

55-57 STATION STREET & 6 PRITCHARD STREET EAST, WENTWORTHVILLE

PLANNING PROPOSAL

PREPARED FOR
NUCORP CONSTRUCTIONS
NOVEMBER 2018



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sarah Horsfield
Senior Consultant	Sophy Purton
Consultant	Callum Sangkuhl
Project Code	SA7285
Report Number	Final

TABLE OF CONTENTS

Executive Summary.....	i
1. Introduction	1
1.1. Overview	1
1.2. Report Structure.....	1
2. Site & Surrounding Context	3
2.1. The Locality.....	3
2.2. The Site.....	5
2.3. Surrounding Context	7
2.4. Surrounding Road, Rail and Bus Network	9
3. Background.....	11
3.1. Wentworthville Planning Proposal	11
4. Pre-Planning Proposal Meeting	16
5. Statutory Planning Controls	19
5.1. Holroyd Local Environmental Plan 2013.....	19
6. Indicative Development Outcome	23
6.1. Development Overview	23
6.2. Design Principles	24
6.3. Alternative Building Envelope	24
6.4. Public Benefit Offer	27
7. The Planning Proposal.....	28
8. Part 1 - Objectives & Intended Outcomes	29
8.1. Objectives	29
8.2. Intended Outcomes.....	29
9. Part 2 - Explanation of Provisions.....	30
10. Part 3 – Justification.....	31
10.1. Section A - Need for the Planning Proposal	31
10.2. Section B - Relationship to Strategic Planning Framework	32
10.3. Environmental, Social and Economic Impact	49
10.4. State and Commonwealth Interests.....	60
11. Part 4 - Mapping	61
12. Part 5 - Community Consultation	62
13. Part 6- Project Timeline	63
14. Conclusion	64
Disclaimer	66

Appendix A	Survey Plan
Appendix B	Concept Architectural Plans
Appendix C	Urban Design Report
Appendix D	Letter of Intent
Appendix E	Traffic and Parking Study
Appendix F	Environmental Site Assessment
Appendix G	Architectural Design Statement
Appendix H	Landscape Plans
Appendix I	QS Report
Appendix J	Valuation Report
Appendix K	LEP Mapping

FIGURES:

Figure 1: Subject site and surrounding context (site identified in red)4

Figure 2: Development activity map4

Figure 3: Site, as identified by the red boundary5

Figure 4: Photographs of the site6

Figure 5: Indicative 3D building envelope of 42-44 Dunmore Street, as viewed from the south8

Figure 6: Indicative 3D building envelope, as viewed from the north-east9

Figure 7: Wentworthville Train Station.....10

Figure 8: Wentworthville Centre Planning Proposal Boundary (site indicated in red)11

Figure 9: Indicative 3D building envelope illustrating the intended development outcome, as per the
Wentworthville Planning and Place Making Strategy12

Figure 10: Proposed structure plan, illustrating the key controls (site identified in red)13

Figure 11: Proposed amalgamation strategy (site identified in red)14

Figure 12: Economic feasibility study areas (site identified in red)15

Figure 13: Land Use zoning map19

Figure 14: Height of Buildings Map20

Figure 15: Floor Space Ratio Map.....21

Figure 16: Heritage Map21

Figure 17: Design Excellence Map22

Figure 18: Compliant building envelope (Wentworthville Centre Planning Proposal) v's alternative building
envelope25

Figure 19: Proposed alternative building envelope and urban design outcome26

Figure 20: CGI of alternative building envelope27

Figure 21: Wentworthville Planned Precinct.....40

Figure 22: Proposed landscape concept plan, illustrating the extension to Friend Park42

Figure 23: Future desired character of the Wentworthville Centre, illustrating locations of significant building
height50

Figure 24: Ground Level Setbacks52

Figure 25: Proposed building envelope53

Figure 26: Compliant Development Scheme.....53

Figure 27: Complaint scheme with through-site link relocated to the western boundary54

Figure 28: Non-compliant scheme.....54

Figure 29: Proposed Scheme55

Figure 30: View of compliant building envelope 'v' proposed building envelope56

Figure 31: Public domain interface and expansion of Friend Park.....58

Figure 32: Building envelope in relation to the Presbyterian Church, illustrating the separation distance and
shadows at 9am.....59

Figure 33: Proposed LEP Mapping61

PICTURES:

Picture 1: Former service station, as viewed from Pritchard Street East6
Picture 2: Site, as viewed from Station Street in the South-East6
Picture 3: Commercial buildings on 6 Pritchard Street East.....6
Picture 4: Commercial buildings on 6 Pritchard Street, with childcare centre beyond.....6
Picture 5: Height of Buildings Map61
Picture 6: Floor Space Ratio Map.....61

TABLES:

Table 1: Supporting Documentation 1
Table 2: Key controls for the site, as per the urban design and built form analysis12
Table 3: Pre-lodgement discussions.16
Table 4: Development Summary23
Table 5: Consistency with Greater Sydney Region Plan.....33
Table 6: Consistency with the Central City District Plan36
Table 7: Site specific merit test.....43
Table 8: SEPP’s relevant to the Planning Proposal45
Table 9: Section 9.1 Compliance Table.....46
Table 10: Solar access to Friend Park57
Table 11: Indicative Project Timeline.....63

EXECUTIVE SUMMARY

OVERVIEW

This planning proposal has been prepared by Urbis Pty Ltd on behalf of Nucorp Construction Pty Ltd (**the proponent**). It is to initiate an amendment to the *Holroyd Local Environmental Plan 2013* (HLEP 2013) with respect to land at 55 -57 Station Street & 6 Pritchard Street East, Wentworthville (**the site**). The site is legally described as Lot 1A in DP305764, Lot 2A in DP305764, Lot 3A in DP30576 and strata lot SP19949.

The intended outcome of this planning proposal is to:

- Establish a site-specific height of buildings control, with a maximum building height of 53m; and
- Establish a site-specific floor space ratio (FSR) control of 3.5:1.

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning's '*Guide to Preparing Planning Proposals*.'

BACKGROUND

On 16 March 2018, Cumberland Council submitted the Wentworthville Centre Planning Proposal (PP_2017_CUMBE_005_00), seeking Gateway Determination to amend the HLEP 2013 to increase the height of buildings and floor space ratio controls and amend land acquisition provisions. The planning proposal was the outcome of a grant awarded to Holroyd City Council in 2013. The grant was funded under the NSW Government's Planning Reform Fund Program which sought to facilitate the urban renewal and economic revitalisation of the Wentworthville Centre.

The grant provided Council with the necessary funding to commission studies for the Wentworthville Centre, including economic feasibility, urban design and traffic and transport. The findings of these studies formed the basis of the Wentworthville Planning and Place Making Strategy and ultimately lead to the preparation of the Wentworthville Centre Planning Proposal.

The studies identify the site as a key corner site which marks the southern gateway entrance to the Wentworthville Town Centre. It is identified within the planning proposal and associated studies as being suitable for increased height and density. Importantly, the economic feasibility study prepared by HillPDA on behalf of Council, states that for the site to be feasible for redevelopment, a minimum FSR of 3:1 would be required and that an FSR of 4:1 is recommended.

However, the draft height (increase from 20m, 17m and 10m to 30m, 23m and 17m) and FSR (increase from 2:2:1 to 2.5:1 and 2:1 to 2:2:1) controls mapped over the site, do not provide for the level of uplift that is feasible for redevelopment of this former service station site, nor does it represent the site's strategic positioning within the Wentworthville Centre. Ultimately, the level of uplift associated with the Gateway Determination represents a significant missed development opportunity for this important land holding.

This planning proposal provides a height, density and overall built form that responds to the desired future character of Wentworthville, as envisaged by the current Gateway Determination and associated technical and urban design studies.

INTENDED DEVELOPMENT OUTCOME

Pursuant to the *Holroyd LEP 2013*, the site is zoned B2 Local Centre. Shop-top housing is permitted with consent in the B2 zone. The existing draft height controls applicable to the site restrict development to 30m at 55-57 Station Street and 17m and 23m at 6 Pritchard Street East. This is coupled by a relatively low FSR of 2.5:1 at 55-57 Station Street and 2.2:1 at 6 Pritchard Street East.

This planning proposal has been prepared in support of a mixed-use development outcome through the preparation of site specific amendments to the HLEP 2013. To assist in conceptualising the envisaged development, a concept design has been prepared by OPRA Architects (Appendix B).

The key features of the proposal include:

- Amalgamation of four allotments;
- 4 high quality retail tenancies on the lower ground and ground floor, activating the site's frontage to Station Street, Pritchard Street East and Friend Park;
- 14 levels of residential accommodation comprising 106 apartments, including
 - 450m² of communal open space at the podium level; and
 - 300m² of roof-top communal open space;
- 146 car spaces split over 3 levels of basement parking; and
- 700m² (25% of the site) of deep soil planting.

The planning proposal offers significant public benefits, including:

- Redevelopment and remediation of the former service station site, which is a visual deterrent for the centre;
- Provision of 15% of the residential floor space uplift as affordable housing;
- Activation of Station Street and Pritchard Street East;
- Dedication of land to enable the expansion of Friend Park by 1040m² (63% increase to the existing park) including the establishment of a through-site link, connecting Friend Park (the only park in the town centre) to the Wentworthville Town Centre; and
- Revitalising Friend Park through the provision of BBQ facilities, play equipment and amenities; and
- Significant landscape and public domain improvement works.

PLANNING OUTCOMES

In summary, the site will achieve the following key planning outcomes with positive community benefits:

- The proposal is consistent with State government policy which supports growth within existing centres:

The proposal maximises retail and residential opportunities in the Wentworthville Town Centre, which is identified as a Planned Precinct in the Central City District Plan and is well serviced by existing public transport infrastructure, connecting residents and workers to the Parramatta CBD in less than 10 minutes and Sydney CBD in 26 minutes. The site is located 1km south-west of the Westmead health, education and research precinct which is one of the largest health precincts in Australia. It would generate new employment and housing opportunities including 106 new dwellings within walking distance of major employment, retail, health and education facilities and excellent public transport connectivity, contributing to housing and job targets within a Planned Precinct.

- Consistent with the emerging character of the Wentworthville Town Centre

The skyline of Wentworthville is set to undergo a major transformation, with a number of key factors contributing to the revitalisation of the centre. The primary objective of this planning proposal is to realise a high-quality mixed-use development that will define the southern boundary of this vibrant mixed-use town centre which has a varied skyline.

- Amalgamation of four allotments

The proposal will result in the amalgamation of four allotments, comprising a total site area of 2,759m². This results in one of the largest privately owned unencumbered development sites within 250m of Wentworthville Train Station.

The amalgamation of these allotments enables a superior development outcome to be achieved through the provision of a slender mixed-use tower and confined building footprint within the eastern portion of the site. This provides greater separation distances between the residential units on the site and any future development on the surrounding sites, whilst enabling a significant portion of land (38%) to be dedicated as public open space. Such substantial separation distances, dedication of land, through-site

link and substantial open space would be achievable if the site was to be developed in accordance with the Wentworthville Centre Revitalisation Planning Report.

- Street activation

The former vacant service station is visually obtrusive. The redevelopment of the site provides for a unique opportunity to activate a key corner site, improve the street legibility, amenity and pedestrian safety. The retail tenancies will provide for a vibrant atmosphere and improved pedestrian experience that will complement the expanded park setting.

- Other Public Benefits

- Generous public domain improvement works including the following embellishment works to Friend Park:
 - Soft and hard landscaping
 - Numerous pedestrian paths, including direct connectivity to the heart of the city centre
 - Adaptable play areas
 - Enhanced playground facilities
 - Barbeque facilities
- Expansion of Friend Park by approximately 63% (1,040m²)
- A new pedestrian connection along key design lines.
- SIC levies and future s7.12 contributions which would provide funding for much needed community infrastructure.
- Affordable Housing floor space equivalent to 15% of the residential accommodation uplift. This exceeds the Greater Sydney Commissions 5% -10% target and Cumberland Councils adopted planning agreement policy, which stipulates a minimum floor space requirement of 5%.

This planning proposal achieves the right balance of maintaining a strong community focus whilst also recognising the benefits of providing residential accommodation to take advantage of the location and amenity criteria that Wentworthville has to offer. In considering the tangible community and economic benefits of the proposal and the strategic and site-specific merits that support the concept scheme, it is respectfully requested that the Council resolve to forward this planning proposal to the Department of Planning and Environment for LEP Gateway determination.

1. INTRODUCTION

1.1. OVERVIEW

This planning proposal has been prepared by Urbis on behalf of Nucorp Construction Pty Ltd (**the proponent**). It is to initiate an amendment to the *Holroyd Local Environmental Plan 2013* with respect to land at 55 – 57 Station Street and 6 Pritchard Street East, Wentworthville (**the site**). The site is legally described as Lot 1A in DP305764, Lot 2A in DP305764, Lot 3A in DP30576 and strata lot SP19949.

The intended outcome of this planning proposal is to:

- Establish a site-specific height of buildings control, with a maximum height of 53m; and
- Establish a site-specific floor space ratio (FSR) control of 3.5:1.

1.2. REPORT STRUCTURE

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning and Environment (DPE) including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. It includes the following:

- Description of the site and surrounding context;
- Overview of the strategic context of the site;
- Summary of the local planning controls;
- Description of the concept proposal;
- Statement of the objectives and intended outcomes of the proposal;
- Explanation of the provision of the proposal;
- Justification for the proposal;
- Mapping to accompany the proposal;
- Description of the expected community consultation process; and
- An approximate project timeline.

This planning proposal is accompanied by a range of plans and reports to provide a comprehensive analysis of the site opportunities and constraints. These include:

Table 1: Supporting Documentation

Document title	Consultant	Appendix
Survey Plan	Orion Surveying	Appendix A
Concept Architectural Plans	OPRA Architects	Appendix B
Urban Design Report	Urbis Pty Ltd	Appendix C
Letter of Intent	Edward Hirst Pty Ltd & RCR Petroleum Pty Ltd	Appendix D
Traffic and Parking Study	Varga Traffic Planning Pty Ltd	Appendix E
Environmental Site Assessment	Environmental Investigation Services	Appendix F

Document title	Consultant	Appendix
Architectural Design Statement	OPRA Architects	Appendix G
Landscape Plans	Ray Fuggle Associates Landscape Architects	Appendix H
QS Report	RICQS	Appendix I
Valuation	Valstar Valuations	Appendix J
LEP Mapping	Urbis Pty Ltd	Appendix K

2. SITE & SURROUNDING CONTEXT

2.1. THE LOCALITY

The site is located within the Wentworthville Centre, which is within the Cumberland Local Government Area (LGA). Wentworthville is located approximately 3km west of the Parramatta Central Business District (CBD) which is Sydney's second largest city and 27km west of the Sydney CBD (refer to Figure 1).

The suburb is bound by the Great Western Highway in the south and adjoins Constitution Hill in the north. The suburb is dissected east – west by the western train line, with the northern portion of the suburb falling within the Parramatta LGA.

Wentworthville is Holroyd's second largest commercial centre. The town centre is characterised by a range of retail, commercial and residential land uses, predominately dating between the 1960's – 1980's. It is serviced by the Wentworthville Train Station (250m north of the site), with the T1 North Shore, Northern & Western line and the T5 Cumberland line operating from this station. This makes it an ideal location to access nearby employment, entertainment and service areas.

The Wentworthville Centre is located 700m south west of the Westmead health, education and research precinct, with a high proportion of the population employed within the health industry.

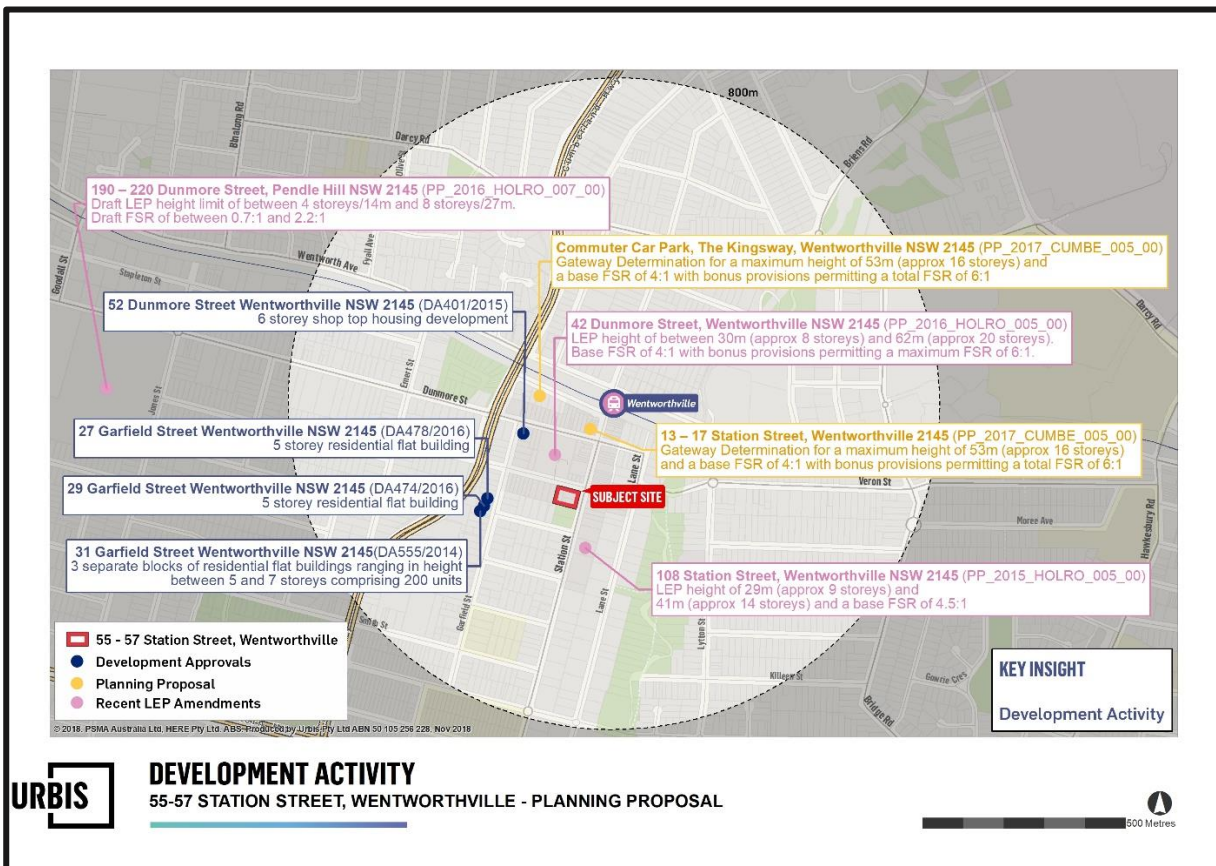
Emerging Development: The immediate area is set to undergo a major transformation, with several key factors contributing to the urban rejuvenation of the town centre, including:

- The Gateway Determination issued by the Minister for Planning on 25 May 2018 for the Wentworthville Centre Planning Proposal, which identifies uplift of varying scales within the B2 Local Centre zone;
- Identification of Wentworthville as a Planned Precinct in the Greater Sydney Commission's Central City District Plan;
- Identification of Wentworthville as an Urban Renewal Precinct in the Greater Sydney Commission's Central City District Plan;
- Recent development activity on the fringe of the town centre, including 6-7 storey mixed-use developments;
- Recent rezoning and uplift of land within the town centre at 42 - 44 Dunmore Street, Wentworthville and 108 Station Street, Wentworthville; and
- The redevelopment of the Bonds Spinning Mills site at 190-220 Dunmore Street (1km west of the site) from IN2 light industrial to R4 high density residential and B2 local centre.

Figure 1: Subject site and surrounding context (site identified in red)



Figure 2: Development activity map



2.2. THE SITE

The site is located at 55 – 57 Station Street & 6 Pritchard Street East, Wentworthville, situated on the corner of Station Street and Pritchard Street East.

As illustrated on the accompanying Survey Plan (Appendix A) the site has a primary frontage of 60.35m to Pritchard Street East and a secondary frontage of 45.72m to Station Street, resulting in a total site area of 2,759 m².

The site is made up of the following lots:

- Lot 1A in DP305764 comprising 972m² (55-57 Station Street);
- Lot 2A in DP305764 comprising 434m² (55-57 Station Street);
- Lot 3A in DP305764 comprising 434m² (55-57 Station Street); and
- Lot SP19949 comprising 919m² (6 Pritchard Street East).

The land gradually slopes from the west (RL31.22) to the east (RL28.05) by 3.17m. The site is not subject to flooding however Station Street is affected by overland flow.

The site is serviced by five vehicular cross-over points, including two off Station Street and three off Pritchard Street East.

The site is contaminated and contains underground petrol tanks.

Vegetation exists between the boundary of the commercial premises and the service station however these trees are not of any significant cultural or heritage value. The site is not subject to any heritage affections or encumbered by any easements.

Figure 3: Site, as identified by the red boundary



Figure 4: Photographs of the site



Picture 1: Former service station, as viewed from Pritchard Street East



Picture 2: Site, as viewed from Station Street in the South-East



Picture 3: Commercial buildings on 6 Pritchard Street East



Picture 4: Commercial buildings on 6 Pritchard Street, with childcare centre beyond

2.3. SURROUNDING CONTEXT

The site forms part of the Wentworthville Centre and is located to the south of the Dunmore Street Mall. The town centre is at the preliminary stages of urban renewal, which is set to transform the largely unattractive and dated centre into a diverse, modern and lively atmosphere.

The transition is being supported by current development activity, recent approvals and further planned development as recognised within the Wentworthville Centre Planning Proposal and the identification of the area as an Urban Renewal Area and a Planned Precinct in the Central City District Plan.

The planning framework at both a State and local government level seeks to transition the area from an older style local centre precinct into a thriving mixed-use urban renewal area.

The surrounding land uses are summarised as follows:

- **North:** On the northern side of Pritchard Street East is the heart of the town centre. At present, this block contains the IGA (which closed in 2017) and a number of single storey commercial premises and shop-top housing developments. Recent amendments to the Holyrod LEP now permit building heights of up to 62m and an FSR of 4.5:1 (plus additional FSR bonus provisions, totalling a maximum FSR of 6:1) at 42-44 Dunmore Street.

To the north east, at 52 Dunmore Street is a recent shop-top housing development of 6 storeys with a recessed 7th storey. Further north is the Dunmore Street shopping strip and the Wentworthville Train Station.

- **East:** To the east of the site and on the opposite side of Station Street are retail and commercial land uses, including the Udaya Supermarket and the Wentworthville Hotel.
- **South:** The southern boundary of the site intercepts with Friend Park. Friend Park is the only primary open space area which services the Wentworthville Town Centre. A child care centre occupies the western portion of the park.

The B2 Local Centre zone extends to the south of the site, along Station Street. This area a range of retail and commercial shops.

To the south west of the site is low density residential land uses and the Presbyterian Church, which is a local heritage listed item.

- **West:** The western boundary adjoins land zoned B2 Local Centre, with heights and densities commensurate with the controls for 6 Pritchard Street East.

Surrounding LEP amendments

42 - 44 Dunmore Street, Wentworthville (PP_2016_HOLRO_005_00)

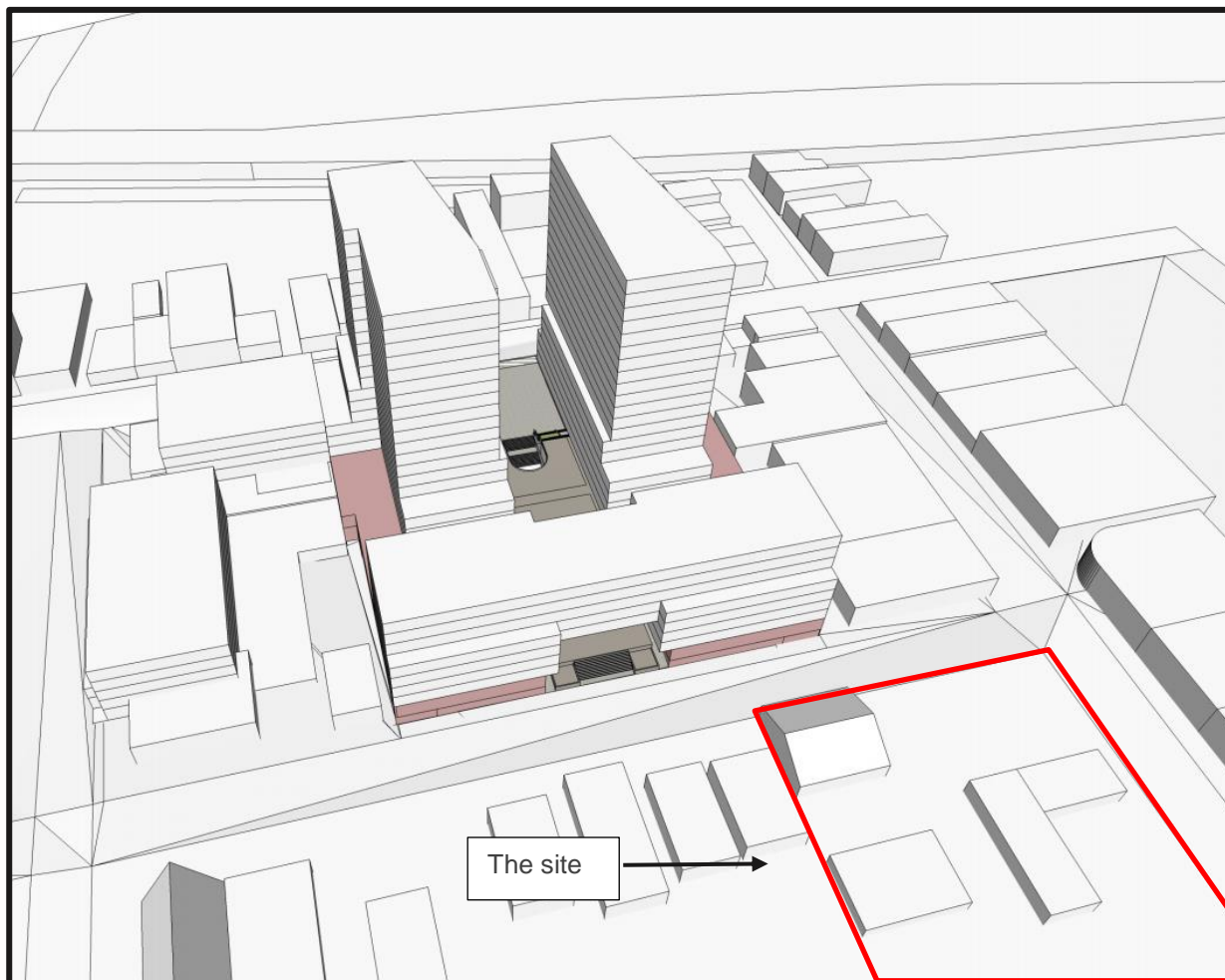
Recent amendments to the Holroyd LEP 2013 permit the redevelopment of the site at 42-44 Dunmore Street for:

- A building with a maximum height of 30m (8 Storeys) where fronting Pritchard Street East and 68 metres (20 storeys) where fronting Dunmore Street;
- A maximum base floor space ratio of 4:1 (plus bonus provisions totalling a maximum FSR of 6:1); and
- The introduction of a Design Excellence Clause permitting 10% increase in height and a bonus FSR provisions of 0.5:1, if design excellence is achieved. Additional bonus FSR provisions include:
 - 0.5:1 if 4,400m² is used for commercial floor space; and
 - 1:1 if at least 4,000m² of GFA is used for the purpose of a supermarket.

This permits a total bonus FSR of 2:1, pursuant to Clause 6.11 Design excellence of the HLEP 2012.

An indicative 3D building envelope is provided at Figure 4.

Figure 5: Indicative 3D building envelope of 42-44 Dunmore Street, as viewed from the south



Source: Department of Planning and Environment

108 Station Street, Wentworthville (PP_2015_HOLRO_005_00)

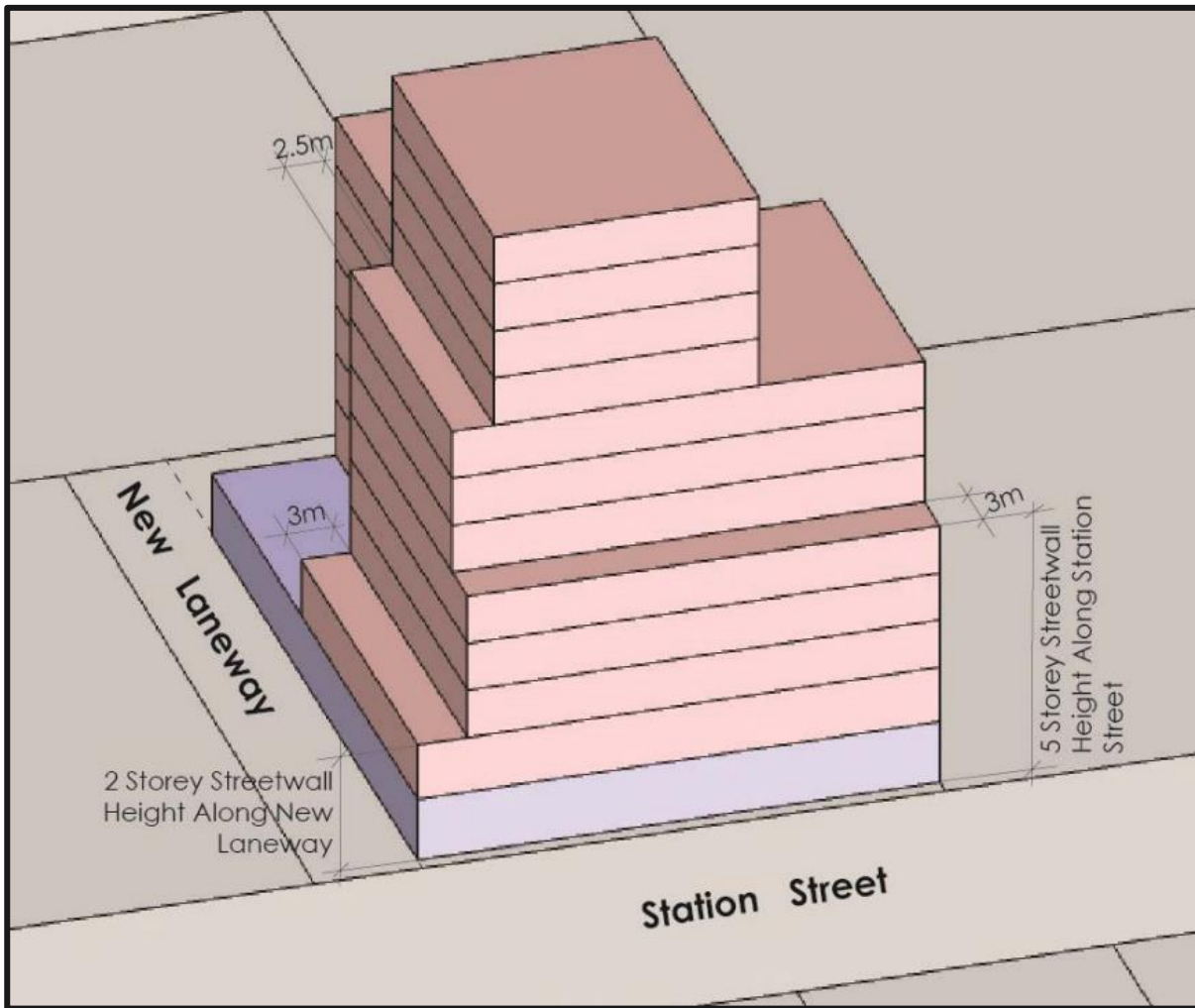
108 Station Street, Wentworthville is located 75m south of the site and is the subject of a recent amendment to the Holroyd LEP 2013 and establishment of a site specific DCP.

The key outcomes of the rezoning at 108 Station Street are:

- A maximum building height of 41 metres;
- A maximum floor space ratio of 4.5:1; and
- Rezoning a portion of the land for SP2 Infrastructure (a new 6.6m wide laneway along the northern boundary).

A site specific DCP provides an indicative design concept at Figure 5.

Figure 6: Indicative 3D building envelope, as viewed from the north-east.



Source: Cumberland Council DCP 2013

2.4. SURROUNDING ROAD, RAIL AND BUS NETWORK

The site is well serviced by major road infrastructure, including the Cumberland, Great Western Highway and the M4 Motorway which are located to the west of the site.

Access to the site is serviced by a number of small arterial roads and Station Street is the main north - south road connecting the Wentworthville Centre with Merrylands in the south.

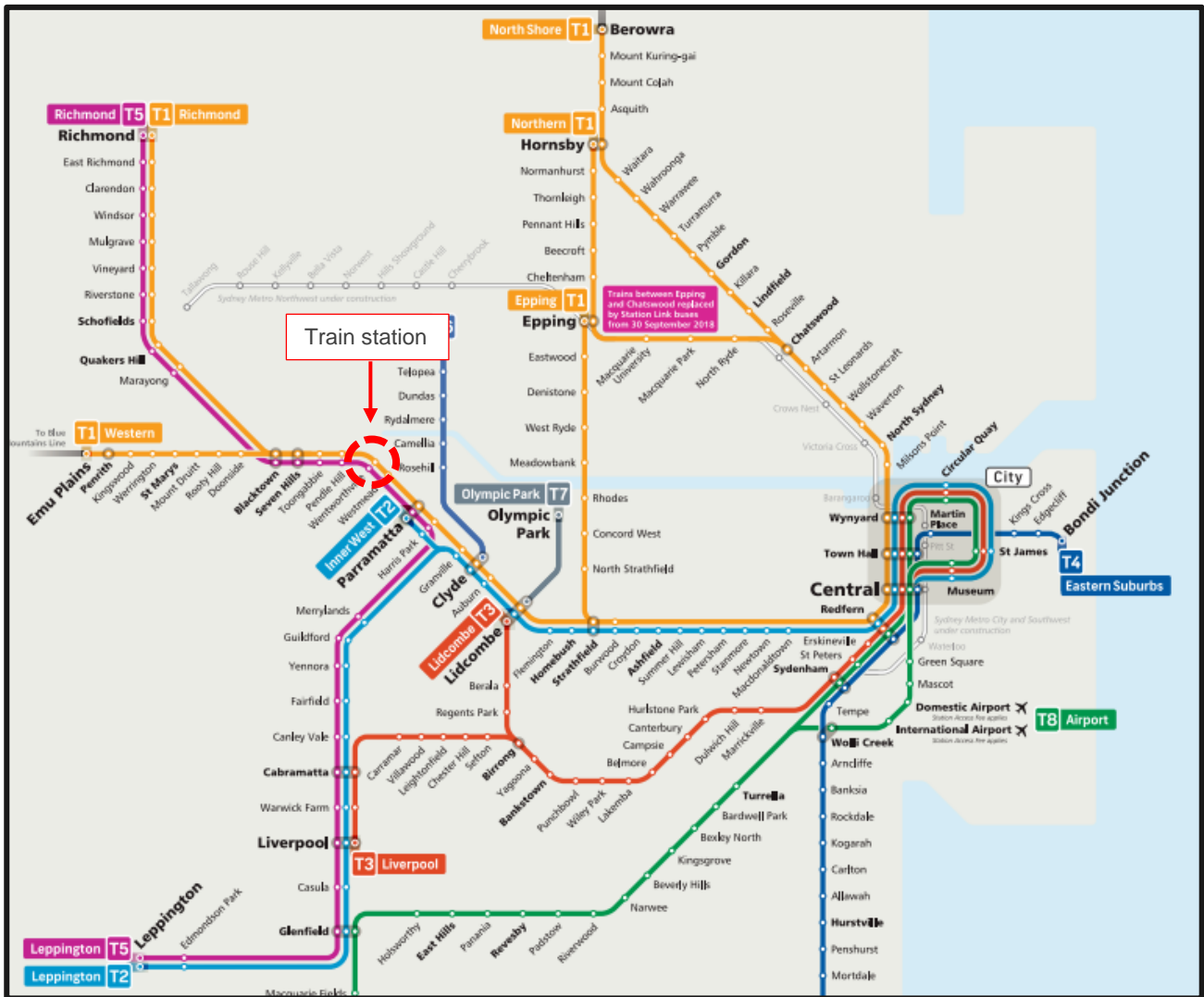
2.4.1. Rail

The site is located within 250m of the Wentworthville Train Station, which is served by the T1 Western and T5 Cumberland line services.

- T1 Western line provides train services to Hornsby via Central and Chatswood while also providing services to Richmond and Emu Plains.
- T5 Cumberland line provides train services to Leppington while also providing services to Schofields and Richmond.

The train station provides access to Parramatta CBD is less than 10 mins and Sydney CBD in 26 mins.

Figure 7: Wentworthville Train Station



2.4.2. Bus Network

The site is serviced by a number of different bus routes, including:

- Hillsbus 705 - Parramatta Station to Blacktown station via Pendle Hill, Seven Hills & Lalor Park.
- Hillsbus 708 - Parramatta Station to Constitution Hill via Pendle Hill.
- Hillsbus 711 - Parramatta Station to Blacktown station via Westmead Hospital, Seven Hills & Lalor Park.
- Hillsbus S8 - Constitution Hill.

The site is serviced by Transit Systems Sydney which operates via Wentworthville train station being:

- 818 - Merrylands station to Westmead Hospital.

The site is also serviced by two NightRide routes being:

- N70 - Penrith Station to City (Town Hall).
- N71 – Richmond station to City (Town Hall).

There are a number of bicycle cycle ways located within a close proximity of the site and pedestrian circulation is mainly along the footpaths surrounding the site and the surrounding easily permeable streets.

3. BACKGROUND

3.1. WENTWORTHVILLE PLANNING PROPOSAL

The Wentworthville Centre Planning Proposal (PP_2017_CUMBE_005_00) was initiated by the Cumberland Council and received Gateway Determination on 25 May 2018.

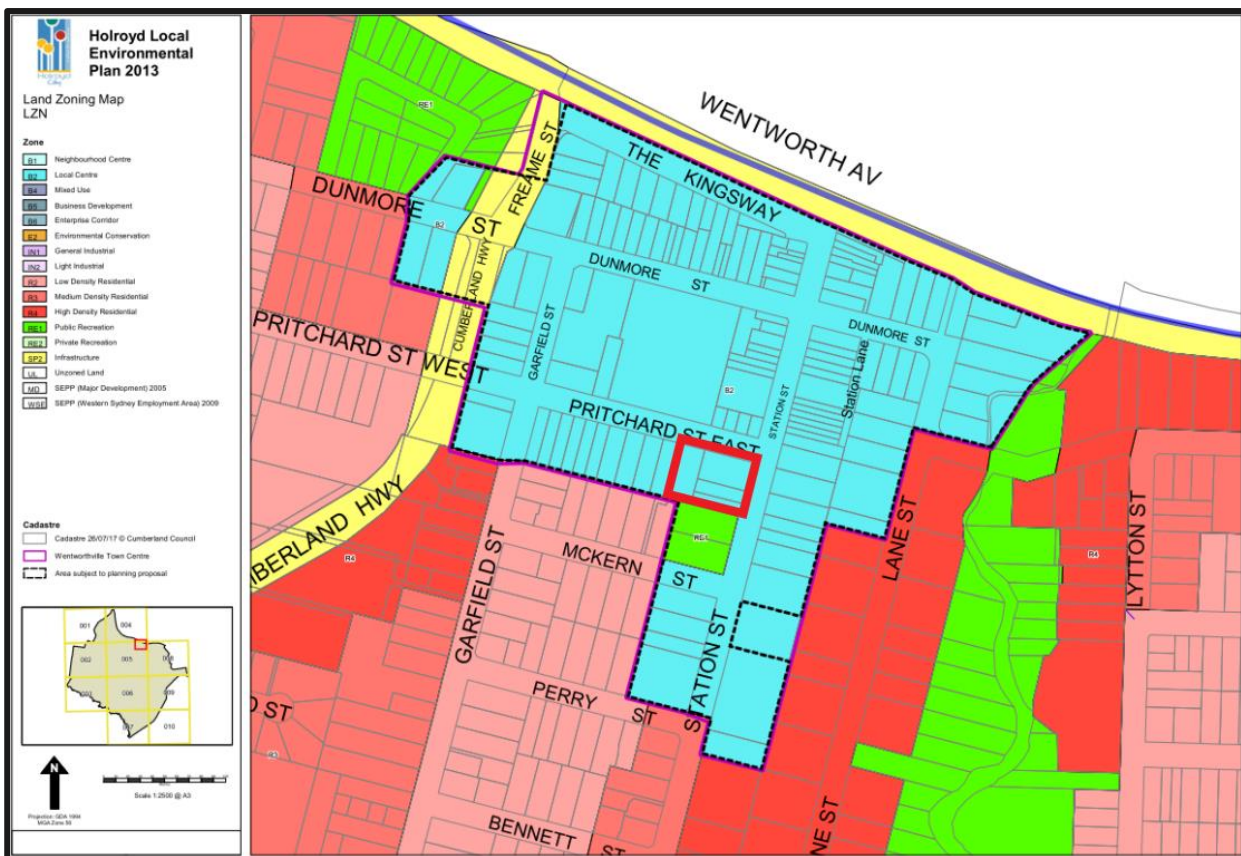
The key outcomes of the Wentworthville Centre Planning Proposal include:

- Increasing the maximum height of buildings from between 10 and 20m to 17 and 53m;
- Increasing the floor space ratio from between 1.5 and 2.2:1, to between 2.2:1 and 4.5:1;
- Rezone part of 21 Station Street from B2 Local Centre zone to SP2 Infrastructure zone;
- Introduce additional land acquisition provisions;
- Including an incentive floor space provision for commercial and health services development; and
- Amend the design excellence provisions and associated mapping.

The Planning Proposal is intended to provide for up zoning to support the delivery of 2,500 Dwellings and 1,150 jobs.

The Planning Proposal applies to the B2 Local Centre, as illustrated below:

Figure 8: Wentworthville Centre Planning Proposal Boundary (site indicated in red)



The indicative development outcome for the Town Centre, as illustrated in Figure 9 below.

Figure 9: Indicative 3D building envelope illustrating the intended development outcome, as per the Wentworthville Planning and Place Making Strategy



Source: Architectus

3.1.1. Urban Design and Built Form Analysis

Architectus was engaged by Holroyd City Council (now Cumberland Council) to undertake an urban design and built form analysis for the town centre. The urban design analysis and planning and placemaking strategy will form the basis of a revised DCP.

The urban design report identified the following key controls for the site:

Table 2: Key controls for the site, as per the urban design and built form analysis

Provision	Controls
Street wall height	4 storey street wall height 3m setback from level 5-7 Recessed upper storey
Setbacks	0m street edge setback to Station Street and Friend Park Front: 6m setback to Pritchard Street East Rear: 8m setback for the western portion of the site, where adjoining the R2 Low Density Residential zone
Active frontage	Primary active frontage to Friend Park and to Station Street
Through site link	New pedestrian link between Pritchard Street East and Friend Park

Figure 10: Proposed structure plan, illustrating the key controls (site identified in red)



3.1.2. Amalgamation Strategy

As part of the urban design analysis, Architectus reviewed the amalgamation options for the town centre.

The site is identified as amalgamation site 30. The proponent has procured the land titles within amalgamation site 30, which will enable the realisation of Council's vision for redevelopment of this key corner site.

Figure 11: Proposed amalgamation strategy (site identified in red)



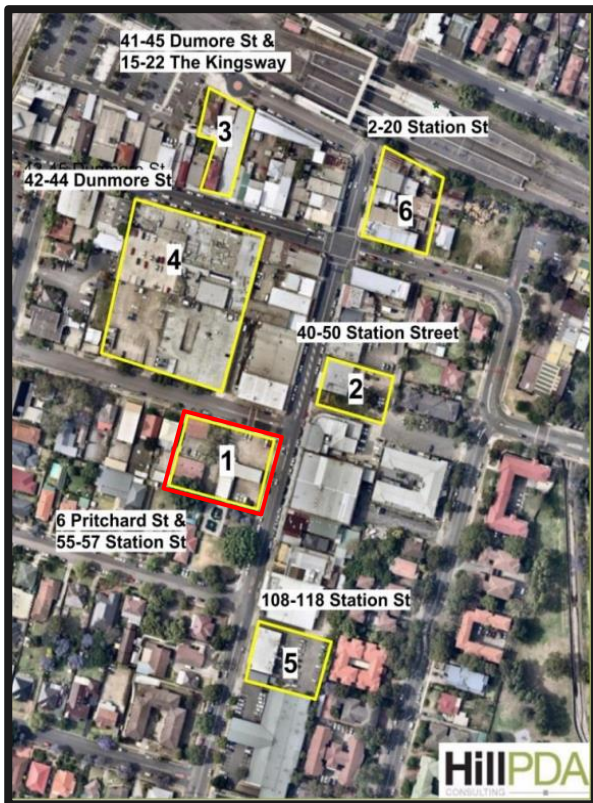
Source: Architectus

3.1.3. Economic Assessment and Feasibility Study

Hill PDA was engaged by Holroyd City Council to undertake an Economic Assessment and Feasibility Study for potential development scenarios within the Wentworthville Town Centre. Of which the site was identified as test site 1:

*Site 1 is a 2,745sqm corner site, comprising of four lots, three of which were in single ownership. Site 1 is located three blocks south of the Station on the western side of Station Street with an existing FSR of 2.2:1. Redevelopment under the existing controls is unfeasible and unattractive to develop. Redevelopment **generally becomes viable at an FSR of 3:1**.*

Figure 12: Economic feasibility study areas (site identified in red)



The intent of the HillPDA Report was to determine the redevelopment feasibility of sites various to ascertain the degree of uplift which was required for redevelopment to be viable.

Feasibility testing was carried out on two separate built form options. The report concludes that:

“Test Sites 1 are not feasible under Options 1 and 2 provided by Council’s urban designers largely on account of the lower FSRs proposed for these sites compared to land value

*Our testing indicates that the majority of sites tested (if not significantly fragmented) would become marginally feasible over an FSR of 3:1 and more attractive to a developer in the current market at an **FSR of 4:1 with appropriate building heights.**”*

The HillPDA Report further states that *“an FSR notably in excess of 3:1 would however be required for the redevelopment of these sites should additional public benefits such as open space, community uses and pedestrian passageways be provided”*

The report clearly highlights that the existing and the proposed exhibited controls do not make the site attractive or feasible for redevelopment (as per the Gateway Determination).

The site is within a core location, provides significant public benefit and requires decontamination and remediation of the former petrol station. It is therefore evident that the HillPDA recommended FSR of 4:1 should apply to the site and that the proposed exhibited controls represent a missed opportunity for redevelopment.

4. PRE-PLANNING PROPOSAL MEETING

The proponent, architect and Urbis initially met with Michael Rogers and Karen Hughes from Strategic Planning in July 2017.

Subsequent to this, in April 2018, the proponent, architect and Urbis met with Monica Cologna and Karen Hughes from the Strategic Planning team. In attendance was also Christine Deaner and Susan Miles, Senior Landscape Architect for Holroyd Council.

The proponent discussed the redevelopment potential and opportunities for the site, including the land dedication, expansion of Friend Park and embellishment works to Friend Park. The design has significantly evolved over this period however the key vision for the site has remained unchanged.

The key issues that were discussed are table below:

Table 3: Pre-lodgement discussions.

Key Issues	Council Comment	Response
Dedication of land / through site link	<p>In July 2017, Council confirmed that <i>they would be open to further discussions for an easement or land dedication for that portion of the site.</i></p> <p><i>However, a more detailed proposal would be needed in order for Council to better consider the benefits and implications of any proposed land dedication including any related offsets or FSR transfer. But none of the options that have been suggested were immediately ruled out by Council's Property Manager.</i></p> <p>Dedication of land for open space will not be considered in lieu of the provision of affordable housing.</p>	<p>The submitted concept scheme and the VPA</p> <p>The dedication of 1040m² is in addition to dedicating 15% of the residential floor space uplift as affordable housing.</p>
Expansion of Friend Park – Embellishment works	<p>Proposed dedication of 1040sq.m of open space is significantly less than what Council would normally accept. For a benchmark, Council generally considers 2500sqm to be a functional size. Generally open space needs to be of a size that would be functional and provide for a variety of activities.</p>	<p>Currently, Friend Park falls well below the standard 2,500m² desired area for a park. The proponent provides an opportunity to increase the area of the park by 1040m², resulting in a revitalised park of 2,680m². This park is the only park servicing the immediate community and the Wentworthville Town Centre. The proposal provides a significant opportunity for the park to be increased, to form an adequate size and dimension that will support a range of functions and activities whilst also providing opportunities for pedestrian connectivity with the surrounding local centre.</p>

Key Issues	Council Comment	Response
Relocation of child care	<p>In 2017, Council states:</p> <p>The childcare centre at Friend Park is not expected to relocate in the short term and that planning is in progress within Council for a renovation of the centre that will increase its capacity. In the longer term the childcare centre <u>may</u> relocate in which case the building is likely to be retained for a community or park-related use, but this would be subject to further review at that time.</p> <p>In 2018, Council states:</p> <p>The proposed dedication of open space is not consistent with Council's vision for Friend Park. Council is seeking to relocate the existing childcare centre to expand the park.</p>	<p>The proposed embellishment works to Friend Park are on the premise that the Child Care would be retained, as per the initial advice received from Council.</p> <p>Should Council seek to relocate the Child Care, the proponent will include this portion of the site within any future scheme to ensure a holistic approach to the redevelopment of the park.</p> <p>This could include relocating the playground, remodelling the through-site link and providing for additional park infrastructure.</p> <p>The proposal provides for a key pedestrian connection between the park and the town centre which is a significant positive community and urban design outcome.</p> <p>Th dedication of open space expands on the through-site link which was identified in the Wentworthville Centre Planning and Place Making Strategy, which accompanied the Wentworthville Centre Planning Proposal.</p>
6m setback to Pritchard Street East	<p>Council confirmed that the intent of the setback is to ensure reasonable pedestrian access and street tree planting along Pritchard Street.</p>	<p>The proposed concept design incorporates a range of setbacks that provide for improved pedestrian access and street tree planting whilst defining this key corner site.</p>
Land Use	<p>Additional Permitted Use of Residential Accommodation is not supported as it permits all residential land uses, the definition is too broad.</p>	<p>This aspect has been removed from the revised scheme. The planning proposal provides for retail uses at the lower ground floor and ground floor, consistent with the definition of shop-top housing.</p>
Height / Floor Space Ratio	<p>Council confirmed that, in accordance with the Planning Agreement Policy, where proponents seek to utilise the FSR associated with the existing site area, the land must then be dedicated at no cost to Council.</p> <p>Further to the above, Council stated that any development that exceeds the planned FSR controls would need to provide justification</p>	<p>The proponent accepts that the land will be dedicated to Council, at no cost, providing that the site area for the purpose of calculating FSR, is based upon the existing site area.</p> <p>The planning proposal is accompanied by an Urban Design Report prepared by Urbis which provides an analysis of various built form options, including the proposed height and FSR. The urban design report</p>

Key Issues	Council Comment	Response
	as to how the proponent arrived at that FSR.	provides justification for the proposed height and FSR.
Design Excellence	Design Excellence provision were only intended to apply to the Town Centre Core. Detailed analysis was undertaken to determine the suitability of applying bonuses for FSR's and height to ensure the desired urban form outcome was achieved. Therefore, the design excellence provisions should not apply to an individual site, but a larger defined area. Further analysis needs to be undertaken to support expanding the area where design excellence applied.	<p>The objective of the design excellence clause is to ensure that development for buildings that have a height greater than 30m, exhibit the highest standard of architectural and urban design as part of the built environment.</p> <p>Given the planning proposal seeks to amend the height of buildings control to permit a building height of 53m, it was considered reasonable and appropriate to apply this clause to give Council the comfort that design excellence would be achieved at the DA stage.</p> <p>Nonetheless, the proponent has removed this from the planning proposal.</p>

5. STATUTORY PLANNING CONTROLS

This section provides a summary of the existing local planning controls that apply to the site under the current legislative framework.

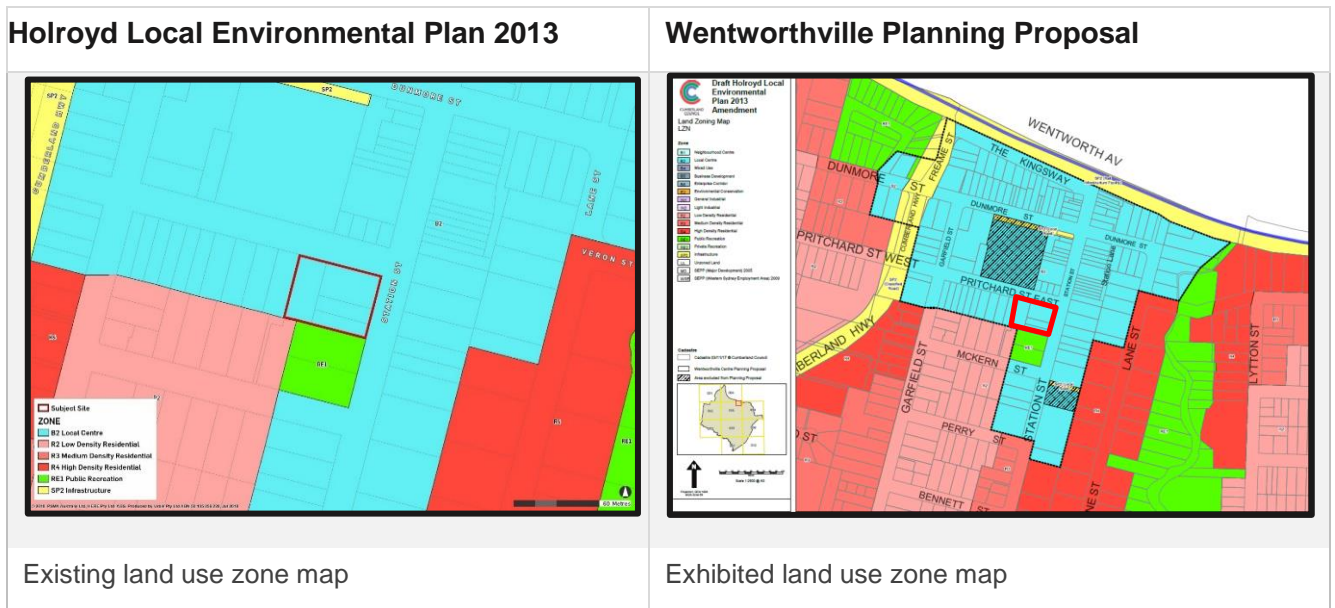
5.1. HOLROYD LOCAL ENVIRONMENTAL PLAN 2013

The Holroyd Local Environmental Plan 2013 (HLEP 2013) is the relevant planning instrument for the site.

5.1.1. Land Use Zone

As illustrated in figure 13 below, the site is zoned B2 Local Centre.

Figure 13: Land Use zoning map



The objectives for the B2 Local Centre zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To permit residential development that is complementary to, and well-integrated with, commercial uses.

In accordance with the HLEP 2013, the B2 Local Centre zone permits the following land uses:

Permitted without consent

Nil

Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; **Shop top housing**; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

The proposed development is defined as Shop top housing.

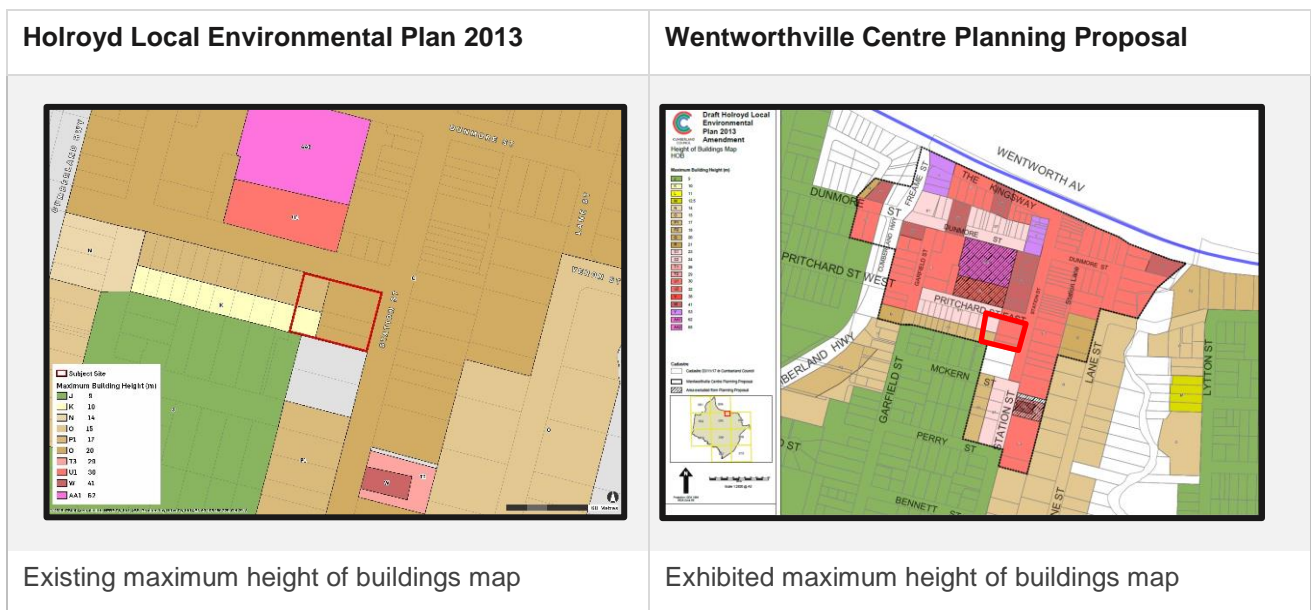
Shop top housing means one or more dwellings located above ground floor retail premises or business premises.

5.1.2. Maximum Height of Buildings

Pursuant to clause 4.3 of the HLEP 2013, the site is subject to maximum building height control of 20m, 17m and 10m.

The draft controls exhibited as part of the Wentworthville Centre Planning Proposal includes heights of 30m, 23m and 17m.

Figure 14: Height of Buildings Map

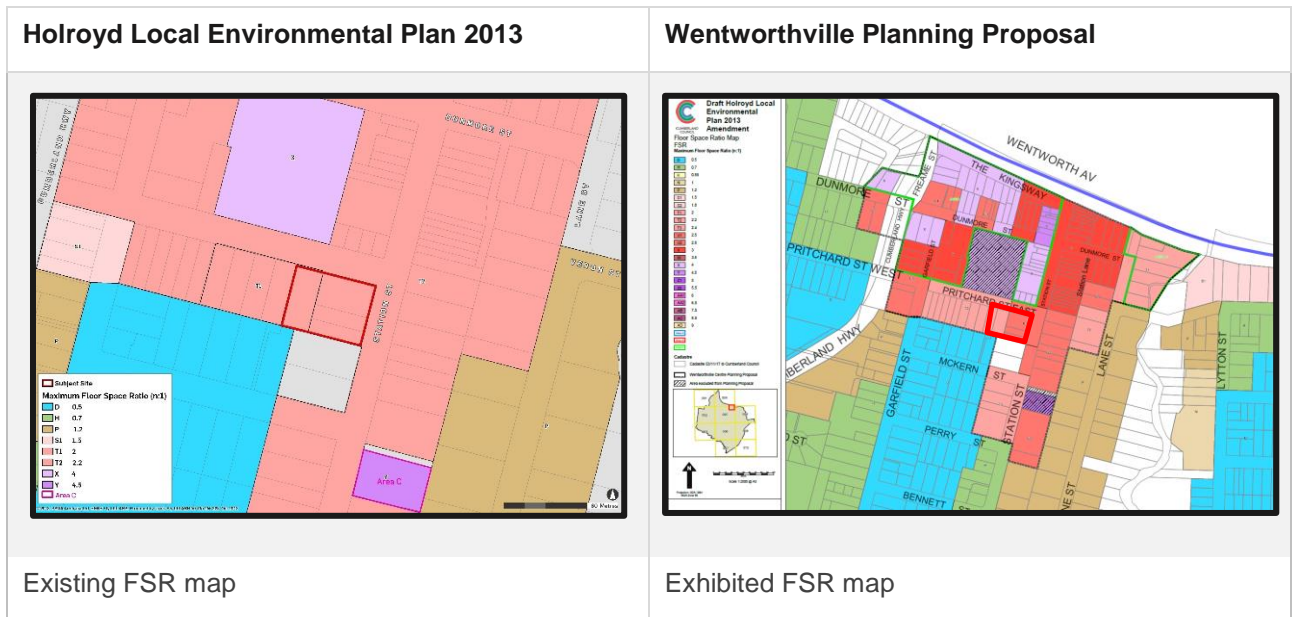


5.1.3. Floor Space Ratio

Pursuant to clause 4.4 of the HLEP 2013, the site is subject to a maximum Floor Space Ratio control (FSR) of 2.2:1 and 2:1.

The draft controls exhibited as part of the Wentworthville Centre Planning Proposal include an FSR of 2.5:1 for 55-57 Station Street and 2.2:1 for 6 Pritchard Street East.

Figure 15: Floor Space Ratio Map



5.1.4. Heritage

Pursuant to Schedule 5 of the HLEP 2013, the site is not a heritage item nor is it within a heritage conservation area. It is acknowledged that there is a heritage item (Item 136) to the south-west of the site, being the St Andrew’s Presbyterian Church.

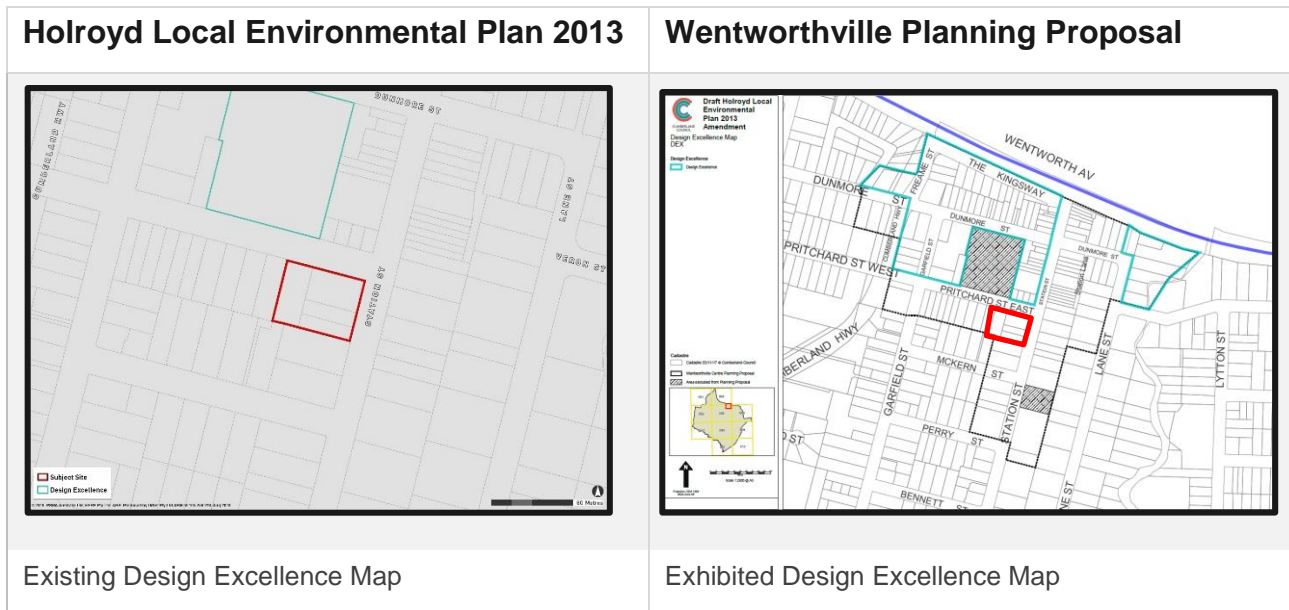
Figure 16: Heritage Map



5.1.5. Design Excellence

The site is not subject to the design excellence provisions under the existing HLEP 2013 nor is it included within the design boundary under the exhibited Wentworthville Centre Planning Proposal.

Figure 17: Design Excellence Map



6. INDICATIVE DEVELOPMENT OUTCOME

This section provides an overview of the development, identifies the design principles and describes the alternative building envelope for the site.

6.1. DEVELOPMENT OVERVIEW

This planning proposal is informed by concept architectural diagrams prepared by OPRA Architects (Appendix B) and an Urban Design Study prepared by Urbis (Appendix C). The urban design study analyses the development opportunities for the site and surrounding context and provides an exemplar best practice urban design outcome, as envisaged by Wentworthville Planning and Place Making Strategy.

This is achieved by the amalgamation and redevelopment of four lots to create a substantial site area (2759m²) within the Wentworthville Town Centre. The planning proposal seeks to deliver on State, district and local planning objectives to foster a mixed-use development that marks the southern boundary of Wentworthville Town Centre.

Broadly, the concept architectural plans include lower ground and ground floor retail uses that wrap around and activate the street frontages. The retail uses overlook the expanded public park and through site link, with a small café / coffee shop to service the community, matched with a modern slender high density residential tower of up to 15 storeys.

The key features of the concept proposal include:

Table 4: Development Summary

Indicator	Development outcome
Land use	Mixed-use development comprising: <ul style="list-style-type: none"> Residential accommodation Retail premises or business premises
Height	53m (15 storeys)
FSR	3.5:1
GFA	Residential: 8991m ² Retail: 665m ²
Apartments	106 apartments, including: <ul style="list-style-type: none"> 19 x 1 bedroom (18%) 83 x 2 bedroom (78%) 4 x 3 bedroom (4%)
Communal open space	450m ² at podium level 300m ² at roof level
Car parking	146 spaces over 3 basement levels
Landscape area	1040m ² (37.69% of the site area) dedicated as public open space, including 700m ² (25.4%) of deep soil planting
Site coverage	58%

6.2. DESIGN PRINCIPLES

The concept building envelope and design strategy has been specifically tailored to respond to the site constraints and surrounding characteristics whilst incorporating the key principles that underpin the Wentworthville Planning and Place Making Strategy. This includes:

- **Urban Renewal:** Decontamination and remediation of an unused petrol station and construction of 106 apartments, 665m² of retail space and 1,040m² of landscaped public open space dedicated to Council in perpetuity.
- **Emerging Skyline:** Design the built form so that it is consistent and compatible with the emerging skyline, including recent LEP amendments, Gateway Determinations and development approvals. This has been achieved through the provision of a single slender tower with a maximum height of 53m, to reinforce the key entry to the town centre, which is consistent with other key entry sites, where public domain improvements are proposed. As illustrated within the Urban Design Report, the tower has been modulated to retain solar access and privacy to surrounding properties whilst being of a height, bulk and scale that is commensurate with the future desired character of the area. The built form and substantial separation distances to low density and sensitive land uses provides for a positive transition within the surrounding built environment.
- **Solar Access:** Improve solar access to Friend Park during 12pm – 2pm and maintain a compliant degree of solar access to surrounding residential properties, including those to the south of the site and those on the eastern side of Station Street.

The built form has also been modelled to achieve a compliant degree of solar access to the future residential apartments, on June 21st. It is noted that a compliant building enveloped would receive significantly less solar access due to the shadows cast by the approved building envelope at 42-44 Dunmore Street.

- **Streetscape Activation:** Utilise the site's topography to provide double height / podium retail uses along Station Street which activates and defines this key gateway site and maintains a human scale and village feel within the street. The expansive ceilings at ground floor level will provide diverse business opportunities and encourage bright, attractive and modern facades.
- **Building envelope:** Apply setbacks that reflect the function and role of the proposed land uses and provide for adequate separation distances to lower density land uses.
- **Neighbourhood Structure:** Contribute to the ideology of a walkable and well-connected community through the provision of a linear green pedestrian link spanning the western extent of the site, forming an expansion to Friend Park. This is consistent with the key outcomes of the Wentworthville Centre Planning and Place Making Strategy which seeks to expand Friend Park and use landscaping to create a buffer to the surrounding residential development.

6.3. ALTERNATIVE BUILDING ENVELOPE

Recognising the implications and limitations of the Wentworthville Centre Planning Proposal and associated built form controls for the site, an alternative building envelope plan and urban design outcome has been developed.

The alternative outcome responds to the concerns associated with the economic viability of the envisaged development, the ability to achieve a high level of residential amenity, limitations on the availability of the public offering and the lack of realisation of urban renewal and densification on this key gateway site.

Key objectives and outcomes of the alternative building envelope and urban design analysis include:

- Expanding Friend Park so it is no longer disconnected from the heart of the town centre. This provides a direct link from McKern Street to Dunmore Street and allows for the built form to have active retail uses which front the Park, Station Street and Pritchard Street East (78% of the site has an active frontage);
- Relocating the built form from the western portion of the site and transferring the height to the eastern corner of the site. This results in a built form that is able to outperform key requirements under the ADG in terms of separation distances, solar access, ventilation, privacy and overshadowing whilst also limiting

the number of single orientated south facing apartments and reducing the perceived visual bulk impacts through the provision of a slender, consolidated built form;

- Provision of a slender tower which results in a fast-moving shadow over Friend Park, significantly increasing solar access to the park between 12pm – 2pm, in comparison to a compliant building envelope. This also increases solar access to future residential units on the site, which would otherwise receive limited solar access due to the shadows cast by the approved building envelope at 40-42 Dunmore Street;
- The site is a key gateway site at the southern end of the town centre. It has an expansive frontage to Station Street and Pritchard Street East and its location adjacent to Friend Park provides a unique development opportunity. The proposed building envelope has a height of 53m which is with other key corner sites in the town centre which provide significant public benefit, the proposal achieves a height of 53m; and
- Incorporation of key principles within the Planning and Place Making Strategy, including a 4m setback to Station Street, 5m setback to Pritchard Street East, a reduced setback of 1m at the corner of Pritchard Street East and Station Street to define the street edge, a 5-storey street wall height with upper level setbacks of 3m and recessed uppermost level.

Overall, the alternative building envelope and urban design outcome has been underpinned by the key development principles that the Wentworthville Centre Planning Proposal is founded upon.

Figure 18: Compliant building envelope (Wentworthville Centre Planning Proposal) v's alternative building envelope



Figure 19: Proposed alternative building envelope and urban design outcome

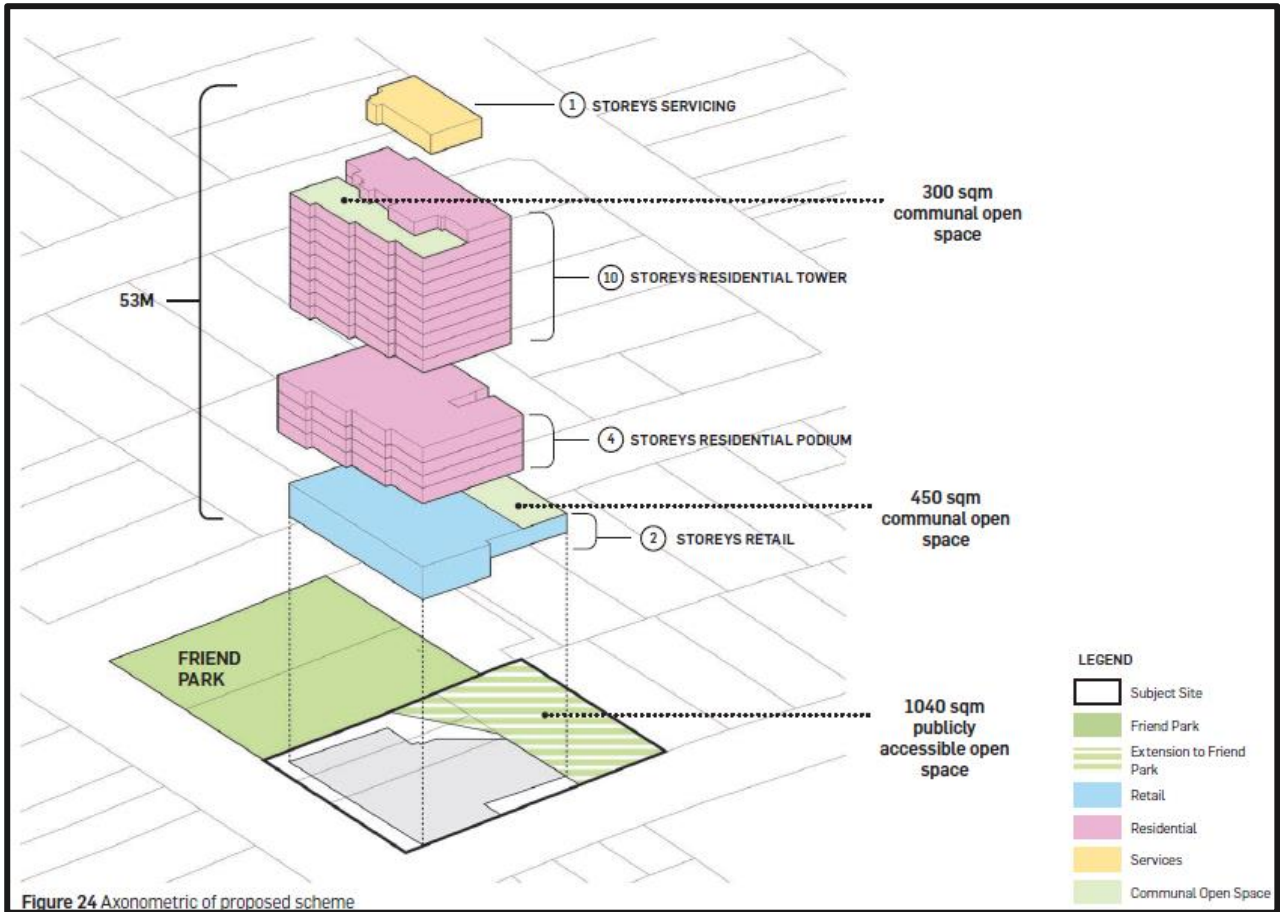


Figure 20: CGI of alternative building envelope



View from Station Street in the south-east



View from Station Street in the north-east

6.4. PUBLIC BENEFIT OFFER

Under Section 7.4 of the EP&A Act, a proponent may enter into a Voluntary Planning Agreement (VPA) where a change is sought to an environmental planning instrument, under where the developer agrees to dedicate land, pay monetary contribution and/or provide any other material public benefit in association with the change to the environmental planning instrument

Following a Gateway determination, it is anticipated that Nucorp Constructions and Cumberland Council will enter into discussions regarding a VPA to formalise the contribution of affordable housing (15% of the floor space associated with the development contribution) and the final location and dedication of the land to Council in perpetuity, for the purpose of a public park and the embellishment works to Friend Park.

The 'letter of intent' is attached in full at Appendix D.

7. THE PLANNING PROPOSAL

This planning proposal has been prepared in accordance with Section 3.33 of the EP&A Act with consideration of DPE's *A guide to preparing Planning Proposals* (August 2016).

Accordingly, the proposal is discussed in the following parts:

- **Part 1** – A statement of the objectives and intended outcomes.
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – The justification for the planning proposal and the process for the implementation.
- **Part 4** – Mapping.
- **Part 5** – Details of community consultation that is to be undertaken for the planning proposal.
- **Part 6** – Project timeline.

Discussion for each of the above parts is outlined in the following chapters.

8. PART 1 - OBJECTIVES & INTENDED OUTCOMES

8.1. OBJECTIVES

The objective of this planning proposal is to realise a high-quality mixed-use development that:

- Contributes to the rejuvenation and revitalisation of the town centre through the decontamination and remediation of a former service station and vacant commercial premises with high quality retail and residential land uses;
- Introduces compatible land uses that will contribute to the creation of a vibrant, active and economically sustainable community;
- Integrates the site with the broader area through improvements to Pritchard Street East and Station Street and embellishment works to Friend Park, including the provision of an extended park and through-site link as envisaged by the Wentworthville Centre Planning and Place Making Strategy;
- Enables the redevelopment of land at a scale appropriate to the future role of the town centre;
- Provides for the orderly and economic development of the land; and
- Leverages the site's strategic location in proximity to rail and bus networks and TOD principles by providing high levels of accessibility for residents and workers to the broader metropolitan area.

8.2. INTENDED OUTCOMES

The intended outcome of this planning proposal is to amend the planning controls that apply to 55-57 Station Street and 6 Pritchard Street Each to achieve the following:

- Establish a site-specific maximum height of building controls of 53m;

This will enable a 15 storey building envelope, consistent with the height of other key corner sites within the town centre.

- Establish a site-specific floor space ratio (FSR) control of 3.5:1 (based upon the gross site area);

*This provides for a reasonable level of uplift to support the feasible redevelopment of the site and enables the development to deliver a significant level of public benefit. This is also consistent with the predominant FSR of the town centre and the HILL PDA recommendations. A concept design for the future development of the site has been prepared and discussed in **Section 6** and accompanies this planning proposal in Appendix B.*

However, the scheme will be refined as part of the DA process once the planning proposal has been endorsed by Council and the DPE 'gateway' issue a determination that supports the preparation of an LEP amendment.

9. PART 2 - EXPLANATION OF PROVISIONS

The proposed objectives and outcomes will be achieved by:

- Amending the *Holroyd Local Environmental Plan 2013 Height of Buildings Map* (Sheet HOB_005) in accordance with the proposed height of buildings map provided within Part 4 – Mapping, which shows a building height of 53m;
- Amending the *Holroyd Local Environmental Plan 2013 Floor Space Ratio Map* (Sheet FSR_005) in accordance with the proposed floor space ratio map provided within Part 4 – Mapping, which shows a maximum floor space ratio of 3.5:1 across the gross site area;

10. PART 3 – JUSTIFICATION

The section details the justification for the planning proposal.

10.1. SECTION A - NEED FOR THE PLANNING PROPOSAL

10.1.1. Q1 - Is the planning proposal a result of any strategic study or report?

Yes.

This planning proposal is the direct result of the strategic studies that were commissioned to form the basis of the Wentworthville Centre Planning Proposal. This includes the HillPDA Economic Assessment and Feasibility Study, the Urban Design and Built Form Report prepared by Architectus, the Wentworthville Planning and Placemaking Strategy and the Wentworthville Centre Planning Proposal.

Expert studies have been completed and Council has received Gateway Determination for the Wentworthville Centre Planning Proposal.

The site is located within the Wentworthville Centre boundary and has been subject to the urban design and built form modelling studies.

The study recommends that:

- 55-57 Station Street and 6 Pritchard Street East be amalgamated;
- A maximum building height of 30m be applied to the Station Street site;
- A maximum building height of 23m be applied to the northern portion of Pritchard Street East and a maximum building height of 17m be applied to the southern portion of Pritchard Street East;
- A maximum FSR of 2.5:1 be applied to 55-57 Station Street;
- A maximum FSR of 2.2:1 be applied to 6 Pritchard Street East; and
- A through-site link be established to connect the Dunmore Street shopping mall with Friend Park.

In accordance with the study, the proponent has procured the site at 55-57 Station Street and 6 Pritchard Street East. Whilst this site was identified for amalgamation, the exhibited controls include split heights and FSR controls which do not reflect the desired amalgamation pattern.

Importantly, it is noted that HillPDA was engaged by the former Holroyd City Council to undertake an Economic Assessment and Feasibility Study of potential development sites within the Wentworthville Town Centre. The site was identified as Key Site 1.

The feasibility study for the site stated that the sites current planning controls are not feasible for development. The report concluded that the site would only become marginally feasible for development with an FSR of 3:1 and would be more attractive for development with a FSR of 4:1. The study did not factor in the site's current use as an unused service station and the requirement to decontaminate and remediate the site.

It is unclear why the Wentworthville Centre Planning Proposal introduced FSR's which are inconsistent with that recommended by the HillPDA Economic Assessment and Feasibility Study. Further, the relatively low FSR's and the increase in building heights do not correlate. For example, the building height at 6 Pritchard Street East has been increased by 6m within the northern portion and 7m within the southern portion however this only has a very minor FSR increase of 0.2:1 or 183.8m². Similarly, 55-57 Station Street is afforded an uplift of 10m however this only has a minor FSR increase of 0.3:1 or 552m².

Accordingly, the proponent has undertaken a more detailed urban design analysis to confirm the appropriate height and density whilst also addressing the key design principles that underpin the Wentworthville Town Centre Planning Proposal.

The outcomes of the urban design analysis demonstrate that a tall slender tower that defines the corner of Station Street and Pritchard Street East and forms a key gateway site to the southern city centre, would be the most appropriate form of redevelopment.

The analysis demonstrates that the site's characteristics make it a unique, highly strategic and appropriate site for redevelopment. The technical reports accompanying this Planning Proposal support the intensification of the use of the site, through the proposed height, FSR controls and design excellence controls, along with the additional permitted uses. The planning proposal responds positively to the future role of the Wentworthville Town Centre, as envisaged by the wider Wentworthville Centre Planning Proposal.

10.1.2. Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

This site-specific planning proposal is the best means of achieving the objectives and intended outcomes for the site as:

- The Wentworthville Centre Planning Proposal has received Gateway Determination and it is unlikely that this will be amended to include the height and FSR required to achieve a feasible development outcome for the site. Further, built form modelling undertaken for the site confirms that a tall slender building form is more appropriate and has limited external impacts in comparison to the built form controls outlined within the Wentworthville Planning Proposal. Aside from the height and FSR, this planning proposal is generally consistent with the principles within the Planning and Place Making Strategy.
- The extent in numeric variation from the current built form controls in comparison to the proposal would unlikely be supported through the use of Clause 4.6 – Exceptions to Development Standards.
- Additional LEP clauses are unable to be achieved without requesting an amendment to the Local Environmental Plan. Therefore, an amendment to the LEP would be required in order to achieve the intended concept development outcome.
- The preparation of a site-specific planning proposal will not interfere with the Wentworthville Centre Planning Proposal and will enable both planning proposals to be prepared simultaneously.
- The subdivision and dedication of 6 Pritchard Street East for the provision of a through-site link and associated park expansion and embellishment works creates certainty for the community regarding the provision of the land for public purpose.

Without an amendment to the statutory planning controls, the proposed design concept cannot be achieved, and the associated public and community benefits would be lost. The site is a logical and appropriate place to concentrate future growth within the Cumberland LGA being with an area designated for future urban growth and strategically located near existing and planned services and public transport services. The planning proposal aligns with the wider Wentworthville Town Centre redevelopment strategy.

10.2. SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

10.2.1. Q3 - Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft strategies)?

Yes.

A key factor in determining whether a proposal should proceed to Gateway Determination is its strategic and site-specific merit.

It is considered that the planning proposal meets these tests as outlined in the following sections.

a) Does the proposal have strategic merit?

The strengthened strategic merit test criteria require that a planning proposal demonstrate strategic merit against (at least one of) the following three criteria:

1. *Consistent with the relevant district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
2. *Consistent with a relevant local council strategy that has been endorsed by the Department; or*
3. *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

This planning proposal demonstrates strategic merit through its consistency with the objectives and actions of the applicable strategic plans and policies discussed below.

Greater Sydney Region Plan – A Metropolis of Three Cities (2018)

This planning proposal consistent with the current NSW Government’s Sydney Metropolitan Strategy, *Greater Sydney Region Plan – A Metropolis of Three Cities*, released in March 2018 by the Greater Sydney Commission (GSC). The Region Plan outlines how Greater Sydney will manage growth and change and guide infrastructure deliver.

It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. For the first time, the Plan has been prepared in conjunction the with NSW Government’s Future Transport 2056 Strategy and informs Infrastructure NSW’s State Infrastructure Strategy, providing full integration of land use, transport and infrastructure planning.

An assessment of the planning proposal against the objectives of the Region Plan is set out below:

Table 5: Consistency with Greater Sydney Region Plan

GREATER SYDNEY REGION PLAN		
Objective	Description	Comment
Infrastructure and collaboration		
A city supported by infrastructure		
Objective 4	Infrastructure use is optimised	<p>The site is situated within the Wentworthville Town Centre and is located 250m south of the Wentworthville Train Station, providing access to the Sydney CBD in 26 minutes and Parramatta CBD in 10 minutes.</p> <p>The site is also well serviced by a number of bus routes.</p> <p>The site is also located 700m south the of the Westmead health and education precinct.</p> <p>The provision of mixed use retail and residential land uses in proximity to established infrastructure and services is consistent with this objective.</p>
Liveability		
A city for people		
Objective 6	Services and infrastructure meet communities' changing needs	<p>The proposal will provide retail shops and food and drink premises at the ground level, which will activate the streetscape, create a positive connection to the park and will benefit future residents and the wider community. The Plan highlights that there will be significant demographic change within the Central River City by 2036 as the population will be 27% 0 – 19-year old's and 16% over 65's. Such demographic change highlights the need to deliver equitable social infrastructure.</p> <p>The proposal seeks to deliver 1040m² of public open space as an expansion to Friend Park connecting the only open space area within the centre, to the heart of the Wentworthville Town Centre. Further embellishment works are also proposed which optimise the use of public land.</p>

GREATER SYDNEY REGION PLAN

		<p>Given the population projection for Wentworthville and the limited existing open space, the provision of new and improved social infrastructure, will support the community now and in the future.</p>
Objective 7	Communities are healthy, resilient and socially connected	<p>The provision of additional residential densities within a Town Centre and within 250m of the train station and 700m of the Westmead Education and Health Precinct, supports a well-connected community and promotes the use of public and active transport.</p> <p>Further, decontamination and remediation of the subject site to facilitate increased open space and active streetscapes, will enhance the appearance of the town centre and support a vibrant place to live, work and play.</p> <p>As illustrated by the concept design, the delivery of this significant public benefit offering will tie the southern end of Wentworthville with the heart of the city centre, create an active, connected and socially cohesion community.</p>
Housing the city		
Objective 10	Greater housing supply	<p>By 2036, Cumberland LGA is projected to have a population increase of 75,000 additional residents. To accommodate for this, the District is required to deliver 53,500 by 2021 and an additional 207,500 dwellings by 2036.</p> <p>By 2036, Wentworthville's population is expected to increase from 10,103 (current population) to 14,760, resulting in a population increase of 46.10%.</p> <p>The concept design includes the provision for 106 residential apartments including dedication of 15% of the development contribution to affordable housing floor space, which will contribute towards Cumberland Council's housing supply targets for the 6 – 10 year period and will assist in providing for the required accommodation to house the growing population.</p> <p>It is noted that any future development on the site will be supplied to the market after 2020 and therefore, this planning proposal provides additional capacity required beyond the 0-5yr horizon.</p> <p>Wentworthville is located within Greater Sydney Commission Urban Renewal area, and therefore densification of land uses within this location is strategically important.</p> <p>It is considered that the site's development potential has been overlooked by the exhibited LEP controls, given the sites prime location and ripe opportunity for redevelopment.</p>
Objective 11	Housing is more diverse and affordable	<p>Increasing housing supply in accessible locations helps alleviate the pressure associated with housing affordability.</p>

GREATER SYDNEY REGION PLAN

		<p>The concept proposal includes a range of apartment typologies, including 1, 2 and 3 bedroom apartments. This increases the diversity of housing stock in a location predominately occupied by detached dwellings.</p> <p>In accordance with Cumberland Council's Interim Affordable Housing Policy (adopted July 2018), a minimum of 15% of the development contribution uplift will be dedicated to affordable housing floor space. Such provision exceeds the Greater Sydney Commissions 5 to 10% target and Cumberland Councils adopted planning agreement policy, which indicates a minimum of 5%.</p>
Great places that bring people together		
Objective 12	Great places that bring people together	<p>The proposal provides 750m² of communal open space for the residents, site landscaping, ground floor activation, expansion of Friend Park and accessible links to the heart of the city centre.</p> <p>Redevelopment of the site provides an unrivalled opportunity to create a great place that is socially inclusive and increase opportunities for social interaction and connections. The mix of land uses and provision of local shops will improve the social and economic viability of the centre.</p>
Productivity		
A well-connected city		
Objective 14	<i>A Metropolis of Three Cities</i> - Integrated land use and transport creates walkable and 30-minute cities	The site is within 700m walking distance of the Westmead Hospital, leveraging off the Westmead Hospital is an innovation cluster of health, education and research institutes. This confirms that the site is capable of advancing the ideology of a 30 minute city, connecting residents to education and employment opportunities.
Sustainability		
A city in its landscape		
Objective 30	Urban tree canopy cover is increased	<p>The concept design includes significant landscaping opportunities, both within the public domain, the expansion to Friend Park and within the communal open space areas at the podium level and will roof top level.</p> <p>The proposal will positively contribute to the urban tree canopy of the Wentworthville Town Centre.</p>
Objective 31	Public open space is accessible, protected and enhanced	The planning proposal includes a public benefit offering of 1040m ² public open space which will form an expansion to Friend Park. This will increase the size of the existing park by 63.4%. The proposal also

GREATER SYDNEY REGION PLAN		
		<p>includes embellishment works to the park which will significantly enhance the usability, connectivity and accessibility of this area.</p> <p>This will also ensure that the only open space area servicing the Wentworthville Centre is connected to the town centre, provides opportunities for key workers and residents to relax.</p>
A resilient city		
Objective 37	Exposure to natural and urban hazards is reduced	<p>The planning proposal will decontaminate and remediate this unused petrol station and transform it into a safe urban environment so that is compatible with future adjoining land uses.</p> <p>This will also ensure further contamination does not spread to neighbouring sites.</p>

Central City District Plan

The site is situated within the area covered by the Central City District Plan, released in March 2018 by the Greater Sydney Commission. This District Plan outlines the priorities and actions for the District which includes the Cumberland Local Government Area.

The Central City District Plan identifies Wentworthville as an *Urban Transformation Precinct*. Growth within these areas will need to be linked to a variety of employment opportunities infrastructures and services.

The relevant Planning Priorities for the planning proposal are listed and discussed below:

Table 6: Consistency with the Central City District Plan

CENTRAL CITY DISTRICT PLAN	
Planning Priority	Comment
Infrastructure and collaboration	
A city supported by infrastructure	
C1. Planning for a city supported by infrastructure	<p>The proposal will leverage local transport options including several high-frequency bus services and the Wentworthville Train Station.</p> <p>Wentworthville Train Station connects patrons to the Sydney CBD in 26 minutes and the Parramatta CBD in 10 minutes, locating the site well within the desired 30 minute travel time.</p> <p>The site is also within 700m walking distance of the Westmead health and education precinct. This planning proposal provides Cumberland Council with an opportunity to balance population growth with existing and planned infrastructure investments, maximising the efficiency of facilities and services.</p>
Liveability	
A city for people	

CENTRAL CITY DISTRICT PLAN	
<p>C3</p> <p>Providing services and social infrastructure to meet communities' changing needs</p>	<p>The proposal meets this objective by providing medium-high density housing in a walkable neighbourhood in close proximity to public transport, which appeals to a wide demographic.</p> <p>The proposal will also provide retail uses at the lower ground and ground floor which will benefit the existing and future residents.</p>
<p>C4</p> <p>Fostering healthy, creative, culturally rich and socially connected communities</p>	<p>The Priority outlines that recreation facilities encourage greater social connection, which leads to improved physical and mental health.</p> <p>The subject planning proposal adheres to the intent of the priority as it seeks to provide 1040m² public open space as an addition to Friend Park which allows for passive and recreational activity and will promote active healthy lifestyles.</p>
<p>Housing the city</p>	
<p>C5</p> <p>Providing housing supply, choice and affordability with access to jobs, services and public transport</p>	<p>This planning proposal will enable the supply of 106 residential apartments, including a range of 1, 2 and 3 bedroom dwelling typologies. This includes affordable housing floor space at 15% of the development contribution.</p> <p>As outlined in the HillPDA Economic Analysis, the exhibited FSR of 2.5:1 does not make the site economically viable for redevelopment. <u>The site requires a minimum FSR of 3:1, however an FSR of 4:1 is more desirable,</u> particularly where development contributions are proposed.</p> <p>Redevelopment of the site in accordance with the planning proposal not only provides the community with significant public benefit (provision of open space and contribution to affordable rental housing), but it also contributes to the 6-10 year housing supply targets.</p> <p>In accordance with Cumberland Council's Interim Affordable Housing Policy (adopted July 2018), a minimum of 15% of the development contribution uplift will be dedicated to affordable housing as floor space. Such provision exceeds the Greater Sydney Commissions 5 -10% target and Cumberland Councils planning agreement policy, which sets a baseline minimum of 5%.</p> <p>The site is well connected to both the Sydney CBD and Parramatta CBD and is within 700m walking of the Westmead health and education and has been designed to be consistent with the future desired character of Wentworthville.</p> <p>Additionally, the proposal will provide local employment opportunities at the lower ground and ground floor.</p>
<p>A city of great places</p>	
<p>C6</p> <p>Creating and renewing great places and local centres and respecting the District's heritage</p>	<p>Currently, the unused service station results in a disconnect between the heart of the town centre and the only open space area, which services key workers and residents of the community. This planning proposal has a unique opportunity to transform this visually obtrusive key corner site into an active, vibrant, safe and well connected local centre, through the</p>

CENTRAL CITY DISTRICT PLAN	
	provision of active street frontages, a through-site linkage and landscaped open space serviced by cafes and local shops.
Productivity	
Jobs and skills for the city	
C9 Delivering integrated land use and transport planning and a 30 minute city	<p>The site is located within the Wentworthville Town Centre, is 250m south of the Wentworthville Train Station which connects Wentworthville to the CBD in 26 minutes and to Parramatta in less than 10 minutes and is 700m from the Westmead health and education precinct, one of the largest innovation centres in NSW.</p> <p>The site is in a prominent location for residents to access nearby employment and connect them to other local centres. The proposal will also accommodate employment opportunities.</p> <p>The planning proposal therefore provides an opportunity to connect people to employment, education, hospital and other facilities and services within 30 minutes.</p>
Sustainability	
A city in its landscape	
C16 Increasing urban tree canopy cover and delivering the Green Grid Connections	<p>This planning proposal provides additional street tree planting along Station Street, Pritchard Street East and as part of the embellishment works to the extension of Friend Park.</p> <p>This contributes to the NSW Governments urban tree canopy target and further enhances the fine urban grain form of the Wentworthville Town Centre as envisaged by the Planning and Place Making Strategy.</p>
C17 Delivering high quality open space	<p>This planning proposal provides 1040m² of high quality public open space, increasing the size of the existing park by 63%. The expanded park will service the needs of the growing population. Given its connection to the heart of the town centre, it will also play a pivotal role in servicing employees of the centre.</p> <p>The proposal also includes embellishment works to the existing and new park including pedestrian pathways, paving, seating, soft and hard landscaping, BBQ facilities and a new play area, which will encourage multi-faceted uses for families and children.</p> <p>The concept design exceeds the ADG communal open space requirements, with 27% (750m²) of the site dedicated to residential communal open space. This area has been designed to receive at least 2 hrs solar access to 65% of the open space, again, exceeding the requirements of the ADG.</p>
C20	The site is an unused service station and is identified as an urban hazard.

CENTRAL CITY DISTRICT PLAN

Adapting to the impacts of urban and natural hazards and climate change

The remediation and decontamination of the site will not only benefit the Wentworthville Community but the Central City District as a whole.

Wentworthville Planned Precinct

On 1 June 2017, the Department of Planning and Environment announced a number of new Planned Precincts to provide more homes and jobs close to public transport, shops and services.

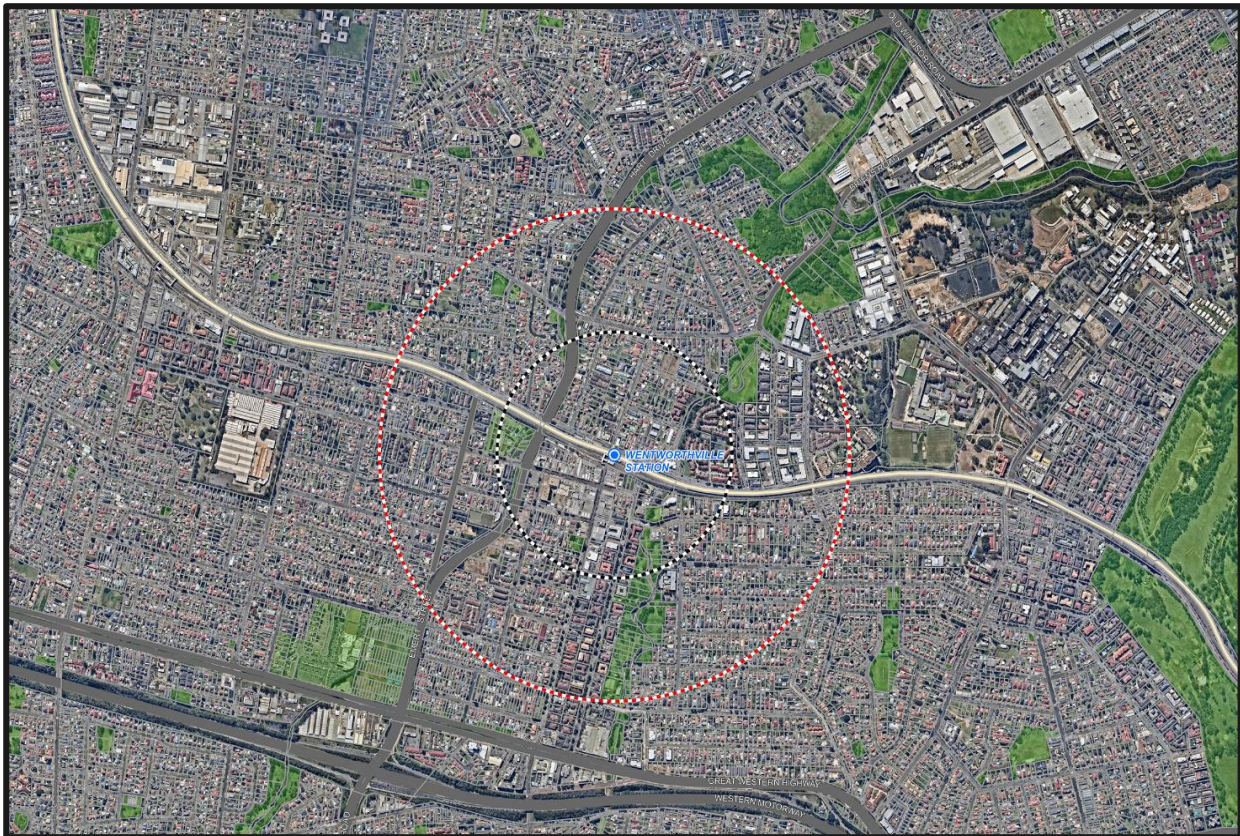
The site is located within the Wentworthville Planned Precinct. The key reasons for the Wentworthville nomination are:

- Located on the Cumberland and Western train lines.
- It takes less than 10 minutes to reach the Parramatta CBD by train.
- Connection to existing bus services to Parramatta and the Sydney CBD.
- Adjacent to the Westmead health and education innovation district.
- Multi-cultural suburb that is highly suitable for new homes, jobs and services.

Background studies commenced in late 2017, with the Precinct Planning now in phase 2. The Department of Planning and Environment is working closely with Cumberland Council, the City of Parramatta, State Government agencies and the community to look for opportunities for the provision of new homes, jobs, cafes and parks within the Precinct.

The Department of Planning and Environment has indicated that the draft Plan for Wentworthville will be made available for exhibition in early 2019.

Figure 21: Wentworthville Planned Precinct



Source: Department of Planning and Environment

NSW Long Term Transport Master Plan

The NSW Long Term Transport Master Plan outlines a number of projects that will impact Sydney. The masterplan aims to build efficiently on existing transport connections, including those with the Sydney CBD through the Global Economic Corridor, to connect people with jobs and other opportunities which in turn will support productivity and economic growth.

The Master Plan recognises that businesses and precincts, have the opportunity to grow and expand with investment in transport. The Master Plan includes strategies to improve road capacity, reduce journey times and public transport solutions to promote accessibility across Sydney.

The proposed LEP amendments are consistent with the objectives of the NSW Long Term Transport Master Plan by providing high density residential development in close proximity to train and bus networks which provide excellent linkages to key employment centres.

NSW Government Architects Office - Greener Places – Draft policy

Greener Places is a draft policy devised the NSW Government Architects Office, devised to ensure the design, planning, design and delivery of green infrastructure in urban areas across NSW. The key intent of the draft policy is to create healthier, more liveable, more resilient and sustainable urban environments.

Some key objectives of the Greener Places that are relevant to this planning proposal are:

- 1. To protect, conserve and enhance NSW's network of green and open natural and cultural spaces*
- 2. To secure a network of high quality, high performing and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the twenty-first century*
- 3. To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community*

This planning proposal provides 1040m² of public open space as an extension to Friend Park. Embellishment works are also proposed to Friend Park to facilitate the creation of a well-designed open space area that is connected to the heart of the city centre and is accessible by all residents and works.

Department of Planning and Environment - Everyone Can Play – Draft policy

The Department of Planning and Environment is collaborating with local governments, design experts and disability advocates to make play grounds and play spaces in NSW more inclusive. The main objective of the policy is for the promotion of the inclusiveness of spaces of play for all ages and cultural backgrounds.

This planning proposal adheres to the intent of *Everyone Can Play* as it provides new and enhanced community park facilities and open spaces areas, which can be utilised for a range of purposes to suit the needs of the Wentworthville community.

10.2.2. Q4 - Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes.

In 2017, Cumberland City Council adopted the *Cumberland Community Strategic Plan 2017-27*. This Plan sets the 10 year strategic vision and planning framework for balancing its commitment to social cohesion, the local economy, the nature and built environment and the wider community. The strategic direction for Cumberland Council is underpinned by six strategic goals, each reflecting a theme or aspect of the area and the life and wellbeing of the community.

The key strategic goals relevant to the planning proposal are:

- Strategic Goal 1 – A great place to live.
- Strategic Goal 2 – A Safe accessible community.
- Strategic Goal 3 – A clean and green community.
- Strategic Goal 4 – A strong local economy.
- Strategic Goal 5 – A resilient built environment.

Consistency with the relevant aspects of this Strategic Plan are explored below:

Strategic Goal 1 - A great place to live

Wentworthville is diverse and has a strong community and cultural identity. This goal focuses on *encouraging the provision of facilities in line with community expectations, population growth and intended use* It seeks to achieve a harmonious, respecting and tolerant community through the provision of services that bring the community together as one.

The redevelopment of the site, provision of active retail and commercial uses that integrate with the expanded park and new pedestrian linkages to the heart of the city, creates an inclusive and cohesive environment.

Strategic Goal 2 – A safe accessible community

This goal places an emphasis on the importance of safety and the need for improved equality in access to services and facilities in the Local Government Area. A key activity to achieve this goal is by ensuring *safety is maintained in public areas through infrastructure and programs*. Attainment of this goal is also achieved by addressing access issues and improving facilities and services.

The proposed concept design has incorporated the principals of Crime Prevention Through Environmental Design (CPTED), which will create a safe and secure urban environment. The new pedestrian linkages will provide equitable access from the Dunmore Street Mall through Friend Park and to McKern Street. The proposed embellishment works to the park will increase accessibility and usability.

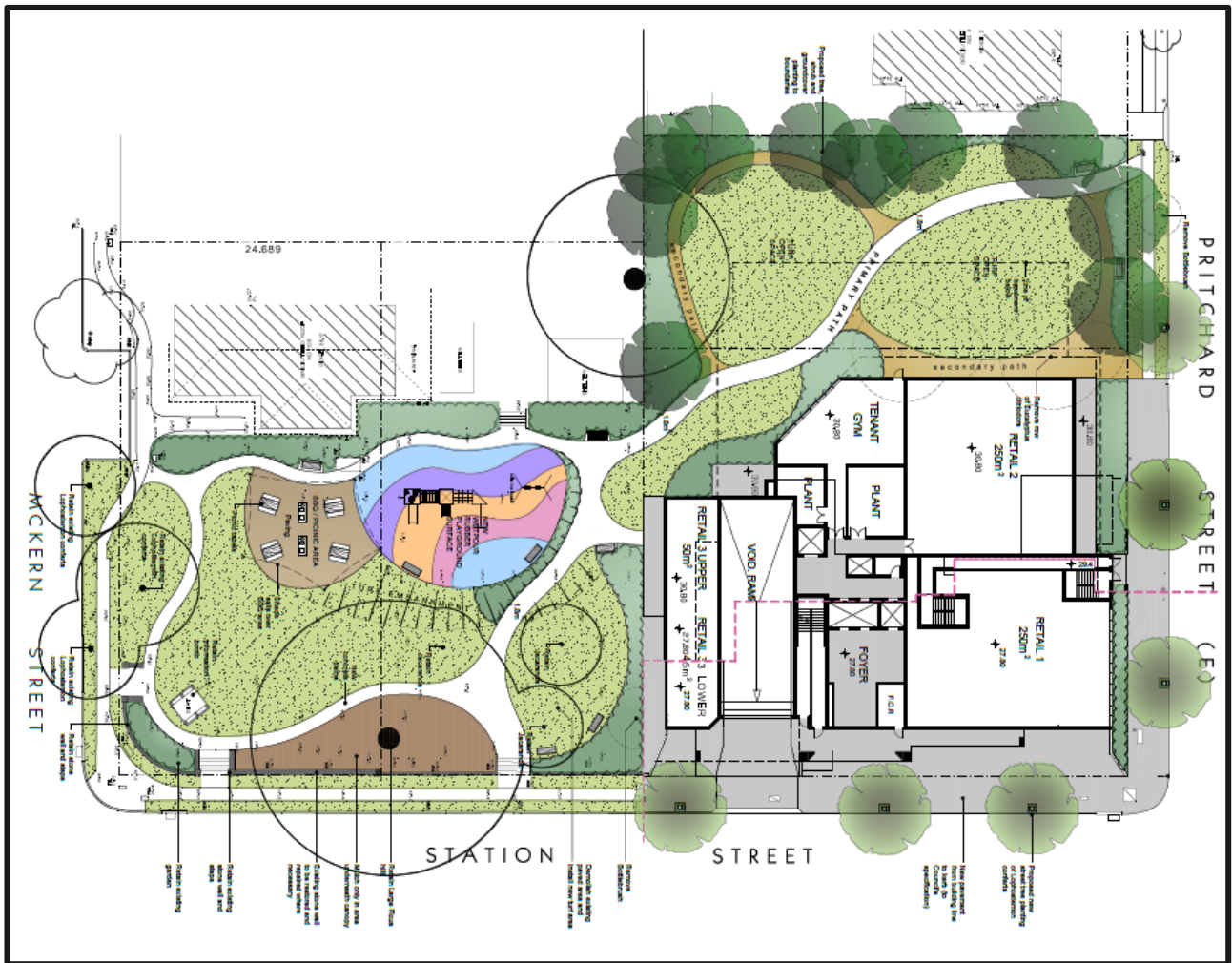
The communal open space areas, active retail frontages and increased residential densities provide opportunities for casual surveillance over the park and surrounding streetscape, thereby providing for a safer urban environment.

Strategic Goal 3 – A clean and green community

Cumberland Council are striving to achieve high quality and abundant green spaces and clean urban and open areas. Notably, key outcomes for this goal including creating *public places that are clean and attractive* and the provision of *great natural and green spaces that suit a variety of uses*

The proposed concept design provides an additional 63% landscaped open space which will significantly benefit the Wentworthville Community. The expansion and beautification of Friend Park enables this area to be utilised for a range of purposes, whilst the proposed embellishment works will encourage a cleaner, greener environment.

Figure 22: Proposed landscape concept plan, illustrating the extension to Friend Park



Strategic Goal 4 - A strong local economy

The key outcome for this goal is *having a strong and diverse local economy supported by a network of small business.*

This planning proposal provides the opportunity for the establishment of a number of small business with maximum retail exposure as a result of the site’s expansive street frontages. The concept plan includes a range of retail typologies that respond to the surrounding area, include opportunities for café / food and drink premise to service the park and large corner retail tenancies.

This planning proposal therefore supports this strategic goal through the provision of retail spaces that provide opportunities for local employment.

Strategic Goal 5 – A resilient built environment,

The key outcomes for this goal is that *planning decisions and controls ensure the community benefits from development.*

The site is suitably positioned to enable a unique opportunity of significant public benefit. As outlined within the accompanying ‘Letter of Intent’ (Appendix D) and illustrated within the proposed concept scheme, the proposed height, FSR and associated LEP amendments will enable a built form that has been designed to define this key gateway site into the town centre.

As a result, the community will benefit from a substantial increase in the size of Friend Park, the proposed embellishment works and accessible pathways that providing linkages from the southern end of the town centre into the heart of the mall.

Site-Specific Merit

In addition to meeting at least one of the strategic merit criteria, 'A Guide to Preparing Planning Proposals' requires that a planning proposal demonstrate site-specific merit against the following criteria set out in Table 7 below.

Table 7: Site specific merit test

Criteria	Response
Does the planning proposal have site-specific merit in regard to:	
the natural environment (including known significant environmental values, resources or hazards)?	<p>The site does not contain any natural environmental features which would preclude the site from being redeveloped in accordance with the proposed concept mixed-use development.</p> <p>Friend Park is located to the south of the site and the proposal is designed to minimise any adverse impact on the park, whilst promoting enhanced connectivity including through site linkages, upgraded facilities and enhanced open space areas.</p>
the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal?	<p>The site is located within the Wentworthville Town Centre, which is currently subject to a planning proposal that includes significant uplift, resulting in heights of up to 53m and FSR's of up to 4.5:1, plus additional height and FSR bonuses, pursuant to the <i>Clause 6.11 Design Excellence</i> of the HLEP 2013.</p> <p>In addition to this, the recent Gateway Determination for the former IGA site, will result in the transformation of this site into the 'Dunmore Street Mall.' Located on the northern side of Pritchard Street East, the concept design includes a central open to the sky pedestrian plaza with two towers of up 62m and an FSR of up to 6:1. Similarly, 108 Station Street, located to the south-east of the site, received Gateway Determination for a maximum building height of 41m and an FSR of 4.5:1.</p> <p>In accordance with the Wentworthville Centre Planning Proposal, the site is mapped for a maximum building height of 30m, 24m and 17m and FSRs of 2.5:1 and 2.2:1. Such heights are commensurate with recent development activity occurring outside of the town centre and away from frequent public transport.</p> <p>It is apparent that the development potential associated with this unique key corner site has been overlooked as part of the Wentworthville Planning and Placemaking Strategy, resulting in a loss of significant community benefit offering.</p> <p>Importantly, the area is undergoing a period of urban renewal to rejuvenate and revitalise the town centre. The transformation has been triggered by several factors, including the redevelopment of the former IGA site, the Wentworthville Town Centre Planning Proposal, nomination of Wentworthville as a Planning Precinct and the commitment by the State Government to increase housing supply and encourage economic growth surrounding key transport nodes.</p>

Criteria	Response
	<p>The site is a large corner site and contains an unused service station and two non- operational commercial premises. The dilapidated and unused nature of the site significantly detracts from the vitality of the town centre.</p> <p>The site also segregates Friend Park from the town centre and limits any potential connectivity.</p> <p>The economic feasibility analysis prepared by HillPDA for Council notes that redevelopment of the site is unfeasible with an FSR below 3:1. For development to be feasible, the report notes that an FSR of 4:1 is more desirable, particularly where development contributions are provided. The site, being the amalgamation of four lots, comprises a substantial site area and represents a rare opportunity for mixed-use redevelopment with major retail exposure, in such a key strategic location.</p> <p>The site is well connected to existing and planned infrastructure, is located within walking distance to significant employment opportunities, is within 700m of the Westmead health and education precinct and can achieve several key directives outlined in <i>Greater Sydney Region Plan: A Metropolis of three cities</i> and the <i>Central City District Plan</i>.</p> <p>Moreover, the site has been identified as an “key site” within Council’s planning studies, which encouraged the amalgamation of 6 Pritchard Street East with 55-57 Station Street.</p> <p>In this regard, the proposed concept plan demonstrates a holistic approach to the redevelopment of the site and surrounding urban context and effectively illustrates how the proposed concept development would fit comfortably within the changing urban fabric.</p> <p>This is demonstrated within the 3D CGI’s and within the urban design context report.</p> <p>Finally, this planning proposal is accompanied by a suite of consultant plans and reports which conclude that the site is suitable for the mixed-use development and that the proposed building envelope has been adequately designed to retain a compliant degree of solar access to surrounding residential properties and to Friend Park, enable appropriate separation distances to retain privacy and support the redevelopment of neighbouring properties, improves the visual appearance of the streetscape and provides a design that offers a significant public benefit and is well connected with future land uses.</p>
<p>the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?</p>	<p>The subject is located within an established urban area and is fully serviced by existing and planned infrastructure which is capable of accommodating for the increased density on the subject site.</p> <p>The accompanying Traffic and Parking Study (Appendix E) confirms that the traffic generated by the proposed development is less than the existing service station use, resulting in a reduction in vehicular movements and improving the traffic impacts within the surrounding road network. This results in a beneficial outcome for the Wentworthville Town Centre.</p>

It is therefore evident from the above that this planning proposal meets the relevant criteria of the site-specific merit test.

10.2.3. Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal is consistent with current State Environmental Planning Policies (SEPPs) is summarised in **Table 7**.

Table 8: SEPP's relevant to the Planning Proposal

State Environmental Planning Policy	Comment
SEPP (Infrastructure) 2007	<p>This SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. While not specifically relevant to this Planning Proposal, future infrastructure works may require development consent in accordance with the SEPP.</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency.</p> <p>The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the DA stage.</p>
SEPP No. 55 Remediation of Land	<p>SEPP 55 introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.</p> <p>The Stage 1 Environmental Site Investigation (at Appendix F) indicates that the potential source of contamination which may need to be removed includes:</p> <ul style="list-style-type: none"> • Fill material • Fuel storage tanks • Use of pesticides • Hazardous building material <p>Given these findings, it is evident that a suitable remediation strategy can be developed prior to the submission of a future development application at the site.</p>
SEPP No. 65 Design Quality of Residential Apartment Development	<p>SEPP 65 raises the design quality of residential apartment development across the state through the application of a series of design principles. The future form of any residential flat buildings contained within the scheme has the potential to achieve a high amenity and design quality.</p> <p>Compliance with the provisions of SEPP 65 and the Apartment Design Guide has been confirmed in the attached</p>

State Environmental Planning Policy	Comment
	concept drawings (Appendix B) and the accompanying Design Statement prepared by OPRA Architects. (Appendix G). Ultimately, a further detailed assessment of SEPP 65 compliance would be undertaken at the DA stage.

10.2.4. Q6 - Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The planning proposal's consistency with applicable section 9.1 Ministerial Directions is outlined in **Table 8**.

Table 9: Section 9.1 Compliance Table

Ministerial Direction	Comment
Employment and Resources	
1.1 Business and Industrial Zones	The proposal is consistent with the Direction as it does not reduce the potential floor space for employment uses. Further it achieves the objectives of the Direction, which is to encourage employment growth in suitable locations and support the viability of centres.
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
Environment and Heritage	
2.1 Environmental Protection Zones	Not applicable
2.2 Coastal Management	Not applicable
2.3 Heritage Conservation	<p>Not applicable</p> <p>The site is not located within a heritage conservation area nor is it identified as a heritage item.</p> <p>It is acknowledged that there is a heritage item (Item 136) to the south-west of the site, being the St Andrew's Presbyterian Church. The substantial separation distances and reduced overshadowing as a result of the alternative building envelope, results in limited adverse impacts to the heritage item.</p>
2.4 Recreation Vehicle Areas	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable

Ministerial Direction	Comment
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The proposal supports the efficient use of land in facilitating higher density residential development in an established urban area. The site is currently zoned B2 Local Centre and is adequately serviceable for residential development.</p> <p>The planning proposal includes a range of apartment typologies and seeks to increase density within walking distance of a key frequent transport node, consistent with State Government initiative to create a 30 minute city.</p> <p>Increased density in this key strategic location will contribute to the residential density targets set forth by the District Plan and therefore reduce the consumption of land on the urban fringe.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	<p>The planning proposal is consistent with the direction for the following reasons:</p> <ul style="list-style-type: none"> • The site supports the principles of integrating land use and transport. • The site exhibits good access to public and private transport use • The site's proximity to public transport will provide opportunities for residents to access the site. • The train station provides access to Sydney CBD in 26 minutes and to the Parramatta CBD in less than 10 minutes.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
Hazard and Risk	
4.1 Acid Sulphate Soils	Not applicable. The site is not affected by acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Not applicable. The site is not identified as flood prone land
4.4 Planning for Bushfire Protection	Not applicable
Regional Planning	

Ministerial Direction	Comment
5.1 Implementation of Regional Strategies	Not applicable (Revoked 17 October 2017)
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farm Land of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The proposal achieves the overall intent of the Greater Sydney Region Plan and does not undermine the achievement of its vision, land use strategy, goals, directions and actions.
Local Plan Making	
6.1 Approval and Referral Requirements	Not applicable
6.2 Reserving Land for Public Purposes	Not applicable
6.3 Site Specific Provisions	This planning proposal refers to an indicative design concept only. The design concept has the role of displaying what is potentially achievable with the proposed amendments to the HLEP 2013. Detailed design will be subject to a future development application.
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Not Applicable, A Plan for Growing Sydney has been superseded by the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> . This planning proposal is consistent with the Region Plan, as discussed in Section 10.2.1.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable

Ministerial Direction	Comment
7.5 Implementation of Wilton Priority Growth Area Interim Land use and Infrastructure Implementation Plan	Not applicable

10.3. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

10.3.1. Q7 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

No

The site is fully developed for urban purposes and comprises little vegetation. Tree protection zones (TPZ) have been incorporated into the concept design, limiting impacts on neighbouring tree root zones. There are no known critical habitats, threatened species or ecological communities located on the site and therefore the likelihood of any negative impacts is minimal.

10.3.2. Q8 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Yes.

The site is free from any major constraints with the likely environmental effects associated with the future development of the site commensurate of any dense urban environment. These impacts have been suitably managed and can be further mitigated within the detailed development stage.

The following summary identifies the key potential impacts and how they are managed:

Building Height

The planning proposal seeks to introduce a maximum building height of 53m.

The proposed building height has been formulated based upon the following key aspect:

1. A comparison of current and emerging building heights with the Wentworthville Centre.
2. The capacity of the site to accommodate the density.
3. External amenity impacts.

The following sections discuss the height in relation to each of these aspects.

1. A comparison of current and emerging building heights within the Wentworthville Town Centre

As illustrated in Figure 25, the proposed development has a RL of 80.80 AHD (53m) and contains a number of podium and tower setbacks at different levels.

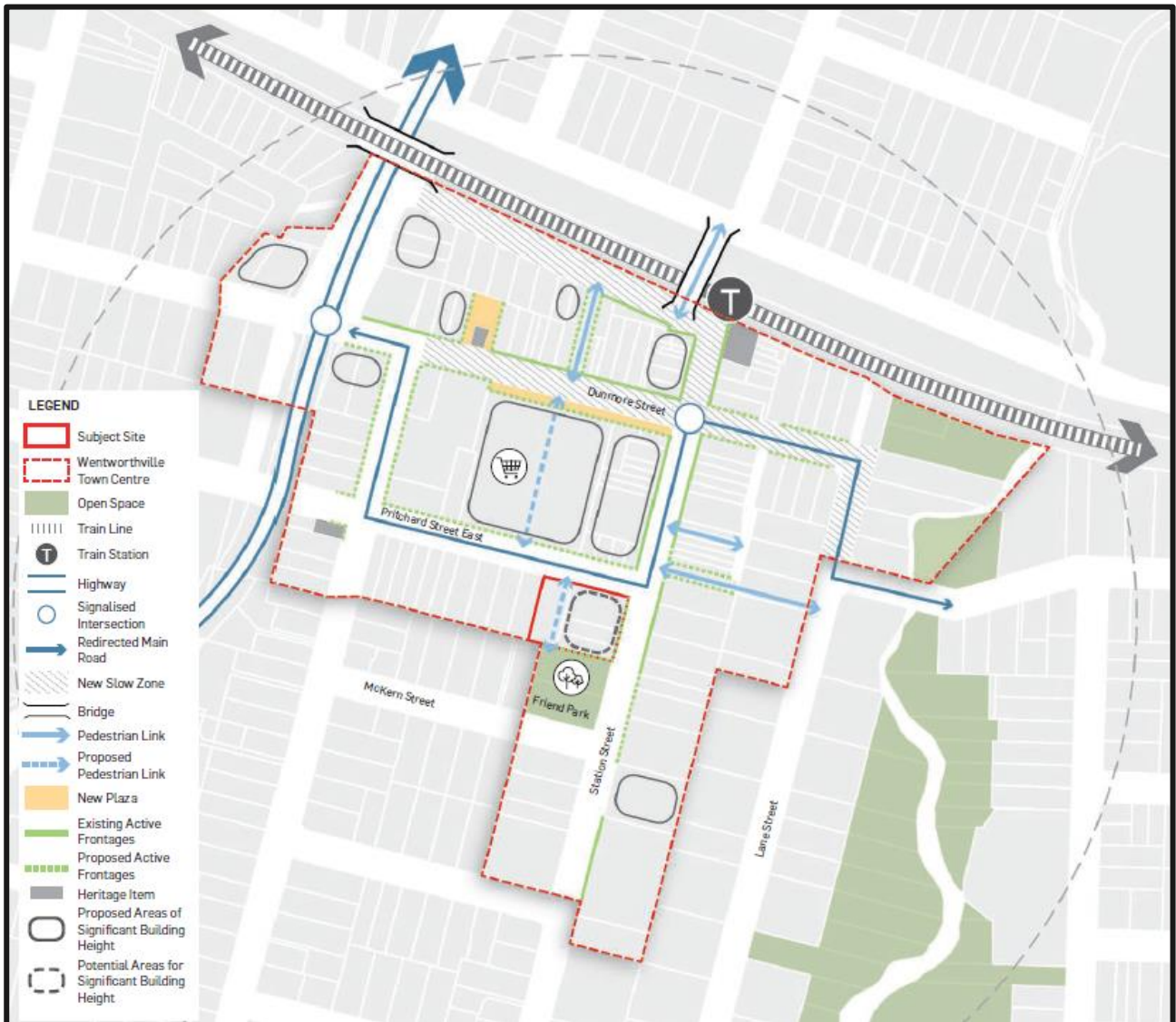
Tower and podium setbacks included are on:

- RL 36.80 (7.9m above ground level) being level one and having a 4-metre setback.
- RL 48.50 (20.7m, 20.4m and 18.5m above ground level) being level five and having a 3-metre setback which wraps around the entire Pritchard Street East and Station Street building edge.
- RL 77.20 (49.4m above ground level) being level 15 and having a 5-metre setback facing station street.

The Wentworthville Centre Planning Proposal has adopted heights between 18 and 8 storeys. Table 9 demonstrates the key structure which has been adopted by the Wentworthville Centre Planning Proposal. The structure plan that was adopted as part of the Wentworthville Centre Planning Proposal identifies a number of key sites for significant building height. These sites are predominately located on the corner to reinforce key entry nodes and shape the town centre.

As illustrated below, the site has the potential to support a landmark corner built form that defines the city centre from the south. It is therefore reasonable to apply the same height control to the site, which is applied to other key corner sites. The increase in height is further support by the Wentworthville Centre Planning Proposal which states that “significant height is applied to key sites which are capable of delivery significant public benefit, such as open space, community uses and pedestrian passageways.”

Figure 23: Future desired character of the Wentworthville Centre, illustrating locations of significant building height



The proposed height is comparable to other key corner sites within the Wentworthville Town Centre.

2. The capacity of the site to accommodate the density

The site is capable of accommodating the proposed density as demonstrated by:

- A built form which complies, if not outperforms the ADG design and amenity criteria, including building separation distances, open space, solar access, ventilation, apartment size and typology, private open space and storage.
- The proposal will have limited traffic and parking impacts due to the proximity to Wentworthville train station.
- As confirmed by the detailed urban design analysis, the slender nature of the built form retains at least 2 hours of solar access to neighbouring residential properties. The proposal also significantly increases the availability of solar access to Friend Park.

- The density on the site results in the ability to provide significant community benefits unrivalled to other private developments within the Wentworthville Town Centre.

3. External amenity impacts

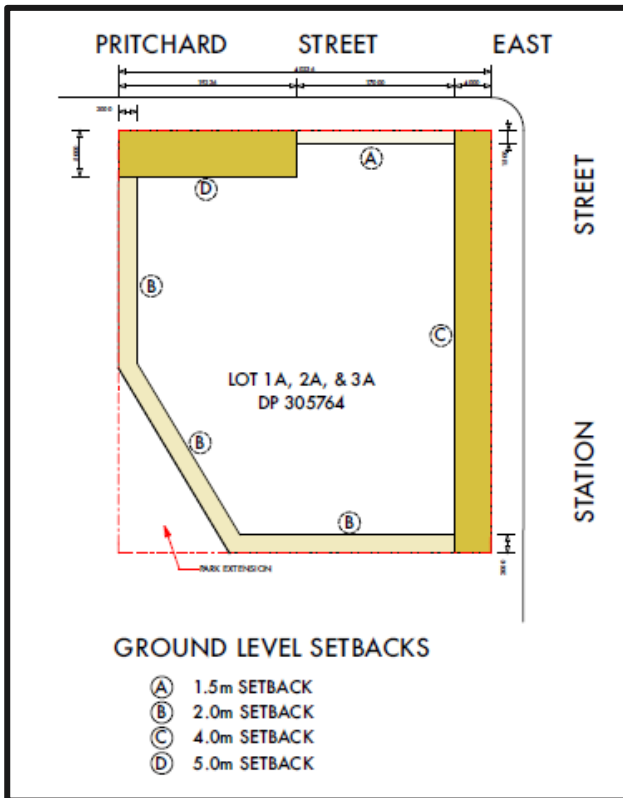
The site has the opportunity to become a landmark corner built form that provides a visual marker to defined the city centre from the south. The planning proposal demonstrates that the proposed height is appropriate for the following key reasons:

- The amalgamated site creates a large site area with the proposed building envelope accounting for 58% of the site area.
- Consolidation of the built form in the north-eastern corner results in substantial separation distances to the eastern and south-eastern neighbours, well beyond that required by the ADG.
- The consolidated building footprint enables 78% of the frontage to be active, maximising casual surveillance to the surrounding streets and open spaces.
- The built form is sited to reduce bulk impacts to Friend Park that ensures that the extended Friend Park receives an abundance of solar access.

Based upon the sites key location with the Wentworthville Town Centre, the ability to comply, if not outperform with the key ADG criteria, the limitation of external amenity impacts and appropriate height and scale comparable with the future context, it is considered that the building height of 53m is appropriate. As illustrated in Figure 24, a varied setback approach has been adopted at the ground level to define this key corner site. The setbacks includes:

- 1.5m setback on the lower ground level of the building edge at Station Street and Pritchard Street East.
- 2m setback on the back of the proposed on the west and south edge of the building facing the extension to Friend Park and the existing Friend Park.
- 4m setback along the lower ground level along Station Street.
- 5m setback along the western corner of the building which faces Pritchard Street East.

Figure 24: Ground Level Setbacks



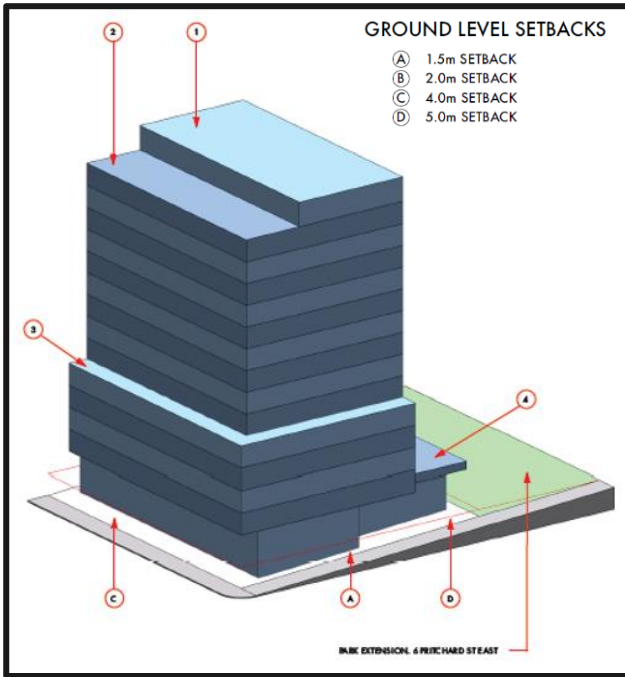
Built Form

As illustrated in the accompanying Urban Design Report (Appendix C), the concept plan includes a built form that is responsive to the desired future character of the Wentworthville Town Centre.

The built form of the proposal has been consolidated on the eastern side of the site, which defines the corner of Pritchard Street East and Station Street. This maintains the 5 storey street wall and an upper level setback of 3m which is consistent with the future desired character of the area, as evident in the Planning and Place Making Strategy and site specific DCP controls for 42-44 Dunmore Street and 108 Station Street.

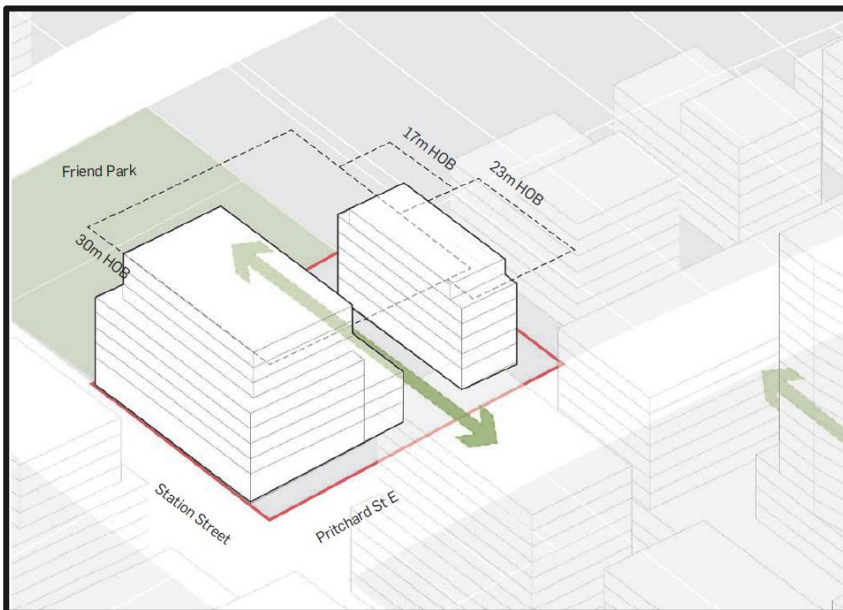
As illustrated below, the proposed modulation of the building envelope results in a defined ground level, mid-section and upper level of the building which breaks down the bulk and scale of the building.

Figure 25: Proposed building envelope



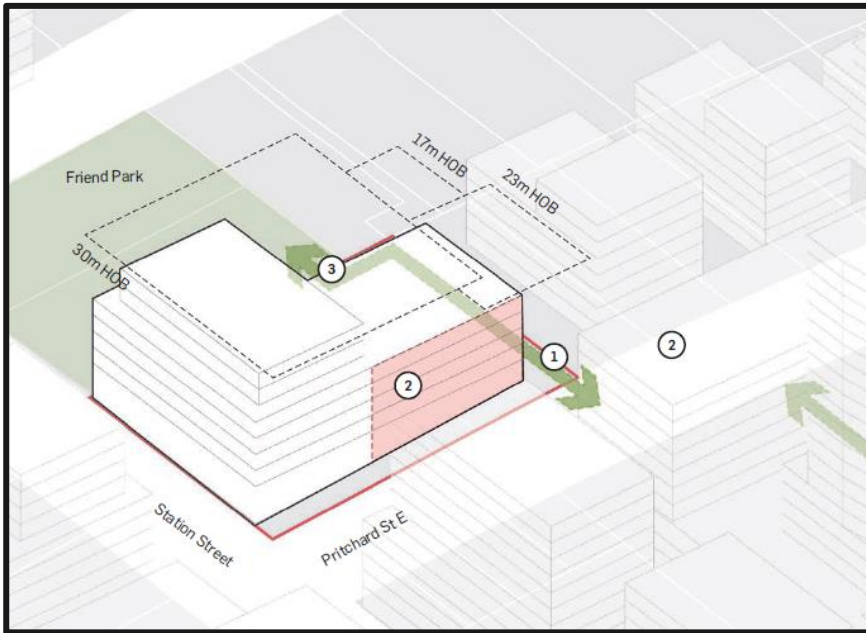
The above outcome significantly improves upon the built form outcome in comparison to a complaint scheme with an FSR of 2.4:1. To achieve compliance with the Gateway Determination controls and the Planning and Placemaking Strategy, the built form would have been broken into two separate parts resulting in the lack of ability to provide public open green space for the Wentworthville Community.

Figure 26: Compliant Development Scheme



The applicant reviewed a number of alternative compliant schemes, including relocation of the through-site link to the western boundary. It is evident by the built form modelling that this would result in greater shadows over Friend Park, would result in a poor quality through-site link, have increased privacy issues with the western neighbour and over the child care centre to the south west and would receive limited solar access as a result of the shadows cast by the future development at 42 – 44 Dunmore Street.

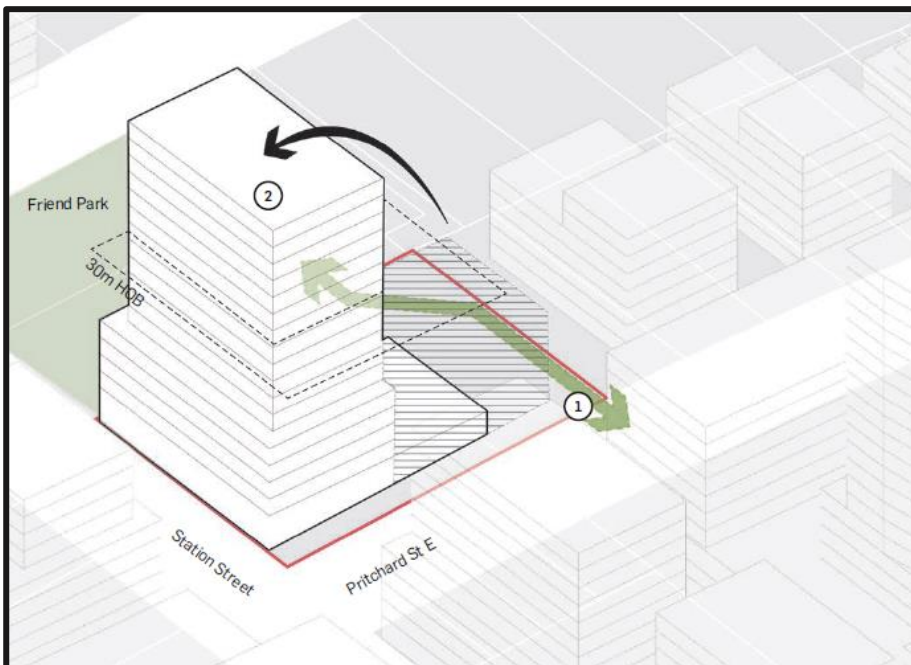
Figure 27: Complaint scheme with through-site link relocated to the western boundary



A non-complaint scheme with an FSR of 3.4:1, as demonstrated in Figure 28, would have resulted in the through site link remaining on the western boundary of the site, although this scheme allows for the removal of the built form close to the western boundary, thus allowing for a large portion of the site being available for the opportunity to be used for public open space and increased pedestrian amenity.

The relocation of the built form from the western boundary onto the top of the building which runs along Station Street. This allows for a better development outcome as the built form is consolidated and receives good solar access as it runs in a north south direction. This articulation further allows for the reduction in shadows cast on the surrounding residential buildings and open space.

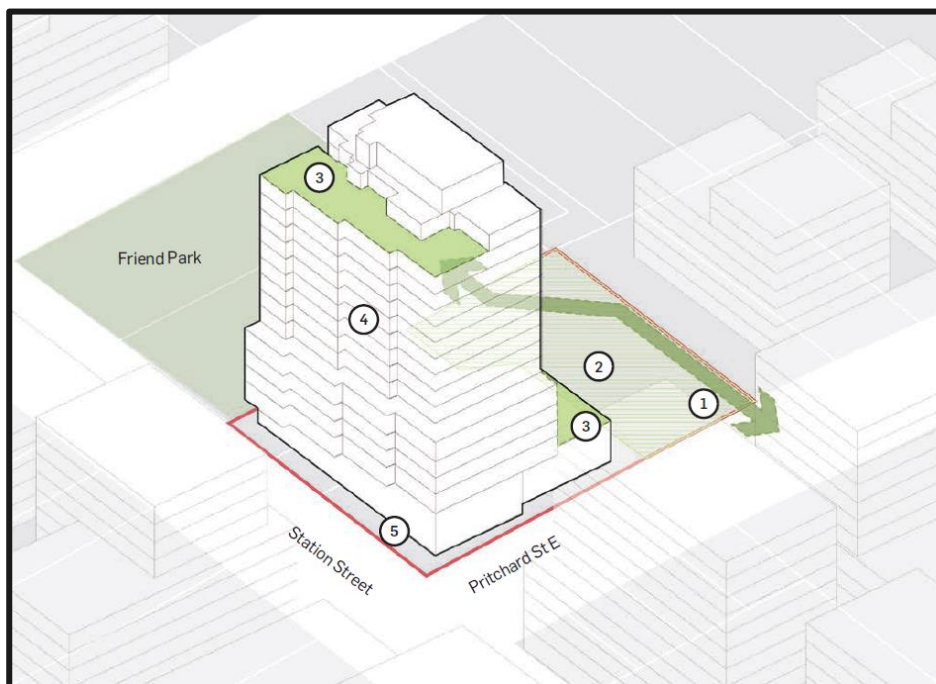
Figure 28: Non-compliant scheme



As illustrated by figure 29 below. The proposed scheme with an FSR of 3.5:1, is capable of delivering the best possible design outcome. This building envelope allows for substantial separation distances to the western low-density residential uses, it limits overshadowing to Friend Park and significantly increases the available solar access to the park between 12pm – 2pm, it enables a substantial portion of the site to be dedicated to the community for public open space and it maximises the availability of active retail frontage.

The proposed built form allows for a high level of articulation and massing, setbacks which appropriately address the street frontages and intended future uses and two high quality communal open space areas.

Figure 29: Proposed Scheme



Residential Amenity

The concept design has been designed to achieve, not outperform the amenity criterion contained with the SEPP 65 and the accompanying Apartment Design Guide (ADG).

An analysis of the indicative apartment design has been undertaken by OPRA Architects (Appendix B) and has been peer reviewed by Urbis (Urban Design) (Appendix C). The analysis confirms that the concept development is capable of achieving an acceptable level of internal amenity for future residents with regard to solar access, natural ventilation, privacy, apartment size and layout and private open space. Based on the indicative apartment layout, the following is noted:

- The residential component consists of 106 apartments with an indicative dwelling mix of 19 x 1 bedroom, 83 x 2 bedroom and 3 x 4 bedroom apartments, including 15% of the development contribution as affordable rental accommodation.
- The residential floors have minimum floor to floor heights of 3.1m.
- Each apartment has access to secure private open space areas which achieve the minimum requirements.
- 750m² (27% of the site area) of communal open space is provided, which includes 450m² at the podium level and 300m² at the roof top level, providing for ample communal open space for use by the residents 65% of the communal open space receives more than 2 hours of direct sunlight.
- 90.5% of apartments receive at least 2 hours solar access to primary living areas and private open space areas, mid-winter, exceeding the ADG performance criteria.
- 90.5% of apartments are natural cross-ventilated, exceeding the ADG performance criteria.
- Each apartment is designed to have access to internal storage or storage within the basement level, which complies with the requirements of the ADG.

Further, relocating the bulk of the building to the north-eastern corner of the site results in substantial separation distances, well beyond that required by the ADG.

The high degree of compliance with the ADG and the limited external amenity impacts, beyond that typically associated with the urban renewal of a town centre, confirms that the proposed building envelope results in a better planning outcome than the

Visual Impact

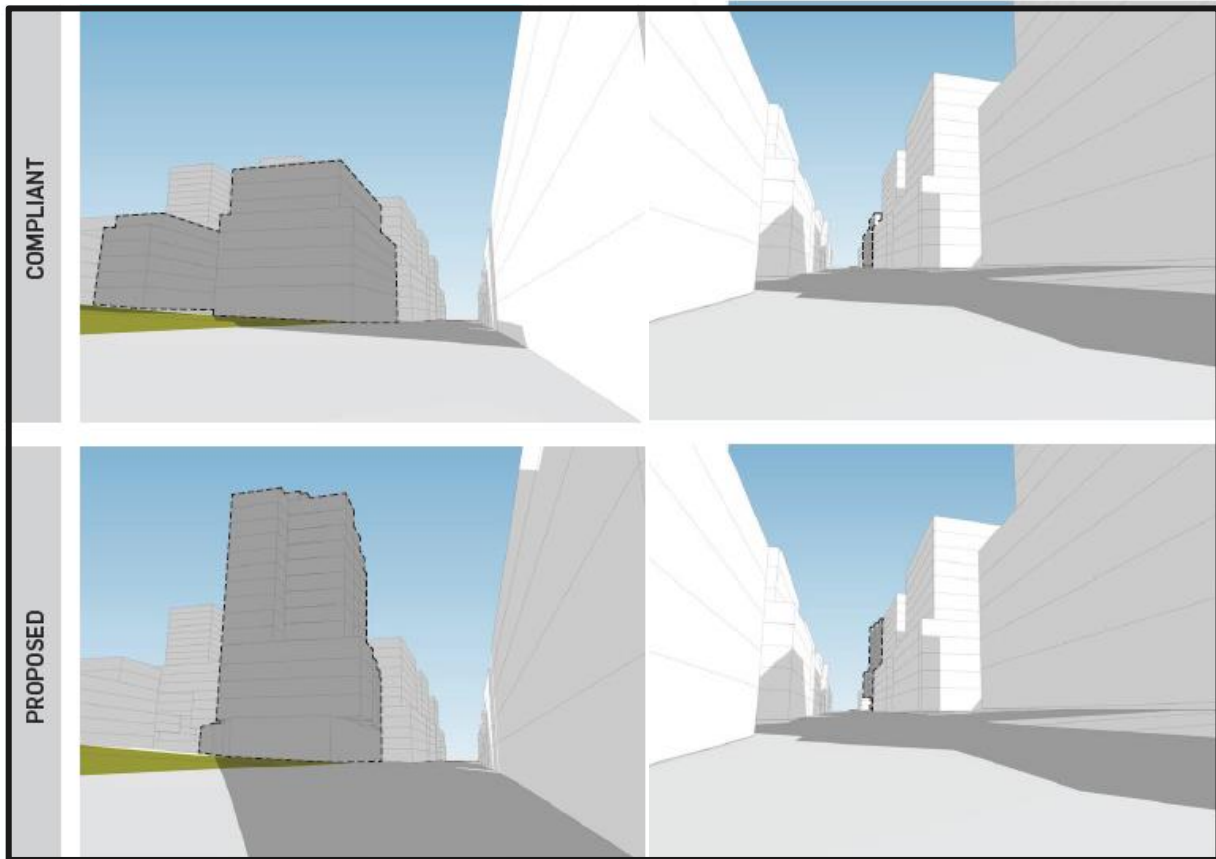
A series of views are provided as part of the Urban Design Report (Appendix C) which illustrate the proposed building envelope within the context of future developments, as per the Wentworthville Planning and Place Making Strategy, Wentworthville Centre Planning Proposal and recent development activity at 42-44 Dunmore Street and 108 Station Street.

The immediate area is undergoing a period of urban renewal. The proposed height and scale of the concept scheme is commensurate with the future desired character of the area, as evident by the recent, proposed and envisaged building envelope controls. The concept scheme includes a 5 storey street wall height and a series of setbacks and indentations that are consistent with the principles that underpin the Wentworthville Planning and Place Making Strategy.

As illustrated within the visual change analysis section of the urban design report, the proposed concept scheme includes a slender built form which has been modulated to increase views to the retail core and provide for a clear line of sight to the town centre, from the southern entrance.

This allows for the expansion of the town centre and increases connectivity between the southern Station Street retail entry and the Dunmore Street mall.

Figure 30: View of compliant building envelope 'v' proposed building envelope



View from Station Street in the south

View from Station Street in the north

When viewed from Station Street in the south, the building envelope has been designed to be the southern gateway and visual cue of entering the town centre, providing a key landmark for pedestrian navigation.

Overshadowing

An assessment of the potential shadow impacts has been undertaken by OPRA Architects (Appendix B) and further supported by the Urban Design Report prepared by Urbis (Appendix C).

The study found that between 9am-11am, relocating the height and built form to the north eastern corner of the site would reduce shadow impacts to the south-eastern neighbours and in particular, the heritage listed church. Additional shadows would be cast over McKern Street and onto the properties fronting McKern Street in the north, however this would be for a maximum 1 hour period.

At 12pm, additional shadows would be cast over Station Street however this would fall on the road and would not impact residential properties.

Between 1pm – 2pm, any additional overshadowing beyond a compliant building envelope would predominantly fall on the roof of the properties to the east of Station Street and therefore does not reduce the amount of available solar access. It is noted that these properties are currently developed for commercial / retail uses. Importantly, the proposed building envelope significantly improves solar access to the child care.

At 3pm, the proposed shadows are absorbed by the approved building envelope at 42-44 Dunmore Street, with only minor slithers of additional shadow cast by the concept design. These shadows fall on the roof of the properties to the west of Lane Street. It is noted that any future development to the eastern side of Station Street, in accordance with the Wentworthville Centre Planning Proposal, is likely to cast shadows to these properties, beyond that proposed by this planning proposal.

Overall, the building has been skilfully designed and placed to reduce the extent of overshadowing with the proposed building envelope demonstrate that the neighbouring properties can retain at least 2 hours of solar access on June 21. This reiterates the appropriateness of the built form.

Fundamentally, whilst the proposed height will result in a minor degree of additional overshadowing, the public benefits associated with the proposal and the provision of a new public park with a high degree of solar access and a greater level of activity, results in a better planning outcome.

Friend Park

The proposed scheme allows for a significant increase in solar access to the park, at the core hours, as outlined in the below table:

Table 10: Solar access to Friend Park

Time	Compliant Scheme (existing Friend Park)	Proposed Scheme (Expanded Friend Park)
12 PM	63%	48% (increase by 219m ²)
1 PM	66%	76% (increase by 531m ²)
2 PM	66%	88% (increase by 967m ²)

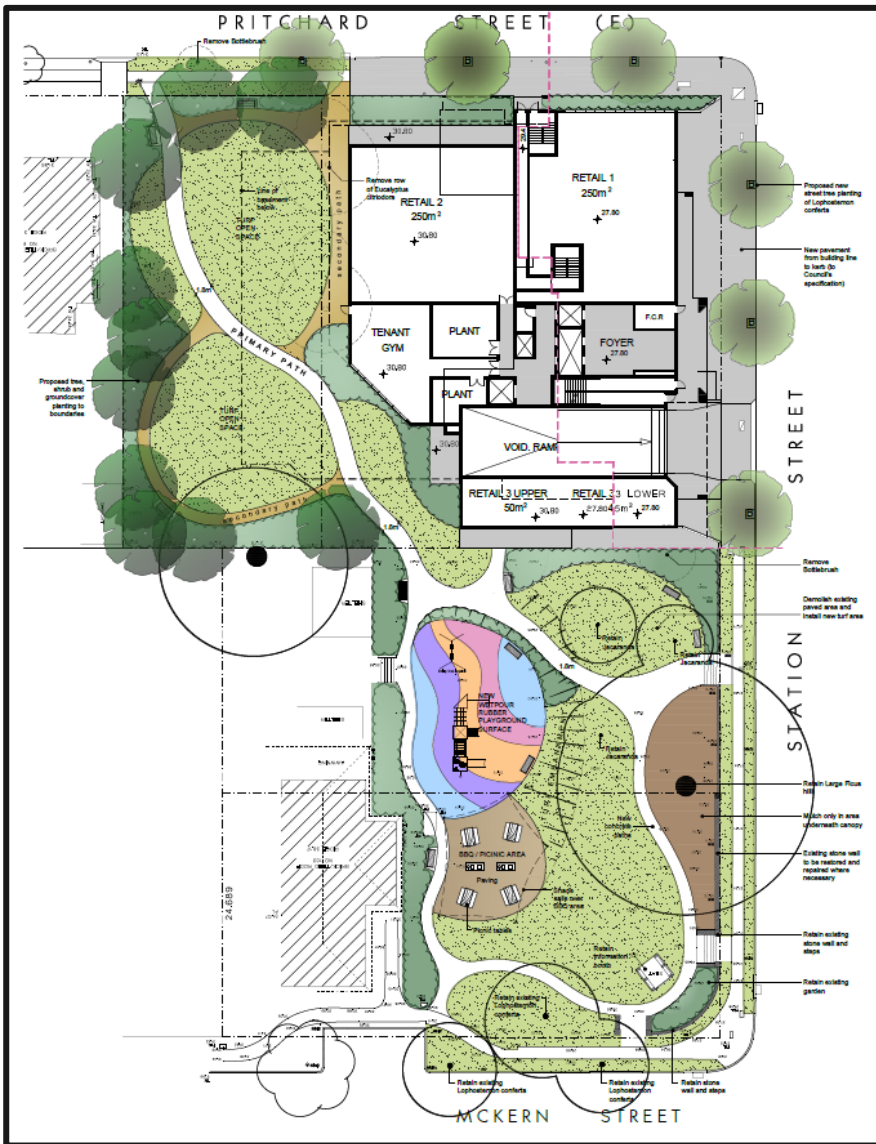
Public domain interface and expansion of Friend Park

The concept proposal and associated VPA facilities the provision of an extension to Friend Park and a landscaped pedestrian through site link which will be serviced by cafes and small retail premises.

The proposal seeks to transforms the current disconnected park, into a lively and inviting place that has a serious of interconnected pathways that provides equitable access from McKern Street to the heart of the city centre.

The vision for the new expanded Friend Park is documented within the Landscape Concept Plan (Appendix H). This includes new BBQ facilities, improved play areas, hard and soft landscaping and accessible pedestrian pathways, connecting residents and workers from McKern Street to the heart of the Dunmore Street Mall and Wentworthville Town Centre

Figure 31: Public domain interface and expansion of Friend Park



Heritage

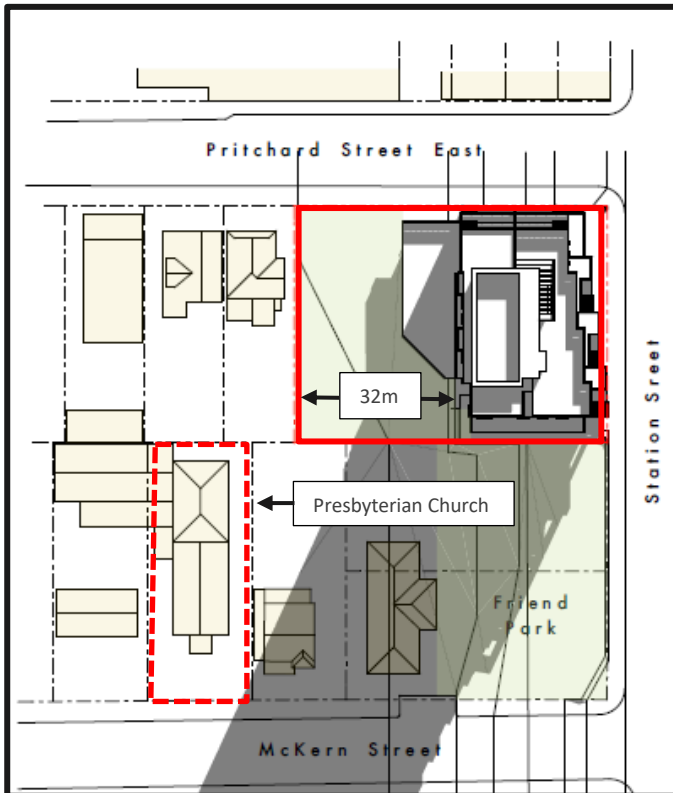
As illustrated in the figure below, the site is located to north east of the St Andrew’s Presbyterian Church (I136). The proposed concept scheme includes a 20m setback to the western boundary which increases to 32m in the south western corner.

Relocating the built form to the north-eastern corner of the site enables a 40m separation distance between the Church and the proposed building envelope. The combination of the separation distance, retention of existing mature trees and the establishment of new vegetation enables the heritage curtilage to be retained.

As confirmed by the submitted shadow diagrams and illustrated below, the proposed building envelope results in nil overshadowing to the church at 9am mid-winter.

It is considered that the proposed concept scheme results in a better outcome than a compliant scheme, in the context of the heritage listed Presbyterian Church.

Figure 32: Building envelope in relation to the Presbyterian Church, illustrating the separation distance and shadows at 9am



Contamination

A stage 1 environmental site assessment has been undertaken by EIS (Appendix F). The stage 1 assessment including a site walk-over and desk top analysis. Based upon the previous land uses, it is anticipated that the site will be contaminated with the following potential sources:

- Fill material;
- Underground storage tanks;
- Use of pesticides; and
- Hazardous building materials (asbestos, lead etc.).

The existing contaminated nature of the site would not preclude the site from being made suitable for urban purposes.

Importantly, site decontamination will allow for the opportunity to activate the edge of Friend Park and will turn this significant eyesore into a community gathering place.

Parking and Traffic

An assessment of the likely traffic implications associated with the planning proposal has been prepared by Varga Traffic Planning Pty Ltd and is provided at Appendix E.

The report provides an assessment of the proposed concept having regard to the requirements of the RMS Guide to Traffic Generating Development and the Holroyd DCP 2013. A review of the surrounding road network, indicative access to the site and likely trip generation is also provided.

In summary, the development concept provides for 146 car spaces over three basement levels, including 101 residential spaces, 22 retail spaces and 23 visitor spaces. This complies with the applicable parking rates for any future development on the site.

Indicative access to the site is proposed off Station Street, providing for unimpeded pedestrian access along the Pritchard Street East boundary. Access to the site is also consistent with the half-by pass option adopted by Council.

Notably, the proposed concept scheme results in a nett reduction in traffic generation of the site by 6vph in the AM and 117vph in the PM, which significantly contributes to the surrounding road network.

The site's proximity to the Wentworthville Train Station would also encourage public transport patronage, further reducing the reliance on private transport movements.

10.3.3. Q9 - Has the planning proposal adequately addressed any social and economic effects?

Yes

The outcomes of this planning proposal will have significant positive social and economic benefits on the community. The concept design displays how the site can increase its density without compromising the surrounding land uses and community. The concept design presents a high quality mixed-use development outcome that significantly improves on the existing site conditions and contributes to the rejuvenation of the Wentworthville Town Centre.

The provision of a range of apartment typologies in proximity to established and frequent public transport nodes and within walking distance to the Westmead Health and Education Precinct positively contributes to the community and maintains cohesion.

This planning proposal is also accompanied by a 'Letter of Intent' to enter in a Planning Agreement for the delivery of 1040m² of public open space, embellishment works to the existing and newly expanded park, through-site linkages, a contribution towards the Duck River Masterplan and 15% of the development contribution to be dedicated as affordable housing floor space, in accordance with Cumberland's Planning Agreement Policy.

The expansion of the park by 63% and the provision of through site linkages will result in significant positive impacts for the urban renewal of the Wentworthville Town Centre and demonstrates a holistic approach to planning.

10.4. STATE AND COMMONWEALTH INTERESTS

10.4.1. Q10 - Is there adequate public infrastructure for the planning proposal?

Yes

The site is serviced by existing utility services and is located to allow incoming residents and workers to capitalise on the existing and planned infrastructure and services within the area. It will reinforce existing investment in public transport infrastructure through increase patronage of the existing Wentworthville train station.

A range of established services are available within close proximity to the site include health, education and emergency services networks.

10.4.2. Q11 - What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

11. PART 4 - MAPPING

This planning proposal seeks to amend the following HLEP 2013 Maps:

- Height of Building Map sheet HOB_005
- Floor Space Ratio Map Sheet FSR_005

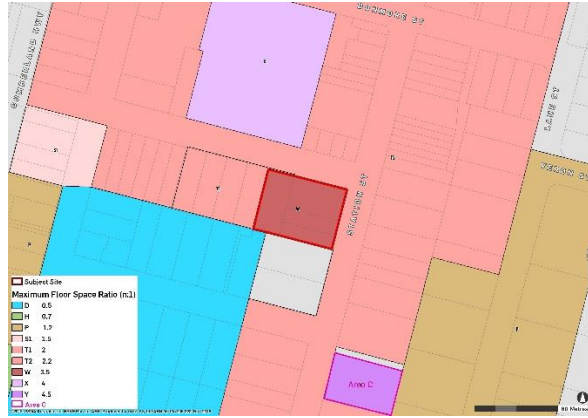
An excerpt of maps is provided below:

Figure 33: Proposed LEP Mapping



Picture 5: Height of Buildings Map

Source: Urbis



Picture 6: Floor Space Ratio Map

Source: Urbis

12. PART 5 - COMMUNITY CONSULTATION

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with Department of Planning and Environment Guidelines *A Guide to Preparing Local Environmental Plans*.

At a minimum, the notification of the public exhibition of the Planning Proposal is expected to involve:

- A public notice in local newspaper(s);
- Notification on the Cumberland Council website; and
- Written correspondence to owners and occupiers of adjoining and nearby properties and relevant community groups.

In terms of consultation with Council, the proponent has had several informal meetings with Council staff prior to the lodgement of this Planning Proposal.

13. PART 6- PROJECT TIMELINE

It is anticipated that the LEP amendment will be completed within 12 -18 months. An indicative project timeframe is provided below.

Table 11: Indicative Project Timeline

Stage	Timeframe and/or Date
Consideration by Cumberland Council	November 2018 -April 2019
Planning Proposal referred to DPE for Gateway Determination	May 2019
Gateway Determination by DPE	Mid 2019
Commencement and completion of public exhibition period	Dates are dependent on Gateway determination. Anticipated timeframe for public exhibition is 28 days.
Consideration of submissions	6 weeks
Consideration of the Planning Proposal post-exhibition	6 weeks
Submission to DPE to finalise the LEP	February 2020
Gazettal of LEP Amendment	April 2020

14. CONCLUSION

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines prepared by the NSW Department of Planning and Environments including “*A Guide to Preparing Local Environmental Plans*” and “*A Guide to Preparing Planning Proposals*”.

This planning proposal seeks to introduce a maximum building height of 53m and a maximum FSR of 3.5:1 across the site.

This planning proposal provides comprehensive justification for the proposed amendments to the HLEP 2013. The proposal is consistent with the objectives and actions contained within the Greater Sydney Region Plan, the Central City District Plan and Council’s Strategic Plan. It is also consistent with the applicable Statement Environmental Planning Policies and Section 117 Directions.

The site is a strategically significant site, being within the Wentworthville Town Centre and within 250m of the Wentworthville Train Station, which connects residents and workers to the Sydney CBD in 26 minutes and to Parramatta CBD in less than 10 minutes. The site is a large amalgamated corner site, resulting in limited external impacts on neighbouring land uses, beyond that of a compliant building envelope. Few sites in the locality have comparable strategic credentials and attractiveness or are available to deliver significant public benefit opportunities.

The concept design accompanying the planning proposal has been informed by a detailed site analysis. As a result, it is considered that the proposed amendments to the HLEP 2013 will achieve an appropriate development outcome for the following reasons:

- **From a strategic policy perspective:** The planning proposal contributes to the creation of a well-connected ‘30 minute’ city that is supported by infrastructure, employment and residential accommodation.
- **From a local context perspective:** The concept design has been developed based upon the urban design and built form principles that underpin the Wentworthville Planning and Place Making Strategy. This includes setbacks, street wall heights, through-site linkages, open space, residential amenity and
- **From a net community benefit perspective:** The proposal will deliver a range of benefits for the community, including:
 - Employment opportunities during the construction life of the project and permanent opportunities for small local business;
 - An additional 106 residential apartments which will increase housing choice and diversity within a town centre and alleviate the pressures of affordable housing;
 - A public benefit offering for the expansion of Friend Park by 1040m² (63%), associated embellishment works and through-site linkages, designed and delivered to Council’s requirements.
 - Dedication of 15% of the development contribution uplift as affordable rental housing floor space and 5% development contribution to the Duck River Masterplan; and
 - Contributing to the rejuvenation of the town centre and activation of the public domain.
- **From an environmental perspective:** The proposal seeks to decontaminate and remediate a vacant petrol station that forms a key gateway site to the Wentworthville Town Centre.
- **From a design perspective:** The proposal will deliver a range of benefits for the community, including:
 - 38% of the site is provided as public open space, which is an additional 1,040m² of publicly accessible open space as an extension to the existing Friend Park connecting this green space to the heart of the town centre.
 - A new pedestrian connection along key desire lines, connecting Friend Park and Station Street into the heart of the town centre.

- 27% of the site area will be provided as communal open space, which comprises of elevated gardens and rooftop terraces which will provide a variety of useable open spaces with panoramic views and generous solar access.
- 78% active frontages at the ground floor, comprising retail premises, occupiable terraces and communal facilities for residents.
- The residential amenity of the of the proposal exceeds the ADG requirements as 90.5% of the residential units achieve cross ventilation and receive more than 2 hours of sunlight in mid-winter.
- The proposal will act as a local marker within the town centre's varied skyline while providing a visual marker to define the centre from the south.
- The built form provides generous building separation distances due to the substantial setbacks and consolidation of the building footprint.
- The proposed consolidated building footprint results in a slender tower with a fast-moving shadow reducing solar access to neighbouring properties to Friend Park.

Overall, this planning proposal supports the State government's innovative to increase density in centres with good access to public transport and it balances residential accommodation with small business opportunities and open space. In consideration of the tangible community and economic benefits of the proposal, it is respectfully requested that the Council resolve to forward this planning proposal to the Department of Planning and Environment for LEP Gateway Determination, under Section 56 of the *Environmental Planning and Assessment Act 1979*.

DISCLAIMER

This report is dated 20 November 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Nucorp Construction Pty Ltd (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A SURVEY PLAN

APPENDIX B CONCEPT ARCHITECTURAL PLANS

APPENDIX C URBAN DESIGN REPORT

APPENDIX D LETTER OF INTENT

APPENDIX E TRAFFIC AND PARKING STUDY

APPENDIX F ENVIRONMENTAL SITE ASSESSMENT

APPENDIX G ARCHITECTURAL DESIGN STATEMENT

APPENDIX H LANDSCAPE PLANS

APPENDIX I QS REPORT

APPENDIX J VALUATION REPORT

APPENDIX K LEP MAPPING



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900