

Request for Director General's Requirements

Supporting Documentation

100 Bennelong Parkway, Sydney Olympic Park

Development containing approximately 357 units and basement car parking

5 November 2013



PREPARED BY

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Annexure 1: Site Survey/Land Title

Annexure 2: Preliminary Plans and Yield

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1 Introduction

This report relates to a request for Director General's Requirements (DGRs) to guide the redevelopment of 100 Bennelong Parkway, Sydney Olympic Park.

The subject land is situated in Sydney Olympic Park, which identified as a State Significant Site in Part 23, Schedule 3, of State Environmental Planning Policy (Major Development) 2005. Pursuant to Section 89D of the Environmental Planning and Assessment Act, 1979, the Minister is the consent authority for the proposed development. Accordingly, preparation and lodgement of the application will require guidance by Director General's requirements.

This Report:

- describes the site and its surrounding area,
- outlines the proposed development, and
- details the planning considerations for the future redevelopment of the site.

2 Subject Site

The site is known as 100 Bennelong Parkway, Sydney Olympic Park, and is situated between Australia Avenue and Bicentennial Drive. **Figure 1** shows the general location of the site and **Figure 2** shows an aerial view of the site and its boundaries.

The site comprises Lot 84 in DP 855929. The site has a 106.85 metre frontage to Bennelong Parkway and a total site area of 1.504 hectares. A copy of DP 855929 is included at **Annexure 1**. A site survey plan is also at **Annexure 1**.

The site is currently occupied by a commercial/light industrial building with surrounding car parking and landscaping, which can be seen in the aerial photograph at **Figure 2**.

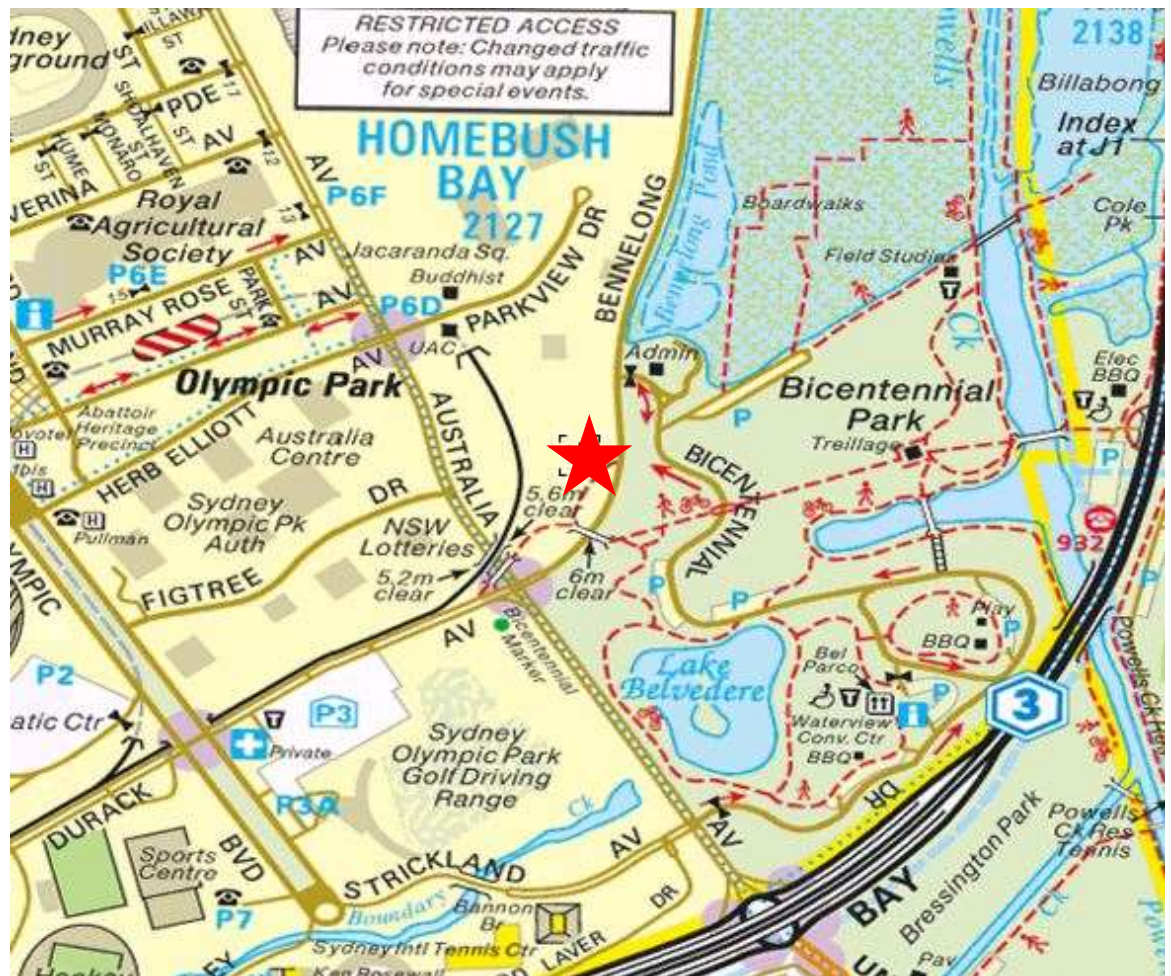


Figure 1: Location of subject site marked with red star



Figure 2: Aerial view of subject site – dashed outline

3 Proposed Development

The future proposed development seeks redevelopment of the site for two residential flat buildings containing approximately 357 residential apartments and basement parking for approximately 489 parking spaces. A total gross floor area of 30,080 sqm is proposed.

The proposed buildings will be arranged around the proposed public domain spaces created by new streets and a landscaped area alongside Bennelong Parkway. The height and massing of the buildings has been guided by the relevant planning controls.

Turner Architects have been engaged to prepare the attached preliminary plans and development yield for the development site – refer **Annexure 2**.

4 Planning Considerations

4.1 Permissibility and Strategic Planning

The main planning controls that apply to the site are as follows.

4.1.1 State Environmental Planning Policy (Major Development) 2005

Zone

Pursuant to Clause 7 of State Environmental Planning Policy (Major Development) 2005 (SEPP), the subject site is zoned B4 Mixed Use.

Permissibility

Pursuant to Clause 9 of the SEPP, the proposed residential development is permitted with consent.

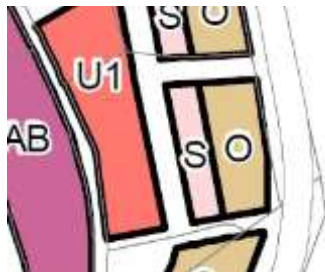
Height

Clause 18 of the SEPP contains the maximum height provisions for the site. In accordance with the map extract below:

U1 = 30 metres

S = 24 metres

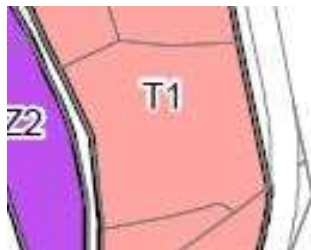
O = 15 metres



The proposed buildings will be designed to comply with the heights above.

Floor Space Ratio

Clause 19 of the SEPP contains the maximum FSR provisions for the site. In accordance with the map extract below, the site has an FSR of 2:1.



The proposed buildings are being designed to comply with the FSR above.

4.1.2 Olympic Park Masterplan 2030

The subject land is known as Site 67 in the Sydney Olympic Park Masterplan 2030. The relevant provisions are addressed below.

Landuse Mix

Pursuant to Clause 5.6.4, the site is to contain 100% residential development. The proposal is being designed to comply with this.

Number of Storeys

Pursuant to Clause 5.6.5, the site has maximum height limits in accordance with the map extract below. The proposal is being designed to comply with this.



Setbacks

Pursuant to Clause 5.6.6, the site has setback requirements in accordance with the map extract below. The proposal is being designed to comply with this.



Vehicular Access

Pursuant to Clause 5.6.4, the site has carpark access requirements - indicated by arrows - in accordance with the map extract below. For the eastern building, the proposal includes a southern access point into the basement, which complies. For the western building, it is proposed to access the basement from the north-south street due to levels making compliance difficult and inefficient.



Public Domain

Pursuant to Clauses 5.6.2 and 5.6.4, the site has public domain requirements in accordance with the map extract below. The proposal is being designed to comply with this. The required three new streets are proposed and the public domain strip alongside Bennelong Parkway.



4.1.3 State Environmental Planning Policy No.65 – Design of Residential Flat Buildings

The proposal will be designed to comply with the requirements of SEPP 65 and address the requirements of the Residential Flat Design Code. A detailed assessment will be included in the future Development Application.

4.2 Impact Identification and Assessment

The proposed development is being designed to comply with the requirements of the relevant planning controls. This will ensure that the proposal will have impacts that are within expectations for the redevelopment of the site. In any case, the future Development Application will detail and address all impacts, including all potential adverse impacts.

4.3 Justification

The subject has been selected for redevelopment in accordance with the zoning and permissibility requirements of the SEPP.

Occupants of the future development will enjoy immediate access to public transport and excellent recreational and cultural services of the Sydney Olympic Park area. The future development will support and reinforce Sydney Olympic Park as a lively, sustainable, and pleasant place to live.

The proposal will result in increased housing supply and choice. The increased supply of housing will play a key role in easing the costs of housing in the locality.

4.4 Consultation

The local community would be aware that the site is part of the Sydney Olympic Park redevelopment area.

The future Development Application will be notified by Sydney Olympic Park Authority (SOPA) in accordance with the requirements of Part 4 of the Environmental Planning and Assessment Act, 1979. This will include the availability of all submitted documentation on SOPA's website for downloading and analysis by any potentially affected or concerned residents.

The future proposal has been designed to be generally compliant with all relevant planning controls for the site. Accordingly, it is a form of development that is anticipated for the site.

The future proposal is not comparable to the form or scale of development that requires preparation of an Environmental Impact Statement. Therefore, it is not considered necessary to hold public meeting, or the like, that would normally be associated with larger scale developments that generally have high impacts.

During the determination of the Application, SOPA may refer the proposed development to Auburn Council for detailed comments.

4.5 Capital Investment Value

The proposal has a Capital Investment Value of \$97,707,802 - refer to Quantity Surveyor report at **Annexure 3**.

5 Conclusion

The subject report relates to a request for Director General's Requirements (DGRs) to guide the redevelopment of 100 Bennelong Parkway, Sydney Olympic Park.

The proposal will provide an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land. The future Development Application will satisfactorily address all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister issue the Director General's Requirements for the proposed development.

Annexure 1: Site Survey/Land Title

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

DP 855929

Registered 27.5.2.1996

CA No. 63/95 OF 20.12.1995

The System TORRENS

Purpose SUBDIVISION

Ref Map U0092-93#

Last Plan DP 818981

PLAN OF SUBDIVISION OF

LOTS 71 & 73

DP 818981

Lengths are in metres. Reduction Ratio 1:2000

LGA AUBURN

Locality: HOMEBUSH

Parish: CONCORD

County: CUMBERLAND

This is sheet 1 of my plan.

Geoffrey H. Little

HILL & BLUM P/L ACN 000721004

102 CROWN ST WOOLLOOMOOLOO

in accordance with the Surveyors Act 1928, I hereby certify that this plan is a true and accurate representation of the land as shown on the ground.

1990 and that it is in accordance with the Survey Practice Regulation 1990 and that it is in accordance with the Survey Practice Regulation 1990 and that it is in accordance with the Survey Practice Regulation 1990.

Drawn by: A. B. Surveyor's Seal: A. B. 1995

Printed in preparation of survey compilation

DP 818981

PANEL FOR USE ONLY for statements of

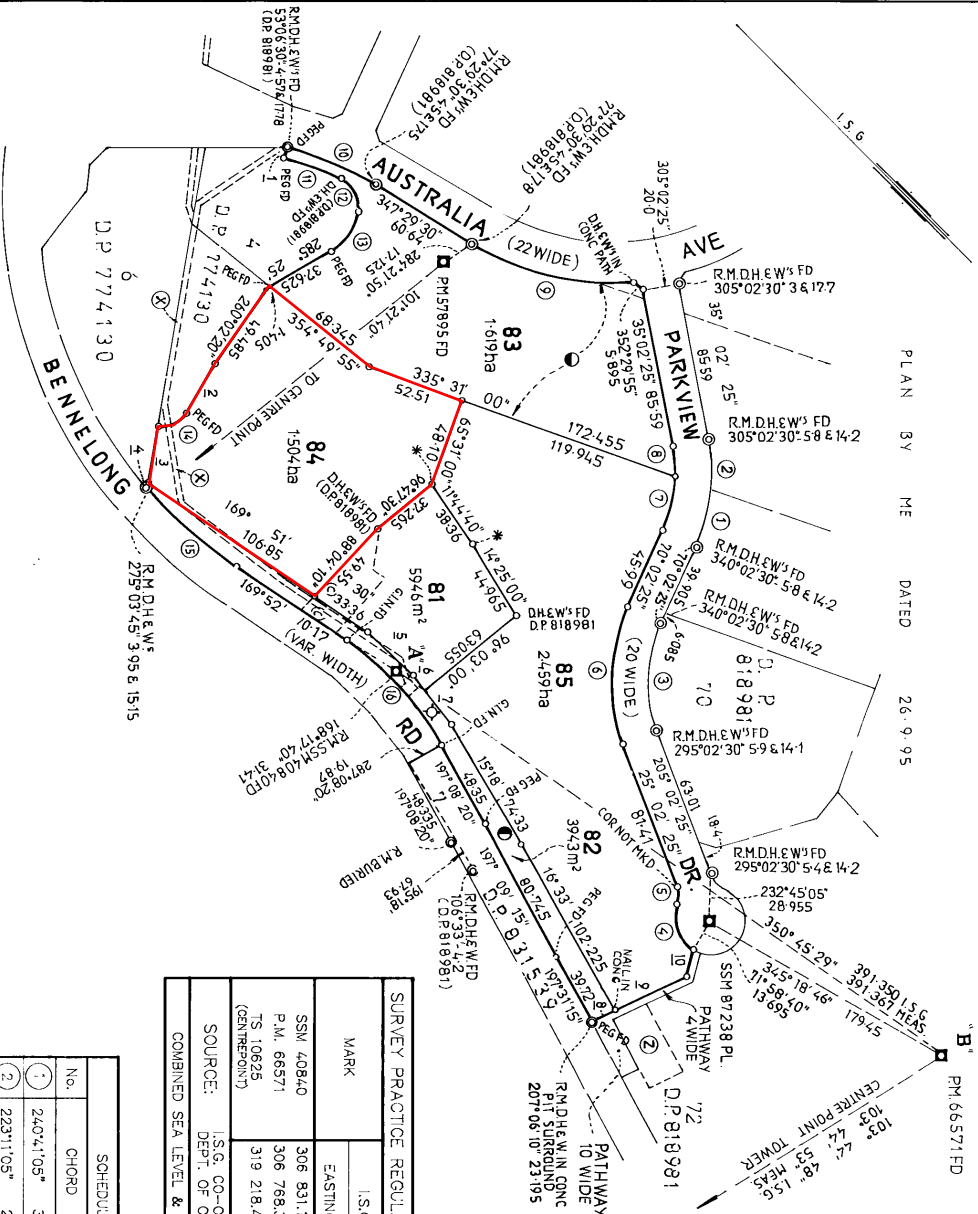
public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE:

1) RIGHT OF WAY

2) EASEMENT FOR SERVICES

PLAN BY ME DATED 26.9.95



SURVEY PRACTICE REGULATION 1990: CLAUSE 32(2)				
MARK	EASTING NORTHING		ZONE	ACC
SSM 40840	306 831.198	1 253 384.865	56/1	2
P.M. 66571	306 768.346	1 253 771.135	56/1	2
T.S. 10625 (CENTREPOINT)	319 218.497	1 250 725.346	56/1	2
SOURCE: I.S.G. CO-ORDINATES ADOPTED FROM DEPT. OF CALM. AS AT 22/1/1996				
COMBINED SEA LEVEL & SCALE FACTOR 0.99994				

SCHEDULE OF SHORT LINES		
No.	BEARING	DISTANCE
1	239°59'15"	6
2	255°59'05"	30.89
3	235°14'45"	31.485
4	235°14'45"	1.76
5	179°25'40"	33.875
6	73°4'00"	10.58
7	73°4'00"	22.81
8	110°00'00"	13.63
9	110°00'00"	41.88
10	59°55'50"	15.305

SCHEDULE OF CURVED BOUNDARIES			
No.	CHORD	ARC	RADIUS
1	240°41'05"	30.89	31.025
2	223°11'05"	26.915	27.005
3	227°32'25"	57.405	58.905
4	241°15'45"	25.00	27.45
5	45°54'25"	10.685	10.925
6	47°32'25"	72.71	74.615
7	58°44'05"	29.41	29.6
8	41°14'05"	16.185	16.215
9	329°07'55"	88.19	89.715
10	338°44'25"	51.42	51.62
11	155°39'55"	32.235	32.285
12	198°14'10"	20.23	21.7
13	260°16'30"	25.49	26.33
14	290°36'55"	16.31	17.345
15	177°27'55"	63.465	63.65
16	183°30'10"	75.44	76.155

Crown Lands Office Approval

PLAN APPROVED

Land Officer

Power No.

Field Book

pages

Council's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act 1979 (other than the requirements for the registration of plans, and

(b) the requirements for the registration of plans, and

(c) the requirements for the registration of plans, and

(d) the requirements for the registration of plans, and

(e) the requirements for the registration of plans, and

(f) the requirements for the registration of plans, and

(g) the requirements for the registration of plans, and

(h) the requirements for the registration of plans, and

(i) the requirements for the registration of plans, and

(j) the requirements for the registration of plans, and

(k) the requirements for the registration of plans, and

(l) the requirements for the registration of plans, and

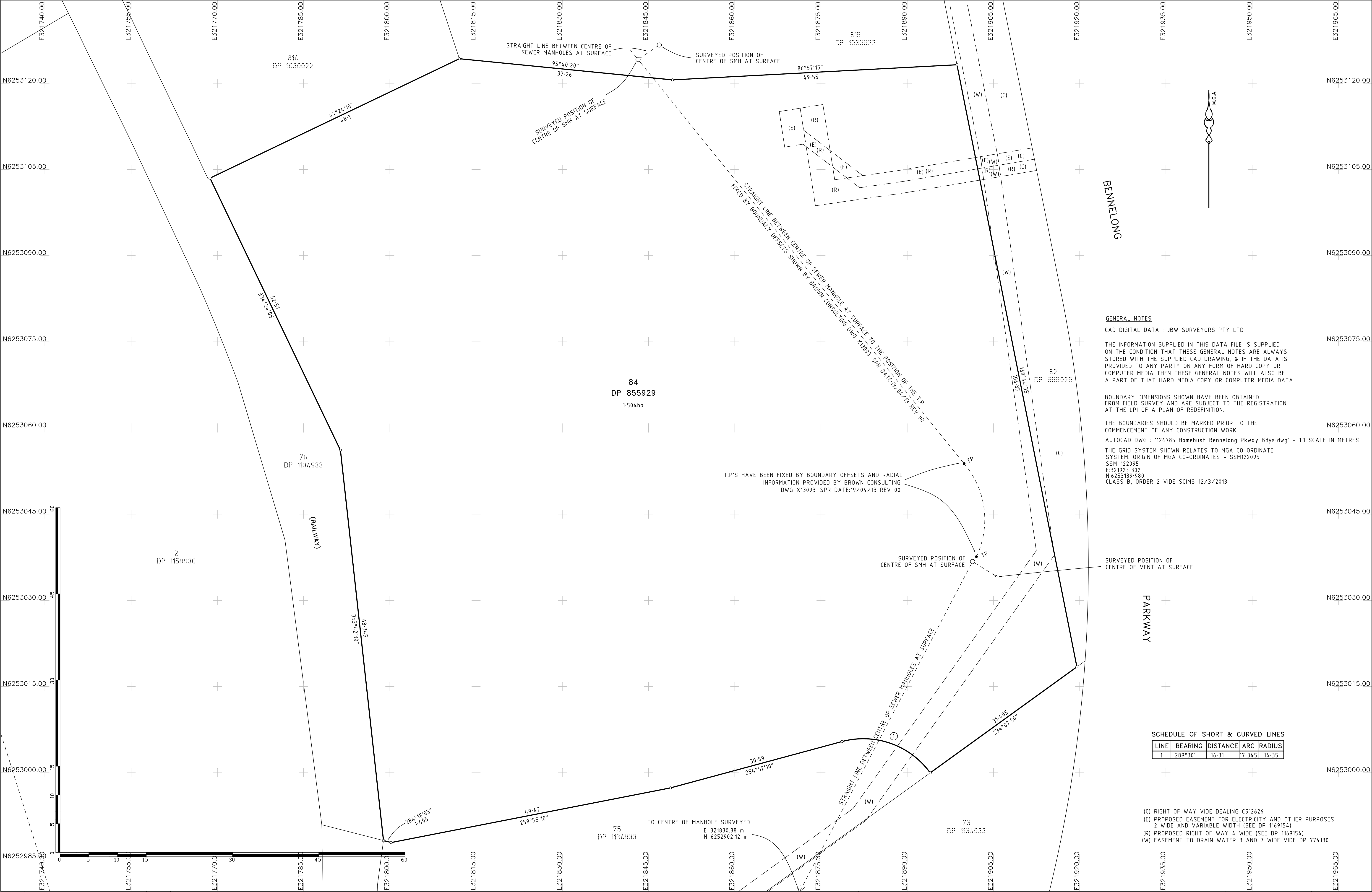
(m) the requirements for the registration of plans, and

(n) the requirements for the registration of plans, and

- ✧ EASEMENT FOR SERVICES
- RIGHT OF WAY
- EASEMENT FOR TRANSMISSION LINES
- VARIABLE WIDTH VIDE DP 620943 129791
- (C) BENEFITED BY C712626 RIGHT OF WAY
- ⊗ EASEMENT TO DRAIN WATER 7 & 3 WIDE
- ⊗ WIDE DP 774130
- ⊗ EASEMENT FOR WATER DETENTION 20WIDE
- ⊗ WIDE DP 818981

* DEVOTES STEEL FENCE POST AT CORNER

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION



DATE	REVISION	AUTH.
25.06.13	SEWER INFORMATION ADDED	BG
COUNCIL REF: SUB'D. APP.: ENGIN. APP.:		

JBW Surveyors Pty Ltd.

ACN 001149373

Level 7, 376 Bay Street Brighton-Le-Sands NSW 2216
Phone: (02) 9335 9700 Fax: (02) 9556 3100
www.jbwsurveyors.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

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PLAN SHOWING THE PROPERTY BOUNDARIES OF LOT 84 DP 855929.
PROJECT: No.100 BENNELONG PARKWAY, HOMEBUSH

LOCALITY: HOMEBUSH

LOCAL GOVERNMENT AREA: CITY OF AUBURN

SCALE: 1:300

DATUM:

DATE: 03/06/2013

AREA:

PLAN REF

124785/BDY
REV 1

DESIGNED: BG
DRAWN: BS

Annexure 2: Preliminary Plans and Yield

YIELD SCHEDULE

100 Bennelong Road

Rev: A Date: 03-10-13

Client: Meriton

Input Information

Site Area	15,040 sqm
FSR	2.00 :1
Average sq. metres / Studio	0 sq m
Average sq. metres / 1 Bed	52 sq m
Average sq. metres / 1 Bed + study	58 sq m
Average sq. metres / 2-Bed_small	75 sq m
Average sq. metres / 2-Bed_large	85 sqm
Average sq. metres / 2-Bed + study	90 sq m
Target efficiency (nett /GFA)	85%
Percentage of Studio	0%
Percentage of 1 Bed	20%
Percentage of 1 Bed + study	20%
Percentage of 2-Bed_small	20%
Percentage of 2-Bed_large	30%
Percentage of 2-Bed + study	10%

100%

Summary GFA

TOTAL GFA 30,080 sq m

Commercial / Retail GFA 0 sqm

Residential GFA 30,080 sqm

Target Nett Internal Area for Residential 25,568 sq m

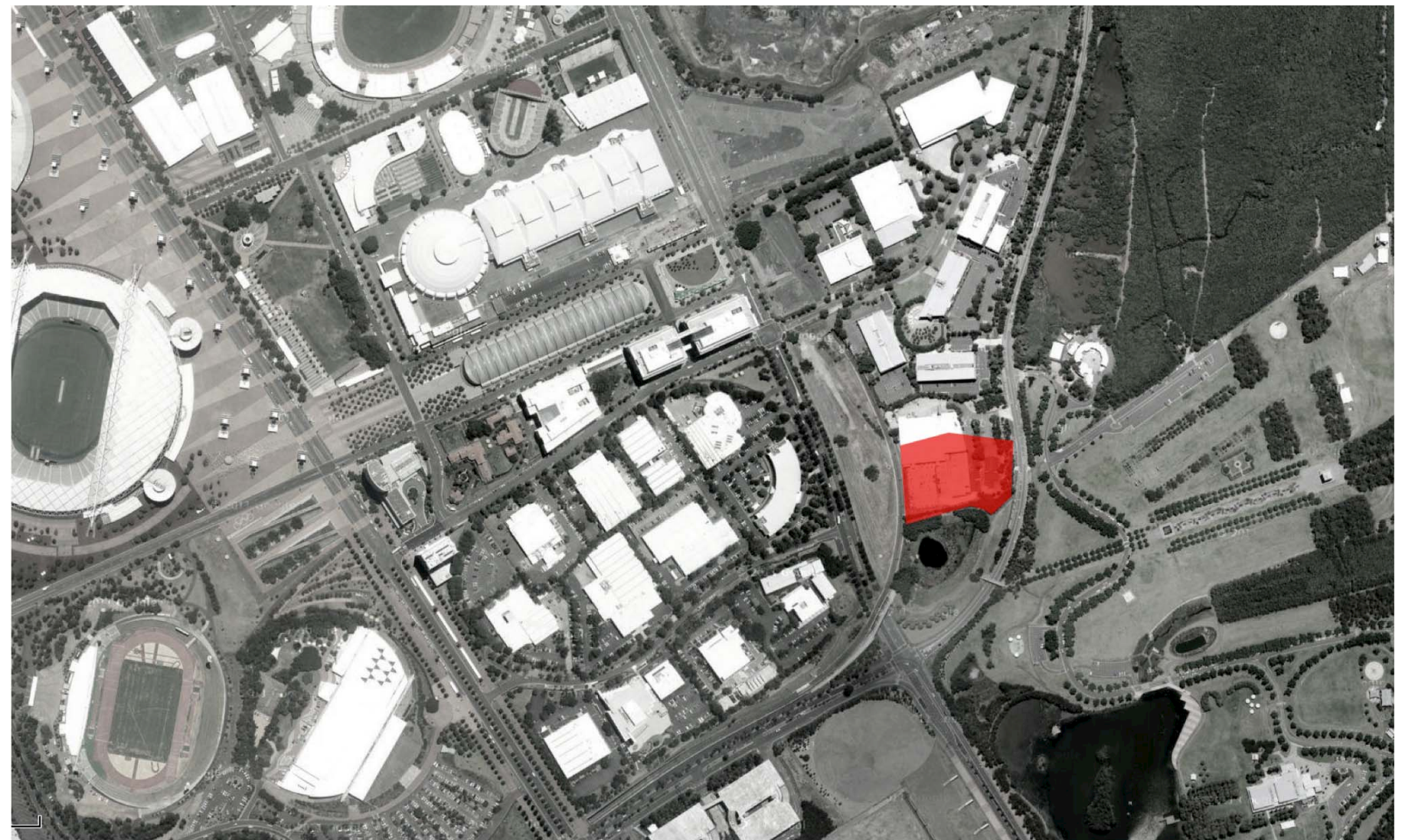
Target Total Number of Apartments 357.6 units check: 357.6

Target Number of Studio	0.0 units
Target Number of 1 Bed	71.5 units
Target Number of 1 Bed + study	71.5 units
Target Number of 2-Bed_small	71.5 units
Target Number of 2-Bed_large	107.3 units
Target Number of 2-Bed + study	35.8 units

Car Parking	Total	Studio	1 Bed	2 Bed	3 Bed	Visitor	Retail
Rate		0	1	1.2	1.5	4	0
Car spaces	489.9	0.0	143.0	257.5	0.0	89.4	0.0

Area per car space 35 /space

Area of Car Park 17,147 sq m



RESIDENTIAL DEVELOPMENT

100 BENNELONG ROAD, OLYMPIC PARK NSW 2127
for MERITON

SCHEMATIC DESIGN

30 October 2013



Project Title
RESIDENTIAL DEVELOPMENT
100 BENNELONG ROAD, OLYMPIC PARK NSW 2127
41-9-105

Drawing Title
ROOF PLAN

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Rev.	23-10-15	kgf	General notes
A	17-10-15	kgf	Issued for information
Rev.	Date	Approved by	Revision Notes
Scale	1:200	@B1, 40% @A3	Project No.
Status	FOR INFORMATION	Dwg No.	13056
Rev	B	Rev	SK002
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Nominated Architect Nicholas Turner 0235 4304 054 054 054 054

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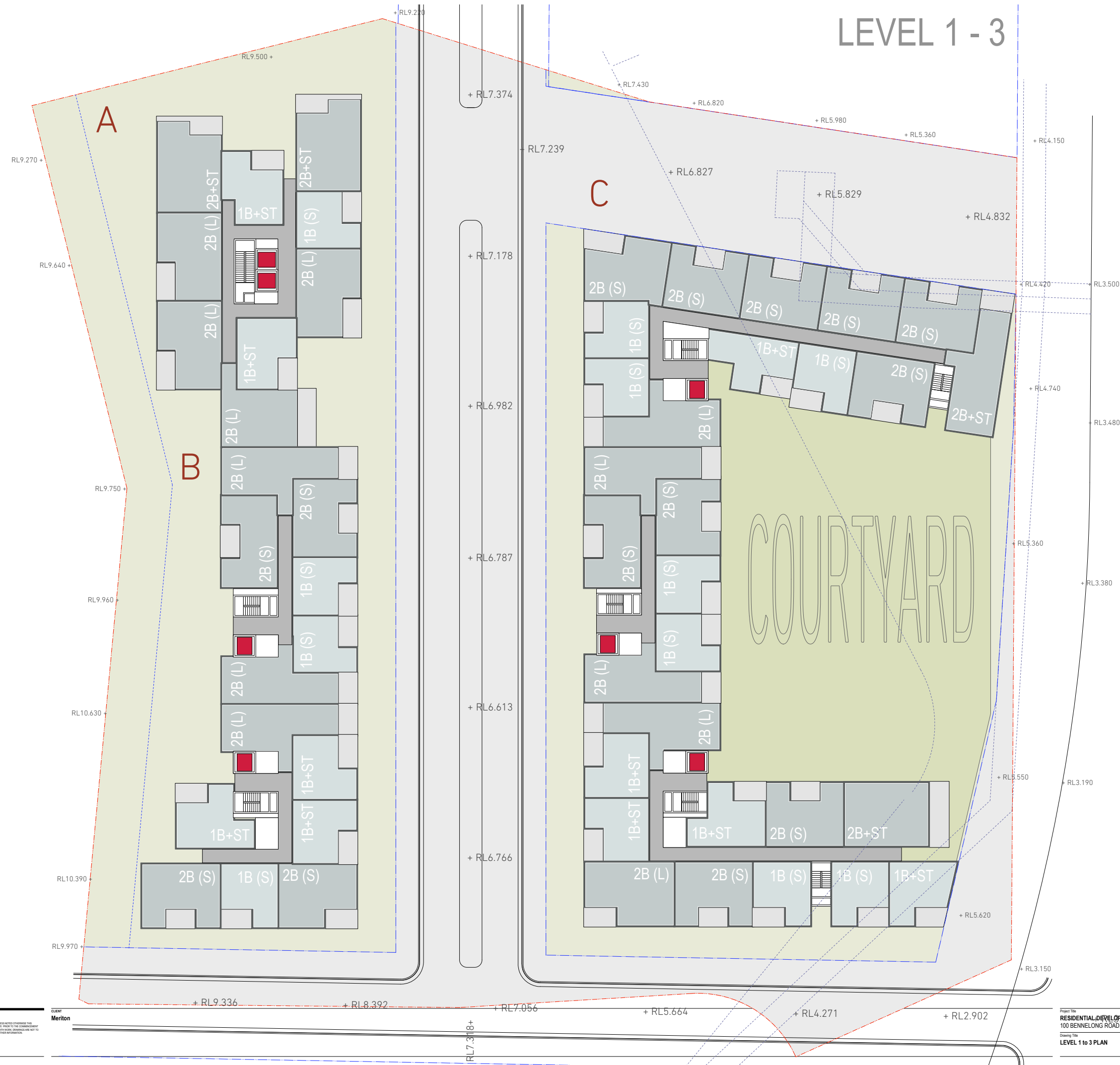
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1:200

Status
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Drawing Title
LEVEL 1 to 3 PLAN

Rev.	23-10-15	1st	General notes
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Rev.	B	Rev.	SK005
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North	↑	North	↑

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GROUND



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Drawing Title
GROUND LEVEL PLAN

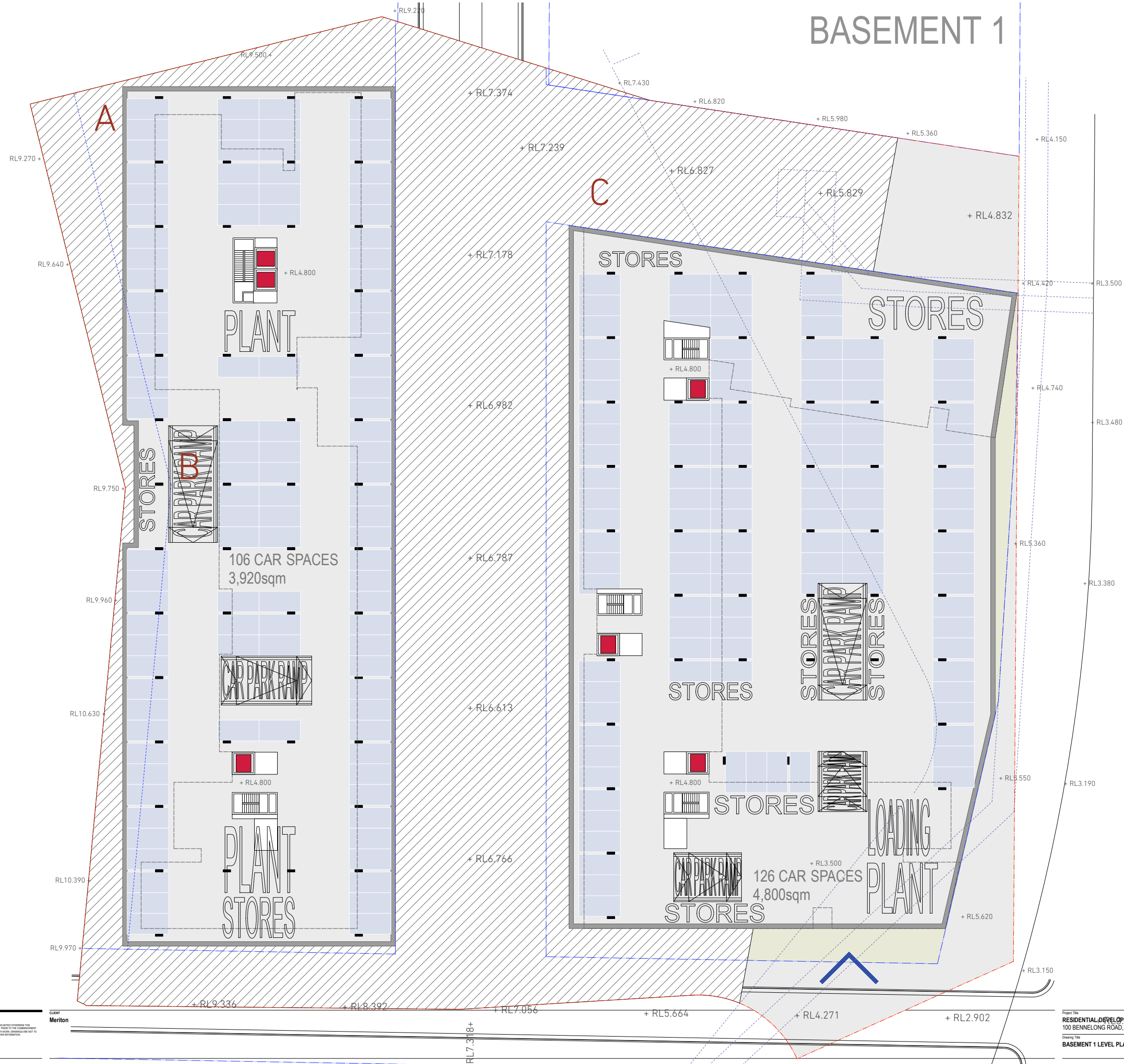
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Submitted			Draw No	Rev	↑
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BASEMENT 1



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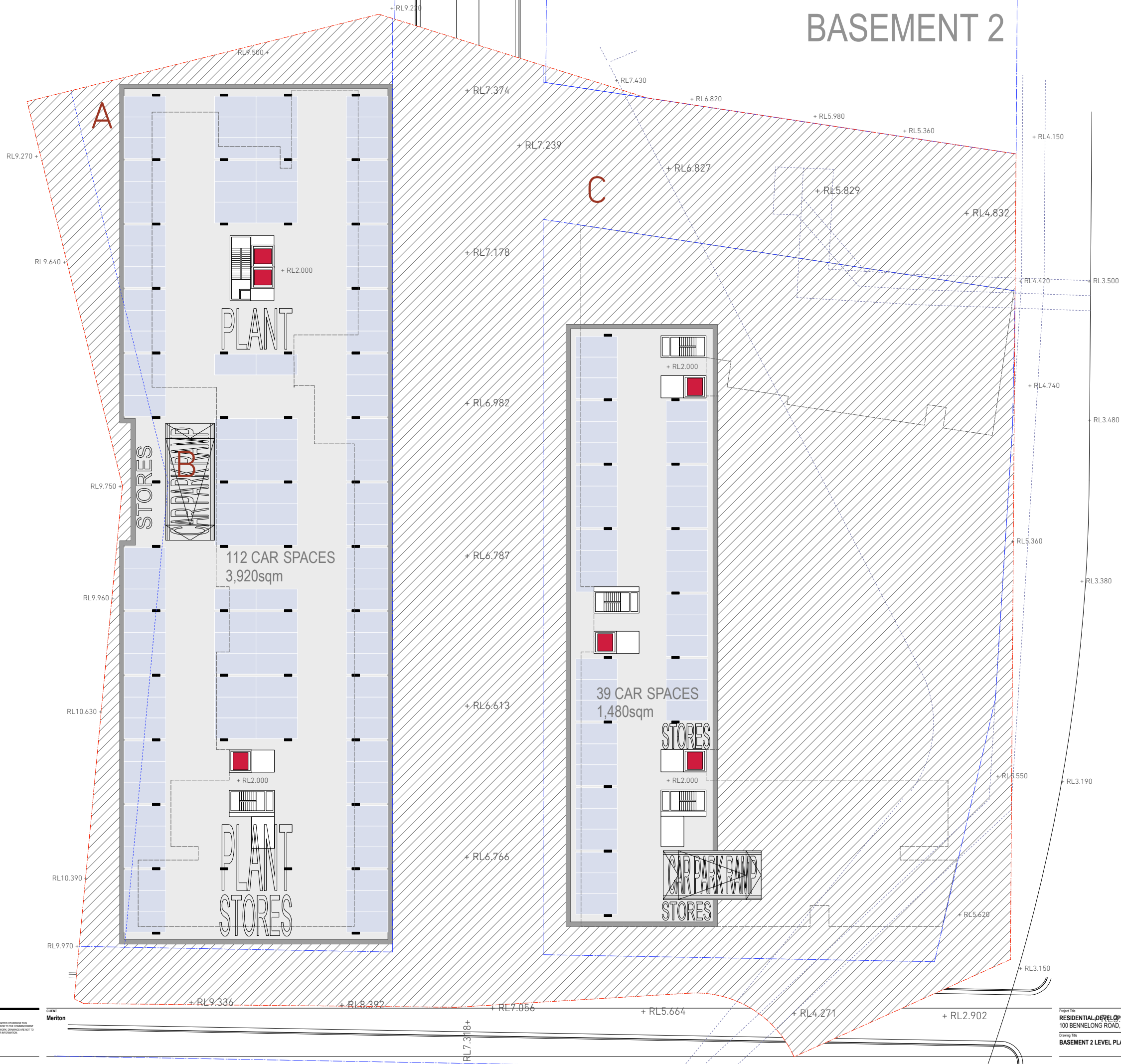
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BASEMENT 1 LEVEL PLAN

A Rev.	23-10-13 Date	kjd Approved by	Issued for information Revision Notes		
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Status			Drawg No.	Rev	
FOR INFORMATION			SK007	A	

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BASEMENT 2



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Drawing Title
BASEMENT 2 LEVEL PLAN

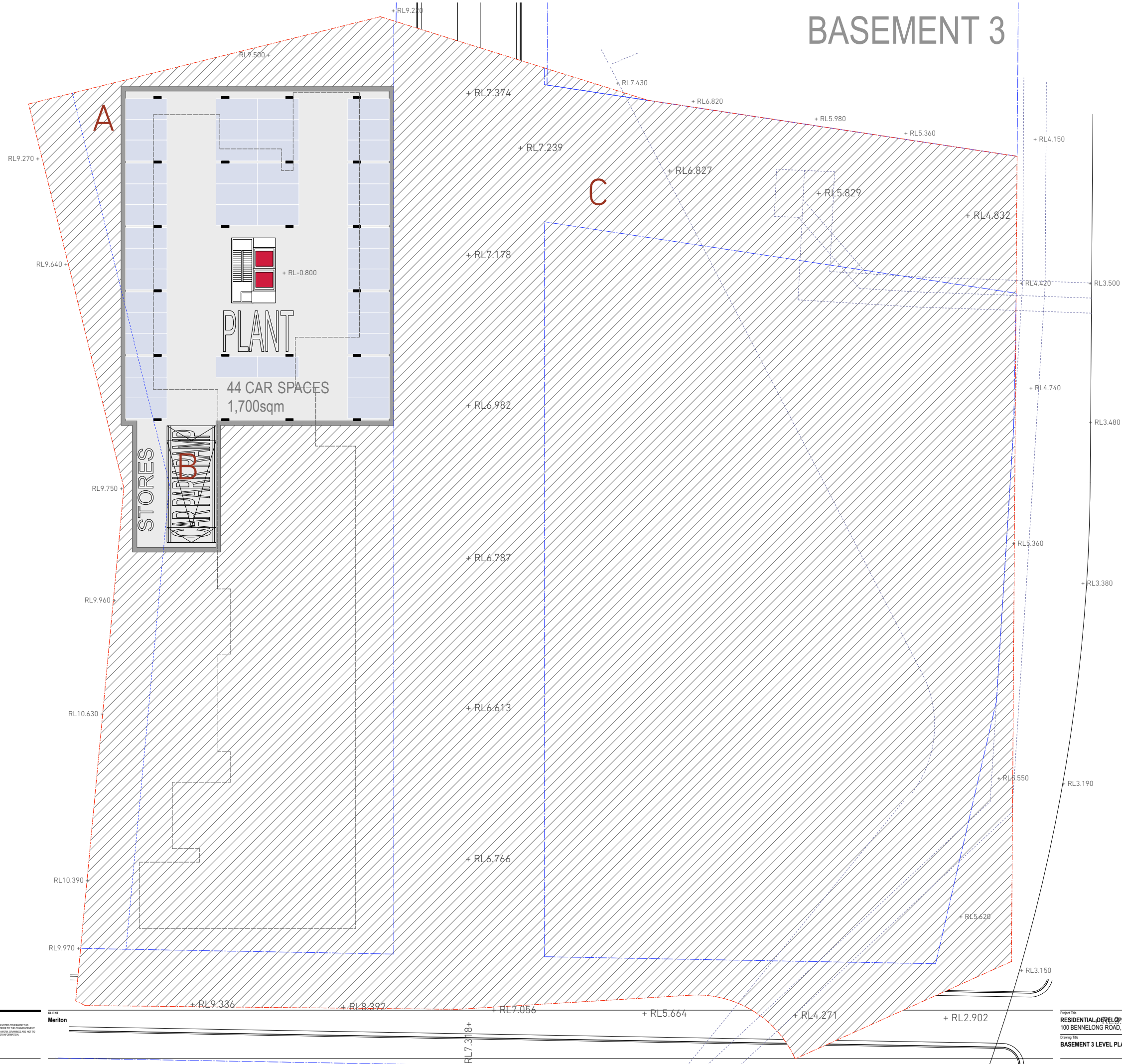
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FOR INFORMATION			Rev A

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Meriton

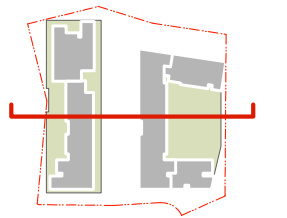
DLCIS-Quality Endorsed Company ISO 9001:2008, Licence Number #168
Montreal, Quebec H3B 2Y6 Canada TEL: 514-397-7575 FAX: 514-397-7574

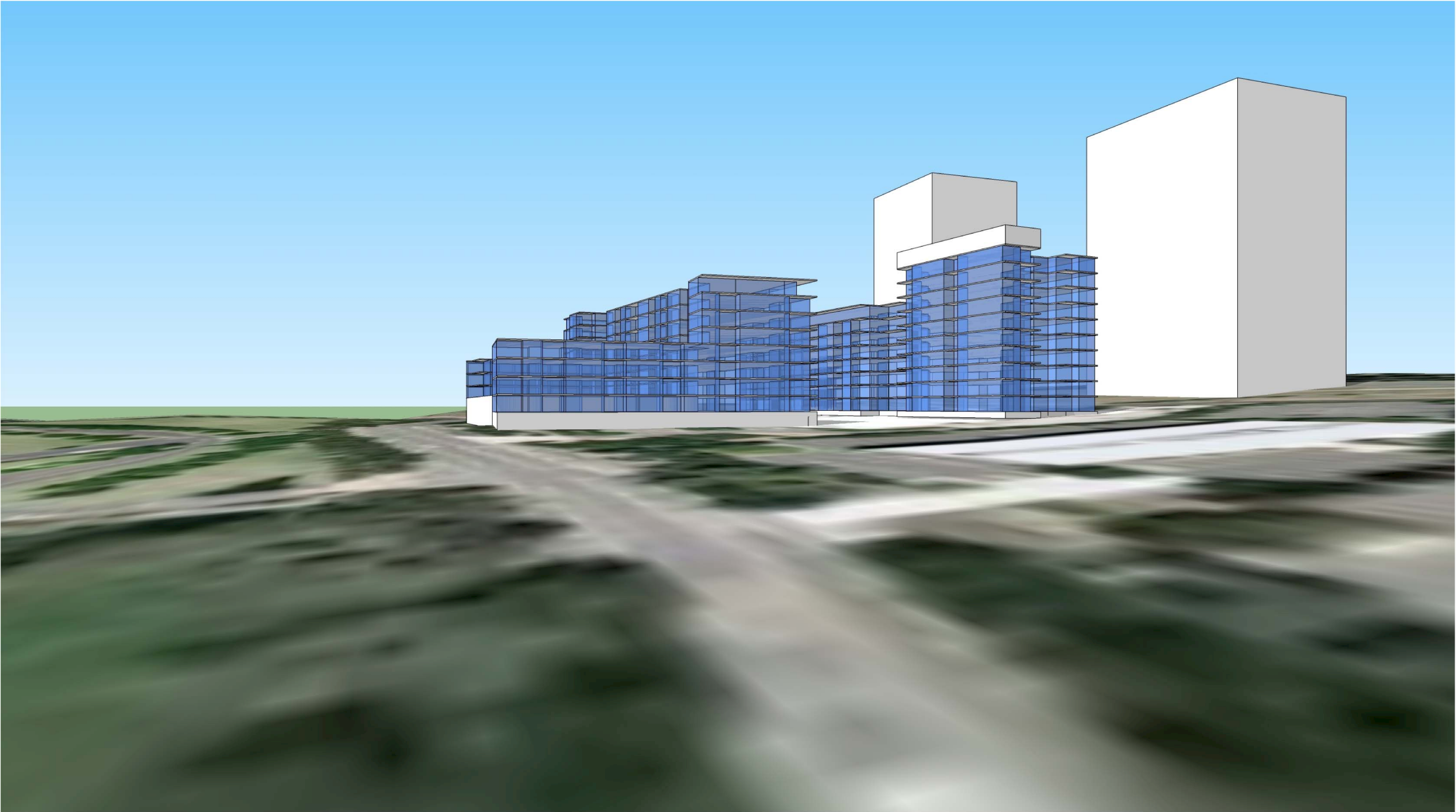
Project Title
RESIDENTIAL DEVELOPMENT
100 BENNELONG ROAD, OLYMPIC PARK NSW 2127

Drawing Title
BASEMENT 3 LEVEL PLAN

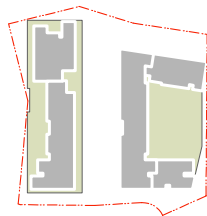
A Rev.	23-10-13 Date	kjd Approved by	Issued for Information Revision Notes		
Scale			Project No.	Drawn by	North
1:200	@B1, 40% @A3		13056	kjd	
Status			Chrg No.	Rev	
FOR INFORMATION			SK009	A	

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VIEW FROM THE NORTH EAST



NOTES

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Turner & Turner Pty Ltd 100 Bennelong Road, Olympic Park NSW 2127

CLIENT
Merton

Project Title:
RESIDENTIAL DEVELOPMENT
100 BENNELONG ROAD, OLYMPIC PARK NSW 2127

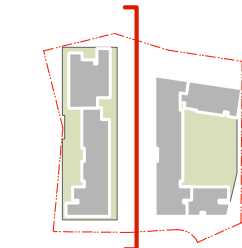
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VIEW 2

A		23-10-13	kgf	Issued for Information
Rev.	Date	Approved by	Revision Notes	
Scale	@B1, 40% @A3		Project No.	13056
NTS			Dwg No.	SK014
Status	FOR INFORMATION		Rev	A

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Annexure 3: QS Report for CIV

100 Bennelong Road , Olympic Park

Job Name :	BENNELONG RD OLYMPIC	Job Description
Client's Name:	Meriton Apartments	358 Residential units with basement parking of 490 car spaces

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 28 <u>SCHEDULE OF INFORMATION</u>						
1	Drawings prepared by Turner numbered: SK001B, SK002B, SK003B, SK004B, SK005B, SK006B, SK007A, SK008A, SK009A, SK011B, SK014B, SK017B, SK018A, SK019A, SK020A, SK0212A		Note			
<u>SCHEDULE OF INFORMATION</u>					Total :	

100 Bennelong Road , Olympic Park

Job Name : BENNELONG RD OLYMPIC

Job Description

Client's Name: Meriton Apartments

358 Residential units with basement parking of 490 car spaces

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 29 <u>SCHEDULE OF EXCLUSIONS</u>						
1	Land costs and legal fees		Note			
2	Holding costs and interest charges		Note			
3	Soil remediation		Note			
4	Unknown ground conditions		Note			
5	Excavation in rock		Note			
6	Loose furniture and equipment		Note			
7	Delay costs		Note			
8	Site allowance		Note			
9	Works outside site boundary		Note			
10	Building maintenance unit		Note			
11	Garbage bins		Note			
12	Structural Drawings		Note			
13	Geotechnical survey		Note			
14	GST					
<u>SCHEDULE OF EXCLUSIONS</u>					Total :	

100 Bennelong Park, Olympic Park

Job Name : BENNELONG RD OLYMPIC

Job Description

Client's Name: Meriton Apartments

358 Residential units with basement parking of
490 car spaces

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	Site Preparation and Demolition	0.34	7.13	336,812		336,812
	Excavation	1.27	26.18	1,236,240		1,236,240
	Substructure	4.24	87.69	4,141,350		4,141,350
	Columns	2.23	46.18	2,181,111		2,181,111
	Upper floors	9.83	203.44	9,607,932		9,607,932
	Staircases and Balustrades	0.70	14.40	680,000		680,000
	Roof	0.96	19.88	938,706		938,706
	External Walls, Windows and Balustrades	8.92	184.54	8,715,241		8,715,241
	Internal walls and Doors	8.01	165.64	7,822,550		7,822,550
	Floor Finishes	2.99	61.77	2,917,351		2,917,351
	Wall Finishes	1.57	32.54	1,536,901		1,536,901
	Ceiling Finishes	1.62	33.52	1,582,916		1,582,916
	Fitments	2.23	46.18	2,181,111		2,181,111
	Painting	1.81	37.41	1,766,976		1,766,976
	Joinery and Metalwork	5.81	120.23	5,678,251		5,678,251
	Hydraulic Services	6.09	126.08	5,954,341		5,954,341
	Electrical Installation	5.72	118.28	5,586,221		5,586,221
	Mechanical Services	8.17	168.95	7,979,001		7,979,001
	Fire Services	3.55	73.46	3,469,531		3,469,531
	Lift Installation	1.90	39.27	1,854,800		1,854,800
	Garbage Chute	0.15	3.02	142,800		142,800
	External Services	0.91	18.85	890,225		890,225
	Landscaping and Siteworks	1.50	31.11	1,469,360		1,469,360
	Preliminaries- incl. site supervision and labour, crane hire, scaffold, site sheds and offices, small tools, hoardings and fences, insurances etc.	12.08	249.87	11,800,459		11,800,460
	GST EXCLUSIVE SUBTOTAL					<u>90,470,187</u>
	Consultant's Fees	7.41	153.25	7,237,615		7,237,615
	GST EXCLUSIVE TOTAL					<u>97,707,802</u>
	SCHEDULE OF INFORMATION					
	SCHEDULE OF EXCLUSIONS					

GFA: 47,227 m2.

100.00

2,068.90

97,707,801

97,707,802

Final Total : \$ 97,707,802