
Min.849 C12/19-334 Development of Greystanes Skate Park

Resolved (Sarkis/Zaiter)

That Council defer this matter for further information to be received.

Min.850 C12/19-343 Notice of Motion - Planning Proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville

Resolved (Attie/Rahme)

That Council:

1. Prepare a planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, with the following built form and additional permitted use controls:
 - a) Floor Space Ratio control of 3:1 on the entire site;
 - b) Height of building control of 41 metres on 55 - 57 Station Street and 17 and 23 metres on 6 Pritchard Street; and
 - c) Introduce a 100m² gymnasium as an additional permitted use for the site.
2. Endorse that the planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
3. Prepare a Development Control Plan to provide further planning controls for the site, should a Gateway Determination be received.
4. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Garrard, Hamed, Rahme, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Campbell, Cummings, Elmore, Huang, Lake and Saha.

Councillor Sarkis left the Meeting at 7:30pm and returned to the Meeting at 7:32pm during the consideration of this item.

Item No: C12/19-343

NOTICE OF MOTION - PLANNING PROPOSAL FOR 55-57 STATION STREET AND 6 PRITCHARD STREET EAST, WENTWORTHVILLE

Councillor: Ned Attie, Joseph Rahme and Michael Zaiter
File Number: SC483

SUMMARY

Pursuant to Notice, Councillors Attie, Rahme and Zaiter submitted the following Motion.

NOTICE OF MOTION

That Council:

1. **Prepare a planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, with the following built form and additional permitted use controls:**
 - a) **Floor Space Ratio control of 3:1 on the entire site;**
 - b) **Height of building control of 41 metres on 55 - 57 Station Street and 17 and 23 metres on 6 Pritchard Street; and**
 - c) **Introduce a 100m² gymnasium as an additional permitted use for the site.**
2. **Endorse that the planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.**
3. **Prepare a Development Control Plan to provide further planning controls for the site, should a Gateway Determination be received.**
4. **Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.**

RESOURCING IMPLICATIONS

This work can be undertaken using existing Council resources.

GENERAL MANAGER ADVICE

Council at its ordinary Council meeting held on 4 December 2019 considered an amended planning proposal for 55-57 Station Street and 6 Pritchard Street, Wentworthville. The report is attached for Council's information. Council did not make a resolution on this matter.

This planning proposal seeks to amend the planning controls at 55-57 Station Street and 6 Pritchard Street, Wentworthville, as follows:

- Amend the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1
- Increase the Height of Building control from 10m, 17m and 20m to 41m for 55-57 Station Street, and 17m and 23m for 6 Pritchard Street East, and
- Insert additional provisions into Schedule 1 - Additional Permitted Uses to permit development on the site for the purpose of a ground floor 100m² Gymnasium for use by residential tenants only.

The proposal has been placed on preliminary public exhibition (pre-Gateway), and was reported to the Cumberland Local Planning Panel in November 2019. The Panel supported the Council officer's recommendation and suggested the inclusion of further site specific controls, which is supported for preparation at the next stage.

ATTACHMENTS

1. Council Report [↓](#) 

**DOCUMENTS
ASSOCIATED WITH
REPORT C12/19-343**

**Attachment 1
Council Report**

Item No: C12/19-301

PLANNING PROPOSAL FOR 55-57 STATION STREET AND 6 PRITCHARD STREET EAST, WENTWORTHVILLE

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: SC531
Community Strategic Plan Goal: *A resilient built environment*

AASUMMARY

This planning proposal seeks to amend the planning controls at 55-57 Station Street and 6 Pritchard Street, Wentworthville, as follows:

- Amend the Floor Space Ratio control from 2:1 and 2.2:1 to 3:1
- Increase the Height of Building control from 10m, 17m and 20m to 41m for 55-57 Station Street, and 17m and 23m for 6 Pritchard Street East, and
- Insert additional provisions into Schedule 1 - Additional Permitted Uses to permit development on the site for the purpose of a ground floor 100m² Gymnasium for use by residential tenants only.

The proposal has been placed on preliminary public exhibition (pre-Gateway), and was reported to the Cumberland Local Planning Panel in November 2019. The Panel supported the Council officer's recommendation and suggested the inclusion of further site specific controls, which is supported for preparation at the next stage.

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. Should a Gateway Determination be received, further work on a site-specific Development Control Plan and Voluntary Planning Agreement will be undertaken, and a further report provided to Council.

RECOMMENDATION

That Council:

1. **Prepare a planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, with the following built form and additional permitted use controls:**
 - a) **Floor Space Ratio control of 3:1 on the entire site;**
 - b) **Maximum Height of Building control of 41 metres on 55 - 57 Station Street and 17 and 23 metres on 6 Pritchard Street; and**
 - c) **Introduce a 100m² gymnasium as an additional permitted use for the**

- site.
2. Endorse that the planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
 3. Prepare a Development Control Plan to provide further planning controls for the site, should a Gateway Determination be received.
 4. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.

REPORT

Background

The initial Planning Proposal Request (PPR) for the site was lodged in November 2018. This proposal sought to amend the Holroyd Local Environmental Plan 2013 for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, by:

- Amending the Floor Space Ratio control of the site from 2:1 and 2.2:1 to 3.5:1; and
- Increasing the Height of Building control of the site from 10m, 17m and 20m to 53m.

The proponent chose to amend the PPR at Council's request, due to the significant inconsistency that the original PPR had with the proposed built form controls of the draft Wentworthville Town Centre planning proposal.

An amended PPR for the site was lodged in September 2019. This proposal sought to amend the Holroyd Local Environmental Plan 2013 for 55-57 Station Street and 6 Pritchard Street East, Wentworthville, by:

- Amending the Floor Space Ratio control of the site from 2:1 and 2.2:1 to 3:1;
- Increasing the Height of Building control from 10m, 17m and 20m to 41m for 55-57 Station Street, and 17m and 23m for 6 Pritchard Street East, and

Inserting additional provisions into Schedule 1 - Additional Permitted Uses to permit development on the site for the purpose of a ground floor 100m² Gymnasium for use by residential tenants only.

The status of the PPR is provided in Figure 1 below.



Figure 1 - Planning Proposal Request Status

The site and its context

The site (outlined in yellow in Figure 2) is located within the Wentworthville Town Centre, on the corner of Station Street and Pritchard Street East. The site has a frontage of approximately 60m to Pritchard Street East and 46m to Station Street.



Figure 2 - The subject site

The site currently consists of four land parcels which would need to be consolidated to make a single development parcel. 55-57 Station Street was originally a service station, but had been operating as an automotive repair shop (now closed) and convenience store (facing Station Street). 6 Pritchard Street is a standalone retail premise that faces Pritchard Street East and housed a video store (now closed).

Local Context

The site is located approximately 250m from Wentworthville Railway Station (approximately 3-5 minutes walking distance), and is serviced by a range of bus services.



Figure 3 - Local Context

The site adjoins Friend Park to the south, and is located approximately 100 metres walking distance from the St Andrews Presbyterian Church and a low density residential area facing McKern Street. This residential area predominantly includes 1960s style single storey brick and weather board dwellings.

Regional Context

The site is located in the suburb of Wentworthville within the Local Government Area of Cumberland Council approximately 2km west of Parramatta Central Business District (CBD) and 27km west of the Sydney CBD.

The site is further located approximately 800m west of the Westmead health and education precinct one of the largest health precincts in New South Wales.

The site is well served by road infrastructure by the Cumberland Highway to the west, the Great Western Highway and M4 Motorway to the south.

Planning Proposal

Current Planning Controls

Holroyd LEP 2013 applies to the site. The site is currently zoned B2 Local Centre with an FSR of 2:1 and 2.2:1 and Maximum Height of Building control of 10m, 17m and 20m apply across the site (refer to Figures 4 to 6).



Figure 4 - Existing Land Zoning (LZN) Map

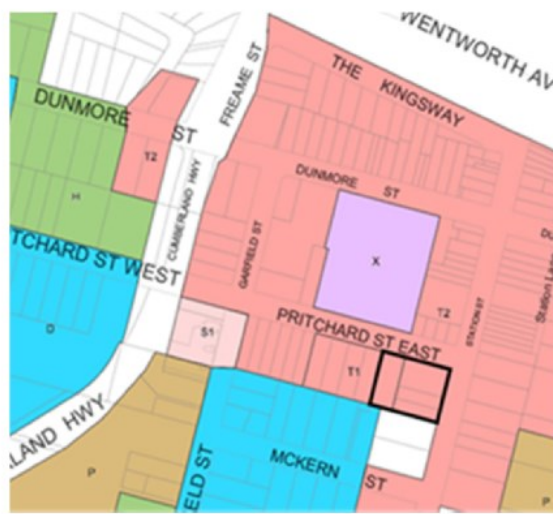


Figure 5 - Existing Floor Space Ratio (FSR) Map

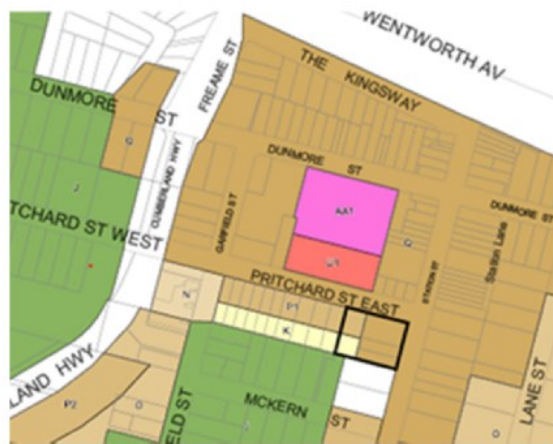


Figure 6 - Existing Maximum Height of Buildings (HoB) Map

Draft Wentworthville Centre Planning Controls

The draft Wentworthville Centre Planning Proposal proposes an FSR of 2.2:1 and 2.5:1 and height of building controls of 17m, 23m and 30m to be applied to the site (refer to Figures 7 and 8).

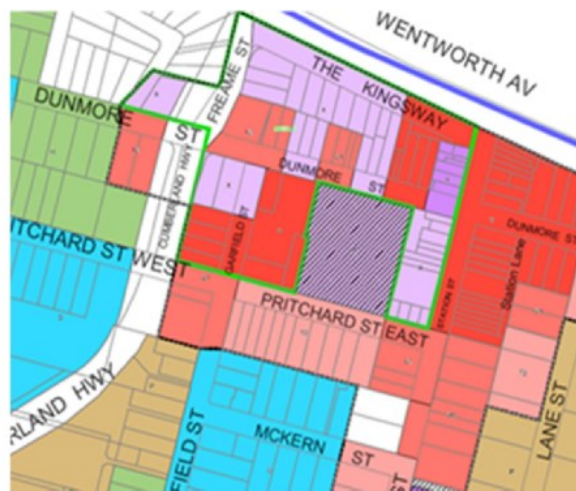


Figure 7 - Draft Wentworthville Town Centre Floor Space Ratio (FSR) Map



Figure 8 - Draft Wentworthville Town Centre Maximum Height of Buildings (HoB) Map

Proposed Planning Controls

The amended PPR seeks to increase the floor space ratio (FSR) control of the site from 2:1 and 2.2:1 to 3.0:1, increase the maximum height of building (HoB) of the site from 10m, 17m and 20m to 41m for 55-57 Station Street and 17m and 23m for 6 Pritchard Street East, and introduce additional provisions into Schedule 1 - Additional Permitted Uses to permit development on site for the purpose of a ground floor 100m² gymnasium for use by residential tenants only (refer to Figures 9 -11).



Figure 9 – Proposed Floor Space Ratio (FSR) Map



Figure 10 – Proposed Maximum Height of Buildings (HoB) Map

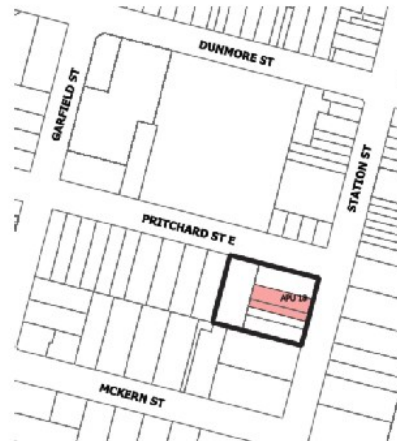


Figure 11 – Proposed Additional Permitted Use (APU) Map

Strategic Merit Assessment

Alignment with the adopted Wentworthville Centre Planning and Place Making Strategy and draft Wentworthville Centre Planning Proposal

There is strategic merit in progressing the proposal as it is not inconsistent with the draft planning controls of the Wentworthville Town Centre. This includes the following reasons:

- The increase in FSR and Building Height will offset the loss of developable land due to the proposed dedication of 6 Pritchard Street East (entire site) and 120m² land portion of 55-57 Station Street to Council. This will ensure planned dwelling yields are not reduced.
- A through site link is identified for this location in the Wentworthville Centre Planning and Place Making Strategy and Draft Wentworthville Centre Development Control Plan. The proposal secures the creation of the through site link.
- The proponent has worked with Council to reduce the scale of the indicative concept development from what was originally proposed. This has seen the FSR reduced by 0.5:1 (3.5:1 to 3:1 FSR) across the site and the proposed building height reduced by 12 metres (53m to 41m) from the original proposal request.
- The amended proposal also applies a 17m and a 23m maximum building height control for 6 Pritchard Street East which is consistent with the exhibited draft Wentworthville Centre planning proposal.
- The FSR applied is consistent with the 3:1 FSR applied for the north eastern portion of Station Street.
- The proposed building height applied is consistent with the 41m building height applied across the northern portion of Station Street located in the Wentworthville Centre core area.
- There is also greater strategic merit in progressing the proposal as a standalone item concurrent with the draft planning controls for the Wentworthville Town Centre, as:
- The community would not have had opportunity to provide comment on the amended PPR as required by Cumberland Council Planning Proposals Notification Policy.
- Delay of the progression of the draft Wentworthville Centre Planning Proposal may occur should the Panel or Council not support the amended PPR.

Provide for the orderly and economic development of the land

- There is strategic merit in progressing the proposal as:

- The Economic Feasibility Analysis prepared by Hill PDA to support Council's strategy for Wentworthville Town Centre determined that it was not feasible to redevelop the site with an FSR of less than 3:1.
- The strategy also identifies the proposed site for amalgamation. The proponent has achieved this and is now seeking to redevelop the site.

Overshadowing of Friend Park

- There is strategic merit in progressing the proposal to the next stage of assessment as the proponent has submitted shadow analysis that determines that any future development on the site would 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.

This analysis has also been reviewed by Council and identifies similar overshadowing impacts when compared against the draft planning controls for the Wentworthville Town Centre.

Overshadowing of other properties in the Wentworthville Town Centre

The proponent has submitted shadow analysis that identifies any future development on the site will not cast any significant shadow onto the surrounding properties that will result in the proposed built form not achieving the minimum Apartment Design Guide (ADG) requirements of 70% of solar access for a minimum of 2 hours. Therefore, there is strategic merit in progressing the proposal to Gateway.

Traffic and parking

There is strategic merit in progressing the proposal to the next phase, as:

- The site is located within walking distance to Wentworthville Railway Station that provides connecting services to Blacktown, Parramatta, Westmead, Merrylands and Sydney CBD.
- The proposal 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.
- The level of traffic generation is well within typical fluctuations in background traffic volumes. It is anticipated that no external road works will be required to facilitate this amended 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.

The above traffic report was prepared by the proponent based on the original planning proposal request lodged, and the amended proposal anticipates further lesser degree of impacts stated to above.

Site contamination

The 'Stage 1 Environmental Assessment' prepared by Environmental Investigation Services (August 2018) for the original PPR (refer to Attachment 3 of the report) has identified that the site includes more potential to be contaminated due to the proposed site's past land uses, and the proponent would need to undertake further detailed site investigations should the proposal proceeds to a Development Application (DA) stage, given the nature and type of uses proposed. This does not limit the proposal being progressed further.

Additional Permitted Use – Gymnasium

The proposed additional permitted use is unlikely to create or result in any major issues given the size of the proposed gymnasium (gym). The proposed additional permitted use will only be applied to a small portion of 55- 57 Station Street (part of Lot A and part of Lot B DP 305764).

Public benefit offer

The proponent has put forward a public benefit offer to increase the public space in this location and for embellishment works to Friend Park. The offer is consistent with Council's Voluntary Planning Agreements Policy and strategic outcomes sought for the area. Therefore, there is strategic merit in progressing the proposal to Gateway.

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

The Greater Sydney Region Plan identifies the Wentworthville area as a potential 'area for urban renewal' and states the following:

- That 'local centres' create a strong 'sense of place' within the local community, larger local centres anchored by a supermarket can form the focus of a neighbourhood. Wentworthville Centre is considered as such a local centre.
- That a 'place based planning approach' to the development of housing strategies will help facilitate high quality urban outcomes including the creation of walkable neighbourhoods. The Wentworthville Centre Planning and Place Making Strategy is a Council adopted strategy which would facilitate such an outcome.
- There is strategic merit in progressing the proposal to the next phase of assessment as it is generally consistent with the following planning directions of the Greater Sydney Region Plan – A Metropolis of Three Cities:
 - Objective 4. Infrastructure use is optimised - The proposal provides mixed use retail and residential land uses in proximity to established infrastructure and services that is accessible to a wider population with public and railway transport.

- Objective 7. Communities are healthy, resilient and socially connected - The proposal promotes a healthy community by providing for additional housing in a walkable, culturally rich and socially cohesive and connected town centre in close proximity to recreational opportunities at Friend Park.
- Objective 10. Greater Housing Supply - The proposal contributes to approximately 90 residential units to Wentworthville's growing population which is expected to increase significantly within the next 15 years.
- Objective 11. Housing is more diverse and affordable - The proposal provides for more diverse and affordable housing in close proximity to a large range of employment, education and services in Parramatta CBD and surrounds.
- Objective 12. Great places that bring people together - The proposal includes a place-based planning approach to facilitate the implementation of Council's 'place based planning controls' adopted by the Wentworthville Centre Planning and Place Making Strategy and the proposed draft Wentworthville Centre Planning Proposal to help facilitate a high quality urban development outcome for the site and contribute to the revitalisation of the Centre. This is in keeping with the proposed strategy's vision for the Centre, community directions, structure plan provisions such as built form and character, open space and public domain, traffic and parking, linkages and connectivity.
- Objective 14. Integrates land use and transport and creates walkable and 30 minute cities - The proposal provides opportunities for the broader Wentworthville community and residents, workers, children, seniors to access employment, education, health and other essential facilities and services within 30 minutes from the Wentworthville Town Centre.
- Objective 30. Urban tree canopy cover is increased - The proposal facilitates redevelopment of the site and increases urban tree canopy cover along Pritchard Street East and Station Street and the embellishment of Friend Park with the inclusion of communal open space within the proposed development.

Consistency with the Central City District Plan

There is strategic merit in forwarding this proposal for a Gateway Determination, as the amended proposal is generally consistent with the following Planning Priorities of the Central City District Plan:

- C1. Planning for a city supported by infrastructure - The proposal facilitates Cumberland Council with an opportunity to balance population growth with existing and planned infrastructure to maximise the efficiency of facilities and services as community benefit.

- C3. A city for people - The proposal meets this objective by providing medium to high density housing in walkable neighbourhood in close proximity to public and rail transport which appeals to a wider population.
- C4. Fostering healthy, creative, culturally rich and socially connected communities - The proposal promotes a healthy community by providing for additional housing in a walkable, culturally rich and socially connected Town Centre in close proximity to recreational opportunities at Friend Park.
- C5. Providing housing supply, choice and affordability, with access to jobs and services - The proposal provides for additional dwellings and affordable housing in close proximity to a large range of employment, education and services in Parramatta CBD and surrounds.
- 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 public and communal open space areas, presenting opportunities for social interaction and respecting local heritage. The amended proposal is generally compliant and delivers Council's adopted Wentworthville Centre Planning and Place Making Strategy provisions and place making controls that contribute to the Centre's rejuvenation and revitalisation.
- C9. Delivering integrated land use and transport planning and a 30-minute city - The amended proposal provides opportunities for the broader Wentworthville community and residents, workers, children, seniors to access employment, education, health and other essential facilities and services within 30 minutes from the Wentworthville Town Centre.
- C16. Increasing urban tree canopy cover and delivering green grid connections - The proposal facilitates redevelopment of the site and increases urban tree canopy cover along Pritchard Street East, Station Street and the embellishment of Friend Park.
- C17. Delivering high quality open space - The proposal also delivers high quality open space to extend the existing area of Friend Park (the only park located within the Wentworthville Town Centre) and achieve a through-site link.

Cumberland Local Planning Panel

The amended PPR was reported to the Cumberland Local Planning Panel on 5 November 2019 (Attachment 2). The panel recommended that the matter be reported to Council, seeking a resolution to forward the planning proposal for a Gateway Determination, subject to the following:

- Advised that there is potential for a mismatch between the proposed FSR and Height of Buildings; and
- Recommended that site specific development controls be prepared for building setbacks for each storey of the proposed development on site to mitigate impacts to Friend Park.

Following consideration of the Panel's advice, it is recommended that site specific development controls are prepared should the proposal receive a Gateway Determination. The site specific controls would address the mismatch between density and height, as well as mitigating impacts such as restriction of solar access, overshadowing and amenity to Friend Park during winter periods, and immediate low scaled residential surrounds.

Recommended Planning Controls

A summary of the recommended planning controls for the proposal is provided in Table 1. This is based on a review of the proponent's proposed planning controls by Council officers, the draft planning controls for the Wentworthville Town Centre, and advice from the Cumberland Local Planning Panel.

Planning Controls (Holroyd LEP 2013)	Existing Controls	Original Proponent's proposed controls (Nov' 18)	Revised Proponent's proposed controls (Sept' 19)	Draft Wentworthville Town Centre Controls	Cumberland Local Planning Panel advice (Nov' 19)	Recommended Planning Controls
Zoning	B2 Local Centre	B2 Local Centre	B2 Local Centre	B2 Local Centre	B2 Local Centre	B2 Local Centre
Height of Building	10 metres 17 metres 20 metres	53 metres	17 metres 23 metres 41 metres	17 metres 23 metres 30 metres	17 metres 23 metres 30 metres	17 metres 23 metres 41 metres (11 storeys)
Floor Space Ratio	2:1 2.2:1	3.5:1	3.0:1	2.2:1 2.5:1	3.0:1	3.0:1
Additional Permitted Use	-	-	Applies 100m ² Gymnasium (Gym) use to the ground floor of the proposed development to part of 55-57 Station St	-	Applies 100m ² Gymnasium (Gym) use to the ground floor of the proposed development to part of 55-57 Station St	Applies 100m ² Gymnasium (gym) use to part of 55-57 Station St
Holroyd DCP 2013 Part J - Site Specific Controls Part	-	-	-	-	Prepare site specific development controls relating to building setbacks for each storey of the site's envisaged development to mitigate impacts on Friends Park	Prepare site specific development controls relating to building setbacks for each storey of the site's envisaged development to mitigate impacts on Friends Park.

An analysis of the dwelling yield indicates that the draft planning controls for the Wentworthville town centre planning proposal would yield between 65-70 dwellings on the site, compared to 85-90 dwellings based on the amended PPR.

Next steps

It is recommended that the planning proposal be forwarded to the department of planning, industry and environment for a gateway determination.

Should a gateway determination be received, further work on a development control plan will be undertaken to complement the planning proposal for the site. This will include controls to address the mismatch between density and height, as well as mitigating impacts such as restriction of solar access, overshadowing and amenity to Friend Park during winter periods, and immediate low scaled residential surrounds

Should the planning proposal proceed to a gateway determination, negotiations on the public offer will be progressed and captured through a voluntary planning agreement. A further report on the agreement will be provided to council.

COMMUNITY ENGAGEMENT

Initial Planning Proposal Request

The initial PPR was publicly exhibited for a period of 51 days from 12 December 2018 to 31 January 2019, in accordance with Council's Planning Proposal Notification Policy. Council considered a longer exhibition period due to the Christmas and new year holiday period. All owners and occupiers were also notified. Hardcopies of the original proposal and associated documentation were exhibited at Auburn and Merrylands customer service centres and Merrylands and Wentworthville libraries. A summary of submissions received is provided in Attachment 3.

Amended Planning Proposal Request

The amended PPR was placed on public exhibition for a period of 15 days from 18 September to Wednesday 2 October 2019. A shorter exhibition period was considered appropriate as the amended PPR addressed concerns raised by Council. All owners and occupiers were also notified. Hard copies of the amended proposal were exhibited at Auburn and Merrylands customer service centres and Merrylands and Wentworthville libraries.

In response to the exhibition, Council received four submissions objecting to the amended proposal. A summary of public submissions received is provided in Attachment 4. Key issues raised included:

- Proposed building height 41m and 3:1 FSR
- The proposal is out of character with existing development
- Traffic, parking and safety concerns

- Concerns that the proposal will have solar access and amenity impacts on Friend Park and residential properties on McKern Street
- The proposal for the Additional Permitted Use would reduce commercial uses and the active frontage at the ground floor level
- Council should purchase land for Friend Park through development contributions

Issues raised in the submission do not warrant Council to consider changes to the amended proposal at this stage, as comments made in the submissions appear to have considered the proposal in isolation and do not take into consideration broader development growth that is anticipated as a result of Council's draft planning controls for the Wentworthville Town Centre. It is also noted that some comments are related to the whole of the town centre and not the amended proposal.

POLICY IMPLICATIONS

Policy implications for Council are outlined in the main body of the report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with the report.

FINANCIAL IMPLICATIONS

The proposal includes a public benefit offer for an increase in public space and embellishment of Friend Park. Should Council support a Gateway Determination for the amended proposal, a Voluntary Planning Agreement will be negotiated between Council and the applicant.

CONCLUSION

It is recommended that the planning proposal for 55 – 57 Station Street and 6 Pritchard Street East, Wentworthville, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. This recommendation is being made as:

- The proposal is not inconsistent with the draft planning controls of the Wentworthville Town Centre, including built form, overshadowing and access to Friend Park
- The proposal is generally consistent with the strategic directions set by the Central City District Plan and the Greater Sydney Region Plan

Should a Gateway Determination be received, further work on a site-specific Development Control Plan and Voluntary Planning Agreement will be undertaken, and a further report provided to Council.

ATTACHMENTS

1. Planning proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville
2. Cumberland Local Planning Panel report and minutes - 5 November 2019
3. Summary of submissions (initial proposal)
4. Summary of submissions (amended proposal)