

## 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 in height from 55m-64m for Building D and 77m-84m 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 4,448m<sup>2</sup>. Accordingly, an increase in the FSR on this site from 5.5:1 to 7:1 is sought for the Block D and E land with no change sought to the FSR of the remaining lots.



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## 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 approved 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.

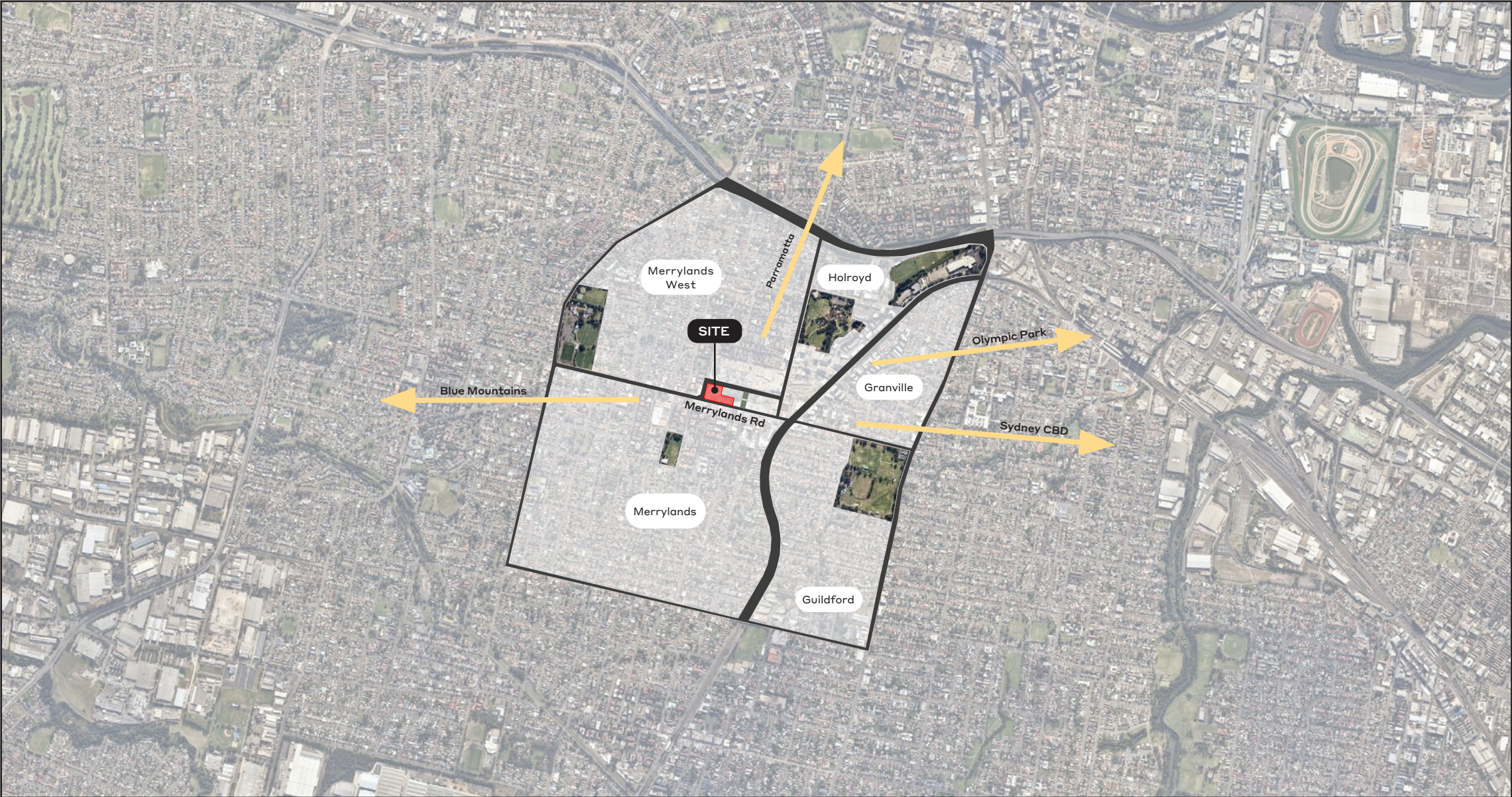


# 01.3 Precinct Location

## 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

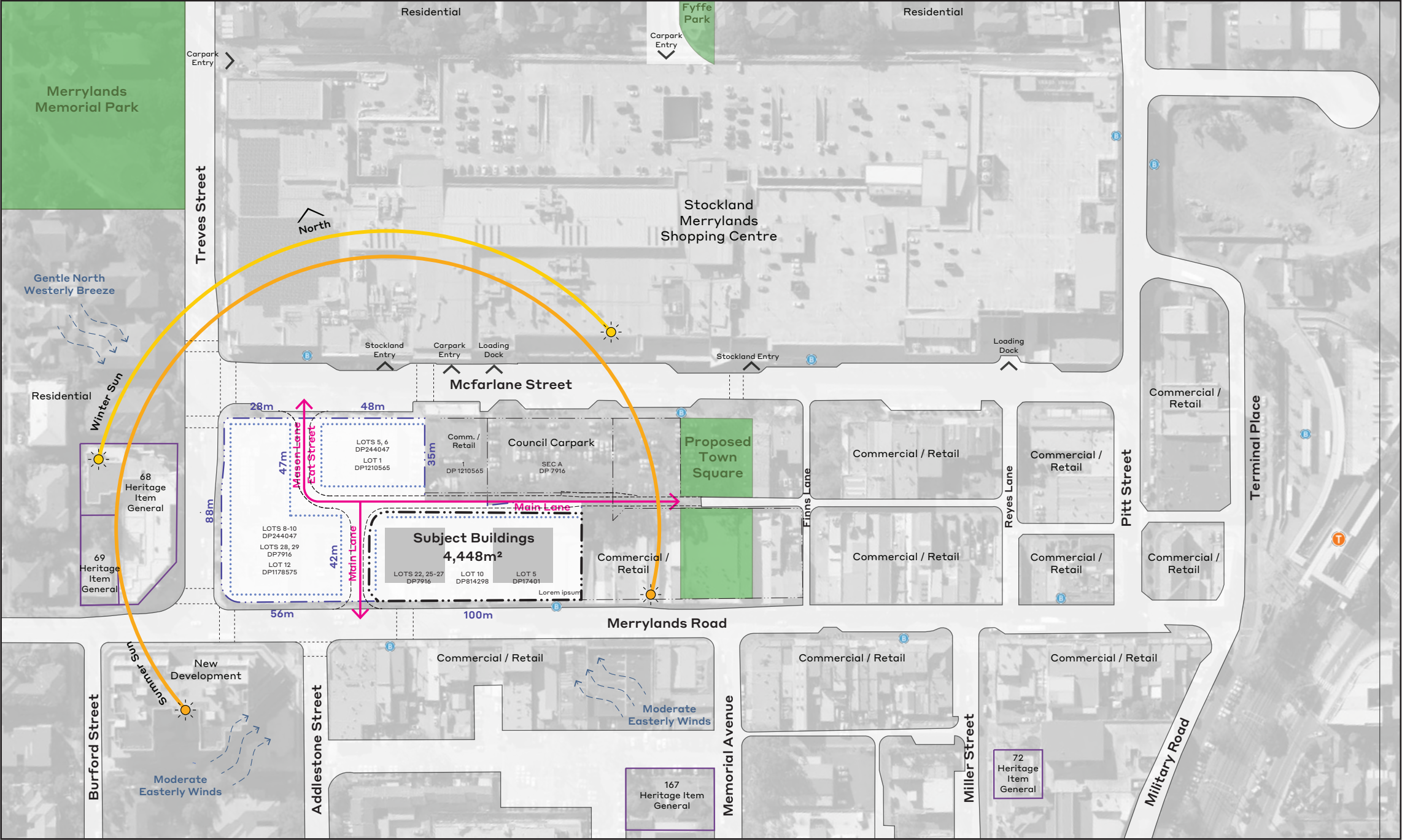


# 01.4 Site Plan

## 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



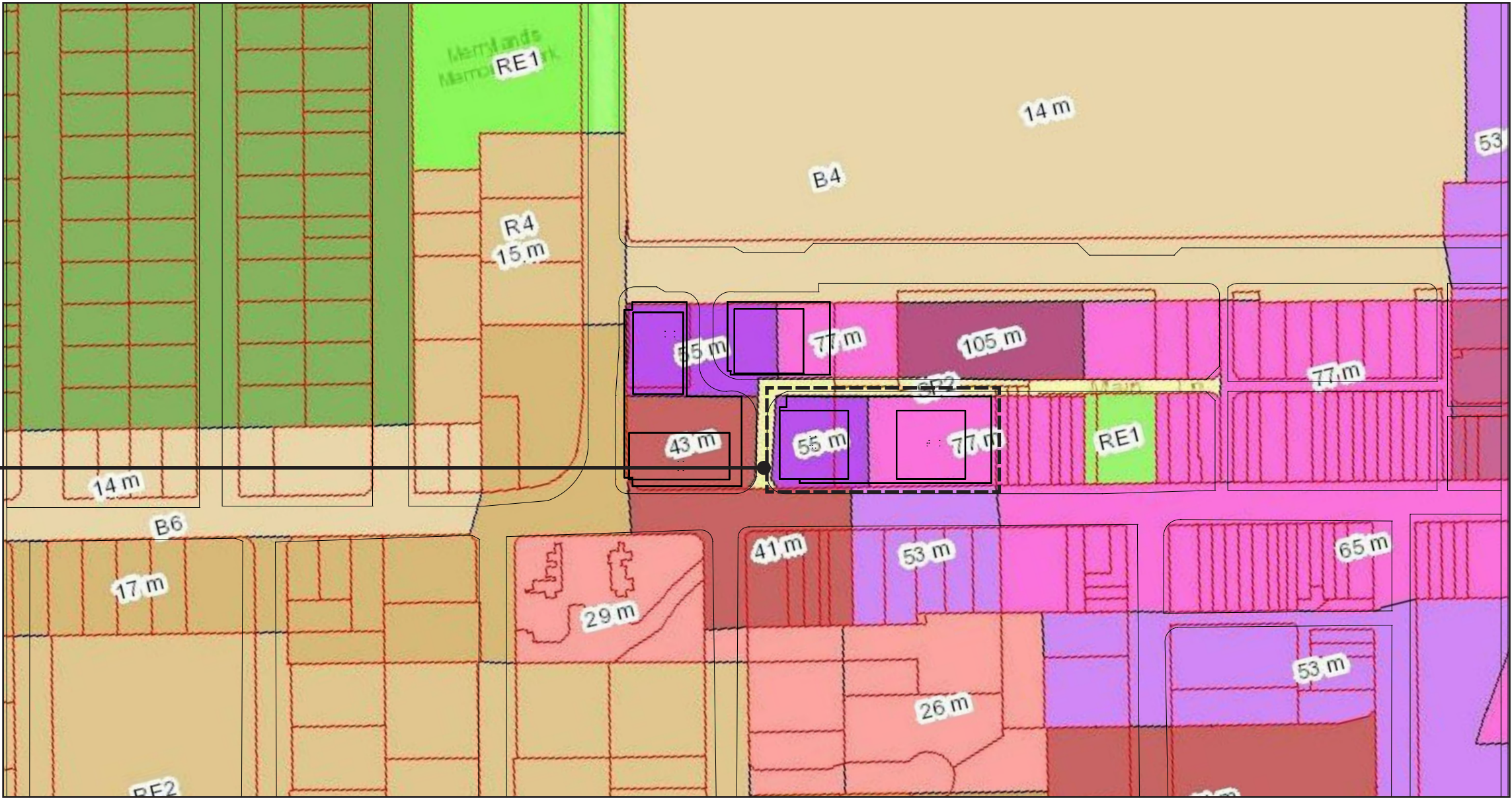


# 01.5 LEP Overlay

## 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 Cumberland Local Environmental Plan 2021 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

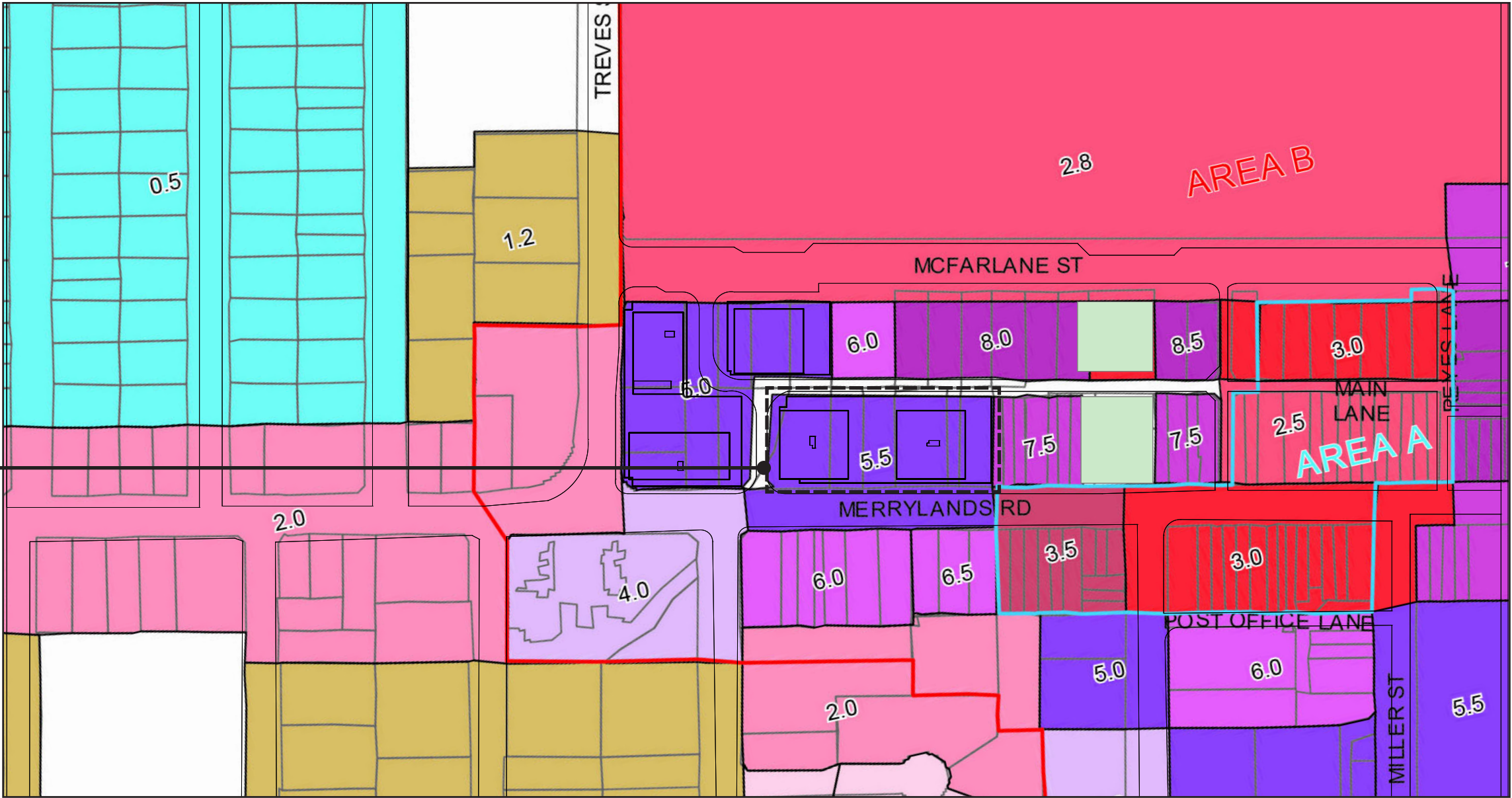




01.5 LEP Overlay

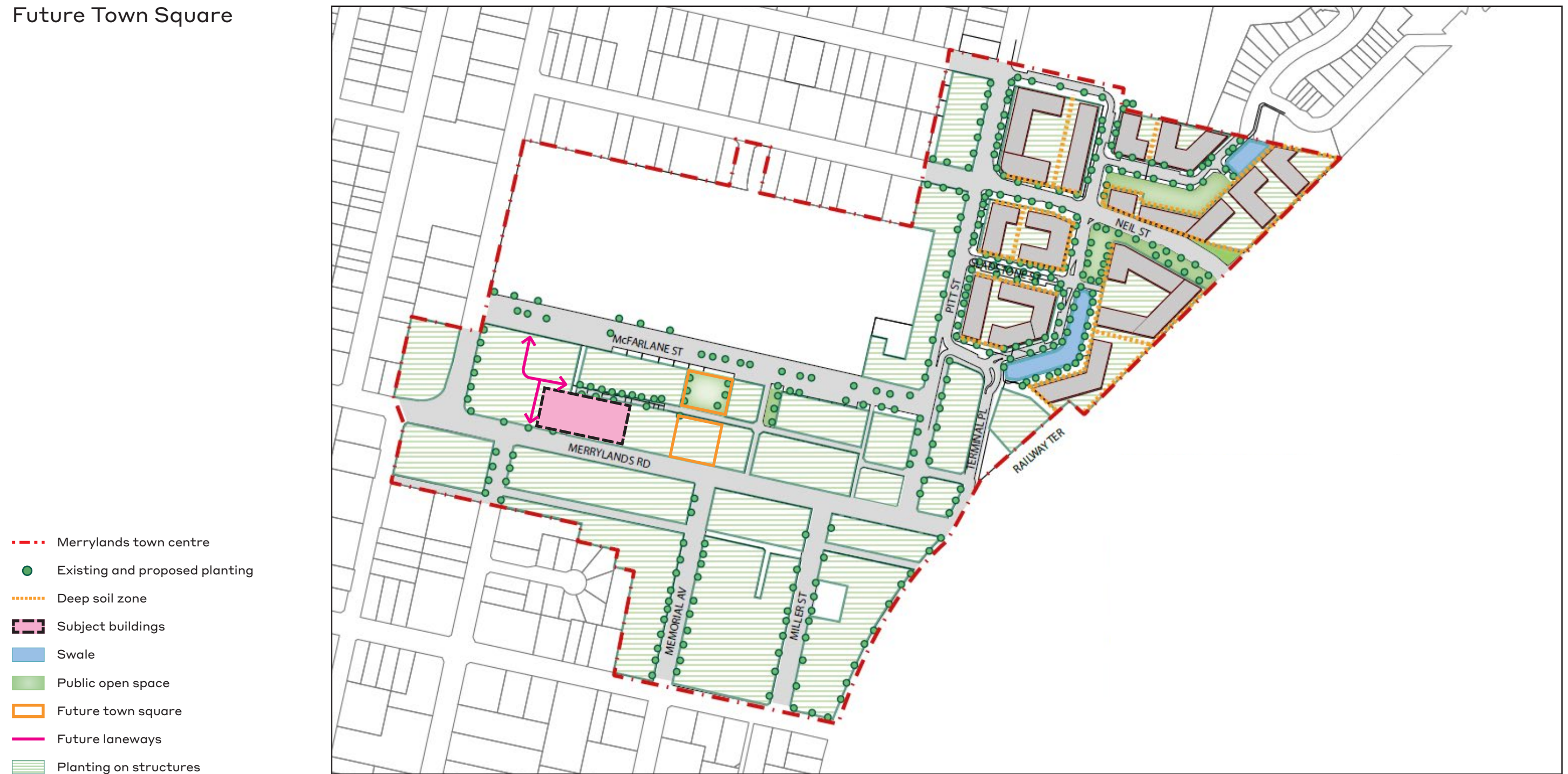
FSR

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



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## Proposed Changes to LEP Height

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1 Amendments to LEP

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2 Summary of Proposed Changes to LEP

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3 Current Massing vs Proposed Massing Axo's

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4 LEP Height Progression - Current vs Proposed

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5 Street View - Proposed LEP Height Changes

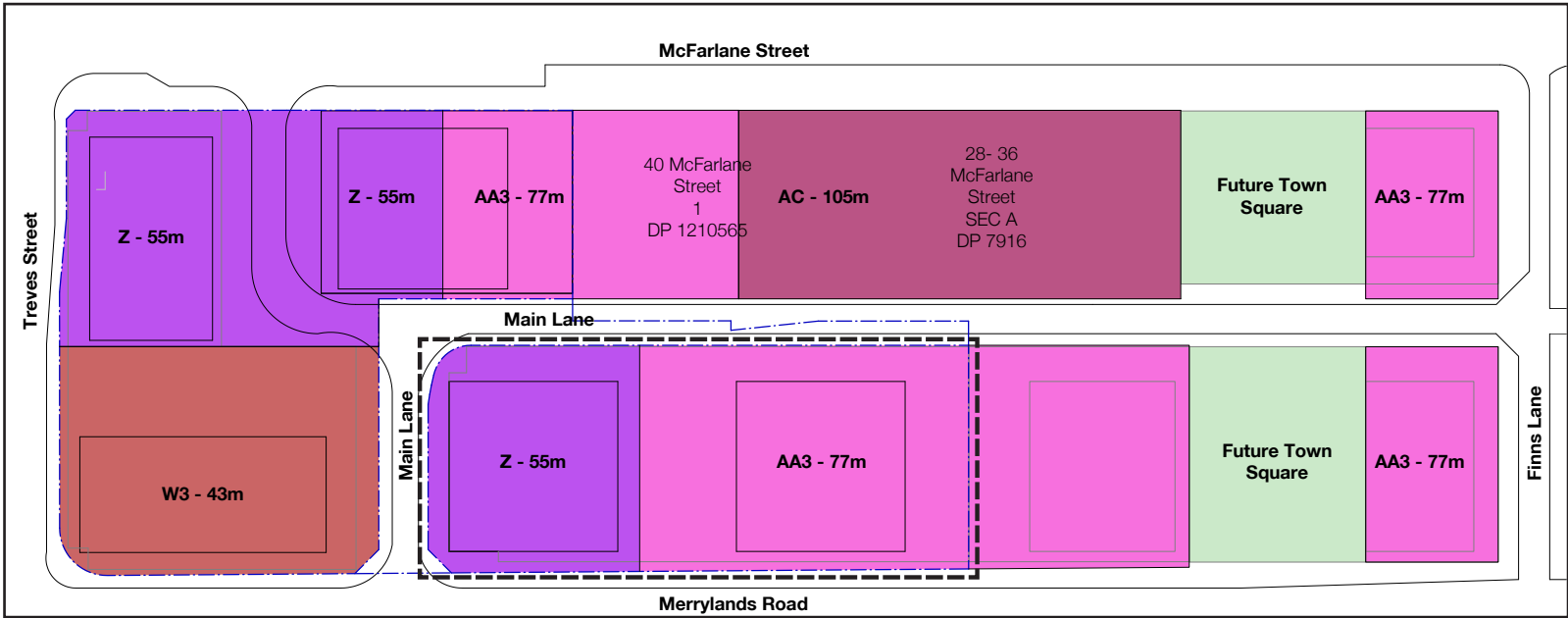
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6 Street View

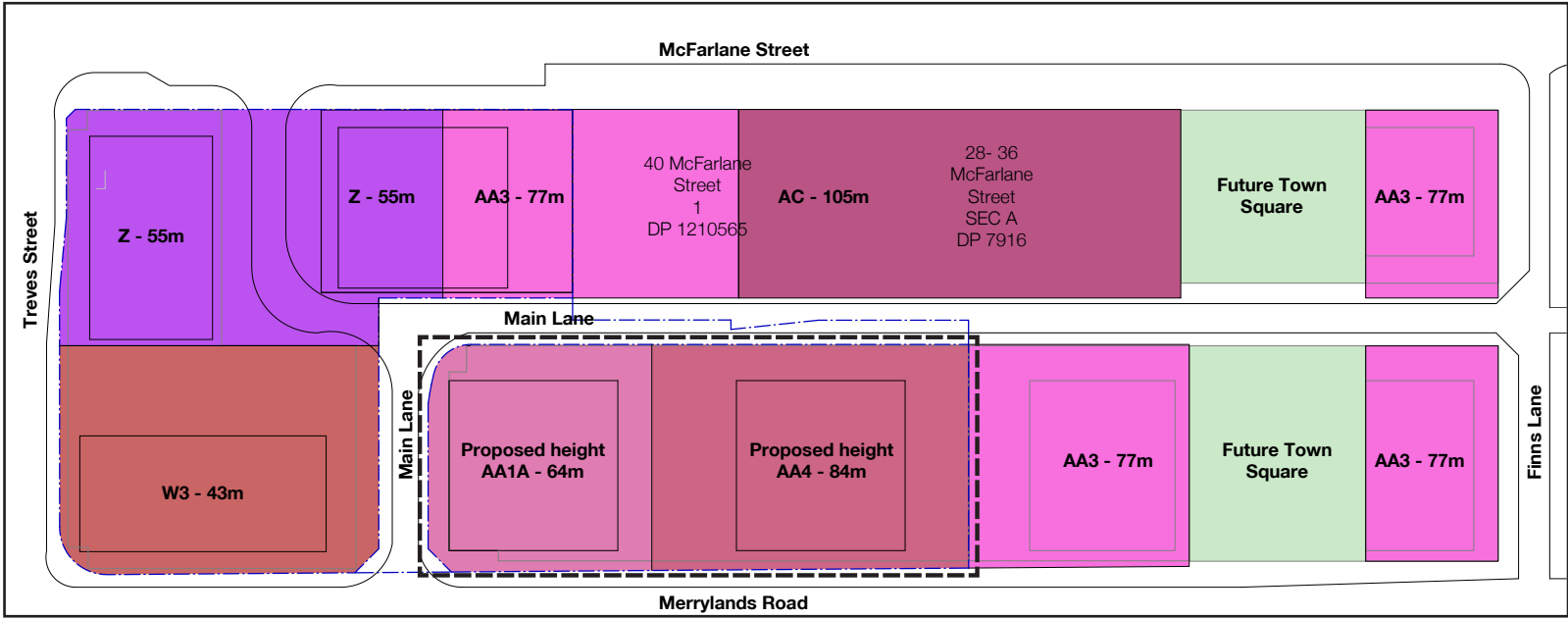
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# 02.1 Amendments to LEP

Current LEP Height Plan



Amended LEP Height Plan



Maximum Building Height (m)

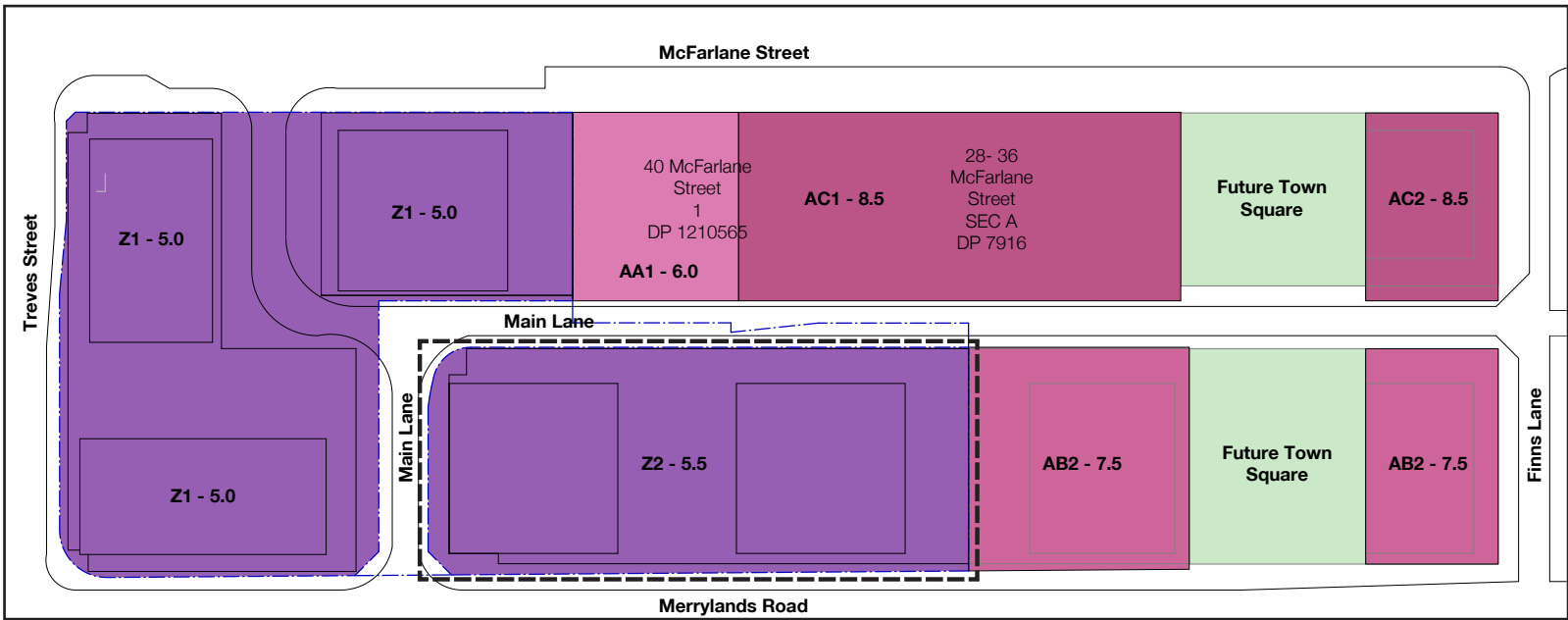
J	9	U1	30
K	10	U2	32
L	11	V	39
M	12.5	W1	41
N	14	W2	42
O	15	W3	43
P1	17	Y1	50
P2	18	Y2	53
Q	20	Y3	54
R	21	Z	55
S1	23	AA1	62
S2	24	AA2	65
T1	26	AA3	77
T2	27	AB	86
T3	29	AC	105

- Future town square
- Development boundaries
- Subject buildings

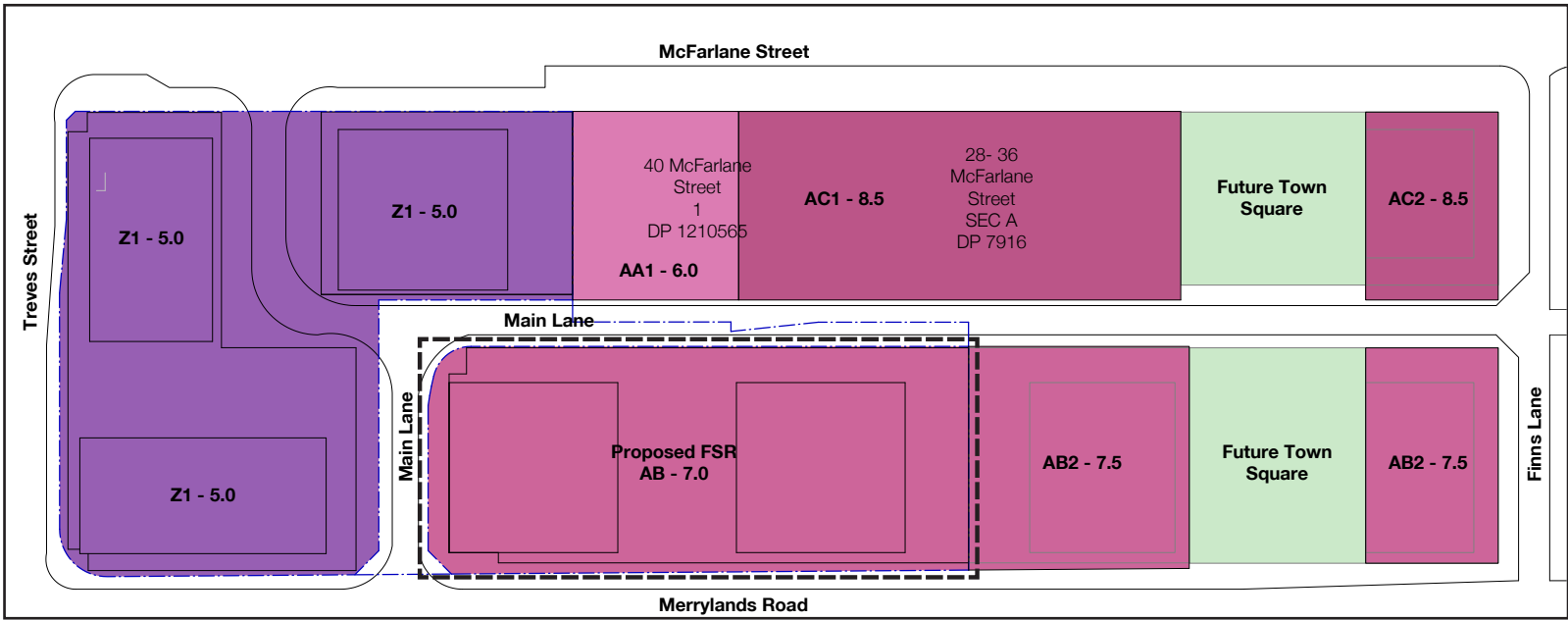


02.1 Amendments to LEP

Current LEP FSR Plan



Amended LEP FSR Plan

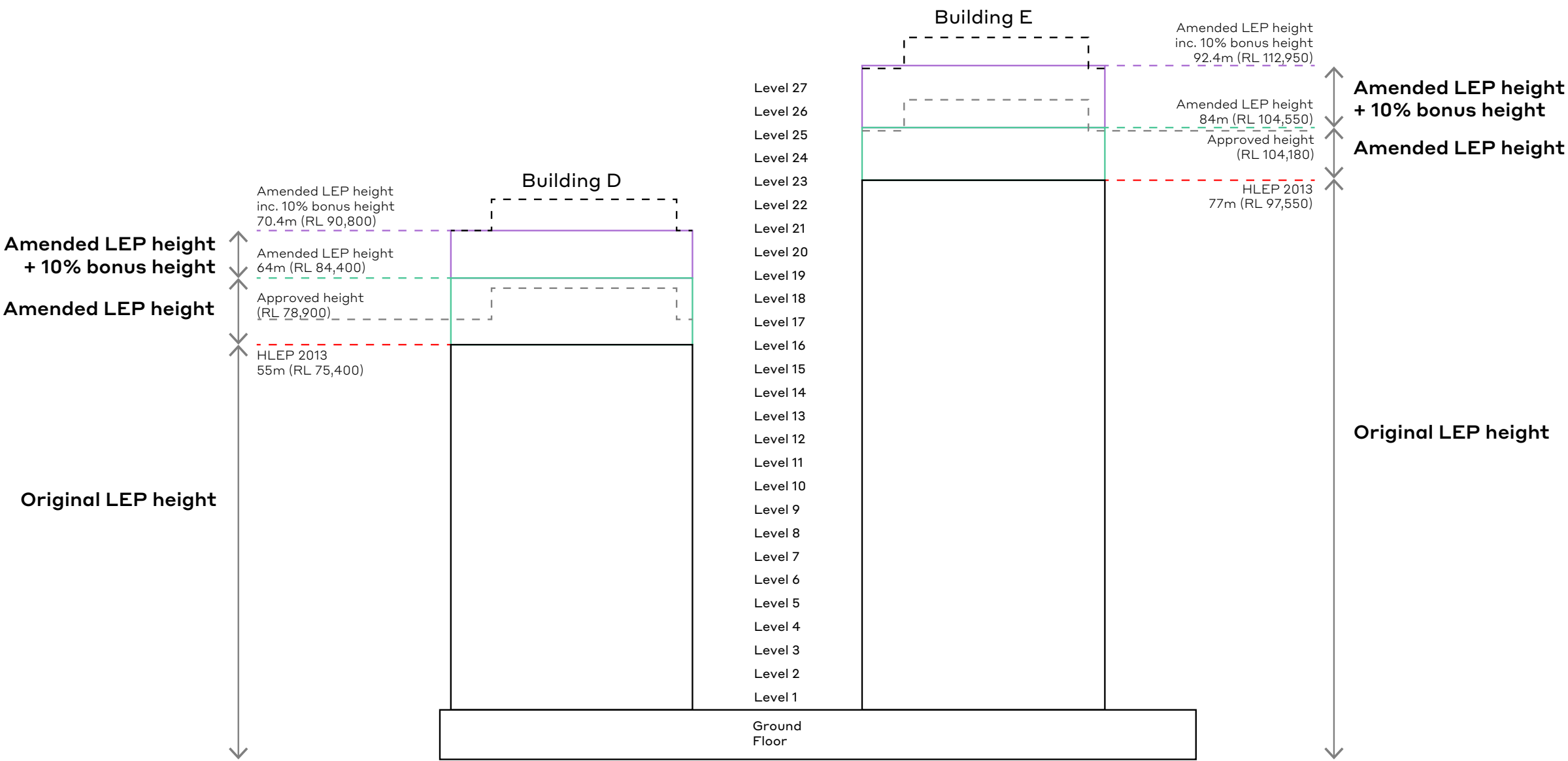


Maximum Floor Space Ratio (n:1)

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 Summary of Proposed Changes to LEP



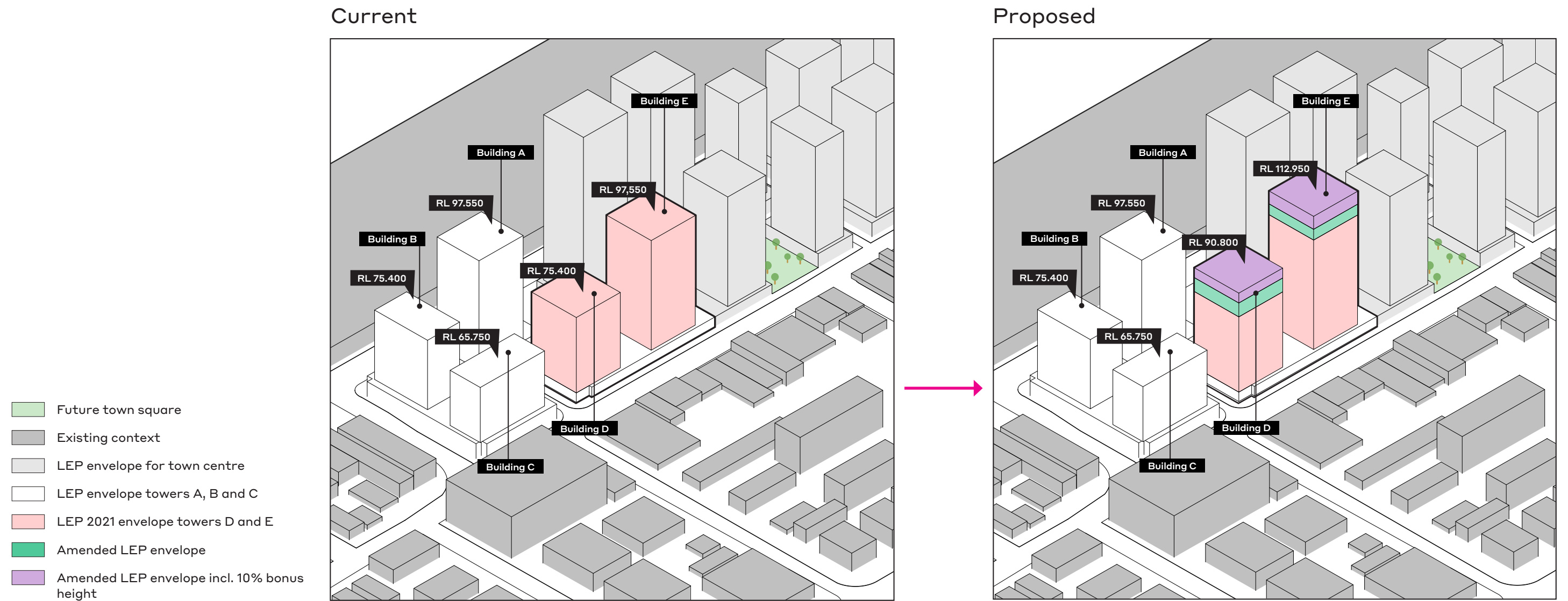


## 02.2 Summary of Proposed Changes to LEP

Buildings	Site Area	LEP 2021		LEP 2021 + 10%		Approved S4.55 MOD2021/0123		Council Endorsed LEP		Proposed (Council Endorsed LEP + 10% Bonus Height)		Difference	
		Max GFA	FSR	Max GFA	FSR	GFA	FSR	Max GFA	FSR	GFA	FSR	GFA Difference	FSR Difference
A, B & C	6,760m <sup>2</sup>	37,180m <sup>2</sup>	5.5	40,560m <sup>2</sup>	6.0	40,026m <sup>2</sup>	5.92	40,026m <sup>2</sup>	5.92	40,026m <sup>2</sup>	5.92	0m <sup>2</sup>	0
D & E	4,448m <sup>2</sup>	24,464m <sup>2</sup>	5.5	26,688m <sup>2</sup>	6.0	30,041m <sup>2</sup>	6.75	31,136m <sup>2</sup>	7.00	33,360m <sup>2</sup>	7.50	3,319m <sup>2</sup>	0.75
Combined Site Total	11,208m <sup>2</sup>	61,644m <sup>2</sup>	5.5	67,248m <sup>2</sup>	6.0	70,068m <sup>2</sup>	6.25	71,162m <sup>2</sup>	6.34	73,386m <sup>2</sup>	6.55	3,319m <sup>2</sup>	0.30

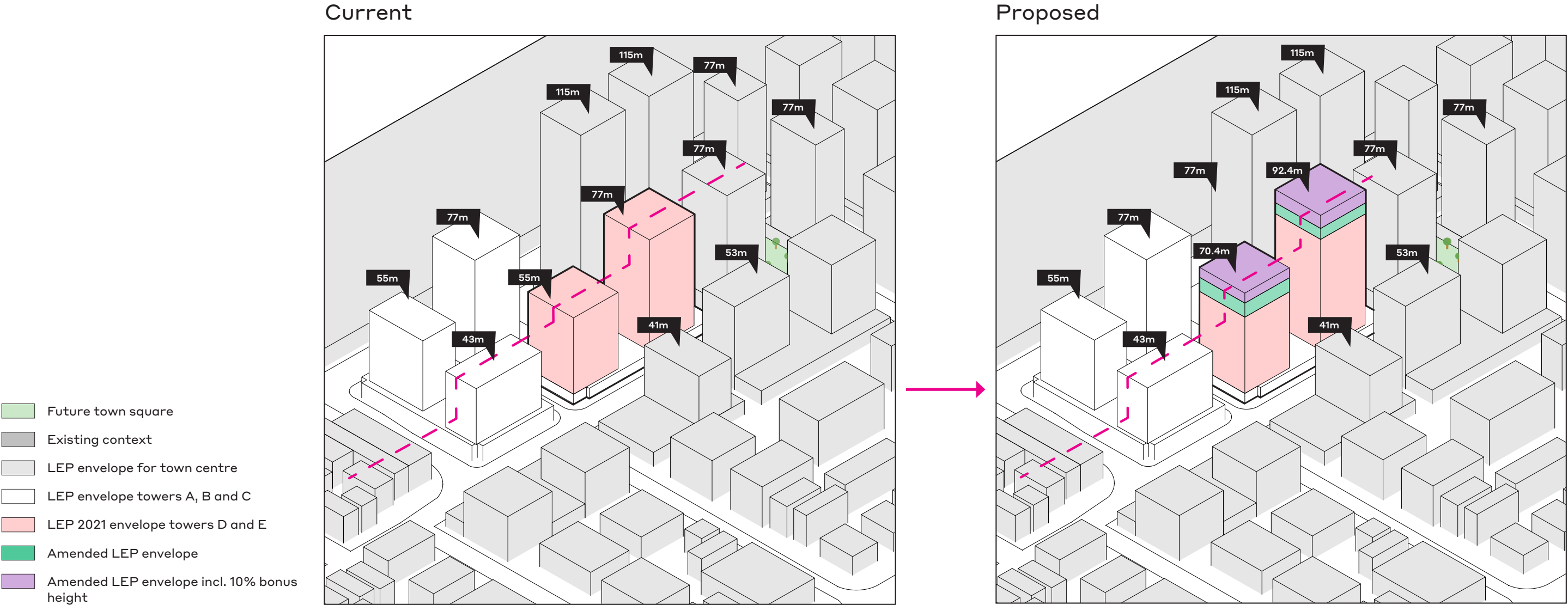
Apartments	Approved S4.55 MOD2021/0123	Concil Endorsed LEP	Proposed (Council Endorsed LEP + 10%)
Building D	135	149	167
Building E	207	212	230
Total	342	361	397
Additional Apartments		19	55

## 02.3 Current Massing vs Proposed Massing Axo's

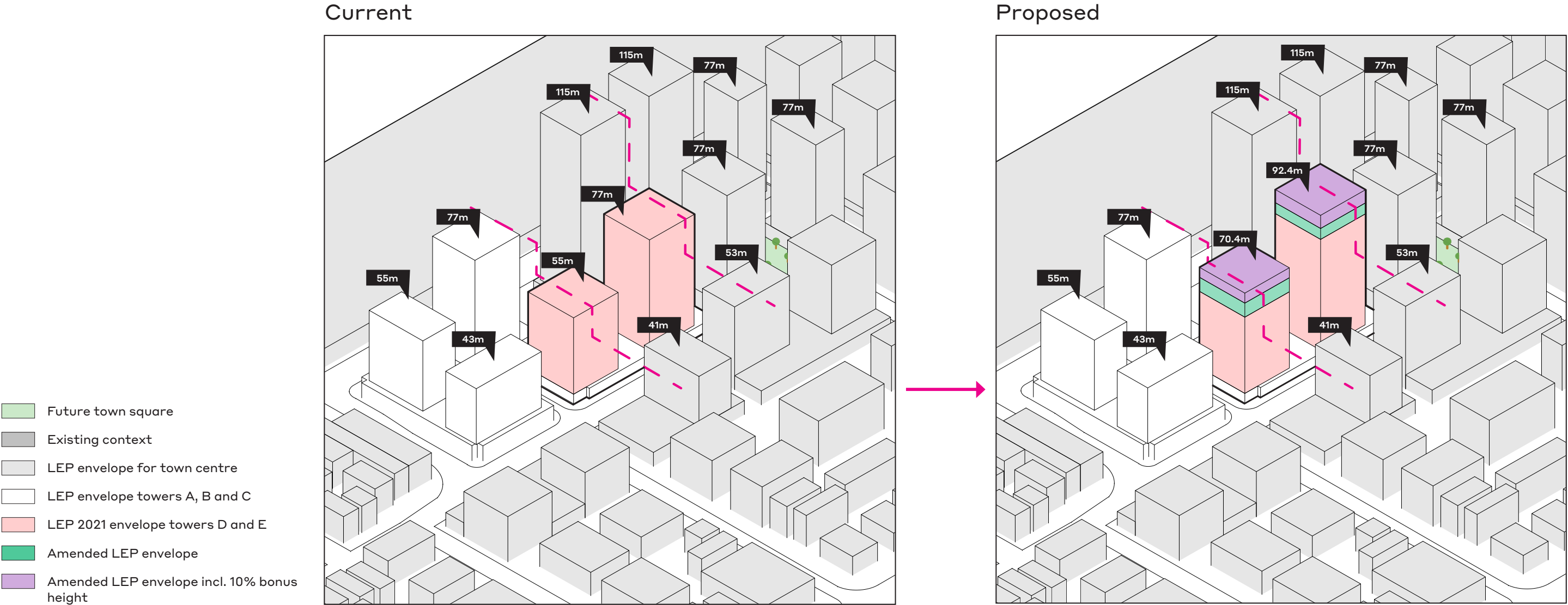




# 02.4 LEP Height Progression - Current vs Proposed



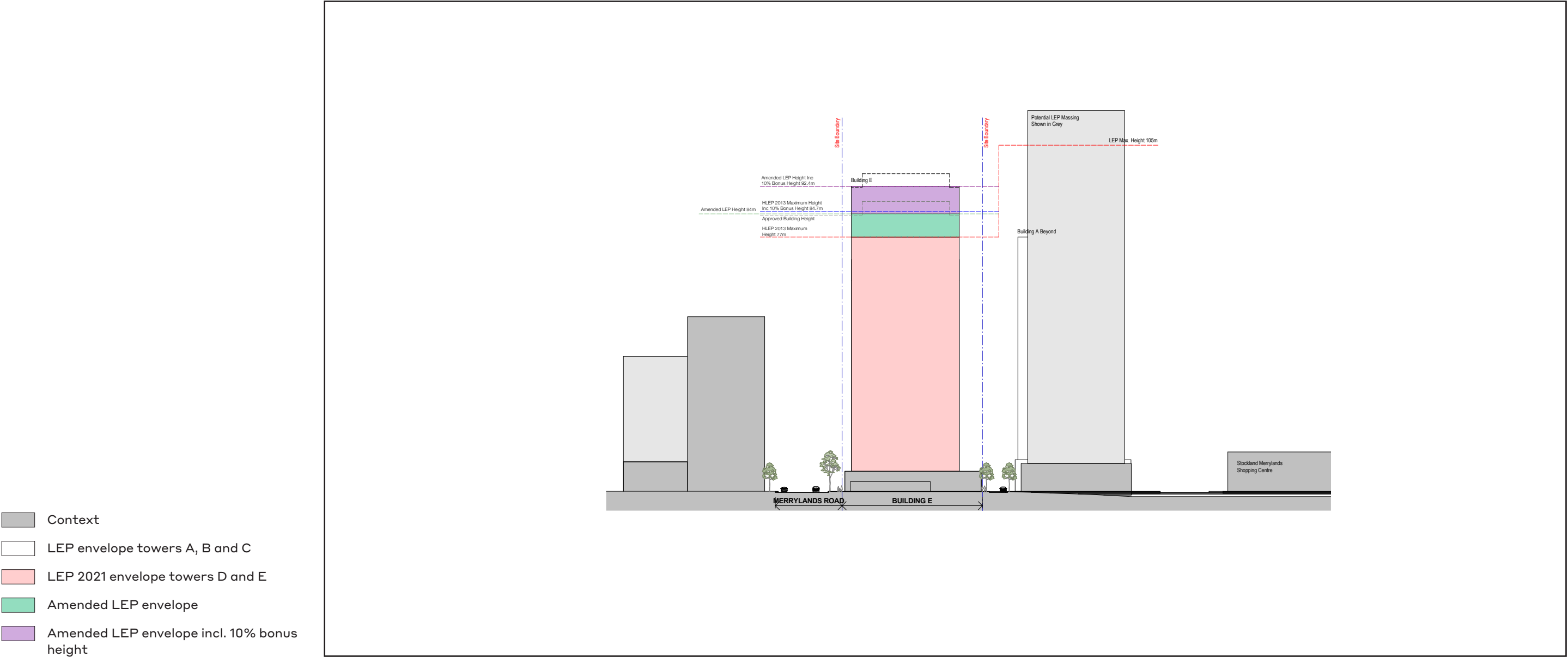
# 02.4 LEP Height Progression - Current vs Proposed





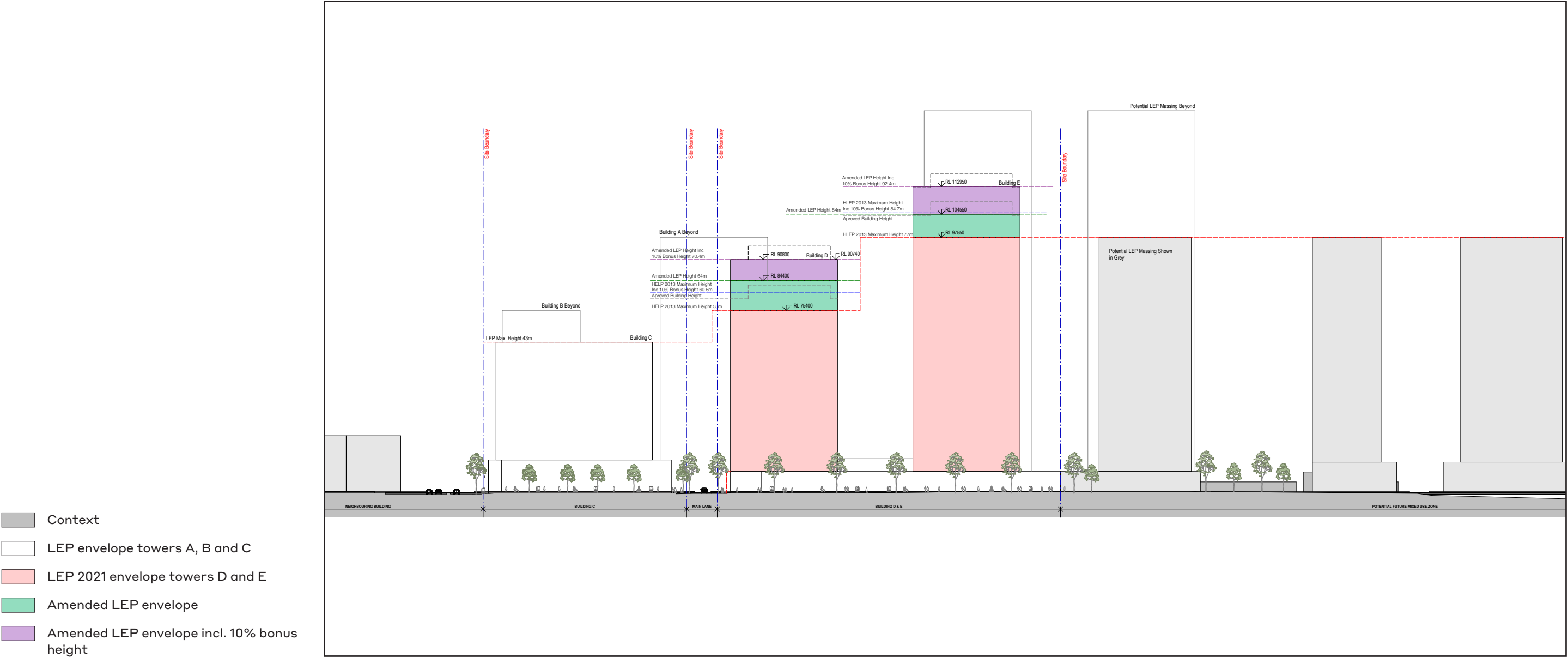
# 02.5 Street View - Proposed LEP Height Changes

East Elevation



# 02.5 Street View - Proposed LEP Height Changes

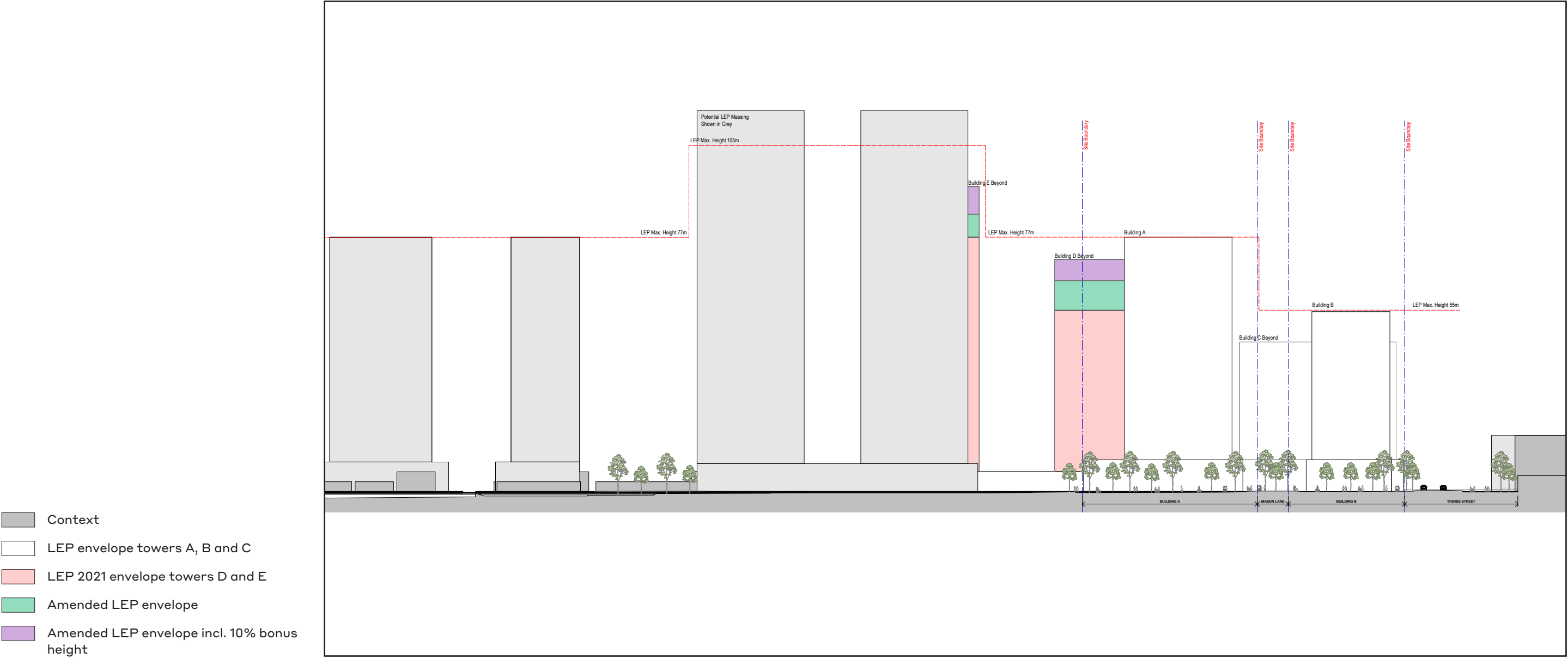
Streetscape Elevation Merrylands Road





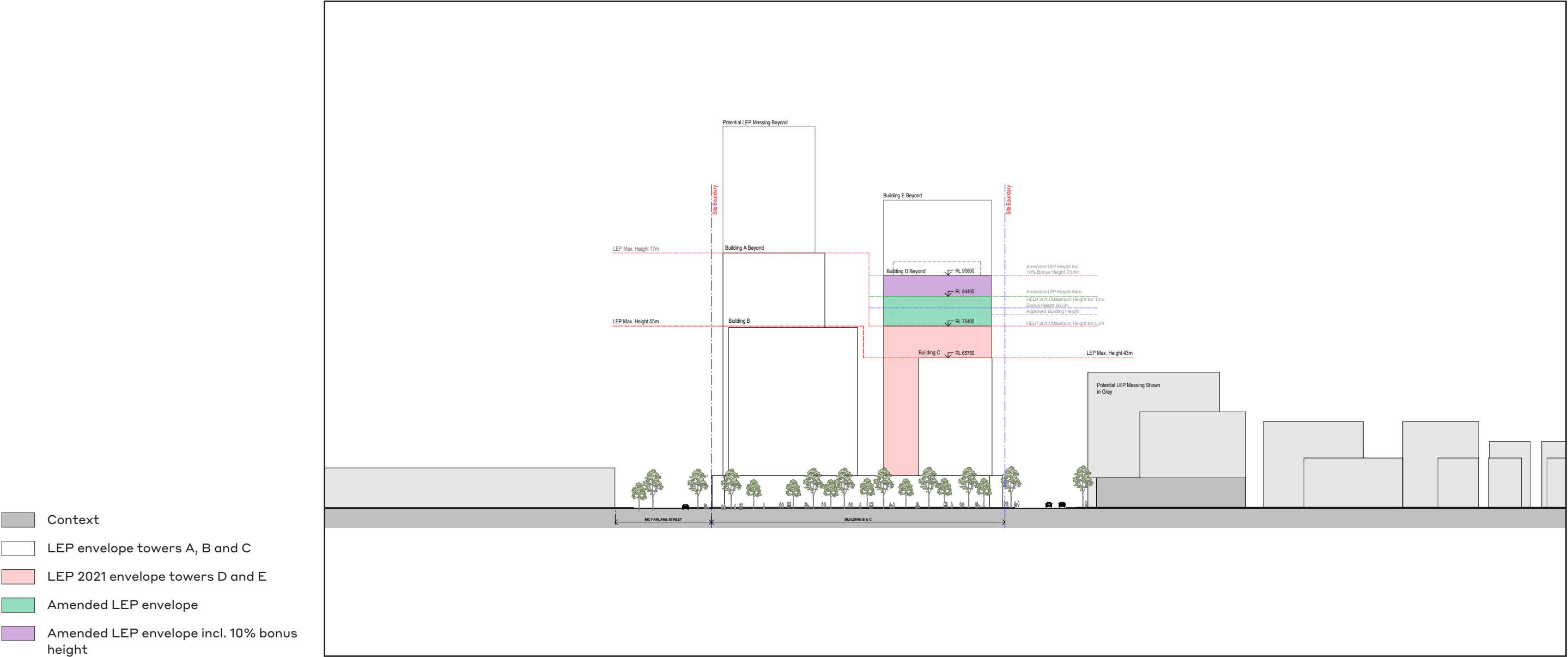
# 02.5 Street View - Proposed LEP Height Changes

Streetscape Elevation McFarlane Street



# 02.5 Street View - Proposed LEP Height Changes

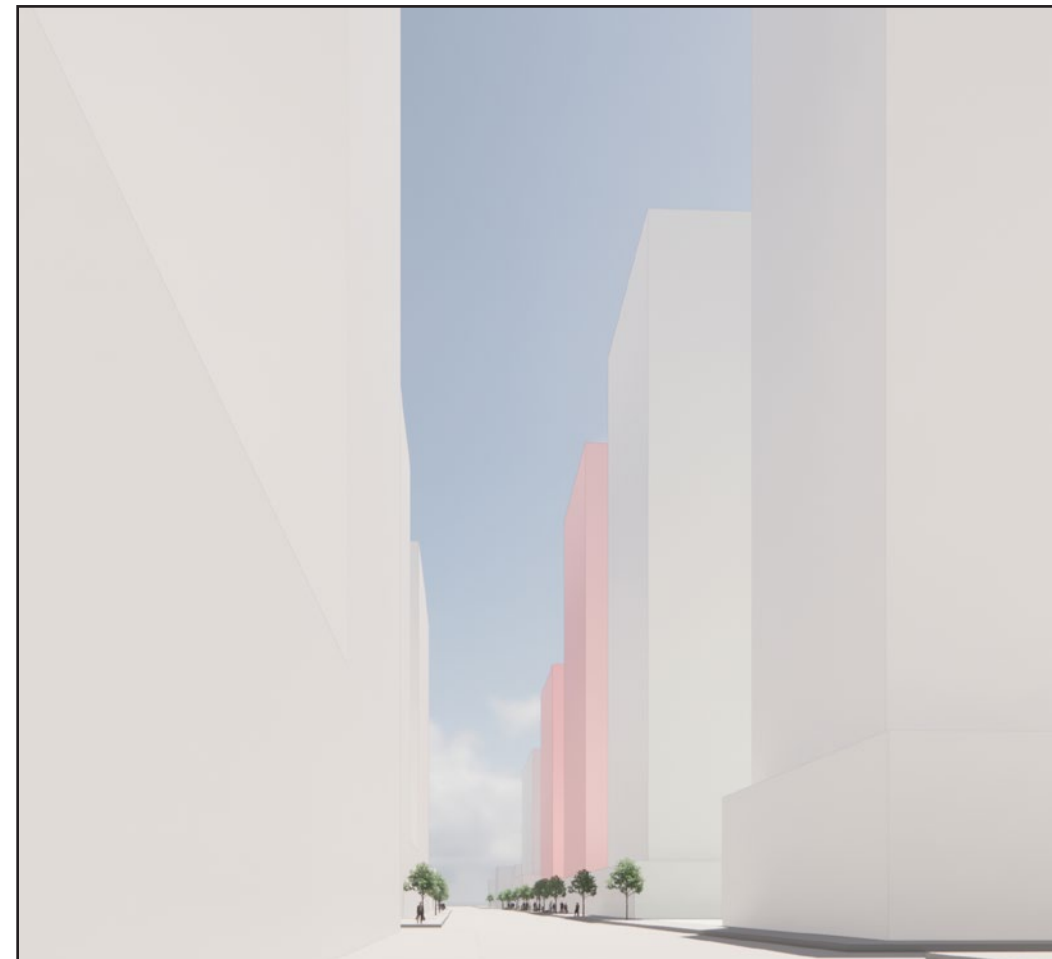
Streetscape Elevation Treves Street



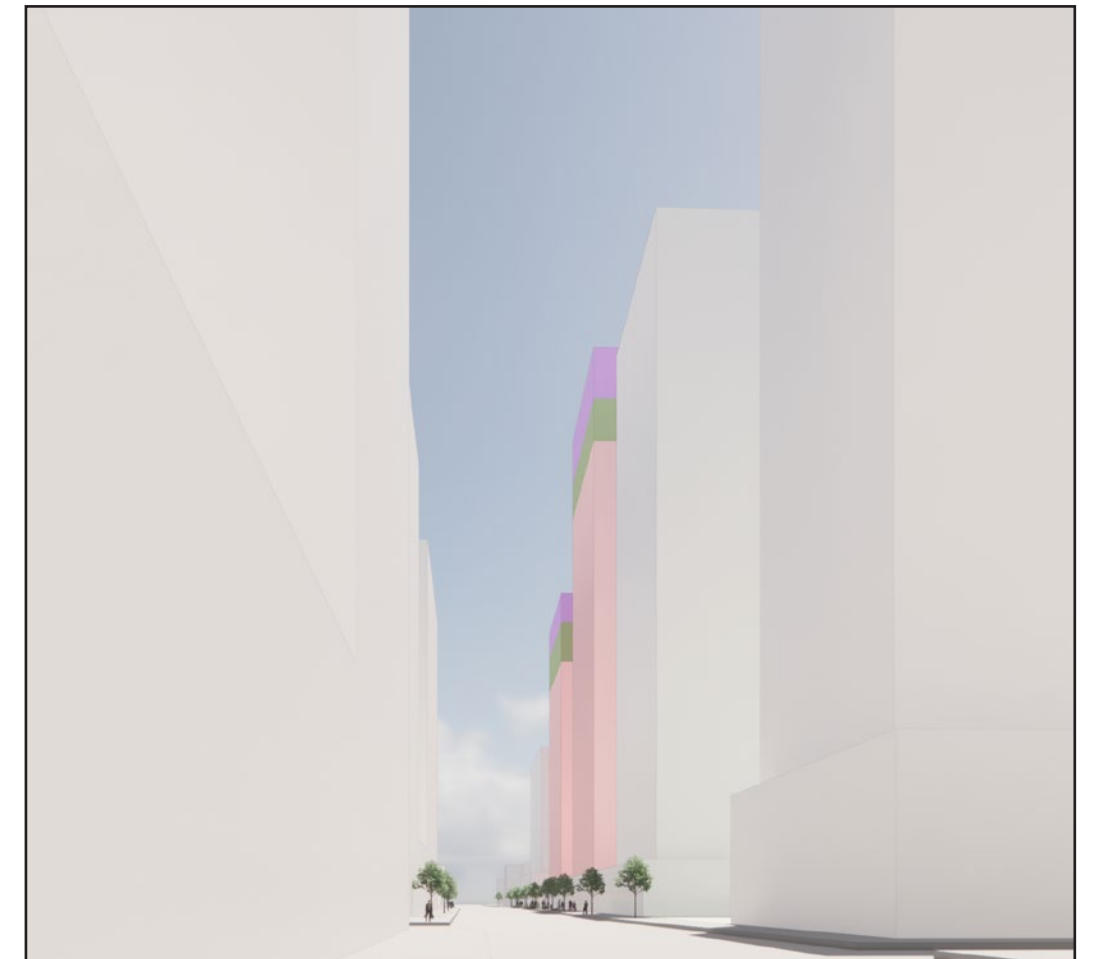


## 02.6 Street View

Merrylands Road Current



Merrylands Road Proposed



- Context
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height

## 02.6 Street View

Merrylands Road Current



Merrylands Road Proposed



- Context
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
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- Amended LEP envelope incl. 10% bonus height



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## Shadow Analysis

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1 Shadow Analysis - Current vs Proposed

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2 Sun's Eye Views - Current vs Proposed

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03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 9am (Summer Solstice)





# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 10am (Summer Solstice)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 11am (Summer Solstice)



03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 12pm (Summer Solstice)





# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 1pm (Summer Solstice)



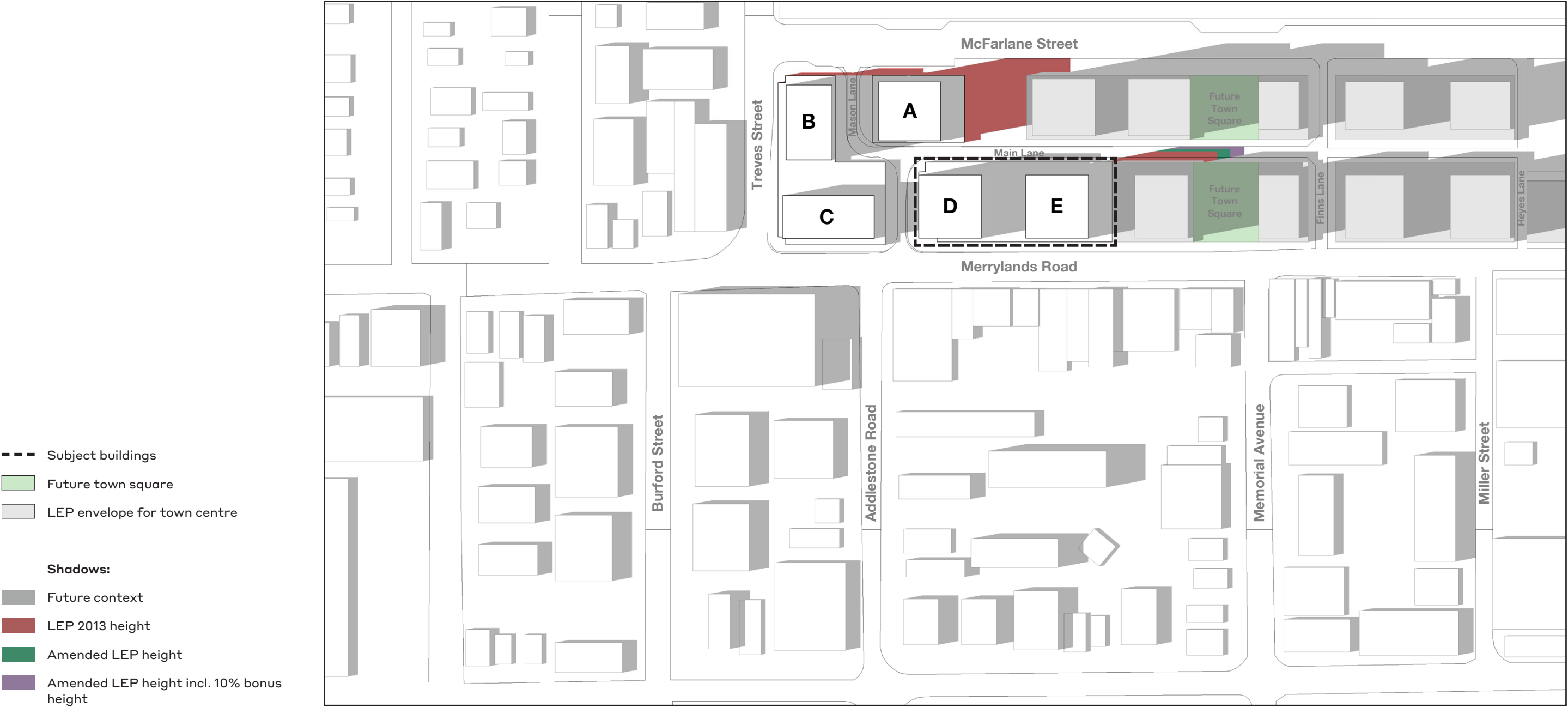
# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 2pm (Summer Solstice)



03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram December 21 - 3pm (Summer Solstice)





03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 9am (Equinox)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 10am (Equinox)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 11am (Equinox)





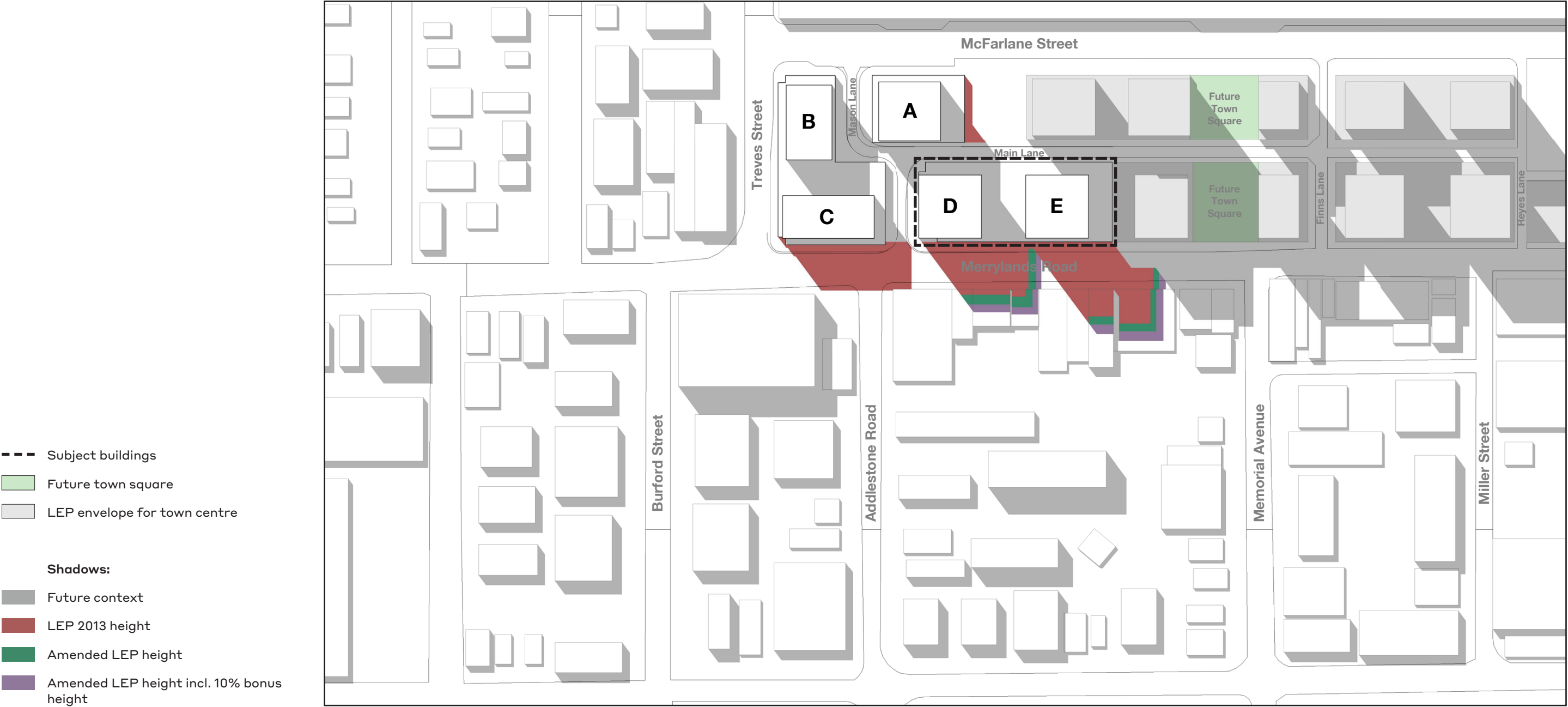
# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 12pm (Equinox)



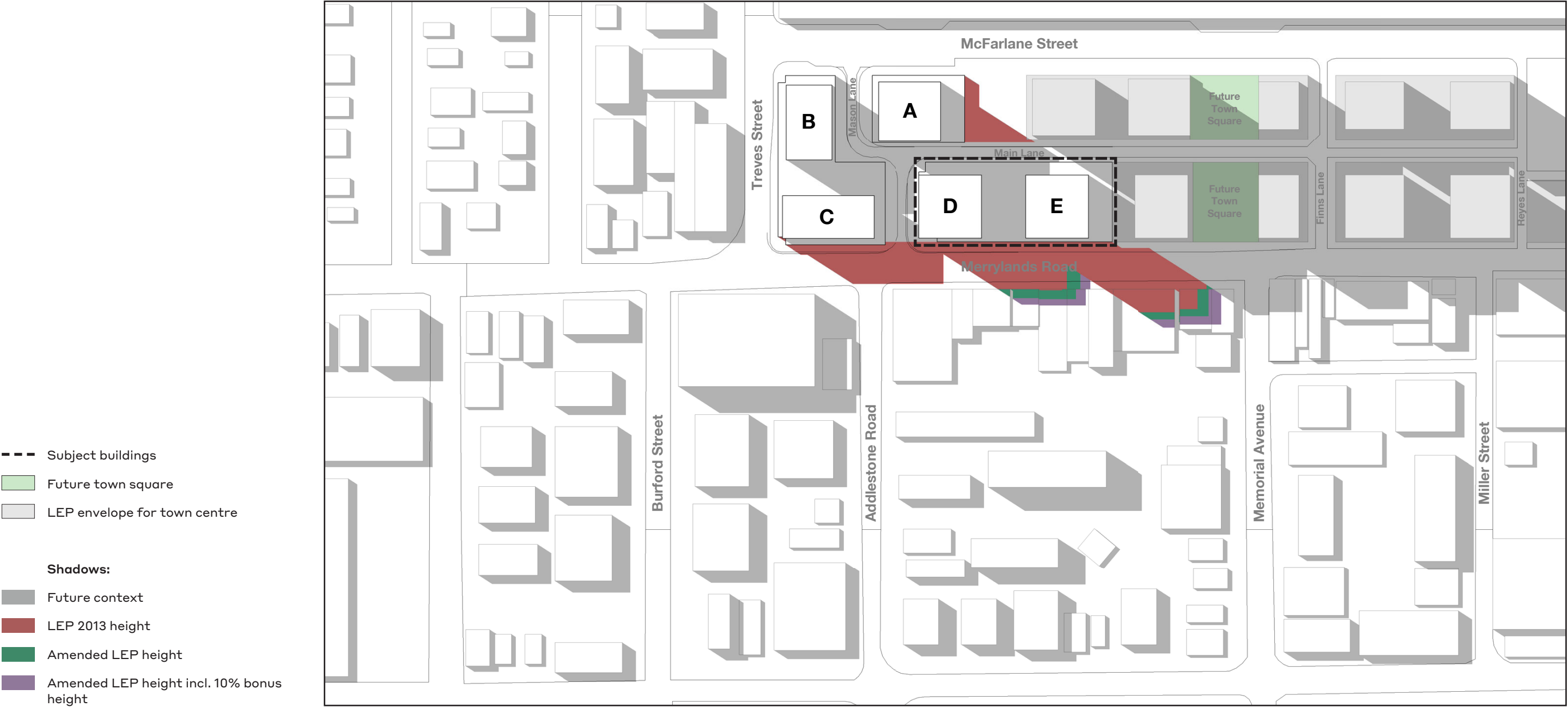
# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 1pm (Equinox)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 2pm (Equinox)





# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram March 21 - 3pm (Equinox)



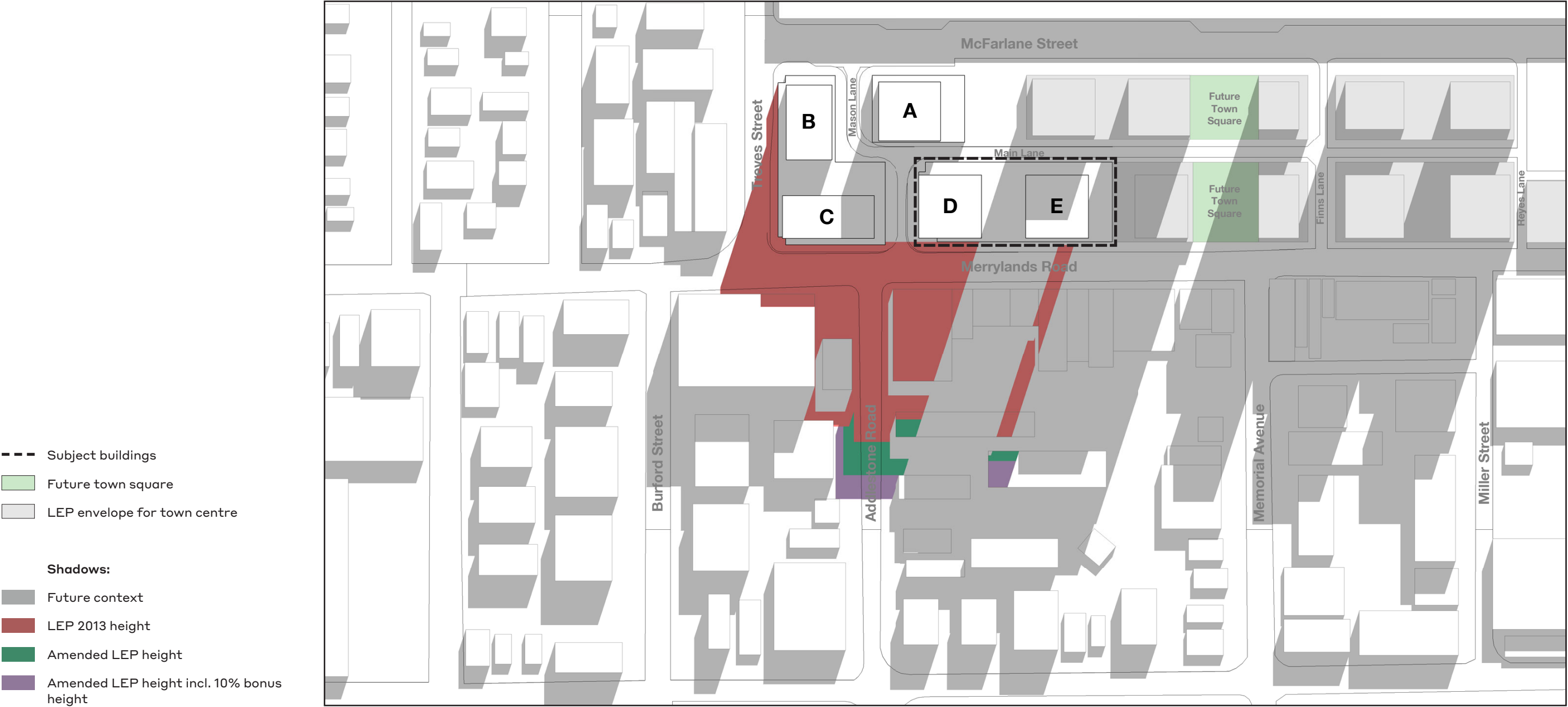
03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 9am (Winter Solstice)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 10am (Winter Solstice)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 11am (Winter Solstice)





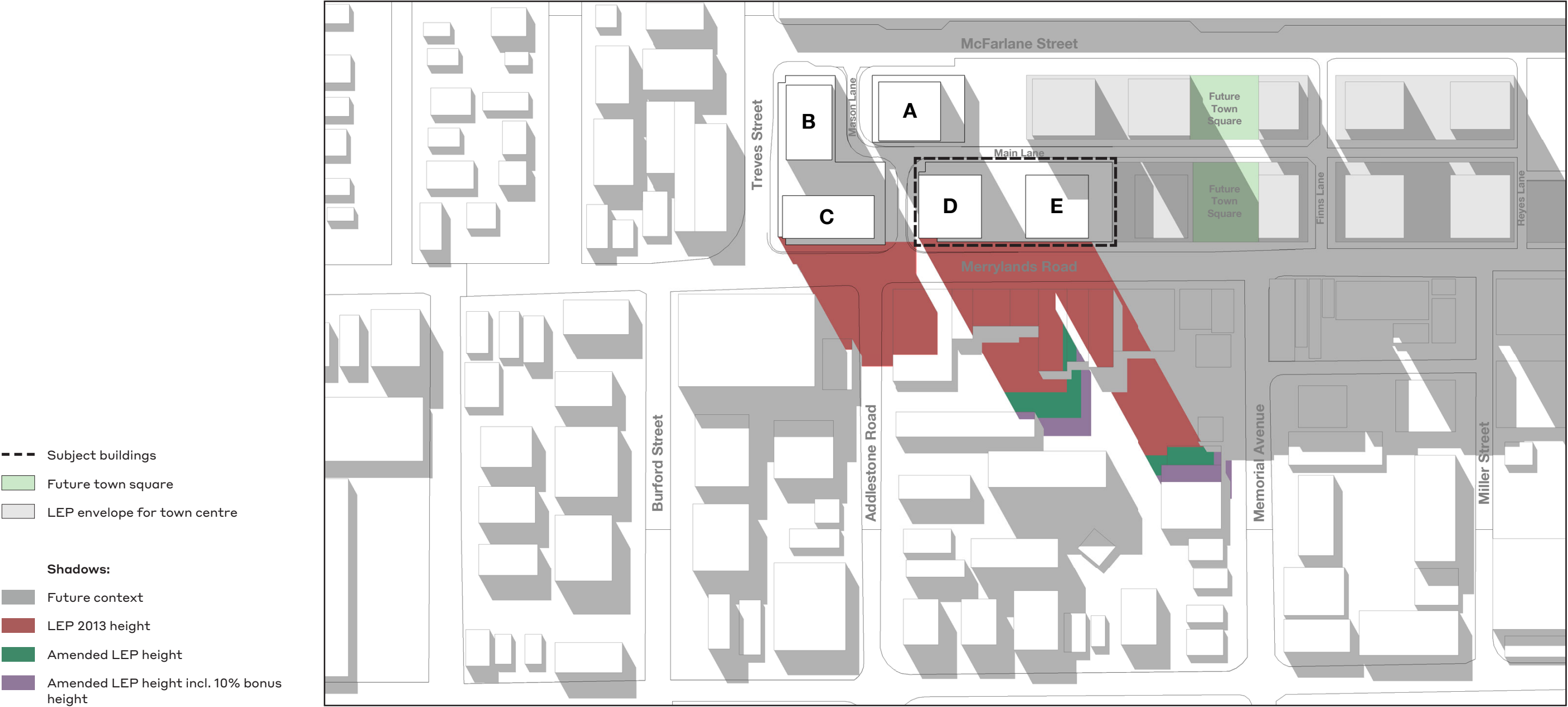
# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 12pm (Winter Solstice)



# 03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 1pm (Winter Solstice)



03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 2pm (Winter Solstice)



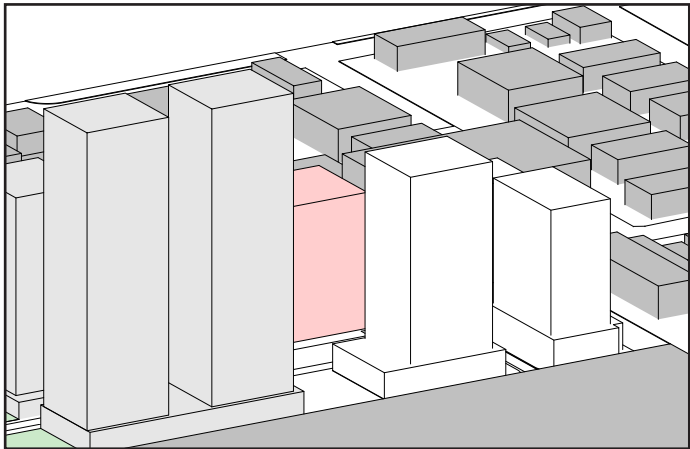
03.1 Shadow Analysis - Current vs Proposed

Overshadow Diagram June 21 - 3pm (Winter Solstice)

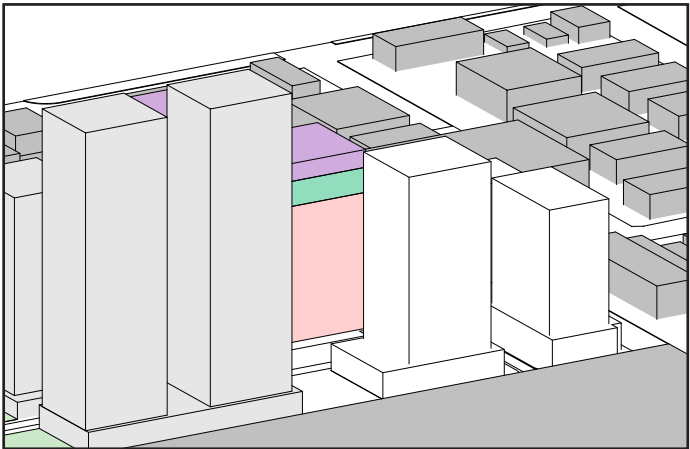




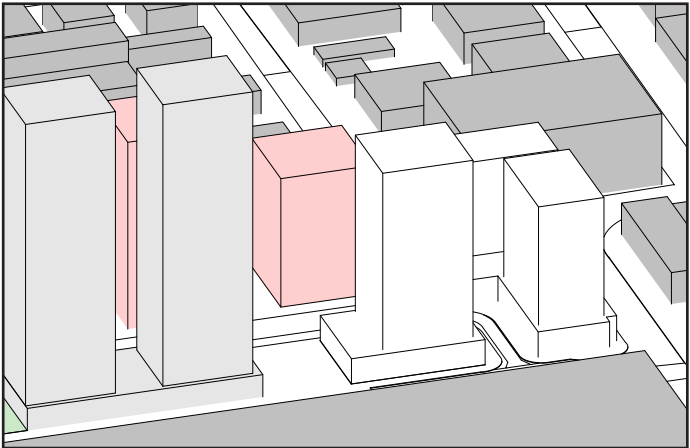
# 03.2 Sun's Eye Views - Current vs Proposed



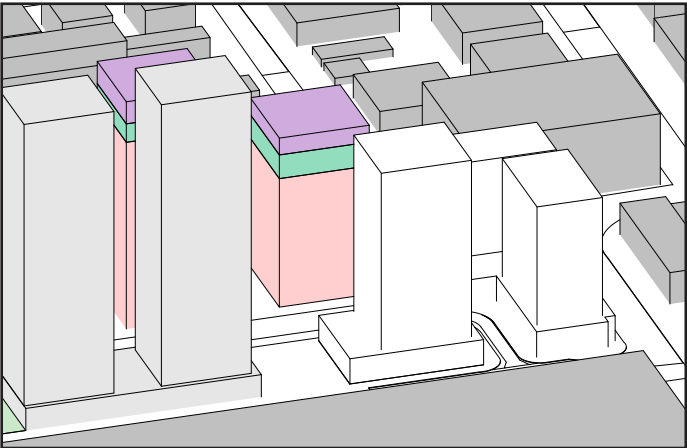
21 Jun 09am  
Current



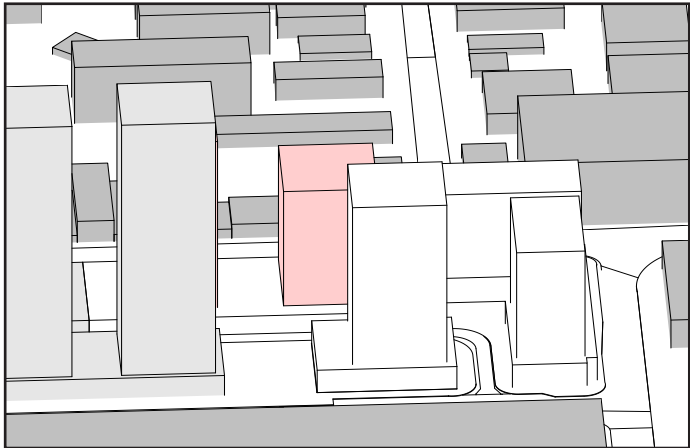
21 Jun 09am  
Amended



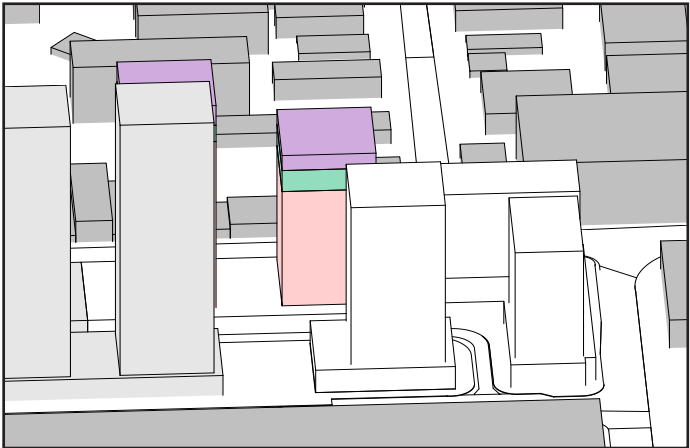
21 Jun 10am  
Current



21 Jun 10am  
Amended

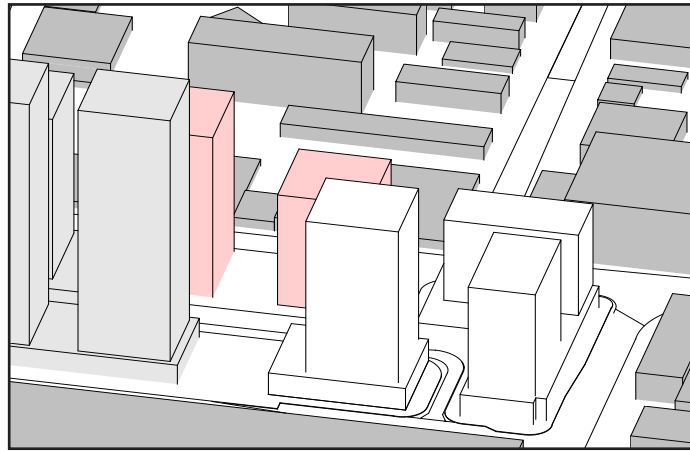


21 Jun 11am  
Current

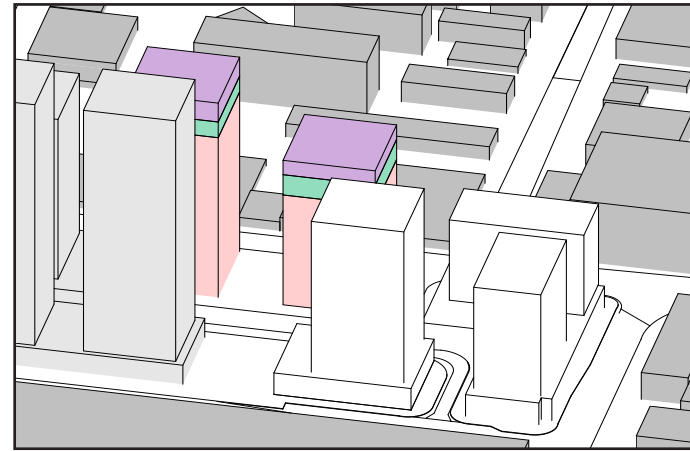


21 Jun 11am  
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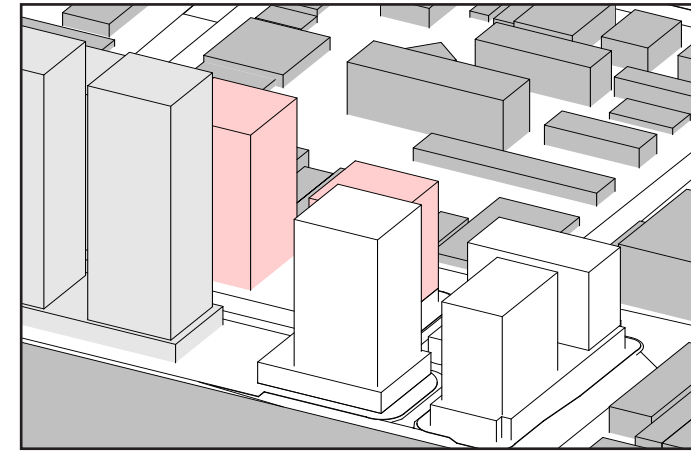
- Future town square
- Existing context
- LEP envelope for town centre
- LEP envelope towers A, B and C
- LEP 2021 envelope towers D and E
- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height



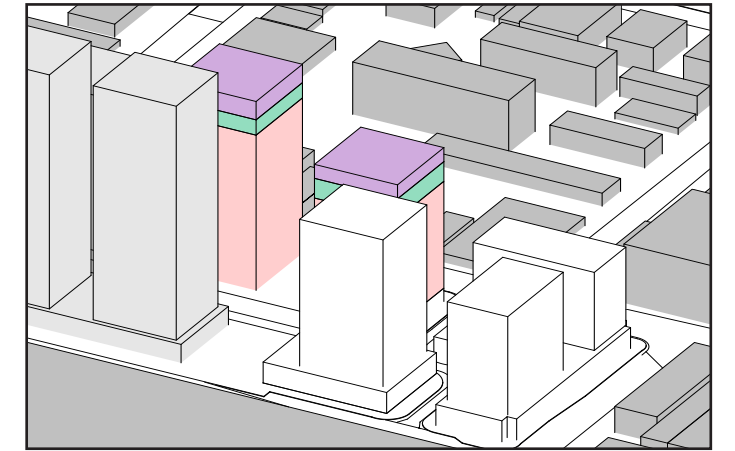
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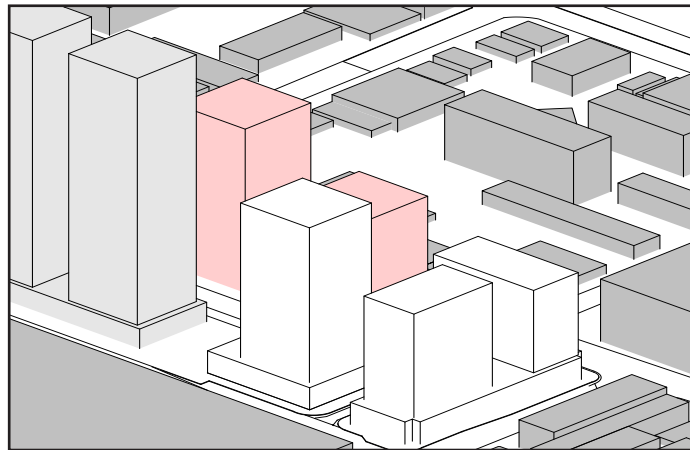
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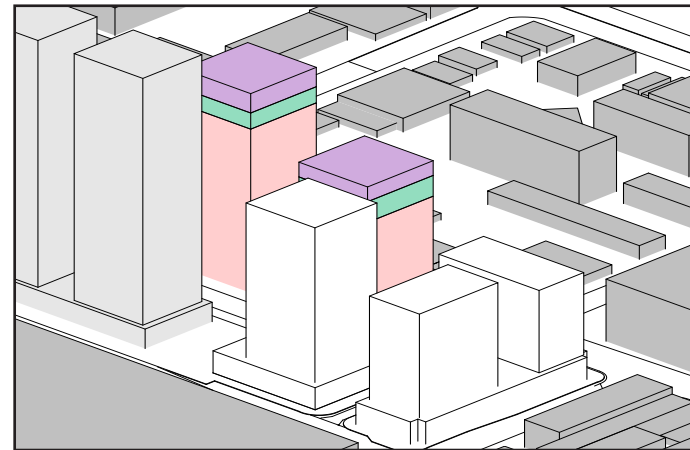
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Current



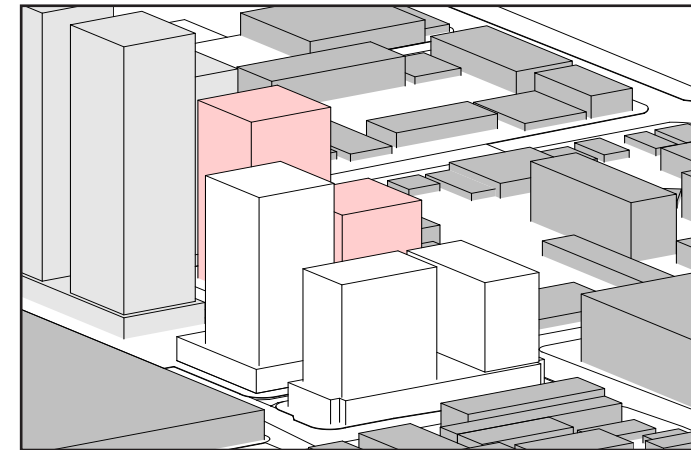
21 Jun 01pm  
Amended



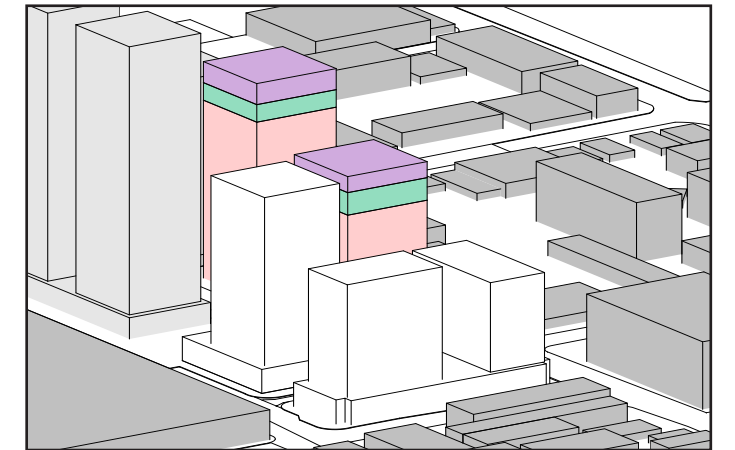
21 Jun 02pm  
Current



21 Jun 02pm  
Amended



21 Jun 03pm  
Current



21 Jun 03pm  
Amended

- Future town square
- Existing context
- LEP envelope for town centre
- LEP envelope towers A, B and C
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- Amended LEP envelope
- Amended LEP envelope incl. 10% bonus height

Australia & New Zealand

<b>Adelaide</b> Level 14, 11 Waymouth Street Adelaide SA 5000, Australia GPO Box 338 Adelaide SA 5001, Australia T +61 8 8113 5900	<b>Melbourne</b> Mezzanine, 498 Little Collins Street Melbourne, Vic 3000, Australia PO Box 16206 Collins Street West, Vic 8007, Australia T +61 3 8646 6600
<b>Brisbane</b> Level 3, 262 Adelaide Street Brisbane Qld 4000, Australia GPO Box 7842 Brisbane Qld 4001, Australia T +61 7 3308 2900	<b>Perth</b> The Palace, 108 St Georges Terrace Perth WA 6000, Australia PO Box Z5365 Perth WA 6831, Australia T +61 8 9322 0500
<b>Christchurch</b> Level 2, 299 Durham Street Christchurch, New Zealand 8013 PO Box 972 Christchurch, New Zealand 8140 T +64 3 963 4340	<b>Sydney</b> Level 2, 60 Carrington Street Sydney NSW 2000, Australia PO Box N19, Grosvenor Place Sydney NSW 1220, Australia T +61 2 9249 2500

China

<b>Beijing</b> Level 5, Building 15 Taikoo Li Sanlitun North, No.11 Sanlitun Road Chaoyang Beijing, China 100027 T +86 10 6419 8555	<b>Hong Kong</b> Level 22, The Centrium 60 Wyndham Street Central Hong Kong T +852 2526 6308
<b>Shanghai</b> Plaza 336, 9F 336 Middle Xizang Road Huangpu District Shanghai, China 200001 T +86 21 6023 1968	

Middle East

<b>Abu Dhabi</b> Suite 1413 MBC, Makeen Tower, Corner 9th & 10th Street Abu Dhabi, United Arab Emirates PO Box 110710 Abu Dhabi, United Arab Emirates T +9712 657 3450	<b>Dubai</b> Level 3, Suite 313, Emarat Atrium Sheikh Zayed Road Dubai, United Arab Emirates PO Box 58041 Dubai, United Arab Emirates T +971 4 404 1600
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North America


<b>Los Angeles</b> Bradbury Building, 304 South Broadway, Floor 2, Los Angeles, CA 90013 USA T +213 766 0445	<b>New York</b> 30 Broad Street, 7th Floor, New York NY 10004, USA T +1 646 756 3300
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South East Asia

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WWW.WOODSBAGOT.COM

Contacts

Sohail Masoudi  
sohail.masoudi@woodsbagot.com  
T+61 2 9249 2557