

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



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Background

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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 of 5 levels to each of Building D and E- resulting in an increase in height from 55m-71m for Building D and 77m-93m 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 and the modelled outcome matches the 7.5:1 FSR of the site to the east. Accordingly, an increase in the FSR on this site from 5.5:1 to 7.5:1 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 submitted 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.

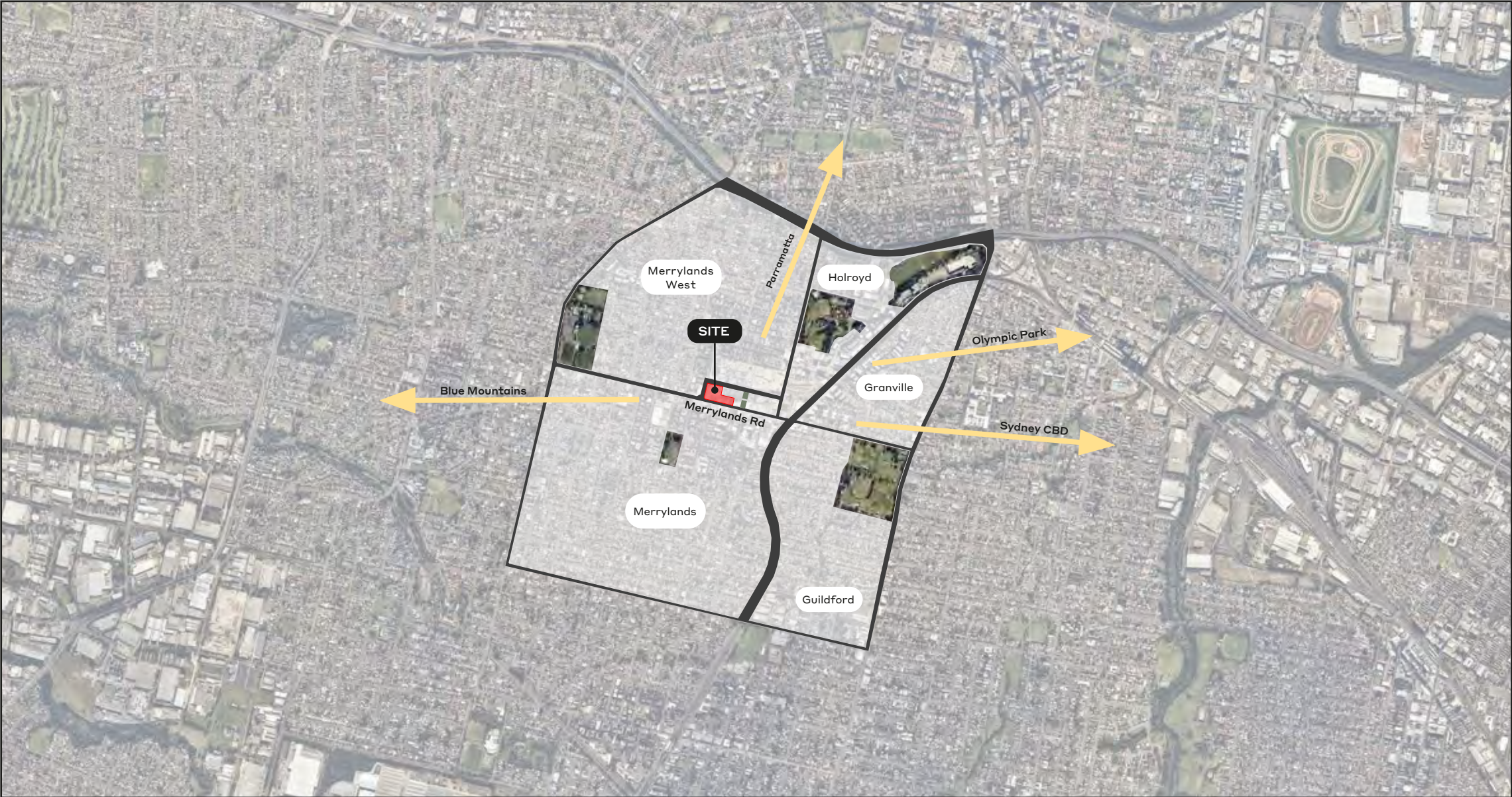
An extract of the site layout plan that shows Building A, B, C, D and E is provided below. It is noted that this cannot be sought as part of the Section 4.55 or DA process owing to the increase in the height and FSR- which must be progressed as a Planning Proposal Request.

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



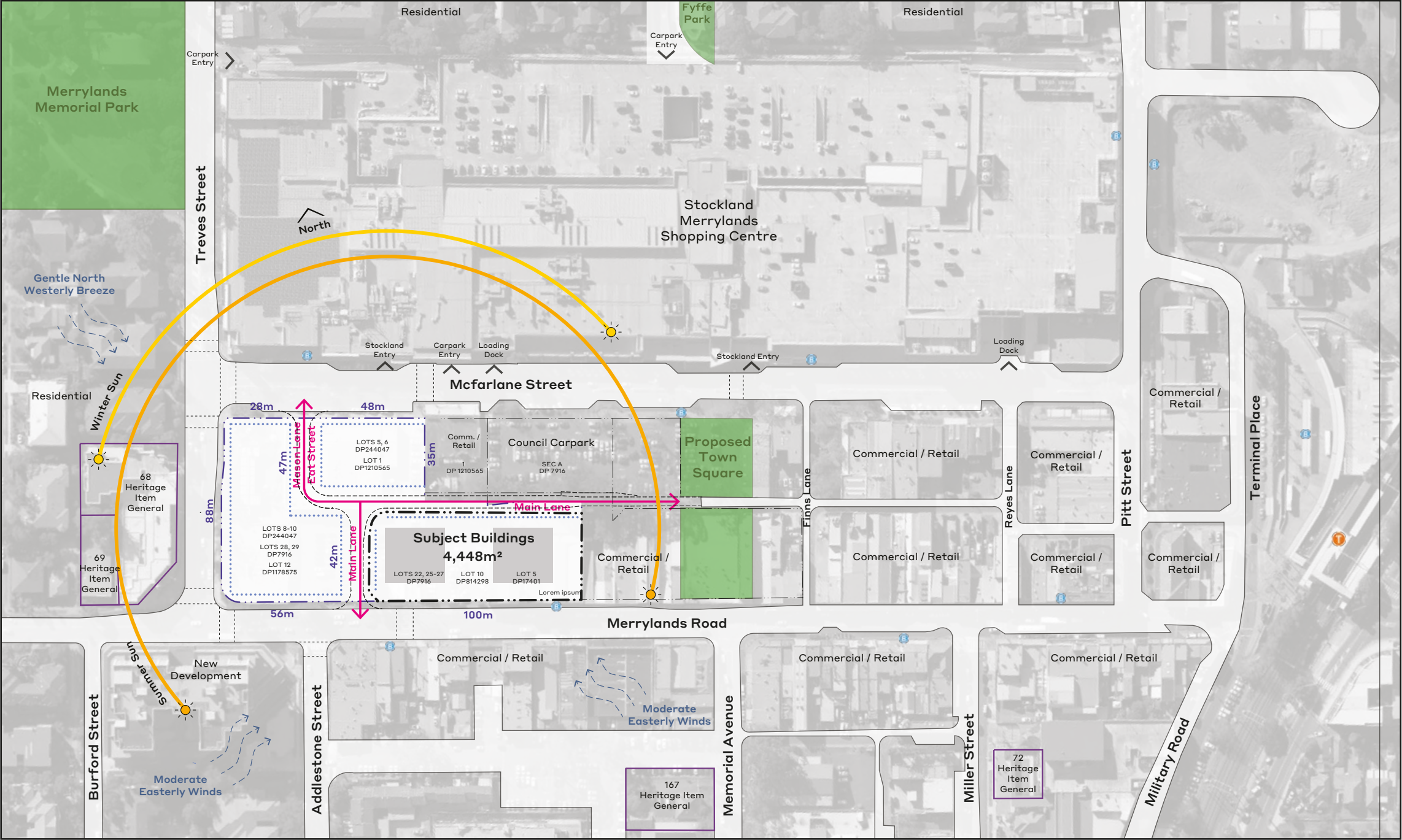
Context	
Locality	Cumberland LGA, previously Holroyd LGA
Suburb	Merrylands
Greater Sydney Commission District	Central City District
Distance to Parramatta CBD	4 KM

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



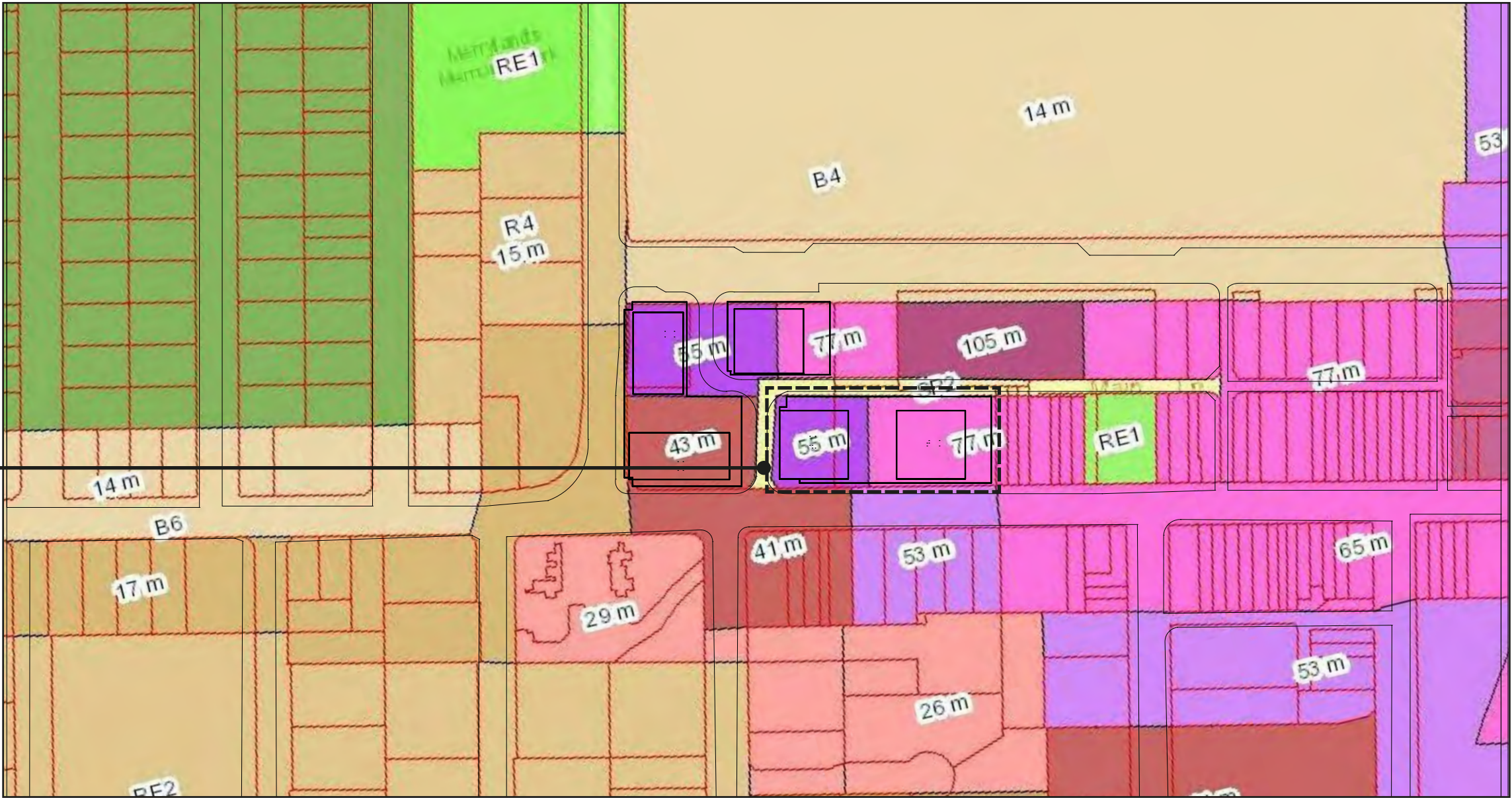
01.5 LEP Overlay

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 Holroyd Local Environmental Plan 2013 Height of Building amendment 20.

Map Sheet_009, as illustrated overleaf.

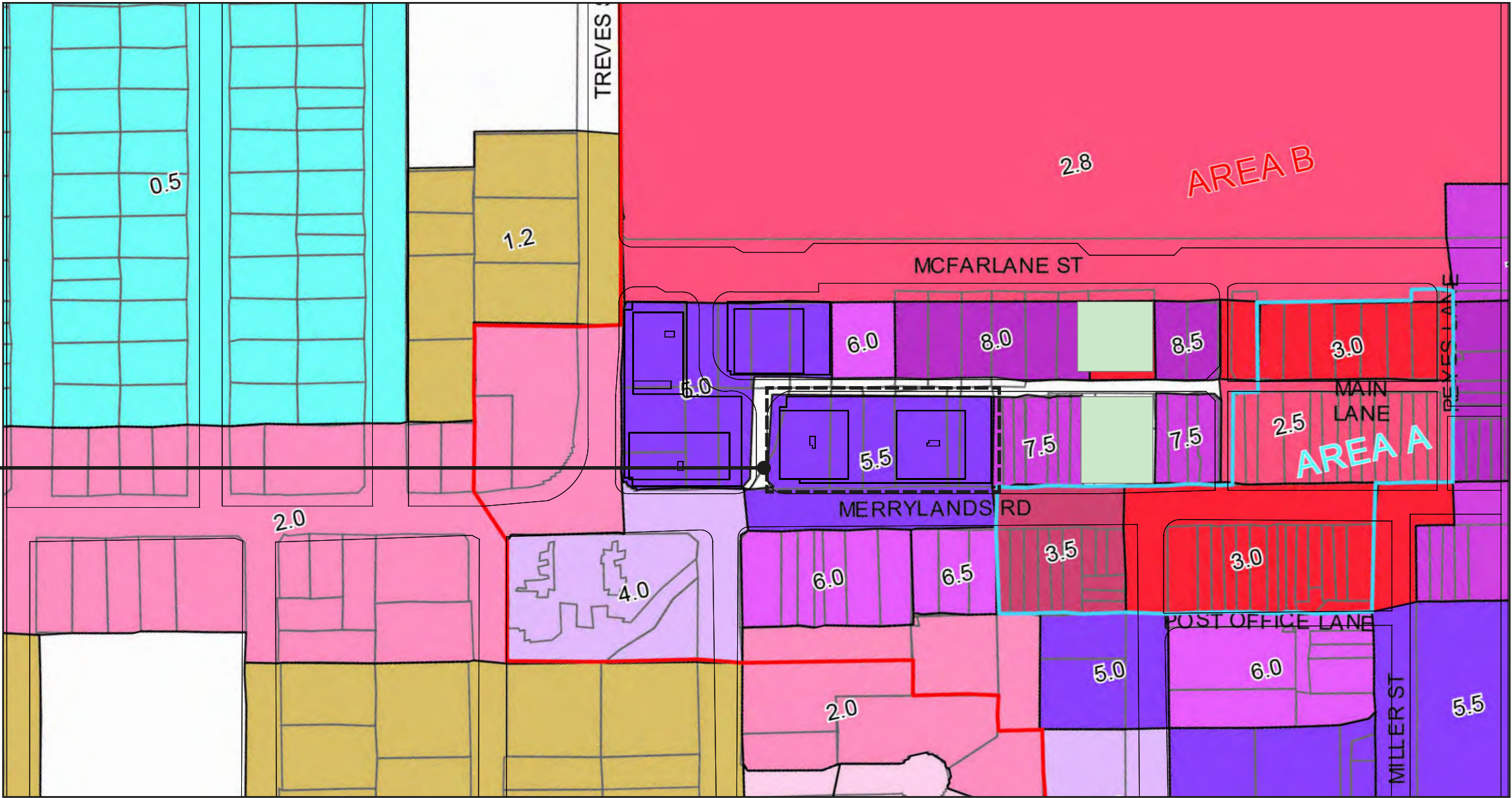
Area of the development that seeks amendments to LEP in this Planning Proposal Request



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

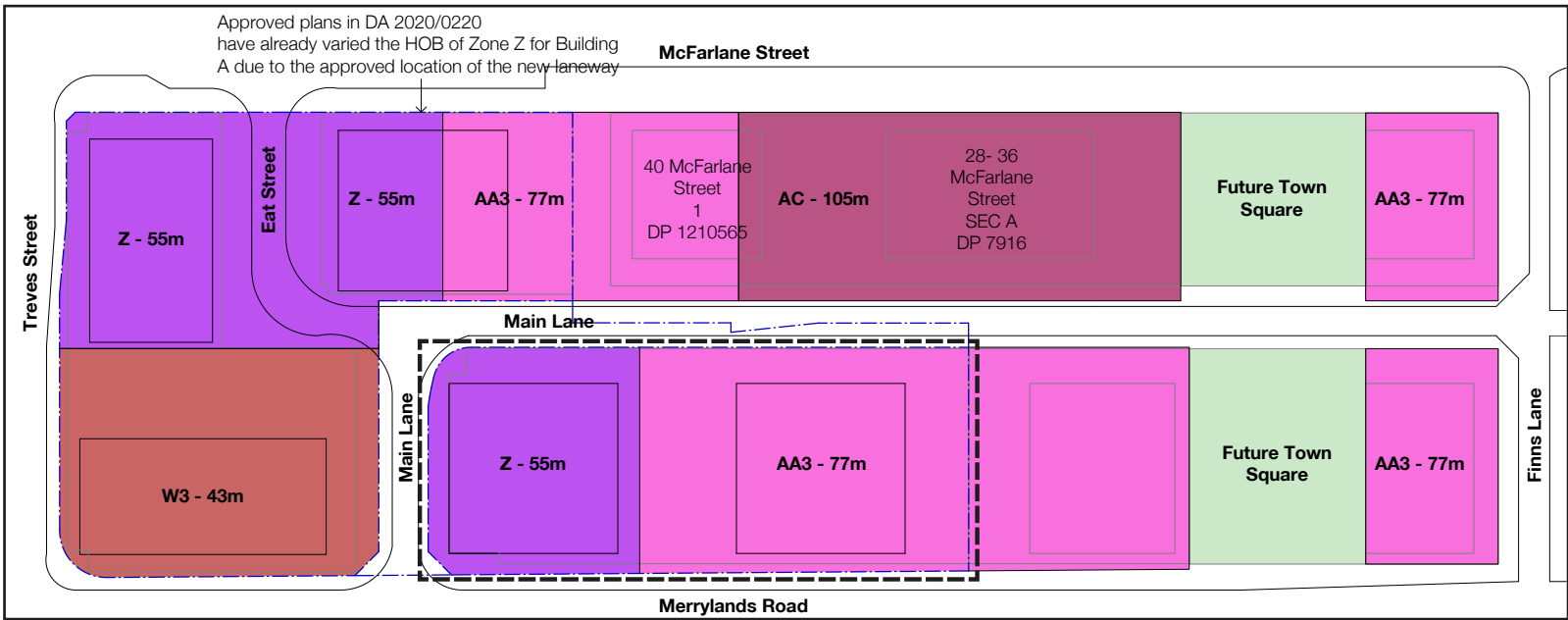
4 LEP Height Progression - Current vs Proposed

5 Street View - Proposed LEP Height Changes

6 Street View

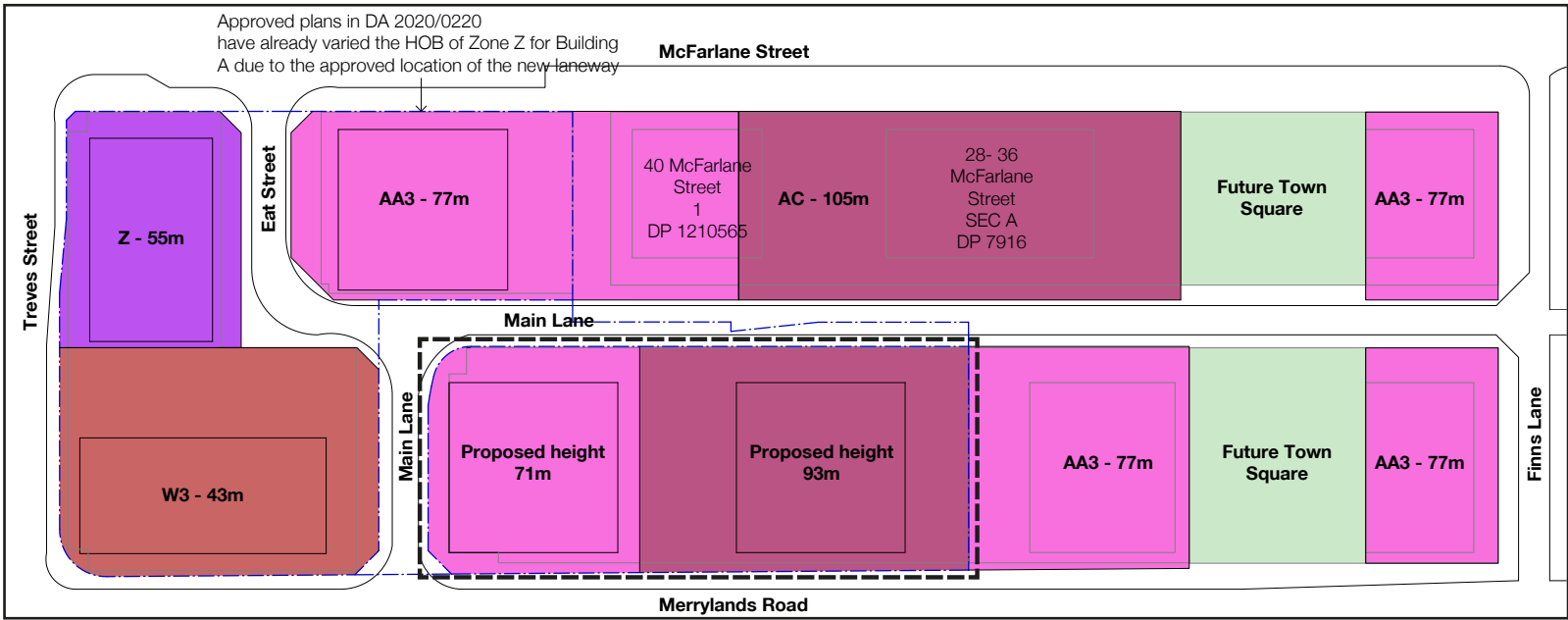
02.1 Amendments to LEP

Existing LEP Height Plan



Proposed height = Existing LEP + 5 storeys @ 3200mm each

Proposed LEP Height Plan



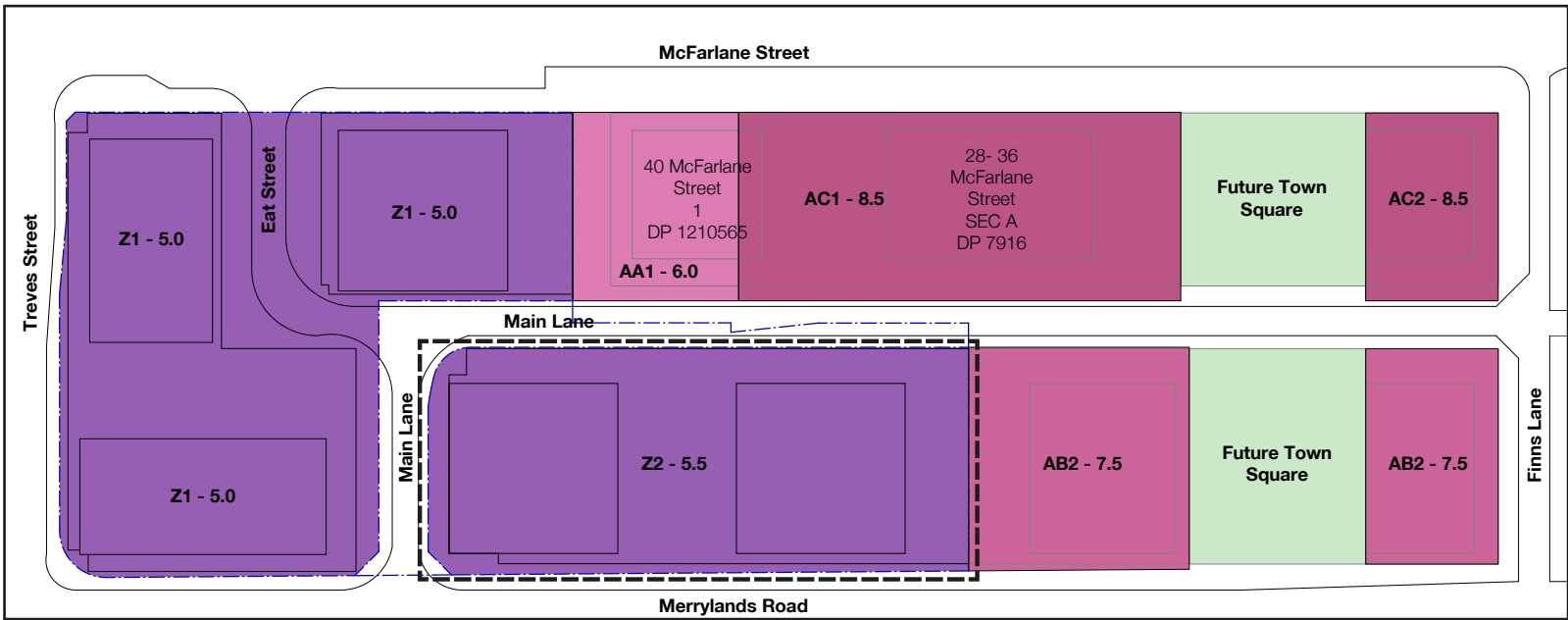
Maximum Building Height (m)

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

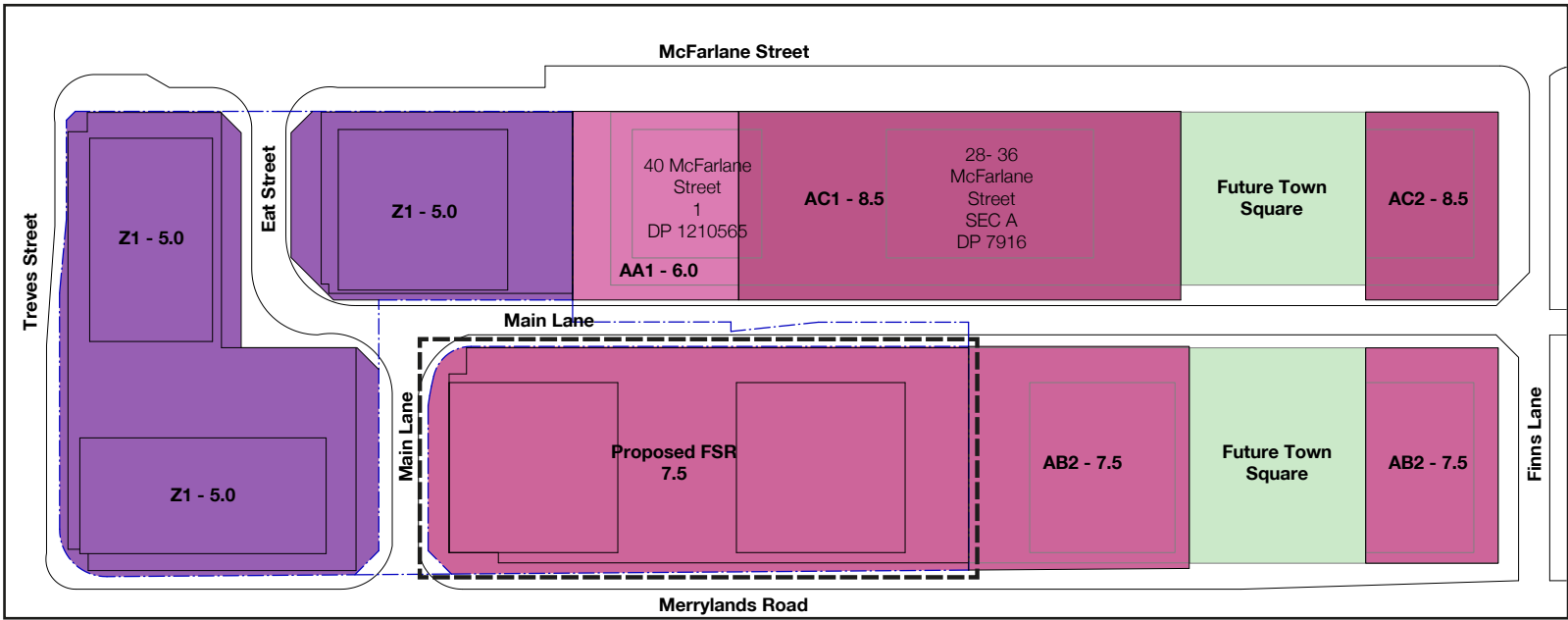
02.1 Amendments to LEP

Existing LEP FSR Plan



Proposed FSR = 7.5:1

Proposed LEP FSR Plan

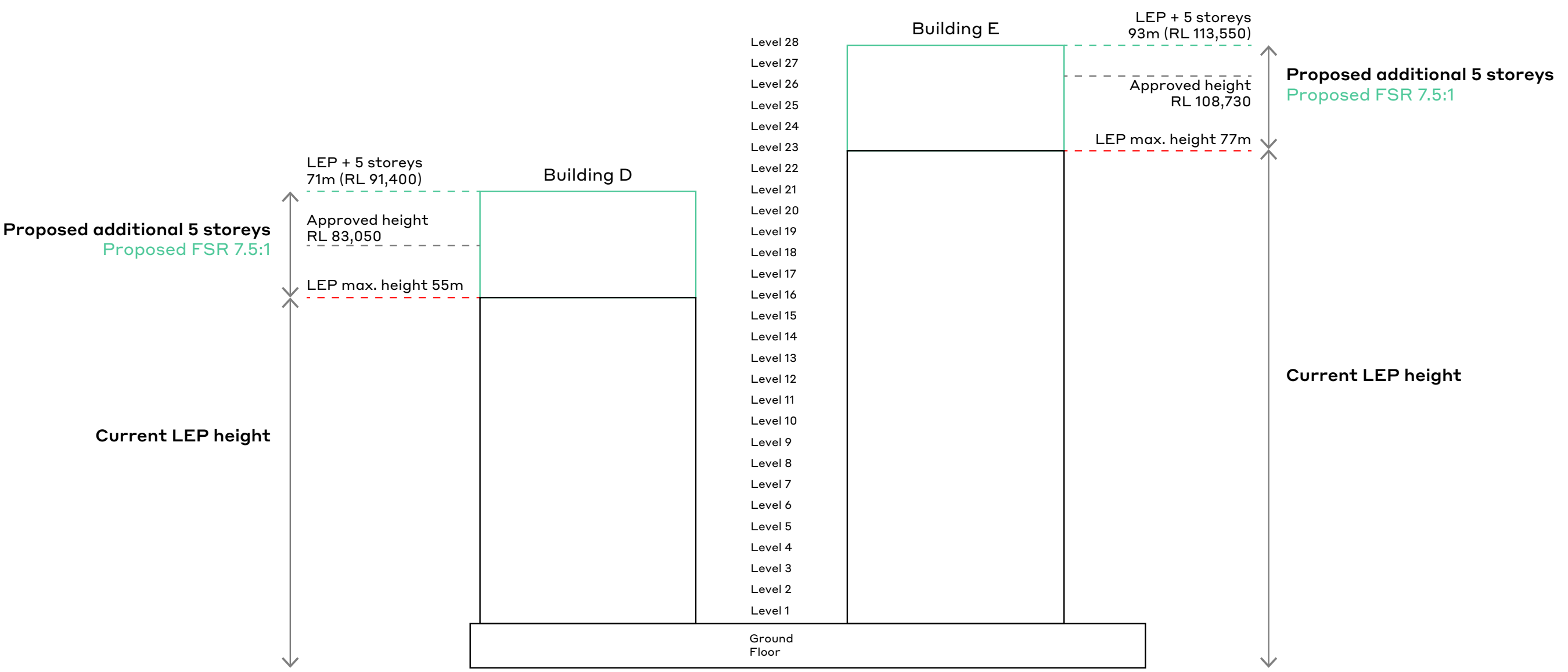


Maximum Floor Space Ratio (n:1)

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
U2 2.8	Area B
V 3.0	Area C
W1 3.5	
W2 3.66	

- Future town square
- Development boundaries
- Subject buildings

02.2 V of Proposed Changes to LEP



02.2 Summary of Proposed Changes to LEP

Buildings	Site Area	Current LEP		Proposed		Difference	
		Max GFA	FSR	Max GFA	FSR	GFA Difference	FSR Difference
A, B & C	6,760m ²	37,180m ²	5.5	37,180m ²	5.5	0m ²	0
D & E	4,448m ²	24,464m ²	5.5	33,360m ²	7.5	8,896m ²	2
Combined Site Total	11,208m ²	61,644m ²	5.5	70,540m ²	6.3	8,896m ²	0.8

Apartments	Current	Proposed
Building D	135	180
Building E	207	252
Total	342	432
Additional Apartments	90	