

Wentworth Point Precinct

Development Control Plan 2014

Adopted 7 August 2014

To view an electronic version in PDF format, visit www.planning.nsw.gov.au

© **Crown Copyright 2014**

Department of Planning & Environment

Printed 7 August 2014

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright Notice

In keeping with the Department of Planning & Environment's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this Development Control Plan for personal, in-house or non-commercial use without formal permission or charge. All other rights are reserved. If you wish to reproduce, alter, store or transmit material appearing in this Development Control Plan for any other purpose, a request for formal permission should be directed to:

Department of Planning & Environment

GPO Box 39

Sydney NSW 2001

You are required to acknowledge that the material is provided by the Department or the owner of the copyright as indicated in this Development Control Plan and to include this copyright notice and disclaimer in any copy. You are also required to acknowledge the author (the Department of Planning and Environment) of the material as indicated in this Development Control Plan.

Contents

1.0	INTRODUCTION	1
1.1	Name of this DCP	1
1.2	Land to which this DCP Applies	1
1.3	Purpose of the DCP	1
1.4	Relationship to other Plans	2
1.5	Consent Authority	2
1.6	Application of this DCP	2
1.7	Information to be Submitted with Development Applications	3
1.8	Notification of Development Applications	3
2.0	VISION, PRINCIPLES AND INDICATIVE STRUCTURE.....	4
2.1	Vision	4
2.2	Development Principles	4
2.3	Indicative Structure Plan	5
3.0	PUBLIC DOMAIN	7
3.1	Street Network and Design	7
3.2	Pedestrian and Cycle Network.....	14
3.3	Landform and contamination	15
3.4	Open Space Network.....	17
3.5	Public Art	19
4.0	PRIVATE DOMAIN	20
4.1	Land use and floor space distribution	20
4.2	Building Height and form.....	20
4.3	Setbacks and Public Domain Interface	22
4.4	Private Open Space.....	25
4.5	Deep soil zones / landscaping	26
4.6	Building Design and Materials	27
4.7	Wind effects.....	28
4.8	Vehicular Access and Car Parking	28
4.9	Safety and Security.....	30
4.10	Adaptable housing.....	30
5.0	SUSTAINABILITY AND ENVIRONMENTAL MANAGEMENT.....	31
5.1	Sustainability.....	31
5.2	Water Management	31
5.3	Ecology.....	32

Figures

Figure 1 – Land to which this DCP applies	1
Figure 2 – Indicative Structure Plan	6
Figure 3 – Street Network Plan	9
Figure 4 – Burroway Road (western extension) Indicative Cross-section	10
Figure 5 – Ridge Road Indicative Cross-section	11
Figure 6 – Local Streets Indicative Cross-section	12
Figure 7 – Shareway Indicative Cross-section	13
Figure 8 – Pedestrian and Cycle Network	15
Figure 9 – Indicative Landform Raising Principles	16
Figure 10 – Open Space Network	18
Figure 11 – Open Space Network Concept	18
Figure 12 – Building Heights	22
Figure 13 – Key Building Setbacks	24
Figure 14 – Typical edge treatment adjoining the Parramatta River foreshore path	24
Figure 15 – Typical edge treatment adjoining the Sydney Olympic Park, Parklands to the south of the precinct	25
Figure 16 – Water management	32

Table

Table 1 – Key elements	5
Table 2 – Indicative Street Dimensions	9
Table 3 – Open space characteristics	19
Table 4 – Minimum residential car parking requirements	28

1.0 Introduction

This Development Control Plan (DCP) provides a framework to guide development in the Wentworth Point Urban Activation Precinct (the precinct).

1.1 Name of this DCP

This DCP is called the Wentworth Point Precinct Development Control Plan. The DCP has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning and Assessment Act 1979* (the Act).

The DCP was adopted by the Secretary of the Department of Planning and Environment (the Secretary) on 7 August 2014 and came into force on 7 August 2014.

1.2 Land to which this DCP Applies

This DCP applies to development within the precinct as shown in **Figure 1**.



Figure 1 – Land to which this DCP applies

1.3 Purpose of the DCP

The purpose of the DCP is to guide the future development of the precinct to:

- identify the vision, key development principles, elements and indicative structure for the future development of the precinct
- communicate the planning, design and environmental objectives and controls against which the consent authority will assess future development applications
- ensure the orderly, efficient and environmentally sensitive development of the precinct, and
- promote a high quality urban design outcome.

1.4 Relationship to other Plans

This plan supplements the Auburn Local Environmental Plan 2010 (Auburn LEP) by providing specific development provisions for the Wentworth Point Urban Activation Precinct. Development within the precinct will need to have regard to this DCP as well as relevant provisions in the Auburn DCP 2010. In the event of any inconsistency between this DCP and the Auburn DCP 2010, this DCP will prevail to the extent of the inconsistency.

Relevant provisions of the Auburn DCP 2010 are cross referenced in the DCP and are set out below:

- Introduction
- Definitions and terms
- Residential flat buildings – ancillary site facilities
- Residential flat buildings – adaptable housing
- Child care centres
- Advertising and signage
- Parking and loading
- Access and mobility
- Stormwater drainage
- Waste
- Tree preservation

In addition to this DCP and the Auburn DCP 2010, applicants and Council should refer to:

- relevant State Planning Policies, including *Sydney Regional Environmental Plan 25 (Sydney Harbour Catchment) 2005* (a deemed SEPP), and
- the relevant Section 94 Contributions Plan or any relevant infrastructure planning agreement.

This DCP replaces all DCPs and deemed DCPs that applied to the precinct prior to the commencement date of this Plan, including the Homebush Bay West DCP (2004) and the Homebush Bay West - Wentworth Point Master Plan (2005).

1.5 Consent Authority

Unless otherwise authorised by the Act, Auburn City Council is the consent authority for all development in the precinct to which this DCP applies.

1.6 Application of this DCP

The provisions of this DCP are not statutory requirements and any development application will be considered on its merits. The consent authority is to be flexible in applying the controls and allow reasonable alternative solutions that achieve the overall vision, development principles and key elements for the precinct as well as the specific objectives of the controls.

Role of the Indicative Structure Plan

The Wentworth Point Precinct Indicative Structure Plan at **Figure 2** shows how the overall precinct may develop over time. It is intended as a guide to demonstrate how the vision, development principles and key elements for the precinct may be achieved. It is recognised that there may be other options for the site's layout which may be as effective in achieving the above for the precinct. As such, Council may grant consent to a proposal that differs from the Indicative Structure Plan where the variation is considered to still achieve the vision, principles and key elements of this DCP.

Consistency with Objectives and Controls in this DCP

Clauses in this DCP contain objectives and controls relating to various aspects of development. The objectives enable Council and applicants to consider whether a particular proposal will achieve the development

outcomes established for the precinct. The controls establish standards, which if met, mean that development should be consistent with the objectives.

However, in some circumstances, strict compliance with the controls may not be necessary, or may be difficult to achieve because of the particular characteristics of a development site. In these situations, Council may grant consent to a proposal that does not comply with the controls in this plan, providing the relevant objectives are achieved. Where a variation is sought it must be justified demonstrating how the development will meet the vision and development principles as well as the objectives of the relevant control.

1.7 Information to be Submitted with Development Applications

Information requirements for development applications are set out in Part 2 of the Auburn DCP 2010.

1.8 Notification of Development Applications

Notification of development applications will be undertaken in accordance with Part 3 of the Auburn DCP 2010.

2.0 Vision, Principles and Indicative Structure

2.1 Vision

Wentworth Point is a vibrant urban community that forms a key part of the broader Sydney Olympic Park Specialised Precinct, makes a significant contribution to providing high quality housing for Sydney's diverse and growing population in an environment that embraces its location adjoining Homebush Bay, the Parramatta River and Sydney Olympic Park, Parklands and represents contemporary, high density sustainable living.

2.2 Development Principles

To achieve the vision, the Wentworth Point Precinct is to:

- a. strengthen the role of Wentworth Point as an integral part of the broader Sydney Olympic Park Specialised Precinct
- b. create a network of unique, memorable and high quality places
- c. respond to and enhance its unique natural setting on the Parramatta River
- d. provide a peninsula park that maximises amenity for the local community
- e. create a compact, walkable urban community
- f. provide high density, medium to high rise housing to increase housing choice
- g. incorporate a network of publicly accessible open spaces
- h. incorporate a primary school that serves the wider Wentworth Point community
- i. provide public view corridors to and from the Millennium Marker, Parramatta River and Sydney Olympic Park, Parklands
- j. create a complete, largely self-contained community
- k. comprise a diverse and innovative built form that provides a high quality living environment
- l. be resilient to climate change and sea level rise, and
- m. incorporate sustainability measures that reduce its impact on the natural environment.



Burroway Road west looking east from the western neighbourhood

2.3 Indicative Structure Plan

Objectives

- a. To ensure that development in the precinct occurs in a coordinated manner consistent with the vision and development principles for the precinct.
- b. To ensure the key elements of the precinct are delivered whilst providing a degree of flexibility as to the final layout and design of the precinct.

Controls

1. Development is to be generally consistent with the Indicative Structure Plan at **Figure 2**. Where variations are proposed, development is to demonstrate how the vision, development principles, key elements for the precinct and relevant specific objectives are to be achieved.
2. A subdivision development application is required for each of the two neighbourhoods prior to approval of any other development within that neighbourhood which is not for a public purpose. Each development application should address the following matters as they relates to that neighbourhood:
 - identify individual development lots, and lots for open space or other public purposes
 - confirm how development will be distributed across the neighbourhood consistent with the floor space ratio controls identified in the Auburn LEP, by allocating a maximum allowable floor space for each development lot
 - confirm the final street, pedestrian and cycleway network
 - include a stormwater management strategy for the neighbourhood
 - identify the proposed changes to the landform
 - confirm that the proposed development within the western neighbourhood would not impact on the ecological values of Newington Nature Reserve, including as a result of overshadowing
 - identify opportunities for deep soil planting within development lots, including front setbacks, (see Section 4.5) and within the public domain
 - a public art strategy (see section 3.5).

Table 1 – Key elements

Element	Description
Residential Community	<ul style="list-style-type: none"> – A high density urban community – Two distinct but connected neighbourhoods, being the eastern and western neighbourhoods, focussed around the local centre being developed by the Sydney Olympic Park Authority at the ferry wharf – A range of small scale retail and community uses that serve that needs of the local community
Open Space	<ul style="list-style-type: none"> – A significant peninsula park, with a minimum area of 3.9ha – Continuous public access to Parramatta River and Homebush Bay – A series of pocket parks and a maritime plaza, that act as focal points and recreation spaces for the local community
Primary School	<ul style="list-style-type: none"> – A new primary school with a site area of approximately 1.5ha adjacent to the local centre and peninsula park – School buildings that address Burroway Road with a drop-off/set down facility adjacent to the local centre – Playing fields located at the northern end of the school site and be designed to integrate with the peninsula park
Community	<ul style="list-style-type: none"> – A community facility and library to be located within close proximity to the village centre
Maritime	<ul style="list-style-type: none"> – Maritime uses adjacent to Homebush Bay incorporating rowing/kayaking facility, dry boat storage and supporting retail and businesses – Upgrade of existing seawalls and creation of a new public promenade along Homebush Bay
Built Form	<ul style="list-style-type: none"> – Building heights ranging from 4 to 25 storeys – Low-rise (typically 4-5 storeys) along the waterfront and adjacent to the peninsula park and the

Element	Description
	<p>precinct's southern boundary with the Sydney Olympic Park, Parklands</p> <ul style="list-style-type: none"> Mid-rise (6-7 storeys) in the centre of the site Six apartment buildings up to 25 storeys aligned to Burroway Road and Ridge Road Varied and dispersed building heights to create an interesting, dynamic urban form
Movement Network	<ul style="list-style-type: none"> Continuation of both Burroway Road and Ridge Road into the site A series of local streets to enhance connectivity and provide views to the water and the Millennium Marker A series of planned improvements to intersections in the wider area to improve traffic flow A publicly accessible foreshore with continuous cycling and walking paths connected to the broader open space network



Figure 2 – Indicative Structure Plan

3.0 Public Domain

3.1 Street Network and Design

Objectives

- a. To create a distinct sense of place that responds to natural landscape features.
- b. To integrate with the surrounding street network by extending the existing alignment of Burroway Road and Ridge Road into the precinct and continuing the future alignment of Ridge Road to the peninsula park.
- c. To provide a legible, interconnected and permeable local street network, providing convenient opportunities for movement throughout the precinct.
- d. To prioritise pedestrian and cyclist movement and provide places for people to interact and connect.
- e. To facilitate the safe and efficient movement of vehicles, pedestrians and cyclists.
- f. To optimise view lines to the water, Millennium Marker and parklands.
- g. To coordinate and manage the potential raising of road levels to accommodate on-site parking above the water table in order to avoid intrusion into the ground water table and potential land contamination and achieve acceptable flood protection.
- h. To create an attractive and comfortable streetscape for pedestrians and cyclists that comprise consistent and high quality paving, street furniture and street tree plantings.

Controls

1. The street network is to be generally consistent with **Figure 3**. The western extension of Burroway Road and northern extension of Ridge Road are to be located as shown. Local streets and shareways are to be located generally as shown or may be varied where the above objectives are met. In particular, to enhance sense of place, Ridge Road is to pivot north-east to directly align with Wentworth Point.
2. New streets are to be generally consistent with the parameters in **Table 2** below and the typical street sections at **Figure 4** to **Figure 7**. Angle parking is to be provided on Ridge Road adjoining the peninsula park. Additional opportunities to provide parking within close proximity to the foreshore open space are also to be explored.
3. The extension of Burroway Road is to facilitate vehicular access to the block located to the west of the pocket park.
4. The access road adjoining the maritime plaza is to facilitate emergency and service access. The design of the road is to integrate with that of the broader plaza.
5. Shareways are to prioritise pedestrian and cyclist movement whilst accommodating site access for emergency and service vehicles in a low speed traffic environment.
6. Development applications are to identify the future management arrangements for the shareways.
7. Public pedestrian connections between the precinct and the adjoining Sydney Olympic Park, Parklands are to be provided through a managed gradient change such as steps and ramps.
8. Where the road levels are to be raised, an applicant is to demonstrate that this is undertaken in a coordinated manner and the resultant streetscape and urban form can meet the relevant objectives of this DCP.
9. Intersection and crossing design is to favour pedestrian convenience and safety.
10. Footpaths are to be provided on both sides of every street. Pavement width is to allow for comfortable walking, unimpeded by obstacles. The placement of trees, street furniture and signage is to provide for amenity without causing clutter.
11. A public domain plan is to be submitted with the relevant development application that details the design, maintenance and management of all streets.
12. New streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.

13. Street furniture that enhances the comfort, legibility and attractiveness of the public domain is to be provided. It is to include high quality, durable and co-ordinated selection of:
 - seating
 - lighting
 - rubbish bins
 - signage.
14. Where possible, areas of planted Swamp Oak along Burroway Road and Hill Road should be retained or replaced as part of the landscape design.
15. Street trees are to be provided within deep soil zones on all streets (with the exception of shareways) to achieve the following outcomes:
 - co-ordinated palette of climatically responsive species
 - reinforce the street hierarchy and create distinct places
 - be robust and low-maintenance
 - be planted in a co-ordinated, regularly spaced and formalised manner
 - increase the comfort of the public domain for pedestrians
 - enhance the environmental performance of the precinct by increasing opportunities for energy efficiency, reducing the heat island effect and providing habitat for wildlife.
16. Planter boxes within shareways are to support the growth of appropriate sized trees, having regard for the Residential Flat Design Code guidelines on planting on structures.

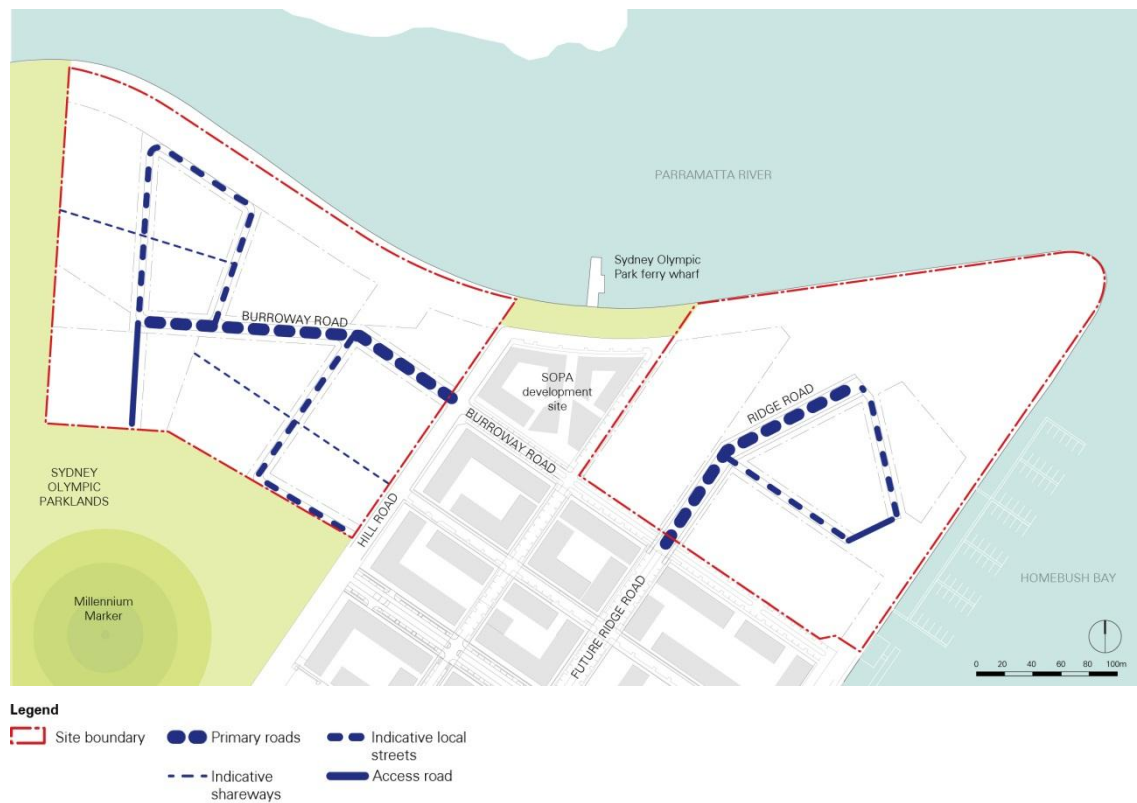


Figure 3 – Street Network Plan

Table 2 – Indicative Street Dimensions

Street Type	Reserve	Carriageway	Parking	Planting	Footpaths
Burroway Road extension	20m	2 x 3m	2 x 2.5m	Planting in parking area	2 x 4.5m
Ridge Road extension	25m	2 x 3m 2 x 1.5m cycle path	2 x 2m	6m centre median Planting in centre median and parking area	2 x 3.0m
Local Streets	16m	2 x 3m	2 x 2.5m	Planting in parking area	2 x 2.5m
Shareways	8.5m	1 x 4.5m	Nil	2 x 2m	N/a

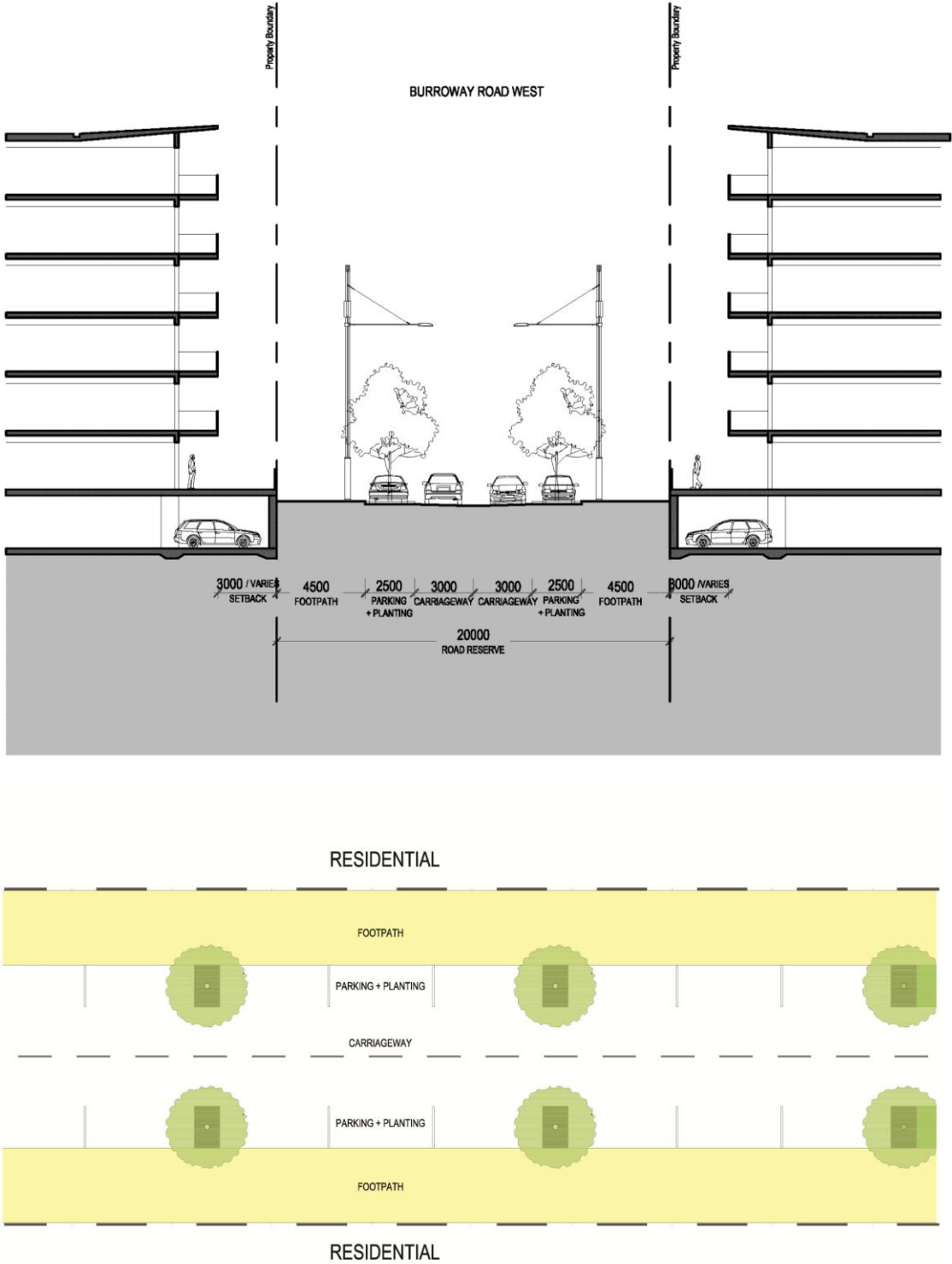


Figure 4 – Burroway Road (western extension) Indicative Cross-section

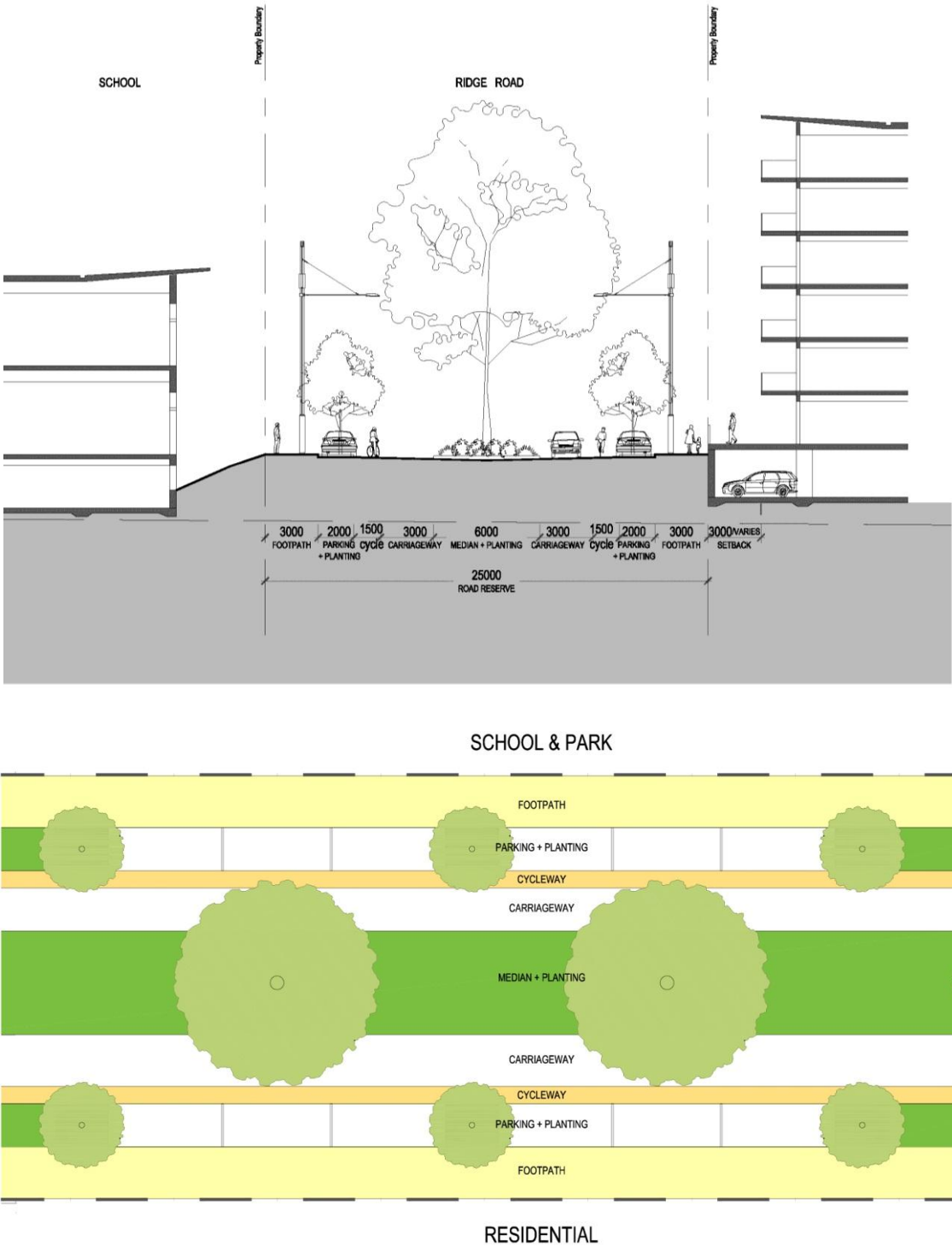


Figure 5 – Ridge Road Indicative Cross-section

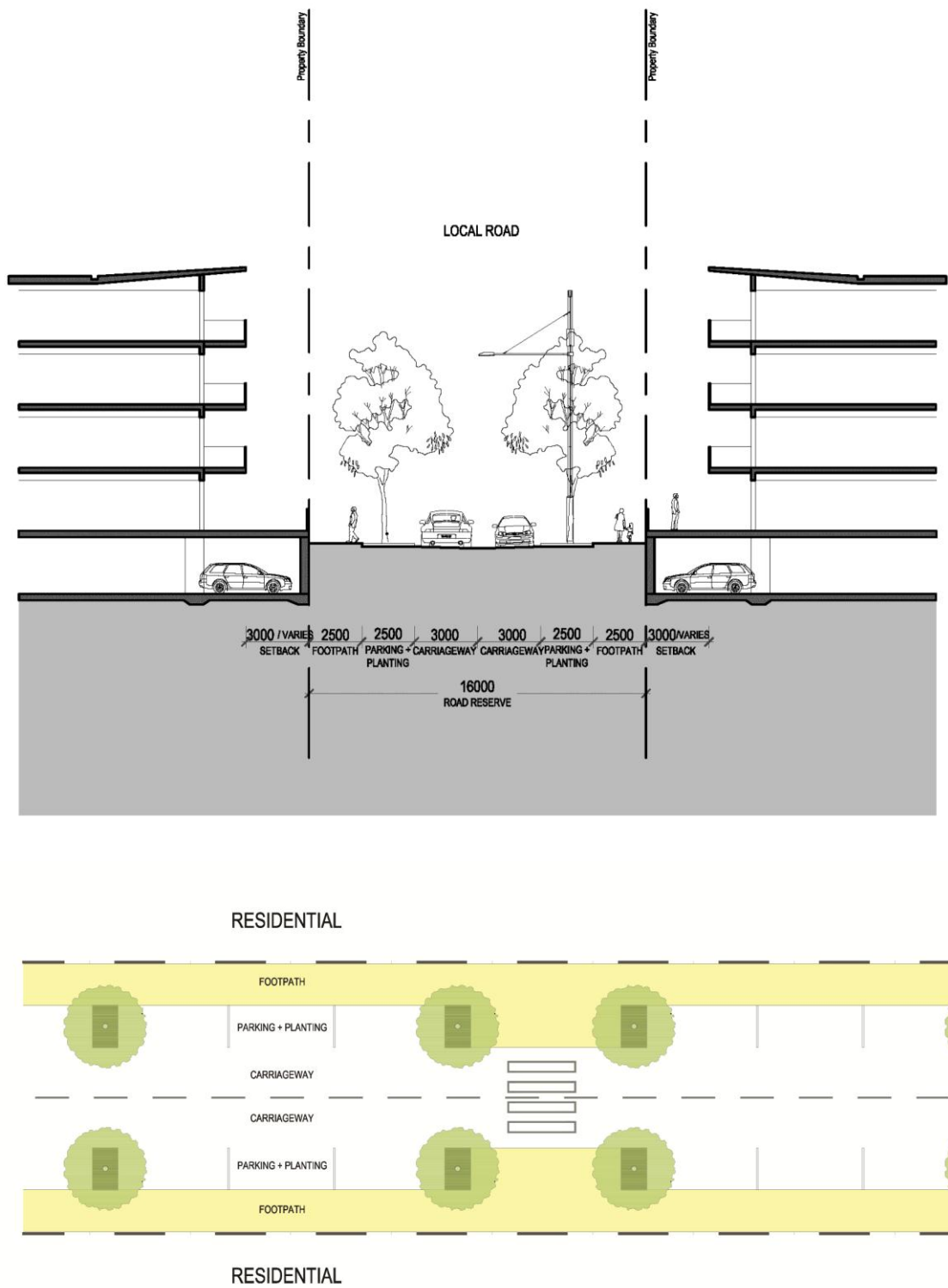


Figure 6 – Local Streets Indicative Cross-section

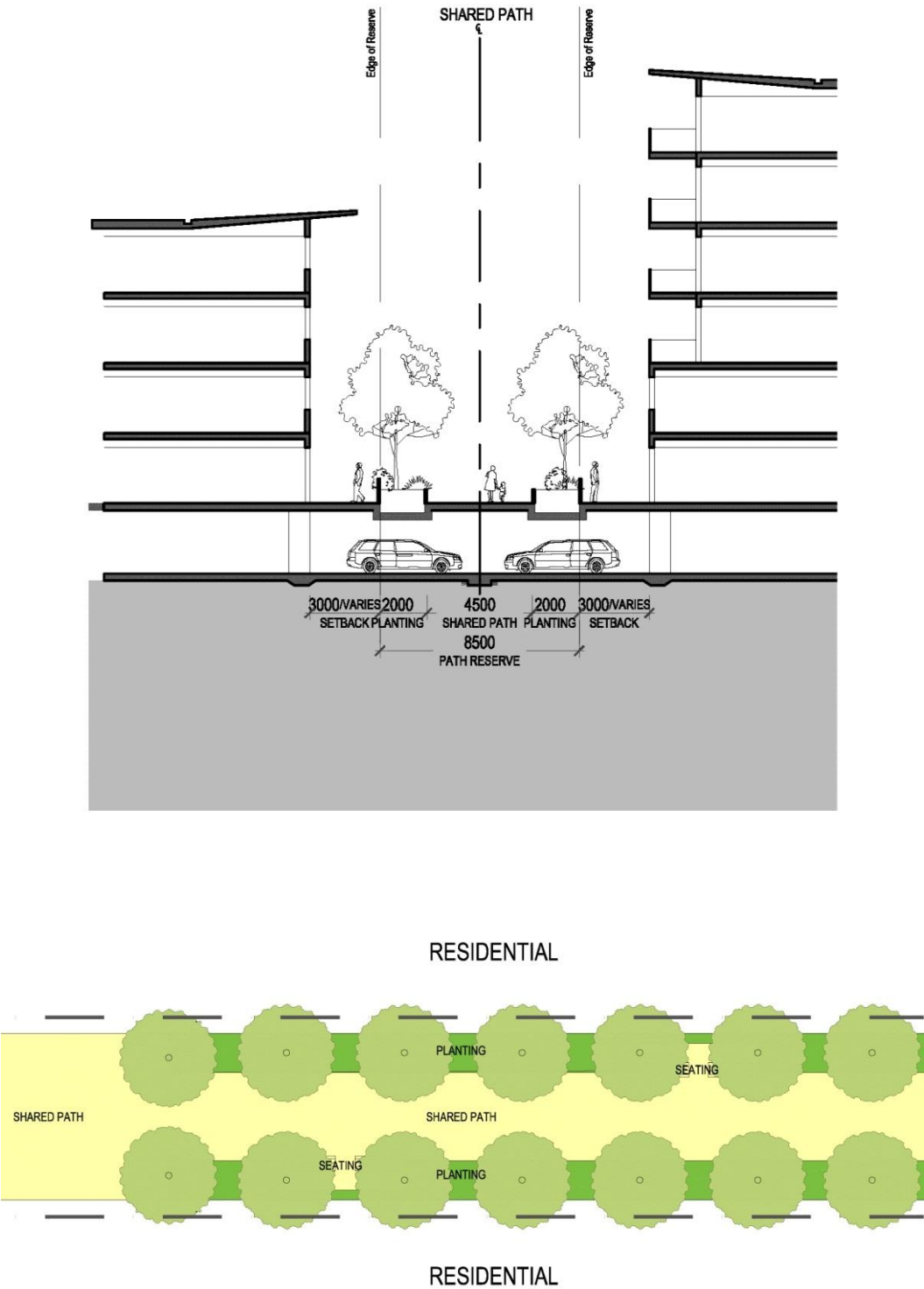


Figure 7 – Shareway Indicative Cross-section

3.2 Pedestrian and Cycle Network

Objectives

- a. To facilitate convenient movement, with safe and direct connections between key locations including the primary school, ferry terminal, peninsula park, wider Sydney Olympic Park, Parklands and the proposed Homebush Bay Bridge.
- b. To provide continuous foreshore public access.

Controls

1. The pedestrian and cyclist network is to be generally consistent with **Figure 8**.
2. A continuous shared pedestrian and cycle link is to be provided along the Parramatta River and Homebush Bay foreshore.
3. The subdivision / block pattern is to provide a number of safe and convenient walking and cycling routes, including shareways, between key destinations and to the river foreshore.
4. Pedestrian and cycle access throughout the precinct, including connections from roads to public open space, is to be designed to:
 - be direct and accessible to all
 - be easily identified by users
 - have a public character
 - include signage advising of the publicly-accessible status of the link and the places to which it connects
 - be clearly distinguished from vehicle accessways, unless purpose built shareways
 - allow visibility along the length of the link to the public domain at each end
 - align with breaks between buildings so that views are extended and the sense of enclosure is minimised
 - include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant
 - be well lit to safety standards
 - be open to the sky along the entire length
 - be accessible 24 hours a day.
5. Lockable bike storage is to be provided as part of the Maritime Plaza.

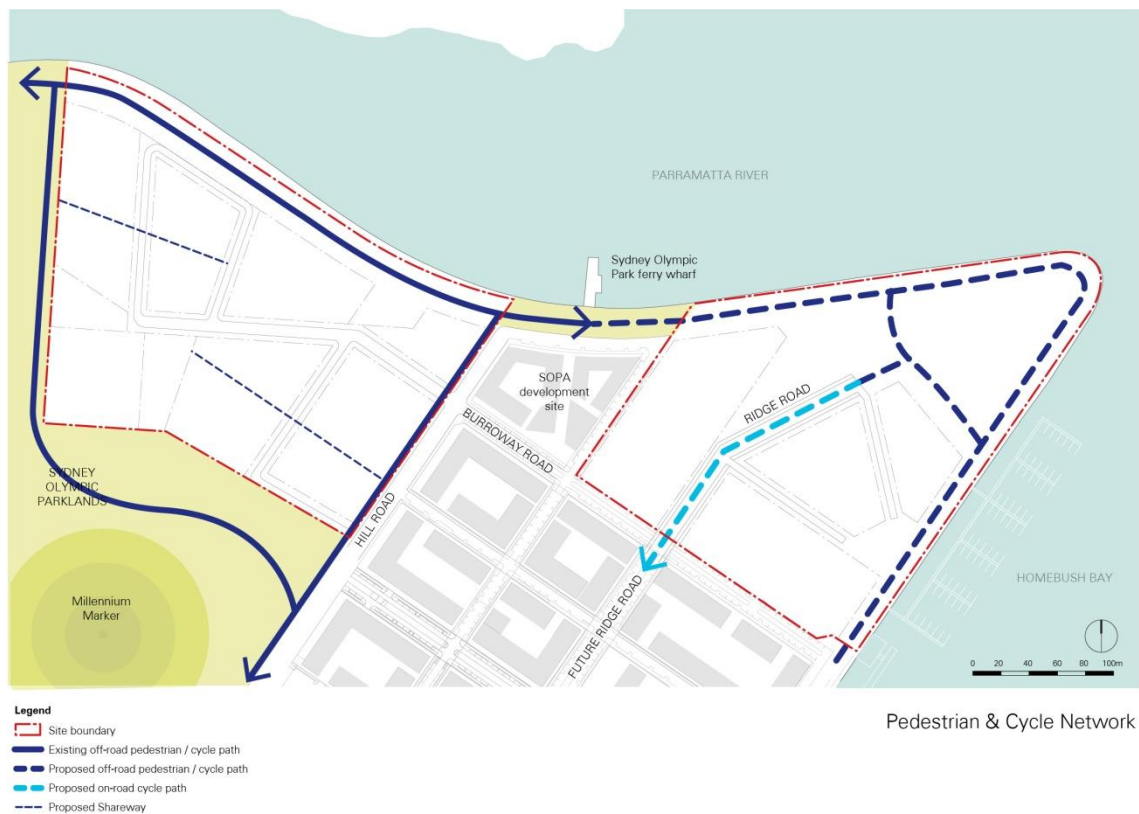


Figure 8 – Pedestrian and Cycle Network

3.3 Landform and contamination

Preamble

The existing precinct landform presents a number of challenges to development, including a high water table, presence of acid sulphate soils, and low lying land that is at risk of flooding and potential inundation as a result of future sea level rise.

The site also has contaminated soil and presence of ground gases including methane and carbon dioxide. The soil contamination is largely related to historical reclamation of the site using contaminated fill and previous petroleum storage infrastructure. The ground gases are largely related to the decomposition of organic matter located below the fill.

To overcome the challenges associated with the landform and ground contamination it is proposed to provide a layer of clean fill to elevate the site and cap contamination.

Ground gas would be dealt with by a combination of ventilated underground or undercroft car parking and use of concrete foundations with limited service penetrations cast into the slab. For the school buildings and other buildings without underground car parking, ground gas would be dealt with through passive sub-floor ventilation, suspended concrete slabs with minimal service penetrations, and use of a gas resistant membrane.

Concept remediation action plans have been prepared for both the eastern and western neighbourhoods which identify the approach to managing contamination across the precinct. Site audit statements have also been issued against each of the concept remediation action plans.

Detailed remediation action plans, consistent with the relevant concept remediation action plan will need to be prepared to accompany future development applications.

Objectives

- a. To minimise the impact of excavation on the water table and existing ground conditions.
- b. To ensure any above ground car parking is appropriately located and screened to create attractive streetscapes, convenient pedestrian movement and minimal visual impact on the public domain.

- c. To integrate development sites with surrounding landform through sensitive gradient transitions.
- d. To avoid disturbing acid sulphate soils.

Controls

1. The existing landform and internal roads may be raised to accommodate parking above the water table. The general form of any raising is shown at **Figure 9**. Any raising is to ensure:
 - an appropriate visual and functional transition to the peninsula park and the Sydney Olympic Park, Parklands, and between development blocks, public open space and the school playing fields
 - gradient changes across the site in accordance with applicable Australian Standards for accessibility
 - that it will not result in any adverse impacts, such as stormwater runoff on adjoining land.
2. Any raising in either the western or eastern neighbourhood is to be addressed as part of the first subdivision development application that creates the internal road and block network, and is to demonstrate how the reformed topography integrates with the surrounding area.
3. The ground floor of buildings is to engage with and activate the adjoining street or public open space.
4. Basement parking areas are to be protected from flooding.

Note: generally a ground floor level the same as the adjoining footpath or park surface or up to 0.6m above the level of the adjoining footpath or park surface will achieve this outcome.



Figure 9 – Indicative Landform Raising Principles

3.4 Open Space Network

Objectives

- a. To provide unique, high quality, and memorable places.
- b. To create an iconic peninsula park at Wentworth Point that reinforces the distinct and valuable landscape character of Parramatta River.
- c. To create a continuous foreshore park along the precinct's Parramatta River frontage and continuous public open space along the precinct's Homebush Bay frontage providing a range experiences along the foreshore.
- d. To provide a network of pocket parks, distributed across the precinct that allow for a diverse range of active and passive recreation uses.
- e. To integrate with the broader Sydney Olympic Park, Parklands and Wentworth Point open space network.
- f. To promote an attractive, green and environmentally sensitive character for the precinct.
- g. To optimise physical access and views to the water.
- h. To protect and enhance the precinct's ecological values within the open space network.
- i. To maximise the interface between development and public open space to provide enhanced levels of residential amenity and casual surveillance of the public open space, including through the creation of a wedge of public open space between the school and eastern neighbourhood aligned with the pivot of Ridge Road.
- j. To locate and design the school's primary open space so that it visually (and potentially functionally) integrates with the peninsula park, including enabling informal community recreational use outside of school hours.

Controls

1. Areas of publicly accessible open space are to be provided generally in accordance with **Figure 10** and **Figure 11** and the characteristics outlined in **Table 3**. Variations to the open space network are to demonstrate consistency with the above objectives, the vision, development principles and key elements for the precinct.
2. A high level of functional and visual engagement between any development and pocket parks and the adjoining foreshore park and Sydney Olympic Park, Parklands is to be achieved by:
 - providing convenient and safe public pedestrian connections where possible
 - addressing level differences through human scale transitions avoiding large or abrupt level changes
 - screening all car parking and building services from view, and
 - providing view corridors in accordance with Figure 2.

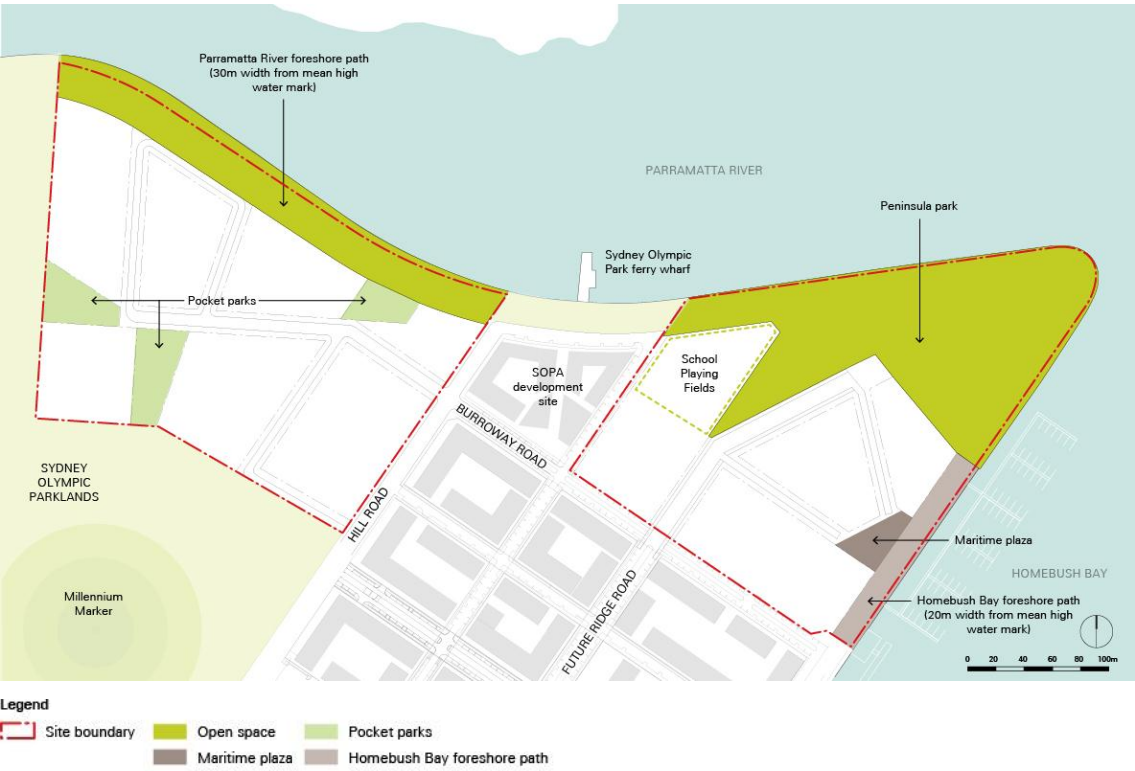


Figure 10 – Open Space Network



Figure 11 – Open Space Network Concept

Table 3 – Open space characteristics

Open space	Key Characteristics
Peninsula Park	<ul style="list-style-type: none"> – Minimum size 3.9ha – Cater for local recreational needs and a variety of active and passive recreation uses in accordance with the following principles: <ul style="list-style-type: none"> – a landmark on the river – a vibrant neighbourhood park – a memorable riverfront journey – a sustainable legacy – Address the following key issues: <ul style="list-style-type: none"> – sea wall condition – landform generation – retention of views – interface with the maritime plaza and housing – wetland and water sensitive urban design (WSUD) opportunities – contamination
Parramatta River Foreshore	<ul style="list-style-type: none"> – A continuous foreshore park (typically 30m wide) along Parramatta River foreshore that continues and connects the peninsula park with the Sydney Olympic Park, Parklands
Homebush Bay Foreshore	<ul style="list-style-type: none"> – A continuous foreshore open space (typically 20m wide) along the Homebush Bay foreshore that connects the peninsula park with the balance of Wentworth Point – Accommodate movement between the maritime precinct and water access with design measures that ensure the safety of pedestrian and cyclist movement
Maritime Plaza	<ul style="list-style-type: none"> – Indicative size 1,800m² – Publicly accessible at all times – Predominantly hard-paved, may include small areas of turf and/or landscaping – Fringed with small scale retail uses such as shops and cafes that engage with and enliven the space
Pocket Parks in western neighbourhood	<ul style="list-style-type: none"> – Minimum 3 x pocket parks – Typical size 2,000m² – Publicly accessible at all times – Located to enhance views of the water or the Sydney Olympic Park, Parklands – Sufficient deep soil planting to accommodate some large tree planting – May accommodate car parking beneath – Landscaped areas over car parking provided in accordance with Residential Flat Design Code guidelines for planning on structures – Located to receive good levels of solar access

3.5 Public Art

Objectives

- To enhance the sense of place through the provision of public art.
- To use public art to enhance and define the character areas of the precinct.

Controls

- A public art strategy is required to form part of the first subdivision development application for each of the two neighbourhoods to achieve the following principles:
 - provide public art at key focal points throughout the precinct in locations that maximise visibility;
 - enhance the precinct's identity and sense of place; and
 - ensure public art is high quality, durable and low maintenance.
- Development applications are to demonstrate consistency with the public art strategy for the relevant neighbourhood.

4.0 Private domain

Preamble

The precinct is intended showcase a contemporary high density sustainable living environment. To achieve this intent, careful attention is to be given to the design of the private domain, in particular ensuring an appropriate building scale, bulk and height, a variety of complementary but distinct and innovative buildings that relate well with the public domain, including streets, foreshores and parklands, and the creation of high amenity living spaces. The objectives and controls of this part intend to facilitate this outcome. Supplementing these provisions, State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP 65) also applies to residential flat buildings in the precinct, and such development is to have regard to the NSW Residential Flat Design Code.

The Auburn LEP identifies the maximum floor space permitted for each of eastern and western neighbourhoods, as well as the school site. As part of the development application that creates the local road network and super-lots for both the eastern and western neighbourhoods respectively, the floor space permitted within that neighbourhood is to be allocated to the various development superlots. This allocation is to ensure that the built form outcomes for the site can be achieved.

4.1 Land use and floor space distribution

Objectives

- a. To reinforce the role of Wentworth Point as a major location for housing as part of the Sydney Olympic Park Specialised Precinct.
- b. To ensure the vision, development principles and key elements for the precinct are delivered.
- c. To encourage a range of non-residential uses that meet the needs of local residents.
- d. To ensure that floor space is appropriately distributed across the precinct.

Controls

1. The distribution of land uses within the precinct is to be consistent with the development principles and indicative structure plan in **Figure 2**.
2. A range of non-residential uses are to be provided to meet the needs of the local community. Retail uses are to be focused around the Maritime Plaza. Small scale retail uses such as cafes may be allowed where adjoining and engaging with pocket parks.
3. The maximum floor space of individual buildings is to be consistent with the distribution of floor space approved by the relevant subdivision application (see Section 2.3).

4.2 Building Height and form

Objectives

- a. To reinforce the role of Wentworth Point as a major location for housing and a key part of the Sydney Olympic Park Specialised Precinct.
- b. To create a visually interesting, modulated skyline comprised primarily of perimeter block development supported by a small number of taller tower buildings.
- c. To frame significant views between the Parramatta River and the Millennium Marker and to maximise view sharing.
- d. To reinforce the preferred urban form and enhance the legibility of the precinct by aligning greatest height to the western extension of Burroway Road and the northern extension of Ridge Road.
- e. To achieve a balance between an urban scale and creating a comfortable, human scale public domain.
- f. To ensure that the bulk and scale of buildings is minimised and that building forms provide a high level of residential amenity.

Controls

1. Maximum building height in storeys is to be consistent with **Figure 12**. Height measured in storeys is to be taken from the relevant adjacent street frontage. This enables consideration of the raising of the landform within the precinct, whereby while a building may achieve the same height in metres it may present as a higher building in storeys at one frontage (refer to **Figure 14** and **Figure 15**).
2. Buildings heights are to be consistent with the following principles:
 - lower rise buildings (4 to 5 storeys) are to be located adjacent to the foreshore and the peninsula park, with vertical building elements providing articulation
 - a range of building heights (typically 4 - 7 storeys) with taller forms of up to 25 storeys balanced with lower rise perimeter block forms.
3. Lower rise building forms are to be consistent with the following principles:
 - perimeter block building forms generally enclose a central communal open space
 - full height gaps between buildings for visual connections between streets and communal open spaces within blocks
 - maximum building lengths of 65m, but where a building has a length greater than 30m, it is to be separated into at least 2 parts by a significant recess or projection
 - maximum building depth in accordance with the NSW Residential Flat Design Code.
4. Taller building forms are to be consistent with the following principles:
 - a maximum of 6 x 25 storey buildings across the precinct (5 in the western neighbourhood and 1 in the eastern neighbourhood)
 - located generally in accordance with **Figure 12** and distributed through the precinct
 - separated in accordance with the NSW Residential Flat Design Code
 - a maximum individual footprint of 750m² GFA
 - oriented to take advantage of views and enable view corridors to be obtained between the Millennium Marker and Parramatta River
 - minimise overshadowing on public and communal open space
 - not overshadow the peninsula park or Parramatta River foreshore path from 9am and 3pm on 21 June
 - incorporate a semi-podium to soften street presence
 - have a strong vertical emphasis in facade articulation.



Figure 12 – Building Heights

4.3 Setbacks and Public Domain Interface

Objectives

- To provide strong definition to the public domain and create a coherent, urban street wall that encloses streets.
- For ground floor residential uses, to create an attractive transitional space that enables a high level of engagement between the public and private domains, softens the impact of the built form and is capable of being used for private outdoor recreation.
- For ground floor commercial uses, to build to the street alignment to maximise presence and activation of the street.
- To set taller building elements back from the street to reduce apparent building scale and bulk and enable adequate sunlight access to the public domain.
- To present a varied and visually attractive form when viewed from the Parramatta River foreshore.

Controls

- Minimum building setbacks are to be consistent with **Figure 13**.
- Setbacks from the outermost projection of the building to the property boundary or for shareways, to the edge of the shareway corridor:
 - are to be between 3-5m
 - may be reduced at key street corners where it can be demonstrated that it is to provide an urban design element, and
 - may be reduced by up to 600mm for elements that articulate the building facade such as balconies, party walls and eaves.

3. Buildings on street corners are to address both street frontages.
4. Except where directly adjoining Sydney Olympic Park, Parklands, all above ground carparking structures in areas highly visible from the public domain are to be suitably sleeved with active frontages, which may comprise residential or non-residential uses such as shops and cafes.
5. Buildings fronting the river foreshore and peninsula park are to be generally in accordance with **Figure 14** and:
 - be highly modulated and articulated
 - avoid long building forms fronting the water / open space, and
 - incorporate generous landscaping within setbacks.
6. Building setbacks to Sydney Olympic Park, Parklands are to be generally in accordance with **Figure 15** and:
 - enable unrestricted emergency vehicle access to buildings in accordance with applicable building code requirements
 - incorporate landscaping to reduce the visual impact of buildings and the emergency vehicle access and visually integrate the precinct with the parklands, and
 - in accordance with CPTED principles ensure that the setback is safe and clearly identifiable as part of the precinct and not for general public access.
7. Development facing the extension of Burroway Road is to engage with the street and adjoining pocket park through layout and design measures that provide an appropriate balance between privacy and opportunities for casual surveillance of the public domain.
8. Residential uses at ground level are to be in accordance with the following principles:
 - ground level dwellings have their main entry directly accessible from and at the same level as the adjoining public footpath or parkland or are raised by up to 600m
 - buildings and main living areas and adjoining private open space are oriented to be parallel and directly overlook the street or park, and
 - front boundary treatments combine level change, landscaping and fencing to provide a reasonable level of privacy for residents whilst not significantly reducing visual surveillance.
9. Commercial uses at ground level are to be in accordance with the following principles:
 - at the same level as the adjoining public footpath
 - highly glazed facades that engage with the street
 - awnings for pedestrian shelter
 - access in accordance with the Disability Discrimination Act 1992.



Figure 13 – Key Building Setbacks

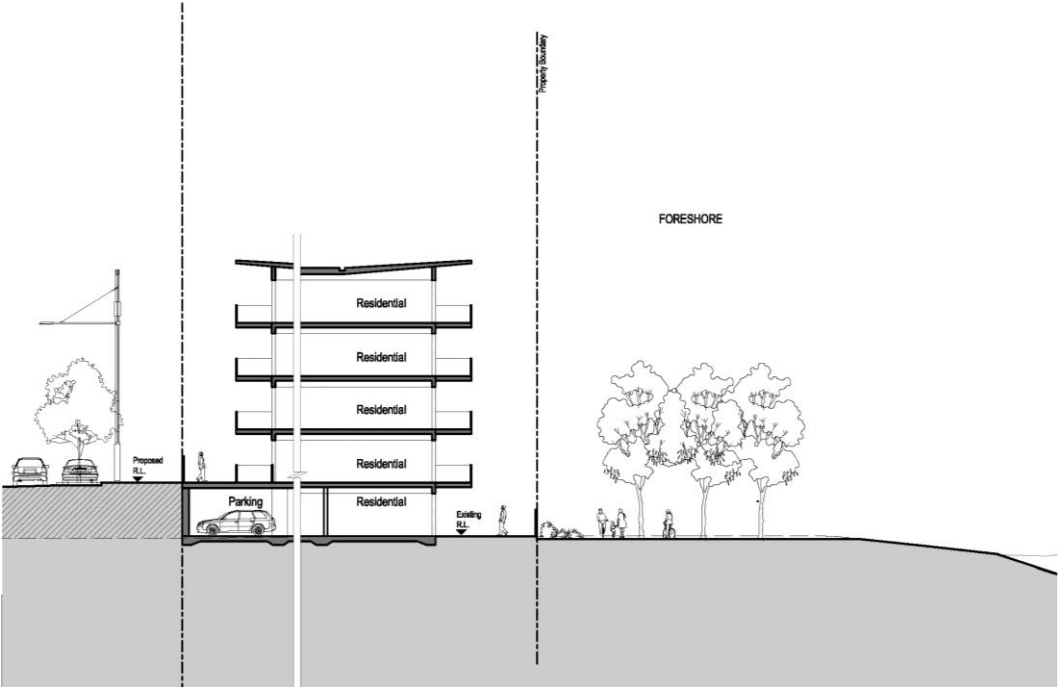


Figure 14 – Typical edge treatment adjoining the Parramatta River foreshore path

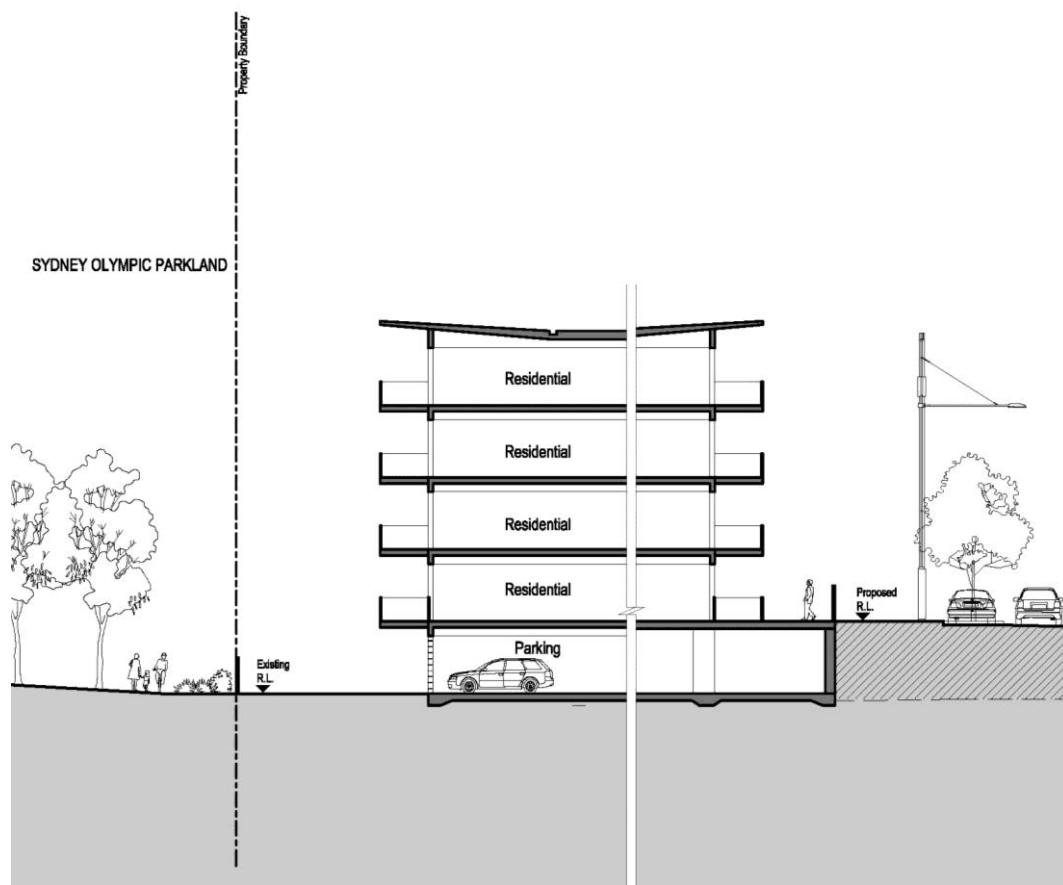


Figure 15 – Typical edge treatment adjoining the Sydney Olympic Park, Parklands to the south of the precinct

4.4 Private Open Space

Objectives

- To soften the visual impact of buildings.
- To cater for the recreational needs of building occupants and enhance comfort levels.
- To provide communal open space for residents that offers social opportunities and quality outlook from apartments.
- To contribute to the environmental performance of the precinct by reducing the urban heat island effect and where appropriate providing for habitat creation.

Controls

- Balconies are to meet the requirements of the NSW Residential Flat Design Code and have a minimum area of 8 sqm and a minimum dimension of 2m.
- Private open space for ground floor apartments is to meet the requirements of the NSW Residential Flat Design Code, and have a maximum gradient of 1 in 20.
- Private open space and balconies are to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area.

4. Common open space / courtyards are to be located, designed and landscaped to:
 - comprises generally a minimum of 30% of the development block
 - incorporate shade trees
 - enhance views from residential apartments and create recreational opportunities
 - be the focal point for residents and incorporate residents facilities, storage space for maintenance equipment, public art (refer Section 3.5) and water features where appropriate, and
 - achieve good amenity in terms of solar access and natural air flow.
5. Additional communal open space on roof tops is encouraged in locations where it does not adversely impact on the residential amenity of surrounding residents.

4.5 Deep soil zones / landscaping

Preamble

Deep soil zones are areas of ground with relatively natural soil profiles which are retained within a development and that are not built on, paved or otherwise sealed. Deep soil zones promote the growth of large trees with large canopies, protect existing mature trees, and reduce stormwater runoff by allowing infiltration of rain water to the water table.

Opportunities for providing deep soil zones within development lots in the precinct are limited. The proposed strategy for capping of contamination (refer Section 3.3) means that concrete slabs would be constructed to the edges of the development lots in most instances. A possible exception is within swales should they form part of the development lots.

Accordingly, requirements for deep soil zones under the Residential Flat Design Code will not be achievable within many of the development sites. Section 2.3 of this DCP requires a subdivision application to be submitted for each of the two neighbourhoods to, among other things, identify areas where deep soil planting can be achieved. Where Residential Flat Design Code requirements for deep soil planting cannot be achieved, a similar extent of landscaping would still need to be provided, and designed in accordance with the guidelines for planting on structures under the Residential Flat Design Code.

Objectives

- a. To improve amenity and soften the impact of buildings through the provision of landscaping, including the retention and/or planting of trees.
- b. To assist with the management of water quality.

Controls

1. Deep soil zones are to be provided consistent with the subdivision approval for the relevant neighbourhood (see Section 2.3).
2. Where the deep soil zone requirements set out the Residential Flat Design Code cannot be met, a similar extent of landscaping is to be provided, and designed in accordance with the Residential Flat Design Code guidelines for planting on structures.

4.6 Building Design and Materials

Objectives

- a. To achieve diversity and interest in the architectural character of the development.
- b. To make a positive contribution to streetscape quality.
- c. To reduce the appearance of building bulk and scale.

Controls

1. To create a varied, diverse built form, each building is to have its own distinct, innovative design that represents contemporary best practice in architectural and urban design quality.
Note: Different architectural firms are encouraged to design each building.
2. Buildings have a high level of articulation through:
 - variation in form and massing
 - recesses and projections
 - useable balconies and decks, and
 - elements of a finer scale than the main structural framing such as eaves and awnings.
3. An arresting and diverse range of building facades are to be provided, incorporating elements that express visually prominent parts of buildings such as corners.
4. Facades are to incorporate distinct, legible pedestrian entries and engage with the public domain through the extensive use of large windows and other openings and the avoidance of large expanses of blank walls.
5. Rooflines are to be:
 - articulated to provide visual interest and contribute to a dynamic, modulated skyline, and
 - designed to facilitate the establishment of devices that enhance the environmental performance of the buildings, including green roofs, solar panels and rainwater collection and storage.
6. Variations in materials and colours are to be used to differentiate between the parts of buildings, in particular the base.
7. Buildings are to include a variety of high quality, durable materials in a range of compatible colours such as rendered concrete or face brick and include components of timber, steel and glass except highly reflective glass.
8. Utility elements are to be designed as integral parts of the building.
9. Building design is to consider the Building Amenity provisions of the NSW Residential Flat Design Code, and in particular achieve a minimum of 3 hours direct sunlight between 9 am and 3 pm in midwinter to living rooms and private open spaces for at least 70% of apartments.

4.7 Wind effects

Objectives

- a. To ensure that taller residential apartment buildings satisfy nominated wind standards so as to maintain comfortable conditions for pedestrians, maintain the structural integrity of buildings and encourage the growth of street trees.

Controls

1. A wind effects report is to be submitted with development applications for buildings over seven storeys, and is to demonstrate that the wind effects caused by development does not exceed:
 - 10 metres per second on streets with active frontages
 - 16 metres per second for all other streets.
2. Building design is to minimise adverse wind effects on recreation facilities and open spaces within developments.
3. Balconies are to be designed to minimise wind impacts and maximise useability and comfort through recessed balconies, operable screens, pergolas and shutters.

4.8 Vehicular Access and Car Parking

Objectives

- a. To ensure the amount, location and design of car parking caters for the needs of residents, workers and visitors.
- b. To minimise adverse traffic impacts.
- c. To encourage active transport such as walking, cycling and public transport.
- d. To create a high quality streetscape outcome that provides a safe, convenient and comfortable pedestrian environment where car parking is not visually dominant.

Controls

1. Car parking for residential uses is to be provided as set out in **Table 4**.

Table 4 – Minimum residential car parking requirements

Dwelling Type	Minimum car parking rate
Studio	1.0
1 bedroom	1.0
2 bedroom	1.1
3 bedrooms or greater	2.0
Visitors	0.1

2. Car parking for non-residential uses is to be provided in accordance with the Auburn DCP.
3. Car parking is to be provided within the development blocks but may extend under share ways if required. Car parking is not permitted under primary or local [check] roads or the foreshore and peninsula parks. Car parking may intrude in part under pocket parks provided that appropriate ownership and management agreements are established and it does not preclude or limit deep soil planting.

4. Car parking entrances are to be:
 - in accordance with *Parking and loading*, Section 3.4 - General parking design and Section 4.4.2- Design of parking spaces of the Auburn DCP 2010
 - where alternative locations exist, excluded from the western extension of Burroway Road or opposite a public park
 - limited to a maximum of 2 entrances per block
 - screened for the full height and width of the entrance to minimise views into the car park from the public domain, and
 - maintain clear sight lines for vehicles entering and exiting the car park and pedestrians using the footpath outside the entrance in accordance with *Parking and loading*, Section 3.3 - Sight distance and pedestrian safety.
5. Access driveways and circulation roadways are provided in accordance with *Parking and loading*, Section 3.2 – *Access driveway and circulation roadway design* of the Auburn DCP 2010.
6. Development is to incorporate on-site bicycle parking in accordance with *Parking and loading*, Section 3.1 - *Bicycle parking* of Auburn DCP 2010.
7. Residential development is to provide an appropriate number of car share parking spaces for the exclusive use of car share scheme vehicles. Car share parking spaces are to be included in the number of car parking spaces permitted on a site. The car share parking spaces are to be:
 - exclusive of visitor car parking
 - retained as common property by the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time
 - made available for use without a fee or charge by operators of car share schemes
 - grouped together in the most convenient locations relative to car parking area entrances and pedestrian lifts or access points
 - located in a well lit places that allows for casual surveillance
 - where the space is external, located adjacent to a public road and integrated with the streetscape through appropriate landscaping
 - signposted for use only by car share vehicles, and
 - made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport.

A development application is to demonstrate how the car share parking space is to be accessed, including arrangements where it is accessed through a security gate. A covenant is to be registered with the strata plan advising of any car share parking space(s). The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council.

8. A Travel Access Guide approved by Council prior to occupation is to be made available to residents and non-residential tenants of development.

4.9 Safety and Security

Objectives

- a. To provide high levels of property safety and personal comfort and safety.
- b. To minimise opportunities for criminal and anti-social behaviour.

Controls

1. Development is to meet the principles of Crime Prevention through Environmental Design (CPTED), including:
 - maximising opportunities for casual surveillance of the public domain, including parks, from the main living area of dwellings
 - maximising legibility of the movement network, public domain and building entrances
 - maximising visibility and minimising concealed areas, particularly at building entrances
 - clearly demarcating the public and private domain, and
 - adequate lighting to all areas of the public domain.
2. Building design is to maximise opportunities for casual surveillance of the streets and communal spaces within the site.
3. Ground floor dwellings fronting the streets are to have an “address” or “front door” that is visible and directly accessible from the street.
4. The detailed design of the external areas of the ground floor is to minimise blind-corners, recesses and other areas which have the potential for concealment.
5. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development.
6. Where practicable, lift lobbies, stairwells and corridors are to be visible from public areas by way of glass panels or openings.

4.10 Adaptable housing

Objectives

- a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
- b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.

Controls

1. Residential development is to meet the requirements for adaptable housing within residential flat buildings set out in the Auburn DCP 2010.

5.0 Sustainability and Environmental Management

5.1 Sustainability

Objectives

- a. To increase energy efficiency.
- b. To reduce reliance on potable water.
- c. To be climatically responsive and maximise advantages provided by the precincts north facing waterfront location including access to winter sunlight and cooling summer breezes.
- d. To reduce waste and increase the reuse and recycling of materials.

Controls

1. Residential development is to comply with BASIX.
2. The re-use of grey water and provision of dual water reticulation systems is encouraged where possible.
3. Development adjacent to the waterfront that faces north should optimise the amount of glazing on the northern façade and incorporate deep and extensive balconies.
4. Public amenities are to use water and energy efficient fittings.

5.2 Water Management

Objectives

- a. To reduce stormwater quantity and improve stormwater quality prior to it exiting the precinct.
- b. To reduce reliance on potable water for use in irrigations systems.
- c. To reduce the risk to human life and property from flooding to acceptable levels.
- d. To ensure resilience to climate change and potential future sea level rise.

Controls

1. Development incorporates water management measures generally in accordance with **Figure 16**.
2. Development incorporates a suite of other water sensitive urban design measures, in particular those that replicate natural water cycle processes, in the public domain and within blocks such as:
 - on-site water detention
 - bio-retention systems
 - swales
 - gully baskets
 - stormwater quality improvement devices
 - permeable pavements; and
 - collection of rainwater for use in irrigation systems in the public domain, including streets, parks and private communal recreation areas.
3. The following stormwater targets are to be met for the entire precinct:
 - 90% reduction in the post-development average annual gross pollutant load
 - 85% reduction in the post-development average annual total suspended solids (TSS) load
 - 65% reduction in the post-development average annual total phosphorus (TP) load

- 45% reduction in the post-development average annual total nitrogen (TN) load
- 4. The following stormwater targets are to be met for specific sites:
 - 92% reduction in the post-development average annual gross pollutant load.
 - 90% reduction in the post-development average annual total suspended solids (TSS) load.
 - 68% reduction in the post-development average annual total phosphorus (TP) load.
 - 47% reduction in the post-development average annual total nitrogen (TN) load.
- 5. Hard paved surfaces within the peninsula park and along the foreshore promenade are to maintain permeability.
- 6. Development complies with the flood risk management provisions of the Auburn DCP 2010.
- 7. Development applications are to demonstrate that proposed changes to the landform will not result in increased stormwater runoff to adjoining sites.



Figure 16 – Water management

5.3 Ecology

Objectives

- a. To ensure that development does not impact on the ecological values of the adjoining Newington Nature Reserve and Homebush Bay.
- b. To protect and enhance the ecological values of the precinct.

Controls

1. Demonstrate that development will not impact on the ecological values of the Newington Nature Reserve as a result of water run-off or overshadowing. Consideration is to be given to the *Guidelines for Development adjoining Department of Environment and Climate Change Land*.

2. For the peninsula park and the foreshore open space:
 - Coastal Saltmarsh Threatened Ecological Community on the eastern point of the peninsula park is to be protected and regenerated to increase the diversity and density of the community's indicator species (including the *Wilsonia backhousei* species), and weeds are to be eradicated
 - riparian vegetation is to be re-established along the foreshore in particular around wetlands and to enhance existing mangroves and areas of planted Swamp Oak
 - suitable species and extent of revegetation is to be identified by an ecologist
 - boardwalks are not to encroach on Coastal Saltmarsh Threatened Ecological Community and are to form a barrier to weed infestation
 - interpretive signage is to be provided along the boardwalk in appropriate locations to educate the community about the Coastal Saltmarsh and *Wilsonia backhousei*.
3. The timing of construction works is to avoid impacts on the White-bellied Sea-eagle.