SITE

1.8 Topography

The southern boundary of the site is bordered by Merrylands High School Oval and on the south east corner the green space of Cerdon College. These boundaries are separated by fences that prevent flow of movement and sharing of resources between the three different land holders.

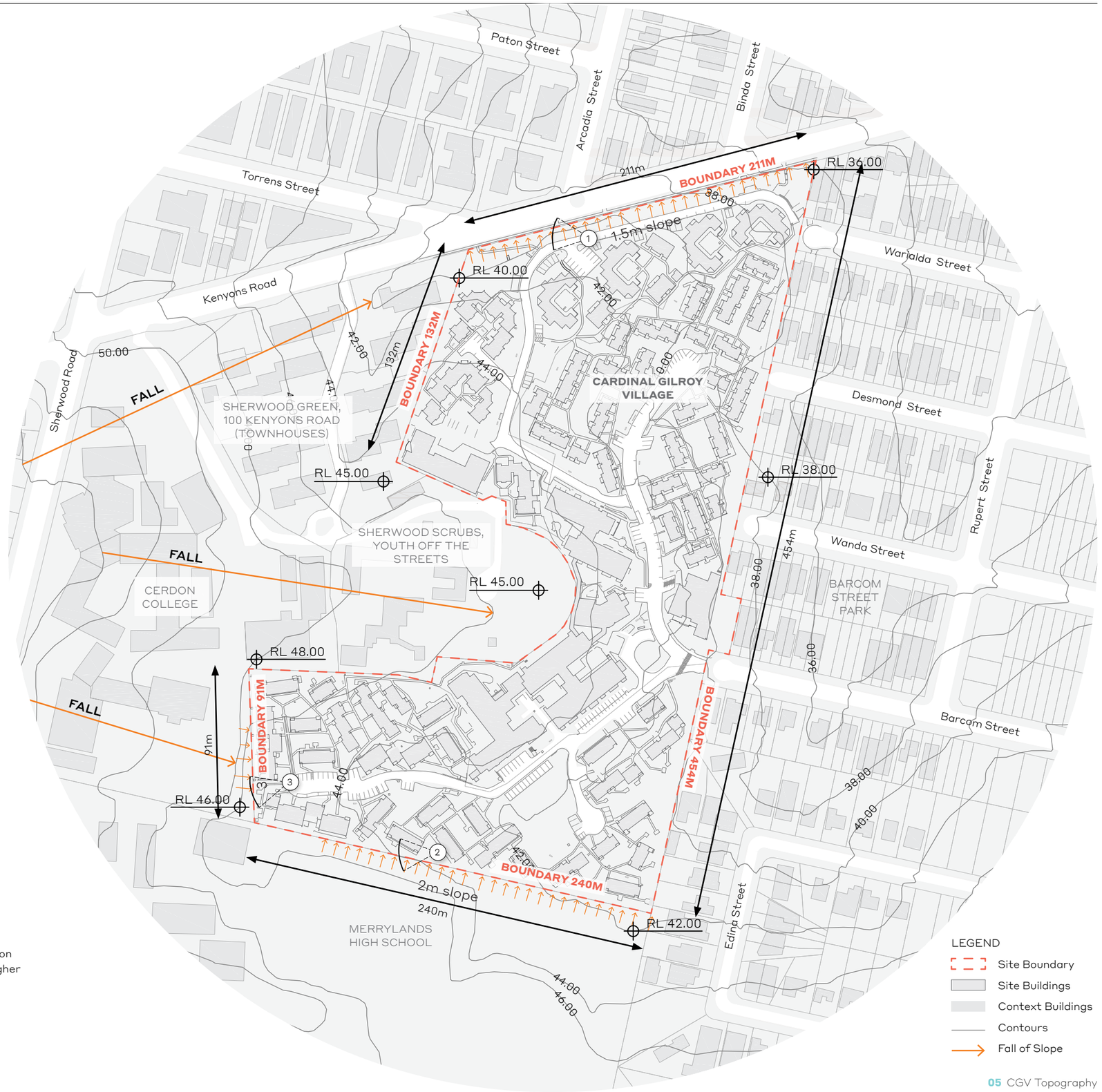
The change in height from the oval to the residential houses of the CGV acts as a visual block between the school and the seniors village. This height change is substantial and creates a clear demarcation between the different uses.

From south to north the site falls 6m, at an approximate gradient of 1:75. **From west to east the site falls 4m**, at an approximate gradient of 1:60.

1 Slope from CGV to Kenyons Road

2 Slope from Merrylands High School to CGV

3 View to Cerdon College at higher ground



05 CGV Topography

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2.0

CONSTRAINTS AND OPPORTUNITIES

2.0 Constraints and Opportunities

CURRENT ACCESS

2.1 Limited Vehicle + Pedestrian Access

There is currently one vehicle entrance to the site through Barcom Street on the eastern boundary. Along this boundary are three other cul de sac roads that terminate at the site's edge (Warialda Street, Desmond Street and Wanda Street). The northern boundary of the site is bordered by Kenyons Road. There is currently no vehicle access from Kenyons Road to CGV but there are two gates for pedestrian access along the fence. Sherwood Road is a local road with two lanes in each direction of travel. The sign posted speed limit is 60kmph, and this road is to the west of the site bordering Cerdon College.

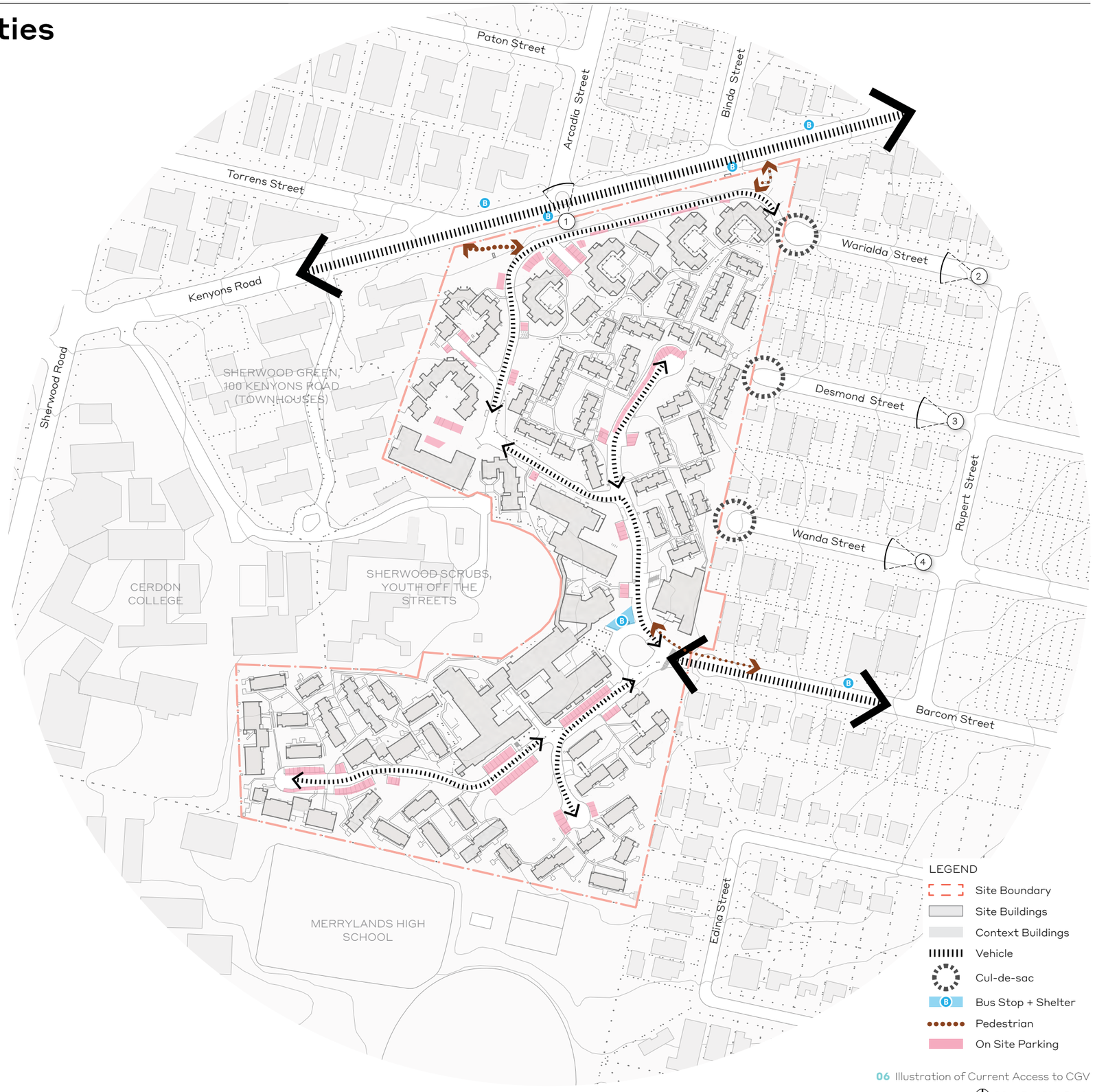
Internally the road network involves a system of moving back and forth along the same roads.

1 View of Kenyons Road + Arcadia Road

2 View to CGV from Warialda Street

3 View to CGV from Desmond Street

4 View to CGV from Wanda Street



06 Illustration of Current Access to CGV

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FUTURE ACCESS

2.2 Possible Multiple Vehicle + Pedestrian Entries

Second vehicle entry + Circular internal vehicular circulation

Along Kenyons Road a second vehicle entrance could be created. It could align with the roundabout at the intersection of Arcadia Street and Kenyons Road. This second entrance could allow for movement within the site to become cyclical and more dispersed.

Multiple Pedestrian Entrances

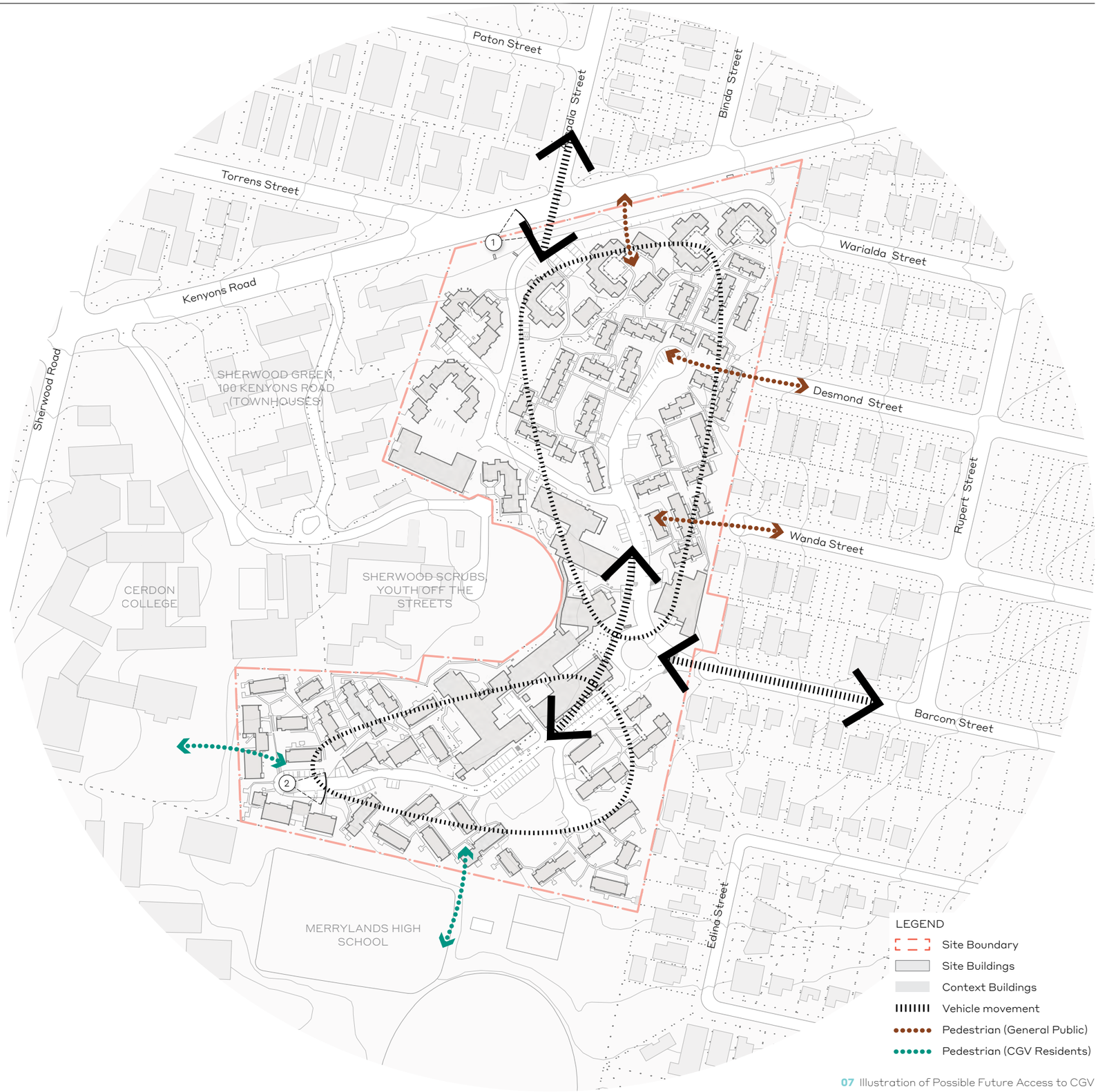
The thresholds where the cul-de-sacs meet CGV could be opened up and act as pedestrian access points for both residents of CGV and the community. These entrances could allow for the public to directly access shared amenities within CGV.

Basement Parking

There is the opportunity for the majority of parking to be removed from ground level and relocated to basements. This would provide more car spaces and allow for the ground level to be occupied by other facilities and amenities. This would improve the proximity of the resident car space to their dwelling as well.

1 View from CGV down Kenyons Road

2 On site Parking



07 Illustration of Possible Future Access to CGV

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2.3 No Interaction with Neighbours

The southern boundary and south-western corner of the site is bordered by Merrylands High School Oval and the green space of Cerdon College. These boundaries are fenced, preventing flow of movement and sharing of resources.

The western boundary borders backyards of the townhouses and the landscaped areas of the Heritage site, Sherwood Scrubs (currently occupied by Youth off the Streets).

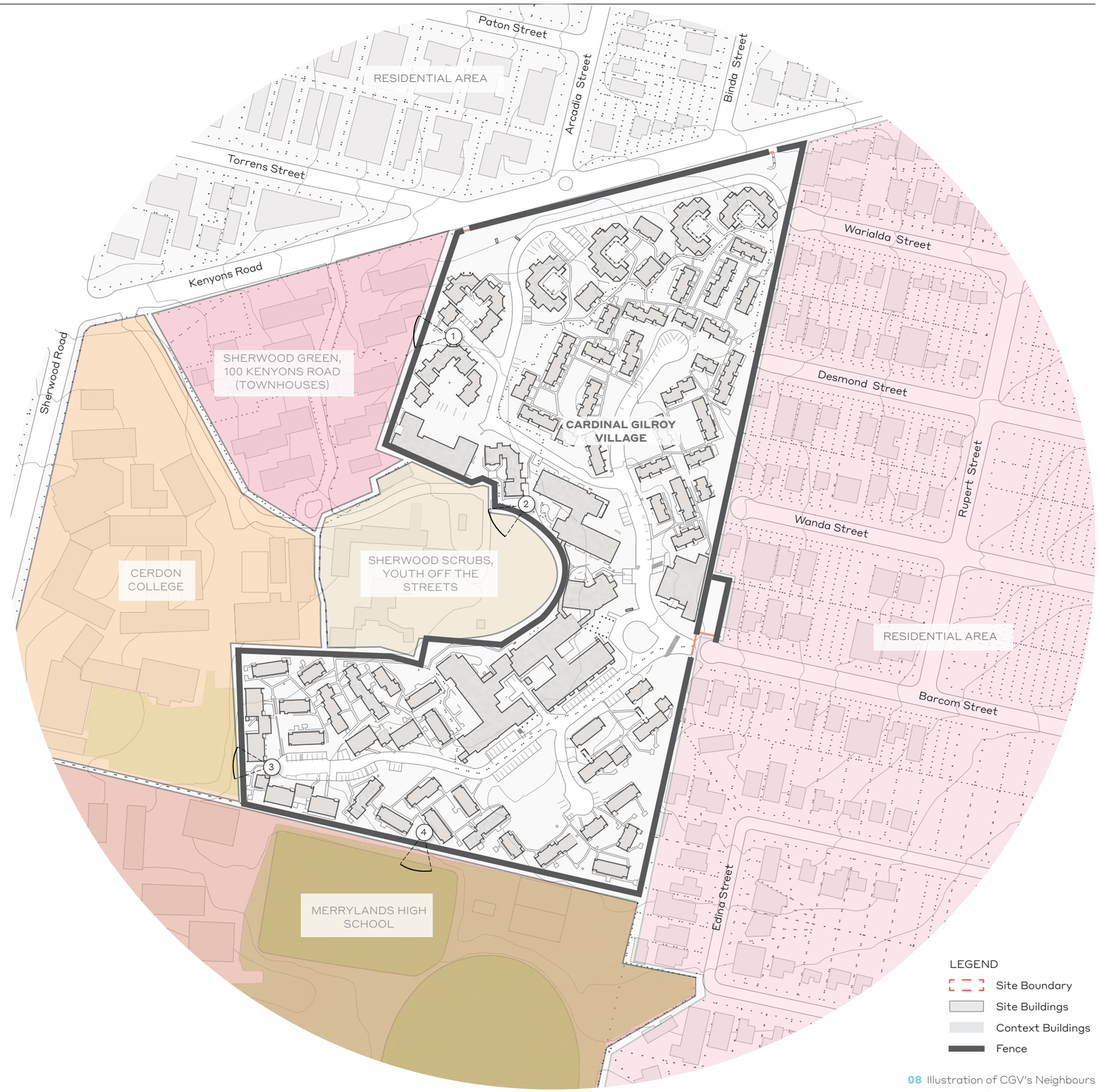
The length of the eastern boundary is fenced with a single vehicular opening for the main entrance to the site on Barcom Street.

1 View to Townhouses from CGV

2 View to Sherwood Scrubs from CGV

3 View to Cerdon College from CGV

4 View to Merrylands High School Oval from CGV



08 Illustration of CGV's Neighbours

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FUTURE BOUNDARIES

2.4 Permeability with Neighbours

Celebrating Historical Context

There is the opportunity to create a relationship with the Heritage Building that celebrates and opens up the site to the residents of CGV and the wider public.

Intermediary Spaces

The eastern boundary, where the cul-de-sacs terminate could be treated as intermediary spaces for residents within CGV and the public. These spaces could be treated with landscaping and pathways to become usable pedestrian access points.

Activated Boundary Along Kenyons Road

There is the possibility to activate the boundary between CGV and Kenyons Road through neighbourhood shops. This would allow for CGV to become integral to the wider community, not a fenced off, private site.

Community Interaction

There is the opportunity to create a better quality of life for both the residents of CGV and the students of the different High Schools by creating permeable boundaries with shared spaces and easier access. Current design thinking recognises the need for fenced off open space to become more accessible, utilised and enjoyed by the wider community.

Intergenerational Learning

Studies have shown the positive benefits of intergenerational interaction for seniors in improving their quality of life and longevity. There is the opportunity for activation along the boundaries, between the different land holders, to encourage interaction between the elder and younger generations.

Liverpool Park, Brussels, Belgium

This park was previously urban wasteland and was transformed into a recreational, eco-friendly green space.

Victoria Avenue Community Precinct, Canada Bay

This school demonstrates a shift in pedagogical approach to schools in NSW, designed as a community-based open school.

09 Illustration of CGV's Possible Boundaries

SCALE 1:2500 @ A3

GREEN SPACE

2.5 De-centralised, undefined green spaces

While there is currently residential open space on site its quality is poor as it is dispersed and undefined. The open space is residual and unstructured with buildings scattered across the site. **62% of the site is currently open space** (site area with road and building footprints removed). The green spaces are not private nor public with residents back and front doors opening out onto the same areas.

Even though there is an abundance of grass there is little landscaped areas apart from the pot plants seen outside many of the residents houses. Shade is provided in open areas solely by trees, creating many undesirable spaces in the summer months.

1 View to internal green space between buildings

2 View to internal green space and tree between buildings

3 View of Apartment with pot plants outside

10 Illustration of CGV's Green Space

SCALE 1:2500 @ A3

FUTURE GREEN SPACE

2.6 Possible consolidated, distinctive open spaces

There is the opportunity to create defined open spaces serving different purposes and relating to different levels of privacy. Large green spaces could become hubs of interaction and action, accessible to the wider community. The green space central to the site could be publicly accessible but remain in private ownership. Smaller more intimate spaces can become more private for primary use by residents of CGV. These spaces could become meeting places and provide clear points of orientation.

Trees are a part of the natural assets of the village and a point of reference for current residents. The masterplan will aim to prioritise the retention of trees as part of the proposed open space.

Riverlight, London, England

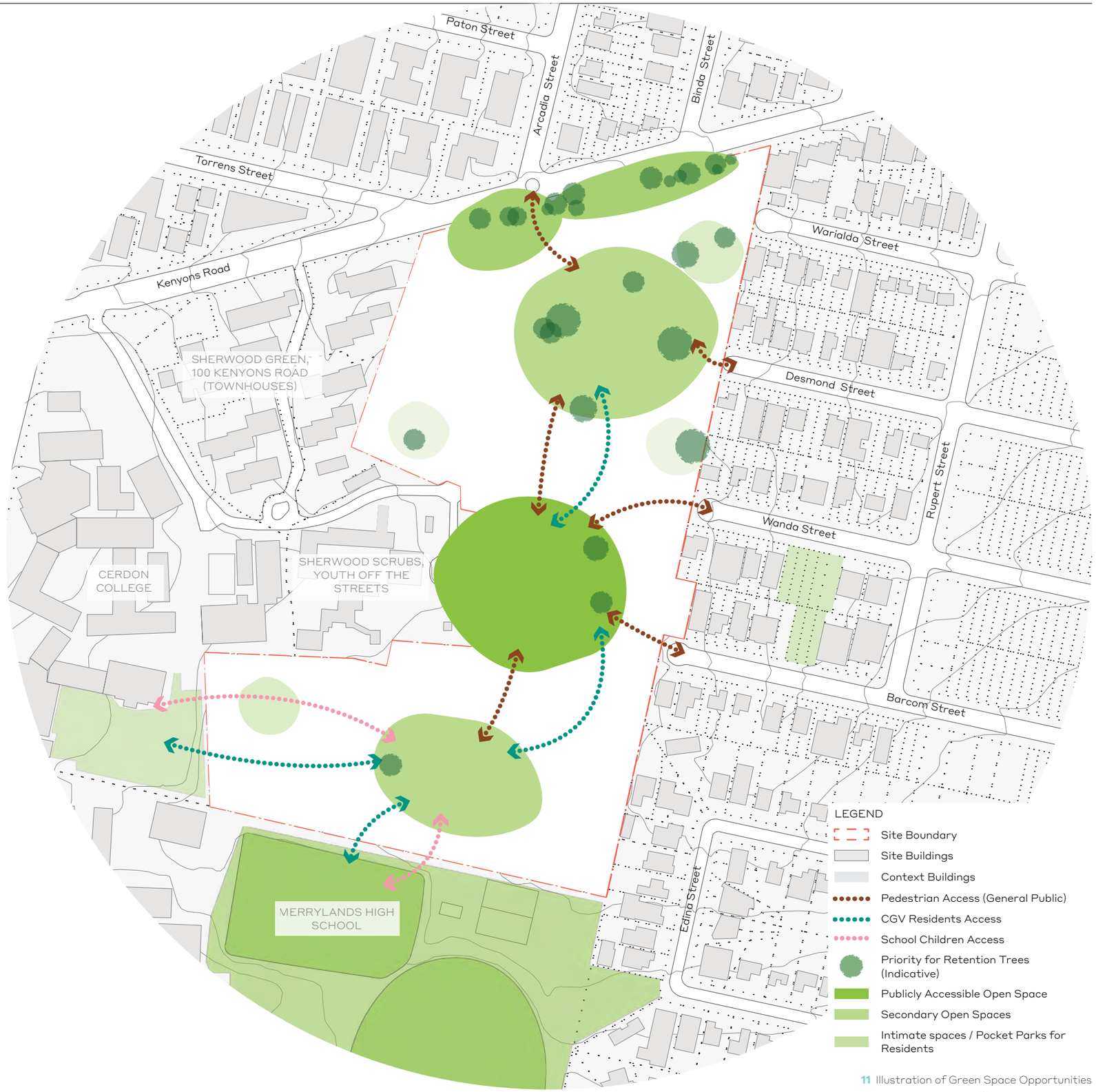
This is a residential-led development consisting of 6 towers with high-quality landscape spaces between.

Civic Park, Warragul, Australia

This park has a gardenesque style incorporating expansive lawns, ponds, and trees.

Roof Park, Montreal, Canada

This park is in an urban area and is accessible by all. The park is a colourful combination of trees and shrubs, constantly changing with the season.



11 Illustration of Green Space Opportunities

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DENSITY

2.7 Existing Building Density

The boundaries of the site border different densities of housing. To the north there are 3 and 4 storey apartment units in a High Density Residential zone. To the east and west of the site the buildings range from 1 to 2 storey and are in medium and low density housing zones. The houses adjacent to the site on the eastern boundary are mostly free standing houses but new development in the residential area to the east reveals an increase in town house development.

To the west and south there are school buildings which have the visual appearance of 2-4 storey buildings when considering their pitched roofs and ceiling heights. There is a clear visual difference between the school buildings and the residential buildings adjacent to different CGV boundaries.

1 View of new townhouses on Kenyons Road

2 View of Cerdon College from Sherwood Road

3 View of new townhouses on Kenyons Road

4 View of single storey residential home

12 Illustration of Density on Site + Context

SCALE 1:2500 @ A3

OPPORTUNITIES

2.8 Opportunities for Contextual Density

(A) Potential building height along Kenyons Road

Along Kenyons Road there is the opportunity for 4 storeys buildings mirroring the density on the other side of street. There are a number of existing 3-4 storey apartment buildings on the northern side of Kenyons Road which have a visual appearance of 4-5 storeys due to their pitched roofs and topography. Furthermore, the fall in topography from the north west to the site allows for this density to be achieved, the buildings blending into the surrounding context. The street facing nature of these buildings have the capacity to offer future amenity to the wider public.

(B) Potential greater density achieved in the south west corner of the site

There is the opportunity for 4-5 storey buildings to be placed in the south west corner of the site. This height responds to the topography that drops both significantly from Merrylands High School Oval and the Cerdon College Green Space and hence 5 storey buildings do not appear out of place compared to the 2 or 3 storey buildings on higher grounds in both school sites.

(C) Lower buildings placed adjacent to the eastern boundary

The master plan is proposing 2 storey buildings to be placed along the length of the eastern boundary to contextually respond to the residential neighbourhood to the east.

(D) Transition of heights from lower to higher buildings

In addition to placing contextual building heights along the perimeter of the site the heights will also step towards the centre of the site to provide a measured transition.

13 Illustration of Density Opportunities on Site

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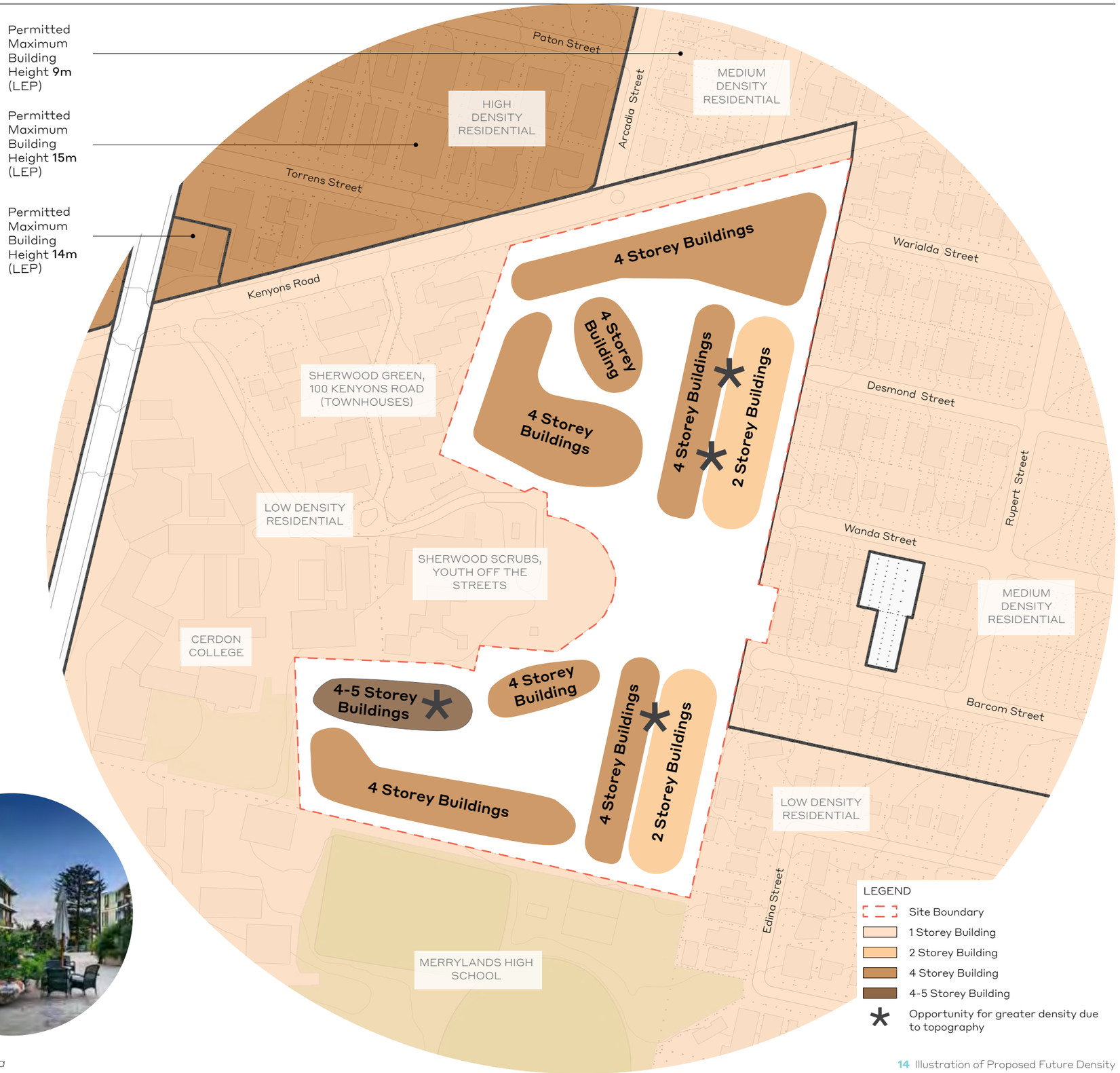
FUTURE DENSITY

2.10 Proposed Building Density

The size of the site provides the opportunity for a contextual approach with greater density and height placed centrally and not impact on the surrounding context. Density and height can taper to the boundary to reflect the surrounding contexts.

- Along the eastern boundary lower density will be placed with 2 storey buildings.
- Along the southern boundary greater density can be achieved as it borders on to open spaces, hence buildings of 4 storeys are appropriate. In some instances 5 storeys can be achieved due to the falling topography from north to south.
- At the northern boundary 4 storey buildings can be placed as this will mirror the density on the opposite side of the road.
- 4 and 5 storeys buildings can be placed internally on site without impacting on the surrounding residential context. The height gradually increases to this maximum in a sensitive manner.

These varying building heights appropriate to their different locations on site will be controlled by a site specific Development Control Plan (DCP).



14 Illustration of Proposed Future Density

SCALE 1:2500 @ A3

The Avenue Retirement Living, Maroochydore, Australia

Mark Moran, Vauclause, Australia

AVEO, Bayview, Australia

USE

2.11 Current Building Use

Currently the RACF is located along the western border against the heritage building, opposite the main entrance centrally to the site. This location is appropriate as the RACF needs easy vehicle accessibility due to deliveries and ambulances.

The community centre is located to the right as you enter the property.

View of Community Centre Building (1)

View of RACF (2)

View of RACF fenced garden (3)

View of 1 storey residential unit (4)

15 Illustration of Current Uses on Site

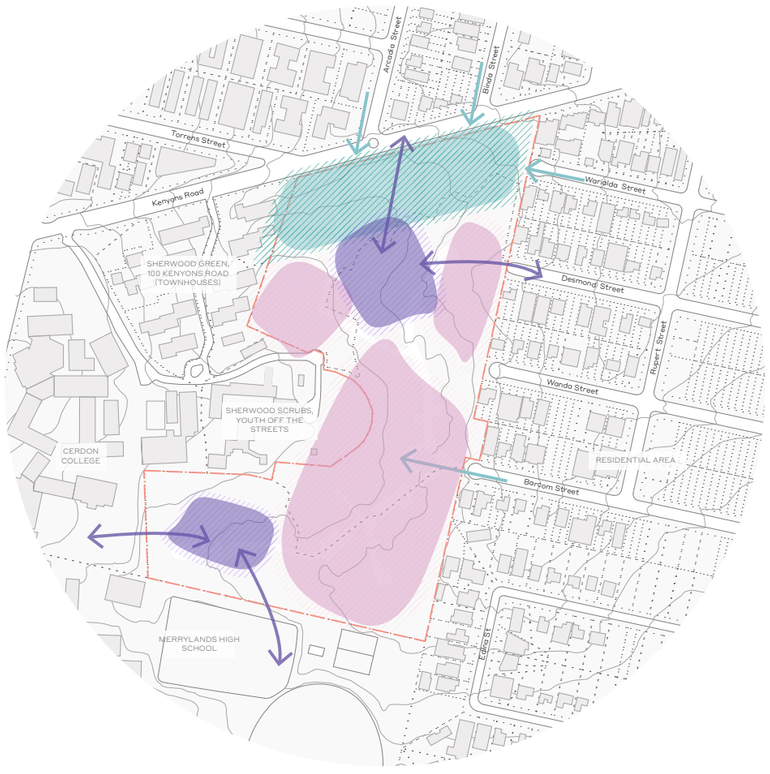
SCALE 1:2500 @ A3

FUTURE USE

2.12 Relocation of Uses

Relocation Idea 1

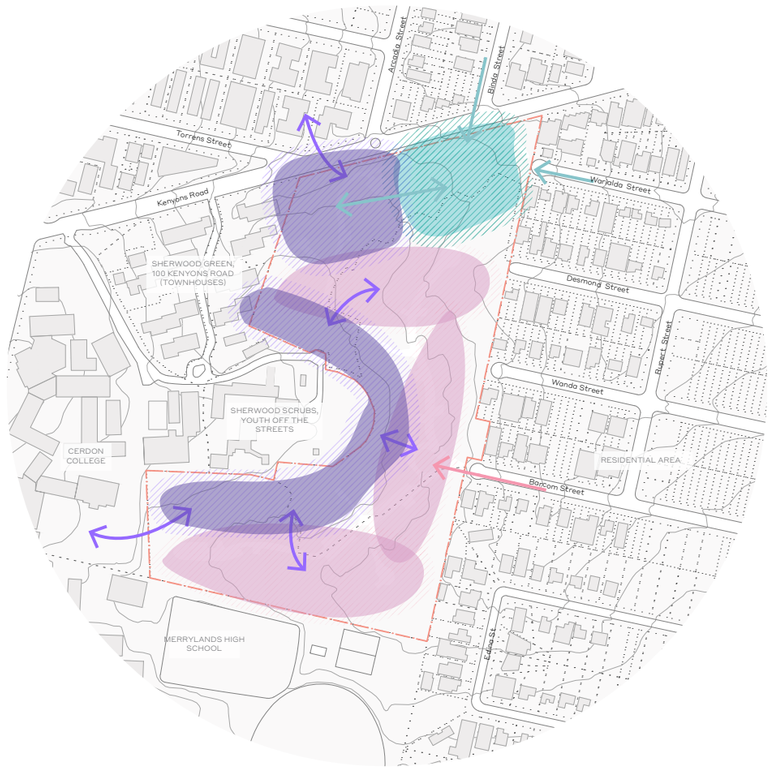
The RACF has been placed along Kenyons Road with the assumption that vehicle access could be provided from Kenyons Road. In close proximity to the RACF is a community centre that could be utilised by all residents and visitors. A secondary community centre has been placed between the schools and CGV as a space for intergenerational interaction and activities to occur.



16 Illustration of Relocation Idea 1
SCALE 1:5000 @ A3

Relocation Idea 2

The RACF has been placed along Kenyons Road and borders the residential area to the east. Access to this site could be placed along Kenyons Road or Warialda Street. Community Centres have been placed both internally and externally facing for use by the RACF, visitors, residents and the public living in the higher density buildings on the other side of Kenyons Road.



17 Illustration of Relocation Idea 2
SCALE 1:5000 @ A3

Relocation Idea 3

The RACF could be centred in a similar current location bounded by community centres that service residential areas to the north and south. Residential access could be provided along Kenyons Road with facilities both public and internally facing.

18 Illustration of Relocation Idea 3
SCALE 1:5000 @ A3

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3.0

DESIGN PRINCIPLES

3.0 Design Principles

Privacy + Community Interaction

Spaces within the masterplan will span from publicly accessible (privately owned) to completely private to the residents, creating spaces with three different types of interaction.

1. Public Places (privately owned): where residents and visitors can engage and interact with shared amenities
2. Semi-Public Environment: Smaller pockets of green space predominantly accessible by residents.
3. Semi-Private Spaces: Shared intimate spaces where residents can create their own identity.

Defined Open Space

Open spaces within the masterplan will be defined for different purposes and users. Various strategies applied to the public realm and outdoor furniture will bring connectivity, permeability and inclusiveness to the residents and visitors.

Intergenerational Exchange

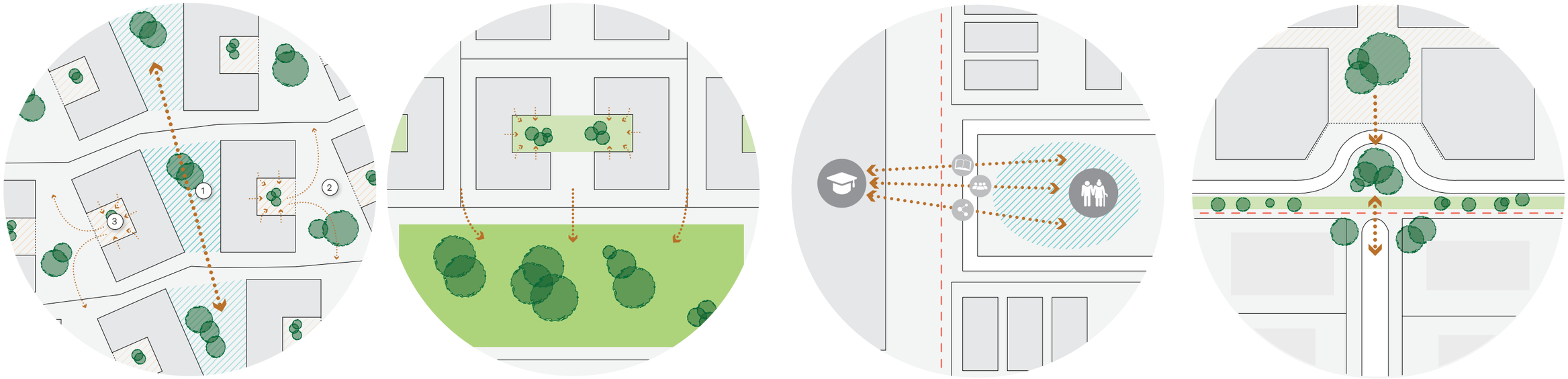
Proximity to Merrylands High School and Cerdon College creates an opportunity for interaction, exploration and transmission of knowledge.

There is the opportunity for seniors to share their wisdom and life experiences, and for students to share their skills. This opportunity will be considered spatially within the masterplan.

Being a Good Neighbour

The masterplan will respond sensibly to the various interfaces the site presents through setbacks, form, height and use. These interfaces include:

1. Sherwood Scrubs: the masterplan will explore possible engagements with this heritage building, whether it be visual or physical.
2. Merrylands High School and Cerdon College: offer the opportunity to connect the elderly community and students.
3. Residential Context (east and north interfaces): the masterplan will respond to the transition from low density to high density.



19 Illustrations of Design Principles

Staging + Flexibility

The masterplan will be implemented progressively during different stages. The staging will need to meet financial, management and community needs.

The masterplan, considering staging and changes that could be made throughout the length of the project, requires the design to incorporate flexibility and variety. This will allow for responses to future markets and requirements to occur seamlessly.

Retaining Natural Assets

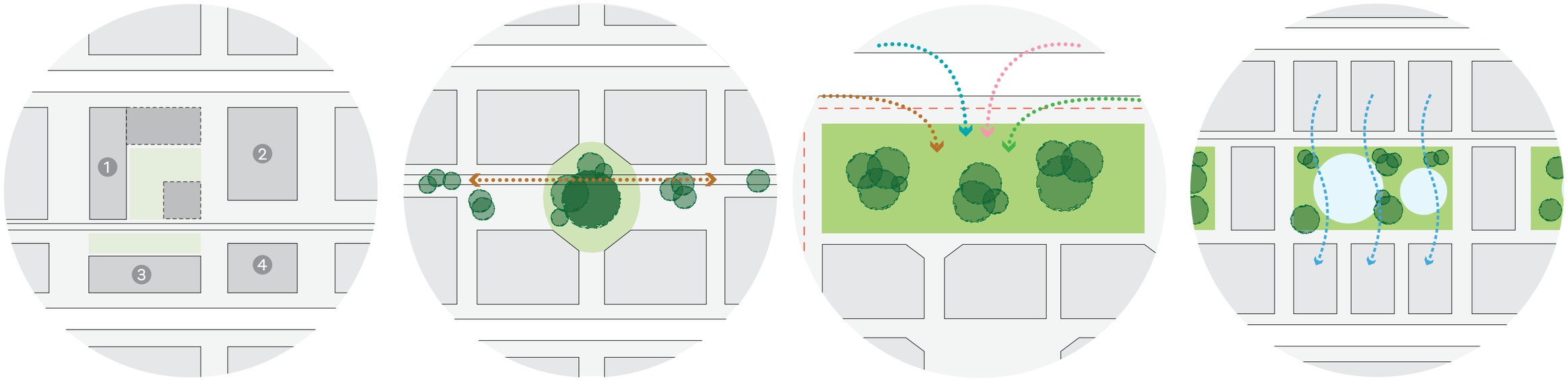
The site contains several trees that will bring benefit to any future resident. These trees will remain as point of references for residents as the built environment changes and coincide with open green spaces.

Inclusivity

Greater permeability and integration with the community at various scales, will allow for greater exchange between residents, visitors and the general public.

Urban Heat Island + Sustainability

The masterplan will explore ways to mitigate current and future temperature increases. This approach is relevant for Western Sydney with temperatures predicted to rise, something particularly important in the context of an ageing population. Other sustainability measures will be considered throughout the masterplan.



20 Illustrations of Design Principles

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4.0

MASTERPLAN

4.0 Masterplan

MASTERPLAN

4.1 Design Principles

The masterplan presents a well considered design that responds, in the most appropriate ways, to density, the site's boundaries and neighbours, pedestrian and car networks, access to the site and hierarchy of open/green spaces.

The masterplan provides an extensive amount of amenity to both the CGV residents, the wider public and visitors.

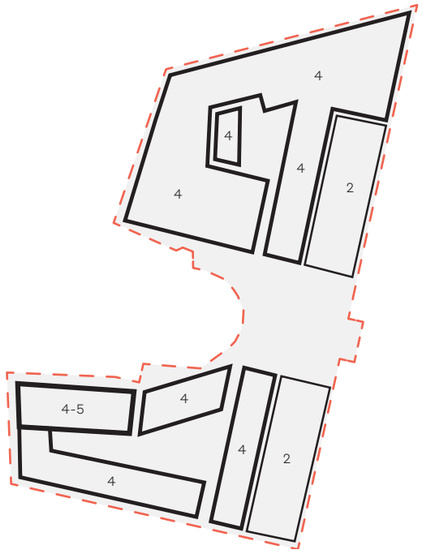
Density

Density will be concentrated in the centre of the northern precinct and within the southerly part of the southern precinct, bounding the open spaces of the schools. This will allow for a large central open space that is sensitive to the heritage site.

Along the northern boundary, there will be street facing, 4 storey buildings with ground floor permissible non-residential uses, open to the public and CGV residents.

Along the eastern boundary there will be 2 storey buildings, sensitive to the 2 storey residential context.

The changing levels and topography across the site allows for greater density to be achieved in certain locations, avoiding the stepping of building forms.



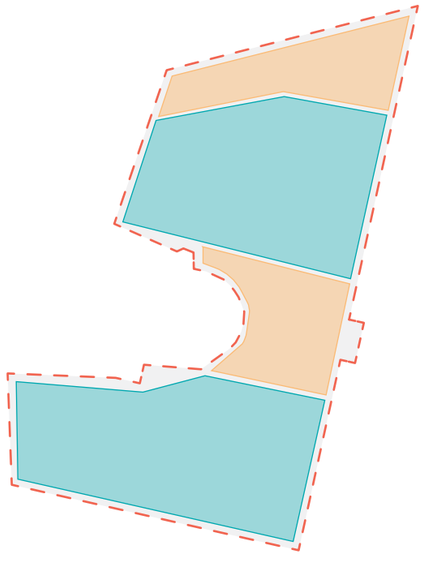
Public and Private Areas

The layout of the masterplan allows for the northern and southern precincts to have a degree of privacy, whilst the central precinct can be open and accessible to the wider community.

The street facing buildings are open to the public on the ground floor levels providing amenity to the wider community and CGV residents.

LEGEND

- Publicly Accessible
- Private Areas (Open in day, Swipe card at night)



Retaining Trees and Public Amenity

Within the masterplan, the retention of trees has been prioritised.

The views along the cul-de-sac roads on the eastern boundary align with retained mature trees, private garden spaces or the internal road network.

There is the possibility for public pedestrian access to be provided along the road network through public gates open at certain times of the day. This would allow for multiple public access points to the central green space whilst maintaining the privacy for the CGV residents.

LEGEND

- Priority for Retention Trees
- Public Open Space (Privately Owned)