

COUNCIL SUBMISSION ON THE PROPOSED HOMEBUSH BAY WEST DEVELOPMENT CONTROL PLAN AMENDMENT FOR BLOCK H, 16 BURROWAY ROAD AND PART 5 FOOTBRIDGE BOULEVARD, WENTWORTH POINT

PART 1 Objection to the proposal

Whilst the exhibited DCP amendment (the proposal) has introduced some significant improvements on the previous proposal (2020 DCP amendment), it remains similar in terms of scale and density. The maximum tower height has been reduced to 40 storeys from the 50 storeys previously proposed and the same residential gross floor area (GFA) of 85,000sqm is maintained by increasing the heights of the podium levels from a maximum of 8 storeys to a maximum of 10 storeys.

Council supports the increase in size of the urban park; the improved street and block layout; and the increased setback from the foreshore. The urban park has increased from 8,200sqm to 10,044sqm in a more usable rectangular configuration. Changes made to the block and street layout now better align with the Wentworth Point street grid. The foreshore setback has increased from 20m to 30m, which is now consistent with the existing DCP control.

However Council has key concerns regarding the proposed height; insufficient building separation; and impacts on views that would arise. The current proposal locates a 40 storey tower in the DCP area identified for a maximum of 16 storey development, and a 40 storey tower in the DCP area identified for 25 storey development.

It is of concern that these aspects of the proposal will give rise to unacceptable visual bulk and scale; overshadowing of surrounding development and the public domain; and view loss from surrounding dwellings. It is notable that the visual convergence of towers, due to the offset in site planning, would create a wall of development that would cut off direct and oblique views from neighbouring units. As a result, the proposal remains significantly inconsistent with the immediate local context that is characterised by predominantly eight storey development fronting Homebush Bay, thereby giving rise to an objection to the proposal.

Council's preferred scheme (see attached extract from Council report) proposes 52,600sqm residential floorspace in one 16 storey tower towards the foreshore and one 25 storey tower set further back. This preferred scheme represents an optimal development outcome based upon already established design principles for the precinct. The height and density of the proposal is significantly more than that of this preferred scheme.

The proposed significant increase in building heights over and above the existing DCP controls could also set an undesirable precedent for remaining development sites in the area, in particular the nearby Transport for NSW (TfNSW) site to the north of Block H, that would erode the established urban design principle of lower height development towards the foreshore, compounding the impacts of the current proposal.

Notwithstanding this, Council is aware that there is an acute need to deliver additional housing, and that the Block H site should be developed to its optimum capacity. However it is considered that the extent of proposal which would generate approximately 647 more dwellings than under the current DCP controls remains excessive, and that an amended scheme should be developed based on the principles embodied by the Council preferred scheme. Such a scheme would help ensure approximately 268 more dwellings are delivered at Wentworth Point than was originally envisaged by the current DCP controls (approximately 350 dwellings) whilst ensuring the local impacts of that development are acceptable.

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](https://www.cityofparramatta.nsw.gov.au)

PART 2 Recommendations if the proposal is supported by the Department

Should the Department decide to support the proposal or one largely the same, it is requested that the Department make the following changes to improve the current proposal that can be accommodated without changing the proposed height or floorspace:

- The proposed towers should be setback 75m from the foreshore and 3m above the podiums.
- The tower furthest from the foreshore should be relocated to align with the street grid and repositioned further away from the other tower to comply with minimum building separation criteria (24m).
- The 10 storey podium should be reduced in height to a maximum of 8 storeys. The GFA can then be redistributed so that the podium fronting the urban park could be up to 6 storeys in height instead of being stepped.

The above changes, if adopted, would help to ensure that the towers can be designed to comply with the Residential Apartment Design Guidelines to improve residential amenity, whilst reducing the convergence of density by providing greater visual separation between the proposed towers. The increased separation and setbacks would also assist with view-sharing, and the redistributed floorspace would reduce the height of the podium by two storeys, which would improve the relationship to the public domain.

To ensure the delivery of important supporting local infrastructure that would be provided under the associated Planning Agreement, if the Department decides to support the proposal, or one largely the same, Council requests that no DCP amendments are brought into force until the associated Planning Agreement is signed by Council and the applicant and is registered on title.

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