



1 Burroway Road, Wentworth Point

Request for DGRs - Supporting Document

Request for DGRs

1 Burroway Road, Wenworth Point

Mixed use development comprising 3 buildings containing residential apartments above podium level commercial
USES

January 2014

Prepared under instructions from
[Payce Communities Wentworth Point Pty Limited & SH FWT Development Pty Limited](#)

by

[Aaron Sutherland](#)
B Town Planning UNSW

aaron@sutherlandplanning.com.au

Tel: (02) 9894 2474

PO BOX 6332 BAULKHAM HILLS BC NSW 2153

1.0 INTRODUCTION 4

2.0 SITE DESCRIPTION AND LOCATION..... 5

3.0 BACKGROUND 9

 3.1. Wentworth Point Urban Activation Precinct

 3.2. Homebush Bay West Development Control Plan – Draft Amendment No. 1

 3.3. Design Competition

4.0 PROPOSED DEVELOPMENT 11

 4.1. Description

 4.2. Numerical Overview

5.0 STATUTORY PLANNING FRAMEWORK 13

 5.1. State Environmental Planning Policy (Major Development) 2005

 5.1.1. Zoning and Permissibility

 5.1.2. Building Height

 5.1.3. Floor Space Ratio

 5.1.4. Design Excellence

 5.2. State Environmental Planning Policy (State and Regional Development) 2011

 5.3. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

 5.4. Sydney Olympic Park Masterplan 2030: Wentworth Point Precinct

6.0 IMPACT IDENTIFICATION AND ASSESSMENT 16

7.0 JUSTIFICATION 17

8.0 CONSULTATION 18

9.0 CONCLUSION 19

APPENDIX A
Rice Daubney Architects
ARCHITECTURAL PRESENTATION

APPENDIX B
RLB
QUANTITY SURVEYORS REPORT

1.0 INTRODUCTION

This report relates to a request for Director General's Requirements (DGRs) to guide the redevelopment of 1 Burroway Road, Wentworth Point for the purposes of a development which involves the erection of a 9 storey mixed use development above a common basement level, comprising a podium level containing a small supermarket, speciality retail and a child care centre, and three buildings above containing residential apartments.

Pursuant to Schedule 2 of the State Environmental Planning Policy (Major and Regional Development) 2011, the proposed development is considered to be State Significant Development (SSD). This is due to the subject site forming part of the 'Sydney Olympic Park Sites' State Significant Site, within this schedule and the proposed development having an estimated capital investment value greater than \$10 million, at \$80,000,000.00 (a quantity surveys report is submitted with this application demonstrating the capital investment value).

In accordance with Part 2, Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (adopted 1 October 2011), we hereby seek Director General Requirements to inform the preparation of an Environmental Impact Statement (EIS) for the proposed development.

This submission includes the following information:

- An overview of the site and surroundings.
- A description of the proposed development including design approach.
- An overview of relevant planning framework and permissibility.
- Impact identification and assessment.
- Justification for the proposal;
- An overview of consultation undertaken to date for the proposal with authorities;
- Attached architectural presentation of the proposal prepared by Rice Daubney Architects; and
- Attached Quantity Surveyors Report.

2.0 SITE DESCRIPTION AND LOCATION

The site comprises a portion of Lot 1 in DP 859608 and is known as 1 Burroway Road, Wentworth Point. The site is located on the northern side of Burroway Road at the junction of Hill Road. A location plan is included as Figure 1.

The site is currently in the ownership of the Sydney Olympic Park Authority and contains the Sydney Olympic Park Ferry Wharf, an internal loop road which provides access to the ferry terminal, a small car park, as well as a large grassed area adjacent to Burroway Road which occupies the majority of the site and is bordered by a line of trees along each side. The current site will be subdivided by the Sydney Olympic Park Authority to create the development site, which is approximately the location of the existing large grassed area. The notional site is rectangular in shape and has an area of 10,430 square metres. The south-western boundary of the site adjacent to Burroway Road is approximately 100 metres in length and the site is currently relatively level.

The context of the site is rapidly changing from its industrial origins into a vibrant mixed use community with a considerable proportion of the buildings along Hill Road now comprising residential development. Immediately adjacent to the north-east is the Parramatta River, whilst the sites to the north-east and the south-west currently contain industrial buildings which will be shortly redeveloped for predominantly residential accommodation and a school to the south-east. Opposite the site to the south-west across Burroway Road is another industrial building.



Figure 1:

Site (Source: Six Maps, Department of Lands 2014)

2.0 SITE DESCRIPTION AND LOCATION



Photograph 1:

The existing entry to the site from the end of Hill Road

Photograph 2:

The grass area which is the development site adjacent to Burroway Road facing south-east



Photograph 3:

The grass area which is the development site, from within the site and facing west

2.0 SITE DESCRIPTION AND LOCATION

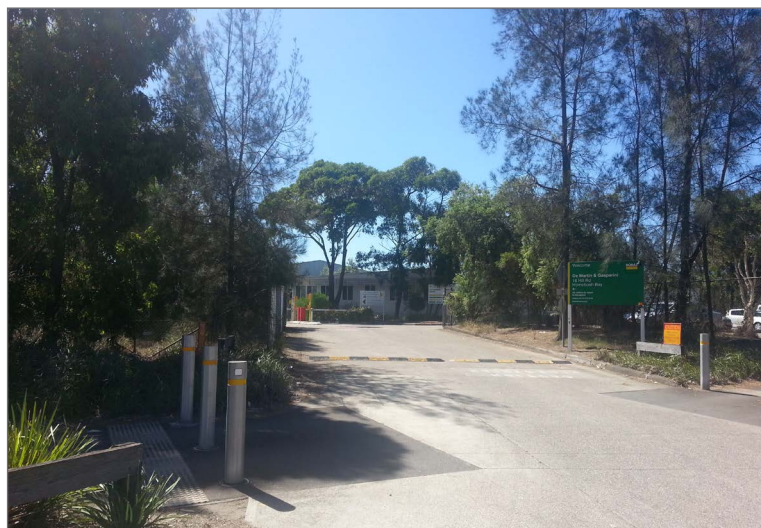


Photograph 4:

The existing ferry wharf and circulation road on the site

Photograph 5:

The Parramatta River adjacent to the north-east



Photograph 6:

The existing industrial site to the north-west

2.0 SITE DESCRIPTION AND LOCATION



Photograph 7:

179 Cleveland Street
(Source: Google streetview)

Photograph 8:

The industrial building opposite to the south-west across Burroway Road



Photograph 9:

The existing industrial site to the south-east



3.0 BACKGROUND

3.1. Wentworth Point Urban Activation Precinct

On 16 March 2013 the NSW Premier announced the Urban Activation Precinct program as an important component of a package of wider housing delivery and jobs initiatives. Through consultation with local communities and councils, Urban Activation Precincts aim to deliver more homes in places with access to infrastructure, transport, services and jobs. The benefits to the community will include greater housing choices, increased amenities, services and improved public spaces.

The Department of Planning and Infrastructure exhibited draft plans in July and August 2013 for the Wentworth Point Urban Activation Precinct to revitalise 18.6 ha of government land at Wentworth Point over 20 years.

The Urban Activation Precinct completely surrounds the subject site and includes land immediately adjacent to north-west and the south-east of the subject site and provides for:

- An R4 High Density zoning to provide for residential buildings with an FSR of 2.6:1 and heights up from 5 to 25 storeys.
- a new 3.9 ha peninsula park along with three new pocket parks
- foreshore cycling and walking paths at least 20m wide
- an 18-classroom school with playing fields by 2017
- upgrades to nearby Hill and Bennelong Rds to accommodate the increased population
- new maritime uses adjacent to Homebush Bay for rowing/kayaking facility, dry boat storage and supporting retail and businesses



Figure 2:

Wentworth Point UAP

3.2. Homebush Bay West Development Control Plan – Draft Amendment No. 1

On 12 December 2012, the Department of Planning and Infrastructure placed on exhibition the Homebush Bay West Development Control Plan – Amendment No. 1.

The proposed amendment to the HBW DCP sought to increase heights in certain locations within the northern end of Wentworth Point from 8 storeys up to 16 to 25 storeys across 12 towers to accommodate

3.0 BACKGROUND

an additional 106,000 square metres of floor area, accompanied by a Voluntary Planning Agreement to construct and maintain a bridge between Wentworth Point and Rhodes.

The proposed amendments to the DCP were justified on the basis that they retain the same structural arrangement for Wentworth Point, and sensitively group the towers around the new 'focal point' of the bridge. It was argued that there is a net benefit to the community as the new bridge also links Wentworth Point to the train station at Rhodes.

Both the proposed new bridge and amendment to the Homebush Bay West Development Control Plan were approved in 2013.



Figure 3:

Approved amendment to Homebush Bay West DCP

3.3. Design Competition

In 2012, the Sydney Olympic Park Authority undertook an Expression of Interest process in relation to the sale of the subject site, with shortlisted candidates invited to enter into a Request for Detailed Proposals competitive process. The process involved the submission of detailed proposals for the development of the site.

Payce were short listed in the Expression of Interest process and commissioned award winning architects Rice Daubney to prepare a detailed scheme for the site which was considered by the Sydney Olympic Park Authority and the Design Review Panel. The Rice Daubney scheme was awarded the successful entrant.

The scheme provided in the Architectural Presentation which accompanies this request for DGRs represents a refinement on the competition winning scheme.

4.0 PROPOSED DEVELOPMENT

4.1. Description

The proposal provides for the erection of a 9 storey mixed use development above three common basement levels at 1 Burroway Road, Wentworth Point including new roads and public domain works.

The development specifically involves the erection of a two ground level commercial podiums, above the common basement, which separated by a central open air walkway. The larger western podium is proposed to contain a small supermarket, four speciality retail stores, above which are two residential buildings. The smaller eastern podium contains an indicative 8 speciality retail stores as well as a cafe, above which is located one residential building.

The proposal has been designed as a robust architectural solution with each residential building designed to take advantage of the orientation towards Parramatta River. Visual interest will be achieved through the use of a unifying screen system which serves to create drama whilst framing views of the River. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for the prominent façades.

The proposed development is detailed in the architectural presentation prepared by Rice Daubney Architects.



Photograph 9:

Photomontage of proposal

4.2. Numerical Overview

Control	Proposed
Site Area	10,430 square metres
GFA	26,418 square metres
FSR	2.53:1
Height	30 metres
Storeys	9

4.0 PROPOSED DEVELOPMENT

Control	Proposed
Apartments	255 (59 x 1 bed, 188 x 2 bed, 8 x 3 bed)
Non-residential uses	1 supermarket (1,53 square metres) 12 indicative speciality stores 1 child care centre
Car parking	310 residential 90 retail

5.0 STATUTORY PLANNING FRAMEWORK

5.1. State Environmental Planning Policy (Major Development) 2005

5.1.1. Zoning and Permissibility

The subject site falls within the Zone B1 Neighbourhood Centre under the Major Development SEPP.

The proposed development is defined as 'shop top housing' which is a permissible use in the zone. Specifically, residential development is permissible as part of a mixed use development.

The proposed child care centre is a permissible use, as is the small supermarket which is considered to meet the definition of 'neighbourhood shop' as it is small in size and will provide goods to meet the day to day needs of residents within the immediate locality.

It is intended that the speciality retail tenancies will be occupied by a range of appropriate uses in this location such as cafes, restaurants, hairdresser, newsagent, pharmacy and the like and the development application will be seeking consent for these indicative uses. However, these uses are prohibited within the B1 Neighbourhood Zone, despite being consistent with SOPA Masterplan 2030: Wentworth Point Precinct, Section 2.4 Land Use Controls which states:

Ground floor retail and home office use is allowed. Suggested retail uses could include those that support the transport hub such as small supermarkets, convenience shops, pharmacies, post offices, local bank branches, restaurants and takeaway food shops, speciality stores and professional offices.

Notwithstanding that the desired speciality retail uses are prohibited, the application will be relying on Section 89E(3) of the Environmental Planning and Assessment Act 1979 which provides that:

(3) Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.

5.1.2. Building Height

The SEPP provides a maximum height for the site of 30 metres. The proposed building complies with the 30 metre height limit with the exception of some areas of plant on the roof and the lift overruns.

Having regard to the two recent planning changes in the immediate context of the site being the creation of the Wentworth Point Urban Activation Precinct as well as the recent amendment to the Homebush Bay West Development Control Plan, the surrounding sites will eventually accommodate a number of 25 storey residential towers. Within this forthcoming context, the scale of the proposed development is considered modest and the minor variation to the 30 metres height controls is considered acceptable.

Accordingly, strict compliance with the height development standard is unnecessary and unreasonable in this instance, and there are sufficient environmental grounds to justify the proposed variation.

5.0 STATUTORY PLANNING FRAMEWORK

5.1.3. Floor Space Ratio

The SEPP suggests a maximum floor space ratio (FSR) for the site of 2.25:1. Whilst the proposed development complies with the maximum height it marginally exceeds the FSR control with an FSR of 2.53:1. However, within the context of the site and the significant uplift in density and scale of development on the surrounding sites, the proposed development is considered to represent an appropriate response to the context of the site and its environmental capacity to absorb the proposed density. The proposed development is the result of a design competition and demonstrates design excellence. The development application is intended to rely on the provisions of Schedule 2, Part 23 Sydney Olympic Park site, Clause 22 Exceptions to development standards—other development of the SEPP (Major Developments) 2005 to achieve a variation to the FSR control on the basis that:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

5.1.4. Design Excellence

The SEPP requires that development consent must not be granted for development that is the erection of a new building unless the consent authority has considered whether the proposed development exhibits design excellence. The proposed development is the successful entrant from a design competition held in respect of the site and exhibits a high standard of architectural design, materials and detailing appropriate to the building type and location which will also achieve a positive contribution to the public domain.

5.2. State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 was adopted on 1 October 2011 and identifies State Significant Development (SSD). Schedule 2 of the SEPP identifies 'Sydney Olympic Park Sites' as shown on the map as being SSD where the capital investment value is more than \$10 million. The subject site falls within the boundary of the Sydney Olympic Park Sites map. The project has a capital investment value will be \$80,000,000.00 and is therefore SSD.

Development Control Plans do not apply to State Significant Development under Clause 11 of the SEPP.

5.3. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 65 (SEPP 65) applies to the proposed development. SEPP 65 requires any development application for residential flat development to be assessed against the 10 principles contained in clauses 9-18 of SEPP 65 and the matters contained in the Residential Flat Design Code (RFDC).

The proposed development will meet the core requirements of the RFDC in respect of building separation, solar access, cross-ventilation and common open space and the proposed apartments are afforded a particularly high level of amenity having regard to the location of the site with outlook to the Parramatta River specifically designed for the majority of apartments. A detailed assessment will be included in the

5.0 STATUTORY PLANNING FRAMEWORK

future Development Application.

5.4. Sydney Olympic Park Masterplan 2030: Wentworth Point Precinct

A new master plan for the site was approved in 2011 and is now a component of the Sydney Olympic Park Masterplan 2030 known as the Wentworth Point Precinct. The Masterplan provides controls in relation to land uses, FSR, number of storeys, vehicular and pedestrian access to site, through-site links, and setbacks. The proposal is generally consistent with the controls in the Masterplan and a detailed assessment will be included in the future Development Application.

6.0 IMPACT IDENTIFICATION AND ASSESSMENT

The key environmental considerations associated with the proposed development which will form the basis of the Director General's Requirements are listed below.

- compliance with relevant statutory plans;
- built form and urban design;
- pedestrian and vehicular traffic and access;
- contamination;
- noise;
- amenity;
- sustainability;
- waste management;
- BCA compliance;
- construction impacts;

7.0 JUSTIFICATION

The subject site is located within the broader Sydney Olympic Park Specialised Precinct which is designated to accommodate significant jobs and housing growth. The site is:

- located close to the geographic centre of the metropolitan Sydney region approximately 12km west of the Sydney CBD and 6km east of the Parramatta CBD
- currently underutilised
- adjacent to Sydney Olympic Parklands, the Parramatta River and Homebush Bay, which offers a high level of amenity to residents, and
- in an area with a strong local market demand for additional housing.

The proposed development is generally consistent with the relevant planning controls and the result of a design competition process and will ensure that a further provision of residential accommodation is provided in a location with close proximity to employment opportunities and a range of services and public transport. The proposal will result in increased housing supply and choice which will contribute to easing the costs of housing in the locality.

The proposed development is consistent with the scale and density envisaged for the site under the relevant planning controls and will deliver a visually engaging response appropriate to the emerging character the locality.

8.0 CONSULTATION

To date, the project team has consulted with the following:

- Sydney Olympic Park Authority
- Urban Growth
- Sydney Olympic Park Authority Design Review Panel
- Department of Planning and Infrastructure

The site is currently in the ownership of the Sydney Olympic Park Authority and so many meetings and consultation have been undertaken with the authority throughout the design development to date, which commenced following appointment of Payce and Rice Daubney as the successful tenderer following the design competition process.

Urban Growth are currently providing guidance on a range of matters including the interface of the proposal with the surrounding public domain. To date meetings have been held on 1 August 2013, 4 November 2013, 21 January 2014 and are currently ongoing to resolve a number of issues.

The subject development application was presented to the Sydney Olympic Park Authority Design Review Panel on 6 December 2013 where the scheme was generally positively received.

A meeting was held with the Department of Planning and Infrastructure on 20 January 2014 to introduce the proposal.

9.0 CONCLUSION

This submission provides information to assist in the preparation of DGRs for the proposed 9 storey mixed use development at 1 Burroway Road, Wentworth Point.

The issues discussed in this report are considered to represent the key environmental considerations associated with the proposal and adequate to inform the Director Generals Requirements.

The proposal will provide an appropriate response to the context 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.

APPENDIX A

ARCHITECTURAL PRESENTATION

A

Rice Daubney Architects

APPENDIX B

QUANTITY SURVEYORS REPORT

B

RLB