

Wentworthville Centre Planning and Place Making Strategy Exhibition Submissions and Planning Proposal Request

Responsible Department: Development, Environment & Infrastructure
 Executive Officer: Deputy General Manager, Planning, Environment & Infrastructure
 File Number: C-23-12-20
 Delivery Program Code: 5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitate appropriate development
 5.2.1 Identify strategies that support the development of local centres and business areas across the City
 7.1.1 Identify and support investment and business in the City
 7.1.2 Ensure land use planning recognises and promotes business and employment centres
 8.2.1 Ensure housing growth is focused around centres and planning controls do not compromise housing affordability
 10.4.1 Maintain and enhance opportunities for community input into planning processes

Proposal Details	
Application lodged	N/A
Proponent	Cumberland Council
Owner	Various
Address	Wentworthville Centre (various properties)
Proposal summary	To adopt the publicly exhibited Wentworthville Planning & Place Making Strategy (as amended). To resolve to prepare a planning proposal for land subject to the Wentworthville Planning and Place Making Strategy
Existing Zoning and Planning Controls	Zoning: B2 Local Centre; RE1 Public Recreation Height: 10m - 23m FSR: 1.5:1 - 2.4:1
Proposed Zoning and Planning Controls	Zoning: B2 Local Centre; RE1 Public Recreation Height: 11m - 58m FSR: 2.2:1 - 6:1
Heritage	Yes- a small number of heritage items are located within Wentworthville Centre.
Disclosure of political donations and gifts	N/A
Previous Considerations	DCS038-13 - Development and Community Services Committee - 3 December 2013 DCS036-14 - Development and Community Services Committee - 4 November 2014 C008/16 - CIHAP - 13 July 2016

Summary:

The Wentworthville Planning and Place Making Strategy, prepared as part of the Wentworthville Revitalisation Planning Project was publicly exhibited between September and October 2015, with Council receiving over 120 submissions.

At its meeting of 13 July 2016, Cumberland Independent Hearing & Assessment Panel (CIHAP) considered a report on the exhibition of the Strategy and submissions received and a Planning proposal. The report made a number of recommendations in order to address matters raised in the submissions and to progress the Strategy to form a Planning Proposal for the Centre.

Following a resolution from CIHAP, this report seeks the progression of the Wentworthville Revitalisation Planning Project by way of Council adopting the recommendations of the CIHAP, adopting of the Wentworthville Planning and Place Making Strategy and, the preparation and community consultation of a Planning Proposal for the Centre.

The Planning Proposal for consideration will encompass all land within the Wentworthville Centre as shown in Figure 1, with the exception of 42-44 Dunmore Street and 108 Station Street, which are subject to separate planning proposals, both with gateway determinations.



Figure 1- land subject to planning proposal

Report:*Background and History*

In 2013, 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 Wentworthville Centre and to provide the planning framework to deliver redevelopment based on economic, traffic and urban design studies and community input. The project is called the Wentworthville Centre Revitalisation Planning Project. Funding for the project was accepted and a Project Charter was endorsed by Council on 3 December 2013 (DCS038-13). The Deed of Agreement entered into with the Department of Planning & Environment (DP&E) contained a number of milestones connected to funding. It is noted that the next funding milestone will be achieved when a Planning Proposal is submitted to the Department of Planning & Infrastructure (DP&E).

The Project is being undertaken in five stages:

- 1) Community Engagement, Participation and Place Making (Completed)
- 2) Completion of Expert Studies (Completed)
- 3) Preparation and Exhibition of Planning and Place Making Strategy (Completed)
- 4) Draft land use and development controls prepared and exhibited, and
- 5) Final land use and development controls in force.

Stage One Initial community engagement was undertaken in July 2014 in order to define a future direction for Wentworthville Centre. Council resolved to make the resulting Community Participation Report available to the public in November 2014 (DCS036-14).

Stage Two Expert studies were completed in the areas of urban design, economic feasibility, traffic and transport, place making and safety. The key outcomes from those studies formed the basis of a Planning and Place Making Strategy.

Wentworthville Planning and Place Making Strategy

Stage three The preparation and exhibition of the Strategy was undertaken between July – October 2015. The Strategy was publicly exhibited between 30 September – 4 November 2015. Following the Strategy's exhibition, a review and assessment of submissions was undertaken and additional advice was sought in respect to traffic matters.

The Strategy provides a vision statement, a number of key priorities for revitalisation, and structure plan. It also contains a number of proposed actions in the areas of built form and character, open space and public domain, traffic and parking, connectivity and linkages, retail and employment, centre activity, shopfront revitalisation, public art and culture and safety and security.

Two built form options were developed for the Centre, which met community expectations of: revitalisation in the short to medium term, achieving a predominantly mid-rise scale of development and meeting the economic changes facing the Centre. The exhibition of the Strategy afforded the community with an opportunity to provide feedback on their preferred built form option. Each option is detailed in Table 1:

	Built Form Option 1	Built Form Option 2
Height- predominant	8 storeys	8 storeys
Height- Core of Centre	8 towers of 12-13 storeys	6 towers of 12-13 storeys 3 towers of 17/18 storeys
Height- Dunmore St (north)	6 storey (23m) height zone	6 storey (23m) height zone
Height- transition	4-5 storeys (17-20m)	5 storeys (20m)
FSR- Core of Centre	3:1 - 4:1+	3:1 - 4.5:1+
FSR- Fringe of Centre	2.2:1 - 3:1	2.2:1 - 3:1
FSR Bonus- commercial floor space	0.5:1 - for towers providing 1 st floor commercial	0.5:1 - for towers providing 1 st floor commercial
Built form- General	4 storey street wall	5 storey street wall
Dwelling Yield	1,600 over 20 years 2,150 total	1,800 over 20 years 2,500 total
Job Yield (without FSR bonus)	1,150	1,150
Infrastructure Achievement	potential shortfall of \$3m	Yes

Table 1- Summary of Built Form Option One and Two

Exhibition of Wentworthville Planning and Place Making Strategy

The Wentworthville Planning and Place Making Strategy was publicly exhibited from 30 September to 4 November 2015. Information sessions were held on Wednesday 14 October 2015 and Saturday 17 October 2015 and were attended by over 100 people.

A total of 121 submissions were received. In summary,

- 80% of submissions supported of the Strategy,
- 4% supported the Strategy, however proposed some changes,
- 5% of submissions did not support the Strategy and
- 11% did not state support or opposition to the Strategy.

65 (54%) of the submissions indicated support for Built Form Option Two and 4 (3%) submissions supported Built Form Option One.

Cumberland Independent Hearing & Assessment Panel

The Cumberland Council Independent Hearing and Assessment Panel (CIHAP) have delegation to make recommendations on Planning Proposals for Councils consideration.

On 13 July 2016, the CIHAP considered report C008/16 on the Wentworthville Centre Planning and Place Making Strategy exhibition submissions and Planning Proposal request (A copy of the report and minutes of the meeting can be viewed in Attachment 1 and 2).

In summary, the report addressed the submissions received during the exhibition. Key issues raised in the submissions include:

- Building height and density,
- Provision of open space within the Centre, and
- Built form interface between the B2 Local Centre and R2 Low Density Residential zones.

The report also highlighted the outcomes of an internal and technical review of the Strategy, in relation to land reclassification, building height and floor space incentives and a response to a submission from Roads and Maritime Services (RMS).

A number of recommendations were made in the report in order to:

- Amend the Strategy as a result of submissions received,
- Progress the Strategy to a Planning Proposal,
- Determine the built form option to pursue in the Planning Proposal
- Prepare supporting documentation to exhibit alongside a Planning Proposal.

The CIHAP resolved to recommend a number of amendments to the exhibited Strategy and the preparation a Planning Proposal consistent with an amended Strategy, using built form Option 2 as the basis for a planning proposal. The panel further recommended the preparation of a number of plans and policies to support the Planning Proposal.

Conclusion:

In order to complete Stage Four of the Wentworthville Revitalisation Planning Project (*Draft land use and development controls prepared and exhibited*), and to provide the community with a clear direction for the future of Wentworthville Centre, the Wentworthville Planning and Place Making Strategy should be finalised and adopted; and a Planning Proposal be prepared, based on the Strategy, along with the preparation and exhibition of associated supporting documents.

Consultation:

It is proposed that community consultation for the Planning Proposal, subsequent to the receipt a gateway determination, is undertaken as detailed in report C008/16. This includes an 8 week consultation period, mail-out and public hearing.

Next Steps:

A Planning proposal will be submitted to the DP&E. Once a gateway determination is received, community consultation as required by the gateway determination under Part 56 of the Environmental Planning & Assessment Act 1979 will be undertaken. Further community consultation, in addition to the minimum requirements of the gateway determination, will be undertaken in accordance with any Council resolution.

A review of submissions will be undertaken and a post exhibition report will be prepared for CIHAP and Council.

Financial Implications:

The Draft Wentworthville Planning and Place Making Strategy includes provisions for future capital works to an estimated at value of over \$16 million which would be delivered through Section 94 Development Contributions and Value Capture.

Policy Implications:

This report proposes to forward to the DP&E a Planning Proposal that may potentially result in an amendment to Holroyd Local Environmental Plan 2013. This report may potentially result in the amendment of the following planning documents in relation to Wentworthville Centre: Holroyd Development Control Plan 2013, Holroyd Section 94 Development Contributions Plan. This report may also potentially result in the creation of a value capture policy for certain sites within Wentworthville Centre. A design excellence policy is also proposed to be prepared, that will support the planning proposal.

Communication / Publications:

It is proposed that, after the DP&E issues a gateway determination, the Planning Proposal would be advertised in the local newspaper during the first, second and fifth weeks of the community consultation period.

Consultation is proposed to be undertaken in accordance with the recommended approach in the CIHAP report C008/16.

Report Recommendation:

It is recommended that Council resolve:

- i) To receive the minutes of CIHAP report C008/16 and adopt the recommendations as resolved by CIHAP.
- ii) To adopt the "Wentworthville Planning and Place Making Strategy", as amended.
- iii) To undertake community consultation for the Planning Proposal as detailed in report C008/16, in addition to the requirements of the gateway determination and to exhibit new or revised supporting plans and policies for Wentworthville Centre being a revised Development Control Plan, revised Section 94 Development Contributions Plan, a Value Capture Policy and Design Excellence Policy.
- iv) To report the results of the community consultation and post consultation review to CIHAP and Council.

Attachments:

- 1. CIHAP Report C008/16 - Wentworthville Centre Planning and Place Making Strategy Exhibition Submissions and Planning Proposal Request
- 2. Minutes of CIHAP 13 July 2013 for report C008/16