



Wentworth Point update

September 2022

This community update provides details about construction for the peninsula park and planning for the area.

We know that there have been delays to the park and are committed to recommencing work to deliver open space for the community.

Park construction

Upcoming works

Landcom will soon recommence work on the park.

Our contractor will establish a construction site, with an access road for equipment, a site compound, sediment controls and tree protection measures. After site establishment, they'll begin remediation and earthworks. To give the community access

to open space as soon as possible, works will be delivered progressively with activities focused on delivering:

- earthworks
- site remediation
- grassed open space
- seawall
- revegetation of the Saltmarsh
- permanent shared-use pathway (up to start of future mixed-use development site)
- temporary shared-use pathway (from start of future mixed-use development site to Burroway Road)
- lighting
- utilities and services to support new development
- temporary play facilities.

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After we finish this work, we will open the completed parts of the park while we progress final construction activities required to complete the park. Pending approvals, including agreement with City of Parramatta Council (“Council”) on the type and design of park amenities, this work is likely to include:

- a playground
- amenities building
- picnic shelters
- seating
- outdoor fitness equipment
- a teen play space, including a half court for ball sports
- a playing field for shared use with the high school
- additional landscaping
- new road and car parking spaces
- further site remediation works
- further utilities and services.

What will initial works involve?

All works will be completed in line with construction approvals. Initial construction activities will include:

- earthworks
- remediation
- trenching for services
- vegetation maintenance.

Equipment that may be used includes trucks, excavators, compactors, bobcats and construction vehicles.

What hours will Landcom work?

Construction hours are 7am-6pm Monday to Friday, and 8am-4pm Saturdays. No work will be completed on Sundays or public holidays.

There may be a small number of deliveries to site outside of these hours to transport machinery and equipment. These activities must be completed in the evening to comply with road regulations, which require large vehicles to travel at this time to avoid disrupting local roads during busier daytime periods.

We will make every effort to keep noise and disruption to a minimum during construction.

Working alongside School Infrastructure NSW

School Infrastructure NSW will soon start building a new high school at Wentworth Point, subject

to approval. During construction, the school site compound will be located on the future mixed-use development site. We are working with School Infrastructure NSW to coordinate works on both projects.

We will work closely with School Infrastructure NSW to ensure that:

- contractors minimise noise and disruption during construction
- the community is informed about who to contact about each of our projects
- feedback received about construction is acknowledged and addressed.

When will the park open?

We will progressively open areas of the park as they are completed and safe access can be provided.

Our construction timelines may be impacted by wet weather. Wentworth Point is low-lying and to safely continue construction, we may need to temporarily stop works after significant rain to allow time for the site to dry and be safe for heavy machinery.

Weather permitting, we anticipate that we will open areas of the park in late 2023.

How can I find out about construction progress?

Visit landcom.com.au/wentworthpoint for information about construction and planning for the area and to sign up to a project newsletter. Alternatively, you can call 1800 328 956 or email wentworthpoint@landcom.nsw.gov.au if you have questions about the project.

How much open space will be delivered at Wentworth Point?

Around 4ha of open space will be delivered for the Wentworth Point community, including a playground and amenities, promenade and a playing field that will be shared with the high school.

Recent modification to existing approvals

Landcom has lodged an application to Council to modify the existing development approval to relocate a road and identify the location of a playing field, which will be dedicated to Council and shared with the new high school.

Council staff will manage the public exhibition of this modification, where you will have the opportunity to comment before a decision is made.

Indicative revised masterplan

subject to further technical studies and approvals



1. Total open space of around 4ha
2. Mixed-use development retaining the already approved floor space
3. Ridge Road with parking
4. New high school
5. Development planned by others
6. Marina
7. Protected Saltmarsh

Masterplan and planning proposal

Current status

The new high school will be located on land which was previously identified in the approved masterplan for mixed-use development, road and park. The masterplan and planning controls need to be amended to accommodate the high school alongside the already approved park and development.

A planning proposal is needed to amend the planning controls. Work on the planning proposal, including technical studies, is underway and we anticipate that we will lodge the planning proposal with Council in coming weeks.

Proposed changes to the masterplan

Some details, such as the location of utilities and services, might change before we finalise the planning proposal. Detailed design elements, such as the type of embellishments included in the park could also change following further consultation with Council.

However, details such as the location of mixed-use development are unlikely to change significantly. The diagram above shows how land-uses are proposed to be spread across the site. A final design will be included in the planning proposal.

Why is the dry boat storage facility being removed?

The originally planned eight storey dry boat storage facility is no longer proposed. This means the community will have better access to the waterfront and there will be less traffic, and more parking spaces available for residents and visitors.

Transport for NSW has made the decision to open up the waterfront for the local community to enjoy. This change will better support the NSW Government's vision for Wentworth Point as a masterplanned community with new homes linked to schools, community facilities, open space, shops and the waterfront.

Key project facts

- Development is already approved at Wentworth Point. In 2014, the NSW Government approved a masterplan which rezoned the land and includes around 520 apartments.
- Buildings up to 88m high (27 storeys) are currently allowed on site under existing planning controls. We are not proposing to increase this maximum building height. We anticipate that the amended masterplan will include four buildings ranging from eight to 27 storeys.
- At least 5% of homes will be Affordable Housing for low to middle income workers, such as teachers, nurses, cleaners and retail assistants.
- The Saltmarsh on the northern tip will be protected and restored. Like the rest of the site, previous industrial uses have impacted this area. We will rehabilitate this area by removing weeds and restoring native Saltmarsh species.
- When complete, residents will have access to around 4ha of open space. This includes a playground, promenade, amenities and a shared playing field.

Keeping in touch

There are many ways to keep up to date about the plans for Wentworth Point:



Website:

landcom.com.au/wentworthpoint



Email:

wentworthpoint@landcom.nsw.gov.au



Phone

1800 328 956

English	Mandarin	Korean	Cantonese	Arabic
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