,428
Wilton Junction (new primary school)	Wilton	3,689
Yanco Agricultural High School Upgrade	Yanco	1,054
Total, New Works		240,028

(a) ETC is withheld due to commercial sensitivities and start/finish dates confirmed once a delivery schedule has been finalised



Artist impression of the new high school

Sydney Olympic Park new high school

Project update | February 2022

Investing in our schools

The NSW Government is investing \$7.9 billion over the next four years, continuing its program to deliver 215 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

Project overview

A new high school is being developed to cater for the growing population in the Sydney Olympic Park, Concord West and Wentworth Point communities. The site is part of 7-11 Burroway Road, Wentworth Point.

The high school will have flexible teaching and learning spaces for approximately 1,500 students as well as a multi-purpose hall for sports and performance, outdoor spaces including landscaped recreation areas, games courts, and canteen facilities.

Project update

The State Significant Development (SSD) application for the project was lodged with the Department of Planning and Environment (DPE, formerly the Department of Planning, Industry and Environment) in October 2021. It was placed on public exhibition Thursday 14 October to Wednesday 10 November 2021 for community and government agency comment.

Additional detailed site investigations took place at the site in late 2021 in order to update the Remediation Action Plan and to plan for main construction works.

Funding for expanded facilities were announced as part of the 2021/22 NSW Budget, increasing the number of students to be accommodated from approximately 850 to 1,500. Business case approval has now been received for this expansion.

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