

Draft Development Control Plan - Woodville Road Neighbourhood Centre, Merrylands (including former John Cootes Warehouse site)

Responsible Division: Environment & Infrastructure
 Officer: Group Manager - Planning
 File Number: SC125 & SC360

Request lodged	Associated with Planning Proposal request lodged with Parramatta City Council in March 2015.
Proponent	Knight Frank Pty Ltd on behalf of Wiltex Wholesale Pty Ltd ACN: 000461245.
Description of Land	246-264 Woodville Road (former John Cootes Warehouse site), 244 Woodville Road and 2, 4, 6, 8-8a, 10, 12 and 14-16 Lansdowne Street and 19 Highland Street, Merrylands.
Proposal summary	Draft site specific DCP controls associated with proposed rezoning of land and an increase in height and FSR controls to establish a new mixed use neighbourhood centre with supermarket, commercial space, residential and open space.
Site description	Proponent's land is 2.6ha and occupied by a single 1 storey warehouse of 3,330sqm. The Gateway Determination increases the size of the land subject to the planning proposal to 2.84ha by including properties in other private ownerships. Draft DCP includes this land as a key site.
Existing LEP planning controls	Parramatta LEP 2011. Zoning: part B6 Enterprise Corridor; part R2 Low Density Residential. Maximum building height: 12m (1 storey) for B6; 9m for R2 zones. Floor space ratio (FSR): 1.5:1 for B6 and 0.5:1 for R2 Zone.
Proposed LEP planning controls (Gateway Determination)	Zoning: B4 Mixed Use Zone. Maximum building height: 31m 9 (storeys). Floor space ratio (FSR): 2:1.
Previous Considerations	Report to Cumberland IHAP September 2017 – deferred. Gateway Determination dated 23 June, 2016.

Summary:

The Draft DCP (Attachment 1) for the Woodville Road Neighbourhood Centre, Merrylands, including the key site (known as the former John Cootes warehouse site) was reported to the Cumberland IHAP in September 2017. At this meeting, the Cumberland IHAP recommended that this matter be deferred to enable staff to consider the material tabled by the proponent at this meeting (Attachment 4). In response to this recommendation, the Draft DCP has been revised to incorporate preliminary comments from the Cumberland IHAP, consideration of the material provided by the proponent, as well as preliminary traffic comments. The Draft DCP has also been streamlined and reviewed to provide greater clarity.

This report recommends that the revised Draft DCP proceed to Council (following consideration by the Cumberland IHAP) with a recommendation that it be endorsed by Council for public exhibition and consultation. Public exhibition of the Draft DCP together with the planning proposal will allow the community to comment on all the draft planning controls related to the development of the land. As a Gateway Determination has been received, the report does not seek the reconsideration or assessment of the planning proposal (proposed LEP Amendment) at this time, but rather the detailed DCP controls that would support that proposal. The planning proposal and the draft controls will be further considered following community consultation and feedback in relation to the Draft DCP and Planning Proposal.

Report:

Background and Context

A planning proposal request for the rezoning of the subject land on Woodville Road, Merrylands (Figure 1), to B4 Mixed Use and new height and FSR controls was originally submitted to Parramatta City Council in March 2015. A revised proposal was considered by that Council on 7 December 2015.

Cumberland Council is now the Relevant Planning Authority (RPA) for the planning proposal post amalgamation. A Gateway Determination dated 23 June, 2016, (Attachment 2) was received from the Department of Planning on 8 August, 2016. Council advised the proponent on 1 February, 2017 of the need to prepare a DCP for the land and that this would be placed on public exhibition with the planning proposal.



Figure 1: Site Location and Context



Area of Planning Proposal



Woodville Road

The proponent's land (2.6 Ha) is currently zoned part B6 Enterprise Corridor and R2 Low Density Residential under Parramatta LEP 2011 (Attachment 3). The Gateway Determination included an additional 0.24ha in other ownerships, increasing the size of the land included in the planning proposal to approximately 2.84ha

Revision of the Draft Development Control Plan

The Draft DCP included at Attachment 1 applies to the potential new Woodville Road Neighbourhood Centre, Merrylands, the extent of which has been informed by the Draft Woodville Road Planning Strategy. The land subject to the planning proposal, is identified as a key site within this precinct.

The Draft DCP was reported to the September 2017 meeting of the Cumberland IHAP and it was recommended that:

...the exhibition of the Draft Development Control Plan and updated Planning Proposal be deferred to a future Cumberland IHAP meeting at the request of the applicant to enable staff to consider the material tabled by the applicant at the Cumberland Independent Hearing and Assessment Panel meeting of 13 September 2017.

In response to this recommendation, the Draft DCP has been revised following consideration of the material tabled by the proponent. In addition, preliminary feedback from the Cumberland IHAP has been incorporated into the revised Draft DCP, as well as further consideration of preliminary traffic comments.

A summary of the key revisions to the Draft DCP is provided below.

Revision	Example/Rationale
Review of draft DCP provisions for greater clarity and consistency.	Setback provisions are now consolidated in one section of the Draft DCP to improve clarity and ease of use.
Setbacks <ul style="list-style-type: none"> – minor adjustments reflecting preliminary feedback from Cumberland IHAP – clarification regarding setbacks from property boundaries 	Will result in better proportions and scale relationships.
Street layout/structure <ul style="list-style-type: none"> – minor amendment to key site structure and street layout 	In response to issues raised by the proponent, including potential siting of future supermarket.
Preferred consolidation plan <ul style="list-style-type: none"> – minor amendment to reflect revised street layout and structure 	Figure adjusted. Amendment includes both sides of the new main street in a single allotment to ensure effective delivery and appropriate activation of both sides of the main street.
Heights <ul style="list-style-type: none"> – minor amendment as part of revision of proposed street layout and structure. 	Noted that the maximum height and FSR are stipulated in the Gateway Determination. The DCP seeks to provide a transition in height through the height controls, setbacks, building separation controls and setback of upper storeys.
Street sections	To provide greater consistency, as well as

- minor revisions to reflect revisions to street and upper storey setbacks	better proportions and scale.
Traffic, parking and circulation - Clarification that no driveway access from Woodville Road will be permitted - Minor amendments to preferred vehicular access points	Traffic management and anticipated RMS requirements. In response to Cumberland IHAP feedback.
Landscaping and open space - Landscaping provisions added - Control indicating that the public park is to be excluded from all deep soil calculations	Consistent with other sections of PDCP 2011. To ensure sufficient deep soil and private/communal open space is provided across the key site, in addition to the public open space.
Formatting – revised to better align with the format of the Parramatta DCP	Minor aesthetic changes only. Numbering of figures has been amended to reflect the format of the Parramatta DCP.

Gateway Determination

The Gateway Determination (Attachment 2) required Council to amend the planning proposal to correct minor drafting issues and:

- *To... indicate that that a site specific provision for the FSR calculation applies to wintergardens..... (As noted by Parramatta Council this is required to exclude Wintergardens from Gross Floor Areas in the calculation of FSR for development fronting Woodville Road to encourage the provision of Wintergardens);*
- *To...include land at 244 Woodville Road and land at 6, 10 and 12 Lansdowne Street Merrylands in the land to which the plan applies. These sites are to be zoned to B4 Mixed Use, with a maximum height of building of 31 m and a maximum FSR of 2.0:1; and*
- *Outline the proposed method to achieve an appropriate transition to the land located to the west currently zoned R2 Low Density Residential fronting Lansdowne Street and Highland Road.*

These aspects have been addressed in both the revised planning proposal and Draft DCP as appropriate.

Other Matters - Zoning

While the development of the subject land as part of a neighbourhood centre may be appropriate in this location on Woodville Road, it is noted that the proposed B4 Zone under the Parramatta LEP 2011 zone relates to the support of the City Centre Core (B3 Zone) and the Parramatta City Centre that make it inconsistent with the objectives of this planning proposal. This is a matter that would not, in principle affect the Draft DCP and can be addressed after the Draft DCP and Planning Proposal have been publicly exhibited.

Conclusion:

The Draft DCP for the Woodville Road Neighbourhood Centre (including the former John Cootes “key site”) has been revised in response to the recent recommendation of the Cumberland IHAP. As the proposed draft planning controls are interrelated, both the Draft DCP and planning proposal will be placed on public exhibition (post-Gateway) together. Following completion of the public exhibition, a further report will be provided.

It is recommended that the Draft DCP proceed to Council for consideration and endorsement for public exhibition in conjunction with the Planning Proposal for 244 -264 Woodville Road (including the former John Cootes warehouse site), 2-12 and 14-16 Lansdowne Street and 19 Highland Street, Merrylands.

Consultation:

It is proposed that the IHAP recommend the Draft DCP controls to Council for the purposes of public consultation. Consultation would occur through exhibition on Council’s website, two administration buildings, Merrylands and Granville Libraries and notification letters sent to subject and nearby landowners.

Financial Implications:

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

Policy Implications:

The recommended Draft DCP controls would amend the relevant Parramatta DCP. There are no other policy implications for Council associated with this report.

Communication / Publications:

There are no further communication / publications implications for Council associated with this report.

Report Recommendation:

That the Cumberland Independent Hearing and Assessment Panel (IHAP) recommend to Council that:

- 1) The Draft Development Control Plan and updated planning proposal be placed on public exhibition for 28 days.
- 2) Following the completion of the public exhibition, a report be prepared for the Cumberland IHAP and Council on the planning proposal and Draft DCP, including any issues raised in submissions, and any comments from relevant State Agencies received.

Supplementary Attachments:

Supplementary Attachments are available on the Cumberland Council website and using the links provided below:

[ATTACHMENT 1 - DRAFT Woodville Road Neighbourhood Centre DCP Nov 2017 IHAP 30 Oct 17](#)

[ATTACHMENT 2 - Gateway Determination 246 - 264 Woodville Road](#)

[ATTACHMENT 3 - Zoning Extract](#)

[ATTACHMENT 4 - CIHAP-Report-13-September-2017](#)

[ATTACHMENT 5 - CIHAP-Minutes-13-September-2017](#)

[ATTACHMENT 6 - PP - John Cootes site post gateway](#)

Attachments:

Nil