

Woodville Road Corridor - Summary of Landowner Submissions

Address	Request	Previous Planning Proposal	This Planning Proposal
Union Street and Wallace Street properties, Granville	Rezone to higher density R3 or R4	Retain existing controls of R2	Zone R4 HOB: Split 31m/14m FSR: Split 1.8:1/1:1 Consistent with submission request.
112-116 Elizabeth Street, Granville	Rezone from R3 to R4 with transitional height and FSR controls.	Zone: R4 HOB: 12m FSR: 0.8:1	Updated planning controls in Planning Proposal. Zone: R3 HOB: 11m FSR: 0.75:1 The proposed controls seek to facilitate a transition to adjoining low density residential dwellings and provide diverse housing choice. This approach is consistent with the advice of the Local Planning Panel.
3-7 Mountford Avenue and 13-15 Grassmere Street, Guildford	Rezone from RE1 to R2, with corresponding height and lot size controls, and remove from Land Reservation Acquisition Map.	Zone: R2 HOB: 9m Remove LRA	Updated planning controls in Planning Proposal. The LRA has been retained in order to provide public open space in the Corridor, where a deficit of public open space has been identified.
457-461 Woodville Road, Guildford	Rezone from R2 to B1 with corresponding height and FSR controls.	Zone: B1 HOB: 18m FSR: 1.8:1	Consistent with submission request and previous Planning Proposal. Zone: E1 HOB: 36m FSR: 2:1

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17-19 Lansdowne Street, Merrylands	Rezone from R2 to R3 with corresponding height and FSR controls.	Zone: R3 HOB: 11m FSR: 0.6:1	Consistent with submission request and previous Planning Proposal. Zone: R3 HOB: 11m FSR: 0.75:1
578 – 580 Woodville Road, Guildford	Rezone to R4 with corresponding height and FSR controls	Zone: R4	Consistent with submission request and previous Planning Proposal. Zone: R4
574 Woodville Road, Guildford	Rezone to R4 with corresponding height and FSR controls	Zone: R4	Consistent with submission request and previous Planning Proposal. Zone: R4
486 – 496 Woodville Road, Guildford	Rezone to R4 with corresponding height and FSR controls	Zone: R4	Consistent with submission request and previous Planning Proposal. Zone: R4
131 – 135 Woodville Road, Merrylands	Rezone to R4	Zone: R4	Consistent with submission request and previous Planning Proposal. Zone: R4
Grimwood St (between Randle & William St), Granville	Rezone to R3 or R4	Zone: R3	Updated planning controls in Planning Proposal. Proposed controls still allow for Heritage Items to be respected through building height restrictions. Zone: R4
41 Woodville Road, Granville	Rezone to R4	Zone: R4	Consistent with submission request and previous Planning Proposal.

			Zone: R4
201 & 203 Woodville Road, Merrylands	Rezone to R4	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
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36 and 38 Earl Street, Merrylands	Rezone to R3 or R4	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
300 Woodville Rd, Guildford	Rezone to R4	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
280-290 Woodville Road, Guildford	Rezone to E2	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
343-345 Woodville Road, Guildford	Rezone to E1	Retain current controls	Updated planning controls in Planning Proposal. Proposed R4 zone is in context with the locality, provides a transition in building height from Woodville Road to residential lots to the east, and no other site constraints were identified which would hinder development of the site.
499 Woodville Rd, Guildford	Rezone to E1 or E2	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
533 Woodville Rd, Guildford	Rezone to R3 or R4	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.
Woodville Road Corridor (between Guildford Road and Rawson Road)	Rezone to R3 or R4	Retain current controls	Consistent with previous Planning Proposal. Retain current controls.

Chamberlain Road, Guildford (west side)	Rezone to R3	Retain current controls	Consistent with previous Planning Proposal. Retain Current Controls.
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