

Against: Nil.

Reasons for Decision:

1. The Panel is in general agreement with the Planning Officer's report. However, the Panel is of the view that the full-time manager needs to have adequate accommodation provided. Accordingly, the Panel has expanded the manager's room to include the adjacent single room. In addition, the Panel is of the view that inadequate common areas have been provided and has conditioned the expansion of the common room on the ground floor to include the adjacent single boarder's room.

ITEM LPP069/19 - WENTWORTHVILLE TOWN CENTRE PLANNING PROPOSAL AND DEVELOPMENT CONTROL PLAN

PANEL'S RECOMMENDATION:

That it is recommended that the Cumberland Local Planning Panel:

1. **Note the outcomes of community consultation and the post consultation review.**
2. **Recommend that Council proceed further with the Planning Proposal in accordance with the recommended planning controls for the Wentworthville Town Centre.**

For: The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, Marjorie Ferguson and Allan Ezzy AM.APM.JP.

Against: Nil.

ITEM LPP070/19 - PLANNING PROPOSAL REQUEST FOR 55-57 STATION STREET AND 6 PRITCHARD STREET EAST, WENTWORTHVILLE

PANEL'S RECOMMENDATION:

That Cumberland Local Planning Panel recommend that:

1. **The Planning Proposal Request proceed to the next stage of assessment and be reported to Council seeking a resolution to forward the planning proposal to the Department of Planning, Industry and Environment for a Gateway Determination subject to the recommendations below.**
2. **The Panel advises the Council that there is potential for a mismatch between maximum building height and maximum FSR on this site. The Panel recommends that site specific controls be formulated specifically with regards to boundary setbacks for each storey to ensure the expected development outcome is achieved.**
3. **The community representative was concerned about the impact on Friend Park adjacent to the proposed development in the Planning proposal.**

For: The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, Marjorie Ferguson and Allan Ezzy AM.APM.JP.

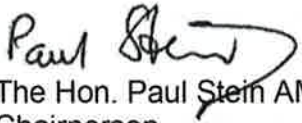
Against: Nil.

The closed session of the meeting here closed at 3:26 p.m.

The open session of the meeting here opened at 3:28p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 3:31p.m.

Signed:


The Hon. Paul Stein AM
Chairperson

Item No: LPP070/19

PLANNING PROPOSAL REQUEST FOR 55-57 STATION STREET AND 6 PRITCHARD STREET EAST, WENTWORTHVILLE

Responsible Division: Environment & Planning
Officer: Executive Manager Environment and Precincts
File Number: SC531

Lodged	2 September 2019			
Proponent	Nucorp Construction Pty Ltd			
Description of Land	55-57 Station Street (Lots 1A, 2B and 2C of DP 305764) and 6 Pritchard Street East (Lots 1 to 6 of SP 19949)			
Site Area	Approximately 2,759m ²			
Site Description and Existing Use	The site is located within the Wentworthville Town Centre (south of the railway line) on the corner of Pritchard Street East and Station Street. The site has been consolidated to make a single development parcel. 55-57 Station Street was originally a service station, but recently had been operating as an automotive repair shop (now closed) and convenience store (facing Station Street). 6 Pritchard Street is a standalone retail premise that faced Pritchard Street East and housed a video store (now closed).			
Proposal Summary	<p>The amended Planning Proposal Request seeks an amendment to the <i>Holroyd Local Environmental Plan 2013 (Holroyd LEP 2013)</i> to:</p> <ul style="list-style-type: none"> • Amend the existing floor space ratio (FSR) control for the site from 2:1 and 2.2:1 to 3:1. • Amend the existing maximum height of building (HoB) control for the site from (10m and 17m) and 20m to (17m and 23m) to 41m. • Amend <i>Schedule 1 – Additional Permitted Uses</i> to introduce a 100m² 'Gymnasium' at the ground floor of the proposed mixed use development for use by residential tenants. <p>The amended proposal further includes a letter of offer of proposed public benefit.</p>			
Existing and Proposed Planning Controls	Planning Controls (<i>Holroyd LEP 2013</i>)	Existing controls	Council's draft Wentworthville Town Centre PP controls	Proposed controls (Amended proposal)
	Zoning	N/A (Currently)	N/A (No change)	N/A (No change)

		B2 Local Centre zone)	proposed to existing zoning)	proposed to existing zoning)
	Maximum Height of Building (HoB)	(10m and 17m) and 20m	(17m and 23m) and 30m	(17m and 23m) and 41m
	Floor Space Ratio (FSR)	2:1 and 2.2:1	2.2:1 and 2.5:1	3:1
	Additional Permitted Use (APU)	-	-	Introduces 100m ² Gymnasium use to the ground floor of the proposed development for use by residential tenants only.
Design Excellence provisions	Design Excellence	Does not apply.	Does not apply.	Does not apply.
Heritage		Nil. However, the site is located within close proximity of a locally significant heritage item that is currently identified under the <i>Holroyd LEP 2013</i> .		
Disclosure of political donations and gifts		Nil.		
Previous considerations		Nil.		
Pre-lodgement meetings		<p>On 26 November 2018, the proponent lodged a planning proposal request for the site. Following preliminary consultation and further assessment of the proposal, Council requested the proponent to revise the original proposal request due to significant built form inconsistencies with Council's draft Wentworthville Centre Planning Proposal.</p> <p>Council had further meetings with the proponent in May 2019, on 7 June 2019 and 11 July 2019 to discuss the amended proposal prior to its formal</p>		

		lodgement for assessment.
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SUMMARY:

This report seeks to provide an overview of an amended Planning Proposal Request (PPR) submitted to Cumberland Council on 2 September 2019 (refer to Attachment 1 of this report). The proponent chose to amend the PPR at Council's request due to the significant inconsistency that the original PPR had with the proposed built form controls of the draft Wentworthville Town Centre Planning Proposal.

The amended PPR seeks to amend the Holroyd Local Environmental Plan 2013 (HLEP 2013) by:

- Amending the floor space ratio (FSR) control for the site from 2:1 and 2.2:1 to 3:1; and
- Amending the maximum height of building (HoB) control of the site from 10m, 17m and 20m to 17m and 23m (6 Pritchard Street East) and 41m (55-57 Station Street).
- Insert additional provisions into Schedule 1 - Additional Permitted Uses to permit development on the site for the purpose of a ground floor 100m² Gymnasium (gym) for use by residential tenants only.

The status of the amended PPR is outlined in Figure 1.



Status and Next Steps

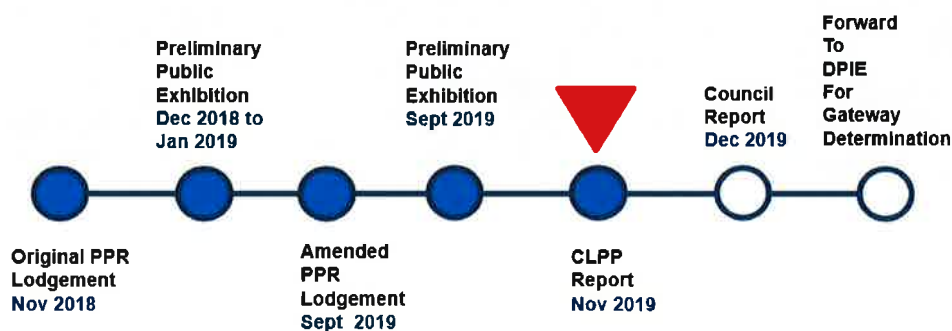


Figure 1: Planning Proposal Request Status

REPORT:***The Site And Its Context***

The site is located within the Wentworthville Town Centre, on the corner of Station Street and Pritchard Street East. The site has a frontage of approximately 60m to Pritchard Street East and 46m to Station Street.

The site has been consolidated to make a single development parcel. 55-57 Station Street was originally a service station, but had been operating as an automotive repair shop (now closed) and convenience store (facing Station Street). 6 Pritchard Street is a standalone retail premise that faces Pritchard Street East and housed a video store (now closed).



Figure 2: The Site

Local Context

The site is located approximately 250m from Wentworthville Railway Station (approximately 3-5 minutes walking distance), and is well serviced public bus transport services.

The site adjoins Friend Park to the south, and is located approximately 100 metres walking distance from the St Andrews Presbyterian Church and a low density

residential area facing McKern Street. This residential area predominantly includes 1960s style single storey brick and weather board dwellings.

Regional Context

The site is located in the suburb of Wentworthville within the Local Government Area of Cumberland Council approximately 2km west of Parramatta Central Business District (CBD) and 27km west of the Sydney CBD.

The site is further located approximately 800m west of the Westmead health and education precinct which is considered as one of the largest health precincts in New South Wales.

The site is well served by road infrastructure by the Cumberland Highway to the west, the Great Western Highway and M4 Motorway to the south.

Planning Controls (Holroyd LEP 2013)

Current Planning Controls

Holroyd LEP 2013 applies to the site. The site is currently zoned B2 Local Centre with an FSR of 2:1 and 2.2:1 and Maximum Height of Building control of 10m, 17m and 20m apply across the site.



Figure 3: Existing Land Zoning (LZN) Map

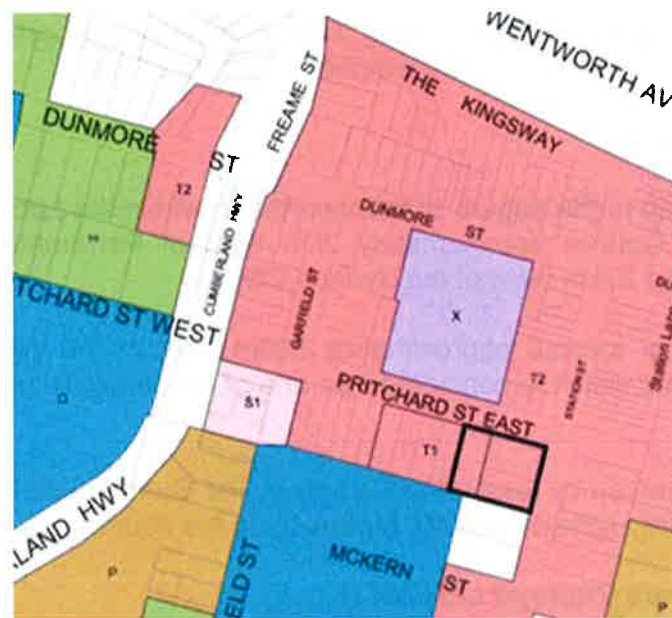


Figure 4: Existing Floor Space Ratio (FSR) Map

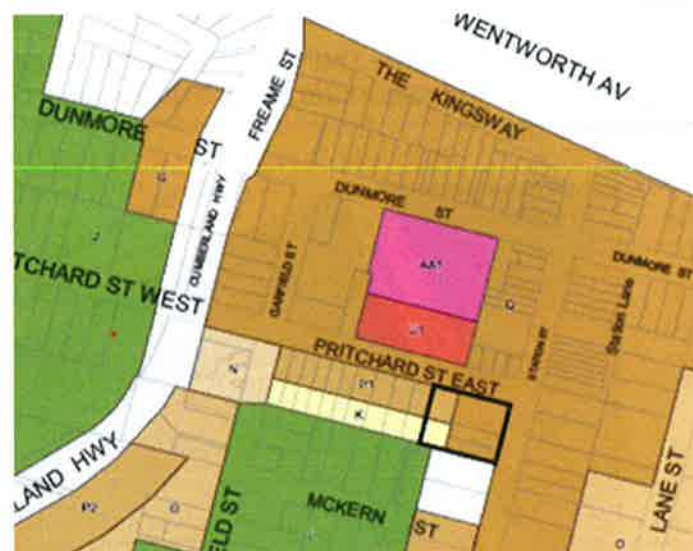


Figure 5: Existing Maximum Height of Buildings (HoB) Map

Draft Wentworthville Centre Planning Proposal

In 2013, the former Holroyd City Council was successful in achieving grant funding under the NSW Government's Planning Reform Fund Program to facilitate the urban renewal and economic revitalisation of the Centre and to provide the planning framework to deliver redevelopment in this area.

In 2015, the Wentworthville Planning and Place Making Strategy (the Strategy) was prepared. The Strategy's vision was to create a progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. The Strategy recommended a range of urban design and new planning

controls including increases to building height and floor space ratios (FSRs) and the introduction of new bonus provisions within the Centre.

In August 2016, Council endorsed the Cumberland Independent Hearing and Assessment Panel's (IHAP) recommendations to adopt the draft Strategy and prepare a planning proposal to implement the recommended built form controls of the Strategy.

Council prepared a draft planning proposal for Wentworthville Centre and a Gateway Determination was issued on 25 May 2018. The draft planning proposal was publicly exhibited for a two month period from 22 May 2019 until Sunday 21 July 2019. An extended exhibition period was also considered till Monday 29 July 2019 to allow for late submissions.

The draft Wentworthville Centre Planning Proposal proposes an FSR of 2.2:1 and 2.5:1 and height of building controls of 17m, 23m and 30m to be applied to the site.

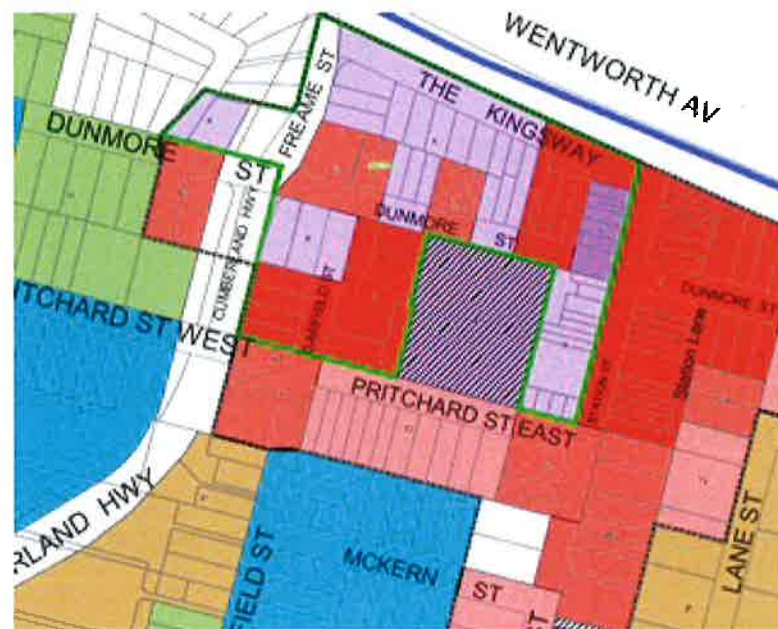


Figure 6: Draft Wentworthville Town Centre Floor Space Ratio (FSR) Map

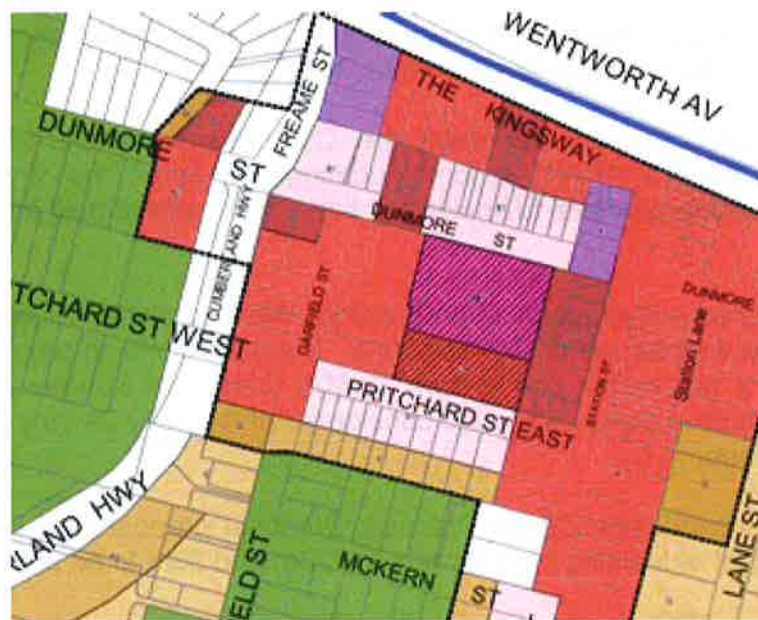


Figure 7: Draft Wentworthville Town Centre Maximum Height of Buildings (HoB) Map

Original Planning Proposal Request

A PPR was lodged in November 2018 that sought to amend Holroyd Local Environmental Plan 2013 (HLEP 2013) by:

- Amending the floor space ratio (FSR) control of the site from 2:1 and 2.2:1 to 3.5:1; and
- Amending the maximum height of building (HoB) control of the site from 10m, 17m and 20m to 53m.

The proponent chose to amend the PPR at Council's request, due to the significant inconsistency that the original PPR had with the proposed built form controls of the draft Wentworthville Town Centre planning proposal.

Proposed Planning Controls

The amended PPR (the proposal) request seeks to:

- Amend the existing maximum Floor Space Ratio (FSR) control of the site from 2:1 and 2.2:1 to 3:1.
- Amend the maximum Height of Buildings (HoB) control of the site from 10m, 17m and 20m to 17m and 23m (6 Pritchard Street East), and 41m (55-57 Station Street).
- Insert additional provisions into Schedule 1 - Additional Permitted Uses to permit development on site for the purpose of a 100m² gymnasium (gym) located at the ground floor level for use by residential tenants only.

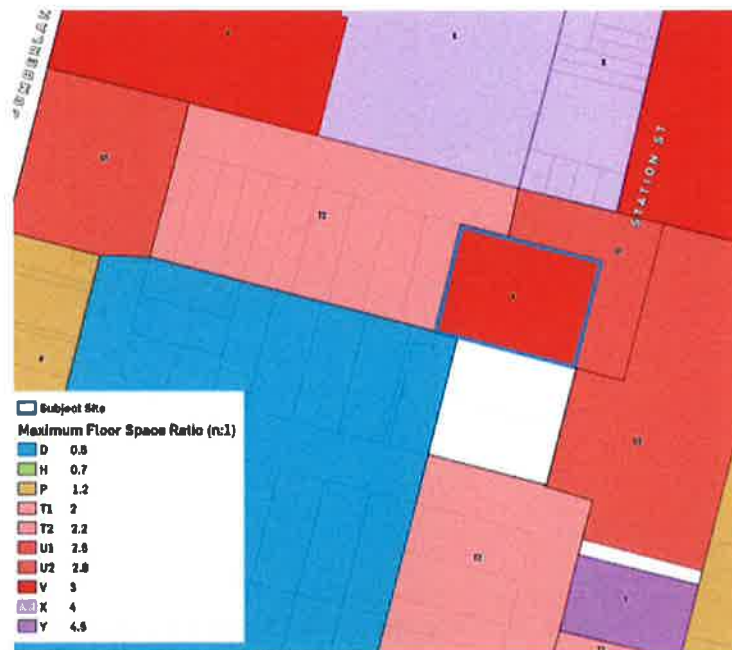


Figure 8: Proposed Floor Space ratio (FSR)

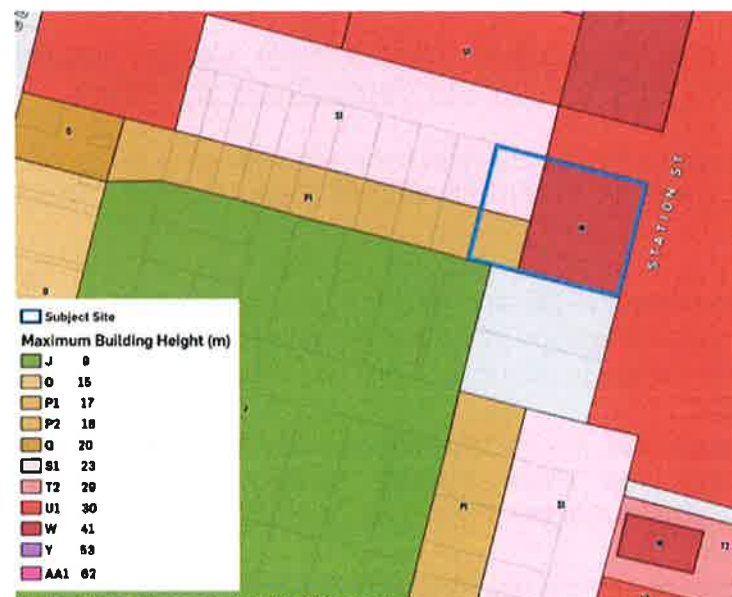


Figure 9: Proposed Maximum Height of Buildings (HOB)



Figure 10: Proposed Additional Permitted Use (APU)

Strategic Merit Assessment

Alignment with the adopted Wentworthville Centre Planning and Place Making Strategy and draft Wentworthville Centre Planning Proposal

There is strategic merit in progress the proposal as it is not inconsistent with the draft planning controls to the Wentworthville Town Centre. This includes the following reasons:

- The increase in FSR and Building Height will offset the loss of developable land due to the dedication of 6 Pritchard Street East and 120m² land portion of 55-57 Station Street to Council. This will ensure planned dwelling yields are not reduced.
- A through site link is identified for this location in the Wentworthville Centre Planning and Place Making Strategy and Draft Wentworthville Centre Development Control Plan. The proposal secures the creation of the through site link.
- The proponent has worked with Council to reduce the scale of the indicative concept development from what was originally proposed. This has seen the FSR reduced by 0.5:1 (3.5:1 to 3:1 FSR) across the site and the proposed building height reduced by 12 metres (53m to 41m) from the original proposal request.
- The amended proposal also applies a 17m and a 23m maximum building height control for 6 Pritchard Street East which is consistent with the exhibited draft Wentworthville Centre planning proposal.
- The FSR applied is consistent with the 3:1 FSR applied for the north eastern portion of Station Street.
- The proposed building height applied is consistent with the 41m building height applied across the northern portion of Station Street located in the Wentworthville Centre core area.

There is also greater strategic merit in progressing the proposal as a standalone item concurrent with the draft planning controls for the Wentworthville Town Centre, as:

- The community would not have had opportunity to provide comment on the amended PPR as required by Cumberland Council Planning Proposals Notification Policy.
- Delay of the progression of the draft Wentworthville Centre Planning Proposal may occur should the Panel or Council not support the amended PPR.

Provide for the orderly and economic development of the land

There is strategic merit in progressing the proposal as:

- The Economic Feasibility Analysis prepared by Hill PDA to support Council's strategy for Wentworthville Town Centre determined that it was not feasible to redevelop the site with an FSR of less than 3:1.
- The strategy also identifies the proposed site for amalgamation. The proponent has achieved this and is now seeking to redevelop the site.

Overshadowing of Friend Park

There is strategic merit in progressing the proposal to the next stage of assessment as the proponent has submitted shadow analysis that determines that any future development on the site would achieve:

- 50-90% solar access of the existing Friend Park between 12pm and 3pm during winter solstice.
- 70% solar access to the extended Friend Park between 10am and 3pm.

This analysis has also been reviewed by Council and identifies similar overshadowing impacts when compared against the draft planning controls for the Wentworthville Town Centre.

Overshadowing of other properties in the Wentworthville Town Centre

The proponent has submitted shadow analysis that determines that any future development on the site will not cast any significant shadow onto the surrounding properties that will result in the proposed built form not achieving the minimum Apartment Design Guide (ADG) requirements of 70% of solar access for a minimum of 2 hours. Therefore, there is strategic merit in progressing the proposal to Gateway.

Traffic and parking

There is strategic merit in progressing the proposal to the next phase, as:

- The site is located within walking distance to Wentworthville Railway Station that provides connecting services to Blacktown, Parramatta, Westmead, Merrylands and Sydney CBD.

- The proposal is expected to result in additional traffic generation of approximately 30 vehicles per hour during the AM peak and approximately 23 vehicles per hour during the PM peak for residential and retail/commercial uses.
- The level of traffic generation is well within typical fluctuations in background traffic volumes. It is anticipated that no external road works will be required to facilitate this amended proposal.
- The projected net change in traffic activity as a result of the proposal will not have any unacceptable traffic implications on the road network capacity.

Site contamination

The 'Stage 1 Environmental Assessment' prepared by Environmental Investigation Services (August 2018) for the original PPR (refer to Attachment 3 of the report) has identified that the site includes more potential to be contaminated due to the proposed site's past land uses, and the proponent would need to undertake further detailed site investigations should the proposal proceeds to a DA stage, given the nature and type of uses proposed. This does not limit the proposal being progressed further.

Additional Permitted Use – Gymnasium

The proposed additional use is unlikely to create or result in any major issues given the size of the proposed gymnasium. Therefore, there is strategic merit in progressing the proposal.

Public benefit offer

The proponent has put forward a public benefit offer to increase the public space in this location and for embellishment works to Friend Park. The offer is consistent with Council's Planning Agreements Policy and strategic outcomes sought for the area. Therefore, there is strategic merit in progressing the proposal to Gateway.

Consistency with the Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan identifies the Wentworthville area as a potential 'area for urban renewal' and states the following:

- That 'local centres' create a strong 'sense of place' within the local community, larger local centres anchored by a supermarket can form the focus of a neighbourhood. Wentworthville Centre is considered as such a local centre.
- That a 'place based planning approach' to the development of housing strategies will help facilitate high quality urban outcomes including the creation of walkable neighbourhoods. The Wentworthville Centre Planning and Place Making Strategy is a Council adopted strategy.

There is strategic merit in progressing the proposal to the next phase of assessment as it is generally consistent with the following planning directions of the Greater Sydney Region Plan – A Metropolis of Three Cities:

- Objective 4. Infrastructure use is optimised - The proposal provides mixed use retail and residential land uses in proximity to established infrastructure and services that is accessible to a wider population with public and railway transport.
- Objective 7. Communities are healthy, resilient and socially connected - The proposal promotes a healthy community by providing for additional housing in a walkable, culturally rich and socially cohesive and connected town centre in close proximity to recreational opportunities at Friend Park.
- Objective 10. Greater Housing Supply - The proposal contributes to approximately 90 residential units to Wentworthville's growing population which is expected to increase significantly within the next 15 years.
- Objective 11. Housing is more diverse and affordable - The proposal provides for more diverse and affordable housing in close proximity to a large range of employment, education and services in Parramatta CBD and surrounds.
- Objective 12. Great places that bring people together - The proposal includes a place-based planning approach to facilitate the implementation of Council's 'place based planning controls' adopted by the Wentworthville Centre Planning and Place Making Strategy and the proposed draft Wentworthville Centre Planning Proposal to help facilitate a high quality urban development outcome for the site and contribute to the revitalisation of the Centre. This is in keeping with the proposed strategy's vision for the Centre, community directions, structure plan provisions such as built form and character, open space and public domain, traffic and parking, linkages and connectivity.
- Objective 14. Integrates land use and transport and creates walkable and 30 minute cities - The proposal provides opportunities for the broader Wentworthville community and residents, workers, children, seniors to access employment, education, health and other essential facilities and services within 30 minutes from the Wentworthville Town Centre.
- Objective 30. Urban tree canopy cover is increased - The proposal facilitates redevelopment of the site and increases urban tree canopy cover along Pritchard Street East and Station Street and the embellishment of Friend Park with the inclusion of communal open space within the proposed development.

Consistency with the Central City District Plan

There is strategic merit in forwarding this proposal for a Gateway Determination, as the amended proposal is generally consistent with the following Planning Priorities of the Central City District Plan:

- C1. Planning for a city supported by infrastructure - The proposal facilitates Cumberland Council with an opportunity to balance population growth with existing and planned infrastructure to maximise the efficiency of facilities and services as community benefit.

- C3. A city for people - The proposal meets this objective by providing medium to high density housing in walkable neighbourhood in close proximity to public and rail transport which appeals to a wider population.
- C4. Fostering healthy, creative, culturally rich and socially connected communities - The proposal promotes a healthy community by providing for additional housing in a walkable, culturally rich and socially connected Town Centre in close proximity to recreational opportunities at Friend Park.
- C5. Providing housing supply, choice and affordability, with access to jobs and services - The proposal provides for additional dwellings and affordable housing in close proximity to a large range of employment, education and services in Parramatta CBD and surrounds.
- C6. Creating and Renewing Great Places and Local Centres, and respecting the district's heritage - The proposal facilitates redevelopment of an existing urban site including public and communal open space areas, presenting opportunities for social interaction and respecting local heritage. The amended proposal is generally compliant and delivers Council's adopted Wentworthville Centre Planning and Place Making Strategy provisions and place making controls that contribute to the Centre's rejuvenation and revitalisation.
- C9. Delivering integrated land use and transport planning and a 30-minute city - The amended proposal provides opportunities for the broader Wentworthville community and residents, workers, children, seniors to access employment, education, health and other essential facilities and services within 30 minutes from the Wentworthville Town Centre.
- C16. Increasing urban tree canopy cover and delivering Green Grid connections - The proposal facilitates redevelopment of the site and increases urban tree canopy cover along Pritchard Street East, Station Street and the embellishment of Friend Park.
- C17. Delivering high quality open space - The proposal also delivers high quality open space to extend the existing area of Friend Park (the only park located within the Wentworthville Town Centre) and achieve a through site link.

Summary of Planning Proposal Controls

A summary of the evolution of the proposed planning proposal controls to this point is provided below.

Planning Controls (<i>Holroyd LEP 2013</i>)	Existing Controls	Original Proponent's Proposed Controls (November 2018)	Revised Proponent's Proposed Controls (September 2019)	Draft Wentworthville Town Centre Controls	Proposed Planning Controls for Site
Zoning	B2 Local Centre	B2 Local Centre	B2 Local Centre	B2 Local Centre	B2 Local Centre
Height of Building	10 metres 17 metres 20 metres	53 metres	17 metres 23 metres 41 metres	17 metres 23 metres 30 metres	17 metres 23 metres 41 metres
Floor Space Ratio	2:1 2.2:1	3:5.1	3:1	2.2:1 2.5:1	3:1

CONCLUSION:

It is recommended that the amended proposal be reported to Council seeking a resolution that the proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. This recommendation is being made as:

- The proposal provides for the orderly and economic development of the land.
- The proposal supports strategic outcomes for the Wentworthville Town Centre, including increased public space and embellishment of Friend Park.
- The proposal is generally consistent with the strategic directions set by the Central City District Plan and the Greater Sydney Region Plan.

CONSULTATION:

Initial Planning Proposal Request

The initial Planning Proposal Request was publicly exhibited for a period of 51 days from 12 December 2018 to 31 January 2019, in accordance with Council's Planning Proposal Notification Policy. Council considered a longer exhibition period due to the Christmas and new year holiday period. All owners and occupiers were also notified. Hardcopies of the original proposal and associated documentation were exhibited at Auburn and Merrylands customer service centres and Merrylands and Wentworthville libraries. A summary of submissions received is provided in Attachment 6.

Amended Planning Proposal Request

The amended Planning Proposal Request was placed on public exhibition for a period of 15 days from 18 September to Wednesday 2 October 2019. A shorter exhibition period was considered appropriate as the amended planning proposal addressed concerns raised by Council. All owners and occupiers were also notified. Hard copies of the amended proposal were exhibited at Auburn and Merrylands customer service centres and Merrylands and Wentworthville libraries.

In response to the exhibition, Council received four submissions objecting to the amended proposal request. A summary of submissions received is provided in Attachment 7. Key issues raised included:

- Proposed building height 41m and 3:1 FSR.
- The proposal is out of character with existing development.
- Traffic, parking and safety concerns.
- Concerns that the proposal will have solar access and amenity impacts on Friend Park and residential properties on McKern Street.
- The proposal for the Additional Permitted Use would reduce commercial uses and the active frontage at the ground floor level.
- Council should purchase land for Friend Park through development contributions.
- Issues raised in the submission do not warrant Council to consider changes to the amended proposal, as comments made in the submissions:
- Appear to have considered the proposal in isolation and do not take into consideration broader development growth that is anticipated as a result of Council's draft planning controls for the Wentworthville Town Centre.
- Some comments are related to the whole of the town centre and not the amended proposal.

FINANCIAL IMPLICATIONS:

The proposal includes a public benefit offer for an increase in public space and embellishment of Friend Park. Should Council support a Gateway Determination for the amended proposal, a Voluntary Planning Agreement will be negotiated between Council and the applicant.

POLICY IMPLICATIONS:

This report recommends that this matter be reported to Council for further consideration. Should Council resolves to forward this amended proposal request to the Department of Planning, Industry and Environment for a Gateway Determination, there will be a number of policy implications associated with the subsequent stages of the planning proposal request process. These will be outlined in subsequent Council reports.

COMMUNICATION / PUBLICATIONS:







The final outcome of this matter will be notified in the newspaper. The objectors will also be notified in writing of the outcome.

REPORT RECOMMENDATION:

That Cumberland Local Planning Panel (CLPP) recommend that:

1. The Planning Proposal Request proceed to the next stage of assessment and be reported to Council seeking a resolution to forward the planning proposal to the Department of Planning, Industry and Environment for a Gateway Determination.

ATTACHMENTS

1. Amended Planning Proposal Request [↓](#) 
2. Urban Design Report [↓](#) 
3. Letter Of Intent [↓](#) 
4. Traffic and Parking Assessment [↓](#) 
5. Stage 1- Environmental Site Assessment [↓](#) 
6. Summarised Submission Table- Original Proposal [↓](#) 
7. Summarised Submission Table (amended proposal) [↓](#) 