

Exhibition of Draft Amendments to Planning Controls and Draft Planning Agreement for 14-16 Hill Road, Sydney Olympic Park (Sekisui site)



Project Summary

The City of Parramatta Council is currently exhibiting draft amendments to the planning controls and a Draft Planning Agreement for the site at 14-16 Hill Road, Sydney Olympic Park (Sekisui site). These documents seek to redesign the approved masterplan from 2015 and redevelop the site as follows:

- Six (6) residential towers showing a taller built form across specific building footprints so the same amount of approved residential density of 2,300 apartment dwellings can be built,
- More open space including a larger foreshore park which is specifically available for comment during this public exhibition, and
- Potential for a food and drink store and new 2,000sqm retail space in the apartment development.
- Reserving land for a potential future public transport corridor (light rail or bus route) through the site.

Current plan

The current zoning was made in 2014 as part of the Wentworth Point Urban Activation Precinct by the former Auburn Council. In 2016, Council approved a masterplan which includes some early construction

works and 188,800sqm of residential space (equivalent to 2,300 apartments) across the site. In 2018, the south-eastern part of the site was approved for construction and includes 362 apartments with the remaining part of the site sitting vacant.

Proposed plans

There is no increase in residential density as part of the exhibition. Instead, it proposes to redesign to the currently approved masterplan to accommodate the same amount of residential density (188,800sqm / 2,300 apartments), a larger foreshore park (with pocket parks) and a future public transport corridor. There could also be a new 2,000sqm retail space and potential food and drink store on the site. To achieve this, Council needs to amend and exhibit the planning controls in the LEP and DCP and report the outcomes of the exhibition to a Council meeting.

Proposed infrastructure

Council and Sekisui have negotiated some additional infrastructure in a Draft Planning Agreement (VPA) which has a total value of \$20 million. Sekisui is providing land for a future transport corridor at no cost, land for a 1.8ha foreshore park with \$12.4 million of works and a 5-year maintenance period, two publicly accessible pocket parks and upgrades to the Burroway Road/Hill Road intersection.

Proposed foreshore park

The project proposes to increase the size of the foreshore park from 1.35 hectares to 1.8 hectares. The park will in time be made available to the public. This removes the cost for Council to purchase the future parkland under the current zoning. The parkland will need to be remediated and improvement works undertaken before it is available for use by the community. The vision, plans and features of this park are shown online and in detail as part of the VPA. We are also seeking your feedback as part of this exhibition about what is important to include in the new park.