

# **PART XX**

## **Site Specific DCP**

# **1 Crescent Street Holroyd**

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## 1. INTRODUCTION

This Part establishes a framework to guide the development of the site at 1 Crescent Street, Holroyd (the site), legally known as Lot 10 DP 808585 and shown at Figure 1, below.

### 1.1. LAND TO WHICH THIS PART APPLIES

This Part applies to land at 1 Crescent Street, Holroyd ('the site'), as outlined in red at Figure 1 below.



Figure 1 – The Site

### 1.2. AIMS AND OBJECTIVES OF THIS PART

The objectives of this Part are to:

- Provide a clear vision, development principles and controls for the development of the site.
- Encourage high quality architectural, public domain, and landscaping outcomes that positively contribute to the character of Holroyd.
- Ensure buildings are located to respond to the site's location as a gateway to Holroyd and the surrounding context.
- Ensure ample provision of publicly accessible open space with connectivity to existing open space areas that improve environmental and amenity outcomes.
- Safeguard opportunities for on-site employment while also providing a diversity of new housing to cater for a range of housing needs.
- Provide safe and efficient vehicle access and circulation within the development.
- Improve pedestrian and cycle connectivity through the site to existing cycle paths and pedestrian networks that lead to key transport and employment nodes.

### 1.3. RELATIONSHIP WITH OTHER PARTS OF THE DCP

This site specific DCP forms part of Holroyd Development Control Plan 2013 (Holroyd DCP). This Part should be read in conjunction with all other parts of Holroyd DCP which contains objectives and development controls that relate to development in this Part.

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

In the event of any inconsistency between this Part and other Parts of Holroyd DCP, this Part will prevail to the extent of the inconsistency.

### 1.4. DESIRED FUTURE CHARACTER

The Site will be a high-quality, well designed, safe and attractive high-density development, focused around new open space and local shops, and located within walking distance to Parramatta, Merrylands and Granville. New open space will provide a high amenity setting and outlook for future residents to enjoy. The Precinct will be supported by a range of jobs and retail uses to create a genuine mixed-use community.

In order to achieve a high-quality outcome for the development of the site, the following urban design objectives have informed the design of the masterplan. Development of the site is to demonstrate consistency with the following urban design objectives:

- Enhance the quality of the local area, particularly through provision of new public open space, increased greening, and improvements to A 'Becketts Creek.
- Improve pedestrian and cycle connectivity within the local area including through the site.
- Promote a 'green and leafy' character for the local area.
- Maintain a sense of spaciousness for development.
- Provide appropriate interfaces to surrounding uses.
- Ensure impacts from surrounding noise sources are appropriately mitigated through building design and use of materials.

## **2. MASTERPLAN**

### **OBJECTIVES**

- (i) Provide a framework for the future high-quality renewal of the site.
- (ii) Ensure the delivery of new open space and adequate social infrastructure and services.
- (iii) Ensure a range of jobs are provided on the site.
- (iv) Ensure the development responds to the site's location as a gateway to Holroyd and its surrounding urban context.
- (v) Ensure high amenity buildings that maximise views to open space.
- (vi) Minimise potential visual and amenity impacts to surrounding properties and public open space.
- (vii) Minimise operational impacts to the surrounding transport network through provision of necessary infrastructure.

### **CONTROLS**

- (a) Development of the site should generally be in accordance with the masterplan identified in Figure 2 and the key features listed in Table 1.
- (b) Heights, massing and design should respond to the site's prominent location by concentrating tall narrow buildings toward the north east of the site to mark the important junction of Woodville Road, Parramatta Road, Church Street and the M4 entrance ramp, and reducing building heights and increasing separation towards the south west adjacent to existing industrial and residential uses.
- (c) The arrangement of buildings should prioritise views towards the Holroyd Sportsground and new public open space.
- (d) Provide approximately 15,000sqm of commercial GFA within the development.
- (e) Provide a range of public and communal open spaces and facilities, including:
  - i. an embellished and dedicated public open space based on the RE1 zoning (approximately 7700sqm);
  - ii. a total of approximately 8,650qm of further publicly accessible open space across the site; and
  - iii. adequate communal open space to support residents and reduce demand on local services.



Table 1 – Key features of the masterplan

<b>Key features</b>	
<b>1</b>	A new public open space for Holroyd with connections to existing open space to the north of the site, providing opportunities for improvements to A'Becketts Creek and the Holroyd Sportsground.
<b>2</b>	Excellent pedestrian permeability throughout the site and strong pedestrian and cycle connectivity to the broader area including transport hubs.
<b>3</b>	Buildings have been located to respond to the site's location as a gateway to Holroyd and the surrounding urban context through: <ul style="list-style-type: none"> <li>Increased building heights, up to 28 storeys, located towards the Woodville Road, Parramatta Road and M4 junction to the north east.</li> <li>Promotion of this important junction by limiting the street wall height to a maximum of 2 storeys and enabling appropriate commercial and retail uses in this location.</li> <li>Well separated residential built form with proposed building heights stepping down towards the south west.</li> <li>On and off-site overshadowing impacts minimised through building orientation and separation.</li> <li>Maximising building frontage and outlook to open space to improve solar access and natural ventilation.</li> </ul>
<b>4</b>	Ground and podium level commercial and retail uses, including potential for: <ul style="list-style-type: none"> <li>supermarket,</li> </ul>



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	<ul style="list-style-type: none"><li>• showroom,</li><li>• childcare centre,</li><li>• offices,</li><li>• gym, medical and other uses</li></ul>
<b>5</b>	Safe and efficient internal circulation with vehicle access to the Precinct achieved from Crescent Street.
<b>6</b>	Appropriate interface with adjoining uses on the western boundary.

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### 3. DEVELOPMENT CONTROLS

The objectives and controls for development of the site are set out in this Part.

#### 4.1. LAYOUT AND DESIGN

This Part outlines the objectives and controls that relate to building layout and design.

##### 4.1.1. BUILDING HEIGHTS AND STREET WALLS

#### OBJECTIVES

- (i) Provide a variety of building heights and an interesting skyline.
- (ii) Ensure building heights respond to the site's urban context and views to and from surrounding areas.
- (iii) Concentrate the tallest buildings toward the north east of the site to mark the important junction of Woodville Road, Parramatta Road, Church Street and the M4 entrance ramp.
- (iv) Ensure a comfortable street wall height that enhances pedestrian amenity with adequate daylight, scale, sense of enclosure and wind mitigation.
- (v) Ensure buildings are appropriately setback above the street wall height and ensure towers provide an appropriate scale transition to the street.
- (vi) Ensure building heights minimise overshadowing and privacy impacts.

#### CONTROLS

- (a) Building design should utilise a 'podium and tower' approach with a human-scale street wall of 1-8 storeys and tall, slender towers of 12-28 storeys (See also 4.1.3 for controls regarding floorplate of these elements).
- (b) Building heights should generally be in accordance with the building heights shown in Figure 3 and in Table 2.

Table 2 – Building heights and locations

Building	Location	Maximum height in storeys	
		Podium	Tower
<b>A</b>	Adjacent to western boundary	8	14
<b>B</b>	South west, adjacent to Crescent Street	8	14
<b>C</b>	Southern boundary, adjacent to Crescent Street	8	-
<b>D</b>	Southern boundary, adjacent to Crescent Street		12
<b>E1</b>	South east, toward corner of Crescent Street and Woodville Road	8	17
<b>E2</b>	South east, adjacent to Crescent Street and Woodville Road intersection	-	22
<b>F</b>	North east, adjacent to Woodville Road Great Western Highway junction	2	28
<b>G</b>	Northern boundary, adjacent to A'Becketts Creek	8	23

- (c) Buildings with a frontage to Woodville Road require a minimum street wall height of 6 metres (2 storeys), to be used for non-residential uses to promote the prominence of the site adjacent to the Woodville Road, Parramatta Road and M4 junction as shown in Figure 4.
- (d) The ground level of all other buildings should have a minimum 3.6m floor to ceiling height to provide flexibility for a range of uses.
- (e) Variation in building height and form across the site should be used to provide visual diversity.
- (f) Building heights are to reduce impacts of overshadowing to properties to the south and south east.



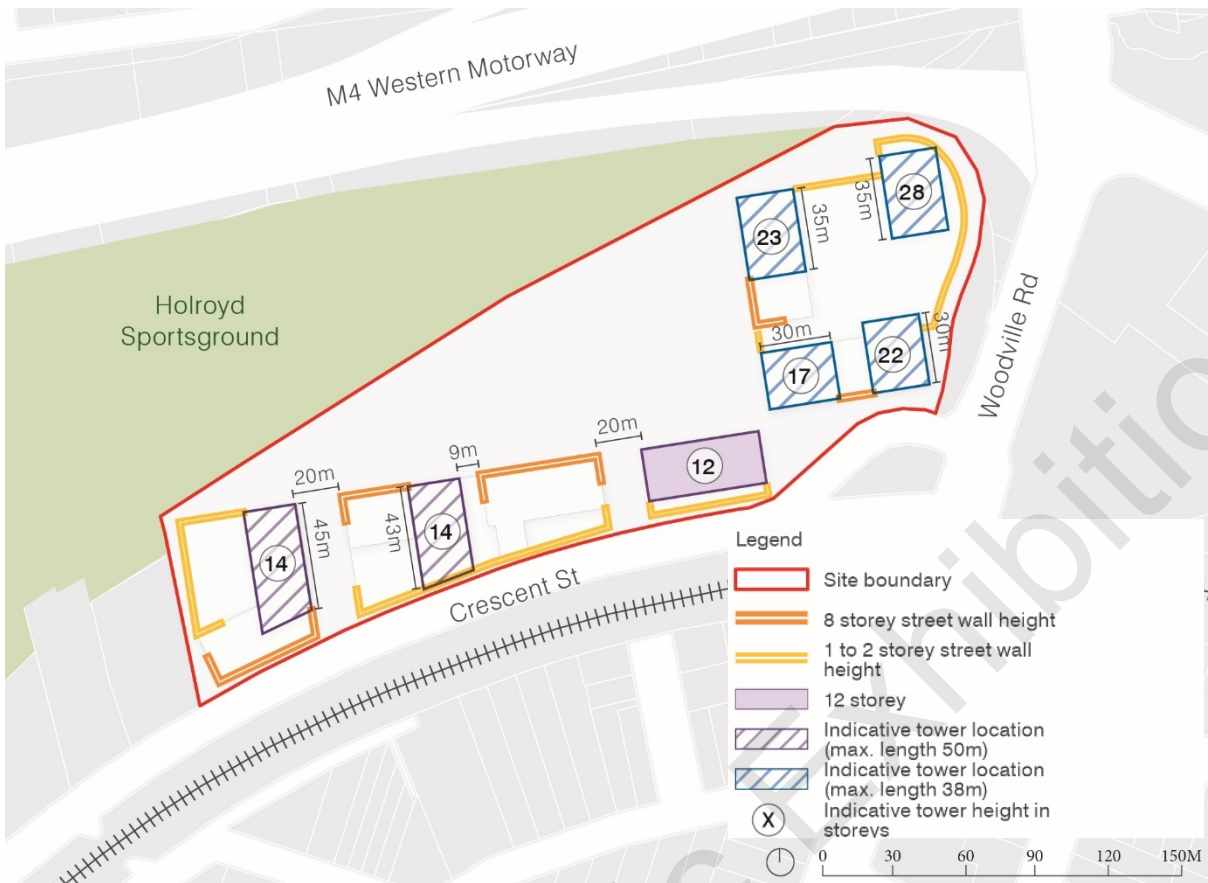


Figure 2 – Building heights

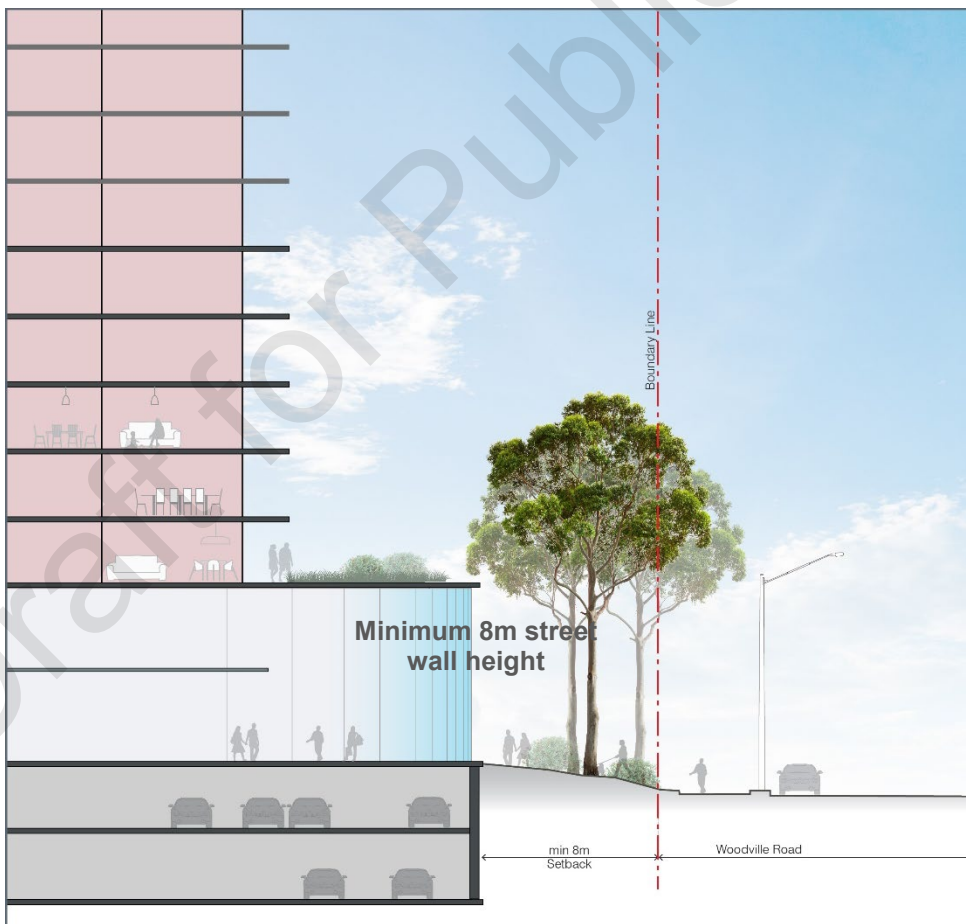


Figure 3 – Illustrative section – Minimum street wall height for buildings on Woodville Road

#### 4.1.2. SETBACKS AND BUILDING SEPARATION

##### OBJECTIVES

- (i) Ensure buildings provide adequate setbacks to adjoining properties.
- (ii) Provide a cohesive building form that addresses and provides passive surveillance to Crescent Street.
- (iii) Provide a sensitive interface along the western boundary with 20 Crescent Street, Holroyd, to allow for existing commercial uses and potential future redevelopment of that site.
- (iv) Provide for landscaped setbacks that enhance the site's setting.
- (v) Ensure development results in a good level of sunlight to communal open spaces, public spaces or neighbouring properties and minimises overlooking.

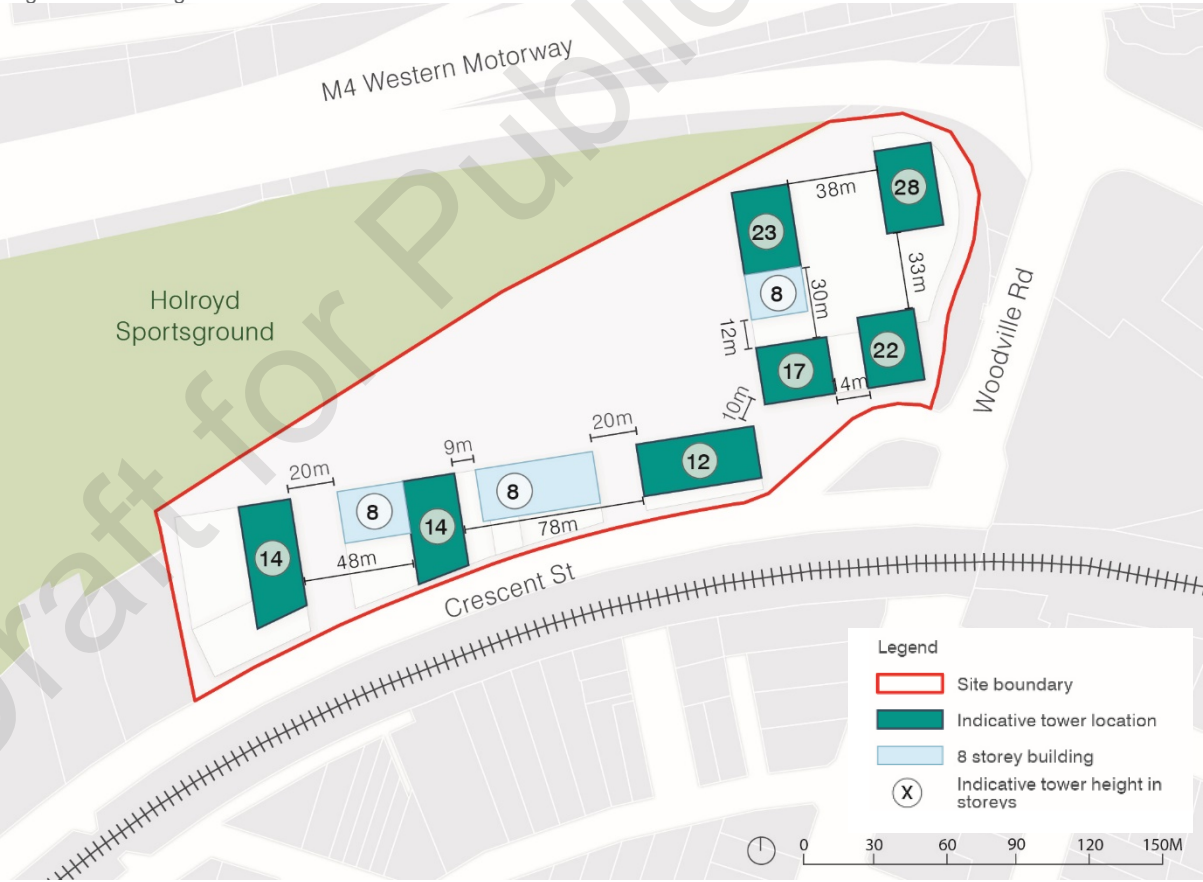
##### CONTROLS

- (a) Building setbacks should be provided in accordance with Figure 5 and Table 3.

Table 3 – Building setbacks

Boundary	Minimum setback to building
Eastern - Woodville Road	8m – deep soil planting (no basement)
Southern - Crescent Street	2m from SP2 zone
Northern – on-site RE1 zone	19m including internal road/circulation
Northern - other	6m
Western – 20 Crescent Street	See control 4.1.2(b)

- (b) Adjacent to the western boundary (20 Crescent Street, Holroyd) any proposal should provide:
  - i. a setback of 3m minimum to the nearest point of the development. At this location the proposal should provide only high-level or translucent windows (apartments will not face the boundary directly).
  - ii. a setback of 30m where apartments will face the western boundary directly.
- (c) All setbacks are to be landscaped to provide a buffer to adjoining residential properties.
- (d) Building separation is to be provided in accordance with Figure 6, to ensure buildings are well-spaced, provide a sense of openness and deliver a high-quality public domain. Buildings are to demonstrate compliance with visual privacy requirements in Part 3 of the Apartment Design Guide.
- (e) A minimum of 2 hours solar access between 9am and 3pm on 21 June, must be provided to private open space areas of surrounding properties.
- (f) All development applications must include solar access diagrams that at a minimum demonstrates compliance with solar access requirements of the Apartment Design Guide and control (f), including plans and elevations or sun-eye views showing the shadows of the proposal at each hour between 9am and 3pm on 21 June.



#### 4.1.3. BUILDING DESIGN

##### OBJECTIVES

- (i) Ensure building design responds to the site's urban context.
- (ii) Take advantage of the site's northerly aspect and open space views to the north.
- (iii) Ensure that adequate cross ventilation and sunlight access is achieved in residential apartments.
- (iv) Provide for viable and functional commercial spaces.
- (v) Contribute to activity and surveillance of streets and open spaces and foster a sense of community.

##### CONTROLS

- (a) Buildings should be orientated to maximise solar access to apartments and communal open space areas and take advantage of open space views to the north.
- (b) Building design is to minimise visual impacts and overshadowing of open space and adjoining sites to the west, south-west and south.
- (c) Building frontages should be limited as follows:
  - i. Buildings in the western half of the site (blocks A, B, C and D), excluding any ground floor retail or commercial uses, shall be limited to 50m in length with a minimum space of 9m clear to the next adjacent building on this frontage.
  - ii. Buildings in the eastern portion of the site (blocks E, F and G), excluding any lower-storey retail or commercial uses, shall be limited above 8 storeys to a maximum 38m in length.
- (d) Buildings should be articulated to manage the appearance of the mass and scale.
- (e) Access to all buildings including lobbies should be clearly visible from internal streets, footpaths and where possible address the street frontage.
- (f) Buildings should be constructed with high quality materials.
- (g) Non-residential uses are encouraged at ground floor, particularly facing the public open space on site.

#### 4.1.4. NOISE IMPACT

##### OBJECTIVES

- (i) Minimise impacts of noise from surrounding noise generating land uses, such as busy road and rail.
- (ii) Ensure appropriate noise mitigation measures are incorporated into development.
- (iii) Achieve an acceptable acoustic environment in habitable rooms, without sealing openings and relying on air conditioning.
- (iv) Encourage non-residential ground floor uses to minimise noise impacts on development.

##### CONTROLS

- (a) Building design and materials should ensure the development will meet relevant internal noise level criteria, in accordance with Holroyd DCP 2013 and AS/NZ S2107.
- (b) All development applications should include 3D acoustic modelling to accurately predict the noise impact from nearby roads through building facades.
- (c) Non-residential development is not to adversely affect the amenity of adjacent residential development as a result of noise, hours of operation and/or service deliveries.
- (d) Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration.



## 4.2 OPEN SPACE AND LANDSCAPING

### 4.2.1 OPEN SPACE

#### OBJECTIVES

- (i) Provide open space to meet the needs of future residents and the surrounding Holroyd community.
- (ii) Ensure that public open space:
  - a. is accessible, usable and safe;
  - b. provides connections to and integrates with Holroyd Sportsground;
  - c. allows for the retention of significant trees;
  - d. supports a range of desired activities;
  - e. provides an attractive outlook for development.

#### CONTROLS

- (a) Open spaces are to be provided generally as shown in Figure 7 including:
  - i. 7,700sqm of RE1 zoned land, which is to be embellished and dedicated to Council;
  - ii. a central plaza of approximately 1,200sqm adjacent to the RE1 zone and with direct frontage to buildings and the internal street network; and
  - iii. other setbacks and incidental areas between buildings.
- (b) The open spaces required under (a) are to provide for both active and passive recreation, and include a children's play area, informal sports activities, and picnic facilities for families and small groups to gather.
- (c) Consideration should be given to providing connections and embellishments to the Holroyd Sportsground and improvements to the A'Becketts Creek drainage channel to better integrate the site with the lands to the north, subject to Council approval.
- (d) Communal open space is to be provided for future residents in accordance with the Apartment Design Guide.



#### 4.2.2 LANDSCAPING AND TREES

##### OBJECTIVES

- (i) Maximise opportunities for landscaping, including the retention of trees and deep soil areas.
- (ii) Ensure sufficient space for landscaping that will complement buildings and enhance the landscape character of the site.
- (iii) Retain significant trees and native vegetation on the site.
- (iv) Ensure that the landscaping of open space areas (public, private and communal) is functional and meets user requirements for privacy, solar access, shade and recreation.

##### CONTROLS

- (a) A minimum 35% of the site area is to be landscaped area. Landscaped area means any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like, pervious paved areas and includes building setbacks but excludes building footprints, surfaced roads and parking.
- (b) A landscaping strategy is to be submitted as part of the first development application for the site. This strategy shall:
  - i. be in accordance with Part A – Section 4.2 – Development Works including existing trees and landscaping and Part C –Section 1.5 – Landscaping and Open Space in the Holroyd DCP 2013;
  - ii. demonstrate how the site will integrate with the Holroyd Sportsground and A'Becketts Creek, including improvements, softening of the hard edge of the A'Becketts Creek Channel, consideration of views and improved access and connectivity (subject to the relevant authorities agreement); and
  - iii. demonstrate how deep soil planting will support large, spreading canopy trees, with a minimum canopy cover of 15% of the site area.
- (c) Significant trees (identified as Priority for Retention or Consider for Retention) identified in the Preliminary Aboricultural Report, prepared by Tree IQ, dated 16 April 2015, are to be retained where possible.
- (d) A Tree Management Plan is to be submitted with the first development application for the site. The Tree Management Plan is to be prepared by a suitably qualified Australian Qualification Framework Level 5 Arborist and contain the following information:
  - i. Identify all existing trees on the site including species, condition, height and spread;
  - ii. Identify whether trees are to be removed, replanted or retained; and
  - iii. Details of how those trees to be retained will be protected during construction.



## 4.3 ACCESS AND CONNECTIVITY

### 4.3.1 VEHICULAR ACCESS AND MOVEMENT

#### OBJECTIVES

- (i) Ensure development does not have an unreasonable impact on surrounding road network operations.
- (ii) Ensure that the vehicular access and movement network promotes streetscape quality, amenity and pedestrian safety.
- (iii) Provide safe and efficient access to the site.
- (iv) Provide improved pedestrian and cyclist connectivity through the site to land to the north.
- (v) Minimise potential for pedestrian and vehicular conflict through best practice design.

#### CONTROLS

- (a) The vehicular movement and access network should generally be in accordance with Figure 8 including:
  - i. A primary vehicular entry from Crescent Street immediately east of Building A, which links to an internal private, but publicly accessible street network adjacent to RE1 zoned land.
  - ii. Secondary vehicle access from Crescent Street that will be subject to traffic engineering considerations.
- (b) The primary internal road is to extend along the length of the RE1 zoned land.
- (c) A traffic management plan is to be submitted as part of the first development application for the site, detailing access and staging arrangements for the redevelopment of the site.
- (d) Internal streets should be designed with high quality hard landscape materials that reinforce a low speed pedestrian focussed village environment.

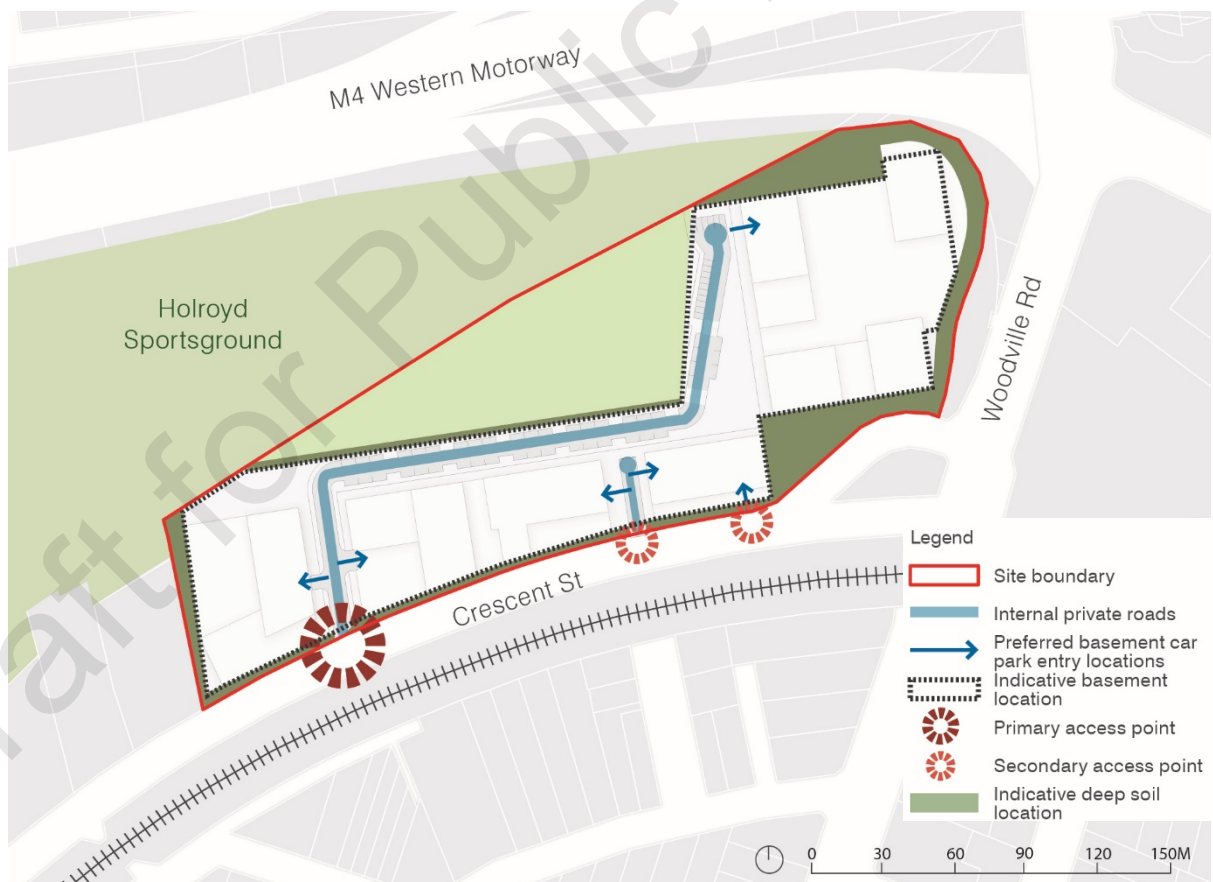


Figure 7 – Vehicular access and movement

#### 4.3.2 CONNECTIVITY

##### OBJECTIVES

- (i) Improve access to public transport.
- (ii) Provide for improved pedestrian connectivity through the site to Holroyd Sportsground.
- (iii) Connect the site to existing cycle and pedestrian networks to provide convenient access to surrounding centres of Granville, Merrylands and Parramatta.

##### CONTROLS

- (a) Pedestrian access along Woodville Road and Crescent Street should be designed to improve the pedestrian experience with landscaped setbacks and street trees to provide shade.
- (b) North-south pedestrian and cycle connections should be provided through the site, connecting the cycle way to the north of Holroyd Sportsground and Crescent Street to the south of the site, generally in accordance with Figure 9.
- (c) Pedestrian and cycle connectivity should be provided to Holroyd Sportsground to the north of the site.
- (d) Consideration should be given to strengthening the wider pedestrian and cycle network to improve accessibility and ensure barrier free access to nearby rail stations for future residents and workers.

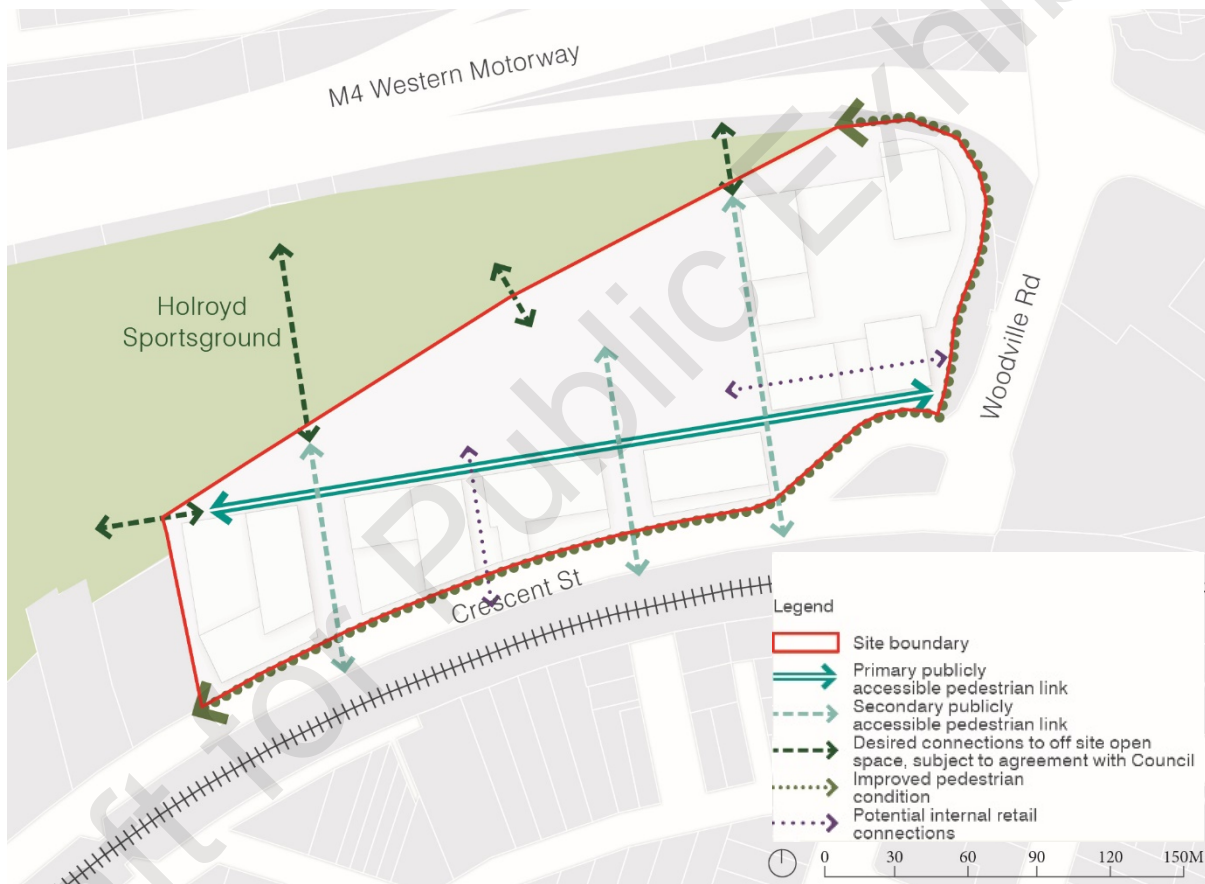


Figure 8 – Site Connectivity

#### 4.3.3 PARKING AND BASEMENT ACCESS

##### OBJECTIVES

- (i) Provide sufficient parking that is convenient for workers, residents and visitors.
- (ii) Ensure that basement entry points and design do not impact on the quality and function of internal streets, public open space areas and communal spaces.
- (iii) Ensure basement car parking and access points are integrated with the form and arrangement of buildings on the site.
- (iv) Allow ground and podium level car parking where it is integrated with the landscape design and does not impact on the enjoyment of communal spaces.

##### CONTROLS

- (a) Basement entry points should generally be in accordance with Figure 11 but are subject to detailed design.
- (b) Basement entries and cross-overs should be designed to minimise impacts on streetscape, amenity, pedestrian safety and circulation.
- (c) Car parking should be located below ground. Where car parking cannot be provided below ground, car parking is to be designed to:
  - i. Be integrated into the design of the building;
  - ii. Be sleeved with non-residential uses;
  - iii. Be restricted to high turn-over parking to assist in activating adjacent retail uses;
  - iv. Achieve an attractive ground floor relationship between the building and the public domain with generous vegetation screening.
- (d) Accessible car parking spaces for people with mobility impairment are to be included in the allocation of car parking for the development and designed in accordance with the requirements of relevant Australian Standards.

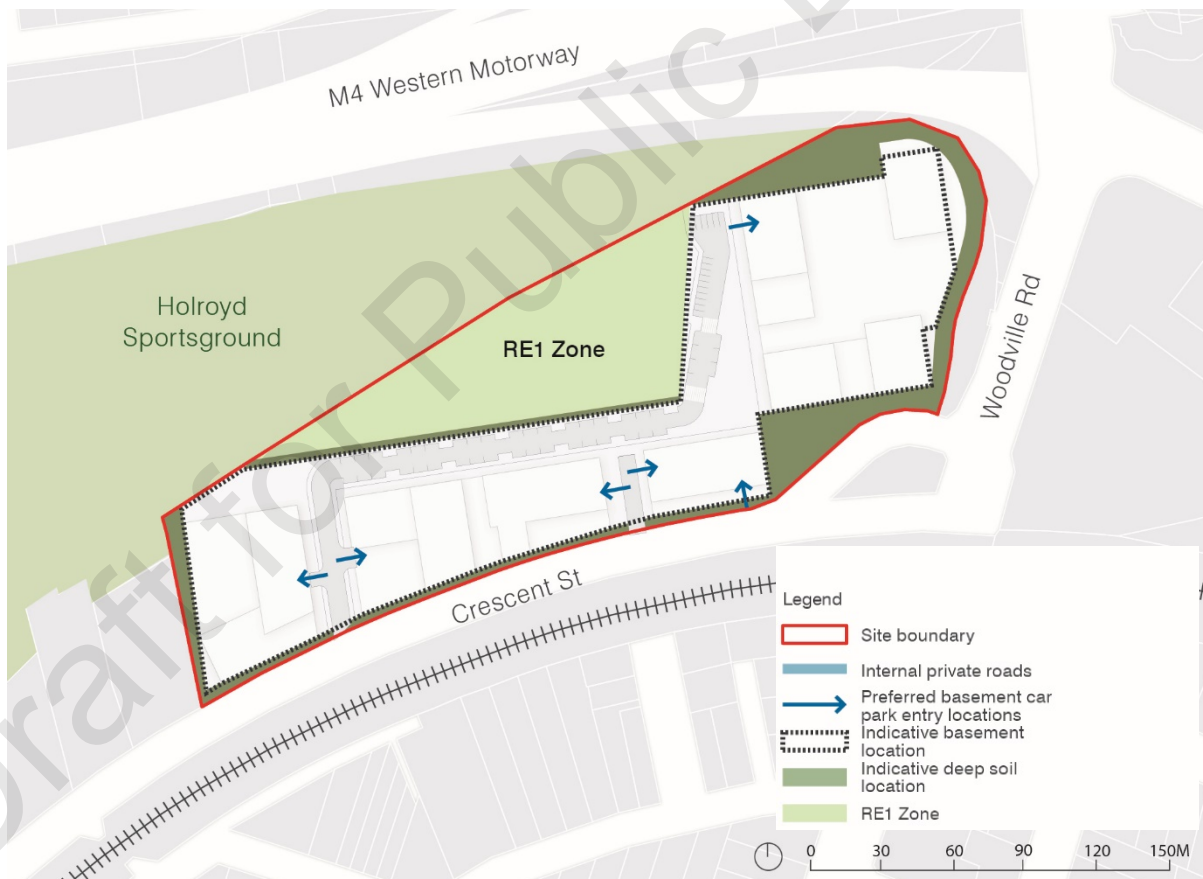


Figure 9– Basement location and entries (indicative)