

103. **The use of the site**

**Landscape maintenance**

All landscape works shall be maintained for a minimum period of two (2) years following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason:- to ensure restoration of environmental amenity.

104. **External Plant/Air-conditioning noise levels**

Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason:- to minimise noise impact of mechanical equipment.

105. **Graffiti Management**

The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason:- to ensure the removal of graffiti.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr B. Kirk, Mr S. McDonald and Mr M. Byrne.

Against: Nil.

**ITEM C008/19 – WENTWORTHVILLE CENTRE PLANNING AND PLACE MAKING STRATEGY EXHIBITION SUBMISSIONS AND PLANNING PROPOSAL REQUEST**

Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP):

1. Receive and note the report and the review of the submissions made as part of the community consultation.
2. Recommend that the Wentworthville Planning and Place Making Strategy be amended as follows:
  - a) The Strategy's bike path diagram to be amended to indicate existing Lytton Street Park bike path.
  - b) To amend building heights and setbacks for B2 local centre zoned land on Pritchard Street East and Station Street adjacent to R2 low density residential under both built form options to:

- Increase the rear setback for properties on Pritchard Street East (southern side) to 8m.
  - Reduce the front setback for properties on Pritchard Street East (southern side) to 6m.
  - Reduce the maximum height of buildings for all B2 zoned land on Pritchard Street East and Station Street, adjacent to the R2 zone to 6 storeys at the street and 4 storeys at the rear.
- c) That the proposed building height and FSR for 79-81 Dunmore Street under built form Option Two be amended as follows:
- A building height of 12/13 storeys on the Cumberland Highway/Dunmore Street corner of the site lowering to 5 storeys on the western setback in order to provide a built form transition.
  - An FSR of 4:1.
  - That the floorspace bonus for shared value uplift is applicable to 79-81 Dunmore Street.
  - That the commercial floorspace bonus is applicable to 79-81 Dunmore Street.
3. Recommend the preparation of a planning proposal, consistent with the Wentworthville Planning and Place Making Strategy (as amended) for gateway submission and community consultation, excluding 108 Station Street and 42-44 Dunmore Street.
  4. Recommend based on community feedback, feasibility and infrastructure funding, that built form Option Two form the basis of the planning proposal - maintaining a predominant mid-rise height across the Centre with strategically placed towers of 12-18 storeys in height.
  5. Recommend that in addition to the FSR bonuses detailed in the Strategy, where design excellence is achieved on sites permitted to a height of 17/18 storeys, an additional FSR of 0.5:1 is available.
  6. Recommend that land forming The Kingsway Carpark, Dunmore Street and Garfield Street Carpark and the Library, Community Centre and Redgum Centre be considered for reclassification from 'community' to 'operational' consistent with the Strategy.
  7. Recommend an updated Section 94 Contributions plan be prepared that is consistent with the Strategy.
  8. Recommend a revised Development Control Plan be prepared that is consistent with the Strategy.
  9. Recommend provisions for green walls and landscaping on structures to be implemented through the revised Development Control Plan for the Centre.
  10. Recommend provisions for safety by design, in accordance with the recommendations of the safety audit to be implemented through the revised Development Control Plan for the Centre.

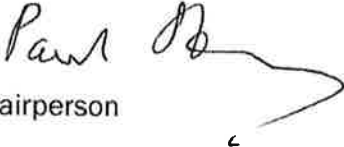
11. Recommend that a value sharing policy, applicable to sites that have incentives to achieve heights greater than 8 storeys, be prepared in conjunction with the updated Section 94 Contributions Plan.
12. Recommend that this matter is progressed to be considered by Council, seeking a resolution for the adoption of the recommendations.
13. Recommend that the Council liaise with City of Parramatta over the Planning Proposal.
14. Recommend that the Council develop a Design Excellence Policy to compliment the Strategy.

For: The Hon. Paul Stein AM, QC (Chairperson), Mr B. Kirk, Mr S. McDonald and Mr M. Byrne.

Against: Nil.

The meeting terminated at 2:41 p.m.

Signed:

  
Chairperson