

Sydney Regional Environmental Plan 26 – City West

*Explanation of Intended
Effect*

Sydney Regional Environmental Plan No 26 - City West

This Explanation of Intended Effect has been prepared under Section 38 of the Environmental Planning and Assessment Act (the Act) 1979. It is presented in three parts:

Part A: Proposed amendment to Sydney Regional Environmental Plan No 26 - City West

This part explains the intent of the proposed amendment to Sydney Regional Environmental Plan (SREP) No 26 - City West and outlines the amendment.

Part B: Background

Part B provides a brief summary report on the background to the proposal.

Part C: Draft SEPP Amendment

Part C includes a copy of the draft amendment and accompanying map.

Part A: Proposed amendment to Sydney Regional Environmental Plan No 26 - City West

The proposed State Environmental Planning Policy (SEPP) will amend Sydney Regional Environmental Plan (SREP) No 26 - City West to introduce the following clauses:

- Permit a temporary school without consent by or on behalf of a public authority on part of Wentworth Park, outlined on a map.
- The school will cease operation by 31 December 2019.
- Requirements to consult with Council and other public authorities as provided for under Part 2 of Division 1 under State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) will apply.

The definition of 'school' is within the meaning of the standard local environmental planning instrument definition which means a government school or non-government school within the meaning of the Education Act 1990.

The proposed SEPP amendment is intended to facilitate the development of a temporary school on part of Wentworth Park, while the construction of the new Ultimo public school is underway.

The redevelopment of Ultimo Public School is required to accommodate the growing student population in the school's catchment area, and a temporary school at Wentworth Park is needed to continue school operations during the redevelopment of the existing school.

The draft SEPP amendment is included under Part C.

Part B: Background

Ultimo Public School is proposed to be redeveloped to accommodate the growing student population in the school's catchment area. Once complete, the new Ultimo public school will be able to accommodate an additional 500 students, bringing it to a total of up to 800 students.

A temporary school is needed to continue school operations during the redevelopment of the existing school. The NSW Department of Education has identified Wentworth Park as the most suitable location for the temporary school.

The below indicative site plan shows the existing school (outlined red) which is proposed to be redeveloped and the general location of the proposed temporary school (outlined green).

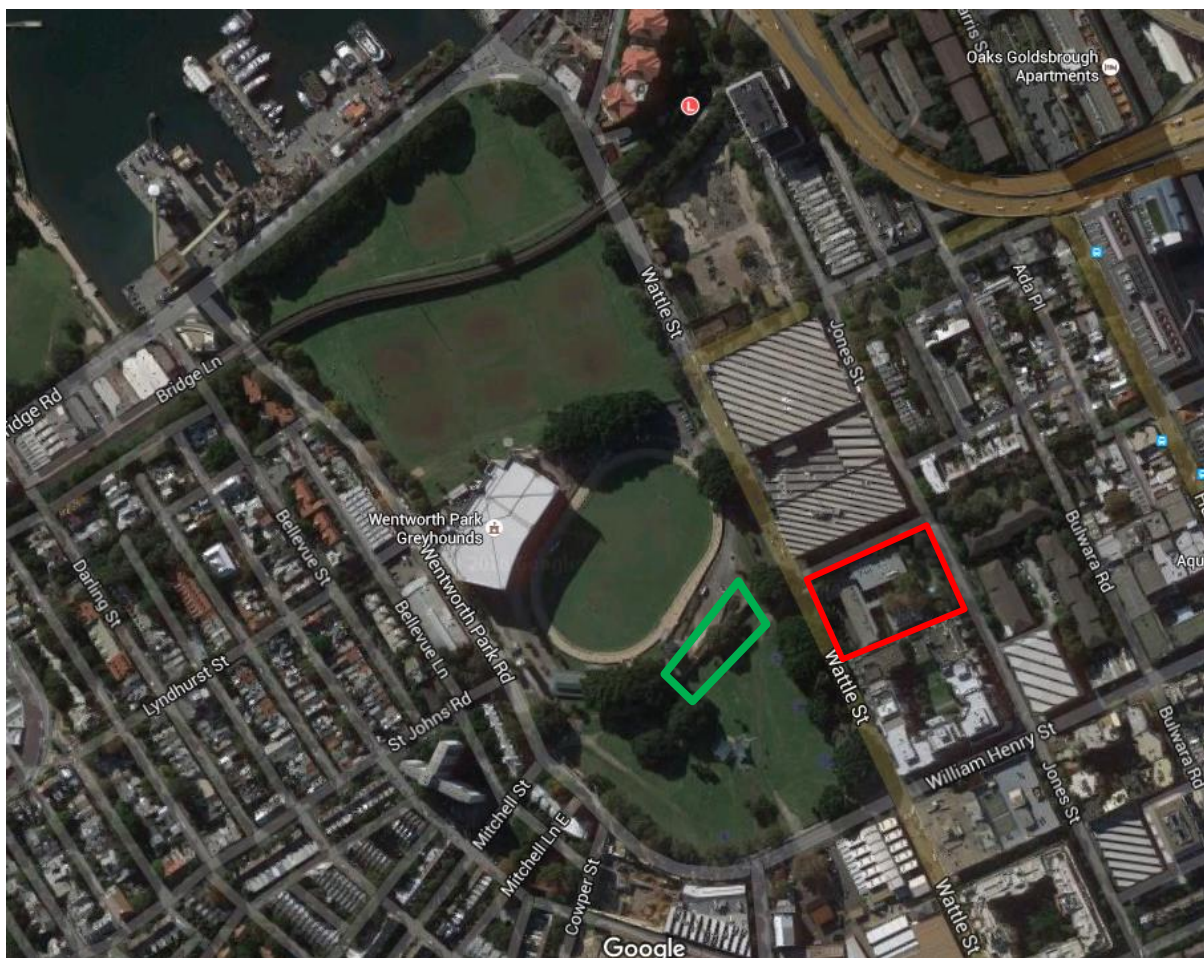


Figure 1 – Indicative Site Plan

The Proposed changes to SREP 26 would allow a temporary school to be considered under Part 5 of the Environmental Planning and Assessment Act (the Act) 1979. Under the Part 5 pathway, the Department of Education would need to carefully consider environmental impacts of the proposed temporary school before going ahead with the project.

The school use would cease operation including its construction, occupation, removal and reinstatement as public open space by 31 December 2019.

The NSW Department of Education is committed to making good works on the Park (in agreement with the City of Sydney Council and the Wentworth Park Trust) once the temporary school has been removed from Wentworth Park.

Site Selection

The NSW Department of Education considered a number of sites for the location of the temporary school before proposing Wentworth Park. Criteria considered in selecting this location included:

- comparable amenity to the current location for the students and teachers,
- proximity to the existing school location to minimise transport impact for students,
- impact on the stakeholders in the temporary location, and
- planning considerations, including heritage and approvals pathways.

A Project Reference Group was set up to obtain stakeholder input on the options, agree on assessment criteria and provide recommendations on the optimum option. This Group was made up of representatives from the school, the community and the NSW Department of Education.

The Project Reference Group reviewed the proposed locations and recommended Wentworth Park South as the preferred location. Wentworth Park is the preferred location because the site:

- is close to the existing school to allow for current transport/school access methods to be maintained,
- has access to Wentworth Park,
- allows the temporary school to be designed to be fit for purpose, and
- allows for outdoor learning.

Current Planning Controls

SREP 26 - City West sets out the planning controls for Wentworth Park. SREP 26 aims to:

- establish planning principles for City West as a whole,
- establish planning principles and development controls for development in each Precinct within City West, and
- promote the orderly and economic use and development of land within City West.

Wentworth Park is zoned Public Recreation under SREP 26. The objectives of the Public Recreation zone are:

- to establish public recreation areas which serve the needs of residents and workers within City West and the adjoining suburbs,
- to provide public access to all parts of the public domain, especially waterfront areas and escarpments,
- to provide a variety of public areas and recreational opportunities,
- to provide for facilities which accommodate or are ancillary to recreation opportunities relating to the use of the public domain, and
- in the Bays Precinct, in addition to the other objectives of this zone—to allow for the continued operation and development of Wentworth Park as a major public open space and recreational facility.

As the current zoning and objectives for Wentworth Park prohibit the proposed educational use, an amendment to SREP 26 is needed to facilitate the development of a temporary school. The school use would cease operation, including the decommissioning and make good works by 31 December 2019.

Location

The temporary school is proposed to be located on the southern portion of Wentworth Park, near the existing Ultimo Public School. The area nominated for the temporary school is partially within the existing public open space and partially within the Wentworth Park Sporting Complex grounds.

The temporary school would cover an area of less than 5% of the overall Wentworth Park/Sporting Complex area of about 14ha.

The temporary school would not restrict access and use of the remainder of Wentworth Park by the public and the areas of the park used for organised sport activities would not be affected by this proposal.

Part C: Draft SEPP Amendment

Part C includes a copy of the draft amendment and accompanying map.