

Draft Woodville Road Corridor Planning Proposal – Frequently Asked Questions

What am I commenting on and why?

Council is seeking community feedback on the Draft Woodville Road Corridor Strategy, Draft Woodville Road Corridor Planning Proposal (proposed changes to Cumberland Local Environmental Plan 2021), Draft Woodville Road Corridor Affordable Housing Contribution Scheme, Draft Woodville Road Corridor Public Domain Plan, and proposed amendments to Cumberland Development Control Plan 2021.

Public Exhibition and community feedback is a statutory requirement to ensure the Planning Proposal and associated documents reflect community needs and aspirations while planning for the corridor's long-term future.

Have any decisions been made?

No decisions have been made. This Public Exhibition period aims to gather community feedback on the Draft Woodville Road Corridor Planning Proposal and associated documents. You can view the project timeline on the Draft Woodville Road Corridor Planning Proposal Have Your Say webpage to see where we are at in the process.

What is a Planning Proposal?

A Planning Proposal is a document, with supporting attachments, that requests permission to amend the Cumberland Local Environmental Plan 2021. A Planning Proposal may request changes in land use zoning, amendments to development standards such as height of building, floor space ratio, or additional permitted uses.

A Planning Proposal is the first step in making an amendment to the Cumberland Local Environmental Plan 2021 and is submitted to the Department of Planning, Housing and Infrastructure for review and approval through the Gateway Process.

How will a Planning Proposal improve Woodville Road Corridor?

In preparing this Planning Proposal, a comprehensive review was undertaken to identify how the Woodville Road Corridor functions, the challenges the Corridor faces, and opportunities for the Corridor. This review provided an evidence base to identify and plan for future population growth, housing options, employment opportunities, transport connections and other local social and community infrastructure and amenities.

This review informed the following proposed planning controls for an initial 31 sites along the Corridor and urban design concepts that can be applied to the Corridor area:

- Amend land use zoning of sites to either R3 Medium Density Residential, R4 High Density Residential or E1 Local Centre.
- Introduce a maximum building height of 31m to 41m along Woodville Road.
- Introduce floor space ratios of 1.8:1 to 2.5:1 along Woodville Road.
- Introduce height of building and floor space ratio incentives where either affordable housing or public open space are provided.
- Introduce a 10m setback along Woodville Road to allow for an active transport path and a green spine of tree planting along the corridor.
- Four-storey street wall height to align with recent development in the area and provide a human scale.

A Planning Proposal is the most comprehensive approach for Council to facilitate the improvement of the Woodville Road Corridor.

What is an Affordable Housing Contribution Scheme?

An Affordable Housing Contribution Scheme (AHCS) sets out how, where and at what rate contributions can be collected for affordable housing. For properties identified to provide affordable housing, contributions will be calculated based on the total residential gross floor area of the development to which the development application (DA) relates. The ways to make the contribution include:

- Dedication of one or more affordable housing dwellings, or
- Monetary contribution, or
- A combination of the two.

Council would use the dedication of dwellings and monetary contributions to develop, purchase and manage affordable housing in perpetuity for the local community. Council may also partner with registered community housing provider/(s) (CHP) to manage and deliver tenancies.

How will additional infrastructure be provided?

Options for the delivery of required infrastructure include:

- Dedication to Council and embellishment by applicants/developers.
- State Government grant funding opportunities.
- Allocation of existing Local Infrastructure Contributions Plan funding.
- Potential minor Land Reservation Acquisition for road infrastructure works on the corner of Woodville Road and William Street, and Woodville Road and Guildford Road.

How will my feedback be considered?

Feedback from this Public Exhibition period will be reviewed and considered to inform the final draft Planning Proposal for the Woodville Road Corridor. A submissions report will be prepared and submitted to Council for consideration as part of the Planning Proposal supporting documents.

When will the changes occur?

Council will consider the final Planning Proposal at a Council meeting after the end of the Public Exhibition period.

Should Council resolve to endorse the final Planning Proposal, the Planning Proposal will be forwarded to the Department of Planning, Housing and Infrastructure and Parliamentary Counsel's Office for finalisation.

Subject to endorsement, the planning controls will come into effect on the day of gazettal, which is the public notification of the amended Cumberland Local Environmental Plan 2021 in the NSW Government Gazette.

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How will the Planning Proposal be implemented?

The Planning Proposal seeks to revitalise the Corridor by focusing on 31 sites located around the three (3) precincts of Woodville North, Merrylands East (proposed new local centre) and Woodville South.

Should Council resolve to support the final Planning Proposal, the amended planning controls will be in place for the public to use in submitting development applications. Changes to the corridor in accordance with the Planning Proposal controls and urban design concepts will be seen as development occurs through the development application process. This depends on market factors.

Any facility or infrastructure upgrades within the Corridor that are identified in Council's Local Infrastructure Contributions Plan will be carried out in accordance with the administration of the Contributions Plan.

What are the next steps?

