
Min.264 Extension of Council Meeting**Motion (Elmore/Hussein)**

That Council in accordance with clause 18.2 of the Code of Meeting Practice, extend the meeting by 1 hour to conclude at 11:00pm, or if an item being discussed is unfinished at 11:00pm, at the conclusion of that item.

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore,
Farooqui, Garrard, Hamed, Huang, Hughes,
Hussein, Lake and Zaiter.

Councillor(s) Against the Motion: Nil.

Debate then resumed on Item C10/22-171.

The Motion on being Put was declared **CARRIED** Unanimously.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore,
Farooqui, Garrard, Hamed, Huang, Hughes,
Hussein, Lake and Zaiter.

Councillor(s) Against the Motion: Nil.

During debate, Councillor Colman raised a Point of Order, advising that Councillor Christou had already spoken to the Motion. The Mayor, Councillor Lake sought clarification and confirmed that Councillor Christou had only spoken on the amendment, and was entitled to speak to the Motion.

During debate, Councillor Christou raised a Point of Order, citing an alleged breach of Clause 15.11 (d) of *the Code of Meeting Practice*, advising that Councillor Colman made personal reflections toward him. The Mayor, Councillor Lake did not uphold the point of order.

Councillor Cummings left the Meeting at 9:39pm and returned to the Meeting at 9:41pm during the consideration of this item.

Councillor Sarkis left the Meeting at 9:41pm during the consideration of this item.

Min.265 C10/22-173 Planning Proposal and Draft Voluntary Planning Agreement for 239 Merrylands Road, Merrylands

Note: Councillor Sarkis remained outside the Chamber prior to the consideration of this item at 9:41pm as he had declared a Less Than Significant, Non-Pecuniary interest in this item.

Motion (Hamed/Elmore)

That Council:

1. Adopt the exhibited planning controls for 239 Merrylands Road, Merrylands, as resolved by Council and revised following a Gateway Determination, being:
 - a. Height of Building control of 64 metres for proposed building D and Height of Building control of 84 metres for proposed building E
 - b. Floor Space Ratio control be increased to 7:1 for proposed buildings D and E.
2. Finalise the Planning Proposal, as delegated by the Minister, following execution of the Voluntary Planning Agreement and registration on title.
3. Endorse and delegate authority to the Mayor and General Manager to execute the Voluntary Planning Agreement on behalf of Council for 239 Merrylands Road, Merrylands, as provided in Attachment 2.
4. Note that the Local Environmental Plan amendment will be published on the NSW legislation website and in the Government Gazette upon finalisation.

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion: Colman, Cummings, Elmore, Farooqui, Hamed, Huang, Hussein, Lake, Saha and Zaiter.

Councillor(s) Against the Motion: Hughes, Garrard, Christou.

Councillor Saha returned to the Meeting at 10:13pm during the consideration of this item.

At this point of the Meeting, Councillor Saha declared a Less Than Significant, Non-Pecuniary interest in item C10/22-172 which had previously been resolved during Items By Exception, as one of the properties in the report recommended for noting only is in close proximity to his place of residence. He requested that the matter be recommitted so he could take no part in the matter. The Mayor, Councillor Lake sought a Motion to effect this.

Min.266 Recommittal of Council Resolution

Motion (Elmore/Sarkis)

That Council recommit item C10/22-172 for determination in accordance with Clause 17.14(a) of the *Code of Meeting Practice*.

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore, Farooqui, Garrard, Hamed, Huang, Hughes, Hussein, Lake, Saha, Sarkis and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Sarkis returned to the Meeting at 10:22pm during the consideration of this item.

**Min.267 C10/22-172 Report on Variations for Development Standards
Approved under Delegation - July to September 2022 Quarter**

Note: Councillor Saha exited the Chamber prior to the consideration of this item at 10:25pm and as he had declared a Less Than Significant, Non-Pecuniary interest in this item.

Motion (Elmore/Zaiter)

That Council receive and note this report.

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore,
Farooqui, Garrard, Hamed, Huang, Hughes,
Hussein, Lake, and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Sarkis left the Meeting at 10:26pm during the consideration of this item.

**Min.268 C10/22-174 Planning Proposal for 245-247 Great Western Highway,
South Wentworthville**

Motion (Zaiter/Elmore)

That Council:

1. Endorse a planning proposal for 245-247 Great Western Highway, South Wentworthville, to amend the Cumberland Local Environment Plan 2021 with a local provision for the proposal as follows:
 - a. Allow for the Height of Building control on the western part of the site where the proposed hotel or motel is to be located to be 27 metres
 - b. Allow for a Floor Space Ratio control for the site of 1:1 in response to the proposal.
 - c. Identify a restaurant or café as additional permitted uses on the existing Wattles heritage house located on the eastern part of the site.
 - d. Identify hotel or motel accommodation (not exceeding 76 hotel/motel rooms and a gross floor area of 3,040m²) and other ancillary hotel/motel facilities, including roof top outdoor dining, as additional permitted uses on the western part of the site.
2. Endorse that the planning proposal be prepared and forwarded to the Department of Planning and Environment for a Gateway Determination.

3. Endorse the draft site-specific Development Control Plan associated with the planning proposal for 245-247 Great Western Highway, South Wentworthville, as provided in Attachment 2.
4. Note that, subject to the receipt of a Gateway Determination by the Department of Planning and Environment, the planning proposal and site-specific Development Control Plan for 245-247 Great Western Highway, South Wentworthville, will be exhibited concurrently.
5. Endorse that a Voluntary Planning Agreement be prepared to derive public benefit, should a Gateway Determination be received.

The Motion on being Put was declared **CARRIED** Unanimously.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore, Farooqui, Garrard, Hamed, Huang, Hughes, Hussein, Lake, Saha and Sarkis and Zaiter.

Councillor(s) Against the Motion: Nil.

Councillor Saha returned to the Chamber at 10:26pm during the consideration of this item.

Councillor Sarkis returned to the Meeting at 10:27pm during the consideration of this item.

Councillor Colman left the Meeting at 10:27pm and returned to the Meeting at 10:30pm during the consideration of this item.

Councillor Hamed left the Meeting at 10:27pm and returned to the Meeting at 10:33pm during the consideration of this item.

Councillor Christou left the Meeting at 10:34pm and returned to the Meeting at 10:35pm during the consideration of this item.

Min.269 C10/22-175 Greater Sydney Parklands Trust - Council Representative for Parramatta Park Community Trustee Board

Motion (Colman/Hussein)

That Council:

1. Note the establishment of a Community Trustee Board for Parramatta Park, which acts as an advisory board to the NSW Government's Greater Sydney Parklands Trust.
2. Endorse that the Mayor is Council's representative on the Parramatta Park Community Trustee Board.
3. Delegates to the General Manager to undertake all relevant activities associated with the nomination of Council's representative on the Community Trustee Board for Parramatta Park.

Amendment (Sarkis/Christou)

Replace the Mayor with Councillor Garrard in Point 2 of the Motion.

Councillor Sarkis subsequently withdrew the Amendment.

The Motion on being Put was declared **CARRIED**.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore, Farooqui, Garrard, Hamed, Huang, Hughes, Hussein, Lake, Saha and Sarkis and Zaiter.

Councillor(s) Against the Motion: Nil.

Min.270 C10/22-177 Notice of Motion - Remembrance Park, Lidcombe

Motion (Huang/Farooqui)

That Council receive a report outlining:

1. A list of suitable trees that can be planted within Remembrance Park Lidcombe.
2. Further information on how the Council can involve the community in the selection of suitable trees as part of the public consultation process for the Remembrance Park Concept Plans.
3. Provide further information on funding opportunities to progress the remembrance park concept plans.

The Motion on being Put was declared **CARRIED** Unanimously.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore, Farooqui, Garrard, Hamed, Huang, Hughes, Lake, Saha and Sarkis and Zaiter.

Councillor(s) Against the Motion: Nil.

During debate, Councillor Christou raised a Point of Order, advising that Councillor Huang's speech was not related to the Motion or prior debate to it. The Mayor, Councillor Lake advised that Councillor Huang was responding to comments made earlier in debate by another Councillor, and subsequently requested Councillor Huang to continue with his speech.

During debate, Councillor Christou raised a Point of Order, advising that he had been misrepresented by Councillor Huang. The Mayor, Councillor Lake upheld the Point of Order.

Councillor Hussein left the Meeting at 10:44pm and returned to the Meeting at 10:45pm during the consideration of this item.

Councillor Cummings left the Meeting at 10:48pm and returned to the Meeting at 10:55pm during the consideration of this item.

Councillor Hussein left the Meeting at 10:50pm during the consideration of this item and did not return.

Min.271 C10/22-178 Notice of Motion - Community Garden - Botanica, Lidcombe

Motion (Huang/Farooqui)

That Council receive a report outlining:

1. The establishment of a community Garden within Botanica Estate, Lidcombe.
2. Identify possible funding opportunities for the project.

The Motion on being Put was declared **CARRIED** Unanimously.

Councillor(s) For the Motion: Christou, Colman, Cummings, Elmore, Farooqui, Garrard, Hamed, Huang, Hughes, Lake, Saha, Sarkis and Zaiter.

Councillor(s) Against the Motion: Nil.

C10/22-180 Questions on Notice - Submitted by Councillor Elmore

The Questions on Notice were answered in the business paper for this Meeting.

Prior to the conclusion of the Meeting, the Mayor Councillor Lake deferred the below remaining items on the agenda to the next Ordinary Meeting of Council:

- C10/22-179 Notice of Motion - Repatriation of Australian Citizens
- C10/22-184 Tender Evaluation Report - Guildford Foodworks Supermarket Roof and HVAC replacement

The Mayor, Councillor Lake closed the meeting at 11:03pm.

Chairperson _____ General Manager _____

Item No: C10/22-174

PLANNING PROPOSAL FOR 245-247 GREAT WESTERN HIGHWAY, SOUTH WENTWORTHVILLE

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: PP2022/0003
Community Strategic Plan Goal: *Enhancing the Natural and Built Environment*

SUMMARY

Council has received a planning proposal for 245-247 Great Western Highway, South Wentworthville, that seeks to facilitate the development of a 76-room hotel or motel as well as ancillary facilities for the western part of the site, as well as restore the 'Wattles house', a local heritage item, via adaptive reuse as a restaurant or café for the eastern part of the site.

The planning proposal seeks to amend the Cumberland Local Environmental Plan 2021 for 245-247 Great Western Highway, South Wentworthville, through a local provision regarding the proposal to:

- Allow for the Height of Building control on the western part of the site where the proposed hotel or motel is to be located to be 27 metres
- Allow for a Floor Space Ratio control for the site of 1:1 in response to the proposal.
- Identify a restaurant or café as additional permitted uses on the existing Wattles heritage house located on the eastern part of the site.
- Identify hotel or motel accommodation (not exceeding 76 hotel/motel rooms and a gross floor area of 3,040m²) and other ancillary hotel/motel facilities, including roof top outdoor dining, as additional permitted uses on the western part of the site.

A site-specific Development Control Plan has been prepared to guide future development on the site. The Proponent has also elected to enter into a Planning Agreement with Council for the provision of public benefit.

The proposal was placed on early consultation and reported to the Cumberland Local Planning Panel in July 2022. The Panel supported the Council officer recommendation to proceed to a Gateway Determination and provided further advice, as outlined in this report.

It is recommended that Council endorse the planning proposal and that this be forwarded to the Department of Planning and Environment for a Gateway Determination. It is also recommended that Council endorse the draft site specific

Development Control Plan, and that a Voluntary Planning Agreement be prepared to derive public benefit, should a Gateway Determination be received.

RECOMMENDATION

That Council:

1. **Endorse a planning proposal for 245-247 Great Western Highway, South Wentworthville, to amend the Cumberland Local Environment Plan 2021 with a local provision for the proposal as follows:**
 - a. **Allow for the Height of Building control on the western part of the site where the proposed hotel or motel is to be located to be 27 metres**
 - b. **Allow for a Floor Space Ratio control for the site of 1:1 in response to the proposal.**
 - c. **Identify a restaurant or café as additional permitted uses on the existing Wattles heritage house located on the eastern part of the site.**
 - d. **Identify hotel or motel accommodation (not exceeding 76 hotel/motel rooms and a gross floor area of 3,040m²) and other ancillary hotel/motel facilities, including roof top outdoor dining, as additional permitted uses on the western part of the site.**
2. **Endorse that the planning proposal be prepared and forwarded to the Department of Planning and Environment for a Gateway Determination.**
3. **Endorse the draft site-specific Development Control Plan associated with the planning proposal for 245-247 Great Western Highway, South Wentworthville, as provided in Attachment 2.**
4. **Note that, subject to the receipt of a Gateway Determination by the Department of Planning and Environment, the planning proposal and site-specific Development Control Plan for 245-247 Great Western Highway, South Wentworthville, will be exhibited concurrently.**
5. **Endorse that a Voluntary Planning Agreement be prepared to derive public benefit, should a Gateway Determination be received.**

REPORT

Background

On 18 February 2022, NRB Property Group Pty Ltd lodged a Planning Proposal Request to amend the development controls applying to 245- 247 Great Western Highway, South Wentworthville to facilitate the development of the site for a 76-80 room hotel/motel accommodation and ancillary uses on its western side and to also restore the locally heritage listed Wattles Heritage House through use as a food and drink premise.

The planning proposal seeks to amend the Cumberland Local Environmental Plan 2021 for 245-247 Great Western Highway, South Wentworthville, to:

- Amend the maximum Height of Building control from 9m to 21m for the future hotel/motel accommodation on the western side of the site.
- Introduce a proposed Floor Space Ratio of 1:1 for the entire site.
- Amend Schedule 1 to include 'food and drink premises' as additional permitted uses for Wattles Heritage House and 'hotel or motel accommodation' as additional permitted uses for the western part of the site.

The proponent revised this request on 27 April 2022 to increase the proposed building height from 21 to 25 metres.

The status of the planning proposal is shown in Figure 1.

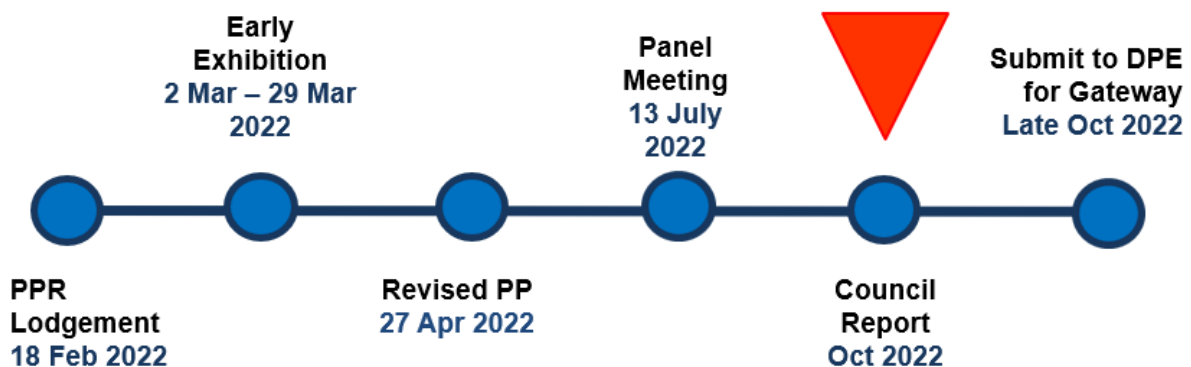


Figure 1: Planning Proposal status

The Site and its context

The site at 245-247 Great Western Highway, South Wentworthville is a large (4,775m²) irregular shaped allotment bounded on all sides by major roads, including the Great Western Highway and Liverpool-Parramatta T-way on the northern boundary, the M4 Smart Motorway to the south, and the M4 on-ramp to the south-east (Figure 2).

The south-eastern part of the site is occupied local heritage item, 'The Wattles'. The rest of the site is vacant and unoccupied. The surrounding area is dominated by older-style low density residential developments.

As shown in Figure 3, the site is located approximately 2km from Parramatta CBD, 1.5km from Wentworthville Principal Local Centre, 1.2km from the Westmead Health and Education Precinct and the broader Greater Parramatta and Olympic Peninsula (GPOP) area. The Coleman T-way bus stop provides a regular bus service between Parramatta and Liverpool.



Figure 2: The site and its local context

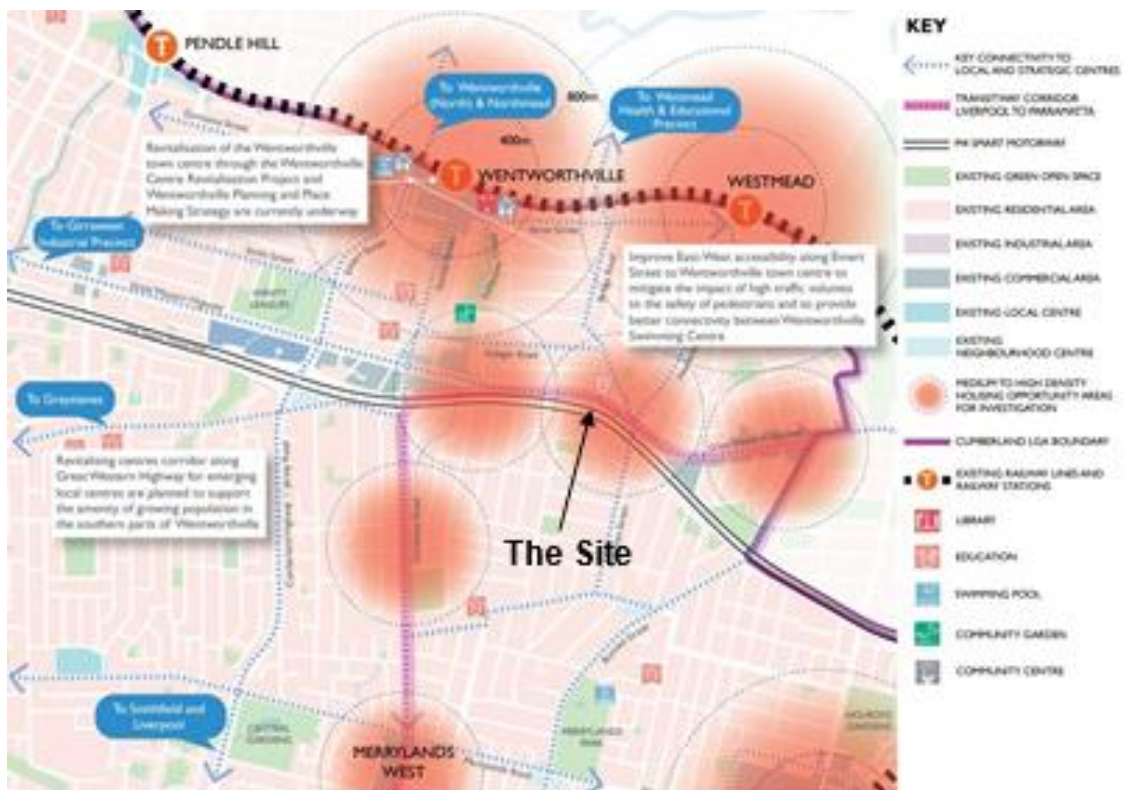


Figure 3. Regional context

Objectives and intended outcomes

The Planning Proposal Request seeks to facilitate redevelopment of the site for:

- A 76 room, 5-6 storey hotel/motel and other ancillary hotel/motel facilities including a rooftop dining/bar, pool, gymnasium, conference room, health and well-being centre, and basement car parking on the western side of the site.
- Restoration of an existing locally heritage significant item (the Wattles house) via adaptive reuse as a restaurant or café to be opened up to the public on the eastern side of the site with some improvements in the longer term.

An indicative concept plan of the proposal development is shown in Figure 4.

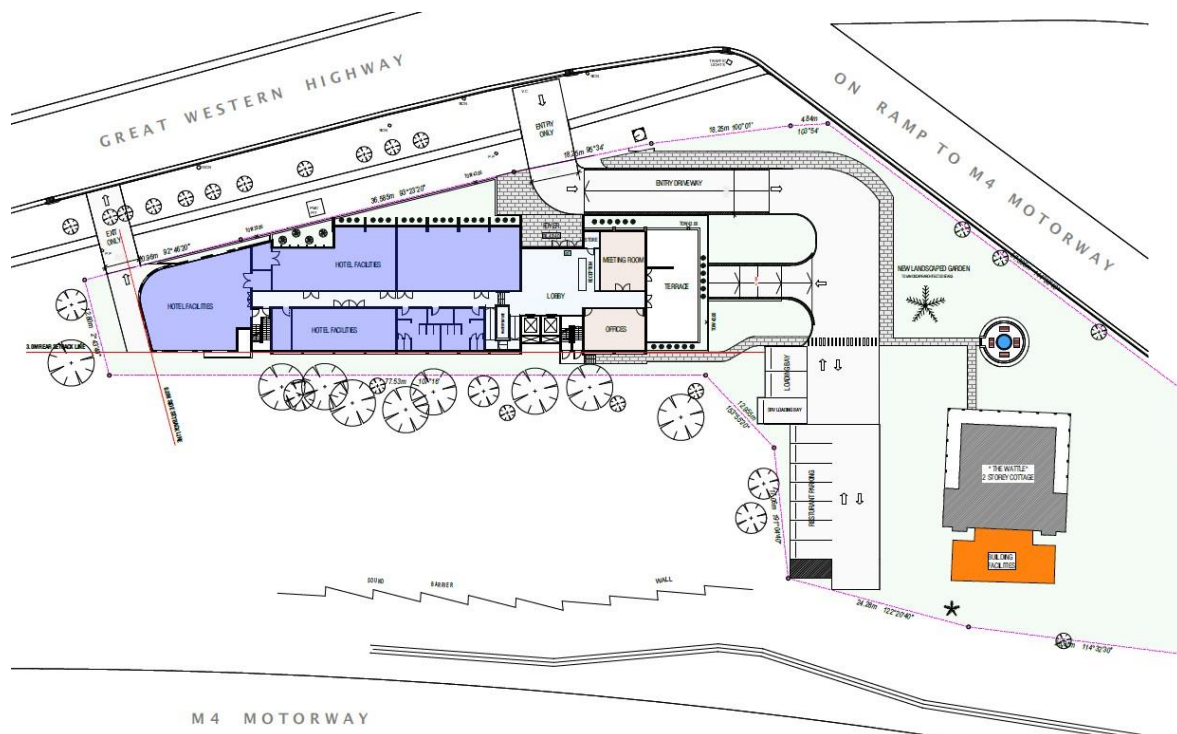


Figure 4: Indicative concept plan



Figure 5: Concept view showing the proposed hotel and existing heritage house

The site is subject to an active consent for the construction of a two-storey, 48 room motel/motel, rooftop dining/bar, basement car parking and alterations to 'The Wattles' for use in conjunction with the motel. The application was approved by the former Holroyd City Council on 28 October 2010 (DA2010/93/1).

Explanation of provisions

Under the Cumberland LEP 2021, the subject site is zoned R2 Low Density Residential and is subject to a maximum building height of 9m. The Wattles Heritage House, a locally listed item is also located on the site. There is no FSR for the site.

The current and proposed planning controls in accordance with Cumberland LEP 2021 are summarised in Table 1 and shown graphically in Figures 5 to 9.

	Current Planning Controls	Proposed Planning Controls
Zone	R2 Low Density Residential	Retain existing R2 Zone
FSR	NA	1:1
Height of Building	9m	25m
Additional Permitted Uses	NA	Introduce 'hotel or motel accommodation' as a permitted use on the western part of the site and 'food and drink premises' as permitted uses within the Wattles heritage house on the eastern part of the site.
Heritage Provisions	Locally Heritage listed item	No change

Table 1: Current and proposed controls for the site



Figure 6: Existing land zoning (R2 Low Density Residential)



Figure 7: Existing height of buildings (J-9m)



Figure 8: Existing FSR (no FSR on R2 Low Density Residential zone)



Figure 9: Existing heritage items

Public benefit offer

The Proponent has elected to enter into a Voluntary Planning Agreement to deliver a range of public and material benefits including:

- Public domain upgrade and footpath connection on the southern side of the Great Western Highway frontage.
- Environmental Heritage Item Conservation and Enhancement Works, including the restoration of a locally significant heritage item (The Wattles) heritage house and landscaped gardens.
- Any further contributions to meet policy requirements which could contribute towards Westmead south precinct which is in close proximity of the subject site.

Early consultation

The Planning Proposal Request was placed on early consultation from 2 March 2022 to 29 March 2022 in accordance with Council's Planning Proposal Notification Policy requirements.

The proposal and supporting material were published on the have your say page on Council's website, through social media and included a direct mailout to surrounding landowners and occupants located. The proposal was also referred to relevant Council officers, former members of Council's Heritage Committee, Heritage NSW and Transport for NSW.

Community submissions

Three (3) community submissions were made by local residents, including one submission in support of the proposal and two submissions from former and current members of Council's Heritage Committee members which, while generally supportive of the restoration and adaptive re-use of The Wattles, raised concerns about the proposal.

Key concerns raised in community submissions included:

- Traffic, access, and overflow and onsite parking.
- Lack of access to open space.
- Poor amenity due to the location on a busy state road.
- Lack of pedestrian crossings.
- Potential precedent for allowing hotels in low density residential areas.
- Potential built form impacts, view lines on the existing heritage house.

Agency submissions

On 4 April 2022, Transport for NSW (TfNSW) raised concerns regarding the proposal and recommended amendments to address potential vehicular access and safety issues and to reduce traffic volumes and parking requirements. Following a response by the proponent, TfNSW provided an amended submission on 22 June 2022 that provided further design guidance and more flexible options for mitigating potential impacts. The matters raised in TfNSW submissions are further discussed in this report.

On 26 May 2022, NSW Heritage advised that as there were ‘no direct impacts identified on items listed on the State Heritage Register.’ Heritage NSW do not require any further referral/consultation on this planning proposal. Heritage issues are further discussed in this report.

Cumberland Local Planning Panel

The proposal was reported to the Cumberland Local Planning Panel on 13 July 2022, including a recommendation that the proposal be amended and forwarded to the Department of Planning and Environment for a Gateway Determination. A comparison of the Planning Proposal Request, Council officer recommendation and Panel recommendations is provided in Table 2.

Control	Existing	Proponent’s revised proposal request	Initial Officer recommendation to Panel	Panel advice
<i>Land zoning</i>	R2	No change.	No change	No change.
<i>Height of Buildings</i>	9m	25m (5-6 storeys) be applied across the entire site.	18m (4 storeys) be applied to proposed hotel and motel development and rest of the site	Undertake further urban design analysis/testing. Consider options above 18 metres.
<i>Floor Space Ratio</i>	No FSR	1:1 within R2 zone	1:1 within R2 zone	Undertake further urban design analysis and testing
<i>Additional Permitted Uses</i>	N/A	Amends Schedule 1 of the CLEP 21 to Introduce ‘hotel or motel accommodation’ and ‘food and drink premises’ as permitted uses for the site.	Amend Schedule 1 of the CLEP 21 to introduce ‘hotel or motel accommodation’ (capped with a limit of 76 units) and permit ‘restaurant or café use’ as a permitted use for the existing heritage house.	Amend Schedule 1 of the CLEP 21 to Introduce ‘hotel or motel accommodation’ (capped with a limit of 76 hotel/motel units) to the western portion of site and introduce a ‘restaurant or café’ use for the existing heritage house.
<i>Existing Heritage on and around site</i>	I244- The Wattles I255 - Milestone Group I00204 - Essington	No change	No change	No change

Table 2: Comparison of Recommendations for Planning Proposal

In summary, the Panel generally agreed with the Council officer recommendation and also recommended that:

- Further urban design analysis is required to determine height and floor space ratios for the site to ensure the appropriate separation of a future hotel/motel from the heritage item, protect and improve view lines to the heritage item and align with the future planned character of the area. Subject to detailed urban design analysis, differential heights may be appropriate across the site. The Panel considers further urban design analysis could explore if heights greater than the heights recommended by the officers are appropriate for parts of the site.
- The urban design analysis should consider view lines to The Wattles, overshadowing impacts and recommendations made by Council's external heritage consultant.
- Site access and circulation arrangements need to be further considered and addressed to ensure the requirements of Transport for NSW can be satisfied.
- Site access arrangements should be reviewed to consider moving the site ingress to the western edge of the site, providing appropriate circulation around the site and safe access for deliveries and waste removal.

Response to Cumberland Local Planning Panel advice

Following the Panel's advice, a consultant urban designer (Olsson Architects) was engaged by Council to undertake additional urban design analysis and testing to determine if higher building heights could be applied to parts of the site within the recommended 1:1 FSR and impacts on the local heritage item, consistent with the Panel recommendations. The urban design advice provided to Council is attached to the report.

Urban Design

As part of this additional work, the urban designer modelled four schemes (options):

- Scheme 1: initial proposed concept plan for the site.
- Scheme 2: alternate concept plan provided to Cumberland Local Planning Panel.
- Scheme 3: revised scheme following advice from Cumberland Local Planning Panel.
- Scheme 4: hybrid scheme based on Scheme 2 and Scheme 3.

These schemes are also shown graphically in Figure 10.

The following overview of concepts has been part of OLSSON's urban design review.



Fig. 7 : Scheme 1



Fig. 8 : Scheme 2



Fig. 9 : Scheme 3

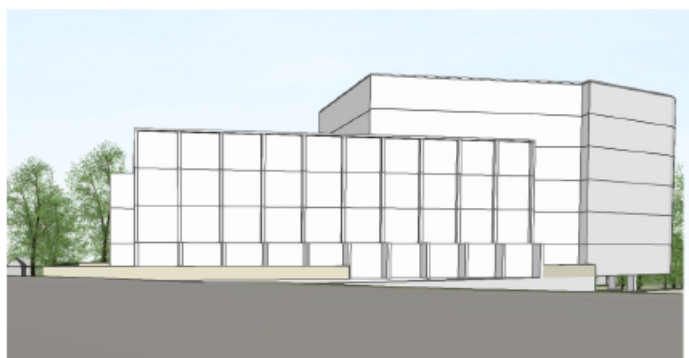


Fig. 10 : Scheme 4

SCHEME 1

Proposed concept plans and proponent's revised concept plan revision E. A building height control of 25m which would allow a hotel/motel of up to six storeys plus rooftop terrace. With five floors dedicated to hotel rooms.

SCHEME 2

Proponent's Sketch supplied to Cumberland Local Planning Panel.

A split building height control:
- 23-25m western half of site.
- 18m on eastern half of site.

This would allow a hotel/motel of up to six storeys plus rooftop terrace. Bulk is located away from heritage item.

SCHEME 3

From Cumberland Local Planning Panel Meeting's recommendations. A building height control of 18m which would allow a hotel/motel of up to four storeys plus rooftop terrace. With three floors dedicated to hotel rooms.

SCHEME 4

OLSSON scheme proposes a hybrid option of Scheme 2 & 3 with simplified forms.

A split building height control:
- 27m on western half of site.
- 18m on eastern half of site.

A hotel/motel of up to six storeys plus rooftop terrace. Additional 2m proposed for western half is to consider existing site contours and topography to enable more flexibility for a good design outcome.

Figure 10: Urban design schemes tested for the site

Based on the modelling undertaken, the urban design advice recommended Scheme 4 as the preferred option (shown in Figure 11) for the proposed site.

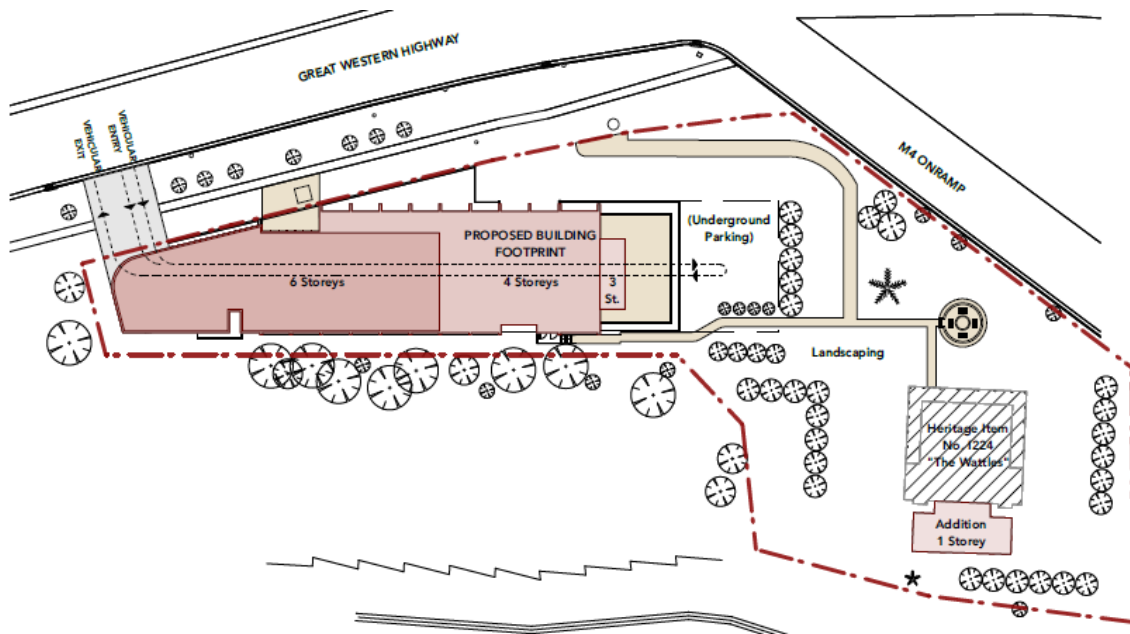


Figure 11: Concept plan for Scheme 4 (preferred urban design modelling option)

Council officers have reviewed the urban design advice provided and support the preferred option (Scheme 4) for the following reasons:

- The proposed scheme includes a part 6 storey (27m Height of Building) and part 4 storey (18m Height of Building) development for the proposed hotel or motel development via the provision of building setbacks and envelope controls on the western portion of the site. This scheme also includes a three storey building component on its eastern edge to relate with the existing building height and scale of the heritage listed Wattles house, which is around 1.5 storeys.
- Resolves site access entry/exit points from the site's western edge, which is considered as Transport for NSW's preferred option.
- Provides increased landscaped and garden area setting around the Wattles house.
- Includes a minimum building separation distance of 40m from the west of the heritage house to motel development to minimise built form and scale impacts.
- Consolidates all on-site parking provisions including waste collection and access delivery vehicles to a basement car park underneath the proposed hotel and motel development and with turning confirmed with built form modelling and testing.
- Storeys proposed beyond the fourth level are well set back to minimise built form, scale, massing, shadow, views and viewline impacts to existing heritage house.
- Establishes and protects the existing heritage house curtilage and setting.
- Is consistent with the recently constructed medium/high-rise mixed-use apartment buildings to the east and west of the site, as well as with the objectives of the R2 Low Density Residential zone.

The Proponent was provided an opportunity to review and provide feedback on the urban design advice. The Proponent advised Council that, while their preference was for Scheme 1, the progression of Scheme 4 as Council's preferred urban design option is acceptable, and requested testing a scenario to increase the building height of 21m and 28m. The urban design advice considered the Proponent's response and tested the preferred Scheme 4 with the alternate building heights; however this was not supported.

Building height and scale

Consistent with the preferred urban design option (Scheme 4), it is recommended that a 27 metre maximum building height (up to six storeys with plant and lifts) be applied to the western portion of site and that the 9m height be retained for the eastern side of the site. This is shown graphically in Figure 12. It is considered that the recommended building height satisfies the building height objectives of the Cumberland LEP, and allows sufficient flexibility to achieve a good design outcome.



Figure 12: Maximum building heights as applied to concept plan for Scheme 4

The proposed 27m building height does not create a precedence in the area, as there are several 4, 5 and 6 storey developments along the Great Western Highway within close proximity of the site. However, those developments are not located next to 'The Wattles' heritage item or the site.

A maximum FSR of 1:1, which can be accommodated by Scheme 4, will also ensure future development on the site is consistent with the R2 Low Density Residential zoning and sympathetic to the heritage significance of the Wattles Heritage House.

Overshadowing

As provided in the urban design advice, the preferred option (Scheme 4) results in the least amount of shadow overcast for 9am, 12noon and 3pm (during winter solstice) when compared with the other schemes. Scheme 4 also satisfies the benchmark of 6 hours of direct sunlight.

View lines

The proposal has the potential to adversely impact views to the local heritage item from the Great Western Highway. Through the urban design advice, it is considered that Scheme 4 would maintain and improve view lines to the heritage item from the Great Western Highway, as shown in Figure 22. The preferred option also provides a sufficient space around the local heritage item to allow for the establishment of a landscape setting, which would enhance the value of the item.

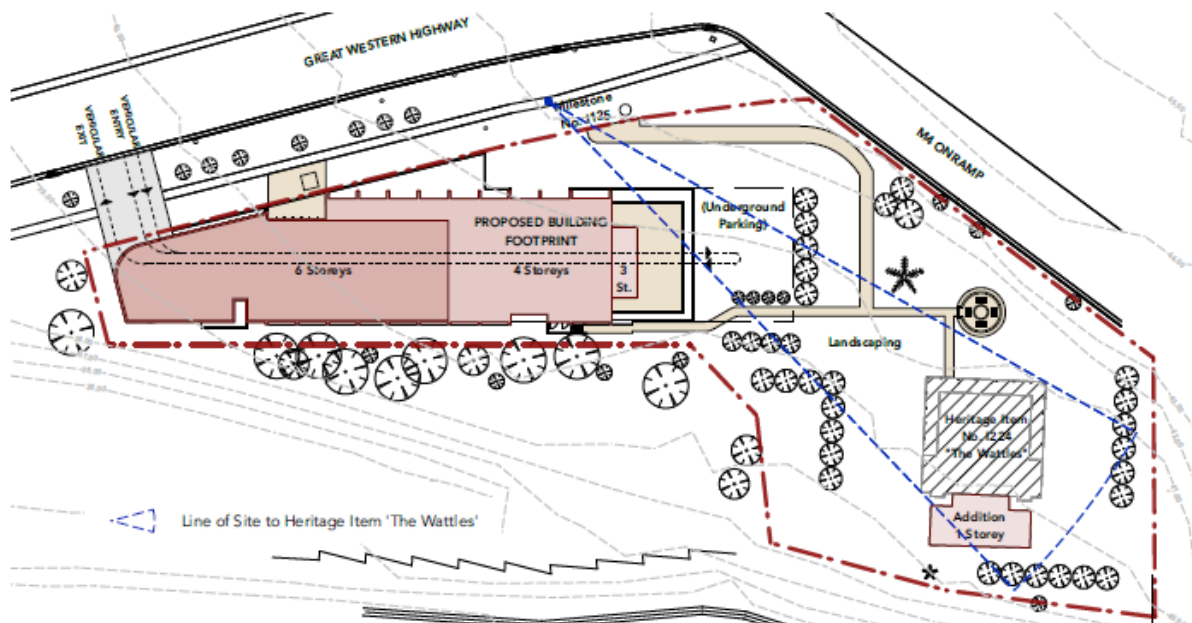


Fig. 51 : Line of Site to Heritage Item

Figure 13: View lines as applied to concept plan for Scheme 4

Site access constraints

The urban designer tested Transport for NSW’s recommendation to relocate the site access/exit points to the western side of the site and confirmed that this could be achieved via Scheme 4. The external urban design advice also tested the vehicle access and movement, circulation, turning, car parking and access for waste and delivery vehicles, as recommended by the Panel and Transport for NSW, and determined that these recommendations could be achieved with the concept design for the preferred option (Scheme 4) and relevant planning controls.

Access and parking

The Planning Proposal Request proposed site entry on the sites east in close proximity to the existing M4 motorway access on ramp and existing traffic signals which could potentially pose risk and safety issues for existing buses and vehicles travelling on the existing bus transitway and the Great Western Highway when turning on to site. This could also result in overflow parking on to the bus transitway and highway, due to the scale of the proposed hotel or motel development. Through the urban design advice, the preferred option (Scheme 4) addresses this issue by relocating the site access to the west.

Development controls

It is important to note that whilst Scheme 4 reflects the preferred future development scenario for the site, key development controls are also required to guide future development on the site. Further information on this is provided in the report.

Site-Specific Development Control Plan

A draft site-specific Development Control Plan (draft DCP) has been prepared to guide the future development of the site. Key elements of the draft DCP include:

- An indicative masterplan, showing the proposed location of proposed land uses to be delivered on the site.
- Objectives and controls for development of the site, including land use, built form, solar access, open space, movement and access, managing transport demand, heritage and stormwater.

The draft DCP incorporates specific requirements provided through agency consultation, heritage advice provided to Council and urban design advice provided to Council.

Strategic Merit Assessment

The recommended proposal is broadly consistent with the strategic planning framework and policy context, as outlined below.

Consistency with Greater Sydney Region Plan - A Metropolis of Three Cities

The recommended proposal is consistent with the Greater Sydney Region Plan, including:

- Objectives 3 and 4. Infrastructure aligns with forecast growth and infrastructure use is maximised: The proposal and its proposed uses will allow for more intense activity and use of land within walking distance to a strategic bus corridor and is also located adjacent to M4 Motorway and Great Western highway.
- Objective 6. Services and Infrastructure meet the community's changing needs: This proposal endeavours to provide a hotel and motel development on site and to conserve an existing heritage item via adaptive re-use to be opened to the public.

- Objective 10. Greater housing supply: the proposal provides short term or temporary transit accommodation solution as an additional permitted use for the R2 zoned site.
- Objective 13. Environmental heritage is identified: The proposal will enable the conservation and enhancement of an existing local heritage item, the Wattles house on site.
- Objectives 15 and 19. A Metropolis of Three Cities: integrated land use and transport creates walkable and 30-minute cities and Greater Parramatta is stronger and better connected: The proposal will provide temporary or short term accommodation facilities as a transit hotel/location to incoming public, visitors and tourists, workers on a strategic transport corridor.
- Objective 22. Investment and business activity in centres: the proposal seeks to generate approximately 40 additional jobs, approximately 76 motel/hotel units.
- Objectives 28 and 30. Scenic and cultural landscapes are protected, and urban tree canopy cover is increased. Through appropriate separation distances, the proposal will maintain a visual garden setting around the existing heritage cottage.

Consistency with the Central City District Plan

The amended proposal is consistent with the following Planning Priorities of the Central City District Plan including:

- Planning Priority C1. Planning for a city supported by infrastructure: this planning proposal will supply social related infrastructure and contribute towards transport infrastructure improvements.
- Planning Priority C3. Providing services and infrastructure to meet people's changing needs: This planning proposal will provide a hotel or motel development and encourage the adaptive re-use and enhancement of an existing heritage item.
- Planning Priority C4. Fostering healthy, creative, culturally rich, and socially connected communities: the proposal will provide a hotel/motel development with associated facilities.
- Planning Priority C5. Providing housing supply, choice, and affordability, with access to jobs, services and public transport: The proposal enables short term transit accommodation provisions located closer to a strategic bus transport corridor and state roads.
- Planning Priority C6. Creating and renewing great places and local centres and respecting the district's heritage: The planning proposal contributes to the restoration and enhancement of the Wattles heritage cottage.

- Planning Priority C10. Growing investment, business opportunities and jobs in strategic centres: This planning proposal will provide access to jobs and services in Westmead and Wentworthville.

Consistency with Cumberland 2030: Our Local Strategic Planning Statement

The site is also located in a key strategic corridor in Cumberland and within a future housing investigation area, and is consistent with Cumberland 2030: Our Local Strategic Planning Statement, including:

- Planning Priority 5. Delivering housing diversity to suit changing needs: The proposal will deliver short term or temporary transit accommodation close to jobs, facilities and services.
- Planning Priority 8. Celebrate our natural built and cultural diversity: This proposal will provide a place for social interaction through the proposed hotel or motel development and restoration and further enhancement of the Wattles Cottage, which is an existing local heritage item.
- Planning Priority 11. Promote access to local jobs, education opportunities and care services: The proposal will result in the creation of new jobs and deliver a high-quality multi-level hotel or motel development and restore, conserve, and enhance the existing Wattles Cottage which is one of Cumberland's oldest heritage items opened to the broader community, visitors and tourists.
- Planning Priority 13. Protect and enhance natural and green spaces and sporting facilities: The planning proposal will enable landscaping around the heritage item and provision of more trees to beautify the site and enhance the heritage significant wattles cottage and the hotel/motel and its broader surrounds including Great Western Highway.

Key Issues

Social and economic

The proposal will generate a number of social and economic benefits for the community associated with the restoration of a locally and historically significant heritage item via adaptive reuse for a restaurant or café to be used by the public and wider community and development of a hotel/motel and restaurant which will generate local jobs.

Urban design, built form, view lines and overshadowing

This report recommends that the proposed height control of 25 metres (5-6 storeys) be further increased to a maximum of 27 metres (including plant/services/lifts) be applied to the portion of site where the proposed hotel or motel development is proposed and supports a proposed FSR of 1:1 across the site. This would facilitate the construction of a hotel/motel of up to 6 storeys plus rooftop terrace (including plant and

lifts) and hotel rooms (76 x 40m² hotel/motel units, which equates to 3,040m² (3-4 floors) or 0.63:1 of total GFA).

It is considered that the recommended amendments to the proposal are designed to avoid significant overshadowing, view line, bulk, scale and massing impacts to the local heritage item, supported by further detailed controls in the site-specific Development Control Plan.

Vehicular access and safety

The proposed vehicular access arrangements have the potential to create road safety issues for westbound motorists and buses travelling along the Great Western Highway and T-way corridor. Council officers requested that the Proponent provide further information to address the matters raised in Transport for NSW's submission dated 22 June 2022, including:

- Provision of a deceleration/storage lane, consistent with Austroads guidelines, on the site's northern boundary and relocate the entry/exit driveway as close as possible to the western property boundary. If the above recommendation is not feasible or achievable, consider redesigning the internal driveway to provide space for vehicles to be stored onsite rather than queuing on the Great Western Highway and/or T-way.
- Provide mitigation and/or management measures to ensure appropriate on-site manoeuvring, adequate vehicle turnaround facilities, and wayfinding signage to ensure vehicle travel paths are clear.
- Provide more clarity over the 'worst case' traffic and parking impacts, specifically by clarifying whether or not the proposed hotel/motel facilities will be for exclusive use by guests of the hotel/motel or open to the public, and lack of clarity over the number of rooms proposed.

It is noted that any future Development Application for the site would be required to demonstrate consistency with the provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP). In terms of vehicular access and safety, Clause 2.118 of the SEPP stipulates that a consent authority must not issue development consent unless:

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land...*

Transport for NSW requested local provisions be introduced into Part 6 of the Cumberland LEP to limit the use of hotel/motel facilities by guests only, and to require

'suitable concurrence' prior to issue of development consent. Council officers are of the view that these provisions are unnecessary as any future Development Application for the site will be:

- Required to demonstrate that the hotel/motel facilities are ancillary to the hotel/motel, otherwise the facilities would fall under the definition of 'indoor recreation facilities and this land use is prohibited in the R2 zone.
- Clause 2.121 of the Transport and Infrastructure SEPP requires concurrence of TfNSW prior to issue of development consent for any development proposed on a State classified road and requiring more than 50 car parking spaces.

The urban design advice sought confirms the feasibility of the Transport for NSW's preferred option for the site to relocate entry/ exit access to further west with transport movement, basement car parking, circulation and access to waste and delivery vehicles and on-site turning provisions. These requirements are included in the site-specific Development Control Plan.

Traffic, transport and parking

Consistent with the advice of Transport for NSW, this report recommends that the number of hotel/motel rooms to be capped at 76 rooms (not exceeding a gross floor area of 3,040m²) to address potential traffic and parking issues. The Proponent's Transport Assessment Report indicates that, if the proposal was capped at this level, it would result in approximately 40 vehicle trips during peak times (30 trips for the hotel and motel and 10 trips for the proposed heritage cottage).

The Proponent's Transport Assessment acknowledges that, based on the Cumberland DCP, a minimum of 106 parking spaces must be provided for the proposed hotel/motel development; however, only 79 parking spaces plus 6 motorcycle spaces are proposed. The proponent's traffic report suggests that it is reasonable to reduce the number of parking spaces required as a large proportion of the customers of the proposed café and restaurant will be from the proposed hotel. Reduction to parking is not considered as acceptable by Transport for NSW advice and would need to demonstrate the minimum parking requirements could be met on site as per Cumberland DCP. Council officers agree with this position.

To ensure that traffic, transport, and parking issues are addressed, detailed controls are included in the site-specific Development Control Plan, based on information provided by the Proponent and requirements from Transport for NSW.

Heritage

The planning proposal is supported by a Heritage Impact Statement prepared by Sue Rosen Associates which concludes that, with appropriate refinement, the hotel/motel concept could be rendered to a solution that activates the site, while respecting and maintaining the heritage significance of The Wattles house. The advice notes that:

- The concept is preferable to other options considered for the site, which include subdivision and construction of multiple dwellings, which would likely have unacceptable adverse impact on the significance of The Wattles and its setting.

- The proposed commercial uses have the potential to generate income to fund the ongoing conservation and maintenance of The Wattles and its setting.
- The proposal will allow the Wattles to be accessed and appreciated by a wider audience, and activates what could continue to be a 'forgotten' site.
- Compared to the approved multi-storey hotel (DA2010/93/1), the concept hotel/motel has been moved an additional 6 metres away to the west of The Wattles, retaining an appropriate curtilage.
- Views of the original building from the Great Western Highway will be maintained, if not improved; with potential for an exterior up-lighting installation and appropriately sympathetic signage to lift the presence of the historic site.
- To enable its adaptive reuse as a café/restaurant, there is opportunity to include a sympathetic low-scale addition to the rear of The Wattles to install amenities, commercial kitchen and associated services. This would mitigate impact on significant fabric, detailing and layout of the residence.
- The proposed additional height allowance increases the ability of the concept hotel/motel to be a viable business, providing short-term accommodation in easy distance of the Parramatta CBD.
- There is potential in the design to further mitigate the visual impact of the structure on The Wattles and surrounding streetscape at the detailed DA design stage. This could occur through the refining of form, material, colours and finishes, and landscaping.

Council officers had the Proponent's Heritage Impact Statement peer reviewed by an independent heritage advisor, Extent Heritage, which confirms that the proposal is acceptable in terms of heritage outcomes, subject to careful design, consistent with best practice guidelines, and the preparation of suitable planning controls. Heritage considerations were also identified in the urban design advice prepared for Council.

In response to these issues, the site-specific Development Control Plan includes a number of controls to protect and enhance the heritage item, and ensure that future development is appropriately designed with reference to the Wattles house.

Schedule of Heritage Conservation Works

The planning proposal is supported by a Schedule of Conservation Works prepared by Dr Roy Lumby of Hericon Consulting and assessed by Sue Rosen Associates has identified the existing heritage item that need to be restored based on a visual assessment carried out on site. The assessment has been limited to the outer fabric and interior with restrictions to accessing roof or under floor areas of the existing heritage cottage. It is recommended that this be updated (if required) to address the missing internal fabric components and assessed at the Development Application stage.

Clause 5.10 Heritage Conservation

The proposed site is also affected by clause 5.10 Heritage Conservation provisions under the Cumberland LEP, in which a proponent requires to obtain development consent for any building work proposed from the consent authority and prepare necessary documentation as required after considering the extent and heritage significance of the property. There are also conservation incentives. The provisions are subject to further assessment at the Development Application stage should the planning proposal proceed.

Noise, vibration and emissions

A noise intrusion assessment was conducted to determine the impacts of existing road traffic noise on the proposed development. The assessment found that a Category 3 construction would be required for both the north and south façade – that is, special construction with increased attenuation to achieve internal noise levels.

An operational noise assessment was also conducted to determine the potential noise impacts of the proposal on sensitive receivers. Whilst it was deemed that the mechanical plant on the roof terrace could be a potential source of noise emissions requiring mitigation, other potential noise emissions would likely be dominated by existing road traffic noise on the Great Western Highway and M4 Motorway. At this stage, further assessment on operational noise emissions of the proposed development would be required at the Development Assessment stage of the proposal.

The study has shown that, from an acoustic perspective, the site would be suitable for the intended uses. Council officers are of the view that the proposed commercial uses are less sensitive than the types of residential land uses that are currently permitted on the site under the R2 zoning, and that adequate measures can be incorporated into the design to mitigate the impact of operational and traffic noise and emissions and assessed at the Development Application stage.

Contamination and acid sulphate soils

The planning proposal is supported by a preliminary contamination assessment that concludes that the proposal is unlikely to have any significant impacts; however, that asbestos and a potential underground storage tank may be located on the site. The subject proposal does not involve a rezoning; however, potential contamination would need to be addressed at the Development Application stage.

The consultant also considered the mapping, geology, and elevation of the site and concluded that it is unlikely that acid sulphate soils are present on site. Information from Council's on acid sulphate soil maps do not indicate any affectation on site.

Next steps

Following review of the planning proposal by Council officers, advice provided by the Cumberland Local Planning Panel and further technical advice provided to Council officers, the planning proposal is provided for consideration by Council. It is recommended that Council endorse the planning proposal and that this be forwarded to the Department of Planning and Environment for a Gateway Determination. It is also recommended that Council endorse the draft site specific Development Control Plan

and that a Voluntary Planning Agreement be prepared to derive public benefit, should a Gateway Determination be received.

Should Council support the proposal and a Gateway Determination is provided by the Department of Planning and Environment, the planning proposal and site specific Development Control Plan will be exhibited concurrently. A further report will then be provided to Council.

COMMUNITY ENGAGEMENT

Council officers have carried out early consultation on the proposal, as outlined in this report. Further statutory consultation will be carried out by Council officers if the proposal proceeds past Gateway.

POLICY IMPLICATIONS

Policy implications are outlined in the main body of this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

Should Council resolve to proceed with the proposal and a Gateway Determination is received to proceed, a Voluntary Planning Agreement will be prepared to derive public benefit. Further information will be provided to Council prior to the finalisation of the Agreement.

CONCLUSION

The planning proposal for 245-247 Great Western Highway, South Wentworthville, is consistent with the strategic planning framework and policy context and will deliver a wide range of benefits, including the restoration and adaptive reuse of local heritage house (The Wattles), and services and facilities through the proposed hotel or motel development. It is recommended that the planning proposal and site-specific Development Control Plan is endorsed, and that the planning proposal is forwarded to the Department of Planning and Environment for a Gateway Determination. It is also recommended that a Voluntary Planning Agreement be prepared to derive public benefit, should a Gateway Determination be received.

ATTACHMENTS

1. Revised Planning Proposal [↓](#)
2. Site-specific Development Control Plan [↓](#)
3. Council Urban Design Advice [↓](#)
4. Transport Impact Assessment [↓](#)
5. Heritage Impact Statement [↓](#)
6. Schedule of Conservation Works [↓](#)
7. Council Heritage Advice [↓](#)

8. Preliminary Contamination Assessment [↓](#)
9. Noise and Air Quality Assessment [↓](#)
10. Acid Sulphate Soils Assessment [↓](#)
11. Letter of Offer (confidential)
12. Community Submissions (Summarised) [↓](#)
13. Transport for NSW Submissions and Responses [↓](#)
14. Engagement Evaluation Report [↓](#)
15. Cumberland Local Planning Panel Advice [↓](#)