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26 July 2019

Mr General Manager
Cumberland Council
1 Susan Street, Auburn, NSW 2144
Att: Daniel Cavallo – Director Environment & Planning
Att: Harinee De Silvia – Strategic Planner

Dear General Manager ,

SC661 – SUBMISSION TO WENTWORTHVILLE CENTRE PLANNING PROPOSAL | 55 - 57 STATION STREET AND 6 PRITCHARD STREET EAST, WENTWORTHVILLE

This submission has been prepared by Urbis Pty Ltd on behalf of Nucorp Construction Pty Ltd (Nucorp Construction) in relation to the Planning Proposal lodged over 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.

Specifically, we are submitting an amendment to our prior submitted Planning Proposal in response to feedback received from Cumberland Council. This letter is accompanied by the following documentation:

1. Urban Design Summary Report – Prepared by Urbis (**Appendix A**)

This submission provides:

- An overview of the site;
- An overview of the timeline of events prior to the subject submission;
- An overview of the proposal;
- An overview of the Proposed development outcome;
- An overview of the public benefits;
- Merits of Planning Proposal for Council Support; and
- Conclusion.

1. OVERVIEW OF 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.

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 1 - Site, as identified by the red boundary



Source: Urbis

2. TIMELINE OF EVENTS LEADING TO PROPOSAL

Urbis has been in contact with Cumberland Council since mid-2017 in relation to the subject Planning Proposal. Table 1 outlines the timeline of events.

Table 1 – Timeline of events (Summarised)

Date	Council Contact	Summary of Discussion
27 July 2017	Michael Rogers – Coordinator Strategic Planning	<p>Preliminary meeting at Council Chambers to discuss intent to lodge a Planning Proposal over the site.</p> <p>Council generally supportive of the proposed revitalisation of the site.</p>
4 August 2017	Michael Rogers – Coordinator Strategic Planning	<p>Email correspondence, outlining the design elements of the proposal and request for preliminary informal advice. In summary, the following items were raised:</p> <ul style="list-style-type: none"> • Setbacks to Pritchard Street, • Bypass and the lack of commentary in the Wentworthville Planning Proposal and strategy. • Possible relocation of Childcare • Desired outcome for Friend Park, • Possible VPA for Friend Park, inclusive of new facilities, • Through site link provision to the benefit of Council, • Land dedication, • Overview of proposed concept and intent which seeks to encapsulate Council's vision through connecting the Town Centre to Friend Park. • Ground Floor development concept image provided. • Proposed Height and FSR would be similar to 108 Station street.

Date	Council Contact	Summary of Discussion
13 October 2017	Michael Rogers – Coordinator Strategic Planning	<p>Email correspondence from Council including input from Council's Property and Children's Services teams. In summary, Council's email outlined the following:</p> <ul style="list-style-type: none"> • Childcare is not to be relocated in the short term. • Improvements to Friend park to be considered by Council. • Council are open to further discussions regarding an easement or other mechanism to support the through site link between Pritchard Street and Friend Park. • Council are open to further discussions regarding land dedication • A more detailed proposal is to be provided in order for Council to determine benefits and implications. None of the options have been ruled out by Council's Property Manager. • Wentworthville Planned Precinct is in early formation, with further refinements possible. A 6m setback from Pritchard Street is advised as Council has adopted the half bypass option. • Wentworthville Planning Proposal is to be lodged with DPE by November, with anticipated gateway determination January/February. • Karen Hughes to assist in Michael's absence due to leave.
12 April 2018	Karen Hughes Monica Cologna Christine Deaner Susan Miles	<p>Second preliminary meeting at Council Chambers to illustrate and discuss how the scheme has addressed the points raised by Council.</p> <p>This includes:</p> <ul style="list-style-type: none"> • 6m setback to Pritchard Street, • Improvements to Friend Park and adjustments to the basement to clearly define the area to be dedicated

Date	Council Contact	Summary of Discussion
		<ul style="list-style-type: none"> Urban design strategy illustrating the alternative design approach and how it achieves the principles and objectives of the Wentworthville Town Centre PP. <p>This meeting was also attended by Council's parks and recreation team who provided advice regarding safety and privacy to the western neighbours and integration of the public and private realms.</p> <p>Council were open to discussing the Planning Proposal, stating that the main concern was FSR and that Council were not averse to the height of the building.</p> <p>Council advised that detailed solar analysis would need to be done to confirm the solar access to Friend Park.</p> <p>Subject to design refinement Council seemed accepting of the Planning Proposal.</p>
10 October 2018	Karen Hughes – Strategic Planner	<p>Email correspondence, Urbis outlined the final stages of the planning proposal. In summary:</p> <ul style="list-style-type: none"> Expansion of Friend Park and submission of landscape plan, site plan and landscape calculations plan Base FSR of the site and proposed FSR. Letter of Intent. Arrangement of provision of Package to Council for Planning Proposal Fee.
22 October 2018	Karen Hughes – Strategic Planner	<p>Email correspondence, Council confirmed:</p> <ul style="list-style-type: none"> The FSR controls which are to be used as the base controls for determination of the uplift. Calculations for VPA The required affordable housing contribution.

Date	Council Contact	Summary of Discussion
11 November 201	Glen Weekly, Monica Cologna & Karen Hughes	Teleconference with Council confirming that the Proponent is lodging the Planning Proposal and confirmation that all outstanding items have been addressed.
Lodgement of Planning Proposal in December 2018.		
7 June 2019	Daniel Cavallo, Daniel Anderson, Monica Cologna & Glen Weekly	Meeting with Council. Council outline several design changes to be included in a revised scheme for the proposal to gain Council support. Changes include: <ul style="list-style-type: none"> • Reduction in building height • Reduction in FSR
11 July 2019	Daniel Cavallo, Daniel Anderson & Harinee De Silvia	Meeting with Council in which an updated Urban Design Report is reported is presented to council outlining the revised development scheme. Council is supportive of revised scheme for the subject site and advise on lodgement of Submission to the Wentworthville Centre Planning Proposal subject of minor amendments.
Lodgement of Subject Submission in July 2019.		

3. THE PROPOSAL

The proposal is seeking 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 41m (11 storeys); and
- Establish a site-specific floor space ratio (FSR) control of 3:1.

3.1. PROPOSED DEVELOPMENT OUTCOME

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;
- 11 levels of residential accommodation, including:
 - 1,107m² of communal open space; and
 - 1,040 m² of additional publicly accessible open space.

3.2. PUBLIC BENEFITS

The planning proposal offers significant public benefits, including:

- Redevelopment and remediation of the former service station site, which is currently a vacant site, which is an eyesore in the Wentworthville Town Centre;
- Provision of 15% percentage of the residential floor space uplift as affordable housing;
- Dedication of land to enable the expansion of Friend Park by 1040m² (63% increase to the existing park) including the establishment of a much desired through-site link, connecting Friend Park (the only park in the town centre) to the Wentworthville Town Centre;
- Revitalising Friend Park through the provision of BBQ facilities, play equipment and amenities;
- Significant landscape and public domain improvement works; and
- SIC levies and future s7.12 contributions which would provide funding for much needed community infrastructure.

4. MERITS OF PLANNING PROPOSAL FOR COUNCIL SUPPORT

- **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 and residential amenity.
- **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;
 - Additional 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 a much desired through-site linkage connecting the park to the town centre, 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. Environmental impacts generated by the proposal are acceptable.
 - **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 through site link, connecting Friend Park and Station Street into the heart of the town centre.
 - 40% of the site area will be provided as communal open space, which comprises 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 and communal facilities for residents.
 - 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 to adjoining residential zone land 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, the 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 support the amended Planning Proposal.

5. CONCLUSION

The proponent has spent considerable time and effort, collaborating with Council since the project inception to ensure that the Planning Proposal aligns with Council's vision for the Town Centre since 2017 .

We trust that this submission to the Wentworthville Centre Planning Proposal will be reviewed by Council respectfully and request that Council meet with the Proponent prior to formalising a decision on the Planning Proposal.



If you have any questions or would like clarification on the above points, please do not hesitate to contact me on 8424 5116 or Urban Planning Director Sarah Horsfield on 8233 9900.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Callum Sangkuhl".

Callum Sangkuhl
Consultant