

Urban Design Report
for Planning Proposal Submission
896 Woodville Road, Villawood
For Nationwide Builders Pty Ltd
October 2022

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1.0 Introduction

This Urban Design Report has been prepared by Tony Owen Partners for Nationwide Builders Pty Ltd. The report has been prepared as part of a submission for a Planning Proposal to amend certain controls for the above site.

The Urban Design Study examines the constraints and opportunities of the site in support of the Planning Proposal. It has been used as a guide to the master planning and building controls for the site to achieve a high quality fit with its context and the best outcome for the future development of the area.



2.3 Physical Characteristics

The site has an area of approximately 3225m². This consists of a large rectangular block on the corner of Woodville Road and Howatt Street between Hilwa St and Woodville Road. It contains the current Gospel Pianos Store. It does not include a portion of this rectangular site containing the Apex Petrol Station, as it is not possible to acquire this site. It also contains 2 adjoining sites to the south of this block known as 898 Woodville Road and 15 Hilwa Street. The site is almost 100m long and 60m wide at its longest points. The site has an approx. 40m frontage to Woodville Road and 30m to Howatt Street. The site contains a 1 storey commercial building over part of the site, with the majority being open stand parking. The adjoining petrol station is also 1 storey.

2.4 Context and Neighbourhood Character

Current Character

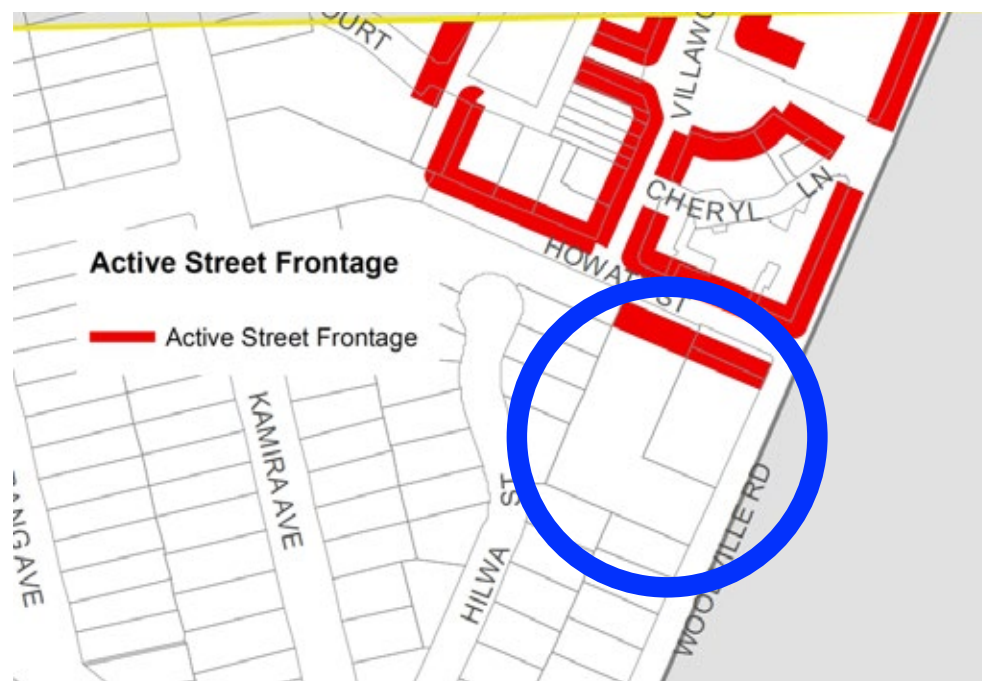
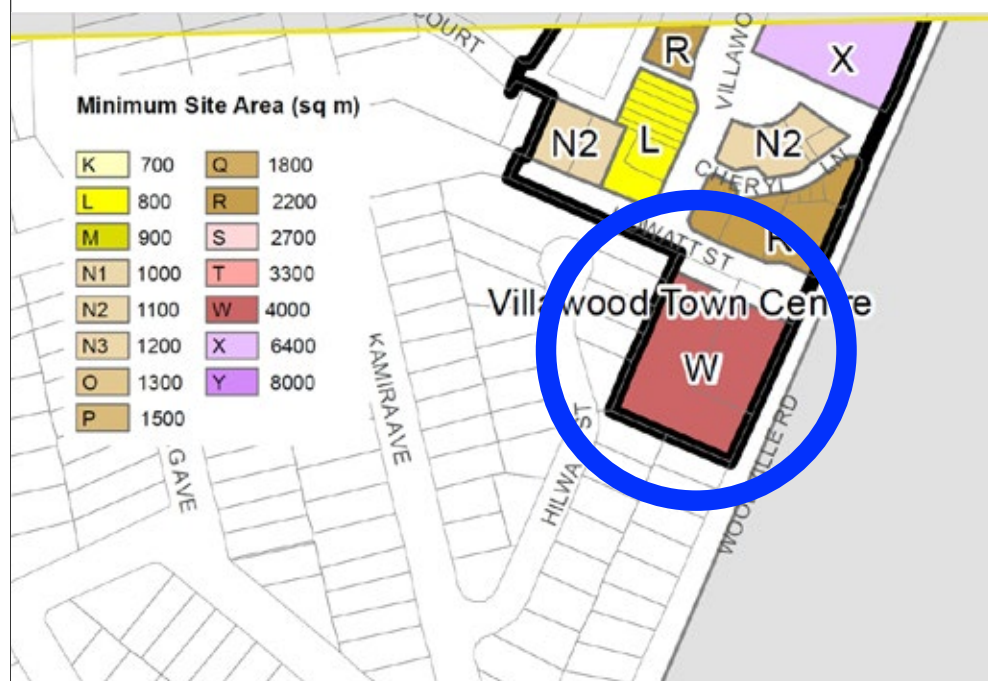
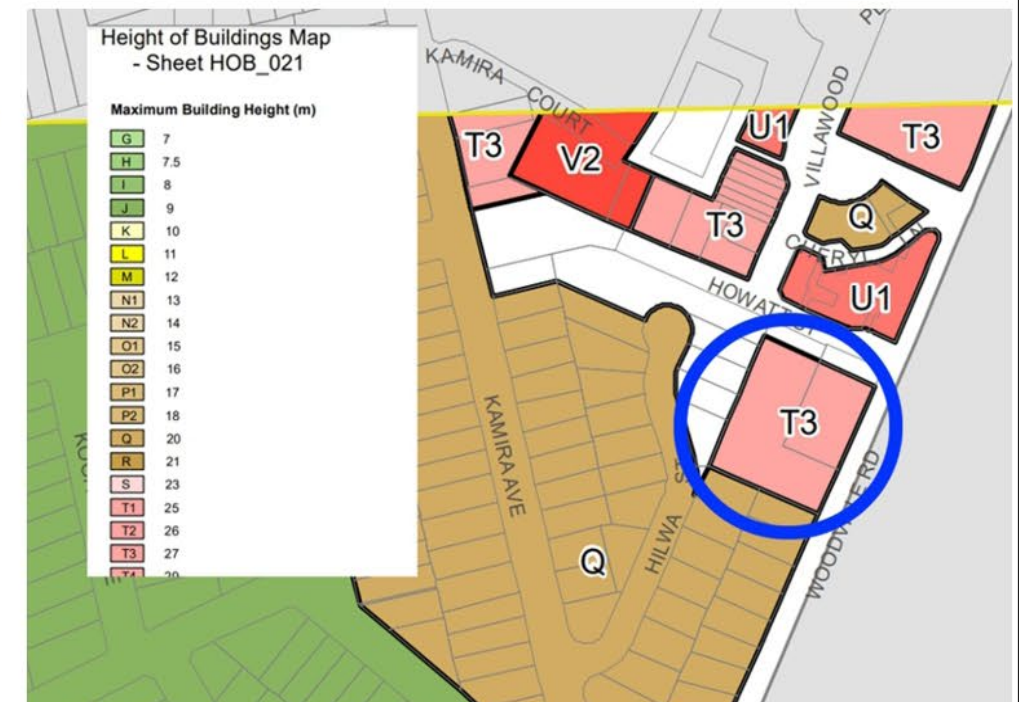
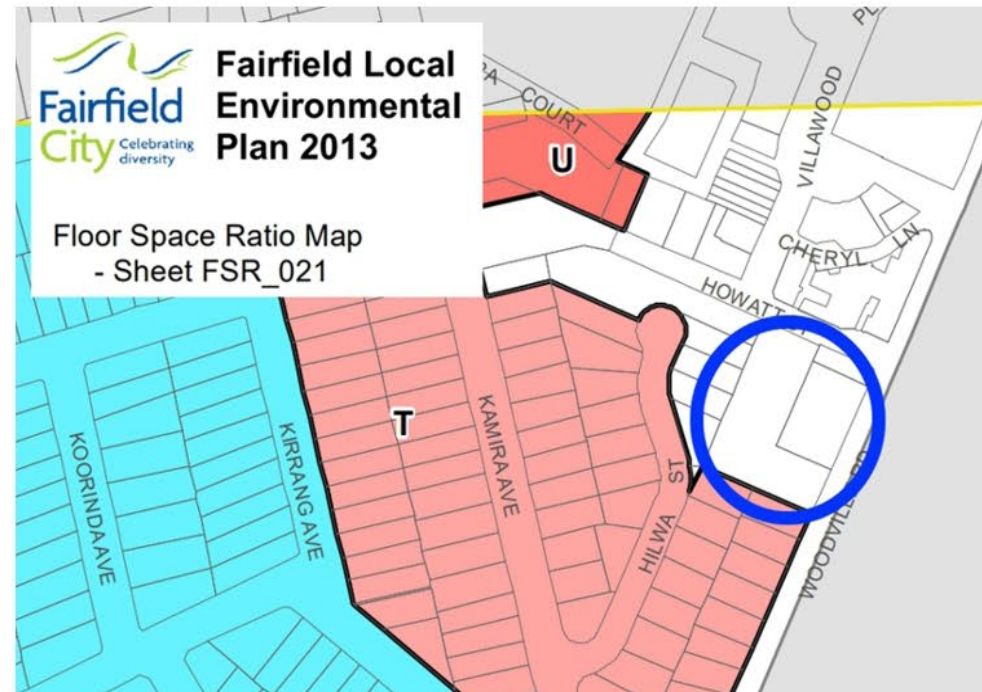
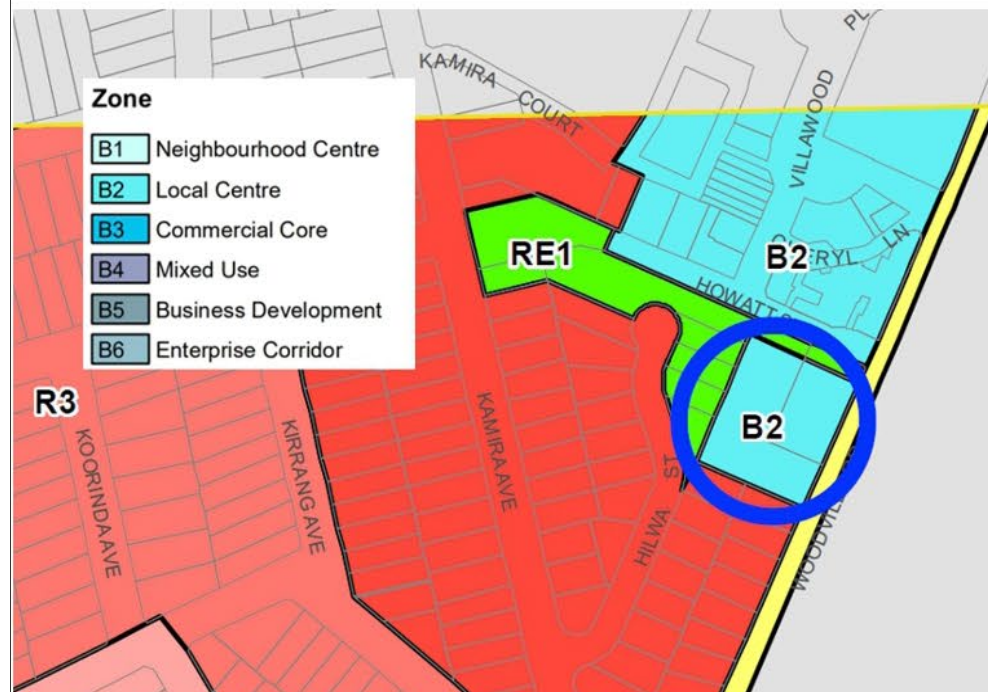
The area is generally characterized by 1-2 storey detached houses to the south, east and west, with 3 storey walk ups to the east and some commercial premises such as those located on the site. The majority of the site is located within the Villawood Town Centre DCP 2020. The areas north of the site are within the Villawood Town Centre DCP 2020 with a large portion of the sites already developed based on these controls. As such the current and future character of the area is determined by the DCP. The area to the north contains a range of mixed use developments consisting of 6-12 storey mixed use apartment buildings with ground floor retail and commercial spaces, areas of parking and retail and commercial including an ALDI store and a number of restaurant and fast food outlets. The site is within 300m of Villawood Station.

The site is served by the nearby ALDI supermarket and retail commercial premises within the Town Centre commercial core.

Future Character

The LEP and Town Centre DCP contains controls which has established the future character of the area.

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3.0 Built Form Controls:

3.1 Fairfield LEP 2013

Existing Controls:

The site falls under the Fairfield LEP. Under the LEP it has the following controls:

896 Woodville Road:

Zoning = B2 – Local Centre

Height = 27m or 8 storeys

FSR = N/A

Minimum Lot Size for bonus controls = 4000m2.

898 Woodville Road and 15 Hilwa Street:

Zoning = R4 – High Density Residential

Height = 20m or 6 storeys

$$\text{FSR} = T = 2:1$$
[illegible]



3.2 Villawood Town Centre DCP 2020

Private and confidential

The Villawood Town Centre Development Control Plan 2020 was adopted by Council on 28 April 2020. The Aims of this Development Control Plan include the following:

1. Implement and build upon the aims and objectives of the Villawood Town Centre amendment to the Fairfield Local Environmental Plan 2013;
2. Ensure that all development in the town centre implements the aims, objectives and desired built form of the Villawood Town Centre Urban Design Study;
3. Provide guidelines and controls for development within the Villawood Town Centre;
4. Provide a framework for the orderly development of the town centre;
5. Ensure that future residential development provides for a range of dwelling sizes and affordability;
6. Ensure economic development and retail/commercial growth in the Town Centre, and;
7. Protect and enhance the public domain and open space.

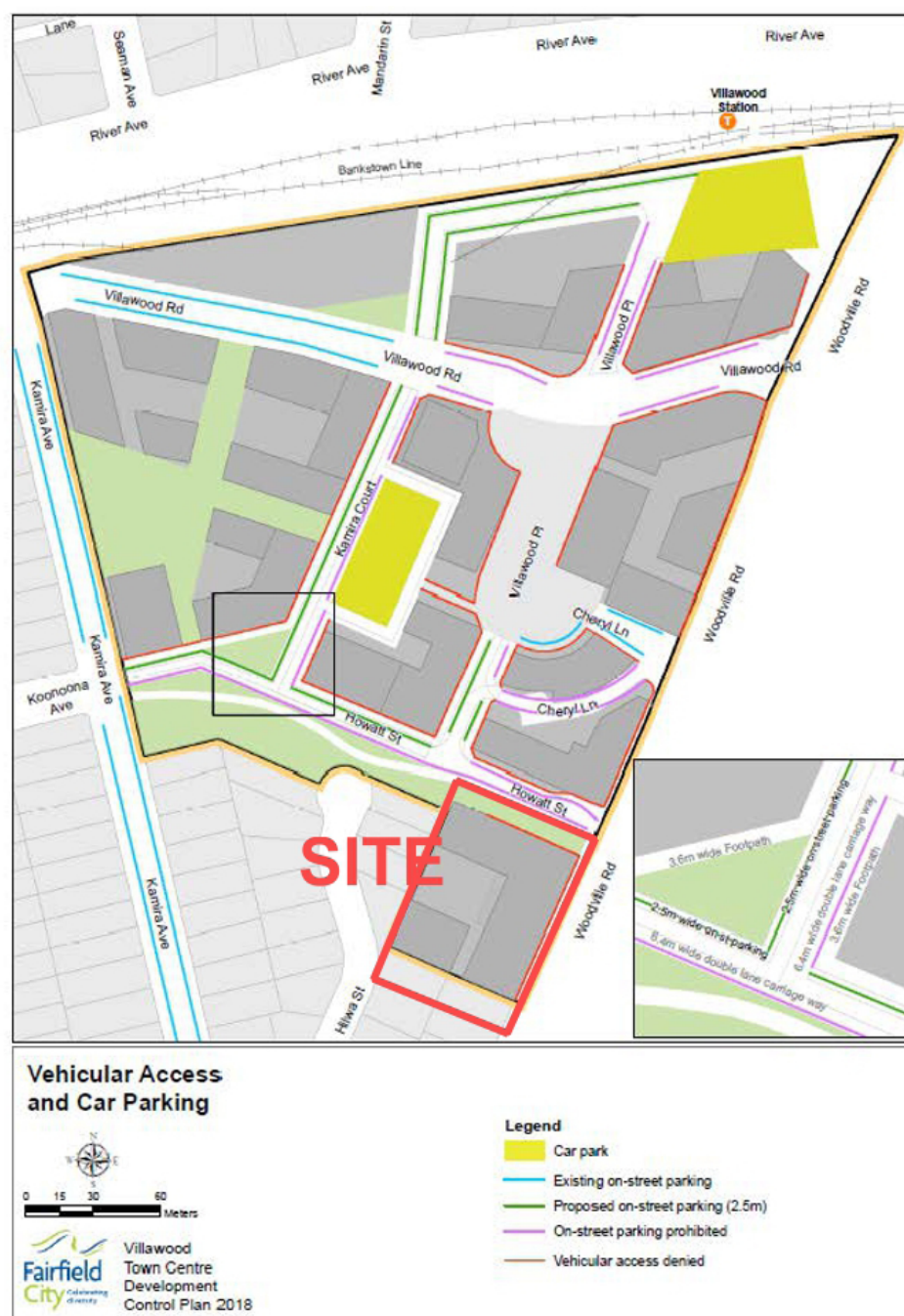
The desired future character of the precinct are that it become an active, vibrant Town Centre in which people can enjoy spending business and leisure time. The desired development for the Town Centre is a retailing and commercial activity, supported by necessary larger operations such as the Aldi supermarket.

Existing and additional R4 High Density Residential zones, together with multi storey B2 Local Centre zones will increase population and provide opportunities for mix use developments and dwelling types. The R4 High Density Residential zoned land with a total area of 17,350m² and a maximum height of building of twelve (12) storeys will provide opportunities for approximately 360-400 apartment units to benefit from the redeveloped and revitalised B2 Local Centre shops and services. The B2 Local Centre with a total area of 25,270m² will also increase the surrounding open space; interconnection between the pedestrian network and new shop top housing.

Envelopes:

The DCP contains proposed envelope massing to achieve the objectives of the master plan. This includes building heights, building depths and setbacks set out in the master plan. For the subject site, this consists of 2 x 7 storey towers above a retail/commercial podium.

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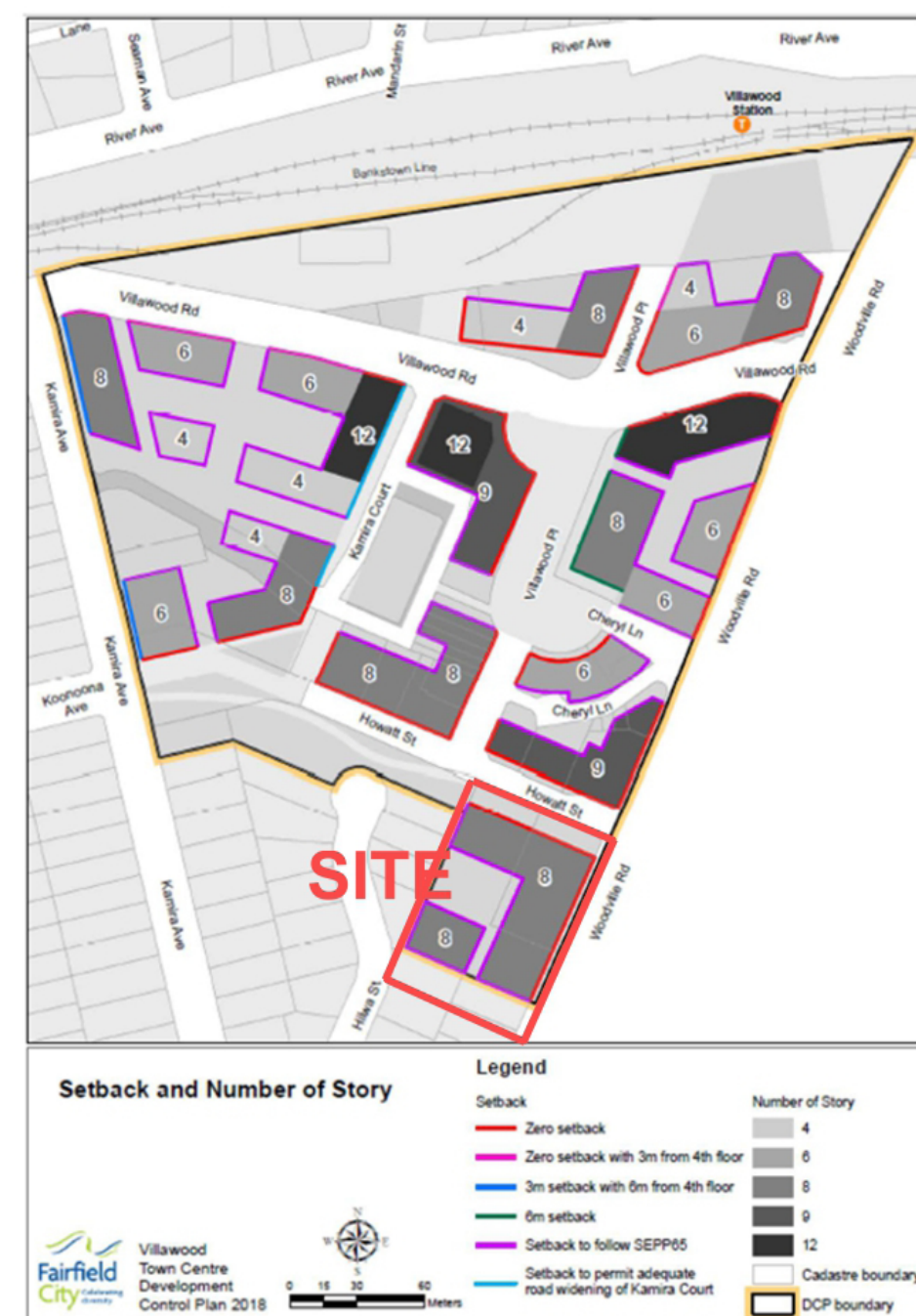
3.3 Vehicle Access and Parking

The DCP establishes locations for centralised car parks and preferred vehicle access points. This PP envisages maintaining the outcomes as set out in the MP. It is noted that the proponent is currently developing, or has already developed 4 sites within the MP including 1 Villawood Place, 47 Villawood Place and 894 Woodville Road. As such they are the principal entity driving the realisation of the MP. In the course of this work, we are undertaking a detailed traffic analysis of the precinct. This study may throw up some additional opportunities to achieve the objectives of the MP. These initiatives will form part of further discussions with the council.



3.4 Active Street Frontages and Connectivity

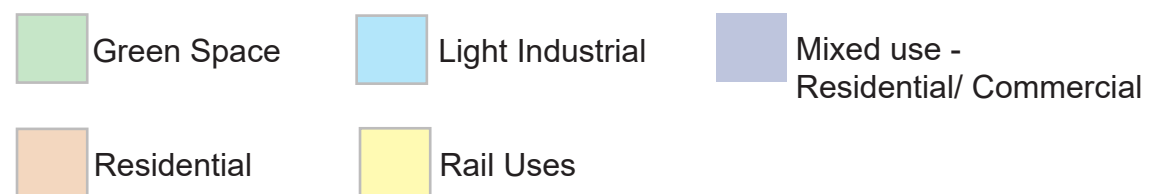
The MP outlines locations for street frontages and preferred pedestrian links. In this way it establishes the structure plan for the circulation through-out the site. This PP envisages maintaining the outcomes as set out in the MP.



3.5 Green Space:

The DCP designates a portion of the site along Howatt Street as green space. The purpose of this is to connect to the existing green space on Howatt Street to create a park within the town centre. In addition, it is proposed that all the residential properties west of the site and east of Hilwa Street be acquired by council to create a larger green space. We understand that some of these properties are already in the process of being acquired. This PP envisages maintaining the outcomes as set out in the MP.

[illegible]



The area is generally characterized by 1-2 storey detached houses and also 3 storey walk ups such as those east of the site , with some commercial premises on Woodville Road. As stated above the Town Centre indicates high density mixed use development to the north of the site including 4-12 storey RFBs above mixed use retail podiums. Large Areas to the east of the site contain light industrial uses and warehousing.

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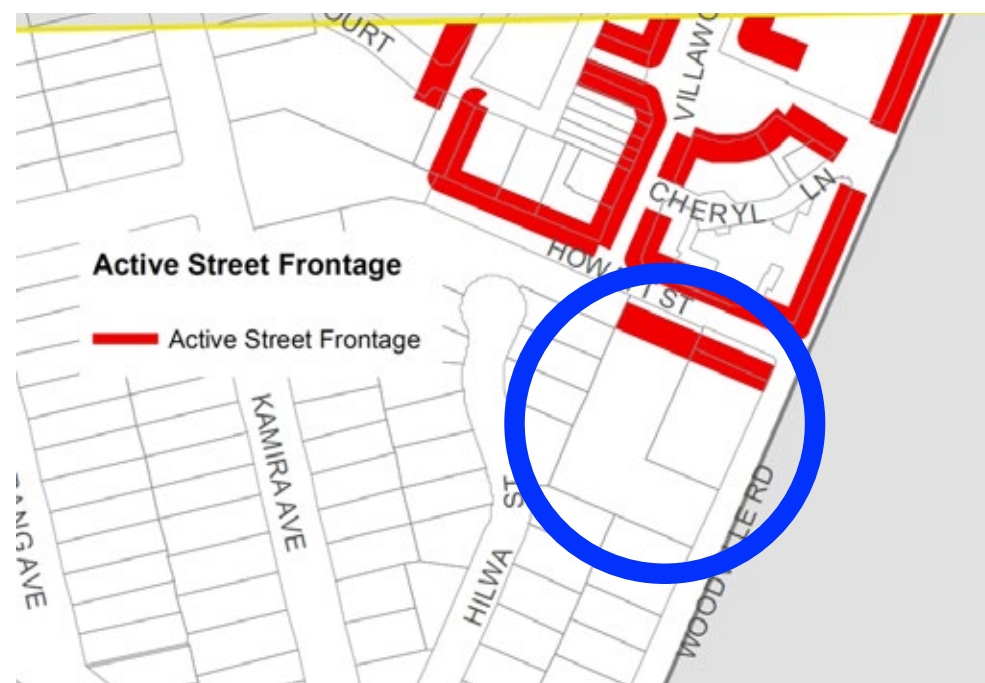
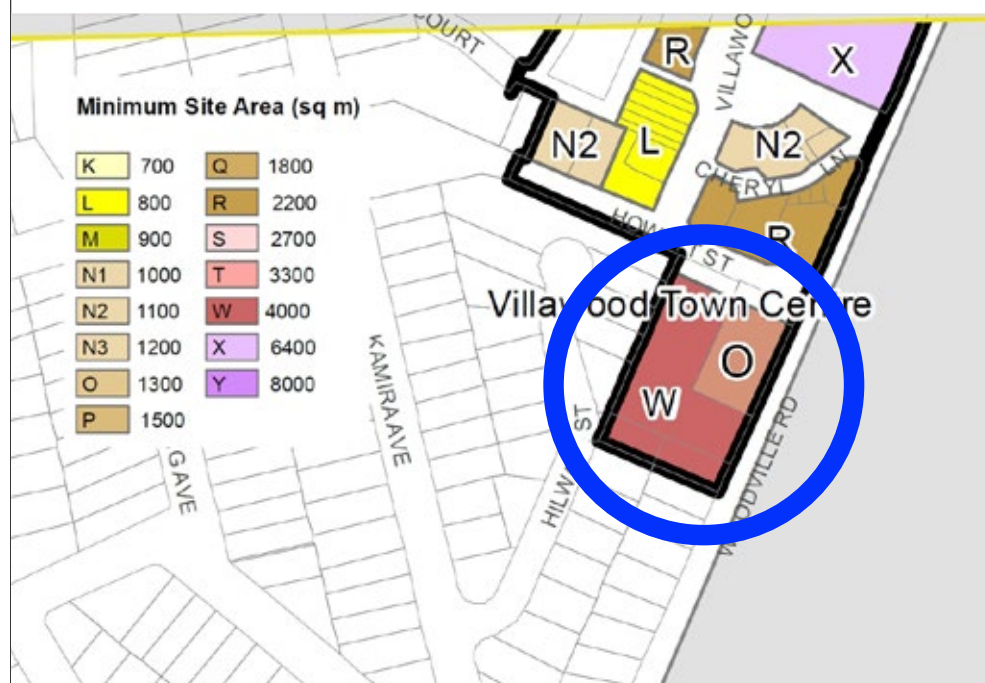
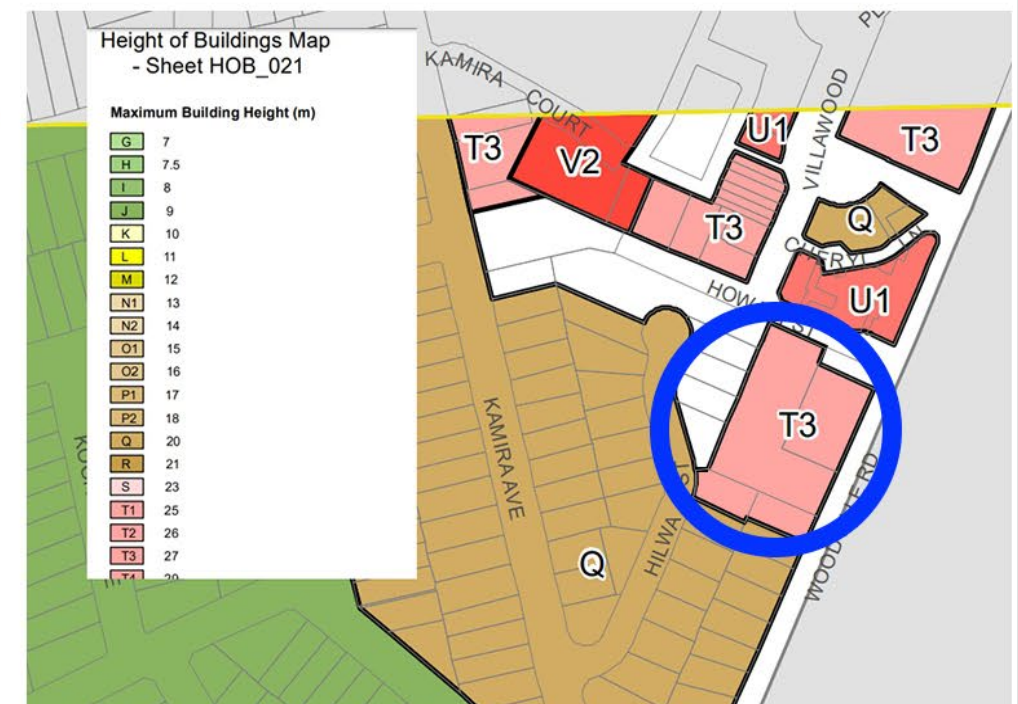
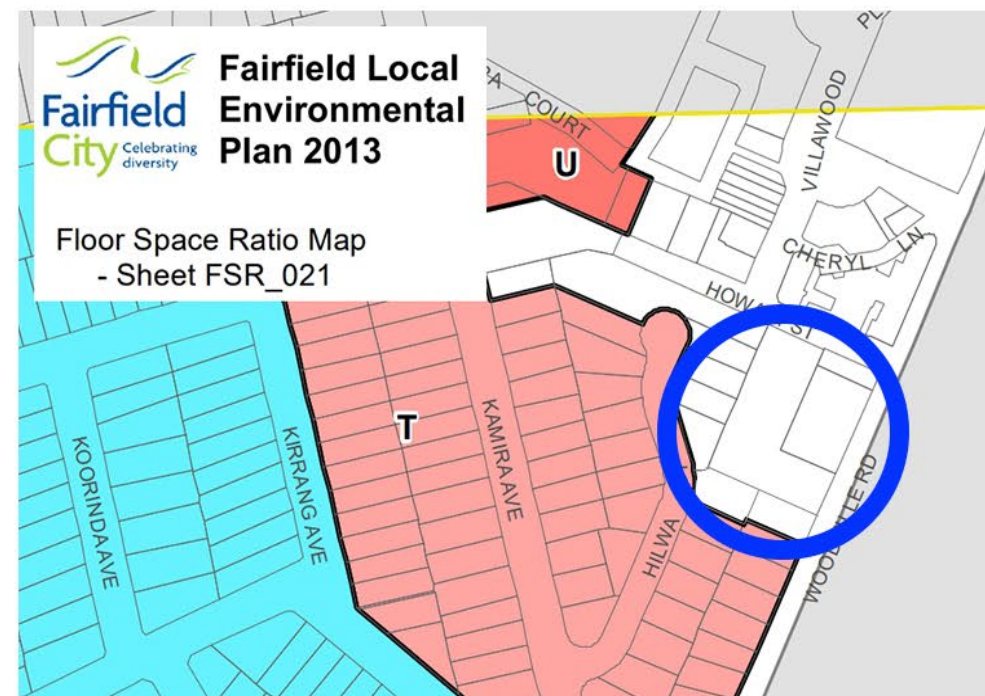
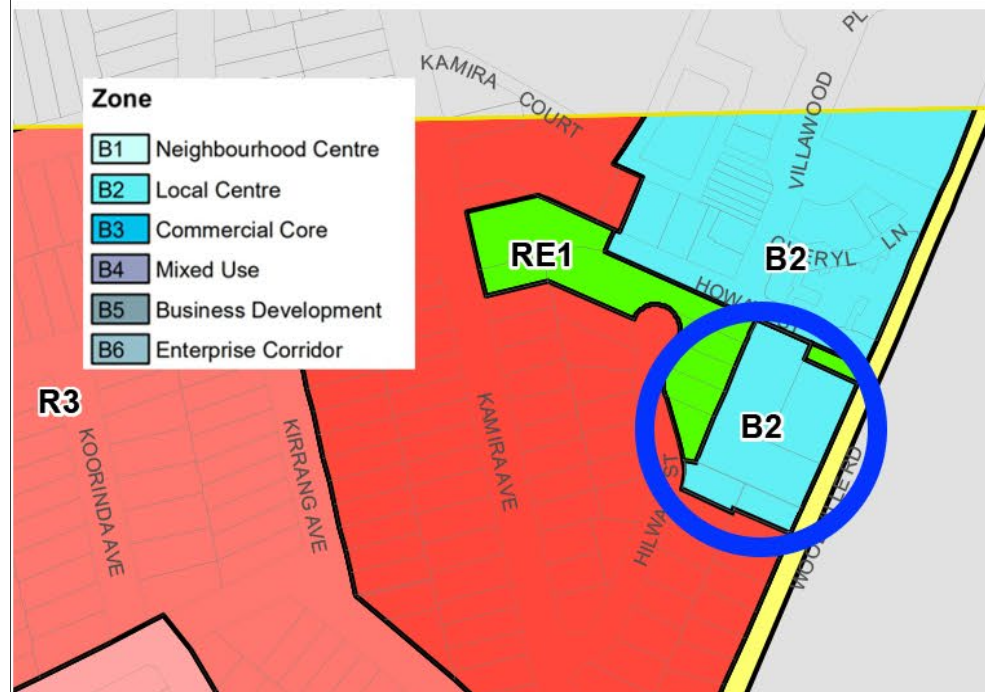
Woodville Road is a main road. The precinct is bounded by main roads Woodville Road to the east, Villawood Road to the north and Kamira Avenue which is a secondary Road. The proposed character local roads within the MP are defined within the MP DCP.

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The site is well served by transport as it is within 300m of Villawood Station. It is also located on Woodville Road which is a major bus route and near Villawood Road to the north.

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5.1 Proposed Envelopes

The site is referenced under the Villawood Town Centre DCP 2020 and LEP 2013 above. The DCP contains proposed envelope massing to achieve these controls. The necessary exclusion of the petrol station results in a different envelope result within these controls in order to achieve their objectives.

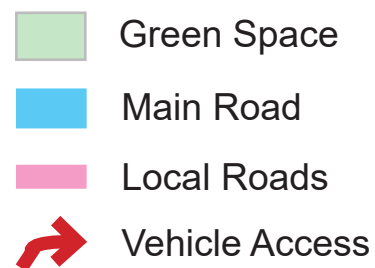
We are seeking to apply these controls across the whole site including the southern properties. We have prepared an envelope study which demonstrates the resultant building envelopes that result. The purpose of these envelope studies is to demonstrate that the objectives of the LEP and DCP can be achieved and that the resultant envelopes achieve all ADG performance compliance and that this does not result in unacceptable impacts on the adjoining properties.

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The site is located adjoining the Town Centre to the north. The frontage on Howatt Street allows good connectivity to the commercial centre. This is enhanced with the potential green space designated to the north of the site. In addition, there are opportunities for connectivity from Hilwa Street to Woodville road with a retail or pedestrian thru-site link at the south.

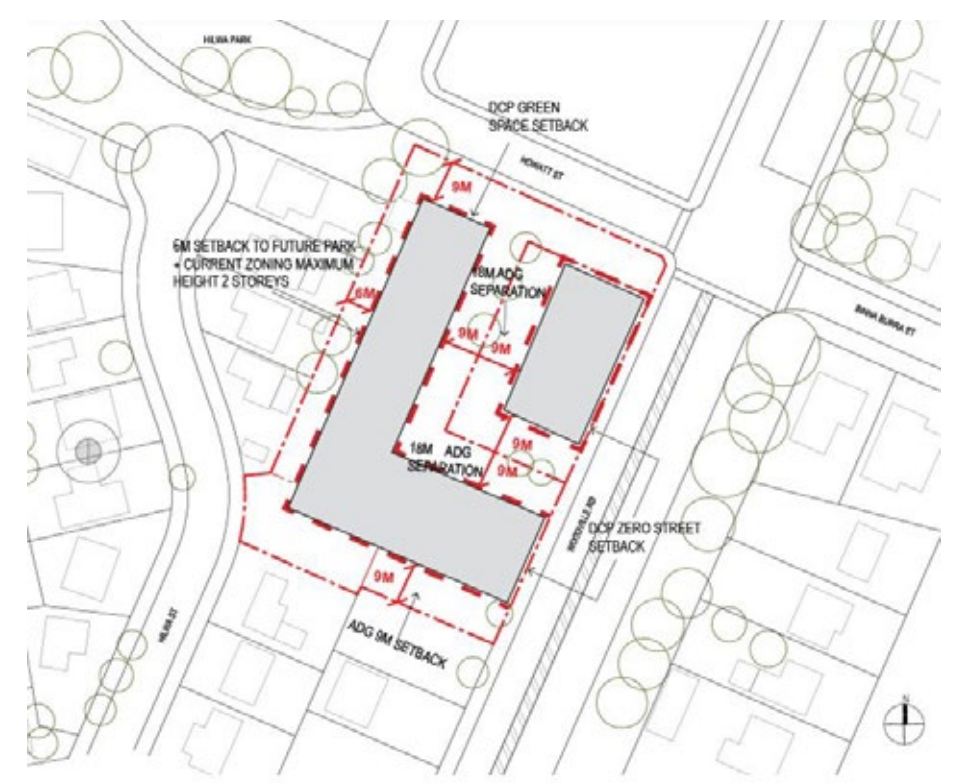
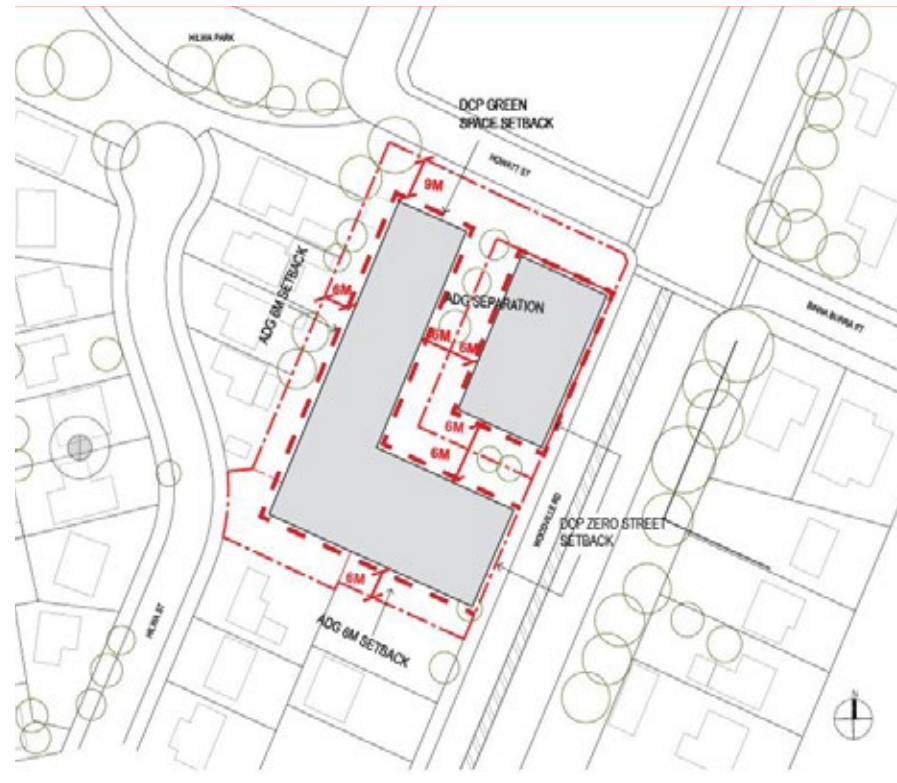
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The site has 3 frontages. There is potential for good connectivity to the north on Howatt Street. This allows from pedestrian access, but also parking and loading access from Howatt Street. There is potential access from Hilwa street. As a local residential road, it is possible this road is not ideal for truck access.

There is currently access of Woodville Road to the petrol station. There is potential for truck and parking access from here, but this will be subject to further study.

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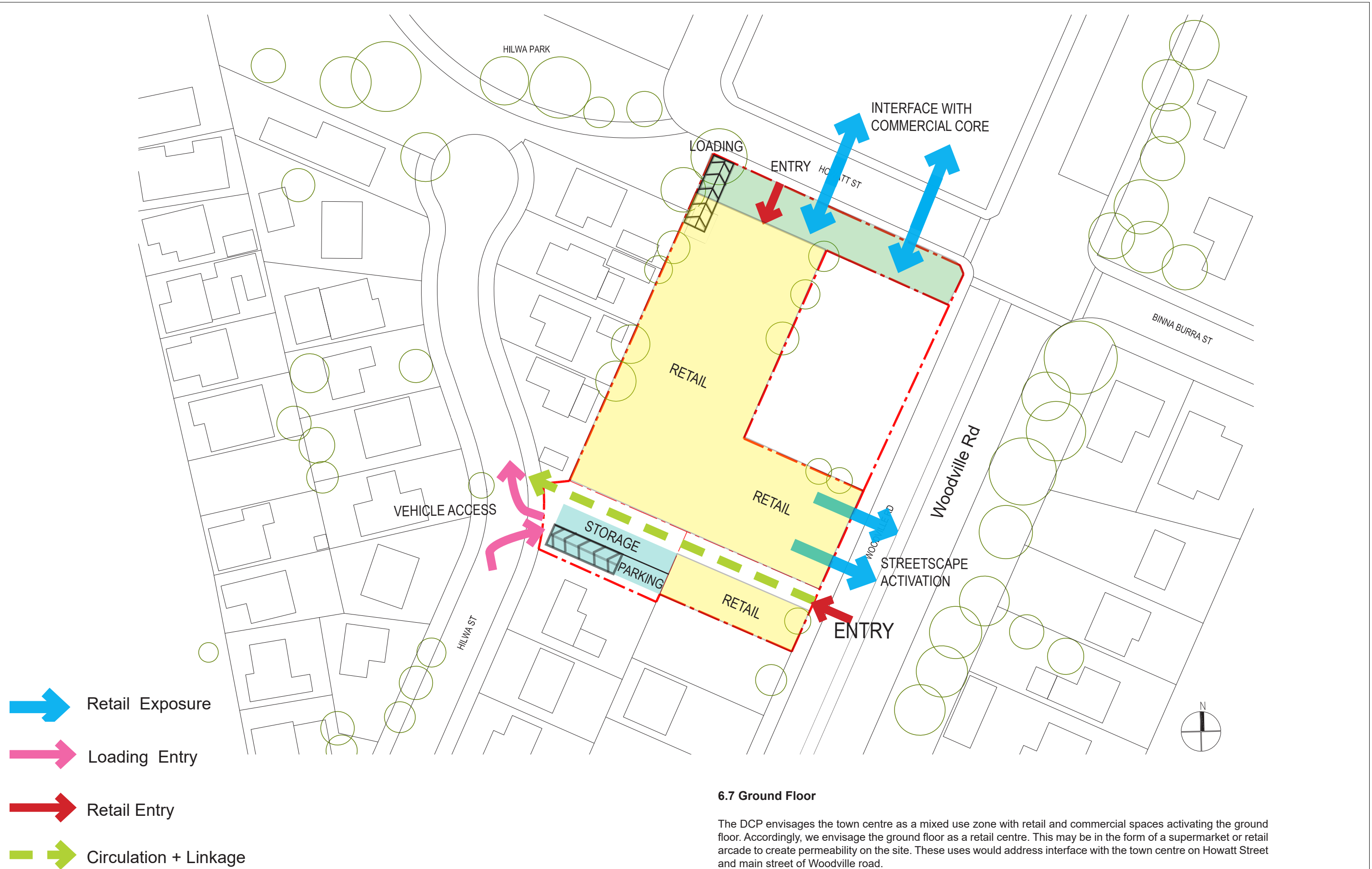
6.4 Setbacks

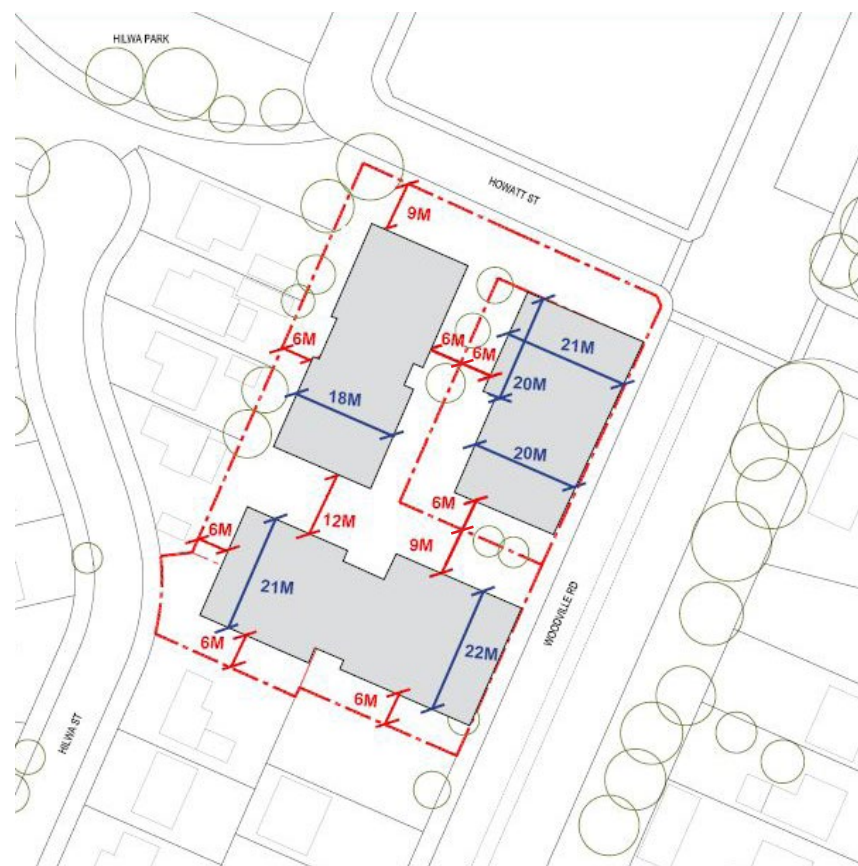
The site is almost 100m long and 60m wide at its longest points. The street setbacks are outlined in the DCP master plan. Side and rear setbacks are determined by the ADG.

The following diagrams demonstrate the setbacks as derived through discussion with council. In particular, the setbacks to the petrol station must ensure this site is not isolated and its full developmental potential can be realized. It is noted that as the sites to the west are designated to be acquired by council for a park. As such the future setbacks should reflect an appropriate setback to a green space.

In the interim, as the site will not be developed for high density residential, it is assumed that the any development will not exceed the current 1-2 storeys. It is assumed, based on the DCP that the ground floor will contain retail space as such it is assumed a zero setback between the site and any development on the petrol station site.

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7.0 Masing and Envelopes

Based on the above principles we have established building envelopes to achieve the objectives of the master plan.

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PROPOSED STREETSCAPE MASSING - WOODVILLE ROAD LOOKING WEST



PROPOSED STREETSCAPE MASSING - WOODVILLE ROAD LOOKING EAST

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8.0 Benchmark Scheme

For the purposes of reference, we have prepared a benchmark scheme to illustrate what a potential design may look like on the site. This design illustrates all of the features which arise from the site and conceptual analysis.

This scheme has been prepared to demonstrate the impacts of a design in terms of massing and scale, view analysis as well as compliance with ADG criteria. It also illustrates how public space, access and servicing can be achieved on the site.

This scheme has formed the basis for a series of studies which examine how the site and yield perform in terms of solar access, ventilation, deep soil, overshadowing, landscape area etc. These diagrams demonstrate that it is possible to design a scheme that is fully compliant with ADG controls with no to minimal impact on neighbours. It is also the basis on which we can calculate the potential yield for the site.

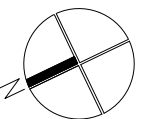
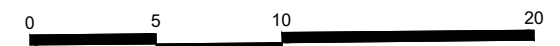
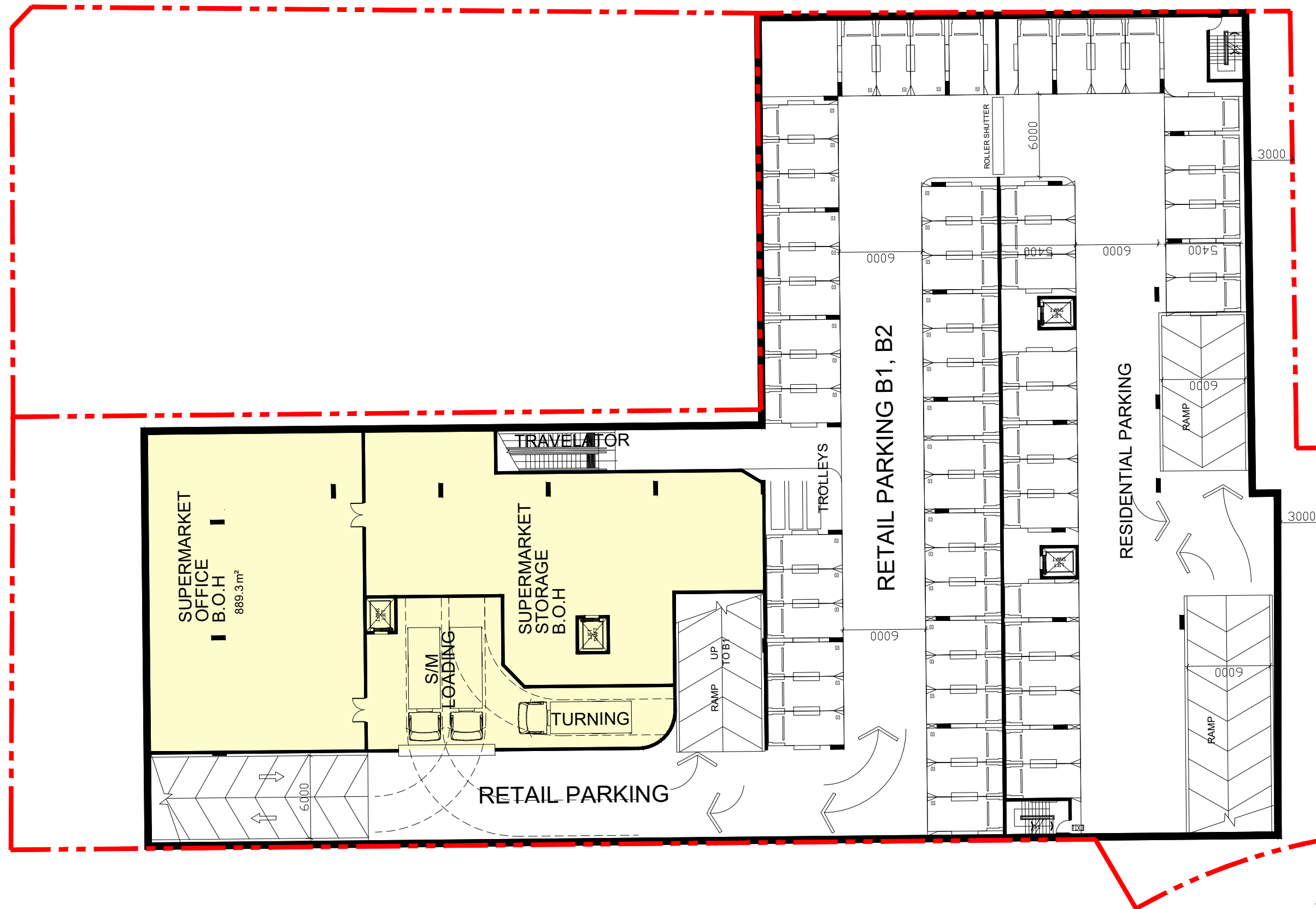
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- The site plan illustrates a residential development bounded by Howatt St to the north, Woodville Rd to the east, and an unnamed road to the south. The development includes several building footprints, a central parking area, and a ramp. Key features and dimensions are as follows:
- Streets:** Howatt St (north), Woodville Rd (east).
 - Building Layouts:**
 - Top-left building: 6000 (width) x 6000 (length).
 - Top-right building: 6000 (width) x 6000 (length).
 - Bottom-left building: 6000 (width) x 6000 (length).
 - Bottom-right building: 6000 (width) x 6671 (length).
 - Parking Area:** Labeled "TYPICAL RESIDENTIAL PARKING" in the center.
 - Ramp:** Located on the right side, labeled "RAMP".
 - Plant Room:** Located at the bottom right, labeled "PLANT".
 - Dimensions:**
 - Overall width: 6000.
 - Overall length: 6671.
 - Individual building widths: 6000.
 - Individual building lengths: 6000.
 - Distance from ramp to plant room: 3000.
 - Distance from ramp to parking area: 6000.
 - Distance from parking area to plant room: 6000.
 - Distance from ramp to parking area: 6000.
 - Distance from ramp to plant room: 3000.
 - Annotations:**
 - "POTENTIAL BREAKTHROUGH FOR ACCESS TO NEIGHBOUR'S SITE FOR PARKING AREA" with an arrow pointing to the boundary line.
 - "TYPICAL RESIDENTIAL PARKING" label.
 - "RAMP" label.
 - "PLANT" label.
 - Scale and Orientation:**
 - Scale bar: 0, 5, 10, 20.
 - North arrow pointing towards the top right.

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- Retail
- Service

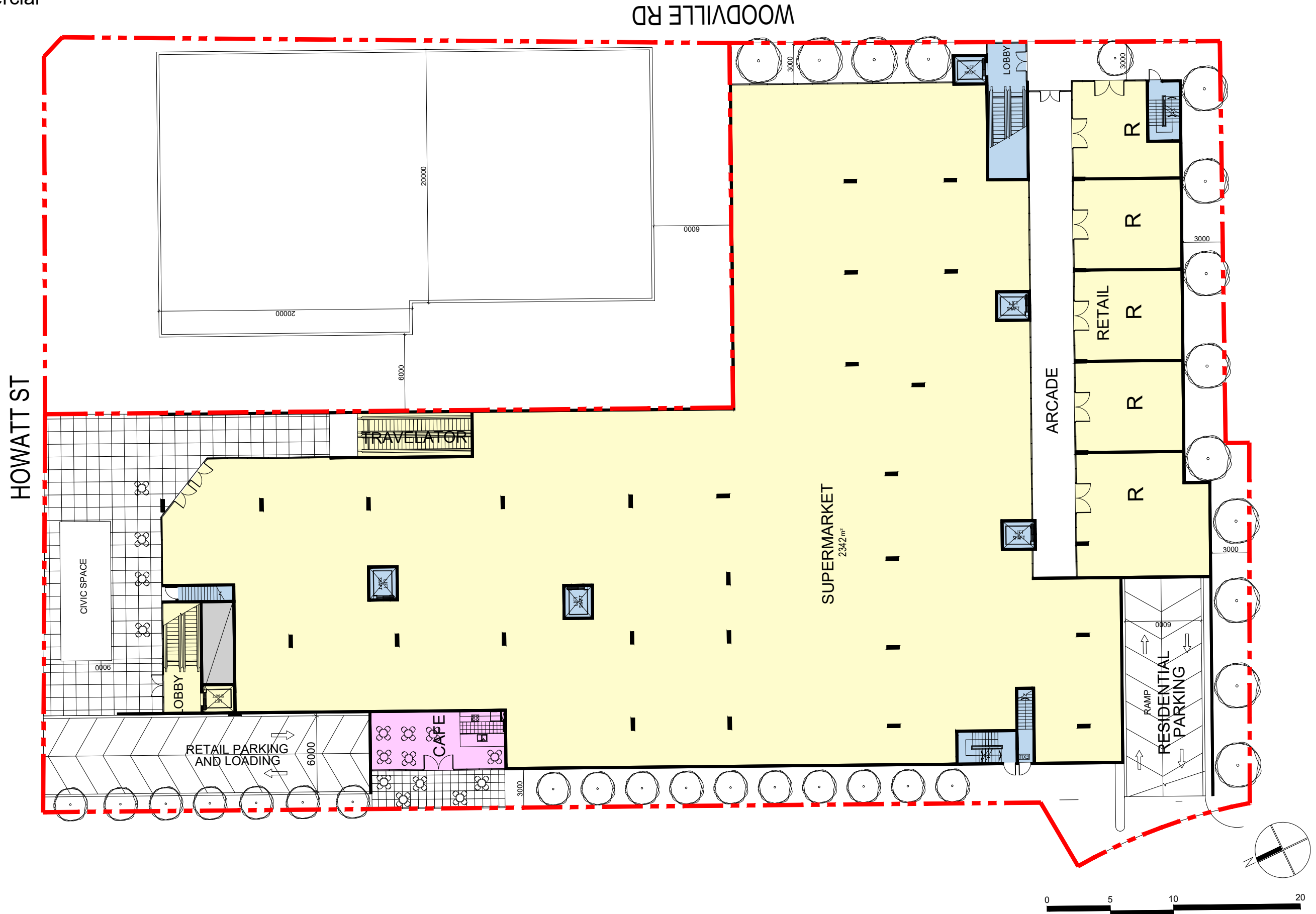
HOWATT ST

WOODVILLE RD



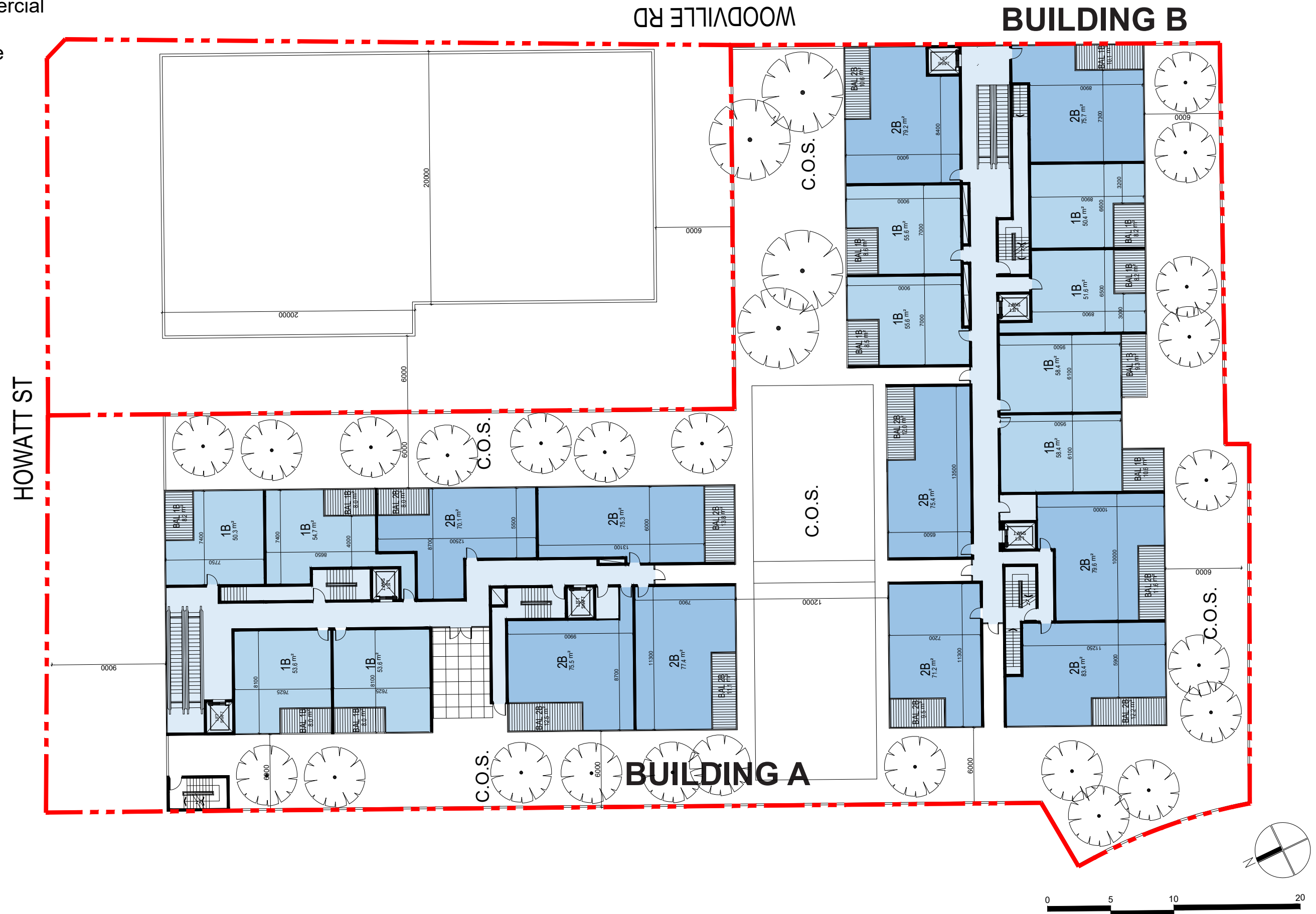
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												Project no. 1051	Drawing no.
												Drawn DL	
												Drawing status	PLANNING PROPOSAL

- Residential
 Commercial
 Retail
 Service

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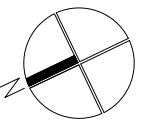
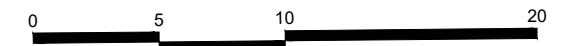
- Residential
 - Commercial
 - Retail
 - Service

HOWATT ST

WOODVILLE RD

BUILDING B

BUILDING A

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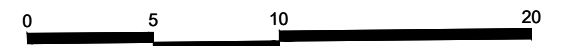
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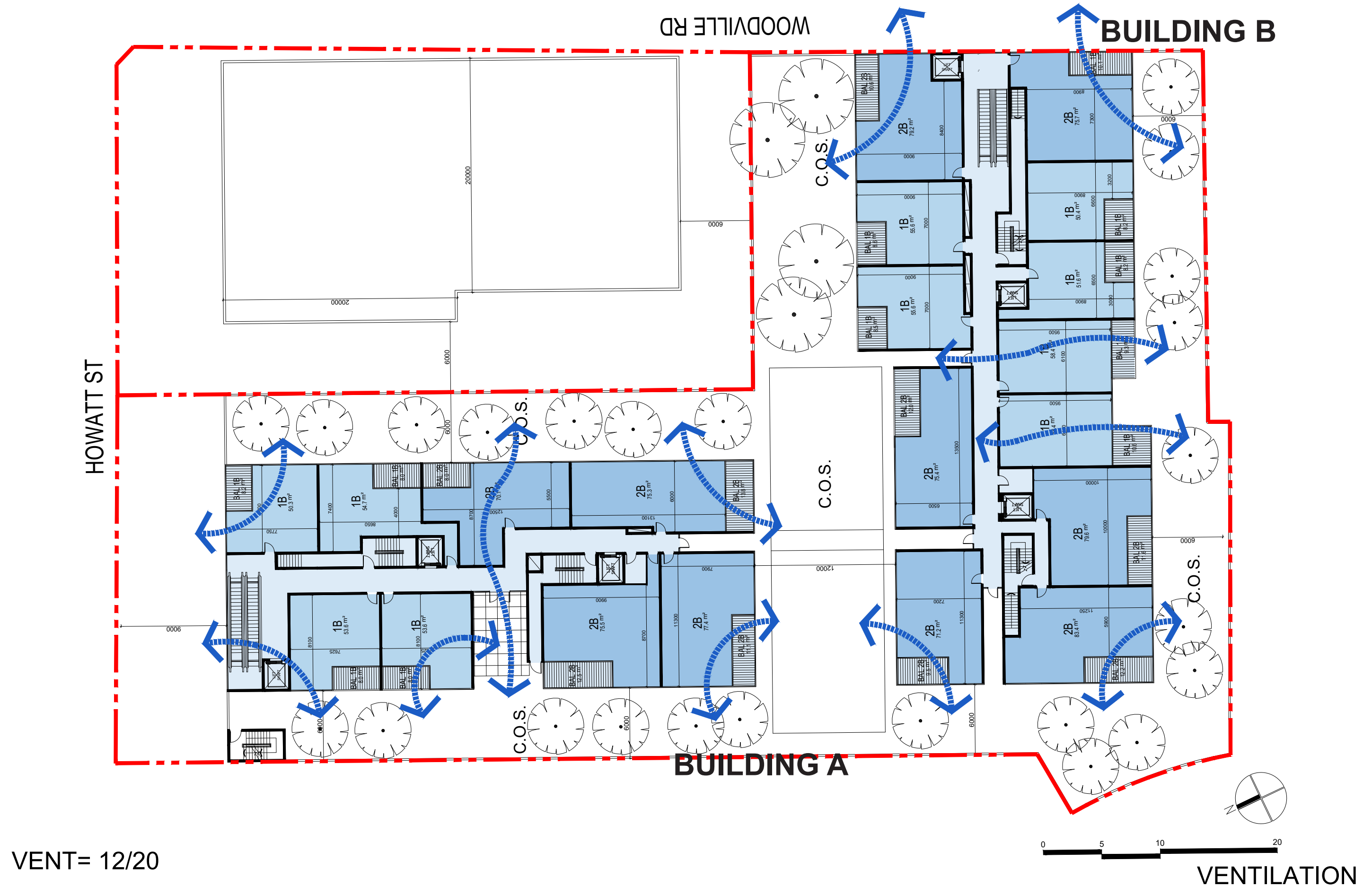
BUILDING B

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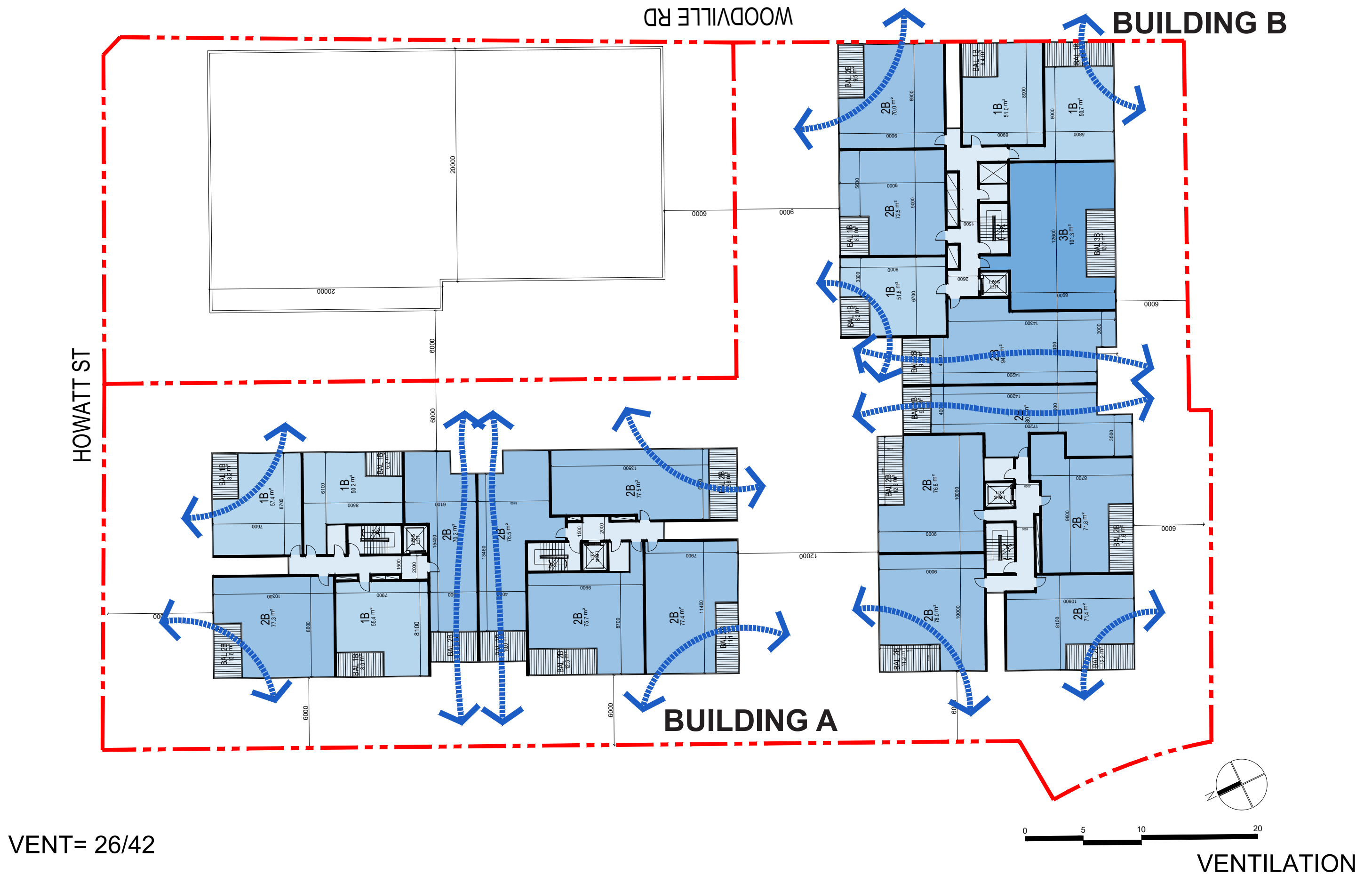
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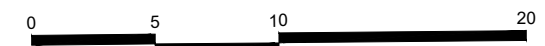
WOODVILLE RD

BUILDING B




HOWATT ST

BUILDING A

SOLAR= 11/20




SOLAR

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BUILDING B

BUILDING A

SOLAR

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B	REVISION	AI	10/2022				SOLAR DIAGRAM LEVEL 2-3			Project address		Drawing title	
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												Drawing status PLANNING PROPOSAL	

WOODVILLE RD

BUILDING B

	BUILDING A	BUILDING B	TOTAL
UNITS	54	76	130
SOLAR	47	50	97
			= 75%
			✓

TOTAL COMPLIANCE CALCULATION

97 UNITS OUT OF 130 RECEIVES DIRECT SUNLIGHT PERCENTAGE OF UNITS RECEIVES 2-HOUR SUNLIGHT BETWEEN 9AM TO 3PM AT MID WINTER.	75% (COMPLIANT)
ADG REQUIREMENT	70%(91 UNITS)

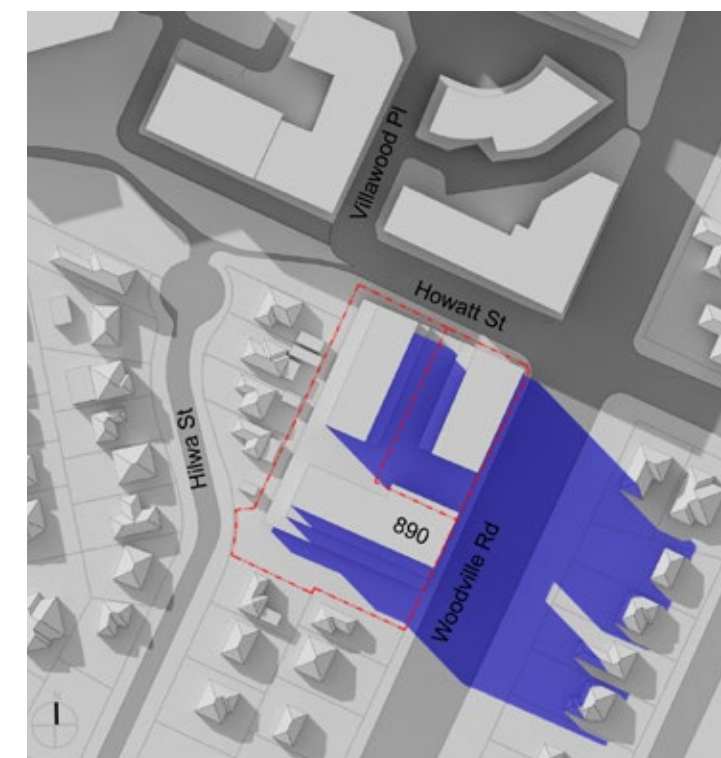
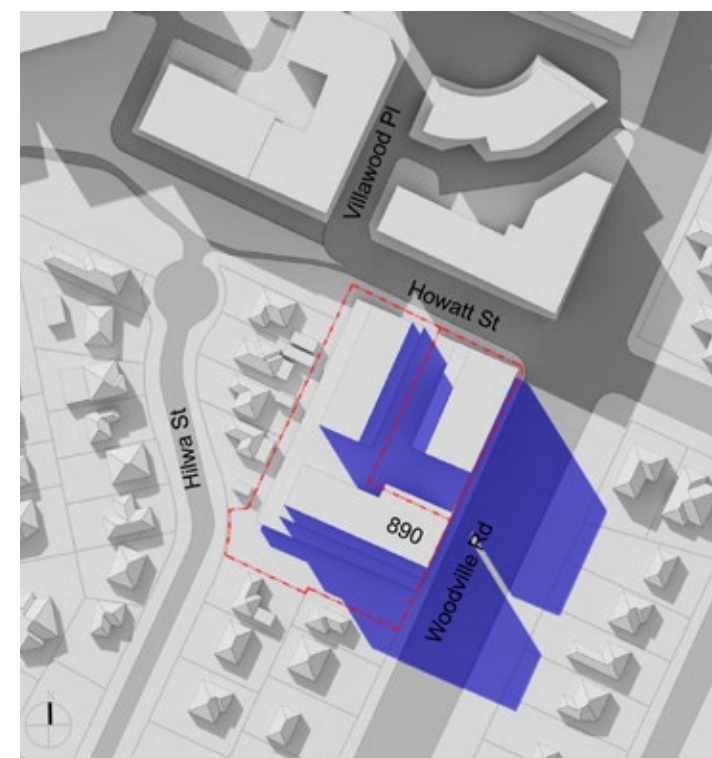
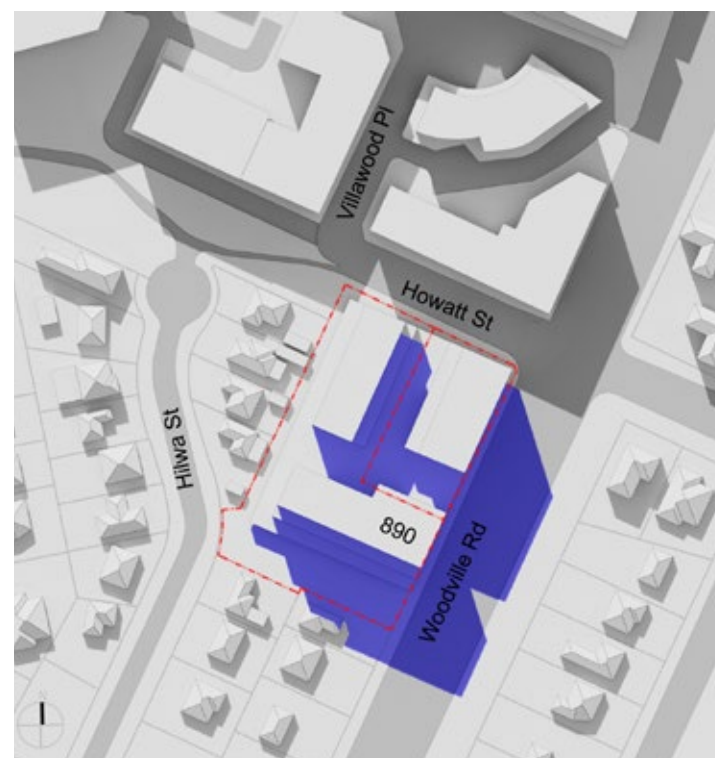
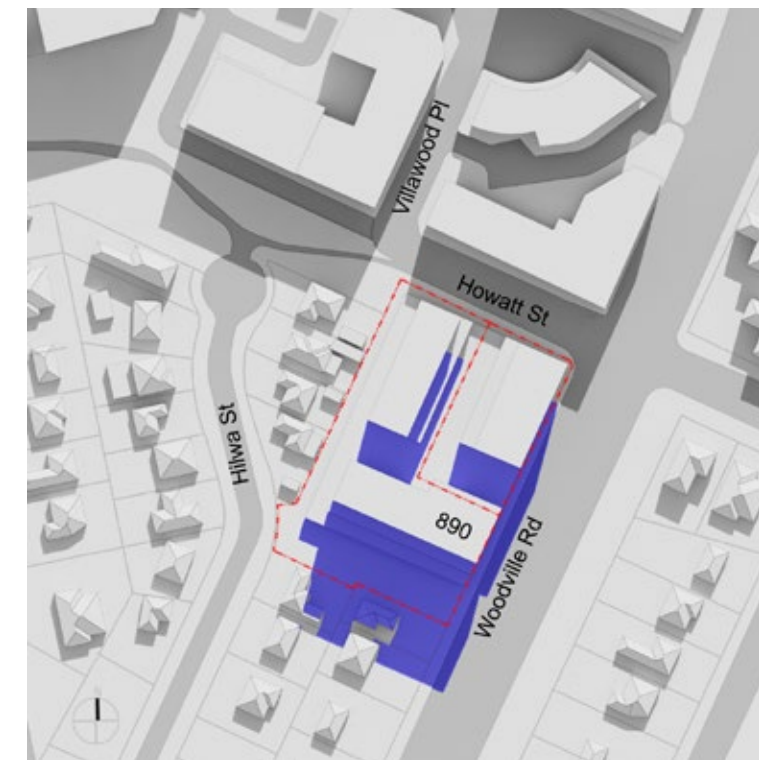
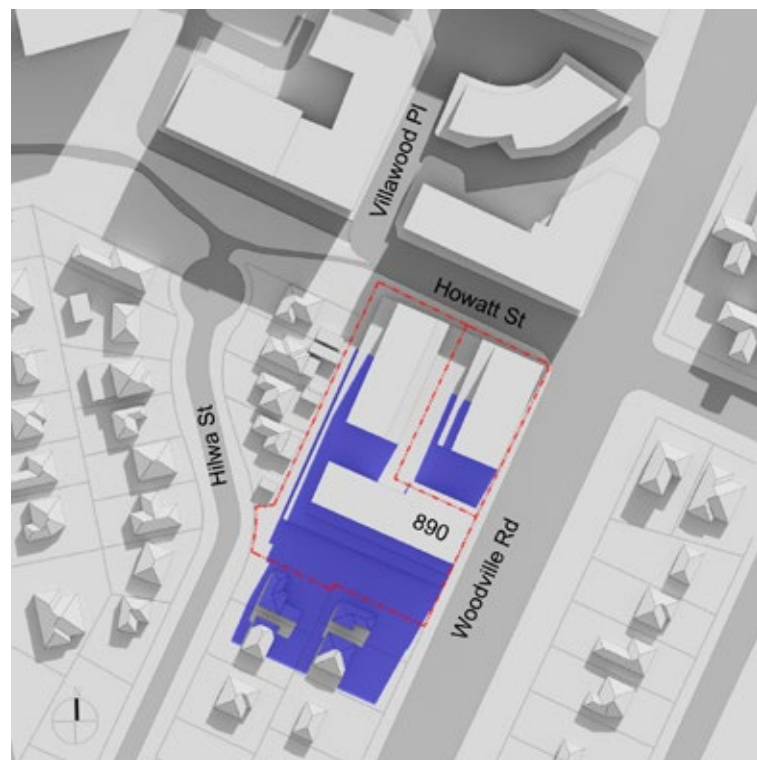
HOWATT ST

BUILDING A

SOLAR= 56/68

SOLAR

[illegible]

[illegible]

896 Woodville Road, Villawood

Yield Analysis 5 October 2022

Building A

Level	Comm.	1 Bed	2 Bed	3 Bed	Total
G	2350m2				1
L1		4	4		8
L2		3	6		9
L3		3	6		9
L4		2	3	2	7
L5		2	3	2	7
L6		2	3	2	7
L7		2	3	2	7
Total		18	28	8	55
Mix		33%	51%	15%	

Building B

Level	Comm.	1 Bed	2 Bed	3 Bed	Total
G	4				4
L1		6	6		12
L2		3	8	1	12
L3		3	8	1	12
L4		1	8	1	10
L5		1	8	1	10
L6		2	6	2	10
L7		2	6	2	10
Total		18	50	8	80
Mix		23%	63%	10%	

Building A + B

Level	Comm.	1 Bed	2 Bed	3 Bed	Total
G	5				5
L1		10	10		20
L2		6	14	1	21
L3		6	14	1	21
L4		3	11	3	17
L5		3	11	3	17
L6		4	9	4	17
L7		4	9	4	17
Total		36	78	16	135
Mix		27%	58%	12%	

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9.0 Conclusion

This report demonstrates that a design can be realized on the site based on the Master Plan controls as translated to the site. It shows that this Design can achieve all of the criteria of the ADG.

It demonstrates that this can be achieved with little or no impact to the surrounding residential fabric. It also highlights a number of advantages and opportunities to contribute to the precinct and provide amenity to the residents and neighbors.

This demonstrates that the proposed amendments are suitable for the site and will create a positive outcome for the community.

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B	REVISION	AI	10/20/22	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	IF THESE DOCUMENTS HAVE ANY MODIFICATIONS TO A RESULT OF A NEW DOCUMENT, THEY SHALL BE SUBJECT TO THE COPYRIGHT OF THE USER OF THE DOCUMENTS FOR THE USER'S OWN USE.	⊙	9.0 CONCLUSION			Project no. 1051 Drawing no. DL Drawing status PLANNING PROPOSAL				