

The background image shows the exterior of the Club Marconi building. A large, semi-circular archway at the top features a crest with a globe and a star. Below the arch, the words "CLUB MARCONI" are written in large, bold, capital letters. The building has a modern, multi-story design with windows and balconies. The entire image is overlaid with a semi-transparent teal color.

**CLUB MARCONI**

# **CLUB MARCONI**

## **PROPOSED SENIORS HOUSING DESIGN PACKAGE**

PREPARED FOR

**CLUB MARCONI OF BOSSLEY PARK**

18 DECEMBER 2017  
FINAL REPORT

**A NEW SENIORS HOUSING  
PRECINCT, SET WITHIN A  
TRULY UNIQUE RECREATION  
AND SPORTING SETTING.  
THIS PRECINCT WILL  
BE HOME FOR A NEW  
COMMUNITY THAT IS  
REFLECTIVE OF THE AREA'S  
DIVERSE MULTI-CULTURAL  
IDENTITY.**

© Urbis 2017

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

[URBIS.COM.AU](http://URBIS.COM.AU)

**ARCADIA**  
LANDSCAPE ARCHITECTURE

**TEAM**  
ARCHITECTS

  
**RESTIFA & PARTNERS**  
Development Strategists • Project Managers

**CITY  
PLAN  
SERVICES**

**URBIS**



## PURPOSE OF THIS REPORT

Urbis has been engaged by Club Marconi of Bossley Park Social Recreation and Sporting Centre Limited to undertake an urban design study and investigate the future potential of the Club Marconi site.

This report has been prepared in collaboration with Team² Architects to inform the ideal location for a new Seniors Housing & Aged Care site.

Concurrent with this study, the project team collaborated to prepare a master plan for the overall site to enable the orderly and staged planning of the 20 year redevelopment journey that Club Marconi is undertaking.

The urban place analysis contained in this report outlines the context of the proposal, informed by site visits throughout the investigation process. It identifies the consolidated opportunities and challenges for the site to ensure alignment with the requirements for the senior housing and aged care living.

An options investigation was undertaken to test different overall siting strategies, scenarios and yields to inform the Club of the best direction moving forward.

This feedback was consolidated into the preferred master plan scheme, for which more detailed technical studies will be provided to support the development proposal and DA at a later stage.

## PROJECT TEAM

Restifa & Partners - Development Management

Team 2 Architects - Architecture

Urbis - Urban Design

Arcadia - Landscape Architecture

City Plan Services - Planning

# CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	PROJECT SUMMARY	4
1.2	SITE DESCRIPTION	4
<b>2.0</b>	<b>URBAN CONTEXT ANALYSIS</b>	<b>6</b>
2.1	EXISTING USES AND FACILITIES	6
2.2	STRATEGIC CONTEXT	8
2.3	SITE ACCESSIBILITY TO SERVICES & FACILITIES	10
2.4	TOPOGRAPHY AND SITE VISIBILITY	12
2.5	LANDSCAPE & PUBLIC DOMAIN INTERFACE	14
2.6	EXISTING AND SURROUNDING BUILT FORM	16
2.7	SITE ACCESS AND MOVEMENT	18
<b>3.0</b>	<b>MASTER PLAN</b>	<b>20</b>
3.1	LAYERED STRATEGIES	22
<b>4.0</b>	<b>DESIGN CONCEPT PACKAGE</b>	<b>30</b>
<b>5.0</b>	<b>CONCLUSION</b>	<b>31</b>

# 1.0 INTRODUCTION

**CLUB MARCONI PROVIDES SPORTING, ENTERTAINMENT, EDUCATIONAL AND SOCIAL FACILITIES FOR A COMMUNITY OF VARYING CULTURES AND ORIGINS. SINCE ITS INCEPTION, THE CLUB HAS CONTINUALLY EXTENDED AND TARGETED IT'S FACILITIES AND SERVICES TO A WIDER BRANCH OF DIVERSE CULTURES & AGE GROUPS.**

## 1.1 PROJECT SUMMARY

**Club Marconi of Bossley Park Social Recreation and Sporting Centre Limited (Club Marconi) has commenced a 20 year redevelopment journey to continue their investment in the community to provide a vibrant, recreational & entertainment destination for the long term future of the Club.**

The proposed redevelopment will occur through the lodgement of a master plan DA together with a DA submitted for a portion of the site for Seniors Housing Independent Living Units (ILUs).

## 1.2 SITE DESCRIPTION

Club Marconi is located at 121-133 Prairie Vale Road, Bossley Park and is bounded by Prairie Vale Road on the southern boundary and Restwell Road on the northern boundary. The western side of the site is bounded by low scale residential dwellings that front on to Holbrook Street. The eastern boundary is adjacent to Marconi Park, owned by Fairfield City Council and includes an area of E2 Environmental Conservation land towards the centre of the superblock. North of the E2 land sits the existing seniors living and aged care village for the South West Italian Australian Association (SWIAA) on 84-88 Restwell Rd, Bossley Park.

Existing development surrounding the site is typically homogeneous housing of 1-2 storeys with little variation in the landscape to provide visual markers.

### KEY FINDINGS

- The club is a large parcel of land under single ownership and is a key urban renewal opportunity site within the Bossley Park context



RESTWELL ROAD

HOLBROOK STREET

Proposed ILU Site

SWEETHAVEN ROAD

PRAIRIE VALE ROAD

# 2.0 URBAN CONTEXT ANALYSIS

## 2.1 EXISTING USES AND FACILITIES

The site measures approximately 12 hectares and contains the following uses:

- The two-storey Club building is located at the centre of the site and has a footprint of approximately 10,400 sq.m and a total floor area of approximately 18,500 sq.m
- The Marconi Stallions football pitch and stadium, located between the Club and Restwell Road
- Three full -sized football training pitches, as well as tennis courts and an indoor gym located to the west of the Club building
- An access road which runs along the eastern boundary of the site between Restwell Road and Prairie Vale Road
- A large two-level car parking structure located between the Club and the access road. The parking also wraps around the southern edge of the Club building fronting Prairie Vale Road.
- The Kinder Garden is a 39-space child care centre.
- The Club also leases two additional sports pitches from Fairfield City Council which are located on the eastern side of the access road.

Land uses surrounding the site include the following:

- Low density suburban housing to the north, south and west
- The Council-owned sports pitches as well as the South West Italian Australian Association ('Seniors Living and Aged Care') retirement village located to the east.

### KEY FINDINGS

- The club is an important facility servicing the local community



Picture 1 Marconi Stadium



Picture 2 Marconi Gym



Picture 3 Function & Even Space



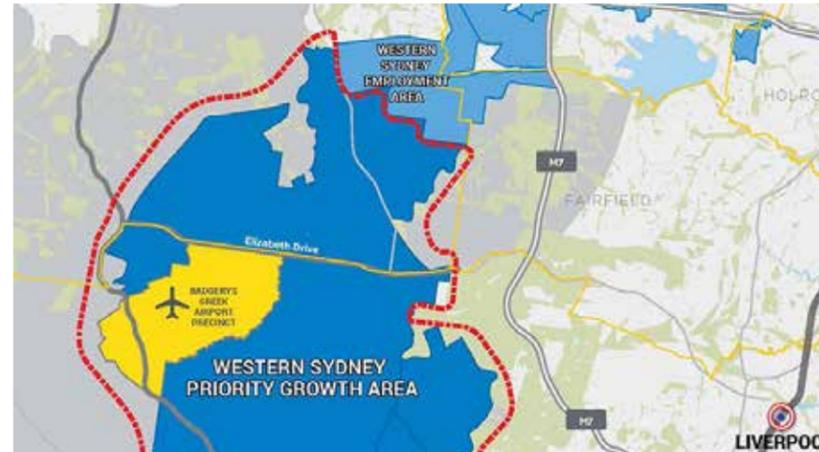
Figure 1 Existing Site Uses

## 2.2 STRATEGIC CONTEXT

Club Marconi is approximately 30 kilometres west of the Sydney CBD and 10km north-west of Liverpool CBD. It is situated within the Fairfield LGA and the north-western extent of the South-West District which is envisioned to transform in the next 20 years.

Club Marconi is close to the following employment hubs, infrastructure, services and amenities:

- Western Sydney Priority Growth Area is less than 10km from the site;
- Sydney's Second Airport at Badgerys Creek is located approximately 14km or 15 minutes drive. The airport is expected to be completed by 2026 and will be a major international gateway to Sydney.
- Fairfield Train Station is 8.5 km away and 15 minutes drive. It services 2 train lines which are the Inner West & South Line (T2) and the Cumberland Line (T5). It takes 45 minutes of commute time to Sydney CBD.
- Liverpool Strategic Centre is located 10 km or 20 minutes drive. It is the business and commercial hub in Liverpool. It leads the retail role in South West of Sydney. Liverpool is one of Sydney's major medical precincts based around Liverpool Hospital, the revitalised public parks and institutions such as Liverpool Courthouse, the Liverpool TAFE, Western Sydney University and the University of Wollongong.
- Western Sydney Parklands is immediately 1km west of the site. The 5280 hectares parkland stretches 27 kilometres from Blacktown in the north to Leppington in the south. It is a regionally significant amenity and with active recreational links stretching from South Creek to Liverpool.



Picture 4 Western Sydney Priority Growth Area Plan by DPE



Picture 5 Vision for Badgerys Creek Airport as Sydney's Second Airport



Picture 6 Vision for Fairfield Metro Station



Picture 7 Liverpool Strategic Centre Plan by City of Liverpool



Picture 8 The Dairy as the closest access to Western Sydney Parkland from the site

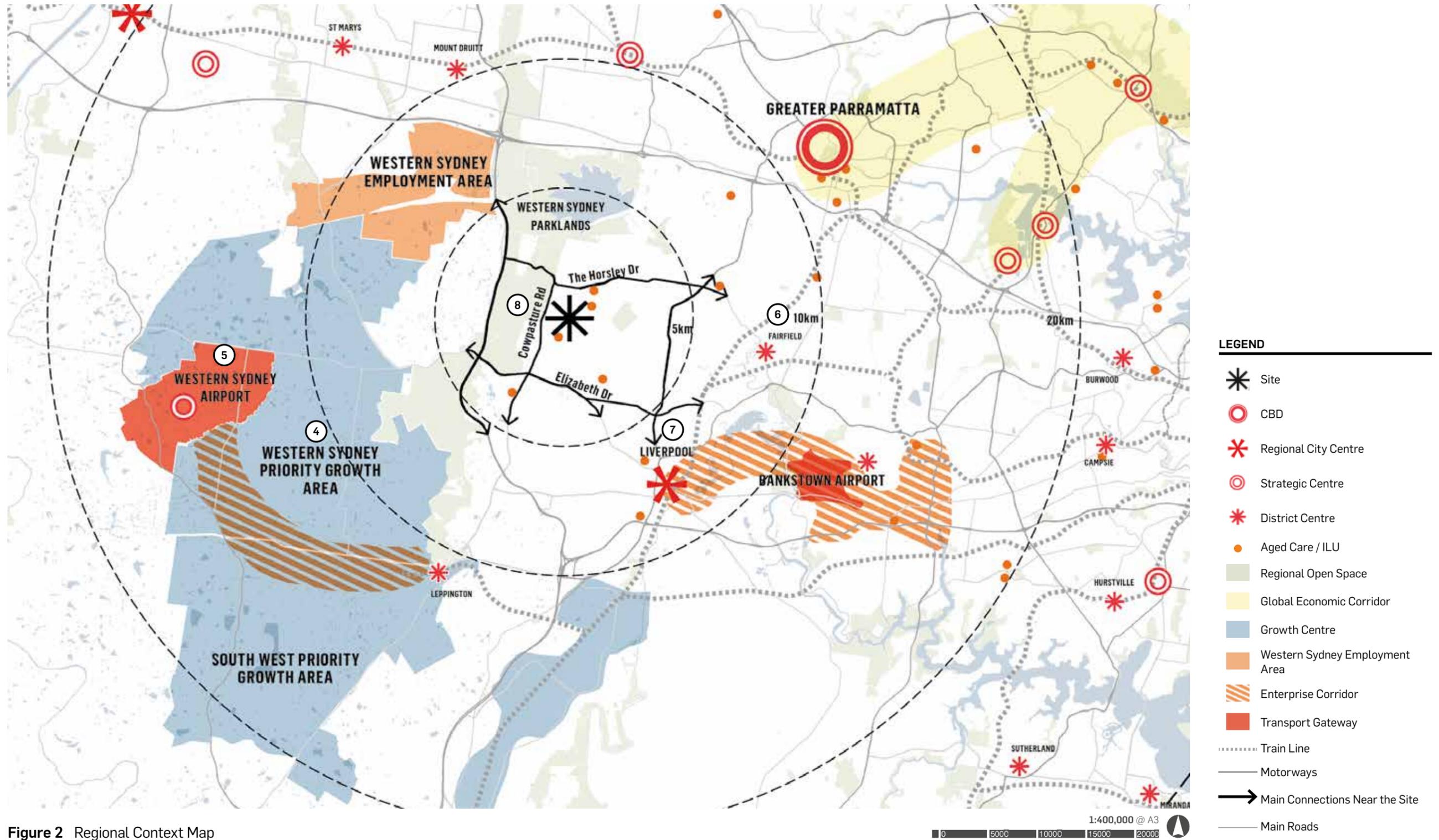


Figure 2 Regional Context Map

## 2.3 SITE ACCESSIBILITY TO SERVICES & FACILITIES

Seniors housing is required to be accessible to services and facilities under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 as follows:

1. Access to retail and commercial services, community facilities and medical services must be demonstrated to be within 400 m of the development and along accessible pathway gradients; or
2. Access to public transport is situated within 400 m from the development and the distance is accessible by means of a suitable access pathway; and
3. Public transport must take those residents to a place that is located at a distance of not more than 400 m from the above facilities and services and must be available both to and from the development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive); and
4. The gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services must be appropriate in terms of accessible design.

The site is close to the following key services and amenities:

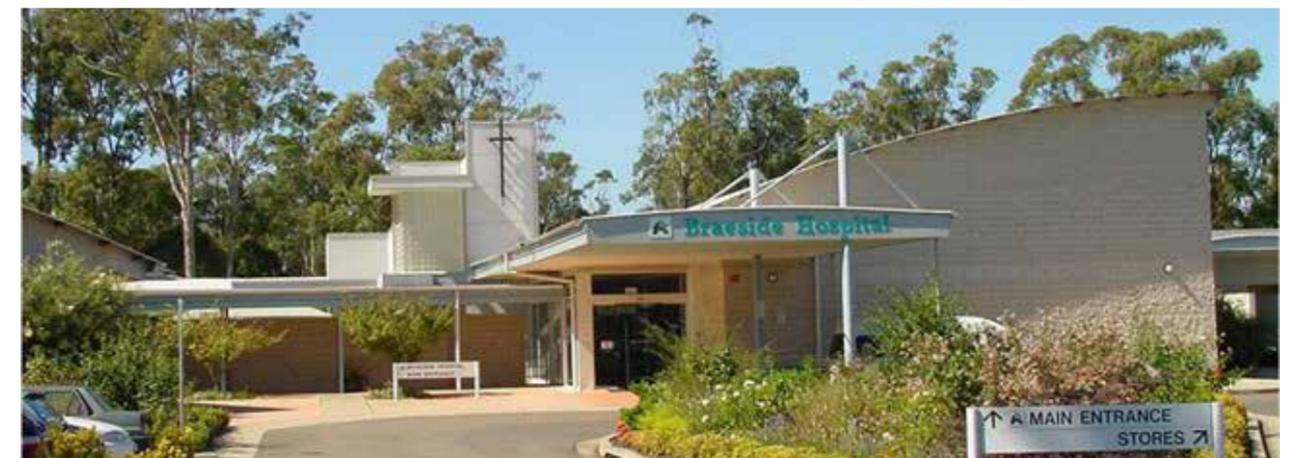
- Stockland Shopping Centre and the Prairiewood T-way Station is 1.5 km east and less than 3 minutes drive.
- Greenfield Shopping Centre is 1.5 km south-east and less than 3 minutes drive or 20 minutes walk.
- Western Sydney Parkland is 1 km immediately west of the site which is approximately 14 minutes walk, 5 minutes cycle or 2 minutes drive
- Braeside Hospital and Fairfield Hospital is located approximately 2 minutes drive east of the site
- A number of open spaces are also close to the site, specifically,
  - Marconi Park immediate east of the site of which the Club leases two additional sports pitches from Fairfield City Council;
  - Orphan School Creek
- As an integrated regional recreation & entertainment hub, Club Marconi offers a vast array of dining, leisure and recreational facilities, including recreation and sporting clubs, convention facilities, restaurants and Lifestyle Centre. Additionally it caters for a wide range of events, from small parties to large celebrations or corporate events from team meetings to large exhibitions.
- There is an existing bus stop servicing the 817 route to Fairfield that is located on Prairie Vale Road. The stop is directly accessible from the site which is approximately 220 m walking distance. A sheltered, level grade pedestrian path along the eastern side of the Club Marconi building connects Restwell Road and Prairie Vale Road.
- The 817 bus route provides regular service Monday to Friday, running every 20 minutes and a service running every 30 minutes on weekends and public holidays.

### KEY FINDINGS

- The club is set within a recreational and entertainment facility and is also close to services and facilities.



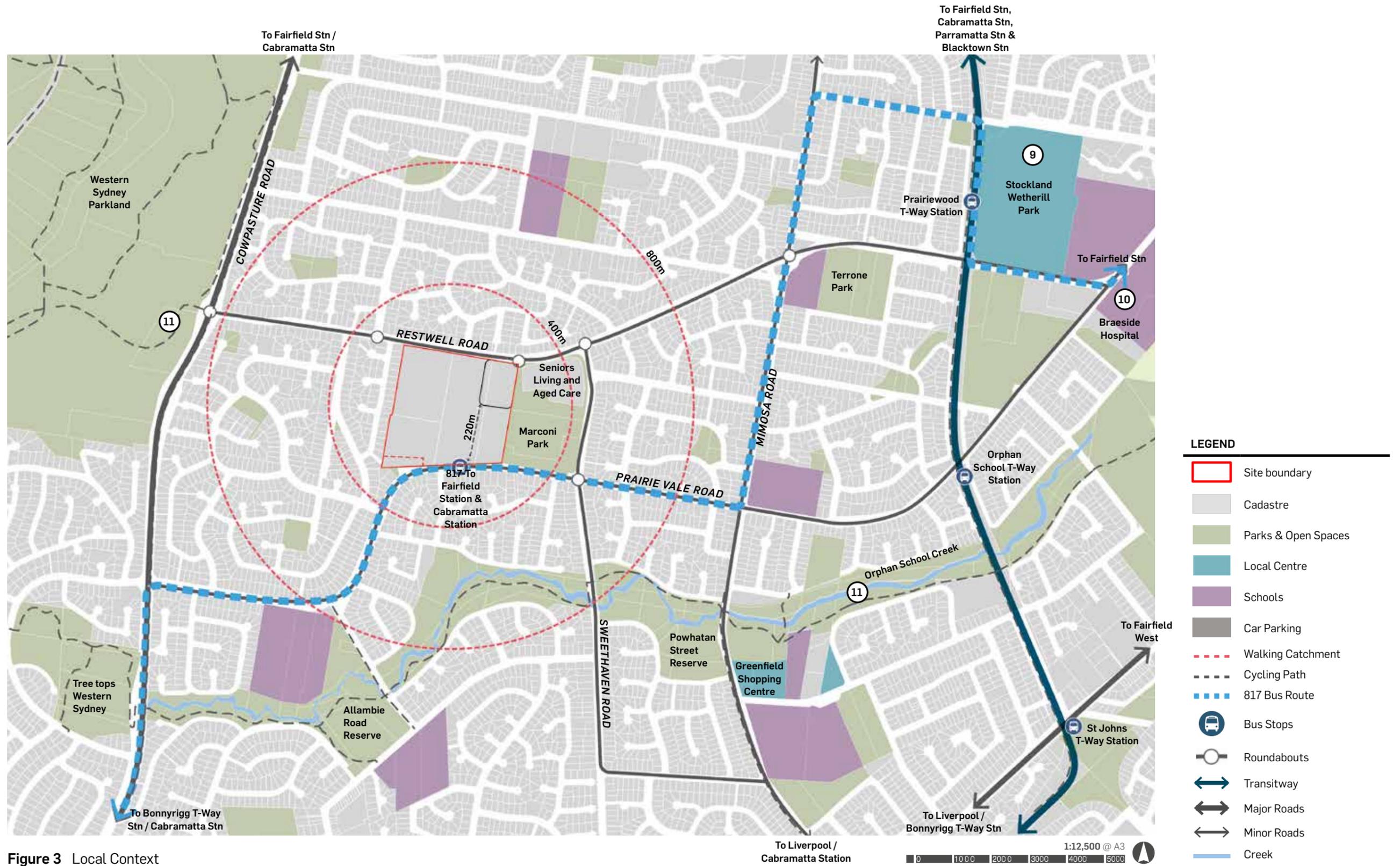
Picture 9 Stockland Wetherhill Park Shopping Centre



Picture 10 Braeside Hospital



Picture 11 Western Sydney Parkland & Orphan School Creek Greenlink



## 2.4 TOPOGRAPHY AND SITE VISIBILITY

The site and its immediate surrounds are relatively level terrain and framed to the north-west by hilly topography demarcated by the Western Sydney Parkland.

Additional observations include:

- The site is relatively visible from the higher landform north-west of the site;
- The land slopes southwards to Orphan School Creek, located approximately 400 m south of the site;
- The site sits on a flat plateau with level changes clearly visible on the western and southern interfaces.
- A level change between the Club Marconi site and Marconi Park including the E2 zoned land is demarcated by the two-level surface carpark that dominates the eastern boundary of the site.
- The perimeter of Club Marconi is general level in gradient providing sufficient and comfortable walking environment for people with wheelchair and walkers

### KEY FINDINGS

- The site has some visibility from ridgelines to the west north-west with little visual demarcation of the site due to the homogeneity of the heights and surrounding heights.



Picture 13 View to the club from west of Restwell Road



Picture 14 View towards the club from north of Garrison Road



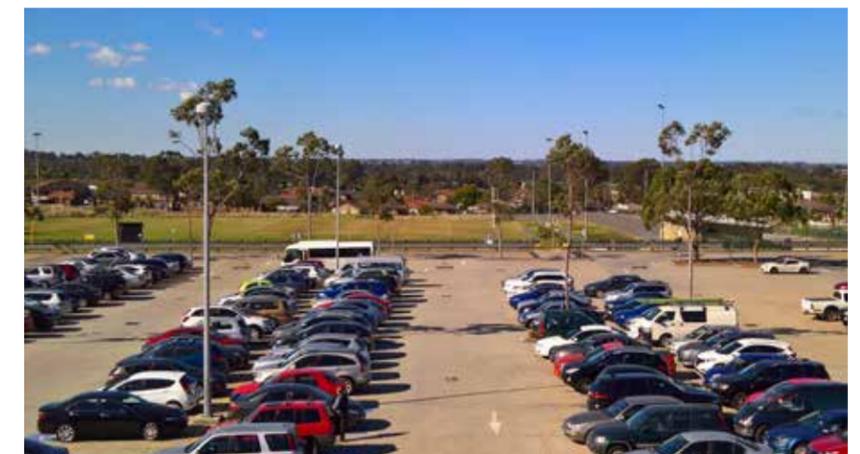
Picture 15 View towards the club from west of Candlewood Street



Picture 16 Embankment area along Prairie Vale Road



Picture 17 Level change interfacing between the Club Marconi carparks and Marconi Park



Picture 18 View eastwards to carpark and Marconi Park

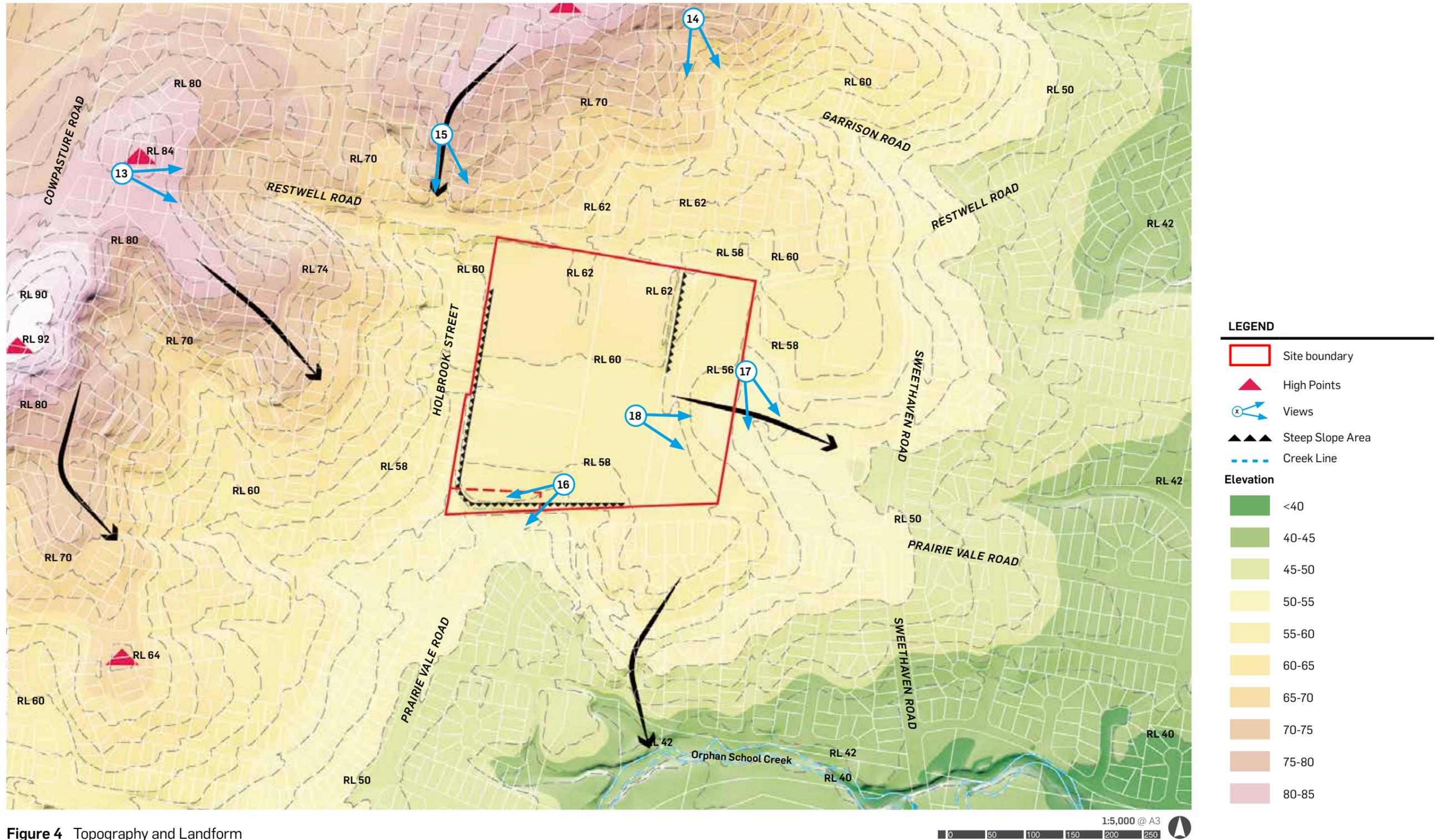


Figure 4 Topography and Landform

## 2.5 LANDSCAPE & PUBLIC DOMAIN INTERFACE

A significant portion of the site accommodates recreational and sporting facilities associated with Club Marconi which characterises the site. Additional observations include:

- There is limited high-value landscape features on the site but there are clusters of mature trees close to the existing child-care facility;
- The approach to the Club Marconi entrance is dominated by surface car parking;
- Towards the east is the Council owned Marconi Park along with a stand of high quality vegetation in the E2 Environmental Conservation area;
- On the northern interface, Restwell Road comprises a two/three-lane, 22m wide road reserve. Street planting is scant and scattered however, there is a stand of moderately mature trees fronting the surface carpark which are to be retained for shading and amenity;
- The row of existing houses opposite the surface carpark is elevated and do not address Restwell Road and are serviced via an access drive connecting Tea Tree Place and Salt Brush Place. Additionally, these dwellings are elevated and are demarcated by high fences that front Restwell Road (Picture 19);
- The interface areas on the western boundary have been altered and there is a considerable level change between the sporting fields and the dwellings fronting Holbrook Street;
- There is also a significant level change on the south-western boundary fronting Prairie Vale Road, sloping up towards the practice field of Club Marconi;
- The level change between the surface carpark (2-levels in part) on the eastern boundary to Marconi Park and Seniors Living and Aged Care;
- The area possesses a high amount of open space that have low passive surveillance opportunities due to these uses dominating the perimeter of the site;
- The primary sporting facilities that are important to the community and the club is the stadium and two main soccer fields which may limit the opportunity for the site to expand in these locations.

### KEY FINDINGS

- The site is located within a recreational and parkland setting with limited passive surveillance opportunities at the perimeter of the site.
- The stadium and two main soccer fields is important for the Club and the community and expansion to these areas may be limited



**Picture 19** Dwellings on Restwell Road do not address the street and are demarcated by high fences



**Picture 20** Extensive hard surface-area of existing carpark with limited shading or relief for pedestrians.



**Picture 21** Mature trees along Prairie Vale Road



**Picture 22** Conservation area on the eastern boundary of the site provides good amenity for residents in the area



**Picture 23** Area with mature trees constrained by the interface between the back of house, and servicing for Club Marconi



**Picture 24** Treed boulevard between the Club & the eastern side of the gym & childcare centre provides good quality streetscape at human scale



## 2.6 EXISTING AND SURROUNDING BUILT FORM

- Existing development surrounding the site are typically low density housing comprising of single dwellings of 1-2 storeys.
- The Club is a sprawling two to three level building located at the centre of the site.
- The main building is a sprawling complex which has been altered and added to incrementally over time. This is evident in its external interfaces as well as the resulting internal configuration, inefficient internal movement experience and a disorientating lack of intrinsic way-finding.
- Existing built form of the club is largely homogeneous with little variation for the viewer. There is a lack of variable building heights to communicate a marker or place in the distance.

### KEY FINDINGS

- The building main building on site is sprawling and reflects the homogeneous built form character of the area.
- Given the importance of Club Marconi facilities in the area as well as its large land holding set within a parkland setting, a visual marker that can be seen from the distance would be acceptable built form response
- Future urban renewal should consider a variety of building heights, with taller elements toward the centre of the site where it will have minimum visual and solar impacts.



Picture 25 Club Marconi built form



Picture 27 2-3 storey single dwellings along Prairie Vale Rd on the south boundary of the site



Picture 29 1-2 storey Senior Housing 'Seniors Living and Aged Care' on the north-east boundary of the site



Picture 26 2 storey single dwellings along Restwell St on the western boundary of the site



Picture 28 1-2 storey single dwellings fronting Holbrook St on the western boundary



Picture 30 2-3 storey single dwellings along Restwell Rd and beyond

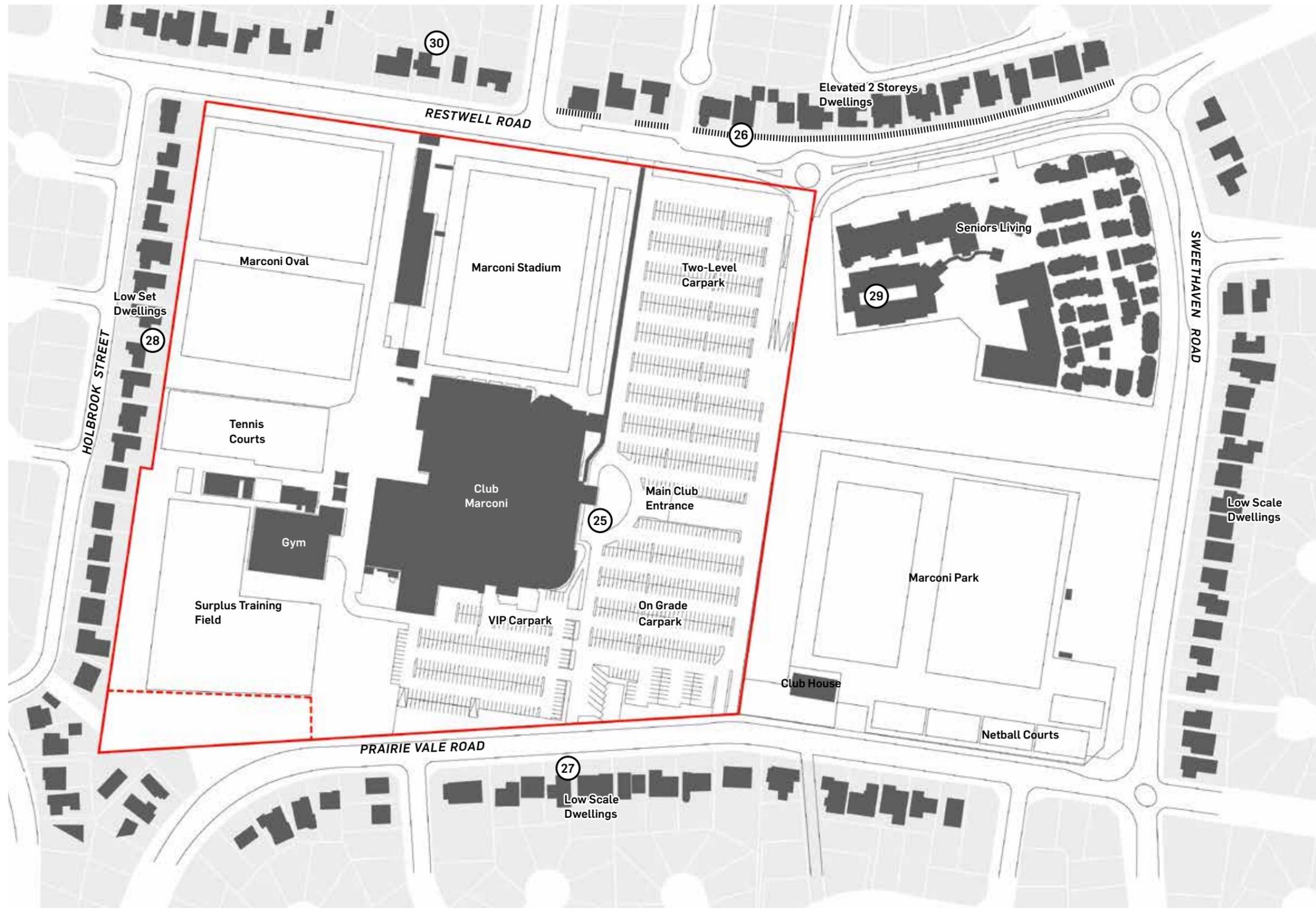


Figure 6 Surrounding Built Form



**LEGEND**

- Site boundary
- Building Footprint
- Side & Rear Street Interfacing lots

## 2.7 SITE ACCESS AND MOVEMENT

The site's main address is from Prairie Vale Road and is accessed from the eastern most entry of the site, bounding Marconi Park. This entry point comprises two lanes of entry travelling north and two exit lanes with either an east or west directional point of travel. Other points of access include:

- Two alternative points east from the main entry at Prairie Vale Road aligning on the old road which previously bisected the site north-south along the frontage of the Marconi Club building. These points of entry/exit are fenced and signposted "No Entry";
- Access and exiting from Restwell Road on the eastern boundary, adjacent the 'Seniors Living and Aged Care' retirement village provides ramp access to two-levels of surface carparking;
- An exit ramp down to Restwell Road on the western section of the two-level carpark next to Marconi Stadium;
- Adjacent to this exit ramp within Marconi Stadium is a small entry way and hardstand for emergency vehicles;
- Service entry for trucks and loading behind the grandstand between Marconi Stadium and Marconi Oval enables access to the Marconi Club loading area as well as the child care centre at the centre of the site;
- There is an existing bus stop servicing the 817 route to Fairfield that is located on Prairie Vale Road. The stop is directly accessible from the site which is approximately 220 m walking distance. A sheltered, level grade pedestrian path along the eastern side of the Club Marconi building connects Restwell Road and Prairie Vale Road.
- The 817 bus route provides regular service Monday to Friday, running every 20 minutes and a service running every 30 minutes on weekends and public holidays.
- Key issues include clear way-finding and pedestrian routes to and through the site

### KEY FINDINGS

- There is opportunity to improve the way-finding and pedestrian routes to and through the site.
- Access to the bus stop on Prairie Vale Road is sheltered and level, providing a safe walking route from Restwell Road via the eastern frontage of Club Marconi.



Picture 31 View towards main entrance from Prairie Vale Road



Picture 32 Access to multi-level carpark from Restwell Road



Picture 33 Pedestrian conflict to multi-level carpark on Restwell Road



Picture 34 Roundabout on Restwell Road with vehicular entrance to the left



Picture 35 Bustop for 817 bus on Prairie Vale Road



Picture 36 Sheltered pedestrian access from Restwell Road and Prairie Vale Road

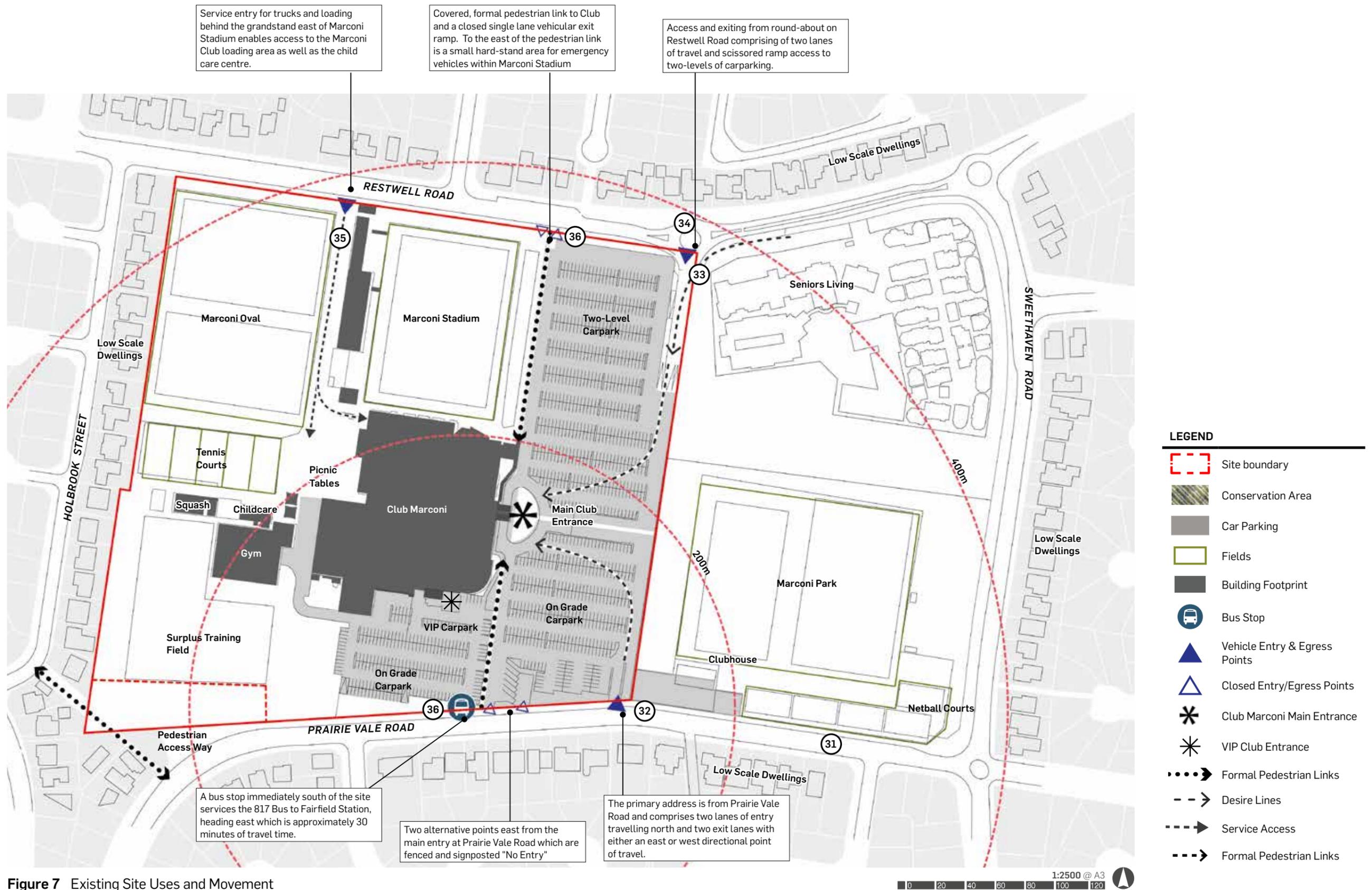


Figure 7 Existing Site Uses and Movement



# 3.0 MASTER PLAN

## VISION

**This significant site is managed and owned under a single entity, making it agile and responsive to the changing needs of the community. Club Marconi continually evolves to act for the community to provide a vibrant, recreational & entertainment destination for the long term future of the Club.**

Club Marconi's vision is to create an integrated development consisting of a high quality seniors housing precinct organised around the amenity of Club Marconi, set on 31 acres of parkland and playing fields, a lively entertainment venue, sporting and community centred facilities and services.

The proposed redevelopment will occur through the lodgement of a master plan DA together with a DA submitted for a portion of the site for Seniors Housing Independent Living Units (ILUs).

The master plan proposes an enhanced pedestrian experience with boulevard planting along the western side of Club Marconi in order to create a sense of arrival. This re-emphasises the connection between Restwell Road and Prairie Vale Road as well as providing a legible north-south spine with direct access to facilities and transport links such as the bus stop on Restwell Road, directly outside of the precinct.

Pedestrian paths around and through the precinct will provide safe, level access for seniors and people with a disability, the master plan ensures that this will be accommodated by way of ramps and vertical circulation .

Five high quality seniors living residential blocks of approximately 150 units are to be located off this central spine. It will have a clear street address, drop off, and frontage to Restwell Road. It will be co-located with the existing seniors living and aged care facility for the South West Italian Australian Association (SWIAA) with potential connections between the precincts identified.

The new ILU precinct is composed of three storeys to address the Restwell Road with an increase to seven storeys towards the centre and south-east of the ILU site to provide built form transition. The unit blocks are positioned around a centralised communal courtyard with a variety of programmed spaces to deliver an active, connected and healthy environment for the residents.



**SITUATED ON THIRTY ONE ACRES OF PARKLAND AND PLAYING FIELDS AT BOSSLEY PARK, IN THE MIDST OF SYDNEY'S RAPIDLY EXPANDING WESTERN SUBURBS. CLUB MARCONI IS AN OASIS FOR ENTERTAINMENT, LEISURE AND SPORT FOR THE SURROUNDING COMMUNITY.**



## 3.1 LAYERED STRATEGIES

The master plan vision is underpinned by a series of high level overarching strategies that considers the character of the site and broader context of the study area. The strategies have been developed and organised based on key elements of the master plan vision.

1. Access and Movement
2. Land Use
3. Landscape and Open Space
4. Built Form and Height
5. Staging and Future Development

### ACCESS AND MOVEMENT

The following access and movement strategy incorporates consideration of vehicular, servicing and pedestrian movements. Key aspects of this strategy include:

- The dedicated vehicular access point for the ILU precinct via Restwell Road, located at the existing ramp east of Marconi Stadium.
- A separate entry for Club Marconi is retained via the vehicular access point east of the ILU Precinct, via the roundabout entry on Restwell Road.
- The ILU entrance and lobby fronts Restwell Road, providing a legible address and frontage to the street.
- A drop-off located at the main entrance of the new ILU ensures limited pedestrian/vehicular conflict at the roundabout east of the ILU precinct and west of the SWIAA.
- The north-south pedestrian axis along the western side of the ILU precinct will be emphasised with tree planting to provide a legible pedestrian connection between Restwell Road and Prairie Vale Road.
- This pedestrian spine will provide a comfortable and level walking environment for residents and visitors and provides good access to the bus stop on Prairie Vale Road
- Car parking to service the new ILU precinct provides approximately 144 spaces. It is incorporated within the ILU 'podium' with units sleeving the podium to ensure good building address, passive surveillance and safety.
- Transport options to improve mobility and connectivity for residents includes a dedicated shuttle bus service provided by Club Marconi which will be readily available for use by residents.
- The potential for the Club to accommodate a quantum of spaces for share-car services for the use of residents and guests.

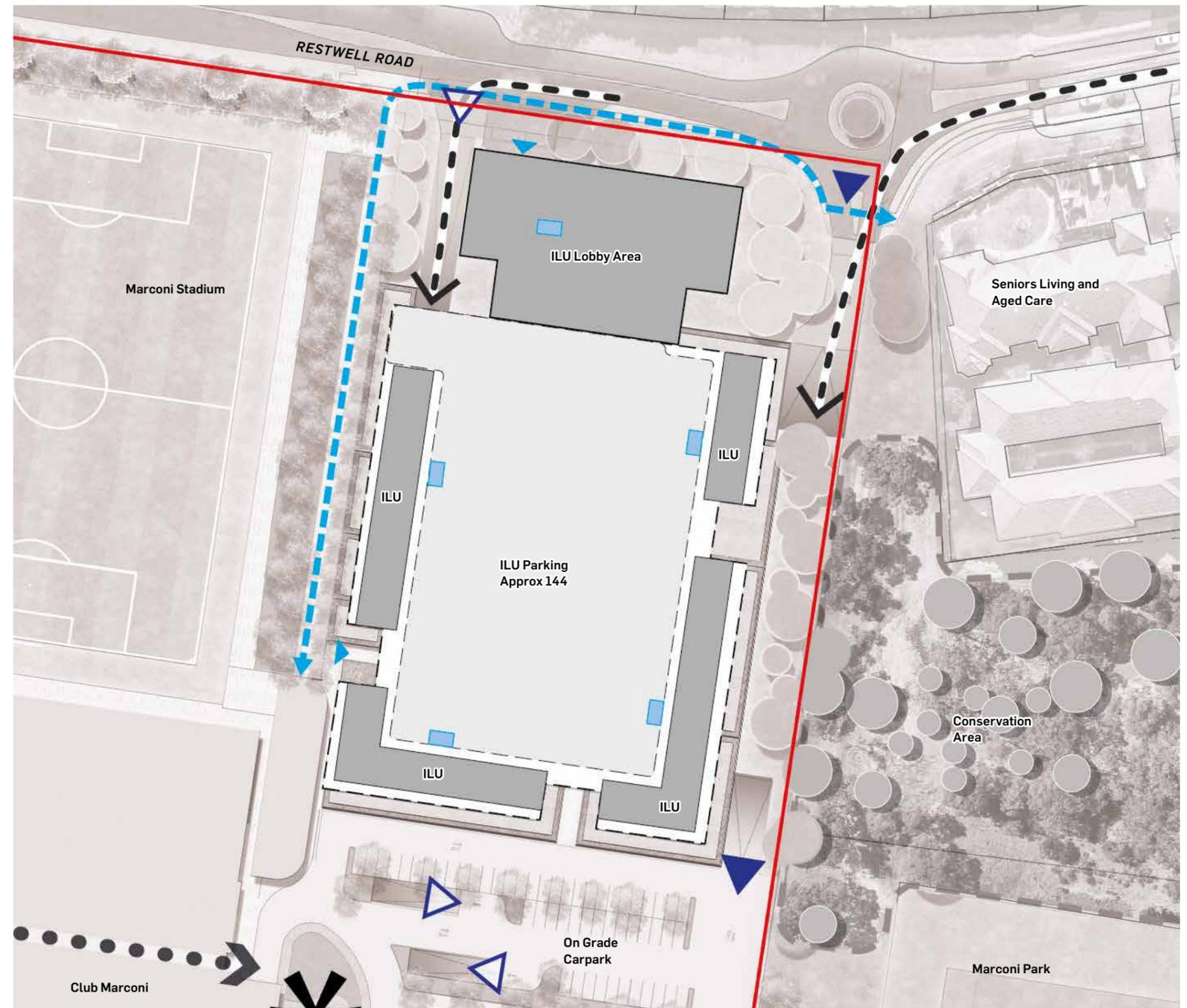
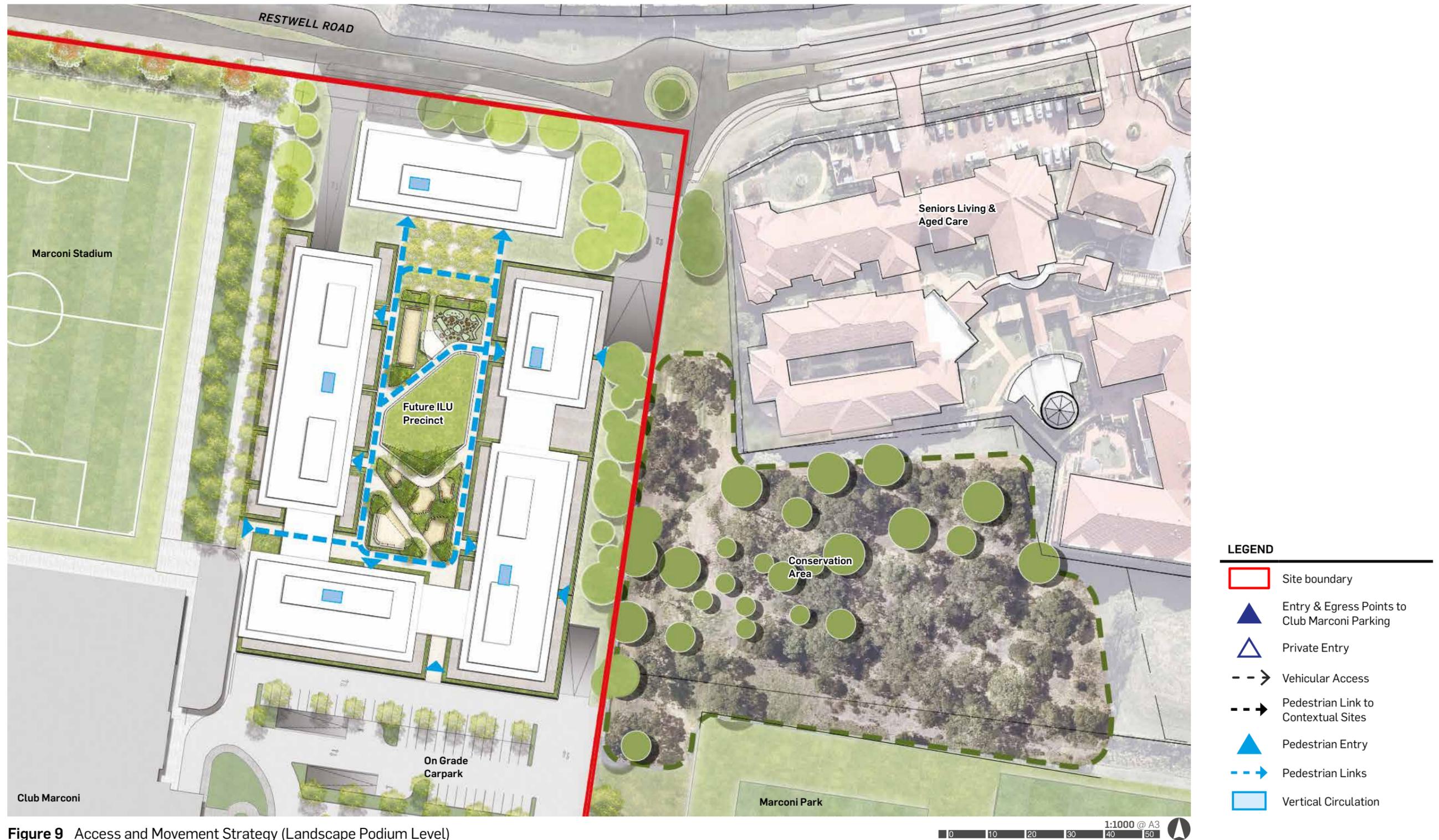


Figure 8 Access and Movement Strategy - ILU Car Parking Level.



**Figure 9** Access and Movement Strategy (Landscape Podium Level)

## LAND USE

The scheme proposes a legible Seniors Housing Precinct proposed on the northern portion of the site ensures that:

- It is co-locate with the existing SWIAA seniors housing village on Restwell Road and Sweethaven Road;
- It will be set within a significant recreation setting, providing good amenity, activity and connection with a larger community;
- Provide a built form transition for the adjacent low density dwellings on Restwell Road. The proposed seniors living site is to accommodate 150 new ILUs;
- Club Precinct is the key focus of the site with planned internal refurbishments underway. The long term future of this existing footprint includes new conference spaces connected to existing club function spaces and facilities; and
- The Sporting & Recreational Landscape Precinct is centred around the specific functions of Marconi Stadium to north-west of the site and the of Marconi Park towards the south-west. Within this precinct is a future site that accommodates a car parking structure, located to the south-west portion of the site. There are also opportunities for future expansion of existing gym and childcare facilities with possible aquatic centre, larger gym etc.

## Building Heights

The development respects the local character of the area, and provide a transitions from three storeys fronting Restwell Road to six-eight storeys toward the centre of the site.



**Picture 37** 'Oceangrove' example of Seniors Living Village at Dee Why, NSW.



**Picture 38** Penrith Panthers example of proposed seniors living precinct



**Picture 39** Westmead by Aveo, example of an Integrated Independent Living Units

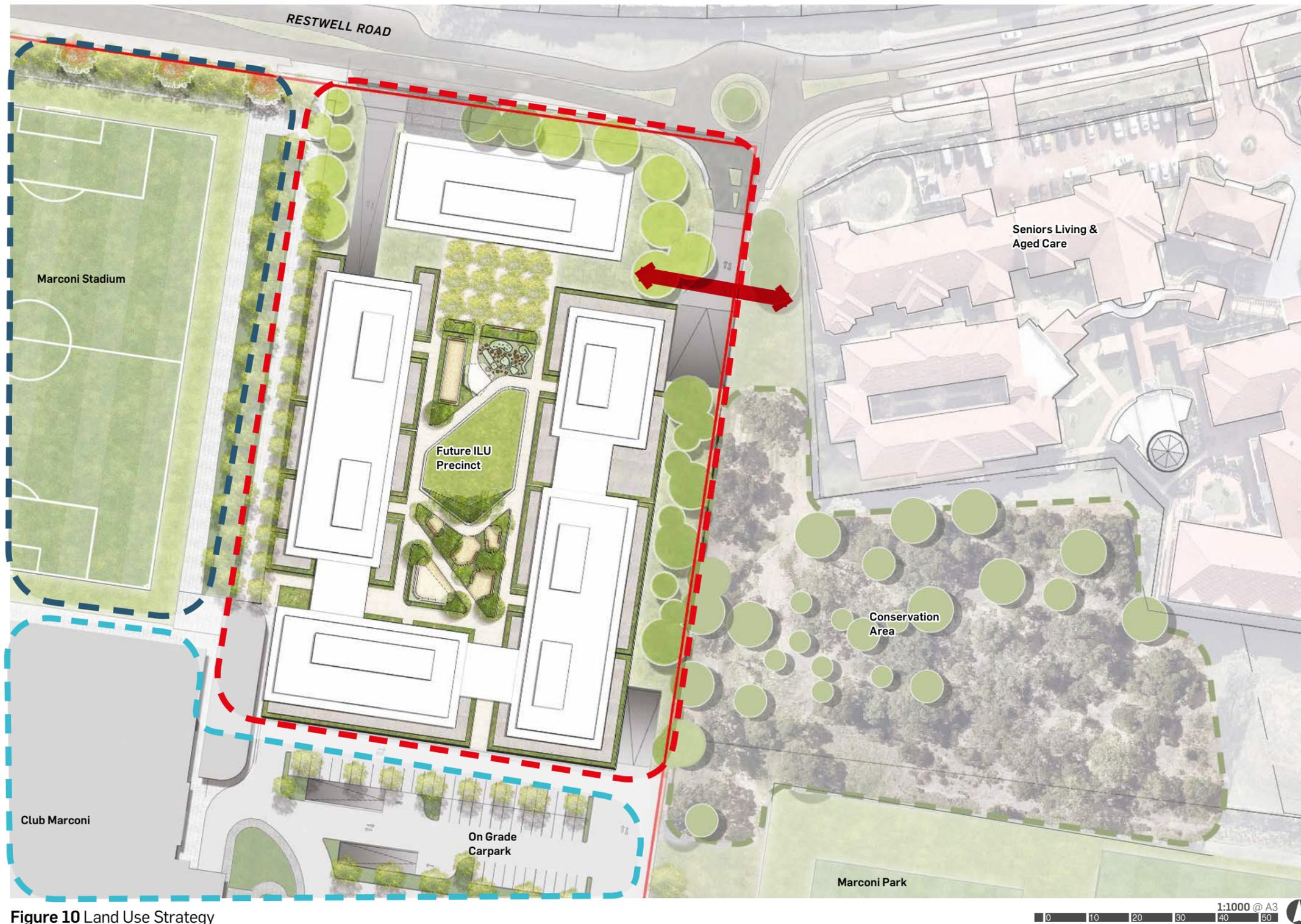


Figure 10 Land Use Strategy

**LEGEND**

- ILU Precinct
- Conservation Area
- Club Precinct
- Sport and Leisure Precinct

## LANDSCAPE & OPEN SPACE

The proposed new seniors living precinct will provide good amenity landscape to what is currently there presently - a surface carparking. The key frontage of Restwell Road will be beautified with edge planting, street trees and legible hardscaping to address level changes entering the club.

Internally, the new seniors living precinct will comprise of a central courtyard with activity nodes programmed throughout to provide an active and engaging spaces.

Key principles for the landscape & open space are:

- Incorporating social zones that cater for small and large groups;
- Providing functional areas for physical exercise, social gathering and interactions and responsive to mental health needs; and
- Creating inviting and inclusive access for residents, families, and friends to stay, visit and relax, providing a nodes for passive recreation, relaxation and contemplation.

Refer to Appendix for full landscape concept package prepared by Arcadia



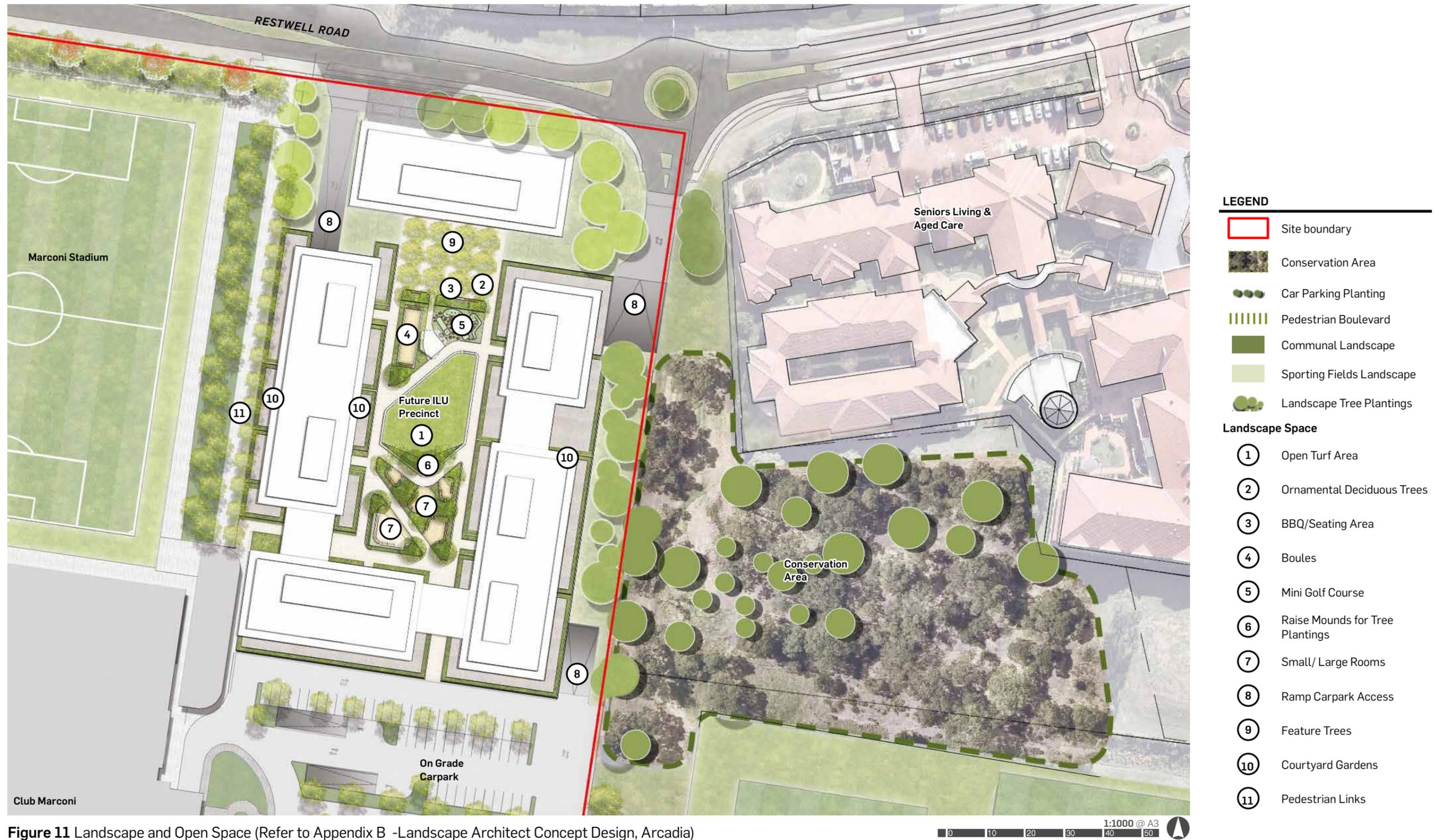
Picture 40 Example of an Active Recreation Program



Picture 42 Example of Passive Communal Space



Picture 41 Example of Tree Bosque as an Entrance Statement to the ILU



**Figure 11** Landscape and Open Space (Refer to Appendix B -Landscape Architect Concept Design, Arcadia)

## BUILT FORM AND HEIGHT

Built form and building heights are distributed to ensure transition to the neighbouring context with taller buildings towards the centre of the site.

- The proposed ILUs are located adjacent to the seniors living and aged care SWIA facility and will comprise of three storeys fronting Restwell Road to ensure transition from the existing two-storey dwellings directly opposite. Note that these existing dwellings turn there back on and are elevated from Restwell Road and will experience no impacts from the proposed ILUs;
- Height transitions up to six-seven storeys are acceptable towards the centre of the site to minimise solar impacts to communal open space and provides a defined street edge to the Club entrance;
- The expanded conference facility will be located within the existing northern portion of the Club building; and
- A two-three level proposed multi-deck carpark located on the south-western portion of the site.

## SUMMARY YIELD

The proposed ILU Development phases may comprise two phases, in consideration of surplus land area, parking provision and the ancillary uses in relation to the Club.

### Stage 1

- Total Senior Housing will deliver 150 self contained units in stages; and
- Total ILU car parking spaces: 181 car spaces

### Assumptions:

- 85 sqm residential unit - 2 bedroom average
- Average Carpark - 14sqm GFA per parking space including storage cupboard zone
- Parking Provision
  - Residents: 0.5 spaces per bedroom - Total 143
  - Visitors: 2 spaces per 7/8 dwellings - Total 38
- Floor to Floor 3.3m for residential



Figure 12 Key Plan

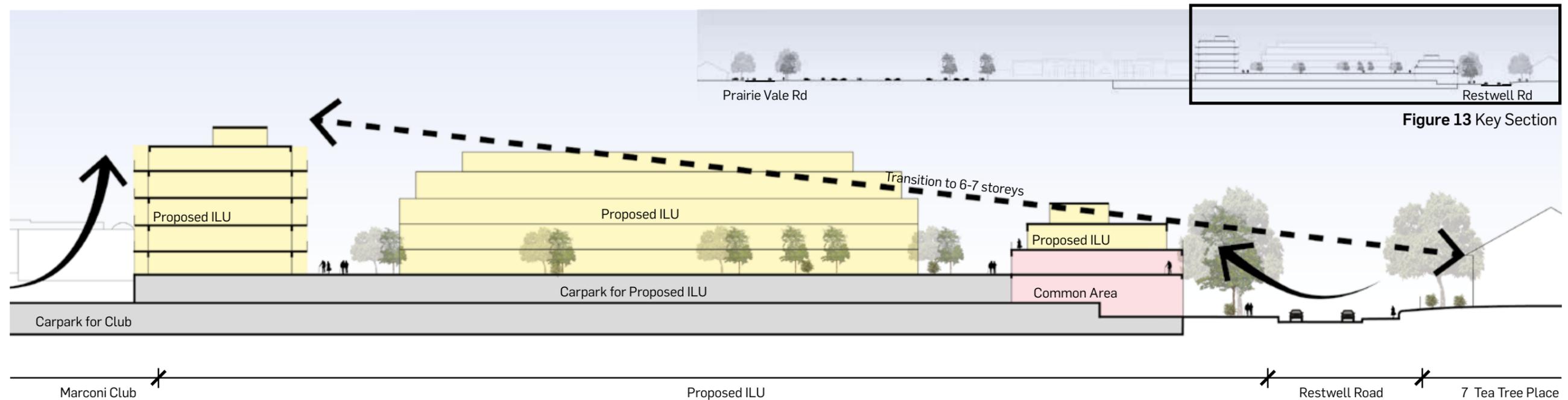
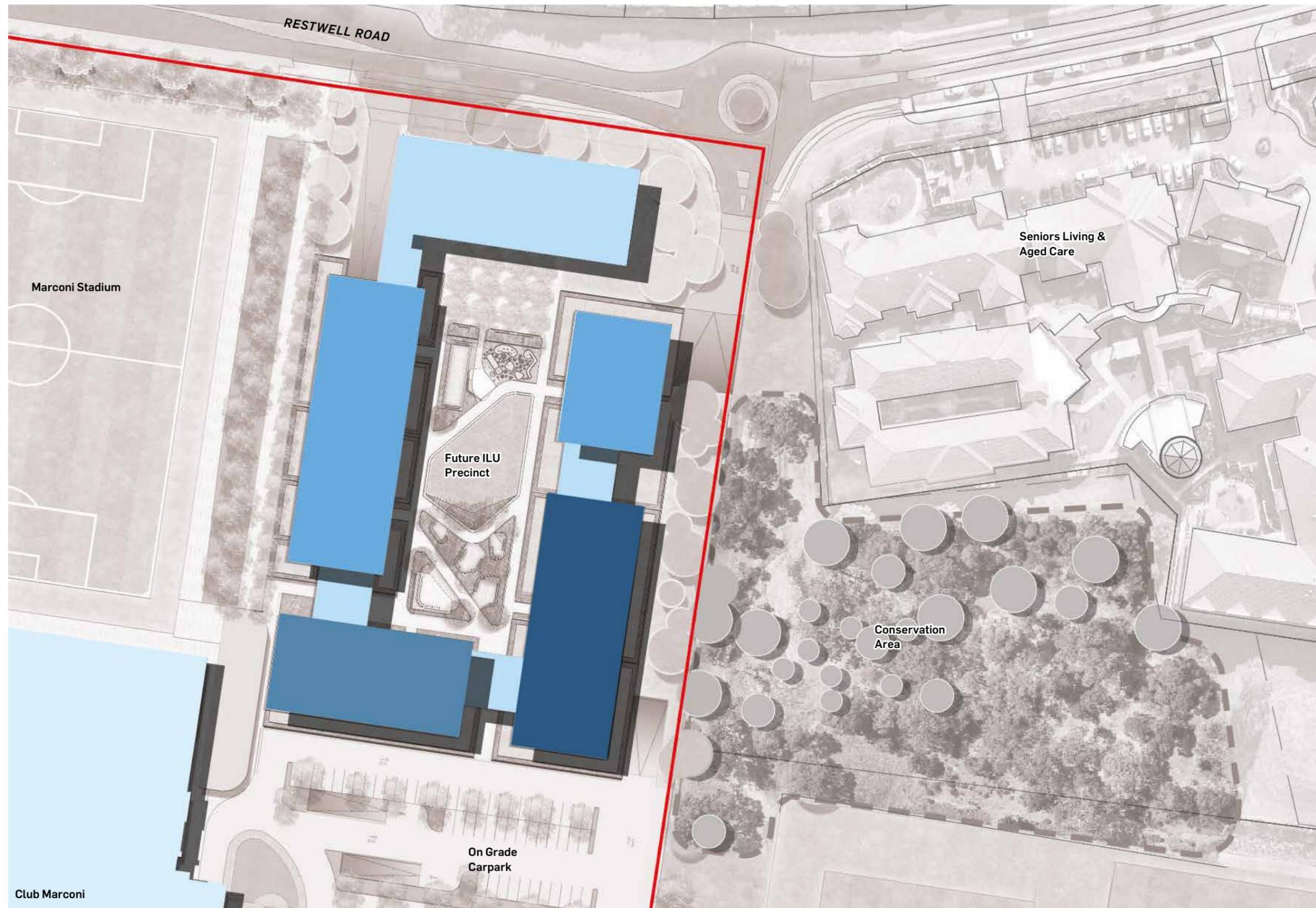


Figure 13 Key Section

Figure 14 Section Through Proposed ILU



**LEGEND**

- Site boundary
- 2-3 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys

**Figure 15** Proposed Heights



# 4.0 CONCLUSION

**The Club Marconi site has the ability to accommodate a well-planned and sustainably designed seniors housing precinct.**

Key Benefits of this proposal include:

- A well designed new community that is directly connected to the adjacent seniors living precinct at SWIAA;
- A new community set within a unique landscape and sporting precinct that will be immediately accessible to Club community services, functions and activities;
- Excellent landscape outcomes that provide increased areas of permeable and soft surfaces, minimising urban heat island effect;
- Built form that is well planned around a centralised courtyard that provides passive recreation and respite;
- Good territorial definition that ensures safety and security for residents;
- Increased passive surveillance along the perimeter to Restwell Road and Marconi Park with the addition of the new ILUs;
- Safe, legible and level pathways for residents and visitors;
- A level, sheltered pedestrian link to public transport located at the bus stop on Prairie Vale Road
- An activated built form interface and address to Restwell Road that ensures passive surveillance, safety and amenity;
- A legible and acceptable height transition from existing low scale dwellings that turn their back on Restwell Road to the north.

# 5.0 DESIGN CONCEPT PACKAGE

TEAM 2 ARCHITECTS - ARCHITECTURAL  
CONCEPT

ARCADIA - LANDSCAPE ARCHITECTURE  
CONCEPT











SWIAA

Vehicle Entry  
Club Marconi

ILU Development

ILU Entry &  
Porte Cochere

Pedestrian Access  
Club Marconi

Residential Dwellings  
Facing Saltbush Place

Restwell Road

CLUB MARCONI

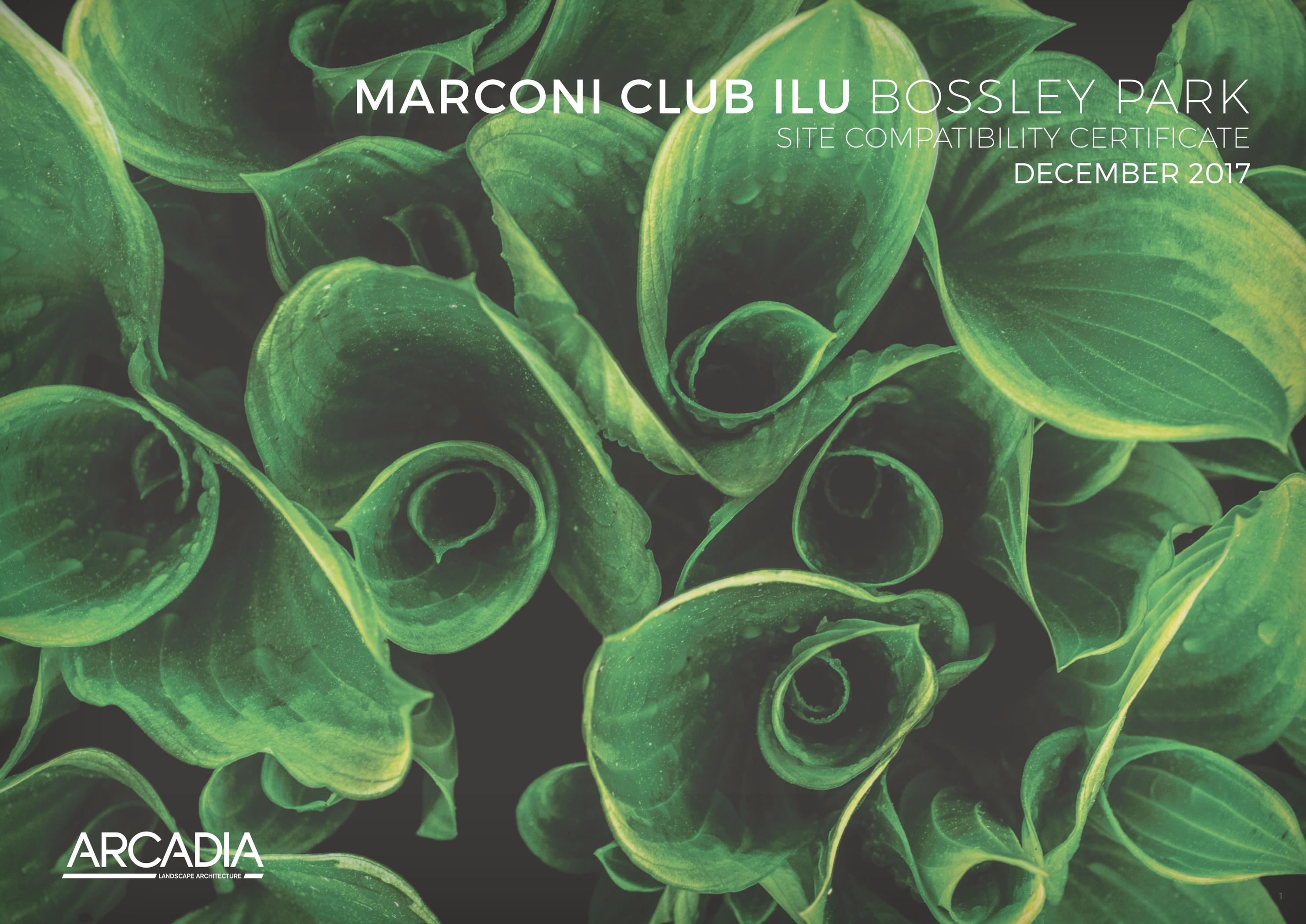
Restwell Road Perspective

Project No: 743

Drawing No: SK100

©A3

**TEAM**  
ARCHITECTS

A close-up photograph of several green leaves, likely from a plant like a geranium, with numerous small water droplets on their surfaces. The leaves are vibrant green and have a slightly waxy texture. The background is dark, making the green leaves stand out.

**MARCONI CLUB ILU BOSSLEY PARK**  
SITE COMPATIBILITY CERTIFICATE  
DECEMBER 2017

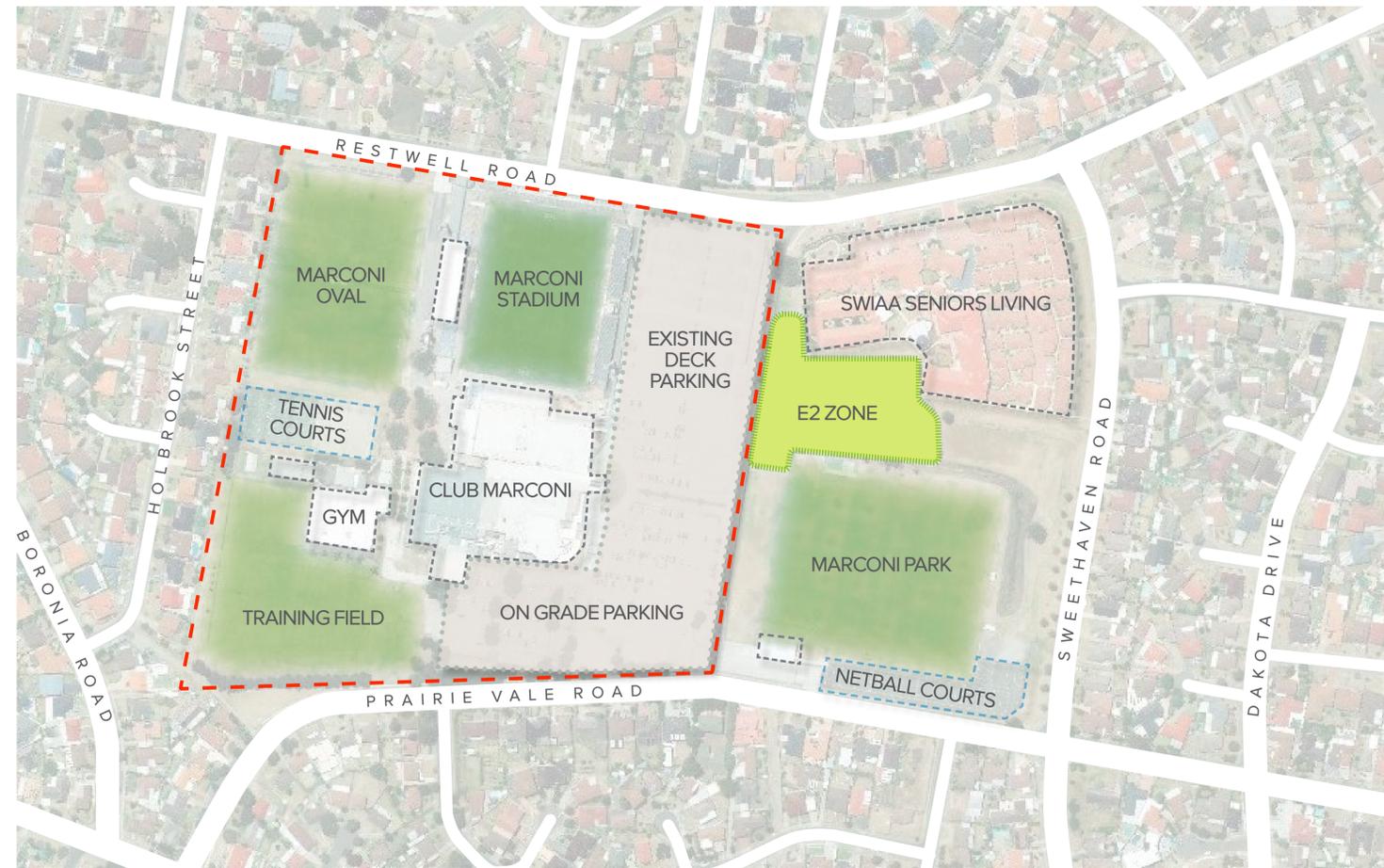
## LANDSCAPE CONTENTS

- 1.1\_context
- 1.2\_history
- 1.3\_concept masterplan
- 1.4\_ILU context
- 1.5\_site analysis
- 1.6\_ILU principles
- 1.7\_ILU concept plan

# LANDSCAPE CONTEXT



regional context



local context



# LANDSCAPE HISTORY

## origins

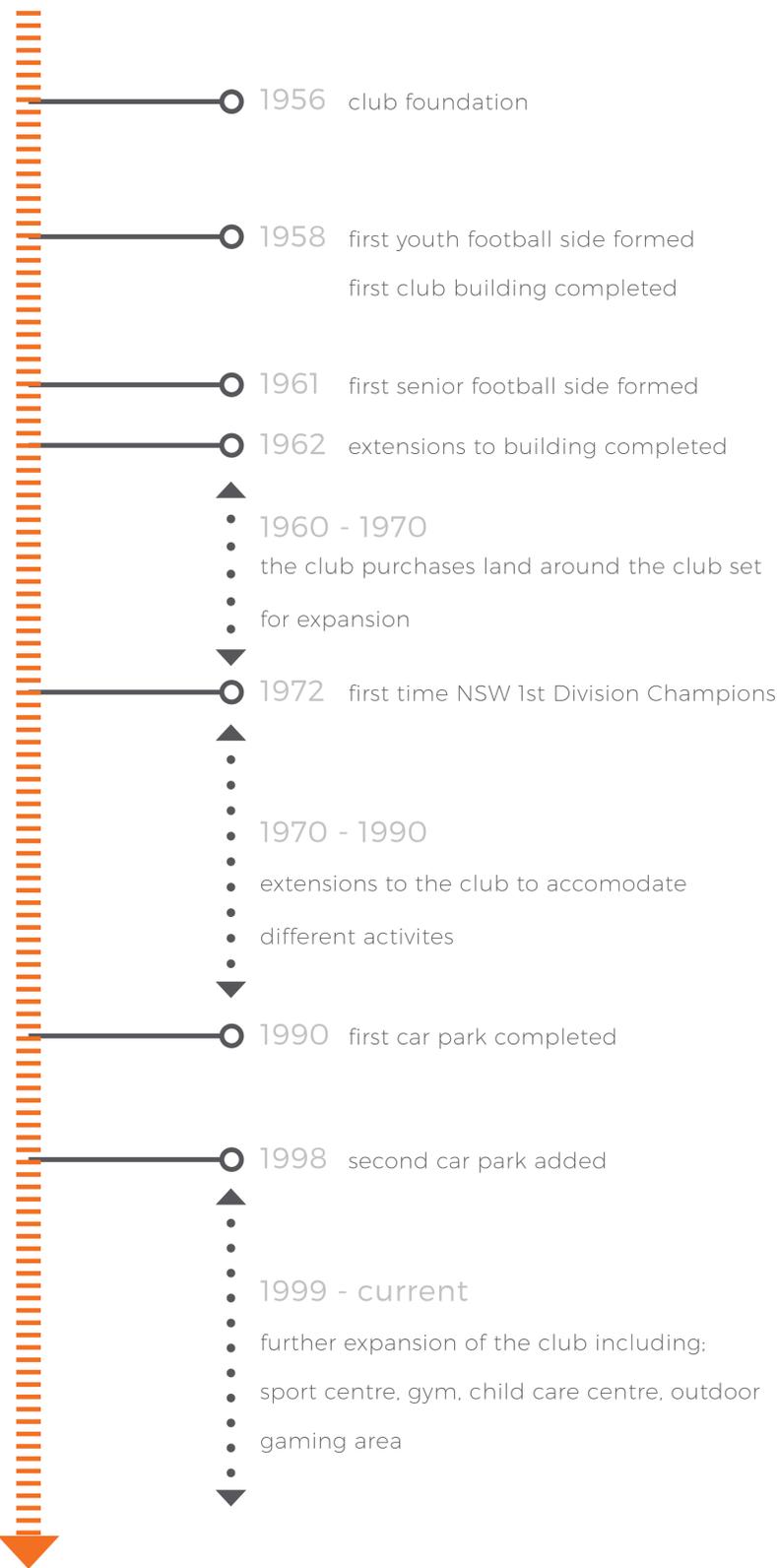
Post World War II there was a mass migration of Italians through the inner and outer cities of Sydney. Club Marconi formed as a hub for the Italian community in Fairfield as a social gathering place. It provided a facility which accommodated their festivities including bocce, dancing, feasting and football.

The club is named after Italian scientist Guglielmo Marconi, he was famous for successfully switching Sydney Town Hall's lights from Europe via wireless transmission. It is believed to be that Marconi connected the two countries closer than they ever had been before.

## photos through the years



## timeline



## today

The club has seen a shift in diversity from the early days. It now has numerous activities and facilities that accommodate to a range of cultures and nationalities. These activities have been included in the expansion of the club including tennis courts, gym, sport centre, child care centre and outdoor gaming area.

## aerial photographs

2004



2009



2013



current



# LANDSCAPE CONCEPT MASTERPLAN



INCREASED VEGETATION



WSUD



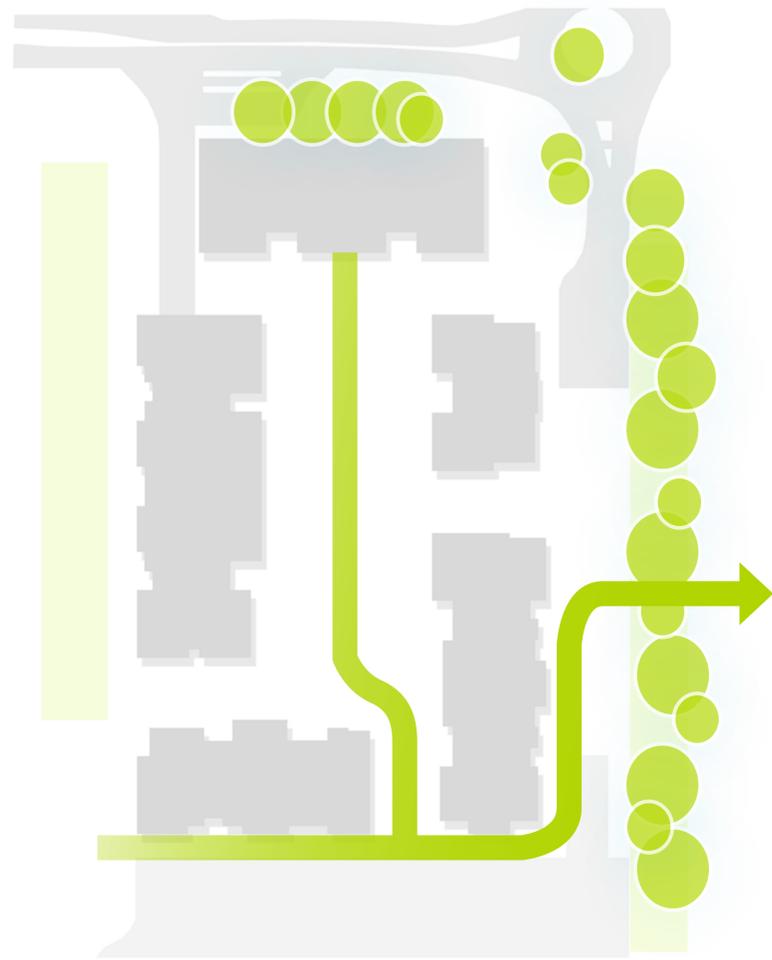
URBAN HEAT ISLAND



# LANDSCAPE ILU CONTEXT



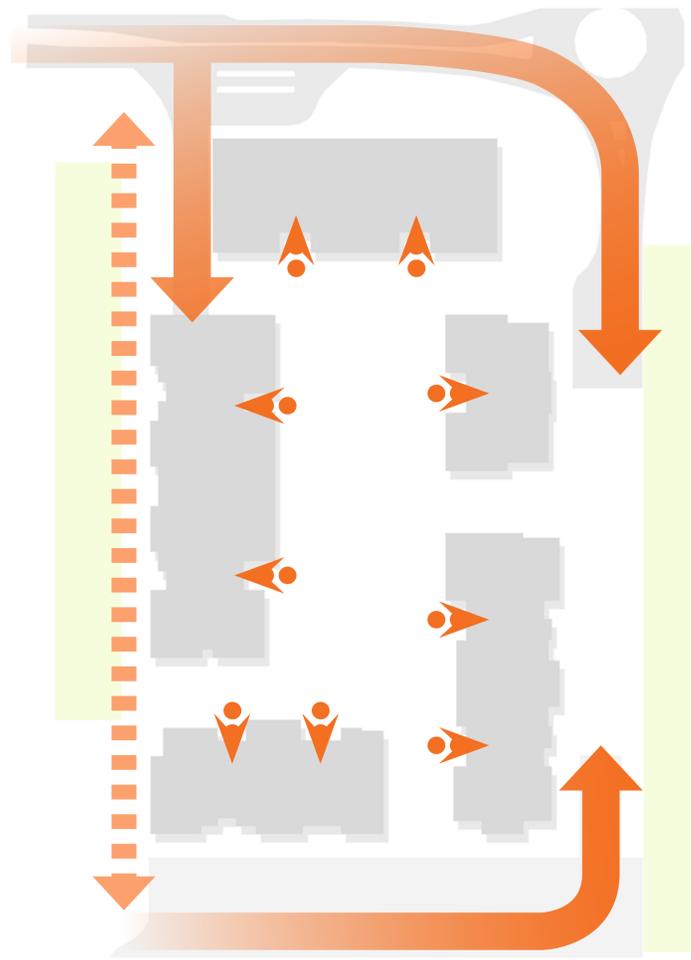
# LANDSCAPE SITE ANALYSIS



## existing vegetation

The site is located in a parkland setting. Existing trees are dotted around the perimeter of the site particularly to the adjacent street edge.

An E2 Environmental Conservation Zone exists adjacent to the east of the site. The existing site currently does not reference the dense tree canopy of the zone.



## connections and entry points

There are limited paths and connections made for pedestrians across the site. The existing pedestrian network stems from the carpark, as opposed to the surrounding streets. There are no notable connections made to Marconi Park or the SWIAA.



## site conditions

The site is relatively open and as a result is exposed to the sun and natural elements. The gradient of the site slopes to the east.

# LANDSCAPE ILU PRINCIPLES



## COMMUNITY

Incorporating social zones that cater for small and large groups



## HEALTH

Providing functional areas for physical exercise, social gathering and interactions and responsive to mental health needs



## RECREATION

Creating an invitation for members of this small community to stay, visit and relax with the additional use of passive recreational areas

# LANDSCAPE ILU CONCEPT PLAN

1.7

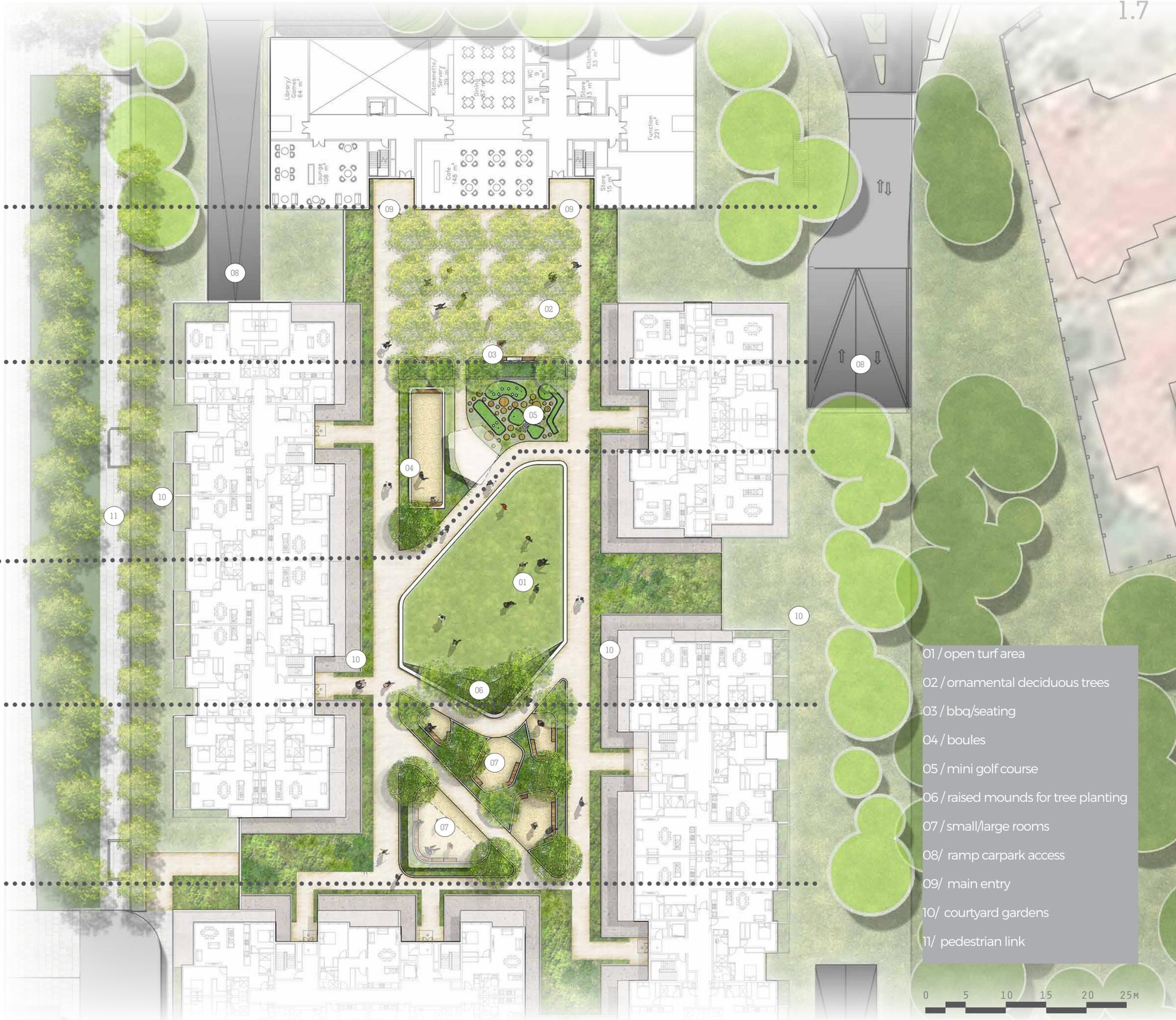


ARRIVAL

RECREATION

COMMUNITY

PASSIVE



- 01 / open turf area
- 02 / ornamental deciduous trees
- 03 / bbq/seating
- 04 / boules
- 05 / mini golf course
- 06 / raised mounds for tree planting
- 07 / small/large rooms
- 08 / ramp carpark access
- 09 / main entry
- 10 / courtyard gardens
- 11 / pedestrian link

0 5 10 15 20 25M

SCALE 1:250 @ A1



**BRISBANE**  
**GOLD COAST**  
**MELBOURNE**  
**PERTH**  
**SYDNEY**  
**CISTRI — SINGAPORE**  
*An Urbis Australia company*  
cistri.com

---

**URBIS.COM.AU**