

Item No: C12/18-265

WENTWORTHVILLE CENTRE DRAFT DCP CONTROLS

Responsible Division: Environment & Planning
Officer: Manager Strategic Planning
File Number: HC-23-12-21
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report seeks a Council resolution to place the draft Development Controls for the Wentworthville Centre on public exhibition. These new draft controls have been prepared in accordance with the Council resolution of 3 August 2016 that adopted the Wentworthville Planning and Placemaking Strategy (the Strategy) which had been developed in consultation with the community over two years (mid-2014 to mid-2016). The aim of the Strategy is to create a vibrant and more engaging Centre that will assist in its renewal and revitalisation.

The draft Development Controls support the Wentworthville Centre Planning Proposal which seeks to amend building height and floor space ratio controls and introduces new design excellence provisions for the Centre. The draft controls add a finer grain layer of detail which supports the primary planning controls in the LEP. It is proposed that the draft Development Controls and Planning Proposal will be publicly exhibited together, so that the community may gain a better understanding of what is envisaged for a renewed Centre and provide further feedback.

RECOMMENDATION

That Council:

1. Place the draft Development Controls (draft DCP Controls) for the Wentworthville Centre on public exhibition for a minimum 6 weeks, concurrently with the public exhibition of the Wentworthville Centre Planning Proposal.
2. Receive a further report, following the community consultation, which will outline and respond to any submissions received as well as the way forward for the Development Controls for the Wentworthville Centre.

REPORT

Background

At the Ordinary Council meeting of 3 August 2016, Council resolved to adopt the Wentworthville Planning and Placemaking Strategy (the Strategy) with minor amendments and the community's proposed option 2 (Attachment 1). The aim of the Strategy is to facilitate the urban renewal and economic revitalisation of the Wentworthville Centre (the Centre), and its promotion as a health and education precinct supportive to Westmead.

The Strategy's recommendations included a range of urban design measures, new planning controls including increases to building height and floor space ratios (FSRs), the introduction of new bonus provisions for commercial premises and health services facility at first floor, and design excellence provisions. These recommendations are being implemented by way of a Planning Proposal, together with site specific DCP Controls for the Wentworthville Centre.

The Planning Proposal was lodged with the Department of Planning and Environment (DP&E) in November 2017 and Council received a conditional Gateway Determination on 25 May 2018. The Gateway conditions have been addressed and the required information has provided to the DP&E, prior to being placed on public exhibition (which is a Gateway Requirement in this instance).

The area to which the draft Wentworthville Centre Development Controls, and Planning Proposal, apply is shown in Figure 1. There are two (2) properties excluded from this area being 108 Station Street and 42-44 Dunmore Street (Wentworthville Mall site), both of which were the subject of separate Planning Proposals and site specific development control plans, which have been finalised for both properties.



Figure 1: Area covered by the Wentworthville Centre Development Controls

Draft Development Controls

The preparation of draft Development Controls, provided in Attachment 2, has been informed by the Strategy (and the Council resolution of August 2016), and the Wentworthville Centre Planning Proposal.

The proposed new Development Controls will, when adopted, replace the existing Part L Section 3 of Holroyd Development Control Plan (DCP) 2013 which specifically applies to the Wentworthville Centre. Where appropriate they are to be read in conjunction with other relevant parts of the Holroyd DCP 2013. The draft DCP Controls are based on the following principles:

- Street wall heights for selected sites fronting the northern side of Dunmore Street, are designed to maintain solar access to the new proposed widened footpath/plaza on the southern side of Dunmore Street during times of peak usage.
- Street wall heights generally across the Centre are designed to maintain well-proportioned and human scale streetscape, whilst modernising the urban village atmosphere of the Centre.
- Consistent with the adopted Strategy, the built form for the centre, a general mid-rise height of 6-8 storeys and, a mix of strategically located towers with base heights ranging from 12 to 16 storeys (41 – 53 metre – excluding bonuses) in close proximity to the Wentworthville Railway Station.

- Additional building heights are permitted where design excellence and public benefit is to be provided e.g. public open space and pedestrian linkages (as identified in the adopted strategy).
- Provision for floor space bonus incentives to secure public benefits and design excellence is included in the Planning Proposal, with the draft DCP Controls providing further detail to achieve desired built form outcomes.
- An articulated skyline that reinforces the Centre with increased height located away from surrounding residential neighbourhoods.
- Limit overshadowing of residential areas and public open spaces.
- Solar access controls to achieve a high quality public domain.
- Creation of new public domain spaces and through site links to enhance pedestrian connectivity and amenity as identified in the adopted strategy is reinforced in the draft DCP Controls.
- Management of vehicular traffic within the Centre and extension and improvement to laneway networks.

On adopting the strategy that had been developed between 2014 and 2016 the Council resolution of 3 August 2016 specified a number of new development controls for the Centre as listed below, all of which are generally consistent with the Strategy and the Planning Proposal:

- | | |
|--|-------------------------------|
| • Building frontage | • Building facade design |
| • Awning depth | • Safety by design |
| • Street wall heights and upper setbacks | • Landscape setbacks |
| • Parking rates | • Site through links |
| • Side setbacks | • Vehicular access |
| • Fine grain shopfront | • Green walls and landscaping |
| • Primary and secondary active frontages | |

These aspects have been included in the draft DCP Controls.

COMMUNITY ENGAGEMENT

Subject to Council's endorsement, the draft Development Controls will be placed on public exhibition for a minimum of 6 weeks, concurrently with the Post-Gateway exhibition of the Wentworthville Centre Planning Proposal. This public exhibition will be publicised widely, including, notices in local newspapers and on Council's website, as well as individual notification letters to people within and surrounding the Centre,

consistent with Council's notification policy. Copies of the documentation will be made available on the Council website as well as at the Council libraries in Merrylands and Wentworthville and customer service centres in Merrylands and Auburn.

It is also recommended that the public information session to be held as part of the community consultation for the Planning Proposal (per Council resolution of 3 August 2016) also include reference to the draft Development Controls.

Council may wish to provide a media release for the public exhibition of the draft Development Controls and the Planning Proposal.

POLICY IMPLICATIONS

This report recommends that Council resolve to publicly exhibit the draft Development Controls for the Wentworthville Centre. The draft DCP Controls support the draft LEP Controls which are being progressed as part of the Wentworth Centre Planning Proposal

When adopted, the new Development Controls will replace the existing Part L, Section 3 Wentworthville Centre of the Holroyd DCP 2013. A report to Council following the conclusion of the exhibition will be provided to Council for consideration, and a Council Resolution will be required at this time before any amended DCP Controls can come into effect.

If Council resolves to pursue the full Wentworthville Centre bypass option, it is recommended that the Draft DCP be amended to reflect this prior to exhibition. This amendment would be relatively minor in nature (predominantly to do with figures in the Draft DCP), and would mean the context is largely unaffected.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are minimal administrative costs associated with exhibition of the draft controls which are provided for in the current Strategic Planning budget.

CONCLUSION

Draft Development Controls for the Wentworthville Centre have been prepared and are consistent with the adopted *Wentworthville Planning and Placemaking Strategy* (as amended). It is recommended these draft Development Controls be placed on public exhibition concurrently with the associated Planning Proposal for the Wentworthville Centre. Should Council resolve to pursue the full bypass option for Wentworthville, it is recommended the Draft DCP be amended to reflect this prior to exhibition. A further report will be provided back to Council following the exhibition period and outlining a way forward.

ATTACHMENTS

1. Council Report and Minutes of 3 August 2016 (Item 063/16) [!\[\]\(756219e9389f679d57027482aa5cf5fc_img.jpg\)](#)
2. Wentworthville Centre Planning & Placemaking Strategy [!\[\]\(fcb77b2d9531d23794a07d244b7a89bc_img.jpg\)](#)
3. Draft Development Controls for Wentworthville Centre dated November 2018 [!\[\]\(8175e06aff05874f50e11ffc448e6860_img.jpg\)](#)



-
4. Allocate a \$5 million forward loan from available Auburn Contributions funds to the project in the 2019/20 and 2020/21 Capital Works Program budgets to assist in the delivery of a staged development and readjust the loan in a future report to Council on the financial and works acquittal of the current in force Contribution Plans.
 5. Continue to seek external grant opportunities to contribute towards the costs associated with the project.

Min.397 C12/18-263 Street Naming Report - New Public Roads proposed within the Neil Street Precinct

Resolved (Attie/Elmore)

That Council:

1. Endorse the road name "McLeod Road" for New Road 1 and "Dressler Way" for New Road 2 within the Neil Street Precinct;
2. Forward the new proposed names to the Geographical Names Board for their concurrence, and then undertake public exhibition of these names in accordance with relevant legislation; and
3. Should there be no objections or concerns raised to the proposed name changes during public exhibition, adopt these names and a notice be placed in the Government Gazette accordingly.

Min.398 C12/18-264 Wentworthville Town Centre Bypass

Resolved (Attie/Elmore)

That Council:

1. Proceed with the acquisition of the 6 lots required (48-50 Station Street and 53 Station Street, Wentworthville) to facilitate the full bypass option as outlined in this report;
2. Amend the Wentworthville Centre Planning Proposal to include the properties required to implement the full bypass option on the Land Reservation Acquisition Map and Zoning Map;
3. Amend the draft Wentworthville Centre DCP to reflect the full bypass option, prior to public exhibition; and
4. Progress the full bypass option in the draft Wentworthville Public Domain Plan.

Min.399 C12/18-265 Wentworthville Centre Draft DCP Controls

Resolved (Attie/Elmore)

That Council:

-
1. Place the draft Development Controls (draft DCP Controls) for the Wentworthville Centre on public exhibition for a minimum 6 weeks, concurrently with the public exhibition of the Wentworthville Centre Planning Proposal.
 2. That the exhibition period not commence prior to 14 January 2019 and that, in accordance with Council resolution of 3 August 2016, a public meeting be held on a Saturday afternoon in Wentworthville in February to allow the community to discuss with Council the planning proposal and draft Development Control Plan
 3. Receive a further report, following the community consultation, which will outline and respond to any submissions received as well as the way forward for the Development Controls for the Wentworthville Centre.

Min.400 C12/18-268 Cumberland Heritage Committee - Minutes of Meeting held 20 November 2018

Resolved (Attie/Elmore)

That Council receive the minutes of the Cumberland Heritage Committee held on 20 November 2018.

Min.401 C12/18-269 Quarterly Report on Council Consultative and Advisory Committees

Resolved (Attie/Elmore)

That Council:

1. Receive the minutes of the Consultative and Advisory Committee meetings held since September 2018 as listed in the report and included under Attachments 1 to 11.
2. Adopt the revised Terms of Reference for the Culturally and Linguistically Diverse Committee included under Attachment 12.
3. Receive and note the Merrylands Town Centre Community Safety Audit Report included under Attachment 13 in conjunction with the minutes of the Community Safety Committee Meeting held on 4 December 2018.

Min.402 C12/18-266 Expansion of Granville Resident Parking Scheme

Resolved (Sarkis/Elmore)

That Council:

1. Proceed with the planning and consultation of a Resident Parking Scheme (RPS) in the following streets around Clyde Station (Clyde RPS):