



Development Application for 37-
39 Hill Road, Wentworth Point
'Block C', DA 904/2022

Briefing Presentation for the
Sydney Central City Planning
Panel

Applicant: City Freeholds Pty Ltd

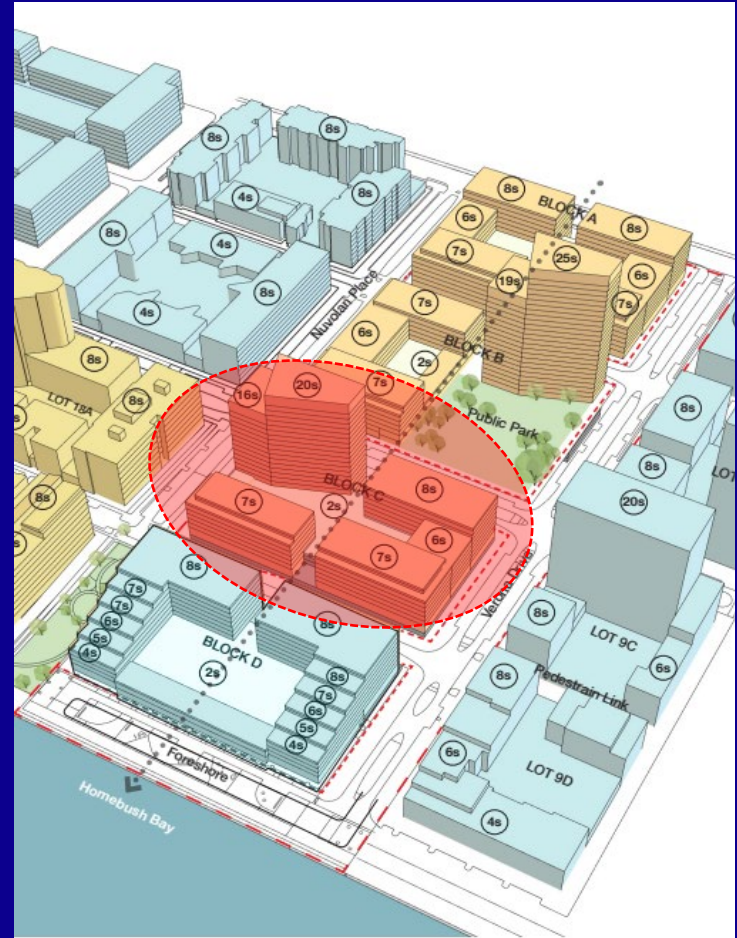
Site and Planning Context

- 37-39 Hill Road, Wentworth Point
- **Concept Approval** – DA19/2015 and amended under DA/999/2017 which provides for the following:
 - The layout of building envelopes across Blocks A, B, C and D
 - Max GFA of 97,087m²
 - 96,482m² of residential floor space across Blocks A - D;
 - 200m² of retail space in Block D; and
 - 405m² commercial floor space in Block B.
 - Provision of new roads; and
 - Landscaping and public domain works.
- **Block D, DA** - DA/1040/2017, 207 apartments. Approved 7 August 2019, construction nearing completion.
- **Infrastructure DA** - DA/1041/2017 (as modified) for demolition, tree removal, construction of roads, site infrastructure, reconstruction of the seawall, public domain and landscaping works for site Block C.
- The subject DA, **DA/904/2022**, relates to Block C only.



Concept Plan – Block C

- In relation to Block C the key concept approval principles are:
 - Homebush Bay West DCP compliant street setbacks;
 - 3 x 6-8 storey residential flat buildings
 - A 20 storey tower;
 - 2 storey landscaped podium; and
 - A east/west visual link.



Subject DA – Block C

- In accordance with the Concept Approval, this DA seeks approval for:
 - A total floor space of approximately 27,634m²
 - Site preparation works
- Construction of four residential flat buildings, comprising:
 - a 20 storey tower;
 - 1 x 8 storey RFB fronting the new park on Monza Boulevard,
 - 2 x 7 storey RFBs fronting Marine Parade; and
 - a 2 storey landscaped podium connecting the buildings.
- 300 dwellings, comprising:
- 445 car spaces across a split-level car park, with two levels of basement parking;
- Communal facilities including a gym, workspace, community room and a rooftop private open space at Level 17; and
- A east/west through-site link at ground level which will provide access into building lobbies, the car park and bicycle parking.



Key Issues

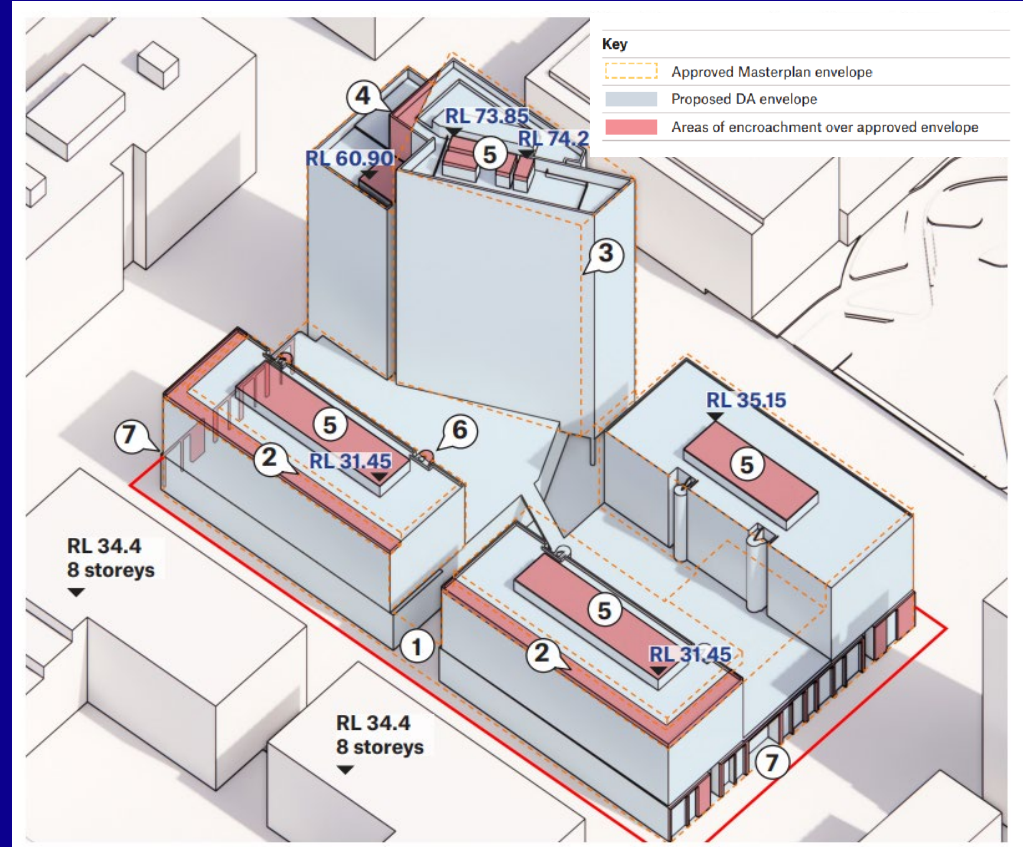
- Block C consistency with approved Concept Plan
- Built form façade expression
- Single access lift cores



Block C consistency with approved Concept Plan

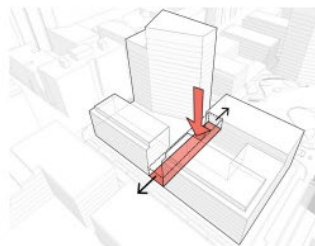
Largely consistent, some minor variations

1. Introduction of ground level pedestrian link
2. Removal of Level 6 northern massing and relocation to Marine Parade Level 7, improves solar access to rooftop podium
3. Increased angle of tower form to improve solar access
4. Adjustment of southern façade of tower to improve layout and tower form
5. Improved outlook from tower by consolidating PV panels
6. Project external stair cases to align massing
7. Townhouse façade expression



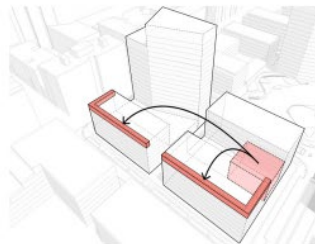
Concept Plan Consistency – Key Moves

- ① Introduction of ground level pedestrian link

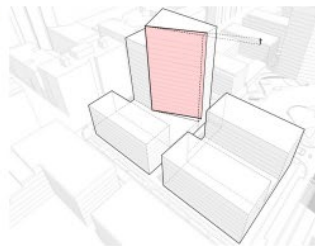


- ② Removal of L06 northern massing

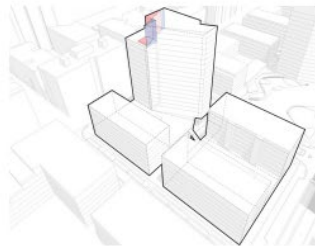
Infill of Marine Parade L07 setbacks, to better align with Block D's 8 storey street wall



- ③ Increased angle of tower form to improve solar access

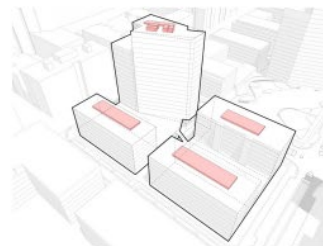


- ④ Adjusted southern facade of tower to improve layouts and tower form
Refer to Section 5.7.4

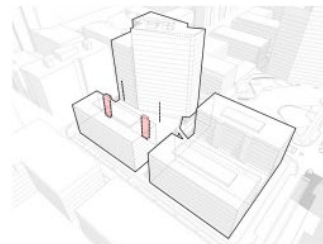


- ⑤ Improved outlook from tower by consolidating PV panels on roofed plant areas.

Allow for height centralised plant to tower

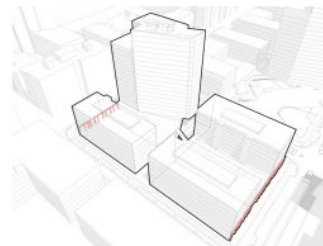


- ⑥ Project external stair case of C2 to align massing



- ⑦ L01 & L02 townhouse facade expression.

Refer to Section 5.7.5



DEAP comment – built form façade expression

DEAP raised matters of concern relating to the proposed façade expression to the built form, specifically relating to:

- Concerns with a **lack of façade variation**
- Review of **tower vertical fin projections** to ensure solar control efficacy.
- Comments that Tower D has a **‘commercial’ character**.
- The rationale of the **columns and skirt of the tower** was queried.
- The **scale of façade elements at the townhouse ground level**.



DEAP comment - Lift cores

- DEAP raised that single lift cores in the 7-8 storey RFBs may pose contingent access issues in the event of redundancy (maintenance, use by removalists or otherwise).
- The proposed design is compliant with the ADG Objective 4F-1:

The maximum number of apartments off a circulation core on a single level is eight.

- The proposed design provides four apartments off any circulation core on a single level and is compliant.



Exhibition Period

- No public submissions received during notification period
- Agency submissions received from:
 - Sydney Olympic Park Authority (SOPA)
 - Matters relating to site contamination, to be addressed via updated RAP, DSI, Geotechnical report, to be submitted to Council this week.
 - Ausgrid
 - Provides consent, subject to standard networking conditions.