

Planning Proposal

55-57 STATION STREET & 6 PRITCHARD STREET EAST,
WENTWORTHVILLE
JANUARY 2020



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Attachments

1. Wentworthville Town Centre Planning and Placemaking Strategy
2. The Proponent's public benefit offer
3. Economic Feasibility Analysis
4. Cumberland Local Panel report and advice
5. Council Report and resolution to proceed to Gateway
6. Traffic Report
7. Stage 1 Environmental Assessment

Introduction

This Planning Proposal relates to 55 -57 Station Street & 6 Pritchard Street East, Wentworthville, being Lot 1A in DP305764, Lot 2A in DP305764, Lot 3A in DP30576 and SP19949 (the site).

Council prepared the Planning Proposal in response to a request by Urbis Pty Ltd on behalf of Nucorp Construction Pty Ltd (the Proponent). It is supported by the Cumberland Local Planning Panel and endorsed by Council.

The Planning Proposal seeks to facilitate redevelopment of the site for the purpose of a mixed use development with residential apartments, private gymnasium and commercial/retail uses.

The intended outcome is proposed to be achieved via the following amendments to the Holroyd Local Environmental Plan 2013:

- Increase the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1 across the site
- Increase the Height of Building control from 10m, 17m and 20m to:
 - 41m at 55-57 Station Street
 - 17m and 23m at 6 Pritchard Street East
- Amend Schedule 1 Additional Permitted Uses to permit a 100sqm ground floor private gymnasium for use by residential tenants only.

In order to balance the proposed uplift on the site and maximise public benefit, the Proponent offered to enter into negotiations with Council for a planning agreement consistent with Council's Planning Agreements Policy to:

- Dedicate part of the site to Council to facilitate the expansion of Friend Park
- Carry out embellishment works at Friend Park with BBQ facilities, seating and picnic tables, play equipment, hard and soft landscaping and formalised pathways.

The form and content of the Planning Proposal complies with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals.

The site and surrounding context

The Planning Proposal relates to 55 -57 Station Street & 6 Pritchard Street East, Wentworthville, being Lot 1A in DP305764, Lot 2A in DP305764, Lot 3A in DP30576 and SP19949 (the site).

The site is located in the Wentworthville Town Centre, which is Cumberland's second largest centre, with a high level of accessibility to major employment areas including Parramatta CBD (3km) and Westmead Health and Education Precinct (700m), and a broad range of existing services, facilities and infrastructure to meet the needs of local residents and the broader community.

Wentworthville train station (250m to the north) provides high frequency train services on the T1 Western Line and the T5 Cumberland Line, providing direct connections to Parramatta CBD (5mins), Sydney CBD (32 mins), Liverpool (30 mins) and Blacktown (13 mins). There are also a number of bus routes and cycle ways in close proximity to the site.

The A28 Cumberland Highway (to the west) provides access to Liverpool (to the south) and Hornsby (to the north). Access to the M4 is also via A28 within 3km, and access to M2 and M7 is within 10km. Figure 1 identifies the site and surrounding context.



Figure 1: The site and surrounding context (site identified in red)

The site comprises four lots, as shown in Table 1, with a primary frontage to Pritchard Street East (60.35m) and secondary frontage to Station Street (45.72m). Refer Figure 2 for an aerial photo of the site.

Table 1 – Affected land parcels		
Legal description	Street address	Area
Lot 1A DP305764	55-57 Station Street	972
Lot 2A DP305764	55-57 Station Street	434
Lot 3A DP305764	55-57 Station Street	434
Lot SP19949	6 Pritchard Street East	919
	Total site area:	2,759



Figure 2 – Aerial view of the site (outlined in red)

Site description

Table 2 provides a description of the site's key characteristics. Figure 3 contains photographs of the site.

Table 2 – Site description	
Item	Detail
Shape	Rectangular
Topography	Gradual slope (3.17m) from west (RL31.22) to east (RL28.05)
Existing buildings/ structures	The existing built form on the site consists of an unused service station as well as two retail buildings. All three buildings are of poor quality with blank facades fronting the street. The majority of the site is currently used for car parking.
Access and parking	Current vehicular access to the site is via five vehicular cross-over points (two off Station Street and three off Pritchard Street East). Within the Town Centre there are 655 car parking spaces including The Kingsway commuter car park (220); Dunmore Street Council car park (65); The Mall car park (215); Land Street Council car park (30); Wentworthville Memorial Park/Swimming centre (125).
Public transport	The site is well served by road infrastructure (Cumberland Highway to the west, and Great Western Highway and M4 Motorway to the south) as well as high frequency public transport services (250m to Wentworthville train station and easy walking distance to a number of bus stops).
Land contamination	Yes. The site is contaminated and contains underground petrol tanks.
Flooding	The site is not identified as flood prone land, but Station Street is affected by overland flow
Vegetation	Vegetation exists between the boundary of the commercial premises and the service station however these trees are not of any significant cultural or heritage value.
Heritage	The site is not subject to any heritage affections or encumbered by any easements.

Figure 3: Photographs of the site



Former service station, as viewed from Pritchard Street East



The site, viewed from Station Street in the South-East



Picture 1: Commercial buildings on 6 Pritchard Street East



Picture 2: Commercial buildings on 6 Pritchard Street, with childcare centre beyond

Surrounding development

Wentworthville Town Centre is characterised by single and two storey commercial shops and shop top housing dating back to the 1960s - 1980s, interspersed by a mix of 4-6 storey buildings on Dunmore Street, Station Street and Lane Street. Its built form comprises fine-grained retail along Station Street, big-box retail on Dunmore Street and low-rise buildings on individual lots on the majority of sites.

Development immediately surrounding the site includes:

North: The heart of Wentworthville Town Centre is located on the northern side of Pritchard Street East. At present, this block contains the former IGA (closed in 2017) and a number of single storey commercial premises and shop-top housing developments. Recent amendments to the Holroyd LEP now permit building heights of up to 62m and an FSR of 4.5:1 (plus additional FSR bonus provisions, totaling a maximum FSR of 6:1) at 42-44 Dunmore Street.

To the north east, at 52 Dunmore Street is a recent shop-top housing development of 6 storeys with a recessed 7th storey. Further north is the Dunmore Street shopping strip and the Wentworthville Train Station.

South: Friend Park adjoins the site's southern boundary. This is the only park in the Town Centre, and has a high level of amenity. The park includes a childcare centre to the west and a children's playground to the north. It also contains a number of large significant trees.

The B2 Local Centre zone extends to the south of the site, along Station Street. This area a range of retail and commercial shops.

The south west of the site is low density residential land uses and the Presbyterian Church, which is a local heritage listed item.

East: To the east of the site and on the opposite side of Station Street are retail and commercial land uses, including the Udaya Supermarket and the Wentworthville Hotel.

West: The western boundary adjoins land zoned B2 Local Centre, with heights and densities commensurate with the controls for 6 Pritchard Street East.

Existing planning controls

While now part of the Cumberland local government area, the site was formerly part of Holroyd local government area, and is still subject to the provisions of Holroyd LEP 2013.

Council plans to increase the scale and density of development across the Wentworthville Town Centre to encourage its revitalization and renewal, and to support the delivery of 2,500 new dwellings and 1,150 additional jobs. On 18 December 2019, Council adopted a new suite of planning controls for the Centre which are expected to be made law in the first quarter of 2020. The new planning controls are based on the *Wentworthville Town Centre Planning and Placemaking Strategy* adopted by Council in 2017 (attachment 1).

Land Zone

The site is zoned B2 Local Centre and this land zone is proposed to be maintained under the Wentworthville Town Centre Planning Proposal (Figure 4).

Holroyd Local Environmental Plan 2013



Wentworthville Town Centre Planning Proposal

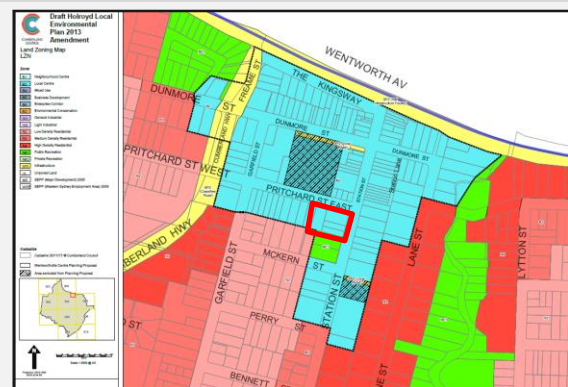


Figure 4: Existing/imminent Land Zone

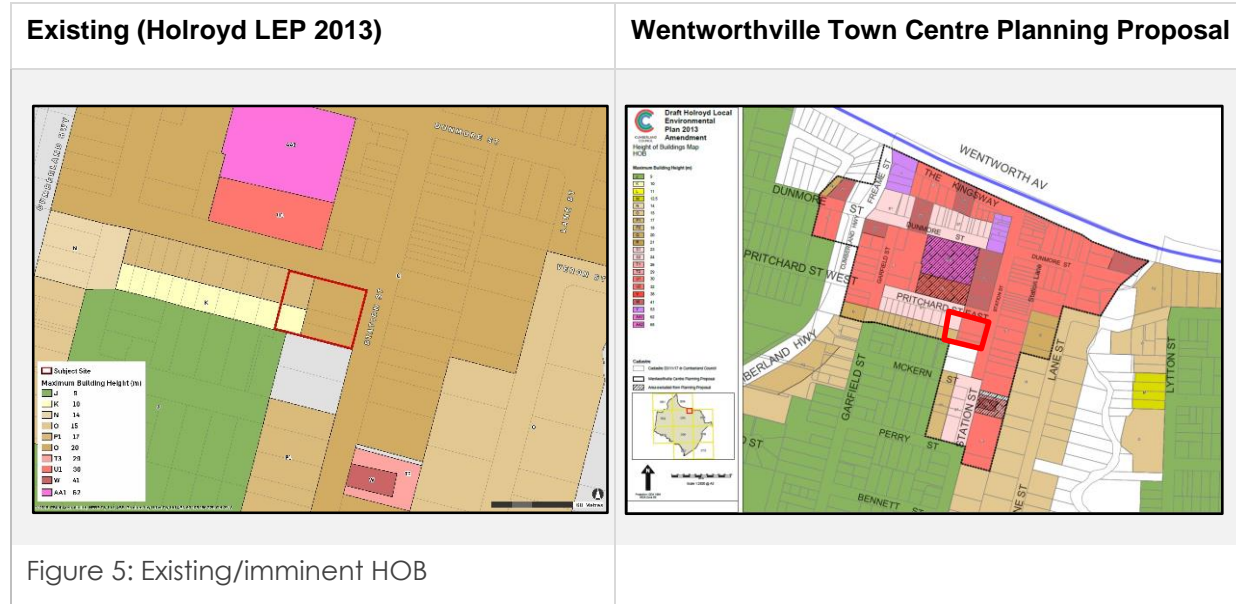
Key objectives of the B2 Zone are to:

- 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 maximise public transport patronage and encourage walking and cycling
- To permit residential development that is complementary to, and well-integrated with, commercial uses

A wide range of land uses are permitted with consent in the B2 zone, including: Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation.

Height of Building

The existing HOB control for the site is 10m, 17m and 20m, and this is set to increase to 17m, 23m and 30m under the Wentworthville Town Centre Planning Proposal (Figure 5).



Structure of this Planning Proposal

The form and content of this Planning Proposal complies with the requirements of Section 3.33 of the EP&A Act and the DP&E's *A Guide to Preparing Planning Proposals* (2016) and is structured as follows.

- Part 1—A statement of the objectives and intended outcomes;
- Part 2—An explanation of the provisions to be included in the proposed instrument;
- Part 3—Justification of the objectives, outcomes and the process for implementation;
- Part 4—Maps to identify the modifications required to the proposed instrument and the area to which it applies;
- Part 5—Details of the community consultation to be undertaken; and
- Part 6—Draft timeline for the Planning Proposal.

Part 1: Objectives or intended outcomes

The Planning Proposal seeks to facilitate redevelopment of the site for the purpose of a mixed use development with residential apartments, private gymnasium and commercial/retail uses.

In order to balance the proposed uplift on the site and maximise public benefit, the Proponent offered to enter into negotiations with Council for a planning agreement, consistent with Council's Planning Agreements Policy to:

- Dedicate part of the site to Council to facilitate the expansion of Friend Park
- Carry out embellishment works at Friend Park with BBQ facilities, seating and picnic tables, play equipment, hard and soft landscaping and formalised pathways.

A copy of the Proponent's public benefit offer is contained in attachment 2.

Part 2: Explanation of provisions

The intended outcome is proposed to be achieved via the following amendments to *Holroyd Local Environmental Plan 2013*:

- Increase the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1 across the site
- Increase the Height of Building control from 10m, 17m and 20m to:
 - 41m at 55-57 Station Street
 - 17m and 23m at 6 Pritchard Street East
- Amend *Schedule 1 Additional Permitted Uses* to permit a 100sqm ground floor private gymnasium for use by residential tenants only.

Part 4 of this Planning Proposal contains thumbnail images of the proposed mapping.

Part 3: Justification

Section A—Need for the proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal was initiated by the Proponent on the basis that the site cannot be reasonably developed under the existing HOB and FSR controls, particularly as the site is contaminated and requires remediation.

The proposed FSR increase is supported by the Economic Feasibility Assessment commissioned by Council in preparation of the Wentworthville Town Centre Planning and Placemaking Strategy. The Assessment confirms that it is not feasible to redevelop the site with an FSR of less than 3:1. A copy of the assessment is contained in attachment 3.

The proposal is also consistent with the new planning controls for the Centre which are in the process of being finalised. This includes an FSR of 3:1 applied to the north eastern portion of Station Street, and a 41m HOB control applied across the northern portion of Station Street in the core area of the Centre.

The Planning Proposal is supported by the Cumberland Local Planning Panel and has been endorsed by Council (refer attachments 4 and 5). It is noted that Council elected to pursue this Planning Proposal as a separate item concurrently with its Planning Proposal for the Centre to provide increased opportunities for community consultation and so as not to delay the progress of the wider controls.

Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

Yes. The proposed LEP amendments are considered necessary as the Council is unlikely to support a Clause 4.6 to vary the controls to the extent required to achieve an economically feasible development outcome on the site.

Section B—Relationship to strategic planning framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy?

Yes. The Planning Proposal is consistent with the following plans and strategies.

Greater Sydney Region Plan: A Metropolis of Three Cities

This Plan sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Plan is based on the premise of a '30-minute city', where most residents live within 30 minutes of their jobs, education and health facilities and services.

The Plan identifies Wentworthville as a 'potential area for urban renewal'. It emphasises the important role that local centres play in the creation of a strong sense of place within the local community. Larger local centres such as Wentworthville that are anchored by a supermarket, are identified as places that can form the focus of the neighbourhood.

The Planning Proposal is considered to be consistent with many of the directions and objectives of this Plan, as outlined in Table 3 below.

Table 3 – Consistency with Greater Sydney Region Plan (2018)

Direction/Objective	Consistency
Objective 4: Infrastructure use is optimised	The proposal seeks to facilitate redevelopment of the site for mixed use retail and residential uses in proximity to established infrastructure and services that are accessible to the local community and wider population.
Objective 7: Communities are healthy, resilient and socially connected	The Planning Proposal promotes a healthy community by providing for additional housing in one of Cumberland's key centres, well served by public transport and a range of existing services, facilities and infrastructure. The Proponent has also offered to enter into negotiations with Council for the provision of affordable housing and the expansion of the adjoining Friend Park.

Table 3 – Consistency with Greater Sydney Region Plan (2018)

<p>Objective 10: Greater housing supply</p> <p>Objective 11: Housing is more diverse and affordable</p>	<p>Based on the indicative concept plans supplied by the Proponent in support of their application for a Planning Proposal, the site has the capacity to accommodate up to 60 units, with a mix of 18 x 1 bedroom units, 63 x 2 bedroom units, 9 x 3 bedroom units. The Proponent also offered to enter into negotiations with Council for a planning agreement involving the provision of affordable housing.</p>
<p>Objective 12: Great places that bring people together</p>	<p>The proposal will help to implement Council's recently adopted place-based planning controls for the Centre. It has the potential to facilitate redevelopment of an underutilized and contaminated site into a high quality mixed use development, contributing to the overall revitalization of the Centre, consistent with Council and the community's vision as expressed in the Wentworthville Town Centre Revitalisation Strategy.</p>
<p>Objective 14: integrated land use and transport creates walkable and 30-minute cities</p>	<p>The proposal seeks to deliver new residential accommodation and commercial/retail uses in a highly accessible location. A broad range of employment, education and other services and facilities can be accessed in under 30 minutes by public transport, including but not limited to Wentworthville Town Centre, and Parramatta CBD and Westmead Education and Health Precinct.</p>
<p>Objective 30: Urban tree canopy cover is increased</p>	<p>The Planning Proposal facilitates redevelopment of the site including increased landscaping and tree canopy cover along Pritchard Street East and Station Street, and the embellishment of Friend Park with provision of communal open space within the proposed site.</p>

Central City District Plan

This Plan sets out a 20-year vision to guide the growth of the District within the context of Greater Sydney's three cities. The District Plan sets out a number of planning priorities structured around the Region Plan's four key themes. Key relevant priorities are discussed in Table 4.

Table 4 – Consistency with Central City District Plan (2018)

Priority	Consistency
C1. Planning for a city supported by infrastructure	The proposal provides an opportunity to provide additional jobs and housing in a highly accessible area, well served by existing and planned infrastructure.
C3. A city of people	The site is ideally located to accommodate additional medium-high density residential accommodation as it is a walkable neighbourhood with a wide range of existing services, facilities and public transport.
C4. Fostering healthy, creative, culturally rich and socially connected communities	The proposal involves the provision of additional housing in a walkable, culturally rich and socially connected Town Centre in close proximity to recreational opportunities at Friend Park. The proposal will improve walkability of the Town Centre via the proposed through site link.
Priority C5. Providing housing supply, choice and affordability, with access to jobs and services	Wentworthville has a relatively low household sizes and large amount of social housing which Greater Sydney Commission has identified as being a priority for expansion/renewal. The proposal will facilitate the delivery of a mix of dwellings, including affordable housing, with a wide range of employment, education and services within 30 minutes on public transport.
Priority C6. Creating and renewing great places and local centres, and respecting the District's heritage	The proposal facilitates redevelopment of an existing urban infill site including communal open space areas (both public and private), presenting opportunities for social interaction and respecting local heritage. It is broadly consistent with Council's adopted controls for the Centre and will help to contribute to the Centre's rejuvenation and revitalization.
C9. Delivering integrated land use and transport planning and a 30-minute city	The proposal is consistent with transport-oriented design principles, locating new housing and job opportunities in a location that has 30 minute access to a wide range of jobs, services, facilities and infrastructure.
C16. Increasing urban tree canopy cover and delivering Green Grid connections	The proposal facilitates redevelopment of the site including increased landscaping and tree canopy cover along Pritchard Street East, Station Street and the embellishment of Friend Park.
C17. Delivering high quality open space	The proposal will facilitate the expansion and embellishment of Friend Park, which is the only park in the Town Centre, and will provide a through link to increase pedestrian permeability and safety by providing casual surveillance.

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Council's Strategy and new planning controls for the Town Centre

The proposal appropriately responds to, and is broadly consistent with, the Council-endorsed Wentworthville Centre Planning and Placemaking Strategy and associated development controls. Key consistencies are discussed in Table 5 below.

Table 5 – Consistency with Council's Strategy and new planning controls for the Town Centre

Issue	Consistency
Desired future character of the Town Centre	The proposal will help to achieve active frontages along Station Street and Friend Park, and a pedestrian connection linking Friend Park to Pritchard Street East to improve the activation of the park and integrate it into the core of the Centre. While the site is not identified as having potential for significant uplift, it does have the potential to serve as a marker building for the southern gateway to the retail centre, which is consistent with Council's vision.
Building heights	A predominant height limit of 8 storeys (30m) has been endorsed throughout the centre. Six towers of 12-13 storeys (41m) have been identified in strategic locations that reinforce key entries into the core of the centre or locations where public domain improvements are provided. Three taller towers of 16-18 storeys (53-62m) have also been identified in the core. The subject site is located at a corner site which marks the southern gateway to Wentworthville Town Centre and therefore a height of up to 12-13 storeys (41m) is consistent with the principles of the planning proposal. The proposed height of 11 storeys is considered appropriate to limit shadow implications on Friend Park and adjoining properties.
Floor space ratio	Council endorsed an FSR range of 3:1 - 4.5:1 for the core of the centre, and 2.2:1 - 3:1 for the fringe. The subject site is located within the fringe of the Centre, however immediately adjacent to the core and Friend Park which provides significant amenity. A maximum FSR of 3:1 is therefore consistent with the principles of the new planning controls for the Centre.

Draft Cumberland 2030: Our Strategic Planning Statement

Draft Cumberland 2030 builds on the Greater Sydney Commission's Region Plan and District Plan, as well as Council's own Community Strategic Plan, establishing a land use vision, priorities and actions for the local area. The proposal's consistency with relevant key priorities identified in Cumberland 2030 are discussed in Table 6 below.

Table 6 – Consistency with Draft Cumberland 2030

Priority	Consistency
Advocating for a range of transport options that connect our town centres and employment hubs, both locally and to Greater Sydney	<p>A range of future planned and committed transport options will significantly improve accessibility in the Cumberland LGA to the major employment hubs such as the Parramatta CBD, Sydney CBD and Western Sydney Airport. The subject proposal due to its proximity to the Wentworthville Train Station will leverage of this future public transport investment.</p> <p>The proposal supports this planning priority through the provision of residential apartments within close proximity to public transport options which provide accessibility and opportunities for local and regional employment.</p>
Improving accessibility within our town centres	<p>To meet the needs of Cumberland's forecasted population growth, town centres will need to become easily accessible by walking. Council is advocating for improved transport options for Cumberland's vibrant centres to support walking and cycling.</p> <p>The proposal supports this strategic goal through the provision of a through site link as part of the wider expansion of Friend Park which will connect Friend Park to the Dunmore Street Plaza. Such provision allows for more opportunities for walking and cycling by residents and members of the Wentworthville Community.</p>
Delivering housing diversity to suit changing needs	<p>One of Council's key priorities is to provide a greater number and variety of housing options to meet the needs of its growing and changing population. The proposal supports this strategic goal through the provision of residential apartments, including a concept design for a mix of 1, 2, and 3 bedroom apartments. The public benefit offer also involves the provision of affordable housing.</p>

Table 6 – Consistency with Draft Cumberland 2030

Priority	Consistency
Delivering affordable housing suitable for the needs of all people at various stages of their lives	<p>Housing affordability and diversity of housing is critical importance in Cumberland. Council outlines the need for further affordable housing through the inclusion of the Cumberland Interim Affordable Housing Policy (2017). This policy includes a 15% affordable housing target that is applied to planning proposals to improve housing affordability for very low and low income households</p> <p>The proposal supports this strategic direction and the Cumberland Interim Affordable Housing Policy (2017), through the commitment to provide 10% of the development contribution uplift to be dedicated as affordable housing floor space. Such provision is consistent with the Greater Sydney Commissions 5% to 10% target and Cumberland Councils adopted planning agreement policy, which indicates a minimum of 5%.</p>
Designing vibrant and attractive town centres	<p>Local centres and business zones are an integral component of land use planning and provide land uses to provide opportunities for retail, work and essential services to support the community. Centres are also a focus of for community life and entertainment.</p> <p>The proposal supports this strategic direction through the provision of a future development which incorporates retail land uses, active street frontages, through site link and a large dedication of land as an extension to Friend Park of which will support the vibrancy of the Wentworthville Town Centre.</p>
Providing high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements	<p>Community Facilities and services are important pieces of infrastructure, which promote healthy, safe and inclusive places for people of all ages and abilities.</p> <p>The proposal supports this strategic direction through the proposed expansion and embellishment of Friend Park, which is proposed to include: soft and hard landscaping, numerous pedestrian paths, including direct connectivity to the heart of the Town Centre, adaptable play areas, enhanced playground facilities and BBQ facilities.</p>

Table 6 – Consistency with Draft Cumberland 2030

Priority	Consistency
Protecting, enhancing and increasing natural and green spaces	<p>Natural and green spaces such as Parks are an important part of land use planning. Council has outlined that it will continue to protect and enhance natural and green spaces through Council's strategies, plans, programs including opportunities to increase these spaces into the future.</p> <p>The proposal supports this strategic direction through the proposed extension to Friend Park by 1040sqm (63% increase to the existing park) including the establishment of a through-site link, connecting Friend Park to the core of the Town Centre.</p>

Cumberland Community Strategic Plan 2017-2027

This Plan the community's vision for the future, the strategies in place to achieve it, and how progress towards or away from the vision will be measured. The plan identifies six strategic goals and a number of accompanying outcomes, activities and measures. The Planning Proposal is considered to be broadly consistent with the plan as outlined in Table 7 below.

Table 7 – Consistency with Cumberland Community Strategic Plan

Strategic Goal	Outcome	Consistency
1. A great place to live	We live healthy and active lifestyles	The Planning Proposal provides for additional housing in a walkable residential neighbourhood, adjoining Friend Park which offers a high level of amenity. The proposed through site link will further improve walkability of the neighbourhood.
2. A safe, accessible community	We feel safe in all areas of Cumberland at all times	The proposal will facilitate redevelopment of the site, providing an additional through site link and active street frontages, which is likely to increase pedestrian activity and casual surveillance onto the surrounding streets and open spaces.
	We have equal access to local services and facilities	The subject site is located in an area where new residents can either walk or take public transport to local services and facilities, including those in Granville centre and Parramatta CBD. The Proponent has offered to enter into negotiations for the provision of affordable housing.
3. A clean and green community	We value the environment and have	The Proponent has offered to enter into negotiations with Council to dedicate part of

Table 7 – Consistency with Cumberland Community Strategic Plan

	measures in place to protect it	the site to facilitate the expansion of Friend Park.
Strategic Goal	Outcome	Consistency
4. A strong local economy	We have access to jobs locally and in our region	The Planning Proposal places additional housing in close proximity to job opportunities in the Town Centre itself, and nearby Parramatta CBD and Westmead Health and Education Precinct.
	We have access to great local education and care services	The site is located in close proximity to Westmead Health and Education Precinct and a range of schools and child care facilities.
5. A resilient built economy	Our planning decisions and controls ensure the community benefits from development	The Planning Proposal seeks to facilitate the desired redevelopment through the appropriate planning pathway and seeks to align with the strategic vision for the area.
	We have a range of transport options that connect our town centres and to wider Sydney	The Planning Proposal seeks to place additional housing in a highly accessible area, well served by high frequency rail and bus services in the Town Centre itself and nearby Parramatta CBD.
6. Transparent and accountable leadership	Decision making is transparent, accountable and based on community engagement	The Planning Proposal will be publicly exhibited in accordance with requirements.

Q5. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The Planning Proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as outlined in Table 8 below.

Table 8 – Consistency with relevant SEPPs	
SEPP	Comment
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	The Proponent's indicative development scheme is an example of infill development and provides for multiple uses on site. The proposal meets the aims and objectives of this SEPP.
SEPP No. 55 – Remediation of Land	The Proponent commissioned a 'Stage 1 Environmental Site Investigation' which confirms potential for land contamination from a range of potential sources, including fill material, fuel storage tanks, use of pesticides and hazardous building material. The Investigation report concludes that although the site is contaminated, remediation is possible/viable, and the site is therefore suitable for the intended use.
SEPP No. 65 – Design Quality of Residential Apartments	The design quality of any apartment buildings on the site will be considered as part of the development application process and will be required to comply with this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Any future development application for residential uses on the site would be accompanied by a BASIX certificate.

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Planning Proposal is consistent with all applicable Ministerial Directions, as outlined in Table 9 below.

Table 9 – Consistency with relevant Ministerial Directions			
Clause	Direction	Consistency	Comment
1. Employment and Resources			
1.1	Business and Industrial Zones		The proposal will encourage employment growth in a suitable location, supporting the viability of the Town Centre.

2. Environment and Heritage

2.3	Heritage Conservation	The site is not located in a heritage conservation area, nor does it contain a heritage item. The closest heritage item (St Andrew's Presbyterian Church, Item 136) is unlikely to be impacted by the proposal given the substantial separation distance.
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3. Housing, Infrastructure and Urban Development

3.1	Residential Zones	The proposal supports the efficient use of land by encouraging apartment development in one of Cumberland's key centres. The Proponent's indicative concept plans include a range of dwelling types, consistent with the existing trends and market demands.
3.4	Integrated Land Use and Transport	The site supports the integration of land use and transport. It is located in a highly accessible area, supported by road, rail and bus services and infrastructure.

4. Hazard and Risk

4.1	Acid Sulfate Soils	Site not affected.
4.2	Mine Subsidence and Unstable Land	Site not affected.
4.3	Flood Prone Land	Site not affected.
4.4	Planning for Bushfire Protection	Site not affected.

5. Regional Planning

5.10	Implementation of Regional Plans	The proposal is broadly consistent with the Greater Sydney Region Plan as discussed in Part 3 of this Planning Proposal.
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6. Local Plan Making

6.1	Approval and Referral Requirements	The proposal does not include consultation, referral or concurrence provisions, nor does it identify development as designated development.
6.2	Reserving Land for Public Purposes	The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.
6.3	Site Specific Provisions	The Planning Proposal does not impose any unnecessarily restrictive site-specific controls.

7. Metropolitan Planning

7.1	Implementation of A Plan for Growing Sydney	As demonstrated in Part 3, the proposal is consistent with the planning principles, directions and priorities for subregions, strategic centres and transport gateways in the Greater Sydney Region Plan, which has replaced A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.
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Section C—Environmental, social and economic impact

Q7. 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?

There are no critical habitat or threatened species, populations or ecological communities, or their habitats on or around the site that would be affected by this Planning Proposal.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Potential overshadowing of Friend Park

Council considered the potential for overshadowing of Friend Park. The Proponent provided a shadow analysis based on their indicative development concept for the site, which indicates that future development on the site could achieve:

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

Council carried out its own shadow analysis and concluded that the Proponent's indicative development concept is likely to result in a similar level of shadow impacts to the endorsed planning controls for the Town Centre.

Overshadowing of other properties in the Wentworthville Town Centre

The Proponent's shadow analysis also indicates that their indicative development concept is unlikely to cast any significant shadow onto the surrounding properties. The analysis indicated that the proposed built form could achieve the minimum Apartment Design Guide (ADG) requirements of 70% of solar access for a minimum of 2 hours.

Traffic and parking

The Proponent's indicative development concept 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. This is considered to be an acceptable level that is within typical fluctuations in background traffic

volumes. It is anticipated that no external road works will be required to facilitate the 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. Attachment 6 contains the traffic report prepared by the Proponent. It is noted that this report is based on their initial Planning Proposal Request which involved greater land use intensification. Lower levels of traffic are anticipated under the proposed controls.

Site contamination

The Proponent commissioned a 'Stage 1 Environmental Site Investigation' (attachment 7) which confirms potential for land contamination from a range of potential sources, including fill material, fuel storage tanks, use of pesticides and hazardous building material. The Investigation report concludes that although the site is contaminated, remediation is possible/viable, and the site is therefore suitable for the intended use. Given the nature of the intended land uses, the Proponent will be required to undertake further detailed site investigations should the proposal proceed to development application stage.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

The proposed FSR is supported by the Economic Feasibility Analysis commissioned by Council. It will also be balanced by, and help to offset, the proposed dedication of 6 Pritchard Street East (entire site) and 120sqm land portion of 55-57 Station Street to Council for the expansion of Friend Park.

Section D—State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The site is located in a highly accessible area, well served by public transport and a wide range of existing services and facilities.

The site is currently serviced by all essential services and infrastructure. Certain infrastructure will need to be upgraded to service future development. This would be determined at the future development application stage in consultation with the relevant utility authorities.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of appropriate State and Commonwealth public authorities will be sought following Gateway determination.

Part 4: Mapping

Proposed LEP mapping is shown in Figure 7 to Figure 9 below.



Figure 7: Proposed HOB map

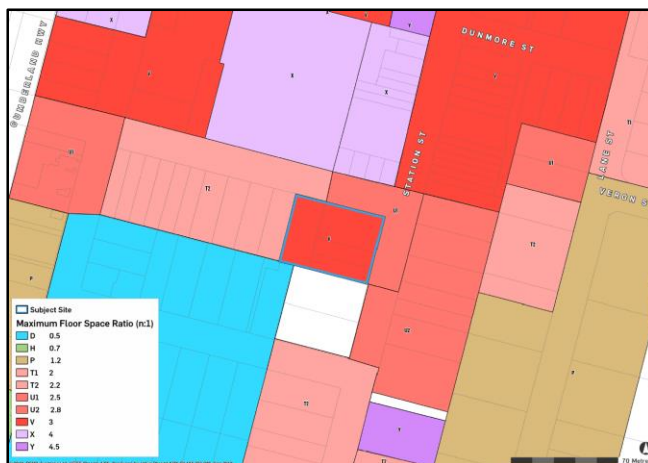


Figure 8: Proposed FSR map



Figure 9: Proposed APU map

Part 5: Community Consultation

Community consultation would take place following a Gateway determination, in accordance with Section 3.34 and Clause 4 of Schedule 1 of the EP&A Act. It is anticipated that public exhibition would include:

- Notification on the Cumberland Council website;
- Advertisement in local newspapers that are circulated within the local government area;
- Notification in writing to adjoining landowners and neighbours, and any other relevant stakeholders; and
- A four-week exhibition period.

Part 6: Project timeline

An anticipated project timeline is set out in Table 10 below.

Table 8 – Project timeline	
Milestone	Date
Gateway request	February 2020
Gateway determination	April 2020
Statutory exhibition and consultation with public authorities	May 2020
Report submissions to Council	June 2020
Finalisation	July-August 2020

Conclusion

This Planning Proposal explains and justifies proposed changes to Holroyd LEP 2013. The proposal is likely to result in positive social and economic outcomes, consistent with the strategic directions and priorities outlined in the *Greater Sydney Region Plan*, *Central City District Plan* and *Cumberland 2030: Our Strategic Planning Statement*. The proposal is also consistent with, and will help to implement, the *Wentworthville Town Centre Planning and Placemaking Strategy*.