



Council of Social Service of New South Wales

66 Albion St, Surry Hills NSW
phone 02 9211 2599 **fax** 02 9281 1968
email info@ncoss.org.au **web** www.ncoss.org.au

abn 85001 797 137

23 April 2014

The Director
Urban Renewal
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Sir or Madam

Re: Carter St Lidcombe Urban Activation Precinct

As the peak body for the non-government community services sector, NCOSS welcomes this opportunity to comment on the draft planning proposal for the Carter St Lidcombe Urban Activation Precinct (Carter St UAP).

For the reasons set out below, NCOSS submits that the current proposal should not proceed until the completion of a comprehensive planning strategy for the wider Sydney Olympic Park area.

In recent years separate proposals have been placed on exhibition for the revised Master Plan for Sydney Olympic Park, for a zoning uplift for Wentworth Point, for new residential development in the separate Wentworth Point UAP and now this proposal for the Carter St UAP. We do not believe that this piecemeal approach will produce an optimal planning strategy for this important urban renewal area.

We note that the Sydney Olympic Park Master Plan 2030, finalized in September 2009, proposed that Olympic Park grow to accommodate 30,000 workers, 14,000 residents and 5,000 students. Proposed upzoning and new residential development in the adjoining suburb of Wentworth Point would, if adopted, result in Wentworth Point eventually accommodating a total population of around 20,000 people. The current proposal seeks to add a further 5,500 dwellings in the Carter St UAP, with a projected population of around 11,000 people.

NCOSS submits that insufficient studies have been carried out to convince the community that the broader Sydney Olympic Park area (including Wentworth Point and Carter St) can sustain a future population in excess of 45,000. We do not consider that current transport and community facility planning for the area is of sufficient scale to prepare for such a large high density population remote from the traditional residential parts of Auburn LGA.

In relation to transport the Transport Impact Assessment for Carter St UAP notes that all the main road gateways to the Olympic Park area are currently operating at or close to capacity, with long delays and queues during peak periods. Bus services would need to increase in frequency and routes adjusted to improve coverage and patronage. It is not sufficient to say

that future options to establish high capacity public transport links, such as light rail, between Parramatta and Olympic Park will be investigated.

The Community Facilities Study for Carter St notes that most of Auburn Council's community facilities are located south of the M4 and are not readily accessible to residents of Newington, Sydney Olympic Park or Wentworth Point. This reflects the fact that the area north of the M4 was historically industrial in nature.

Currently the only community facility located in the wider Sydney Olympic Park area is a small community centre and branch library at Newington. There are no childcare centres in the area, Newington Public School is already at capacity and there is no public high school nearby. A new public primary school is proposed for Wentworth Point but it will not be sufficient for the area's likely population growth.

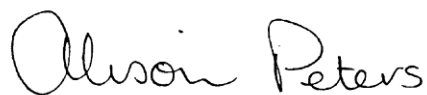
NCOSS believes that the Department of Planning and Infrastructure, Auburn Council and the Sydney Olympic Park Authority should work together on a social planning study of the wider Sydney Olympic Park area, including Newington, Wentworth Point and Carter St to develop realistic and funded plans for the provision of necessary community facilities and services. This study should be placed on public exhibition and should be finalized before any further rezoning happens in the northern part of Auburn LGA.

We note that the Homebush Bay Liquid Waste Treatment Plant and Auburn Resource Recovery Centre are located adjacent to the Carter Street precinct. The Liquid Waste Treatment Plant was temporarily closed during the 2000 Olympics as it was seen to be incompatible with the Green Games concept. Since then no real progress has been made on relocating the Liquid Waste Treatment Plant away from the Olympic Park area. Given the likelihood of adverse odour impacts we believe the relocation should happen before any residential development is approved in the Carter Street precinct.

NCOSS previously submitted that there should be an affordable housing component of both the Sydney Olympic Park Master Plan and for the Wentworth Point UAP. We recommend that the NSW Government develop an affordable housing strategy for the wider Sydney Olympic Park area, including Wentworth Point and Carter St.

If you require further information on this submission please do not hesitate to contact Mr Warren Gardiner, Senior Policy Officer, on 02 9211 2599 ext 112 or email warren@ncoss.org.au

Yours faithfully

A handwritten signature in black ink that reads "Alison Peters". The signature is written in a cursive, flowing style.

Alison Peters
CEO