



Wentworth Point Urban Activation Precinct



Planning &
Environment

Frequently Asked Questions

June 2014

WHAT HAS BEEN APPROVED FOR THE WENTWORTH POINT PRECINCT?

- The Government has endorsed the precinct rezoning and the Auburn Local Environmental Plan has been amended.
- A finalisation report produced by the NSW Department of Planning & Environment is available at www.planning.nsw.gov.au/wentworthpoint
- The 18 hectare precinct will provide about 2,300 additional homes.
- The rezoned area includes a 3.9 hectare peninsula park that will provide recreation spaces and will also protect native vegetation and existing mature fig and palm trees.
- Three pocket parks of at least 2,000 square metres each are also included.
- A new primary school will be built, with 18 classrooms.
- The precinct will have two residential neighbourhoods with buildings up to seven storeys, and six buildings up to 25 storeys.
- The foreshore will be landscaped and include pedestrian and cycle paths linking to Sydney Olympic Park and its parklands.
- The Homebush Bay promenade will be continued, with a new maritime plaza lined with shops and cafes.
- Marine facilities are also possible under zoning provisions and could include boat storage and repair, a marina, and rowing and kayak launching facilities.

WHAT IS THE WENTWORTH POINT URBAN ACTIVATION PRECINCT?

- The precinct is part of the broader Sydney Olympic Park Specialised Precinct, which was identified in the Draft Metropolitan Strategy for Sydney to 2031 as a location for future jobs and housing growth.
- Located at the northern end of Wentworth Point, the 18 ha Wentworth Point Urban Activation Precinct will deliver about 2,300 homes with access to public transport, shops, services and jobs and the many facilities and parklands of Sydney Olympic Park.

WHAT COMMUNITY CONSULTATION WAS UNDERTAKEN?

- In April 2013 a community reference group was established to provide input into the planning process. The group met three times between April 2013 and June 2013.
- The proposed rezoning and draft plans were on public exhibition for 32 days from 16 July until 16 August 2013.
- Five information sessions were held during the exhibition period, with 185 people attending.
- Postcards notifying the community of the public exhibition were delivered to 7,250 surrounding properties. Letters were also sent to Auburn and Canada Bay councils and key government agencies.



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WHAT WERE THE MOST COMMON ISSUES RAISED IN SUBMISSIONS?

- Traffic, parking and public transport were the primary concerns.
- Pedestrian and cycle infrastructure, community facilities, maritime facilities and open space issues were also raised.
- These issues are detailed in the finalisation report, which can be viewed at www.planning.nsw.gov.au/wentworthpoint

WHAT IS BEING DONE TO ADDRESS TRAFFIC AND TRANSPORT ISSUES?

- The NSW Government has committed funding for a new eastbound ramp from Sydney Olympic Park to the M4 Motorway at Hill Road, as part of a \$50 million package of works to support WestConnex.
- Sydney Olympic Park ferry wharf is being upgraded and new Parramatta River ferry services have already been introduced.
- Bus service improvements will be delivered as the development progresses, and may include a direct service to Parramatta, faster services to Burwood and Strathfield, and extended hours of operation.
- A number of planned upgrades within Sydney Olympic Park will increase capacity for event traffic and draw traffic away from Bennelong Parkway and Wentworth Point.
- The Bennelong Parkway/Hill Road intersection will be upgraded, including the installation of traffic lights.
- Auburn Council is considering widening Hill Road and, as part of a separate proposal at Wentworth Point, a spine road to alleviate pressure on Hill Road is also being considered.
- The approved Homebush Bay Bridge, proposed by adjacent landowners, will improve access to Rhodes Station.

HOW WILL PARKING ISSUES BE ADDRESSED?

- Every local road within the precinct will include some parking on both sides of the road.
- There will be no additional commuter parking spaces provided for the ferry wharf as it is intended to be used by local passengers and not as a destination interchange. Access to the ferry wharf for existing residents will improve over time as bus services are expanded.
- Sydney Olympic Park Authority is responsible for providing adequate parking for events.

HOW IS CONTAMINATION BEING MANAGED?

- The site is affected by contamination from land reclamation of river mud flats and previous industrial uses.
- To establish an approach to managing the contamination, concept remediation action plans have been prepared and verified by a site auditor for each of the two neighbourhoods which make up the precinct.
- More detailed remediation action plans will be prepared as development progresses.



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WHAT ABOUT THE OTHER ISSUES RAISED?

- Pedestrian and cycle links will provide safe and direct connections between key locations in and around the site, as shown in the original proposal. Additional opportunities for linkages will be considered as the development progresses.
- The Department of Education and Communities is considering the potential for shared use of the school playing field outside of school hours.
- Community and maritime facilities are included in the Wentworth Point Urban Activation Precinct. However, the exact location and type of those facilities will be determined as the development progresses.
- The peninsula park will be prioritised and it is envisaged that it will receive funding from the Precinct Support Scheme.

WHAT CHANGES HAVE BEEN MADE SINCE EXHIBITION?

- Minor changes were made prior to finalisation in response to issues raised by Auburn Council. These changes ensure consistency with the zones and controls in the Auburn Local Environmental Plan 2010.

HOW CAN I FIND OUT MORE INFORMATION?

You can view the approved plans, submissions and finalisation report at www.planning.nsw.gov.au/wentworthpoint.