



Parramatta Development Control Plan 2011

DRAFT

4.1.12 Woodville Road Neighbourhood Centre Precinct (Including Former John Cootes Warehouse Site)

Report to Cumberland IHAP Report
8 November 2017

CONTENTS

4.1	Town and Neighbourhood Centres	4.1-3
4.1.1	Carlingford Precinct	4.1-5
4.1.2	Collet Park Precinct (North Parramatta)	4.1-10
4.1.3	Dundas Precinct	4.1-12
4.1.4	(East) Rydalmere Precinct	4.1-15
4.1.5	Epping Town Centre	4.1-18
4.1.6	Granville Town Centre	4.1-36
4.1.7	Guildford Precinct	4.1-44
4.1.8	Merrylands Precinct	4.1-48
4.1.9	Morton Street Precinct	4.1-51
4.1.10	South Granville Precinct	4.1-62
4.1.11	Telopea Precinct	4.1-65
4.1.12	Woodville Road Neighbourhood Centre Precinct	

4.1.12 Woodville Road Neighbourhood Centre

Desired Future Character

In recognition of existing development patterns and the opportunity to provide local services and facilities within walking distances of established neighbourhoods with access to Woodville Road, this part of the DCP provides guidelines and development controls for the development of a future neighbourhood centre precinct (Figure 4.1.12.1).

The neighbourhood centre precinct is to be developed taking into account the scale of adjoining residential development and the capacity of local road networks. Woodville Road and its capacity to accommodate future public transport options is a key development parameter for the neighbourhood precinct. The precinct is to be developed as a walkable neighbourhood centre having good urban design that encourages the development of public open spaces and buildings with a high level of amenity and design quality. This section of the DCP defines the neighbourhood centre precinct, its urban structure and key relationships.



Figure 4.1.12.1
Woodville Road Neighbourhood Centre Precinct

Objectives

- O.1 Ensure that future development does not prejudice the efficient delivery of future public transport solutions along Woodville Road by ensuring development is setback to allow future road and carriageway widening.

- O.2 Ensure that the scale of development on both sides of Woodville Road is compatible with achieving a balanced development outcome within the precinct.
- O.3 Provide development controls to ensure that individual land parcels are developed in accordance with these principles.
- O.4 To ensure transition in scale between key development sites within the precinct and surrounding lower scale residential development and the school.

Controls

- C.1 Development within the neighbourhood precinct is to be generally in accordance with Figure 4.1.12.2 Precinct Principles.



Figure 4.1.12.2
Precinct Principles

Key Sites

Description and Location

For the purposes of this DCP the Woodville Road Planning Proposal key site (which includes the former John Cootes Warehouse Site) is defined as 244 and 264 Woodville Road, Merrylands and 2,4,6,8-8a,10,12 and 14-16 Lansdowne Street and 19 Highland Street, Merrylands as shown in Figure 4.1.12.3 Key Site (Woodville Road Planning Proposal).

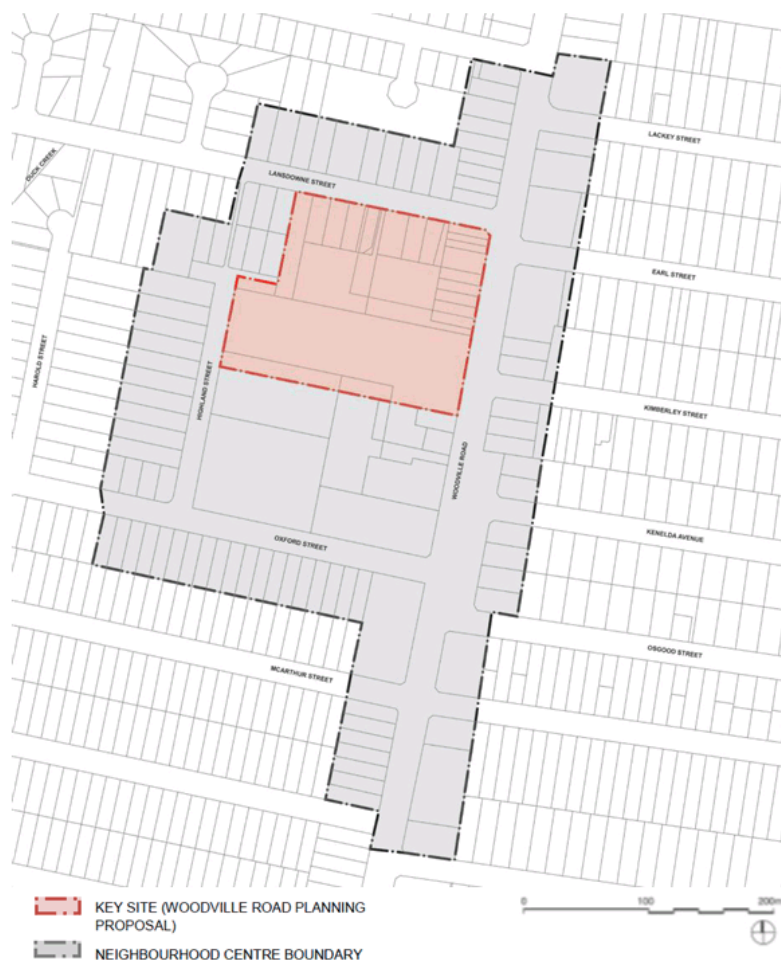


Figure 4.1.12.3
Key Site (Woodville Road Planning Proposal)

Desired Character

The development of the land is to facilitate the establishment of a “main street” for the development site, full line supermarket and residential development that complements the surrounding residential areas at a density appropriate for the site, its location and development context. Development of the land is to contribute to the character and sustainability of the Woodville Road Neighbourhood Centre Precinct.

Development of the land is to provide a mixture of commercial and residential floor space, open space and community space for a neighbourhood centre. Development is to have a layout which provides quality public spaces, reduced car dependency and a walkable neighbourhood environment. The development of the site is to provide a variety of building heights to allow a transition to adjoining residential development and the Granville South Public School.

Development Application Requirements

Refer to Cumberland Council's website (www.cumberland.nsw.gov.au) and Development Assessment Unit for development application requirements.

Controls

C.1 In addition to these standard requirements, all development applications are to provide:

- Economic assessment which includes but is not limited to Commercial Floor Space Analysis for mixed use developments;
- A detailed traffic study; and
- Public Domain Concept Plan (for all applications involving new roads, laneways and the new park).

Structure, Form and Density**Objectives**

- O.1 To define the desired future layout and general form and density of development on the land.
- O.2 To ensure the density of development on the land is suitable to its location, context and development capacity.
- O.3 To facilitate the integration of the development of this key site with adjoining development and the neighbourhood centre precinct.

Design Principles

- P.1 The development of the land is to establish a "main street" within the site, a neighbourhood park and suitable connections (pedestrian and visual) with adjoining development.
- P.2 Any supermarket should be suitably located within the development site.
- P.3 The development of the land is to allow for changing land uses and future potential development patterns within the wider neighbourhood centre precinct.

Controls

- C.1 Development is to achieve a transition in height to adjoining development, and is to be generally in accordance with Figure 4.1.12.4 Site Structure and Land Use Plan.



Fig 4.1.12.4
Site Structure and Land Use Plan

Lot Consolidation and Minimum Street Frontage

Objectives

- O.1 To prevent the creation of isolated development sites and facilitate the efficient delivery of infrastructure.
- O.2 To assist in the delivery of well-designed built forms and streetscapes.

Design Principles

- P.1 Development should be delivered in suitably sized and configured development parcels that facilitate the delivery of infrastructure.
- P.2 Buildings should have appropriate horizontal to vertical proportions that relate to the size of street frontages and be designed to minimise the impact of carpark entrances.

Controls

- C.1 Lots shall have a minimum street frontage as shown in Table 4.1.12.a.

Table 4.1.12.a: Minimum Street Frontage

STREET	MINIMUM STREET FRONTAGE	INTENTION
Woodville Road	30m	To encourage the consolidation of land and development of suitable building forms
Lansdowne Street	20m	
Highland Street	20m	

- C.2 Development is not to result in the creation of isolated sites that cannot be developed in compliance with relevant planning controls in Parramatta LEP 2011 and this section of the DCP. Where this is not possible, Council will require documentary evidence, including an independent land valuation, that reasonable attempts have been made to purchase an isolated site based on a fair market value, and which includes any expenses incurred by the owner of the isolated site in the sale of the land.
- C.3 Where amalgamation with any isolated site is not achievable, applicants will be required to demonstrate that the development of the separate sites can be feasibly achieved, which will require:
- provision of a feasible building envelope for the isolated site, indicating height, setbacks and site coverage (building and basement);
 - identification and assessment of the likely impacts the two developments will have on each other including solar access and visual and acoustic privacy; and
 - identification, assessment and mitigation of the impacts of the separate development of the isolated site or sites on the streetscape. This will require an applicant/s to document how the development of either of the two sites respond to the character of the streetscape and achieve a suitable built form and satisfactory level of amenity including solar access and visual and acoustic privacy.

- C.4 Development should be designed and planned in relation to the development parcels (as a minimum size and configuration) shown in Figure 4.1.12.5 Preferred Lot Consolidation. Consolidation into larger allotments will be considered.



Figure 4.1.12.5
Preferred Lot Consolidation

Building Heights

To achieve suitable urban design outcomes, including appropriate transition in scale to surrounding development, a range different building heights are required across this key site to deliver up to, but not more than, the maximum FSR of 2:1 and maximum building height of 31m on any one part of the development sites as tested and presented in the following development controls.

Design Principles

- P.1 Distribute building heights within the key site to reinforce the site structure and achieve a height transition to adjoining development.

- P.2 Reduce the bulk of development by providing variations in individual building heights, massing and scale and visual permeability within the site through the distribution of different building heights.

Controls

- C.1 Development shall not impact on solar access or create overshadowing of the playground or sporting fields of the Granville South Public School or limit the development potential for future educational facilities to accommodate population growth.
- C.2 The height of buildings is to be in accordance with Figure 4.1.12.6 Building Heights and Figure 4.1.12.7 Height Transitions. Refer to **Landscaped Area** (in this part of the DCP) for private and communal open space requirements.

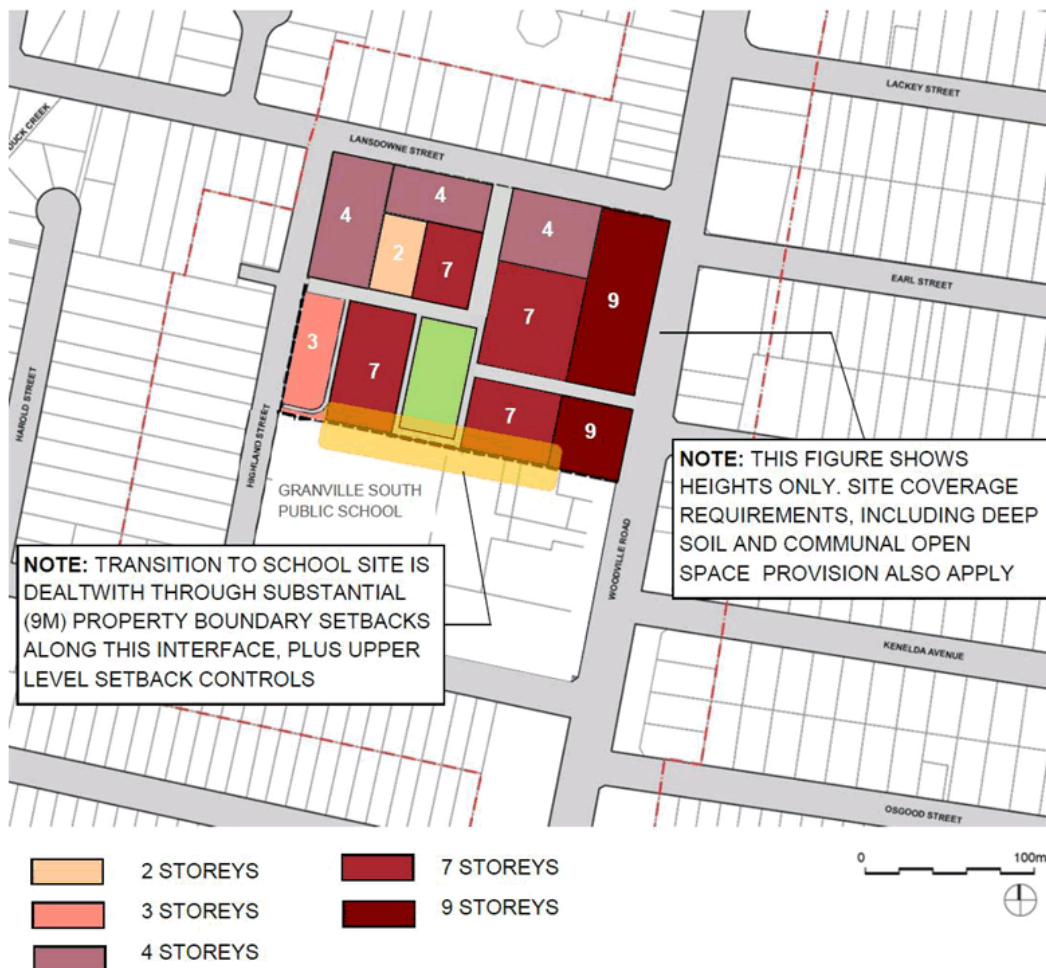


Figure 4.1.12.6
Building Heights (to be read in conjunction with Figure 4.1.12.8 Setbacks)

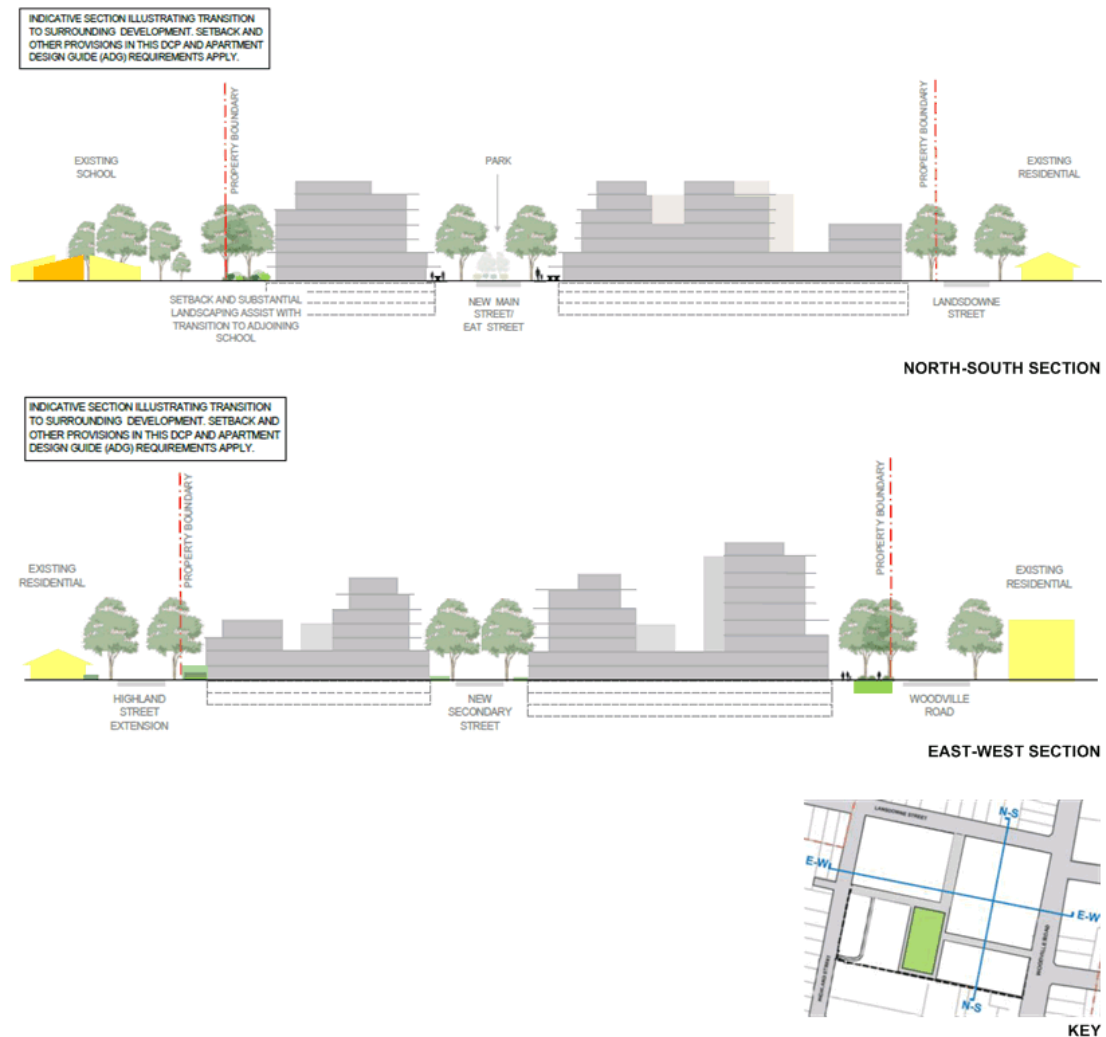


Figure 4.1.12.7
Height/Scale Transitions

Setbacks

Objectives

- O.1 To ensure that development does not limit the provision public transport options or improvements on Woodville Road.
- O.2 To ensure that development relates to the street hierarchy, and contributes to a suitable scale and street character.
- O.3 To establish the new roads identified in the Site Structure Plan and Land Use Plan (Figure 4.1.12.4).
- O.4 Maintain the amenity of Granville South Public School by minimising overshadowing and overlooking of the school grounds.

Design Principles

- P.1 Sufficient land is to be provided for an additional road lane on the western side of Woodville Road to facilitate public transport improvements, traffic management and allow provision of substantial landscaping along Woodville Road (refer to Figure 4.1.12.10).
- P.2 Encourage and permit suitable zero side setbacks for development fronting the western side of Woodville Road to facilitate consistent building frontages and streetscapes.
- P.3 The tower or upper storey elements of multi storey mixed used buildings are to be set back to reduce the mass and bulk of buildings.

Controls

- C.1 Street and boundary minimum setbacks are to be in accordance with Figure 4.1.12.8 Setbacks.
- C.2 Unless otherwise identified, street setbacks are to be in alignment with the predominant existing street setbacks for each street within the neighbourhood precinct.
- C.3 Development on the western side of Woodville Road between Oxford Street and Lansdowne Street is to comply with Figure 4.1.12.10 - Woodville Road Setbacks (Western Side - Lansdowne to Oxford Street).
- C.4 New Streets and new street setbacks are to be generally in accordance with Figure 4.1.12.9 New Streets – Sections; and Figures 4.1.12.11_A-E Street Sections.



Figure 4.1.12.8
Setbacks



Figure 4.1.12.9
New Streets - sections

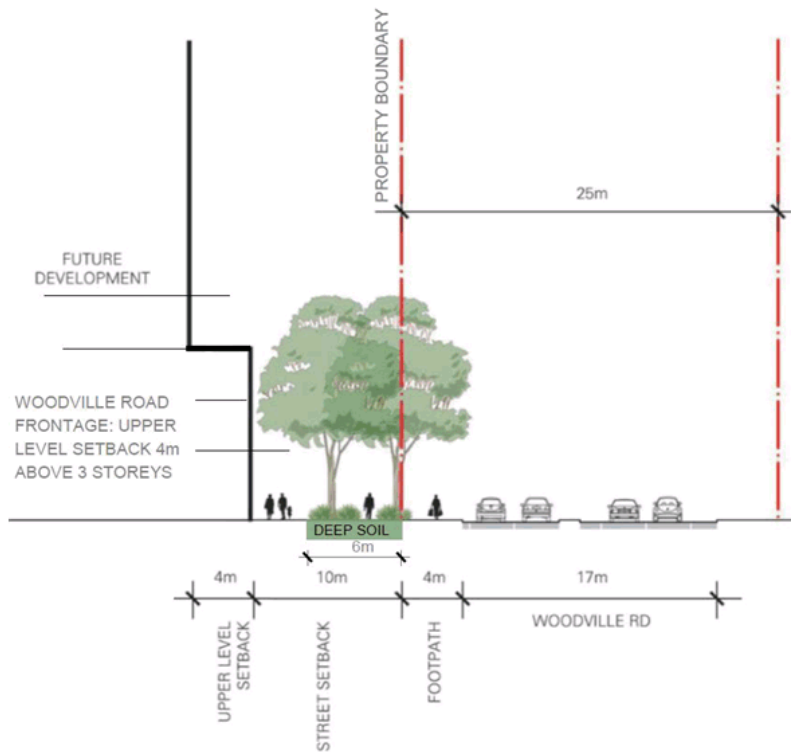


Figure 4.1.12.10
Woodville Road Setbacks (W-W)

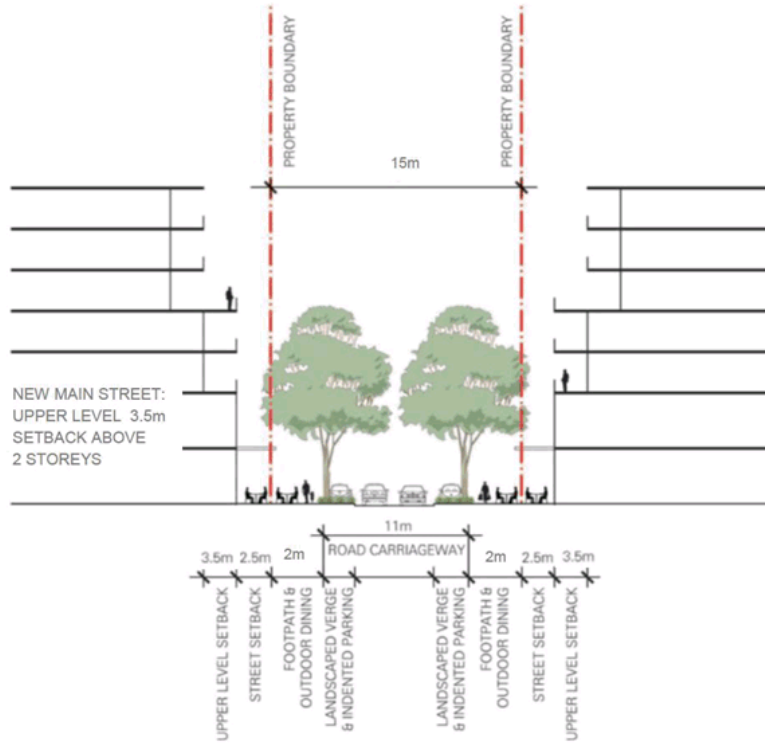


Figure 4.1.12.11_A
Section A-A: Main Street

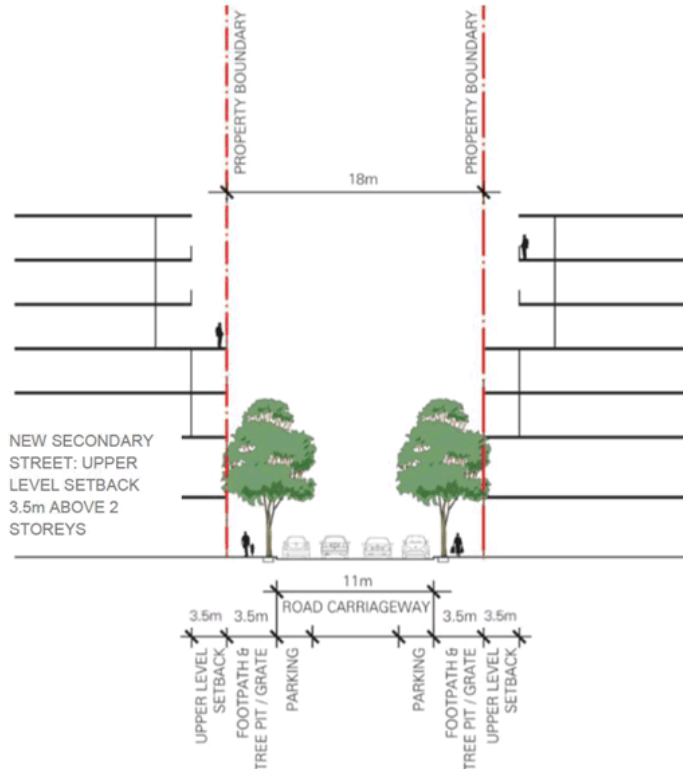


Figure 4.1.12.11_B
Section B-B: Secondary Street

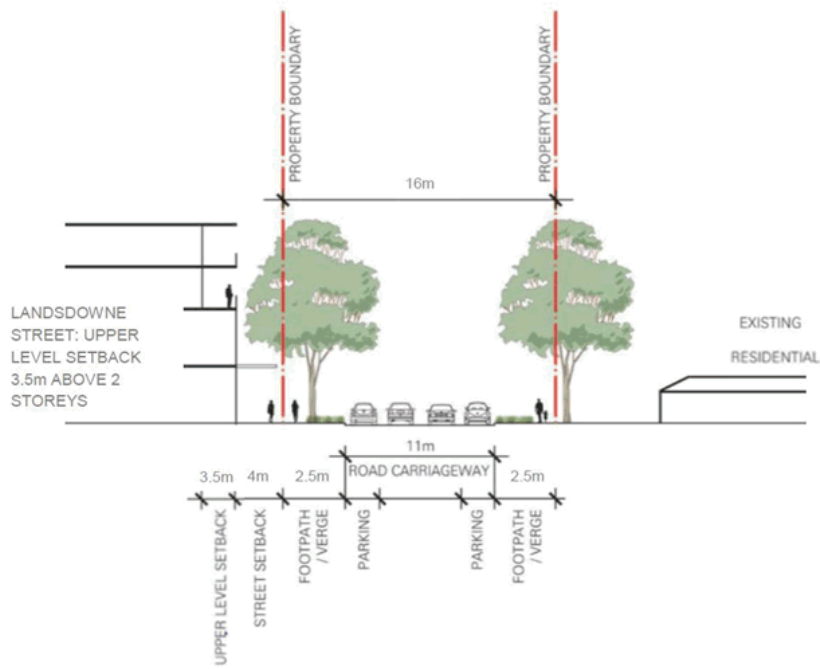


Figure 4.1.12.11_C
Section C-C: Landsdowne Street



Figure 4.1.12.11_D
Section D-D: Public Open Space (Park)

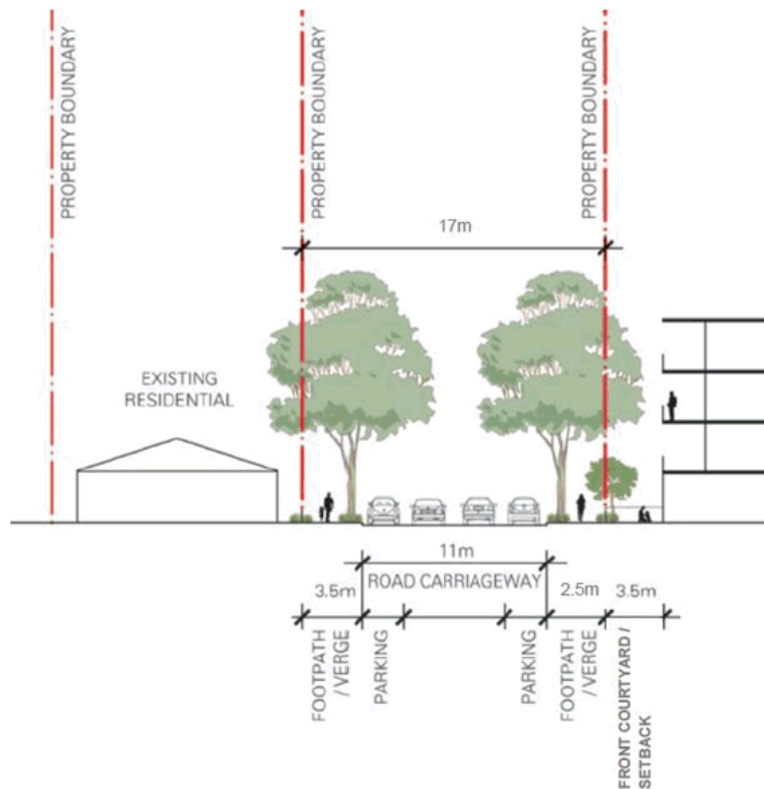


Figure 4.1.12.11_E
Section E-E: Highland Street Extension

Landscaped area

Controls

For residential flat buildings and residential components of mixed use developments:

- C.1 A minimum of 10m² of private open space per dwelling is to be provided with a minimum dimension of 2.5m.
- C.2 A minimum of 10m² of communal open space per dwelling is to be provided.
- C.3 The rear setback area is to be a deep soil landscaped area for the following:
 - where residential development is proposed at ground level
 - if a site adjoins a development with residential at ground level or a residential zone

Open Space and Public Domain**Objectives**

- O.1 To ensure that a neighbourhood centre park is provided.
- O.2 To ensure that the public domain is integrated with existing and potential future public domain and open spaces within the neighbourhood centre precinct.

Design Principles

- P.1 Useable and sustainable green space at ground level, roof top gardens and vertical gardens are to be provided and integrated with building design.

Controls

- C.1 One fully embellished neighbourhood centre “urban park” not less than 2,000 square metres in area is to be provided, to a design approved by Council and located as shown in Figure 4.1.12.4 Site Structure and Land Use Plan.
- C.2 85% of the public park is to be deep soil zone, and the total area of the public park is to be excluded from all deep soil calculations associated with private development.
- C.3 A public domain concept plan for the development of the site or any part thereof is to be provided with a Development Application for the land. The plan must:
- provide for deep soil planting zones;
 - show how a high amenity public domain will be achieved on Woodville Road;
 - provide an indicative landscape design, including details and indicative costs for street furniture, street trees, landscaping works, materials and utilities;
 - indicate how street trees and other planting arrangements are to be provided on all new streets to Council’s specifications.
- C.4 Development proposing outdoor dining must comply with Council’s Outdoor Dining Policy and Guidelines.

Building Elements, Architectural Diversity and Articulation**Objectives**

- O.1 To ensure building design contributes to street, public domain and residential amenity.
- O.2 To reduce visual bulk and scale, add visual interest and avoid “boxlike” designs.
- O.3 To achieve architectural diversity and add visual interest.
- O.4 To ensure that development enhances and contributes to the streetscape and desired future character of the neighbourhood.

Design Principles

- P.1 Building design is to include elements that vertically articulate facades and which frame public spaces and contribute to or define the public domain.
- P.2 Buildings are to be designed to deliver high quality architecture through the use of faced articulation, materials selection and use of vertical gardens where appropriate.

Controls

- C.1 As shown in Table 4.1.12.b and Figure 4.1.12.12 Building Elements.
- C.2 Buildings within the development site are to be designed as distinctive “families” of building elements (including building entrances, balconies, balustrades, awnings and pergolas)
- C.3 To achieve architectural diversity, buildings that are located adjacent to or opposite to one another are not to be the same or similar in design
- C.4 The maximum linear length of any building is to be maximum 65m.
- C.5 Where a development site frontage is in excess of 65m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain.
- C.6 Buildings in excess of 45m long must be designed as at least two distinct ‘building components’ which are to:
- not exceed 25m in length with a preferred length of 20m (Refer Figure 4.1.12.12)
 - have a building separation of minimum 6m for the full height of the building
 - have their own distinctive architectural character
- C.7 Full height gaps are to be provided between buildings consistent with the building separation provisions of the Apartment Design Guide (ADG) for solar access and visual connections. Where possible, building breaks are to be aligned with streets and lanes in the surrounding area or proposed streets and lanes.

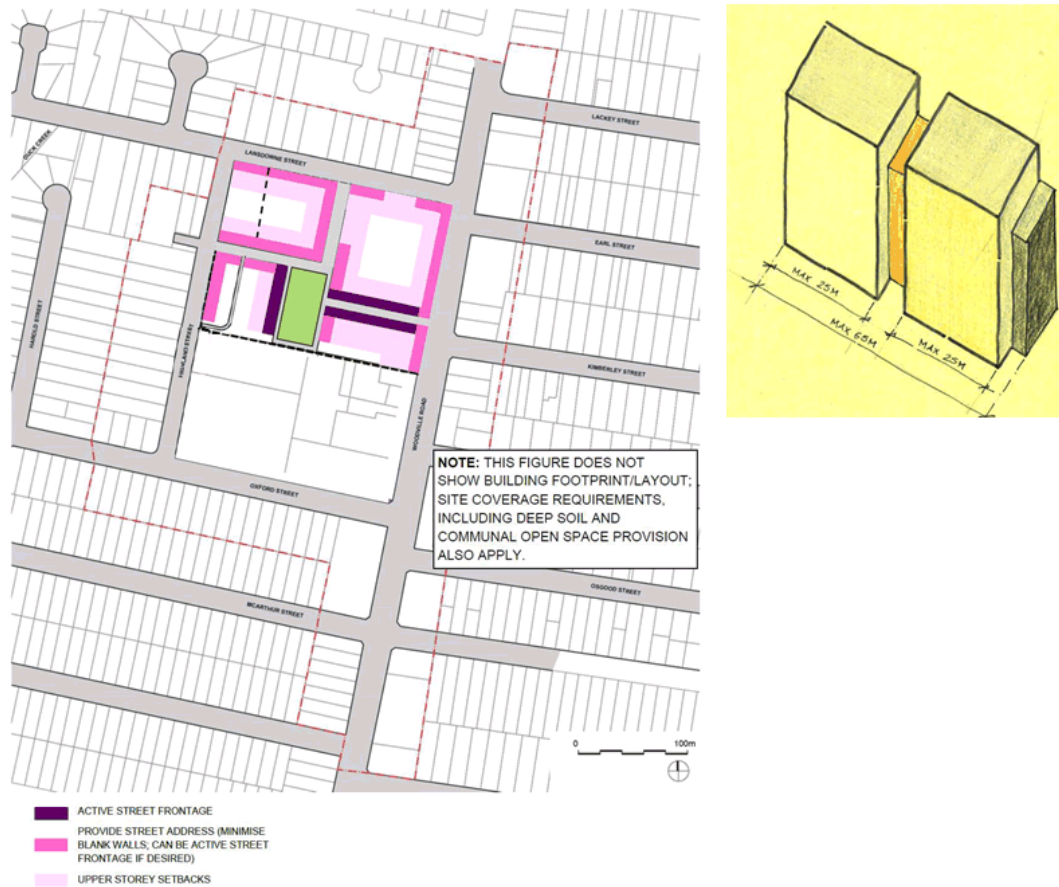


Figure 4.1.12.12 Building Elements

Table 4.1.12.b – Building Elements

BUILDING ELEMENT	CONTROLS	INTENTION
Ground Level Activation	As shown in Figure 4.1.12.12 Building Elements	Activate Woodville Road, main internal street and neighbourhood park
Blank Walls	Ground floor uses on Woodville Road and the new Main Street are to be activated. Building facades are to avoid large unbroken expanses of glass and/or solid, unarticulated materials. Opaque or blank walls for ground floor uses are to be limited to 30% of a building street frontage on secondary streets.	To ensure: <ul style="list-style-type: none"> • Activation of the main street and Woodville Road to link public, semi-private and private space. • Blank walls are not provided for the length of any secondary street • To contribute to a fine grain, pedestrian-scale environment
Awnings	Where ground floor commercial/retail is proposed, continuous awnings are to be provided, with new awnings the same height as, or the average of, the two adjacent awnings.	To provide weather protection and for pedestrian comfort.

BUILDING ELEMENT	CONTROLS	INTENTION
Upper Level Setbacks	Woodville Road (western side) 4m setback above 3 storeys	Articulate building facades, reduce bulk, create a human scale appropriate for a neighbourhood centre
	Landsdowne Street, Main Street, Secondary Street, development fronting park 3.5m setback above 2 storeys	
Wintergardens	To be provided fronting Woodville Road but not to be included in the GFA for FSR calculations	To encourage Wintergardens on Woodville Road
Parking	Basement parking is to be provided for all developments and each development parcel.	Traffic management and building design.
Loading Bays	Entrances and exits are not permitted on Woodville Road and are to be in accordance with Part 3.6.2 of this DCP.	Traffic management and building design.

Traffic Management and Parking

Objectives

-
- O.1 To manage traffic impacts and ensure that development does not unreasonably impact on the traffic conditions on Woodville Road and local roads.
 - O.3 To ensure suitable parking and traffic management arrangements are identified prior to development of the land and are used to inform the preparation of Development Applications.

Controls

-
- C.1 A detailed traffic study will be submitted with any Development Application for the site or part thereof to identify and address traffic generation issues associated with the overall development of the site.
 - C.2 All traffic and parking arrangements are to be in accordance with Section 3.6 of this DCP.
 - C.3 No driveway vehicle access from Woodville Road is permitted.