



# MERRYLANDS - CORONATION

233, 249-259 Merrylands Road & 52-54 McFarlane Street, Merrylands, NSW, 2160

Mixed-Use Development

Response to Council RFI's

233, 249-259 MERRYLANDS RD & 52-54 MCFARLANE ST - MERRYLANDS  
for  
CORONATION PROPERTY



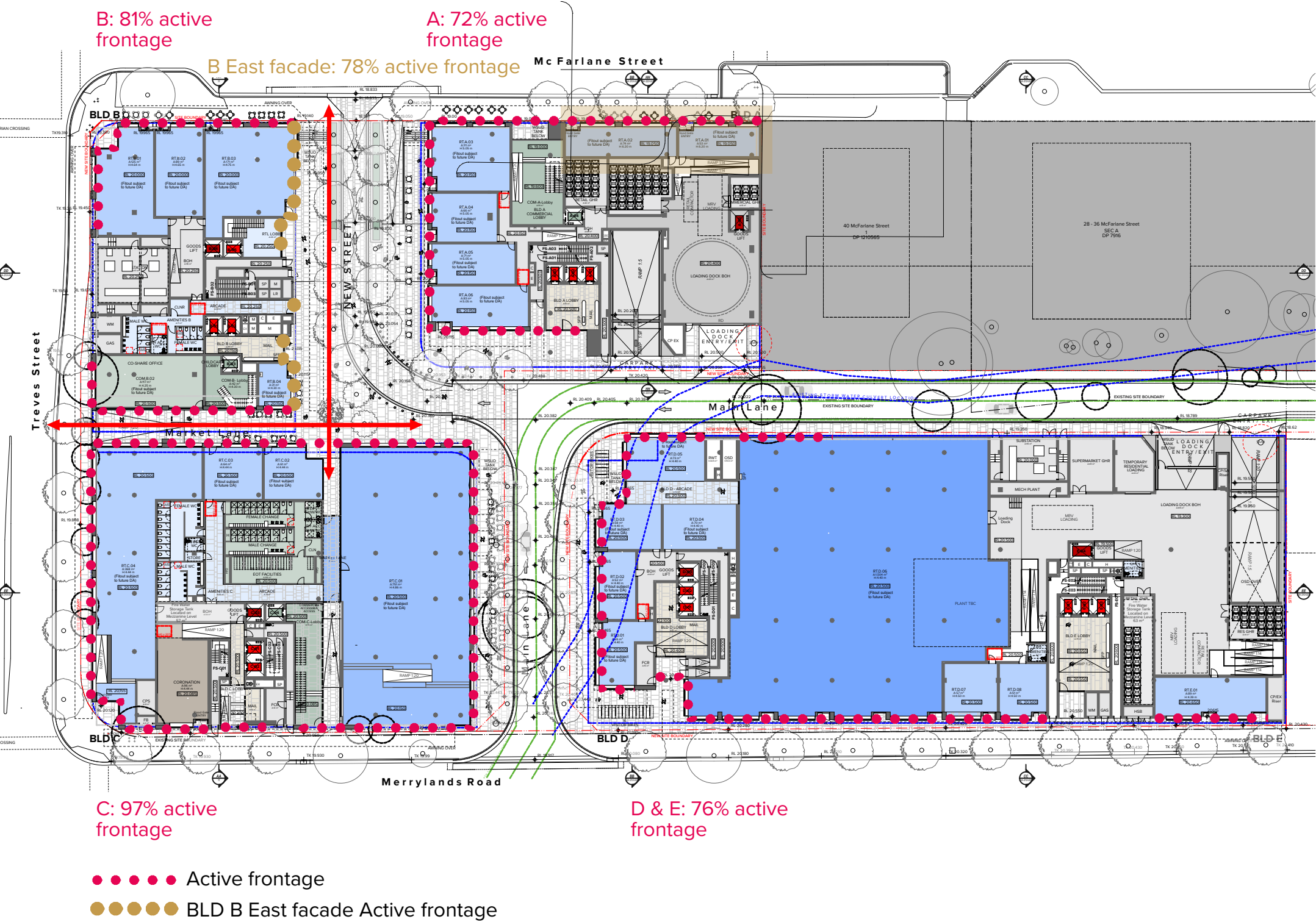
Rev A. 10/8/20



**TURNER**

Activation of Eat Street

Activation of the Eat Street, particularly to the western side, consider a double-sided active street for optimal surveillance. Also consider whether the ‘narrowness’ of retail tenancies could impact their ability to contribute to street activity.



The proposal provides 80% active frontages.

The proposal enhances the vision of the Cumberland Councils Merrylands station and McFarlane Street precinct by continuing the concept of a vibrant mix of retail and commercial through to the internal streets, improving permeability across the site with 80% of facades on ground floor activated.

The Western portion of Building B provides 78% active frontage through retail and lobbies and allows for a thoroughfare from the North to the larger retail to the south of the site.

The narrowness of retail tenancies on McFarlane Street in Building A provides variety and opportunity of affordable business models i.e small takeaway shop that can utilise the large opening to the street to integrate operable glazing and seating with internal and external servicing.



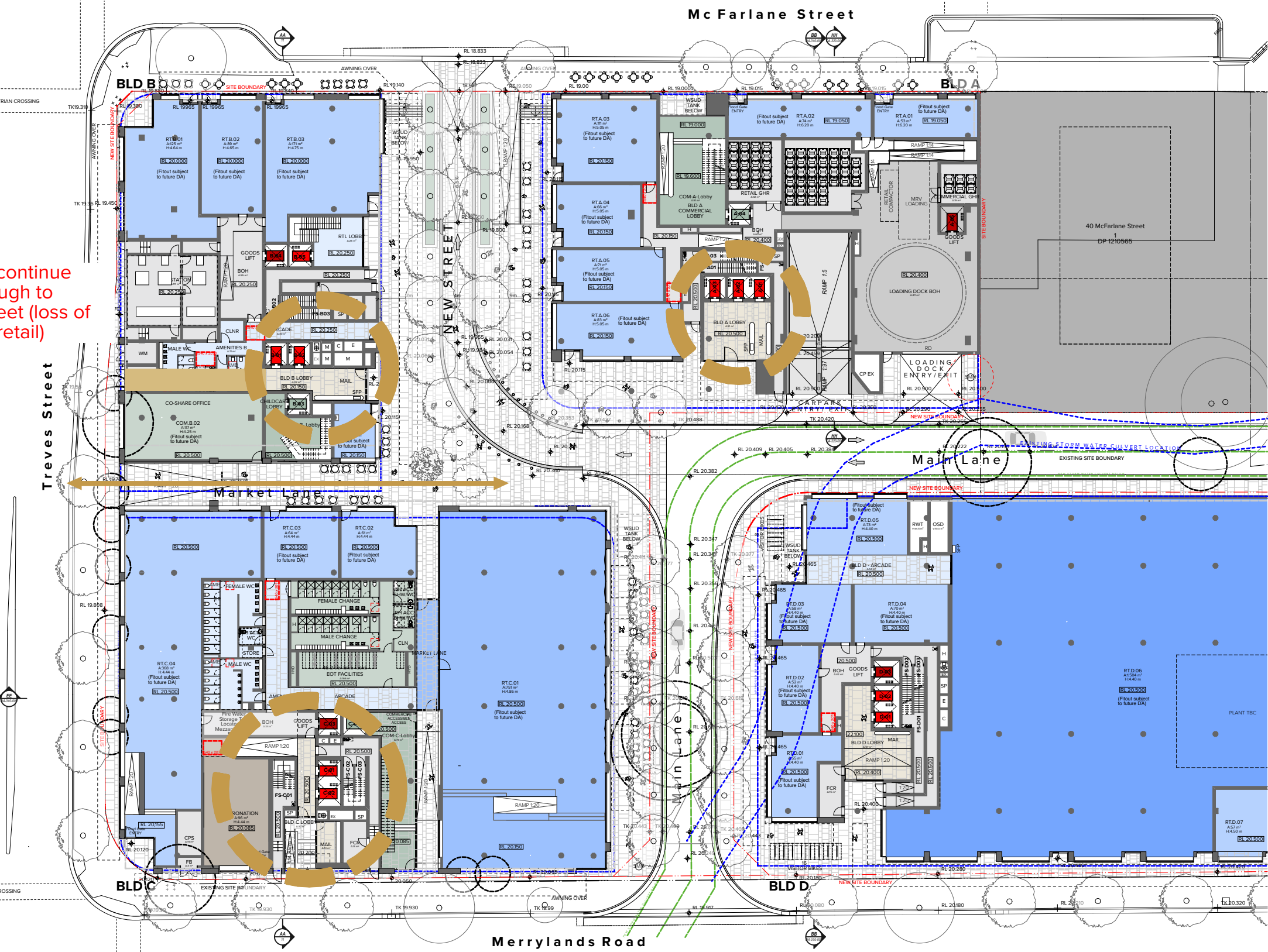
The Ground floor is envisioned to provide a variety of retail offerings which will be subject to future DA's. The breakup of tenancies will be refined in the future to accomodate the tenants requirements.



Permerbility

Permeability – for example, consider whether the lobby for the Northern Building could connect to Treves St to improve activity to that street.

\* Option to continue lobby through to Treves Street (loss of 40sqm of retail)



The locations of lobbies to the development have been carefully considered to provide activation, address and connection between buildings. The preference to locate Building A & B lobbies within the new laneway provides a pedestrian connection at ground floor to building C where the main communal facilities are located on Level 2.

Providing a through link to lobby B would result in a loss of 2.5m of active frontage to the Retail tenancies located to the North of Building B.

The Market Lane provided between Building B and C would be 6m from the lobby link if implemented and as a result would not increase activity significantly.



Design Excellence

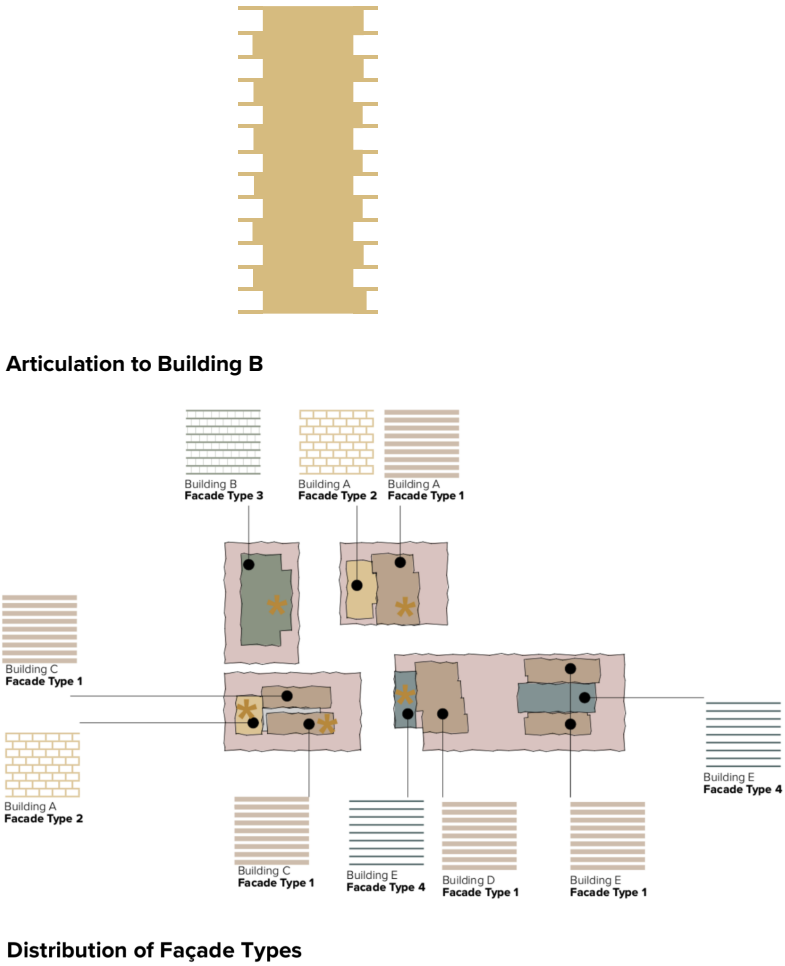
Consider the adequacy of the articulation of Building B



The typical approach to the tower forms was to compose facade types together to create slender tower forms. Building B orientation and scale dictated the singular language approach to this building.

The Facade type of Building B considers articulation through the location of balconies on the outside creating a slimmer form that softens the edges.

This creates a cohesive language of the built form. With its strong horizontal language and vertical elements it feels appropriate in its context.





Design Excellence

The extent of the roof overhangs to Building A and C.

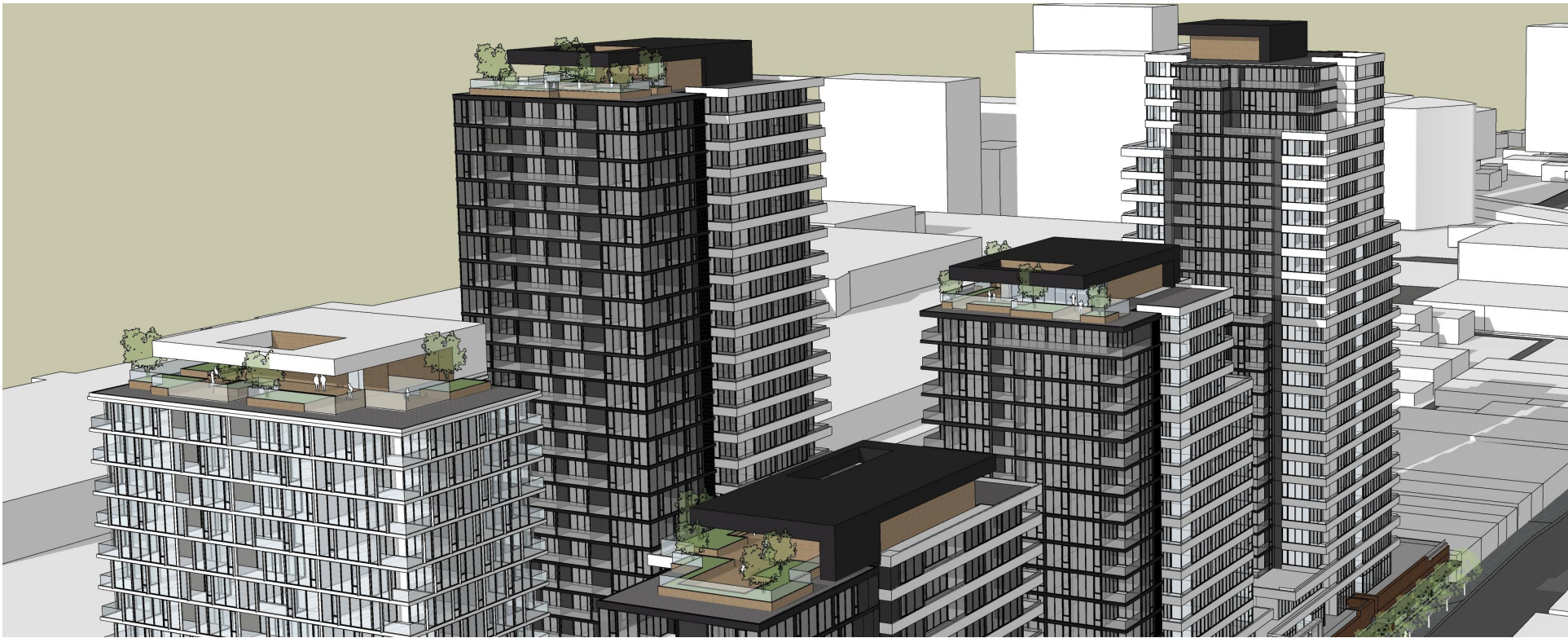


The approach to the architectural roof features is to provide a form that allows for the integration of plant rooms on the roof and provide shading and weather protection to communal open spaces.

The form of the roofs are deliberate in scale and form to create objects that float over the building. The extent provides better amenity to encourage the use of the roof top communal spaces.

The Architectural Roof Features have been reduced in depth to reduce cantilever to the edge.

Refer to updated plans (110-Series) and Elevations/ Sections (200-Series).

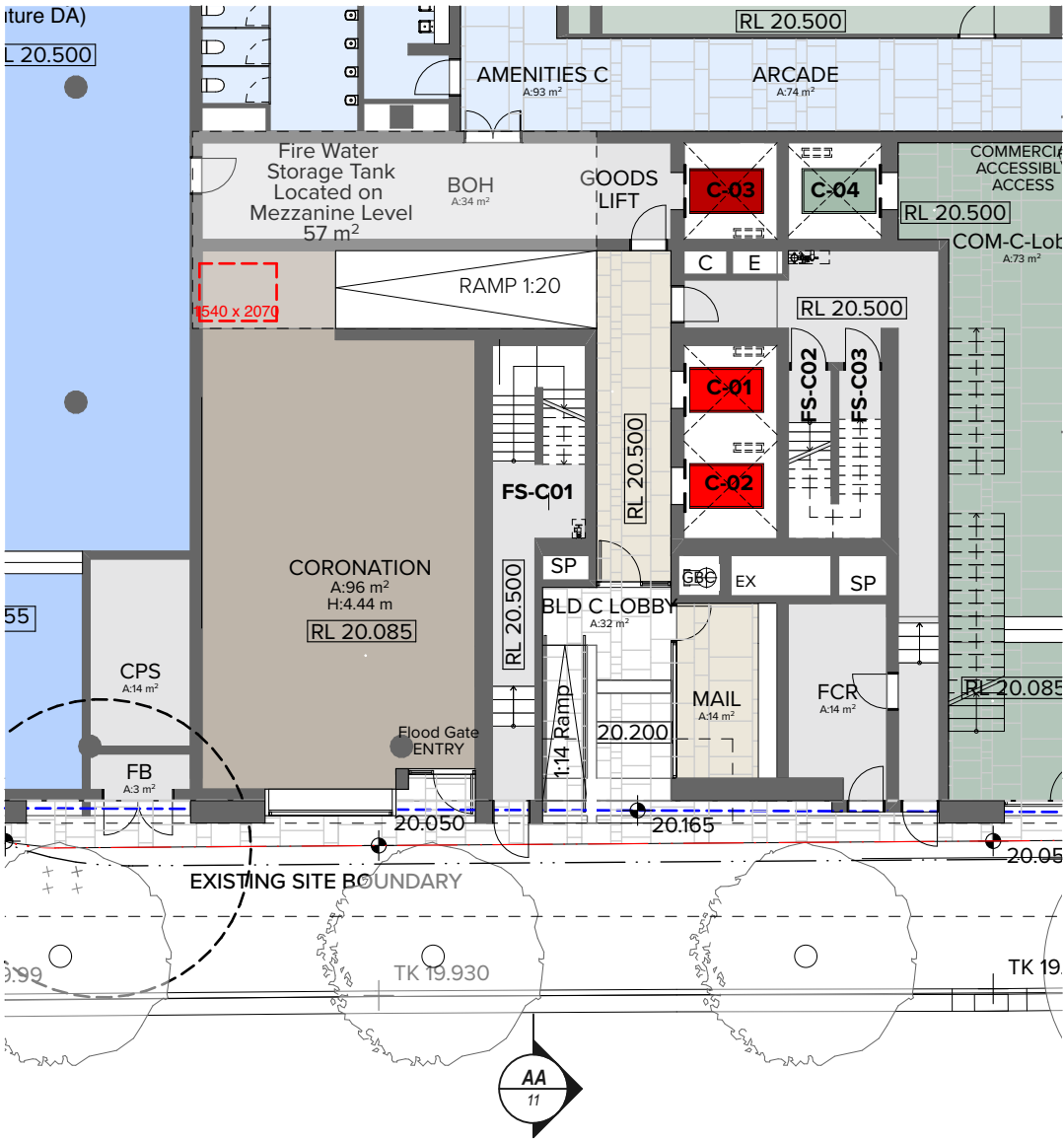




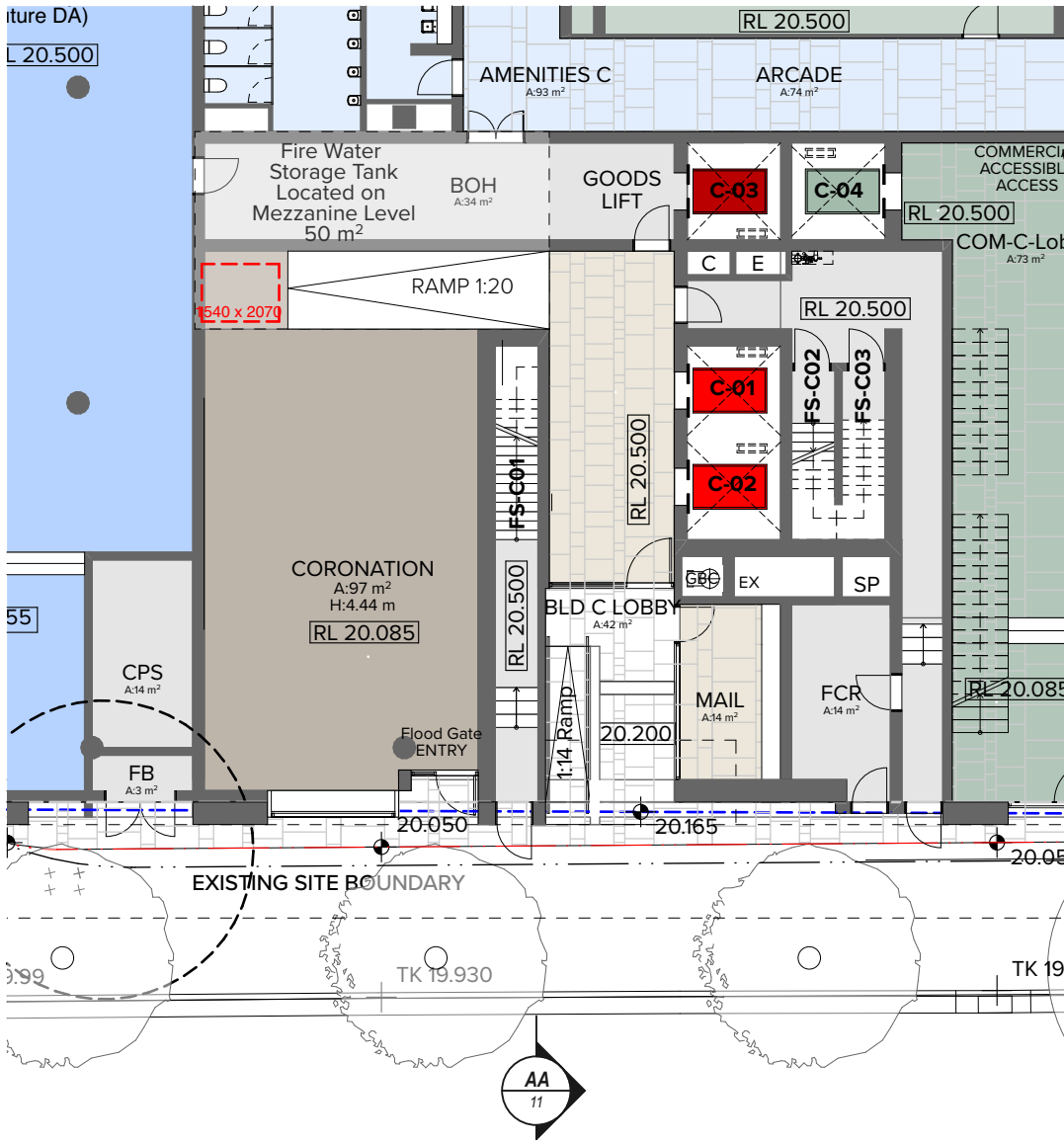
Building C Lobby

The narrow width of the residential lobbies of Building C

Proposed changes to increase the lift lobby from 1.8m to 3.35m to allow for a more generous space.



Previous design

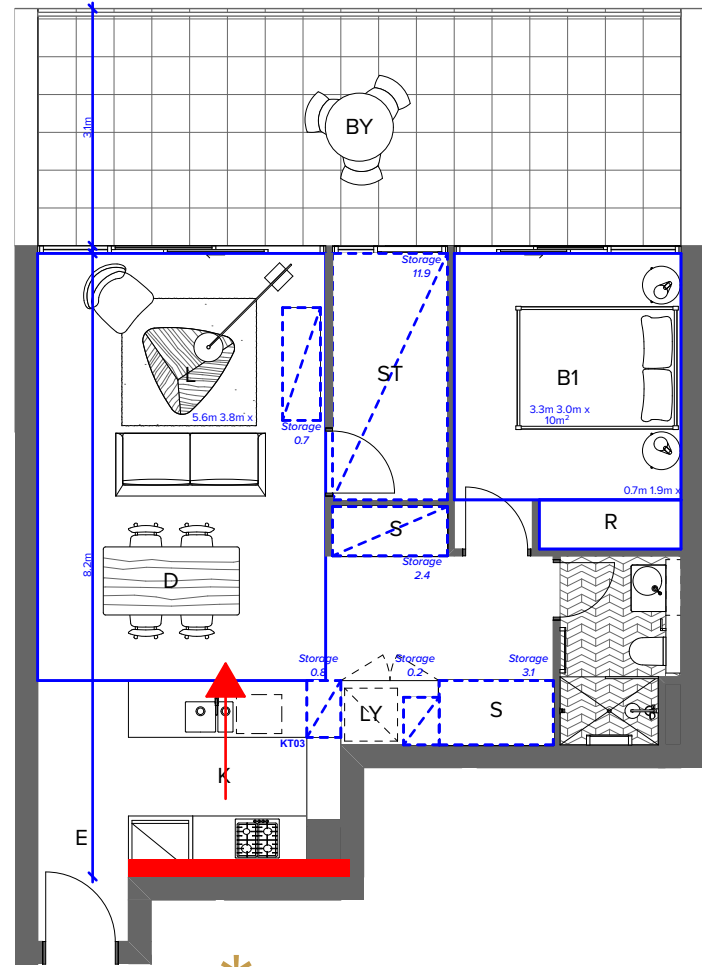


- \* - Increase lobby to 3.35m in width
- Adjustment to fire stair configuration

Apartment Depth

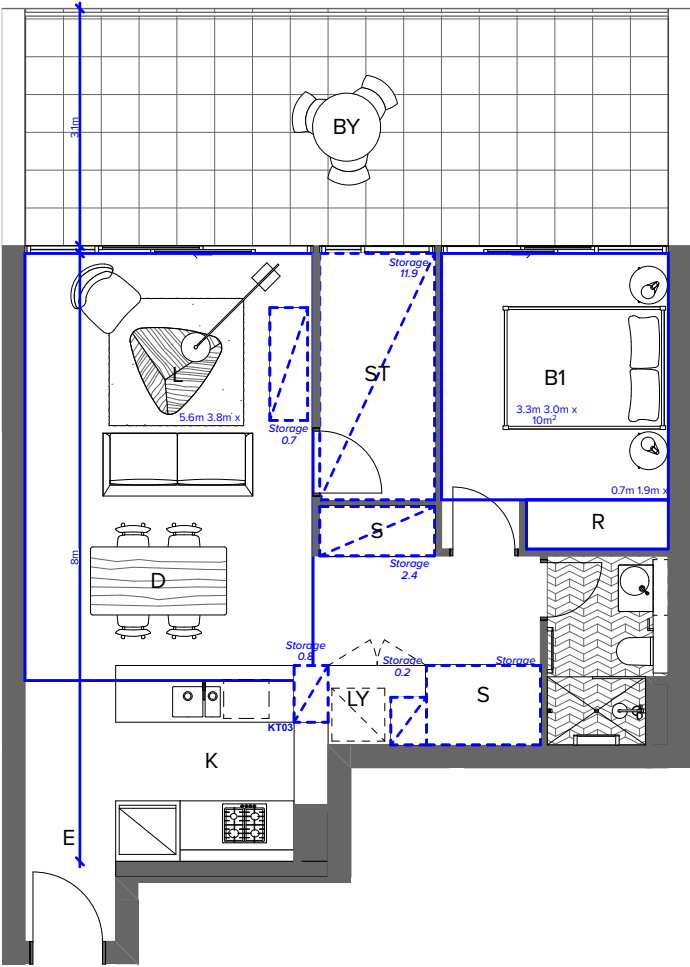
The limited depth to light for some of the kitchens;

1 unit identified as exceeding 8m depth



\* Amend unit to be 8m from glazing to back of kitchen

1 Bed  
Type 06  
Internal Area: 63m<sup>2</sup>  
Balcony Area: 37m<sup>2</sup>  
Storage Volume: 19.1m<sup>3</sup>

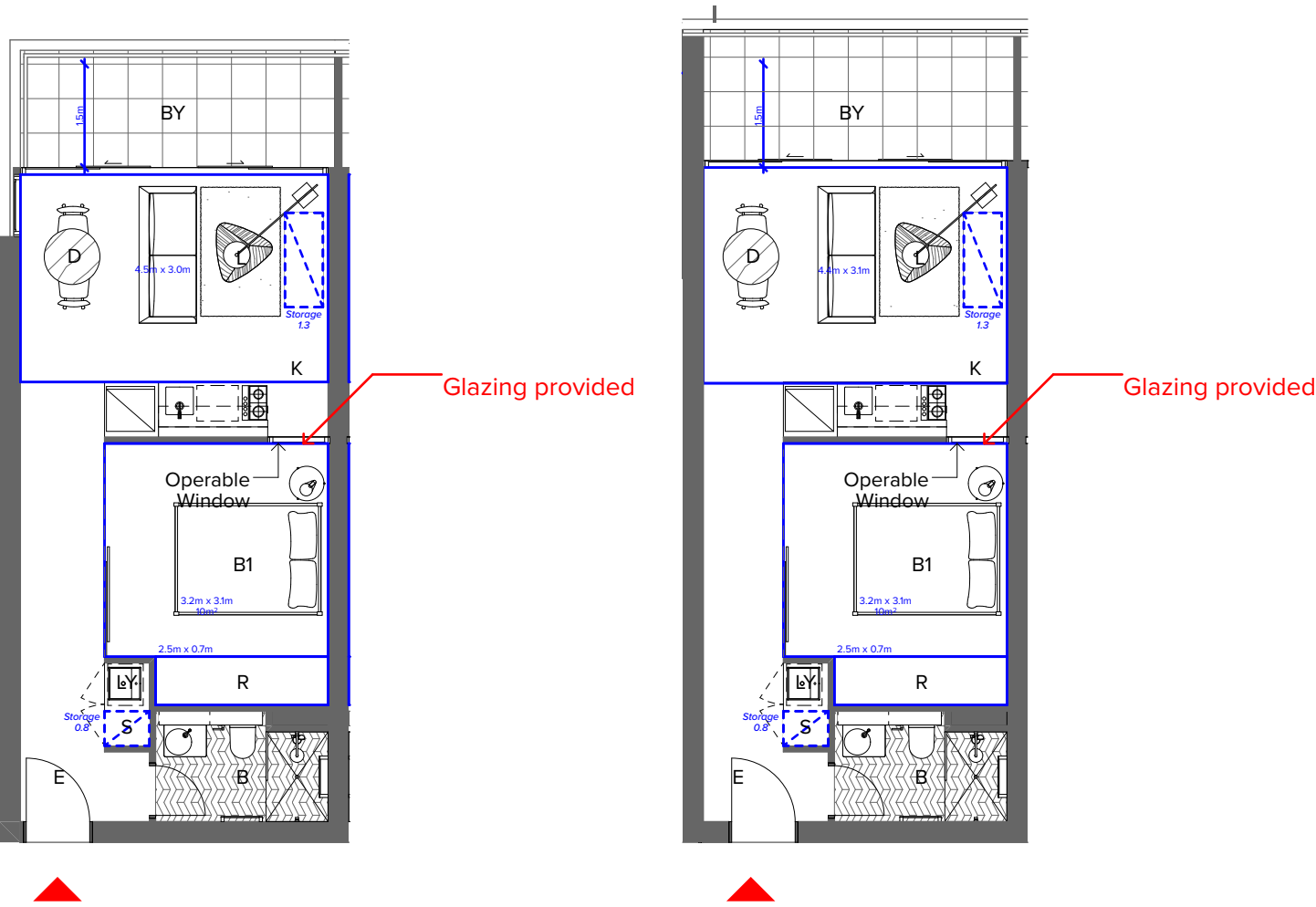


Proposed changes to 1 Bed Type 06 to comply with ADG objective 4D-2. All apartments have full height and width glazing to rooms which provides greater amenity to units.

Studio Units 01

In some of the studios the bed areas appear to be excluded from access to natural light and direct ventilation due to walls between the bed area and living area;

\* A operable window has been provided to the bedroom



Studio  
Type 01A  
Internal Area: 41m<sup>2</sup>  
Balcony Area: 7m<sup>2</sup>  
Storage Volume: 2.1m<sup>3</sup>

Studio  
Type 01B  
Internal Area: 40m<sup>2</sup>  
Balcony Area: 8m<sup>2</sup>  
Storage Volume: 2.1m<sup>3</sup>

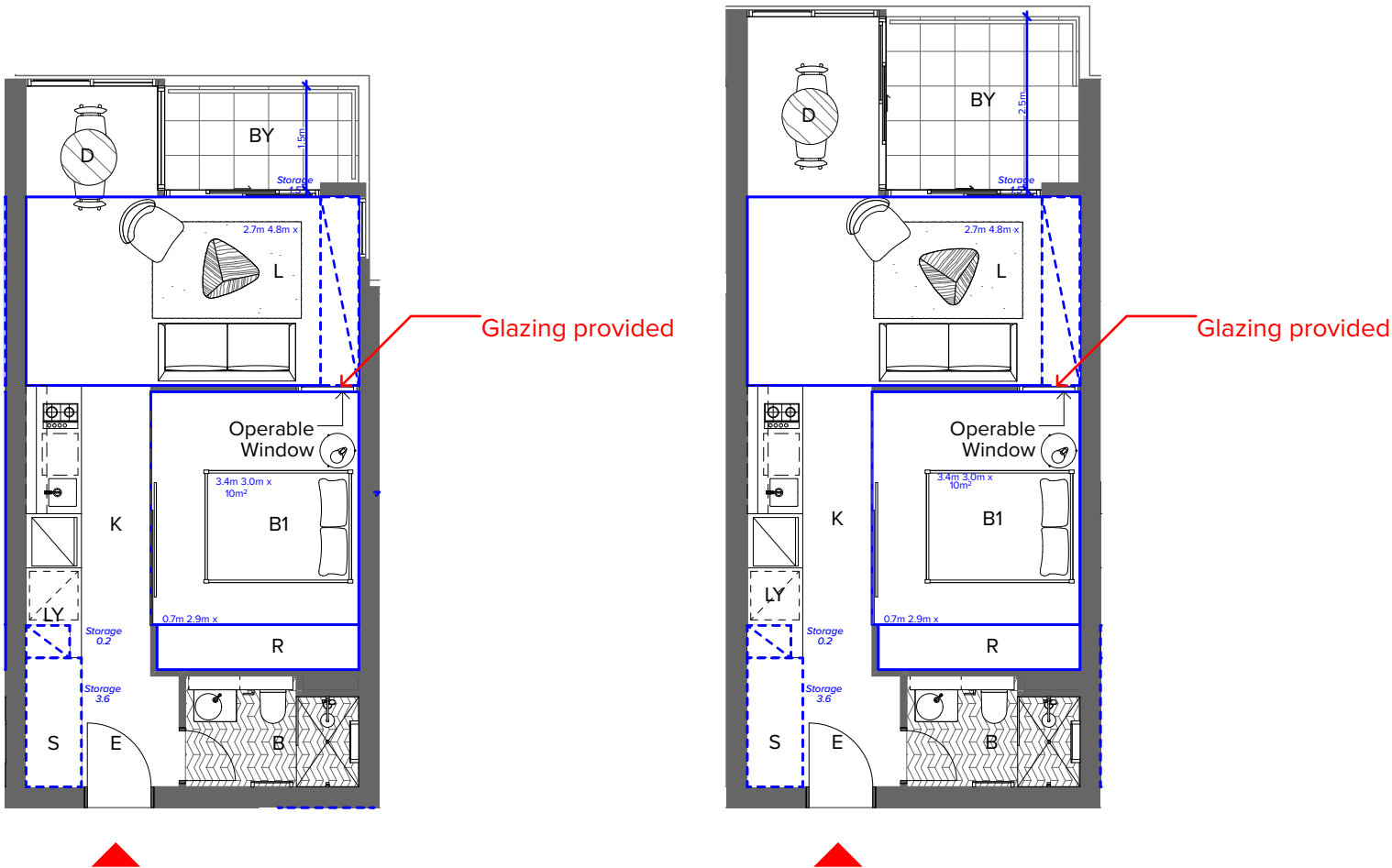
Current Design  
The current design provided a window from the kitchen to bedroom to provide natural light



Studio Units 02

In some of the studios the bed areas appear to be excluded from access to natural light and direct ventilation due to walls between the bed area and living area;

\* A operable window has been provided to the bedroom



Studio  
Type 02B  
Internal Area: 43m<sup>2</sup>  
Balcony Area: 4m<sup>2</sup>  
Storage Volume: 4.8m<sup>3</sup>

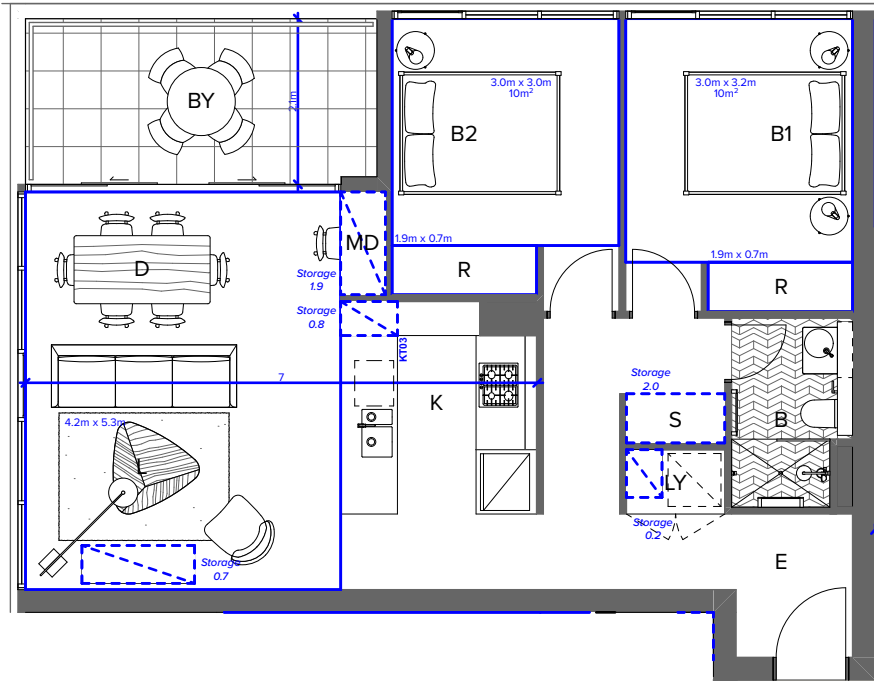
Studio  
Type 02C  
Internal Area: 45m<sup>2</sup>  
Balcony Area: 7m<sup>2</sup>  
Storage Volume: 4.8m<sup>3</sup>

Planning - Living areas

The narrowness of dining areas to Units such as A201

Units provides a 4.2m width and meets ADG objective 4D-3. The overall length of the Lounge and Dining is 5.35m with 2.2m of this area allocated to dining and 3.15 is allocated to Lounge area.

Refer to updated Apartment typologies 820 series for amended furniture layouts.



2 Bed  
Type 03B  
Internal Area: 72m<sup>2</sup>  
Balcony Area: 10m<sup>2</sup>  
Storage Volume: 5.6m<sup>3</sup>

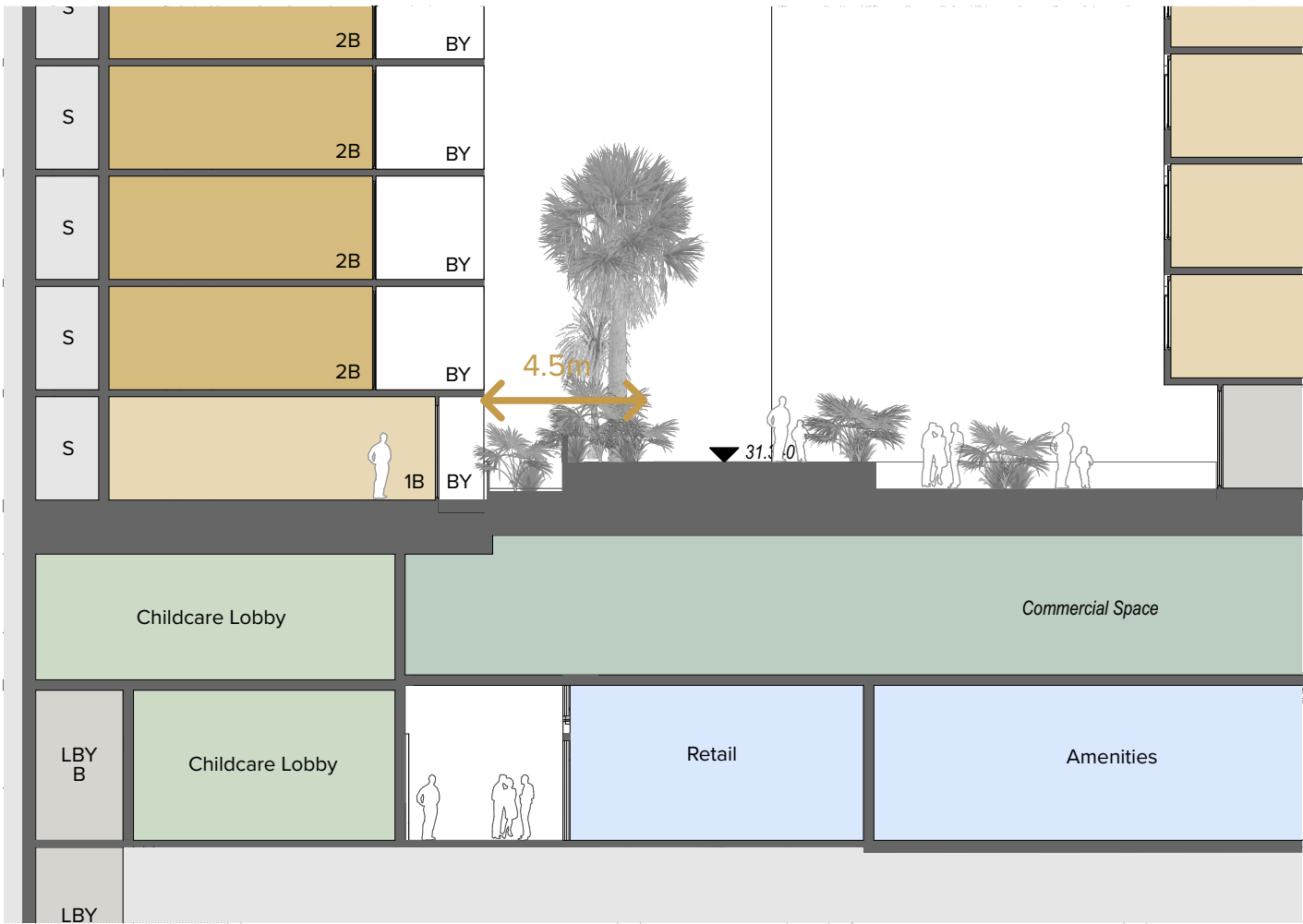
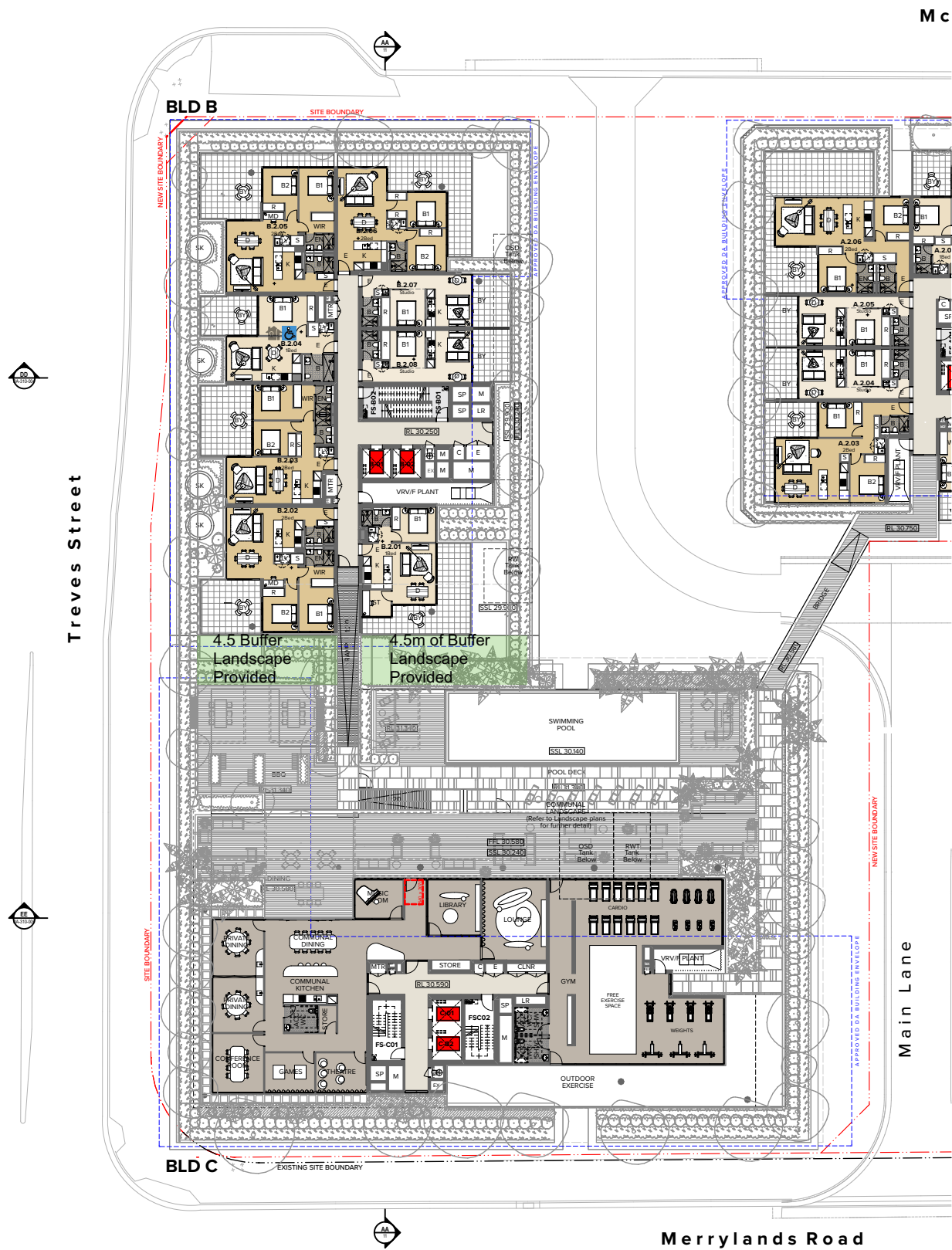
\* Review furniture placement in typologies to demonstrate a workable layout.

Where possible:
<ul style="list-style-type: none"><li>bathrooms and laundries should have an external openable window</li><li>main living spaces should be oriented toward the primary outlook and aspect and away from noise sources</li></ul>
<b>Objective 4D-3</b>
Apartment layouts are designed to accommodate a variety of household activities and needs
<b>Design criteria</b>
<ol style="list-style-type: none"><li>Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</li><li>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</li><li>Living rooms or combined living/dining rooms have a minimum width of:<ul style="list-style-type: none"><li>3.6m for studio and 1 bedroom apartments</li><li>4m for 2 and 3 bedroom apartments</li></ul></li><li>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</li></ol>
<b>Design guidance</b>
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas
All bedrooms allow a minimum length of 1.5m for robes
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high
Apartment layouts allow flexibility over time, design solutions may include:
<ul style="list-style-type: none"><li>dimensions that facilitate a variety of furniture arrangements and removal</li><li>spaces for a range of activities and privacy levels between different spaces within the apartment</li><li>dual master apartments</li><li>dual key apartments</li></ul> <p><i>Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments</i></p> <ul style="list-style-type: none"><li>room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))</li><li>efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms</li></ul>

Acoustic Issues

Acoustic issues for the beds of Units in Building B adjacent to the COS in Building B/C;

The proposal provides a 4.5m privacy and noise buffer between the apartments located in Building B and the Communal Open Space. Building B apartments are lower than the communal area providing additional privacy.

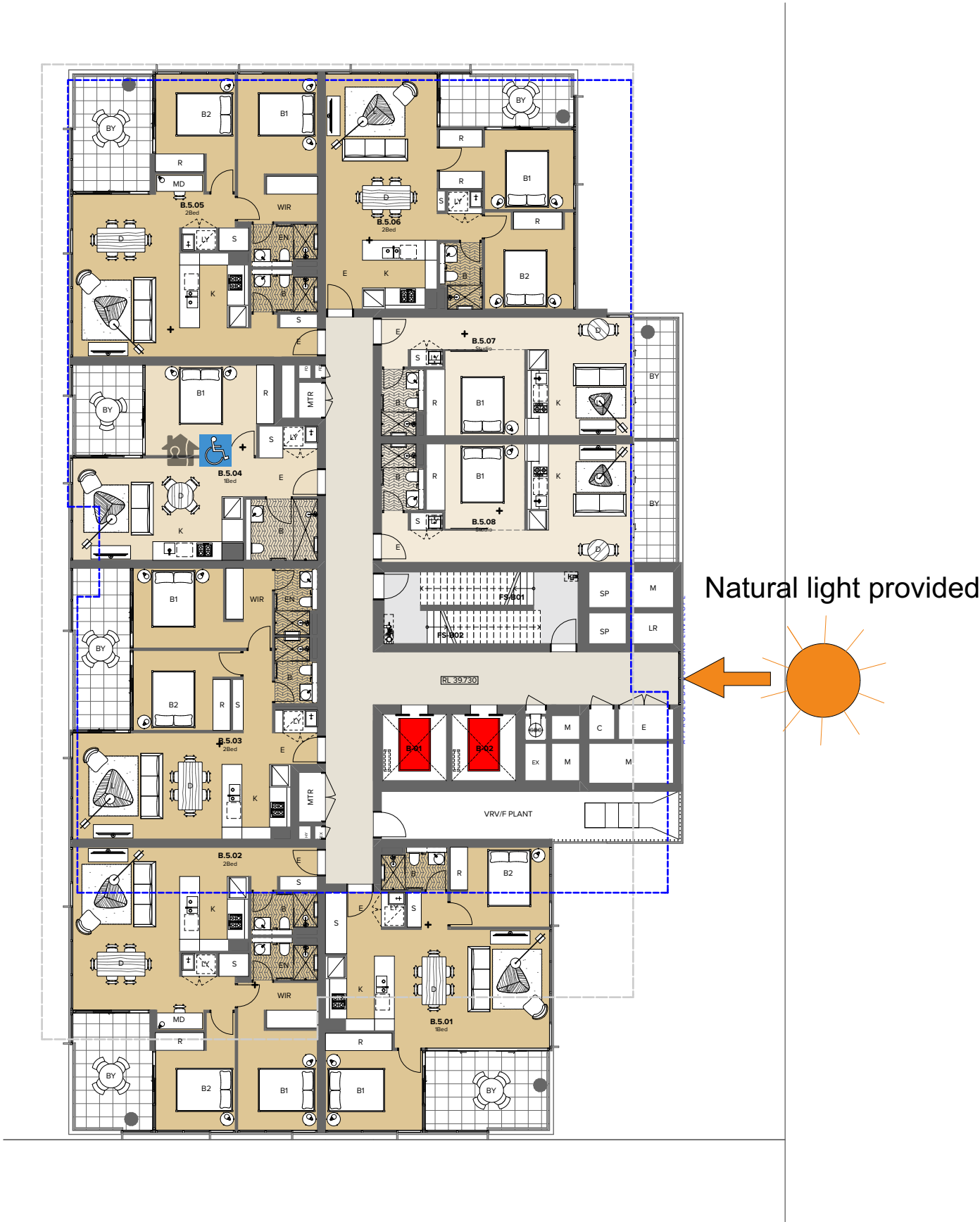




Building B

Building B appears to have no natural light to its circulation areas above the podium.

Natural Light has been provided to corridor

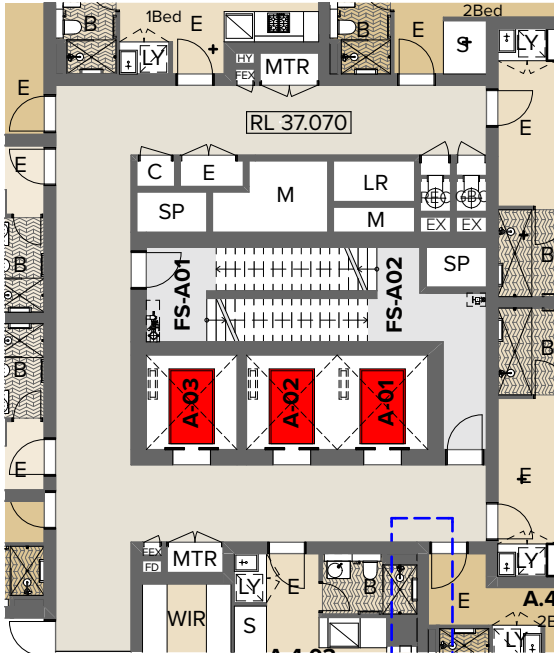




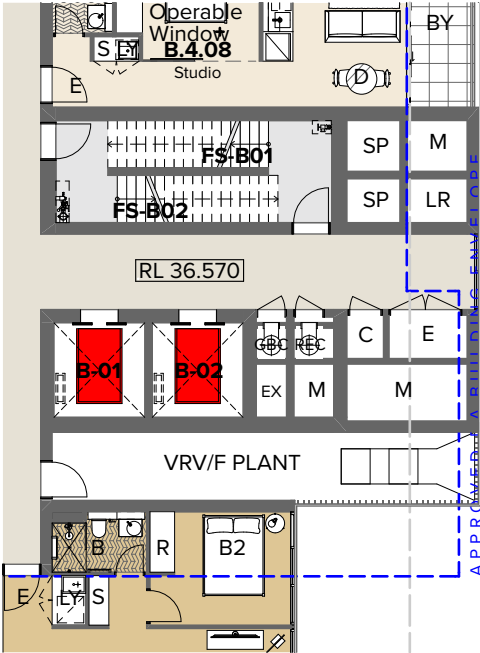
Waste

Separated Waste and Recycling Chute

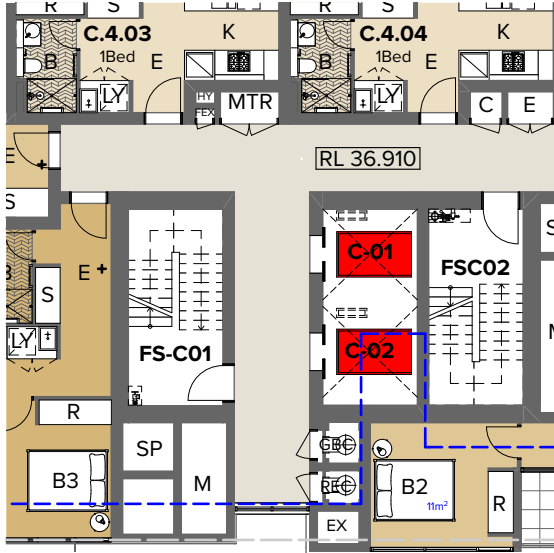
\* Separated garbage and recycling chutes provided



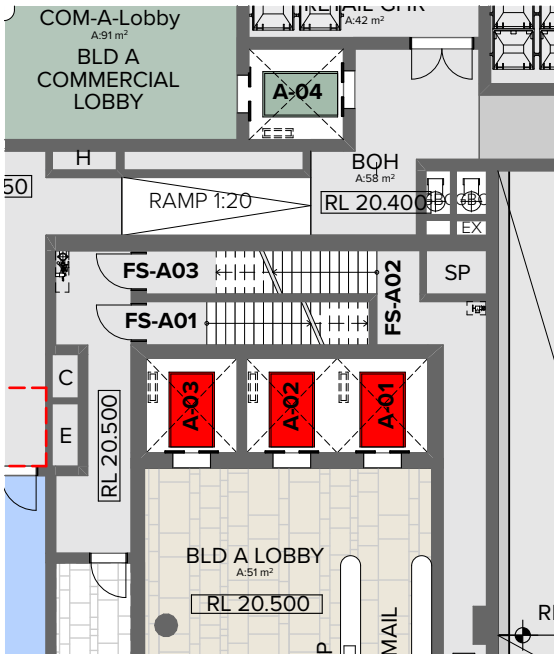
Typical Level



Typical Level

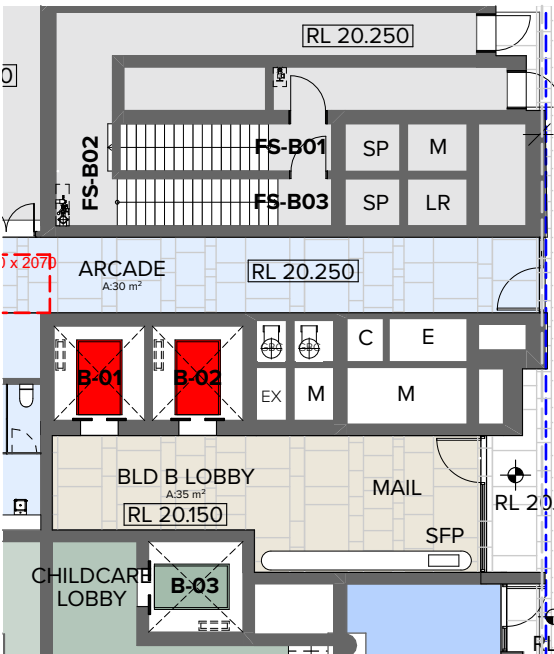


Typical Level



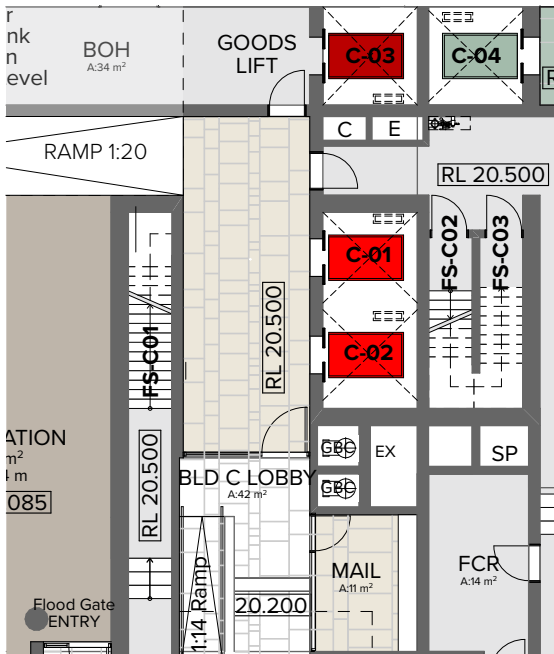
Ground Floor

Building A



Ground Floor

Building B



Ground Floor

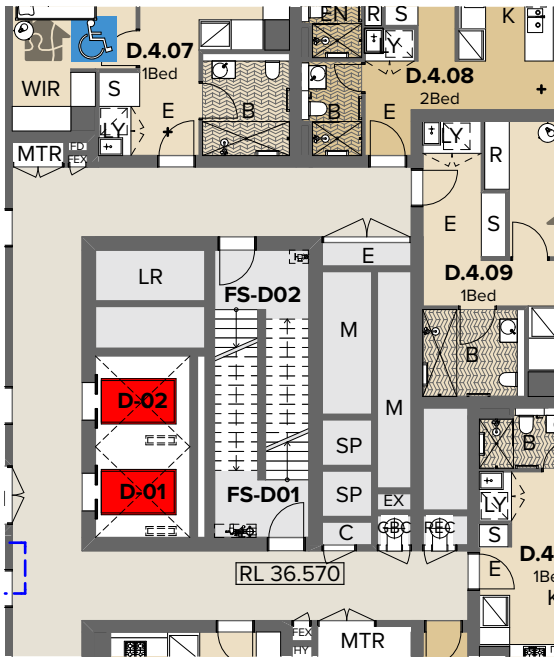
Building C



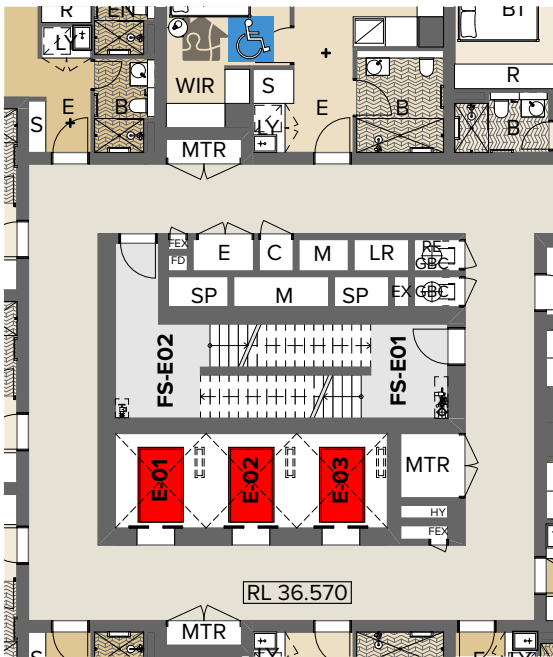
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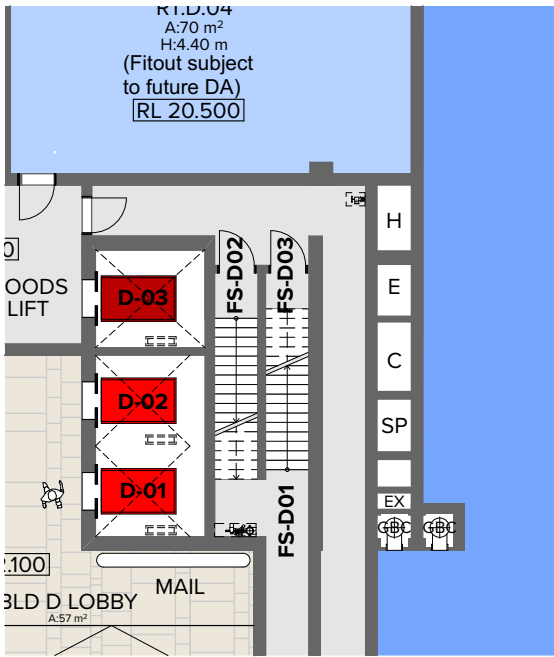
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Typical Level



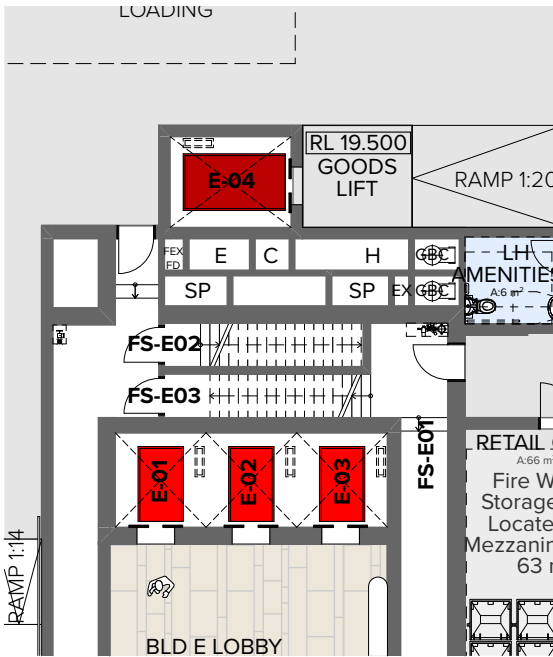
Typical Level



Ground Floor

Building D

Relocation of Garbage chutes and garbage room on Basement Level



Ground Floor

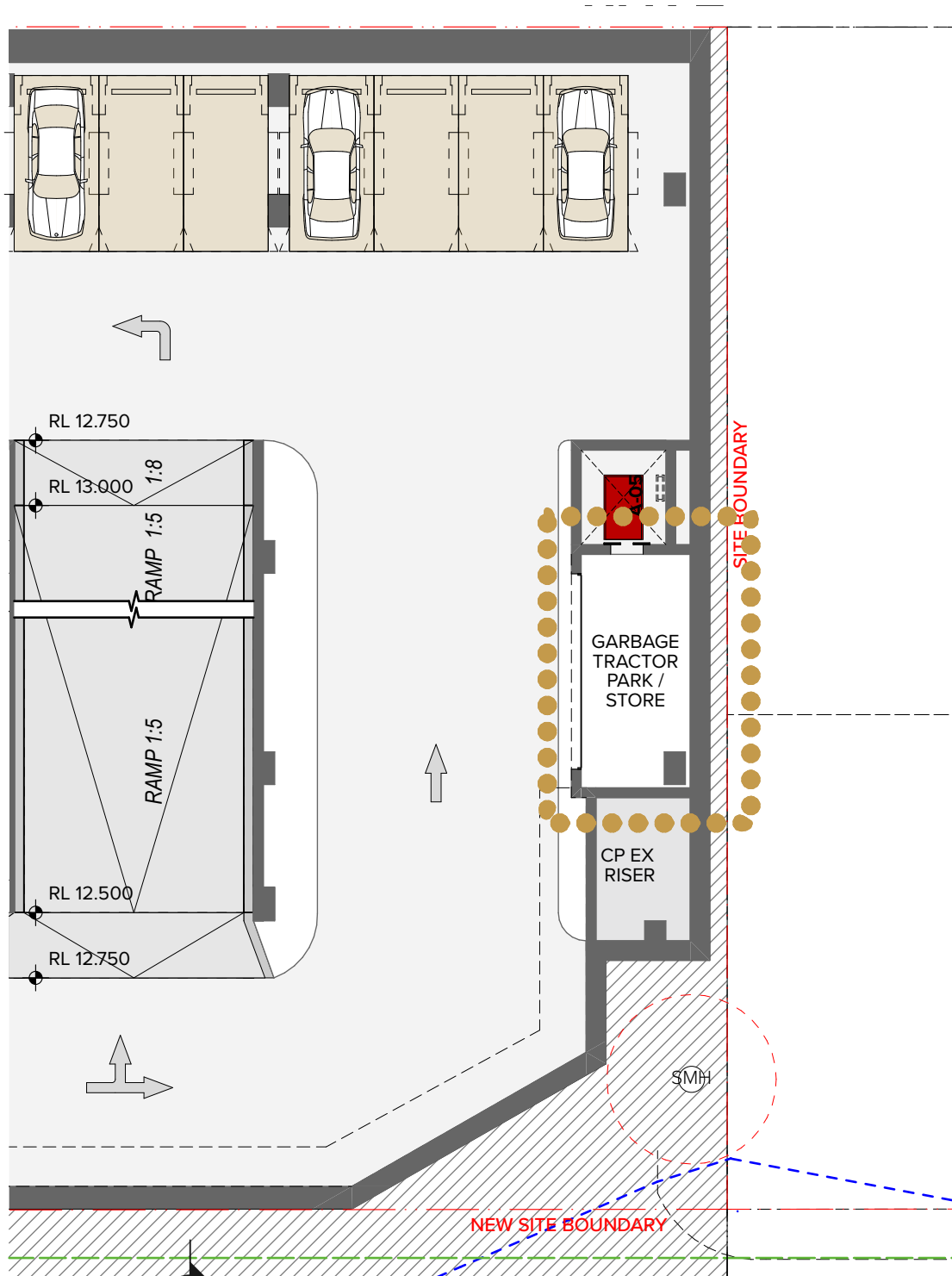
Building E



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The applicant needs to nominate a secure storage area for the bin tractor and other waste related equipment

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\* Garbage tractor park/ Store provided

