



Woodville Corridor Planning Framework

08 January 2025

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| To | Janine Saab (Cumberland Council) | Contact No. | +61 2 9239 7211 |
| Copy to | Will Wang (Cumberland Council), Rajesh Neupane (Cumberland Council), Amruta Kumbhari (Cumberland Council), Shruti Nair (Cumberland Council) | Email | Rosy.Browell@ghd.com |
| From | Rosy Browell (GHD) | Project No. | 12657635 |
| Project Name | Woodville Road Corridor - acoustic / air quality | | |
| Subject | Woodville Corridor Planning Framework – Acoustic and air quality study addendum report | | |

1. Introduction

1.1 Purpose of this report

GHD previously prepared an acoustic and air quality study (GHD, 2023) to assess the potential for amenity impacts associated with the Woodville Corridor Planning Framework proposal and to identify opportunities to provide outcomes that protect the amenity of the community whilst enabling future development.

Subsequent to preparation of the acoustic and air quality study report (GHD, 2023), the master plan and urban design reports have been updated to for consistency with the planning proposal. Changes to the planning proposal are outlined in Section 2 of this report.

This addendum report outlines the changes from the design that has been assessed and if required provides updated recommendations for these changes. This report should be read in conjunction with the Woodville Corridor Planning Framework acoustic and air quality study report (GHD, 2023).

1.2 Scope of work

The following tasks were undertaken to complete the amendment report:

- Amendments to the planning proposal were provided by council and reviewed for significant changes.
- An assessment of amendments was undertaken to ensure no significant change to planning controls is required
- This report was prepared to accompany the acoustic and air quality report prepared by GHD in 2023 summarising the outcomes of the assessment

1.3 Limitations

This report: has been prepared by GHD for Cumberland Council and may only be used and relied on by Cumberland Council for the purpose agreed between GHD and Cumberland Council as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Cumberland Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 2 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Cumberland Council and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Woodville Road Corridor Planning Framework

Conybear Morrison has amended the Urban Design Strategy (CM+, 2023) for the Woodville Road Corridor Planning Framework in the Amended Urban Design report (CM+, 2024). The report was reviewed to determine consistency of the number of sites, building height controls, floor space ratio (FSR) controls, lot size controls, and the overall gross floor area, with the acoustic and air quality amenity study. The following key changes between the previously assessed master plan and the updated master plan have been addressed in this report:

- Two additional sites (Site 30 and 31)
- Changes to part of Site 15
- Changes to height of buildings on Chamberlain Road (Sites 23 and 24)
- Potential Chamberlain Rd widening mechanism

The changes in proposed yield are outlined in Table 1 and demonstrate a minor increase in site area and a slight decrease in population projection and number of dwellings. These changes would result in a marginal decrease in the projected traffic volumes, however would not result in a material change in terms of the air and noise emissions originally assessed as outlined in Table 3.1 of the acoustic and air amenity study (GHD, 2023).

Table 1 Study area proposed yield (PP sites only)

| Parameter | Original (2023) | Amended (2024) |
|---------------------------------------|-----------------|----------------|
| Site area (m ²) | 219,474 | 229,094 |
| Residential GFA (m ²) | 370,364 | 362,035 |
| Non-residential GFA (m ²) | 20,788 | 20,102 |
| Total GFA (m ²) | 391,152 | 382,136 |
| Proposed dwellings | 3,696 | 3,617 |
| Population projection (proposed) | 10,349 | 10,187 |

The Woodville Road Corridor Key Plan is shown on Figure 1 and shows the location of each of the site and the three target precincts. Details of each of the changes listed above are outlined in the following sections.

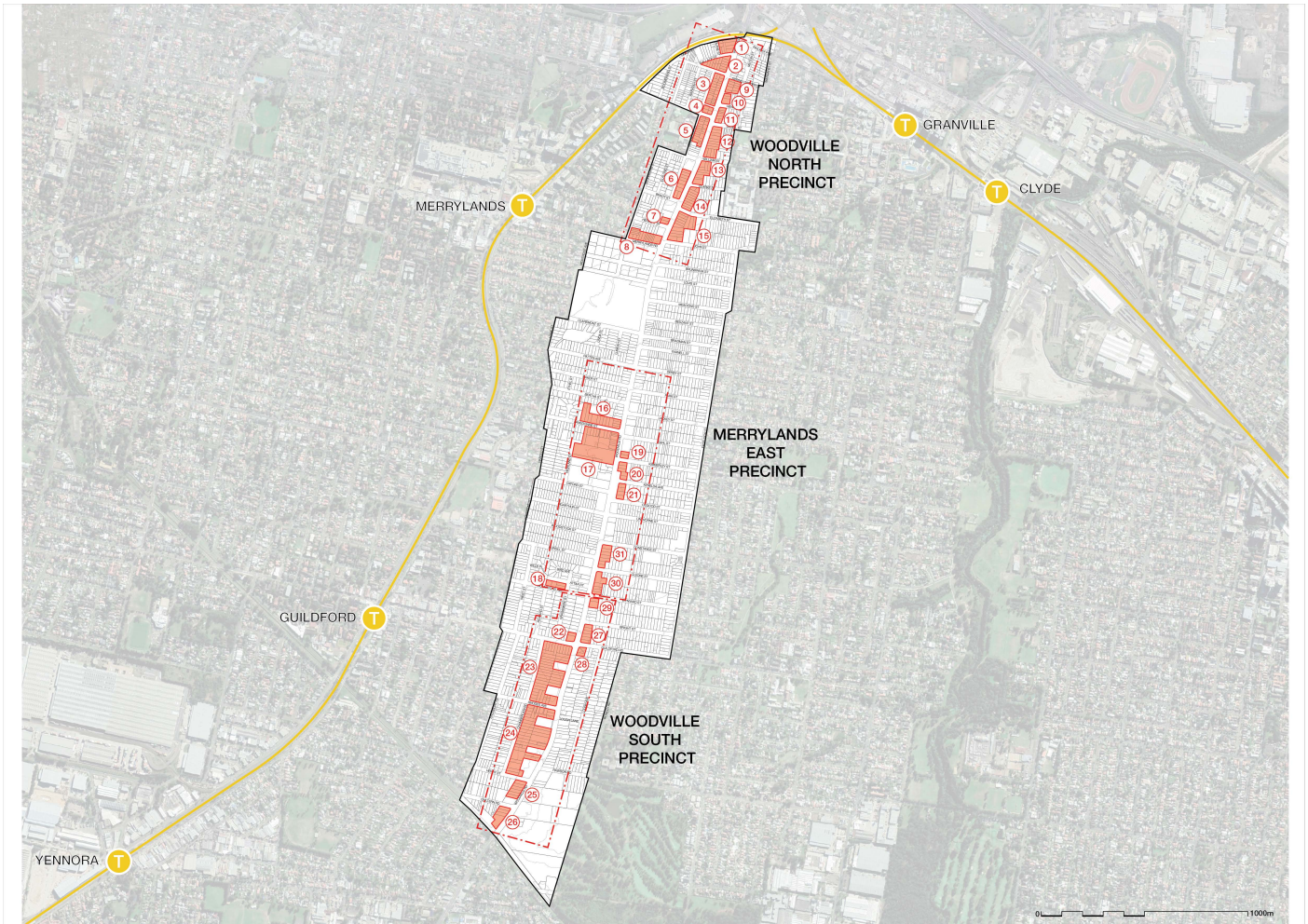


Figure 1 Woodville Road Corridor Key Plan

2.1 Additional sites

Two additional sites are proposed in the Merrylands East Precinct, these have been labelled Site 30 and Site 31 in the Amended Urban Design Report and are shown on Figure 1. Both sites front Woodville Road and occupy the width between two side streets; Wynyard Street, Cleone Street and Constance Street.

A review of the acoustic and air quality report determined that Site 19 and Site 20 in the Merrylands East Precinct have similar design features (setback, land zoning, FSR and building height) to the new proposed sites and as such, the modelling of air and noise would be applicable to the two additional sites. The location of these sites and the additional sites is shown on Figure 2.

The architectural design categories determined for Site 19 and Site 20 and other similar sites are provided in Appendix D of the Acoustic and air quality study report (GHD, 2023). The results for Site 19 and Site 20 can be considered representative for Site 30 and Site 31 and the recommendations for the DCP planning controls are still considered appropriate.



Figure 2 Merrylands East Precinct – 3D form

2.2 Changes to Site 15

Following a Council resolution in March 2024, the portion of Site 15 not fronting Woodville Road was changed to R4 High density residential, this includes a 12m HOB limit and 0.8:1 FSR. The change in the proposed building envelope is shown on Figure 3 and it can be seen that the amended footprint is not proposed to be significantly further from Woodville Road or higher than buildings fronting Woodville Road and providing shielding. As such the air and noise modelling results for Site 15 remain valid and the recommendations for the DCP planning controls are still considered appropriate.

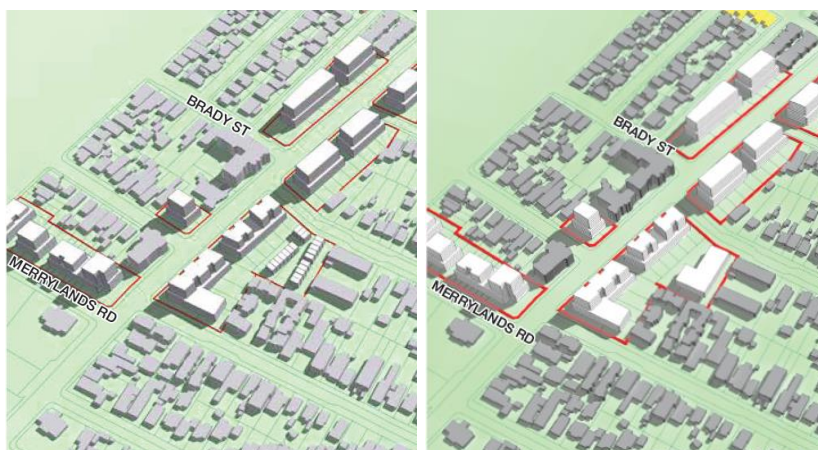


Figure 3 Site 15 3D form (left: original, 2023; right: amended, 2024)

2.3 Chamberlain Road

Building heights for all buildings located at the rear of Chamberlain Road, within Site 23 and Site 24, have been reduced from 9 storeys to 4 storeys in the planning proposal. The building heights for this can be seen in the 3D form shown in Figure 4 for the previous and amended master plans. The building heights for the buildings fronting Woodville Road are not proposed to change and would provide the same level of shielding from noise and air pollution arising from this source. As such the air and noise modelling results for Sites 23 and 24 remain valid and the recommendations for the DCP planning controls are still considered appropriate.



Figure 4 Chamberlain Road 3D form (left: original, 2023; right: amended, 2024)

Additional to the proposed change in building height, the following key design outcomes for the Woodville South Precinct have been included in the amended urban design report:

- Potential formation of a 3,000m² open space along Chamberlain Road. Open space provided through incentive bonuses of increased building heights and densities (up to 12 storeys) if the identified open space is provided.
- Potential widening of Chamberlain Road to improve traffic movement and flow. Widening could occur as a carriageway realignment or through increasing the road reserve through land dedication from the PP sites.

As Chamberlain Road does not trigger assessment of noise or air quality under the SEPP, the proposed widening of Chamberlain Road would not impact the acoustic or air quality amenity of any sites within the planning proposal site.

3. Conclusion

This addendum report provides an assessment of the changes to the Woodville Road Corridor Planning Framework following changes to the master plan and urban design strategy. The amendments, including the addition of two new sites (Site 30 and Site 31), changes to Site 15, and modifications to building heights and road design along Chamberlain Road, have been assessed for potential changes to the acoustic and air quality amenity previously assessed. The assessment determined that:

- The two additional sites in the Merrylands East Precinct exhibit similar characteristics to existing sites, particularly sites 19 and 20, and therefore the existing acoustic and air quality modelling for this site would be applicable to the two additional sites (Site 30 and Site 31).
- Changes to Site 15 are minor and the updated building envelope does not alter exposure to air and noise pollution.
- The reduction in building heights along Chamberlain Road and the proposed widening mechanism do not impact acoustic or air quality outcomes, as the shielding provided by buildings fronting Woodville Road remains unchanged.

The proposed amendments result in a minor increase in site area and a slight decrease in population projection and number of dwellings. These changes would result in a marginal decrease in the projected traffic volumes, however would not result in a material change in terms of the air and noise emissions originally assessed as outlined in Table 3.1 of the acoustic and air amenity study (GHD, 2023). The conclusions and recommendations for the DCP planning controls presented in the original Acoustic and air quality amenity study (GHD, 2023) are still considered appropriate.

| Project name | | Woodville Road Corridor - acoustic / air quality | | | | | |
|-----------------------|-----------------|--|----------------------|------------------|---------------------------|------------------|-------------|
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| S4 | 1 | R Browell | M Velasco E Smith | *on file | E Milton | *on file | 8/01/2025 |

GHD Pty Ltd | ABN 39 008 488 373

Contact: Rosy Browell, Engineer | GHD

133 Castlereagh Street, Level 15

Sydney, New South Wales 2000, Australia

T +61 2 9239 7100 | F +61 2 9239 7199 | E sydmil@ghd.com | ghd.com

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