

# PUBLIC DOMAIN PLAN 2021

## Woodville Road Corridor

### DRAFT



CUMBERLAND  
CITY COUNCIL

“ Jumna ya wogal wal ya pemel jumna mingan jumna tamu.  
Ngalaringi wyanga pemal.  
Ngalaringi babuna wal gnia ya pemal da lo-loley dice wara  
mooting jumna banga nolla ya.  
Pemal jumna wal gnia koi mund wal tati pemal jumna  
annagar dice.  
Eorah wal mullana wal mingan jumna gai gnia bou gu-nu-gal  
nglaringi go-roong dyaralang.  
Nglaringi go-roong dyaralang.  
Ngalaringi bou ngalaringi jam ya tiati nglaringi bubuna jumna.  
Mittigar gurrung burruk gneene da daruga pemal.  
Didjeree Goor. ”

“ *We were the first carers of the land, we took only what we needed  
from our Mother Earth.  
Our ancestors knew how to take care of the land, so as to continue  
their survival.  
We do not own the land, but we are charged with the care of  
it. As custodians of this land we ask that all people join us and  
preserve what we have left for future generations.  
We must protect the few sites we have to ensure our culture  
continues.  
In the language of our ancestors we welcome you to Darug Lands.  
Thank you. ”*

**Welcome to Country by Darug Elder Aunty Edna**

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# 1. Introduction

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## 1.1 Purpose

The Woodville Road Corridor Public Domain Plan (The Plan) has been prepared by Cumberland City Council to guide the delivery of consistently high-quality public realm to promote the revitalisation of Woodville Road Corridor.

This document sets out a corridor wide palette of streetscape treatments, including material palettes for surface treatments, street furniture, landscaping and finishes. It also provides guidelines and relevant information to assist developers and Council in undertaking public domain works within the Woodville Road Corridor.

## 1.2 What is the Public Domain

Within the context of this document, the public domain represents all urban and natural elements, structures, and spaces that exist within the publicly-owned areas of the Woodville Road Corridor and the relationship between them. The public domain also includes privately-owned arcades, plazas, building forecourts, internal walkways, and other semi-public spaces as they also influence the overall character of the public domain.

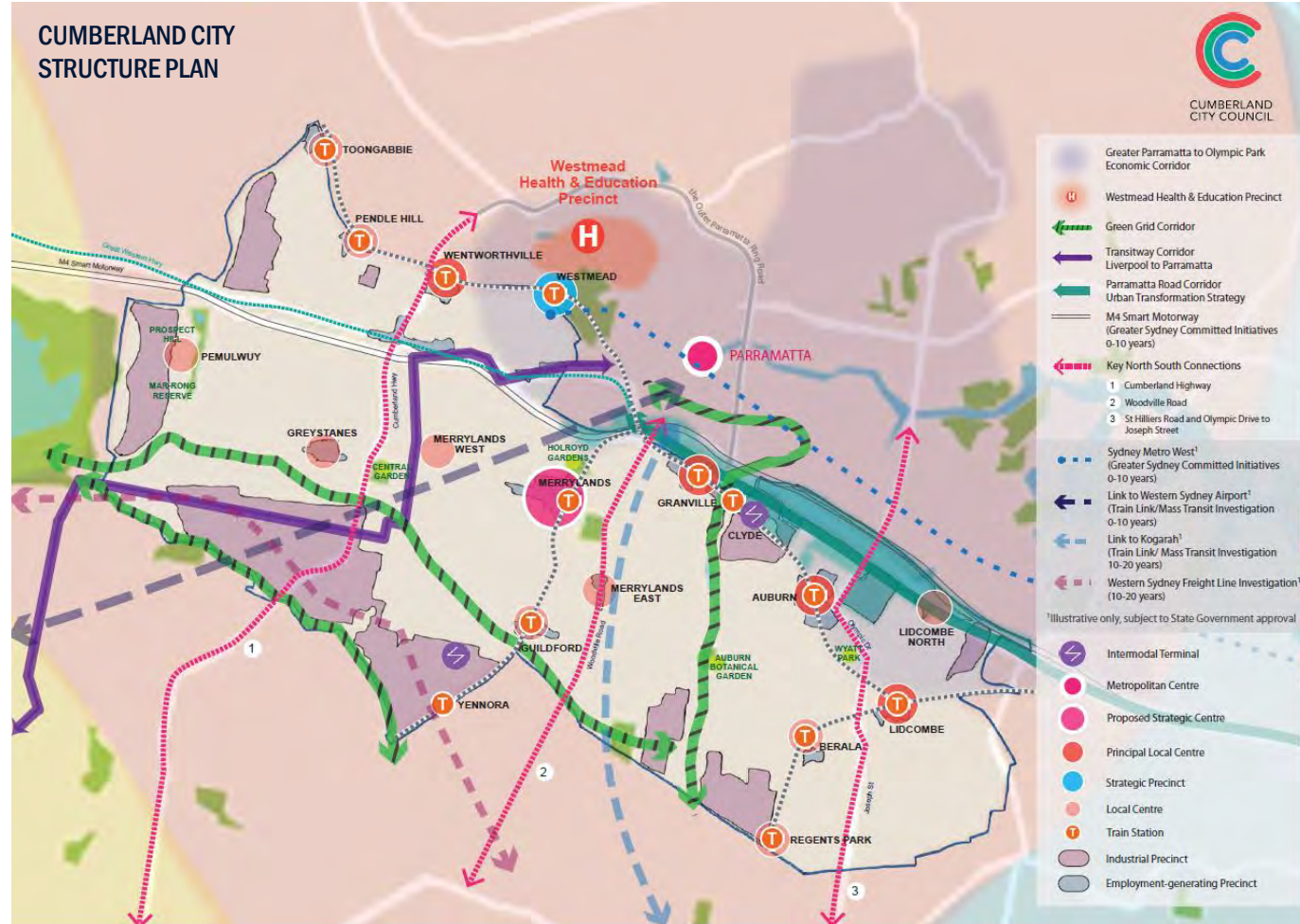
## 2. Planning Context

The Plan builds on the community feedback and the identified planning approach from a range of legislation, strategies and plans. These include:

1. Cumberland 2030: Our Local Strategic Planning Statement,
2. Cumberland Local Housing Strategy,
3. Cumberland Local Environmental Plan,
4. Cumberland Development Control Plan, with reference to site specific controls for the Woodville Road Corridor and the Merrylands East Neighbourhood Centre

The Woodville Road Corridor has been identified in the *Cumberland 2030: Our Local Strategic Planning Statement* as a strategic corridor to provide land use opportunities for housing and jobs, supported by government investment.

Cumberland City's portion of four-kilometre corridor provides a major north south connection through Guildford, Merrylands and Granville. This long stretch of the corridor extends further approximately 7.5 kilometres to play a key cross-regional connection through Cumberland City between Parramatta and Bankstown. Given its role as a major arterial road, traffic on this corridor runs with freight movement.



## 2.1 Woodville North Precinct

The Woodville North Precinct is situated at a gateway location providing a key access corridor to Parramatta, M4 Motorway and Parramatta Road. This north precinct has a good access advantage to two train stations (Granville and Merrylands) in both east and west directions. There are a range of educational facilities in vicinity that provides good walkability to Granville TAFE, Granville Public School and Holy Trinity Primary School.

The future of the Woodville North Precinct will provide an opportunity for increase in housing diversity for an area supported by good access to public transport and local amenity.

## 2.2 Merrylands East Precinct

The Merrylands East Precinct is transforming to a new local centre to provide a place of mixed-use activity and services to local residents supported by retail and business services with access to a new 2,000m<sup>2</sup> local park.

The opportunity for the Merrylands East Precinct is to revitalise the corridor to bring a vibrancy of the area by providing mixed-use activities supported by new open space and additional connections to and through the precinct.

## 2.3 Woodville South Precinct

The Woodville South Precinct is an area where various development types dispersed along the corridor due to historic changes to zoning.

There is an opportunity to improve urban built form, pedestrian amenity and provide housing diversity in the area to the west of the Woodville Road corridor with having easy access to Guildford town centre and station.

The intersection of Guildford Road and Woodville Road has also been identified for a potential neighbourhood centre to provide additional amenity to local residents.

## WOODVILLE ROAD CORRIDOR PRECINCT BOUNDARY



# 3. Vision and Design Principles

## 3.1 Vision

*“Promote enhanced streetscapes and public domain works that will revitalise the Woodville Road Corridor with a creation of new vibrant centres in targeted locations to promote safe and walkable connections.”*

Woodville Road Corridor is one of three identified strategic corridors of Cumberland City that provides a key cross-regional north and south connection. *Cumberland 2030: Our Local Strategic Planning Statement* identifies the potential of this corridor that will facilitate sustainable growth and improve the amenity of the road corridor. The vision for the Woodville Road Corridor also builds on the housing vision for the Cumberland City as identified from the *Cumberland Local Housing Strategy 2020*.

The housing vision for Cumberland City is to promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city.

The Woodville Road Corridor Public Domain Plan seeks to provide urban renewal opportunities that improve the amenity of the Woodville Road corridor and focus growth at three precincts to provide housing diversity that can take advantage of existing and planned infrastructure and facilities.

## 3.2 Design Principles

### Liveability

- Ensure a high quality public realm provided in new destination precincts for promoting social interaction and a variety of activity.
- Promote healthy living by enhancing pedestrian and cycle connectivity and increased active transport amenity.
- Improve the amenity and safety of the public realm including placement of street furniture and wayfinding design.

### Improved urban tree canopy

- Ensure street trees and planting contribute to enhance local identity and context.
- Increase urban tree canopy cover and deliver Green Grid connections.
- Incorporate Water Sensitive Urban Design (WSUD) including raingardens, tree pits and other WSUD design measures to enhance flood protection and stormwater management.

### Pedestrian friendly public realm

- Provide an enhanced streetscape and pedestrian amenity that contribute to the vitality of the new precinct.
- Provide rear or side lane vehicle access to lots to ensure pedestrian movement is uninterrupted by vehicle crossovers.
- Improve paving treatments to footpath and shared path to highlight key nodes and precincts.

### Equitable access and use

- Enable equitable and safe access for people of all ages and abilities in accordance with the Building Code of Australia (BCA) and the Disability (Access to Premises – buildings) Standards (the Premises Standards) – AS 1428.
- Ensure continuous accessible paths of travel and circulation spaces and appropriate facilities for people with disabilities.

# 4. Public Domain Plan

## 4.1 Typical Public Domain Works

### Public domain palette

#### Paving

(Neighbourhood Centre/ Local Centre)



Mix of sizes, colours, and pattern  
Exfoliated finish  
- Dark grey bluestone,  
- Brick (warm/dark)

#### Paving

(Movement Corridor, Local Streets)  
In-situ concrete  
(Natural grey colour with no added oxide)



**WSUD**  
To be incorporated in landscaped areas and in the tree pit



#### Streetscape

(Movement Corridor, Local Streets)



*Syzygium smithii* (Lilly Pilly),  
*Calodendron capense* (Cape Chestnut),  
Turf verge

#### Street furniture

Bicycle racks  
Street seats & benches  
Street bins



#### Bus stops

Street seats  
Standard bus shelter



### MOVEMENT CORRIDOR AND LOCAL STREET



- Movement Corridor
- Local Street
- T Stations

**WOODVILLE NORTH PRECINCT  
PUBLIC DOMAIN PLAN**

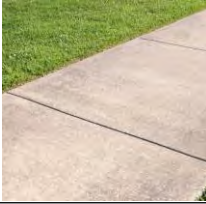
## 4.2 Woodville North Precinct

### Public domain palette

#### Paving

(Movement Corridor,  
Local Streets)

In-situ concrete  
(Natural grey colour  
with no added oxide)



#### WSUD

To be incorporated  
in landscaped  
areas and in the  
tree pit



#### Shared path

In-situ concrete  
(2.5m wide)  
Landscaped buffer  
(~1m wide)



Shared path marking  
painted on in-situ  
concrete shared path,  
Landscaped with  
*Westringia Mundi* or  
similar low height planting

#### Streetscape

(Movement Corridor,  
Local Streets)



*Syzygium smithii* (Lilly  
Pilly),  
*Calodendron capense*  
(Cape Chestnut),  
Turf verge

#### Street furniture

Bicycle racks  
Street seats &  
benches  
Street bins



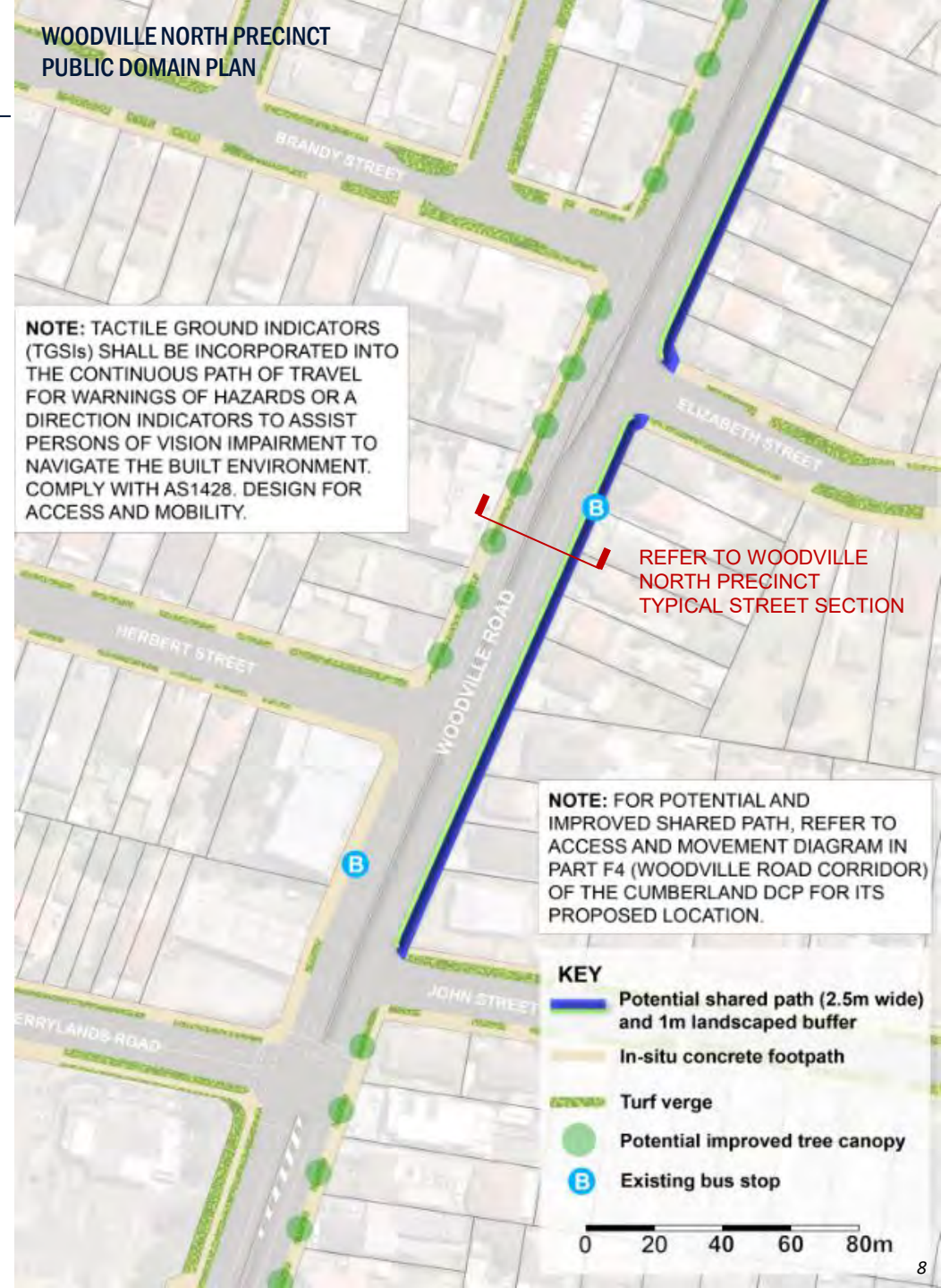
#### Tactile Ground

#### Surface Indicators (TGSIs)

Warning tactile  
Directional tactile



Grade 316 Stainless Steel  
Slip resistance  
AS/NZ4586-2013  
Appendix A class P5 (very  
low)  
Installation shall comply  
with AS 1428.1-2009.



**NOTE:** TACTILE GROUND INDICATORS (TGSIs) SHALL BE INCORPORATED INTO THE CONTINUOUS PATH OF TRAVEL FOR WARNINGS OF HAZARDS OR A DIRECTION INDICATORS TO ASSIST PERSONS OF VISION IMPAIRMENT TO NAVIGATE THE BUILT ENVIRONMENT. COMPLY WITH AS1428. DESIGN FOR ACCESS AND MOBILITY.

REFER TO WOODVILLE  
NORTH PRECINCT  
TYPICAL STREET SECTION

**NOTE:** FOR POTENTIAL AND IMPROVED SHARED PATH, REFER TO ACCESS AND MOVEMENT DIAGRAM IN PART F4 (WOODVILLE ROAD CORRIDOR) OF THE CUMBERLAND DCP FOR ITS PROPOSED LOCATION.

#### KEY

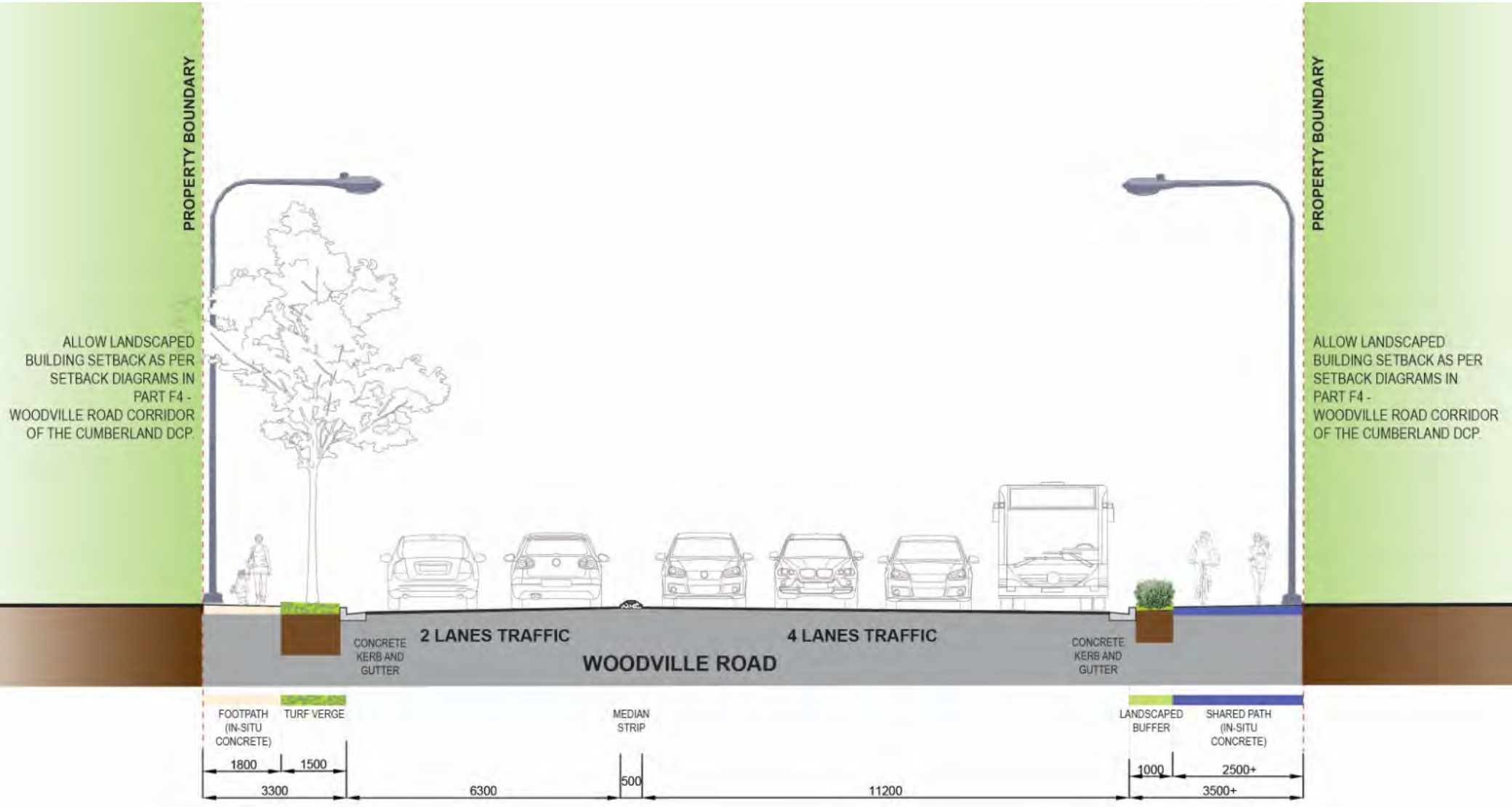
- Potential shared path (2.5m wide) and 1m landscaped buffer
- In-situ concrete footpath
- Turf verge
- Potential improved tree canopy
- Existing bus stop

0 20 40 60 80m



# 4.2 Woodville North Precinct

## Typical street section



## 4.3 Merrylands East Precinct

### Public domain palette

#### Paving

(Local Centre)



Mix of sizes, colours, and pattern  
Exfoliated finish  
- Dark grey bluestone,  
- Brick (warm/dark)

#### Paving

(Movement Corridor,  
Local Streets)

In-situ concrete  
(Natural grey colour  
with no added oxide)



#### WSUD

To be incorporated  
in landscaped  
areas and in the  
tree pit



#### Streetscape

(Movement Corridor,  
Local Streets)



*Syzygium smithii* (Lilly  
Pilly),  
*Calodendron capense*  
(Cape Chestnut),  
Turf verge

#### Street furniture

Bicycle racks  
Street seats &  
benches  
Street bins



#### Tactile Ground

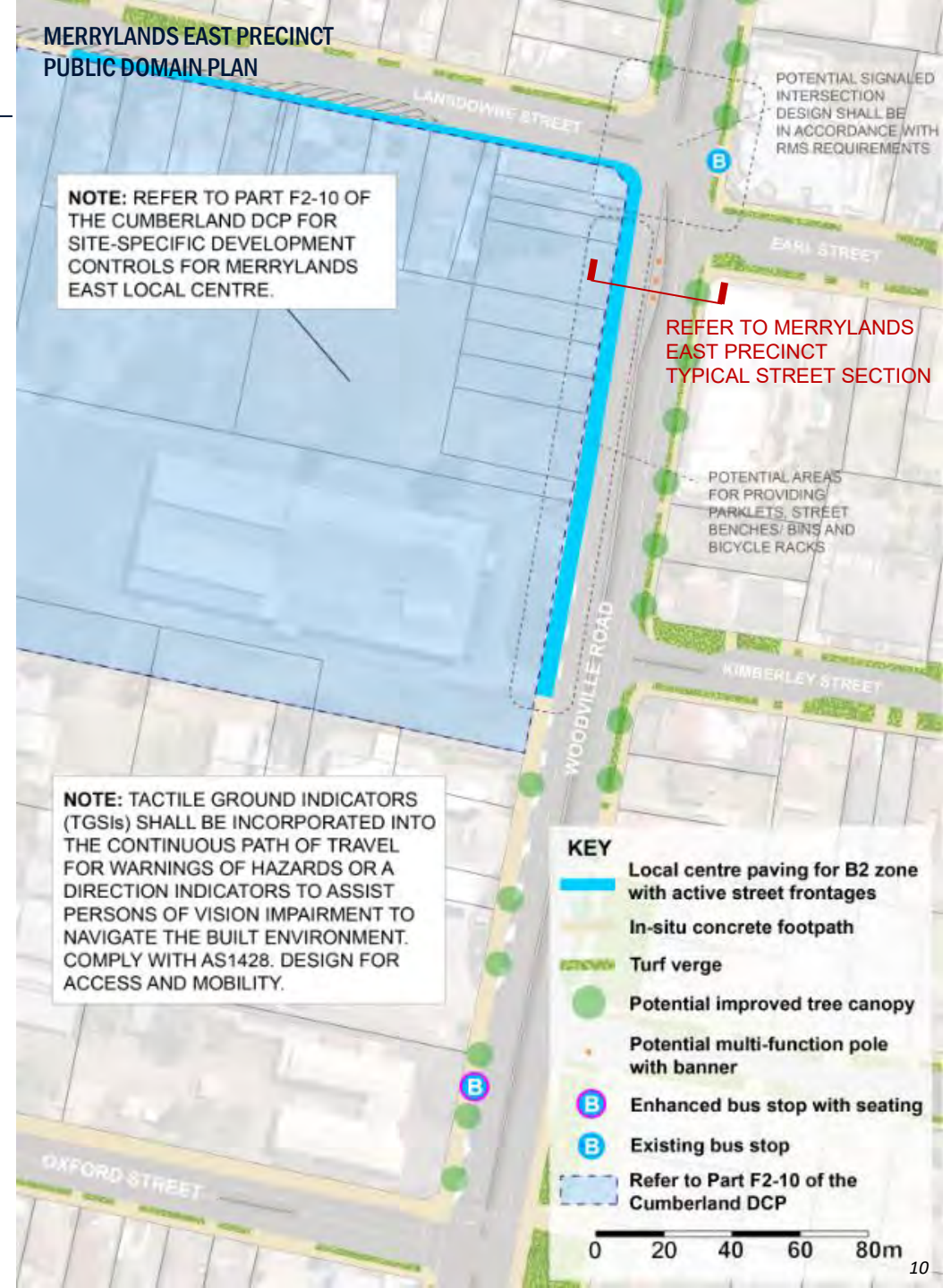
**Surface Indicators**  
(TGSIs)

Warning tactile  
Directional tactile



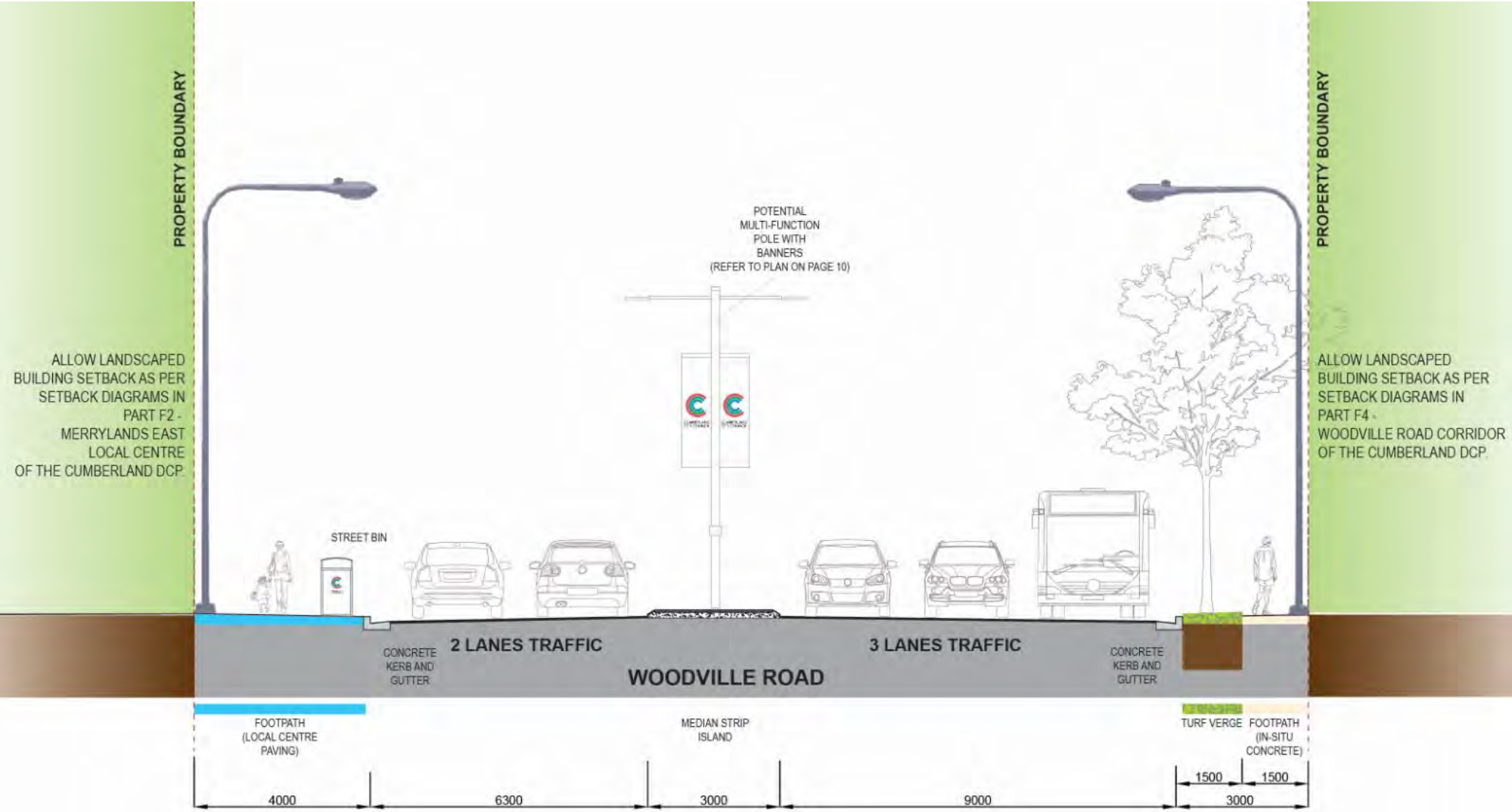
Grade 316 Stainless Steel  
Slip resistance  
AS/NZ4586-2013  
Appendix A class P5 (very  
low)  
Installation shall comply  
with AS 1428.1-2009.

## MERRYLANDS EAST PRECINCT PUBLIC DOMAIN PLAN



# 4.3 Merrylands East Precinct

## Typical street section



## 4.3 Merrylands East Precinct

### Proposed concept plan for new local park

The Merrylands East Precinct is transforming to a new local centre to provide a place of mixed-use activity and services to local residents supported by retail and business services with access to a new 2,000m<sup>2</sup> local park. This new 2,000m<sup>2</sup> local park is to bring vibrancy and a sense of place which will be accessible to all local residents and visitors.

The proposed local park is to:

- provide the primary green public open space to act as the heart of the neighbourhood precinct;
- provide for primarily soft landscaping and deep soil planting including mature plants;
- avoid basement parking beneath the neighbourhood park;
- provide both passive and active recreation spaces;
- be landscaped to include native trees;
- provide a safe play area for children which is to be visually and physically connected to the main park area;
- include play elements integrated into the landscape design and enable informal play; and
- be dedicated to Council and Council engineers are to be consulted prior to the design of all internal roads within the precinct.

Part F2 of the Cumberland DCP provides a site-specific development controls for Merrylands East Neighbourhood Centre. The new 2,000m<sup>2</sup> local park shall be provided in accordance with its objectives and controls as set out in this DCP – 2.7 Landscape and open space.

ARTIST IMPRESSION OF THE NEW 2,000 SQM LOCAL PARK AND THE INDICATIVE DEVELOPMENT BUILT-FORM AT MERRYLANDS EAST NEIGHBOURHOOD CENTRE



Image credit. marchese partners



## 4.4 Woodville South Precinct

### Public domain palette

#### Paving

(Neighbourhood Centre)



Mix of sizes, colours, and pattern  
Exfoliated finish  
- Dark grey bluestone,  
- Brick (warm/dark)

#### Paving

(Local Streets)  
In-situ concrete  
(Natural grey colour with no added oxide)



**WSUD**  
To be incorporated in landscaped areas and in the tree pit



#### Streetscape

(Movement Corridor, Local Streets)



*Syzygium smithii* (Lilly Pilly),  
*Calodendron capense* (Cape Chestnut),  
Turf verge

#### Streetscape

Low-height planting bed (for B1 zones)



*Murraya Paniculate*,  
*Westringia Mundi*

#### Tactile Ground Surface Indicators

(TGSIs)

Warning tactile  
Directional tactile



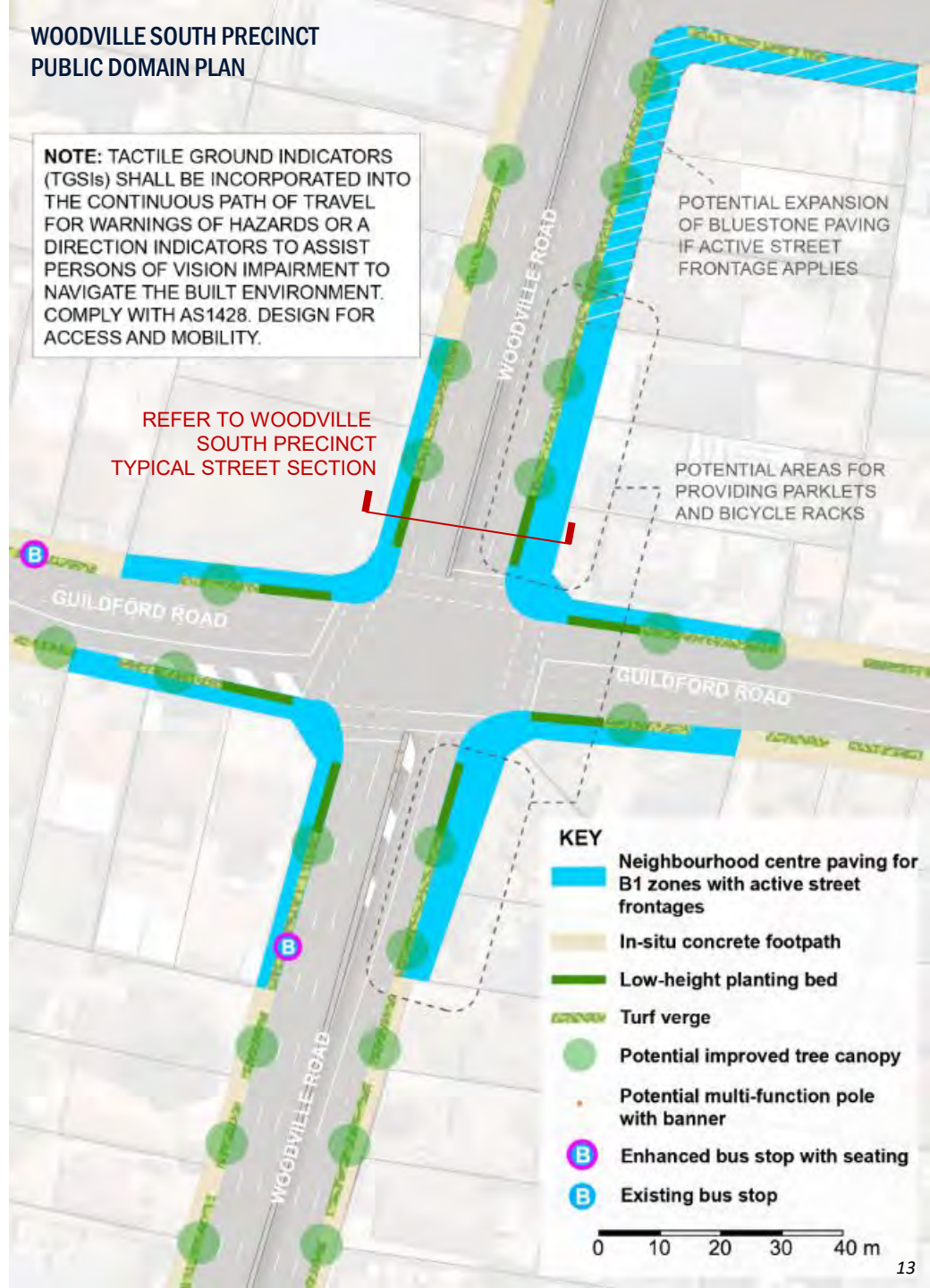
## WOODVILLE SOUTH PRECINCT PUBLIC DOMAIN PLAN

**NOTE:** TACTILE GROUND INDICATORS (TGSIs) SHALL BE INCORPORATED INTO THE CONTINUOUS PATH OF TRAVEL FOR WARNINGS OF HAZARDS OR A DIRECTION INDICATORS TO ASSIST PERSONS OF VISION IMPAIRMENT TO NAVIGATE THE BUILT ENVIRONMENT. COMPLY WITH AS1428. DESIGN FOR ACCESS AND MOBILITY.

REFER TO WOODVILLE SOUTH PRECINCT TYPICAL STREET SECTION

POTENTIAL EXPANSION OF BLUESTONE PAVING IF ACTIVE STREET FRONTAGE APPLIES

POTENTIAL AREAS FOR PROVIDING PARKLETS AND BICYCLE RACKS



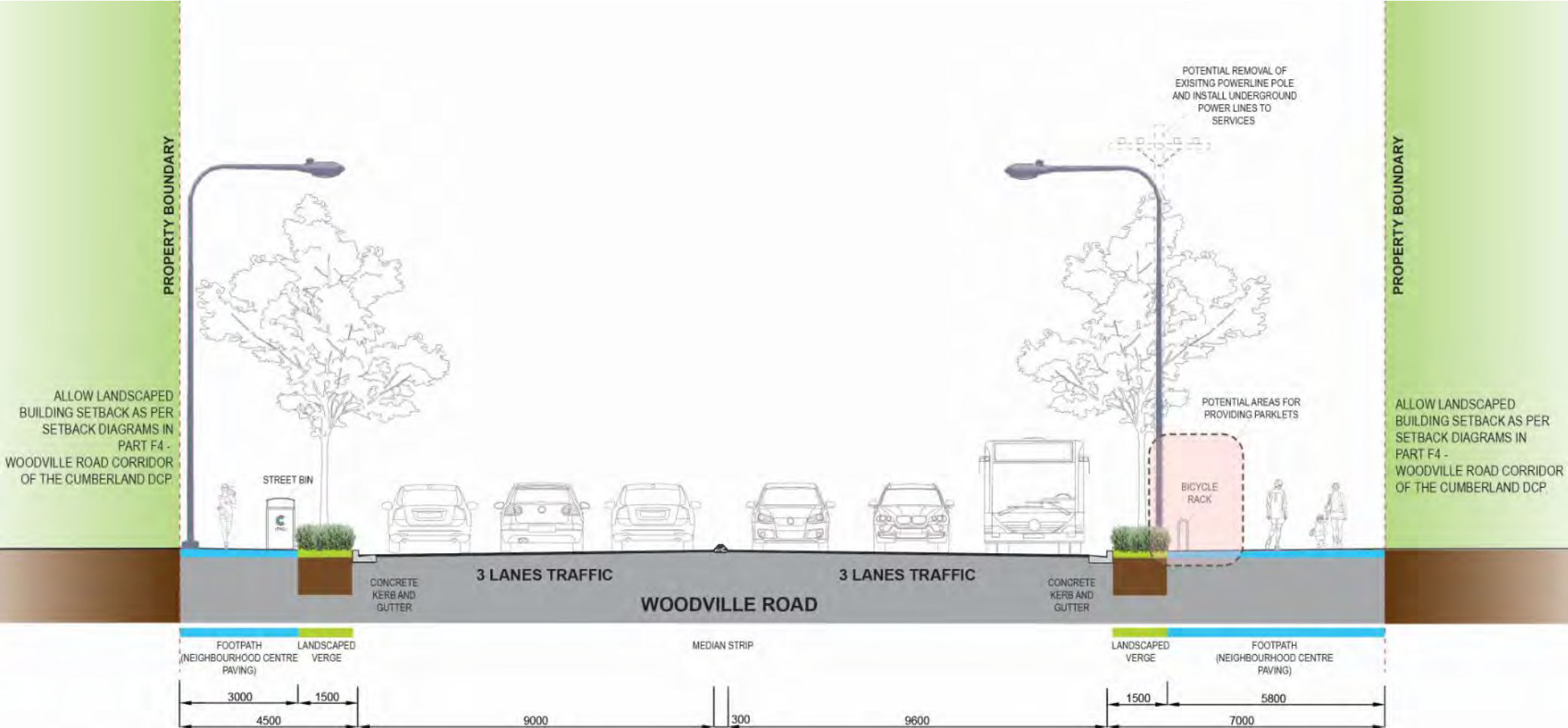
#### KEY

- Neighbourhood centre paving for B1 zones with active street frontages
- In-situ concrete footpath
- Low-height planting bed
- Turf verge
- Potential improved tree canopy
- Potential multi-function pole with banner
- Enhanced bus stop with seating
- Existing bus stop

0 10 20 30 40 m

# 4.4 Woodville South Precinct

## Typical street section



## 5. Implementation of works

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The works outlined in the Public Domain Plan will be delivered by Council as part of its Capital Works Program or by the private sector through areas of future development activity.

The Public Domain Plan for the Woodville Road Corridor will be progressively implemented in stages. The timing of works will be determined by development activity along the Corridor, available funding for Council to use, or the delivery of works in accordance to local infrastructure contributions or planning agreements.

The areas where the Public Domain Plan are implemented by a developer, the following guidelines shall apply:

- The Developer will be responsible for the upgrade works that interface with the street frontage to the standard and in accordance with this Public Domain Plan.
- Public domain works to be in accordance with the Works Schedule prepared by Council.
- Construction works for the public domain to be approved by Council's representative prior to final sign off.

