

CONTACT


STEFAN MEISSNER Associate Director

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smeissner@ethosurban.com.au 0423 766 499

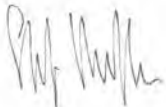
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This document has been prepared by:



Ping Ng 11.12.20

This document has been reviewed by:



Stefan Meissner 11.12.20

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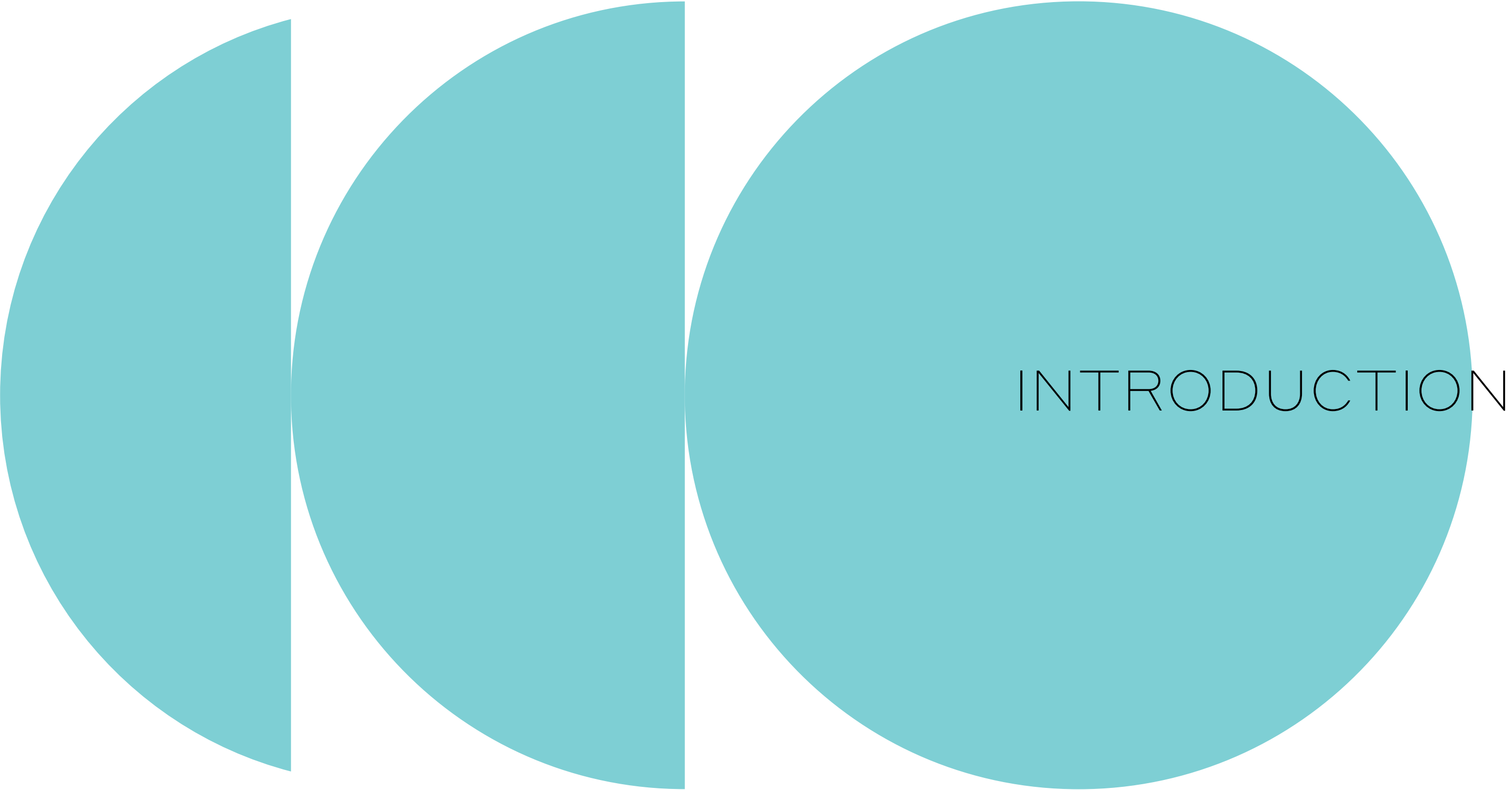
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**ETHOS
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Ethos Urban Pty Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com.au
173-185 Sussex Street Sydney
NSW 2000 t +61 2 9956 6962

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INTRODUCTION

1.0 Introduction

OVERVIEW

1.1 Cardinal Gilroy Village Planning Proposal

Ethos Urban has prepared this urban design report and masterplan on behalf of Southern Cross Care (SCC) in relation to a Planning Proposal for Cardinal Gilroy Village (CGV) Seniors Living in Merrylands, NSW, Australia.

Southern Cross Care has operated CGV since 1973 and the site is currently occupied by 236 independent living units (ILU) and 123 bed Residential Aged Care facility (RACF) with many structures reaching their end of life cycle. In addition, the current quality of the open space is poor with existing one to two storey houses, townhouses and apartment buildings scattered across the site creating an undefined and unstructured space between buildings.

SCC is seeking to redevelop the site to future proof its operations in this location. The proposed master plan presents an opportunity to upgrade the facility and create a better environment and better services for residents to age in place.

The masterplan proposes 460 Independent Living Units and 148 bed Residential Aged Care Facility. While the Planning Proposal is aiming to increase the density, the amount of open space has been retained and the additional dwellings present an opportunity to free up underutilised housing stock for older residents that relocate to CGV which will assist with affordability and housing stock in general.

A guiding principle of the design has been to create an integrated community, integrated for different residents and integrated with the surrounding neighbours, with the open space playing a central role. The new open spaces in the master plan are distinctive and range in their characteristics, from a public park to private garden spaces, a better outcome than the current dispersed, leftover open spaces. The masterplan considers future possibilities of intergenerational learning and contributes actively to the urban context, providing amenity and services to the surrounding residents. The masterplan retains the location of the new community centre which has been approved under DA2019/105 on 30 October 2019.

The planning proposal is requesting for the zoning of the site to change from R2 Low Density Residential to R4 High Density Residential. A Development Control Plan (DCP) is being submitted alongside this planning proposal to ensure the masterplan design principles are retained.

CONTEXT

1.2 Site Context

Cardinal Gilroy Village (CGV) is located in Merrylands, in the Cumberland Local Government Area (LGA). It is located approximately 5km west of Parramatta.

The site is located primarily within a residential suburban area, with industrial sites to the south west. The study area includes five large parcels of land that are atypical of the subdivision pattern of the area.

The nearest large shopping centre is Stocklands Merrylands Shopping Centre, 2km away. This is located near Merrylands train station, the closest station to the site.

Context	
Locality	Cumberland LGA, previously Holroyd LGA
Suburb	Merrylands
Greater Sydney Commission District	Central City District
Distance to Parramatta CBD	5km



01 Illustration of Wider CGV Context
① SCALE 1:10000 @ A3

CONTEXT

1.3 Immediate Context

CGV is adjacent to a number of different land uses. Its eastern boundary borders a residential area, its southern boundary borders Merrylands High School and its northern boundary borders Kenyons Road, to which high density residential exists on the other side.

To its western boundary CGV borders Cerdon College, a heritage site called Sherwood Scrubs (which currently houses Youth off the Streets) and a townhouse development.

Boundaries	
Eastern Boundary	Residential (1-2 storey)
Northern Boundary	Kenyons Road
Southern Boundary	Merrylands High School
Western Boundary	Townhouses, Youth off the Streets (Sherwood Scrubs) and Cerdon College



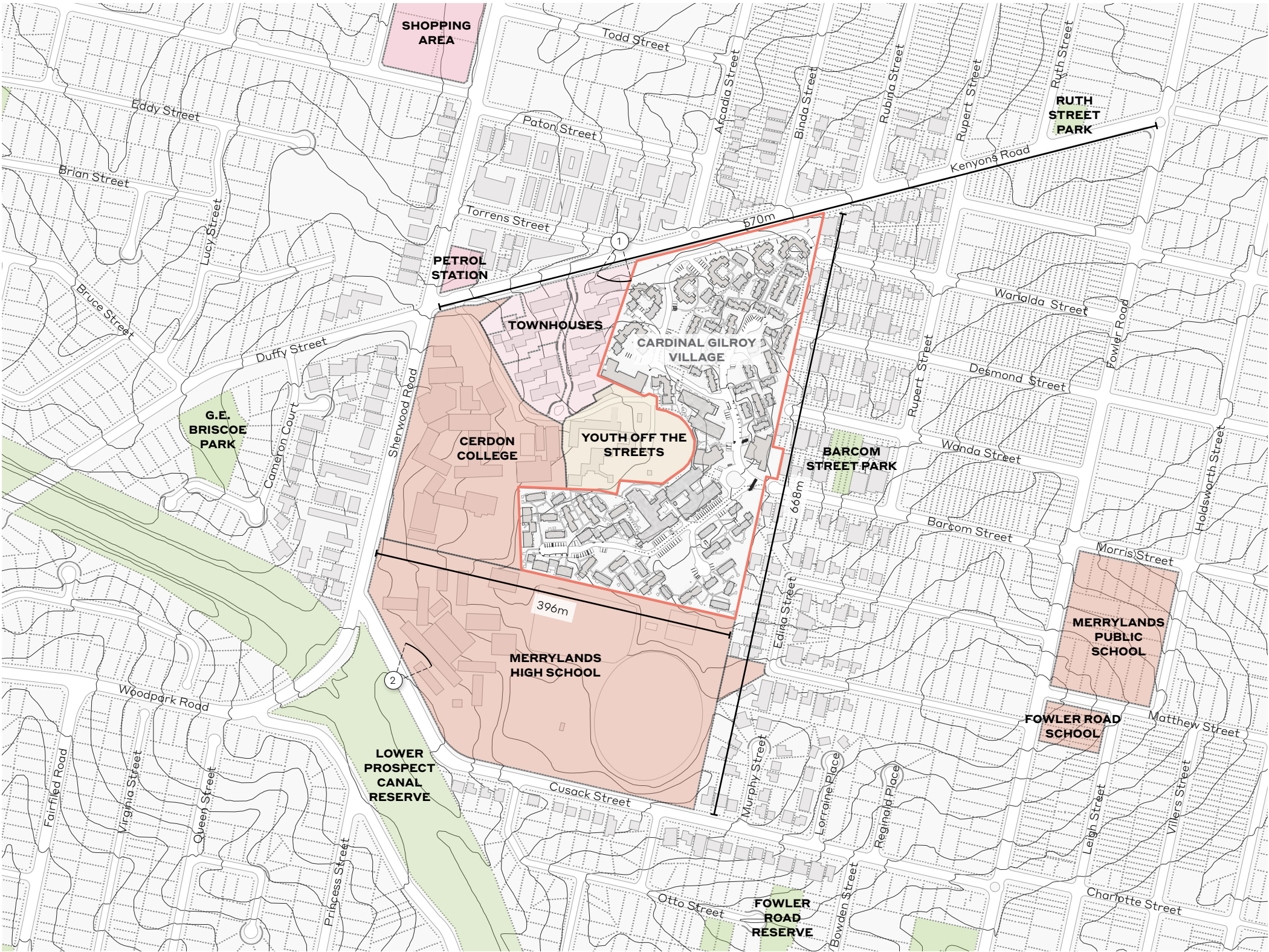
Townhouses to the west

1



Merrylands High School to the south-west

2



02 Illustration of CGV Context
1 SCALE 1:5000 @ A3

PLANNING

1.4 Current Planning Controls

Current Planning Controls state the maximum FSR is 0.5:1.

Current Planning Controls zone CGV as R2 Low Density Residential, with high density residential bordering the north and medium density residential bordering the north east.

The maximum height of buildings that can be built on CGV is 9m, allowing for up to 3 storeys. This aligns with the majority of the surrounding context that has a maximum height of 9m. To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.



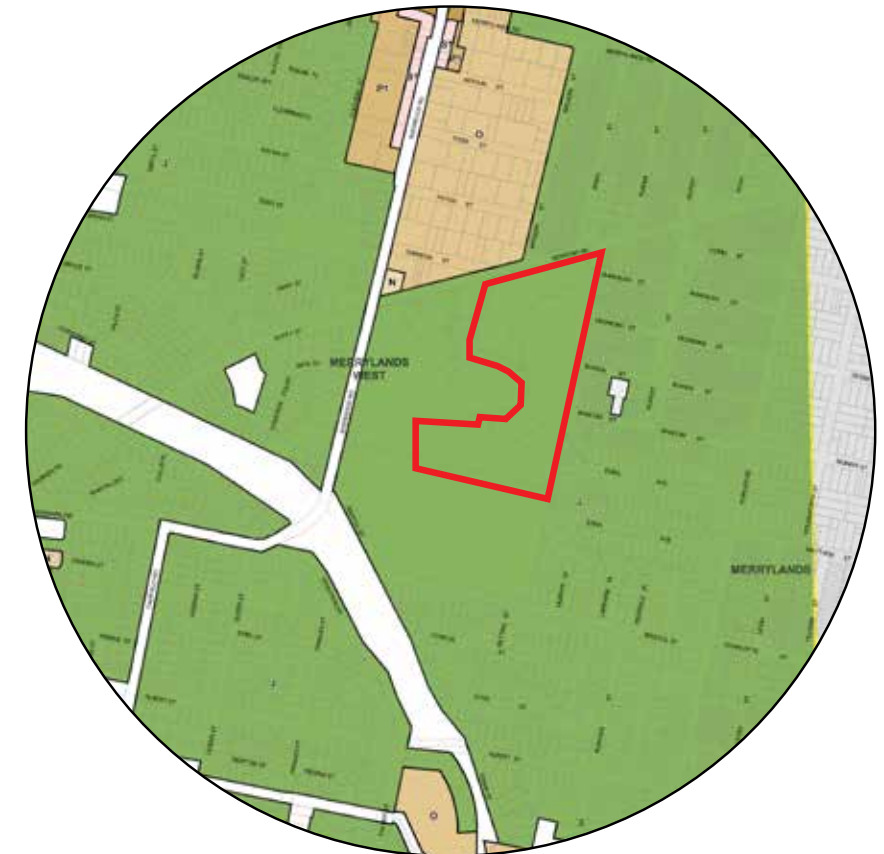
Maximum FSR 0.5:1

D 0.5	T2 2.2	Z1 5
H 0.7	T3 2.4	Z2 5.1
K 0.8	U1 2.5	AA1 6
N 1	U2 2.6	AA2 6.1
P 1.2	V 3	AB 7.1
S1 1.5	W 3.5	AC 8.1
S2 1.6	X 4	AD 9
T1 2	Y 4.5	



Zoned R2 - Low Density Residential

B1 Neighbourhood Centre	R3 Medium Density Residential
B2 Local Centre	R4 High Density Residential
B4 Mixed Use	RR1 Public Recreation
B6 Business Development	RR2 Private Recreation
B8 Enterprise Corridor	SP2 Infrastructure
E2 Environmental Conservation	UL Unzoned Land
IN1 General Industrial	SS SEPP (State Significant) 2005
IN2 Light Industrial	WSE SEPP (Western Sydney Employment Area) 2009
R2 Low Density Residential	



Maximum 9m Height of Building

J 9	R 21
K 10	S1 23
L 11	S2 24
M 12	T1 26
N 14	T2 29
O 15	U 32
P1 17	W 41
P2 18	Y 53
Q 20	AA 66

PLANNING

1.5 Design Policies

Greener Places (Draft)

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Greener Places to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW. The vision for the policy is to establish a network of well-planned Green Infrastructure that will make NSW more attractive, better connected, healthier and more resilient.

The policy outlines the following principles for well-designed Green Infrastructure:

- Integration – The principle of integrating green space with urban development and hard infrastructure (e.g. roads, storm-water drainage)
- Connectivity – promoting a network of high quality open spaces that connect with other areas of activity, such as town centres, public transport hubs, rivers, creeks and employment and residential areas. This aims to create a network of open space through the Central City District and Greater Sydney region.
- Multi-functionality - where design of green spaces provides a range of benefits in one area through careful planning. This may include the simultaneous function of green spaces for ecosystem, environmental and other services
- Participation – where stakeholders are involved in the development and implementation of neighbourhood, local, district and regional Green Infrastructure policies.

Key Takeaways

The Cardinal Gilroy Village Masterplan has the opportunity to include greener spaces designed with these principles in mind. The proposed masterplan can deliver green spaces that are well-integrated into the urban fabric and provide amenity to residents and wider public.

Better Placed

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Better Placed, an integrated design policy for the built environment of NSW that establishes principles to support better design and create good places within NSW. The policy also advocates the support of design excellence of future development to create better quality places. This may utilise existing tools, such as design review panels, competitive design processes and guidelines and manuals to encourage support design excellence as part of future development proposals.

In this document, seven objectives for the built environment are identified:

- Better Fit - contextual, local and of it's place
- Better Performance - sustainable, adaptable and durable
- Better for Community - inclusive, connected and diverse
- Better for People - safe, comfortable and liveable
- Better Working - functional, efficient and fit for purpose
- Better Value - creating and adding value
- Better look and feel - engaging, inviting and attractive

Better Placed is part of a suite of documents that the NSW Government is preparing to advocate good design.

The document also advocates Design as a process and an outcome, that is constituted of three core collaborative steps - *'Discover', 'Create' and 'Deliver'.*

Key Takeaways

The Cardinal Gilroy Village Masterplan has the opportunity to be designed following these objectives. The masterplan can deliver a high quality place for senior residents providing a sense of self worth and a strong sense of community.

PLANNING

1.6 Green Grid

Sydney Green Grid (West Central / Central City District)

Tyrell Studio in association with The Office of the Government Architect, NSW, 2017

The West Central (Central City District) Green Grid identifies project opportunities to expand and enhance the green grid within the District. An important objective of the Green Grid is to create a network of rich green spaces. The Green Grid identifies a number of principles including:

- Increase access to open space
- Encourage sustainable transport connections and promote active living
- Create a high quality active public realm
- Conserve the natural environment
- Adapt to climate extremes, improve air quality and increase urban greening
- Promote green skills, improve management, maintenance and sustainable green space design

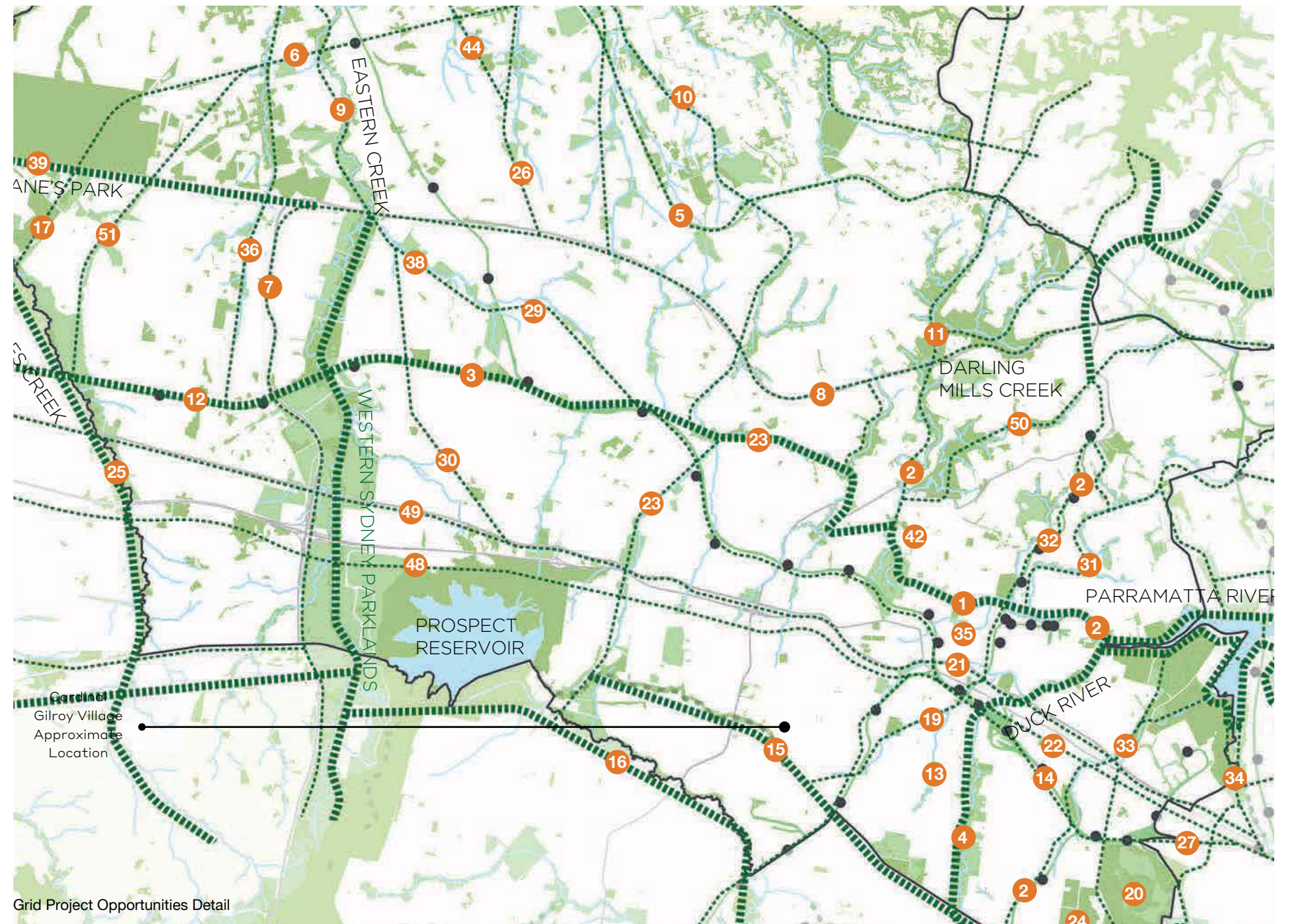
Project opportunities the document identify that could be relevant to this site include:

Prospect Reservoir Water Pipeline Corridor

- The Prospect Reservoir Water Pipeline Corridor travels from Prospect Reservoir Parklands to Duck River and Rookwood Cemetery. The Pipeline Corridor offers the potential for a linear park through Greystanes and Merrylands and builds upon the existing projects along Prospect Creek and the Lower Prospect Canal Reserve.

Key Takeaways

While Cardinal Gilroy Village is not directly located on an identified green corridor the design principles applied to the master plan very much reflect the principles for the Sydney Green Grid. The CGV masterplan will deliver open spaces of high quality and quantity to improve the quality of life for the residents. The open spaces provide a variety of recreational and active living opportunities and by ensuring that the open space is integral to the precinct the proposal will contribute to keeping the area cooler, conserve the natural environment and enhance biodiversity. In addition, the permeability of the site will be greatly enhanced by the redevelopment.



03 Image from Sydney Green Grid (West Central / Central City District) Draft Policy