

Overview of proposed changes to the site-specific DCP controls Woodville Road, Merrylands East

Amended indicative site concept	Proposed changes to the DCP
Revised road layout and increased commercial component	<ul style="list-style-type: none"> • New street layout consisting of two internal streets, one running parallel to the school boundary (New Street 1) and one running parallel to Highland Street (New Street 2), resulting in changes to all figures (base map) in the DCP. • Details of the new street layouts shown in revised plans and sections. • Preferred vehicle entry into the site amended to reflect the new street layout. • The requirement for the Highland Street extension has been amended as the street layout has changed resulting in New Street 2 being located closer to Highland Street. • The increase in retail/commercial floor space in the revised proposal is reflected through the two-storey retail/commercial podium with residential towers above of varying heights.
Relocation of public park	<ul style="list-style-type: none"> • Location of the Public Park (minimum 2000 m²) has been amended from the central location along the school boundary to the western edge of the school boundary, as per the revised planning proposal, and to improve the transition of the proposed development to neighbouring properties along Highland Street. • The building heights map will be altered to reflect the new street layout, and the amended distribution of heights of the residential towers. • Active street frontages have been revised to reflect amended indicative layout. Activation and outdoor dining has been located along the portion of New Street 2 opposite the amended location of the public park. • Adequate footpath widths along the revised internal street layout will be reflected in the street sections. • The deep soil setback along the southern boundary adjoining the school will be reduced from 9m to 6.5m. However, the overall setback of the proposed development from the school boundary will change to 20m to reflect the new street with verge, parking and footpaths. This will help minimise overshadowing on the adjoining school is minimised further in comparison to the previous DCP.
Increased commercial component and revised podium configuration	<ul style="list-style-type: none"> • The DCP will be amended to show a two storey podium along internal streets and Woodville Road in response to the proposed larger commercial footprint (street wall height was previously 3 storeys along Woodville Road). • The retail/commercial podium will be set back along the side and back boundary of residential properties along Lansdowne Street by 6m to ensure appropriate amenity outcomes for these dwellings. Similarly, the podium has also been set back by 6m along the side boundary of 244 Woodville Road. • The upper level setback for the residential towers is 3m except for the western edge where it is 6m. The reduced upper level setback compared to that in the previous DCP is due to the amended podium level setback.
Building separation	<ul style="list-style-type: none"> • Minimum building separation between the residential towers will be maintained through revised DCP controls to ensure good amenity for future residents.