



Project Name: Mixed Use Development at Woodville Road
Case ID: PDA-98751207

Proponent Details

Project Owner Info

Title	Mr
First Name	Mark
Last name	Hanna
Role/Position	Senior Legal Counsel
Phone	0430245835
Email	mark.hanna@merccapital.com.au
Address	7.01, 60 Carrington Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GREEN DIOR HOLDINGS PTY LTD
ABN	72627356003

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Ashleigh	Ryan
Phone	Email	Role/Position
0402344023	aryan@beamplanning.com.au	Director Planning

Address

7.01, 60 Carrington Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Mixed Use Development at Woodville Road
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD460,000,000.00
Indicative Operation Jobs	80
Indicative Construction Jobs	150
Number of Occupants	1,900
Number of Dwellings	900
Gross Floor Area (GFA) sqm	105,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	135

Description of the Development/Infrastructure

Concurrent SSDA and rezoning for a mixed-use housing development comprising five shop-top housing buildings and a serviced apartment component, varying in height between 14-19 storeys on a total site area of 25,332m², in addition to a 2,000m² public park. The development will include approximately 900 apartments, including 15% of floor space dedicated for use as affordable housing dwellings for a period of 15 years, basement car parking, ground floor retail premises, supermarket and childcare.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	246-264 Woodville Road, Merrylands
Site Address (Street number and name)	246-264 Woodville Road, 2, 4, 8, 8A, 10, 12, 14, 16 Lansdowne Street and 19 Highland Street, Merrylands
Site Co-ordinates - Latitude	-33.847138
Site Co-ordinates - Longitude	150.997

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot B in DP379850 and Lot C in DP379850
Lot 2 in DP204284
Lot 4-7 in DP128586 and Lot 1 in DP433824
Lot 2581 in DP803841 and Lot 1 in DP382912
Lot 1 in DP204284 and Lot A in DP418199
Lot A in DP409259
Lot F in DP364338 and Lot 2 in DP385967
Lot 1 in DP385967
Lot D in DP364338
Lot C in DP364338
Lot A in 344408
Lot 81 in DP128805
Lot F in DP382911

Site Area

What is the total site area for your development?

Site Area sqm

27,332

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is located on land which is subject to the Cumberland LEP. The site is zoned E1 Local Centre with the following proposed uses are permissible: Shop top housing; Retail; Shop (supermarket); Childcare centre; Serviced apartments; and Roads.

HDA EOI Number

247417

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre, RE1 Public Recreation

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979
Sydney Water Act 1994
Biodiversity Conservation Act 2016 (BC Act)
State Environmental Planning Policy (Biodiversity and Conversation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Sustainable Buildings) 2021
Cumberland Local Environmental Plan 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Yes

Describe the nature of variation.

increased building height from 31m to 67m

increase maximum FSR from 2.2:1 to 4.13:1

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part 2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

Yes

A licence under the [Pipelines Act 1967](#)?

No

Attachments

File Name	246-264 Woodville Rd Merrylands_Scoping Report_ 05.11.25
File Name	Site plan