

Item No: C03/24-488

WOODVILLE ROAD CORRIDOR PLANNING PROPOSAL - UPDATE AND NEXT STEPS

Directorate: Environment and Planning
Responsible Officer: Director Environment & Planning
Community Strategic Plan Goal: *Enhancing the Natural and Built Environment*

SUMMARY

On 2 June 2021, Council endorsed a Planning Proposal, draft Development Control Plan and draft Public Domain Plan for the Woodville Road Corridor and endorsed that the Planning Proposal be sent to the Department of Planning, Housing and Infrastructure (the Department) for Gateway Determination. The Planning Proposal was submitted to the Department who recommended that further planning work be undertaken in accordance with the new LEP Plan Making Guideline.

Further planning work has been undertaken in response to address the LEP Plan Making Guideline, with an updated Planning Proposal prepared for consideration by Council.

It is recommended that Council endorse the updated Planning Proposal and forward to the Department of Planning, Housing and Infrastructure for a Gateway Determination. It is also recommended that Council endorse supporting documents for the Planning Proposal, including the Draft Woodville Road Corridor Strategy, Draft Woodville Road Corridor Development Control Plan, draft amendment to the Merrylands East Local Centre Development Control Plan, Draft Woodville Road Corridor Public Domain Plan and Draft Affordable Housing Contribution Scheme for the Woodville North Precinct.

RECOMMENDATION

That Council:

- 1. Endorse the Draft Woodville Road Corridor Strategy, as provided in Attachment 1.**
- 2. Endorse the proposed planning controls for the Woodville Road Corridor, as provided in Attachment 2 and outlined in this report.**
- 3. Endorse that the Planning Proposal for Woodville Road Corridor, as provided in Attachment 3, be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.**
- 4. Endorse the Draft Woodville Road Corridor Development Control Plan, as provided in Attachment 4.**

5. **Endorse the draft amendment to Part F2-10 Merrylands East Local Centre of the Cumberland Development Control Plan, as provided in Attachment 5.**
6. **Endorse the Draft Woodville Road Corridor Public Domain Plan, as provided in Attachment 6.**
7. **Endorse the Draft Affordable Housing Contributions Scheme for the Woodville Road Precinct, as provided in Attachment 7.**
8. **Delegate to the General Manager the authorisation to make minor revisions to the planning proposal and supporting documentation, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.**
9. **Note that the draft documents outlined in the recommendation will be placed on public exhibition for community consultation, subject to receipt of a positive Gateway Determination on the Planning Proposal.**

REPORT

Background

The City of Parramatta prepared the draft Woodville Road Planning Strategy in 2015 in response to ongoing community requests to up-zone land along Woodville Road. The draft Strategy was publicly exhibited in early 2016 by the City of Parramatta, however, later in 2016 this portion of Woodville Road was transferred to Cumberland Council as part of the local government amalgamation process.

Cumberland Council continued the planning work begun by the City of Parramatta and in November 2020 early consultation for the Woodville Road Corridor Planning Framework was undertaken.

On 2 June 2021, Council endorsed a Planning Proposal, draft Development Control Plan and draft Public Domain Plan for the Woodville Road Corridor and endorsed that the Planning Proposal be sent to the Department of Planning, Housing and Infrastructure (the Department) for Gateway Determination. The Planning Proposal was submitted to the Department who provided preliminary feedback on the draft Planning Proposal and recommended further planning work be undertaken in accordance with the new LEP Plan Making Guideline that was introduced after Council's resolution on the proposal.

Draft Woodville Road Corridor Strategy

A Draft Woodville Road Corridor Strategy has been prepared to support the Planning Proposal. The Draft Strategy provides a vision for the Corridor, structure plan, master plan, explanation of the proposed precincts in the Corridor and the priorities, strategies and actions to be implemented to achieve the vision of the Corridor. It is intended to be a Council Land Use Strategy that provides guidance to future proponent-initiated Planning Proposals and Development Applications for sites in the Corridor in understanding the context, priorities and built form to design to and achieve. The Strategy is also being sought from the Department of Planning, Housing and Infrastructure to support the Planning Proposal for the Corridor.

The structure plan for the Corridor Strategy is provided in Figure 1. The masterplan for the three precincts in the Woodville Road Corridor, which are included in the Strategy, are provided in Figures 2 to 4.

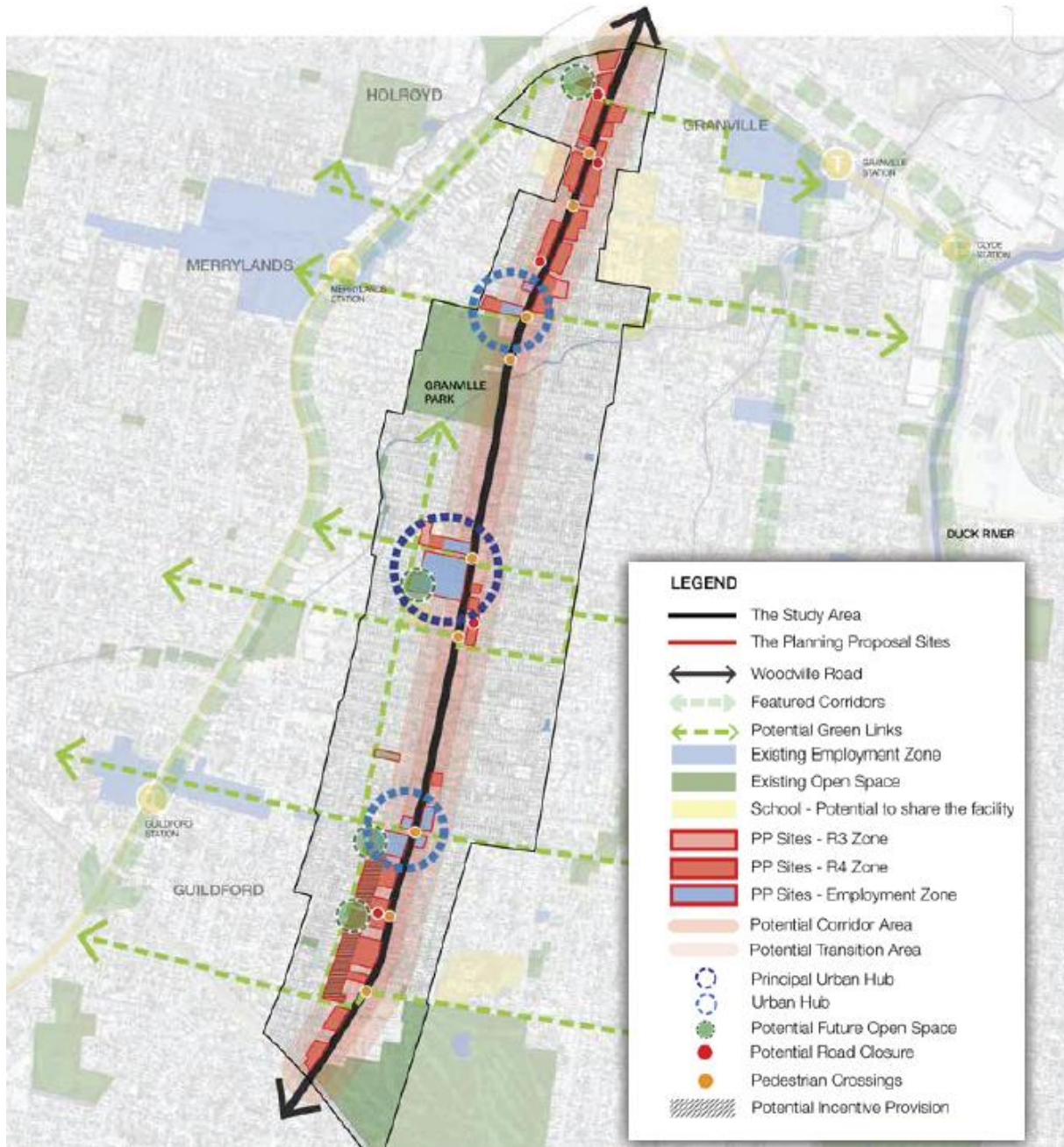


Figure 1: Woodville Road Corridor Strategy – Structure Plan

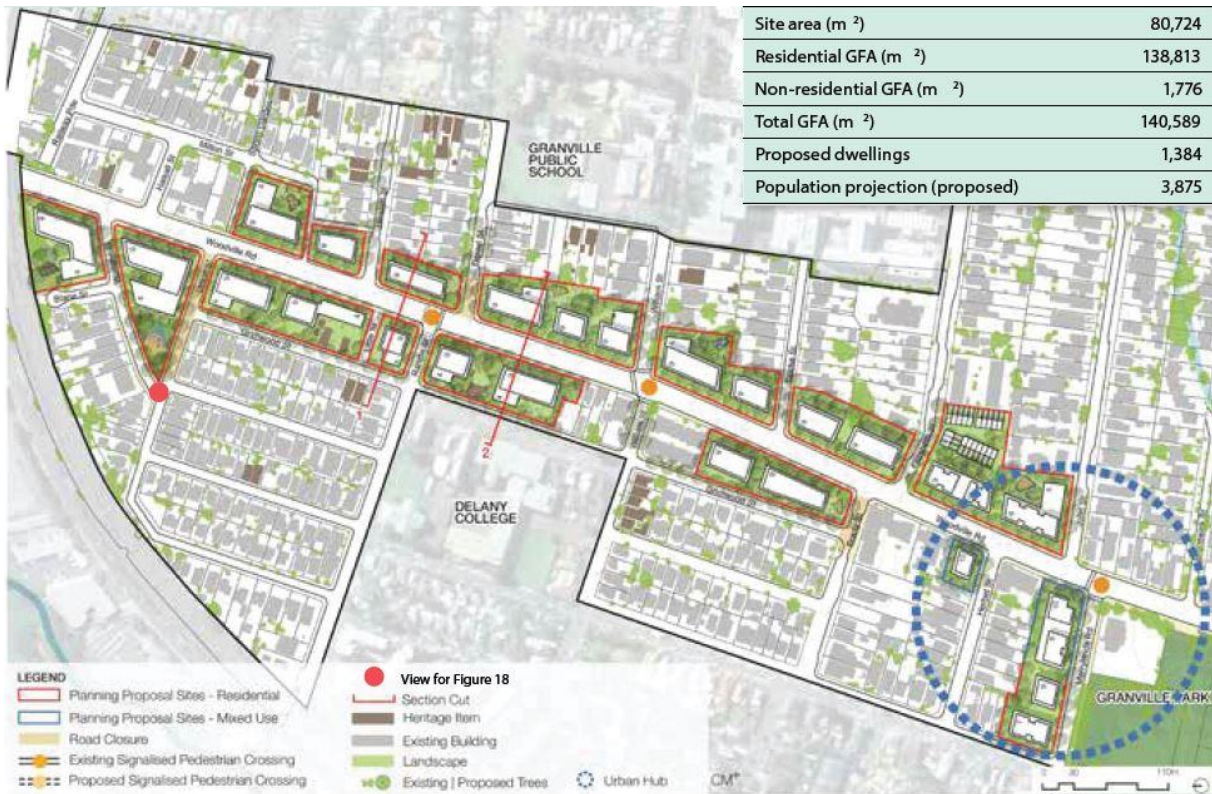


Figure 2: Illustrative Master Plan – Woodville North Precinct



Figure 3: Illustrative Master Plan – Merrylands East Precinct

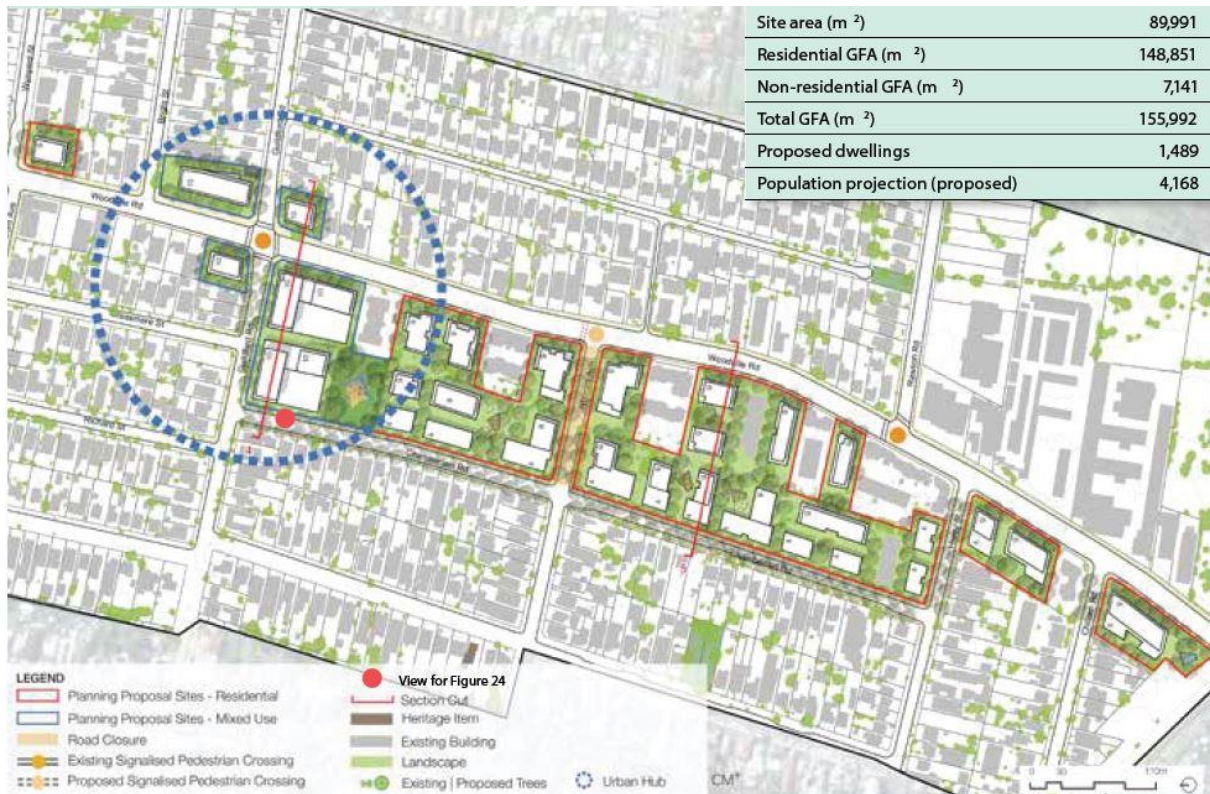


Figure 4: Illustrative Master Plan – Woodville South Precinct

It is recommended that Council endorse the Draft Woodville Road Corridor Strategy.

Proposed Revised Planning Proposal

The revised Planning Proposal applies to 29 sites within 3 precincts along the Woodville Road Corridor, as outlined in Figure 5 below.

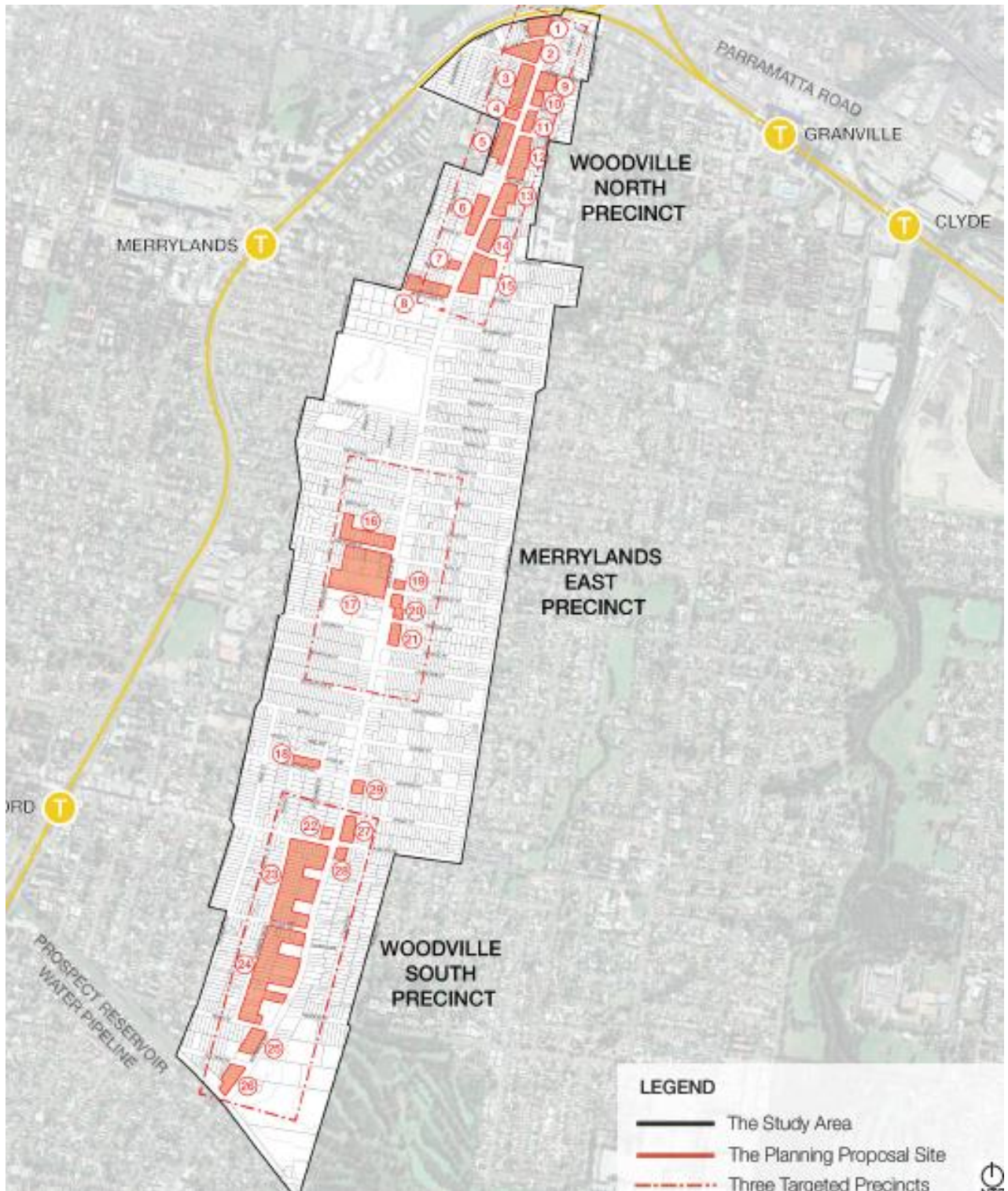


Figure 5: Land to which this Planning Proposal applies

Additional Planning Work Undertaken

Additional planning work has been undertaken in accordance with the LEP Plan Making Guideline to further inform the Planning Proposal and ensure that the proposed building heights, floor space, setbacks, dwelling yield and population increase are feasible, accounted for in infrastructure delivery, appropriate for the context of the Corridor, and consistent with objectives and considerations of key State and Council

documents. The planning work undertaken included the procurement of eight technical studies which support the proposed changes to Council’s planning controls, as outlined in Table 1.

Technical Study	Considerations that informed the Planning Proposal
Urban Design Study	<ul style="list-style-type: none"> • Three precincts along the corridor with 29 Planning Proposal sites. • Planning Proposal sites will generate over 3,690 dwellings and a non-residential GFA of 20,788m². • Each of the three precincts will have a local park with potential additional pocket parks. • Previous endorsed densities and building heights would not have been achievable based on the Apartment Design Guidelines.
Economic Feasibility Assessment	<ul style="list-style-type: none"> • A minimum 1.8:1 floor space ratio is needed for most sites to ensure feasibility. • Provision of quality public open space will be required to achieve sales and take-up along the corridor. • Affordable housing contributions should be 1%, as higher contributions will require significantly higher densities.
Social Infrastructure and Community Needs Assessment	<ul style="list-style-type: none"> • Identified the community facilities and open space infrastructure that would be generated by the planning proposal population based on benchmarking.
Air Quality and Noise Impact Assessment	<ul style="list-style-type: none"> • A noise impact assessment shall be submitted with each Development Application. • An air quality impact assessment shall be prepared for all new developments that propose sensitive land uses with natural ventilation pathways within 20 metres of the Woodville Road Corridor.
Traffic and Transport Study	<ul style="list-style-type: none"> • Traffic generation associated with the Planning Proposal will require minor road works throughout the corridor including parking restrictions, new traffic signals, updated traffic signals and additional lanes.
Heritage Impact Statement	<ul style="list-style-type: none"> • Sightlines and sympathetic heights should be maintained to heritage items within the Woodville Road Corridor.
Flood Risk Assessment	<ul style="list-style-type: none"> • Sites have been identified for further investigation where off-site impacts may occur.
Contributions Plan Advice	<ul style="list-style-type: none"> • Identified potential options to amend the Cumberland Local Infrastructure Contributions Plan to help facilitate the provision of the recommended open space and traffic and transport infrastructure.

Table 1: Technical Studies

Key Changes from the Previous Endorsed Planning Proposal

A comparison between the current CLEP 2021, previous endorsed Planning Proposal and this Planning Proposal for 29 sites is provided in Table 2 to highlight the key changes proposed and to demonstrate the considerations of the technical studies.

Considerations	Current CLEP 2021	Previous endorsed Planning Proposal	Proposed Revised Planning Proposal
Woodville North Precinct			
Zoning	<ul style="list-style-type: none"> • R2 • R3 • E1 	<ul style="list-style-type: none"> • R2 • R3 • R4 • E1 	<ul style="list-style-type: none"> • R3 • R4 • E1
Base Floor Space Ratio	<ul style="list-style-type: none"> • N/A • 0.6:1 • 0.8:1 • 1.5:1 	<ul style="list-style-type: none"> • 0.6:1 • 0.8:1 • 1.8:1 • 2:1 	<ul style="list-style-type: none"> • 0.75:1 • 1:1 • 1.8:1 • 2:1
Base Building Height	<ul style="list-style-type: none"> • 9m • 11m • 12m 	<ul style="list-style-type: none"> • 9m • 12m • 18m • 20m 	<ul style="list-style-type: none"> • 11m • 14m • 31m • 36m
Minimum Lot Size	Various lot sizes	Various lot sizes	<ul style="list-style-type: none"> • 900sqm for R3/R4 lots • No minimum lot size for E1 lots
Affordable Housing	Via Voluntary Planning Agreements (VPA's)	Via VPA's	1% Contribution via proposed CLEP 2021 clause and Affordable Housing Contribution Scheme.
Open Space	None	None	Local Park via incentive floor space and building height provisions.
Merrylands East Precinct			
Zoning	<ul style="list-style-type: none"> • RE1 • R2 • E1 	<ul style="list-style-type: none"> • RE1 • R3 • R4 • E1 	<ul style="list-style-type: none"> • RE1 • R3 • R4 • E1
Base Floor Space Ratio	<ul style="list-style-type: none"> • N/A • 2:1 	<ul style="list-style-type: none"> • 0.6:1 • 1.5:1 • 2.2:1 	<ul style="list-style-type: none"> • 0.75:1 • 1.8:1 • 2:1 • 2.5:1
Base Building Height	<ul style="list-style-type: none"> • 9m 	<ul style="list-style-type: none"> • 11m 	<ul style="list-style-type: none"> • 11m

Considerations	Current CLEP 2021	Previous endorsed Planning Proposal	Proposed Revised Planning Proposal
	<ul style="list-style-type: none"> 31m 	<ul style="list-style-type: none"> 18m 31m 	<ul style="list-style-type: none"> 31m 36m 41m
Minimum Lot Size	Various lot sizes	Various lot sizes	<ul style="list-style-type: none"> 900sqm for R3/R4 lots No minimum lot size for E1 lots
Affordable Housing	Via Voluntary Planning Agreement at John Cootes site	Via Voluntary Planning Agreement at John Cootes site	Via Voluntary Planning Agreement at John Cootes site
Open Space	Additional open space via Voluntary Planning Agreement at John Cootes site	Additional open space via Voluntary Planning Agreement at John Cootes site	Additional open space via Voluntary Planning Agreement at John Cootes site
Woodville South Precinct			
Zoning	<ul style="list-style-type: none"> R2 E1 	<ul style="list-style-type: none"> R2 R3 R4 E1 	<ul style="list-style-type: none"> R4 E1
Base Floor Space Ratio	<ul style="list-style-type: none"> N/A 0.8:1 1.5:1 	<ul style="list-style-type: none"> 0.75:1 1.5:1 1.8:1 2.8:1 	<ul style="list-style-type: none"> 1:1 1.8:1 2:1
Base Building Height	<ul style="list-style-type: none"> 9m 12m 	<ul style="list-style-type: none"> 9m 12m 18m 20m 	<ul style="list-style-type: none"> 14m 31m 36m
Minimum Lot Size	Various lot sizes	Various lot sizes	<ul style="list-style-type: none"> 900sqm for R3/R4 lots No minimum lot size for E1 lots
Affordable Housing	Via Voluntary Planning Agreements	Via Voluntary Planning Agreements	Via Voluntary Planning Agreements
Open Space	Mountford Avenue lot acquisitions for open space	Remove Mountford Avenue lot acquisitions for open space	<ul style="list-style-type: none"> Retain Mountford Avenue lot acquisitions for open space.

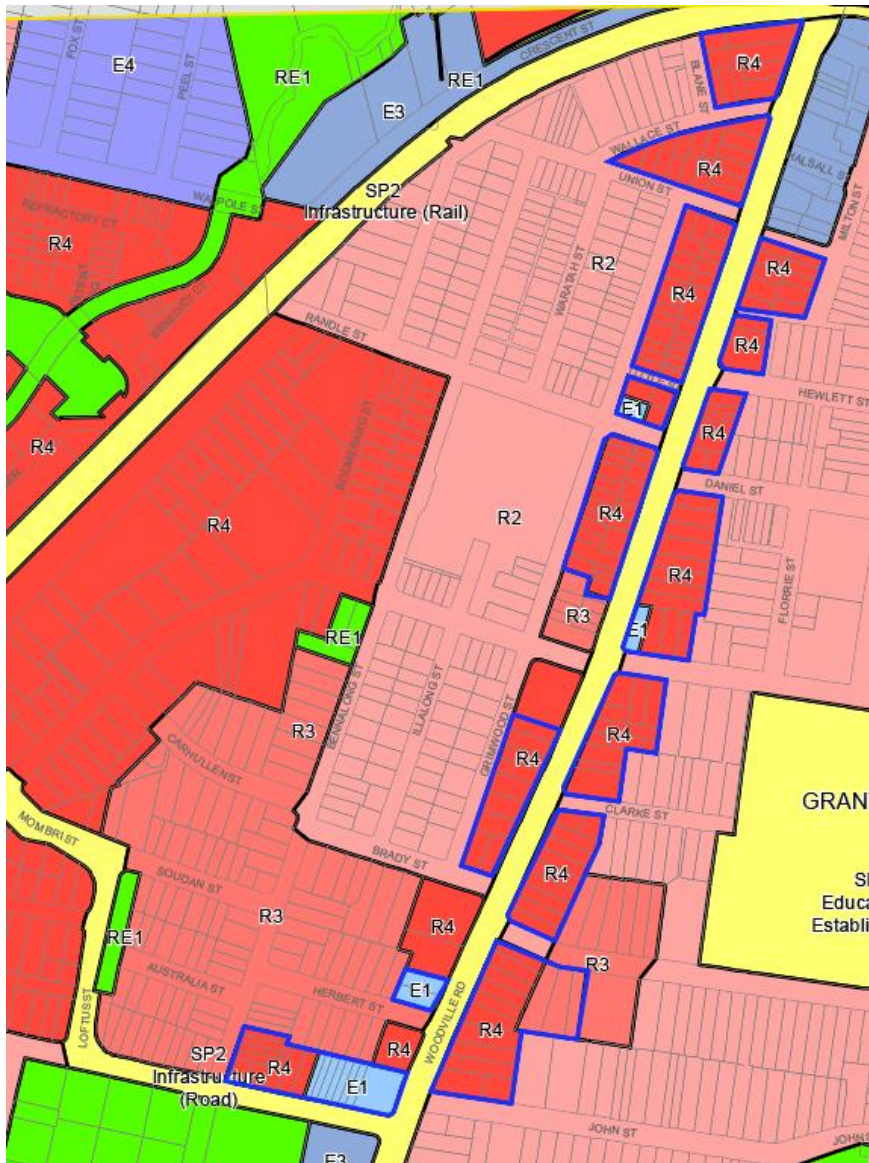
Considerations	Current CLEP 2021	Previous endorsed Planning Proposal	Proposed Revised Planning Proposal
			<ul style="list-style-type: none"> Local Park via incentive floor space and building height provisions.

Table 2: Comparison of CLEP 2021 changes for the 29 Planning Proposal sites

Proposed Zoning, Floor Space Ratio, Height of Building and Minimum Lot Size Maps

As demonstrated in the table above, changes in zoning, building height, floor space ratio and minimum lot size are proposed in each of the precincts to better align feasible floor space with appropriate building heights for the context of the Corridor.

The proposed zoning, floor space ratio, height of building and minimum lot size maps for the Corridor are provided in Figures 6 to 17. Areas proposed for change are marked with a blue outline (zoning, floor space ratio and height of building) and red (minimum lot size).



Land Zoning Map - Sheet LZN_009

- Zone**
- E1 Local Centre
 - E2 Commercial Centre
 - E3 Business Development
 - E4 Enterprise Corridor
 - M1 Mixed Use
 - C2 Environmental Conservation
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - CRC SEPP (Precincts - Western CRC Parkland City) 2021
 - INE SEPP (Industry and Employment) 2021

Figure 6: Woodville North Precinct – Proposed Zoning

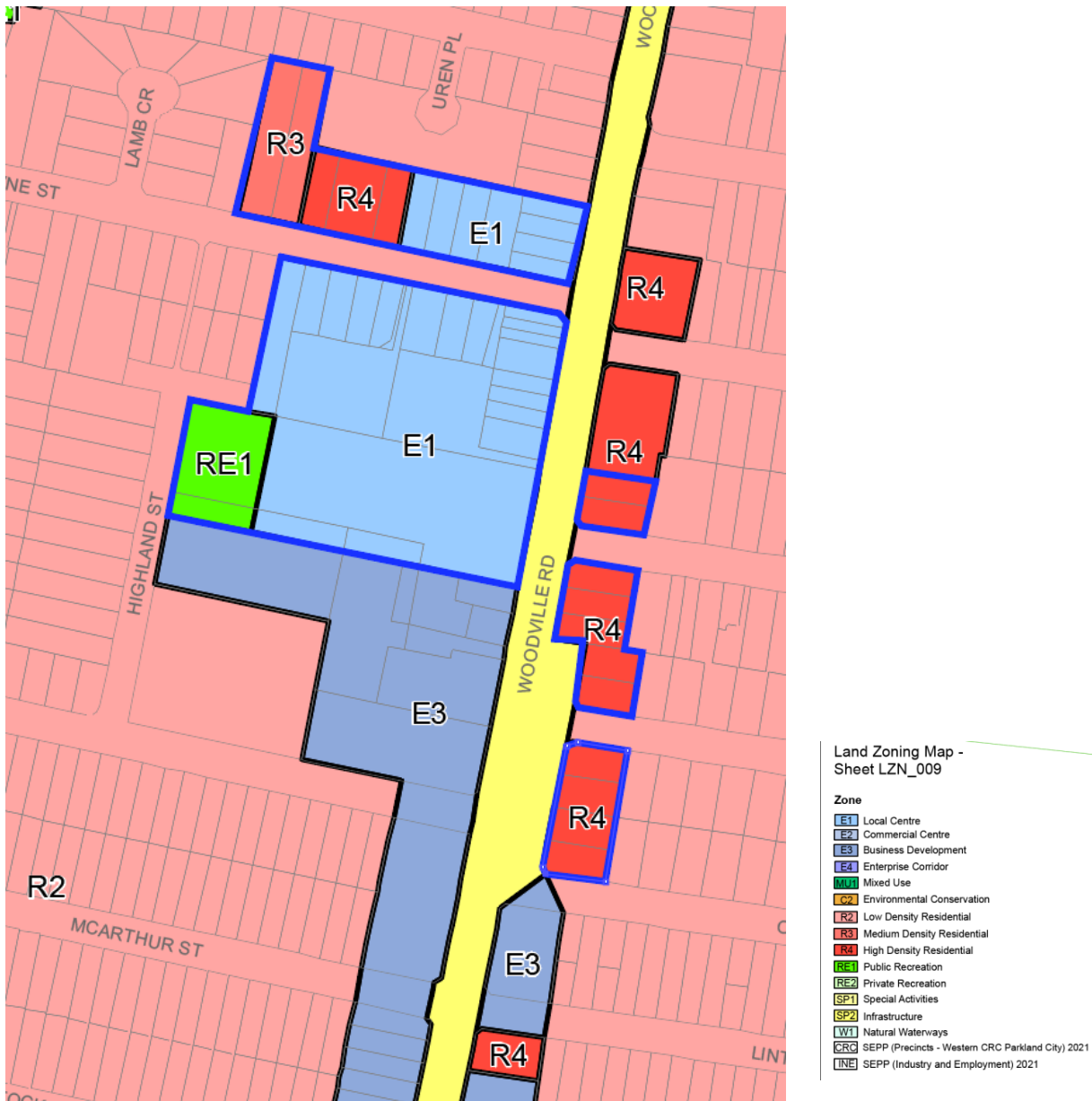


Figure 7: Merrylands East Precinct – Proposed Zoning

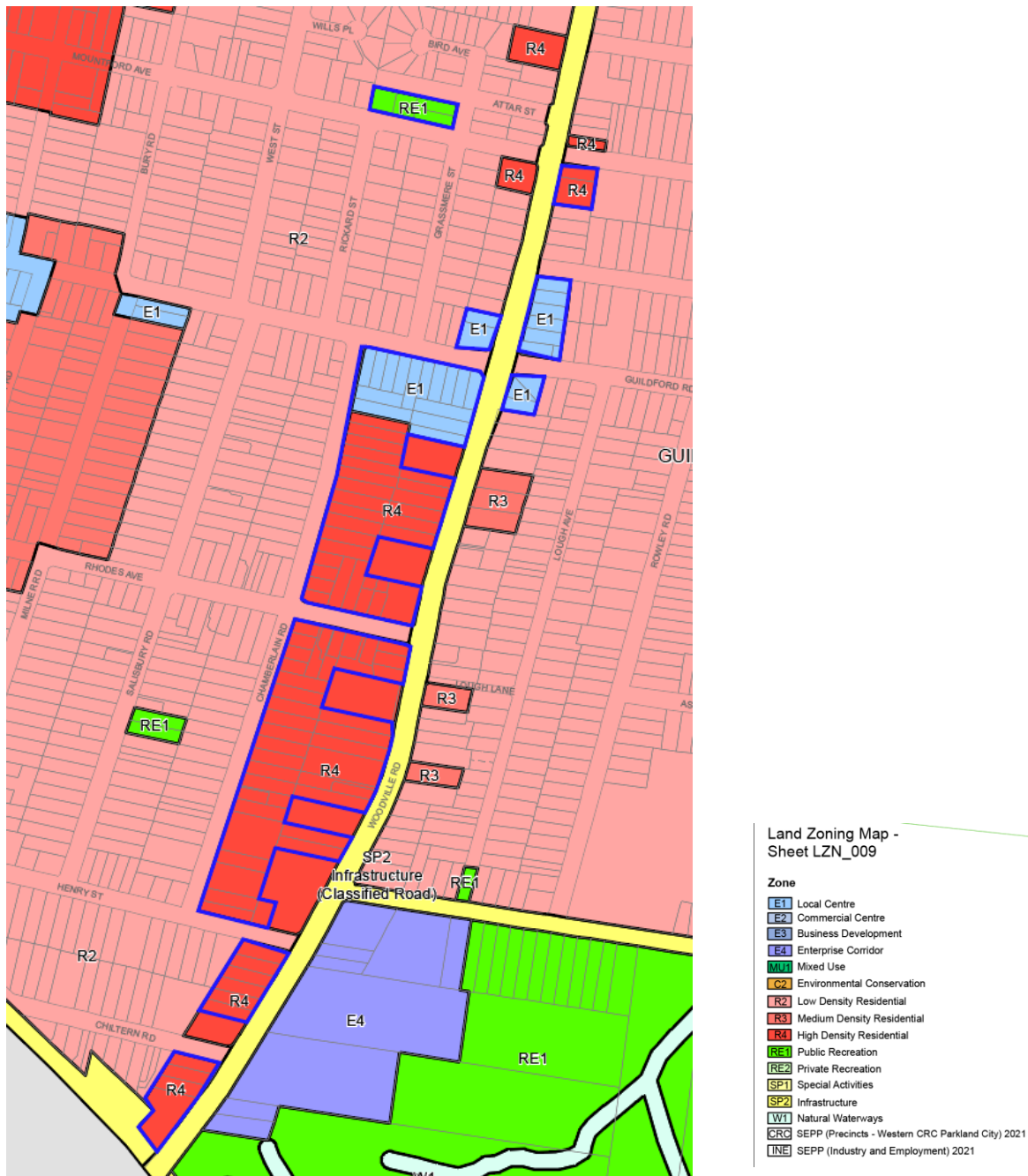


Figure 8: Woodville South Precinct – Proposed Zoning

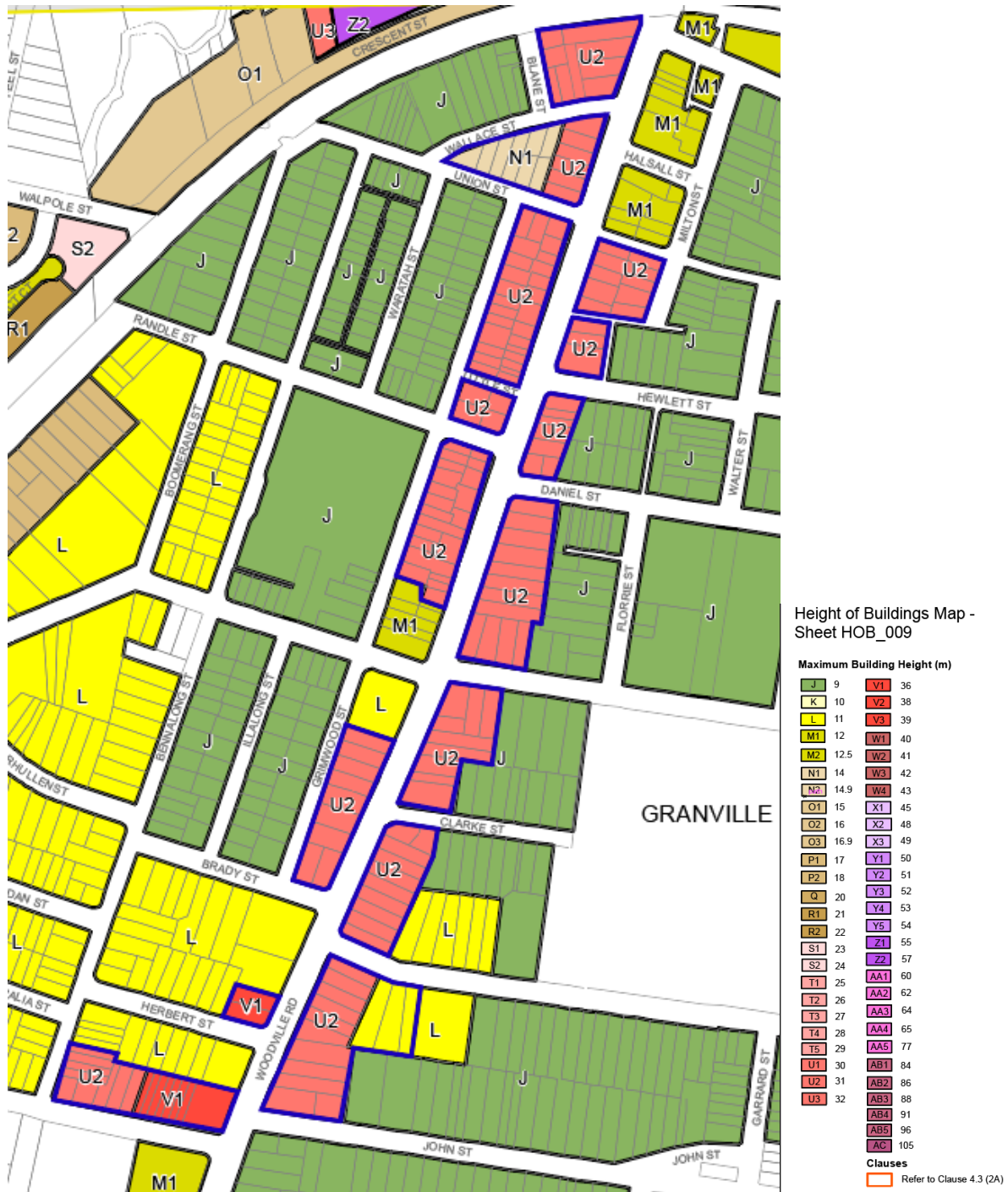


Figure 9: Woodville North Precinct – Proposed Height of Building

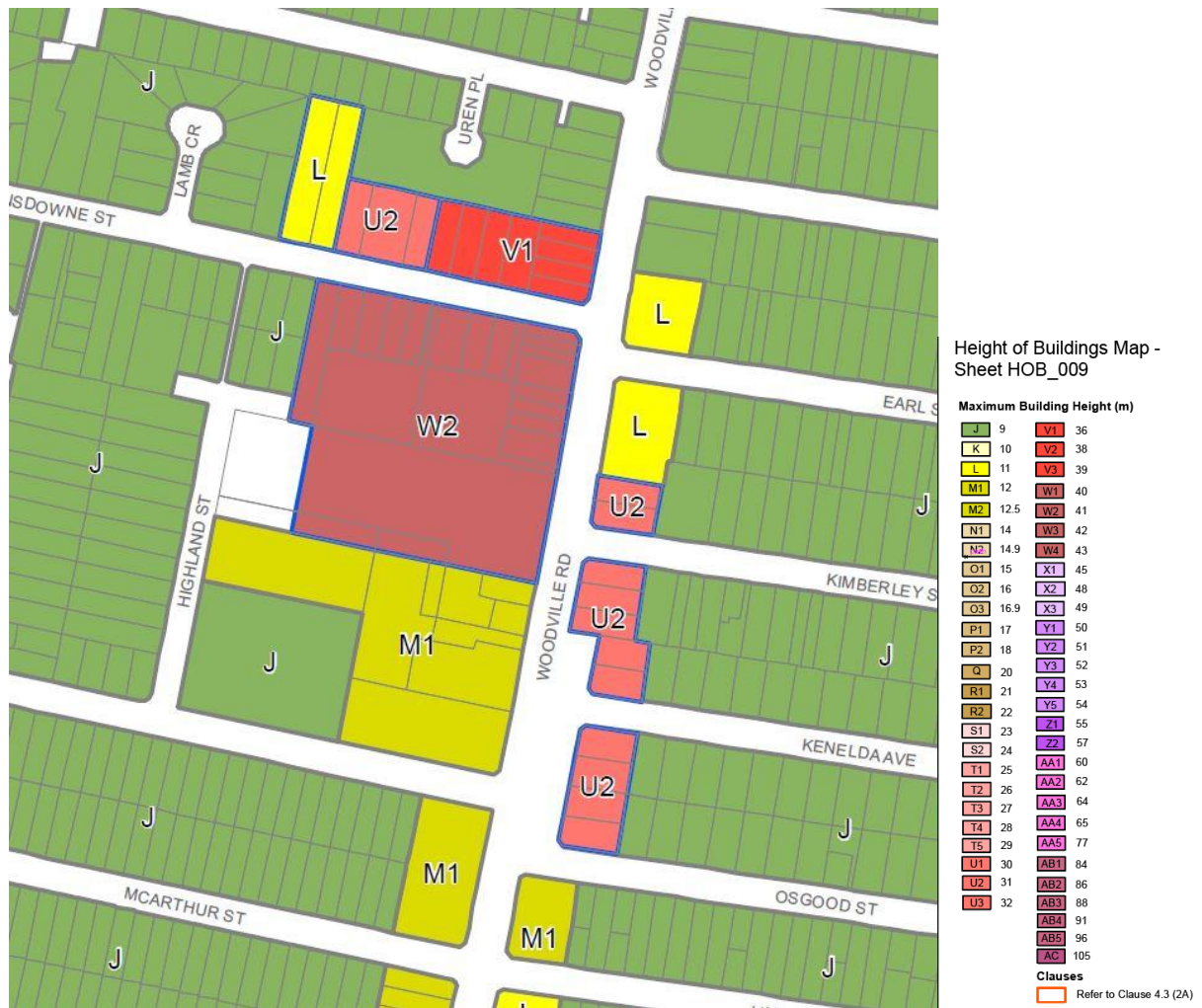


Figure 10: Merrylands East Precinct – Proposed Height of Building

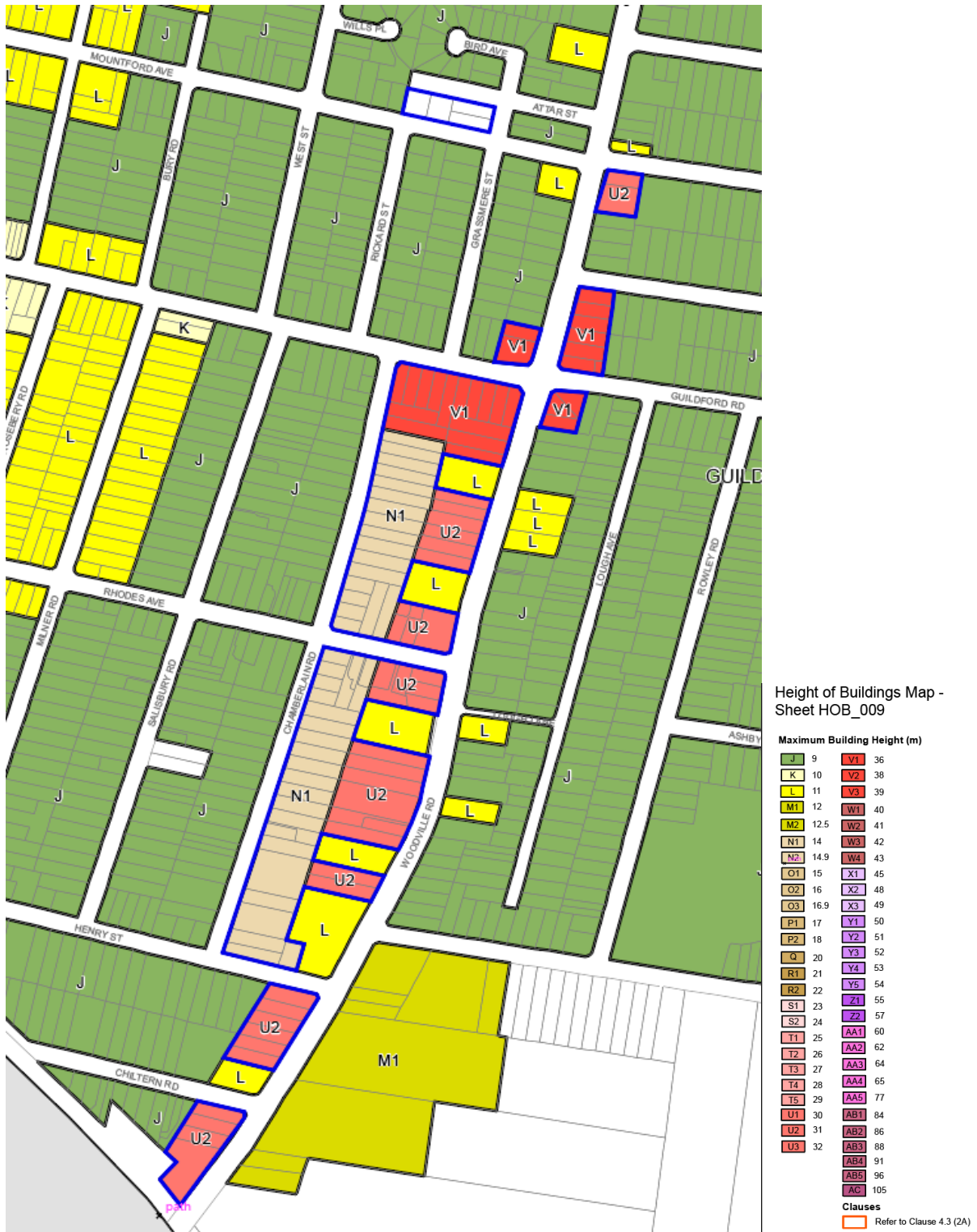


Figure 11: Woodville South Precinct – Proposed Height of Building

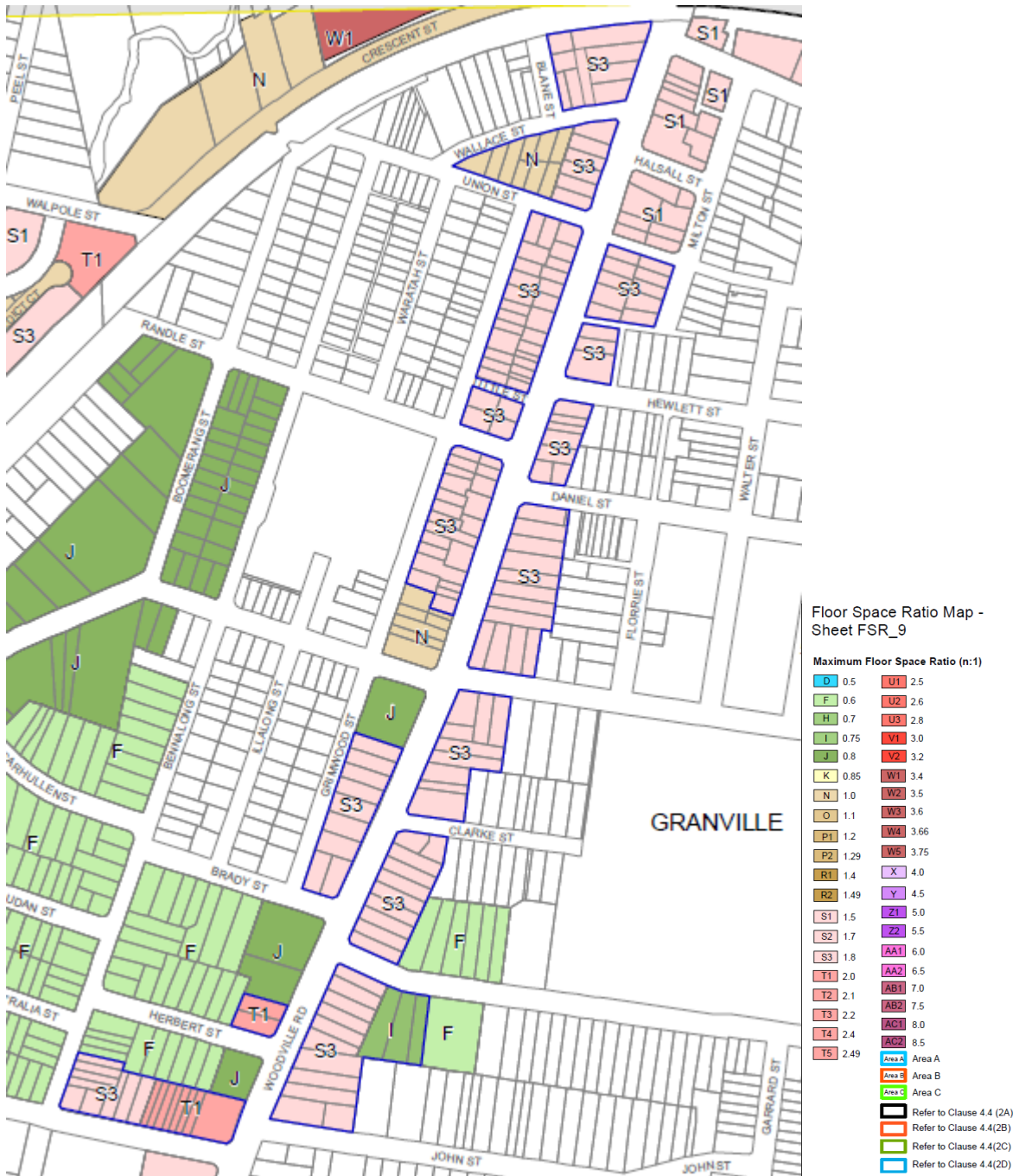


Figure 12: Woodville North Precinct – Proposed Floor Space Ratio

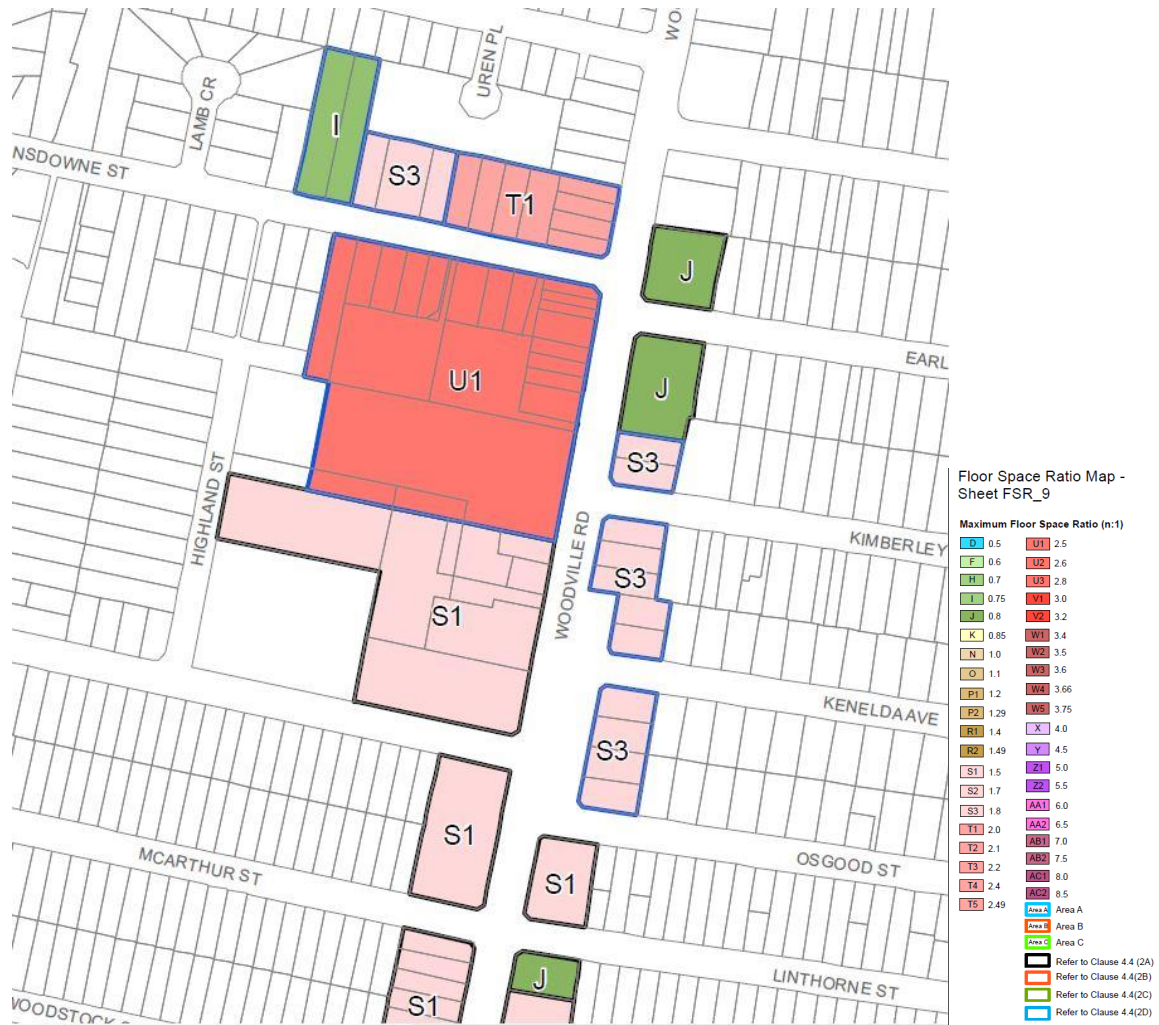


Figure 13: Merrylands East Precinct – Proposed Floor Space Ratio

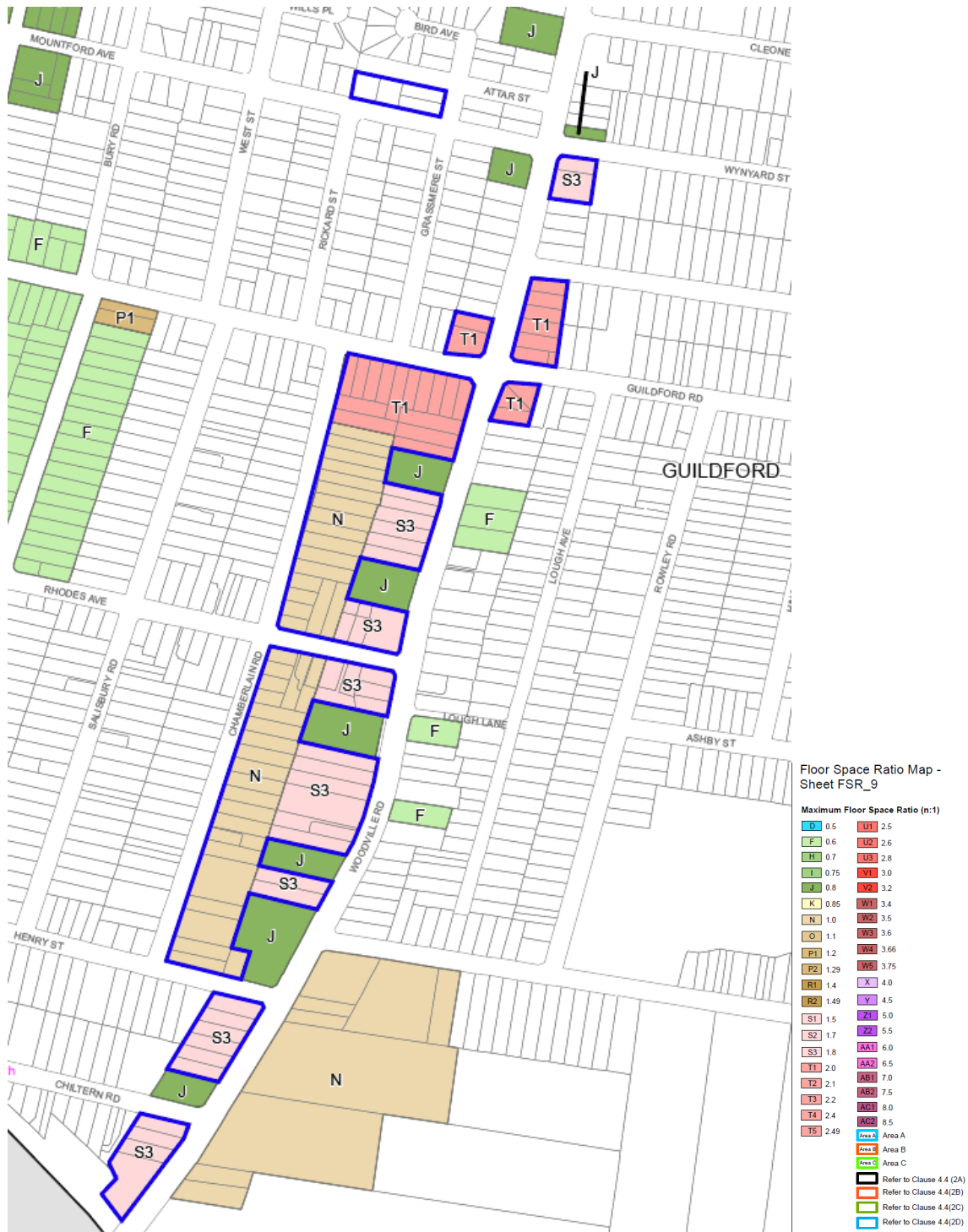


Figure 14: Woodville South Precinct – Proposed Floor Space Ratio

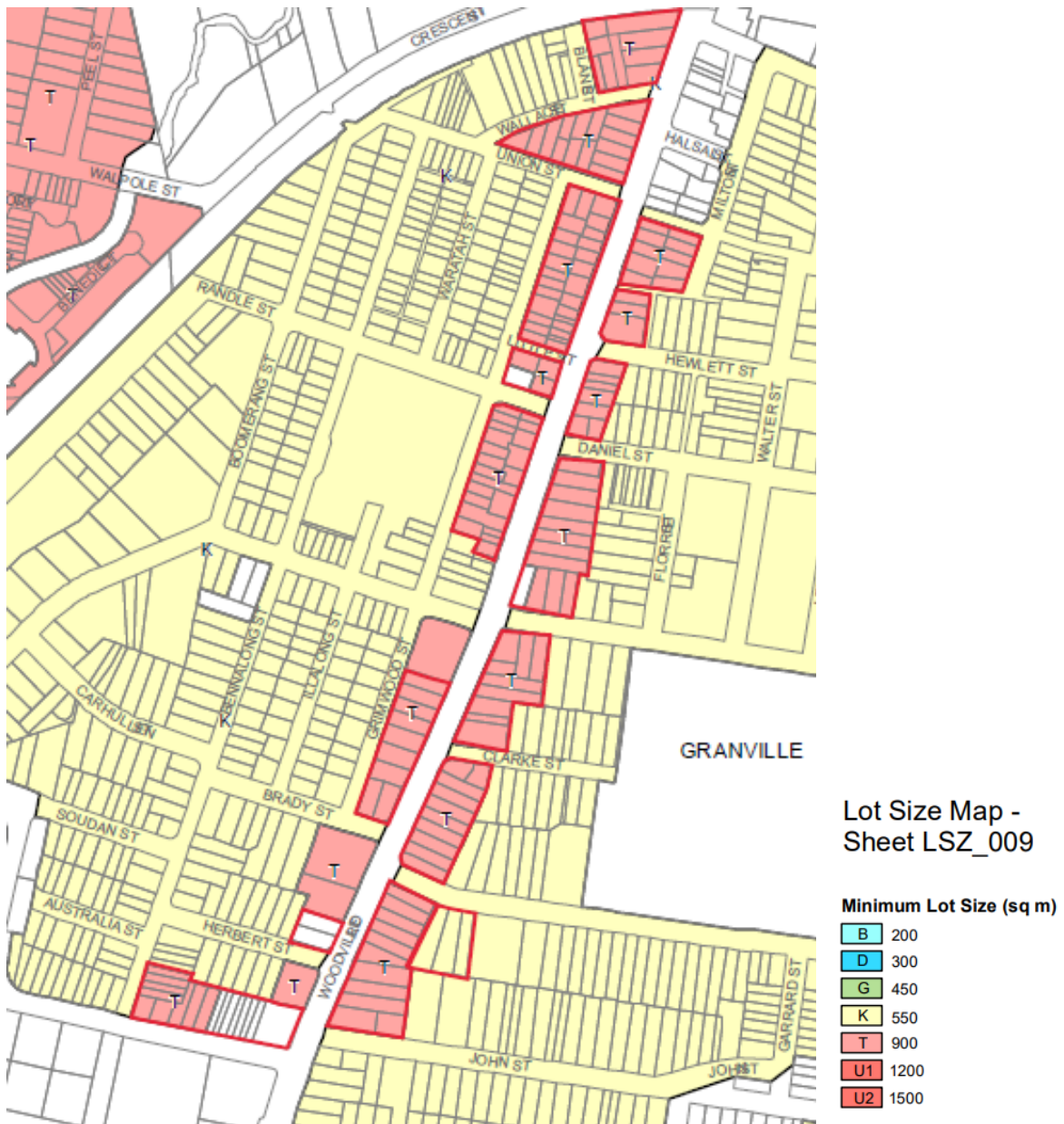


Figure 15: Woodville North Precinct – Proposed Minimum Lot Size

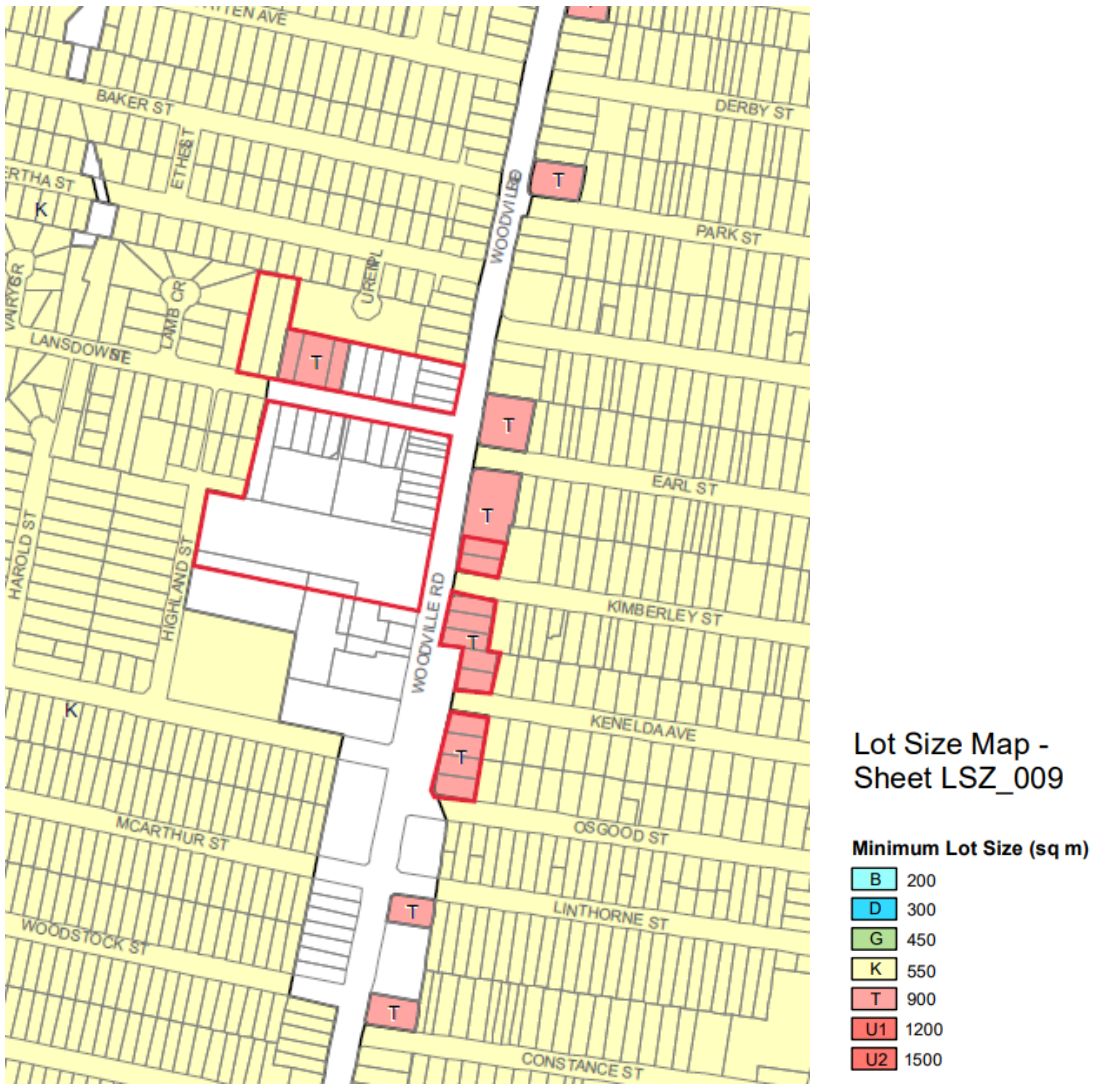


Figure 16: Merrylands East Precinct – Proposed Minimum Lot Size

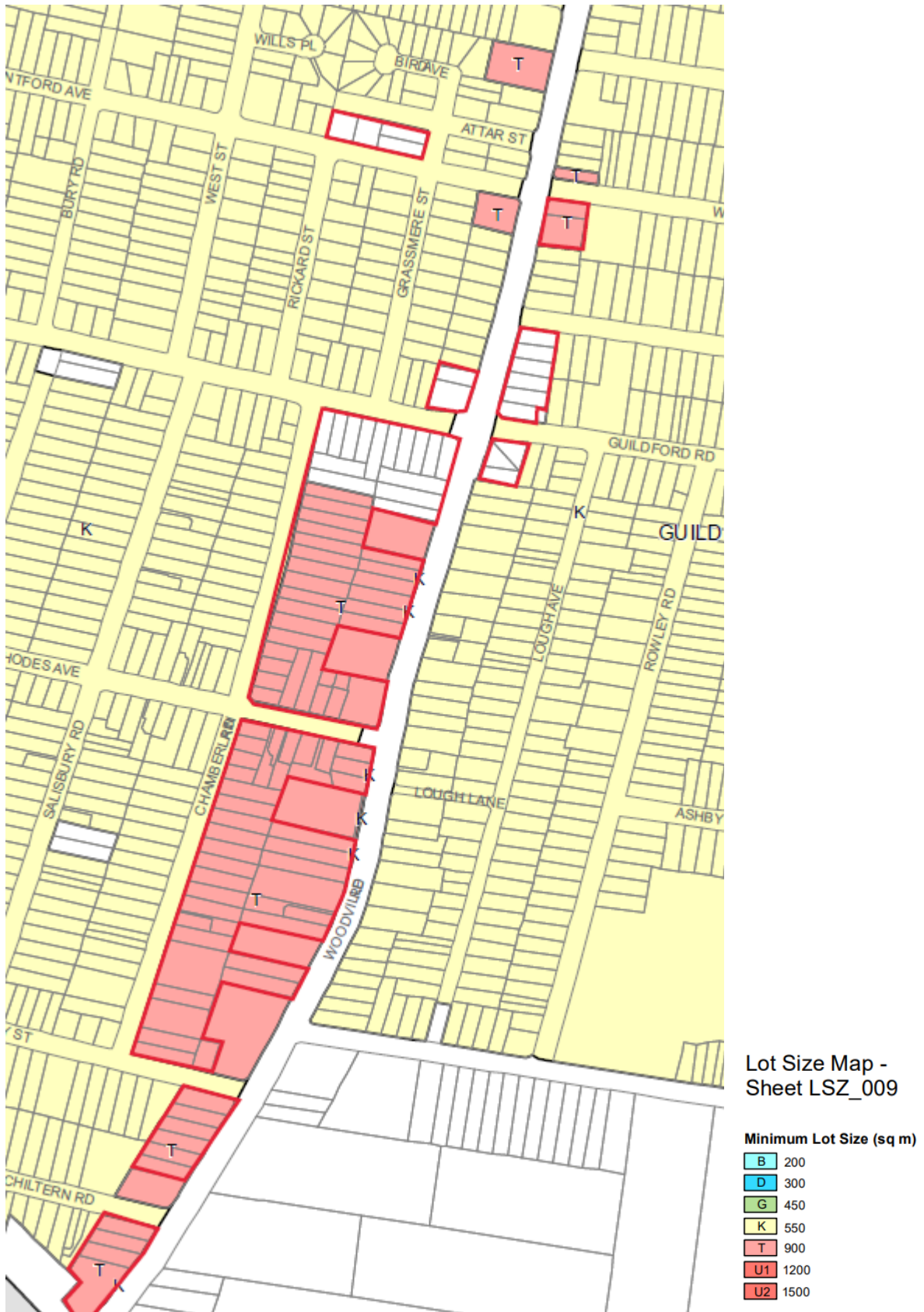


Figure 17: Woodville South Precinct – Proposed Minimum Lot Size

Affordable Housing

This Planning Proposal proposes to introduce a LEP clause to require contributions for affordable housing to be made in accordance with an Affordable Housing Contribution Scheme. Sites subject to the provision and the scheme will be shown as Affordable Housing Key Sites on the LEP Key Site Map and are Planning Proposal sites 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15. This is also shown in Figure 18.

The intent of this provision is that development for residential purposes on the nominated sites have access to increased height and density if they provide affordable housing within their development, at a rate of 1% of the total residential gross floor area.



Figure 18: Proposed Affordable Housing Key Sites Map – Woodville North

Land Reservation Acquisition

The Traffic and Transport Study has recommended road infrastructure works associated with the traffic uplift generated by the Planning Proposal. Two of the recommendations are for an additional lane on William Street and an additional lane on Woodville Road. This Planning Proposal seeks to facilitate the provision of these additional lanes through Land Reservation Acquisitions as shown in Figures 19 and 20.

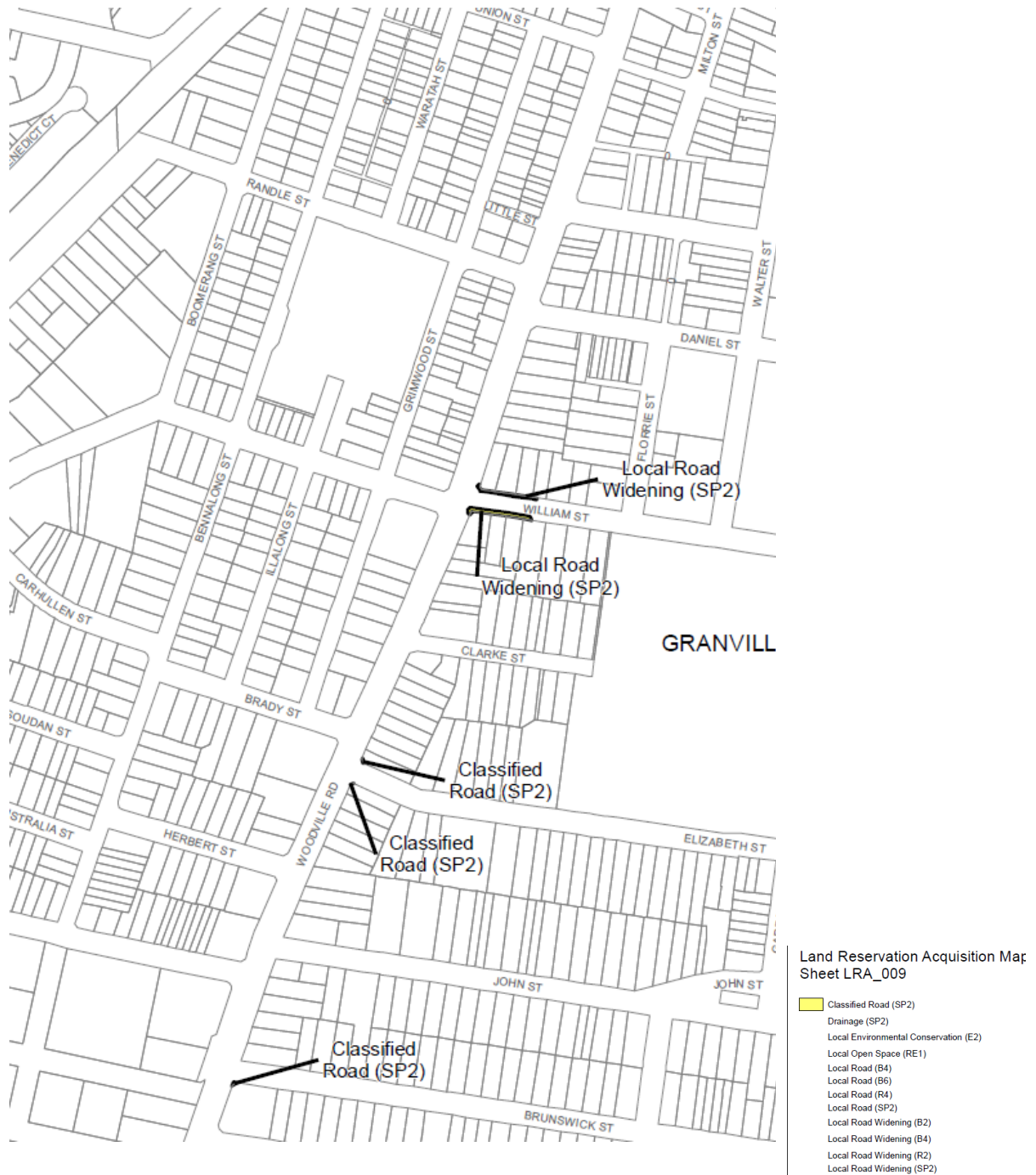


Figure 19: Proposed Land Reservation Acquisition (LRA) Map – Woodville North Precinct

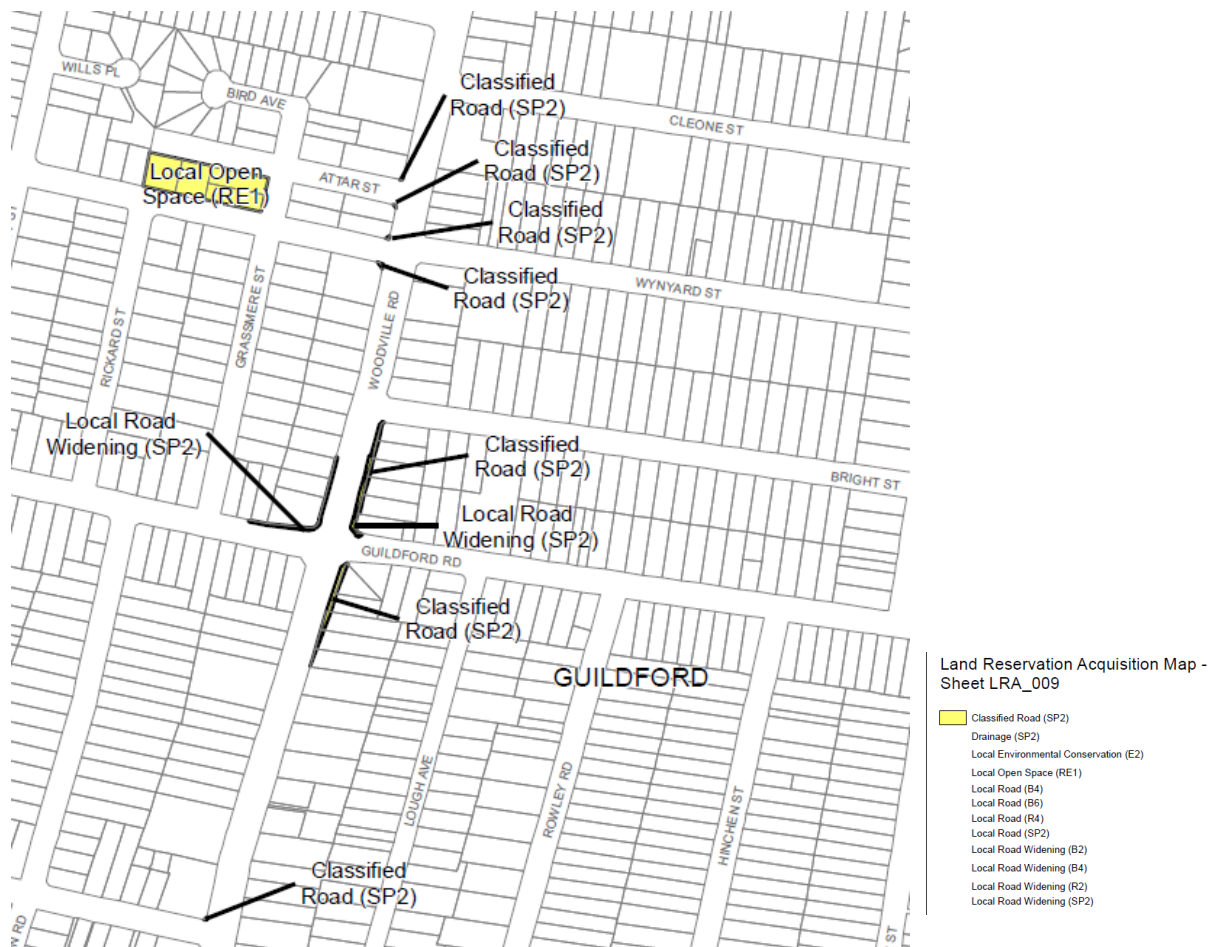


Figure 20: Proposed Land Reservation Acquisition (LRA) Map – Woodville South Precinct

Wintergardens

In response to air quality and noise concerns from the Woodville Road Corridor on the Planning Proposal sites and to facilitate articulation, the provision of private open space and habitable rooms to Woodville Road, this Planning Proposal seeks to introduce a clause that excludes an area up to 12m² of wintergardens fronting Woodville Road from gross floor area calculations.

Proposed Incentive Height of Building

This Planning Proposal seeks to introduce an incentive Height of Building LEP clause and associated maps where a recreation area is provided or affordable housing in accordance with the proposed Affordable Housing LEP Clause and Affordable Housing Contributions Scheme is provided. These locations are provided in Table 3 and Figures 21 and 22, with the spatial location of the sites identified in the table in Figure 5.

Site	Affordable Housing or Recreation Area	Proposed Incentive Height
1	Affordable Housing	12 storeys/41m
2	Recreation Area	12 storeys/41m
3	Affordable Housing	10 storeys/36m
4	Affordable Housing	10 storeys/36m
5	Affordable Housing	10 storeys/36m
6	Affordable Housing	10 storeys/36m
7	Affordable Housing	12 storeys/41m
8	Affordable Housing	Split 10 storeys/36m and 12 storeys/41m
9	Affordable Housing	10 storeys/36m
10	Affordable Housing	10 storeys/36m
11	Affordable Housing	10 storeys/36m
12	Affordable Housing	10 storeys/36m
13	Affordable Housing	10 storeys/36m
14	Affordable Housing	10 storeys/36m
15	Affordable Housing	10 storeys/36m
23	Recreation Area	12 storeys/41m

Table 3: Proposed Incentive Building Heights

Considerations that informed the proposed incentive building heights included the need to provide recreation areas and affordable housing within the Woodville Road Corridor area, providing economically feasible building heights, precedent height studies undertaken, aligning with proposed incentive floor space ratios, and providing a transition down to lower density areas.

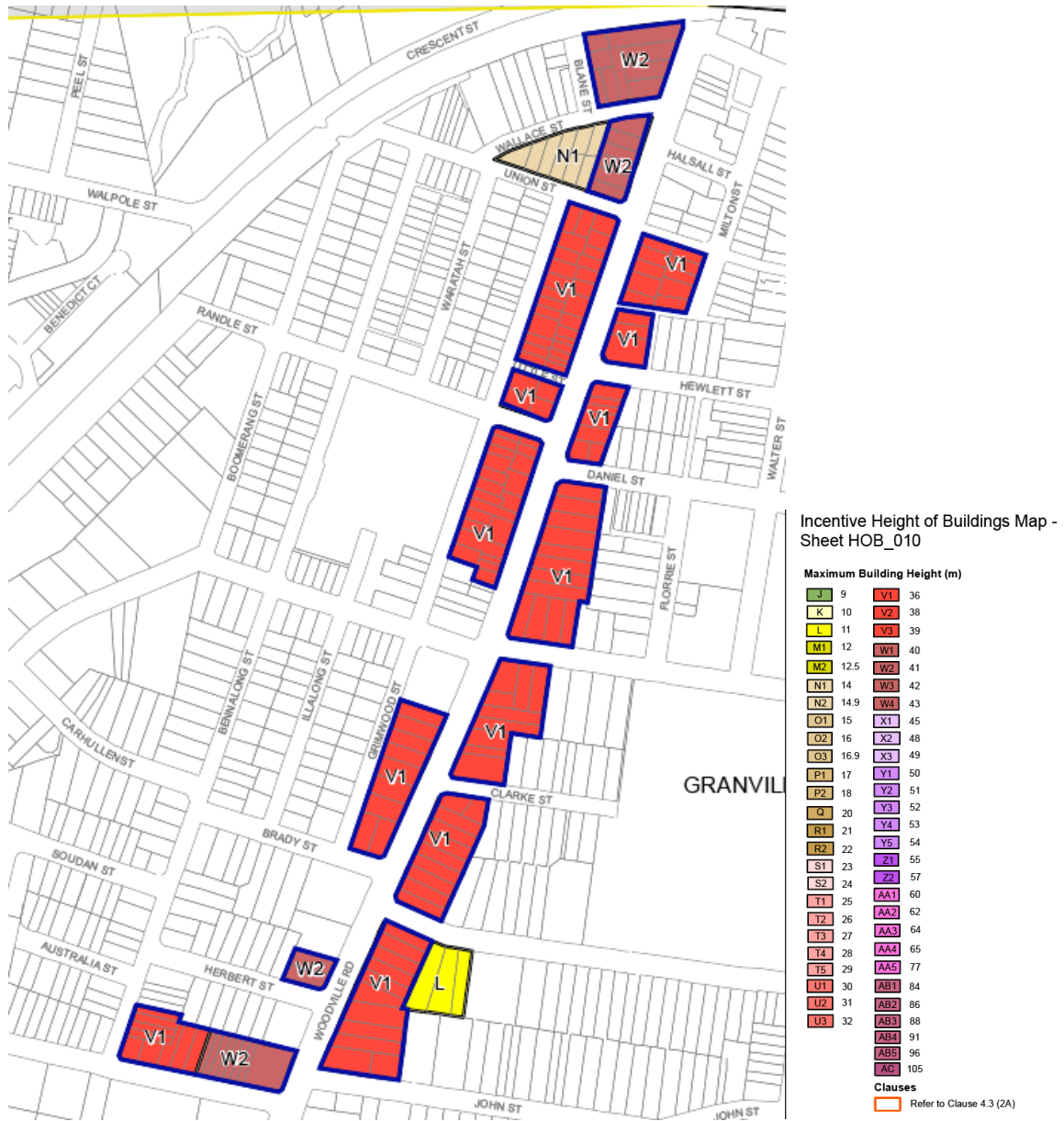


Figure 21: Proposed Incentive Height of Building Map – Woodville North Precinct

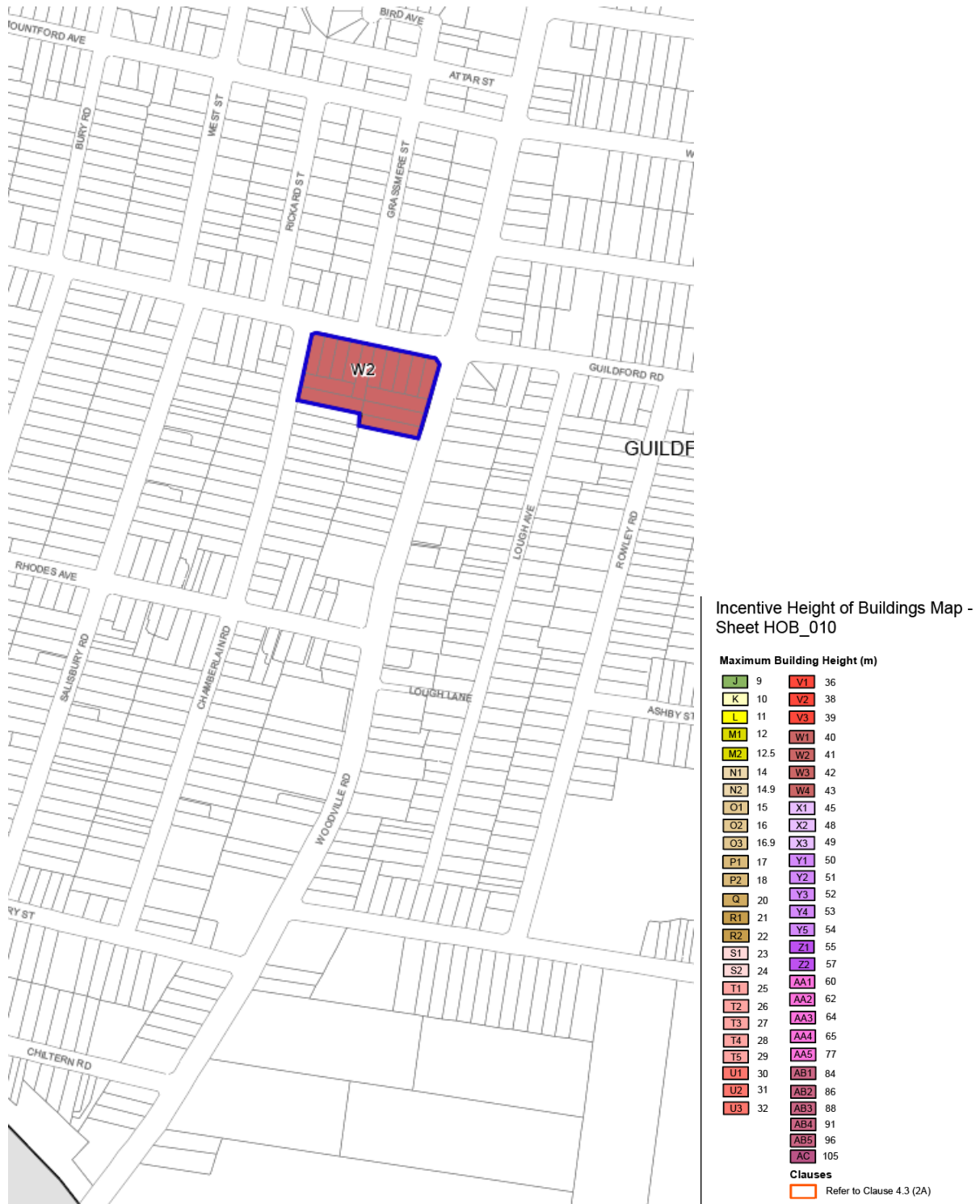


Figure 22: Proposed Incentive Height of Building Map – Woodville South Precinct

Proposed Incentive Floor Space

This Planning Proposal seeks to introduce an incentive Floor Space Ratio LEP clause and associated maps where a recreation area is provided or affordable housing in accordance with the proposed Affordable Housing LEP Clause and Affordable Housing Contributions Scheme is provided. These locations are provided in Table 4 and Figures 23 and 24, with the spatial location of the sites identified in the table in Figure 5.

Site	Affordable Housing or Recreation Area	Proposed Incentive Floor Space Ratio
1	Affordable Housing	2.5:1
2	Recreation Area	2.5:1
3	Affordable Housing	2:1
4	Affordable Housing	2:1
5	Affordable Housing	2:1
6	Affordable Housing	2:1
7	Affordable Housing	2.5:1
8	Affordable Housing	Split 2:1 and 2.5:1
9	Affordable Housing	2:1
10	Affordable Housing	2:1
11	Affordable Housing	2:1
12	Affordable Housing	2:1
13	Affordable Housing	2:1
14	Affordable Housing	2:1
15	Affordable Housing	2:1
23	Recreation Area	2.5:1

Table 4: Proposed Incentive Floor Space Ratio

Considerations that informed the proposed incentive floor space ratios included the need to provide recreation areas and affordable housing within the Woodville Road Corridor area, precedent building height studies undertaken, providing economically feasible building areas, aligning with proposed incentive Height of Building controls, and providing a transition down to lower density areas.

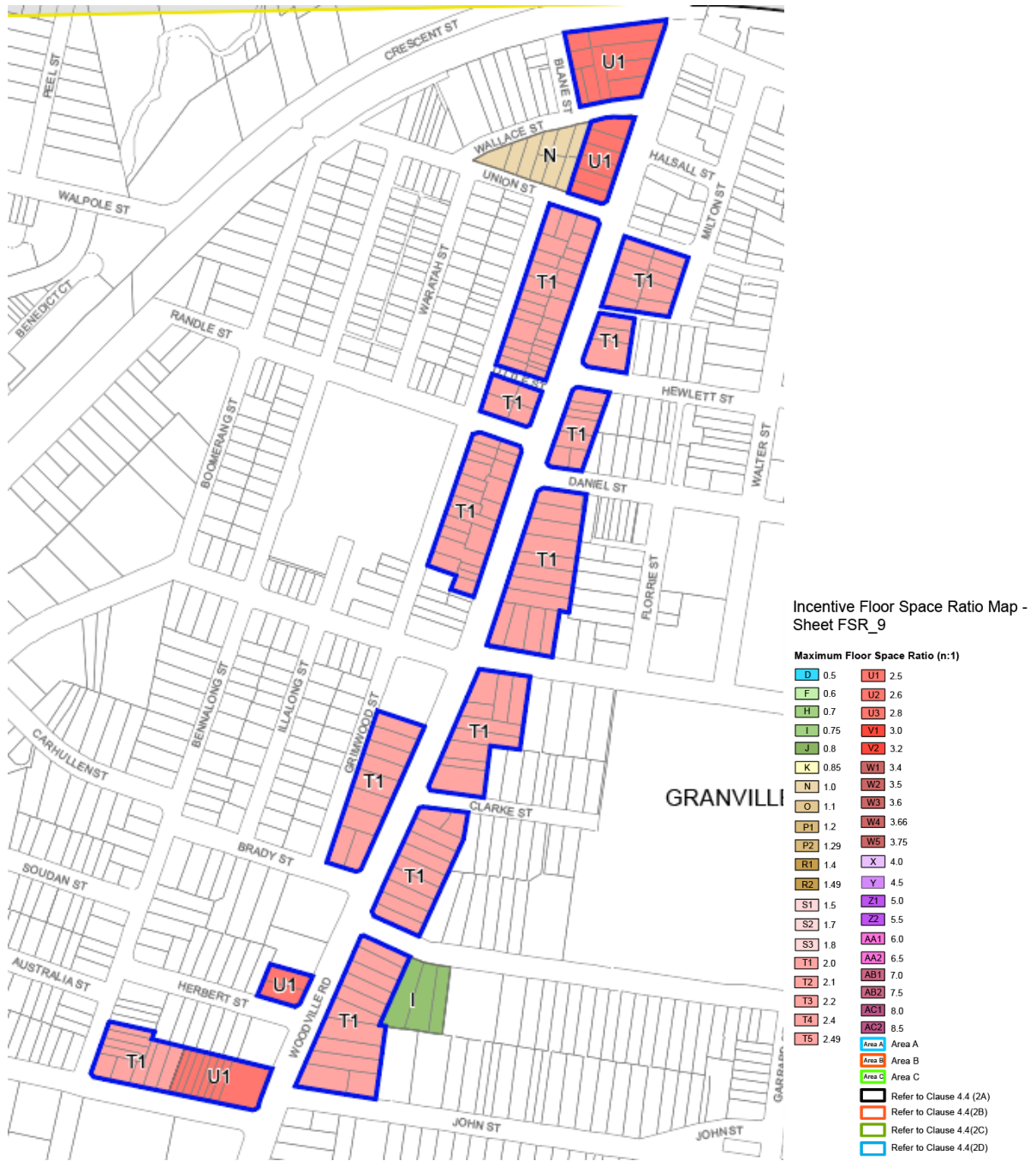


Figure 23: Proposed Incentive Floor Space Ratio Map – Woodville North Precinct

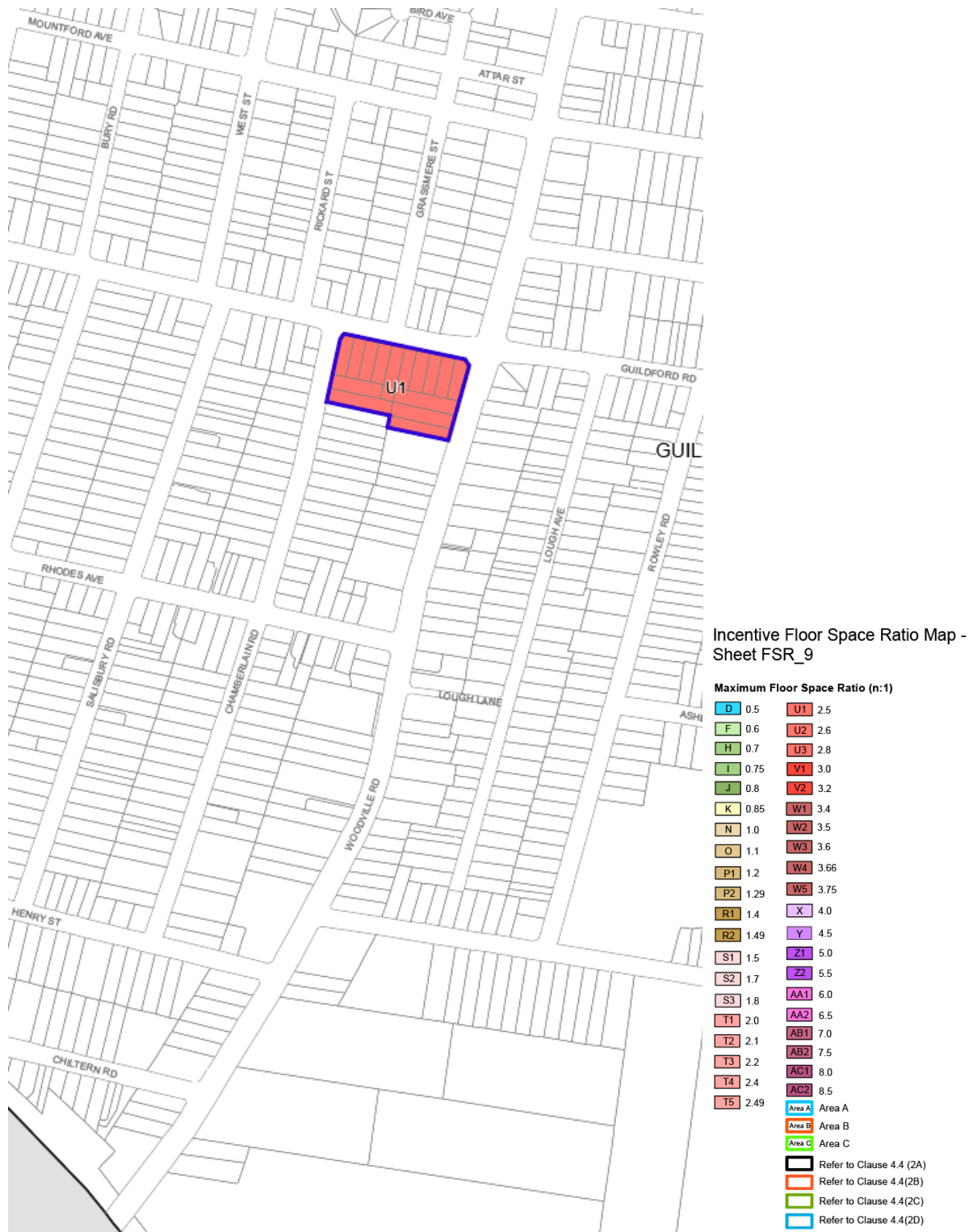


Figure 24: Proposed Incentive Floor Space Ratio Map – Woodville South Precinct

Strategic Merit Assessment

An assessment of the proposed planning control changes against the State and Local Planning Framework has been undertaken to ensure there is strategic merit for the amendments and to ensure consistency with relevant State and Council strategies, policies and plans. This is outlined in Table 5.

Policy or Strategy	Consideration
<ul style="list-style-type: none"> Greater Sydney Region Plan – A Metropolis of Three Cities (2018) 	<ul style="list-style-type: none"> The Planning Proposal is consistent with the Directions and Objectives of the Plan.
<ul style="list-style-type: none"> Central City District Plan 	<ul style="list-style-type: none"> The Planning Proposal is consistent with the Directions and Planning Priorities of the Plan.
<ul style="list-style-type: none"> Future Transport Strategy 	<ul style="list-style-type: none"> The Planning Proposal implements and gives effect to Directions and Responses in the Strategy.
<ul style="list-style-type: none"> Cumberland 2030: Our Local Strategic Planning Statement 	<ul style="list-style-type: none"> The Planning Proposal implements opportunities and strategic considerations identified for the Woodville Road Corridor.
<ul style="list-style-type: none"> Cumberland Community Strategic Plan 2017-27 	<ul style="list-style-type: none"> The Planning Proposal is consistent with Strategic Goals and Objectives in the Plan.
<ul style="list-style-type: none"> Cumberland Local Housing Strategy 2020 	<p>The Strategy recognises the importance of the Woodville Road Corridor to facilitate sustainable growth.</p> <p>The Planning Proposal is consistent with the Priorities, Objectives and Actions in the Strategy.</p>
<ul style="list-style-type: none"> Cumberland Affordable Housing Strategy 2020 	<ul style="list-style-type: none"> The Planning Proposal is consistent with the Priorities and Actions in the Strategy.
<ul style="list-style-type: none"> Cumberland Employment and Innovation Lands Strategy 2019 	<ul style="list-style-type: none"> Woodville Road is recognised as one of the major roads that links freight movement, and areas surrounding Woodville Road, being Holroyd and Granville, are recognised as an ‘Emerging local centre’ and a ‘Creative learning precinct’.
<ul style="list-style-type: none"> State Environmental Planning Policies 	<ul style="list-style-type: none"> The Planning Proposal is consistent with relevant State Environmental Planning Policies.
<ul style="list-style-type: none"> Section 9.1 Ministerial Directions 	<ul style="list-style-type: none"> The Planning Proposal is consistent with the relevant directions except for Direction 4.4 Remediation of Contaminated Land, Direction 4.5 Acid Sulfate Soils, and Direction 5.2 Reserving Land for Public Purposes. Suitable justification for the inconsistencies has been provided as allowed in the Directions and are provided in the Planning Proposal documentation.

Table 5: Strategic Merit Assessment

It is estimated that the planning proposal will provide for over 3,690 additional dwellings, which will contribute to Cumberland’s housing target of 28,000 to 28,500 additional dwellings between 2016-2036. Should the incentive controls be introduced as part of the Planning Proposal, more than 200 additional dwellings will be further provided.

It is also noted that, as the high density and local centre height controls are over 25m, any development applications will be required to be considered by the Cumberland

Design Excellence Panel. This will ensure that high quality built form design is considered as part of any future development should the Planning Proposal proceed.

Proposed Amendments to Cumberland Development Control Plan 2021

A new draft Development Control Plan (DCP) for the Woodville Road Corridor, excluding the Merrylands East Precinct Key Site, which is subject to a separate Site-specific Development Control Plan (John Cootes site), is proposed in support of this Planning Proposal. The Draft DCP has been prepared to be in line with the urban design masterplan for the corridor, the changes proposed under this Planning Proposal, and to reflect the vision and actions of the Draft Woodville Road Corridor Strategy. Key controls from the Draft DCP are provided in Table 6.

Clause	Key Controls
3.1 Lot Consolidation and Minimum Street Frontage	<ul style="list-style-type: none"> • Minimum 30m site frontage for each development site for the purpose of Shop top housing 4 storeys or greater.
3.3 Building Setbacks	<ul style="list-style-type: none"> • 6m or 10m front setbacks. • 6m setback to side streets. • 1m or 3m deep landscape articulation zones in primary and secondary street setbacks. • 2m wide active transport path along Woodville Road for public use.
3.4 Street Wall Height and Upper-Level Setbacks	<ul style="list-style-type: none"> • 4 storey street wall height. • 2m or 3m upper-level setbacks above the 4-storey street wall height.
3.8 Access and Movement	<ul style="list-style-type: none"> • Developments shall be designed so that vehicle access from Woodville Road is avoided where possible. • Land shall be acquired and set aside for road widening on William Street and Woodville Road to facilitate effective traffic management.
4. Site Specific Controls and Block Control Diagrams for the Woodville North Precinct	<ul style="list-style-type: none"> • Block diagrams that reflect the built form of sites if the recommended amalgamation pattern is achieved. • Site 2 - If the Development Application uses the relevant Incentive Height of Building and Floor Space Ratio clauses in Cumberland LEP 2021, then a fully embellished neighbourhood park not less than 3,000 square metres shall be provided and dedicated to Council for public use.
5. Site Specific Controls and Block Control Diagrams for the Merrylands East Precinct	<ul style="list-style-type: none"> • Block diagrams that reflect the built form of sites if the recommended amalgamation pattern is achieved.
6. Site Specific Controls and Block Control Diagrams for	<ul style="list-style-type: none"> • Block diagrams that reflect the built form of sites if the recommended amalgamation pattern is achieved.

the Woodville South Precinct	<ul style="list-style-type: none"> Site 23 - If the Development Application uses the relevant Incentive Height of Building and Floor Space Ratio clauses in Cumberland LEP 2021, then a fully embellished neighbourhood park not less than 3,000 square metres shall be provided and dedicated to Council for public use.
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Table 6: Key controls from the Draft Woodville Road Corridor Development Control Plan

Amendments to the existing Part F2-10 Merrylands East Local Centre site-specific Development Control Plan (John Cootes) are also proposed in support of this Planning Proposal. The amendments have been prepared to be in line with the urban design masterplan for the corridor, the changes proposed under this Planning Proposal, and to reflect the vision and actions of the Draft Woodville Road Corridor Strategy. Key amendments to the planning controls in the site-specific DCP are outlined in Table 7.

Clause	Key Controls
3.1 Structure, Form and Density	<ul style="list-style-type: none"> Amended clause that requires the provision of a new minimum 3000m² public park.
3.2 Lot Consolidation and Minimum Street Frontage	<ul style="list-style-type: none"> Amended clause that requires 30m street frontage to Woodville Road and Highland Road, and 20m street frontage to Lansdowne Road.
3.3 Through Site Link	<ul style="list-style-type: none"> New clause that requires the provision of a publicly accessible through-site link and urban plaza on the ground level.
3.4 Building Heights	<ul style="list-style-type: none"> Amended clause that allows building heights to be a maximum 12 storeys fronting Woodville Road.
3.5 Street Wall Height	<ul style="list-style-type: none"> New clause that requires a street wall height of 4 storeys.
3.6 Setbacks	<ul style="list-style-type: none"> 10m setback to Woodville Road. 6m setback to side streets. 3m deep landscape articulation zones in primary and secondary street setbacks. 2m wide active transport path along Woodville Road for public use.

Table 7: Key controls from the proposed amended Merrylands East Local Centre Development Control Plan

It is recommended that Council endorse the proposed Development Control Plans associated with the Planning Proposal for the Woodville Road Corridor.

Draft Public Domain Plan

An updated draft Woodville Road Corridor Public Domain Plan has been prepared to support the implementation of the urban design masterplan, draft Woodville Road Corridor Strategy and proposed planning control changes. The draft Public Domain Plan outlines the intent, embellishments and treatments of the public domain within the

Woodville Road Corridor study area. The Plan is also consistent with the format and content of other Public Domain Plans prepared by Council for other centres in Cumberland.

It is recommended that Council endorse the Draft Public Domain Plan for the Woodville Road Corridor.

Draft Woodville Road Corridor Affordable Housing Contribution Scheme

A draft Affordable Housing Contributions Scheme (AHCS) under State Environmental Planning Policy (Housing) 2021 (Housing SEPP) has been prepared to support the proposed Affordable Housing LEP Clause.

The draft Woodville Road Corridor AHCS sets out how, where, and at what rate development contributions will be collected by Council for affordable housing. It includes the evidence base supporting the need for affordable housing and provides operational details including how to calculate contributions and in what form contributions are to be made. Key details of the Scheme are:

- It applies to Planning Proposal sites 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 (with the spatial location of the sites identified in the table in Figure 4).
- The affordable housing contribution rate will be 1% of the residential gross floor area.
- The minimum gross floor area of a dwelling for dedication is 50 square metres.
- There are two (2) possible ways to make the contribution:
 1. Dedication of affordable housing dwellings on site or 'In-kind' contribution – build and dedicate the required affordable housing dwellings at no cost to Council, or
 2. Monetary contribution 'in-lieu' of affordable housing units – a monetary contribution that is equivalent to the required 'in-kind' affordable housing.
- The contribution rate to be paid is to be indexed twice a year, being the first day of January and July.

An analysis of the Woodville North Precinct identifies that over 25 affordable dwellings can be provided as part of the scheme under current market conditions. Should the scheme be introduced, the affordable housing contribution rate can be adjusted over time through a separate Planning Proposal to ensure that opportunities for affordable housing can be maximised.

It is recommended that Council endorse the Draft Affordable Housing Contributions Scheme for the Woodville Road Precinct.

Funding for Growth Infrastructure

As part of the planning work for the Woodville Road Corridor, an analysis has been undertaken on growth infrastructure requirements and potential funding sources. The

analysis indicates a range of growth infrastructure required, as outlined in Table 8, including streetscape improvements, traffic and transport, open space and recreation, and community facilities. There are also a range of funding sources available to provide this growth infrastructure, including developer works and agreements, local infrastructure contributions, State funding and grant funding opportunities.

Category	Items
Streetscapes	<ul style="list-style-type: none"> • Footpaths, paving, street furniture, tree plantings
Traffic and transport	<ul style="list-style-type: none"> • Woodville Rd / William St intersection upgrade • Woodville Rd / Oxford St intersection upgrade • Woodville Rd / Guildford Rd intersection upgrade • Woodville Road / Rawson Rd intersection upgrade • Woodville Rd / Lansdowne St intersection • Cycleways
Open space and recreation	<ul style="list-style-type: none"> • New local park for Woodville North precinct • New local park for Woodville South precinct • New local park for Merrylands East precinct • Acquisition of existing RE1 zoned land for park at Mountford Ave • Embellishment of park • Pocket parks for each precinct • Provision of upgrades to play and fitness spaces
Community facilities	<ul style="list-style-type: none"> • Additional community floor space • Additional library space • Additional child care space

Table 8: Growth infrastructure requirements for Woodville Road Corridor

Council officers have considered different approaches in securing funding for growth infrastructure to support planning outcomes for the Woodville Road Corridor, as well as the impacts of development feasibility, additional developer contributions in relation to the new State based Housing and Productivity Charge, and recent increases in construction costs. It is proposed that growth infrastructure for the Woodville Road Corridor be progressed through a combination of developer works, use of existing local infrastructure contributions, grant opportunities and pursuing State funding for regional transport improvements. Should a review of the current Local Infrastructure Contributions Plan be undertaken in the future, the analysis undertaken on growth infrastructure requirements for the Woodville Road Corridor will be considered as part of this work.

Cumberland Local Planning Panel

The Planning Proposal for the Woodville Road Corridor was considered by the Cumberland Local Planning Panel on 5 May 2021. The Panel generally supported the Planning Proposal with the following considerations noted for Council:

- Consider opportunities for transitional R3 zoning, where appropriate, to mitigate interface issues between R2 and R4 zones.
- Provide more open space within the Proposal where opportunities present themselves.

- Strengthen proposed Development Control Plan relating to access and movement by including a specific provision denying vehicular access to/from Woodville Road for new development proposals.

The revised Planning Proposal addresses the above considerations from the Local Planning Panel as follows:

- R3 Medium Density Residential zoning is proposed on two sites to aid in transitioning from R4 High Density Residential zoning to R2 Low Density Residential zoning.
- A local park is proposed in each precinct as well as the potential for pocket parks to increase public open space along the Corridor.
- A control restricting vehicle access from Woodville Road has been included in the Draft Woodville Road Corridor Site Specific Development Control Plan.

The Panel also considered landowner submissions concerning individual sites along the Woodville Road Corridor. This Planning Proposal addresses the landowner submissions and Local Planning Panel advice as provided in Table 9.

Site	Current Controls	Cumberland Local Planning Panel Advice	Revised Planning Proposal
116 Elizabeth Street, Granville	Zone: R3 HOB: 11m FSR: 0.6:1	Retain existing planning controls	Zone: R3 HOB: 11m FSR: 0.75:1
17-19 Lansdowne Street, Merrylands	Zone: R2 HOB: 9m FSR: N/A	Zone: R3	Zone: R3 HOB: 11m FSR: 0.75:1

Table 9: Local Planning Panel Considerations on Identified Properties

Consideration of Landowner Submissions

During early engagement in November 2020, submissions were received requesting changes to the zoning, building height and floor space ratio controls of properties in the study area. As part of the Planning Proposal endorsed by Council in June 2021, some of these submissions were partially or fully accepted and included as part of the proposal.

As part of the additional work undertaken on the Woodville Road Corridor, the submissions received in early engagement were considered by the technical studies undertaken. From this work, there are some amendments and additions that are included in the revised Planning Proposal, as outlined in Table 10.

Address	Request	Endorsed Planning Proposal	Revised Planning Proposal
Union Street and Wallace Street properties, Granville	Rezone to higher density R3 or R4	Retain existing controls of R2	Zone: R4 HOB: Split 31m/14m FSR: Split 1.8:1/1:1 Consistent with submission request.
Grimwood Street (between Randle & William Streets), Granville	Rezone to R3 or R4	Zone: R3	Zone: R4 Proposed to rezone as high density; however, proposed built form controls still allow for Heritage Items to be respected through building height restrictions.
112 – 116 Elizabeth Street, Granville	Rezone from R3 to R4 with transitional height and FSR controls.	Zone: R4 HOB: 12m FSR: 0.8:1	Zone: R3 HOB: 11m FSR: 0.75:1 The proposed controls seek to facilitate a transition to adjoining low density residential dwellings and provide diverse housing choice. This approach is consistent with the advice of the Local Planning Panel.
3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford	Rezone from RE1 to R2, with corresponding height and lot size controls, and remove from Land Reservation Acquisition Map.	Zone: R2 HOB: 9m Remove LRA	The Land Reservation Acquisition has been retained in order to provide public open space in the Corridor, where a deficit of public open space has been identified.
343-345 Woodville Road, Guildford	Rezone to E1	Retain current controls	Zone: R4 Proposed zoning is in context with the locality, provides a transition in building height from Woodville Road to residential lots to the

Address	Request	Endorsed Planning Proposal	Revised Planning Proposal
			east, and no other site constraints were identified which would hinder development of the site.

Table 10: Changes to planning controls on properties from endorsed Planning Proposal to revised Planning Proposal

Next Steps

It is recommended that the Planning Proposal is endorsed by Council and forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

It is also recommended that Council endorse supporting documents for the Planning Proposal, including the Draft Woodville Road Corridor Strategy, Draft Woodville Road Corridor Development Control Plan, draft amendment to the Merrylands East Local Centre Development Control Plan, Draft Woodville Road Corridor Public Domain Plan and Draft Affordable Housing Contribution Scheme for the Woodville North Precinct.

Subject to Council endorsement and a positive Gateway Determination, the Planning Proposal and supporting documentation will be placed on public exhibition, with a further report to be provided to Council.

COMMUNITY ENGAGEMENT

Early consultation on proposed planning controls for the Woodville Road Corridor occurred throughout November and December 2020, representing pre-Gateway consultation in accordance with Council's Planning Proposal Notification Policy. A total of 58 submissions were received across a range of themes. This consultation enabled feedback from a broad range of stakeholders and the community.

If this Planning Proposal is supported by Council and the Department of Planning, Housing and Infrastructure, formal stakeholder and community consultation, including consultation with public agencies, will be undertaken in accordance with statutory and policy requirements.

POLICY IMPLICATIONS

The Planning Proposal and supporting documentation for the Woodville Road Corridor is consistent with strategic directions in Cumberland 2030: Our Local Strategic Planning Statement, the Cumberland Local Housing Strategy and Cumberland Affordable Housing Strategy.

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

This report provides an overview of the additional planning work undertaken for the Woodville Road Corridor Planning Proposal in accordance with the LEP Plan Making Guideline and details the proposed planning control changes.

It is considered there is strategic planning merit in the Planning Proposal and its supporting documents, and endorsement is therefore sought from Council for submittal of the Woodville Road Corridor Planning Proposal and its supporting documents to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

ATTACHMENTS

1. Draft Woodville Road Corridor Strategy (Additional Attachment)
2. Summary of Recommended Planning Controls (Additional Attachment)
3. Planning Proposal for Woodville Road Corridor (Additional Attachment)
4. Draft Woodville Road Corridor Development Control Plan (Additional Attachment)
5. Proposed Amendment to Cumberland Development Control Plan Merrylands East (Additional Attachment)
6. Draft Woodville Road Corridor Public Domain Plan (Additional Attachment)
7. Draft Affordable Housing Contributions Scheme (Additional Attachment)
8. Urban Design Study (Additional Attachment)
9. Heritage Impact Assessment (Additional Attachment)
10. Economic Feasibility Assessment (confidential) (Additional Attachment)
Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
11. Flood Risk Assessment (Additional Attachment)
12. Social Infrastructure and Community Needs Assessment (Additional Attachment)
13. Air Quality and Noise Impact Assessment (Additional Attachment)
14. Traffic and Transport Study (Additional Attachment)
15. Contributions Plan Advice (confidential) (Additional Attachment)
Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
16. Planning Proposal Properties (confidential) (Additional Attachment)
Note: Included in Closed Business Paper in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
17. Cumberland Local Planning Panel Minutes May 2021 (Additional Attachment)
18. Council Report June 2021 (Additional Attachment)
19. Council Minutes June 2021 (Additional Attachment)
20. Summary of Landowner Submissions (Additional Attachment)

21. Woodville Rd Corridor Planning Framework - Shadow Study (Additional Attachment)

