

Acknowledgement Of Country

Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community.

Wentworth Point is located on the land of the Wangal clan, one of 29 tribes of the Eora Nation and the traditional custodians of this land. We thank them for their care and custodianship since time immemorial.

'Our Journey'
Created by Danielle Mate



A liveable and well-designed precinct for Wentworth Point



Landcom is working with landowner Transport for NSW to transform the northeastern part of the Wentworth Point peninsula with new homes and open space linked to schools, community facilities, shops and the Parramatta River waterfront.

In 2014, the NSW Government approved a masterplan to deliver open space, a new road, mixed-use development and a new primary school. In 2020 the NSW Government announced a new high school would be built alongside the primary school.

To provide room for the new Wentworth Point High School, shared open space and peninsula park, and to provide much-needed housing, we have been working to update the site's planning controls.

We are preparing a State Significant Development Application for a concept masterplan to guide future mixed-use development on a smaller part of the site to what was previously approved.

The application is for a design concept, including proposed building heights (maximum nine storeys) and gross floor area (41,500m²).

The artist's impression to the right shows the key features of the updated plans for 9 Burroway Road.

Supporting local needs

According to the 2021 Census, 36% of renters in Wentworth Point were experiencing rental stress, paying more than 30% of income on rent.

The mixed-use development is a key component of the Wentworth Point precinct. It will help to deliver much-needed homes and support the delivery of a high-quality neighbourhood park. Around 15% of homes will be affordable rental housing, directly supporting local need for more affordable rental options.

Affordable housing caters to those on low to moderate incomes, such as key workers. Rent is priced so tenants can afford other basic living costs such as food, clothing, transport, medical care and education.

Affordable housing differs from social housing in that it is usually managed by a non-government organisation. It is managed more like a private rental with eligibility criteria.



Key considerations

Landcom will submit a range of technical studies with the application to address:

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|--|-----------------------------------|
| Housing needs | Heritage |
| Access, traffic, parking and transport | Urban design and landscape design |
| Amenity and social impact | Civil engineering |
| Noise and air quality | Environmental considerations |
| Hazardous materials | |

Site remediation

Remediation is needed to manage contaminants found onsite to ensure the site is safe for development and community use. These contaminants reflect the site's former industrial uses, and the acid sulphate soils common to the Homebush Bay area.

We have engaged specialist environmental consultants to develop a strategy to manage this process.

Noise and air quality

During construction, ways to manage potential noise and dust impacts may include:

- noise and dust screening
- watering the site to prevent dust
- stopping construction work during storms and high wind
- covering worksites to minimise dust.

The preliminary hazardous materials study found the risk of airborne particles leaving the site, or the community being affected by contaminants from the site, is very low.

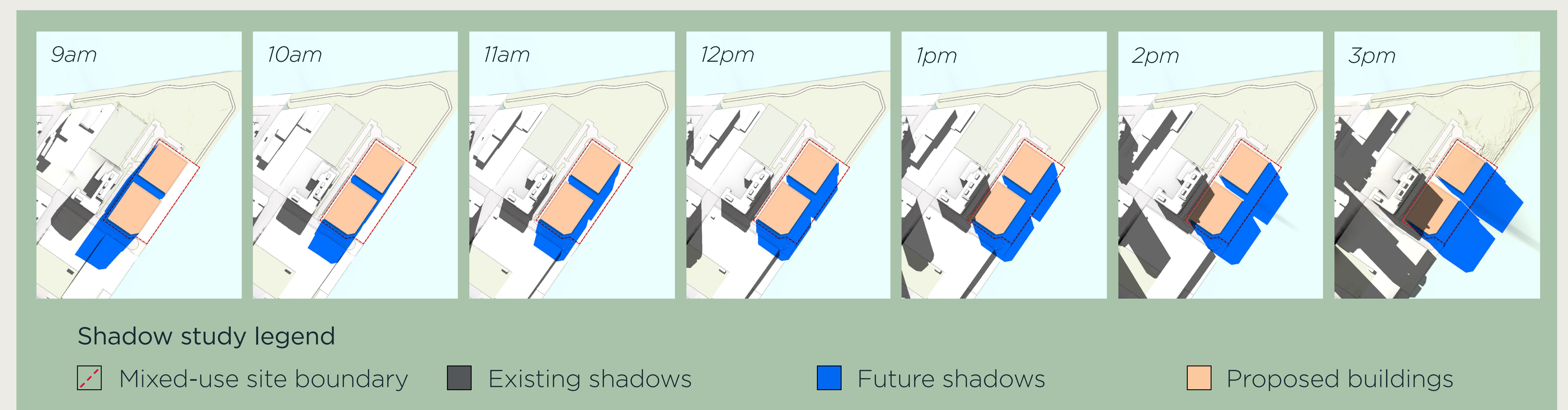
Height, visual amenity and privacy

Currently, the maximum building height allowed on site is 88 metres (approximately 27 storeys). If approved, the application for mixed-use development will reduce the site's maximum building height to nine storeys.

The apartment buildings will be setback from the edge of the building complexes to reduce overshadowing, while ensuring suitable distance between the buildings so future residents have adequate privacy, sunlight and views.

The proposed mixed-use development is separated from the Wentworth Point High School by an access road and footpaths.

This shadow study shows potential overshadowing from the proposed mixed-use buildings during winter (21 June, the winter solstice) between 9am and 3pm. The analysis shows that new buildings will not overshadow existing neighbouring buildings.



Next steps

Landcom is seeking approval from the NSW Department of Planning, Housing and Infrastructure to reduce and relocate the proposed mixed-use development through the State Significant Development Application process.

- The next step will be to prepare an Environmental Impact Statement which will assess any potential impacts from construction and operation of the proposed mixed-use development and suggest mitigation measures. Before taking this next step, we are inviting neighbours and the wider community to share their feedback.
- Community feedback will help to refine plans. All feedback received will be documented in a Consultation Outcomes Report as part of the application, which we aim to submit to the Department later this year.
- The Department will publicly exhibit the application, during which time the community can make formal submissions.
- If the application is approved, the mixed-use development site will be sold through a competitive tender process. Guided by the new planning controls set in the application, the future landowner will need to submit and receive approval for a separate development application before any construction can begin.

Have your say

Community engagement is an important part of our planning process.

Provide your feedback to help inform the application:

 **Speak to a team member today**

 **Complete our online survey** - visit joinin.landcom.nsw.gov.au/wentworthpoint or scan the QR code



 **Email** wentworthpoint@landcom.nsw.gov.au

 **Call** 1800 244 863

Stay informed

We will keep the community and stakeholders informed throughout the planning process. To sign up for project e-newsletters, scan the QR code above or visit joinin.landcom.nsw.gov.au/wentworthpoint

Artist's impression of the mixed-use buildings looking northeast from Burroway Road, with the high school and access road on the left



Artist's impression of the view to the south, showing the waterfront walkway where the proposed mixed-use buildings meet the peninsula park



Artist's impression of the view to the west, showing the plaza and through-site link between the two proposed mixed-use buildings

