
SYDNEY OLYMPIC PARK AUTHORITY

Planning Development Application Assessment Report

Application No:	DA 15-10-2016
Application Site:	Lot 100 DP 1193985, 1 Burroway Road, Wentworth Point
Background/History:	The subject site has previous development approval for the construction of residential apartment buildings which are currently under construction.
Applicant:	Payce Communities Wentworth Point & SH FWT Development P/L
Determining Agency:	Sydney Olympic Park Authority

1 Site and surrounds

The site is located at the northern end of a new residential and mixed use suburb known as Wentworth Point. The site is located on the northern side of Burroway Road at the junction of Hill Road and is immediately adjacent to the Sydney Olympic Park Ferry Wharf, approximately 2.8 kilometres from Sydney Olympic Park train station to the south, and approximately 3.7 kilometres from the M4 motorway also to the south. A shared pedestrian path and cycleway along the Parramatta River adjacent to the west of the site provides access to the Millennium Parklands and also the Armory Wharf Cafe.

Wentworth Point is bounded by the Parramatta River along its eastern and northern boundaries, Sydney Olympic Park to the south and Millennium Parklands to the west across Hill Road. The Millennium Parklands contain the 'Millennium Marker' which is located to the south-east of the subject site.

The site comprises Lot 100 in DP 1193985 and is known as 1 Burroway Road, Wentworth Point, has an area of 10,430m² and is currently occupied by a construction site for an approved mixed use development.



Figure 1 – Site Location

2 Background

2.1 State Significant Development Application SSD 6387

On 1 December 2014, the Secretary of the Department of Planning and Environment granted approval for State Significant Development Application 6387 for the construction of three 8-storey residential buildings above ground floor retail/commercial podiums and a three level basement structure and associated public domain works at 1 Burroway Road, Wentworth Point.

The development specifically involves the erection of a two ground level commercial podiums, above three common basement levels, which are separated by a central open air plaza. The larger western podium contains a small supermarket and speciality retail stores, above which are two residential buildings. The smaller eastern podium also contains speciality retail stores as well as a cafe, above which is located one residential building.

The two lower basement levels provide parking for residents, whilst the upper basement level provides parking for retail customers. The three residential buildings which rise above the podium level are crafted as three thin blades along a north-south axis. As each building rises it begins to step back from the northern boundary which provides relief when viewed from the River and generates a high level of modulation and articulation to the buildings which take on a sculptural form.

The development also involves the construction of the public domain surrounding the site comprising a new road parallel to the Parramatta River between the proposed development and the existing ferry wharf, and also a new service street along the south-eastern boundary of the site.

The proposal has been subsequently amended several times for a range of minor amendments to the development and apartment layouts.

3 The proposed development

It is proposed to stratum subdivide the approved development on the existing lot (Lot 100 DP 1193985) at 100 Bennelong Parkway, Sydney Olympic Park. The subdivision will contain 3 new stratum lots as detailed below:

- **Lot 300** - the approved residential parts of the buildings on the site, including basement parking and storage for those residential units.
- **Lot 301** - the approved retail parts of the buildings on the site, including basement parking
- **Lot 303** - the approved childcare parts of the buildings on the site, including basement parking

4 Assessment

The application has been assessed pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, including consideration of the following matters:

4.1 Environmental Planning Instruments, DCPs and Planning Agreements

4.1.1 State Environmental Planning Policy (State Significant Precincts) 2005

The Minister for Planning is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP State Significant Precincts 2005. The proposed development is permissible with consent pursuant to Schedule 3, Part 23 of SEPP State Significant Precincts 2005 and the relevant provisions are addressed in Table 2.

Clause	Response	Compliance */✓/N/A
(9) Zone B4 Mixed Use	The proposed development is for subdivision for approved development. The subdivision is permissible with consent. The objects of the zone are satisfied.	✓
(16) Consent required for subdivision	The proposed development is for subdivision and is permissible with consent.	✓
(23) Public infrastructure	Public infrastructure requirements have been addressed in the Master Plan 2030. This application is for subdivision, and does not require additional public infrastructure to that already approved.	✓
(24) Major event capability	The proposed development is for subdivision only and as such do not impact on major events.	✓
(25) Transport	The proposed development is for subdivision only and as such do not impact on transport infrastructure.	✓
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	The proposed subdivision is generally consistent with MP 2030 boundaries.	✓

Clause	Response	Compliance x/✓/N/A
(29) Development in conservation area	The subject site is not located within a conservation area.	✓
(30) Design excellence	N/A – Subdivision only	N/A
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and/or a heritage conservation area.	N/A

Table 2 SEPP 2005 – Planning Provisions

4.2 Prescribed Matters EP & AR 2000

The proposed development is able to comply with prescribed matters of the *Environmental Planning and Assessment Regulations 2000* subject to fulfilment of conditions of consent.

4.3 Impact of the development

The proposed development is for subdivision only and physical works would not take place and as such will not adversely affect the natural, social or economic environment, subject to conditions of consent.

4.4 The suitability of the site for the development

The proposal is of a nature that is in keeping with the overall objectives and functions of the site and permissible land use.

4.5 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising, notification or agency referrals.

4.6 The public interest

The proposal is considered to be in the wider public interest as it:

- Is consistent with the in-force provisions and controls of the principle environmental planning instrument applying to the land contained with *State Environmental Planning Policy (State Significant Precincts) 2005*; and
- Would not result in any adverse environmental affects (subject to conditions).

5 Sydney Olympic Park Authority Act 2001

5.1 Clause 22(2) – Consistency with Environmental Guidelines

The proposed development is for subdivision only and is generally consistent with the *Environmental Guidelines* as the proposed development is minor and routine and does not adversely affect the environment.

6 Consultation

6.1 Internal referrals

The proposal was referred to the following Units for comment on 21 October 2016 as follows:

INTERNAL DEPARTMENT	RESPONSE
Building Services	No objections / comments
Commercial	No objections / comments
Development Contracts	No objections / comments
Major Projects	No objections / comments
Environment	No objections / comments
Operations	No objections / comments

7 Delegations

The Minister is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP State Significant Precincts 2005 and Clause 22 of the Sydney Olympic Park Authority Act 2001.

On 10 November 2014, the Minister delegated his powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)* for all development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Chief Executive Officer of the Authority. The proposed development is consistent with these delegations as it:

- has a CIV less than \$10 million (proposal has a CIV of \$750,000);
- SOPA is not the applicant; and
- SOPA will not derive a commercial benefit in excess of \$250,000 per year from the development.

Therefore it is appropriate for SOPA to exercise its delegations in determining this development application.

8 Conclusion and recommendations

8.1 Conclusions

The application has been considered with regard to the matters raised in Section 79C of the EP&A Act. The proposed development is considered to be acceptable, in the public interest and is recommended for approval subject to Conditions of Consent.

8.2 Recommendation

- A) Consider all relevant matters prescribed under Section 79C of the EP&A Act, as contained in the findings and recommendations of this report;
- B) Determine that the development application be approved subject to conditions pursuant to Section 80(1) and 80(A) of the EP&A Act, having considered the relevant matters in accordance with (A) above;
- C) Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 81 of the EP&A Act.

Reviewed by

Endorsed by


Planner

Date: 30/11/2016


Chief Executive Officer
Sydney Olympic Park Authority

Date: 4/12/2016