

Proposed Controls/Actions	Option A Planning Proposal as submitted to council	Option B Option 1 of Wentworthville Planning & Place Making Strategy	Option C Option 2 of Wentworthville Planning & Place Making Strategy	Option D As proposed in Council's report of 16 February 2016	Adopted by Council
Maximum Height	Increase to 88m (approximately 25-26 storeys) fronting Dunmore Street and 55m (approximately 15-16 storeys) fronting Pritchard Street East.	Increase to 46m (approximately 13 storeys) fronting Dunmore Street and 30m (approximately 8 storeys) fronting Pritchard Street East.	Increase to 61m (approximately 18 storeys) fronting Dunmore Street and 30m (approximately 8 storeys) fronting Pritchard Street East.	Increase to 68m (approximately 20 storeys) fronting Dunmore Street and 30m (approximately 8 storeys) fronting Pritchard Street East.	Increase to 68m (approximately 20 storeys) fronting Dunmore Street and 30m (approximately 8 storeys) fronting Pritchard Street East.
Maximum FSR	Increase to 7.5:1	Increase to 3.5:1	Increase to 4:1	Increase to 5:1	Increase to 4.5:1
Bonus Provisions	nil	1. Enables a FSR bonus of 0.5:1 for the construction of a full line supermarket on the subject site. 2. Enables a FSR bonus of 0.5:1 for the provision of commercial floor space above ground floor.	1. Enables a FSR bonus of 0.5:1 for the construction of a full line supermarket on the subject site. 2. Enables a FSR bonus of 0.5:1 for the provision of commercial floor space above ground floor.	1. Enables a FSR bonus of 0.5:1 for the construction of a full line supermarket on the subject site. 2. Enables a FSR bonus of 0.5:1 for the provision of commercial floor space above ground floor.	1. Introduce a FSR bonus of 0.5:1 to encourage the construction of a full line (4,000m ²) supermarket on the subject site. 2. Enables a FSR bonus of 0.5:1 for the provision of commercial floor space above ground floor. 3. Introduce a FSR bonus of 0.5:1 for design excellence to facilitate improved urban and public domain.
Public Open Space	Provision of public open space and a pedestrian link corridor between Dunmore Street and Pritchard Street East (20m wide).	See below	See below	See below	See below
Voluntary Planning Agreement/Dedication /rezoning	A Voluntary Planning Agreement.	The rezoning and dedication of Dunmore Street Plaza as part of a Voluntary Planning Agreement.	The rezoning and dedication of Dunmore Street Plaza as part of a Voluntary Planning Agreement.	The rezoning and dedication of Dunmore Street Plaza as part of a Voluntary Planning Agreement.	Rezoned part of the site from B2 to SP2 in order to create the Dunmore Street Plaza (on frontage to Dunmore Street – 8 metres deep).