

Cumberland Local Shops Preliminary Urban Design, Place and Public Domain Analysis Report - Index

Local Shops ID	Local Shops Location	Local Shops Category	Page Number
LS 1	Burnett Street Shops (381 Merrylands Road and surrounds, Merrylands)	Destination	2 - 9
LS 2	Hilltop Road Shops (3 Hilltop Road and surrounds, Merrylands)	High Street	10 - 17
LS 3	Louis Street, Granville (and surrounds)	Retail Destination	18 - 25
LS 4	Dellwood Street, South Granville (and Surrounds)	Convenience Based	26 - 33
LS 5	33-39 Irrigation Road, South Wentworthville	Convenience Based	34 - 41
LS 6	121 and 123 Fairfield Road, Guildford West	Convenience Based	42 - 49
LS 7	176 and 223-505 Fowler Road, Guildford West	Destination	50 - 57
LS 8	21-39 Dell Street, Smithfield (Woodpark Shopping Centre)	Convenience Based	58 - 65
LS 9	51 Coleman Street, Merrylands	Convenience Based	66 - 73
LS 10	49 Old Prospect Road, South Wentworthville	Secondary Commercial Centre	74 - 81
LS 11	342, 344, 348 Blaxcell Street, South Granville and 1 Guildford Road, South Granville	Convenience Based	82 - 89
LS 12	165 Clyde Street, South Granville (and surrounds)	Convenience Based	90 - 101
LS 13	52-56 Excelsior Street, Merrylands	Convenience Based	102 - 109
LS 14	Clyde Street and Rawson Road Service Centre Cluster	Secondary Commercial Centre	110 - 117
LS 15	38-42 Rawson Road, Guildford	Convenience Based	118 - 125
LS 16	234-238 Cumberland Road, Auburn	Convenience Based	126 - 133
LS 17	Bathurst Street Shops	Destination	134 - 141
LS 18	Damien Avenue Shops	Convenience Based	142 - 149
LS 19	Maple Street Shops	Destination	150 - 157
LS 20	Carnation Street Shops	Convenience Based	158 - 165
LS 21	126-130 Hawkesview Street, Guildford	Convenience Based	166 - 173
LS 22	291-295 Clyde Street, South Granville	Convenience Based	174 - 181
LS 23	174-178 Excelsior Street, Guildford	Convenience Based	182 - 189
LS 24	271-277 Excelsior Street, Guildford	Convenience Based	190 - 197
LS 25	17 Brooks Circuit, Lidcombe	Destination	198 - 205



CUMBERLAND
CITY COUNCIL



Cumberland Local Shops

Preliminary Urban Design, Place and Public Domain Analysis



Report title	Cumberland Local Shops – Preliminary Urban Design, Place and Public Domain Analysis
Document number	2522125
Prepared for	Cumberland City Council
Revision number	05
Revision issue date	04/09/2023
Approved	TD

Disclaimer: This report has been prepared in accordance with the scope of services described in the contract or agreement between Place Design Group Pty Ltd ACN 082 370063 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Place Design Group accepts no responsibility for its use by other parties.



Terms used in this Preliminary Analysis are outlined below:

FRONTAGES

Active frontage - Active street frontages consist of windows and doors enabling direct physical and visual access between the street and the building's interior. They are usually interesting to look at and encourage pedestrian interaction with shops.

Semi active frontage - Semi active street frontages enable some physical and visual access between the street and the building's interior but do not necessarily encourage pedestrian interaction. This can be due to the building's location (e.g. being set back from the main street or the presence of obstacles) their activity (being shut), or their windows being covered and not currently allowing visual access.

Inactive frontage - Inactive frontages include residential, commercial, and industrial activities which do not facilitate physical and visual access between the street and the building's interior, and do not encourage pedestrian interaction.

Blank wall - A blank wall means a wall without any decoration, articulation, minimal or no openings. This also includes non-permeable / solid fences.

HOUSING TYPOLOGY

Detached Housing – One detached dwelling for a single household.

Semi-Detached Housing – Two dwellings with one common wall, which don't share a common property.

Duplex Housing – Two dwellings with one common wall, which share a common property.

Terrace Housing – More than two dwellings attached to each other with common walls, on one or both sides.

Town Housing – Three or more dwellings attached to each other with common walls, on one or both sides, which share a common property.

Multi-Unit Housing – Four or more dwellings attached to each other in different building forms and numbers, which share a common property.

ZONING

R2 – Low-Density Residential

R3 – Medium Density Residential

R4 – High Density Residential

RE1– Public Recreation

LS1- Burnett Street

The Burnett Street local shops cluster offers a number of convenience, retail, and service-based shops. Situated close to the Merrylands Park and Swimming Centre, this cluster is also in the vicinity of schools, churches, and community facilities. It is surrounded by low to medium density residential areas and is on a busy road.



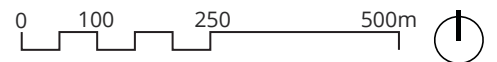
Key Local Shops Statistics	
Area of E1 zone	9,924 m ²
Lots within E1 zone	18
Service population	2,451
Speed limit	50 km/hr along Burnett Street and Fowler Road 60km/hr along Merrylands Road
Surrounding zoning	R2 - North and South R3 - West RE1 - East
Location	Burnett St Shops (381 Merrylands Rd, Merrylands and surrounds)



Figure 1 Merrylands Road Local Shops - Looking south-west from Merrylands Road



Figure 2 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Quality Medical Practice	6 St Margaret Mary's Primary School	11 3rd Merrylands Scout Hall
■ 400m Walking Catchment	2 Merrylands Park Tennis Courts	7 Fire and Rescue NSW Merrylands Fire Station	12 Merrylands Bowling Club
■ 800m Walking Catchment	3 Merrylands Swimming Centre	8 Platinum Hardware	13 Cerdon College
● Public Open Space	4 Merrylands Soccer Football Club	9 Advanced Early Learning Child Care Centre	
● Education	5 St Margaret Mary's Church	10 Whitey's Workshop	

LOCAL CONTEXT



Figure 3 Merrylands Park along Merrylands Road ((Source: Google Maps)



Figure 4 St Margaret Mary's Catholic Church ((Source: Google Maps)



Figure 5 Fire Station Heritage Building along Merrylands Road ((Source: Google Maps)



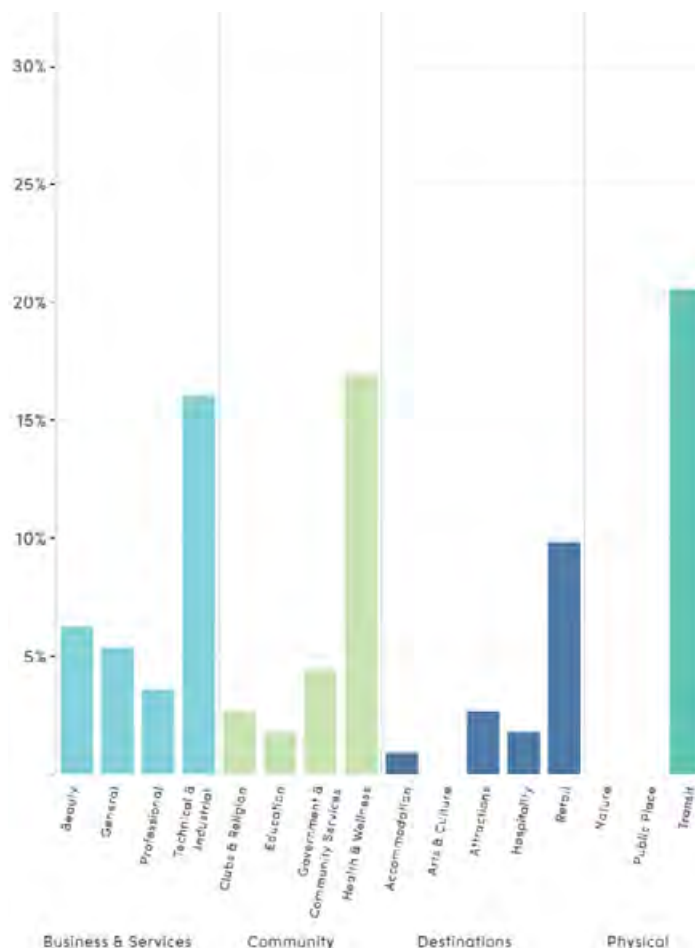
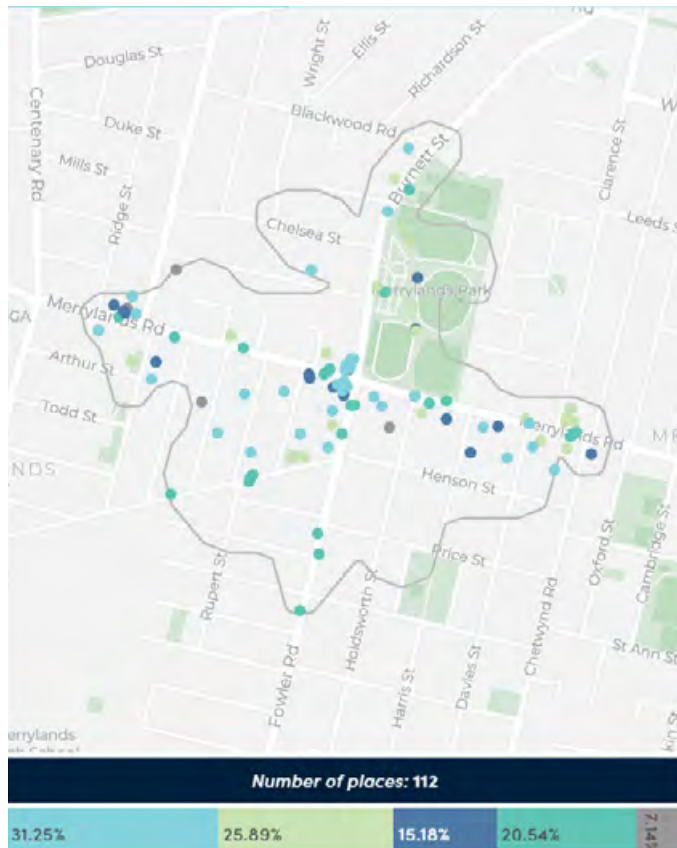
Figure 6 Advance Early Learning Child Care Centre (Source: Google Maps)

- This cluster of local shops is located in proximity to Merrylands Park
- Basketball courts along Burnett Street add to street activity
- There is a small local medical practice at the corner of Croft Avenue.
- A child care centre, a fire station in a heritage building and a church are in walking distance of this cluster of local shops.



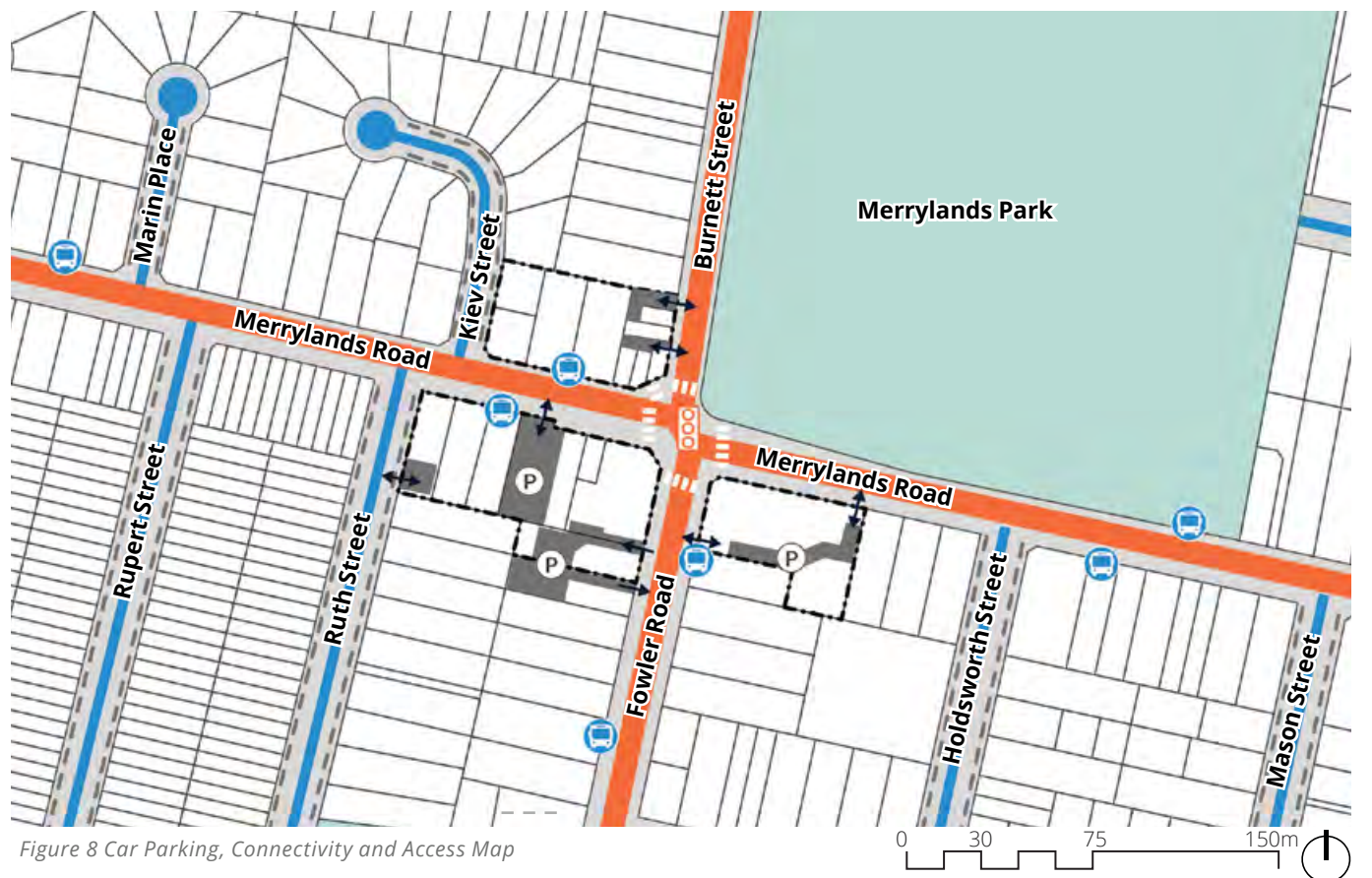
Figure 7 Basketball Courts at Merrylands Park along Merrylands Road (Source: Google Maps)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its public spaces, such as the Merrylands Park and Swimming Centre, and access to public transport.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. This mix of place types includes technical and industrial activities, health and wellness offerings, and retail, beauty, professional and general services.

ACCESS AND CONNECTIVITY

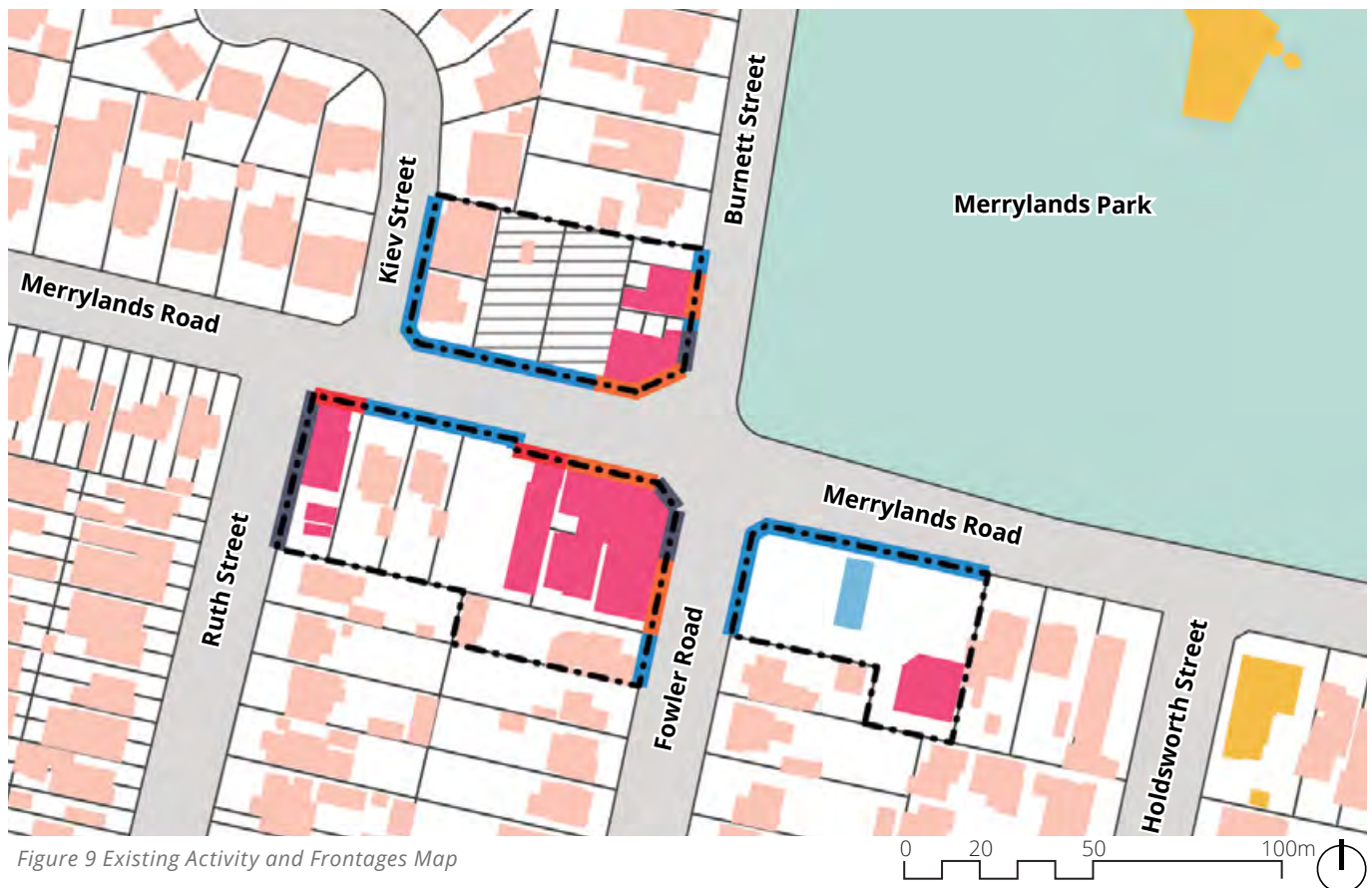


LEGEND

E1 Zoned Land	Car Park	On-street Parking	Local Road	Signalised Crossing
Open Space	Parking access	Regional Road	Pedestrian Crossing	Bus Stop

- This cluster of local shops is serviced by bus.
- Merrylands Road is a four lane roadway with high traffic volume running east-west through the area with a 60km/h speed limit.
- Burnett Street and Fowler Street have a 50km/h along the north-south run through the area.
- A signalised pedestrian crossing provides safe access to the local shops at the intersection of Merrylands Road and Burnett Street.
- Council nominated bike lanes are provided along Chelsea Street through Merrylands Park.
- Several parking spaces are available next to the butcher's shop. Parking also occurs along local streets.

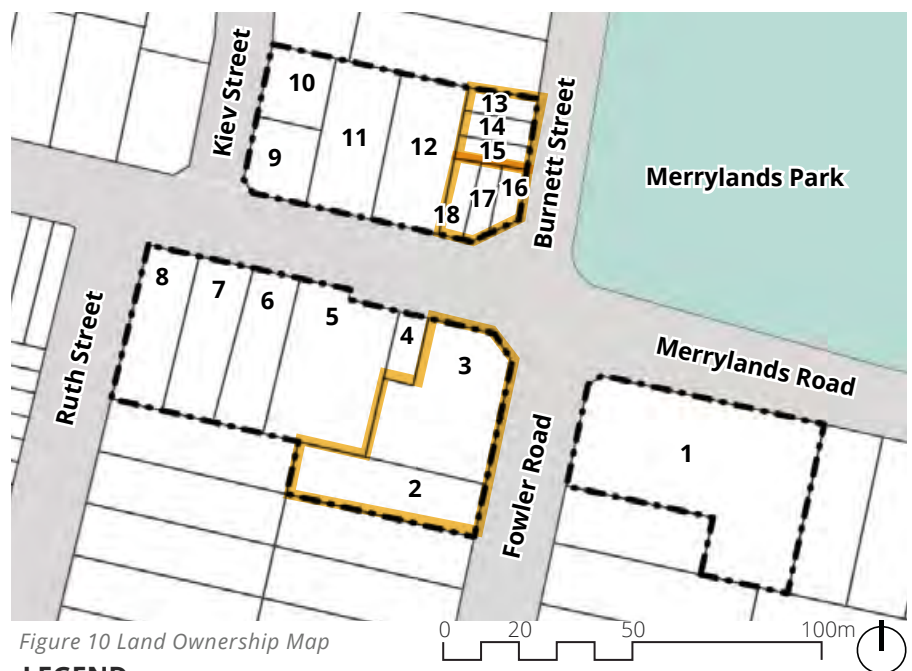
EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

E1 Zoned Land	Commercial	Active Frontage	Blank Wall
Open Space	Community/Health Facility	Semi Active Frontage	Vacant Site
Retail	Low Density Residential	Inactive Frontage	

- Small scale shops including a bakery, a restaurant, a paint store and a petrol station.
- Tony's Butcher shop is newly built and is a popular business
- There are no outdoor dining facilities.
- Some areas of blank walls.
- A vacant lot with fencing is located between Burnett Street and Kiev Street.
- E1 zoned land comprises a total of 18 lots with three areas of consolidated single ownership.



LEGEND

E1 Zoned Land	Lots Consolidated Under Single Ownership
Open Space	

PUBLIC REALM QUALITY



Figure 11 Shop Frontage on Merrylands Road - Looking East



Figure 12 Existing Activity and Frontages - Looking West from Merrylands Road



Figure 13 Narrow Footpaths with Verge along Fowler Road - Looking South

Landscaping

- There are limited tree planting opportunities due the need for clear zones and sight lines.
- Some mature trees along Burnett Street at Merrylands Park enhance pedestrian experience.
- Some landscaping along footpaths..

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete ranging from 1.2m to 3.5m in width.

Lighting and Furniture

- Limited pedestrian lighting.
- Limited street furniture (rubbish bins only).

Public Domain

- Limited investment in public realm enhancements.
- Opportunity to improve public domain through increased building setbacks to accommodate a wider footpath and street trees.

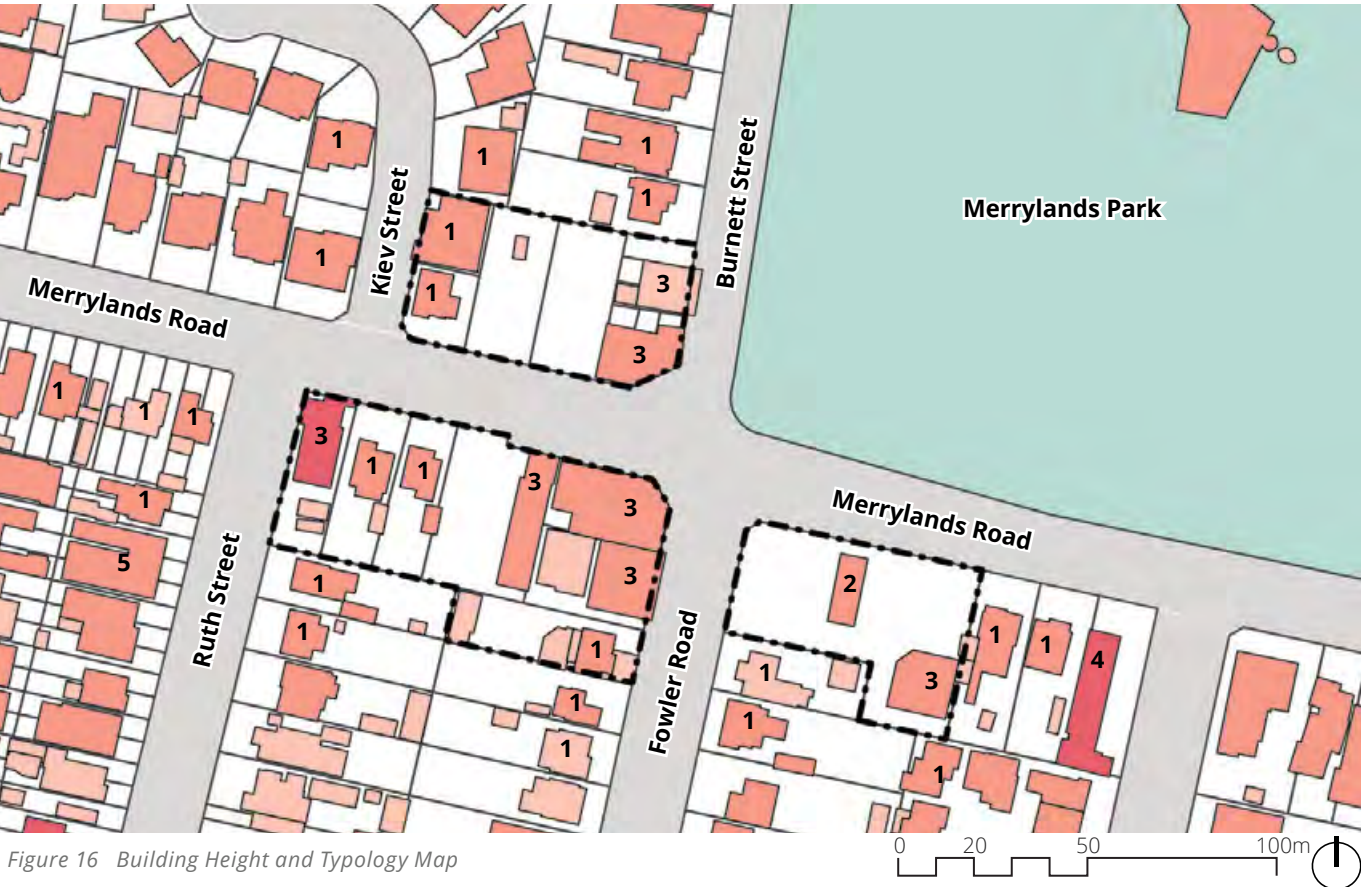


Figure 14 Example of limited landscaping - Looking North from Merrylands Road



Figure 15 Low Density Residential along Merrylands Road - Looking East from Merrylands Road

BUILT FORM AND BUILDING CHARACTER



LEGEND	
	E1 Zoned Land
	Open Space
	Up to 1 Storey (0-4 m)
	1-2 Storeys (4-8m)
	2-3 Storeys (8-12m)
Building Typology	
1	Detached Housing
2	Service Station
3	Retail
4	2-storey Apartment
5	Terrace Housing



Figure 17 Shops awning - Looking East from Merrylands Road

- Shops are low rise (up to two storeys in height), generally unmodernised buildings.
- Some awnings provide shading and weather protection for pedestrians.
- Buildings within the vicinity are predominantly detached residential housing.



Figure 18 Paint Store - Looking South-West from Fowler Road

LS2 - Hilltop Road

The Hilltop Road local shops are a busy cluster of shops offering a range of convenience activities, cafés, restaurants, and medical and personal services. Situated within 500m of Merrylands Park, this cluster is also in the vicinity of other smaller reserves, schools, churches, and community facilities. It is surrounded by low to medium density residential areas, is on a busy road and is approximately 1km from the Burnett Street local shops cluster (LS2).



Key Local Shops Statistics	
Area of E1 zone	9,322 m ²
Lots within E1 zone	19
Service population	2,324
Speed limit	50 km/hr along Hilltop Road, Burnett Street and Chester Street
Surrounding zoning	R3 - East, West and South R2 - North
Location	Hilltop Rd Shops (3 Hilltop Rd, Merrylands)



Figure 19 Local Shops along Hilltop Road (Source: Google Maps)



Figure 20 Local Shop View On Hilltop and Chester Roads Intersection (Source: Google Maps)



Figure 21 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- 🌳 Public Open Space
- 🎒 Education

- | | |
|---------------------------------------|-------------------------------------|
| 1 Unisoles Podiatrist | 9 Hilltop Child Care Centre |
| 2 Merrylands Park Tennis Courts | 10 Westmead Rehabilitation Hospital |
| 3 Merrylands Swimming Centre | 11 Allie Hunter Fishing Charter |
| 4 NSW Ambulance Parramatta Branch | 12 Hilltop Road Public School |
| 5 St. Mary's Nativity Orthodox Church | 13 Parramatta West Public School |
| 6 Hilltop Oven | 14 Hostia Child Care Centre |
| 7 Holroyd School | 15 Jones Park Hall |
| 8 Sydney Murugan Temple | 16 Heritage Building |

LOCAL CONTEXT



Figure 22 Heritage Building adjacent to the Site along Hilltop Road (Source: Google Maps)



Figure 23 Freame Park (Source: Google Maps)



Figure 24 Alderson Park (Source: Google Maps)



Figure 25 Merrylands Park Tennis Courts and Parking (Source: Google Maps)



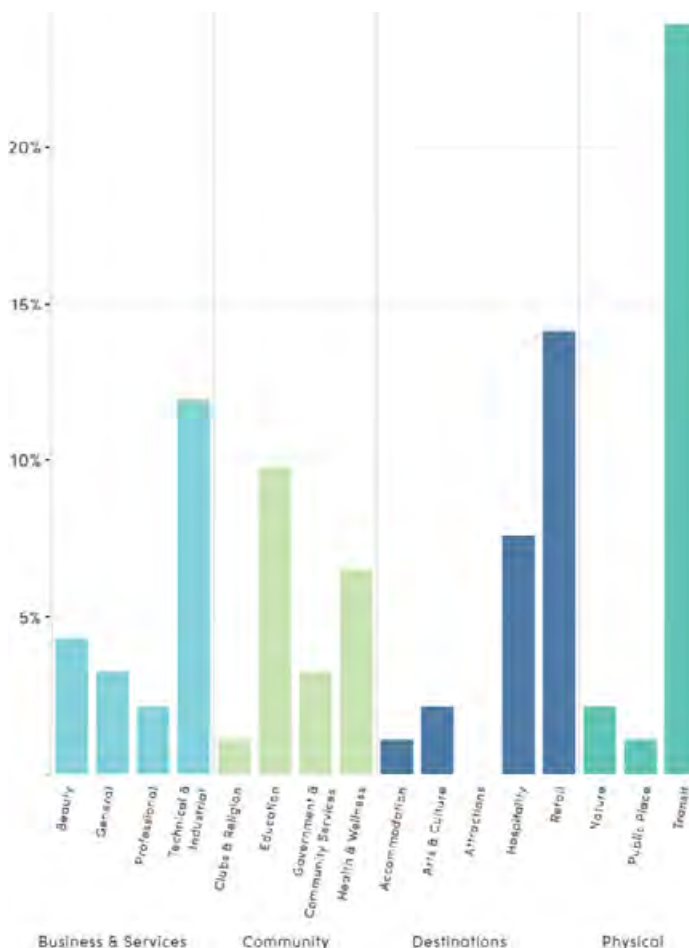
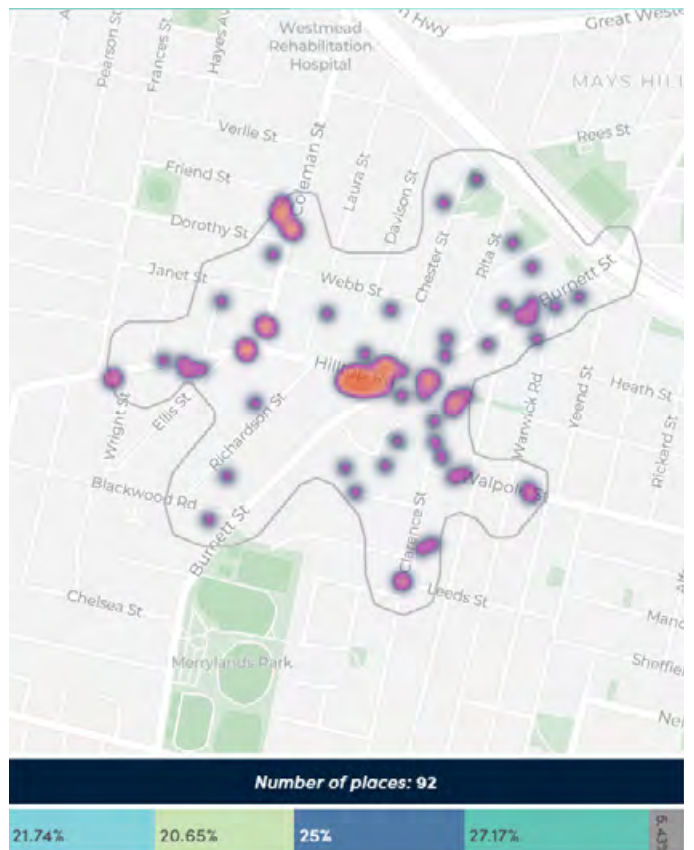
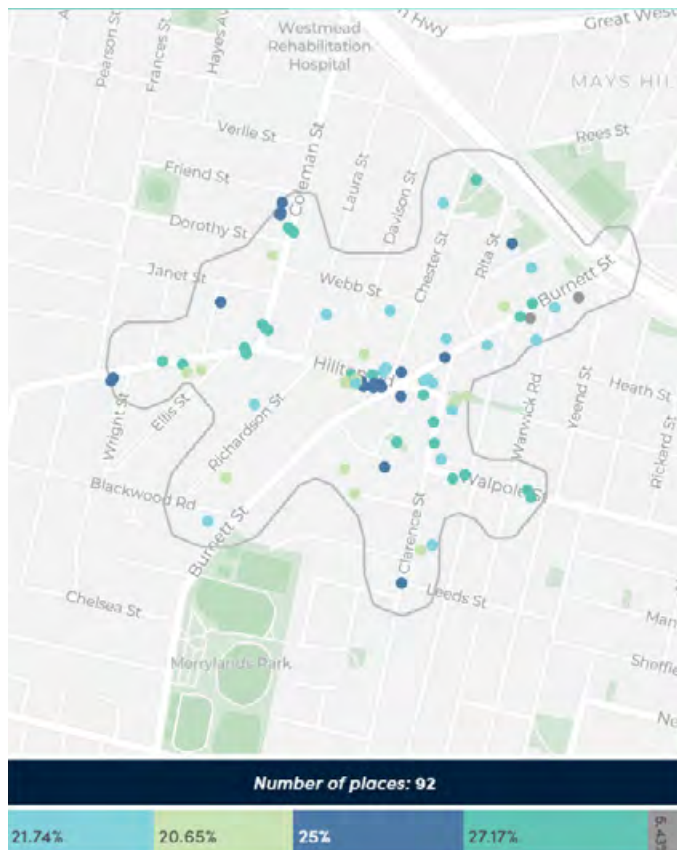
Figure 26 Hilltop Child Care Centre (Source: Google Maps)

- Located in proximity to schools and a childcare centre.
- Located within 500m of Merrylands Park and is in walking distance to Freame Park, Alderson Park and Merrylands Park Tennis Courts.
- Adjacent to a heritage listed building along Hilltop Road.



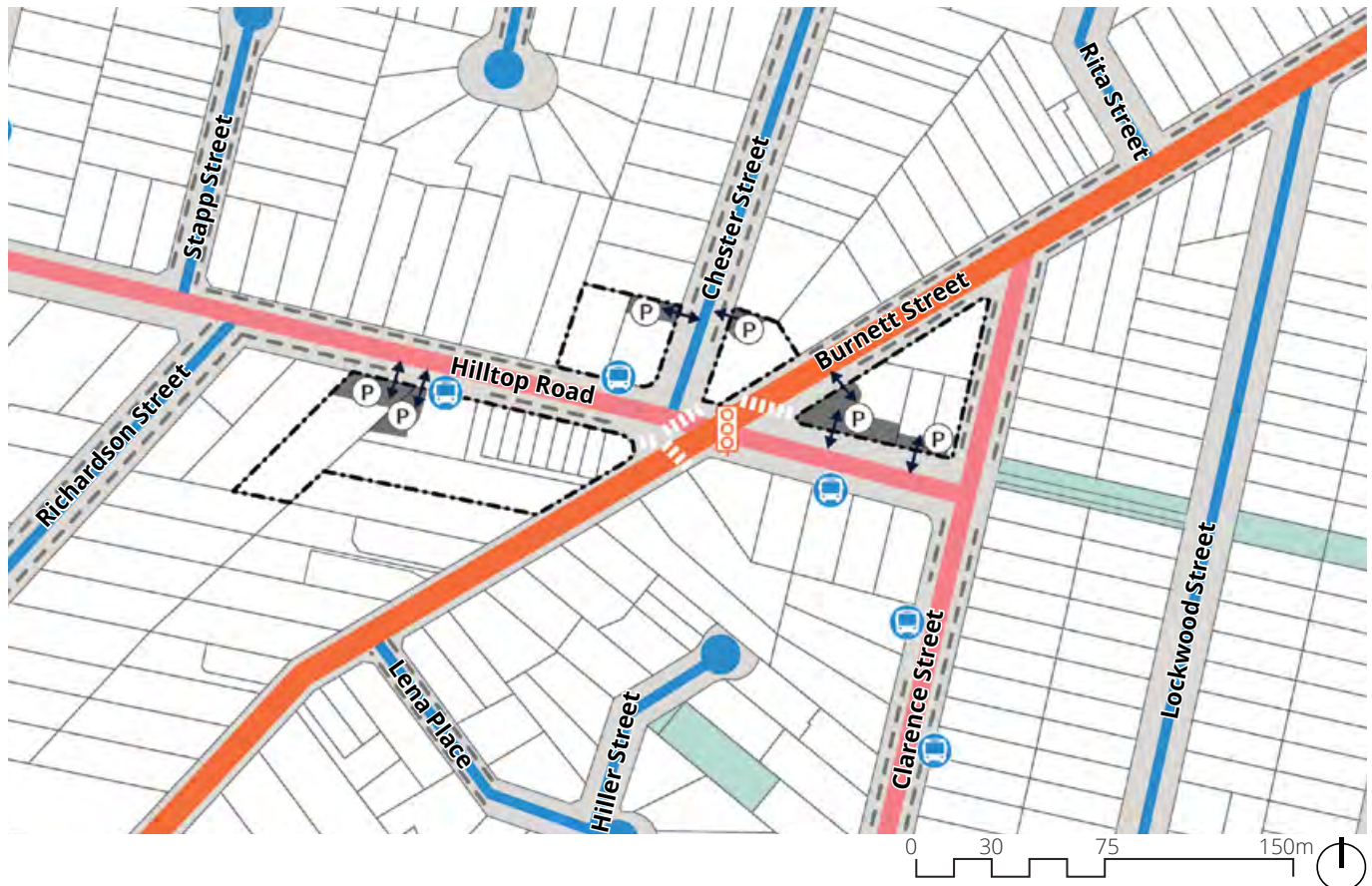
Figure 27 Hilltop Road Public School (Source: Google Maps)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its access to public transport.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. The mix of place types for this neighbourhood is predominately a retail and hospitality place with some technical and industrial services, education and beauty services.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Parking access	Collector Road	Signalised Crossing
Open Space	On-street parking	Local Road	Bus Stop
Car Park	Regional Road	Pedestrian Crossing	

- Serviced by bus and is within 500m of Western Motorway (M4).
- Includes a sheltered bus stop in front of the medical centre.
- Speed limit is 50 km/hr.
- Signalised pedestrian crossing provides safe pedestrian access to the local shops.
- Parking is located in front of shops along Hilltop Road and is time limited to 30 mins and include one disabled car parking space (max 1hr).
- Some parking spaces are available for the visitors to the Hilltop Medical Centre on-site.

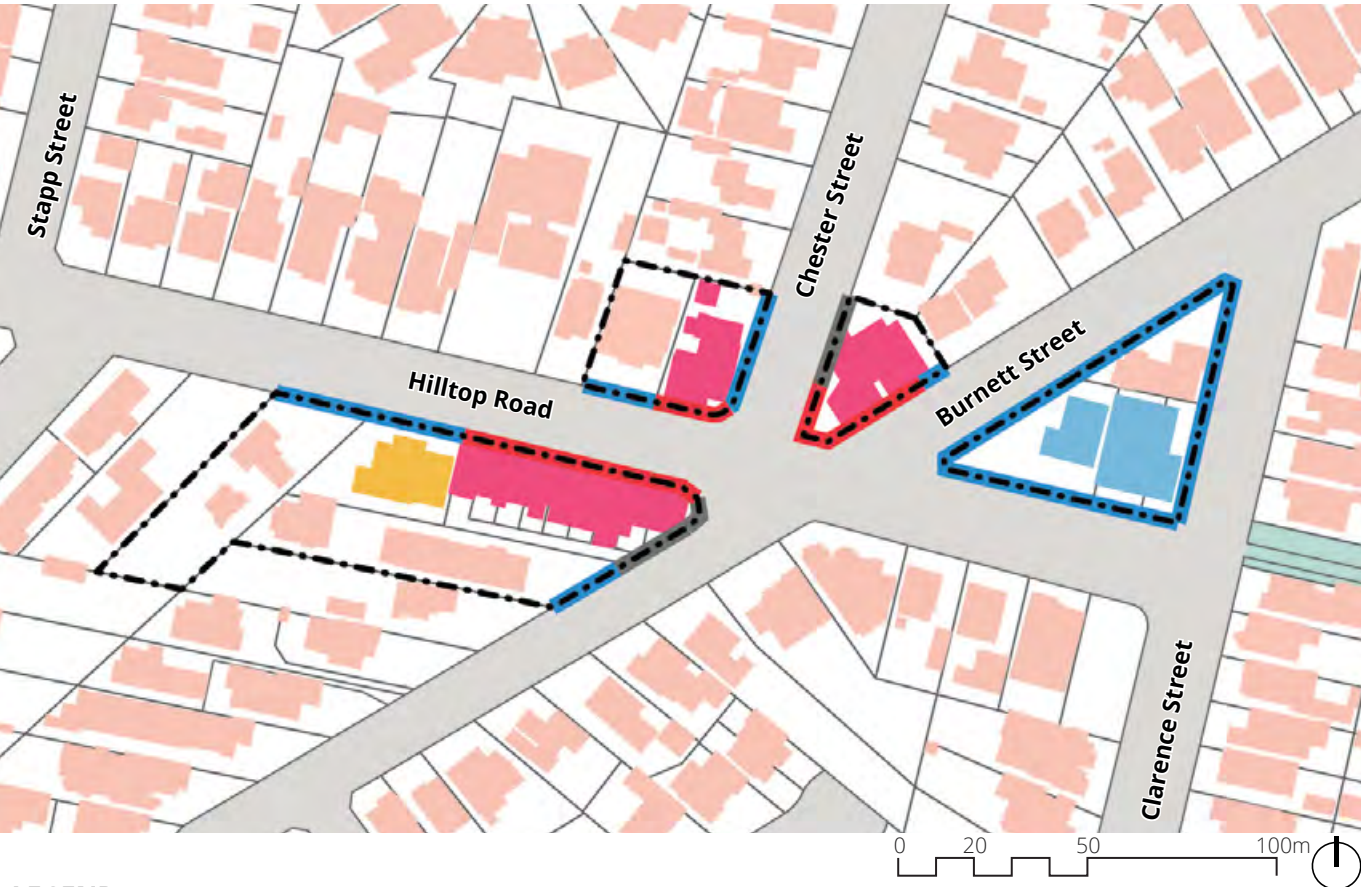


Figure 28 Parking Space along Hilltop Road
(Source: Google Map)



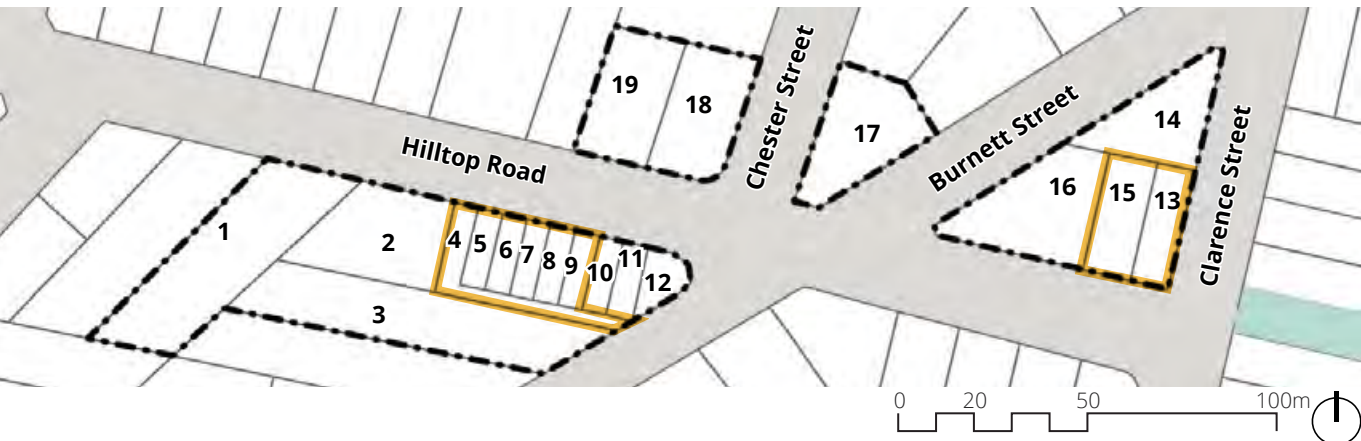
Figure 29 Sheltered Bus Stop and Parking Access at Medical Centre
(Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

E1 Zoned Land	Commercial	Active Frontage
Open Space	Community/Health Facility	Inactive Frontage
Retail	Low Density Residential	Blank Wall



LEGEND

E1 Zoned Land	Open Space	Lots Consolidated Under Single Ownership
---------------	------------	--

- Small scale shops including a news agency, a liquor store, a grocery store, an Italian restaurant, a cafe, a chemist, a pizza shop, a beauty salon, a car repair (tyre shop) a Lebanese restaurant and medical centre.
- E1 zoned land comprises a total of 19 lots with two areas of consolidated single ownership.

PUBLIC REALM QUALITY



Figure 30 Example of Landscaping / Tree Planting along Hilltop Road (Source: Google Maps)

Landscaping

- Hedges and two palm trees provide a buffer to the footpaths in front of the Lebanese Restaurant at the corner of Hilltop Road and Chester Street.
- There is limited tree planting along Hilltop Road on both sides of the road, west of Burnett Street.
- Three mature trees provide shading along Hilltop Road, east of Burnett Street.

Footpath Width and Walkability of Neighbourhood

- Footpaths are paved and are 3.6m in width along Hilltop Road in front of shops.

Lighting and Furniture

- Limited pedestrian lighting.
- Some street furniture such as rubbish bins and seating.

Public Domain

- Some investment in public realm enhancements, particularly at the corner of Chester Street and Burnett Street, with well-maintained vegetation and palm trees.



Figure 31 Outdoor Dining Facilities (Source: Google Maps)



Figure 32 Landscaping at Lebanese Restaurant (Source: Google Maps)

BUILT FORM AND BUILDING CHARACTER



Figure 33 Building Height and Typology Map

LEGEND

E1 Zoned Land

- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Duplex Housing
- 3 Traditional Retail
- 4 Restaurant
- 5 2-storey Apartment
- 6 Car Repair



Figure 34 Unmodernised built form along Hilltop Road (Source: Google Maps)

- Shops are generally low rise (up to two storeys in height), generally unmodernised buildings, expect for the Lebanese restaurant at the corner of Chester Street and Hilltop Road which has been modernised..
- Shading is provided by an awning along Hilltop Road.



Figure 35 Built form of Lebanese Restaurant (Source: Google Maps)



Figure 36 Built form of Car Repair on Eastern End of Hilltop Road (Source: Google Maps)

LS3 - Louis Street

The Louis Road local shops cluster includes a Woolworths supermarket with supporting smaller retail shops, cafés and restaurants, a busy service station and residential apartments. Situated approximately 800m from Clyde Train Station and 900m from the Granville Train Station, this cluster is also in the vicinity of schools, parks, and reserves. It is surrounded by mostly low density residential, and some medium density residential areas.



Key Local Shops Statistics	
Area of E1 zone	18,851 m ²
Lots within E1 zone	14
Service population	2,407
Speed limit	50 km/hr along Blaxcell Street and Louis Street
Surrounding zoning	R3 - North R2 - East, South & East
Location	Louis Street, Granville (and surrounds)



Figure 37 Shop Frontage at Blaxcell and Thomas Streets Intersection



Figure 38 Woolworths at Louis Street

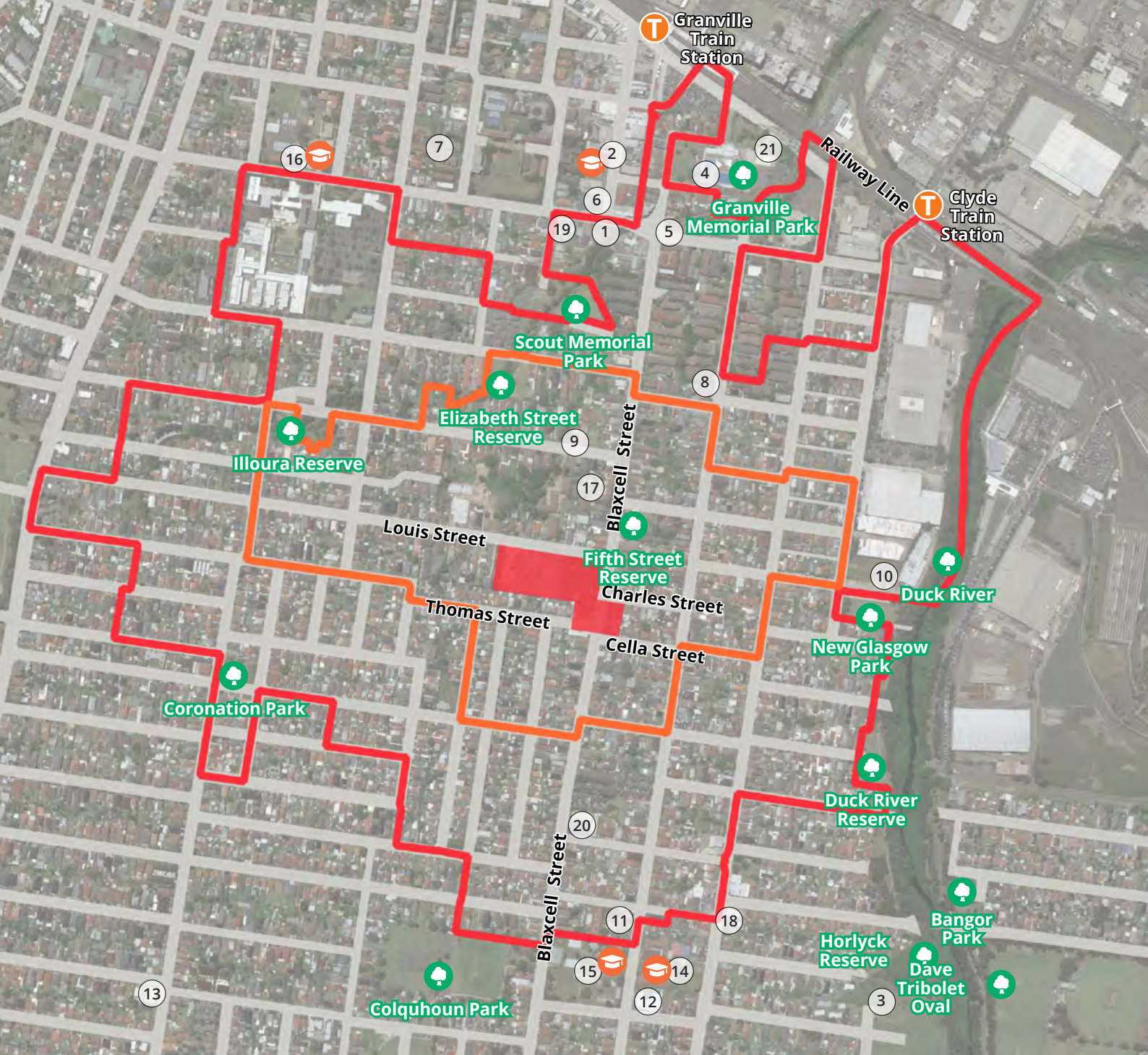
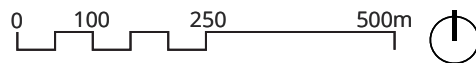


Figure 39 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 William St Medical Centre	8 Granville Fijian Seventh-day Adventist Church	16 Granville Public School
■ 400m Walking Catchment	2 New Granville Medical & Dental Centre	9 Korean Church of Christ	17 MAX POS Hardware Store
■ 800m Walking Catchment	3 Byrnes Street Tennis Courts	10 One Family Church	18 Speedy Auto Centre Car Repair
🌳 Public Open Space	4 Granville Swimming Centre	11 Holy Family Church	19 1st Granville Scout Group
🎓 Education	5 St Athanasius Ukrainian Orthodox Church	12 Tokaikolo Christian Church	20 Australian Blouza Association
T Train Station	6 Granville Community Baptist	13 Merrylands East Presbyterian Church	21 The Granville Centre
	7 Gracepoint Presbyterian Church Granville	14 Holy Family Primary School	
		15 Granville East Public School	

LOCAL CONTEXT



Figure 40 Granville Community Centre (Source: Cumberland City Council)



Figure 41 Clyde Train Station (Source: Google Map)

- Located within 800m from Clyde Train Station and 900m from Granville Train Station.
- Fifth Street Reserve, a small park with some playing equipment, is the closest park to this cluster of local shops.
- Duck River is within 800m walking distance.
- Large commercial and industrial buildings are located to the east of Duck River and to the north of the railway line.
- Granville Community Centre and Library are within the 800m walking distance.



Figure 42 Large Commercial Building East of Duck River (Source: Google Map)

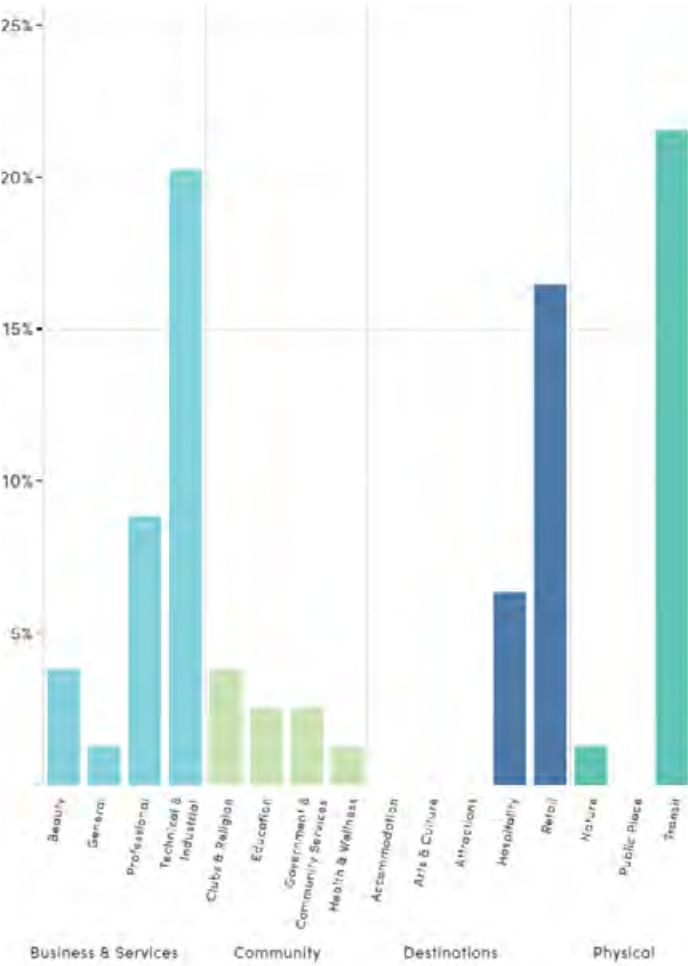
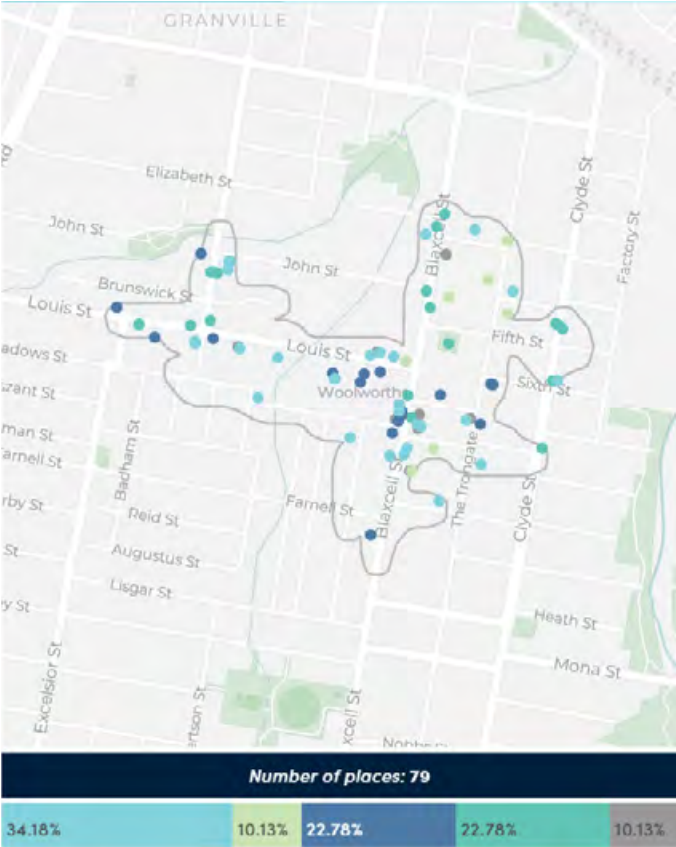


Figure 43 Blouza Dance Hall on Blaxcell Street (Source: www.rs.locationshub.com)



Figure 44 Fifth Street Reserve (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective, the data shows activity is centered around public transport usage.
- From a variety perspective, the data shows this neighbourhood is dominated by retail such as the Woolworths Supermarket and technical and industrial activities (e.g. automotive repairs and petrol station).

ACCESS AND CONNECTIVITY

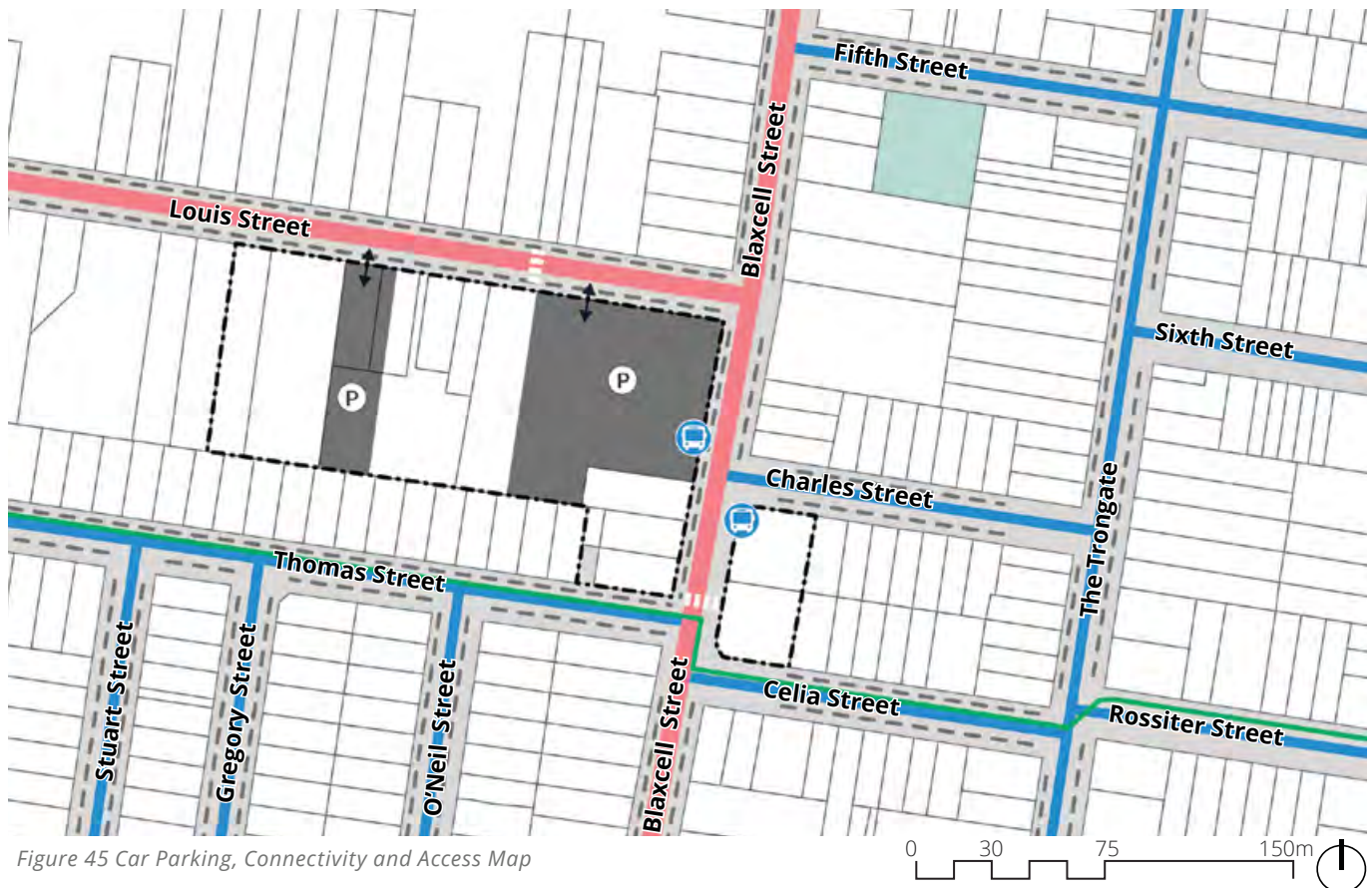


Figure 45 Car Parking, Connectivity and Access Map

LEGEND

E1 Zoned Land	Car Park	On-street parking	Local Road	Pedestrian Crossing
Open Space	Parking access	Collector Road	Council Nominated Bike Lane	Bus Stop

- Serviced by bus and includes a sheltered bus stop.
- Access to Clyde Train Station and Granville Train Station (approximately 15-20 minute walk).
- Speed limit is 50 km/hr and slows to 25 km/hr speed when approaching the pedestrian crossings at Blaxcell street and Louis Street
- 1 hour parking is available along Blaxcell Street, with a large car park servicing the Woolworths Supermarket.



Figure 46 Sheltered Bus Stop at Blaxcell Street (Source: Google Maps)



Figure 47 Pedestrian Crossing at Blaxcell Street (Source: Google Maps)



Figure 48 Petrol Station and the Vacant Land at Blaxcell Street- (Source: Google Maps)

EXISTING ACTIVITY AND ACTIVE FRONTAGES



Figure 49 Existing Activity and Frontages Map

LEGEND

	E1 Zoned Land		Low Density Residential		Mixed-Use		Semi Active Frontage		Blank Wall
	Open Space		Medium Density Residential		Active Frontage		Inactive Frontage		Vacant Site
	Retail								
	Commercial								

- This cluster of local shops includes a corner vegetable shop, Woolworths Supermarket, a mixed-use apartment with a small sweet shop on ground level, a small cafe and restaurant and a service station.
- There are areas of Inactive frontages and blank walls.
- E1 Zoned land comprises a total of 14 lots with one area of consolidated single ownership.

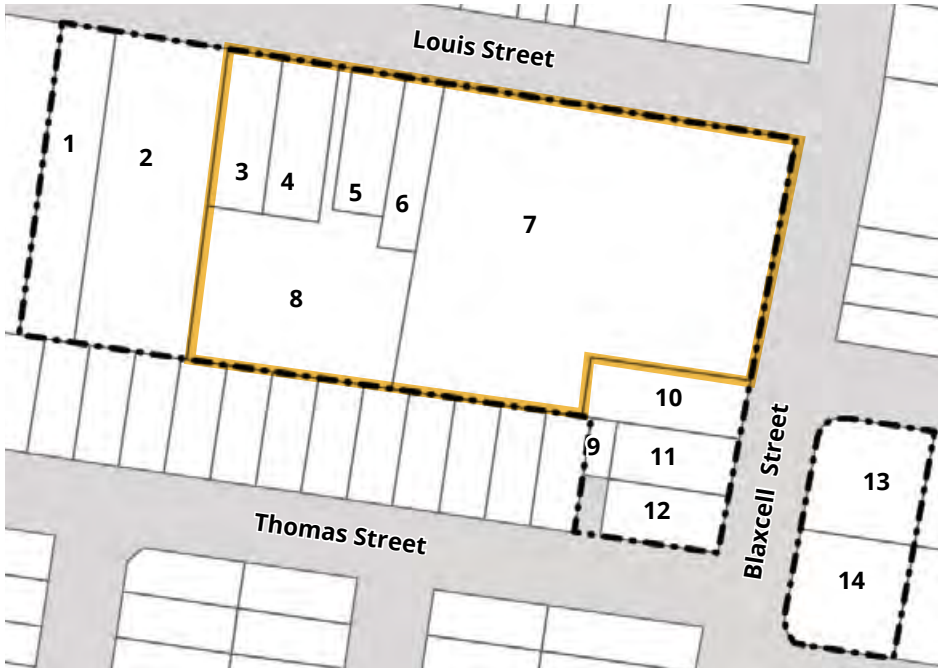


Figure 50 Land Ownership Map

LEGEND

	E1 Zoned Land
	Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 51 Woolworths Supermarket Car Parking Area



Figure 54 Vegetable Shop at Blaxcell Street and Thomas Street Intersection

Landscaping

- Minimal tree planting is provided along Louis Street and Blaxcell Road.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete with a width ranging from 1.2m to 3.6m.

Lighting and Furniture

- Limited pedestrian lighting.
- Some street furniture such as rubbish bins and a phone booth.

Public Domain

- Limited investment in public realm enhancements.



Figure 52 Example of Footpath Quality along Louis Street



Figure 53 Woolworths Supermarket

BUILT FORM AND BUILDING CHARACTER



LEGEND

E1 Zoned Land

- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)
- 3-4 Storeys (12-16m)
- 4-5 Storeys (16-20m)

Building Typology

- 1 Detached Housing
- 2 Town Housing
- 3 Semi Detached Housing
- 4 2-storey Apartment
- 5 Mixed-Use Apartment
- 6 Service Station
- 7 Large Supermarket
- 8 Shop Top Housing
- 9 Retail

- Generally low rise (up to 2 storeys in height), except on Louis Street where there is a 4-storey apartment.
- Woolworths Supermarket and the apartment building are relatively new developments in good condition.
- The petrol station, vegetable shop and Chinese restaurant have an unmodernised built form.
- Unmodernised awnings which are not continuous along footpaths.
- Buildings within the vicinity are predominantly detached residential housing with a few apartments ranging from 2-4 storeys in height.



Figure 56 Example of the Condition of Awnings along Blaxcell Street



Figure 57 Four Storey Apartment along Louis Street

LS4 - Dellwood Street

The Dellwood Local Shops are a popular cluster of local shops offering a range of convenience shops, small retail outlets, a restaurant, and medical services. Situated opposite William Lamb Park, a defining feature of this cluster of shops is the current two-storey building along Dellwood Street which is heritage listed and is in good condition. It is surrounded by medium to high density residential areas.



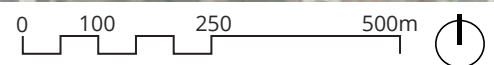
Key Local Shops Statistics	
Area of E1 zone	11,357 m²
Lots within E1 zone	11
Service population	2,044
Speed limit	50 km/hr along Dellwood Street and Blaxcell Street
Surrounding zoning	R3 - West R4 - East & South RE1 - North
Location	Dellwood Street, South Granville (and surrounds)



Figure 58 View South on Dellwood Street of Local Shops Cluster



Figure 59 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Clyde Street Medical Centre	6 1st Granville Scout Group	11 Everland Family Day Care
■ 400m Walking Catchment	2 Tokaikolo Christian Church In Australia	7 Granville East Public School	12 Burmese Christian Church Sydney
■ 800m Walking Catchment	3 Holy Cross Church	8 Scribbles & Giggles Child Care Centre	13 Blaxcell Street Public School
🌳 Public Open Space	4 Holy Family Primary School	9 Little School for Little Children Pre-School	
🎓 Education	5 Speedway South Granville	10 Memo's Pizza, Pasta & Kebab	

LOCAL CONTEXT



Figure 60 Auburn Botanic Gardens (Source: Google Maps)



Figure 61 Holy Family Church (Source: Google Maps)



Figure 62 William Lamb Park and Medium Density Apartments opposite Dellwood Street



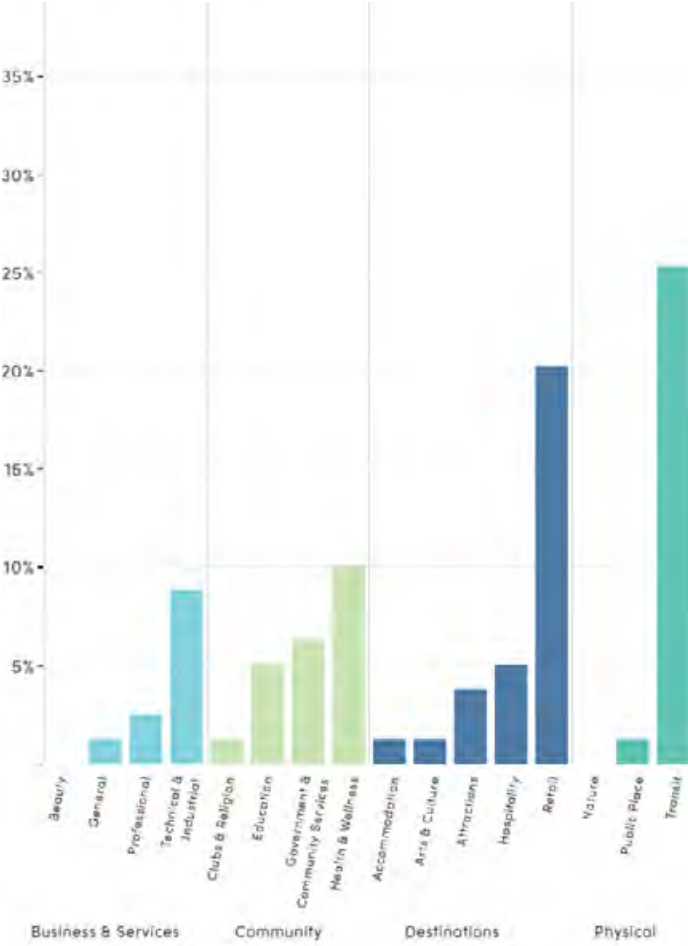
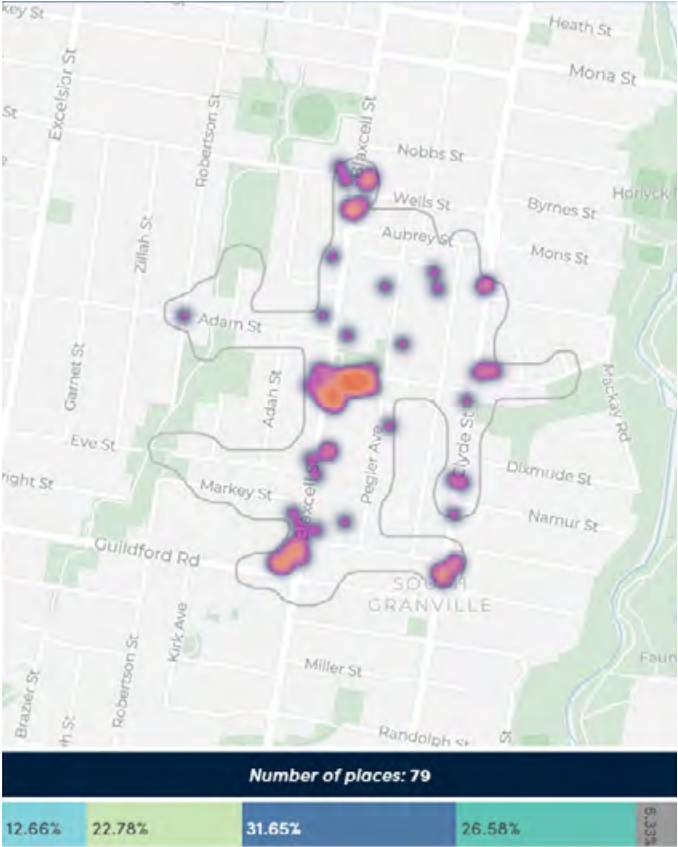
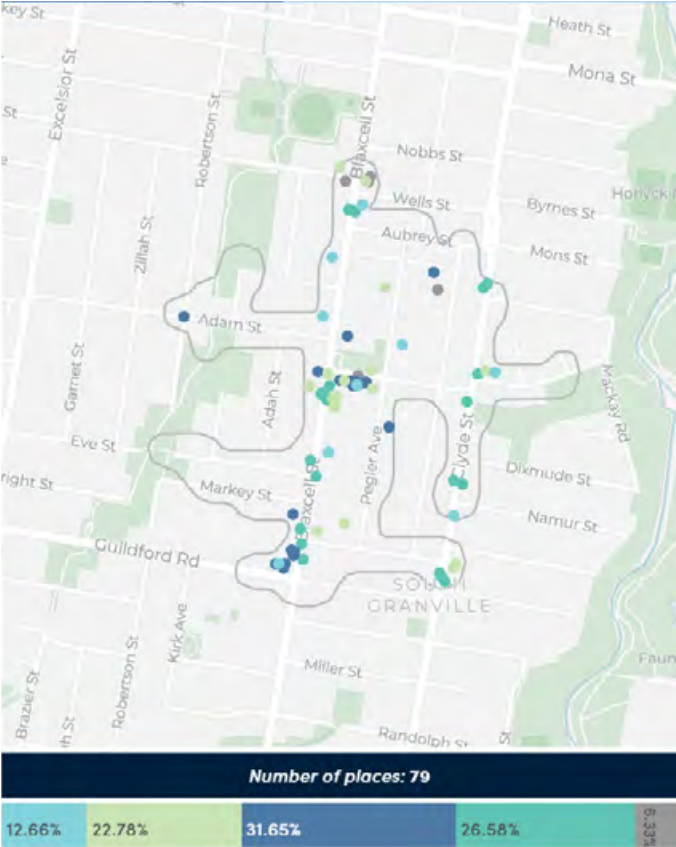
Figure 63 Scribbles & Giggles Child Care Centre (Source: Google Maps)

- Well-located between two important green corridors, Duck River to the east and Little Duck Creek to the west.
- Auburn Botanic Gardens is located within a 20 minute walk.
- Located adjacent to the William Lamb Park, with mature trees and playing equipment for children.
- Located in proximity to a school, child care centre and church.



Figure 64 Holy Family Primary School (Source: Google Maps)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective, the data shows activity is centered around public transport usage.
- From a variety perspective, the data shows this neighbourhood is mainly visited because of its retail offering and, health and community services. It also shows there is a high level of public transport activity / usage.

ACCESS AND CONNECTIVITY



Figure 65 Car Parking, Connectivity and Access Map



Figure 66 Pedestrian Crossing on Blaxcell Street

- Serviced by bus along Blaxcell Street
- Sheltered bus stops are in good condition.
- Convenient access to long-timed parking spaces support dwell time.
- The pedestrian crossing on Blaxcell Street and low speed limit provides safe access for pedestrians.



Figure 67 Takeaway Restaurant



Figure 68 Medium Density Apartments apposite Dellwood Street

EXISTING ACTIVITY AND ACTIVE FRONTAGES

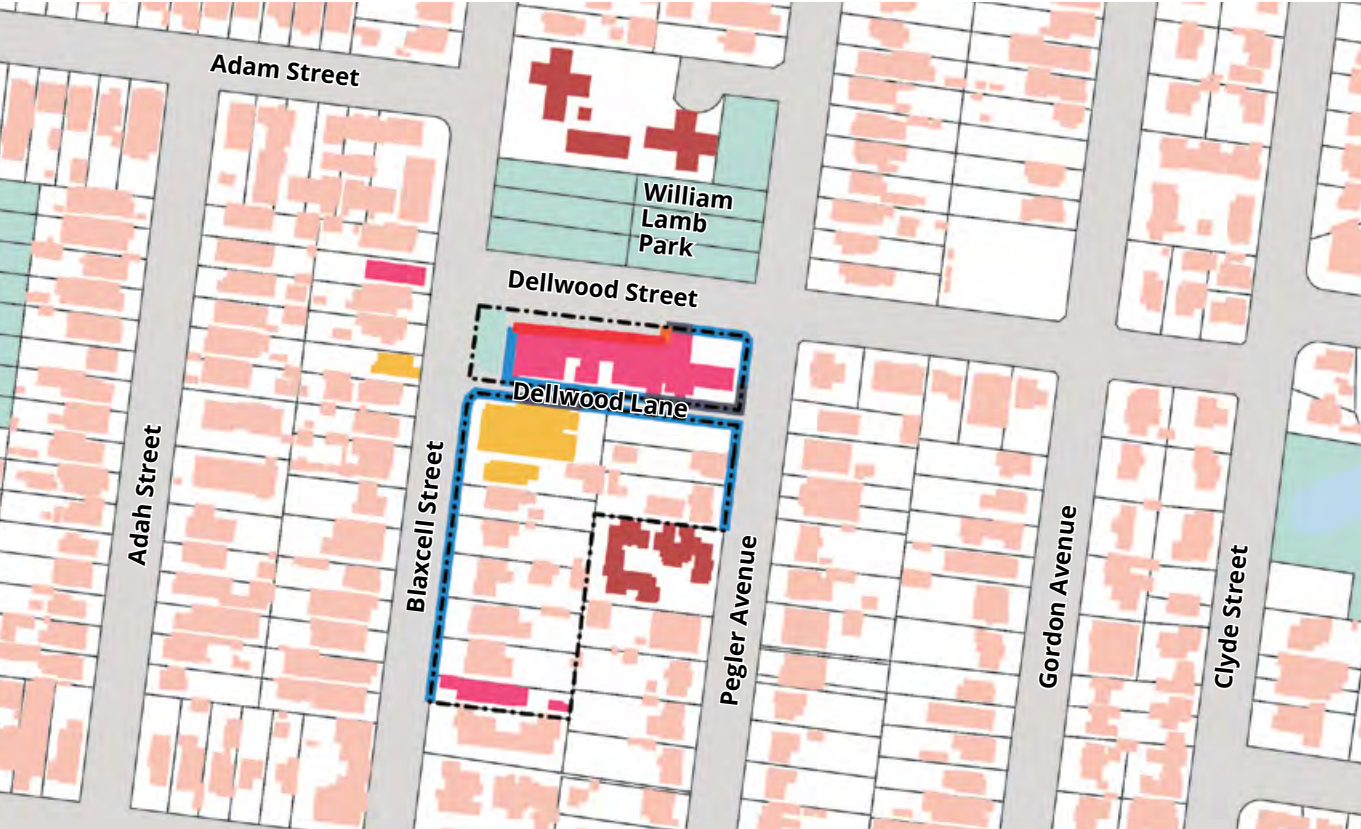


Figure 69 Existing Activity and Frontages Map

LEGEND

E1 Zoned Land	Community/Health Facility	Active Frontage	Inactive Frontage
Open Space	Low Density Residential	Semi Active Frontage	Blank Wall
Retail	Medium Density Residential		

- This cluster of local shops includes a butchery and deli, a post office, a bakery, a grocery store, a restaurant, Dellwood supermarket, a bottle shop, a news agency and a medical centre.
- The variety of shops and outdoor dining facilities support this cluster as a popular destination.
- This cluster of local shops has active frontages promoting street activity and interest.
- Medium density residential buildings are located adjacent to William Lamb Park.
- E1 zoned land comprises a total of 11 lots with one area of consolidated, single ownership.



Figure 70 Land Ownership Map

LEGEND

E1 Zoned Land	Lots Consolidated Under Single Ownership
Open Space	

PUBLIC REALM QUALITY



Figure 73 Footpaths, Landscaping and Public Facilities



Figure 74 Well-maintained Furniture in front of the Local Shops



Figure 72 Narrow Footpaths and Limited Tree Planting along Blaxcell Street

Landscaping

- There is limited tree planting / landscaping along Blaxcell Street.
- Tree canopy cover along Dellwood Street is low.
- Landscaping in front of the shops enhances the public realm.

Footpath Width and Walkability of Neighbourhood

- Footpaths along Dellwood Street are generous in width and in good condition.
- Footpaths along Blaxcell Street and opposite Dellwood Street are narrow and are of a lower quality.

Lighting and Furniture

- Limited pedestrian lighting.
- Seating is provided, is of good quality and well-maintained.

Public Domain

- This cluster of local shops has good quality public facilities.
- A smart toilet has been installed next to the shops.
- Rear lane way presents as an opportunity for improvement to add to the already good public domain qualities.



Figure 75 Medical Centre



Figure 76 Smart Toilet

BUILT FORM AND BUILDING CHARACTER

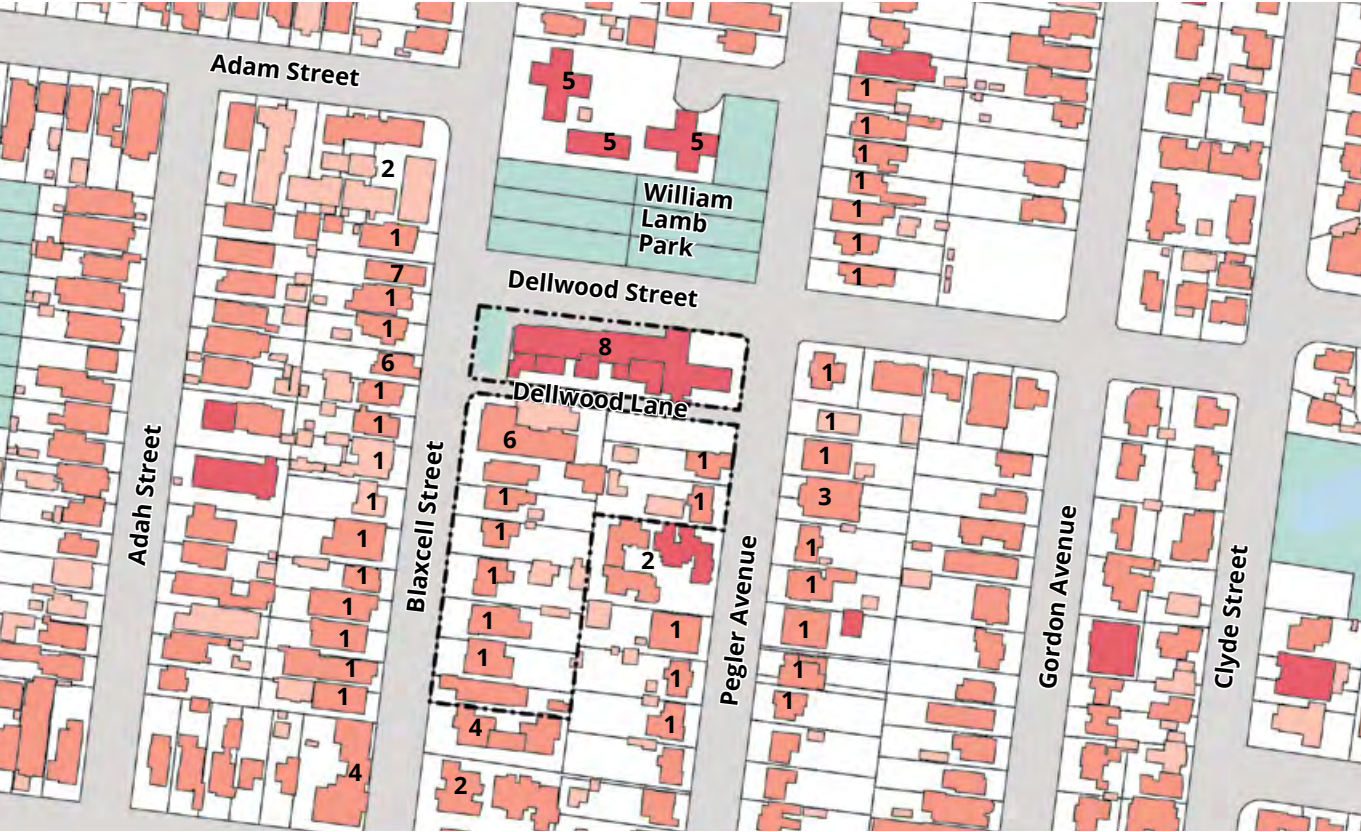


Figure 79 Building Height and Typology Map

LEGEND

E1 Zoned Land

- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

- The medical centre is a single storey building.
- Retail shops are located on the ground level of the heritage listed two-storey building along Dellwood Street.
- The medium density apartment opposite Dellwood Street Road is three storeys in height.
- The awning provides sufficient shading, encouraging outdoor dining.
- Shops are generally in good condition with some opportunity for improvement.
- Buildings within the vicinity are detached residential housing, multi-unit housing, town housing and apartments of up to three storeys.

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Semi Detached
- 4 Town Housing
- 5 3-Storey Apartment (LAHC)
- 6 Medical Centre
- 7 Retail
- 8 Shop Top Housing



Figure 80 Rear Laneway



Figure 78 2-Storey Building Height



Figure 77 Awning and Outdoor Dining Facilities

LS5 - Irrigation Road

The Irrigation Road local shops cluster includes small scale convenience shops and restaurants servicing local residents. Situated within a low-density residential area, this cluster is in vicinity of small reserves and parks, schools and churches.



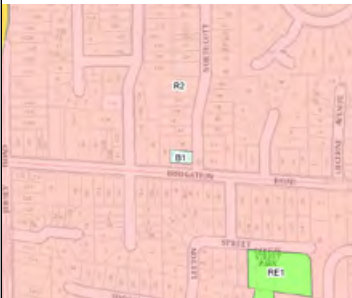
Key Local Shops Statistics	
Area of E1 zone	544 m ²
Lots within E1 zone	4
Service population	1,787
Speed limit	50 km/hr along Irrigation Road and Northcott Street
Surrounding zoning	R2 - North, East, South & West
	
Location	33-39 Irrigation Rd, South Wentworthville



Figure 81 Local Shops Along Irrigation Road

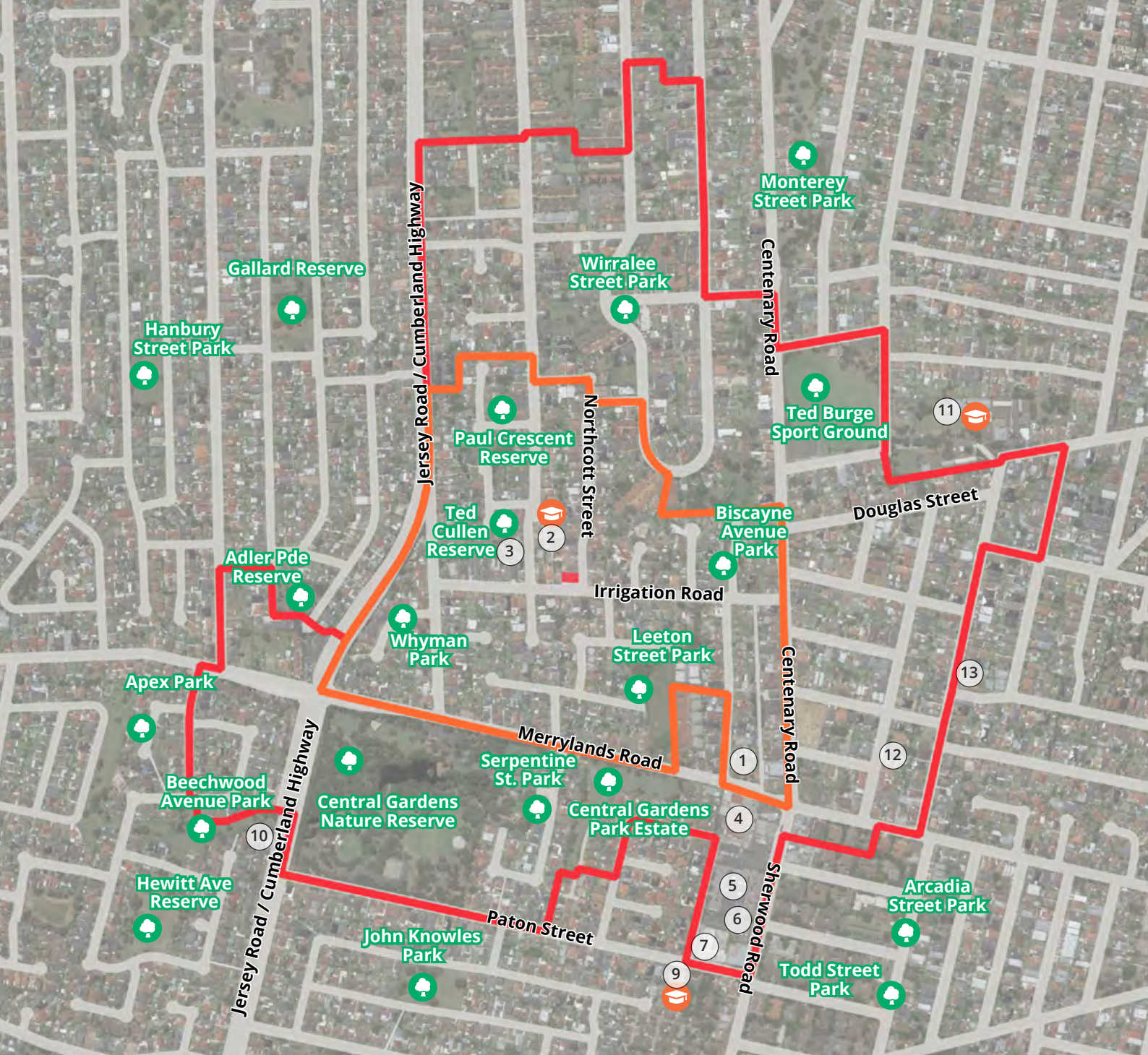
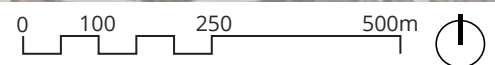


Figure 82 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Merrylands Denture Clinic	5 Coolibah Hotel	10 Greystanes Family Dental
■ 400m Walking Catchment	2 Bright Stars Montessori Preschool	6 McDonald's Merrylands	11 Hilltop Road Public School
■ 800m Walking Catchment	3 1st Greystanes Scout Hall	7 Plus Fitness 24/7 Merrylands	12 Merrylands West Anglican Church
Public Open Space	4 R&R SUPA IGA Merrylands West	8 Heart Centre Merrylands	13 Genuine Greek Orthodox Parish Of Holy Protection
Education		9 Hilltop Child Care Centre - Paton Street	

LOCAL CONTEXT



Figure 83 Central Gardens Natural Reserve (Source: Google Maps)



Figure 84 Central Gardens Natural Reserve (Source: www.tripadvisor.com)

- This cluster of local shops is located within a quiet residential context.
- Bright Stars Montessori Preschool is located within a short walking distance from this cluster of local shops.
- Ted Cullen Reserve, a small pocket park, is close by.
- Merrylands Denture Clinic along Merrylands Road is the closest medical facility located within 400m walking distance of this cluster of local shops.
- Central Gardens Natural Reserve along Merrylands Road is within 800m walking distance of this cluster of local shops.



Figure 85 Ted Cullen Park (Source: Google Maps)

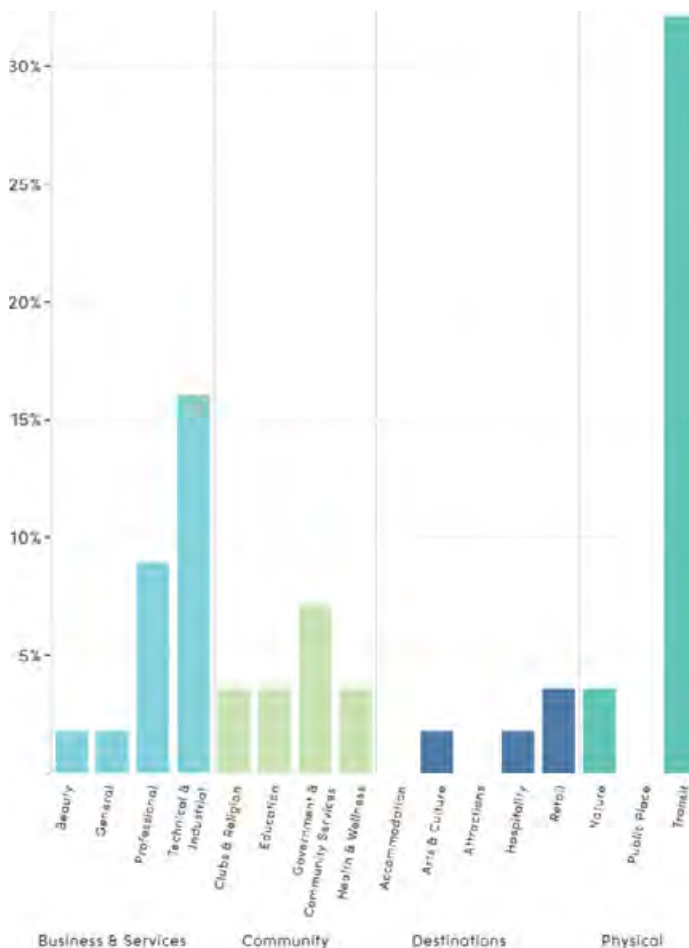
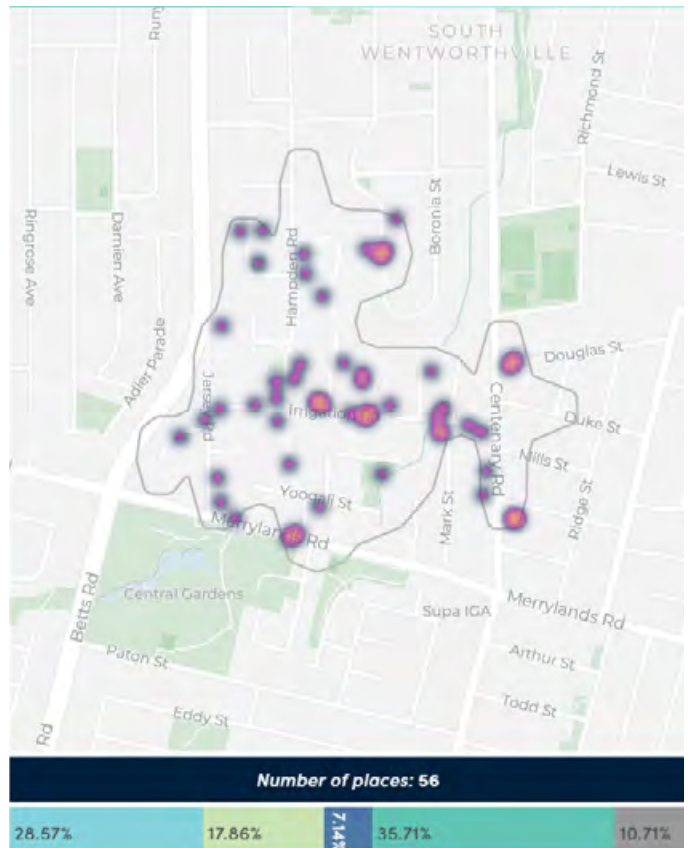
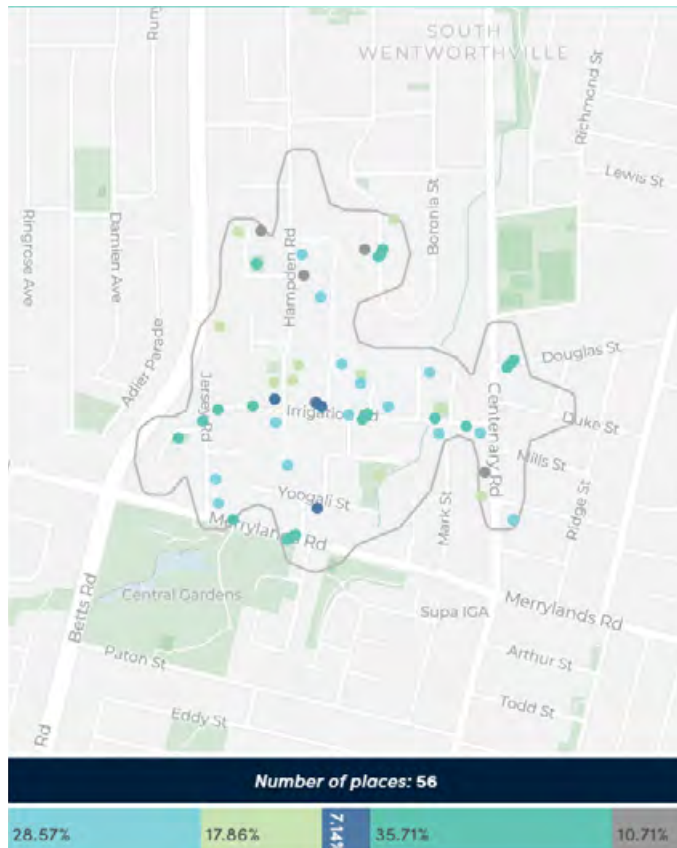


Figure 86 Merrylands Denture Clinic (Source: Google Maps)



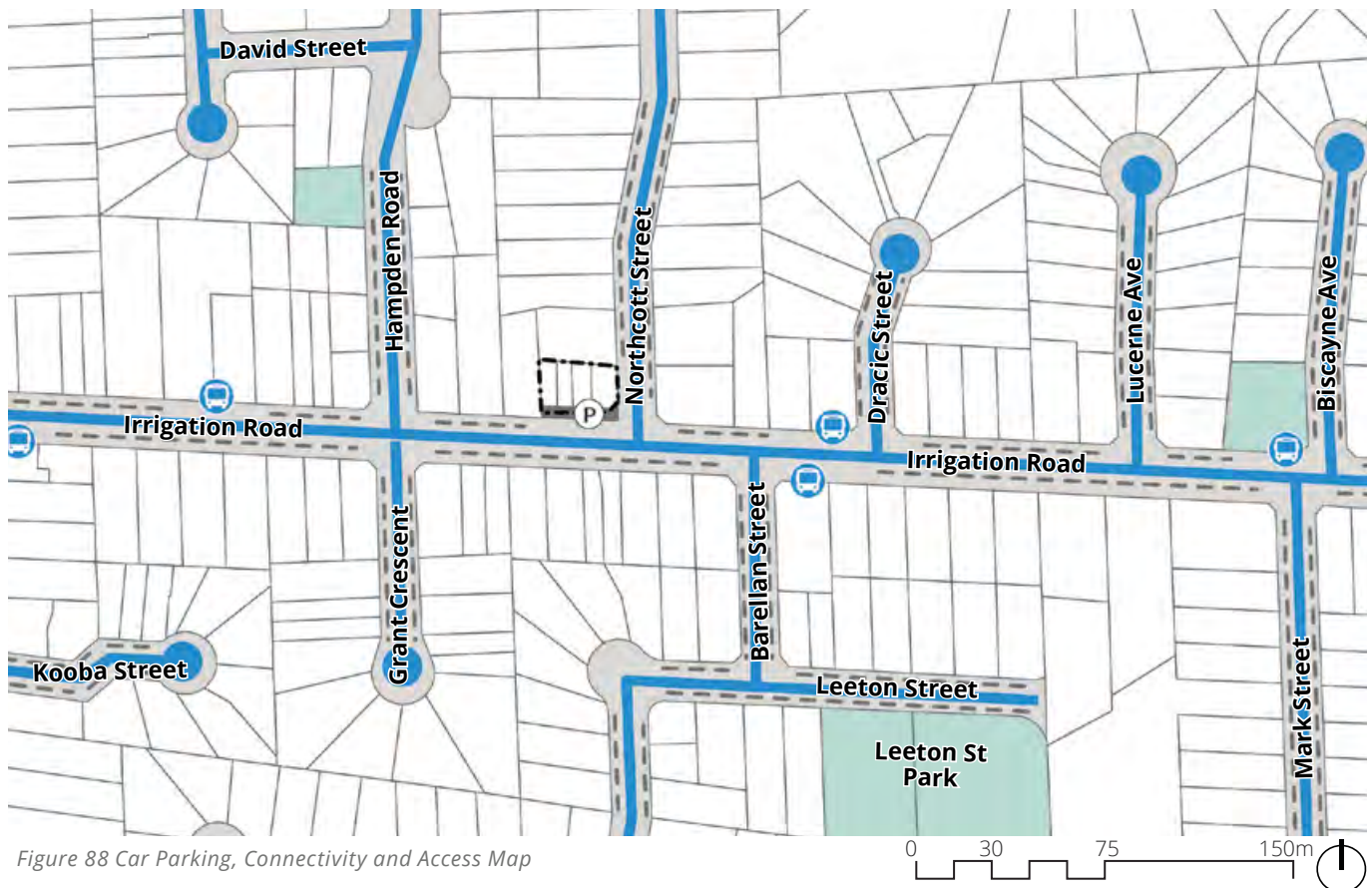
Figure 87 Bright Stars Montessori Preschool (Source: Google Maps)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood is mainly visited because of its technical and professional services in the area surrounding the local shop cluster, while the local shop cluster is characterised by its retail and hospitality offerings.

ACCESS AND CONNECTIVITY



LEGEND

- E1 Zoned Land
- Open Space
- On-street parking
- P Car Park
- Local Road
- B Bus Stop

- Serviced by bus.
- Bus stops are unsheltered and/or have limited seating along Irrigation Road.
- 10 parking spaces are provided in front of the shops. Visitors can also park their vehicle along local streets.
- The speed limit is 50 km/hr.



Figure 89 Parking in front of Local Shops

EXISTING ACTIVITY AND ACTIVE FRONTAGES

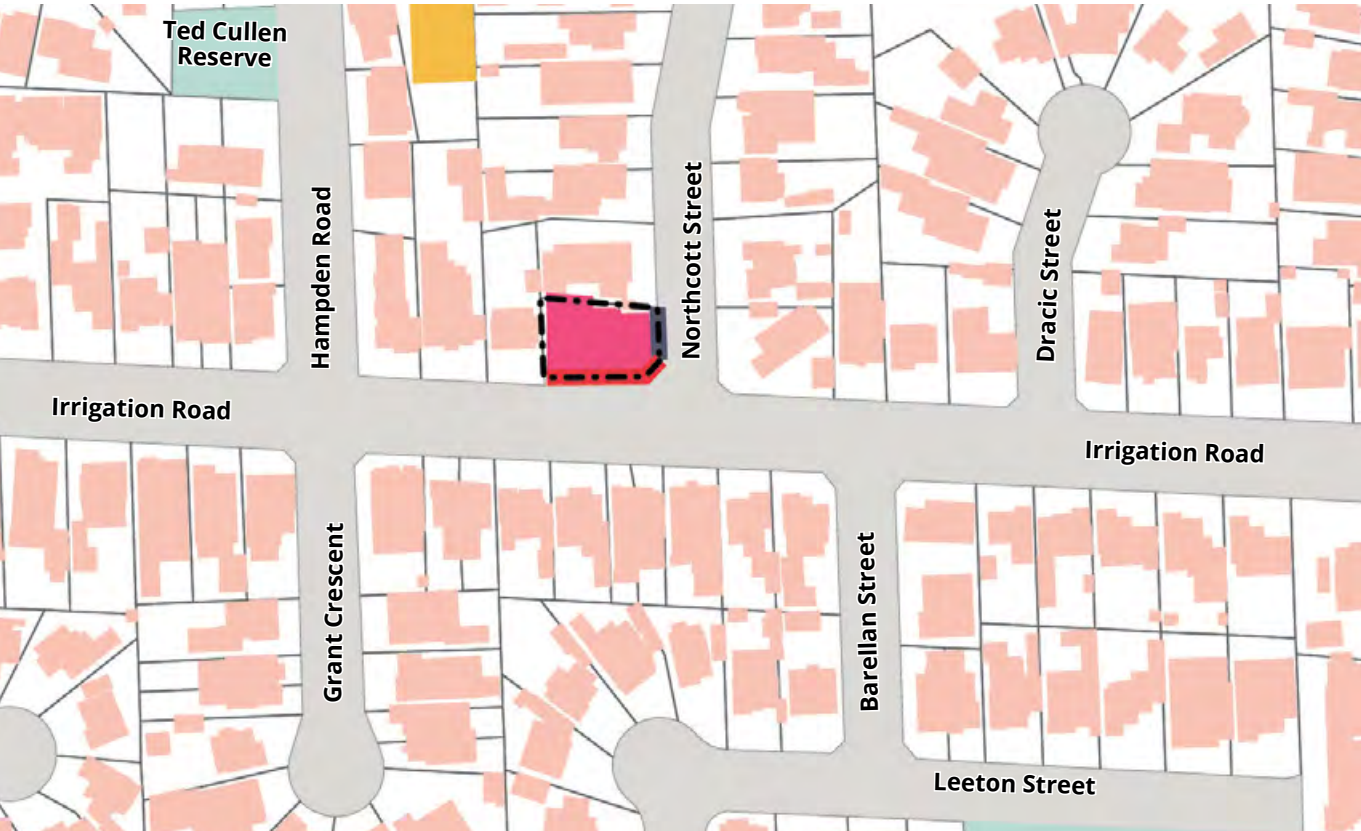


Figure 90 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Low Density Residential
- Blank Wall
- Open Space
- Community/Health Facility
- Active Frontage

- This cluster of local shops includes an Italian restaurant, a bakery, a grocery shop and a fruit market.
- Vincenzo's Italian restaurant on the Northcott Street corner provides outdoor dining facilities.
- Night-time dining is a point of distinction when compared to other larger centres in the area.
- This cluster of shops is small in scale with a 10m frontage to Irrigation Road and 10m frontage to Northcott Street.
- E1 zoned land comprises a total of 4 lots with one area of consolidated single ownership.

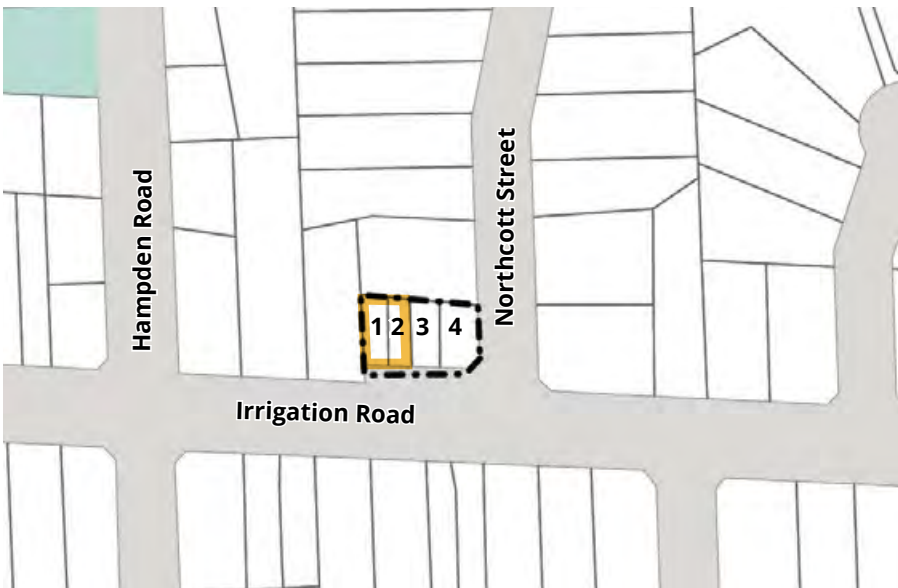


Figure 91 Land Ownership Map

LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 92 Limited Investment in Public Realm Enhancements



Figure 93 Footpath and Furniture



Figure 94 Footpaths along Irrigation Road

Landscaping

- There is limited tree planting and landscaping.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete ranging from 1.2m (along Irrigation Road) to 3.6m (out the front of the local shops).

Lighting and Furniture

- Fluorescent lighting is provided for customers by shop owners.
- Some low quality tables are provided outdoors by shop owners.
- Street furniture includes rubbish bins and a post box.

Public Domain

- Limited investment in public realm enhancements.



Figure 95 Fluorescent Lighting



Figure 96 Limited Tree Planting and Landscaping

BUILT FORM AND BUILDING CHARACTER



Figure 97 Building Height and Typology Map

LEGEND

E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

3-4 Storeys (12-16m)

Building Typology

1 Detached Housing

2 Multi-Unit Housing

3 Semi Detached

4 Traditional Retail

- Surrounding residential buildings are low rise (up to 2 storeys in height).
- The local shop cluster is low rise and comprises a single storey.
- The awning provides some shading.
- Shops are a mix of refurbished and older style stores.
- Vincenzo's Italian restaurant is in good condition.
- New development for residential activities is generally two storeys in height.



Figure 98 Refurbished Corner Italian Restaurant Building



Figure 99 Two-Storey Semi-Detached Residential Housing Opposite the Centre



Figure 100 Single Storey Older Style Local Shops

LS6 - Fairfield Road

The Fairfield Road local shops cluster offers a range of convenience based shops, cafés, takeaways and, medical and personal services. Situated within 400m of Guildford West Sports ground, this cluster is also in the vicinity of small reserves, parks, schools, distribution centres and community facilities. It is surrounded by low to medium density residential areas.



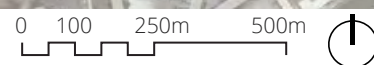
Key Local Shops Statistics	
Area of E1 zone	3,072 m²
Lots within E1 zone	2
Service population	1,762
Speed limit	60 km/hr along McCredie Road and Fairfield Road
Surrounding zoning	R2 - North & South R3 - East IN2 - West
Location	121-123 Fairfield Rd, Guildford West



Figure 101 Fairfield Road Local Shops - View West from Fairfield Road



Figure 102 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Crown on McCredie	6 XL Express	11 The Iconic - Fulfillment Centre
□ 400m Walking Catchment	2 Guildford Tennis Centre	7 Guildford West Public School	12 Little Lucy's Family Daycare
□ 800m Walking Catchment	3 Gas to Connect	8 Scott Safety & 3M	13 Sara Lee Factory Outlet Woodpark
● Public Open Space	4 Bunnings Smithfield	9 Gateway@Smithfield	14 Yennora Distribution Centre - Stockland
○ Education	5 Guildford West Children's Centre	10 Woolworths Distribution Centre	

LOCAL CONTEXT



Figure 103 Tom Uren Park (Source: Google Maps)



Figure 104 Guildford West Sports ground (Source: Google Maps)



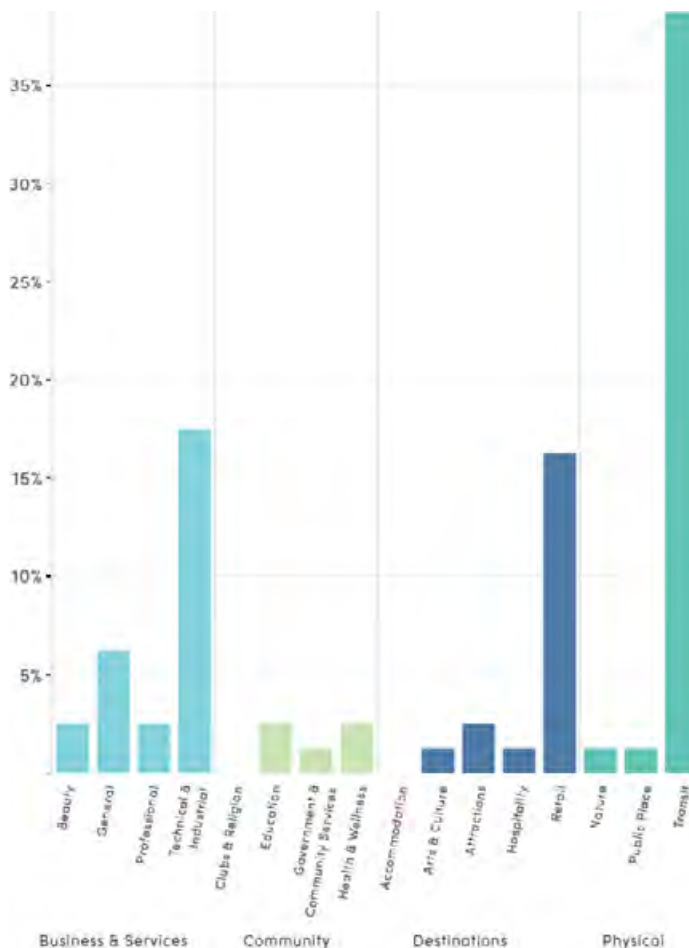
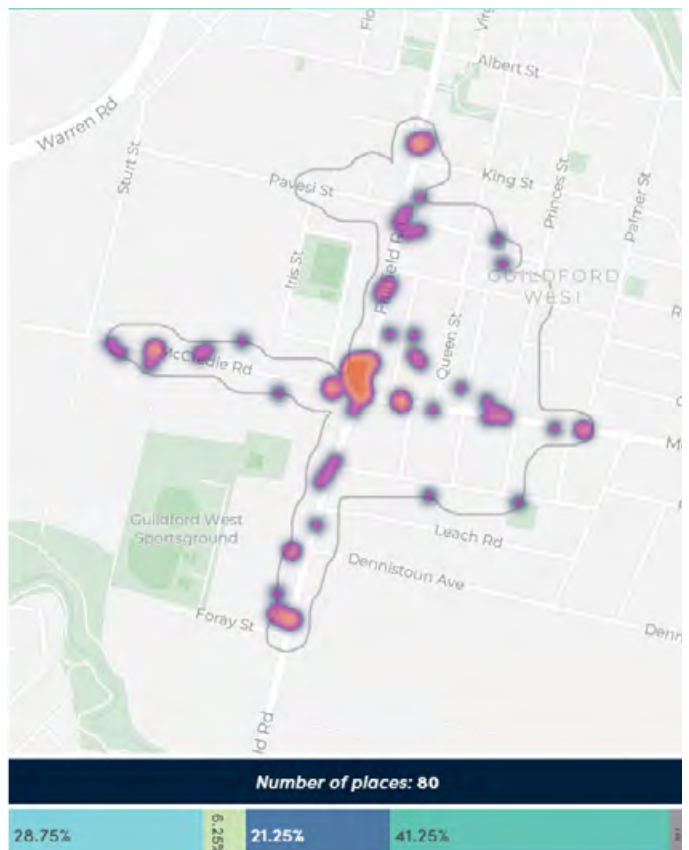
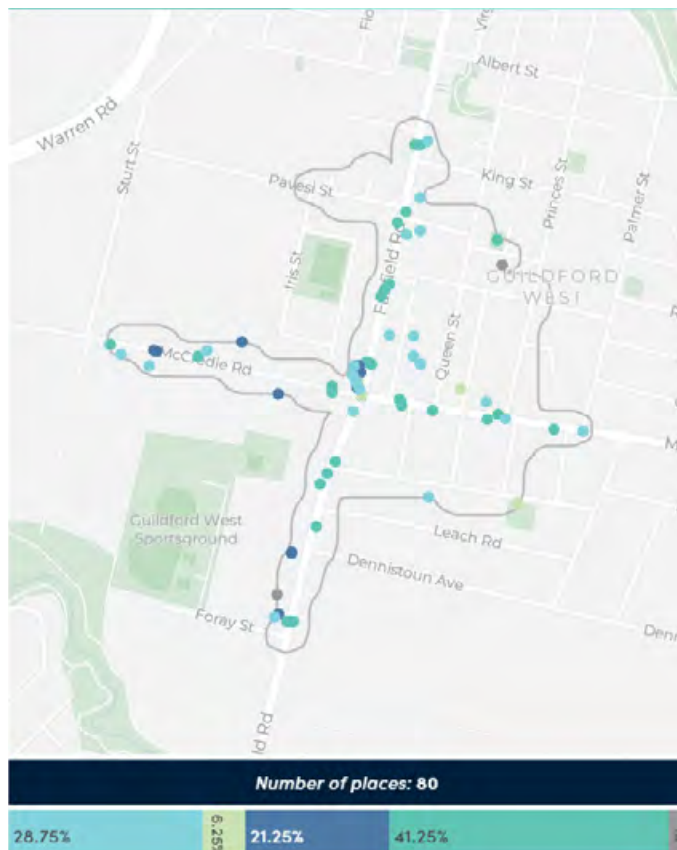
Figure 105 Guildford West Public School (Source: Google Maps)

- Bunnings, the Woolworths distribution centre and some other bulky commercial buildings are located within proximity to this cluster of local shops.
- Guildford West Sports ground is located within 400m of this cluster of local shops.
- Tom Uren Park is the closest park located in proximity to this cluster of local shops approximately 200m Northwest.



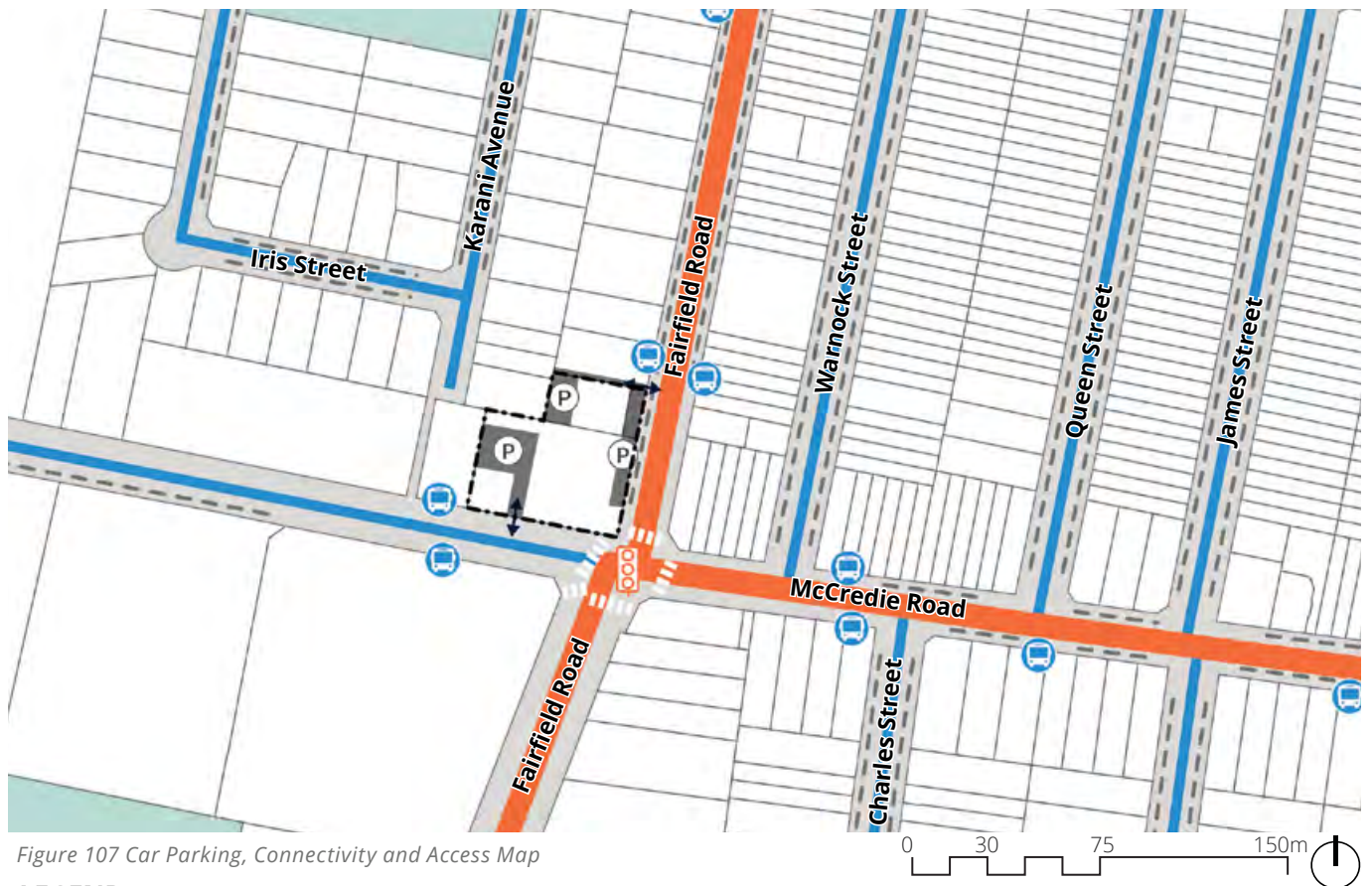
Figure 106 Woolworths Distribution Centre (Source: Google Maps)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood is mainly visited because of its technical and professional services in the area surrounding the local shop cluster, while the local shop cluster is characterised by its retail and general services and offerings.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Car Park	On-street Parking	Local Road	Signalised Crossing
Open Space	Parking Access	Regional Road	Pedestrian Crossing	Bus Stop

- Serviced by bus.
- 15 parking spaces with a 2 hour parking limit are provided in front of the shops.
- The cheesecake shop at corner provides some parking space at rear for customers.
- The speed limit is 60 km/h along both Fairfield Road and McCredie Road, with a 40km/hr school zone speed limit along Fairfield Road.
- Signalised crossing is provided for pedestrians at the intersection.



Figure 108 2P Parking Space in Front of the Shops

EXISTING ACTIVITY AND ACTIVE FRONTAGES



Figure 109 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Low Density Residential
- Active Frontage
- Retail
- Medium Density Residential
- Blank Wall

- This cluster of local shops includes a cheesecake shop, a barber, a dentist clinic, two grocery shops, a vet shop, a cafe/restaurant, a dry cleaning and a butchery.
- A blank wall along McCredie Road and the cheesecake shop limit the visibility of this cluster of local shops from McCredie Road.
- E1 Zoned land comprises a total of 2 lots which are consolidated under a single ownership.

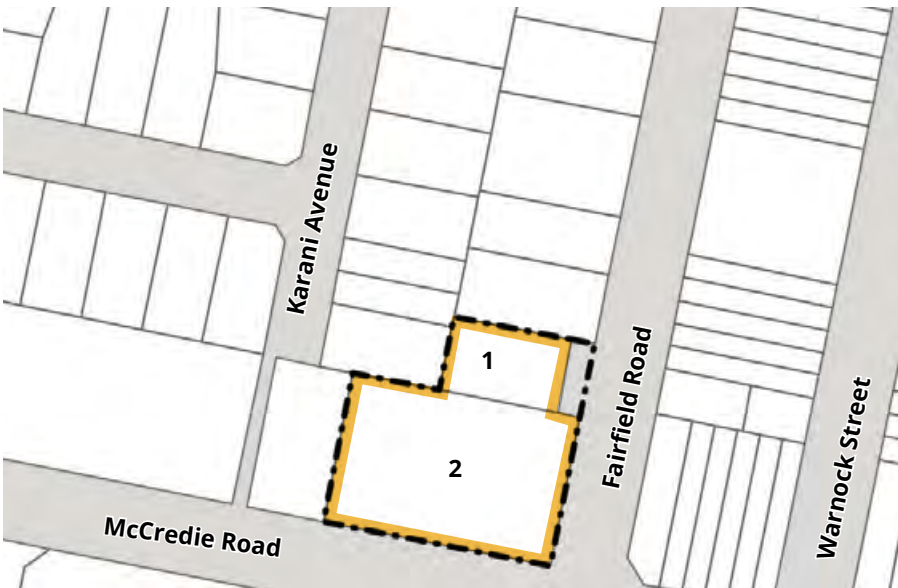


Figure 110 Land Ownership Map

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 111 Concrete Footpaths and Fluorescent Lighting



Figure 112 Verges along McCredie Road



Figure 113 Street Profile - Fairfield Road

Landscaping

- There is no tree canopy or landscaping along Fairfield Road.
- Four trees opposite the local shop cluster provide some shading along the footpath.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete in front of the shops are of standard width (approx. 3.6m).
- Footpaths along McCredie Road and opposite the local shop cluster are narrow and are of a lower quality.

Lighting and Furniture

- Fluorescent lighting is provided for customers by shop owners.
- Some low quality tables are provided outdoors by shop owners.
- Some street furniture such as rubbish bins and a post box.

Public Domain

- Limited investments in public realm enhancements..



Figure 114 Outdoor Furniture



Figure 115 Corner Cheesecake Shop

BUILT FORM AND BUILDING CHARACTER



Figure 116 Building Height and Typology Map

LEGEND

E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

3-4 Storeys (12-16m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Semi Detached Housing
- 4 Shop Top Housing
- 5 Large Shopping Centre



Figure 117 2-Storey Building Height with Shop Top Housing



Figure 118 Low Rise Residential Buildings opposite the Local Shops



Figure 119 Shading provided by Awning

- The awning provides some shading for the local shops.
- Low rise (2 storeys), unmodernised built form with shop top housing.
- Detached residential houses and duplexes are the predominate surrounding building typology.

LS7- Fowler Road

The Fowler Road local shops cluster offers a range of convenience based shops, cafes, takeaways and, medical and personal services. Situated within 200m of McCredie Park and Guildford Swimming Centre, this cluster is also in the vicinity of small reserves, parks, schools, a church, hospital, a distribution centre and community facilities. It is surrounded by low, medium and some high density residential areas.



Key Local Shops Statistics	
Area of E1 zone	4,178 m ²
Lots within E1 zone	7
Service population	2,536
Speed limit	50 km/hr along Fowler Road and Lucas Street and Guildford Street
Surrounding zoning	R2 - East R3 - North & West R4 - South
Location	176 and 223-505 Fowler Rd, Guildford West



Figure 120 Petrol Station



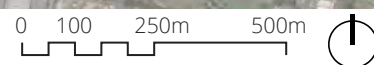
Figure 121 Local Shops - View West from the Intersection



Figure 122 Local Shops - View North-West from Fowler Road



Figure 123 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- Public Open Space
- Education

- 1 Guildford Swimming Centre
- 2 Holroyd Uniting Church
- 3 St Patrick's Primary School
- 4 Guildford West Children's Centre

- 5 Linnwood House
- 6 Yennora Distribution Centre
- 7 Guildford West Public School

- 8 Kids World Kindy Guildford
- 9 Guildford Leagues Club
- 10 Holroyd Private Hospital

LOCAL CONTEXT



Figure 124 Guildford Leagues Club (Source: Google Map)



Figure 125 Holroyd Private Hospital (Source: Google Map)



Figure 126 Holroyd Uniting Church (Source: Google Map)

- This cluster of local shops is located within a short distance of the exposed pipelines to the north and north west.
- Guildford Leagues Club is a 10-minute walk from the local shops.
- Guildford Swimming Centre is located just near the local shops with ample parking.
- Two schools east and west are within 800m walking distance of the local shops.
- McCredie Park is located south of the local shops along Fowler Road and includes a cricket ground and tennis courts.



Figure 127 McCredie Park Tennis Court (Source: Cumberland City Council)

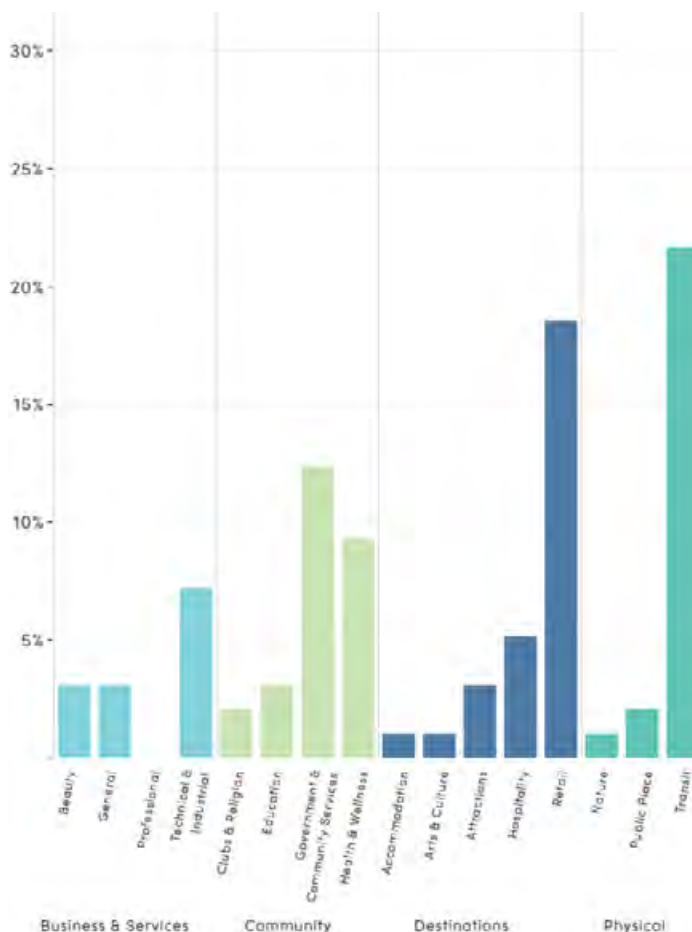
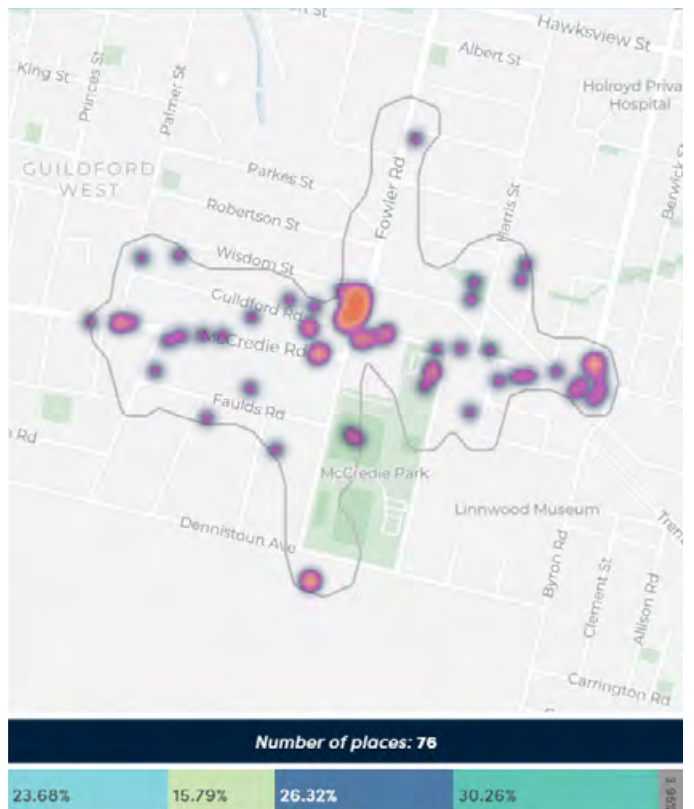
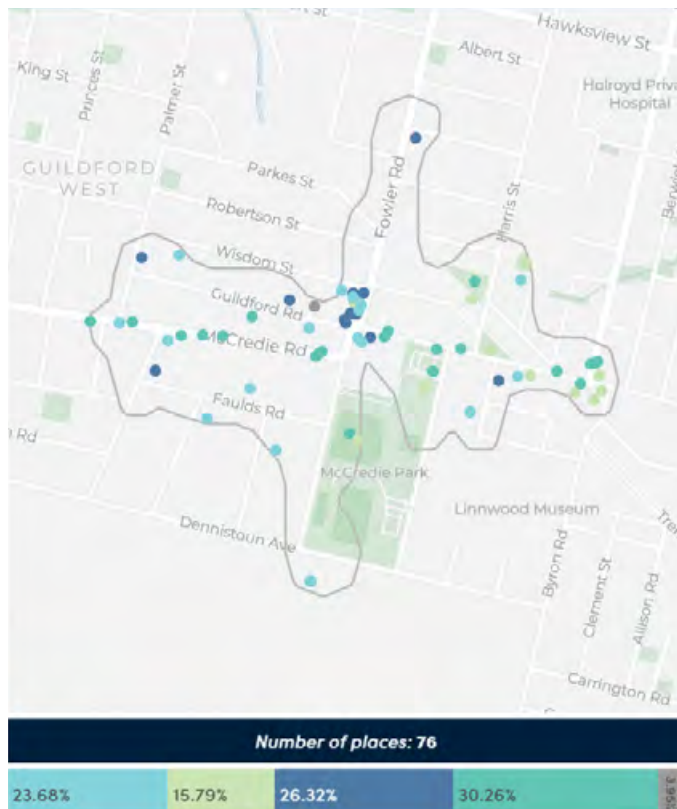


Figure 128 Exposed Pipelines (Source: Google Map)



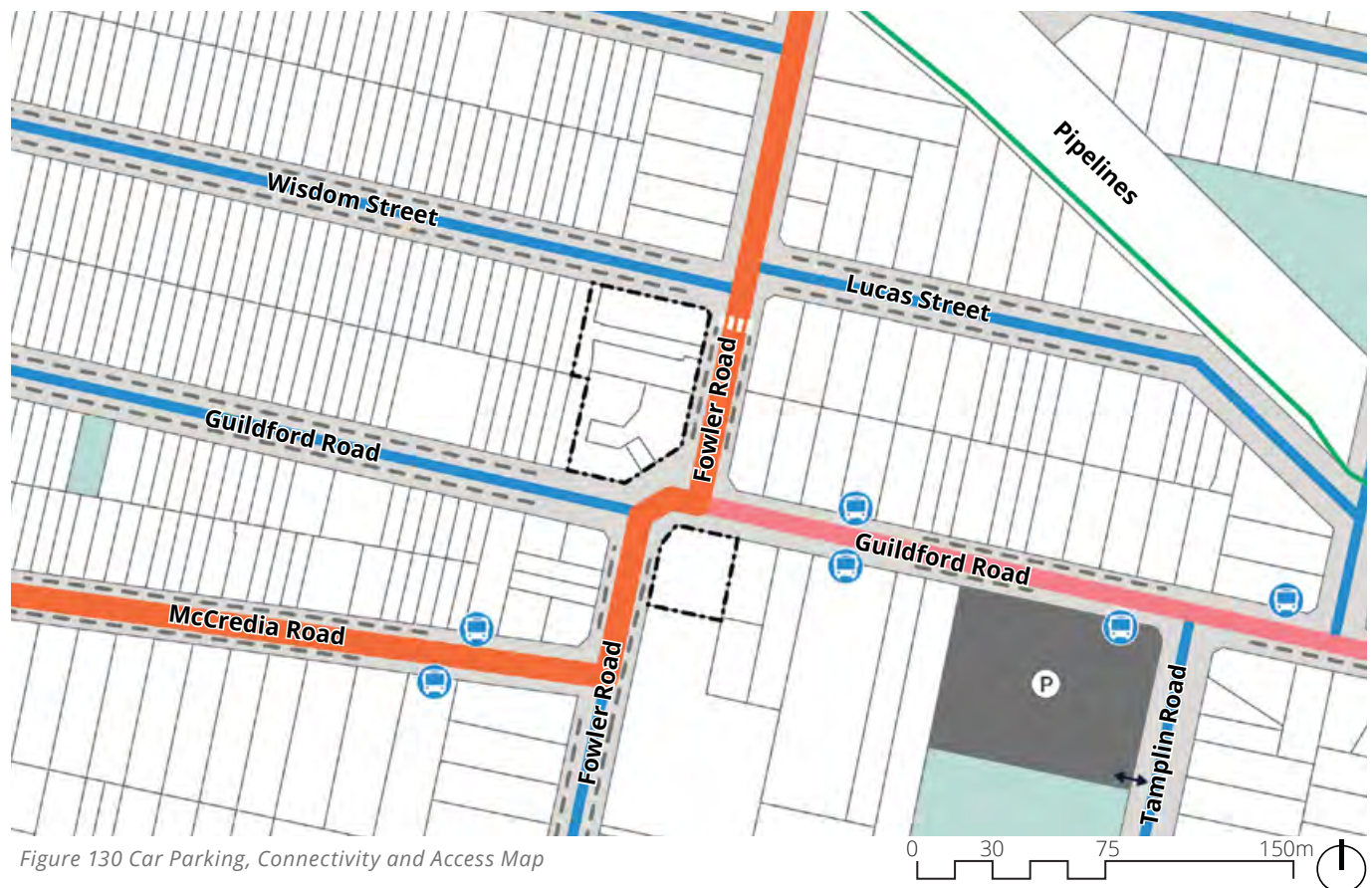
Figure 129 Guildford Swimming Centre (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its public spaces, such as McCredie Park and Swimming Centre, and access to public transport.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. This mix of place types includes technical and industrial activities, retail, hospitality, community services and health and wellness services.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Parking access	Collector Road	Pedestrian Crossing
Open Space	On-street parking	Local Road	Bus Stop
Car Park	Regional Road	Council Nominated Bike Lane	

- Serviced by bus.
- 30 minute parking spaces are available on Fowler Road and Guildford Road in front of the shops.
- The pedestrian crossing provides safe access for pedestrians north of Fowler Road.
- Pedestrian refuges provide a level of safety for pedestrians to cross the road.
- A long safety barrier east of the intersection along Guildford Road exists potentially detracting from the pedestrian experience.
- Road speed limit is 50 km/h along Fowler Road, Lucas Street and Guildford Street.



Figure 131 Pedestrian Crossing on Fowler Road

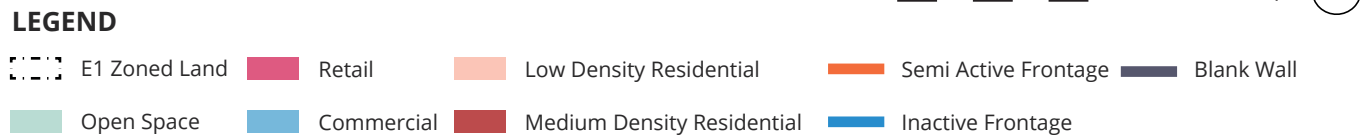


Figure 132 The Barrier along Guildford Road and Pedestrian Refuge at Intersection

EXISTING ACTIVITY AND ACTIVE FRONTAGES



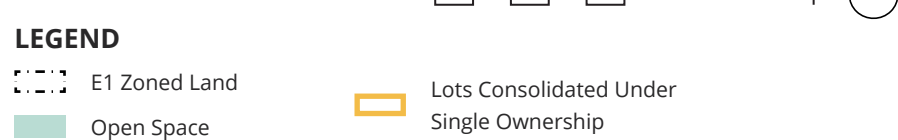
Figure 133 Existing Activity and Frontages Map



- This cluster of local shops includes a petrol station, a news agency, a bottle shop, a cafe, a chemist, a post office, a medical practice, kebab shop, a dry cleaners, a sweet shop, a Chinese takeaway restaurant, hairdressing salon, a manoosh and pizza shop, a butchery, a grocery store, and a dessert shop.
- Some low quality outdoor dining facilities are provided for customers of the pizza/ manoosh shop.
- There are active frontages along Fowler Road and a blank wall along Wisdom Street.
- E1 Zoned land comprises a total of 7 lots.



Figure 134 Land Ownership Map



PUBLIC REALM QUALITY



Figure 135 Safety Barriers and Worn Wooden Light Poles



Figure 136 Kidney Square and Petrol Station



Figure 137 Street Furniture within Footpaths

Landscaping

- There is limited tree planting and landscaping along footpaths.
- Mature trees south of the intersection provide shade.

Footpath Width and Walkability of Neighbourhood

- Footpaths are a standard 3.6m width.
- A barrier along Guildford Road potentially limits pedestrian crossing.

Lighting and Furniture

- Fluorescent lighting under awnings are provided for customers by shop owners.
- Some standard street furniture is provided such as a bench, a telephone kiosk and a post office box along Fowler Road.

Public Domain

- Limited investment in public realm enhancements.
- The safety barrier detracts from the streetscape.



Figure 138 Outdoor Dining Facilities



Figure 139 Mature tree opposite the Petrol Station on Fowler Road

BUILT FORM AND BUILDING CHARACTER



LEGEND

--- E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Semi Detached Housing
- 4 Town Housing
- 5 Attached Housing
- 6 Traditional Retail (Shop Top Housing)
- 7 Service Station

- Shops are low rise (one to two storeys in height), generally unmodernised buildings.
- Buildings within the vicinity include town housing, detached housing and multi-unit housing.



Figure 141 Single Storey Shops



Figure 142 Shops Along Fowler Road towards North

LS8 - Dell Street

The Dell Street local shops cluster offers a mix of retail shops, cafes, a bakery, takeaways, and offices. Situated opposite Woodpark Reserve, this cluster is also in the vicinity of other small reserves, parks, schools, a Bunnings, hospital, and industrial activities. It is predominately surrounded by low density residential.



Key Local Shops Statistics	
Area of E1 zone	1,681 m ²
Lots within E1 zone	8
Service population	3,419
Speed limit	50 km/hr along Fiona Street
Surrounding zoning	R2 - East, South & West RE1 - North
Location	21-39 Dell St, Smithfield (Woodpark Shopping Centre)



Figure 143 Local Shop View from Woodpark Reserve

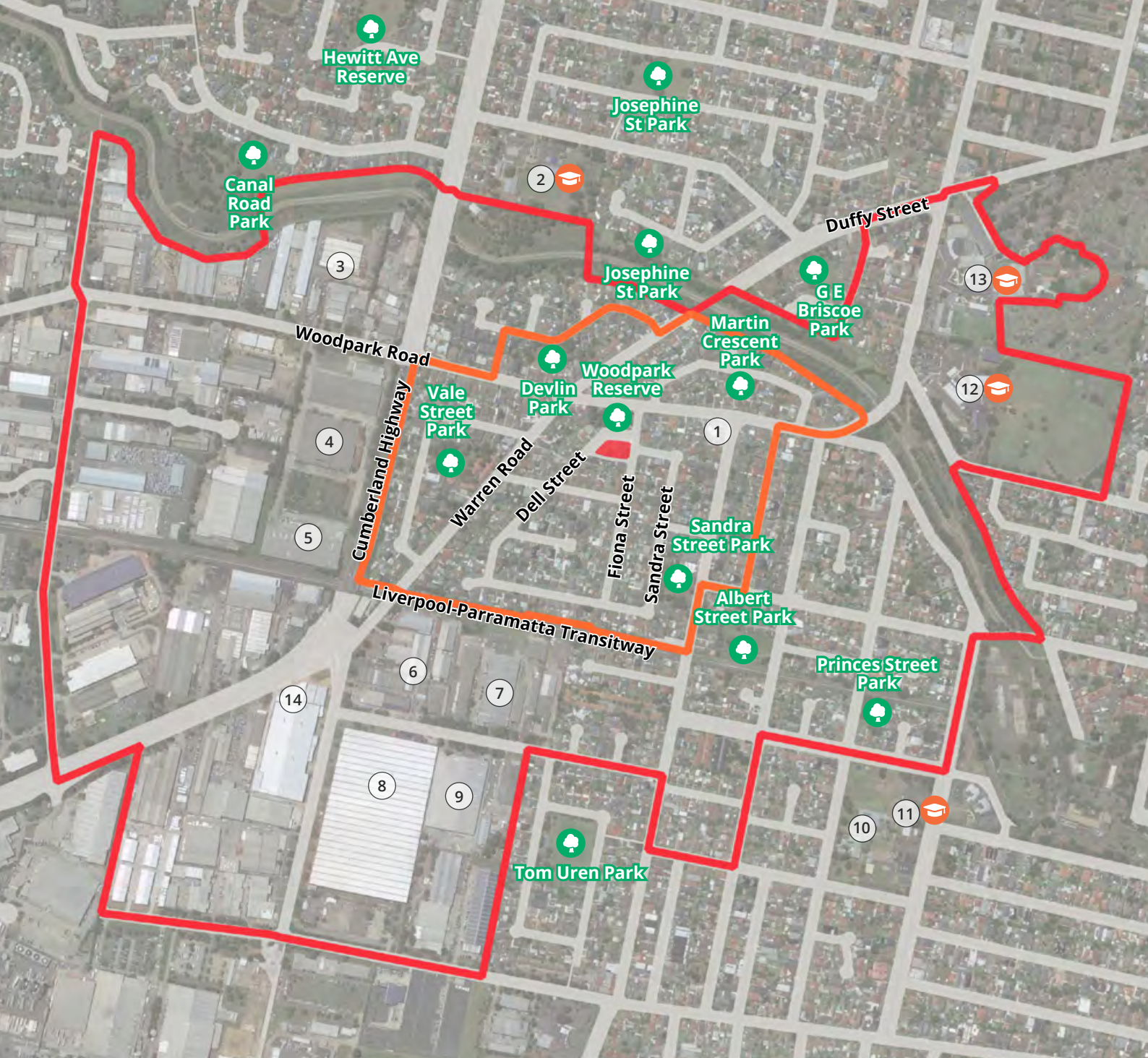


Figure 144 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- 🌳 Public Open Space
- 🎓 Education

- 1 Speedway Woodpark
- 2 Sherwood Grange Public School
- 3 The Brick Pit
- 4 MODE Homes
- 5 Aircon Rentals

- 6 Peter Warren Smithfield Service Centre
- 7 RS Components
- 8 Voltex Electrical Accessories
- 9 XL Express

- 10 Guildford West Children's Centre
- 11 Guildford West Public School
- 12 Marylands High School
- 13 Cerdon College
- 14 Bunnings Smithfield

LOCAL CONTEXT



Figure 145 Woodpark Reserve



Figure 146 Bunnings Smithfield (Source: Google Map)



Figure 147 Devlin Park
(Source: Google Map)



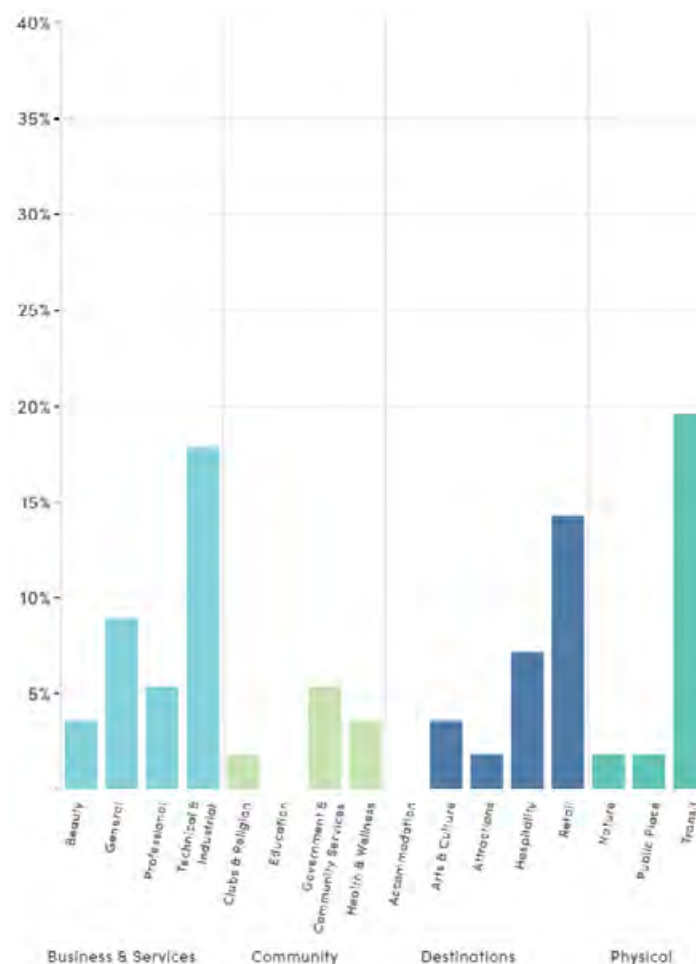
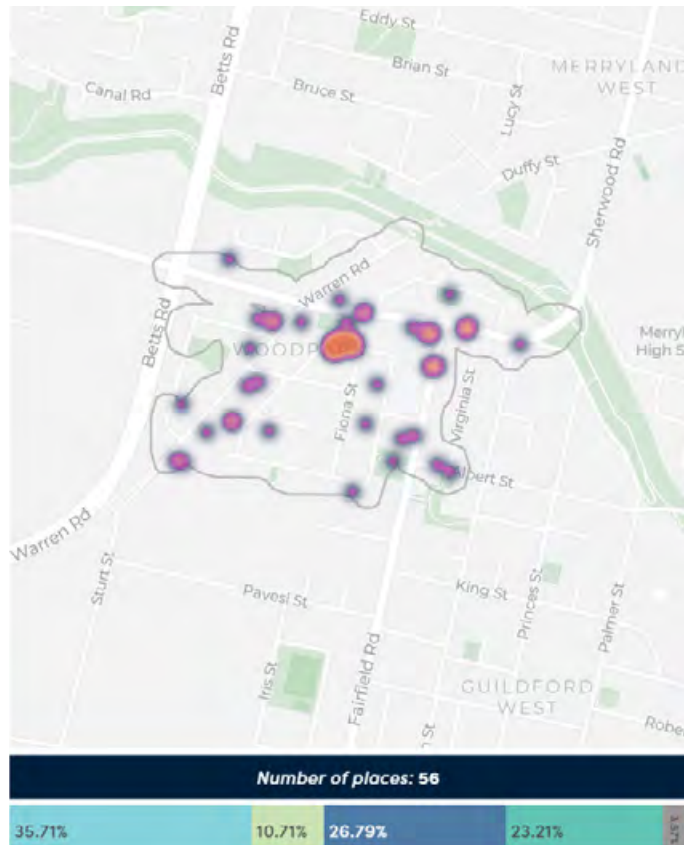
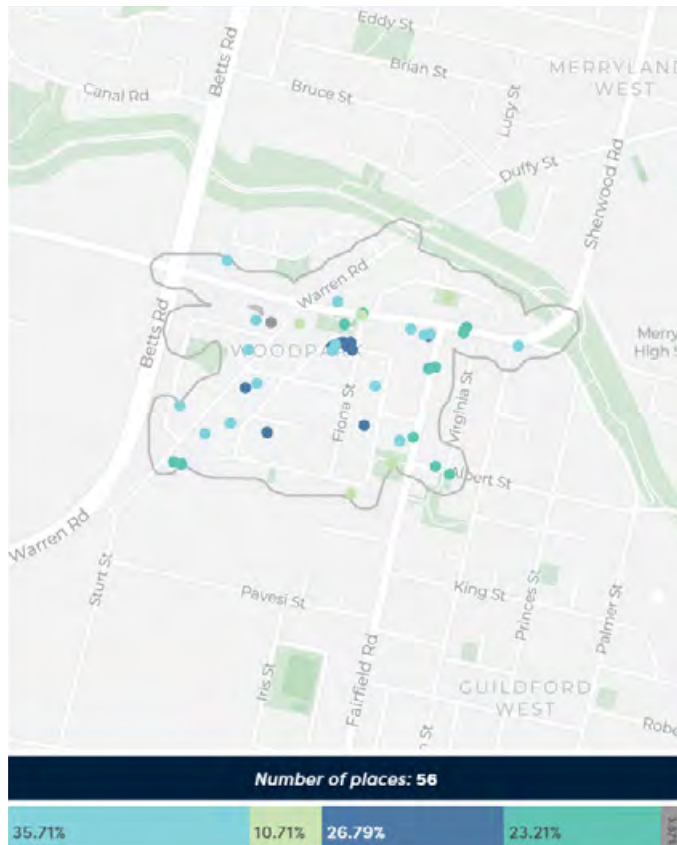
Figure 148 Merrylands High School (Source: Google Map)

- This cluster of local shops is located opposite Woodpark Reserve which has a smart public toilet and disability ramp.
- A shared path runs through a green corridor to the northeast.
- Sherwood Grange public school is the closest school to the local shops. It sits around 500m away.
- To the east and south of the site, are large format industrial and commercial buildings.



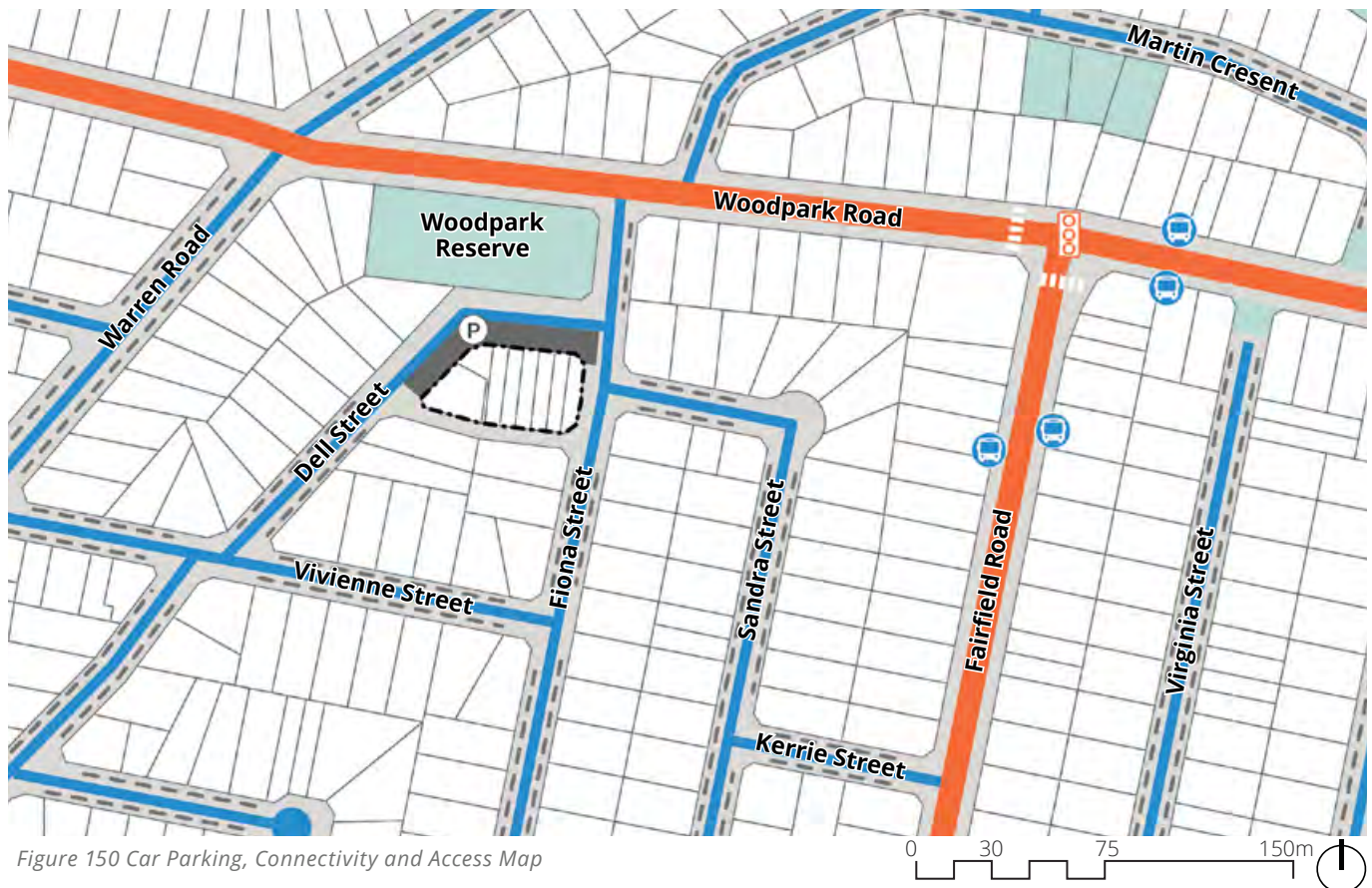
Figure 149 Sherwood Grange Public School (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its retail, technical and industrial services and public places such as the Woodpark Reserve.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. This mix of place types includes technical and industrial activities, retail, hospitality, and general and professional services.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Car Park	On-street parking	Local Road	Regional Road	Signalised Crossing
Open Space	Parking access	Regional Road	Pedestrian Crossing	Bus Stop	

- The closest bus stop is approx. 200m away.
- Fiona Road has a 50km/hr speed limit.
- There are 29 parking spaces in front of the shops.
- There is no pedestrian crossing. However, cars would most likely travel slower due to the suburban road profile of Dell Street.



Figure 151 Dedicated Parking Spaces

EXISTING ACTIVITY AND ACTIVE FRONTAGES

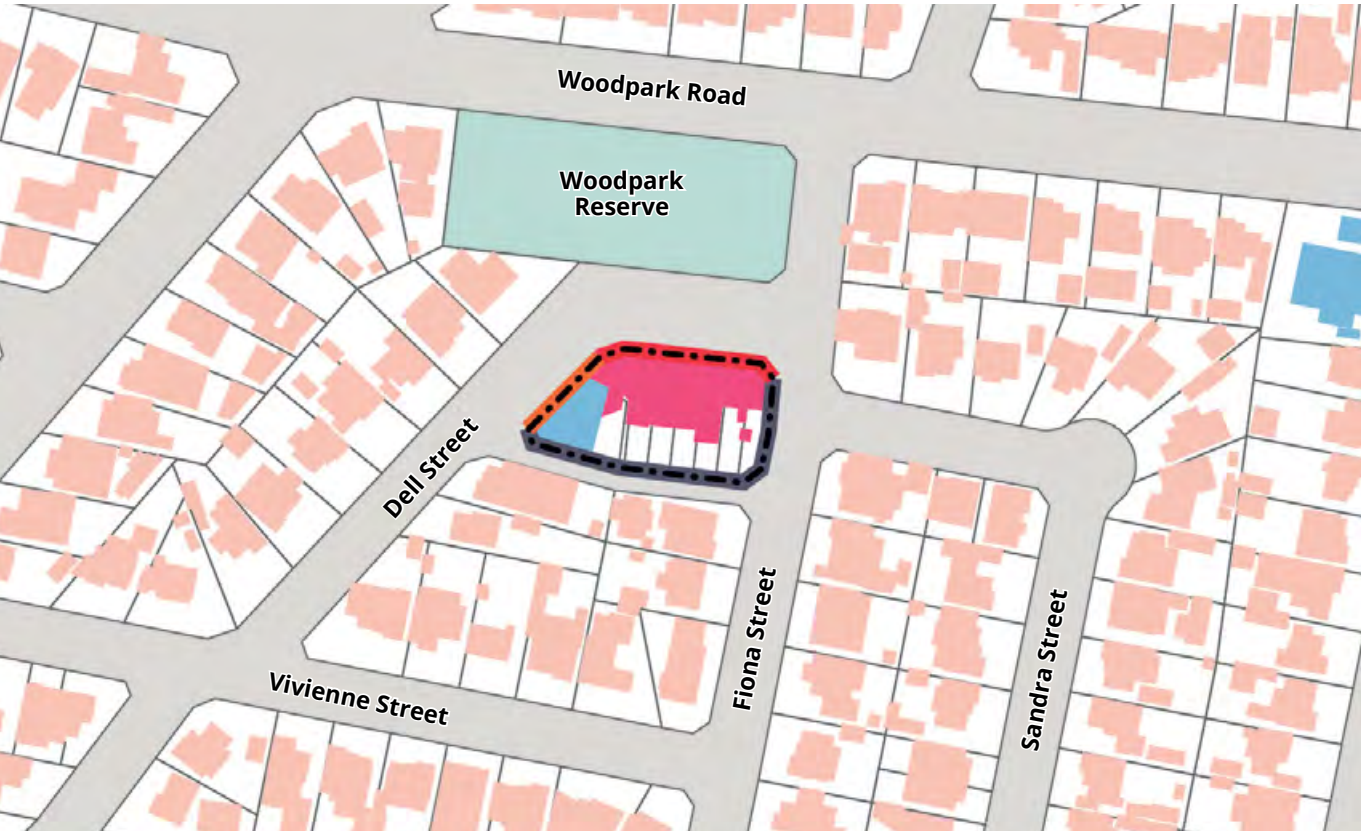


Figure 152 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Low Density Residential
- Semi Active Frontage
- Open Space
- Commercial
- Active Frontage
- Blank Wall



Figure 153 Land Ownership Map

LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

- This cluster of local shops includes a fast food restaurant, an opportunity shop, an Italian bakery, a party shop, a take-away restaurant , a boutique, a gift shop, a construction and development company, and a Rail and Civil Works Services company.
- E1 Zoned land comprises a total of 8 lots with one area of consolidated single ownership.

PUBLIC REALM QUALITY



Figure 154 Lack of Shading at the Local Shops

Landscaping

- There is limited tree planting and landscaping along footpaths.
- Woodpark Reserve is opposite this cluster of local shops. It is a well maintained open space with mature tree canopies.

Footpath Width and Walkability of Neighbourhood

- Footpath width is 3.6m.
- Footpaths are of basic concrete, partly patched, with some damage.

Lighting and Furniture

- Limited lighting has been provided for pedestrians.
- Fluorescent lighting under awnings is provided for customers by shop owners.
- Limited street furniture is provided at the local shops such as rubbish bins. There is some seating located in Woodpark Reserve.
- Some low quality outdoor dining furniture is provided for customers by shop owners.

Public Domain

- While there is no distinctive public domain character there is opportunity to enhance the public domain through targeted and well considered interventions which respects the low density residential character of the immediate surrounding area.
- There is a smart public toilet at Woodpark Reserve opposite this cluster of local shops.

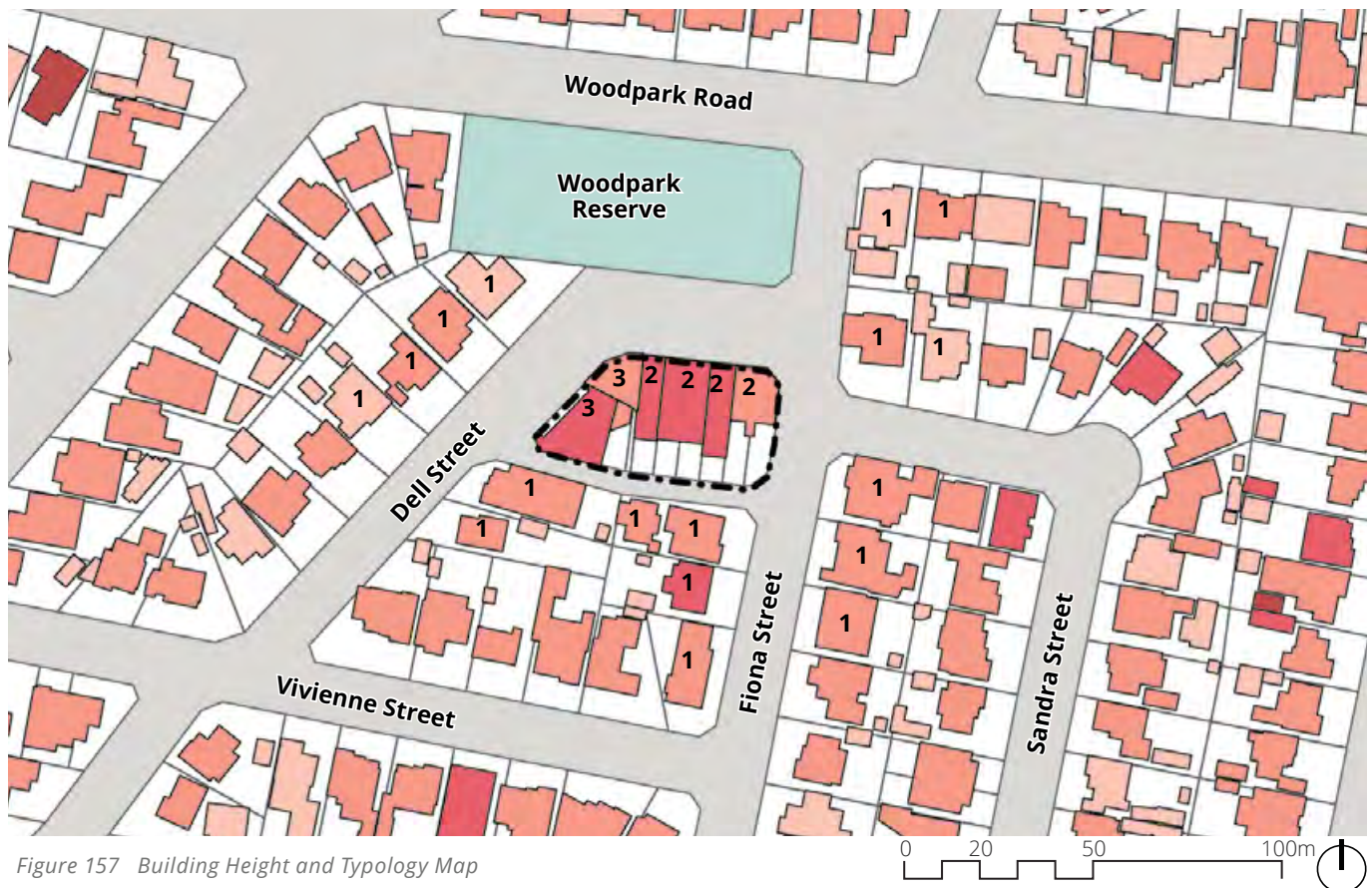


Figure 155 Footpaths in Poor Condition



Figure 156 Smart Toilet at Woodpark Reserve

BUILT FORM AND BUILDING CHARACTER



LEGEND

--- E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

3-4 Storeys (12-16m)

Building Typology

1 Detached Housing

2 Traditional Retail

3 Commercial

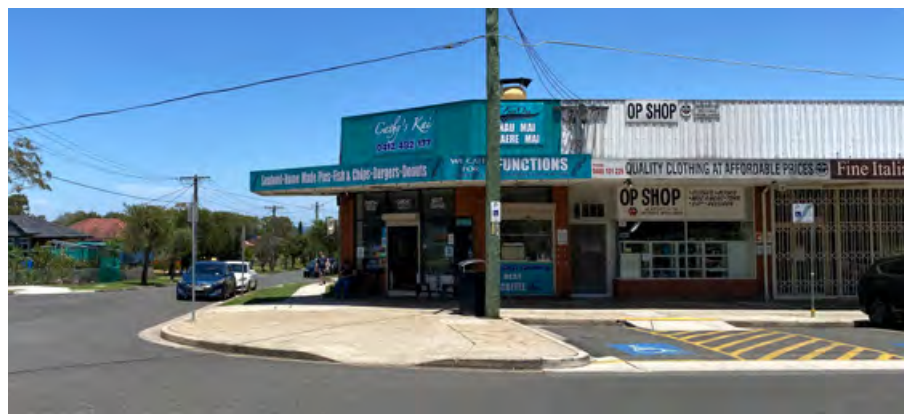


Figure 158 Single Storey Height Retail Shops

- Shops are low rise (one to two storeys in height), with generally unmodernised buildings.
- Shops are north facing with limited shading from awnings.
- A two-storey development is under construction adjacent to the rear laneway.
- The E1 zoned land is accessible from four streets.
- Buildings in the surrounding area is mostly detached housing .



Figure 159 New Development under Construction



Figure 160 Two-storey Height on Corner

LS9 - Coleman Street

The Coleman Street local shops is a small cluster of only four shops, which includes two convenience stores, takeaway store, and butchers. Situated next to the Dorothy Street Park, this cluster is also in vicinity of other reserves and parks. It is surrounded by low density residential and is approximately 600m from the Hilltop Road local shops cluster (LS2).



Key Local Shops Statistics	
Area of E1 zone	863 m ²
Lots within E1 zone	1
Service population	1,863
Speed limit	50 km/hr along Coleman Street
Surrounding zoning	R2 - North, East, South & West
Location	51 Coleman St, Merrylands



Figure 161 Local Shop View West at Coleman Street (Source: Google Map)

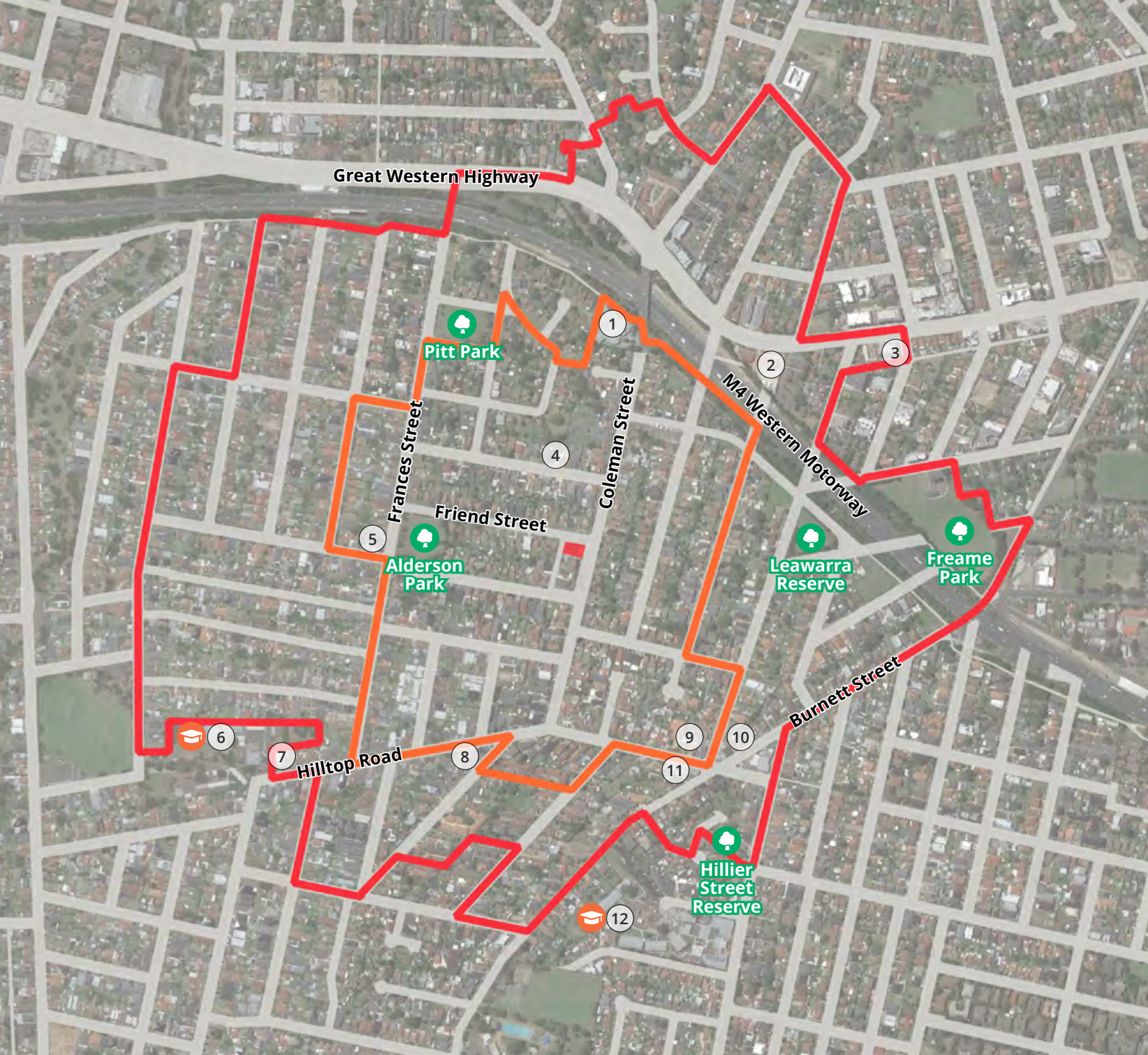
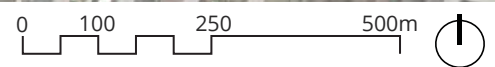


Figure 162 Local Shops Extent and Context Map



LEGEND

- | | | | |
|--|---|---|------------------------|
| ■ Existing E1 Zone | 1 Westmead Rehabilitation Hospital | 5 Everest Early Learning Childcare Centre | 9 Sonyla's Beauty Spot |
| ■ 400m Walking Catchment | 2 Sydney Murugan Temple | 6 Hilltop Public School | 10 La Mono Merrylands |
| ■ 800m Walking Catchment | 3 Plus Fitness 27/7 Westmead | 7 Early Elements Education Childcare Centre | 11 Cellarbrations |
| 🌳 Public Open Space | 4 Raise Early Learning Childcare Centre | 8 Hilltops Child Care Centre | 12 Holroyd School |
| 🎓 Education | | | |

LOCAL CONTEXT



Figure 163 Lewara Reserve (Source: Google Map)



Figure 164 Sydney Murugan Temple (Source: Google Map)



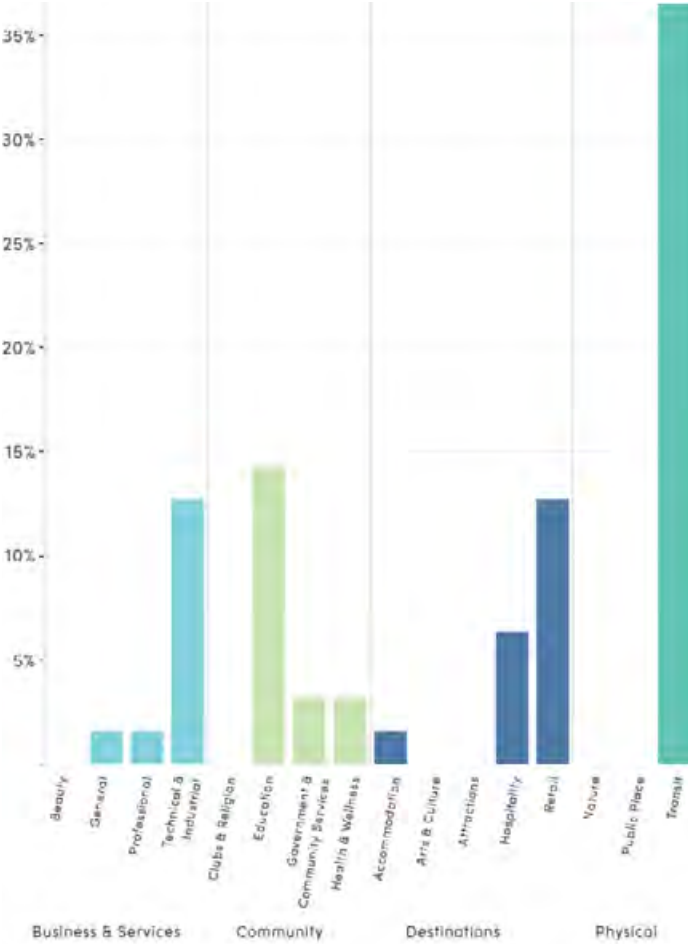
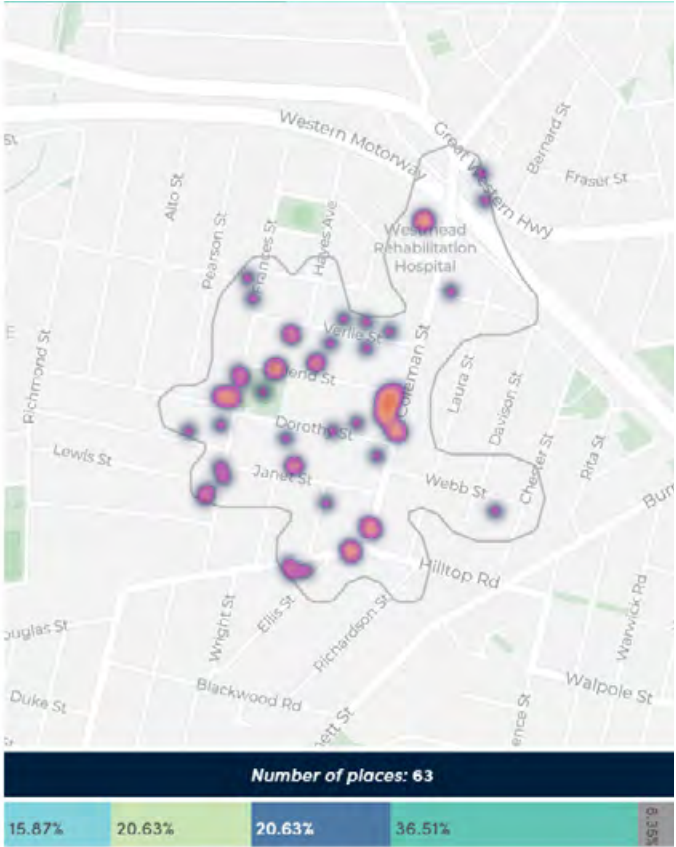
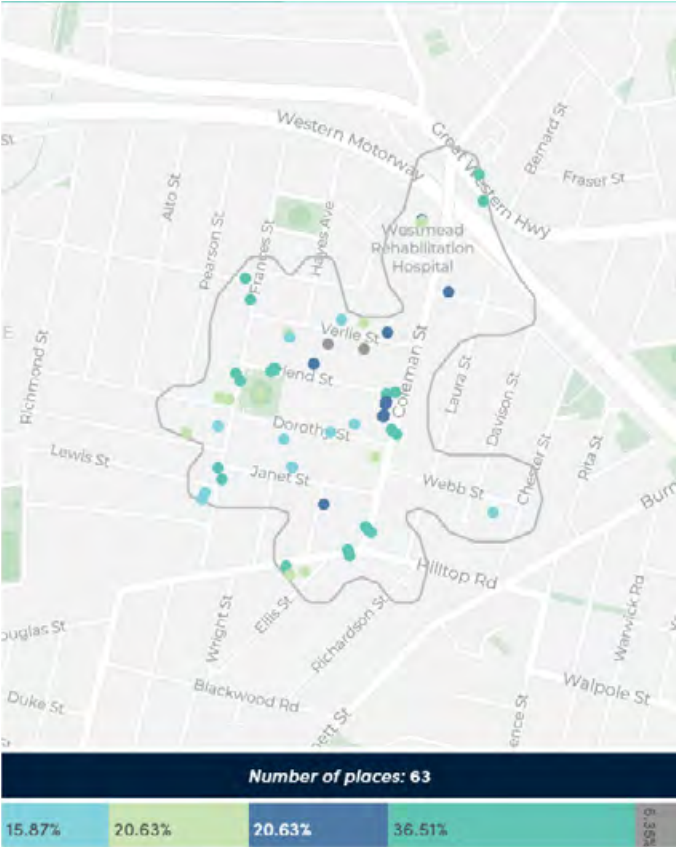
Figure 165 Hilltops Child Care Centre (Source: Google Map)

- Pitt Park and Alderson Park are within 400m walking distance of this cluster of local shops.
- Three child care centres are within 400m walking distance of this cluster of local shops..
- A Hindu Temple is located north of the local shops and is within 800m walking distance.



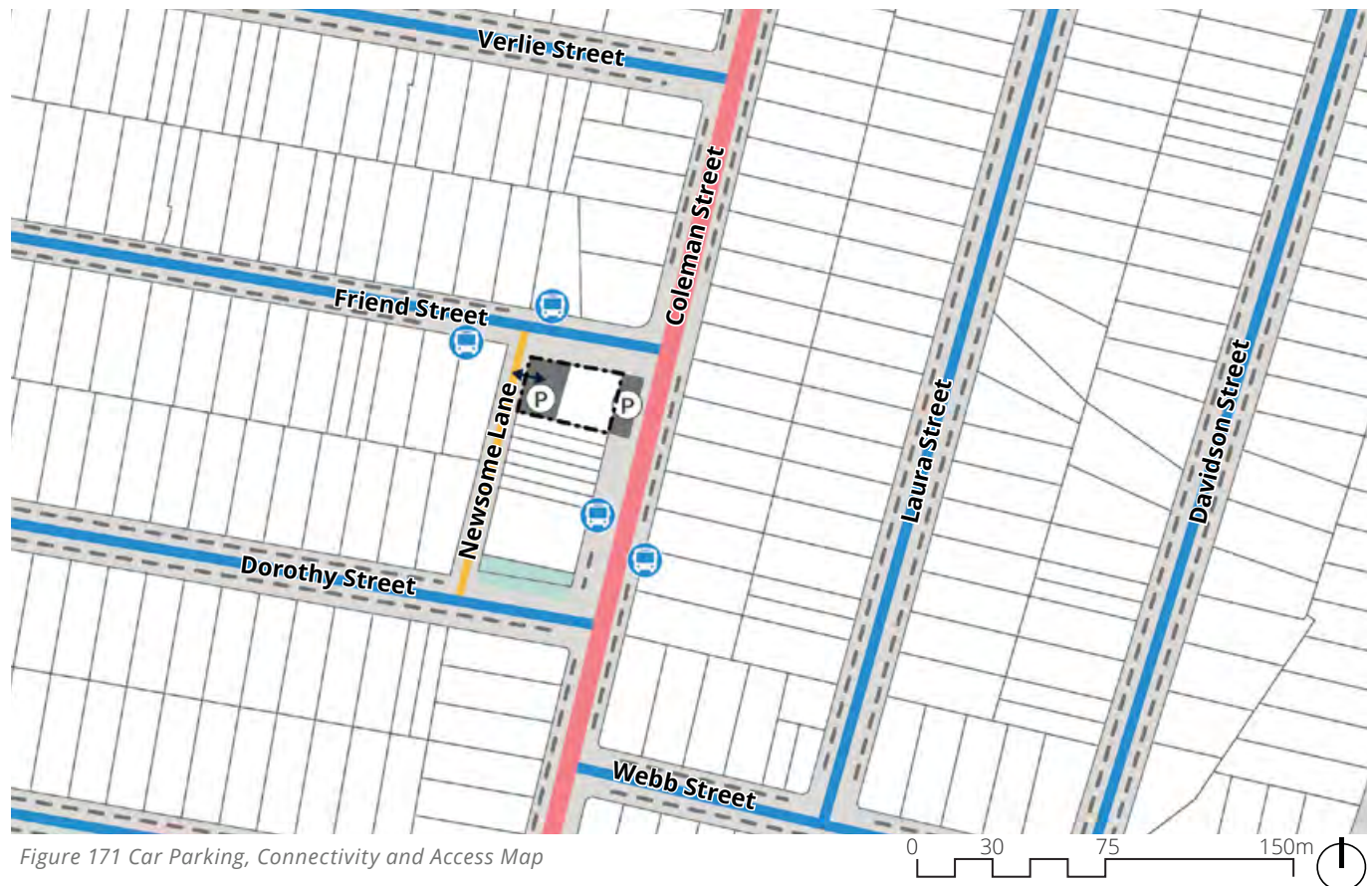
Figure 166 Everest Early Learning (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its retail, technical and industrial services and public places such as the Woodpark Reserve.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. This mix of place types includes technical and industrial activities, retail, hospitality, and general and professional services.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Car Park	On-street parking	Local Road	Bus Stop
Open Space	Parking access	Collector Road	Laneway	

- Serviced by bus.
- A bus stop is located at the corner on Friend Street.
- Coleman Street has a 50km/hr speed limit.
- There are 10 dedicated parking spaces in front of the shops (30 min parking).
- There are also some parking spaces available at rear.
- A pedestrian refuge along Coleman Street provides a level of safety for pedestrians crossing the road.
- Bollards on northern corner of the local shops limits pedestrian movement.



Figure 172 Pedestrian Refuge on Coleman Street (Source: Google Map)



Figure 173 Sheltered Bus Stop on Friend Street (Source: Google Map)



Figure 174 Bollards at Friend Street Intersection (Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES

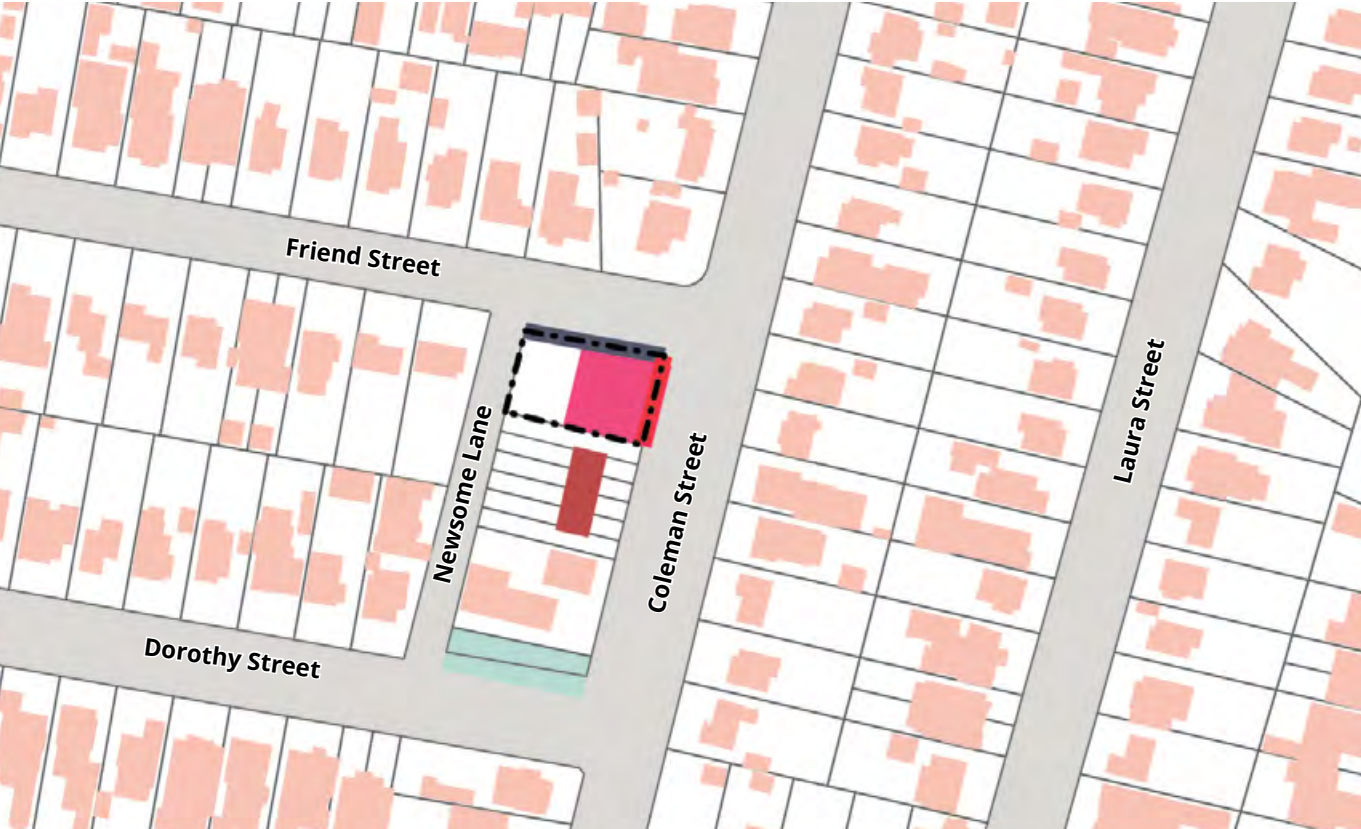


Figure 175 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Medium Density Residential
- Blank Wall
- Open Space
- Low Density Residential
- Active Frontage

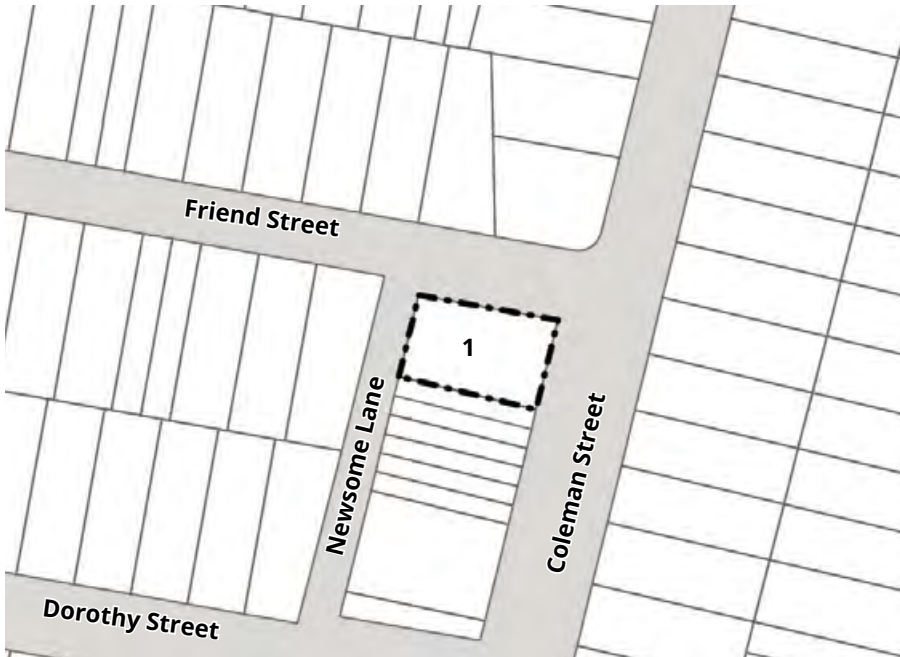


Figure 176 Land Ownership Map

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

- This cluster of local shops includes a vegetable shop, a Lebanese Pizza shop, a grocery shop and a butcher.
- Coleman Street has an active frontage, with a blank wall along Friend Street.
- E1 Zoned land comprises one lot under single ownership.

PUBLIC REALM QUALITY



Figure 177 Trees on Both Sides the Local Shops. (Source: Google Map)

Landscaping

- Mature trees on both sides of the local shops provide some shading.
- There is limited tree planting and landscaping.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete ranging from 1.2m (along Coleman Street) to 3.6m (in front of the shops)

Lighting and Furniture

- No pedestrian lighting is provided.
- Fluorescent lighting under awnings is provided by shop owners.
- No street furniture is provided.

Public Domain

- No investment in public realm enhancements.
- Corner bollards detract from the streetscape.
- Rear laneway is unsightly.



Figure 178 Footpath along Coleman Street (Source: Google Map)



Figure 179 Condition of Rear-Laneway (Source: Google Map)

BUILT FORM AND BUILDING CHARACTER



LEGEND

E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Traditional Retail
- 4 2-storey Apartment



Figure 181 Two-storey Apartment Building Sitting Next to the Local Shops (Source: Google Map)



Figure 182 2-Building Condition, Looking East from the Rear-Laneway (Source: Google Map)

- Shops are low rise (single storey). unmodernised buildings.
- Awnings provide some shading along footpaths.
- The local shops have a small frontage to Coleman Street (approx. 20m).
- Buildings in the vicinity are predominantly detached housing.

LS10 - Prospect Road

The Prospect Road local shops cluster offers a range of convenience-based shops, takeaways, medical and personal services, and a fast-food restaurant (KFC). Bounded by the Western Motorway it is within 400m of Carolyn Street Park, this cluster is also in the vicinity of small reserves, parks, education facilities, a church, and community facilities. It is surrounded by low and medium density residential areas.



Key Local Shops Statistics	
Area of E1 zone	7,615 m ²
Lots within E1 zone	7
Service population	1,213
Speed limit	90 km/hr along M4 Western Motorway 70 km/hr along Cumberland Highway 50 km/hr along Old Prospect Rd and Hampden Rd
Surrounding zoning	SP2 Classified Road - East, North & West R2 - South
Location	49 Old Prospect Rd, South Wentworthville



Figure 183 Prospect Road Local Shop - View South-West from Old Prospect Road

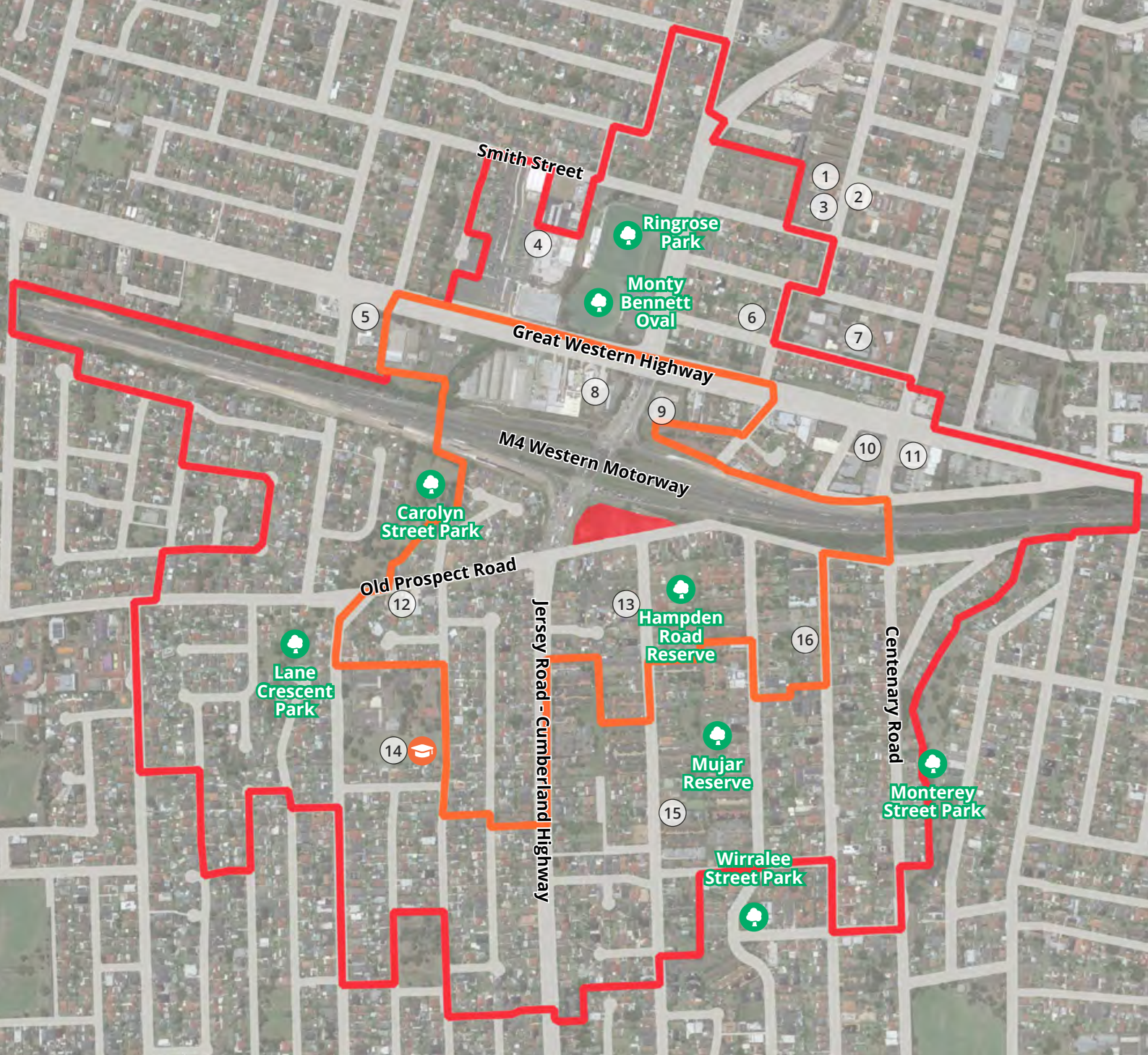
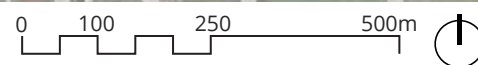


Figure 184 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- 🌳 Public Open Space
- 🎓 Education

- | | | |
|--|---|---|
| 1 Garfield Preschool & Oosh | 7 Wentworth Public School | 13 St Mary Kindergarten Long Day Care Centre |
| 2 Our Lady of Mount Carmel Catholic Church | 8 Oporta Greystanes | |
| 3 Garfield Childcare Centre | 9 Ibis Budget Hotel Wentworthville | 14 Ringrose Public School |
| 4 McDonald's Greystanes | 10 Hungry Jack's Burgers Wentworthville | 15 Little Friends Early Learning South Wentworthville |
| 5 Wenty Leagues | 11 Aldi | 16 Oasis Christian Community Centre |
| 6 Monash Preschool | 12 First Academy Preschool Childcare Centre | |

LOCAL CONTEXT



Figure 185 Carolyn Street Park



Figure 186 Cumberland Highway
(Source: Google Map)



Figure 187 Ringrose Park Sport Facility (Source: Cumberland City Council)



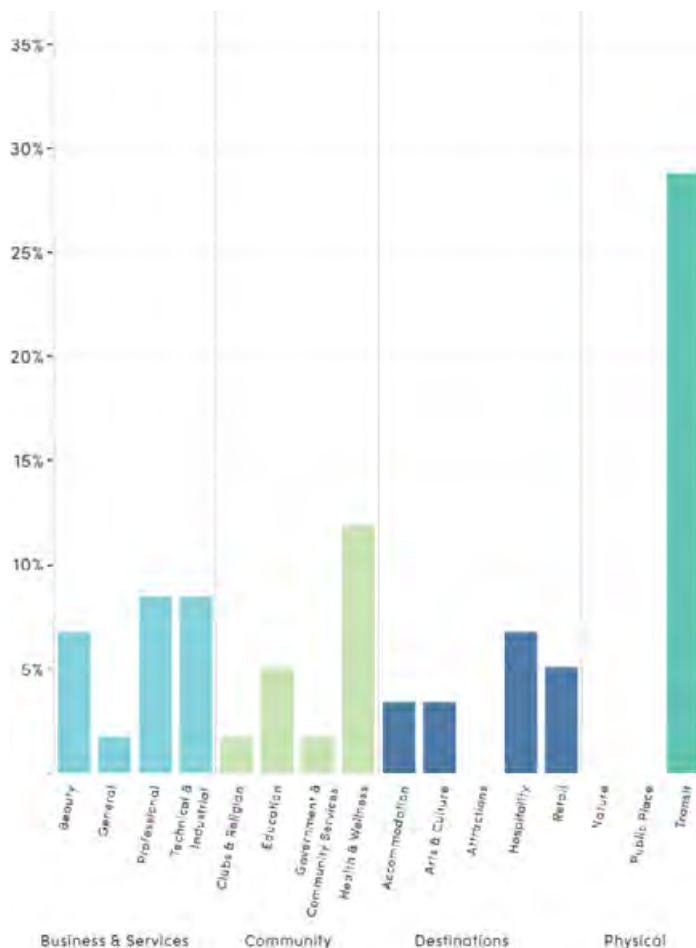
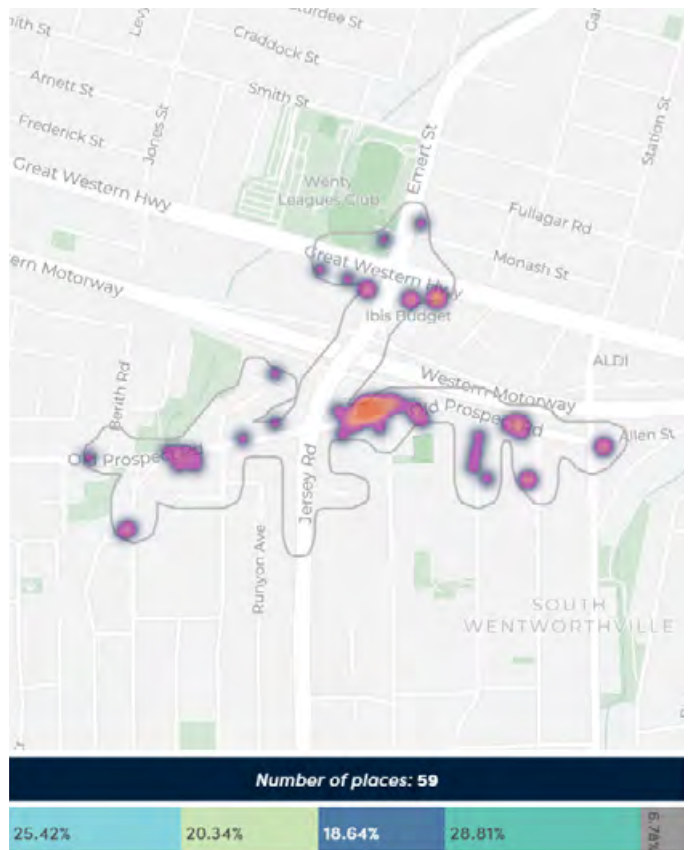
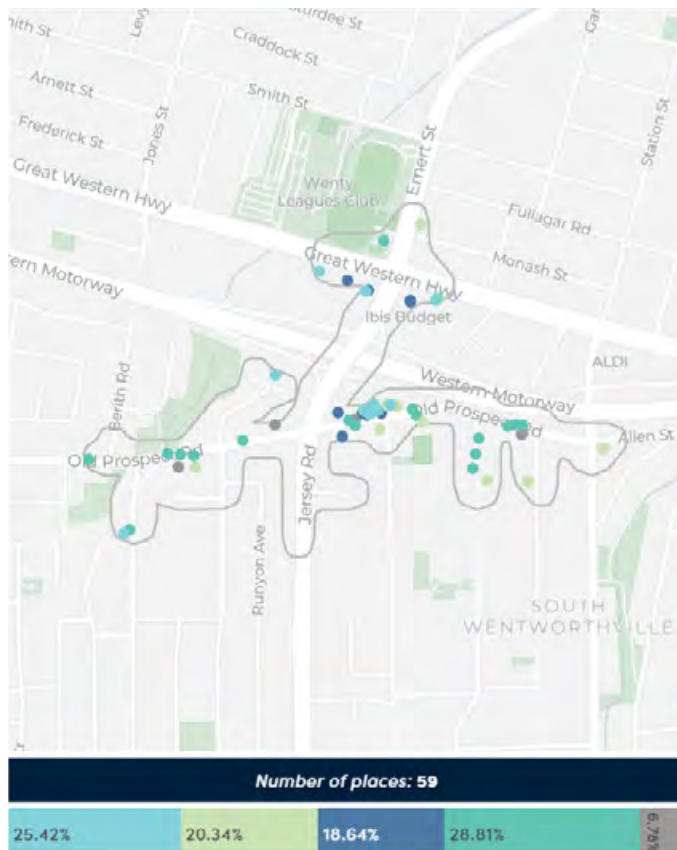
Figure 188 Ringrose Public School (Source: Google Map)

- Bounded by the Western Motorway.
- Ringrose Park is within 400m of the local shops..
- There is a medical centre located opposite the local shops..
- Ringrose Public School is located approximately 400m from the local shops.
- ibis Budget Hotel is located on the north side of M4 Western Motorway.



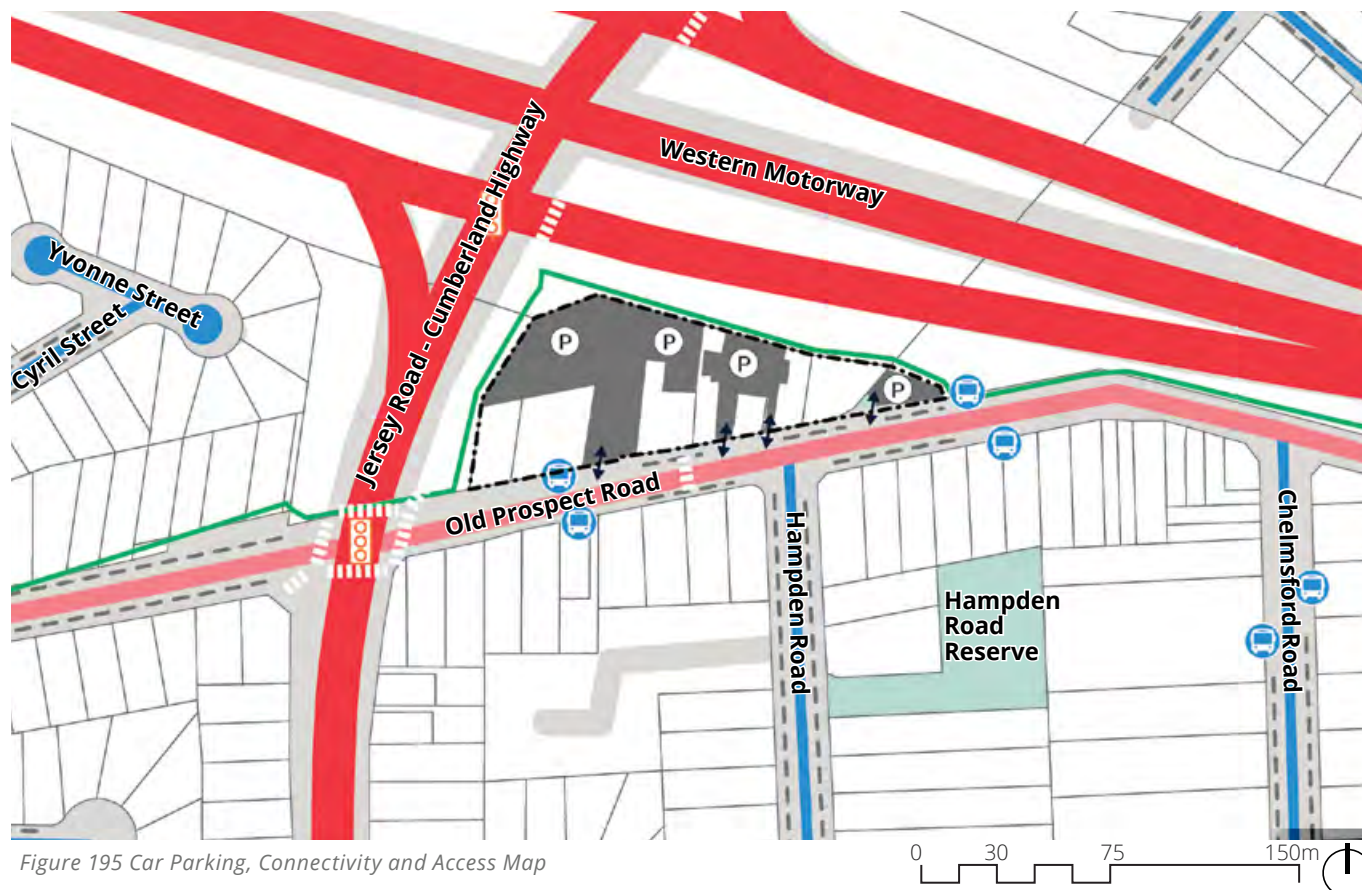
Figure 189 ibis Budget Hotel Wentworthville (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a moderate mix of place types offering reasons to visit. This mix of place types includes health and wellness services e.g. doctor, retail, hospitality, education and professional and beauty services.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Parking access	Collector Road	Pedestrian Crossing
Open Space	On-street parking	Local Road	Signalised Crossing
Car Park	State Road	Council Nominated Bike Lane	Bus Stop

- This cluster of local shop is bounded by two noisy and high speed limit roads: Western Motorway with heavy traffic to the north (90 km/hr) and Jersey Road (70 km/hr) to the west.
- Old Prospect Road has a speed limit of 50 km/hr.
- Proximity to Western Motorway provides good access.
- Local shops are serviced by bus.
- 1hr parking spaces are available along Old Prospect road in front of the shops.
- There are three pedestrian crossings along Old Prospect Road.

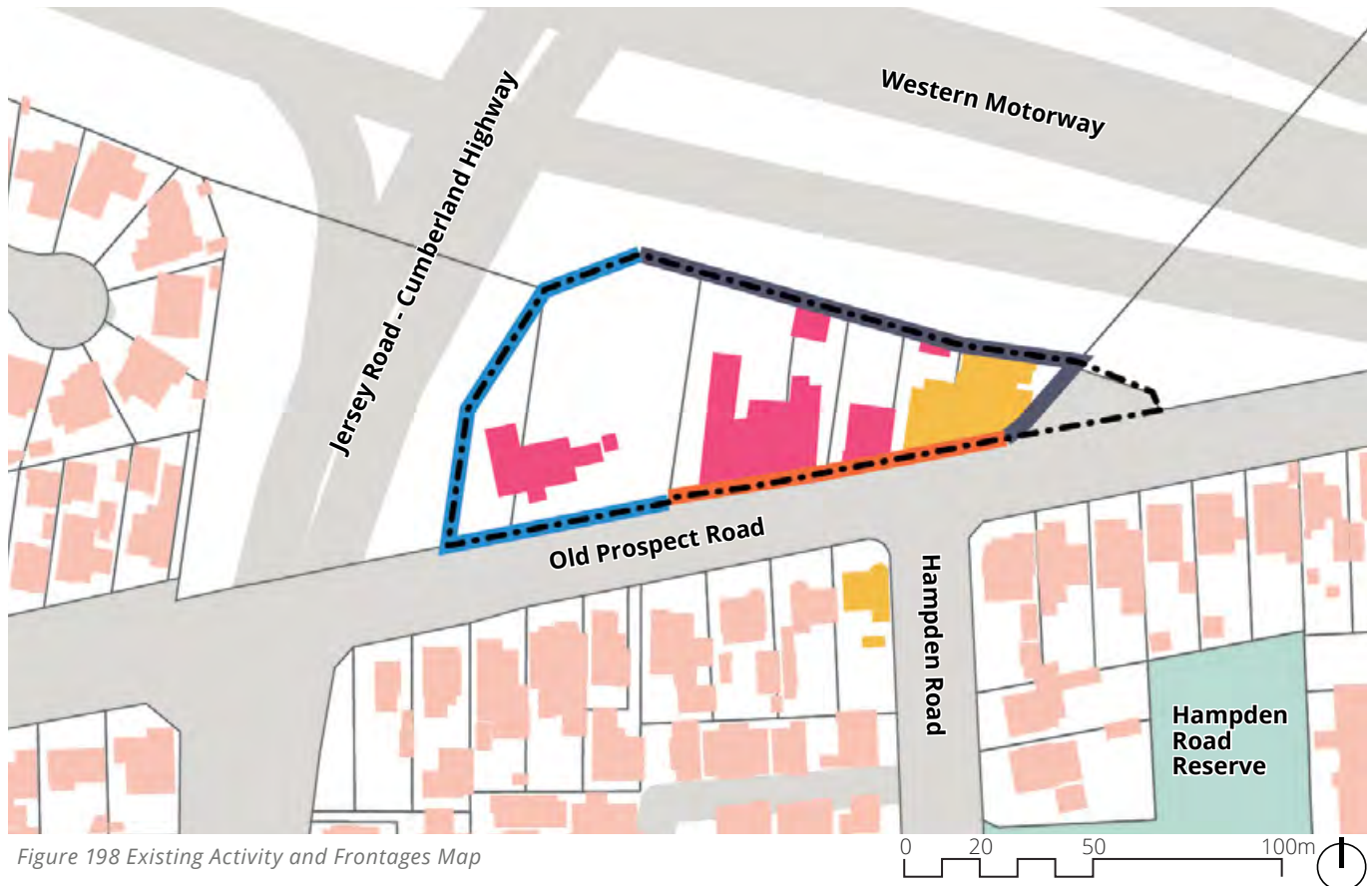


Figure 196 Pedestrian Crossing at Old Prospect Rd, West of Hampden Rd



Figure 197 Turn-Left Slip Lane-View East from Cumberland Hwy (Source: Google Map)

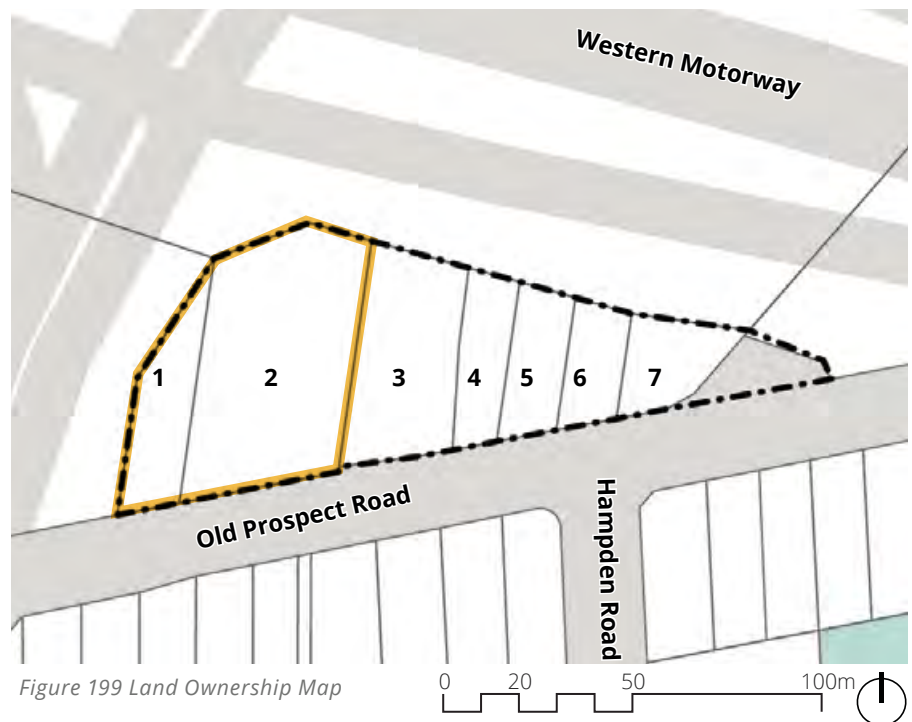
EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

 E1 Zoned Land	 Retail	 Low Density Residential	 Semi Active Frontage	 Blank Wall
 Open Space	 Community/Health Facility	 Active Frontage	 Inactive Frontage	

- This cluster of local shops includes a Chinese takeaway restaurant, a hairdresser, an Italian pizza shop, a news agency, a beauty and massage salon, a boutique, KFC, a food market, a medical centre, a hair salon and a physiotherapy clinic.
- A portion of the local shops have an active frontage.
- E1 zoned land comprises a total of seven lots with one area of consolidated single ownership.



LEGEND

 E1 Zoned Land	 Lots Consolidated Under Single Ownership
 Open Space	

PUBLIC REALM QUALITY



Figure 200 Section of Local Shops along Old Prospect Road

Landscaping

- There are limited tree planting / landscaping along Old Prospect Road.
- KFC is landscaped.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete with a width ranging from 1.2m (along Cumberland Highway) to 3.6m (along Old Prospect Road) in width.

Lighting and Furniture

- Limited pedestrian lighting.
- Fluorescent lighting under awnings are provided by shop owners.
- Some street furniture such as rubbish bins, telephone booth and post office box.

Public Domain

- No investment in public realm enhancements.



Figure 201 Footpaths along Old Prospect Rd



Figure 202 Footpaths along Cumberland Highway

BUILT FORM AND BUILDING CHARACTER

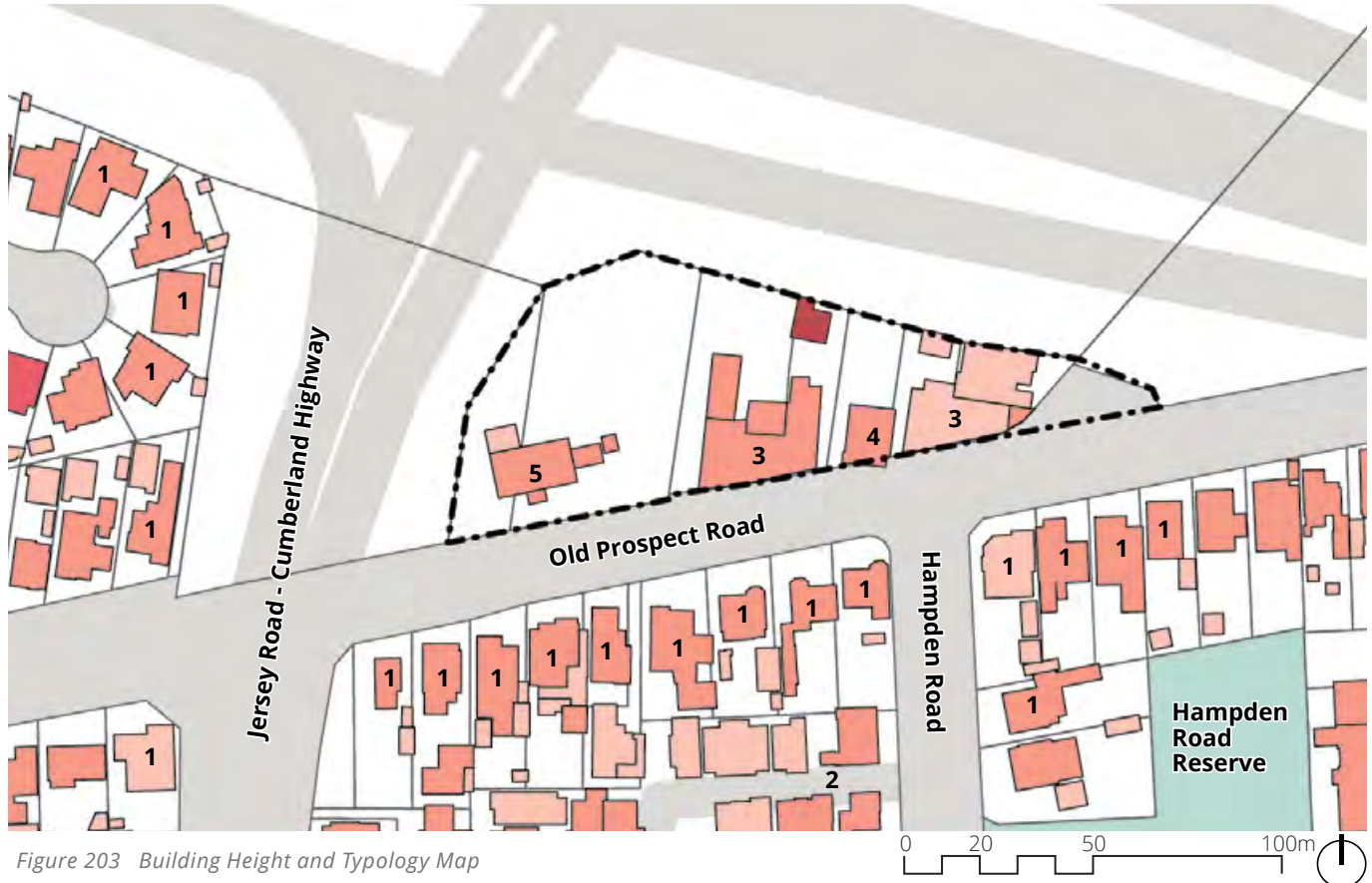


Figure 203 Building Height and Typology Map

LEGEND

- E1 Zoned Land
- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)
- 3-4 Storeys (12-16m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Traditional Retail
- 4 Shop Top Housing
- 5 KFC Franchise Restaurant

- Shops are low rise (up to two storeys in height) generally unmodernised buildings.
- The built form of KFC is relatively 'new' compared to the existing unmodernised built form of the local shops..
- Awnings provide some shading.
- Buildings in vicinity of the local shops are predominately low density residential.



Figure 204 Food Market (Two Storeys)



Figure 205 KFC Built Form



Figure 206 Unmodernised Shops along Old Prospect Road

LS11- Blaxcell Street & Guildford Road

The Blaxcell Street and Guildford Road local shops is a small cluster shops next to a service station. It includes convenience-based shops, a butcher, and a restaurant. Situated opposite Blaxcell Street Public School, this cluster is also in the vicinity of small reserves, parks, and community facilities. It is surrounded by low, medium and some high-density residential areas.



Key Local Shops Statistics	
Area of E1 zone	2,600 m ²
Lots within E1 zone	4
Service population	2,563
Speed limit	50 km/hr: Blaxcell Street and Montgomery Avenue 40km/hr: Guildford Road
Surrounding zoning	R2 - East, South & West R3 - North
	
Location	342, 344 and 348 Blaxcell Street and 1 Guildford Road, South Granville



Figure 207 Local Shops View West from Blaxcell Street



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- Public Open Space
- Education

- 1 Dellwood Medical Centre
- 2 1st Granville Scout Group
Market Street Hall
- 3 Scribbles & Giggles Child
Care Centre
- 4 Little School for Little
Children
- 5 Burmese Christian Church
Sydney
- 6 Blaxcell Street Public
School
- 7 Granville Youth Association
- 8 Granville El-Rawda Bakery
and Care
- 9 Dream Family Day Care
- 10 Rawson Road Long Day
Preschool
- 11 Dellwood News agency

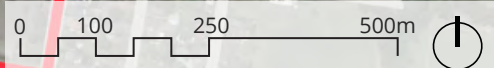


Figure 208 Local Shops Extent and Context Map

LOCAL CONTEXT



Figure 209 Ray Marshall Reserve (Source: Google Map)



Figure 210 Dellwood Medical Centre (Source: Google Map)



Figure 211 Scribbles & Giggles Child Care Centre (Source: Google Map)



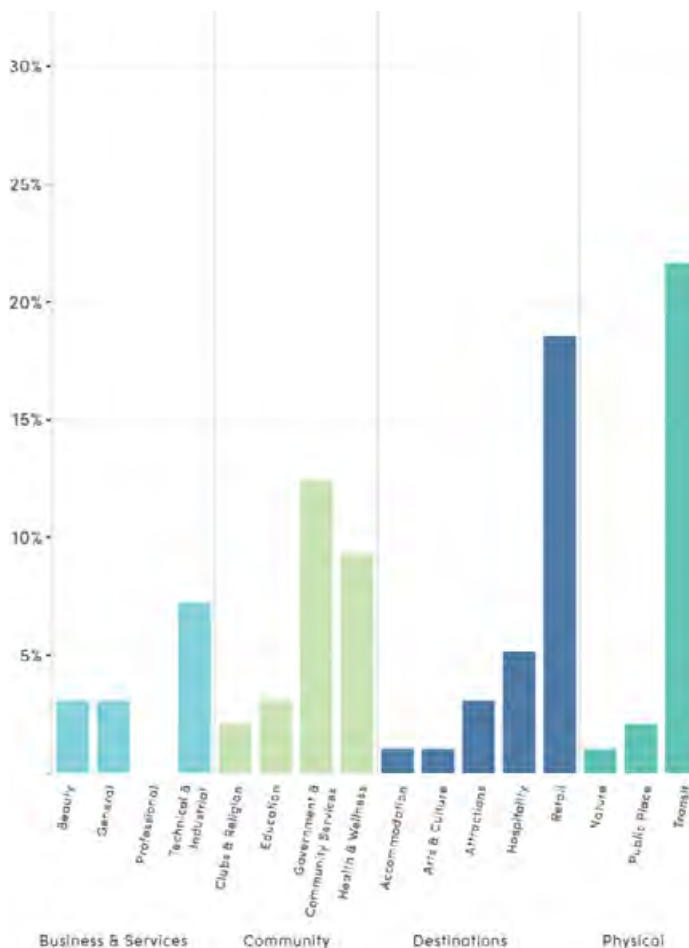
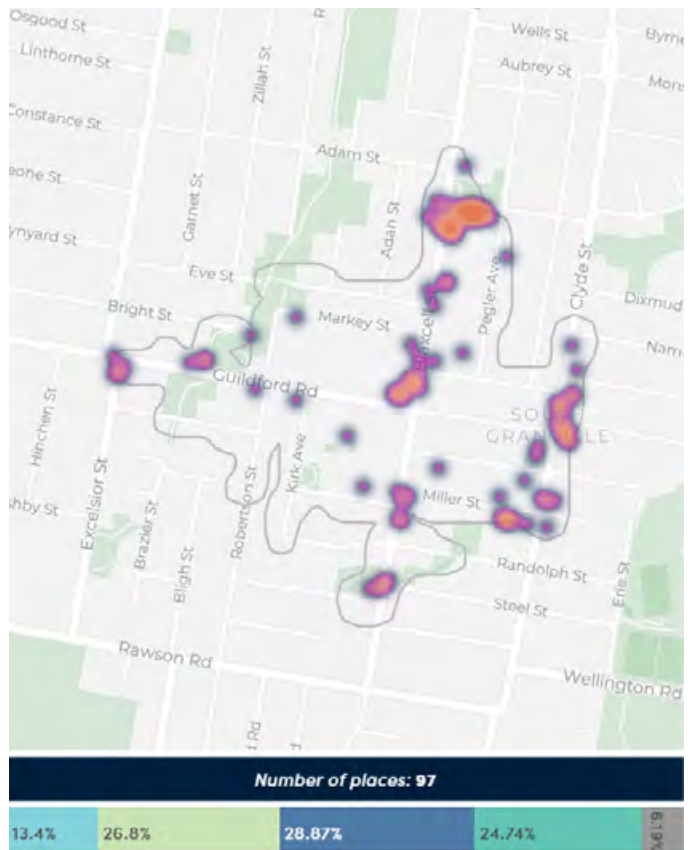
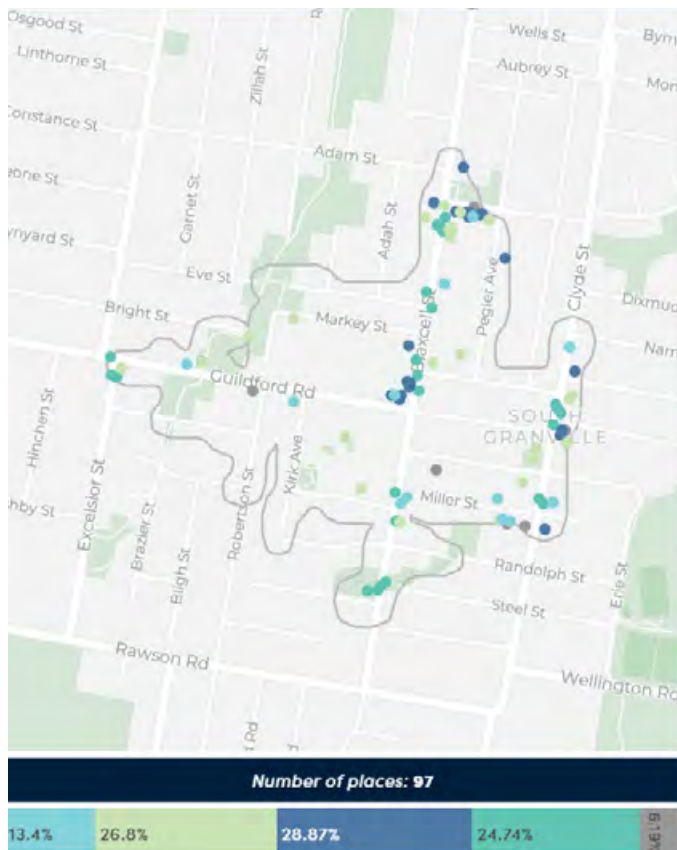
Figure 212 Blaxcell Street Public School (Source: Google Map)

- Several parks and open spaces are located in 800m walking distance of the local shops.
- Blaxcell Street Public School is opposite the local shops.
- There is a child care centre in the vicinity of the local shops on Blaxcell Road.



Figure 213 Urimbirra Park (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is a destination and are likely to have ample street activation.
- From a variety perspective the data shows this neighbourhood has a good mix of place types offering many reasons to visit. This mix of place types includes retail, community services, technical and industrial services, and hospitality.

ACCESS AND CONNECTIVITY



Figure 214 Car Parking, Connectivity and Access Map

	E1 Zoned Land		Collector Road		Council Nominated Bike Lane
	Open Space		Local Road		Pedestrian Crossing
	Car Park		Bus Stop		
	On-street parking				

- Serviced by bus.
- An unsheltered bus stop is located opposite the local shops.
- Speed limit along Blaxcell Street is 50km/hr.
- Speed limit along Guildford Road is 40 km/hr speed limit.
- There are 11 dedicated parking spaces in front of the shops where vehicles can park for 30min.
- There is a pedestrian crossing at north end of local shops.

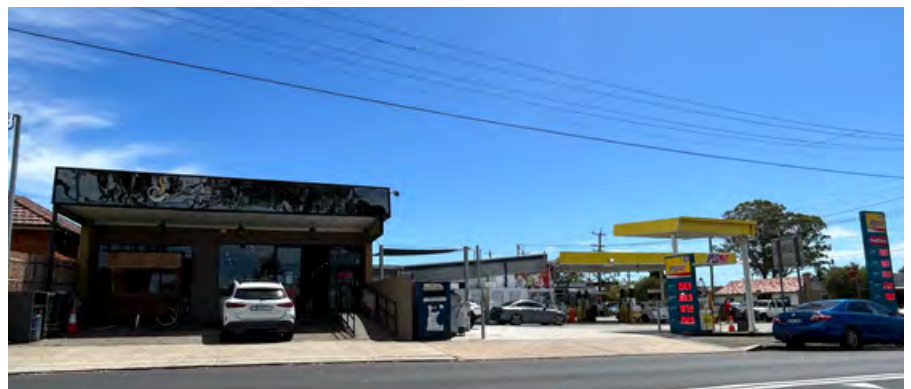
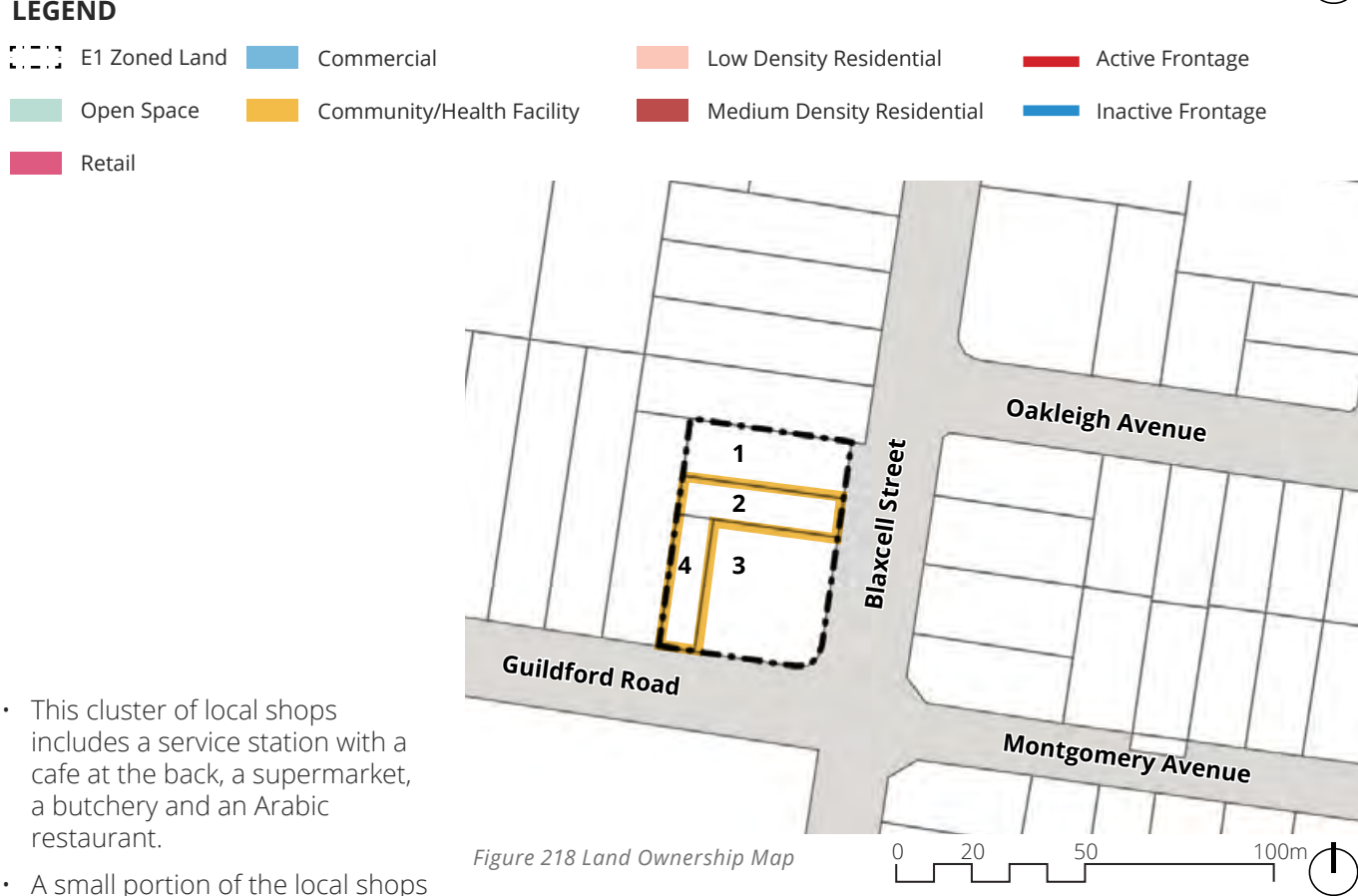
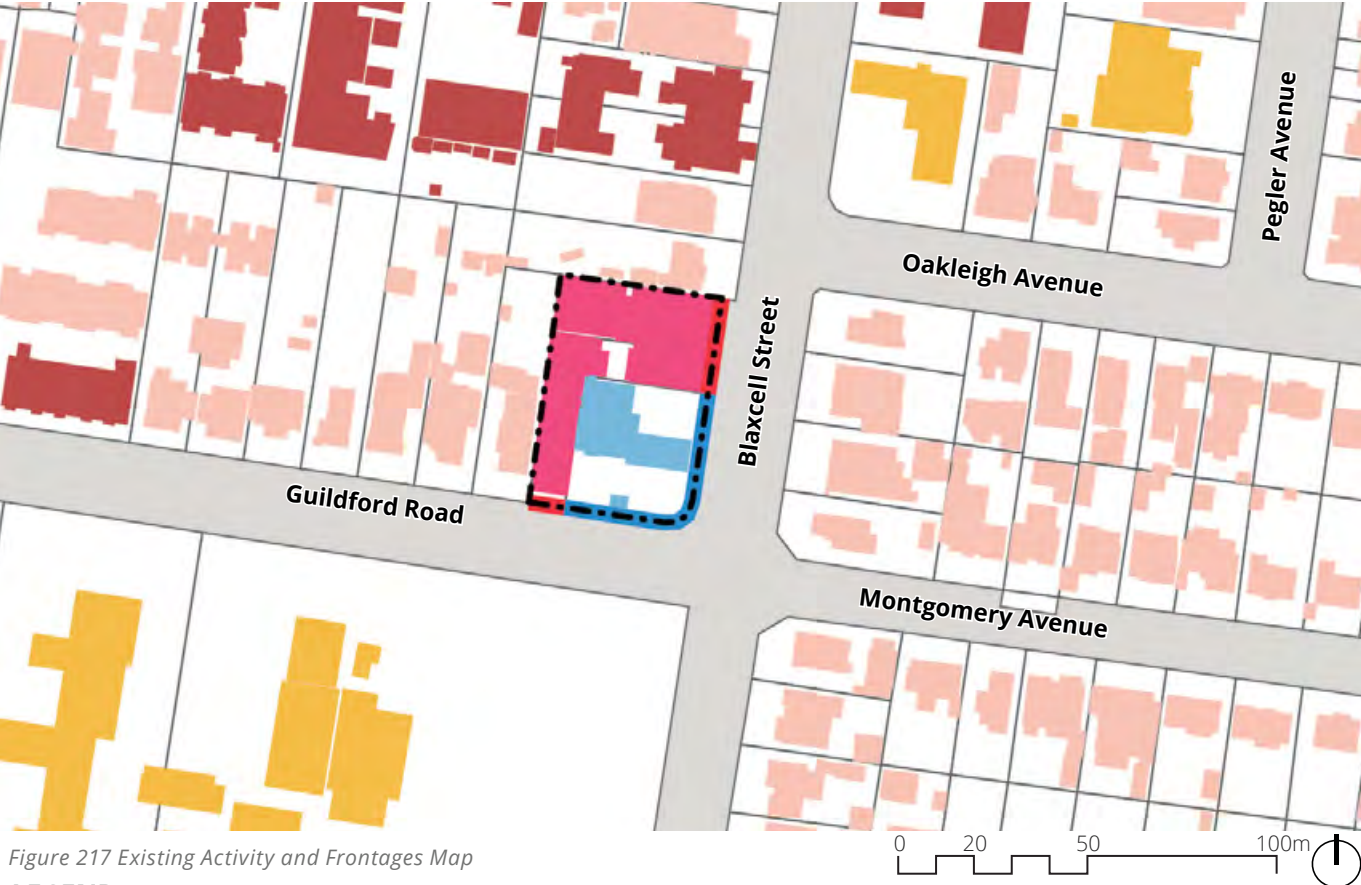


Figure 215 Petrol Station and Cafe/Restaurant at Guildford Road



Figure 216 Pedestrian Crossing at Blaxcell Street

EXISTING ACTIVITY AND ACTIVE FRONTAGES



- This cluster of local shops includes a service station with a cafe at the back, a supermarket, a butchery and an Arabic restaurant.
- A small portion of the local shops have an active frontage.
- E1 zoned land comprises a total of four lots with one area of consolidated single ownership.

PUBLIC REALM QUALITY



Figure 219 Limited of Landscaping at the Local Shops

Landscaping

- There is limited tree planting / landscaping along Blaxcell Street and Guildford Road.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete with a width of 3.6m.

Lighting and Furniture

- Limited pedestrian lighting.
- Some fluorescent lighting under awnings are provided by shop owners.
- Limited street furniture (telephone booth only).

Public Domain

- Limited investment in public realm enhancements.



Figure 220 Footpaths

BUILT FORM AND BUILDING CHARACTER



LEGEND

 E1 Zoned Land

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 2-Storey Apartment
- 3 Town Housing
- 5 Child Care Centre (Detached)
- 6 Service Station
- 7 Traditional Retail



Figure 222 Single Storey Retail Shops



Figure 223 Awnings at the Local Shops



Figure 224 Petrol Station at the Intersection

- Shops are low rise (one storey in height), unmodernised buildings.
- Awnings provide shading for footpaths.
- Shops are traditional retail format and a service station.
- Buildings within the vicinity is mainly detached housing.

LS12- Clyde Street

The Clyde Street local shops cluster offers some speciality shops, automotive repair services, medical services, a petrol station, and a mix of medium and low-density residential offerings. Situated next to Roy Godfrey Reserve, this cluster is also in the vicinity of other reserves, parks, churches, schools, and community facilities. It is surrounded by low and medium density residential areas.



Key Local Shops Statistics	
Area of E1 zone	7,647m ²
Lots within E1 zone	10
Service population	2,353
Speed limit	50 km/hr along Redfern Street, Heath Street 60km/hr along Clyde Street
Surrounding zoning	R2 - East, South & West RE1 - North
Location	165 Clyde Street, South Granville (and surrounds)



Figure 225 Service Station-View East from Clyde Street (Source: Google Map)

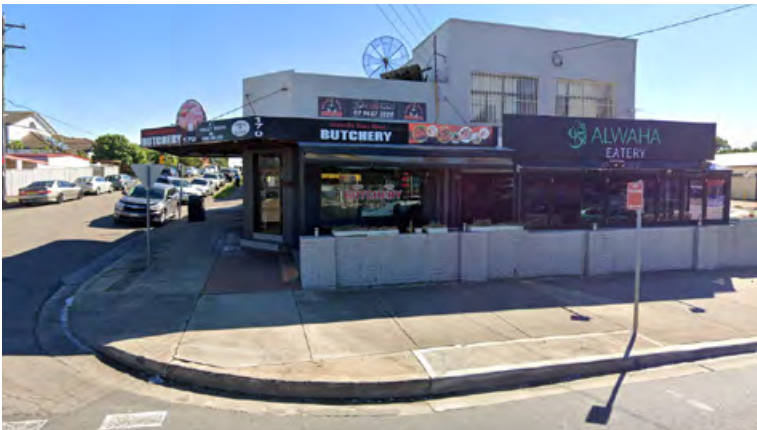
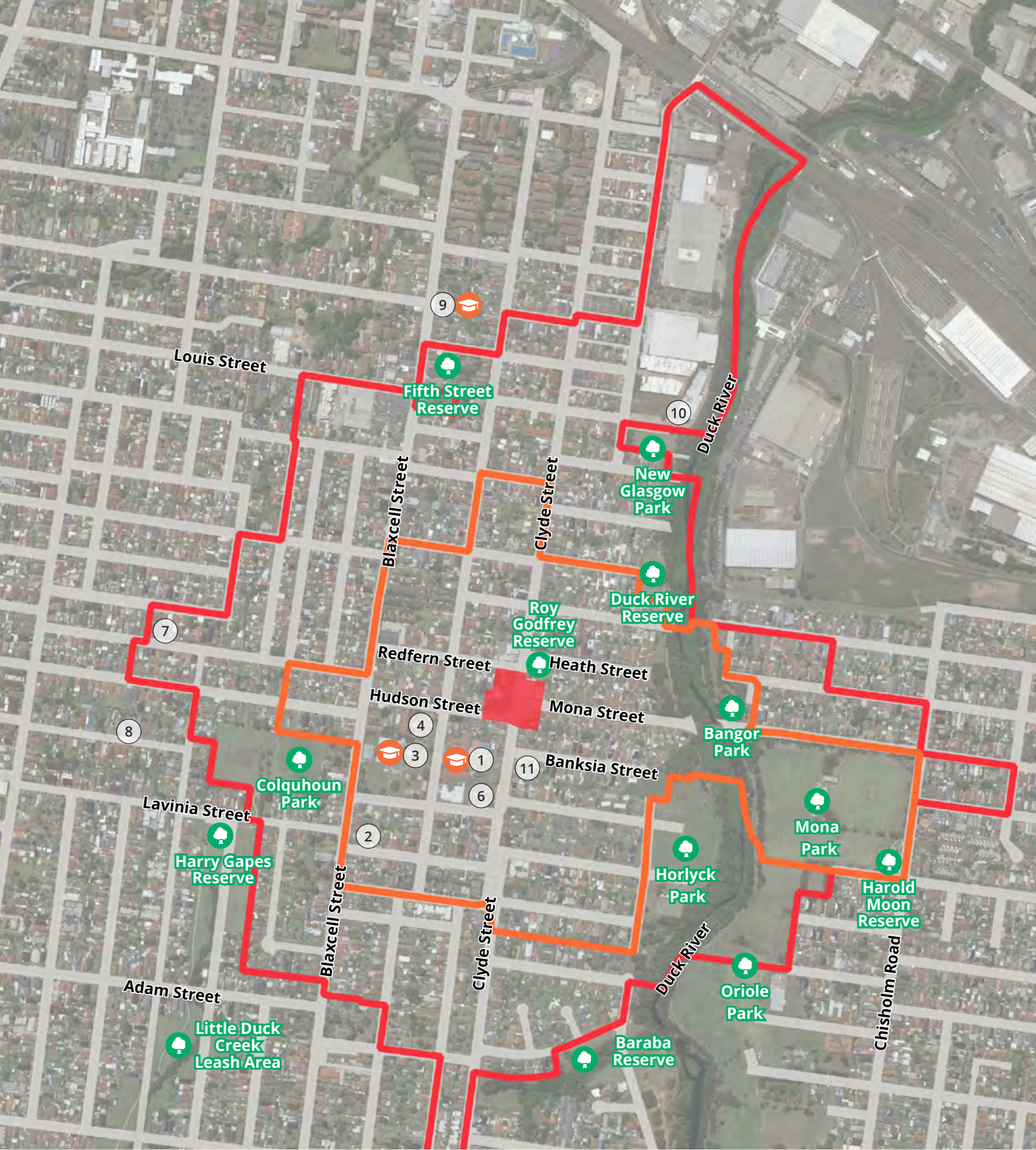


Figure 226 Butchery and Bakery-View West from Clyde Street (Source: Google Map)



Figure 227 Mixed-Use Building-View North-East from the Intersection at Clyde Street (Source: Google Map)



LEGEND

- Existing E1 Zone
- ▬ 400m Walking Catchment
- ▬ 800m Walking Catchment
- Public Open Space
- Education

- | | | |
|--|---|--------------------------------|
| 1 Holy Family Primary School | 6 Just For Kids Preschool Child Care Centre | 10 One Family Church |
| 2 Everland Family Day Care | 7 Clovel Child Care | 11 Memo's Pizza, Pasta & Kebab |
| 3 Granville East Public School | 8 St Paul & St Anthony Child Care Centre | |
| 4 Holy Family Church | 9 Just For Kids Preschool Child Care Centre | |
| 5 Tokaikolo Christian Church In Australia- Api Ko Fetu'upongipongi | | |

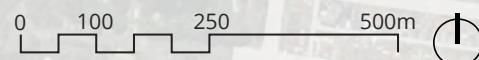


Figure 228 Local Shops Extent and Context Map

LOCAL CONTEXT



Figure 229 Duck River Reserve (Source: Google Map)



Figure 230 Everland Family Day Care (Source: Google Map)



Figure 231 Pizza shop at Clyde Street (Source: Google Map)



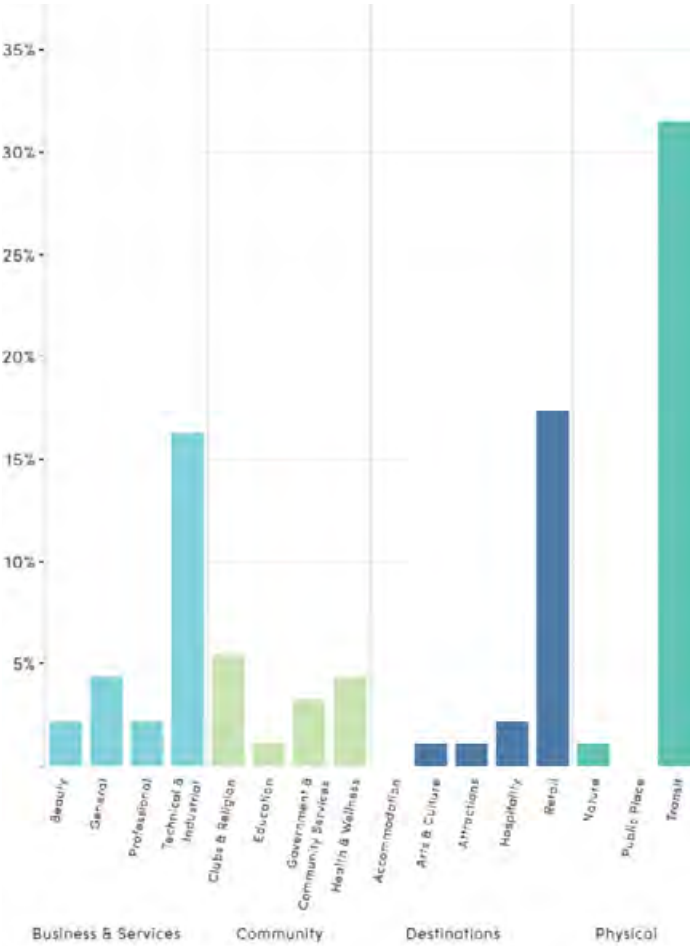
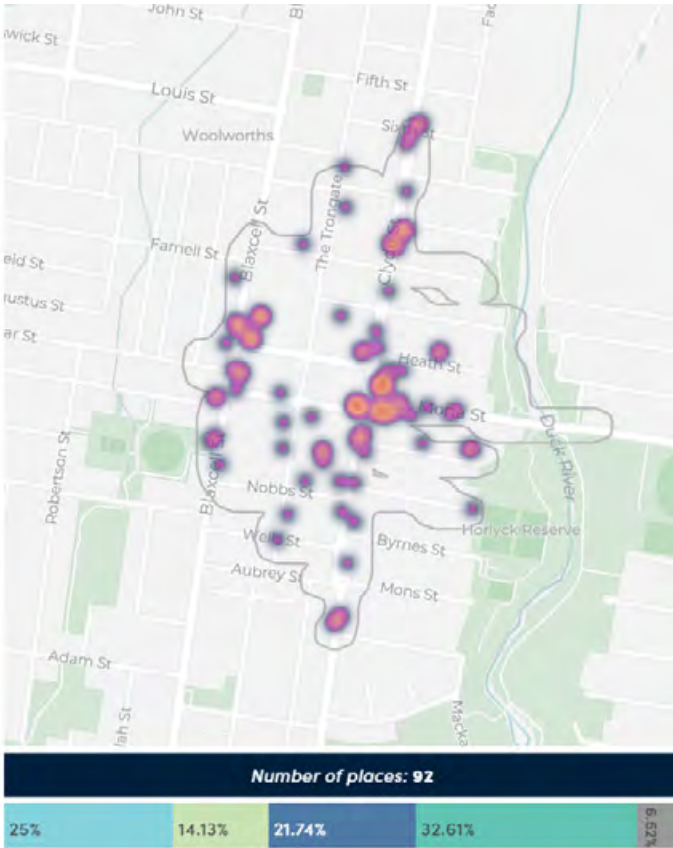
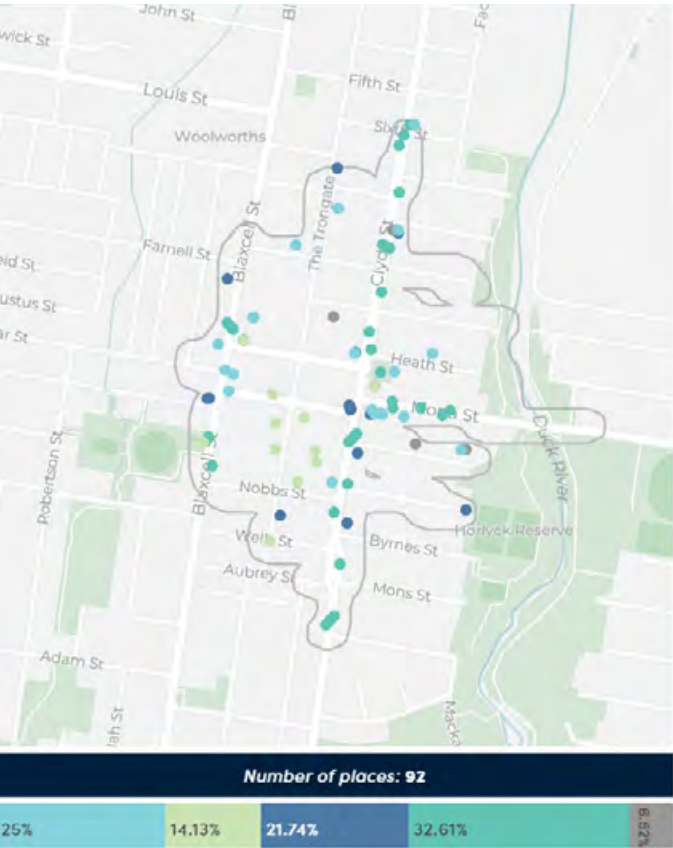
Figure 232 Tokaikolo Christian Church In Australia (Source: Google Map)

- The local shops are in proximity to Duck River, to the east.
- There is a small pizza and kebab shop south of Banksia Street in the vicinity of the local shops.
- Three schools are within 800m walking distance of the local shops.
- There is underground parking in the mixed-use building.



Figure 233 Granville East Public School (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a moderate mix of place types offering reasons to visit. This mix of place types includes retail, community services, technical and industrial services, and hospitality.

ACCESS AND CONNECTIVITY



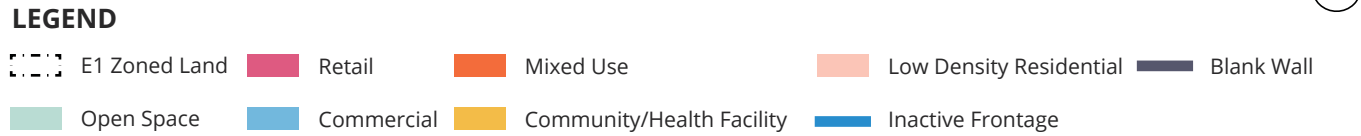
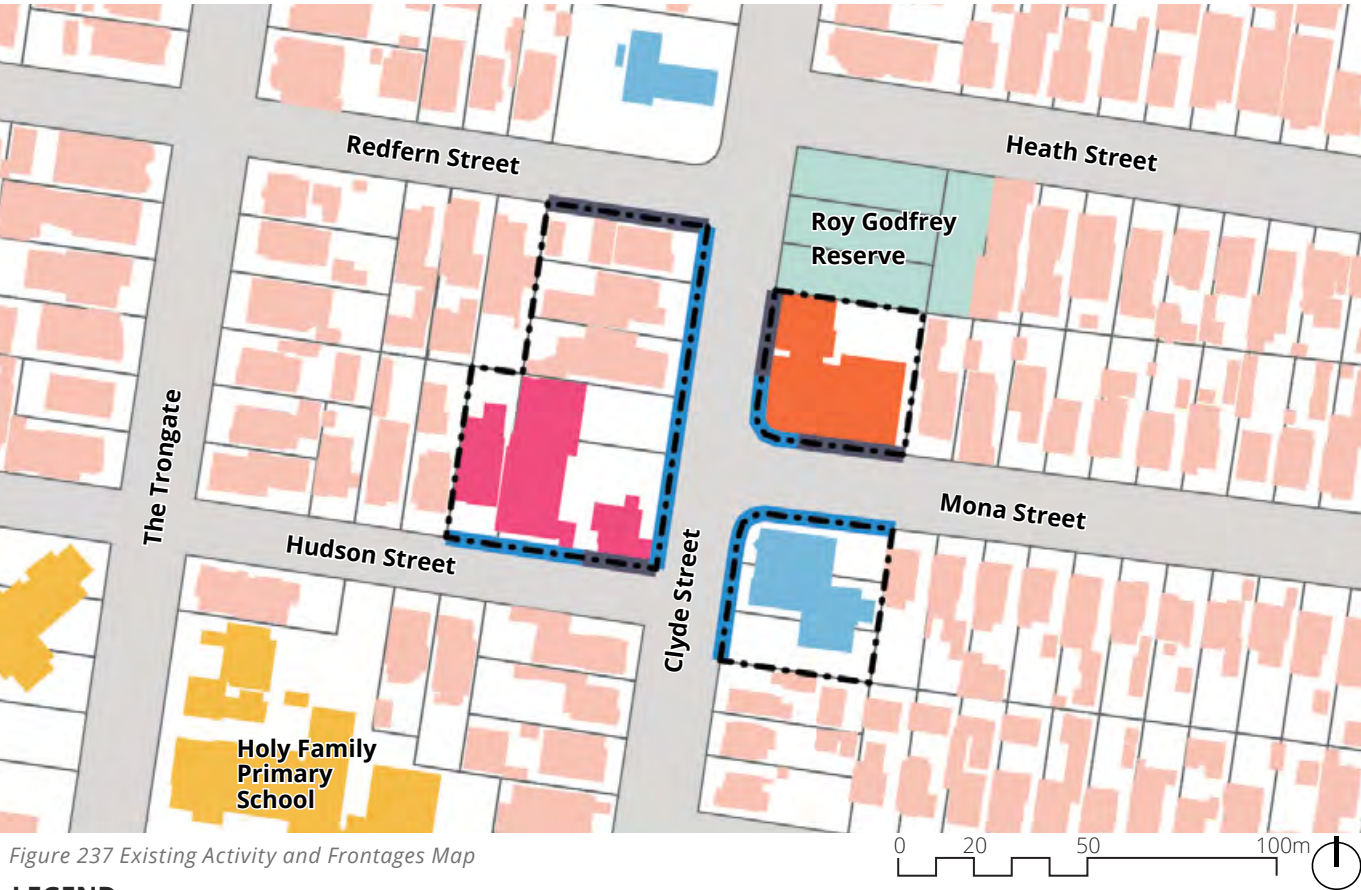
Figure 235 Pedestrian Crossing Source: Google Map)

- Serviced by bus.
- Bus stop is unsheltered.
- The speed limit for Clyde Street is 60km/hr speed and slows to 40 km/hr to cater for the school zone.
- There is underground parking at the mixed-use building.
- There is a signalised pedestrian crossing at the intersection of Clyde and Mona Street.

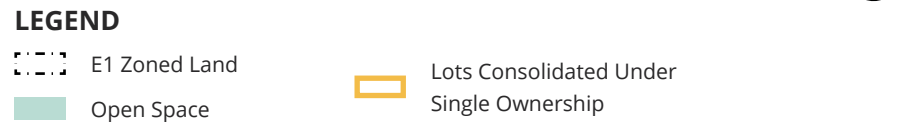


Figure 236 Underground Parking at the Medical Centre (Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES



- This cluster of local shops includes a four-storey mixed use building, a petrol station, a car service centre, a butchery, a bakery and three detached houses.
- The mixed-use building includes a pharmacy, a dentistry and a radiology.
- The mixed-use buildings functions as a medical centre on ground level with underground parking.
- E1 zoned land comprises a total of 10 lots with two areas of consolidated single ownership.



PUBLIC REALM QUALITY



Figure 239 Footpaths along Clyde Street

Landscaping

- There is limited tree planting / landscaping.
- There is limited shading along footpaths.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete with a width ranging from 1.2m to 3.6m in width..

Lighting and Furniture

- Limited pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements.



Figure 240 Mona Street sloping down towards east (Source: Google Map)



Figure 241 Roy Godfrey Reserve with Mature Trees

BUILT FORM AND BUILDING CHARACTER

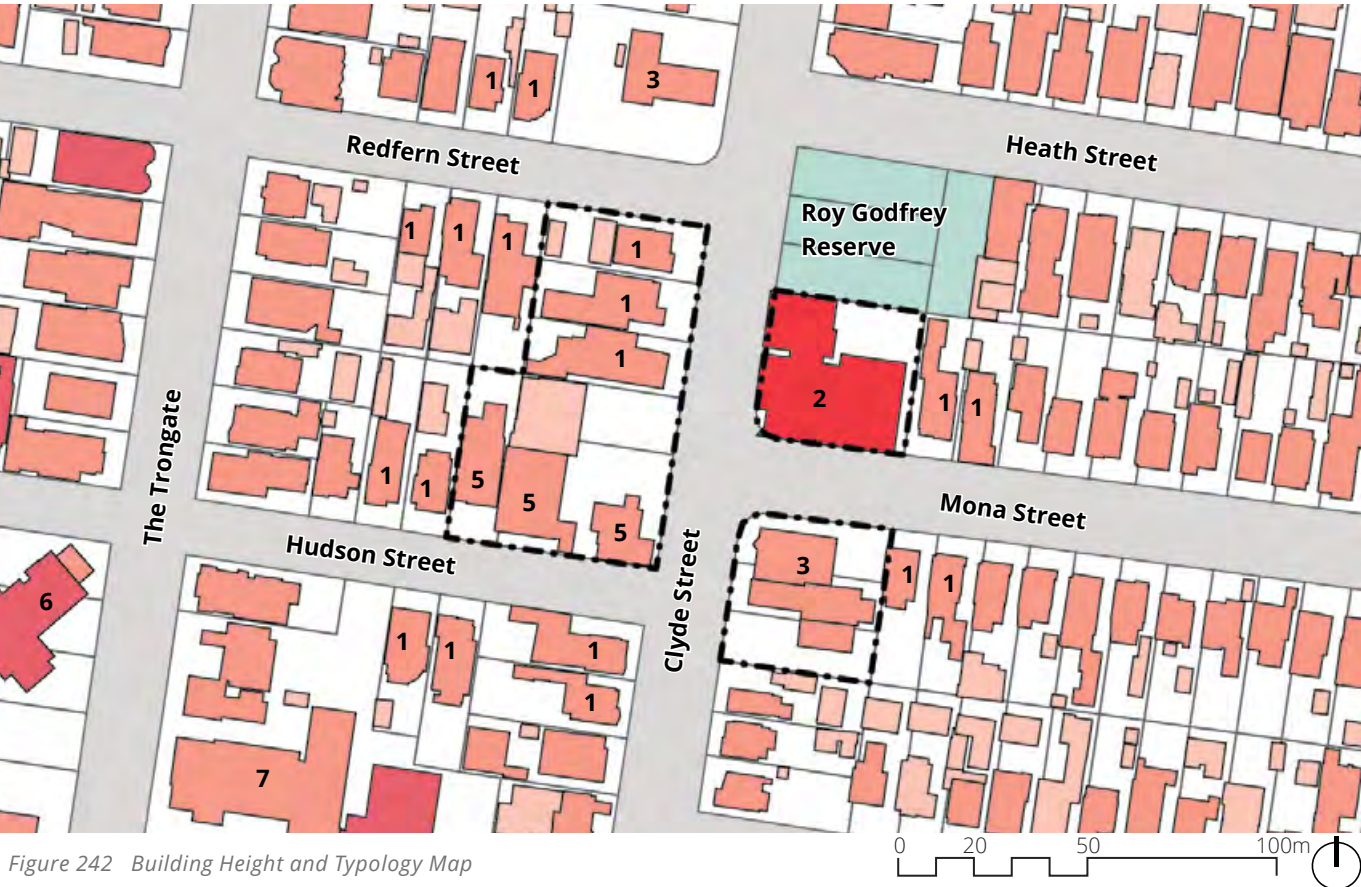


Figure 242 Building Height and Typology Map

LEGEND

	E1 Zoned Land	Building Typology	
	Open Space	1	Detached Housing
	Up to 1 Storey (0-4 m)	2	Mixed-Use Apartment
	1-2 Storeys (4-8m)	3	Service Station
	2-3 Storeys (8-12m)	5	Shop Top Housing
	4-5 Storeys (16-20m)	6	Church
		7	School



Figure 243 Built form of the Bakery and the Butchery

- The mixed use development is a medium rise (four storeys), contemporary building.
- Retail shops are low rise (up to two storeys) unmodernised buildings.
- There are no awnings.
- Surrounding buildings are mainly detached housing.



Figure 244 North Facing Residential Windows and Balconies of the Mixed-use Building Open to Roy Godfrey Reserve

LS13- Excelsior Street

The Excelsior Street local shops is a small cluster of only four shops, which includes a convenience store, personal services, and a chocolate shop. Situated opposite Coronation Park, this cluster is also in vicinity of other reserves, parks, education facilities and a church. It is surrounded by low density residential.



Key Local Centre Statistics	
Area of E1 zone	771 m ²
Lots within E1 zone	1
Service population	3,020
Speed limit	50 km/hr along Excelsior Street
Surrounding zoning	RE1 - East R2 - South, West & North
Location	52-56 Excelsior Street, Merrylands



Figure 245 Excelsior Street Local Shops - View West from Excelsior Street

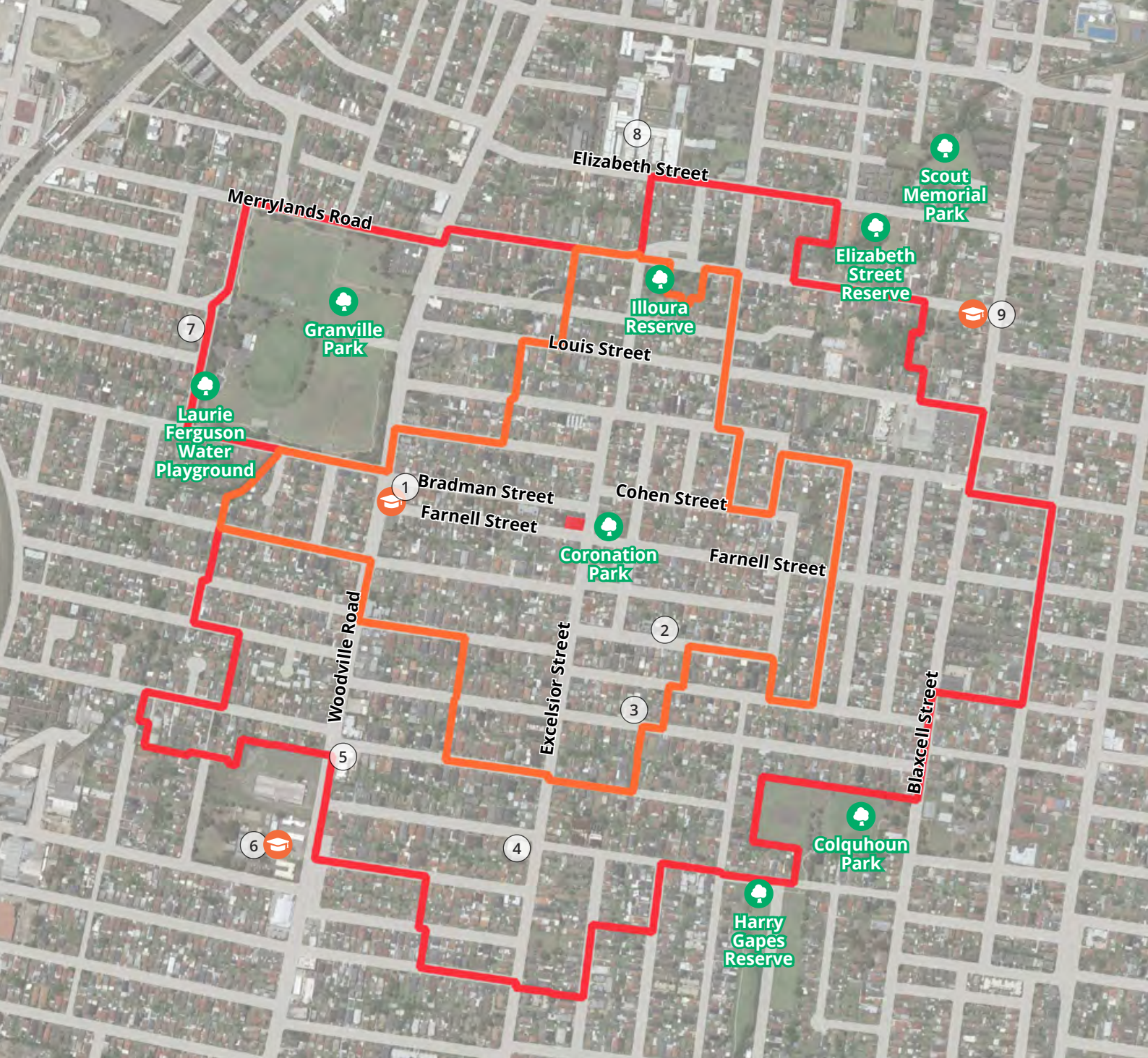
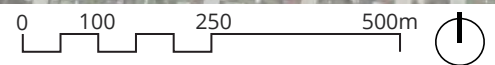


Figure 246 Local Shops Extent and Context Map



LEGEND

 Existing E1 Zone	1 St Thomas Preschool	4 Holy Family Church	7 Montessori Merrylands
 400m Walking Catchment	2 Clovel Child Care	5 Woodville Road Medical and Dental Centre	8 TAFE NSW Granville
 800m Walking Catchment	3 St Paul & St Anthony Child Care Centre	6 Granville South Public School	9 Just For Kids Preschool Child Care Centre
 Public Open Space			
 Education			

LOCAL CONTEXT



Figure 247 Water Playground(Source: www.parraparents.com)



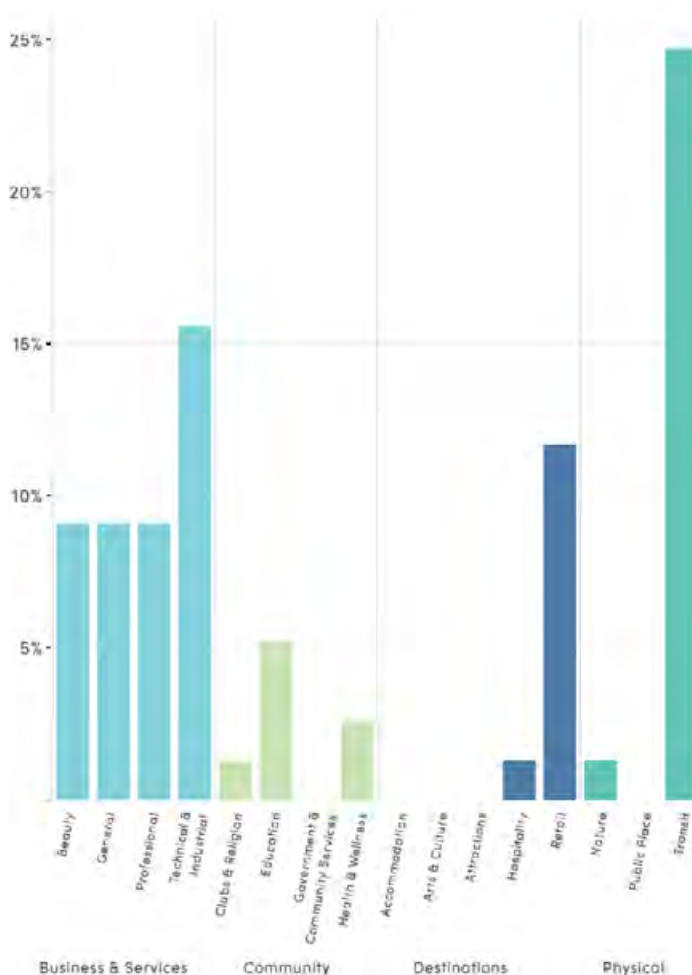
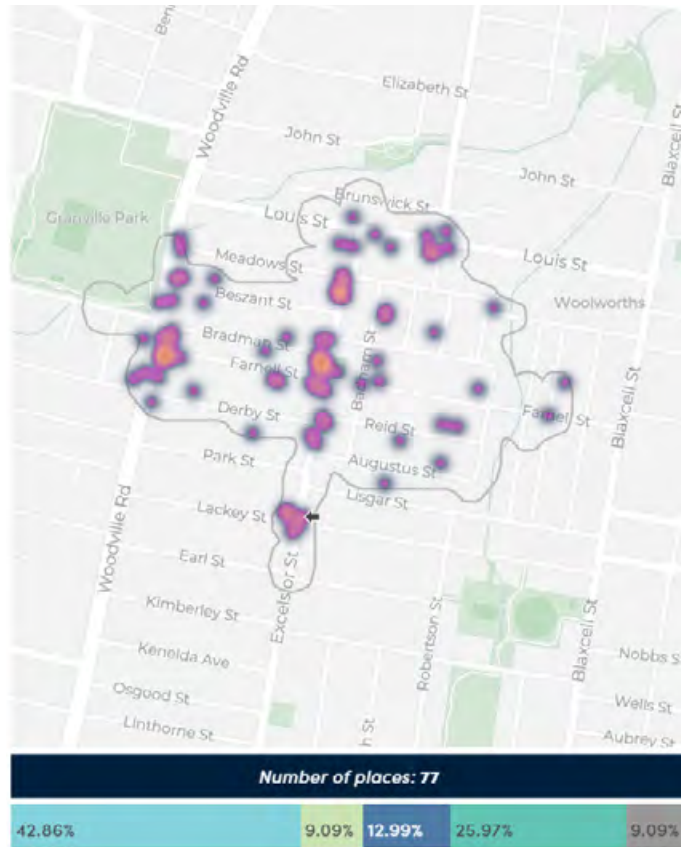
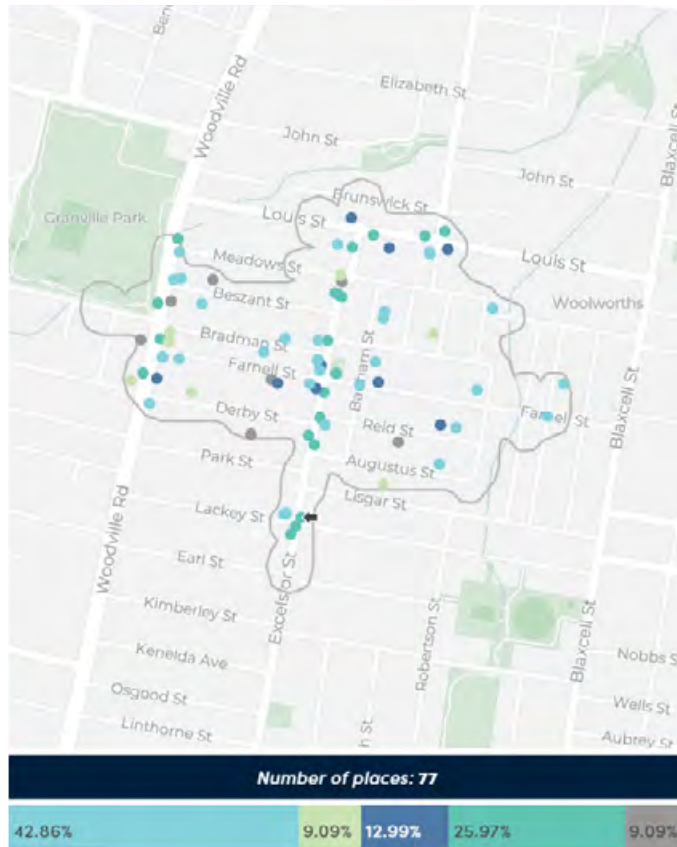
Figure 248 Coronation Park

- This cluster of local shops is opposite Coronation Park which has a kids playground.
- Eric Tweedle Stadium, Laurie Ferguson Water Playground and Granville Park are located the west within 20min walking distance from the local shops.
- There are no education facilities in the immediate vicinity except for St Thomas Preschool to the west.



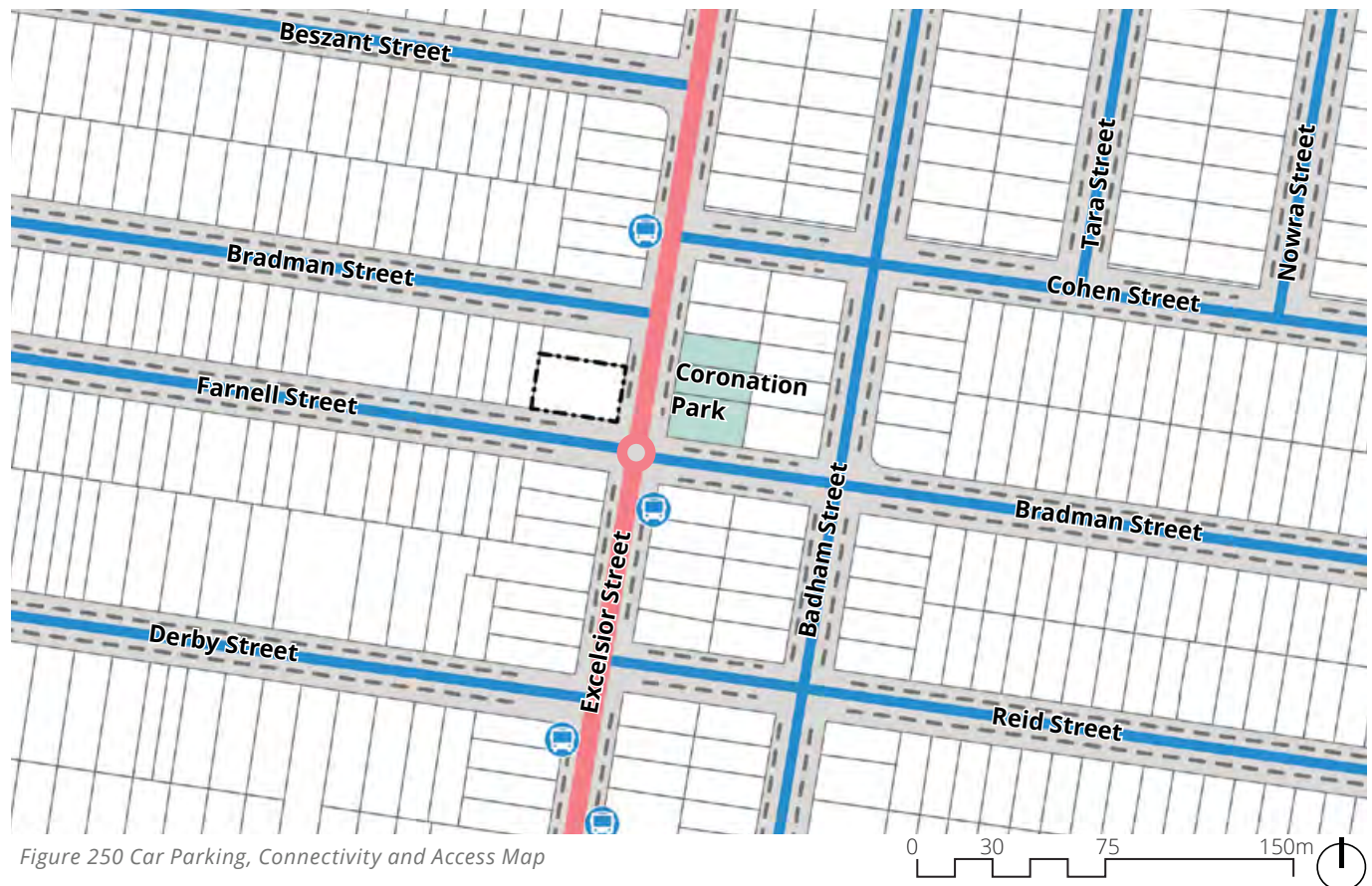
Figure 249 St Thomas Preschool

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is a destination and are likely to have ample street activation.
- From a variety perspective the data shows this neighbourhood has a good mix of place types offering many reasons to visit. This mix of place types includes retail, technical and industrial services, and hospitality. It also shows high levels of public transport usage.

ACCESS AND CONNECTIVITY



LEGEND

	E1 Zoned Land		On-street parking		Local Road
	Open Space		Collector Road		Bus Stop



Figure 251 Pedestrian Refuge on Excelsior Street (Source: Google Map)

- Serviced by bus.
- The speed limit along Excelsior Road is 50km/h.
- No pedestrian crossing is provided.
- Pedestrian refuges provide a level of safety.



Figure 252 Roundabout Located South-West of the Local Shops

EXISTING ACTIVITY AND ACTIVE FRONTAGES



Figure 253 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Active Frontage
- Inactive Frontage
- Open Space
- Low Density Residential
- Semi Active Frontage

- This cluster of local shops includes a hairdresser, a beauty clinic, a supermarket, and a chocolate shop.
- These local shops have a residential character with three businesses on ground level.
- This cluster of local shops has a small active frontage to Excelsior Road (approx. 20m).
- E1 zoned land comprises of one lot only under a single ownership.

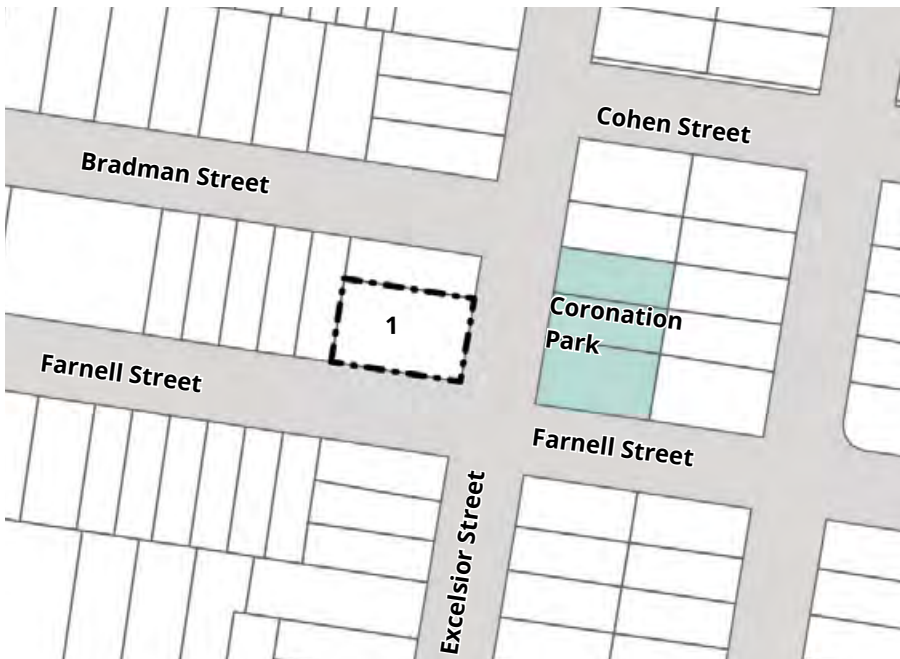


Figure 254 Land Ownership Map

LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 255 Footpaths along Excelsior Street in front of Local Shops

Landscaping

- Hedges located at the corner.
- Limited tree planting and landscaping.
- Coronation Park opposite the local shops has trees with large canopies.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete 3.2m in width.
- Along Farnell Street, footpaths are uneven, patched and require upgrade.

Lighting and Furniture

- Limited pedestrian lighting.
- No street furniture..

Public Domain

- No investment in public realm enhancements.



Figure 256 Hedges on the Corner



Figure 257 Location of Local Shops adjacent to the Roundabout

BUILT FORM AND BUILDING CHARACTER



Figure 258 Building Height and Typology Map

LEGEND

E1 Zoned Land

- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Town Housing
- 3 Shop Top Housing
- 4 Retail

- Shops are low rise (two storeys) in a residential style building.
- Buildings within in the vicinity is predominantly detached housing.



Figure 259 Residential Character of the Shop Top Housing along Farnell Street

LS14 - Clyde Street / Rawson Road

The Clyde Street / Rawson Road cluster of local shops is predominately light industrial / service based, with some convenience-based shops, a café and a petrol station. Situated near Ray Marshall and Wategora Reserves and Melita Stadium, this cluster is also in vicinity education facilities, a mosque, and the Granville Bus Depot. It is surrounded by low density residential.



Key Local Centre Statistics	
Area of E1 zone	17,587 m ²
Lots within E1 zone	10
Service population	987
Speed limit	60 km/hr along Ferndell Street and Rawson Road 50km/hr along Wellington Road
Surrounding zoning	R2 - North, East, South & West
Location	Clyde Street / Rawson Road 'Service Centre' Cluster: 48-62 Wellington Road and 359-365 Clyde St, South Granville in addition to the nearby E1 zoned land at 2-24 Rawson Rd, Guildford



Figure 260 Petrol Station - View East from Ferndell St (Source: Google Map)



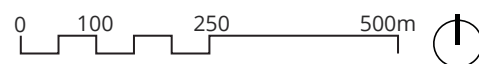
Figure 261 Tire Shop - View South East from Wellington Road (Source: Google Map)



Figure 262 Car Repair Shop - View South from Rawson Road



Figure 263 Local Shops Extent and Context Map



LEGEND

- | | | | |
|--|--|--|---|
| ■ Existing E1 Zone | 1 Masjid Al Noor (Mosque) | 5 Granville Youth Association - Clyde Centre | 9 Just For Kids Preschool Child Care Centre |
| ▬ 400m Walking Catchment | 2 Rawson Road Long Day Preschool | 6 Blaxcell Street Public School | 10 Transdev NSW - South Granville Bus Depot |
| ▬ 800m Walking Catchment | 3 St Paul & St Anthony Child Care Centre | 7 Rawson DMC | |
| 🌳 Public Open Space | 4 Bioceram Dental Lab Pty | 8 TAFE NSW Granville | |
| 🎓 Education | | | |

LOCAL CONTEXT



Figure 264 Buildings east of the Centre along Wellington Road in Poor Condition



Figure 265 Progress Park (Source: Cumberland City Council)



Figure 266 Wategora Reserve (Source: Australian Plants)



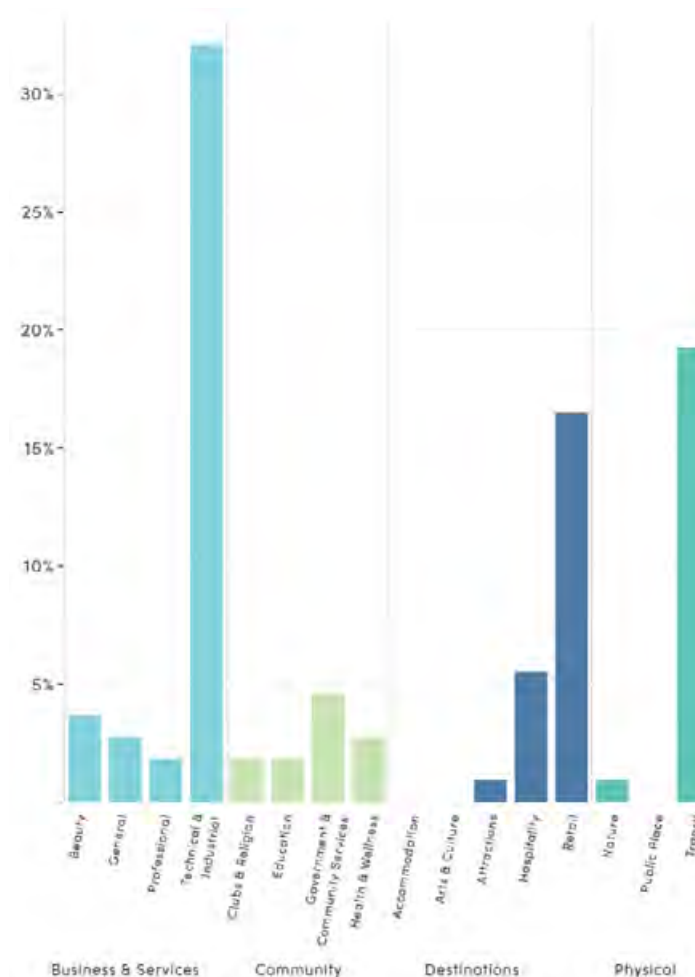
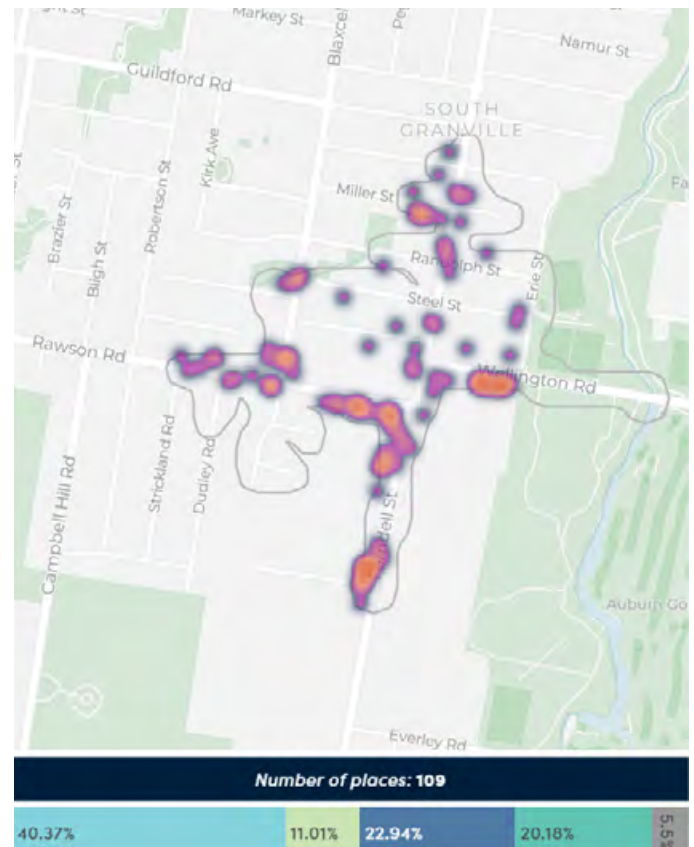
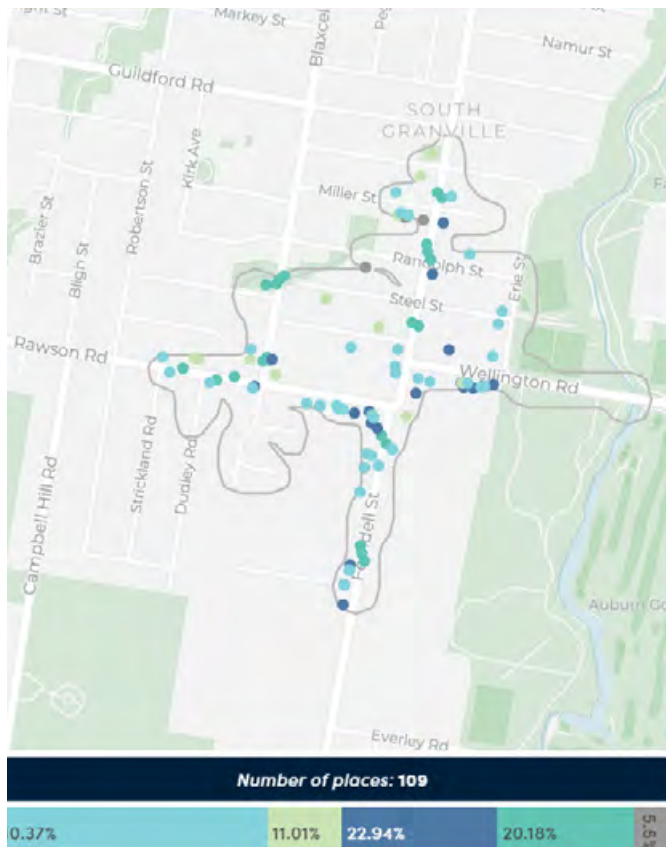
Figure 267 Newly Built Mosque along Ferndell Street

- This cluster of local shops is located within an industrial environment with bulky buildings to the south.
- Major open space areas, parks and open space are within a walking distance from the local shops.
- There is a newly built mosque on the corner of Rawson/Clyde Street.
- Some residential town housing are located north of the local shops.



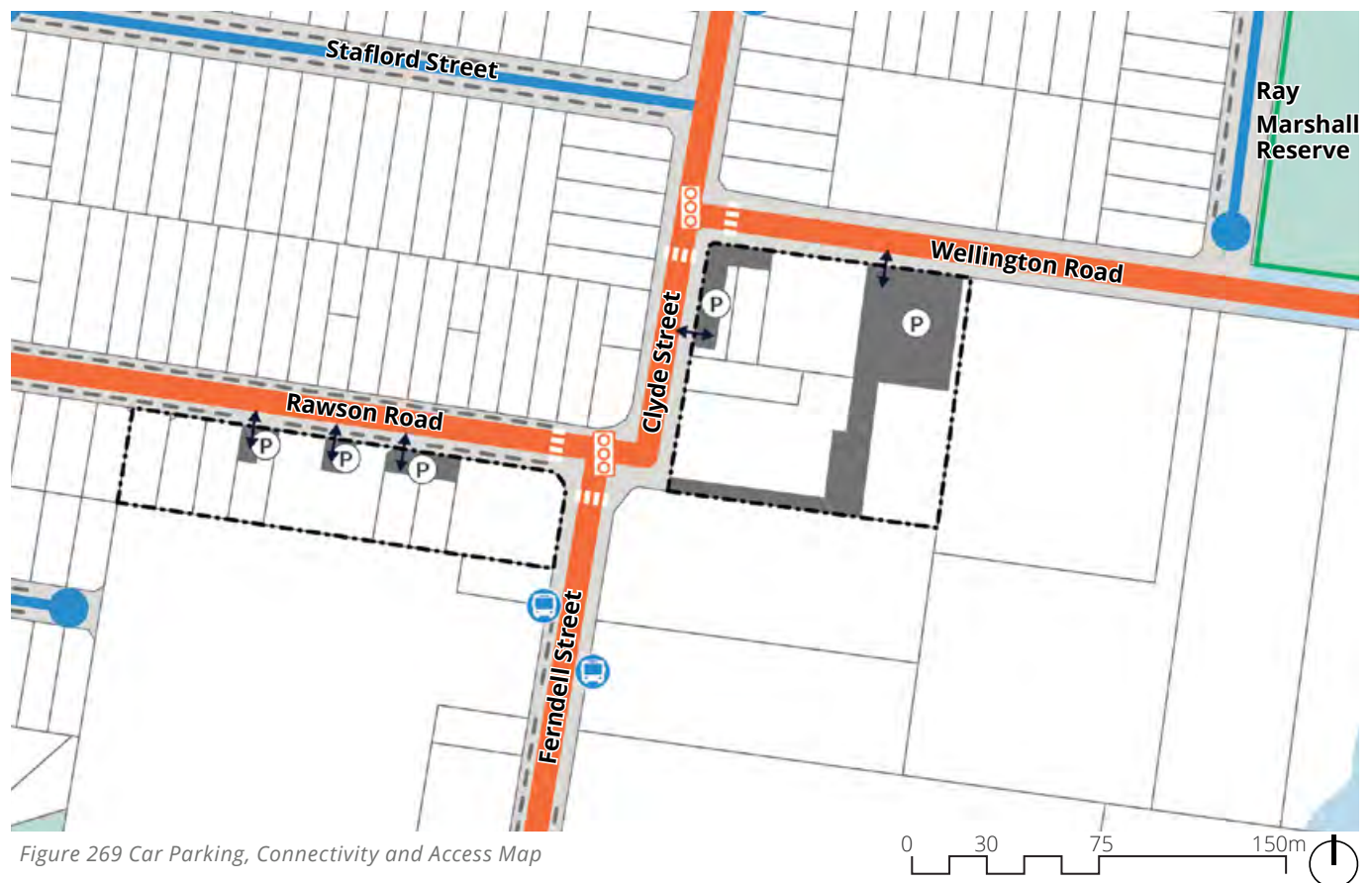
Figure 268 Town Housing in the Vicinity

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is characterised by business and services.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This neighbourhood is dominated by technical and industrial services, with some retail activity.

ACCESS AND CONNECTIVITY



LEGEND

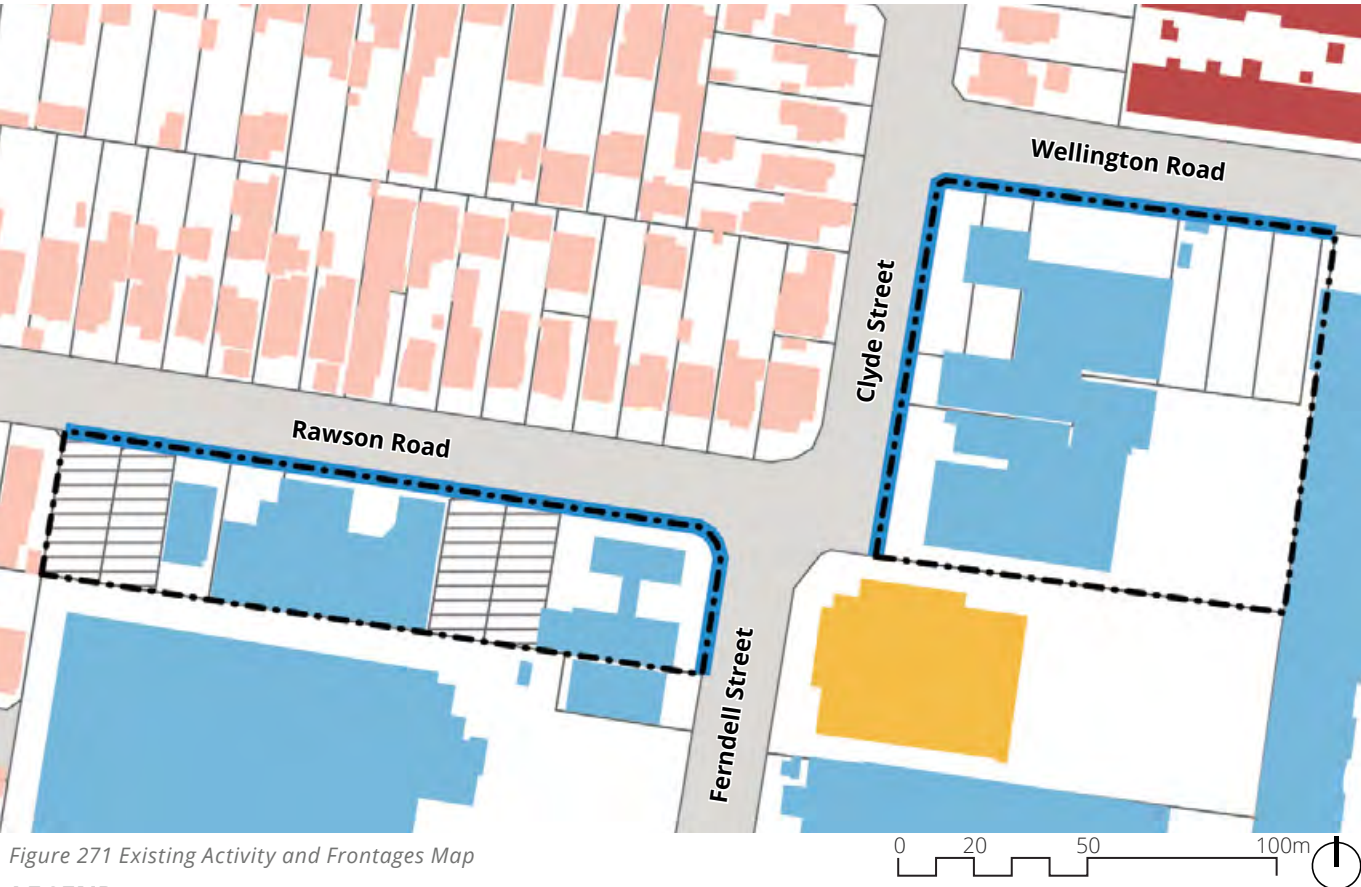
E1 Zoned Land	Parking access	Local Road	Signalised Crossing
Open Space	On-street parking	Council Nominated Bike Lane	Bus Stop
Car Park	Regional Road	Pedestrian Crossing	

- Serviced by bus.
- Being located at a regional roads junction, this cluster of local shops is highly accessible by drivers.
- The speed limit along Ferndell Street and Rawson Road is 60km/h.
- The speed limit along Wellington Road is 50km/h.
- There is limited parking space in front of the local shops due to the bus zone.
- There is a signalised pedestrian crossing at the intersection.



Figure 270 Signalised Pedestrian Crossing

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Community Facility
- Medium Density Residential
- Vacant Site
- Commercial
- Low Density Residential
- Inactive Frontage



LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

- This cluster of local shops includes an air conditioning repair service, an auto body shop, a car repair shop, an electronics store, a petrol station and its cafe, a bakery, a window supplier, a kitchen remodelling factory, a fruit and vegetable wholesaler, and a tyre shop.
- E1 zoned land comprises a total of sixteen lots with four areas of consolidated single ownership.

PUBLIC REALM QUALITY



Figure 273 Built form quality

Landscaping

- There is limited tree planting / landscaping. With some trees along Wellington Road.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard concrete 1.2m in width.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements.



Figure 274 Footpaths



Figure 275 Tree Canopy along Wellington Road

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)
- 3-4 Storeys (12-16m)

Building Typology

- 1 Detached Housing
- 2 Town Housing
- 3 Industrial/Commercial
- 4 Mosque
- 5 Service Station
- 6 Bakery (Detached)
- 7 Car Repair



Figure 277 Current Public Domain

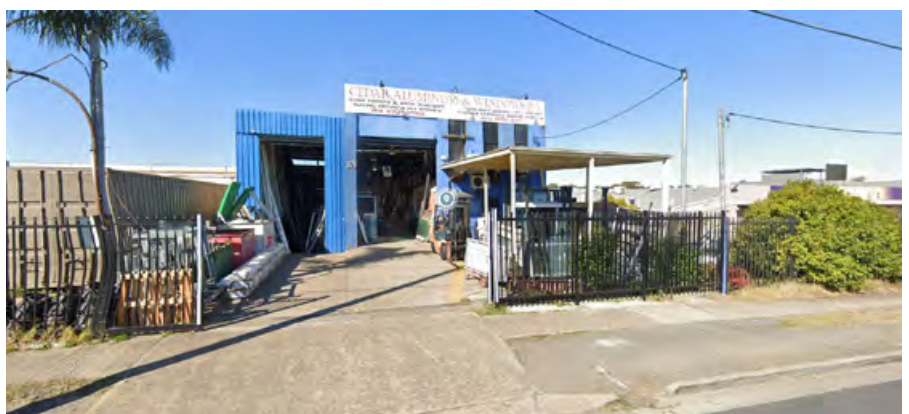


Figure 278 Industrial Built Form

- Buildings are low rise (up to two storeys) industrial style buildings.
- Buildings in the vicinity are large industrial / commercial to the south and detached housing to the north.

LS15- Rawson Road

The Rawson Road local shops is a small cluster of only three shops, which includes a hairdresser, restaurant, and a bakery. Situated close to Urimbirra Park, this cluster is also in vicinity of other reserves, parks, education facilities and community facilities. It is surrounded by low density residential.



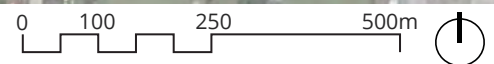
Key Local Centre Statistics	
Area of E1 zone	582 m ²
Lots within E1 zone	3
Service population	1,981
Speed limit	50 km/hr along Rawson Road and Blaxcell Street
Surrounding zoning	R2 - North, South, East & West
Location	38-42 Rawson Rd, Guildford



Figure 279 Local Shop View South



Figure 280 Local Shops Extent and Context Map



LEGEND

- | | | | |
|--|---|--|---|
| ■ Existing E1 Zone | 1 Rawson DMC | 5 Burmese Christian Church Sydney | 9 Blaxcell Street Public School |
| ■ 400m Walking Catchment | 2 Garderie Early Learning Centre | 6 Granville Youth Association - Clyde Centre | 10 NBC South Granville |
| ■ 800m Walking Catchment | 3 Scribbles & Giggles Child Care Centre | 7 Only About Children Granville | 11 Transdev NSW South Granville Bus Depot |
| ● Public Open Space | 4 Little School for Little Children | 8 Bioceram Dental Lab Pty | |
| ● Education | | | |

LOCAL CONTEXT



Figure 281 Ray Marshal Reserve (Source: Cumberland City Council)



Figure 282 Woodville Golf Course (Source: Cumberland City Council)



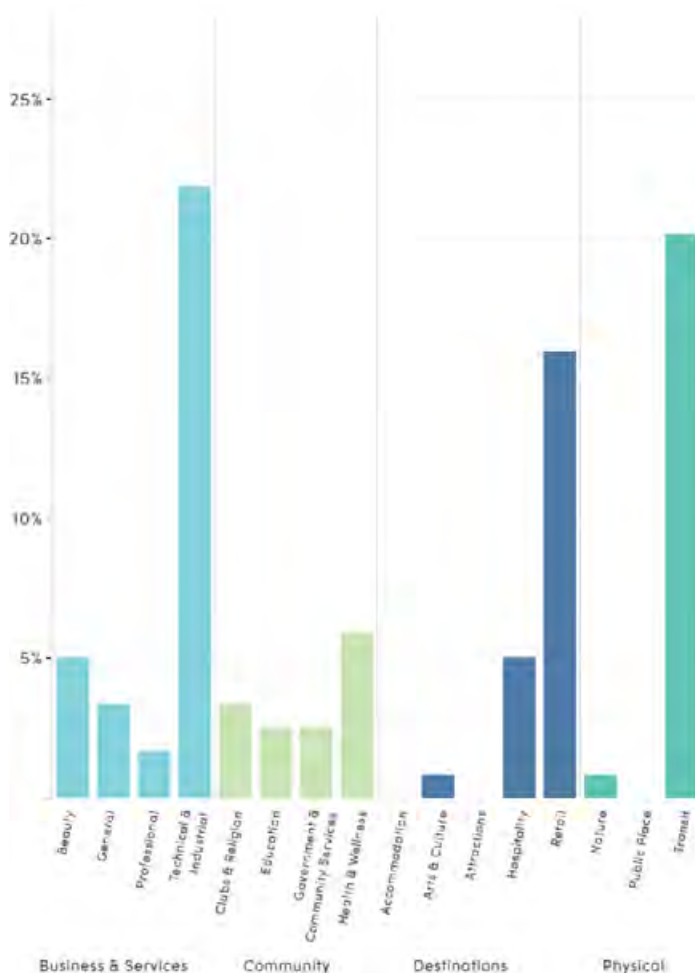
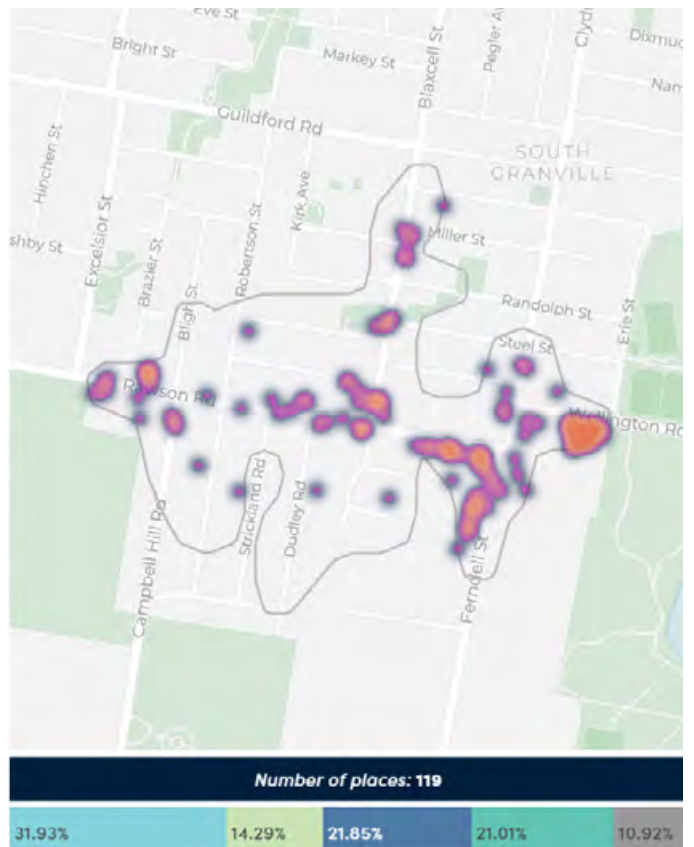
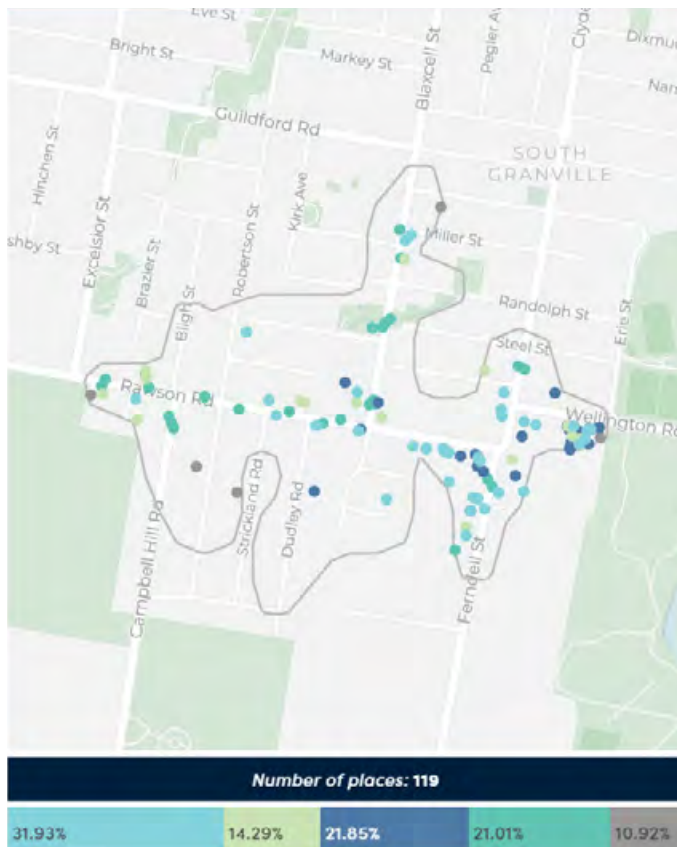
Figure 283 Masjid Al Noor (Source: Google Map)

- There are many open spaces in proximity to the local shops.
- Duck River, Rosnay Golf Course, Wategora Reserve and Marshal Reserve are located within a 20 minute walk to the east of the local shops.
- Woodville Golf Course and Victoria Brazier Park are located to the west.
- There are large industrial and commercial buildings to the south east.



Figure 284 Bulky Commercial / Industrial Buildings (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective, the data shows the neighbourhood is characterised by business and services.
- From a variety perspective, the data shows this neighbourhood has a moderate mix of place types, offering reasons to visit. This neighbourhood is dominated by technical and industrial services, with some retail and hospitality services. There is also a high level of activity in relation to public transport.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Regional Road	Local Road	Signalised Crossing
On-street parking	Collector Road	Pedestrian Crossing	Bus Stop

- Serviced by bus, with unsheltered bus stops.
- The speed limit along Rawson Road and Blaxcell Street is 50km/h.
- There is no parking in front of the local shops due to the bus zone.
- There is a signalised pedestrian crossing on Rawson Road.
- No pedestrian crossing has been provided on Blaxcell Street.



Figure 286 Signalised Pedestrian Crossing (Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES

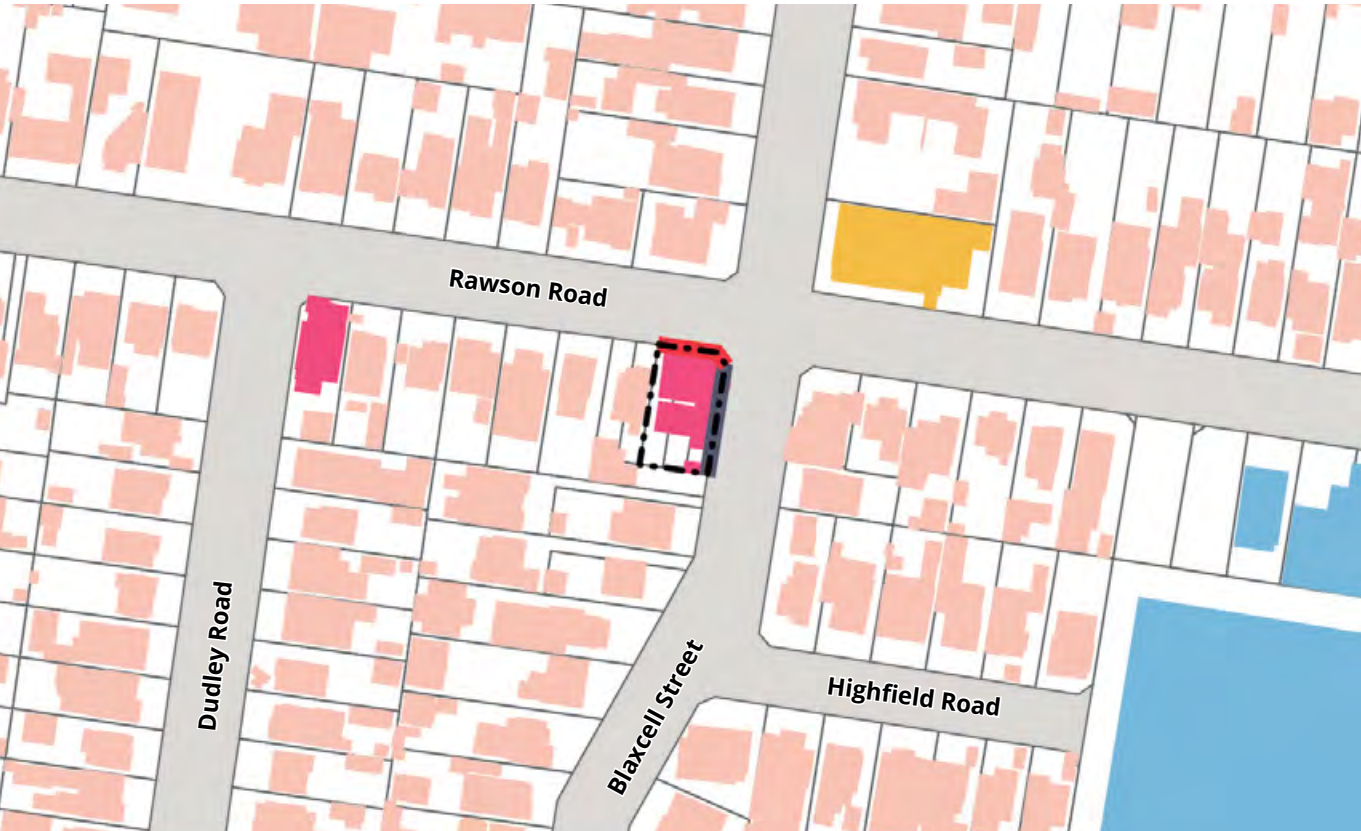


Figure 287 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Commercial
- Low Density Residential
- Blank Wall
- Retail
- Community/Health Facility
- Active Frontage

- This cluster of local shops includes a hairdresser, an Indian restaurant and a Lebanese bakery.
- Outdoor dining furniture is provided by shop owners.
- These local shops have a small active frontage to Rawson Road (approx. 20m).
- There is a blank wall along Blaxcell Street.
- E1 zoned land comprises a total of three lots with one area of consolidated single ownership.



Figure 288 Land Ownership Map

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 289 Built Form of Local Shops (Source: Google Map)

Landscaping

- There is limited tree planting / landscaping, with some tree opposite the local shops which provide shading for pedestrians along Blaxcell Road

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard concrete approximately 1.2m in width.
- There are steps which front the local shops.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements,

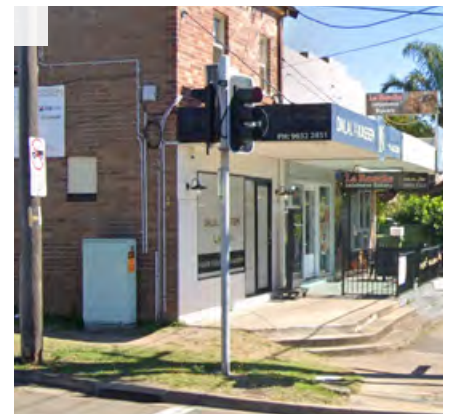


Figure 291 Footpaths (Source: Google Map)



Figure 290 Shading Opposite the Local Shops (Source: Google Map)

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Shop Top Housing (Retail)
- 3 Community Centre
- 4 Industrial



Figure 293 Shading Provided By Awning

- Shops are low rise (up to two storeys), unmodernised buildings.
- Awning provides shading
- Buildings within the vicinity are predominantly detached housing.



Figure 294 Two Storey Height Shop Top House Looking North from Blaxcell Street

LS16 - Cumberland Road

The Cumberland Road local shops is a small cluster of only one shop and a petrol station. Situated close to Angus and Fraser Parks, this cluster is also in vicinity of other reserves, parks, and community facilities. It is surrounded by low density residential.



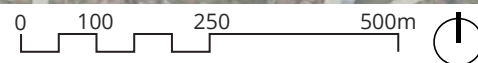
Key Local Centre Statistics	
Area of E1 zone	2,060 m ²
Lots within E1 zone	6
Service population	3,817
Speed limit	50 km/hr along Cumberland Road and Wellington Road
Surrounding zoning	R2 - North, East, South & West
Location	234-238 Cumberland Rd, Auburn



Figure 295 The Centre looking East from Cumberland Road



Figure 296 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- ▬ 400m Walking Catchment
- ▬ 800m Walking Catchment
- 🌳 Public Open Space
- 🎓 Education

- | | |
|---|---|
| 1 St Raymond's Parish | 7 Foci Education |
| 2 Harmony Kids Family Day Care - Family Day Care Auburn | 8 Oz Education Childcare & Preschool |
| 3 Auburn Montessori Academy Child Care Centre | 9 Auburn West Montessori Academy Child Care |
| 4 Berala Public School | 10 Auburn West Public School |
| 5 St James Anglican Church | 11 Al-Sajjad Islamic Centre |
| 6 Berala Jack & Jill Preschool | 12 NSW SES Auburn Unit |

LOCAL CONTEXT



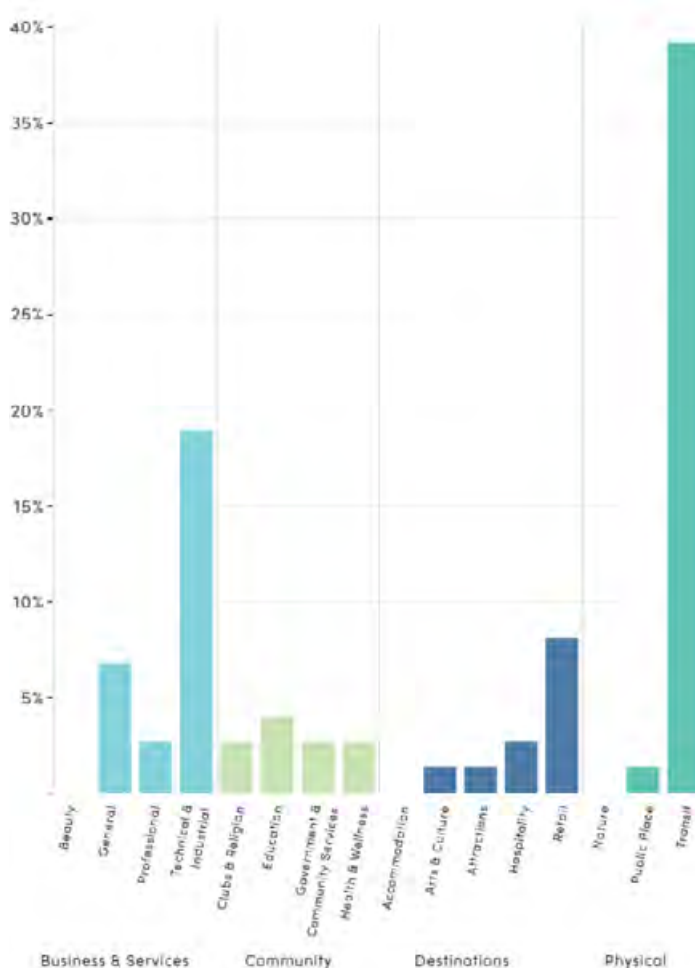
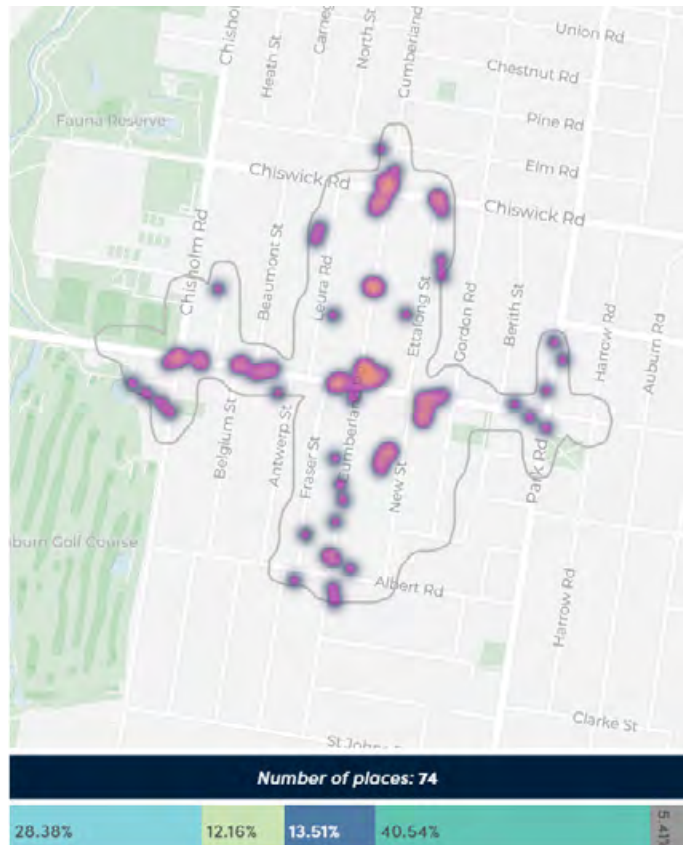
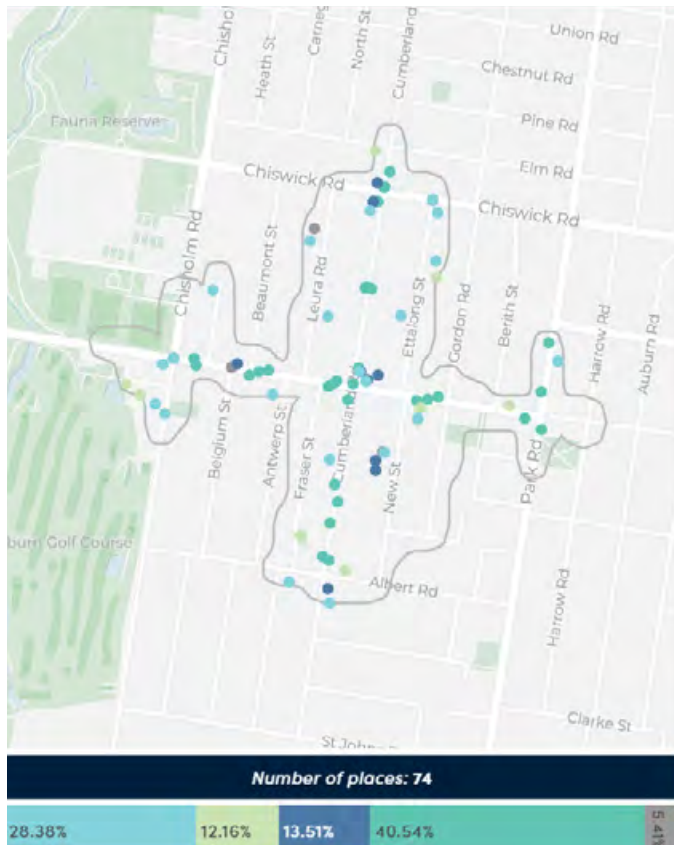
Figure 297 St Raymond & St Joseph The Worker Maronite Catholic Church (Source: Google Map)



Figure 298 Rosnay Golf Course (Source: Cumberland City Council)

- This cluster of local shops is located east of Duck River and Rosnay Golf Course.
- Berala Public School is the only school within the walking catchment of the local shops.
- St Raymond and St Joseph's Church is located in a short distance from the local shops..

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is characterised by its public transport usage.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This neighbourhood is dominated by technical and industrial services, with some retail.

ACCESS AND CONNECTIVITY



LEGEND

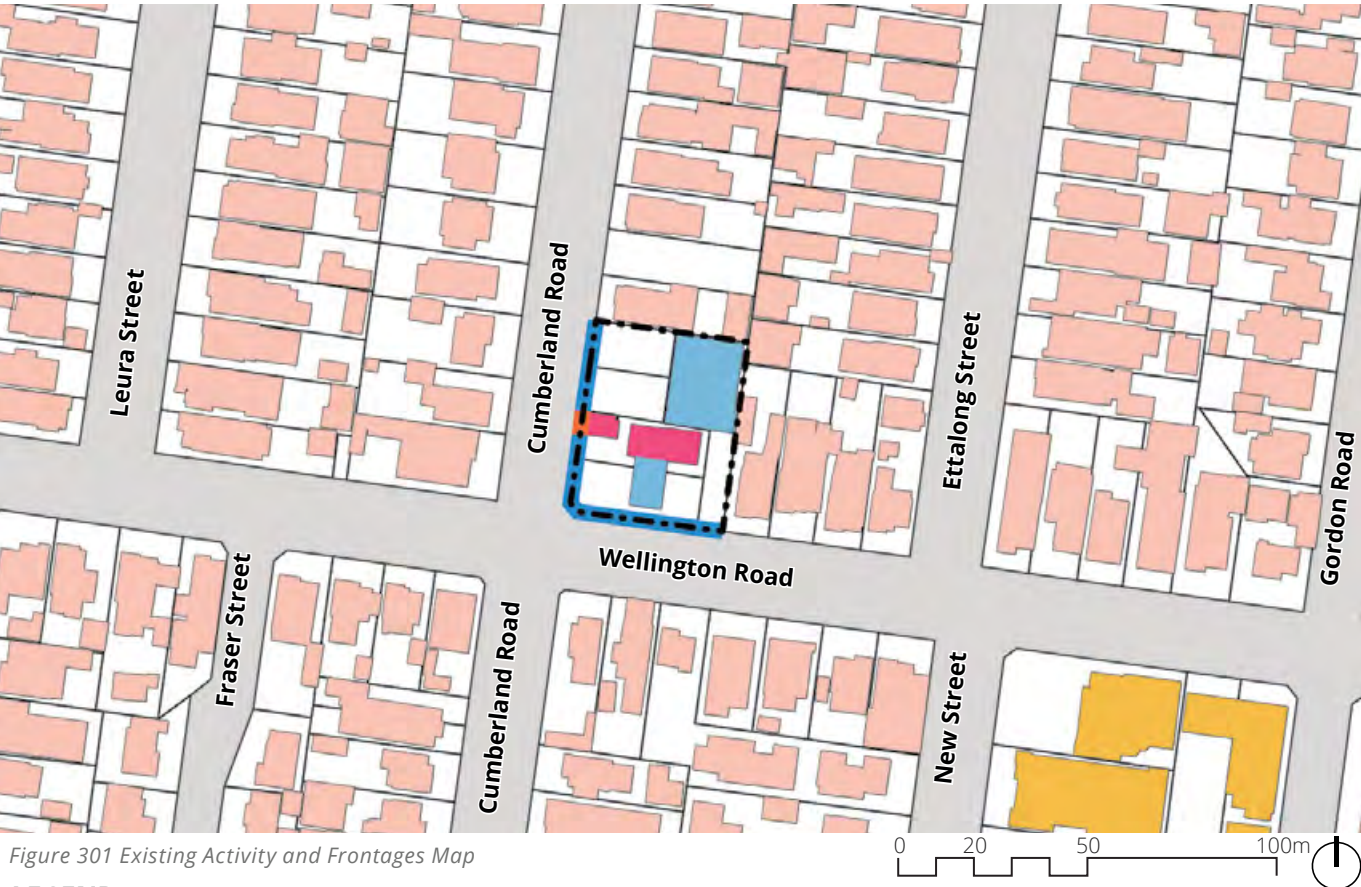
	E1 Zoned Land		Regional Road		Pedestrian Crossing
	Open Space		Local Road		Signalised Crossing
	On-street parking		Council Nominated Bike Lane		Bus Stop

- Serviced by bus, with unsheltered bus stops.
- The speed limit along Cumberland Road and Wellington Road is 50km/h.
- There is no parking spaces for the local shops.
- There is a pedestrian crossing at the intersection.



Figure 300 Signalised Pedestrian Crossing (Source: Google Map)

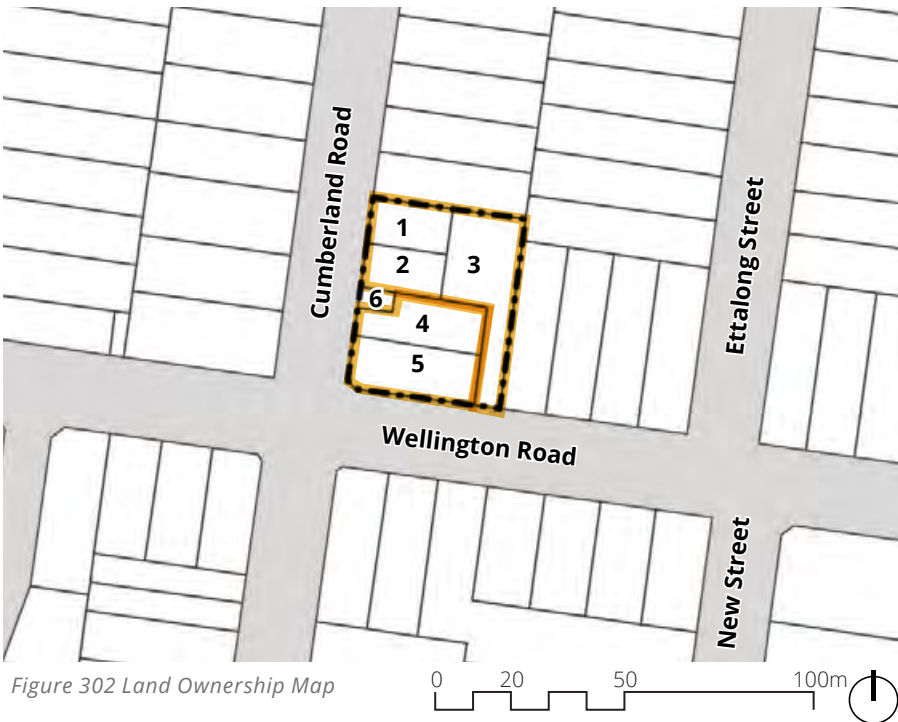
EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Commercial
- Low Density Residential
- Inactive Frontage
- Retail
- Community/Health Facility
- Semi Active Frontage

- This cluster of local shops includes a petrol station, vacant land for sale and a small shop.
- There are no active frontages.
- E1 zoned land comprises six lots with two areas of consolidated single ownership.



LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 303 Footpath Condition (Source: Google Map)

Landscaping

- There is no tree planting / landscaping, with some mature tree opposite the local shops along Wellington Road.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard, patched concrete with a width of 3.6m.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements.



Figure 304 Mature Trees opposite the Centre (Source: Google Map)

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)
- Building Typology**

1

Detached Housing

2

2-storey Commercial

3

Service Station

4

Shop Top Housing (Retail)

5

Church

6

School

- Shops are low rise (up to two storeys), unmodernised buildings.



Figure 306 Maximum Two-storey height Buildings (Source: www.realestate.com.au)

LS17- Bathurst Street

The Bathurst Street local shops cluster offers a range of convenience-based shops, cafés, takeaways, personal services, and a restaurant. Situated next to Bathurst Street Park, this cluster is also in the vicinity of small reserves, parks, schools, a church, and community facilities. It is surrounded by low density residential.



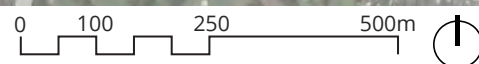
Key Local Centre Statistics	
Area of E1 zone	1,779 m²
Lots within E1 zone	6
Service population	1,256
Speed limit	50 km/hr along Bathurst Street and Grafton Street
Surrounding zoning	R2 - North & West RE1 - East & South
Location	Bathurst St Shops: 41-51 Bathurst St, Greystanes and Surrounds



Figure 307 Local Shop View West from Bathurst Street



Figure 308 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Ascent Childcare Centre	5 Greystanes Family Medical Practice	9 Pemulwuy Marketplace
■ 400m Walking Catchment	2 Greystanes High School	6 Munchkin Manor Early Learning Centre	10 Allied Business Relocations Sydney
■ 800m Walking Catchment	3 Australia's Youth Self Defence Karate	7 First Steps Academy	
🌳 Public Open Space	4 Beresford Road Public School	8 Pemulwuy Aged Care	
🎓 Education			

LOCAL CONTEXT



Figure 309 Bathurst Street Park



Figure 310 Driftway Reserve (Source: Australia247)

- There are many large open spaces in proximity to the local shops.
- This cluster of local shops is located next to Bathurst Street Park. It has a public toilet, sporting facilities and a tennis academy.
- Greystanes High School is a 10 minute walk to the local shops..

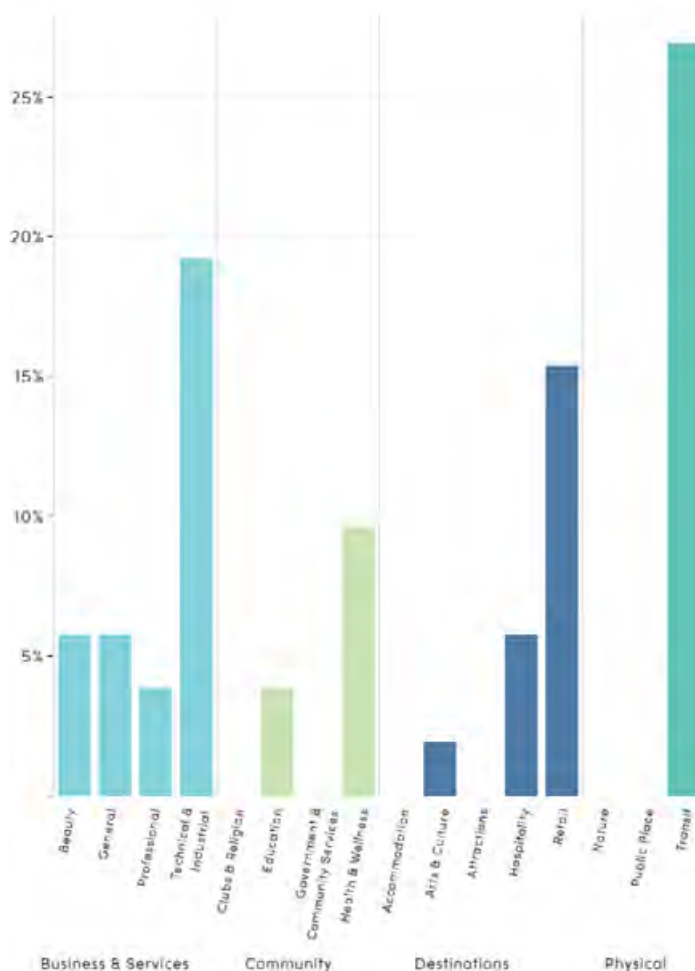
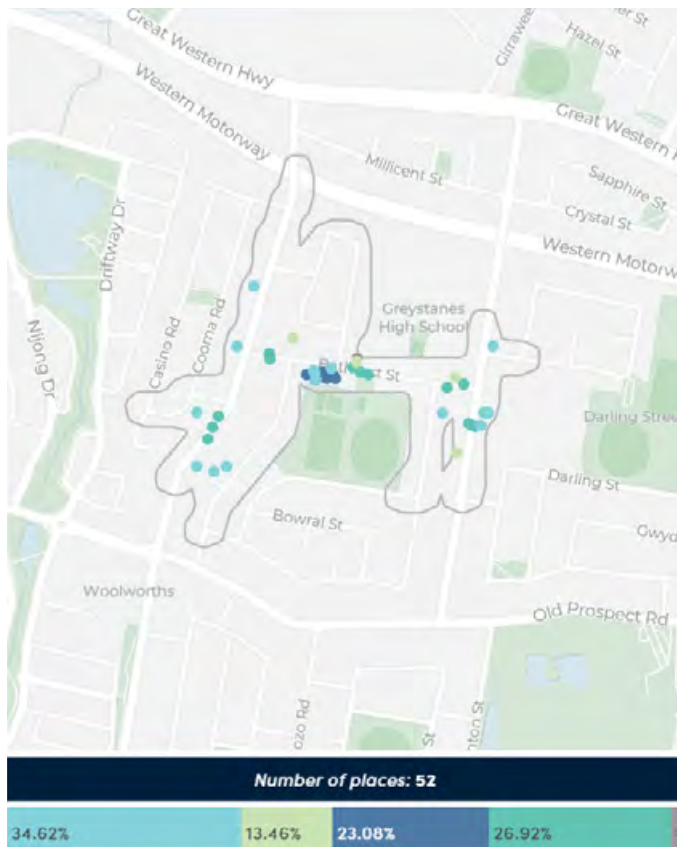


Figure 311 Greystanes High School (Source: Google Map)



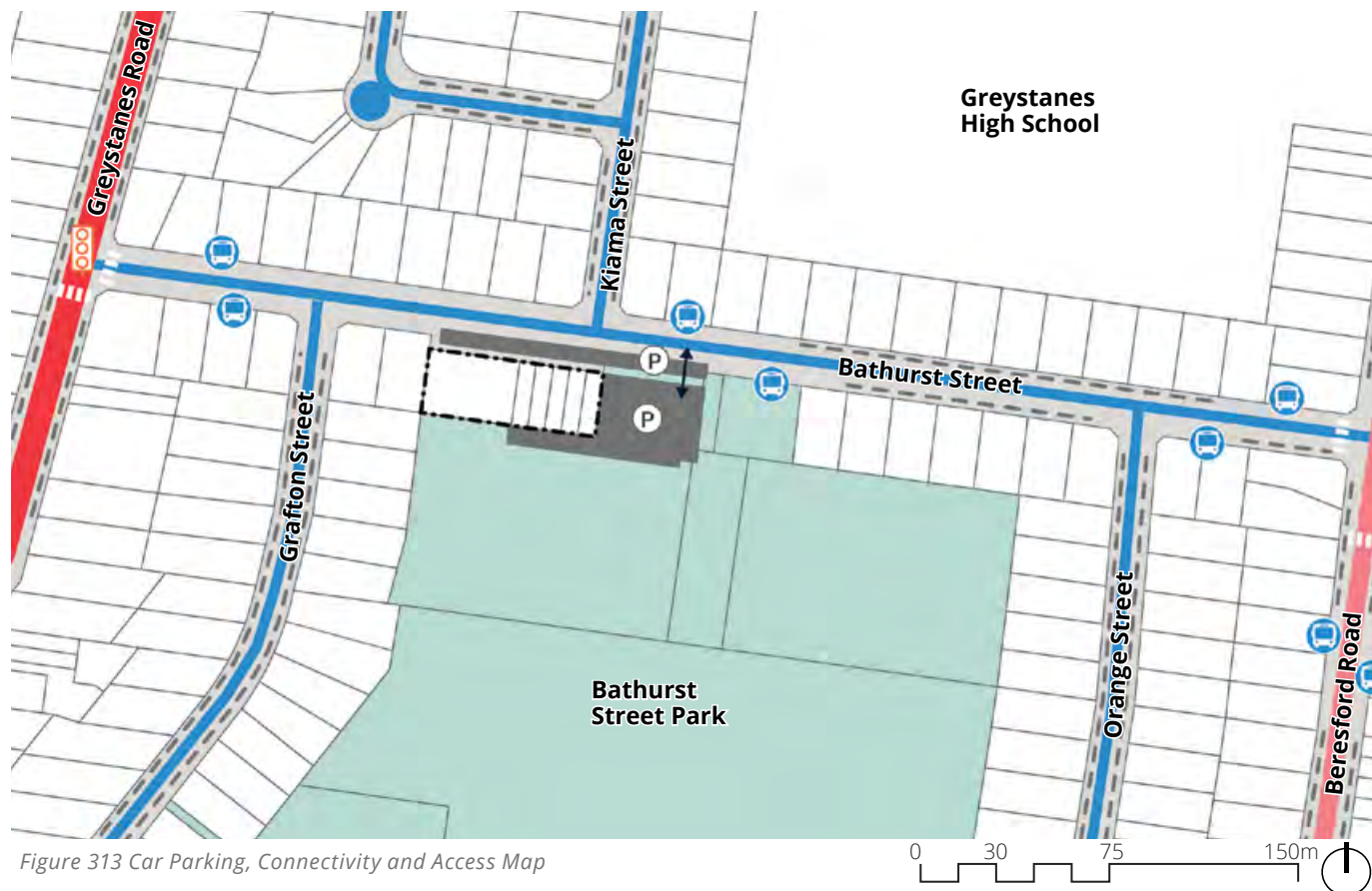
Figure 312 Pemulwuy Marketplace (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is characterised by its public transport usage.
- From a variety perspective the data shows this neighbourhood has a good mix of place types offering many reasons to visit. This mix of place types includes retail, technical and industrial services, personal services and hospitality. It also shows high levels of public transport usage.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Parking access	State Road	Local Road	Signalised Crossing
Open Space	On-street parking	Collector Road	Pedestrian Crossing	Bus Stop
Car Park				



Figure 314 Pedestrian Refuge on Bathurst Street (Source: Google Map)

- Serviced by bus, with unsheltered bus stops.
- Bathurst Street has a 50km/h speed limit.
- There is parking in front of the shops and undercover parking is also available.
- There are no pedestrian crossings.
- There a pedestrian refuge on Bathurst street located to the north of the local shops.



Figure 315 Parking Space available to the east on Park's Corner



Figure 316 Ramp from Bathurst Street accessing Undercover Parking

EXISTING ACTIVITY AND ACTIVE FRONTAGES

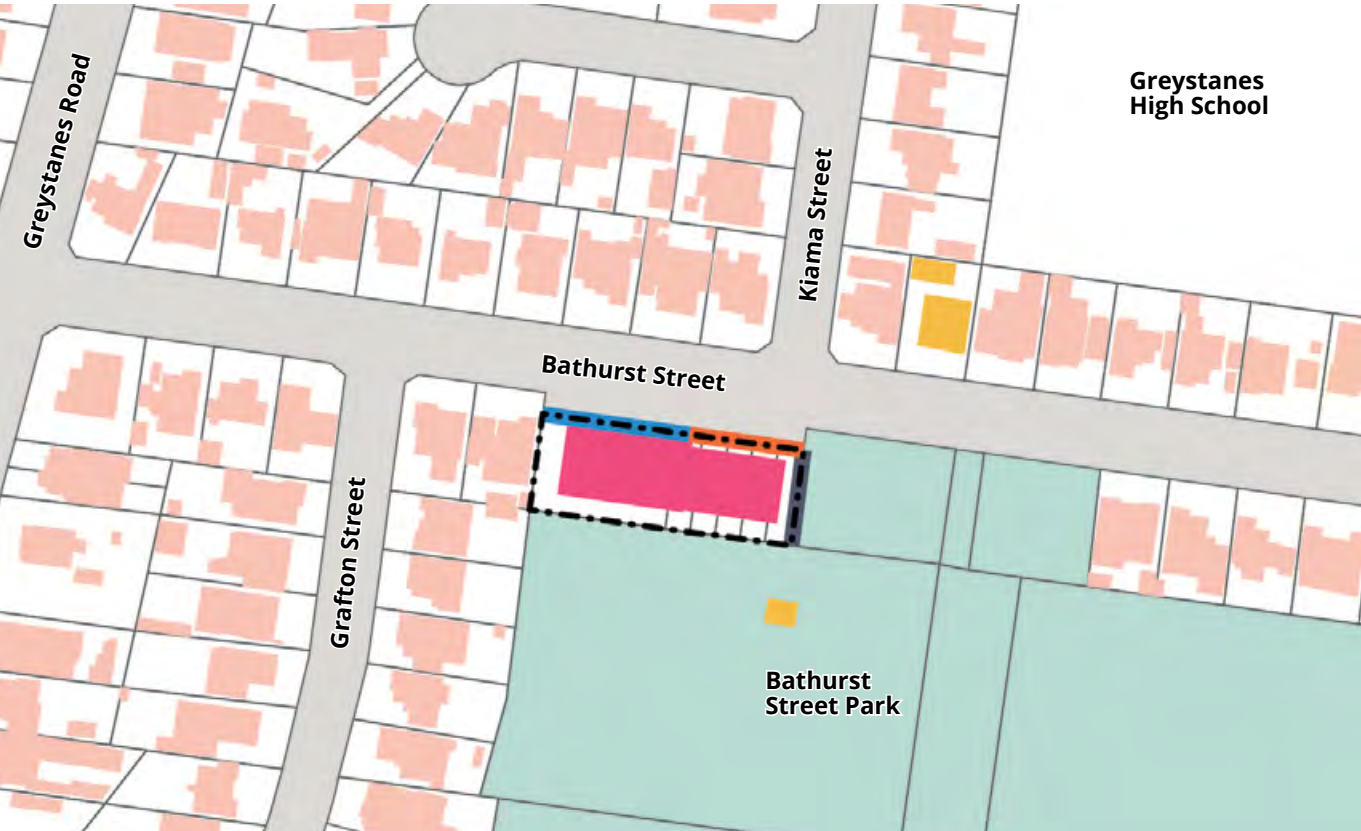


Figure 317 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Low Density Residential
- Inactive Frontage
- Open Space
- Community/Health Facility
- Semi Active Frontage
- Blank Wall

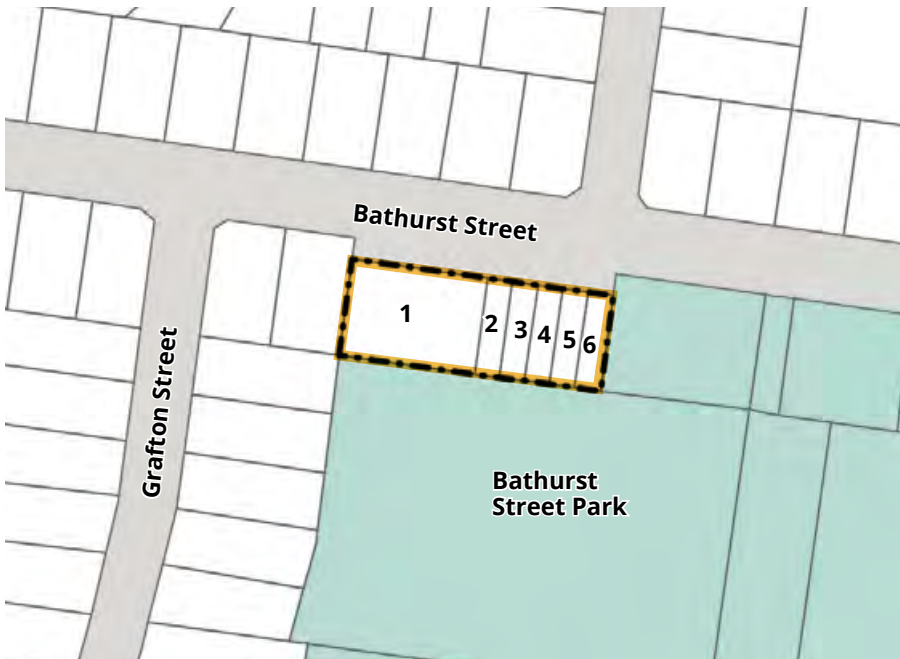


Figure 318 Land Ownership Map

LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

- This cluster of local shops includes a beauty salon, a bottle shop, a cafe, a takeaway bar, a news agency, and a Thai restaurant
- E1 zoned land is comprised of six lots which are under a single ownership.

PUBLIC REALM QUALITY



Figure 319 Limited Landscaping, Shading and Street Furniture

Landscaping

- There is a limited tree planting / landscaping.

Footpath Width and Walkability of Neighbourhood

- Footpaths are a standard, patched concrete approximately 7m in width.
- Has access ramp.

Lighting and Furniture

- No pedestrian lighting.
- Limited street furniture (rubbish bins only).
- Use of bollards.

Public Domain

- Limited investment in public realm enhancements.

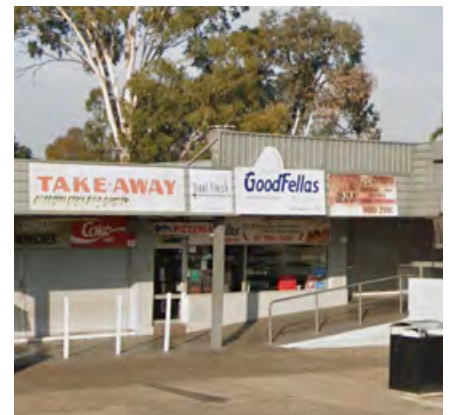


Figure 320 Access Ramp and Bollards (Source: Google Map)



Figure 321 Public Toilet at the adjacent Park

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Detached Housing (Podiatry)
- 3 Shopping Centre



Figure 323 One to Two Storey Building Height

- Shops are one storey to the south and gradually transition into two-storeys following topography of the street.
- The topography of Bathurst Street, slopes down from east to west.
- Shops are unmodernised.
- Some awnings provide shading along footpaths for a short section of the local shops.



Figure 324 Sloping Footpaths

LS18- Damien Ave

The Damien Avenue local shops is a small cluster of only two shops, which includes a hairdresser and a real estate agency. Situated next to Gallard Reserve, this cluster is also in vicinity of other reserves and parks. It is surrounded by low density residential.



Key Local Centre Statistics	
Area of E1 zone	684 m ²
Lots within E1 zone	1
Service population	1,634
Speed limit	50 km/hr along Damien Avenue
Surrounding zoning	R2 - East, South & West RE1 - North
Location	Damien Ave Shops: 7 Lucinda St, Greystanes



Figure 325 Local Centre - View West from Damien Avenue

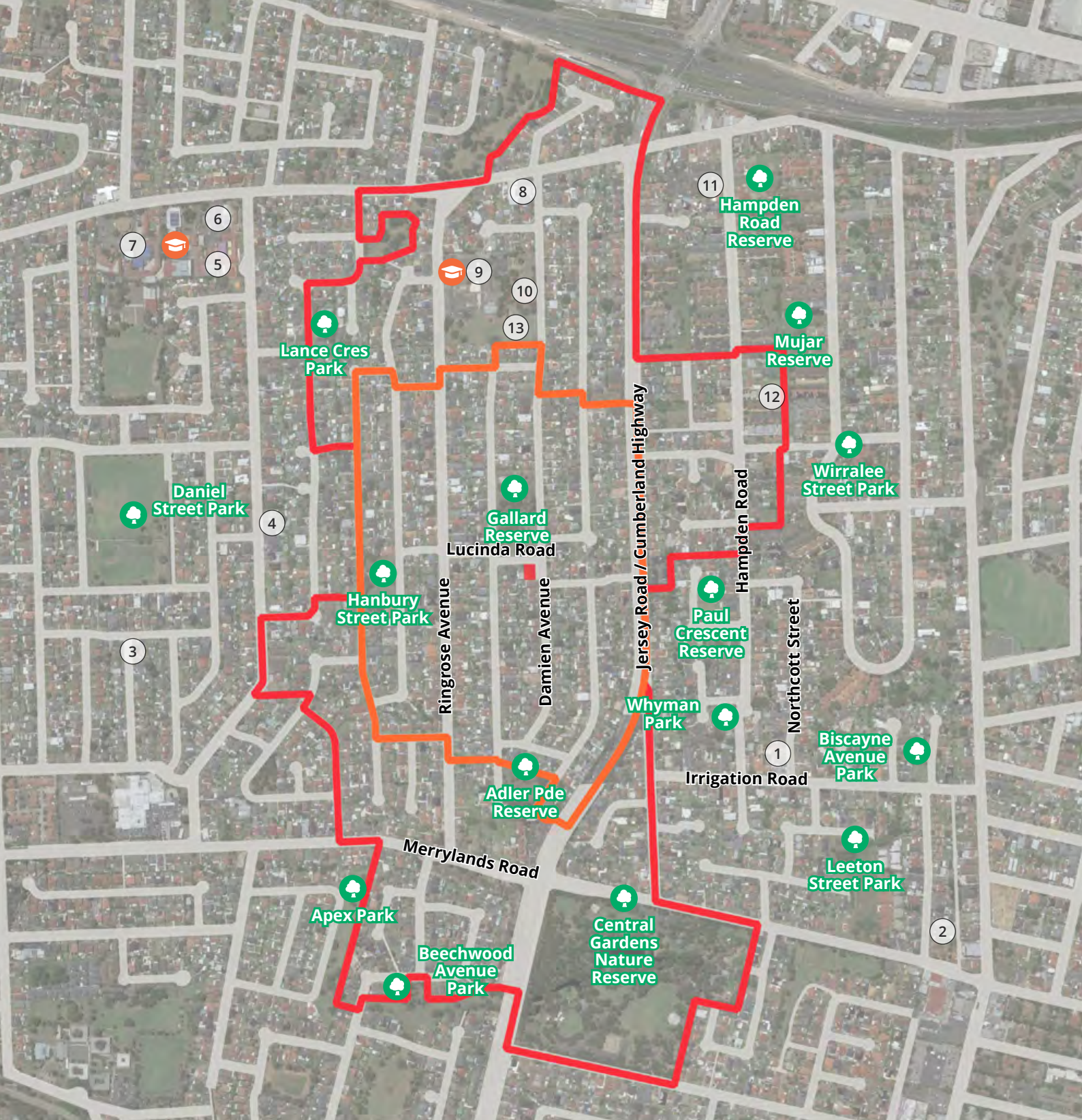
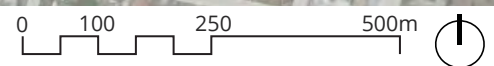


Figure 326 Local Shops Extent and Context Map



LEGEND

- | | | |
|--|-------------------------------------|---|
| ■ Existing E1 Zone | 1 Bright Stars Montessori Preschool | 8 First Academy Preschool Childcare Centre |
| ■ 400m Walking Catchment | 2 Merrylands Denture Clinic | 9 Ringrose Public School |
| ■ 800m Walking Catchment | 3 Little Angels Family Day Care | 10 Wently Children's Centre |
| 🌳 Public Open Space | 4 L Driving School | 11 St Mary Kindergarten Long Day Care Centre |
| 🎓 Education | 5 Our Lady Queen of Peace | 12 Little Friends Early Learning South Wentworthville |
| | 6 Our Lady Queen of Peace Preschool | 13 Soccajoeys Greystanes Soccer Field |
| | 7 St Paul's Catholic College | |

LOCAL CONTEXT



Figure 329 Gallard Reserve



Figure 330 Contemporary Duplex Product within the Residential Context of the Local Shops (Source: Google Map)



Figure 332 Hanbury Street Park (Source: Google Map)



Figure 328 Cumberland Highway (Source: Google Map)



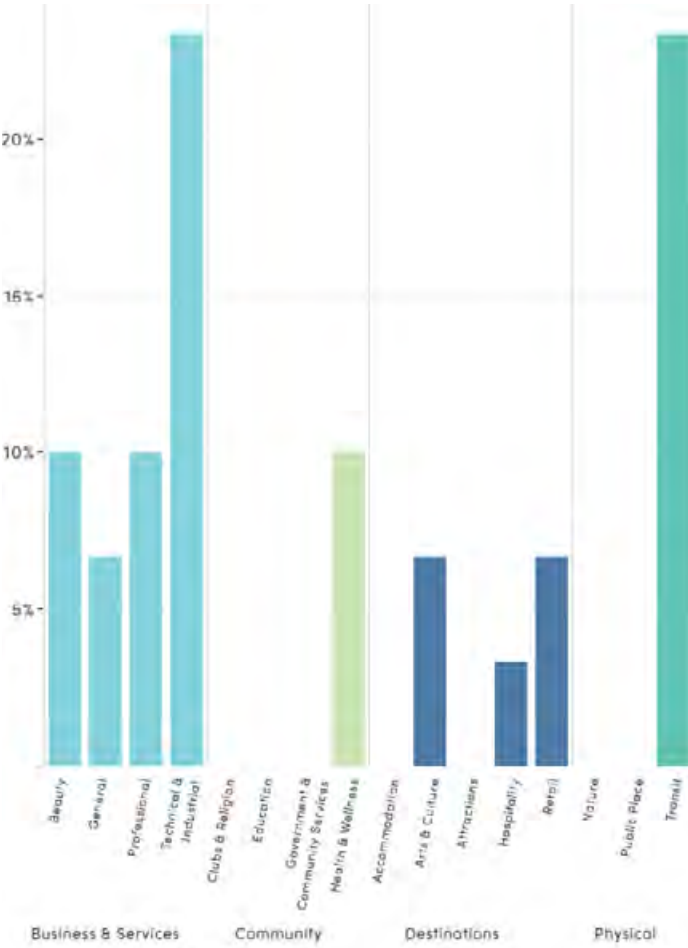
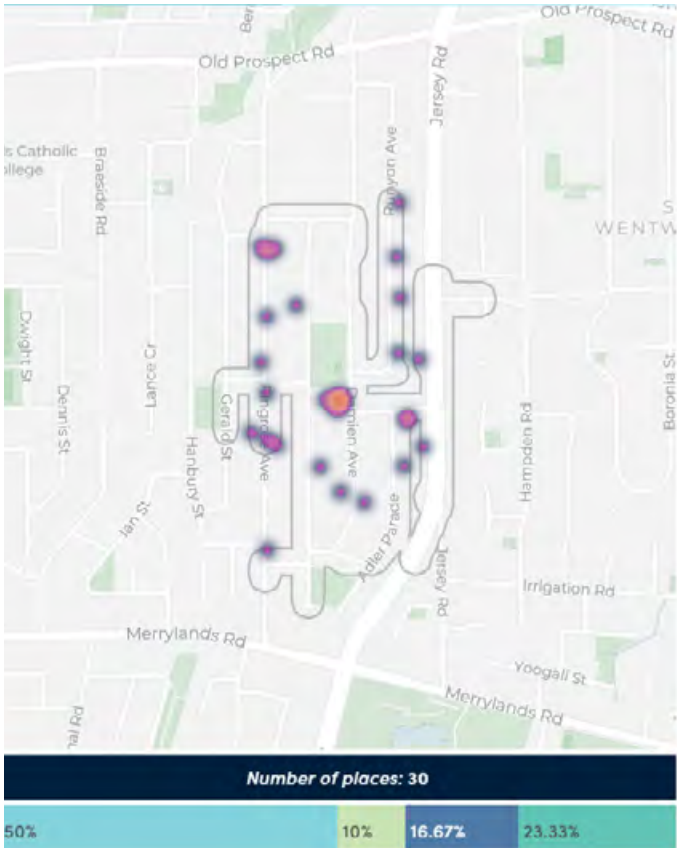
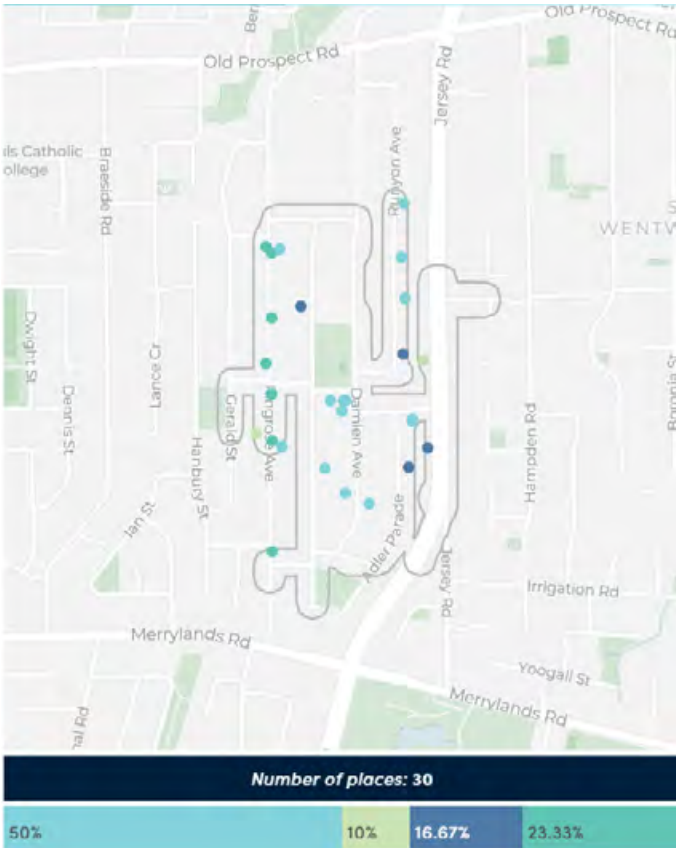
Figure 331 Ringrose Public School (Source: Google Map)

- Located next to Gallard Reserve (approx. 1 hectare)
- Hanbury Street Park is also in the vicinity.
- A soccer field is located to the north within 500m distance of the local shops.
- These local shops are in proximity to the Cumberland Highway to the east.



Figure 327 Wenty Children's Centre (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows the neighbourhood is characterised by business and services.
- From a variety perspective the data shows this neighbourhood has a moderate mix of place types. This mix of place types includes retail, technical and industrial services, health and wellness, arts and culture, professional and personal services, and hospitality. It also shows high levels of public transport activity.

ACCESS AND CONNECTIVITY

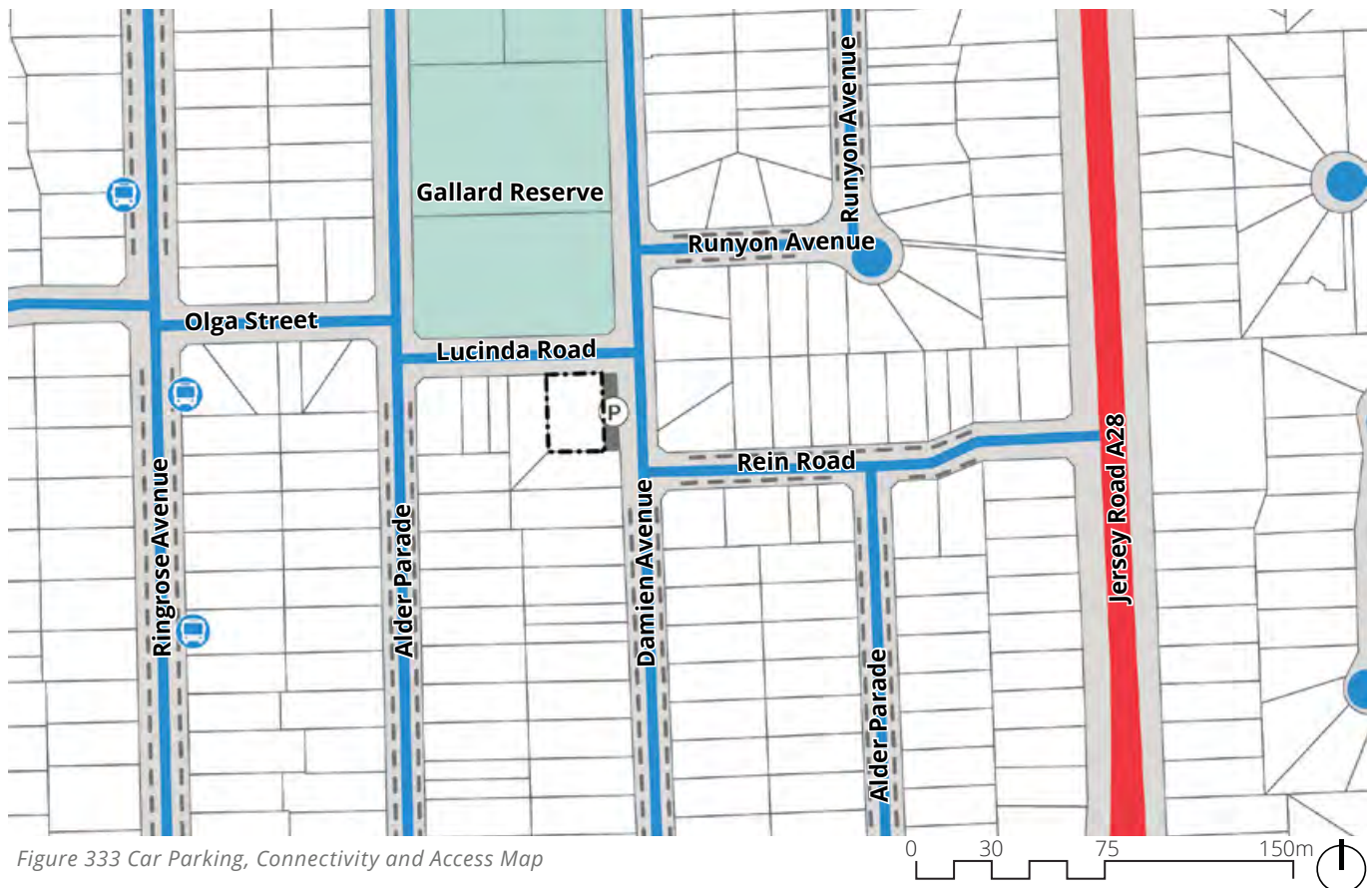


Figure 333 Car Parking, Connectivity and Access Map

LEGEND

E1 Zoned Land	Car Park	State Road	Bus Stop
Open Space	On-street parking	Local Road	



Figure 334 Driveway on Lucinda Road

- These local shops are predominately accessed by car..
- Damien Ave has a 50km/h speed limit.
- There are six dedicated parking space (3 hours parking limit) available for vehicles in front of the shops.
- There is a driveway on Lucinda Road providing access to the building's backyard/parking.
- There is no pedestrian crossing at the local shops.
- There is ramp access from Lucinda Road.



Figure 335 Ramp Access from Lucinda Road

EXISTING ACTIVITY AND ACTIVE FRONTAGES

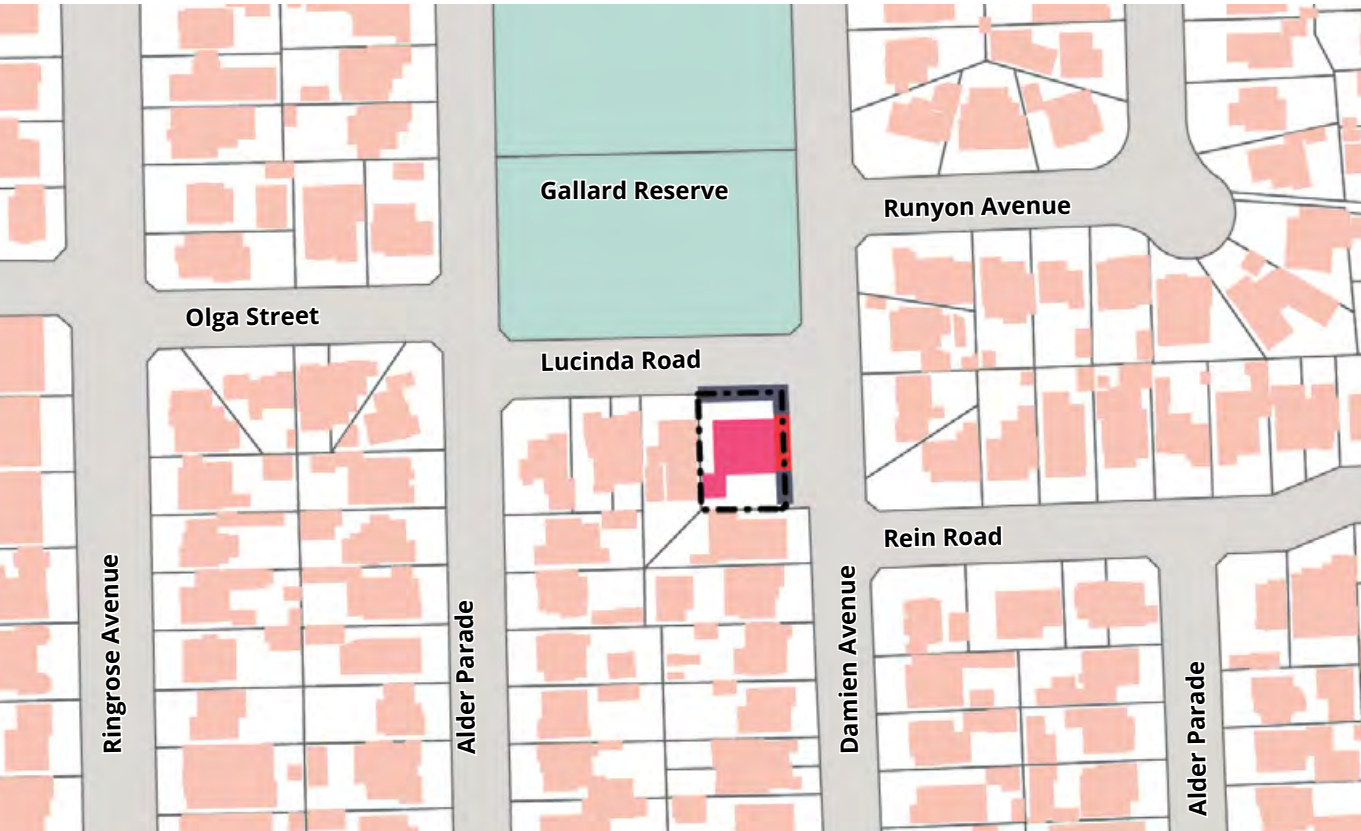


Figure 336 Existing Activity and Frontages Map

E1 Zoned Land

Retail

Active Frontage

Open Space

Low Density Residential

Blank Wall

- These local shops are small scale, with shop top housing with a ground level which includes a real estate agency and a hairdresser.
- Surrounding buildings are low scale residential in character.
- E1 zoned land comprises one lot only under a single ownership.



Figure 337 Land Ownership Map

E1 Zoned Land

Lots Consolidated Under Single Ownership

Open Space

PUBLIC REALM QUALITY



Figure 338 Single Tree in front of the Centre

Landscaping

- There is a single tree in front of the shops.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard concrete approximately 1.2m in width.
- A ramp and some steps provide access to the shops.

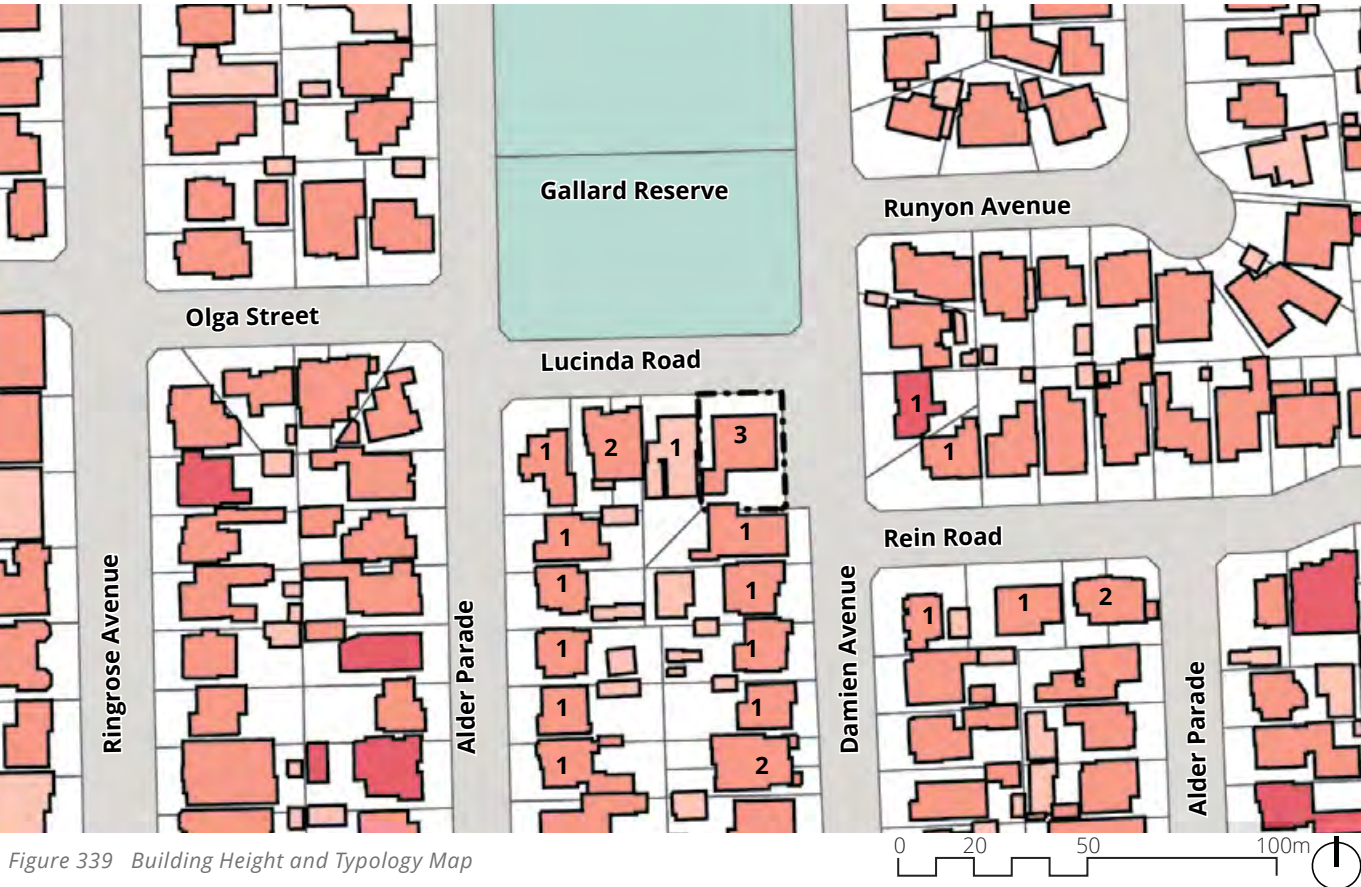
Lighting and Furniture

- No pedestrian lighting.
- Fluorescent lighting under awnings is provided by shop owners.
- Limited street furniture (rubbish bin only).

Public Domain

- There is no investment in public realm enhancements, noting this maybe appropriate given its residential context.

BUILT FORM AND BUILDING CHARACTER



LEGEND

E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

1

Detached Housing

2

Semi Detached Housing

3

Shop Top Housing



Figure 340 Steps for accessing the Centre



Figure 341 Access from Damien Avenue

- Shops are low rise (two-storey) shop top building.
- Surrounding buildings are a maximum two storeys in height and include mainly detached houses.
- The awning provides some shading and weather protection along the footpaths.

LS19 - Maple Street

The Maple Street local shops is a small cluster of five shops, which includes personal services, and gym. Situated within Maple Street Park, this cluster is also in vicinity of other reserves, parks, education facilities and a church. It is surrounded by low density residential.



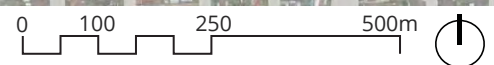
Key Local Shops Statistics	
Area of E1 zone	927 m ²
Lots within E1 zone	5
Service population	1,207
Speed limit	50 km/hr along Willow Street and Wattle Street
Surrounding zoning	R2 - North RE1 - East, South & West
Location	Maple St Shops: 41-49 Maple St, Greystanes



Figure 342 Local Shops within the Park Context - View North from the Park



Figure 343 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 St Paul's Catholic College	5 Ringrose Public School	9 KWC Krav Maga
■ 400m Walking Catchment	2 Our Lady Queen of Peace Preschool	6 Wenty Childrens Centre	10 Pendle Hill Public School
■ 800m Walking Catchment	3 Our Lady Queen of Peace	7 L Driving School	11 Achievers Early Learning Centre
🌳 Public Open Space	4 First Academy Preschool Childcare Centre	8 Smartied Preschool and Long Day Care Centre	12 Reema Family Day Care
🎓 Education			

LOCAL CONTEXT



Figure 344 Our Lady Queen of Peace Primary School (Source: Google Map)



Figure 345 First Academy Preschool Childcare Centre (Source: Google Map)



Figure 346 Gregory Street Reserve (Source: Google Map)



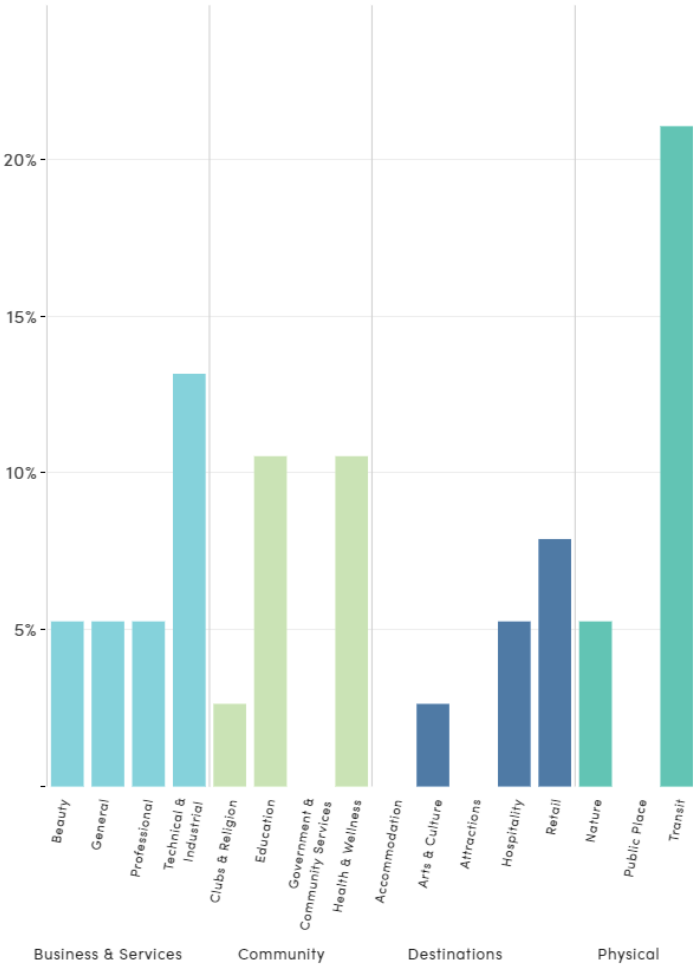
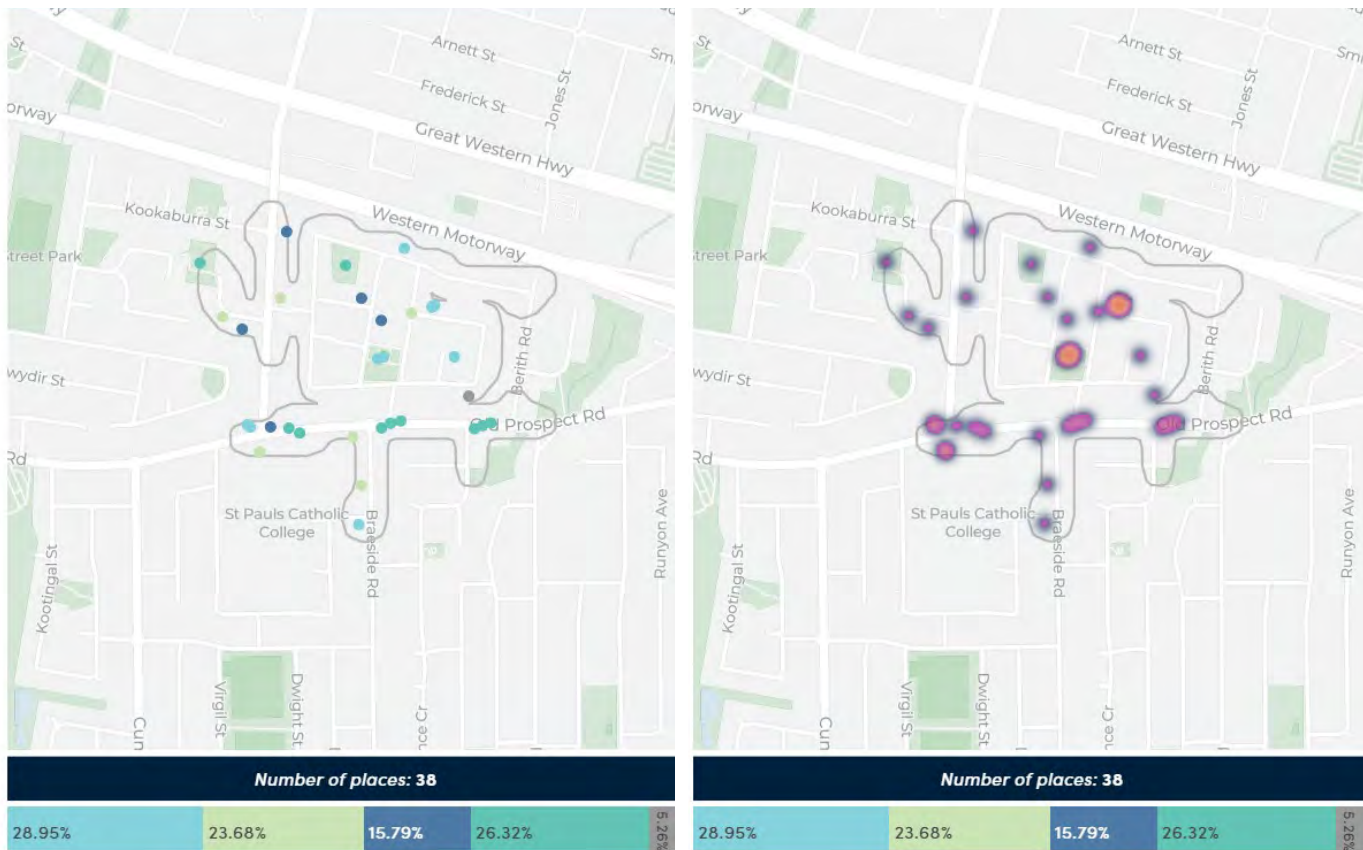
Figure 347 Western Motorway (Source: Google Map)

- These local shops are located within a low density residential context.
- A cluster of schools are located south of the study area within a 10min walking distance.
- The Western Motorway is located to the north of the local shops.



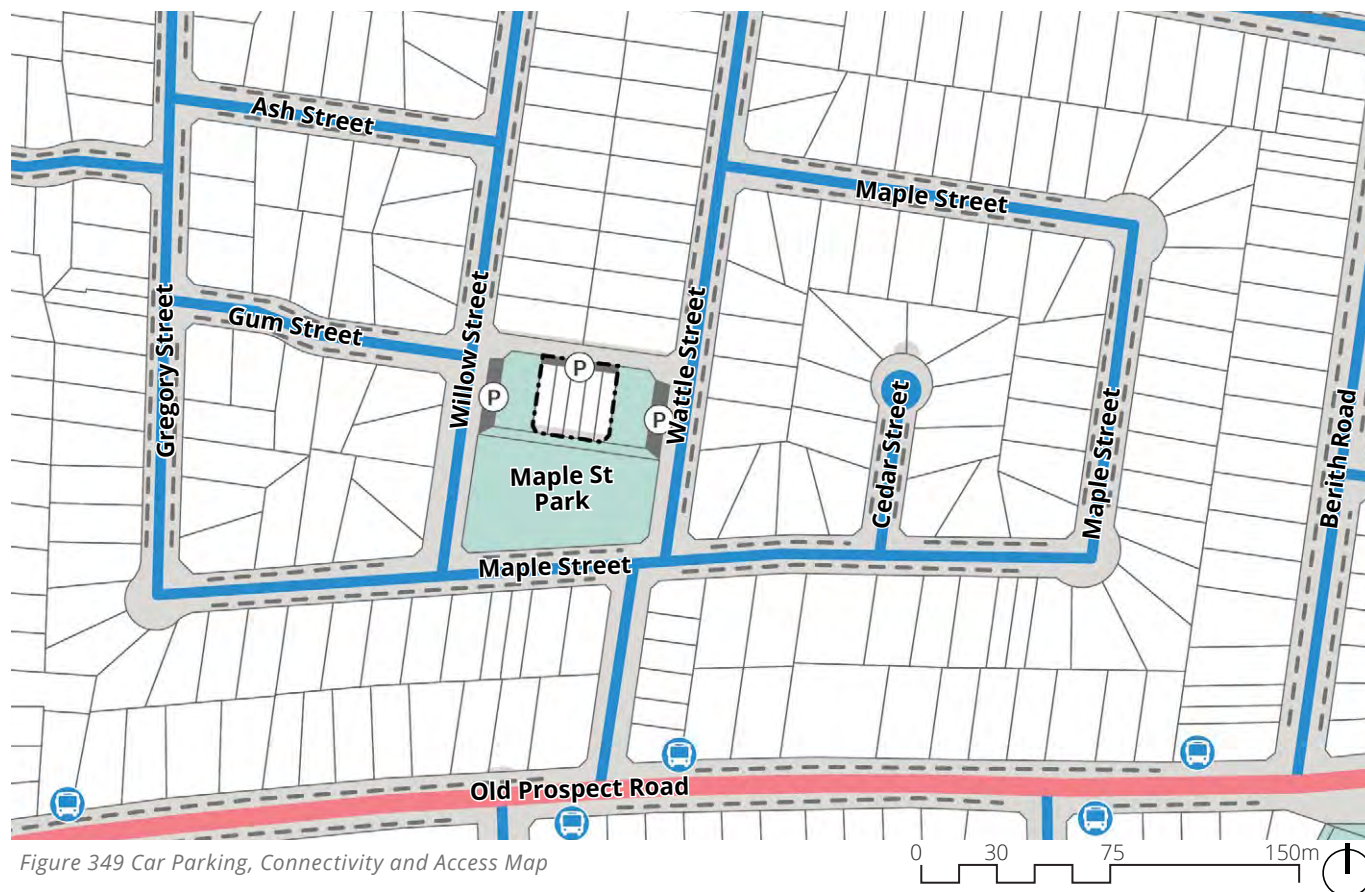
Figure 348 Our Lady Queen of Peace Primary School (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a good mix of place types offering many reasons to visit. This mix of place types includes retail, health and wellness, beauty, community services, nature, technical and industrial services, and hospitality.

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Car Park	Collector Road	Bus Stop
Open Space	On-street parking	Local Road	

- Serviced by bus, with the closest bus stop is on Old Prospect Road, approximately 100m away from the shops.
- Shops are surrounded by local streets with a 50km/hr speed limit.
- There is no pedestrian crossing.
- A pedestrian refuge along Coleman Street provides a level of safety for pedestrians crossing the road.

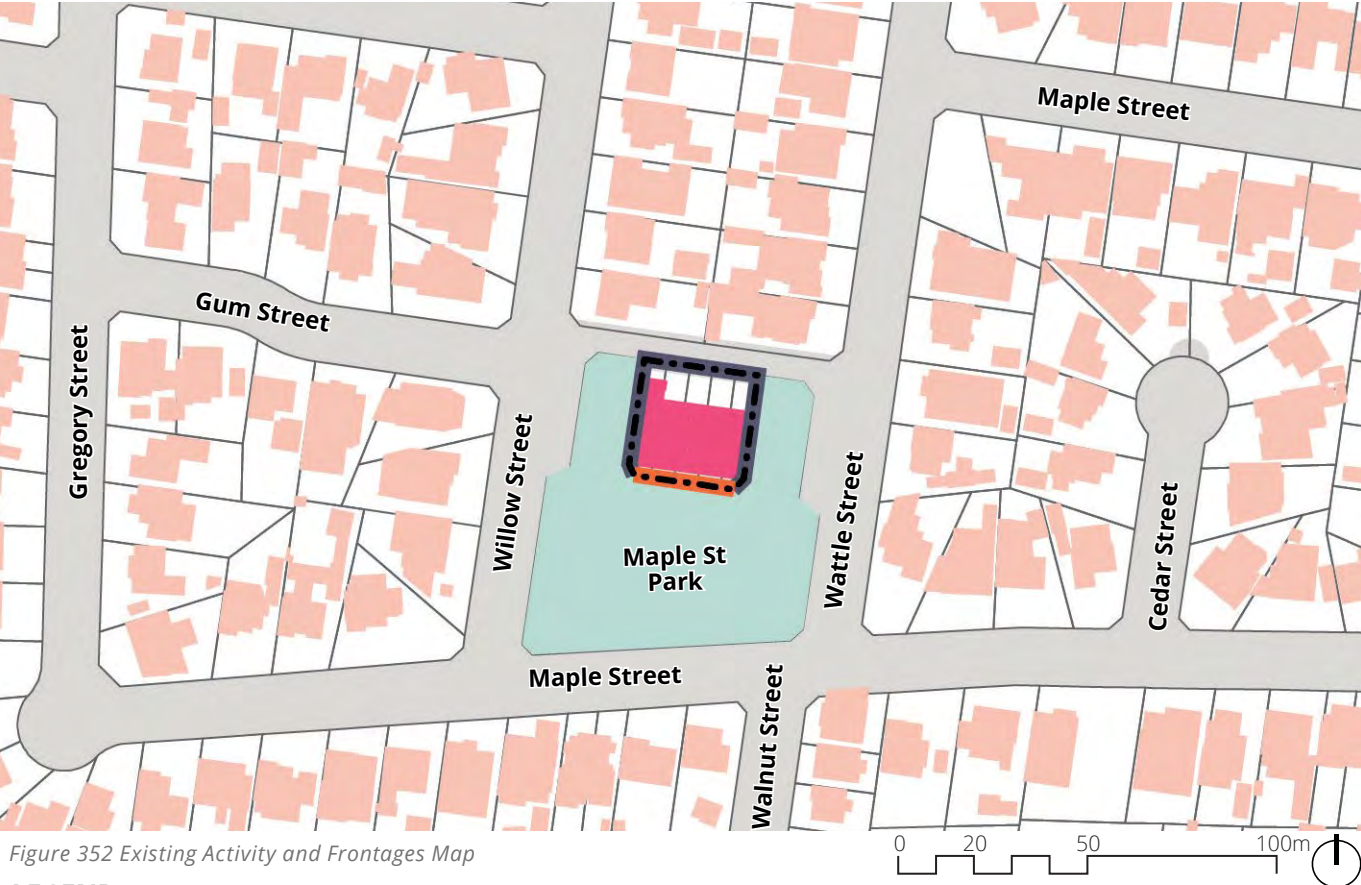


Figure 350 Parking Space
East side of the Park



Figure 351 Rear Laneway Parking

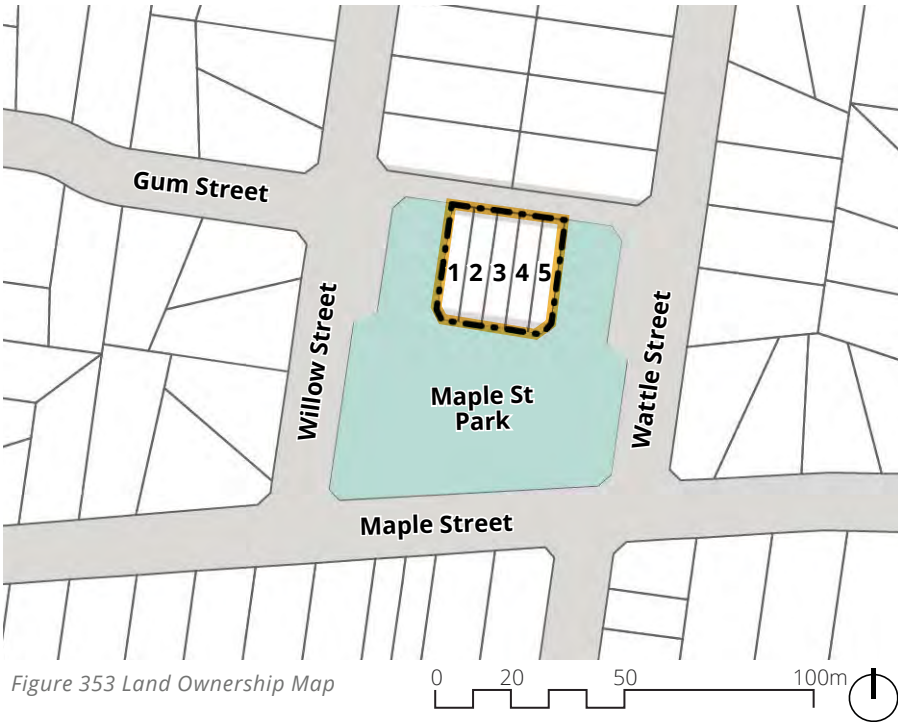
EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Retail
- Semi Active Frontage
- Open Space
- Low Density Residential
- Blank Wall

- This cluster of local shops includes a hairdressers, a kids hairdresser, a beauty salon, and a gym for kids and adults.
- There is a lack of outdoor dining opportunities at the Local Shops.
- This cluster of local shops is located within Maple Street Park which does not promote street activity.
- E1 zoned land comprises a total of 5 lots which are consolidated under single ownership.



LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 354 Renovated Building Frontage and Awnings

Landscaping

- Study area is located within a park with mature trees, views, and shade.

Footpath Width and Walkability of Neighbourhood

- Footpaths leading to the shops are standard concrete along Wattles Street and Willow Street approximately 1.2m in width. The footpath in front of the shops is 5m in width.

Lighting and Furniture

- No pedestrian lighting.
- Some lighting has been provided under awnings by shop owners.
- Seating is provided in the park around kids play ground.

Public Domain

- The park context within which the local shops are located (a park) is a point of difference compared to other local shops..



Figure 355 Footpath Condition



Figure 356 Kids Playground at the Park

BUILT FORM AND BUILDING CHARACTER



Figure 357 Building Height and Typology Map

LEGEND

	E1 Zoned Land		
	Open Space		
	Up to 1 Storey (0-4 m)	1	Detached Housing
	1-2 Storeys (4-8m)	2	Semi Detached Housing
	2-3 Storeys (8-12m)	3	Renovated Single Storey Retail

- Shops are low rise (one storey) unmodernised buildings.
- The site slopes down from north to south and from east towards west.
- Awnings provide shading and weather protection for pedestrians.
- Buildings within the vicinity are mainly detached housing.



Figure 358 Renovated Awnings and Front Facade



Figure 359 Rear Built form

LS20 - Carnation Street

The Carnation Street local shops is a small cluster of five shops, which includes personal services and retail services. Situated near Nemesia Park, this cluster is also in vicinity of other reserves, parks, education facilities, churches and community facilities. It is surrounded by low density residential.



Key Local Shops Statistics	
Area of E1 zone	2,260 m ²
Lots within E1 zone	7
Service population	1,063
Speed limit	50 km/hr along Carnation Street
Surrounding zoning	R2 - North, East, South & West
Location	Carnation Street: 20-32 Carnation St, Greystanes



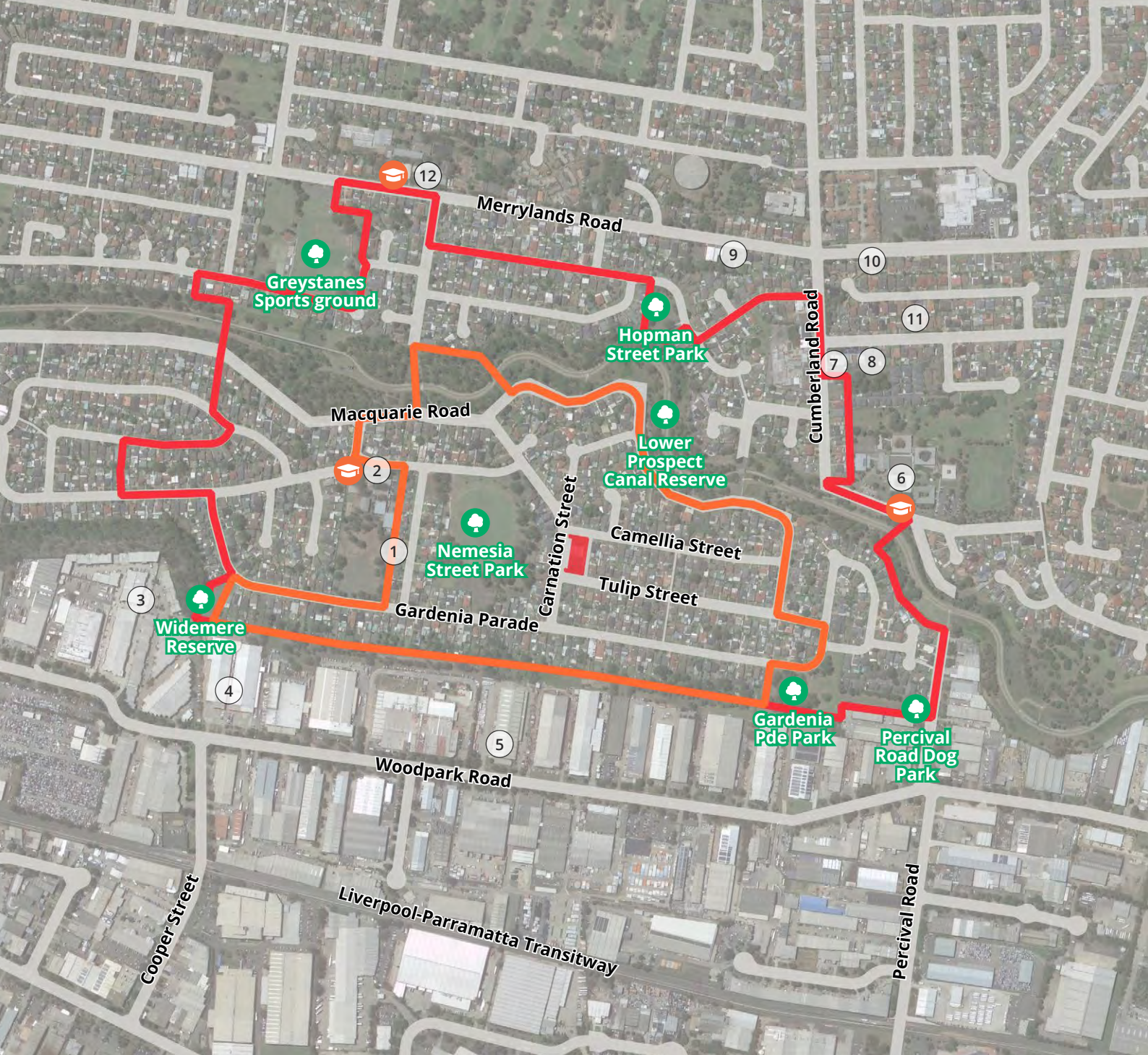
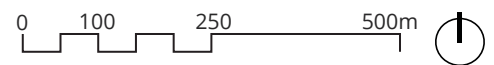


Figure 360 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Educate Me Montessori	5 FHV Driver Training	9 Greystanes Preschool
■ 400m Walking Catchment	2 Widemere Public School	6 Holroyd High School	10 Greysmed Surgery
■ 800m Walking Catchment	3 Ultimate Driving School	7 Greystanes Uniting Church	11 Total Care Early Learning Centre
● Public Open Space	4 Fresenius Medical Care Australia	8 Greystanes Uniting Church Child Care Centre	12 Greystanes Public School
● Education			

LOCAL CONTEXT



Figure 361 Lower Prospect Canal Reserve (Source: Google Map)



Figure 362 Lower Prospect Canal Reserve (Source: Google Map)



Figure 363 Nemesia Street Park (Source: Google Map)

- This cluster of local shops is located between two green corridors with tree canopies north and south. These corridors lead to the Lower Prospect Canal Reserve to the east.
- Nemesia Street Park is located to the west.
- Lower Prospect Canal Reserve is located to the north of the shops.
- There are a few schools within the walking catchment.
- Large industrial and commercial buildings are located to the south of the shops.

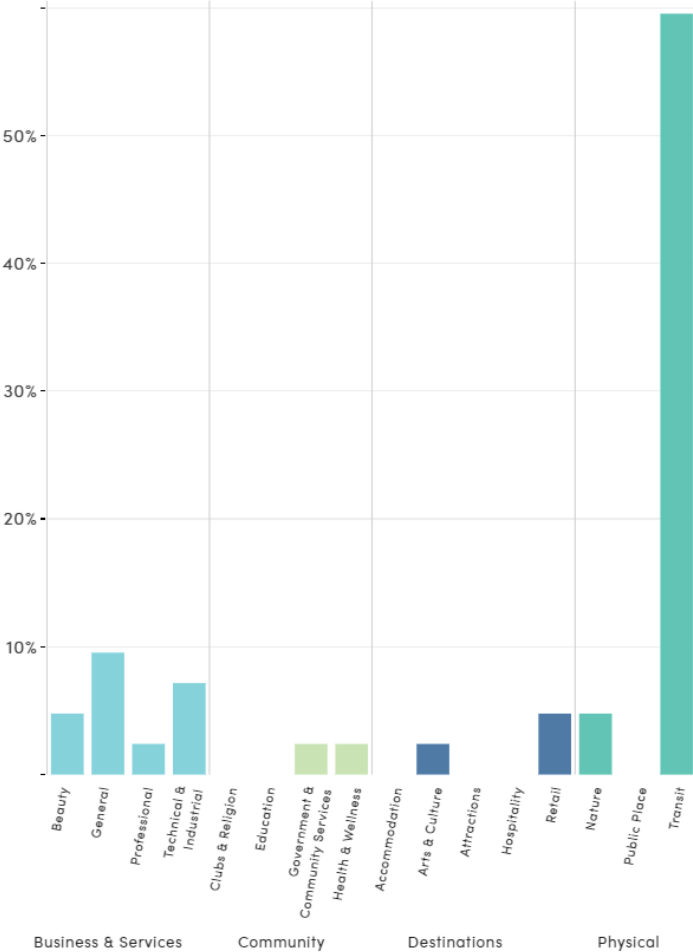
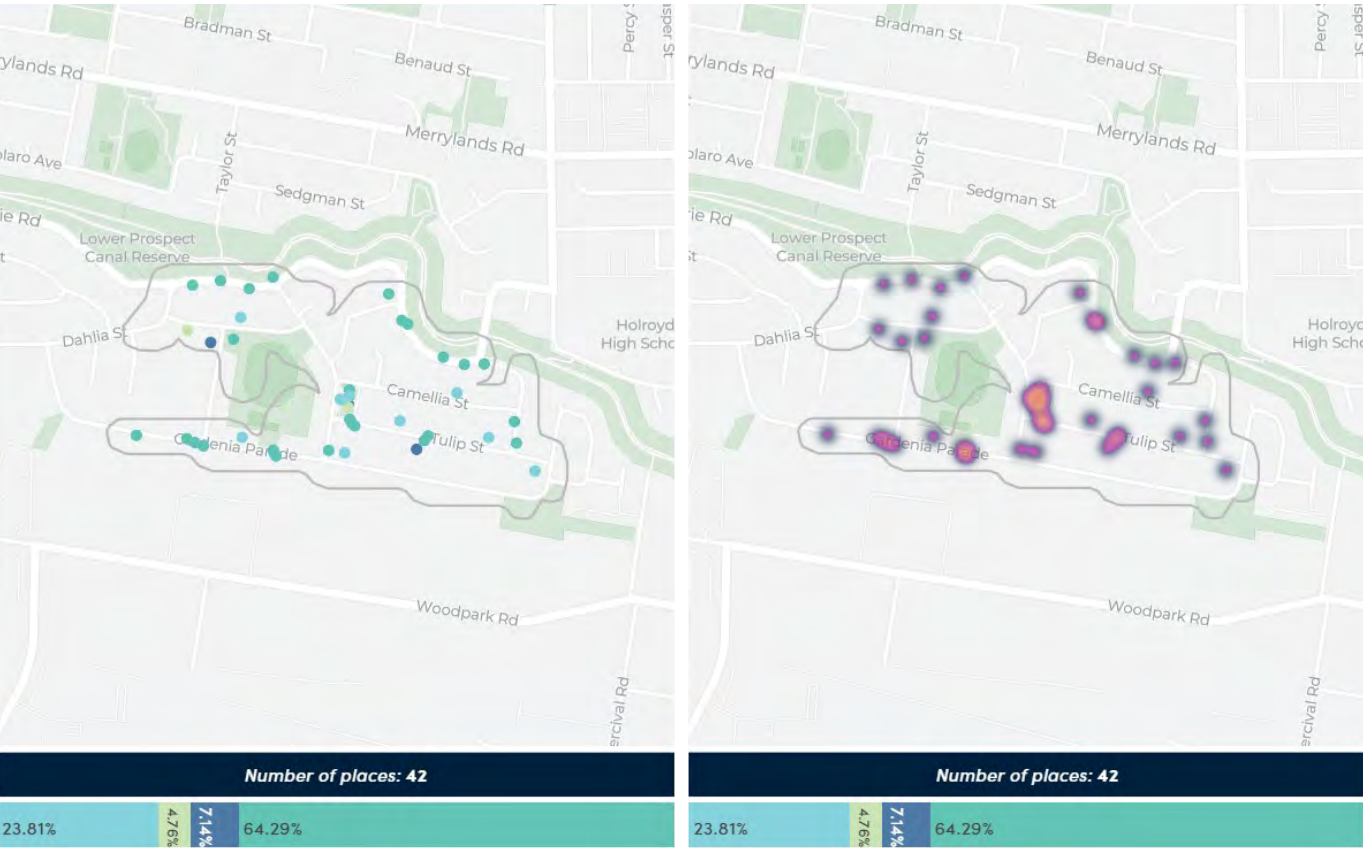


Figure 364 Western Motorway (Source: Google Map)



Figure 365 Industrial Estate (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This mix of place types is predominately around public transport usage with some general services..

ACCESS AND CONNECTIVITY



LEGEND

E1 Zoned Land	Parking access	Local Road	Bus Stop
Open Space	On-street parking	Council Nominated Bike Lane	
Car Park	Collector Road	Signalised Crossing	

- Serviced by bus.
- Surrounding streets are local roads with a 50km/hr speed limit.
- A speed hump calms down traffic to the local shops with a speed limit of 25 km/hr.
- There are is pedestrian crossing.
- There are 19 dedicated parking spaces in front of the shops.



Figure 367 Parking space in front of the Centre.

EXISTING ACTIVITY AND ACTIVE FRONTAGES



Figure 368 Existing Activity and Frontages Map

LEGEND

- E1 Zoned Land
- Retail
- Semi Active Frontage
- Blank Wall
- Open Space
- Low Density Residential
- Inactive Frontage

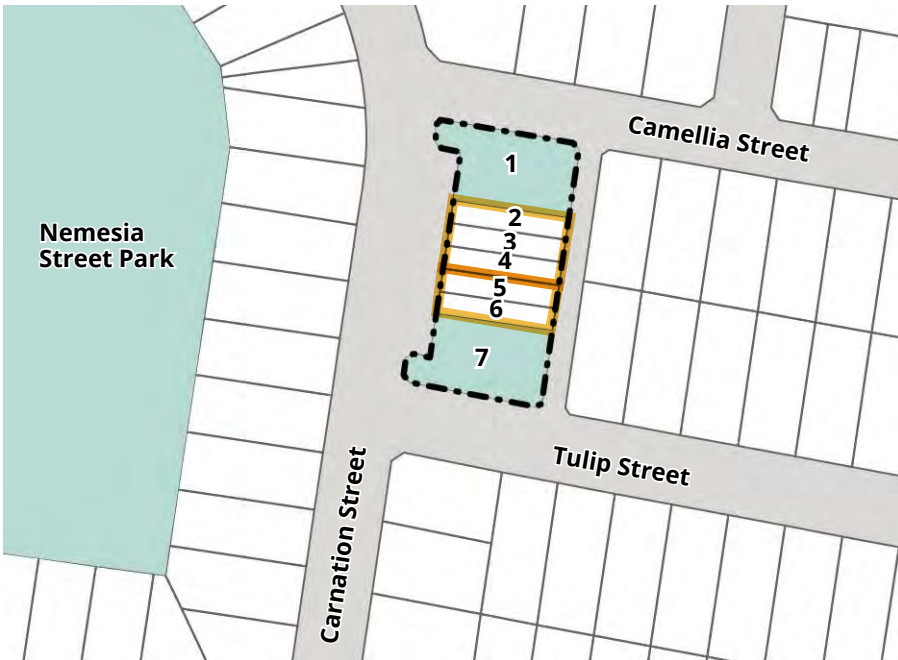


Figure 369 Land Ownership Map

LEGEND

- E1 Zoned Land
- Open Space
- Lots Consolidated Under Single Ownership

- This cluster of local shops includes a gym, an electronic store, a vet clinic, a hair dresser and a dog wash.
- The blank wall on north and south blocks views to the open space.
- E1 zoned land comprises a total of seven lots with one area of consolidated single ownership.

PUBLIC REALM QUALITY



Figure 370 Convenient Access to Dedicated Parking Space in Front of the Local Shops

Landscaping

- There are two small open spaces north and south of the local shops.
- There is limited tree planting / landscaping along the front of the local shops.

Footpath Width and Walkability of Neighbourhood

- Footpaths within the park are standard concrete approximately 1.2m in width.
- Footpaths in front of the local shops are standard concrete approximately 3.6m in width.

Lighting and Furniture

- No pedestrian lighting.
- Play equipment for kids, a seating bench and table are provided to the north within the open space.

Public Domain

- Some investment in the public realm in surrounding open space, but is limited in front of the local shops.



Figure 371 Playing Equipment North of the Local Shops



Figure 372 Narrow Footpaths within the Park North of the Local Shops

BUILT FORM AND BUILDING CHARACTER



Figure 373 Building Height and Typology Map

LEGEND

	E1 Zoned Land	Building Typology	
	Open Space	1	Detached Housing
	Up to 1 Storey (0-4 m)	2	Semi Detached Housing
	1-2 Storeys (4-8m)	3	Traditional Retail
	2-3 Storeys (8-12m)		



Figure 374 Lack of Openings and Views to the Park on Both Sides of the Local Shops

- Shops are low rise (one storey), unmodernised buildings.
- There are no views to the open space from the local shops.
- The site slopes down towards east.
- Awnings provide shading and weather protection.
- Buildings within the vicinity are mainly detached housing.



Figure 375 Rear Laneway

LS21- Hawksview Street

The Hawksview Street local shops is a small cluster of five shops, which includes personal service and retail services, a cafe and retail. Situated near Holroyd Private Hospital, this cluster is also in vicinity of parks and education facilities. It is surrounded by low and medium density residential areas.



Key Local Shops Statistics	
Area of E1 zone	603 m ²
Lots within E1 zone	1
Service population	3,073
Speed limit	50 km/hr along Hawksview Street and Chetwynd Road
Surrounding zoning	R2 - North & West R3 - East and South
Location	126-130 Hawksview St, Guildford



Figure 376 Hawksview Street Local Shops - View South-East from Hawksview Street

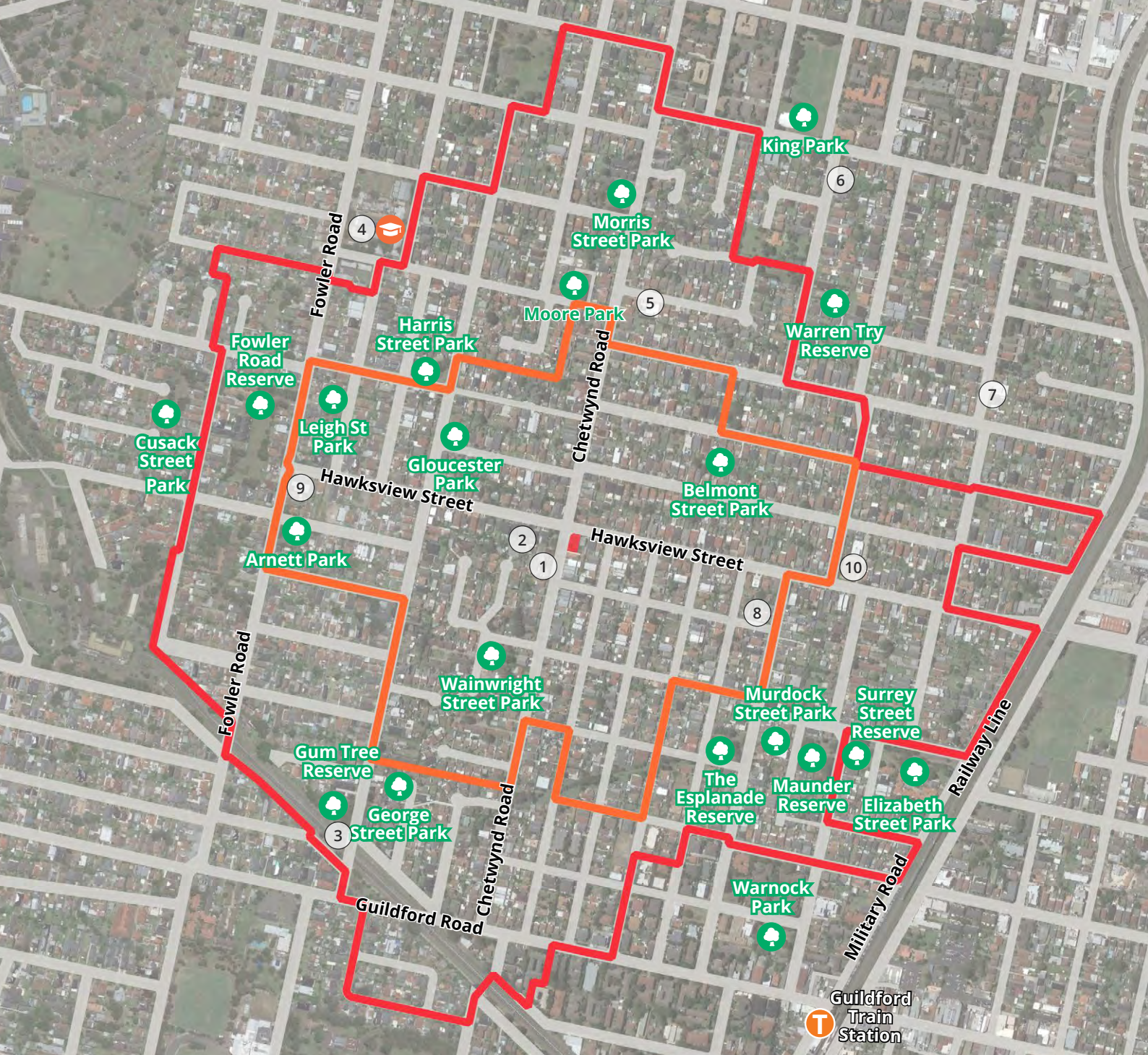
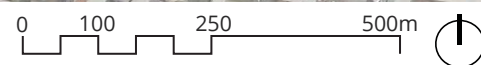


Figure 377 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Holroyd Private Hospital	5 Grace 4 Kids Early Learning Centre	9 RnM Tyre Centre
■ 400m Walking Catchment	2 Al Omari Medical Centre	6 Merrylands Anglican Church	10 Early Academics Early Learning Centre
■ 800m Walking Catchment	3 Cheryl's Family Day Care- Great Western FDC	7 Advanced Early Learning - Walker Street	
Public Open Space	4 Merrylands Public School	8 John's Bathroom Renovations	
Education			
Train Station			

LOCAL CONTEXT



Figure 378 Holroyd Private Hospital (Source: Google Map)



Figure 379 Duplex Attached Residential Housing (Source: Google Map)



Figure 380 Gum Tree Reserve (Source: Google Map)

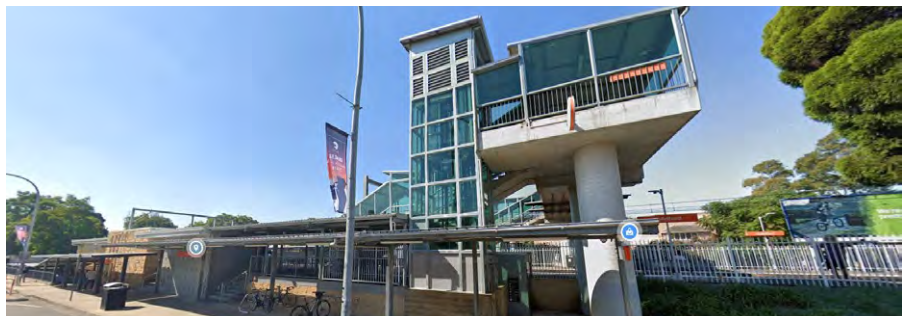


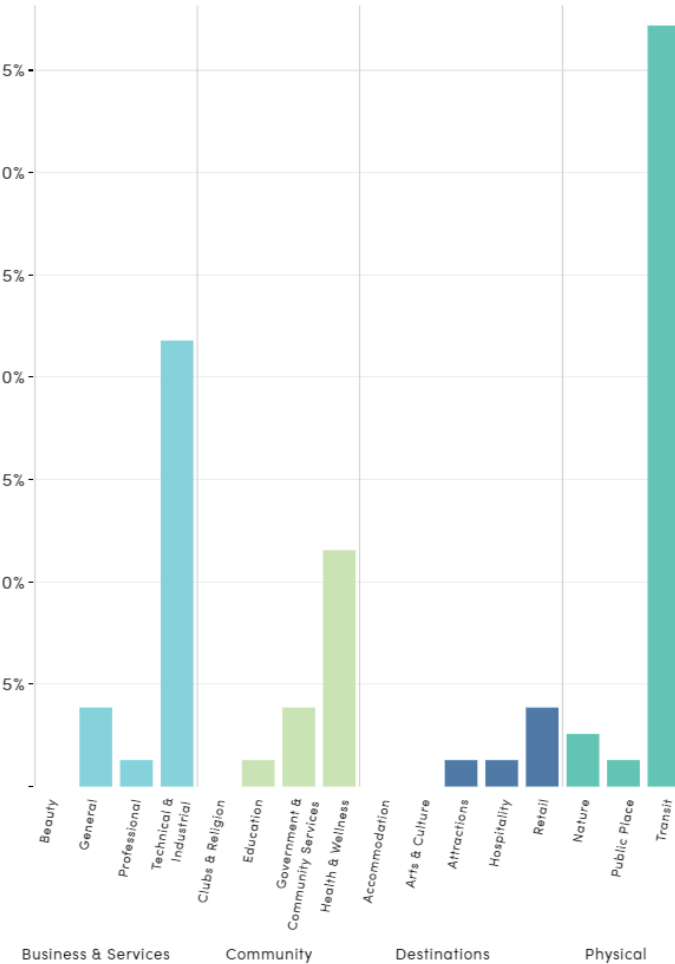
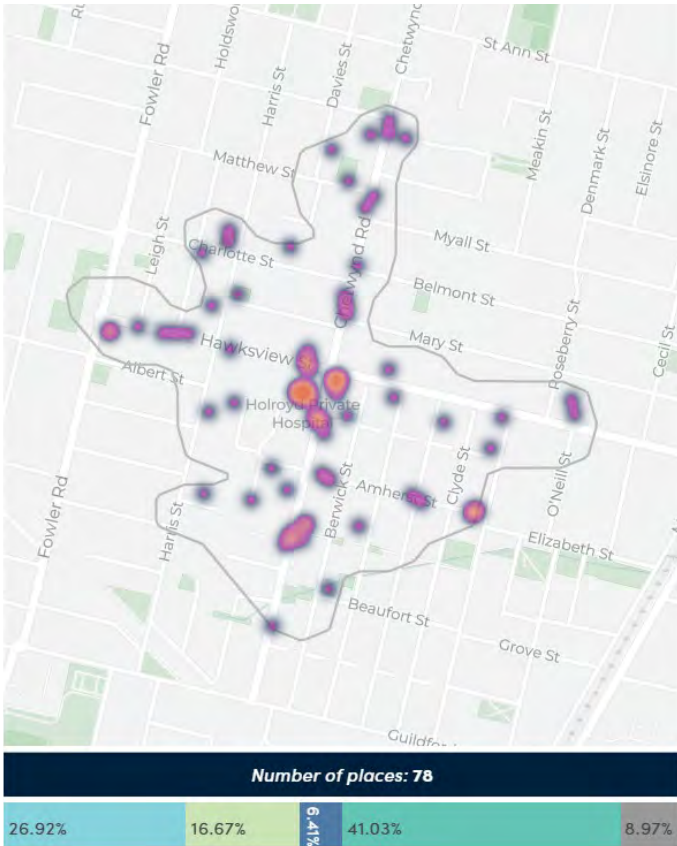
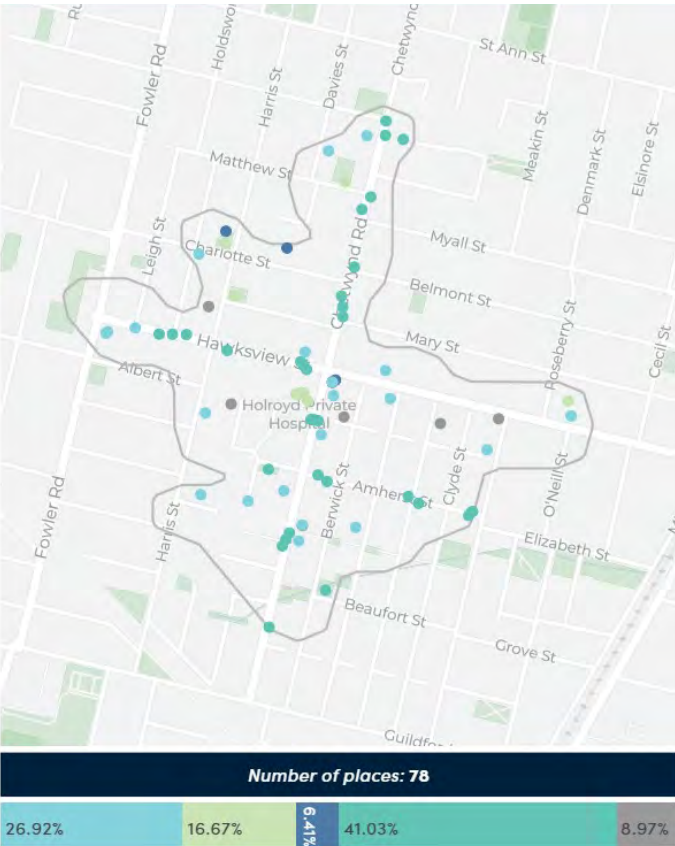
Figure 381 Guildford Station (just outside 800m walking distance) (Source: Google Map)

- This cluster of local shops is located within 800m of the railway line, between Guildford and Merrylands Train Stations.
- Holroyd Private Hospital is located opposite the local shops at Chetwynd Road.
- Merrylands Public School is within 800m walking catchment of the local shops.



Figure 382 Merrylands Public School (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This mix of place types is predominately around public transport usage with some technical and industrial services..

ACCESS AND CONNECTIVITY



LEGEND

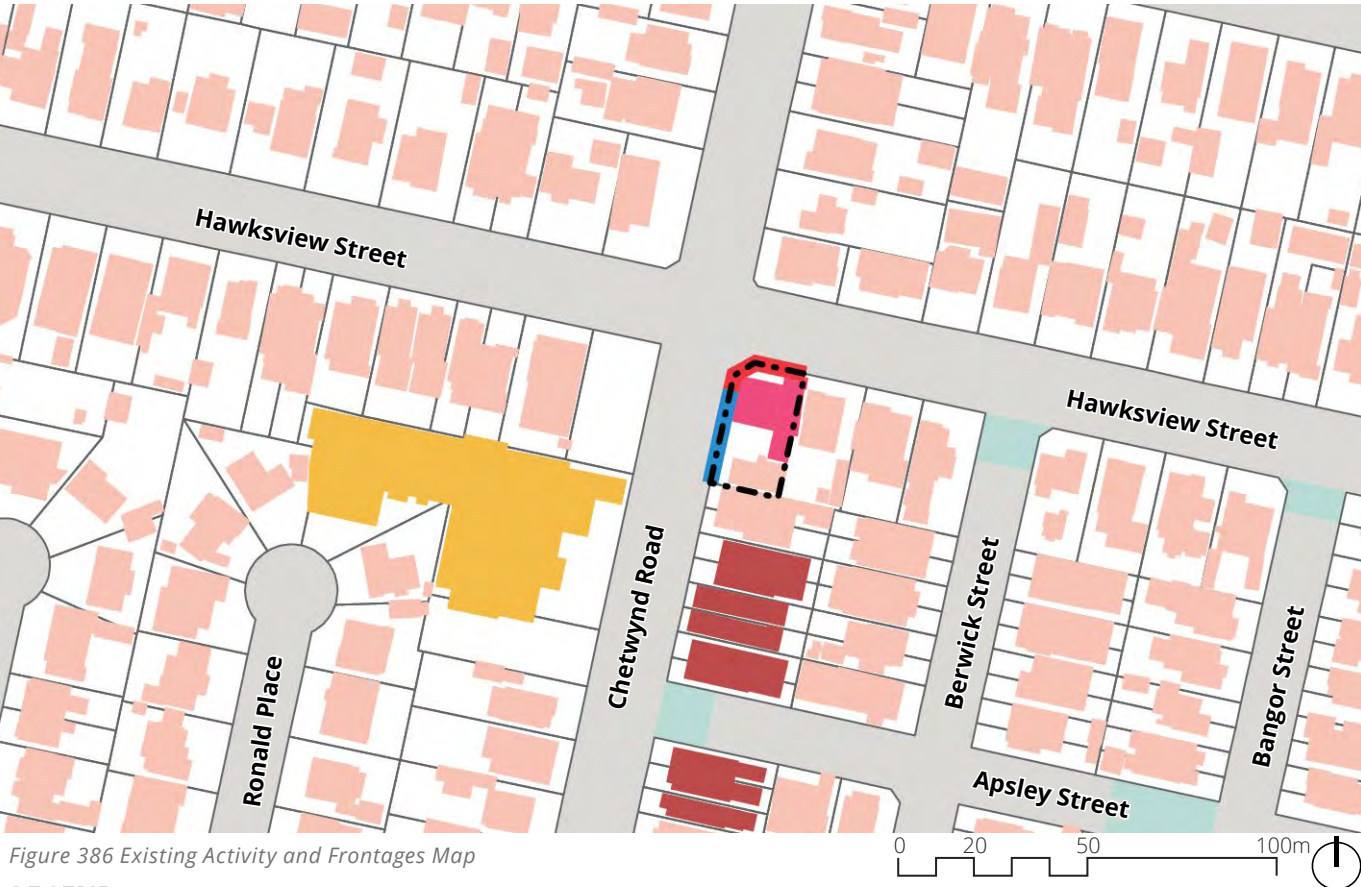
E1 Zoned Land	Parking access	Collector Road	Signalised Crossing
Open Space	On-street parking	Local Road	Bus Stop
Car Park	Regional Road	Pedestrian Crossing	

- Serviced by bus, with unsheltered bus stops.
- Three parking spaces provides some convenience for customers, however, they are limited in number.
- The speed limit is 50km/hr.
- A signalised pedestrian crossing provides safe access for pedestrians.
- The 4 lane Hawksview Street is a noisy street with heavy traffic.
- Safety guardrails at the corner detract from streetscape and the overall pedestrian experience.



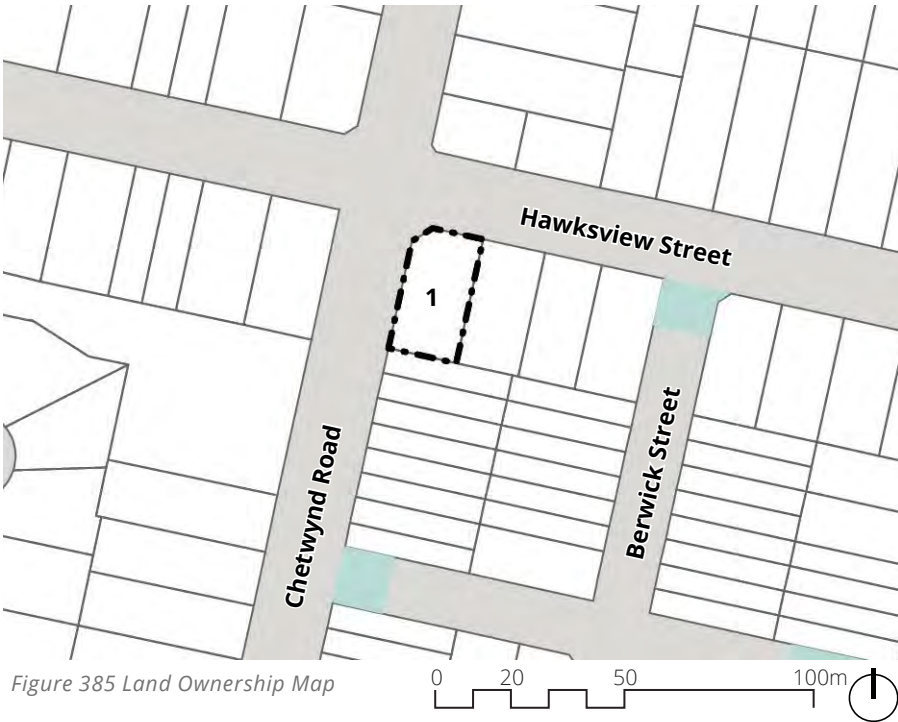
Figure 384 Signalised Pedestrian Crossing and Harsh Environment of the Road

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Retail
- Low Density Residential
- Active Frontage
- Open Space
- Community/Health Facility
- Medium Density Residential
- Inactive Frontage



- This cluster of local shops includes a pizza shop, a tobacco shop, a cafe, a clothes shop and a residential building.
- There are some outdoor dining facilities at the pizza shop.
- E1 zoned land comprises 1 lot under a single ownership.

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership
- Open Space

PUBLIC REALM QUALITY



Figure 387 Limited Landscaping due to Sight lines and Clear Zone



Figure 388 Palm Trees from adjoining properties



Figure 389 Outdoor Dining Facilities

Landscaping

- There is limited landscaping due to the need for sight lines and a clear zone to be maintained at the intersection
- There are two palm trees from adjoining residential properties on Hawksview Street.
- Mature trees opposite the local shops on Chetwynd Road provide shade over footpaths.

Footpath Width and Walkability of Neighbourhood

- Footpaths along Hawksview Street are paved and approximately 8m in width.
- Footpaths along Chetwynd Road are 3.6m in width.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.
- Some outdoor dining seating and tables are provided by shop owners..

Public Domain

- No investment in public realm enhancements.

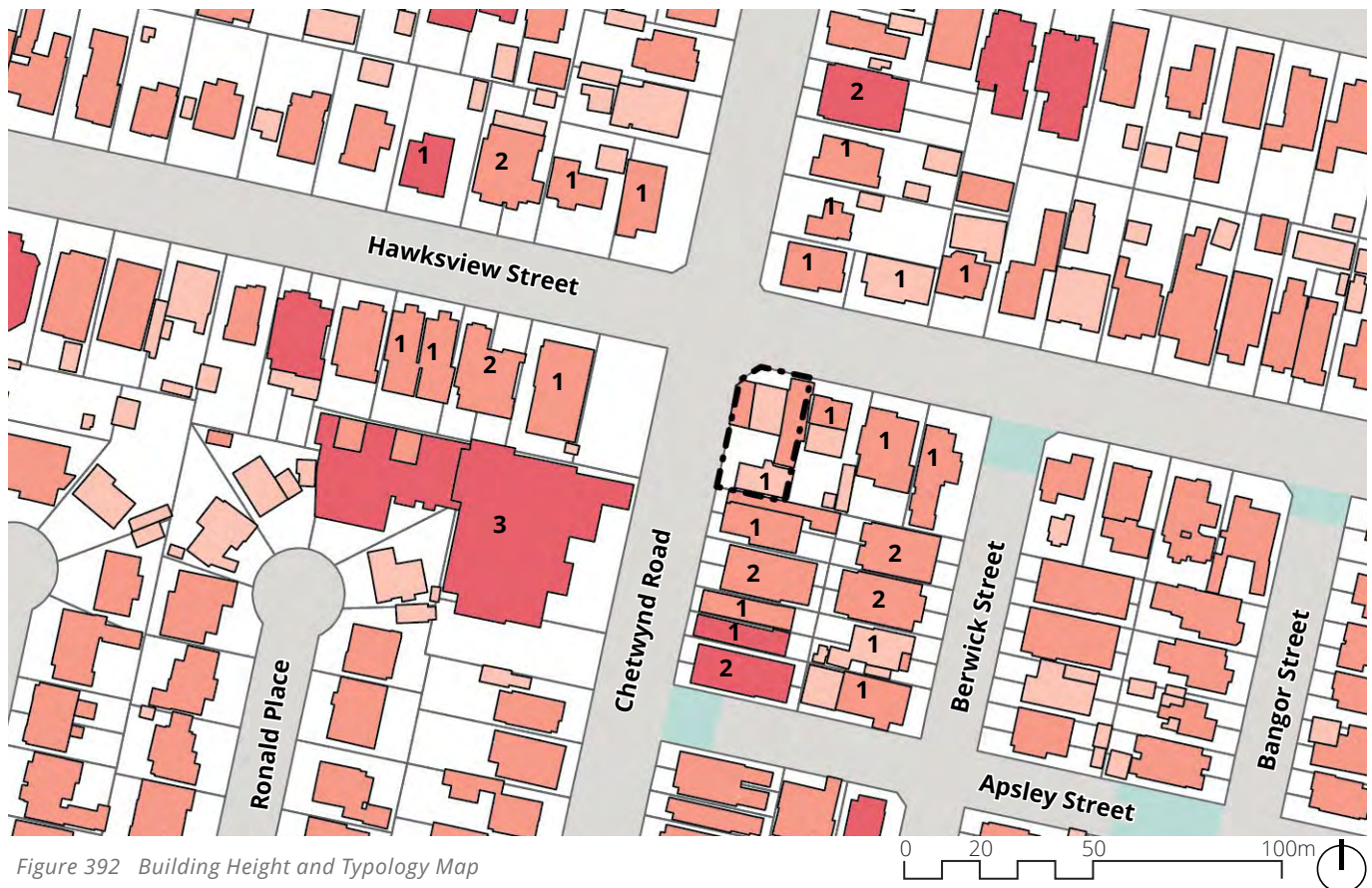


Figure 390 Footpaths



Figure 391 Mature Tree Opposite the Local Shops

BUILT FORM AND BUILDING CHARACTER



LEGEND

E1 Zoned Land

Open Space

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Semi Detached Housing
- 3 Hospital
- 4 Traditional Retail

- Shops are low rise (one storey), unmodernised buildings.
- The site slopes down slightly towards east and south.
- The awnings provide shade and weather protection.
- Surrounding buildings are mainly detached and semi detached housing.



Figure 393 Awnings Providing Shading to the Footpaths

LS22- Clyde Street

The Clyde Street local shops is a small cluster of shops, with a mix of retail and convenience-based services. Situated near Chiswick Park, this cluster is also in vicinity of education facilities, places of worship and parks. It is surrounded by low density residential.



Key Local Shops Statistics	
Area of E1 zone	1,402 m²
Lots within E1 zone	2
Service population	2,231
Speed limit	50 km/hr along Montgomery Avenue 60km/hr along Clyde Street
Surrounding zoning	R2 - North, East, South & West
	
Location	291-295 Clyde Street, South Granville



Figure 394 Corner Pizza Shop - View South from Ostend Street

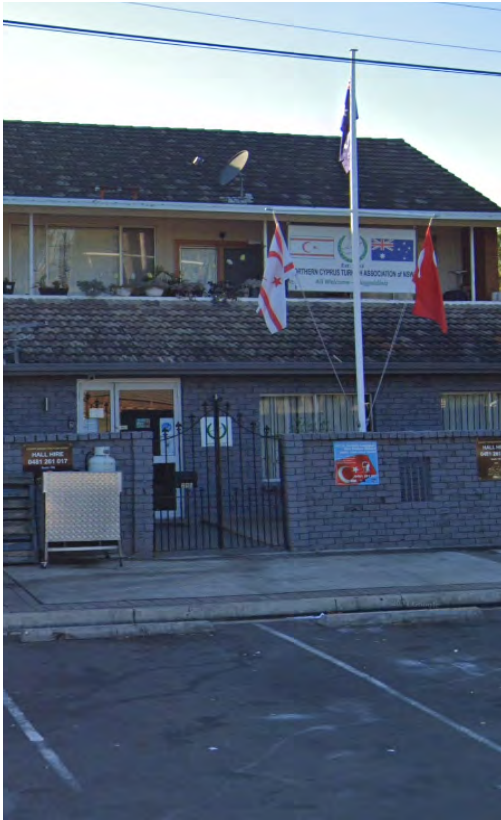
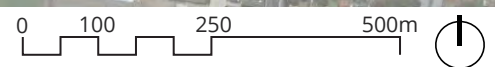


Figure 395 Northern Cyprus Turkish Association of NSW (Source: Google Map)



Figure 396 Local Shops Extent and Context Map



LEGEND

- | | | | |
|---|--|---|---------------------------|
|  Existing E1 Zone | 1 Granville Youth Association - Clyde Centre | 4 Scribbles & Giggles Child Care Centre | 8 Masjid Al Noor |
|  400m Walking Catchment | 2 Burmese Christian Church Sydney | 5 Little School for Little Children | 9 Bioceram Dental Lab Pty |
|  800m Walking Catchment | 3 Only About Children Granville | 6 Dellwood Medical Centre | 10 Granville Men's Shed |
|  Public Open Space | 7 Blaxcell Street Public School | 11 Northern Cyprus Turkish Association of NSW | |
|  Education | | | |

LOCAL CONTEXT



Figure 398 Peacock Gallery and Auburn Arts Studio (Source: Google Map)



Figure 397 Burnese Christian Church Sydney (Source: Google Map)



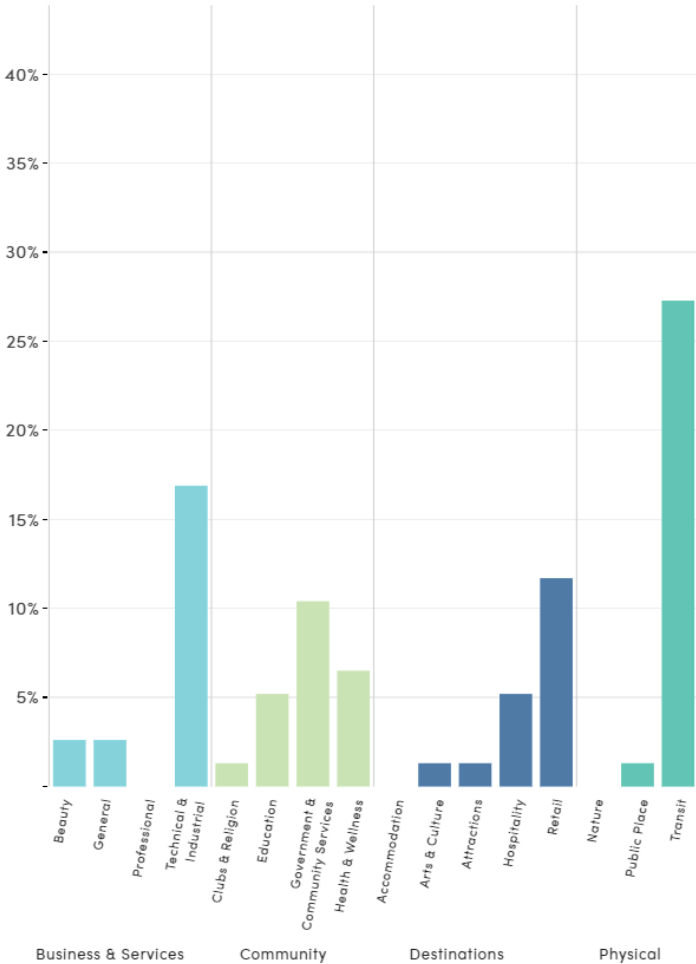
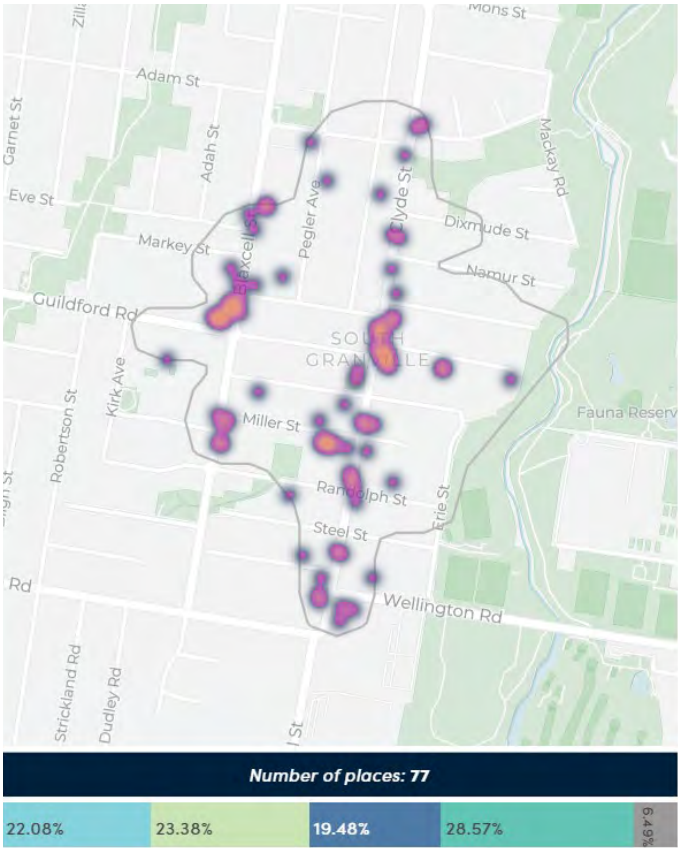
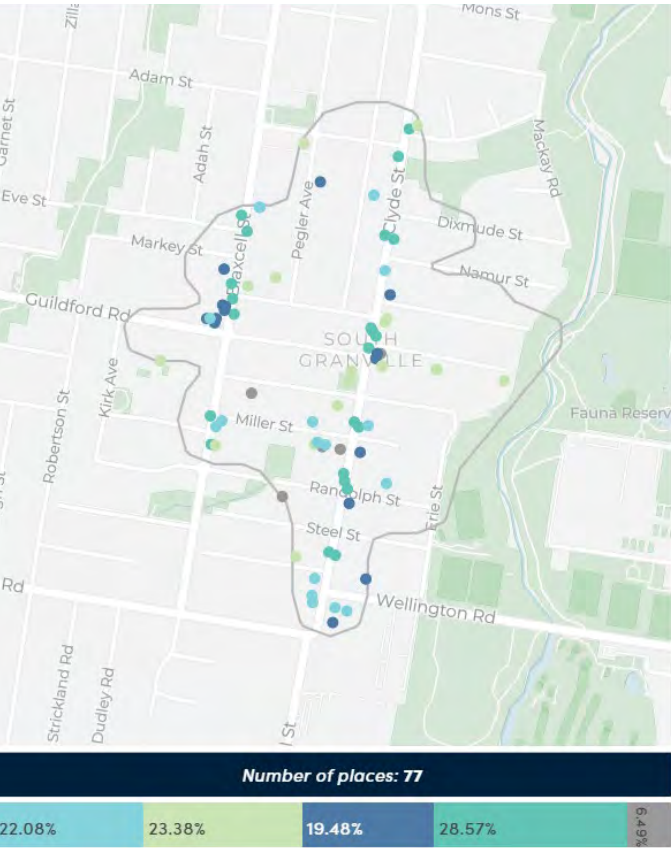
Figure 399 Blaxcell Street Public School (Source: Google Map)

- This cluster of local shops is in 800m walking catchment of open spaces, a public school, child care centres and churches.
- Located in proximity to the Duck River green corridor to the west.
- Auburn Botanical Gardens, Auburn Fauna Reserve and Ray Marshall Reserve are within walking distance.



Figure 400 Little School for Little People (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This mix of place types is predominately around public transport usage with some technical and industrial services, retail and community services.

ACCESS AND CONNECTIVITY

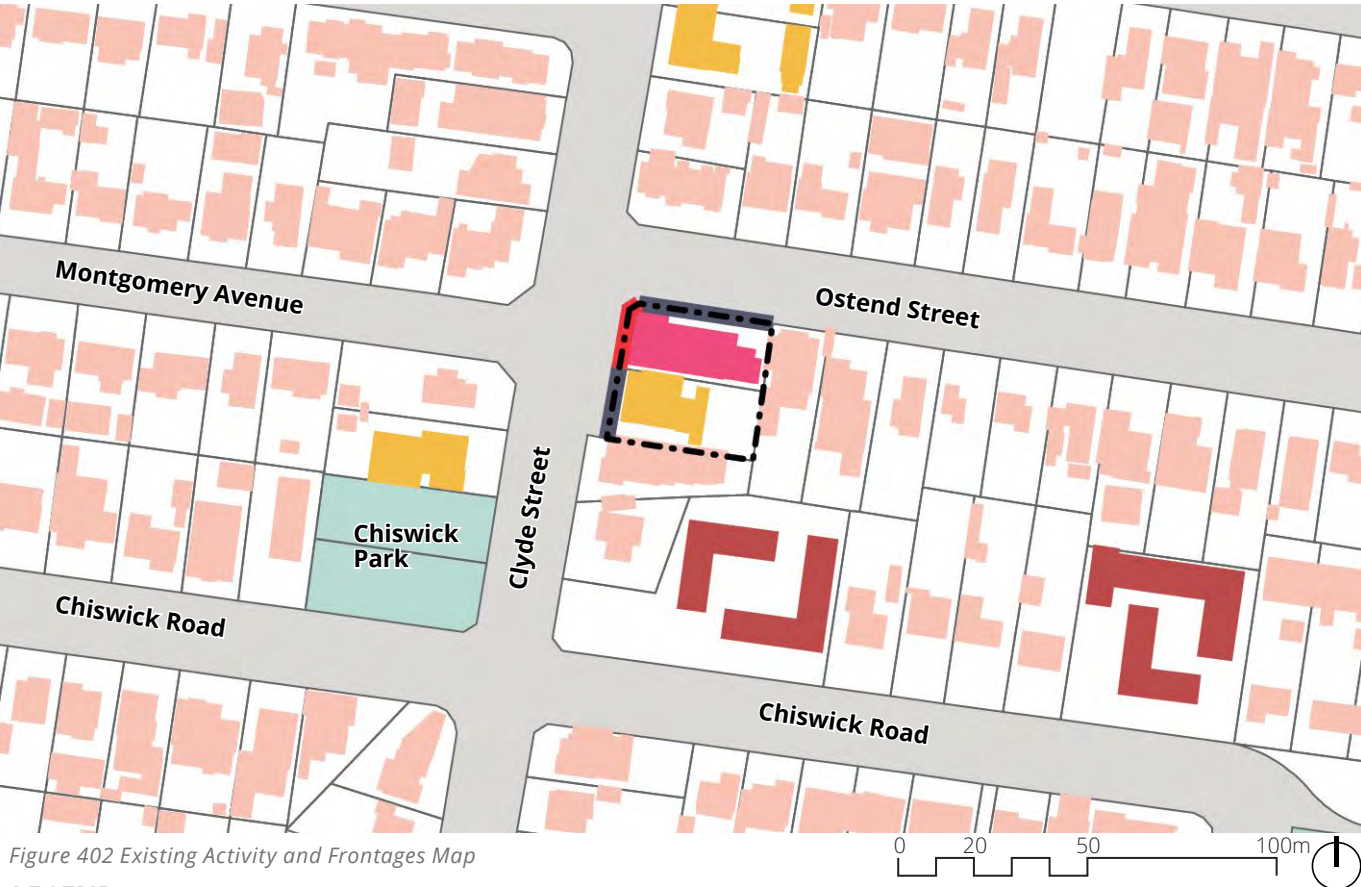


LEGEND

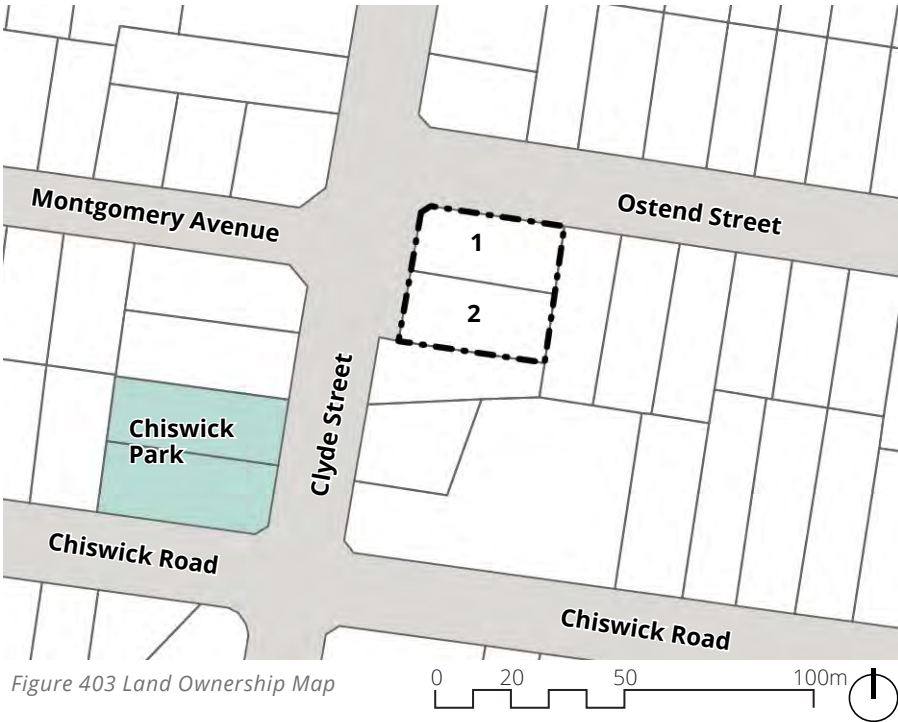
E1 Zoned Land	Car Park	Regional Road	Council Nominated Bike Lane
Open Space	On-street parking	Local Road	Bus Stop

- Serviced by bus.
- There are 10 dedicated parking spaces in front of the local shops along Clyde Street.
- The speed limit is 60km/hr along Clyde Street and 50 km/hr along adjacent local roads
- There is no pedestrian crossing at the local shops.

EXISTING ACTIVITY AND ACTIVE FRONTAGES



- This cluster of local shops includes a combined butchery and restaurant, a combined groceries and vegetable shop, a pizza shop and Northern Cyprus Turkish Association of NSW .
- Some outdoor dining facilities are provided at pizza shop.
- E1 zoned land comprises two lots.



PUBLIC REALM QUALITY



Figure 404 Advertising Flags Detract from Streetscape

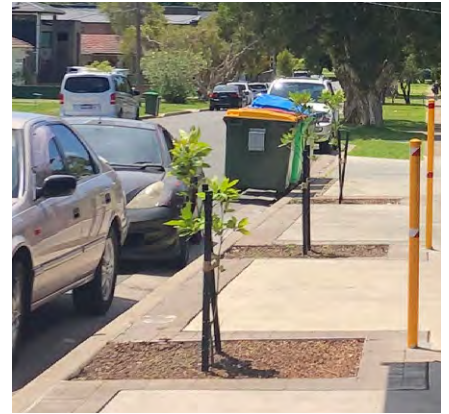


Figure 405 Newly Planted Trees



Figure 406 Street Furniture at Corner

Landscaping

- There are some flower boxes at the corner where pizza shop is located.
- There are some newly planted trees along Ostend Street

Footpath Width and Walkability of Neighbourhood

- Footpaths are approximately 3.2m in with some areas for tree planting along Ostend Street.
- Footpaths were recently renewed along Ostend Street.

Lighting and Furniture

- No pedestrian lighting.
- Some seating and tables are provided by shop owners.

Public Domain

- Some investment in public realm enhancements have been undertaken.

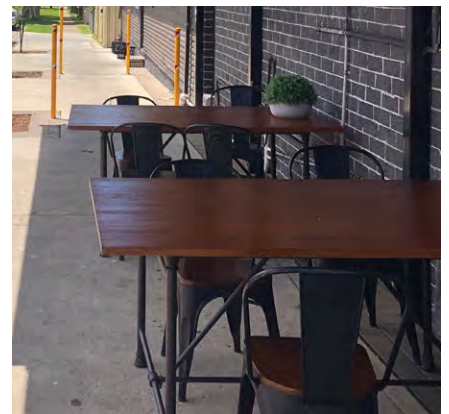
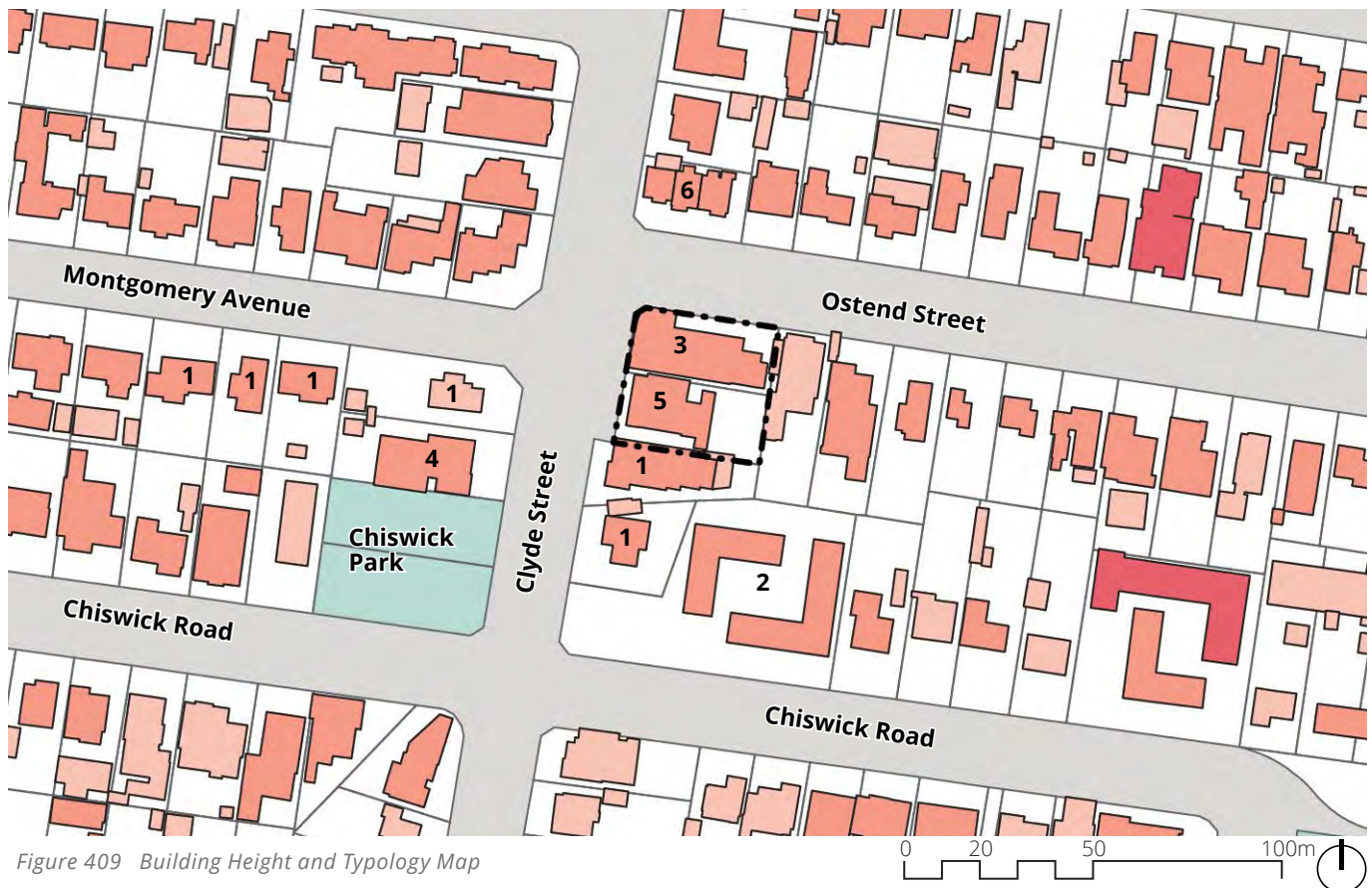


Figure 407 Outdoor Dining at Pizza Shop



Figure 408 Condition of Footpaths in front of the Supermarket

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 2-storey Apartment
- 3 Retail (Shop Front Housing)
- 4 Mosque
- 5 Association (Detached Product)
- 6 Town Houses (Attached Housing)

- Shops are low rise (one storey).
- Current developments are up to two storeys in height within the vicinity of the local shops and is mainly detached housing.
- The pizza shop on the corner appears to be recently renovated with brick and wooden facade.
- Awnings provide shading and weather protection.

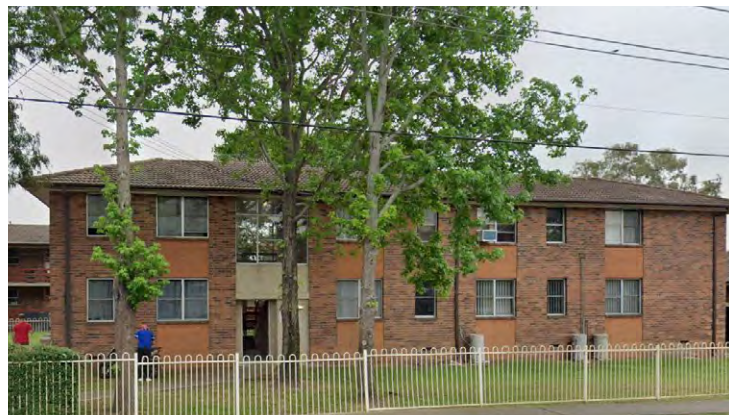


Figure 410 Two-Storey Building in vicinity (Source: Google Map)



Figure 411 Single Storey Height of the Shops

LS23- Excelsior Street_1

The Excelsior Street_1 local shops is a small cluster of shops, with a mix of retail and convenience-based services. Situated within a residential context, this cluster is also in vicinity of places of worship and parks.



Key Local Shops Statistics	
Area of E1 zone	1,033 m ²
Lots within E1 zone	7
Service population	2,018
Speed limit	50 km/hr along Excelsior Street, Constance Street and Cleone Street. 20 km/hr at the Centre
Surrounding zoning	R2 - North, East, South & West
Location	174-178 Excelsior Street, Guildford



Figure 412 Excelsior Street_1 Local Shops - View West from Excelsior Street (Source: Google Map)

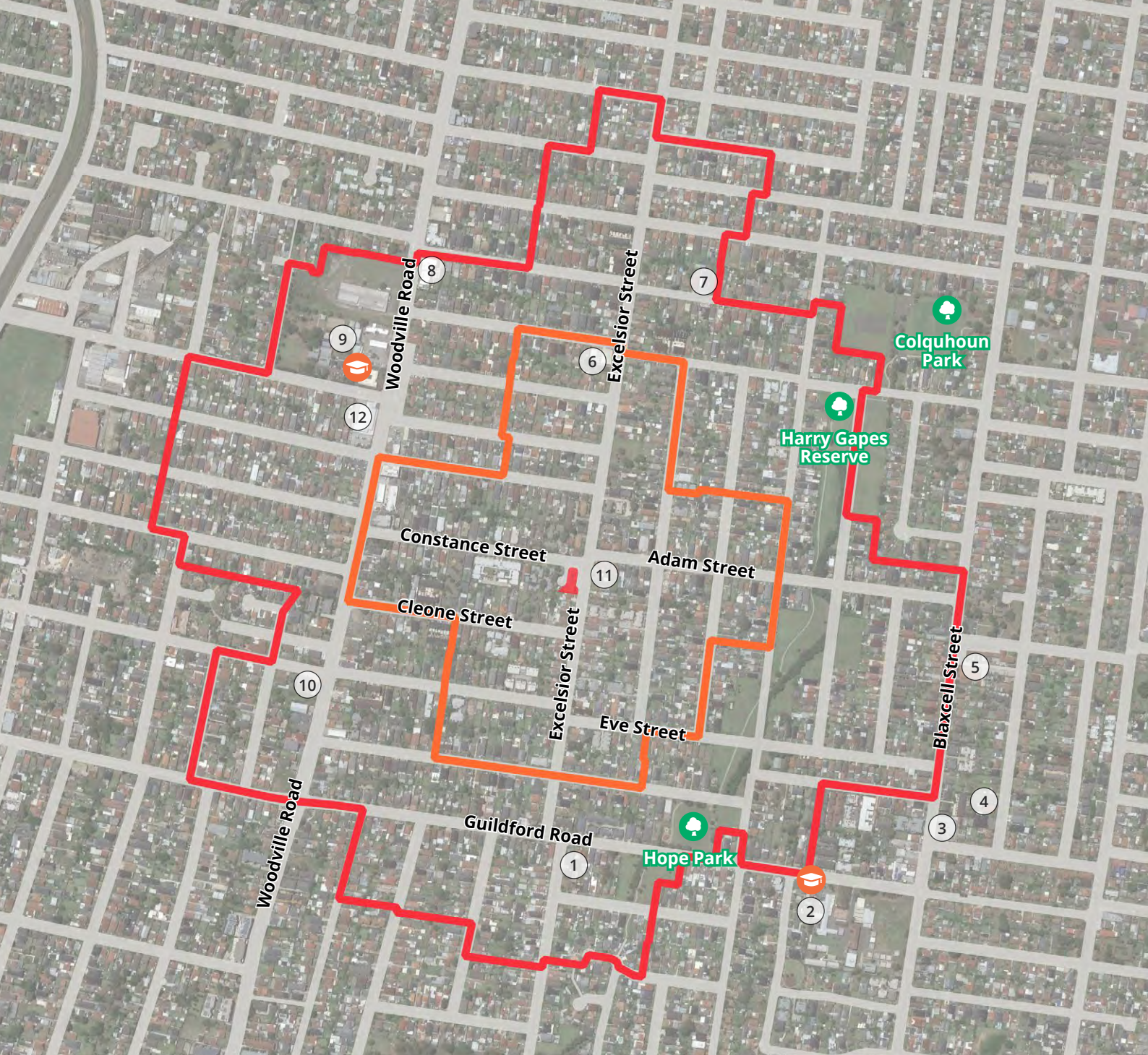
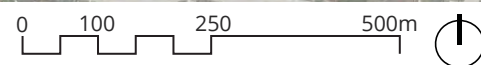


Figure 413 Local Shops Extent and Context Map



LEGEND

■ Existing E1 Zone	1 Garderie Early Learning Centre	5 Dellwood Medical Centre	9 Granville South Public School
■ 400m Walking Catchment	2 Blaxcell Public School	6 Merrylands East Presbyterian Church	10 Ultrafade by Rich
■ 800m Walking Catchment	3 Scibbles & Giggles Child Care Centre	7 St Paul & St Anthony Child Care Centre	11 Excelsior Family Medical Centre
🌳 Public Open Space	4 Little School for Little Children	8 Woodville Road Medical and Dental Centre	12 Aldi Supermarket
🎓 Education			

LOCAL CONTEXT



Figure 415 Large Supermarkets (Source: Google Map)



Figure 419 Colquhoun Park (Source: Google Map)



Figure 416 Semi Detached Product in Guildford (Source: Google Map)

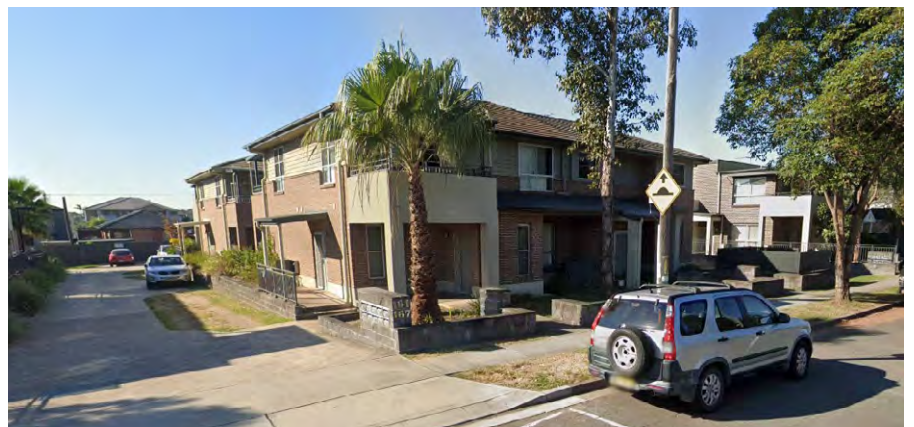


Figure 414 Town House Product on Excelsior Street (Source: Google Map)



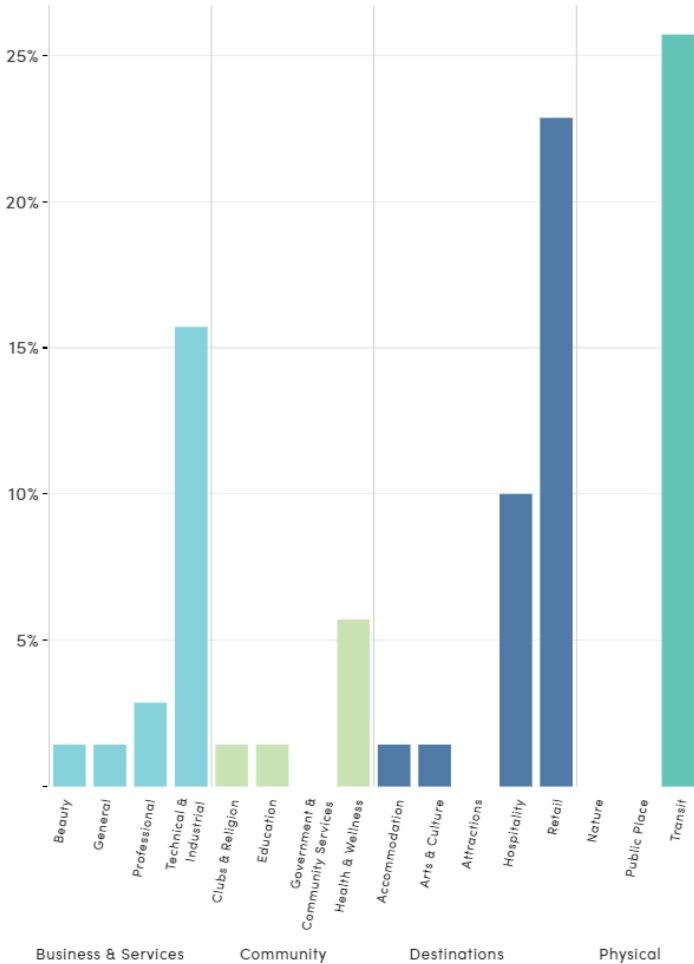
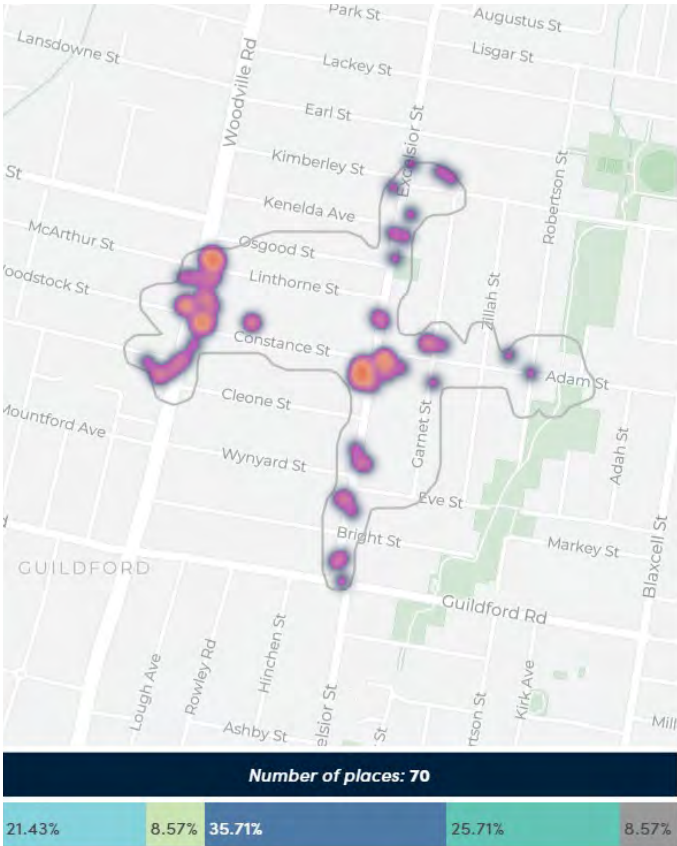
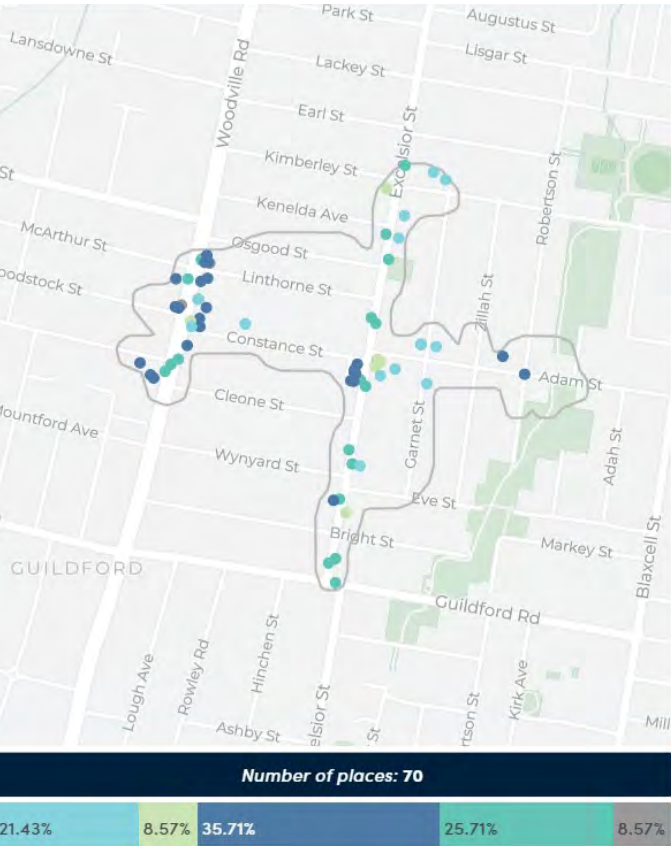
Figure 417 Fast Food Chains on Woodville Road (Source: Google Map)

- This cluster of shops is opposite a medical centre.
- Granville South Public School and Blaxcell Public School are the two education facilities within the walking catchment.
- Local shops are located within the walking distance from Little Duck Creek.
- Located in proximity to Aldi Supermarket.



Figure 418 Excelsior Family Medical Centre (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective, the data shows activity is centered around public transport usage.
- From a variety perspective, the data shows this neighbourhood has a moderate mix of place types. This mix of place types is predominately around public transport usage with some retail, hospitality and technical and industrial services.

ACCESS AND CONNECTIVITY

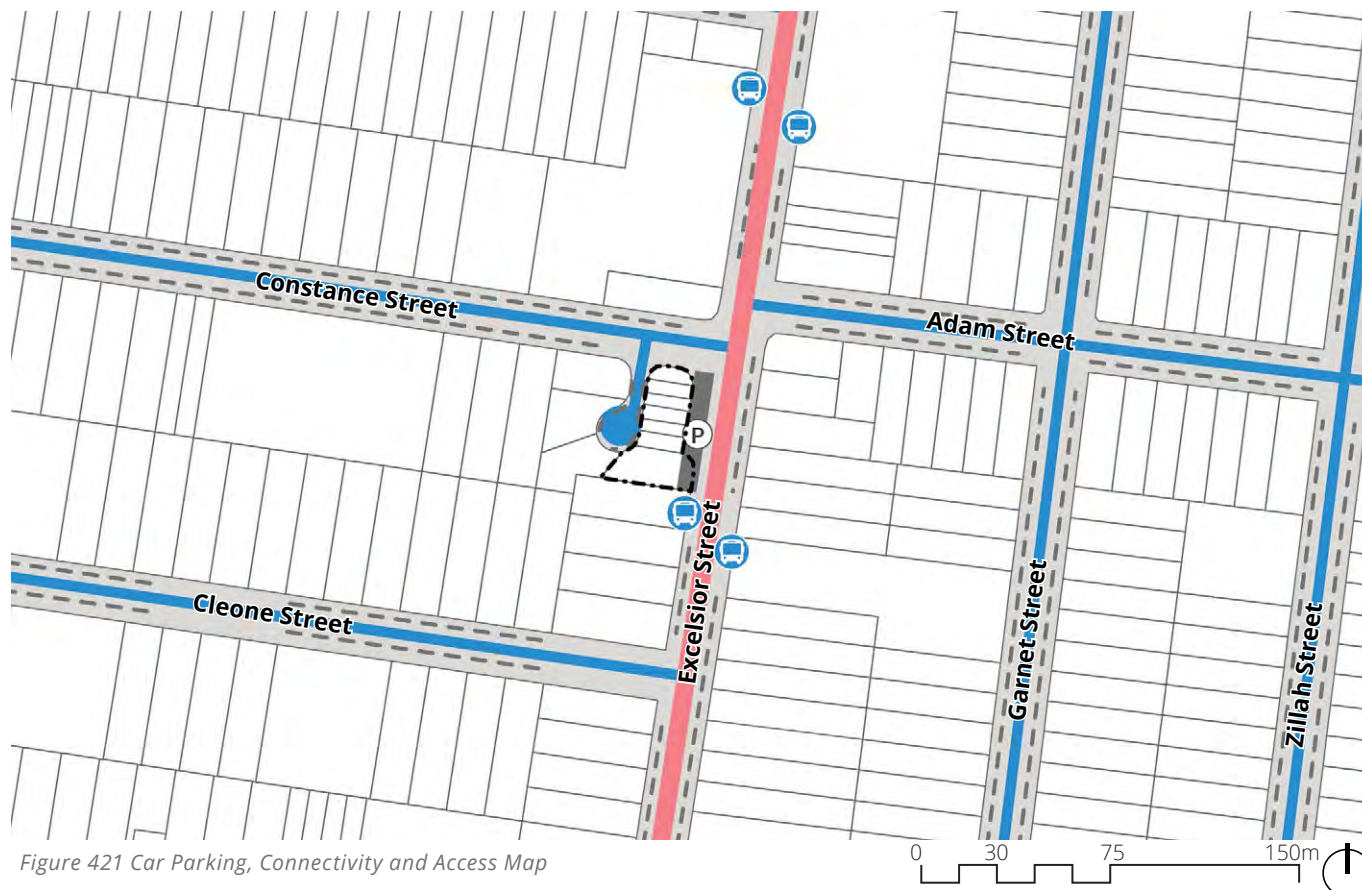


Figure 421 Car Parking, Connectivity and Access Map

LEGEND

E1 Zoned Land	On-street parking	Local Road
Car Park	Collector Road	Bus Stop



Figure 422 Median, Pedestrian Refuge and Planting Blister (Source: Google Map)

- Serviced by bus, with a sheltered bus stop located in front of the local shops.
- The speed limit is 50 km/hr.
- Speed humps calm traffic at the local shops, encouraging a speed limit of 20 km/hr.
- Nine dedicated diagonal parking spaces are available in front of the shops.

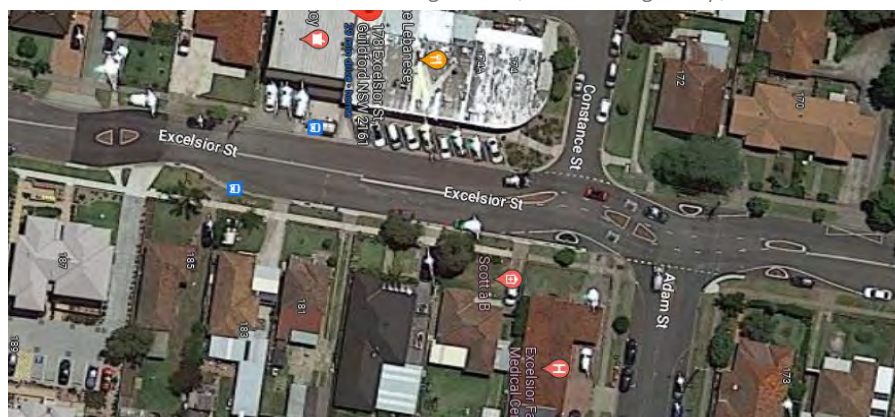


Figure 423 Road Design (Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Community/Health Facility
- Medium Density Residential
- Semi Active Frontage
- Retail
- Low Density Residential
- Active Frontage
- Blank Wall



- This cluster of local shops includes a butchery, a grocery store, a bakery, a Lebanese restaurant, a supermarket and a pharmacy.
- Outdoor dining opportunities are provided.
- E1 zoned land comprises a total of four lots with one area of consolidated single ownership.

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 426 Footpaths in front of the Local Shops



Figure 427 Pedestrian Refuge and Speed hump (Source: Google Map)



Figure 428 Standard Footpaths

Landscaping

- Limited tree planting / landscaping.
- Tree canopies opposite the shops provide shading over footpaths along Excelsior Street.

Footpath Width and Walkability of Neighbourhood

- Footpaths are a combination of concrete and paving with standard width of 3.6m
- The footpaths are in good condition.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements.



Figure 429 Sheltered Bus Stop at the Centre (Source: Google Map)



Figure 430 Outdoor Dining Facilities (Source: Google Map)

BUILT FORM AND BUILDING CHARACTER



LEGEND

--- E1 Zoned Land

Up to 1 Storey (0-4 m)

1-2 Storeys (4-8m)

2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Duplex Housing
- 4 Town Housing
- 5 2-storey Apartment
- 6 Medical Centre (Detached Product)
- 7 Traditional Retail
- 8 Shop Top Housing

- Shops are low rise (up to two storeys), unmodernised buildings.
- Buildings within the vicinity are up to two storeys in height.



Figure 432 Built Form of Shops (Source: Google Map)



Figure 433 Built Form of Shops

LS24- Excelsior Street_2

The Excelsior Street_2 local shops is a small cluster of shops, with a mix of personal and convenience-based services. Situated within a residential context, this cluster is also in vicinity of Victor Brazier Park and Granville South Creative and Performing Arts High School.



Key Local Shops Statistics	
Area of E1 zone	1,985 m ²
Lots within E1 zone	4
Service population	2,149
Speed limit	50 km/hr along Excelsior Street
Surrounding zoning	R2 - North, East, South & West
Location	271-277 Excelsior St, Guildford



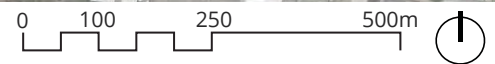
Figure 434 Excelsior Street_2 Local Shops - View South-East



Figure 435 Excelsior Street_2 Local Shops - View North-East



Figure 436 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- Public Open Space
- Education

- | | | |
|--|--|--|
| 1 Garderie Early Learning Centre | 5 Scibbles & Giggles Child Care Centre | 9 Transdev NSW South Granville Bus Depot |
| 2 Granville South Creative and Performing Arts High School | 6 Little School for Little Children | 10 Dan Murphy's Guildford |
| 3 Rawson DMC Medical Centre | 7 Dellwood Medical Centre | 11 Kennards Self Storage Guildford |
| 4 Blaxcell Street Public School | 8 M&E Equipment traders | |

LOCAL CONTEXT



Figure 440 Granville South Creative and Performing Arts High School (Source: Google Map)



Figure 437 Woodville Public Golf Course (Source: Cumberland City Council)



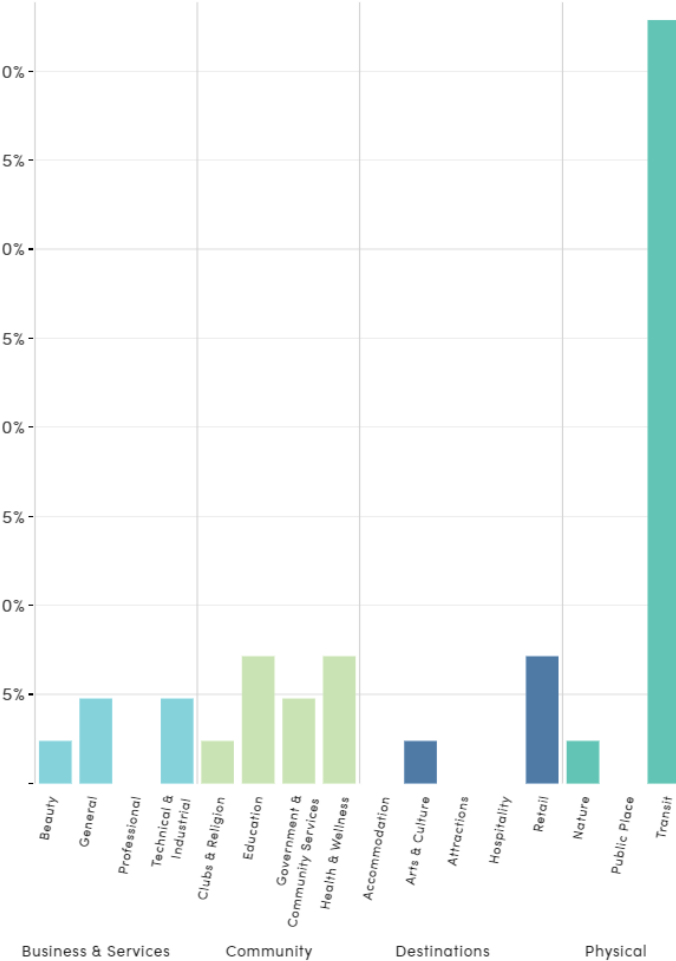
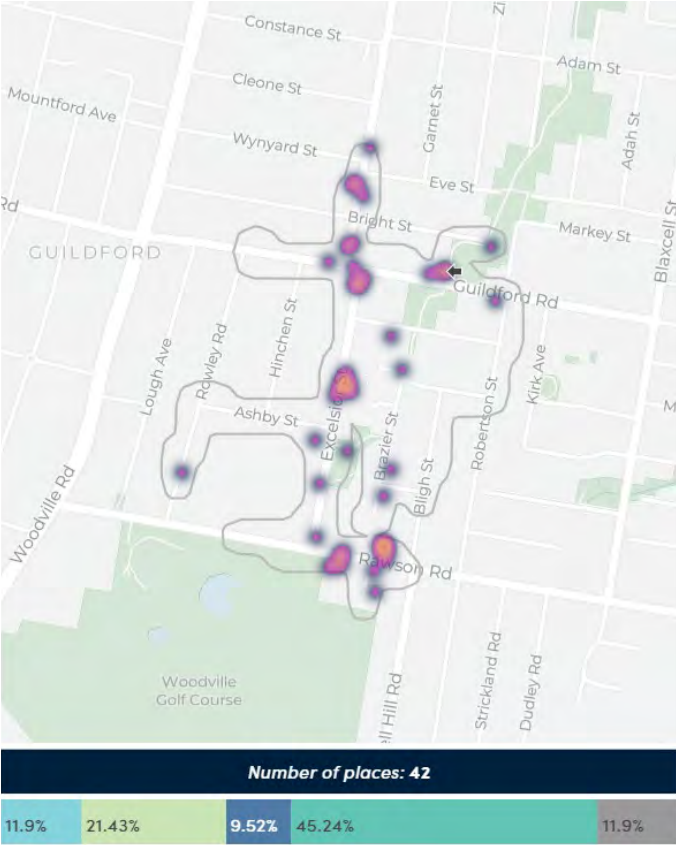
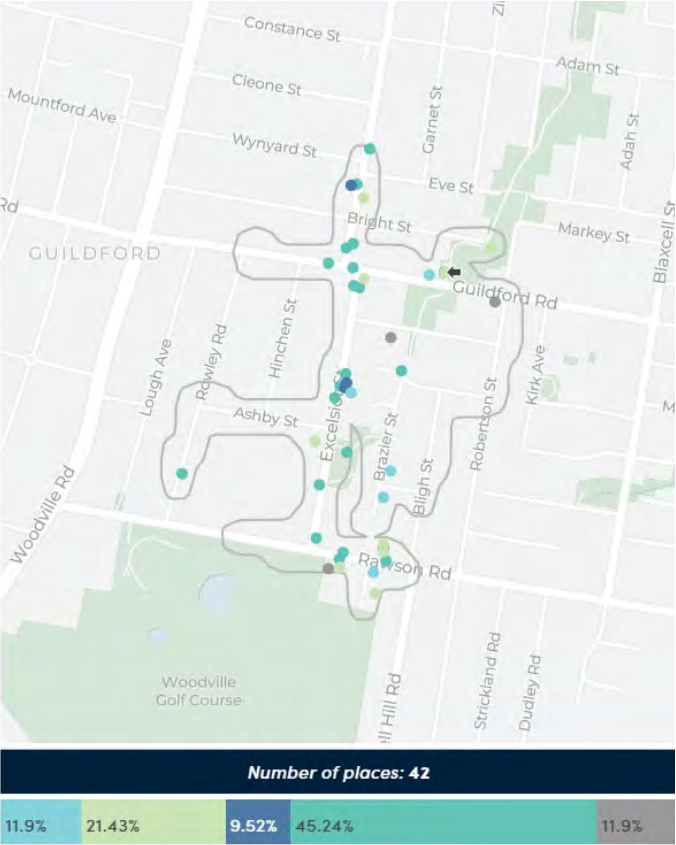
Figure 438 Blaxcell Street Public School (Source: Google Map)

- This cluster of local shops is in proximity to parks and reserves, within a residential context.
- Two schools are within the walking catchment.



Figure 439 Contemporary Residential Building within the Vicinity (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into ‘urban life’. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: ‘amenity’ and ‘variety’.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows activity is centered around public transport usage.
- From a variety perspective the data shows this neighbourhood has a low mix of place types. This mix of place types is predominately around public transport usage with some retail, health and wellness, education and technical and industrial services..

ACCESS AND CONNECTIVITY



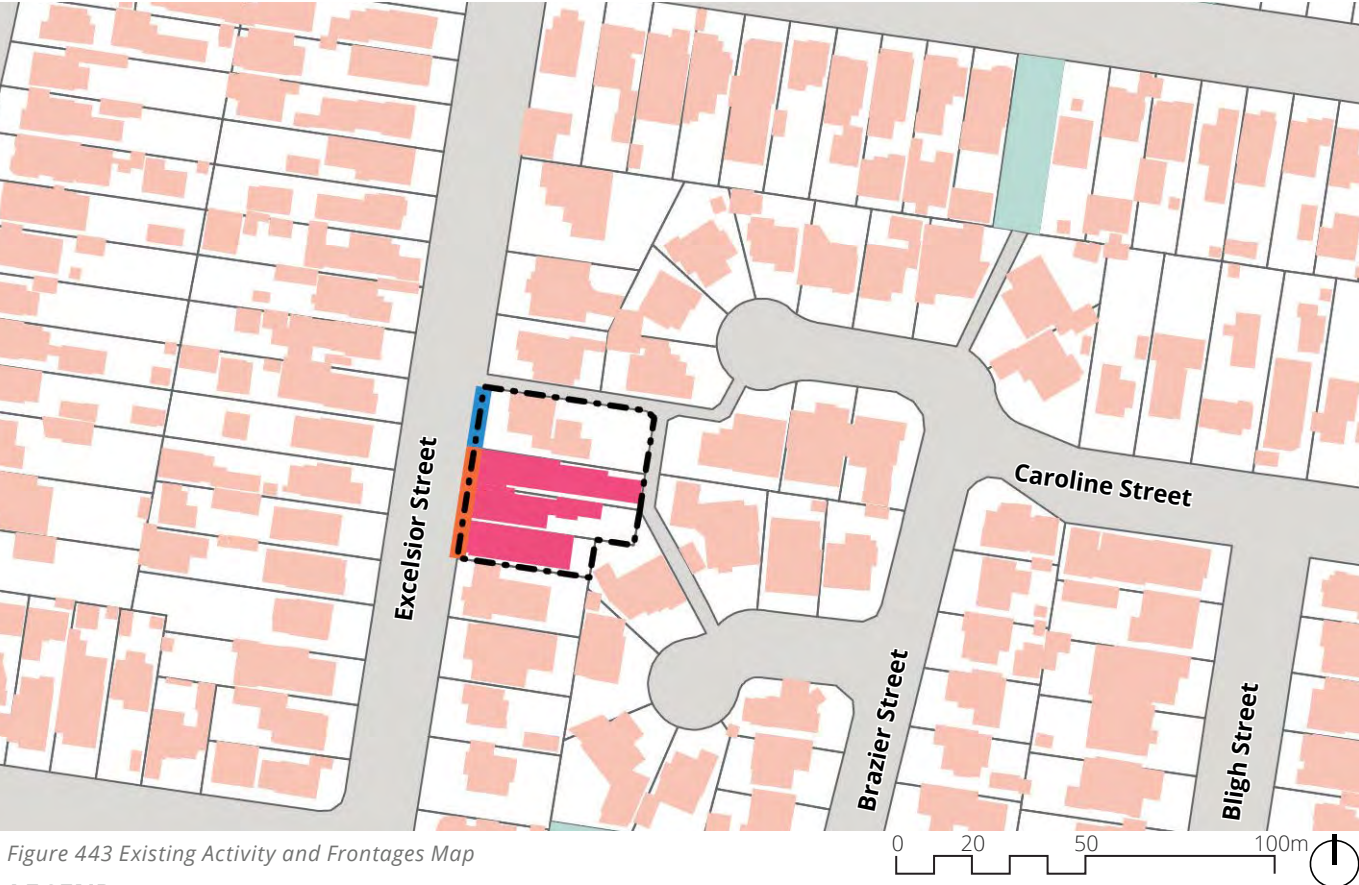
- LEGEND**
- E1 Zoned Land
 - Collector Road
 - Local Road
 - Bus Stop
 - Open Space
 - Council Nominated Bike Lane



Figure 442 Vehicles parking along Excelsior Street

- Serviced by bus.
- Excelsior Street has a 50km/hr speed limit.
- Vehicles can park along Excelsior Street without a parking limit.
- No pedestrian crossings..

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- E1 Zoned Land
- Retail
- Semi Active Frontage
- Open Space
- Low Density Residential
- Inactive Frontage



- This cluster of local shops includes a hairdresser, a pizza and manoush shop, and a grocery store.
- The frontages are semi active.
- E1 zoned land comprises a total of four lots with one area of consolidated single ownership.

LEGEND

- E1 Zoned Land
- Lots Consolidated Under Single Ownership

PUBLIC REALM QUALITY



Figure 445 Public Domain

Landscaping

- No tree plantings / landscaping.

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard concrete with a width of 3.6m.

Lighting and Furniture

- No pedestrian lighting.
- No street furniture.

Public Domain

- No investment in public realm enhancements.



Figure 446 Footpaths

BUILT FORM AND BUILDING CHARACTER



LEGEND

- E1 Zoned Land
- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)

Building Typology

- 1 Detached Housing
- 2 Multi-Unit Housing
- 3 Shop Top Housing
- 4 Retail



Figure 448 Built Form



Figure 449 Single Storey Pizza Shop

- Shops are low rise (up to two storeys), unmodernised buildings.
- Surrounding buildings are up to two storeys in height and are mainly detached housing.

LS25- Brooks Circuit

The Brooks Circuit local shops is located within a heritage conservation area. Situated within a residential context, this cluster is also in vicinity of Central Park, Farm Road Park and Brooks Circuit Park.



Key Local Shops Statistics	
Area of E1 zone	2,328 m ²
Lots within E1 zone	1
Service population	1,075
Speed limit	10 km/hr along Brooks Circuit 50 km/hr along Main Avenue
Surrounding zoning	R2 - North, East, South & West
Location	17 Brooks Circuit, Lidcombe



Figure 450 Local Centre (Source: HillPDA Market Analysis Report)

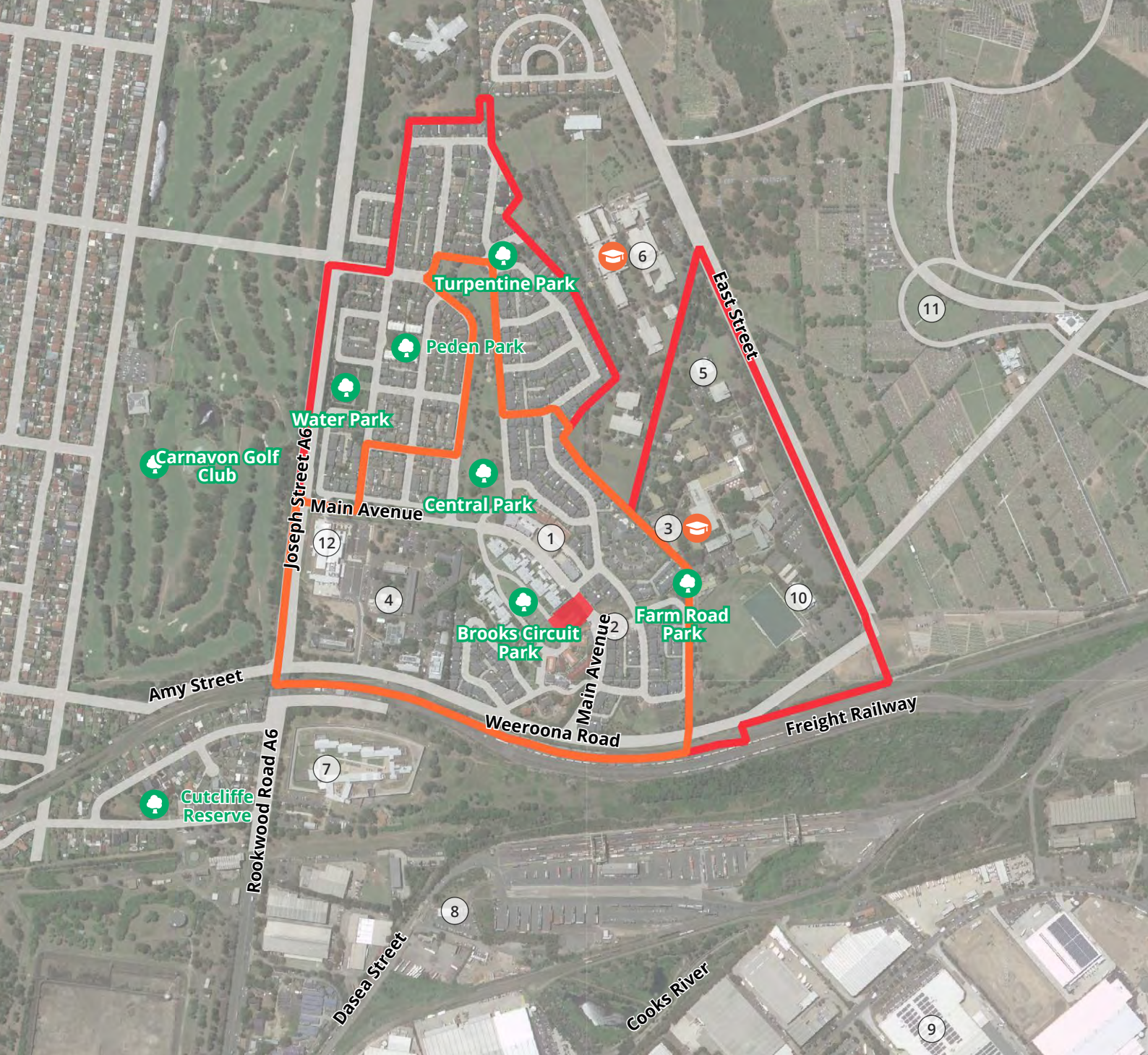
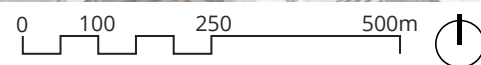


Figure 451 Local Shops Extent and Context Map



LEGEND

- Existing E1 Zone
- 400m Walking Catchment
- 800m Walking Catchment
- Public Open Space
- Education

- | | |
|--|---|
| 1 Sydney Onnuri Church | 7 Mary Wade Correctional Centre |
| 2 Scibbles & Giggles Child Care Centre | 8 Pacific National |
| 3 Sydney University Cumberland Campus | 9 Australia Post - Sydney Parcels Bulk Lodgment |
| 4 Forensic Medicine and Coroners Court Complex | 10 Sydney University Hockey Club |
| 5 SDN Ngallia, Lidcombe Children's Education and Care Centre | 11 Rookwood Cemetery |
| 6 TAFE NSW - Lidcombe | 12 NSW State Coroners Court |

LOCAL CONTEXT



Figure 452 Sydney Onnuri Church (Source: Google Map)

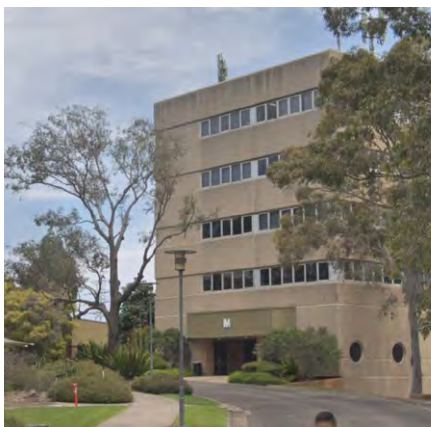


Figure 453 Sydney University Cumberland Campus (Source: Google Map)



Figure 455 Water Park (Source: Google Map)



Figure 454 Carnarvon Golf Club (Source: Carnarvon Golf Club Website)

- Carnarvon Golf Course and some well-maintained open spaces are located within a walking distance from the local shops.
- Brooks Circuit Park is opposite the local shops.
- Local shops are in proximity to the freight lineway to the south.
- Sydney Onnuri Church is located 100m from the local shops to the north.

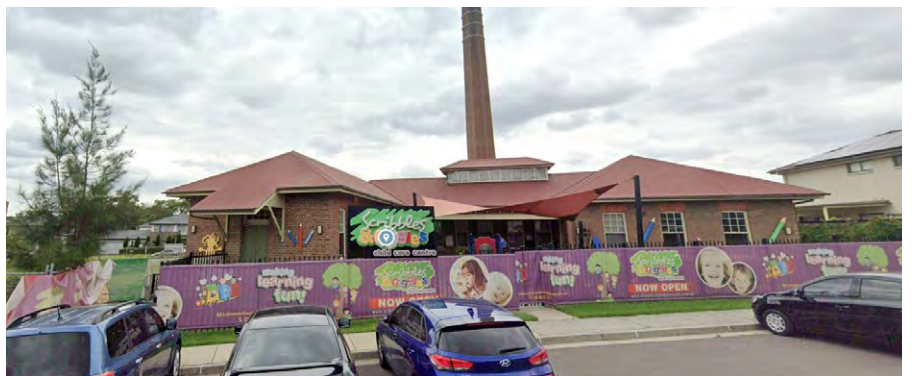
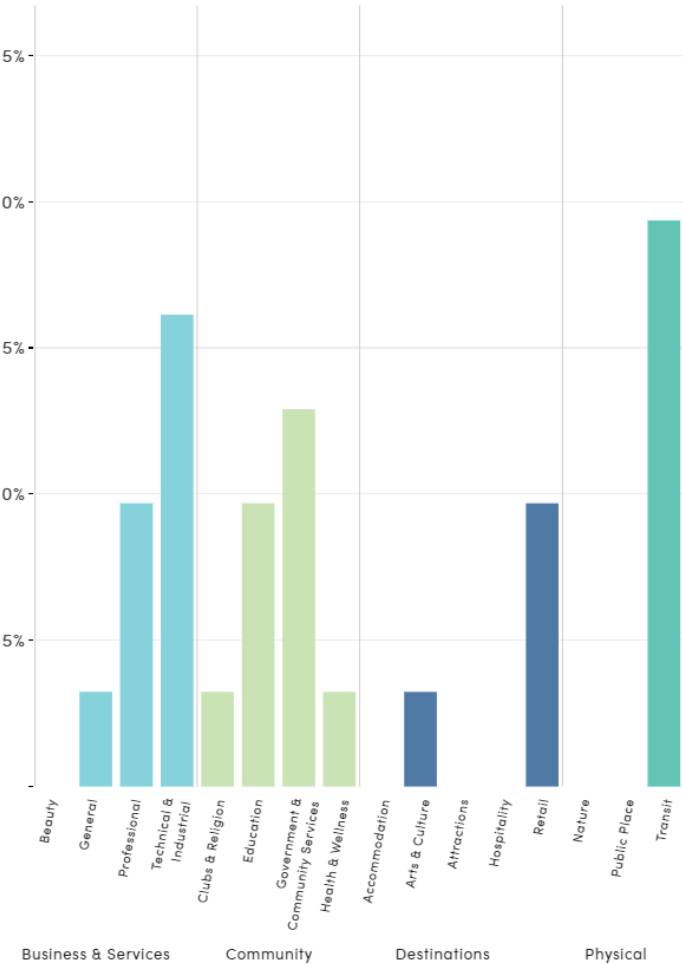
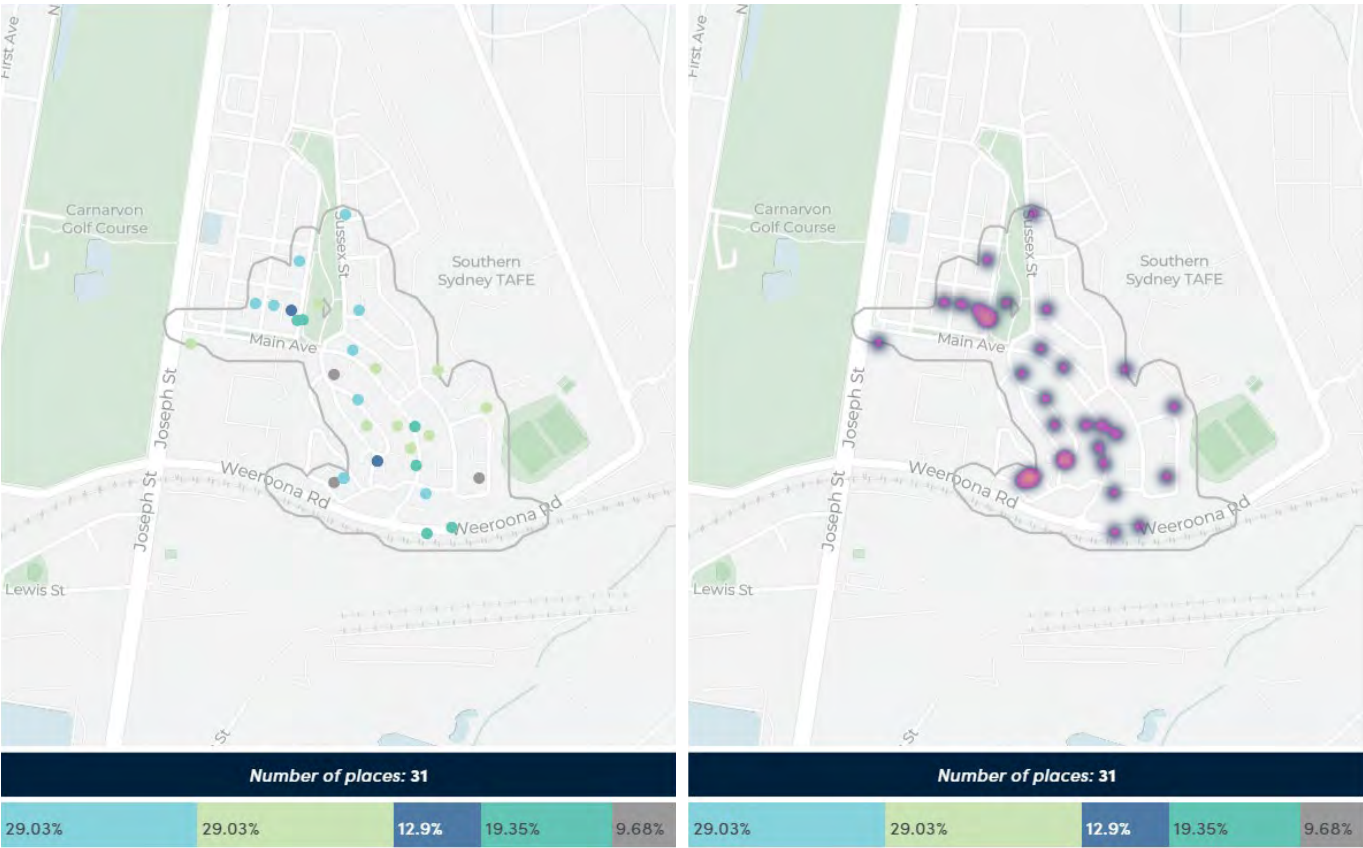


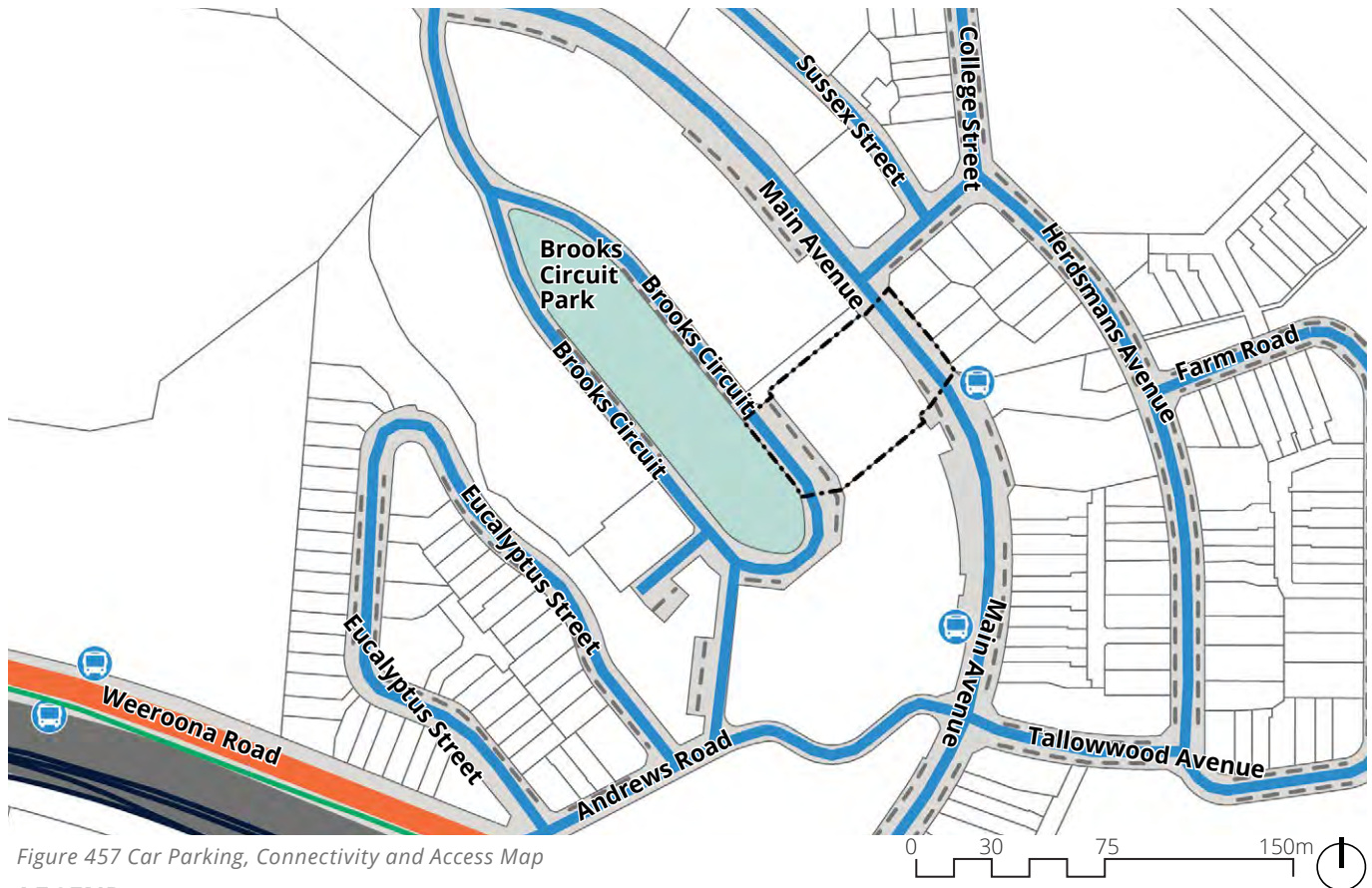
Figure 456 Scribbles And Giggles Child Care Centre (Source: Google Map)

COMMUNITY INTELLIGENCE INSIGHTS



- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhood's distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective, the data shows the neighbourhood is characterised by business and services.
- From a variety perspective, the data shows this neighbourhood has a good mix of place types. This mix of place types is predominately around public transport usage, retail, education and technical and industrial services.

ACCESS AND CONNECTIVITY

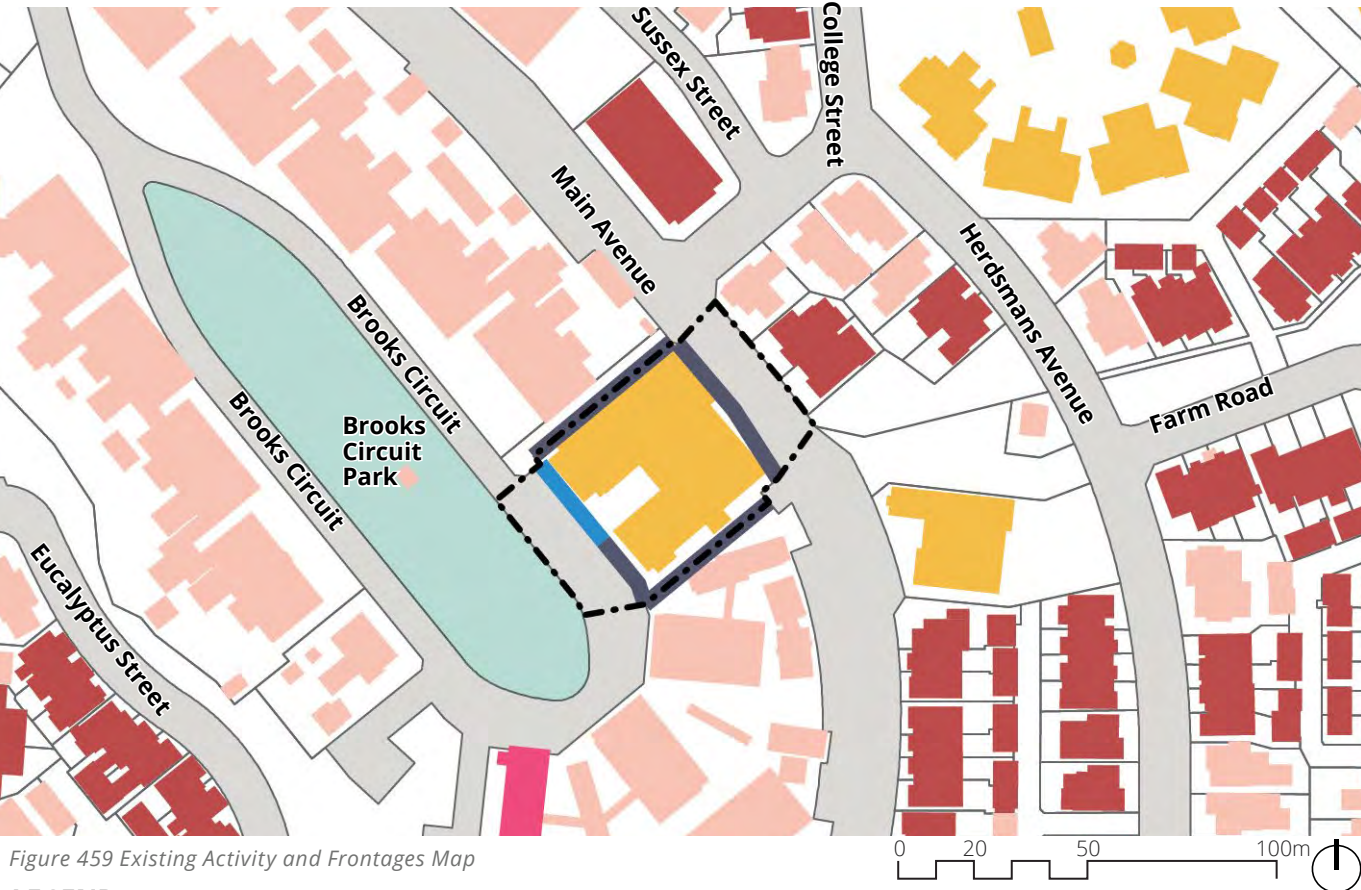


- Serviced by bus.
- Local roads within the residential context are pedestrian friendly with 10 km/hr speed limit along Brooks Circuit and 50 km/hr along Main Avenue.
- Brooks Circuit has a shared zone area of 10 km/hr.
- Vehicles can park along Brook Circuit and surrounding local roads.



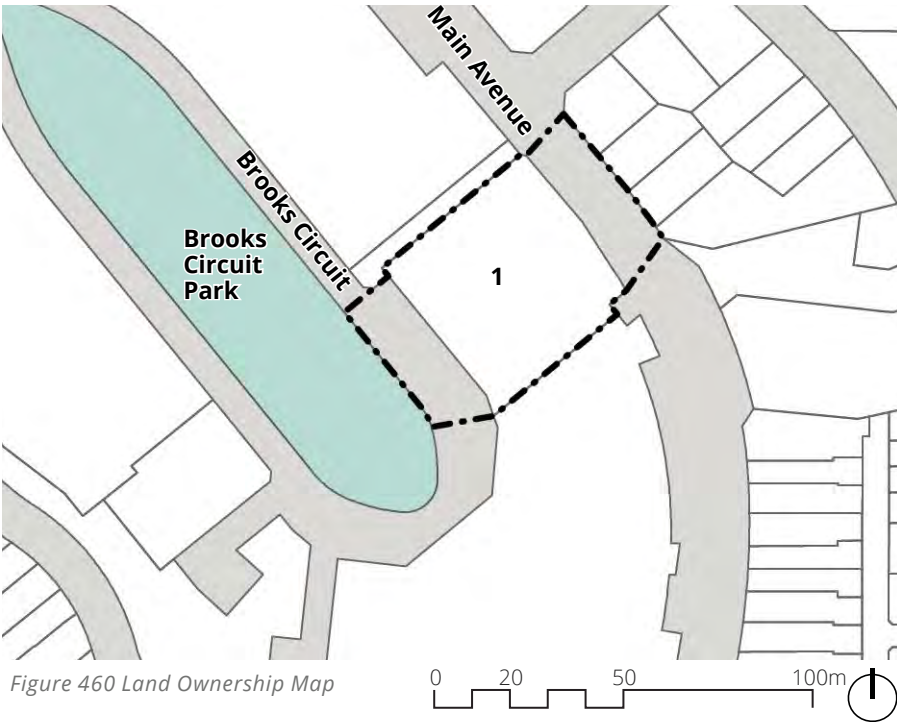
Figure 458 Parking Spaces along Brooks Circuit (Source: Google Map)

EXISTING ACTIVITY AND ACTIVE FRONTAGES



LEGEND

- | | | | |
|---------------|---------------------------|----------------------------|-------------------|
| E1 Zoned Land | Retail | Low Density Residential | Inactive Frontage |
| Open Space | Community/Health Facility | Medium Density Residential | Blank Wall |



- This cluster of local shops is surrounded by low and medium density residential buildings.
- E1 Zoned land comprises a total of one lot only.

LEGEND

- | |
|--|
| E1 Zoned Land |
| Lots Consolidated Under Single Ownership |

PUBLIC REALM QUALITY



Figure 461 Shared Street - Brooks Circuit (Source: Google Map)

Landscaping

- Highly landscaped with a combination of mature trees and hedging.

Footpath Width and Walkability of Neighbourhood

- Circuit Street is a shared street between vehicles and pedestrian.

Lighting and Furniture

- Some pedestrian lighting.

Public Domain

- Good investment in public realm enhancements.

BUILT FORM AND BUILDING CHARACTER

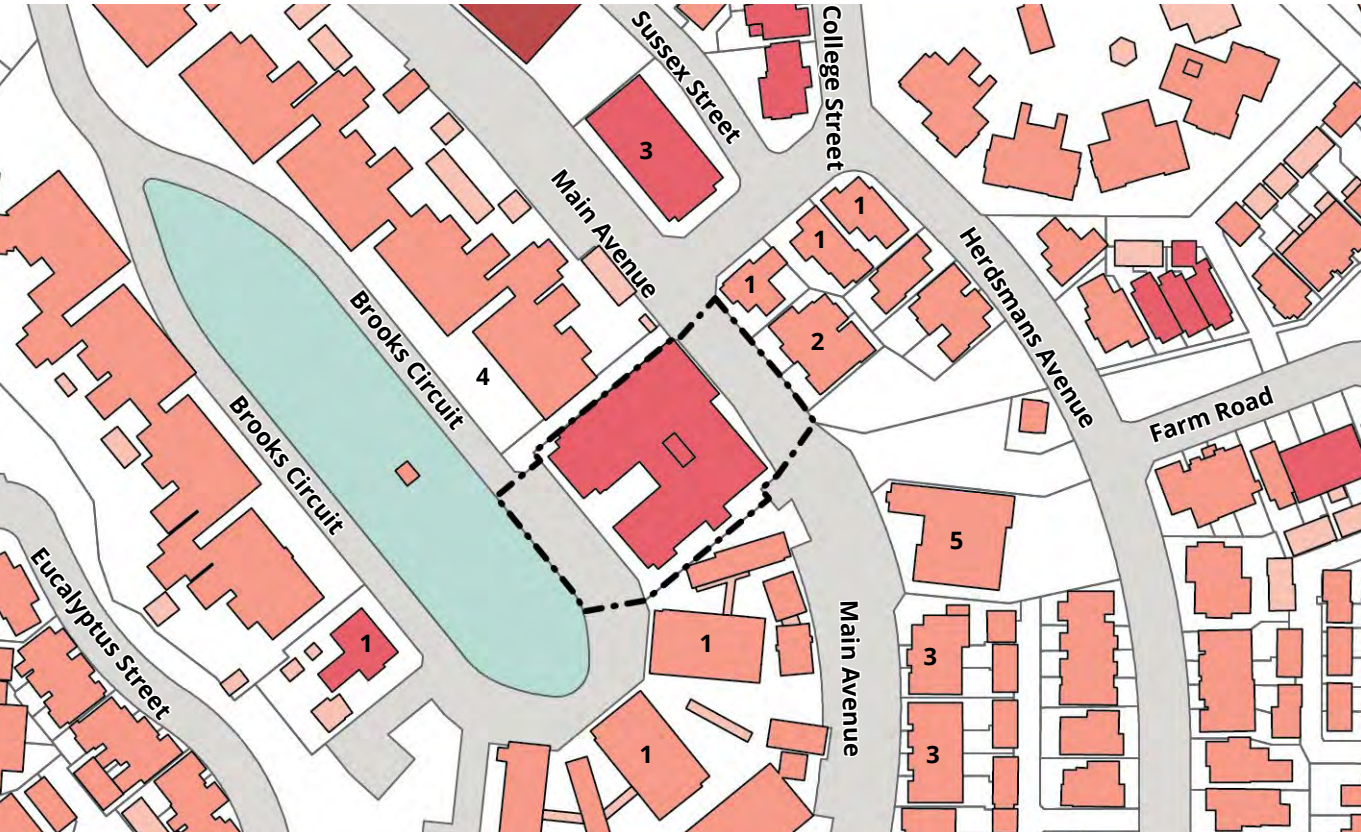


Figure 462 Building Height and Typology Map

LEGEND

- E1 Zoned Land
- Open Space
- Up to 1 Storey (0-4 m)
- 1-2 Storeys (4-8m)
- 2-3 Storeys (8-12m)
- 3-4 Storeys (12-16m)

Building Typology

- 1 Detached Housing
- 2 Semi Detached Housing
- 3 Town Housing
- 4 Multi-Unit Housing
- 6 Multi-Unit Mixed Use
- 5 Child Care Centre

- Residential buildings surrounding the study area are up to two storeys in height and mainly detached, semi detached and multi-unit housing products.



Figure 463 Single Storey Residential Buildings (Source: Google Map)

place
design
group.

Australia
China
South East Asia

Follow us on



placedesigngroup.com