



45 Barcom St, Merrylands West

**Draft Site-Specific Development Control Plan Amendment
to
Holroyd Development Control Plan 2013**

To be read in conjunction with other parts of Holroyd DCP 2013

(For exhibition)

Site Specific Controls

Note: The proposed site-specific development control plan provisions will be made effective via an amendment to existing Part J – site specific controls of Holroyd DCP 2013 OR the relevant Part of the adopted Cumberland DCP 2020 in the future when the outlined draft DCP provisions are exhibited, adopted and made effective along with the corresponding draft LEP amendment to the Holroyd LEP 2013.

The proposed new DCP provisions are outlined below:

15. 45 Barcom Street, Merrylands West (Cardinal Gilroy Village)

15.1 Purpose of this DCP

The purpose of this DCP is to outline the ‘site specific controls’ (the detailed planning and design framework) that relates to 45 Barcom Street site (refer to Figure 1) which is located within the Merrylands West area to guide the future redevelopment of the site.

Where there is inconsistency between this document and provisions contained elsewhere in the Holroyd DCP 2013, the site-specific controls contained in this document shall apply to the extent of the inconsistency.

15.2 Preliminaries

Land to which this section applies

This section applies to land at 45 Barcom Street, Merrylands West, containing three (3) lots with a total area of 7.44ha including Lot 5 DP 701151 (2.42ha), Lot 8 DP 732058 (1.928ha) and Lot 11 DP 1075418 (3.092ha) and shown in Figure 1.

Site Specific Controls



Figure I – Land to which this section applies

15.3 Relationship to Holroyd Development Control Plan 2013

The controls contained in this part are supplementary to and shall be read in conjunction with the following relevant parts of Holroyd DCP 2013.

Part A - General Controls

Part B - Residential Controls

Part C - Commercial, Shop Top Housing and Mixed-Use Development Controls

Part E - Public Participation

Part F - Advertising and Signage Controls

Part G - Places of Public Worship Controls

Part H - Heritage and Conservation Controls

Part I - Child Care Centre Controls

Part J- Site Specific Controls (refer to Section 6.0 - Guidelines for the Development of Sherwood Scrubs and Adjoining Land)

Site Specific Controls

In addition to this Part, SEPP ((Housing for Seniors or People with a Disability) 2004, SEPP 65 and the NSW Apartment Design Guide (ADGs) must be considered when preparing a development application. Where there is an inconsistency between this DCP Part and provisions contained elsewhere in Holroyd DCP 2013, the provisions of this Part shall prevail.

Vision and Principles

Vision

The Cardinal Gilroy Village is a vibrant and active Seniors Housing development that integrates with, complements and enhances the surrounding Merrylands West community.

Principles

- 1 Development is predominantly residential in use, making an important contribution to the amount and choice of housing for the broader community. The site will establish a 'landmark' development for Seniors and People with a Disability and deliver a mix of high-quality Seniors Housing to meet a demonstrated need
- 2 Buildings are sited, positioned and designed to maximise climatic responsiveness and provide high levels of desirable solar access and natural ventilation
- 3 Development creates a high level of residential amenity, including optimising outlook and views to desirable landscape elements, and respects the amenity of surrounding established residential areas
- 4 Deliver the highest standards of urban planning and excellence in architectural design.
- 5 Development creates two distinct precincts to the north and south with a green heart (open space) at its core. Central Park will be a publicly accessible, multi-use park that forms the centre piece of new through site linkages
- 6 Development provides for a varied, integrated open space network that provides for a diverse range of informal active and passive recreational activities in a largely green, soft landscaped setting.
- 7 Development that provides for considerable area of landscaped open space to reduce urban heat loads and maintain the landscaped character of the locality.
- 8 Create liveable communities by providing high quality amenities and open space to meet the needs of existing and future residents of Merrylands West.
- 9 The establishment of permissible retail/commercial uses at ground level fronting Kenyons Road to enhance convenience and service the day to day needs of occupants and surrounding residents.
- 10 Development responds to and respects the site and its context, including its strategic, transit proximate location, topography and surrounding residential uses and heritage significant surrounds located to the site's west.
- 11 Existing heritage surrounding the site is retained, enhanced and respected through increased building separation distances and setbacks, protection of key view corridors and the provision of landscaped open space within the visual curtilage of the heritage significant items.
- 12 Development provides for a high level of engagement between the public and private domains, in particular providing for pedestrian integration and extensive opportunities for passive casual surveillance.

Master Plan

The vision and principles for the site as identified above are spatially expressed in the urban structure for the precinct as shown in **Figure 2**.

To ensure that development provides key elements, where variations to the master plan are proposed, the

Site Specific Controls

development application is to demonstrate how the vision and principles have been achieved.



Figure 2 – Masterplan

15.4 Land use

Objectives

- 01.** Development creates a vibrant and active Seniors Housing development that integrates with, complements and enhances the surrounding Merrylands West community.
- 02.** Development provides for permissible retail/commercial uses on the ground level fronting Kenyons Road that supports the day to day and lifestyle needs of residents and the surrounding neighbourhood.

Site Specific Controls

Development Controls

- C1.** Land use is in accordance with **Figure 3**.
- C2.** Development provides for a maximum of 1,480sqm of GFA of permissible retail/commercial uses.
Note: permissible retail/commercial uses include kiosks, neighbourhood shops and health services facilities, etc.
- C3.** Permissible retail/commercial uses such as a neighbourhood shop, kiosk and health services facilities are located at ground level fronting the Kenyons Road buildings in accordance with **Figure 3**.
- C4.** The open space areas detailed in **Figure 3** are publicly accessible and connected by a network of pedestrian linkages (refer to Part 15.9 below).



Figure 3 – Land Use

Site Specific Controls

15.5 Building height

Objectives

- O1.** Building height is varied throughout the site to reflect the scale and density of surrounding development and create an articulated and visually interesting development.
- O2.** Building height adopts a height pyramid principle with taller buildings located in the centre of the site transitioning to lower rise buildings at the site's edges.
- O3.** Building height retains adequate solar access and privacy to neighbouring educational, residential and heritage significant properties throughout the year.

Development Controls

- C1.** Maximum building height is in accordance with **Figure 4**.
- C2.** Building heights allow solar access to neighbouring properties in accordance with Section 1.8 of Part B under Holroyd DCP 2013.

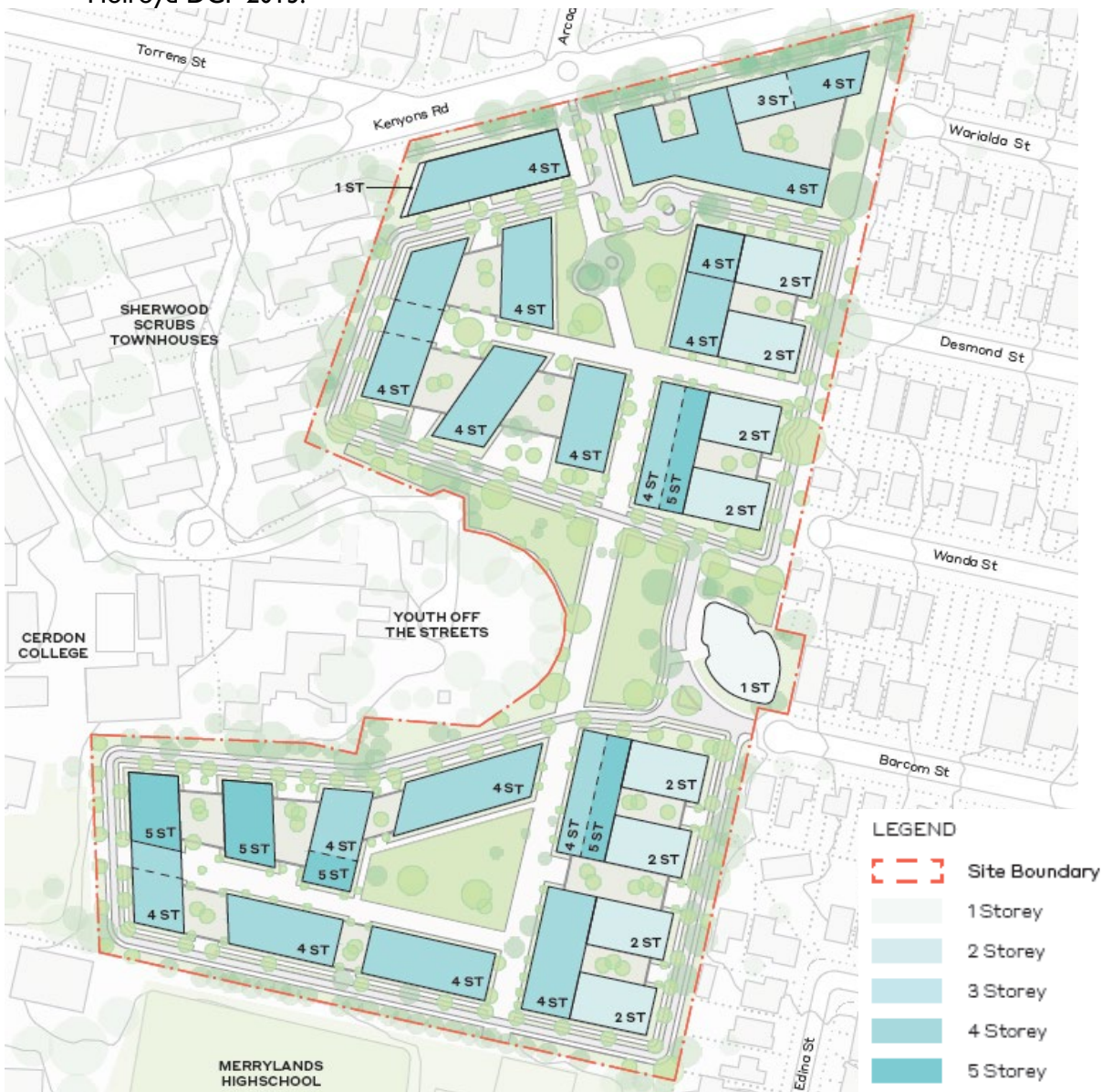


Figure 4 – Building Height

Site Specific Controls

15.6 Building siting

Objectives

01. Buildings are sited to provide adequate separation from buildings within and adjoining the site.
02. Buildings are sited to provide a physical and landscaped buffer between the proposed buildings and adjoining residential and heritage significant properties.
03. Buildings are sited to provide a high level of amenity within and for adjoining residential and heritage significant properties.

Development Controls

- C1. All residential buildings on the site are setback in accordance with the provisions of Part 3F-I of the Apartment Design Guide (ADG).
- C2. Setbacks for all buildings adjacent to the boundary are in accordance with **Figure 5** with indicative sections in **Figures 6-8**.



Figure 5 – Setbacks

Site Specific Controls

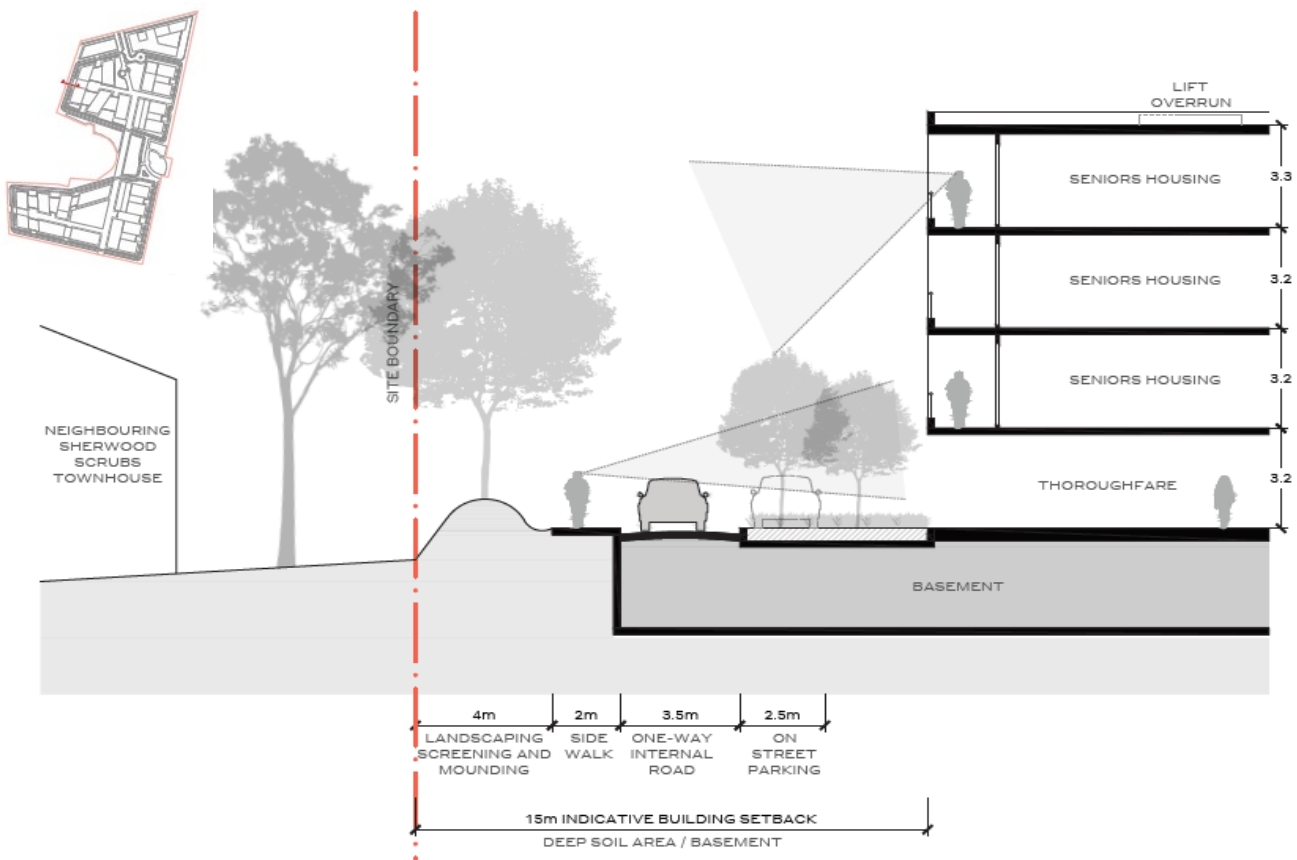


Figure 6 – Indicative section from Sherwood Scrubs Townhouses to the west

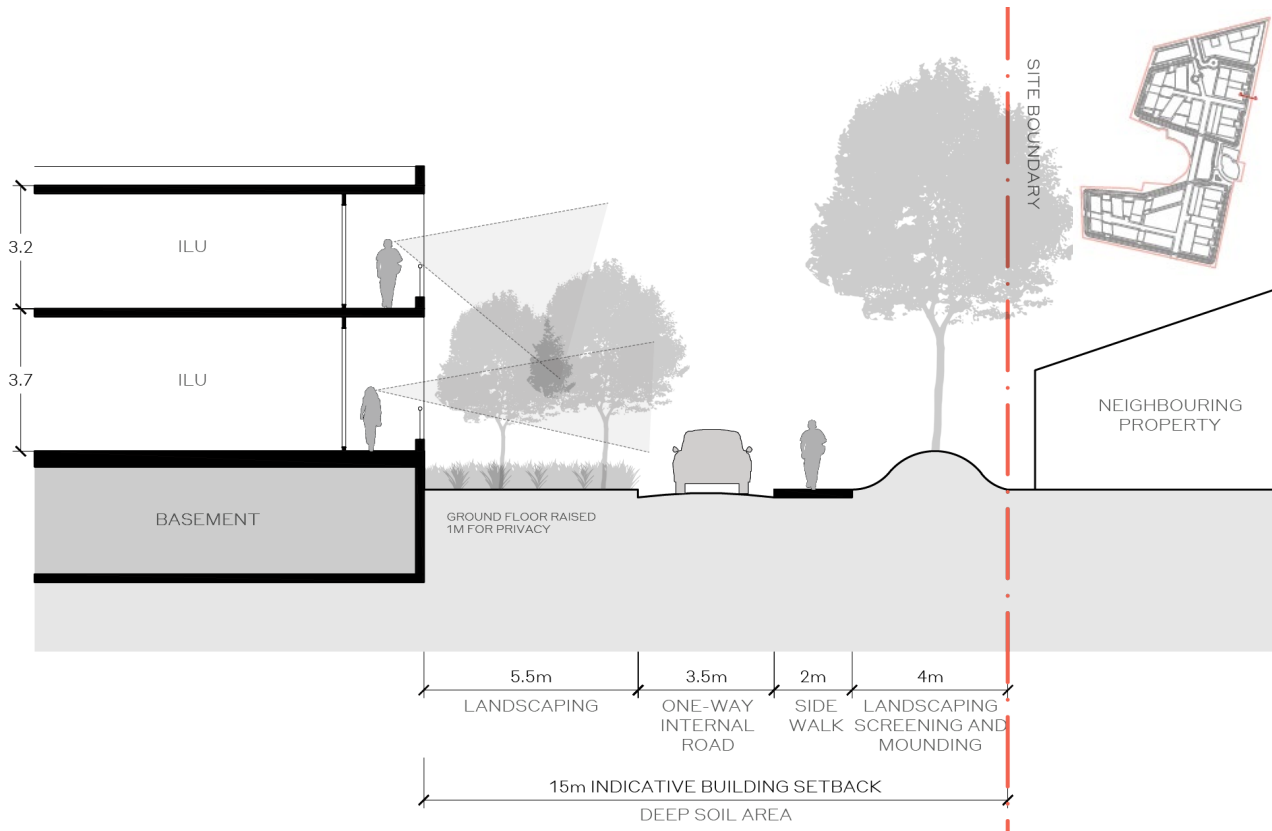


Figure 7 – Indicative section adjacent to the residential development to the east

Site Specific Controls

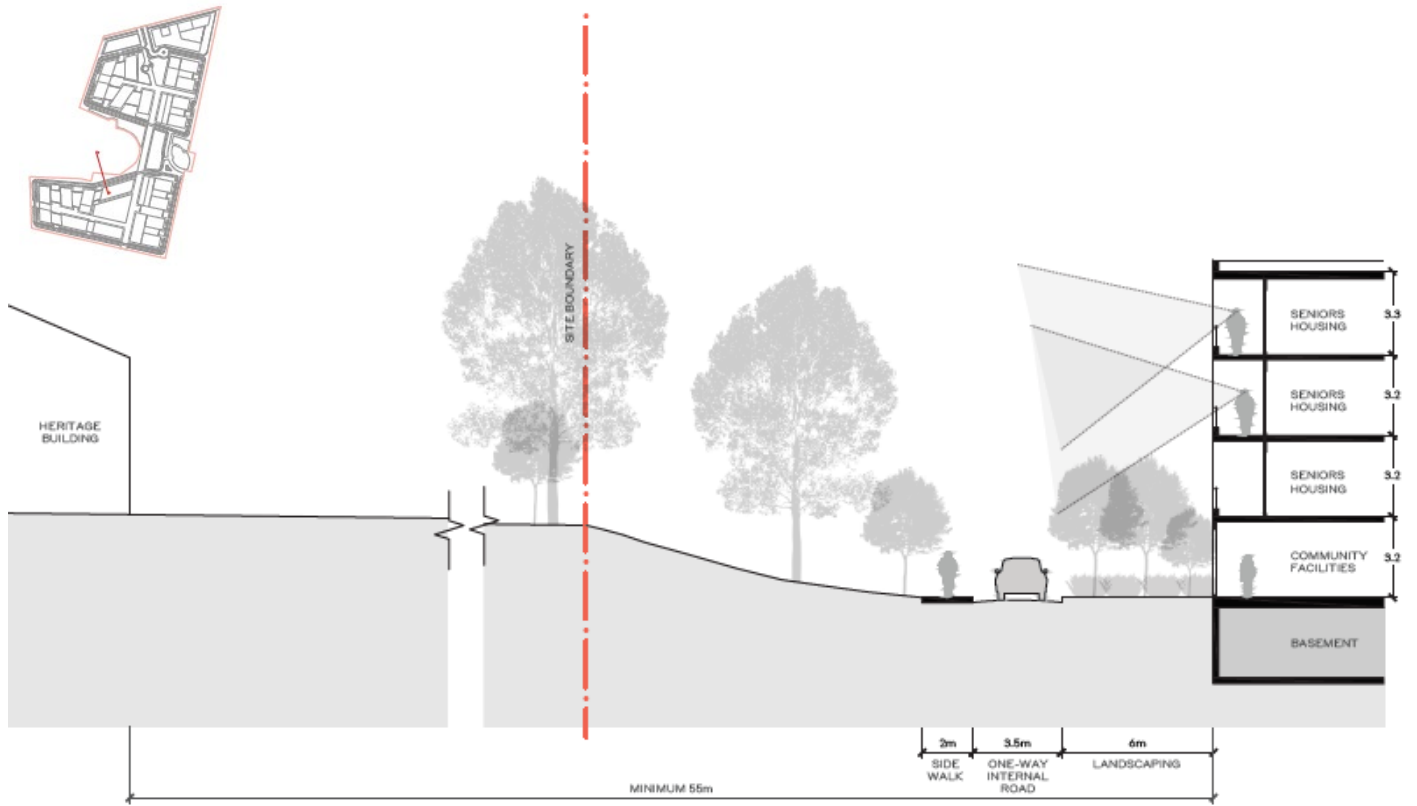


Figure 8 –Indicative setbacks from the heritage item to the west

- C3.** Building setbacks and separation distances for buildings fronting internal streets and open space areas are to be generally consistent with **Figures 9**.

Site Specific Controls



Figure 9 – Setbacks

- C4.** Buildings fronting Kenyons Road are to be setback 10m from the street boundary. Awnings may encroach into the setback area consistent with **Figure 10**.
- C5.** Overlooking to adjoining residential zones is minimised via the use of fixed privacy screens, fixed depth planter boxes or similar where required.
- C6.** Buildings are setback to allow direct solar access to neighbouring properties in accordance with Section 1.8 of Part B under Holroyd DCP 2013.

Site Specific Controls

- C7.** Buildings are sited to ensure lines of sight to publicly accessible and communal open space is maximised.

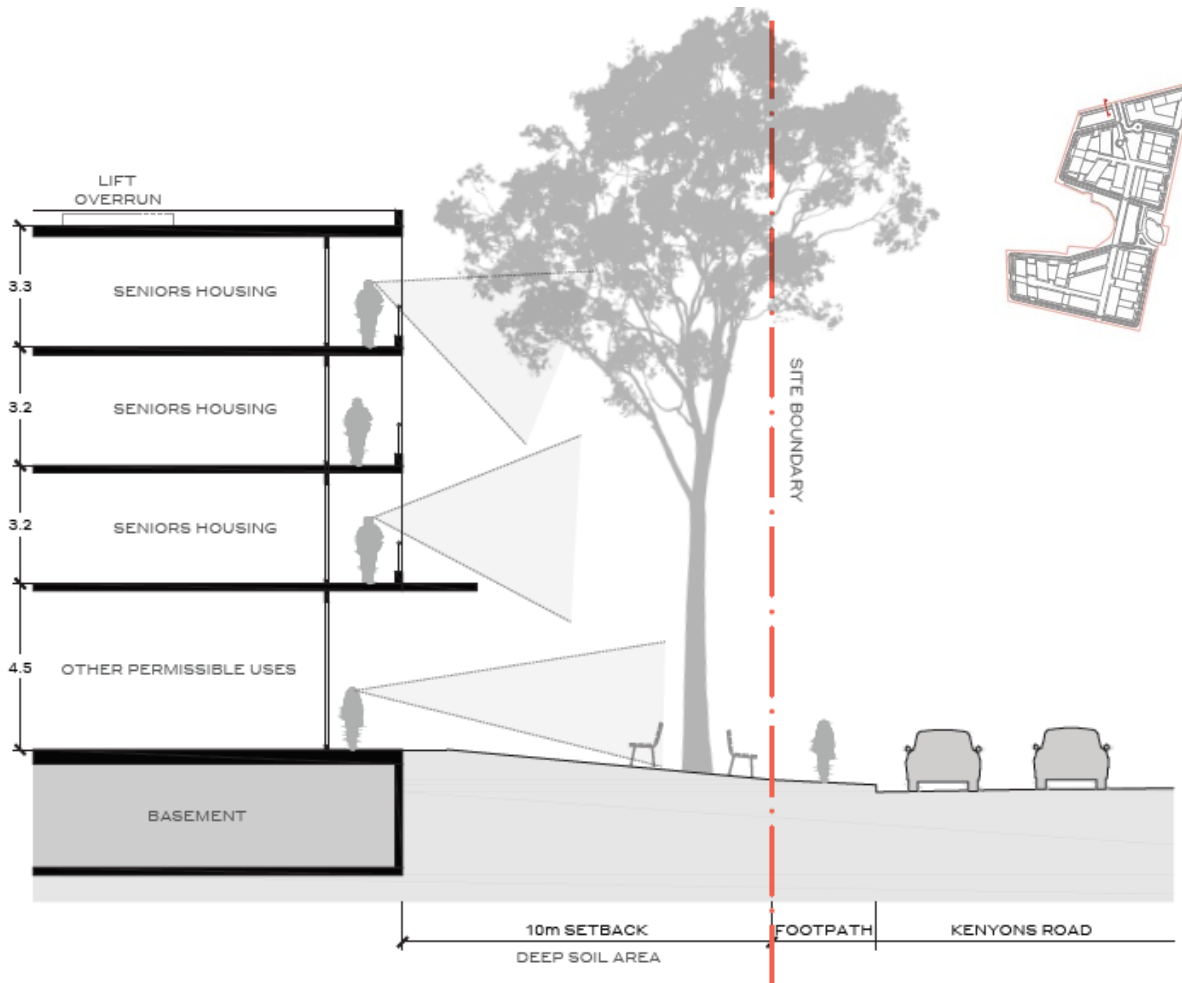


Figure 10 - Indicative section for buildings fronting Kenyons Road

15.7 Built form

Objectives

- O1.** Buildings fronting Kenyons Road are designed to activate and engage with the adjoining public domain.
- O2.** Buildings are designed to reduce the bulk and scale when viewed from the public domain, and provide visual interest.
- O3.** Buildings are designed to reduce the bulk and scale to minimise built form impacts from the site to the adjoining residential and heritage significant properties.
- O4.** Internal street setbacks and upper level setbacks enable sunlight and view corridors, whilst allowing passive surveillance from upper level balconies and terraces.

Development Controls

- CI.** Buildings fronting Kenyons Road are designed to have activated uses at ground level that ensures:
- the number of individual tenancies that adjoin and are directly accessible from the public domain are maximised

Site Specific Controls

- multiple accessible pedestrian entries are provided from the public domain
 - large areas of transparent glazing or other openings enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity
 - any kiosk uses may include outdoor seating fronting Kenyons Road
 - awnings or other overhangs provide shelter for outdoor seating areas and minimise noise transmission to dwellings above
 - roller shutters or bars are not permitted on windows or openings fronting the public domain
- C2.** Loading docks and any vehicular access points are not to be located fronting the public domain and are to be unobtrusively located to minimise the visual impact.
- C3.** Upper level residential dwellings are designed to have their main living areas and adjoining private open space oriented to and directly overlook the public domain, internal roads or publicly accessible open space areas in accordance with **Figure 11**.

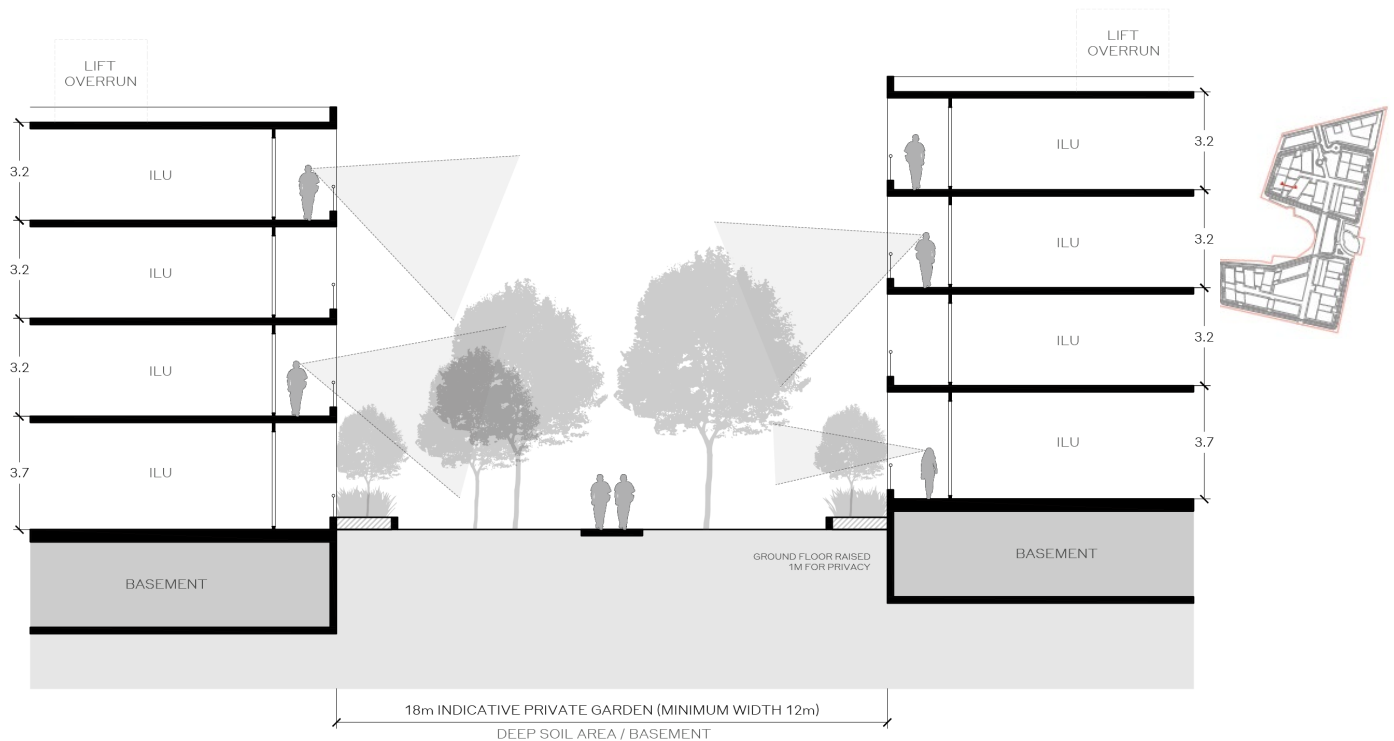


Figure 11 - Indicative section for buildings

- C4.** Building designs are to follow the topography of the land and minimise the cut and fill of the site.
- C5.** Floor to ceiling heights are provided in accordance with the ADG.
- C6.** Building facades are positioned to optimise solar access to main internal living areas and adjoining private open space and optimise outlook and views to high amenity features such as open space.
- C7.** Blank walls are to be avoided and building facades feature articulation using design measures such as:
- recessed and / or projecting balconies
 - blades or fins
 - privacy screens
 - large windows and other openings
 - sun control devices such as eaves, louvres and screens
 - differentiation of materials

Site Specific Controls

- architectural features
- C8.** Maximum building depth and width is in accordance with the ADG.
- C9.** New development adjacent to the heritage building requires consideration of building materials that are complimentary to the retained heritage buildings and are sympathetically designed and supported by a Heritage Impact Statement.
- C10.** View corridors to the adjacent heritage building are maximised through the publicly accessible central park from the Barcom Street entrance and community centre.
- C.11.** Building facades are designed to provide a variety of design solutions, to promote diversity, choice, identity and character of space.

15.8 Open space and Landscaping

Objectives

- O1.** To provide for open space that includes a variety of publicly accessible parks, communal open space for residents and through-site links for the benefit of the surrounding Merrylands West community.
- O2.** To provide for publicly accessible and communal open spaces that cater for a diverse range of informal passive and active recreation activities that are accessible, useable, permeable and fit for their intended purpose.
- O3.** To provide for publicly accessible and communal open spaces that have a high level of amenity, including adequate solar access throughout the year, shade during the summer, circulation and safety.
- O4.** To provide for publicly accessible and communal open spaces that have a coherent, legible landscape character, and offers a high level of visual amenity.
- O5.** To enhance the surrounding and internal pedestrian and street networks with quality landscaping and architectural responses, to facilitate a network of green links.
- O6.** To promote social cohesion and a sense of community through providing spaces that cater for organised and informal community gathering and interaction.
- O7.** To respect the existing natural assets such as existing significant trees and other plantings to create attractive spaces and encourages biodiversity.

Development Controls

- C1.** Development is to provide a publicly accessible central park (open space) area having a minimum area of 5,000sqm located centrally on the site that forms the green heart of the Cardinal Gilroy Village.
- C2.** All publicly accessible and communal open space areas includes the following:
- soft and hard landscaping for passive recreation and active play
 - sufficient area for deep soil planting to support large, spreading canopy trees
 - adaptable playground areas
 - amenities such as BBQ facilities, shade structures, seating, lighting, bins and signage
- C3.** Open spaces are designed to create a variety of type of space (path, street, square, park) character of space (public, recreational, semiprivate) and scale of space, that responds to the characteristics of all proposed areas and landscaping in accordance with **Figure 12**
- C4.** Development provides for continuous linear through-site links between buildings that provide a physical and visual connection between the publicly accessible central park and surrounding properties.
- C5.** Ground level communal open space areas for occupants are to be provided for the northern and southern precincts with a direct visual connection to the publicly accessible central park. All publicly accessible and

Site Specific Controls

communal open space is to be designed in accordance with CPTED principles.

- C6.** Where possible, publicly accessible and communal open space includes areas for community gardens in locations that do not compromise the useability of the space for informal active and passive recreation activities.
- C7.** A minimum of 4 hours of direct solar access is to be maintained to at least 50% of the publicly accessible central park on June 21 between 10.00am and 3.00pm.
- C8.** A minimum of 2 hours of direct solar access is to be maintained to at least 50% of the communal open space areas on June 21 between 10.00am and 3.00pm.
- C9.** Open space is provided generally in accordance with **Figure 12**. Indicative sections of the publicly accessible central park is provided in **Figure 13**.

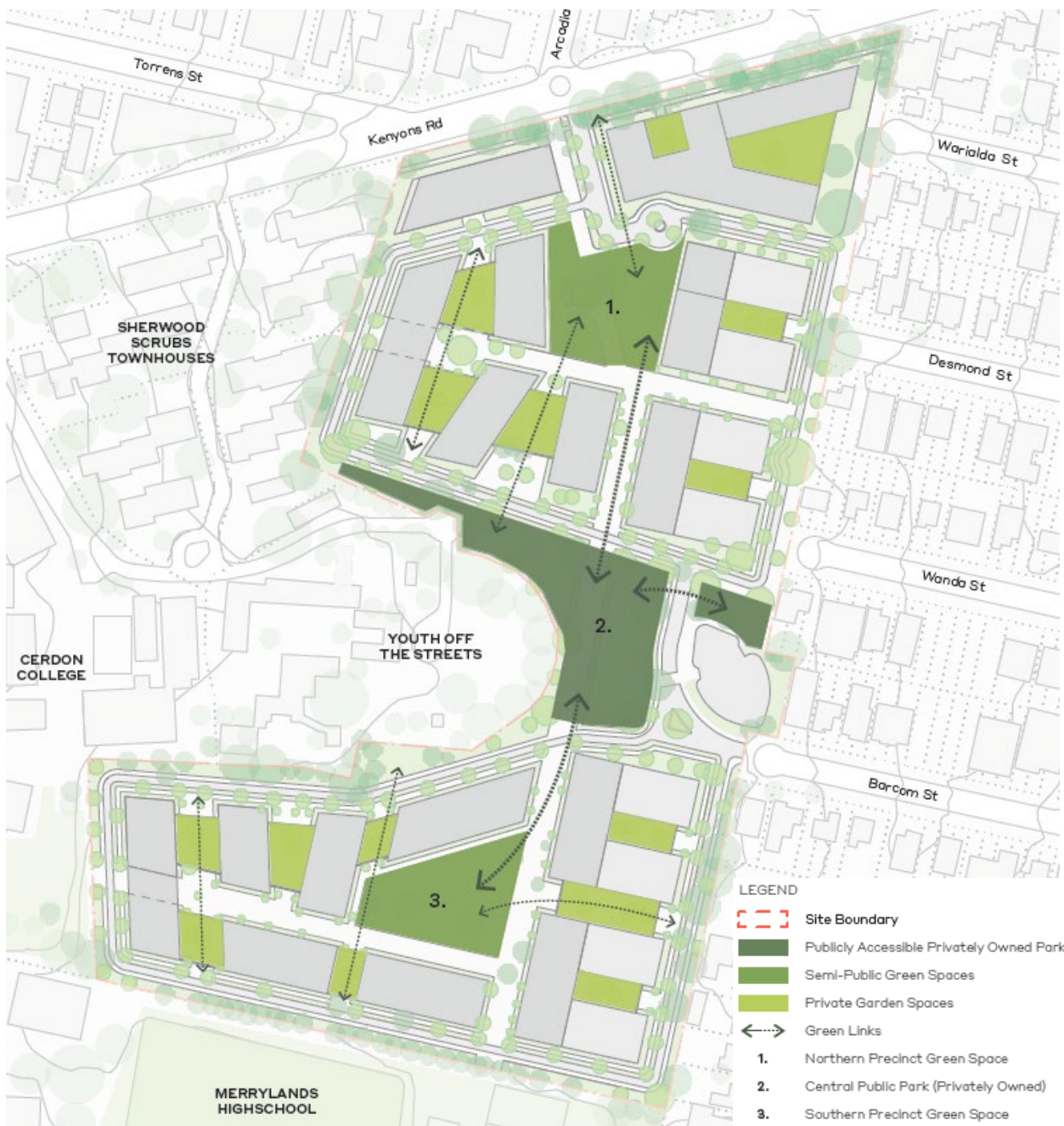


Figure 12 – Open Space Network and Linkages

Site Specific Controls

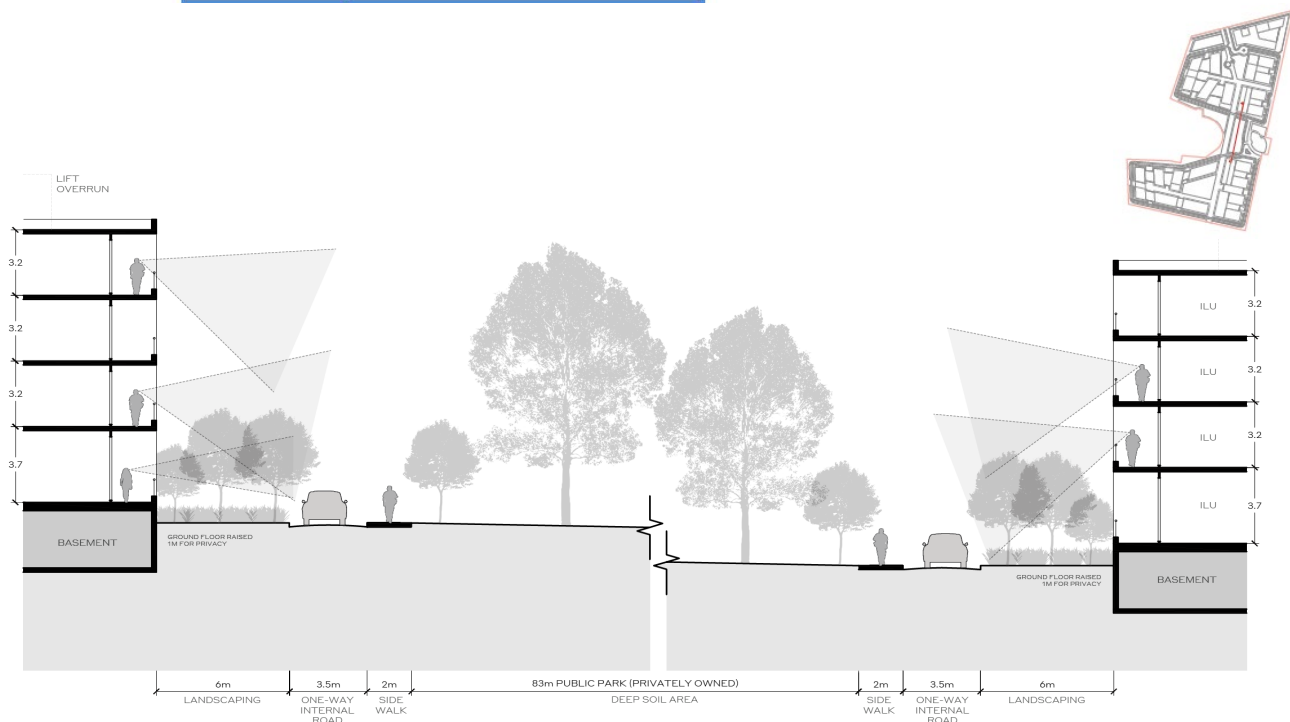


Figure 13 - Indicative section of buildings overlooking public and private open space

- C10.** Existing significant trees around the perimeter of the site, in particular high value trees that provide a screening function for adjoining uses, are retained where not required for site access points or internal roads, and are integrated into the prevailing landscape character of the precinct.
- C11.** A minimum of 25% of the site area is to comprise of deep soil landscaped area.
- C12.** A minimum of 50% of the front setback area to Kenyons Road is to comprise of deep soil landscaped areas
- C13.** Deep soil landscape areas are located between buildings and between the residential boundaries surrounding the site. The deep soil landscaped areas on the boundaries are to contain a combination of mounding and/or dense landscaping to provide amenity and maximise screening between properties.
- C14.** Plantings in open space areas incorporate a diverse selection of locally native species including trees, shrubs and grasses/groundcovers.

15.9 Movement network

Objectives

- O1.** The movement network provides for multiple points of public access to the precinct.
- O2.** The movement network is functional and provides for the efficient, safe and comfortable movement of vehicles, pedestrians and cyclists.
- O3.** The movement network where appropriate, provides opportunities for social interaction and gathering.

Development Controls

- CI.** The vehicular and pedestrian access points from the public domain are provided on Kenyons Road and Barcom Street in accordance with **Figure 14**.

Site Specific Controls

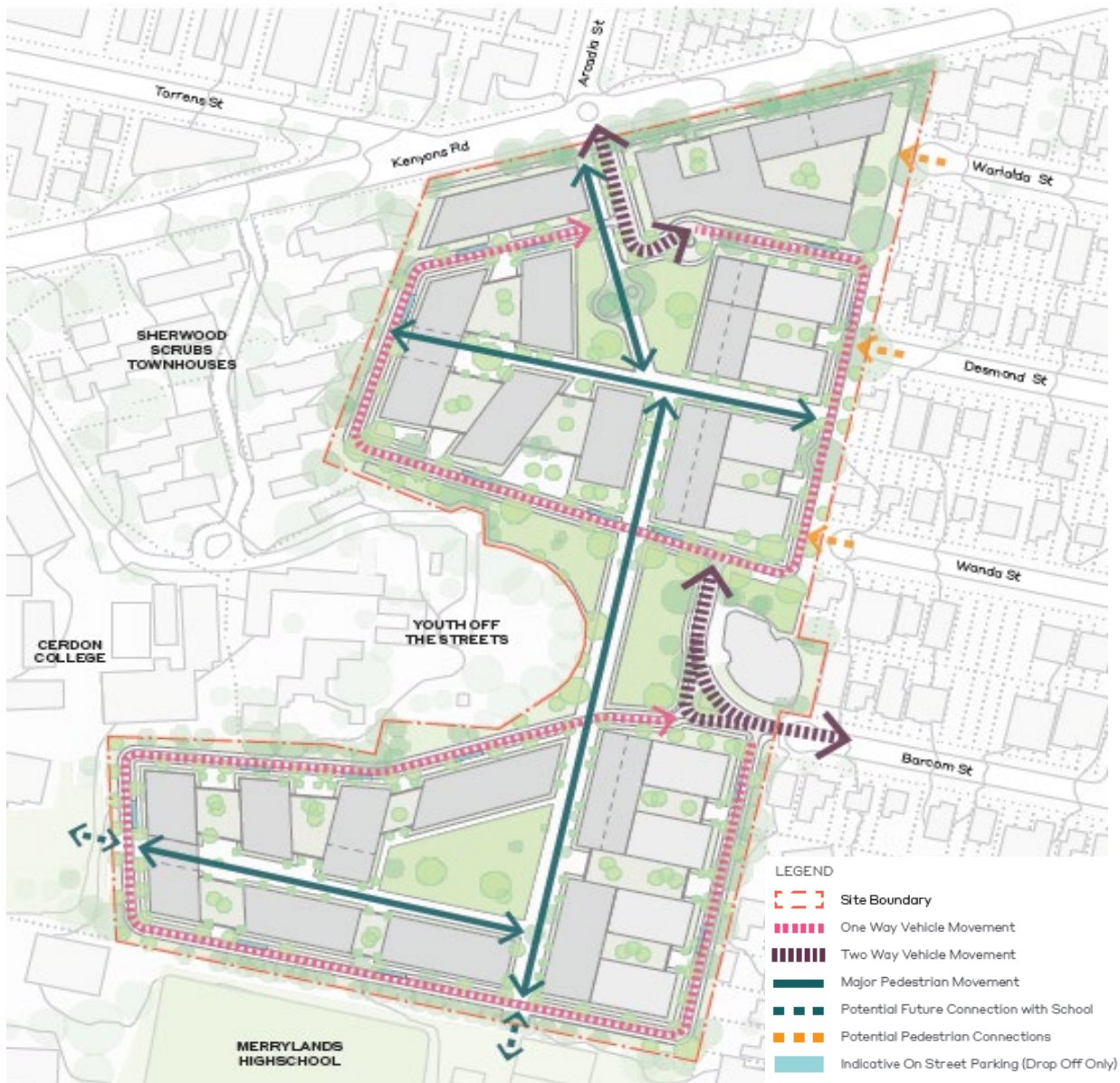


Figure 14 – Movement Plan

- C2.** Vehicular movement and directions are provided in accordance with **Figure 14**. Limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries.
- C3.** All internal streets around the periphery of the site are to:
- be single lane to a maximum width of 3.5m
 - limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries
 - include pedestrian paths and landscaping
 - prioritise pedestrian and cyclist movement over vehicular movement
 - include a landscaped verge on both sides with extensive and co-ordinated tree plantings; and be generally in accordance with the indicative sections in **Figures 15 and 16**.

Site Specific Controls

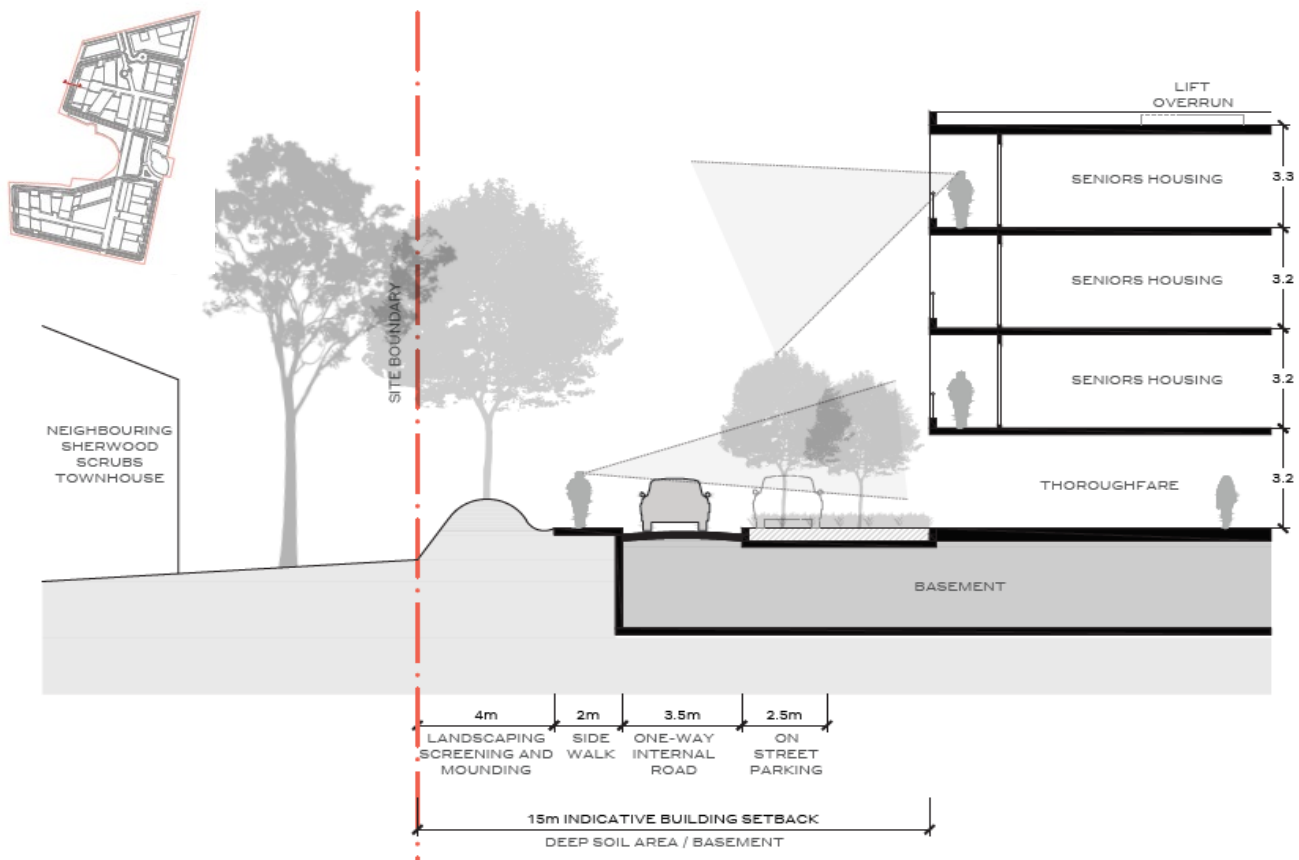


Figure 15 – Indicative western section

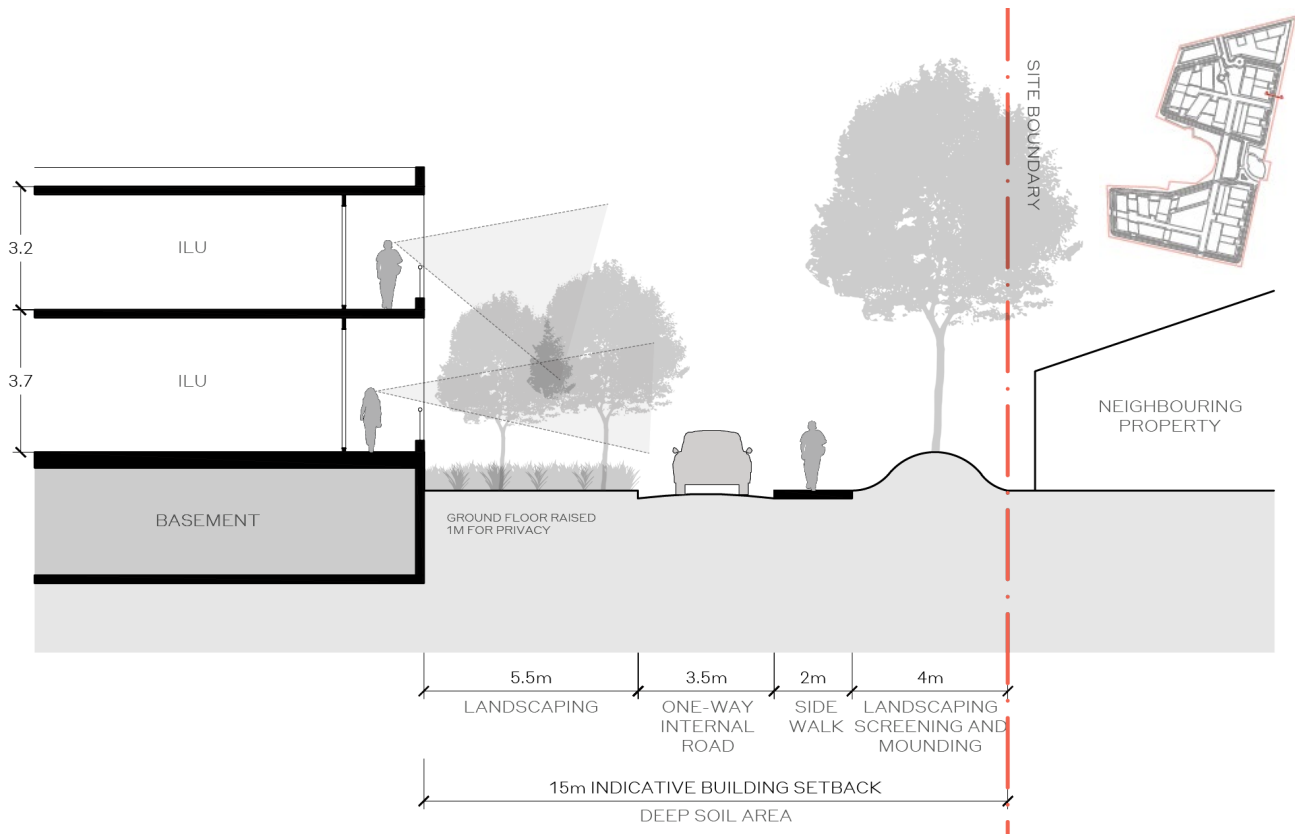


Figure 16 – Indicative eastern section

Site Specific Controls

- C4.** The pedestrian and cycle access network:
- is direct, accessible and easily identified by all users
 - includes signage for way-finding and advising of the publicly accessible status of the link and the places to which it connects
 - is integrated into the network design and includes furniture, facilities and materials of a high quality
 - is well lit and open to the sky for the entire length
 - is clearly distinguished from vehicle access-ways
 - allows visibility along the length of the through site links
- C5.** Street furniture is provided and includes a high quality, durable and co-ordinated selection of:
- paving
 - seating
 - lighting
 - rubbish bins
 - signage
- C6.** Provision is made to allow possible future connections from the site to adjoining properties to the east, west and south in accordance with **Figure I4**.
- C7.** Street trees are to be provided on all streets and pedestrian links that:
- comprise a co-ordinated palette of climatically responsive species
 - are robust and low-maintenance
 - are planted in a co-ordinated and formalised manner
 - increase the comfort of the public domain for pedestrians, including through the provision of shade in summer
 - enhance the environmental performance of the precinct by increasing opportunities for energy conservation

15.10 Managing transport demand and parking

Objectives

- O1.** Ensure that the transport demand generated by development is managed in a sustainable manner.
- O2.** On-site car parking is provided at a rate that balances the need to provide for the convenience needs of residents and visitors while encouraging more sustainable forms of movement such as the public transport, walking and cycling.
- O3.** On-site car parking is provided in a form that reduces overall building size and enables the creation of a positive relationship between buildings and the adjoining public domain, in particular through high levels of integration at the ground level.

Development Controls

- C1.** All development applications are to include a 'Transport and Traffic Impact Assessment Study' addressing the potential impact of the development on surrounding movement systems, where the proposed development comprises:
- a. retail/commercial development of more than 1000m² GFA;
 - b. residential development of 100 or more new dwellings; or
 - c. likely to generate significant traffic impacts according to the consent authority.
- C2.** Any development application is to include a site wide 'Green Travel Plan' to outline initiatives for walking, cycling and the use of public transport. The Green Travel Plan should address different transport needs and

Site Specific Controls

patterns for residential and non-residential uses.

- C3.** Any development application is to include a 'Transport Access Guide', and a strategy for its future availability to residents, employees and visitors, to the Seniors Housing development.
- C4.** End-of-trip facilities including showers and lockers must be provided to adequately service the number of bicycle parking spaces required for employees in the retail/commercial uses are to be located close to the bicycle parking area, entry/exit points, and within an area of security camera surveillance preferably where there are such building security systems.
- C5.** On-site car parking is provided in accordance with Part A, Holroyd DCP 2013 and State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004.
- C6.** All on-site car parking is provided within basements where the basement only protrudes a maximum of 1 metre above ground level. Limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries.

15.11 Environmental Performance

Objectives

- O1.** To reduce environmental impact over the life cycle of a building.
- O2.** To reduce the necessity for mechanical heating and cooling.
- O3.** To enhance local biodiversity through the planting of diverse native plant species.
- O4.** To promote renewable energy initiatives.
- O5.** To reduce urban heat island effect by providing shading, trees, vegetation and selection of materials that deflect radiation from the sun.

Development Controls

- C1.** Ensure rainwater is captured, stored and used for non-potable uses such as irrigation of landscaping.
- C2.** Native planting to be incorporated in on-site landscaping.
- C3.** Where possible, incorporate a dual water system that recycles grey water for toilet flushing and car washing.
- C4.** Consideration should be given to utilising roof space for developing roof gardens (green roof).
- C5.** Where appropriate bio-walls (green walls) should be incorporated in the design of buildings.
- C6.** Selection of sustainable materials should be considered as part of the future development, with a relatively positive impact on communities and the environment.
- C7.** During demolition of existing structures; recycling or reuse of resources and waste management approaches should also be considered throughout development stages.
- C8.** Materials should provide optimal insulation and address the reduction of urban heat island effect.