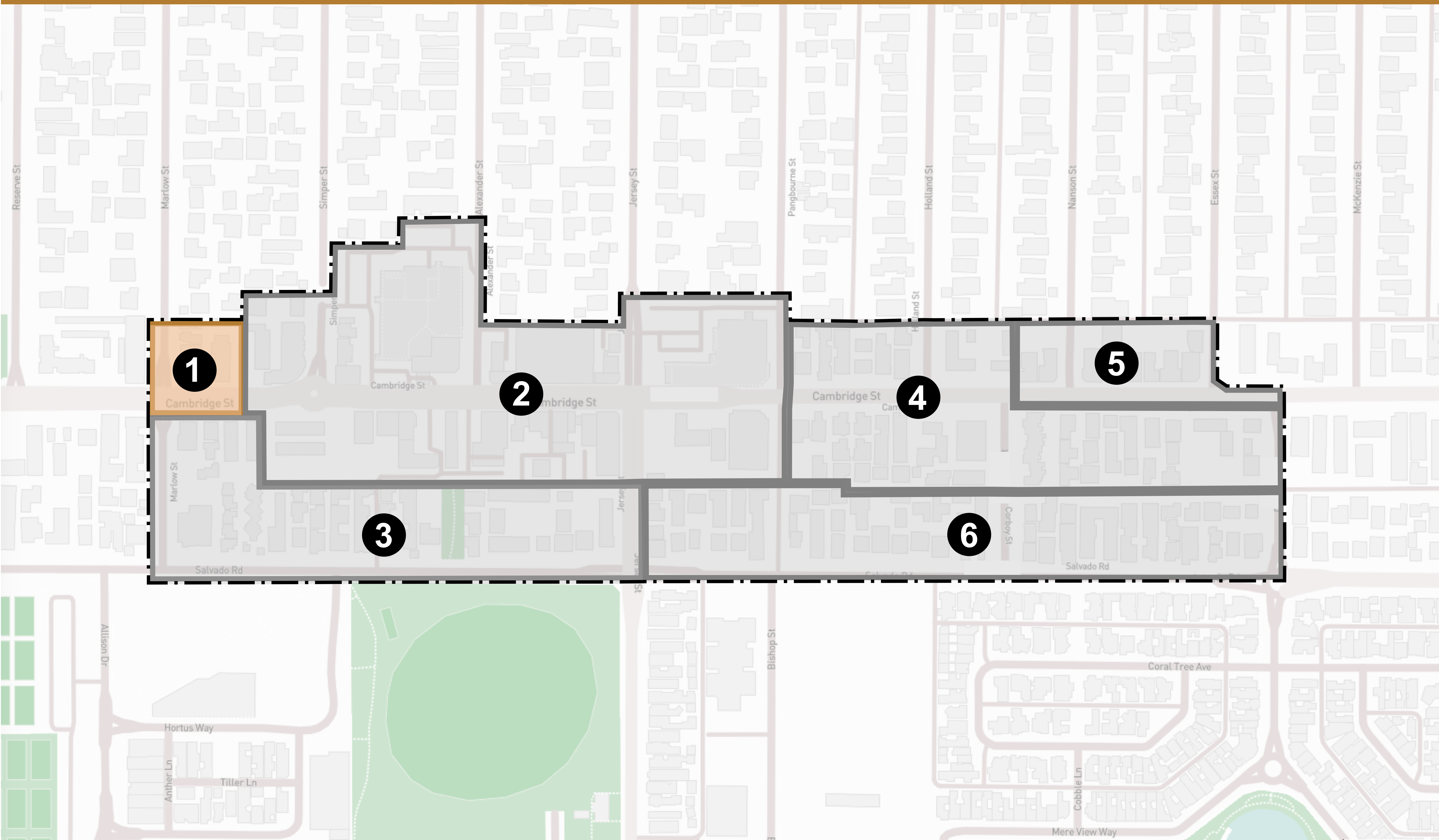


Precinct 1 - Church



Character Statement

The Church Precinct is located at the western end of the Activity Centre and has the potential to become a civic gateway to the PSP area when considered in association with Our Lady of Victories Catholic Church and the Wembley Police Station located in the Salvado Precinct opposite. The heritage significance of the Church will be sensitively interfaced by any future adjacent development. The connection of the Church forecourt with Cambridge Street is to be enhanced to improve activation and engagement with the public realm creating a civic space at the western end of the PSP area.

Development adjacent to the church is to be residential and of a scale that transitions between the mid-rise built form to the west and the low-density built form to the north; and to that of the church.

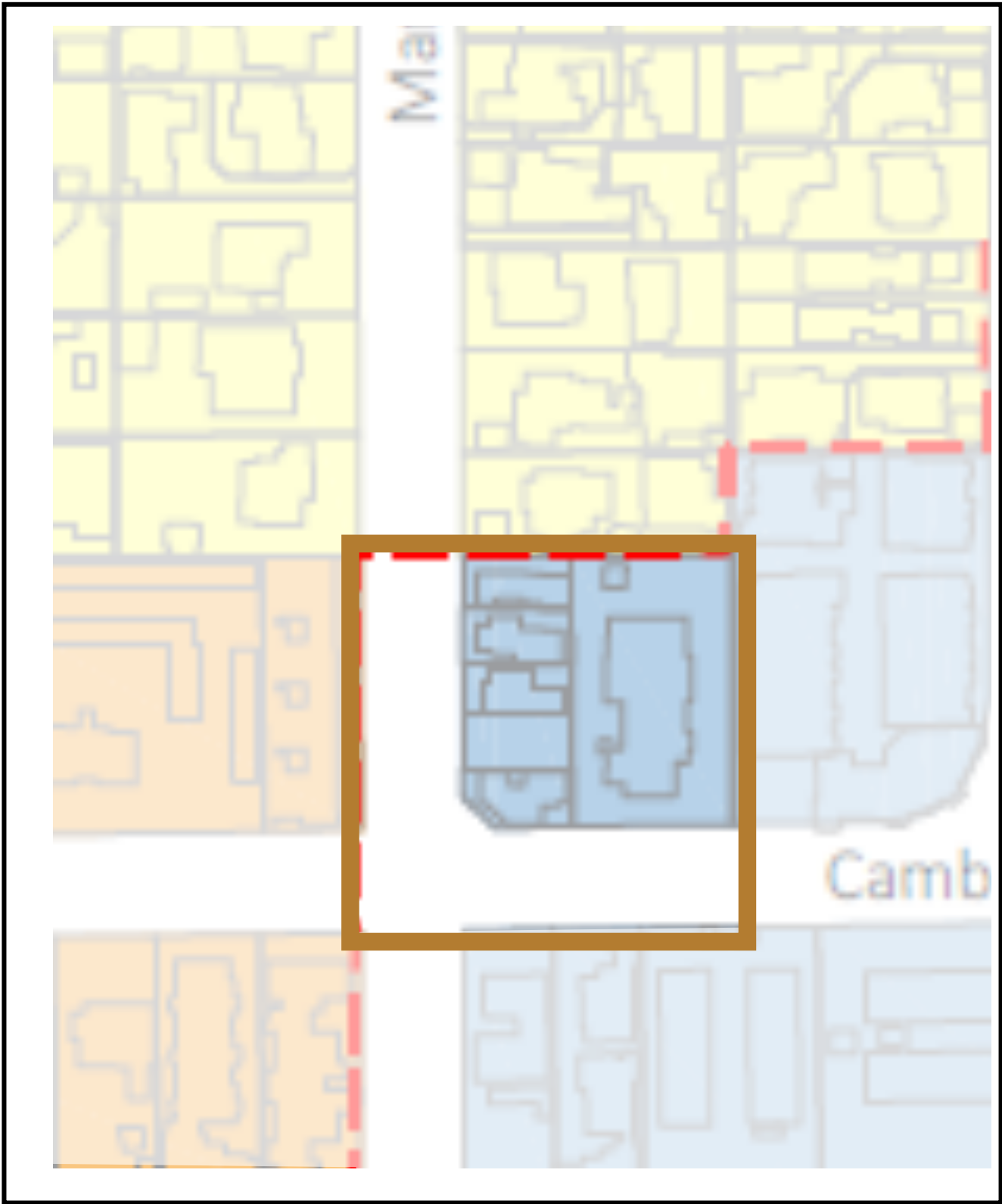
Objectives

- A location for medium-density residential development to support the range of non-residential land uses within the Town Centre and to capitalise on accessibility to all modes of transport and walkability.
- Development is of a scale that is respectful of the local context and character by acknowledging the adjoining heritage qualities of Our Lady of Victories Catholic Church.
- Development of the Church should engage with Cambridge Street to create a civic space in the front setback area that is suitable for accommodating community events.

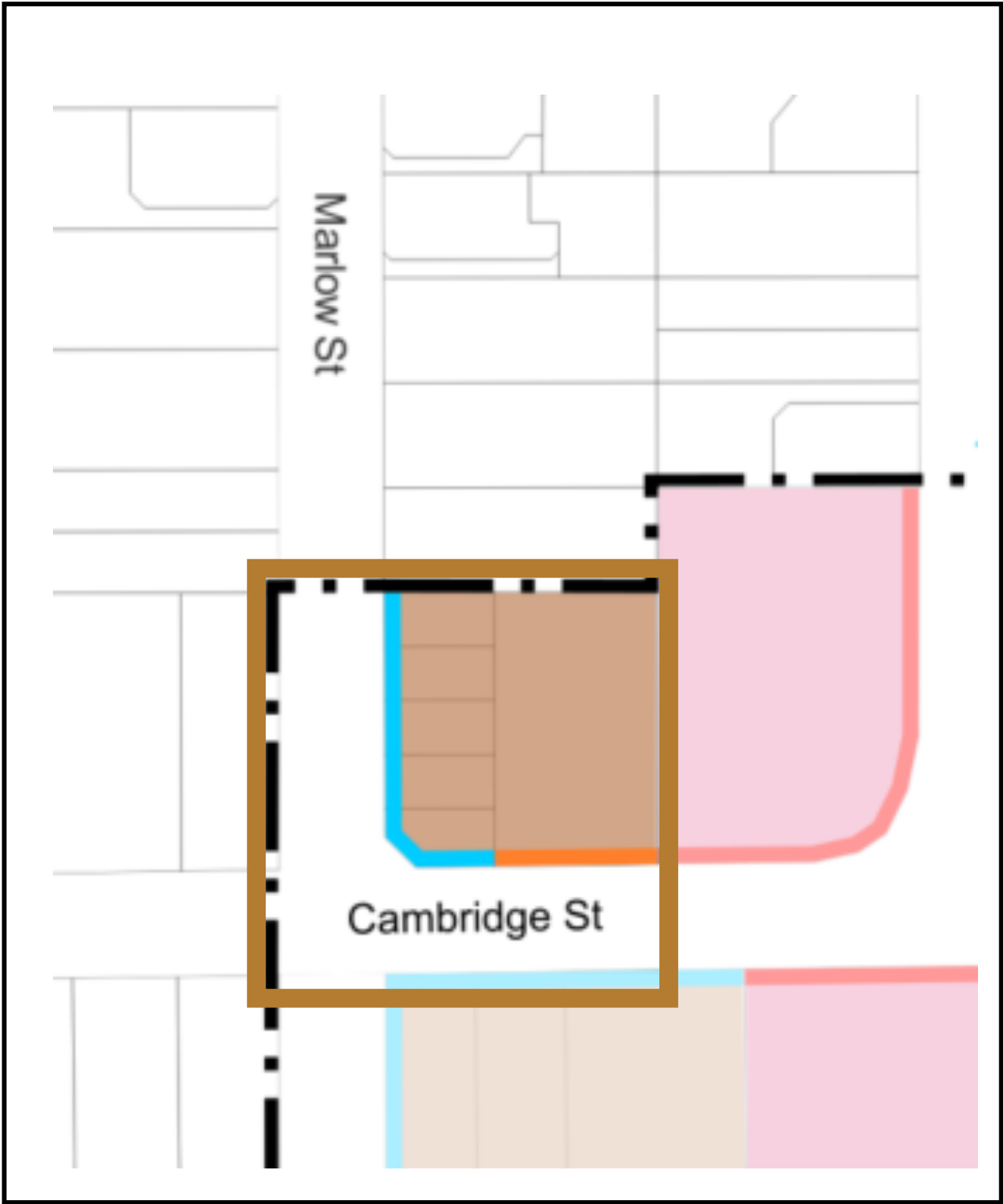


Activation & Land Use





Wembley ACP



Draft Wembley PSP

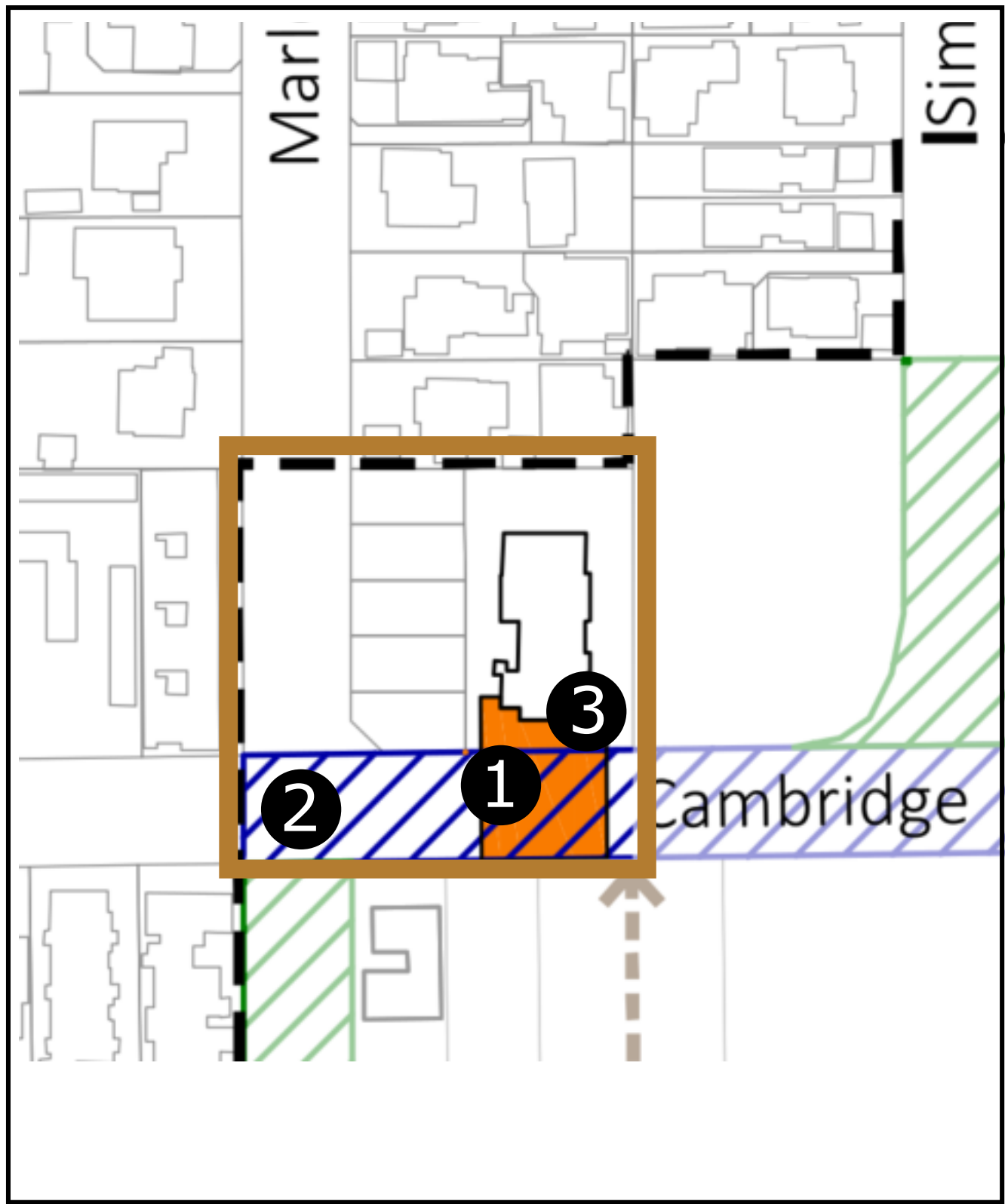


Key Elements

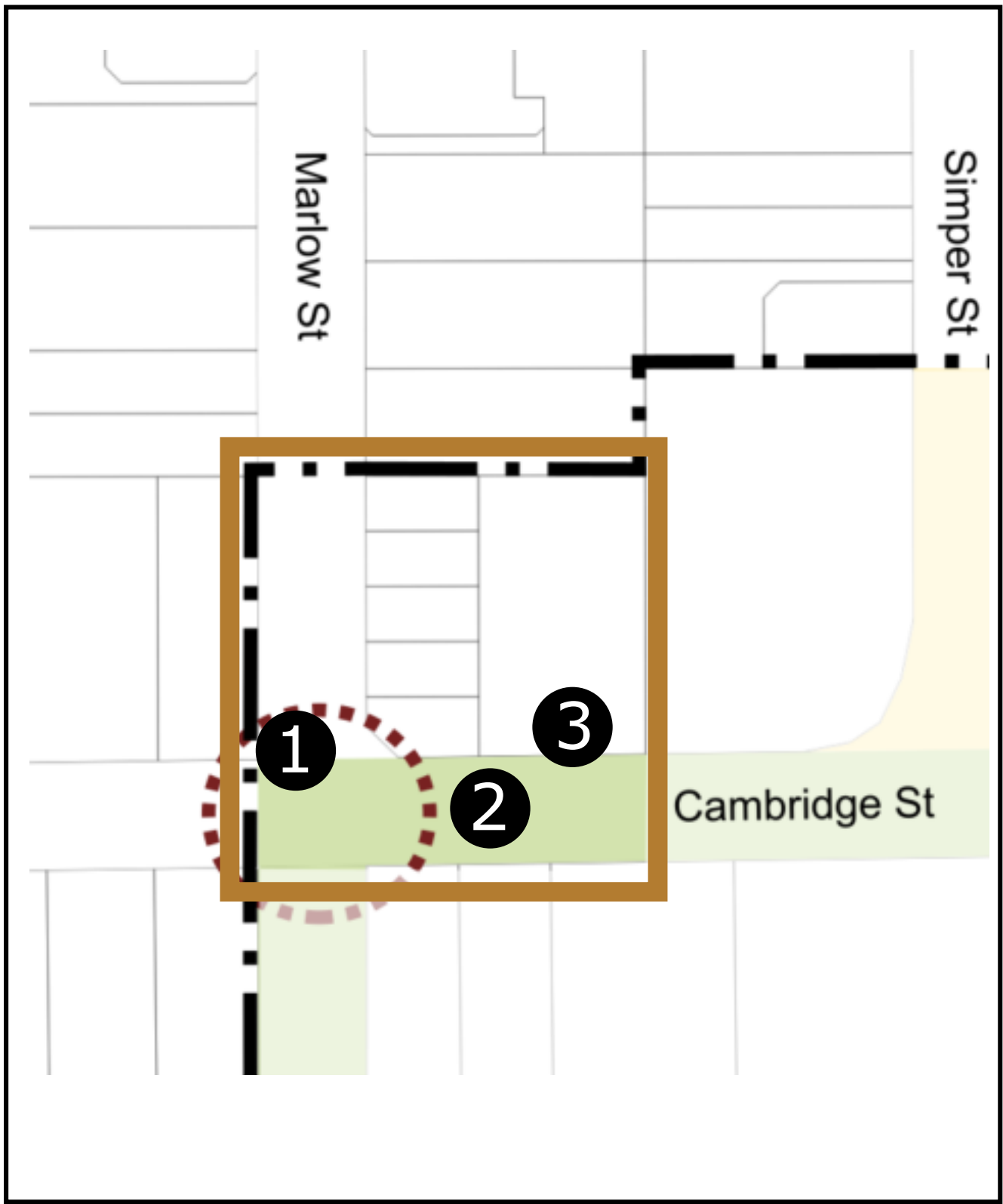
	Commercial, Mixed Use and/or Residential	Commercial and mixed use development fronting the street is encouraged to provide interaction between buildings and the street, with inviting shop windows and alfresco activities
	Residential	High-density residential (R160) land use such as apartments, terrace style housing and walk-up apartments.
	Passive Street Frontage	Typically defined by residential uses designed to maintain appropriate street-facing building privacy and amenity.
	Semi-Active Street Frontage	Should be designed with a combination of active and passive features, both along their length and within individual building facades, to promote interaction and enhance the surrounding public realm.

Public Realm

Wembley ACP



Draft Wembley PSP



Key Elements

- 1 Paving/Landscaping/Arrival Treatment
- 2 Enhance Landscape Character
- 3 Public Space on Private Land

Paving, landscaping, and potential public art at the eastern end of the Town Centre to mark key entry/exit points.

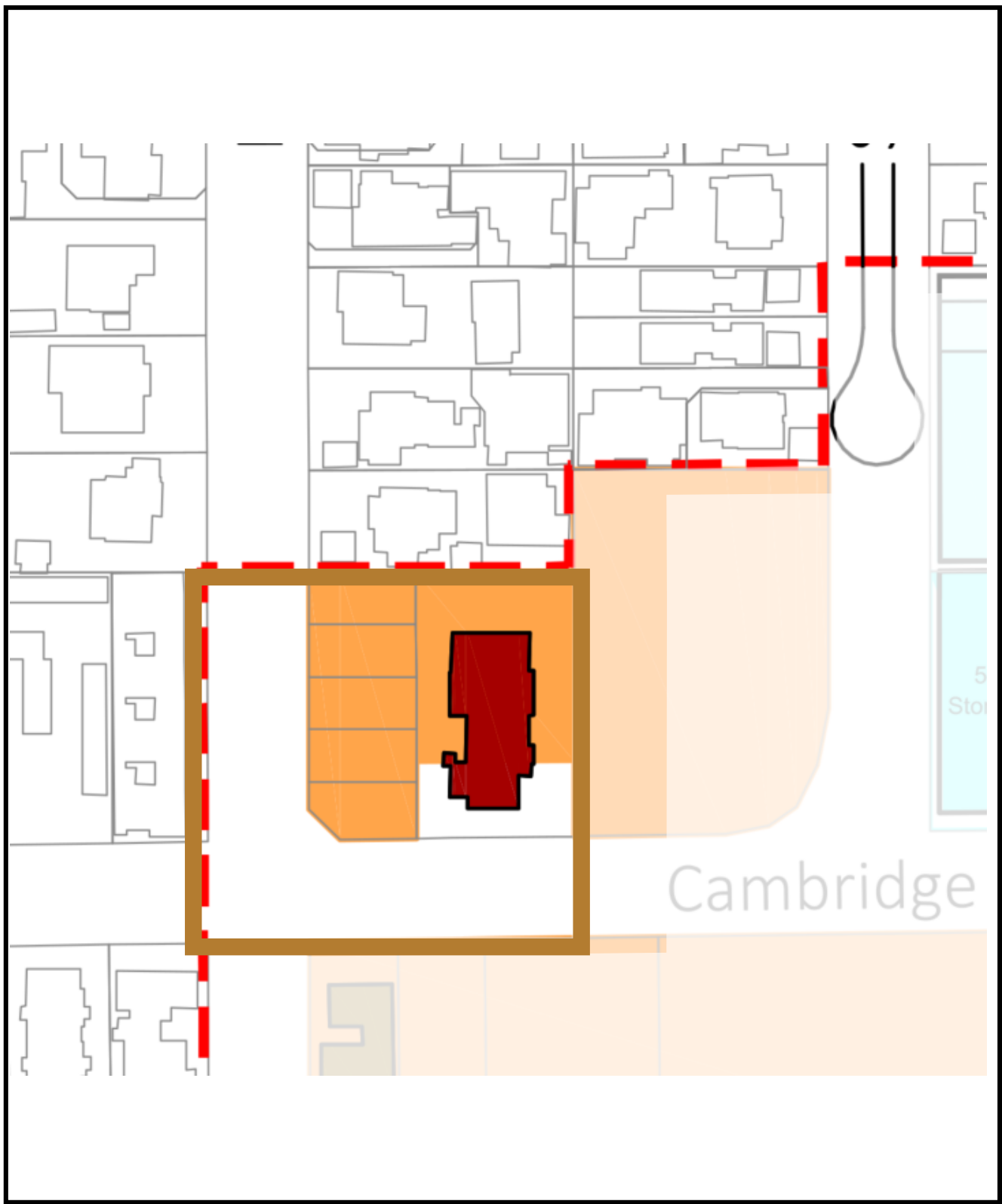
Distinctive landscape design highlighting the Cambridge urban corridor, blending urban and green space elements.

Privately owned land contributing to public realm functionality and integrating business offerings with the streetscape through:

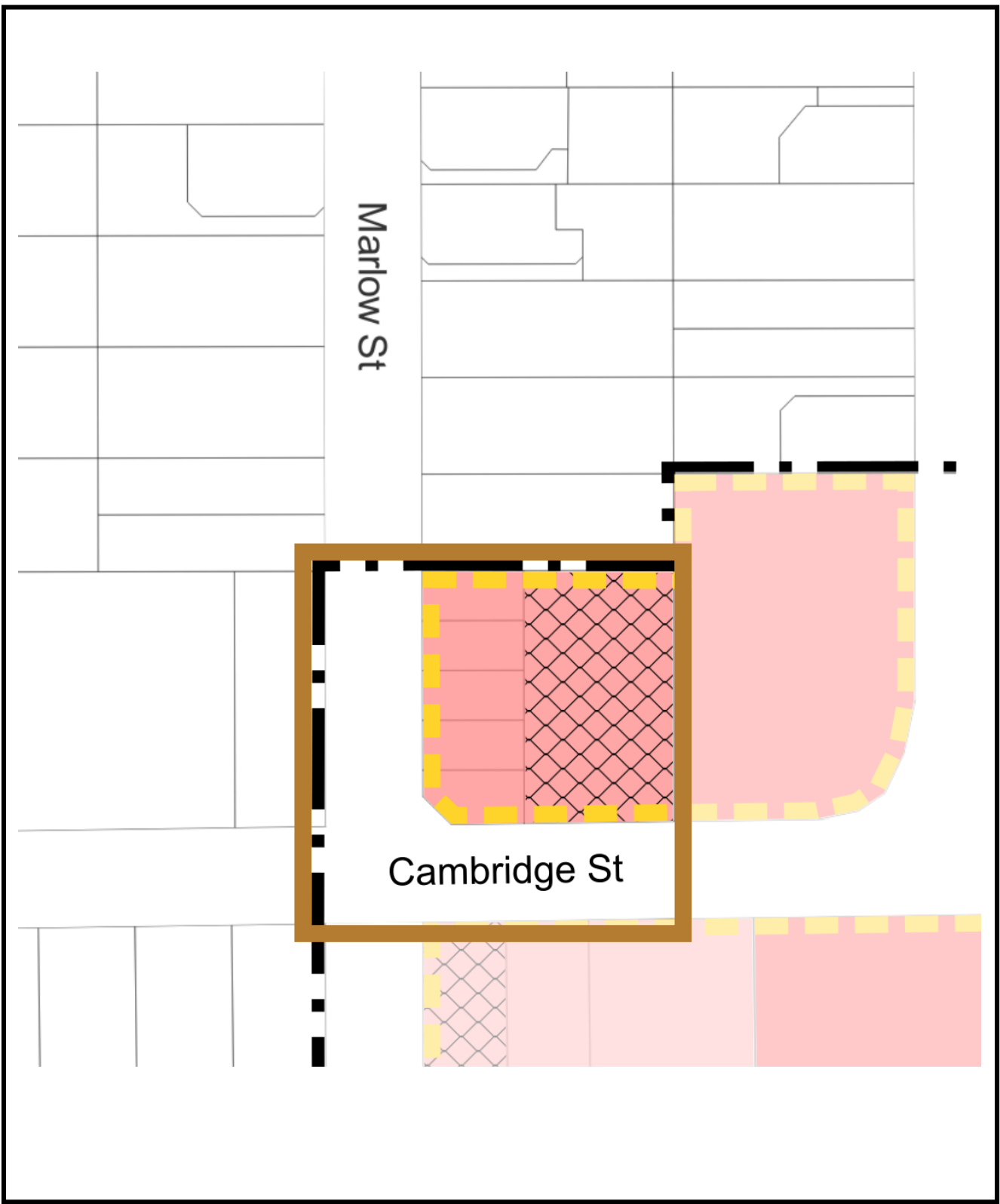
- Strong built form–public space connections
- Extensive landscaping for high amenity

Building Height




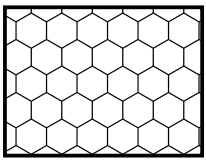
Wembley ACP



Draft Wembley PSP

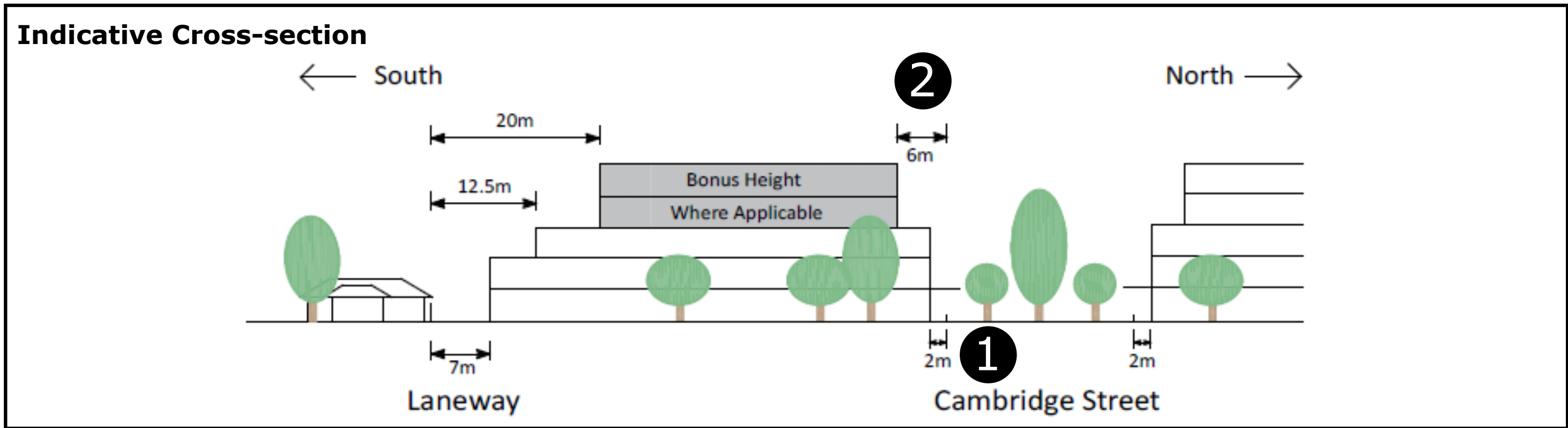


Key Elements

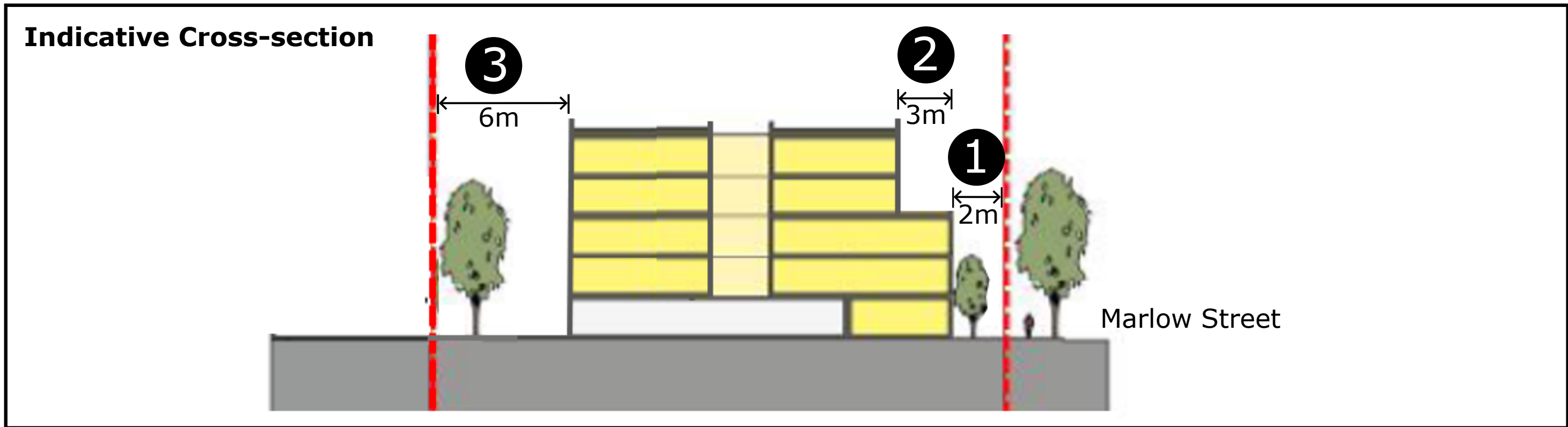
	3 - 5 storey Building Height	ACP permits 5 storeys where a lot has a minimum frontage of 34m and a lot area of 1,800sqm.
	5 storey Building Height	PSP proposes 5 storey building height consistent with Wembley ACP.
	3 storey Podium Height	A 3 storey podium height is consistent with Wembley ACP which restricts street front height to 3 storeys.
	Potential Additional Building Height	Additional building height of 2 storeys is possible where a Heritage Listed building is retained. Additional height is also possible under the Wembley ACP for retention of heritage/pre-war buildings.

Setbacks

Wembley ACP



Draft Wembley PSP

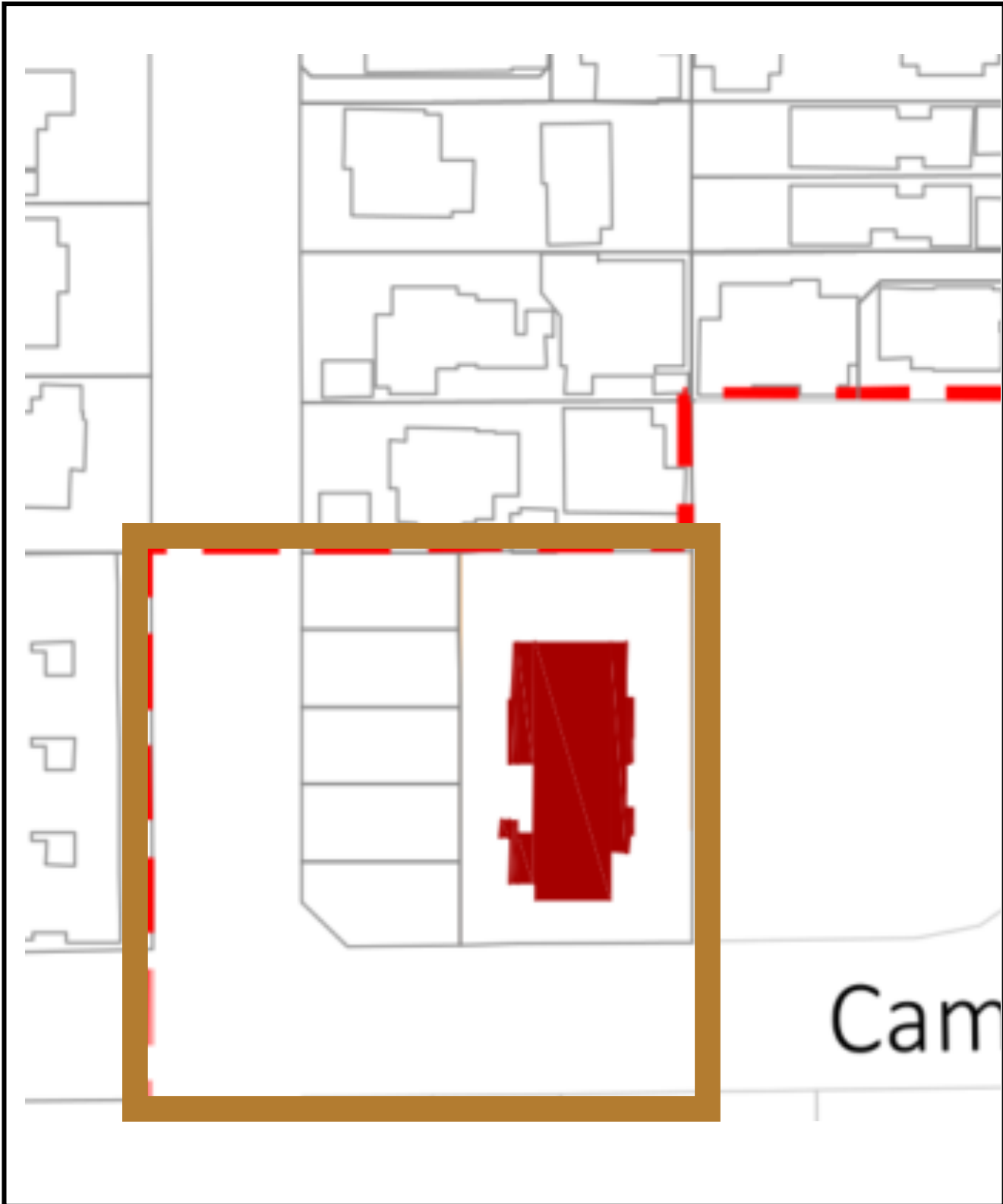


Key Elements

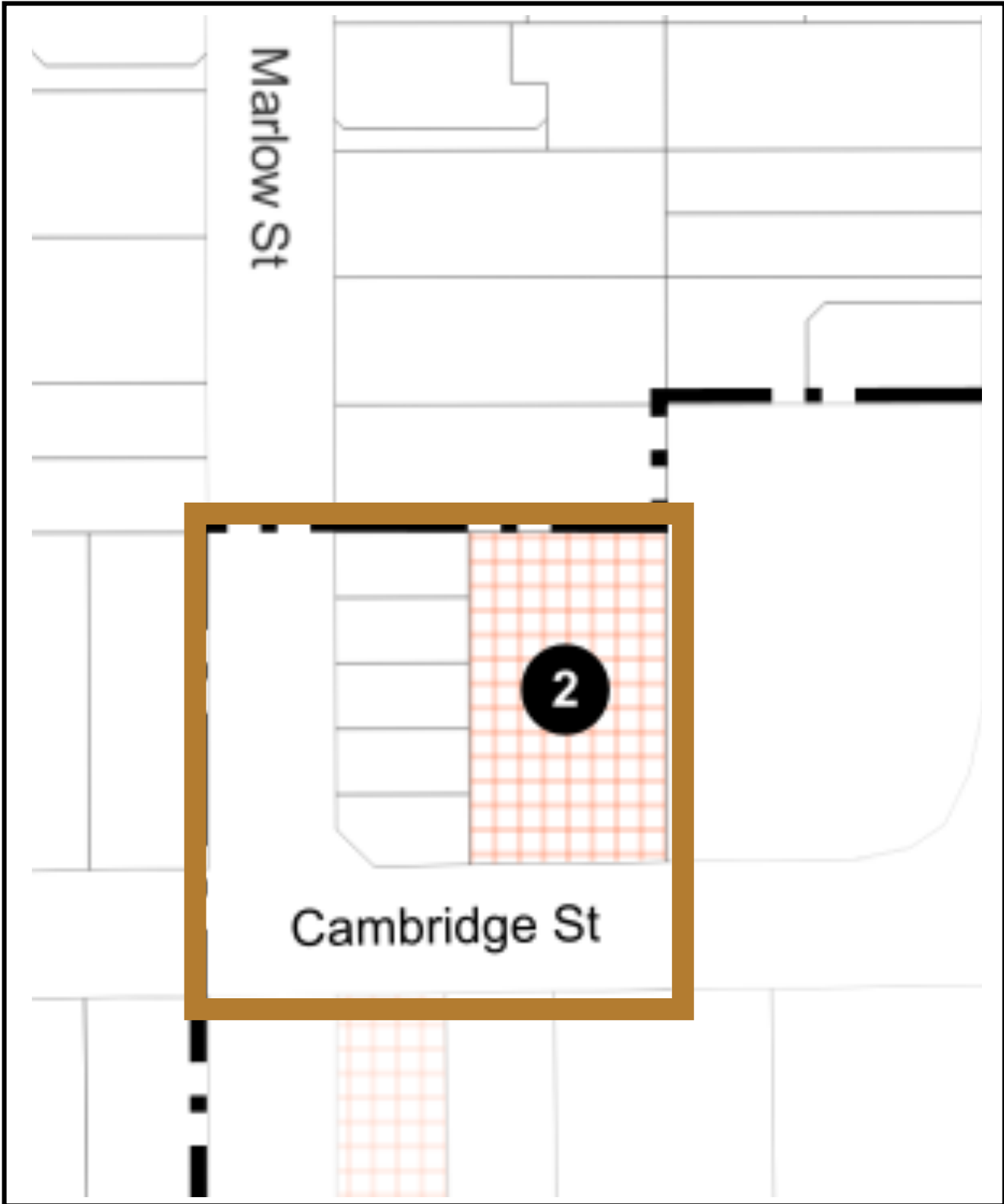
- | | |
|--------------------------------------------|-----------------------------------------------------------------------------------------|
| 1 2m Primary Street Setback | Primary Street setback consistent in Wembley ACP and Draft Wembley PSP. |
| 2 Increased setback to upper floors | Building height above the 3 storey podium is to be setback. |
| 3 6m rear setback | Setback consistent with R-Codes Vol 2 setback (R160) and allows for deep soil planting. |

Heritage

Wembley ACP



Draft Wembley PSP

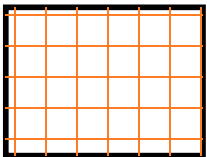


Key Elements



Heritage Building

Identified in the Wembley ACP as an iconic building of heritage significance prior to Heritage List being prepared.



Building included on Town of Cambridge Heritage List

This property is on the Town's Heritage List and is acknowledged for having cultural heritage significance that is considered worthy of protection.

2

Conservation Category 2

Considerable Significance Very Important to the heritage of the locality. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.