

# Frequently Asked Questions

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## Exhibition of the draft Homebush Bay West Development Control Plan Amendment 2.

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### Why is the NSW Government responsible for the Development Control Plan amendment?

A review of the Planning Secretary's delegations in relation to the Homebush Bay West Development Control Plan (DCP) amendments occurred in March 2022. This review revoked previous delegations to the City of Parramatta City Council (Council) to amend the DCP.

The new delegations mean the Department is responsible for carrying out any amendments to the DCP. The new delegations can be viewed on the Department's website under [Plan-making delegations](#).

### What is proposed in this DCP amendment?

The proposal seeks to amend the Homebush Bay West DCP (2004) and Amendment 1 (2013) to allow a different built form on the site than what is currently permitted.

The proposal seeks to change the location and orientation of public open space and the layout and scale of built form.

The draft DCP proposes to increase the overall gross floor area (GFA) and maximum building heights permissible on the site. It also includes new site-specific controls for public domain, open spaces, parking rates, wind management, and environmentally sustainable development.

The proposal will allow for two 40 storey residential towers above podiums containing retail and commercial uses, a main urban park, foreshore promenade, and community infrastructure including an indoor sports centre and childcare centre. The proposal would result in approximately 997 dwellings on the site, amounting to approximately 85,000m<sup>2</sup> in residential GFA.

### What is a Development Control Plan?

DCPs support the aims and objectives of statutory controls contained in instruments such as Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs) and give guidance for the assessment of future developments. They provide detailed controls and standards for addressing development issues at the local level. A consent authority, such as a Council, is required to take a DCP into consideration when determining a development proposal.

Under the planning framework, the planning controls for 'Block H' (the Opportunity site) are set out in the Homebush Bay West DCP.

## Does the DCP approve a development?

No. A DCP does not approve development proposals. A DCP provides guidance for the assessment of future development proposals.

Any future development proposal will need to be assessed through a formal development application (DA) process. The consent authority for the DA will need to consider the DCP in its assessment of development proposals.

## How has the proposal changed since the previous council-led exhibition in 2020?

The proponent has revised the concept development proposal for the site, following feedback received in the 2020 Council-led exhibition process. The Department is seeking public feedback on the proposed draft DCP changes.

The key changes since Council's 2020 exhibition include:

- deletion of the development scenario 1 (the 'lower' option) for a maximum GFA of 54,356m<sup>2</sup> and one tower up to 25 storeys and one tower up to 40 storeys
- reduction of the maximum height of one tower from 50 storeys to 40 storeys
- increase in the foreshore tower setback from 30m to 70m
- a revised open space layout to orient the main urban park within the Wentworth Point urban street grid
- simplification of the ecological sustainable development and urban heat objectives and development controls.

## Will previous submissions to the City of Parramatta Council be considered?

The Department will consider key issues raised in the previous 2020 Council-led exhibition in its assessment and finalisation of the DCP, alongside the submissions and feedback received in this public exhibition. However, given the exhibition relates to an amended proposal, submissions should be provided to ensure feedback on the amended proposal can be considered.

## Where are the Local Environmental Plan controls for the site?

The site is not included in the *Parramatta Local Environmental Plan 2023*.

The *State Environmental Planning Policy (Precincts – Central River City) 2021* (SEPP) applies to the site and requires compliance with the Homebush Bay West DCP. This arrangement delegates greater legislative control to the DCP to guide permissible development in the area, including by setting maximum gross floor area and building heights.

## What is a State Environmental Planning Policy (SEPP) and how is it different from a Local Environmental Plan (LEP)?

A State Environmental Planning Policy (SEPP) is a State endorsed environmental planning instrument that outlines controls for planning matters of state or regional significance.

A Local Environmental Plan (LEP) is a local government endorsed plan which gives effect to planning controls within a particular local government area.

While SEPPs and LEPs both have legislative power, there are circumstances in which a SEPP can override a LEP.

In the part of Wentworth Point that is covered by the Homebush Bay West DCP, the *State Environmental Planning Policy (Precincts – Central River City) 2021* (SEPP) applies and replaces the need for an LEP.

## Has the State Government committed to delivering the Parramatta Light Rail Stage 2?

The NSW State Government has committed funding towards progressing planning for Parramatta Light Rail (PLR) Stage 2. The detailed planning process for PLR Stage 2 includes the delivery of a 320-metre-long public and active transport bridge over Parramatta River, between Wentworth Point and Melrose Park, as well as approaches on either side of the river, totalling 1.3 kilometres. Construction of PLR Stage 2 is expected to commence in 2024, with operation of the light rail anticipated in 2030.

The preferred route includes an indicative stop on Footbridge Boulevard in Wentworth Point, located approximately 220 metres from the site. The indicative travel time from Wentworth Point to the Sydney Olympic Park metro station interchanges is expected to be approximately 10 minutes.

## What is a Planning Agreement?

A Planning Agreement is a voluntary legal document created under the *Environmental Planning & Assessment Act 1979* between a developer and government agencies for the provision of infrastructure or other public amenities.

A Planning Agreement enables councils to negotiate the delivery of community facilities and infrastructure which could not be obtained through a local development contributions plan. Planning Agreements can be a flexible mechanism to fund or deliver infrastructure in a timely manner.

## Will there be a draft Planning Agreement as part of the draft DCP?

A revised draft Planning Agreement is under consideration by the Council to support the proposed draft DCP changes. The City of Parramatta Council is responsible for separately assessing, exhibiting, and finalising the Planning Agreement. If supported, the draft Planning Agreement will be exhibited independently of the draft DCP. This is expected to occur in early 2024.

The Department will work closely with Council on the Planning Agreement process. For more information on the Planning Agreement, visit Council's [website](#).

## Have transport and traffic concerns within the precinct been addressed?

It is acknowledged that transport and traffic concerns are a major issue for the Wentworth Point community. Community feedback will form an important part of the Department's consideration of this aspect, along with traffic and transport analysis provided by the proponent. Consultation with Council and TfNSW will also assist the Department's post-exhibition assessment and finalisation of the DCP.

## What are the next steps?

After the public exhibition period has ended, the Department will consider all public and agency submissions in its post-exhibition assessment and finalisation of the proposed DCP amendment.

Following exhibition, the Department will work closely with Council to inform and align their finalisation of the Planning Agreement to secure key local infrastructure to support the site and community.

For further information contact the Department of Planning and Environment project team at [metrocentralnorth@dpie.nsw.gov.au](mailto:metrocentralnorth@dpie.nsw.gov.au) For a history of the site's previous proposal, please visit the City of Parramatta Council's [website](#).