

To whom it may concern:

Though in principle I agree with the addition of new the residential area and redevelopment of Carter St, I have a few thoughts on the overall urban development of the Wentworth Point and Olympic Park precincts .

- I believe that high-rise should not be included and that 8 stories should be the absolute maximum height of any residential building.
- No new construction can be/should be started before the roads and transport are improved. With the proposed development area at the bottom of Hill Rd and then this, without immediate rectification no cars or bus will be able to move within the area.
- Immediate improvements need to be made to the Australia Ave roundabout, along with Holker St and Silverwater Rd, which during peak hour can be backed up to Hill Rd.
- The intersection of Hill Rd and Parramatta road needs to be improved as this can also be a major traffic problem with people using Olympic Park (Australia Ave) and Newington (Holker St) as a rat race to avoid large parts of Parramatta Rd. At this intersection you have people turning onto the M4, and left and right onto Parramatta Rd. With the additional residencies being proposed this will only exacerbate the problems in the area.
- The WestConnex project, Carter St UAP and Wentworth Point UAP are all remiss in not providing for a westbound access off the M4 at Hill Rd. It is essential that this be provided to facilitate those working east of the area returning home of an evening. We note that an eastbound access is being provided onto the M4 which means that people can go to work - but they can't easily get home via the M4! This omission will result in traffic problems at the Australia Ave roundabout and along Parramatta Rd.
- Public transport is a major issue for Wentworth Point residents, Parramatta is a major employment hub yet there is very limited public transport options, for what is essentially 10km journey can take anywhere between 30 mins to 1.5 hour. Residents have to:
  - catch the bus to Newington and wait up to 30 mins for the connecting bus,
  - catch the bus to Strathfield which takes at least 30 mins (traffic) and then the train,
  - 3 changes of transport if you catch the bus to Olympic Park, train to Lidcombe and then train to Parramatta
  - Or drive to Lidcombe
- The FAQ's states "It optimises significant government infrastructure investment in the transport network including Olympic Park train station, existing bus services, the M4 Motorway, Parramatta Road and WestConnex", my question would be what investment? Besides the half thought upgrade to the M4 (see above) there has been no investment let alone significant investment into transport infrastructure. New ferry services have been added to the Parramatta service but only to the City, ferry services to Parramatta have basically been cut completely. The continual statements being made about Urban Activation Precincts being build close to transport hubs is just straight Political speak and is not reality. Olympic Park and Wentworth Point are not transport hubs, they do not designed for residents, the Olympic Park transport "hub" has been design purely for major events at Olympic Park and not day-to-day serving of the surrounding area.
- Current parking in the area is an absolute joke, there is not enough free and available parking for residence without adding any more residences
- I also fully support the feedback provided by Wentworth Point Community Central.

Finally I re-iterate that NO new construction should be done UNTIL the road network if improved, this can not wait until after development has been started or worse almost finished. IT NEEDS TO BE DONE TODAY.

Regards