



**CITY OF
PARRAMATTA**



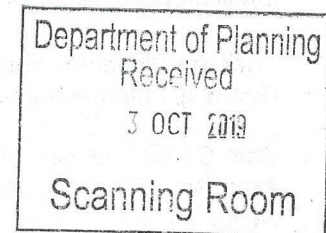
PCU078365

Ms Catherine Van Laeren
Director, Sydney Region West
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Reference	RZ/1/2018
Contact	Amberley Moore
Telephone	02 9806 5115
Email	amoore@cityofparramatta.nsw.gov.au

Emailed to: christine.gough@planning.nsw.gov.au

27 September 2019



Dear Catherine,

Gateway Request – Planning Proposal for land at 14-16 Hill Road, Wentworth Point

Please find attached a Planning Proposal seeking to amend the Auburn Local Environmental Plan 2010 as it relates to the abovementioned land.

Council at its meeting of 26 August 2019 considered the Planning Proposal and resolved:

- (a) **That** Council note the advice of the Local Planning Panel dated 16 July 2019 in relation to this matter, noting that the Panel's advice supports the Council officer's recommendation detailed below.
- (b) **That** Council resolve to proceed with the Planning Proposal for land at 14-16 Hill Road, Wentworth Point (provided at **Attachment 1**) which seeks the following amendments to Auburn Local Environmental Plan (ALEP) 2010:
 - 1) Increase the RE1 Public Recreation zone area with a corresponding reduction of the R4 High Density Residential zone (refer to **Figure 6 in Attachment 2**)
 - 2) Introduce the B4 Mixed Use zone at the north-eastern corner of the site
 - 3) Amending the Height of Buildings Map to provide a range of heights across the site from 44m (approximately 15 storeys) to 134m (approximately 40 storeys) (refer to **Figure 7 in Attachment 2**).
 - 4) Amend the FSR map to provide individual FSRs for the development parcels to reflect the previously approved gross floor area (GFA) of 188,800m² (refer to **Figure 8 in Attachment 2**).
 - 5) Add 'food and drink premises' as an Additional Permitted Use within the RE1 Public Recreation zone on the site of the existing cafe.
 - 6) Amend the Land Acquisition Map to reflect the larger RE1 Public Recreation area and exclude the foreshore wharf from public acquisition to allow it to be retained, refurbished and operated as a café under the existing community title (refer to **Figure 9 in Attachment 2**).

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au



- (c) **That** Council include in this planning proposal a site specific provision that prevents the use of clause 4.6 in relation to floor space ratio.
- (d) **That** proposed amendments to the Wentworth Point Development Control Plan 2014 to support the planning proposal be prepared and reported to Council.
- (e) **That** delegated authority be given to the Acting CEO to negotiate the Voluntary Planning Agreement (VPA) on behalf of Council in addition to Section 7.12 contributions payable, and that the outcomes of negotiations be reported back to Council prior to its concurrent exhibition with the draft amendments to the Wentworth Point DCP 2014 and Planning Proposal.
- (f) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment for Gateway determination.
- (g) **That** Council advises the Department of Planning, Industry and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (h) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

Council requests that it exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Amberley Moore, Senior Project Officer – Land Use Planning, on 9806 5115 or via email at amoore@cityofparramatta.nsw.gov.au

Regards,

Michael Rogers
Land Use Planning Manager

Attachments (electronic only)

1. Ecological Assessment prepared by Kingfisher Urban Ecology and Wetlands
2. Traffic Assessment prepared by Ason Group
3. Landscape Concept Design prepared by Turf
4. Urban Design Study prepared by Turner Architects
5. Social Impact Assessment prepared by Hill PDA
6. Wind Assessment prepared by CPP