



Merrylands Station and McFarlane Street Precinct Review



Urban Design Consultants Recommendations - Draft Proposal

SJB Architects

March 2016

1.0 Local Context



1: View looking west onto McFarlane Street



2: View looking west along Merrylands Road



3: View looking north towards Finns Lane from Merrylands Road

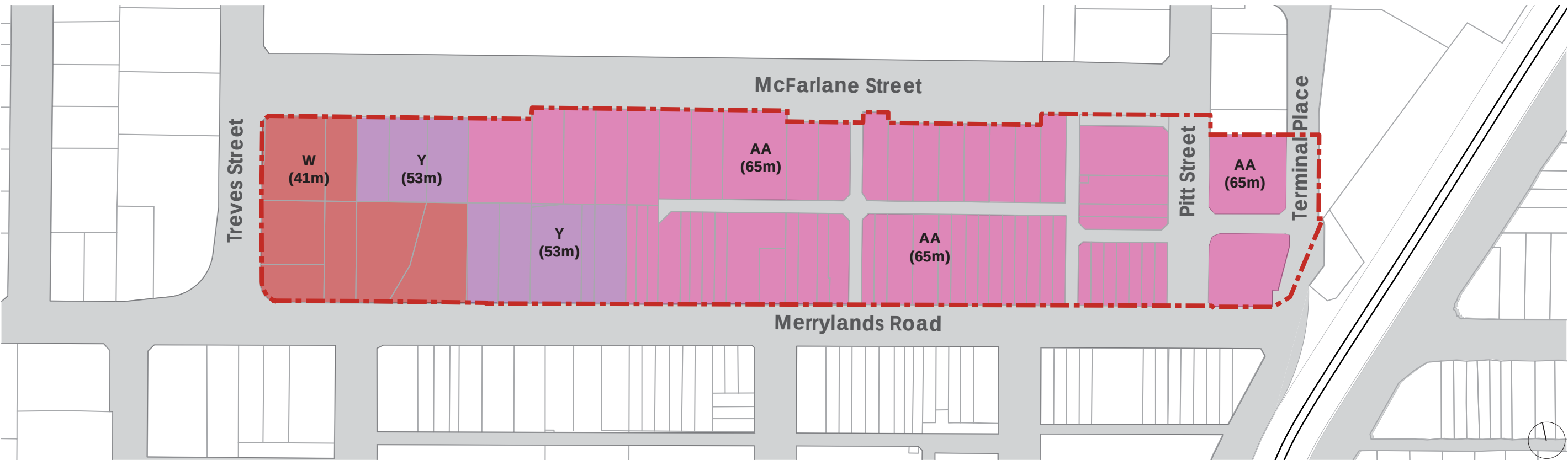


4: View looking west towards Merrylands Arcade on Merrylands Road



2.0 Current Controls

2.1 LEP 2013 - Height of Building



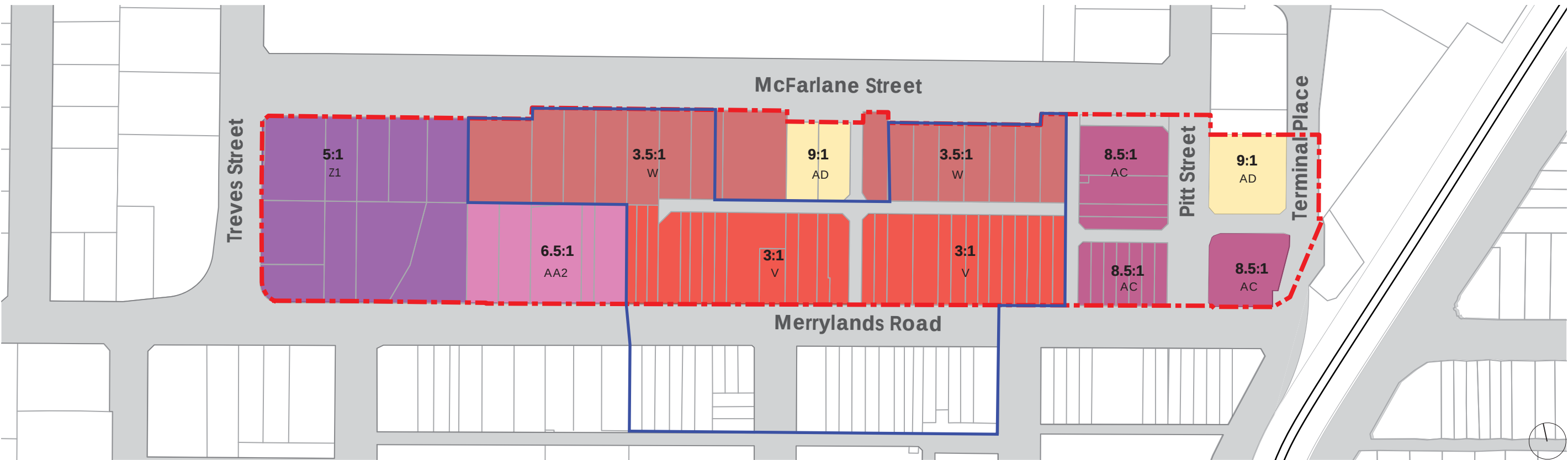
Legend

Study Area

J	9	S2	24
K	10	T1	26
L	11	T2	29
M	12.5	U	32
N	14	W	41
O	15	Y	53
P1	17	AA	65
P2	18		
Q	20		
R	21		
S1	23		
S2	24		

2.0 Current Controls

2.2 LEP 2013 - FLOOR SPACE RATIO



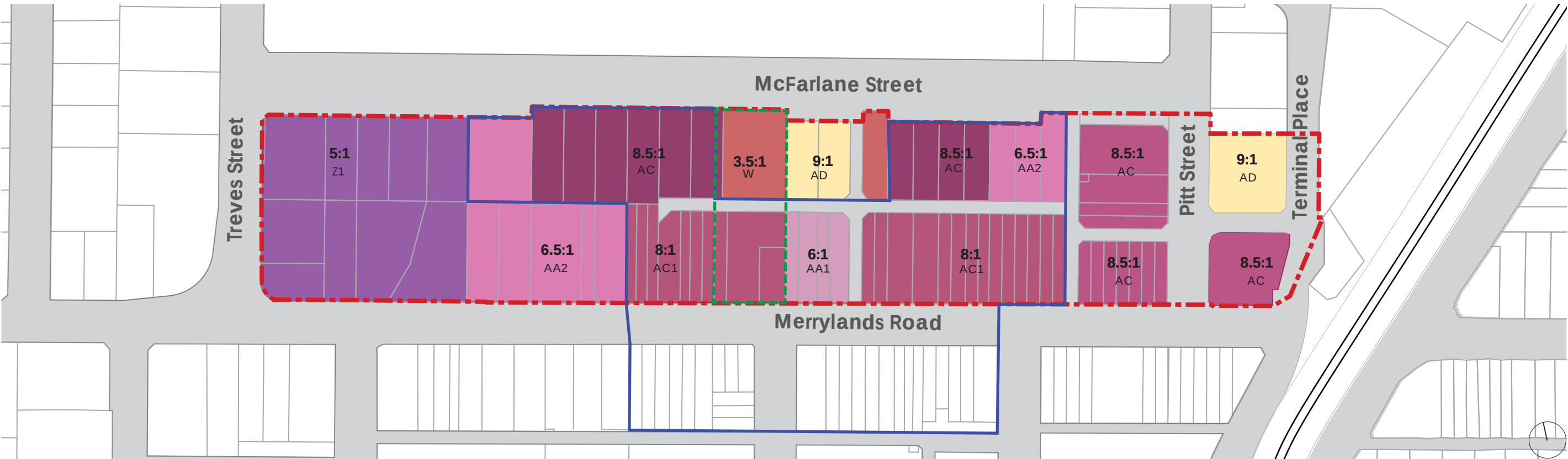
Legend

Study Area

D	0.5	Y	4.5
H	0.7	Z1	5
K	0.85	Z2	5.5
N	1	AA1	6
P	1.2	AA2	6.5
S1	1.5	AB	7.5
S2	1.8	AC	8.5
T1	2	AD	9
T2	2.2	Area A	
T3	2.4	Area B	
U1	2.5		
U2	2.8		
V	3		
W	3.5		
X	4		

2.0 Current Controls

2.2 LEP 2013 - FLOOR SPACE RATIO (incl. BONUS FSR)



Holroyd Local Environmental Plan (LEP) 2013 contains specific provisions that allow a greater maximum floor space ratio (FSR) to be achieved for sites between 1,200m² and 1,500m² and for sites above 1,500m² respectively. LEP 2013 also contains provisions that mandate the maximum amount of FSR that can be utilised for residential accommodation and/or tourist and visitor accommodation within these FSR limits (see clause 4.4 (2A) and (2B)).

Legend

Study Area

D

0.5

H

0.7

K

0.85

N

1

P

1.2

S1

1.5

S2

1.8

T1

2

T2

2.2

T3

2.4

U1

2.5

U2

2.8

V

3

W

3.5

X

4

Civic Square

Y

4.5

Z1

5

Z2

5.5

AA1

6

AA2

6.5

AB

7.5

AC1

8

AC

8.5

AD

9

Area A

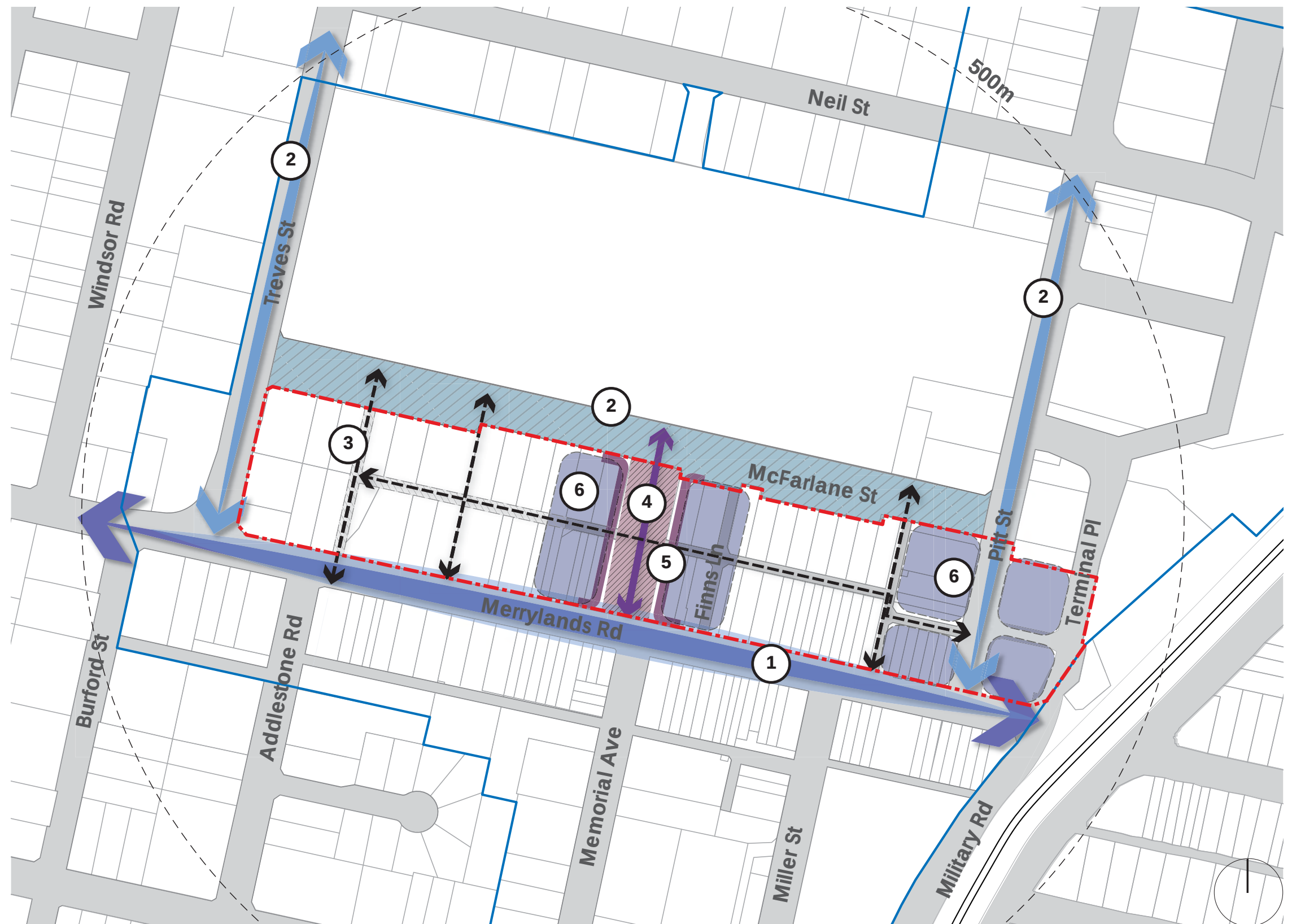
3.0 Site Analysis

3.1 Opportunities

1. Primary retail strip along Merrylands Road
2. Secondary retail and commercial strip along Treves Street, Pitt Street and part of the northern frontage to McFarlane Street
3. Creating more permeability with new lane-way and Civic Square
4. Increase amenity for workers, staff, and residents with the proposed Civic Square
5. Activate frontages to the Civic Square
6. Opportunity to focus increased heights around key destinations within the study area, such as buildings adjacent to the Civic Square and Merrylands Station.

Legend

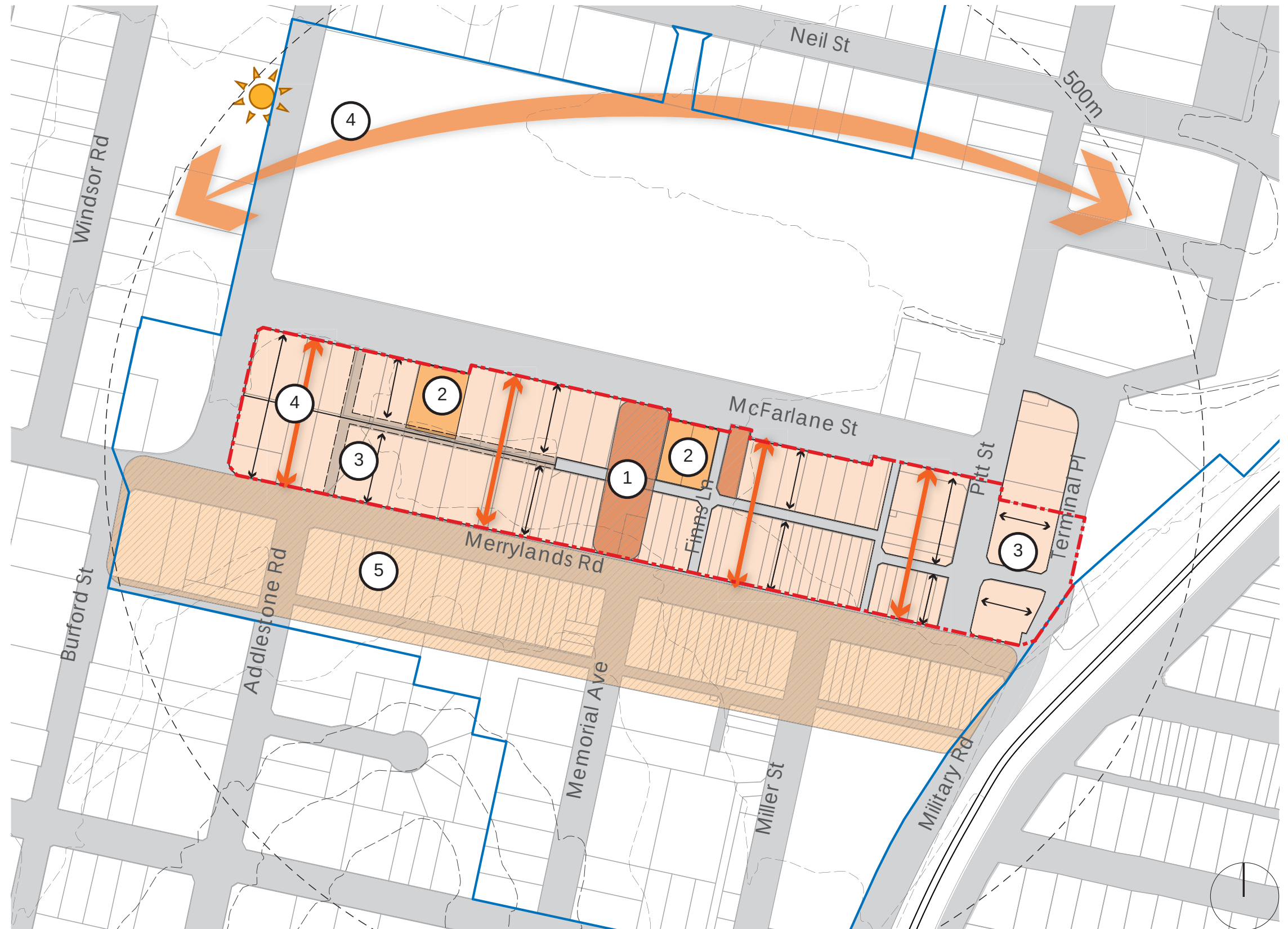
- Study Boundary
- City Centre
- Proposed Road Alignment
- Primary Retail Strip
- Secondary Retail/Commercial Strip
- Potential Connections
- Main civic link
- Eat Street
- Proposed Open Space
- Opportunity for Height
- Active Frontages



3.0 Site Analysis

3.2 Constraints

1. Potential overshadowing of new Civic Square and existing plaza
2. Building heights constrained by Holroyd Development Control Plan (DCP) 2013 minimum frontage controls
3. Shallow block depth and rear lane alignment constrains tower separation, orientation, and amenity
4. North-south oriented towers more ideal as east-west oriented tower creates greater shadow impact to surrounding context
5. The greater heights that are permitted on the southern side of McFarlane Street have a shadow impact on Merrylands Road



4.0 SJB Structure Plan

4.1 Land Use and Activity

The Land Use & Activity Structure Plan for the study area includes;

- Merrylands Road to remain as the primary retail street of the City Centre
- McFarlane Street becomes the 'Eat Street' of Merrylands, reinforced by a pedestrian-friendly character, interface with the Stockland Mall, and linking Merrylands Road via the proposed Civic Square and laneway network
- Treves Street, Pitt Street and Terminal Place serve as the secondary retail / commercial streets.
- The south east precinct of the City Centre continues to serve an important civic and entertainment role for Merrylands and Holroyd
- A combination of high and medium density residential developments contain the edges of the centre

Legend

- City Centre
(including Neil St Precinct)
- Study Area
- Main Retail Strip
- Secondary Retail / Commercial Street
- Ancillary Retail Street
- Eat Street / Entertainment Area
- Civic Street
- Residential Street

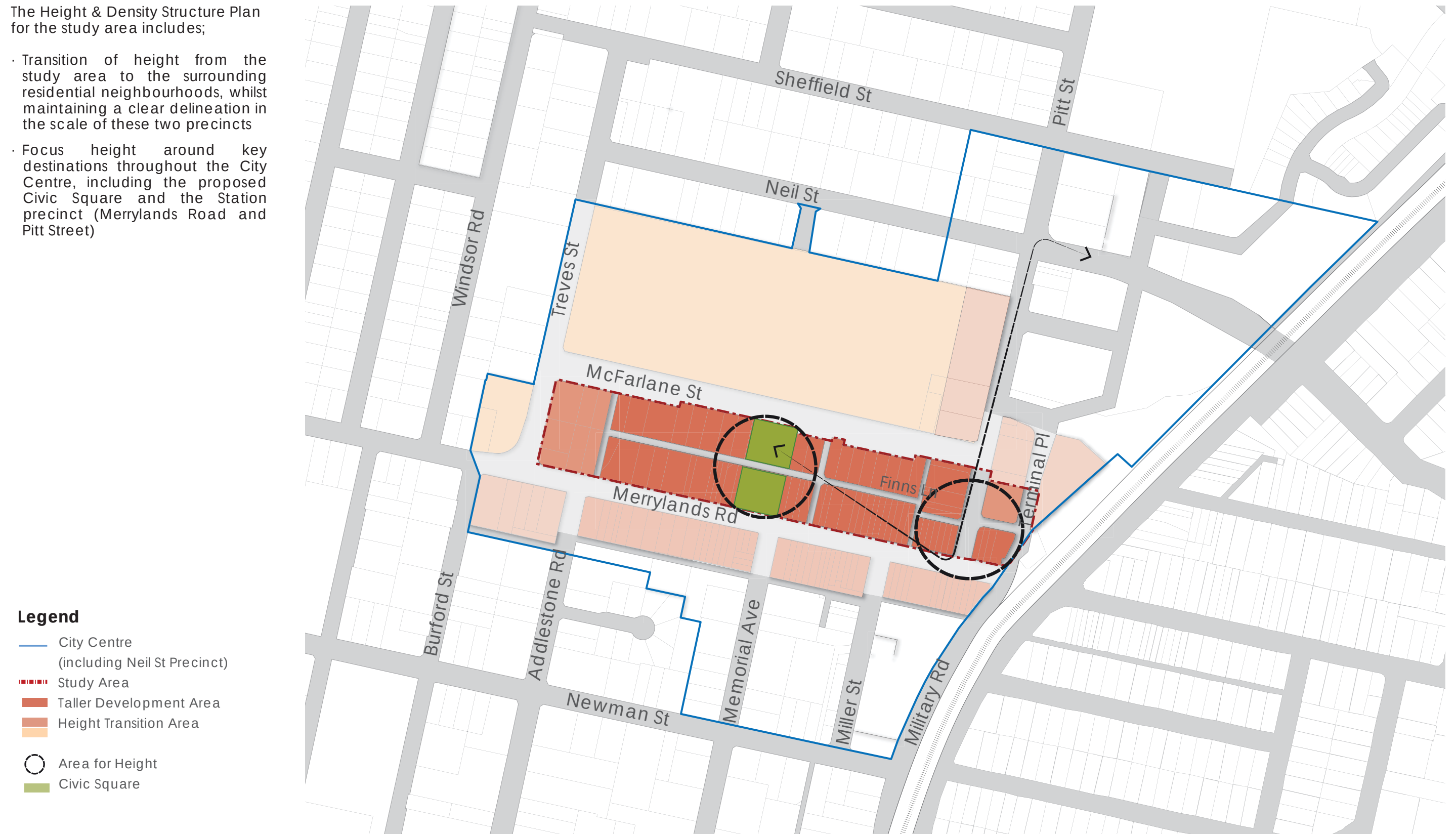


4.0 SJB Structure Plan

4.2 Height and Density

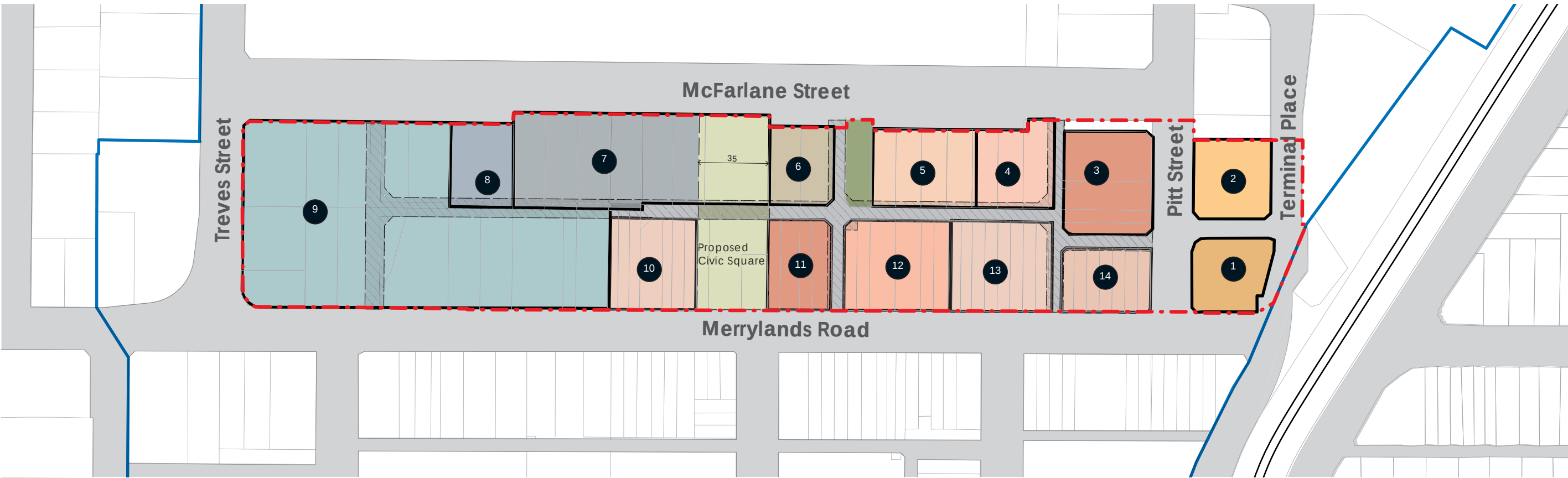
The Height & Density Structure Plan for the study area includes;

- Transition of height from the study area to the surrounding residential neighbourhoods, whilst maintaining a clear delineation in the scale of these two precincts
- Focus height around key destinations throughout the City Centre, including the proposed Civic Square and the Station precinct (Merrylands Road and Pitt Street)



5.0 Built Form

5.1 Site Amalgamation



- The above plan indicates the likely amalgamation of sites based on the existing land ownership within the study area
- Sites range in size from small amalgamated sites of 1,199m² to larger sites with an area of 12,415m²
- 28-36 McFarlane Street is owned by Council, and includes part of the area designated for the new Civic Square that extends from McFarlane Street to Merrylands Road
- 203-217 Merrylands Road will also be designated for the new Civic Square

Notes

- * Sites limited by DCP height Control
- ** Sites with bonus FSR provision

Legend

- City Centre (including Neil Street Precinct)
- Study Area
- Amalgamation Sites
- Proposed Road Alignment
- Proposed Civic Square
- Existing Park

	Address	Site Area in m ²	Allowable Height	Allowable Storeys	Allowable FSR
1	135-141 Merrylands Road (incl 266 Pitt Street)	1,199	65m	20	8.5 to 1
2	254 Pitt Street	1,373	65m	20	9 to 1
3	215-239 Pitt Street	2,108	65m	20	8.5 to 1
4	2-6 McFarlane Street	1,431	65m	20	3.5 to 1**
5	8-14 McFarlane Street	1,827	65m	20	3.5 to 1**
6	18-20 McFarlane Street	1,139	65m*	20*	9 to 1
7	28-36 McFarlane Street	5,422	65m	20	3.5 to 1**
8	40 McFarlane Street	1,236	65m*	20*	3.5 to 1**
9	52-54 McFarlane Street & 233-259 Merrylands Road	12,415	53m, 41m	16, 12	5 to 1, 6.5 to 1
10	213-231 Merrylands Road	1,911	65m	20	3 to 1**
11	193-201 Merrylands Road	1,335	65m*	20*	3 to 1**
12	177-191A Merrylands Road	2,164	65m	20	3 to 1**
13	161-175 Merrylands Road	2,068	65m	20	3 to 1**
14	153-159 Merrylands Road	1,298	65m	20	8.5 to 1

6.0 SJB RECOMMENDATIONS

6.1 Massing

Building Heights Recommendation:

- Rationalise building heights across the precinct by clustering buildings of similar height
- Provide for increased building heights around the intersections of McFarlane Street, Pitt Street and Merrylands Road (Site 1,2,3 & 14) from 65m to 85m (up to 26 storeys)
- Provide for increased building heights on the sites adjacent to the new City Square (Site 7) up to 103m (32 storeys)(Site 6, 10, 11) up to 23 storeys
- Increase heights to properties within Site 8 and 9a-b along McFarlane Street, but maintain existing heights for site 9c-d

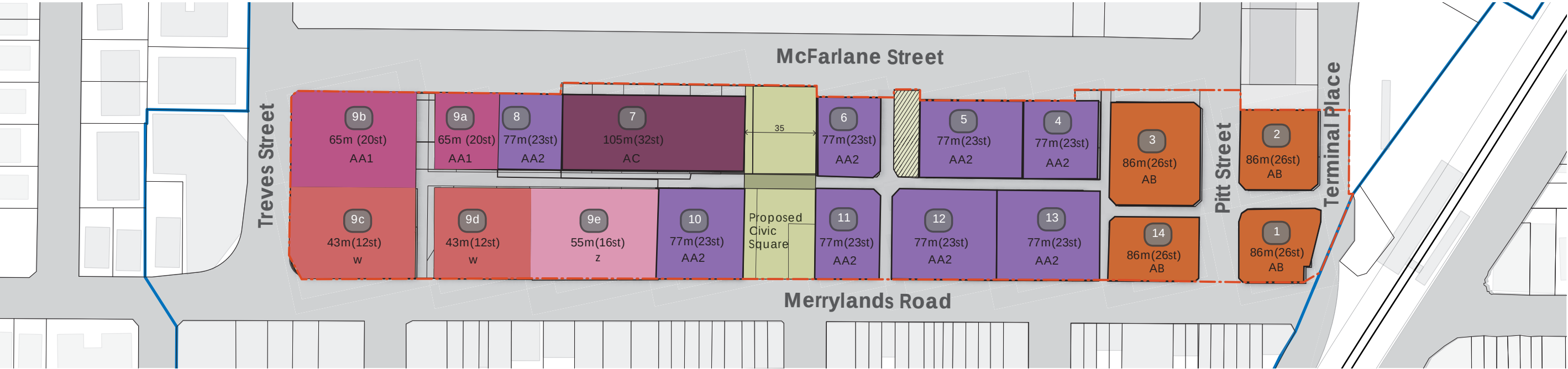
Rationale for Recommendations

- Increasing building heights at these key intersections will allow a series of urban markers to be established within the study area adjacent to key destinations;
- Increased building heights will enable the realisation of the maximum allowable floor space ratio (FSR) applying under the HLEP 2013 within a tall, slender tower form;
- Increasing building heights on those sites adjacent to the City Square will enable developments to incorporate a greater podium setback to maximise solar access to this new civic space, while also achieving the maximum allowable FSR applying under the HLEP 2013, and
- No additional height has been proposed for properties in Site 9 that address Merrylands Road (9c-e). This is to ensure that an east to west transition along the proposed skyline is achieved and minimises solar impacts to properties south of this road.



6.0 SJB RECOMMENDATIONS

6.2 Height of Building



Height of Building Map Legend

- Study Area
- W 43m
- Z 55m
- AA1 65m
- AA2 77m
- AB 86m
- AC 105m
- Proposed Civic Square
- Existing Open Space
- Site Number

Assumptions

	SJB ¹	ADG ²
Proposed height assumes:		
Topographic Changes		1.6m
Ground Floor to First Floor	- 3.8m	4.4m
First Floor	- 3.6m	3.7m
Second Floor	- 3.6m	3.7m
Tower Residential Floor	- 3.1m	3.1m
Lift Overrun	- 1.2m	1.2m

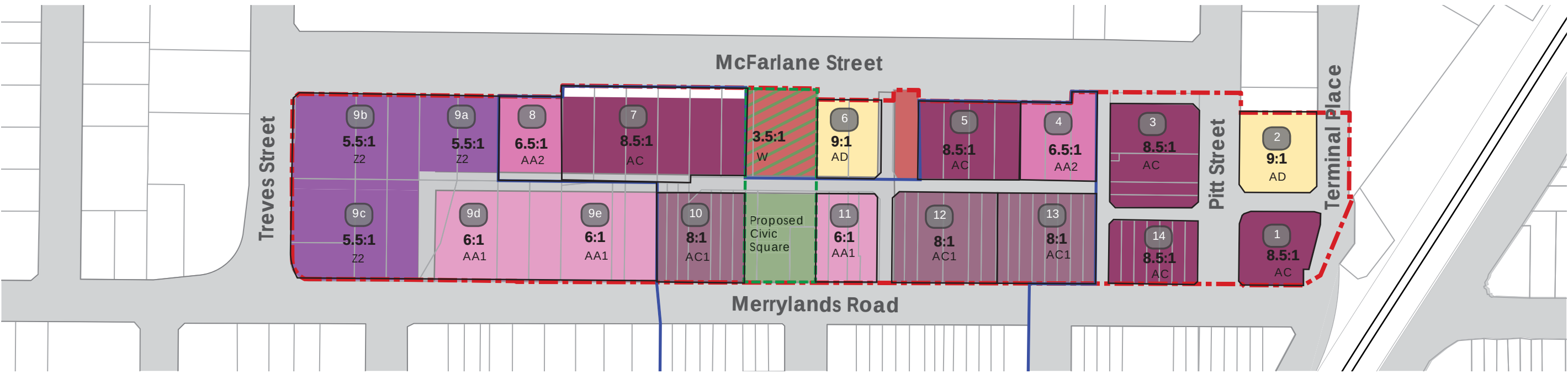
¹ Proposed controls based on SJB assumed floor to ceiling heights

² Proposed controls based on the Department of Planning and Environment Apartment Design Code (ADG) recommended floor to ceiling heights

	Address	Allowable Height (Storeys)	Height to to Meet FSR (Storeys) ¹	Proposed Control ² (Storeys)	Difference Between Existing Control & Proposed Control (Storeys)
1	135-141 Merrylands Road (incl 266 Pitt Street)	65m (20)	81m (25)	86m (26)	21m (6)
2	254 Pitt Street	65m (20)	84m (26)	86m (26)	21m (6)
3	215-239 Pitt Street	65m (20)	84m (26)	86m (26)	21m (6)
4	2-6 McFarlane Street	65m (20)	68m (21)	77m (23)	12m (3)
5	8-14 McFarlane Street	65m (20)	72m (22)	77m (23)	12m (3)
6	18-20 McFarlane Street	65m (20)	75m (23)	77m (23)	12m (3)
7	28-36 McFarlane Street	65m (20)	103m (32)	105m (32)	40m (12)
8	40 McFarlane Street	65m (20)	72m (22)	77m (23)	12m (3)
9a	52-54 McFarlane Street & 233-259 Merrylands Road	53m (16)	62m (19)	65m (20)	12m (4)
9b	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	59m (18)	65m (20)	24m & 12m (8 & 4)
9c	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12)	59m (18)	43m (12)	2m (0)
9d	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	59m (18)	43m (12)	2m & 10m (0 & 4)
9e	52-54 McFarlane Street & 233-259 Merrylands Road	41m (12) & 53m (16)	62m (19)	55m (16)	14m & 0 (4 & 0)
10	213-231 Merrylands Road	65m (20)	78m (24)	77m (23)	12m (3)
11	193-201 Merrylands Road	65m (20)	72m (22)	77m (23)	12m (3)
12	177-191A Merrylands Road	65m (20)	78m (24)	77m (23)	12m (3)
13	161-175 Merrylands Road	65m (20)	75m (23)	77m (23)	12m (3)
14	153-159 Merrylands Road	65m (20)	81m (25)	86m (26)	21m (6)

6.0 SJB RECOMMENDATIONS

6.3 FLOOR SPACE RATIO (incl. BONUS FSR)



The floor space ratios (FSRs) indicated in the above map conveys the maximum FSR that can be achieved within the assumed amalgamation patterns in the Merrylands City Centre and includes the following:

- The application of clause 4.4 (2A) of LEP 2013 that allows higher FSRs for sites amalgamated to 1,200m²+ or 1,500m²+
- Bonus 0.5:1 FSR that may be achieved through the proposed design excellence provisions that apply to the subject area.

Legend

Study Area

Civic Square

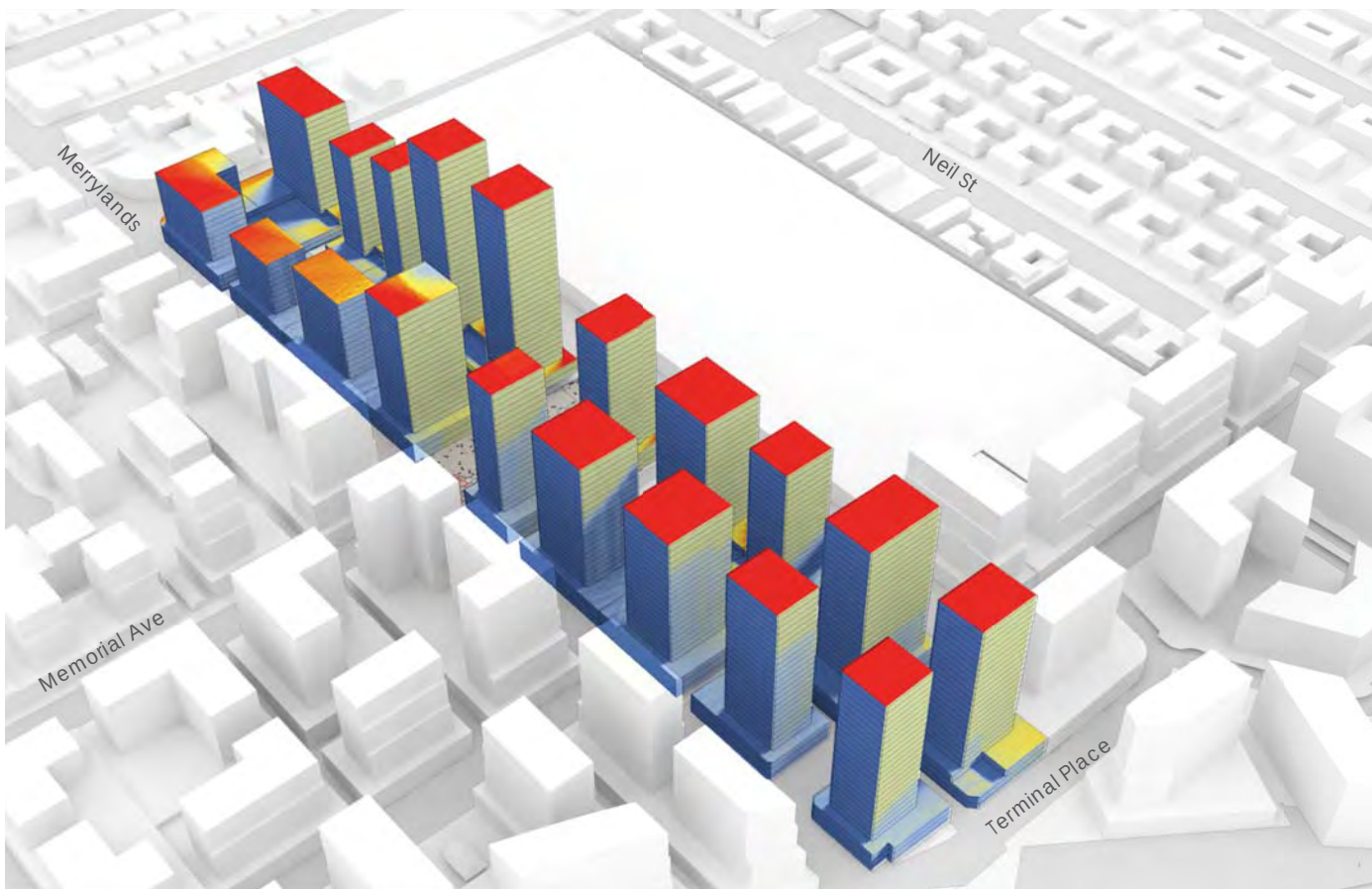
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S2	1.8	AC1	8
T1	2	AC	8.5
T2	2.2	AD	9
T3	2.4	Area A	
U1	2.5		
U2	2.8		
V	3		
W	3.5		
X	4		

6.0 SJB RECOMMENDATIONS

6.4 Solar Analysis



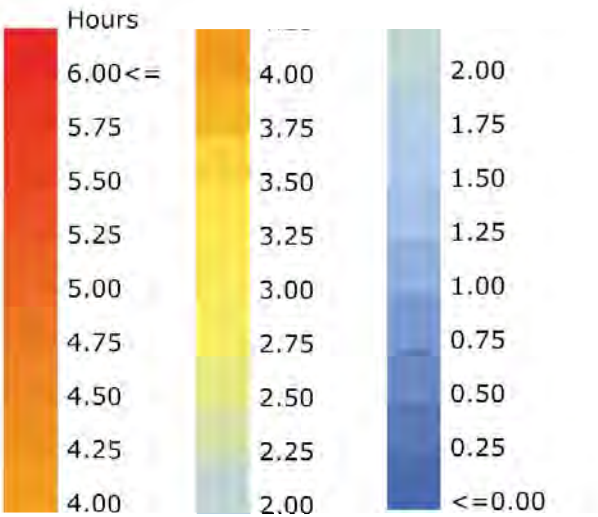
Solar Access Analysis - View from north



Solar Access Analysis - View from the south

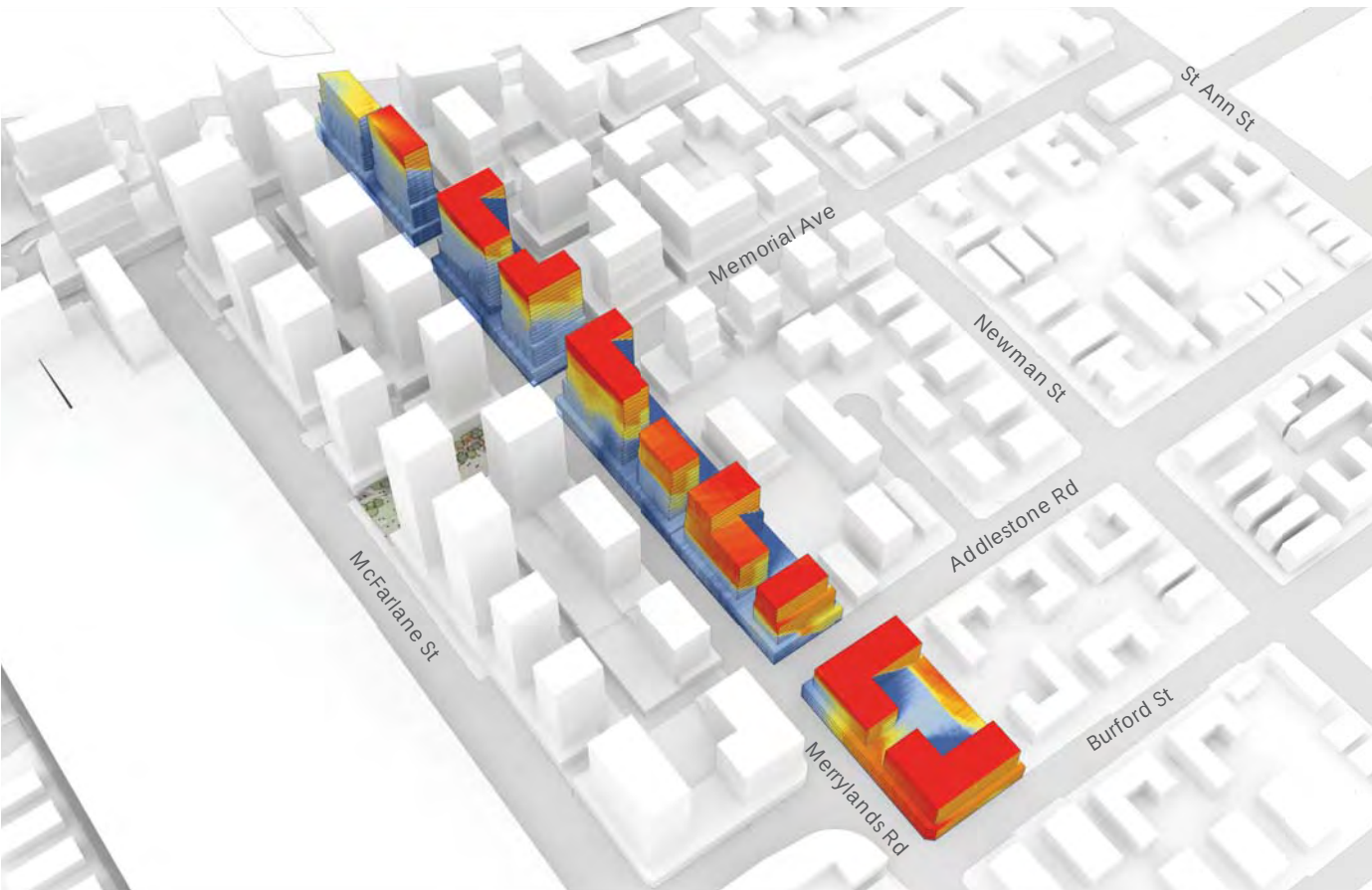
The solar access analysis illustrates the number of hours each building elevation receives direct sunlight during mid-winter (21 June). The warmer the colours the greater amount of sunlight received (Refer to legend).

Legend



6.0 SJB RECOMMENDATIONS

6.4 Solar Analysis



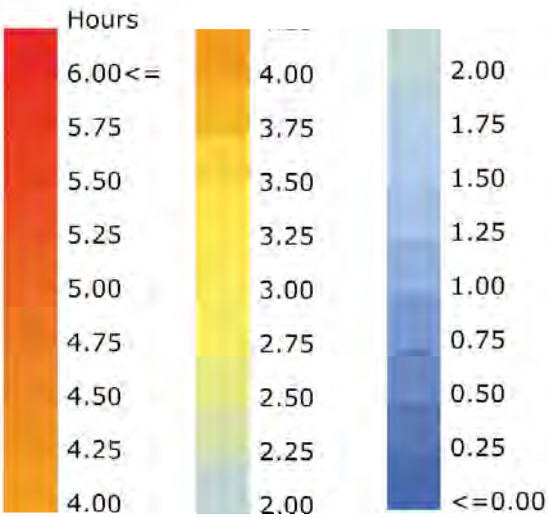
Solar Access Analysis - View from north



Solar Access Analysis - View from the south

The solar access analysis illustrates the number of hours each building elevation receives direct sunlight during mid-winter (21 June). The warmer the colours the greater amount of sunlight received (Refer to legend).

Legend

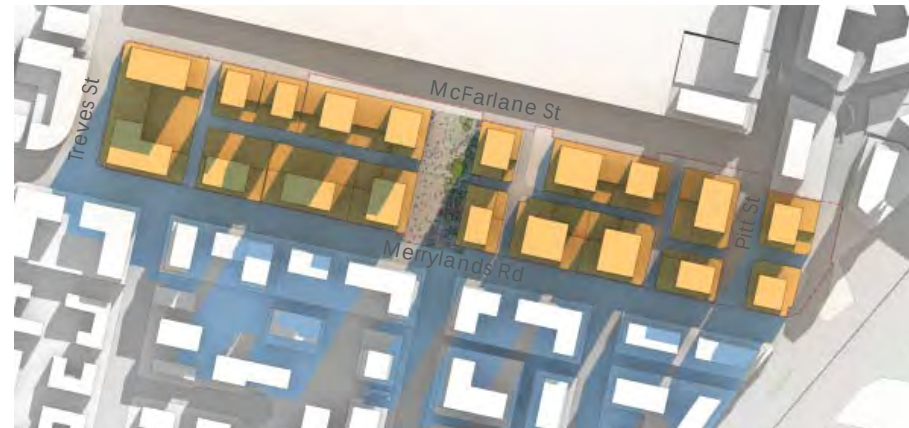


6.0 SJB RECOMMENDATIONS

6.5 Shadow Impact



21 June - 9am



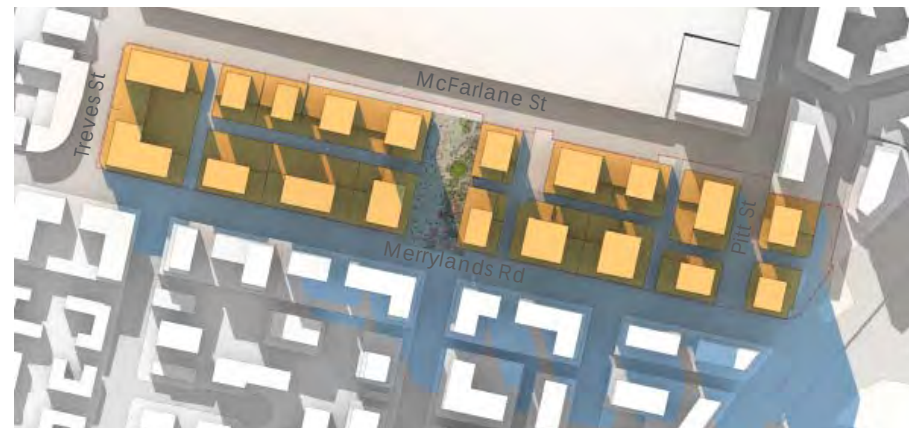
21 June - 10am



21 June - 11am



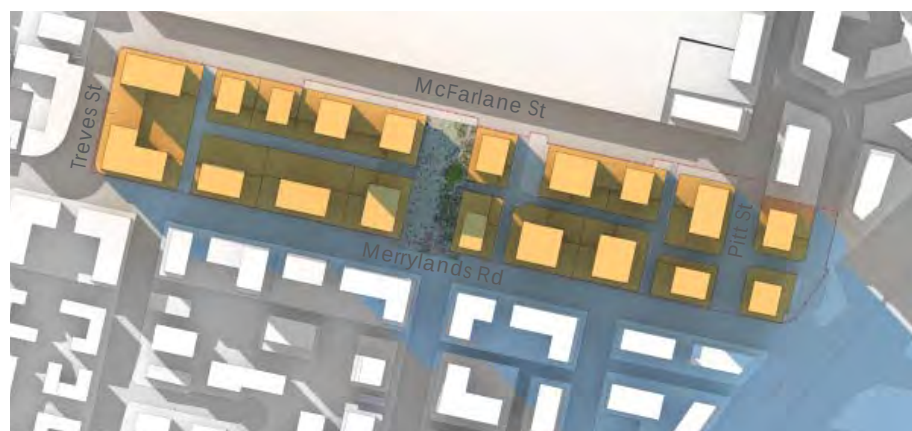
21 June - 12pm



21 June - 1pm



21 June - 2pm



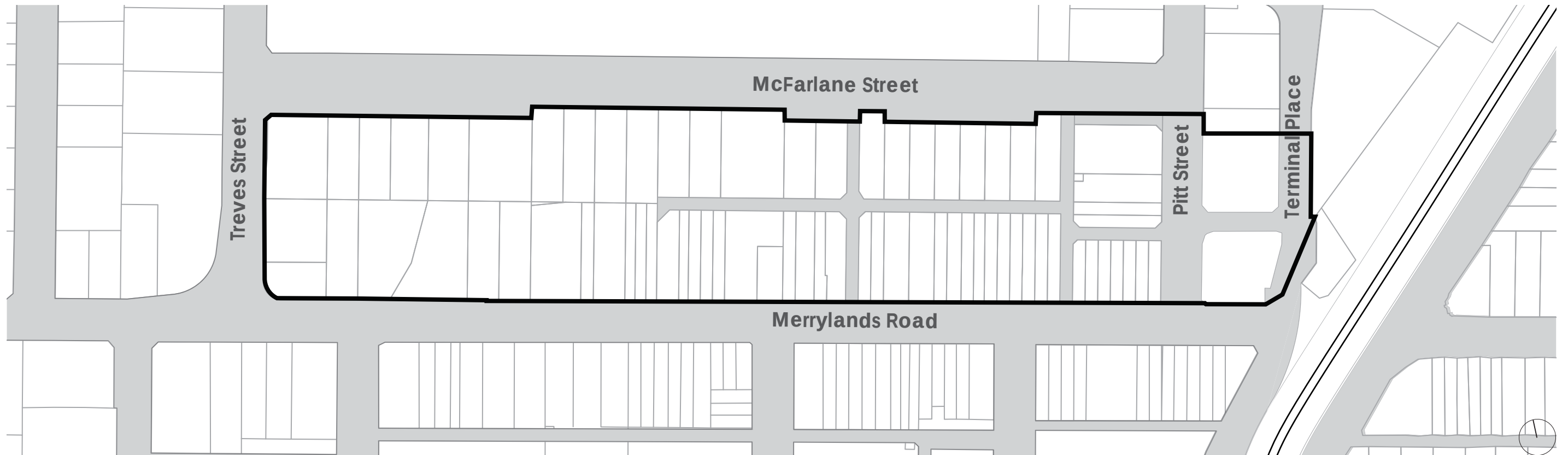
21 June - 3pm

Legend

- Study Area
- Building Foot Print
- Proposed Shadow

6.0 SJB RECOMMENDATIONS

6.6 Design Excellence and Building Heights



1. The objective of this clause is to deliver the highest standard of architectural and urban design.
2. This clause applies to development involving the erection of a new building or external alterations to an existing building greater than 55 metres in height on land bounded by a heavy black line on the Design Excellence Map.
3. Development consent must not be granted for development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence and has been endorsed by the Holroyd Design Excellence Panel prior to the lodgement of a development application.
4. In deciding whether to grant development consent to development to which this clause applies, the Holroyd Design Excellence Panel and the consent authority must take into consideration the following matters:
 - a. whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
 - b. whether the form and external appearance of the proposed development will improve the quality and amenity of the Merrylands City Square or other public domains;
 - c. whether the proposed development detrimentally impacts on view corridors;
 - d. how the proposed development addresses the following matters:
 - i. the suitability of the land for development,
 - ii. the existing and proposed uses and use mix,
 - iii. any heritage issues and streetscape constraints,
 - iv. the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks amenity and urban form,
 - v. the bulk, massing and modulation of buildings,
 - vi. street frontage heights,
 - vii. environmental impacts such as sustainable design, over shadowing, wind and reflectivity,
 - viii. the achievement of the principles of ecologically sustainable development,
 - ix. pedestrian, cycle, vehicular and service access and circulation requirements,
 - x. the impact on, and any proposed improvements to the public domain,
5. A building demonstrating design excellence:
 - a. may have a building height that exceeds the maximum height shown for the land on the **Height of Buildings Map** by an amount, to be determined by the consent authority, of up to 10% of the amount shown on the map;
 - b. is eligible for an amount of additional floor space, to be determined by the consent authority, of up to 0.5:1 of the amount permitted as a result of the floor space ratio shown for the land on the **Floor Space Ratio Map**.