



CUMBERLAND
COUNCIL

PUBLIC EXHIBITION WENTWORTHVILLE CENTRE PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROLS

We invite you to review and provide feedback on the Wentworthville Centre Planning Proposal and draft development controls.

Why has Council prepared a planning proposal for Wentworthville?

The Planning Proposal and the draft development controls implement the *Wentworthville Planning and Place Making Strategy* that was adopted by Council in August 2016.

The *Wentworthville Planning and Place Making Strategy*:

- establishes a predominately mid-rise scale across the centre;
- facilitates taller buildings near the railway station and in strategic locations within the core of the centre to where significant public domain improvements are proposed;
- fosters development which maintains a human scale street;
- will revitalise the centre whilst maintaining its distinctive village atmosphere;
- maintain sunlight access to the southern side of Dunmore Street, through building design controls;
- will ensure an appropriate transition between the scale of the buildings in the centre to the surrounding established residential development; and
- contribute to increased housing choice within Wentworthville Centre.

What will the planning proposal and draft planning controls achieve?

Following many years of work by Council together with the community, it is important to put certain controls in place to facilitate the revitalisation of Wentworthville Town Centre.

The planning proposal will implement Council's adopted place making strategy by amending the Holroyd Local Environmental Plan (LEP) 2013. These amendments include changes to building height and floor space ratio controls (FSR), as well as introducing design excellence provisions. The draft planning controls will add appropriate detail to Council's development control plan (DCP), to guide the assessment and development of individual buildings within the town centre.

Where does the Planning Proposal apply?



- area to which planning proposal applies
- sites progressed as a separate planning proposal

Public Exhibition and consultation sessions:

The Planning Proposal and draft Development Control plan are on exhibition from 22 May to 21 July 2019 inclusive. During the exhibition period, Council will be holding the following face to face community sessions;

- **Thursday 13 June: drop-in session** 6-7.30pm at the Wentworthville library – Council staff will be available to answer questions between 6-7.30pm; and
- **Saturday 22 June: public meeting** at the Wentworthville Community centre (Banksia Room) at 2pm. There will be a presentation by Council staff, followed by an opportunity to ask questions and discuss the proposed changes with Council staff.

Relevant documents and details of these events are available on Council's website.

Please call Council's Strategic Planning Team on 8757 9000 if you have any questions regarding the Planning Proposal or the draft development controls for the Wentworthville Centre.



CUMBERLAND
COUNCIL

PUBLIC EXHIBITION WENTWORTHVILLE CENTRE PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROLS

Where can I find out more information?

Electronic copies of the Planning Proposal and draft development controls can be inspected on Council's website: www.cumberland.nsw.gov.au on the 'Have Your Say' tab of the homepage.

Copies of the Planning Proposal and draft development controls may also be viewed at the Council's Customer Service Centres in Merrylands and Auburn, and at the Council libraries in Merrylands, Wentworthville and Auburn. The Council website provides address details and times.

How can I make a submission to the planning proposal and the draft development controls?

Details on how to make a submission are available on Council's website at: www.cumberland.nsw.gov.au on the 'Have Your Say' tab of the homepage. Submissions can be made through the form provided on that website, by email, or by post.

Submissions close at 11:30pm on
Sunday 21 July 2019
Please quote 'SC661' on your submission.

What happens when the exhibition finishes?

A report will be provided to Council, that summarises this community consultation and outlines a way forward for both the planning proposal and the development controls. The matters raised in any submissions received will be identified as part of this report.

What else is Council doing in Wentworthville Town Centre?

To support and enhance the outcomes for the revitalised centre that are envisaged through the Planning Proposal and the development controls, Council is also preparing a public domain plan for the centre, which will deliver the place making initiatives identified in the strategy. These include new footpath paving, landscaping, street furniture, and public art.



Indicative impression of Dunmore St, Wentworthville

The Wentworthville Bypass

In December 2018 Council resolved to implement the full bypass option for Wentworthville. This will divert the majority of through traffic from Dunmore Street (between Garfield and Station Streets) onto Pritchard Street, and will involve constructing a new road link between Pritchard Street to Lane Street and onto Veron Street. This would provide an opportunity to transform this part of Dunmore Street into a pedestrian friendly space, and establish wider tree lined footpaths and plaza area for the community.