URBAN DESIGN STUDY

FOR MERRYLANDS

EAST LOCAL CENTRE

DECEMBER 2021

GREEN DIOR HOLDINGS PTY LTD

marchesepartners

masterplanning | architecture | interior design

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1. INTRODUCTION AND BACKGROUND CONTEXT

1.1 Purpose and Background

This Urban Design Study has been prepared for Green Dior Holdings to review the existing built form controls for the site comprised of 246-260 Woodville Rd and properties 2-6, and 8A to 16 Lansdowne Street. This document is part of a Planning Proposal submission for the Woodville Road Merrylands East local centre to Cumberland City Council.

This study shows an indicative scheme based on an approved Development Application DA2020/0493 for a Mixed Use Development focusing in the following items:

- Partial increase in height for some of the approved residential towers
- Increase in area of the Proposed Public Park

The following document will present the proposed amendments to LEP controls in context with adjacent Centres in City of Cumberland highlighting the benefits of these amendments and exploring the limitation of potential impacts.

1. INTRODUCTION AND BACKGROUND CONTEXT

1. 2 Building Heights in Centres in City of Cumberland LGA

The Planning Proposal and concept plan for the Merrylands East local centre is made within the context of the building height limits and maximum floor space ratios applying to the hierarchy of strategic and principal centres identified in Cumberland Council's Local Strategic Planning Statement – being the centres of Merrylands, Granville, Auburn, Lidcombe and Wentworthville.

The LEP building height limits and maximum floor space ratios applying to the strategic and principal centres in the Cumberland City LGA are shown in the table below and in the following maps. These building height limits and FSRs are taken from either the current LEPs or as revised in the Cumberland LEP.

The table below demonstrates that the proposed building heights and FSR for Merrylands East local centre are substantially lower than that of all five of the strategic and principal centres in the Cumberland City LGA and consistent within the hierarchy of centres in the LGA.

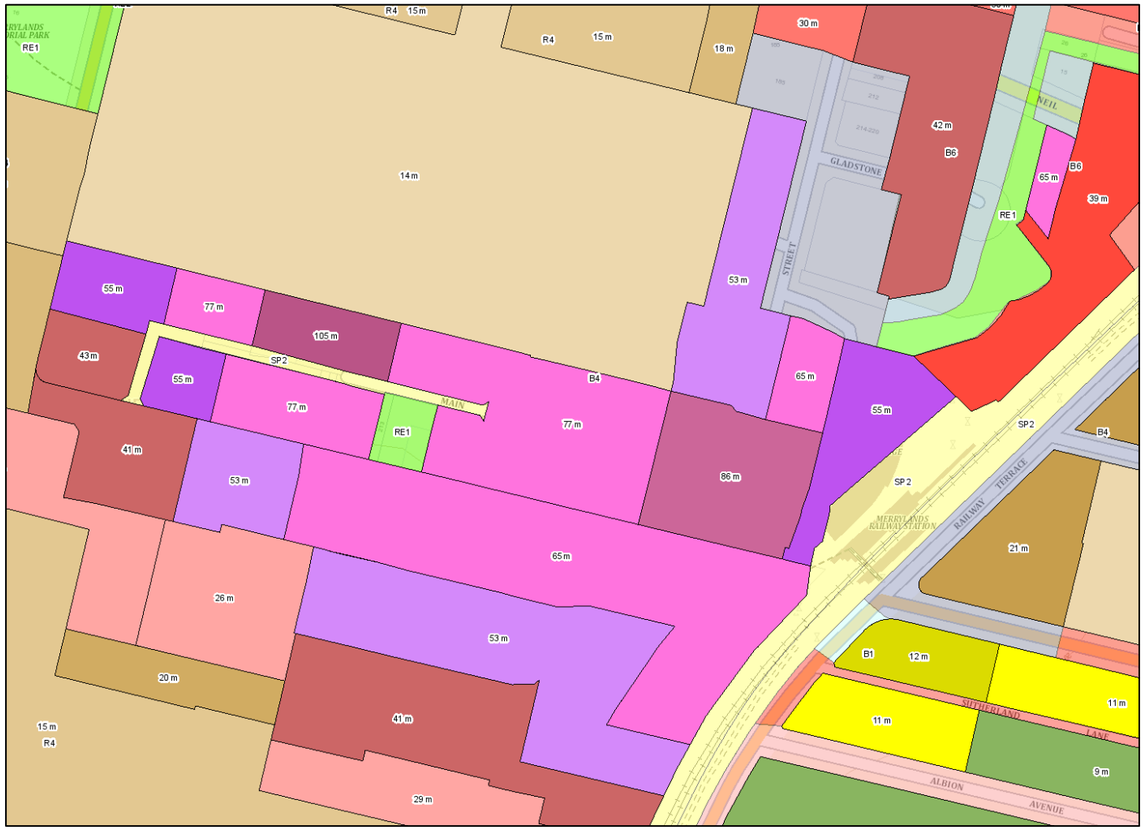
Centre	Building Height Limit	Maximum FSR
Merrylands	105m (32 storeys)	8.5:1
Granville	82m (25 storeys)	6:1
Auburn	60m (18 storeys)	5:1
Lidcombe	60m (18 storeys)	5:1
Wentworthville	62m (19 storeys)	4.5:1
Merrylands East (Proposed)	**7** *to* **13** *storeys*	**2.60:1**

1. INTRODUCTION AND BACKGROUND CONTEXT

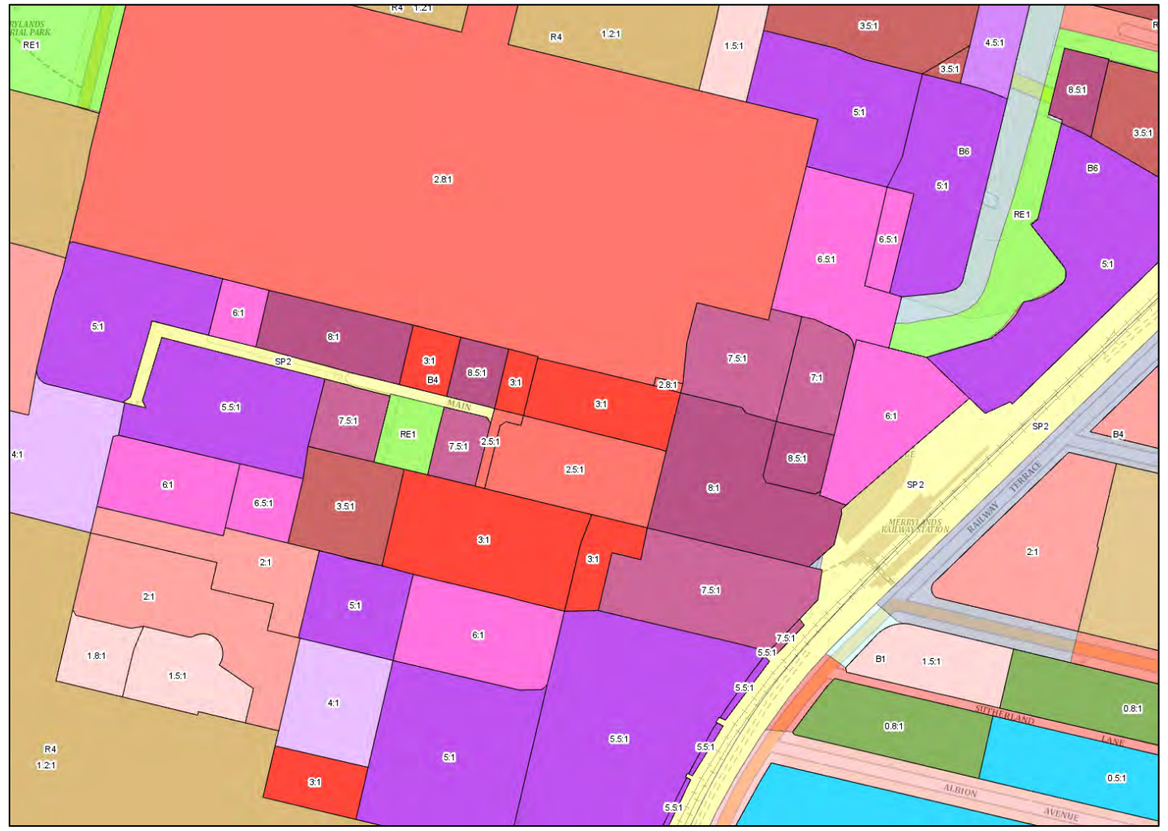
1. 2 Building Heights in Centres in City of Cumberland LGA

Merrylands Centre

Building height map – up to 105m (32 storey) height



Floor space ratio map – up to 8.5:1 FSR

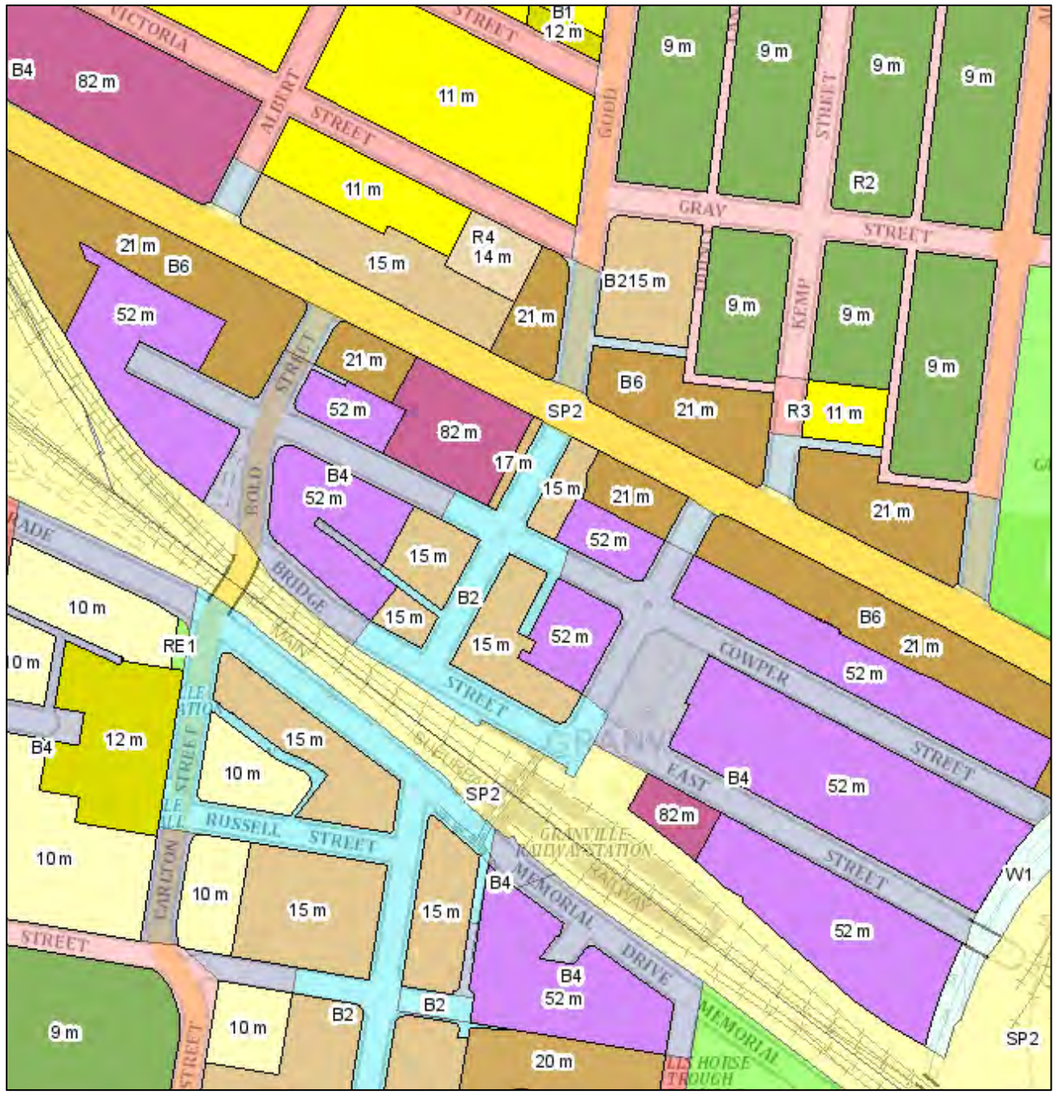


1. INTRODUCTION AND BACKGROUND CONTEXT

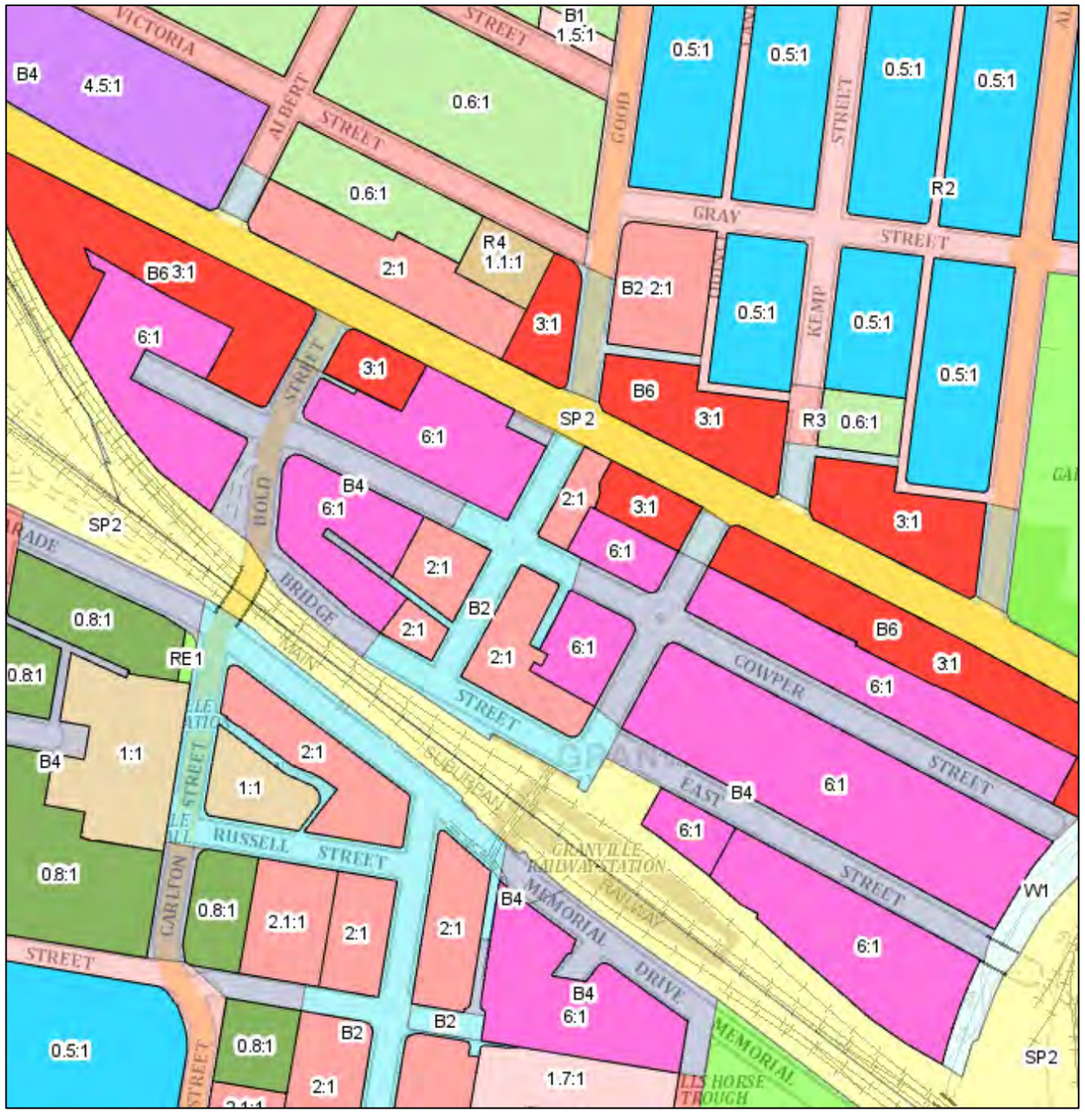
1. 2 Building Heights in Centres in City of Cumberland LGA

Granville Centre

Building height map – up to 82m (25 storey) height



Floor space ratio map – up to 6:1 FSR

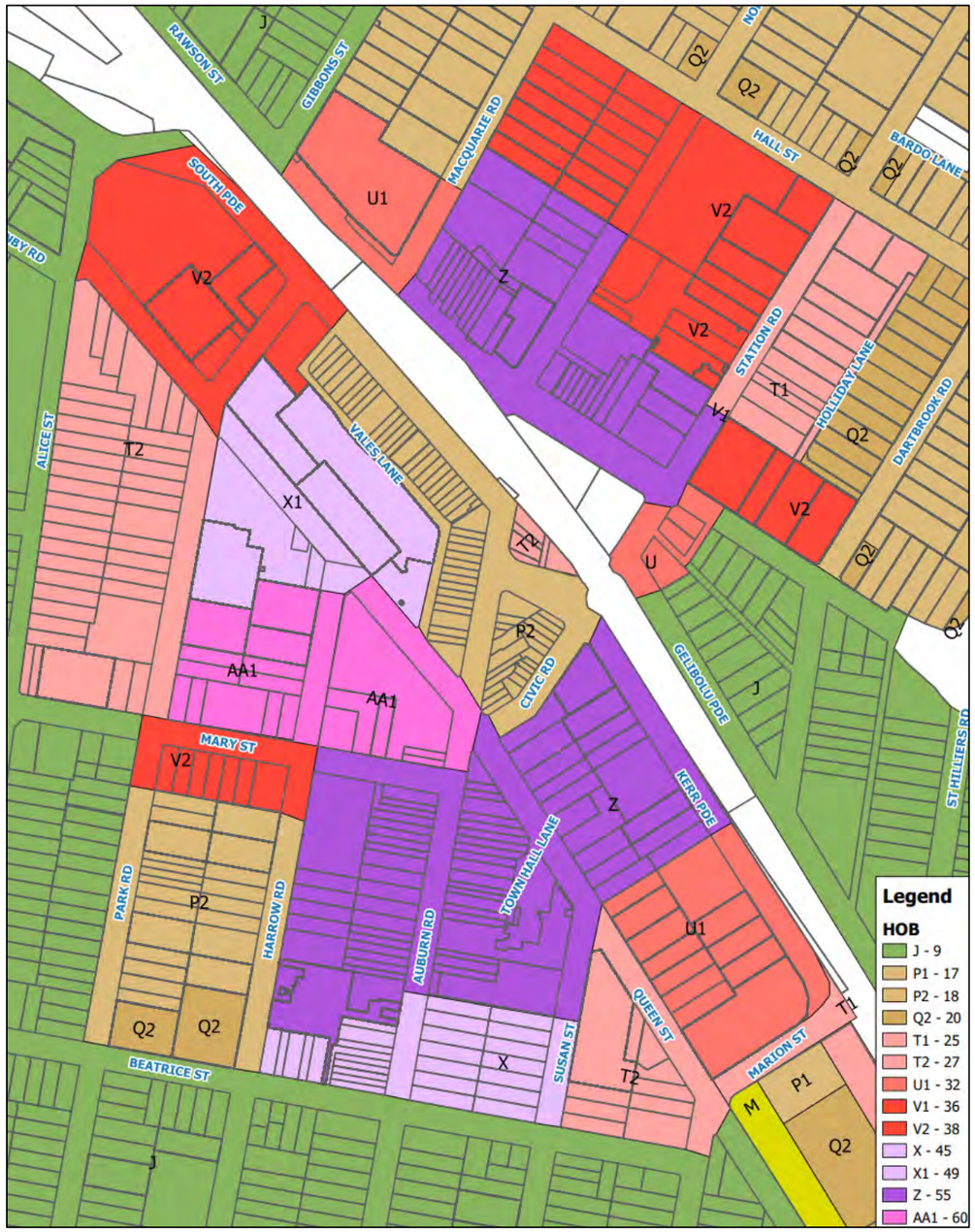


1. INTRODUCTION AND BACKGROUND CONTEXT

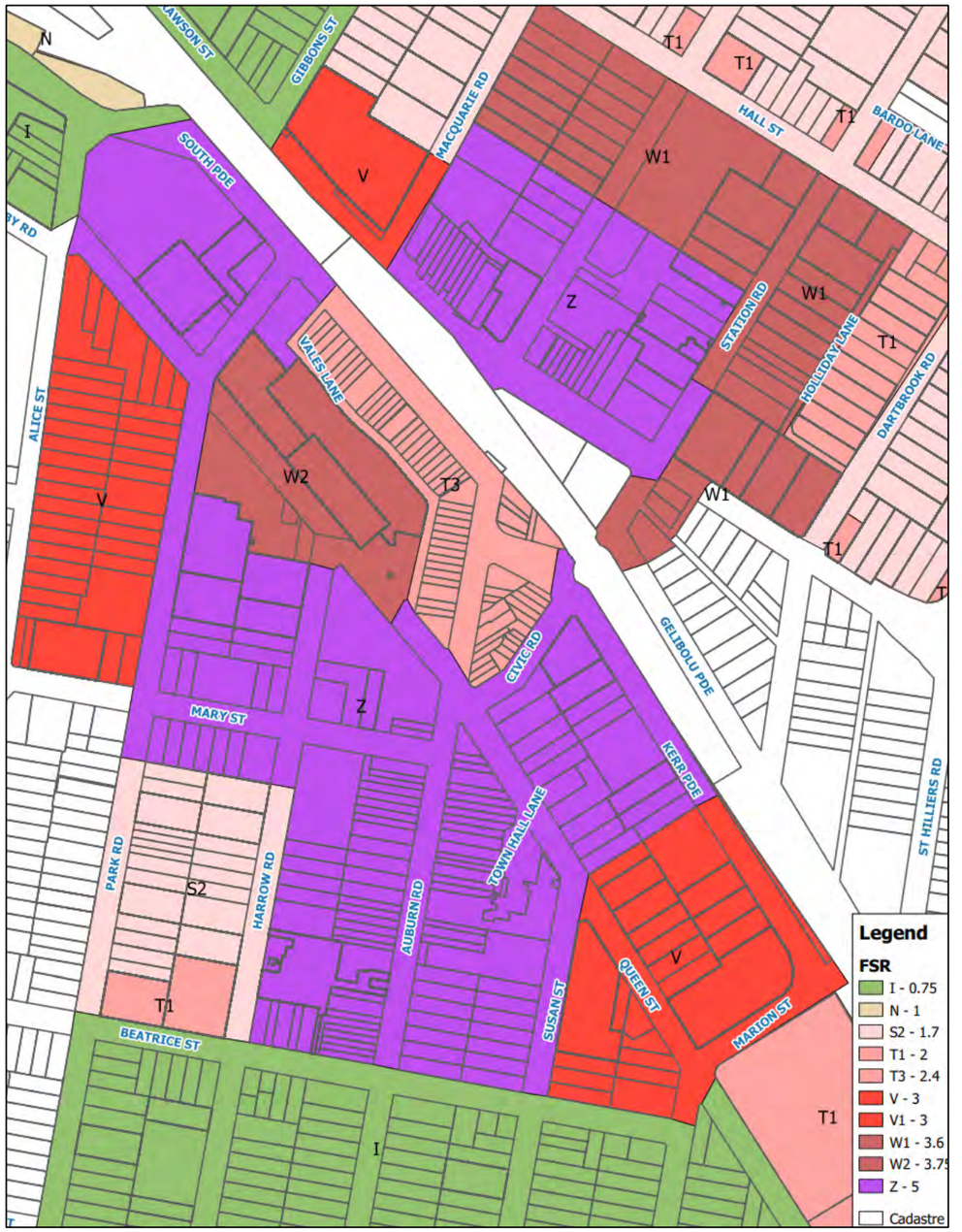
1. 2 Building Heights in Centres in City of Cumberland LGA

Auburn Centre

Building height map – up to 60m (18 storey) height



Floor space ratio map – up to 5:1 FSR

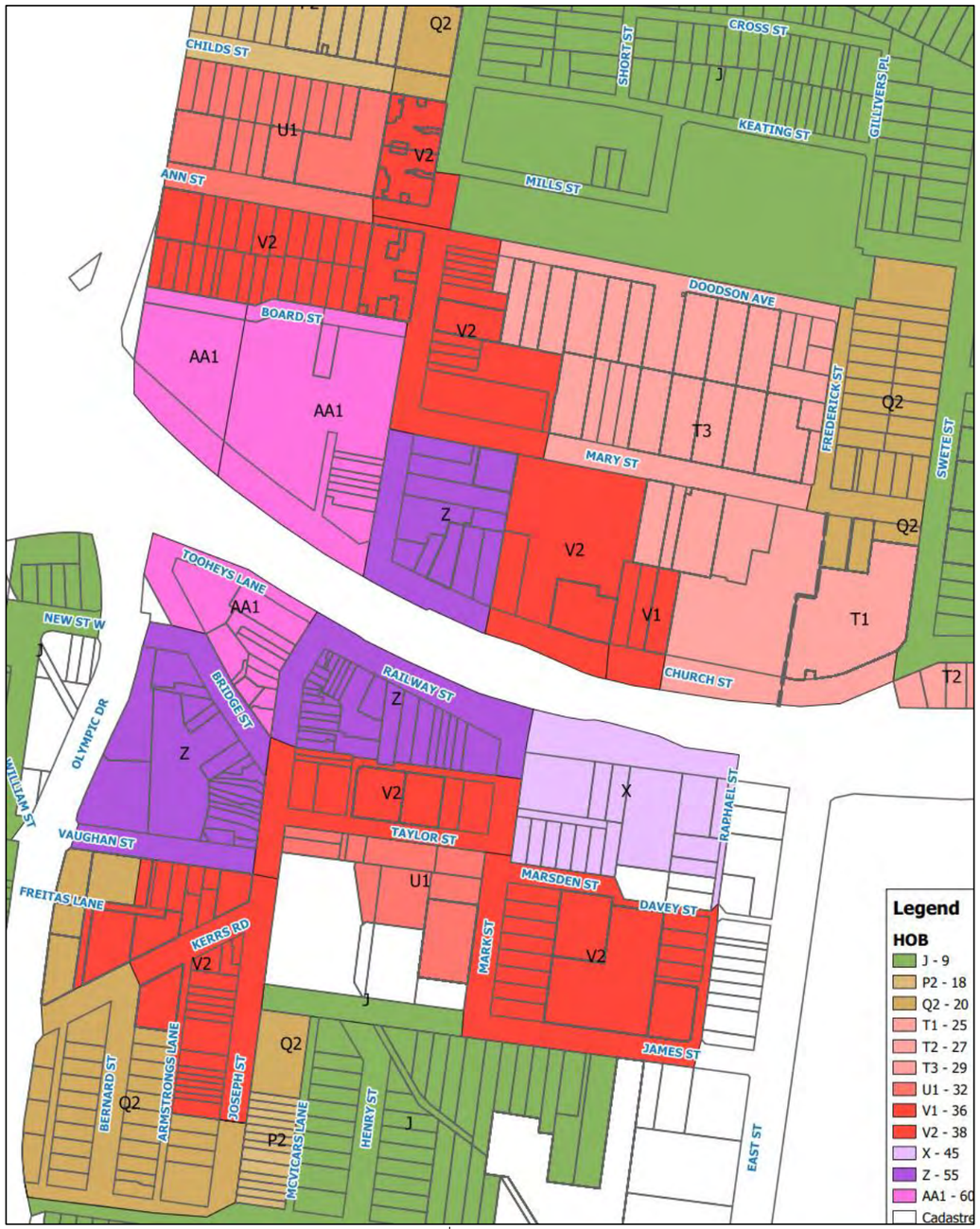


1. INTRODUCTION AND BACKGROUND CONTEXT

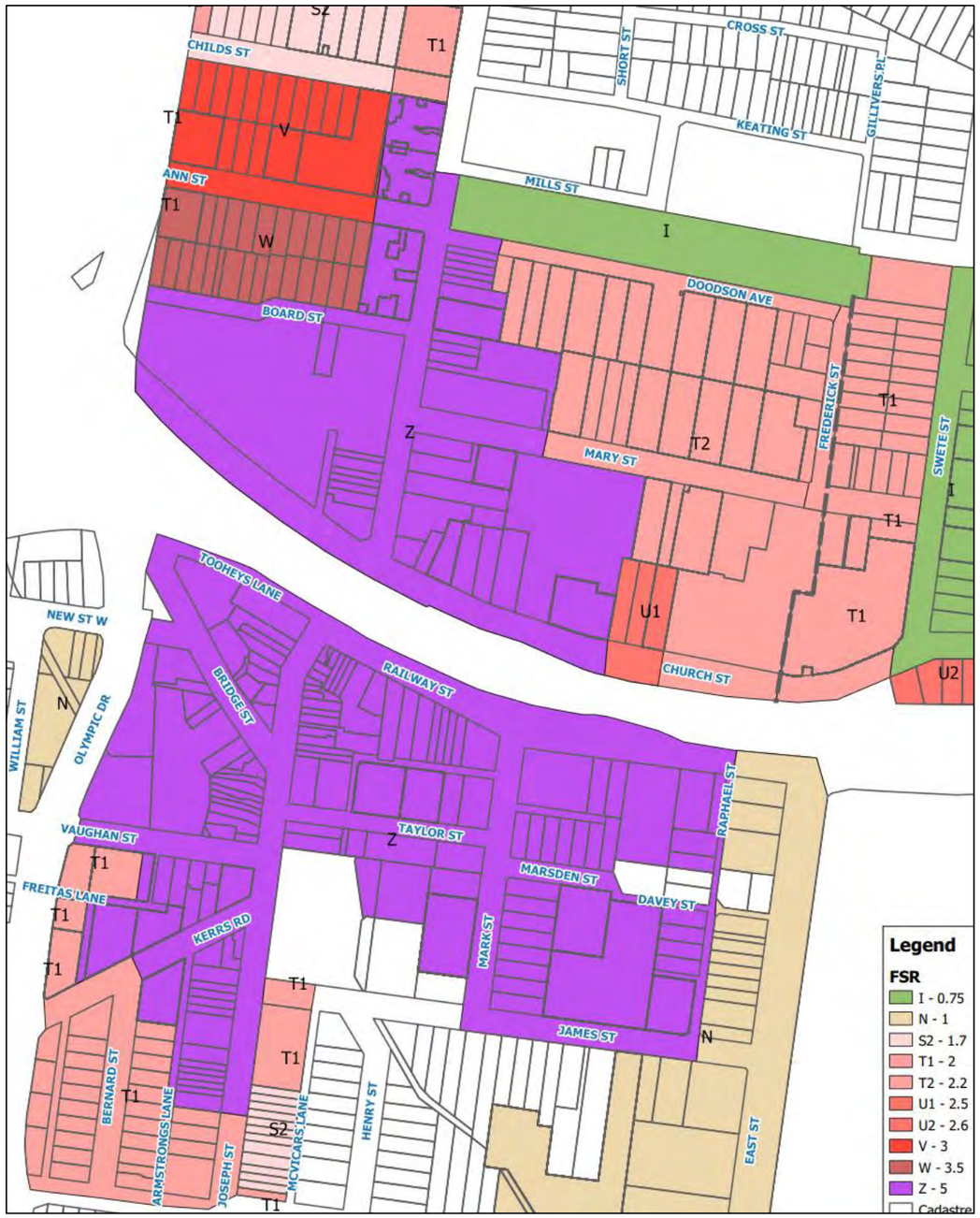
1. 2 Building Heights in Centres in City of Cumberland LGA

Lidcombe Centre

Building height map – up to 60m (18 storey) height limit



Floor space ratio map - up to 5:1 FSR

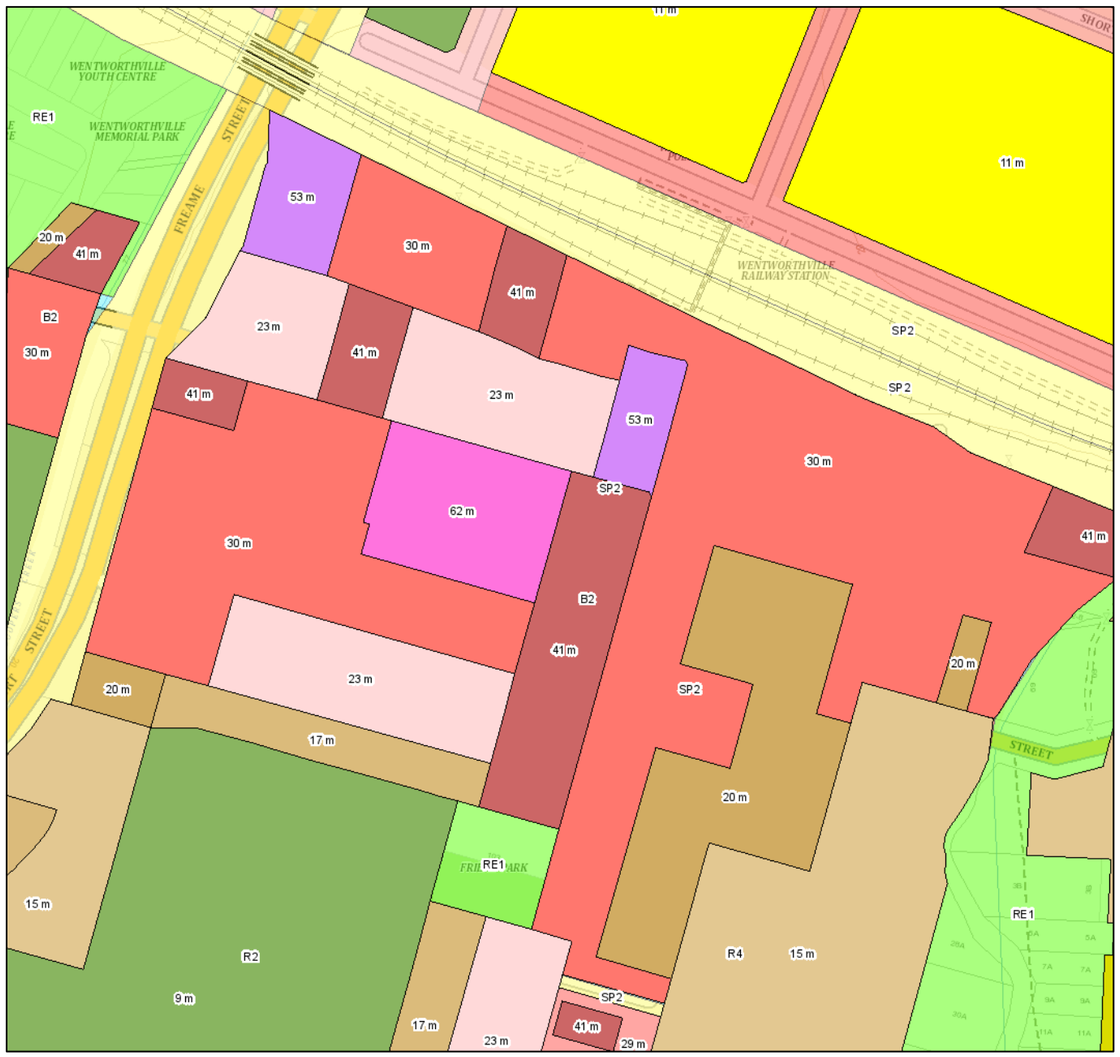


1. INTRODUCTION AND BACKGROUND CONTEXT

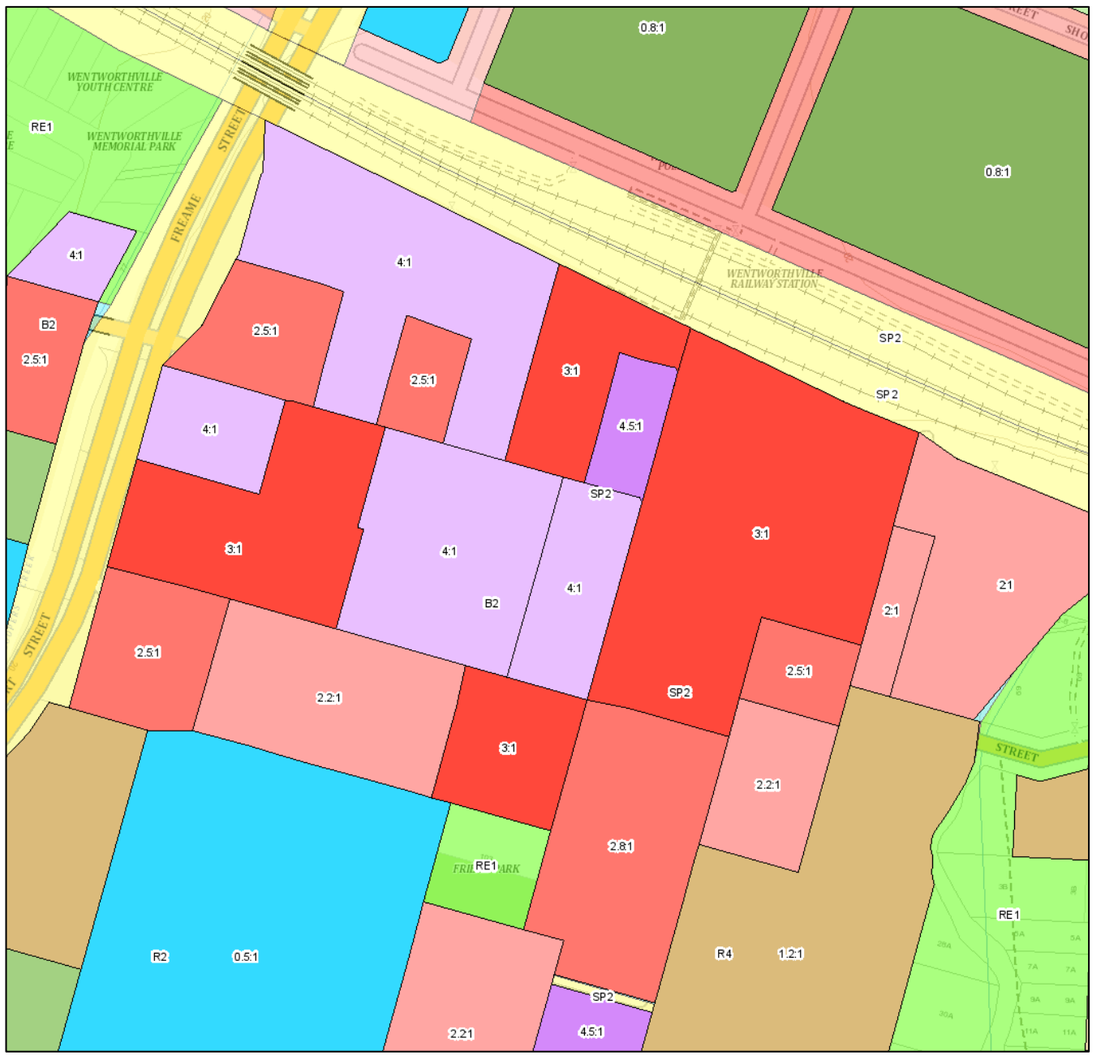
1. 2 Building Heights in Centres in City of Cumberland LGA

Wentworthville Centre

Building height map – up to 62m (19 storey) height limit

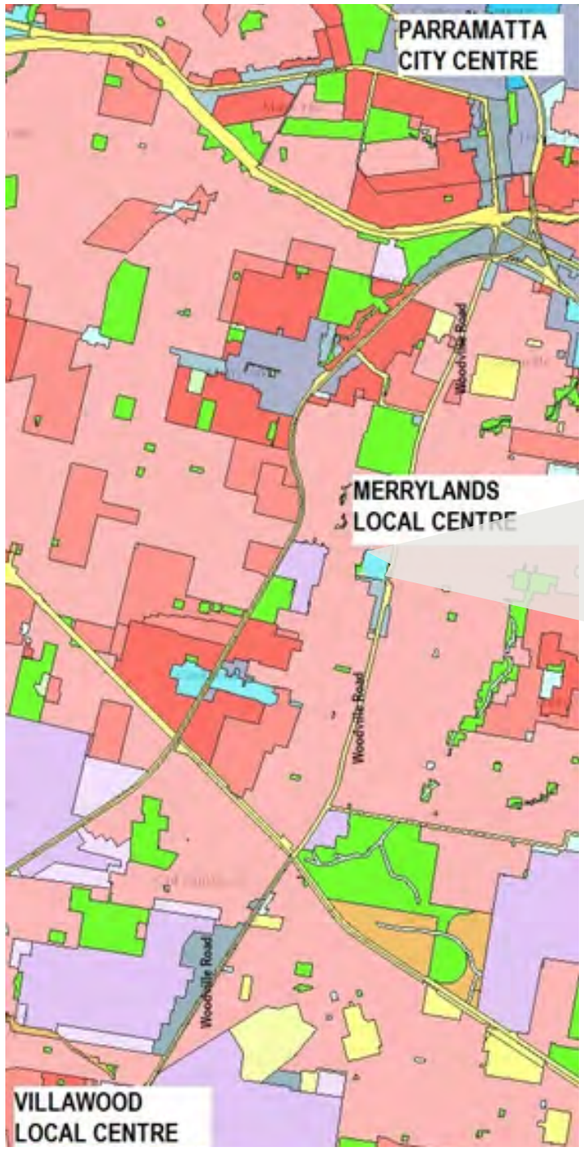


Floor space ratio map – up to 4.5:1 FSR

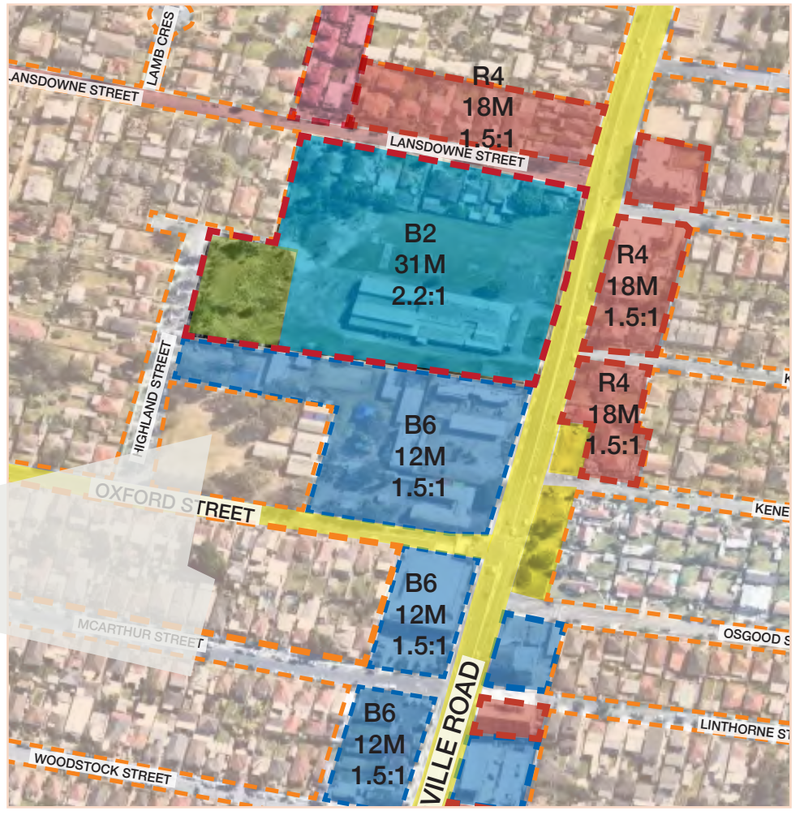


1. INTRODUCTION AND BACKGROUND CONTEXT

1. 2 Building Heights in Centres in City of Cumberland LGA

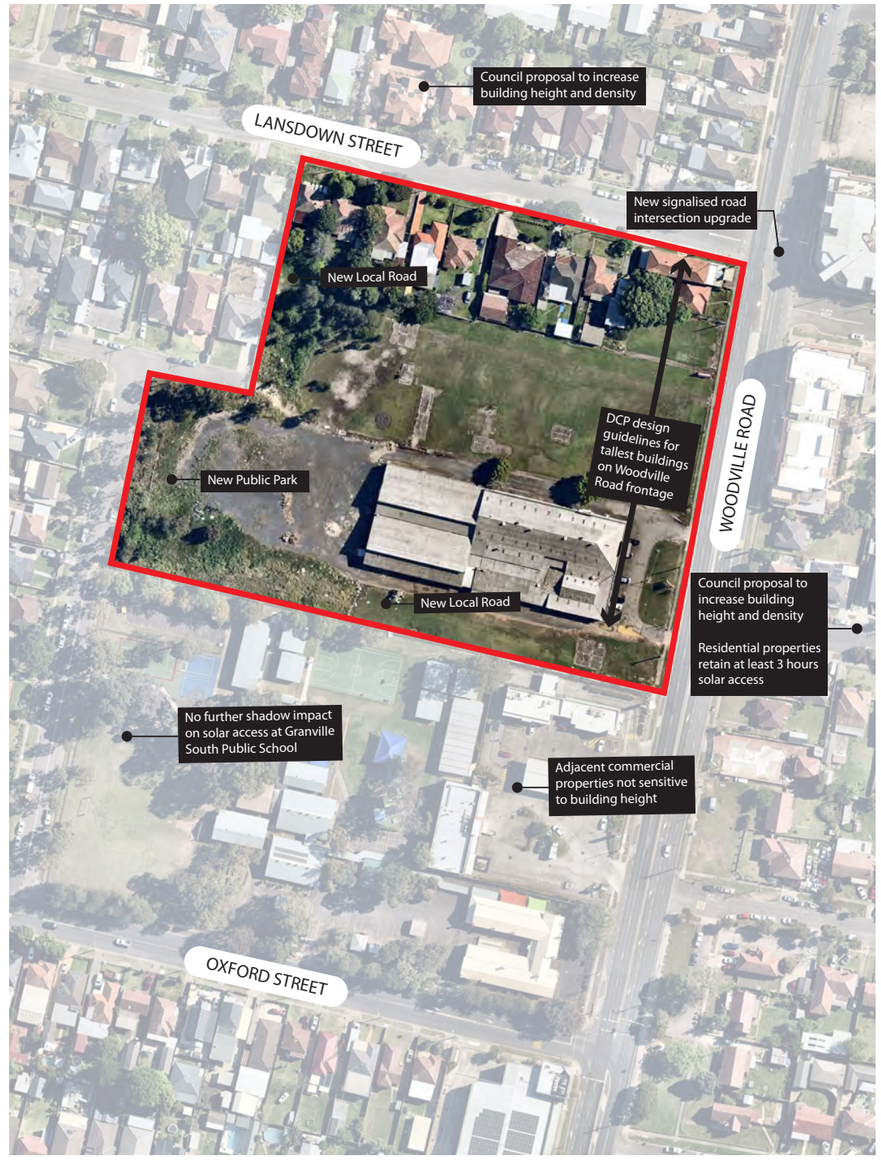


Zoning map of local centres along Woodville Rd transport corridor



Zoning plan in the Planning proposal for the Merrylands East Local Center with increased building height and density proposed around the B2 Local Centre on the opposite sides of Woodville Road and Lansdowne Street

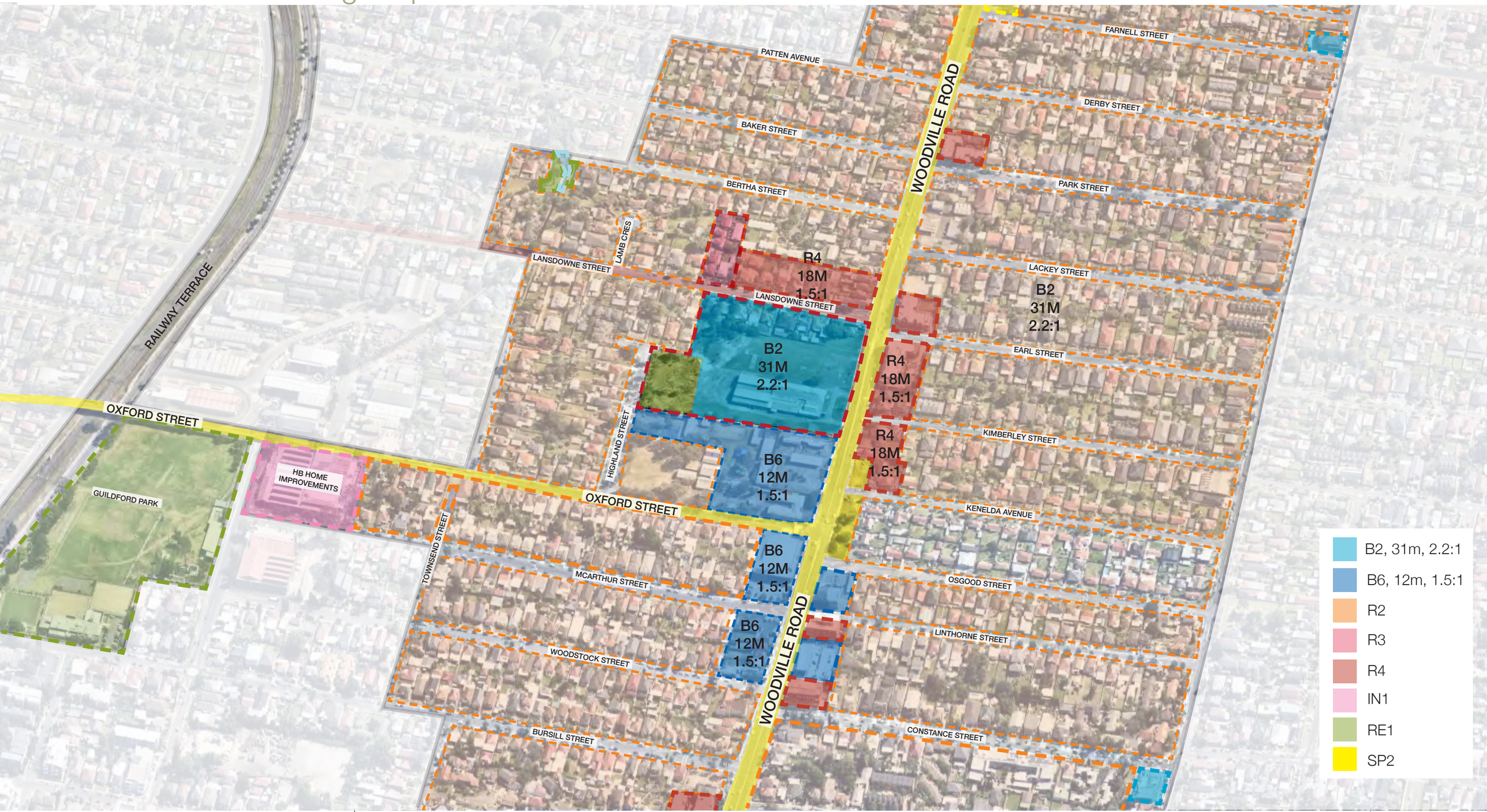
The B2 Local Centre zoning at Merrylands East is the highest order zoning along the Woodville Road transport corridor between Parramatta city centre at the northern end to Villawood local centre at the southern end.



Aerial image of the subject land in red outline with capacity study for increased building height on Woodville Rd frontage

1. INTRODUCTION AND BACKGROUND CONTEXT

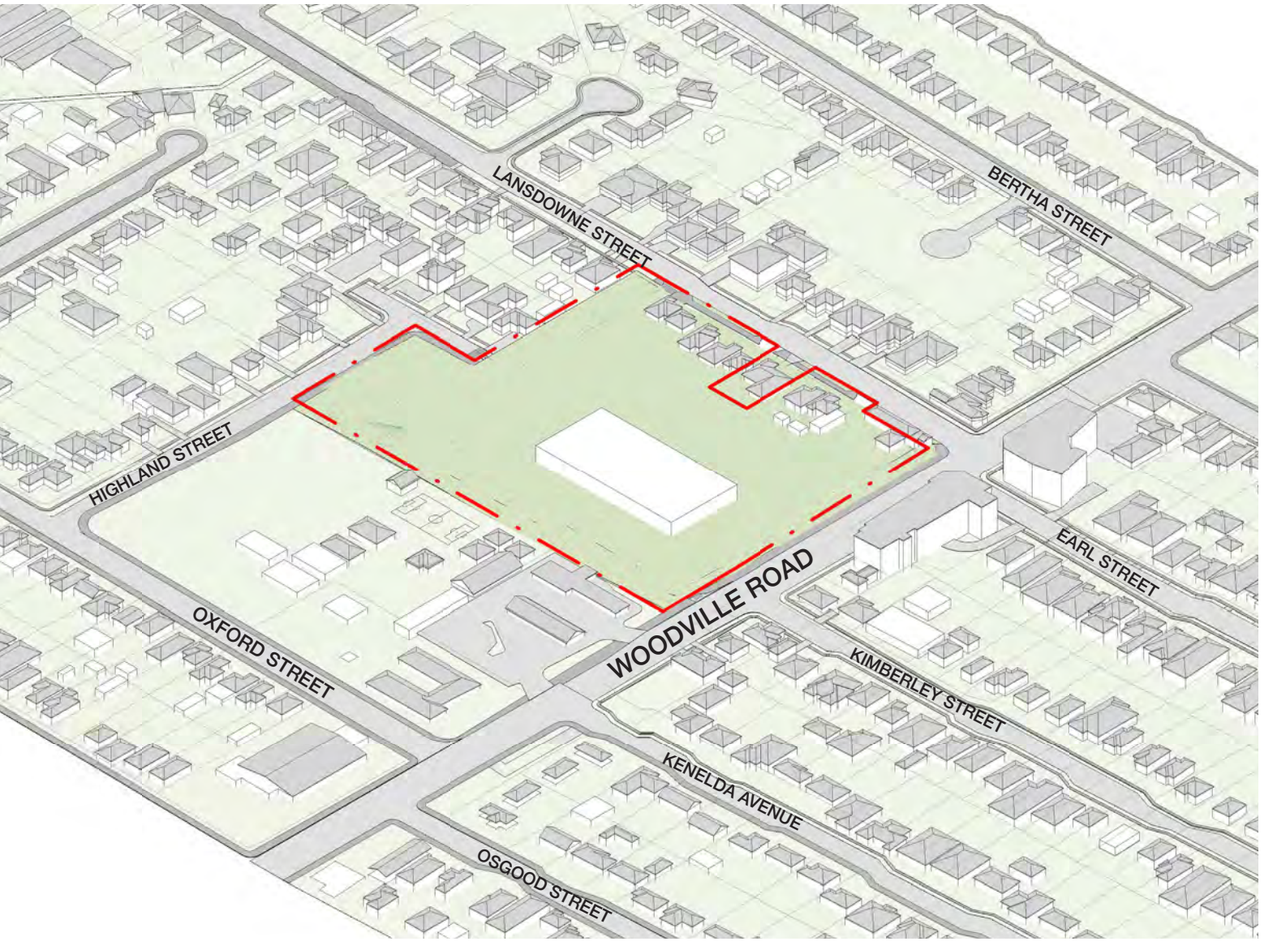
1.3 Council Planning Proposal for the Woodville Road Corridor



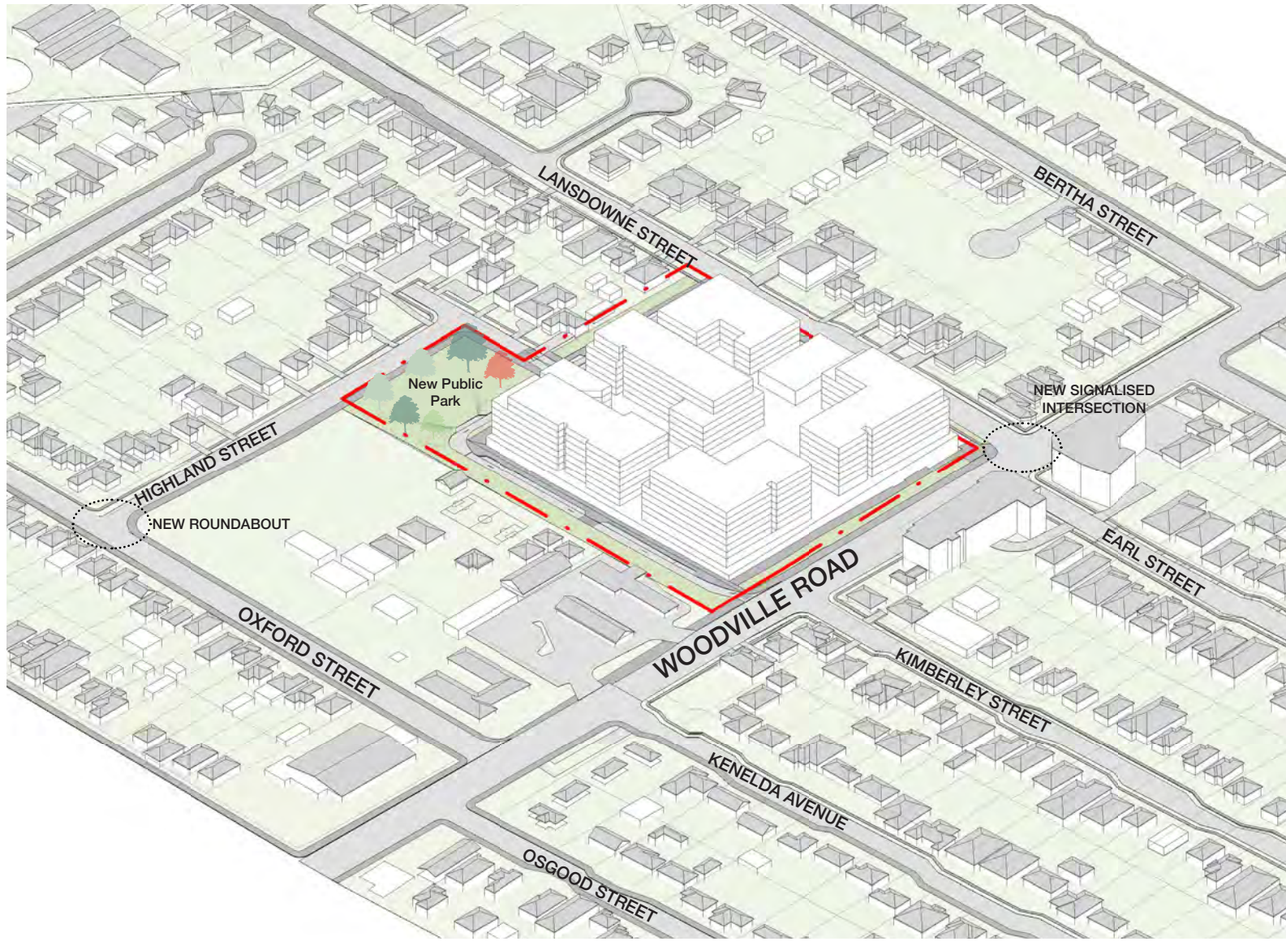
1. INTRODUCTION AND BACKGROUND CONTEXT

1.4 Merrylands East Precinct - Existing conditions and Approved DA

Existing conditions



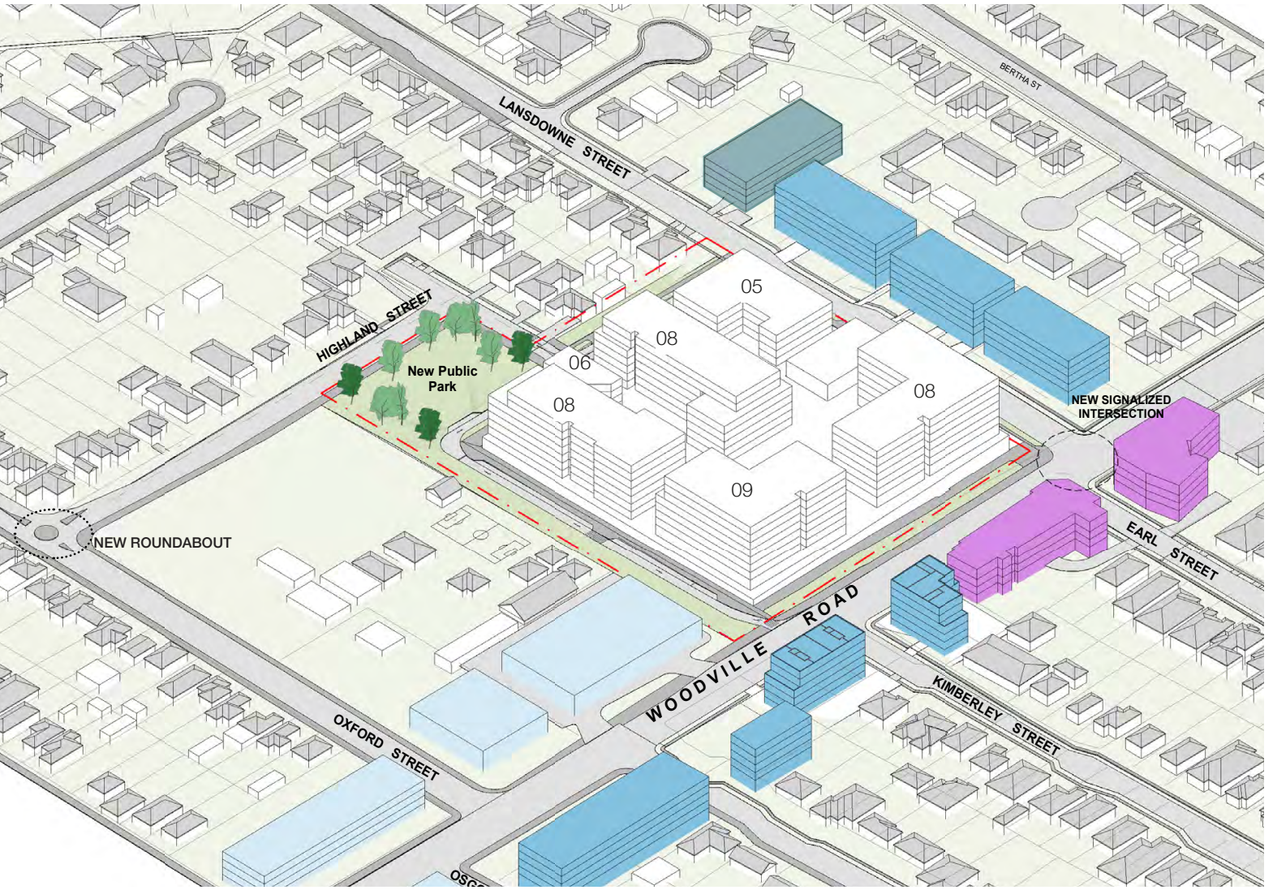
Approved DA



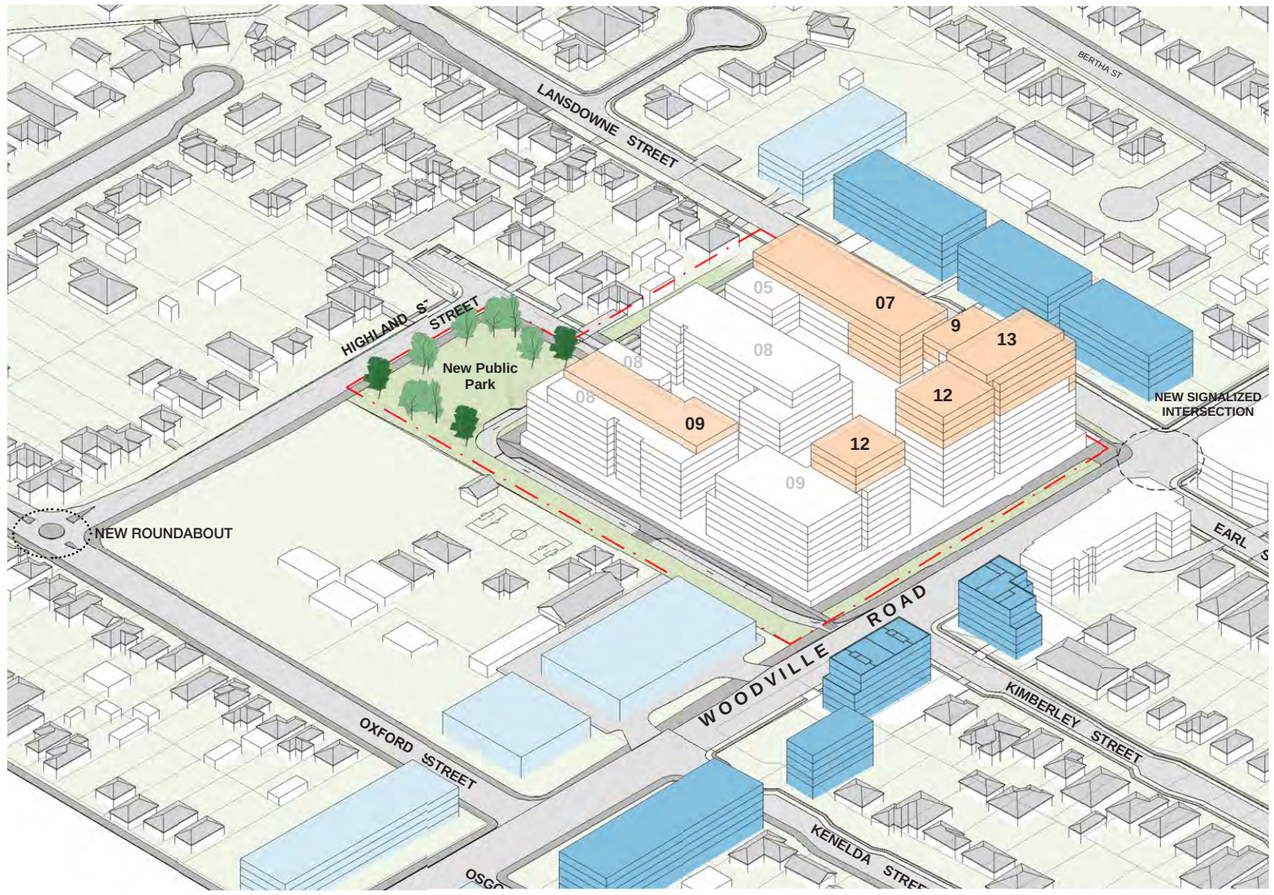
1. INTRODUCTION AND BACKGROUND CONTEXT

1.5 Merrylands East Precinct - Approved DA and Planning proposal

Approved DA



Planning proposal



- EXISTING HIGH DENSITY DEVELOPMENTS
- R4: HIGH DENSITY RESIDENTIAL, 18m, FSR CONTROL 1.5:1
- B6: ENTERPRISE CORRIDOR, 11-12m, FSR CONTROL 0.8-1.5:1
- **APPROVED DA** - ZONING B2, HEIGHT CONTROL 31m, FSR CONTROL 2.2:1
- **R3:** MEDIUM DENSITY RESIDENTIAL

- EXISTING HIGH DENSITY DEVELOPMENTS
- R4: HIGH DENSITY RESIDENTIAL, 18m, FSR CONTROL 1.5:1
- B6: ENTERPRISE CORRIDOR, 11-12m, FSR CONTROL 0.8-1.5:1
- **APPROVED DA** - ZONING B2, HEIGHT CONTROL 31m, FSR CONTROL 2.2:1
- **R3:** MEDIUM DENSITY RESIDENTIAL

1. INTRODUCTION AND BACKGROUND CONTEXT

1.5 Merrylands East Precinct - Approved DA

The Woodville Road Merrylands local centre is the subject of an approved mixed use development under Development Consent No.DA2020/0493. An overview of the approved mixed use development is below.

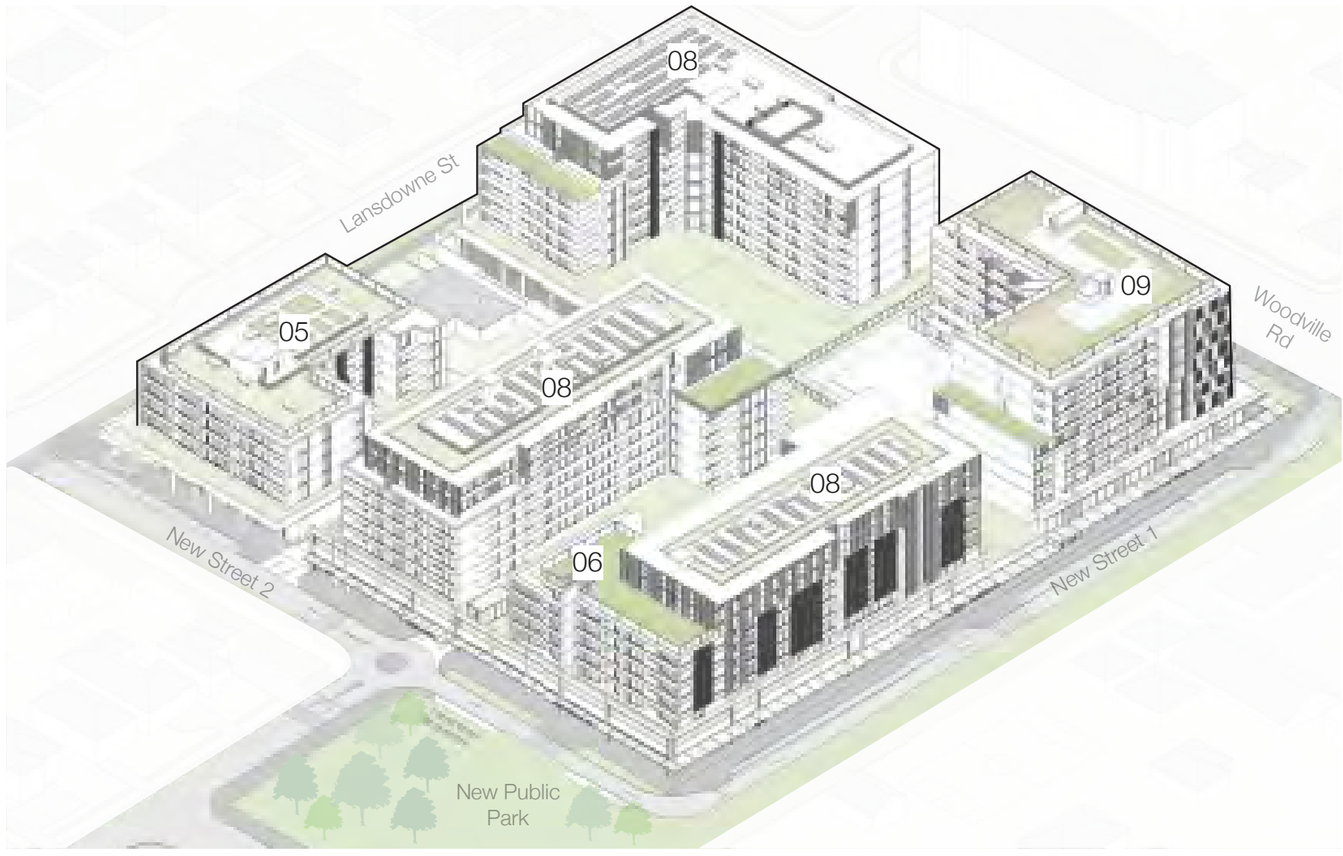
	Site area = 25,332 sq.m (Not including N.6 Landowne Street)
FSR*	2.18:1
GFA	Commercial: 16,897.68sq.m Residential: 38,269.49sq.m Total: 55,167.17sq.m
Residential Apartments	413
Affordable Housing Units	8
Public Park	2,000sq.m

*FSR calculation is based on zonings in the Cumberland LEP.
FSR currently applying to the Merrylands east local centre zone is currently 2.2:1 in the Cumberland LEP.

BUILDING	Approved DA Plans
A	8 storeys
B	8 storeys
C	9 storeys
D	8 storeys
E	5 storeys

The table below provides a yield if 6 Lansdowne Street were included in the development undercurrent planning controls:

	DA + 6 Lansdowne St
FSR*	2.15:1
GFA (Including N.6 Landowne Street)	Commercial:17,746.5 sq.m Residential: 38,420.67 sq.m Total: 56,167.17sq.m Site area = 26,088.2 sq.m
Residential Apartments	425



Approved Development
View from the South - West corner

1. INTRODUCTION AND BACKGROUND CONTEXT

1.6 New infrastructure

NEW
COMMUNITY

520
RESIDENTIAL
APARTMENTS

NEW GYM

CHILDCARE
FOR 100 KIDS

SECURE NEIGHBOURHOOD

The vision for the Merrylands East Neighbourhood Centre is to create a true urban village where residents, the community and visitors can live, work, shop, stay and play in the one mixed use centre.

The vision is to create a development that sits harmoniously in its context transitioning from the high intensity urban environment of Woodville Road to the east, down to the lower scaled and quieter residential areas to the west of the site.

Large areas of green landscape will surround and be incorporated into the development including a 2500m² public park, 2400m² of deep soil planting areas, new landscaped tree lined streets and 6200m² landscaped podium for the residents' amenity and 1500m² of rooftop communal landscaped areas. The new infrastructure will include:

- Public park
- Signalised intersection at Woodville Road / Lansdowne Street;
- New Street 1 with landscaped verges
- New Street 2 with landscaped verges
- Street connections between Highland Street, Lansdowne Street and Woodville Road;
- Widening of Woodville Road carriageway and landscaped verge;
- Roundabout at Oxford Street / Highland Street;
- Child care centre;
- Dedicated social housing;
- Retail shops.

5000 sqm
LANDSCAPE
AREAS

NEW PUBLIC
FACILITIES

10,000 sqm
RETAIL

4000 sqm
SUPERMARKET

CAFES AND
RESTAURANTS

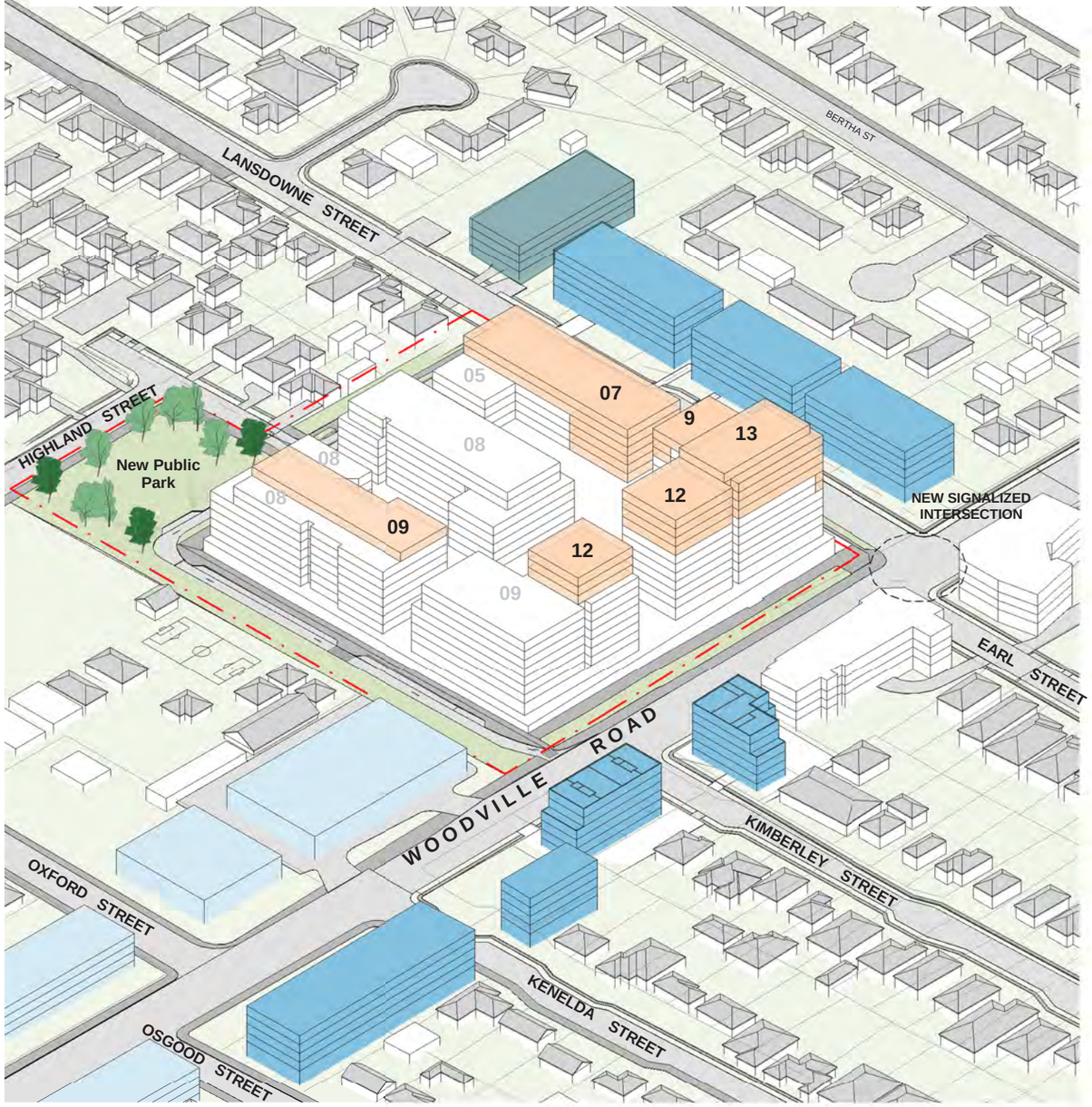
1. INTRODUCTION AND BACKGROUND CONTEXT

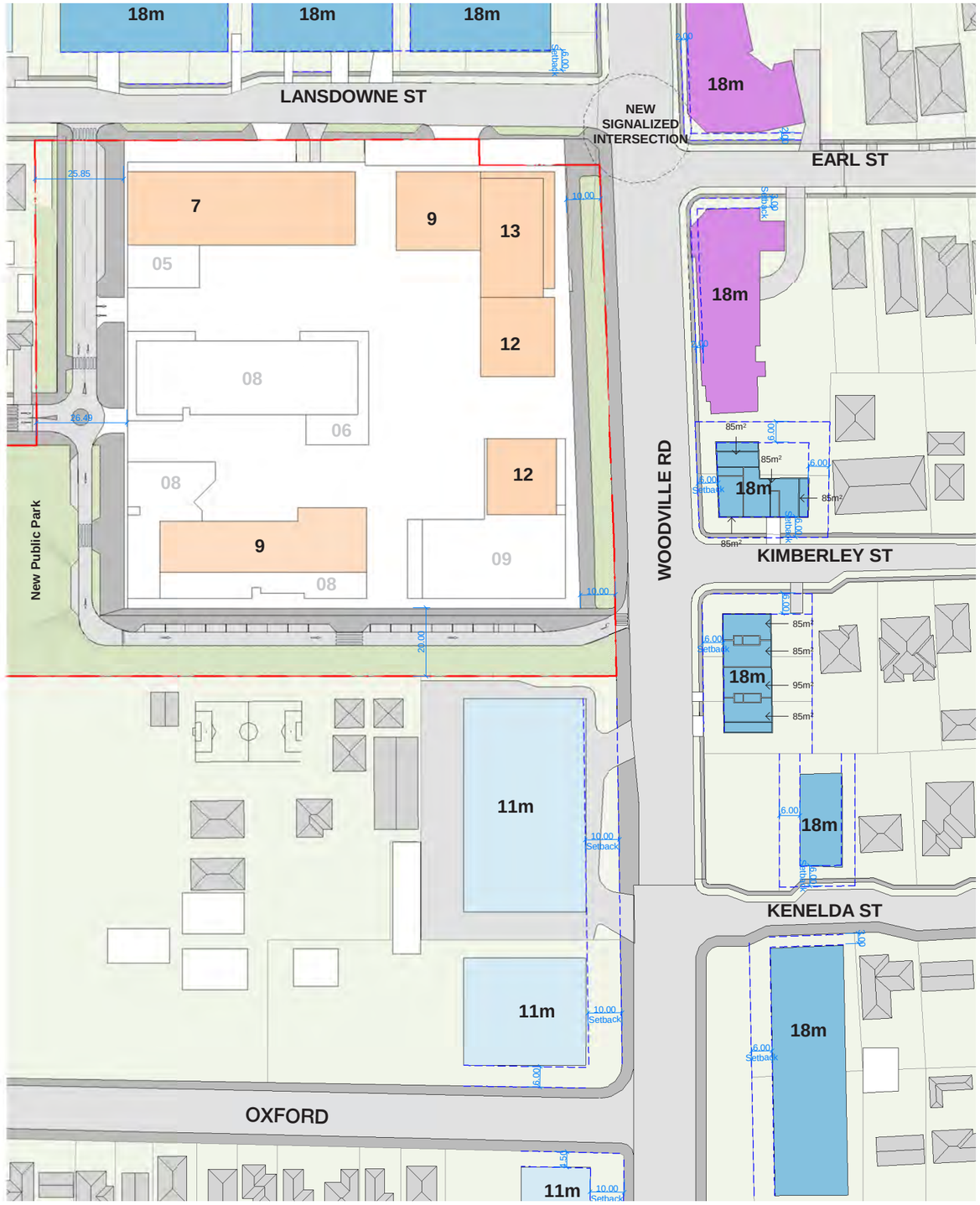
1.7 Site Capacity

- The capacity of the Woodville Road Merrylands local centre to accommodate higher buildings and more housing has been examined and is outlined in the following points and diagrams shown in the previous pages:
- The B2 Local Centre zoning under the Cumberland LEP is the highest order zoning along the Woodville Road transport corridor between Parramatta city centre at the northern end to Villawood local centre at the southern end. Taller building heights including a landmark building in a designated local centre on a transport corridor is an appropriate outcome consistent with contemporary planning and urban design principles.
- Urban design guidelines in the current DCP are for the tallest buildings to be located on the Woodville Road frontage.
- Increased building heights and density are proposed by Council next to the B2 Local Centre on the northern side of Lansdowne Street and on the eastern side of Woodville Road in the Planning CONCEPT for the Woodville Road Corridor. This provides scope for increased building height in the B2 Local Centre.
- Adjacent commercial properties to the south on the Woodville Road frontage are not sensitive to an increase in building height.
- The adjacent Granville South Public School can continue to receive solar access with no additional shadow impact beyond the approved DA plans.
- Existing houses on the opposite side of Woodville Road will continue to receive at least 3 hours solar access through the day.
- Future apartment buildings planned for the opposite side of Woodville Road will receive at least 2 hours solar access in compliance with the Apartment Design Guide.
- The wind assessment undertaken in development planning for the local centre finds wind comfort criteria in the public domain and outdoor areas can be met with certain building form separations and design treatments.
- An urban design can be achieved for increased building height on the Woodville Road frontage without unreasonable environmental impact on the approved centre development and surrounding zones.
- Infrastructure plans for roads, public open space and utility services are in place for the development of increased densities in the Woodville Road Merrylands local centre with capacity to cater for increased building height and density.

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.1 Proposed concept diagrams





EXISTING HIGH DENSITY DEVELOPMENTS

R4: HIGH DENSITY RESIDENTIAL, 18m, FSR CONTROL 1.5:1

B6: ENTERPRISE CORRIDOR, 11-12m, FSR CONTROL 0.8-1.5:1

APPROVED DA - ZONING B2, HEIGHT CONTROL 31m, FSR CONTROL 2.2:1

R3: MEDIUM DENSITY RESIDENTIAL

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

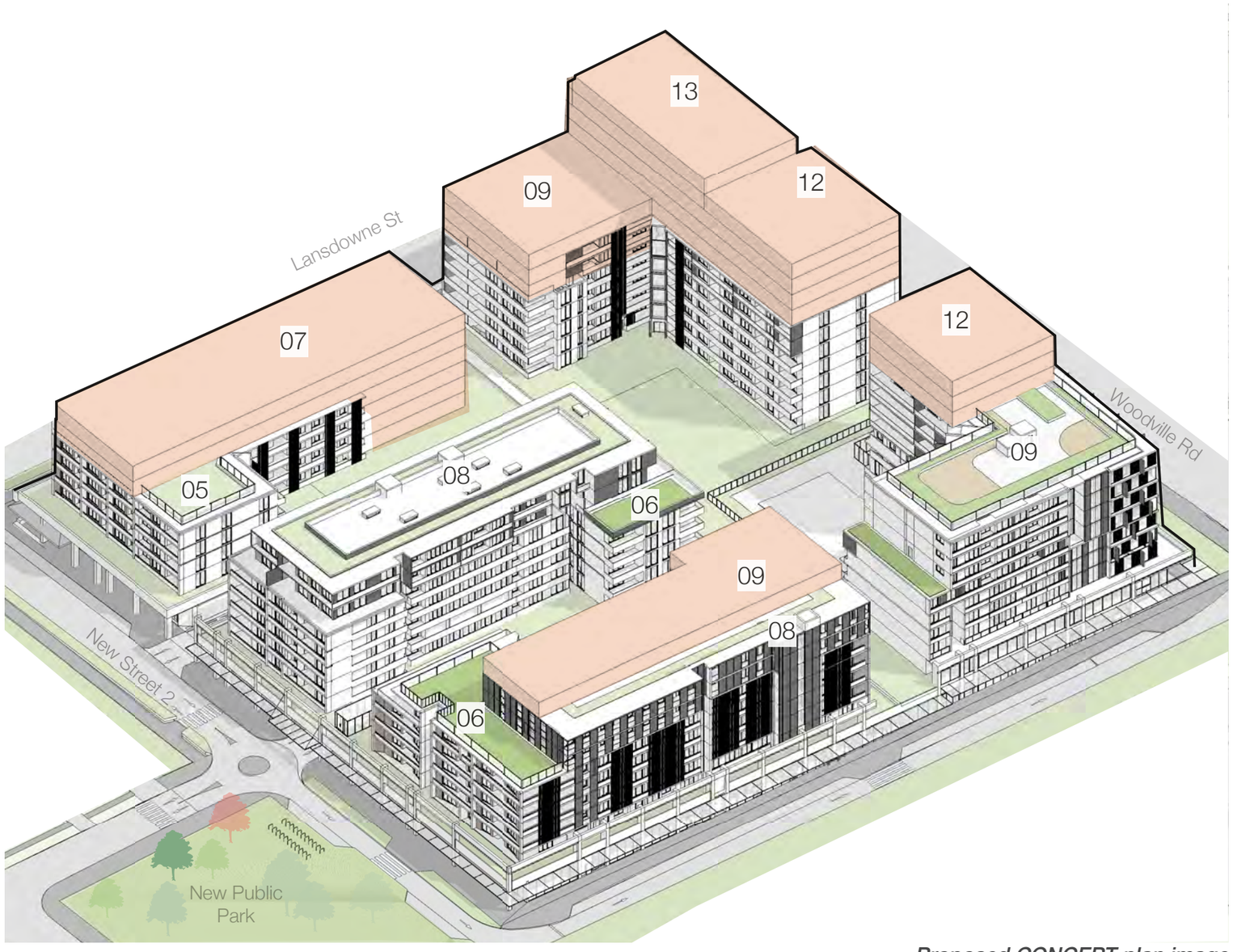
2.1 Proposed concept diagrams

A proposed concept plan for the Woodville Road Merrylands local centre with increased building heights on the Woodville Road frontage is proposed below for inclusion in the Planning concept for the Woodville Road Corridor. The concept plan is based on the capacity of the site to provide increased heights on the Woodville Road frontage of the centre consistent with strategic planning concept and principles for the development of local centres on a transport corridor, urban form and design principles, social benefits with more affordable housing, infrastructure capacity, and without unreasonable environmental impact.

	Site area = 25,588.2 sq.m
FSR*	2.60:1
GFA	Commercial:17,746.5 sq.sq.m Residential: 48,864.9 sq.m Total: 66,611.2sq.m
Residential Apartments	523
Affordable Housing Units	15
Public Park	2,500sq.m

*FSR calculation is based on zonings in the Cumberland LEP.
FSR currently applying to the Merrylands east local centre zone is currently 2.2:1 in the Cumberland LEP.

BUILDING	Proposed CONCEPT Plan
A	8 storeys
B	9 storeys
C	9-12 storeys
D	9-13 storeys
E	7 storeys

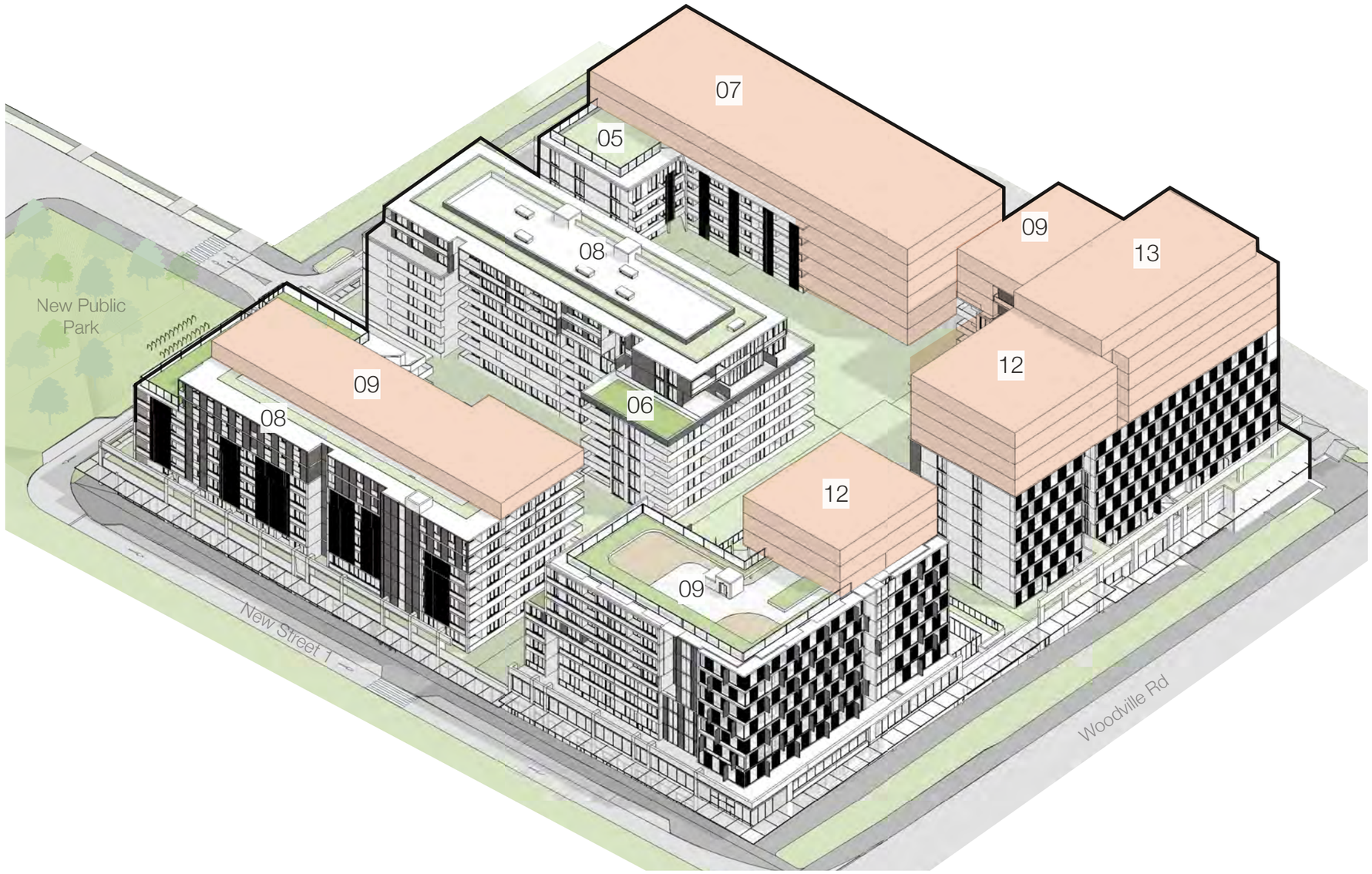


Proposed CONCEPT plan image
View from the South - West corner

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.1 Proposed concept diagrams

Additional floors above approved development application

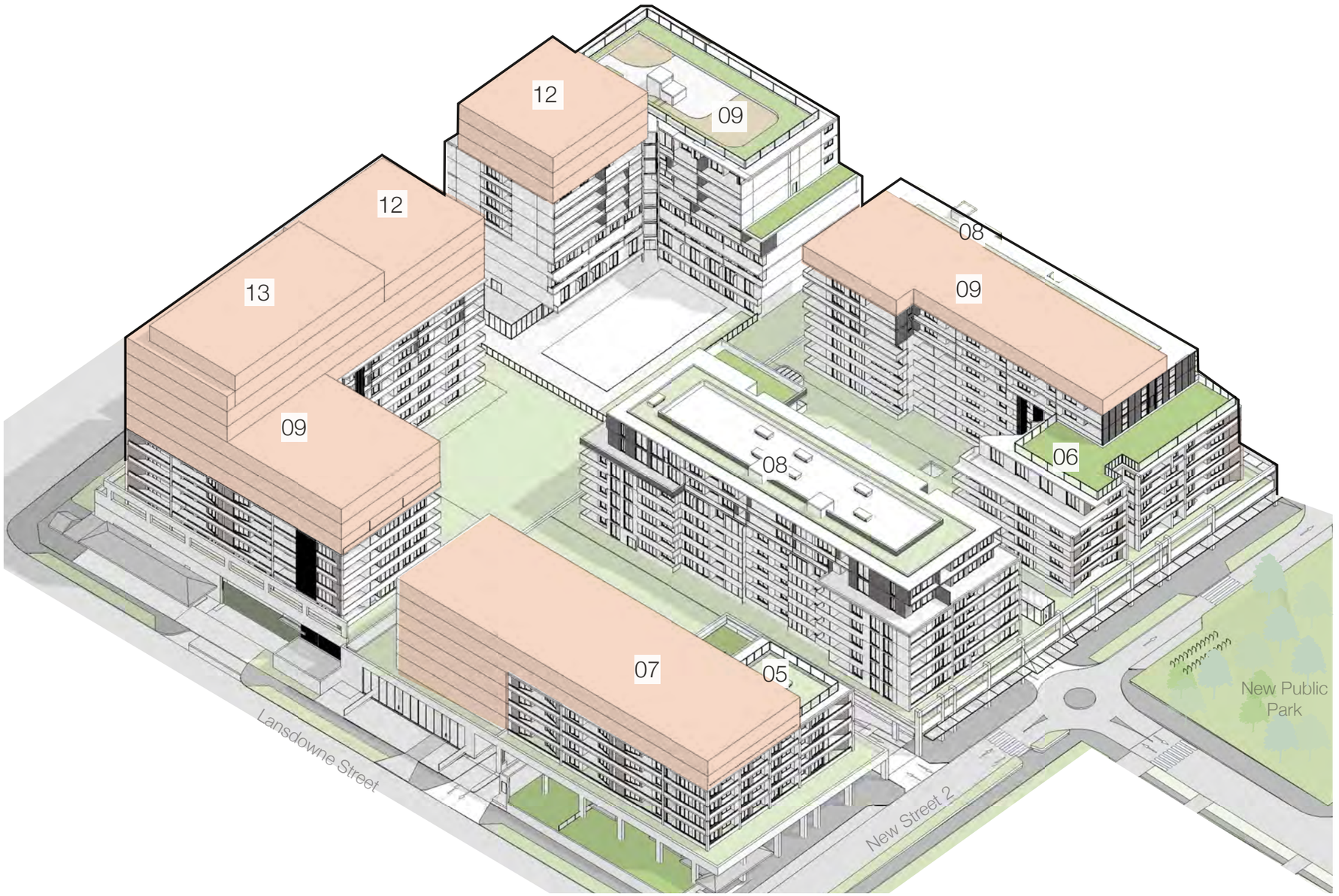


Proposed CONCEPT plan image
View from the South - East corner

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.1 Proposed concept diagrams

Additional floors above approved development application

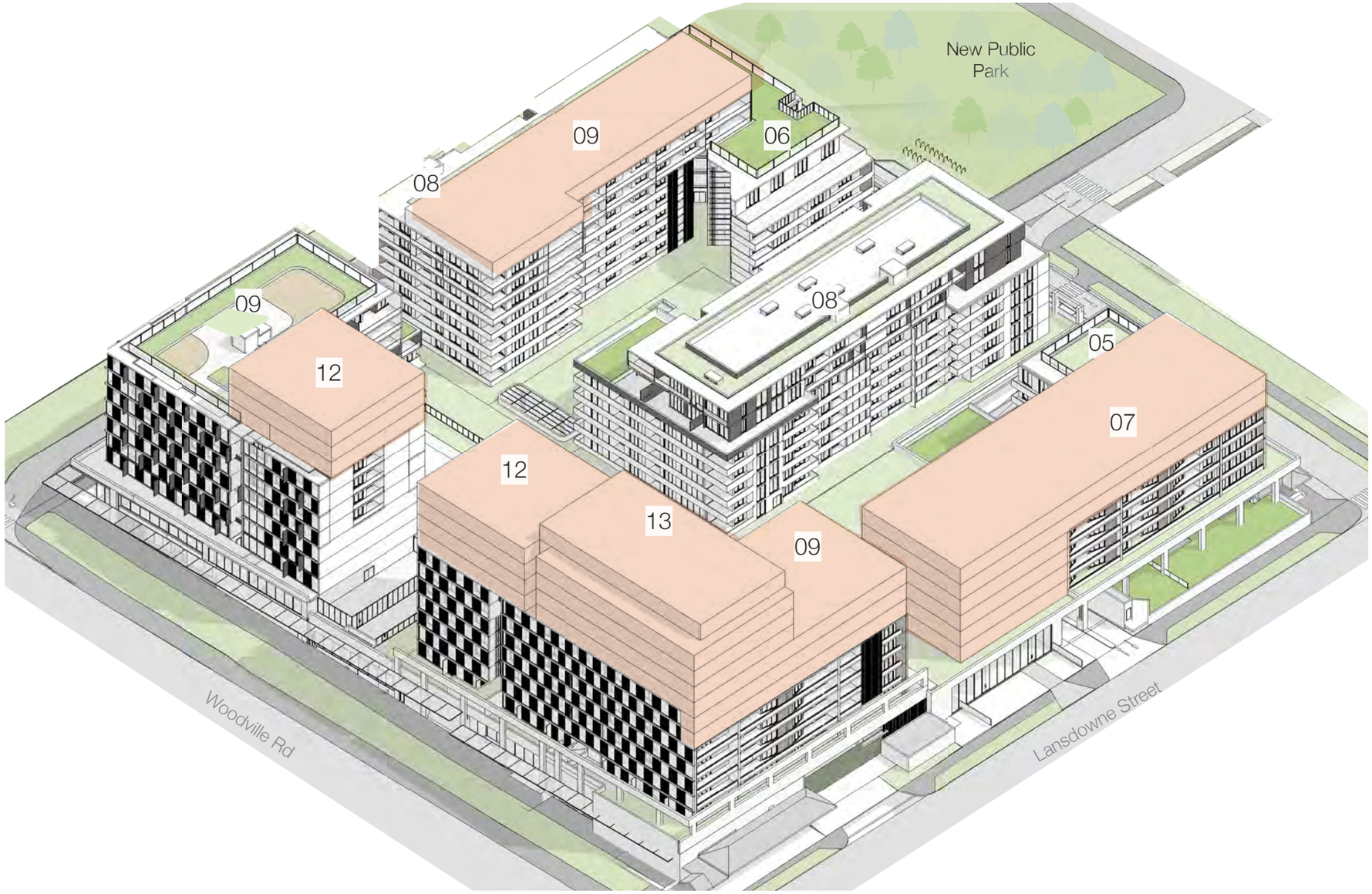


Proposed CONCEPT plan image
View from the North-West corner

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.1 Proposed concept diagrams

Additional floors above approved development application



Proposed CONCEPT plan image
View from the North - East corner

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.2 CGIs

Building envelopes in Cumberland Council's Planning Proposal for future development along Woodville Road corridor are shown ghosted.

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.2 CGIs

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

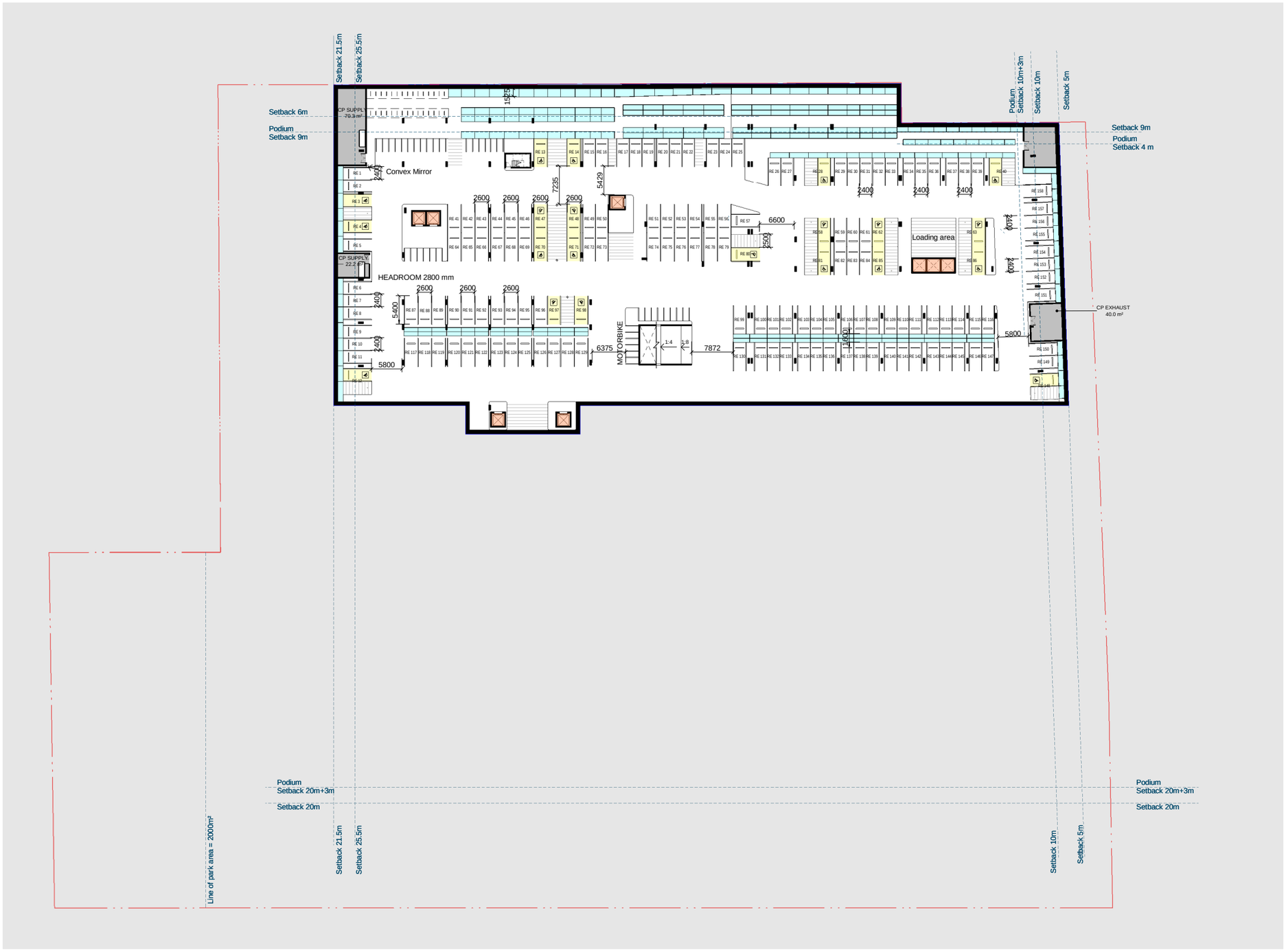
2.2 CGIs

2. REVISED PRELIMINARY PLANNING PROPOSAL AND CONCEPT PLAN

2.2 CGIs

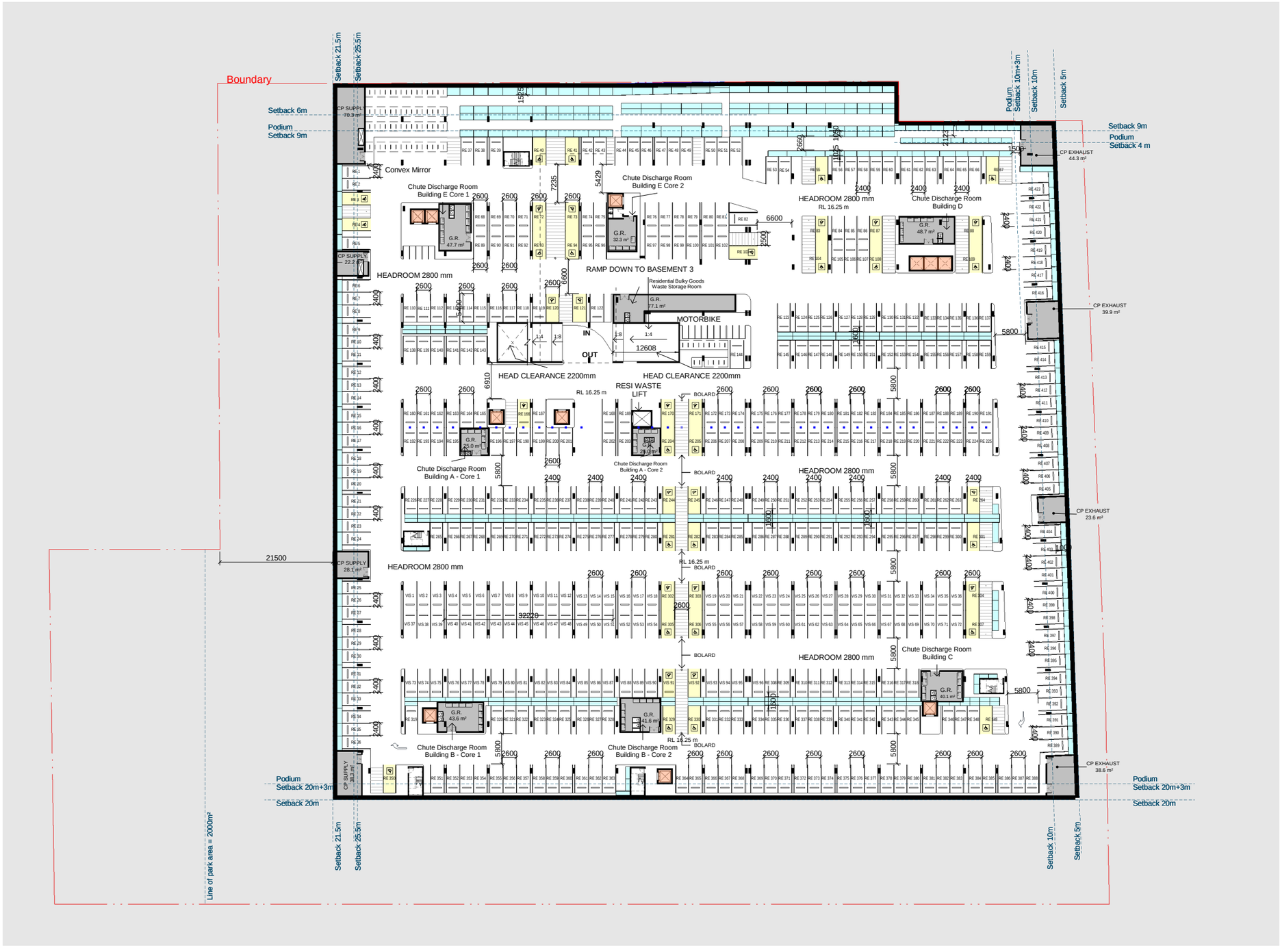
FLOOR PLANS

2.3 Basement 3



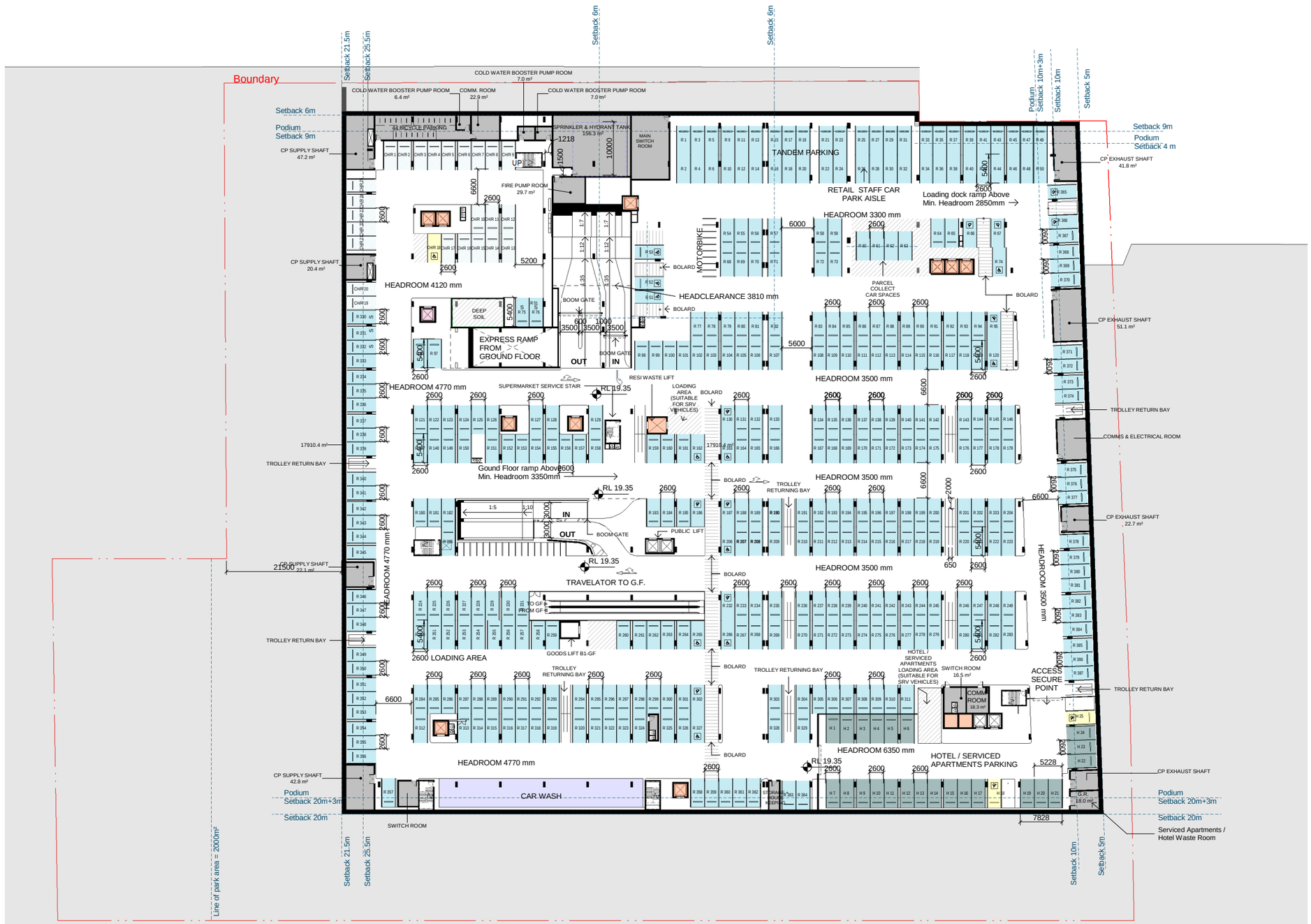
FLOOR PLANS

2.3 Basement 2



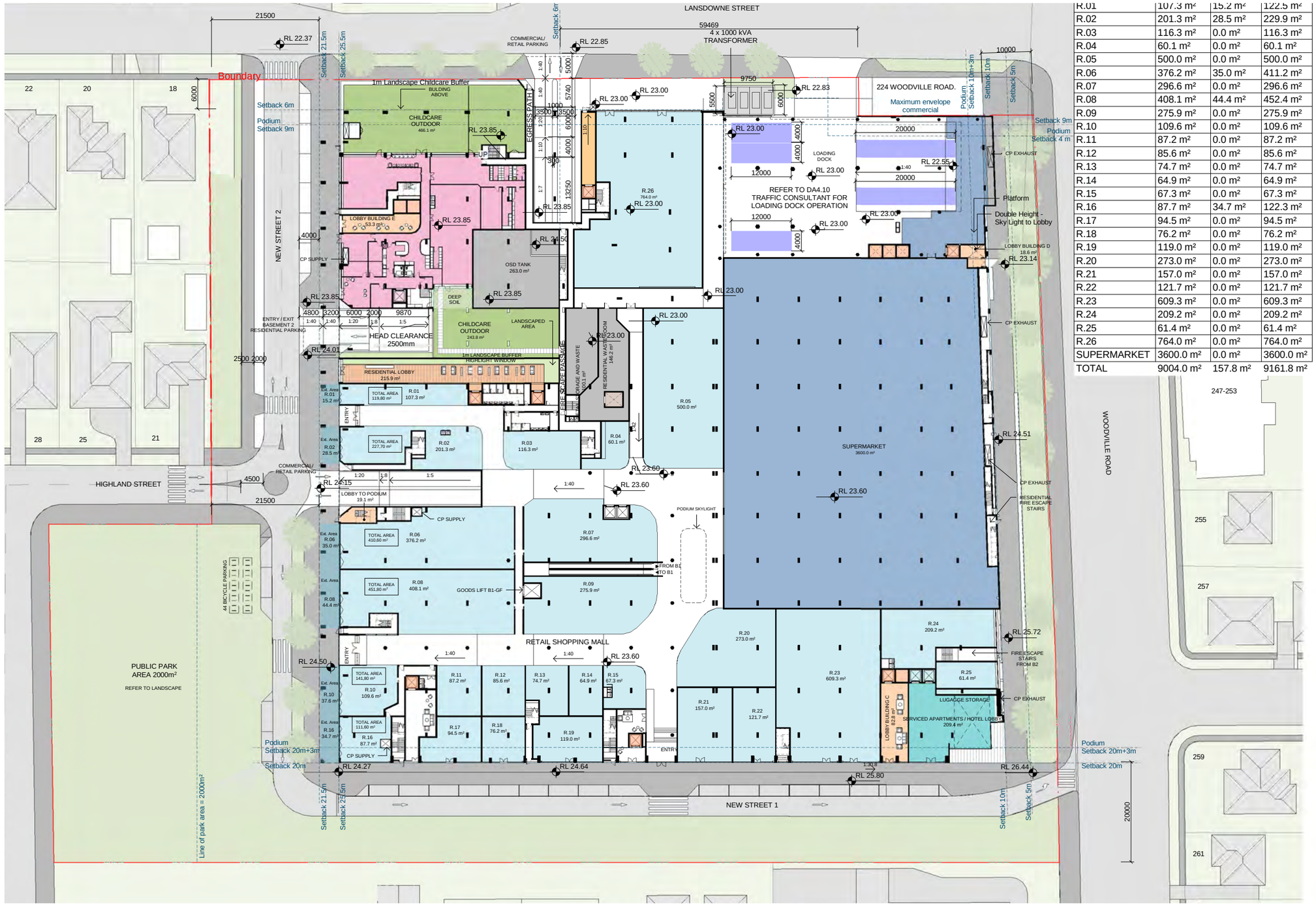
FLOOR PLANS

2.3 Basement 1



FLOOR PLANS

2.3 Ground floor



R.01	107.3 m²	15.2 m²	122.5 m²
R.02	201.3 m²	28.5 m²	229.9 m²
R.03	116.3 m²	0.0 m²	116.3 m²
R.04	60.1 m²	0.0 m²	60.1 m²
R.05	500.0 m²	0.0 m²	500.0 m²
R.06	376.2 m²	35.0 m²	411.2 m²
R.07	296.6 m²	0.0 m²	296.6 m²
R.08	408.1 m²	44.4 m²	452.4 m²
R.09	275.9 m²	0.0 m²	275.9 m²
R.10	109.6 m²	0.0 m²	109.6 m²
R.11	87.2 m²	0.0 m²	87.2 m²
R.12	85.6 m²	0.0 m²	85.6 m²
R.13	74.7 m²	0.0 m²	74.7 m²
R.14	64.9 m²	0.0 m²	64.9 m²
R.15	67.3 m²	0.0 m²	67.3 m²
R.16	87.7 m²	34.7 m²	122.3 m²
R.17	94.5 m²	0.0 m²	94.5 m²
R.18	76.2 m²	0.0 m²	76.2 m²
R.19	119.0 m²	0.0 m²	119.0 m²
R.20	273.0 m²	0.0 m²	273.0 m²
R.21	157.0 m²	0.0 m²	157.0 m²
R.22	121.7 m²	0.0 m²	121.7 m²
R.23	609.3 m²	0.0 m²	609.3 m²
R.24	209.2 m²	0.0 m²	209.2 m²
R.25	61.4 m²	0.0 m²	61.4 m²
R.26	764.0 m²	0.0 m²	764.0 m²
SUPERMARKET	3600.0 m²	0.0 m²	3600.0 m²
TOTAL	9004.0 m²	157.8 m²	9161.8 m²

FLOOR PLANS

2.3 Level 1

FLOOR PLANS

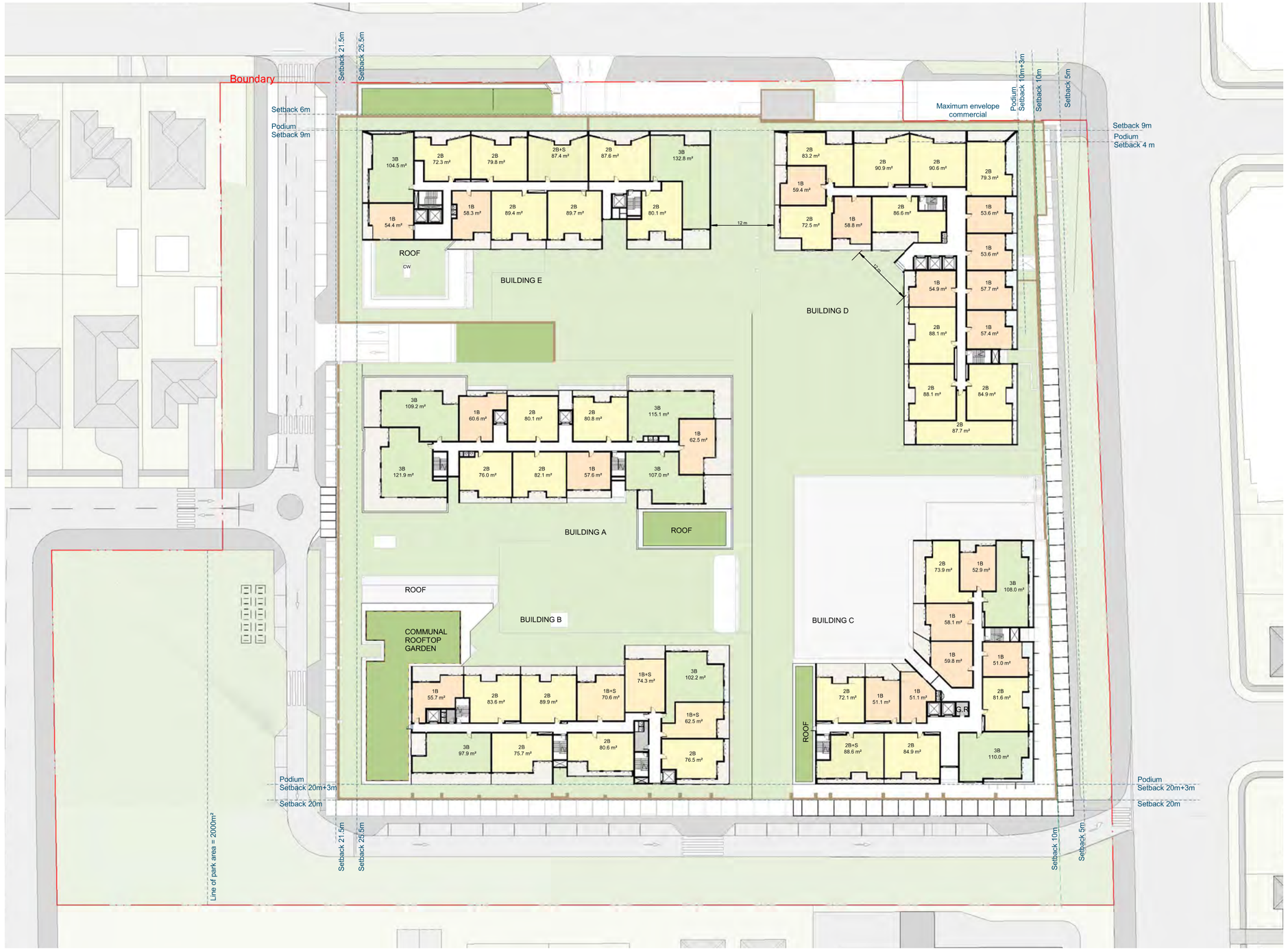
2.3 Levels 2-4

FLOOR PLANS

2.3 Level 5

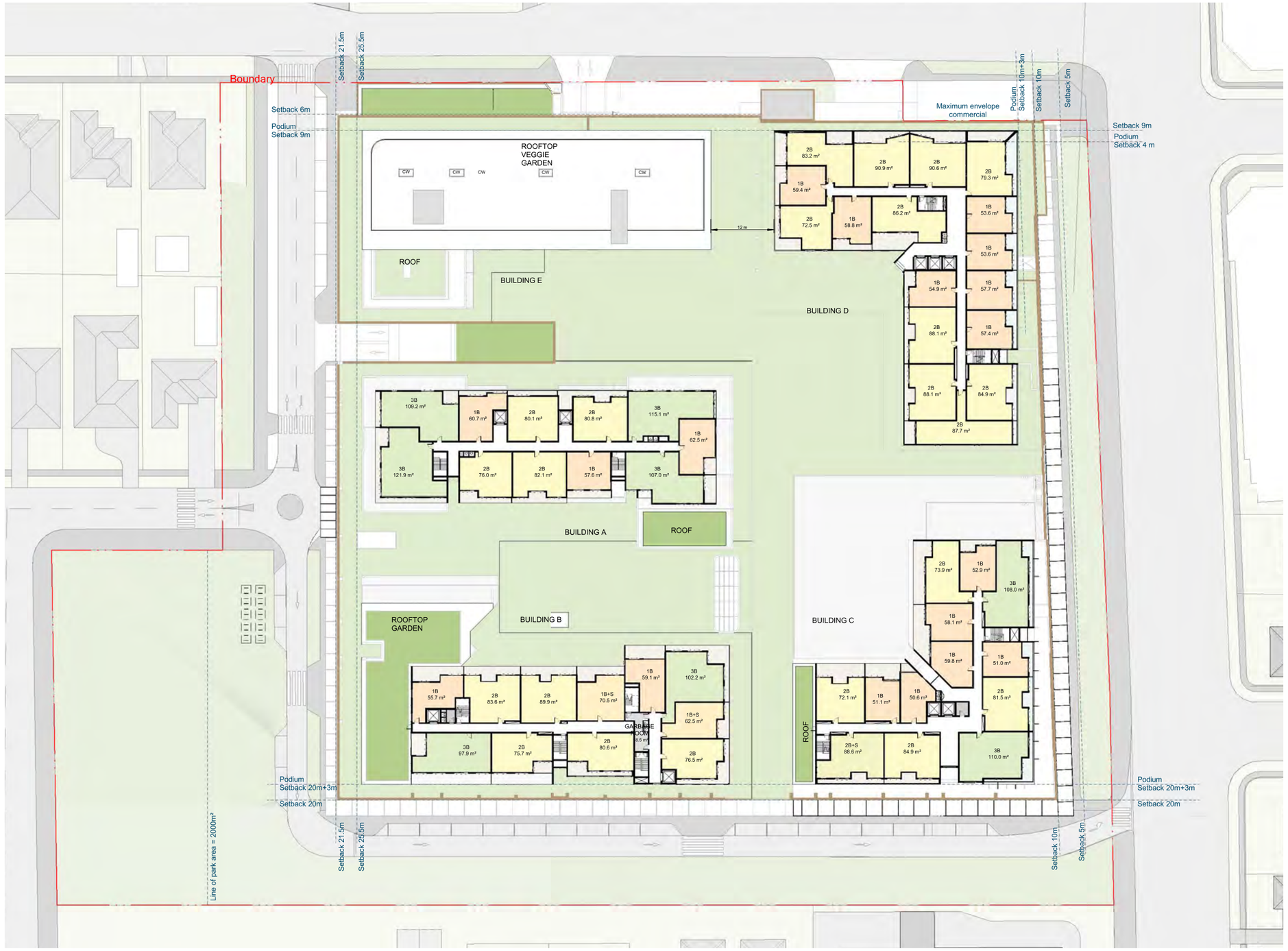
FLOOR PLANS

2.3 Level 6



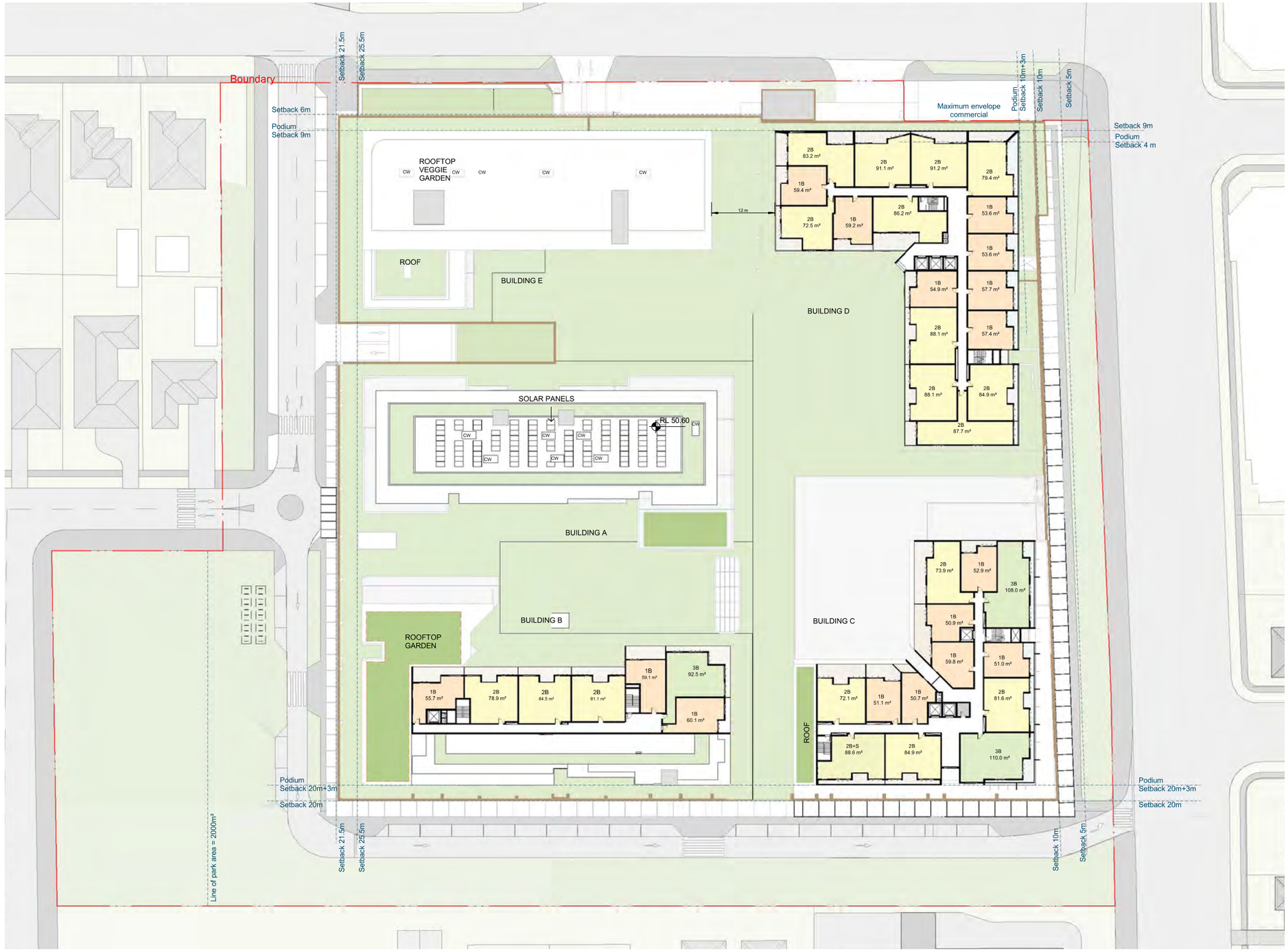
FLOOR PLANS

2.3 Level 7



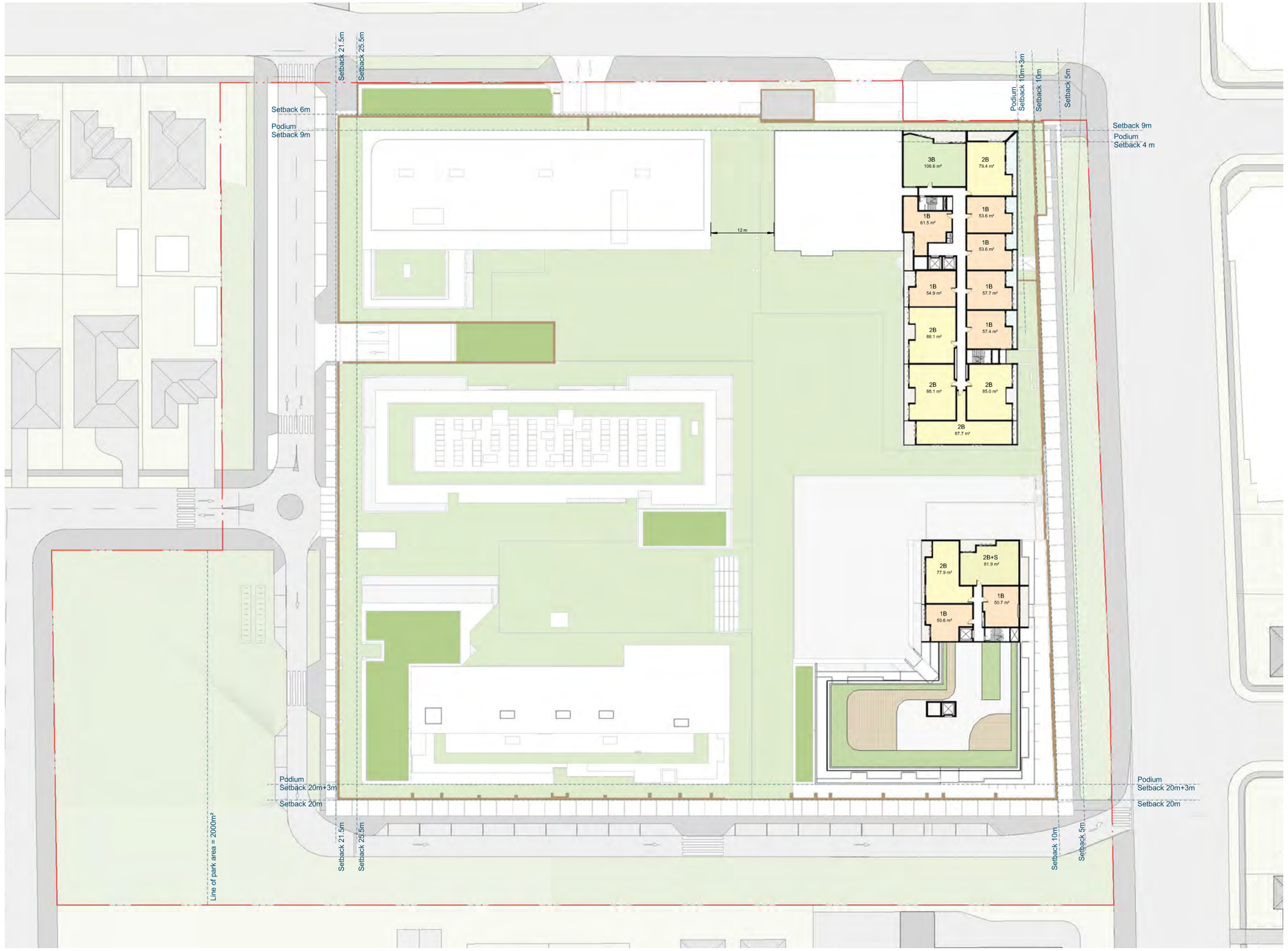
FLOOR PLANS

2.3 Level 8



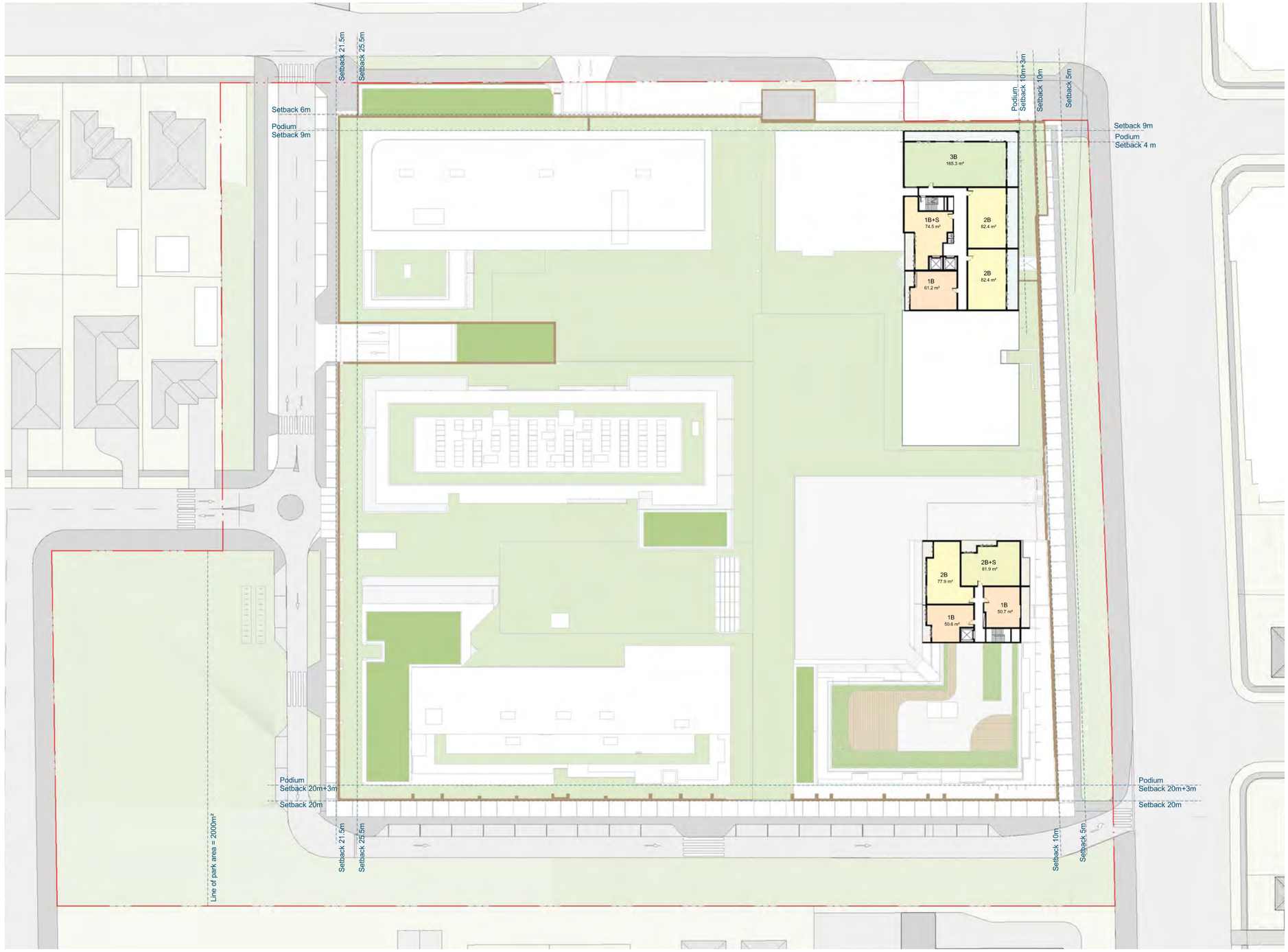
FLOOR PLANS

2.3 Levels 9-10



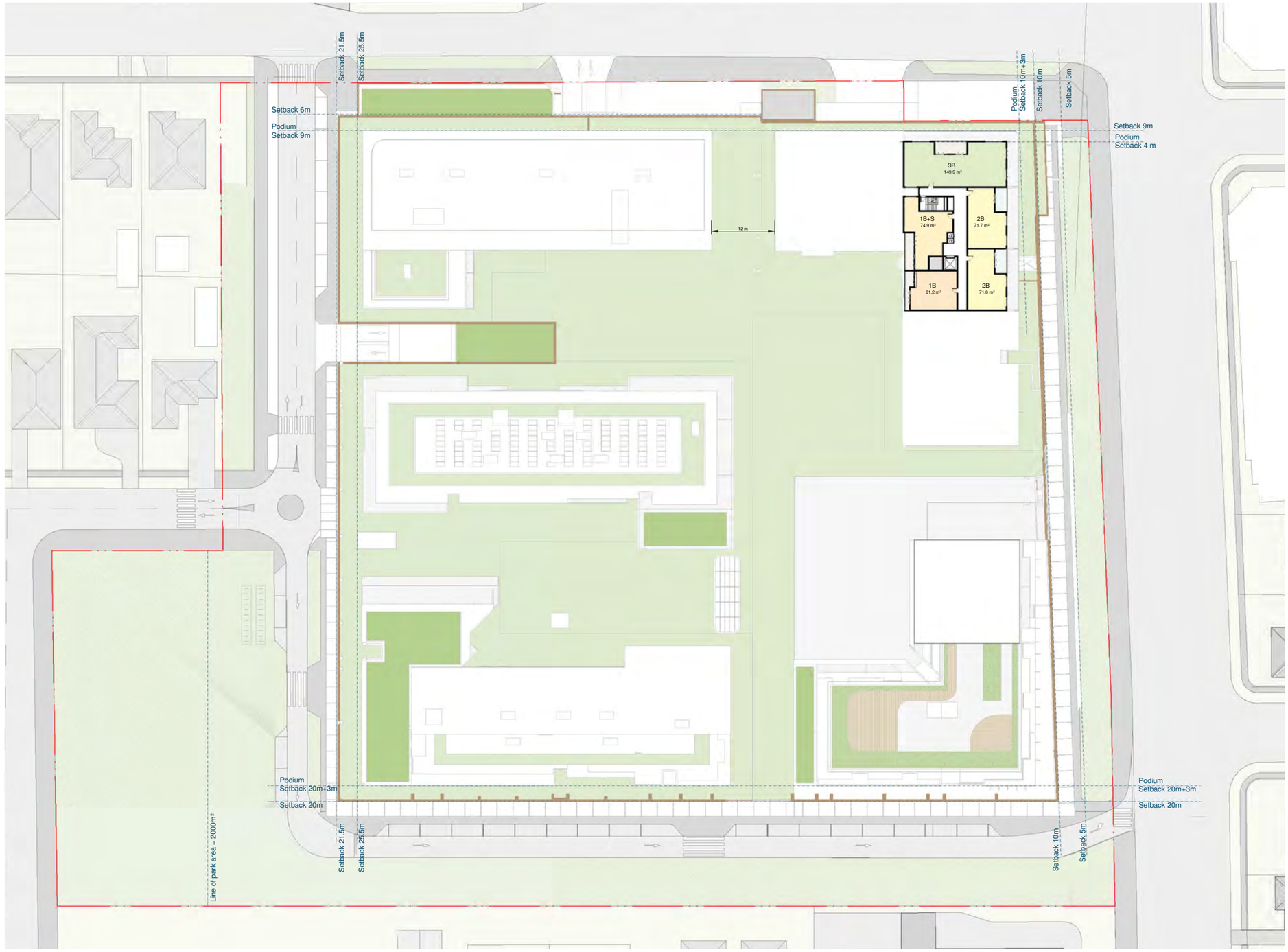
FLOOR PLANS

2.3 Level 11



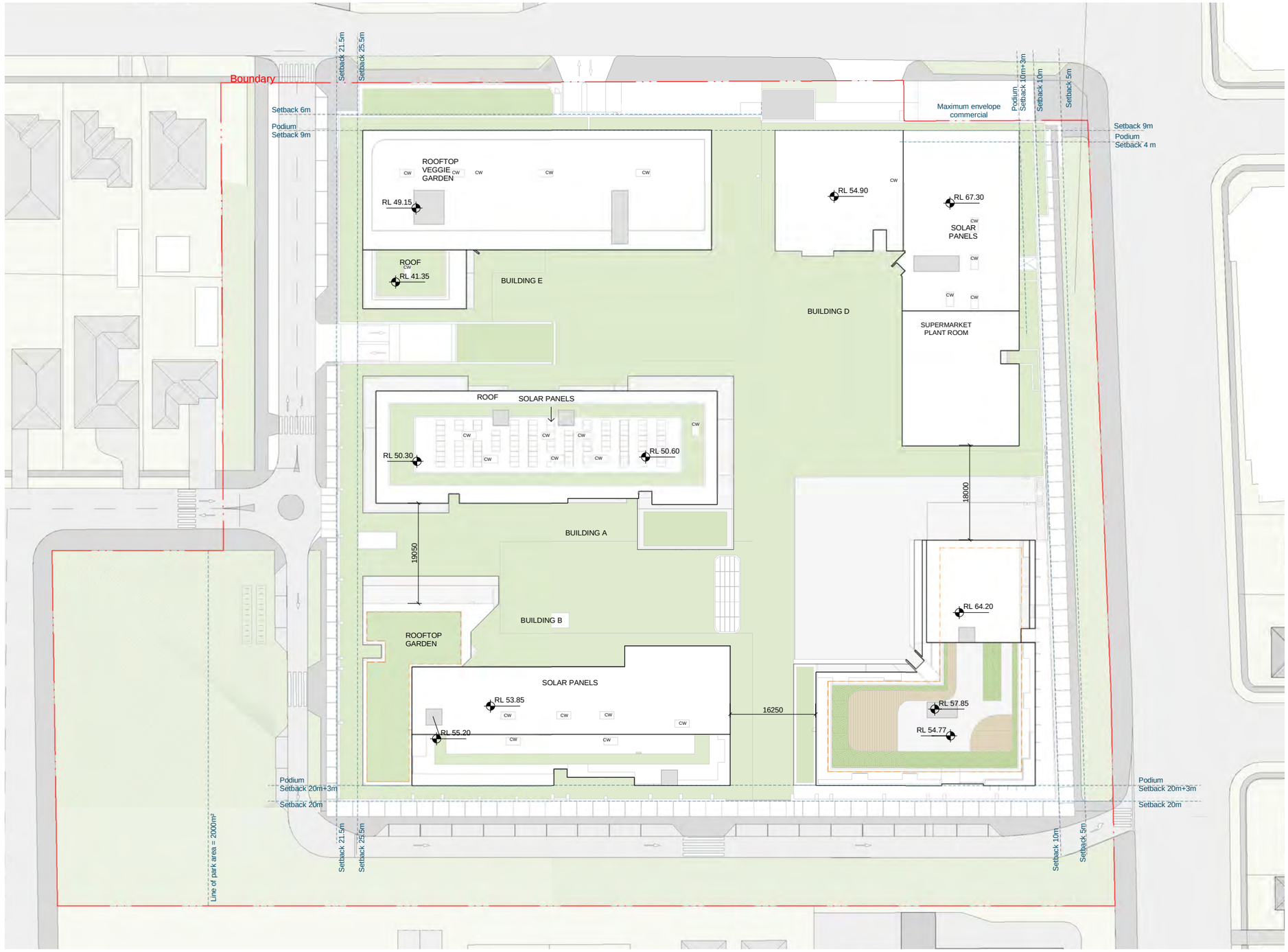
FLOOR PLANS

2.3 Level 12



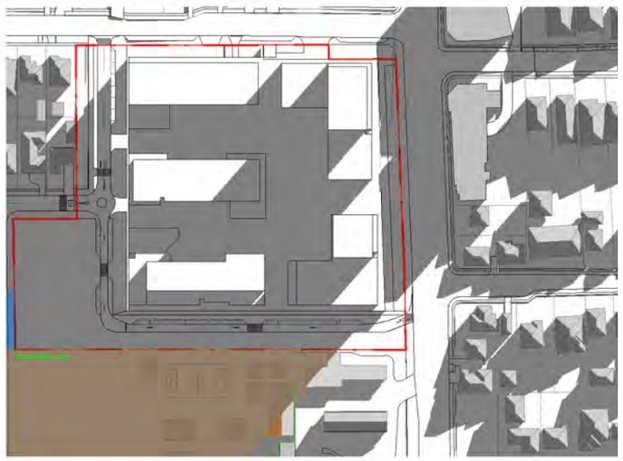
FLOOR PLANS

2.3 Roof plan

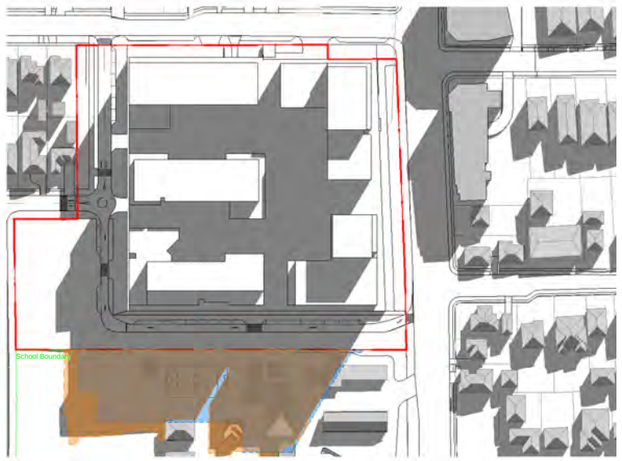


3. SOLAR ACCESS AND SHADOW STUDY

- Granville South Public School will receive the same solar access with no further shadow impact beyond the approved DA plans.
- Adjacent commercial properties to the south on the Woodville Road frontage will retain good solar access through the day and are not sensitive to shadows.
- Existing houses on the opposite side of Woodville Road will continue to receive at least 3 hours solar access through the day.
- Future apartment buildings planned for the opposite side of Woodville Road will receive at least 2 hours solar access in compliance with the Apartment Design Guide.
- The approved and proposed apartment buildings within the Merrylands East local centre development will retain at least 2 hours solar access in compliance with the Apartment



1 - SHADOW 21st JUNE 8:00am
1 : 1500



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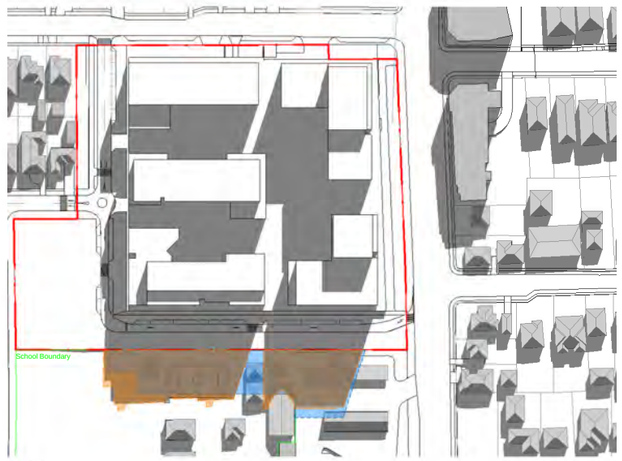
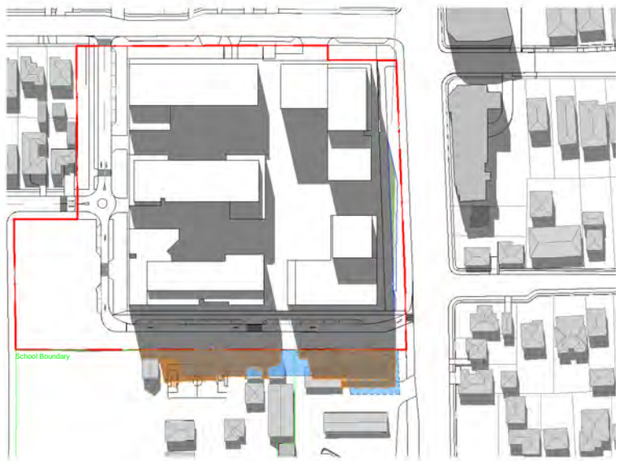
1 : 1500

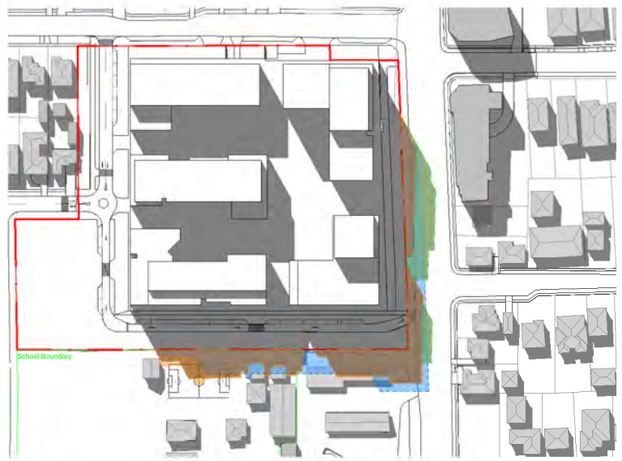


3 - SHADOW 21st JUNE 10:00am
1 : 1500

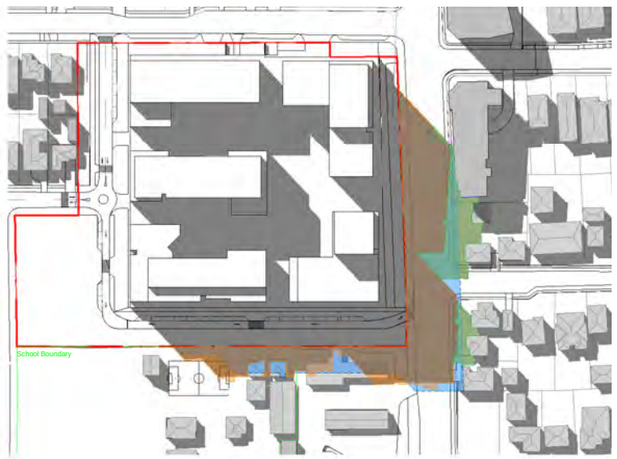
4 - SHADOW 21st JUNE 11:00am
1 : 1500



5 - SHADOW 21st JUNE 12:00pm
1 : 1500



6 - SHADOW 21st JUNE 1:00pm
1 : 1500



7 - SHADOW 21st JUNE 2:00pm
1 : 1500

8 - SHADOW 21st JUNE 3:00pm
1 : 1500

3. SOLAR ACCESS AND SHADOW STUDY

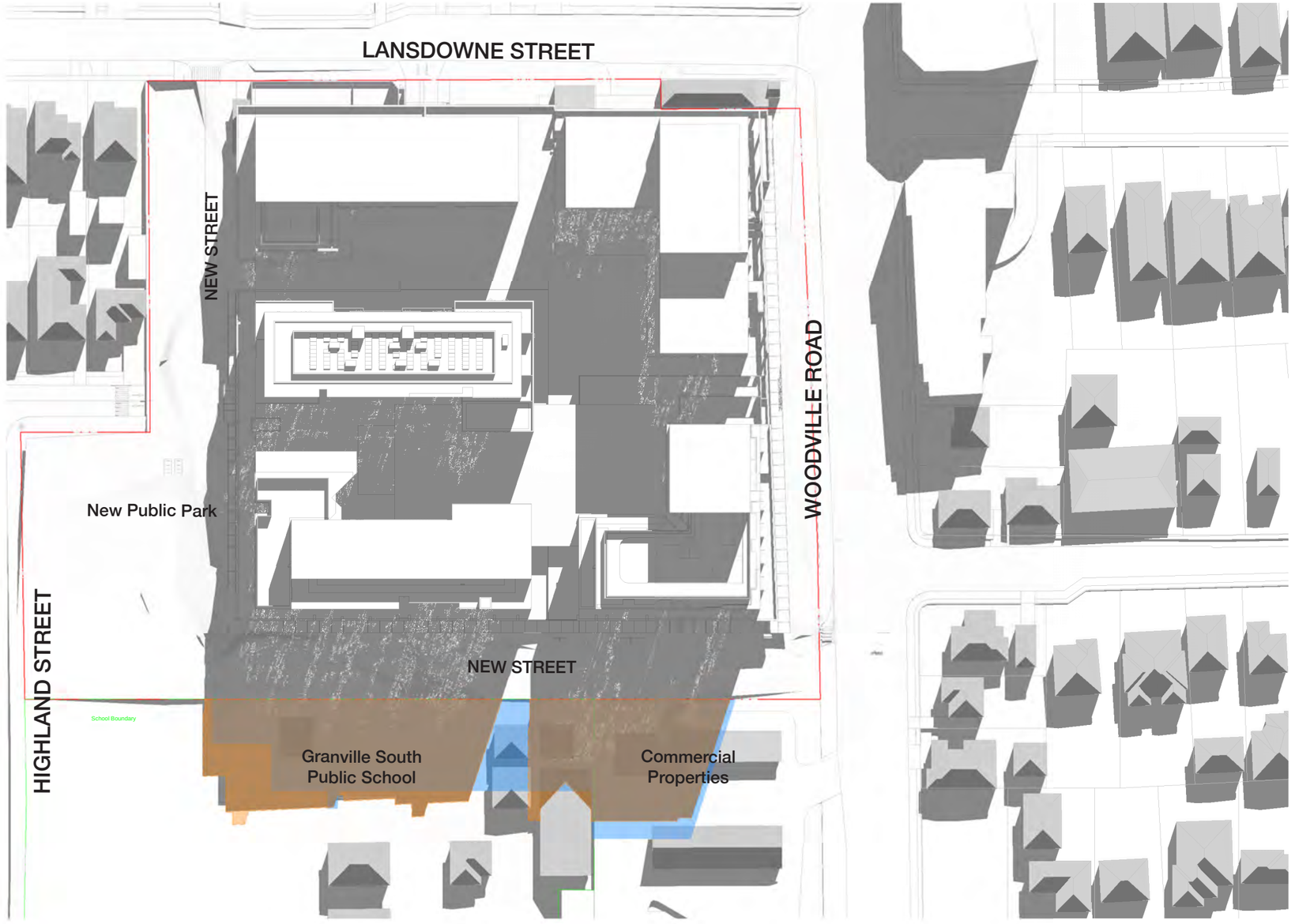
3.1 Solar access in Granville South Public School - **21st JUNE 9:00am**

[redacted]
CONCEPT PLAN MASSING SHADOW

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 10:00am**



NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

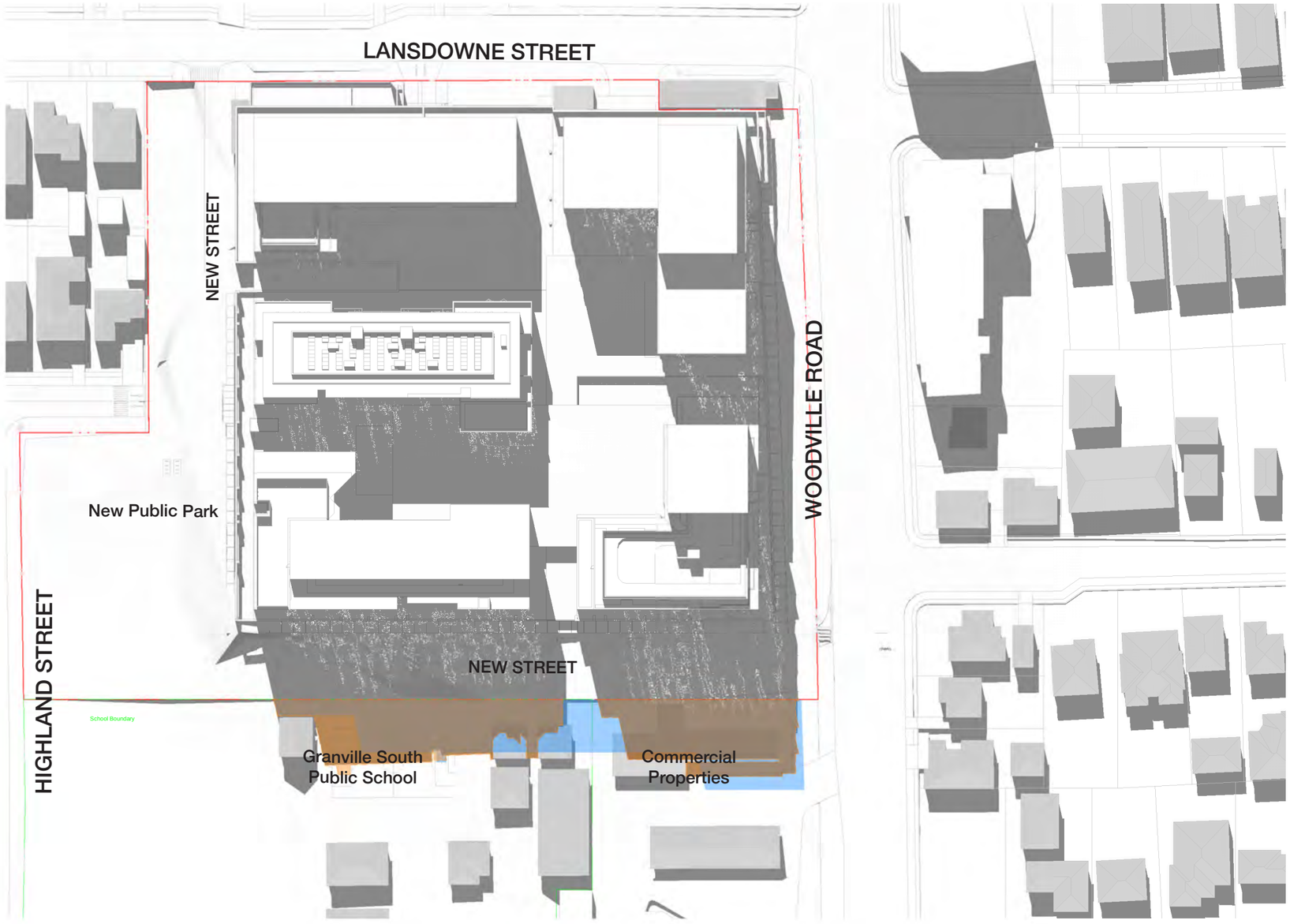
3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 11:00am**

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 12:00pm**

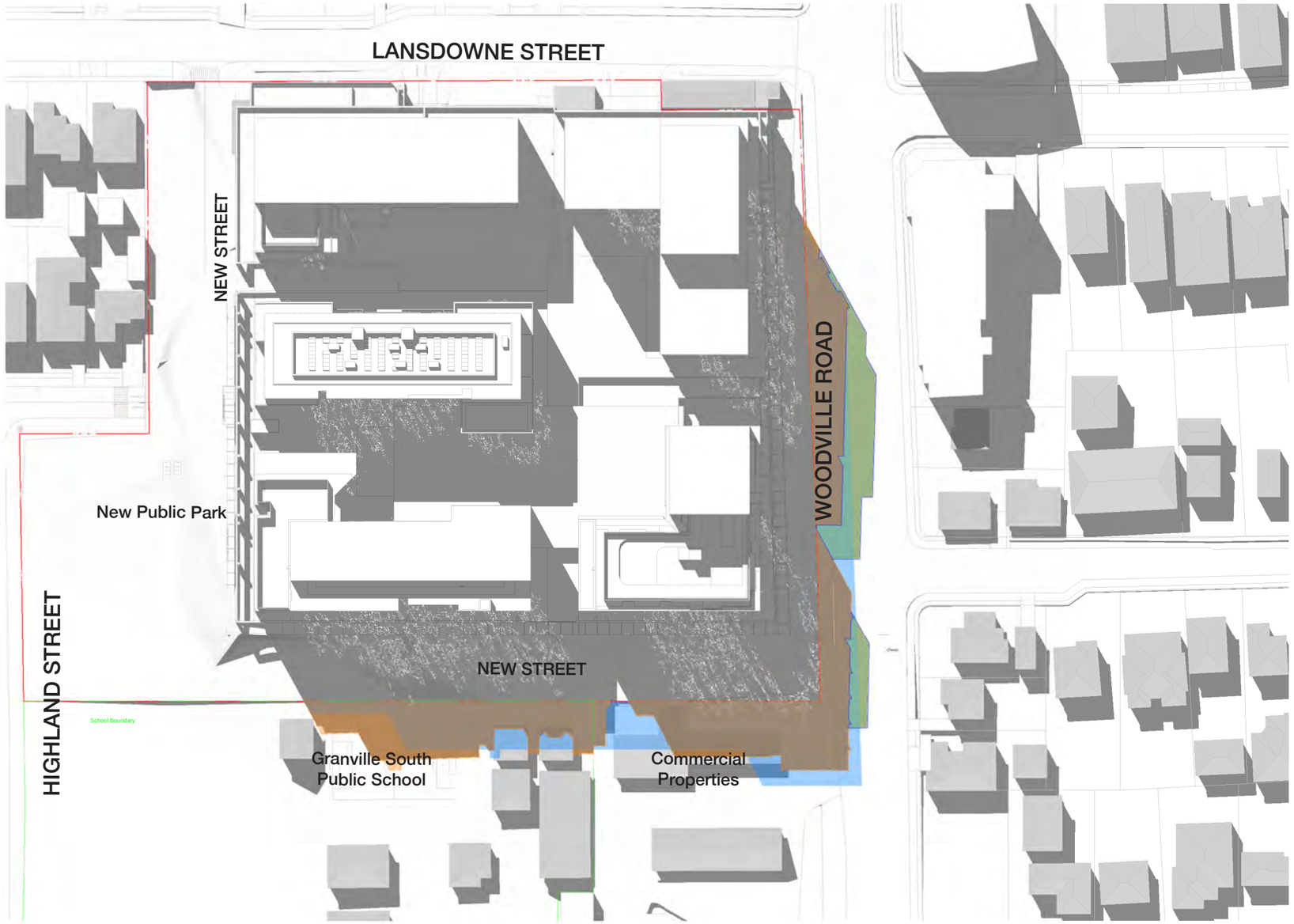


CONCEPT PLAN MASSING SHADOW

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 1:00pm**



CONCEPT PLAN MASSING SHADOW

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 2:00pm**

CONCEPT PLAN MASSING SHADOW

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

3. SOLAR ACCESS AND SHADOW STUDY

3.1 Solar access in Granville South Public School - **21st JUNE 3:00pm**

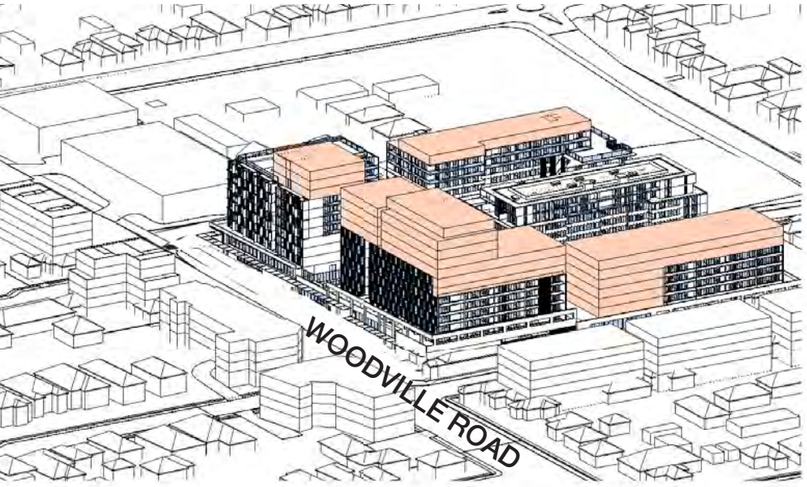
CONCEPT PLAN MASSING SHADOW

NO SHADOW IMPACT FROM THE PROPOSED CONCEPT PLAN ON GRANVILLE SOUTH PUBLIC SCHOOL.

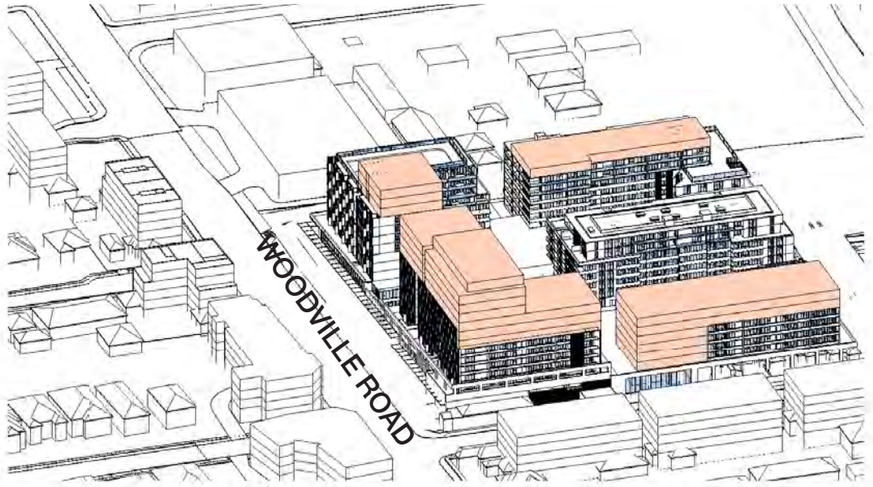
3. SOLAR ACCESS AND SHADOW STUDY

3.2 Solar access in properties on the opposite side of Woodville Road

VIEWS FROM THE SUN DIAGRAMS

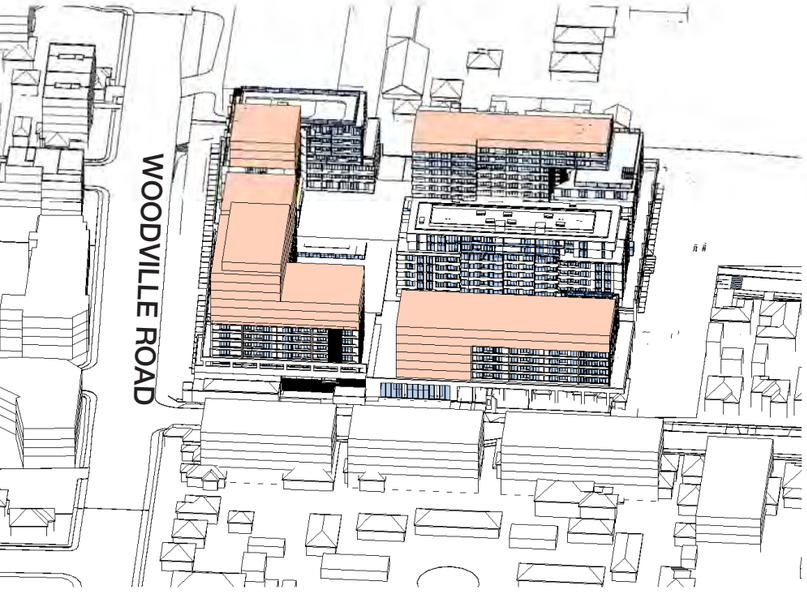


1 SCENARIO 3: 21st JUNE - 9:00AM

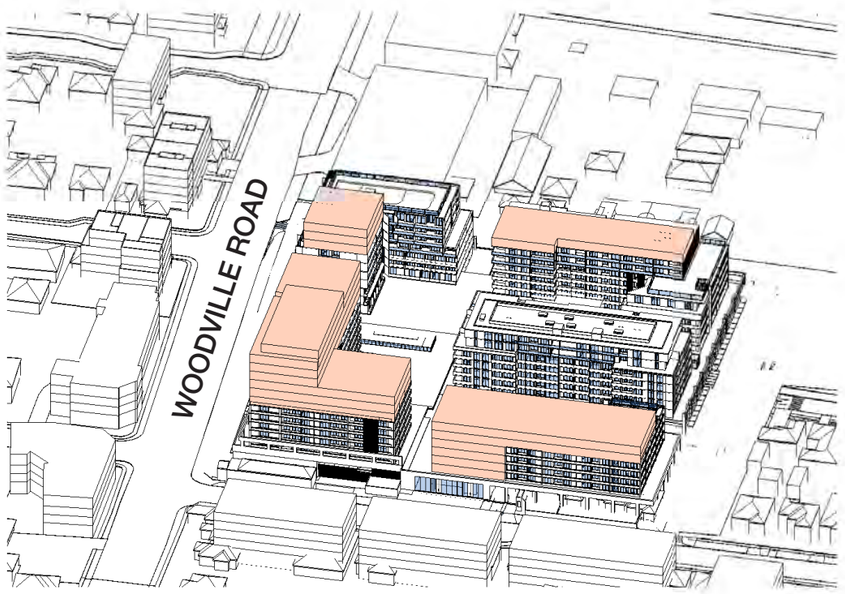


2 SCENARIO 3: 21st JUNE - 10:00AM

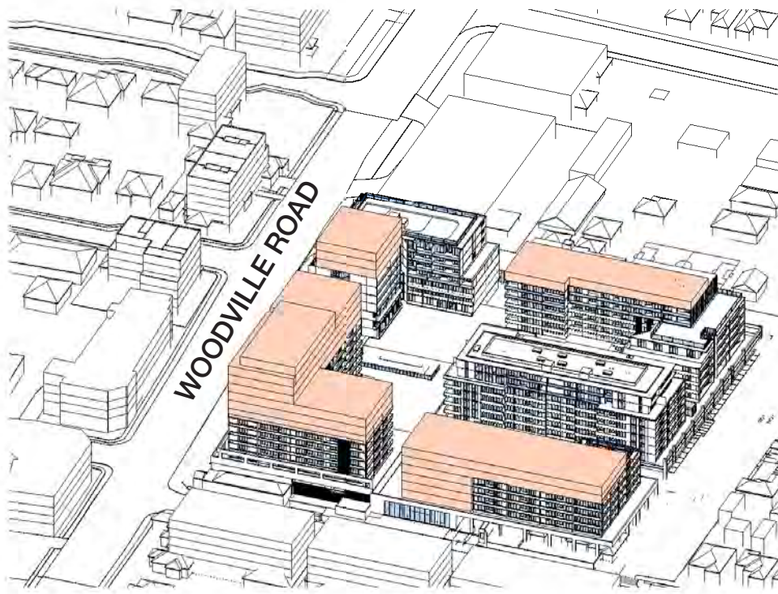
3 SCENARIO 3: 21st JUNE - 11:00AM



4 SCENARIO 1: 21st JUNE - 11:30AM



5 SCENARIO 3: 21st JUNE - 12:00PM

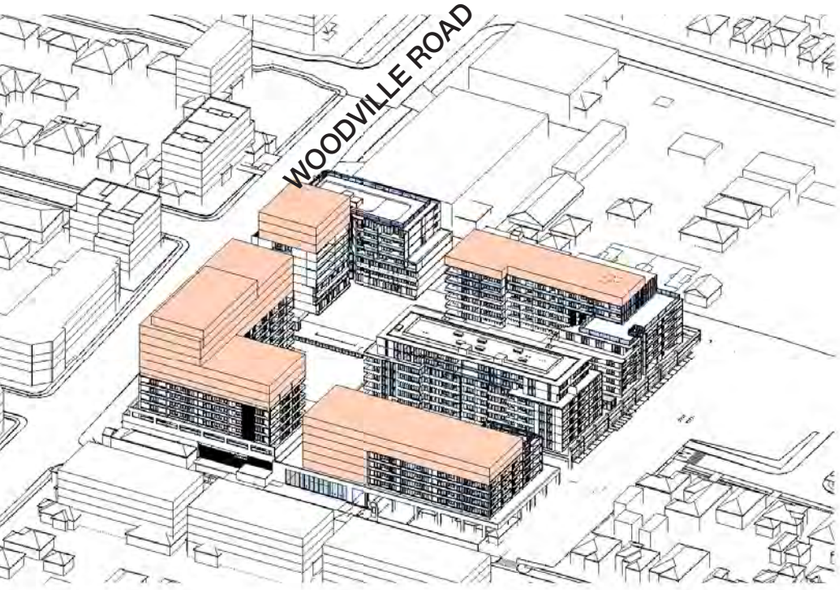


6 SCENARIO 3: 21st JUNE - 12:30PM

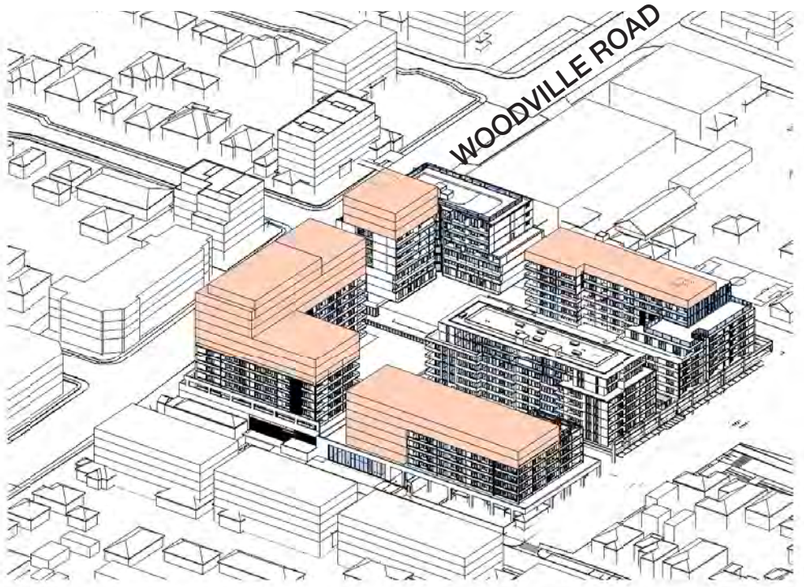
3. SOLAR ACCESS AND SHADOW STUDY

3.2 Solar access in properties on the opposite side of Woodville Road

VIEWS FROM THE SUN DIAGRAMS



7 SCENARIO 3: 21st JUNE - 1:00PM



8 SCENARIO 3: 21st JUNE - 1:30PM

9 SCENARIO 3: 21st JUNE - 2:00PM

0 SCENARIO 3: 21st JUNE - 2:30PM

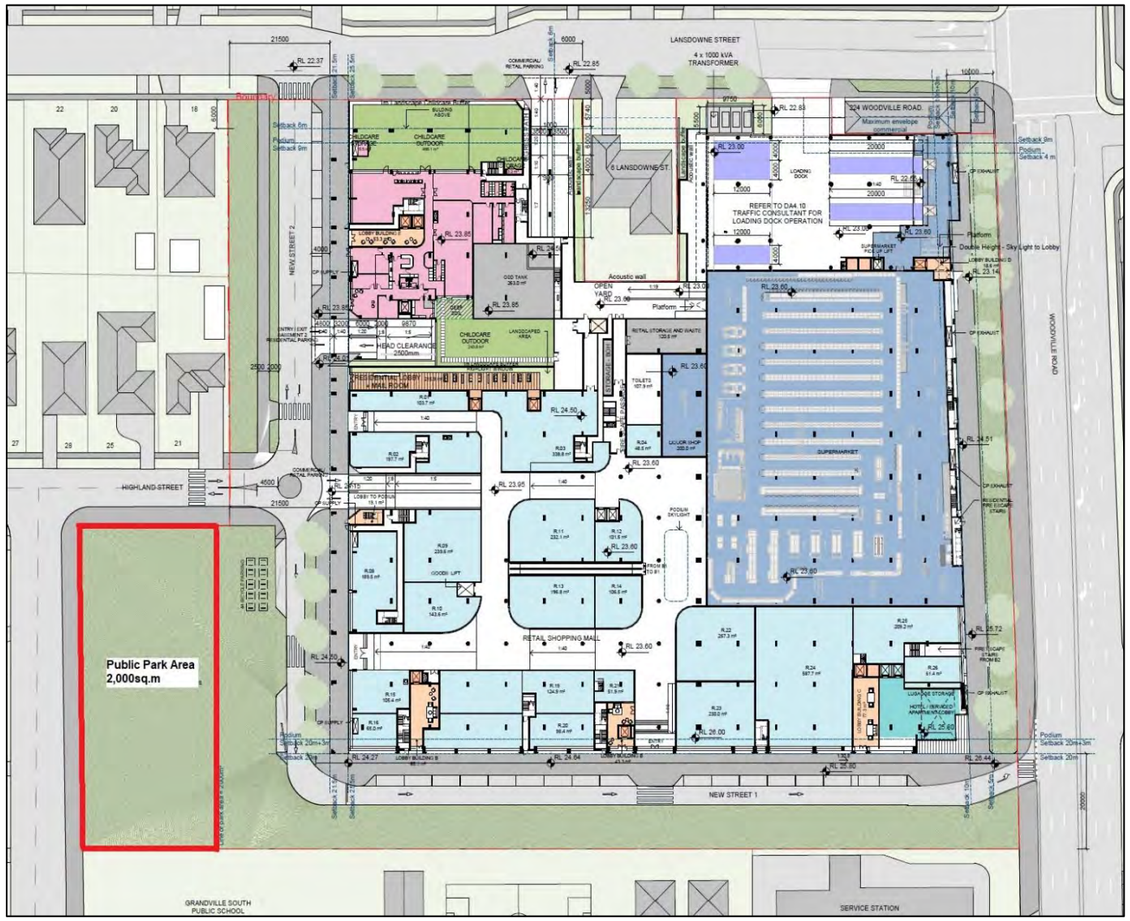
11 SCENARIO 3: 21st JUNE - 3:00PM

4. PUBLIC PARK AND GREEN SETBACKS

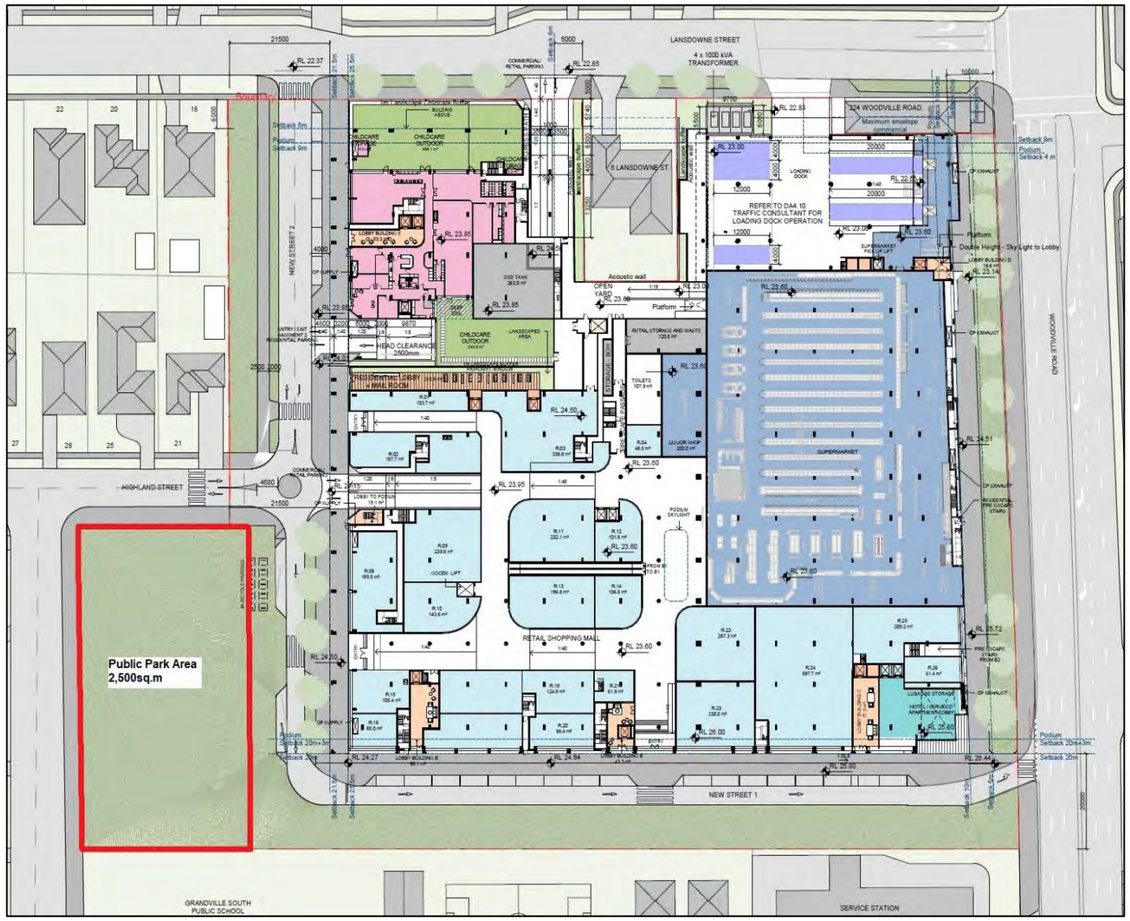
DEDICATED PUBLIC PARK

The Planning Proposal concept plan for Merrylands East local centre includes an increase in the size of the public park to be dedicated to Council from 2,000sq.m to 2,500sq.m.

The plans below show a comparison between the area of the 2,000sq.m park in the approved DA compared to the 2,500sq.m park proposed in the Planning Proposal concept plan. These plans demonstrate that the proposed addition of 500sq.m of public park represents a signficant 25% increase in useable area in the dedciated park and also maintains a setback from New Street 2 consistent with that envisaged in the DCP controls and Planning Agreement for the development of Merrylands East local centre.



Public Park in Approved DA for Merrylands East Local Centre (2,000sq.m)

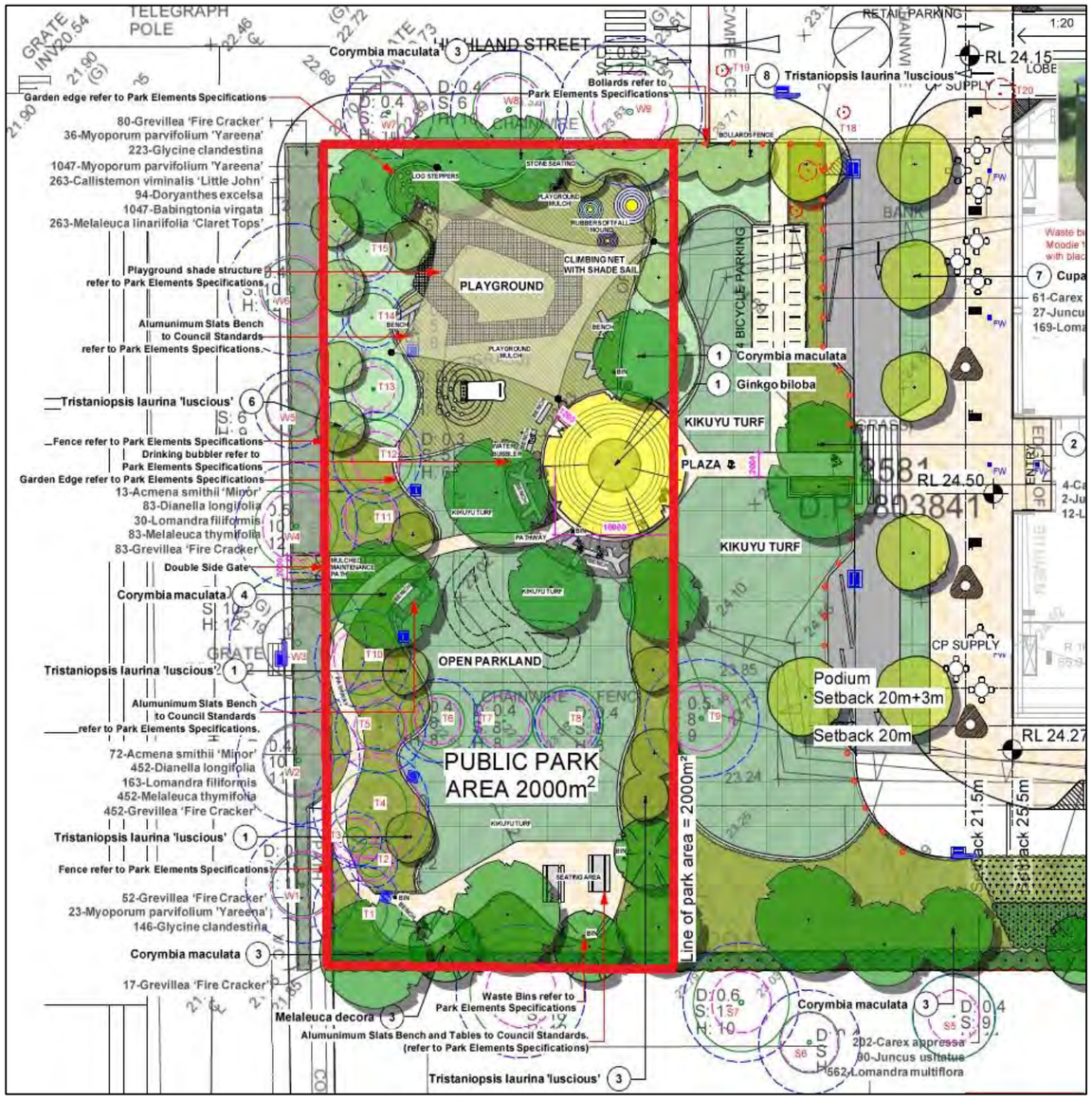


Proposed Public Park for Merrylands East Local Centre (2,500sq.m)

(Public Park areas are outlined in red)

4. PUBLIC PARK AND GREEN SETBACKS

Comparison of DA Approved Public Park (2,000sq.m) and Proposed Public Park (2,500sq.m)



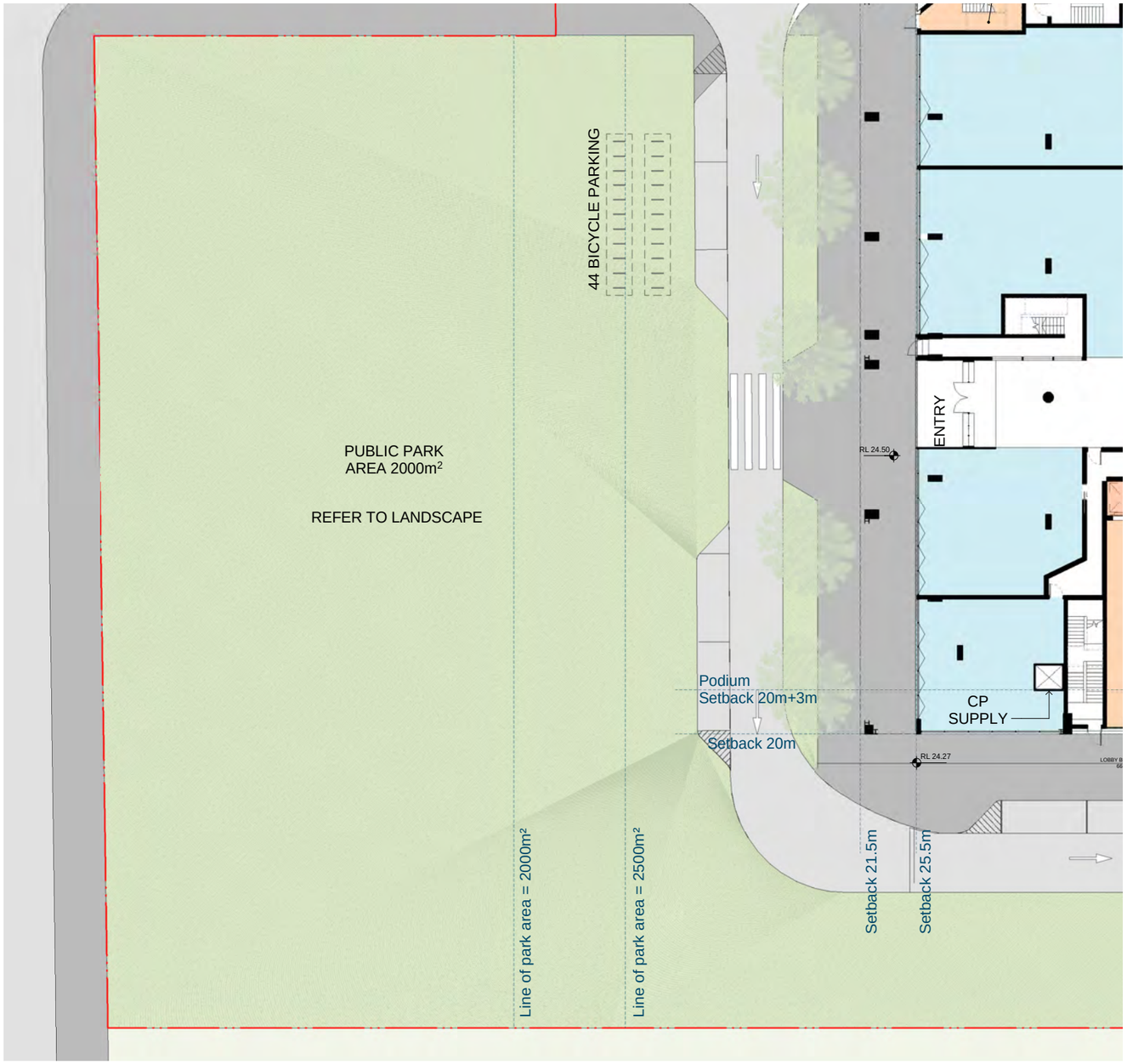
Public Park in Approved DA for Merrylands East Local Centre (2,000sq.m)

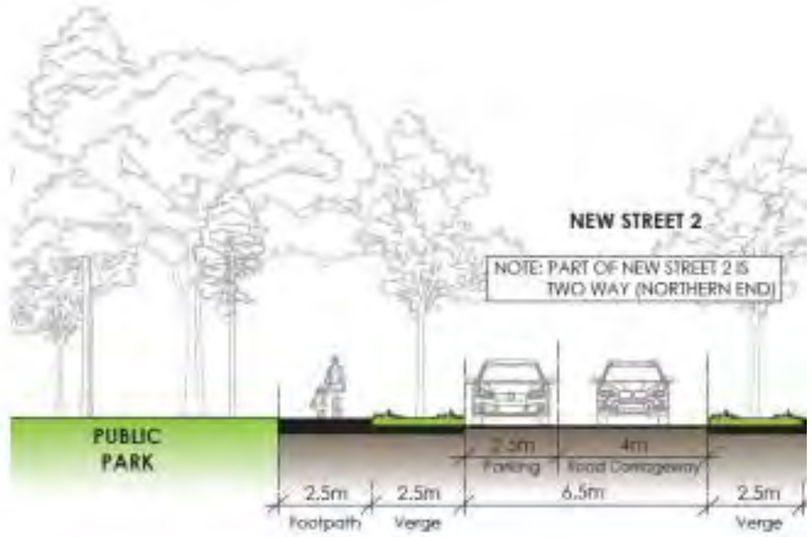
Proposed Public Park for Merrylands East Local Centre (2,500sq.m)
(to be subject to revised landscape architect plan)

Public Park areas are outlined in red)

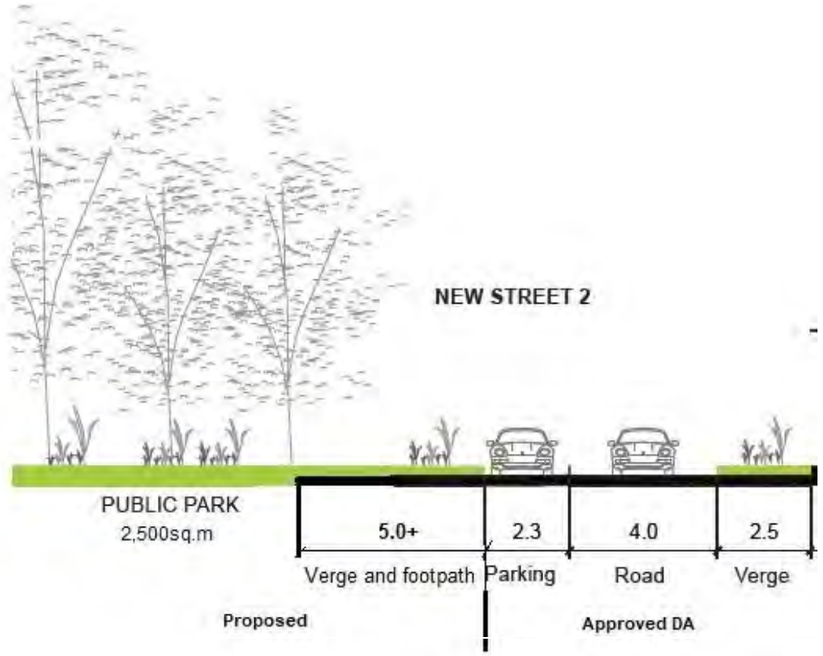
4. PUBLIC PARK AND GREEN SETBACKS

DEDICATED PUBLIC PARK: Comparison of Section Drawings in Planning Agreement & DCP with Proposed 2,500sq.m Public Park showing consistent setback from New Street 2





Section Drawing in Planning Agreement and Development Control Plan showing 2,000sq.m Public Park boundary at 5 metres from kerb of New Street 2



Proposed 2,500sq.m Public Park boundary at 5+ metres from kerb of New Street 2

5. 1 SEPP65 Design Verification Statement

This Apartment Design Guide (ADG) Design Verification statement has been prepared on behalf of Green Dior Holdings Pty Ltd (Applicant) in support of an amended Urban Design Study submitted to Cumberland City Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site for this development is located on the site of the former John Cootes furniture store at 246 – 260 Woodville Road Merrylands. The site also incorporates a number of existing dwelling houses no's 2 – 6, and 8A – 16 Lansdowne Street.

The site has been subject of an Approved DA DA2020/0493 on 30/04/2021 for a Mixed Use Development with varying height from 5 to 9 storeys, 413 residential units, 95 hotel rooms, childcare, public park and associated landscape and Commercial and Retail Premises.

The approved DA was proposing a retail and supermarket interface with a Public Park framing the south west corner of the site in the shape of a podium and 5 residential towers of varying heights from 5 to 9 stories.

This Planning Proposal is for a partial increase in height of some of the approved residential buildings an increase in area of the proposed Public Park.

In this context, the proposed increase in height and in FSR the revised plan for Woodville Road Merrylands East local centre is substantially lower than all five of the higher order strategic and principal centres of Merrylands, Granville, Auburn, Lidcombe and Wentworthville in the Cumberland City LGA.

Centre	LSPS Classification	Building Height Limit	Maximum FSR
Merrylands	Strategic Centre	105m (32 storeys)	8.5:1
Granville	Principal Local Centre	82m (25 storeys)	6:1
Auburn	Principal Local Centre	60m (18 storeys)	5:1
Lidcombe	Principal Local Centre	60m (18 storeys)	5:1
Wentworthville	Principal Local Centre	62m (19 storeys)	4.5:1
Merrylands East (Planning Proposal)	*Local Centre*	*7 to 13 storeys*	*2.6/1*

5. 1 SEPP65 Design Verification Statement

In addition, the scale is focused to the Woodville Road which would align with the scale proposed for the Woodville corridor as Council's Planning Proposal for Woodville Road corridor rezones the properties adjacent to the north and east of the Merrylands East centre from R2 Low Density Residential to R4 High Density Residential with 18m height limit and 1.5:1 FSR.

It is also proposed an increase in area of the Public Park to a total of 2,500 sqm which will help improve the amenity around the south west corner of the site.

The architectural approach with a strong podium and residential towers above from the approved DA is retained and the proposed increase in density will align with the scale proposed for the Woodville corridor.

PRINCIPLE 2 – BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The built form, height and scale of the proposed development will align with the volume of the approved DA, the following strategies are proposed:

- The proposed increase in height for the residential towers will be focused on the northern and eastern side and will retain the scale to the south and south west corner except for a slight set back level. This change in height will strengthen the build form to Woodville Road whilst retaining the majority of the approved scale and in doing so minimising the impact to neighbours.
- This increase in scale will align with the status of the B2 Local Centre Zone as the highest order zone along the Woodville Road corridor, providing a suitable transition in scale relative to the to the draft R4 high density zone adjacent to the north and east in Council's Planning Proposal for the Woodville Road corridor;

- Towers are set back and also provide building separation in excess of strict compliance with ADG guidelines and as such visual Privacy between residential apartments is retained having minor to negligible impact on solar access on surrounding properties.

- There is a 25% increase in the size of the Public Park proposed to a total of 2,500 sqm. The location of the improvement for the amenity of this space is adjacent to the existing Highland residences and the Granville South Public school providing even further separation distances and an enhanced local public green space in the centre of the precinct.

5. 1 SEPP65 Design Verification Statement

PRINCIPLE 3 – DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposal has a gross floor area of 66,611.2m2 which equates to a floor space ratio of 2.43:1 including the public park, 2.68:1 excluding the park area (2500sq.m).

The proposed FSR for the site of 2.6:1 for the Merrylands East local centre is consistent with the status of the centre as the highest order zone along the Woodville Road corridor and is within the framework hierarchy of centres with much lower FSR than the other strategic and principal local centres in the Cumberland LGA.

The total number of dwellings in this Planning Proposal is generally consistent with the quantum of dwellings (circa 500) in a previous plan approved by Council for the Merrylands East centre at its meeting on 18 July 2018.

The proposal retains the approved mix of compatible uses such as, retail, childcare, hotel / serviced apartments, affordable housing units and residential units and also provide public amenities through a 2500m2 public park and vast areas of landscaped public domain through the new streets. The development is not dominated by one single use and so this assist to provide a balanced and appropriate densities for each proposed use.

PRINCIPLE 4 – SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

A neighbourhood development that has immediate proximity to public transport, retail areas and amenities for residents and provides for local employment opportunities, is in itself an efficient use of resources by minimising the reliance on the local infrastructure and individual motor vehicle use.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- Solar access and cross ventilation are maximised to a significant proportion of the apartments, meaning that the internal spaces will not be reliant on-air conditioning to maintain thermal comfort.

5. 1 SEPP65 Design Verification Statement

- 2 hours of solar access in the middle of winter is provided to 70% of the apartments compliant with the rule of thumb figure of 70%. All units will have access to a substantial common open space, with considerable amenity, situated on the podium of the development, to receive maximum solar exposure.

- Natural cross ventilation is provided to 60% of the units, compliant with the rule of thumb of 60%.

- Deep balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.

- BASIX compliance will be achieved and demonstrated.

- Solar panels will be installed in the roof for a sustainable generation of electricity for the development.

- The podium and tower roof tops will be largely landscaped for residential amenity and also to reduce heat island effects.

- A communal vegetable garden is included in the proposal so that residents can grow their own fruit and vegetables on site.

PRINCIPLE 5 – LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

5. 1 SEPP65 Design Verification Statement

The Planning Proposal is showcasing an increase in landscape areas. This increase is by the improvement of the size of the Approved Public Park. A total size of 2,500 sqm represents an increase of 25% of the area allocated to this amenity space at the south west corner of the site. In addition, to this, the following areas outlined in the approved Development Application are retained:

- Two new streets along with the two existing street frontages will incorporate street trees, and landscaped nature strips so that the site will be surrounded by landscaping.
- A 10 metre setback has been incorporated on Woodville Road, with a 2.5 metres encroachment to the north east corner next to the adjacent existing shop top housing, for the incorporation of a 5 metre wide deep soil area for the planting of large trees.
- The podium and tower roof tops will be largely landscaped for residential amenity and also to reduce heat island effects.
- A communal vegetable garden is included in the proposal so that residents can grow their own fruit and vegetables on site.

Overall, the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development and the local context.

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PRINCIPLE 6 – AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposal is retaining the approved mixed-use neighbourhood centre, public park and 2 new public roads to service the precinct. The development will incorporate over 10,000m2 of retail shops at ground level including a full line circa 4,000m2 supermarket, childcare centre Hotel / serviced apartments and 5 residential apartments buildings.
The approved development will propose excellent amenity and includes the following,

- The development will meet the ADG requirements for cross- flow ventilation by providing 60% of the apartments with natural cross ventilation.

- The ADG Solar access requirements of 2 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will also be met in 70 % of the apartments.

- Large areas of glass are provided to living spaces, providing generous natural light

5. 1 SEPP65 Design Verification Statement

and views.

- All apartments have balconies or courtyards as their private open space. The depth and width of balconies will allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

- A large, well landscaped communal open space with various amenities is situated in roof top garden of the development will be provided for the enjoyment of residents. The communal open space has been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends. The space includes a roof top pool and recreation area that will be shared with the hotel / service apartment building.

- A 100-place childcare centre will provide families within the development a safe place for their childcare needs on site.

- A large retail area and supermarket will provide immediate amenity for the resident living on site.

- Lift access will be provided to all apartment levels and the basement, linking every floor with ground level and basement.

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The development has been designed to provide very clear entry points to the various uses at ground level including, the retail centre, numerous residential apartment lobbies, hotel / serviced apartment lobby, childcare centre and basement parking areas for the various uses.

- The various uses will be a secured at various times of the day according to their uses. Afterhours access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.

- Basement car parking areas will be accessed via electronic security devices only after retail hours, and via an intercom for residential visitors. Car parks will be well lit, and

5. 1 SEPP65 Design Verification Statement

lifts will have security control and close circuit television cameras.

- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.

- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The site is located close to public transport with a bus stops located on Woodville Road at either end of the site.

A variety of apartment sizes and types are proposed which will create opportunities for a diverse community to complement the broader residential community in the area. The Planning Proposal will increase the density providing a mix of affordable housing and for market housing with various apartment sizes and layouts including 1 bedroom, 2 bedrooms, 2 bedrooms plus study and 3 bedroom apartments. A hotel / serviced apartment component is also proposed which will provide short term accommodation on site as well.

All these accommodation options will be within the immediate proximity of employment opportunities, including the specialty retail and supermarket space at ground and communal amenities which will be well sought after in this area.

The development incorporates a number of communal and public facilities which will also assist and promote social interaction including a 2500m2 public park, and large retail shopping centre, a childcare centre, roof top communal landscaped recreation areas, and a communal vegetable garden.

Overall, it can be said that this proposal will improve the level of Housing Diversity and opportunities for social integration.

lifts will have security control and close circuit television cameras.

- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.

- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

5. 1 SEPP65 Design Verification Statement

PRINCIPLE 9 – AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed development achieves design excellence through the careful modulation of building forms, the use of a restrained palette of materials that blends with the character of the local context and through the deliberate architectural articulation of elements. The proposed increase in height helps articulate better the contrast between vertical residential towers and a strong horizontal podium at ground.

The design and detailing of the buildings is deliberately simple and clean to create a modernist and timeless aesthetic.

The buildings play with contrasts as a way of providing articulation to the simple facades and the overall composition. Off white and grey towers float over a brickwork base that reflects the desired contemporary marketplace feel.

Horizontal and vertical elements contrast to modulate and animate the composition of the facades. Deep breaks in the building elevations create dramatic vertical breaks into the generally horizontally proportion elevations, breaking up the perceived mass of the buildings and creating more vertical emphasis for the building elements.

The proposed increase in height helps articulate better the contrast between vertical residential towers and a strong horizontal podium at ground.

Large area of landscaping assist to further animate the composition, contrasting natural foliage with the straight lines of the architecture.

The use of sun shading screens to the various facades provides animation, privacy, solar protection, light and shade, further animating the aesthetic composition.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.

5. 2 ADG COMPLIANCE TABLE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment
PART 3: Siting the Development		
3A Site Analysis		
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The site analysis examined the opportunities for the site including key interfaces with neighbouring lots, easements, potential future development and consistent outcomes with the intent of the current planning controls.
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	The development has clearly defined street frontages and all residential lobbies have direct access from the street.
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.	The development have street frontages to all orientations. The residential buildings over the retail podium are oriented to maximise solar access to the units and communal areas.
	• Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	• Living areas, private open space and communal open space should receive solar access.	The proposed development does not cast shadows to any neighbouting residential properties. Where it casts shadows to
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.	The proposed development does not diminish any solar access to the neighbouring residential uses.
	• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.	Complies
3C Public Domain Interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	N/A
	• Upper level balconies and windows should overlook the public domain.	Complies
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	N/A
	• Length of solid walls should be limited along street frontages.	Complies
	• Opportunities should be provided for casual interaction between residents and the public domain.	The development proposes a number of compatible uses along the public domin. Casual interactions will be encouraged by the proposed design.
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	Clear identifiable entries for each uses has been provided. The entries all also located to define different street locations and addresses.
	• Opportunities for people to be concealed should be minimised.	Complies
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	The landscape plans include planters on the edges of the podium level and many other terraces to soften the appearance of the building.
	• Mailboxes should be located in lobbies.	Complies
	• The visual prominence of underground car park vents should be minimised.	The vents have been incorporated into the podium walls to minimise impact.
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	complies
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	The new public domain is fully accessible and alignes with proposed entries and access around the site.
	• Durable, graffiti resistant and easily cleanable materials should be used.	Complies
	• On sloping sites protrusion of car parking above ground level should be minimised.	N/A
3D Communal and Public Open Space		
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Design Criteria**	
	• Communal open space has a minimum area equal to 25% of the site.	Communal open space represents 9.252sq.m . This equates to 33.8% of total site area.
	• Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	Complies
	Design Guidance	
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	The communal open space has been provided on to several rooftop areas where it is integrated into the development.
	• Communal open space should have a minimum dimension of 3m.	Complies
	• Communal open space should be co-located with deep soil areas.	Communal areas located on rooftops do not have the ability to co-located with deep soil however extensive landscaping and vegetation has been provided along the streets and within the new park proposed.

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Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The rooftop communal areas provide for a range of activities and separation to suit multiple user groups / activities.
Objective 3D-3 Communal open space is designed to maximise safety		Complies
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		The public domain provides a key precinct link and enhances the existing neighbourhood pattern / network. The proposed development significantly contributes to the desired future character of the Merrylands under the approved DCP.
3E Deep Soil Zones		
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	Deep soil area is compliant across the whole site.
3F Visual Privacy		
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:	The proposed development complies with ADG requirements to neighobouring sites. The design has also considered ADG setbacks to comply with any future increase in density on these sites.
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	• Up to 12m/4 storeys: 6m • Up to 25m/5-8 storeys: 9m • Over 25m (9+storeys): 12m	
	Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Complies
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies
3G Pedestrian Access and Entries		
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		The new public domain and street responds to the future desired pedestrian connectivity across the site.
3H Vehicle Access		
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between		Complies
3J Bicycle and Car Parking		
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Complies
Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies
Objective 3J-3 Car park design and access is safe and secure		Complies.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Complies.
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A
Part 4 – Designing the Building		
4A Solar and Daylight Access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	Complies.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Complies.
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Complies.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Complies.
4B Natural Ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated		Complies.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies.
	Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Complies.
4C Ceiling Heights		
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: • Habitable: 2.7m • Non habitable: 2.4m • Ground/First Floors: 3.3m	All levels comply.
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies.
4D Apartment Size and Layout		
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas: • Studio: 35sqm • 1 bed: 50sqm	 N/A Complies.

5. ADG COMPLIANCE TABLE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment
	• 2 bed: 70sqm	Complies.
	• 3 bed: 90sqm	Complies.
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	Complies.
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	N/A
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies generally
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies generally
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Complies.
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies.
	Living rooms or combined living/dining rooms have a minimum width of:	
	• 3.6m for studio and 1 bedroom apartments	Complies
	• 4m for 2 and 3 bedroom apartments	Complies.
4E Private Open Space and Balconies		
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:	
	Minimum area:	
	• Studio: 4sqm	N/A
	• 1 bed: 8sqm	Complies.
	• 2 bed: 10sqm	Complies.
	• 3 bed: 12sqm	Complies.
	Minimum depth:	
	• Studio: -	N/A
	• 1 bed: 2m	Complies.
	• 2 bed: 2m	Complies.
	• 3 bed: 2.4m	Complies.
	The minimum balcony depth to be counted as contributing to the balcony area is 1m	Complies.
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.	Complies generally
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Complies.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Complies.
Objective 4E-4 Private open space and balcony design maximises safety.		Complies.
4F Common Circulation and Spaces		
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Design Criteria. The maximum number of apartments off a circulation core on a single level is eight. Design Guidance:Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	Buildings A and E comply with the design criteria with less than eight units per core per level However complying with the design criteria is not achievable for buildings B, C and D, having more than 12 units per plate in some levels. This is due to the large box of the supermarket on level ground under the buildings footprint. A high level of amenity is provided within both buildings as per the design guidance with wider common lobbies at every floor plate in front of lifts and generous corridors, ample daylight and natural ventilation in common circulation spaces and a centralised location of the double lift core for a balance distribution of units resulting in 6.5 to 8 units per lift as an average for both buildings. Great amenity for the apartments is achieved with good sunlight and natural ventilation.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Complies.
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies.
4G Storage		
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	
	• Studio: 4m3	N/A
	• 1 bed: 6m3	Complies.
	• 2 bed: 8m3	Complies.
	• 3 bed: 10m3	Complies.
	At least 50% of the required storage is to be located within the apartment.	Complies.
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies.
4H Acoustic Privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Complies.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Complies.
4J Noise and Pollution		
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through		Complies.
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Complies.
4K Apartment Mix		

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Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.		A range of one bed, two bed and three bed apartments have been provided. This directly repondss to the market conditions for residential accommodation in Merrlands.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies.
4L Ground Floor Apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A
4M Facades		
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies.
Objective 4M-2 Building functions are expressed by the facade		Complies.
4N Roof Design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Complies.
Objective 4N-3 Roof design incorporates sustainability features		Complies. Solar panels are to be located on the roof area.
4O Landscape Design		
Objective 4O-1 Landscape design is viable and sustainable		Complies.
Objective 4O-2 Landscape design contributes to the streetscape and amenity		The public domain landscaping and new park will define the new precinct of the East Neighbourhood.
4P Planting on Structures		
Objective 4P-1 Appropriate soil profiles are provided		Complies.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies.
4Q Universal Design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies.
Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies.
4T Awnings and Signage		
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Complies.
Objective 4T-2 Signage responds to the context and desired streetscape character		Complies.
4U Energy Efficiency		
Objective 4U-1 Development incorporates passive environmental design		Complies.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce		Complies.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies.
4V Water Management and Conservation		
Objective 4V-1 Potable water use is minimised		Complies.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies.
Objective 4V-3 Flood management systems are integrated into site design		Complies.
4W Waste Management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies.
4X Building Maintenance		
Objective 4X-1 Building design detail provides protection from weathering		Complies.
Objective 4X-2 Systems and access enable ease of maintenance		Complies.
Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies.

6. CONCLUSION

This Urban Design Study and the attached indicative scheme are part of a Planning Proposal submission for the Woodville Road Merrylands East local centre to Cumberland City Council.

This study is proposing a partial increase in height for some of the residential towers and a proposed increase in area of the Proposed Public Park.

The proposed increase in height is the result of the understanding of the principles of Context and Neighbourhood Character, Built Form, Scale and Density and the analysis of potential impacts of these.

In its context, the proposed increase in height and in FSR the revised plan for Woodville Road Merrylands East local centre is substantially lower than all five of the higher order strategic and principal centres of Merrylands, Granville, Auburn, Lidcombe and Wentworthville in the Cumberland City LGA.

In addition, the scale is focused to the Woodville Road which would align with the scale proposed for the Woodville corridor. The approach is a stepped massing from 9 to 12 storeys with a 13 storey height to the North Eastern corner of the site. The proposal is stepped down 8 and 9 storeys to southern boundary and 5 to 7 storeys to the west. This stepping allows for a mitigation of impacts to neighbouring properties as shown in solar access and shadow studies diagrams.

Tower setbacks and ADG compliant building separations are also considered in the proposed increase in size of the towers in order to preserve visual Privacy between residential apartments and minimise overshadowing.

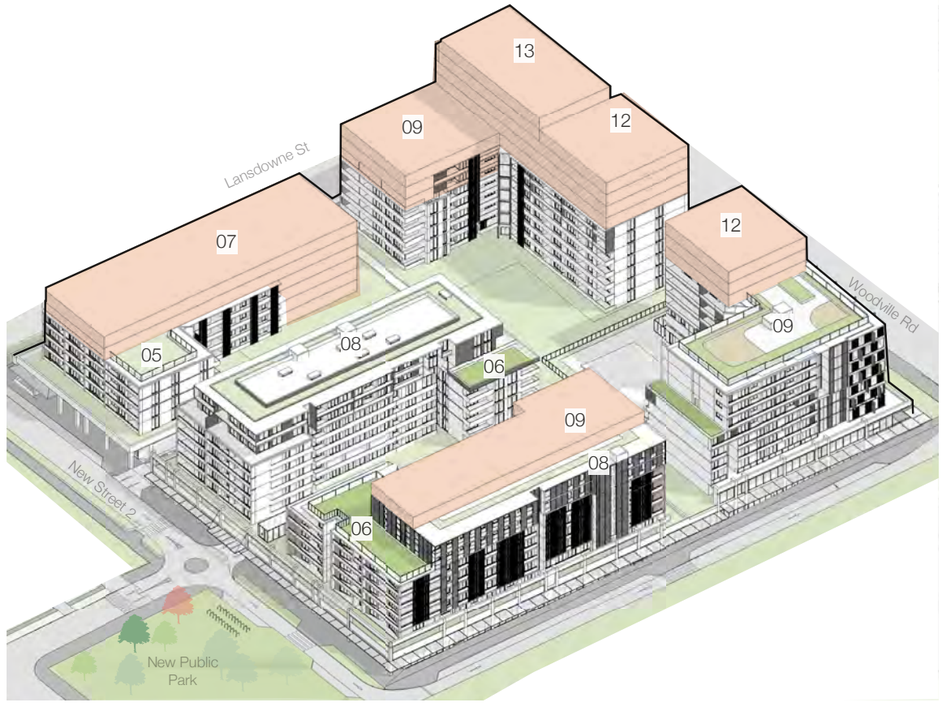
The indicative proposal is completed by an extension of the Proposed Public Park to 2,500sqm. This represents an increase of a 25% of useable area for the park improving the amenity for the area.

Overall the scheme represents a proposal that streamlines in an efficient way the massing through the site area minimizing impacts, improving the overall amenity and its in keeping with the overall context and urban character for the area.

	Approved DA Plans	DA + 6 Lansdowne St	Proposed concept plan
FSR*	2.18:1	2.15:1	2.60:1
GFA	Commercial: 16,897.68sq.m Residential: 38,269.49sq.m Total: 55,167.17sq.m Site area = 25,332 sq.m	Commercial:17,746.5 sq.m Residential: 38,420.67 sq.m Total: 56,167.17sq.m Site area = 26,088.2 sq.m	Commercial:17,746.5 sq.m Residential: 48,864.9 sq.m Total: 66,611.2 sq.m Site area = 25,588.2 sq.m
Residential Apartments	**413**	**425**	**523**

*FSR calculation is based on zonings in the Cumberland LEP.
FSR currently applying to the Merrylands east local centre zone is currently 2.2:1 in the Cumberland LEP.

BUILDING	Approved DA Plans	Proposed concept Plan
A	8 storeys	8 storeys
B	8 storeys	9 storeys
C	9 storeys	9-12 storeys
D	8 storeys	9-13 storeys
E	5 storeys	7 storeys



URBAN DESIGN STUDY

FOR MERRYLANDS

EAST LOCAL CENTRE

DECEMBER 2021

GREEN DIOR HOLDINGS PTY LTD

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