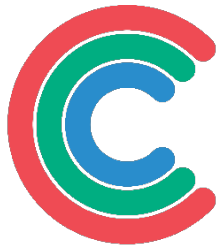

CUMBERLAND
CITY COUNCIL

PART F4-4
WOODVILLE ROAD CORRIDOR

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1. Introduction

1.1 Land to which this Part applies

This Part applies to all development on land zoned R3 Medium Density Residential, R4 High Density Residential and E1 Local Centre within the Woodville Road Corridor (WRC) Boundary as shown in Figure 1, with the exception of the Merrylands East Precinct Key Site, which is the subject of separate site-specific planning controls (refer to Part F2-10).

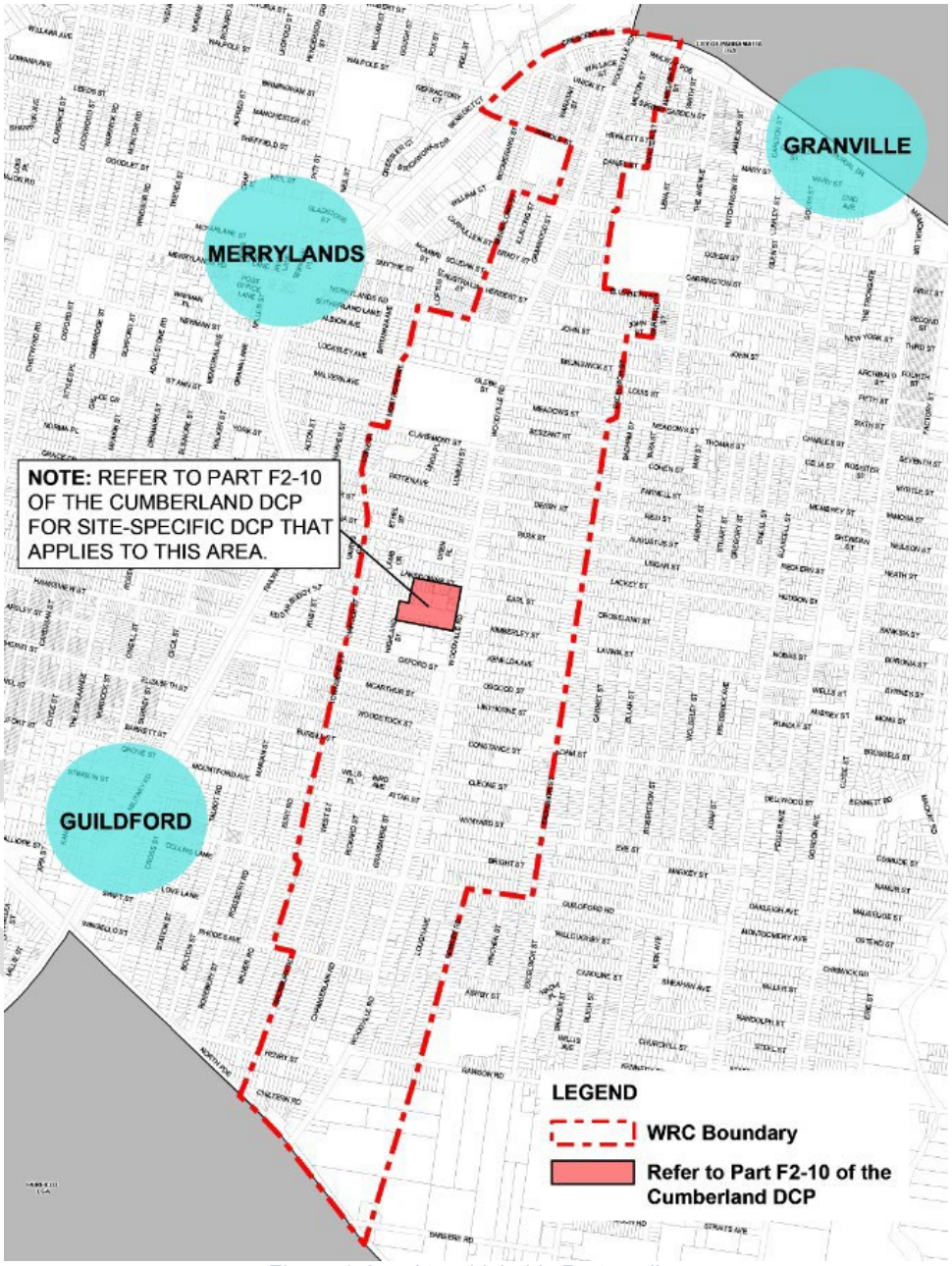


Figure 1: Land to which this Part applies

1.2 Relationship to other parts of Cumberland DCP 2021

This Part shall be read in conjunction with the other parts of Cumberland DCP 2021, which contain objectives and controls that relate to development in this Part.

Where there is an inconsistency between this Part and provisions contained elsewhere in Cumberland DCP 2021, the provisions of this Part shall prevail to the extent of the inconsistency.

In addition to this Part, SEPP (Housing) 2021 and the NSW Apartment Design Guide (ADG) must be taken into account when preparing a development application.

1.3 Purpose of this Part

The purpose of this Part is to articulate the detailed built form controls and the desired future character to guide the transformation of the Woodville Road Corridor.

2. Vision and Desired future character

2.1 Vision

The Woodville Road Corridor is one of three identified strategic corridors in Cumberland that provides a key cross-regional north and south connection. *Cumberland 2030: Our Local Strategic Planning Statement* identifies the potential of this corridor to facilitate sustainable growth.

The Woodville Road Corridor will support housing diversity and affordability, jobs, and economic growth. Improved walking and cycling links will create opportunities to reduce car dependency, while street planting and the creation of new public open space via land dedications to Council and potential road closures will revitalise the corridor and improve the corridor's amenity.

The Corridor's transformation will be focused on the growth of three precincts along the corridor being Woodville North, Merrylands East and Woodville South, as shown in Figure 2, each with their unique identity. The corridor also aims to leverage its proximity to Merrylands and Parramatta as a catalyst for its transformation.

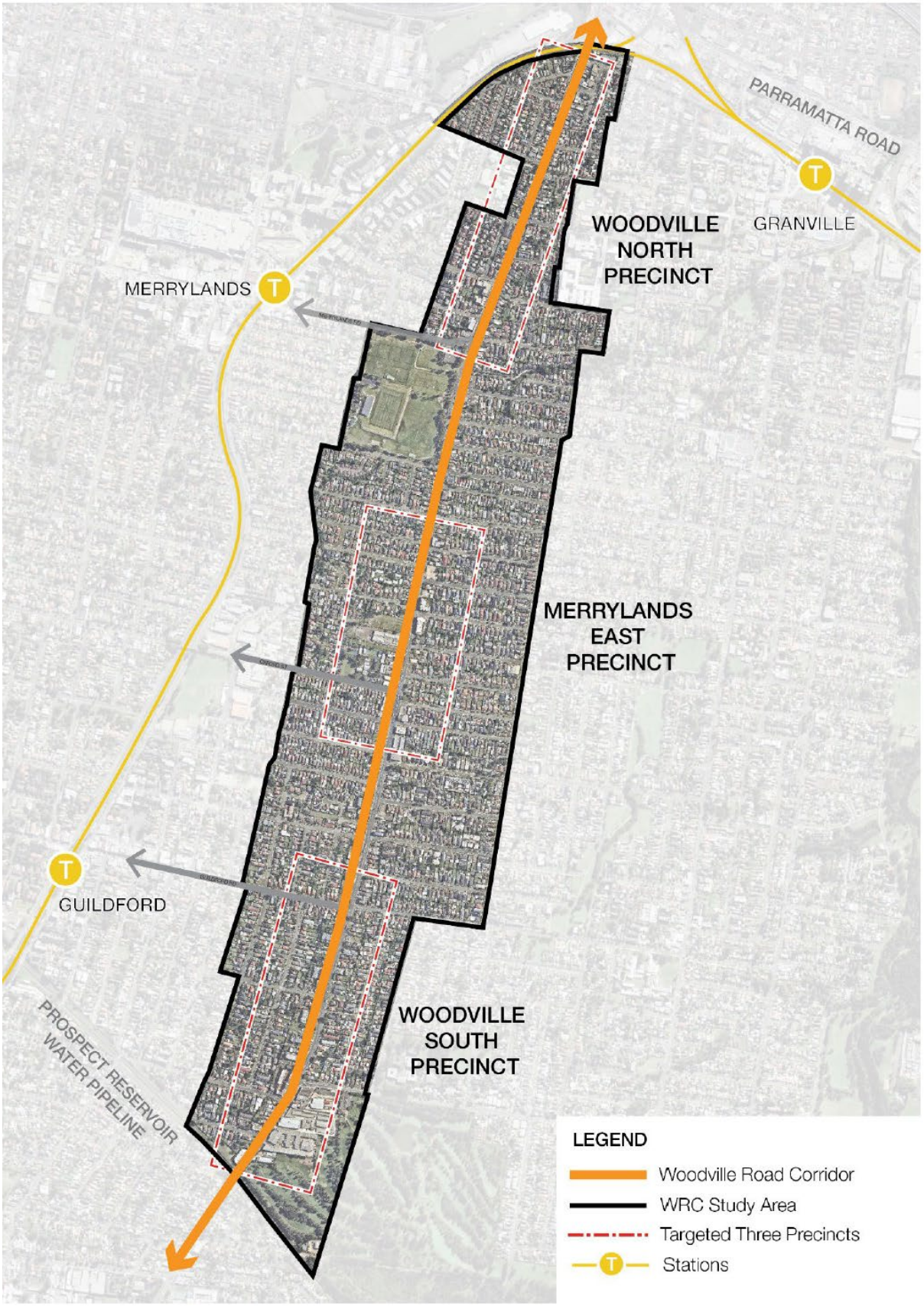


Figure 2: Three targeted precinct

2.2 Desired future character

2.2.1 Woodville North Precinct

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

The Woodville North Precinct will be transformed to a diverse and vibrant neighbourhood providing urban living on the doorstep of the Parramatta CBD, with a mix of uses. Affordable housing offerings will be facilitated through incentive provisions in CLEP 2021. Precinct amenity will be improved by the creation of new publicly parks and increasingly easy access to public transport.

Site amalgamation is encouraged to achieve a residential outcome that provides higher density closer to Woodville Road and lower density moving away from Woodville Road. Development should provide appropriate separation between buildings, communal open spaces, and deep soil zones to provide amenity for residents.

2.2.2 Merrylands East Precinct

The Merrylands East Precinct will be transformed to a new neighbourhood catalysed by the redevelopment of the John Cootes site which will include affordable housing and a new public park. The precinct will provide a variety of housing types integrated with local public open spaces and green and pedestrian friendly streets. It will provide a mix of retail, social and business activities that will define its social life, and support community wellbeing.

New active and public transport infrastructure will support the new neighbourhood.

2.2.3 Woodville South Precinct

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

The Woodville South Precinct will be an area offering living and working opportunities that leverage its close proximity to the general industrial area and the Guildford Local Centre and train station. A mix of ground floor uses will improve the area's activities and new public local and pocket parks will improve the precinct's living amenity.

3. Corridor Objectives and Controls

3.1 Lot Consolidation and minimum street frontage

Objectives

O1. Deliver the preferred built form for the Woodville Road Corridor that provides desirable building footprints to encourage the corridor's revitalisation.

O2. Create a reasonable interface with the constrained sites.

O3. Prevent sites from becoming isolated and unable to be reasonably developed.

O4. Ensure sites can be appropriately serviced while delivering an attractive streetscape outcome.

Controls

C1. Amalgamation of lots in accordance with Figures 3, 4 and 5 is desired for redevelopment.

C2. Amalgamated sites are to have a frontage of a minimum 30m.

C3. A minimum 30m site frontage for each development site for the purpose of Shop top housing with 4 storeys or greater shall be provided.

C4. In instances where amalgamation cannot be achieved, the following information must be submitted with any development application:

a) Two independent valuations that represents potential value of the affected site(s). This may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property; and

b) Evidence that a genuine and reasonable offer(s) has been made by the applicant to the owner(s) of the affected adjoining site(s).

Note: A reasonable offer shall be of current fair market value and shall be the higher of the two independent valuations and include for all expenses that would be incurred by the owner in the sale of the affected site; and

c) The applicants must show that the remaining sites, which are not included in the consolidation, and the proposed development site, will still be able to achieve the development outcome prescribed in this DCP, including achieving the required vehicular access, basement parking, built form, solar access and connectivity outcomes.

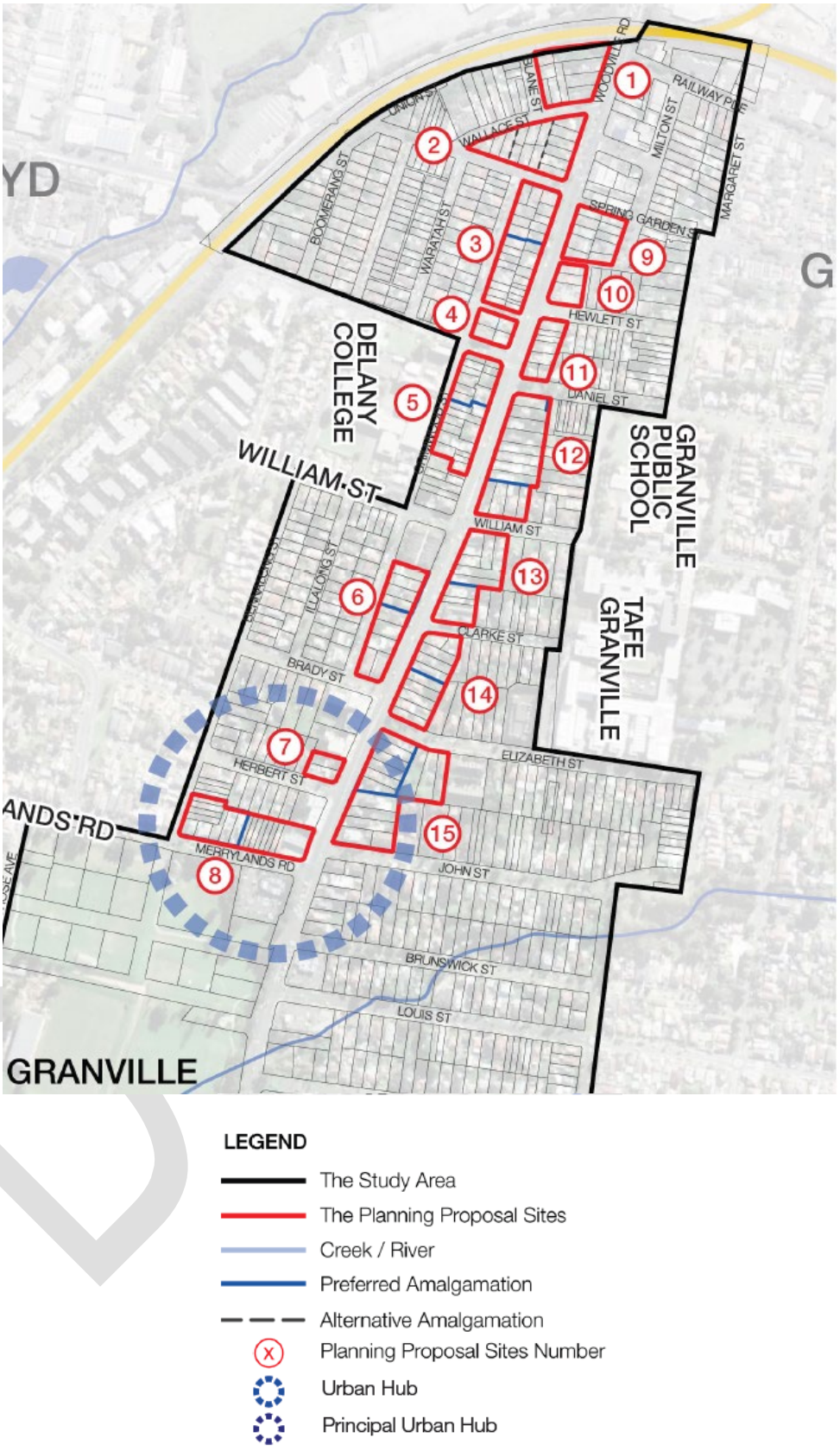


Figure 3: Woodville North Precinct – Preferred site amalgamation

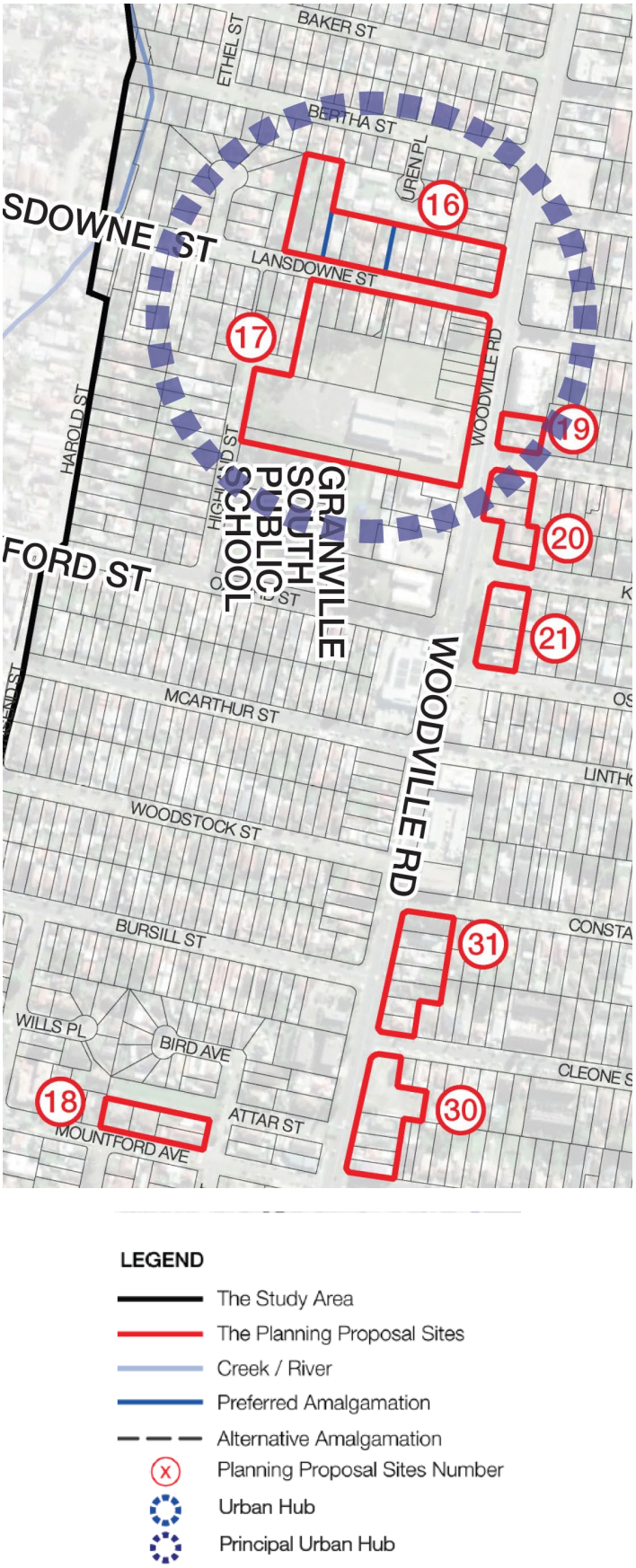


Figure 4: Merrylands East Precinct – Preferred site amalgamation

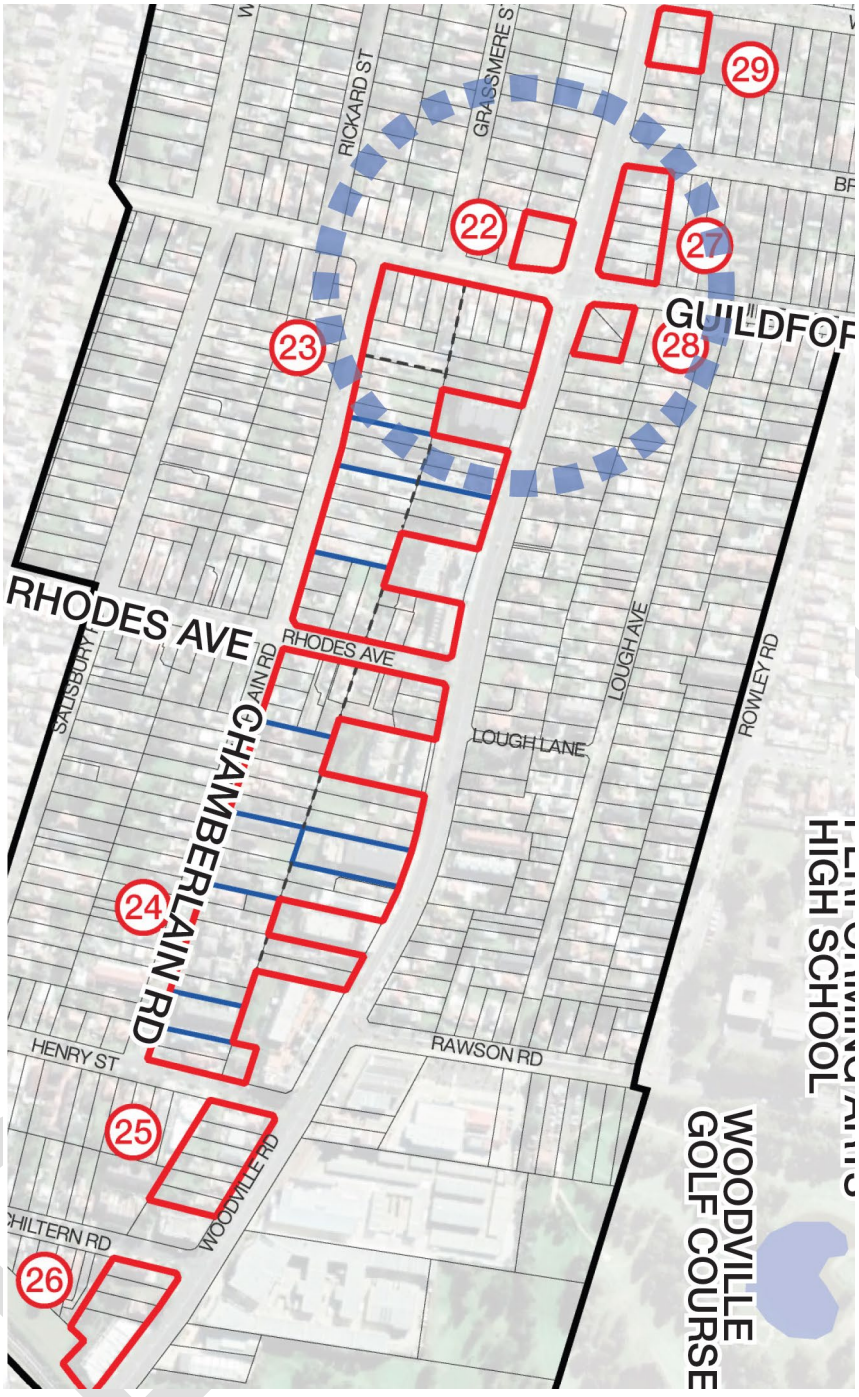


Figure 5: Woodville South Precinct – Preferred site amalgamation

3.2 Building Height

Objectives

O1. Deliver desirable building footprints that respond to the surrounding residential areas and provide a transition of scale.

O2. Ensure that development responds to the desired future scale and character of the Woodville Road Corridor and local area.

O3. Ensure adequate daylight and solar access is provided to development, common open space, adjoining properties and the public domain.

O4. Encourage higher building heights closer to Woodville Road and a transition to lower building heights when moving away from Woodville Road to deliver improved amenity to existing and future residents.

Controls

C1. Sites shall comply with the maximum number of storeys in Table 1.

Table 1: Maximum Number of Storeys

CLEP Designation	Maximum Building Height (m)	Mixed use Building (excluding basement carparking)	Residential Flat Buildings (excluding basement carparking)
L	11m	-	3 storeys
N1	14m	-	4 storeys
U2	31m	-	9 storeys
V1	36m	10 storeys	-
W2	41m	12 storeys	-

C2. For development of Residential Flat Buildings, each storey shall comprise a minimum floor to ceiling height as defined in the NSW Apartment Design Guide.

C3. For mixed use buildings, the ground floor to first floor, floor to floor height shall be a minimum 4.3m.

C4. For mixed use buildings, the minimum floor to floor heights of all residential levels above the ground floor shall be 3.1m.

C5. For development of Multi Dwelling Housing that comprises of one to three storey development, the minimum floor to floor height shall be 3.1m.

3.3 Building Setbacks

Objectives

O1. Ensure that development does not limit the provision of tree planting, landscaping, public transport and active transport options or improvements on Woodville Road.

O2. Reinforce consistency in built form setbacks.

Controls

C1. All developments are to provide and maintain front, rear and side building setbacks in accordance with Figures 6, 7 8, 9, 10, 11 and 12.

C2. Setbacks to the common boundary and between the buildings should be in accordance with the ADG building separation controls.

C3. Any acoustic treatments for the building shall be provided at the building line and not within the setback.

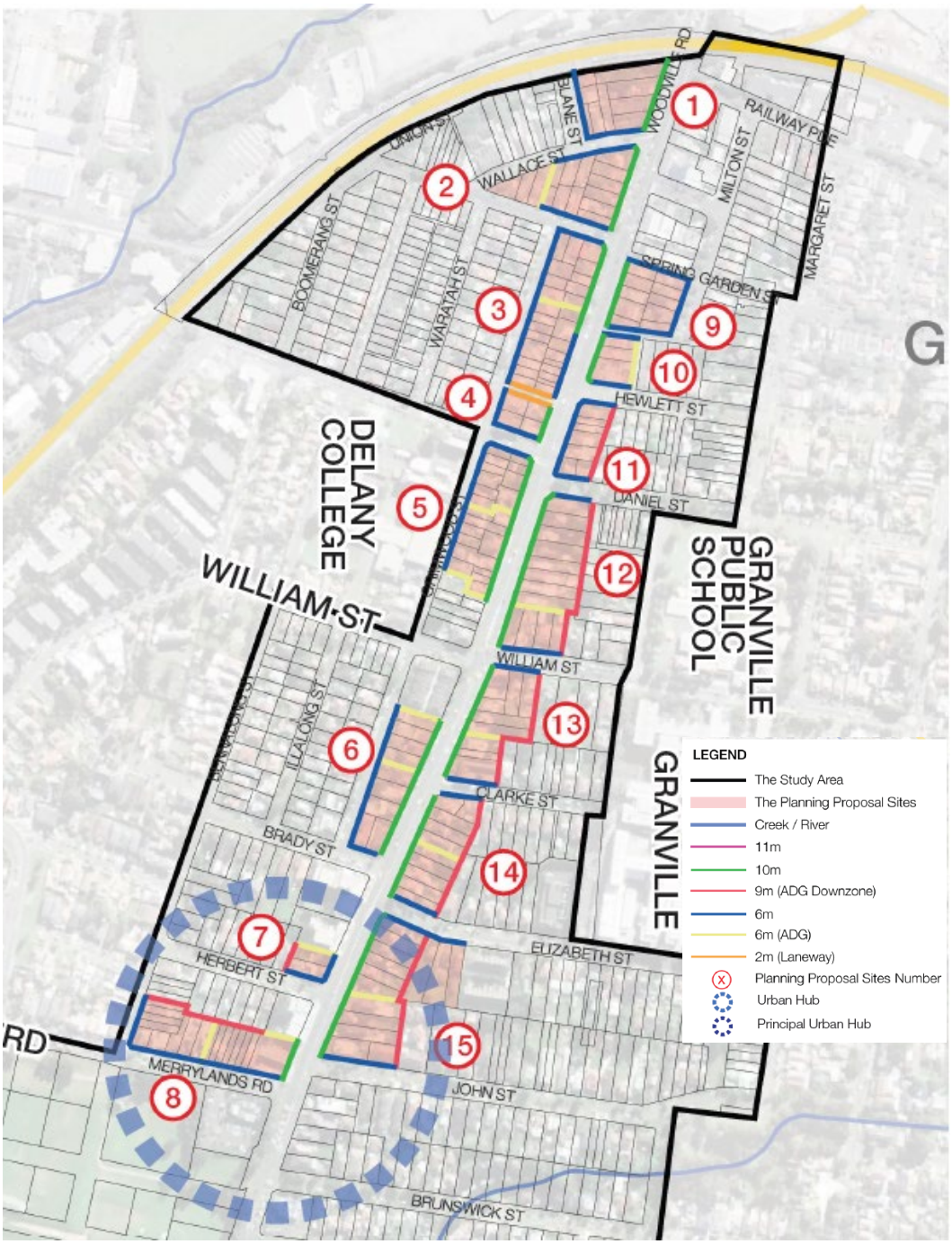


Figure 6: Woodville North Precinct – Building setbacks

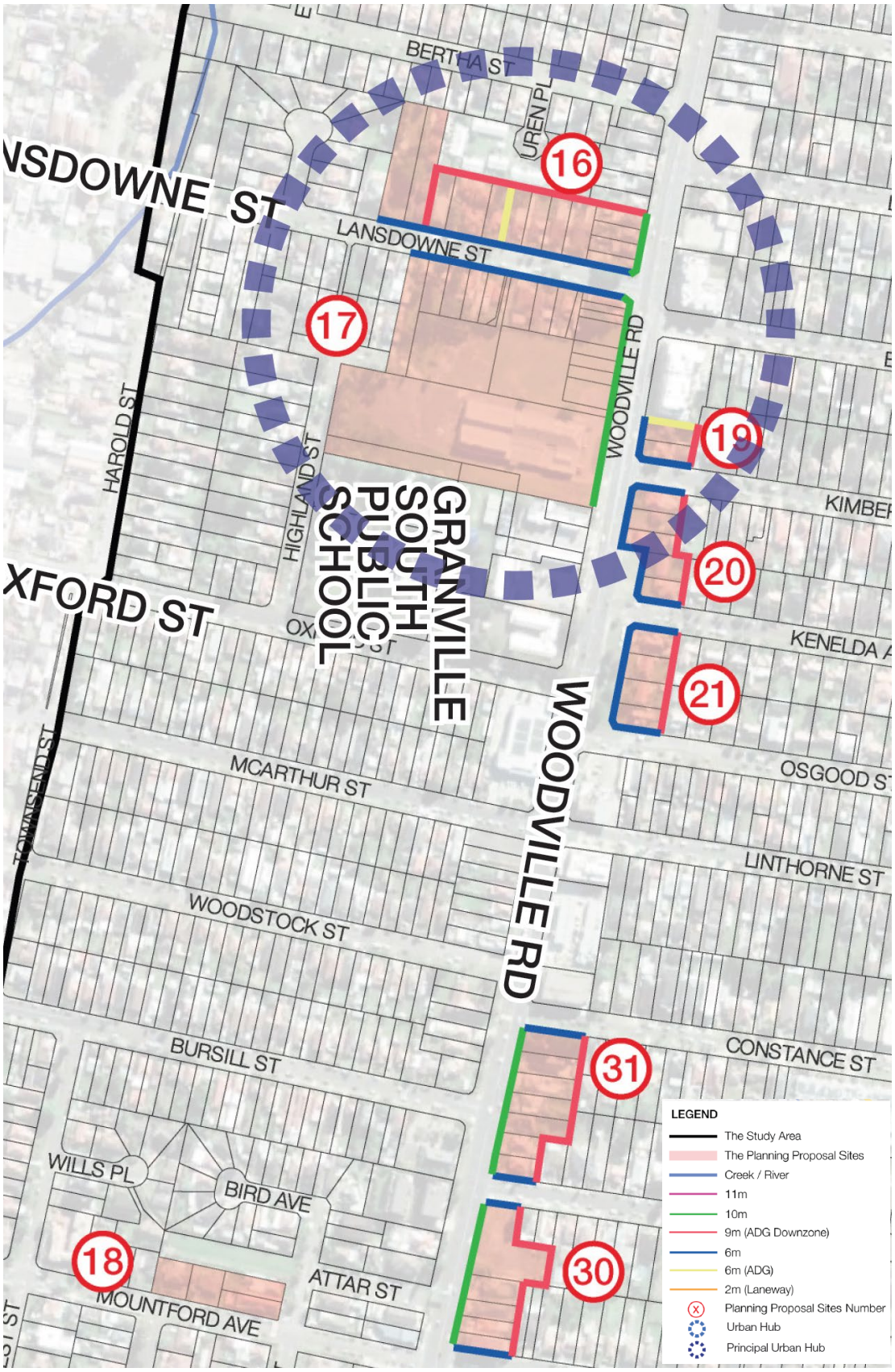


Figure 7: Merrylands East Precinct – Building setbacks

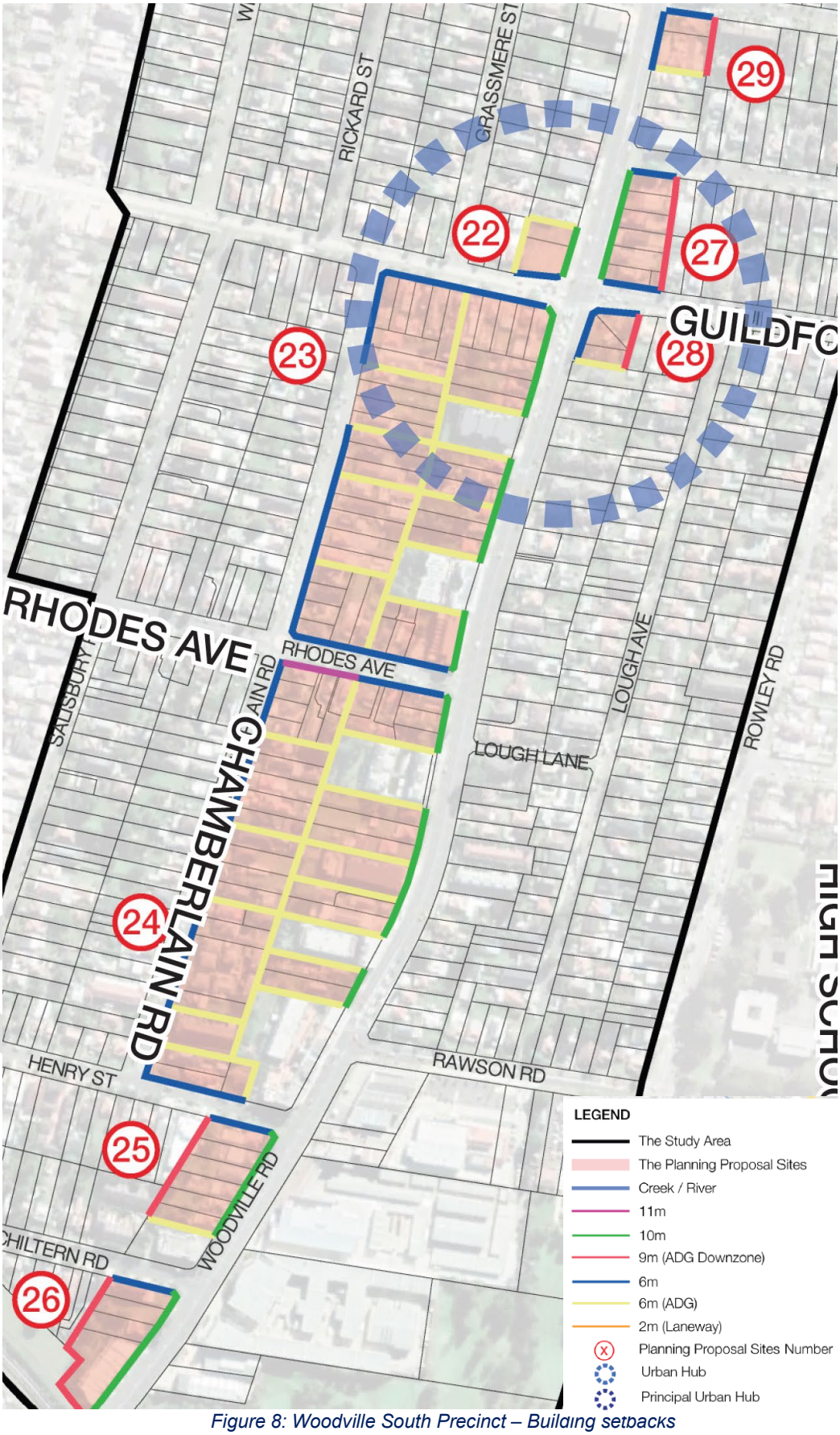


Figure 8: Woodville South Precinct – Building setbacks

3.3.1 Residential Ground Floor fronting Woodville Road

Objectives

O1. Ensure that development does not limit the provision of tree planting, landscaping, public transport and active transport options or improvements on Woodville Road.

O2. Reinforce consistency in built form setbacks.

Controls

C1. A landscaped setback of 6m or 10m must be provided to Woodville Road in accordance with building setback controls shown in Figures 6, 7, 8 and 9.

C2. The landscaped setback is to accommodate a rise in ground level with a gradual slope of 1 in 20, or a retaining wall of less than 1m high.

C3. The first 2m depth of the setback to Woodville Road shall be dedicated, constructed and provided for a public Active Transport path.

C4. Where fencing is proposed, it shall be setback behind the active transport path, be a maximum 1.5m high and be 50% transparent above 1.2m high.

C5. A 3m deep landscaping articulation zone shall be provided behind the fencing to Woodville Road and must contain medium to large canopy trees, located between 10m and 20m apart centre to centre.

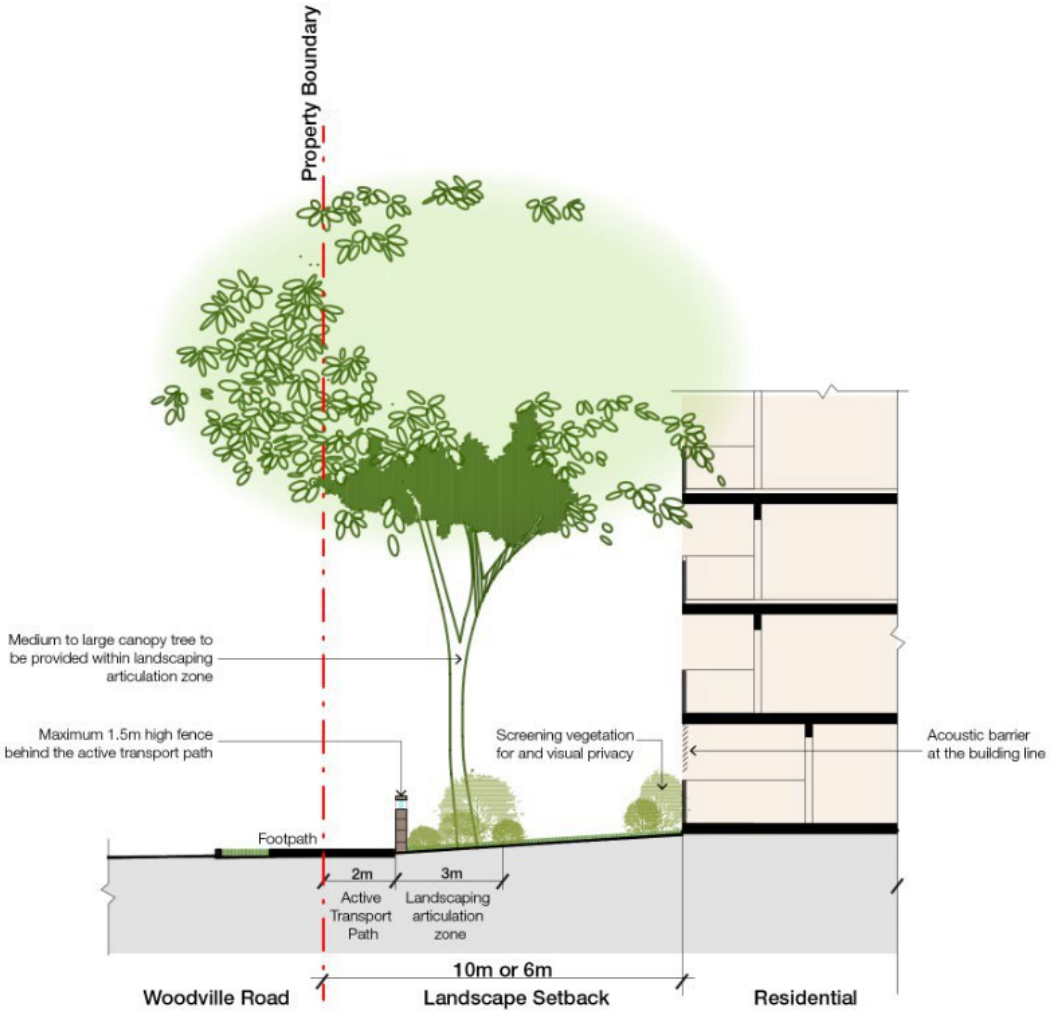


Figure 9: Woodville Road 10m or 6m Residential landscaped setback

3.3.2 Mixed Use Ground Floor fronting Woodville Road

Objectives

O1. Ensure that development does not limit the provision of tree planting, landscaping, public transport and active transport options or improvements on Woodville Road.

O2. Reinforce consistency in built form setbacks.

Controls

C1. A landscaped setback of 6m or 10m must be provided to Woodville Road in accordance with the building setback controls as shown in Figures 6, 7, 8 and 10.

C2. The landscaped setback is to accommodate a rise in ground level with a gradual slope of 1 in 20, or a retaining wall of less than 1m high.

C3. Fencing to Woodville Road is not permitted.

C4. The first 2m depth of the Woodville Road setback shall be dedicated, constructed and provided for a public Active Transport path.

C5. Where a 6m landscaped setback is provided, 1m deep screen planting shall be provided behind the 2m wide active transport path.

C6. Where a 10m landscaped setback is provided, a 3m deep landscape articulation zone shall be provided and must contain medium to large canopy trees, located between 10m to 20m apart centre to centre.

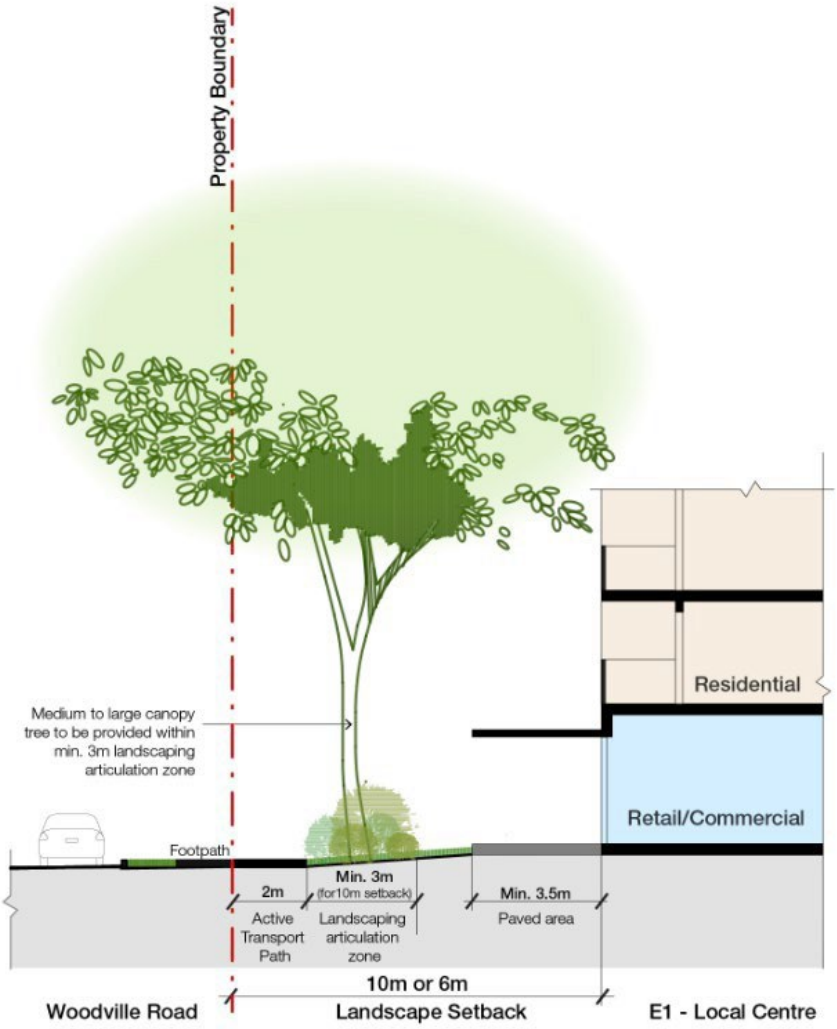


Figure 10: Woodville Road 10m or 6m Mixed Use Residential Active Frontage landscaped setback

3.3.3 Residential Ground Floor fronting Secondary Streets

Objectives

O1. Ensure that development does not limit the provision of tree planting and landscaping.

O2. Reinforce consistency in built form setbacks.

Controls

C1. The landscaped setback is to accommodate a rise in ground level with a gradual slope of 1 in 20, or a retaining wall of less than 1m high.

C2. Where fencing is proposed, it shall be a maximum 1.5m high (50% transparent above 1.2m high), and setback 0.6m from the property boundary.

C3. A 3m deep landscaping articulation zone shall be provided and must contain medium to large canopy trees, located between 10m to 20m apart centre to centre.

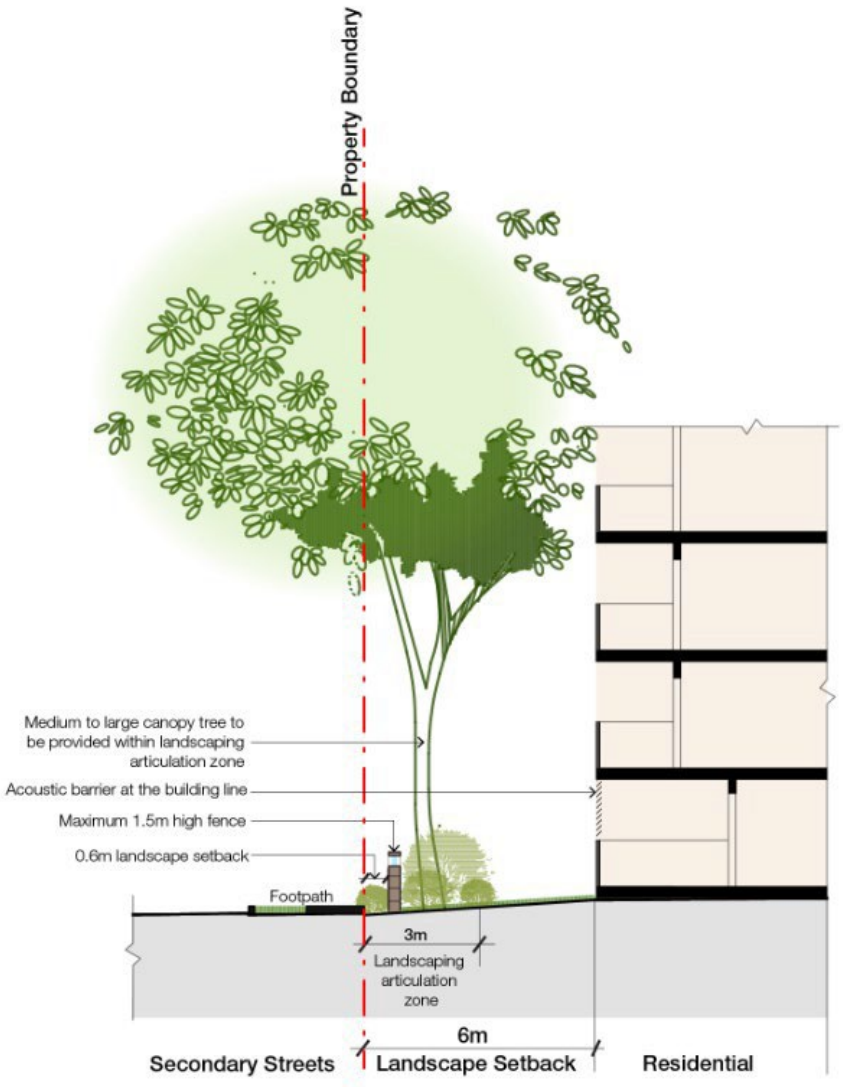


Figure 11: Residential Secondary Street setbacks

3.3.4 Mixed Use Ground Floor fronting Secondary Streets

Objectives

O1. Ensure that development does not limit the provision of tree planting and landscaping.

O2. Reinforce consistency in built form setbacks.

Controls

C1. The landscaped setback is to accommodate a rise in ground level with a gradual slope of 1 in 20.

C2. Fencing to secondary streets is not permitted.

C3. A 3m deep landscaping articulation zone shall be provided and must contain medium to large canopy trees, located 10m apart centre to centre.

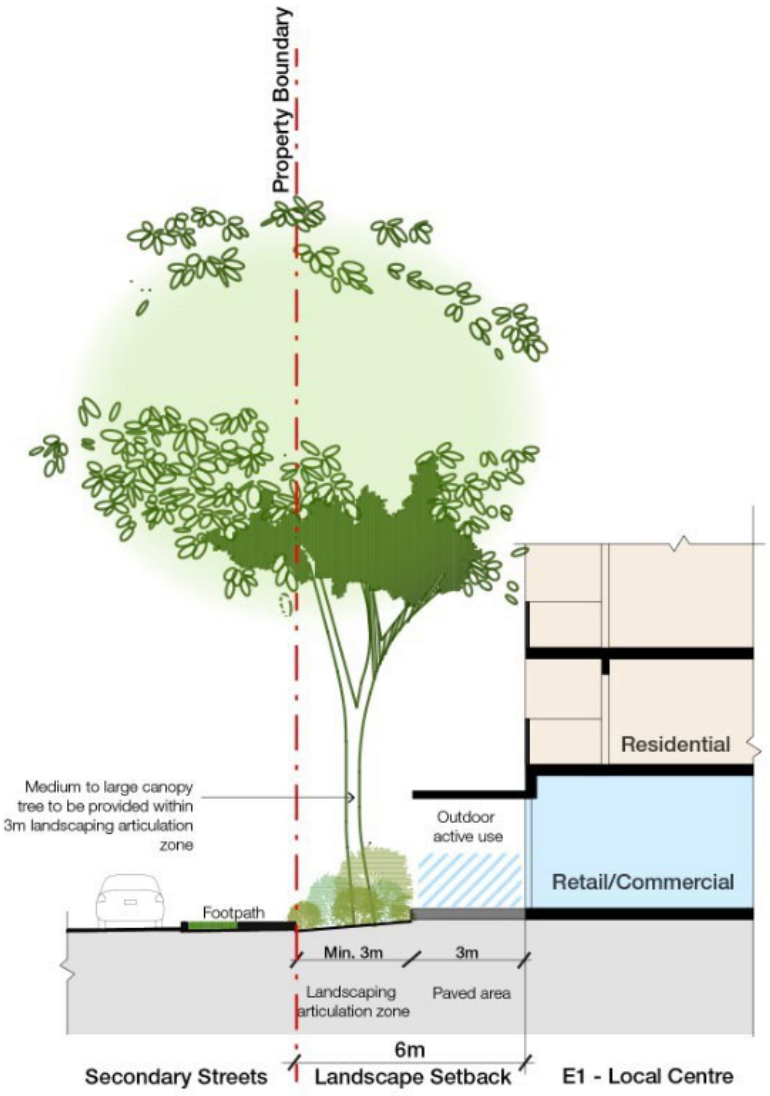


Figure 12: Mixed Use secondary street setbacks

3.4 Street Wall Height and Upper-Level Setbacks

Objectives

O1. Reduce the visual impact of upper storeys along the Woodville Road corridor.

O2. Ensure that development relates to the street hierarchy and contributes to a suitable scale and street character.

Controls

C1. Developments within E1 Local Centre and R4 High Density Residential zones shall provide a street wall (podium) height of 4 storeys, ranging from 13m to 15m above ground level.

C2. Upper-level setbacks shall be provided for levels above the street wall (podium) height in accordance with the block control diagrams in Sections 4, 5 and 6 of this Part.

3.5 Building elements, entries and articulation

Objectives

O1. Reduce visual bulk and scale while adding visual interest.

O2. Ensure that development enhances and contributes to the streetscape and desired future character of the neighbourhood.

O3. Ensure the building design contributes to and enhances street, public domain and residential amenity.

Controls

C1. Buildings are to be designed to have bottom, middle and top components. This shall be achieved through vertical articulation, different built forms and use of varied colours and finishes.

C2. The maximum linear length of any building is to be 65m. Refer to Figure 13 for details.

C3. Buildings in excess of 45m long must be designed as at least two distinct 'building components' which are to:

- not exceed 25m in length with a preferred length of 20m;
- have a building separation of minimum 6m for the full height of the building; and
- have their own distinctive architectural character.

Refer to Figure 13 for details.

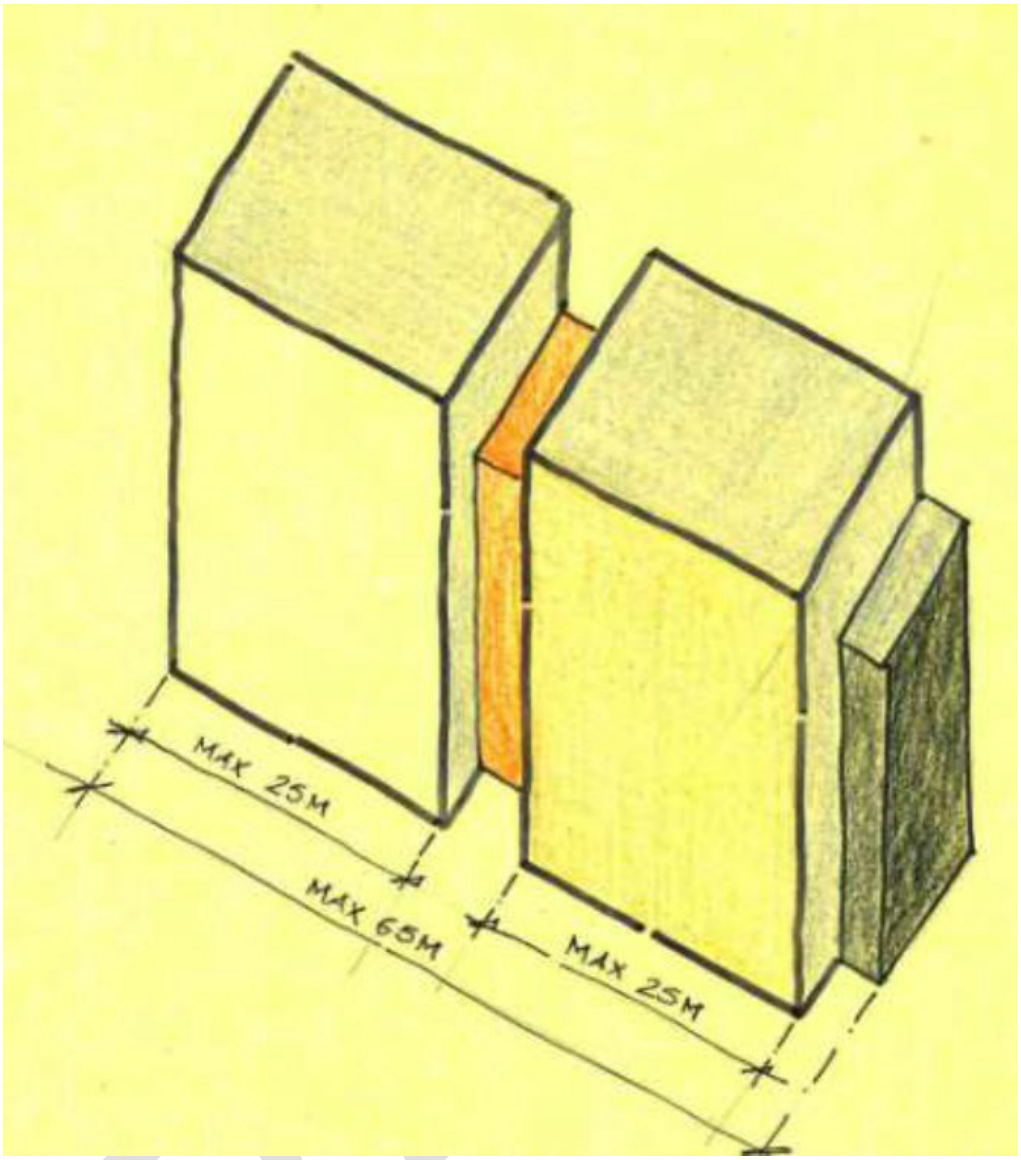


Figure 13: Building Articulation / Maximum Building Length

C4. Where applicable, building breaks are to be aligned with streets and lanes in the surrounding area or proposed streets and lanes.

C5. Corner buildings are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height and are to comply with Part C of Cumberland DCP 2021.

C6. Balcony balustrades shall not be transparent glass. Opaque glass is permitted.

C7. Buildings shall be designed to facilitate active and passive surveillance between the building and the street.

C8. Where ground floor residential units are proposed, these shall be designed to address the street or communal open space, with individual entries and courtyards from the street or communal open space.

C9. Where a building comprises non-residential and residential activity, separate pedestrian entrances, lift access, waste management areas, storage areas, communal open space and car parking must be provided.

C10. All pedestrian entrances for residential activities must be designed to include canopy features, articulation, and varied materials and finishes to make the entrances prominent from the street and aid wayfinding.

C11. All pedestrian entries to the building shall be designed to comply with The Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

C12. Wayfinding for apartments at the rear of the building is to be provided at the entry/foyer area of the residential component of buildings.

C13. Ground floor entries to retail, commercial or other non-residential uses are to have the same finished floor level as that of the adjacent footpath, unless required to be raised due to flood impacts.

C14. Ground floor non-residential uses shall have a minimum depth of 10m from the building line to allow for amenities, storage space, general back of house activities and other spatial requirements to support non-residential uses.

C15. The ground level is not to be wholly occupied by car parking, building services or communal amenities.

C16. Where ground floor residential units are proposed, there shall be at least two (2) on the ground floor.

C17. Utilities are to be integrated within the design of the building or located in the basement level. They are not to be prominent features on primary or secondary street facades.

C18. Wintergardens are to be provided fronting Woodville Road.

C19. Podium and rooftop gardens shall be provided with the design to allow for access and ease of movement between the development and communal open spaces and minimise overlooking of neighbouring properties through the use of passive screening or planting.

3.6 Active street frontage

Objectives

O1. Improve wayfinding and the amenity of the public domain.

O2. Promote a range of small-scale retail, business and community uses that attract pedestrian activity along street frontages on the ground floor in the E1 Local Centre Zone.

Controls

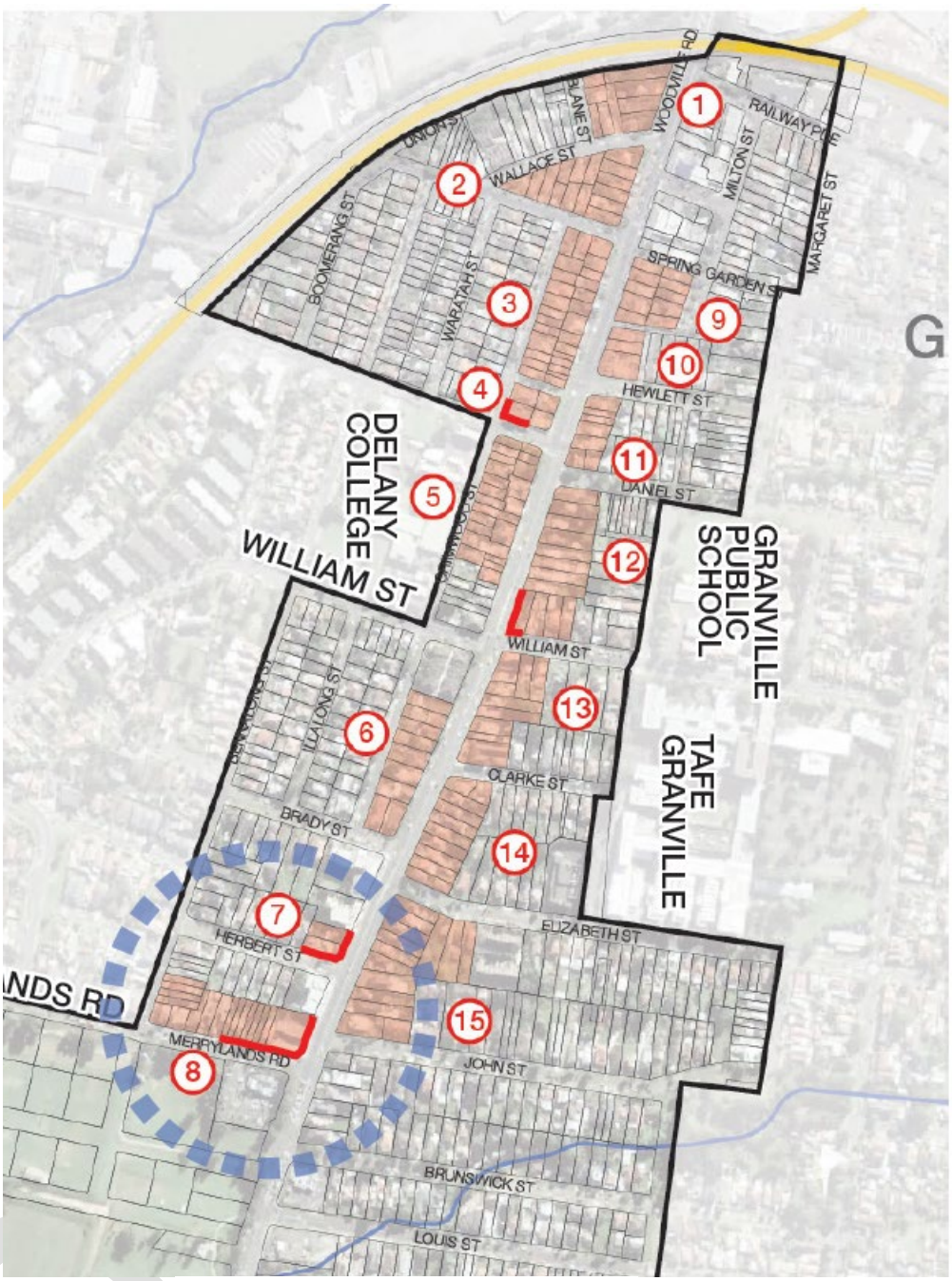
C1. Provide active street frontages at ground floor level in accordance with the Active Frontages Maps in Figures 14, 15 and 16.

C2. A minimum 80% of the building facade with an active street frontage and street address at ground level shall be transparent.

C3. Corner buildings must be designed to have splay corners to aid in pedestrian movement and shall comply with Part C of Cumberland DCP 2021.

C4. Blank walls, roller shutters and the use of dark or obscured glass are not permitted.

C5. Outdoor Dining is not permitted fronting Woodville Road.



LEGEND

- The Study Area
- The Planning Proposal Sites
- Creek / River
- Active Street Frontage
- (X) Planning Proposal Sites Number
- Urban Hub
- Principal Urban Hub

Figure 14: Woodville North Precinct – Active frontage

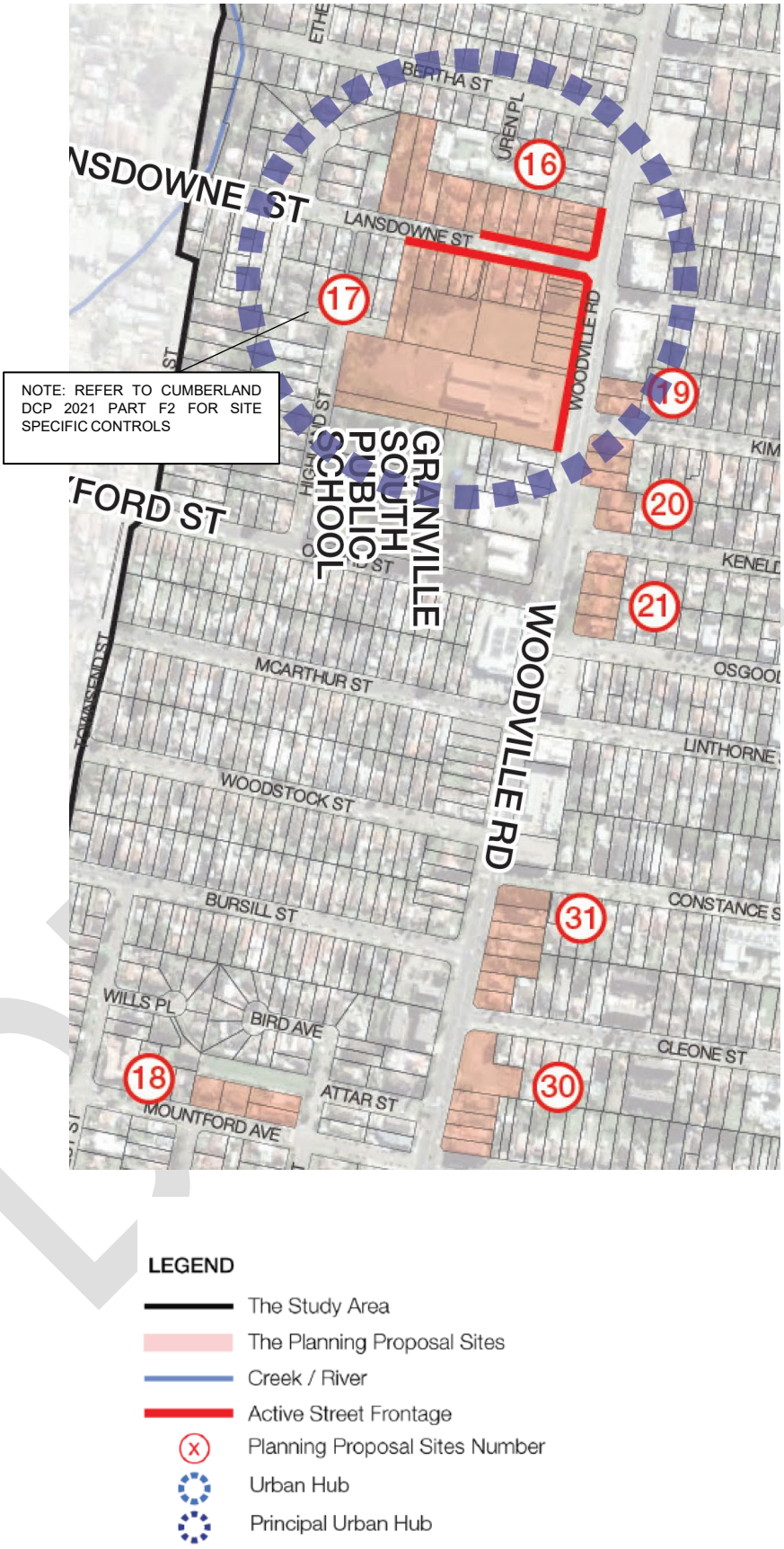


Figure 15: Merrylands East Precinct – Active frontage

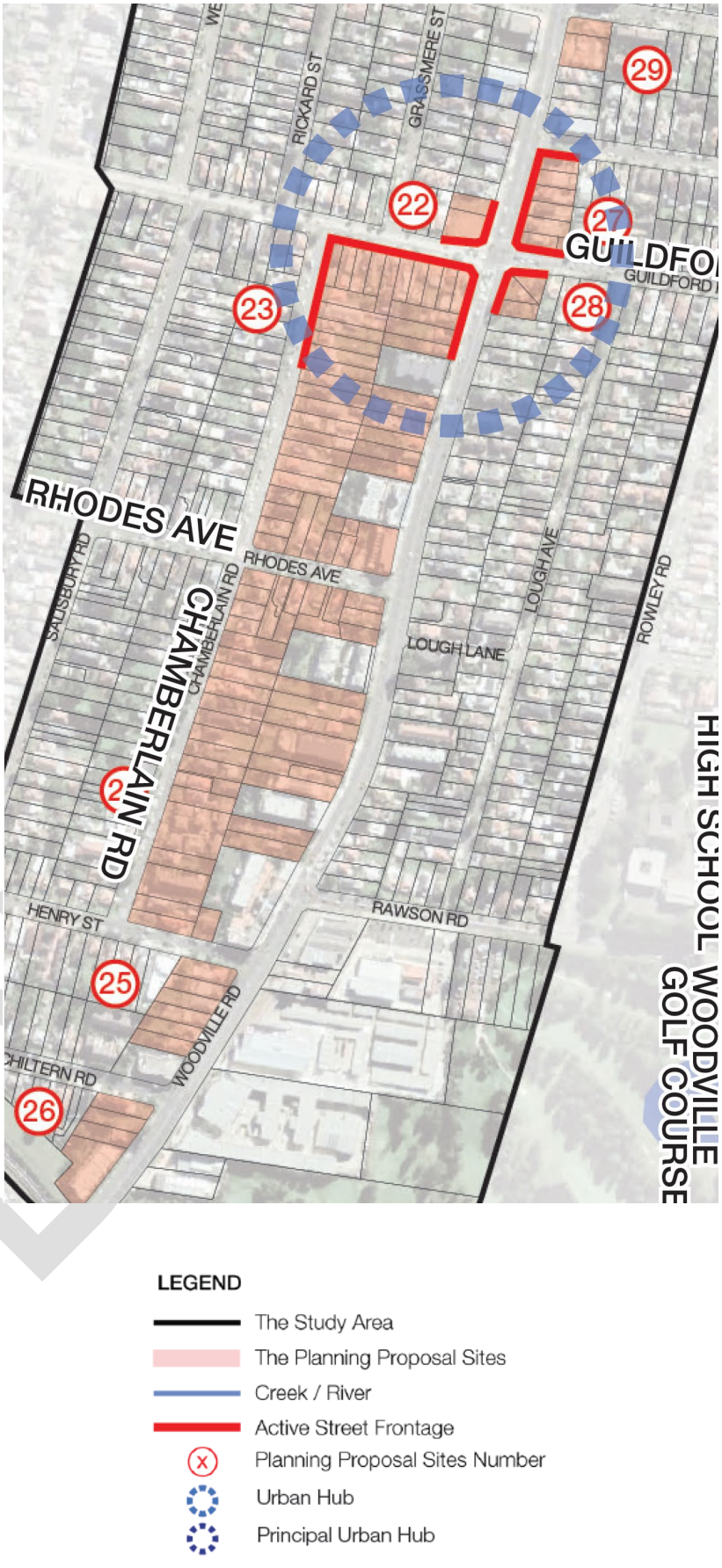


Figure 16: Woodville South Precinct – Active frontage

3.7 Awnings

Objectives

O1. Ensure the amenity of pedestrians through weather protection.

O2. Maintain a consistent streetscape and provide visual interest.

Controls

C1. Awnings must be provided for all active frontages as identified in Figures 14, 15 and 16.

C2. All awnings should be a minimum depth of 3m and incorporate glazing/transparent material in the awning to allow solar access.

C3. Awnings are to incorporate glazing/transparent material in the awning to allow for solar access.

C4. Retractable awnings are not permitted.

C5. Awnings shall comply with Cumberland DCP 2021 Part C. Where there is an inconsistency, the controls in this clause apply.

3.8 Access and movement

Objectives

O1. Maintain the function of the Woodville Road Corridor as a key movement corridor for freight, public and private transport.

O2. Ensure development is setback to allow future road and carriageway widening.

O3. Ensure that future development does not prejudice the efficient delivery of future public transport and active transport solutions along Woodville Road, including the dedication of land for the provision of a public Active Transport path along the corridor.

O4. Manage traffic, parking and access impacts to ensure that development does not unreasonably impact the traffic conditions on Woodville Road and local roads.

O5. Ensure vehicle and loading bay entries do not compromise pedestrian safety.

O6. Facilitate an increase in the use of active transport.

O7. Allow road closures for the provision of public open space where they do not impact on traffic conditions of Woodville Road and local roads.

O8. Encourage the installation of appropriate electrical infrastructure in all new development to facilitate future electric vehicle charging points.

Controls

C1. Developments shall be designed so that driveway vehicle access from Woodville Road is minimised. Vehicle and parking access and/or loading shall be provided from secondary streets where possible. Refer to Figures 17, 18, and 19 for the preferred vehicle entry.

Laneways may be considered in instances where secondary street access is not feasible. Where laneways are proposed, these shall be treated as shared spaces to provide unimpeded access from the building to common facilities and open space.

Where vehicle access from Woodville Road is proposed, it shall be demonstrated why this was unavoidable.

C2. A Traffic Impact Assessment shall be prepared by a suitably qualified traffic engineer and submitted with the Development Application. It shall comply with the Roads and Maritime Services Traffic Modelling Guidelines (2013) and the Transport for NSW Guide to Transport Impact Assessment 2024.

The Traffic Impact Assessment shall include an Active Transport Plan showing the provision of pedestrian paths, cycleways or shared paths onsite that comply with the Walking Space Guide and Cycleway Design Toolbox documents prepared by Transport for New South Wales, and as amended from time to time.

C3. Vehicle parking is to be provided underground and be in accordance with the parking rates outlined in Part G3 of the Cumberland DCP 2021.

C4. Bicycle parking is to be provided in accordance with Table 2 below:

Table 2: Bicycle Parking Rates

Development Type	Bicycle Parking Rate
Multi Dwelling Residential	1 space per unit
Visitors	1 space per 5 units

C5. Electric vehicle charging point(s) shall be provided in an accessible location on site for all new residential and non-residential development (other than for dwelling houses, semi-detached dwellings, or dual occupancies) in accordance with Part G3 of the Cumberland DCP 2021.

C6. Land shall be provided and set aside for road widening on the intersection of William Street and Woodville Road, and the intersection of Woodville Road and Guildford Road, as shown in Figures 20 and 21.

C7. Road widening along Chamberlain Road may be required at the discretion of Council as shown in Figures 22, 23 and 24.

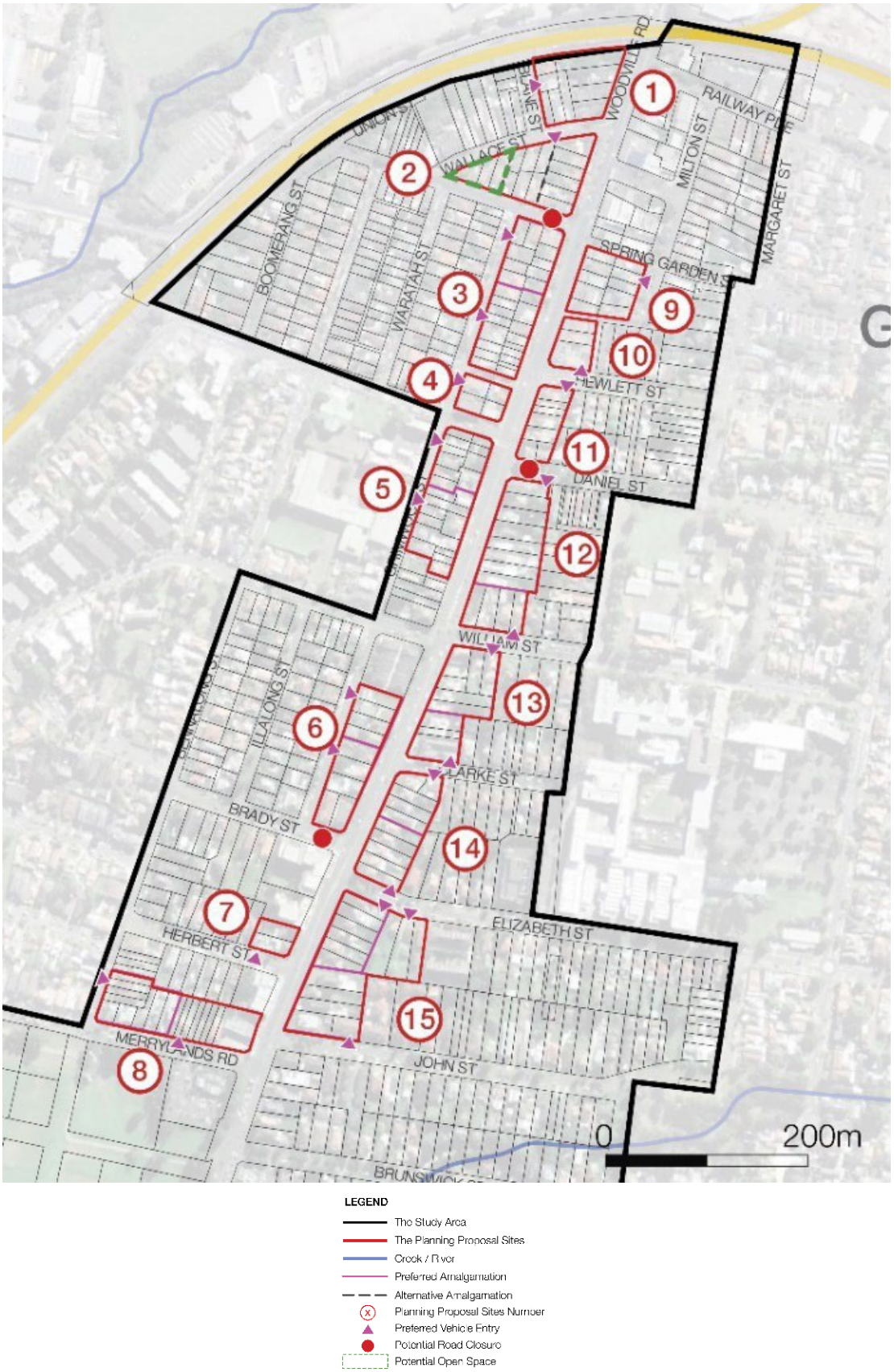


Figure 17: Woodville North Precinct – Preferred Vehicle Access

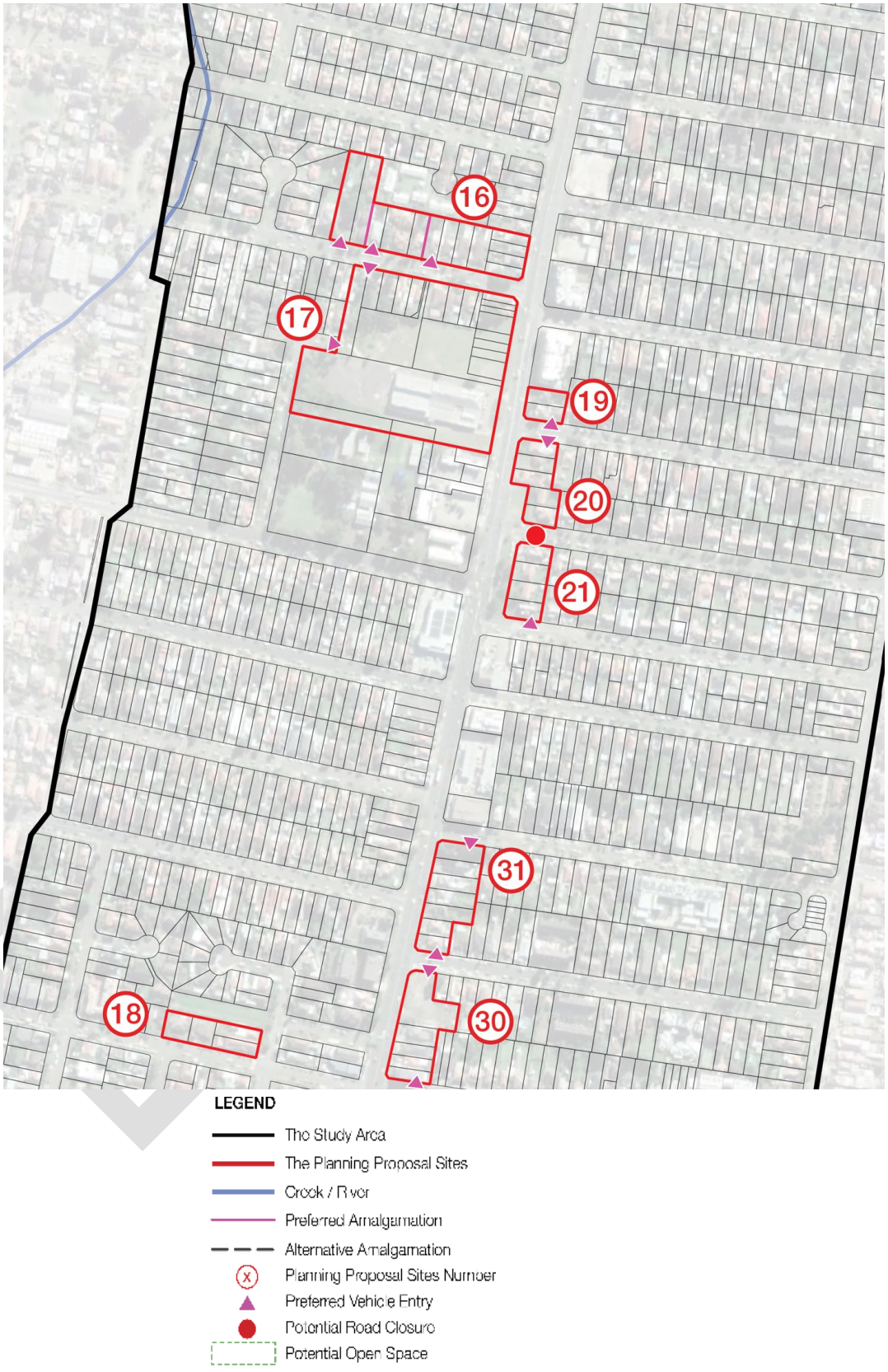


Figure 18: Merrylands East Precinct – Preferred Vehicle Access

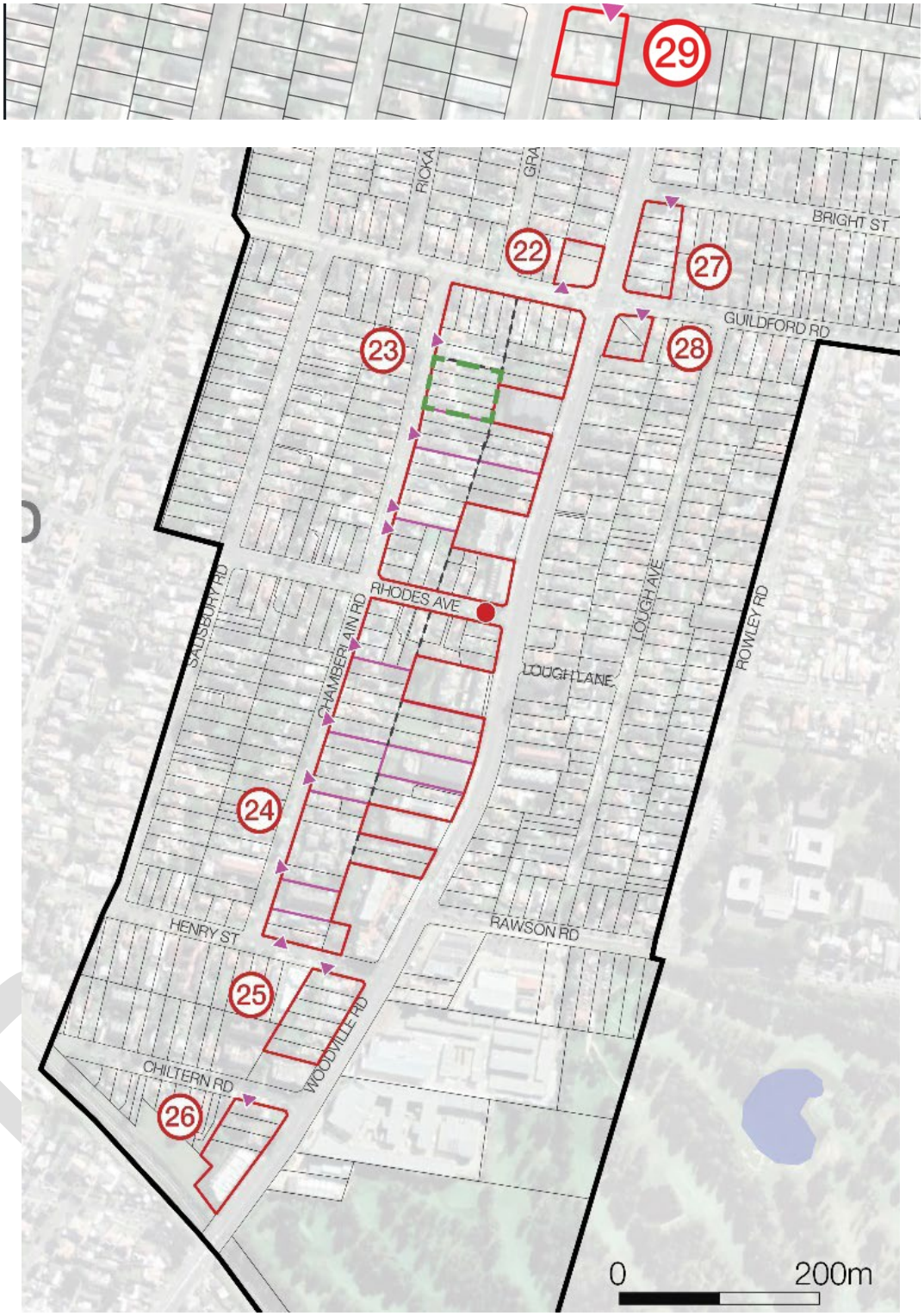


Figure 19: Woodville South Precinct – Preferred Vehicle Access

Figure 20: William Street and Woodville Road Land Acquisition

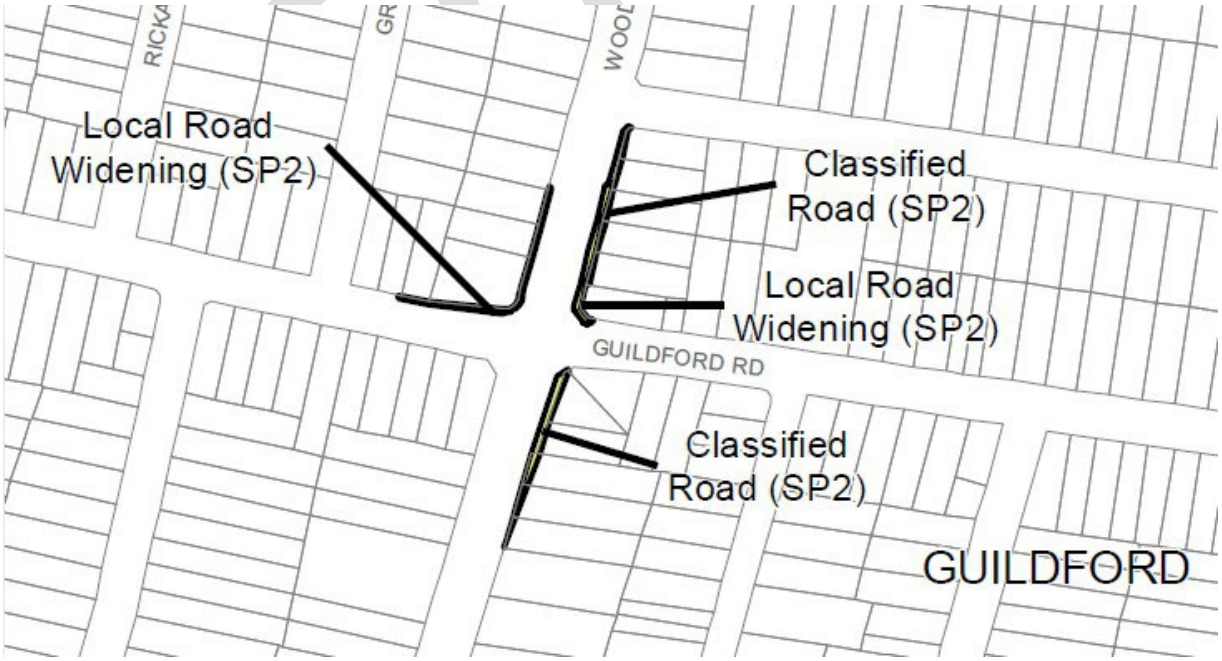
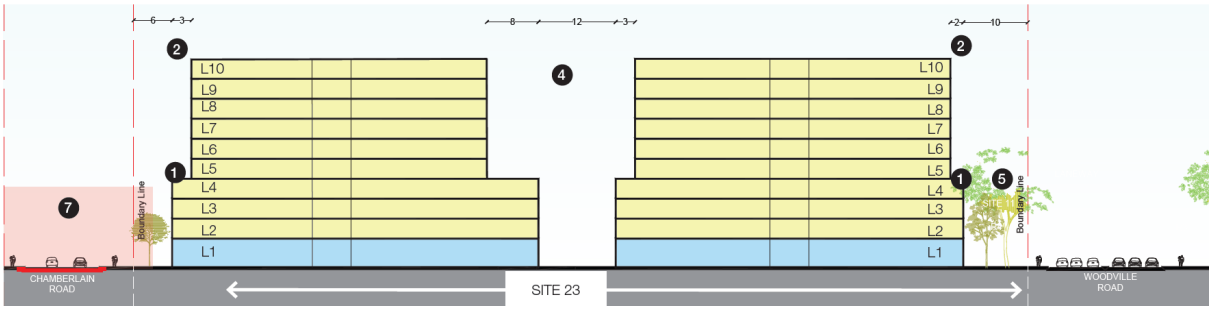


Figure 21: Guildford Road and Woodville Road Land Acquisition

Figure 22: Location of potential Chamberlain Road widening

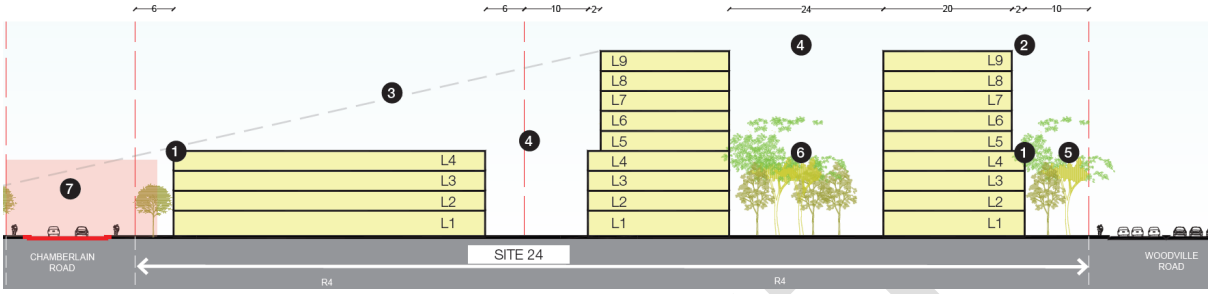


Woodville South Precinct Sections

The sections illustrate following items:

1. Four-storey street wall height datum.
2. Secondary setback (upper-level setback) above the four-storey street wall height.
3. Built form transition from Woodville Road to Chamberlain Road.
4. Adequate building separations, complying with the ADG.
5. Generous landscape setback along Woodville Road.
6. Ground level communal open space.
7. Potential realignment of Chamberlain Road carriageway / potential road widening through Planning Proposal site land dedication.

Figure 23: Section diagram of potential Chamberlain Road widening, Site 23



Woodville South Precinct Sections

The sections illustrate following items:

1. Four-storey street wall height datum.
2. Secondary setback (upper-level setback) above the four-storey street wall height.
3. Built form transition from Woodville Road to Chamberlain Road.
4. Adequate building separations, complying with the ADG.
5. Generous landscape setback along Woodville Road.
6. Ground level communal open space.
7. Potential realignment of Chamberlain Road carriageway / potential road widening through Planning Proposal site land dedication.

Figure 24: Section diagram of potential Chamberlain Road widening, Site 24

3.9 Air quality, Noise and Vibration

Objectives

O1. Ensure that development fronting Woodville Road provides an acceptable level of air quality and acoustic amenity for users and occupants.

O2. Ensure that demolition and construction in the Woodville Road corridor does not adversely impact the acoustic amenity and air quality for users of the adjoining school and surrounding residential development.

O3. Consider building siting and orientation to incorporate an appropriate separation between sensitive land uses and the road.

O4. Ensure appropriate measures are taken so that noise and vibration is managed for development facing Woodville Road.

O5. Ensure noise emissions from the development including but not limited to mechanical plant, air conditioners, automatic roller doors, and ventilation plant are minimised.

O6. Ensure acoustic privacy is protected for developments along the Woodville Road Corridor.

Controls

C1. An air quality impact assessment prepared by a suitably qualified air quality consultant is to accompany development applications for any new sensitive development with natural ventilation pathways adjacent to Woodville Road. The assessment should consider the provisions of the following (as updated or superseded):

- State Environmental Planning Policy (Transport and Infrastructure) 2022.
- Development Near Rail Corridors and Busy Roads Interim Guideline 2008.

Recommendations from the assessment shall be incorporated into the design of the development.

C2. Where the Air Quality Impact Assessment predicts that there will be an exceedance of the relevant air quality standards, the following design measures are to be considered

to mitigate potential impacts:

- Providing mechanical ventilation for apartments facing Woodville Road with fixed glazing on the impacted façade and operable windows to non-impacted façade.
- Where windows must be kept closed, the adopted ventilation systems must meet the requirements of the Building Code of Australia and Australian Standard 1668 – The use of ventilation and air conditioning in buildings.
- For public outdoor areas, these should be designed to minimise exposure time of users (e.g., thoroughfares or garden paths rather than seating areas).

C3. A noise impact assessment is to be prepared by a suitably qualified acoustic consultant and be submitted with any Development Application for a new sensitive development that fronts a road with an annual average daily traffic (AADT) volume of more than 20,000 vehicles) and/or development within 60m of a rail corridor. The assessment should consider the provisions of the following (as updated or superseded):

- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- Development Near Rail Corridors and Busy Roads Interim Guideline 2008.
- NSW Apartment Design Guide.

Recommendations from the report are to be included in the design of the buildings.

C4. The noise impact assessment report must also consider noise emissions from the development including but not limited to proposed mechanical plant (air conditioners, automatic roller doors, ventilation plant for the underground car park), and access and egress to loading and car parking areas.

C5. Internal habitable rooms of residential dwellings (other than bedrooms) are to be designed to achieve noise levels of no greater than 50 dBA with windows open during any time of the day.

C6. Bedrooms of residential dwellings are to be designed to achieve noise levels of no greater than 45 dBA with windows open during the night period.

C7. Where noise criteria cannot be achieved concurrently with natural ventilation via open windows, alternative ventilation shall be provided complying with the National Construction Code ventilation requirements as a minimum.

C8. Where noise criteria cannot be achieved concurrently with natural ventilation via open windows, alternative ventilation shall be provided complying with the National Construction Code ventilation requirements as a minimum.

C9. A Construction Management Plan shall be submitted that details the air quality and noise mitigation strategies that will be implemented to manage the impacts of construction on the surrounding locality.

3.10 Public Domain

The following controls are to be read in conjunction with the *Woodville Road Public Domain Plan*.

Objectives

O1. Ensure a high-quality public realm is provided to promote social interaction and a variety of activities.

O2. Create a safe, pedestrian friendly environment through the activation of streets and public places.

O3. Maximise the accessibility of public open space and contribute to the pedestrian and cycle network.

O4. Improve paving treatment for footpaths and shared paths to highlight key nodes and precincts.

Controls

C1. A public domain and landscape concept plan shall be submitted and be in accordance with the separate Woodville Road Corridor Public Domain Plan endorsed by Council. The plan must:

- Show how a high amenity public domain will be achieved on the site and on the primary and secondary street frontages.
- Provide an indicative landscape design, including details and indicative costs for street furniture, street trees, landscaping works, materials and utilities; and
- Indicate how street trees and other planting arrangements will provided to Council's specifications.

C2. Development proposing outdoor dining must comply with Council's Outdoor Dining Policy and Guidelines.

C3. Incorporate Water Sensitive Urban Design (WSUD) including raingardens, tree pits and other WSUD design measures to enhance flood protection and stormwater management.

C4. Locate street and park furniture in accessible and convenient places that supports safety and amenity.

3.11 Heritage Conservation

Objectives

O1. Allow for the appropriate retention of heritage items and their setting.

O2. Future development is of a scale and character suitable to the heritage significance of items in the vicinity of the Woodville Road Corridor.

Controls

Generally

C1. The curtilages of existing built heritage items as identified in Schedule 5 of the Cumberland LEP 2021 shall be retained and integrated into the design of new developments.

C2. Development close to heritage items shall not significantly impact the heritage item in scale, bulk, form, and design. A transitional zone comprising lower building heights should be retained in the blocks surrounding heritage items as shown in Figures 25 and 26.

C3. Proposed development shall have a deep setback from heritage items to avoid overshadowing, retain key sightlines to the heritage items and where possible, respond to the neighbouring subdivision pattern and character.

C4. Where lot amalgamation occurs at the rear of heritage items, historic setback patterns and subdivision patterns shall either be retained or interpreted in the new development. This is to ensure continuity in the streetscape and avoid development that isolates a heritage item and is disproportionate to the scale of nearby heritage items.

C5. New development must incorporate sympathetic or complementary materials to ensure the new built form does not dominate the heritage place.

C6. A landscaped treatment to provide a green buffer zone between new developments

and historic items is encouraged.

C7. New development shall not cantilever over heritage items.

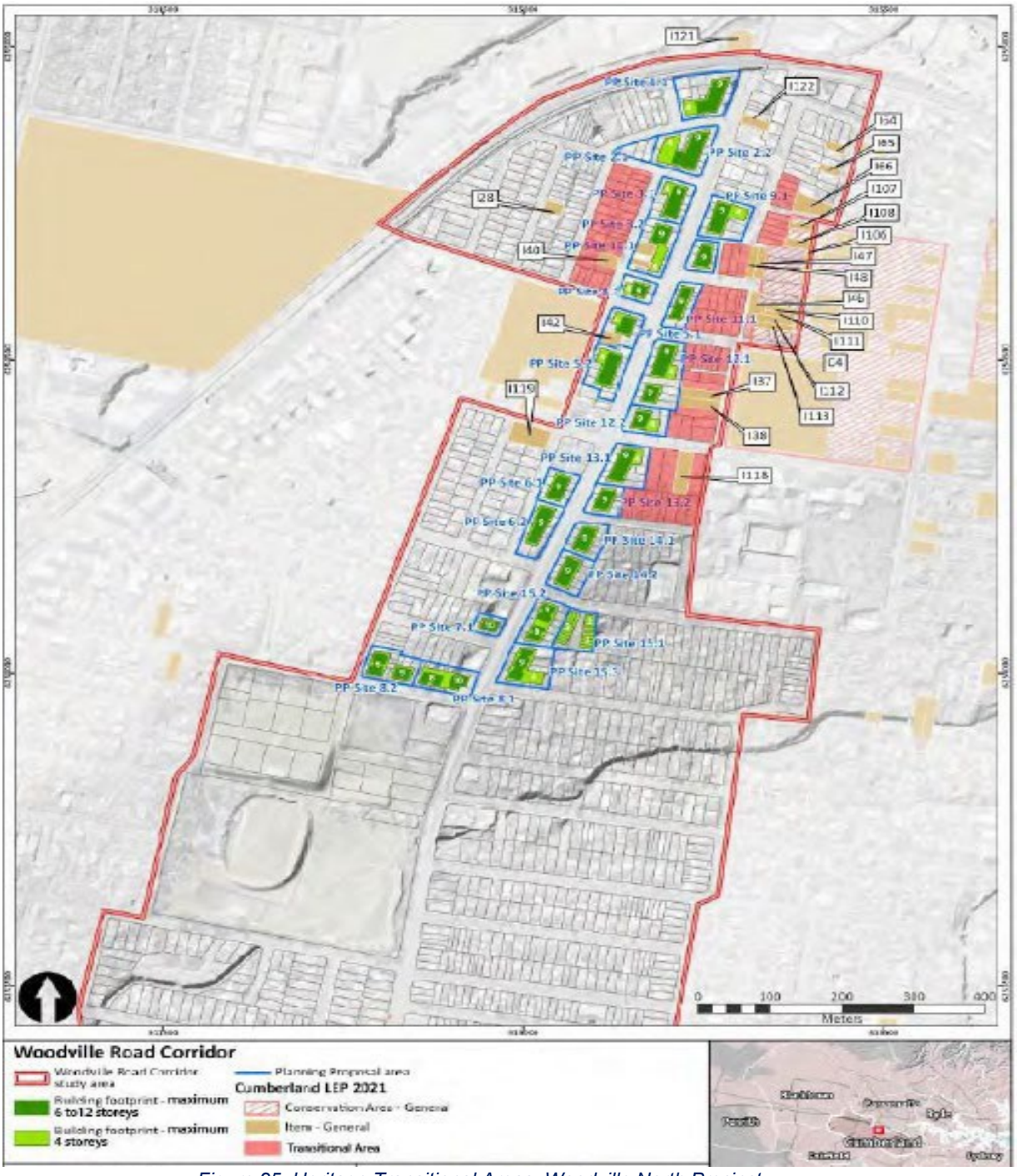


Figure 25: Heritage Transitional Areas, Woodville North Precinct

Figure 26: Heritage Transitional Areas, Merrylands East

Site Specific Controls for Sites 3, 5, 12, 23, 26 and 27

C8. A Heritage Impact Statement shall be prepared by a suitably qualified heritage advisor and submitted with any development application for sites 3, 5, 12, 23, 26 and 27 as identified in Figure 27. Recommendations from the Statement shall be incorporated into the design of the building.

C9. Development proposed for Site 3 shall be limited to 4 storeys at the rear of Heritage Item I40 to avoid overshadowing and retain an appropriate setting for the heritage item.

C10. Development proposed for Site 5 shall be scaled down to the north and south of Heritage Item I42 to reduce impacts arising from overshadowing and to retain key sightlines from Grimwood Street.

C11. Development proposed for Site 12 shall be limited to 4 storeys at the rear of the site to reduce impacts on Heritage item I37.

C12. Development proposed for Site 23 shall not interfere with the heritage milestone marker in the grass verge. A minimum 1m undisturbed radius around the milestone marker shall be maintained.

C13. Development proposed for Site 26 shall be limited to 4 storeys adjacent to the water pipeline. A 4-storey street wall (podium) height can be used to achieve this requirement.

C14. Development proposed for Site 27 shall be limited to 4 storeys adjacent to the electricity substation. A 4-storey street wall (podium) height can be used to achieve this requirement.

3.12 Flood Control

Objectives

O1. Minimise flood affectation and flood impacts on sites within and adjacent to the Woodville Road Corridor study boundary.

Controls

C1. An Emergency Flood Management Plan shall be prepared by a suitably qualified flood, stormwater or hydraulic engineer and submitted with the Development Application. The Emergency Flood Management Plan shall reflect a shelter in place flood management strategy.

C2. A flood study shall be prepared by a suitably qualified flood, stormwater or hydraulic engineer and submitted with Development Applications for lots within sites 15, 16, 18 and 23 as identified in Figure 27 below. The flood study shall outline any off-site impacts associated with the development of these lots and the mitigation measures that will be undertaken to remove any peak flood level increases to neighbouring properties.

3.13 Contamination

Objectives

O1. Ensure that the changes of land use will not increase the risk to public health or the environment.

O2. Ensure that any remediation works to the land will not increase the risk to the users of the adjoining school and surrounding residential development, either during or post construction.

Controls

C1. If required, a Remedial Action Plan (RAP) for the development of the site or any part thereof is to be provided with the first Development Application for the land. The plan must be prepared in accordance with the NSW Environment Protection Authority Guidelines Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (1997a) and the National Environment Protection (Assessment of Site Contamination) Measure (2013 Amendment). This includes any concept Development Applications.

C2. If required, a Site Audit Statement (SAS) is to be provided with the first Development Application for the land, including any concept Development Application.

C3. All contamination arrangements are to be in accordance with SEPP (Resilience and Hazards) 2021, and Part G5 of Cumberland DCP 2021.

4. Site Specific Controls and Block Control Diagrams for the Woodville North Precinct

4.1 Land to which this clause applies

This clause applies to sites 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown in Figure 27.

The block diagrams reflect the built form of sites if the recommended amalgamation pattern is achieved. If the recommended amalgamation pattern is not achieved, then the block diagrams can still be used to demonstrate setbacks and building height applicable to the sites.

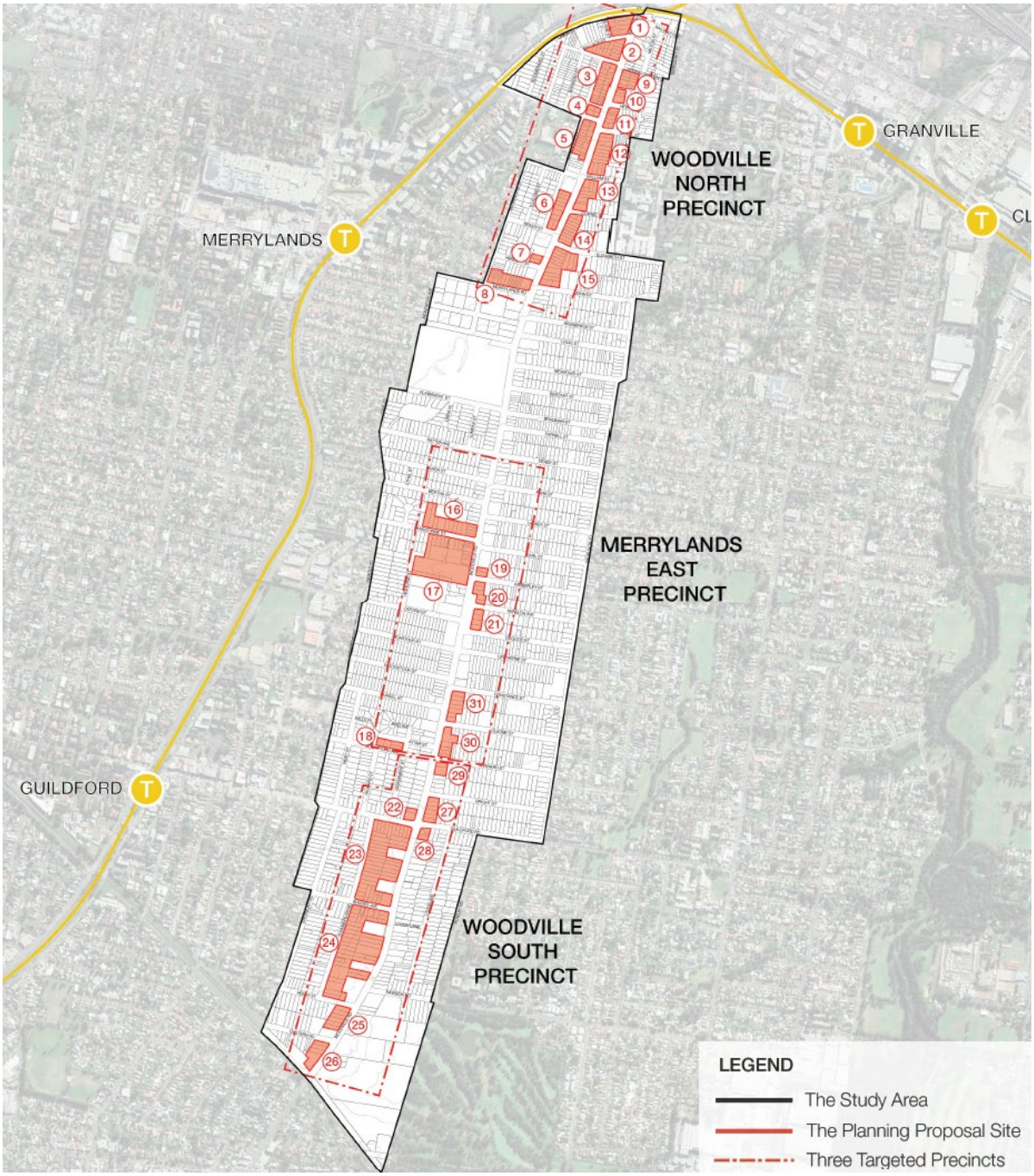


Figure 27: Site identification

4.2 Site Specific Controls and Block Control Diagrams

Objectives

O1. Guide development outcomes on the sites.

O2. Ensure appropriate open space is delivered for the Woodville North Precinct.

O3. Ensure consistent setbacks, fencing and landscaping.

O4. Ensure provision of landscaped areas and deep soil planting.

O5. Provide a variety of housing types within a high density and medium density residential environment.

O6. Encourage active and non-residential land uses.

Controls

Site 1

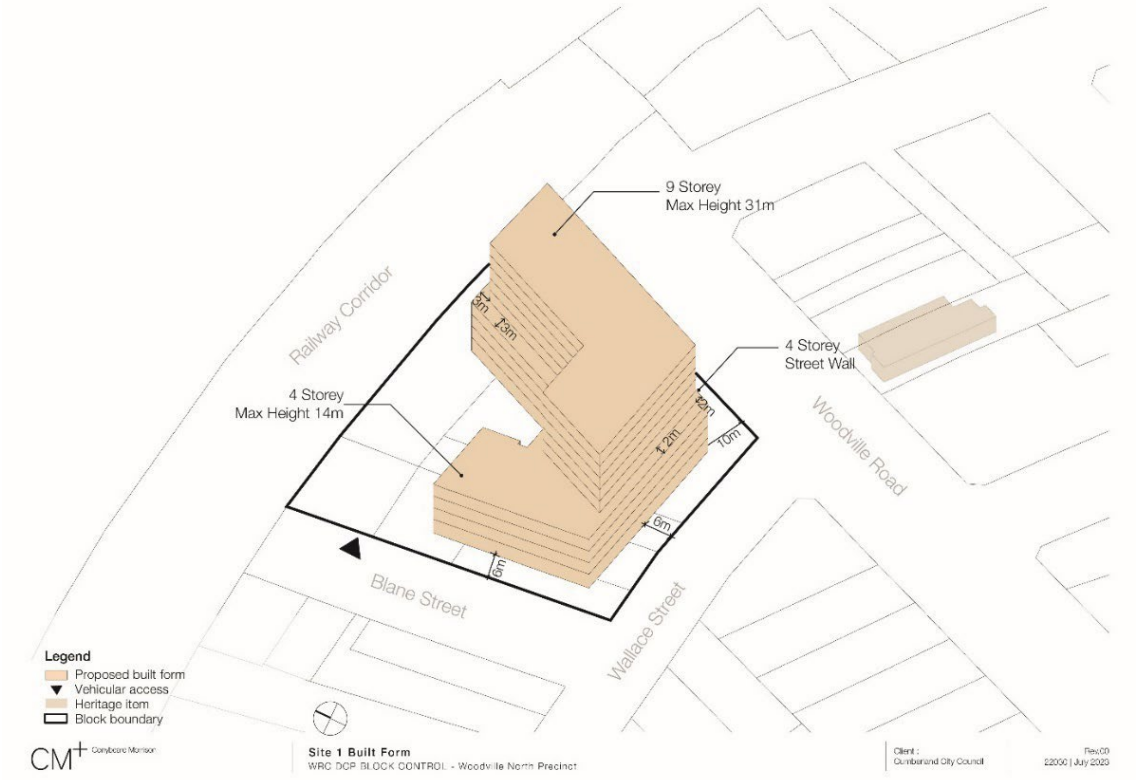


Figure 28: Site 1 Block Control Diagram

Site 2

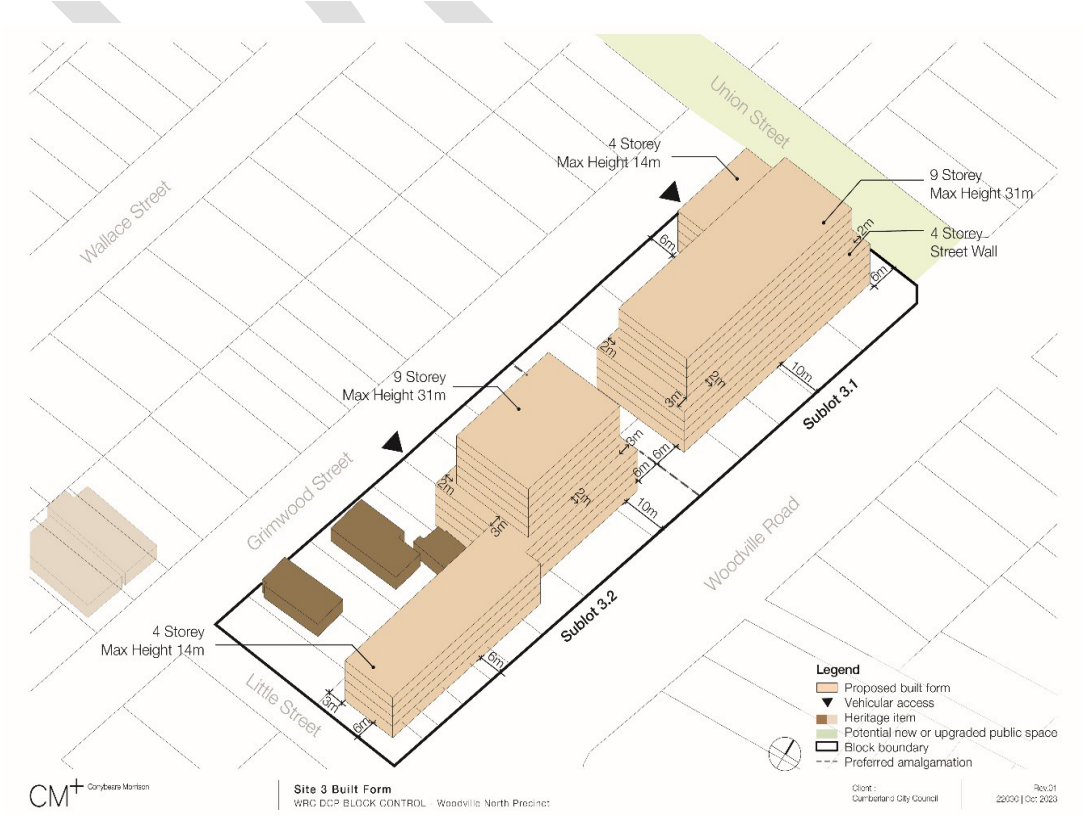
C1. If the Development Application uses the relevant Incentive Height of Building and Floor Space Ratio clauses in Cumberland LEP 2021 then a fully embellished publicly accessible neighbourhood park not less than 3,000 square metres (including the potential road closure of Union Street) shall be provided, embellished and dedicated to Council for public use, to a design approved by Council and located as shown in Figure 29.

C2. A concept plan is to be provided with any Development Application for the site showing the following embellishments at a minimum:

- Minimum 85% deep soil zone for the public park.
- Shade or pergola structures.
- Park furniture including seating and lighting.
- Public toilets.
- Water fountains.
- Play elements integrated into the landscape design to enable informal play.
- Landscaped to include native trees.
- Primarily soft landscaping and deep soil planting including mature plants.
- Safe play area for children which is to be visually and physically connected to the main park area.
- Both passive and active recreation spaces.
- Road closure of Union Street to form part of the Public Open Space.

Figure 29: Site 2 Block control diagram

Site 3



Site 30: Site 3 Block Control Diagram

Site 4

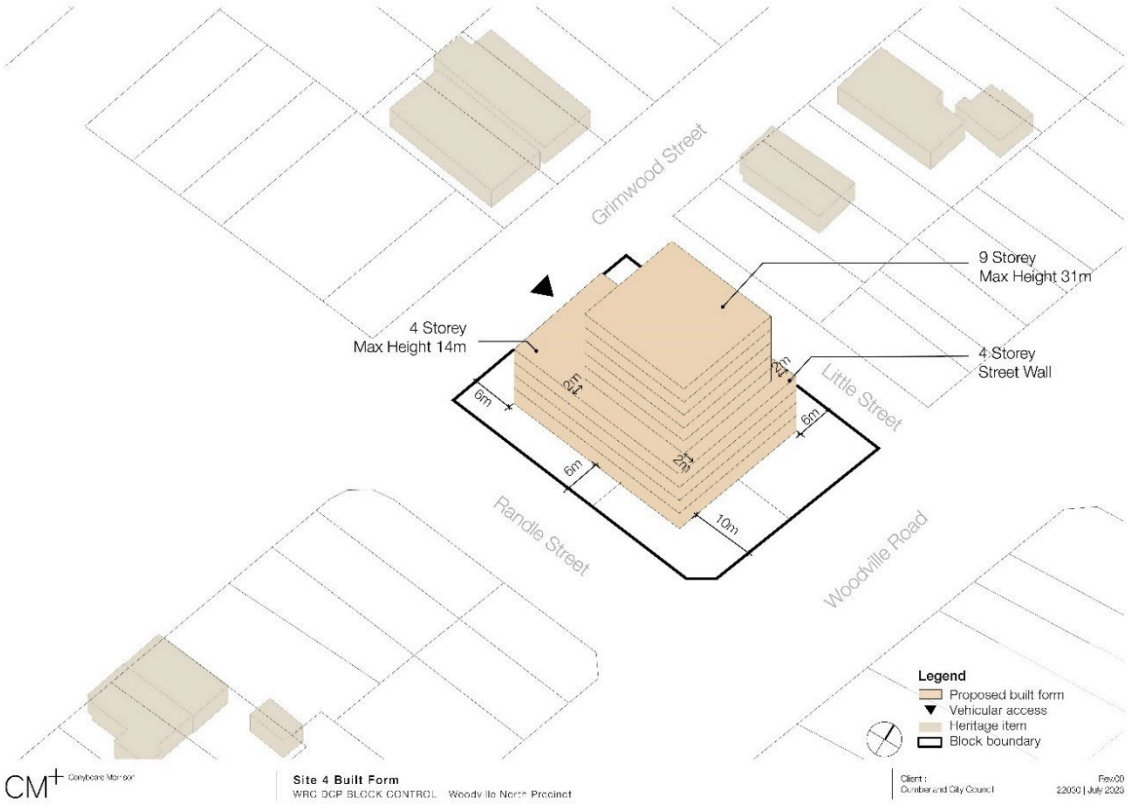


Figure 31: Site 4 Block control diagram

Site 5

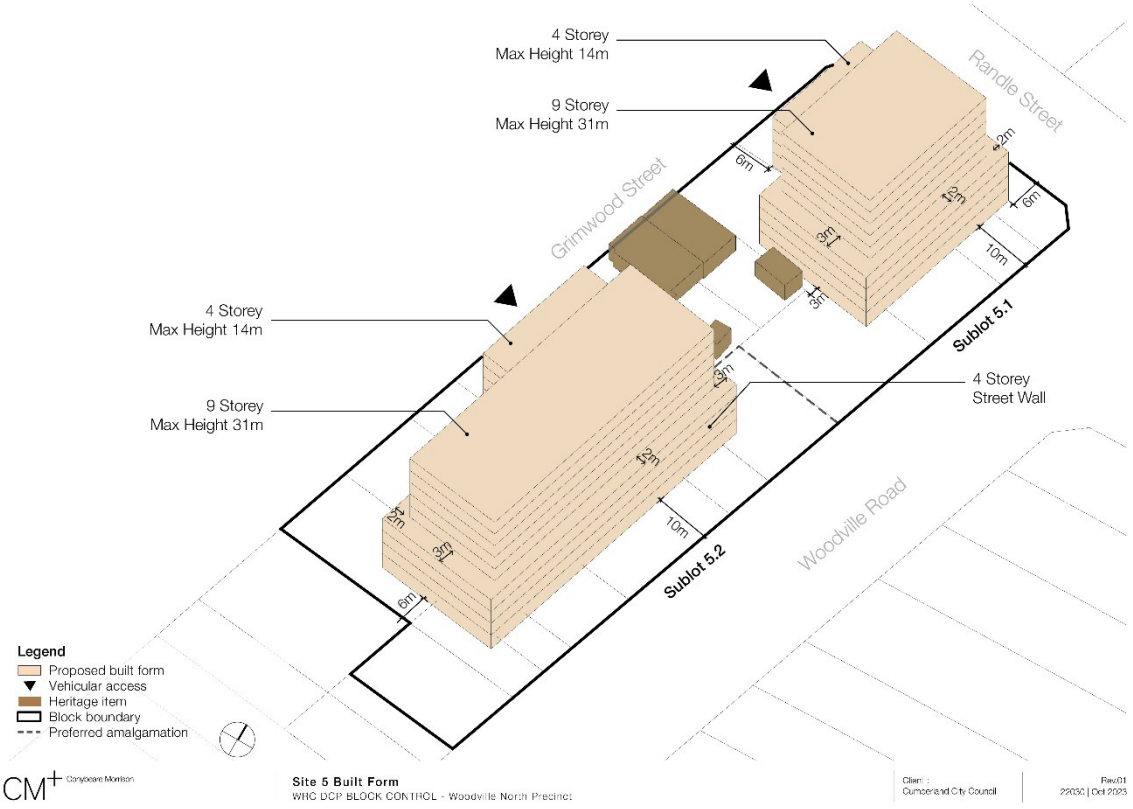


Figure 32: Site 5 Block control diagram

Site 6

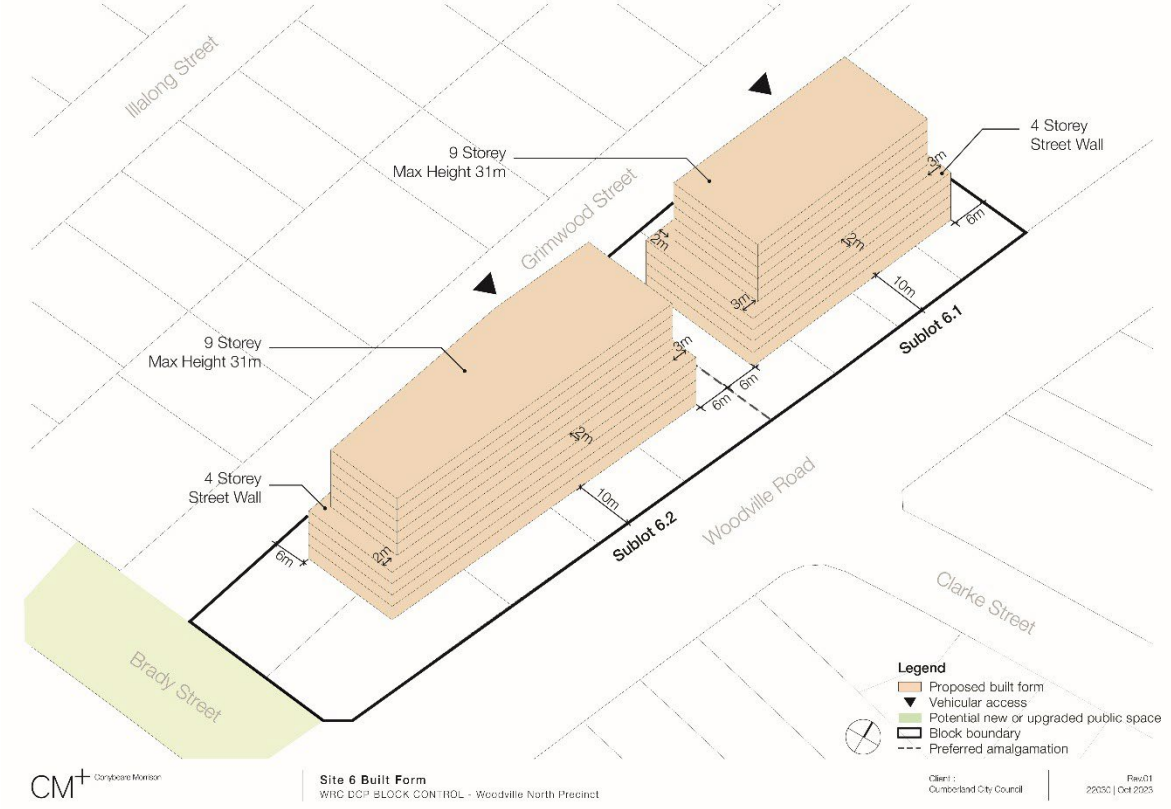


Figure 33: Site 6 Block control diagram

Site 7

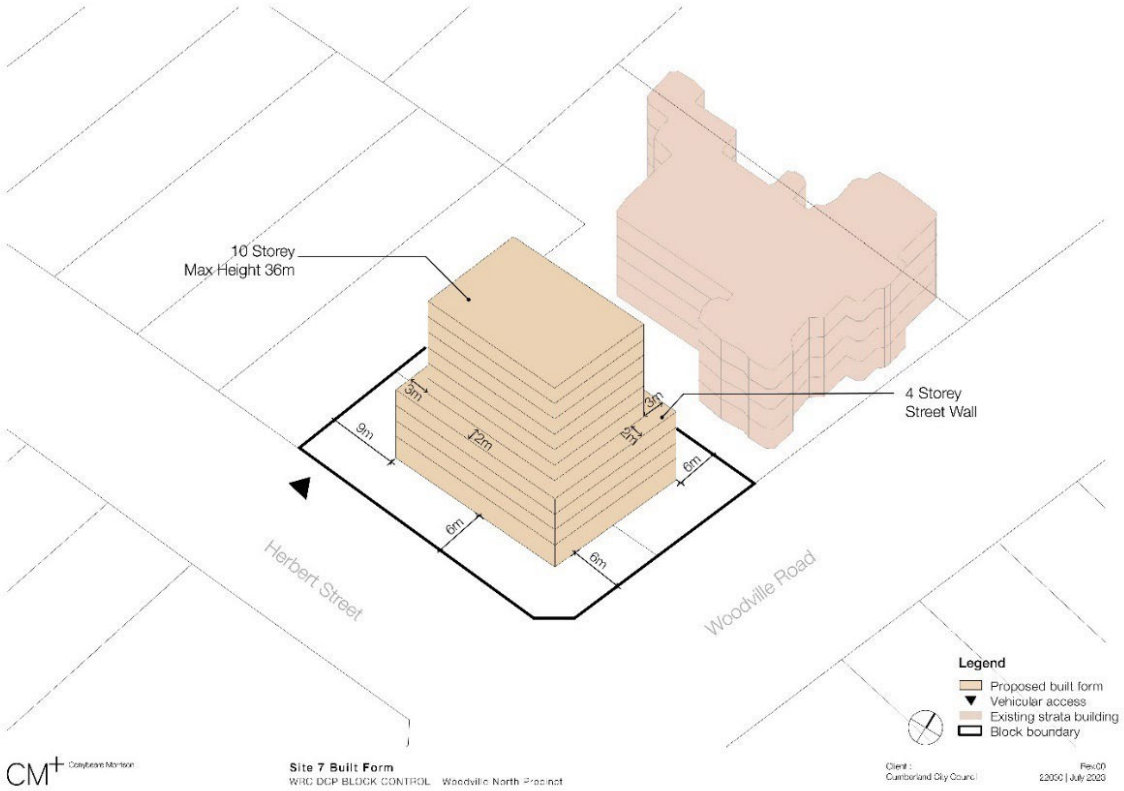
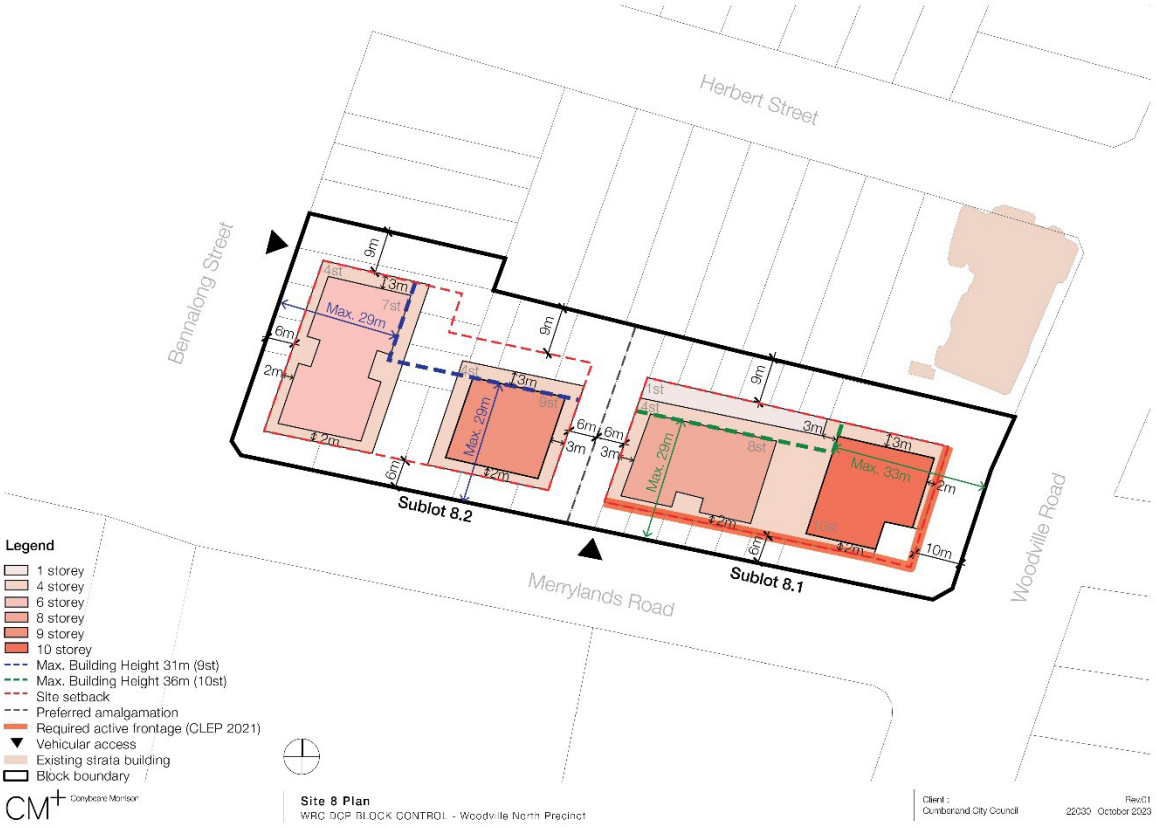


Figure 34: Site 7 Block control diagram

Site 8



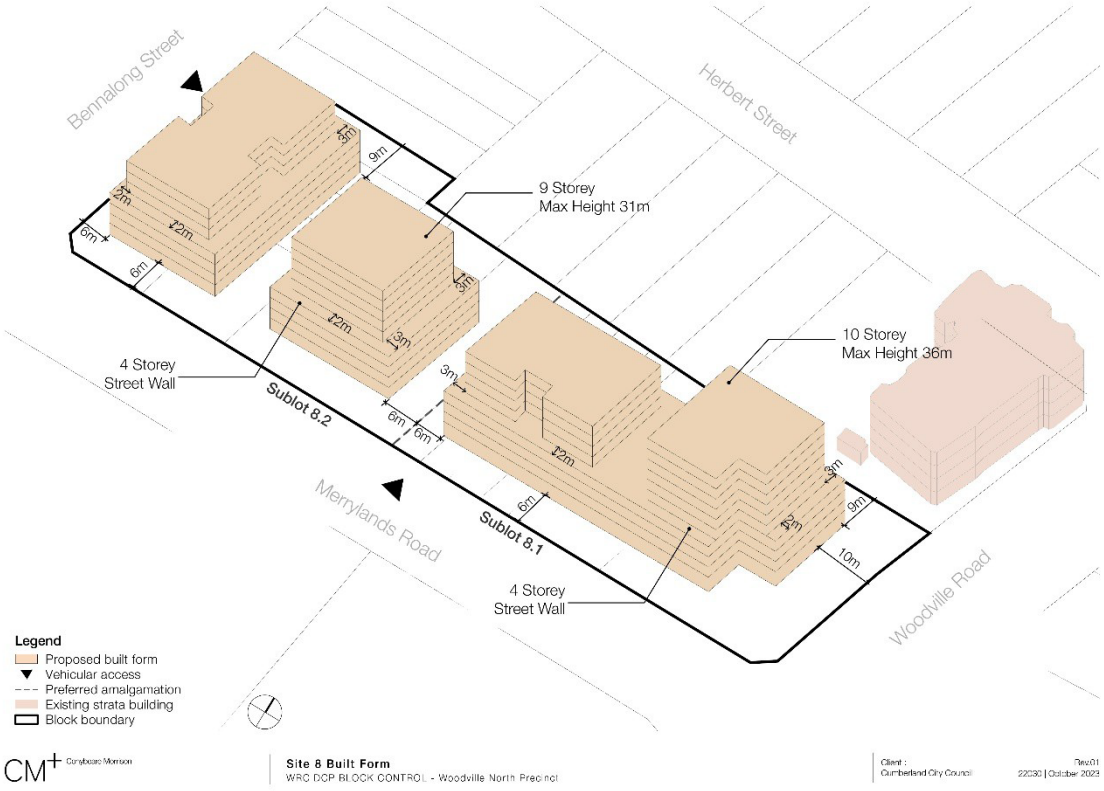


Figure 35: Site 8 Block control diagram

Site 9

Figure 36: Site 9 Block control diagram

Site 10

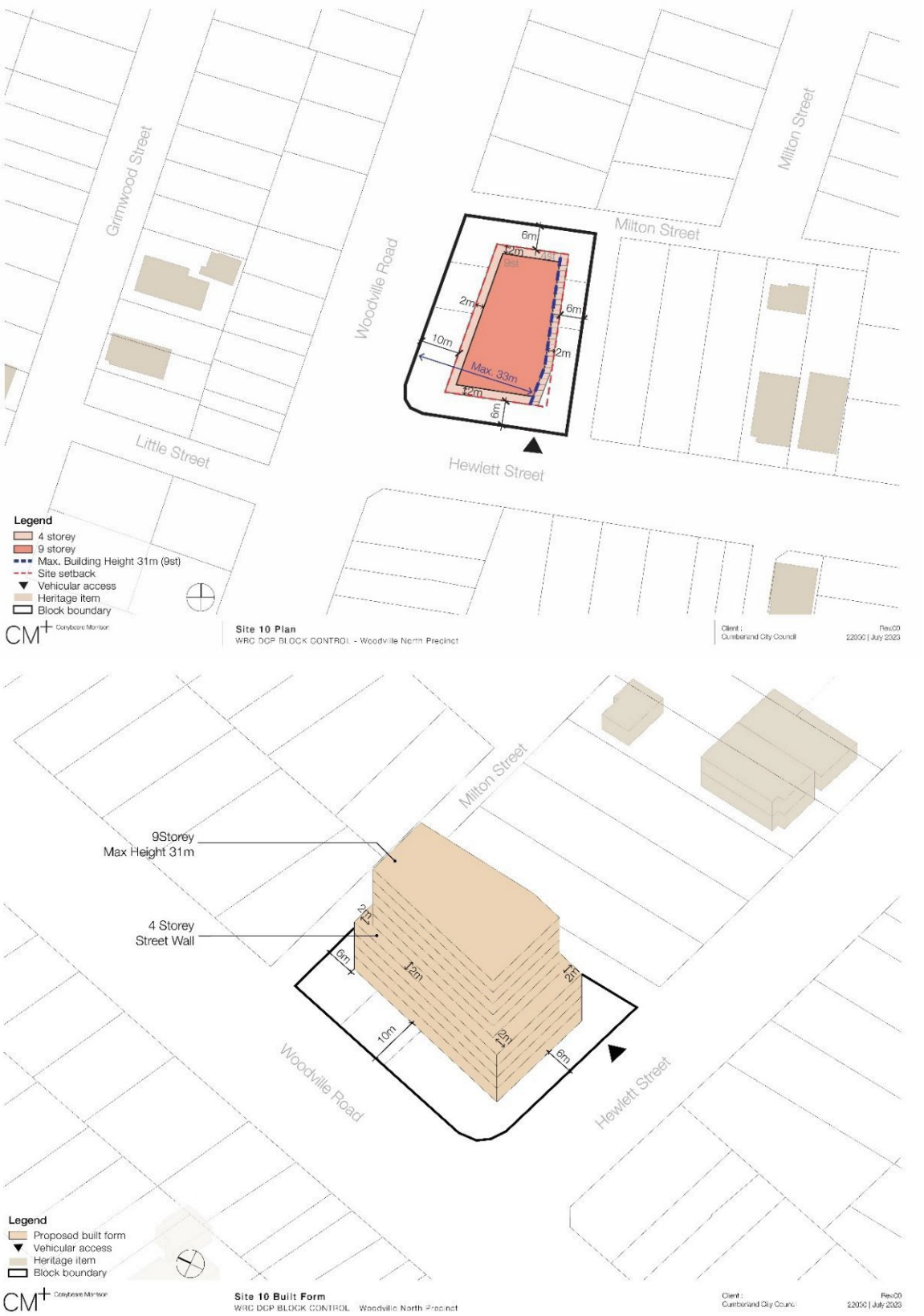


Figure 37: Site 10 Block control diagram

Site 11

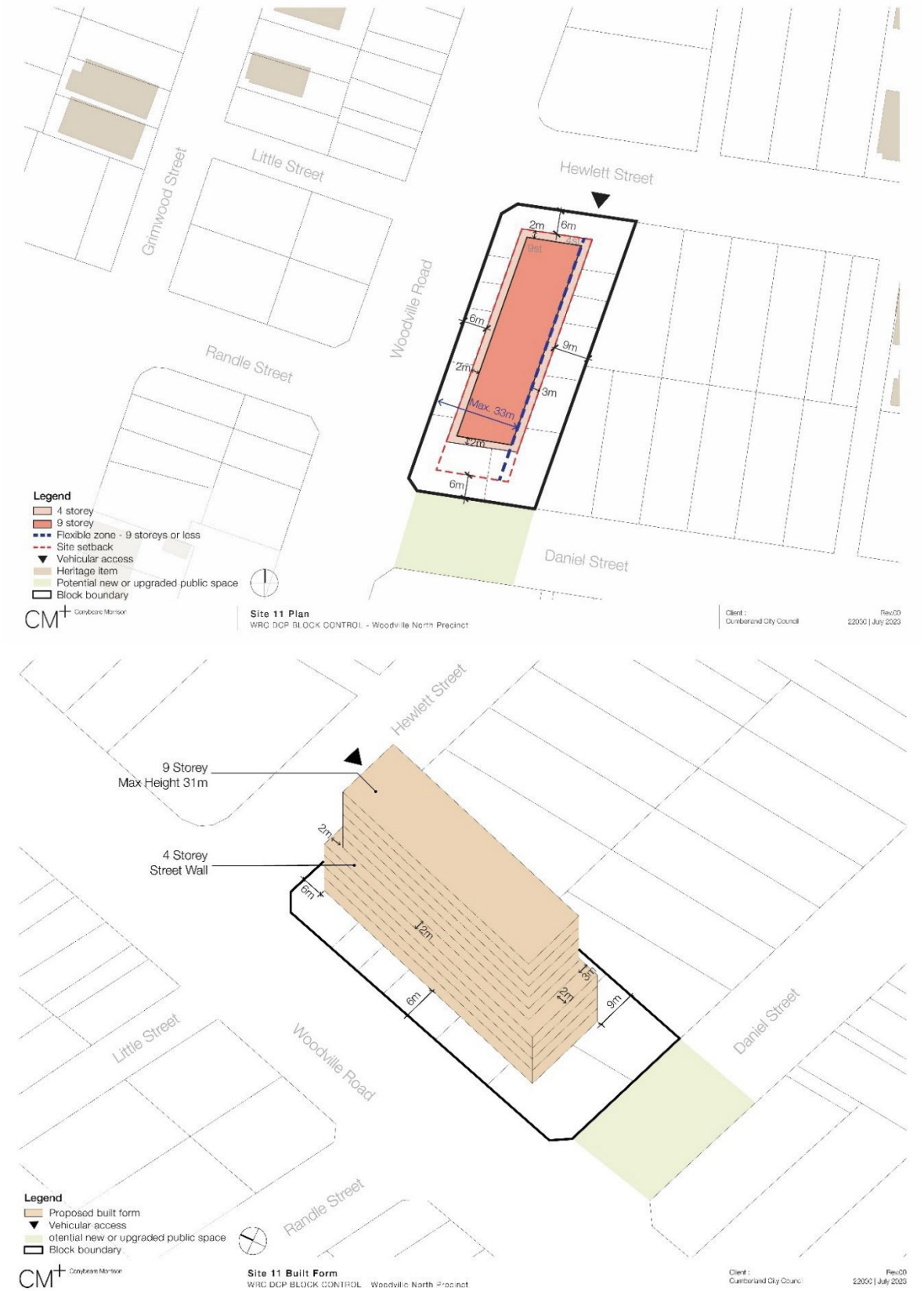


Figure 38: Site 11 Block control diagram

Site 12

Figure 39: Site 12 Block control diagram

Site 13

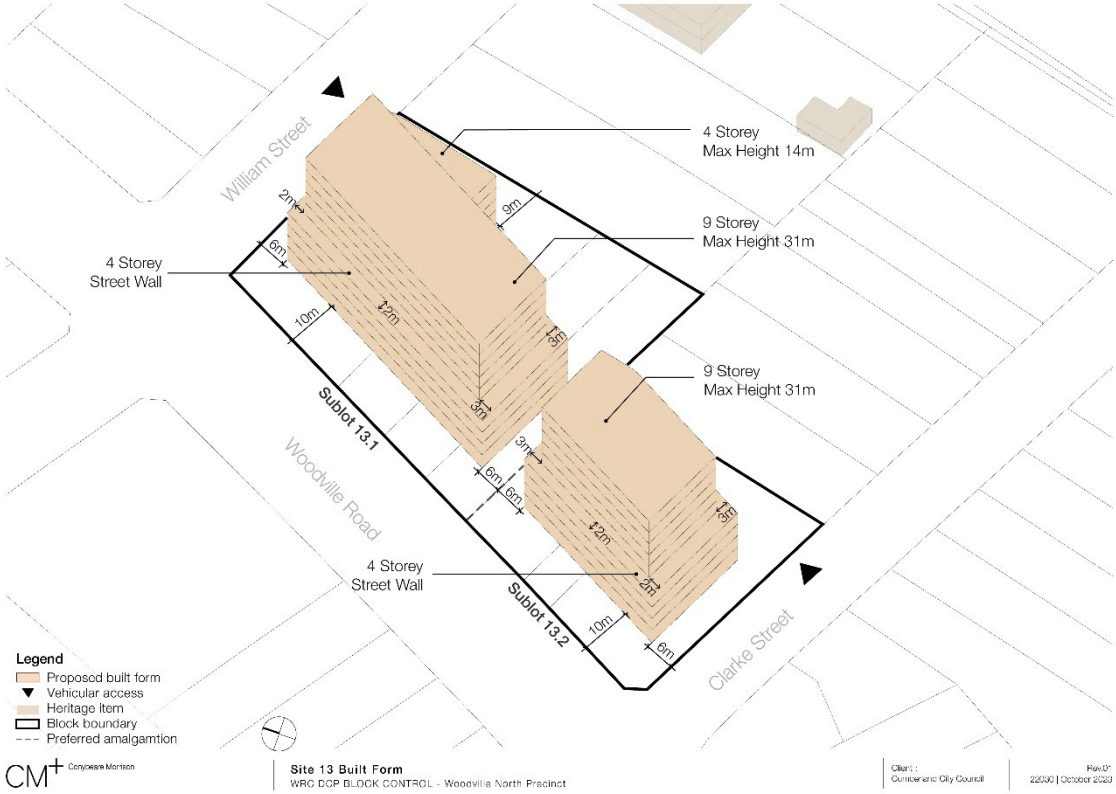


Figure 40: Site 13 Block Control Diagram

Site 14

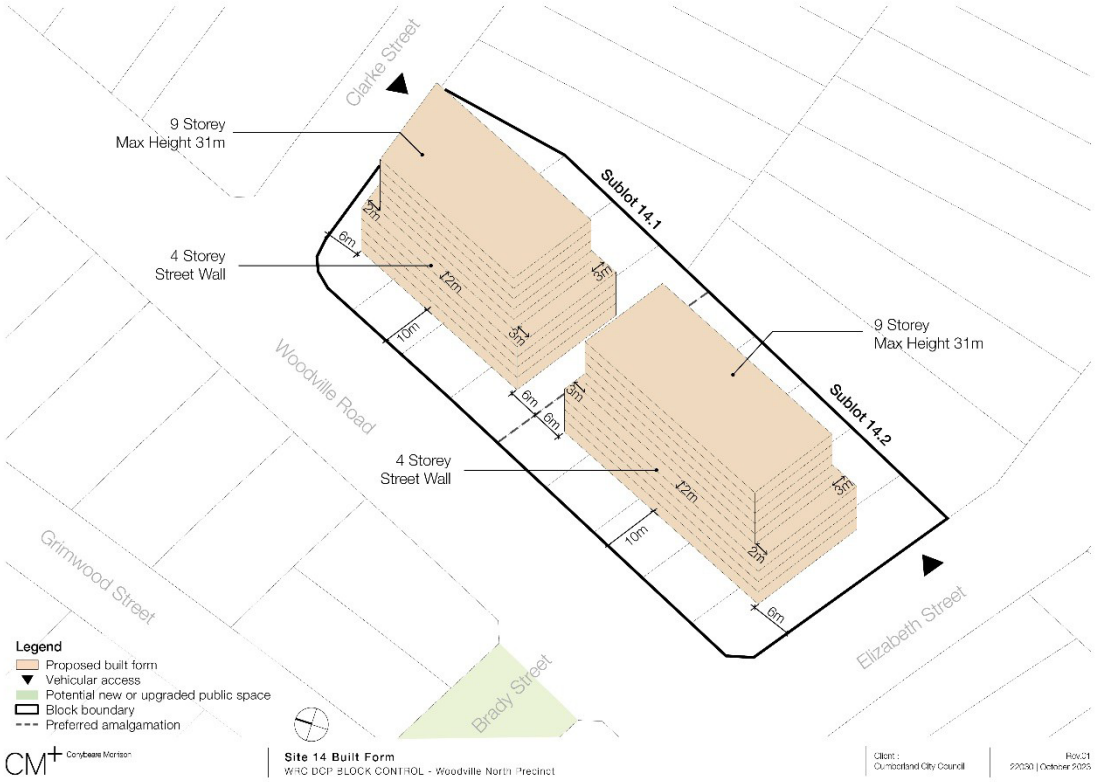


Figure 41: Site 14 Block Control Diagram

Site 15

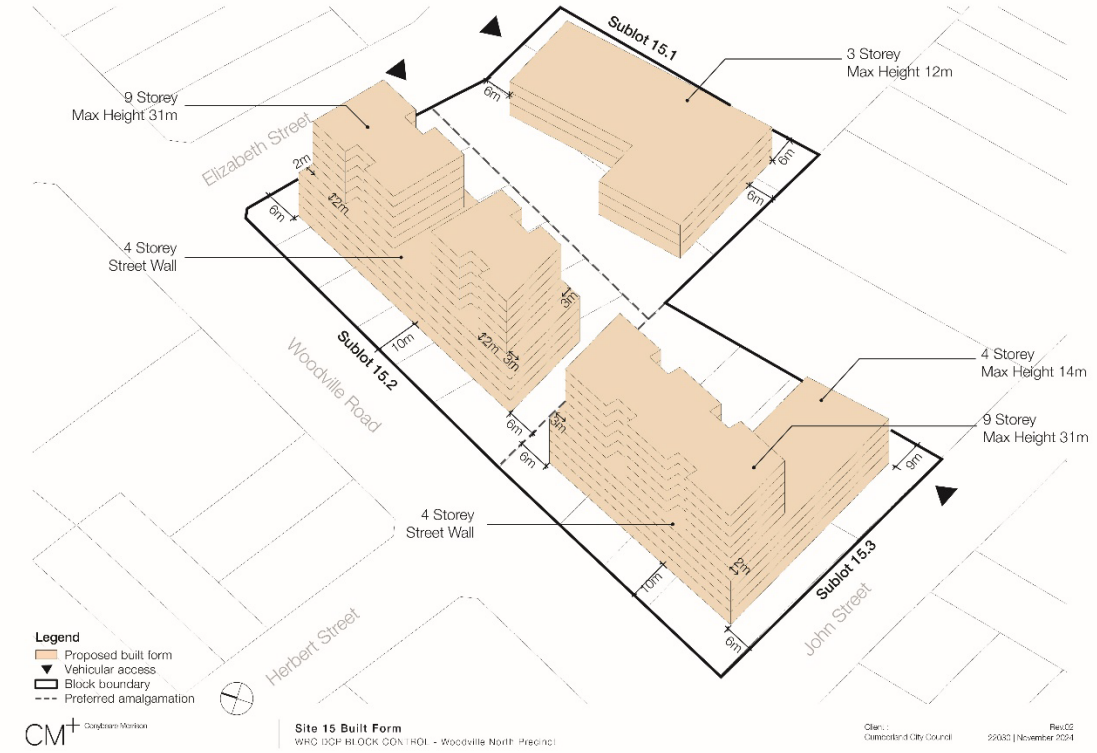


Figure 42: Site 15 Block control diagram

5. Site Specific Controls and Block Control Diagrams for the Merrylands East Precinct

5.1 Land to which this clause applies

This clause applies to sites 16, 19, 20 and 21, 30 and 31 as shown in Figure 27.

The block diagrams reflect the built form of sites if the recommended amalgamation pattern is achieved. If the recommended amalgamation pattern is not achieved, then the block diagrams can still be used to demonstrate the setbacks and building heights applicable to the sites.

5.2 Site Specific Controls and Block Control Diagrams

Objectives

O1. Guide development outcomes on the sites.

O2. Ensure consistent setbacks, fencing and landscaping.

O3. Ensure provision of landscaped areas and deep soil planting.

O4. Provide a variety of housing types within a high density and medium density residential environment.

O5. Encourage active and non-residential land uses.

Controls

Site 16

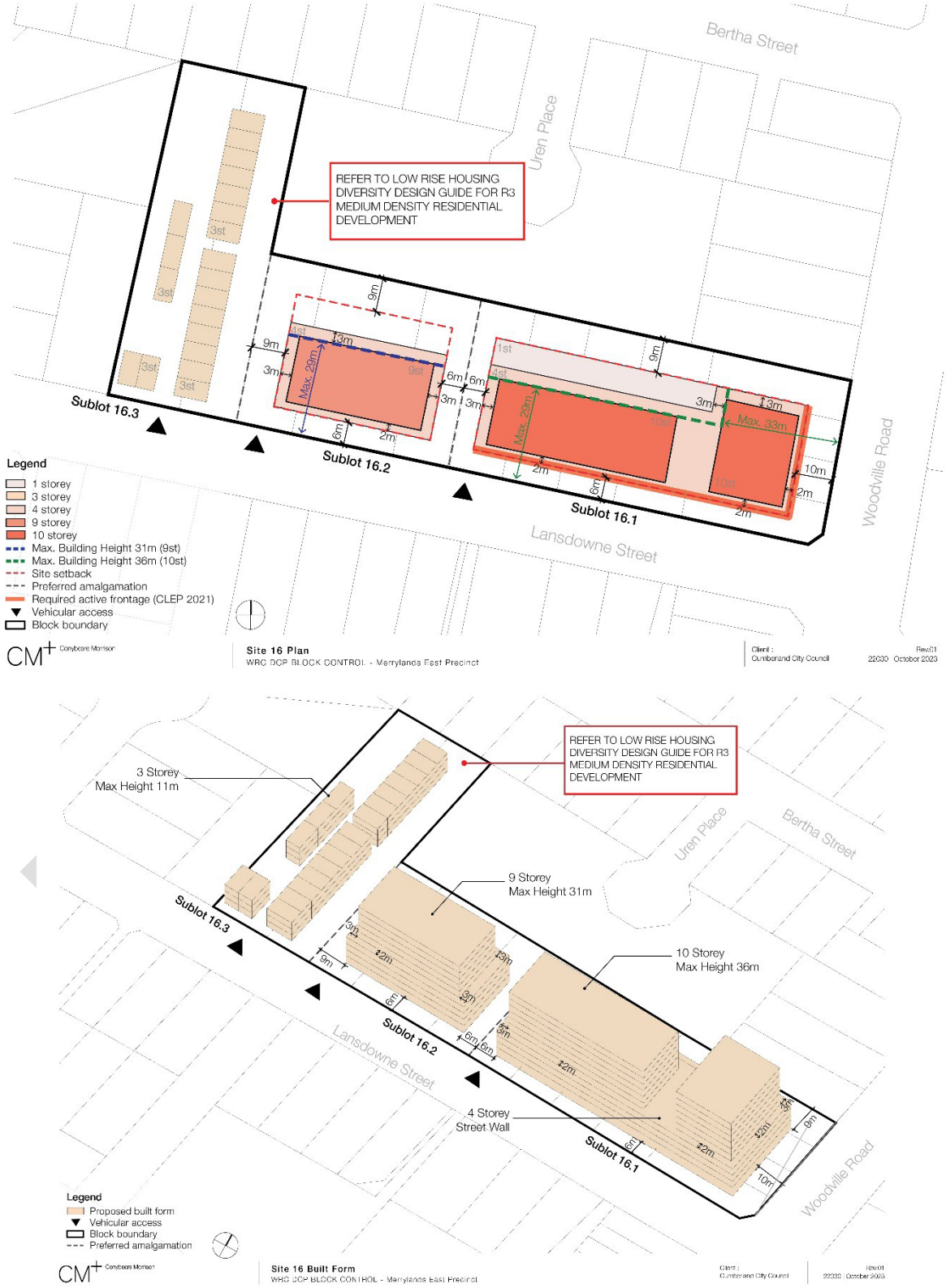


Figure 43: Site 16 Block control diagram

Site 19

Figure 44: Site 19 Block control diagram

Site 20

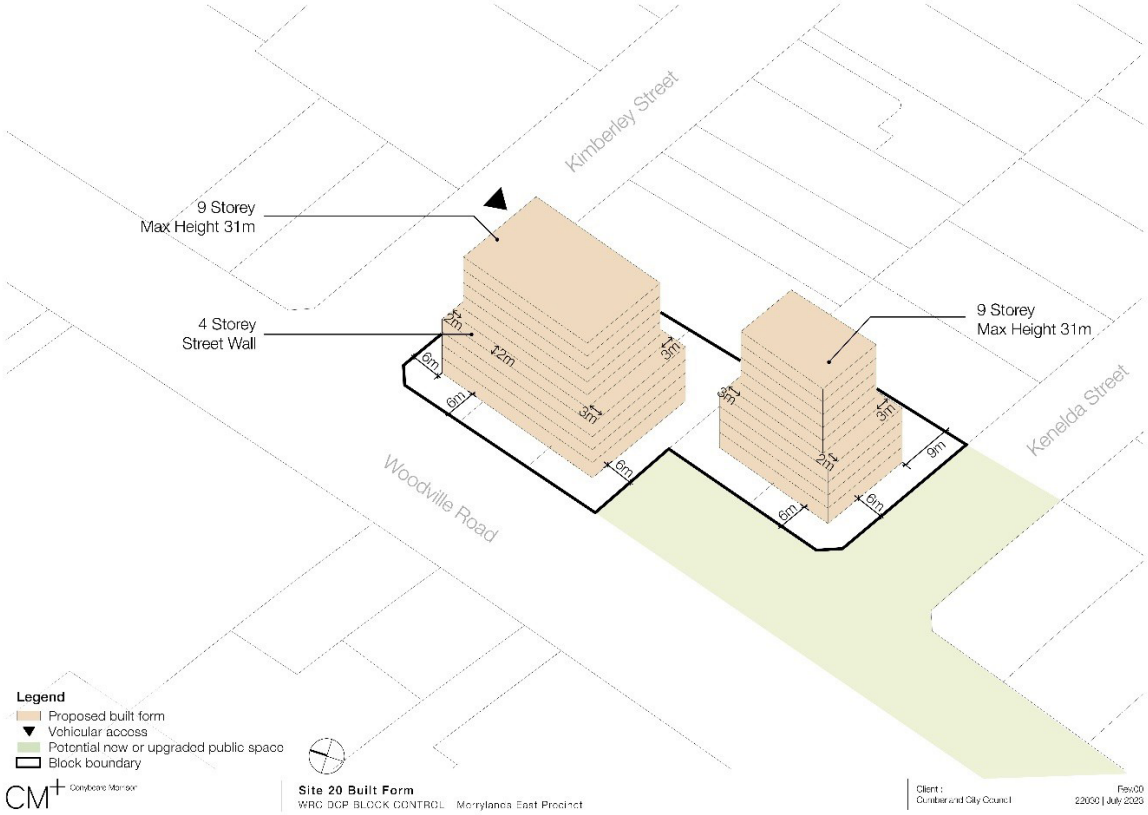


Figure 45: Site 20 Block control diagram

Site 21

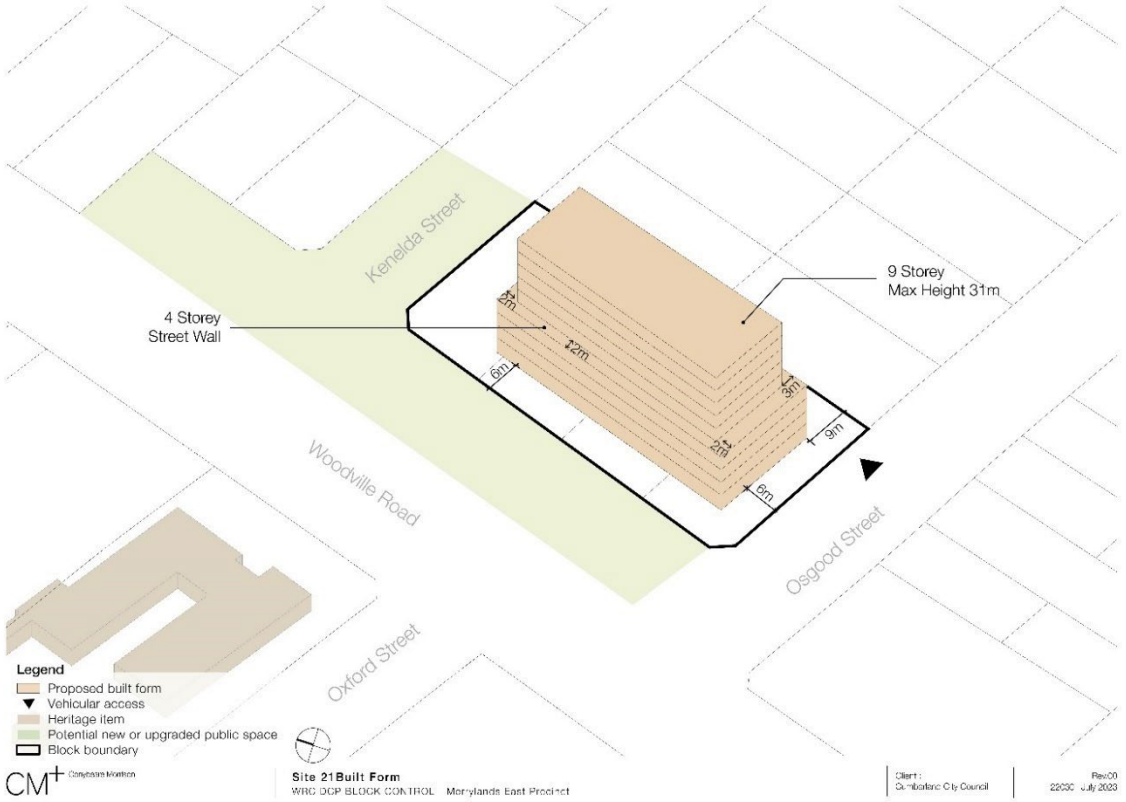
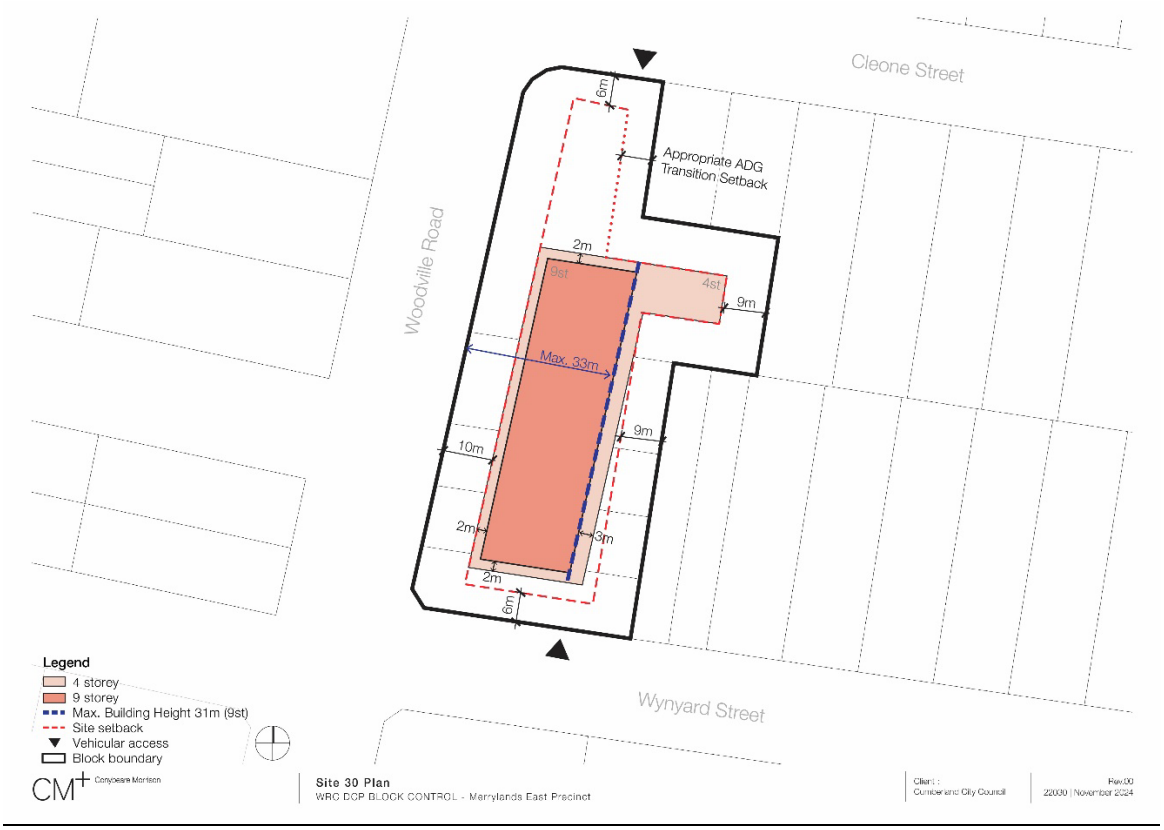


Figure 46: Site 21 Block control diagram

Site 30



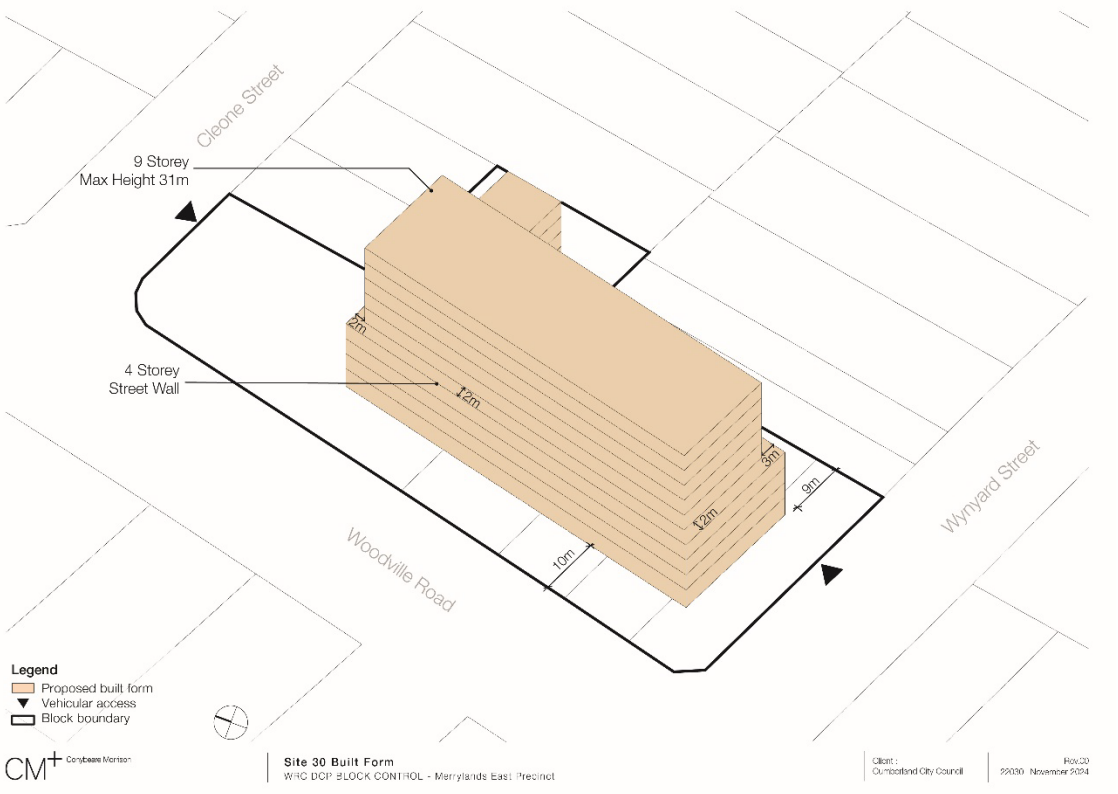


Figure 47: Site 30 Block control diagram

Site 31

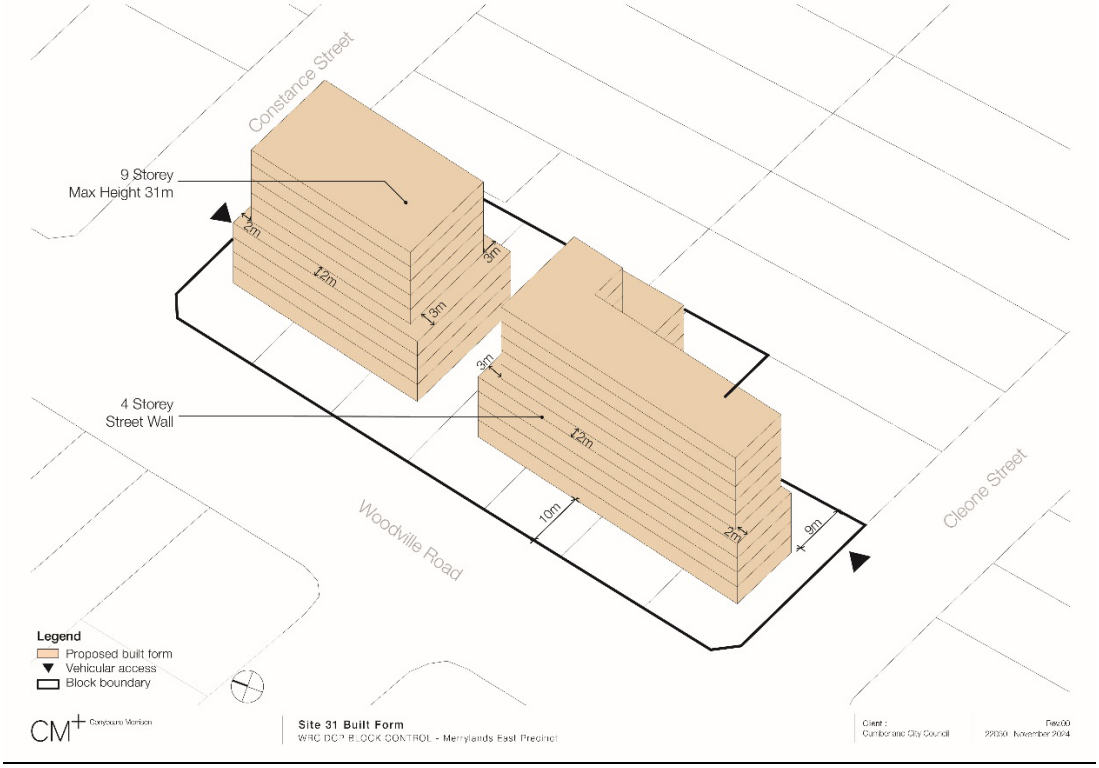


Figure 48: Site 31 Block control diagram

6. Site Specific Controls and Block Control Diagrams for the Woodville South Precinct

6.1 Land to which this clause applies

This clause applies to sites 22, 23, 24, 25, 26, 27, 28 and 29 as shown in Figure 27.

The block diagrams reflect the built form of sites if the recommended amalgamation pattern is achieved. If the recommended amalgamation pattern is not achieved, then the block diagrams can still be to demonstrate setbacks and building heights applicable to the sites.

6.2 Block Control Diagrams

Objectives

O1. Guide development outcomes on the sites.

O2. Ensure appropriate open space is delivered for the Woodville South Precinct.

O3. Ensure consistent setbacks, fencing and landscaping.

O4. Ensure provision of landscaped areas and deep soil planting.

O5. Provide a variety of housing types within a high density and medium density residential environment.

O6. Encourage active and non-residential land uses.

Controls

Site 22

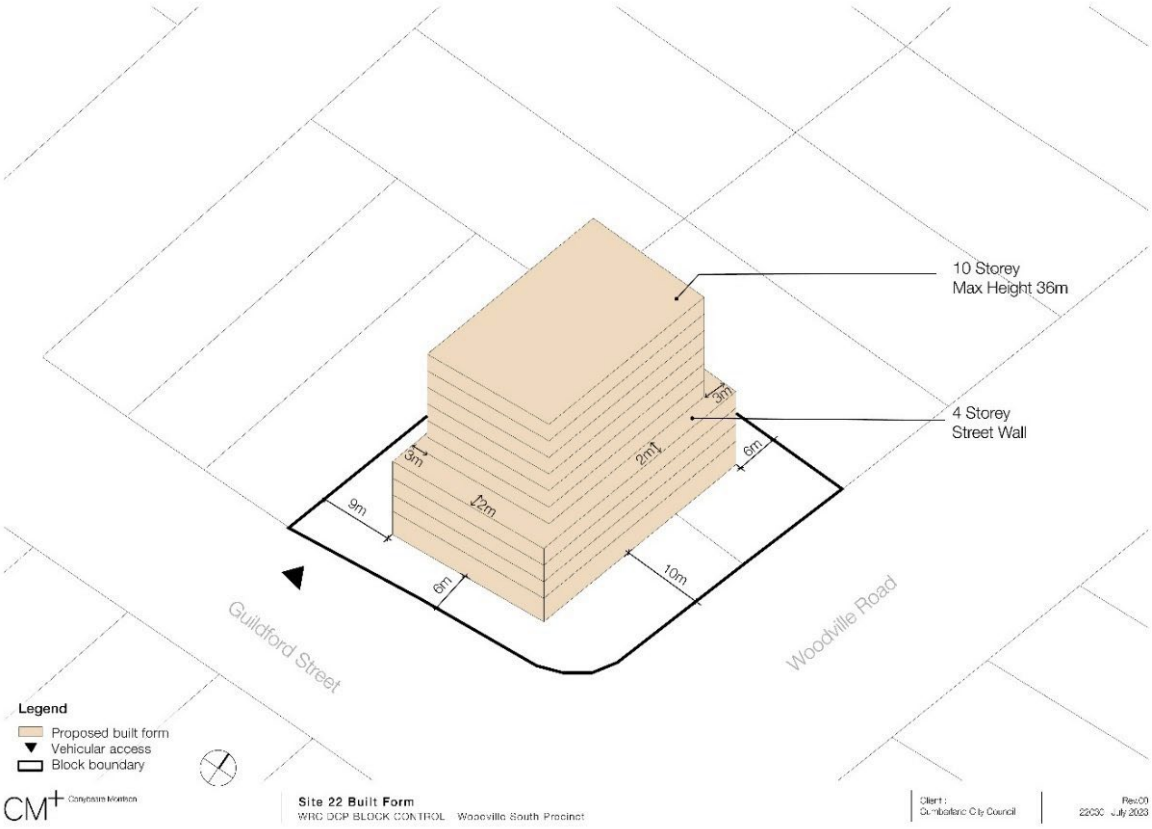


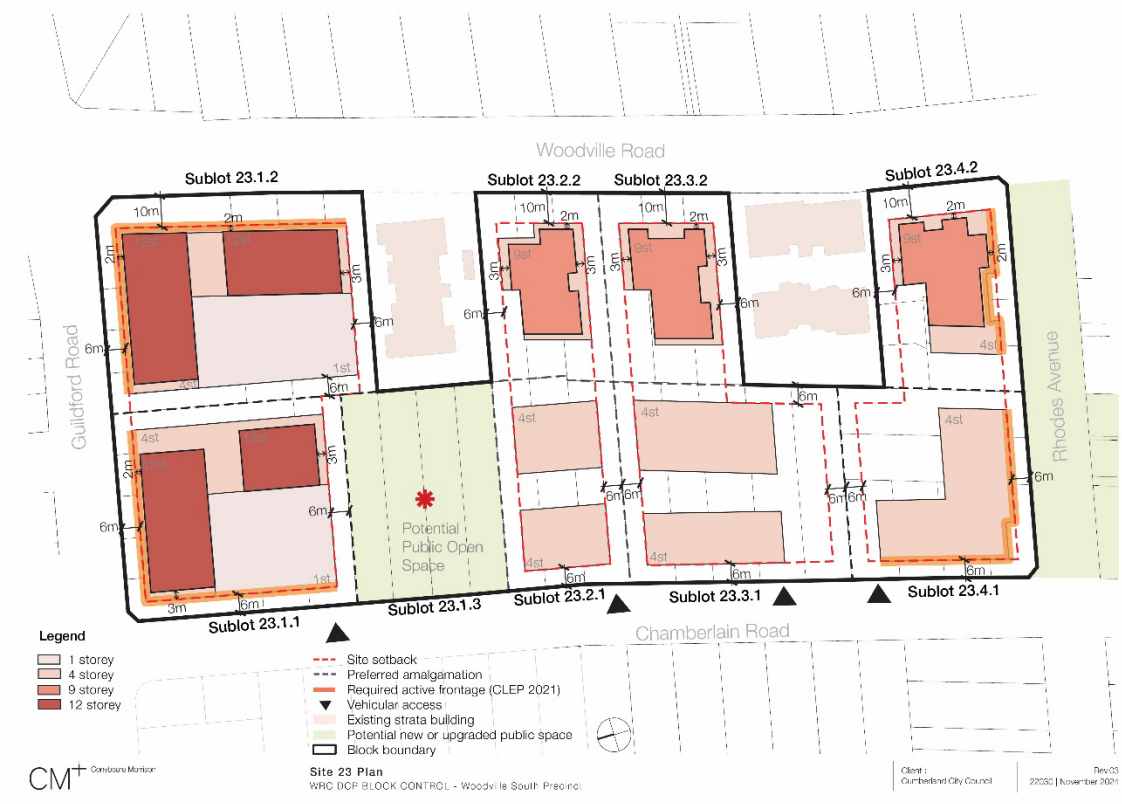
Figure 49: Site 22 Block control diagram

Site 23

C1. If the Development Application uses the relevant Incentive Height of Building and Floor Space Ratio clauses in Cumberland LEP 2021 then a fully embellished publicly accessible neighbourhood park not less than 3,000 square metres shall be provided, embellished and dedicated to Council for public use, to a design approved by Council as shown in Figure 50.

C2. A concept plan is to be provided with any Development Application for the site showing the following embellishments at a minimum:

- Minimum 85% deep soil zone for the public open space.
- Shade or pergola structures.
- Park furniture including seating and lighting.
- Public toilets.
- Water fountains.
- Play elements integrated into the landscape design and enable informal play.
- Landscaped to include native trees.
- Soft landscaping and deep soil planting including mature plants.
- Safe play area for children which is to be visually and physically connected to the main park area.
- Both passive and active recreation spaces.



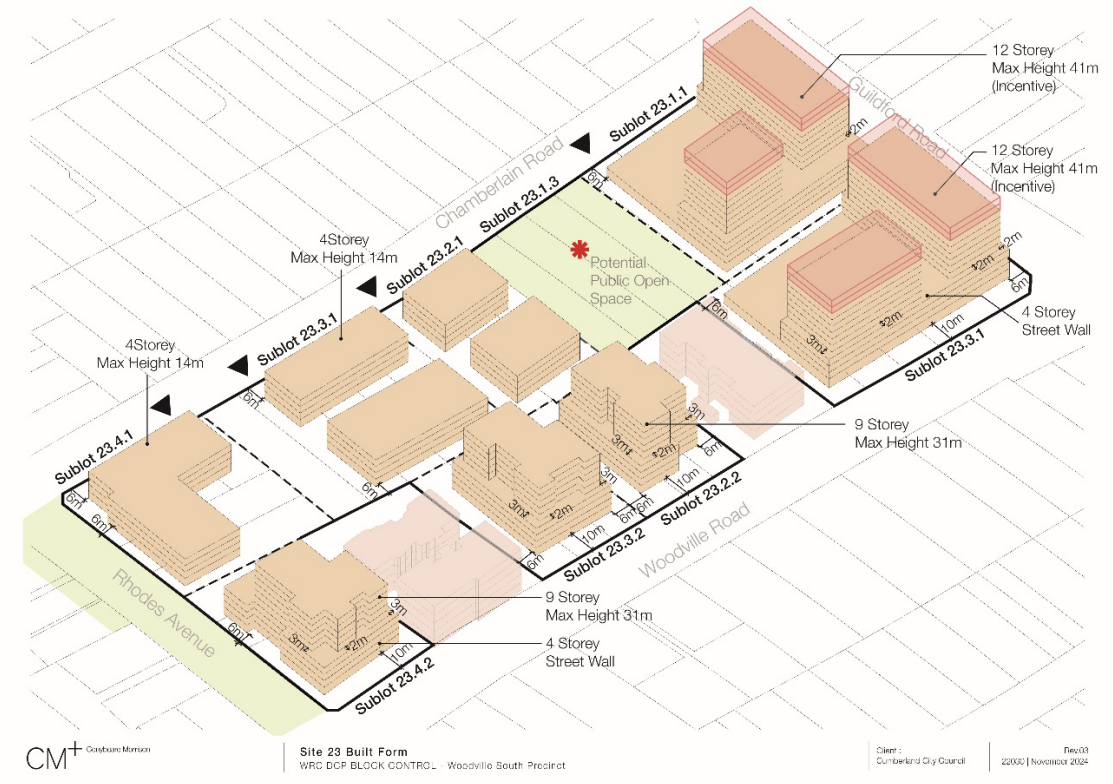


Figure 50: Site 23 Block control diagram

Site 24

C1. All plans submitted with Development Applications for sites fronting Rhodes Avenue shall show a dedication of land to Council for the provision of public open space on Rhodes Avenue as shown in Figure 51.

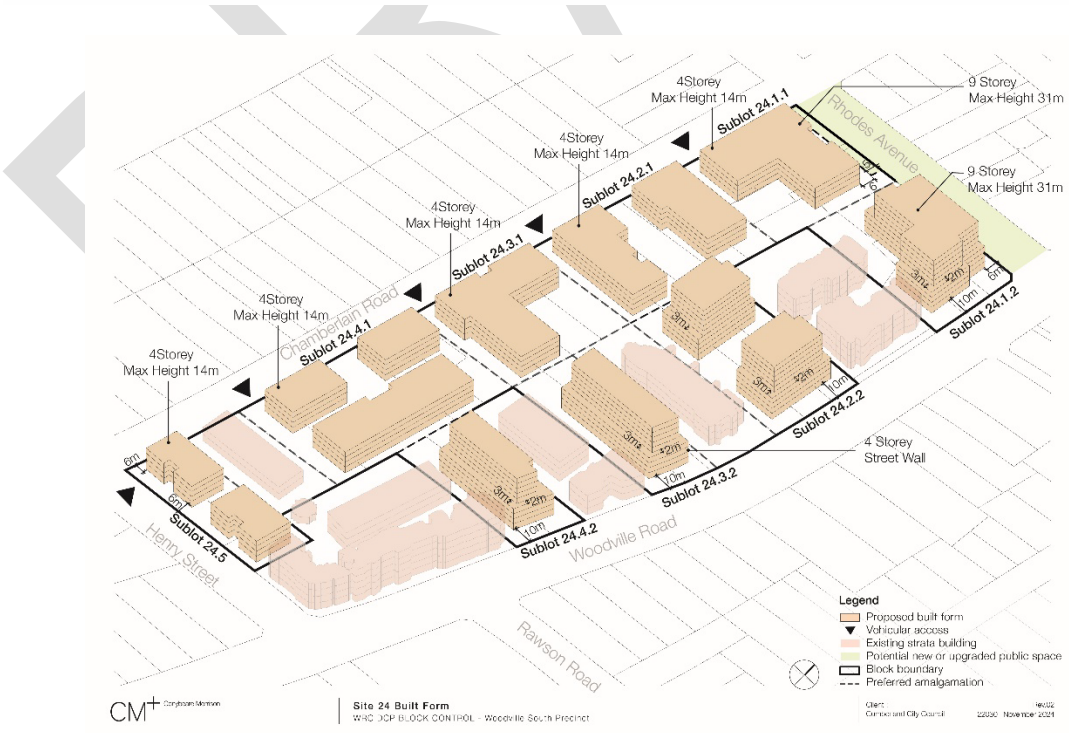


Figure 51: Site 24 Block control diagram

Site 25

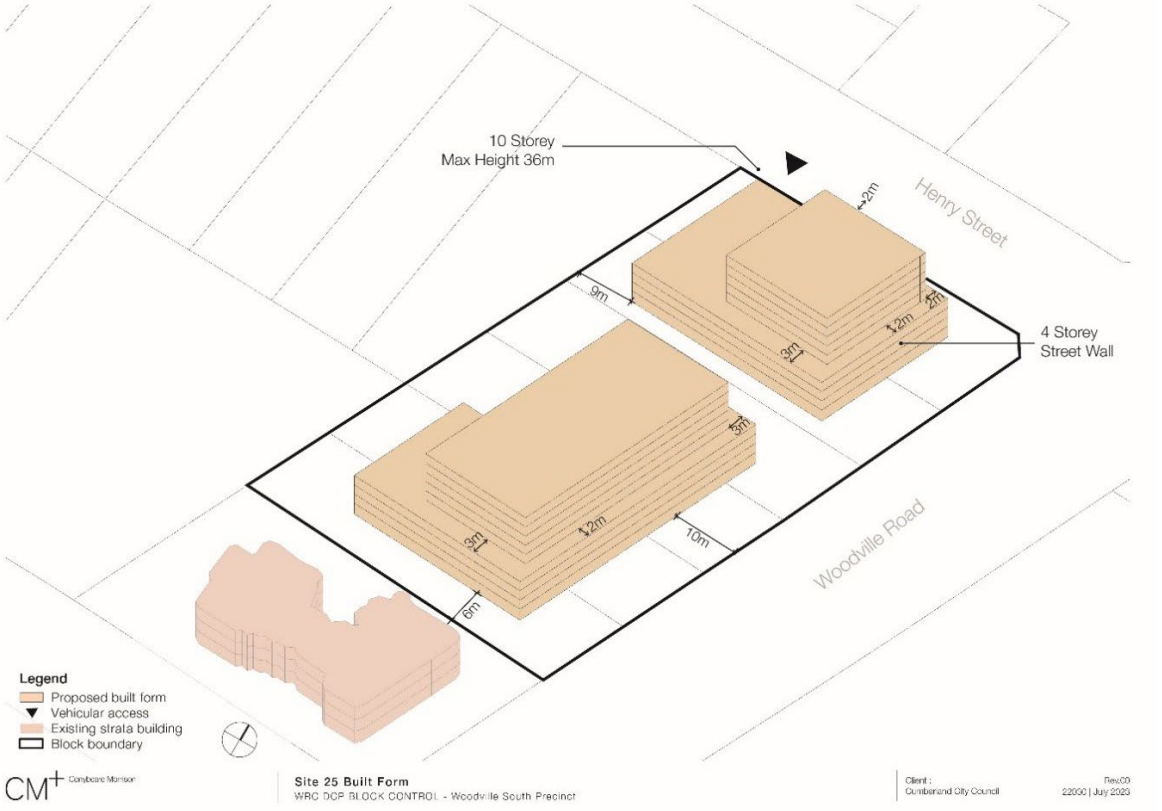


Figure 52: Site 25 Block control diagram

Site 26

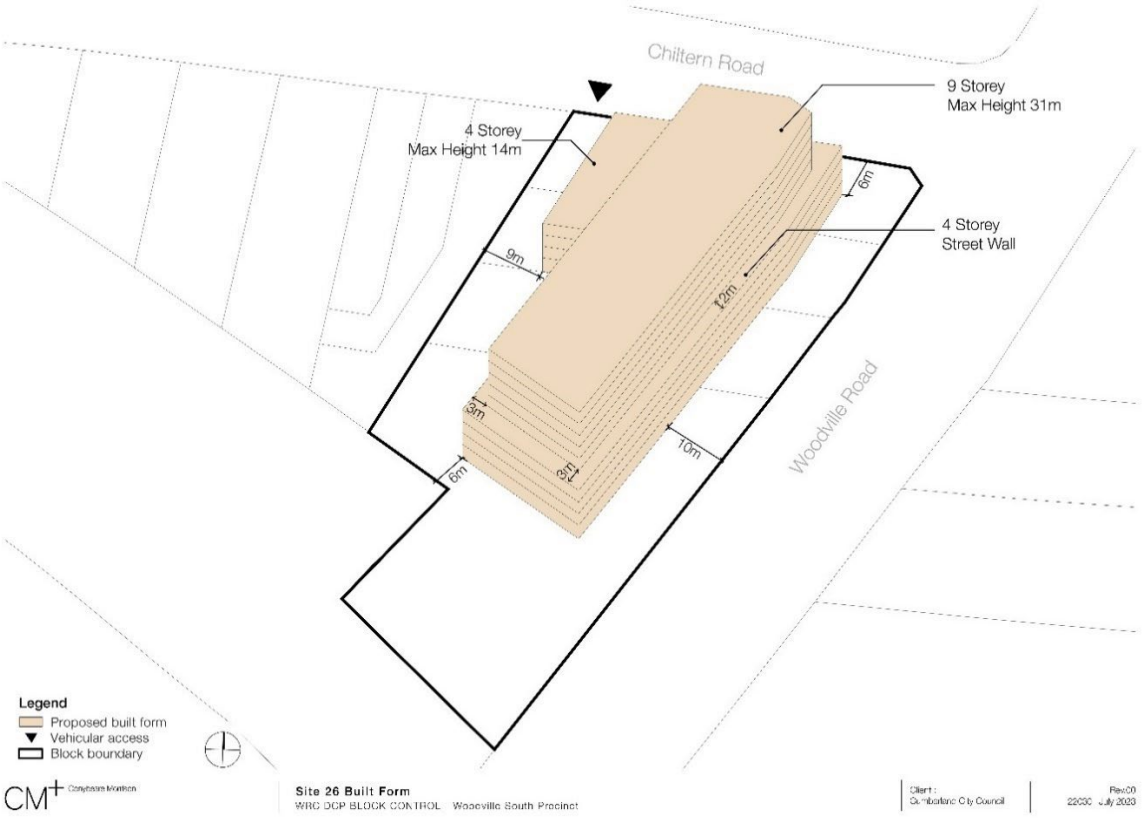


Figure 53: Site 26 Block control diagram

Site 27

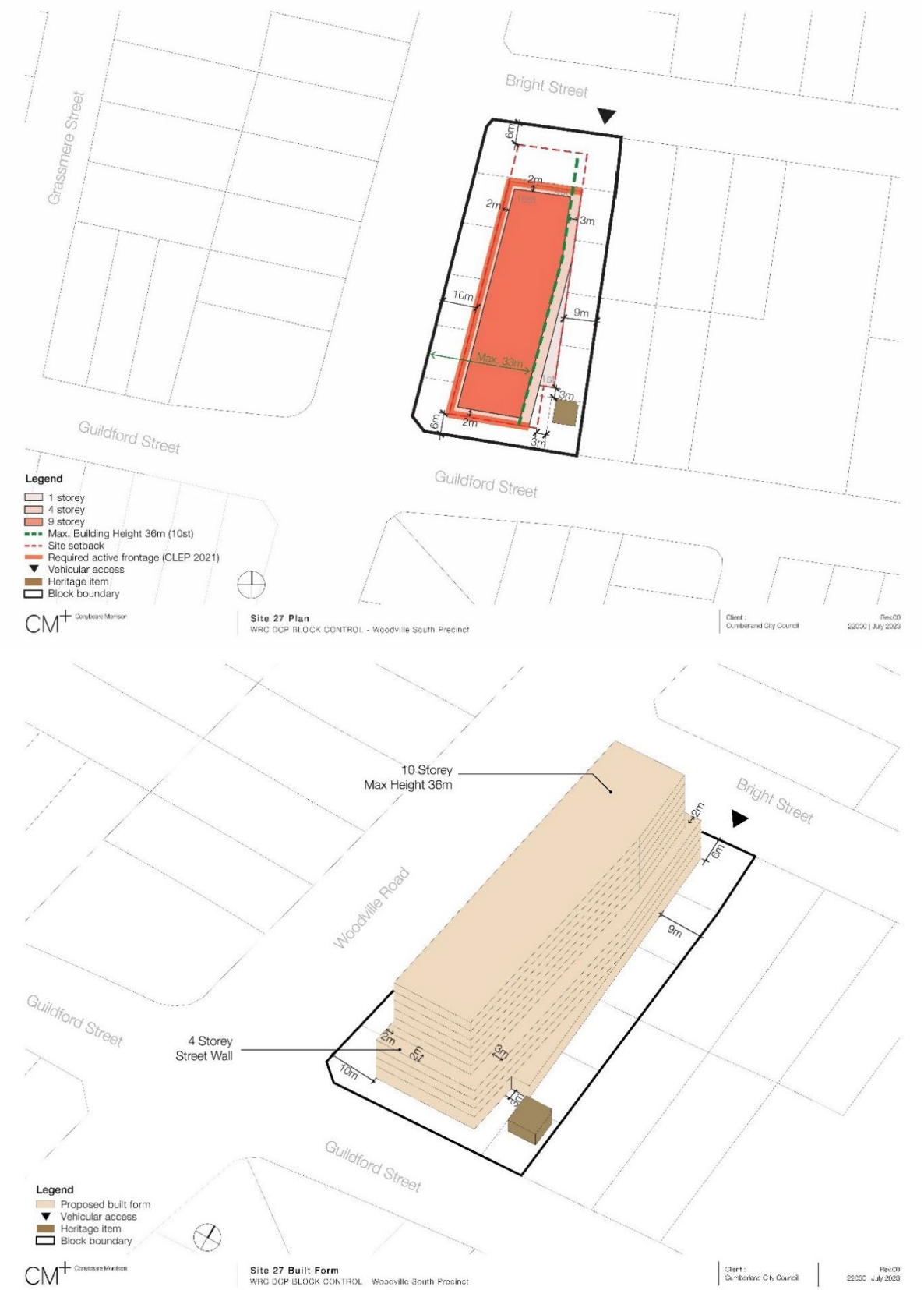


Figure 54: Site 27 Block control diagram

Site 28

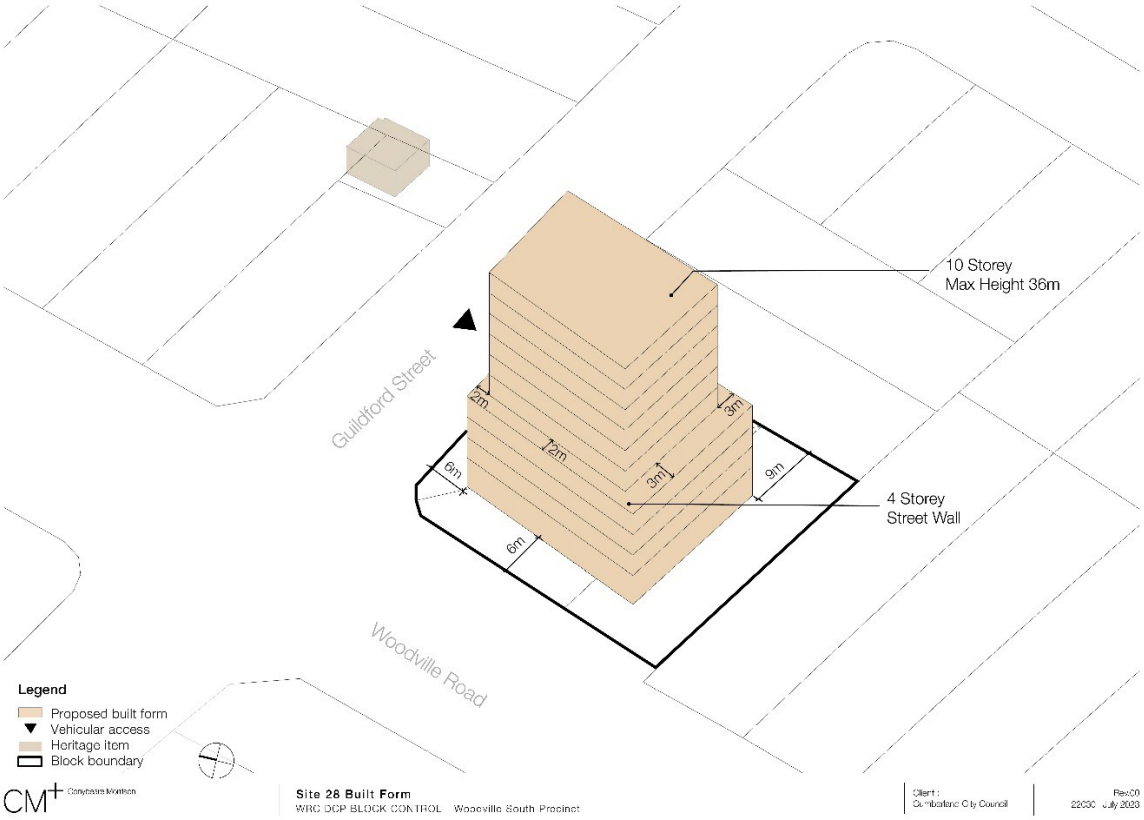
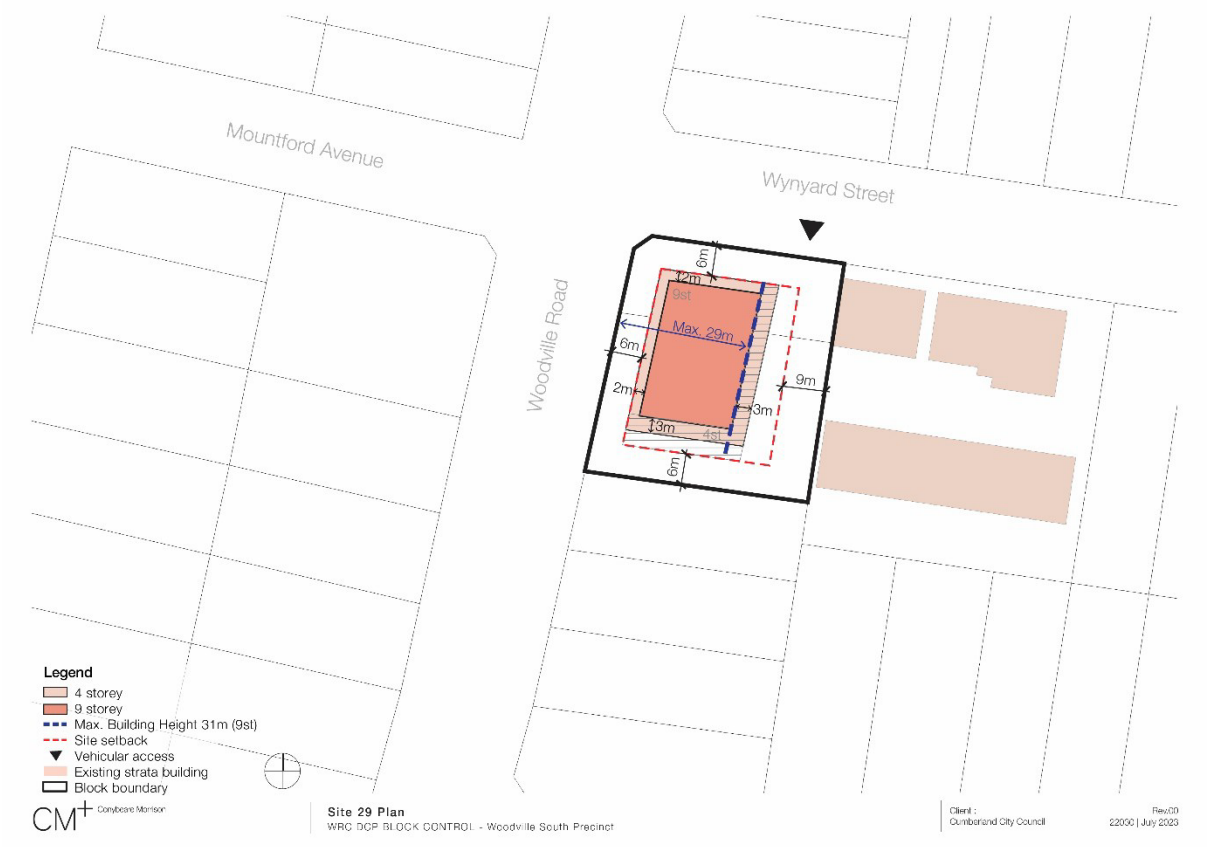


Figure 55: Site 28 Block control diagram

Site 29



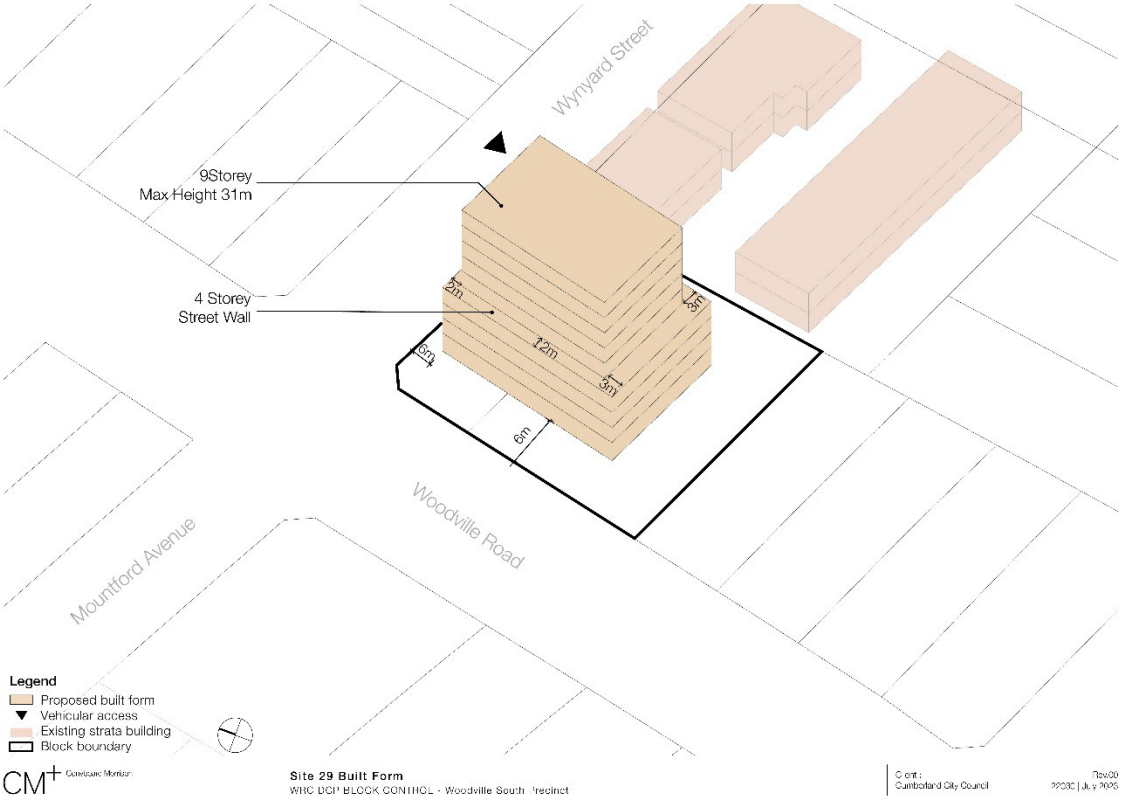


Figure 56: Site 29 Block control diagram