

11 May 2020

Kevin Kuo
Team Leader, Land Use Planning, City Strategy
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Dear Kevin

RE: 14-16 HILL ROAD, WENTWORTH POINT – PLANNING PROPOSAL - PUBLIC BENEFIT OFFER

We refer to the Planning Proposal to make various amendments to the Auburn Local Environmental Plan 2011 as they relate to our site at 14-16 Hill Road, Wentworth Point. The Planning Proposal includes proposed amendments to the zone, height and FSR map, however, maintains parity with the previously approved 188,800 square metres.

A significant benefit of the Planning Proposal is the substantial increase in public open space along the foreshore of the site and it is proposed that the current zoning for this area of R4 is changed to RE1. This foreshore park will be built and transferred into the ownership of the City of Parramatta, following which it will be maintained by Sekisui House for a period of 5 years upon completion. It is anticipated that construction of the foreshore park will be staged, with the first stage to be delivered with 'Phase 5' of the project, and the second stage with 'Phase 4'.

Sekisui House Australia Pty Ltd will also deliver traffic signalisation at the intersection of Hill Road and Burroway Road.

I confirm that it is our intention to enter into a Voluntary Planning Agreement in association with the Planning Proposal with the City of Parramatta Council for the embellishment and dedication to Council of the increased foreshore park area.

It is not intended that the benefits under the offer will exclude the application of a Section 7.11 or 7.12 development contribution under the Environmental Planning and Assessment Act 1979 to the future development applications for the site.

We look forward to working with Council to finalise the Voluntary Planning Agreement as part of the Planning Proposal.

Yours faithfully



Edward Natour
Project Director
Development & Communities