

Item No: C06/21-773

WOODVILLE ROAD CORRIDOR - PROPOSED PLANNING CONTROLS

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: CS-213
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report provides an overview of the proposed planning controls for the Woodville Road Corridor, including a Planning Proposal, draft Development Control Plans and a draft Public Domain Plan. The proposal seeks to implement a new planning framework for development that capitalises on land use opportunities for housing diversity and jobs growth, supported by transport and local amenity.

Early consultation (pre-Gateway) on proposed planning controls for the Woodville Road Corridor has been undertaken and a range of submissions received. The proposal has also been considered by the Cumberland Local Planning Panel.

It is recommended that Council endorse the proposed planning controls for the Woodville Road Corridor. Subject to Council endorsement, the planning proposal will be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. Following receipt of a Gateway Determination, consultation on the Planning Proposal, draft Development Control Plans and draft Public Domain Plan will be undertaken with the community. A further report will then be provided to Council.

RECOMMENDATION

That Council:

- 1. Note the advice of the Cumberland Local Planning Panel on the draft Planning Proposal for the Woodville Road Corridor.**
- 2. Endorse the proposed planning controls for the Woodville Road Corridor, as outlined in this report and provided at Attachments 1 to 4.**
- 3. Endorse that the Planning Proposal for the Woodville Road Corridor be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.**
- 4. Endorse that the draft Development Control Plan for the Woodville Road Corridor and draft amendments to the site-specific Development Control Plan for the Merrylands East Centre be publicly exhibited in accordance with statutory and policy requirements.**

5. **Endorse that the draft Public Domain Plan for the Woodville Road Corridor be publicly exhibited in accordance with policy requirements.**
6. **Note that the Planning Proposal for the Woodville Road Corridor will be publicly exhibited at the same time as the draft Development Control Plans and draft Public Domain Plan.**

REPORT

Background

As outlined in Cumberland 2030: Our Local Strategic Planning Statement, a high-level strategic planning work program was identified to progress more detailed planning for Cumberland City's key centres and strategic corridors. Since the preparation of this high-level program, Council officers have further considered the scope and implementation approach for this planning work.

In July 2020, Council endorsed the strategic planning work program for Cumberland City's key centres and strategic corridors (Figure 1). The focus of this work is to review the existing planning framework and consider future requirements to ensure that planning controls are appropriate to support development in the area. Site specific requests received as part of the Cumberland LEP process may be further considered as part of this program.

The Woodville Road Corridor was identified as part of Stage 1 of Council's strategic planning work program. To date, background analysis, early consultation, Councillor briefings and the preparation of draft planning controls have been undertaken on the proposal.

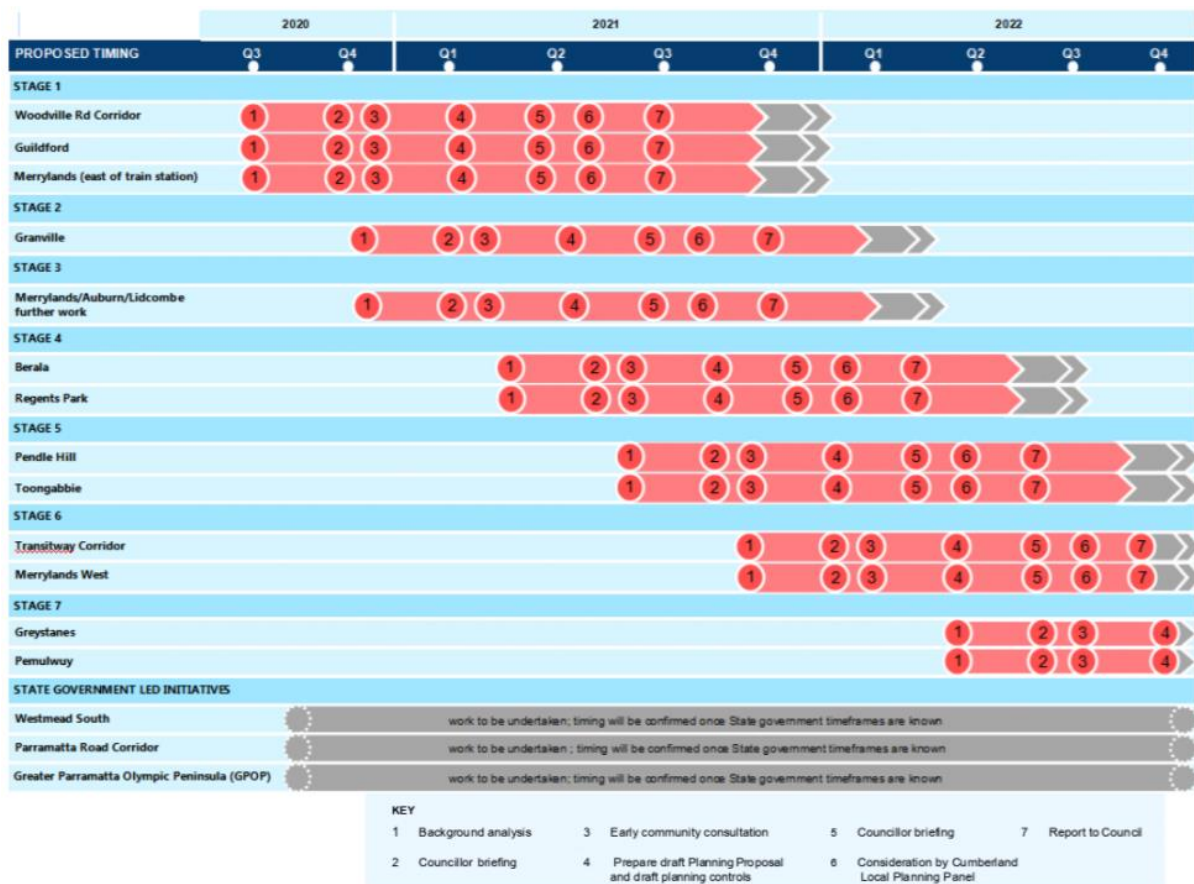


Figure 1 – Council’s strategic planning work program

Planning Context

Different approaches to planning along Woodville Road over past years have resulted in a disjointed streetscape which ranges from established commercial uses, aging single detached dwellings and newly constructed mixed-use developments and residential flat buildings. Mixed use developments are in various locations along the road corridor. Their bulk and scale are more than other existing development and appear as visually obtrusive infill development.

The implementation of a suite of targeted changes to land use and planning controls along the Woodville Road corridor, aligned with growth forecasts, market demand and infrastructure requirements, will ensure a suitable land use and density pattern is introduced that delivers a built form and development outcome that is successful in revitalising the area steadily over time.

The current planning controls for the Woodville Road Corridor, as identified for the new Cumberland Local Environmental Plan, are outlined in Figures 2 to 4.

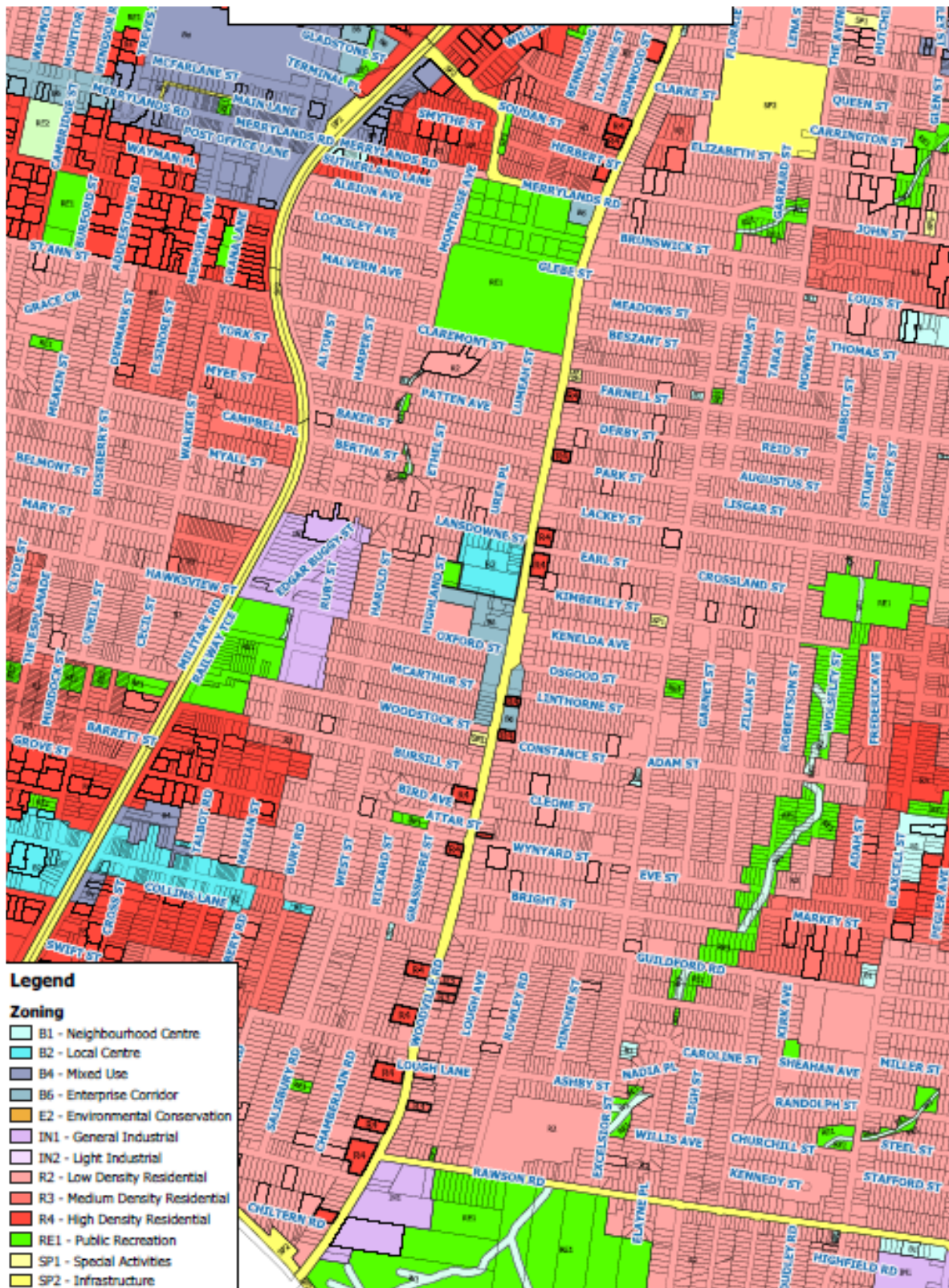


Figure 2 – Woodville Road Corridor: Current Land Zoning

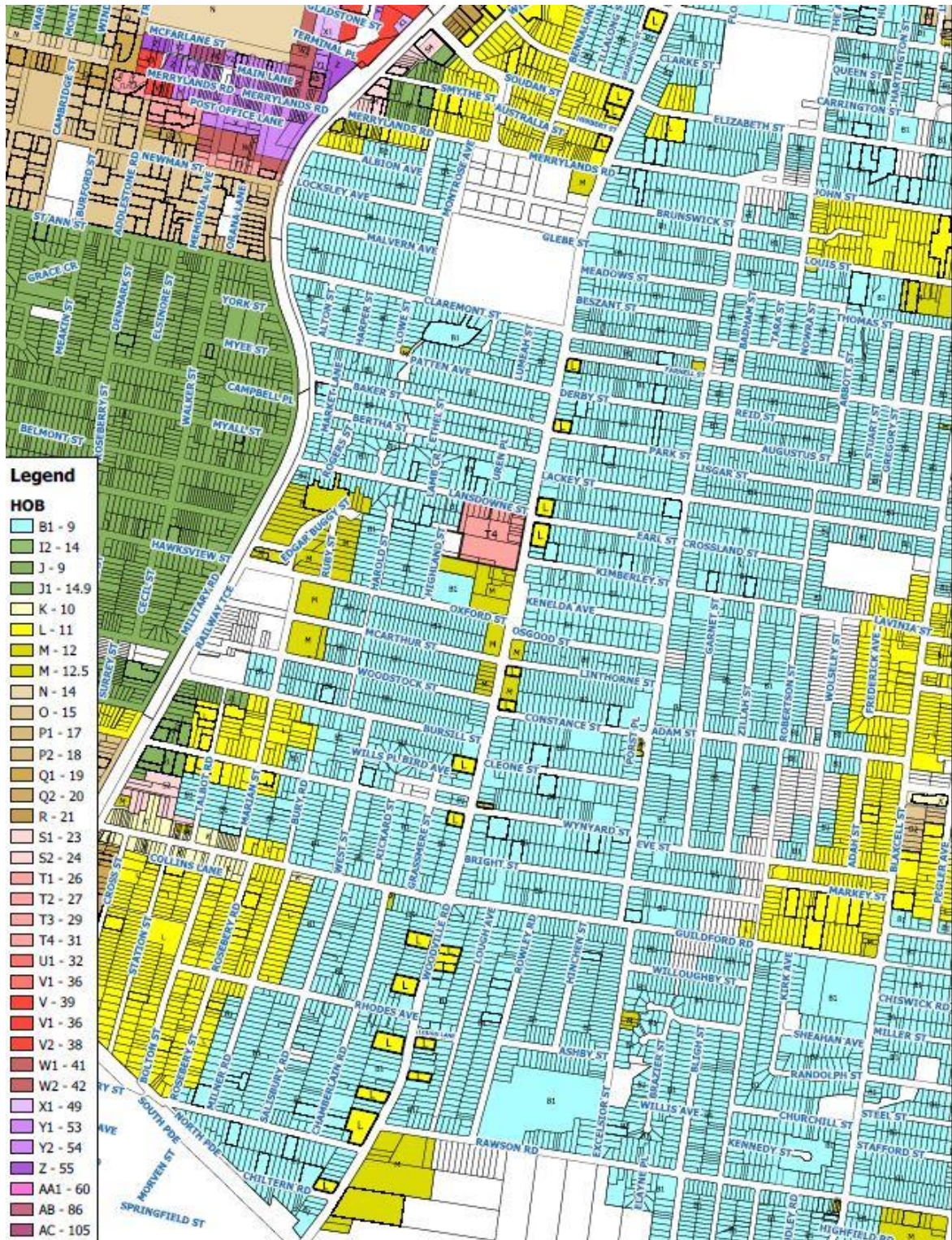


Figure 3 – Woodville Road Corridor: Current Height of Building

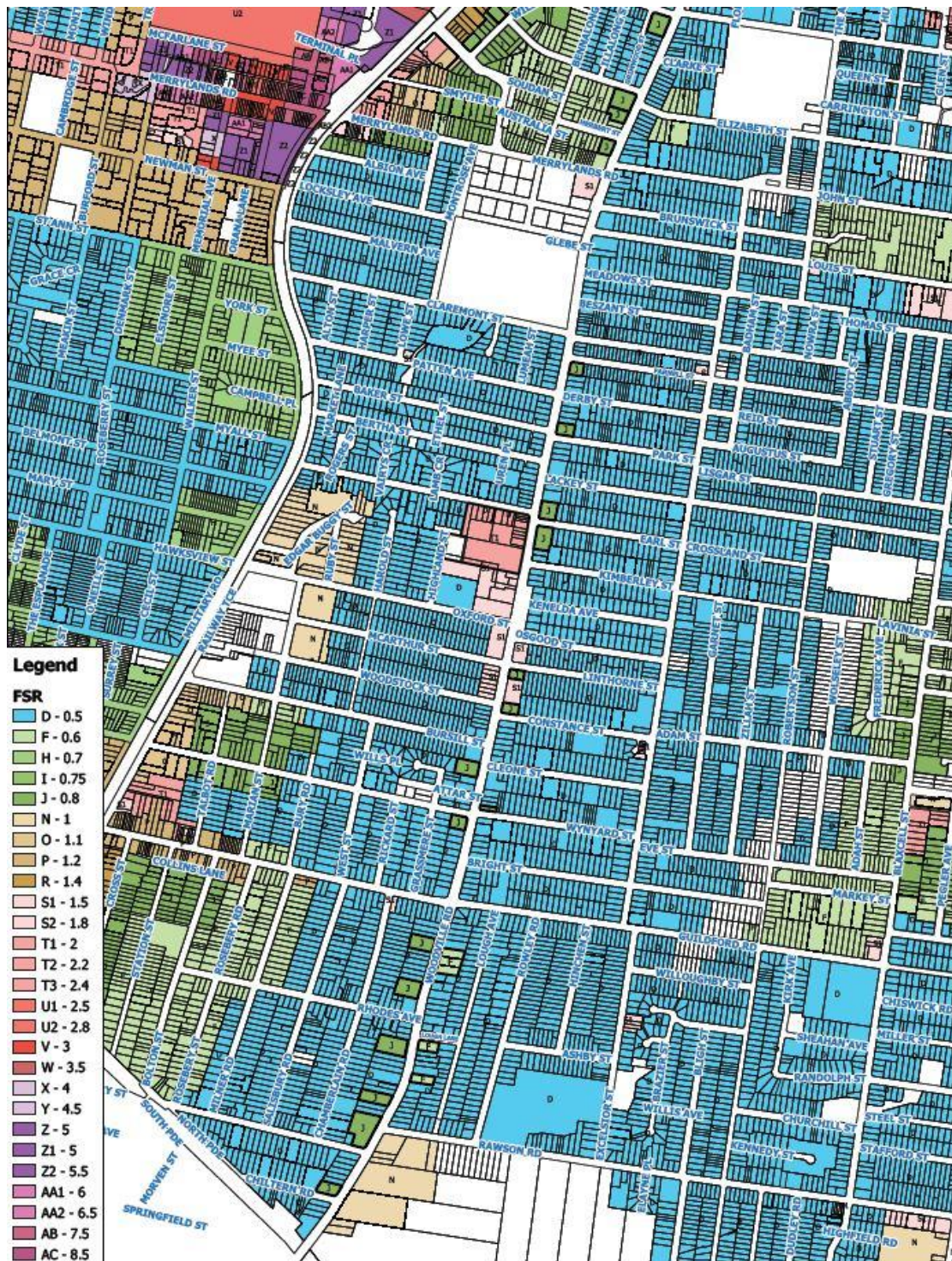


Figure 4 – Woodville Road Corridor: Current Floor Space Ratio

The proposed planning framework for development (Figure 5) focuses growth at three precincts along the Woodville Road Corridor to take advantage of existing and planned infrastructure and facilities. Where no changes are proposed, the existing planning controls will continue to apply.

In the Woodville North Precinct, the planning framework responds to opportunities for increased housing diversity for an area supported by good access to public transport and local amenity.

In the Merrylands East Precinct, the planning framework seeks to revitalise the corridor through mixed-use activities supported by new open space and additional connections to and through the precinct.

In the Woodville South Precinct, the planning framework identifies opportunities for housing diversity and seeks to establish a Neighbourhood Centre with improvements to built form and the public domain.

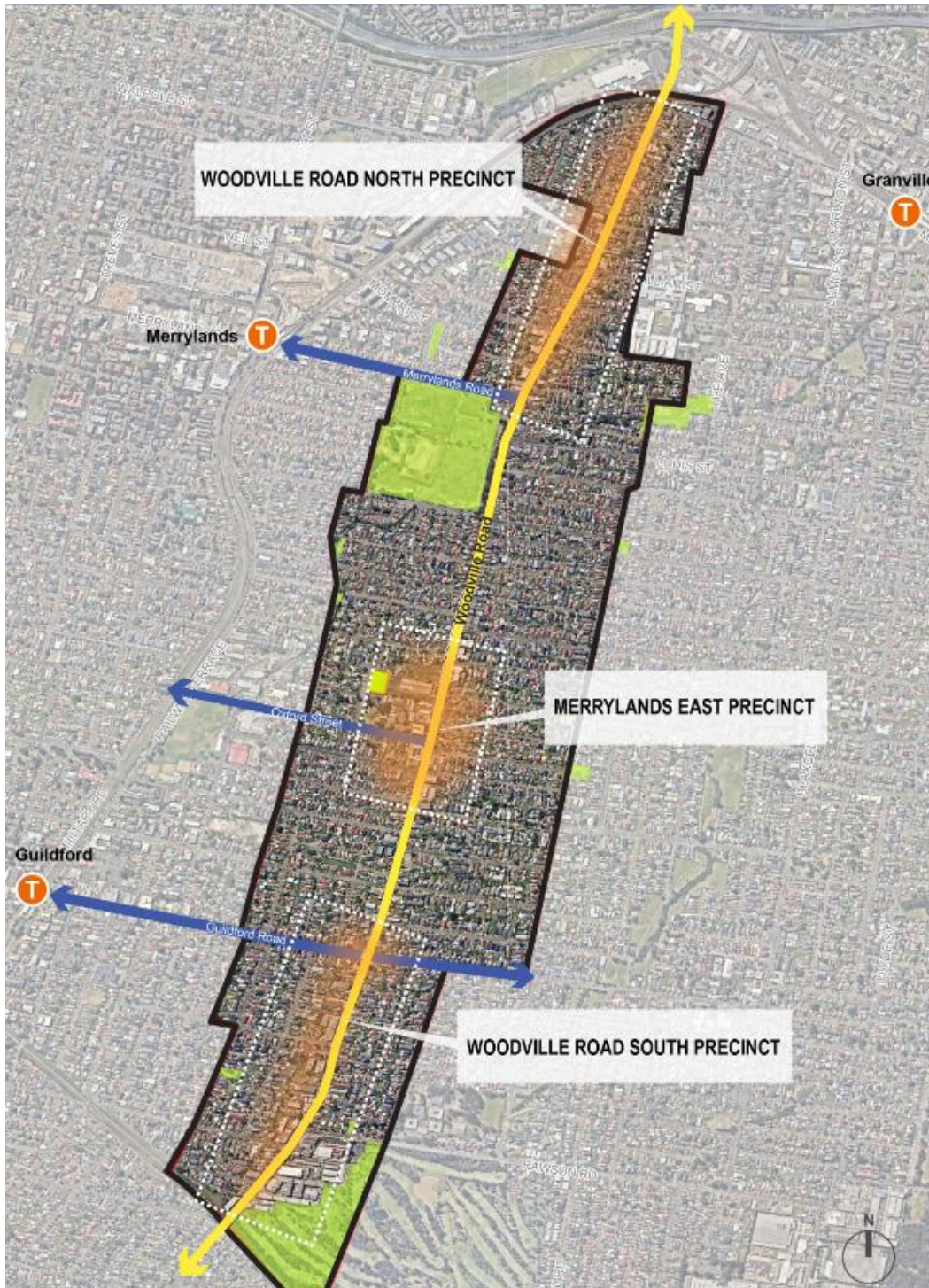


Figure 5 – Planning Approach for Woodville Road Corridor

Proposed Planning Controls

Planning Proposal

The draft Planning Proposal seeks to amend the Cumberland LEP as follows:

- Rezone targeted sites along the Woodville Road Corridor to facilitate housing diversity.
- Rezone targeted sites at the intersection of Guildford Road to support the development of a new neighbourhood centre.
- Realign building heights and density with proposed zones and surrounding development.
- Remove Council's acquisition responsibility over existing private residences at Mountford Avenue and Grasmere Street, Guildford, and make corresponding changes to zoning and related planning controls for these properties.

Further details of the planning proposal for Woodville Road Corridor are provided in Table 1 below. These are also shown graphically in Figures 6 to 17.

Precinct	Proposed Amendments
Woodville North Precinct	<ul style="list-style-type: none"> • Amend the Land Zoning Map to rezone targeted sites along the Woodville Road Corridor to facilitate a mix of medium density (Zone R3) and higher density (Zone R4) residential development. • Amend the Height of Buildings Map to better align building heights with proposed zones and surrounding development. • Amend the Floor Space Ratio Map to better align density with proposed zones and surrounding development.
Merrylands East Precinct	<ul style="list-style-type: none"> • Amend the Land Zoning Map to rezone targeted sites along the Woodville Road Corridor and Lansdowne Street, Merrylands, to facilitate a mix of medium density (Zone R3) and higher density (Zone R4) residential development, and rezone land at 3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford, to permit low density (Zone R2) residential uses. • Amend the Height of Buildings Map to better align building heights with proposed zones and surrounding development and apply a 9 m height limit for land at 3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford, consistent with the adjoining low-density residential zone.

	<ul style="list-style-type: none"> • Amend the Floor Space Ratio Map to better align density with proposed zones and surrounding development. • Amend the Lot Size Map to apply a 550 sqm minimum lot size control for land proposed to be zoned R2 Low Density Residential. • Amend the Land Reservation Acquisition Map to remove Council's acquisition responsibility over land at 3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford, as it is no longer needed for a public purpose (local open space).
Woodville South Precinct	<ul style="list-style-type: none"> • Amend the Land Zoning Map to rezone targeted sites along the Woodville Road Corridor to facilitate a mix of medium density (Zone R3) and higher density (Zone R4) residential development, and rezone sites at the intersection of Guildford Road to support the development of a new neighbourhood centre (Zone B1). • Amend the Height of Buildings Map to better align building heights with proposed zones and surrounding development. • Amend the Floor Space Ratio Map to better align density with proposed zones and surrounding development. • Amend the Lot Size Map to remove the minimum lot size control from land proposed to be zoned B1 Neighbourhood Centre.

Table 1 – Details of Planning Proposal

**WOODVILLE ROAD NORTH PRECINCT
PROPOSED LAND ZONING**

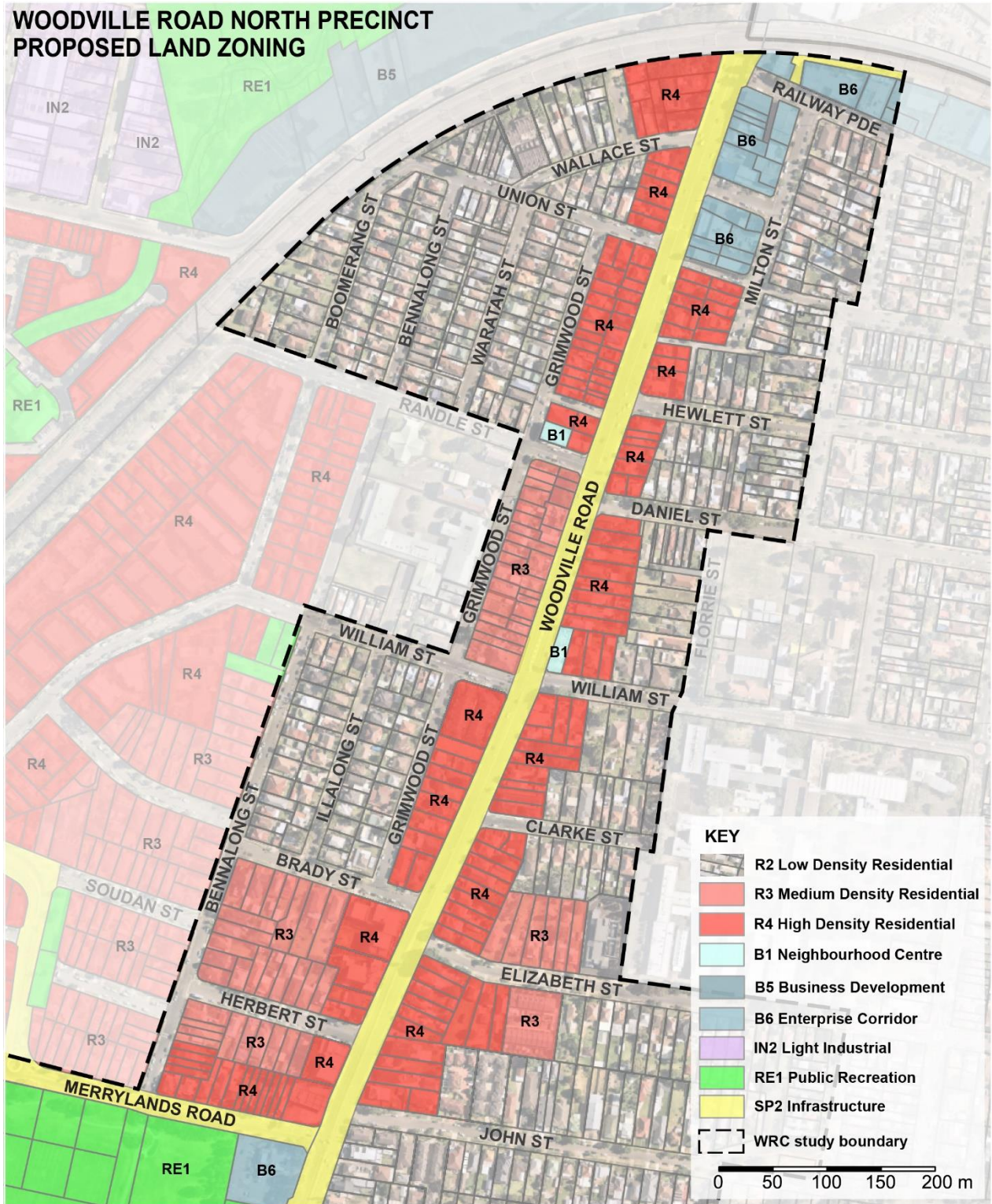


Figure 6 – Woodville North Precinct: Proposed Land Zoning

**WOODVILLE ROAD NORTH PRECINCT
PROPOSED HEIGHT OF BUILDING**



Figure 7 – Woodville North Precinct: Proposed Height of Building

**WOODVILLE ROAD NORTH PRECINCT
PROPOSED FLOOR SPACE RATIO**

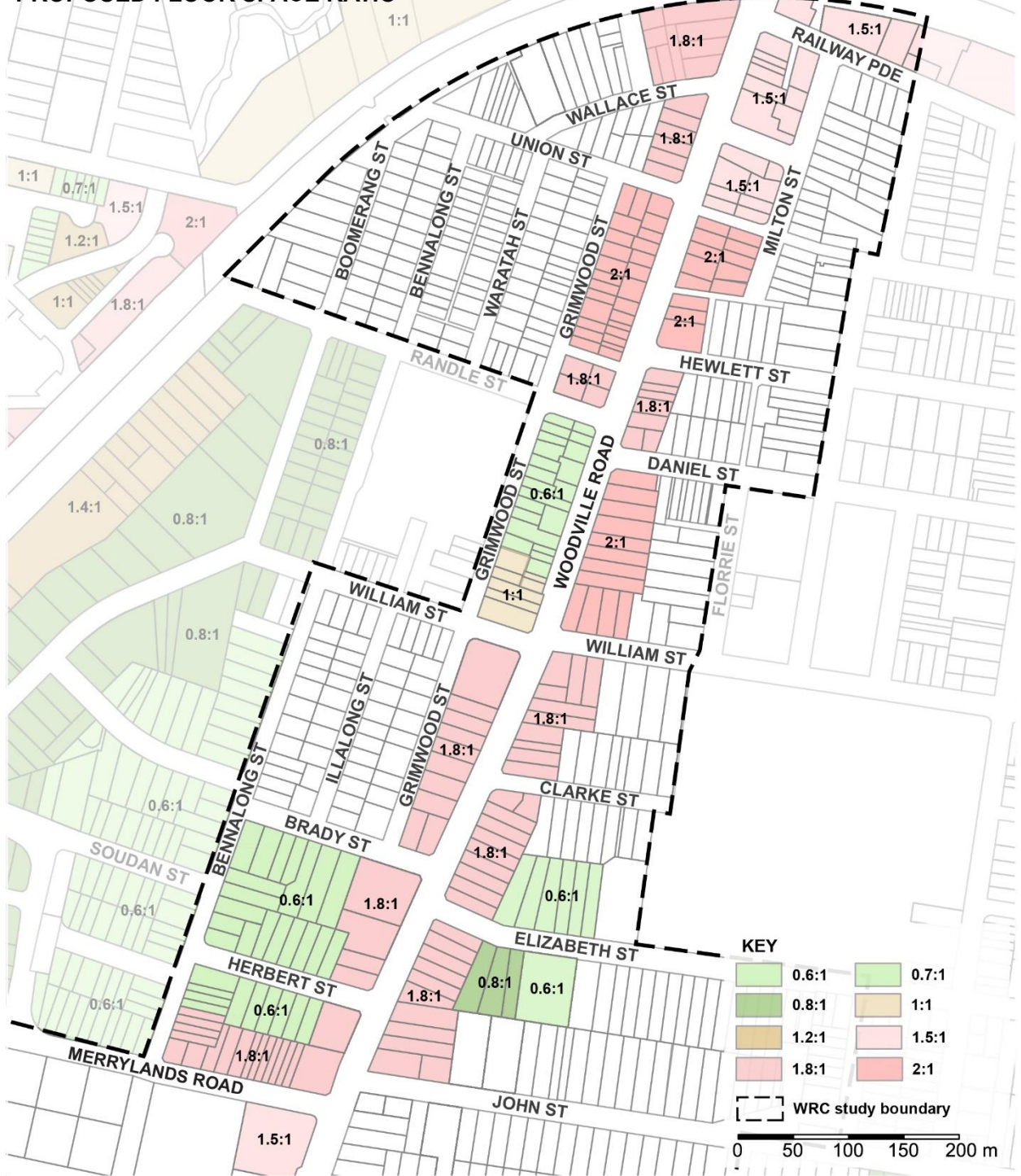


Figure 8 – Woodville North Precinct: Proposed Floor Space Ratio

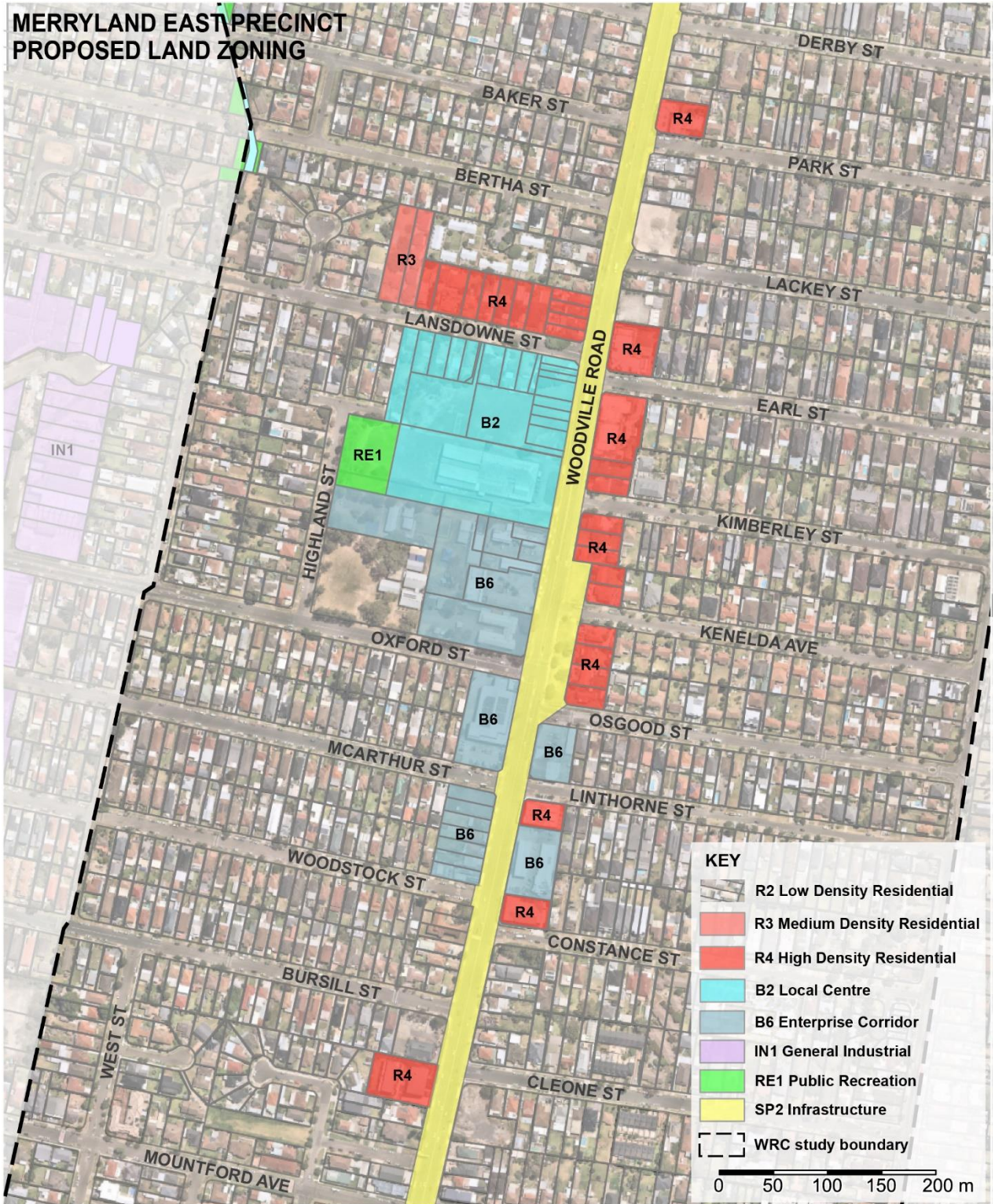


Figure 9 – Merrylands East Precinct: Proposed Land Zoning

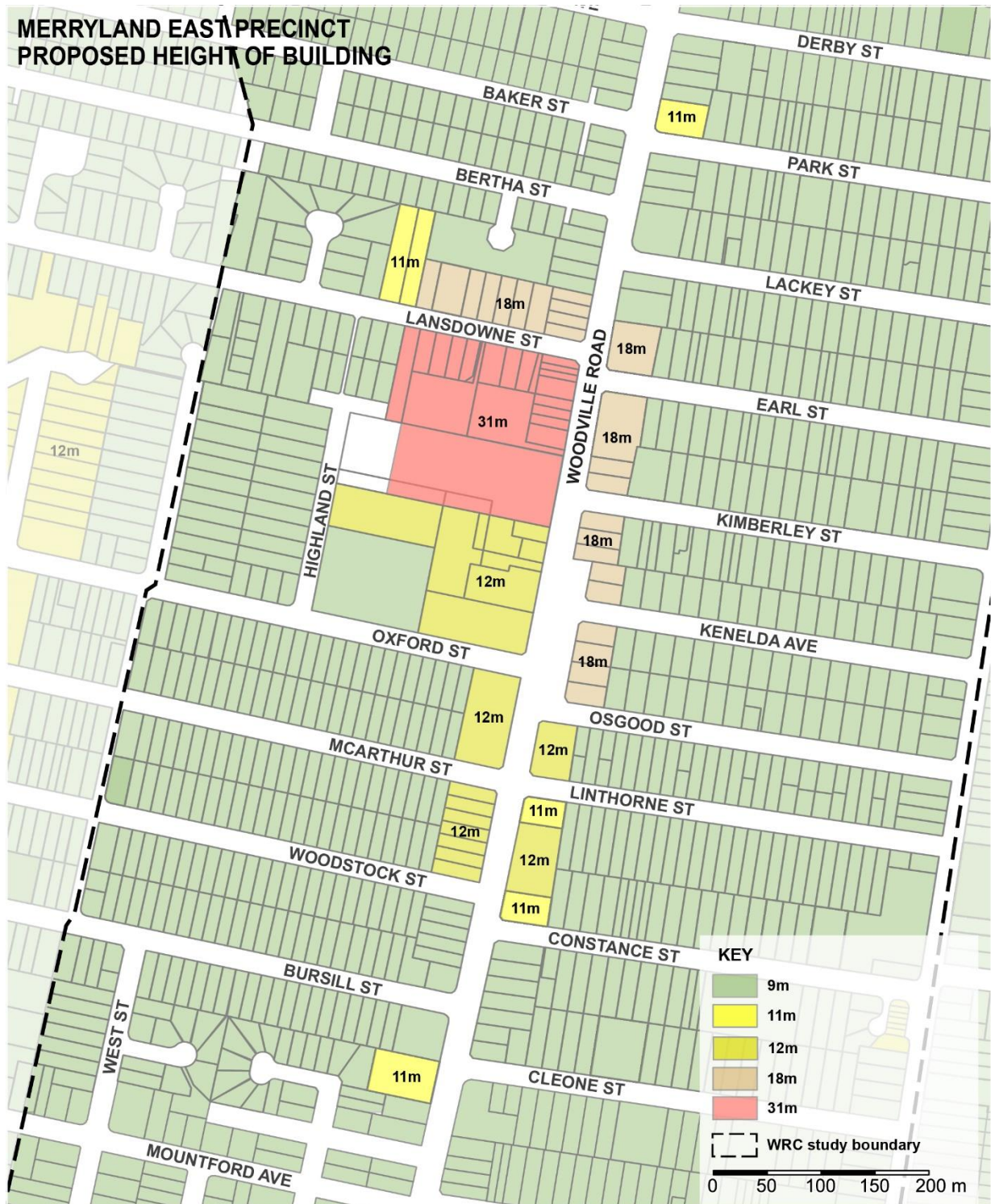


Figure 10 – Merrylands East Precinct: Proposed Height of Building

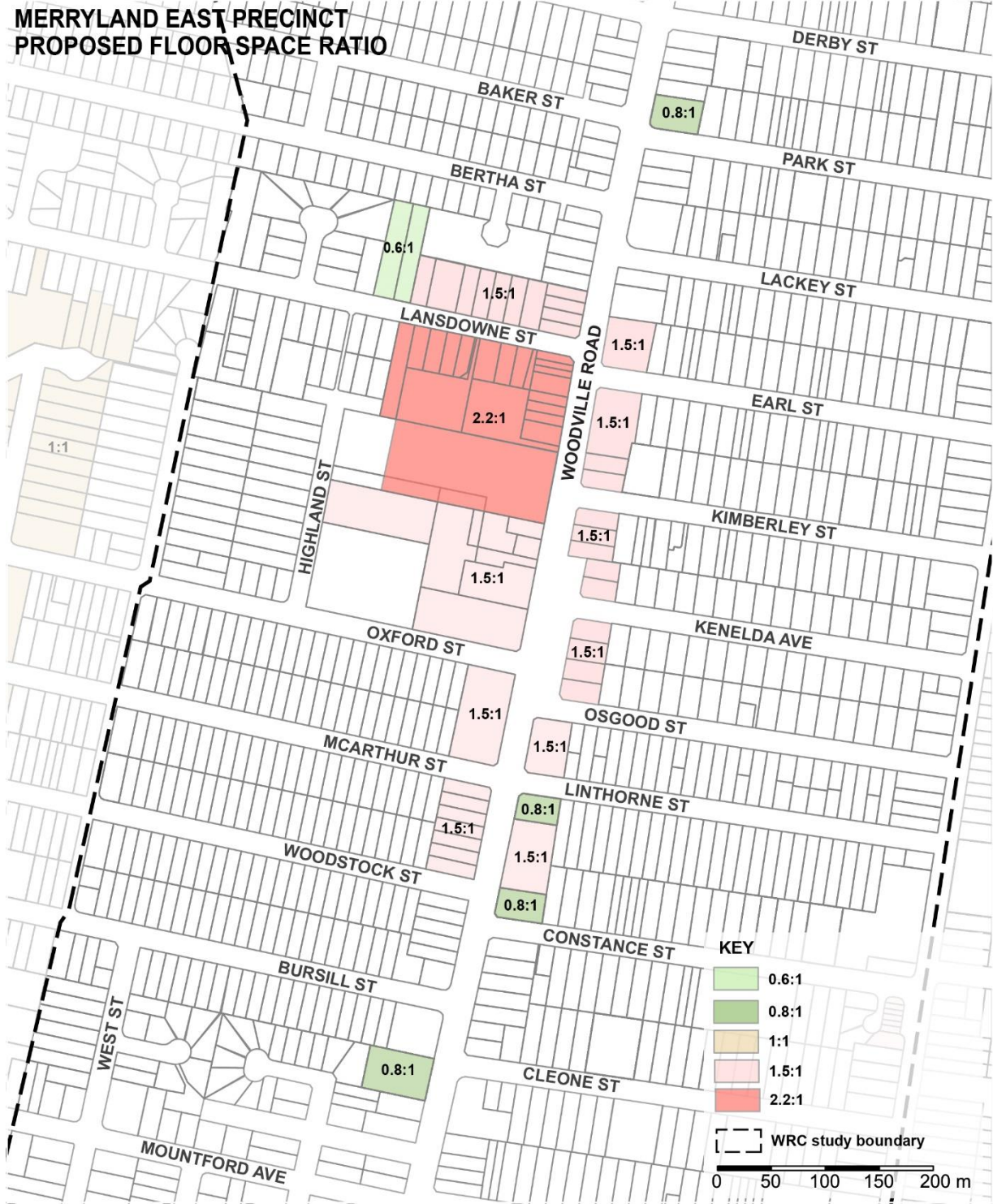


Figure 11 – Merrylands East Precinct: Proposed Floor Space Ratio



Figure 12 – Merrylands East Precinct: Proposed Lot Size



Figure 13 – Merrylands East Precinct: Proposed Removal of Land Reservation Acquisition on 3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford

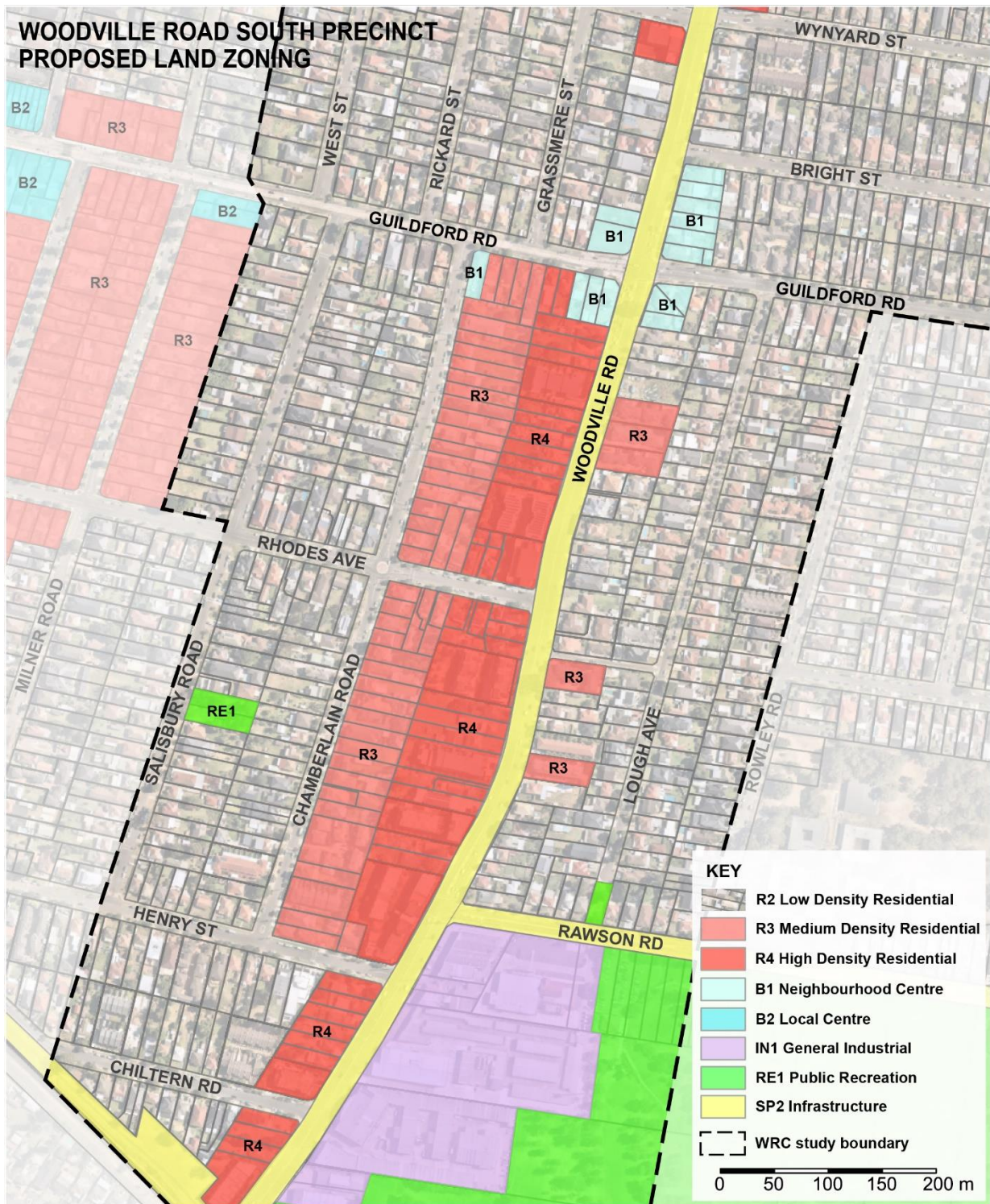


Figure 14 – Woodville South Precinct: Proposed Land Zoning



Figure 15 – Woodville South Precinct: Proposed Height of Building



Figure 16 – Woodville South Precinct: Proposed Floor Space Ratio

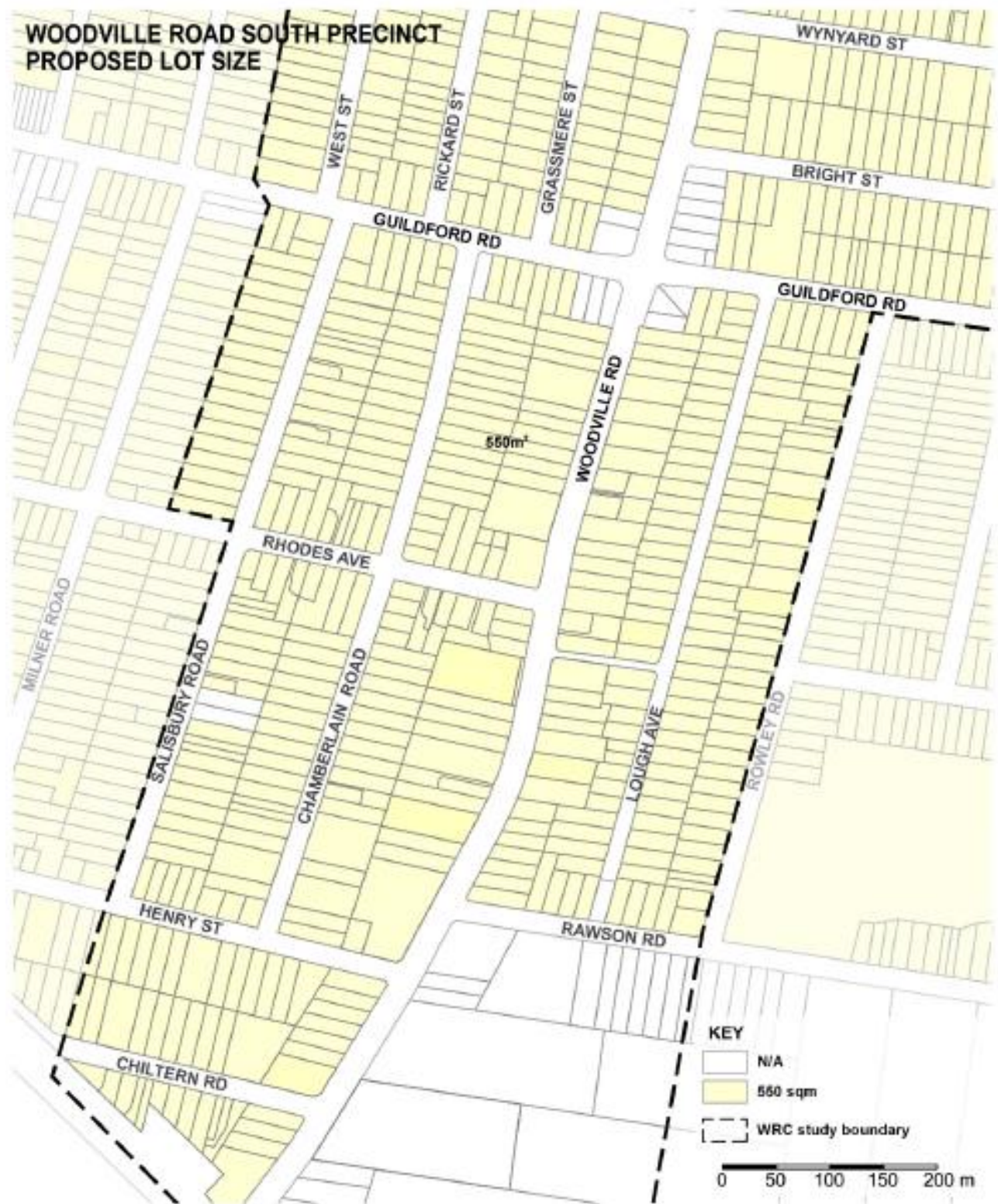


Figure 17 – Woodville South Precinct: Proposed Lot Size

The planning proposal for the Woodville Road Corridor is provided at Attachments 2. It is estimated that the planning proposal will provide for over 2,160 additional dwellings, which will contribute to Cumberland’s housing target of 28,000 to 28,500 additional dwellings between 2016-2036.

The planning proposal does not include changes to the planning controls for the Merrylands East Centre (former John Cootes site), as planning controls for mixed use development at this location are already in place. A Development Application for the development, including commercial, residential, retail and a new 2,000 sqm park was approved by the Sydney Central City Planning Panel in April 2021.

Development Control Plan

A Development Control Plan has been prepared for the Woodville Road Corridor, with detailed built form controls by precinct. In addition, minor changes have also been identified for the Merrylands East Centre Development Control Plan to ensure consistency with planning work undertaken for the Woodville Road Corridor and the Development Application lodged for the site. The draft Development Control Plans are provided at Attachments 2 and 3.

Public Domain Plan

A Public Domain Plan has also been prepared to guide the delivery of an enhanced public realm for the Woodville Road Corridor, with a focus of the precincts identified as part of this planning work. The Plan will support future work by Council, landowners, and developers in achieving the desired public domain outcomes for this area. The draft Public Domain Plan is provided at Attachment 4.

Cumberland Local Planning Panel

The draft planning proposal for the Woodville Road Corridor was considered by the Cumberland Local Planning Panel on 5 May 2021. The minutes of the meeting is provided at Attachment 5. The Panel generally supported the Council officer recommendations, but made the following remarks in relation to specific issues:

- 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 DCP controls relating to access and movement by including a specific provision in the Cumberland LEP denying vehicular access to/from Woodville Road for new development proposals.

The Panel also considered several landowner submissions concerning individual sites along the Woodville Road Corridor. The Panel agreed with the Council Officer's recommendations for the respective sites, with the exception of 116 Elizabeth Street, Granville, for which the Panel considered the existing R3 zone and associated controls to be appropriate. In addition, the Panel considered a late submission concerning 19 Lansdowne Street, Merrylands, and recommended that an R3 zone may be appropriate at this location.

A summary of the proposed planning controls for 116 Elizabeth Street, Granville, and 17-19 Lansdowne Street Merrylands, is provided in Table 2.

Site	Current controls (draft Cumberland LEP)	Cumberland Local Planning Panel Advice (May 2021)	Proposed planning controls for inclusion in the Planning Proposal for the Woodville Road Corridor
116 Elizabeth Street, Granville	Zone R3 Medium Density Residential HOB 11m FSR 0.6:1	Retain existing planning controls	Zone R4 High Density Residential with transitional HOB (12m) and FSR (0.8:1) controls
17-19 Lansdowne Street, Merrylands	Zone R2 Low Density Residential HOB 9m FSR N/A	Zone R3 Medium Density Residential	Zone R3 Medium Density Residential with transitional HOB (11m) and FSR (0.6:1) controls

Table 2 – Cumberland Local Planning Panel site-specific recommendations

The advice of the Panel has been carefully considered in preparing the proposed planning controls for the Woodville Road Corridor.

In regard to opportunities for further open space, this will continue to be considered as part of the implementation of the *Cumberland Open Space and Recreation Strategy*. It is noted that the Merrylands East Centre will provide for a new 2,000sqm park, and upgrades are underway at Granville Park. These initiatives demonstrate work already being undertaken by Council in response to the advice by the Panel on improving open space provision along the Woodville Road Corridor.

In regard to controls for access and movement, it is considered on balance that the draft Development Control Plan provides detailed and sufficient controls to appropriately manage access and movement for new development along the corridor. It is also noted that the Planning Proposal and future Development Applications along the corridor will need to be referred to Transport for NSW, ensuring that these issues are adequately considered in the planning and implementation phases of this proposal. A separate LEP provision on the matter is therefore not proposed at this stage.

Strategic Merit Assessment

Consistency with the Greater Sydney Region Plan and Central City District Plan

The planning proposal is consistent with the directions of the Greater Sydney Region Plan: A Metropolis of Three Cities, namely:

- A city supported by infrastructure – The planning proposal will provide development opportunities for housing and jobs within 30-minute access to a metropolitan centre (i.e. Parramatta CBD).
- Housing the city – The planning proposal will provide greater housing supply and choice.
- A well-connected city – The Planning proposal will increase the percentage of dwellings located within 30 minutes by public transport of a (potential) strategic centre (i.e. Merrylands).

The proposal is also consistent with the priorities and actions in the Central City District Plan, namely:

- C5 Housing the city – The planning proposal will provide housing supply, choice, and affordability with access to jobs, services, and public transport.
- C9 Jobs and skills for the city – The planning proposal will deliver integrated land use and transport planning and a 30-minute city.

Consistency with Cumberland 2030: Our Local Strategic Planning Statement

The proposal delivers on a key strategic corridor for housing identified in the structure plan for Cumberland City. The proposal is also consistent with the priorities and actions in Cumberland 2030: Our Local Strategic Planning Statement, namely:

- Local Planning Priority 5 – Deliver housing diversity to suit changing needs.
- Local Planning Priority 7 – Design vibrant and attractive centres and encourage healthy living.
- Local Planning Priority 11 – Promote access to local jobs, education opportunities and care services.

Consistency with Cumberland Local Housing Strategy

The planning proposal is consistent with the Cumberland Local Housing Strategy, which has been adopted by Council. The Woodville Road Corridor is a strategic corridor identified as a location for housing in Strategy, which will contribute to Cumberland's housing target of 28,000 to 28,500 additional dwellings between 2016-2036.

Status and Next Steps

It is recommended that Council endorse the proposed planning controls for the Woodville Road Corridor. Subject to Council endorsement, the Planning Proposal will be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. Following receipt of a Gateway Determination, consultation on the Planning Proposal, draft Development Control Plans and draft Public Domain Plan will be undertaken with the community. A further report will then 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. This consultation enabled feedback from a broad range of stakeholders and the community which has informed the preparation of the detailed planning controls.

A total of 58 submissions were received across a range of themes, including the following site-specific requests which are considered to have merit and are included in the planning proposal:

- 112-116 Elizabeth Street, Granville – Rezone from R2 to R4 with transitional height and FSR controls.
- 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.
- 457-461 Woodville Road, Guildford – Rezone from R2 to B1 with corresponding height and FSR controls.
- 17-19 Lansdowne Street, Merrylands – Rezone from R2 to R3 with corresponding height and FSR controls.

Subject to Council endorsement and the receipt of a Gateway Determination by the Department of Planning, Industry and Environment, public exhibition of the Planning Proposal, draft Development Control Plans and draft Public Domain Plan will be undertaken. This consultation will be consistent with relevant statutory and policy requirements.

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Work undertaken on planning for the Woodville Road Corridor will be undertaken using existing resources.

CONCLUSION

The proposed planning controls for the Woodville Road Corridor will facilitate the implementation of a suite of targeted changes, aligned with growth forecasts, market demand and infrastructure requirements. It will ensure a suitable land use and density pattern is introduced that delivers a built form and development outcome that is

successful in revitalising the area steadily over time. It is recommended that Council endorse the proposed planning controls for the Woodville Road Corridor.

ATTACHMENTS

1. Draft Planning Proposal for the Woodville Road Corridor [↓](#)
2. Draft Cumberland Development Control Plan Amendment – Woodville Road Corridor [↓](#)
3. Draft Cumberland Development Control Plan Amendment – Merrylands East Local Centre (tracked changes) [↓](#)
4. Draft Woodville Road Corridor Public Domain Plan [↓](#)
5. Cumberland Local Planning Panel Minutes – 5 May 2021 [↓](#)
6. Woodville Road Corridor – Land Use Planning Analysis [↓](#)
7. Woodville Road Corridor – Traffic and Transport Analysis [↓](#)
8. Woodville Road Corridor – Summary of Early Consultation Submissions [↓](#)

**DOCUMENTS
ASSOCIATED WITH
REPORT C06/21-773**

Attachment 8

**Woodville Road Corridor –
Summary of Early Consultation
Submissions**

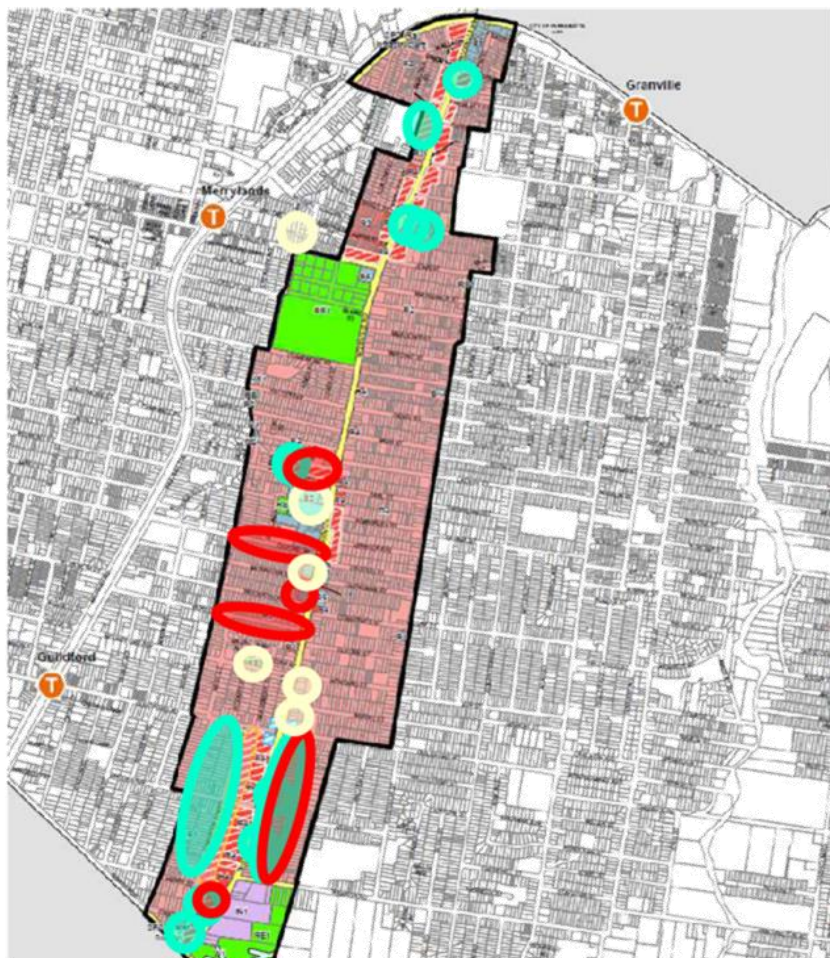


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Woodville Road Corridor
Submissions received during consultation



Woodville Road Corridor early consultation Exhibition and overview of submissions



Early consultation – 30 days

November to December 2020

Total **58 submissions** received (as at 10 March 2021)

Support 20

- Zoning
- Local jobs and employment
- Transport infrastructure
- Streetscapes
- Local character
- Property value
- Amenity
- Site-specific request

1 x petition (Resident group of 22 individuals recommends an extension of R3 zoning)

Object 17

- Dwelling density
- Property value
- Street congestion
- Parking
- Traffic movement
- Property value
- Landscaped setback
- Air/noise pollution
- Amenity (privacy and overshadowing)
- Service infrastructure network capacity
- Local character

Neutral 21

- Local character
- Public transport
- Amenity
- Open space
- Off-leash dog park
- Multi-storey car park



Cumberland LEP consultation Exhibition and overview of submissions

Post-Gateway consultation – March to May 2020

Submissions for 16 locations received

Site address	Proposal
49-53 Woodville Road, Granville	Rezone from R2 to R4
81 Woodville Road, Granville	Rezone from R2 to B4
118 Woodville Road, Granville	Rezone from R2 to B4
Woodville Road Corridor, Granville	Rezone to B4
205 Woodville Road, Merrylands	Rezone from R2 to R4
12-14 Brady Street, Merrylands	Rezone from R2 to R4/B6
112-116 Elizabeth Street, Granville	Rezone from R3 to R4
131-135 Woodville Road, Granville	Rezone from R2 to R4
138 Woodville Road, Granville	Rezone from R3 to B4
280-290 Woodville Road, Guildford	Rezone from B6 to B4
283-289 Woodville Road, Guildford	Rezone to allow for both commercial and residential uses
345-347 Woodville Road, Guildford	Rezone from R2 to B4
459 Woodville Road, Guildford	Rezone from R2 to B4
524-528 Woodville Rd, Guildford	Rezone from R2 to R4
533 Woodville Rd, Guildford	Rezone to allow for townhouses or units
3 and 7 Mountford Avenue, Guildford	Rezone from RE1 to R2 and remove from the land reservation acquisition map



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**Site specific submissions
Include in planning proposal**



Early consultation phase Include in planning proposal

Site/Location	Submission
As exhibited in the early consultation	
41 Woodville Road, Granville	R2 to R4
Grimwood Street (between Randle & William St), Granville	R2 to R3
131-135 Woodville Road, Merrylands	R2 to R4
486 to 496 Woodville Road, Guildford	R2 to R4
576 Woodville Road, Guildford	R2 to R4
578, 580 Woodville Road, Guildford	R2 to R4
Post-exhibition change	
112-116 Elizabeth Street, Granville	R3 to R4
Merrylands East Precinct	HOB variation
3-7 Mountford Avenue and 13-15 Grassmere Street , Guildford	RE1 to R2
457, 459 and 461 Woodville Road, Guildford	R2 to B1



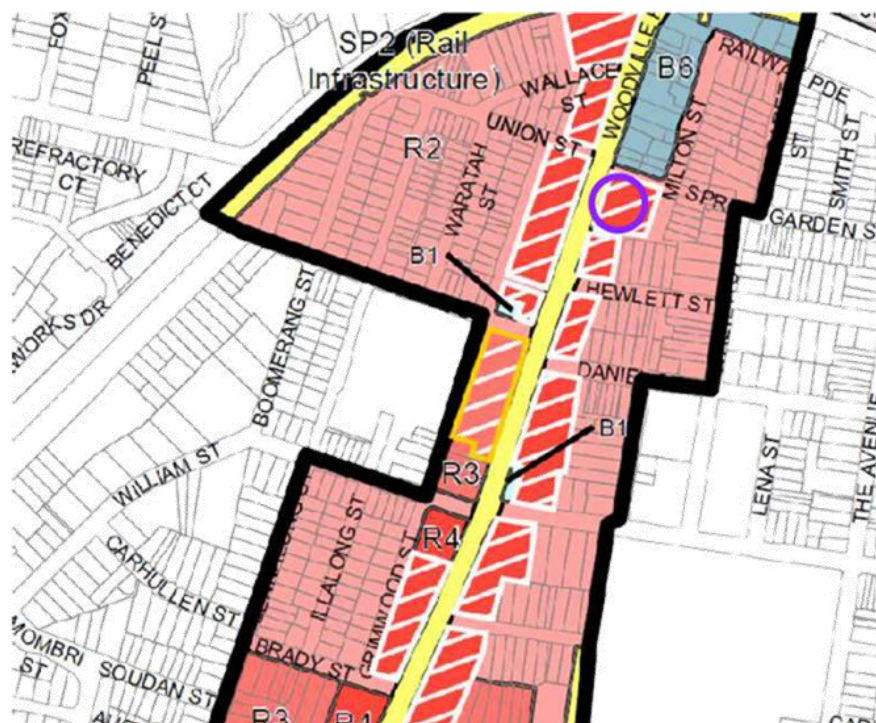
Cumberland LEP phase Include in planning proposal

Site/Location	Submission
Submissions received during Cumberland LEP consultation	
49-53 Woodville Road, Granville	R2 to R4
118 Woodville Road, Granville	R2 to R4
131-135 Woodville Road, Granville	R2 to R4
524-528 Woodville Road, Guildford	R2 to R4



41 Woodville Road, Granville

Proposed rezoning – R2 to R4



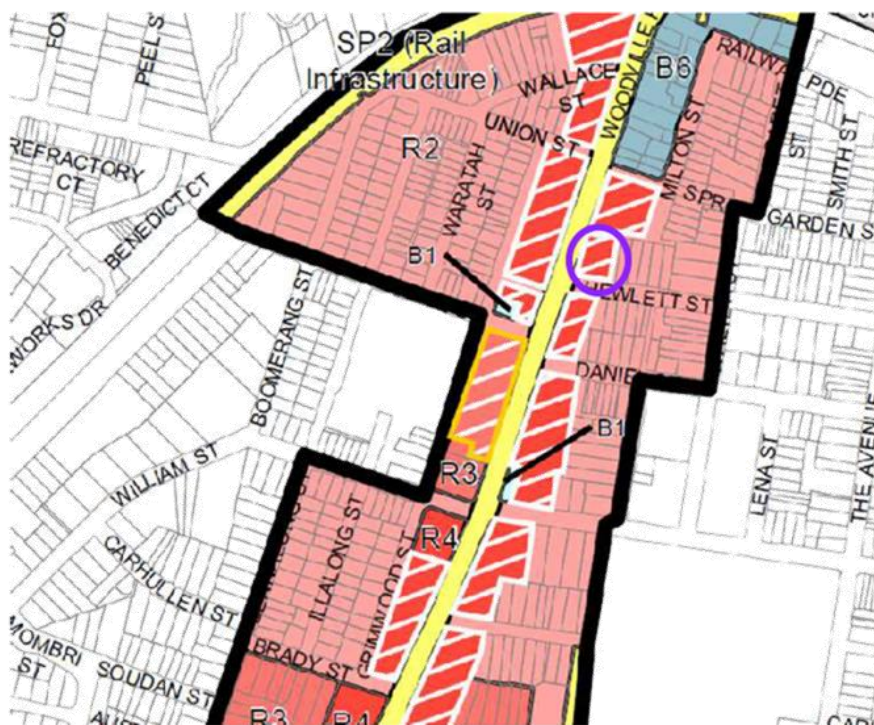
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Supportive of proposal; R4 High Density Residential
	Proposed built form (as exhibited)	
	R4 High Density Residential (4-5 storeys)	
Rationale/ Submission	Supportive of proposed built form. Areas are in vicinity of locality of choice; Granville train station, schools and shopping strips.	

Recommendation: Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



49-53 Woodville Road, Granville

Proposed rezoning – R2 to R4



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

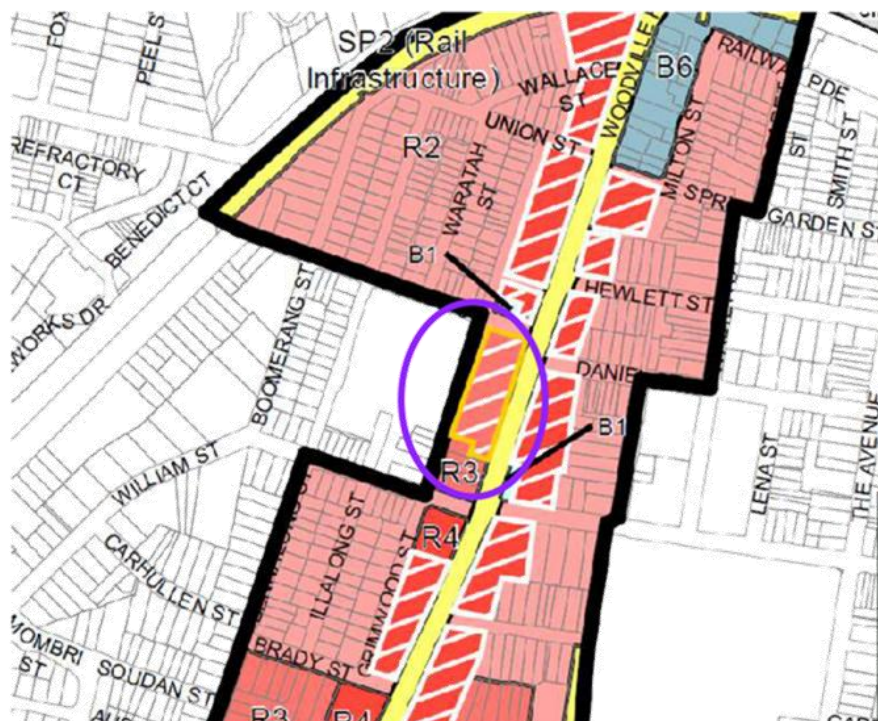
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Supportive of proposal; R4 High Density Residential
	Proposed built form (as exhibited)	
	R4 High Density Residential (4-5 storeys)	
Rationale/ Submission	Requests that 49,51 and 53 Woodville Road Granville and surrounding properties be rezoned to R4 or mixed use zoning. Sites are close to Parramatta CBD, Merrylands and Granville train stations.	

Recommendation: Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



Grimwood St (between Randle & William St), Granville

Proposed rezoning – R2 to R3



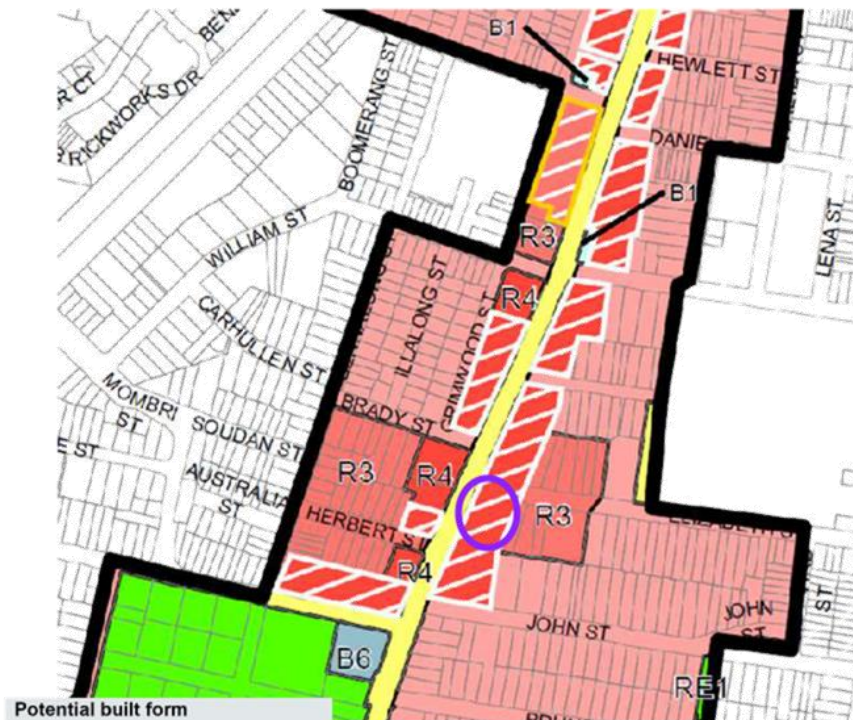
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Supportive of R3 Medium Density Residential for the area,
	Proposed built form (as exhibited) R3 Medium Density Residential (2-3 storeys)	Object to R4 high density from William St to Randle St.
Rationale/ Submission	Supportive of the proposed change from William St to Randle St. Comments made that proposed increased in densities also activate more development with potential site amalgamations to achieve more attractive yields in line with suggested planning controls. Submission does not support R4 high density around this area due to potential overlooking issue with the current proposed Convent development.	

Recommendation: Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



131-135 Woodville Road, Merrylands

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited) R4 High Density Residential (4-5 storey)	
Rationale/ Submission	Recommends Council to rezone site from R2 to R4. Supportive of the proposed planning framework for the Woodville Road corridor.	

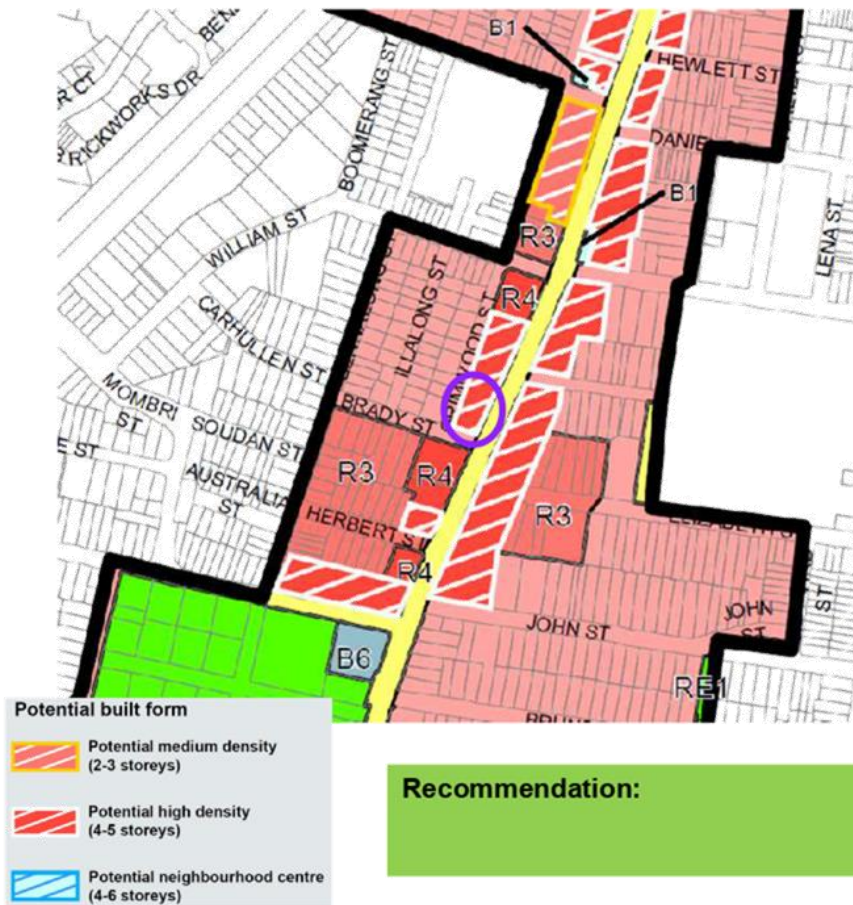
Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



118 Woodville Road, Granville

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited)	
	R4 High Density Residential (4-5 storey)	
Rationale/ Submission	In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density. In 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy. In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.	

Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



131-135 Woodville Road

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited) R4 High Density Residential (4-5 storey)	
Rationale/ Submission	In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density. In 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy. In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.	

Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



112-116 Elizabeth St, Granville

Proposed rezoning – R3 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R3 Medium Density Residential Height: 11m FSR: 0.6:1	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Recommends Council to rezone site from R3 to R4 to make it consistent with adjoining properties on 131-141 Woodville Rd and other similar sites in the study area (as proposed by Council for WRCS) given its proximity to public transport and development potential with large site amalgamation.	
Recommendation:	Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (<i>Post-exhibition change</i>)	



Merrylands East Precinct

Proposed height increase



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	B2 Local Centre Height: 31m FSR: 2:1	Increase HOB for sites facing Woodville Road and the southern side of Lansdowne Street
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Requests Council to review the planning controls applied to the Merrylands East Precinct as part of the WRC planning framework. Comments raised on the potential for an increased number of affordable housing with increased building height along the Woodville Road and Lansdowne Street frontages of the Centre.	

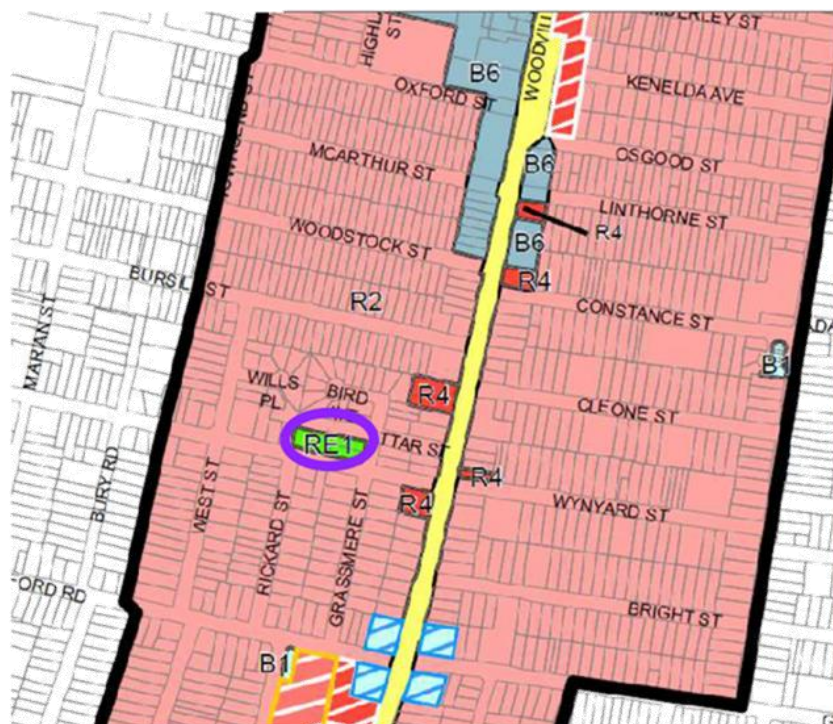
Recommendation:

Include in Development Control Plan for Woodville Road Corridor (*site constraint: Site specific DCP has already been adopted with previous consultation, DA in progress with Council*)



3-7 Mountford Avenue and 13-15 Grassmere Street , Guildford

Proposed rezoning – RE1 to R2/R3



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	RE1 Public Recreation Height: N/A FSR: N/A	R2 Low Density Residential or R3 Medium Density Residential
	Proposed built form (as exhibited)	
	No change	
Rationale/ Submission	Requests Council to rezone lands from RE1 to R3.	
Note (background)	At the time of amalgamation, Cumberland Council inherited a planning proposal from the former Parramatta Council, seeking to rezone 4 parcels of land at the corner of Mountford Avenue and Grassmere Street, Guildford, from RE1 Public Recreation to R2 Residential (to correspond with their removal from the Land Reservation Acquisition map). The proposal had been initiated and substantially progressed by Parramatta Council, however regrettably at the time it could not be finalised by the new Cumberland Council. Areas in vicinity are in short of open space, as identified in the Cumberland Open Space and Recreation Strategy.	

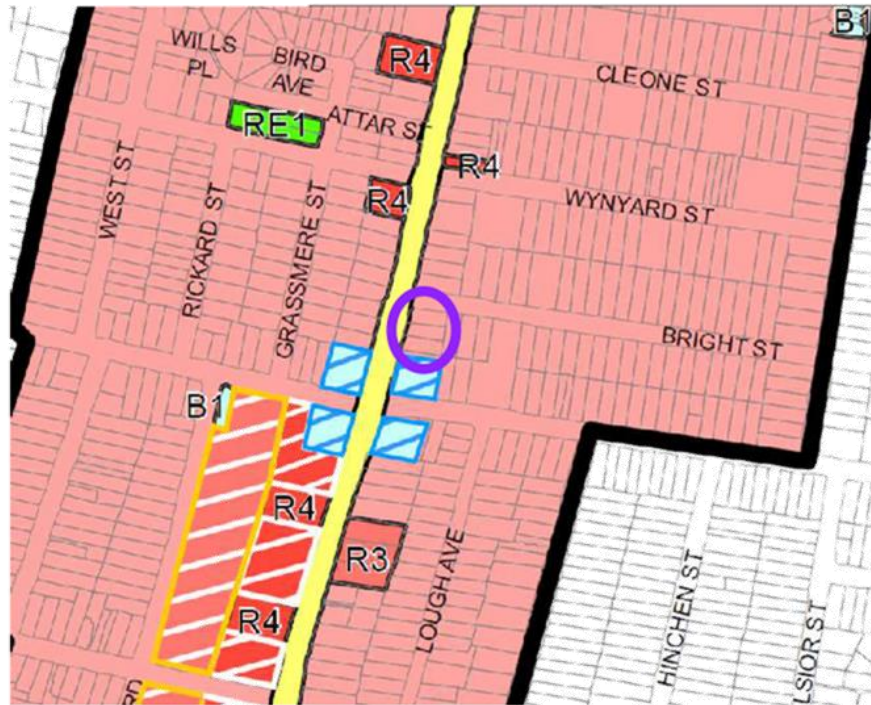
Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (*Post-exhibition change*)



457, 459 and 461 Woodville Road, Guildford

Proposed rezoning – R2 to B1



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	B1 Neighbourhood centre
	Proposed built form (as exhibited) No change	
Rationale/ Submission	The site at No.457 has been operating as a commercial premises and paying a commercial rate since it was zoned as mixed use previously but land zoning has been reverted to R2. Another submission comments on the zoning discrepancies and inconsistencies that residents have been experienced since reverting of zoning from Mixed Use. Commented that a further extension of B1 zoning has a potential to stimulate the local community engagement further; to propel the growing hub that Council have worked to develop over the years.	



Recommendation: Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (*Extension of the proposed new neighbourhood centre and for consistency with the current use of lot (457 Woodville Road) with business rate currently applied.*)



486 to 496 Woodville Road, Guildford

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Supportive of R4 High Density Residential zoning
	Proposed built form (as exhibited)	
	R4 High Density (4-5 storeys)	
Rationale/ Submission	Supports proposal to rezone properties at 486-496 Woodville Rd, Guildford for higher density residential developments	

Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



524-528 Woodville Road, Guildford

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Supportive of R4 High Density Residential zoning
	Proposed built form (as exhibited)	
	R4 High Density (4-5 storeys)	
Rationale/ Submission	Rezone land to reflect the draft Woodville Road Planning Strategy. This area is close to Guildford Library, shops, bus and trains. Rezoning the corridor to R4 would allow old houses in this corridor to be redeveloped and match existing 5 storey RFBs.	

Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



576 Woodville Road, Guildford

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited)	
	R4 High Density (4-5 storey)	
Rationale/ Submission	Supportive of proposal. No further comment.	

Recommendation:

Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



578, 580 Woodville Road, Guildford

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited)	
	R4 High Density (4-5 storey)	
Rationale/ Submission	Highly supportive of proposal Anticipated zoning change since Parramatta Council's proposal Expects plan will be able to revitalise the current derelict urban form	

Recommendation: Include in Planning Proposal and/or Development Control Plan for Woodville Road Corridor (as exhibited)



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**Site specific submissions
Not include in the planning proposal**



Early consultation phase Not include in the planning proposal

Site/Location	Submission
Grimwood Street (between Randle & William St), Granville	R2 to R4
43 Grimwood Street, Granville	R2 to R4
201, 203 Woodville Road, Merrylands	R2 to R4
17-19 Lansdowne Street, Merrylands	R2 to R4
36, 38 Earl Street, Merrylands	R2 to R3/R4
300 Woodville Road, Guildford	B6 to R4
280-290 Woodville Road, Guildford	B6 to B4
343-347 Woodville Road, Guildford	R2 to B1/ B4
499 Woodville Road, Guildford	R2 to R4/B4
533 Woodville Road, Guildford	R2 to R3/R4
Woodville Road Corridor (between Guildford Road and Rawson Road)	R2 to R3/R4
West side of Chamberlain Road, Guildford	R2 to R3



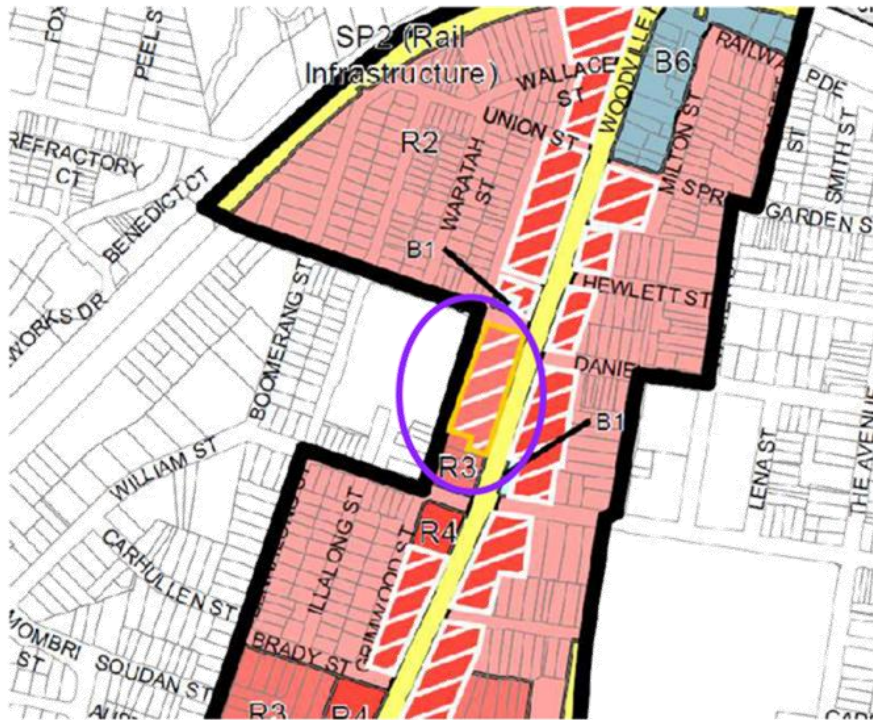
Cumberland LEP phase Not include in the planning proposal

Site/Location	Submission
81 Woodville Road, Granville	R2 to B4
Woodville Road Corridor, Granville	B4
205 Woodville Road, Merrylands	R2 to R4
12-14 Brady Street, Merrylands	R2 to R4/B6
138 Woodville Road, Granville	R3 to B4
280-290 Woodville Road, Guildford	B6 to B4
283-289 Woodville Road, Guildford	Rezone to allow for both commercial and residential uses



Grimwood St (between Randle & William St), Granville

Proposed rezoning – R2 to R4



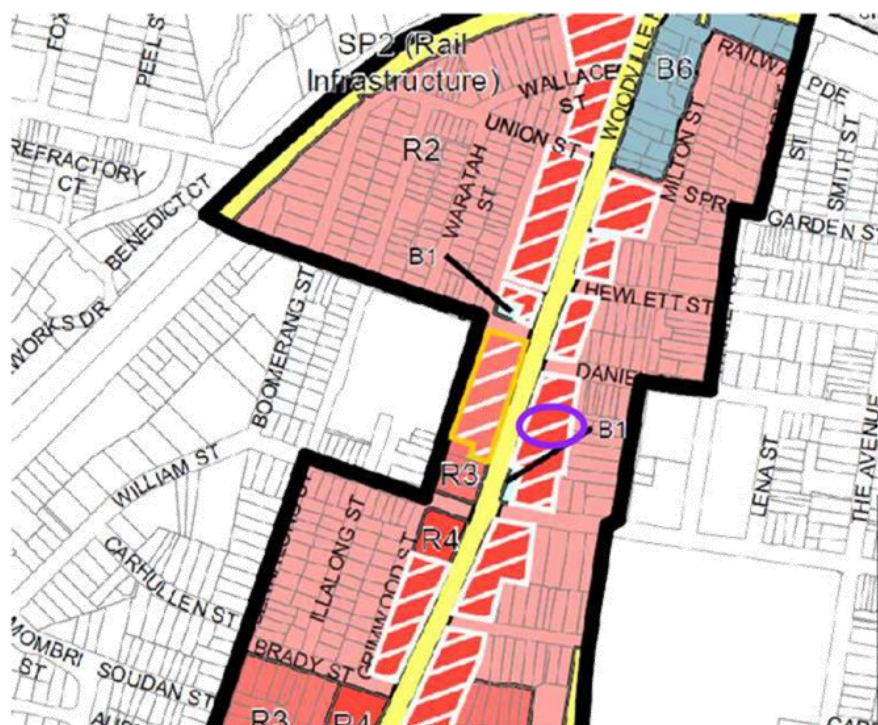
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential Corresponding height and FSR
	Proposed built form (as exhibited) R3 Medium Density Residential (2-3 storeys)	
Rationale/ Submission	Proposal for zone uplift to make it consistent with the R4 zoning proposed for the neighbouring areas for consistency with future local character and existing streetscapes.	

Recommendation: Not include in Planning Proposal (*Site constraint – near heritage item, adjacent to school, recent changes to planning controls for convent to R3*)



81 Woodville Road, Granville

Proposed rezoning – R2 to R4



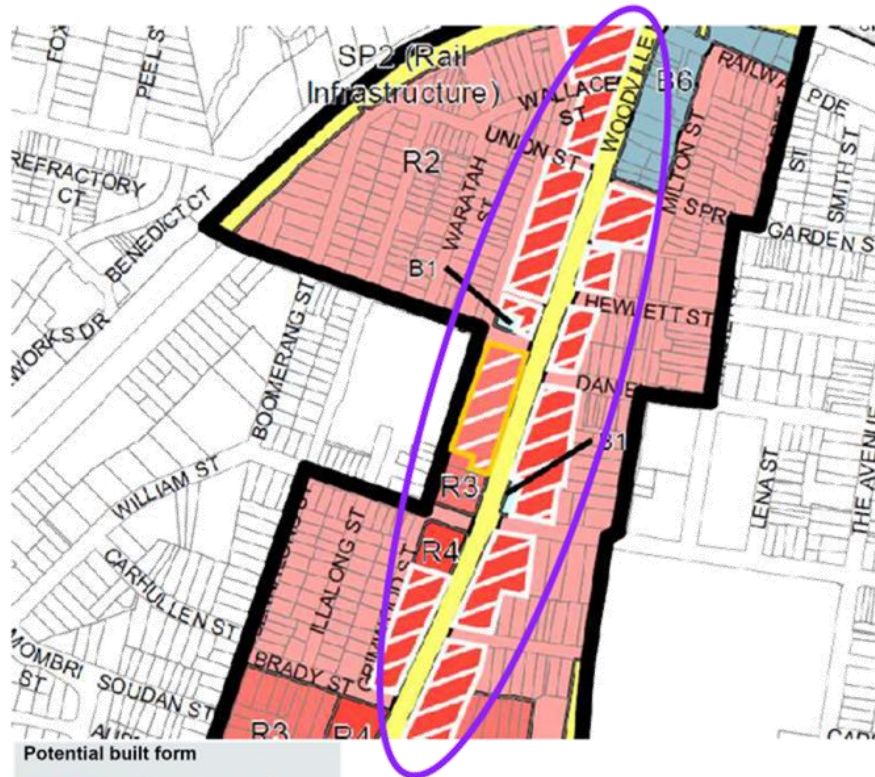
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Zone B4 Mixed use and corresponding uplift in height and FSR
	Proposed built form (as exhibited)	
	R4 High Density Density Residential (4-5 storeys)	
Rationale/ Submission	Requests Woodville Road Corridor be zoned to B4 Mixed Use. Need for improvement along the corridor to make the community energetic and developing.	

Recommendation: Not include in Planning Proposal (*Subject areas are considered for R4 zoning instead in the planning proposal*)



Woodville Road Corridor, Granville

Proposed rezoning – B4



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

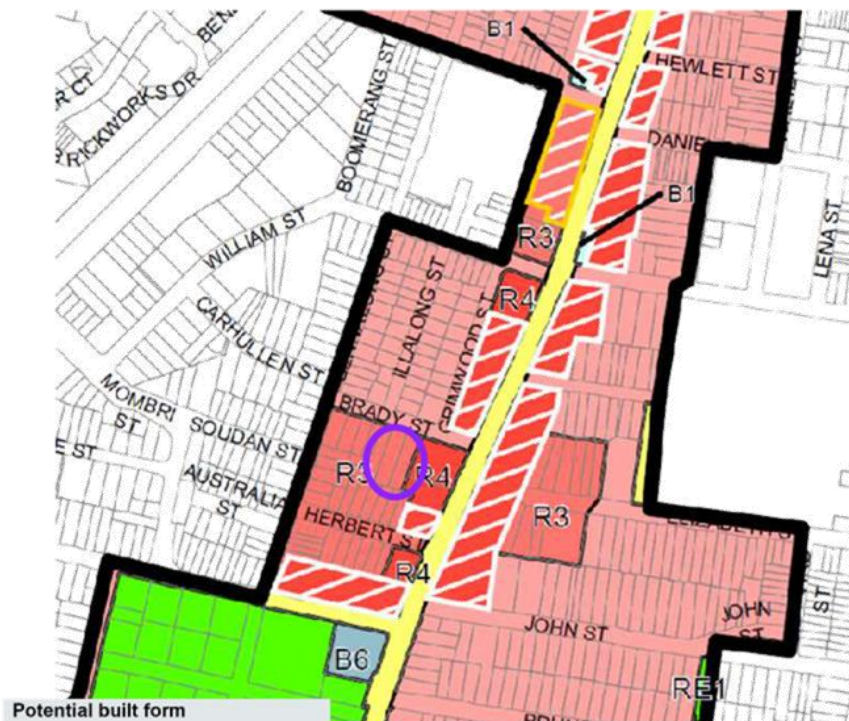
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Zone B4 Mixed use and corresponding uplift in height and FSR
	Proposed built form (as exhibited) Various	
Rationale/ Submission	Supports the change of zoning of Woodville Road Corridor, with request to rezone to B4 which will allow commercial shops and RFB development.	

Recommendation: Not include in Planning Proposal (*Subject areas are considered for R3/R4 zoning instead in the planning proposal.*)



12-14 Brady Street, Merrylands

Proposed rezoning – R3 to R4 or B6



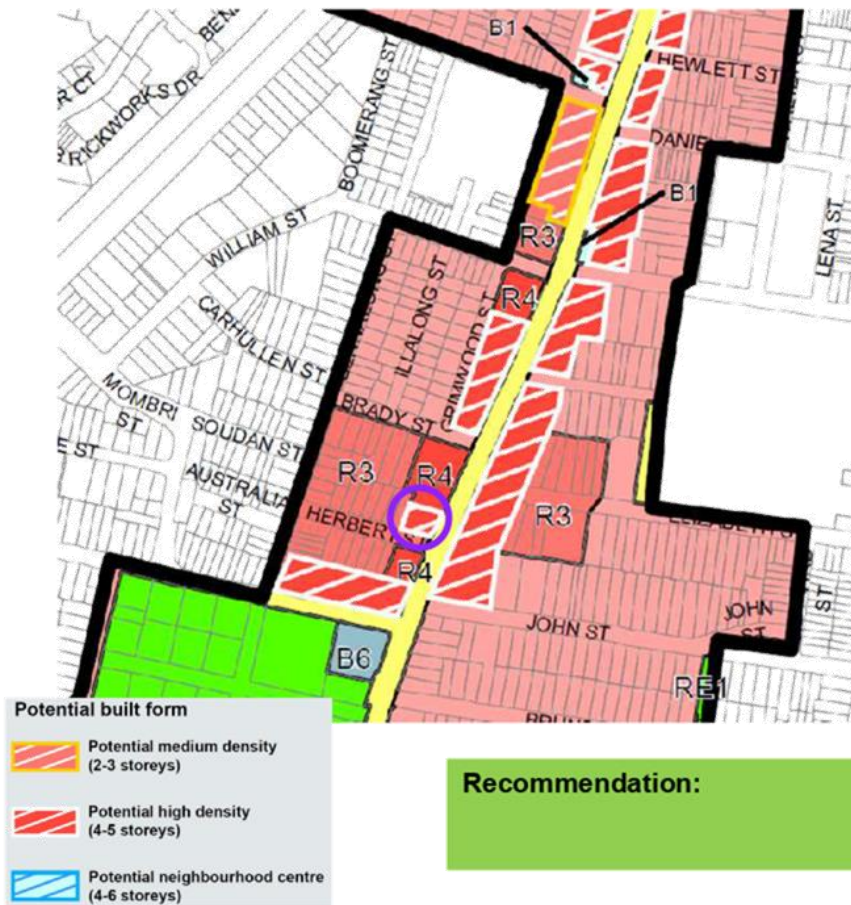
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R3 Medium Density Residential Height: 11m FSR: 0.6:1	Rezone to R4/B6
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Both properties are located on block of land from the corner of Woodville Road and Brady Street.	

Recommendation: Not include in Planning Proposal (No change to current zoning. R3 to provide housing diversity in the area.)



138 Woodville Road, Granville

Proposed rezoning – R3 to B4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R3 Medium Density Residential Height: 11m FSR: 0.6:1	Rezone to B4 Mixed Use with corresponding uplift in height and FSR
	Proposed built form (as exhibited) R4 High Density Residential (4-5 storey)	
Rationale/ Submission	Request for Council to rezone this site to mixed use. Submission details issues associated with Woodville Road, changing development and increased traffic.	

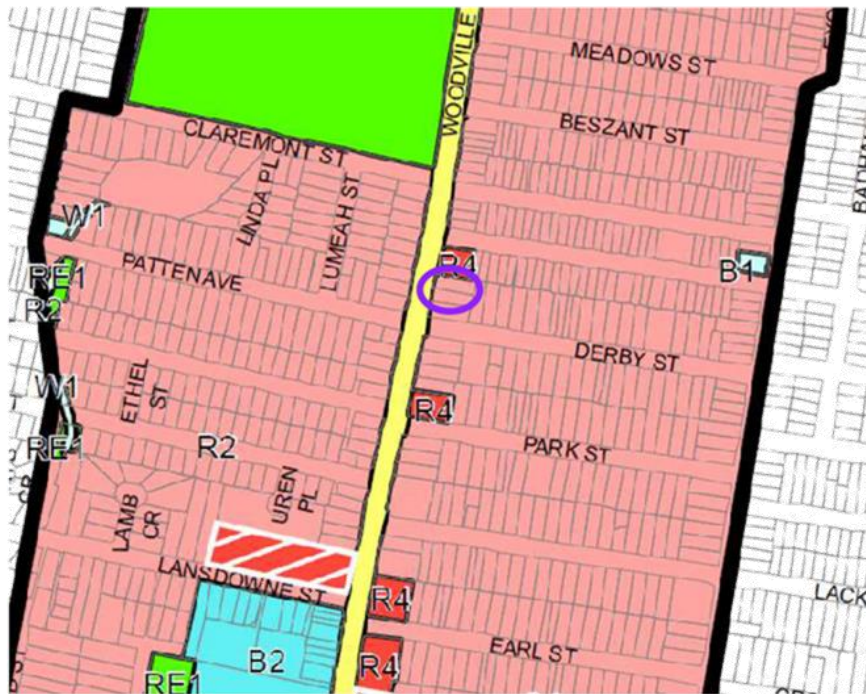
Recommendation:

Not include in Planning Proposal (*Subject areas are considered for R3/R4 zoning instead in the planning proposal.*)



201 & 203 Woodville Road, Merrylands

Proposed rezoning – R2 to R4



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

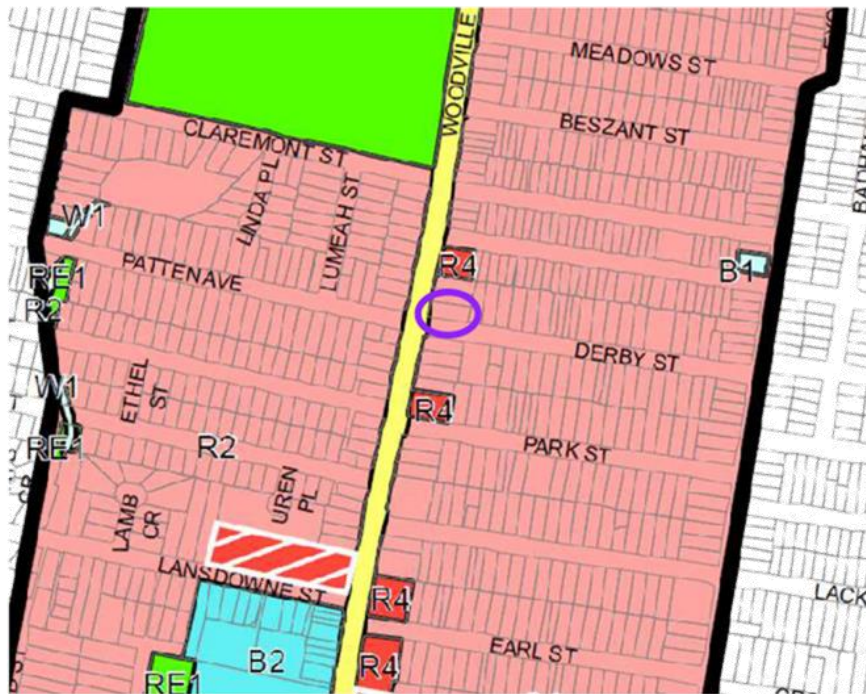
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential	R4 High Density Residential
	Height: 9m	Corresponding FSR and height
	FSR: N/A	
	Proposed built form (as exhibited)	
	No change	
Rationale/ Submission	Requests Council to review proposed planning framework for WRC to include properties in the rezoning (to high density). These two properties are owned by same owner.	

Not include in Planning Proposal (*Site constraint: Subject sites are outside of three targeted precincts for additional dwelling growth*)



205 Woodville Road, Merrylands

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential	R4 High Density Residential
	Height: 9m	Corresponding FSR and height
	FSR: N/A	
	Proposed built form (as exhibited)	
	No change	

Rationale/ Submission

In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density. In 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy. In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.

Recommendation:

Not include in Planning Proposal (*Site constraint: Subject sites are outside of three targeted precincts for additional dwelling growth*)



17-19 Lansdowne St, Merrylands

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential
	Proposed built form (as exhibited)	
	No change	
Rationale/ Submission	<p>Requests Council to include lots in the R4 rezoning proposed for eastern half of the block on Lansdowne St, between Woodville Rd and Lamb Cres. Raises inconsistency in the planning approach between the WRC proposal and Merrylands East Neighbourhood Centre Precinct proposal (DCP) for the site.</p> <p><i>(Planner's note. Site specific DCP indicates a Neighbourhood Centre study boundary, this does not propose B1 zoning for the entire area)</i></p>	

Recommendation:

Not include in Planning Proposal (*Site constraint: interface with lower density residential*)



36 and 38 Earl Street, Merrylands

Proposed rezoning – R2 to R3/R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R3 Medium Density Residential or R4 High Density Residential
	Proposed built form (as exhibited) No change	Corresponding height and FSR
Rationale/ Submission	Requests Council to consider rezoning 36 and 38 Earl Street to R3 or R4 for consistency with the rest of the proposed changes. Comments made on the current dispatch of land uses along the WRC.	



Recommendation:

Not include in Planning Proposal (*Site constraint: need to consider site amalgamation, interface with low density residential zone*)



300 Woodville Rd, Guildford

Proposed rezoning – B6 to R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	B6 Enterprise Corridor	R4 High Density Residential
	Height: 12m	Corresponding height and FSR
	FSR: 1.5:1	
	Proposed built form (as exhibited)	
	No change	
Rationale/ Submission	Proposal to rezone to R4 as there are limited opportunities for residential developments with the current B6 zoning.	

Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

Not include in Planning Proposal (*Site constraint: loss of employment lands*)



280-290 Woodville Road, Guildford

Proposed rezoning – B6 to B4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	B6 Enterprise Corridor Height: 12m FSR: 1.5:1	B4 Mixed Use Corresponding height and FSR
	Proposed built form (as exhibited) No change	Reconsider 10m setback proposed for street tree planting
Rationale/ Submission	<p>Comments that the potential built form framework proposed for WRC is incohesive with draft DCP proposed for Merrylands East Neighbourhood Centre precinct</p> <p>Recommends Council to:</p> <ul style="list-style-type: none"> - consider ALDI Guildford site as B4 Mixed use zone, consistent with the rezoning of John Cootes site - reconsider the site for additional building height - reconsider the 10m setback proposed for street tree planting - provide a detailed movement and place framework supported by traffic engineering and urban design analysis for the next public consultation period 	

Recommendation:

Not include in Planning Proposal (*Site constraint: loss of employment lands*)



283-289 Woodville Road, Guildford

Proposed rezoning – B6 to B4



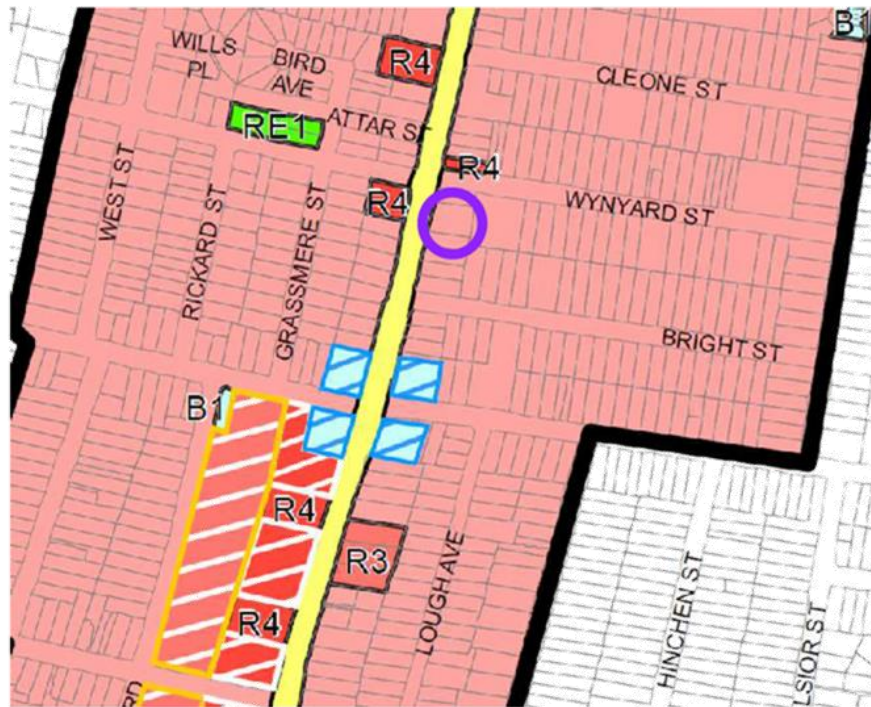
Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	B6 Enterprise Corridor Height: 12m FSR: 1.5:1	B4 Mixed Use
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Seeking a rezoning of sites to allow constructing both commercial and residential buildings up to 15 storeys. Would like to see both Granville and Guildford be evolving as the current Town Hall and Wynyard.	

Recommendation: Not include in Planning Proposal (*Site constraint: loss of employment lands*)



343-347 Woodville Road, Guildford

Proposed rezoning – R2 to B1/ B4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	B1 Neighbourhood centre or B4 Mixed use
	Proposed built form (as exhibited) No change	
Rationale/ Submission	343-345 Woodville Road has been operating as a commercial premises and paying a commercial rate since it was zoned as mixed use previously but land zoning has been revered to R2. Requests Council to rezone the site and the area for consistency with current business use and promote growth and development in the area.	



Recommendation:

Not include in Planning Proposal (*Site constraint: interface with lower density residential*)



499 Woodville Rd, Guildford

Proposed rezoning – R4 or B4



- Potential medium density (2-3 storeys)
- Potential high density (4-5 storeys)
- Potential neighbourhood centre (4-6 storeys)

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R4 High Density Residential or B4 Mixed use
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Requests to develop corridor into high density residential and commercial precinct to help boost local employment.	

Recommendation:

Not include in Planning Proposal (*site constraint: local character, conflicting with previous petition objecting zoning change (CoP's)*)



533 Woodville Rd, Guildford

Proposed rezoning – R3 or R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R3 Medium Density Residential / R4 High Density Residential
	Proposed built form (as exhibited) No change	Corresponding height and FSR
Rationale/ Submission	Proposal for zone uplift given the medium to high density developments existing in the vicinity and planned development proposals nearby (ie. John Cootes site and Merrylands east of train station strategic centre). Concerns over a lack of privacy on the property surrounded by townhouses, units and shops.	
	Recommendation: Not include in Planning Proposal (<i>site constraint: local character, conflicting with previous petition objecting zoning change (CoP's)</i>)	



Woodville Road Corridor (between Guildford Road and Rawson Road)

Proposed uniform rezoning to R3 / R4



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential	R3 Medium Density Residential
	R3 Medium Density Residential	R4 High Density Residential
	Proposed built form (as exhibited) No change	50km/h road speed limit for entire WRC
Rationale/ Submission	Recommends Council to rezone entire corridor to R4 given the site's development potential for higher density developments (ie. proximity to public transport), which reduces the need for more driveways to access residences.	

Recommendation:

Not include in Planning Proposal (*site constraint: local character, conflicting with previous petition objecting zoning change (CoP's)*)



Chamberlain Road, Guildford (west side)

Proposed rezoning – R2 to R3



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	R3 Medium Density Residential Corresponding height and FSR
	Proposed built form (as exhibited) No change	
Rationale/ Submission	Proposal for zone uplift to make it consistent with the R3 zoning proposed for the east side of Chamberlain Road. Resident group believes that rezoning only the one side will have a negative impact on the neighbourhood and won't give a fair opportunity to all property owners in the area.	

Recommendation:

Not include in Planning Proposal (site constraint: local character, traffic/movement/carparking capacity)



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**Site specific submissions
Noted**



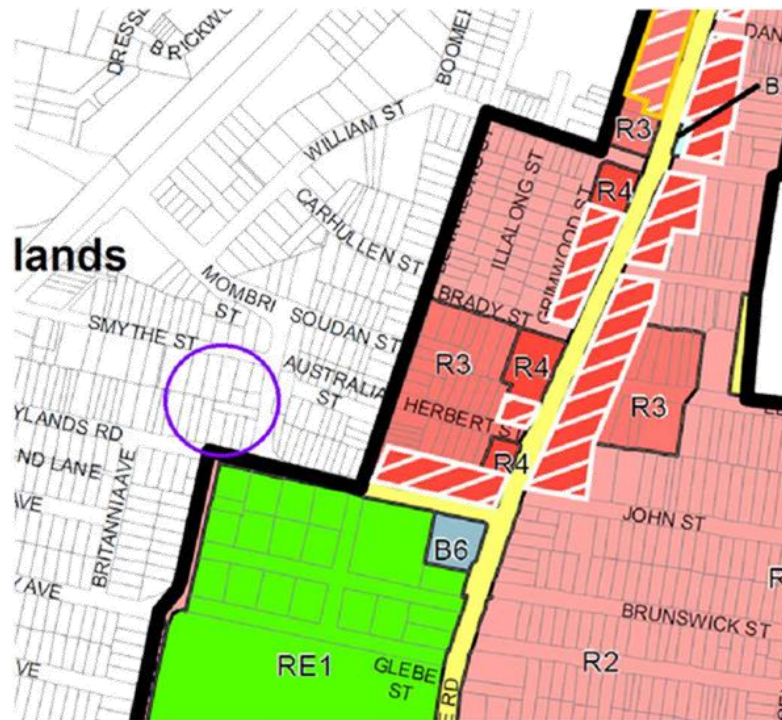
Noted

Site/Location	Submission
41-55 Merrylands Road, 22-24 Loftus Street, 2-12 Smythe Street, Merrylands	Increase HOB/FSR
Lansdowne Street, Merrylands	Retain R2
Lansdowne Street and Oxford Street (Merrylands East Precinct), Merrylands	Implement an appropriate traffic management and safety plan
Highland Street, Merrylands	New roundabout and additional road infrastructure
Oxford Street, Guildford	Additional road infrastructure
Cnr of Bursill Street and Woodville Road	Continue allow vehicle access from and to Woodville Road
Woodville Road Corridor (between Guildford Road and Rawson Road)	Retain R2
Woodville Road Corridor (between Guildford Road and Rawson Road)	No landscaped setback
Woodville Road South Precinct	Retain R2
Cnr of Henry Street and Chamberlain Road, Guildford	Widening of Woodville Road and adequate car parking requirement



41-55 Merrylands Rd / 22-24 Loftus St / 2-12 Smythe St, Merrylands

Increase HOB and FSR



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R4 High Density Residential	R4 High Density Residential
	Height: 11m	Allow for up to 16 level storey and,
	FSR: 0.8:1	FSR of 4:1
	Proposed built form (as exhibited)	
	Sites located outside of WRC study boundary	
Rationale/ Submission	Recommends Council to revise development controls for site area to match those proposed for properties within the WRCS study area to allow for higher density developments than what's currently permitted.	

Noted. The site is currently being reviewed as part of proposed planning controls for Merrylands East area.



Lansdowne St, Merrylands

Maintain current zoning of R2 / Additional road infrastructure



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	No change
	Proposed built form (as exhibited)	Retain R2 Low Density Residential
	R4 High Density Residential (4-5 storeys)	
Rationale/ Submission	<p>Recommends Council to maintain current zoning of R2. High density residential developments will exacerbate existing traffic and congestion problems experienced by locals, raising safety concerns and access issues. New infrastructure is necessary to support the increasing density.</p>	

Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

Noted. Areas are to be included for potential rezoning to R4. New DCP is being prepared to include access and movement control to manage traffic impacts and to ensure that development does not unreasonably impact on the traffic conditions on Woodville Road and local roads.



Merrylands East Precinct

Improve traffic management at Lansdowne & Oxford St



Proposal Summary	Current traffic/road safety measure	Proposed Controls
	A maximum speed of 50km/h	Recommends Council to implement or draft an appropriate traffic management and safety plan for consultation before any further progress is made with the precinct
Rationale/ Submission	<p>Recommends following matters for consideration:</p> <ul style="list-style-type: none"> - Widening of Lansdowne Street, - Block off access to Lansdowne St for Southbound Woodville Road Traffic and create cul de sac at Lamb Crescent/Vairy Crec and Railway Terrace, - Restrict east-end of Lansdowne St to a Boulevard environment, linking with the new Merrylands East precinct, - Convert the western end of Lansdowne St to a Boulevard environment for improved urban street greenscape 	

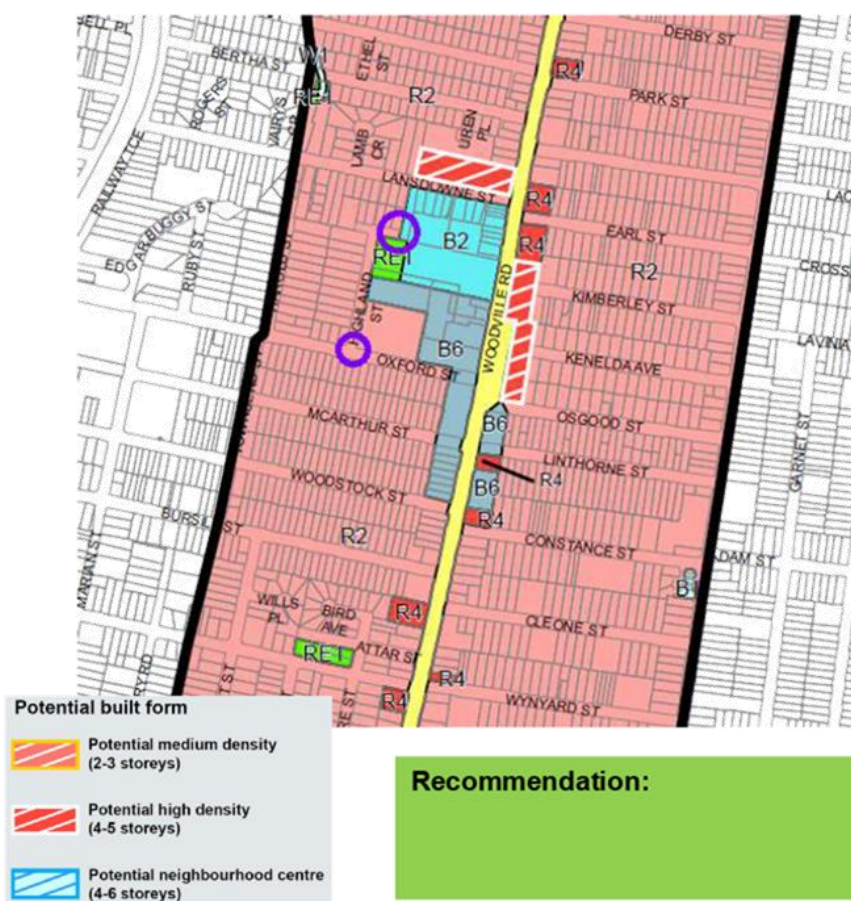
Recommendation:

Noted. DA in progress with Council for new Local Centre development in B2. Traffic management is being reviewed with additional traffic controls around the area.



Highland St, Merrylands

New roundabout / Additional road infrastructure



Proposal Summary	Current traffic/road safety measure	Proposed Controls
	'Do not queue across intersection' sign at Highland St/Oxford St T-section	No vehicular access to new street in John Cootes development site (DA2020/0493) from Highland St New roundabout at Highland St/Oxford St T-section
Rationale/ Submission	Recommends Council to consider additional measures to manage traffic as well as to address safety concerns and access issues faced by local residents. Comments raised on the effectiveness of the existing 'Do not queue across intersection' sign to address the safety and access issues.	

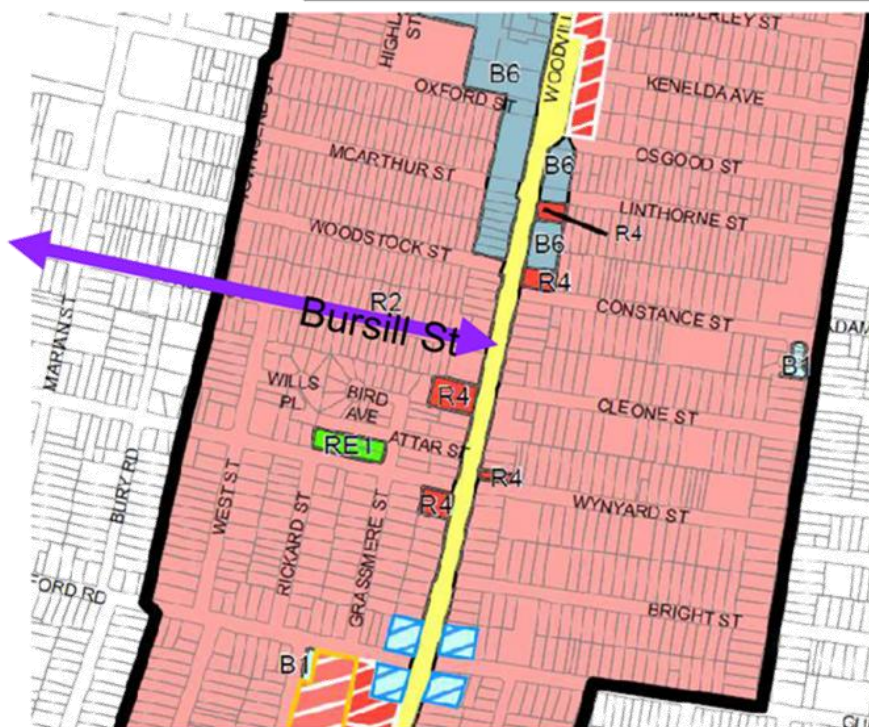
Recommendation:

Noted. DA in progress with Council for new Local Centre development in B2. Traffic management is being reviewed with additional traffic controls around the area.



Cnr of Bursill Street and Woodville Road

Continue allowing access from and to Woodville Road



Proposal Summary	Current Controls	Proposed Controls (Submission)
	Vehicle access allow from and to Woodville Road	Continue allow vehicle access from and to Woodville Road
	Proposed access & movement (as exhibited) (Targeted) Vehicular access provided through local streets rather than Woodville Road	
Rationale/ Submission	Recommends Council to consider increasing accessibility in/out to Woodville Road to/from Bursill St. Concerns raised that limiting vehicle access from Woodville Road to Bursill Street would negatively impact the existing business operation; Red Rooster.	

Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

Noted. Proposed access and movement arrangements for the Woodville Road Corridor to mitigate traffic movement. For future development, it is recommended that vehicle access is to be provided from local streets rather than Woodville Road.



Woodville Road Corridor (between Guildford Road and Rawson Road)

Retain existing planning control - R2

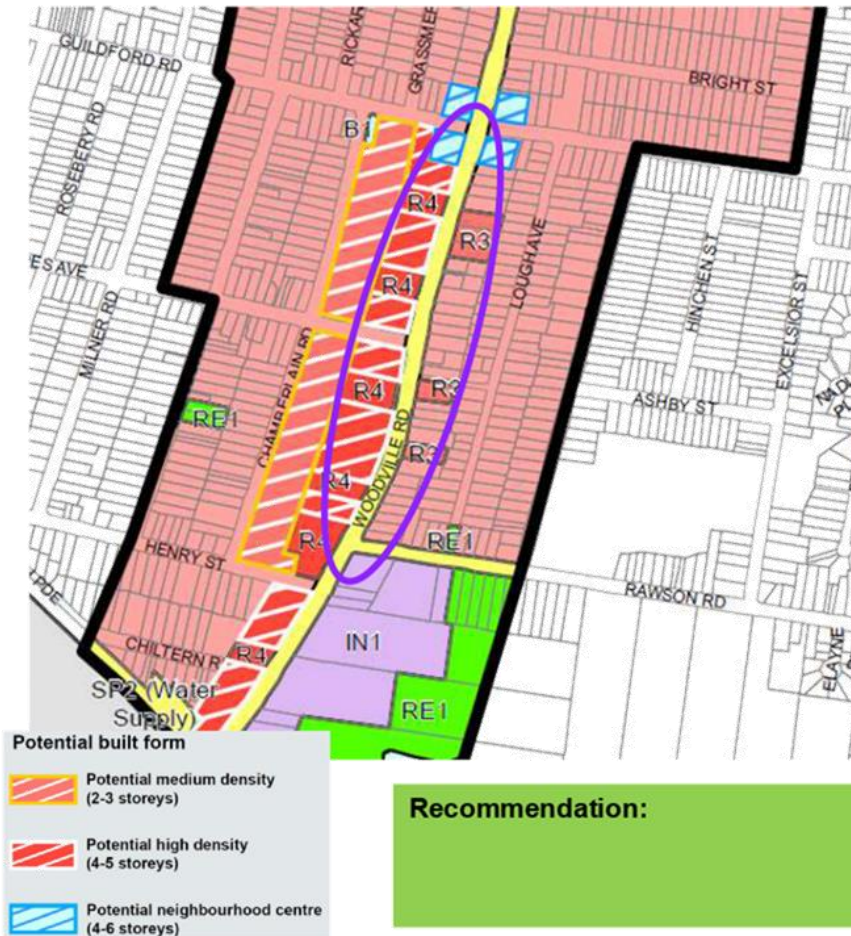


Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential	Objection to proposed changes to Woodville Road parallel to Lough Ave
	R3 Medium Density Residential	
	Proposed built form (as exhibited) No change	
Rationale/ Submission	<p>Recommends no change on Woodville Road parallel to Lough Avenue. Concerns over a lack of privacy and commented on the current state of traffic congestion around the area. Comments made on the lack of demand and vacant commercial shops on Woodville Road.</p>	
	<p>Recommendation: Noted. No change is proposed. Areas to be remained as R2 Low Density Residential.</p>	



Woodville Road Corridor (between Guildford Road and Rawson Road)

No landscaped setback



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential	No landscaped setback
	R3 Medium Density Residential	
	Proposed public domain plan (as exhibited)	
	Landscaped setback along Woodville Road Corridor	
Rationale/ Submission	Does not support the proposed landscaped setback along the WRC. Comments made that it would aggravate the existing rubbish deposit.	
	Noted. Proposed landscaped setback along the Woodville Road Corridor is to improve and enhance the streetscape and increase the urban tree canopy to mitigate the air quality, noise and pollution.	

Recommendation:



Woodville Road South Precinct

Does not support the proposed planning framework



Potential built form

	Potential medium density (2-3 storeys)
	Potential high density (4-5 storeys)
	Potential neighbourhood centre (4-6 storeys)

Recommendation:

Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	No change
	Proposed built form (as exhibited) R3 / R4	
Rationale/ Submission	Does not support the proposed planning framework for Woodville Road South Precinct. Concerns raised on the potential increase in traffic/parking capacity in vicinity and amenity concerns on noise, privacy and noise.	
	Noted. Areas are to be included for rezoning to R4. New DCP is being prepared to include access and movement control to manage traffic impacts and to ensure that development does not unreasonably impact on the traffic conditions on Woodville Road and local roads.	



Cnr of Henry Street and Chamberlain Road, Guildford

Widening of Woodville Road and car parking requirement



Proposal Summary	Current Controls (Draft CLEP)	Proposed Controls (Submission)
	R2 Low Density Residential Height: 9m FSR: N/A	Widening of Woodville Road, Adequate car parking to be provided within the future development
	Proposed built form (as exhibited)	
	R4 High Density (4-5 storeys)	
Rationale/ Submission	<p>Recommends Council to consider a future widening of Woodville Road prior to the development and need for adequate car parking provided within the future development. Concerns raised on the safety and amenity of existing local streets (Henry St, Chamberlain Rd) that are at its capacity with excess street parking. Comments made on existing unit at 548-556 Woodville Road with vacant retails and no setback from the footpath.</p>	

Recommendation:

Noted. New DCP is being prepared to include access and movement control to manage traffic impacts and to ensure that development does not unreasonably impact on the traffic conditions on Woodville Road and local roads.