

100 Woodville Road, Granville

Planning Proposal for a Mixed Use Development

On behalf of
Missionary Sisters of Mary Queen of
the Word Australia
September 2018



Project Director

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Signed*

.....

Date

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*This document is for discussion purposes only unless signed and dated by the project director.

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Introduction

This Planning Proposal is submitted to Cumberland Council (Council) on behalf of the Missionary Sisters of Mary Queen of the World Australia (the proponent) in order to seek amendments to *Parramatta Local Environmental Plan 2011* (Parramatta LEP 2011) in relation to the site at 100 Woodville Road, Granville (the site).

The intent of the Planning Proposal is to facilitate redevelopment of the existing convent into a new convent plus new medium density townhouses to be used in association with the Missionary Sisters of Mary Queen of the World Australia.

In order to achieve this intent, the Planning Proposal proposes to:

- Rezone the site from R2 Low Density Residential to R3 Medium Density Residential;
- Amend the site's maximum height of building from 9m to 12m; and
- Amend the site's maximum FSR from 0.5:1 to 1:1.

The Planning Proposal been prepared in accordance with:

- Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act); and
- NSW Department of Planning and Environment's (DP&E's) *A Guide to Preparing Planning Proposals* (2016).

The following documents (attached as appendices) have been prepared to support the Planning Proposal:

- Appendix 1: Proposed LEP Mapping (Mecone, August 2018);
- Appendix 2: Urban Design Report (John O'Brien Architects, August 2018);
- Appendix 3: Traffic Report (InRoads Group, August 2018);
- Appendix 4: Preliminary Site Investigation (SNC Lavalin, August 2018); and
- Appendix 5: Social Impact Assessment (Cred Consulting, August 2018).

Site location and context

The site comprises seven lots bounded by Grimwood Street to the south, Woodville Road to the east and William Street to the west, as shown in Figure 1 below.



Figure 1 – Aerial view of site

Source: SIX Maps

The site is located in the suburb of Granville within the local government area of Cumberland Council, approximately 1km south of Parramatta CBD and 19km west of Sydney CBD. The nearest centres are the Granville and Merrylands local centres, which are located approximately 900m northeast and southwest of the site, respectively.

The surrounding locality is characterised by low to medium density housing as well as two large institutional uses, namely TAFE Granville and Delaney College and Holy Trinity Primary School. Refer to Figure 2 below for a local context map.



Figure 2 – Local context map
Source: Mecone

Site description

Table 2 provides a description of the site's key characteristics.

Table 1 – Site description	
Item	Detail
Legal description	Lot D DP150974 Lot 8 DP521888 Lot 1 DP781277 Lot 1 DP780942 Lots 1000 & 1001 DP1093851 Lot 6 DP975141
Total site area	Approximately 2,973sqm
Shape	Irregular
Frontage	Approximately 62m to Woodville Road Approximately 47m to William Street Approximately 81m to Grimwood Street

Table 1 – Site description

Topography	Generally flat
Existing buildings/ structures	Existing development include a convent and three detached houses (related to the convent use) and associated vegetable gardens, landscaped garden and lawn areas, and storage sheds. It is understood that the convent was established in 1915. The current residents, the Missionary Sisters of Mary Queen of the World, have operated the convent since 1978. Prior to that, it was operated by the Sisters of Saint Joseph.
Access and parking	Current vehicular access to the site is via four vehicular crossovers off Grimwood Street.
Public transport	The site is located within walking distance of a number of bus stops on Woodville Road, William Street and The Avenue, which are serviced by the following routes: • Route 906 (Fairfield to Parramatta via Guilford Station and Excelsior Street); • Route 907 (Bankstown to Parramatta via Yagoona, Bass Hill, Villawood and Guildford); and • Route 908 (Bankstown to Merrylands via Sefton, Regents Park, Berala, Auburn Hospital, Auburn and South Granville).
Flooding	The site is not identified as flood prone land.
Vegetation	The site contains several trees in the existing courtyard off Grimwood Street, as well as a few other smaller trees and shrubs scattered throughout the site. Additionally, the existing development includes a large vegetable garden off Grimwood Street.
Heritage	The site is not identified as a heritage item and is not located in a heritage conservation area. Opposite the site across Grimwood Street is local heritage item 'Holy Trinity church Group' (I120).

Refer to Figure 3 to Figure 5 below for photographs of the site.



Figure 3 – Site seen from Woodville Rd/William St intersection

Source: Cred Consulting (Aug 2018)



Figure 4 – Site seen from William St/Grimwood St intersection

Source: Cred Consulting (Aug 2018)



Figure 5 – Central garden area within site

Source: Consulting (August 2018)



Figure 6 – Vegetable garden within site

Source: Cred Consulting (August 2018)

Surrounding development

The development immediately surrounding the site includes:

- To the north:** To the north the site is adjoined by two one-storey dwelling houses at 59 Grimwood Street and 90 Woodville Road. Beyond this, development to the north generally consists of low density residential development. Refer to Figure 5 below.
- To the south:** The site borders William Street to the south. The development on the opposite side of William Street comprises two-storey medium density housing. Refer to Figure 6 below.
- To the east:** The site borders Woodville Road to the east. The development on the opposite side of Woodville Road development generally consists of low density residential development.
- To the west:** The site borders Grimwood Street to the west. The development on the opposite site of Grimwood Street includes low density residential development and Delaney College and Holy Trinity Primary School further to the northwest. Refer to Figure 7 below.



Figure 7 – 1-storey dwelling to north (90 Woodville Road)
Source: Cred Consulting (Aug 2018)



Figure 8 – Townhouses to south across William St
Source: Cred Consulting (Aug 2018)



Figure 9 – Dwelling houses to west across Grimwood St
Source: Consulting (August 2018)

Existing planning controls

Whilst now part of the Cumberland local government area, the site was formerly part of City of Parramatta, and the site is still subject to the provisions of Parramatta LEP 2011. The following key provisions apply to the site:

- Land use zone: R2 Low Density Residential;
- Maximum building height: 9m; and
- Maximum floor space ratio: 0.5:1.

Figure 10 to Figure 12 below show the relevant current LEP maps.

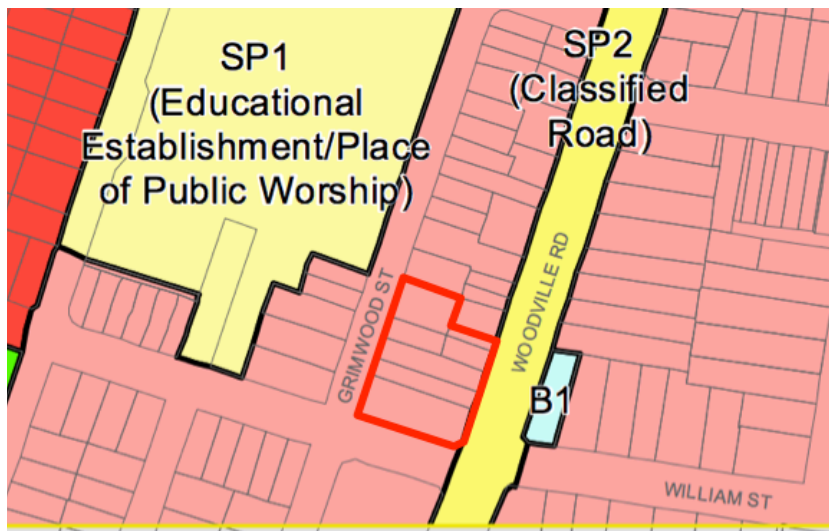


Figure 10 – Current zoning map
Source: Parramatta LEP 2011



Figure 11 – Current height of buildings map
Source: Parramatta LEP 2011



Figure 12 – Current FSR map
Source: Parramatta LEP 2011

Structure of this Planning Proposal

This Planning Proposal has been prepared in accordance with the requirements of Section 3.33 of the EP&A Act and the DP&E's *A Guide to Preparing Planning Proposals* (2016) and is structured as follows:

- Part 1—A statement of the objectives and intended outcomes;
- Part 2—An explanation of the provisions to be included in the proposed instrument;
- Part 3—Justification of the objectives, outcomes and the process for implementation;
- Part 4—Maps to identify the modifications required to the proposed instrument and the area to which it applies;
- Part 5—Details of the community consultation to be undertaken; and
- Part 6—Draft timeline for the Planning Proposal.

Part 1: Objectives or intended outcomes

The objective and intended outcome of the Planning Proposal is to facilitate redevelopment of the existing convent into a new convent plus new medium density townhouse dwellings compatible with site's location on the Woodville Road corridor.

The current site includes a large portion of under-utilised land, and the proponent has identified an opportunity to redevelop the site to meet both the needs of the Missionary Sisters and the housing needs of the locality community.

The envisioned development includes the following key features:

- A new convent with chapel and approximately 30 rooms and shared dining, kitchen and laundry;
- A standalone apartment associated with the convent use;
- Seven three-bedroom townhouse dwellings fronting Woodville Road; and
- One basement parking level with 14 parking spaces for the townhouses; and
- At-grade car park with 10 spaces for convent use.

Figure 13 below shows a 3D perspective of the development.

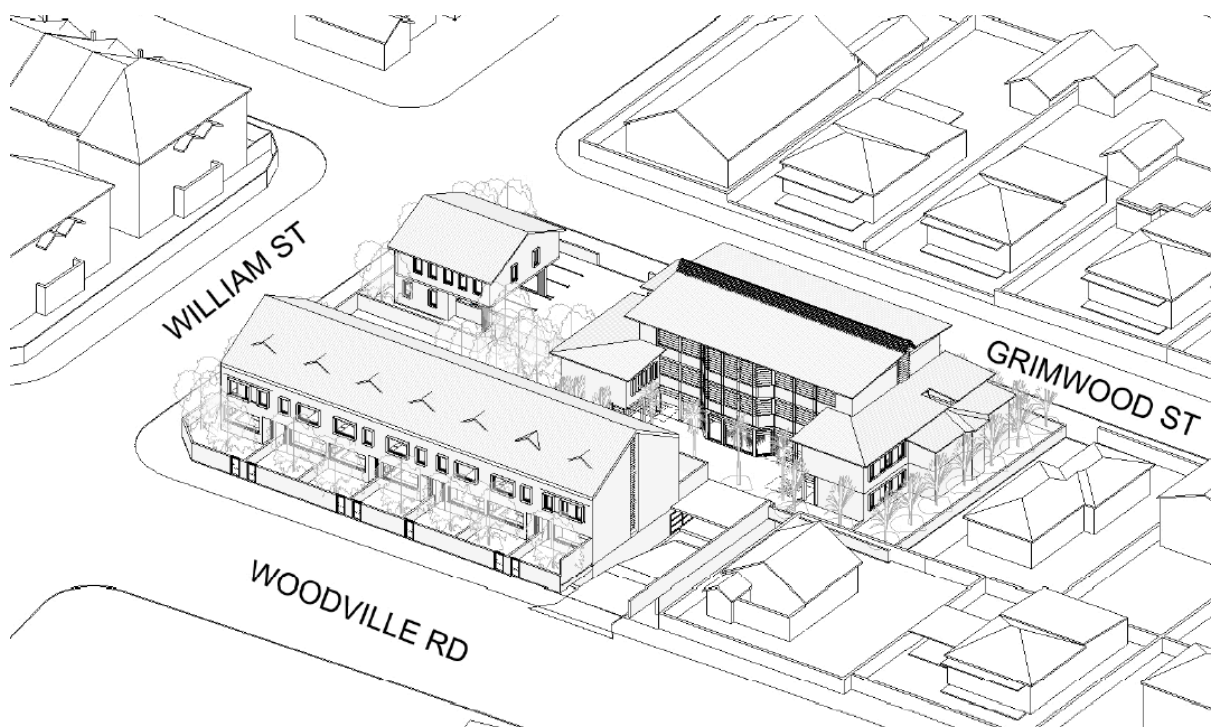


Figure 13 – 3D perspective of proposed development
Source: John O'Brien Architect

Part 2: Explanation of provisions

The Planning Proposal seeks to achieve the intended outcomes through the following amendments to Parramatta LEP 2011:

- Rezone the site from R2 Low Density Residential to R3 Medium Density Residential;
- Amend the maximum building height from 9m to 12m; and
- Amend the maximum FSR from 0.5:1 to 1:1.

The rezoning and increases in maximum height and FSR would be achieved by amending the relevant mapping in Parramatta LEP 2011. Refer to Part 4 of this Planning Proposal for thumbnail images of the proposed mapping, and refer to Appendix 1 for the full map sheets.

Part 3: Justification

Section A—Need for the proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the result of a strategic study or report. Rather, the Planning Proposal responds to an opportunity for redeveloping the site to serve the needs of the Missionary Sisters and the housing needs of the local community.

The Planning Proposal also responds to the recommendations in Council's draft Woodville Road Strategy (2015), which sets out a vision for urban renewal with increased densities along Woodville Road (refer to further discussion at Section B below).

Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

This Planning Proposal is the most appropriate method of achieving the intended outcomes. The objectives require changing the land's zoning, height and FSR, and this can only be achieved by amending Parramatta LEP 2011 through the Planning Proposal process.

To clarify, it is considered that the convent use, which includes a chapel as well as living and sleeping quarters, can be best defined under Parramatta LEP 2011 as a "place of public worship", which is defined as follows:

***place of public worship** means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.*

The convent's living and sleeping quarters are considered ancillary components of the primary activity of religious worship.

Alternatively, the convent could be defined as a mixed-use development with "place of public worship" and "hostel" components, the latter of which is defined as follows:

***hostel** means premises that are generally staffed by social workers or support providers and at which:*

(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and

(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Though the premises are not staffed, the accommodation is provided in dormitory-like form, and cooking, dining, laundering and other facilities are provided on a shared basis.

Regardless of which of the above definitions is applied to the convent use, the current R2 Low Density Residential zone prohibits both uses, while the proposed R3 Medium Density zone permits both uses (place of public worship and hostel) with consent. Therefore, the R3 zone is considered the most appropriate zone for achieving the intended outcome.

Section B—Relationship to strategic planning framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is consistent with the objectives and actions contained within the relevant metropolitan and district plans, as discussed below:

Greater Sydney Region Plan

The Greater Sydney Region Plan (2018) (Region Plan) forms Sydney's overarching metropolitan strategic plan. The Region Plan is structured around four key themes—infrastructure and collaboration, liveability, productivity and sustainability—and sets out a number of directions and objectives to guide delivery of these themes. The two themes of liveability and sustainability are particularly relevant to this Planning Proposal, as outlined in Table 3 below.

Table 2 – Greater Sydney Region Plan (2018)

Theme	Direction/Objective	Consistency
Liveability	Direction: A city for people Objective 7: Communities are healthy, resilient and socially connected	The Planning Proposal promotes a healthy community by providing for additional housing in a walkable residential neighbourhood in close proximity to recreational opportunities at Granville Park. The Planning Proposal also provides for new accommodation for the Missionary Sisters, a long-standing positive social presence in the neighbourhood.
	Direction: Housing the city Objective 10: Greater housing supply Objective 11: Housing is more diverse and affordable	The Planning Proposal provides for seven new townhouse dwellings and an enlarged convent with additional bedrooms, which will contribute to Parramatta's housing supply. The Planning Proposal provides for a combination of convent rooms and townhouse dwellings and will contribute to the diversity and affordability of housing in the area.
Productivity	Direction: A well-connected city Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The Planning Proposal supports this objective by placing new housing in a location less than 30 minutes by public transport from the jobs and services and in Parramatta CBD.
Sustainability	Direction: A city in its landscape Objective 30: Urban tree canopy cover is increased	The Planning Proposal facilitates redevelopment of the site including increased landscaping and tree canopy cover.

Central City District Plan

The Central City District Plan (2018) (District Plan) supports the Region Plan and sets out a 20-year vision to guide the growth of the District within the context of Greater Sydney's three cities. The District Plan sets out a number of planning priorities structured around the Region Plan's four key themes. Key relevant priorities are discussed in the table below.

Table 3 – Central City District Plan (2018)

Theme	Priority	Consistency
Liveability	C4. Fostering healthy, creative, culturally rich and socially connected communities	The Planning Proposal promotes a healthy community by providing for additional housing in a walkable residential neighbourhood in close proximity to recreational opportunities at Granville Park. The Planning Proposal will also provide for new accommodation for the Missionary Sisters, a long-standing positive presence in the neighbourhood.

Table 3 – Central City District Plan (2018)

	Priority C5. Providing housing supply, choice and affordability, with access to jobs and services	The Planning Proposal provides for additional dwellings in close proximity to a large range of employment and services in Parramatta CBD, and will help meet Cumberland Council's 5-year dwelling target of 9,530.
	Priority C6. Creating and renewing great places and local centres, and respecting the District's heritage	The Planning Proposal facilitates redevelopment of an existing urban site including communal open space areas, presenting opportunities for social interaction.
Productivity	C9. Delivering integrated land use and transport planning and a 30-minute city	The Planning Proposal supports this priority by placing housing in a location less than 30 minutes by public transport (bus) from Parramatta CBD.
Sustainability	C16. Increasing urban tree canopy cover and delivering Green Grid connections	The Planning Proposal facilitates redevelopment of the site including increased landscaping and tree canopy cover.

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is consistent with the relevant local strategies, as discussed below:

Cumberland Council Community Strategic Plan 2017-2027

Cumberland Council 2038 Community Strategic Plan is a long-term community strategic plan for the Cumberland Council local government area. It sets out the community's vision for the future, the strategies in place to achieve it, and how progress towards or away from the vision will be measured. The plan identifies six strategic goals and a number of accompanying outcomes, activities and measures. The Planning Proposal is considered to be broadly consistent with the plan as outlined in the table below.

Table 4 – Cumberland Council Community Strategic Plan 2017-2027

Strategic Goal	Outcome	Consistency
1. A great place to live	We live healthy and active lifestyles	The Planning Proposal provides for additional housing in a walkable residential neighbourhood with easy access to the recreational facilities at Granville Park.
2. A safe, accessible community	We feel safe in all areas of Cumberland at all times	The Planning Proposal facilitates new development that incorporates the principles of CPTED.
	We have equal access to local services and facilities	The subject site is located in an area where new residents can either walk or take public transport to local services and facilities, including those in Granville centre and Parramatta CBD.
3. A clean and green	We value the	The Planning Proposal facilitates new

Table 4 – Cumberland Council Community Strategic Plan 2017-2027

community	environment and have measures in place to protect it	development with appropriate environmental safeguards, such as stormwater management.
4. A strong local economy	We have access to jobs locally and in our region	The Planning Proposal places additional housing in close proximity to job opportunities in the local community of Granville and nearby Parramatta CBD.
	We have access to great local education and care services	The Planning Proposal places additional housing in close proximity to a range of education facilities in the area, including Holy Trinity Primary School, Delaney College and TAFE Granville.
5. A resilient built economy	Our planning decisions and controls ensure the community benefits from development	The Planning Proposal seeks to facilitate the desired redevelopment through the appropriate planning pathway and seeks to align with the strategic vision for the area.
	We have a range of transport options that connect our town centres and to wider Sydney	The Planning Proposal seeks to place additional housing in a location serviced by bus transport.
6. Transparent and accountable leadership	Decision making is transparent, accountable and based on community engagement	The Planning Proposal will be publicly exhibited in accordance with requirements.

Draft Woodville Road Strategy (2015)

The Draft Woodville Road Strategy was endorsed by Parramatta City Council at its meeting on 23 November 2015. The strategy was prepared to identify the most appropriate land use and built form along the Parramatta portion Woodville Road and to address the ad-hoc building pattern resulting from various past zoning changes.

The strategy's vision for Woodville Road is to "Provide renewal opportunities that improve the amenity of the Woodville Road Corridor and provide development that is complementary to the growth of the existing network of centres". The strategy identifies the following seven guiding principles:

- New neighbourhood centre;
- Improve amenity;
- Sustainable and long term approach;
- Identity;
- Site consolidation;
- Sensitive transition; and
- Improved housing choice.

For the subject site (along with the majority of sites fronting Woodville Road), the strategy recommends R4 High Density Residential zoning, a maximum building height of four to five storeys and a maximum FSR of 1.4:1.

The Planning Proposal broadly aligns with the strategy's guiding principles in that it provides for additional housing on a consolidated site that is accessible by public transport. The Planning Proposal is also generally consistent with the strategy's specific built form recommendations, providing medium density development that is moderately less intense than that envisioned by the strategy.

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

The Planning Proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as outlined in the table below.

Table 5 – State Environmental Planning Policies		
SEPP	Consistent	Comment
SEPP No. 1- Development Standards	Not Applicable	-
SEPP No. 14 – Coastal Wetlands	Not Applicable	-
SEPP No. 19 – Bushland in Urban Areas	Not Applicable	-
SEPP No 21 – Caravan Parks	Not Applicable	-
SEPP No. 26 – Littoral Rainforests	Not Applicable	-
SEPP No. 30 – Intensive Agriculture	Not Applicable	-
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Consistent	The proposal is an example of infill development and provides for multiple uses on site. The proposal meets the aims and objectives of this SEPP.
SEPP No. 33 – Hazardous and Offensive Development	Not Applicable	-
SEPP No. 36 – Manufactured Home Estates	Not Applicable	-
SEPP No. 44 – Koala Habitat Protection	Not Applicable	-

Table 5 – State Environmental Planning Policies

SEPP No. 47 – Moore Park Showground	Not Applicable	-
SEPP no. 50 – Canal Estate Development	Not Applicable	-
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable	-
SEPP No. 55 – Remediation of Land	Consistent	A Preliminary Site Investigation has been prepared for the site (submitted under separate cover). The investigation concludes that the site is suitable for the proposed land uses.
SEPP No. 62 – Sustainable Aquaculture	Not Applicable	-
SEPP No. 64 – Advertising and Signage	Not Applicable	-
SEPP No. 65 – Design Quality of Residential Flat Development	Not Applicable	-
SEPP No. 70 – Affordable Housing (Revised Schemes)	Consistent	The proposal does not affect the schemes within this SEPP, nor does it propose any new scheme for affordable housing that would need to be included in this SEPP. The Planning Proposal is consistent with the objectives of this SEPP.
SEPP No. 71 – Coastal Protection	Not Applicable	-
SEPP (Affordable Rental Housing) 2009	Consistent	The proposal does not inhibit any operations of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	The proposal does not inhibit any operations of this SEPP. Any future development application for residential uses at the site would be accompanied by a BASIX certificate.
SEPP (Exempt and Complying Development Codes 2008	Consistent	The proposal does not inhibit any operations of this SEPP.
SEPP (Housing for Seniors or People with a Disability)	Consistent	The proposal does not inhibit any operations of this SEPP.

Table 5 – State Environmental Planning Policies

2004		
SEPP (Infrastructure) 2007	Not Applicable	-
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Applicable	-
SEPP (Kurnell Peninsula) 1989	Not Applicable	-
SEPP (Major Development) 2005	Consistent	The proposal does not inhibit the operations of the former Part 3A provisions or the replacement measures.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable	-
SEPP Penrith Lakes Scheme	Not Applicable	-
SEPP (Rural Lands) 2008	Not Applicable	-
SEPP (State and Regional Development) 2011	Not Applicable	-
SEPP (State Significant Precincts) 2005	Not Applicable	-
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable	-
SEPP (Sydney Region Growth Centres) 2006	Not Applicable	-
SEPP (Three Ports) 2013	Not Applicable	-
SEPP (Urban Renewal) 2010	Not Applicable	-
SEPP (Western Sydney Employment Area) 2009	Not Applicable	-
SEPP (Western Sydney Parklands) 2009	Not Applicable	-

Table 5 – State Environmental Planning Policies

SREP No. 8 – Central Coast Plateau Areas	Not Applicable	-
SREP No. 9 – Extractive Industry (No 2 – 1995)	Not Applicable	-
SREP No. 16 – Walsh Bay	Not Applicable	-
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	Not Applicable	-
SREP No. 24 – Homebush Bay Area	Not Applicable	-
SREP No. 26 – City West	Not Applicable	-
SREP No. 30 – St Marys	Not Applicable	-
SREP No. 33 – Cooks Cove	Not Applicable	-
SREP (Sydney Harbour Catchment) 2005	Not Applicable	-

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

The Planning Proposal is consistent with all applicable Ministerial Directions under the previous Section 117 of the EP&A Act (now Section 9.1) as outlined in the table below.

Table 6 – Section 117 Ministerial Directions

Clause	Direction	Consistency	Comment
1. Employment and Resources			
1.1	Business and Industrial Zones	Not Applicable	
1.2	Rural Zones	Not Applicable	-
1.3	Mining, Petroleum Production and Extractive Industries	Not Applicable	-
1.4	Oyster Aquaculture	Not Applicable	-

Table 6 – Section 117 Ministerial Directions

1.5	Rural Lands	Not Applicable	-
2. Environment and Heritage			
2.1	Environment Protection Zones	Not Applicable	-
2.2	Coastal Protection	Not Applicable	-
2.3	Heritage Conservation	Not Applicable	-
2.4	Recreation Vehicle Areas	Not Applicable	-
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable	-
3. Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Not Applicable	The proposal allows for a range of dwelling types, consistent with the existing trends and market demands.
3.2	Caravan Parks and Manufactured Home Estates	Not Applicable	-
3.3	Home Occupations	Consistent	-
3.4	Integrating Land Use and Transport	Consistent	The proposal is consistent with this direction in that it increases residential density in a location close to public transport.
3.5	Development Near Licensed Aerodromes	Not Applicable	-
3.6	Shooting Ranges	Not Applicable	-
4. Hazard and Risk			
4.1	Acid Sulfate Soils	Consistent	There is a low probability of acid sulfate soils in the immediate vicinity of the site. Based on the Acid Sulfate Soils Map in Parramatta LEP 2011, the site contains Class 5 Acid Sulfate Soils. For further detail, refer to the Phase 1 Environmental Site Assessment submitted under separate cover.
4.2	Mine Subsidence	Not Applicable	-

Table 6 – Section 117 Ministerial Directions

	and Unstable Land		
4.3	Flood Prone Land	Not Applicable	-
4.4	Planning for Bushfire Protection	Not Applicable	-
5 Regional Planning			
5.1	Implementation of Regional Strategies	Not Applicable	-
5.2	Sydney Drinking Water Catchments	Not Applicable	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	-
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable	-
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See Amended Directions 5.1)	Not Applicable	-
5.7	Central Coast (Revoked 10 July 2008. See amended Directions 5.1)	Not Applicable	-
5.8	Second Sydney Airport: Badgerys Creek	Not Applicable	-
5.9	North West Rail Link Corridor Strategy	Not Applicable	-
5.10	Implementation of Regional Plans	Not Applicable	-
6 Local Plan Making			
6.1	Approval and	Consistent	The proposal does not include

Table 6 – Section 117 Ministerial Directions

	Referral Requirements		consultation, referral or concurrence provisions, nor does it identify development as designated development.
6.2	Reserving Land for Public Purposes	Consistent	The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.
6.3	Site Specific Provisions	Consistent	The Planning Proposal does not impose any unnecessarily restrictive site-specific controls.
7 Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	Consistent	As demonstrated in Table 3 above, the proposal is consistent with the planning principles, directions and priorities for subregions, strategic centres and transport gateways in the Greater Sydney Region Plan, which has replaced A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not Applicable	-

Section C—Environmental, social and economic impact

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

There are no critical habitat or threatened species, populations or ecological communities, or their habitats on or around the site that would be affected by this Planning Proposal.

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

The Planning Proposal would not result in any unacceptable environmental impacts as discussed below:

Visual impacts

John O'Brien Architect has prepared a concept scheme to demonstrate a potential development under the proposed LEP provisions. In order to assist in the assessment of visual impacts, 3D perspectives have been prepared showing the scheme from various surrounding viewpoints (refer to select images at Figures 13-15 below, and refer to the full set in the Urban Design Report).

It is evident from these images that the development would be compatible with the surrounding context. The new three-storey convent would be similar in height to the three-

storey school buildings to the northwest and would not contrast starkly with the surrounding residential development. The new townhouse dwellings fronting Woodville Road would be similar to the existing medium density development to the south across William Street and provide an appropriate built form for the Woodville Road corridor.

The design would be further developed during the development application stage.

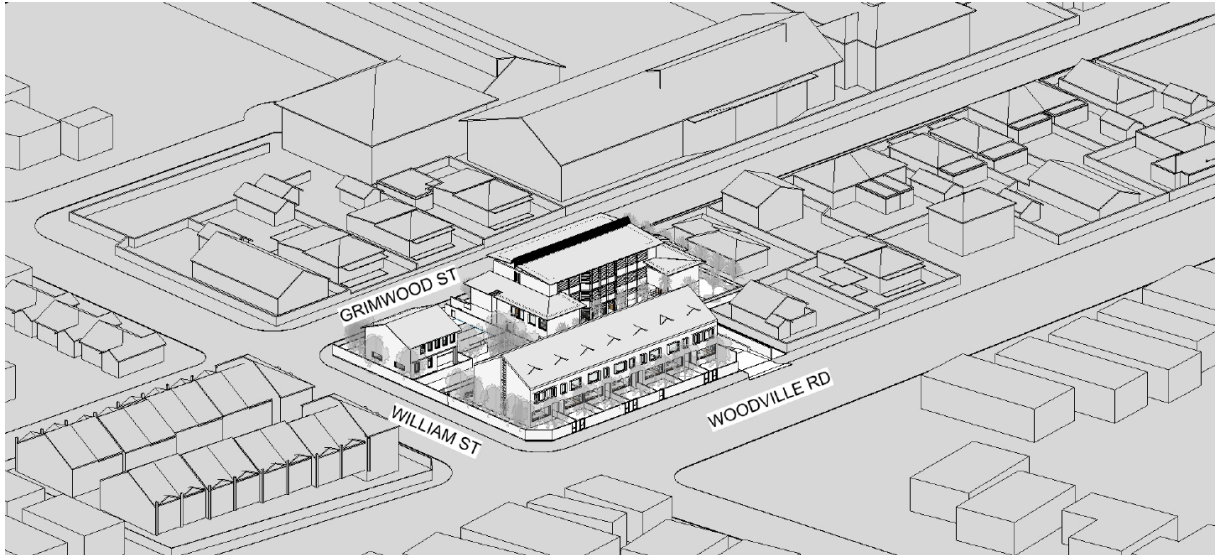


Figure 14 – 3D perspective (from northeast)

Source: John O'Brien Architect



Figure 15 – 3D perspective looking north along Woodville Road

Source: John O'Brien Architect

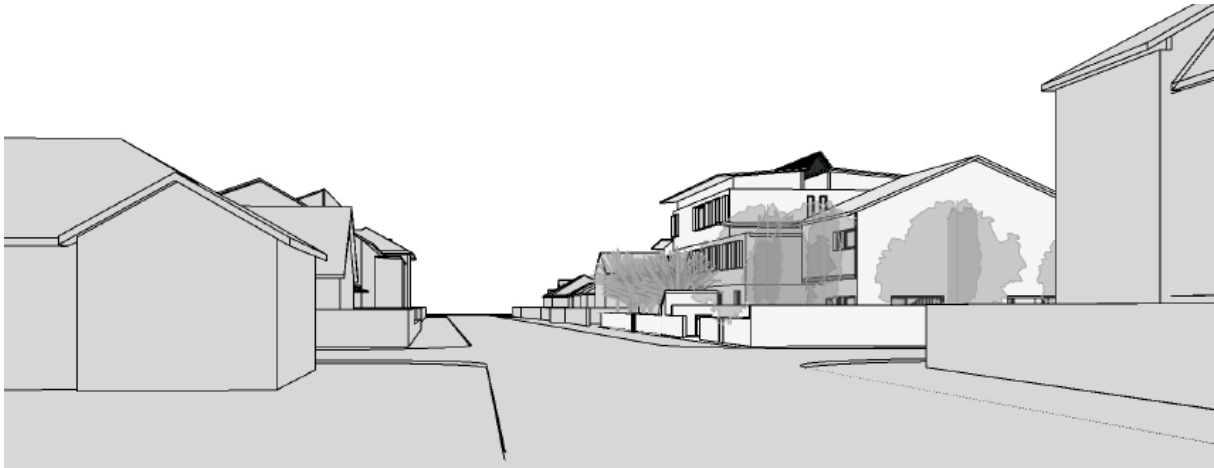


Figure 16 – 3D perspective looking north along Grimwood Street

Source: John O'Brien Architect

Residential amenity

The concept scheme has been designed to achieve a high level of amenity for the convent and townhouse residents. In summary:

- All townhouses achieve natural cross ventilation, each having window and door openings to the east and west.
- Each townhouse has a rear private open space, providing refuge from the vehicle noise and emissions from Woodville Road.
- Acoustic amenity for townhouse residents would be considered in detail at the detailed design phase. It is anticipated that standard glazing treatments can effectively mitigate impacts.
- Separation and window orientation would provide townhouse residents with adequate visual privacy. The convent features no east-facing windows within 12m of the main row of townhouses that would overlook the townhouse's private open spaces or rear windows. Also, there is more than 12m of separation between the convent and the standalone townhouse in the south of the site.
- The convent features multiple gardens areas, including vegetable garden at the northeast corner of the site.
- The convent features suitable communal facilities for the daily needs of residents, the design having been developed in consultation with the Sisters.

Overshadowing

The development facilitated by the Planning Proposal would have minimal overshadowing impacts due to its low scale and the surrounding roads. As demonstrated by the shadow diagrams prepared by John O'Brien Architect, overshadowing would be generally limited to the surrounding road reserve.

Specifically, at mid-winter (worst-case scenario) there would be some overshadowing to the front yard and front façade of the townhouse development to the south at 9am; however, this overshadowing would substantially decrease by 11am and virtually cease by 12pm, having moved into the William Street reserve. During the mid-winter afternoon hours, the development's overshadowing would be contained within the Woodville Road reserve.

Traffic and transport

The Traffic Report prepared by InRoads Group (submitted under separate cover) provides an assessment of the traffic and transport impacts of the Planning Proposal. Overall the report has found that the Planning Proposal would result in negligible impacts on the operation of the surrounding road network and that the concept scheme's parking and access are acceptable from a traffic engineering perspective. Key points from the report are outlined below:

- Compared to the current development on site, the proposal is expected to result in additional traffic generation of nine vehicle trips in the critical peak hours (or approximately one trip per six to seven minutes). This level of increase is well within typical fluctuations in background traffic volumes and therefore negligible from a traffic engineering perspective. No external roadwork would be required.
- The proposal features two driveways—one on Woodville Road and the other on Grimwood Street. The driveway on Woodville Road would be restricted to left-in and left-out movements (given the presence of the raised centre island on Woodville along the site frontage), while the Grimwood Street driveway would accommodate all movements.
- Woodville Road has two northbound lanes past the subject site, increasing to three lanes just north of the site. Traffic entering the site would do so via a left-turn movement from the kerbside lane and would therefore have no impact upon traffic travelling in the inside lane and minimal impact upon following traffic in the kerbside lane. The upstream signalised intersection of Woodville Road/William Street would create a platooning effect in oncoming traffic, providing regular gaps for traffic to exit the site (via the left-turn only manoeuvre).
- Woodville Road has existing parking restrictions along the site frontage, so access in this location would not impact on-street parking, and clear vision would be provided for traffic exiting the driveway along this frontage.
- The minimum parking requirement for the townhouse component of the development is 12 spaces for residents and 2 spaces for visitors, as specified in Parramatta Development Control Plan (DCP) 2011. The DCP does not specify a parking requirement for the convent component, but, based on the current convent operations, it is understood that the parking demand generated by this component would be very low. The concept scheme features 24 car parking spaces (14 within the basement level and 10 spaces in the at-grade car park), with the 14 basement spaces allocated for townhouse use and the 10 at-grade spaces allocated for convent use. These quantities are consistent with DCP requirements for townhouses and sufficient for the convent use.
- The servicing needs of the development would entail regular refuse collection and occasional service vehicle (e.g., removalist, delivery, courier). Refuse collection for the townhouses would likely occur kerbside on Woodville Road (consistent with existing arrangements for dwellings in the area), while refuse collection for the convent would occur via kerbside on Grimwood Street. Details would be confirmed at the development application stage.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

Social effects

The Planning Proposal would create a number of positive social outcomes. A Social Impact Statement has been prepared by Cred Consulting to support the proposal. Key items from the report are outlined below:

- The proposal would have neutral to positive impacts on social equity and quality of life. There may be reduction in open space for convent residents, but this reduction could be effectively mitigated by ensuring that the proposed communal open space is well designed. This would be addressed at the development application stage. Also, the quality of the physical dwellings for convent residents would improve.
- The proposal would result in neutral impacts on crime and safety. Natural surveillance would be provided to all street frontages. No mitigation measures have been identified in this regard.
- The proposal would result in neutral impacts on the local character of the area. The current use of the site would be maintained, and new townhouses would be added, following a trend in the local area towards increased medium density housing. It is recommended that the design of the dwellings respond to the style of surrounding properties. This can be addressed at the development application stage.
- The proposal would result in positive impacts in terms of access to services and facilities by placing additional quality housing in close proximity to social infrastructure, public transport and the Merrylands and Granville town centres.
- The proposal would result in only a minor population increase on the site, having little to no impact on the performance of local services and facilities.
- The proposal would improve housing diversity and choice in Granville, providing additional three-bedroom townhouses, which would serve as a more affordable alternative to large families than a standalone dwelling.

Economic effects

The Planning Proposal would generate economic activity during the period of construction and stimulate local business activity through increased residential density. The Planning Proposal would also support the growth of the metropolitan centre of Parramatta CBD by placing residents in a commutable distance of the CBD (less than 30 minutes by bus).

Section D—State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The site is currently serviced by all essential services and infrastructure. Certain infrastructure may be required to be upgraded to service future development. This would be determined at the future development application stage in consultation with the relevant utility authorities.

The site is well serviced by public transport, with multiple bus stops within walking distance.

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

At this stage, the views of appropriate State and Commonwealth public authorities have not been obtained. This would occur following Gateway determination.

Part 4: Mapping

The table below outlines the proposed changes to the provisions of Parramatta LEP 2011.

Table 7 – Proposed mapping changes		
Item	Current provisions	Proposed provisions
Zone	R2 Low Density Residential	R3 Medium Density Residential
Height	9m	12m
FSR	0.5:1	1:1

The proposed changes would be reflected in amendments to the Land Zoning Map, Height of Building Map and Floor Space Ratio Map in Parramatta LEP 2011.

The proposed maps are attached at Appendix 1. Extracts are provided at Figure 17 to Figure 19.

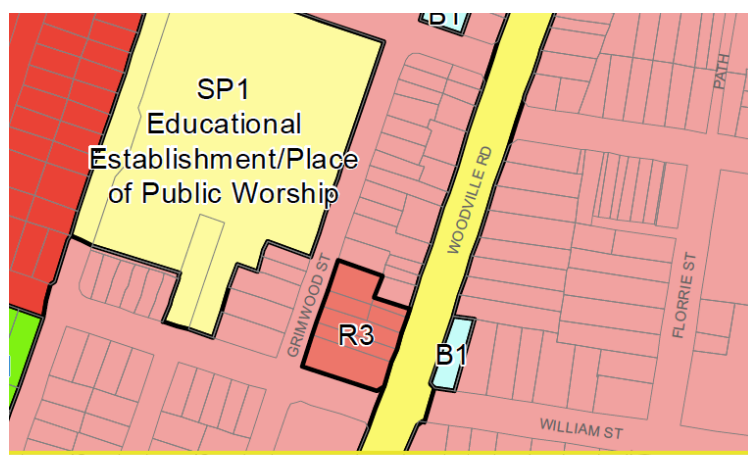


Figure 17 – Proposed zoning map

Source: Mecone

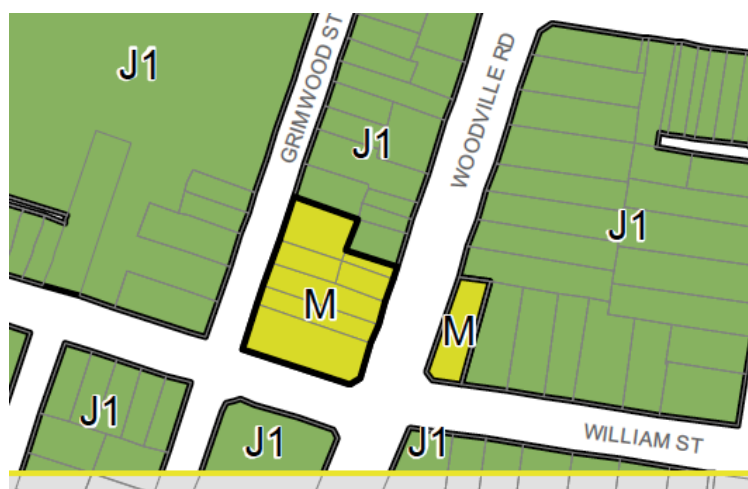


Figure 18 – Proposed height of buildings map

Source: Mecone

M 12

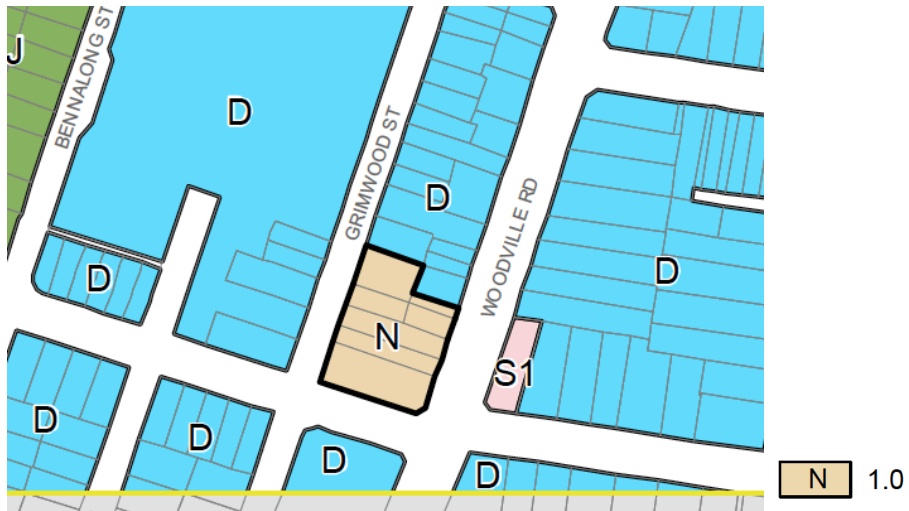


Figure 19 – Proposed FSR map
Source: Mecone

Part 5: Community Consultation

Community consultation would take place following a Gateway determination, in accordance with Section 3.34 and Clause 4 of Schedule 1 of the EP&A Act. It is anticipated that public exhibition would include:

- Notification on the Cumberland Council website;
- Advertisement in local newspapers that are circulated within the local government area;
- Notification in writing to adjoining landowners and neighbours, and any other relevant stakeholders; and
- A four-week exhibition period.

Part 6: Project timeline

This project timeline has been provided to assist with monitoring the progress of the Planning Proposal through the plan making process and assist with resourcing to reduce potential delays.

Table 8 – Project timeline		
Milestone	Date	Comments
Anticipated commencement date (date of Gateway determination)	December 2018	
Anticipated timeframe for the completion of required technical information	Completed prior to lodgment	Updates to be made if necessary
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	January 2018	Other relevant agencies to be consulted as necessary or required by the Gateway determination
Commencement and completion dates for public exhibition period	March 2018	
Dates for public hearing (if required)	Within exhibition period	
Timeframe for consideration of submissions	March – April 2018	
Timeframe for consideration of a proposal post exhibition	As above	
Date of submission to the department to finalise the LEP	May 2019	
Anticipated date for publishing of the plan	July 2019	
Anticipated date RPA will forward to the department for notification	As above	

Conclusion

This Planning Proposal has provided a full justification of the proposed changes to Parramatta LEP 2011 in line with DP&E's standardised pathway for Gateway rezonings. The justification demonstrates that the proposal:

- Is consistent with the *Greater Sydney Region Plan* and *Central City District Plan*;
- Is consistent with relevant Ministerial Directions;
- Is consistent with relevant State Environmental Planning Policies;
- Supports Council's local strategies;
- Results in no unacceptable environmental impacts; and
- Results in positive social and economic impacts.

APPENDIX 1: PROPOSED LEP MAPPING

APPENDIX 2:
URBAN DESIGN REPORT

APPENDIX 3: TRAFFIC REPORT

APPENDIX 4: PRELIMINARY SITE INVESTIGATION

APPENDIX 5: SOCIAL IMPACT ASSESSMENT