

PUBLIC DOMAIN PLAN 2021

Merrylands Town Centre

DRAFT



“ Jumna ya wogal wal ya pemel jumna mingan jumna tamu.

Ngalaringi wyanga pemal.

Ngalaringi babuna wal gnia ya pemal da lo-loley dice wara mooting jumna banga nolla ya.

Pemal jumna wal gnia koi mund wal tati pemal jumna annagar dice.

Eorah wal mullana wal mingan jumna gai gnia bou gu-nu-gal nglaringi go-roong dyaralang.

Nglaringi go-roong dyaralang.

Ngalaringi bou ngalaringi jam ya tiati nglaringi bubuna jumna.

Mittigar gurrung burruk gneene da daruga pemal.

Didjeree Goor. ”

“ We were the first carers of the land, we took only what we needed from our Mother Earth.

Our ancestors knew how to take care of the land, so as to continue their survival.

We do not own the land, but we are charged with the care of it. As custodians of this land we ask that all people join us and preserve what we have left for future generations.

We must protect the few sites we have to ensure our culture continues.

In the language of our ancestors we welcome you to Darug Lands.

Thank you. ”

Welcome to Country by Darug Elder Aunty Edna

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1. Introduction

1.1 Purpose

The Merrylands Town Centre Public Domain Plan (The Plan) has been prepared by Cumberland City Council to guide the delivery of consistently high-quality public realm to promote the revitalisation of the Merrylands Town Centre.

This document sets out a corridor wide palette of streetscape treatments, including material palettes for surface treatments, street furniture, landscaping and finishes. It also provides guidelines and relevant information to assist developers and Council in undertaking public domain works within the Merrylands Town Centre.

1.2 What is the Public Domain?

Within the context of this document, the public domain represents all urban and natural elements, structures, and spaces that exist within the publicly-owned areas of the Merrylands Town Centre and the relationship between them. The public domain also includes privately-owned arcades, plazas, building forecourts, internal walkways, and other semi-public spaces as they also influence the overall character of the public domain.

2. Planning Context

The Plan builds on the community feedback and the identified planning approach from a range of legislation, strategies and plans. These include:

1. Cumberland 2030: Our Local Strategic Planning Statement,
2. Cumberland Local Housing Strategy,
3. Cumberland Local Environmental Plan,
4. Cumberland Development Control Plan, with reference to site specific controls for the Merrylands Town Centre

The Merrylands Town Centre has been identified in the *Cumberland 2030: Our Local Strategic Planning Statement* as a proposed strategic centre. This centre provides higher order retail and commercial services, with significant private sector and Council investment in infrastructure occurring, and strong population and jobs growth forecast.



2. Planning Context

MERRYLANDS TOWN CENTRE PRECINCT BOUNDARY

2.1 McFarlane Street Precinct

The McFarlane Street Precinct is located in the core of the Merrylands Town Centre. It is identified for a mix of retail, commercial and residential activities. A new civic square is also proposed at this location.

A vibrant precinct is envisioned, with a series of active and liveable spaces that are efficiently designed with integrated transport linkages.

2.2 Neil Street Precinct

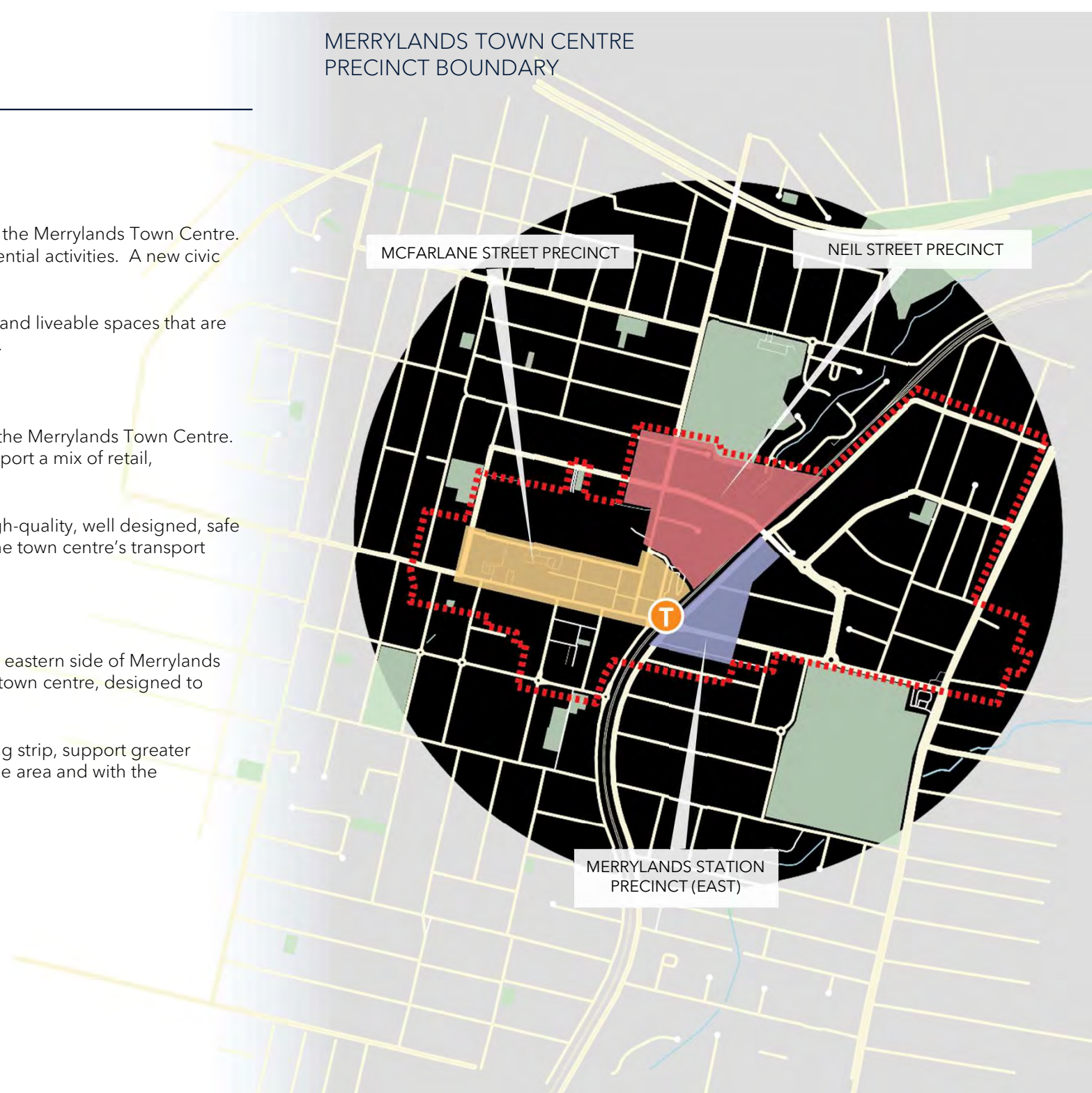
The Neil Street Precinct is located in the north-east of the Merrylands Town Centre. It is a key gateway to the town centre, designed to support a mix of retail, commercial and residential activities.

The precinct is envisioned to be characterised by a high-quality, well designed, safe and liveable environment within walking distance to the town centre's transport hub at Merrylands Railway Station.

2.3 Merrylands Station Precinct (East)

The Merrylands Station Precinct (East) is located at the eastern side of Merrylands Railway Station. It provides a transport gateway to the town centre, designed to support a mix of retail and residential activities.

The precinct is designed to retain the existing shopping strip, support greater housing diversity, and support improved linkages in the area and with the Merrylands Town Centre.



3. Vision and Design Principles

3.1 Vision

“Promote enhanced streetscapes and public domain works that will revitalise the Merrylands Town Centre with a creation of a vibrant centre to promote safe and walkable connections.”

The Merrylands Town Centre is identified as the proposed strategic centre of Cumberland City with linkages at a local and regional scale. *Cumberland 2030: Our Local Strategic Planning Statement* identifies the potential for Merrylands to act as a strategic centre with a highly complementary and reciprocal relationship to Parramatta CBD. The vision for the Merrylands Town Centre also builds on the housing vision for the Cumberland City as identified from the *Cumberland Local Housing Strategy*.

The housing vision for Cumberland City is to promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city.

The Merrylands Town Centre Public Domain Plan seeks to provide urban renewal opportunities that improve the amenity of the proposed strategic centre to support economic and housing growth that can take advantage of existing and planned infrastructure and facilities.

3.2 Design Principles

Liveability

- Ensure a high quality public realm provided in new destination precincts for promoting social interaction and a variety of activity.
- Promote healthy living by enhancing pedestrian and cycle connectivity and increased active transport amenity.
- Improve the amenity and safety of the public realm including placement of street furniture and wayfinding design.



Improved urban tree canopy

- Ensure street trees and planting contribute to enhance local identity and context.
- Increase urban tree canopy cover and deliver Green Grid connections.
- Incorporate Water Sensitive Urban Design (WSUD) including raingardens, tree pits and other WSUD design measures to enhance flood protection and stormwater management.

Pedestrian friendly public realm

- Provide an enhanced streetscape and pedestrian amenity that contribute to the vitality of the new precinct.
- Provide rear or side lane vehicle access to lots to ensure pedestrian movement is uninterrupted by vehicle crossovers.
- Improve paving treatments to footpath and shared path to highlight key nodes and precincts..



Equitable access and use

- Enable equitable and safe access for people of all ages and abilities in accordance with the Building Code of Australia (BCA) and the Disability (Access to Premises - buildings) Standards (the Premises Standards) - AS 1428.
- Ensure continuous accessible paths of travel and circulation spaces and appropriate facilities for people with disabilities.



4. Public Domain Plan

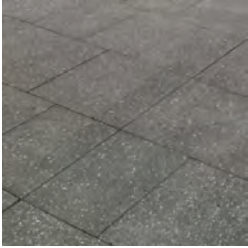
4.1 Typical Public Domain Palette

MOVEMENT CORRIDOR AND LOCAL STREETS

PAVEMENT

Various footpaths within precincts and surrounds

Bluestone



Pebblecrete



Concrete



TREE COVERAGE

Tree species dependent on precinct and local streets

Plantus x acerifolia



Pistacia chinensis



Waterhousea Floribunda



STREET FURNITURE

Indicative Street Furniture

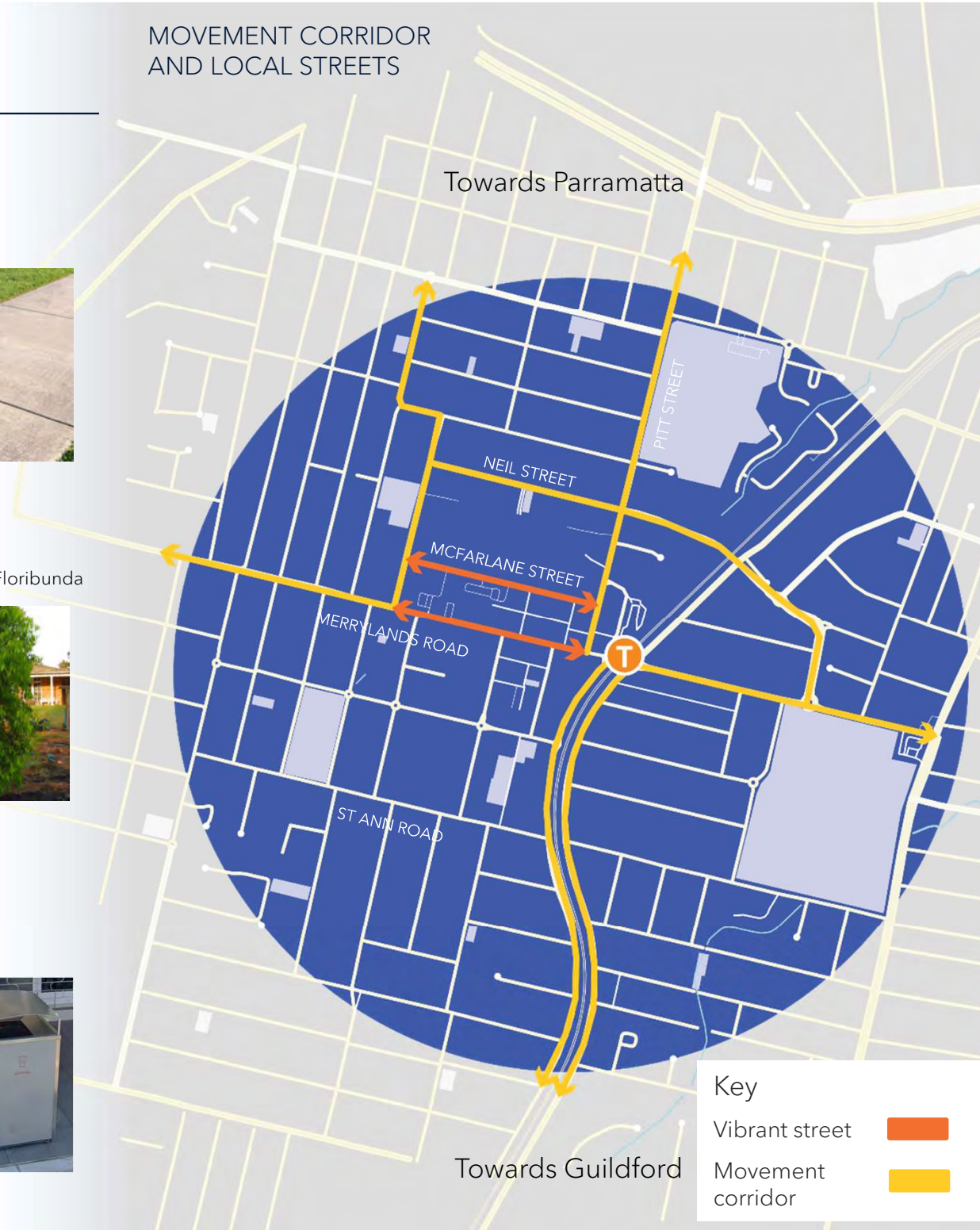
Bus stop shelter



Benches



Rubbish bins



Key

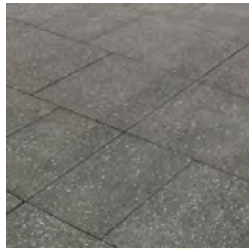
- Vibrant street
- Movement corridor

4.2 McFarlane Street Precinct

PUBLIC DOMAIN PALETTE



Bluestone
Existing Bluestone paving along Merrylands Road and Merrylands Station surrounds.



Pebblecrete
New Pebblecrete paving along McFarlane Street differentiating the two areas.



Concrete
Concrete for all other paved areas (Natural grey colour with no added oxide)



Shared Path
In-situ concrete (2.5m wide)
Landscaped buffer (~1m wide)

PAVEMENT

STREET FURNITURE

Bike racks



Benches



Rubbish bins



ACCESSIBILITY



Tactile Ground Surface Indicators (TGSIs)
Warning tactile
Directional tactile

Grade 316 Stainless Steel
Slip resistance AS/NZ4586-2013 Appendix A class P5 (very low)
Installation shall comply with AS 1428.1-2009.

MCFARLANE STREET PRECINCT



MERRYLANDS TOWN CENTRE BORDER

4.2.1 McFarlane Street Precinct (West)

PUBLIC DOMAIN



PEDESTRIAN ACCESS

A pedestrian walkthrough will provide a more permeable urban fabric, encouraging walking and vibrancy.



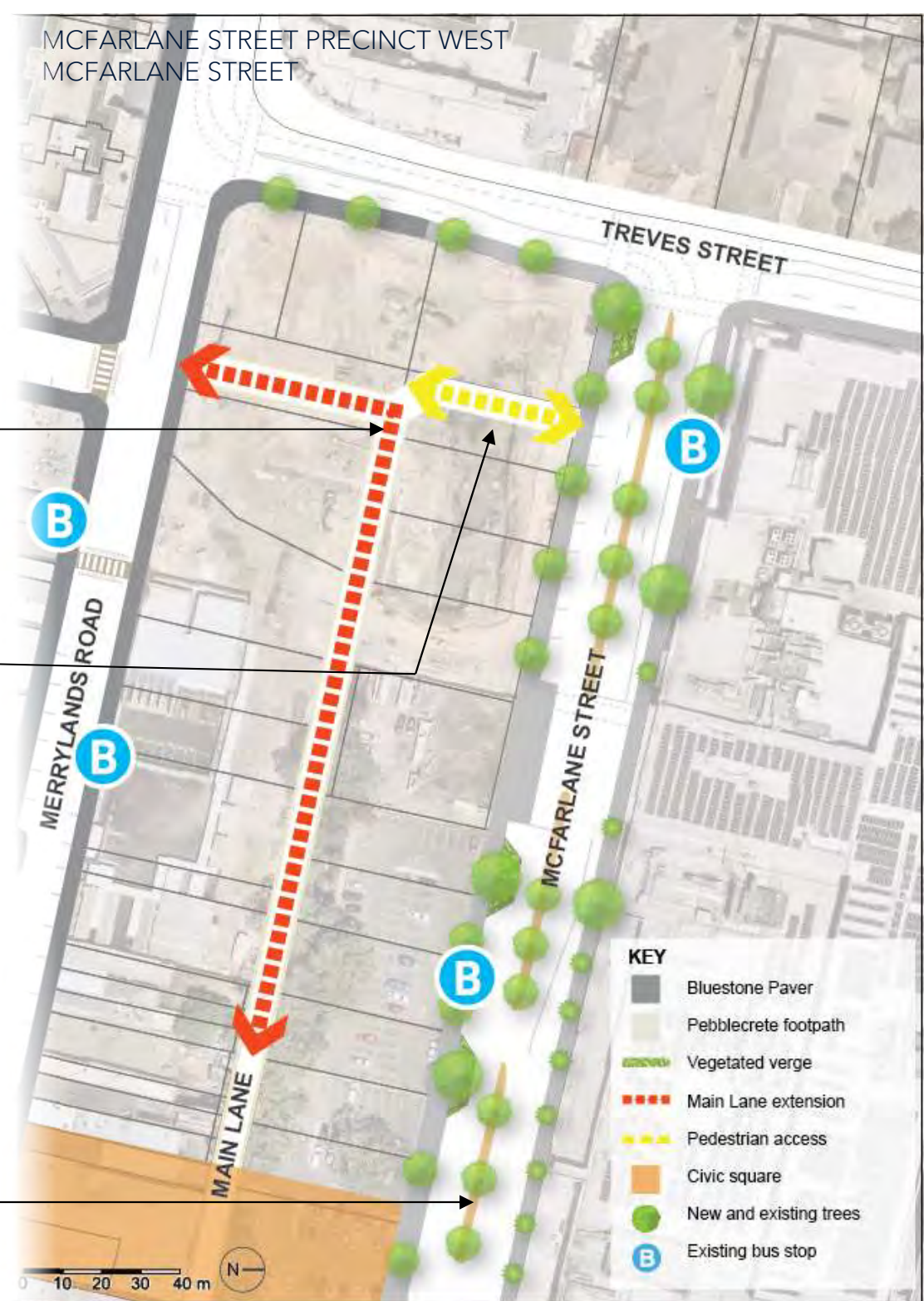
OUTDOOR DINING

McFarlane Street will be transformed in a vibrant 'Eat Street'. Areas for outdoor seating will encourage people to linger and boost activity for business along the strip.



STREET BANNERS

Street banners will build a sense of place and inform the community of cultural events. This will support a sense of civic pride and character.



4.2.1 McFarlane Street Precinct (West)

SECTION AND TREE PLANTING

TREE PLANTING

McFarlane Street is lined with existing trees and will be reinforced with new plantings. To the North, new Magnolia plantings will compliment the existing, which will soften the longer Stocklands block.

To the South and centre kerb, new plantings of Platanus x acerifolia and Pistacia Chinensis will support existing trees to create a canopy, cooling the streets and providing shade for pedestrians.



Left: Platanus x acerifolia



Above: Pistacia chinensis

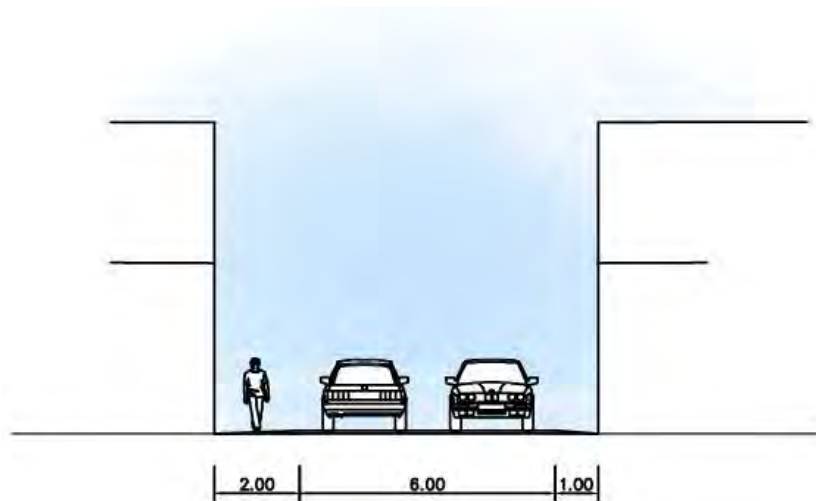


Left: Magnolia grandiflora 'Exmouth'

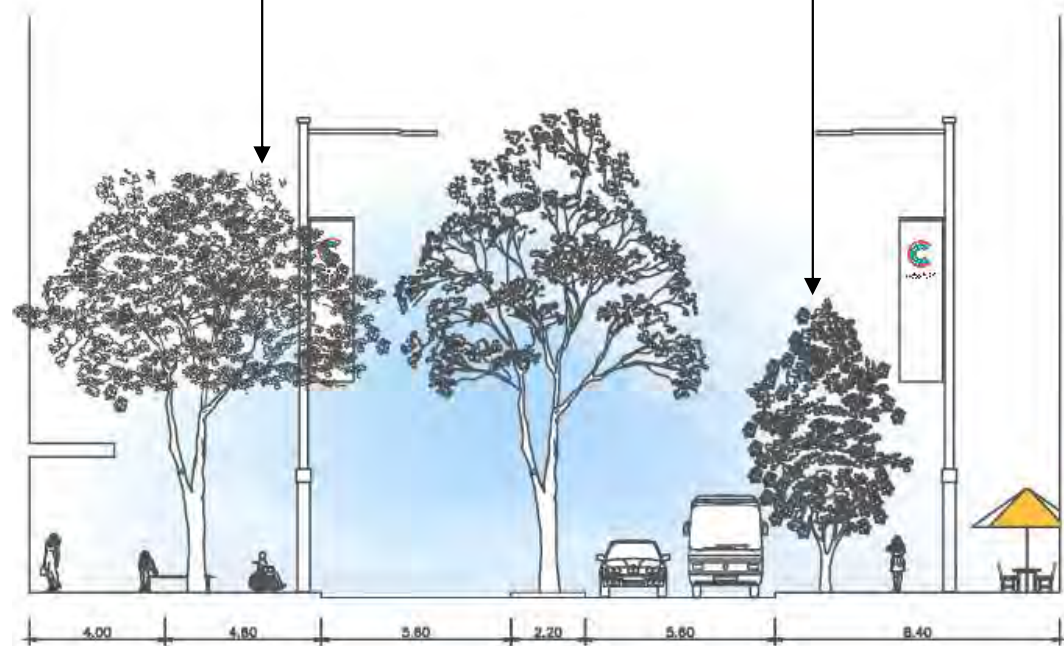


Above: Magnolia grandiflora 'Exmouth' bloom

SECTION



Main Lane



McFarlane Street

4.2.2 McFarlane Street Precinct (Civic Square)

PUBLIC DOMAIN



LANE WIDENING

Main Lane and Finns Lane to be widened providing a more pleasant pedestrian experience and rear access for apartment buildings.



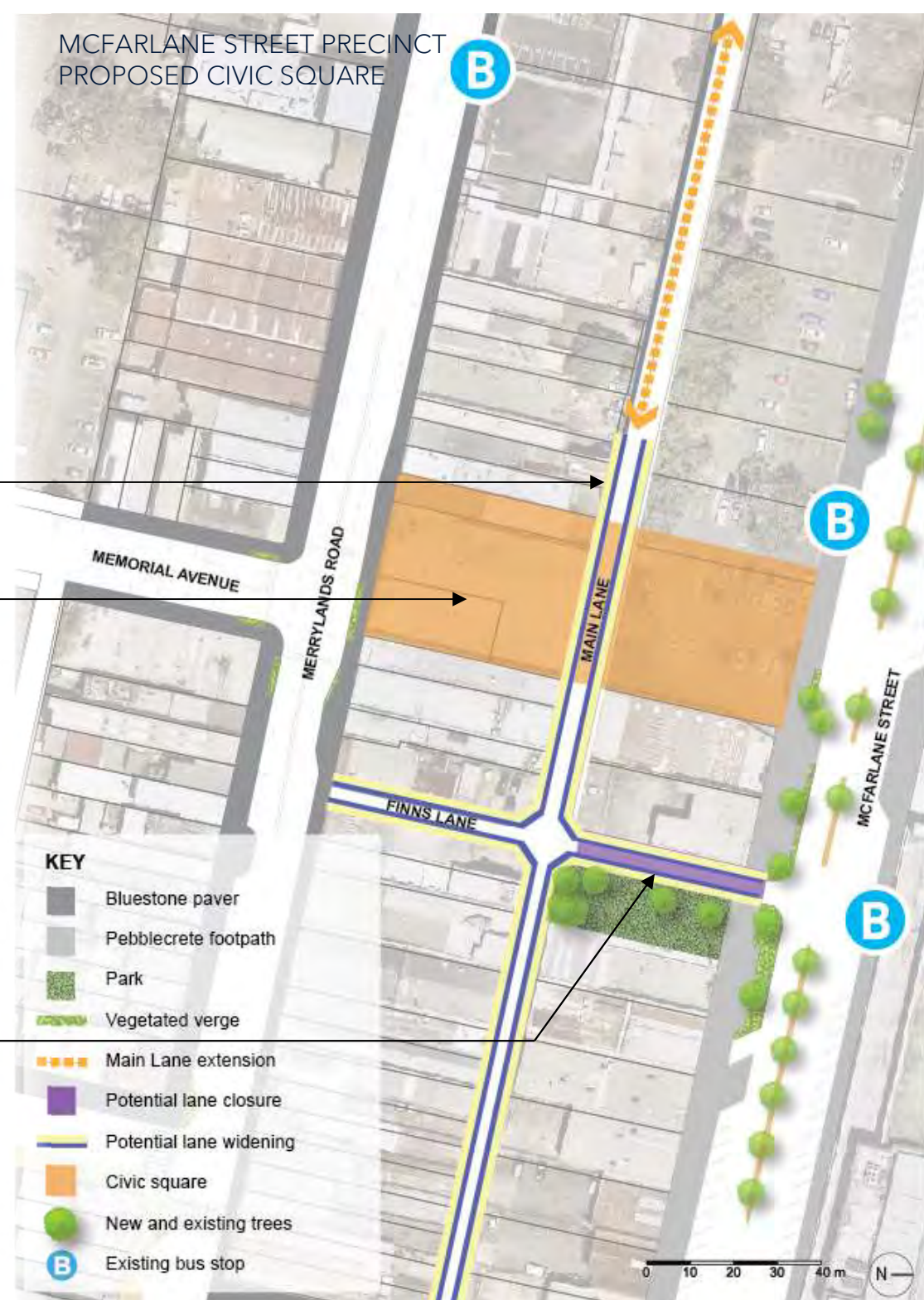
CIVIC SQUARE

A new civic square will join Merrylands Road and McFarlane Street offering more open space for residents and a permeable street design to encourage walking and activity.



PARTIAL LANE CLOSURE

Finns Lane will be closed to traffic and made into a pedestrian zone. This will create a more pleasant experience for residents and visitors, and encourage people to linger and stay.



4.2.2 McFarlane Street Precinct (Civic Square)

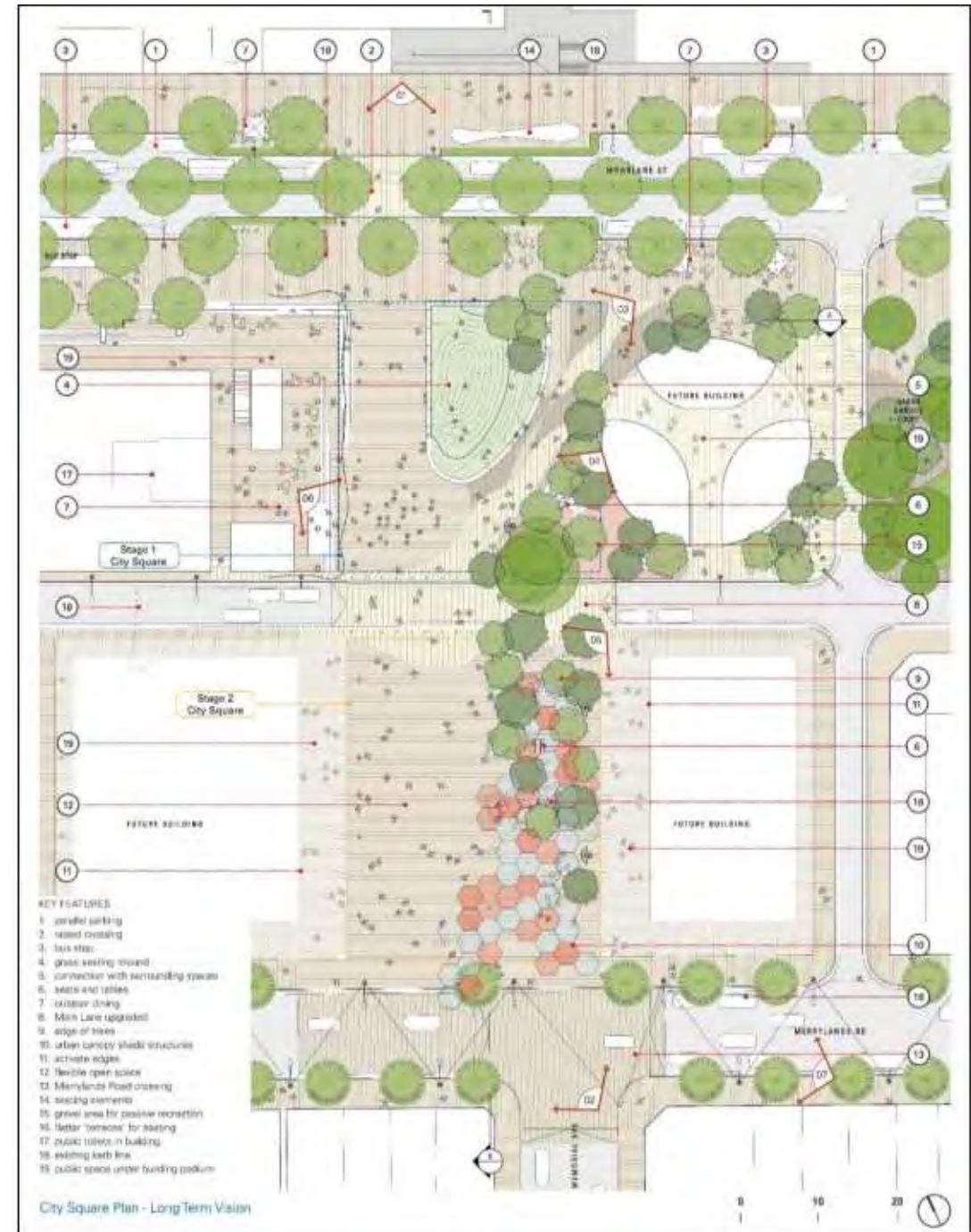
PRELIMINARY CONCEPT PLAN FOR MERRYLANDS CIVIC SQUARE

Merrylands Civic Square has been innovatively designed to comprise multiple flexible and multi-functional zones that provide for flexibility in use and activity level as well as an inclusive environment. The design incorporates an events area, seating areas for passive recreation, and elements of fun and play. The Square also provides opportunities for appreciation of nature and space.

Both natural and built elements are incorporated in the Square's design. A large part of the Square has an area of green open space. Mature trees with accompanying storey planting to create a garden feel and to provide respite from adjoining built structures are proposed here. Its focus is people and encouraging human interaction, socialisation, and engagement, alongside individual activities. Both built and natural elements, from those at ground level to overhead, contribute to the overall human scale of the site, and are designed to provide various points of interest with no single element dominating.

The openness and width of the Square and the transition to the streets, combined with people within the space, and adjacent businesses, is designed to contribute to security and safety allowing for safe interaction and social inclusion.

The preliminary concept design for the Civic Square has been developed after consultation with residents and businesses the intent being that Civic Square becomes an important destination and place not only for Cumberland but the wider district.



4.2.3 McFarlane Street Precinct (Merrylands Station)

PUBLIC DOMAIN

ACTIVE TRANSPORT LINKS

Active transport will be encouraged through shared cycleways and attractive street design. The community will benefit through improved health and wellbeing.



MAIN RETAIL STRIP

Merrylands Road will be reinforced as a retail strip through tree coverage and potential street art. This will reinforce prosperity for existing businesses, new opportunities for business and greater choice for the local community.



TRANSIT ORIENTED DEVELOPMENT

Merrylands train station will be revitalised, inviting residents to use public transport. The station hub will offer protection from weather and an attractive built form.



4.2.3 McFarlane Street Precinct (Merrylands Station)

SECTION AND TREE PLANTING

For Merrylands Road, targeted landscaping will soften the streetscape and make the street more vibrant, elevating the precinct.

LANDSCAPING

SECTION



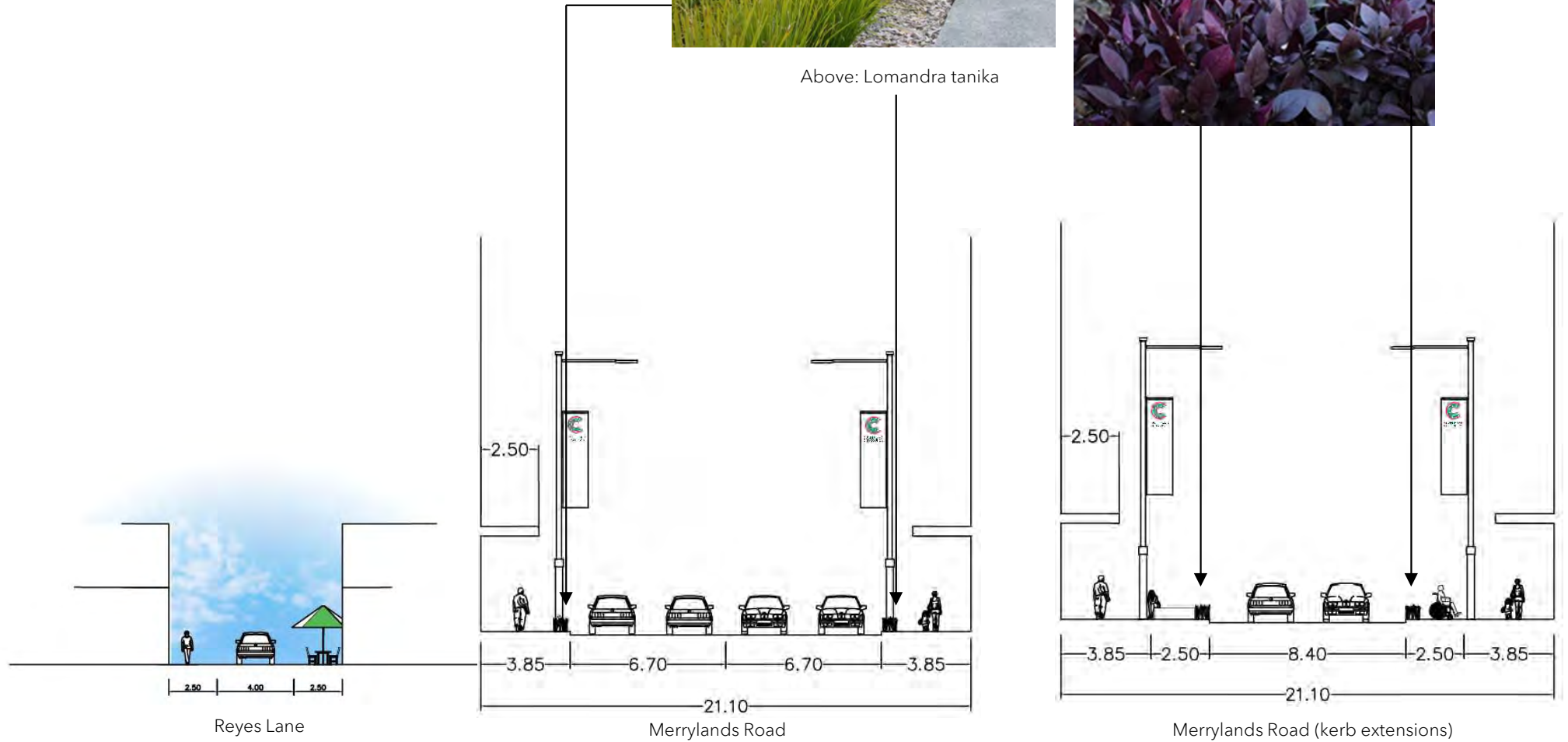
Right: *Westringia fruticosa* Aussie Box



Above: *Lomandra tanika*



Left: *Alternanthera denata*



4.3 Neil Street Precinct

PUBLIC DOMAIN PALETTE



Pebblecrete
New Pebblecrete paving along Pitt Street, Gladstone Street and sections of Neil Street



Concrete
Concrete for all other paved areas (Natural grey colour with no added oxide)



Shared Path
In-situ concrete (2.5m wide) Landscaped buffer (~1m wide)



Bike racks



Benches



Rubbish bins



Tactile Ground Surface Indicators (TGSIs)
Warning tactile
Directional tactile
Grade 316 Stainless Steel
Slip resistance AS/NZ4586-2013 Appendix A class P5 (very low)
Installation shall comply with AS 1428.1-2009.



PAVEMENT

STREET FURNITURE

ACCESSIBILITY

4.3 Neil Street Precinct

PUBLIC DOMAIN



SHARED STREETS

Shared streets create more active communities and provide opportunities for walking and cycling. This will create healthier and happier communities, and assist with resilience and mitigation of climate change.

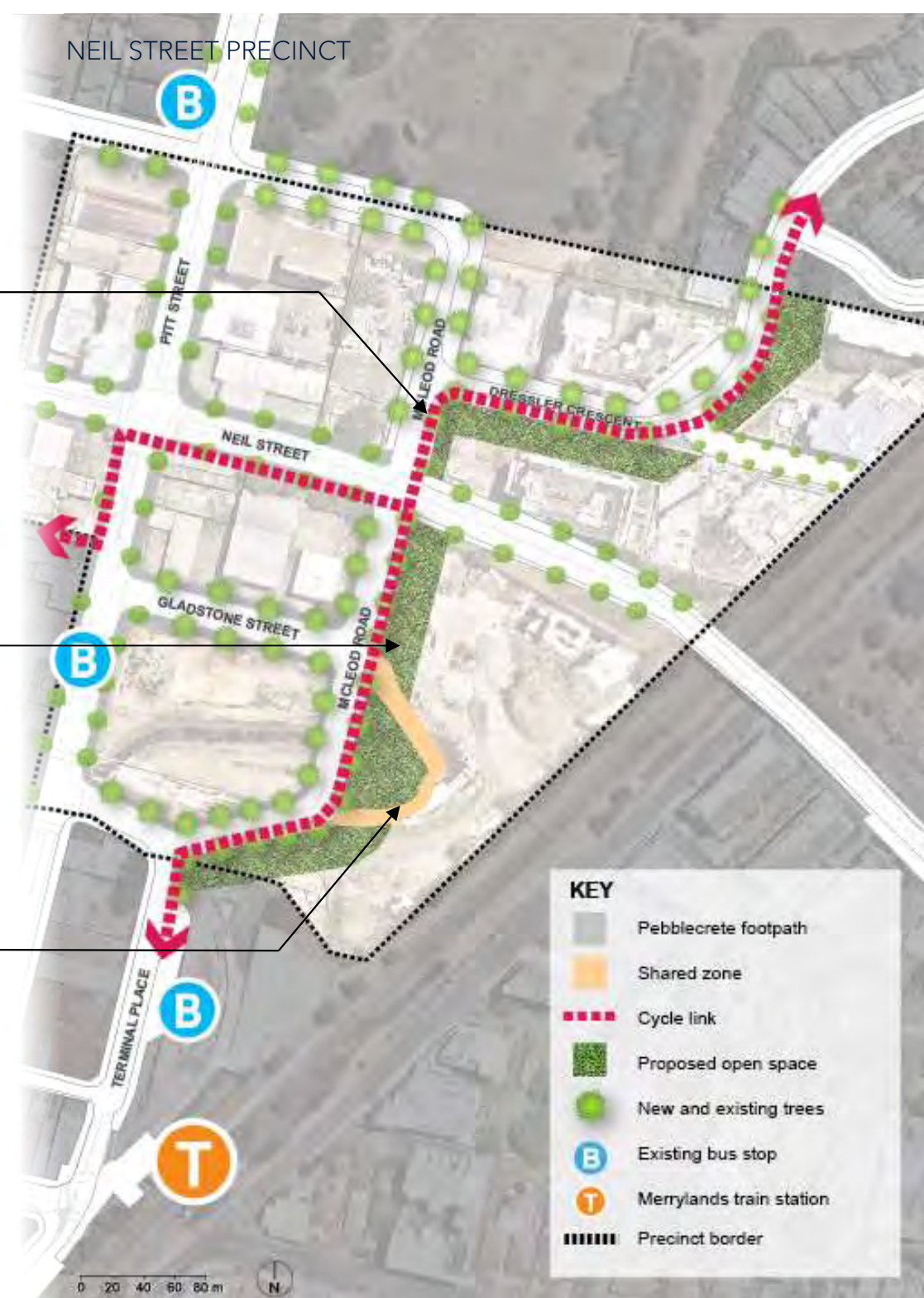
WATER SENSITIVE URBAN DESIGN (WSUD)

Best practise Water Sensitive Urban Design (WSUD) measures will be incorporated into sections of McLeod Road. This will assist with reducing potential flooding in the area and maximise opportunities for healthier tree root growth and canopy cover.



PARKS AND OPEN SPACE

Neil Street Park will serve as a major recreation space for the precinct. It will provide space for gatherings and events, and space for workers to have lunch breaks.



KEY	
	Pebblecrete footpath
	Shared zone
	Cycle link
	Proposed open space
	New and existing trees
	Existing bus stop
	Merrylands train station
	Precinct border

4.3 Neil Street Precinct

SECTION AND TREE PLANTING

TREE PLANTING

McLeod Road is a new street lined with *Tristaniopsis laurina*. It has a fragrant yellow flower in summer and develops a dense, round canopy. It is tolerant to frosts and humid environments.

Melaleuca styphelioides will line sections of Neil Street. It is a hardy tree that can tolerate local conditions, and is well suited to the busy Neil Street movement corridor.



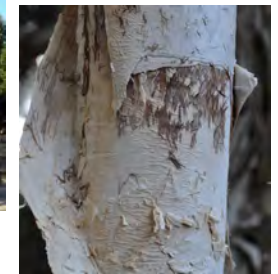
Left: *Tristaniopsis laurina* bloom



Above/left: *Tristaniopsis laurina*

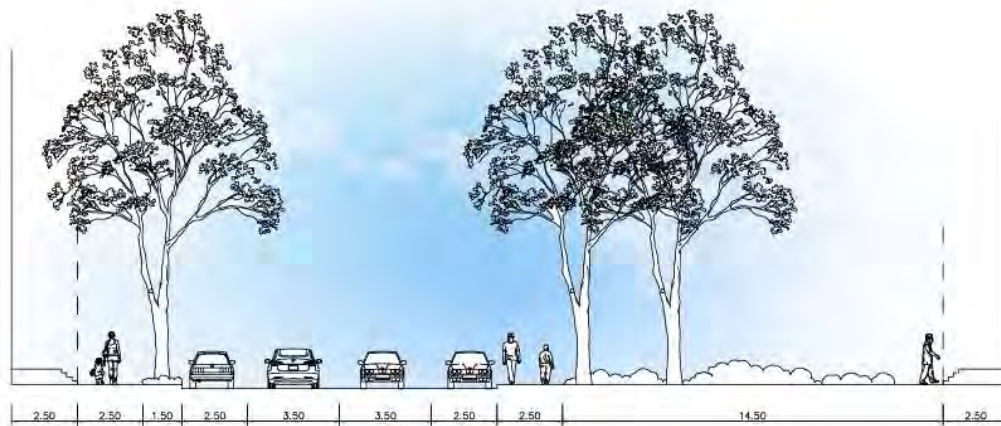


Right: *Melaleuca styphelioides* bloom

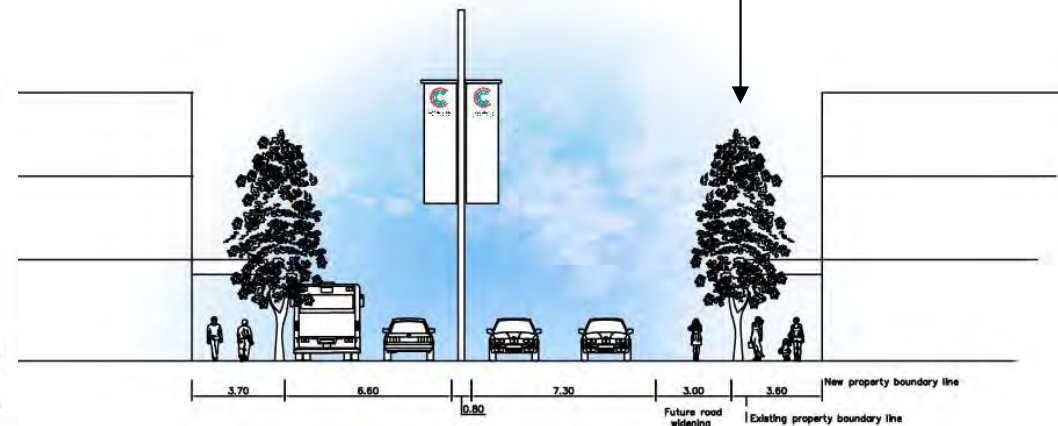


Above/right: *Melaleuca styphelioides*

SECTION



McLeod Road



Neil Street

4.3 Neil Street Precinct

WATER SENSITIVE URBAN DESIGN

Best practise Water Sensitive Urban Design (WSUD) measures will be incorporated into sections of the Neil Street Precinct. Trees will be planted within strata cell units to maximise opportunities for healthier tree root growth and canopy cover in a small area.

Strata Cells

Strata Cell systems can be designed using best practice WSUD principles to capture overland stormwater and effectively filter and retain water at the source of each tree reducing the overload of stormwater on the network - Strata cells combined with WSUD will deliver multiple benefits to both green and blue infrastructure and for the wider community.

Guidelines

- Strata cell system shall be incorporated where tree planting occurs within hard paved areas and the road corridor along Pitt Street, McLeod Road, Neil Street, and Sheffield Street and Dressler Crescent.
- Strata cell systems shall be designed for minimum 20m³ soil volume per pit for the establishment of medium sized trees.
- WSUD principles shall be incorporated to capture overland stormwater and direct into rain gardens and tree planting beds thereby reducing the quantity of stormwater runoff and cooling and greening our local environment.



RAIN GARDENS

Rain gardens are built into the sidewalk, generally on street corners near stormwater drains. The gardens slow the flow of stormwater run off, reduce litter entering the waterways and improve the aesthetic value of footpaths.

STRATA CELLS

These cells encourage the growth of trees and build strong root structures. They can store water for short periods of time, slowing the flow of water into stormwater drains.



WATER SENSITIVE URBAN DESIGN (WSUD)

WSUD principles aim to use the natural environment to mitigate the impacts of urban development. This can include slowing stormwater run off, reducing the impacts of drought through soil saturation, and healthier trees and root development.

4.4 Merrylands Station Precinct (East)

PUBLIC DOMAIN PALETTE



Pebblecrete
New Pebblecrete paving along Pitt, Gladstone and sections of Neil Street



Concrete
Concrete for all other paved areas
(Natural grey colour with no added oxide)



Shared Path
In-situ concrete (2.5m wide) Landscaped buffer (~1m wide)



Bike racks



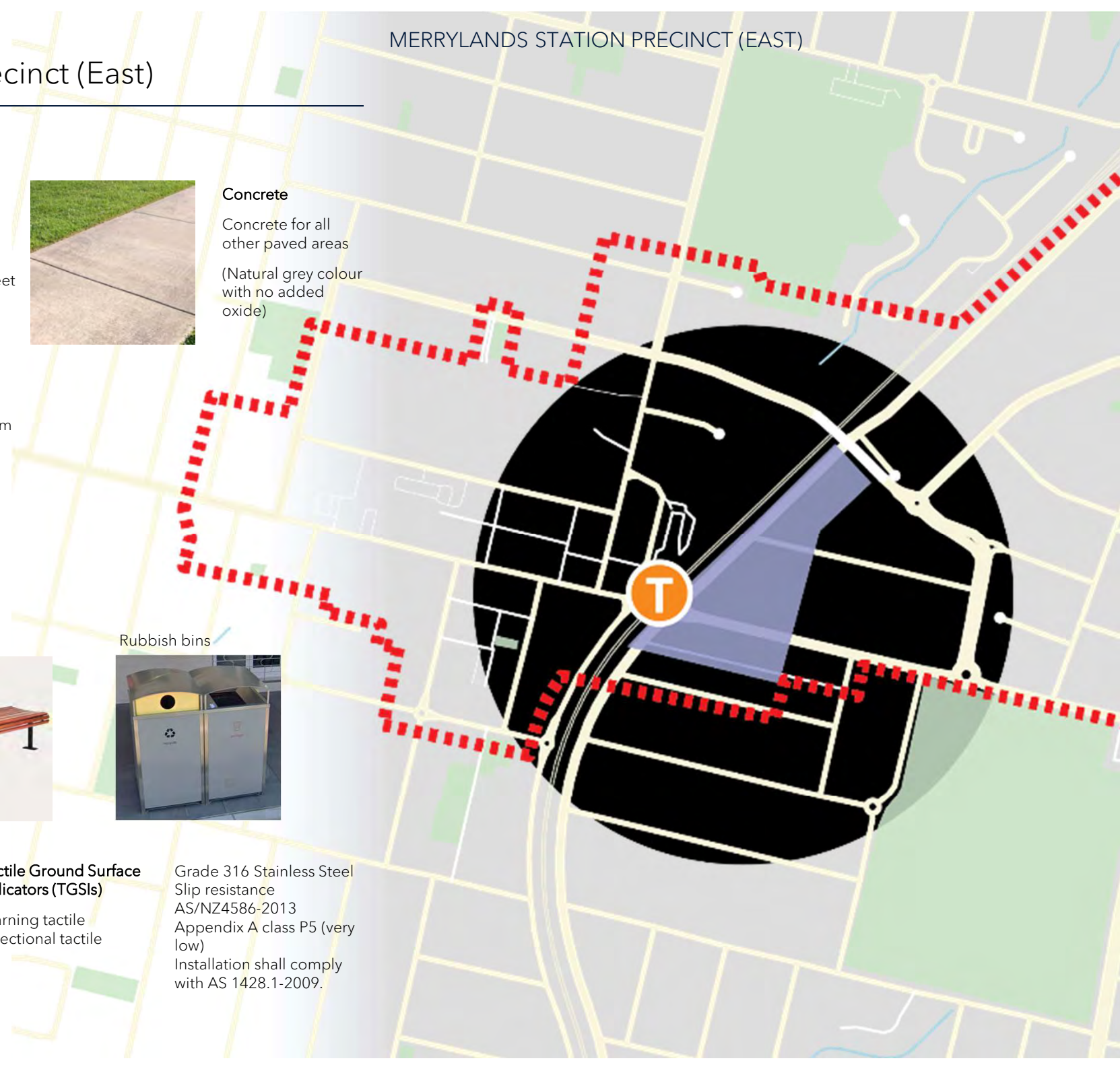
Benches



Rubbish bins



Tactile Ground Surface Indicators (TGSIs)
Warning tactile
Directional tactile
Grade 316 Stainless Steel
Slip resistance AS/NZ4586-2013 Appendix A class P5 (very low)
Installation shall comply with AS 1428.1-2009.



PAVEMENT

STREET FURNITURE

ACCESSIBILITY

4.4 Merrylands Station Precinct (East)

PUBLIC DOMAIN



LANEWAYS

A new laneway from Smythe Street to Merrylands Road will allow car entry to apartment buildings off the main precinct roads. This will encourage active street frontages and an attractive built form.



PLANTS AND VERGES

Plants will green pedestrian protection areas and raised pedestrian crossings will create slow traffic around the train station making a more pleasant environment for cyclists and pedestrians.



PERMEABILITY

New pedestrian walkthroughs increases the permeability of longer street blocks. This will encourage walking, activity and a more interesting experience for pedestrians.



4.4 Merrylands Station Precinct (East)

SECTION AND TREE PLANTING

TREE PLANTING

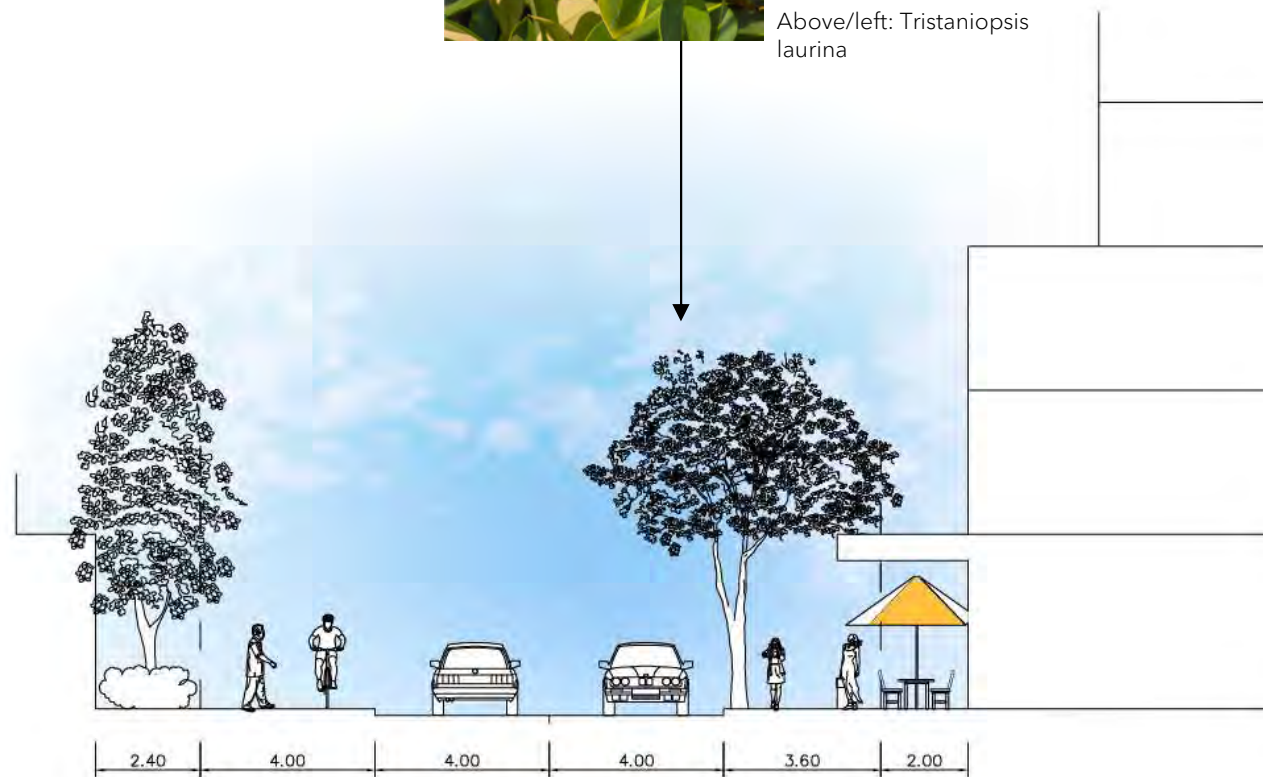
Railway Terrace will be lined with *Tristaniopsis laurina* along the eastern side of the road. It has a fragrant yellow flower in summer and develops a dense, round canopy. It will create shade for pedestrians and for the ground floor businesses that will line the mixed use buildings.



Left: *Tristaniopsis laurina* bloom



Above/left: *Tristaniopsis laurina*



Railway Terrace

SECTION

5. Implementation of Works

The works outlined in the Public Domain Plan will be delivered by Council as part of its Capital Works Program or by the private sector through areas of future development activity.

The Public Domain Plan for the Merrylands Town Centre will be progressively implemented in stages. The timing of works will be determined by development activity along the Corridor, available funding for Council to use, or the delivery of works in accordance to local infrastructure contributions or planning agreements.

The areas where the Public Domain Plan are implemented by a developer, the following guidelines shall apply:

- The Developer will be responsible for the upgrade works that interface with the street frontage to the standard and in accordance with this Public Domain Plan.
- Public domain works to be in accordance with the Works Schedule prepared by Council.
- Construction works for the public domain to be approved by Council's representative prior to final sign off.

