

1 May 2025

TfNSW Reference: SYD25-00405/01

DPHI Reference: PP-2024-1595

Council Reference: PP2024/0002

John Clark  
General Manager  
City of Canada Bay  
Locked Bag 1470  
Drummoyne NSW 1470

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**RE: PLANNING PROPOSAL – PARRAMATTA ROAD CORRIDOR URBAN  
TRANSFORMATION STRATEGY (PRCUTS) – STAGE 2**

Attention: Helen Wilkins

Dear Mr Clark

I refer to your letter dated 3 April 2025 seeking advice regarding Transport for NSW (TfNSW) intentions for our land at 1 Parramatta Road and 1C Henley Marine Drive, Five Dock (Lot 31 & 32 DP 1298605, Lot 2 DP 394847) (TfNSW land).

Council is consulting TfNSW in response to Condition 2 of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure (DPHI) on 28 January 2025 for the above Planning Proposal (the proposal).

A part of TfNSW land (Lot 32 DP 1298605) is currently zoned SP2 Infrastructure (Classified Road), with the remainder of the land zoned E3 Productivity Support. The TfNSW land was acquired for the purpose of road widening as part of the Sydney Pinch Point Program in 2018. The TfNSW land was later subdivided to create a separate lot for 1 Parramatta Road, Five Dock (Lot 32 DP 1298605) with an SP2 Infrastructure zone.

The part of TfNSW land (Lot 32 DP 1298605) which is currently zoned SP2 Infrastructure (Classified Road) is required for future road widening purposes and therefore we do not support it being rezoned to any other land use zone.

The PRCUTS Planning and Design Guidelines (2016) envisaged TfNSW land as an indicative proposed open space having an RE1 Public Recreation land use zone. Under the Council's proposal, TfNSW land is proposed to be zoned R3 High Density Residential with a Height of Building of 2.5m (reduced from existing height of 12m) and a Floor Space Ratio of 1:1. We note that the Planning Report states that TfNSW land is not proposed to be zoned RE1 Public Recreation due to Council's limited funding capacity to acquire it at the market value, and that it is *therefore seeking to retain the current E3 Productivity Support zone* but reduce the maximum building height. This and the diagrams in the report are not consistent with the proposed R3 zone in the draft LEP maps noted above. Furthermore, neither of these zones are consistent with the depiction of the land as *proposed future open space* in draft DCP Part K K20 Kings Bay.

While we acknowledge that Council has sought to transpose the intent of PRCUTS into this proposal, a review of that 2016 document suggests that the designation of TfNSW land as open space would have been made on the basis that the adjacent parcels were identified as existing

*accessible open space and restricted open space respectively.* As the adjoining parcel has since been redeveloped for housing, this connection has been lost.

Council is also advised that the remainder of TfNSW land (Lot 31 DP 1298605, Lot 2 DP 394847) – that is earmarked for open space – has been assessed by the DPHI-led Government Property Audit for Housing as “suitable for housing” and is to be disposed of to the market. TfNSW supports the proposed R3 High Density Residential land use zone identified for this land, however objects to the proposed reduction in the maximum Height of Buildings from the current 12m to 2.5m. The latter would practically make the land undevelopable, have a negative impact on its market value and runs contrary to arguments presented in the Planning Report about ensuring the alignment of zoning, floor space ratios and maximum building heights. TfNSW would welcome further engagement with Council regarding appropriate planning controls in view of assessment by the Audit, for example, consideration to a maximum Height of Building of 20 metres given the corner location.

For the reasons outlined above, TfNSW seeks the following amendments to the proposal prior to the public exhibition:

- 1) Retain the existing SP2 Infrastructure (Classified Road) zone for 1 Parramatta Road, Five Dock (Lot 32 DP 1298605), and
- 2a) Retain the proposed R3 High Density Residential zone and amend the proposed Height of Building from 2.5m to a minimum of 12m for 1C Henley Marine Drive, Five Dock (Lot 31 DP 1298605, Lot 2 DP 394847), which would be consistent with the proposed planning controls for the adjoining lands having frontage to Parramatta Road, or
- 2b) Propose the RE1 Public Recreation zone for 1C Henley Marine Drive, Five Dock (Lot 31 DP 1298605, Lot 2 DP 394847) and identify the relevant acquisition authority. In accordance with NSW Treasurer’s Directions, the sale or transfer of government assets must occur at market value. The acquiring authority should also confirm that it has the intent and means to acquire the land from TfNSW within a reasonable timeframe.

Should you have any further enquiries, please contact Dipen Nathwani, Senior Land Use Planner on 0418 514 166 or email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

Yours sincerely,



Carina Gregory  
**Senior Manager Strategic Land Use - Eastern  
Transport Planning, Planning Integration and Passenger Division**