



PLANNING PROPOSAL

To Amend the Maximum Building
Height, Floor Space Ratio and
Land Zoning Controls for
42-44 Dunmore Street,
Wentworthville

March 2016

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1 INTRODUCTION AND BACKGROUND

This planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and relevant guidelines produced by the Department of Planning and Environment.

The purpose of the planning proposal is to seek an amendment to Holroyd Local Environmental Plan 2013 (HLEP 2013) to increase the maximum building height and maximum floor space ratio at 42-44 Dunmore Street, Wentworthville ('the subject site') and rezone land to be dedicated as a public plaza, SP2 Infrastructure.

A planning proposal request was submitted to Holroyd City Council (Attachment 1) for the subject site seeking to amend the following development standards contained within Holroyd Local Environmental Plan 2013:

- Increase the maximum building height from 23 metres (6 storeys) to 88 metres (25-26 storeys) fronting Dunmore Street and 55 metres (15 storeys) fronting Pritchard Street East.
- Increase the maximum floor space ratio (FSR) from 2.4:1 to 7.5:1.

The proponent also sought to enter into a voluntary planning agreement (VPA) with Council in order to dedicate an embellished public mall/pedestrian link space and first level community and commercial floor space which would be created in the future redevelopment of the site.

Council, at its meeting of 16 February 2016 considered a report on the planning proposal request (DCS007-16 – Attachment 2) and resolved that:

- i) *Council prepare a planning proposal for Gateway submission and public consultation in accordance with Option D for 42 - 44 Dunmore Street, Wentworthville, being amended to:*
 - a) *Increase the maximum building height 68m (approx. 20 storeys) fronting Dunmore Street and 30m (approx. 8 storeys) fronting Pritchard Street East.*
 - b) *Make the maximum floor space ratio to 4.5:1.*
 - c) *Create a provision which enables a floor space bonus of 0.5:1 for the construction of a full line supermarket on the subject site.*
 - d) *Create a provision which enables a floor space bonus of 0.5:1 for the provision of commercial floor space above ground floor.*
 - e) *Create a provision which enables a floor space bonus of 0.5:1 under a 'design excellence' provision.*
 - f) *The zoning and dedication of Dunmore Street Plaza as part of a Voluntary Planning Agreement.*
- ii) *Delegated authority is provided to the General Manager to proceed with negotiations for a Voluntary Planning Agreement with the land owner for the planning proposal.*
- iii) *Council advise the Department of Planning that Council wishes to exercise its plan making delegations for this planning proposal.*
- iv) *Pending Gateway Determination, Council undertake community consultation in relation to the Planning Proposal.*

The planning proposal will result in the potential creation of approximately 480 dwellings with 9,700m² of retail and commercial floor space. Additionally, the proposal will enable the development of an expanded supermarket and the provision of public open space, both on Dunmore Street and through the site. An indicative concept plan of a future development which could result from the planning proposal for the subject site, can be viewed in Attachment 3.

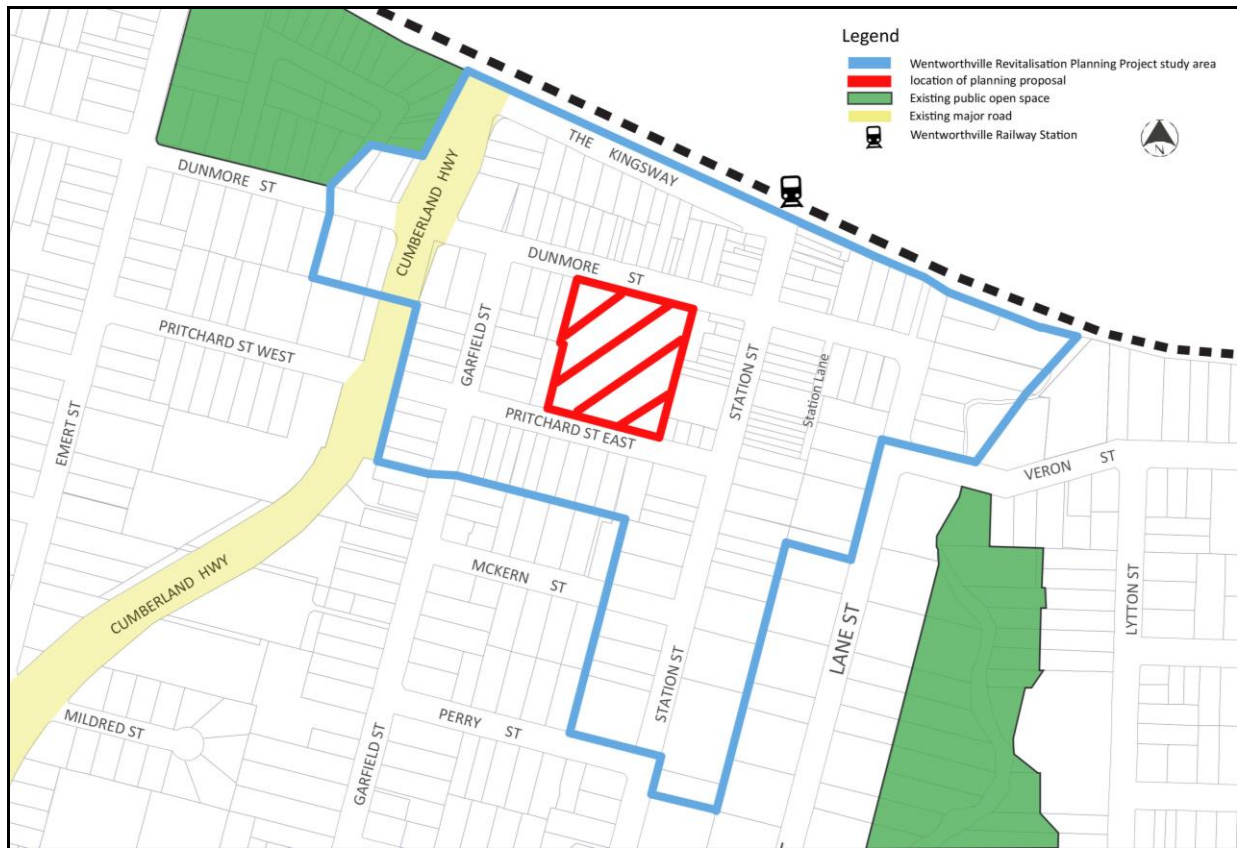


Figure 1: Site Location

1.1 LAND TO WHICH THE PLANNING PROPOSAL APPLIES

The Planning Proposal applies to the site known as Wentworthville Mall at 42-44 Dunmore Street Wentworthville. It is situated in the core of the Wentworthville Centre, on the crest of the main commercial/retail street of the Centre, and also has a frontage to Pritchard Street East (Figure 1).

The land is currently occupied by a two storey enclosed shopping centre, which was constructed in the 1980's. Retail stores are located on the ground floor and the top floor is occupied by an open air carpark and the centres mechanical plant.

The subject site is within 150m walking distance of Wentworthville Railway Station and is 8,837m² in size. The site currently contains an IGA Supermarket (2,309m²) and 32 speciality shop premises including St George Bank, TAB and a Pharmacy. Currently 199 car parking spaces are provided on site.

The site adjoins an existing single storey commercial premise to the east and a site under development for a 5/6 storey mixed use development to the west. The site is not affected by stormwater flooding. No vegetation exists on site; however a number of street trees exist on the footpath on Dunmore Street where awnings are not located.

The land's locational context within the Wentworthville Centre B4 Mixed Use zone is shown in Figure 2.

1.2 CURRENT PLANNING CONTROLS

Holroyd Local Environmental Plan 2013

The land is zoned B2 Local Centre. Refer to Figure 2.

The objectives of a B2 zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To permit residential development that is complementary to, and well-integrated with, commercial uses.

The proposed changes to building height will not hinder a land owner's ability to satisfy the B2 zone objectives.

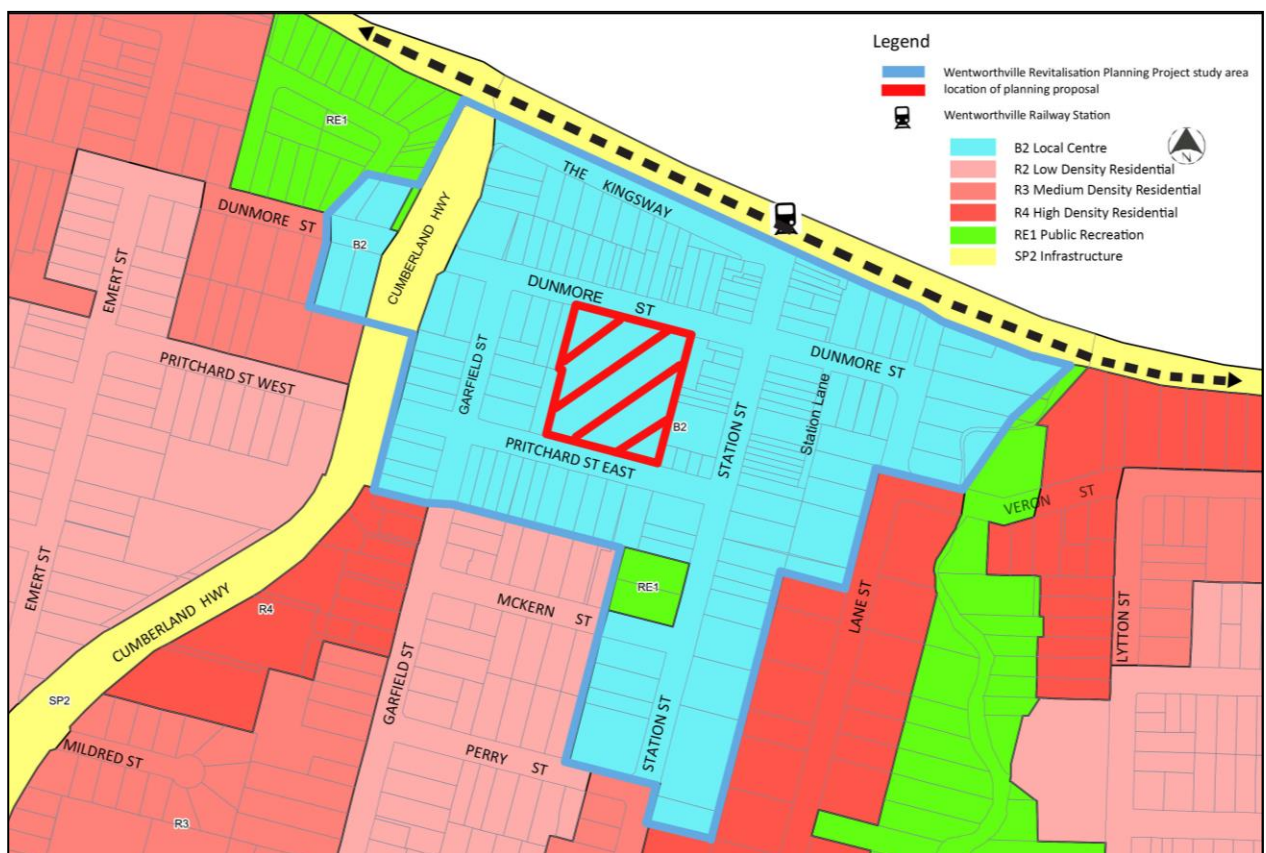


Figure 2 – Holroyd LEP 2013 – Land Use Zoning

Building Height

Pursuant to Clause 4.3 of HLEP 2013 the land to which this Planning Proposal applies has a building height of 23 metres (6 storeys). Refer to Figure 3.

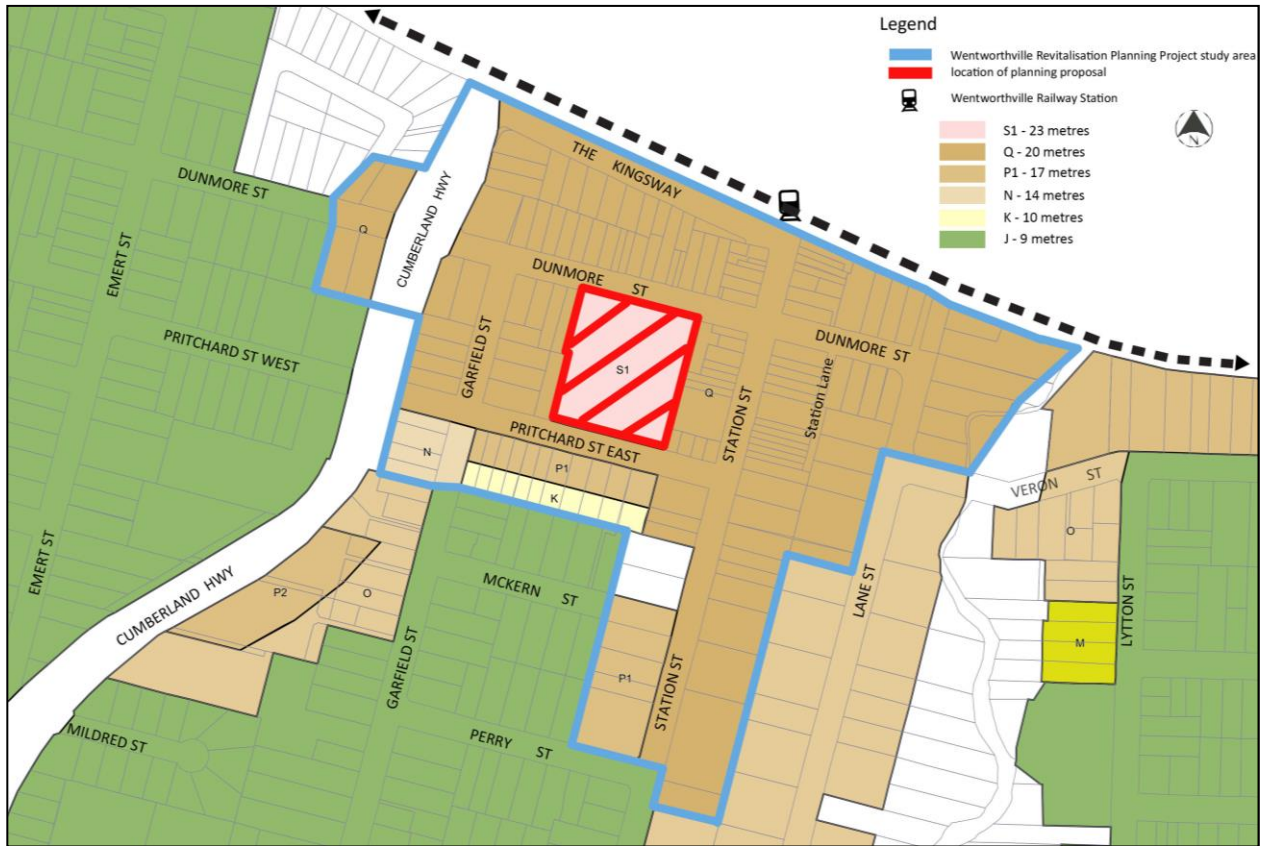


Figure 3 – LEP 2013 – Height of Building

Floor space ratio

Clause 4.4 of HLEP 2013 stipulates a floor space ratio for the land of 2.4:1. Refer to Figure 4.

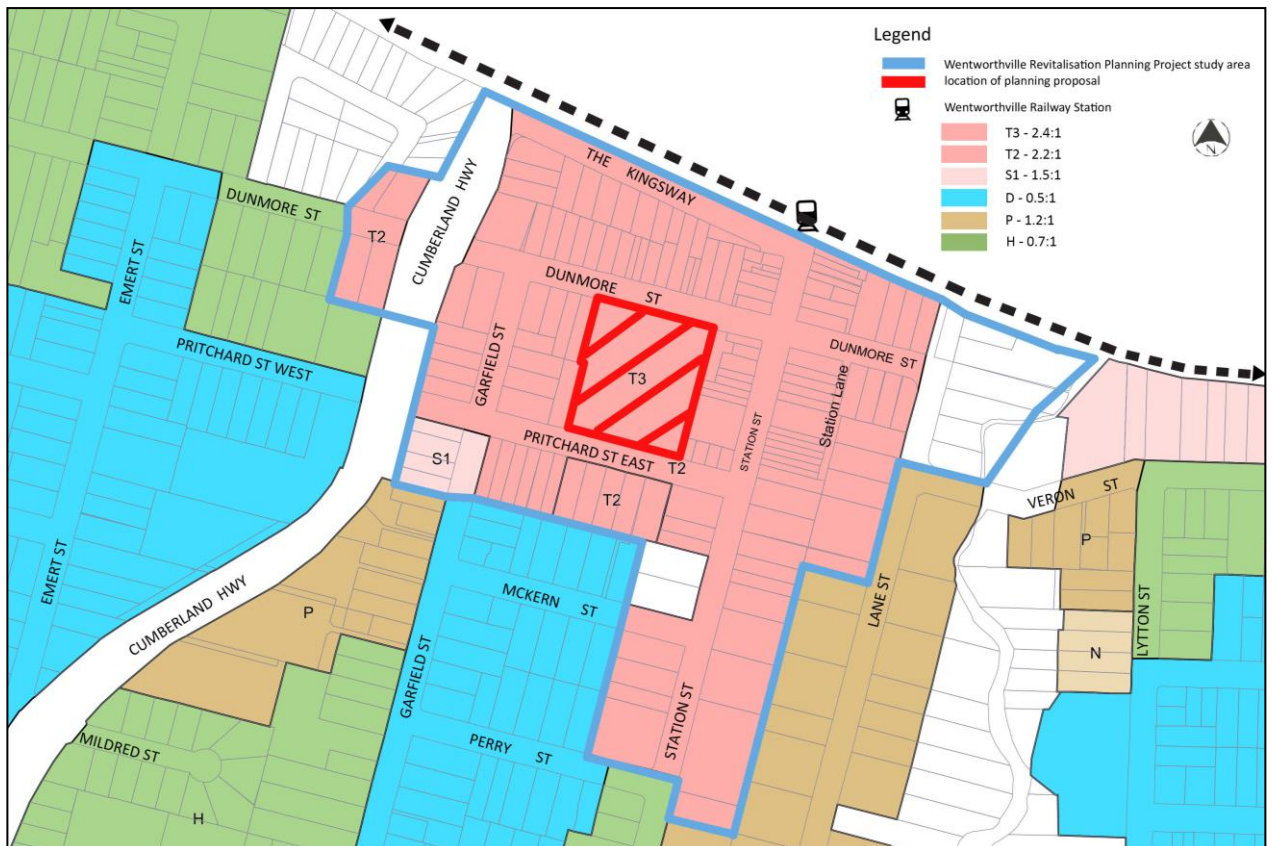


Figure 4 – LEP 2013 – Floor Space Ratio

Heritage

The land is not in a heritage conservation area nor are there any items of environmental heritage situated on the land. There is one heritage item in the immediate vicinity of the site (Figure 5).

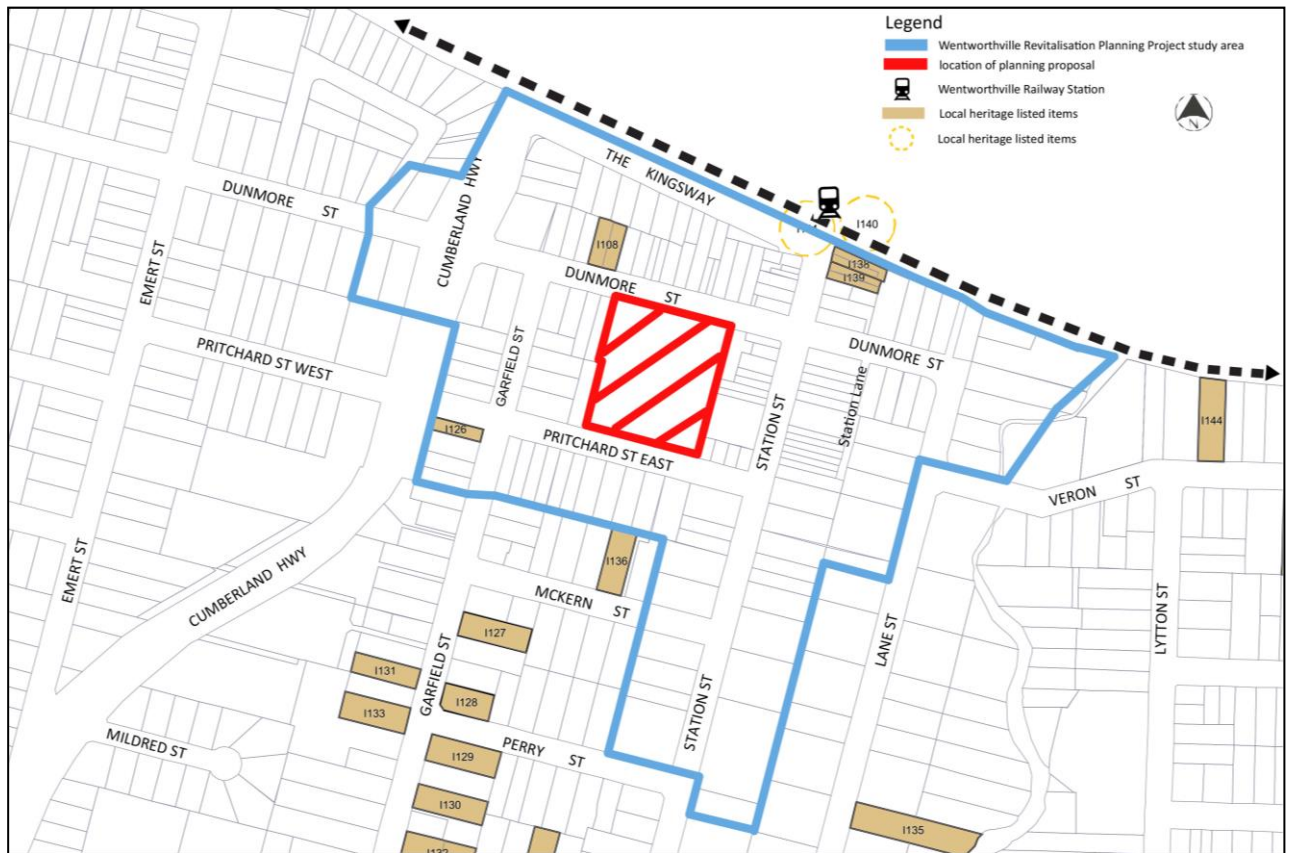


Figure 5 – LEP 2013 – Heritage Items

Flooding

The subject site is not flood affected and sites within the immediate vicinity of the subject site are not flood affected.

2 PLANNING PROPOSAL

Section 55 (2) Environmental Assessment & Planning Act 1979 outlines that a Planning Proposal must include:

Part 1 - Objectives or intended outcomes

Part 2 - Explanation of provisions

Part 3 - Justification

Part 4 - Community consultation

2.1 OBJECTIVES OR INTENDED OUTCOMES

Objectives

The Planning Proposal will amend HLEP2013 enabling building height, FSR and zoning controls to:

1. Recognise the retail, business, employment and residential potential of this significantly sized site in a highly prominent and accessible location within the established Wentworthville Centre.
2. Enable the creation of a public plaza that capitalises on the northern aspect of the site, providing opportunities for public seating, outdoor dining and gathering and meeting;
3. Promote Wentworthville Centre as a supportive 'health precinct' to Westmead by encouraging the provision of increased commercial floorspace.
4. Recognise the suitability of the site in respect to its accessibility, location within Wentworthville Centre and size, by encouraging the accommodation of a full line supermarket.
5. Promote the highest standard of architectural and urban design that benefits the long term amenity for future residents, employees and visitors;

Intended Outcomes

The Planning Proposal will enable the redevelopment of the subject site for the purposes of mixed use residential and commercial development that will:

1. Respond appropriately to its context within Wentworthville Centre, Holroyd City and the subregion;
2. Ensure an appropriate height transition across the site;
3. Improve the appearance of the site within the existing streetscape;
4. Deliver an increased dwelling supply within Wentworthville Centre, with a diverse dwelling mix;
5. Deliver commercial floor space above ground floor retail and business uses;
6. Deliver a full line supermarket;
7. Improve the activation and safety of Dunmore Street and Pritchard Street East;
8. Create public spaces that activate both the street and site;
9. Achieve design excellence.

2.2 EXPLANATION OF PROVISIONS

A summary of the key amendments to the Holroyd Local Environmental Plan 2013 (HLEP 2013) are outlined below:

1. Amend the maximum building height in the **Height of Building Map** (Sheet HOB_005) on the subject site from maximum 23 metres (6 storeys) to 68 metres (20 storeys) and 30m (8 storeys). Refer to Attachment 4.
2. Amend the maximum floor space ratio in the **Maximum Floor Space Ratio Map** (Sheet FSR_005) on the subject site 2.4:1 to 4.5:1. Refer to Attachment 5.
3. Amend the land use zoning in the **Land Use Zoning Map** (Sheet LZN_005) on the subject site from B2 Local Centre Zone to SP2 Infrastructure Zone in order to create 'Dunmore Street Plaza' (on the frontage to Dunmore Street – 8 metres deep). Refer to Attachment 6.
4. Introduce a provision into HLEP 2013 to encourage the supply of commercial floor space on the upper floors on the subject site through the provision of a FSR bonus of 0.5:1. The abovementioned provision can be achieved by inserting a new clause into Holroyd LEP 2013 under clause 4.4 as follows, or words to the effect:

4.4 (3) Despite subclauses (2), the consent authority may grant consent to development on land at 42-44 Dunmore Street, Wentworthville (Lot 11 DP 746514) with an additional floor space ratio of 0.5:1 where this additional floor space area is to be used for the purposes of commercial premises above ground level.

5. Introduce a provision into HLEP 2013 to encourage the provision of a full line (i.e. 4,000m²) supermarket on the subject site through the provision of a FSR bonus of 0.5:1. The abovementioned provisions can be achieved by inserting a new clause into Holroyd LEP 2013 under clause 4.4 as follows, or words to the effect:

4.4 (3A) Despite subclauses (2) and (3), the consent authority may grant consent to development on land at 42 - 44 Dunmore Street, Wentworthville (Lot 11 DP 746514), with an additional floor space ratio of 0.5:1, where a development application for the land proposes the development of at least 4,000m² of net retail floor area for the purposes of a supermarket.

6. Introduce design excellence provisions into the HLEP 2013 to encourage new developments to contribute to the urban and public domain character of the Wentworthville Centre. The new provisions would enable property owners to seek a variation to the allowable floor space ratio of up to an additional 0.5:1. For the purposes of this planning proposal, the clause shall only apply to the subject site, however, the clause has been structured to enable its application to other sites within Wentworthville Centre, pending the lodgement of a future planning proposal for Wentworthville Centre, as part of the Wentworthville Revitalisation Planning Project. Development proposals would be required to respond to the following criteria:

- The appropriate bulk, massing and modulation of buildings;
- Form and external appearance of the development will improve the quality and amenity of the public domain, particularly where adjacent to a public space.
- A high standard of architectural design, materials and detailing appropriate to the building type and design can be achieved.
- Whether the development is likely to have a detrimental impact on view corridors or visual character.
- How the development addresses existing and proposed uses together with the proposed use mix, including how those land uses would support a vibrant economy and social interaction.

- The relationship between the proposed development and neighbouring sites in terms of building separation, setbacks, amenity and urban form.
- Street frontage heights;
- Environmental impacts including but not limited to sustainable design, overshadowing, wind and reflectivity;
- Pedestrian, cycle, vehicular and service access, circulation and requirements; and
- The impact on, and any proposed improvements to the public domain.

The abovementioned provisions can be achieved by inserting a new Clause into Holroyd LEP 2013 as follows, or words to the effect:

6.11 Design excellence for Wentworthville Centre

- (1) *The objective of this clause is to deliver the highest standard of architectural and urban design.*
- (2) *This clause applies to development involving the erection of a new building or external alterations to an existing building greater than 55 metres in height on land bounded by a heavy black line on the Design Excellence Map.*
- (3) *Development consent must not be granted for development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence and has been endorsed by the Holroyd Design Excellence Panel prior to the lodgement of a development application.*
- (4) *In deciding whether to grant development consent to development to which this clause applies, the Holroyd Design Excellence Panel and the consent authority must take into consideration the following matters:*
 - a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;*
 - b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public open spaces and other public domains;*
 - c) *whether the proposed development detrimentally impacts on view corridors;*
 - d) *how the proposed development addresses the following matters:*
 - i. *the suitability of the land for development,*
 - ii. *the existing and proposed uses and use mix,*
 - iii. *any heritage issues and streetscape constraints,*
 - iv. *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - v. *the bulk, massing and modulation of buildings,*
 - vi. *street frontage heights,*
 - vii. *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - viii. *the achievement of the principles of ecologically sustainable development,*
 - ix. *pedestrian, cycle, vehicular and service access and circulation requirements,*
 - x. *the impact on, and any proposed improvements to the public domain,*
- (5) *A building demonstrating design excellence:*
 - (a) *is eligible for an amount of additional floor space, to be determined by the consent authority, of up to 0.5:1 of the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map.*

Refer to Attachment 7 for proposed design excellence map.

2.3 JUSTIFICATION

2.3.1 Need for the Planning Proposal

Q: Is the Planning Proposal a result of any strategic study or report?

The planning proposal is not directly the result of a strategic study or report.

The proposal has been to a large degree influenced by work completed by Council as part of the Wentworthville Revitalisation Planning Project and particularly the Wentworthville Centre Planning and Place Making Strategy, publicly exhibited in late 2015. The project (partly funded by the Department of Planning and Environment) aims to facilitate urban renewal and ultimately the revitalisation of the centre through the preparation of economic, traffic and transport, urban design modelling and community consultation. Expert studies for the project have been completed and Council has prepared a Planning and Place Making Strategy that will guide future amendments to Council's Local Environmental Plan, Development Control Plan and Section 94 Development Contributions Plan.

The subject site is located within the project study area and has been subject to the urban design and built form modelling study recommendations. These recommendations have been incorporated into the Wentworthville Centre Planning and Place Making Strategy 2015 (Attachment 8), which was exhibited from 30 September to 4 November 2015.

The Strategy recommendations for the subject site include:

- *Built form Option 1*- 12-13 storeys transitioning to 8 storeys and FSR of up to 4:1.
- *Built form Option 2*- 17-18 storeys (creating an urban marker) transitioning to 8 storeys and FSR of up to 4.5:1.
- Floor space bonus proposed to enable the provision of commercial floorspace above ground floor level and for the provision of a full line supermarket on site.
- Creation of a site through link from Dunmore Street to Pritchard Street East.
- Creation of a new public space on Dunmore Street (Dunmore Street Plaza).

It is noted that as part of Councils background studies, economic feasibility testing was undertaken on the subject site. Testing concluded that an increase of the current 2.4:1 FSR and 23m (6 storeys) height control would be necessary for development to generally be feasible on the subject site.

Consistency of proposal with Wentworthville Planning and Place Making Strategy

While the planning proposal precedes the preparation of a planning proposal for the study area, it is generally consistent with the Strategies' Structure Plan as detailed below.

Relevant Structure Plan outcomes for subject site	Consistency
Built form and character	
Sensitively place taller buildings near the railway station and in strategic locations within the Centre to reinforce key entries, the core of the Centre and where public domain improvements are proposed	Yes
Use building heights and setbacks to transition the scale of the buildings in the Centre to the surrounding established residential development	Yes
Broaden housing choice within Wentworthville Centre	Yes
Open Space and Character	
Linear plaza on the southern side of Dunmore Street	Yes
Traffic and Parking	
Create a pedestrian focus for the Centre, by reducing traffic for a pedestrianised main street.	Yes
Connectivity	
Improve permeability, circulation and pedestrian amenity to create a pedestrian friendly Centre by providing a new, definitive through site link between Dunmore Street and Pritchard Street.	Yes
Retail and Employment	Yes
Attract a full line supermarket to the core of the Centre	Yes

Create new retail and commercial opportunities and job growth through redevelopment.	Yes
Create opportunities in key locations, for additional commercial floor space through a bonus incentive to leverage the Centres proximity to Westmead, in order to attract medical related commercial space	Yes
Place Making	
Facilitate public art opportunities in the Centre	Yes
Support outdoor dining opportunities across the Centre	Yes

The planning proposal proposes building heights slightly higher (6 storeys option 1 and 2 storeys in option 2) than the exhibited Strategy. The creation of an 'urban marker' on the site, as indicated in Built Form Option 2 is supported due to its central, core location within the Centre and the ability for the site to accommodate greater building heights, which adds meaning to the urban structure of the Centre without detracting from the overall character and predominant scale and amenity of the Centre. A modest increase in height from what was proposed in the Strategy is considered acceptable, in order to further reflect the core location of the site within the Centre, compared to the other 'urban marker' towers proposed in the Strategy at the railway station and entrance to the Centre from the Cumberland Highway.

The subject site contains: a large part of the 'Dunmore Street Plaza', a site through link to between Dunmore Street and Pritchard Street East, doubling as public open space and a full line supermarket. It is therefore acknowledged that the site is important to Wentworthville Centre due to its central location and ability to deliver significant public infrastructure and this should be reflected in its presences to the street and overall within the Centre.

The Planning Proposal, with the inclusion of a floor space bonus of 0.5:1 for achieving design excellence, would enable the achievement of additional floor space for the subject site, which is 0.5:1 greater than proposed in the Wentworthville Centre Planning and Place Making Strategy, which would accommodate two towers on the site, rather than the one tower as indicated in the Strategy. This increase is assessed as being consistent with Councils Strategy as it would be sensitively located to reinforce the core of the Centre and does not prevent properties on Pritchard Street East from receiving solar access as required under State Environmental Planning Policy No. 65- Design Quality of Residential Apartment Development.

The increase in floor space would result in a dwelling density of up to 500 dwellings per hectare, which is appropriate for a site in the core (heart) of a planned large town centre on a railway station.

Q: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

HLEP 2013 currently allows a maximum building height of 23 metres on the subject site.

As demonstrated in Councils Planning and Place Making Strategy, the site has the potential to have increased building heights and floor space, additional commercial floor space and public open space.

The proposal is generally consistent with the Wentworthville Planning and Place Making Strategy. The next stage of Councils revitalisation planning project involves the preparation of a planning proposal for the study area, which would include this site.

The subject planning proposal is further advanced than the outcomes of the Wentworthville Planning and Place Making Strategy and therefore should proceed ahead of a future planning proposal for the entire Wentworthville Centre.

The rezoning of the proposed public plaza area to SP2 creates certainty for the community regarding the provision of the land for a public plaza and this would be obtained through entering into a Voluntary Planning Agreement with the proponent, which would be finalised prior to gazettal of a planning proposal. This would negate the need to identify the subject site on the land acquisition map within HLEP 2013.

2.3.2 Relationship to strategic planning framework

Q: Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Metropolitan Plan – *A Plan for Growing Sydney* provides a long term planning framework based on strategic directions for the future growth of Sydney. The Planning Proposal is consistent with the aims and objectives of the Plan by:

- **Increasing housing in existing urban areas** - The planning proposal would enable the construction of up to 480 dwellings within the existing centre of Wentworthville.
- **Enabling new residential growth in areas served by existing or planned public transport**- Wentworthville Centre has existing access to public transport via the railway station.
- **Deliver infrastructure to support growth and urban renewal** -The planning proposal includes provision for the creation of a publicly owned plaza space fronting Dunmore Street and a pedestrian thoroughfare through the site to Pritchard Street.
- **Improving housing affordability** -The planning proposal would increase the number of apartment dwellings within the Centre, providing additional housing supply, supporting housing choice and affordability.

The draft West Central Sub-regional Strategy 2007 (WCSRS 2007) identifies Wentworthville Centre as village that will grow into a town centre as “surrounding areas undergo renewal and residential densities increase providing for changing demographics and economic trends”. The Planning proposal is consistent in enabling the growth of Wentworthville into a ‘Town Centre’. The proposal is also consistent with the following applicable Strategy actions:

- B1.1 - Establish a typology of Centres.
- B2.1 - A Plan for housing in centres consistent with their employment role.
- C2.1 - Focus residential development around centres, town centres, villages and neighbourhood centres.
- C3.1 - Renew Local Centres to improve economic viability and amenity.

Q: Is the Planning Proposal consistent with a council's local strategic or other local strategic plan?

Council's Community Strategic Plan 2013 – *Living Holroyd* provides Council's long term planning framework and strategic vision for the City. The Plan balances Council's commitment to social cohesion, the local economy, the natural and built environments and all members of the Holroyd Community.

The Planning Proposal is consistent with Holroyd Council's Community Strategic Plan. The plan establishes a central vision for Holroyd for 20 years into the future. By 2031, Holroyd is expected to accommodate an additional 30,000 people and over 15,000 new homes. The Planning Proposal supports the objectives of the Community Strategic Plan in that it will provide additional dwellings to accommodate anticipated population growth within close proximity to an established public transport node and town centre.

Key community outcomes and strategies identified in the Plan relevant to the Planning Proposal include:

G5.1 Establish and maintain clear guidelines for zoning, urban planning and development.

G5.3 Enhance accessibility to all public spaces.

G6.2 Ensure infrastructure is well planned to support future development.

G8.1 Develop and maintain planning controls to stimulate growth of housing stock to meet population projections.

G8.3 Develop city infrastructure to support population projections.

A4.1 Provide city parks and facilities to meet lifestyle priorities

G5.2 Enhance the atmosphere of local centres and business areas

B11.2 Ensure new development enhances key streetscape infrastructure

The proposed HLEP 2013 amendment will encourage the redevelopment of a key strategic site within Wentworthville Centre with improved shopping infrastructure and access to public open space. The future development of the site has the potential to be a catalyst for redevelopment across Wentworthville Centre, enabling the development of a full line supermarket, which will attract shoppers to the Centre.

Q: Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The following table provides an assessment of the Planning Proposal with the relevant State Environmental Planning Policies (SEPP):

SEPP	Consistent
SEPP No. 19 – Bushland in Urban Areas	N/A
SEPP No. 21 – Caravan Parks	N/A
SEPP No. 32 – Urban Consolidation (redevelopment of Urban Land)	The proposal is consistent with the SEPP as it promotes the orderly and economic use and development of land. The proposal enables increased housing in areas with existing infrastructure, transport and community facilities.
SEPP No. 33 – Hazardous &	N/A

Offensive Development	
SEPP No. 55 – Remediation of Land	The contamination report prepared for the proponent has indicated the potential for site contamination from the fill material, on site commercial uses (including dry cleaning and car parking) and hazardous building materials used in the construction of current and former buildings. The recommendations of the report indicate that the site can be made suitable for the proposed development provided that the additional information work is undertaken to better assess the risks, such as a stage 2 environmental site assessment, waste classification and a hazardous materials survey. Council's environmental health section has indicated that this information is suitable to be provided prior to demolition and construction.
SEPP No. 64 Advertising & Signage	N/A
SEPP No 65-Design Quality of Residential Flat Development	This SEPP aims to improve the design quality of residential flat development in New South Wales. The proposed HLEP 2013 and amendment is consistent with and reinforce objectives contained within the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	This SEPP requires residential development to achieve mandated levels of energy and water efficiency. The Planning Proposal does not propose to override the requirements of this SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A
SEPP Miscellaneous Consent Provisions) 2007	N/A
SEPP (Infrastructure) 2007	This SEPP aims to facilitate a process for assessing the development of infrastructure and community assets. It is acknowledged that some utility services and infrastructure may require amplification which can be appropriately determined during the preparation and assessment of site specific development applications. The Planning Proposal is therefore consistent with this Policy.
SEPP (Exempt and Complying Development Codes) 2008	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	N/A
SEPP (Affordable Rental Housing) 2009	This SEPP establishes the provision of affordable rental housing facilitates the retention of existing affordable rentals and expands the role of housing providers. It also confirms that commercial and mixed use centres (e.g. Wentworthville Centre) are appropriately positioned to provide those in need of housing. The Planning Proposal is therefore consistent with this Policy.
Sydney Regional	N/A

Environmental Plan No. 9- Extractive Industry (No. 2 – 1995)		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005		The planning proposal is not inconsistent with the planning principles of the SEPP.

Table 1 - Consistency with applicable SEPP's

Q: Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

The consistency of the Planning Proposal against relevant Section 117 Directions is detailed in Table 2 below:

Section 117 Direction	Consistent	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	The Planning Proposal seeks to amend HLEP 2013 to increase building heights and floor space ratio on the subject site, which is located in the core of the B2 Local Centre zone of Wentworthville Centre. The Proposal does not reduce the total potential floor space for employment uses on the site. The proposed FSR bonus for the provision of certain commercial and business uses provide an incentive to achieve greater commercial floor space in any future redevelopment. The supporting documentation indicates a future development that will include an expanded supermarket and first floor commercial uses. Currently the site has 5,204sqm of employment use floor space. The planning proposal enables the achievement of up to 10,000sqm of floor space for employment uses. In addition, Clause 6.10 of Holroyd LEP 2013 is applicable to the subject site which ensures that active uses are provided at the street level in the B2 and B4 business zones.
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
Environment and Heritage		

2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	N/A	
2.4 Recreation Vehicle Areas	N/A	
2.5 Application of E2 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Planning Proposal is consistent with the objectives of this direction as it increases the amount of residential density permitted on the site. The proposal will continue to provide a mix of housing types with improved building designs conveniently located within the existing Wentworthville Centre. Infrastructure in Wentworthville Centre will be more efficiently used through the increase in dwelling yield potential on the subject site, such as Wentworthville Railway Station. The existing supermarket is to be redeveloped into a larger, expanded supermarket, which will increase shopping facilities available to surrounding residents, and may become a catalyst for the redevelopment of other sites within the Centre.
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	Yes	The Planning Proposal is consistent with the objectives of this direction as it will continue to permit mixed use development on the subject site, which is within Wentworthville Centre that has supporting services and facilities in close proximity to good public transport.
3.5 Development near licensed aerodromes	N/A	
3.6 Shooting Ranges	N/A	
Hazard and Reduction		

4.1 Acid Sulfate Soils	N/A	The subject site is not mapped under Holroyd LEP 2013 as have a probability of contain acid sulfate soils.
4.2 Mine Subsidence and unstable land	N/A	
4.3 Flood Prone Land	N/A	The land is not identified as flood prone land.
4.4 Planning for Bushfire Protection	N/A	The land is not mapped bushfire prone land or in proximity to land mapped as bushfire prone land.
Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catch	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
Local Plan Making		
6.1 Approval and Referral Requirements	N/A	The Planning Proposal does not include provisions requiring the concurrence, consultation or referral of applications. The Planning proposal does not identify the development as designated development.
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	
Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	Yes	Refer to Section 2.3.2

7.2 Implementation of Great Macarthur Land Release Investigation	N/A
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Table 2 - Consistency with applicable Section 117 Directions

2.3.3 Environmental, social and economic impact

Q: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land is located in a highly modified urban context that is utilised for a range of mixed business/retail and entertainment uses. The land does not include or comprise critical habitat or threatened species.

Q: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Contamination

A stage 1 Environmental Site Assessment was undertaken, which found no obvious sources of contamination. The report highlights the potential for site contamination from the fill material, on site commercial uses (including dry cleaning and car parking) and hazardous building materials used in the construction of current and former buildings.

The recommendations of the report indicate that the site can be made suitable for the proposed development provided that the additional information work is undertaken to better assess the risks, such as a stage 2 environmental site assessment, waste classification and a hazardous materials survey. Council's environmental health section has indicated that this information is suitable to be provided prior to demolition and construction.

Flooding

The subject site is not identified as a flood control lot; however a future development application for the site would be required to introduce on site detention provisions.

Solar Access

Due to the proposed maximum height of building on the subject site, future redevelopment of the site (as a result of a planning proposal) may decrease sunlight access that is currently achievable to other sites within the Centre, particularly to the south, on Pritchard Street East. The proposal does not prevent the achievement of solar access amenity which would be expected from a future redeveloped Wentworthville Centre.

The proposal does not prevent properties in the R2 Low Density Residential zone to the south of the subject site (McKern Street) from receiving at least 3 hours of sunlight between 9am-3pm. (Refer to the shadow impact diagram in Attachment 9).

Traffic and Parking

Vehicular access to the development is provided from Pritchard Street East, consistent with the Wentworthville Planning and Place Making Strategy which indicates that vehicular entries would not be permitted onto primary active frontages.

No details have been provided regarding the provision of bicycle parking in the development. This is not expected until the development application stage.

A pedestrian crossing is proposed to be constructed on Dunmore Street as part of works to be constructed as part of a VPA. The provision of a crossing is consistent with Council's Strategy and supports a pedestrian focus for Dunmore Street. Details on the specific form and location of the crossing are to be determined in consultation with Council's Engineering Services Department.

While the provision of parking is not directly assessed for the planning proposal request it is noted that the supporting information indicates a potential shortfall in the provision of parking spaces on the site.

The proposal demonstrates an impact on the level of service at the intersection of Dunmore Street and Station Street, which would operate a level of service D (near capacity). Council's background studies for the Planning and Place Making Strategy indicate that future development in the Centre and through traffic would also cause this intersection (and several others) to hit their capacities. Council's Engineering Services Department have indicated that the increase in vehicular traffic as a result of the additional dwellings under the planning proposal request, as compared with built form option 2 under Council's Strategy will not have a further dramatic impact on the road network. Council's Strategy proposes the implementation of a traffic bypass in the Centre and its importance in managing traffic within Wentworthville Centre is further highlighted by this application.

Q: Has the Planning Proposal adequately addressed any social and economic effects?

The applicant has provided a social and economic benefits report and a social impact assessment and Impact Management Plan, as required by Council's social impact assessment policy 2012.

Economic

The following social and economic benefits are likely to be achieved as a result of the proposed development, as detailed in the social and economic benefits report:

- The proposed development would generate 739 job years directly in the construction industry over the course of the construction period. Over a four year construction period this equates to 185 additional construction jobs in the locality.
- Upon completion of construction and complete occupation, the proposed retail and commercial floorspace could accommodate up to 320 full time and part time jobs (a net increase of 99 jobs being generated in the Town Centre). This floorspace could also support commercial uses associated with the Westmead Health and Education cluster owing to its proximity to the new Greater Parramatta Precinct.
- Subject to appropriate marketing and support, Wentworthville Town Centre could notably increase demand for employment floorspace by leveraging off the specialised focus and close proximity of a range of medical and education uses in nearby Westmead. Wentworthville Town Centre could provide a complementary yet more affordable commercial offer to businesses and uses that wish to be associated with Westmead but are more cost sensitive and / or attracted to the lifestyle offer provided by the revitalised Wentworthville Town Centre.
- The proposed development would generate an additional 1,976 jobs indirectly by way of multiplier benefits with a total of 2,715 job years being generated directly and indirectly once flow-on economic multipliers are included;

- The provision of housing within a Town Centre (located approximately 1.7km and 4.5km respectively of major employment nodes such as Westmead and Parramatta) also creates opportunities to live and work within close proximity, reducing travel times and additional traffic congestion.
- The co-location of residential uses, services and public transport increases opportunities for walking and access to key services. Studies show that a higher level of public transport usage as well as access to services increases the likelihood of walking and thereby levels of activity resulting in health benefits.
- The development proposes significant visual and amenity improvements to the public domain by way of renewed urban form, increased connectivity, the creation of a new public area and associated landscaping. This supports Council's initiative to revitalise the Wentworthville Town Centre.
- The anticipated mix of retail activity, including a supermarket anchor, on the Subject Site would also improve the range of shopping options for residents, workers and visitors to Wentworthville. From an economic perspective this would provide added price competition in the local area and reduce the quantum of 'escape expenditure' from the LGA and Town Centre.
- The proposed through site link would represent a direct economic contribution of \$6.5m to the Wentworthville Community and development along with a broader range of social and community benefits.

Social

Council's Social Planner has assessed the plans as adequately addressing the full scope of relevant impacts of the proposal (both positive and negative) as required in Council's Social Impact Assessment Policy and reviews the proposals' potential impact on population change, housing, mobility and access, cultural values, community connectedness, health and wellbeing, crime and safety and the local economy.

The major identified positive impacts of the proposal are:

- the valuable provision of new social infrastructure without any drain on public resources or existing s94 funds.
- Providing additional residential units within Wentworthville, contributes to alleviating Sydney's housing affordability.
- Increasing safety by providing active frontages.

The negative impacts of the proposal are:

- Increase in traffic
- Construction noise and occupation noise
- Development impacts such as privacy and solar access
- Streetscape character
- Open space

An impact management plan has been provided in order to manage any of the impacts that may arise due to a future redevelopment of the site. It is concluded that the population increase is consistent with the planning intent for the precinct and is unlikely to generate any significant negative social impacts and a further Social Impact Assessment is not required.

2.3.4 State and Commonwealth interests

Q: Is there adequate public infrastructure for the Planning Proposal?

The land is located in an established urban area with adequate public infrastructure available including water, electricity, gas, telecommunications, sewerage and transport. A future development application may be required to undertake preliminary investigations to ascertain whether existing services require upgrading.

As proposed under the Wentworthville Planning & Place Making Strategy, land identified as forming the 'Dunmore Street Plaza' is located partly on the subject site. This plaza was proposed to optimise the northerly aspect to the street, will contain outdoor dining, public seating and will create an open feeling to the street, offsetting future taller buildings in the Centre, including the subject site. This land is to be dedicated to Council via a Voluntary Planning Agreement (VPA), which will be finalised prior to the gazettal of the proposal.

Other on site public infrastructure is intended to be provided to the community through a VPA includes an embellished public open space between Dunmore Street and Pritchard Street, forming a public site through link and supermarket forecourt and road crossing works for Dunmore Street, including surface paving, traffic calming and fencing.

Other on site benefits proposed to be provided to the community through the VPA include 600m² of commercial floor space for community uses (to be managed by Council, the development strata or Non - Government Organisation)

The VPA is to be further assessed and negotiated with the applicant and then publicly exhibited with a planning proposal following any Gateway Determination. As indicated above, it is envisaged that the VPA would be finalised prior to the gazettal of the planning proposal, therefore not necessitating the need to include the land on Councils LEP Land Acquisition Map.

Q: What are the views of state and commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway determination will provide a list of public authorities that will need to be consulted. It is proposed that public authority consultation be undertaken concurrently with community consultation. The following authorities are proposed to be consulted during the exhibition process:

- NSW Department of Planning and Environment;
- Roads & Maritime Services;
- Sydney Water;
- Transport for NSW;

2.4 MAPPING

The current building heights over the land are detailed in Attachments 4-6.

2.5 COMMUNITY CONSULTATION

It is proposed the Planning Proposal be exhibited for a period of 28 days.

The exhibited material will contain a copy of the Planning Proposal and relevant maps supported by a written notice describing the objectives and intended outcomes of the proposal, the land to which the proposal applies and an indicative time frame for finalisation of the Planning Proposal. Consultation will not occur until receipt of the 'gateway determination'.

The proposed consultation methodology will include, but is not limited to:-

- forwarding a copy of the Planning Proposal and the gateway determination to State and Commonwealth public authorities identified in the gateway determination;
- giving notice of the public exhibition in the main local newspaper circulating in Wentworthville (Parramatta Advertiser);
- notifying the exhibition of the Planning Proposal on Council's web site including all relevant documentation;
- providing a copy of the Planning Proposal and supporting documentation at Council's Administration building and Wentworthville Library;
- notifying all adjoining and surrounding property owners, between Great Western Highway, Station, Cumberland Highway and both eastern and western sides of Lane Street Wentworthville.

2.6 PROJECT TIMELINE

1.	Planning Proposal submitted for Gateway Determination	24 March 2016
2.	Receive Gateway Determination	May 2016
3.	Public exhibition process and consultation commences	June 2016
4.	Consideration of submissions	July 2016
5.	Post exhibition report to Council	July/August 2016
6.	Council forwards final Proposal to Department for notification	August 2016

3 ATTACHMENTS

1. PROPONENT PLANNING PROPOSAL REQUEST
2. HOLROYD CITY COUNCIL BUSINESS PAPER DCS007-16- *PLANNING PROPOSAL REQUEST FOR 42-44 DUNMORE STREET, WENTWORTHVILLE (WENTWORTHVILLE MALL)*
3. INDICATIVE CONCEPT PLANS
4. PROPOSED HEIGHT OF BUILDING LEP AMENDMENT MAP
5. PROPOSED FLOOR SPACE RATIO LEP AMENDMENT MAP
6. PROPOSED LAND ZONING LEP AMENDMENT MAP
7. PROPOSED DESIGN EXCELLENCE LEP AMENDMENT MAP
8. WENTWORTHVILLE CENTRE PLANNING AND PLACEMAKING STRATEGY
9. INDICATIVE CONCEPT PLAN SOLAR ACCESS DIAGRAMS