

Natasha Harras

From: Karl OKorn <karl.okorn@auburn.nsw.gov.au>
Sent: Friday, 11 April 2014 2:52 PM
To: Natasha Harras
Subject: Section 75W modification to Wentworth Point Concept Plan MP06_0098 MOD 2

Natasha,

With reference to the subject proposal, please see Council comments below:

- The subject site is affected by Sydney Regional Environmental Plan 24 – Homebush Bay Area (SREP 24) as well as the associated Homebush Bay West Development Control Plan (HBWDCP).
- CL 16 of SREP 24 prevents Council from approving development on the site unless there is a Master Plan (now DCP or concept plan) in place for the site and development is consistent with this Master Plan.
- To satisfy the provisions of Clause 16 of SREP 24, Council has in the past relied upon the provisions of the HBWDCP and subsequently on the Lot 9 MasterPlan (MP No 06_0098), which generally prevailed to the extent of inconsistency over the HBWDCP.
- The HBWDCP (Amendment 1) came into effect on 31 July 2013 and introduced a substantially larger development yield in conjunction with the Voluntary Planning Agreement proposal for the Wentworth Point Bridge construction.
- As a result of the Amendment No1 to the HBWDCP, a substantial inconsistency now exists between the Masterplan (MP No 06_0098) and the HBWDCP. Currently, the Lot 9 Masterplan would however, remain as the principal design control for the site.

Therefore, in view of the above, Council raises no objection to the subject modification to the extent that it will remove the inconsistency between the approved DCP (as amended) and the Lot 9 MasterPlan for this site.

With regard to the specific design controls being modified, Council provides the following comments:

- The proposed modification should seek to achieve compliance with provisions of SEPP 65 and the associated Residential Design Code, particularly with reference to building separation distances and solar amenity/access.
- The availability, design and location of open space should be considered having regard to the existing conditions within the Precinct as a whole.
- Similarly, the implications of parking and traffic should also be considered with regard to the existing conditions within the precinct. In this regard, Council does not support the proposed provisions B11 in current form as parking should be provided as a minimum in accordance with the existing Homebush Bay West DCP (as amended). Further, the provision of adaptable housing should be required to provide parking in accordance with AS2890.6 as this is the most recent standard with respect to adaptable parking requirements.

Please contact Karl Okorn in Council's Planning Department on (02) 9735 1248 for any further information in this matter.

Thank you,

Karl Okorn
Manager, Statutory Planning & Development Control
Auburn City Council

Robert Byrne - Wentworth Point Concept Plan (MP06_0098 MOD2)

From: Greg Sheehy <Greg.Sheehy@epa.nsw.gov.au>
To: "robert.byrne@planning.nsw.gov.au" <robert.byrne@planning.nsw.gov.au>
Date: 14/02/2014 9:19 AM
Subject: Wentworth Point Concept Plan (MP06_0098 MOD2)

Robert

The EPA has reviewed the proposed modification proposal and has no comments to make in relation to the proposed modifications.

Regards

Greg Sheehy

Manager Sydney Industry | **NSW Environment Protection Authority** |

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