



Green Dior Holdings Pty Ltd

**PLANNING PROPOSAL
MERRYLANDS EAST LOCAL CENTRE**



Submitted to Cumberland City Council

December 2021

Prepared by Andrew Wilson - PIA Registered Planner

Planning and Development Manager

Green Dior Holdings Pty Ltd

tel +61 2 9899 4000

A40C / 24-32 Lexington Drive, Bella Vista NSW 2153 | PO Box 7226 Baulkham Hills NSW 2153
Australia

CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION.....	6
DESCRIPTION OF SUBJECT LAND.....	7
PART 1 – OBJECTIVES AND INTENDED OUTCOMES.....	16
PART 2 – EXPLANATION OF PROVISIONS.....	22
PART 3 – JUSTIFICATION	23
Section A – Need for the Planning Proposal.....	23
Section B – Relationship to Strategic Planning Framework.....	24
Section C – Environmental, Social and Economic Impact.....	29
Section D – State and Commonwealth interests.....	34
PART 4 – MAPPING	36
PART 5 – COMMUNITY CONSULTATION.....	45
PART 6 – PROJECT TIMELINE.....	45
CONCLUSION.....	46

DOCUMENTS SUBMITTED WITH PLANNING PROPOSAL

URBAN DESIGN STUDY AND CONCEPT PLANS PREPARED BY MARCHESI PARTNERS

TRAFFIC AND PARKING ASSESSMENT PREPARED BY STANTEC

EXECUTIVE SUMMARY

This Planning Proposal is submitted to Cumberland City Council seeking an amendment to the planning controls applying to the Merrylands East local centre in the Cumberland Local Environmental Plan (LEP) 2021, Cumberland Development Control Plan (DCP) 2021 and Planning Agreement applying to the land. It is submitted by Green Dior Holdings Pty Ltd being the owner of the subject land and proponent.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and the Department of Planning, Industry and Environment's 'A guide to preparing planning proposals'.

Objectives and Intended Outcomes

The Planning Proposal aims to support the development of a high quality mixed use centre development in the Merrylands East B2 Local Centre Zone with a mix of commercial, employment residential, child care and park recreation uses. The objectives of the Planning Proposal are to:

- strengthen the role of Merrylands East as a local centre zone and establish planning controls for urban development that are commensurate with the centre as the highest order zoning along the Woodville Road corridor;
- revise the height and density of the residential buildings in the centre to better accord with the increased building heights and density on surrounding land in Council's Planning Proposal for the Woodville Road corridor;
- establish a suitable urban land use mix and density that is appropriate for a local centre adjacent to public transport infrastructure and is sustainable over the long term delivering optimum social, economic and environmental outcomes;
- increase the number of affordable housing units in the centre to be dedicated to Council;
- increase the size of the public park to be dedicated to Council;
- deliver an urban design that is generally consistent with and builds on the design framework for the centre in the Cumberland DCP and in the approved Development Application (No.2020/0493) for the centre, and exhibits design excellence in built form, public domain and streetscape, consideration of its surrounds, high levels of amenity and aesthetics providing quality working, living and public spaces, and environmental performance;
- amend the Cumberland LEP 2021 and Cumberland DCP 2021 to achieve the above objectives and permit the proposed design concept for future redevelopment of the centre.

The intended urban design and development outcome of a high quality mixed use centre is illustrated in the Urban Design Study prepared by Marchese Partners Architects submitted with this Planning Proposal which includes concept development plans for the Merrylands East local centre.

In comparison to the existing planning controls for the centre, the outcome of this Planning Proposal is the following:

- an increase in building height in the local centre from 5-9 storeys to 7-13 storeys with taller buildings on the Woodville Road frontage consistent with the local centre zoning and with no additional impact on surrounding properties;
- an increase in the number of dwellings in the centre from 425 to 523 apartments which is generally consistent with the quantum of 500 apartments in a previous plan for the centre approved by Council in July 2018;
- an increase in the number of affordable dwellings in the centre from 8 to 15; and
- an increase in the size of the park in the centre from 2,000sq.m to 2,500sq.m.

Explanation of Provisions

Amendment to Cumberland LEP 2021

This Planning Proposal is for the following amendments to the Cumberland LEP 2021:

- revise the RE1 Public Recreation Zone boundary to align with the proposed increased size of the public park to 2,500sq.m;
- increase the building height on the northeast part of the centre fronting Woodville Road from 31m to 49m;
- increase the floor space ratio applying to the B2 Local Centre Zone from 2.2:1 to 2.68:1.

Amendment to Cumberland DCP 2021

This Planning Proposal is also for an amendment to the Cumberland Development Control Plan 2021 provisions applying to the Merrylands East local centre. It is proposed that the site specific provisions in Part F2-10 of the Cumberland DCP be amended consistent with the objectives and intended outcomes in this Planning Proposal and with the concept plans in the accompanying Urban Design Study prepared by Marchese Partners architects.

Amendment to Voluntary Planning Agreement

An amendment to the Planning Agreement applying to the subject land is proposed in this Planning Proposal as follows:

- increase in the number of affordable housing units to be dedicated to Council from 8 dwellings to 15 dwellings; and
- increase in the size of the public park to be dedicated to Council from minimum 2,000sq.m to minimum 2,500sq.m.

Justification

Relationship to Strategic Planning Framework

The Planning Proposal is consistent with the strategic framework of the Greater Sydney Regional Plan and Central City District Plan in the following respects:

Infrastructure - The subject land at Merrylands East is located in an established urban area that is zoned as a local centre with existing infrastructure in place, and is the subject of an approved mixed use centre development that includes the planned provision of additional infrastructure including parkland, new streets, and road intersection upgrades. The Planning Proposal is supported by existing and planned approved infrastructure.

Liveability - The Planning Proposal includes housing in a local centre zone with a mix of housing choices including affordable housing, retail facilities, education and parkland uses on a transport corridor with public transport bus services and good access to Westmead health precinct, education and other centres of employment and civic precincts including within 30 minutes of the Greater Parramatta City Centre. The intended development outcome in the Planning Proposal provides for a liveable centre and place with housing choice and good access to services and facilities.

Productivity - The intended development outcome in this Planning Proposal includes over 16,800sq.m of gross floor area for productive commercial and employment uses which creates an estimated 386 permanent jobs in the completed development consistent with productivity objectives.

Sustainability - The proposed outcome of a high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development. The Planning Proposal increases the affordable housing and parkland in the centre to further enhance sustainability.

The Planning Proposal is consistent with the strategic framework of the Cumberland 2030 Local Strategic Planning Statement (LSPS) and Council Planning Proposal for Woodville Road corridor in the following respects:

Centres hierarchy framework - The proposed building heights and floor space ratio in this Planning Proposal for Merrylands East local centre are substantially lower than that of all the strategic and principal local centres in the LGA and consistent with the framework hierarchy of centres in the Cumberland LSPS.

Woodville Road corridor - The Planning Proposal is consistent with the provisions in the Cumberland LSPS for growth and development of housing and jobs along the Woodville Road corridor. The Merrylands East local centre is the highest order zoning along the corridor.

The Planning Proposal is also consistent with the relevant State environmental planning policies and Section 9.1 Ministerial Directions as described further below in this report.

Environmental, Social and Economic Impact

Urban design and built form - The Planning Proposal and intended development outcome in the concept plans maintains and builds on the urban design framework embodied in the Cumberland DCP provisions and approved DA for the centre. It builds on the established urban design framework with increased building height focused on the Woodville Road frontage reflecting the status of the B2 local centre as the highest order zoning along the Woodville Road corridor, and provides a suitable scale relationship with adjacent new high density residential zones. It also provides a commensurate increase in the size of the public park. The Urban Design Study prepared by Marchese Partners architects includes a design statement addressing the design quality principles in SEPP 65 and the Apartment Design Guide.

Public domain - The Planning Proposal and concept design plans maintain the public domain framework in the Cumberland DCP provisions and approved DA for the centre with a public park on the southwest corner, wide landscaped verges on the new streets through the site, wide landscaped setback on Woodville Road; and landscaped common open space for residents at

the base of residential buildings on the roof of the commercial podium building. The Planning Proposal increases the size of the public park on the southwest side of the site from 2,000sq.m to 2,500sq.m.

Heritage - To the south of the subject land is the Granville South Public School which is listed as a heritage item in the Cumberland LEP. The Planning Proposal to increase building height and density is setback from the school and mainly positioned on the opposite northern part of the subject land. It largely maintains the existing urban and built form in the Cumberland DCP and approved DA for the centre, and will not have a significant effect on the school or its heritage significance.

Relationship with surrounding development - The Planning Proposal and accompanying urban design concept plans respect the existing urban context and provide a suitable interface with minor to negligible impact on surrounding properties in terms of views and visual scale of buildings, building separation distances for privacy, and solar access.

Internal amenity of residential apartments - The Urban Design Study prepared by Marchese Partners architects accompanying this Planning Proposal includes a design statement addressing the compliance of the intended development outcome with the internal amenity provisions of the Apartment Design Guide including natural ventilation and solar access.

Traffic and parking - The Planning Proposal is accompanied by a Traffic and Parking Assessment prepared by Stantec which finds that, with the new streets and road improvements in the approved DA for the centre being retained, the additional traffic generated by this proposal is expected to have minimal impact on the road network, and the site is capable of accommodating the additional car and bicycle parking needed for the proposal.

Wind and Air Quality - A Pedestrian Wind Environment Statement and Air Quality Assessment are included in the approved DA No.2020/0493 for the centre development and which conclude that the form of the approved development provides for suitable wind conditions and good ventilation to maintain good air quality. The Planning Proposal concept plans retain the same overall layout and form of buildings, setbacks, landscaping and screening as in the approved DA plans to provide for suitable wind conditions, ventilation and air quality.

Environmental hazards - There are no known environmental hazards on the site or surrounding lands related to the planning proposal. The site is not known to be flood prone, bushfire prone or subject to land instability.

Biodiversity - There are no known critical habitats or threatened species, populations or ecological communities on the site or its surround that will be adversely affected.

Environmental Sustainability - The proposed outcome of high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development. The future urban development of the site under this Planning Proposal would be required to meet contemporary high standards of environmental performance relating to building materials and construction, waste management, water management, energy efficiency and compliance of dwellings with BASIX in a future DA.

State and Commonwealth interests

Social infrastructure - The Social Impact Assessment prepared for the approved DA No.2020/0493 finds the Merrylands East centre is well serviced by social infrastructure in the surrounding area to support the development of the centre. The Planning Proposal adds to the social infrastructure in the centre with an increase in the size of the public park and number of dedicated affordable housing units.

Transport infrastructure - The subject land is located in an established urban area near the centre of Greater Sydney and is well served by transport infrastructure. This includes in particular the Woodville Road transport corridor which is a main road with public bus services directly to and from the Greater Parramatta city centre and rail corridor. The approved DA 2020/0493 for the centre development includes additional road improvements at the centre. The transport infrastructure has capacity to accommodate the traffic generated by this Planning Proposal.

Utility services infrastructure - The subject land is located in an established urban area near the centre of Greater Sydney and has a full range of utility services infrastructure available to it.

Views of public authorities - The view of public authorities is to be determined after the Gateway Determination which specifies the agency notification requirements for the Planning Proposal. Government authorities consulted during the assessment of the approved mixed use development on the site in DA 2020/0493 supported the intended development outcome.

Community consultation

Community consultation will be carried out in the Planning Proposal process in accordance with Council's consultation policy which is understood to include the following two rounds of consultation carried out by Council:

- preliminary consultation with the community following lodgement of the Planning Proposal;
- formal statutory consultation with the community in accordance with and following the issue of a Gateway Determination.

Conclusion

Given the above planning merits, the Planning Proposal can be supported by the relevant planning authorities and Council is requested to forward the planning proposal to the Minister for Planning or his delegate for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 to enable the Proposal to then proceed to public exhibition, finalisation and gazettal.

INTRODUCTION

This Planning Proposal is submitted to Cumberland City Council to seek an amendment to the to the planning controls applying to the Merrylands East local centre in the Cumberland Local Environmental Plan (LEP) 2021, Cumberland Development Control Plan (DCP) 2021 and Planning Agreement applying to the subject land.

The Planning Proposal seeks to increase building height on the Woodville Road frontage of the Merrylands east local centre, increase the overall residential yield and amount of affordable housing, and increase the area of the public park commensurate with the zoning of the local centre, with high quality sustainable design outcomes and without unreasonable environmental impact.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and the Department of Planning, Industry and Environment's 'A guide to preparing planning proposals'. It provides information on the following:

- description of the subject land;
- objectives and intended outcomes of the proposal;
- explanation of provisions in proposed amendments to the Cumberland LEP 2021, Cumberland DCP 2021 and Planning Agreement;
- justification for the planning proposal in terms of its relationship to the strategic planning framework, assessment of environmental impact considerations, and infrastructure provision;
- community consultation in the planning proposal process;
- project timeline;
- conclusions on the planning merits on which the planning proposal can be supported and approved by planning authorities.

This Planning Proposal report should be read in conjunction with the Urban Design Study prepared by Marchese Partners architects submitted under separate cover.

DESCRIPTION OF SUBJECT LAND

Site Location and Description

The land which is the subject of this Planning Proposal is known as the Merrylands East local centre located at Woodville Road, Lansdowne Street and Highland Street in Merrylands as shown in Figures 1 to 6 below. It comprises the properties identified in the table below and has a total area of 28,088.2sq.m.

Table – Description of Subject Land

ADDRESS	TITLE DESCRIPTION (LOT/DP)
244 Woodville Road	A/379850
246 Woodville Road	B/379850 & C/379850
248 Woodville Road	2/204284
250-256 Woodville Road	4-7/128586 & 1/433824
258-264 Woodville Road	2581/803841 & 1/382912
19 Highland Street	F/382911
2 Lansdowne Street	1/204284 & A/418199
4 Lansdowne Street	A/409259
6 Lansdowne Street	B/409259
8 Lansdowne Street	F/364338 & 2/385967
8A Lansdowne Street	1/385967
10 Lansdowne Street	D/364338
12 Lansdowne Street	C/364338
14 Lansdowne Street	A/344408
16 Lansdowne Street	81/128805

Topography and Vegetation

The site has a very gentle slope from the high point on the south east corner on Woodville Road at around RL 27 to the low points at around RL 22 on all three other corners including the south west corner on Highland Street, northwest corner on Lansdowne Street and north east corner on Woodville Road.

The site is largely cleared with vegetation generally limited to the south-west corner of the site where it is proposed to have a public park and around the perimeter of existing property boundaries within the northern part of the site.

Existing and Approved Development

The existing development on the site includes a John Cootes bulky goods warehouse and retail store on the properties 246-264 Woodville Road and 19 Highland Street, and dwelling houses on all the properties fronting Lansdowne Street and 244 Woodville Road.

The full range of utility services – electricity, telecommunications, water, sewer and stormwater drainage - are available at the site.

An approved development on the site under Development Consent No.2020/0493 comprises a mixed use centre development that includes four residential buildings of 5 to 8 storeys and a mixed residential / serviced apartment building of 9 storeys all with ground level commercial retail podium containing 10,055sq.m GFA of retail floor space and 100 place child care centre, all above two basement levels of vehicle parking containing 925 car spaces.

The approved mixed use centre development under Development Consent No.2020/0493 also includes a new 2,000sq.m public park, new roads through the subject land connecting Lansdowne Street with Highland Street and Woodville Road, new roundabout at signalised intersection upgrade at the corner of Woodville Road and Lansdowne Street.

Surrounding Development

To the north

To the north and west of the site on the opposite side of Lansdowne Street and Highland Street are dwelling houses.

Council's Planning Proposal for Woodville Road corridor is to rezone the land to the north of the subject land on the opposite side of Lansdowne Street to R4 High Density Residential with an increase in building height to 18m (5 storeys) and an increase in density to an FSR of 1.5:1.

To the east

To the east of the site on the opposite side of Woodville Road are mixed use residential flat building with ground floor commercial uses and dwelling houses some of which are converted to commercial uses.

Council's Planning Proposal for Woodville Road corridor is to rezone the land to the on the opposite side of Woodville Road to R4 High Density Residential with an increase in building height to 18m (5 storeys) and an increase in density to an FSR of 1.5:1.

To the west

To the west of the site on the opposite side of Lansdowne Street and Highland Street are dwelling houses.

To the south

To the south of the site are commercial properties with Oporto and 7 Eleven fronting Woodville Road and South Granville Public School with frontages to Oxford Street and Highland Street.

Figures 1 to 6 below show the location of the subject land, site plans of the approved mixed use development on the subject land in DA 2020/0493, and Council's Planning Proposal for Woodville Road corridor with rezoning and increased building heights and densities adjacent to the subject land.

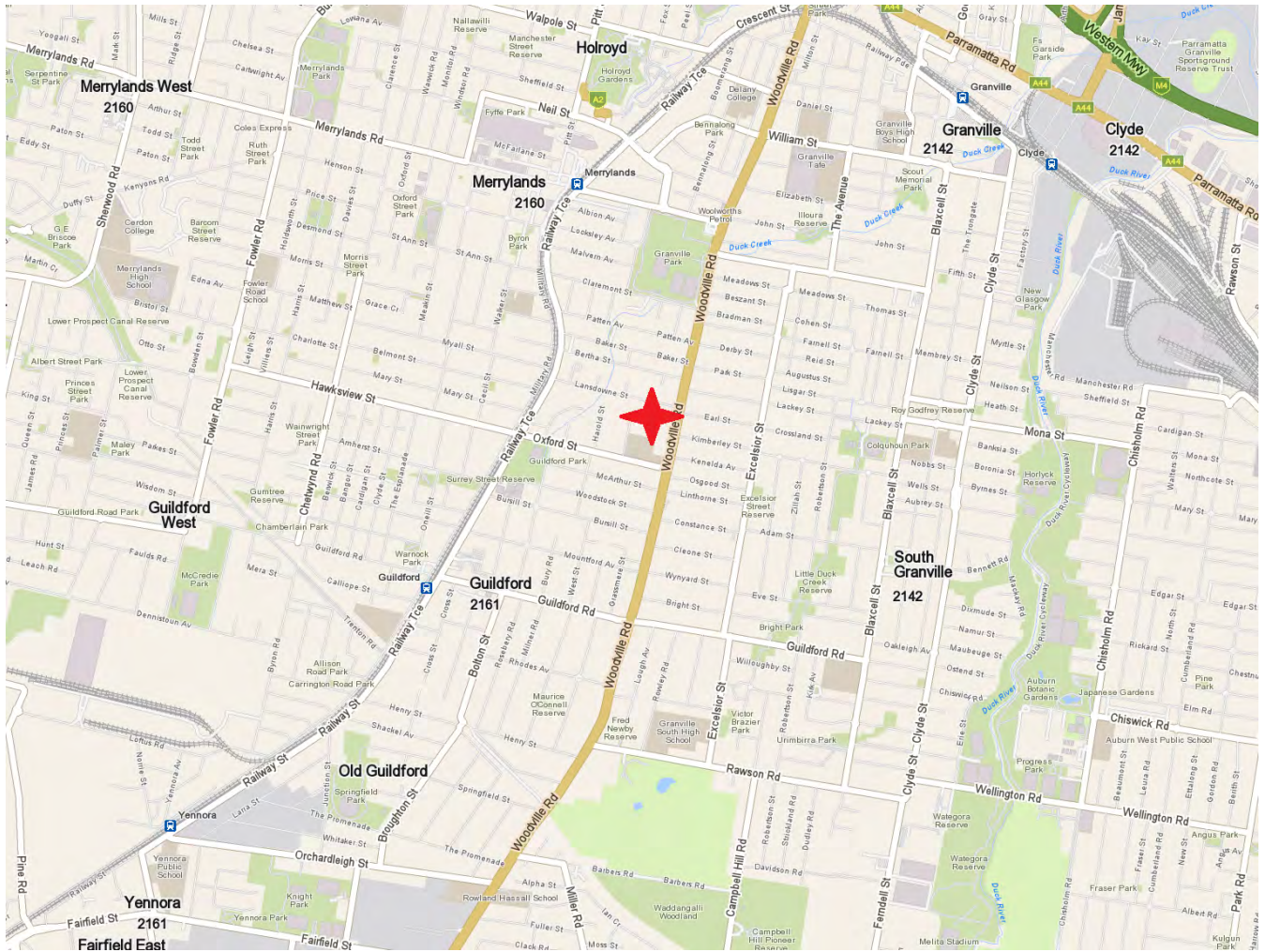


Figure 1 – Location of subject land shown with red star



Figure 2 – Aerial photo of the subject land

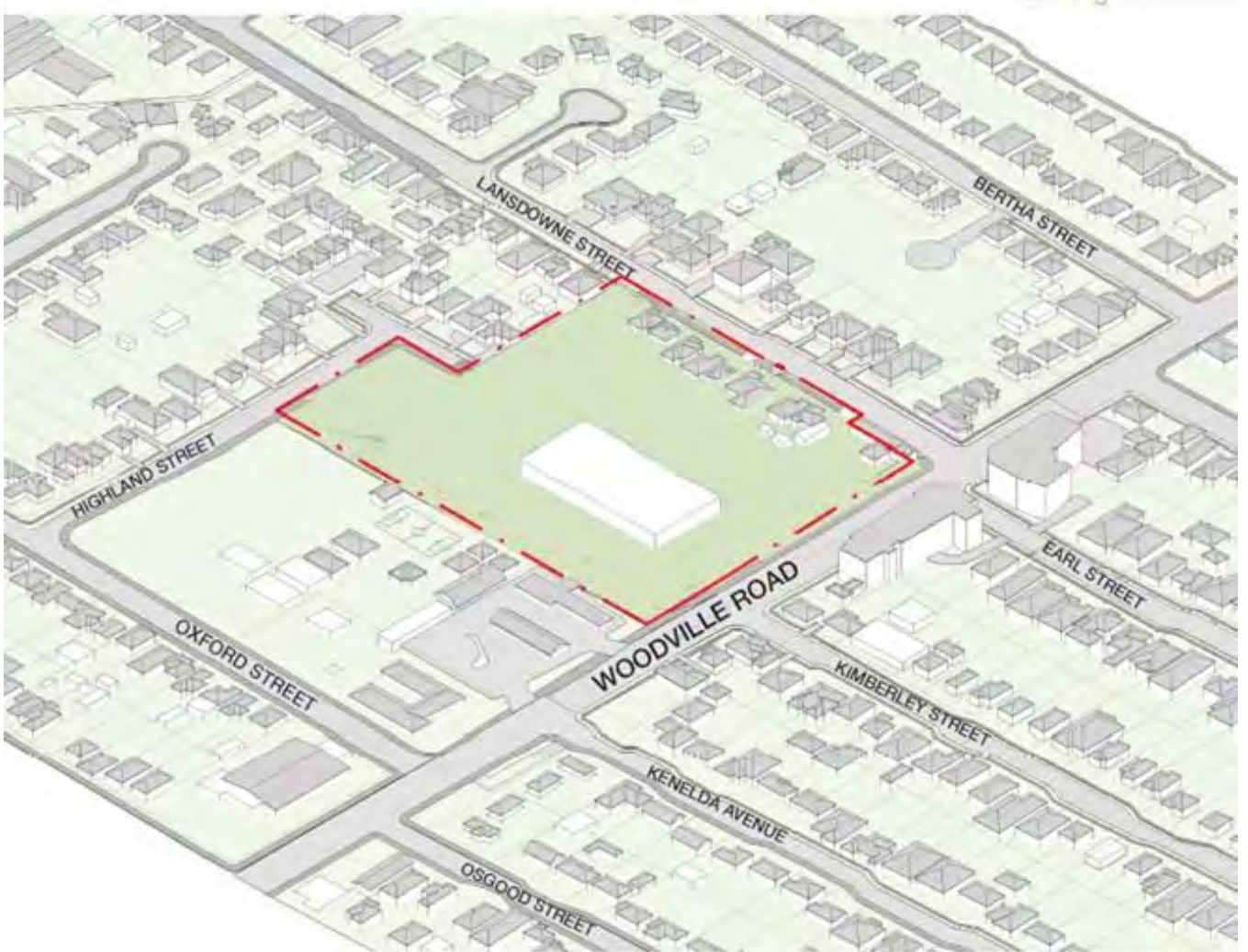


Figure 3 – Site plan of existing conditions on the subject land

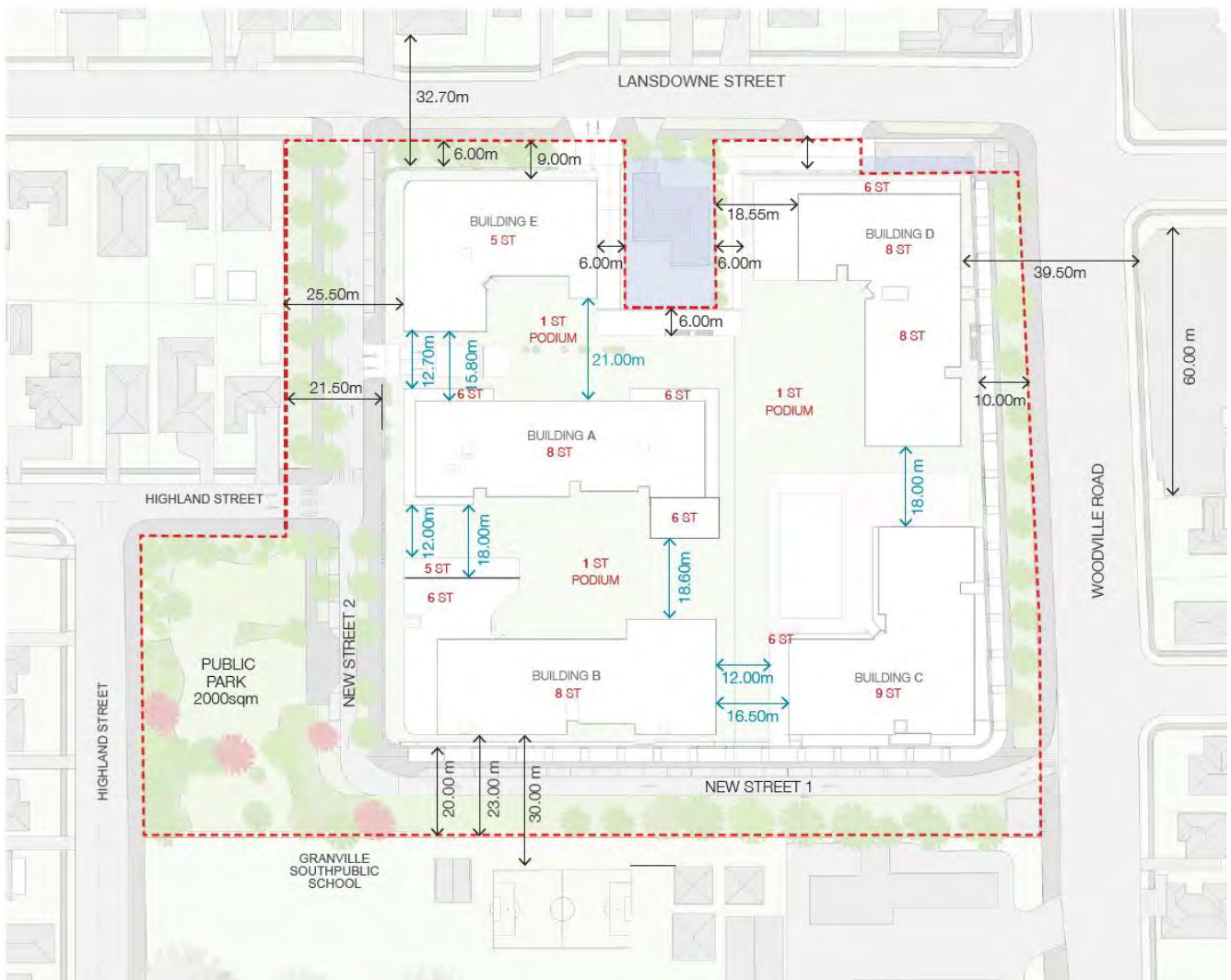


Figure 4 – Site plan of approved mixed use development on the subject land in DA No.2020/0493

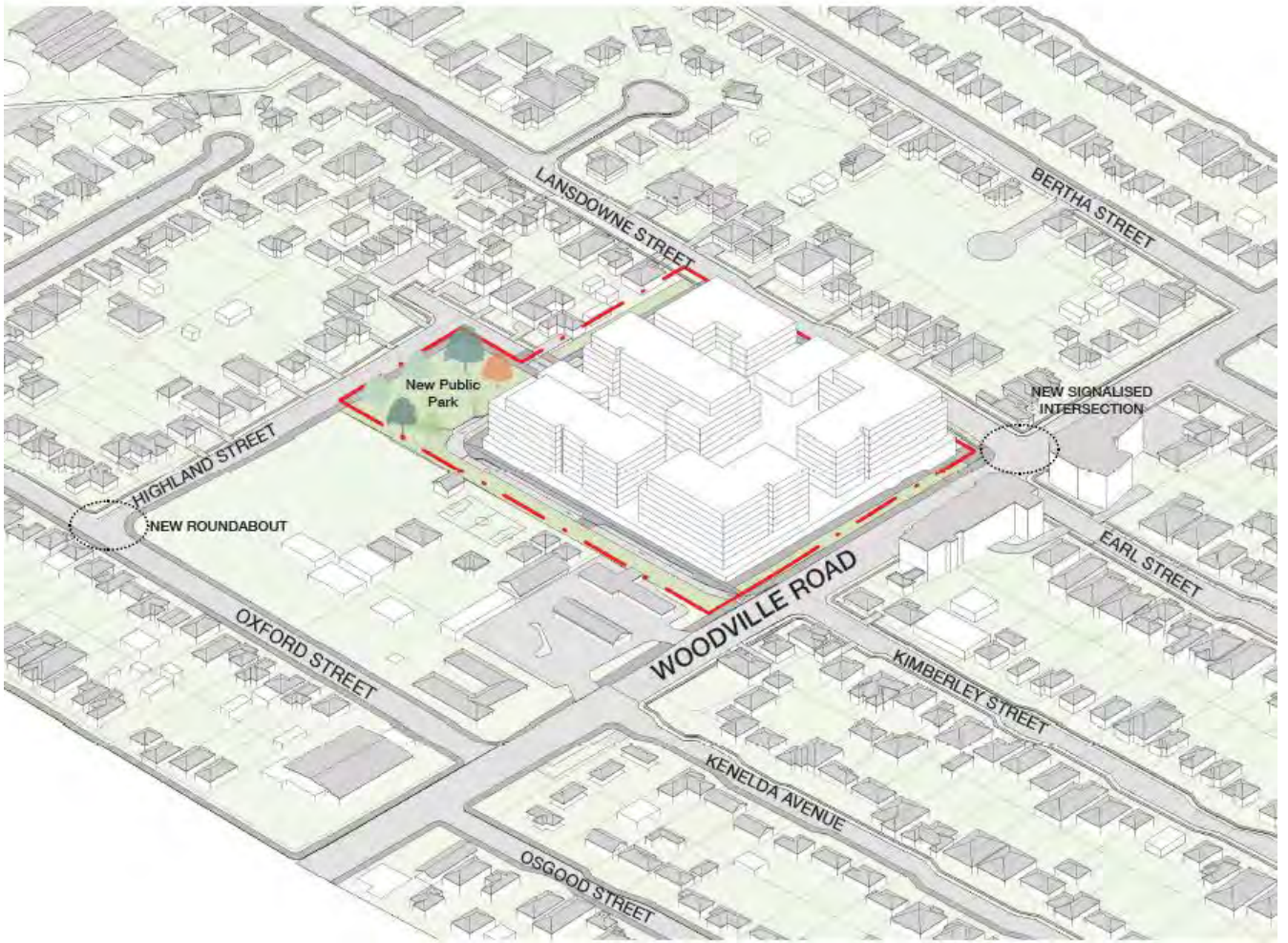
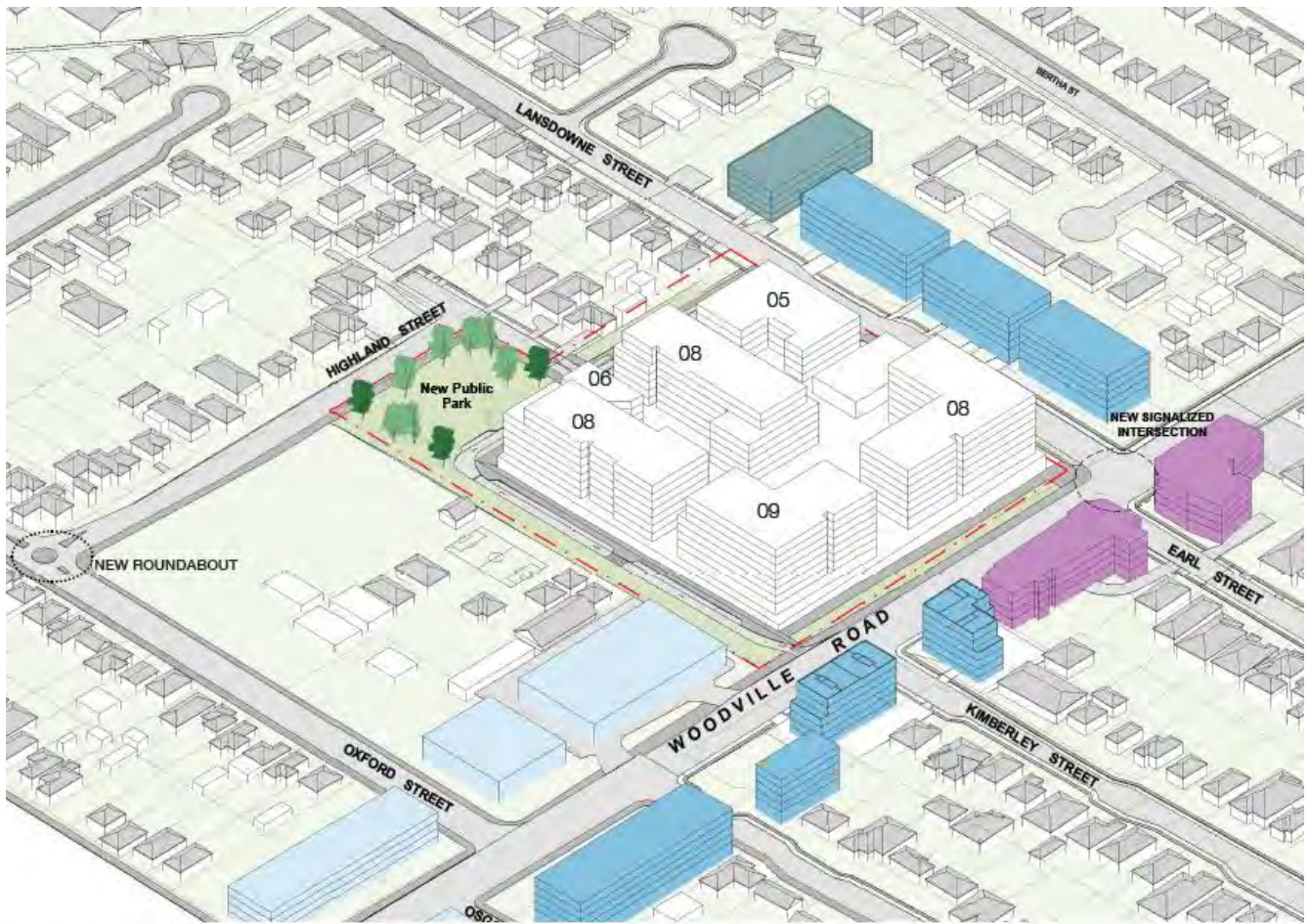


Figure 5 - Site plan of approved mixed use development on the subject land in DA No.2020/0493



- EXISTING HIGH DENSITY DEVELOPMENTS
- R4: HIGH DENSITY RESIDENTIAL, 18m, FSR CONTROL 1.5:1
- B6: ENTERPRISE CORRIDOR, 11-12m, FSR CONTROL 0.8-1.5:1
- APPROVED DA** - ZONING B2, HEIGHT CONTROL 31m, FSR CONTROL 2.2:1
- R3: MEDIUM DENSITY RESIDENTIAL

Figure 6 - Site plan of approved mixed use development on the subject land in DA No.2020/0493 and Cumberland Council Planning Proposal for rezoning with increased building heights and density adjacent



Figure 7 - Current zoning map of the subject land under Cumberland LEP 2021 (with RE1 Zone incorrect at 3,247sq.m exceeding 2,000sq.m in Planning Agreement for the centre development)

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objectives

The Planning Proposal aims to support the development of a high quality mixed use centre development in the Merrylands East B2 Local Centre with a mix of commercial, employment residential, child care and park recreation uses. The objectives of the Planning Proposal are to:

- strengthen the role of Merrylands East as a local centre zone and establish planning controls for urban development that are commensurate with the centre as the highest order zoning along the Woodville Road corridor;
- revise the height and density of the residential buildings in the centre to better accord with the increased building heights and density on surrounding land in Council’s Planning Proposal for the Woodville Road corridor;
- establish a suitable urban land use mix and density that is appropriate for a local centre adjacent to public transport infrastructure and is sustainable over the long term delivering optimum social, economic and environmental outcomes;
- increase the number of affordable housing units in the centre to be dedicated to Council;
- increase the size of the public park to be dedicated to Council;
- deliver an urban design that that is generally consistent with and builds on the design framework for the centre in the Cumberland DCP and in the approved Development Application (No.2020/0493) for the centre, exhibits design excellence in built form, public domain and streetscape, consideration of its surrounds, high levels of amenity and aesthetics providing quality working, living and public spaces, environmental performance, with no unreasonable environmental impact on its surrounds;
- amend the Cumberland LEP 2021 and Cumberland DCP 2021 to achieve the above objectives and permit the proposed design concept for future redevelopment of the centre.

Intended Outcome

The intended urban design and development outcome of a high quality mixed use centre is illustrated in the Urban Design Study prepared by Marchese Partners Architects submitted with this Planning Proposal which includes concept development plans for the Merrylands East local centre.

In comparison to the existing planning controls for the centre, the intended outcome of this Planning Proposal is to:

- increase building height in the local centre from 5-9 storeys to 7-13 storeys with taller buildings on the Woodville Road frontage consistent with the local centre zoning and with no greater impact on surrounding properties;
- increase the number of dwellings in the centre from 425 to 523 apartments which is generally consistent with the quantum of 500 apartments in a previous plan for the centre approved by Council in July 2018;
- increase the number of affordable dwellings in the centre from 8 to 15; and
- increase the size of the park in the centre from 2,000sq.m to 2,500sq.m.

The concept development plans have a total 66,611.2sq m of gross floor area including 17,746.5sq m for commercial and employment uses and 48,864.9sq.m for residential use.



- EXISTING HIGH DENSITY DEVELOPMENTS
- R4: HIGH DENSITY RESIDENTIAL, 18m, FSR CONTROL 1.5:1
- B6: ENTERPRISE CORRIDOR, 11-12m, FSR CONTROL 0.8-1.5:1
- APPROVED DA** - ZONING B2, HEIGHT CONTROL 31m, FSR CONTROL 2.2:1
- R3: MEDIUM DENSITY RESIDENTIAL
- PLANNING PROPOSAL

Figure 7 - Site plan of intended development outcome with:

- Approved mixed use development in DA No.2020/0493 (shown white);
- Council Planning Proposal for rezoning with increased building heights and density (shown blue);
- Planning Proposal for additional building height and density (shown beige).



Figure 9 – CGI Illustration of approved mixed use development in DA No.2020/0493 along Woodville Road



Figure 10 – CGI Illustration of Planning Proposal intended development outcome along Woodville Road (Ghosted building envelopes are Council's Planning Proposal for Woodville Road corridor)



Figure 11 – CGI Illustration of approved mixed use development in DA No.2020/0493 along Lansdowne Street



Figure 12 – CGI Illustration of Planning Proposal intended development outcome along Lansdowne Street (Ghosted building envelopes are Council's Planning Proposal for Woodville Road corridor)



Figure 13 – CGI Illustration of approved mixed use development in DA No.2020/0493 viewed from south over Granville South Public School



Figure 14 – CGI Illustration of Planning Proposal intended development outcome as viewed from south over Granville South Public School



Figure 15 – CGI Illustration of approved mixed use development in DA No.2020/0493 along Woodville Road



Figure 16 – CGI Illustration of Planning Proposal intended development outcome along Woodville Road (Ghosted building envelopes are Council's Planning Proposal for Woodville Road corridor)

PART 2 – EXPLANATION OF PROVISIONS

Amendment to Cumberland LEP 2021

This Planning Proposal is for the following amendments to the Cumberland LEP 2021:

- amendment to the Cumberland LEP zoning map to revise the RE1 Public Recreation Zone boundary to align with the proposed increased size of the public park to 2,500sq.m;
- amendment to the Cumberland LEP height of buildings map to increase the building height on the northeast part of the centre fronting Woodville Road from 31m to 49m;
- amendment to the Cumberland LEP floor space ratio map to increase the floor space ratio applying to the subject B2 Local Centre Zone from 2.2:1 to 2.6:1.

The proposed zoning maps are included in Part 4 of this Planning Proposal.

Amendment to Cumberland DCP 2021

This Planning Proposal is also for an amendment to the Cumberland Development Control Plan 2021 provisions applying to the Merrylands East local centre. It is proposed that the site specific provisions in Part F2-10 of the Cumberland DCP be amended consistent with the objectives and intended outcomes in this Planning Proposal and with the concept plans in the accompanying Urban Design Study prepared by Marchese Partners architects.

Amendment to Planning Agreement

An amendment to the Planning Agreement applying to the subject land is proposed in this Planning Proposal as follows:

- increase in the number of affordable housing units to be dedicated to Council from 8 dwellings to 15 dwellings; and
- increase in the size of the public park to be dedicated to Council from minimum 2,000sq.m to minimum 2,500sq.m.

The increase in the number of affordable housing units to be dedicated to Council to a total of 15 in the overall development equates to the rate in the current Planning Agreement of 1 per 33 dwellings for the overall development.

The additional 7 affordable housing units (in addition to the 8 in the approved DA) equates to 7% of the 98 additional dwellings in this Planning Proposal for the centre which is consistent with the 5-15% target in Council's Affordable Housing Policy.

PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

The need for the Planning Proposal is to:

- strengthen the role of Merrylands East as a local centre zone and establish planning controls for urban development that are commensurate with the centre as the highest order zoning along the Woodville Road corridor;
- revise the height of the residential buildings in the centre to better accord with the increased building heights and density on surrounding land in Council’s Planning Proposal for the Woodville Road corridor.

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is a result of the following strategic planning documents of Cumberland Council:

- Cumberland Council Local Strategic Planning Statement (LSPS); and
- Cumberland Council Planning Proposal for Woodville Road corridor.

Cumberland Council’s LSPS identifies Woodville Road as a strategic corridor for growth and development of housing and jobs. The LSPS also identifies the subject land at Merrylands East as a local centre providing services and facilities to meet the needs of the community, and meeting the housing criteria for 30 minute access to a strategic centre with access to public transport services and supported by retail and other local services. (See further details under Part 3 Section B of this Planning Proposal below).

Council’s Planning Proposal for Woodville Road corridor rezones and increases the height and density standards for residential development adjacent to the site on the opposite side of Lansdowne Street and Woodville Road. This subject Planning Proposal provides an adjustment to the development standards for the subject land to reflect the Council Planning Proposal for increased building height and density adjacent to the subject land.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed increase in building height along the Woodville Road frontage of the site and corresponding increase in floor space area in this Planning Proposal needs to be the subject of amendments to the height and FSR development standards in the Cumberland LEP as proposed above in Part 2. Council has advised the proposed building height and floor space area will not be approved in a Development Application under the current LEP development standards. This Planning Proposal is therefore the only means of enabling the intended development outcome.

Section B – Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The Planning Proposal is consistent with the provisions in the Greater Sydney Region Plan as described below.

Objectives	Comment	Consistency
Infrastructure and collaboration	The subject land at Merrylands East is located in an established urban area that is zoned as a local centre with existing infrastructure in place, and is the subject of an approved mixed use centre development that includes the planned provision of additional infrastructure including parkland, new streets, and road intersection upgrades. The Planning Proposal is supported by existing and planned approved infrastructure as described further in Part 3 Section D in this report.	Consistent
Liveability	The Planning Proposal includes housing in a local centre zone with a mix of housing choices including affordable housing, retail facilities, education and parkland uses on a transport corridor with public transport bus services and good access to Westmead health precinct, education and other centres of employment and civic precincts including within 30 minutes of the Greater Parramatta City Centre. The intended development outcome in the Planning Proposal provides for a liveable centre and place with housing choice and good access to services and facilities.	Consistent
Productivity	The intended development outcome in this Planning Proposal includes over 16,800sq.m of gross floor area for productive commercial and employment uses which creates an estimated 386 permanent jobs in the completed development consistent with productivity objectives.	Consistent
Sustainability	The proposed outcome high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development. The Planning Proposal increases the affordable housing and parkland in the centre to further enhance sustainability.	Consistent

Central City District Plan

The Planning Proposal is consistent with the relevant provisions in the Central City District Plan as described below.

Objective	Comment	Consistency
INFRASTRUCTURE		
C1. Planning for a city supported by infrastructure	The Planning Proposal is supported by infrastructure as described in Part 3 Section D further below in this report.	Consistent
LIVEABILITY		
C3. Providing services and social infrastructure to meet people's changing needs	Social infrastructure and services are available to support the Planning Proposal as described in Part 3 Section D further below in this report. The Planning Proposal itself also includes additional affordable housing and increased public park size.	Consistent
C4. Fostering healthy, creative, culturally rich and socially connected communities	The Planning Proposal will strengthen the local centre development as a place that provides facilities for the community including public park, retail shopping, child care and affordable housing next to an existing primary school. It contributes to the development of a local centre that facilitates a community culture and connections.	Consistent
C5. Providing housing supply, choice and affordability, with access to jobs, services and public transport	The Planning Proposal provides for additional housing choices including affordable housing in a local centre located on a transport corridor with good access to jobs, services, public transport in the local centre and nearby larger centres including within 30 minutes of the Greater Parramatta city centre.	Consistent
C6. Creating and renewing great places and local centres, and respecting the District's heritage	The Planning Proposal contributes to the creation and development of the Merrylands East local centre as a great place with a mix of housing, retail, education and parkland uses in a high quality design. It is designed to respect the adjacent heritage item of Granville South Public School.	Consistent
PRODUCTIVITY		
C9. Delivering integrated land use and transport planning and a 30-minute city	The proposed planning controls align with the strategic intent to deliver more jobs and housing in centres close to public transport. The proposal would aid the 30-minute city concept.	Consistent
SUSTAINABILITY		
C14. Creating a Parkland City	The Planning Proposal retains and increases the size of the landscaped public park in the centre.	Consistent
C16. Increasing urban tree canopy		Consistent

Objective	Comment	Consistency
C17 Delivering high quality open space	The Planning Proposal is for a modern mixed use development outcome with high quality public open space in the heart of a local centre with quality landscape design treatments.	Consistent
C19. Reducing carbon emissions and managing energy, water and waste efficiently	The proposed outcome of high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development with relatively low transport travel demands particularly by car. The future development of the centre would be required to meet contemporary high standards of environmental performance relating to building materials and construction, waste management, water management, and energy efficiency in a future DA.	Consistent
C20. Adapting to the impacts of urban and natural hazards and climate change		Consistent

Q4. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The Planning Proposal is consistent with and gives effect to Cumberland City Council’s Local Strategic Planning Statement (LSPS) ‘Cumberland 2030’. The LSPS provisions for the Woodville Road strategic corridor and Centres framework hierarchy are relevant as described below.

Woodville Road strategic corridor

Cumberland Council’s LSPS identifies Woodville Road as a strategic corridor for growth and development of housing and jobs as quoted below from pages 40-41 of the LSPS:

“OUR STRATEGIC CORRIDORS

*Cumberland has a number of strategic corridors within the area that provide opportunities for housing and jobs, supported by government investment. Cumberland 2030 recognises the importance of our strategic corridors to facilitate sustainable growth in the area. These include the Greater Parramatta to Olympic Park Economic Corridor, Parramatta Road Corridor, **Woodville Road Corridor** and T-way Corridor. (our emphasis in bold underline)”*

“Woodville Road Corridor

The Draft Woodville Road Strategy seeks to provide renewal opportunities that improve the amenity of the Woodville Road corridor and provide development that is complementary to the growth of the existing network of centres.

Council will continue to investigate the potential of the Woodville Road corridor to provide jobs and housing growth and improve the amenity of the road corridor.”

The Merrylands East local centre is the highest order zoning along the Woodville Road corridor.

This Planning Proposal for housing and parkland in a mixed use centre development on Woodville Road at Merrylands is consistent with the provisions in the Cumberland City Council LSPS for growth and development of housing and jobs along the Woodville Road corridor.

Centres framework hierarchy

Cumberland Council’s LSPS identifies a framework of centres with a hierarchy comprising strategic centres, principal local centres, local centres and neighbourhood centres. Merrylands East in which the subject land is located is identified as a local centre. The table below lists the maximum building heights and floor space ratio standards applying to the strategic centre and principal local centres compared to that in this Planning for the Merrylands East local centre.

Table – Comparison of building heights and floor space ratio standards in the strategic centre and principal local centres in Cumberland compared to this Planning Proposal for Merrylands East local centre

Centre	LSPS Classification	Building Height Limit	Maximum FSR
Merrylands	Strategic Centre	105m (32 storeys)	8.5:1
Granville	Principal Local Centre	82m (25 storeys)	6:1
Auburn	Principal Local Centre	60m (18 storeys)	5:1
Lidcombe	Principal Local Centre	60m (18 storeys)	5:1
Wentworthville	Principal Local Centre	62m (19 storeys)	4.5:1
<i>Merrylands East (Planning Proposal)</i>	<i>Local Centre</i>	<i>7 to 13 storeys</i>	<i>2.6:1</i>

The table above demonstrates that the proposed building heights and floor space ratio in this Planning Proposal for Merrylands East local centre are substantially lower than that of all five of the strategic and principal local centres in the Cumberland City LGA and are consistent with the framework hierarchy of centres in the Cumberland City Council LSPS.

The Cumberland LSPS identifies on pages 26 and 27 that local centres including the subject land at Merrylands East:

“providing services and facilities to meet the needs of the local community”;

“Meets the criteria for 30 minute access to a strategic centre with access to public transport services”; and

“Supported by retail and other local services.”

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

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) as described in the following table. No other SEPPs are applicable.

SEPP	Comment	Consistency
SEPP 55 Remediation of Land	Site contamination investigations have been completed as part of the approval of the mixed use development on the subject land in DA 2020/0493 which found the land suitable for residential, commercial, child care and park uses.	Consistent

SEPP	Comment	Consistency
SEPP No.65 – Design Quality of Residential Flat Development	The Urban Design Study prepared by Marchese Partners architects accompanying this Planning Proposal includes a design statement addressing the design quality principles in SEPP 65 and an assessment of compliance with the Apartment Design Guide.	Consistent
SEPP (Infrastructure) 2007	The provisions of the SEPP relating to development adjacent to major road corridors are required to be addressed at the development application stage.	Consistent

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is consistent with the relevant S9.1 Ministerial Directions as described in the following table. No other S9.1 Ministerial Directions are applicable.

Ministerial Direction	Comment	Consistency
1.1 Business and Industrial Zones	The Planning Proposal is consistent with the Ministerial Direction 1.1 as it maintains the area of land and area of floor space available in the Merrylands East local centre for commercial and employment uses.	Consistent
2.3 Heritage Conservation	To the south of the subject land is the Granville South Public School heritage item. The Planning Proposal has no significant impact on the school as the increase in building height and density are setback from the school and mainly positioned on the opposite northern part of the subject land. It is consistent with the Ministerial Direction 2.3.	Consistent
3.1 Residential Zones	The Planning Proposal for increased building height with increase in number of apartments and affordable housing units in the Merrylands East local centre on the Woodville Road corridor is consistent with the Central City District Plan and Cumberland Council's Local Strategic Planning Statement as described above in Part 3 Section B of this report above, and is thereby consistent with Ministerial Direction 3.1.	Consistent
3.4 Integrating land use and transport	The proposal and intended development outcome are consistent with the Ministerial Direction 3.4 in providing higher density development with a mix of residential, commercial, education and parkland uses in a local centre on a transport corridor with public bus services giving good access to and from major centres. It facilitates public transport use and walking, and minimises need for car travel.	Consistent
5.10 Implementation of Regional Plans	The Planning Proposal is consistent with the Greater Sydney Regional Plan and Central City District Plan as described above in Error! Reference source not found. in this report.	Consistent

Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There are no known critical habitats or threatened species, populations or ecological communities on the site or its surround that will be adversely affected.

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

Urban design and built form

The Planning Proposal and concept plans maintain the urban design framework embodied in the Cumberland DCP provisions and approved DA for the centre including the following:

- highest buildings on the eastern side on the Woodville Road frontage stepping down to lower buildings on the west side of the site;
- large 20+ metre separation distances between the centre development and the adjacent school to the south and low density residential zone to the west;
- a large park on the southwest side of the site providing further separation between the centre development and the adjacent school and houses;
- a ground floor podium building containing commercial and retail uses with active ‘eat-street’ frontages on the new street opposite the park;
- new streets with vehicle and pedestrian connections through the site and underground basement parking.

This Planning Proposal builds on the established urban design framework with increased building height focused on the Woodville Road frontage reflecting the status of the B2 local centre as the highest order zoning along the Woodville Road corridor, and provides a suitable scale relationship with adjacent high density residential zones in Council’s Planning Proposal for the corridor. It also provides a commensurate increase in size of the public park.

The Urban Design Study prepared by Marchese Partners architects accompanying this Planning Proposal includes a design statement addressing the design quality principles in SEPP 65 and an assessment of compliance with the Apartment Design Guide.

Public domain

The Planning Proposal and concept design plans maintain the public domain framework in the Cumberland DCP provisions and approved DA for the centre with a

- public park on the southwest corner of the site;
- wide new green landscaped verges on the new streets through the site;
- wide landscaped setback on Woodville Road; and
- landscaped common open space for residents at the base of residential buildings on the roof of the commercial podium building.

The Planning Proposal increases the size of the public park on the southwest side of the site from 2,000sq.m to 2,500sq.m, and maintains the other landscaped public and common domain areas in the centre development.

Heritage

To the south of the subject land is the Granville South Public School which is listed as a heritage item in the Cumberland LEP.

The Planning Proposal to increase building height and density is setback from the school and mainly positioned on the opposite northern part of the subject land. It largely maintains the existing urban and built form in the Cumberland DCP and approved DA for the centre, and will not have a significant effect on the school or its heritage significance.

Relationship with surrounding development

The Planning Proposal and accompanying urban design concept plans respect the existing urban context and provide a suitable interface with minor to negligible impact on surrounding properties in terms of views and visual scale of buildings, building separation distances for privacy, and solar access as described below.

To the north – residential zone on the opposite site of Lansdowne St.

Properties to the immediate north of the subject land are in the process of being rezoned to R4 High Density Residential Zone with building heights of 18m (5 storeys) and FSR of 1.5:1 in Council's Planning Proposal for Woodville Road corridor.

This Planning Proposal and concept plans for increased building height on the subject land has an appropriate interface with the properties to the north as the scale reflects the status of the B2 Local Centre Zone on the subject land as the highest order zone on the Woodville Road corridor and relative to the draft R4 zone to the north, it maintains large separation distances of 30m to 34m to existing and future buildings to the north which complies with and has far more separation than the ADG guidelines for building separation and privacy, and it has no impact on solar access on the properties to the north.

To the east – residential zone on the opposite site of Woodville Rd.

Properties to the east of the subject land on the opposite side of Woodville Road are either currently developed for 4 storey shop-top housing development or in the process of being rezoned to R4 High Density Residential with building heights of 18m (5 storeys) and FSR of 1.5:1 in Council's Planning Proposal for Woodville Road corridor.

This Planning Proposal and concept plans for increased building height on the subject land has an appropriate interface with the properties to the east as the scale reflects the status of the B2 Local Centre Zone on the subject land as the highest order zone on the Woodville Road corridor and relative to the draft R4 zone to the east, it maintains large separation distances of 40+m to existing future buildings to the east which complies with and has far more separation than the ADG guidelines for building separation and privacy, and it maintains solar access on the residential properties to the east in compliance with the ADG and Council DCP as demonstrated in the accompanying Urban Design Study.

To the south – Granville South Public School and commercial uses

The intended development outcome in this Planning Proposal is for an increase in building height that is setback from the Granville South Public School and mainly sited on the opposite northern part of the subject land so as to have no further impact on the school in terms of views and the visual scale of development, privacy, or solar access available at the school.

The adjacent Granville South Public School can continue to receive solar access with no additional shadow impact in this Planning Proposal beyond the approved DA plans.

Adjacent commercial properties to the south on the Woodville Road frontage will retain good solar access through the day and are not sensitive to shadows.

The Planning Proposal retains the minimum 20m building setback from the school property boundary and the separation provided with the park. The proposed increase in the size of the park in the centre development in this Planning Proposal ensures the separation between the buildings in the development and the part of the school adjacent to the park.

To the west – residential zone on the opposite side of Highland St and along Lansdowne St

The increase in building height in this Planning Proposal is mainly on the northeast side of the subject land with the accompanying concept plans including a minor increase in height of 1 to 2 storeys on the west side of the centre development.

The proposed increase in building height in the Planning Proposal and concept plans including the minor increase of 1-2 storeys on the west side of the centre development will have suitable interface and minimal impact on residential properties to the west of the site given there will be no shadow impact on solar access and given the large landscaped separation distances of approximately 80m to the residential buildings on the opposite side of Highland Street and approximately 30m to the residential buildings to the west in Lansdowne Street which comply with and have far more separation than the ADG guidelines for building separation and privacy.

Internal amenity of residential apartments

The Urban Design Study prepared by Marchese Partners architects accompanying this Planning Proposal includes a design statement addressing the compliance of the intended development outcome with the Apartment Design Guide including for natural ventilation and solar access.

Traffic and parking

The Planning Proposal is accompanied by a Traffic and Parking Assessment prepared by Stantec. The assessment notes that the approved DA for the centre includes new streets and road improvements which have a positive impact on the surrounding road network which will improve capacity along Woodville Road and to/ from Lansdowne Street. The assessment finds that the additional traffic generated by this Planning Proposal is expected to have minimal impacts on the function of the surrounding road network above that anticipated for the approved DA. The assessment concludes that the site is capable of accommodating the additional car and bicycle parking requirements associated with the increased residential yield in the Planning Proposal.

Wind and Air Quality

The approved DA No.2020/0493 for a mixed use centre development on the subject land included a Pedestrian Wind Environment Statement and Air Quality Assessment which conclude that the form of the approved development with its building setbacks, landscaping, spacing between buildings and some screening provides for suitable wind conditions and good ventilation to maintain good air quality suitable for the development.

The Planning Proposal and concept plans retain the same overall layout and form of buildings and landscaping in the centre development with the same building setbacks, landscaping, spacing between buildings and screening as in the approved DA plans to provide for suitable wind conditions, ventilation and air quality.

Environmental hazards

There are no known environmental hazards on the site or surrounding lands related to the planning proposal. The site is not known to be flood prone, bushfire prone or subject to land instability.

Environmental Sustainability

The proposed outcome of high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development in terms of social, economic and environmental sustainability. The proposal is particularly sustainable in efficient utilisation of transport corridor infrastructure and minimising the high energy use and environmental impacts of travel demands and car use.

The future urban development of the site under this Planning Proposal would be required to meet contemporary high standards of environmental performance relating to building materials and construction, waste management, water management, energy efficiency and compliance of dwellings with BASIX to be demonstrated in a future Development Application.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Economic effects

The approved DA No.2020/0493 for a mixed use centre development on the subject land included an Economic Impact Assessment prepared by Hill PDA which finds the mixed use centre development has the following positive economic outcomes:

Total jobs on site in completed development	386
Total workers remuneration per annum	\$14.4m
Gross value added per annum	\$21.0m
Construction costs	\$140m
Value of total economic activity from construction	\$446m
Jobs years in construction	350

Total direct and indirect job years in construction	1,404
Residents spend on retail goods and services per annum	\$9.7m
Tourism expenditure per annum	\$7.1m

This Planning Proposal maintains the above positive economic outcomes in the mixed use development of the centre with further increase in construction investment and jobs and in resident spending associated with the increase in number of apartments in the proposal.

Social Effects

The approved DA No.2020/0493 for a mixed use centre development on the subject land included a Social Impact Assessment (SIA) prepared by Hill PDA which finds the mixed use centre development has the following positive social outcomes:

- Added retail amenity, producing a benefit to workers and residents in the area;
- Job creation, with a projected 350 jobs created during construction, and a 354 on-site jobs when operational;
- improved access to neighbourhood shopping, goods and services for the local community;
- Improved work-life balance for residents in the region where commutes are typically longer through the creation of local employment opportunities;
- Increased housing diversity including additional housing supply suited to smaller households;
- Enhancement of the built environment including:
 - a more walkable neighbourhood - people can walk to supermarket and food shops, restaurants;
 - cafés and child care in the local area rather than needing to drive to other centres – the facilities fill a gap in the locality;
 - a neighbourhood centre with a complementary mix of uses located close to amenities and services;
- strengthens the place as a community centre creating more opportunities for both formal and informal social / community interaction, thereby strengthening overall community resilience and cohesion;
- An enhancement to the capacity of local facilities and services with a child care centre, and 2,000 square metre public park.

The Planning Proposal and the intended development outcome in the concept plans retains the positive social outcomes in the approved DA for mixed use development, and provides additional benefit with a 25% increase in the size of the public park from 2,000sq.m to 2,500sq.m, and an 87.5% increase in the number of dedicated affordable housing units from 8 to 16.

The total number of dwellings in this Planning Proposal is generally consistent with the quantum of dwellings (500) in a previous plan approved by Council for the Merrylands East centre at its meeting on 18 July 2018.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Social infrastructure

The Social Impact Assessment prepared by Hill PDA for the approved DA No.2020/0493 for a mixed use centre development on the subject land includes a description of the social infrastructure in the vicinity of the site and finds the centre is well serviced by social infrastructure in the surrounding area including the following:

- 52 child care centres with over 2,1000 child care places within 2km;
- 11 primary schools and 3 secondary schools within 2km;
- 5 large active parks / open spaces with sports facilities and numerous smaller parks within the vicinity;
- 11 community facilities (libraries, halls, youth centre, community centres) within 2km;
- 25 general medical practitioners and one private hospital within 2km, and relatively close proximity to Westmead health precinct and public hospital.

The approved mixed use development in DA 2020/0493 includes the following social infrastructure in the centre development:

- child care centre;
- public park;
- dedicated affordable housing units;
- retail shops.

The Planning Proposal retains the above and adds to the social infrastructure in the centre with the following:

- 25% increase in the size of the public park from 2,000sq.m to 2,500sq.m; and
- 87.5% increase in the number of dedicated affordable housing units from 8 to 16.

Transport infrastructure

The subject land is located in an established urban area near the centre of Greater Sydney and is well served by transport infrastructure. This includes in particular the Woodville Road transport corridor which is a main road with public bus services directly to and from the Greater Parramatta city centre and rail corridor.

The approved mixed use development in DA 2020/0493 includes the following transport infrastructure improvements in the centre development retained in this Planning Proposal:

- Signalised intersection upgrade at Woodville Road / Lansdowne Street;
- Widening of Woodville Road carriageway and landscaped verge;
- New Streets 1 and 2 through the site with landscaped verges that provide road connections between Highland Street, Lansdowne Street and Woodville Road;
- Roundabout at Oxford Street / Highland Street.

The road infrastructure with the above improvements has capacity to accommodate the traffic generated by the intended development outcome in this Planning Proposal as mentioned in the accompanying Traffic and Parking Assessment prepared by Stantec.

Utility services infrastructure

The subject land is located in an established urban area near the centre of Greater Sydney and has a full range of utility services infrastructure available to it.

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

The view of public authorities is to be determined after the Gateway Determination which specifies the agency notification requirements for the Planning Proposal.

Government authorities consulted during the assessment of the approved mixed use development on the site in DA 2020/0493 supported the intended development outcome.

PART 4 – MAPPING

The proposed amendments to the Cumberland LEP zoning map, height of buildings map and floor space ratio map are illustrated below and summarised as follows:

- amendment to the Cumberland LEP zoning map to revise the RE1 Public Recreation Zone boundary to align with the proposed increased size of the public park to 2,500sq.m;
- amendment to the Cumberland LEP height of buildings map to increase the building height on the northeast part of the centre fronting Woodville Road from 31m to 49m;
- amendment to the Cumberland LEP floor space ratio map to increase the floor space ratio applying to the subject B2 Local Centre Zone from 2.2:1 to 2.6:1.

Cumberland LEP Zoning Map



Current zoning map (with RE1 Zone incorrect at 3,247sq.m exceeding 2,000sq.m in Planning Agreement)

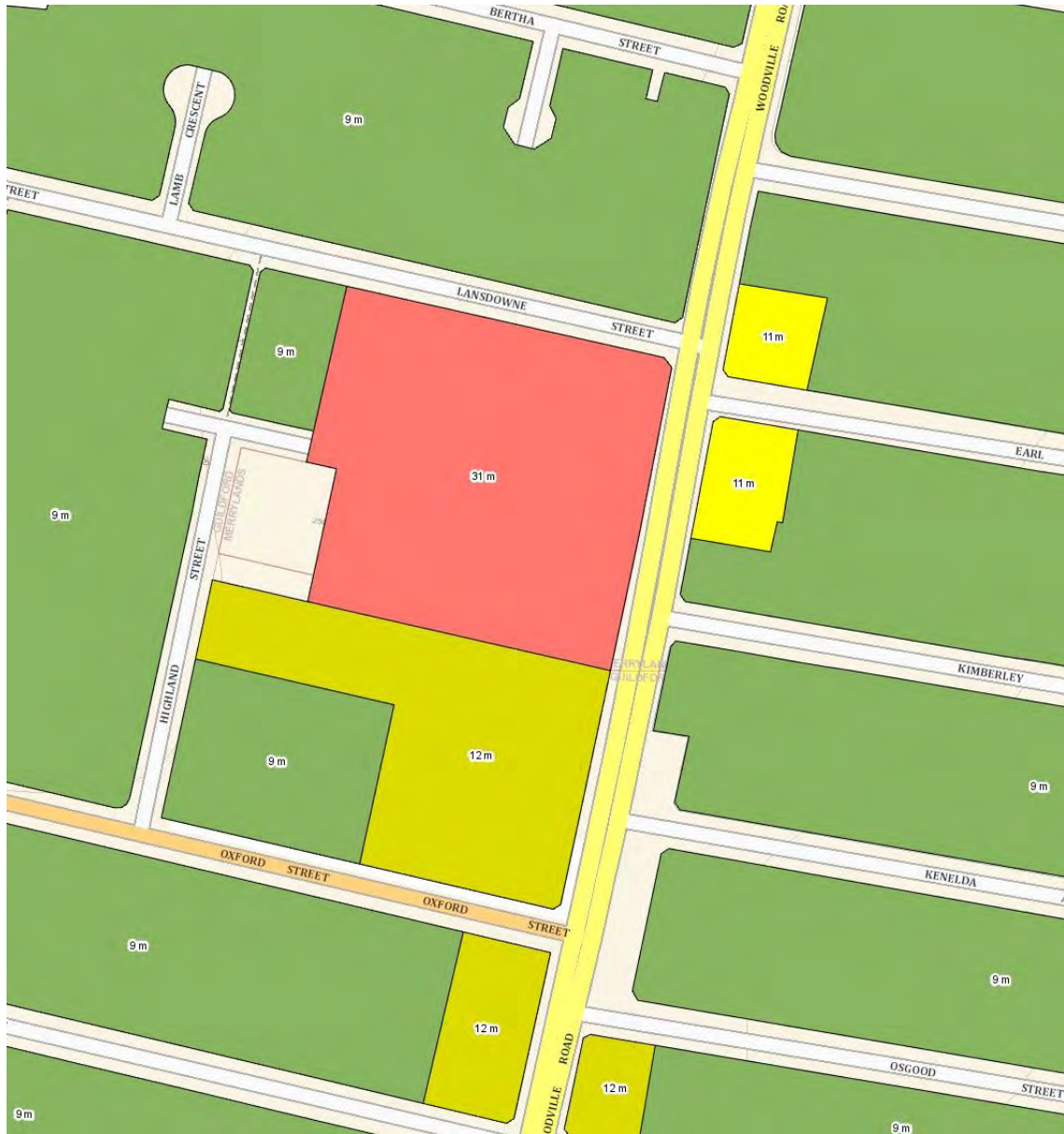


Current zoning map with Council's Planning Proposal for Woodville Road corridor (and RE1 Zone corrected to accord with 2,000sq.m park in current Planning Agreement for the centre development)

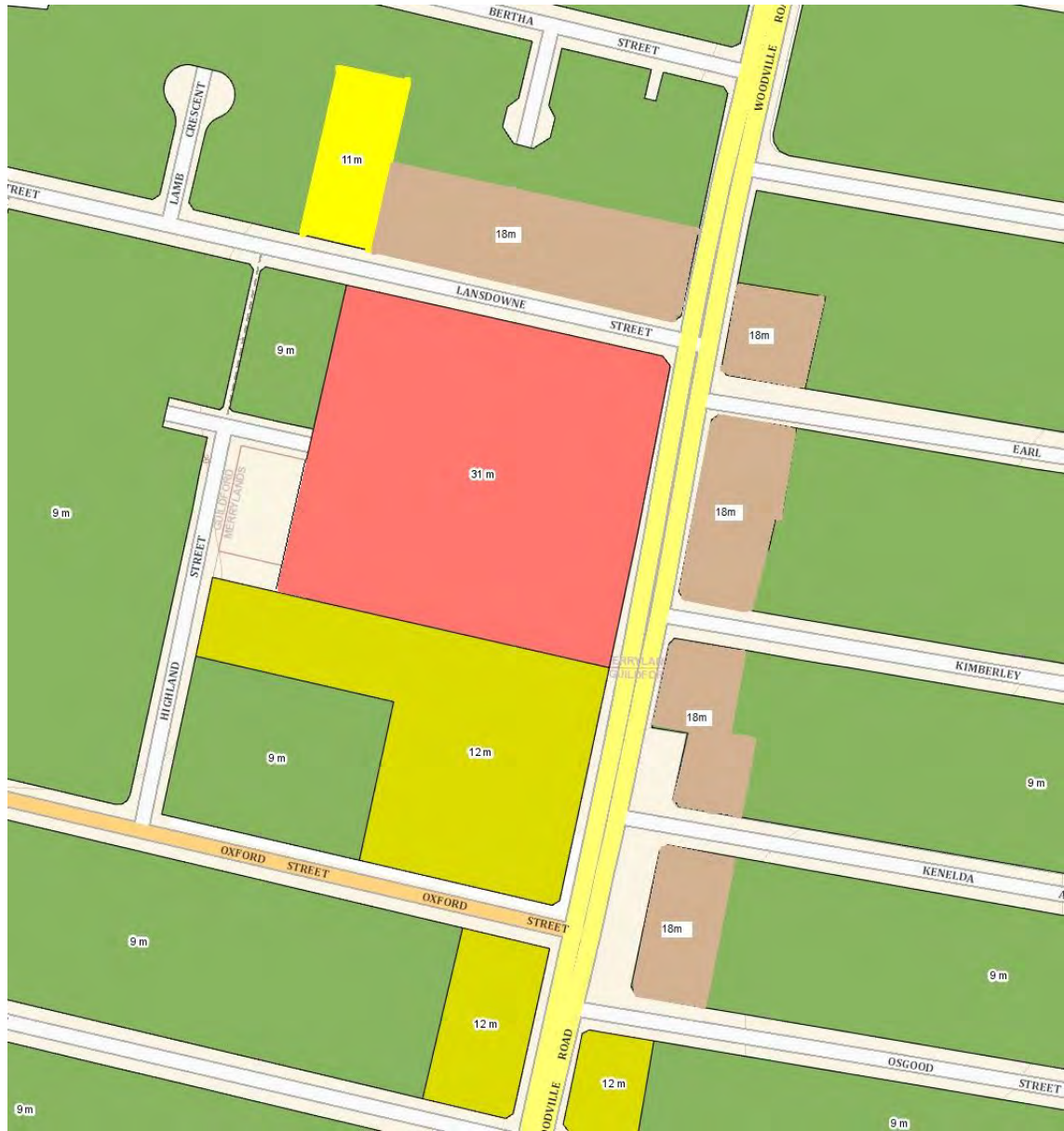


Proposed zoning map with RE1 Zone increased to 2,500sq.m in Merrylands East local centre

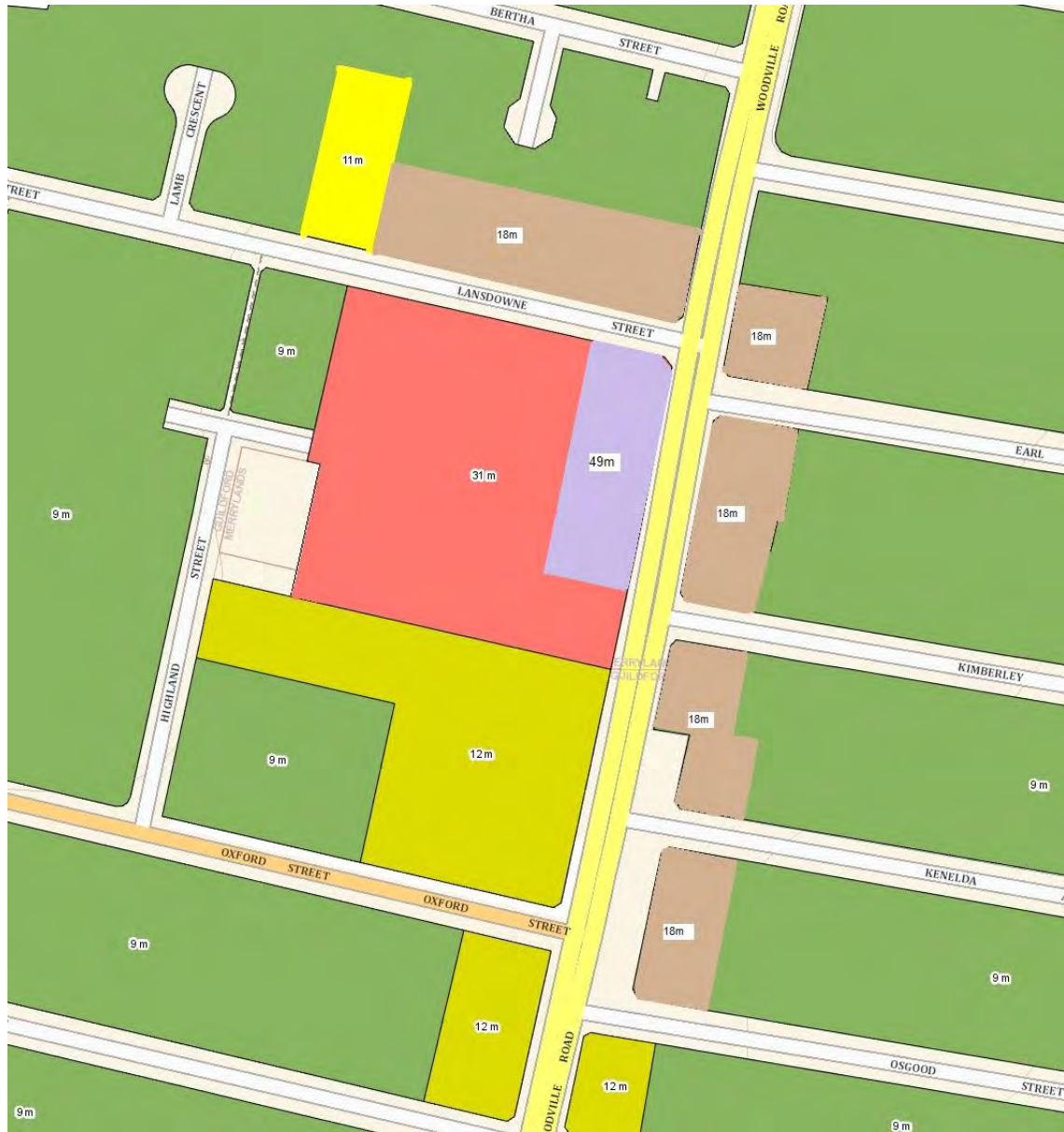
Cumberland LEP height of buildings map



Current height of buildings map



Current height of buildings map with Council's Planning Proposal for Woodville Road corridor



Proposed height of buildings map with height on northeast corner of Merrylands East local centre increased to 49m

Cumberland LEP floor space ratio map



Current floor space ratio map



Current floor space ratio map with Council's Planning Proposal for Woodville Road corridor



Proposed floor space ratio map with FSR amended to 2.6:1 in Merrylands East local centre

PART 5 – COMMUNITY CONSULTATION

Community consultation will be carried out in the Planning Proposal process in accordance with Council’s consultation policy which is understood to include the following two rounds of consultation carried out by Council:

- preliminary consultation with the community following lodgement of the Planning Proposal;
- formal statutory consultation with the community in accordance with and following the issue of a Gateway Determination.

PART 6 – PROJECT TIMELINE

The intended project timeline for the Planning Proposal process is as follows:

Completion Date	Milestone Event
December 2021	Lodgement of Planning Proposal
February 2021	Preliminary consultation with the community
April 2021	Council meeting and decision on proceeding
July 2022	Gateway Determination
August 2022	Public exhibition and agency notification
October 2022	Council meeting on final approval
December 2022	Finalisation and gazettal of LEP amendment

CONCLUSION

The Planning Proposal for an amendment to the Cumberland LEP 2021, Cumberland DCP 2021 and Planning Agreement applying to the subject land at Merrylands East local centre has strategic and site specific planning merit and is justified in the following respects:

- it is consistent with the objectives and directions in planning strategies of the NSW Government and Cumberland City Council in providing mixed use development in a local centre zone on a transport corridor nominated for growth and urban development;
- it is consistent with the Greater Regional Sydney Plan and Central City District Plan in having existing planned infrastructure in place to co-ordinate with the land use planning, providing a liveable place and housing choices including affordable housing in an accessible location, including productive commercial landuses, and being a sustainable form of development;
- it is consistent with the Cumberland 2030 Local Strategic Planning Statement in being consistent with the framework hierarchy of centres across the LGA and with the provisions for growth and development along the Woodville Road corridor,
- it is appropriate in the context of the subject B2 Local Centre Zone land being the highest order zone along the Woodville Road corridor and adjacent to properties that are being rezoned to high density residential with increased building heights and densities;
- it will deliver a landmark centre development commensurate with the B2 local centre zoning being the highest order zoning along the Woodville Road corridor, and at a level that is within the context of the framework hierarchy of centres in the Cumberland LGA;
- it will facilitate the development of a vibrant mixed use centre offering commercial employment and community uses, a high amenity public domain and park, and housing choices including dedicated affordable housing to provide the optimum mix of social, economic and environmental outcomes;
- a substantial 25% increase in the size of the public open space / park in the centre from 2,000sq.m to 2,500sq.m is included;
- additional housing supply and choices are provided suited to the demands of a growing population at a density that is appropriate for its local centre zoning and in a location with good access to services and amenities and with existing and planned infrastructure, and with a number of dwellings that is similar to that in a previous plan for the centre approved by Council at its meeting on 18 July 2018;
- an 87.5% increase in the number of dedicated affordable housing units from 8 to 15 units is included;
- it maintains and builds on the urban design framework and public domain embodied in the Cumberland DCP provisions and approved DA for the centre, and includes an urban design study addressing the design quality principles in SEPP 65 and the Apartment Design Guide to demonstrate design excellence in urban form and internal amenity;
- the adjoining school heritage item and its heritage significance will not be significantly affected;

- the existing urban context is respected and a suitable interface provided to the surrounds with minor to negligible impact on surrounding properties in terms of views and visual scale of buildings, building separation distances for privacy, and solar access;
- additional traffic generated by this proposal will have minimal impact on the road network, and the site is capable of accommodating the additional car and bicycle parking needed for the proposal;
- the urban design provides for suitable wind conditions, ventilation and air quality in retaining the same overall layout and design form of development as in the approved DA plans;
- there are no known environmental hazards on the site or surrounding lands related to the planning proposal;
- there are no known critical habitats or threatened species, populations or ecological communities on the site or its surround that will be adversely affected;
- the centre is well serviced by existing and planned social infrastructure, transport infrastructure and utility services infrastructure in the surrounding area to support the development of the centre, and the Planning Proposal adds to the social infrastructure in the centre with an increase in the size of the public park and number of dedicated affordable housing units;
- it has positive social and economic effects in generating business and employment opportunities, a new and larger public park, retail and business services for the surrounding community, child care centre and a contribution to housing supply and choices including dedicated affordable housing units;
- the proposed outcome of high density mixed use centre development in a local centre zone on a transport corridor with public transport bus services with a mix of affordable housing choices, retail, education and parkland uses is a highly sustainable form of development;
- consultation with the community and government agencies will be carried out in the Planning Proposal process in accordance with Council's consultation policy and Gateway Determination.

Given the above strategic planning merits, Council is requested to forward the planning proposal to the Minister for Planning or his delegate for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 to enable the Proposal to then proceed to public exhibition, finalisation and gazettal.

