
Min.533 C05/19-87 Draft Sister City and Friendship City Policy

Resolved (Campbell/Saha)

That Council place the *Draft Sister City and Friendship City Policy* on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period subject to the following amendment:

2.b) Promote economic, social or cultural development outcomes for the local community, including but not limited to increased tourism, community participation, educational or learning opportunities, business or trade links, local job creation and cultural exchange.

Min.534 C05/19-88 Planning Proposal for 100 Woodville Road, Granville

Resolved (Attie/Christou)

That Council:

1. Prepare a planning proposal for 100 Woodville Road, Granville, with the following land use and built form controls:
 - a. R3 Medium Density Residential;
 - b. Floor Space Ratio of 1:1; and
 - c. Height of Building control of 12 metres.
2. Endorse that the planning proposal for 100 Woodville Road, Granville, be forwarded to the Department of Planning, Industry & Environment for a Gateway Determination.

Carried Unanimously

C05/19-89 Planning Proposal for 2 Bachell Avenue, Lidcombe

This item was dealt with earlier in the meeting.

Min.535 Closed Session

Resolved (Garrard/Elmore)

At this stage of the meeting being 6:55pm, the Mayor advised that in accordance with Section 10a of the Local Government Act 1993 the meeting would move into Closed Session, with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action was taken as the items listed were within the following provisions under Section 10a of the *Local Government Act*:-

Item No: C05/19-88

PLANNING PROPOSAL FOR 100 WOODVILLE ROAD, GRANVILLE

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: PP-2/2018
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This planning proposal seeks to rezone land at 100 Woodville Road, Granville, from R2 Low Density Residential to R3 Medium Density Residential, amend the Floor Space Ratio control from 0.5:1 to 1:1, and amend the Height of Building control from 9 metres to 12 metres.

The proposal has been placed on preliminary public exhibition (pre-Gateway), and was reported to the Cumberland Local Planning Panel in March 2019 with a recommendation to proceed to the next stage for a Gateway Determination. The Panel supported the Council officer recommendation.

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry & Environment for a Gateway Determination.

RECOMMENDATION

That Council:

- 1. Prepare a planning proposal for 100 Woodville Road, Granville, with the following land use and built form controls:**
 - a. R3 Medium Density Residential;**
 - b. Floor Space Ratio of 1:1; and**
 - c. Height of Building control of 12 metres.**

- 2. Endorse that the planning proposal for 100 Woodville Road, Granville, be forwarded to the Department of Planning, Industry & Environment for a Gateway Determination.**

REPORT

Background

The proposal was submitted to Council in September 2018, seeking to amend the zoning of the site at 100 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. It will also allow for the development of 7 two storey townhouses. An indicative concept for the planning proposal site is provided in Figure 1. Further information on the planning proposal is provided in Attachment 1.

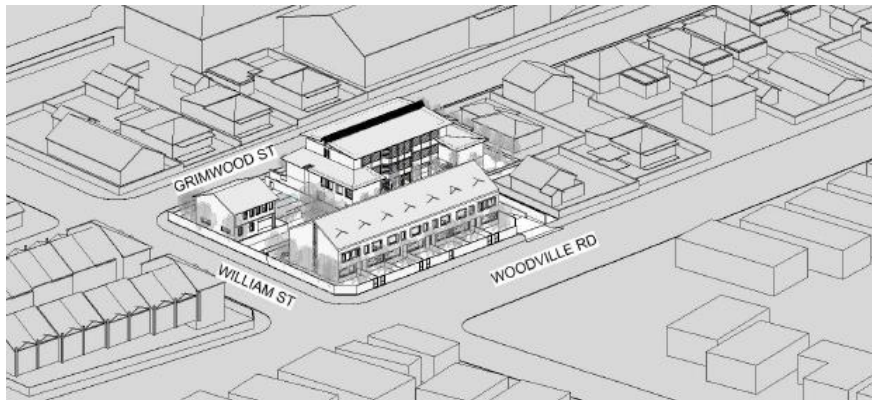


Figure 1 Indicative concept for the planning proposal

The status of the planning proposal is provided in Figure 2.

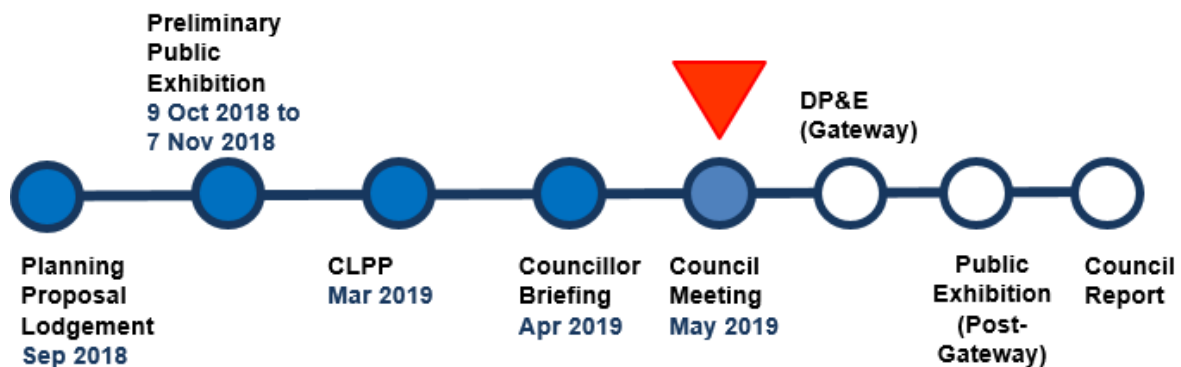


Figure 2 Planning proposal status

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 3).



Figure 3 The site

Local Context

The site is located approximately 900 metres from Granville and Merrylands local centres, and approximately 1km from the Parramatta CBD.

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

Regional Context

The site is located in the suburb of Granville, approximately 1km south of Parramatta CBD and 19km west of Sydney CBD.

Planning Proposal

Current 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 Floor Space Ratio control of 0.5:1. This is shown in Figures 4 to 6.

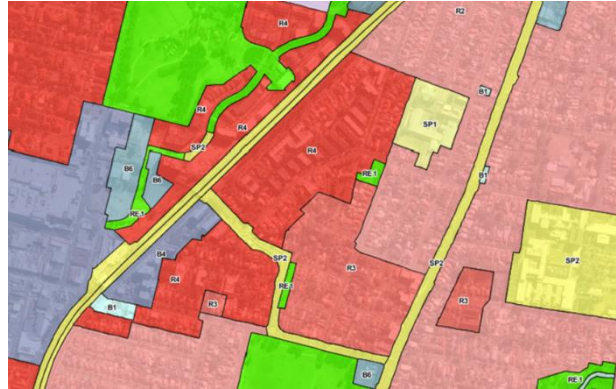


Figure 4 Current Zoning



Figure 5 Current Height of Buildings (J1 = 9 metres)



Figure 6 Current Floor Space Ratio (D = 0.5:1)

Proposed Planning Controls

The planning 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. This is shown in Figures 7 to 9.

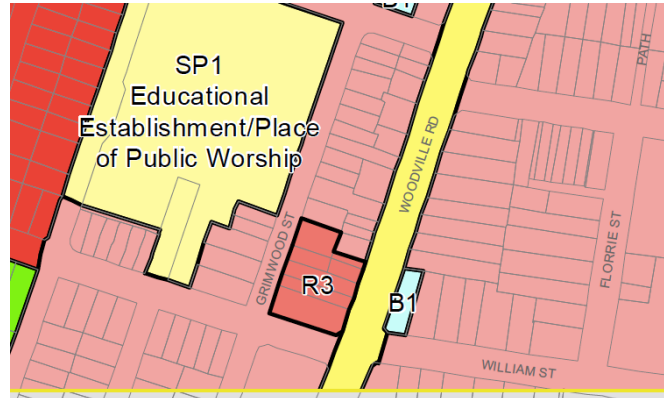


Figure 7 Proposed zoning



Figure 8 Proposed Height of Buildings (M = 12 metres)

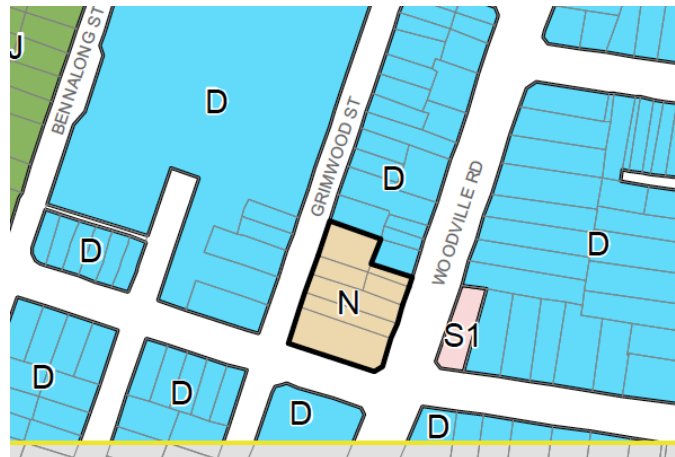


Figure 9 Proposed Floor Space Ratio (N = 1.0)

Strategic Merit Assessment

Draft Woodville Road Strategy

The Draft Woodville Road Strategy that was prepared by Parramatta City Council and exhibited in 2016 recommends a R4 High Density Residential zoning, a maximum

building height of four to five storeys and a maximum FSR of 1.4:1 for the site and surrounding properties.

The planning proposal seeks a scale of development which is less than what is proposed by the Draft Strategy.

Progressing this planning proposal to a Gateway Determination has strategic merit, 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 chose not to adopt the Draft Strategy and maintain the existing urban form.

Traffic and Transport

A review of traffic and transport considerations indicates there is strategic merit in progressing this proposal to a Gateway Determination as:

- the site is located within walking distance of a number of bus stops on Woodville Road, William Street and The Avenue that provide services to Parramatta and Merrylands train stations;
- the site is located within approximately 1km to Merrylands and Granville train stations; and
- the proposal is expected to result in additional traffic generation of nine vehicle trips in the critical peak hour (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 for a Gateway Determination, as it 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 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.
- *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.

- *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.
- *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, and within a walking distance of Granville and Merrylands train stations.

Greater Sydney Region Plan

There is strategic merit in forwarding this proposal 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 an enlarged convent with additional bedrooms, as well as seven new townhouse dwellings 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.

Cumberland Local Planning Panel

The planning proposal was reported to the Cumberland Local Planning Panel on 13 March 2019. The Panel recommended that this matter be reported to Council, seeking a resolution to forward the planning proposal for a Gateway Determination (Attachment 2).

Recommended Planning Controls

A summary of the recommended planning controls for the proposal is provided in Table 1. This is based on a review of the proponent's proposed planning controls by Council officers and advice from the Cumberland Local Planning Panel.

Planning Controls (Parramatta LEP 2011)	Existing Controls	Proponent's Proposed Controls	Cumberland Local Planning Panel Advice	Recommended Planning Controls
Zoning	R2 Low Density Residential	R3 Medium Density Residential	R3 Medium Density Residential	R3 Medium Density Residential
Height of Building	9 Metres	12 Metres	12 Metres	12 Metres
Floor Space Ratio	0.5:1	1:1	1:1	1:1

Table 1 Recommended planning controls for the proposal

COMMUNITY ENGAGEMENT

The preliminary (pre-Gateway) 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, newspapers and letters were sent to adjoining landowners.

In response to the preliminary exhibition, only one concern was raised relating to inadequate parking and an increase in traffic congestion. 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. Further, requirements for on-site parking at the development application stage will ensure that the proposal does not create adverse impact on the surrounding local network.

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS






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

CONCLUSION

It is recommended that the planning proposal for 100 Woodville Road, Granville, be forwarded to the Department of Planning, Industry & Environment 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 site is located within walking distance of a number of bus stops on Woodville Road, William Street and The Avenue, that provide services to Parramatta and Merrylands train stations;
- the site is located within approximately one kilometre from Merrylands and Granville train stations;
- the proposal is expected to result in very minimal additional traffic generation, with no external roads anticipated to facilitate the proposal; and
- the proposal is generally consistent with the strategic directions set by the Central City District Plan and the Greater Sydney Region Plan.

ATTACHMENTS

1. Planning Proposal [↓](#) 
2. CLPP Report and Minutes from CLPP Meeting - 13 March 2019 [↓](#) 
3. Traffic Report [↓](#) 
4. Urban Design Report [↓](#) 
5. Social Impact Assessment [↓](#) 
6. Phase 1 Contamination Report [↓](#) 