



**Planning &  
Infrastructure**

**MAJOR PROJECT ASSESSMENT:**

***Discovery Point – Concept Plan for a Mixed Use  
Development***

***Discovery Point, 1 Princes Highway, Wollongong***

***Proposed by Discovery Point Pty Ltd***

**MP 10\_0003**



Director-General's Environmental Assessment Report  
Section 75I of the  
*Environmental Planning and Assessment Act 1979*

April 2011

## ABBREVIATIONS

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CIV	Capital Investment Value
Council	Rockdale City Council
Department	Department of Planning & Infrastructure
DGRs	Director-General's Requirements
Director-General	Director-General of the Department of Planning & Infrastructure
EA	Environmental Assessment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
GFA	Gross Floor Area
LGA	Local Government Area
MD SEPP	State Environmental Planning Policy (Major Development) 2005
Minister	Minister for Planning & Infrastructure
PAC	Planning Assessment Commission
Part 3A	Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>
PEA	Preliminary Environmental Assessment
PPR	Preferred Project Report
Proponent	Discovery Point Pty Ltd
RFDC	Residential Flat Design Code, 2002
SEPP 65	State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Development)

Cover Photograph: Perspective view of Discovery Point proposal as contained in EA

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NSW Government

Department of Planning & Infrastructure

## EXECUTIVE SUMMARY

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Discovery Point Pty Ltd (the Proponent), a co-venture between Australand and Landcom, is seeking Concept Plan approval for a mixed use development at Discovery Point, 1 Princes Highway, Wolli Creek, in the Rockdale Local Government Area.

The project seeks Concept Plan approval for the following:

- Building envelopes for 14 sites including maximum heights, total gross floor area, mix and size of apartments, total parking numbers and parking rates.
- Landscaping of the site including completion of Discovery Point Park, new plazas, common open space, Station Park, Waterfront Park and new Neighbourhood Park.
- Road layout and streetscape treatments.

The estimated CIV of the project is **\$418.75 million** and is expected to create 6,000 new construction jobs (full-time equivalent) and 459 operational jobs (full-time equivalent).

The site is currently zoned Mixed Use 10(a1) Railway Precinct under the Rockdale LEP 2000 and Open Space 6(c) Heritage Conservation under the Rockdale Planning Scheme Ordinance. The proposed development is permissible with consent.

The proposal was placed on exhibition for a period of 30 days between 25 August 2010 and 24 September 2010. A total of 18 submissions were received, including 9 submissions from public authorities and 9 submissions from the public. Key issues raised during the exhibition included consistency with the approved Masterplan; built form; height; residential amenity; traffic; parking; road widths; and Section 94 contributions.

On 17 December 2010, the Proponent submitted a Preferred Project Report (PPR), which made the following key amendments:

- reduction of above ground car parking area from 14,000m<sup>2</sup> to 8,000m<sup>2</sup> (6,000m<sup>2</sup>);
- capped car parking to 2,240 spaces (includes existing car parking spaces);
- modified apartment mix;
- additional retail activation along pedestrian routes;
- reduction in height of Building 4 to provide additional sunlight to the Neighbourhood Park;
- inclusion of Development Design Guidelines and Landscape Design Guidelines / Public Domain Plans to guide future assessment of proposals; and
- delivery of developer contributions through a Voluntary Planning Agreement (VPA) with Rockdale City Council, with the first two Project Applications to be considered under Council's existing Section 94 Contributions Plan.

On balance, the proposal is considered to be acceptable for the following reasons:

- The proposal will provide housing, employment and additional open space within close proximity to existing public transport infrastructure.
- The proposal's layout provides opportunities to integrate public transport into a mixed use development.
- The total gross floor area is considered satisfactory and the proposal will assist in achieving additional dwelling and job numbers as required by the Draft South Subregional Strategy.
- The project has demonstrated that the building envelopes will generally provide adequate residential amenity.
- Overall the proposal will deliver an improved urban design outcome over the previous Masterplan approval.

The Department recommends modifications to the Concept Plan to increase building separation, provide for environmental protection along the Cooks River and to amend the Discovery Point Concept Plan Development Design Guidelines.

The Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. It is therefore recommended that the Concept Plan be approved, subject to modifications.

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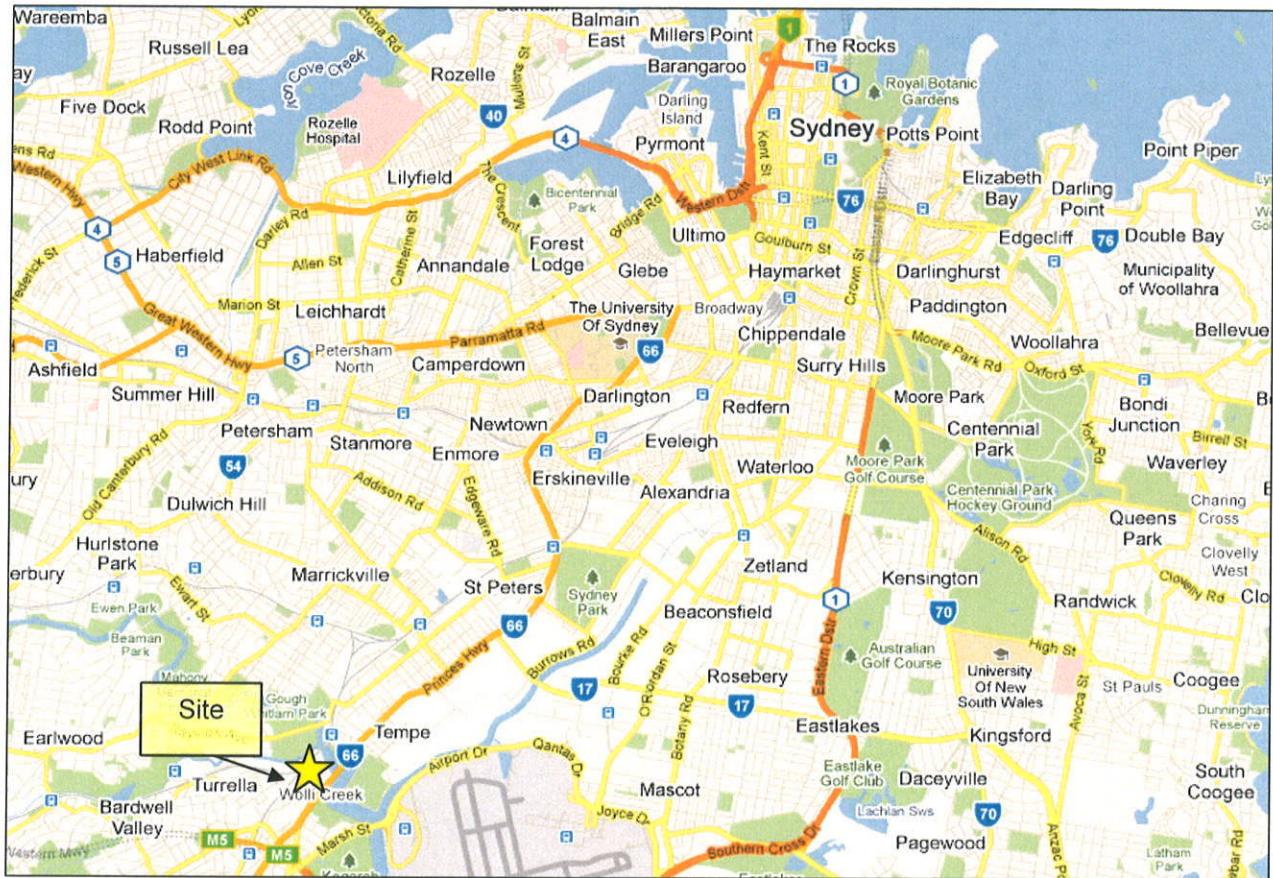
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## 1. BACKGROUND

### 1.1 Site Description

The site is known as 1 Princes Highway, Wolli Creek and is located on the western side of the Princes Highway, approximately 8 kilometres south-west of the Sydney CBD. The site is located within the Rockdale Local Government Area and is bounded by the Princes Highway, Cooks River, the Illawarra and East Hills Railway Lines and Magdalene Terrace (**Figure 1** and **2**).



**Figure 1:** Site Locality – Regional Context

### 1.2 Existing Site Features

The area subject of this application is located within the Discovery Point Precinct (**Figure 2** and **3**). The project area excludes the State Heritage listed Tempe House and St Magdalen's Chapel and the buildings already built or under construction. The Discovery Point Precinct has a total area of 7.8 hectares, with the Concept Plan site containing an area of 6.065 hectares.

Existing development on the site is being carried out in accordance with the approved Masterplan (approved by Rockdale City Council on 11 April 2001) that comprised 9 development sites, a new park and foreshore open space, restoration of heritage buildings and landscaping.

The Discovery Point Precinct currently contains the Wolli Creek Railway Station, Discovery Point Park (partially completed), three residential flat buildings (1 currently under construction) and a vacant area that will contain the proposed Concept Plan buildings.

Vehicular access to the site is available off Brodie Spark Drive and Magdalene Terrace, accessed from the intersection with Princes Highway.





**Figure 2:** Extent of Concept Plan area (outlined in red), built area (shaded in red) including Tempe House and St Magdalene's Chapel not included in Concept Plan



**Figure 3:** Site locality plan as contained in the EA

## 1.3 Surrounding Development

The surrounding area forms part of the Wolli Creek Redevelopment Area, which has been an initiative of the Rockdale City Council. In 2006, a Development Control Plan was prepared by Council with specific planning objectives and design guidelines for development on land in this locality (excluding the Discovery Point Precinct). Historically an industrial precinct, the area is now being transformed into a high quality, high density urban environment for living, working and recreation.

The site is located in close proximity to Port Botany, Sydney Airport, the M5 Motorway, and the Sydney CBD, making it highly accessible. The area forms part of a growing redevelopment zone extending along the Airport Rail Line linking Wolli Creek to Sydney Airport, Mascot, Green Square, and the Sydney CBD.

The immediate surrounds of the site are characterised by new residential and mixed use development, with a focus around the Wolli Creek Railway Station.

Adjoining the site to the south is the 'Proximity' apartment / residential building up to 21 storeys in height. To the southeast is the NAHAS site, which is subject to a proposed Concept Plan (MP 08\_0235) for the construction of 25,000m<sup>2</sup> of retail and 45,000m<sup>2</sup> of residential and serviced apartment floorspace, with a maximum height of 24 storeys. Director-General's Requirements for the Concept Plan have been issued, and demolition works for Stage 1 (approved under a separate Project Application on 7 July 2010) for the temporary use of the site for retail purposes, incorporating demolition and construction works, has commenced.

## 2. PROPOSED PROJECT

### 2.1. Project Description

The key components of the project are summarised in Table 1. The project is described in full in the Proponent's EA, which is attached as **Appendix A**.

Aspect	Description
<b>Project Summary</b>	<b>Concept Plan for a mixed use development</b>
<i>Building Envelopes / Heights</i>	Building envelopes for 14 development sites up to 21 storeys, with a maximum RL of 79.65m AHD for two buildings.
<i>Gross Floor Areas</i>	A maximum of 132,000m <sup>2</sup> total GFA for the mixed use development (excluding car parking GFA), which includes: <ul style="list-style-type: none"> <li>a minimum of 9,000m<sup>2</sup> non-residential GFA;</li> <li>a maximum of 123,000m<sup>2</sup> residential GFA (approximately 1,200 to 1,500 apartments); and</li> <li>a maximum of 14,000m<sup>2</sup> above ground car parking GFA (in addition to maximum GFA above)</li> </ul>
<i>Residential Apartment Size and Mix</i>	Residential apartment sizes ranging from: <ul style="list-style-type: none"> <li>minimum 40m<sup>2</sup> for studio apartments;</li> <li>minimum 50m<sup>2</sup> for 1 bedroom apartments;</li> <li>minimum 70m<sup>2</sup> for 2 bedroom apartments ; and</li> <li>minimum 100m<sup>2</sup> for 3+ bedroom apartments.</li> </ul> Apartment mix of: <ul style="list-style-type: none"> <li>maximum 50% studios and one bedroom apartments;</li> <li>minimum 40% two bedroom apartments; and</li> <li>minimum 10% three+ bedroom apartments.</li> </ul>
<i>Landscaping</i>	Associated landscaping including completion of Discovery Point Park; Neighbourhood Park; Waterfront Park; Station Park and Station North Walk; and other areas located on-top of podium levels.



Aspect	Description
Parking Rates	Car parking rates to be applied for future projects, as follows: <ul style="list-style-type: none"> <li>• maximum 1 space per studio and one bedroom unit;</li> <li>• minimum 1 space and maximum of 2 spaces per two bedroom unit;</li> <li>• maximum 2 spaces per three+ bedroom units;</li> <li>• minimum 1 visitor space per 20 residential units;</li> <li>• minimum 1 space per 50m<sup>2</sup> of non-residential GFA (commercial); and</li> <li>• minimum 1 space per 35m<sup>2</sup> of non-residential GFA (retail).</li> </ul>
Street Layouts	Location and construction standard of the road network and streetscape.
Land Uses	Residential, non-residential and open space uses permitted currently in the Mixed Use 10(a1) Railway Precinct zone under the Rockdale LEP 2000 and Open Space 6(c) Heritage Conservation zone under the Rockdale Planning Scheme Ordinance.
Section 94 Contribution	Provision of open space, roads and traffic management, streetscape and town centre works, pedestrian and cycleway facilities, flood mitigation and stormwater facilities, and administration and management in lieu of payment of Section 94 Contributions for subsequent applications.
Employment	
- Construction	• Approximately 6,000 full-time equivalent jobs.
- Operational	• Approximately 459 full-time equivalent jobs.
Capital Investment Value	\$418.75 million

**Table 1:** Key Project Components of the Project

### Gross Floor Area

Of the 167,504m<sup>2</sup> permitted to be built on the Discovery Point Precinct site under the approved Masterplan, a total of 29,279m<sup>2</sup> has been built or is currently under construction, therefore 138,225m<sup>2</sup> of GFA could still be completed under the current Masterplan. As a comparison between the Masterplan requirements and the proposed Concept Plan, the following details are provided:

Land uses	Council's 2001 Masterplan converted to Standard Instrument GFA	GFA built	Masterplan remaining GFA to be built	Concept Plan proposal	Difference
Residential	105,584m <sup>2</sup>	25,450m <sup>2</sup>	80,134m <sup>2</sup>	123,000m <sup>2</sup>	+ 42,866m <sup>2</sup>
Non-Residential	50,696m <sup>2</sup>	1,866m <sup>2</sup>	48,830m <sup>2</sup>	9,000m <sup>2</sup>	- 39,830m <sup>2</sup>
<b>Total</b>	<b>156,280m<sup>2</sup></b>	<b>27,316m<sup>2</sup></b>	<b>128,964m<sup>2</sup></b>	<b>132,000m<sup>2</sup></b>	<b>+ 3,036m<sup>2</sup></b>

**Table 2:** Comparison between Masterplan and Concept Plan

As demonstrated above, the proposal includes an additional 3,036m<sup>2</sup> of GFA, however the distribution between residential and non-residential floor space has been modified. The Proponent anticipates that between 311 and 611 additional dwellings could be provided on the site over and above the Masterplan approval.



## 2.2. Preferred Project Report

A copy of all submissions was forwarded to the Proponent following the conclusion of the public exhibition period. The Proponent responded to these submissions through the submission of a PPR. The PPR and additional supporting information were placed on the Department's website. Key changes from the EA to the PPR include:

- reduction of above ground car parking area from 14,000m<sup>2</sup> to 8,000m<sup>2</sup> (6,000m<sup>2</sup>);
- capped car parking to 2,240 spaces (includes existing car parking spaces);
- overall parking numbers to be capped from a maximum of 2,892 (based on indicative dwelling arrangement and maximum car parking rates) to 2,240 spaces consistent with the approved Masterplan (includes existing car parking spaces);
- modified apartment mix to maximum of 45% of studios and 1 bed, minimum of 45% of 2 bed and minimum of 10% of 3 bed + units;
- additional retail activation along pedestrian routes;
- reduction in height of Building 4 (from RL 55.3 to RL 40.0) to provide additional sunlight to Neighbourhood Park;
- modified building separation distances;
- reduced podium heights fronting the Cooks River;
- inclusion of Development Design Guidelines and Landscape Design Guidelines / Public Domain Plans to guide future assessment of proposals;
- delivery of developer contributions through a Voluntary Planning Agreement (VPA) with Rockdale City Council, with the first two Project Applications to be considered under Council's existing Section 94 Contributions Plan; and
- amended Statement of Commitments to address the modified design and additional information.