

Item No: LPP009/19

PLANNING PROPOSAL FOR 100 WOODVILLE ROAD

Responsible Division: Environment & Planning
Officer: Manager Strategic Planning
File Number: PP-2/2018

Lodged	26 September 2018		
Proponent	Mecone		
Owners	Trustees of the Missionary Sisters of the Blessed Virgin Mary Queen of the World.		
Description of Land	100 Woodville Road, Granville. Lot D DP 150974 Lot 1 DP 780942 Lot 1 DP 781277 Lot 8 DP 521888 Lot 6 DP 975141 Lots 1000 & 1001 DP 1093851		
Site Area / Description of existing use	The site currently has a convent and some detached dwellings on the site, and has existing use rights. The total site area is approximately 2,900 m ² .		
Planning Controls	Planning Controls	Existing Control	Proposed Control
	Zoning	R2 Low Density	R3 Medium Density
	Height	9 m	12 m
	FSR	0.5:1	1:1
Heritage	There are no Heritage Items on the site		
Disclosure of political donations and gifts	N/A		
Previous Considerations	N/A		

SUMMARY:

A planning proposal (the proposal) was submitted to Council seeking to amend the zoning of the site at Woodville Road, Granville, from R2 Low Density Residential to R3 Medium Density Residential. The proposal also seeks to amend the Height of Building control from 9 metres to 12 metres and the Floor Space Ratio control from 0.5:1 to 1:1.

The proposal seeks to facilitate the redevelopment of an existing convent to a new 3-4 storey convent building with 30 new rooms. The proponent is seeking an amendment to the Parramatta LEP 2011 as the R2 zone does not permit the land use of 'Hostel' or 'Place of Public Worship', which are the most appropriate land use definitions for the convent component of the proposal.

The proposal will also allow for the development of 7 two storey townhouses.

The status of the planning proposal is outlined in Figure 1a.

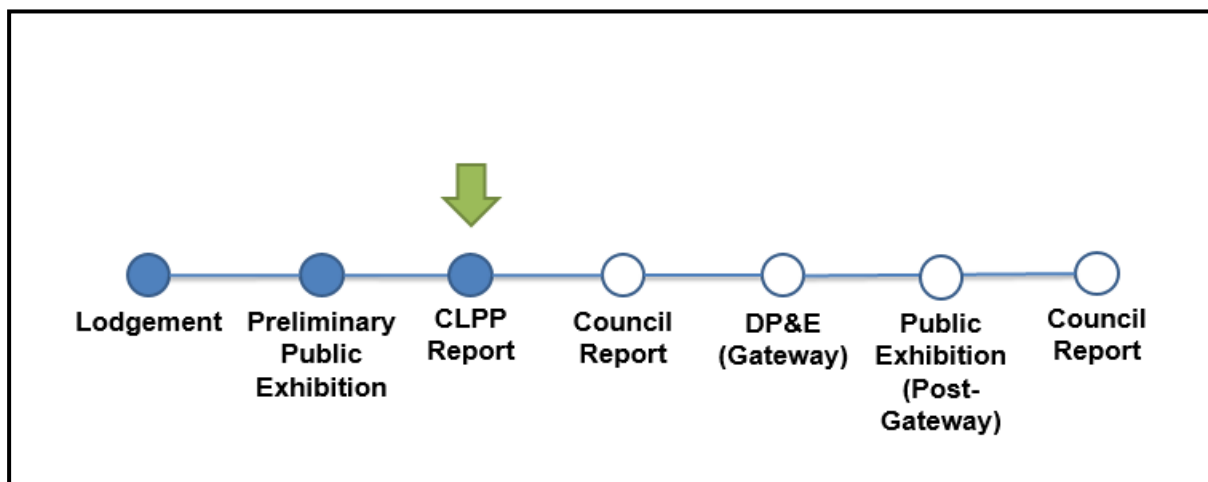


Figure 1a: Planning Proposal Status

REPORT:

1. *The Site and its Context*

The site is located at 92-100 Woodville Road and 63 and 65 Grimwood Street, Granville and comprises seven lots bounded by Grimwood Street to the south, Woodville Road to the east and William Street to the west. The total site area is approximately 2,900 m².

Existing development includes a convent and three detached houses (related to the convent use) and associated vegetable gardens, landscaped garden and lawn areas, and storage sheds.



Figure 1b: The site

Local Context

The site is located approximately 900 metres from Granville and Merrylands town centres, and approximately 1 kilometre from Parramatta CBD.

The surrounding locality is characterised by low to medium density housing as well as three large educational uses, namely Delaney College, Holy Trinity Primary School and Granville TAFE.

2. Planning Controls

Parramatta LEP 2011 applies to the site. The site is currently zoned R2 Low Density Residential with a maximum Height of Building control of 9 metres and a maximum Floor Space Ratio control of 0.5:1.

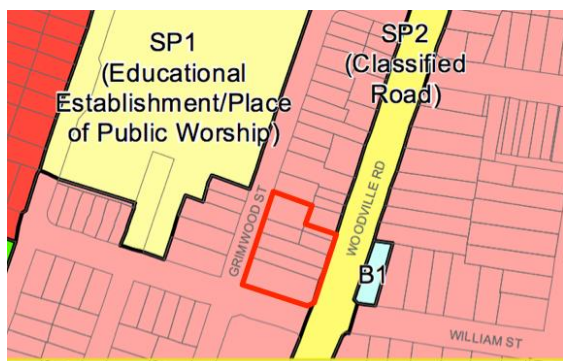


Figure 2: Current Zoning Map

Figure 3: Current Height of Buildings Map
(J1 = 9metre)



Figure 4: Current FSR Map (D = 0.5:1)

Proposed Planning Controls

The proposal seeks to facilitate the rezoning of the site from R2 Low Density Residential to R3 Medium Density Residential, change the Height of Building control from 9 metres to 12 metres and the Floor Space Ratio Control from 0.5:1 to 1:1.

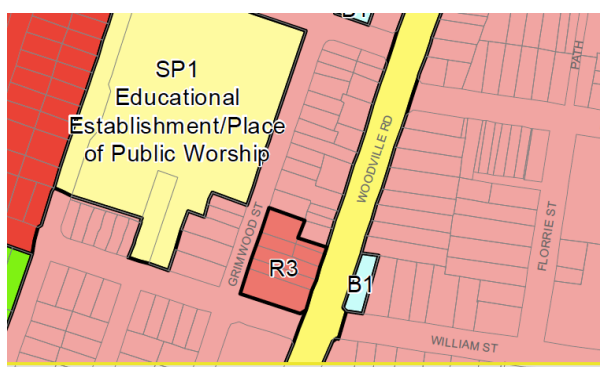


Figure 5: Proposed zoning



Figure 6: Proposed Height of Buildings
(M = 12 metres)

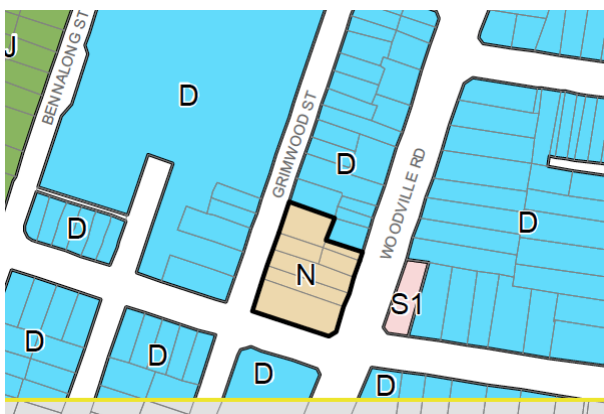


Figure 7: Proposed (FSR N = 1.0)

3. Strategic Merit Assessment

Draft Woodville Road Strategy

The Draft Woodville Road Strategy that was prepared by Parramatta City Council prior to amalgamation and exhibited in 2016 recommends R4 High Density Residential zoning, a maximum building height of four to five storeys and a maximum FSR of 1.4:1 to be applied to the site and surrounding properties. Cumberland Council is yet to endorse this strategy, however it will be considered in detail as part of the preparation of the new Cumberland LEP.

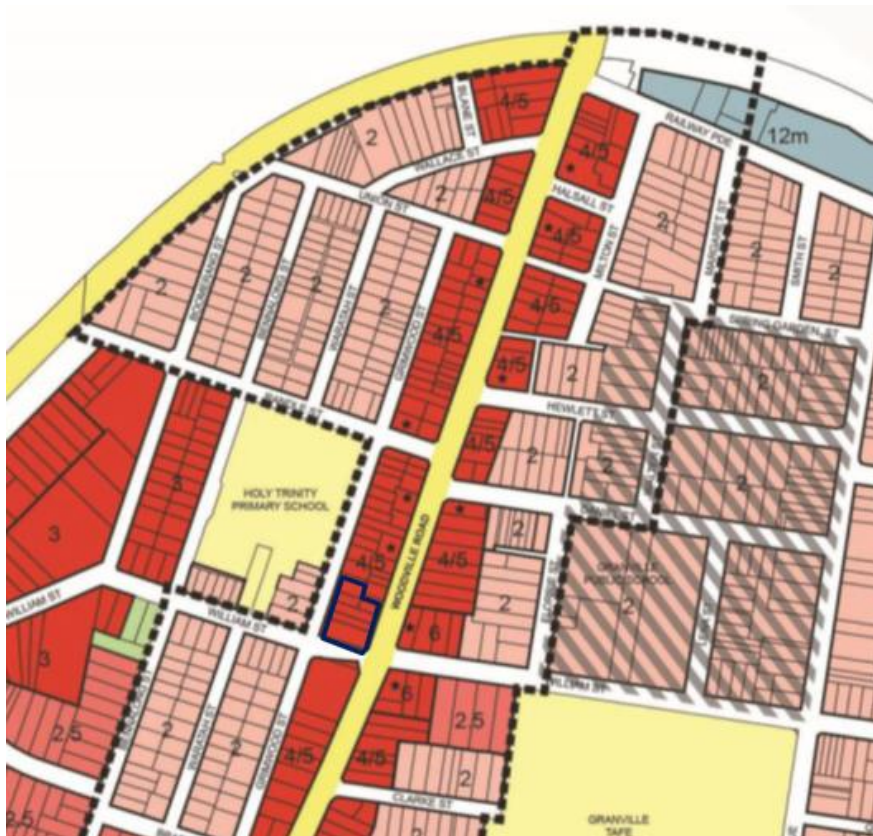


Figure 8: Proposed zone and building heights of the Draft Woodville Road Strategy

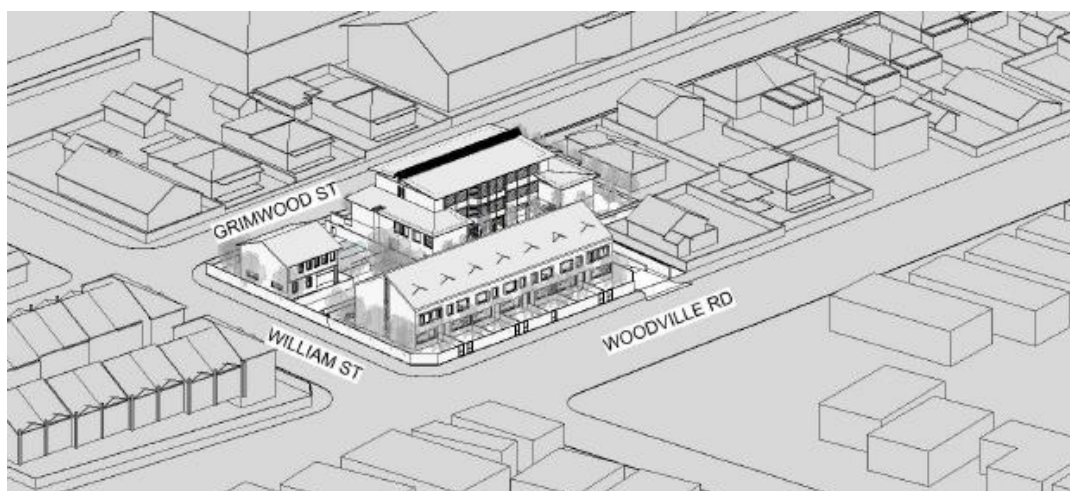


Figure 9: Indicative scale of this proposal

This proposal seeks a scale of development less than what is proposed by the draft Strategy.

It is recommended that this proposal progress to the next phase of assessment as the scale of the proposal:

- is unlikely to impede the implementation of the Draft Strategy for neighbouring properties, if Council chooses to adopt this strategy, and
- is unlikely to have a significant impact on the surrounding neighbourhood, if Council choose not to adopt the draft strategy and maintain the existing urban form.

Traffic and Transport

There is strategic merit in progressing this proposal to the next phase of assessment as:

- the site is located within walking distance to bus services along Woodville Road, William Street and The Avenue that provide services to Parramatta, Granville and Merrylands stations; and
- 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. It is anticipated that no external road works will be required to facilitate this proposal.

Central City District Plan

There is strategic merit in forwarding this proposal to DP&E for a Gateway Determination as the proposal can be considered to be consistent with the following Planning Priorities of the Central City District Plan:

- *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, which provides a positive presence in the neighbourhood;
- *C5. Providing housing supply, choice and affordability, with access to jobs and services:* the proposal provides for additional dwellings in close proximity to a large range of employment and services in Parramatta CBD;
- *C6. Creating and renewing great places and local centres, and respecting the District's heritage:* the proposal facilitates redevelopment of an existing urban site including communal open space areas, presenting opportunities for social interaction;

- *C9. Delivering integrated land use and transport planning and a 30-minute city:*
- the proposal supports this priority by placing housing in a location less than 30 minutes by public transport (bus) to access Parramatta CBD; and
- *C16. Increasing urban tree canopy cover and delivering Green Grid connections:* the proposal facilitates redevelopment of the site, including increased landscaping and tree canopy cover.

Greater Sydney Region Plan

There is strategic merit in forwarding this proposal to DP&E for a Gateway Determination as the proposal can be considered to be consistent with the following Planning Directions of the Greater Sydney Region Plan:

- *A City for People and Housing the City:* The proposal provides for seven new townhouse dwellings and an enlarged convent with additional bedrooms, which will contribute to supply, diversity and affordability of housing in the area;
- *A well-connected city:* The 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; and
- *A city and its landscape:* The proposal proposes to increase landscaping and tree canopy cover in redeveloping the site.

CONCLUSION:

It is recommended that the planning proposal be reported to Council seeking a resolution that the proposal be forwarded to DP&E for a Gateway Determination. This recommendation is being made as:

- the scale of the proposal is unlikely to create significant impact for surrounding development;
- the proposal is unlikely to impede the implementation of the Draft Woodville Road Strategy, should Council choose to implement the Strategy;
- the site is located within walking distance of bus services on Woodville Road, William Street and The Avenue that provide services to Parramatta, Granville and Merrylands stations;
- the proposal is expected to result in additional traffic generation and it is anticipated that no external road works will be required to facilitate this proposal; and
- the proposal is generally consistent with the broad strategic direction set by the *Central City District Plan* and the *Greater Sydney Region Plan*.

CONSULTATION:

The preliminary public exhibition was carried out between 9 October 2018 and 7 November 2018. The proposal was made available for public viewing at Council's libraries, customer service and website; and letters were sent out to adjoining landowners.

In response to the preliminary exhibition, only one concern was raised relating to inadequate parking and an increase in traffic congestion. Although an analysis has been undertaken as part of the traffic report submitted as part of the rezoning, and Council engineers have not raised any concerns, the provision of on-site parking (a requirement at development application stage) would ensure that the proposal does not create adverse impact on the surrounding local network.

FINANCIAL IMPLICATIONS:

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

POLICY IMPLICATIONS:

Should the proposal be endorsed by Council and proceed to a Gateway determination, it is likely to result in an LEP amendment.

COMMUNICATION / PUBLICATIONS:

The final outcome of this matter will be publicly notified in the newspaper. The submission authors will also be notified in writing of the outcome.

RECOMMENDATION:

That this matter be reported to Council seeking a resolution to forward the Planning Proposal to the Department of Planning and Environment for a Gateway Determination.

ATTACHMENTS

1. Proponent's Planning Proposal

Minutes of the Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 13 March 2019.

PRESENT:

Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Michael Lawani, Sohail Faridy, Elma Sukurma, Sarah Pritchard, William Attard, Esra Calim, Laith Jammal.

NOTICE OF LIVE STREAMING OF CUMBERLAND LOCAL PLANNING PANEL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website and members of the public must ensure their speech to the Panel is respectful and use appropriate language.

The meeting here opened at 11:43a.m.

DECLARATIONS OF INTEREST:

The Chairperson, Julie Walsh declared a non-pecuniary, less than significant interest in Item LPP007/19 and LPP008/19 as she knows the planning consultant for the applications in a professional capacity however notes that no discussions have taken place nor does she have prior knowledge of either item.

ADDRESS BY INVITED SPEAKERS:

The following persons had made application to address the Cumberland Local Planning Panel meeting:

<u>Speakers</u>	<u>Item No. Subject</u>
Anthony Sukkar	DA for 116 Kingsland Road, Regents Park
Tony Oldfield	DA for 116 Kingsland Road, Regents Park
Dan Nijatovic	Section 4.55(2) Modification for 601-605 Great Western Highway, Greystanes
Ben Isaac	Section 4.55(2) Modification for 601-605 Great Western Highway, Greystanes
Joseph Scuder	S.4.56 Modification to 1-7 & 9-11 Neil Street, Merrylands

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel.

SpeakersItem No. Subject

James Matthews

Planning Proposal 2 Bachell Avenue Lidcombe

The open session of the meeting here closed at 12:49Pm.

The closed session of the meeting here opened at 12:50Pm.

ITEM LPP005/19 - DEVELOPMENT APPLICATION FOR 116 KINGSLAND ROAD, REGENTS PARK

RESOLVED:

1. That Development Application No. DA-93/2018 for Demolition of an existing dwelling and structures and construction of five by two storey townhouses (including attic level) over basement car parking on land at 116 Kingsland Road, Regents Park be refused for the following reasons:
2. The proposed development fails to satisfy the following provisions of Auburn DCP 2010:
 - a. Clause 2.6 - Head height of windows;
 - b. Clause 2.7 - Width of front townhouse, depth of front town house, width of rear townhouse, setback from rear townhouses to side boundary;
 - c. Clause 2.8 - Basement setback, and
 - d. Clause 2.11 - Dwelling size
3. The cumulative impact of the above non-compliances are indicative of an overdevelopment of the site.
4. Having regard to the public submissions and the above non-compliances the development as proposed is not considered suitable for the site and is not in the public interest.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

As stated above.

ITEM LPP006/19 - SECTION 4.55(2) MODIFICATION FOR 601-605 GREAT WESTERN HIGHWAY, GREYSTANES

RESOLVED:

1. That DA 2018/9/2 seeking to amend delivery hours for the service station tenancy to 24 hours a day, seven (7) days a week on land at 601-605 Great Western Highway Greystanes, be approved subject to the conditions in the draft determination as amended by the Panel:
2. Recommended Condition 162 (b) is amended to read as follows:
(b) Deliveries of fresh produce and other small consumable items to the convenience store may be carried out 24 hours, 7 days a week, with a limit of 3 deliveries between 10:00 Pm and 7:00 Am each 24 hour period.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

1. To preserve the amenity of nearby residents.

ITEM LPP007/19 - 4.56 MODIFICATION TO 1-7 & 9-11 NEIL STREET, MERRYLANDS

RESOLVED:

That Section 4.56 Application 2016/496/3 seeking internal and external alterations to Building 4 on land at 1-7 & 9-11 Neil Street, Merrylands, be Approved, subject to the conditions contained in Attachment 2 of the Council Officer's report.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the Council Officer's report and recommendation.

ITEM LPP008/19 - SECTION 4.56 MODIFICATION TO 1-7 AND 9-11 NEIL STREET, MERRYLANDS

RESOLVED:

That Section 4.56 Application 2016/496/4 seeking internal and external alterations to Buildings 3 and 4, and relocation of hydrant booster and substation kiosk on land at 1-7 & 9-11 Neil Street, Merrylands, be Approved, subject to the conditions contained in Attachment 2 of the Council Officer's report.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the Council Officer's report and recommendation.

ITEM LPP009/19 - PLANNING PROPOSAL FOR 100 WOODVILLE ROAD

RECOMMENDATION:

That this matter be reported to Council seeking a resolution to forward the Planning Proposal to the Department of Planning and Environment for a Gateway Determination.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

ITEM LPP010/19 - PLANNING PROPOSAL REQUEST FOR 2 BACHELL AVENUE, LIDCOMBE - PRELIMINARY PUBLIC EXHIBITION AND TECHNICAL ASSESSMENT

RECOMMENDATION:

1. The Panel supports in principle the change in zoning to B5 Business Development.
2. The Panel is of the view that insufficient evidence has been provided by the applicant to justify a maximum FSR of 3:1 based on the proposed mix of land uses submitted with the proposal. Based on documentation provided, whilst the Panel does support an increase in FSR having regard to the particular constraints of the site, it is of the view that an FSR of 2:1 may be more appropriate in the context of the site and surrounding land uses.

3. **Consideration should be given to including height controls over the subject site.**
4. **Having regard to 1, 2 and 3 the Planning Proposal Request proceed to the next stage of assessment and be reported to Council seeking a resolution to forward an amended planning proposal to the Department of Planning and Environment for a Gateway Determination.**

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

The closed session of the meeting here closed at 2:30pm.

The open session of the meeting here opened at 2:31pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 2:35Pm.

Signed:



Julie Walsh
Chairperson