

Urban Design Report
for Planning Proposal Submission
896 Woodville Road, Villawood

For Nationwide Buildiners Pty Ltd
October 2022

Contents:

- 1.0 Introduction
- 2.0 Site analysis
 - 2.1 Location Plan
 - 2.2 Site Plan
 - 2.3 Physical Characteristics
 - 2.4 Context and Neighbourhood Character
 - 2.5 Site Survey
- 3.0 Built Form Controls
 - 3.1 Fairfield LEP.213 - Current Controls
 - 3.2 Villawood Town Centre DCP 2020
 - 3.3 Vehicle Access
 - 3.4 Active Frontage
 - 3.5 Green Space
- 4.0 Precinct Analysis
 - 4.0 Site Land Use Principles
 - 4.1 Green Space
 - 4.2 Land Use
 - 4.3 Road Heirarchy
 - 4.4 Public Transport
- 5.0 Proposed Control
 - 5.1 Proposed Controls
 - 5.2 Proposed Envelopes
- 6.0 Design Principles
 - 6.1 Constraints and Opportunities
 - 6.2 Site Permeability
 - 6.3 Site Access
 - 6.4 Setbacks
 - 6.5 Block Massing
 - 6.6 Green Strategy
 - 6.7 Ground Floor
- 7.0 Massing and Envelope
 - 7.0 Envelopes
 - 7.1 Building Heights
 - 7.2 Sections
 - 7.3 View Analysis
 - 7.4 Streetscape
- 8.0 Benchmark Design
 - 8.1 Ventilation
 - 8.2 Solar
 - 8.3 Shadow Analysis
 - 8.4 Yield Study
- 9.0 Conclusion

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.

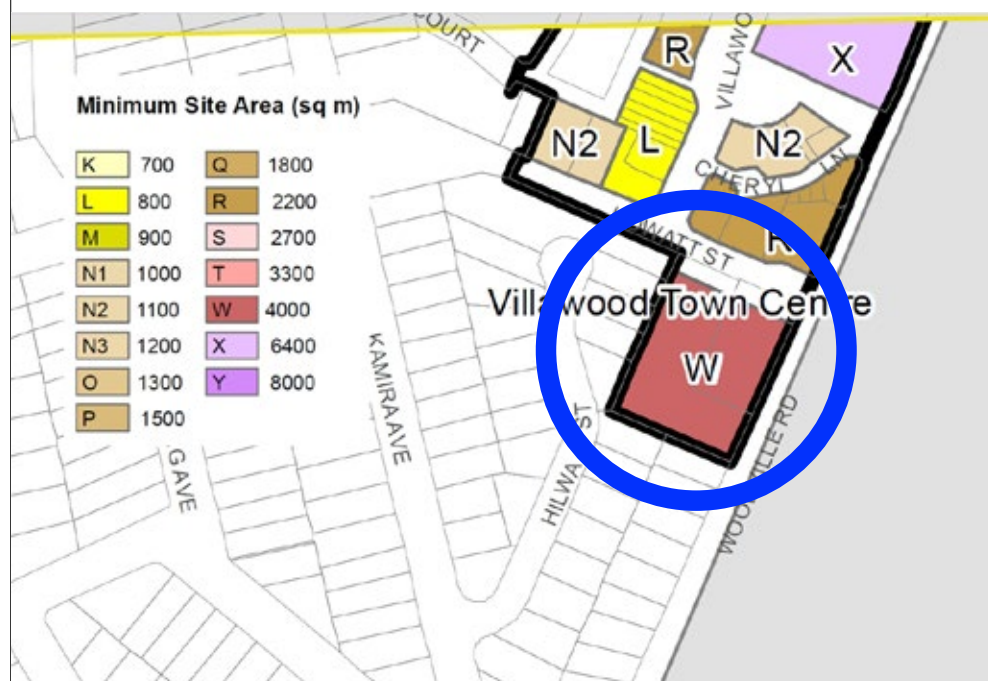
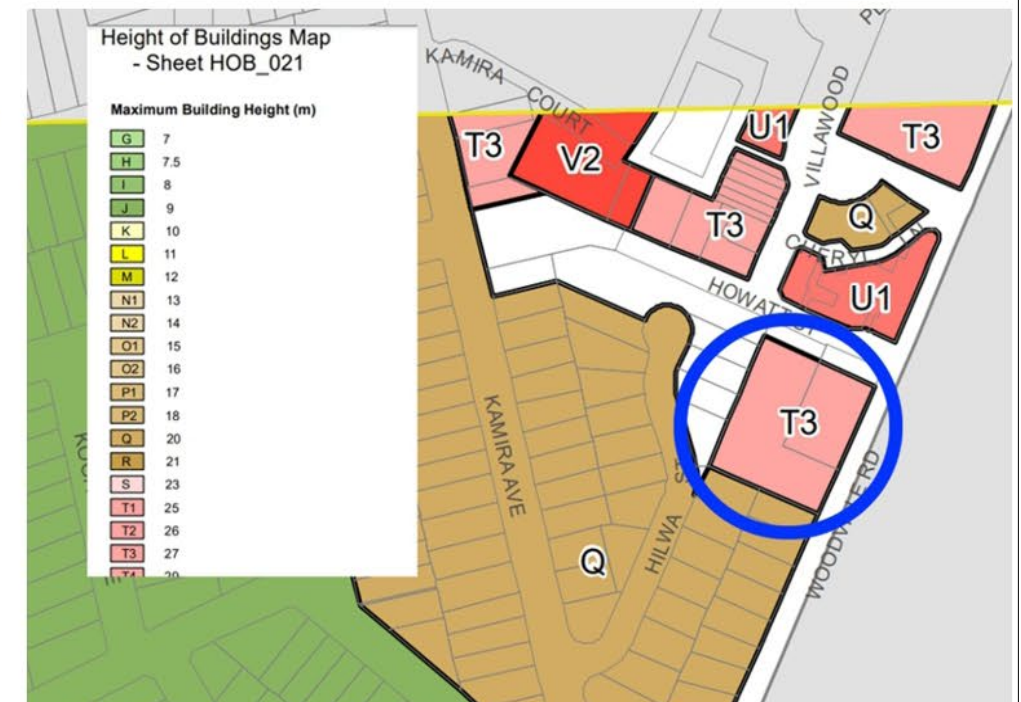
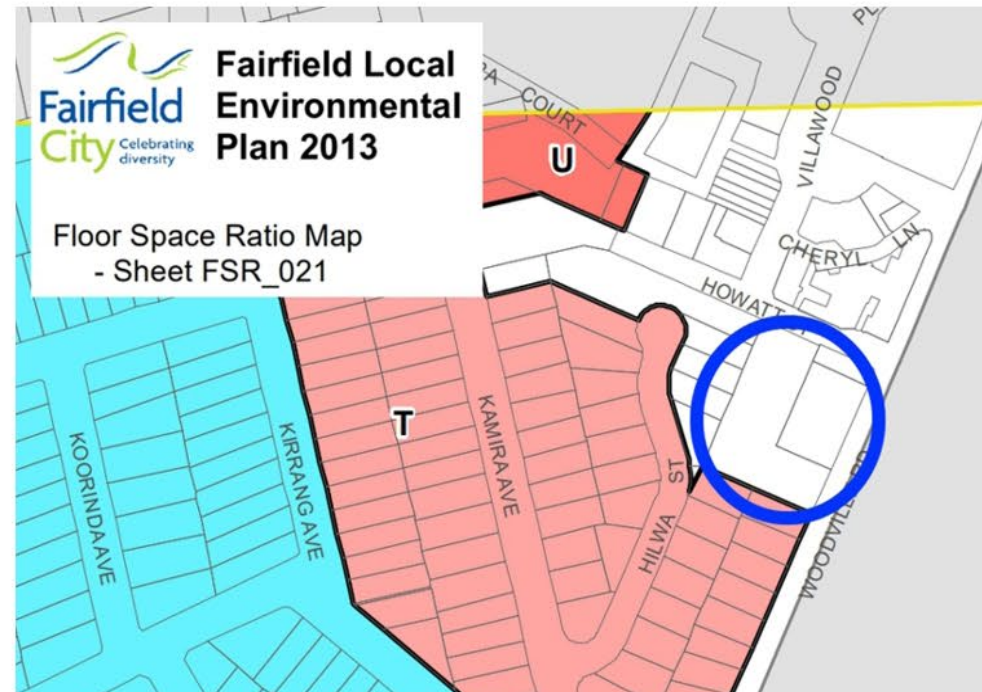
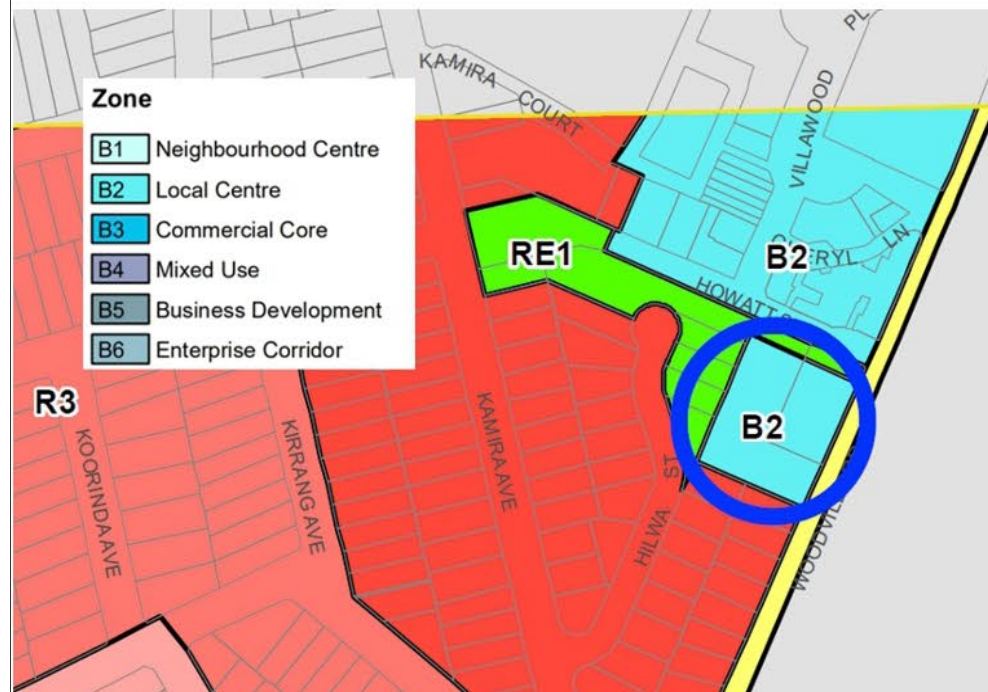
The Urban Design Study examines the constraints and opportunities of the site in support of the Planning Proposal. It has been used as a guide to the master planning and building controls for the site to achieve a high quality fit with its context and the best outcome for the future development of the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



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION AND DATA TO THE ARCHITECTS. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION AND DATA TO THE CLIENT. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION AND DATA TO THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		2.2 SITE PLAN	NATIONWIDE BUILDERS PTY LTD	tony bouch plnrs	896 WOODVILLE ROAD VILLAWOOD			
B	REVISION	AI	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THIS DOCUMENT HAS NO VALIDITY AS A RESULT OF THE DISCREPANCY BETWEEN THE FIGURED DIMENSIONS AND THE SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL.					Project address	Project no. 1051	Drawing no.	
											Drawn DL	Drawing status	PLANNING PROPOSAL



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE RELEVANT GOVERNMENT AGENCIES. THE DRAWINGS ARE A REPRESENTATION OF INTENT AND THE DEVELOPER OF ITS OWNERS, AGENTS OR CONSULTANTS THAT THE DRAWING IS FINAL FOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DOCUMENTS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE FOR MORE GENERAL PURPOSES.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD			
B	REVISION	DL	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.		2.3 SITE ANALYSIS			Project address	Project no. 1051	Drawing no.	
					THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THIS DOCUMENT SHALL BE SUBJECT TO THE COPYRIGHT OF THE COMPANY.	©					Drawing status	PLANNING PROPOSAL	



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

$$\text{FSR} = T = 2:1$$



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.

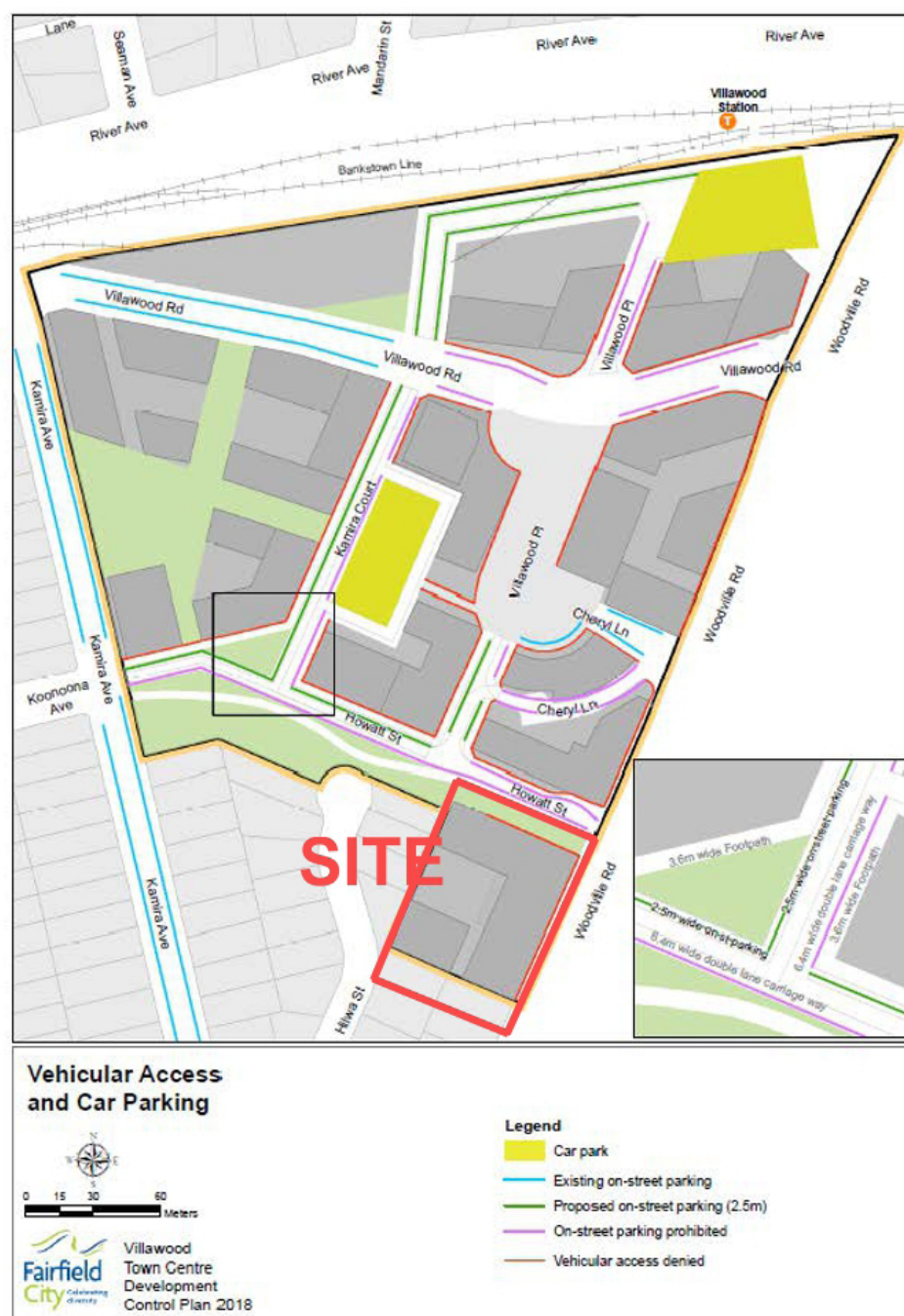
The desired future character of the precinct are that it become an active, vibrant Town Centre in which people can enjoy spending business and leisure time. The desired development for the Town Centre is a retailing and commercial activity, supported by necessary larger operations such as the Aldi supermarket.

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.

[illegible]



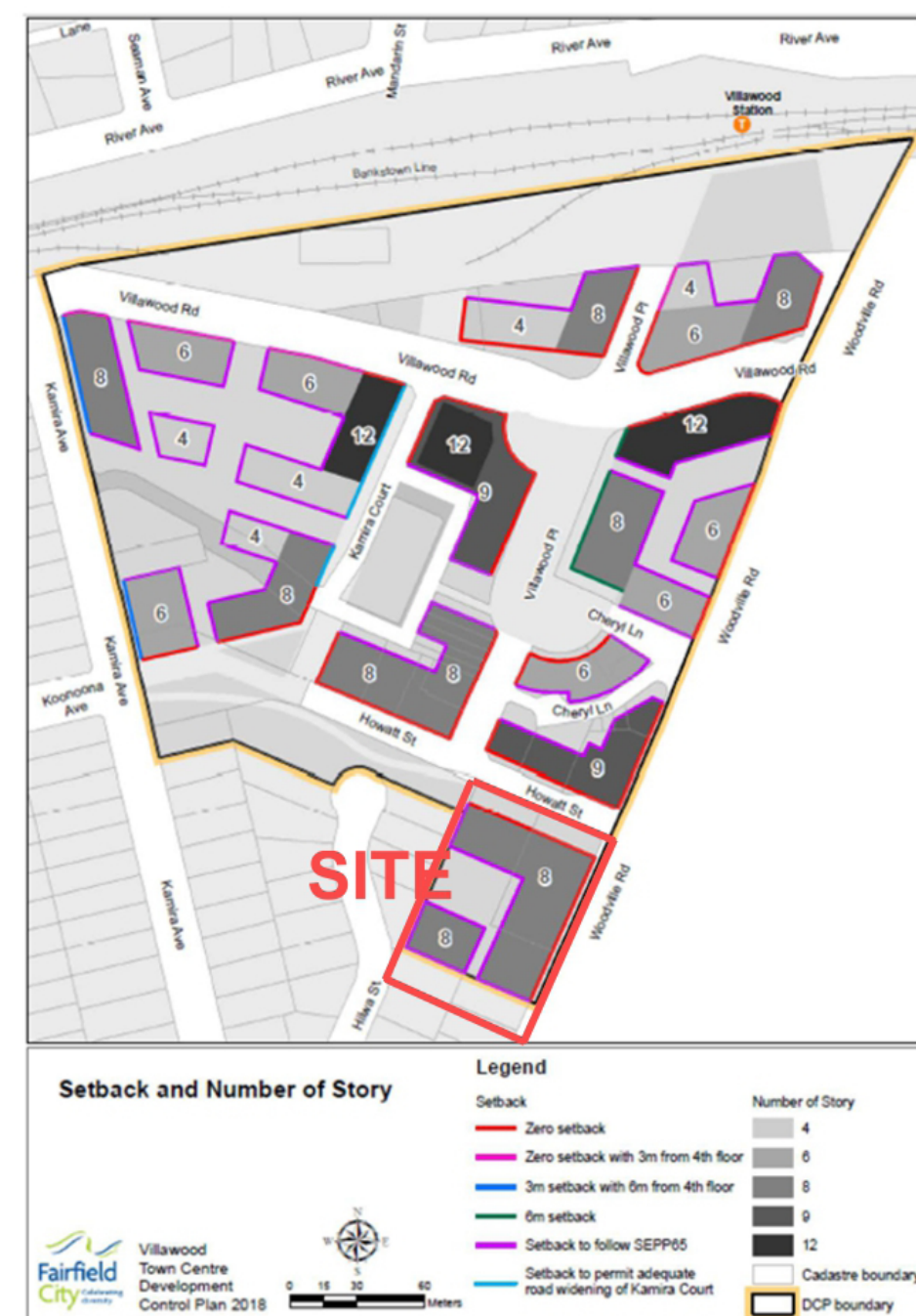
3.3 Vehicle Access and Parking

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.

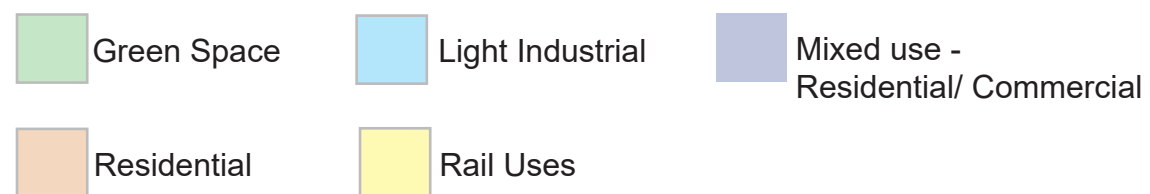


3.5 Green Space:

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]

Rev.	Description		Dl	Date	Disclaimer	Drawings	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	PLANNING PROPOSAL SUBMISSION		B/L	06/2022	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROVIDED DISCLOSURE WILL BE IN FULL ACCORDANCE WITH THESE DRAWINGS."	NOTES MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS GIVEN AT A SMALLER SCALE AND FOR ANY GENERAL PURPOSES			NATIONAIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD	Scale Date October 2022
B	REVISION		A/I	10/2022	"WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO IMPLEMENTATION OF TENDERS"	4.1 PRECINCT ANALYSIS - GREEN SPACE					Project address	Drawing title Project no. 1051 Drawing no. Drawn DL Drawing status PLANNING PROPOSAL
					"THIS DOCUMENT AND ANY WORKS EXECUTED AS A RESULT OF THIS DOCUMENT SHALL BE SUBJECT TO COPYRIGHT OWNERSHIP OF THE CONTENTS OF THIS DOCUMENT"		©					



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.

[illegible]



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.

[illegible]



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.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE PROJECTING AUTHORITY. THE DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FOLIOURED AND SCALED DIMENSIONS, THE FOLIOURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD		Date: October 2022	
B	REVISION	AI	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CONTRACT	②	4.4 PRECINCT ANALYSIS - PUBLIC TRANSPORT			Project address		Drawing title	
										Project no. 1051	Drawing no.		
										Drawing status			
										PLANNING PROPOSAL			



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.

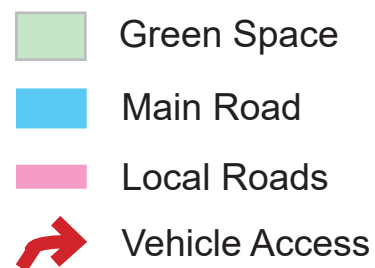
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date	October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/02/22	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE ARCHITECTS. THE ARCHITECTS DO NOT GUARANTEE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS OWNERS. THE ARCHITECTS DO NOT GUARANTEE THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		5.2 VILLAWOOD TOWN CENTRE DCP - PROPOSED ENVELOPES	NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD				
B	REVISION	AI	10/02/22	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRY THE LATEST REVISION IN THE DRAWING.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALE DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.				Project address					
										Project no. 1051 Drawing no. Drawn DL				
										Drawing status				
										PLANNING PROPOSAL				



6.2 Site Permeability

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.

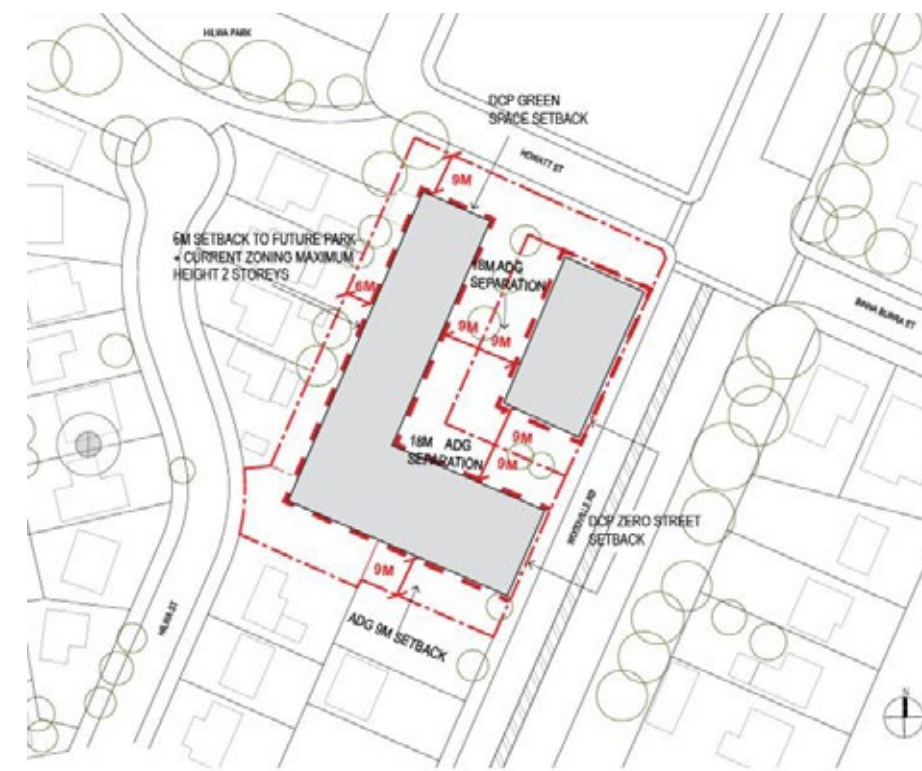
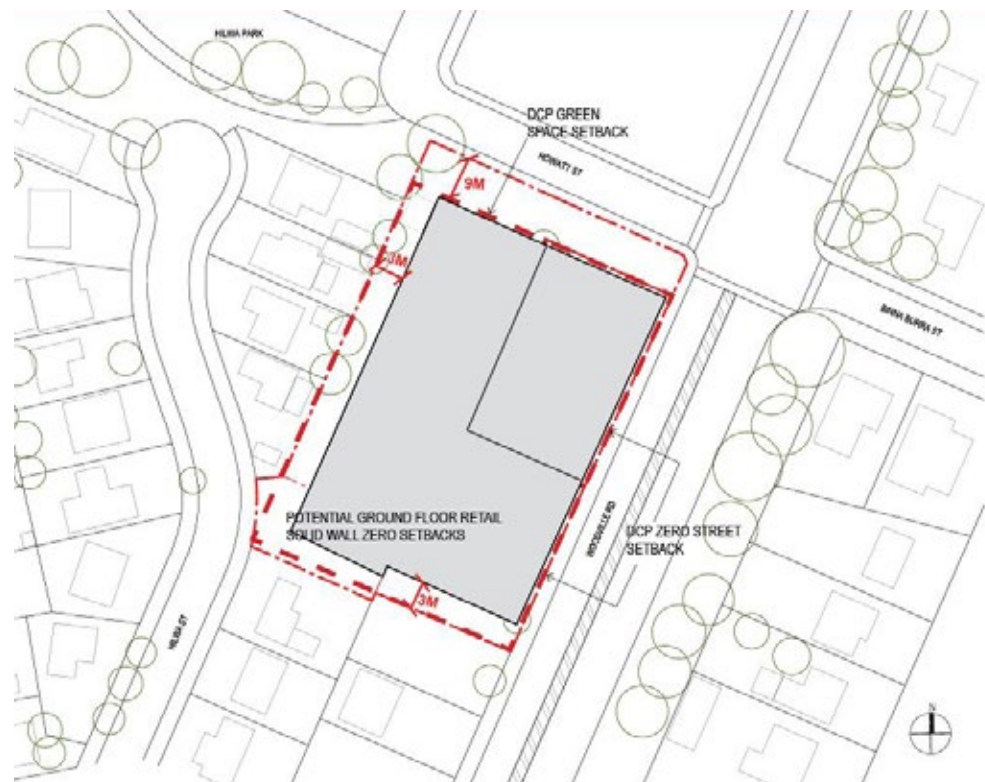
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date June 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SURVEYING OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS SERVING AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL FOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NUMBER.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES THESE DOCUMENTS HAVE BEEN EXERCISED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.		6.2 SITE PERMEABILITY DIAGRAM	NATIONA WIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD Project address			
										Project no. 1051	Drawing no.		
										Drawn DL			
										Drawing status	ISSUE TO CONSULTANTS		



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.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. QUOTE BY CONTRACTORS THAT THE DRAWING ARE A REPRESENTATION OF INTENT ONLY BY THE DEVELOPER OF THE DRAWINGS. QUOTE BY CONTRACTORS THAT THE DRAWING ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN POLISHED AND SCALED DRAWINGS, THE POLISHED DRAWINGS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD		Date: October 2022	
B	REVISION	AI	10/2022		THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CONTRACT		6.3 SITE ANALYSIS - ACCESS			Project address	Project no. 1051	Drawing no. DL	
											Drawing status	PLANNING PROPOSAL	



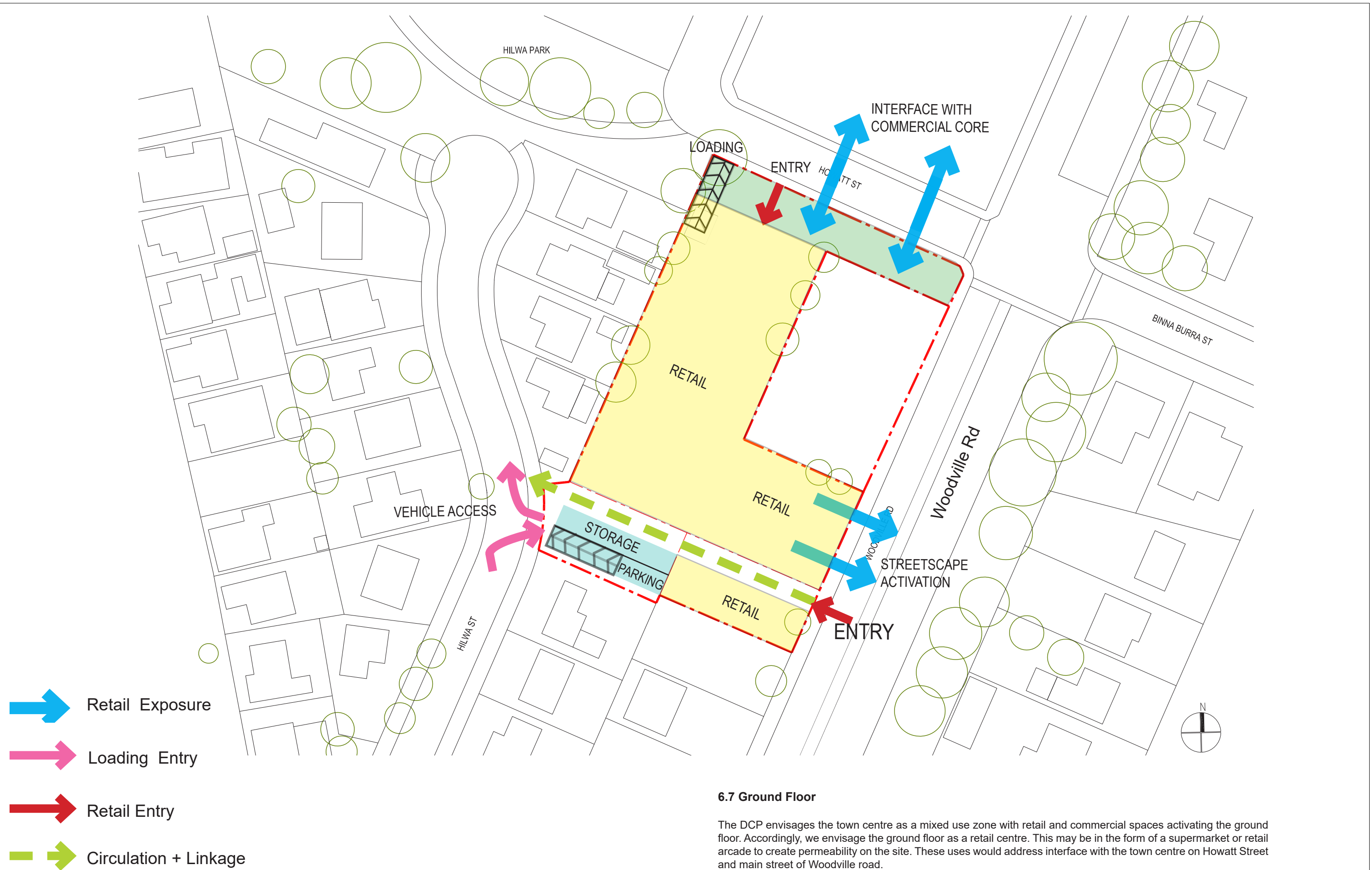
6.4 Setbacks

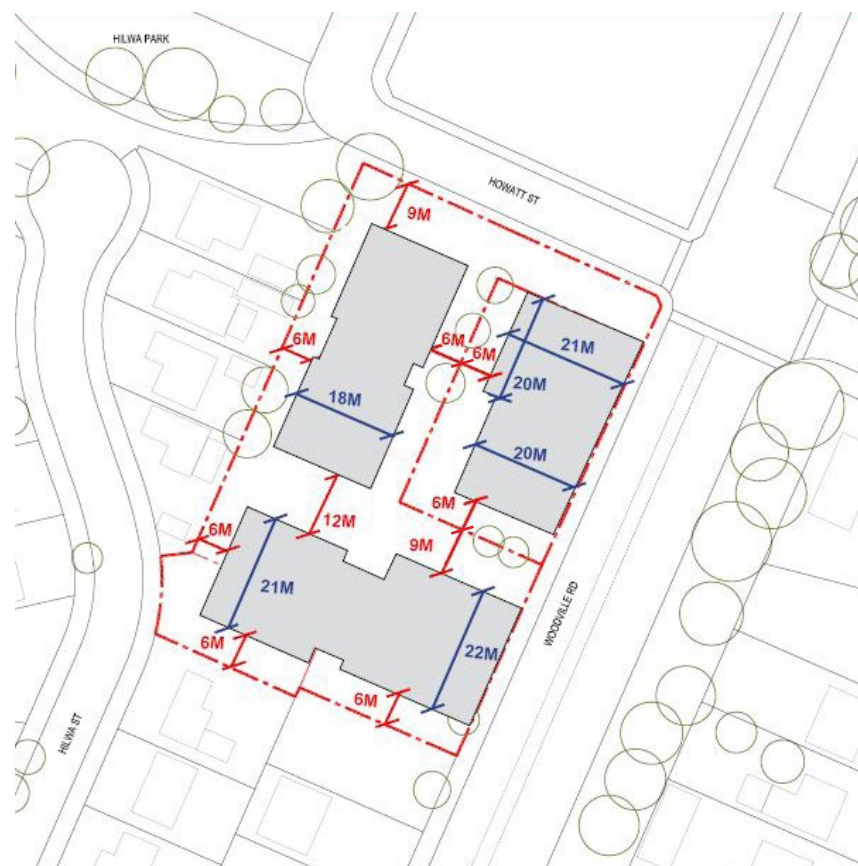
The site is almost 100m long and 60m wide at its longest points. The street setbacks are outlined in the DCP master plan. Side and rear setbacks are determined by the ADG.

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.


Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date: October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE RELEVANT DEPARTMENT AND IN ACCORDANCE WITH A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES OR CONVEYANCES THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DOCUMENTS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRY THE LATEST AMENDMENT IN.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			NATIONAIDEE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD			
B	REVISION	DL	10/2022		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALES CONCERNING THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.						Project address	Project no. 1051	Drawing no. Drawn DL
					THESE DOCUMENTS HAVE NOW BEEN EXCLUDED AS A RESULT OF THE DOCUMENTS HAVING BEEN SUBJECT TO RECAPITULATION.	©					Drawing status	PLANNING PROPOSAL	





7.0 Masing and Envelopes

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

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	DISCLAIMER THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE APPLICANT. THE APPLICANT ACCEPTS THAT THESE DRAWINGS ARE A REPRESENTATION OF INFORMATION BY THE DEVELOPER OF ITS OWNERS' RIGHTS OR CONSENTS THAT THE DRAWING IS FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIMENSIONS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE FOR MORE GENERAL PURPOSES		7.0 PROPOSED BUILDING ENVELOPES	NATIONAWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD	Project address	Project no. 1051 Drawing no. Drawn DL	Drawing status PLANNING PROPOSAL
B	REVISION	AL	10/2022		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALES GOVERNING THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES								
					THESE DOCUMENTS AND ANY WORKS ENCLOSED AS A RESULT OF THIS CONTRACT SHALL BE SUBJECT TO ACCEPTANCE	©							

[illegible]



PROPOSED STREETSCAPE MASSING - WOODVILLE ROAD LOOKING WEST



PROPOSED STREETSCAPE MASSING - WOODVILLE ROAD LOOKING EAST

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date: October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE PROPOSED LOCALITY DEVELOPMENT AUTHORITY. THIS DRAWING IS A REPRESENTATION OF INFORMATION BY THE DEVELOPER OF ITS CURRENT KNOWLEDGE OF THE PROPOSAL. THE DRAWING IS FINAL, NOT THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALES OR DRAWINGS, THE FIGURES OR DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FENCEPOSTS.		7.4 PROPOSED STREETSCAPE MASSING	NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD			
B	REVISION	AI	10/2022							Project no. 1051 Drawing no. DL			
										Drawing status PLANNING PROPOSAL			

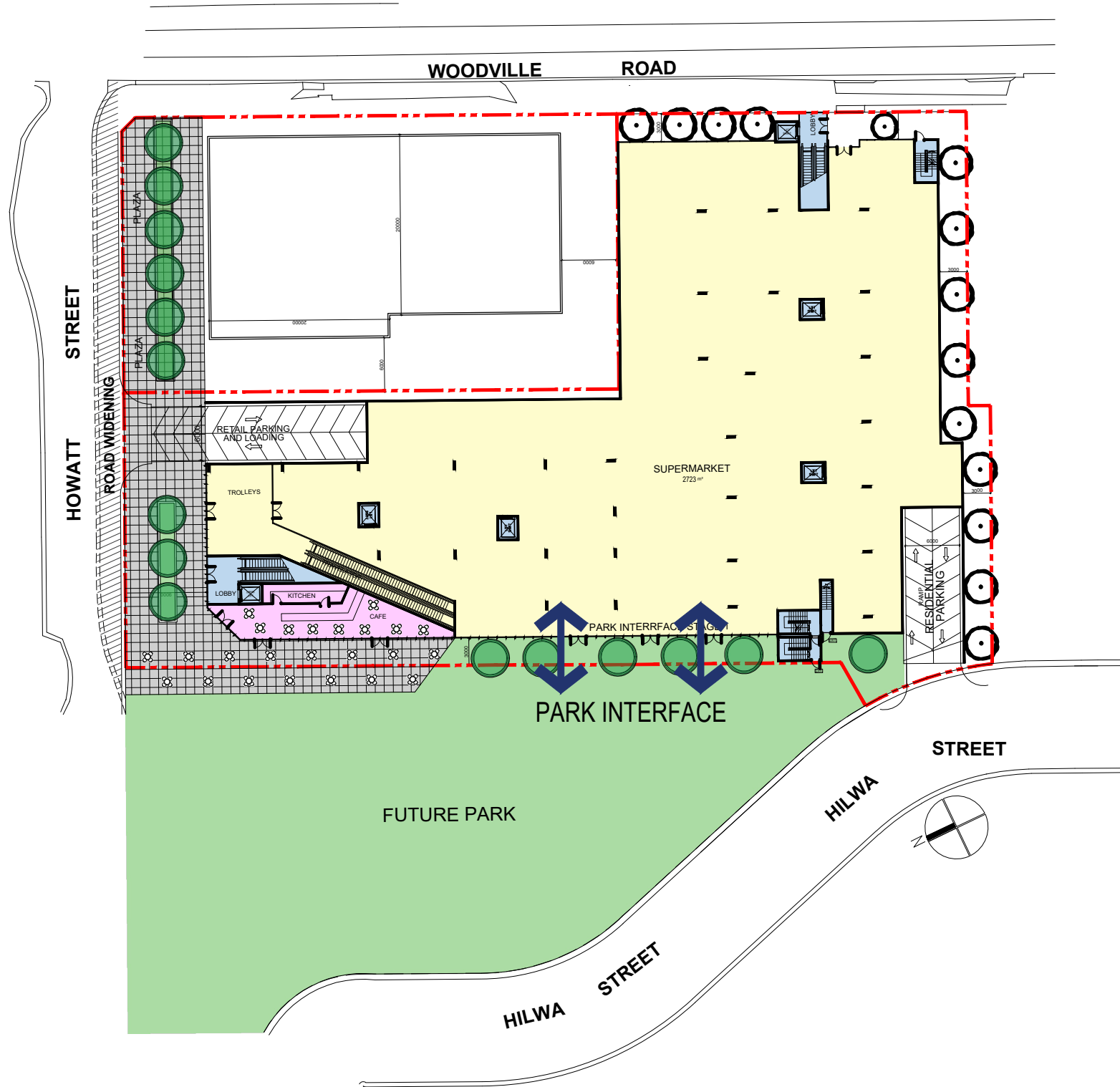
8.0 Benchmark Scheme

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.

- Residential
 Commercial
 Retail
 Service



PARK INTERFACE DIAGRAM



SUPERMARKET GLASS ACTIVATION

[illegible]

- HOWATT ST

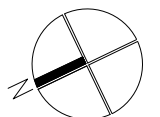
WOODVILLE RD

- POTENTIAL BREAKTHROUGH FOR
ACCESS TO NEIGHBOUR'S SITE
FOR PARKING AREA

TYPICAL RESIDENTIAL PARKING

~~RAMP~~

PLANT



Drink	Number of people who do not like it
Tea	5
Coffee	10
Fruit juice	15
Soft drinks	20

Rev.	Description	By	Date	Disclaimer THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH YOURSelves, AGENTS OR CONSULTANTS THAT THE DRAWING IS A REPRESENTATION OF INFORMATION BY THE DEVELOPER OR ITS AGENTS, AGENTS OR CONSULTANTS THAT THE DRAWING IS INTENDED FOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIMENSIONS. BETWEEN CARRYING OUT ANY WORK ENSURE THAT THE DIMENSIONS USED MATCH THE LATEST AMENDMENT NO.	Notes DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.	Legend	DRAWING LABEL	Client NATIONWIDE BUILDERS PTY LTD	Architects  <small>Unit 2 Level 1 100 Pitt Street Sydney NSW 2000 Australia Phone +61 (0)2 9250 6600 Email info@ptnrs.com.au</small>	Project 896 WOODVILLE ROAD VILLAWOOD Project address	Key plan	Scale	Date October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/02/22								Drawing title		
B	REVISION	AI	10/02/22					BASEMENT B3 PLAN			Project no. 1051 Drawn DL	Drawing no.	
											Drawing status	PLANNING PROPOSAL	

- Residential
 - Commercial
 - Retail
 - Service

WOODVILLE ROAD

STREET

HOWATT

HILWA STREET

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date	October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. THE DEVELOPER ACCEPTS THE RISK OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL GOVERNMENT, THE DEVELOPER MUST OBTAIN A REPRESENTATION OF WARRANTY BY THE DEVELOPER ON ITS BEHALF, AGENTS OF CONVEYORS THAT THE DRAWING IS FINAL, NOT THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE ACCORDING TO THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			NATIONA WIDE BUILDERS PTY LTD		896 WOOLVILLE ROAD VILLAWOOD				
B	REVISION	DL	10/2022	BEFORE CARRYING OUT ANY WORK INSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.		BASEMENT B1/B2 PLAN			Project no. 1051 Drawing no. DL				
					IF YOU AGREE THAT ANY INFORMATION IS THE RESULT OF THESE DOCUMENTS YOU ARE SUBJECT TO THE COPYRIGHT AND LIABILITY OF THE DEVELOPER AND THE LOCAL GOVERNMENT.	©								



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY ITS SERVICES AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE TRUE AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.		LEVEL 1 FLOOR PLAN	NATIONWIDE BUILDERS PTY LTD	tony o'neill ptnrs	896 WOODVILLE ROAD VILLAWOOD			October 2022
B	REVISION	AI	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THIS DOCUMENT IS NOT TO BE USED AS A BASIS FOR ANY OTHER DOCUMENTS OR FOR ANY OTHER PURPOSES. CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.					Project address		Project no. 1051 Drawing no.	
												Drawing status	PLANNING PROPOSAL

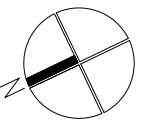
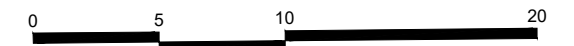
- Residential
 - Commercial
 - Retail
 - Service

HOWATT ST

WOODVILLE RD

BUILDING B

BUILDING A

[illegible]

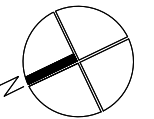
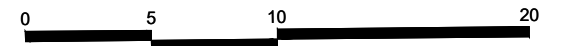
- Residential
 - Commercial
 - Retail
 - Service

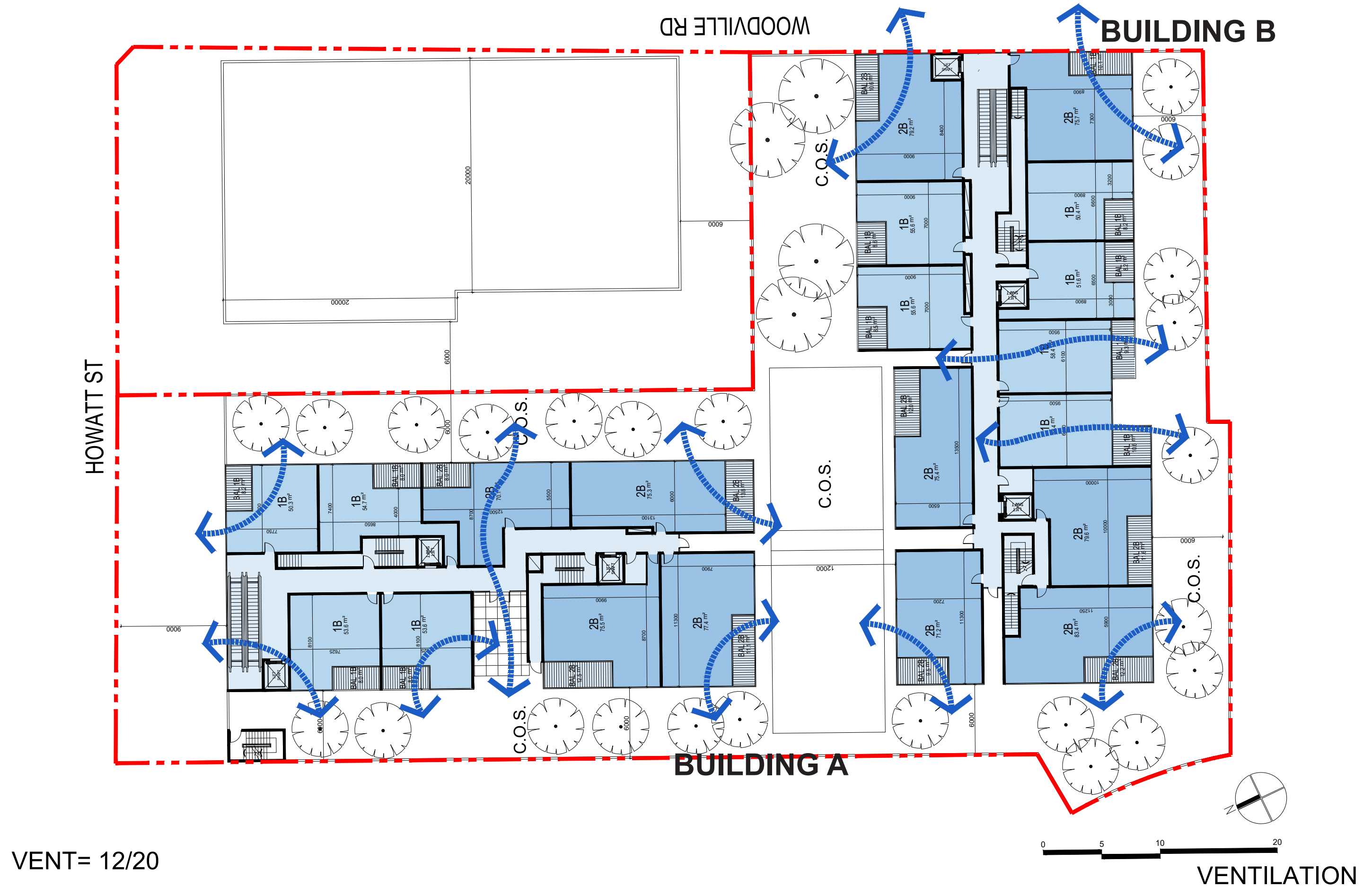
WOODVILLE RD

BUILDING B

HOWATT ST

BUILDING A

[illegible]



Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE PARTIALLY SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. THE DRAWINGS DOES NOT CONSTITUTE ANY GUARANTEE OR WARRANTY. THE DESIGNER MAKES NO REPRESENTATIONS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BE READY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS			NATIONA WIDE BUILDERS PTY LTD	tony bluen plants	896 WOODVILLE ROAD VILLAWOOD			
B	REVISION	AI	10/2022	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE PARTIALLY SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. THE DRAWINGS DOES NOT CONSTITUTE ANY GUARANTEE OR WARRANTY. THE DESIGNER MAKES NO REPRESENTATIONS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BE READY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS					Project address	Project no. 1051	Drawing no. Drawn DL	
											Drawing status	PLANNING PROPOSAL	

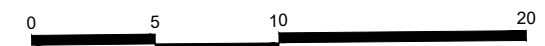
WOODVILLE RD

BUILDING B


HOWATT ST

BUILDING A

SOLAR= 11/20



SOLAR

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date	October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL, AGENTS OF CONTRACTORS THAT THE DRAWING ARE A REPRESENTATION OF INTENT BY THE DEVELOPER TO BE BOUNDARY AGENTS OF CONTRACTORS THAT THE DRAWING ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIMENSIONS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL, AGENTS OF CONTRACTORS THAT THE DRAWING ARE A REPRESENTATION OF INTENT BY THE DEVELOPER TO BE BOUNDARY AGENTS OF CONTRACTORS THAT THE DRAWING ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIMENSIONS.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD				
B	REVISION	AL	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO.	WHERE ANY INADEQUACY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.		<div>SOLAR DIAGRAM LEVEL 1</div>			Project address Drawn DL	Project no. 1051 Drawing no. DL	Drawing status PLANNING PROPOSAL		
					<div>*THIS DOCUMENT AND ANY WORKS EXECUTED AS A RESULT OF IT ARE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE DRAWING'S DEVELOPER.</div>	<div>1</div>								

WOODVILLE RD

BUILDING B

HOWATT ST

BUILDING A

SOLAR= 30/42

SOLAR

[illegible]

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

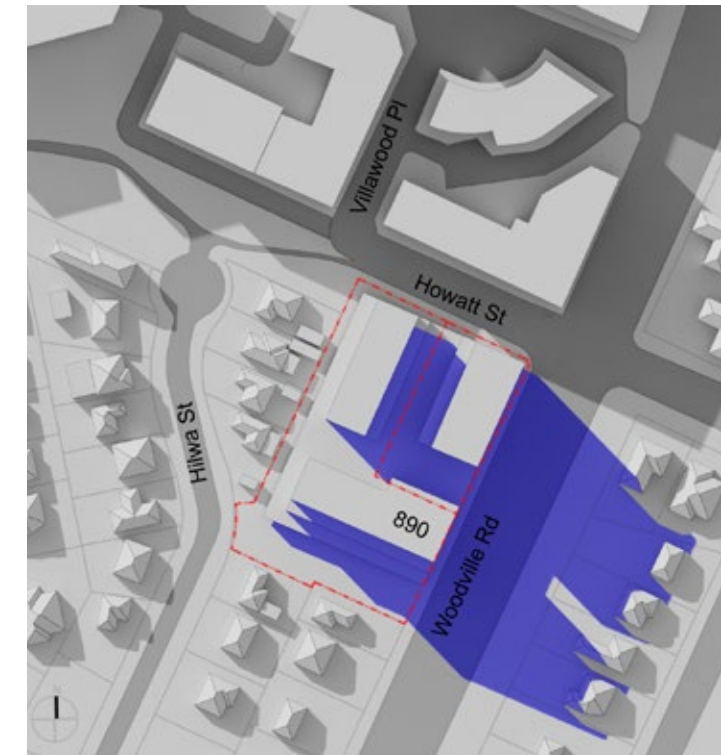
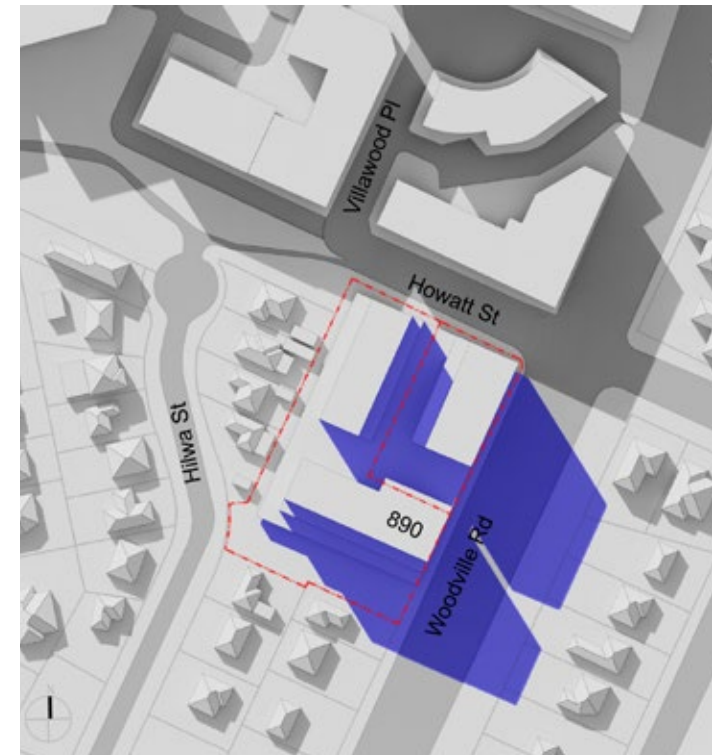
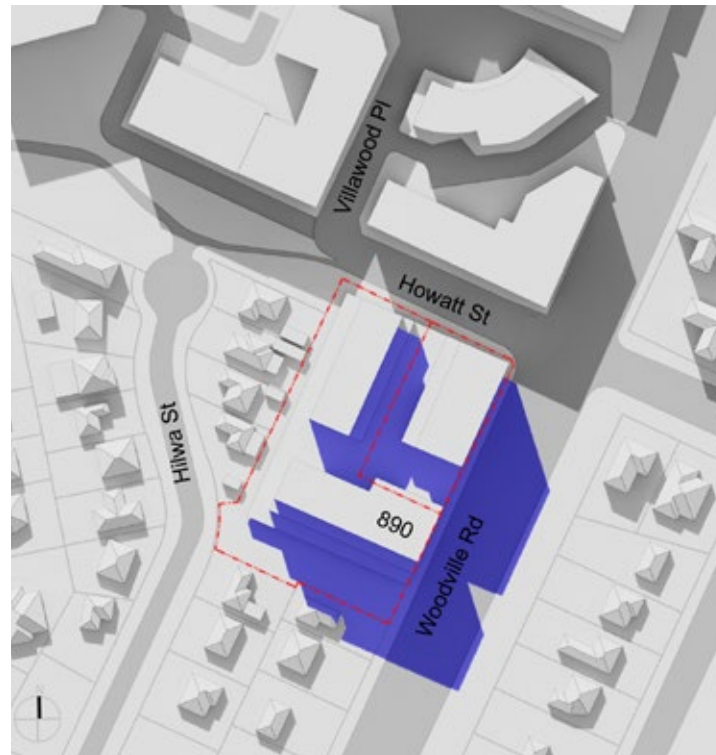
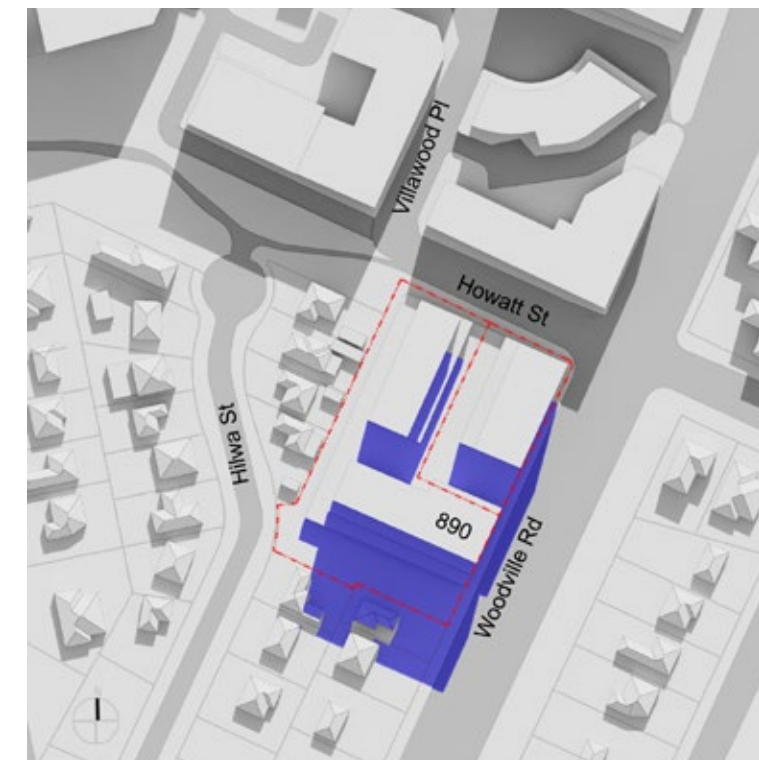
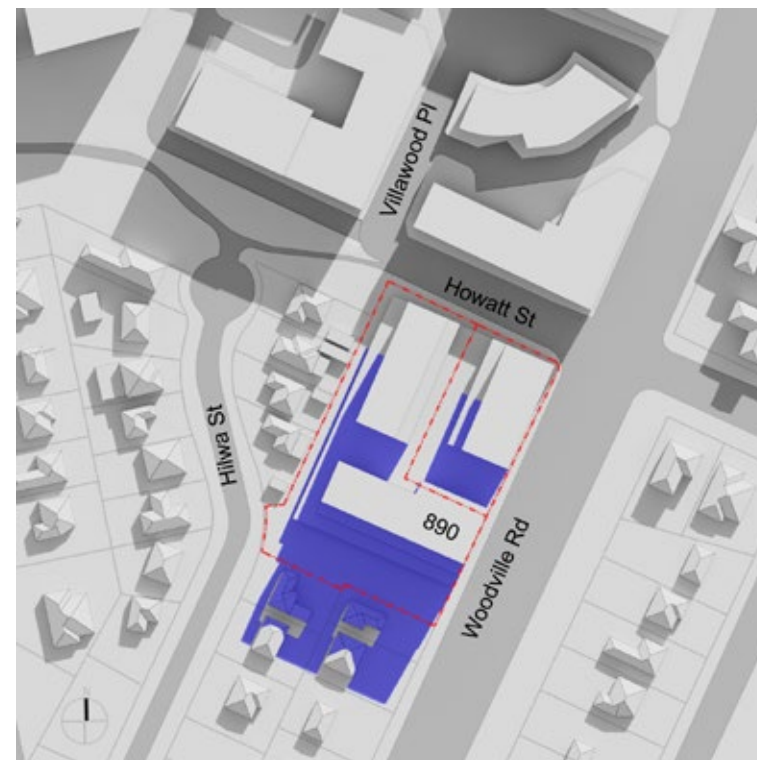
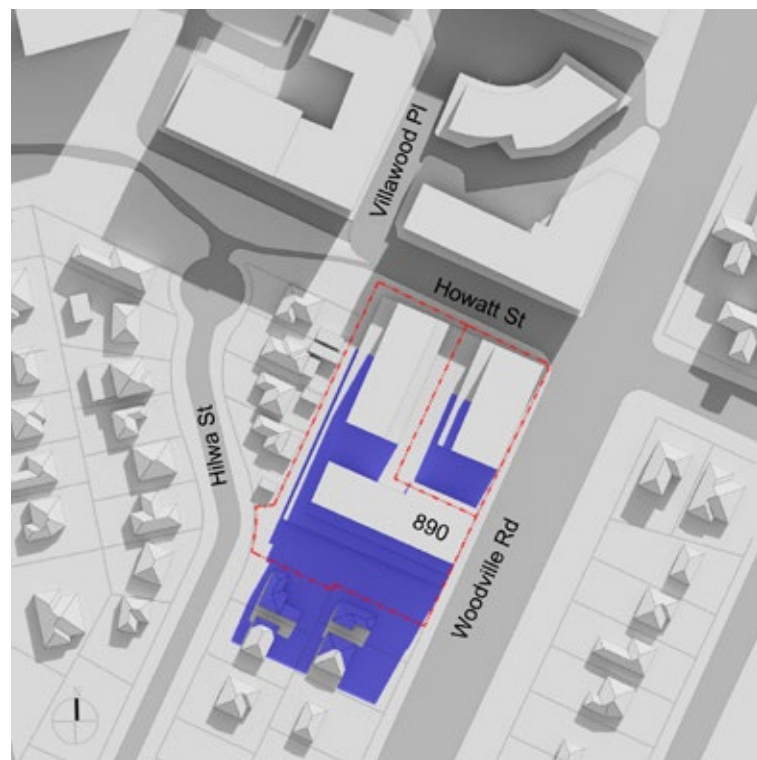
BUILDING A

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%	

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date	October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL, AGENTS OF CONTRACTORS THAT THE DRAWING ARE A REPRESENTATION OF INFORMATION BY THE DEVELOPER OR ITS BENEFITARY AGENTS OF CONTRACTORS THAT THE DRAWING ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIMENSIONS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORKS SHALL HAVE PRECEDENCE OVER DIMENSIONS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD				
B	REVISION	DL	10/2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST INDICATION No.	WHERE ANY INCONGRUENCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ITEMS.		8.4 YIELD SCHEDULE			Project address	Project no. 1051 Drawing no.			
											Drawn DL			
											Drawing status			
											PLANNING PROPOSAL			

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.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date	October 2022
A	PLANNING PROPOSAL SUBMISSION	DL	06/20/22	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CHAIRMAN, CHAIRMAN OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE DEVELOPERS OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDING TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.			NATIONWIDE BUILDERS PTY LTD		896 WOODVILLE ROAD VILLAWOOD				
B	REVISION	AL	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 DRAWING.	⊙	9.0 CONCLUSION			Project address	Drawing title	Project no. 1051	Drawing no. DL	
											Drawing status	PLANNING PROPOSAL		