

AUBURN CITY COUNCIL

DA-41/2015 14-16 Hill Road, SYDNEY OLYMPIC PARK

Applicant	Development Director Urban Growth
Owner	Maritime Authority of NSW
Application No.	DA-41/2015
Description of Land	Pt Lot 3 DP 859608, 14-16 Hill Road, SYDNEY OLYMPIC PARK
Proposed Development	Staged development proposal for distribution of gross floor area across lots 101 to 107 including demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works
Site Area	4164.00m ²
Zoning	Zone RE1- Public Recreation Zone R4 - High Density Residential
Disclosure of political donations and gifts	Nil disclosure
Issues	Nil

1. Recommendation

- a. That Development Application No. DA-41/2015 for Staged development proposal for distribution of gross floor area across lots 101 to 107 including demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works on land at Pt Lot 3 DP 859608, 14-16 Hill Road, SYDNEY OLYMPIC PARK be approved subject to conditions listed in the attached scheduled.**

2. Background

The Wentworth Point Urban Activation Precinct is part of a NSW government initiative established in 2013 to facilitate housing supply and increase housing choice and affordability in the broader Sydney metropolitan region.

The precinct to be developed comprises of 2 parcels of land known as the Burroway Road Site (Pt Lot 2 in DP 859608) and the Hill Road site (Pt Lot 3 in DP 859608). The two parcels are located at the northern end of Wentworth Point precinct with a total combined land area of approximately 18.6 hectares and both parcels are currently under the ownership of NSW Roads and Maritime Services (RMS).

The statement of environmental effects submitted with this application provides a delivery/staging of works plan for the Wentworth Point Precinct, where subsequent applications for the overall redevelopment of the Wentworth Point Precinct are to be submitted including:

- DA 1A – subdivision of Hill Road site to create lots for residential development, roads and a public reserve.
- **DA 1B – (subject of this application) Hill Road site establishment works, distribution of GFA across lots 101 to 107 including demolition, earthworks, roadwork, drainage, servicing and public domain.**
- DA 2A – subdivision of Burroway Road site to create lots for residential development, a school, maritime uses and a peninsula park.

- DA 2B – Burroway Road site establishment works, including demolition, earthworks, roadwork, drainage, servicing and public domain (including construction of the peninsula park). Will also include subdivision to create roads.
- DA 3 – Wentworth Point Marina.
- DA 4 – Wentworth Point Boathouse.

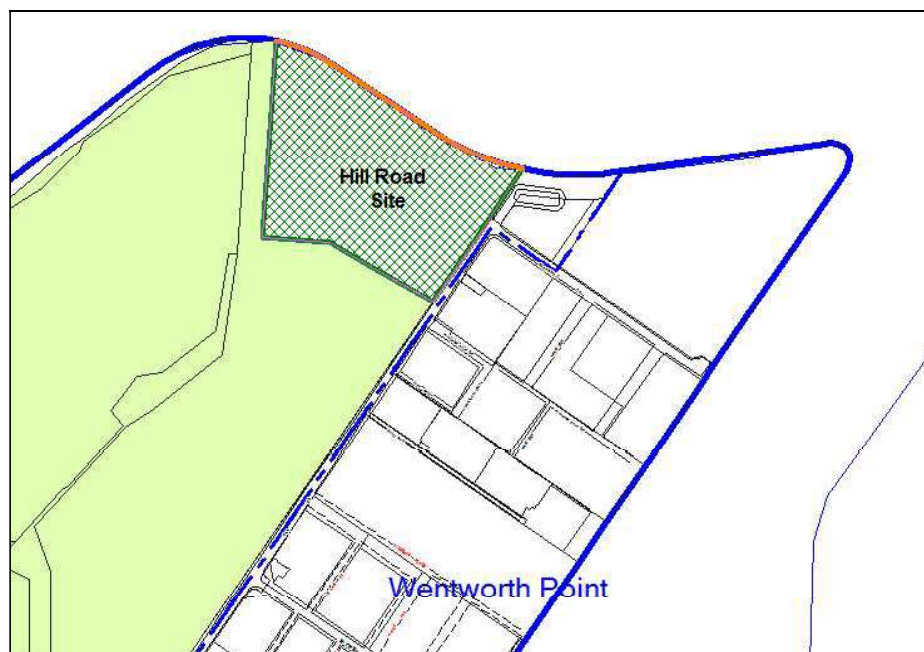
As indicated above, DA 1A for subdivision is the first stage of the Hill Road site to create lots for residential use and currently forms part of a separate development application no. DA-274/2014, whilst DA 1B is for civil infrastructure and site preparation works which is the subject of this application. Approval for the development of the land use will form part of future separate development applications.

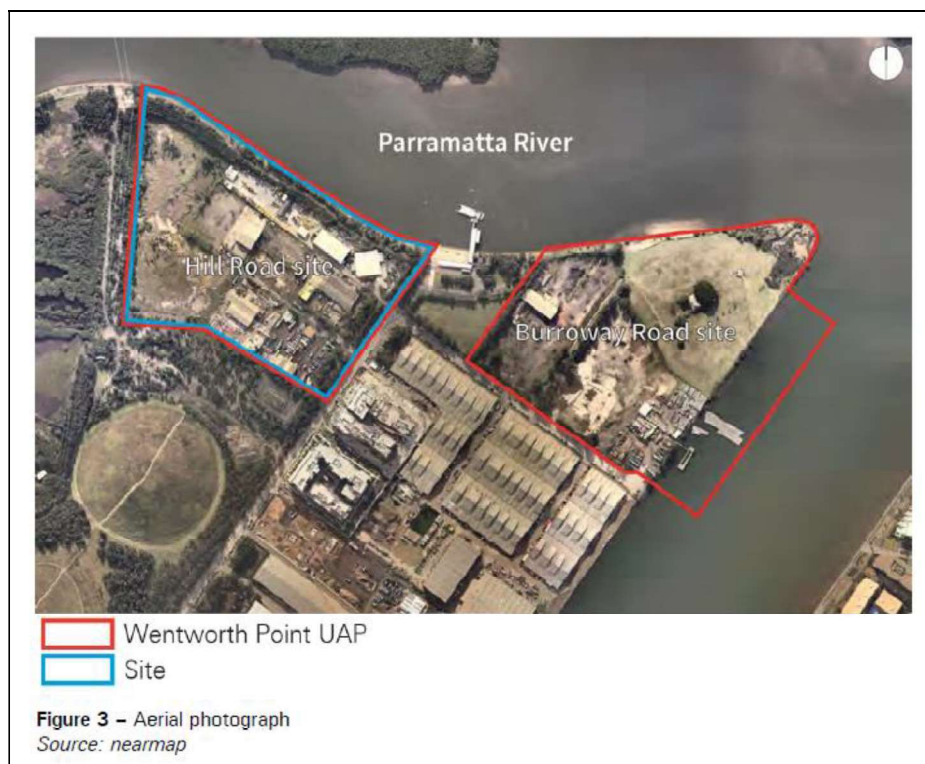
3. Site and Locality Description

The subject site relevant to this particular application is legally described as Pt Lot 3 in DP 859608, 14-16 Hill Road, Sydney Olympic Park and is known as the Hill Road Site. The site is located on the western extension of Burroway Road in Wentworth Point and comprises a total land area of approximately 94,561 m². The site is currently under the ownership of NSW Roads and Maritime Services (RMS).

The site is strategically 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. Wentworth Point which extends south presently accommodates industrial uses which is undergoing transformation into a growing residential community.

The subject site relevant to this application is identified in the plan below:





4. Description of Proposed Development

A staged development application (concept proposal) for distribution of gross floor area as well as civil infrastructure site preparation works is planned for the Hill Road site. This application represents the second stage in the delivery and staging requirements for the Wentworth Point Urban Activation Precinct and various separate applications will be subsequently lodged.

Approval is sought for the following:

- Concept proposal:-

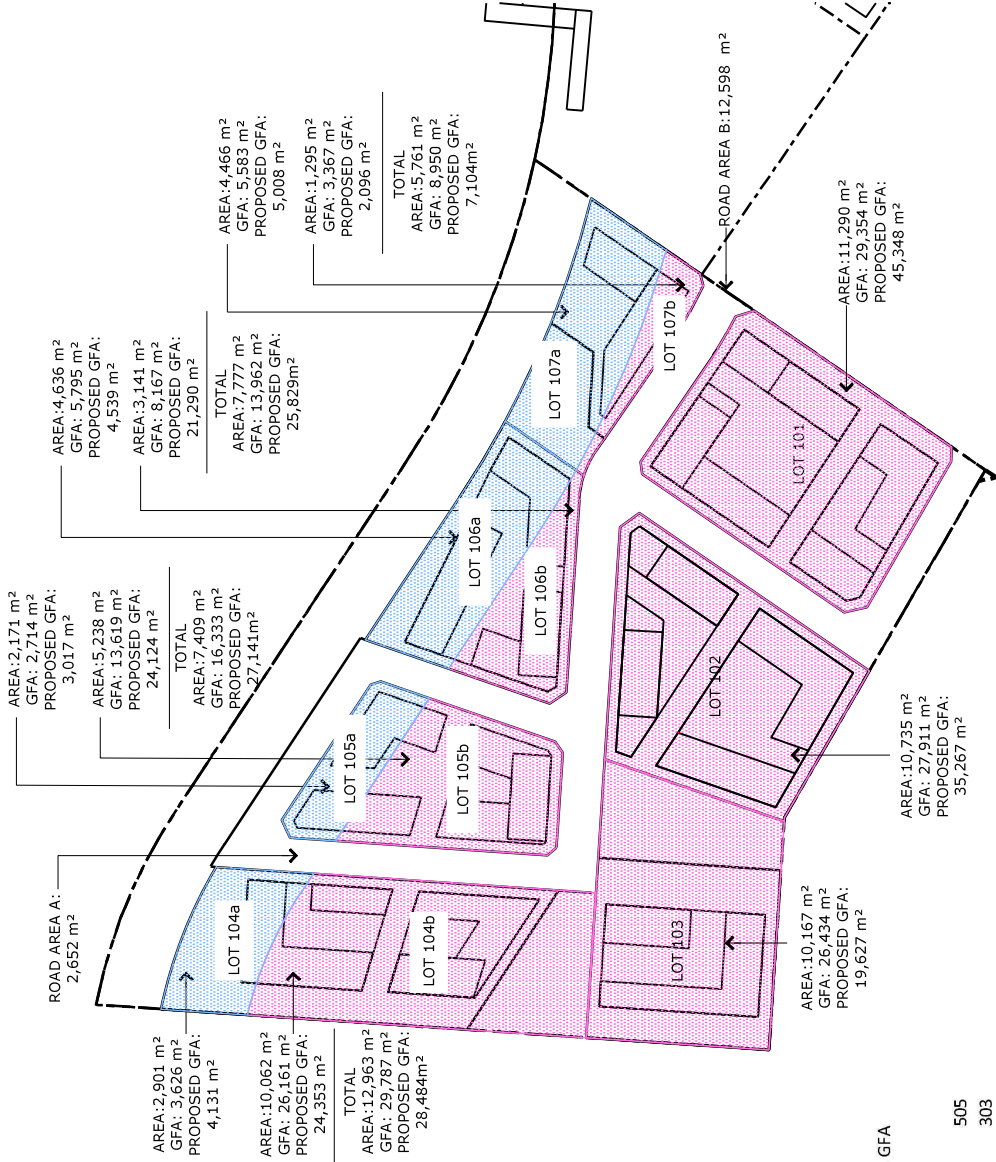
Distribution of gross floor area across the following lots shown below comprising a total of 188,800 m²

Lot number	Proposed GFA	Land use
Lot 101	45,348	Residential
Lot 102	35,267	Residential
Lot 103	19,627	Residential
Lot 104	28,484	Residential
Lot 105	27,141	Residential
Lot 106	25,829	Residential
Lot 107	7,104	Residential
Road	-	-
Total	188,800 m²	-

- Detailed site and civil infrastructure works:-
 - a. Demolition of existing buildings
 - b. Site clearing and tree removal
 - c. Bulk earthworks
 - d. Remediation of the site
 - e. Construction of roads
 - f. Stormwater management and erosion control works
 - g. Water, sewerage, communications, electricity and gas servicing

TOTAL ROAD AREA A = 2,652 m²
B = 12,598 m²
Total= 15,250 m²

LOT NUMBER	ZONE	FSR	LOT AREA	LOT AREA AVL GFA	PROP. GFA (Incl. road area)	FSR	DIFF. GFA
BLUE AREA							
104a	R4	(P) 1.25:1	16,826	21,033			
105a	R4	1.25	2,901	3,626	4,131	1.42	505
106a	R4	1.25	2,171	2,714	3,017	1.39	303
107a	R4	1.25	4,636	5,795	4,539	0.98	-1,256
	R4	1.25	4,466	5,583	5,008	1.12	-575
ROAD			2,652	3,315			-3,315
TOTAL		1.25	16,826	21,033	16,695		-4,338
PINK AREA							
101	R4	(U) 2.6:1	64,526	167,768			
102	R4	2.6	11,290	29,354.00	45,348	4.02	15994
103	R4	2.6	10,735	27,911.00	35,257	3.29	7356
104b	R4	2.6	10,167	26,434.20	19,627	1.93	-6807
105b	R4	2.6	10,062	26,161.20	24,353	2.42	-1808
106b	R4	2.6	5,238	13,618.80	24,124	4.61	10505
107b	R4	2.6	3,141	8,166.60	21,290	6.78	13123
ROAD		2.6	1,295	3,367.00	2,096	1.62	-1271
			12,598	32,754.80			-32755
TOTAL		2.6	64,526	167,768	172,105		4,338
				188,800	188,800		



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Date	Amendment	Issue
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