

Granville, 100 Woodville Rd

Urban Design Report



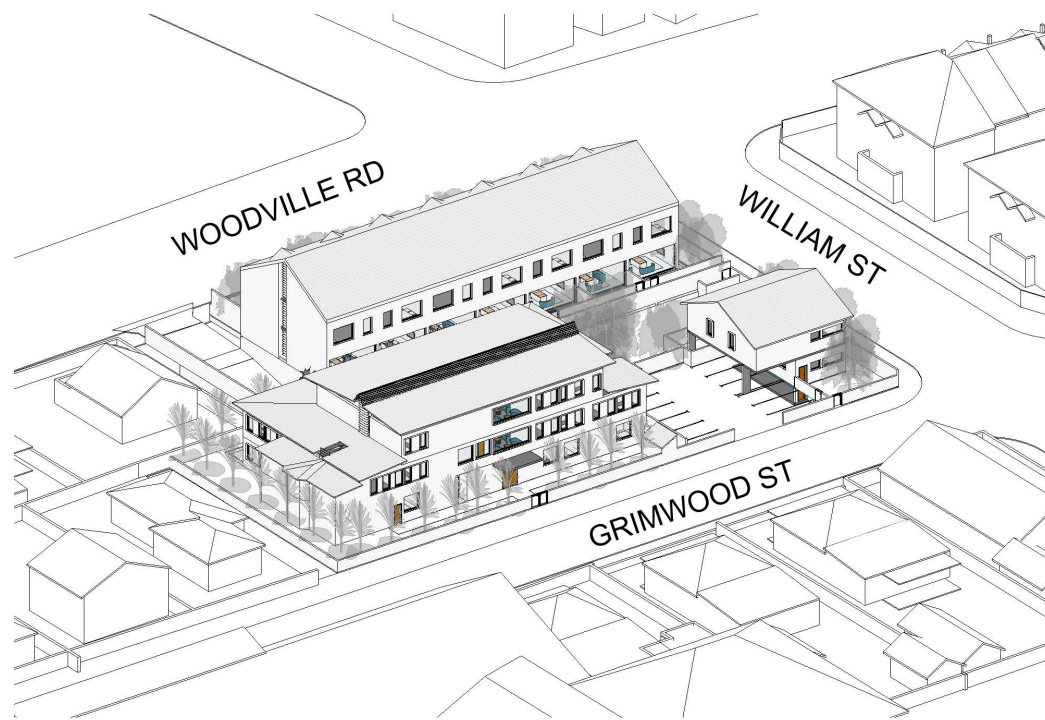


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1. Introduction

Urban Design Report

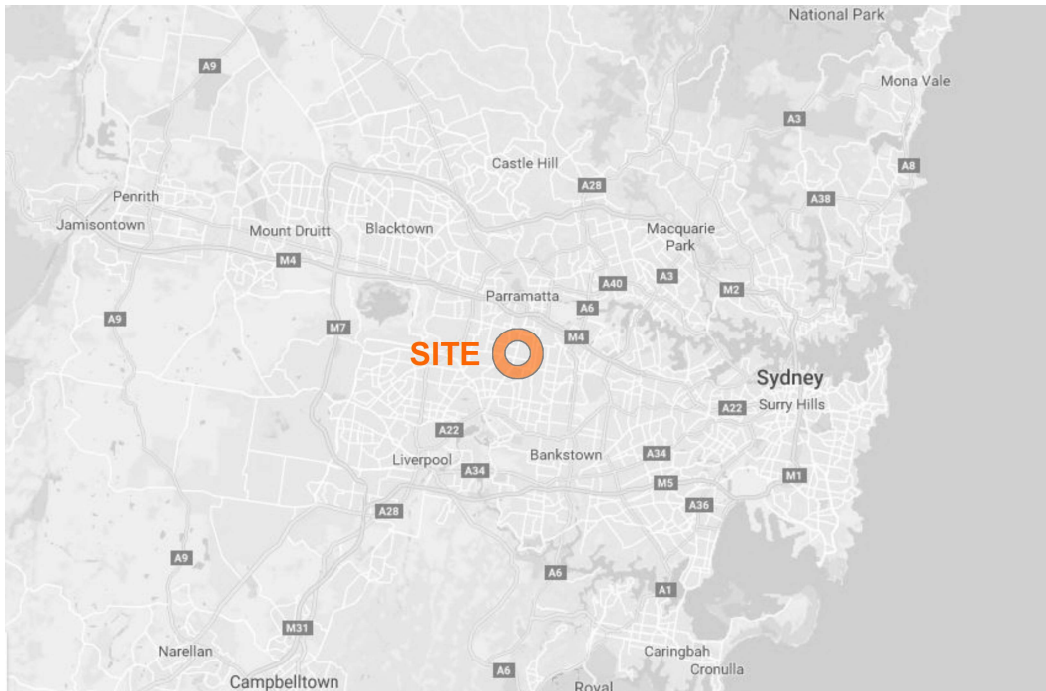
This report has been prepared to support Planning Proposal submission to City of Parramatta Council for the land at 100 Woodville Road, Granville.

Context and The Site

The site is located on the western side of the Woodville Road, adjacent to William Street, between Granville and Merrylands train stations.

To the north the site adjoins single storey detached houses with pitched roofs, there is a 3 storey high Delany College to the North-West on the opposite side of Grimwood Street and 2 storey high apartments over basement car park adjoining to the South on the opposite side of William Street.

There is a number of educational and communal facilities in the area: Delany College, Holy Trinity Primary School, Granville Public School, Granville Multicultural Community Centre, TAFE NSW Granville.



Relevant Strategies

Central City District Plan

The Central City District Plan (2018) sets out a 20-year vision to guide the growth of Sydney's Central District within the context of Greater Sydney's three cities. The planning proposal responds to a number of key priorities in the Plan, including:

- Priority C4: Fostering healthy, creative culturally rich and socially connected communities
- Priority C5: Providing housing supply, choice and affordability, with access to jobs and services; and
- Priority C9: Delivering integrated land use and transport planning and a 30-minute city

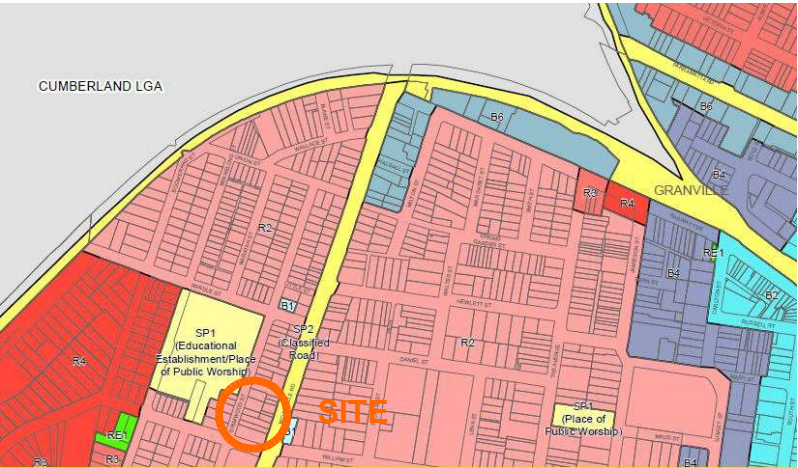
Draft Woodville Road Strategy

The Draft Woodville Road Strategy (2015) was prepared to identify the most appropriate land use and built form along the Parramatta portion Woodville Road. The Strategy's vision is to "Provide renewal opportunities that improve the amenity of the Woodville Road Corridor and provide development that is complementary to the growth of the existing network of centres". For the subject site, the Strategy recommends R4 High Density Residential zoning, a maximum building height of four to five storeys, and a maximum FSR of 1.4:1.

Introduction - continued

Key Planning Controls

- Parramatta LEP 2011
- Zoning: R2 Low Density Residential
- Maximum FSR: 0.5:1
- Maximum Height: 9m
- Heritage: Outside of Conservation Area



Existing Land Zone - R2



Proposed Land Zone - R3

Proposed Planning Controls

- Zoning: R3 Medium Density Residential
- Maximum FSR: 1:1
- Maximum Height: 12m



Existing FSR – 0.5:1



Proposed FSR – 1:1



Existing Building Height - 9m



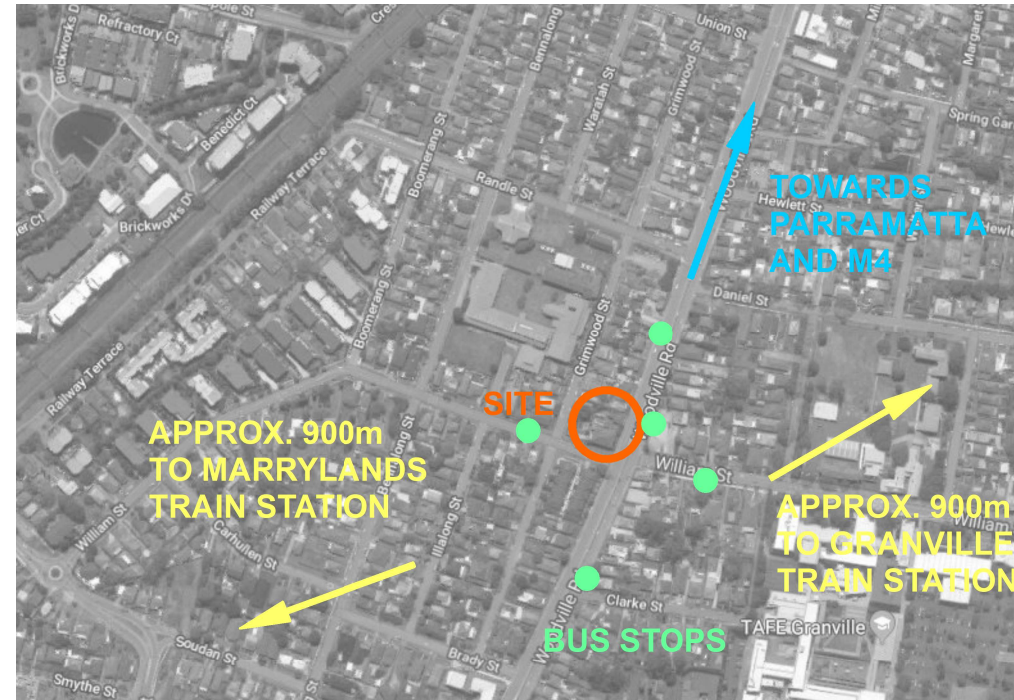
Proposed Building Height - 12m

2. Site Analysis

Movement and Access

The site is located directly adjacent to the Woodville Road leading to Parramatta and M4 Western Motorway.

There is a well established network of public transport in the area: two train station approximately 900m away from the site towards East and West (Granville and Merrylands) as well as numerous bus stops at major junctions in the vicinity.

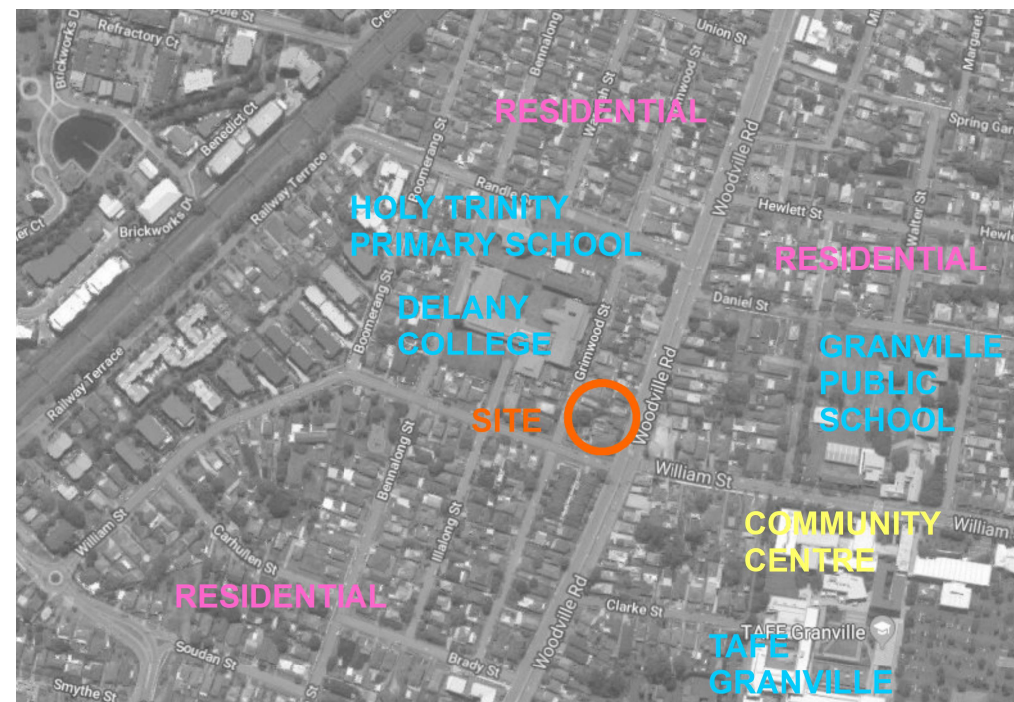


Built Form and Land Use

The area is predominantly developed with detached 1-2 storey high houses, small apartment blocks and 2-3 storey high educational facilities (Delany College, Holy Trinity Priary School, Granville Public School, TAFE NSW Granville, Granville Mulicrural Community Centre). There is an existing convent building on site.

Majority of buildings have pitched roofs with sporadically flat roof exceptions.

The land use in the immediate vicinity is in most cases residential, educational/community centre and religious facilities.

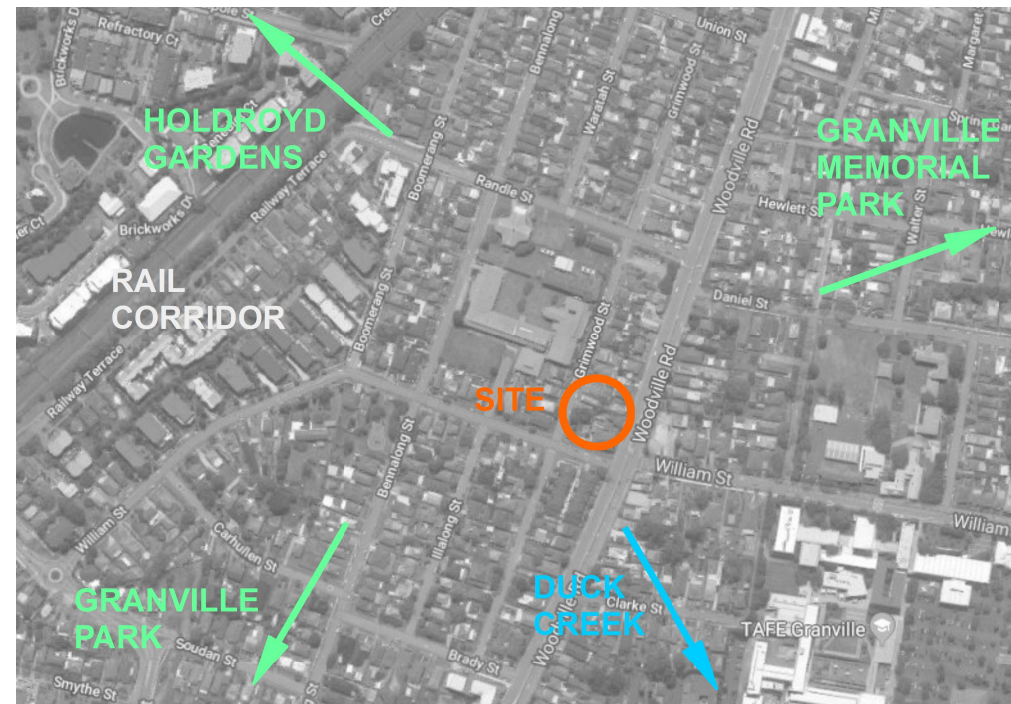


Site Analysis - continued

Public Domain and Landscaping

The site is located close to several parks and green spaces such as Granville Park, Holdroyd Gardens, Granville Memorial Park – all within a radius of 500 meters.

There is not much of street trees in any of the roads adjoining the site and public domain has not been addressed in any specific way.

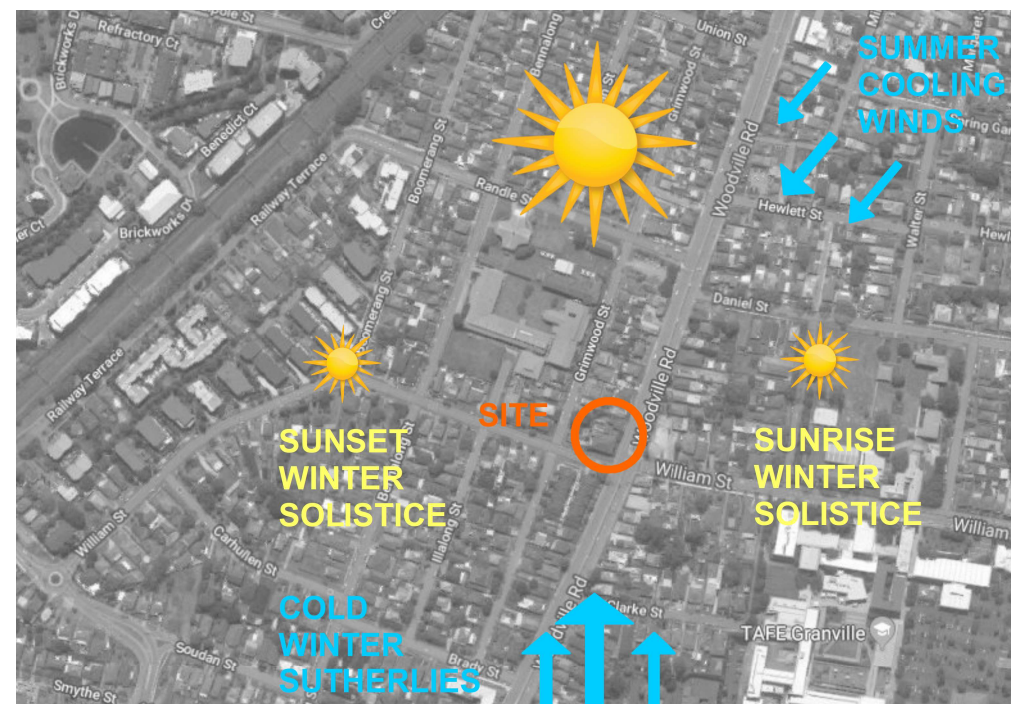


Constraints:

- proximity to busy Woodville Road with traffic noise and very limited natural screening such as street trees etc.
- undeveloped, unsightly vacant site on the opposite side of Woodville Road

Opportunities:

- North-South orientation allowing for great solar access throughout the day
- close distance to public transport (trains and buses)
- close distance to Parramatta town centre



3. Concept

Vision statement

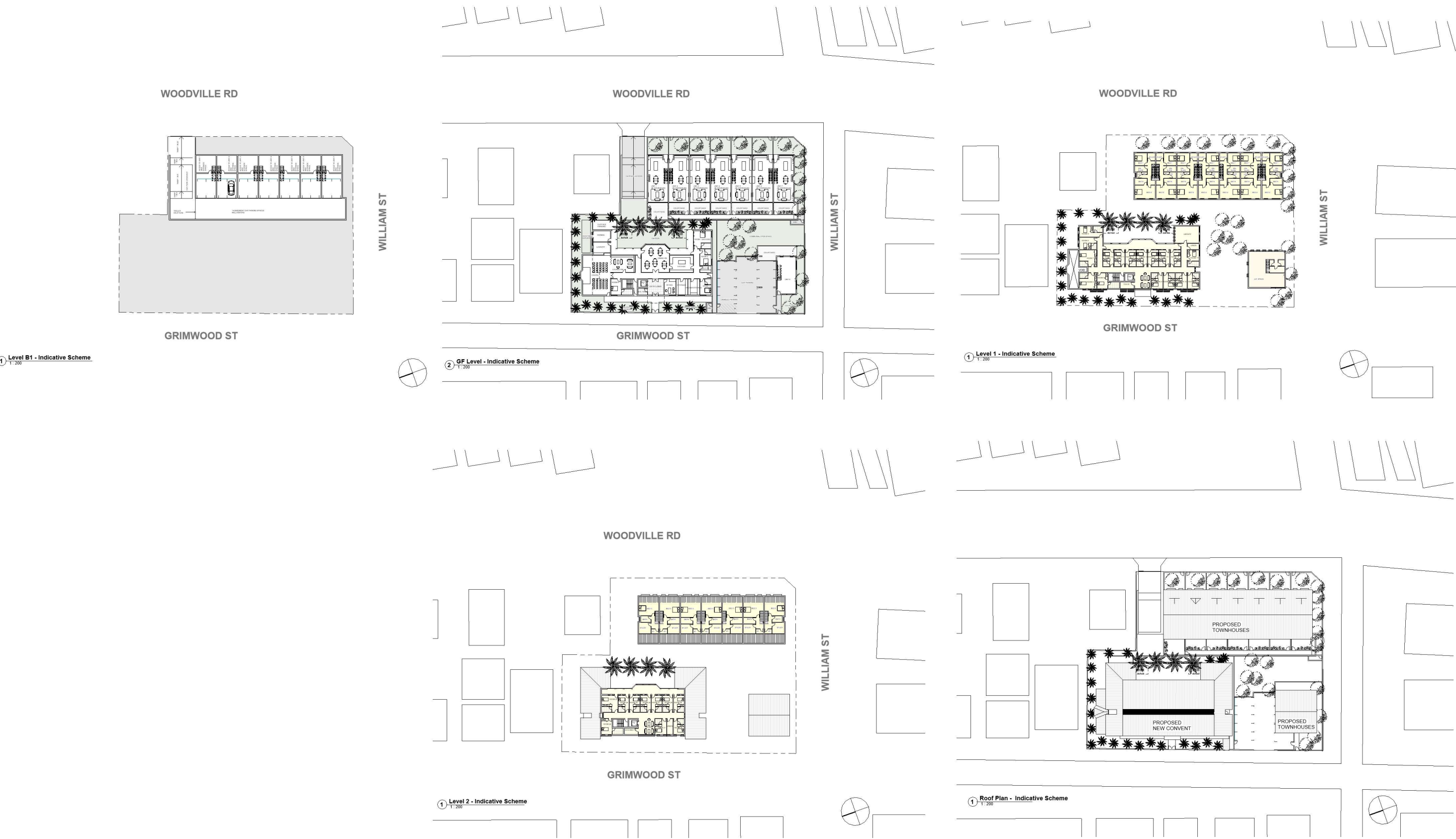
Site plan

- Underground and on grade car park entry
- Deliveries & waste collection
- Convent entry from Grimwood Road
- Terrace houses street entries from Granville & Grimwood Road
- Site setbacks
- Landscape and Convent's garden
- Terrace Houses front and back yards



Concept - continued

Typical Floor Plans

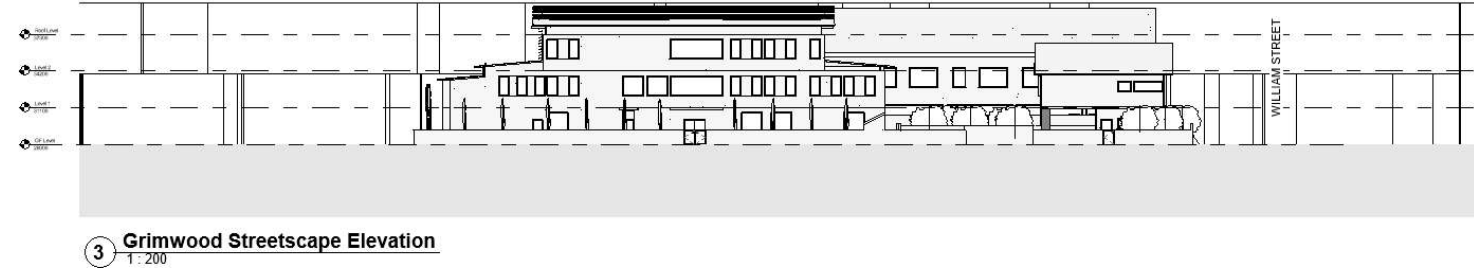
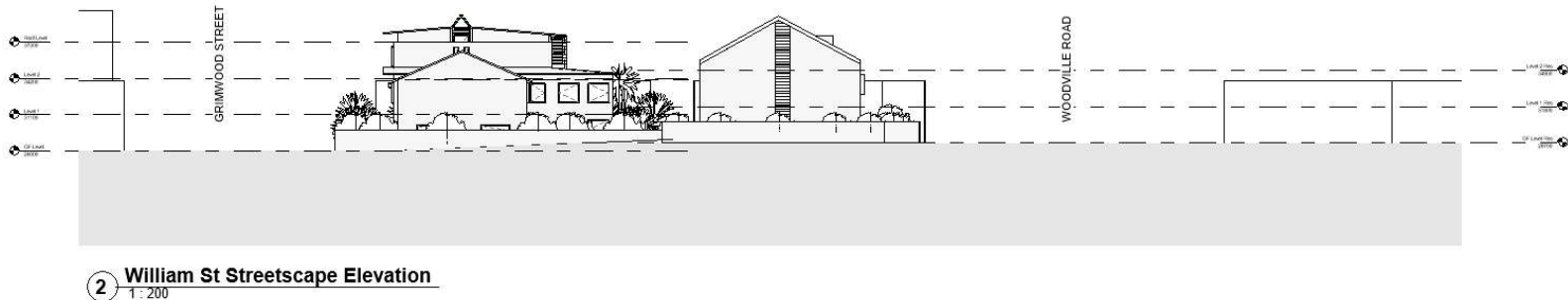


Concept - continued

Typical Section



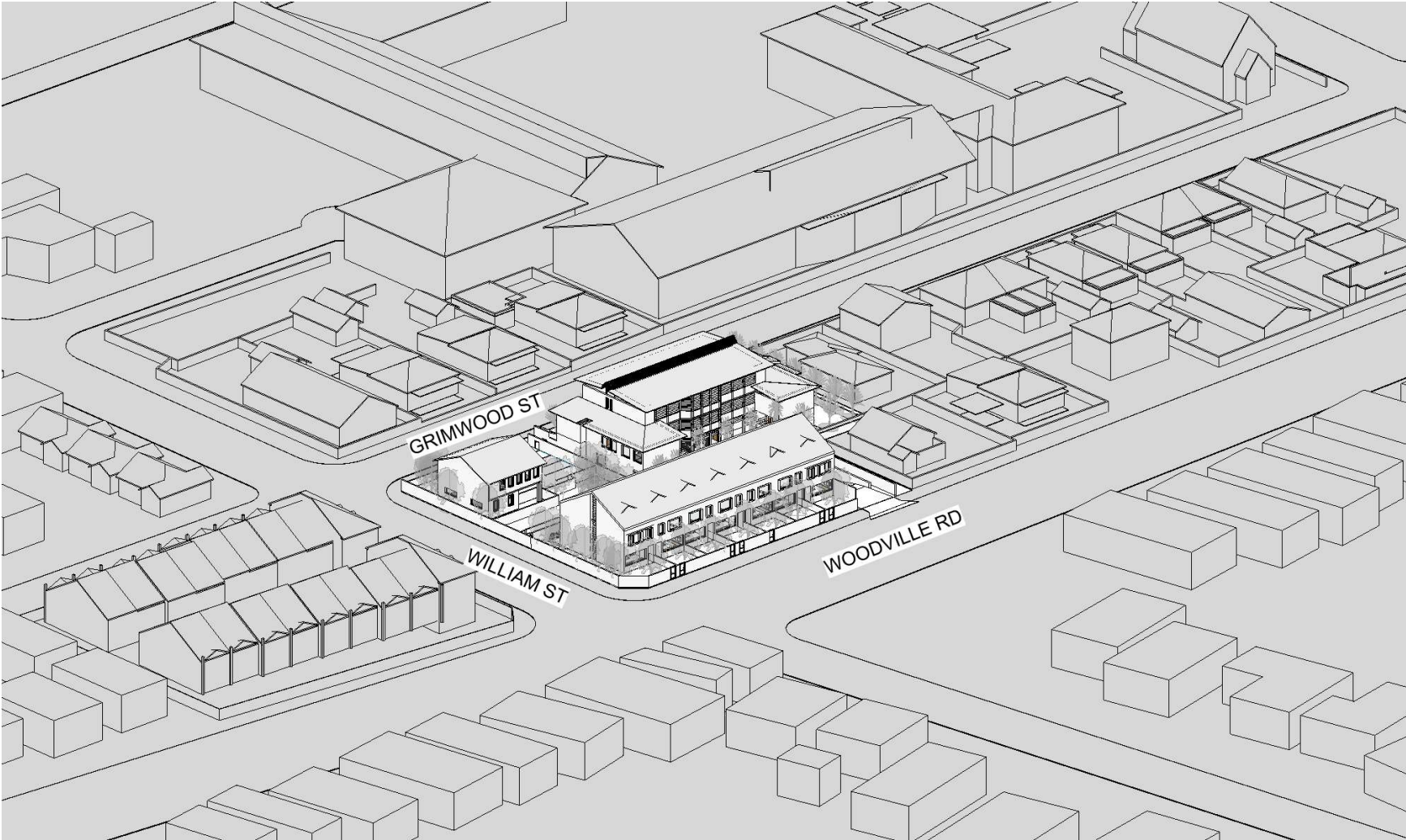
Street Elevations



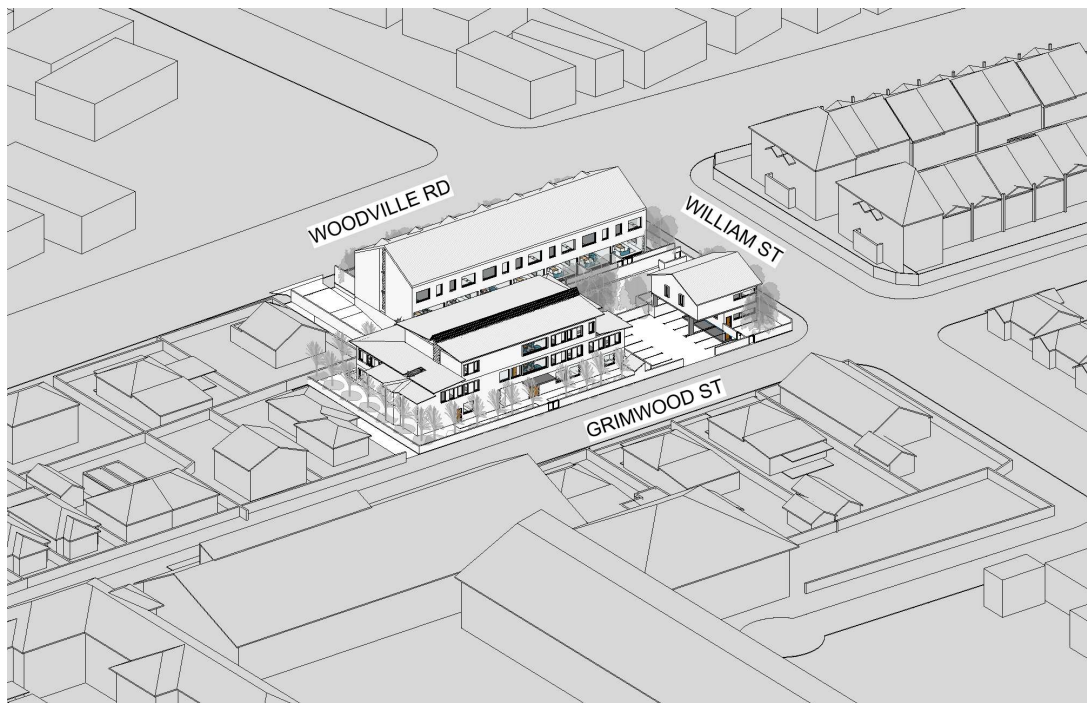
Concept - continued

3D Views – Indicative

3D Axonometric View towards NW



3D Axonometric View towards SE



3D Axonometric View towards SW

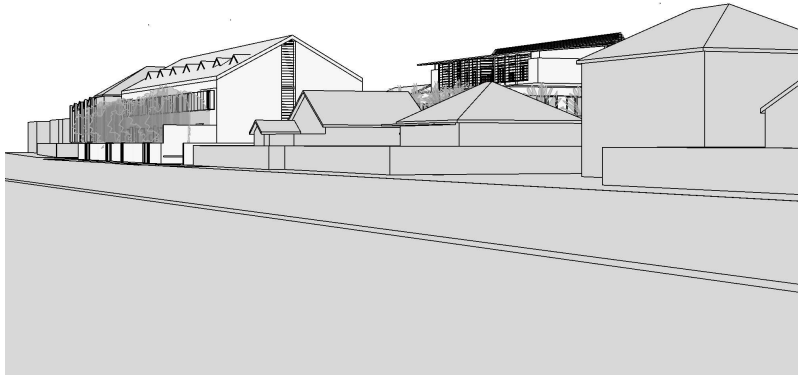
Concept - continued

3D Views – Indicative

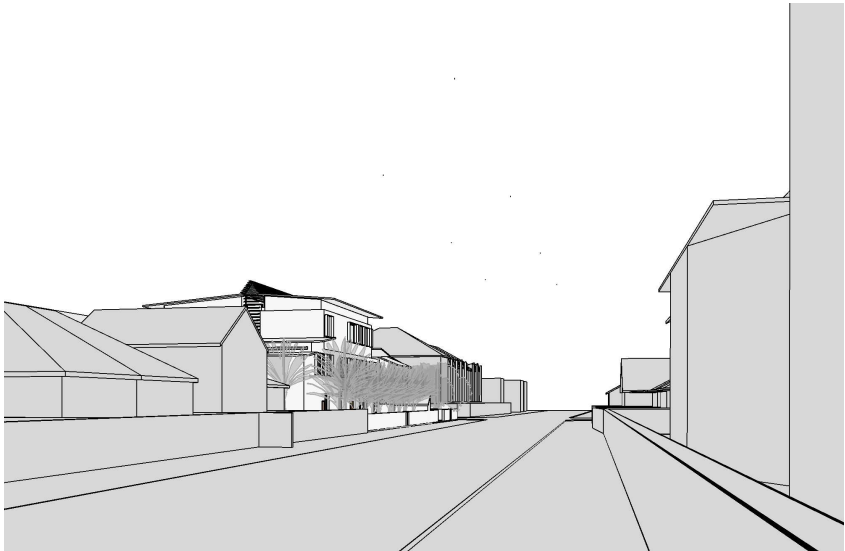
3D View from William St towards West



3D View from Woodville Road towards South



3D View from Grimwood St towards South



3D View from Woodville Rd towards North

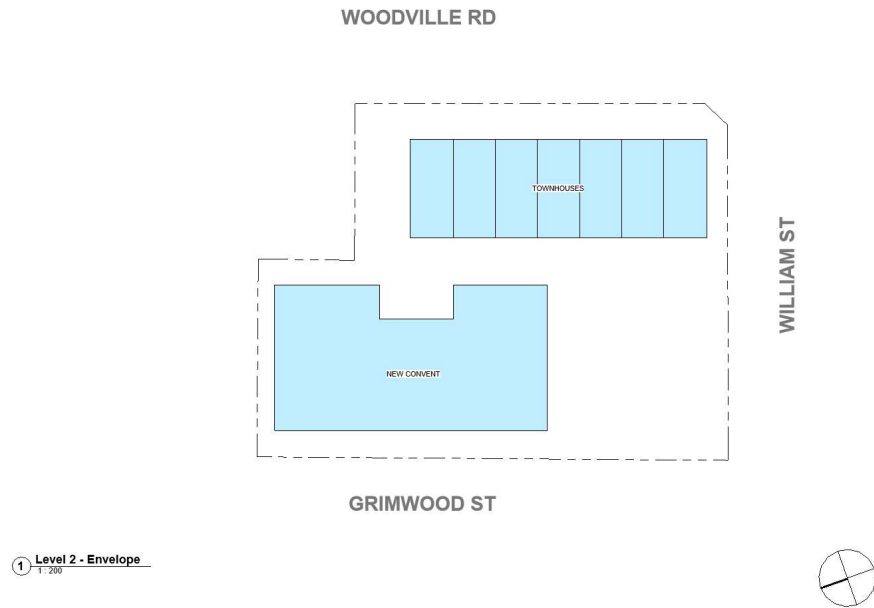
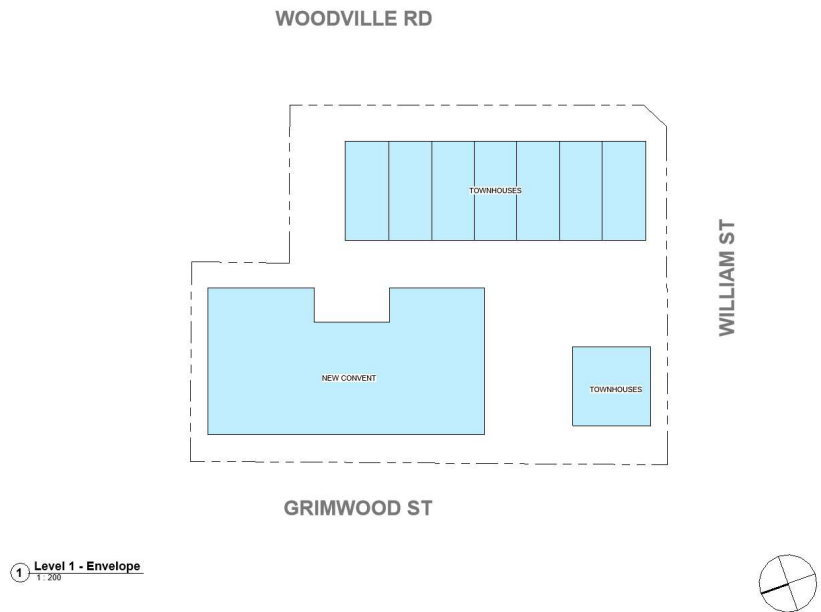
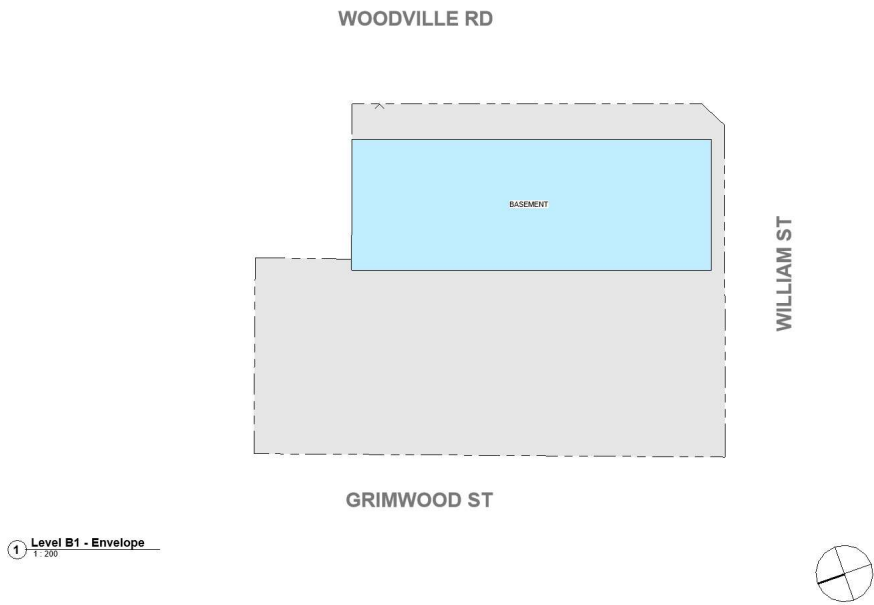


3D View from Grimwood St towards North

Concept - continued

Bulk Form and Massing – Floor Plans

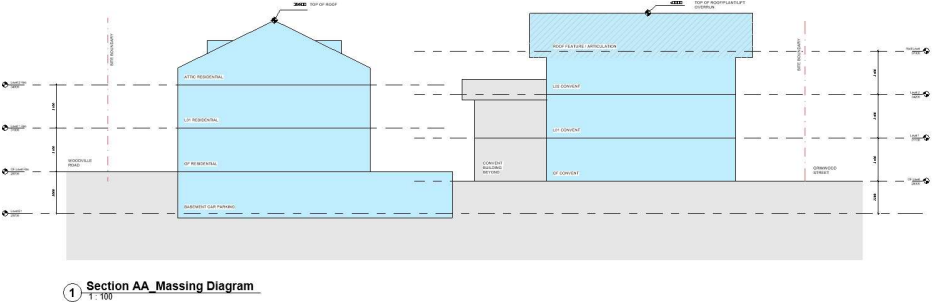
- Proposed site setbacks:
- Proposed number of storeys:
- Prpoposed buiding separation:
- Bulk and Scale:



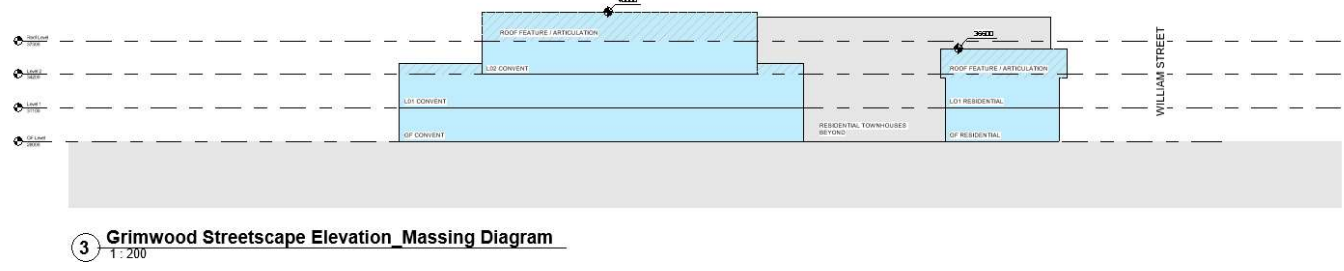
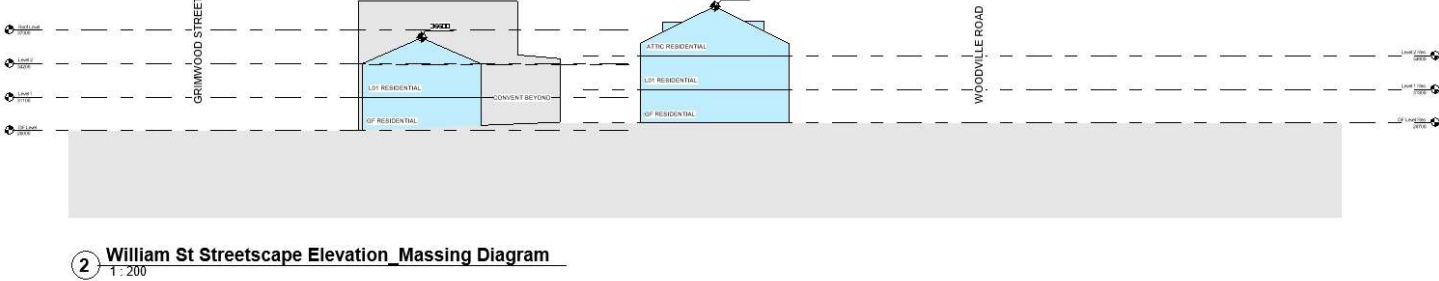
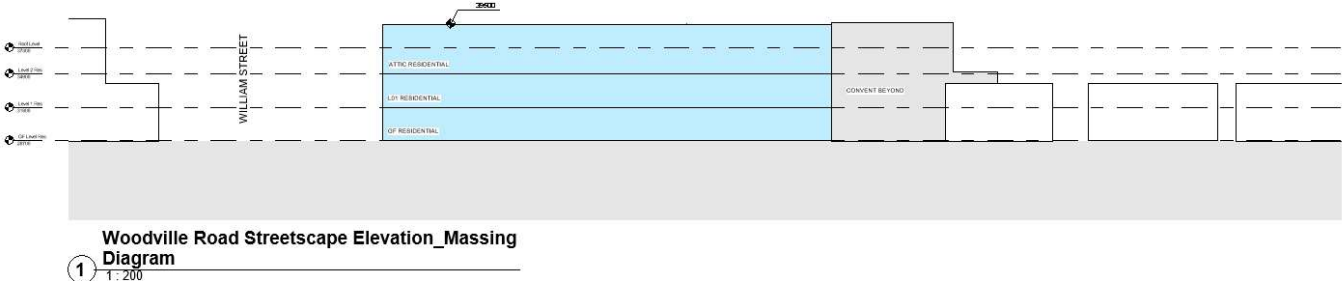
Concept - continued

Bulk Form and Massing

Section



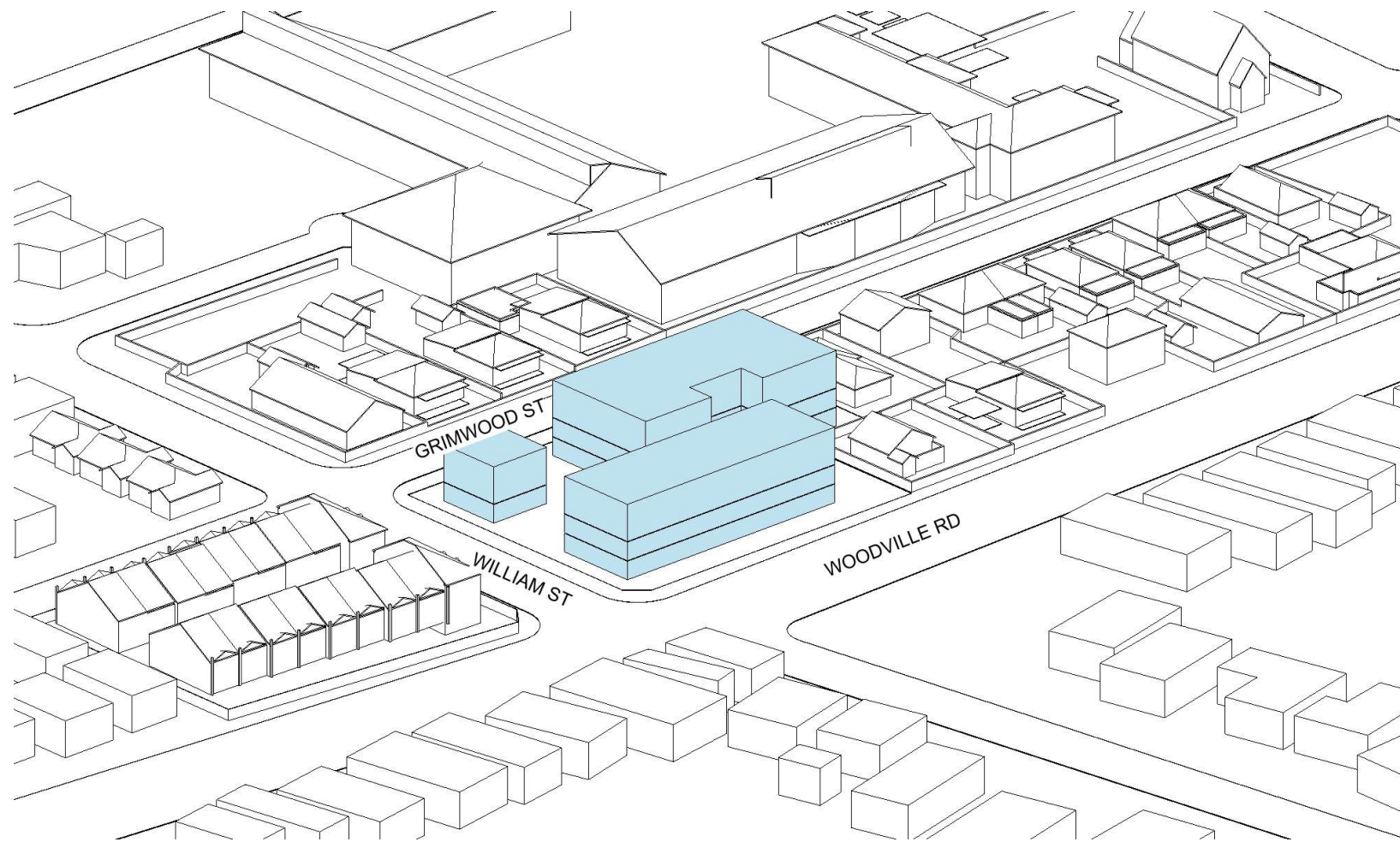
Street Elevations



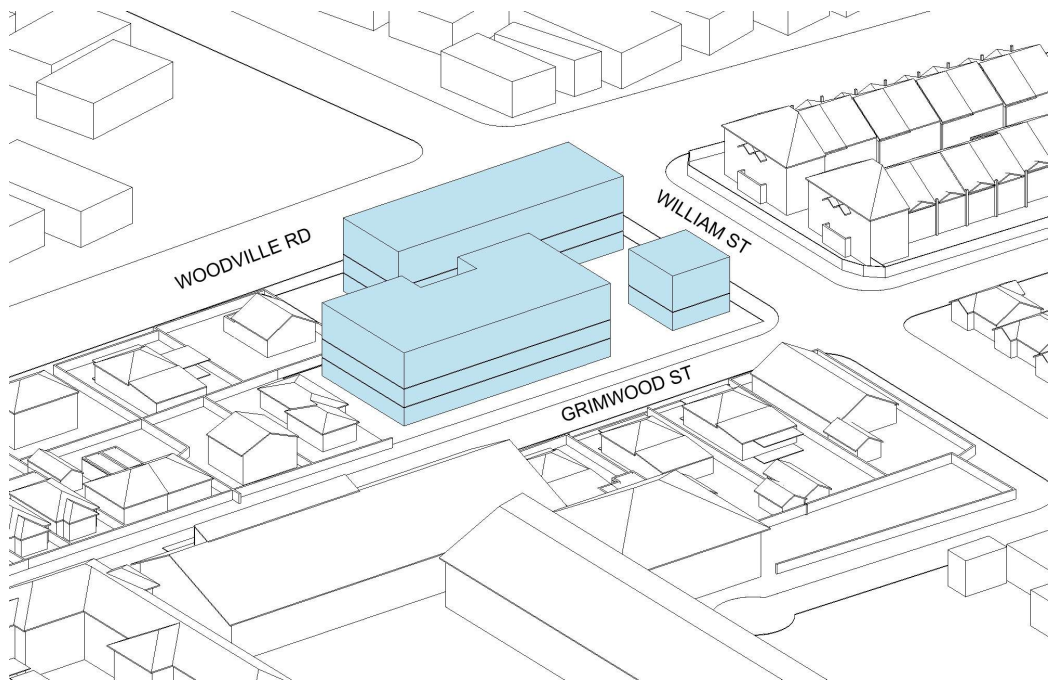
Concept - continued

Bulk Form and Massing – Indicative 3D Views

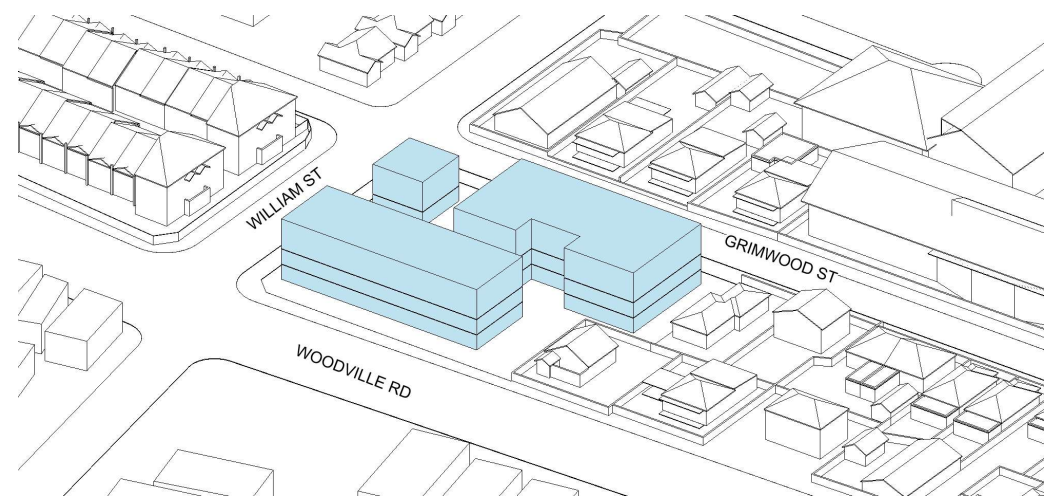
3D Axonometric View towards NW



3D Axonometric View towards SE



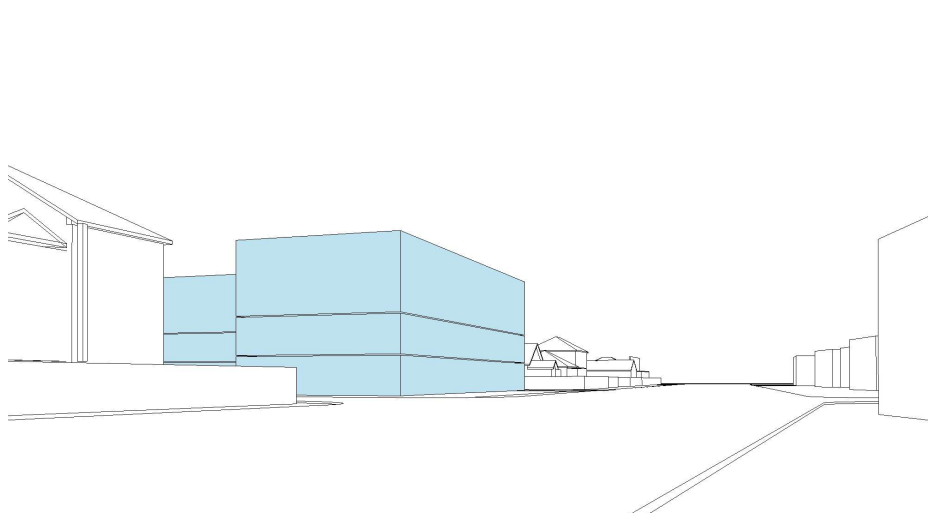
3D Axonometric View towards SW



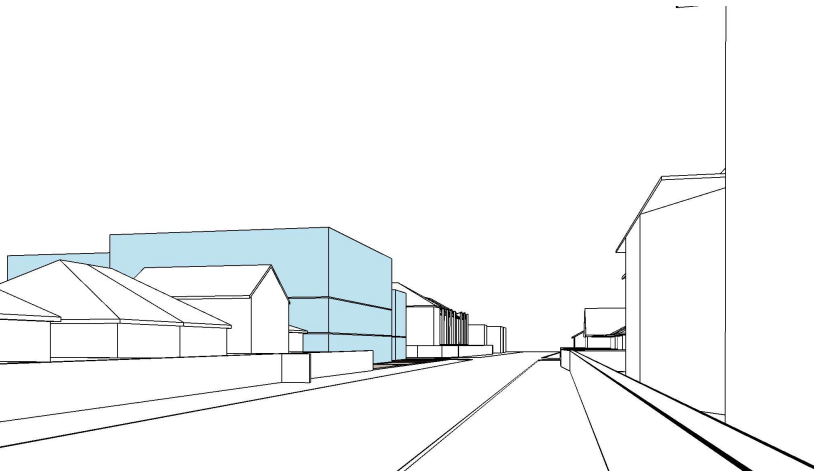
Concept - continued

Bulk Form and Massing – Indicative 3D Views

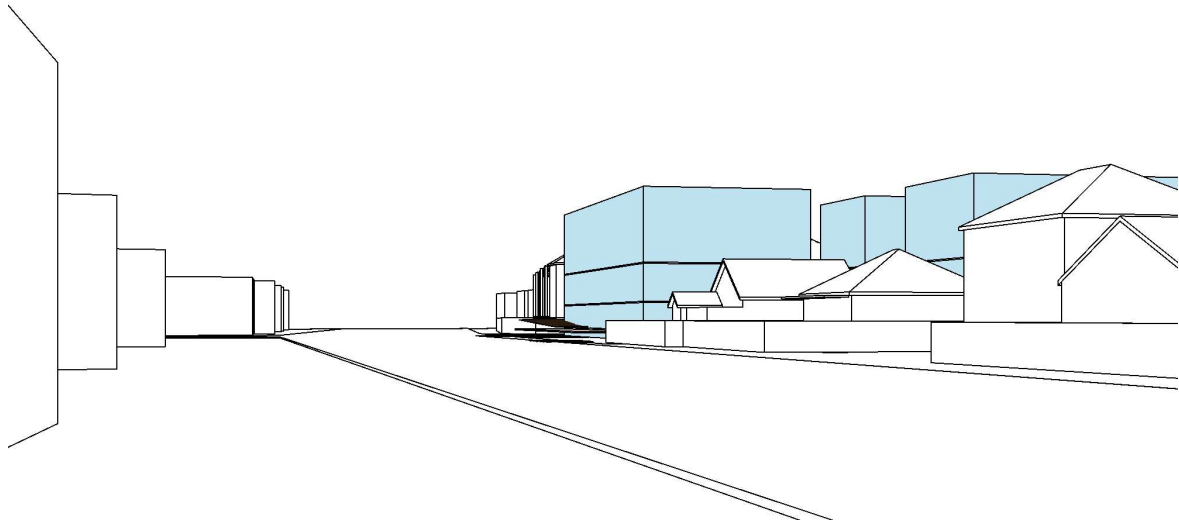
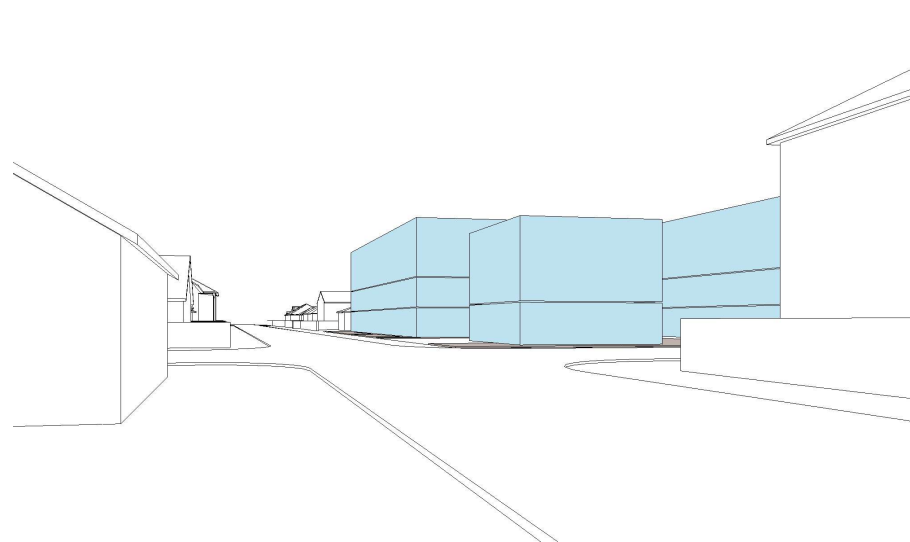
3D View from Woodville Rd towards North



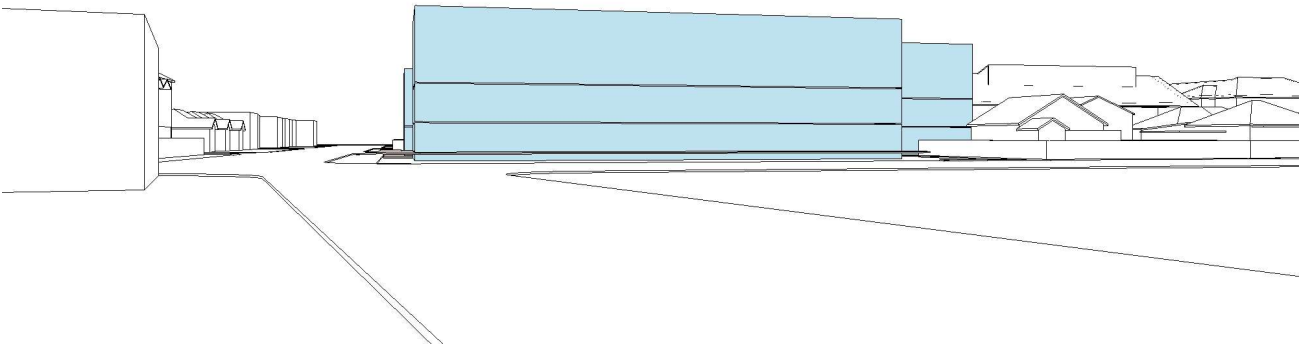
3D View from Grimwood St towards South



3D View from Grimwood St towards North

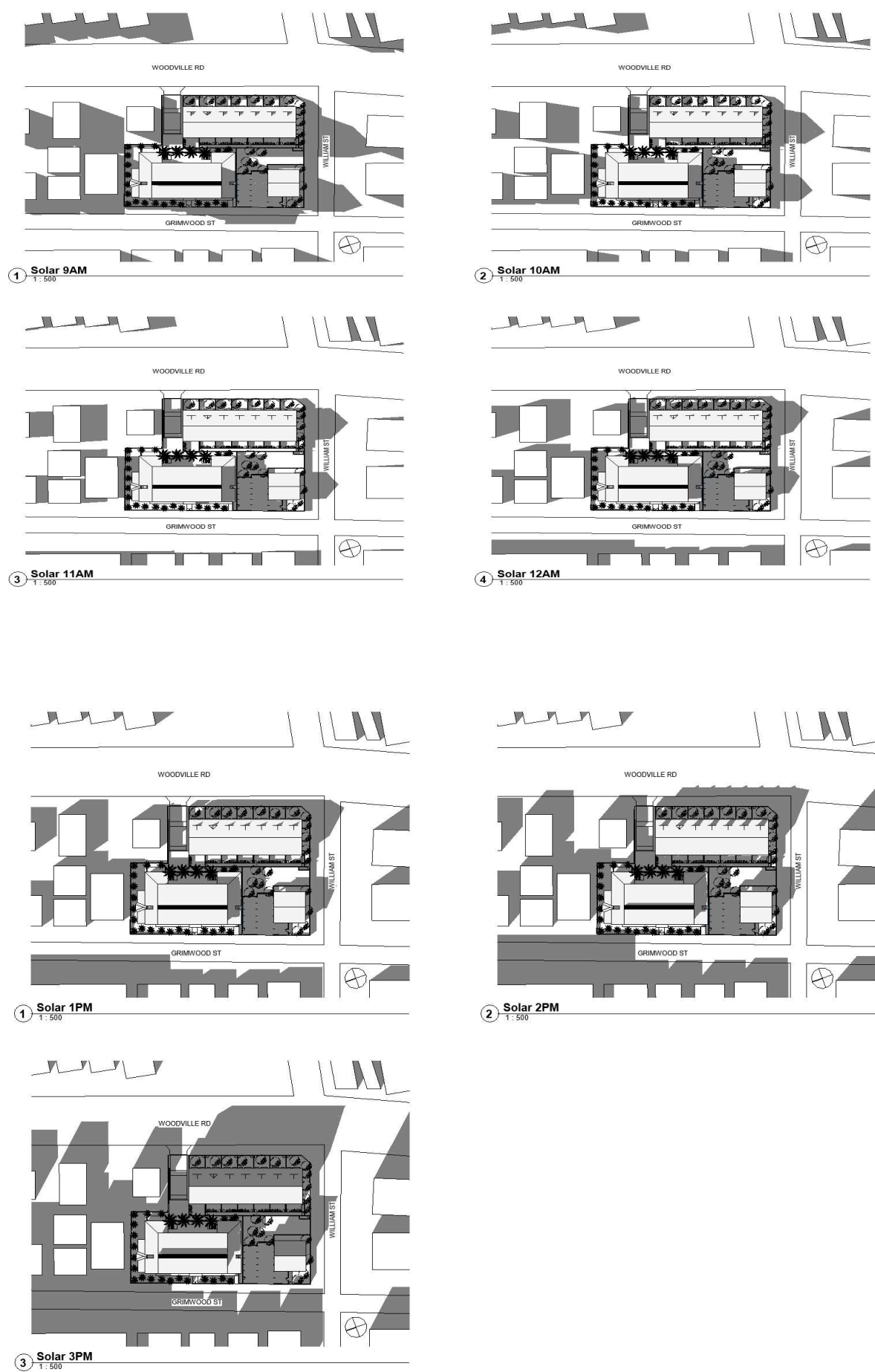


3D View from Woodville Rd towards South

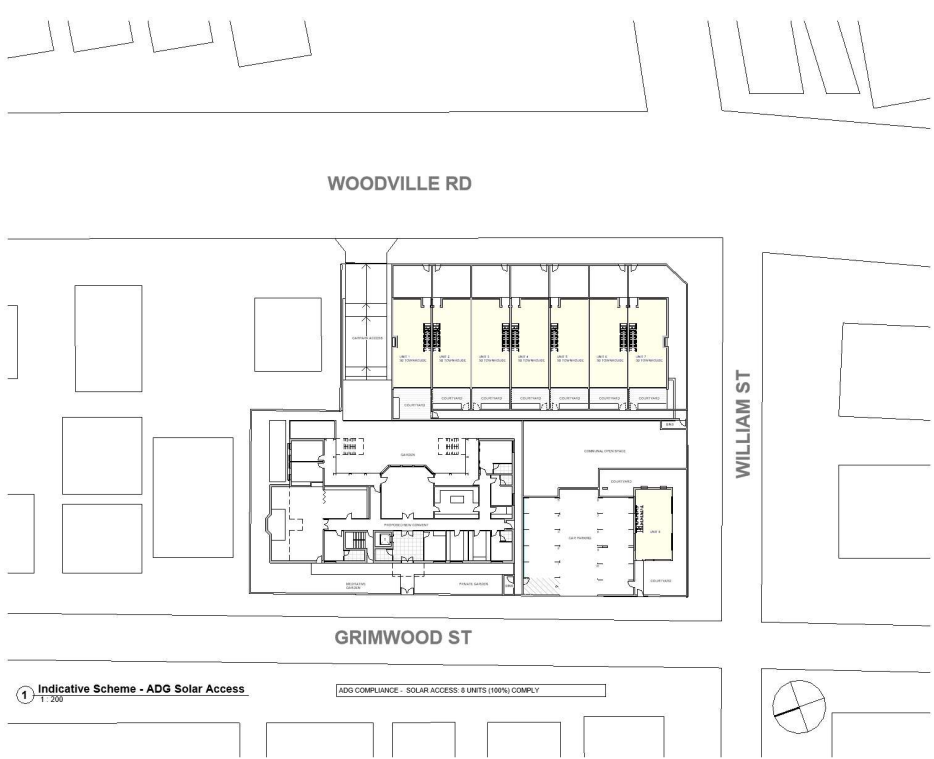


3D View from Wwilliam St towards West

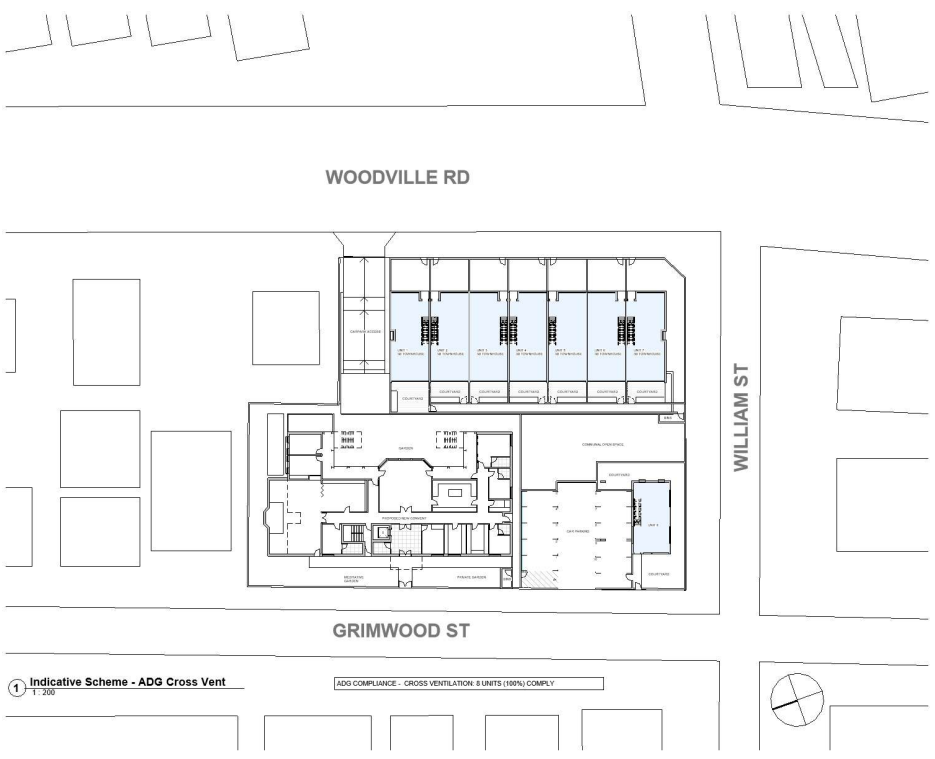
4. Overshadowing Diagrams



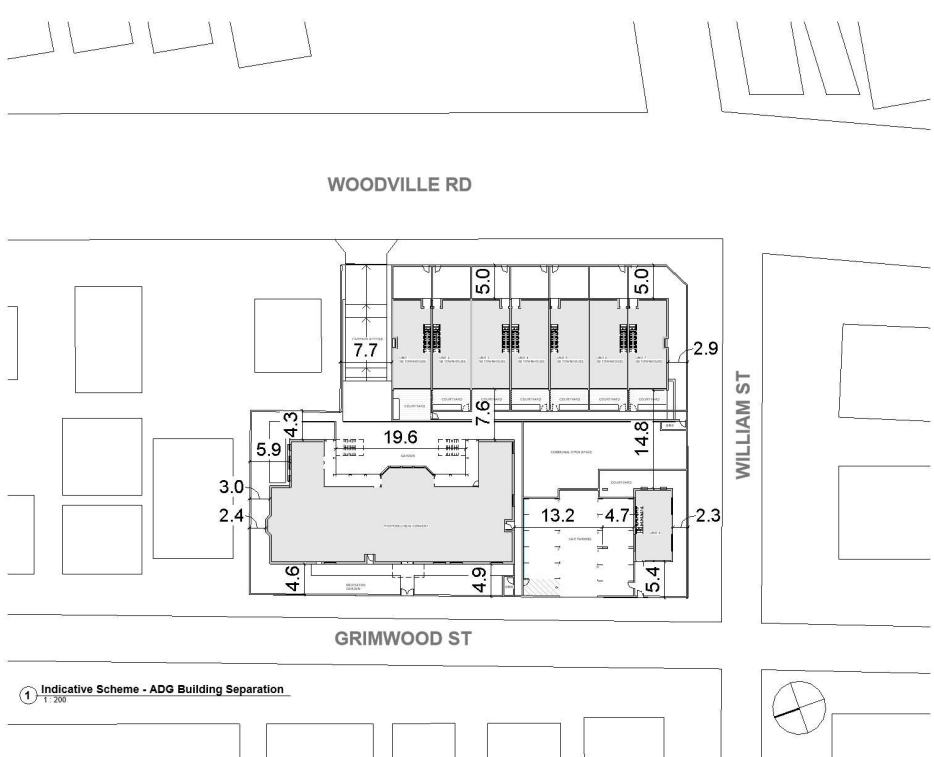
5. SEPP65/ADG Compliance



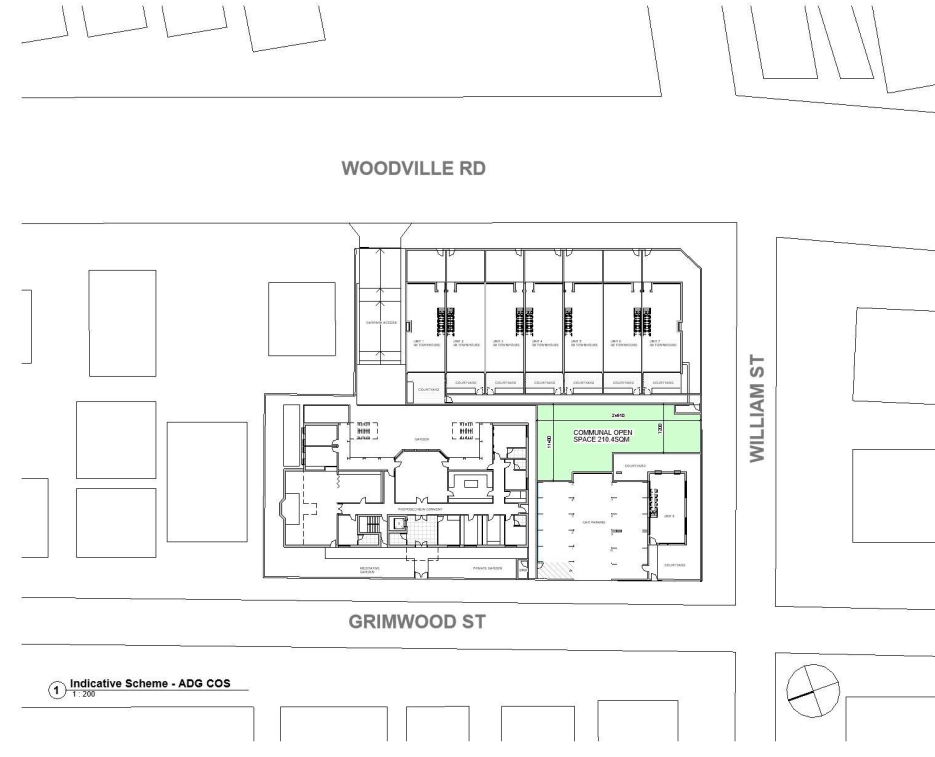
Solar Access – 8/8 terraces (100%)



Cross Vent – 8/8 terraces (100%)



Building Separation – 15m building separation between terraces



Communal Open Space – approx. 210sqm

