



CLUB MARCONI

URBAN DESIGN REPORT

PREPARED FOR

CLUB MARCONI OF BOSSLEY PARK

JUNE 2019

EXECUTIVE SUMMARY

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 development of the site. This report has been prepared in collaboration with Team 2 Architects in consideration of the feedback from Council and the Department of Planning and Environment. The urban context analysis contained within this report identifies the key considerations, opportunities and principles for the site's development which informed the final master plan scheme. Detailed technical studies will be undertaken to support the development proposal and DA at a later stage.

PURPOSE OF THIS REPORT

The purpose this report is to confirm that the design proposed is consistent with the urban design principles and addresses Council and DPE feedback with regard to built-form and height. For ease of reference, this report is structured as follows:

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DEVELOPMENT OUTCOME

The proposed built form contained in this submission establishes urban design outcomes and benefits which is summarised as follows:



LEGIBLE STREET ADDRESS & FRONTAGE

Currently the south side of Restwell Road has minimal street address and lacks presence with some houses on Restwell Road turn their back to the street, fronting this interface with tall fences. The proposed ILU in Stage Three provides good address to Restwell Road and maximised street presence and passive surveillance.



OPTIMISED AMENITY & COMMUNAL INTERACTIONS

The proposed orientation of buildings maximise internal amenity such as cross ventilation and solar access. A variety of generous communal open spaces with good solar access is located on different levels to maximise opportunities for communal interaction, a sense of belonging and residential amenity.



LOGICAL SERVICING & ACCESS

Vehicular access and servicing is retained on the north-eastern portion of the site via Restwell Road to ensure efficiency and consistency. Additional ILU site access to the north-western part of the ILU site from Restwell Road minimises pedestrian and vehicular conflict to the club.



APPROPRIATE BUILT FORM CHARACTER

The proposed ILU is a logical continuation of seniors housing uses along Restwell Road from the east. The proposed built form and height along Restwell Road is compatible with the character of Restwell Road which is comprised of predominantly 1-2 storey houses with some dwellings located on elevated topography above the level of the road. Proposed height gradates toward the centre of the block which is compatible with the Club Marconi building height and limits degree of impacts to residential neighbours.



DEFINED TERRITORIAL EDGES AND BUFFERS

The independent living units will be set within a defined neighbourhood setting, Landscape buffers, planting and hardscape treatment provide a sense of privacy, territory and separation from the club facilities. The edges are demarcated with buildings and planting with primary access and egress oriented towards Restwell Road. Passive surveillance and safety will be improved with balconies and windows facing the street and interfaces such as Marconi Park.



SOCIAL & ECONOMIC BENEFITS

There is currently a low provision of ILUs in the local catchment and with growth in the demographics of +65 year-olds, the provision of seniors housing fills a gap in the market. The proposed ILU will be located next to an existing seniors housing and aged care village 'SWIAA' and the recreational and social functions of the club including substantial parkland to the east providing large areas for leisure and other co-locational benefits. The future development of the club and continued investment into the club facilities and social/recreational oriented programs will provide an injection of investment and jobs into the future.

LOCATED WITHIN A UNIQUE RECREATION AND SPORTING SETTING, CLUB MARCONI IS A FOCAL VENUE FOR RECREATION, ENTERTAINMENT AND LIVING THAT REFLECTS BOSSLEY PARK'S AND GREATER SYDNEY'S DIVERSE MULTI-CULTURAL COMMUNITY.

DEVELOPMENT SUMMARY

The Club Marconi site is a substantial land holding that can efficiently accommodate a mix of uses focused on recreation, entertainment and seniors living on surplus, under underutilised areas of the site.

The following summary of the long-term development of the site include:

12 HECTARES

TOTAL SITE AREA

2-4 STOREYS

TYPICAL BUILDING HEIGHTS

Stage 1A-G Club Marconi Building

- Alterations and additions to the main Club building's Food and Beverage Precinct.
- Internal alterations to the main Club building.

Stage 2A Sports and Leisure Precinct

- Sport and Leisure Precinct expansion to the south-west of the site.
- Child Care facility relocation and expansion to the south-west of the site.

Stage 2A Carparking and Landscape

- Proposed on new on-grade carparking to the south-west corner of the site of approximately 279 car spaces.
- Associated landscape embellishments such as tree planting for amenity shade and buffer separation for visual privacy on new and existing on-grade car-parking areas.

Stage 3 Seniors Housing ILUs

- Total Senior Housing: 98 self-contained independent living units and associated car spaces.

Stage 3 Landscape

- Deep soil planting between Marconi Stadium and the new ILU Precinct.
- Buffer planting along the eastern and southern boundary of the proposed ILU precinct.
- Communal open spaces for the ILU precinct
- Street planting along the Club Marconi side of Restwell Road



Stage 2 -Childcare Facility, Sports and Leisure Precinct including new car park

Stage 1 - Club Marconi Building upgrades

Stage 3 - Street planting to Restwell Road interface

Stage 3 - Seniors Housing ILUs and associated landscaped areas and buffers

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

The Club Marconi site is a significant superblock at approximately 12 hectares and is located at 121-133 Prairie Vale Road, Bossley Park - bounded by Prairie Vale Road on the southern boundary and Restwell Road on the northern boundary.

The western side of the site comprises low scale residential dwellings that front on to Holbrook Street.

An existing seniors living and aged care village for the South West Italian Australian Association (SWIAA) on 84-88 Restwell Rd, Bossley Park is located east of the subject site and is also adjacent to Marconi Park to the south-east which is owned by Fairfield City Council. A portion of the land between SWIAA and Marconi Park includes an area of E2 Environmental Conservation zoned land.

The existing development and character surrounding the site is typically comprised of homogeneous looking dwelling houses of 1-2 storeys with little variation in the setting that provide visual markers or any degree of visual interest.

KEY FINDINGS

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



RESTWELL ROAD

HOLBROOK STREET

SWEETHAVEN ROAD

PRAIRIE VALE ROAD

2.0 URBAN CONTEXT ANALYSIS

Club Marconi provides sporting, entertainment, educational and social facilities for the community of all cultures and origins. Over the years, the Club has extended and has targeted it's facilities and services to a wider audience and demographic with over 25,000 members representing 18 nationalities and employs over 200 staff.

Situated on 12 hectares, services and facilities accommodated on the Club Marconi site include:

- Function and conference facilities.
- Food and dining experiences.
- The 'Kinder Garden' which is a 39-space child care centre.

A substantial sporting and leisure destination which includes:

- The Marconi Stallions football pitch and stadium which is located between Restwell Road and the Club's main building.
- Three full -sized football training pitches,
- A softball and cricket training pitch
- 5 tennis courts
- 4 squash courts
- 2 indoor cricket nets
- Facilities for a fencing academy
- Six lane indoor bocce facilities.
- Snookers, billiards and bocce room.
- Carpet bowls room

The Club also leases two additional sports pitches and netball courts from Fairfield City Council which are located on the eastern side of the access road.

2.1 EXISTING USES

The site sits on a substantial site measuring approximately 12 hectares. In addition to the facilities and uses previously identified, the site accomodates:

- An existing 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 Club's main building is orientated inwards (with no street address) fronting an eastern aspect, with the main entrance at the centre of the site with address to the substantial surface carpark.
- Surface carparking prevails the character of the Club Marconi site as viewed from the western approach to Club Marconi as viewed from Restwell Road and Prarie Vale Road. **Carparking areas occur on half the site's frontage on Prairie Vale Road and two-thirds the site's frontage on Restwell Road.**
- An access road which runs along the eastern boundary of the site between Restwell Road and Prairie Vale Road
- On Restwell Road the carparking is structured over two-levels up the the Club and the access road. On-grade surface parking occur on the other sothern half wrapping around the southern edge of the Club building fronting Prairie Vale Road.

Land uses surrounding the site include the following:

- Low density suburban housing to the north, south and west
- Marconi Park and Council-owned sports pitches to the east
- A seniors living and aged care facility to the east identified as South West Italian Australian Association (SWIAA) in this report.

KEY FINDINGS

- The club is an important facility servicing the local community and Greater Western Sydney.



Picture 1 Marconi Stadium



Picture 2 Marconi Gym



Picture 3 Function & Event Space



Picture 4 Squash and Tennis Facility



Picture 5 Bocce Facilities



Figure 1 Existing Site Uses & Facilities

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.

KEY FINDINGS

- The club is located within the burgeoning 'Western City' surrounded by services and amenities such as the Western Sydney Parklands and improved transport links and nodes.
- The site is located approximately 20 minutes from the Western Sydney Airport.



Picture 6 Western Sydney Priority Growth Area Plan by DPE



Picture 7 Vision for Badgerys Creek Airport as Sydney's Second Airport



Picture 8 Vision for Fairfield Metro Station



Picture 9 Liverpool Strategic Centre Plan by City of Liverpool



Picture 10 The Dairy as the closest access to Western Sydney Parkland from the site

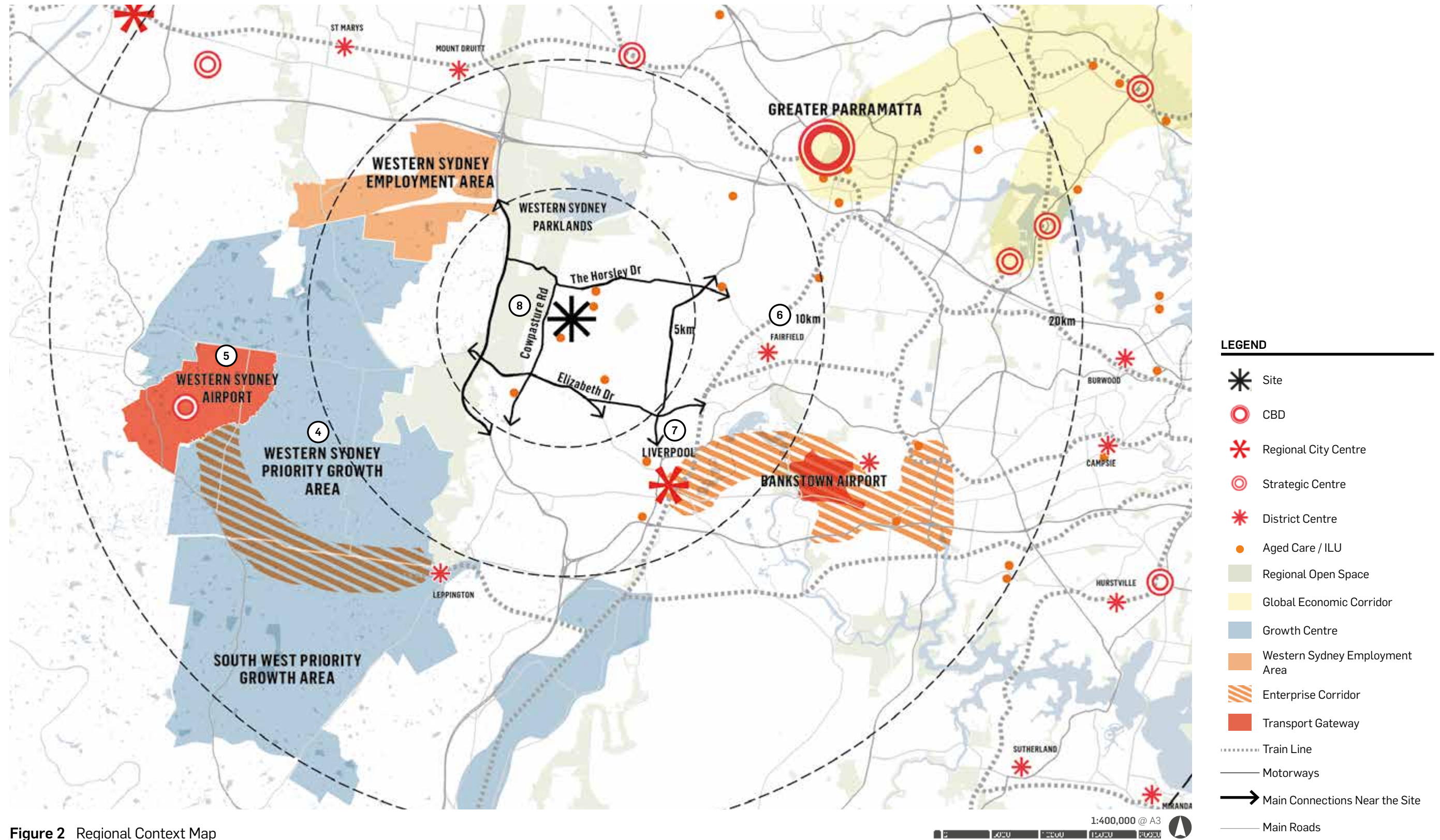


Figure 2 Regional Context Map

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.

KEY FINDINGS

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

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

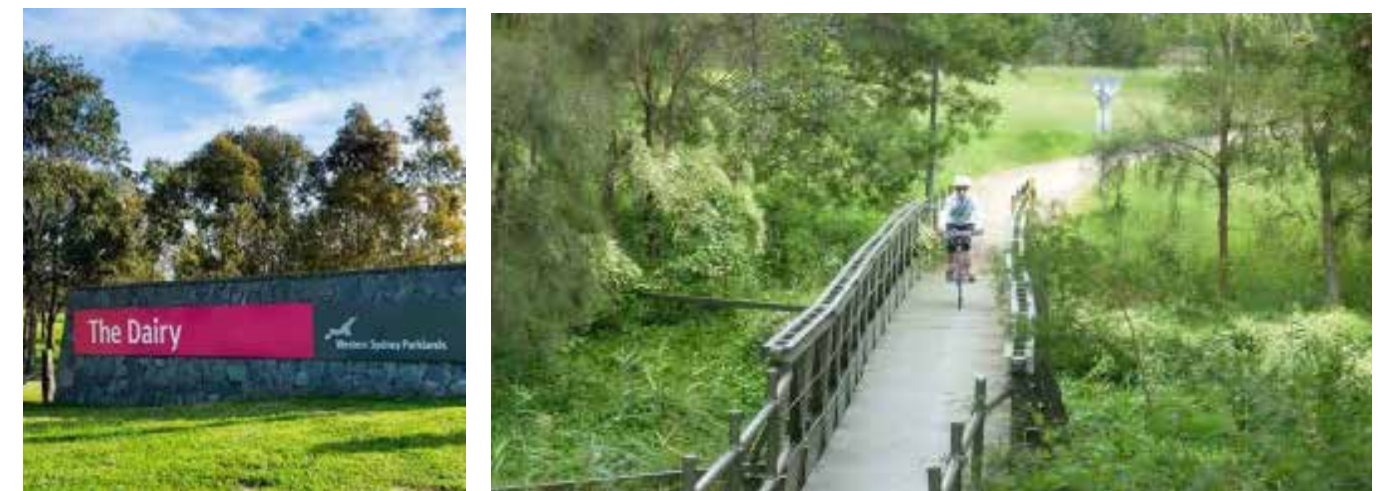
- Stockland Shopping Centre and the Prairiewood T-way Station is 1.5 km east and less than 3 minutes drive.
- Greenfield Shopping Centre is 1.5 km south-east and less than 3 minutes drive or 20 minutes walk.
- Western Sydney Parkland is 1 km immediately west of the site which is approximately 14 minutes 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 220m 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.
- Club Marconi also provides shuttle bus services operating for 2 lines being :
 - Western Run : Operates every 2 hours between 12.00pm and 10.00pm to Abbotsbury, Bonnyrigg, Bonnyrigg Heights, Bossley Park, Cecil Park, Edensor Park, Elizabeth Hills, Greenfield Park, Horsley Park, Prairiewood, St Johns Park, Wakeley and Wetherill Park; and
 - Eastern Run : Operates every 2 hours between 11.00am and 11.00pm to Cabramatta, Cabramatta West, Cabramatta Station, Canley Heights, Fairfield, Fairfield Heights, Fairfield Station, Fairfield West, Mt Pritchard and Smithfield.



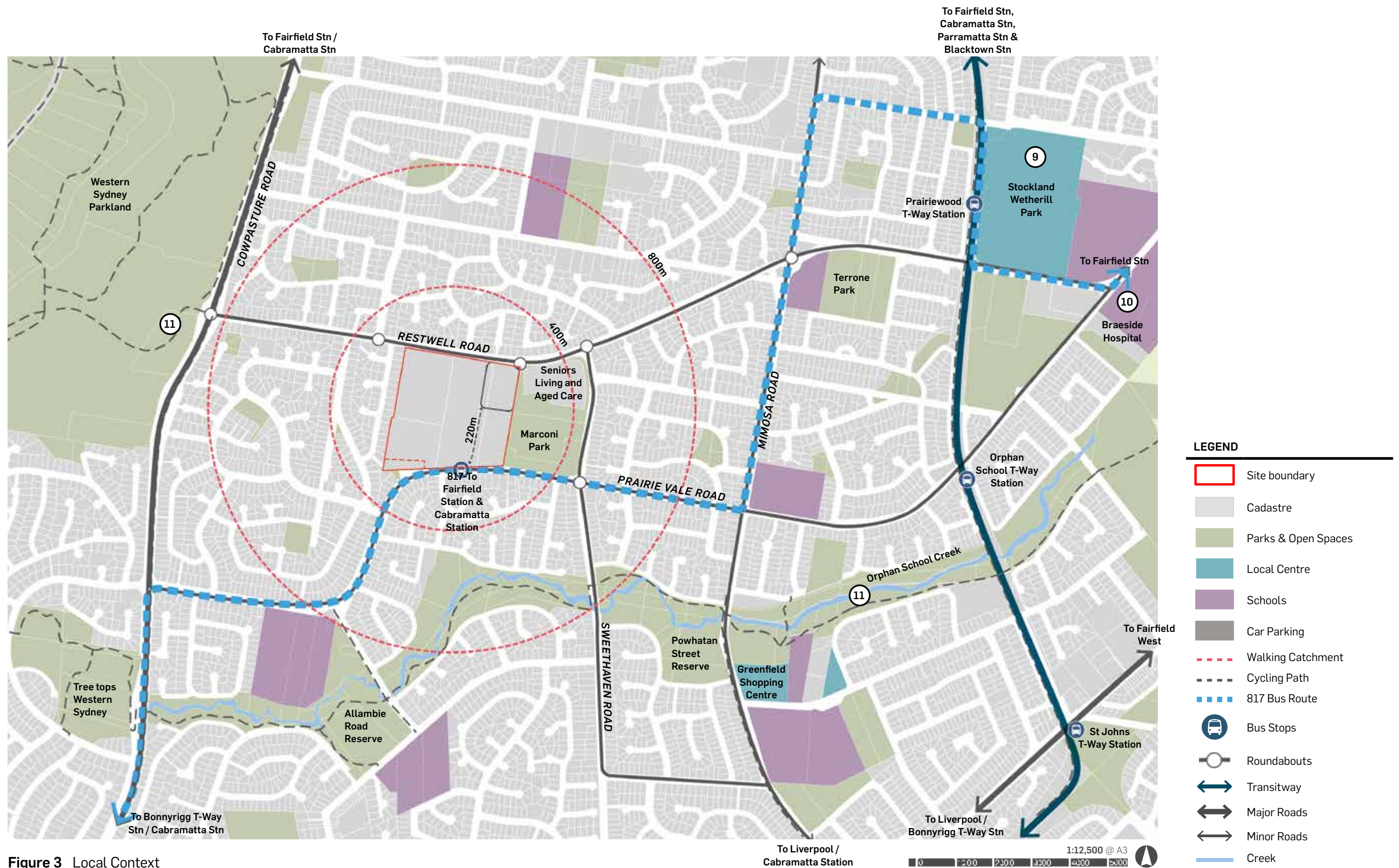
Picture 11 Stockland Wetherill Park Shopping Centre



Picture 12 Braeside Hospital



Picture 13 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 (looking west and south-west) from the higher landform north-west of the site;
- Club Marconi is visible given its larger footprint.
- 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
- Building heights are homogeneous within the landscape and whilst Club Marconi is an important facility and entertainment-hub servicing the local community, it provides limited visual demarcation in the landscape.

KEY FINDINGS

- The site has some visibility from ridgelines to the west north-west.
- There is little visual interest in the area due to the homogeneity of the building heights.
- The stadium lights provide visual markers to the surrounding area.
- The roof plane of Club Marconi is visible from surrounding neighbourhoods to the north-west.



Picture 15 View to the club from west of Restwell Road



Picture 17 View towards the club from west of Candlewood Street



Picture 19 Level change interfacing between the Club Marconi carparks and Marconi Park



Picture 16 View towards the club from north of Garrison Road



Picture 18 Embankment area along Prairie Vale Road



Picture 20 View eastwards to carpark and Marconi Park

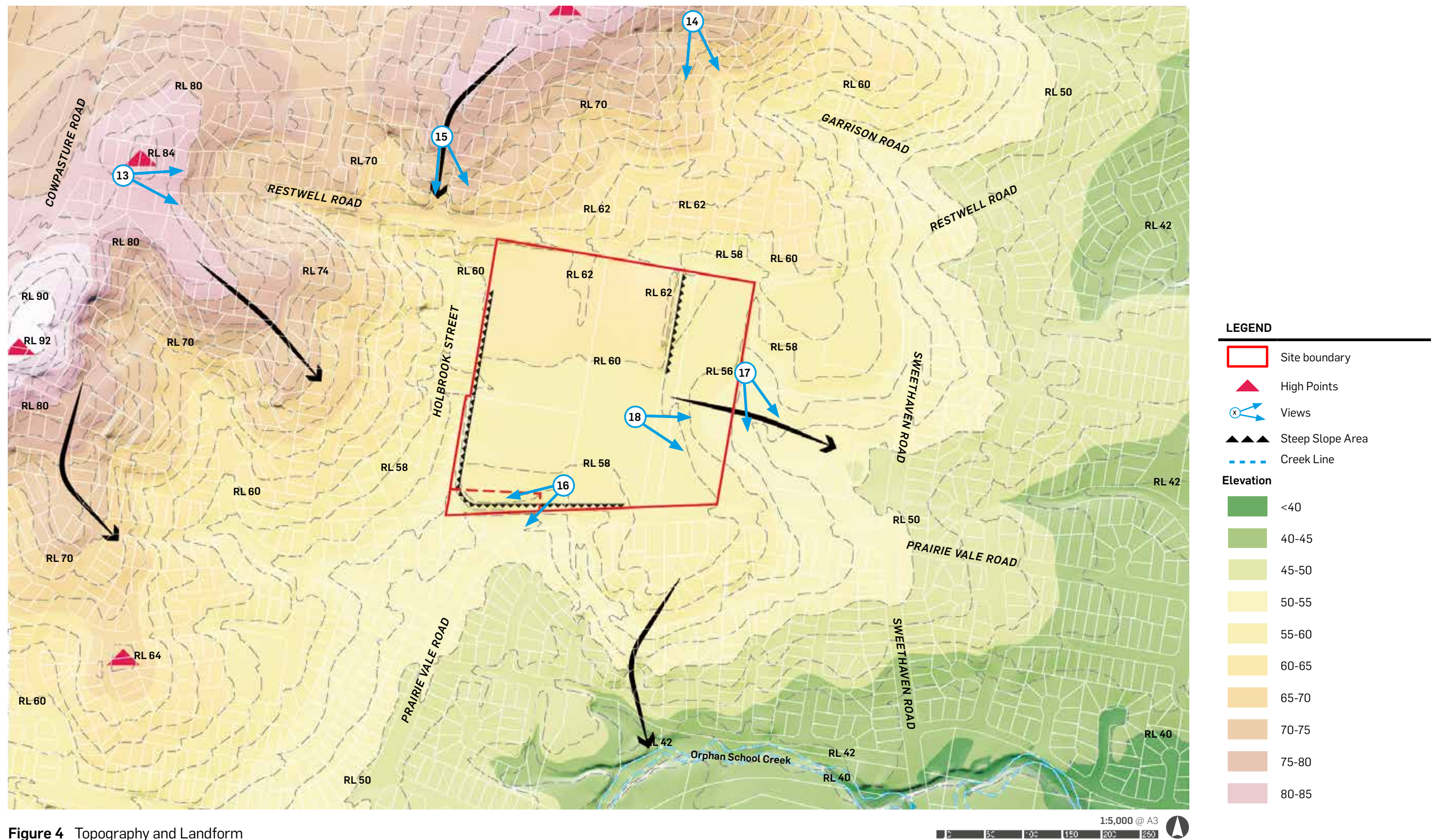


Figure 4 Topography and Landform

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.
- Surface carparking dominates the site to a large degree
- Restwell Road is a wide road with houses on the northern side that have no interface to the street, addressing Restwell Road with tall backyard fences.
- The stadium and two main soccer fields is important for the Club and the community and expansion to these areas may be limited



Picture 21 Restwell Road interface to Club Marconi and stadium edge



Picture 23 Mature trees along Prairie Vale Road



Picture 25 Area with mature trees constrained by the interface between the back of house, and servicing for Club Marconi



Picture 22 Extensive hard surface-area of existing carpark with limited shading or relief for pedestrians.



Picture 24 Conservation area on the eastern boundary of the site provides good amenity for residents in the area



Picture 26 Treed boulevard between the Club & the eastern side of the gym & childcare centre provides good quality streetscape at human scale



Figure 5 Landscape and Open Space

2.6 EXISTING AND SURROUNDING BUILT FORM

The Club is a sprawling two to three level building located at the centre of a large site which fronts, mainly to the east overlooking the carpark. Over time, the club has been altered and added to creating a homogeneous built form with little height variation.

The main building is surrounded and separated by surface car parking and open space.

- Existing development surrounding the site are typically low density housing comprising of single dwellings of 1-2 storeys.
- 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 height variation or visual interest. There is a lack of variable building heights to communicate a marker or place in the distance.
- The main Club building within this superblock is located towards the centre of the site with little building frontages or address to Restwell Road and Prairie Vale Road.

KEY FINDINGS

- The site is unique in condition in comparison to the surrounding neighbourhood, given it is a substantially sized superblock situated within a parkland setting.
- There is a dominance of surface carparking on the site and the site possesses a number of opportunities for development on under-utilised areas.
- 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 on the street.
- Providing a legible address on street fronts is a key principle for the future development of the site
- 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



Picture 27 Club Marconi built form



Picture 29 1-2 storey single dwellings along Prairie Vale Rd on the south boundary of the site



Picture 31 2-3 storey Senior Housing 'SWIAA Village' to the north-east boundary of the site



Picture 28 Elevated two-storey single dwellings along Restwell Road with backyards and tall fences facing the street.



Picture 30 1-2 storey single dwellings on the western boundary of Club Marconi, fronting Holbrook St



Picture 32 2-3 storey single dwellings along Restwell Rd and beyond



Figure 6 Existing 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 south-eastern portion 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 car parking;
- 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.
- There is a lack of presence on the street, limited way-finding for pedestrian 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 33 Service access for the club from Restwell Road



Picture 35 Pedestrian conflict to multi-level carpark on Restwell Road



Picture 37 Bustop for 817 bus on Prairie Vale Road



Picture 34 Access to multi-level carpark from Restwell Road



Picture 36 Roundabout on Restwell Road with vehicular entrance to the left



Picture 38 Sheltered pedestrian access from Restwell Road to Prairie Vale Road on the eastern side of the Club Marconi building

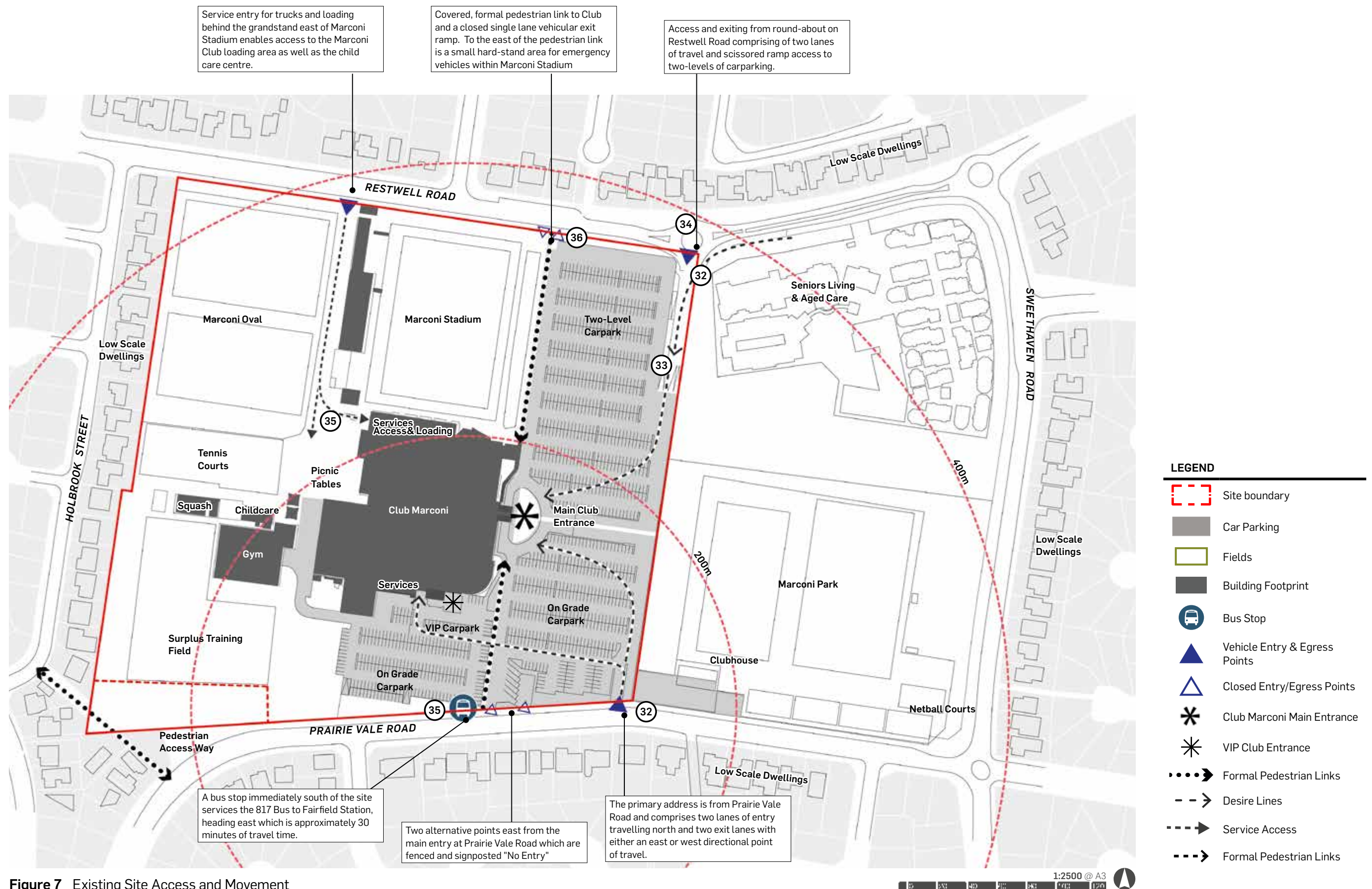


Figure 7 Existing Site Access and Movement

2.8 SUMMARY OPPORTUNITIES

Club Marconi is situated on 31 acres of parkland in the midst of Sydney's rapidly expanding Western Suburbs. It is a focal destination for leisure and entertainment for Bossley Park and beyond.

Over time, Club Marconi has been altered and added to with little site planning for the future. There are clear opportunities to consolidate and adapt the site to ensure that future development can be accommodated efficiently and sustainably.

To ensure that future development for the Club is flexible and adaptable over time, the key opportunities for the master plan are:

- Identify areas of surplus, under-utilised land within the site for future potential development aligned with surrounding uses such as the neighbouring seniors housing;
- Identify areas within the existing Club building footprint for future re-development to add street frontage and legibility, maximising the best use of the land;
- Enhance pedestrian legibility and way-finding to the Club;
- Enhance outdoor uses and activities such as the future outdoor dining area close to the child care facility.
- Improve wayfinding by creating a legible pathways and signage.
- Create a new entry statement with a potential connection to Marconi Park.
- Provide street presence and address on Restwell Road.



Picture 39 Improve pedestrian experience and passive surveillance



Picture 41 Enhance connections to the east from Club Marconi to Marconi Park and beyond



Picture 43 Area of surplus land (currently training fields) to the south-west of the Club



Picture 40 Co-locate future ILU development adjacent to existing seniors living and aged care with frontage to Restwell Rd



Picture 42 Opportunity to expand food precinct to the west set amongst a canopy of mature trees



Picture 44 Potential to improve site visibility by creating street presence on Restwell Road and Prairie Vale Road

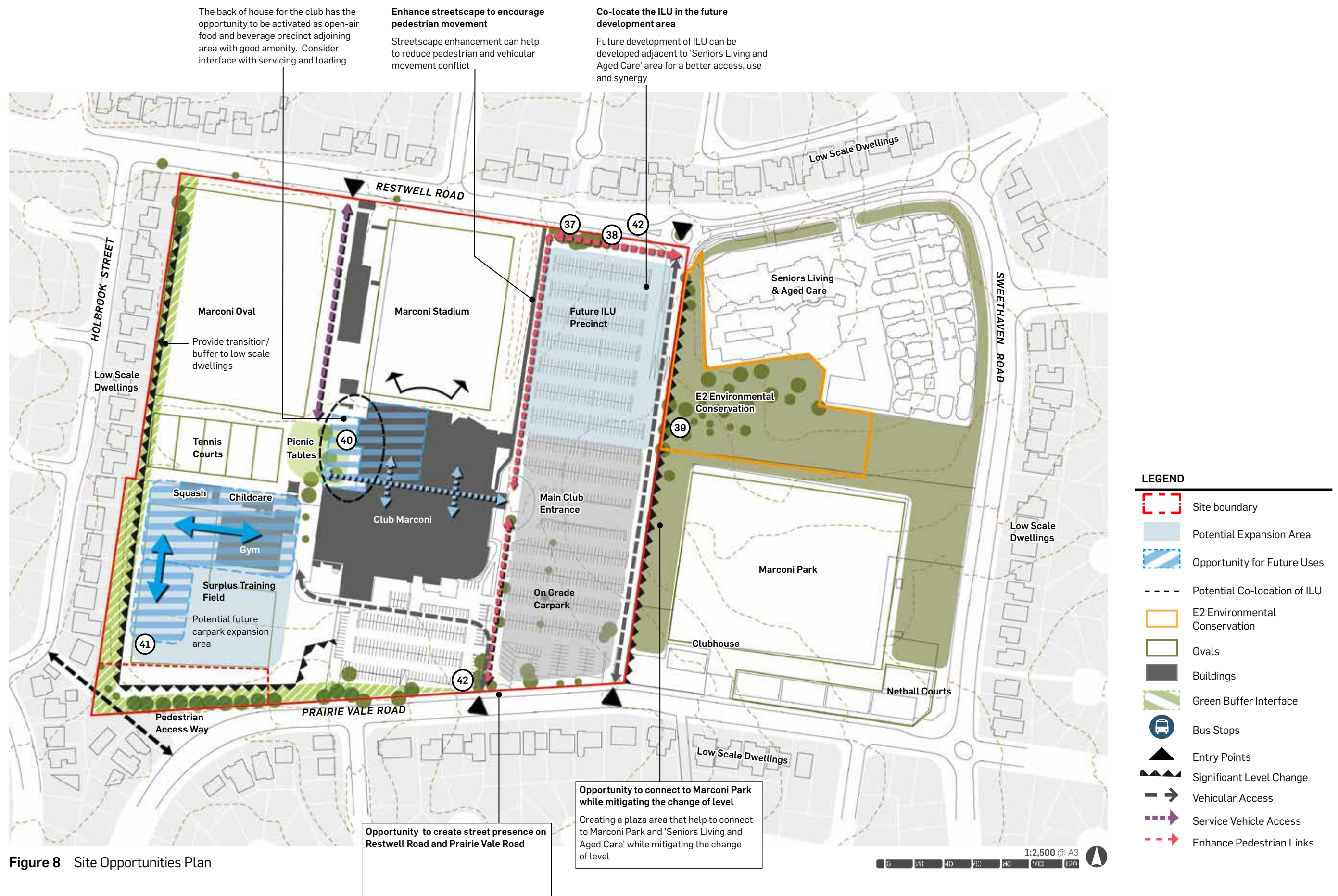
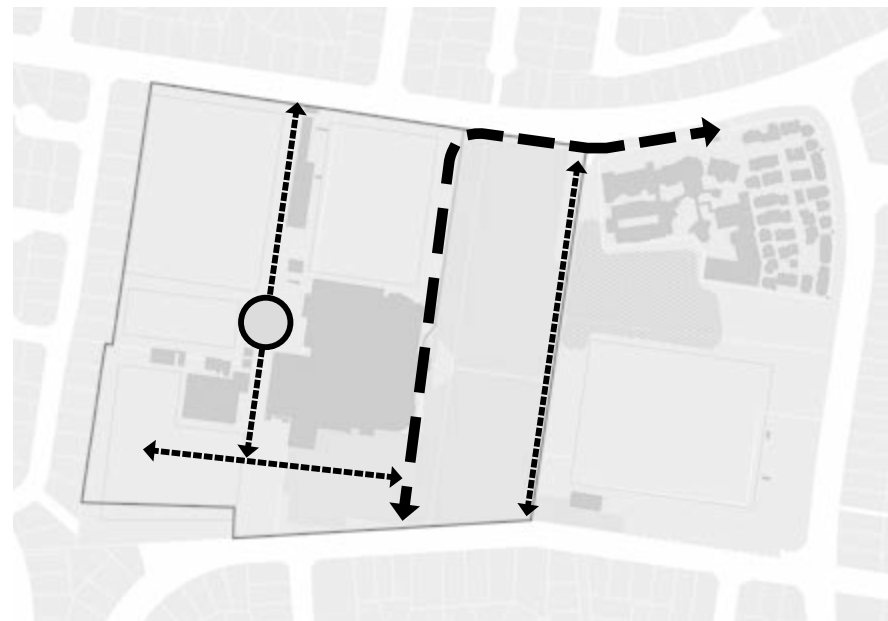


Figure 8 Site Opportunities Plan

2.9 KEY PRINCIPLES

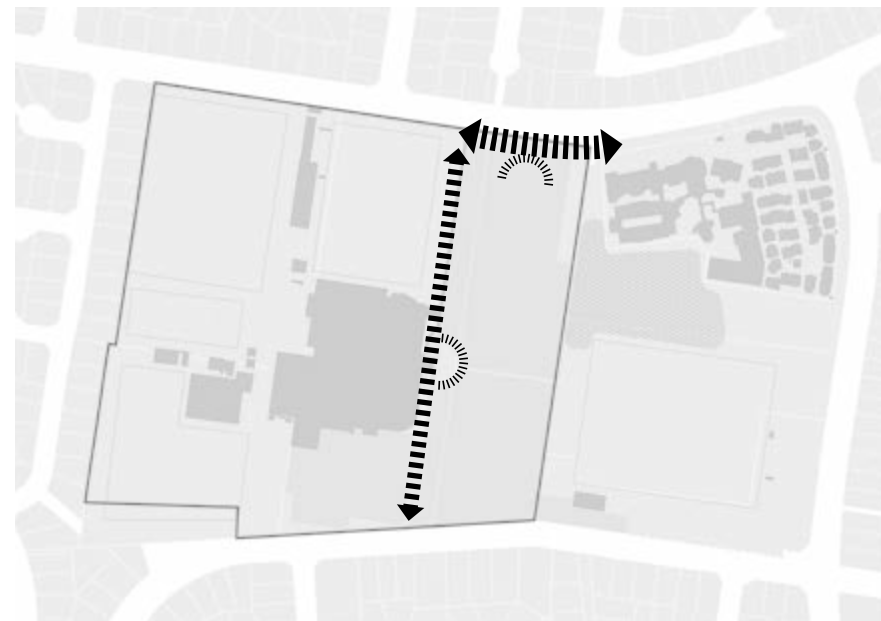
All great places have a clear and distinguishable structure – a framework around which functional uses, movement, future built form, the landscape can take hold and, over time, flourish. Gleaning from the contextual analysis, the opportunities and challenges for the site and at the intrinsic qualities of the place, we define the following “key moves” for the future development of Club Marconi as follows.



Provide through-site link

Provide good pedestrian links that maximises comfort, safety, permeability and amenity.

- Improve linkages between the existing Seniors Living and Aged Care facility and new ILUs; and
- the overall pedestrian access for the Club.



Maximise Street Presence

Provide good street presence/address for the Club and a legible frontage for the new ILUs.

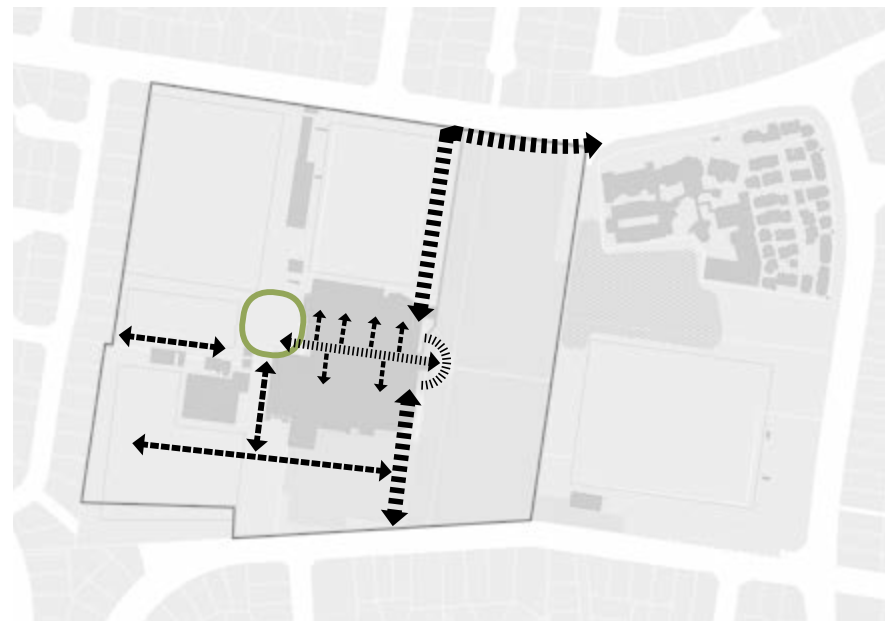
- Clearly demarcate the front and entrance to the new ILU facility
- Clearly demarcate the 'covered' pedestrian linkages to the club from Restwell Road and Prairie Vale Road



Flexibility and Adaptability

Consolidate uses and identify surplus land and to ensure the following:

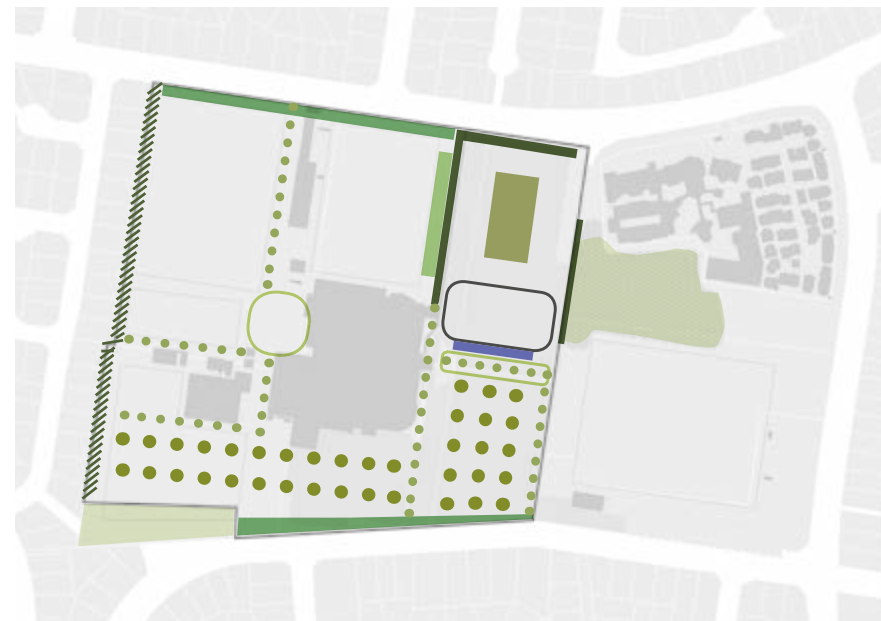
- Identification of future expansion of the club facilities on surplus land and within existing footprints
- Consideration of spatial relationship of uses over time
- Adaptability and flexibility of change and Club requirements -over time



Improve Way Finding

Improve internal wayfinding by creating a food street (atrium) that:

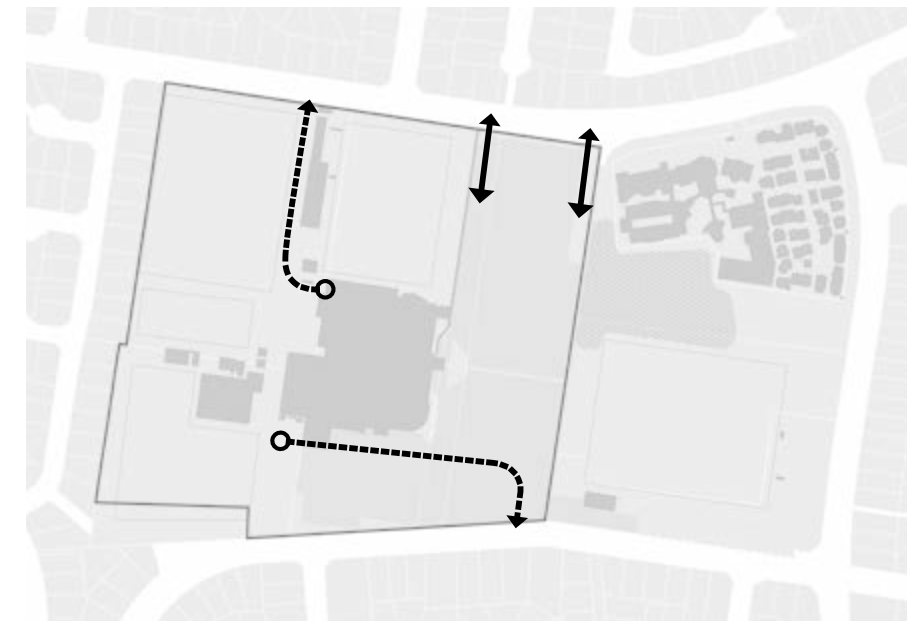
- links the 'front door' to the future food precinct
- provides markers and visual connections to functions within and outside the Club;
- brings the outside -in, introducing planting and green amenity
- provides a memorable experience that creates value for the club in the long term, rather than an-adhoc addition.



Landscaped Setbacks & Emphasise on Communal Landscape

The site is situated within a parkland setting. Emphasise and utilise this to its best advantage and outlook by:

- Providing good areas of landscape and tree planting to minimise urban heat island effect;
- Providing treed avenues with tree planting to heighten the landscape experience
- Consolidate carparking into screened structures that could provide opportunity for super-signage for the club to maximise street presence.



Legible Servicing and Access

Ensure back of house (BoH) functions are discrete and tucked away from public facing areas and that:

- there is a clear point of access and entry for servicing and loading;
- it is consolidated and does not dominate any one side of the Club;
- pedestrian, amenity outlook and use conflicts are minimised.

3.0 LONG-TERM MASTER PLAN

VISION

The long-term vision is to create an integrated development consisting of a destination focused precinct organised around the social and recreational functions of Club Marconi. It outlines an expansion of the food precinct, sport and leisure centre, child care facility and the injects a seniors housing precinct in line with the local needs of the catchment and a logical continuation of seniors housing on Restwell Road.

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 by way of ramps and vertical circulation.

A high quality senior housing precinct of approximately 98 independent living units (ILU) 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).

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

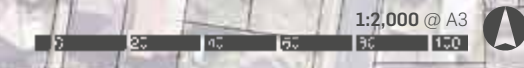
The future expansion of the food precinct will be located to the north-west of the existing Club building footprint, involving internal alterations of this section of Club Marconi. The food precinct could also be expanded westward in later stages to service the function precinct.

The future expansion of the sport and leisure facilities will be the westward extension of the existing gym facilities to the west of the club. A new childcare facility will be located south of this expansion with ready access to the new surface carpark. Landscape buffers will ensure amenity, separation and privacy is maintained for Holbrook Street dwellings.

Future carparking requirements will be accommodated by new surface carparking and will be developed in the long term towards the south-west portion of the site to accommodate the expanded sports and leisure precinct. It is envisaged that this will include tree planting to provide shade and amenity.



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



3.1 MASTER PLAN STRATEGY

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.

- Access and Movement
- Land Use
- Landscape and Open Space
- Built Form and Height
- Staging and Future Development

ACCESS AND MOVEMENT

The main vehicular access routes are retained on Prairie Vale Road and Restwell Road. As part of the master plan, improvements to access and parking include:

- a dedicated entry ramp for ILU residents to be located east of Marconi Stadium. The ILU entrance and lobby is located adjacent, providing a clear address to Restwell Road.
- The entrance to Club Marconi will be retained along the western side of the site to address both Restwell Road and Prairie Vale Road.
- A north-south pedestrian spine will connecting through the site from Restwell Road to bus stops located on Prairie Vale Road.

Carparking

- A new surface car park will be provided on the south-western portion which will be accessed via the existing VIP carparking area. New carparking totals 1347 spaces with 143 spaces attributed to the new ILU and 243 for the expanded gym and childcare facility.
- Retained existing car parking 493 spaces
- Totalling to 1840 car parking spaces
- Associated parking for the ILUs are designed as sleeved and basement parking to ensure building address, passive surveillance and safety. This retains a portion of required parking
- New additional level of basement parking to be provided under ILUs

Other transport options will also be considered to improve the mobility and create a more sustainable and enjoyable living environment, including:

- Car share; and
- potential for ILU/Club Marconi shuttle bus available for Club patrons and ILU residents.



Picture 45 Example precedent of good linkages



Picture 46 Example precedent of street presence & entrances



Picture 49 Example precedent of flexible and adaptable spaces



Picture 50 Example precedent of way-finding strategies



Picture 47 Example precedent of Landscape emphasis



Picture 48 Example precedent of legible service and access

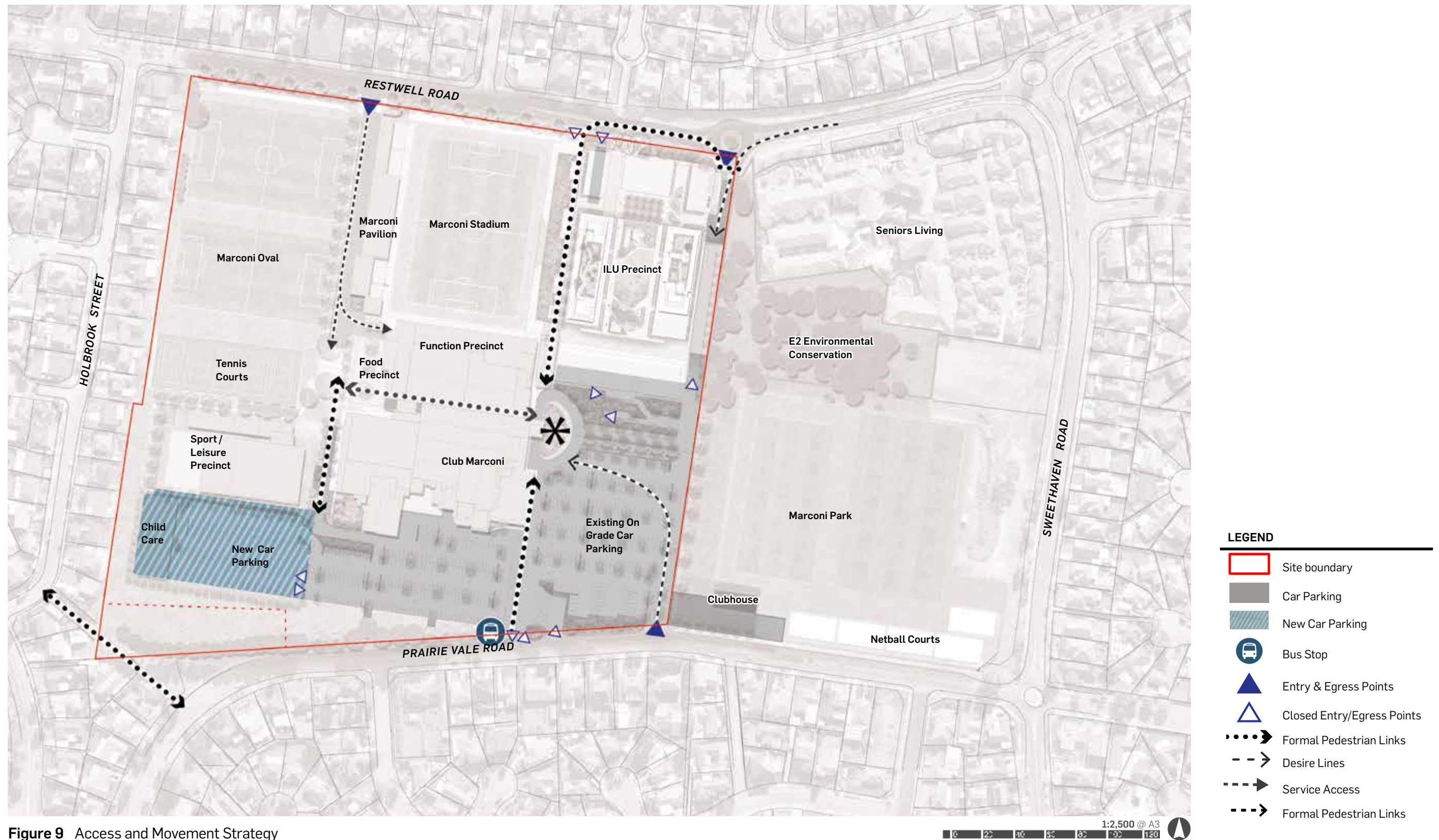


Figure 9 Access and Movement Strategy

LAND USE

The scheme proposes a new Seniors Housing and Aged Care facility proposed on the northern portion of the site ensuring that:

- It is co-located 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 Independent Living Units (ILUs).
- the Club Precinct is the key focus of the site with planned internal refurbishments underway. The long term future of the existing club building includes the expansion of the function and conference centre connected to existing club facilities.
- The Sporting & Leisure 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 new surface car parking located to the south-west portion of the site. There are also opportunities for future expansion of the existing gym and childcare facilities with a possible aquatic centre and/or allied health and fitness services.



Picture 51 Example precedent of Function Precinct, RICC Brisbane



Picture 52 Example precedent of ILU Precinct, Dee Why



Picture 53 Example precedent of allied health and fitness uses for the expanded Sport/Leisure Precinct.



Picture 54 Example precedent of indoor/outdoor Food Precinct, Alexandria and Camperdown



Figure 10 Land Use Strategy

LANDSCAPE & OPEN SPACE

The long-term master plan aims to provide good amenity landscape than what is currently there - a predominance of surface carparking. The key frontage to Restwell Road will be beautified with edge planting, street trees and legible hardscaping to address level changes at the entrance to the ILU.

Key principles for the landscape and open space are for the long-term master plan include:

- Increase the green canopy, edges and surfaces of the Club Marconi site overall;
- Improving the streetscape character and pedestrian comfort on Restwell Road with street tree planting;
- Define pathways and pedestrian spines with edge planting;
- Improve territorial definition with building frontages on Restwell Road, enhanced by lanscape planting, furniture and lighting on the stadium and ILU precinct;
- Define differing land uses with landscape buffers and planted edges;
- Reducing the dominance of hardscape surface car parking by breaking these up with tree planting, treed avenues and nodes to improve wayfinding and minimise urban heat island effect; and
- Providing additional planted zones to surface carparks and edges to provide shade and permeable surfaces.

Refer to Appendix for landscape concept package prepared by Arcadia.



Picture 55 Example of interfaces& pathways with edge planting



Picture 56 Example of play space in child care facilities



Picture 57 Increase urban comfort with tree planting to urface carparks



Picture 58 Examples of communal open spaces and courtyards



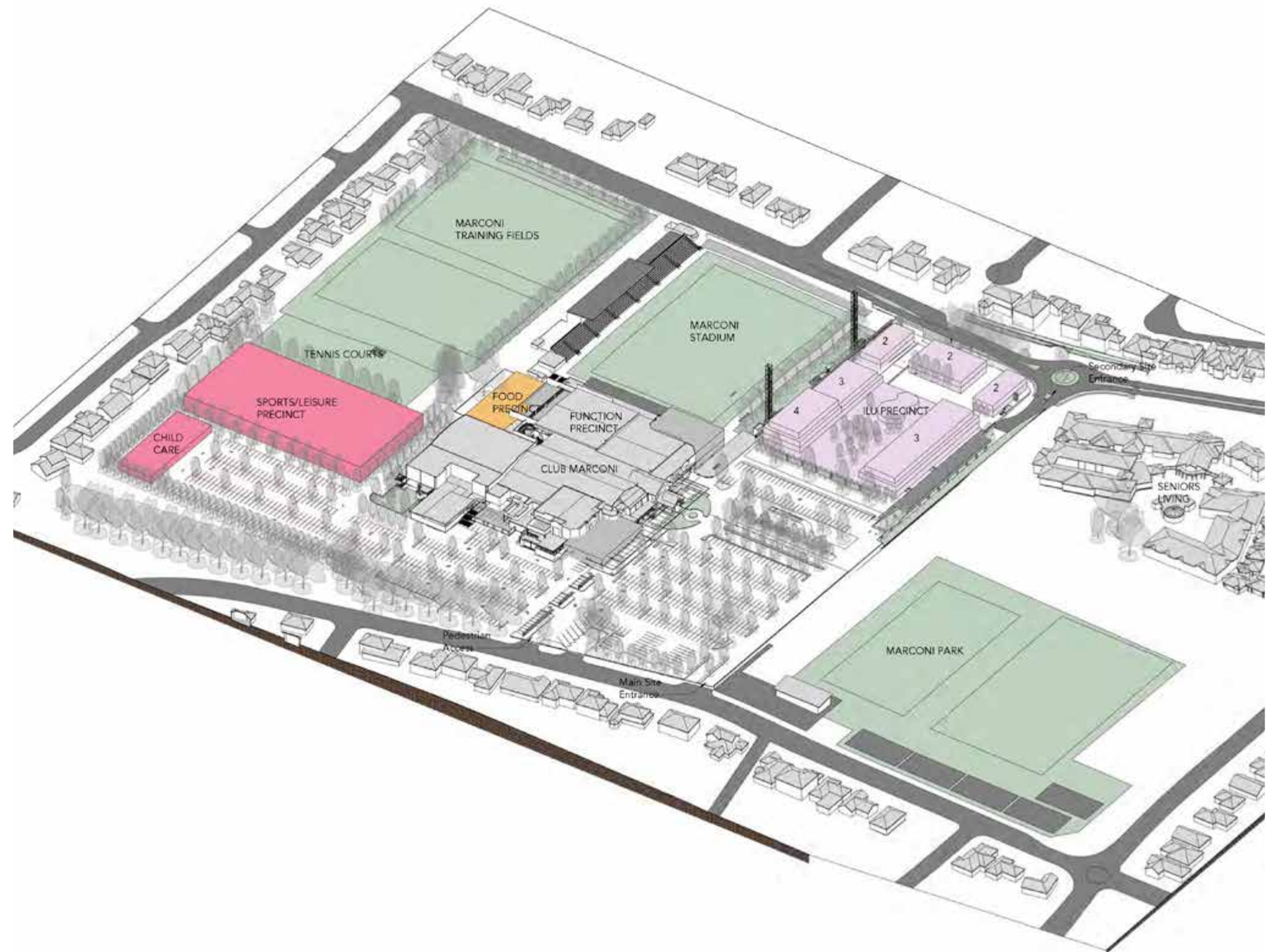
Figure 11 Landscape and Open Space

BUILT FORM AND HEIGHT

The development respects the local character of the area, and provide a transitions from two storeys fronting Restwell Road to four storeys toward the centre of the site. Built form and building heights are distributed to ensure transition to the neighbouring context with taller buildings towards the centre of the site ensure maximum solar access and limit impacts.

- The proposed ILUs are located adjacent to the 'Seniors Living and Aged Care' and will comprise of two storeys fronting Restwell Road to ensure transition from the existing two-storey dwellings directly opposite.
- Existing dwellings on Restwell Road, opposite the proposed ILU turn there back on and are elevated from Restwell Road and will experience no impacts from the proposed ILUs.
- It is proposed that built form height transitions from two to four storeys towards the centre of the site to minimise solar impacts to communal open space as well as culminating its height towards the existing Club entrance to mark this node.
- The expanded Food Precinct will be located within the north-west portion of the Club building and is proposed to maintain the same heights as the existing Club.
- The Sport and Leisure Precinct as well as the new Childcare building will comprise of a 1-3 storey height to transition to lower scale dwellings to the west. Landscape buffers are proposed to mitigate any perceptions of impact.

Refer to Appendix for architectural concept package prepared by Team 2 Architects.



Picture 59 Proposed Built Form Axonometric (source: Team 2 Architects)

Image Source: Team 2 Architects



Figure 12 Proposed Heights

SITE SECTIONS

The proposed height is to gradually increase towards the centre of the Club Marconi site as this minimises impacts to adjacent properties.

- Restwell Road is typically two storeys in character with some houses located on elevated/built up land with their backyards and tall fences orientated to Restwell Road.
- The streetscape character on Restwell Road is unremarkable in this regard and any addition to the streetscape would seek to improve the character and amenity outcomes for this edge.
- On the western boundary the interface is comprised of single dwellings fronting Holbrook Street with backyards facing the site. It is envisaged that the proposed Childcare, Sport and Leisure Precinct will maintain a landscape buffer between these uses to ensure an adequate degree of amenity and privacy to these dwellings.

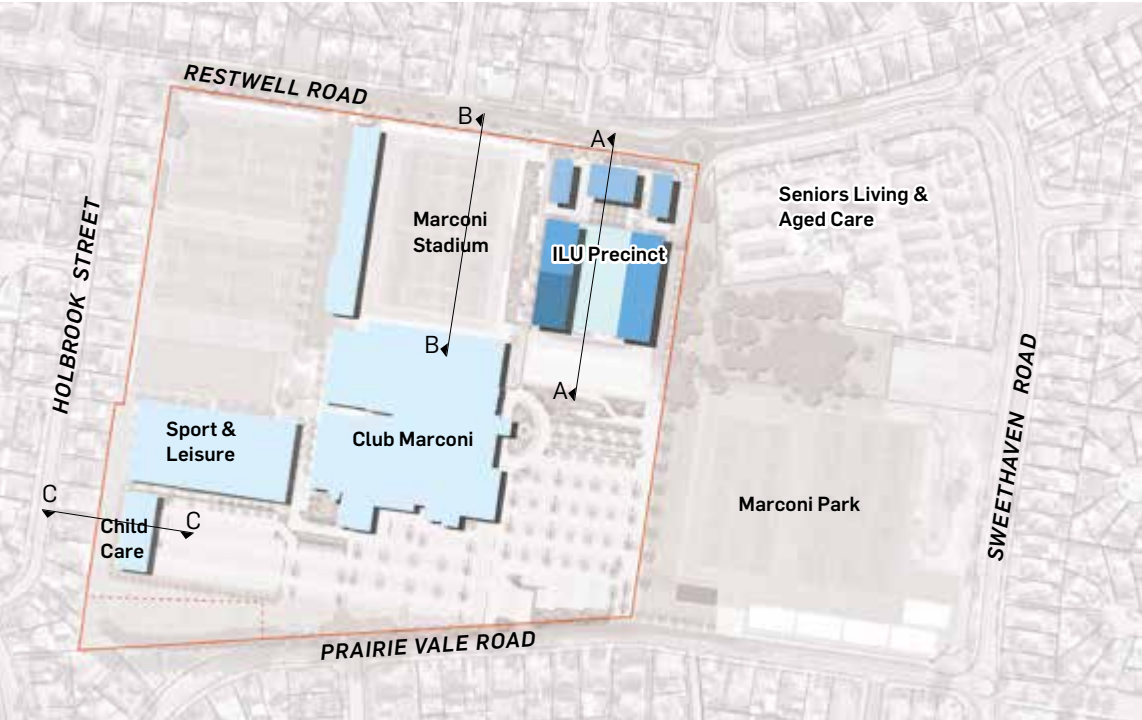


Figure 13 Key Plan

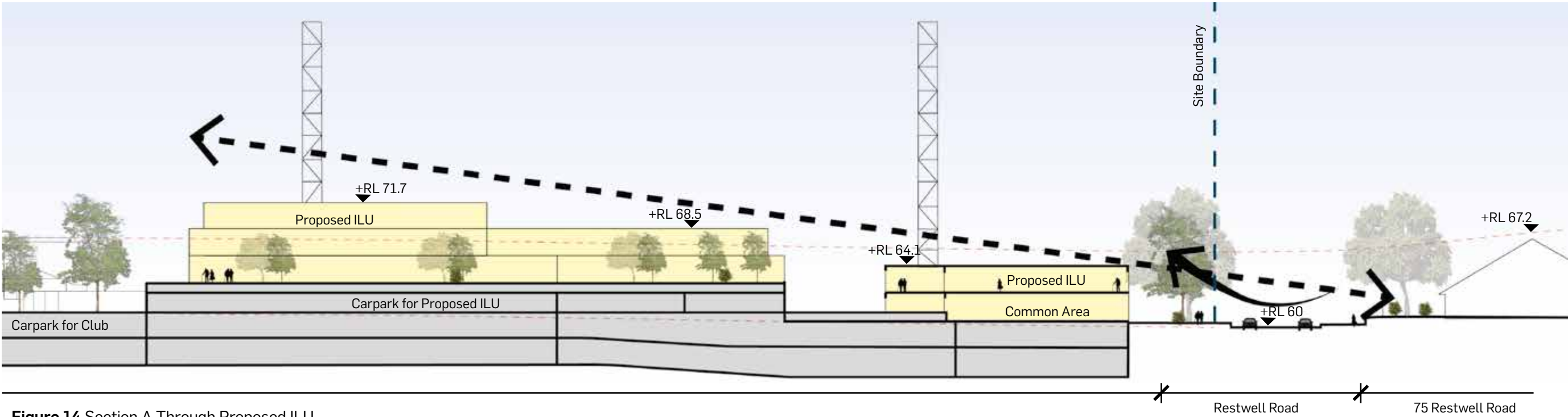


Figure 14 Section A Through Proposed ILU

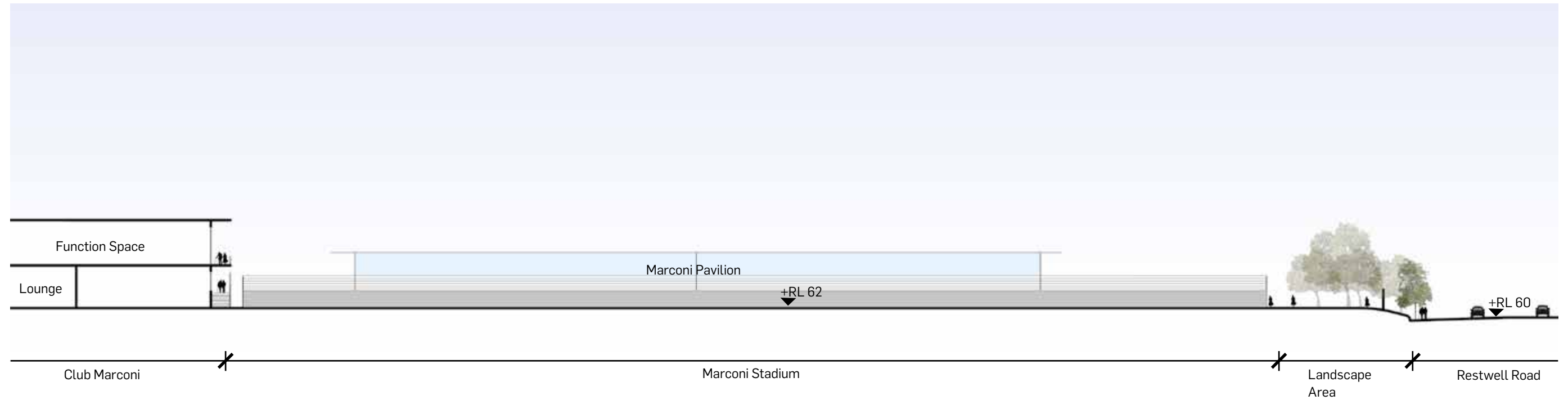


Figure 15 Section B Through Existing Conference and Function Centre

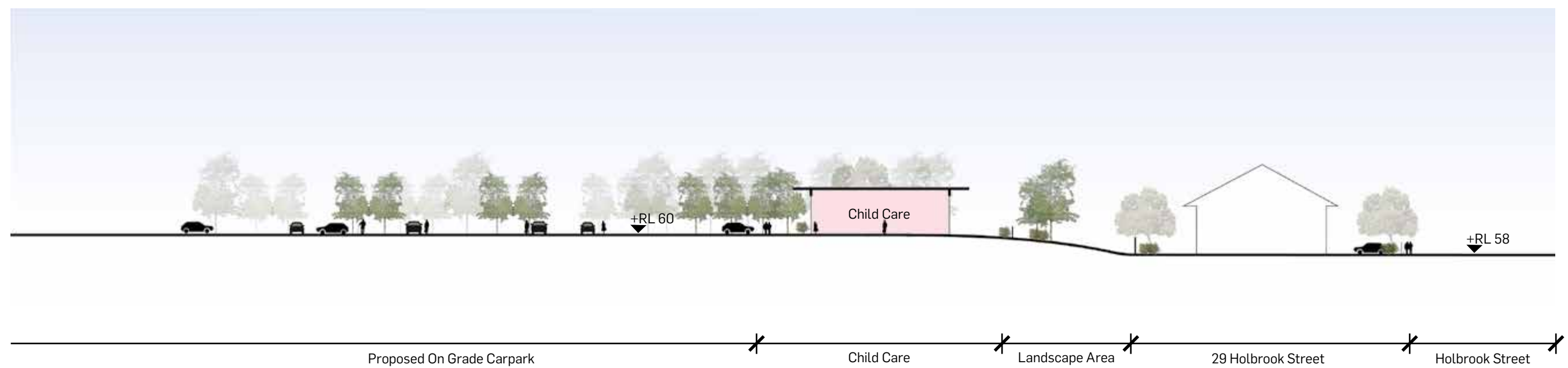


Figure 16 Section C Through Proposed On Grade Carpark

DEVELOPMENT STAGING

For the long -term master planning, the proposed development phases are divided into three main phases, in consideration of surplus and under-utilised land areas, car-parking provision and the ancillary uses in relation to the Club. The stages are comprised as follows:

Stage 1A-G Club Marconi Building

- Alterations and additions to the main Club building's Food and Beverage Precinct.
- Internal alterations to the main Club building.

Stage 2A Sports and Leisure Precinct

- Sport and Leisure Precinct expansion to the south-west of the site.
- Child Care facility relocation and expansion to the south-west of the site.

Stage 2A Carparking and Landscape

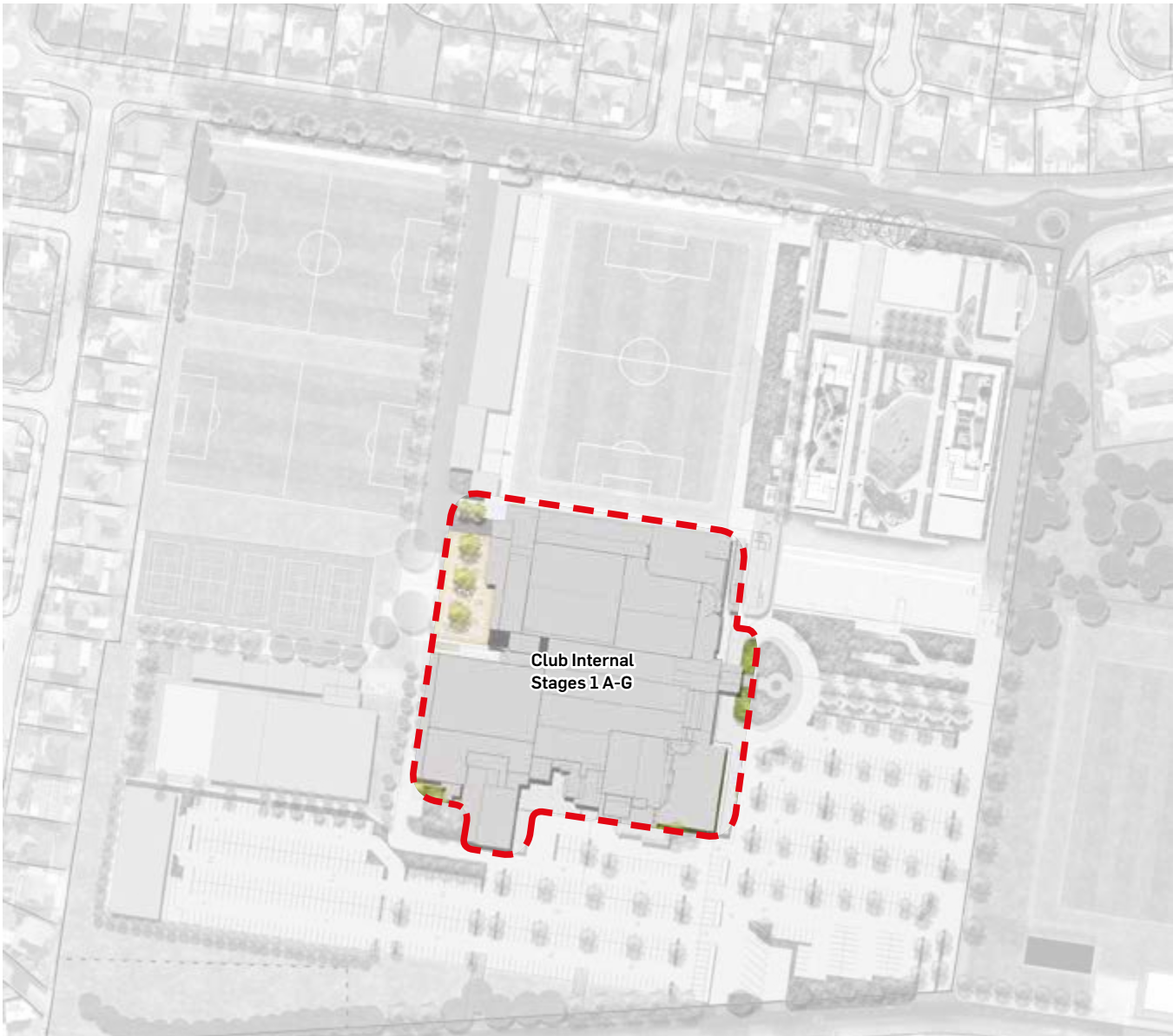
- Proposed on new on-grade carparking to the south-west corner of the site of approximately 279 car spaces.
- Associated landscape embellishments such as tree planting for amenity shade and buffer separation for visual privacy on new and existing on-grade car-parking areas.

Stage 3 Seniors Housing ILUs

- Total Senior Housing: 98 self-contained independent living units and associated car spaces.

Stage 3 Landscape

- Deep soil planting between Marconi Stadium and the new ILU Precinct.
- Buffer planting along the eastern and southern boundary of the proposed ILU precinct.
- Communal open spaces for the ILU precinct
- Street planting along the Club Marconi side of Restwell Road



STAGE 1 A-G : CLUB INTERNAL

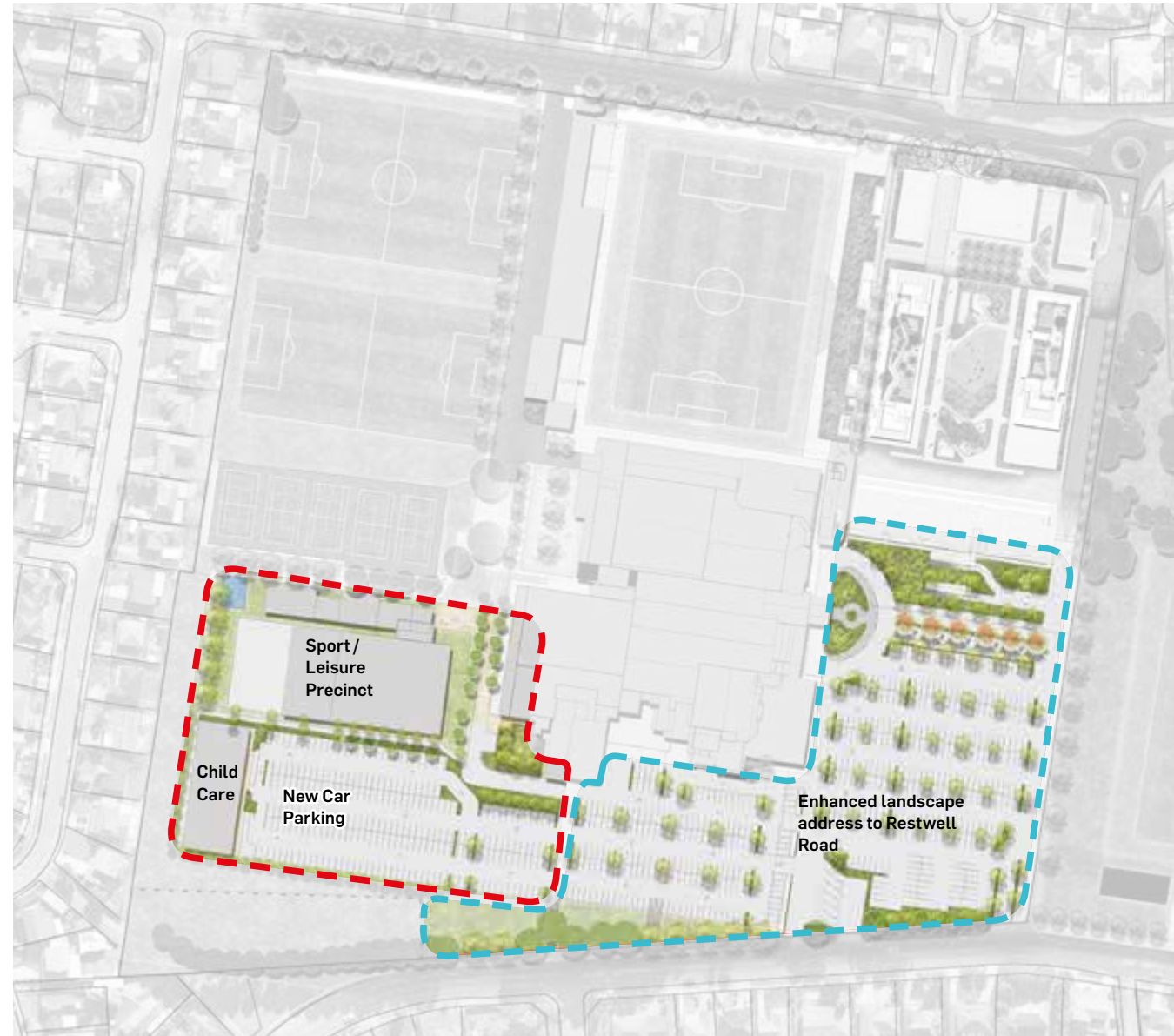
The future stages for the long-term master plan will consist of expanding club uses and facilities to accommodate for future needs as well as improving the legibility and function of the Club. These future stages will allow for the incremental expansion of the food and beverage offer, an integrated allied health & fitness and childcare facility as well as the logical continuation of seniors housing uses along Restwell Road.

Food and Beverage Precinct

Proposed alteration and addition to the existing Club Marconi building to accommodate the expansion of food and beverage offer.

Main Club Building Internals

Proposed alteration and addition to the existing Club Marconi building to accommodate the expansion/alteration of Function and Conference Facilities



STAGE 2A : SPORT/ LEISURE PRECINCT UPGRADE, CHILD CARE & LANDSCAPE UPGRADES AND CLUB PARKING

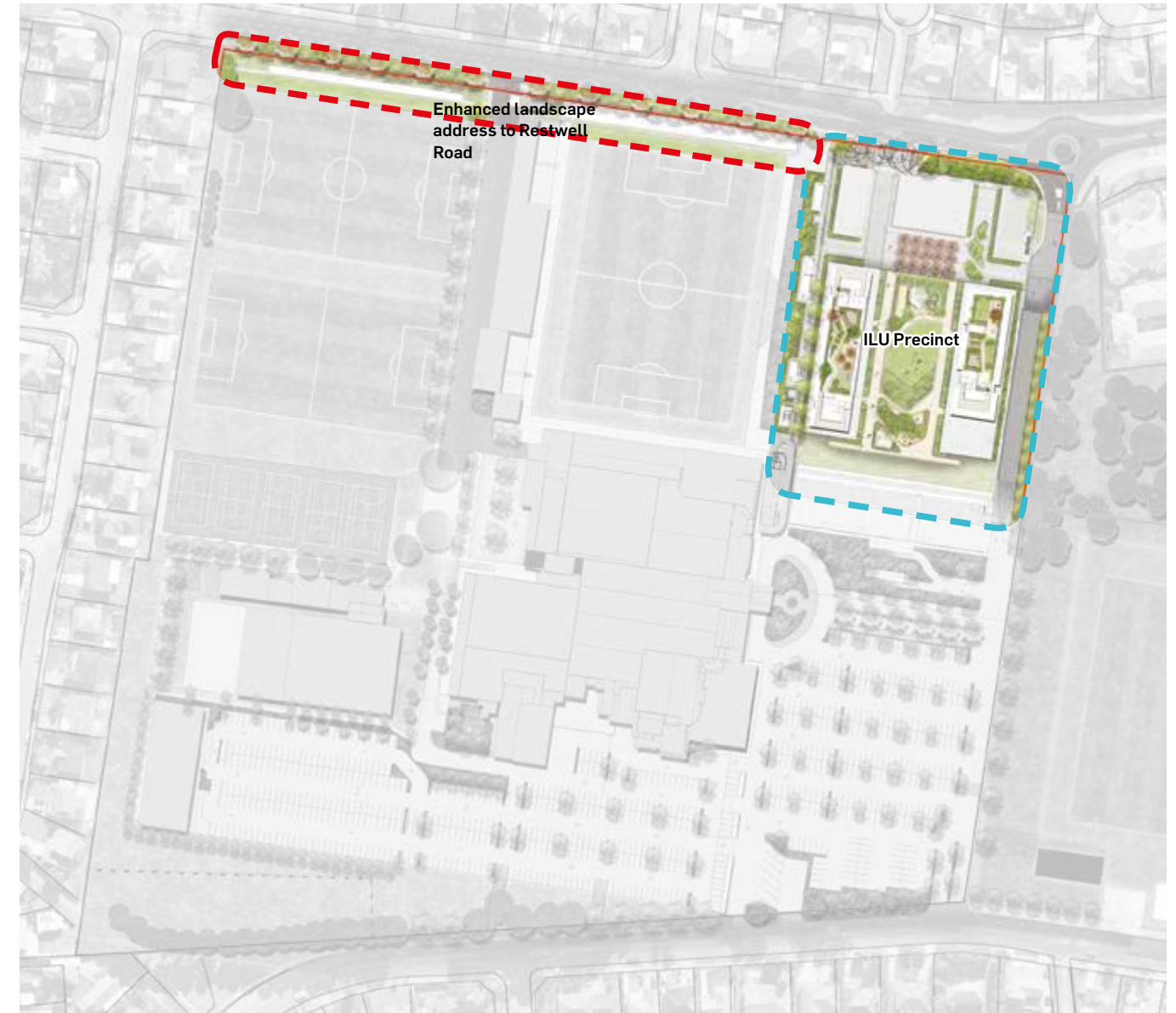
- Retained surface car parking spaces: 493
- New Basement 1 car parking spaces: 453
- New Basement 2 car parking spaces: 508
- New car spaces fronting Sports Precinct: 243
- New car spaces for ILU Precinct : 143
- Total Parking spaces: **1,840**

Sport & Leisure Precinct & Child Care Building

Proposed expansion of existing gym facilities into a consolidated Sport and Leisure Precinct which could accommodate potential aquatic facility and/or allied health and fitness services. A new childcare building is proposed south of the expanded Sport and Leisure Precinct to expand the existing childcare services.

Carpark and Landscape

Stage 2A also consists the addition of new car parking fronting the future Sport and Leisure Precinct towards the south-west of the site providing 243 new car spaces with easy access to the Gym and Child Care Centre.



STAGE 3 : SENIORS HOUSING PRECINCT

Stage 3 involves the development of a seniors housing and aged care precinct directly east of the existing Club, fronting Restwell Road. This site is the most logical location for the development as it continues and provides synergies with the existing use of an aged care facility to the west, improves the interface to Restwell Road and provides a direct, walkable connection to the existing bus stop on Prairie Vale Road.

This stage will provide 98 Independent Living Units, common open spaces, improved public domain and landscape interfaces and 143 car spaces for the ILUs.

Landscape

Stage 3 also consists street planting along Restwell Road improving the comfort, amenity and character of this street. A landscape buffer to the east of the proposed Seniors Housing/ILU Precinct will provide added privacy and amenity for existing and future residents.

4.0 ILU PRECINCT

For the purposes of the SCC application the proposed Independent Living Units (ILU) precinct has been reviewed in detail. This precinct forms the third phase of the long-term master plan for the whole Club Marconi site and aims to enhance the Club's facilities and widen the services it provides to its members and the local community.

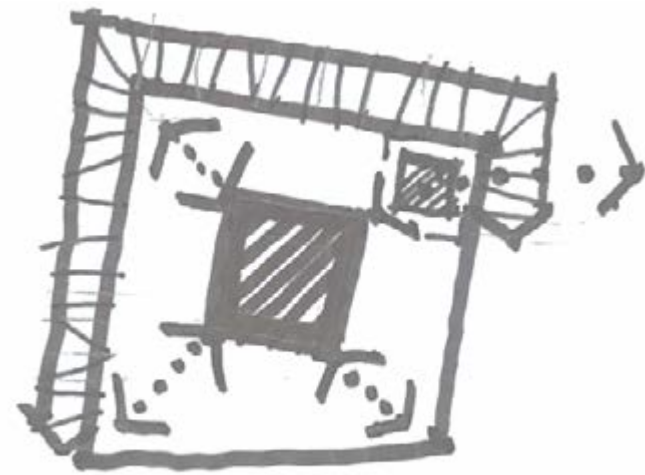
The logical continuation of the existing seniors housing use along Restwell Road provides good urban design outcomes and meets the demand for seniors housing needs in the local area.

ILUs are a form of retirement living which is generally an accommodation unit designed for independent retirees aged over 65 years who do not require assistance with day-to-day living or particular aged care services. They are often located in a village typology with a range of communal facilities and services.

SIX KEY PRINCIPLES

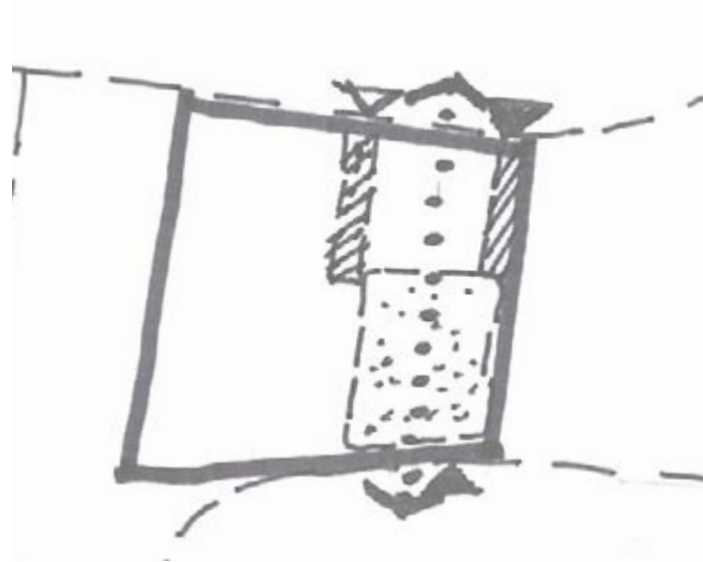
In alignment with the urban design principles that informed the development strategy for the long-term Master Plan, six key design principles under the following themes for the ILU precinct are as follows:

- Built Form and Scale
- Amenity
- Landscape and Public Domain Interface
- Connectivity, Access and Services
- Safety and Passive Surveillance
- Setbacks and Building Separation



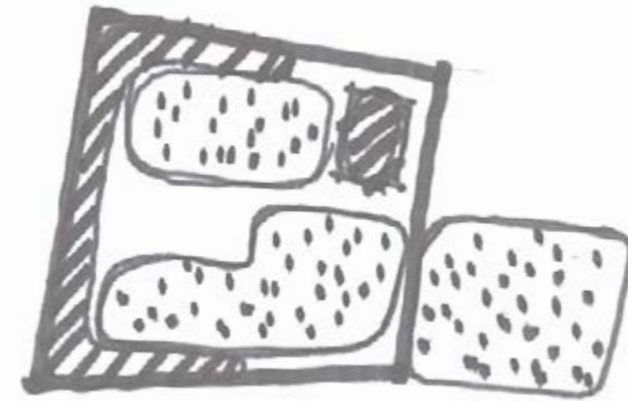
BUILT FORM & SCALE

- Built form and height is to ensure compatibility with surrounding character - locate lower buildings to the north fronting Restwell Road.
- Locate the massing towards the centre of the Club Marconi site to minimise impacts to residential neighbours.
- Provide building articulation and architectural expression improve rhythm and streetscape character.



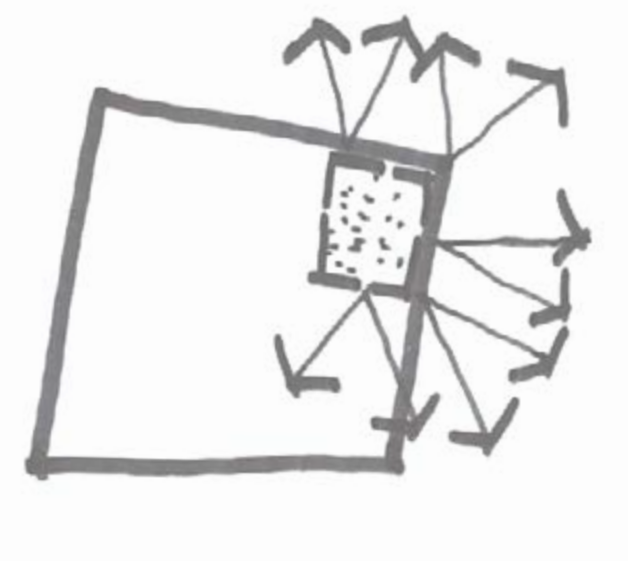
CONNECTIVITY, ACCESS AND ARRIVAL

- Provide a sense of arrival and address on Restwell Road.
- Provide service areas in an appropriate location, minimising servicing and parking conflicts as much as possible.
- Internalise car parking into the development, over large areas of surface carparking.
- Provide level and comfortable pedestrian access from the new seniors housing precinct to bus stops on Prairie Vale Road.



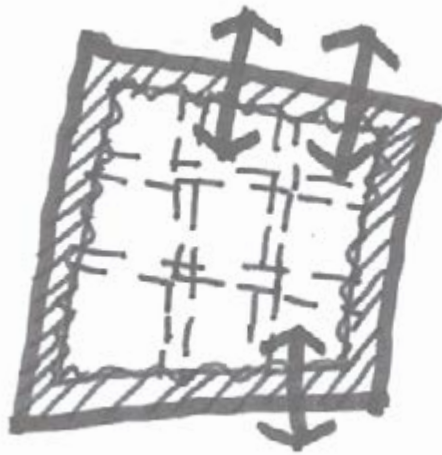
AMENITY

- As much as possible, orientate double-loaded buildings north-south to maximise internal amenity such as cross-ventilation and solar access.
- Gradate building height so that lower buildings are on the north and taller buildings are towards the centre of the Club Marconi site to maximise solar access to communal open space.
- Increase planting and trees on the site to reduce urban heat island effect.



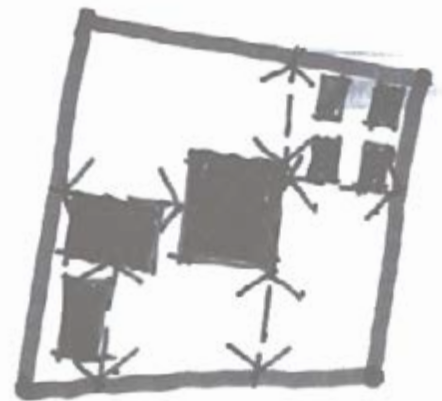
SAFETY & PASSIVE SURVEILLANCE

- Maximise street address and presence along Restwell Road.
- Promote passive surveillance to the pedestrian environment along Restwell Road by orientating building entrances and balconies to Restwell Road.
- Promote a sense of surveillance to Marconi Park by locating residential uses along this interface.



LANDSCAPE AND INTERFACES

- Provide landscape planting and buffers between residential uses, the club facilities adjacent recreational areas.
- Improve the interface and streetscape on along Restwell Road by planting street trees along the site.
- Improve the look and comfort of surface carparking with new tree-planting and additional soft-scaping.



SETBACKS AND BUILDING SEPARATION

- Provide adequate building separation to ensure excellent amenity outcomes.
- Create compatible built form response and street setbacks to minimise bulk overshadowing and privacy impacts.
- Provide appropriate building separation and landscape buffers to adjoining properties.



4.1 PRECINCT DEVELOPMENT STRATEGIES

LAND USE

The scheme proposes a defined seniors housing precinct proposed on the northern portion of the site and ensures that:

- It is a logical continuation of seniors housing uses from the existing SWIAA village on Restwell Road and Sweethaven Road;
- It will be set within a significant recreational setting, providing good amenity, activity and connection with a larger community;
- It provides an appropriate built form transition for the adjacent low density dwellings on Restwell Road. The proposed seniors housing precinct is to accommodate 98 new ILUs with taller building located toward the centre of the site where this will have no impacts to neighbours;
- The proposed new ILU is physically defined and separated from the main Club Marconi building with landscape and hard-scape treatments.
- The Sporting & Recreational Precinct leverages on the sporting and recreational 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 a possible aquatic centre or larger gymnasium expansion. The expanded recreational facilities and social functions of the club will provide co-locational synergies for the seniors housing precinct.

Key Outcomes:

- Logically continues existing seniors housing uses along Restwell Road from the east to Club Marconi.
- Provides street address and passive surveillance to Restwell Road which currently lacks definition and in some areas, fronted by elevated houses that orientate their backyards and tall fences to this street.
- Provides increased passive surveillance to Marconi Park.



Picture 60 Street address with vehicular and pedestrian access



Picture 61 Two-storey built form along Restwell Road



Picture 62 Communal open space

Image Source: Team 2 Architects

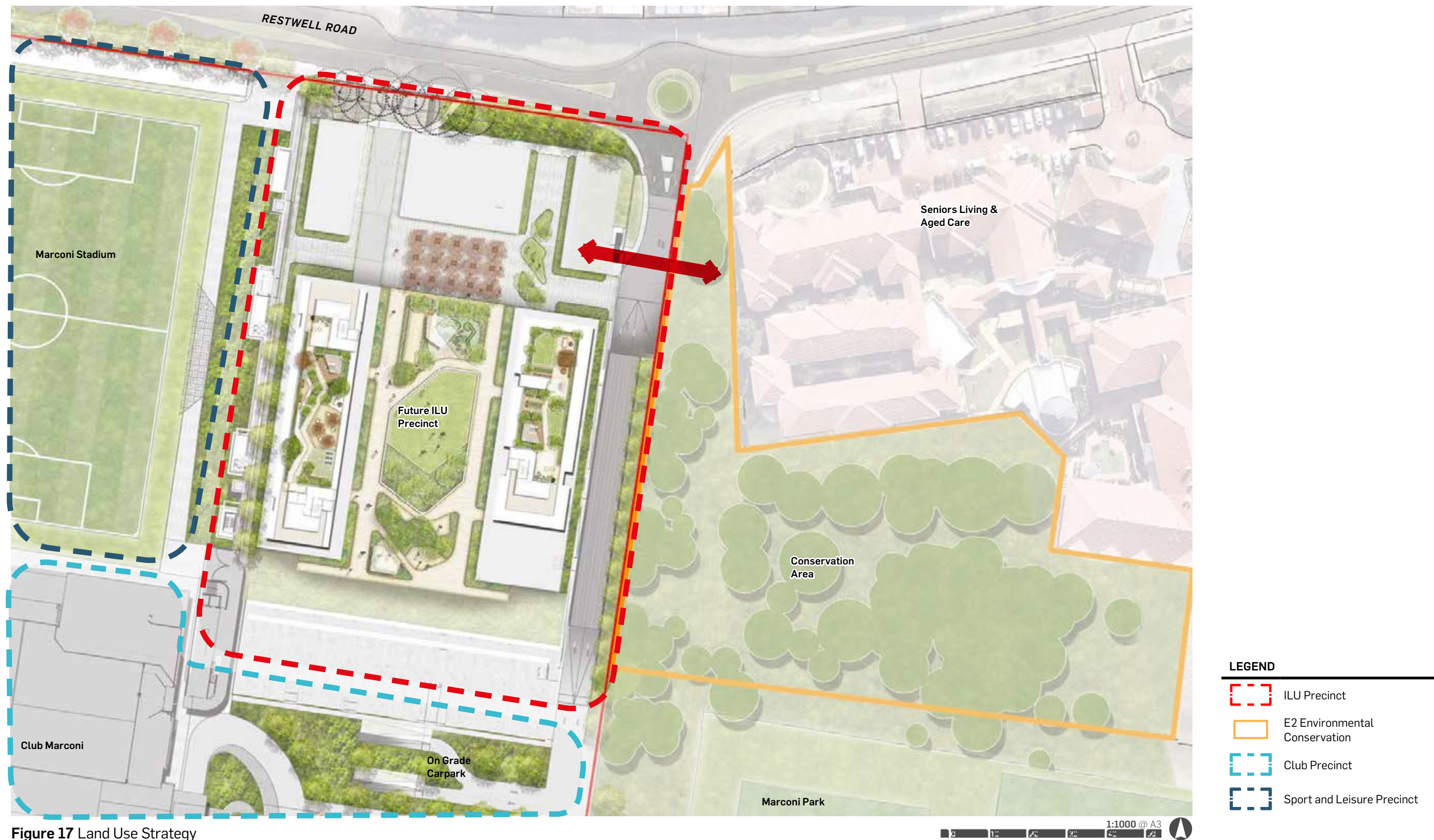


Figure 17 Land Use Strategy

BUILT FORM AND HEIGHT

- Built form and building heights are distributed and located to ensure compatibility with the local context. Built form up to four storeys are located to the centre where this is appropriately located and ensures limited impacts to communal open spaces and
- The proposed ILUs are located adjacent to the seniors living and aged care SWIA facility and will comprise of two 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;
 - A height transition of up to four storeys is proposed to gradate toward the centre of the site to minimise amenity impacts and defines a built form and landscape edge to the Club entrance.
 - Buildings up to four storeys are primarily oriented north-south to maximise amenity outcomes for residents and minimise overshadowing to communal open spaces.
 - The two storey building fronting Restwell Road will have minimal impacts to communal open space.

Key Outcomes:

- Gradated height proposed towards the centre of the block is appropriate given the substantial size of the land, the existing footprint and roof height of the Club building and the stadium and the minimal impacts to adjacent properties;

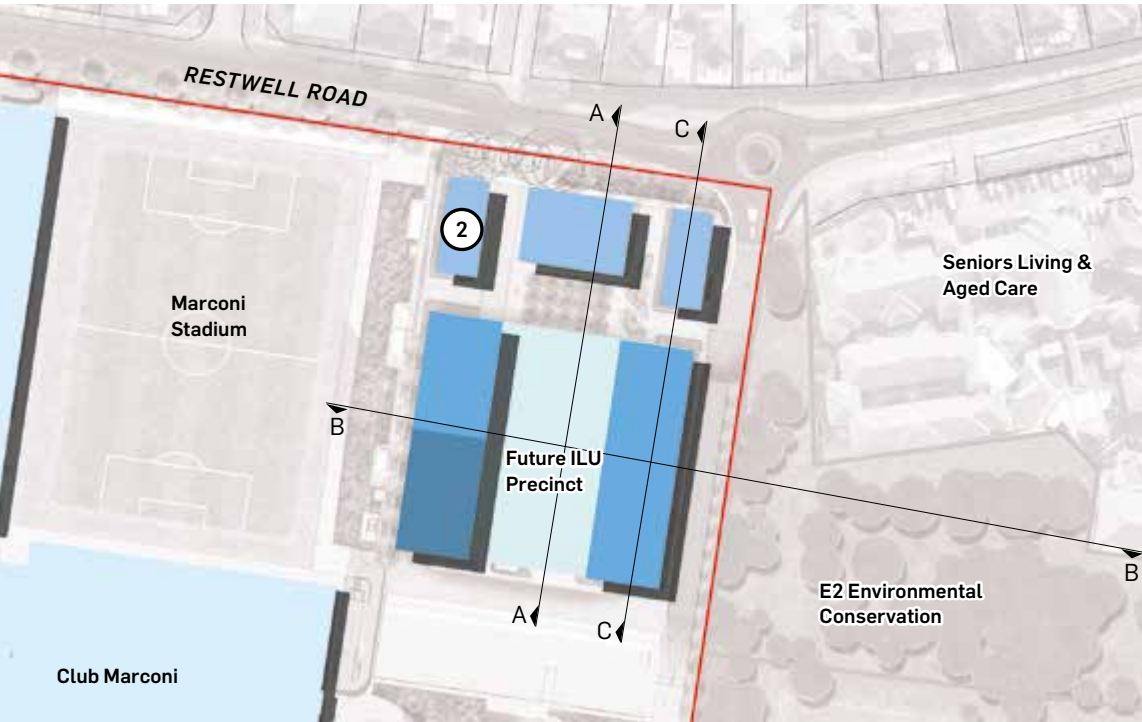
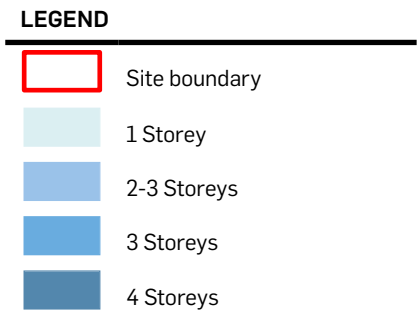


Figure 18 Key Plan

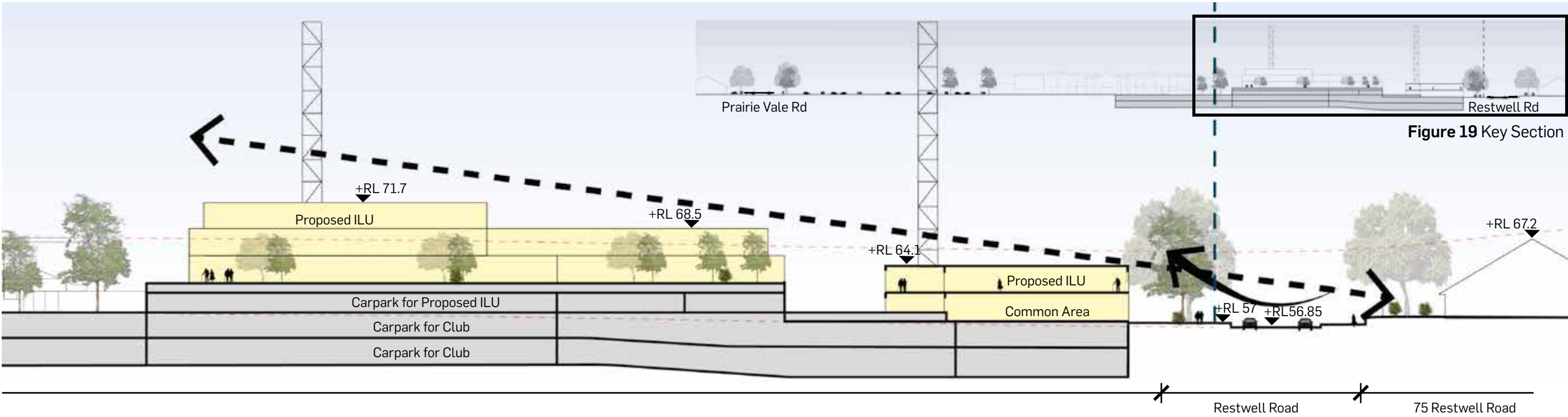
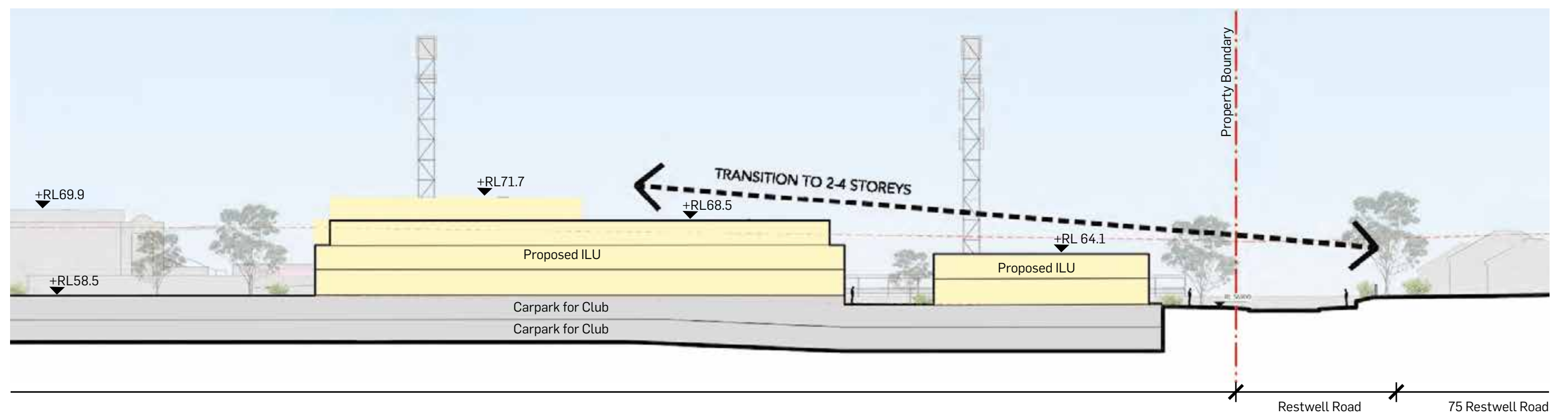
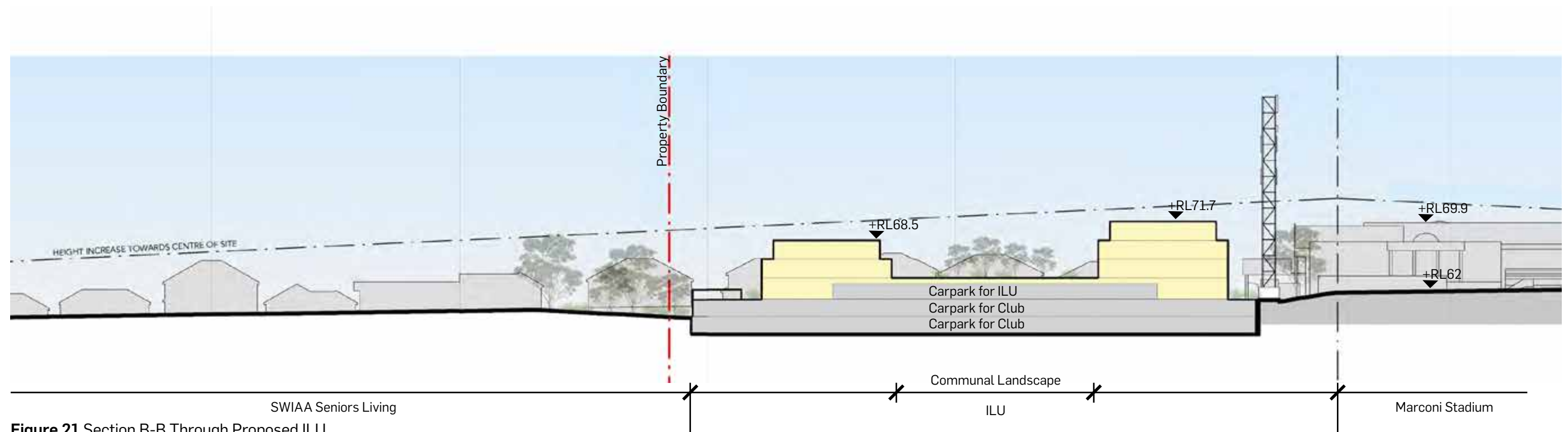


Figure 20 Section A-A Through Proposed ILU



LANDSCAPE & OPEN SPACE

The proposed new seniors living precinct will provide good amenity landscape to what is currently there - a concrete surface carpark. The key frontage of Restwell Road will be beautified with edge planting, street trees and hardscaping to provide good street address land entrance definition to the ILU precinct.

The new seniors housing precinct will comprise of a central communal courtyard with activity nodes programmed throughout to provide an active and engaging spaces.

Buffer planting to edges and interfaces will provide territorial definition, amenity visual and acoustic privacy for residents.

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 nodes for passive recreation, relaxation and contemplation.

Refer to Appendix for landscape concept package prepared by Arcadia

Key Outcomes:

- Increases the tree canopy and softscape in the locality, minimising the impacts of urban heat-island effect.
- Improves streetscape character and level of comfort to pedestrians by providing shaded areas for walking.
- Improves the interface to Marconi Park by greening the edges of the carpark and enhancing perceptions of safety by way of passive surveillance with the introduction of a residential community overlooking the park.



Picture 63 Example of an Active Recreation Program

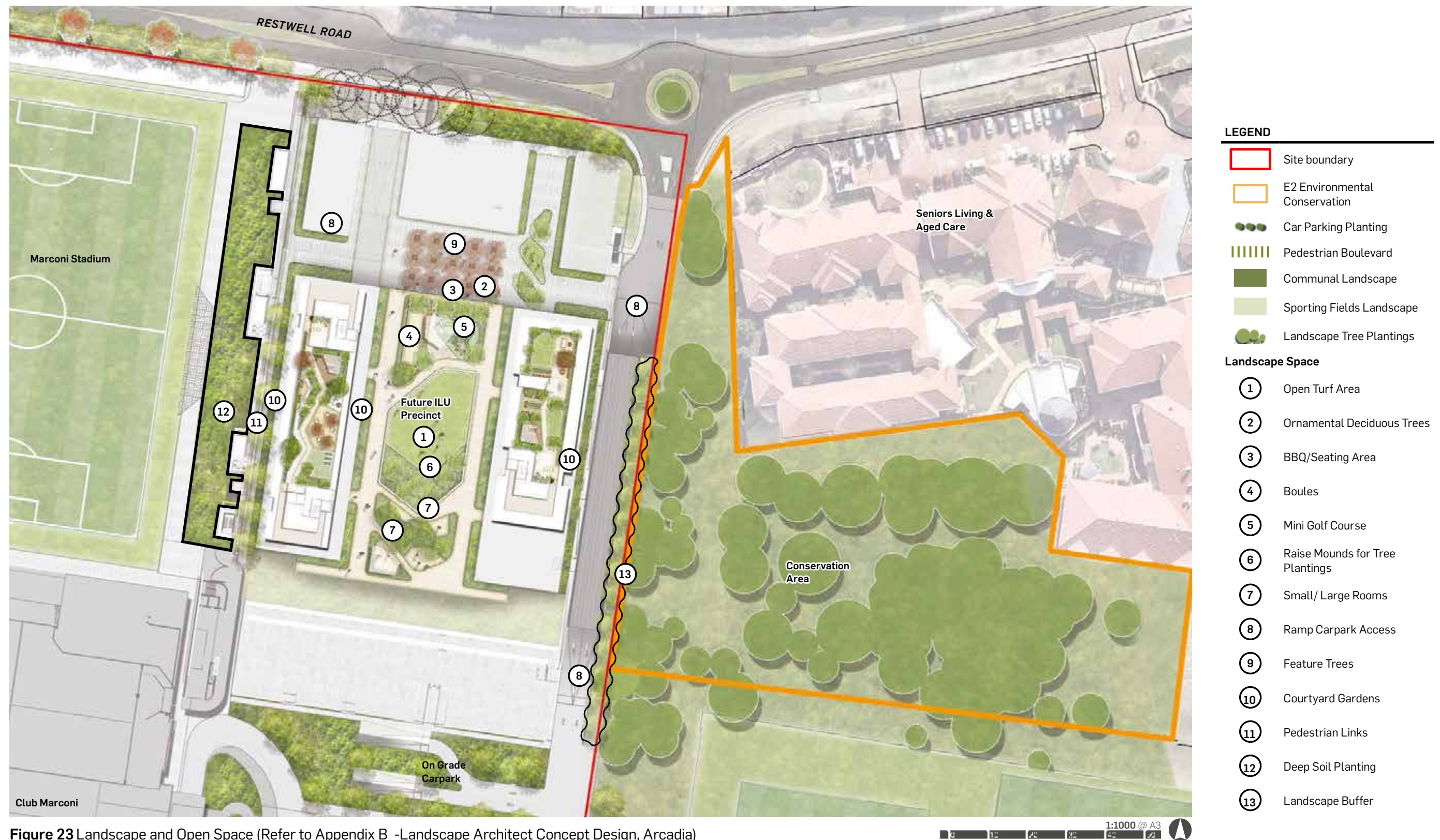


Picture 65 Example of Passive Communal Space



Picture 64 Example of Tree Bosque as an Entrance Statement to the ILU

Image Source: Arcadia



ACCESS AND MOVEMENT

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

- A dedicated vehicular access point for the ILU precinct is via Restwell Road, located 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 entrance, 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 enhanced with tree planting to provide a clear and separate pedestrian connection between Restwell Road and Prairie Vale Road.
- This north-south 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 143 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.
- There is potential for the Club to accommodate a quantum of spaces for share-car services for the use of residents and guests.

Key Outcomes:

- Provides a dedicated vehicular access for the ILU precinct on Restwell Road.
- Reduces the dominance of surface car-parking on the site.
- Improves the level of comfort experienced by pedestrians walking from Restwell Road to the Prairie Vale Road bus stops and vice versa.

LEGEND

Site boundary

Entry & Egress Points to Club Marconi Parking

ILU Vehicular Access Point

Club Vehicular Access

Pedestrian Entry

Pedestrian Links

Vertical Circulation

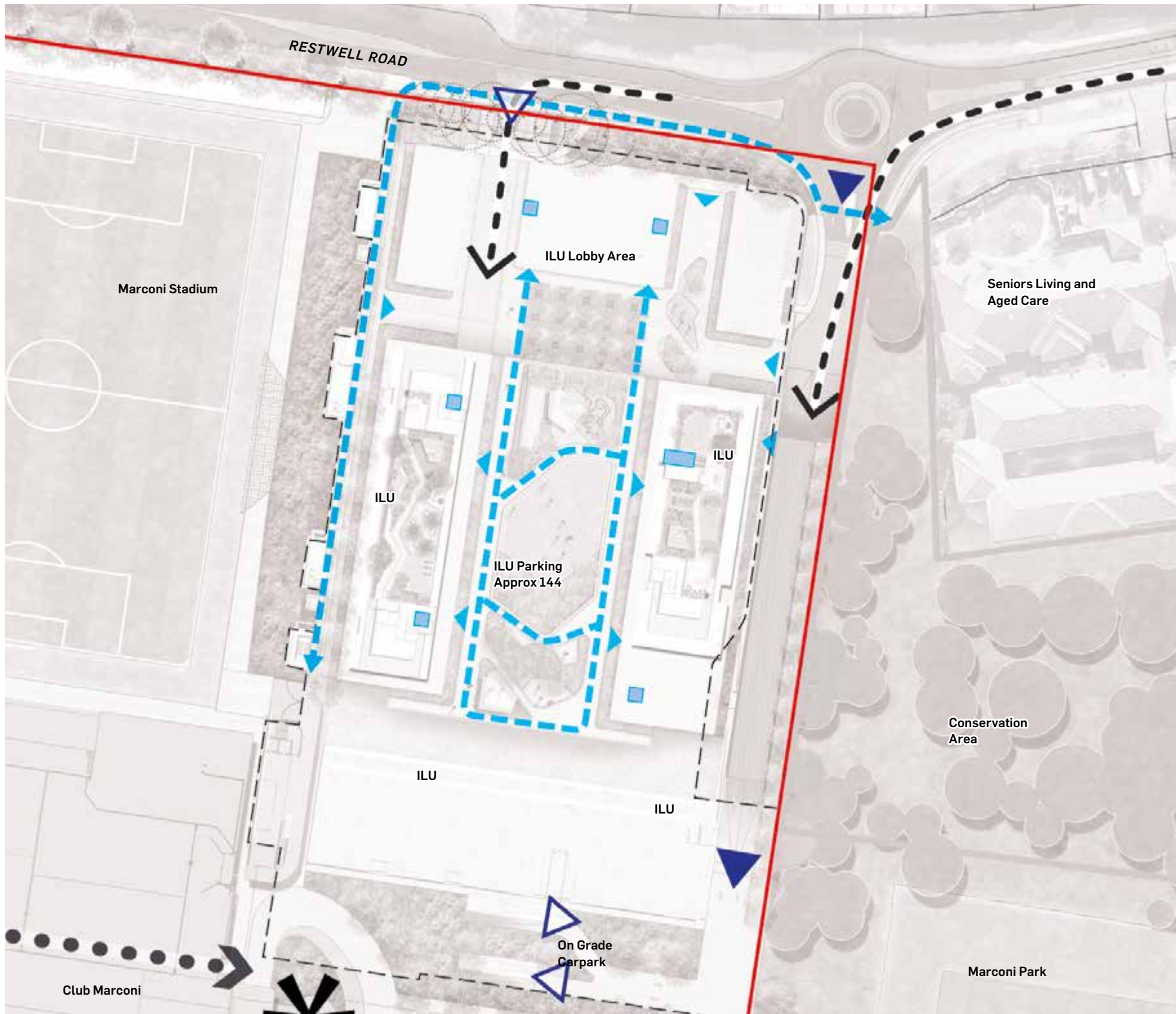


Figure 24 Access and Movement Strategy

4.2 REVIEW OF LIKELY IMPACTS

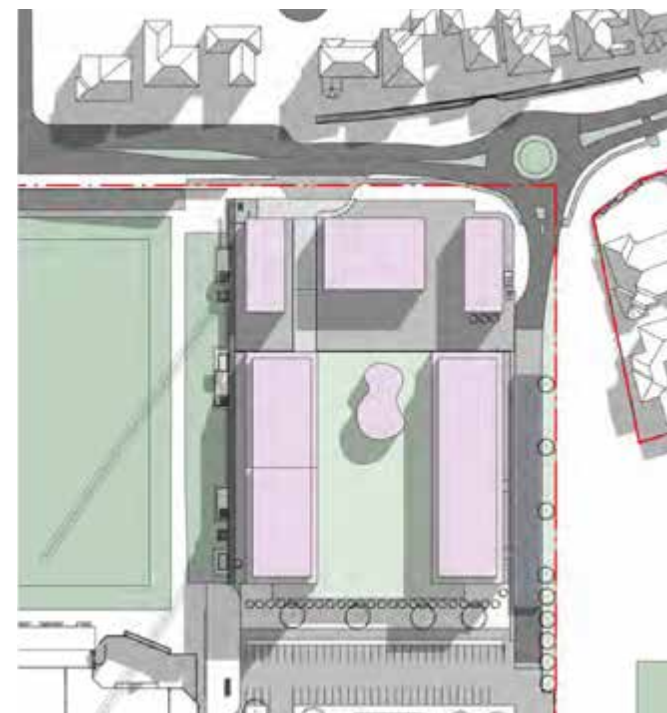
SHADOW ANALYSIS

Within urban settings, increased density and building height will generally result in additional shadow impacts. However, new buildings can be shaped and orientated to minimise overshadowing impacts.

The proposal is low scale in massing height and most impacts have been internalised within its own boundaries

Potential shadows of the proposed building envelopes are shown in the following diagrams.

Access to sunlight within apartments and private open spaces is measured at midwinter (21 June) from 9 am to 3 pm, as this is when the sun is lowest in the sky. This represents the 'worst case' scenario for solar access.



9AM



12 PM



3 PM

LEGEND

- Subject site area
- New shadow outside of subject site

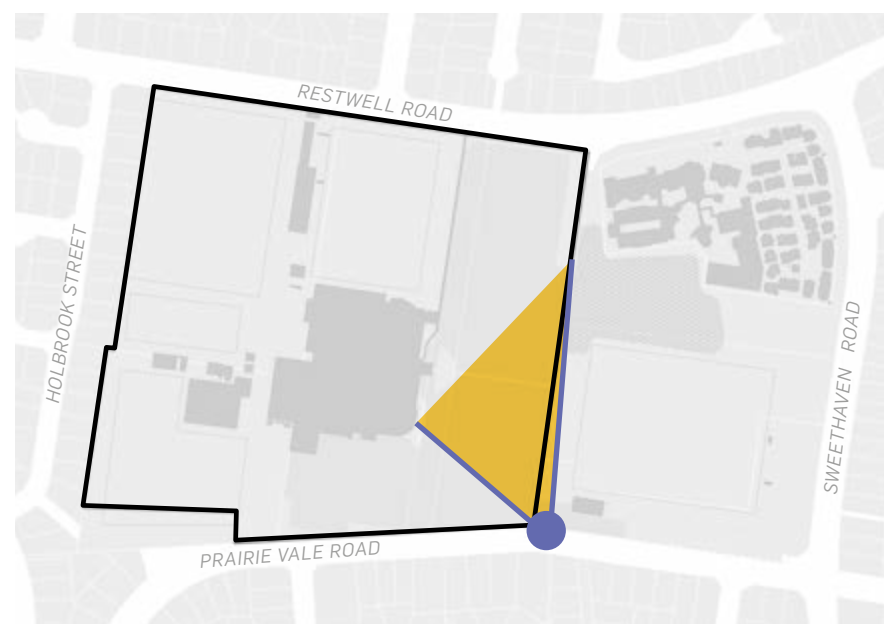
Key Outcomes:

- More than 70% of communal open space receives at least 2 hours solar access during mid-winter.
- There is negligible shadow cast to the E2 zoned land to the east, noting that this is an interstitial, minimally utilised space in Marconi Park with some drainage functions.
- No shadow impacts occur to existing residential units in SWIAA Village.

VISUAL CHANGE ANALYSIS

VIEW 1 - South-east corner of Club Marconi site and Marconi Park fronting Prairie Vale Road

- Comprises long-ranging views to the potential ILU envelopes, Club Marconi and Marconi Stadium beyond.
- This frontage comprises a predominance of concrete, surface carparking.



Picture 66 Existing view from the club entrance at Prairie Vale Rd



Key Outcomes:

- The proposed ILU envelope will be viewed in the middle-ground further than the existing Club Marconi building.
- The degree of visual change from Prairie Vale Road is negligible given the proposed built form is low in height and bulk when viewed from this area.
- Furthermore, the change in the visual context is compatible with the existing character of the area given the existing height of the Club Marconi building and Stadium and lights.
- The proposed new ILU envelopes will also be partially obscured by existing and new trees which will be planted to the carparking and interface edges.

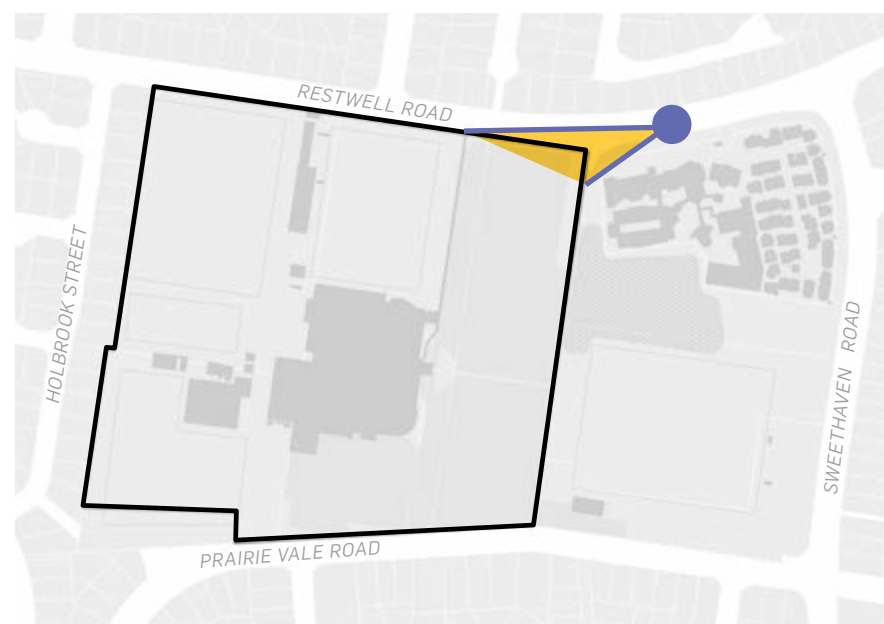
Picture 67 Changed view from the club entrance at Prairie Vale Rd towards the proposed ILU

LEGEND

- ILU Precinct
- Obscured Built Form
- Potential Built Form Visibility

VIEW 2 - Western approach to Club Marconi on Restwell Road, fronting the existing SWIAA Village.

- Comprises mid-ranging views to the potential ILU envelopes, Club Marconi and Marconi Stadium beyond.
- This frontage currently comprises a predominance of concrete, structured carparking.
- Beyond the SWIAA Village, street address on both the north and south of Restwell Road is not well defined and lacks passive surveillance.



Picture 68 Existing view from north-western side of the SWIAA Village towards Club Marconi



Picture 69 Changed view from north-western side of the SWIAA Village towards Club Marconi

Key Outcomes:

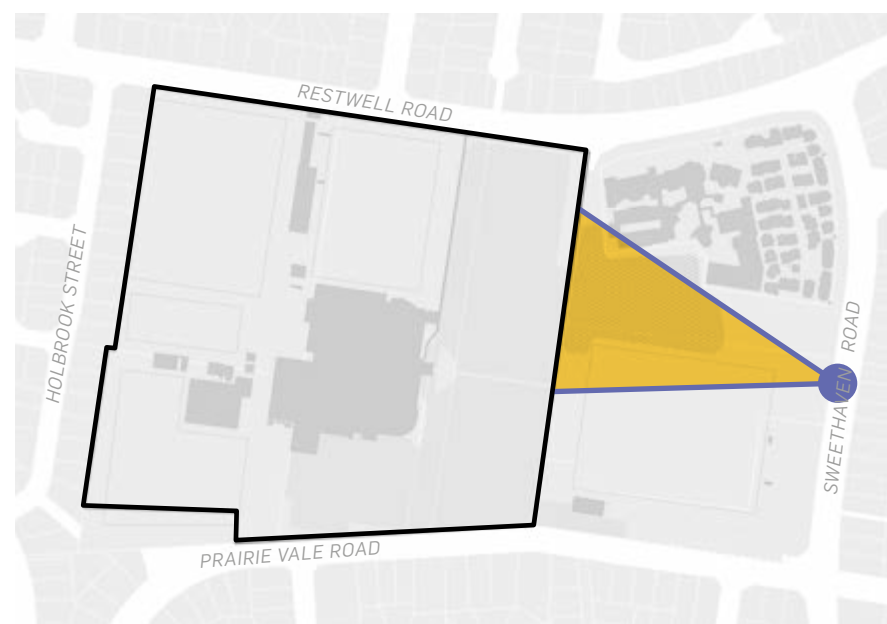
- The proposed ILU envelope will be viewed in the middle-ground beyond existing and new tree canopies.
- The degree of visual change from Restwell Road is negligible given the proposed built form is low in height and bulk when viewed from this area.
- Furthermore, the north side character of Restwell Road is demarcated by elevated houses of two storeys which orientate their backyards and fences to Restwell Road. The top/roof datum of these houses are generally taller than the proposed two-storey ILU fronting Restwell Road, therefore change in the visual context is compatible with the existing character of the area.
- The transition in height towards the centre of the site is absorbed by new foreground envelopes of two and three storeys opposite the existing SWIAA Village which also maximises height at three storeys.
- The proposed new ILU envelopes will also be partially obscured by existing and new trees which will be planted to the carparking and interface edges.

LEGEND

- ILU Precinct
- Obscured Built Form
- Potential Built Form Visibility

VIEW 3 - View to Club Marconi and Marconi Park from Sweethaven Road.

- Comprises long-ranging views to the potential ILU envelopes, Club Marconi and Marconi Stadium beyond.
- This frontage currently comprises the open space and E2 Conservation Management land on Marconi Park with the back of the SWIAA Village to the right of the view.
- Beyond the SWIAA Village and viewed from the existing dwellings on the east side of Sweethaven Road, passive surveillance and therefore a perception of safety at night to the park is limited.



Picture 70 View from eastern boundary of Marconi Park looking towards existing site






Picture 71 Changed view from eastern boundary of Marconi Park looking towards proposed ILU

Key Outcomes:

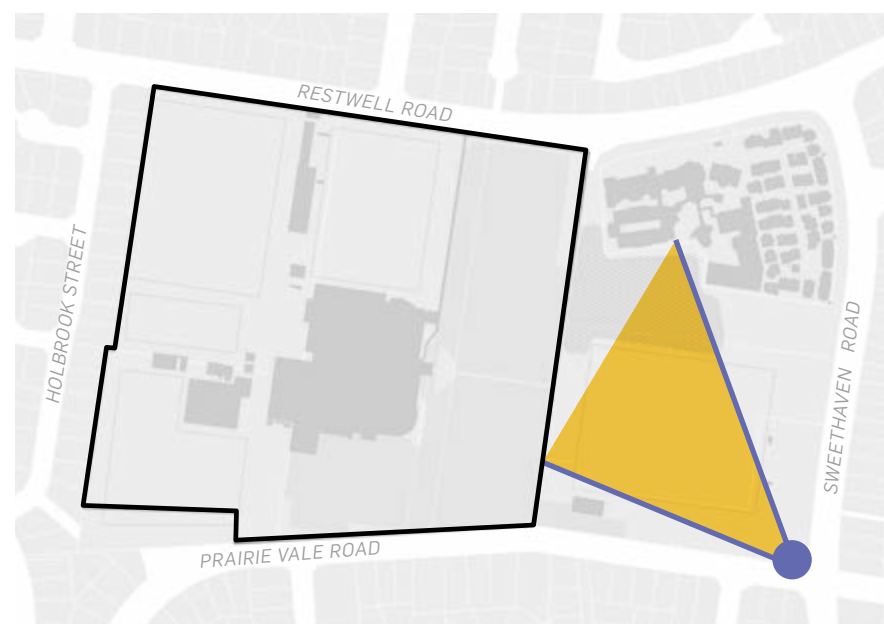
- The proposed ILU envelope will be viewed in the background beyond existing and new tree canopies planted along the edge of the carpark.
- The degree of visual change from Sweethaven Road is negligible given the proposed built form is low in height and bulk when viewed from this area.
- The change in the visual context is compatible with the existing character of the area given the height and scale of the Club Marconi building also seen in the background
- The proposed new ILU envelopes will also be partially obscured by existing and new trees which will be planted to the carparking and interface edges.
- The proposed new ILU envelopes will provide park views to Marconi Park improving perceptions of safety and surveillance for park users.

LEGEND

-  ILU Precinct
-  Obscured Built Form
-  Potential Built Form Visibility

VIEW 4 - View to Club Marconi and Marconi Park from the corner of Prairie Vale Road and Sweethaven Road.

- Comprises long-ranging views to the potential ILU envelopes, Club Marconi and Marconi Stadium beyond.
- This view comprises the open space and E2 Conservation Management land on Marconi Park with the back of the SWIAA Village to the right of the view.
- Beyond the SWIAA Village and viewed from the existing dwellings on Prairie Vale Road and Sweethaven Road, passive surveillance and therefore a perception of safety for park users is limited.



Picture 72 View near the intersection of Prairie Vale Road and Sweethaven Road looking towards the site






Picture 73 Changed view near the intersection of Prairie Vale Road and Sweethaven Road looking towards the proposed ILU

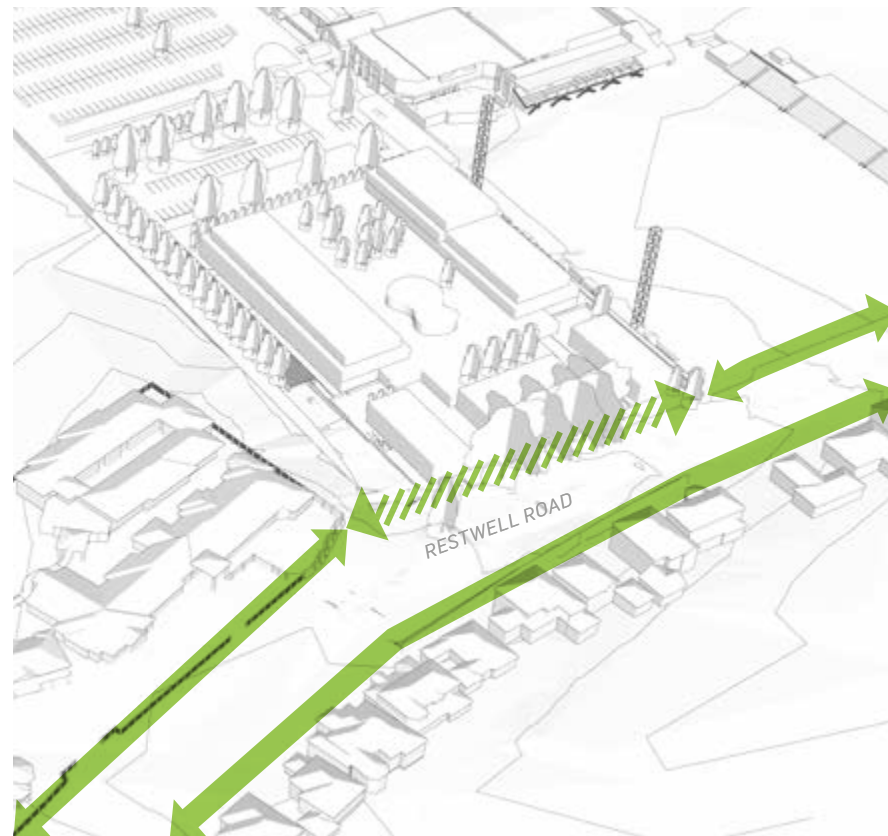
Key Outcomes:

- The proposed ILU envelope will be viewed in the background beyond existing and new tree canopies planted along the edge of the carpark.
- The degree of visual change from the corner of Prairie Vale Road and Sweethaven Road is negligible given the proposed built form is low in height and bulk when viewed from this area.
- The change in the visual context is compatible with the existing character of the area given the height and scale of the Club Marconi building and the stadium also seen in the background
- The proposed new ILU envelopes will also be partially obscured by existing and new trees which will be planted to the carparking and interface edges.

LEGEND

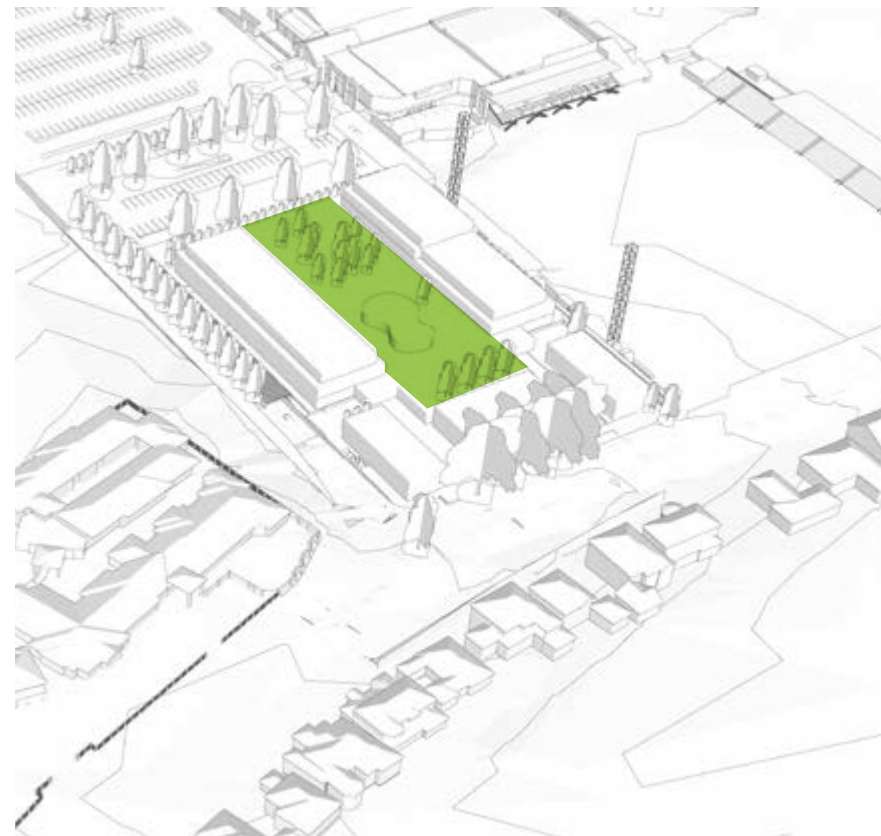
-  ILU Precinct
-  Obscured Built Form
-  Potential Built Form Visibility

5.0 URBAN DESIGN OUTCOMES



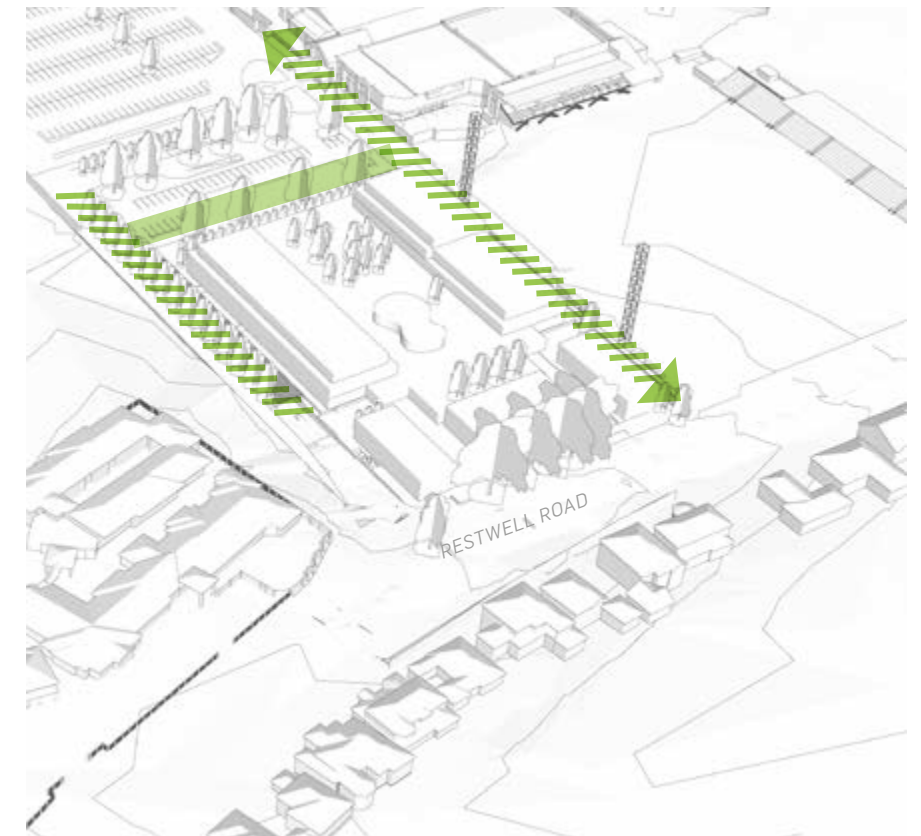
LEGIBLE STREET ADDRESS & FRONTAGE

Currently the south side of Restwell Road has minimal street address and lacks presence with some houses on Restwell Road turn their back to the street, fronting this interface with tall fences. The proposed ILU in Stage Three provides good address to Restwell Road and maximised street presence and passive surveillance.



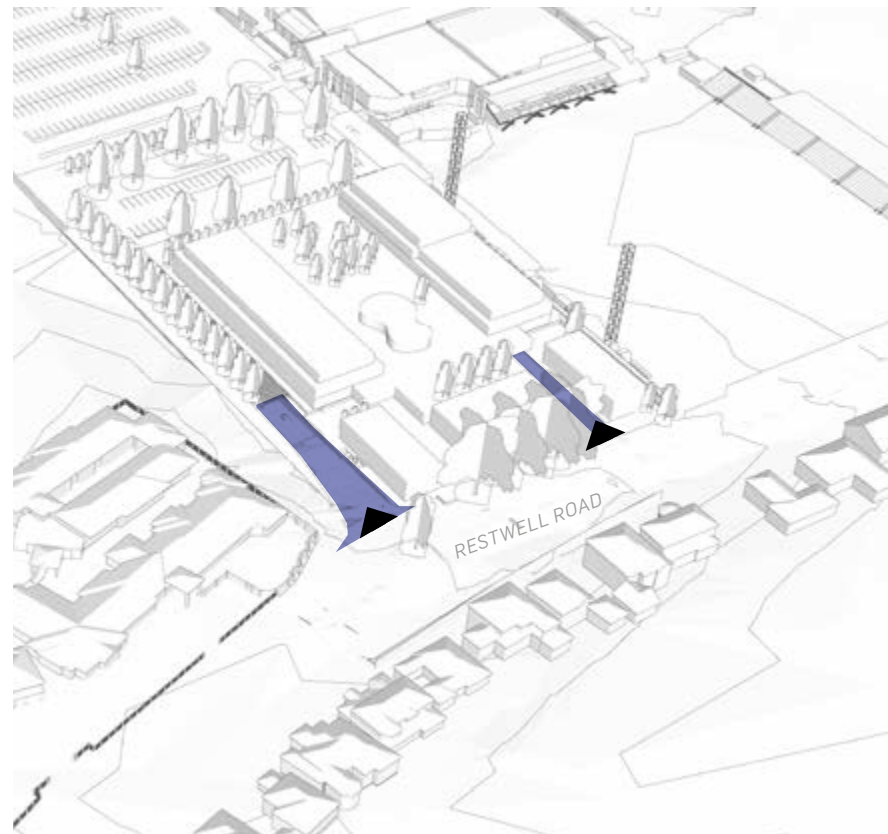
OPTIMISED AMENITY & COMMUNAL INTERACTIONS

The proposed orientation of buildings maximise internal amenity such as cross ventilation and solar access. A variety of generous communal open spaces with good solar access is located on different levels to maximise opportunities for communal interaction, a sense of belonging and residential amenity.



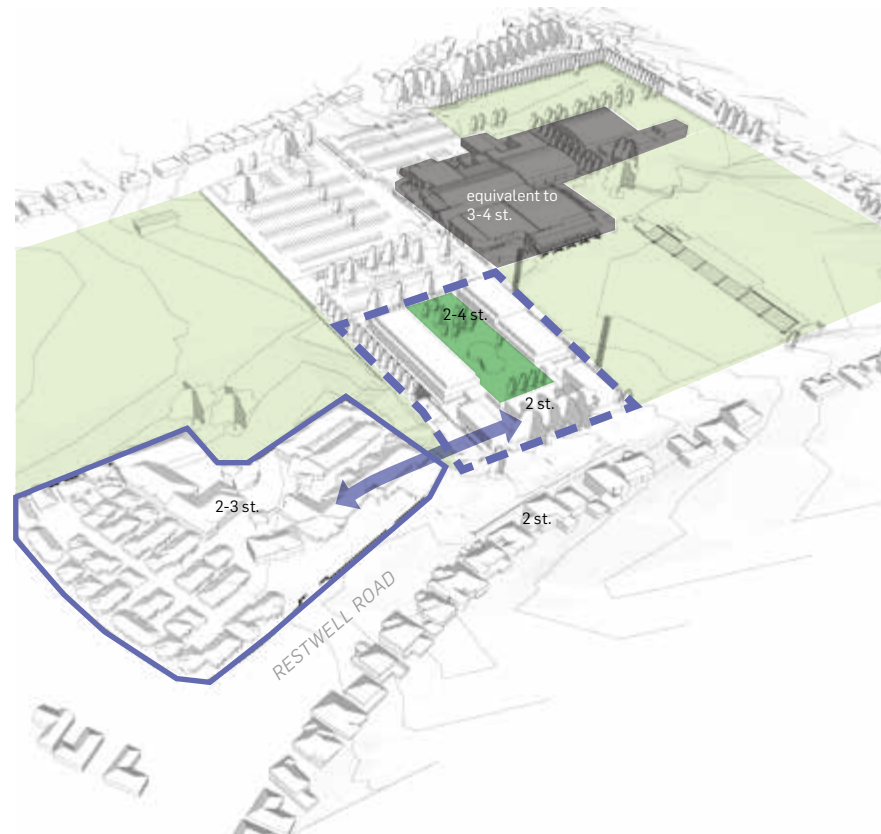
DEFINED TERRITORIAL EDGES AND BUFFERS

The independent living units will be set within a defined neighbourhood setting. Landscape buffers, planting and hardscape treatment provide a sense of privacy, territory and separation from the club facilities. The edges are demarcated with buildings and planting with primary access and egress oriented towards Restwell Road. Passive surveillance and safety will be improved with balconies and windows facing the street and interfaces such as Marconi Park.



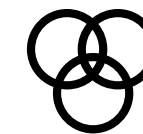
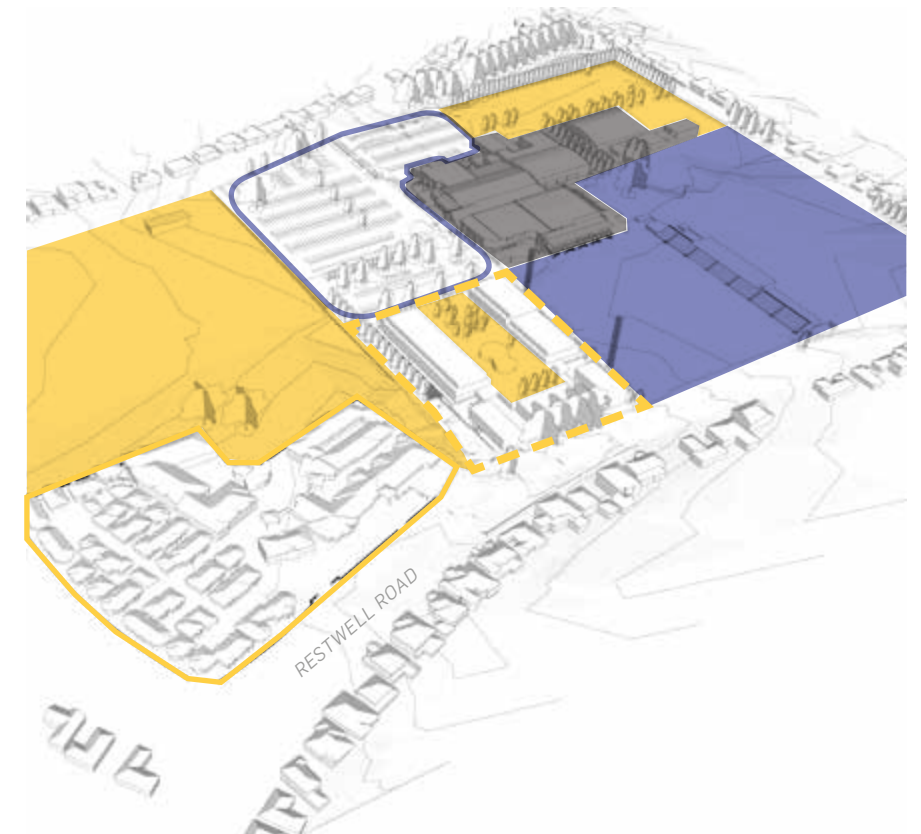
LOGICAL SERVICING & ACCESS

Vehicular access and servicing is retained on the north-eastern portion of the site via Restwell Road to ensure efficiency and consistency. Additional ILU site access to the north-western part of the ILU site from Restwell Road minimises pedestrian and vehicular conflict to the club.



APPROPRIATE BUILT FORM CHARACTER

The proposed ILU is a logical continuation of seniors housing uses along Restwell Road from the east. The proposed built form and height along Restwell Road is compatible with the character of Restwell Road which is comprised of predominantly 1-2 storey houses with some dwellings located on elevated topography above the level of the road. Proposed height gradates toward the centre of the block which is compatible with the Club Marconi building height and limits degree of impacts to residential neighbours.



SOCIAL & ECONOMIC BENEFITS

There is currently a low provision of ILUs in the local catchment and with growth in the demographics of +65 year-olds, the provision of seniors housing fills a gap in the market. The proposed ILU will be located next to an existing seniors housing and aged care village 'SWIAA' and the recreational and social functions of the club including substantial parkland to the east providing large areas for leisure and other co-locational benefits. The future development of the club and continued investment into the club facilities and social/recreational oriented programs will provide an injection of investment and jobs into the future.

