



# CITY OF PARRAMATTA

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<b>Your Reference</b>	LEP2021/1/8
<b>Our Reference</b>	F2004/07078
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8 September 2022

Dear Sir/Madam

**Re: Planning Proposal – 22 Winbourne Street, West Ryde - Reference LEP2021/1/8**

Thank you for the opportunity to comment on the Planning Proposal for land at 22 Winbourne Street, West Ryde, known as the former Marsden High School site, and for granting an extension for the City of Parramatta Council (Council) submission to be made. This submission outlines Council officer concerns with the proposal that should be taken into account as part of the detailed planning assessment process.

Council officers recognise that land available for recreational facilities is in high demand throughout Sydney and that it is important to ensure that local and regional needs are serviced. However, in this instance, the need to retain land zoned for educational uses is considered an equal, if not greater priority. Therefore, Council officers do not support the proposed rezoning of the site from SP2 Infrastructure (Educational Establishment) to part RE1 Public Recreation. No concerns are raised in relation to rezoning part of the site to C2 Environmental Conservation. Justification for Council officers' position is summarised below:

- Land for the purposes of educational establishments is an identified need within the area.
- The Department of Education (DoE) has identified that existing primary and secondary schools within the catchment will be at capacity, or exceeding capacity, by 2025.
- There is identified growth within the catchment that will place a greater demand on existing schools.
- DoE has not identified a replacement site for an additional secondary school despite awareness of the anticipated population growth within the catchment.
- There are existing netball facilities at Meadowbank.

## Context

Council is currently in the process of facilitating the urban renewal of the 50ha Melrose Park Precinct, located less than 1 kilometre south of the subject site. This has been occurring since late 2016 and is ongoing. Redevelopment of the precinct has the potential to yield up to 11,000 new dwellings in the form of high density residential living, in addition to retail/commercial and public open space uses, and a new primary school site.

As part of this process, Council has been engaging extensively with the DoE and School Infrastructure NSW (SINSW) to ensure educational needs are met for the incoming population. DoE/SINSW have advised that to meet the demand generated by the proposed population increase, a new primary school and new secondary school are required either within, or close to, the Melrose Park precinct, in addition to the existing Melrose Park Public School located in the southern part of the precinct. A new primary school site is being provided in the northern part of the precinct on the corner of Hope Street and Wharf Road that will have a capacity for 1,000 students. It will also be supported by a playing field and other small-scale recreational facilities on-site.

## Contact us:

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Despite ongoing discussions and concerns raised by Council with DoE/SINSW, no location has been confirmed for a secondary school.

A submission was made by SINSW during the public exhibition of the Melrose Park North Planning Proposal in 2021, which stated that **current projections for the Melrose Park Public School and Marsden High School intake areas are anticipated to be at, or exceeding, their enrolment capacity by 2025. This projection does not consider the anticipated population increase proposed as part of the Planning Proposal.** Subsequently, Council officers do not see the logic or justification for decreasing the amount of land available for educational purposes in the catchment given the anticipated future demand on existing schools, even without the redevelopment of the Melrose Park Precinct.

From the time the relocation of Marsden High School and proposed conversion of the site to a netball facility was announced, Council has repeatedly raised concerns with DoE/SINSW regarding the loss of land able to be used for educational purposes. This site is considered essential to ensuring that secondary school needs are met for the catchment. In addition, a netball facility currently exists in nearby Meadowbank. Council officers question the reasoning for not upgrading this site instead, to ensure the Marsden High School site can be retained for educational purposes.

Council officers acknowledge that it is not the responsibility of Ryde Council to ensure that the education needs are met for the incoming population of Melrose Park; however, a better understanding of SINSW's intentions for providing an alternative secondary school site to service this catchment is sought should the former Marsden High School site no longer be available for educational uses.

In conclusion, Council officers do not support the proposed rezoning of the former Marsden High School site to no longer enable it to be used for educational purposes. Further detail should be sought from DoE/SINSW regarding the strategy they have in place to address the future undersupply of student places at primary and secondary schools within the catchment.

Please contact Amberley Moore, Senior Project Officer Major Projects and Precincts at [amoore@cityofparramatta.nsw.gov.au](mailto:amoore@cityofparramatta.nsw.gov.au) or on 9806 5115 should you wish to discuss this submission.

Regards

**Jennifer Concato**  
Executive Director City Planning & Design