

22 June 2010

**Concept Plan for residential development  
At 23 Bennelong Parkway, Wentworth Point**

**Proposal**

The proposal is for:

- Residential development comprising;
  - 3 separate buildings over a single podium;
  - Basement parking;
  - Building height range from 4 to 8 storeys;
  - Total GFA 48,000m<sup>2</sup> (FSR 1.78:1);
- Public open space of 6060m<sup>2</sup> including a neighbourhood park and pedestrian site link; and
- Road works including extension of Amalfi Drive and associated landscaping and site facilities.

**Delegation to the Commission**

The proposal is a concept plan application which falls outside the general terms of delegation issued by the Minister on 18 November 2008 to the Planning Assessment Commission.

The application was submitted with a Political Donations Disclosure Statement disclosing a reportable political donation.

On 15 June 2010, the Minister for Planning delegated his powers and function as an approval authority for the concept plan application to the Planning Assessment Commission for determination.

The Commission consisted of Mr Garry Payne (chair) and Mr Richard Thorp (member of the PAC). They met with Departmental staff, Mr Michael Woodland and Ms Kim Shaw on 21 June 2010 for a briefing.

**Key issues**

The DG's report identified the following key issues:

- Built form and height;
- Building separation and privacy; and
- Overshadowing and residential amenity.

The DG's report concluded that the southeast corner of Building B facing Amalfi Drive and the Capri development should be reduced to ensure the development is compatible with the height and scale of adjacent buildings. Subject to a reduction in the height of Building B, the proposed building envelopes are appropriate and fit within the context of surrounding developments.

## Commission's Comment

Following Commission members' examination of the documents and plans provided by the Department, the Commission noted the proposal is consistent with the Sydney Regional Environmental Plan Policy No 24 (Homebush Bay Area) and the Auburn Draft Local Environmental Plan 2009 and will assist in meeting the housing targets in the Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy.

The Commission noted the elevation description in recommended condition A3(a) was incorrect and the condition should be made clearer to ensure there is no argument about the intention. Hence the condition is amended to read as follows:

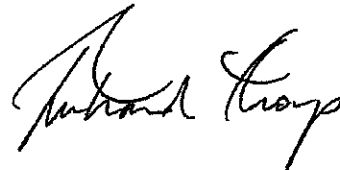
*A3(a) The envelope of the southeast corner of Building B (fronting Amalfi Drive and the eastern 3-storey part of the Capri Building) shall be reduced to a maximum of 5 storeys (RL22.35) by deleting the proposed 8 units (2x3 bedroom, 2x1 bedroom and 4x2 bedroom) on 2 levels (Levels 5 and 6) as identified (hatched in red) in Drawing number DA27 Revision F.*

The attached diagram illustrates the units to be deleted.

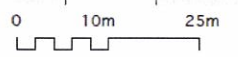
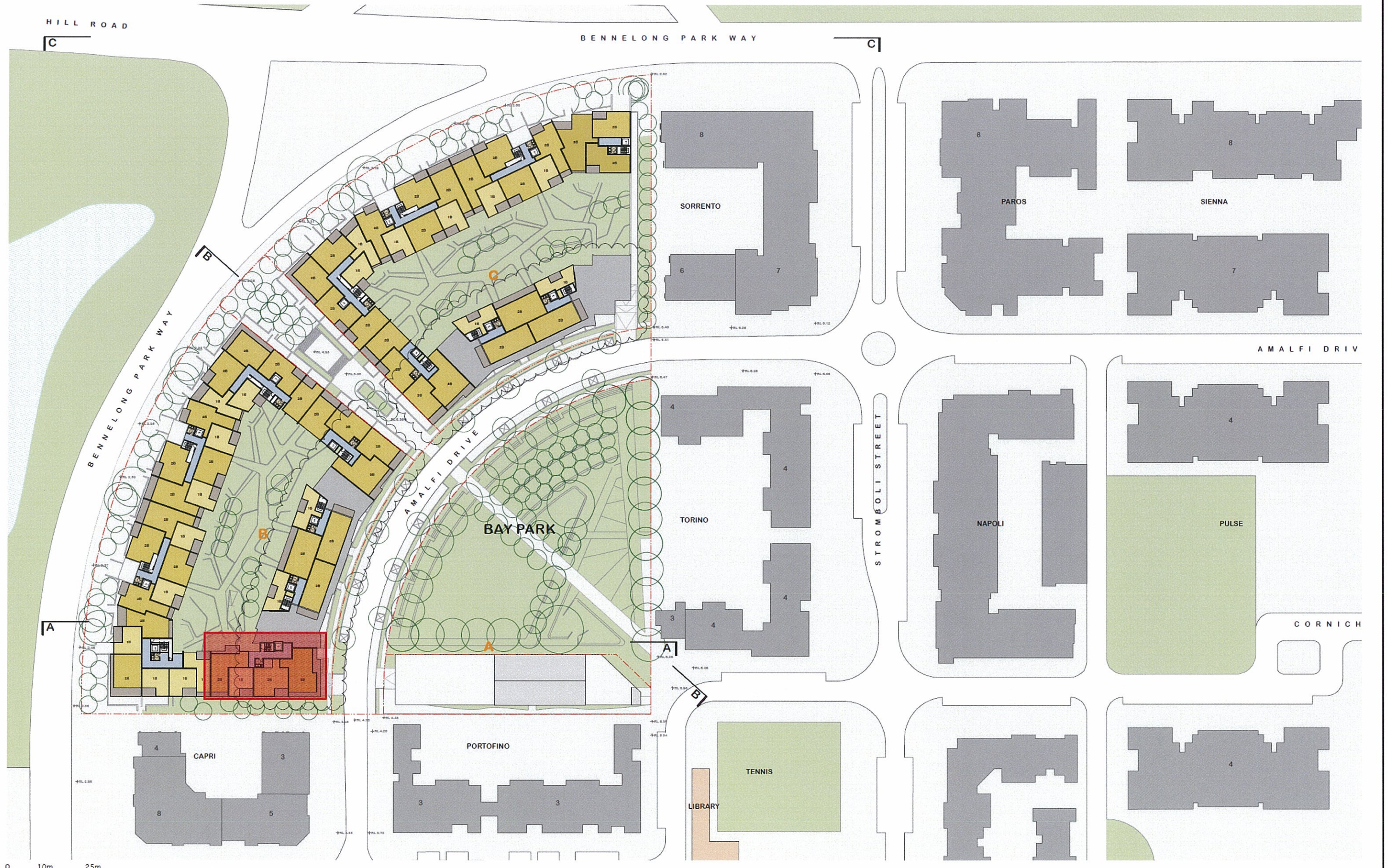
The Commission is satisfied that the issues raised by submitters have been fully considered by the Department in their assessment and support their recommended conditions of approval except as amended by the Commission.



Garry Payne  
PAC Member



Richard Thorp  
PAC Member



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<small>Drawn by</small> <small>JLG</small>	<small>Checked by</small> <small>JLG</small>	<small>SCALE</small> <small>1:500 @ A1 1:1000 @ A3</small>		<small>No. Date Appr Revision Notes</small>	
		<small>F 11/5/10 kjs Amalfi Drive updated</small> <small>E 17/11/09 kjs Concept Plan submission</small>			

Levels 5+6 Plan

<small>Job No.</small> <b>08053</b>	<b>Bay Park</b> <small>23 Bennelong Parkway Wentworth Point NSW 2127</small>	
<small>Drawing No.</small> <b>DA 27</b>	<small>Rev</small> <b>F</b>	<b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>