

233-259 Merrylands Rd & 54-59 McFarlane St, Merrylands Planning Proposal Request Urban Design Analysis



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Background

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4 Site Plan

5 LEP Overlay

6 DCP - Merrylands Town Square

01.1 Introduction

This Urban Design Analysis has been prepared in support of a Planning Proposal Request seeking to increase the maximum permitted height and FSR at 233-259 Merrylands Rd and 54-59 McFarlane St, Merrylands, known as the 'Merrylands Investment Co Pty Ltd Site'. A recent development consent (DA2020/0220) has been issued for the site which created the 3 street block elements making up the broader site which were established through the laneway connections established.

Woods Bagot were engaged to review the approved DA scheme, and the broader planning framework, from an Urban Design perspective.

The analysis of the street block modelling indicated that a better height and density transition could be achieved relative to the 'landmark' tower planned for the land to the north east of the site, providing a smoother transition to the west. The modelling indicates that a change to the height and FSR limits of Buildings D and E would result in the a more desirable urban design outcome.

Massing, envelope, and shadow studies undertaken by Woods Bagot have arrived at a height increase in height from 55m-64m for Building D and 77m-84m for Building E. This provides a more suitable transition in height within the context of the Town Centre and provides a better urban design outcome.

Exploration of density arising from this increase in height was modelled relative to the newly established 'D and E' lot size of 4,448m². Accordingly, an increase in the FSR on this site from 5.5:1 to 7:1 is sought for the Block D and E land with no change sought to the FSR of the remaining lots.

01.2 Project Background & DA History

The 'Merrylands Investment Co Pty Ltd site' has been subject to a number of recent development proposals, including a prior development application by Stockland that has not been taken up. Of most relevance is the recent approval of DA2020/0220 on the site which was granted consent by the Sydney Central Planning Panel in September 2020. That consent approved the following:

- Construction of mixed use development comprising 5 mixed use buildings, including retail and commercial tenancies, childcare facility and 790 residential apartments, over 4 levels of basement parking, associated stormwater, public domain and landscaping works.

A recent modification (MOD2021/0123) has been approved with Woods Bagot as the project architects, who were engaged to provide further design evolution over the prior approved scheme and to improve the design outcome for the broader site.

Design Excellence has recently been issued for that amendment with the Cumberland Design Excellence Panel noting the improvement in the scheme as compared to the original DA and that Merrylands Investment Co Pty Ltd are committed to delivery of a high quality outcome consistent with their brand.

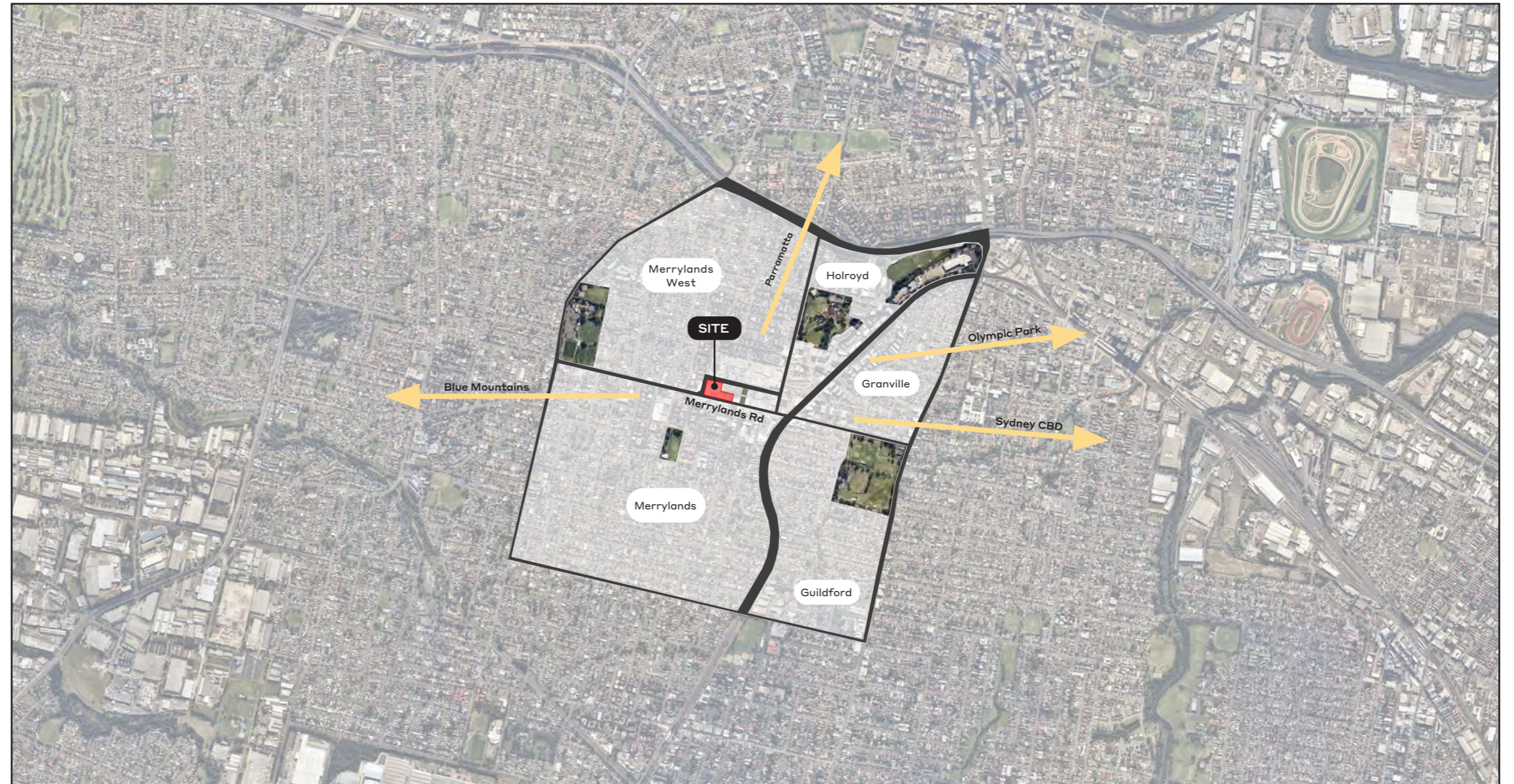
An extract of the site layout plan that shows Building A, B, C, D and E is provided below. It is noted that this cannot be sought as part of the Section 4.55 or DA process owing to the increase in the height and FSR- which must be progressed as a Planning Proposal Request.

01.3 Precinct Location

Merrylands Town Centre

The subject site is located within the Merrylands Town Centre as illustrated by the location plan

Location Plan



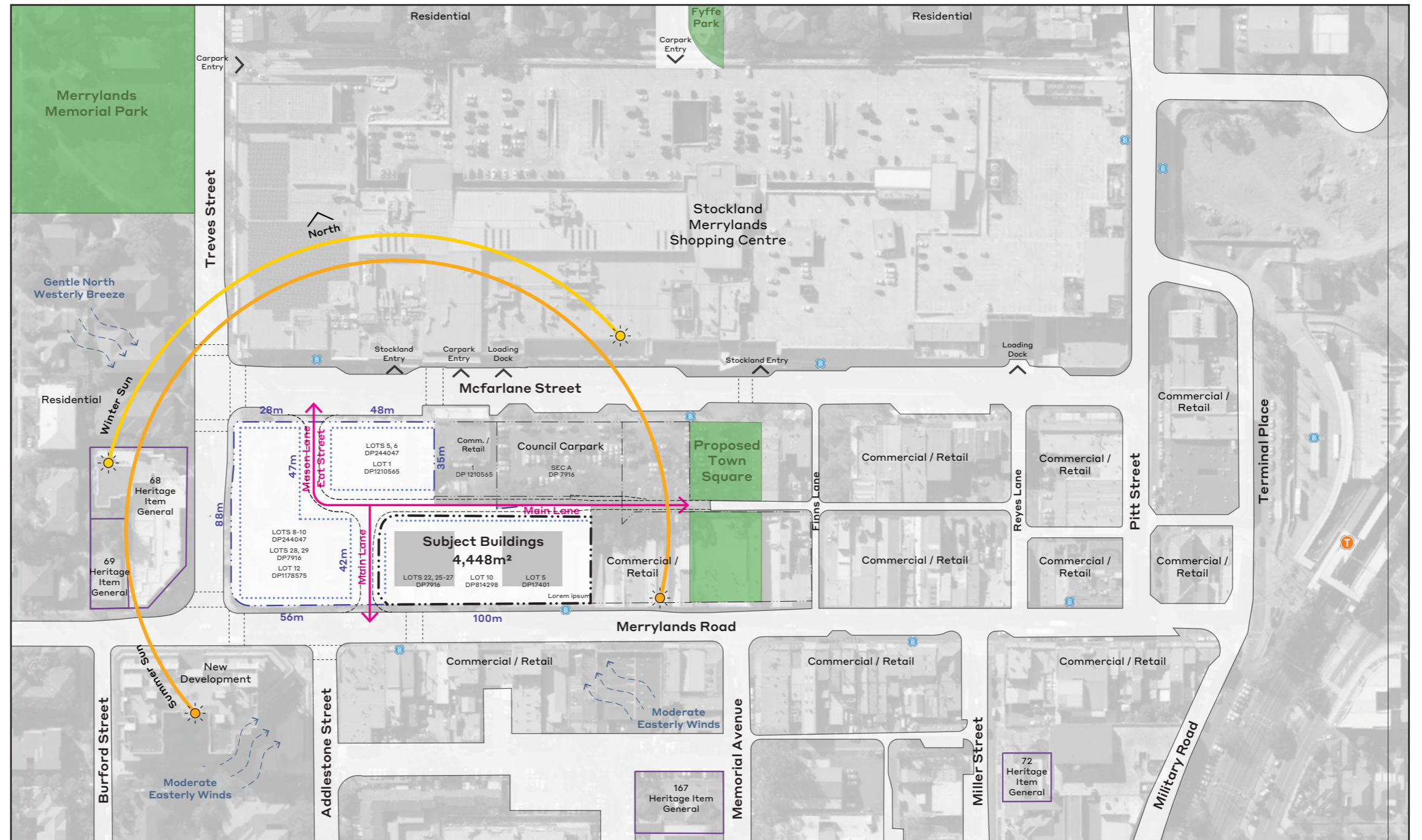
| Context | |
|------------------------------------|--|
| Locality | Cumberland LGA, previously Holroyd LGA |
| Suburb | Merrylands |
| Greater Sydney Commission District | Central City District |
| Distance to Parramatta CBD | 4 KM |

01.4 Site Plan

Parent Site

Comprising of 15 separate land parcels, the development site is located within the Merrylands Town Centre, opposite Stockland's Shopping Centre. The site itself can be described as a large irregular shaped corner land parcel and once consolidated will have a frontage to Merrylands Street to its southern boundary, Treves Street to its western boundary and McFarlane Street to the north with a total site area of 12,418m² (11,365m² after land dedication).

Immediate Context



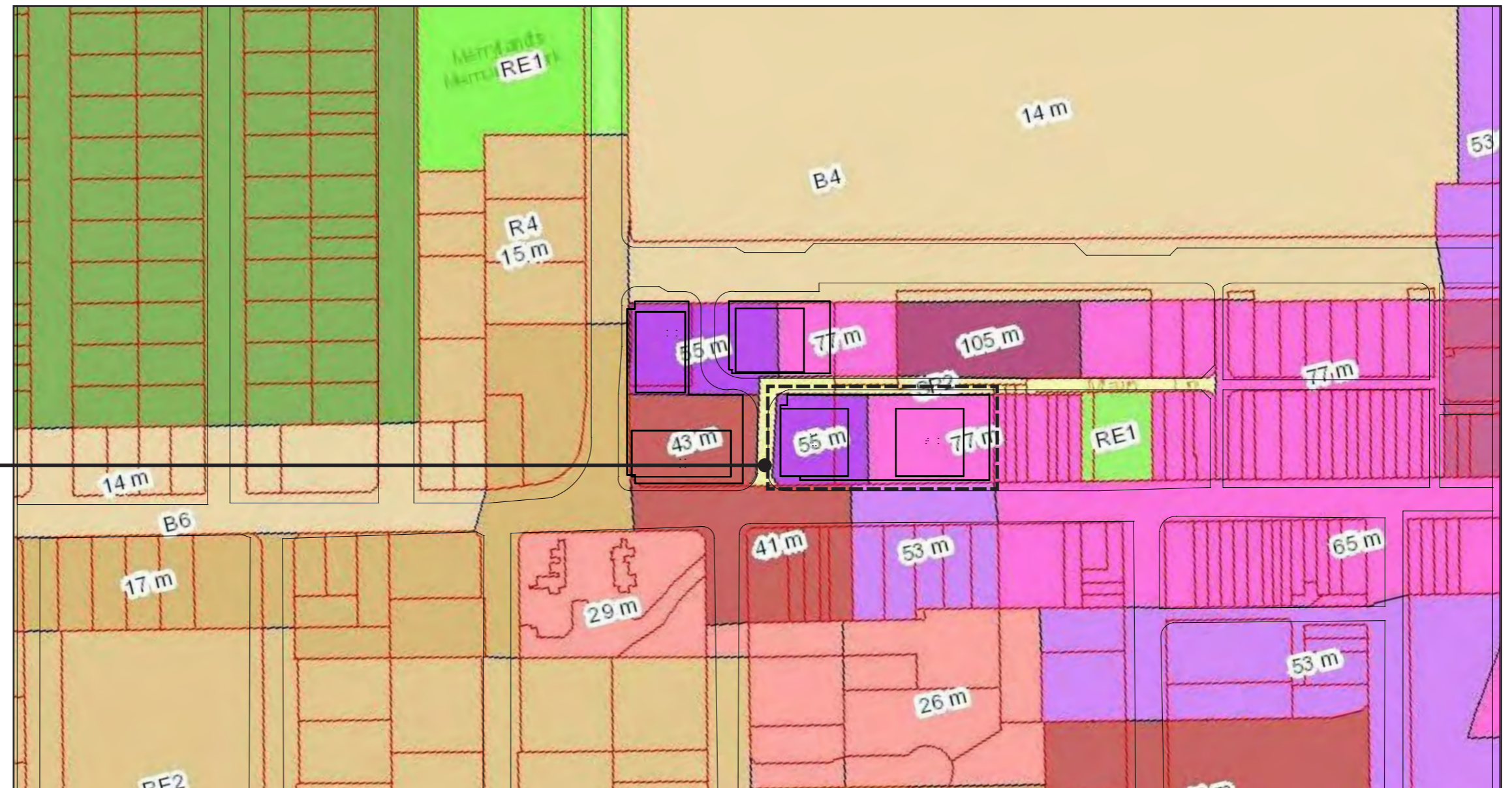
01.5 LEP Overlay

Height of Buildings

The development site affected is this Planning Proposal Request is the south Eastern portion of the site. It is subject to a split maximum building height control of between 55m-77m under the Cumberland Local Environmental Plan 2021 Height of Building amendment 20.

Map Sheet_009, as illustrated overleaf.

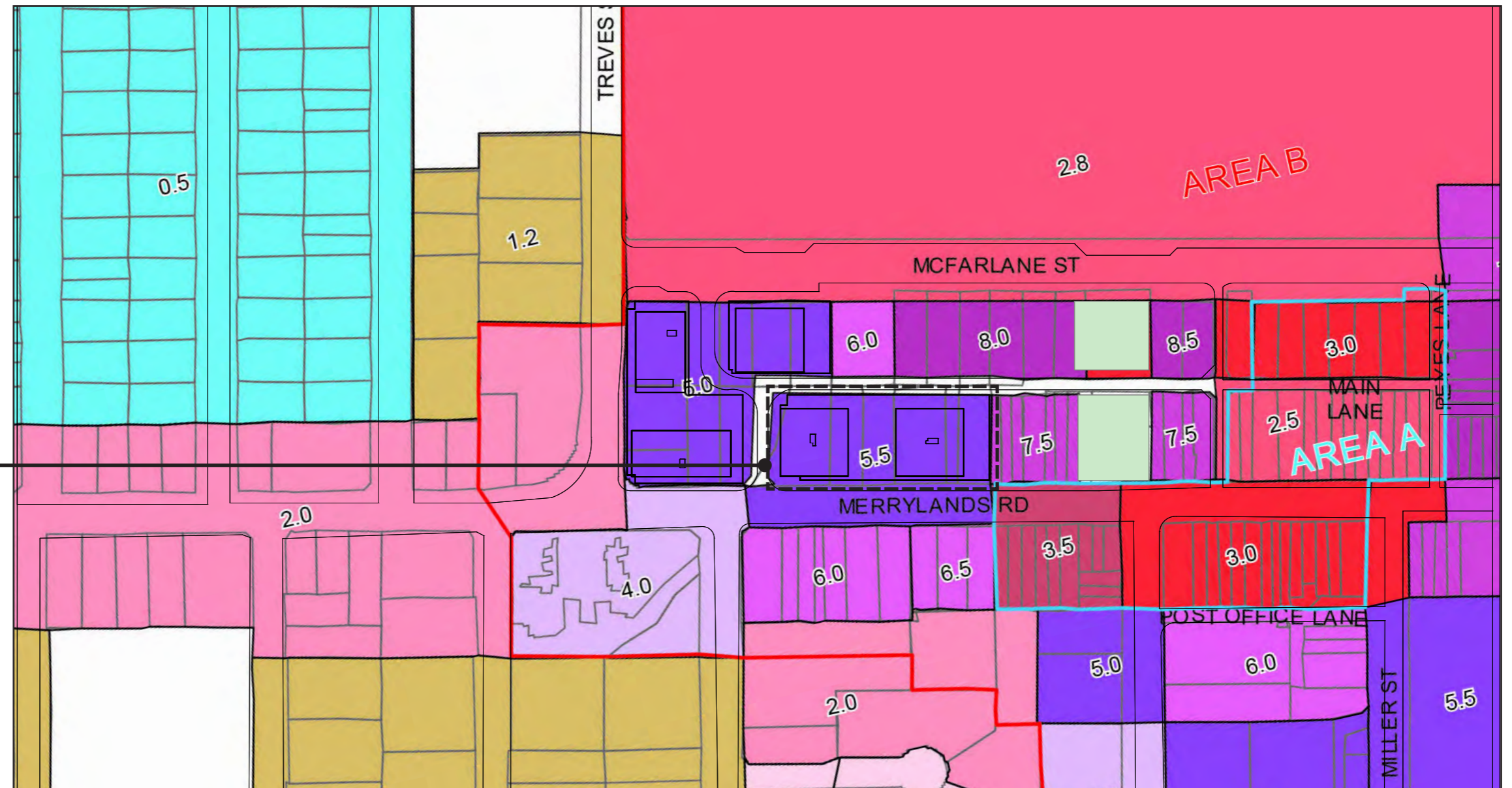
Area of the development that seeks amendments to LEP in this Planning Proposal Request



01.5 LEP Overlay

FSR

Area of the development that seeks amendments to LEP in this Planning Proposal Request



01.6 DCP - Merrylands Town Square

Future Town Square



Holroyd DCP, Part M - Landscape and Open Space Locations

Proposed Changes to LEP Height

1 Amendments to LEP

2 Summary of Proposed Changes to LEP

3 Current Massing vs Proposed Massing Axo's

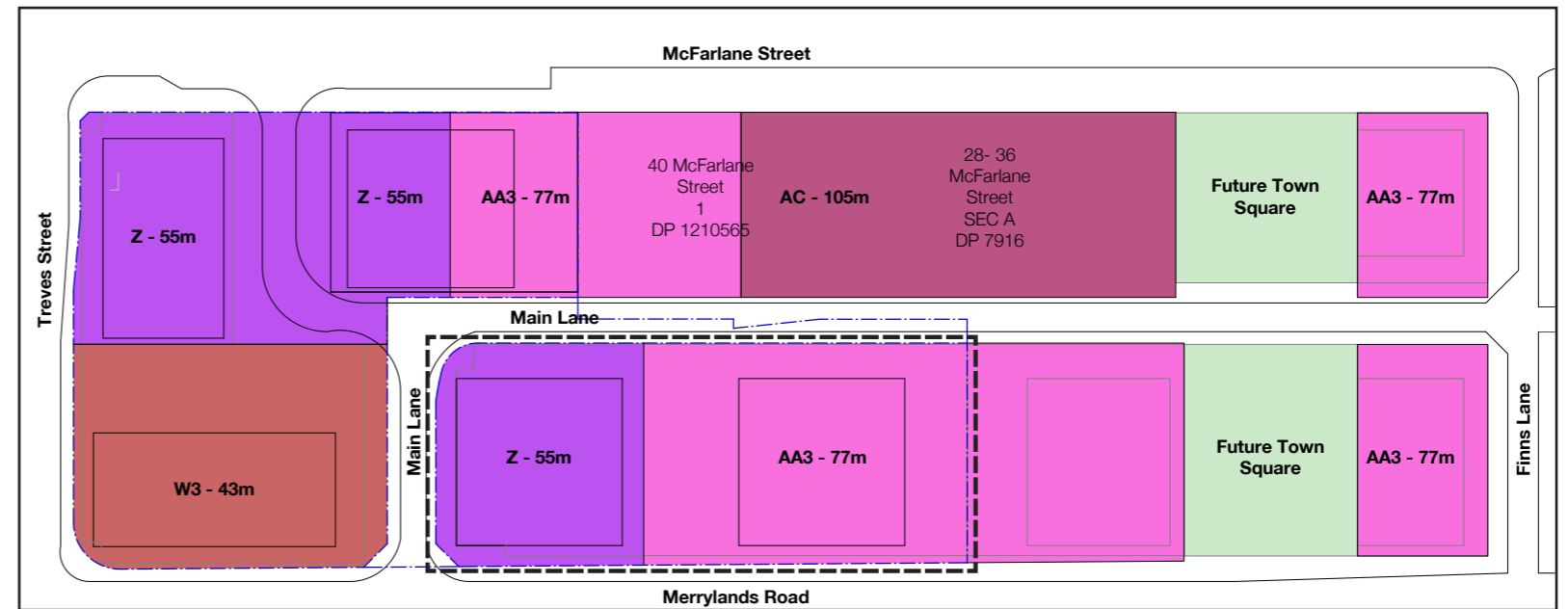
4 LEP Height Progression - Current vs Proposed

5 Street View - Proposed LEP Height Changes

6 Street View

02.1 Amendments to LEP

Current LEP Height Plan

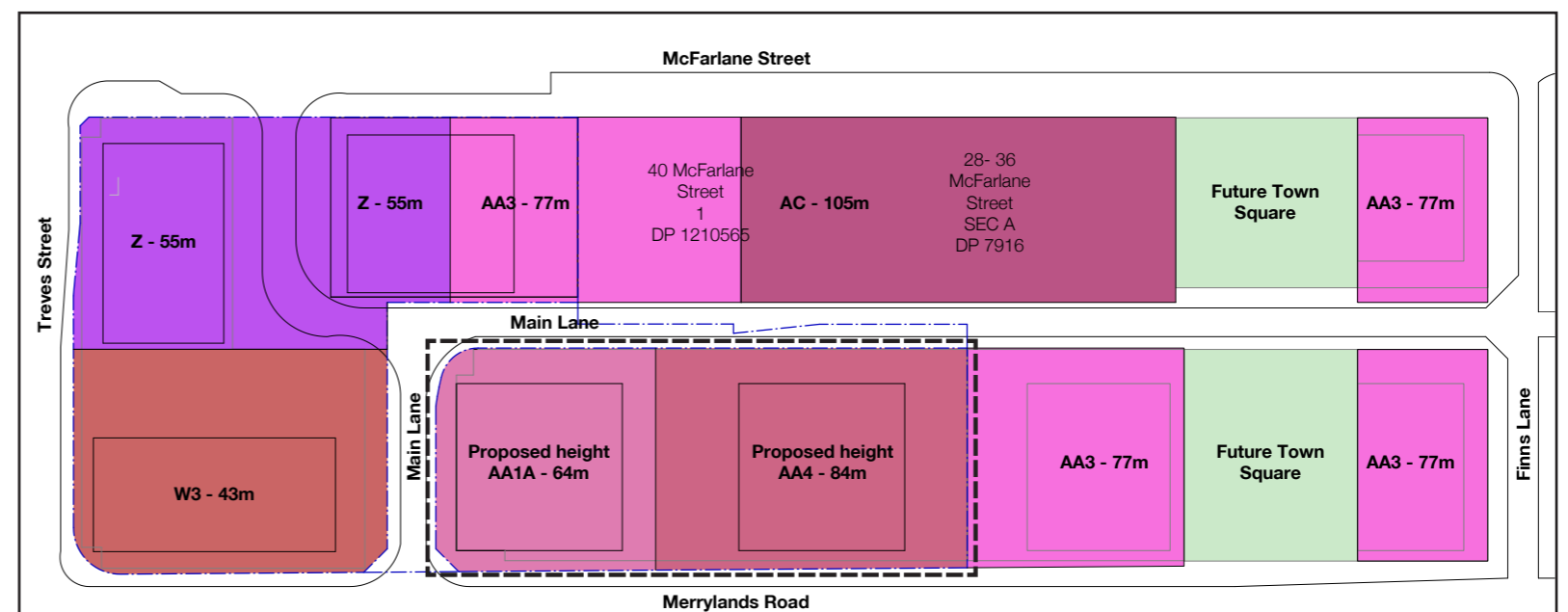


Maximum Building Height (m)

| | | | |
|----|------|-----|-----|
| J | 9 | U1 | 30 |
| K | 10 | U2 | 32 |
| L | 11 | V | 39 |
| M | 12.5 | W1 | 41 |
| N | 14 | W2 | 42 |
| O | 15 | W3 | 43 |
| P1 | 17 | Y1 | 50 |
| P2 | 18 | Y2 | 53 |
| Q | 20 | Y3 | 54 |
| R | 21 | Z | 55 |
| S1 | 23 | AA1 | 62 |
| S2 | 24 | AA2 | 65 |
| T1 | 26 | AA3 | 77 |
| T2 | 27 | AB | 86 |
| T3 | 29 | AC | 105 |

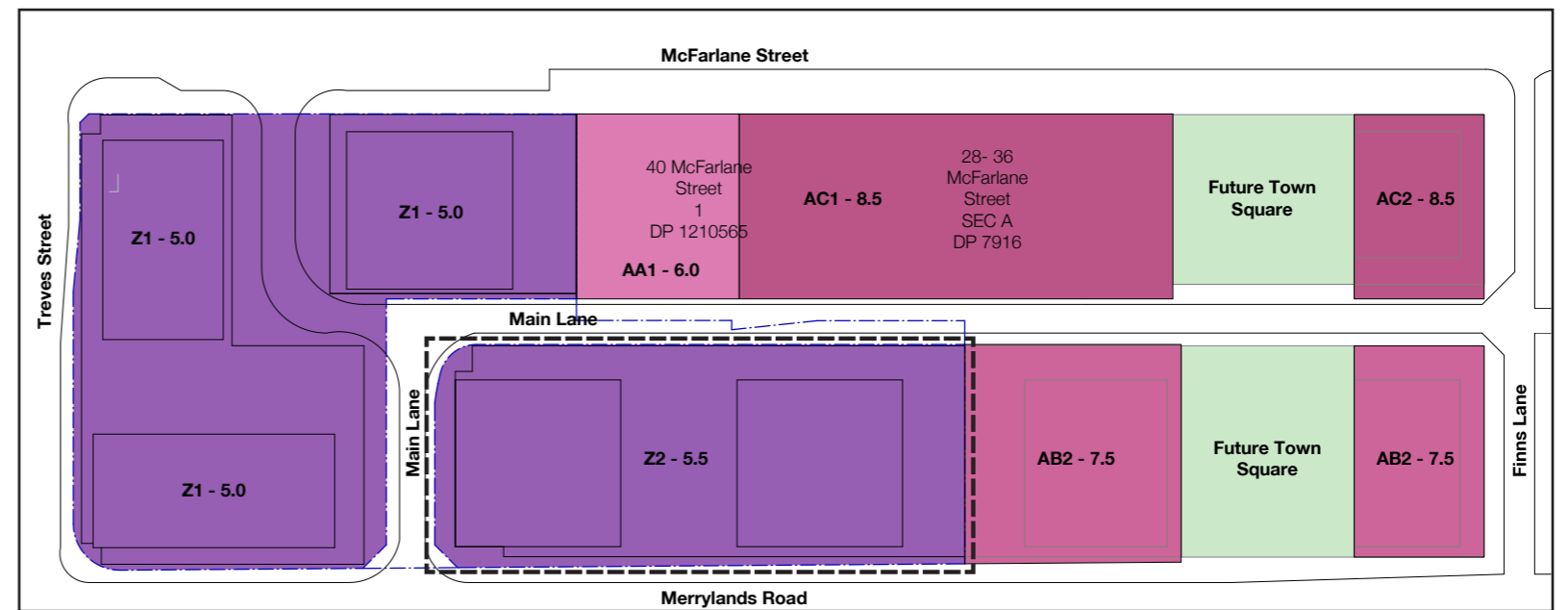
- Future town square
- Development boundaries
- Subject buildings

Amended LEP Height Plan

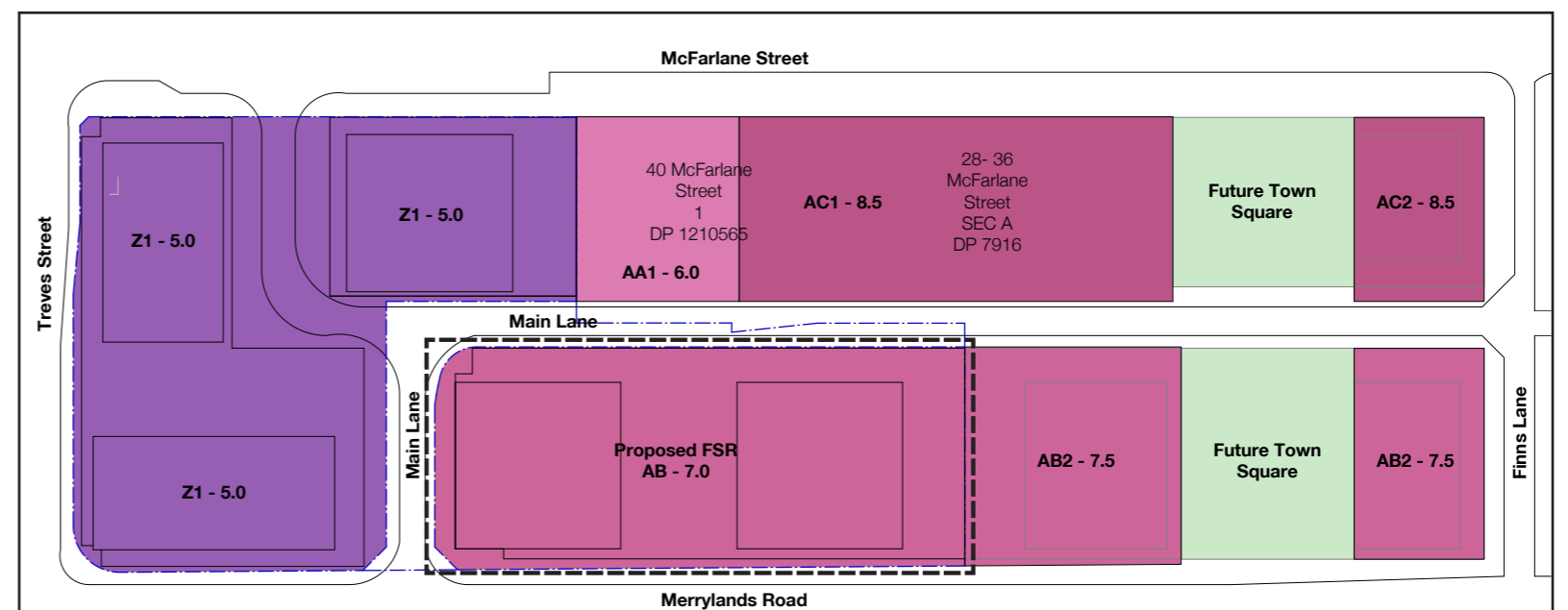


02.1 Amendments to LEP

Current LEP FSR Plan



Amended LEP FSR Plan

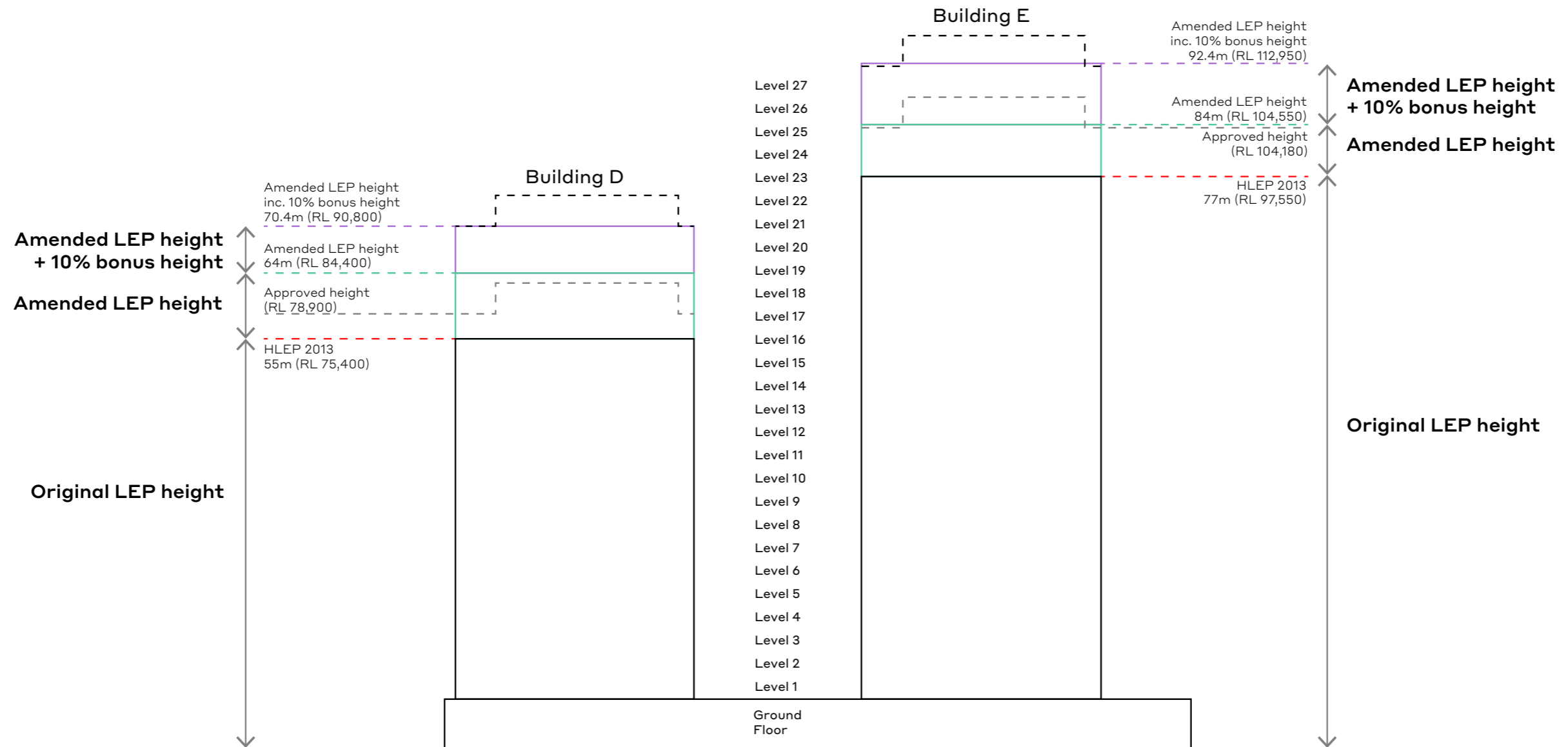


Maximum Floor Space Ratio (n:1)

| | | | |
|----|------|--------|--------|
| D | 0.5 | X | 4.0 |
| H | 0.7 | Y | 4.5 |
| K | 0.85 | Z1 | 5.0 |
| N | 1.0 | Z2 | 5.5 |
| P | 1.2 | AA1 | 6.0 |
| S1 | 1.5 | AA2 | 6.5 |
| S2 | 1.8 | AB1 | 7.0 |
| T1 | 2.0 | AB2 | 7.5 |
| T2 | 2.2 | AC1 | 8.0 |
| T3 | 2.4 | AC2 | 8.5 |
| U1 | 2.5 | Area A | Area A |
| U2 | 2.8 | Area B | Area B |
| V | 3.0 | Area C | Area C |
| W1 | 3.5 | | |
| W2 | 3.66 | | |

- Future town square
- Development boundaries
- Subject buildings

02.2 Summary of Proposed Changes to LEP



- LEP 2021 envelope
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height

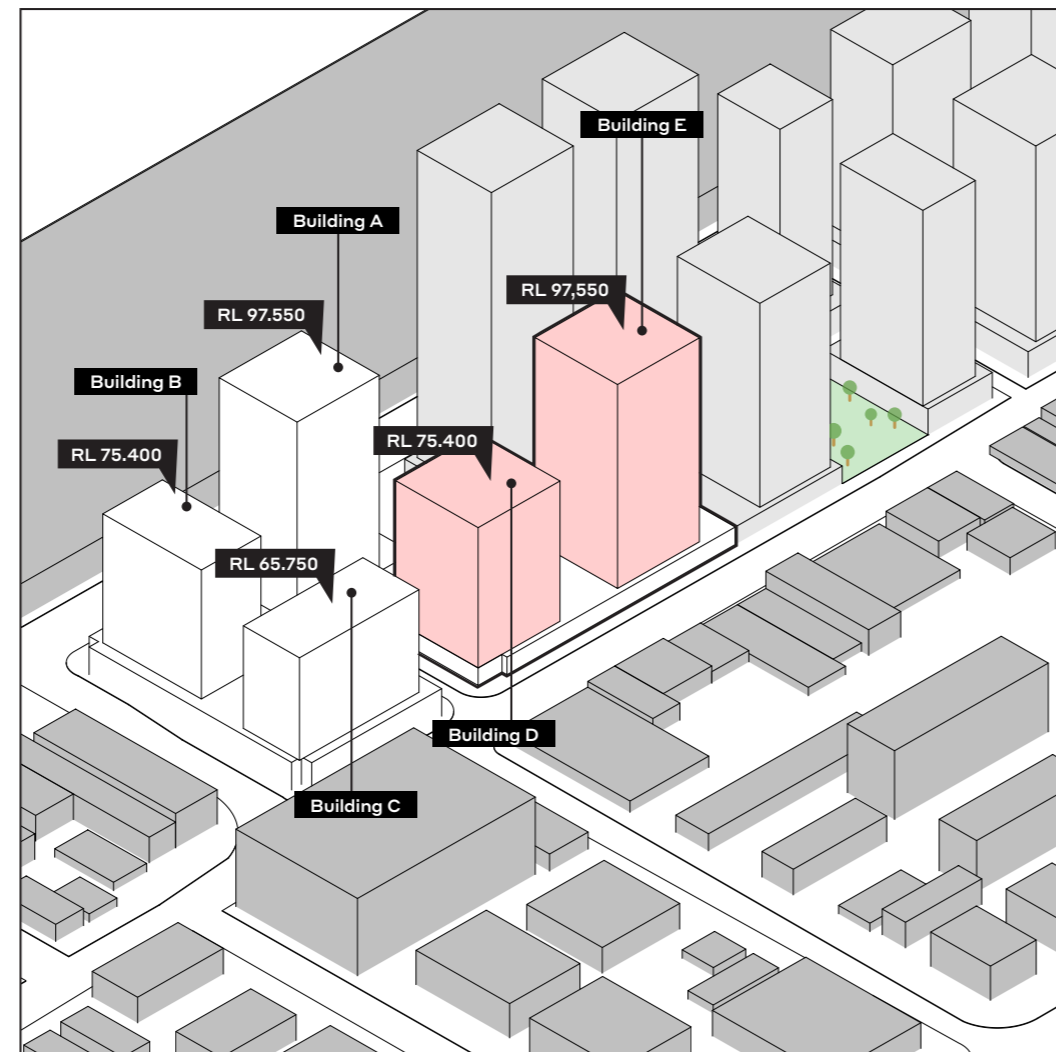
02.2 Summary of Proposed Changes to LEP

| Buildings | Site Area | LEP 2021 | | LEP 2021 + 10% | | Approved S4.55 MOD2021/0123 | | Council Endorsed LEP | | Proposed (Council Endorsed LEP + 10% Bonus Height) | | Difference | |
|----------------------------|----------------------------|----------------------------|------------|----------------------------|------------|-----------------------------|-------------|----------------------------|-------------|--|-------------|---------------------------|----------------|
| | | Max GFA | FSR | Max GFA | FSR | GFA | FSR | Max GFA | FSR | GFA | FSR | GFA Difference | FSR Difference |
| A, B & C | 6,760m ² | 37,180m ² | 5.5 | 40,560m ² | 6.0 | 40,026m ² | 5.92 | 40,026m ² | 5.92 | 40,026m ² | 5.92 | 0m ² | 0 |
| D & E | 4,448m ² | 24,464m ² | 5.5 | 26,688m ² | 6.0 | 30,041m ² | 6.75 | 31,136m ² | 7.00 | 33,360m ² | 7.50 | 3,319m ² | 0.75 |
| Combined Site Total | 11,208m² | 61,644m² | 5.5 | 67,248m² | 6.0 | 70,068m² | 6.25 | 71,162m² | 6.34 | 73,386m² | 6.55 | 3,319m² | 0.30 |

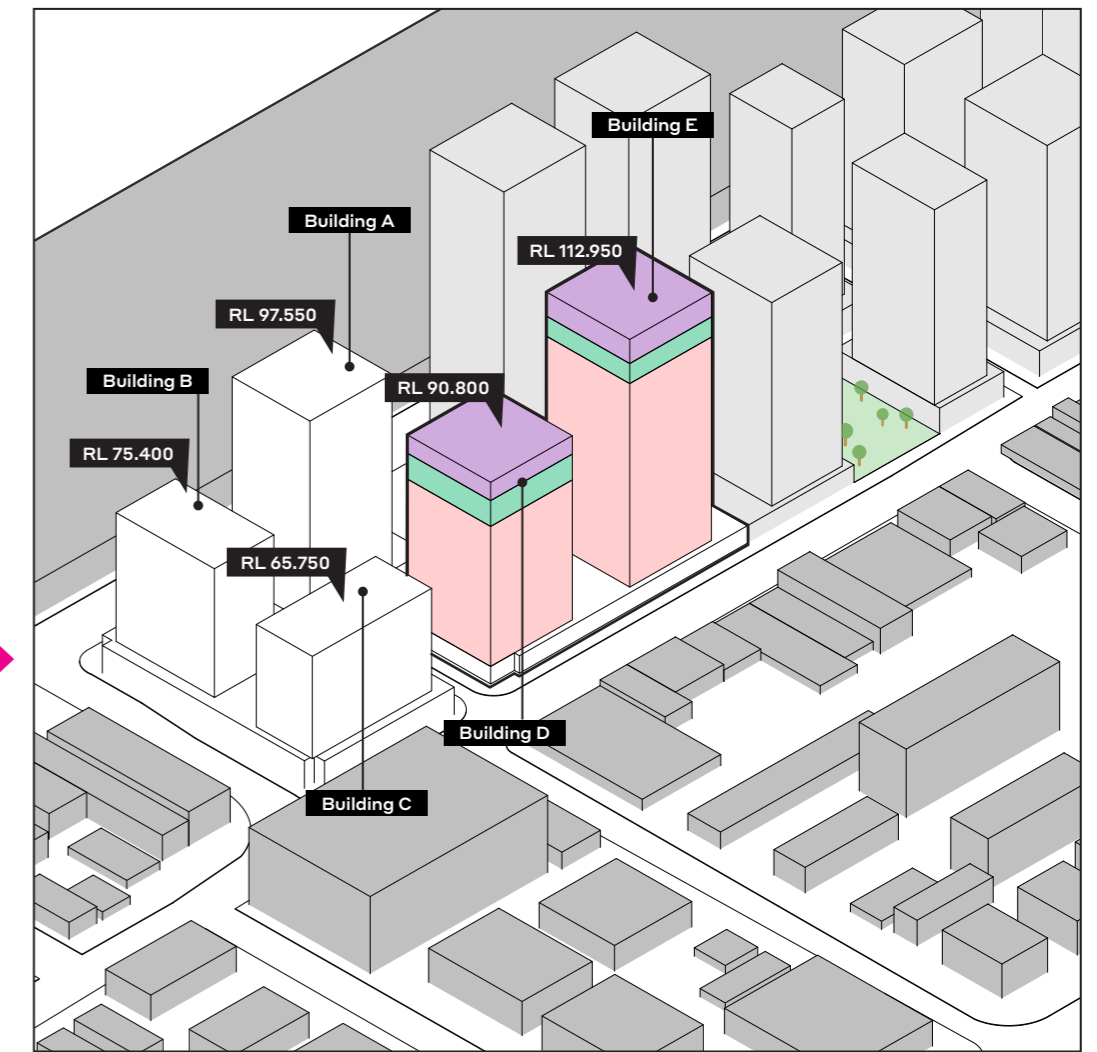
| Apartments | Approved S4.55 MOD2021/0123 | Concil Endorsed LEP | Proposed (Council Endorsed LEP + 10%) |
|------------------------------|-----------------------------|---------------------|---------------------------------------|
| Building D | 135 | 149 | 167 |
| Building E | 207 | 212 | 230 |
| Total | 342 | 361 | 397 |
| Additional Apartments | | 19 | 55 |

02.3 Current Massing vs Proposed Massing Axo's

Current

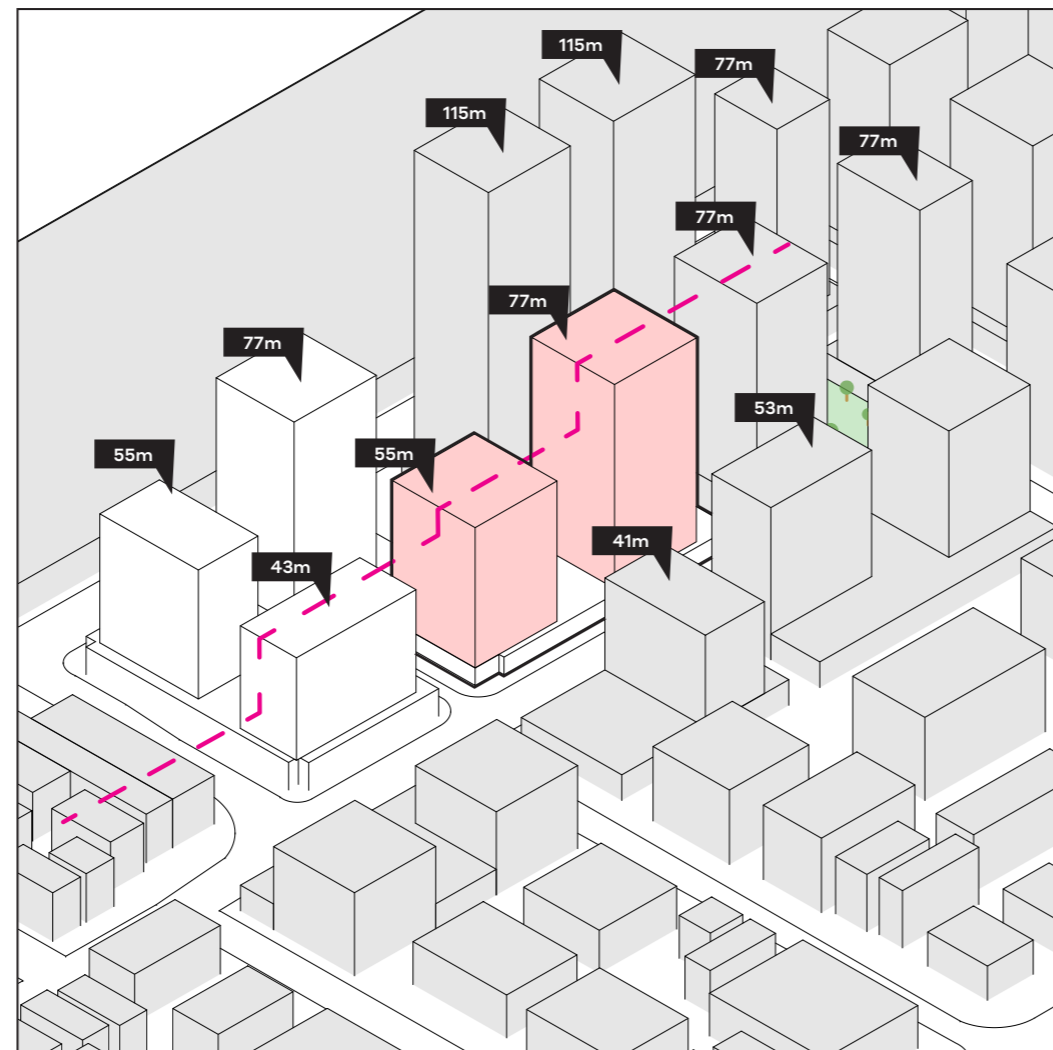


Proposed

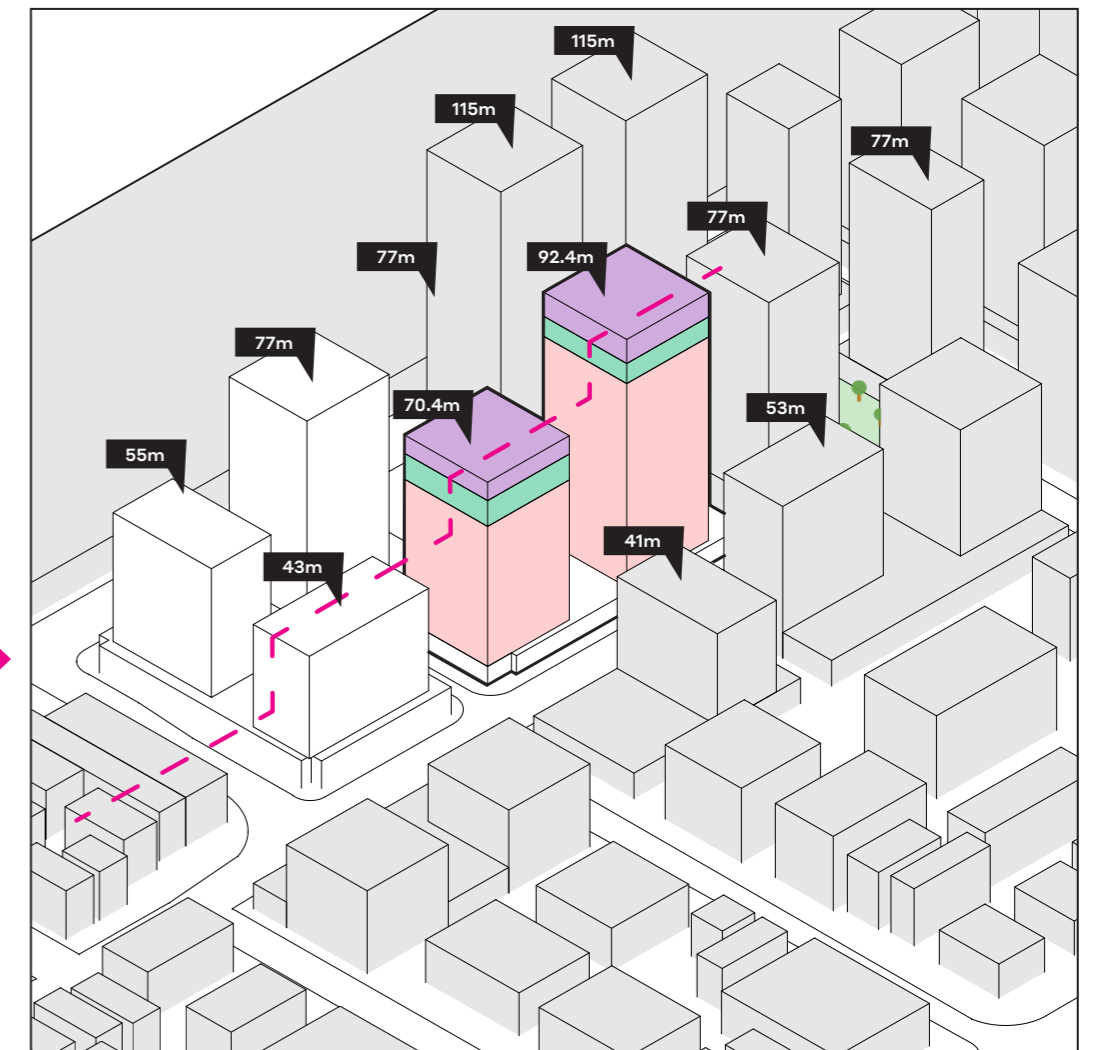


02.4 LEP Height Progression - Current vs Proposed

Current

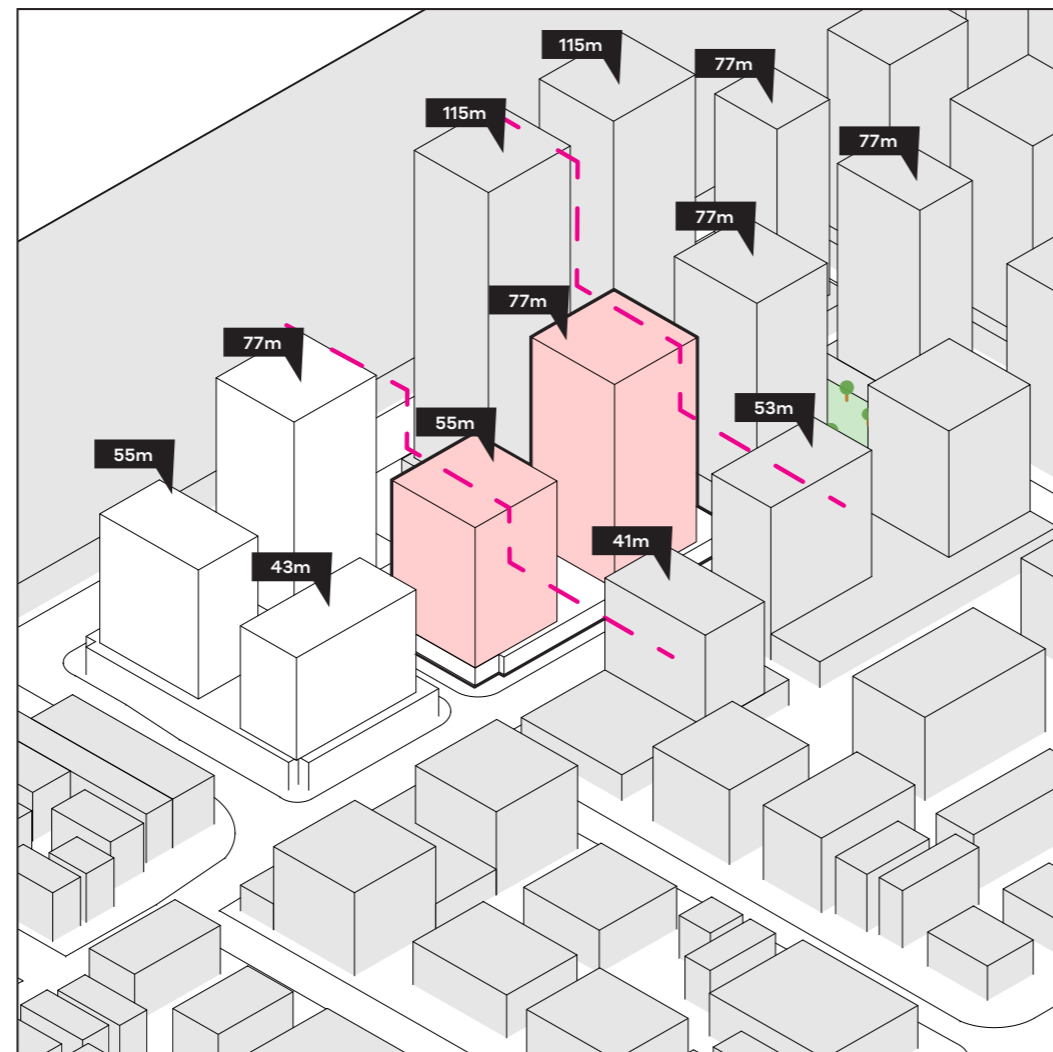


Proposed

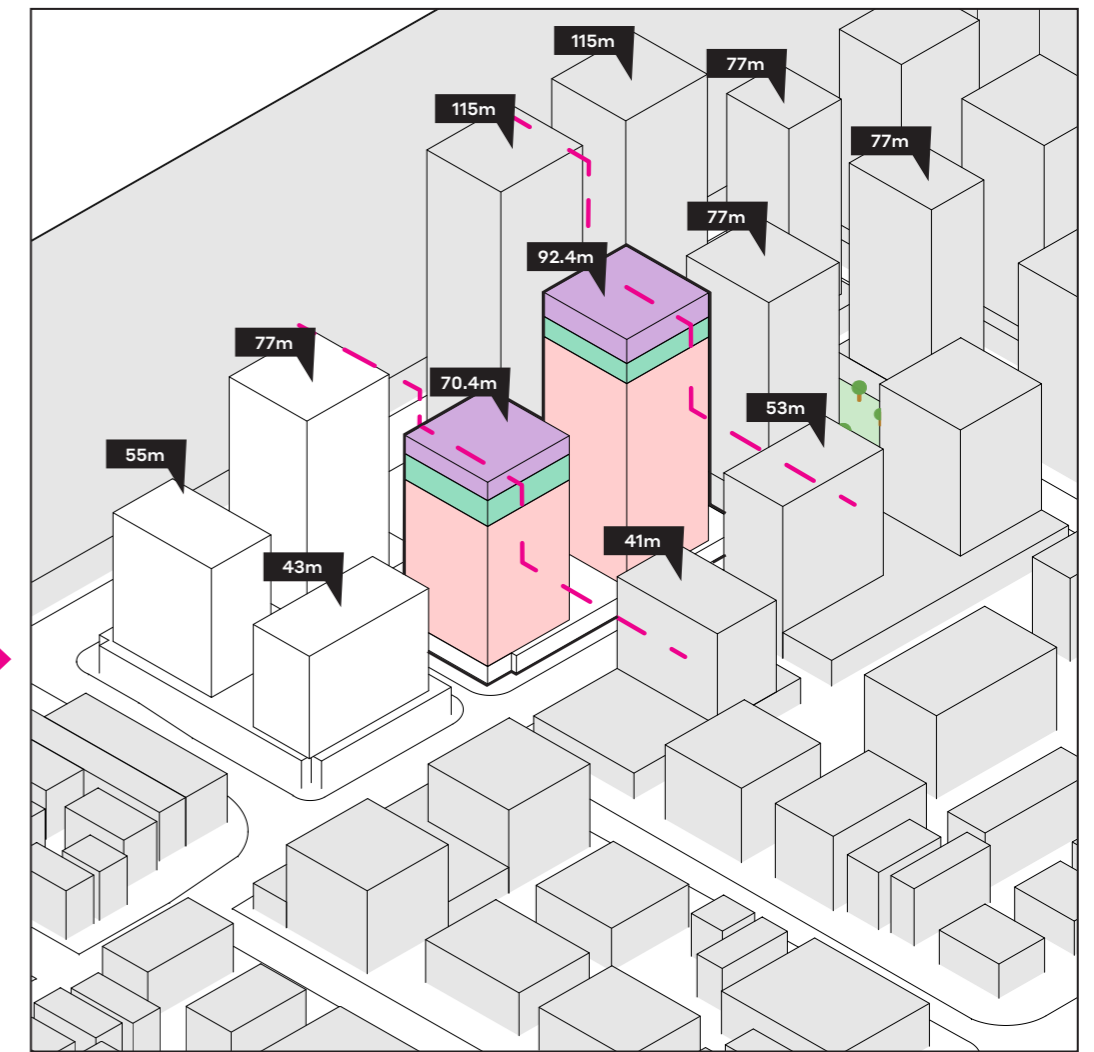


02.4 LEP Height Progression - Current vs Proposed

Current

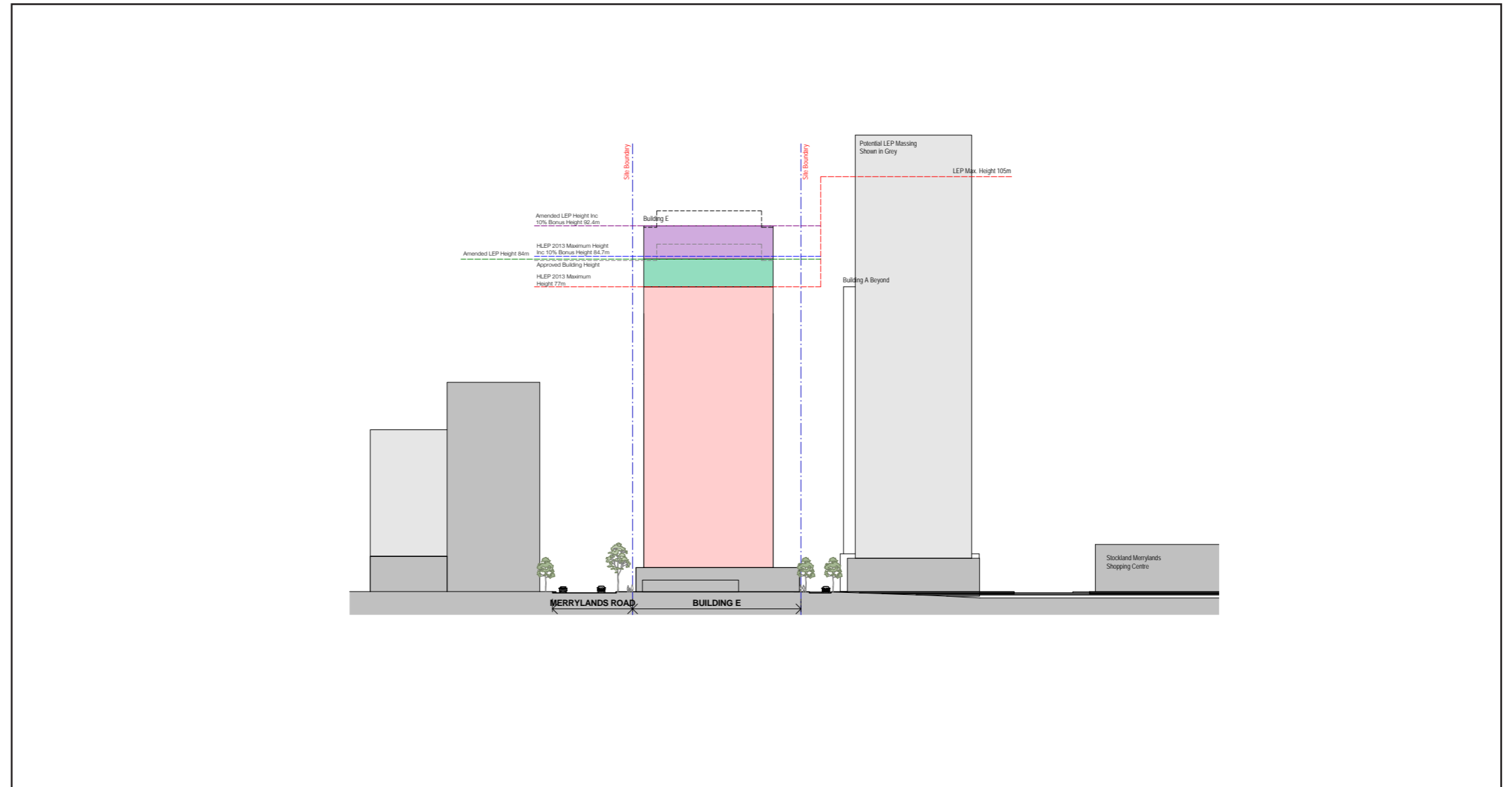


Proposed



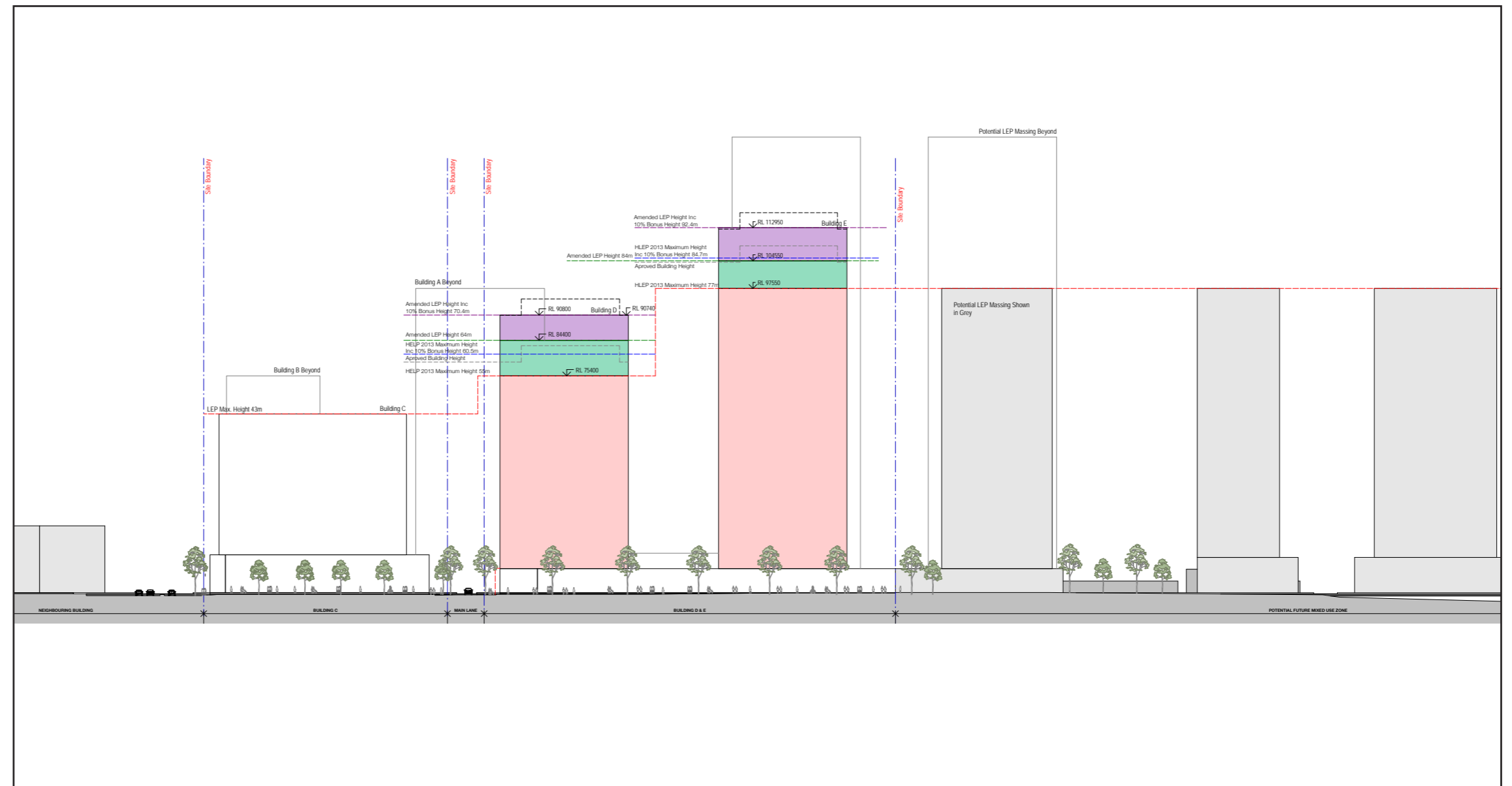
02.5 Street View - Proposed LEP Height Changes

East Elevation



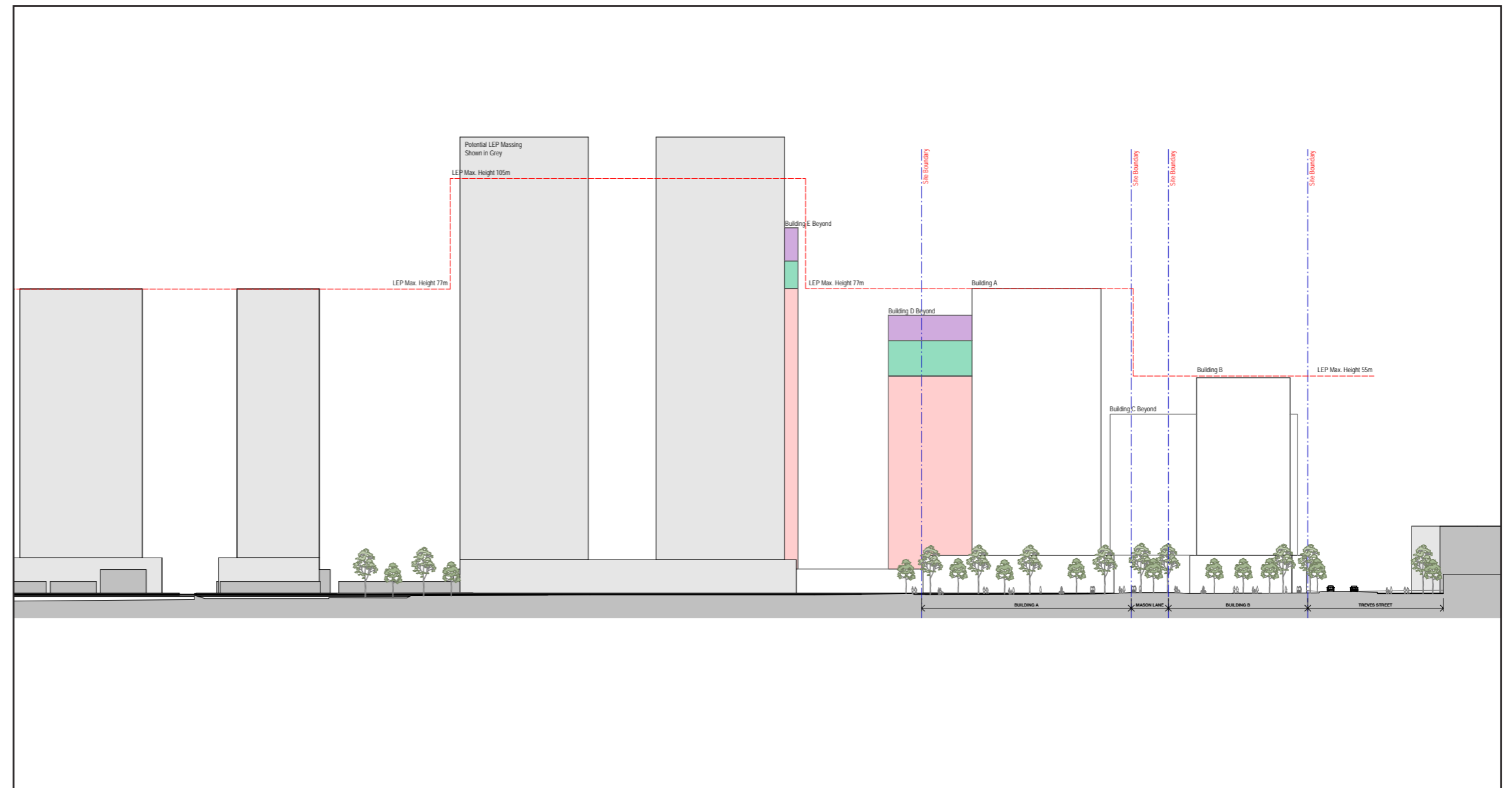
02.5 Street View - Proposed LEP Height Changes

Streetscape Elevation Merrylands Road



02.5 Street View - Proposed LEP Height Changes

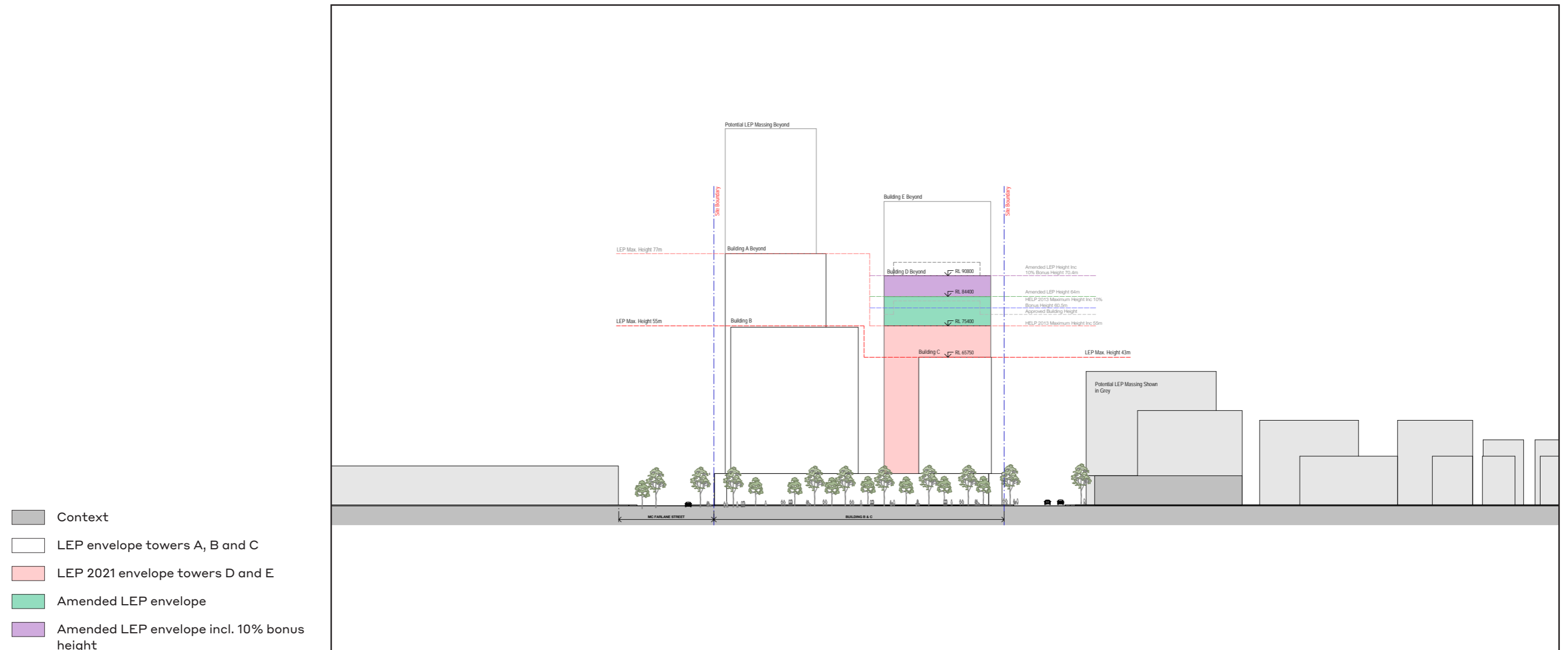
Streetscape Elevation McFarlane Street



- Context
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height

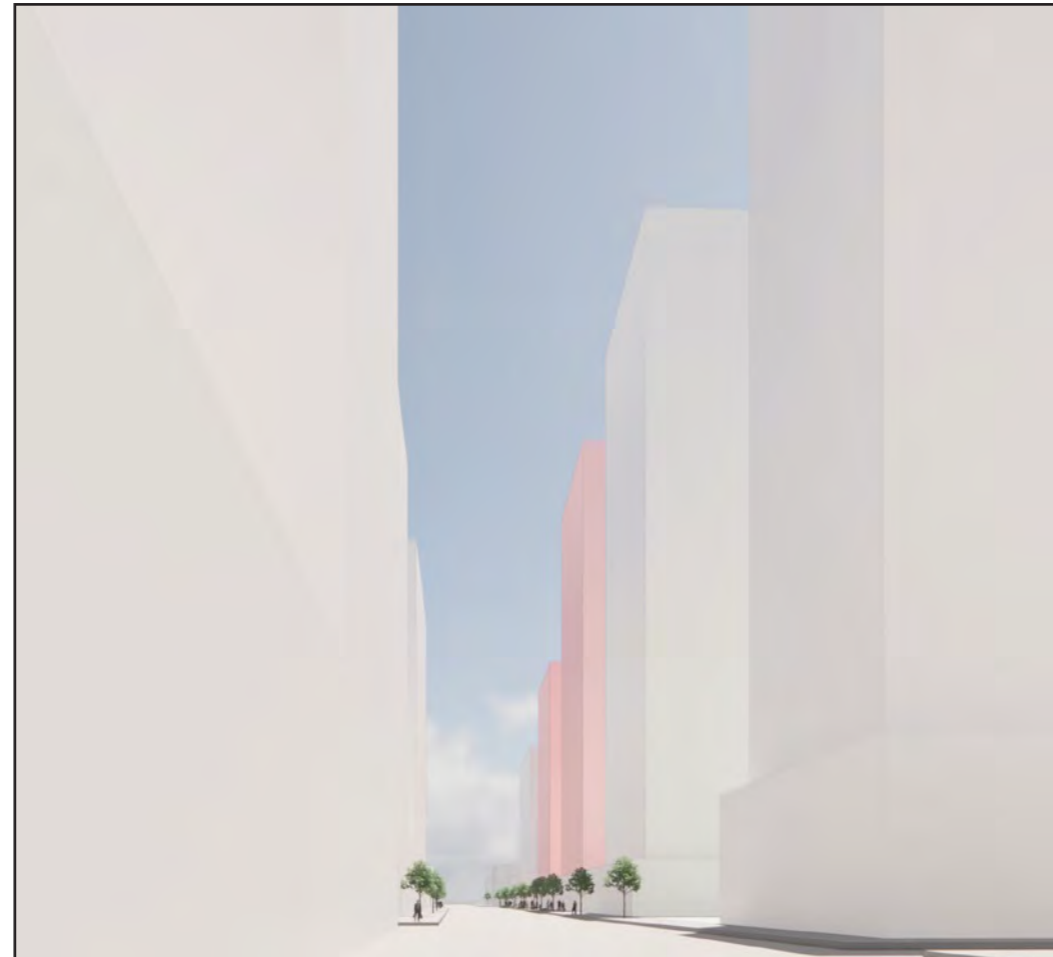
02.5 Street View - Proposed LEP Height Changes

Streetscape Elevation Treves Street



02.6 Street View

Merrylands Road Current



Merrylands Road Proposed



- Context
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height

02.6 Street View

Merrylands Road Current



Merrylands Road Proposed



- Context
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height