

URBIS

55-57 STATION STREET, WENTWORTHVILLE

URBAN CONTEXT REPORT

PREPARED FOR
NUCORP CONSTRUCTION PTY LTD
SEPTEMBER 2019

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EXECUTIVE SUMMARY

55-57 STATION STREET AND 6 PRITCHARD STREET EAST IS LOCATED WITHIN WENTWORTHVILLE TOWN CENTRE WHICH IS ENVISAGED TO UNDERGO MAJOR TRANSFORMATION IN THE COMING YEARS. THE FUTURE BUILT FORM WILL DEFINE THE SOUTHERN BOUNDARY OF THIS VIBRANT MIXED-USE CORE.

This planning proposal prepared for Nucorp Constructions Pty Ltd outlines a mixed-use vision of the site, which responds to the future desired character of the Wentworthville Town Centre. The proposal as outlined in this report provides a number of significant benefits to the local community as a result of the requested changes to the planning controls, including:

		EXISTING CONTROLS	ENDORSED BUILT FORM CONTROLS	PROPOSED CONTROLS
ZONING	55-57 Station Street + 6 Pritchard Street East	B2	(no change)	(no change)
HOB	55-57 Station Street	20m	30m	41m
	6 Pritchard Street East	10-17m	17 - 23m	(no change)
FSR	55-57 Station Street	2.1:1	2.5:1	3:1
	6 Pritchard Street East	2:1	2.2:1	3:1



38% OF THE SITE IS PROVIDED AS PUBLICLY ACCESSIBLE OPEN SPACE

Provision of an additional 1,040 sqm of additional publicly accessible open space is provided as an extension to the existing Friend Park connecting this green space to the heart of the city centre.



A NEW PEDESTRIAN CONNECTION ALONG KEY DESIRE LINES

Provision of a new pedestrian link connecting Friend Park and Station Street into the heart of the town centre provides a more direct link for the local community.



40% OF THE SITE AREA PROVIDED AS COMMUNAL OPEN SPACE AND TERRACE

Elevated gardens and rooftop terraces provide a variety of communal amenity space with panoramic views and generous solar access.



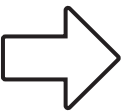
78% ACTIVE FRONTAGES AT GROUND FLOOR

Comprising retail premises, occupiable terraces, as well as new communal facilities for residents the ground level design maximises activity and casual surveillance onto the surrounding streets and open spaces.



A LOCAL MARKER WITHIN A VARIED SKYLINE

Landmark corner built form provides visual marker to define city centre from the south



GENEROUS BUILDING SEPARATION

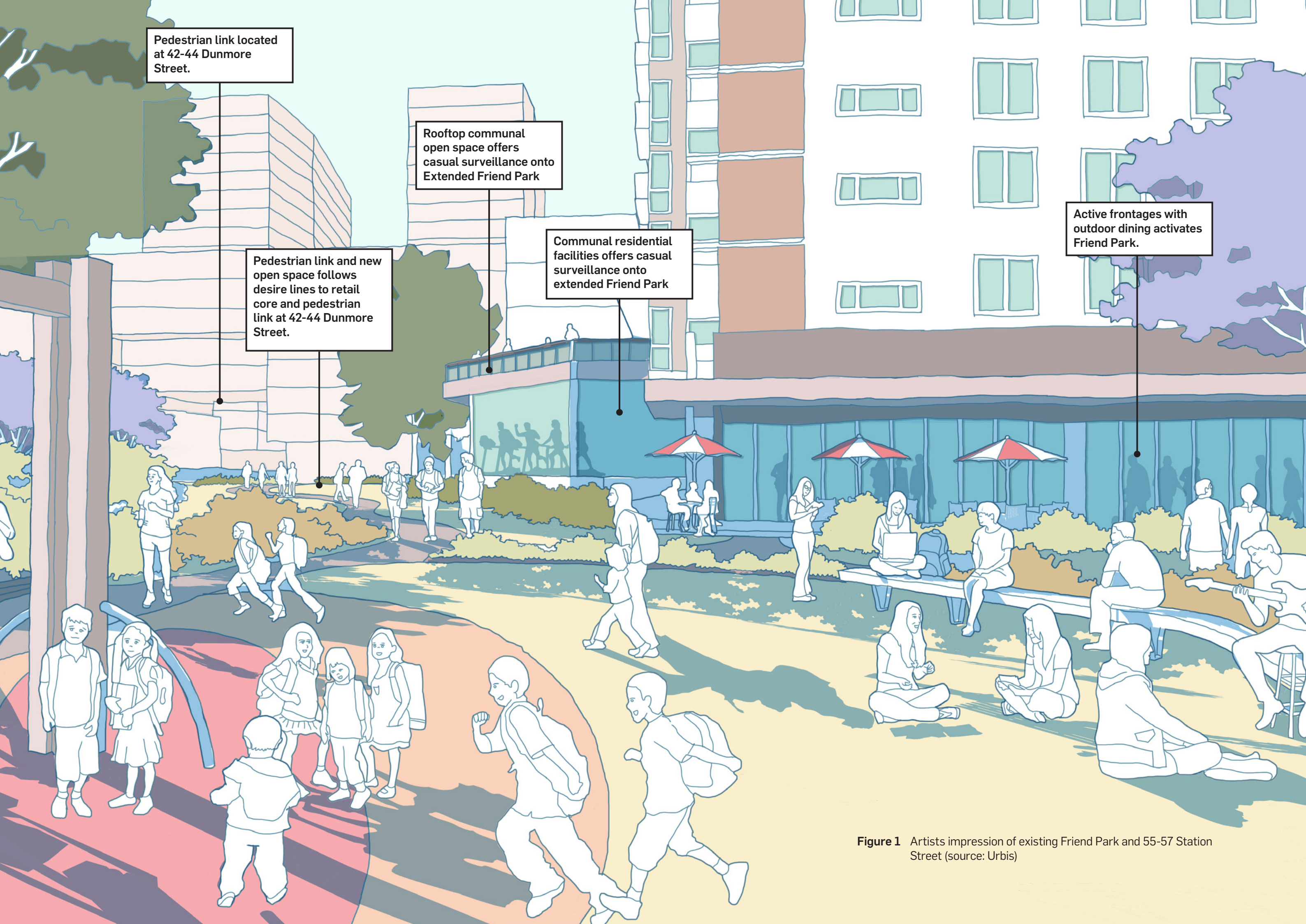
The proposed built form has increased setbacks to all surrounding development, to ensure a high level of amenity to future residents.



INCREASED SOLAR ACCESS TO PUBLIC OPEN SPACE

Built form is sited to reduce shadowing impacts to Friend Park, and ensure that extended Friend Park receives a generous amount of sunlight.





Pedestrian link located at 42-44 Dunmore Street.

Rooftop communal open space offers casual surveillance onto Extended Friend Park

Pedestrian link and new open space follows desire lines to retail core and pedestrian link at 42-44 Dunmore Street.

Communal residential facilities offers casual surveillance onto extended Friend Park

Active frontages with outdoor dining activates Friend Park.

Figure 1 Artists impression of existing Friend Park and 55-57 Station Street (source: Urbis)

1.0 CONTEXT

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1.1 PLANNING PROPOSAL BACKGROUND

This document has been prepared on behalf of Nucorp Constructions Pty Ltd to accompany the Planning Proposal for the proposed development at 55-57 Station Street and 6 Pritchard Street East, Wentworthville.

In September 2015, the former Holroyd City Council prepared a Planning and Place Making Strategy for the Wentworthville Town Centre which identified locations for increases in density (height and FSR). This strategy was revised in October 2017 and formed a key document that accompanied the Planning Proposal for the Wentworthville Town Centre. In May 2018, the DPE issued Cumberland Council with Gateway Determination for the Wentworthville Town Centre Planning Proposal.

On 16 March 2018, Cumberland Council submitted the Wentworthville Town 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.

After the first exhibition period, community feedback provided directions which lead to amendments to the original planning proposal, including more high quality residential redevelopment, particularly in and around the station. Amended planning controls were placed on public exhibition between May and July 2019. The exhibited Strategy proposed two (2) built form options for consideration based on community consultation and built form modelling.

Nucorp Constructions Pty Ltd is lodging a site specific Planning Proposal concurrently with the Wentworthville Town Centre Planning Proposal for a mixed use development comprising ground floor retail with 10 storeys of residential above, and seeking a maximum height of 41m, and an FSR of 3:1.

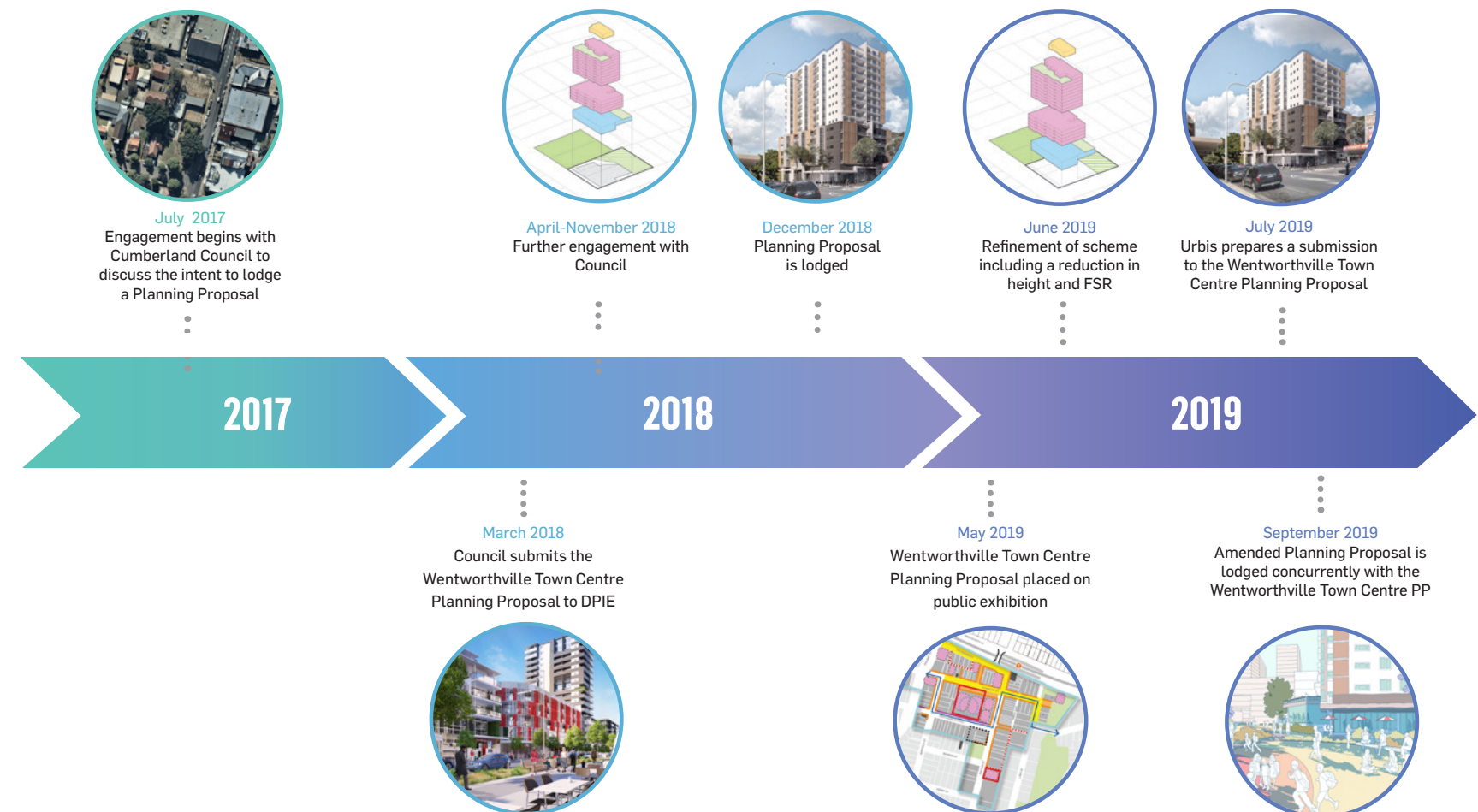


Figure 2 Planning Proposal timeline

1.2 SITE LOCATION AND DESCRIPTION

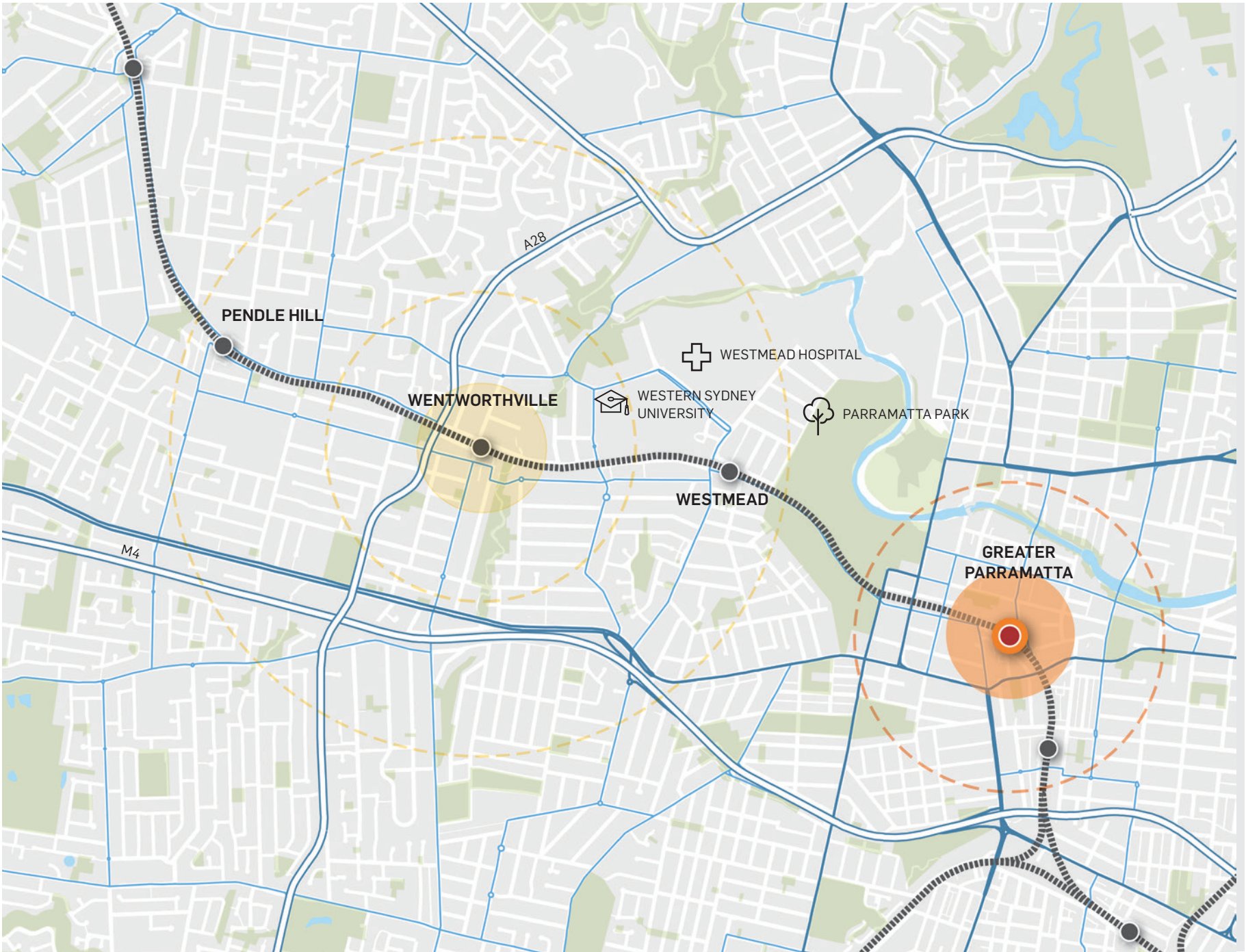


Figure 3 Site location



Figure 4 Aerial photo and immediate context

The site is located within Wentworthville Town Centre, which is located 3km west of Parramatta CBD.

The site is well serviced by public transport, being located just 250m south of the Wentworthville Railway Station. Wentworthville is serviced by the T1 Western Line service and the T5 Cumberland Line service, and provides direct connections to:

- Parramatta CBD (5mins)
- Sydney CBD (32 mins)
- Liverpool (30 mins)
- Blacktown (13 mins)

The site is also well serviced by road infrastructure, with direct access to the A28 Cumberland Highway off Dunmore Street in the town centre to the west of the site, connecting south to Liverpool and north towards Hornsby. Access to the M4 is also via A28 within 3km and access to M2 and M7 is within 10km.

The subject site can be seen in Figure 4, and consists of 4 separate lots, including 55-57 Station Street, and 6 Pritchard Street East.

1.3 WENTWORTHVILLE TOWN CENTRE PLANNING PROPOSAL

Cumberland Council is seeking to facilitate the revitalisation and renewal of Wentworthville Town Centre. As part of this work, a Planning and Place-Making Strategy has been developed for the centre.

The strategy provides a vision for the Centre as: "A progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. Wentworthville Town Centre will be a great place to live and shop; to stay."

The future character of Wentworthville Town Centre as articulated within the Wentworthville Town Centre Planning Proposal is underpinned by the following built form principles:

- the built form is recommended to establish a predominately mid rise scale across the centre;
- a street wall height of 5 storeys will maintain the human scale of the centre and retain the village atmosphere;
- active frontages are concentrated along Station Street and Dunmore Street; and
- taller buildings within the centre are identified in strategic locations which reinforce key entries to the centre as well as co-located with public realm improvements.

KEY DIRECTIONS

- Key outcomes for the site include:
 - active frontages along Station Street and Friend Park
 - a pedestrian connection linking Friend Park to Pritchard Street East which will improve the activation of the park and integrate it into the core of the centre
- Taller buildings have been identified in the Planning Proposal to be located to reinforce key entries to the centre. While the site is not identified in the Planning Proposal as having potential for significant uplift, it has the potential to be a marker building positioned as the southern gateway to the retail centre.

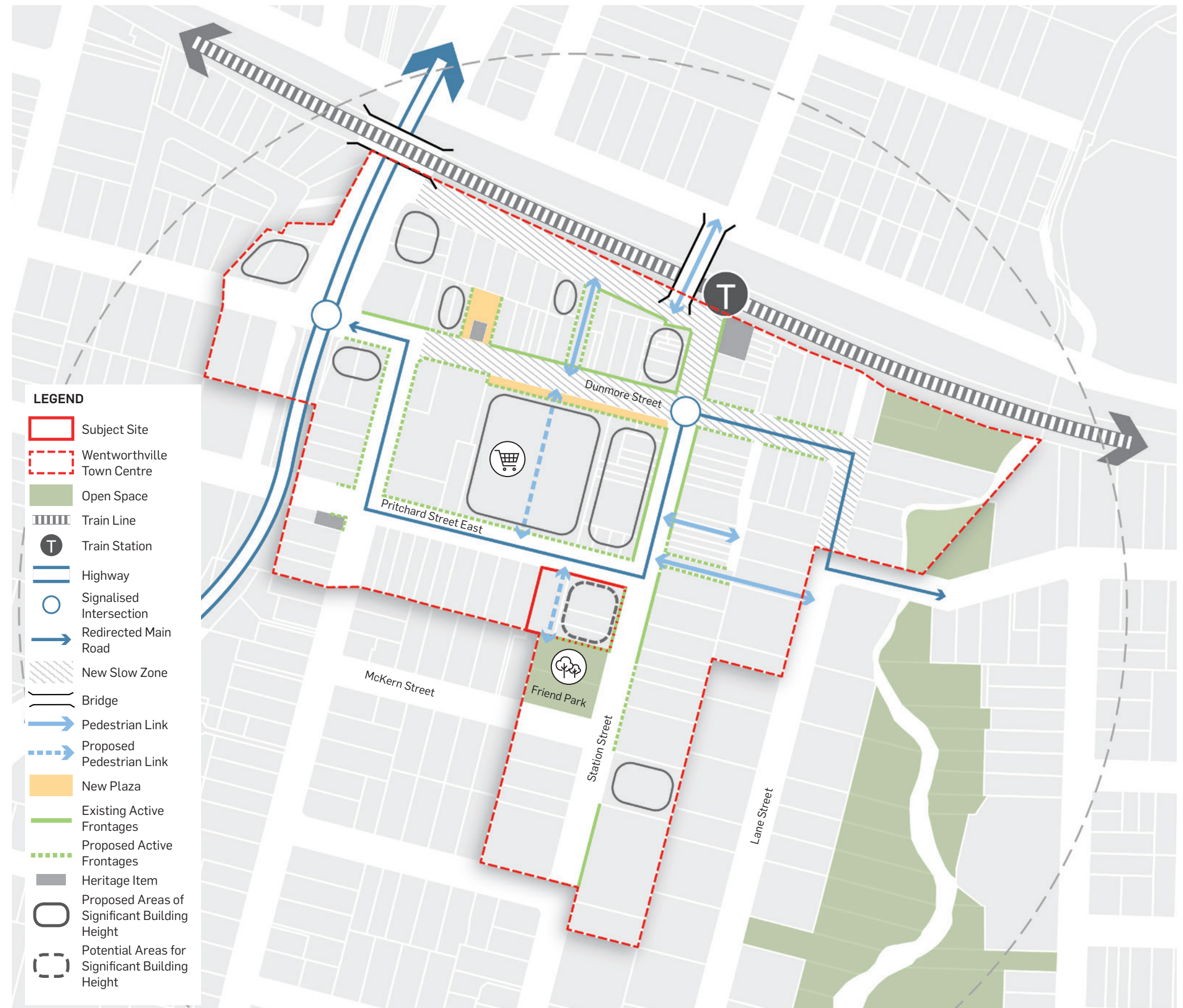


Figure 5 Future desired character for Wentworthville Town Centre

1:3000 @ A3
0 25 50 75 100 125 150

HEIGHT OF BUILDING



Figure 6 Endorsed maximum building height (storeys)

FLOOR SPACE RATIO



Figure 7 Endorsed maximum floor space ratio

SUMMARY OF HOB CONTROLS CONTROLS:

CRITERIA	ENDORSED HOB CONTROLS	PROPOSED CONTROLS
Height – fringe	8 storeys (30m)	11 storeys (41m)
Height – core of centre	6 towers of 12-13 storeys (41m) 3 towers of 16-18 storeys (53-62m)	-
Height - transition	5 storeys (20m)	5 storeys (20m) to Pritchard Street East
Built form - general	5 storey (20m) street wall	5 storeys (20m)

KEY FINDINGS

A predominant height limit of 8 storeys (30m) has been endorsed throughout the centre.

6 towers of 12-13 storeys (41m) have been identified in strategic locations that reinforce key entries into the core of the centre or locations where public domain improvements are provided.

3 taller towers of 16-18 storeys (53-62m) have also been identified in the core.

The subject site is located at a corner site which marks the southern gateway to Wentworthville Town Centre and therefore a height of up to 12-13 storeys (41m) is consistent with the principles of the planning proposal. The proposed height of 11 storeys has been tailored to the site considering an expansion of Friend Park and shadow implications on the park and adjoining properties.

SUMMARY OF ENDORSED FSR CONTROLS:

CRITERIA	ENDORSED FSR CONTROLS	PROPOSED CONTROLS
FSR – fringe of centre	2.2:1 - 3:1	3:1
FSR – core of centre	3:1 - 4.5:1+	-
FSR – bonus – commercial floor space	0.5:1 – for towers providing 1st floor commercial	-

KEY FINDINGS

An FSR range of 3:1 - 4.5:1 has been endorsed for the core of the centre, and an FSR range of 2.2:1 - 3:1 has been endorsed for the fringe.

The subject site is located within the fringe of the Centre, however immediately adjacent to the core and Friend Park which provides significant amenity.

A maximum FSR of 3:1 is consistent with the principles of the planning proposal.

2.0 DESIGN DEVELOPMENT

2.1 SITE ANALYSIS

Amenity

Immediately adjoining the southern boundary of the site is Friend Park. This park is the only park within the Wentworthville Town Centre, and has a high level of amenity. The park includes a childcare centre to the west and a children's playground to the north. The park also has a number of large significant trees.

Topography

The site falls four metres from the west to the east of the site.

The Station Street frontage is generally flat and therefore any activation on this frontage will be relatively easy. Pritchard Street East and the boundary of the site to Friend Park both have significant slopes and any active frontages to these facades will need to be managed.

Built Form

The existing built form on the site consists of a unused service station as well as two retail buildings. All three buildings are of poor quality with blank facades fronting the street. The majority of the ground plane is currently used for car parking. None of the buildings are heritage listed and all are proposed to be removed.

Surrounding Development

To the west of the site consists of a couple of detached and low scale mixed use buildings along Pritchard Street, including a physiotherapy, a land surveying office, a lawyers office and a pathology practice.

To the north of the site is a low scale commercial and retail building, consisting of a gym, a spare car parts shop, a hair and beauty salon and a video shop.

To the east of the site is a large one storey supermarket and the Wentworthville Hotel. Beyond these and to the south-west of the site is low density detached housing.

Access

The sites currently have five separate driveways to access the site, including two off Station Street and three off Pritchard Street East. Any proposed scheme will need to consolidate the entry points to one area.

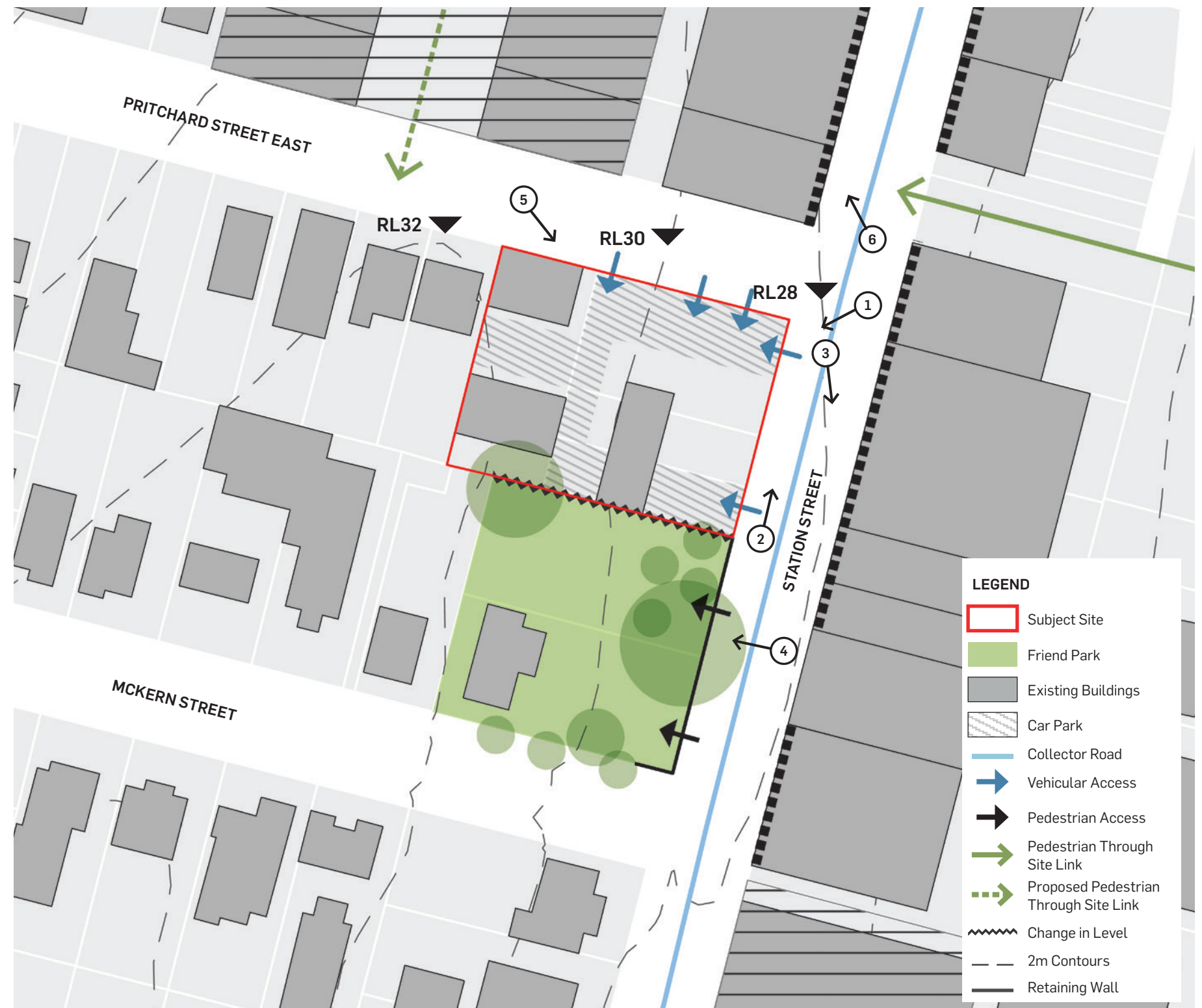


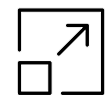
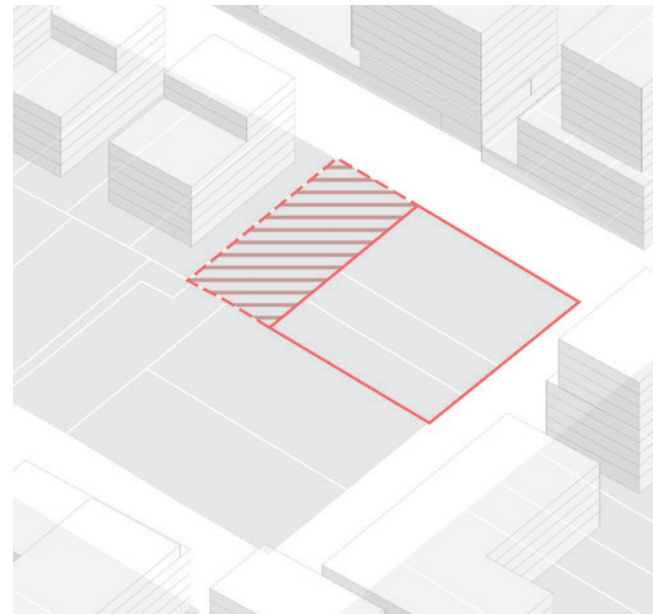
Figure 8 Site analysis plan



Figure 9 Site photos (source: Google Maps)

2.2 DESIGN PRINCIPLES

THE FOLLOWING DESIGN PRINCIPLES HAVE BEEN IDENTIFIED FOR THE SITE IN RESPONSE TO THE URBAN CONTEXT AND SITE ANALYSIS.

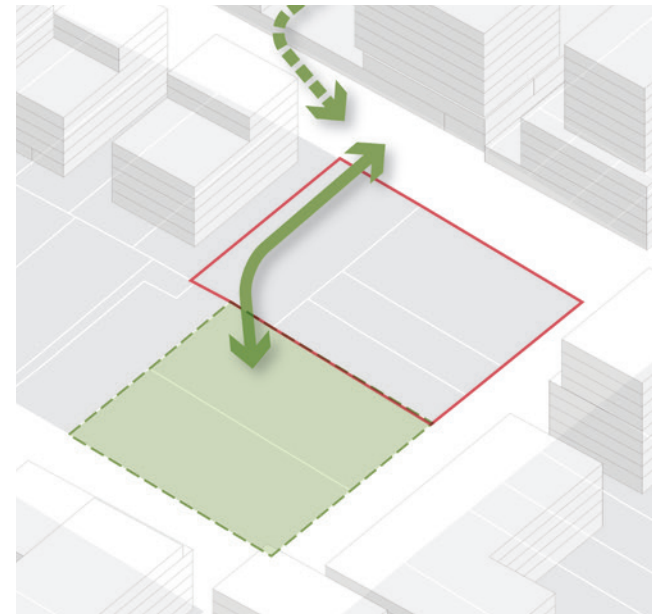


SITE AMALGAMATION

Amalgamate the four separate parcels of land (including 55-57 Station Street and 6 Pritchard Street East) across two land owners.

Currently, the sites of 55-57 Station Street are in single ownership, and together are over 1,500 sqm in size. 6 Pritchard St East is a separate owner and is commercially strata titled, but still has development potential.

Amalgamating these four sites results in the best outcome for the town centre, and is in line with Architectus' indicated amalgamation strategy.



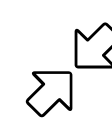
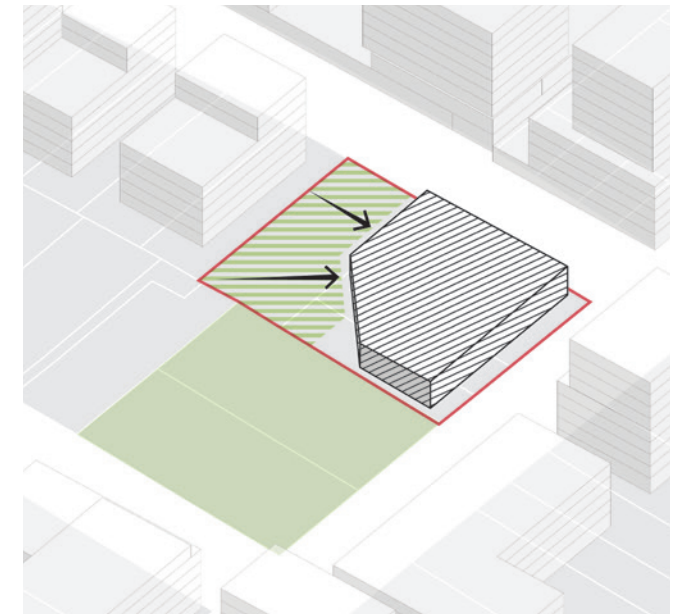
IMPROVED PEDESTRIAN CONNECTIONS

Provide a new safe through site link that follows existing desire lines from Friend Park into the heart of the retail centre.



GENEROUS PUBLIC DOMAIN

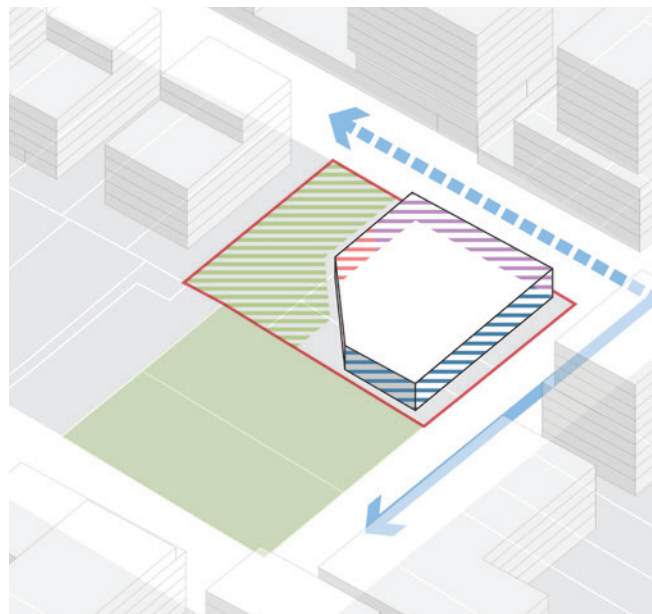
Provide a new high quality publicly accessible open space as an extension of Friend Park. This generous and usable open space will ensure that the pedestrian link is safe through active and casual surveillance.



CONSOLIDATE BUILT FORM

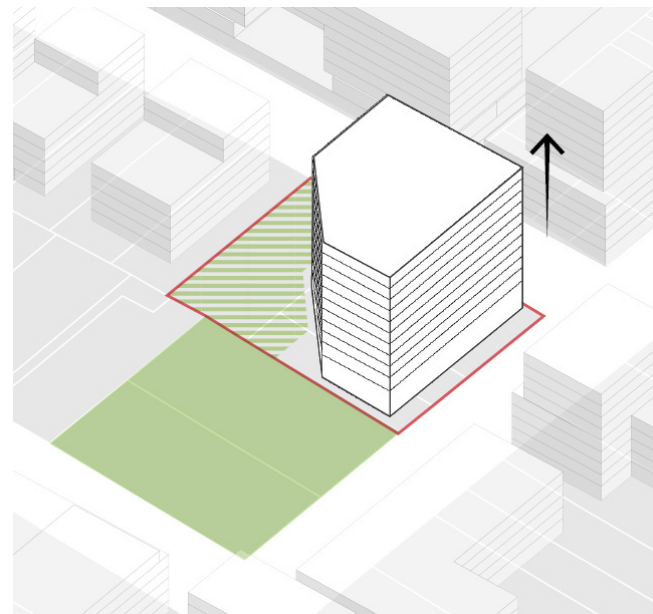
Consolidate the building towards the corner to create a marker on the eastern side of the site.

This built form will define the corner of Station Street and Pritchard Street East while minimising bulk impacts to Friend Park.



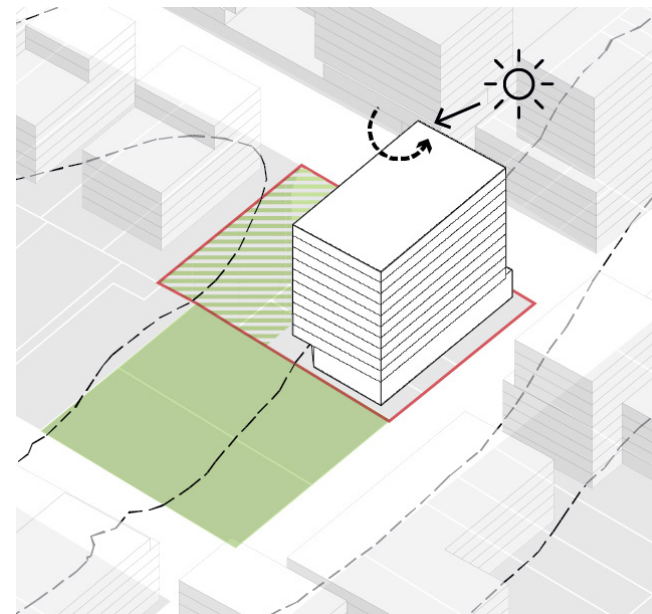
ACTIVATE EDGES

Activate primary frontages of Station Street and Friend Park, as well as secondary frontages of Pritchard Street East with retail frontages and outdoor dining. This will create a positive pedestrian experience and encourage movement through the centre.



CREATE A MARKER

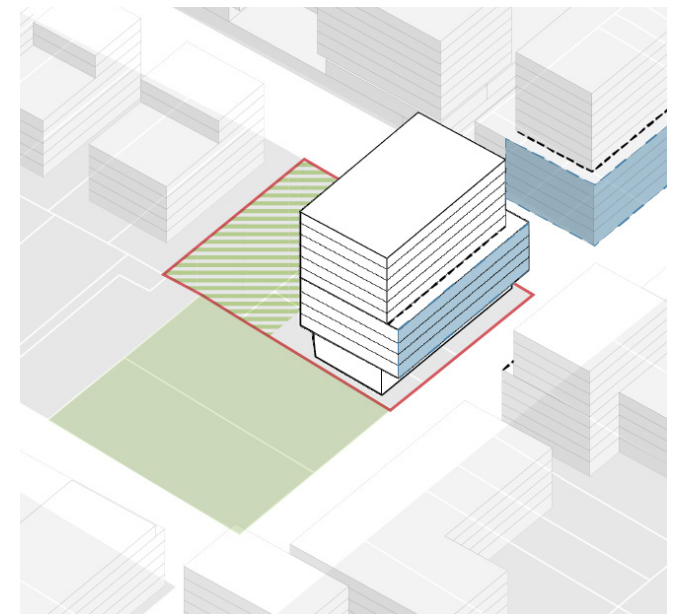
Create a marker building on the corner of Station Street and Pritchard Street East to mark the southern entrance to the Wentworthville Town Centre and enhance the legibility of the centre.



RESPOND TO SOLAR ACCESS AND TOPOGRAPHY

Orient the building on the north-south axis to ensure that the future residents have good access to solar amenity, while also minimising impacts to surrounding open spaces and neighbours.

Site the building to respond sympathetically to the falling topography of the site, while maintaining active frontages.



RESPOND TO ADJACENT BUILT FORM

Articulate the built form to respond and complement the future desired streetscape. The built form should maintain the 5 storey street wall character in which the Cumberland Council and the local community identified as being the desired future character of the neighbourhood.

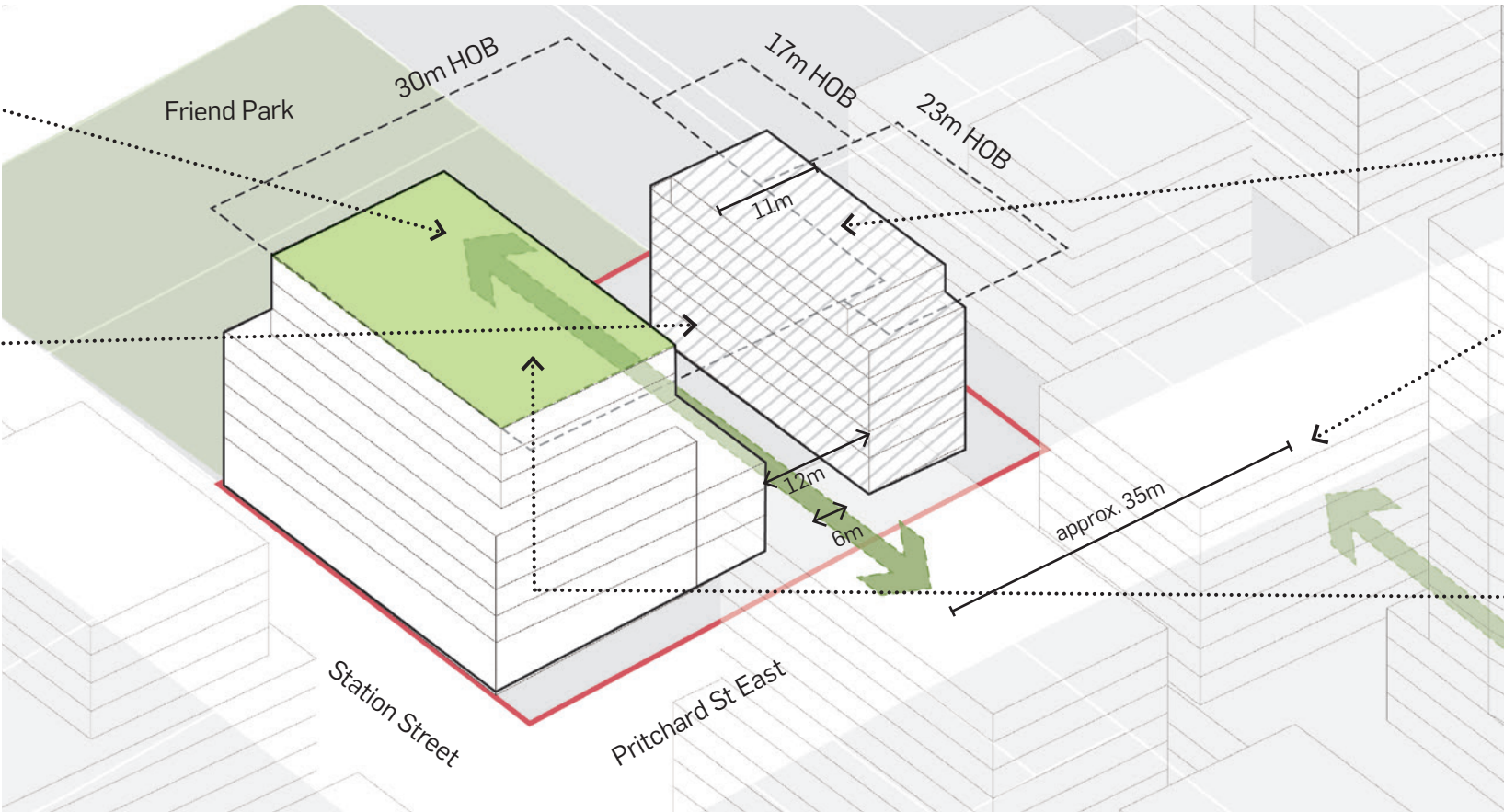
2.3 OPTIONS TESTING

COMPLIANT BUILT FORM

A 6m wide pedestrian link aligned to the middle of the site connecting Pritchard Street East with Friend Park as per DCP.

No active uses are specifically identified within the DCP to activate the pedestrian link. Quantum of retail required at ground level to activate the 4 sides of building 1, and the 3 sides of building 2 is deemed to be unsupportable in this location.

It is assumed that both buildings will contain residential uses on the ground floor interfacing with the pedestrian link, therefore a minimum of 12m separation is required between buildings (as per ADG). On either side of the 6m link, a 3m wide private front garden is provided (as per ADG).



Due to the location of the pedestrian link, the western building becomes infeasible (only 11m wide).

The pedestrian through site link located on the site is approximately 35m away from the pedestrian through site link provided at 42-44 Dunmore Street.

There is no ability to provide a consolidated communal open space provision at grade apart from the pedestrian link, resulting in all provision needing to be located on the rooftop.

Figure 11 Compliant built form under endorsed controls

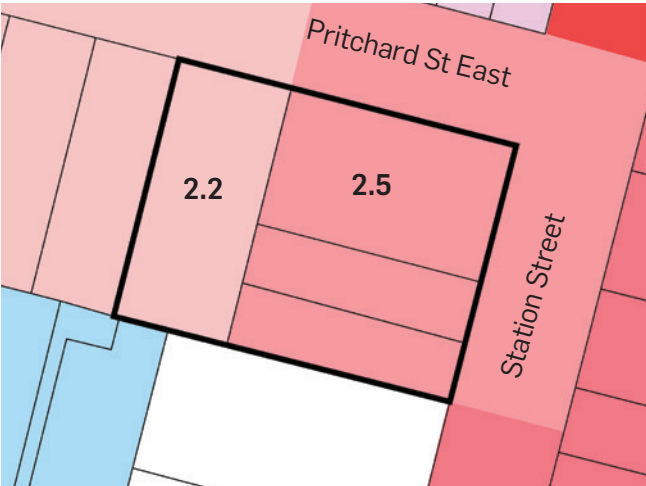


Figure 12 Endorsed FSR Controls

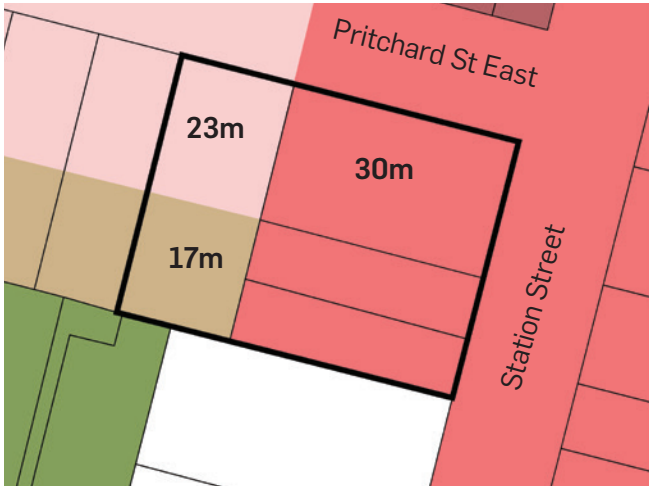


Figure 13 Endorsed HOB Controls

LEGEND

- Subject Site
- 6m setback
- Active frontages with a 0m setback
- Pedestrian site through link (6m wide)
- 8m setback
- Draft maximum height of building in metres

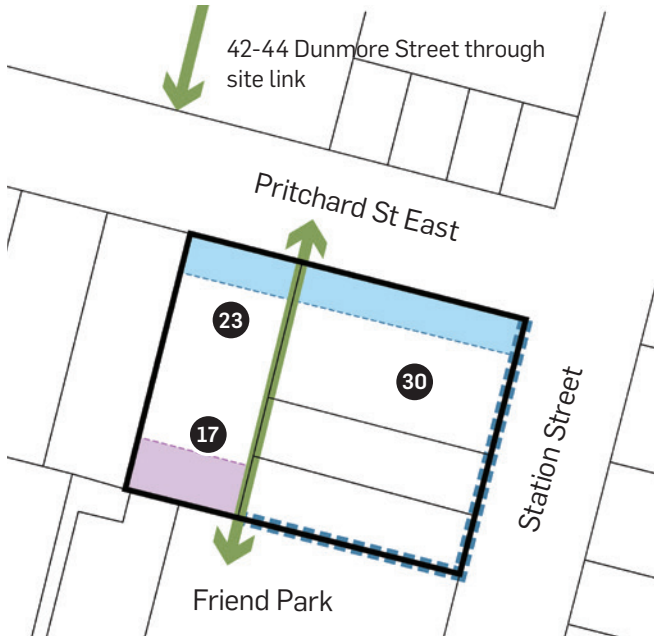


Figure 10 Plan of endorsed draft DCP controls

PROPOSED SCHEME

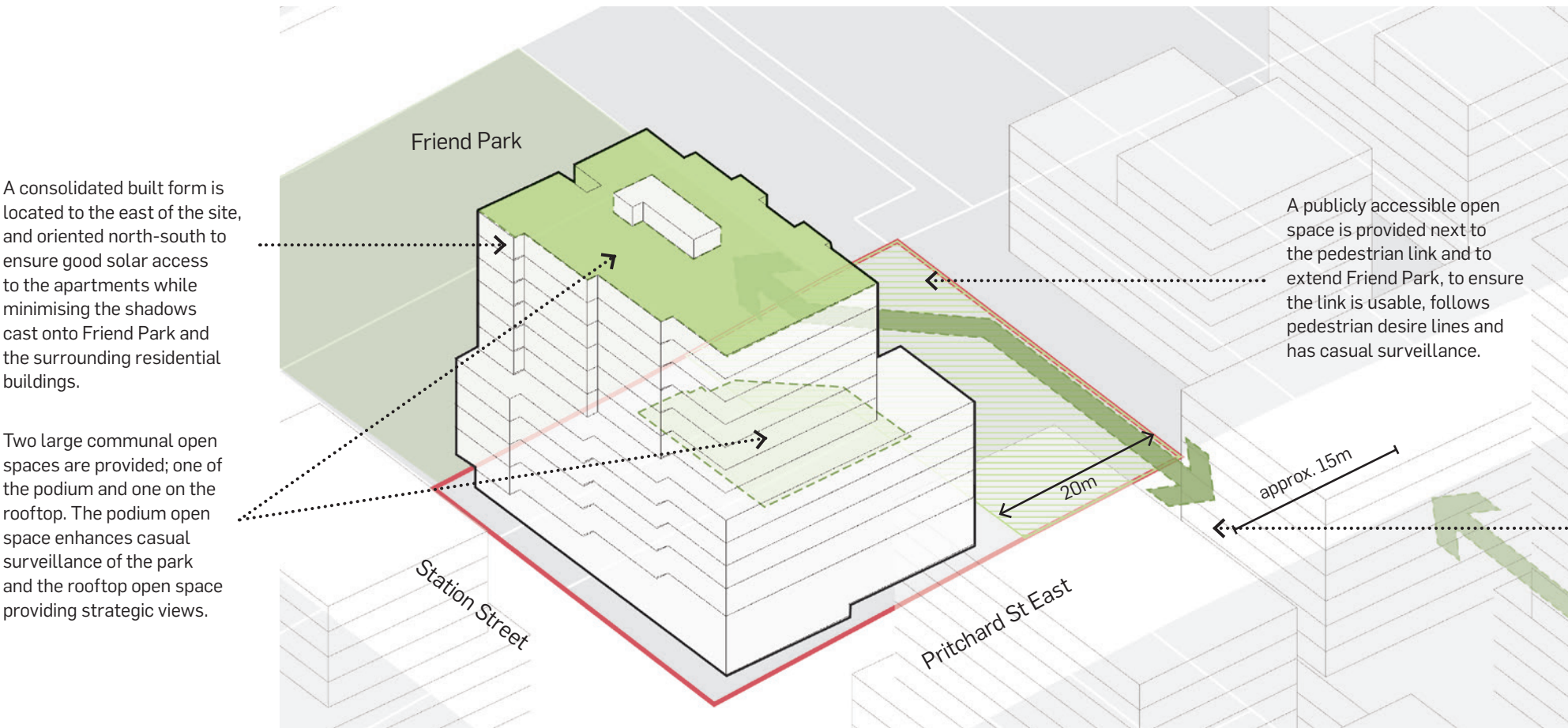
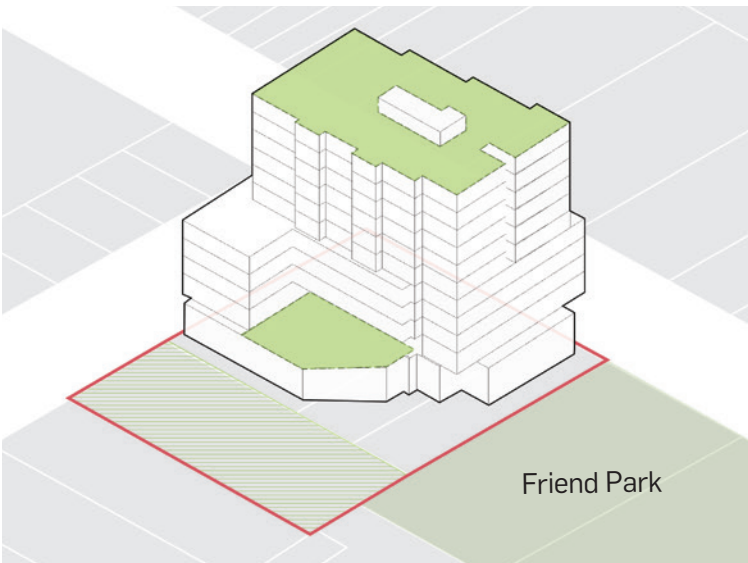


Figure 14 3D of proposed scheme



Pedestrian link is realigned to the western boundary to provide a more direct connection to the town centre pedestrian through site link.

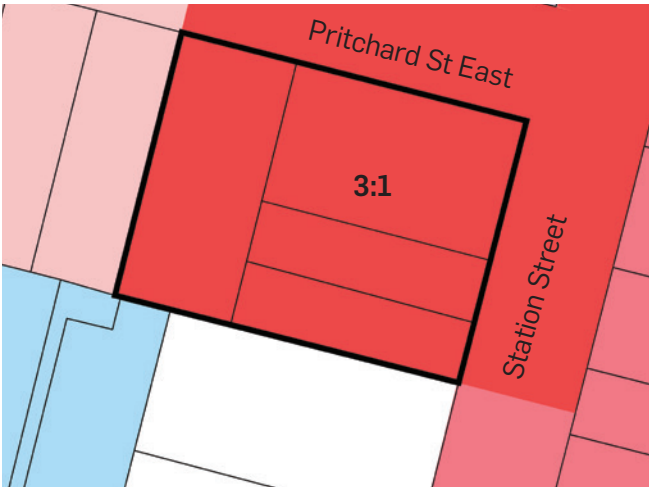


Figure 15 Proposed FSR Controls

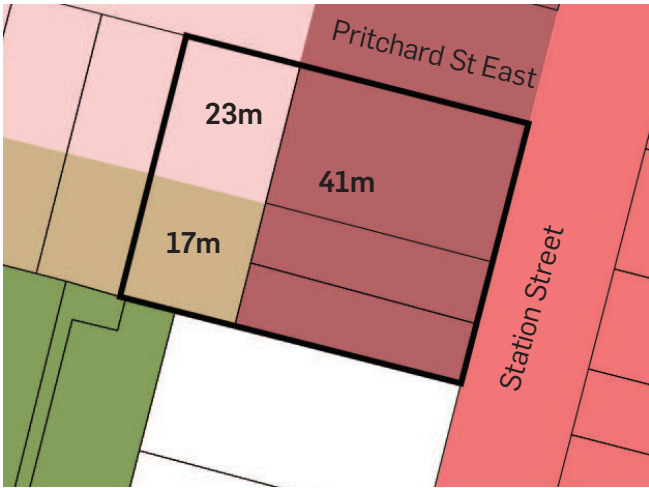


Figure 16 Proposed HOB Controls

LEGEND

Subject Site

6m setback

4m setback

2m setback

Primary active frontages

Secondary active frontages

Pedestrian site through link (6m wide)

x

Maximum height of building in metres

Publicly accessible open space

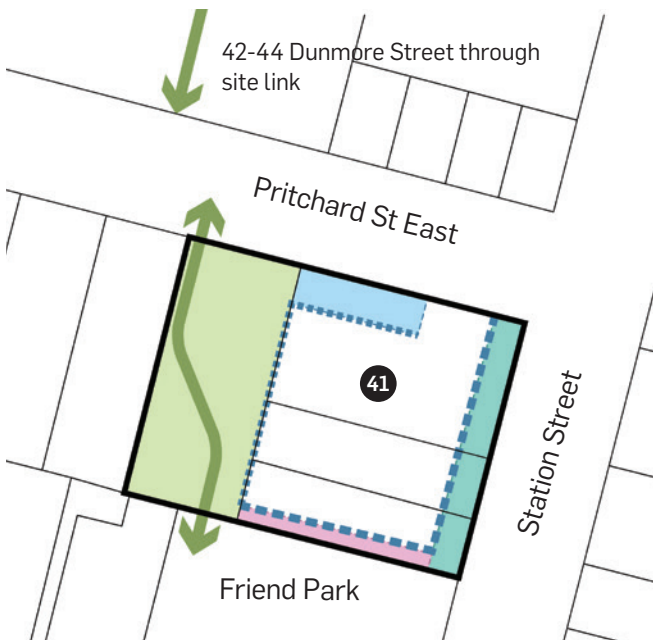
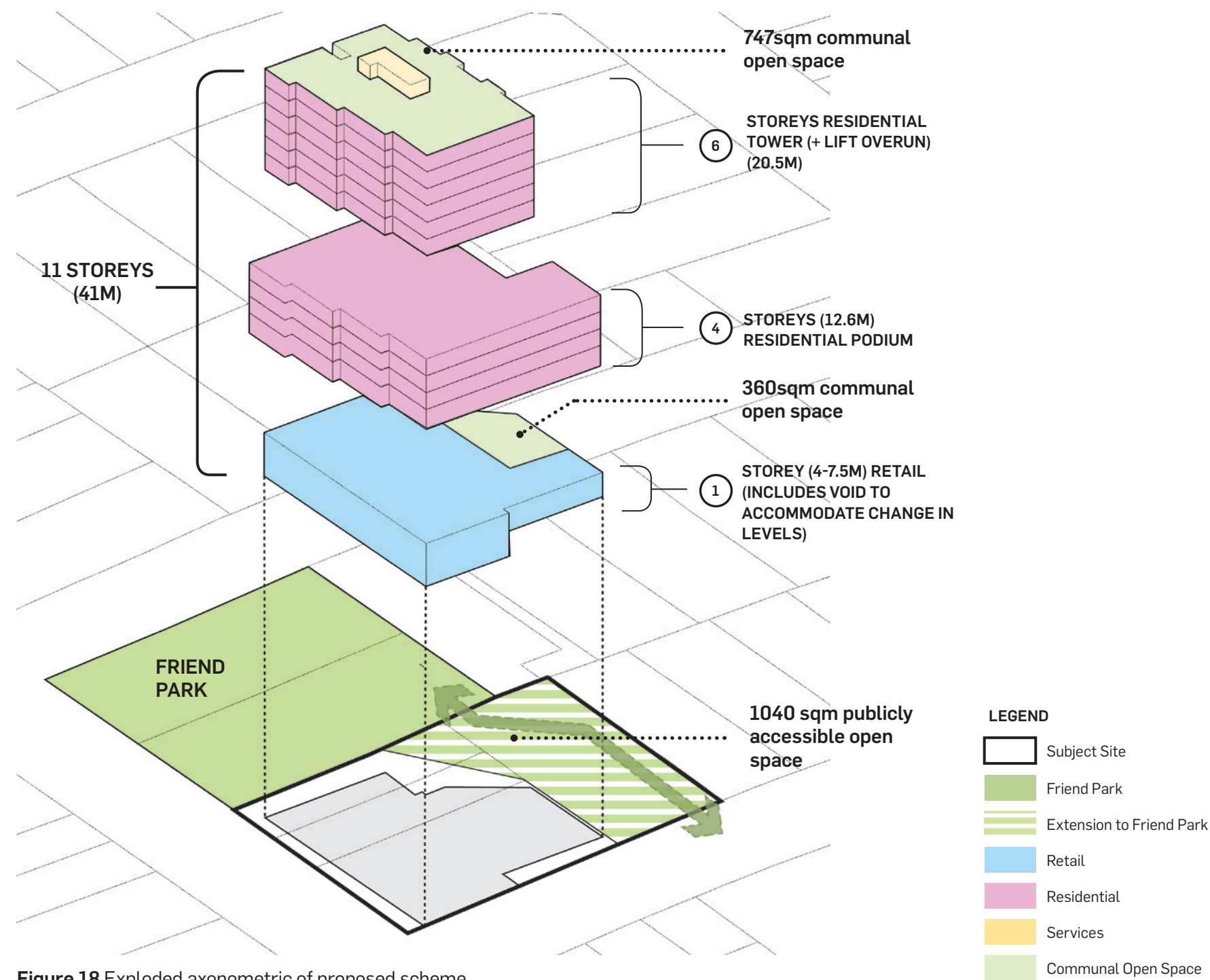


Figure 17 Plan of proposed DCP controls

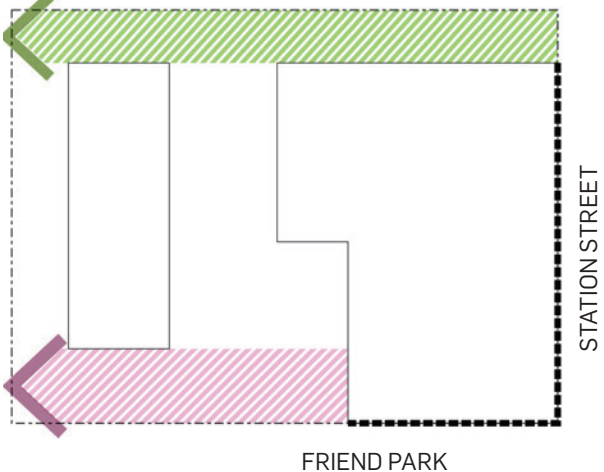
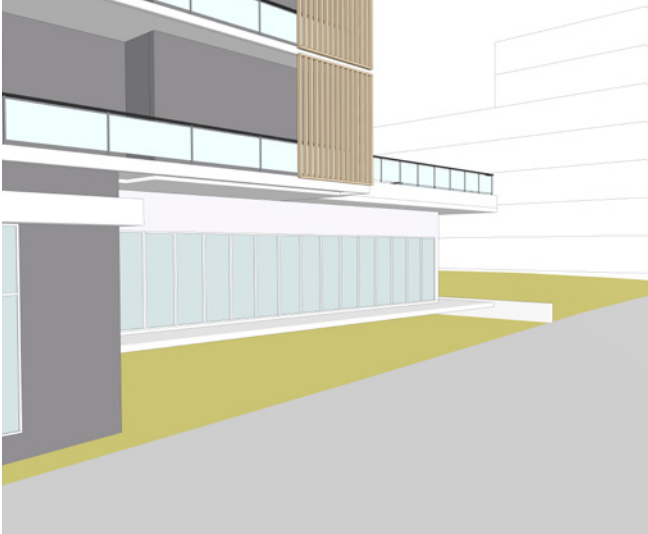
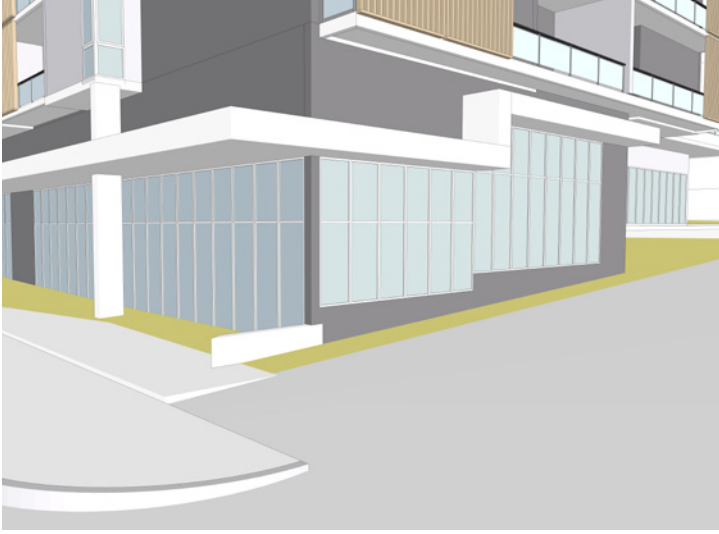
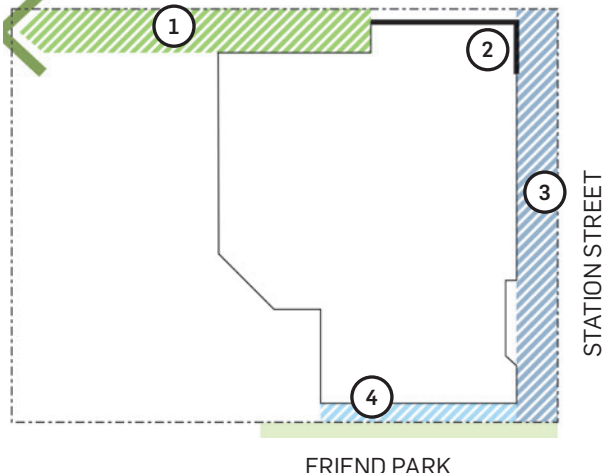
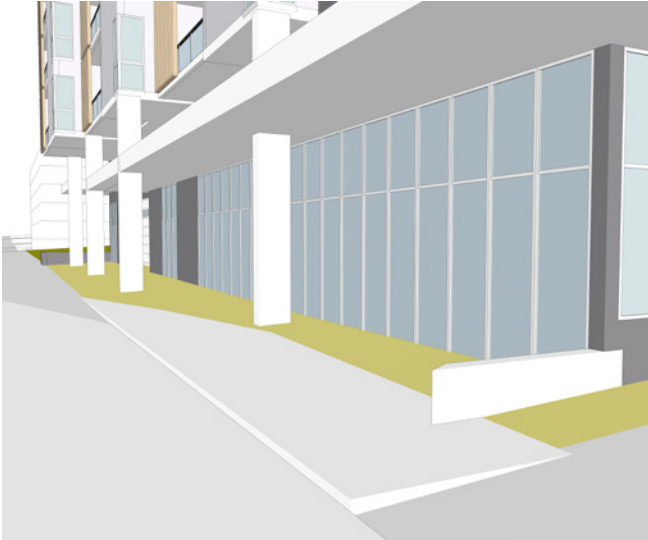
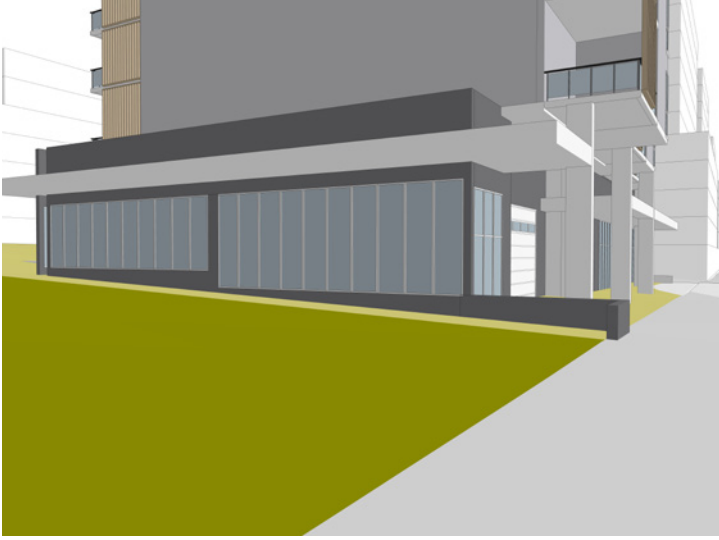
2.4 SUMMARY OF PROPOSED SCHEME

2,759	3.0:1	41M
TOTAL SITE AREA (SQM)*	FLOOR SPACE RATIO	BUILDING HEIGHT
8,277	595	7,682
TOTAL GFA (SQM)	RETAIL GFA (SQM)	RESIDENTIAL GFA (SQM)
38%	40%	
OF TOTAL SITE (1,040 SQM) DEDICATED AS PUBLICLY ACCESSIBLE OPEN SPACE	OF TOTAL SITE (1,107 SQM) PROVIDED AS COMMUNAL AMENITY ON ROOFTOPS AND PODIUMS	
90	INDICATIVE MIX:	
RESIDENTIAL UNITS (APPROX)	18 X 1 BEDROOM UNITS	
	63 X 2 BEDROOM UNITS	
	9 X 3 BEDROOM UNITS	



3.0 DESIGN OUTCOMES

3.1 CONSISTENCY WITH WENTWORTHVILLE DCP

OBJECTIVE	BUILDING SETBACKS	
	<ul style="list-style-type: none">Enhance the character of the Centre through consistent and uniform alignment of building facades and streetscape.Reinforce strong definition of streets and public spaces in the Centre.Provide a transition in built form to the lower scale residential areas adjoining the Centre.	
COMPLIANT SCHEME	<p>PRITCHARD STREET EAST</p>  <p>STATION STREET</p> <p>FRIEND PARK</p> <ul style="list-style-type: none">A 0m setback along Station Street and Friend Park does not allow for outdoor dining to occur on the street.A 6m setback along Pritchard Street East allows for a good transition to lower density residential areas. However, as this site is a prominent corner site, it is recommended that the built form define the corner, and then transition to a 6m setback.	 <p>1 A 6m setback is proposed along the majority of the Pritchard Street East frontage, which is consistent with the Wentworthville Town Centre Planning Proposal. This allows for a landscaped transition between the retail along Station Street and the residential frontage on Pritchard Street East.</p>  <p>2 A reduced 1m setback is proposed along Pritchard Street East at the corner of Station Street to navigate the slope transition across the site whilst still providing articulation to define the edge.</p>
PROPOSED SCHEME	<p>PRITCHARD STREET EAST</p>  <p>STATION STREET</p> <p>FRIEND PARK</p> <ul style="list-style-type: none">A 6m setback along the majority of Pritchard Street East is consistent with the Planning Proposal, and allows for a landscaped transition between the lower scale residential areasA 4m setback along Station Street to accommodate the provision of outdoor dining, as well as a wider footpath for pedestrian movementA 2m setback along Friend Park to allow for the provision of outdoor dining <div><div></div>8m Setback</div> <div><div></div>6m Setback</div> <div><div></div>4m Setback</div> <div><div></div>2m Setback</div> <div><div></div>0m Setback</div> <div><div></div>Defined Corner</div>	 <p>3 A increased 4m setback is proposed along Station Street. While the Wentworthville Town Centre Planning Proposal has indicated a 0m setback along this facade, a 4m setback is considered more appropriate to deliver the dual functions of the provision of outdoor dining along the street and a wider footpath for pedestrian movement towards the station.</p>  <p>4 An increased 2m setback is proposed to the south of the site adjacent to Friend Park. While the Wentworthville Town Centre Planning Proposal has indicated a 0m setback, a 2m setback is considered more appropriate as it allows for the provision of outdoor dining terrace to provide increased casual surveillance of the park whilst also managing the change in levels across the site</p>

OBJECTIVE	<p>PRIMARY AND SECONDARY ACTIVE FRONTAGES</p> <ul style="list-style-type: none"> Provide for a vibrant, pedestrian focused Centre with active frontages that enliven the vitality of streets through the orientation and design of ground floor entries and shopfronts. Contribute to a safe environment for pedestrians and residents through both passive and active surveillance 	<p>STREET WALL HEIGHT</p> <ul style="list-style-type: none"> Ensure building heights at street level are well proportioned and maintain a human scale. Facilitate a consistent street wall height throughout the Centre. Provide prominence to the street level, establish a clear presence for retail and increase the visibility and marketability of ground floor space.
COMPLIANT SCHEME	<div data-bbox="350 709 931 1213"> </div> <ul style="list-style-type: none"> A compliant scheme only requires active frontages indicated along Station Street and Friend Park. The DCP does not indicate active frontages along the pedestrian link or along Pritchard Street East, that would provide passive or active surveillance. The quantum of retail required at ground level to activate the 4 sides of building 1, and the 3 sides of building 2 is not supportable in this location. It is therefore assumed that the ground levels that front the pedestrian link will be for residential use. The pedestrian link will therefore not benefit from active or casual surveillance. 	<div data-bbox="1555 709 2451 1222"> </div> <ul style="list-style-type: none"> A street wall height (podium) of 20 metres (5 storeys) applies across the Centre
PROPOSED SCHEME	<div data-bbox="332 1276 931 1772"> </div> <ul style="list-style-type: none"> The scheme proposes ground floor primary active frontages along the corner of Pritchard Street East and Station Street and Friend Park and a secondary active frontage on Pritchard Street East. These frontages provide both active and passive surveillance on the new publicly accessible open space and pedestrian link maximising safety. Car park entrance has been provided along Station Street due to topography of site and traffic advice provided. <div data-bbox="1050 1738 1418 1915"> <ul style="list-style-type: none"> Primary active frontages Secondary active frontages Publicly accessible open space Primary pedestrian path </div>	<div data-bbox="1555 1276 2415 1818"> </div> <ul style="list-style-type: none"> A street wall height (podium) of 20 metres (5 storeys) is proposed on the site consistent with the endorsed controls.

OBJECTIVE	<div data-bbox="718 468 1098 501" data-label="Section-Header"> <h3>UPPER LEVEL SETBACKS</h3> </div> <div data-bbox="284 529 1531 655" data-label="List-Group"> <ul style="list-style-type: none"> • Create well-proportioned and human scale streets. • Support building separation requirements and facilitate built form articulation. • Reduce the visual impact of upper storeys. </div>	<div data-bbox="1976 468 2374 501" data-label="Section-Header"> <h3>BUILDING FACADE DESIGN</h3> </div> <div data-bbox="1558 529 2804 625" data-label="List-Group"> <ul style="list-style-type: none"> • Building facades to provide visual interest and articulation while respecting the traditional character of the Centre. • Building facades are to be designed to reinforce and promote a sense of safety and security. </div>
COMPLIANT SCHEME	<div data-bbox="296 709 952 1224" data-label="Image"> <p>Diagram illustrating a compliant building scheme. It shows a 5-storey podium (20m) and a 3m upper level setback. The building is situated between Station Street and Pritchard Street East.</p> </div> <div data-bbox="994 709 1531 766" data-label="List-Group"> <ul style="list-style-type: none"> ▪ A three (3) metre upper level setback applies across the Centre for buildings above 20 metres (5 storeys) </div>	<div data-bbox="1558 709 2220 1224" data-label="Image"> <p>Diagram illustrating a compliant building scheme. It shows a 5-storey podium (20m) and a 3m upper level setback. The building is situated between Station Street and Pritchard Street East.</p> </div> <div data-bbox="2258 709 2804 852" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Compliant scheme has limited opportunity for facade articulation due to inefficient floor plates (i.e. due to the pedestrian link splitting the built form into two, the two buildings are too narrow to allow for generous facade articulation). </div>
PROPOSED SCHEME	<div data-bbox="296 1276 952 1791" data-label="Image"> <p>Diagram illustrating a proposed building scheme. It shows a 5-storey podium (20m) and a 3m upper level setback. The building is situated between Station Street and Pritchard Street East.</p> </div> <div data-bbox="994 1276 1531 1388" data-label="List-Group"> <ul style="list-style-type: none"> ▪ A three (3) metre upper level setback has been applied on the 5th storey and above along Station Street and Pritchard Street East consistent with the endorsed controls. </div>	<div data-bbox="1558 1276 2220 1791" data-label="Image"> <p>Diagram illustrating a proposed building scheme. It shows a 5-storey podium (20m) and a 3m upper level setback. The building is situated between Station Street and Pritchard Street East.</p> </div> <div data-bbox="2258 1276 2804 1598" data-label="List-Group"> <ul style="list-style-type: none"> ▪ Building respects the podium height and tower setback to reflect the traditional and future character of the centre. ▪ Building oriented along Station Street and Pritchard Street East to provide 'eyes of the street' and compliance with CPTED. ▪ Building facade is articulated for visual interest, and to ensure maximum solar access to apartments. ▪ Ground floor is setback from podium levels to provide visual interest and protection from the elements. </div>



Tower setback



Facade articulation

OBJECTIVE	<div data-bbox="575 468 1225 501" data-label="Section-Header"> <h3>PEDESTRIAN CONNECTIVITY AND AMENITY</h3> </div> <div data-bbox="278 529 1484 684" data-label="List-Group"> <ul style="list-style-type: none"> • To improve the connectivity and pedestrian amenity throughout the Centre. • To create a safe, active and friendly pedestrian environment. • To provide direct and accessible through site pedestrian links that improve the legibility of the Centre. </div>
COMPLIANT SCHEME	<div data-bbox="368 747 878 1245" data-label="Diagram"> <p>42-44 Dunmore Street through site link</p> <p>PRITCHARD STREET EAST</p> <p>6M</p> <p>12M</p> <p>STATION STREET</p> <p>FRIEND PARK</p> </div> <div data-bbox="988 726 1519 1075" data-label="List-Group"> <ul style="list-style-type: none"> ▪ The compliant built form provides a pedestrian link connecting Friend Park through to Pritchard Street East of 6m wide (DCP minimum 3.5m). ▪ Assuming that the ground floor that fronts the pedestrian link is residential, a 12m minimum distance between habitable rooms applies (as per the ADG). This link would remain 6m wide, and the residential units would have 3m of private open space on either side. ▪ This link does not follow pedestrian desire lines, and therefore Friend Park will not be visible from the town centre. </div>
PROPOSED SCHEME	<div data-bbox="368 1314 878 1812" data-label="Diagram"> <p>42-44 Dunmore Street through site link</p> <p>PRITCHARD STREET EAST</p> <p>20M</p> <p>STATION STREET</p> <p>FRIEND PARK</p> </div> <div data-bbox="988 1293 1504 1465" data-label="List-Group"> <ul style="list-style-type: none"> ▪ The new pedestrian link follows pedestrian desire lines providing direct pedestrian access from the town centre to Friend Park. ▪ The generous extension to Friend Park also means that the pedestrian link will be well used with casual and active surveillance. </div> <div data-bbox="988 1646 1246 1858" data-label="List-Group"> <ul style="list-style-type: none"> Primary pedestrian path Secondary pedestrian path Publicly accessible open space Friend Park </div>

3.2 IMPACTS

SHADOW IMPACTS OVERALL

A shadow study was carried out to understand the impacts of the compliant versus the proposed built form on the surrounding context of the Wentworthville Town Centre.

The proposed built form is oriented on a north-south axis meaning that the shadow is narrow and fast moving.

Between the hours of 9am - 11am, the proposed built form shadow is the largest and does cast a shadow onto neighbouring properties and McKern Street. These shadows, however, are fast moving and therefore do not affect any residential building for greater than 1 hour, and are in keeping with the shadows that will be cast by approved at 42-44 Dunmore Street. The proposed built form also casts a smaller shadow onto Friend Park than a compliant built form during this time.

Between the hours of 11am - 12pm the proposed built form does not cast a shadow onto any neighbouring properties, however does cast a larger shadow onto Friend Park than a compliant built form.

Between the hours of 1pm - 3pm the proposed built form casts a much smaller shadow onto Friend Park than the compliant built form, and does not overshadow the north west side of the park where the playground is located.

During all hours, the proposed built form allows for additional solar access to extended Friend Park.

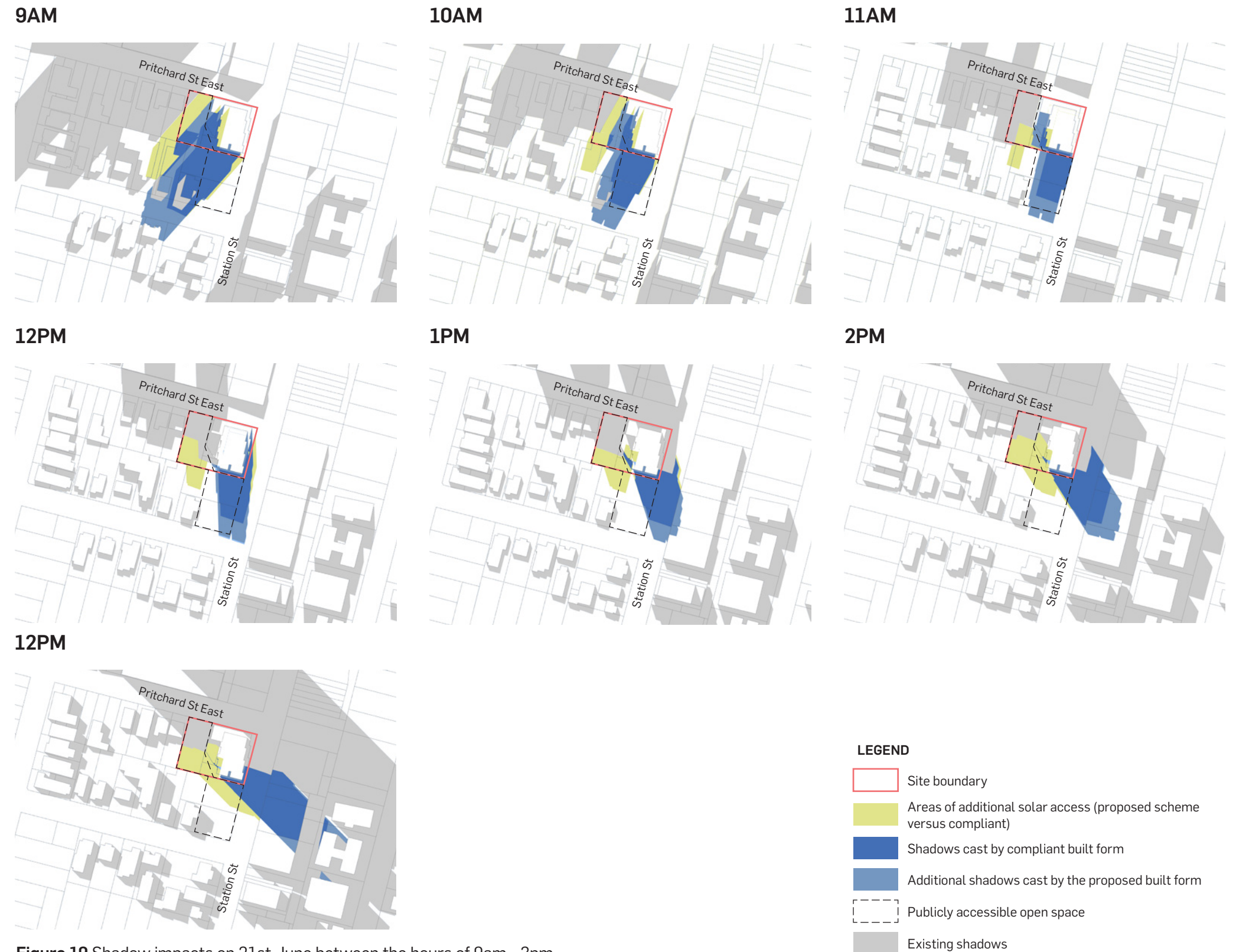


Figure 19 Shadow impacts on 21st June between the hours of 9am - 3pm

SHADOW IMPACTS ON PUBLICLY ACCESSIBLE OPEN SPACE

The following analysis considers the shadow impacts of the proposed scheme on open space. It is undertaken as follows:

- The compliant scheme considers the existing area of Friend Park only (i.e. 1640 sqm)
- The proposed scheme considers the expanded area of Friend Park (i.e. 2680 sqm)
- Identifies the area of public open space shadowed by both schemes
- Identifies the additional area of public open space in shadow in the proposed scheme
- Identifies the additional area of public open space in sunlight in the proposed scheme
- Considers the difference of open space in sunlight in the proposed scheme

Findings:

- The proposed built form results in a total of 3,425 sqm of additional open space in sunlight than a compliant option (due to the additional sunlight on extended Friend Park).

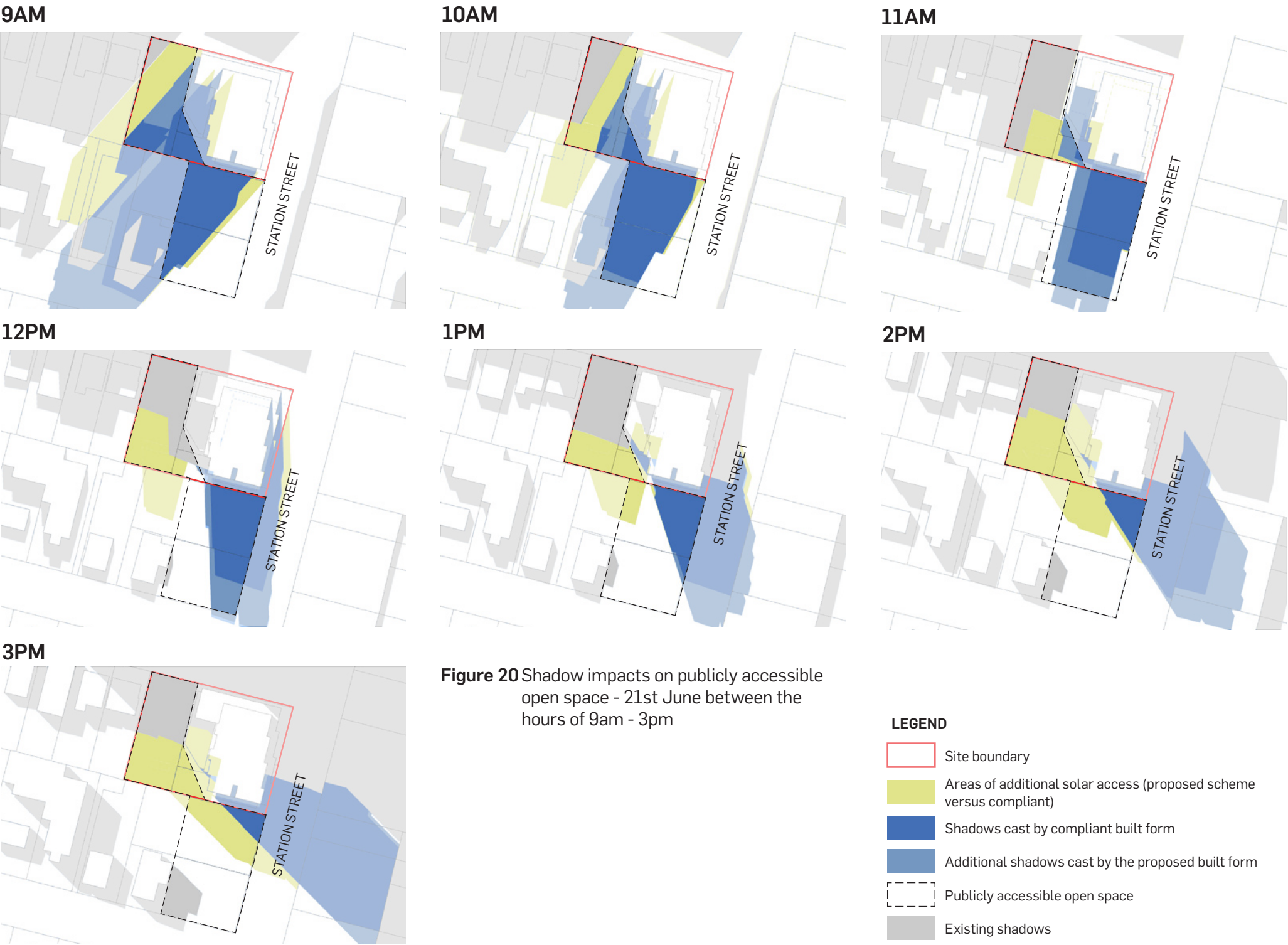


Figure 20 Shadow impacts on publicly accessible open space - 21st June between the hours of 9am - 3pm

AREA OF OPEN SPACE IN SUNLIGHT			
		COMPLIANT	PROPOSED
9am	Friend Park	40%	47%
	Extended Friend Park	-	40%
			+ 536 sqm of sunlight open space
10am	Friend Park	27%	26%
	Extended Friend Park	-	41%
			+ 471 sqm of sunlight open space
11am	Friend Park	47%	18%
	Extended Friend Park	-	27%
			- 202 sqm of sunlight open space
12pm	Friend Park	63%	48%
	Extended Friend Park	-	44%
			+ 219 sqm of sunlight open space
1pm	Friend Park	66%	76%
	Extended Friend Park	-	36%
			+ 531 sqm of sunlight open space
2pm	Friend Park	66%	88%
	Extended Friend Park	-	58%
			+ 967 sqm of sunlight open space
3pm	Friend Park	72%	95%
	Extended Friend Park	-	51%
			+ 902 sqm of sunlight open space
			+ 3,425 sqm of sunlight open space

The DCP states that Friend Park must maintain 3 hours of direct sunlight to 50% of the park between 11am - 3pm on the 21st June.

The proposed built form results in 70% (1,150 sqm) of Friend Park achieving direct solar access between 11am - 3pm in mid-winter.

Combined with Extended Friend Park, 60% of the open space will receive direct solar access between 11am - 3pm in mid-winter.



Figure 21 Shadow impacts on Friend Park - 21st June between the hours of 11am - 3pm

LEGEND

- Site boundary
- Friend Park
- Extended Friend Park
- > 3 hours of solar access
- 1 hour of solar access
- 2 hours of solar access
- 3 hours of solar access
- 4 hours of solar access
- 5 hours of solar access

Findings:

- Friend Park achieves 70% solar access between 11am and 3pm on the 21st June.
- Combined, these public spaces achieve 60% solar access between 11am and 3pm on the 21st June.

MAINTAINING SOLAR ACCESS TO RESIDENTIAL BUILDINGS

A shadow study was carried out to understand the impacts of the proposed built form on the surrounding context of the future Wentworthville Town Centre. The test was to ensure that the proposed building would not result in any future surrounding building not being able to achieve the minimum of 70% apartments achieving 2 hours direct solar access between 9am and 3pm on the 21st of June.

The proposed built form only casts a shadow on five buildings throughout the day, including:

- 1

5 McKern Street
5 McKern Street is able to achieve the minimum of 2 hours solar access during the hours of 10am - 2pm.
- 2

3 McKern Street
3 McKern Street is able to achieve the minimum of 2 hours solar access between the hours of 11am - 3pm.
- 3

2 McKern Street
2 McKern Street is able to achieve the minimum of 2 hours solar access between the hours of 10am - 3pm.
- 4

76-96 Station Street
76-96 Station Street has been modelled based on the endorsed built form controls. This future built form is able to achieve the minimum of 2 hours solar access between the hours of 11am - 12pm, and throughout the afternoon as portions of the facade achieves sunlight between 1pm - 3pm.

See Figure 16 for a detailed study on the western facade of the future built form of 76-96 Station Street.
- 5

70-74 Station Street
70-74 Station Street has been modelled based on the endorsed built form controls. This future built form is able to achieve the minimum 2 hours solar access between 11am and 2pm.

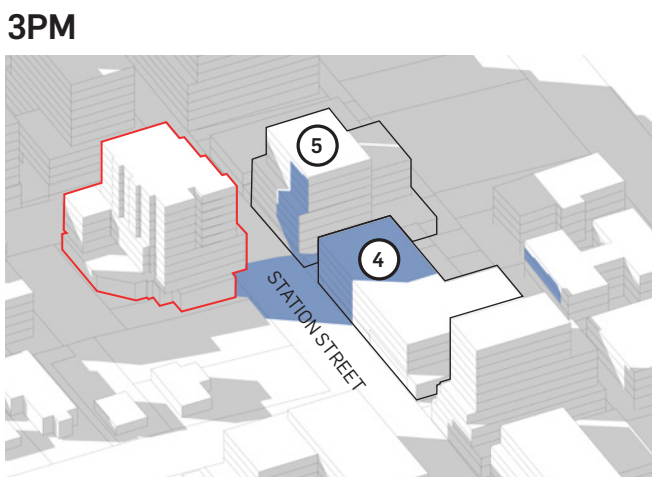
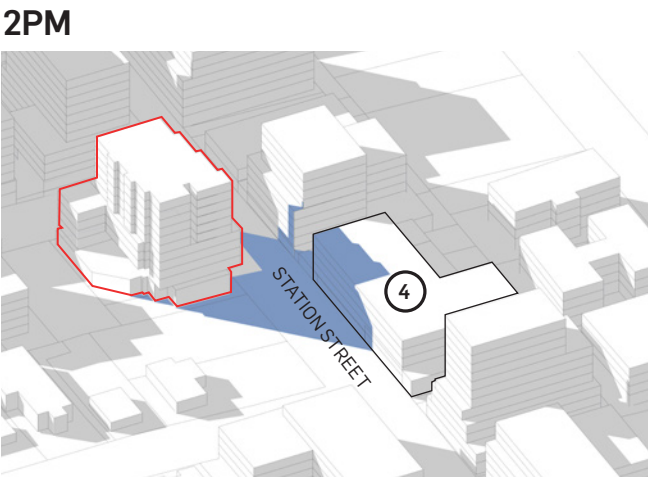
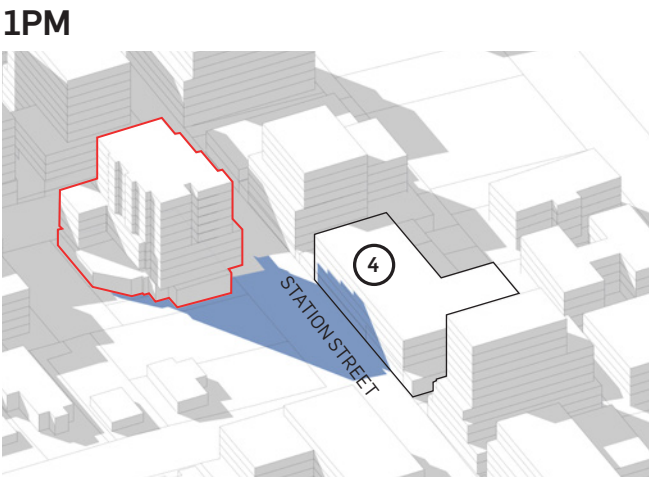
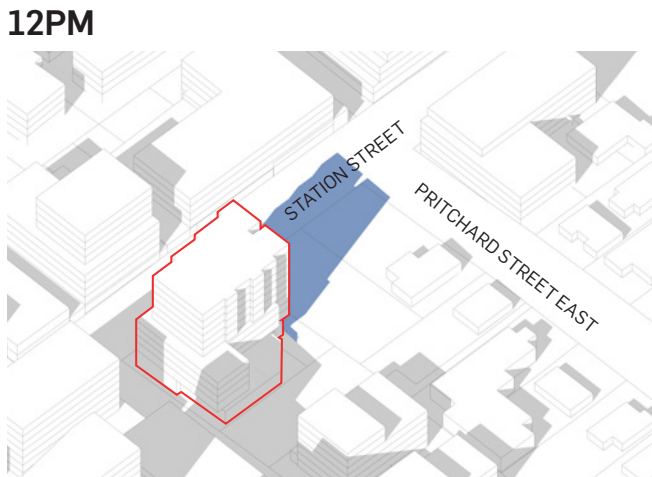
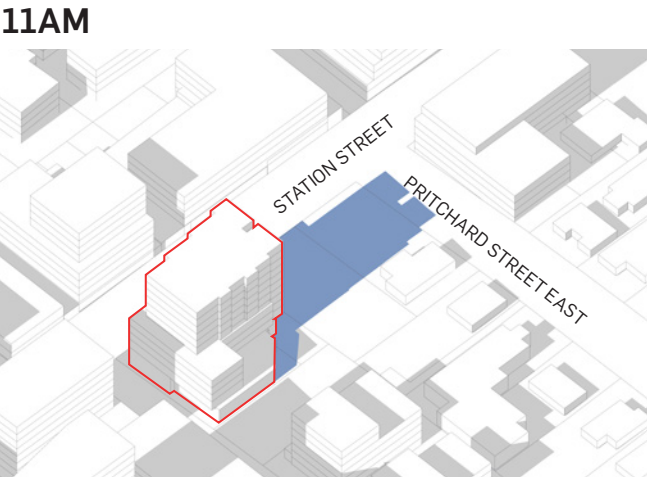
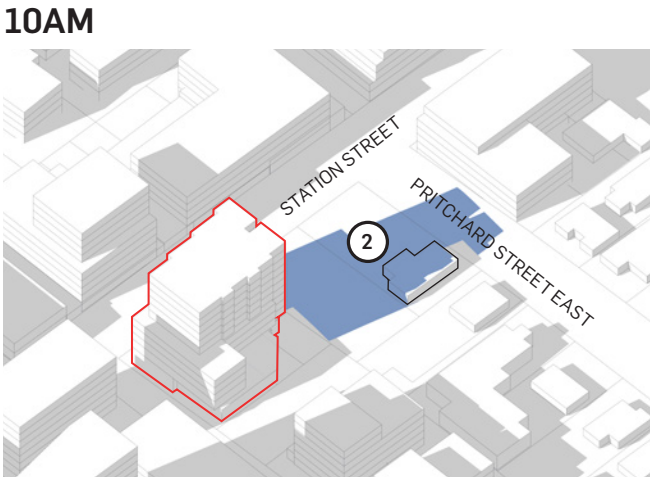
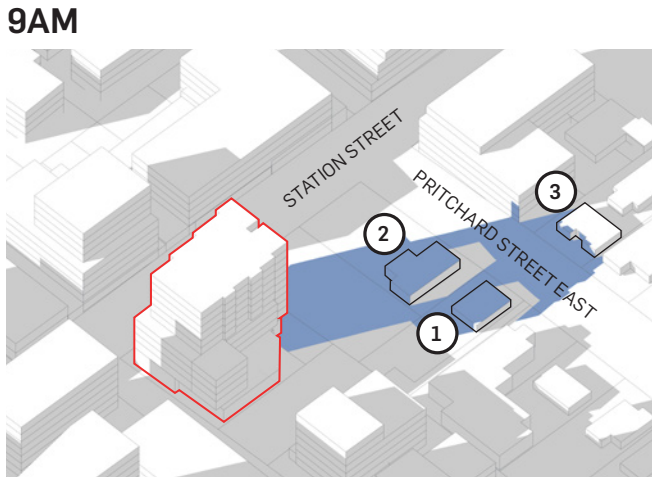


Figure 22 Shadow impacts on potential future neighbouring buildings - 21st June between the hours of 9am - 3pm

LEGEND

Proposed built form

Additional shadows cast by the proposed built form

Overshadowed building

Findings:

- The proposed building is located on a north-south axis, meaning that the shadow is narrow and fast, and does not result in significant overshadowing of the future built form in Wentworthville Town Centre.
- The proposed built form will not cast any significant shadows onto the surrounding future built form that will result in the built form not achieving the minimum ADG requirements of 70% of apartments achieving solar access for a minimum of 2 hours.

76-96 STATION STREET SHADOW STUDY

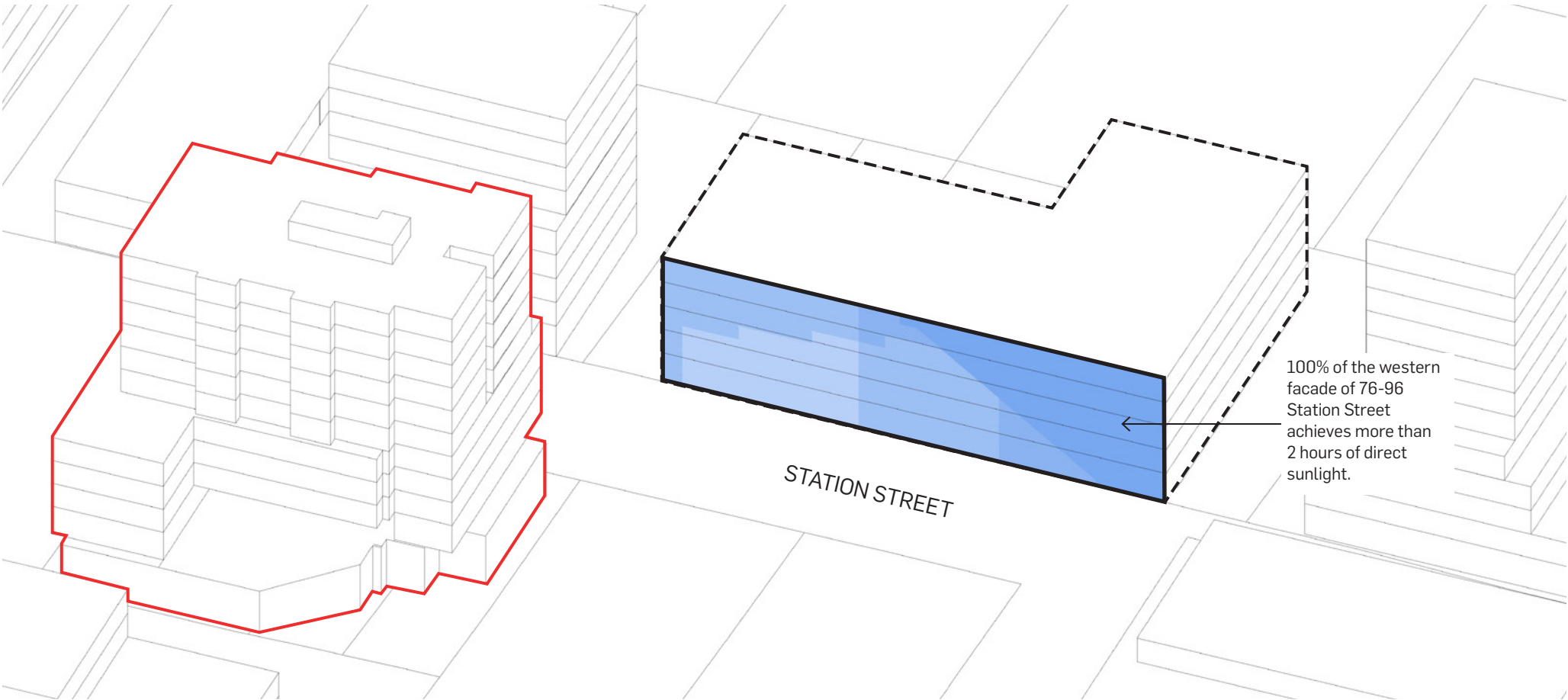


Figure 23 Shadow impacts on the indicative future built form of 76-96 Station Street - 21st June between the hours of 11am - 3pm

LEGEND

- Proposed Building
- 76-96 Station Street
- > 2 hours of solar access
- 2 hours of solar access
- 3 hours of solar access
- 4 hours of solar access
- 5 hours of solar access

Findings:

- The western facade of the future built form of 76-96 Station Street still maintains more than 2 hours of solar access to 100% of its facade.
- The proposed built form does not result in 76-96 Station Street not being able to achieve the minimum ADG requirements of 70% of apartments achieving solar access for a minimum of 2 hours.

VISUAL CHANGE ANALYSIS

Cumberland Council and the local community have a clearly defined vision as to how they want the future built form character of Wentworthville. The Wentworthville Town Centre Revitalisation Strategy states that the built form is to be predominately 8 storeys in height and consist of a street wall typology. Strategically placed towers should be located near the railway station, to reinforce key entries, the core of the centre and where public domain improvements are being made.

A visual change analysis for both the compliant and the proposed built form was considered in the context of the future Wentworthville Town Centre.

Findings:

- The proposed built form has a positive visual impact to its surrounding environment. The built form follows pedestrian desire lines from Friend Park to the main shopping area, maintains the street wall height and setback consistent with surrounding buildings, and adds height in the skyline to emphasise the centre and add visual interest.



Figure 24 Visual change key plan

1 VIEW LOOKING SOUTH FROM STATION STREET

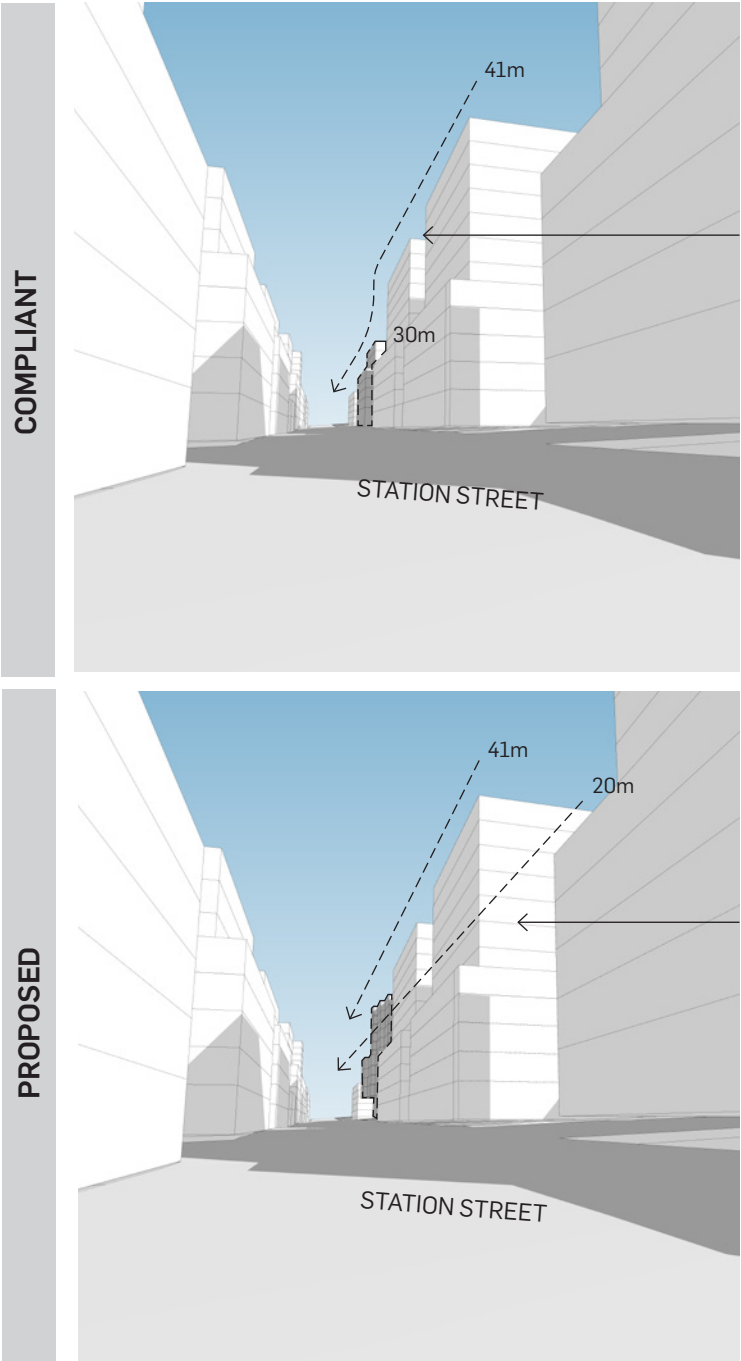
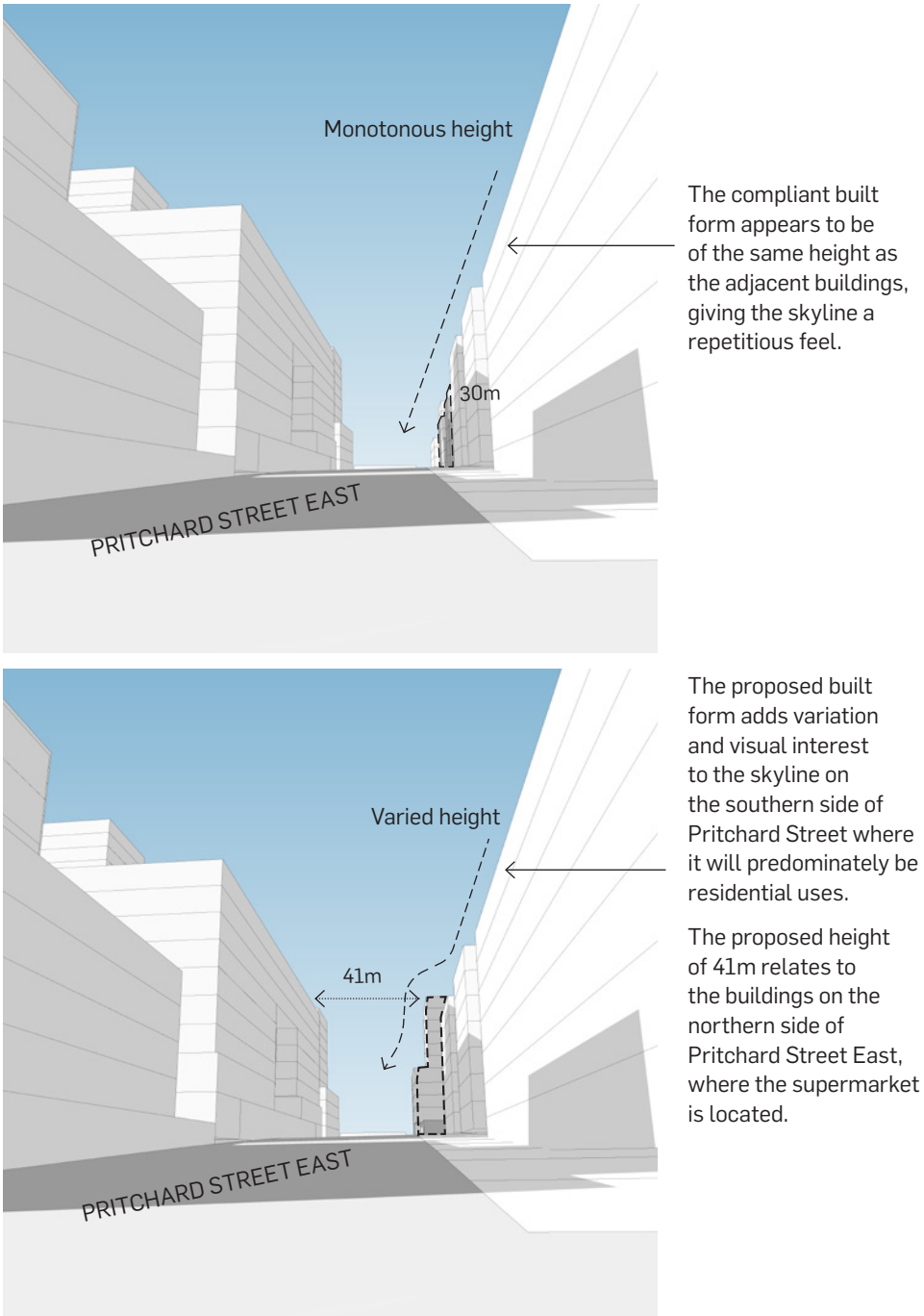
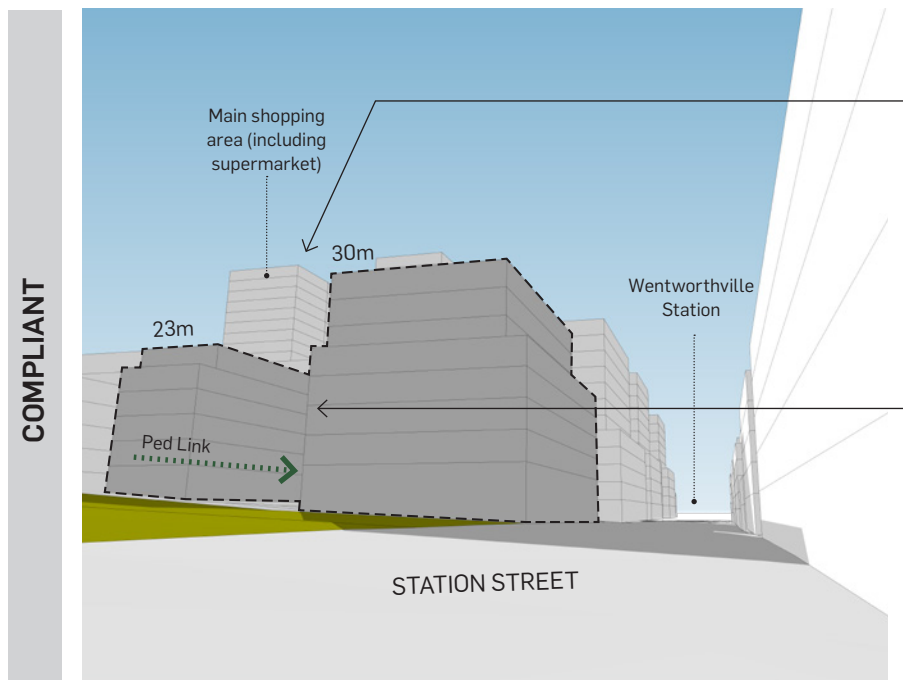


Figure 25 Key views of compliant and proposed built form in the context of future built form

2 VIEW LOOKING EAST FROM PRITCHARD STREET EAST

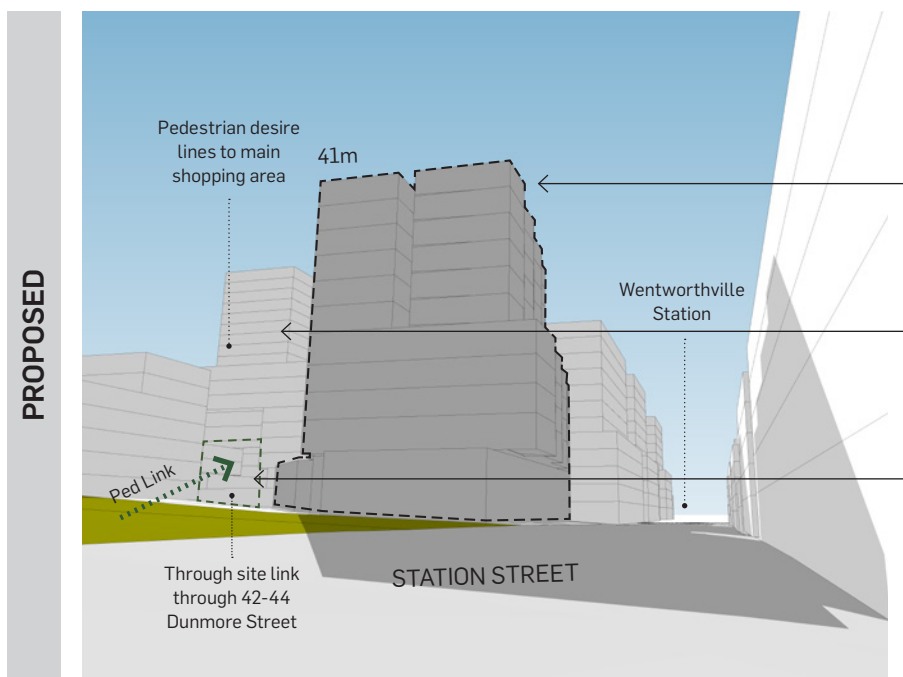


3 VIEW LOOKING NORTH FROM STATION STREET



The DCP states that the pedestrian link of 6 Pritchard Street East should facilitate direct access between the park and the main shopping area. From Station Street looking north, the main shopping area is not visible due to the western building.

The pedestrian link also does not follow pedestrian desire lines as the end destination of the link cannot be seen.

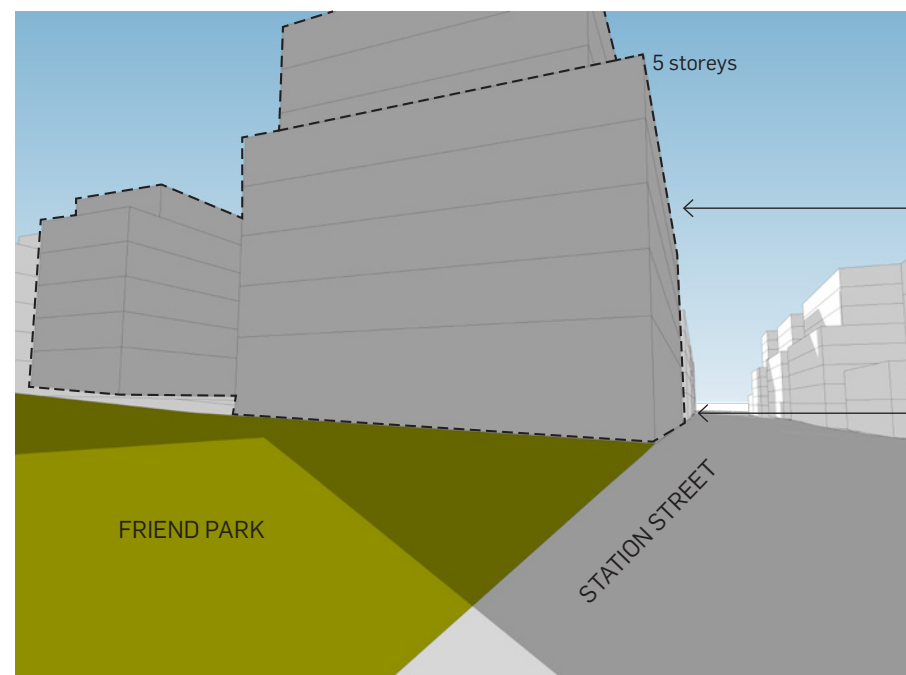


The proposed built form is 11 storeys, and acts as a visual marker to define and reinforce this southern entrance into the heart of Wentworthville.

The consolidated built form on the eastern side of the site means that a direct line of sight is maintained from both Station Street and Friend Park into the retail centre.

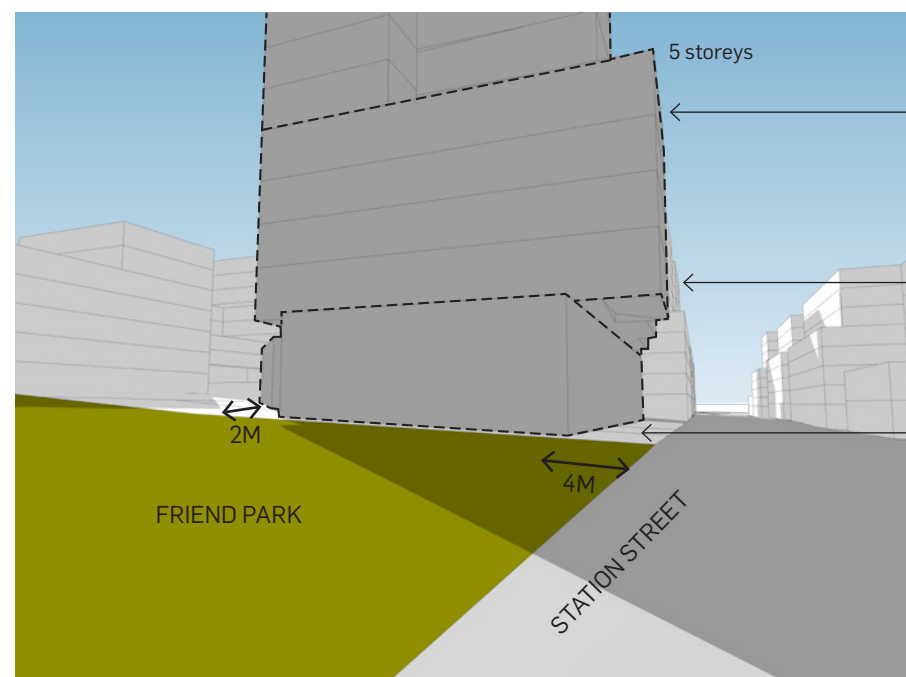
The pedestrian connection follows desire lines into the through site link through 42-44 Dunmore Street and is also very generous in size, meaning that it will be frequently used and will appear to be safe.

4 VIEW LOOKING NORTH FROM FRIEND PARK



The 5 storeys of podium do not have any facade articulation for visual interest from a pedestrian perspective.

The compliant built form is built to the street, and therefore no outdoor dining would be possible.



The proposed built form has a podium height of 5 storeys that responds to the podium levels of neighbouring buildings.

The podium levels extrude over the ground floor, creating an awning that is consistent with neighbouring buildings.

The ground level of the proposed built form is setback from Station Street by 4 metres and Friend Park by 2 metres. These two facades are active retail frontages, and therefore setbacks have been provided to allow for outdoor dining as a transition between built form and Station Street.

