

# CUMBERLAND CITY COUNCIL

# **Council Meeting**

Wednesday, 15 April 2020 at 6:30pm

Cumberland City Council Chambers

Merrylands Service Centre, 16 Memorial Avenue, Merrylands

### **Councillor Contact Details**

Granville Ward		
Clr Steve Christou (Mayor)	0419 651 187	Steve.Christou@cumberland.nsw.gov.au
Clr Ola Hamed	0405 070 007	Ola.Hamed@cumberland.nsw.gov.au
Clr Joseph Rahme	0418 995 471	Joseph.Rahme@cumberland.nsw.gov.au
Greystanes Ward		
Clr Greg Cummings	0417 612 717	Greg.Cummings@cumberland.nsw.gov.au
Clr Eddy Sarkis	0418 306 918	Eddy.Sarkis@cumberland.nsw.gov.au
(Deputy Mayor)		
Vacant	-	<del>-</del>
Regents Park Ward		
Clr Ned Attie	0419 583 254	Ned.Attie@cumberland.nsw.gov.au
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Clr Kun Huang	0418 911 774	Kun.Huang@cumberland.nsw.gov.au
South Granville Ward		
Clr Glenn Elmore	0418 459 527	Glenn.Elmore@cumberland.nsw.gov.au
Clr Paul Garrard	0414 504 504	Paul.Garrard@cumberland.nsw.gov.au
Clr Tom Zreika	0400 805 303	Tom.Zreika@cumberland.nsw.gov.au
Wentworthville Ward		
Clr Lisa Lake	0418 669 681	Lisa.Lake@cumberland.nsw.gov.au
Clr Suman Saha	0419 546 950	Suman.Saha@cumberland.nsw.gov.au
Clr Michael Zaiter	0418 432 797	Michael.Zaiter@cumberland.nsw.gov.au

For information on Council services and facilities please visit <a href="www.cumberland.nsw.gov.au">www.cumberland.nsw.gov.au</a>



### **ORDER OF BUSINESS**

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Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

C04/20-424 Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

C04/20-425 Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

#### 15 Other / General Matters

#### 16 Close



Item No: C04/20-414

#### MINUTES OF THE ORDINARY MEETING OF COUNCIL - 01 APRIL 2020

Responsible Division: Finance & Governance

Officer: Director Finance & Governance

#### **RECOMMENDATION**

That Council confirm the minutes of the Ordinary Meeting of Council held on 1 April 2020.

#### **ATTACHMENTS**

1. Draft Minutes - 1 April 2020 J

## DOCUMENTS ASSOCIATED WITH REPORT C04/20-414

# Attachment 1 Draft Minutes - 1 April 2020





#### Minutes of the Council Meeting 1 April 2020

#### Meeting commenced at 6:30pm

#### Present:

Steve Christou (Mayor) Councillor

Eddy Sarkis (Deputy Mayor) Councillor (arrived 6:42pm)

Ned Attie Councillor

George Campbell Councillor (via web conferencing)

Greg Cummings Councillor

Glenn Elmore Councillor (via web conferencing)

Paul Garrard Councillor

Ola Hamed Councillor (via web conferencing)
Kun Huang Councillor (via web conferencing)
Lisa Lake Councillor (via web conferencing)

Joseph Rahme Councillor

Suman Saha Councillor (via web conferencing)

Michael Zaiter Councillor

Tom Zreika Councillor (via web conferencing)

Hamish McNulty General Manager

Melissa Attia Director People & Performance
Daniel Cavallo Director Environment & Planning
Peter Fitzgerald Director Works & Infrastructure
Richard Sheridan Director Finance & Governance

#### Also Present:

Charlie Ayoub Executive Manager Corporate Services
Colin McFadzean General Counsel (via web conferencing)

Carol Karaki Governance Coordinator
Laith Jammal Governance Officer

#### **Opening Prayer**

The opening prayer was read by the Mayor, Councillor Christou.

#### **Acknowledgement of Country**

The Mayor, Councillor Christou opened the Meeting with the following Acknowledgement of Country:

"I would like to acknowledge the traditional owners of this land – the Darug People, and pay my respects to their elders past, present and emerging."

#### **National Anthem**

At this point in the meeting the Mayor, Councillor Christou asked all of those in attendance to stand for the playing of the Australian National Anthem.





#### Notice of Live Streaming of Council Meeting

The Mayor, Councillor Christou advised that the open session of this Council Meeting will be recorded and streamed live on Council's website. This recording will also be archived and be made available on Council's website. Recording of the proceedings of this Council meeting are not permitted without the prior approval of Council.

#### Apologies/Leave of Absence

Nil

#### **Declarations of Pecuniary & Non Pecuniary Conflicts of Interest**

There were no declarations of interest.

#### **Confirmation of Minutes**

Min.644 C04/20-407 Minutes of the Ordinary Meeting of Council - 18 March

#### Resolved (Garrard/Attie)

That Council confirm the minutes of the Ordinary Meeting of Council held on 18 March 2020.

## Min.645 MM04/20-26 Mayoral Minute - Coronavirus Support for Local Businesses and Community

#### Resolved (Christou)

That Council during the Coronavirus period approve the following:

- 1. Waive all outdoor dining licence fees until 1 January 2021 and from today credit any outdoor dining licence fees paid in advance.
- 2. Amend Council's *Hardship Policy* to include all business and residential rates assessments impacted. Council will waive any new interest charges for any late rate payments during this period.
- 3. Implement rent deferral arrangements on a case by case basis for lessees impacted by the Coronavirus who operate out of a Council owned facility.
- 4. Implement Deferral of Section 7.11 and 7.12 contributions to prior to the issuing of an Occupation Certificate without interest penalty or CPI being charged.
- Refund all cancelled bookings of Council's parks and sporting facilities with the expectation that sports registration fees are refunded to families for applicable winter seasonal hire arrangements.
- 6. Refund all cancelled bookings for all other council venues or facilities whereby the function or event cannot go ahead.
- 7. Write to the relevant State and Federal Ministers seeking financial and other hardship support for local businesses.
- That Council write to all local State and Federal Members of Parliament, requesting
  their strong support and advocacy on behalf of Council in the provision of any
  stimulus packages, to assist with the ongoing financial impact borne by Council in
  its response to Coronavirus.





- Council delegate to the Mayor and General Manager to implement the above and to revoke or amend these changes once the Coronavirus issue has subsided or restrictions are relaxed in accordance with Government directives.
- Council delegate authority to the Mayor and General Manager to implement the advice received from the Government with respect to subsidies for Childcare Centres.

#### Min.646 MM04/20-27 Mayoral Minute - Council Meeting and Briefing Arrangements - Coronavirus Pandemic

#### Resolved (Christou)

That:

- Council conduct Ordinary meetings on the third Wednesday of each month subject to their practical and legal success in implementing, other than in January when no meeting is to be held.
- 2. Public forum addresses be dealt with by way of written/email submissions to council, with submissions circulated to all Councillors prior to the Council meeting commencing, where possible, and read out at the meeting by the Mayor.
- Council to conduct Councillor Workshops when and if required on a Councillor voluntary basis and also provide detailed briefing notes to Councillors at their discretion electronically.
- 4. Council delegate to the Mayor and General Manager to revoke or amend these changes once the Coronavirus issue has subsided or restrictions are relaxed in accordance with Government directives.

#### Min.647 Matter of Urgency – Councillor Lake

Councillor Lake raised the following matter of urgency:

That the Mayor write immediately to the Premier and the NSW Minister for Local Government urging them to include local councils in any future economic stimulus measures to be introduced by the government and also to provide additional adequate funding for community organisations to ensure the most vulnerable in our community can access food, shelter and support.

The Mayor advised Councillor Lake that the matter had been adequately addressed in item MM04/20-26 and he did not believe the matter of urgency raised was of great urgency and required a decision of the current meeting in accordance with the Code of Meeting Practice. The motion was put to the vote.

The Motion to have the Matter of Urgency be considered on being put was declared LOST.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Campbell, Elmore, Hamed, Huang, Lake and Saha.





Councillor(s) Against the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis, Zaiter and Zreika.

Min.648 C04/20-408 Draft Operational Plan 2020-21 and Fees and Charges

#### Motion (Attie/Sarkis)

#### That:

- Place the Draft Operational Plan 2020-21 and Fees and Charges on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the public exhibition period.
- 2. Council reduce its current fees for rock anchors for the application currently being lodged with Council by Powerbuilt Projects in respect of 2-8 Vaughan St Lidcombe from \$55,315 for the first 10 anchors plus \$5,700 per subsequent anchor to a fee of \$50,000. The fee reduction being on the ground of hardship under s.610E of the Local Government Act 1993 as the applicant cannot meet the cost of the current fee.

#### Amendment (Saha/Huang)

#### That Council:

- 1. Defer placing the Draft Operational Plan 2020-21 and Fees and Charges on public exhibition.
- 2. Officers provide a report to the Council Meeting of 6 May 2020 which recommends:
  - a) A further draft of the Operational Plan 2020-21 for public exhibition with amended income and expenses reflective of the current economic situation, and
  - b) A further draft of the Fees and Charges for public exhibition which displays the 2019-20 fees and percentage changes for comparison purposes.

The Amendment moved by Councillor Saha seconded by Councillor Huang on being Put was declared LOST.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Amendment: Campbell, Elmore, Hamed, Huang, Lake and

Saha.

Councillor(s) Against the Amendment: Attie, Christou, Garrard, Rahme, Sarkis,

Zaiter and Zreika.

#### Motion of Dissent

Councillor Lake requested to propose a further Amendment and raised a point of order when advised this would not be permitted. The Mayor, Councillor Christou ruled that the motion had already been put. Councillor Lake moved a motion of dissent.





The Motion of Dissent on being put was declared LOST on the casting vote of the Mayor.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Campbell, Elmore, Hamed, Huang, Lake, Saha

and Zreika.

Councillor(s) Against the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis and Zaiter.

The Motion moved by Councillor Attie seconded by Councillor Sarkis on being Put was declared CARRIED to become the resolution of Council.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Campbell, Elmore, Hamed, Huang, Lake and

Saha.

Councillor Rahme left the Meeting at 7:24pm and returned to this Meeting at 7:24pm during the consideration of this item.

Councillor Cummings left the Meeting at 7:36pm and returned to this Meeting at 7:43pm during the consideration of this item.

#### Min.649 C04/20-409 Notice of Motion - Mayoral Community Fund

#### Resolved (Garrard/Sarkis)

That the funding allocated to the Mayoral Community Fund for 2019/20 be increased from \$30,000 to \$50,000 with funds to be drawn from the savings arising from the cancellation of community events due to the Coronavirus Pandemic.

#### Min.650 C04/20-410 Notice of Motion - Food Delivery Services in the Cumberland LGA

#### Resolved (Attie/Sarkis)

That Council:

 Write to the various food delivery services such as however not limited to Uber Eats, Menulog, Deliveroo, DoorDash etc that utilise a bicycle or motorbike vehicle explaining the rules regarding the use of footpaths and locations and manner in parking such vehicles.





- Also write to all the cafes/restaurants/food outlets in our LGA providing these rules and request their assistance with these delivery services so that we can keep pedestrians and shoppers safe as they walk along the footpaths.
- 3. Develop a draft policy to be provide for council endorsement regarding this type of food delivery service.
- 4. Write to the Minister of Transport in relation to this matter.

#### Min.651 Closed Session

#### Resolved (Garrard/Sarkis)

At this stage of the meeting being 7:45pm, the Mayor advised that in accordance with Section 10a of the Local Government Act 1993 the meeting would move into Closed Session, with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action was taken as the items listed were within the following provisions under Section 10a of the *Local Government Act*:-

- (2) The matters and information are the following:
- (d)(i) prejudice the commercial position of the person who supplied it.

#### Min.652 Open Session

#### Resolved (Sarkis/Elmore)

Council returned to Open Session at 8:04pm to resolve the below Confidential Items:

C04/20-411	Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building
C04/20-412	Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building
C04/20-413	Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

## Min.653 C04/20-411 Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

#### Resolved (Elmore/Sarkis)

That Council resolves appropriately delegated Council Officers conduct a fire safety audit as requested by Fire & Rescue NSW [Ref No: BFS19/3953 (9739)] and take appropriate regulatory action to ensure all essential fire safety measures are in accordance with the National Construction Code Volume One 2019 Building Code of Australia.





Min.654

C04/20-412 Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

#### Resolved (Elmore/Sarkis)

That Council resolves appropriately delegated Council Officers conduct a fire safety audit as requested by Fire & Rescue NSW [Ref No: BFS19/3237 (9031)] and take appropriate regulatory action to ensure all essential fire safety measures are in accordance with the National Construction Code Volume One 2019 Building Code of Australia.

Min.655 C04/20-413 Request from Fire & Rescue NSW for a Fire Safety Audit on Identified Building

#### Resolved (Elmore/Sarkis)

That Council resolves appropriately delegated Council Officers conduct a fire safety audit as requested by Fire & Rescue NSW [Ref No: BFS19/2905] (8716) and take appropriate regulatory action to ensure all essential fire safety measures are in accordance with the National Construction Code Volume One 2019 Building Code of Australia.

The Mayor, Councillor Christou close	ed the meeting at 8:06pm.
Chairperson	General Manager



Item No: C04/20-415

#### REVIEW OF ORGANISATIONAL STRUCTURE

Responsible Division: General Manager Officer: General Manager

File Number: SC483

Community Strategic Plan Goal: Transparent and accountable leadership

#### **SUMMARY**

The organisational structure currently in place was endorsed by Council in August 2018. It is timely given the time that has passed, changes that have occurred within the organisation, Council's existing budget constraints and the unknown impact of the Coronavirus to review the structure to ensure that it is still relevant and sustainable.

#### RECOMMENDATION

#### That Council:

- 1. Determines, pursuant to s332 and s333 of the Local Government Act 1993, that the organisation structure presented in Attachment 2 be adopted.
- 2. Determines that the Senior Staff positions in the structure be General Manager, Director Works and Infrastructure, Director Environment and Planning, Director Community and Organisation Development, Director Finance and Governance and General Counsel.
- 3. Notes that during the implementation of this structure a number of other adjustments in the current structure will be made.

#### **REPORT**

At its meeting of 1 August 2018 Council adopted the organisational structure that is currently in place in the organisation. This structure was a significant departure from the structure implemented during the administration period and essentially replaced two Deputy General Managers with five Directors with a significant reduction in management positions in the organisation. The structure endorsed by Council is at Attachment 1.

This structure was developed based the following principles:

- Service embedding a customer centric approach in everything we do;
- Accountability holding our leadership accountable for delivery to our community;
- Strength building strong foundations for long term sustainability.



While this structure has served Council well in the intervening period there have been a number of changes that suggest that a review of the structure is warranted.

In December 2019 the former Director of Community Development advised her intention to resign from Council effective from the end of period of pre-approved leave in January 2020. Given Council's budget situation at that time and the forthcoming workshop with Councillors it was decided that the Director People and Performance would act in the Director Community Development role as well as fulfilling the duties of her substantive role.

At the Councillors' Workshop in February 2020 Council's budget situation was discussed in some detail. The major issue being a structural problem in Council's budget, arising largely from the amalgamation, which requires budget savings on an ongoing basis of at least \$7 million. Savings options agreed by Council have been built in to the draft 2020 budget. These options are intended to allow a balanced budget as a minimum.

In addition to these two factors the constantly developing situation regarding the Covid-19 virus has resulted in Council shutting down a number of facilities, ceasing a number of services and announcing a range of relief measures for the community. While the budget impact of these initiatives is currently uncertain there is no doubt that Council's budget will be impacted and that further savings measures will be required in the 2020/21 budget.

In the period that the Director People and Performance has been covering both that role and the Director Community Development role it is clear that combining these roles on a permanent basis into a Director Community and Organisation Development role is feasible. It is now proposed to formalise this arrangement.

The revised structure and the allocation of functions amongst the directorates is shown in Attachment 2. It will also be important to ensure that the management positions reporting to the Director Community and Organisation Development provide an appropriate level of support.

In the time since the current structure was implemented experience has shown that a number of the decisions made about the allocation of functions in the structure have not yielded optimal results. In conjunction with the changes to the structure outlined in this report these issues will be addressed. This will involve changes such as:

- Development engineering activities moving to the Environment and Planning Directorate
- All compliance activities being consolidated in the Works and Infrastructure Directorate

The structural changes outlined in this report are entirely consistent with the three principles which guided the development of the current structure.

Should the revised structure be endorsed by Council the existing positions of Director Community Development and Director People and Performance would be removed. The current Director People and Performance will act in Director Community and



Organisation Development pending the outcome of a merit recruitment process to fill the position.

#### **COMMUNITY ENGAGEMENT**

There are no community engagement processes for Council associated with this report.

#### **POLICY IMPLICATIONS**

There are no policy implications for Council associated with this report.

#### **RISK IMPLICATIONS**

There are no risk implications for Council associated with this report.

#### **FINANCIAL IMPLICATIONS**

The removal of a Director position from the structure will result in savings in the budget.

#### CONCLUSION

Since the implementation of the current organisational structure there have been a number of changes and challenges within Council and within the operating environment. It is timely therefore to review the structure. In addition experience with the current structure has revealed that a limited number of changes would improve Council's operations. A revised structure is therefore recommended for endorsement by Council.

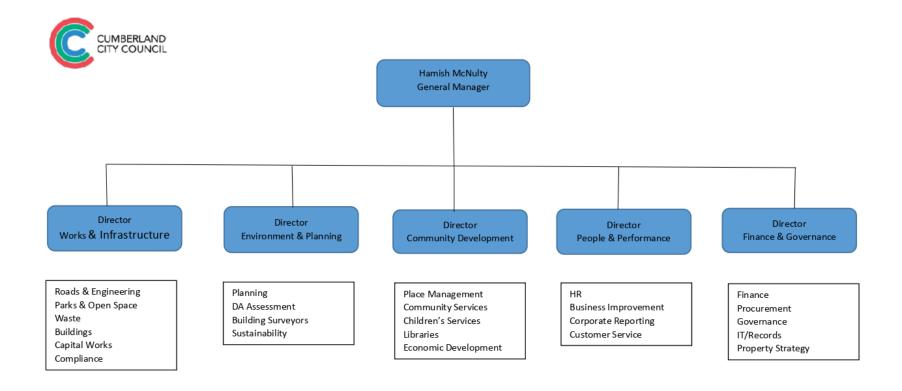
#### **ATTACHMENTS**

- 1. Council Structure U
- 2. Proposed Council Structure J.

## DOCUMENTS ASSOCIATED WITH REPORT C04/20-415

Attachment 1
Council Structure





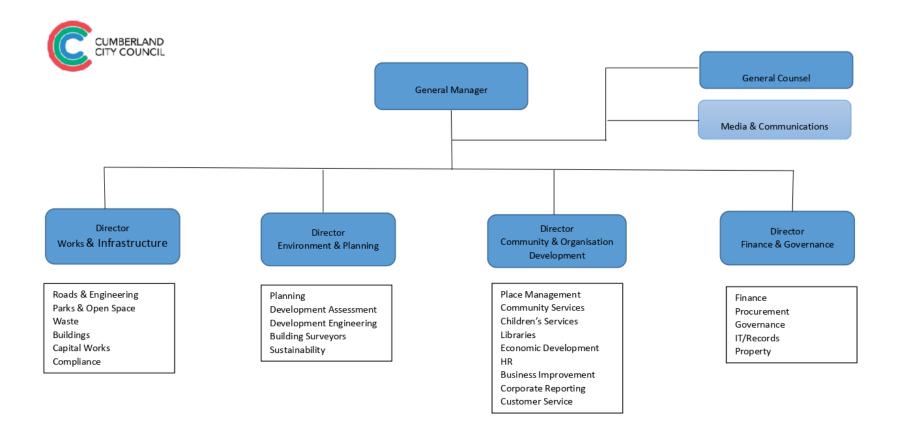
Cumberland City Council Structure Endorsed by Council 1 August 2018

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## DOCUMENTS ASSOCIATED WITH REPORT C04/20-415

# Attachment 2 Proposed Council Structure





Cumberland City Council Proposed Structure – 15 April 2020

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Item No: C04/20-416

#### **INVESTMENT REPORT - MARCH 2020**

Responsible Division: Finance & Governance

Officer: Director Finance & Governance

File Number: A-05-01/05

Community Strategic Plan Goal: Transparent and accountable leadership

#### **SUMMARY**

This is a report from the Director Finance & Governance providing an update on the performance of Council's investment portfolio to 31 March 2020.

#### RECOMMENDATION

That the report be received.

#### **REPORT**

Included in this report are the following items that highlight Council's investment portfolio performance for the month, year-to-date to 31 March 2020 and an update of the investment environment.

#### Council Investments as at 31 March 2020

Council's investment portfolio has a current market value of \$150,839,767. This represents a premium of \$851,698 above the face value of the portfolio being \$149,988,069 and generates a -1.28% average purchase yield. The following table reflects Council's holding in various investment categories.

Categories	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	4,750,000	5,035,623	3.0474
Cash	5,331,303	5,331,303	0.2500
Floating Rate Note	40,150,000	39,945,641	1.8322
Managed Funds	20,756,766	20,756,766	- 21.3735
Term Deposit	79,000,000	79,770,435	2.0637
	149,988,069	150,839,767	- 1.2750



#### Investment Portfolio Performance

The investment returns for the month year-to-date of 31 March 2020 did not outperform the current month benchmark, but have exceeded the Year to date benchmark.

#### Performance – Current Month 31 March 2020

For the month of March, Council's portfolio generated interest loss of \$279,603. This is \$573,728 lower than the budget of \$294,125 and did not outperform the AusBond Bank Bill Index by 6.96%, as detailed below:-

Monthly Results		Income	Budget		Variance	Portfolio Performance	AusBond BB Index	Outperformance
Total Portfolio	-	279,603	294,125	-	573,728	-5.78%	1.18%	-6.96%

#### Performance – Year-to-date 31 March 2020

For the year-to-date, Council's portfolio generated interest earnings of \$1,944,788. This is \$702,334 lower than the budget of \$2,647,122 and outperformed the AusBond Bank Bill Index by 0.18%, as per below:-

FYTD Results	Income	Budget	Variance	Portfolio Performance	AusBond BB Index	Outperformance
Total Portfolio	1,944,788	2,647,122	- 702,334	1.22%	1.04%	0.18%

#### **COMMUNITY ENGAGEMENT**

There are no consultation processes for Council associated with this report.

#### **POLICY IMPLICATIONS**

There are no policy implications for Council associated with this report.

#### **RISK IMPLICATIONS**

To manage risk, key criteria are incorporated into Cumberland City Council's investment making decisions, as detailed below:

#### Preservation of Capital

The requirement for preventing losses in an investment portfolio's total value (considering the time value of money).

#### **Diversification**

Setting limits to the amounts invested with a particular financial institution or government authority to reduce credit risk.



#### Credit risk

The risk that an investment of Council fails to pay the interest and/or repay the principal of an investment.

#### Maturity risk

The longer the term of the investment, the greater the exposure to potential changes in interest rates, market volatility and credit quality of an issuer.

#### FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

#### **CONCLUSION**

Council hereby certifies that the investments listed above have been made in accordance with Section 625 of the *Local Government Act 1993*, Clause 212 of the *Local Government (General) Regulation 2005* and Council's *Investment Policy*.

#### **ATTACHMENTS**

- 1. March 2020 Investment Report J.
- 2. March 2020 Investment Commentary J. Tall
- 3. March 2020 Investment Strategy Review J. 🖺

## DOCUMENTS ASSOCIATED WITH REPORT C04/20-416

# Attachment 1 March 2020 Investment Report





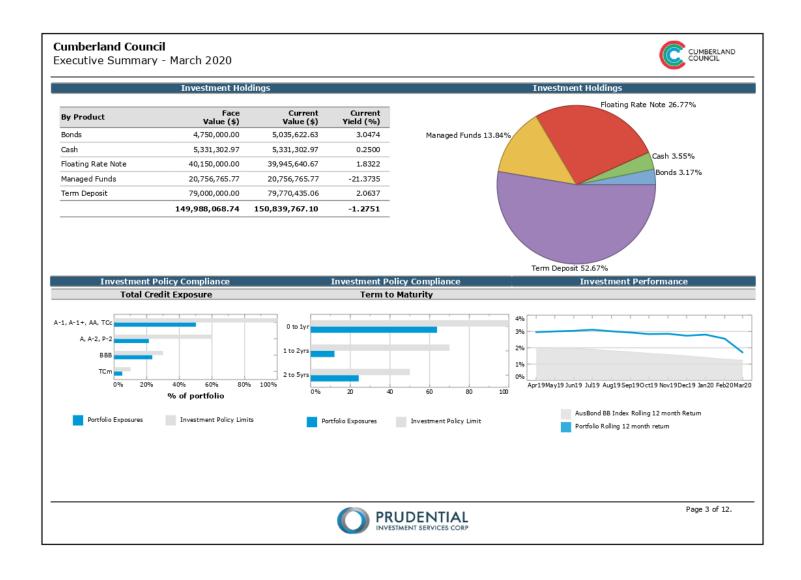
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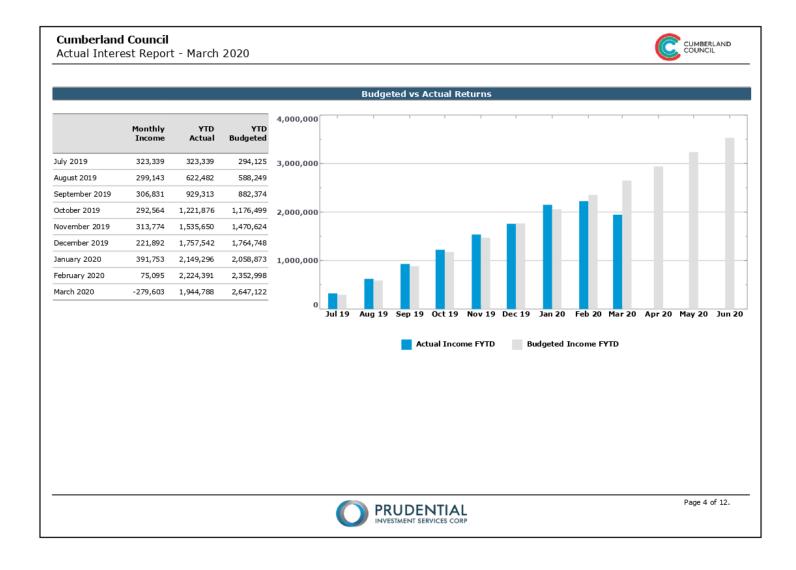
### **Cumberland Council** CUMBERLAND Investment Summary Report - March 2020 Contents **Executive Summary** Page 3 Actual Interest Report Page 4 Investment Cashflows Page 5 Investment Policy Compliance Report Page 6 Investment Performance Report Page 7 Individual Institutional Exposures Report Page 8 Investment Holdings Report Page 9 Page 2 of 12. PRUDENTIAL INVESTMENT SERVICES CORP

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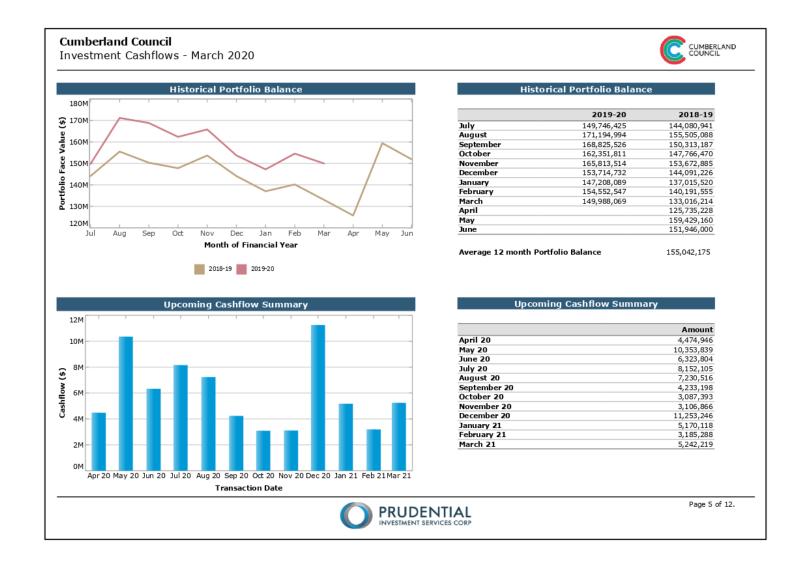




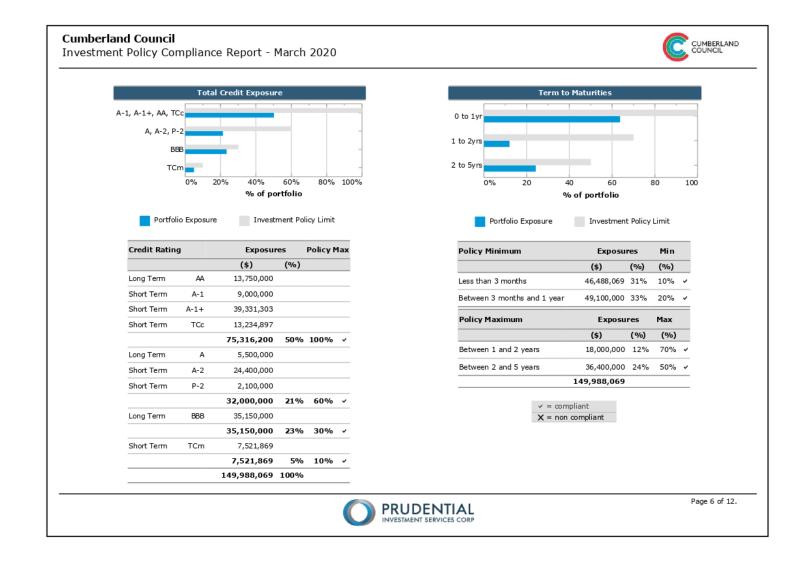




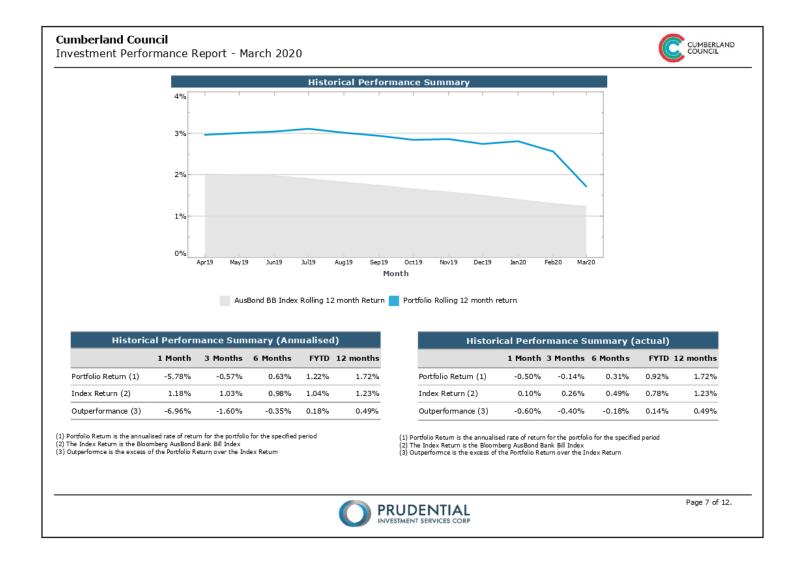




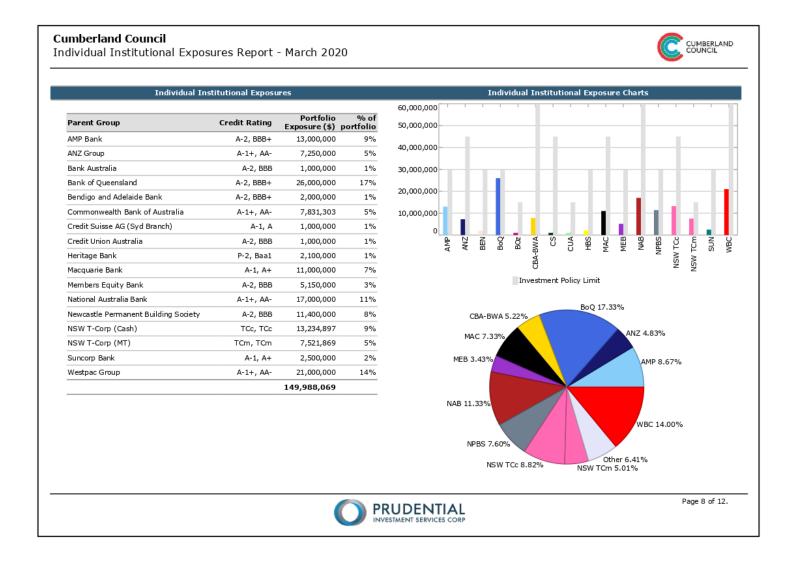














Investment Summary Report - March 2020



C	Cash Accounts						
	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
	143,663.88	0.2500%	Commonwealth Bank of Australia	A-1+	143,663.88	533672	3010516
	5,187,639.09	0.2500%	Commonwealth Bank of Australia	A-1+	5,187,639.09	250385	3010516
	5,331,302.97	0.2500%			5,331,302.97		

Managed Funds										
Face Value (\$)		Institution	Credit Rating	Fund Name	Current Value (\$)	Deal No.	Reference			
10,153,261.15	-0.1082%	NSW T-Corp (Cash)	TCc	Cash Fund	10,153,261.15	204877	3120516			
3,081,635.87	-1.4502%	NSW T-Corp (Cash)	TCc	Short Term Income Fund	3,081,635.87	204878	3120516			
7,521,868.75	-5.8458%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	7,521,868.75	538647	3021019			
20,756,765.77					20,756,765.77					

Term Deposits											
Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-May-20	3,000,000.00	1.9500%	National Australia Bank	A-1+	3,000,000.00	3-Jul-19	3,043,754.79	538171	43,754.79	At Maturity	3030719
4-May-20	3,000,000.00	1.6300%	National Australia Bank	A-1+	3,000,000.00	4-Sep-19	3,028,134.25	538485	28,134.25	At Maturity	3040919
18-May-20	3,000,000.00	1.9000%	AMP Bank	A-2	3,000,000.00	20-Nov-19	3,020,769.86	538741	20,769.86	At Maturity	3201119
18-May-20	1,000,000.00	3.0000%	Bank of Queensland	A-2	1,000,000.00	19-May-17	1,026,054.79	535254	26,054.79	Annually	3190517
15-Jun-20	3,000,000.00	2.0500%	National Australia Bank	A-1+	3,000,000.00	11-Jun-19	3,049,705.48	538029	49,705.48	Annually	3110619
22-Jun-20	3,000,000.00	1.9500%	National Australia Bank	A-1+	3,000,000.00	24-Jun-19	3,045,197.26	538069	45,197.26	At Maturity	3240619
5-Jul-20	3,000,000.00	1.9500%	National Australia Bank	A-1+	3,000,000.00	27-Jun-19	3,044,716.44	538085	44,716.44	Annually	3270619
13-Jul-20	4,000,000.00	1.8200%	Westpac Group	A-1+	4,000,000.00	5-Sep-19	4,041,685.48	538499	41,685.48	At Maturity	3050919
10-Aug-20	4,000,000.00	1.8200%	Westpac Group	A-1+	4,000,000.00	5-Sep-19	4,041,685.48	538500	41,685.48	At Maturity	3050919
24-Aug-20	2,000,000.00	3.0000%	Bank of Queensland	A-2	2,000,000.00	24-Aug-18	2,036,000.00	537008	36,000.00	Annually	3240818
14-Sep-20	4,000,000.00	1.8100%	Westpac Group	A-1+	4,000,000.00	10-Sep-19	4,040,464.66	538512	40,464.66	At Maturity	3100919
19-Oct-20	3,000,000.00	1.6100%	Westpac Group	A-1+	3,000,000.00	19-Dec-19	3,013,762.19	538985	13,762.19	At Maturity	3191219



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Term Dep	osits										
Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
16-Nov-20	3,000,000.00	1.6100%	Westpac Group	A-1+	3,000,000.00	19-Dec-19	3,013,762.19	538986	13,762.19	At Maturity	3191219
8-Dec-20	3,000,000.00	3.0000%	Bank of Queensland	A-2	3,000,000.00	5-Dec-17	3,029,095.89	536048	29,095.89	Annually	3051217
14-Dec-20	4,000,000.00	1.7000%	Macquarie Bank	A-1	4,000,000.00	10-Mar-20	4,004,098.63	539559	4,098.63	At Maturity	3100320
21-Dec-20	4,000,000.00	1.7000%	Macquarie Bank	A-1	4,000,000.00	10-Mar-20	4,004,098.63	539560	4,098.63	At Maturity	3100320
18-Jan-21	2,500,000.00	1.7000%	AMP Bank	A-2	2,500,000.00	20-Jan-20	2,508,383.56	539174	8,383.56	At Maturity	3200120
25-Jan-21	2,500,000.00	1.7000%	AMP Bank	A-2	2,500,000.00	20-Jan-20	2,508,383.56	539175	8,383.56	At Maturity	3200120
22-Feb-21	3,000,000.00	2.9500%	Newcastle Permanent Building Society	A-2	3,000,000.00	22-Feb-19	3,008,971.23	537561	8,971.23	Annually	3220219
8-Mar-21	3,000,000.00	2.8500%	Newcastle Permanent Building Society	A-2	3,000,000.00	6-Mar-19	3,006,090.41	537619	6,090.41	Annually	3060319
8-Jun-21	2,000,000.00	3.1400%	Westpac Group	AA-	2,000,000.00	8-Jun-18	2,003,957.26	536727	3,957.26	Quarterly	3080618
28-Jun-21	2,000,000.00	2.0500%	Bank of Queensland	BBB+	2,000,000.00	27-Jun-19	2,031,339.73	538086	31,339.73	Annually	3270619
4-0ct-21	3,000,000.00	1.7000%	Bank of Queensland	BBB+	3,000,000.00	4-Sep-19	3,029,342.47	538486	29,342.47	Annually	3040919
11-Oct-21	3,000,000.00	1.7000%	Bank of Queensland	BBB+	3,000,000.00	4-Sep-19	3,029,342.47	538488	29,342.47	Annually	3040919
23-May-22	2,000,000.00	2.4000%	Bank of Queensland	BBB+	2,000,000.00	24-May-19	2,041,161.64	537973	41,161.64	Annually	3240519
30-May-22	2,000,000.00	2.4000%	Bank of Queensland	BBB+	2,000,000.00	30-May-19	2,040,372.60	537991	40,372.60	Annually	3300519
14-Jun-22	2,000,000.00	2.2500%	Bank of Queensland	BBB+	2,000,000.00	11-Jun-19	2,036,369.86	538030	36,369.86	Annually	3110619
22-May-23	2,000,000.00	2.5500%	Bank of Queensland	BBB+	2,000,000.00	24-May-19	2,043,734.25	537974	43,734.25	Annually	3240519
	79,000,000.00	2.0637%			79,000,000.00		79,770,435.06		770,435.06		

Floating R	Floating Rate Notes											
Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon I Date	Reference	
6-Apr-20	2,000,000.00	2.1650%	ME Bank Snr FRN (Apr20) BBSW+1.25%	A-2	2,006,700.00	15-May-17	2,010,451.65	535233	10,202.19	6-Apr-20	3150517	
6-Apr-20	500,000.00	2.1650%	ME Bank Snr FRN (Apr20) BBSW+1.25%	A-2	502,965.00	1-Sep-17	502,612.92	535763	2,550.55	6-Apr-20	3010917	
7-Apr-20	900,000.00	2.2643%	NPBS Snr FRN (Apr20) BBSW+1.35%	A-2	907,083.00	24-Aug-17	904,875.37	535630	4,745.72	7-Apr-20	3240817	



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Floating Rate Notes											
Maturity Date		Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon I Date	Reference
29-Apr-20	1,000,000.00	2.0309%	CS Snr FRN (Apr20) BBSW+1.15%	A-1	1,000,000.00	29-Apr-15	1,004,152.88	533688	3,505.39	29-Apr-20	2290415
28-Jul-20	1,000,000.00	1.7841%	WBC Snr FRN (Jul20) BBSW+0.90%	A-1+	1,000,000.00	28-Jul-15	1,004,318.28	507261	3,128.28	28-Apr-20	3280715
18-Aug-20	1,000,000.00	2.0000%	BEN Snr FRN (Aug20) BBSW+1.10%	A-2	1,000,000.00	18-Aug-15	1,004,256.16	533677	2,356.16	18-May-20	2180815
29-Mar-21	2,100,000.00	1.6217%	HBS Snr FRN (Mar21) BBSW+1.23%	P-2	2,100,000.00	29-Mar-18	2,104,197.61	536457	186.61	29-Jun-20	3290318
16-Apr-21	1,000,000.00	2.1466%	ME Bank Snr FRN (Apr21) BBSW+1.27%	BBB	1,000,000.00	17-Apr-18	1,006,309.63	536509	4,469.63	16-Apr-20	3170418
30-Aug-21	1,000,000.00	2.1100%	BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	BBB	1,000,000.00	30-Aug-18	1,005,227.67	536987	1,907.67	29-May-20	3300818
6-Sep-21	1,000,000.00	1.8032%	CUA Snr FRN (Sep21) BBSW+1.25%	BBB	1,000,000.00	6-Sep-18	1,004,474.47	537050	1,284.47	9-Jun-20	3060918
10-Sep-21	2,000,000.00	1.6465%	AMP Snr FRN (Sep21) BBSW+1.08%	BBB+	2,000,000.00	10-Sep-18	1,993,904.82	537065	1,984.82	10-Jun-20	3100918
10-Sep-21	3,000,000.00	1.6465%	AMP Snr FRN (Sep21) BBSW+1.08%	BBB+	3,021,240.00	31-May-19	2,990,857.23	537992	2,977.23	10-Jun-20	3310519
18-Jul-22	1,650,000.00	1.8300%	ME Bank Snr FRN (Jul22) BBSW+0.98%	BBB	1,650,000.00	18-Jul-19	1,649,290.27	538175	5,956.27	20-Apr-20	3180719
25-Jan-23	1,000,000.00	1.9341%	BEN Snr FRN (Jan23) BBSW+1.05%	BBB+	1,000,000.00	25-Jan-18	997,701.30	536142	3,391.30	28-Apr-20	3250118
6-Feb-23	500,000.00	2.3150%	NPBS Snr FRN (Feb23) BBSW+1.40%	BBB	501,370.00	21-Mar-18	502,409.18	536444	1,744.18	6-May-20	3210318
9-May-23	3,000,000.00	1.8100%	ANZ Snr FRN (May23) BBSW+0.90%	AA-	3,000,000.00	9-May-18	2,996,577.12	536582	7,587.12	11-May-20	3090518
19-Jun-24	2,000,000.00	1.5705%	NAB Snr FRN (Jun24) BBSW+0.92%	AA-	2,000,000.00	19-Jun-19	1,980,298.71	538035	1,118.71	19-Jun-20	3190619
11-Jul-24	4,000,000.00	1.8800%	BoQ Snr FRN (Jul24) BBSW+1.03%	BBB+	4,021,640.00	29-Aug-19	3,956,313.97	538417	14,833.97	20-Apr-20	3290819
30-Jul-24	2,500,000.00	1.6700%	SUN Snr FRN (Jul24) BBSW+0.78%	A+	2,495,800.00	12-Aug-19	2,463,191.78	538383	7,091.78	30-Apr-20	3120819
7-Aug-24	3,000,000.00	1.7200%	MAC Snr FRN (Aug24) BBSW+0.80%	A+	3,000,000.00	7-Aug-19	2,951,359.19	538349	7,633.97	7-May-20	3070819
29-Aug-24	2,000,000.00	1.5800%	ANZ Snr FRN (Aug24) BBSW+0.77%	AA-	2,000,000.00	29-Aug-19	1,968,480.35	538412	2,856.99	29-May-20	3290819
4-Feb-25	4,000,000.00	1.9755%	NPBS Snr FRN (Feb25) BBSW+1.12%	BBB	4,000,000.00	4-Feb-20	3,944,380.11	539180	12,340.11	4-May-20	3040220
	40,150,000.00	1.8322%			40,206,798.00		39,945,640.67		103,853.12		

Fixed Rate Bonds											
Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
11-Jan-24	2,500,000.00	3.0000%	CBA Snr Bond (Jan24) 3.00%	AA-	2,478,775.00	11-Jan-19	2,647,127.47	537455	16,277.47	3.1850%	3110119



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Fixed Rate	ixed Rate Bonds										
Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
8-Feb-24	2,250,000.00	3.1000%	ANZ Snr Bond (Feb24) 3.10%	AA-	2,248,717.50	8-Feb-19	2,388,495.16	537488	9,772.66	3.1125%	3080219
	4,750,000.00	3.0474%			4,727,492.50		5,035,622.64		26,050.14	3.1507%	



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# DOCUMENTS ASSOCIATED WITH REPORT C04/20-416

# Attachment 2 March 2020 Investment Commentary





# Cumberland Council Economic and Investment Portfolio Commentary March 2020

#### Global issues:

- The anticipated human and economic toll of the Covid-19 virus has resulted in sharp sell offs across financial markets around the world. While the drop in share markets garner most of the headlines, many bond markets including Australia's have also suffered setbacks as large investors move funds to cash and/or perceived 'safer' locations.
- Large scale fiscal stimulus actions by governments around the world are providing
  occasional reprieves in the downward trend in market prices, but it is widely
  expected that only news of a viable vaccine will help the markets establish a bottom
  and start a meaningful recovery.
- Even with the aggressive fiscal stimulus initiatives by governments, the economic impact of the virus is being predicted to be a drop in GDP of up to 10% across the US, Europe and Australia and a surge in jobless claims.
- As the US is now recording the most virus cases in the world, with known cases doubling every 4 days and the worst still expected, many of China's factories are now up and running again with manufacturing expanding in March and even Italy is expecting new daily cases to peak during the first week in April, providing some hope that these countries will soon be on the road to economic recovery.

#### Domestic issues:

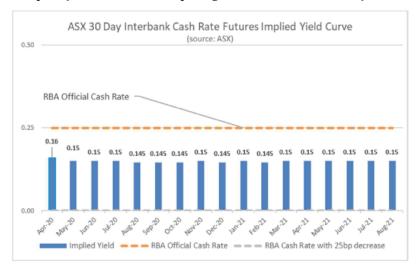
- In Australia, like most countries, steps being taken to protect citizens' health are
  causing sharp economic pain with many businesses forced to close and others to
  cut back staff as trade dries up.
- The poor outlook for business earnings resulted in the ASX 200 dropping over 20% for the month and 30% off its peak in mid-February. Meanwhile, the AUD/USD ended the month at 61.7c, up from a mid-month low of 55.06c, a level last reached in 2001.
- The Australian Government's wide ranging fiscal stimulus measures, including
  wage subsidies and aid for small and medium sized businesses, are intended to be
  complementary to measures by the banks to provide temporary loan repayment
  reductions.
- Despite the strains expected to be imposed on the economy, Australia's banking system is still regarded as very sound as steps taken post-GFC have put the banks in a much stronger position than they were leading into the GFC.



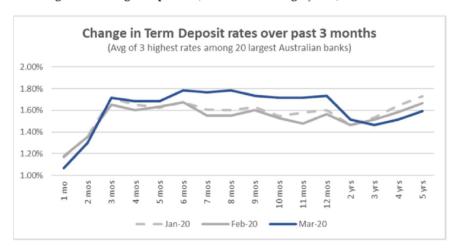


#### Interest rates

- During March, the RBA cut the official cash rate to 0.50%pa at its regular monthly
  meeting, then in a move not seen in over 20 years, the central bank cut rates a
  further 25bps following a mid-month emergency meeting, taking the official cash
  rate to 0.25%pa.
- Having made it clear it has no appetite for a negative interest rate environment here in Australia, the RBA introduced extensive alternative measures to provide liquidity to the financial markets and support for small and medium term businesses.
- Consequently, the market is not expecting another interest rate cut any time soon:



 The average best term deposit rates among large banks were 5-20 basis points higher in the 3-12 month range versus last month as some banks have been actively raising funds with good specials (blue line vs solid grey line):







#### Investment Portfolio Commentary

Council's investment portfolio posted a return of -5.78%pa for the month of March versus the bank bill index benchmark return of 1.18%pa. For the past 12 months, the investment portfolio returned 1.72%pa, exceeding the bank bill index benchmark's 1.23%pa by 0.49%pa.

Without marked-to-market influences, Council's investment portfolio yielded 1.54%pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities/deposits.

During March, Council's investment portfolio had a \$4m six month term deposit mature which was paying 1.91% pa. Council invested \$8m in two 9 month TDs both paying 1.70% pa.

The TCorpIM MT fund was down 5.8% during March. The fund's diversification among a wide range of asset classes resulted in better returns than the widely reported drop in domestic and most international share markets. Australian shares fell -20.9% with Energy (-37.6%) and IT (-35.2%) leading the falls. Consumer staples was the best performing sector (-3.5%) as the grocery chains stood to benefit in the short term from the stockpiling of day to day goods. Overseas markets were all weaker with the US S&P 500 (-12.4%), European S&P350 (-14.1%), Japanese S&P 500 (-6.5%), and the Chinese S&P 300 (-6.3%) all falling.

Interest rate markets were not spared from the falls in financial markets during the month. With investors seeking the safety of cash, investors demanded higher yields on corporate and bank issued bonds. By way of example, floating rate notes from Australia's major banks maturing in 2025 are now trading around the BBSW+1.20% level after being issued at BBSW+0.76% earlier in the year, causing the price of FRNs to fall across the board. As a result, the NSW TCorp IM Cash and Short Term Income Funds (which have small allocations to bank issued FRNs) were down -0.11% and -1.45% respectively for the month.

Council has a well-diversified portfolio invested among a range of term deposits and floating rate notes from highly rated Australian ADIs. 77% of the portfolio is spread among the top three credit rating categories (A long term/A2 short term and higher) and NSW TCorpIM managed funds. It is expected that Council can continue to achieve above benchmark returns with prudent investment selection for its short and long term holdings.

Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-416

# Attachment 3 March 2020 Investment Strategy Review





# The Investment Climate

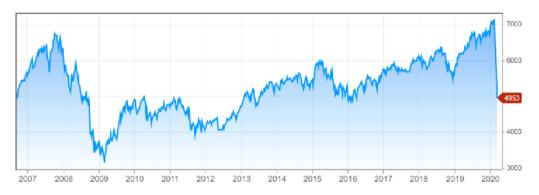
#### **Financial Markets Overview**

Leading into 2020, the world's financial markets were focused on the longstanding US/China trade dispute and, to a lesser degree, uncertainty revolving around Britain's exit from the European Union. With signs of advancements on both of those fronts, the global share markets appeared to be on course for another reasonably good year.

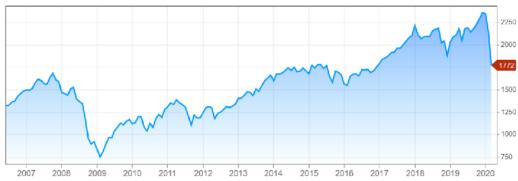
The outbreak and rapid spread of coronavirus, COVID-19, has derailed the optimism in the market and has left the world reeling with uncertainty. To the markets, uncertainty is worse than known bad news with a measurable or expected final outcome. Consequently, as many individuals panic shop to stock up on provisions for an unknown quarantine period, investors have panic sold in the face of an unknown length of an economic downturn.

To put the share market falls in perspective, the charts below show 13 years of performance data for the Australian share market and the global share markets as measured by the industry standard ASX 200 and MSCI World Index, respectively. In short, the recent declines have taken the markets back to 2016 levels:

#### Australian Shares: ASX 200:



Global Shares: MSCI World Index







While the Reserve Bank of Australia has already cut the official cash rate by 25 bps, to 0.50%pa, in reaction to the anticipated virus-induced economic slowdown, another rate cut is expected at an emergency meeting of the RBA Board later today.

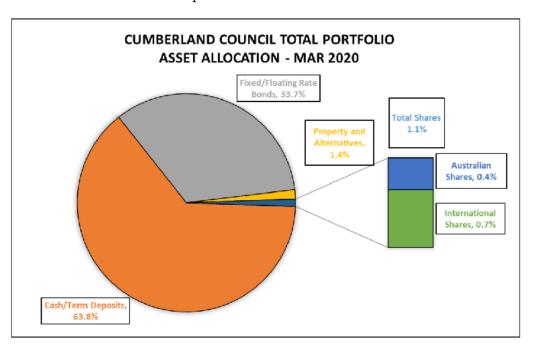
Bank term deposit rates have also declined, but there have been areas of particularly good value as many banks have been increasing their capital and paying relatively competitive rates for short term funds.

Long dated bond yields have surged higher, along with trading margins on floating rate notes, as global investors move funds to perceived safer environs, typically the US. By way of example, a 5 year fixed rate bond from a four major bank, originally issued in January at 1.70% pa, can now be obtained for a yield to maturity of over 2.00% pa.

#### Council's Investment Portfolio

With share market volatility dominating news headlines and Council having exposure to domestic and international shares through the NSW TCorpIM Medium Term Growth Fund, it is understandable to have concerns regarding the impact of the drop in share prices on the overall portfolio. However, share exposure only represents approximately 1% of Council's total portfolio.

The graphic below shows the asset allocation of Council's total portfolio including the assets within the NSW TCorp funds:



Cumberland Council Investment Strategy - Pandemic Driven Market Volatility

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Having only recently gone into the Medium Term Growth Fund, Council's holding had no capital gain going into March. With the recent sell off across multiple asset classes in March, Council's fund holdings are now down 8.6% from the date of initial deposit through 17 March.

This investment was intended for long term holdings with a minimum 3-7 year time horizon. This long term view was taken in consideration of the inherent volatility in growth asset values (domestic & international shares and property) over the short to medium term.

Noting that past returns are not indicative of future returns, a diversified growth asset portfolio has historically outperformed cash and fixed interest returns over rolling 7 year periods even with the occasional share market sell offs such as the Global Financial Crisis in 2008.

# **Looking Forward**

Despite the ongoing uncertainty and the volatility that it brings, there are some areas for optimism:

- Governments around the world are taking proactive social distancing and quarantining initiatives. While the list of ongoing event cancellations is playing into the panic of households and financial markets, these actions have proven to be effective in slowing the rate of pandemics in the past.
- Governments of many of the largest economies are taking aggressive monetary and fiscal actions to encourage spending and attempt to keep businesses viable in a period of slow trade and/or complete shutdowns.
- 3) There are signs that China, as a whole, is through the worst of the pandemic with new daily cases on a downward trend and more fully recovered virus sufferers than current virus patients.
- 4) Production capacity in China's factories are poised to reach pre-virus levels after many factories had been shut down in January and February. Lack of overseas demand is now of more concern than supply capability.
- 5) The NSW TCorpIM Medium Term Growth Fund is comprised of several underlying professionally managed funds with specific asset category responsibilities. These fund managers are actively looking for value in their markets and using risk management strategies to help limit downside where possible.

It is understandable, during a period of particularly volatile market conditions, for Council to reconsider its commitment to growth asset exposure.

Further sell offs and volatility are expected for the coming months, but it is recommended that Council continue to hold the NSW TCorp Medium Term Growth

Cumberland Council Investment Strategy - Pandemic Driven Market Volatility

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Fund as per the original intention of this being the cornerstone of Council's long term investment strategy.

Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

Cumberland Council Investment Strategy - Pandemic Driven Market Volatility

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Item No: C04/20-417

# PLANNING PROPOSAL - 45 BARCOM STREET, MERRYLANDS WEST

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: PP2020/0011

Community Strategic Plan Goal: A resilient built environment

# **SUMMARY**

This planning proposal seeks to amend the *Holroyd Local Environmental Plan 2013* for land at 45 Barcom Street, Merrylands West, to:

- Rezone the site from R2 Low Density Residential to R4 High Density Residential
- Increase the Height of Building Control from 9 metres to 15 metres
- Increase the Floor Space Ratio Control from 0.5:1 to 0.85:1, and
- Add a clause to Part 6 Additional Local Provisions of Holroyd Local Environmental Plan 2013 limiting non-residential floor space to 1,480m<sup>2</sup>.

The proposal has been placed on preliminary public exhibition (pre-Gateway) and was reported to the Cumberland Local Planning Panel in March 2020. The Panel provided advice that there was strategic and site specific merit in the proposal, but suggested refinements to the proposed building height controls and to cap the amount of non-residential floor space of the proposal. These refinements are supported by Council officers.

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. Should a Gateway Determination be received, further work on a Voluntary Planning Agreement and site specific Development Control Plan will be undertaken, and a further report provided to Council.

# **RECOMMENDATION**

#### **That Council:**

- 1. Endorse an amended planning proposal for the site that seeks to amend the *Holroyd Local Environmental Plan 2013*, to:
  - a. Rezone the site from R2 Low Density Residential to R4 High Density Residential;
  - b. Amend the height of building (HOB) control for the site from 9m to 15m;
  - c. Amend the floor space ratio (FSR) control for the site from 0.5:1 to 0.85:1; and



- d. Add a clause to Part 6 Additional Local Provisions of *Holroyd Local Environmental Plan 2013* limiting non-residential floor space to 1,480m<sup>2</sup>.
- 2. Endorse that the planning proposal for 45 Barcom Street, Merrylands, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
- 3. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.
- 4. Prepare a site specfic Development Control Plan to guide redevelopment of the site, should a Gateway Determination be received.

#### **REPORT**

#### Background

The Planning Proposal Request for the site was lodged in September 2019. The proposal sought to amend the *Holroyd Local Environmental Plan 2013* for 45 Barcom Street, Merrylands West, to:

- Rezone the site to R4 High Density Residential
- · Increase the Height of Building Control to 20 metres, and
- Increase the Floor Space Ratio Control to 0.85:1.

The proposal seeks to facilitate redevelopment of the site for a new seniors living development with 460 independent living units, a 153 bed residential aged care facility, community facilities, non-residential uses, open space and parking. The proposed masterplan for the redevelopment of the site is provided in Figure 1.



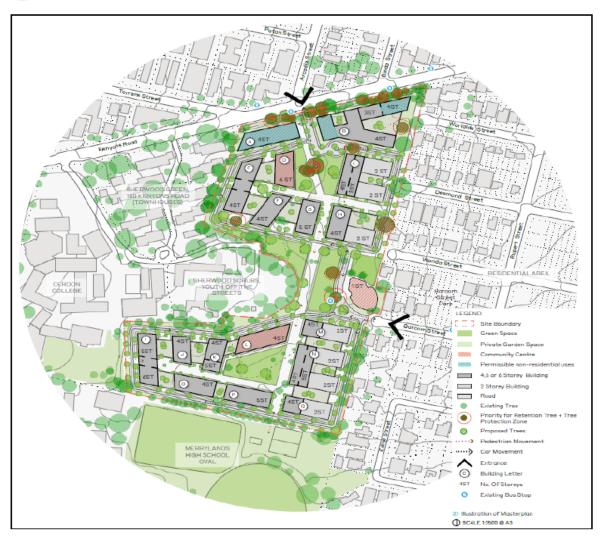


Figure 1 – Proposed Masterplan

The status of the planning proposal is provided in Figure 2 below.



Figure 2 – Planning Proposal Status



#### The site and its context

The site is located at 45 Barcom Road, Merrylands West. The site is irregular in shape and comprises of three lots, lot 5 DP 701151, Lot 8 DP 732058 and Lot 11 DP 1075418, with a total area of 7.44ha (Figure 3). The site is currently occupied by Cardinal Gilroy Village, a seniors living development built in 1973, comprising of 236 independent living units and a 123 bed residential aged care facility.

The site has an eastern boundary measuring approximately 456m with access from Barcom Street. A southern boundary measuring approximately 241m, and irregular western boundary and a northern boundary to Kenyons Road measuring approximately 211m. The site falls across the site from west to east.

Vehicular access is provided from Barcom Street. The site has a dedicated bus stop at the entrance to the village, off Barcom Street, that is serviced by bus route 802. This services operates at a 30 minute frequency from 6am to 9pm.



Figure 3 – The Subject Site

# **Local Context**

The site is located approximately 700 metres from the Merrylands West Local Centre. The site is also located within walking distance of both the Canal and Sherwood T-way stops of the Parramatta to Liverpool Transitway.

Surrounding developments include 3-4 storey residential apartments, 1-2 storey dwelling houses, multi dwelling complexes and dual occupancies, local heritage item Sherwood Scrubs and Merrylands High School and Cerdon College.

# Regional Context

The site is located in the suburb of Merrylands West 3.5km west of Parramatta CBD and 22km west of the Sydney CBD.



The site is within walking distance of the Canal and Sherwood T-way stops of the Parramatta to Liverpool Transitway. Merrylands Railway Station is approximately 2.5 Kilometres.

# **Planning Proposal**

# **Current Planning Controls**

The *Holroyd Local Environmental Plan 2013* applies to the site. The site is currently zoned R2 Low Density Residential. A Floor Space Ratio of 0.5:1 and a 9 metre Maximum Height of Building control apply across the site. These are outlined in Figures 4 to 6.

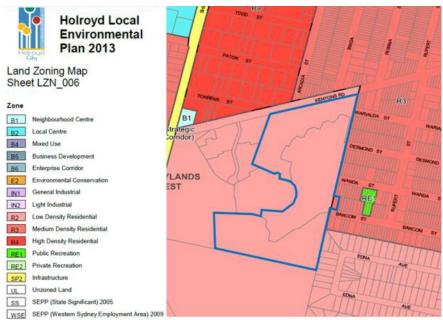


Figure 4 – Current Land Zoning (LZN) Map

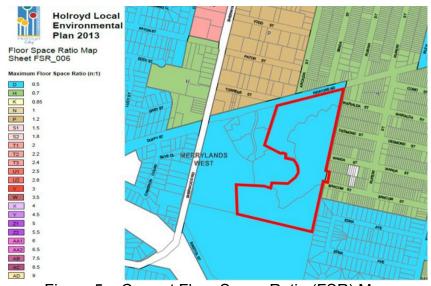


Figure 5 – Current Floor Space Ratio (FSR) Map





Figure 6 - Current Height of Building (HoB) Map

# **Proposed Planning Controls**

The proposal seeks to amend the *Holroyd Local Environmental Plan 2013*, as outlined in Figures 7 to 9, to:

- Rezone the site from R2 Low Density Residential to R4 High Density Residential
- Amend the height of building (HOB) control for the site from 9m to 20m
- Amend the floor space ratio (FSR) control for the site from 0.5:1 to 0.85:1.



Figure 7 – Proposed Land Use Zone (LZN) Map



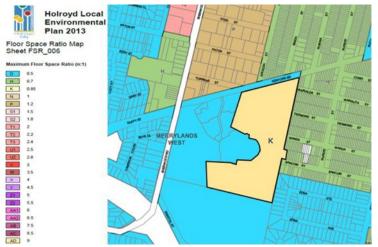


Figure 8 - Proposed Floor Space Ratio (FSR) Map



Figure 9 – Proposed Height of Buildings (HoB) Map

# Amended Planning Proposal

# Advice from the Cumberland Local Planning Panel

The proposal was reported to the Cumberland Local Planning Panel on 11 March 2020. The Panel determined that the proposal had both site specific and strategic merit.

However, the Panel recommended that Council consider amending the proposal to provide a range of building height standards across the site up to a maximum of 15 metres, rather than a blanket 20 metre standard. This recommendation was made due to the built form context of the locality, the proposal's relationship to the adjoining heritage item to the west, and the scale of adjoining residential development to the east and south-east in the R2 and R3 zones.

The Panel also recommended that Council consider amending the proposal, by introducing a special provision limiting the quantum of non-residential floor space on the site so as not to compete with neighbouring commercial centres.



# Amended Planning Controls

The Panel's recommendation to apply a maximum height of building control of 15 metres is supported. However, it is recommended that this height of building control apply to the whole of the site. This provides the proponent with greater flexibility for the masterplan and future development applications for the site. It is proposed that the site specific Development Control Plan address the Panel's recommendation that a range of building heights be applied to the site, to address the relationship with Sherwood Scrubs to the west and the scale of adjoining residential development to the east and south-east in the R2 and R3 zones.

The Panel's recommendation to introduce a special provision limiting the quantum of non-residential floor space on the site is also supported. The masterplan for the site seeks to provide up to  $1480 \text{m}^2$  of non-residential floor space and it is recommended that the quantum of non-residential floor space be limited to this amount. It is proposed that a clause be added to Part 6 Additional Local Provisions of the *Holroyd Local Environmental Plan 2013* to facilitate the cap on non-residential floor space.

The amended proposal now seeks to:

- Rezone the site from R2 Low Density Residential to R4 High Density Residential
- Amend the Height of Building (HOB) control for the site from 9m to 15m
- Amend the Floor Space Ratio (FSR) control for the site from 0.5:1 to 0.85:1
- Add a clause to Part 6 Additional Local Provisions of Holroyd Local Environmental Plan 2013 limiting the quantum of non-residential floor space to 1480m<sup>2</sup>.

# Public Benefit Offer

The proponent has put forward a public benefit offer that is generally consistent with Council's Planning Agreements Policy, and includes:

- A monetary contribution for the purpose of public infrastructure, amenities and services within the Merrylands West locality; and/or
- The provision of affordable housing for low or very low income housing; and/or
- A monetary contribution towards the implementation of the Duck River Masterplan; and/or
- Registration of an easement in favour of Council allowing public access to the publicly accessible open spaces at the heart of the site, adjacent to the existing bus stop fronting Barcom Street; and/or
- The provision and maintenance of landscaping and public furniture within the publicly accessible open space.



Should a Gateway Determination be issued, a Voluntary Planning Agreement will be negotiated between Council and the applicant. This will then be notified with the planning proposal and Development Control Plan.

# **Development Control Plan**

The proponent submitted a site specific Development Control Plan with the proposal. The purpose of the Development Control Plan is to set out a detailed planning and design framework to guide the redevelopment of the site.

The Development Control Plan contains a range development controls including:

- The siting of permissible non residential land uses along Kenyons Road
- The location of open space elements of the redevelopment
- Setbacks to neighbouring land uses
- Building height controls
- Building seperation controls
- Movement network.

The information submitted by the proponent will be able to be used as a guide for Council to prepare a site specific Development Control Plan for the site. However, further work, generally relating to building heights and their relationship to neighbouring land uses, is required.

Should a Gateway Determination be issued, a site specific Development Control Plan will be prepared and exhibited with the planning proposal and Voluntary Planning Agreement.

# Strategic Merit Assessment

# **Economic and Social Benefits**

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The existing buildings on the site are nearing the end of their economic life and do not provide the level of amenity or facilities expected in modern retirement villages
- There is strong demand for seniors housing and complementary services and facilities in the Cumberland LGA, with strong growth in the over 55's demographic
- There is increasing demand for additional commercial/retail floor space in the local area to provide for the daily needs of local residents, improve the range of retail, medical and other facilities available to local residents, including residents of Cardinal Gilroy Village.



# Built Form and Urban Design

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The increase in the scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of large setbacks to neighbouring properties, including the adjoining heritage item, Sherwood Scrubs
- The proposed site specific Development Control Plan provides certainty that the key elements of the masterplan will be implemented even if the site is sold to another owner, which is considered unlikely.

# Heritage Impact on Sherwood Scrubs

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The redevelopment should not alter how the adjoining heritage item is appreciated or understood
- The proposed building envelopes sit primarily below the existing tree line in views from the heritage item
- The proposed landscape setting on the subject site, specifically the boundary treatment and the central green space, enhances the current setting of the item by visually extending views across the shared boundary
- The layout of the masterplan provides opportunities for views from, and of, the
  heritage item that did not exist before, thereby widening the audience who have
  the opportunity to appreciate the significance of the place.

# **Traffic and Parking**

There is strategic merit in progressing the proposal to the next phase of assessment as:

- The proposed masterplan will only generate an estimated 81 net additional trips during any peak hour
- Given the satisfactory traffic conditions of the local intersections, the additional peak hour trips are not expected to generate a significant impact to intersection performance, delays, or queues.



# Consistency with Cumberland 2030: Our Local Strategic Planning Statement

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following key Local Planning Priorities within Cumberland 2030: Our Local Strategic Planning Statement:

- Local Planning Priority 5 Delivering hosing diversity to suit changing needs, as the proposal will supply increase housing options for an ageing population
- Local Planning Priority 6 Deliver affordable housing suitable for the needs of all people at various stages of their lives, as the future redevelopment will incorporate a number of accommodation options to enable people form a variety of backgrounds and socio-economic status to "age in place".

# Consistency with the Greater Sydney Region Plan – A Metropolis of Three Cities

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following objectives of the Greater Sydney Region Plan:

- Objective 10 Greater housing supply, as the proposal will increase the supply of housing for aged care and people with a disability
- Objective 11 Housing is more diverse and affordable, as the proposal will deliver accessible housing to a broad spectrum of seniors housing to cater for an ageing population.

# Consistency with the Central City District Plan

There is strategic merit in progressing the proposal to the next phase of assessment as it is consistent with the following Planning Priorities of the Central City District Plan:

- Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities, as the site is well connected to a number of strategic and local centres by public transport
- Planning Priority C5 Providing housing supply, choice and affordability with access to jobs, service and public transport, as the proposal will contribute towards providing purpose built seniors housing to cater for an ageing population. The proposal will also increase the housing supply in the Cumberland LGA assisting Council to meet its dwelling targets
- Planning Priority C20 Adapting to the impacts urban and natural hazards and climate change, as the masterplan assists to mitigate the urban heat island effect by increasing tree canopy cover on the site.



# **Recommended Planning Controls**

A summary of the recommended planning controls for the proposal is provided in Table 1. This is based on a review of the proponent's proposed planning controls by Council Officers, and advice from the Cumberland Local Planning Panel.

Planning Controls (Holroyd LEP 2013)	Existing Controls	Proponent proposed controls	Cumberland Local Planning Panel advice (March 2020)	Recommended planning controls
Zoning	R2 Low Density Residential	R4 High Density Residential	R4 High Density Residential	R4 High Density Residential
Height of Building	9 metres	20 metres	15 metres	15 metres
Floor Space Ratio	0.5:1	0.85:1	0.85:1	0.85:1
Additional Local Provision			Cap on non-residential floor space.	Cap on non- residential floor space of 1480m <sup>2</sup>

Table 1 – Recommended Planning Controls for Proposal

# **Next Steps**

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.

Should the proposal proceed to a Gateway Determination, negotiations on the public offer will be progressed and captured through a Voluntary Planning Agreement. In addition, further work will be undertaken on a site-specific Development Control Plan. A report on the Voluntary Planning Agreement and site specific Development Control Plan will be provided to Council

# **COMMUNITY ENGAGEMENT**

The proposal and supporting documents were exhibited for a period of 28 days, between 11 November 2019 and 11 December 2019, as required by Cumberland's Planning Proposal Notification Policy. A total of seven submissions were received by nearby residents. Key issues are summarised below.

- Concerns that the proposal is out of character with the existing low density neighbourhood and that the rezoning will set an undesirable precedent
- Concerns that the future development will result in amenity impacts such as noise, privacy and overshadowing of neighbouring properties



- Concerns that the future development will result in further traffic congestion and lack of parking on surrounding streets, particularly Kenyons Road during peak hour
- Concerns about loss of trees / request to retain the existing 'green belt'
- Support for the proposal to allow the surrounding community to access and use some of the proposed facilities on site.

The majority of issues raised in the submissions can be addressed during the development assessment stage.

#### **POLICY IMPLICATIONS:**

Policy implications for Council are outlined in the main body of the report.

#### **RISK IMPLICATIONS**

There are minimal risk implications for Council associated with the report.

# FINANCIAL IMPLICATIONS

Should Council support a Gateway Determination for the proposal, a Voluntary Planning Agreement will be negotiated between Council and the applicant.

# **CONCLUSION**

It is recommended that the amended planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. This recommendation is being made as:

- The existing buildings on the site are nearing the end of their economic life and do not provide the level of amenity or facilities expected in modern retirement villages
- There is strong demand for seniors housing and complementary services and facilities in Cumberland LGA, with strong growth in the over 55s population expected in the coming decades
- The increase in the scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of large setbacks to neighbouring properties, including the adjoining heritage item, Sherwood Scrubs
- Additional peak hour trips are not expected to generate significant impact to intersection performance, delays, or queues
- Is consistent with the strategic planning framework, including Cumberland 2030:
   Our Local Strategic Planning Statement, Greater Sydney Region Plan and Central City District Plan



# **ATTACHMENTS**

- 1. Planning Proposal J
- 2. Minutes from CLPP meeting 11 March 2020 J
- 3. Masterplan and Urban Design Study J.
- 4. Site-specific Development Control Plan U
- 5. Social Impact Assessment J.
- 6. Economic Impact Assessment U
- 7. Heritage Impact Assessment J
- 8. Visual Impact Assessment J
- 9. Transport Impact Assessment J
- 10. Summary of submissions 🗓 🖺

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

Attachment 1
Planning Proposal





# PLANNING PROPOSAL

Amend Holroyd Local Environmental Plan 2013 as it applies to land at No. 45 Barcom Street, Merrylands West to:

- amend the zoning of the site from R2 Low Density Residential to R4 High Density Residential;
- amend the height of buildings control to permit buildings to a maximum height of 20m; and
- amend the FSR control to permit an FSR of 0.85:1.

Cardinal Gilroy Village 45 Barcom Street, Merrylands West

Prepared for: Southern Cross Care (NSW & ACT)

REF: M180207

Date: 11 September 2019



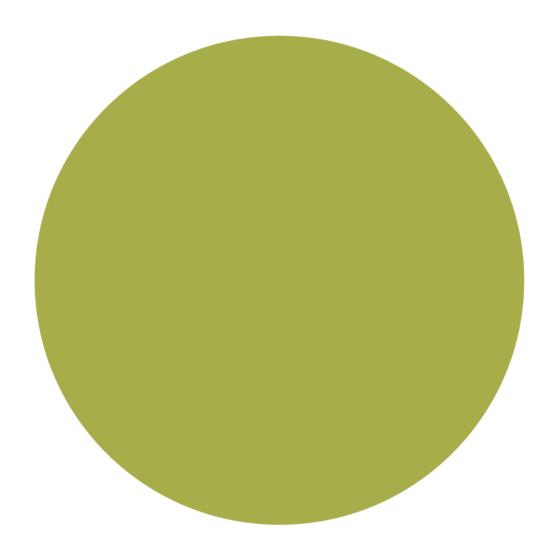




# PLANNING PROPOSAL

Details:

Prepared for: Southern Cross Care (NSW & ACT) REF: M180207 Date: 11 September 2019









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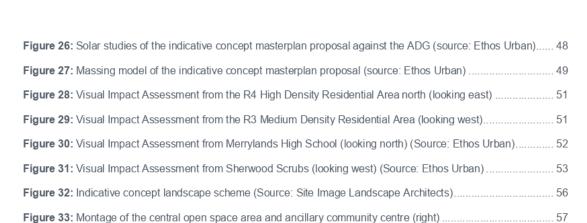


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# **ANNEXURES**

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Annexure B. Traffic Impact Assessment prepared by TTW Pty Ltd

Annexure C. Flooding and Stormwater Assessment prepared by Northrop

Annexure D. Arboricultural Assessment prepared by Tree IQ

Annexure E. Social Impact Assessment prepared by Ethos Urban







Annexure F. Economic Impact Assessment prepared by Location IQ

Annexure G. Visual Impact Assessment prepared by Ethos Urban

Annexure H. Landscape Scheme by Site Image Landscape Architects

Annexure I. Heritage Impact Statement by NBRS Architecture Heritage

C04/20-417 – Attachment 1







# **Executive Summary**

This Planning Proposal seeks to amend the provisions of Holroyd Local Environmental Plan ('HLEP') 2013 for land at No. 45 Barcom Street, Merrylands West. Specifically, the Planning Proposal seeks to rezone the land and amend the height of buildings and Floor Space Ratio (FSR) development standards.

This Planning Proposal applies to the site owned and operated by Southern Cross Care (NSW & ACT) known as Cardinal Gilroy Village at No. 45 Barcom Street, Merrylands West. Southern Cross Care are a registered social housing provider and the site is currently occupied by 236 Independent Livings Units ('ILUs') and a 123 bed Residential Aged Care Facility ('RACF'). The Cardinal Gilroy Village opened in 1973 and has become outdated.

This Planning Proposal was initiated by Southern Cross Care who have identified that the existing buildings, accommodation and facilities on the site are nearing the end of their economic life and are in urgent need of replacement to provide comparable accommodation and facilities to other, newer, Seniors Housing developments in the region. The Central City District Plan clearly identifies the need for additional Seniors Housing as the preamble for Direction 3 - Liveability states:

As the District's 2016 population of around 970,000 increases, it is ageing. By 2036, the number of residents over 65 is expected to grow by 106 per cent (an additional 122,100 people). The number of single-person households is expected to grow by 81 per cent, although couples with children are expected to remain the dominant household type.

As Southern Cross Care is a not-for-profit registered social housing provider, the additional accommodation on the site is required to fund the redevelopment of the site to meet the growing demand for Seniors Housing in the locality.

The Planning Proposal will provide a unique opportunity to unlock the development potential of the subject site and significantly increase the quantum and quality of much-needed Seniors Housing and ancillary facilities in the locality. The redevelopment of the subject site presents a unique opportunity to set a high standard for redevelopment in this precinct and to deliver a suite of public benefits that will not be realised if the current planning controls are retained and the opportunity for redevelopment passes.

This Planning Proposal relates to a high quality, well planned housing development for Seniors or People with a Disability in Merrylands West. The indicative concept proposal has been specifically designed to incorporate the needs and character of its unique surrounding area. This has been achieved through a design, layout and concept that, with the "aging in place" philosophy at its core, focuses upon putting in place the building blocks that are essential for the growth of a cohesive, functioning community. The proposal incorporates two levels of care with the range of accommodation for this project comprising both ILU's and a RACF.

The vision for the site as established by this Planning Proposal is as follows:

- Establish a 'landmark' development for Seniors and People with a Disability and deliver a mix of high quality Seniors Housing to meet a demonstrated need;
- Ensure development is of a scale, location and design to have a positive impact on the visual amenity of the locality whilst being compatible with the surrounding built and natural environment;
- Provide ancillary community facilities to support the residents and their guests by providing a destination space for Seniors and People with a Disability;
- Address housing affordability by providing a mix of housing choices;
- Establish an appropriate mix of ancillary community and small-scale permissible non-residential uses on the

Planning Ingenuity Pty Ltd







- Create new vehicular and pedestrian connections and strengthen existing links to public transport;
- Enhance pedestrian permeability through the site to link surrounding sites and publicly accessible spaces;
- Create liveable communities by providing high quality amenities and open space to meet the needs of existing
  and future residents of Merrylands West; and,
- Deliver the highest standards of urban planning and excellence in architectural design.

A Masterplan and indicative concept proposal has been prepared by Ethos Urban (refer to Annexure A). The masterplan demonstrates that the proposed LEP and DCP changes will facilitate high quality urban form compatible with the desired future context and setting of the broader locality and the immediate surroundings. Furthermore, the indicative concept proposal demonstrates that future development can relate positively to the features of the site as well as to surrounding public spaces and buildings, including existing local heritage buildings. The indicative concept masterplan proposal will provide for the following:

- The construction of 18 buildings, ranging from 2 to 6 storeys in height, comprising a total of 460 ILUs, a 153 bed RACF, 1,311sqm of community facilities (excluding the Community Centre building currently being assessed under DA2019/105), and 1,480sqm of permissible non-residential uses in the R4 zone;
- · Basement level car parking to cater for 688 car parking spaces to meet the required car parking demand; and
- 46,803sqm (62.5% of the site area) of open space (including publicly accessible, communal and private open space), with significant areas of landscaping to support local flora and fauna on the site.

The above mentioned redevelopment of the subject site will provide a significant number of public benefits which include the following:

- The renewal of the existing Seniors Housing development will act as a catalyst for the future redevelopment
  of the surrounding R3 and R4 zoned land;
- The provision of 460 ILU's and a 153 bed RACF to meet the increasing demand for Seniors Housing by a registered social housing provider;
- The provision of a series of high quality buildings which will provide permissible non-residential uses (such as kiosk, neighbourhood shop and medical suites) on the ground level fronting Kenyons Road will provide much needed local services, activation and vitality for occupants and surrounding residents;
- The provision of publically accessible (in private ownership) open space in the centre of the site will promote
  social interaction and forms the fulcrum of the site between the northern and southern precincts;
- The retention of significant trees and green open space areas will promote the "green heart" of the site and reduce the Urban Heat loads caused by surrounding development;
- Connectivity between adjoining properties of different uses can be provided which will enhance linkages with Merrylands High School, Cerdon College, Sherwood Scrubs (Youth Off the Streets) and surrounding residential uses.
- Improvements to public safety and amenity by providing a new vehicular access point on Kenyons Road and providing a one way loop road system around the northern and southern precincts;
- · Increased activation and natural surveillance of the public domain, and
- Deliver the highest standards of urban planning and excellence in architectural design.

This Planning Proposal is consistent with the local, regional and state planning strategies for Cumberland LGA including the Central City District Plan within the Sydney Metropolitan Area. This Planning Proposal has the potential to make a substantial positive contribution to the quality and quantum of Seniors Housing, with other permissible non-residential and ancillary community uses in a well-serviced location. The indicative concept proposal will create a diverse and vibrant community that is compatible with neighbouring properties and delivers a high quality urban environment.



PLANNING PROPOSAL REF: M180207







This Planning Proposal has been prepared for Southern Cross Care (NSW & ACT), owner of No. 45 Barcom Street, Merrylands West. This application is a request to Council to seek a Gateway Determination under the provisions of Section 3.34 of the *Environmental Planning & Assessment (EP&A) Act, 1979*. This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act*, 1979 as well as the NSW Department of Planning publication "A Guide to Preparing Planning Proposals" and "A Guide to Preparing Local Environmental Plans".

The primary intent of the application is to initiate a Planning Proposal process to amend the provisions of HLEP 2013 to:

- amend the zoning of the site from R2 Low Density Residential to R4 High Density Residential;
- amend the height of buildings control to permit buildings to a maximum height of 20m; and,
- · amend the FSR control to permit a maximum FSR of 0.85:1.

An indicative concept proposal has been prepared by Ethos Urban and is attached as Annexure A. The Masterplan proposal provides analysis of the existing urban fabric and the constraints and opportunities present at the site which create the setting to support comprehensive site redevelopment. The indicative concept proposal demonstrates how the future redevelopment can be accommodated on the subject site.

The proposal is consistent with local, regional and state government planning strategies to drive more efficient and economic use of urban land within the Cumberland LGA. The site is located within an urban residential setting with established public transport links and access to services and community/social infrastructure. The indicative concept proposal integrates residential, community and permissible non-residential uses, improvements to the streetscape and the pedestrian environment and achieves positive environmental, social and economic outcomes.

This Planning Proposal has relied on, and been informed by the following documents:

Table 1 – S	Table 1 – Supporting Documents with this Planning Proposal		
Annexure	Document	Author	
А	Urban Analysis	Ethos Urban	
В	Traffic and Parking Assessment	TTW Pty Ltd	
С	Flooding and Stormwater Analysis	Northrop	
D	Arboricultural Assessment	Tree IQ	
Е	Social Impact Assessment	Ethos Urban	
F	Economic Impact Assessment	Location IQ	
G	Visual Impact Assessment	Ethos Urban	
Н	Landscape Scheme	Site Image Landscape Architects	
1	Heritage Impact Statement	NBRS Architecture & Heritage	

This report is divided into sections including a locality and site analysis, existing planning provisions, draft planning provisions, the Planning Proposal and a conclusion.



C04/20-417 - Attachment 1

PLANNING PROPOSAL





# 2. Locality and Site Analysis

# 2.1 THE CONTEXT

# 2.1.1 Metropolitan Context

The subject site is located in the suburb of Merrylands West, a local centre approximately 3.5km south west of Greater Parramatta metropolitan centre and 22km west of the Sydney CBD.

Parramatta metropolitan centre is a main transport interchange for both the bus and rail networks providing connections to the greater Sydney region. The site is also located approximately 21km from the site of Badgerys Creek Airport and 20km from Kingsford Smith Airport and Port Botany, providing a high level of accessibility.

Merrylands West provides residents with a high level of amenity due to its centralised location within the Greater Metropolitan region. Furthermore, residents and employees within the suburb have access to major shopping centres, parks, recreation facilities, services and employment.



Figure 1: Context within the Central City District (Source: Central City District Plan)

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# 2.2 THE SITE

The subject site is known as No. 45 Barcom Street and contains its primary vehicular and pedestrian entrance from Barcom Street. The site is an irregular shaped allotment located within the Cumberland Council Local Government Area (former Holroyd Local Government Area (LGA)). The site comprises three (3) lots with a total area of 7.44ha including:

- Lot 5 DP 701151 (2.42ha);
- Lot 8 DP 732058 (1.928ha); and
- Lot 11 DP 1075418 (3.092ha).

The site is owned by Southern Cross Care (NSW & ACT) who are a registered social housing provider. The location of the subject site is shown edged red and shaded yellow in the aerial image provided at Figure 2.



Figure 2: Aerial image of the site and surrounds (source: Sixmaps)

The site has an eastern boundary measuring approximately 456m with access from Barcom Street, a southern boundary measuring approximately 241m, an irregular western boundary with an average length of approximately 362m (interrupted by the 102 Kenyons Road (Sherwood Scrubs)) and a northern boundary to Kenyons Road measuring approximately 211m.

The topography of the site generally falls across the site from west to east. The site contains scattered vegetation including existing trees and the main vehicular access to the site is from Barcom Street.

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The site has a number of encumbrances on title including various easements and rights of carriageway.

The Cardinal Gilroy Village opened in 1973 and is currently occupied by 236 ILUs and a 123 bed RACF. The existing built form is a mixture of one, two and three storey buildings accessed via an intricate private road system. Vehicular access to the site is via Barcom Street and parking for residents and visitors is provided at grade throughout the site.

Photographs of parts of the subject site depicting the existing facilities are provided at Figures 3 to 5.



Figure 3: Typical single storey independent living units adjacent to the eastern boundary



Figure 4: Typical two storey independent living units adjacent to Kenyons Road

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Figure 5: The front entrance to Cardinal Gilroy Village with the Residential Aged Care Facility to the left

# 2.3 SURROUNDING DEVELOPMENT

The land use composition of adjoining development is varied with an eclectic mix of development surrounding the subject site and includes:

- to the north-west of the site, 3-4 storey walk up residential flat buildings on the opposite side of Kenyons Road (see Figure 6);
- to the north-east and east of the site, 1-2 storey dwelling-houses and dual occupancies (see Figure 7-9);
- to the south and south-west of the site consists of Merrylands High School and Cerdon College (see Figures 10-11);
- to the west of the site, consists of the Sherwood Scrubs buildings at No. 102 Kenyons Road (see Figure 12)
   which is a listed heritage item; and
- to the north-west of the site, 2-4 storey residential flat buildings at No. 100 Kenyons Road (see Figure 13).



Figure 6 Development to the north-west



Figure 7 Development to the north-east

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Figure 8 Development to the east



Figure 10 Merrylands High School to the south



Figure 12 Sherwood Scrubs building to the west

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Figure 9 Development to the east



Figure 11 Cerdon College to the south-west



Figure 13 Development to the north-west





# 2.4 CONNECTIVITY TO PUBLIC TRANSPORT

The site is located in close proximity to several bus stops, including a bus stop within the subject site at its Barcom Street entrance. Bus route 802 services the site and operates along Barcom Street with a stop located within the site area. Services operate from around 6am to 9pm, with services approximately every 30 minutes. This route provides access to Parramatta Station and suburbs neighbouring Merrylands West, including Liverpool, Green Valley, and Fairfield. This route is operated by Transit Systems. Public transport is currently adequate to comply with SEPP (Housing for Seniors). Any future development on the site providing housing for seniors or people with a disability will continue to meet these requirements as long as this public transport access is maintained. The bus routes are detailed in Figure 14 below.

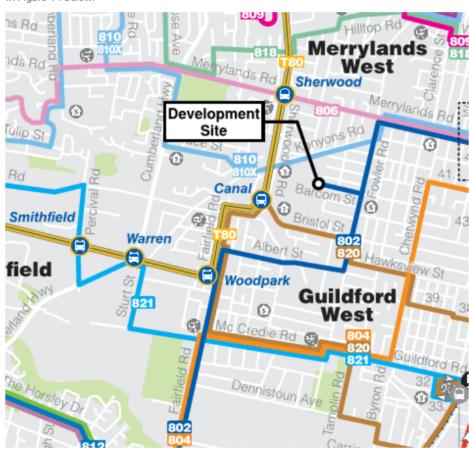


Figure 14: The bus routes surrounding the site (Source TTW Report).

Merrylands and Guildford Stations are the nearest train stations to the development and are located at approximately 2.5 kilometres and 2.9 kilometres driving distance from the site, respectively. These stations are serviced by the T2 Inner West & Leppington Line and the T5 Cumberland Line. Services on these lines operate approximately every 15 minutes during peak periods and every 30 minutes on a daily average.

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# 2.5 MATTERS SPECIFIC TO FUTURE DEVELOPMENT CAPACITY

# 2.5.1 Geotechnical and Salinity

The development history of the site indicates that there are unlikely to be unusual geotechnical limitations to future excavation for basement car parking and construction of a multi-storey building on the subject site. In terms of acid sulfate soils, the subject site is not classified as being subject to Potential Acid Sulfate Soils (PASS).

HLEP 2013 indicates the site is subject to moderate salinity potential. The proposed development will be designed, sited and will be managed to avoid any adverse environmental impact as a result of salinity, if any, present on the site.

While it is expected that the future development of the site will include excavated basement car parking, no additional soil and ground water studies are required in conjunction with this Planning Proposal. All matters relating to excavation, salinity and acid sulfate soils management are more appropriately addressed as required with any future development application.

### 2.5.2 Flooding and Stormwater

The south-eastern part of the subject site, being the geographical low point, is affected by flooding with a depth of up to 280mm within the subject site expected in a 1 in 100 year flood event. A Flood and Stormwater Report has been prepared by Northrop and is attached at Annexure C. The report concludes the following:

Northrop Consulting Engineers have undertaken a preliminary assessment of the existing overland flow paths that drain through the Cardinal Gilroy Village. The south-eastern part of the site is known to be flood affected, with the existing flow path (floodway) having contributing catchments from upstream properties as well as the subject site. To enable development to occur within this area, it is suggested the upstream catchments be diverted around the proposed building footprints and conveyed to the existing point of discharge, via a pit and pipe network and overland flow path. Our assessment indicates that this is feasible and that the required conveyance capacity and flood storage volume can be accommodated spatially within the proposed masterplan. However, it is recommended that more detailed flood modelling be undertaken to more accurately assess the implication the development may have on floodwater levels within the subject site and neighbouring properties.

On-site stormwater is proposed to be managed via a 'minor' and 'major' approach. As part of the development, on-site detention, rainwater tanks and various other water sensitive urban design measures will be adopted to minimise the impact on the natural water cycle and to downstream stormwater networks.

Any future development application will ensure flooding and stormwater will be managed on-site and integrated with the existing constructed stormwater system.

# 2.5.3 Heritage and Archaeological

The subject site is not a listed heritage item or located within a heritage conservation area. The site is adjacent to a local heritage item located to the west, listed as "Sherwood Scrubs" at 102 Kenyons Road (Item No. 181) under HLEP 2013 (See **Figure 15**).

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Figure 15: Extract from Heritage Map HER\_006. Subject site is outlined in red.

The indicative concept proposal indicates that the Heritage buildings on Sherwood Scrubs will be provided with a significant setback to maintain its significance. On the northern side, the heritage building is setback from the nearest concept buildings by 66-68m. On the southern side, the heritage building is setback from the nearest concept building by 27-57m. Proposed Buildings K and L are setback 22m from buildings on the Sherwood Scrubs site; however this part of the heritage item is not a part of the original heritage building. Setbacks are outlined in **Figure 16** below.



Figure 16: Proposed setbacks to buildings on the Sherwood Shrubs site (Source: Ethos Urban)

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In light of the significant separation distances that are proposed between the subject buildings and the adjacent heritage item, as detailed in the Site Specific DCP, it is not anticipated that the redevelopment of the site would prejudice the heritage significance or setting of Sherwood Scrubs. A Heritage Impact Statement has been prepared by NBRS Architecture and Heritage and concludes the following:

The proposed Masterplan will create an improved outcome for the setting and views of and from the heritage item through the carefully considered landscape treatment adjacent the shared boundary; specifically, through the decision to locate the park area nominated to as the Central Green Space immediately to the west of the heritage item.

The proposed building envelopes in the Masterplan are higher than the existing development, and can be viewed from the heritage item in some views as demonstrated in the visual analysis, however any adverse heritage impact is mitigated in the following ways;

- There is no change to how the heritage item is appreciated or understood;
- The proposed envelopes sit primarily below the existing tree line in views from the heritage item;
- The proposed landscape setting on the subject site, specifically the boundary treatment and the Central Green Space, enhances the current setting of the item by visually extending views across the shared boundary, and
- The layout of the Masterplan provides opportunities for views from, and of, the heritage item that did
  not exist before, thereby widening the audience who have the opportunity to appreciate the
  significance of the place.

The heritage item will continue to be appreciated as a historic place and its individual character and significance will be appreciated by a wider audience.

Furthermore, an AHIMS Basic Search has also been undertaken and reveals that there are no Aboriginal sites that have been recorded on or in the vicinity of the subject site.

# 2.5.4 Traffic and Transport

The subject site currently has a two-way vehicular access from Barcom Street which then splinters off to numerous small roads that terminate in a cul-de-sac. The site has a secondary road frontage to Kenyons Road on its northern side; however there is currently no direct vehicular access from this road.

The indicative concept proposal indicates that two-way access will be maintained from Barcom Street. An additional two-way vehicular access will be provided from Kenyons Road, linking to an existing roundabout on the public road. Internally, the northern and southern precincts will be served by a one way loop road that traverses the perimeter and provides access to numerous basement entrances throughout the site. Basement entries have been located so as to avoid conflicts with pedestrians.

Loading and servicing vehicles are anticipated to predominantly use the two way roads adjacent to the entries where adequate turning and manoeuvring areas available for trucks to enter the site in a forward direction, turn and exit the site in a forward direction. Limited access will be required for trucks on the residential loop roads for servicing, garage, removalists and the like

The site is within a 500m walking distance of a number of bus stops on Barcom Street, Fowler Road and Kenyons Road and includes a bus stop on the subject site adjacent to the Barcom Street entrance. These bus stops are served by a number of routes that provide access to the Bankstown, Liverpool and Parramatta metropolitan centres, as well as strategic centres such as Fairfield. Each of these centres benefits from regular train services throughout Greater Sydney.



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The traffic generated from this modification has been assessed and based on those results it was found that:

- The proposed masterplan could generate up to 81 net additional peak hour trips on a typical weekday.
- Based on the future road network and proposed additional access to the site via the roundabout intersection of Kenyons Road and Arcadia Street, the net additional trips from the proposed development are more likely to be distributed among two access points to the development.
- Given the satisfactory traffic conditions of the local intersections, the additional peak hour trips are not
  expected to generate significant impact to intersection performance, delays, or queues. This would be
  confirmed in future development applications through detailed traffic modelling.
- The proposed development would provide parking provision to comply with parking controls outlined in SEPP (Housing for Seniors or People with a Disability) 2004.

Based on the assessment provided within this report, the intent of the Planning Proposal can be supported with regards to traffic and transport, with detailed traffic impacts subject to further assessment under future development applications.

Further consideration of parking and traffic impacts are contained under Part 5.3.3 of this report.

#### 2.5.5 Tree Protection and Retention

A Preliminary Arboricultural Assessment has been prepared by Tree IQ and accompanies the Planning Proposal (refer to Annexure D). The Assessment identities that there are 320 trees on or directly adjacent to the site. A full assessment of 264 of the trees on the site was undertaken. Of these trees, 21 (8%) are allocated as 'priority for retention' and 104 (39%) are allocated as 'consider for retention'. A number of the trees are also identified as being locally indigenous and representative tree species of the Cumberland Plain Woodland. Cumberland Plain Woodland is listed as a *Critically Endangered* ecological community under the NSW *Biodiversity Conservation Act (2016)* and the Commonwealth *Environment Protection and Biodiversity Conservation Act (1999)*. However, the trees to be removed are planted specimens and not components of a locally indigenous vegetation community.

The indicative concept proposal will retain seventy eight (78) trees on the site, including most 'priority for retention' trees and a large portion of the 'consider for retention' trees. The trees to be removed will be compensated by a significantly improved and structured landscaped proposal to ensure the long term retention of the trees and a high level of amenity for the subject site (refer to the Landscape Plan prepared by Site Image Landscape Architects). There will be adequate opportunities for compensatory planting to enhance the streetscape and the microclimatic conditions within the site which will be detailed at the development application stage.

# 2.5.6 ANEF Zone

The subject site is not subject to significant aircraft noise or within any ANEF contour. As such, it is not considered that a detailed acoustic assessment is required.

### 2.5.7 Voluntary Planning Agreement (VPA)

A letter of offer to enter into a VPA has been provided to Council under separate cover. Should the application receive a positive Gateway determination, the applicant intends to progress a draft VPA with Council that may be subject to public exhibition concurrently with the draft Planning Proposal.



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# 2.6 PRE-PLANNING PROPOSAL MEETING

The following table represents a summary of the issues discussed at the pre-Planning Proposal meeting at Cumberland Council on 30 May 2019. A response to the general comments are provided below.

Table 2 Pre-Planning Proposal Meeting	Barrana
Council Comment	Response
As mentioned in the meeting, the addition of a commercial zone is generally not supported:  due to the potential impact on the trade area of existing retail premises on the corner of Sherwood Road and Merrylands Road.	The commercial zoning for a portion of the site fronting Kenyons Road is no longer sought. The proposal seeks to change the zoning from R2 – Low Density Residential to R4 – High Density Residential.  Neighbourhood Shops are proposed as part of the sites
<ul> <li>as there is vacant retail floor space in the catchment of the proposed B1 zone.</li> </ul>	frontage to Kenyons Road at ground level. An Economic Impact Assessment (EIA) prepared by Location IQ is provided at Annexure F.
A B4 zone would not be considered as this zone is applied to key Centres.	Noted. The proposal seeks to change the zoning from R2 Low Density Residential to R4 – High Density Residential.
If you chose to pursue the commercial zone, a detailed retail analysis would be required to be submitted with the Planning Proposal Request (PPR). This would have to address the impact on neighbouring local retail catchments.	No commercial zoning is sought under this Planning Proposal.
Due to the significant increase in density proposed on the site, additional vehicle access from Kenyons Road would be preferred. This would reduce the potential increase in traffic flows and associated impacts on Barcom and surrounding streets.	A two way vehicle access is proposed off Kenyons Road a the existing roundabout. This will reduce the impact of traffic flows from Barcom Street and surrounding streets.
The open space component of the proposal is Communal/Private open space and not public open space.	The proposed open space areas for the site will be publicly accessible but in private ownership. Access to some open space areas will be controlled after hours to minimise opportunities for anti-social behaviour.
We see some merit in improving pedestrian permeability and connectivity in the broader precinct and accept that redevelopment presents an opportunity. However, pedestrian links are considered to be public spaces that are accessible at all times of the day. They have to create access from one public space to another. The "youth of the street facility", nor the schools are public spaces.	Opportunities for increased pedestrian linkages will be provided between the subject site and Sherwood Scrubs (Youth Off the Streets), Merrylands High School, Cerdon College and the surrounding residential properties. Potential through site links will be provided to increase permeability but will clearly be publicly accessible but in private ownership.
If you were proposing to dedicate land to Council for open space purposes then we have a minimum requirement of a parcel of 2500sq.m of useable and accessible land. Linear corridors in between buildings are not considered to be acceptable.	The open space on the site will be publicly accessible but in private ownership.
Minimum submissions requirements would be:  Planning Proposal Report that provides the justification of the strategic merit of the PPR.	The required documents have been submitted with this application for a Planning Proposal.



C04/20-417 - Attachment 1







# Table 2 Pre-Planning Proposal Meeting

- Traffic and Transport Analysis
- · Economic and Retail Feasibility
- Social Impact Assessment
- Urban Design/Built Form Analysis
- Site Specific DCP

However you are free to submit any other studies that you feel provide evidence of the strategic merit of your proposal.

In response to the comments provided by Council, the subject Planning Proposal has been significantly revised from the scheme considered at the Pre-Planning Proposal meeting, particularly in relation to the removal of the commercial zoning from the Kenyons Road frontage. Small scale permissible non-residential uses in the R4 – High Density Residential Zone will be sought with the development application to serve the day to day needs to occupants and surrounding residents.

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# 3. Existing Planning Provisions

# 3.1 HOLROYD LOCAL ENVIRONMENTAL PLAN 2013 (HLEP 2013)

The current planning controls that apply to the site under HLEP 2013 are summarised as follows:

able 3 Summary of Current Plan	ning Controls	
Control	Existing Requirement	Figure
Zoning	R2	17
Height of Buildings	9m	18
Floor Space Ratio	0.7:1	19

The subject site is subject to flooding and salinity but does not seek to change the manner in which these clauses apply to the subject site. The land is not mapped as being a heritage item or within a heritage conservation area, requiring an active frontage, contain acid sulfate soils or subject to any other environmental or hazard constraints.

#### **Current Zoning**

The subject site is currently zoned R2 – Low Density Residential under HLEP 2013 as detailed on the map in Figure 17 below.

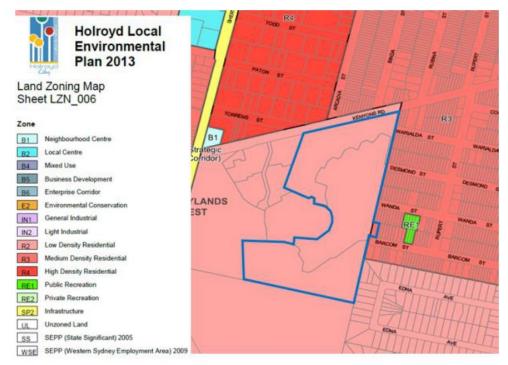


Figure 17: Extract from HLEP 2013 Zoning Map (ZON\_006) with the subject site edged in blue

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The zoning table for the R2 - Low Density Residential zone provides as follows:

# Zone R2 Low Density Residential

### 1 Objectives of zone

- · To provide for the housing needs of the community within a low density residential environment.
- · To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.

### 2 Permitted without consent

Home occupations

#### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Oyster aquaculture; Places of public worship; Pondbased aquaculture; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Tankbased aquaculture

# 4 Prohibited

Any development not specified in item 2 or 3

As detailed above, Seniors Housing is not a permissible use in the R2 – Low Density Residential Zone and is permissible only by virtue of the operation of SEPP (Housing for Seniors and People with a Disability) 2004 (henceforth known as SEPP Seniors).

# **Current Development Standards**

The current development standards are detailed in the following maps:

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Figure 18: Extract from HLEP 2013 Height of Buildings Map (HOB\_006) with the subject site edged in blue



Figure 19: Extract from HLEP 2013 FSR Map (FSR\_006) with the subject site in red

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# 3.2 HOLROYD DEVELOPMENT CONTROL PLAN 2013

The Holroyd Development Control Plan ('HDCP') 2013 applies to the subject site. There are no site-specific building envelope and town planning controls within HDCP that apply to the site. However, a number of controls within HDCP 2013 that are relevant to the proposed redevelopment of the site. These are:

- Part A General Controls;
- Part B Residential Controls;
- Part C Commercial, Shop Top Housing and Mixed Use Development Controls; and
- Part H Heritage and Conservation Controls.

A site-specific Development Control Plan (DCP) has been prepared and submitted with this Planning Proposal for public exhibition alongside the draft Planning Proposal documents. Details of intended controls are supplemented by the indicative concept proposal which provides sufficient information on setbacks and building envelope controls to enable Gateway Determination.

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# 4.1 PROPOSED LEP AMENDMENTS

The proposed amendments to HLEP 2013 are described as follows:

- amend the HLEP 2013 land zoning map to apply an R4 High Density Residential zoning as shown in Figure 20;
- amend the HLEP 2013 height of buildings map to apply a maximum building height as shown in Figure 21; and
- amend the HLEP 2013 floor space ratio map to apply a maximum FSR as shown in Figure 22.

The proposed amendments to the HLEP 2013 maps will have the effect of the following detailed in Table 4.

Control	Existing Requirement	Proposed Requirement	Figure
Land Zoning	R2	R4	20
Height of Buildings	9m	20m	21
Floor Space Ratio	0.7:1	0.85:1	22

# **Proposed Zoning**

The Planning Proposal seeks to rezone the land to R4 – High Density Residential zone under HLEP 2013 as detailed on the map in Figure 20 below.

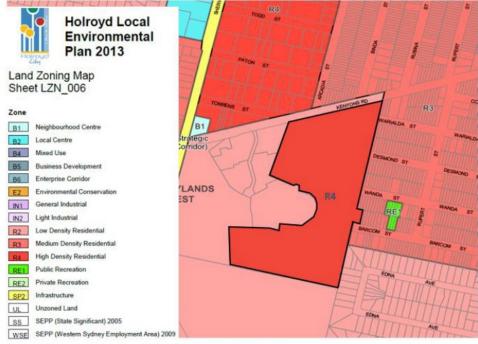


Figure 20: Proposed amendment to Land Zoning Map to HLEP 2013

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# Zone R4 High Density Residential

#### 1 Objectives of zone

- · To provide for the housing needs of the community within a high density residential environment.
- · To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

#### 2 Permitted without consent

Home occupations

#### 3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Environmental protection works; Exhibition homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing

## 4 Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

The provision of Seniors Housing is permissible with development consent under the R4 – High Density Residential zone. Whilst Seniors Housing is also permissible in the R3 – Medium Density Residential Zone, the variation to the development standards to a height of 20m and FSR of 0.85:1 is more reflective of the R4 – High Density Residential Zone rather than the R3 – Medium Density Residential Zone.

The key difference between the R3 – Medium Density Residential and the R4 – High Density Residential uses is that the R4 – High Density Residential zone permits kiosks, residential flat buildings and shop top housing which is not permissible in the R3 – Medium Density Residential zone. These uses have the potential to impact on the amenity and enjoyment of surrounding properties and therefore their impact must be considered in this Planning Proposal.

Southern Cross Care is a long term not-for-profit Seniors Housing provider who have occupied the site since 1973. Their vision, mission and principles are as follows:

- To enable older people to live life to the full.
- To support the aspirations and needs of people as they age by reflecting the love of Christ.
- We are an all-inclusive, welcoming and accepting organisation with a longstanding Catholic tradition of caring
  for others. Our guiding principles direct our decisions and support our desire to enable those in our care to
  live full and dignified lives.

Southern Cross Care seeks to upgrade the existing facilities at the Cardinal Gilroy Village which are nearing the end of their economic life in order to achieve their vision, mission and principles. The accommodation and ancillary facilities on the subject site are not up to modern standards and/or expectations. Whilst it is feasible for the site to be on-sold and different uses permitted on the site rather than Seniors Housing, the likelihood of this occurring are extremely remote as Southern Cross Care would be unable to source a site of a similar size or density to accommodate the existing and proposed residents within the local area to permit the philosophy of "aging in place".



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In terms of permissible uses, whilst the R4 – High Density Residential zone permits residential flat buildings and shop top housing, these uses are not significantly different to the provision of ILU's for Seniors Housing or the provision of boarding houses which are permissible in both zones. Regardless of the use, it is considered the implementation of the Site Specific DCP for the subject site (submitted with this Planning Proposal) will effectively control development and mitigate the potential impacts of alternative permissible uses in the R4 – High Density Residential zone. That is, appropriate building heights, envelopes and setbacks relating to Seniors Housing will be set in the Site Specific DCP to control development and ensure appropriate building forms are adequately separated from sensitive boundaries to minimise the impacts on neighbours.

### **Proposed Development Standards**

The proposed development standards are detailed in the following maps:



Figure 21: Proposed amendment to Height of Buildings Map to HLEP 2013

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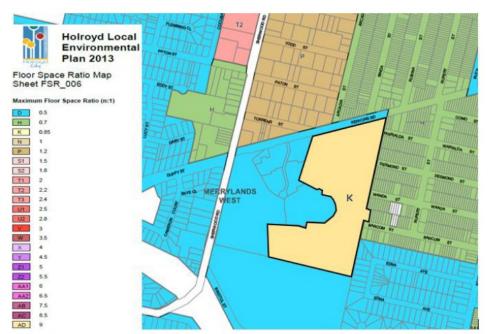


Figure 22: Proposed amendment to the FSR Map to HLEP 2013







# 5. Planning Proposal

## 5.1 OBJECTIVES OR INTENDED OUTCOMES – PART 1 OF THE GUIDE

#### 5.1.1 Objectives

The objectives for this Planning Proposal are:

- Establish a 'landmark' development for Seniors and People with a Disability and deliver a mix of high quality Seniors Housing to meet a demonstrated need;
- Ensure development is of a scale, location and design to have a positive impact on the visual amenity of the locality whilst being compatible with the surrounding built and natural environment;
- iii. Provide ancillary community facilities to support the residents and their guests by providing a destination space for Seniors and People with a Disability;
- iv. Address housing affordability by providing a mix of housing choices;
- v. Establish an appropriate mix of ancillary community and small-scale permissible non-residential uses on the site to service the day to day needs of the local community;
- vi. Create new vehicular and pedestrian connections and strengthen existing links to public transport;
- vii. Enhance pedestrian permeability through the site to link surrounding sites and publicly accessible spaces;
- viii. Create liveable communities by providing high quality amenities and open space to meet the needs of existing and future residents of Merrylands West; and,
- ix. Deliver the highest standards of urban planning and excellence in architectural design.

# 5.1.2 Intended Outcomes

The Planning Proposal will amend HLEP 2013 to facilitate redevelopment of the site in a manner presented in detail in the concept masterplan prepared by Ethos Urban. The intended outcomes are as follows:

- Assist with meeting strategic development outcomes for high quality Seniors Housing Developments to enable the philosophy of "aging in place" within a highly accessible location;
- Deliver a redevelopment proposal that facilitates and supports a vibrant range of integrated land uses, quality publicly accessible (in private ownership) open spaces and through site links;
- iii. Contribute to meeting new dwelling and employment targets set by state, regional and local strategies;
- iv. The provision of 460 ILU's and a 153 bed RACF to meet the increasing demand for Seniors Housing by a registered social housing provider will act as a catalyst for redevelopment of surrounding land;
- The provision of a series of high quality buildings which will enable permissible non-residential uses that provide much needed local services, activation and vitality for occupants and surrounding residents;
- vi. Provide new non-residential uses such as kiosks, neighbourhood shops and medical suites on the ground level fronting Kenyons Road to contribute towards the daily convenience needs of the residents and contribute to the economic vitality of the locality within easy and safe walking distance to a catchment of local residents;
- vii. Creating new housing opportunities for Seniors and People with a Disability in an area with high amenity and good access to a variety of transport, social infrastructure and recreational spaces;
- viii. Establish planning controls with the potential to deliver a new built form which integrates with the setting and context of the established character and built form in the surrounding area;
- ix. The retention of significant trees and green open space areas will promote the "green heart" of the site and reduce the Urban Heat loads caused by surrounding development;



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xi. Allow for the orderly and economic development of the land.

The indicative concept proposal is based on a detailed urban design analysis of the site and its setting combined with input from specialist studies for traffic and movement, detailed modelling of visual impacts and solar access and the feedback provided throughout the assessment process.

# 5.2 EXPLANATION OF PROVISIONS - PART 2 OF THE GUIDE

The proposed outcome will be achieved by amending the HLEP 2013 as follows:

- amend the land zoning map to apply an R4 High Density Residential zoning as shown in Figure 20;
- amend the height of buildings map to apply a maximum building height as shown in Figure 21; and
- amend the floor space ratio map to apply a maximum FSR as shown in Figure 22.

### 5.3 JUSTIFICATION - PART 3 OF THE GUIDE

This section details the reasons for the proposed LEP amendments and is based on a series of questions as outlined in the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals'. The matters to be addressed include the strategic planning context of the amendments, potential State and Commonwealth agency interests, environmental, social and economic impacts.

Questions for consideration in demonstrating justification

### 5.3.1 Section A - The Need for the Planning Proposal

# Q1: Is the Planning Proposal the result of any strategic study or report?

In part. There are no strategic studies or reports that directly address the subject site. Nonetheless, the Planning Proposal has been initiated by Southern Cross Care to address a recognised need for housing in the locality and metropolitan region, particularly housing for seniors and people with a disability. In this regard, the Central City District Plan clearly identifies the need for additional Seniors Housing as the preamble for Direction 3 – Liveability states:

As the District's 2016 population of around 970,000 increases, it is ageing. By 2036, the number of residents over 65 is expected to grow by 106 per cent (an additional 122,100 people). The number of single-person households is expected to grow by 81 per cent, although couples with children are expected to remain the dominant household type.

As such, the proposal is consistent with the relevant state, regional or local strategic strategies.

# Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes or it there a better way?

Yes. A Planning Proposal is the best and only means of achieving the objectives and intended outcomes discussed in Part 5.1.1 and 5.1.2 of this report.

The current provisions of HLEP 2013 do not permit the built form as described in the supporting Masterplan and indicative concept proposal prepared by Ethos Urban and therefore cannot deliver the opportunity to achieve orderly and economic development on the subject site.

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The site has been demonstrated to have a variety of attributes conducive to a higher density development comprising a mixture of permissible non-residential, ancillary community and residential uses as well as the delivery of numerous public benefits. The public benefits of the redevelopment include the following:

- The renewal of the existing Seniors Housing development will act as a catalyst for the future redevelopment
  of the surrounding R3 and R4 zoned land;
- The provision of 460 ILU's and a 153 bed RACF to meet the increasing demand for Seniors Housing by a registered social housing provider;
- The provision of a series of high quality buildings which will provide permissible non-residential uses (such as kiosk, neighbourhood shop and medical suites) on the ground level fronting Kenyons Road will provide much needed local services, activation and vitality for occupants and surrounding residents;
- The provision of publically accessible (in private ownership) open space in the centre of the site will promote social interaction and forms the fulcrum of the site between the northern and southern precincts;
- The retention of significant trees and green open space areas will promote the "green heart" of the site and reduce the Urban Heat loads caused by surrounding development;
- Connectivity between adjoining properties of different uses can be provided which will enhance linkages with Merrylands High School, Cerdon College, Sherwood Scrubs (Youth Off the Streets) and surrounding residential uses.
- Improvements to public safety and amenity by providing a new vehicular access point on Kenyons Road and
  providing a one way loop road system around the northern and southern precincts;
- Increased activation and natural surveillance of the public domain, and
- · Deliver the highest standards of urban planning and excellence in architectural design.

The public benefits and additional residential density can only be delivered through changes to the current planning provisions.

# 5.3.2 Section B - Relationship to the Strategic Planning Framework

Assessment against the following matters for consideration listed in The Guide (Questions 3-6) demonstrate that the Planning Proposal has clear strategic planning merit.

This Planning Proposal is consistent with the applicable regional and sub regional strategies. The strategic plans identify the need to deliver a mixture of new housing for a variety of age groups throughout the established urban metropolitan area, particularly in locations that are in close proximity to a variety of public transport options. This Planning Proposal seeks a mix of residential, permissible non-residential and ancillary community uses on a site in an established urban environment that is well served by infrastructure, utilities and public transport which is consistent with the relevant regional and metropolitan plans because the proposal will:

- Increase housing choice and availability in a highly accessible location;
- Deliver redevelopment at a scale which is compatible with the existing and desired future character of the locality;
- Permit future residents and visitors access to well-established services and facilities within the locality with access to various local, strategic and metropolitan centres;
- Increase tree canopy cover to mitigate the urban heat loads; and,
- Permit future occupants and visitors to have the potential to use environmentally efficient buildings with thermal and water efficient design and will have options to use a wide range of transport options.

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# A Metropolis of 3 Cities: The Greater Sydney Region Plan (March 2018)

On 23 March 2018, the Greater Sydney Commission released A Metropolis of 3 Cities: The Greater Sydney Region Plan. The new Regional Plan contains a revised ten directions for the Greater Sydney Metropolitan Area. The Directions include the following:

- 1. A city supported by infrastructure;
- A collaborative city;
- 3. A city for people;
- 4. Housing the city;
- 5. A city of great places;
- 6. A well connected city;
- Jobs and skills for the city;
- 8. A city in its landscape;
- 9. An efficient city;
- 10. A resilient city.

The Metropolitan Strategy identifies the site as being located within the "Central River City' as detailed in Figure 23.

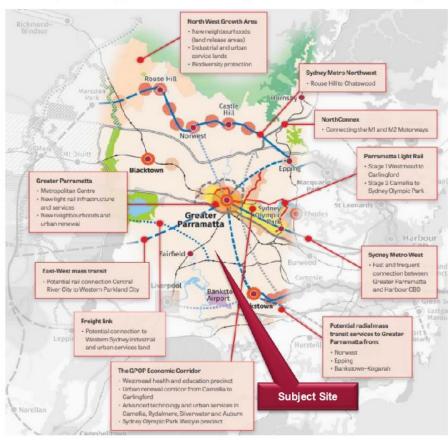


Figure 23: The Central River City (Source: A Metropolis of 3 Cities: The Greater Sydney Region Plan)



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# Table 5 Greater Sydney Region Plan: A Metropolis of Three Cities Directions

Direction 3 - A city for people

# Objective 6: Services and infrastructure meet communities' changing needs

This objective is about providing social infrastructure and public places that reflect the needs of the community now and in the future.

The indicative concept proposal will provide high quality adaptable housing, purpose built for older people and people with a disability in an accessible location to meet population demand and the changing demographic of the locality. The proposed R4 — High Density Residential zoning will permit a range of permissible non-residential uses and health services facilities under the Infrastructure SEPP to be located on the Kenyons Road frontage. The Planning Proposal is consistent with this objective.

## Objective 7 Communities are healthy, resilient and socially connected

This objective is about creating a lively connected neighbourhood that is in close proximity to shops, creative arts centres, schools, health care centres and community facilities. It promotes the benefits of mixed use centres and the opportunities for public and alternative forms of transport.

The subject site is well-located, accessible to local infrastructure, including public transport, health services and amenities. Space will also be provided on site for publicly accessible open space (in private ownership) to benefit the wider local community. The indicative concept proposal indicates a mixture of residential, permissible non-residential and ancillary community uses on the site, with enhanced pedestrian permeably through the site, including a new vehicular entrance on Kenyons Road. This will enhance the connectivity through the site, enabling improved pedestrian and cycling movements.

Strategy 7.1 specifically seeks to co-locate schools, health, aged care, sporting and cultural facilities and the redevelopment of the subject site for Seniors Housing will promote permeability and increased linkages with surrounding lands uses such as Sherwood Scrubs (Youth Off The Streets), Merrylands High School, Cerdon College and other residential land uses. The Planning Proposal is consistent with this objective.

# Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods

This objective is about fostering cultural diversity and facilitating their growth.

The indicative concept proposal will provide for a mix of one, two and three bedroom apartments (ILU's) and a 153 bed RACF which will provide accommodation for a broad cross section of the community. Southern Cross Care is a registered social housing provider and the redevelopment of the Cardinal Gilroy Village will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to "age in place". The Planning Proposal is consistent with this objective.

# Direction 4 - Housing the city

### Objective 10 - Greater housing supply

The NSW Government has identified that 725,000 new homes will be needed to meet demand based on current population projections to 2036. Sustained population growth over the coming decades will require a minimum of 36,250 new homes every year. Combined with changing demographics and housing affordability challenges, greater housing choice will be needed.



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# Table 5 Greater Sydney Region Plan: A Metropolis of Three Cities Directions

The Central City will require 53,500 homes up to 2021 and 207,500 homes up to 2036. In 2016 the proportion of the population over the age of 65 in the Central River City was 12%. This demographic is estimated to rise to 16% of the population, therefore significantly increasing demand for housing for older people.

The indicative concept proposal will provide a supply of high quality housing for older people and people with a disability. The indicative concept proposal will provide for 460 ILUs and a 153 bed RACF within an accessible location in terms of public transport, services and community facilities. Southern Cross Care is a registered social housing provider and the redevelopment of the Cardinal Gilroy Village will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to "age in place". The Planning Proposal will contribute towards providing purpose built Seniors Housing to cater for the ageing population and will assist in meeting the dwelling targets for the Central City and is consistent with this objective.

#### Objective 11 - Housing is more diverse and affordable

The Plan encourages the provision of a supply of diverse housing supply and encourages the provision of Affordable Housing.

In providing a supply of apartments for Seniors and people with a disability, the indicative concept proposal will add to the diversity of accommodation in the Merrylands West area. The indicative concept proposal outlines that the housing mix will comprise of 93 x 1 bedroom (20%), 348 x 2 bedroom (76%), and 19 x 3 bedroom (4%) ILUs, as well as a 153 bed RACF.

Southern Cross Care is a registered social housing providing and has deep roots in the community with the establishment of the Cardinal Gilroy Village in 1973. The indicative concept proposal seeks to deliver accessible housing to broad spectrum of Seniors and people living with a disability. The Planning Proposal is consistent with this objective.

## Direction 5 - A city of great places

# Objective 12 - Great places that bring people together

The Metropolitan Plan promotes the following principles for the design of great places:

- People friendly public open space areas and streets;
- Fine grain fabric and activity;
- A diverse mix of uses;
- A socially connected region;
- Ensure adequate car parking which takes into account access to public transport, and
- Encourage the use of car sharing and hybrid vehicles.

The indicative concept proposal will provide through site connections as well as a mix of residential, permissible non-residential and ancillary community uses that directly accords with the plans ambition. The mix of uses on site will encourage social interaction and provide for greater services in close proximity to Seniors Housing. The central open space area is publicly accessible land (in private ownership) will act as a fulcrum for the northern and southern precincts of the site which is directly linked to all other buildings on the site and surrounding land uses.

The site is in an accessible location and the provision of car parking will be cognisant of the use of the site for Seniors and people with a disability and the sites proximity to public transport and surrounding services. Alternative forms of transport, car sharing and electric vehicles will be encouraged and detailed at the development application stage. The Planning Proposal is consistent with this objective.



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# Table 5 Greater Sydney Region Plan: A Metropolis of Three Cities Directions

#### Objective 13 - Environmental heritage is identified, conserved and enhanced

The Plan seeks to manage and monitor the cumulative impact of development on the heritage values and character of places.

The subject site is adjacent to a local heritage item and the indicative concept proposal outlines the appropriate scale and location of built form to ensure that redevelopment of the site will assimilate with the existing heritage item to the west. A Heritage Impact Statement has been prepared by NBRS Architecture and Heritage to consider the heritage impacts of the indicative concept proposal. The Planning Proposal is consistent with this objective.

#### Direction 8 - A city in its landscape

#### Objective 30 - Urban tree canopy cover is increased

The Metropolitan Plan seeks to expand the urban tree canopy in the public realm.

The indicative concept proposal will retain seventy eight (78) trees on the site, including most 'priority for retention' trees and a large portion of the 'consider for retention' trees. The trees to be removed will be more than compensated by a significantly improved and structured landscaped proposal to ensure the long term retention of the trees and a high level of amenity for the subject site (refer to the Landscape Plan prepared by Site Image Landscape Architects). There will be adequate opportunities for compensatory planting to enhance the streetscape and the microclimatic conditions within the site which will be detailed at the development application stage. The urban tree cover will be enhanced by the proposed development which will also reduce urban heat loads in the locality.

The choice of landscaping and its placement around the periphery of the site and within the publicly accessible and communal open spaces at ground level will enhance ground level amenity and provide a leafy outlook for workers and residents on the site. The Planning Proposal is consistent with this objective.

#### Direction 9 - An efficient city

## Objective 34: Energy and water flows are captured, used and re-used

The Metropolitan Plan supports precinct based initiatives to increase renewable energy generation and efficiencies

It is proposed to explore a number of sustainability measures through the development of the site including rainwater harvesting, increased landscaping and tree canopy cover, and the use of natural ventilation and lighting where possible. Southern Cross Care are a Silver Partner under the Sustainability Advantage program coordinated by the NSW Office of Environment and Heritage. In 2016, Southern Cross Care were awarded the Age and Community Services Gareth Williamson Sustainability Award for their achievements. Therefore sustainability will be an integral part of any future development application. The Planning Proposal is consistent with this objective.

### Direction 10 - A resilient city

#### Objective 38: Heatwaves and extreme heat are managed

The Metropolitan Plan seeks to mitigate the urban heat island effect and reduce vulnerability to extreme heat.

It is proposed to explore a number of measures in design and material choices that will reduce the urban heat loads and therefore reduce the reliance on mechanical ventilation. The indicate concept proposal shows an increase in landscaping on the subject site to enhance the tree canopy coverage on the site. The Planning Proposal is consistent with this objective.







#### Central City District Plan

In March 2018, the Greater Sydney Commission released the Central City District Plan. The Central City District Plan is a guide to implementing the Greater Sydney Region Plan at a District level. It provides a 20-year plan to manage growth and achieve the 40 year vision.

The Central City District Plan establishes a number of priorities and actions to guide growth, development and change, relating to productivity, liveability and sustainability. Of particular reference to the subject Planning Proposal is liveability priorities (Direction 3). The preamble for Direction 3 – Liveability states:

As the District's 2016 population of around 970,000 increases, it is ageing. By 2036, the number of residents over 65 is expected to grow by 106 per cent (an additional 122,100 people). The number of single-person households is expected to grow by 81 per cent, although couples with children are expected to remain the dominant household type.

Additional housing to improve diversity and affordability co-ordinated with transport, centres and services are required in response to population growth and the ageing population. As such, the local area will require more dwellings, jobs and infrastructure in order to accommodate the needs of the growing and aging population. In addition, economic investigation has shown there is a strong demand for certain medium density housing typologies, including Seniors Housing.

The District Plan outlines actions how the Central City District will work towards meeting the priorities and objectives of the Regional Plan. Figure 24 details the land within the Central City District Plan which details that Merrylands West is a Local Centre:



Figure 24: The Central City District Plan locality (Source: Central City District Plan)

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# Table 6 Central City District Plan

#### Direction 3 - A city for people

## Planning Priority C3 Providing services and social infrastructure to meet people's changing needs

8. Deliver social infrastructure that reflects the needs of the community now and in the future.

It is estimated that there will be a 183% increase in people aged 85 and over and a 95% increase in the 65-84 age group in the district by 2036. The indicative concept proposal seeks to increase the availability of housing for older people and people with a disability on the subject site to support this growth in demographic. The Planning Proposal is consistent with this objective.

#### Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities

10. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:

a. providing walkable places at a human scale with active

- b. prioritising opportunities for people to walk, cycle and use public transport
- c. co-locating schools, health, aged care, sporting and cultural facilities
- d. promoting local access to healthy fresh food and supporting local fresh food production.

The indicative concept proposal intends to create high quality and accessible areas for new residents, visitors and neighbours and cater for a wide variety of people and day to day activities through the introduction of new community facilities.

The indicative concept proposal will deliver a mixture of residential, permissible non-residential and ancillary community uses in a well-connected location, in close proximity to services and amenities. The subject site is connected to a number of strategic and local centres and comprises of a bus stop within the subject site which will be retained. Alternatively, the site is also less than 500m walking distance of numerous bus stops and will promote alternative forms of transport. The Planning Proposal is consistent with this objective.

15. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places. The indicative concept proposal is expected to have a positive social impacts when factoring in the key social-economic indicators of population, ancestry, employment and housing tenure and will not result in any negative impacts on the social fabric of the surrounding area.

A Social Impact Statement has been prepared by Ethos Urban and is submitted with this Planning Proposal (refer to Annexure E). The Planning Proposal is consistent with this objective.

## Direction 4 - Housing the city

Planning Priority C5 Providing housing supply, choice and affordability with access to jobs, services and public transport

16. Prepare local or district housing strategies that address the following:

Cumberland Council is required to provide an additional 9,350 dwellings from 2016-2021. The concept proposal provides for up to 460 dwellings for Seniors and people with a disability and a 153

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## Table 6 Central City District Plan

- a. the delivery of five-year housing supply targets for each local government area
- b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area
- c. capacity to contribute to the longer term 20-year strategic housing target for the District
- d. the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities that include:
  - i. creating capacity for more housing in the right
  - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
  - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
  - iv. supporting the role of centres.

bed RACF. The indicative concept proposal will provide a development that will respond to two key issues by providing additional housing and providing additional housing for an aging population.

Southern Cross Care is a registered social housing provider and the redevelopment of the Cardinal Gilroy Village will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to "age in place".

The site is currently underdeveloped and the indicative concept proposal represents an opportunity for an appropriate uplift to provide for a variety of permissible npn-residential uses, ancillary community andresidential uses in an accessible area.

The Planning Proposal will contribute towards providing purpose built Seniors Housing to cater for the ageing population and will assist in meeting the dwelling targets for the Central City and is consistent with this objective.

## Direction 5 – A city of great places

### Planning Priority C6 Creating and renewing great places and local centres, and respecting the District's heritage

- 1. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:
- a. prioritising a people-friendly public realm and open spaces as a central organising design principle
- b. recognising and balancing the dual function of streets as places for people and movement
- c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres
- d. integrating social infrastructure to support social connections and provide a community hub
- e. recognising and celebrating the character of a place and its people.
- 2. Identify, conserve and enhance environmental heritage by:
- a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place

The subject site is well-located, with good levels of access to a number of local, strategic and metropolitan centres.

The Central open space area which is publicly accessible land (in private ownership) will act as a fulcrum for the northern and southern precincts of the site which is directly linked to all other buildings on the site and surrounding land uses. The high level of permeability and through site links will promote great places and social interaction.

The indicative concept proposal provides permissible non-residential uses and ancillary community facilities that are integrated with the proposed and existing residential uses in the locality. It is anticipated that this will support social connections in the locality. The Planning Proposal is consistent with this objective.

The indicative concept proposal sets out the appropriate location, scale, massing and form of development that can be achieved on the subject site without adversely impacting existing heritage values and character in the area.

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# Table 6 Central City District Plan

b. applying adaptive re-use and interpreting heritage to foster distinctive local places

 c. managing and monitoring the cumulative impact of development on the heritage values and character of places. A Heritage Impact Statement has been prepared by NBRS Architecture and Heritage and is submitted with this Planning Proposal. The Planning Proposal is consistent with this objective.

#### Direction 8 - A city in its landscape

## Planning Priority C16 Increasing urban tree canopy cover and delivering Green Grid connections

68. Expand urban tree canopy in the public realm.

The indicative concept proposal will enhance the public domain by providing significant trees around the periphery of the site to expand the urban tree canopy and make connections with the existing tree network. There will be adequate opportunities for compensatory planting to enhance the streetscape and the microclimatic conditions within the site which will be detailed at the development application stage. The urban tree cover will be enhanced by the proposed development which will also reduce urban heat loads in the locality.

The choice of landscaping and its placement around the periphery of the site and within the publicly accessible and communal open spaces at ground level will enhance ground level amenity and provide a leafy outlook for workers and residents on the site. The Planning Proposal is consistent with this objective.

#### Direction 10 - An efficient city

#### Planning Priority C19 Reducing carbon emissions and managing energy, water and waste efficiently

77. Protect existing and identify new locations for waste recycling and management.

78. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.

It is proposed to explore a number of sustainability, waste and recycling measures through the development of the site, including the use of solar panels, green roofs and walls, rainwater harvesting, stormwater management, and the use of natural ventilation where possible.

Southern Cross Care are a Silver Partner under the Sustainability Advantage program coordinated by the NSW Office of Environment and Heritage. In 2016, Southern Cross Care were awarded the Age and Community Services Gareth Williamson Sustainability Award for their achievements. The Planning Proposal is consistent with this objective.

# Planning Priority C20 Adapting to the impacts of urban and natural hazards and climate change

83. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.

Various measures will be explored to mitigate the urban heat island effect, including choices in materials and increasing tree canopy cover on the site. The Planning Proposal is consistent with this objective.

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#### Cumberland Community Strategic Plan 2017-27

The Cumberland Community Strategic Plan 2017-2027 was adopted by Council after extensive community engagement. The Plan has been prepared by Council through a series of community consultations. This Plan sets out the community's vision for the next 10 years and sets out six strategic goals to deliver that vision:

- Goal 1 A great place to live
- Goal 2 A safe accessible community
- Goal 3 A clean and green community
- Goal 4 A strong local economy
- Goal 5 A resilient built environment
- Goal 6 Transparent and accountable leadership

The following table details how the Planning Proposal is consistent with the relevant vision and strategic goals of the Cumberland Community Strategic Plan:

## Table 7 Cumberland Community Strategic Plan

#### Goal 1 - A great place to live

We have positive connections within our local community through our local programs and services that reflect our unique identity

We have high quality community facilities and spaces that fit our purposes

We live healthy and active lifestyles

The indicative concept proposal provides for a mixture of residential, permissible non-residential and ancillary community uses on the subject site that will be tailored to the needs of the local community. Pedestrian walkways are proposed throughout the site to encourage walking and will provide access to both Barcom Street and Kenyons Road.

The indicative concept proposal will provide potential through site links to Merrylands High School, Cerdon College, Sherwood Scrubs (Youth Off The Streets) and surrounding residential uses to promote permeability and social interaction. The Central open space area will be publicly accessible land (in private ownership) and provides the fulcrum for the proposed development. The connectivity and social interaction proposed in the indicative concept proposal will be a significant public benefit to occupants and surrounding uses.

#### Goal 2 - A safe accessible community

We feel safe in all areas of Cumberland at all times

We have equal access to local services and facilities

It is anticipated that the redevelopment of the site will enable better design, utilising CPTED principles. The indicative concept proposal shows that pedestrian walkways and open spaces throughout the site are located in between buildings to maximise passive surveillance opportunities. The site will be open and accessible to the public during daylight hours and controlled after dark. Ancillary community facilities will be available to residents and their guests.

## Goal 3 – A clean and green community



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We have great natural and green spaces that suit a variety of uses

We value the environment and have measures in place to protect it

The indicative concept proposal provides for an increase in landscaped area and green spaces throughout the site. These will be in the form of communal gardens, including the publicly accessible (in private ownership) central open space area. These landscaped areas will allow the retention of significant trees and the planting of new trees to benefit local biodiversity as well as assist in mitigating urban heat loads for the locality.

#### Goal 5 - A resilient built environment

Our planning decisions and controls ensure the community benefits from development

The indicative concept proposal provides for a mixture of residential and community uses, delivered by Southern Cross Care (NSW & ACT), a specialist provider of integrated services for older people. The proposal includes the provision of housing for older people and people with a disability as well as ancillary community facilities and associated open spaces to serve the wider community and will have clear benefits for the local community. Furthermore, the indicative concept proposal seeks to establish a high degree of design excellence that will be highly compatible with the character of the local area and enhance the visual amenity of the site and surrounds.

## Draft Cumberland 2030: Our Local Strategic Planning Statement

On 1 July 2019, the draft Cumberland 2030: Local Strategic Planning Statement was placed on exhibition until 30 August 2019.

Local Strategic Planning Statements (LSPS) are a new legislative requirement for Councils, requiring a 20-year vision for land use, as well as outlining strategies for managing change and preserving the unique character of their areas. The draft LSPS will provide Council with strategic direction for planning and help facilitate a coordinated approach to managing growth and development in the Cumberland area. The draft LSPS will align with the Community Strategic Plan and Central City District Plan.

The following table details how the Planning Proposal is consistent with the relevant vision and strategic goals of the draft Cumberland LSPS:

## Table 8 Draft Cumberland Local Strategic Planning Statement

#### Priority 2 - Place and spaces for everyone

Local Planning Priority 5 – Deliver housing diversity to suit changing needs

Cumberland Council is required to provide an additional 9,350 dwellings from 2016-2021. The concept proposal provides for up to 460 dwellings for Seniors and people with a disability and a 153 bed RACF. The indicative concept proposal will provide a development that will respond to two key issues by providing additional housing and providing additional housing

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Table 8 Draft Cumberland Local Strategic Planning Statement

for an aging population. The Planning Proposal is consistent with this planning priority.

Local Planning Priority 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives

The indicative concept proposal provides for up to 460 dwellings for Seniors and people with a disability and a 153 bed RACF. Southern Cross Care is a registered social housing provider and the redevelopment of the Cardinal Gilroy Village will incorporate a number of accommodation options to enable people from a variety of backgrounds and socioeconomic status to "age in place". The Planning Proposal will contribute towards providing purpose built Seniors Housing to cater for the ageing population and will assist in meeting the dwelling targets for the Central City and is consistent with this planning priority.

Local Planning Proprity 9 – Provide high quality, fit-forpurpose community and social infrastructure in line with growth and changing requirements The indicative concept proposal will provide potential through site links to Merrylands High School, Cerdon College, Sherwood Scrubs (Youth Off The Streets) and surrounding residential uses to promote permeability and social interaction. The central open space area will be publicly accessible land (in private ownership) and provides the fulcrum for the proposed development. The connectivity and social interaction proposed in the indicative concept proposal will be a significant public benefit to occupants and surrounding uses. The Planning Proposal is consistent with this planning priority.

#### Priority 3 - Local jobs and businesses

Local Planning Priority 11 – Promote access to local jobs, education opportunities and care services

Southern Cross Care is a registered social housing provider and the redevelopment of the Cardinal Gilroy Village will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to "age in place". The indicative concept proposal will include residential, permissible non-residential and ancillary community uses on the site which will provide for care services for Seniors and people with a disability and much needed jobs for local residents. The Planning Proposal is consistent with this planning priority.

## Priority 4 – The great outdoors

Local Planning Priority 13 – Protect, enhance and increase our natural and green spaces

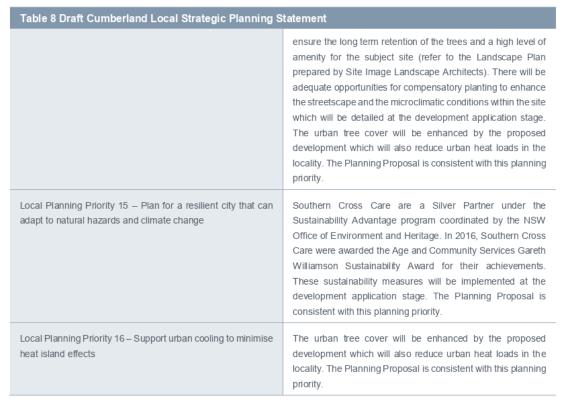
The indicative concept proposal will retain seventy eight (78) trees on the site, including most 'priority for retention' trees and a large portion of the 'consider for retention' trees. The trees to be removed will be more than compensated by a significantly improved and structured landscaped proposal to

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## Q5: Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

There are no State Environmental Planning Policies (SEPPs) or draft Policies or Deemed SEPPs that would prohibit or restrict this Planning Proposal. A list of relevant SEPPs is included in Table 9.

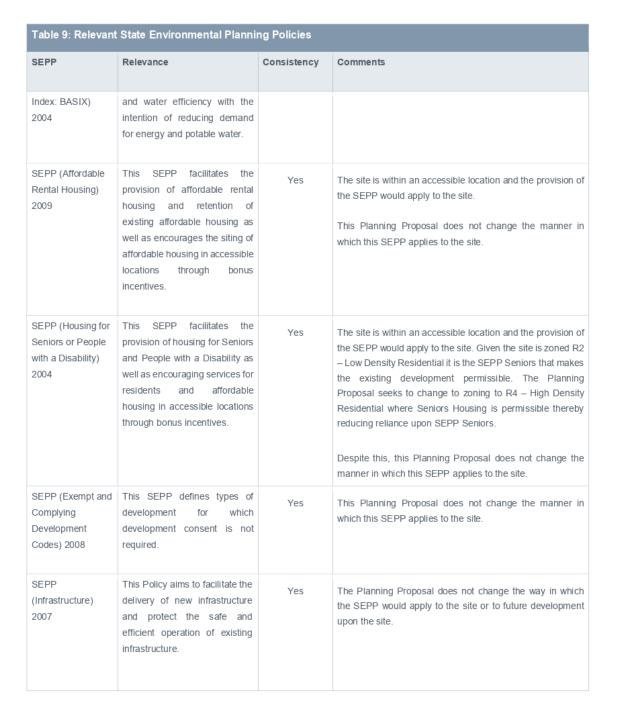
Table 9: Relevant State Environmental Planning Policies			
SEPP	Relevance	Consistency	Comments
SEPP No 55- Remediation of Land	Introduces state-wide planning controls for the remediation of contaminated land.	Yes	The subject site has a long history of residential uses. This Planning Proposal will not result in any activities which would be likely to expose humans or the environment to risks of contamination.  This application does not change the manner in which this SEPP applies to the site.
SEPP (Building Sustainability	This SEPP requires residential development to achieve minimum performance standards for thermal comfort	Yes	This Planning Proposal does not change the manner in which this SEPP will apply to any future development application for new dwellings.



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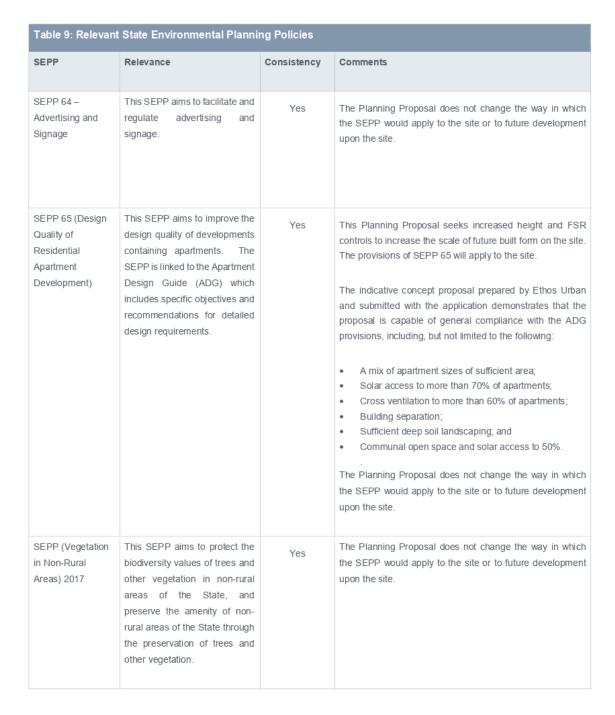




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The consistency of the Planning Proposal with the relevant Ministerial Directions is demonstrated in Table 10.

Ministerial Direction	Relevance	Consistency	Implications
2. Environment a	nd Heritage		
2.3 Heritage Conservation	(1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.  This direction applies to all planning authorities when preparing a planning proposal.  A planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.	Yes	Direction 2.3 applies to this Planning Proposal as the subject site is located in the vicinity of a local heritage item.  The indicative concept proposal provides indicative building heights and separation distances to the adjacent heritage item to ensure that its heritage significance and setting will not be prejudiced. This will be detailed within the Site Specific DCP submitted with this Planning Proposal.  A Heritage Impact Assessment has been prepared by NBRS Architecture and Heritage and is submitted with the Planning Proposal.  The Planning Proposal is therefore broadly consistent with Direction 2.3.
3. Housing, Infra	structure and Urban Development		
3.1 Residential Zones	(1) The objectives of this direction are to:  (a) to encourage a variety and choice of housing types to provide for existing and future housing needs;  (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and  (c) to minimise the impact of residential development on the environment and resource lands.	Yes	Direction 3.1 applies to this Planning Proposa as the subject site is within a zone when significant residential development is permitted.  This Planning Proposal will facilitate the construction of 460 ILUs and a 153 bed RACF which is a significant increase in density for the site. The new housing will be primarily for Seniors and people living with a disability and will represent the orderly and economic use of the land, which is in an accessible location and is currently under-developed.
	The Direction applies to all planning authorities and applies when a relevant planning authority prepares a planning proposal that will affect land within an		As detailed in the indicative concept proposa the proposed massing will be compatible wit surrounding built form. The dwellings propose





will be high quality and are capable of existing residential zone or a zone which compliance with the relevant provisions of the permits significant residential development. SEPP (Housing for Seniors or People with a Disability) and the ADG. A planning proposal must encourage the provision of housing that will: The additional density will be serviced by the (a) broaden choice of building types and existing and planned infrastructure and services locations: in the locality. (b) make more efficient use of existing infrastructure and services; (c) reduce land consumption on the urban The Planning Proposal is therefore consistent fringe: with Direction 3.1. (d) be of good design. A Planning Proposal must: (a) contain a provision that residential development is not permitted until land is adequately serviced; and (b) not contain provisions that reduce density. This Direction applies to this Planning Proposal 3.4 Integrating The objective of this direction is to ensure Yes as it seeks to increase housing densities within Land Use and that urban structures, building forms, land urban zoned land. Transport use locations, development designs, subdivision and street layouts achieve the following planning objectives: This Planning Proposal seeks to increase the (a) improving access to housing, jobs and density of residential development and provide services by walking, cycling and public permissible non-residential uses of a limited transport and scale to serve the day to day convenience (b) increasing the choice of available needs of the locality. The proposed ancillary transport and reducing dependence on cars, community uses will be accessed via new pedestrian walkways, which is likely to (c) reducing travel demand including the encourage pedestrian activity and social number of trips generated by development interaction. and the distances travelled, especially by car, and A Traffic Report has been prepared by TTW (d) supporting the efficient and viable which concludes that the indicative concept operation of public transport services, and proposal will have a minimal impact on traffic (e) providing for the efficient movement of generation for the site and is capable of freight. providing parking to cater for the redevelopment of the site. The detailed parking and traffic This direction applies to all relevant planning designs will be developed at the development authorities and to all Planning Proposals that application stage. will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, A new bus stop will also be located within the

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industrial, village or tourist purposes.

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site, in the approximate location of the existing,





to encourage public transport use for residents,

employees and visitors.

The Planning Proposal is therefore consistent with Direction 3.4.

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).

#### 4. Hazard and Risk

#### 4.3 Flood Prone Land

The objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

This direction applies to all relevant planning authorities and to Planning Proposals that create, remove or alter a zone or a provision that affects flood prone land.

A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).

A planning proposal must not contain provisions that apply to the flood planning areas which:

- (a) permit development in floodway areas,
- (b) permit development that will result in significant flood impacts to other properties,
- (c) permit a significant increase in the development of that land,
- (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or

Yes

The South-western corner of the site is flood affected land. A Flooding and Stormwater Assessment has been undertaken by Northrop which conclude as follows:

"The south-eastern part of the site is known to be flood affected, with the existing flow path (floodway) having contributing catchments from upstream properties as well as the subject site. To enable development to occur within this area, it is suggested the upstream catchments be diverted around the proposed building footprints and conveyed to the existing point of discharge, via a pit and pipe network and overland flow path. Our assessment indicates that this is feasible and that the required conveyance capacity and flood storage volume can be accommodated spatially within the proposed masterplan."

Northrop has been engaged with the Planning Proposal from early design stages to provide advice and design guidance to mitigate the impacts of flooding. It is concluded that the risks associated with flooding and overland flow can be controlled and mitigated. Detailed design development will be undertaken at the development application stage. Therefore any impacts are considered to be of minor significance.

The Planning Proposal is therefore consistent with Direction 4.3.

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(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the

A Planning Proposal must not contain or refer to drawings that show details of the development proposal.

Director-General).

## 6. Local Plan Making

## 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

This direction applies to all relevant planning authorities and to all Planning Proposals.

A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:

- allow that land use to be carried out in the zone the land is situated on, or
- rezone the site to an existing zone already applying in the

Yes

This application for a Planning Proposal seeks amendments to HLEP 2013 to:

- apply Zone R4 High Density Residential to the site at No. 45 Bacrom Street, Merrylands;
- apply height of buildings controls which will increase the height from 9m to 20m; and
- apply FSR controls which will increase the FSR from 0.7:1 to 0.85:1.

The Planning Proposal will be accompanied by a Site Specific DCP that seeks to control development as a result of the change to the HLEP 2013. The amendment is consistent with Direction 6.3 because it:

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	environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or  - allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.  A Planning Proposal must not contain or refer to drawings that show details of the development proposal.		does not introduce a new land use zone that is not already contained in HLEP 2013; and     does not introduce new development standards that are not already contained in the HLEP 2013.  The application for a Planning Proposal is therefore consistent with Direction 6.3.
7.Metropolitan Pl	This Direction applies to all Planning	Yes	A Plan for Growing Sydney has been
Implementation of A Plan for Growing	Proposals in nominated Local Government Areas and seeks to give legal effect to the planning principles, directions and priorities		superseded by the Greater Sydney Commission's Greater Sydney Region Plan (A Metropolis of Three Cities). For the reasons
Sydney	for subregions, strategic centres and transport gateways contained in <i>A Plan for Growing Sydney</i> .  A Planning Proposal must be consistent with the Plan unless the inconsistency is of minor significance and the planning proposal achieves the overall intent of the Plan.		discussed in Table 5, the Planning Proposal is consistent with the broader strategic planning for Greater Sydney and the Central City District.

# 5.3.3 Section C - Environmental, Social and Economic Impacts

Q7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A Preliminary Arboricultural Assessment has been prepared by Tree IQ and accompanies the Planning Proposal (Appendix D). The Assessment identities that there are 320 trees on or directly adjacent to the site. The Preliminary Arboricultural Assessment report states as follows:

Aerial images of the site from 1943 show a concentration of mature vegetation in the northern half of the site with small groups, rows and individual trees scattered throughout the southern half of the site. Five (5) mature specimens of Eucalyptus crebra (Narrow Leaf Ironbark) and Eucalyptus moluccana (Grey Box) were identified throughout the site with the highest concentration along the northern boundary. It is not possible to determine the exact age of these trees however the larger specimens are likely to predate 1943. The two (2) large Melaleuca decora (White Feather Honeymyrtle) identified as Trees 125 and 301 can be clearly identified as mature specimens in this aerial imagery. The large size of the trees in 1943 may suggest that Trees 125 and 301 are remnant vegetation or early plantings associated with European colonisation.

Eucalyptus scoparia Wallangarra White Gum (Trees 159 & 211) is listed as Endangered under the NSW Biodiversity Conservation Act (2016) and Vulnerable under the Commonwealth Environment Protection and







Biodiversity Conservation Act (1999). Eucalyptus nicholii Narrow Leaf Peppermint (Tree DP) is listed as Vulnerable under the NSW Biodiversity Conservation Act (2016) and the Commonwealth Environment Protection and Biodiversity Conservation Act (1999). However, these trees are planted specimens and are not a component of a locally indigenous vegetation community. No other individual threatened tree species listed within the BioNet Atlas of NSW Wildlife Database for the area were identified during the field investigations of the site.

As such, it is concluded that no critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

Q8: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

#### Solar Access

The general controls under Part B of Holroyd DCP 2013 details the following solar access requirements:

- C5. New dwellings shall be designed to ensure direct sunlight access for a minimum of 3 hours between 9.00am and 4.00pm at the winter solstice (22 June) is provided to at least one main living area of the proposed dwelling/s.
- C6. The shadow effect from a proposed development on existing adjacent dwellings must be such that a minimum of 3 hours of direct sunlight between 9.00am and 4.00pm at the winter solstice (22 June) is to be provided to at least one main living area of existing dwellings.
- C7. The living rooms and private open spaces for at least 70% of dwellings within a residential flat development shall receive a minimum of 3 hours of direct sunlight between 9.00am and 4.00pm at the winter solstice (22 June).
- C8. A minimum of 50% of the required private open space areas of the proposed dwellings and any adjacent dwellings shall have access to 3 hours of direct sunlight between 9.00am and 4.00pm at the winter solstice (22 .lune)

The additional height and FSR proposed for the subject site above that currently permitted (9m and 0.7:1 respectively) will have varying degrees of impact on the solar access of the adjoining properties. The location of the site on the southern side of Kenyons Road and partially bounded by non-residential uses (schools) on the southern and western sides assists in minimising the extent of overshadowing to neighbouring properties.

The building envelope of the indicative concept proposal has been extensively tested and designed to ensure the apartments will comply with the solar access requirements under the Apartment Design Guide (ADG) and will minimise the impact on the solar access of nearby residential properties and open spaces within the site. The Site Specific DCP submitted with this Planning Proposal will establish building heights and setbacks that will reinforce the separation requirements to maintain solar access for occupants, open space and adjoining properties in accordance with the above requirements.

Shadow diagrams and 'views from the sun' perspectives have been prepared by Ethos Urban in the indicative concept proposal (refer to Annexure A) for mid-winter to demonstrate the extent of overshadowing on adjoining properties in **Figure 25**. The diagrams indicate that there are unlikely to be any unreasonable adverse impacts on solar access to neighbouring properties.



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Figure 25: Shadow study for the indicative concept masterplan proposal (Source: Ethos Urban)

Solar studies for the proposed buildings have also been outlined in the indicative concept proposal and demonstrate the capability to comply with the relevant parts of the ADG. These are outlined in **Figure 26** below:

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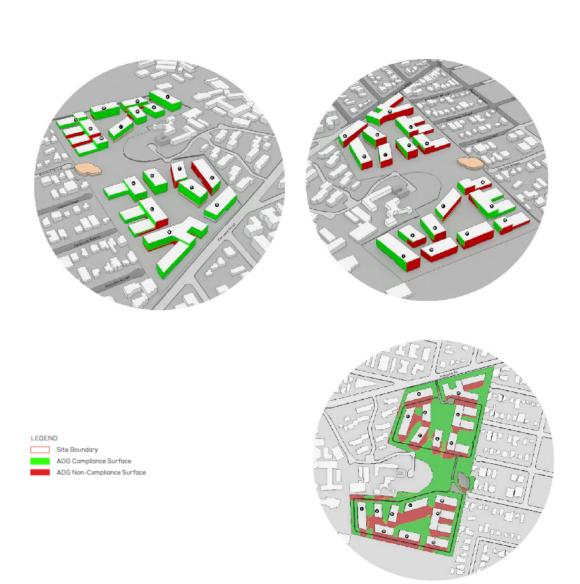


Figure 26: Solar studies of the indicative concept masterplan proposal against the ADG (source: Ethos Urban)

It is therefore considered that the extent of overshadowing to future and existing residential development is capable of satisfying the solar access requirements of the ADG and HDCP 2013. A detailed overshadowing analysis will be submitted as part of any future development application.

## Visual Impact

The additional height and FSR proposed for the subject site above that currently permitted (9m and 0.7:1 respectively) will have varying degrees of impact on the visual impact on the locality.

The visual catchment of the subject site comprises of an eclectic mix of buildings forms and typologies. The surrounding development from the north-west to south-east is characterised by high to medium density residential land uses with a mix of building forms and typologies. Specifically, development to the north-west of the site is zoned R4 – High Density

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Residential with buildings typically containing 3-4 residential levels above semi-subterranean car parking and a pitched roof which gives the visual impression of buildings 5-6 storeys in height. Development to the north and east is zoned R3 – Medium Density Residential and generally comprises of one-two storey buildings with a pitched roof which gives the visual impression of buildings up to 3 storeys in height. While development to the south and south-west is zoned R2 – Low Density Residential these areas are currently used for Merrylands High School and Cerdon College which have an array of building forms which gives the visual impression of 4-5 storey buildings.

The indicative concept proposal comprises of 18 buildings across the site, ranging from 2 to 6 storeys in height. The location and scale of the buildings has been extensively tested and designed to ensure the indicative concept proposal will satisfy the requirements of the ADG and minimise the impact on the amenity of adjoining properties. A massing model has been provided by Ethos Urban in the masterplan (refer to Annexure A) to consider the visual impact from several key locations surrounding the site as detailed in **Figure 27** below.

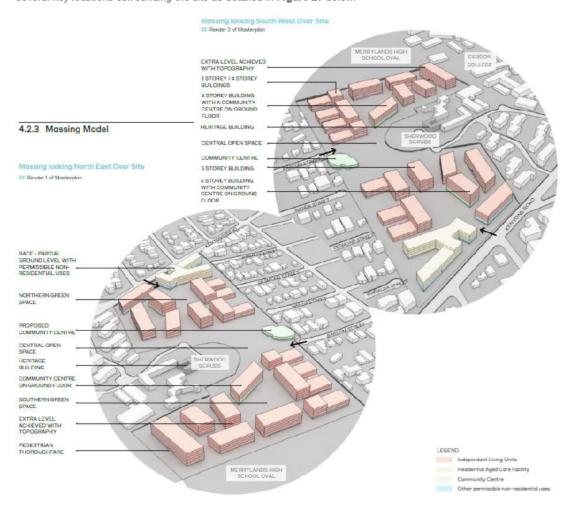


Figure 27: Massing model of the indicative concept masterplan proposal (source: Ethos Urban)

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The massing models prepared by Ethos Urban demonstrates that the proposed LEP amendments and indicative concept proposal will enable the redevelopment of the site in an appropriate manner that will be compatible with the scale and character of the site and surrounds. The proposal includes the configuration of the subject site so that buildings are sized and located to transition to surrounding lower density residential development to the east and positively respond to adjoining heritage buildings to the west.

In addition, a Visual Impact Assessment (VIA) has been prepared by Ethos Urban (refer to Annexure G) which concludes the following:

The visual impact of the proposal in its surroundings has been managed through appropriate design and planning mitigation measures. These measures have been demonstrated to reduce the overall visual impact of the proposal to a low level. To the casual observer the proposal does not appear visually jarring from any of the public viewpoints....

Overall the visual impact of the proposal on the surrounding context can be deemed as low and acceptable. The masterplan is providing a new open space accessible to the public and offers opportunities for interaction between the retirement village and the schools, Cerdon College and Merrylands High School oval. In the instances where visual impact is moderate, mitigation measures have been taken through extensive setbacks, retaining of mature trees and proposed new landscaping and vegetation.

The overall masterplan has been designed sensitive to the surrounding visual character and this is evident through the 10 key view points assessed. The design principles mitigating the visual impact and allowing for the final outcome to be low will be maintained through the site specific DCP for Cardinal Gilroy Village.

A detailed assessment of the visual impact of the proposal is provided in the VIA prepared by Ethos Urban, however, for completeness, consideration of the visual impact from the north and east (residential areas), south (Merrylands High School) and west (Sherwood Scrubs), including a conclusion from the VIA is provided below.

## Visual impact from the north and east

The visual impact on the residential context can be considered low as there is no current significant or scenic value to these views. The visual impact is not high as measures have been taken to ensure the increase in density is achieved sensitively to these neighbours. This can be seen through the stepping of heights in the built form and extensive setbacks.







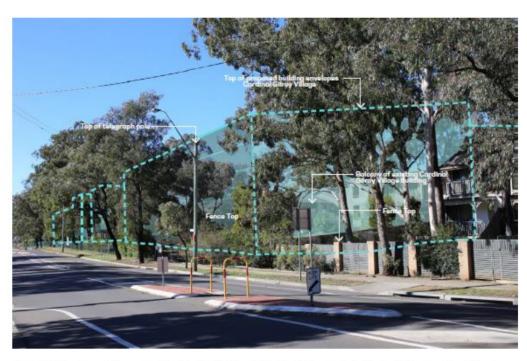


Figure 28: Visual Impact Assessment from the R4 High Density Residential Area north (looking east) (Source: Ethos Urban)



Figure 29: Visual Impact Assessment from the R3 Medium Density Residential Area (looking west) (Source: Ethos Urban)

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## Visual impact from the south

The visual impact on the Merrylands High School can be considered acceptable as there is no current significance to these views other than the expansiveness of the oval and 'greeness' of it. These buildings overlooking the open space can be physically absorbed by the context and do not takeaway from the 'greeness' of the view. The indicative layouts in the urban design report show how there will be 1-2 apartments per a level south facing in these buildings overlooking the Merrylands High School oval, hence reducing impact on any viewer sensitivity.



Figure 30: Visual Impact Assessment from Merrylands High School (looking north) (Source: Ethos Urban)

## Visual impact from the west

Within the heritage site the visual impact of the proposal can be considered a residual visual impact. Due to the private nature and importance of the heritage site, viewer sensitivity and use being low, this visual impact can be deemed as acceptable in the circumstances.

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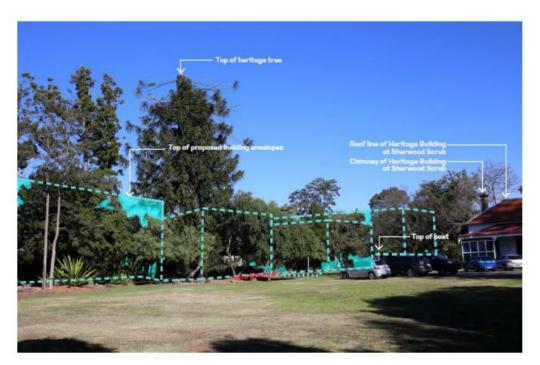


Figure 31: Visual Impact Assessment from Sherwood Scrubs (looking west) (Source: Ethos Urban)

Overall, the indicative concept proposal will provide for a well-considered intensification of development on a site that achieves a better urban design outcome than that established by the existing buildings on site and the current permissible building envelope controls. Therefore, the proposal, will have a positive visual impact on the locality.

## Visual and Acoustic Privacy

The indicative concept proposal has been extensively designed and tested to ensure compliance with the separation requirements of the ADG, both for occupants within the site and adjoining the site. This is assisted by the incorporation of an internal road network that will follow the boundary of the site and provide physical separation between buildings on the site and neighbouring sites. These physical separation distances will be further augmented by the planting of dense landscaping around the periphery of the site.

The buildings that are proposed to be located adjacent to the eastern boundary will be lower in scale to be compatible with the scale of the 1-2 storey buildings in the R3 Medium Density Residential zone. Furthermore, mounding and dense landscaping will be provided at the interface to enable the built form of the indicative concept proposal to respond to the lower scale of development but also limit opportunities for overlooking towards the east.

Separation distances to properties to the north and west of the site will be significant and comfortably capable of complying with the ADG requirements. To further reduce opportunities for loss of visual and acoustic privacy to neighbouring properties, it is anticipated that a number of substantial trees will be retained around the perimeter of the subject site, with further trees planted as part of any development application for the site. This will create natural screening between buildings on the subject site and neighbouring sites.

These separation requirements discussed above will be reinforced in the Site Specific DCP submitted with this Planning Proposal. As such, appropriate measures to protect visual and acoustic privacy will be provided at the development

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# Traffic and Parking

A Transport Impact Assessment (TIA) has been prepared by TTW Pty Ltd and is attached as Annexure B. The TIA provides consideration on the pedestrian and vehicular movements, quantum of car parking as part of the indicative concept proposal and the transport impact on the surrounding road network. The conclusions of the TIA are as follows:

The traffic generated from this modification has been assessed and based on those results it was found that:

- . The proposed masterplan could generate up to 81 net additional trips during any peak hour.
- Based on the future road network and proposed additional access to the site via the roundabout intersection of Kenyons Road and Arcadia Street, the net additional trips from the proposed development are more likely to be distributed among two access points to the development.
- Given the satisfactory traffic conditions of the local intersections, the additional peak hour trips are not
  expected to generate significant impact to intersection performance, delays, or queues. This would be
  confirmed in future development applications through detailed traffic modelling.
- The proposed development would provide parking provision to comply with parking controls outlined in SEPP (Housing for Seniors or People with a Disability) 2004.

Based on the assessment provided within this report, the intent of the Planning Proposal can be supported with regards to traffic and transport,

The conclusions for the car parking generation rates and traffic generation will be examined in more detail below.

## Car Parking Generation Rates

The indicative concept proposal generates the following car parking rate:

Table 11 Car Pa	arking Generation				
Car Parking	Apartments/beds	HDCP 2013	SEPP Seniors	Spaces Provided	
1 bedroom	93	1 space (93)	1 car space / 5 dwellings	557 Residential and	
2 bedroom	348	1 space (348)	(for a social housing provider)	visitor spaces (Complies with the HDCP parking rates)	
3+ bedroom	19	1.2 spaces (22.8)	,		
Visitor Space		1/5 apartments (92)	Total 92 spaces required.		
Total Residential	460 ILUs	556 spaces	92 spaces	557 spaces	
RACF	Beds = 153 Staff = 70 (max at change over)	N/A	1 space / 10 beds (16     1 space / 2     employees     1 ambulance space	<ul> <li>16 spaces</li> <li>35 spaces for employees</li> <li>1 ambulance</li> </ul>	
Permissible non-residential	1,480sqm of permissible non- residential	1 space/30sqm (49.3)	-	50 spaces	
Total Required		606 spaces (excluding RACF)	143 spaces (excluding non-residential)	659 spaces	



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Table 11 demonstrates that the proposed development will generate betweem 194-659 off street car parking spaces dependant on the calcuations used under the HDCP 2013 or SEPP Seniors. The indicative concept proposal will provide at least 659 car parking spaces in the basements. Whilst the indicative basement parking may exceed the required number of spaces for the ILU's and RACF, the car parking controls under Part 3.1 (Part A) of HDCP 2013 stipulate a minimum car parking requirement and does not stipulate a maximum. As the proposed car parking requirements exceed the HDCP 2013 minuimum rates, compliance is achieved.

Similarly, Clauses 48(d) and 50(h) of SEPP Seniors are standards that cannot be used to refuse development consent, or effectively deemed to satisfy provisions. Again, as the quantum of car parking proposed exceeds the SEPP Seniors requirements, these cannot be used as a reasons to refuse consent.

It is not anticiapted that there are any geotechnical or hydrogeological factors that would limit the provison of basement car parking. Northrop were engaged at an early stage in this Planning Proposal process to ensure basement entries are away from the areas subject to flooding and sufficient freeboard can be provided for the proposed buildings. These issues will be considered in more detail at the development application stage.

The conclusion to be reached is that the increased car parking generated by the increased density under the proposed amendments to the HLEP 2013 can be accommodated on the site.

#### Traffic Generation

The TIA details the following traffic genberation rates during the peak hours when calculated using the RMS Traffic Generation Rates:

Table 12 RMS Traffic Generation Rates		
Existing (236 ILU and 123 RACF)	Proposed (460 ILU and 153 RACF)	Difference
143	276	+ 133

However, traffic counts on the existing Cardinal Gilroy Village undertaken by TTW indicate that the existing development only generates up to 50% of the trips when compared wih the RMS Traffic Generation Rates. As discussed in the TIA prepared by TTW, based on the existing movements, when a site specific generation rate of 0.2 trips per dwelling is applied, the following traffic generation rates during the peak hours are anticipated:

Table 13 Site Specific Traffic Generation Rates		
Existing (236 ILU and 123 RACF)	Proposed (460 ILU and 153 RACF)	Difference
73	153	+ 81

The TIA considers the distribution of traffic and intersection performance to determine the acceptability of the increase in density. The TIA prepared by TTW Pty Ltd concludes as follows:

The masterplan concept includes an adjustment to the road network where a second access to the site is proposed off the roundabout intersection of Kenyons Road and Arcadia Street. It is expected that with the proposed access to the site, combined with the division of the site in northern and southern precinct, the traffic to and from the site will be more staggered and would have less impact on any one site access or adjoining roads.

Such that, the proposed development could generate circa 50 additional vehicles on adjoining intersections to the Barcom Street and Kenyons Road accesses. Therefore, given the satisfactory traffic conditions of the local intersections (see Section 2.5.2 above), the additional peak hour trips would not generate significant impact and could be accommodated within the local road network.







#### Pedestrian Linkages

Pedestrian pathways will be provided throughout the site, connecting to entrances on Barcom Street and Kenyons Road, whilst limiting opportunity for conflicts with internal roads. The north-south and east west pedestrian connections will provide opportunities to link with adjoining sites and land uses including the Merrylands High School, Cerdon College, Sherwood Scrubs (Youth Off the Streets) and other residential areas. After-hours access will be controlled to promote safety and security for the residents.

#### Landscaping

The indicative concept proposal will provide a useable open space area of 46,803sqm (62.5%) which, despite the increase in density, represents an increase on the useable open space area of the existing development by 74sqm (46,728sqm (62.4%). The proposed development will enhance the existing landscaping on the site by providing a structured landscape scheme which focuses landscaping between buildings and on the periphery of the site to ensure the landscaped character of the site is maintained and maximise screening. A Landscape Scheme has been prepared by Site Image Landscape Architects (refer to Annexure H) and indicative images are provided in Figures 32 and 33 below.

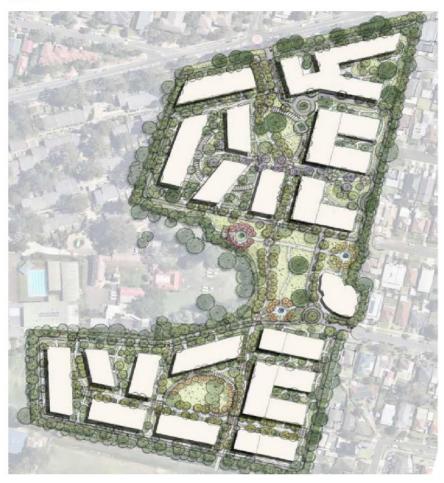


Figure 32: Indicative concept landscape scheme (Source: Site Image Landscape Architects)

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Figure 33: Montage of the central open space area and ancillary community centre (right) (Source: Site Image Landscape Architects)

# Demands for infrastructure, utilities and services

The increase in building height and FSR for the indicative concept proposal will translate to additional dwellings, permissible non-residential uses and ancillary community floor space. The demand for infrastructure, utilities and services to support the day to day demands of future land uses are likely to be within the functional capacity of infrastructure, utilities and services augmented in response to specific development proposals.

## Q9: Has the Planning Proposal adequately addressed any social and economic effects?

## Social Impact

The social impact of the indicative concept proposal will be positive. It is considered that the indicative concept proposal will contribute to the overall wellbeing of residents within the locality and within the wider Cumberland LGA as the indicative concept proposal will:

- support the provision of residential accommodation, especially accommodation for Seniors and people with a disability, given its location near to a number of local, strategic and metropolitan centres, and access to transport, services and employment;
- provide for specialist housing for Seniors and people living with a disability that will meet a defined need within the area by supporting a growing and aging population;
- provide community facilities on the site that will be available for use by residents and their guests which will
  encourage greater social interactions and social cohesion;
- · deliver and inclusive, welcoming and accessible village; and
- not be of a scale that the available health, education, employment and other social support infrastructure
  and facilities would be unable to cope or suffer and reduced level of service as a direct consequence of this
  development.

A Social Impact Assessment (SIA) has been prepared by Ethos Urban (Annexure E) and is submitted with this Planning Proposal. The SIA considers the following:



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The demographic mix of the Cumberland LGA is forecast to change significantly between 2016 and 2036. The largest percentage increase between 2016 and 2036 is forecast to be for residents aged 85 years and over, accounting for a 101.47% increase. Closely behind, residents aged between 80 to 84 years, accounting for a 92.4% increase. There is also significant population growth seen in those aged between 55 and 79. This growth is especially relevant to the suburb of Merrylands (see Table 3) for the ageing population snapshot for Merrylands West) ....

The redevelopment of the Cardinal Gilroy Village is ultimately in keeping with the Living Longer Living Better aged care reforms and trends in the demand for retirement living and residential aged care. The proposed redevelopment will bring the Village up to current good practice standards and provide a positive outcome for residential care in the Merrylands area. Providing an aesthetically improved, safe and healthy physical environment will ultimately enhance quality of life for residents and the working environment for the Village staff

Importantly, the SIA demonstrates that there is a reasonable demand for a Seniors Housing development of this scale as:

A review of the forecast social context of the Cumberland LGA highlights the following considerations for the proposed development:

- The population of Cumberland LGA is forecast to grow by over a third. This will create significant
  housing demand within the area and will put pressure on the provision of housing which supports
  residents to age-in-place.
- Forecast statistics show the Cumberland LGA population is ageing, which will increase the demand for age appropriate housing and residential aged care facilities in the LGA over the next 20 years.
- The increase in the number of people aged 55 and over will contribute to an increased demand for seniors housing and aged care facilities within the Cumberland LGA, as people seek to downsize their dwellings, seeking to age-in place.
- With significant cultural diversity in the local area, as well as being non homogenous in relation to levels of advantage and disadvantage, there will be a need to ensure housing is designed to meet the cultural and economic needs of the local residents.

The indicative concept proposal incorporating a mixture of residential and community uses is a significant improvement on the existing situation and will undoubtedly have only positive social benefits for Merrylands West and the wider Cumberland LGA. The Cardinal Gilroy Village services align with the trends in retirement village living, assisting people to age in a community setting, connected to their local area. With village services that include entertainment, social, lifestyle, and health at home the village lifestyle fosters a sense of community with the benefit of 24/7 emergency call systems. As such, the proposal will have a positive social impact and meets the needs of a growing and aging population.

#### Economic Impact

The existing site currently accommodates housing for Seniors and people with a disability, comprising 236 ILUs and a 123 bed RACF. A Community Centre is provided at the entry from Barcom Street for the enjoyment of residents and their guests. There are no separate publicly accessible areas or non-residential uses on the site.

The indicative concept proposal will provide an for 460 ILUs and a 153 bed RACF, alongside 1,311sqm of ancillary community floor space (excluding the Community Centre building currently being assessed under DA2019/105) and 1,480sqm of permissible non-residential floor space. This will provided for a wider range of uses and higher intensity of housing on site. An Economic Impact Assessment has been undertaken by Location IQ (refer to Annexure F) which concluded the following:



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- The proposed mixed-use development is located at Merrylands West, within the Cumberland Council Local Government Area (LGA), some 25 km west of the Sydney Central Business District (CBD).
- The suburb of Merrylands West is an established residential area located to the east of Betts Road and south of Merrylands Road.
- iii. The Cardinal Gilroy Village site enjoys a high-profile and easily accessible location that is well-positioned to serve the local community. The existing facility is now proposed for a significant redevelopment, which includes:
  - Retirement Living: a total of 460 independent living units are planned. These dwellings are anticipated to house a resident population of approximately 750 persons.
  - Aged Care: an aged care facility including some 155 beds.
  - Retail/Commercial: a total of 1,480 sq.m of retail and complementary non-retail floorspace is
    planned across the ground and first floors of Buildings A and B. The range of retail and
    commercial uses to be provided is likely to vary, including retail specialty floorspace, medical
    suites and the like.
- iv. The defined Cardinal Gilroy Village main trade area population is currently estimated at 23,570 (2018) and is projected to increase to 27,670 by 2036, representing an average annual growth rate of around 0.9%.
- v. The socio-economic profile of main trade area residents reflects an established, lower-income, traditional family-based population, with a slightly higher proportion of overseas born persons. With the proposed redevelopment of the Cardinal Gilroy site, the population and socio-economic profile of residents will to continue to evolve, including an increase in the number of aged persons (over 65 years) on-site.
- vi. Local residents would likely have a strong affinity with convenience-based retail facilities within close proximity of their place of residence.
- vii. There are currently no full-line supermarkets provided across the main trade area, with Merryway Shopping Centre comprising the only supermarket-based offer, namely a Supa IGA of approximately 1,700 sq.m. The centre is located some 800 metres north of the subject site along Sherwood Road.
- viii. A small collection of food catering operators is also provided along Sherwood Road and includes key national tenants McDonalds, Pizza Hut, KFC and Subway. In this respect, there is a very limited provision of retail floorspace provided across the main trade area and, in particular, close proximity of the subject site.
- ix. There are currently no competitive retail developments planned throughout the main trade area, with key developments beyond the main trade area of limited competitive relevance and unlikely to impact the projected sales or viability of proposed retail floorspace at subject site
- x. The main trade area is currently significantly underprovided in terms of doctors, with estimated demand for some 25 GPs currently served with a provision of just nine doctors. Compounding this, the additional population within the main trade area over the forecast period, at around 4,100 persons, would demand up to five additional doctors.
- xi. The proposed retail component of the development is projected to record retail sales of \$6.3 million in 2021/22 (constant 2019-dollar terms), with key impacts as follows:
  - The largest impact in dollar terms would be on the Merrylands Town Centre, at some \$2.9 million or around 0.6%. At these levels, impacts would not affect the viability of any retail facilities.
  - The next highest impact (at around \$0.6 million) is expected to occur on Merryway Shopping Centre, with most of this impact to fall on the Supa IGA supermarket at the centre. In percentage terms this equates to an impact of around 3.8%, well within the normal competitive range. A similar impact of \$0.6 million or less than 0.1% is projected to occur on the expanded Westfield Parramatta.
  - All other projected impacts on represented centres are below \$0.6 million, or 0.6% of respective centre sales.

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- Around \$0.8 is likely to be made up of small impacts on a range of other retail facilities within and (primarily) beyond the main trade area that are not currently represented in this analysis.
- xii. Overall, the proposed retail component of the Cardinal Gilroy Village development would not impact on the viability or continued operation of any retail facilities or specialty shops within the main trade area or the surrounding region.
- xiii. Projected retail sales of \$6.3 million for the retail development would make up around one year of retail sales growth for the main trade area (excluding inflation), with future population growth offsetting competitive impacts.
- xiv. With regard to impacts likely to arise from medical and other complementary health uses at the site the existing under provision of such facilities, as well as demand generated by new residents at the site would indicate that impacts are likely to spread farther afield and across a range of different facilities. Like the retail component however, impacts would not affect the viability of any one medical or complementary facility in the local area or broader region.
- xv. It is the conclusion of this report that a substantial net community benefit would result from the proposed retail and commercial component of the Cardinal Gilroy Village redevelopment. Offsetting the trading impacts on some existing retailers, there are very substantial positive impacts including the following:
  - Significant improvement in the range of retail, medical and other facilities that would be available
    to local residents, particularly for the aged population that will occupy the site.
  - The proposed development would improve choice of location and allow for price competition.
     The inclusion of a full-line supermarket would represent the only such offer within the defined main trade area
  - The addition of retail and complementary non-retail facilities at the subject site would also result
    in the retention of spending currently being directed to other facilities (often at or surrounding
    major shopping centres) situated beyond the trade area, thereby reducing the need for local
    residents to travel further afield for these needs.
  - The offer will enable the development to serve the growing population and associated demand for additional retail floorspace, medical services and the like.
  - The creation of additional employment which would result from the project, both during the
    construction period, and more importantly, on an ongoing basis once the development is
    complete and operational. In total, some 134 jobs are likely to be created both directly and
    indirectly as a result of the retail and commercial component of the Cardinal Gilroy Village
    development alone
  - This includes a number of youth employment opportunities with retail developments generally
    employing a large number of younger staff.
- xvi. It is concluded that the combination of the substantial positive economic impacts serve to more than offset the trading impacts that could be anticipated for a small number of existing facilities throughout the broader region. Further, the impacts would not threaten the viability of any existing facilities.

As such, the indicative concept proposal will provide significance economic benefits to the locality. In addition to the above-mentioned positive economic benefits, the following additional benefits are anticipated:

- · Provide more housing and greater housing diversity to combat affordability constraints;
- Provide for a range of employment opportunities on site in a number of industries, including care services, professional, medical, retail and community jobs;
- Creation of short-term jobs through the design and construction of the redevelopment;
- Encourages social well-being through the provision of day to day services and the promotion of walking on site, which will improve mental and physical health in the community and therefore reduce the impacts on local medical facilities; and



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The indicative concept scheme incorporating a mixture of residential and non-residential uses will undoubtedly have significant economic benefits for the Merrylands West locality and wider Cumberland LGA.

#### 5.3.4 Section D - State and Commonwealth Interests

#### Q10: Is there adequate public infrastructure for the Planning Proposal?

The site is within an existing residential urban area that is well serviced by infrastructure, utilities, public transport and a variety of social support services and recreational facilities. The additional development potential facilitated by the proposed LEP amendments will not exceed the capacity or availability of public infrastructure.

Appropriate Development Contributions will be levied at the time of development consent for any future building work. In addition, the applicant has provided to Council a letter of offer for a VPA, the details of which will be subject to further negotiation following a positive Gateway determination. This is considered to be a substantial public benefit as the 'physical' infrastructure will be delivered and co-ordinated with the population generated by the development.

Q11: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

A future Gateway determination will specify the list of agencies and public authorities required to be consulted and the methods and timing of such consultation. The Gateway determination may identify additional agencies to be consulted.

## 5.4 STRATEGIC MERIT TEST

The Department of Planning in Circular PS 16-004 Issued 30 August 2016 released updated criteria relating to strategic merit. They include:

The key factor in determining whether a proposal should proceed to a Gateway determination should be its strategic merit. The Department has strengthened the Strategic Merit Test and proposals will now be assessed to determine if they are:

- consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district
  plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any
  draft regional, district or corridor/precinct plans released for public comment; or
- · consistent with a relevant local strategy that has been endorsed by the Department; or
- responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.

A proposal that seeks to amend controls that are less than 5 years old will only be considered where it clearly meets the Strategic Merit Test.

The HLEP 2013 commenced in 2013 and is over 5 years old, however the strategic merit test is still a relevant consideration for the Planning Proposal. For the reasons discussed above, the proposed changes sought to HLEP 2013 are, at the very least, consistent with the relevant local, regional and state government plans and strategies.

The most significant reasons to undertake this planning proposal are:

The existing buildings at the Cardinal Gilroy Village are nearing the end of their economic life and do not
provide the level of residential amenity or facilities expected in modern retirement villages; and



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The Greater Sydney Region Plan and Central City District Plan highlight that there is an aging population that
is not specifically catered for under the current planning controls.

The SIA prepared by Ethos Urban (refer to Annexure E) details that there is a strong demand for Seniors Housing in the locality which is only expected to grow over the next 20 years. The SIA details:

- The population of Cumberland LGA is forecast to grow by over a third. This will create significant housing demand within the area and will put pressure on the provision of housing which supports residents to age-inplace
- Forecast statistics show the Cumberland LGA population is ageing, which will increase the demand for age
  appropriate housing and residential aged care facilities in the LGA over the next 20 years.
- The increase in the number of people aged 55 and over will contribute to an increased demand for seniors
  housing and aged care facilities within the Cumberland LGA, as people seek to downsize their dwellings,
  seeking to age-in place.
- With significant cultural diversity in the local area, as well as being non homogenous in relation to levels of
  advantage and disadvantage, there will be a need to ensure housing is designed to meet the cultural and
  economic needs of the local residents.

The revised concept proposal responds to a change in circumstances, particularly the aging population, which is not well catered for under the Holroyd LEP 2013. In addition to the strategic merit test, there must be sufficient site specific merit having regard to the following:

- the natural environment (including known significant environmental values, resources or hazards);
- the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to the proposal; and
- the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The response to these issues have been discussed in depth above. There is sufficient strategic and site specific merit to warrant changes to the existing planning controls under HLEP 2013.

## 5.5 PART 4 - MAPPING

Proposed amendments to LEP maps are indicated in Figures 20, 21 and 22. Should Council resolve to support the Planning Proposal, proposed mapping amendments will be prepared by Council staff.

# 5.6 PART 5 - COMMUNITY CONSULTATION

It is anticipated that a draft Planning Proposal would be publicly exhibited for a period of 28 days. The exhibition material will include documents as specified in the Gateway determination and will include a copy of the Planning Proposal, an explanation of provisions, draft LEP maps and an indication of the timeframes for completion of the process as estimated by Council.

It is anticipated that the Community Consultation methods will include forwarding copies of relevant documents to appropriate State and Commonwealth agencies, notice of public exhibition in a local newspaper and on Cumberland Council's website, providing copies of exhibition material in electronic and hard copy form at relevant local government premises and letters of notification to nearby and potentially affected land owners.

# 5.6.1 Project Timeline

The estimation of the project timeline is provided below with the intention of optimising efficiency in the process:







Phase	Timing
Gateway determination date	TBD (by Department of Planning & Environment)
Completion of required technical information	Technical information is annexed to this application
Government agency consultation (pre-exhibition)	Not required
Government agency consultation (during exhibition)	Concurrent with pubic exhibition (28 days)
Commencement and completion dates for public exhibition period	TBD
Consideration of submissions	Two weeks from close of public exhibition
Post-exhibition consideration of the application by IHAP	Four weeks from close of public exhibition
Date of submission to the Department to finalise the LEP / anticipated date RPA will make the plan (if delegated)	Six weeks from close of public exhibition

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# 6. Conclusion

This Planning Proposal has been prepared for Southern Cross Care (NSW & ACT), owner of No. 45 Barcom Street, Merrylands West. This application is a request to Council to seek a Gateway Determination under the provisions of Section 3.34 of the *Environmental Planning & Assessment (EP&A) Act, 1979*. This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act*, 1979 as well as the NSW Department of Planning publication "A Guide to Preparing Planning Proposals" and "A Guide to Preparing Local Environmental Plans".

The primary intent of the application is to initiate a Planning Proposal process to amend the provisions of HLEP 2013 to:

- amend the zoning of the site from R2 Low Density Residential to R4 High Density Residential;
- · amend the height of buildings control to permit buildings to a maximum height of 20m; and,
- amend the FSR control to permit a maximum FSR of 0.85:1.

This Planning Proposal was initiated by Southern Cross Care who have identified that the existing buildings, accommodation and facilities on the site are nearing the end of their economic life and are in urgent need of an upgrade to provide comparable accommodation and facilities to other, newer, Seniors Housing developments in the locality. The Central City District Plan clearly identifies the need for additional Seniors Housing as the preamble for Direction 3 – Liveability states:

As the District's 2016 population of around 970,000 increases, it is ageing. By 2036, the number of residents over 65 is expected to grow by 106 per cent (an additional 122,100 people). The number of single-person households is expected to grow by 81 per cent, although couples with children are expected to remain the dominant household type.

As Southern Cross Care is a not-for-profit registered social housing provider, the additional accommodation on the site is required to fund the redevelopment of the site to meet the growing demand for Seniors Housing in the locality.

The undertaking of the Planning Proposal will provide a unique opportunity to unlock the development potential of the subject site and significantly increase the quantum and quality of much-needed Seniors Housing and ancillary community facilities in the locality. The redevelopment of the subject site presents a unique opportunity to set a high standard for redevelopment in this precinct and to deliver a suite of public benefits that will not be realised if the current planning controls are retained and the opportunity for redevelopment passes.

This Planning proposal relates to a high quality, well planned housing development for Seniors or People with a Disability in Merrylands West. The concept scheme has been specifically designed to incorporate the needs and character of its unique surrounding area. This has been achieved through a design, layout and concept that, with the "aging in place" philosophy at its core, focuses upon putting in place the building blocks that are essential for the growth of a cohesive, functioning community. The proposal incorporates two levels of care with the range of accommodation for this project comprising both ILU's and a RACF.

The requested changes to the planning controls will:

- Establish a 'landmark' development for Seniors and People with a Disability and deliver a mix of high quality Seniors Housing to meet a demonstrated need;
- Ensure development is of a scale, location and design to have a positive impact on the visual amenity of the locality whilst being compatible with the surrounding built and natural environment;









- Address housing affordability by providing a mix of housing choices;
- Establish an appropriate mix of ancillary community and small-scale permissible non-residential uses on the site to service the day to day needs of the local community;
- Create new vehicular and pedestrian connections and strengthen existing links to public transport;
- Enhance pedestrian permeability through the site to link surrounding sites and publicly accessible spaces;
- Create liveable communities by providing high quality amenities and open space to meet the needs of existing
  and future residents of Merrylands West; and,
- Deliver the highest standards of urban planning and excellence in architectural design.

In addition, the redevelopment of the combined sites will provide a significant number of public benefits which are discussed throughout this application for a Planning Proposal. The application is entirely consistent with the local, regional and state strategic planning directions.

The Masterplan and indicative concept proposal prepared by Ethos Urban demonstrate a high quality redevelopment scheme integrated with pedestrian links and movement paths, landscaped areas, solar access and a variety of building forms. The Urban Analysis comprehensively demonstrates that the proposed building form to be achieved from this application will:

- · Fit with the anticipated future urban form;
- Deliver additional residential accommodation, especially for Seniors and people with a disability in addition to new open space areas of high quality and generally compliant with the requirements of SEPP 65 and the ADG;
- Provide increased housing opportunities to optimise the efficient use of infrastructure, services and facilities;
- Maintain a mix of land uses expected to facilitate the orderly and economic development of the site with no
  detrimental impacts to the amenity and accessibility of public open spaces and at a density which will be within
  the capacity of augmented infrastructure.

This Planning Proposal is consistent with the local, regional and state planning strategies for Cumberland LGA and the Central City District Plan within the Sydney Metropolitan Area. This Planning Proposal has the potential to make a substantial positive contribution to the quality and quantum of Seniors Housing, ancillary community and permissible non-residential uses in the locality, on a well-serviced site. The indicative concept proposal will ensure that a diverse and vibrant community will be created that is entirely compatible with neighbouring properties and delivers a high quality urban environment.

This application for a Planning Proposal is entirely worthy of Council's support.









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## DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 2 Minutes from CLPP meeting 11 March 2020





#### Cumberland Local Planning Panel Meeting 11 March 2020

#### Suitability of the site for the proposed development

 The subject site is not considered suitable for the proposed development due to the inadequacies detailed above (pursuant to s. 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.)

#### **Environmental Impact**

 Due to the deficiencies detailed above, the likely environmental impacts of the proposed development are considered to be unacceptable (section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979).

#### Public Interest

- Due to the deficiencies detailed above and submissions received, the approval of the proposed development would be contrary to the public interest (pursuant to s. 4.15(1)(d) and (e) of the Environmental Planning and Assessment Act 1979.)
- Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

For: Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

Against: Nil.

#### Reasons for Decision:

 The Panel generally agreed with the reasons set out in the Council Officer's report, particularly in relation to traffic and safety impacts.

ITEM LPP011/20 - PLANNING PROPOSAL FOR CARDINAL GIRLROY VILLAGE - 45 BARCOM STREET, MERRYLANDS WEST

#### PANEL'S RECOMMENDATION:

#### That the Cumberland Local Planning Panel recommend that:

- The planning proposal to amend the land use zoning, building height and Floor Space Ratio development standards, as well as introduce some limited non-residential floor space, has both site specific and strategic merit.
- Given 1 above, the Planning Proposal request for Cardinal Gilroy Village, 45 Barcom Street, Merrylands West, be reported to Council, seeking resolution to forward a Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination.

Page 5





#### Cumberland Local Planning Panel Meeting 11 March 2020

- 3. The Council consider amending the Planning Proposal to provide a range of building height standards across the site up to a maximum of 15 metres, rather than a blanket 20 metre standard, given both the built form context of the locality, the relationship to the adjoining heritage item to the West and the scale of adjoining residential development to the East and South-East in the R2 and R3 zones.
- 4. The Council consider amending the Planning Proposal by introducing a special provision limiting the quantum of non-residential floor space on the site so as not to compete with neighbouring commercial centres.
- 5. If the matter proceeds past gateway determination any subsequent site specific DCP should carefully consider the following matters:
  - i. retention of significant site trees and vegetation
  - ii. the location of internal roadways and orientation of dwellings adjacent to the R2 zone boundary; and
  - iii. the location of any non-residential component.

For: Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

Against: Nil.

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 3 Masterplan and Urban Design Study

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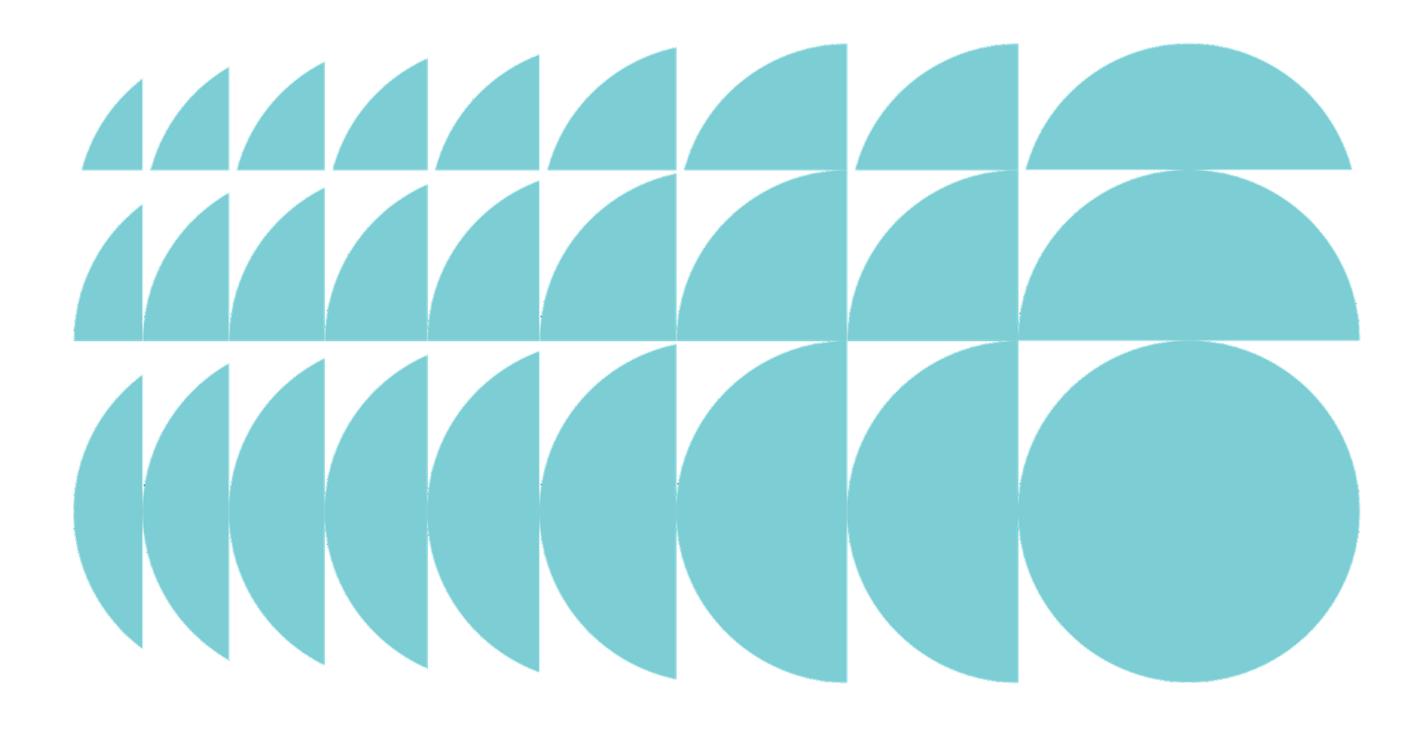
# ETHOS URBAN

#### Cardinal Gilroy Village

Masterplan and Urban Design Report September — 2019

Issue B - 2190039

Issue to Council



DRAFT

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This document has been prepared by: Bethany Hooper 05.0919

This document has been reviewed by: Marco Cubillos 05.0919

The information contained in this document is for submission to Cumberland Counce. The elect shall make this own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statisticity controls. It is assumed that the client will rely on its own expertise in considering the information. Ethos Urban Pty Ltd operates under a Quality Management System that has been certified as complying with 150 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
A	28.0819	BM	514
B (R558E TO COUNCIL)	05.0939	BH	МС

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Cardinal Gilray Village - Urban Design Report



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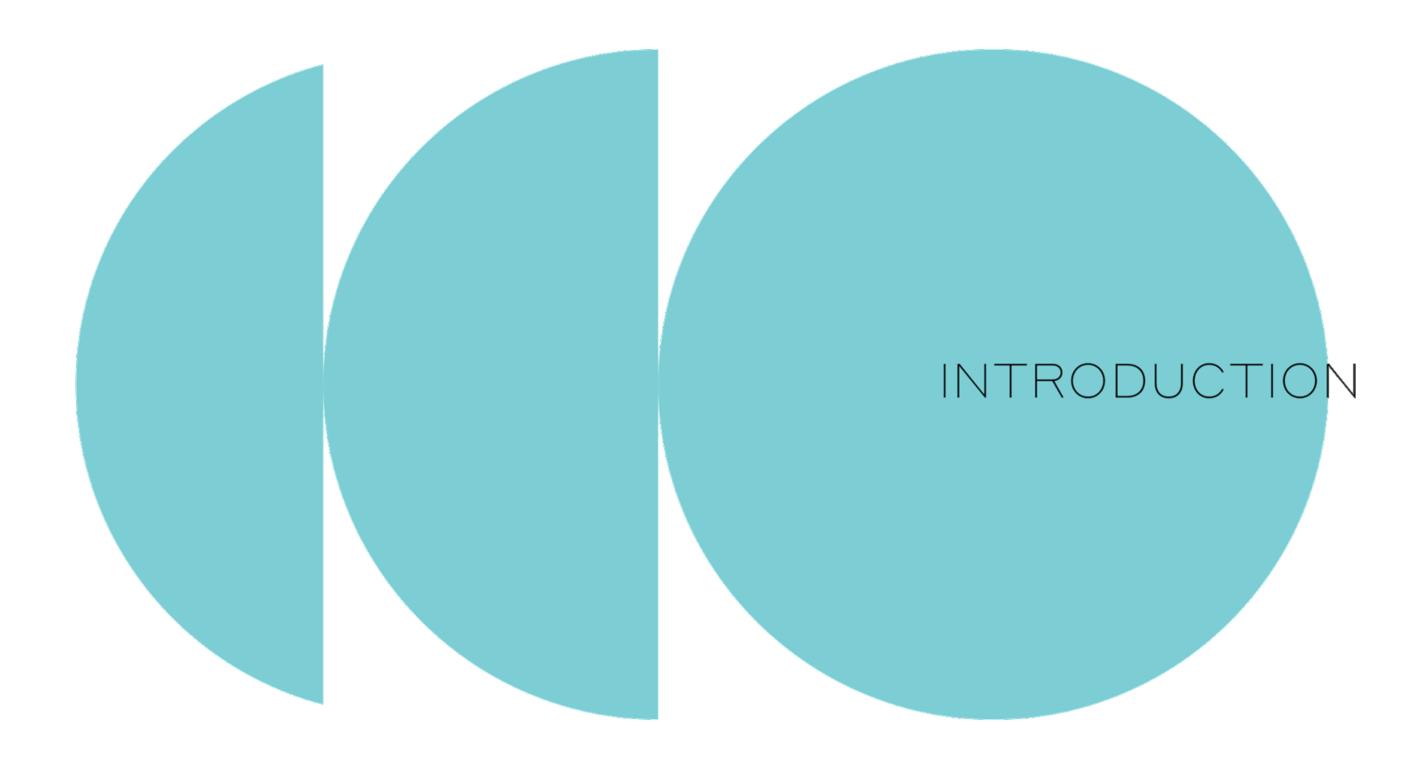
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1.0





### 1.0 Introduction

#### **OVERVIEW**

# 1.1 Cardinal Gilroy Village Planning Proposal

Ethos Urban has prepared this urban design report and masterplan on behalf of Southern Cross Care (SCC) in relation to a Planning Proposal for Cardinal Gilray Village (CGV) Seniors Living in Merrylands, NSW, Australia.

Southern Cross Care has operated CGV since 1973 and the site is currently occupied by 236 independent living units (ILU) and 128 bed Residential Aged Care facility (RACF) with many structures reaching their end of life cycle. In addition, the current quality of the open space is poor with existing one to two storey houses, townhouses and apartment buildings scattered across the site creating an undefined and unstructured space between buildings.

SCC is seeking to redevelop the site to future proof its operations in this location. The proposed master plan presents an apportunity to upgrade the facility and create a better environment and better services for residents to age in place.

The masterplan proposes 460 Independent Living Units and 158 bed Residential Aged Care Facility. While the Planning Proposal is aiming to increase the density, the amount of open space has been retained and the additional dwellings present an opportunity to free up under utilised housing stack for adder residents that relocate to CGV which will assist with affordability and housing stack in general.

A guiding principle of the design has been to create an integrated community, integrated for different residents and integrated with the surrounding neighbours, with the open space playing a central role. The new open spaces in the master plan are distinctive and range in their characteristics, from a public park to private garden spaces, a better outcome than the current dispersed, leftover open spaces. The masterplan considers future possibilities of intergenerational learning and contributes actively to the urban context, providing amenity and services to the surrounding residents. The masterplan retains the location of the new community centre which is currently being considered as a Development Application.

The planning proposal is requesting for the zaning of the site to change from R2 Low Density Residential to R4 High Density Residential. A Development Control Plan (DCP) is being submitted alongside this planning proposal to ensure the masterplan design principles are retained.

Cordinal Gilroy Village - Urban Design Report



## CONTEXT

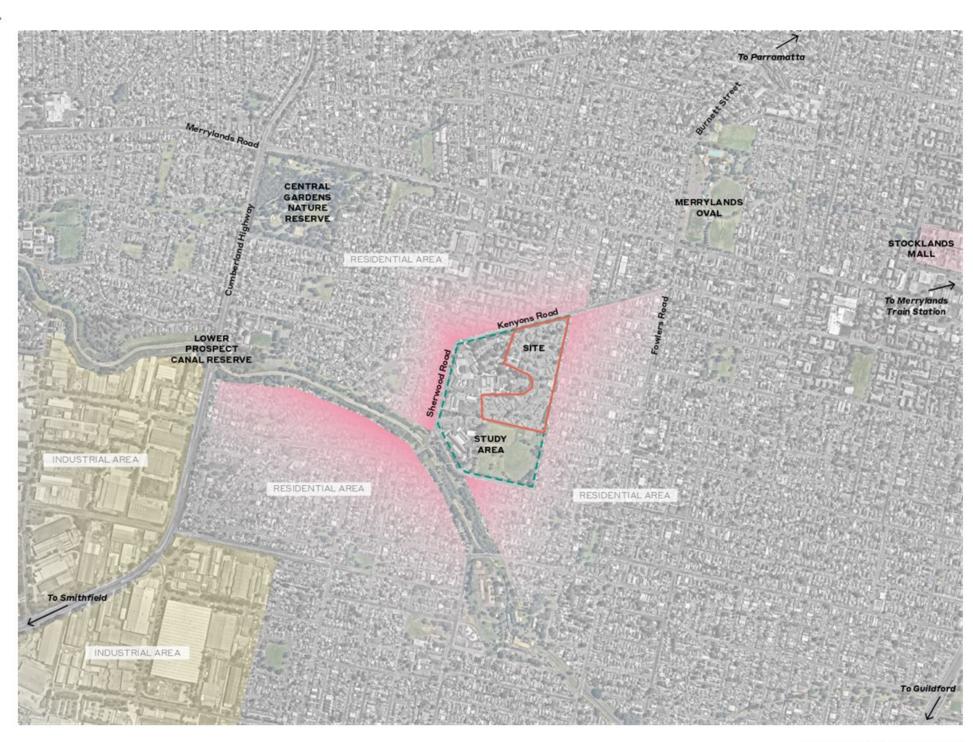
## 1.2 Site Context

Cardinal Gilray Village (CGV) is located in Merrylands, in the Cumberland Local Government Area (LGA), it is located approximately 5km west of Parramatta.

The site is located primarity within a residential suburban area, with industrial sites to the south west. The study area includes five large parcels of land that are atypical of the subdivision pattern of the area.

The nearest large shopping centre is Stocklands Merrylands Shopping Centre, 2km away. This is located near Merrylands train station, the closest station to the site.

Context		
Locality	Cumberland LGA, previously Holroyd LGA	
Suburb	Menrylands	
Greater Sydney Commission District	Central City District	
Distance to Parramatta CBD	5km	



01 Illustration of Wider CGV Context 05 SCALE 198000 @ A5

Cardinal Gilray Village - Urban Design Report



## CONTEXT

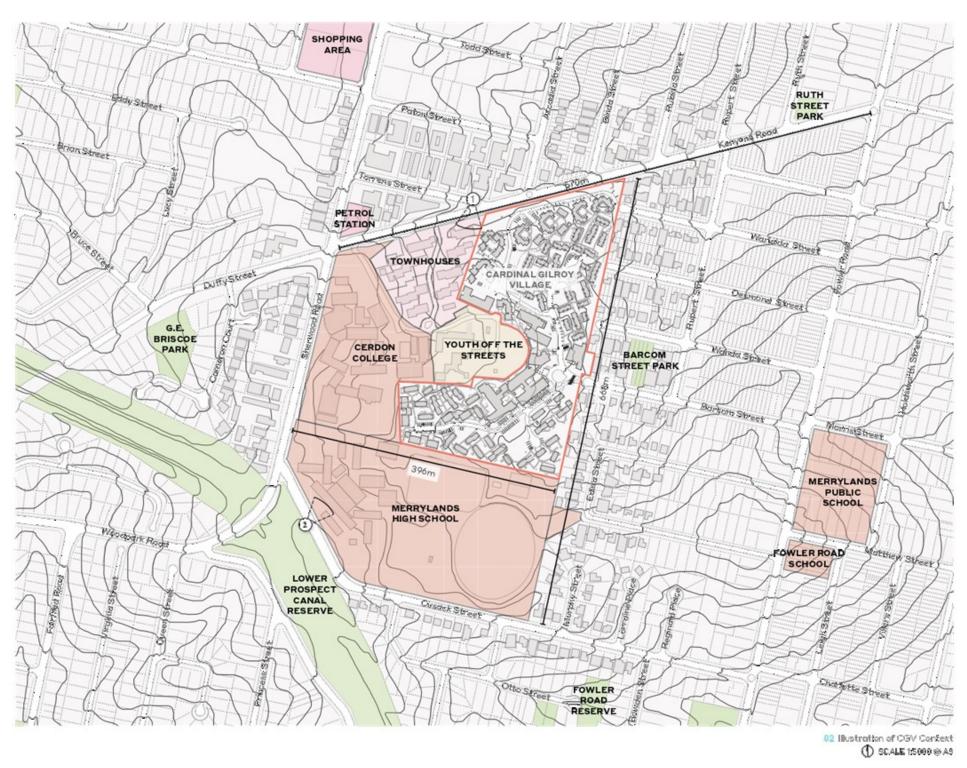
## 1.3 Immediate Context

CGV is adjacent to a number of different land uses. Its eastern boundary borders a residential area, its southern boundary borders Merrylands High School and its northern boundary borders Kenyons Road, to which high density residential exists on the other side.

To its western boundary CGV borders Cerdon College, a heritage site called Sherwood Scrubs (which currently houses Youth off the Streets) and a townhouse development.

Boundaries	
Eastern Boundary	Residential (1-2 storey)
Northern Boundary	Kenyans Road
Southern Boundary	Merrylands High School
Western Boundary	Townhouses, Youth off the Streets (Sherwood Scrubs) and Cerdon College





Cordinal Gilroy Village - Urban Design Report

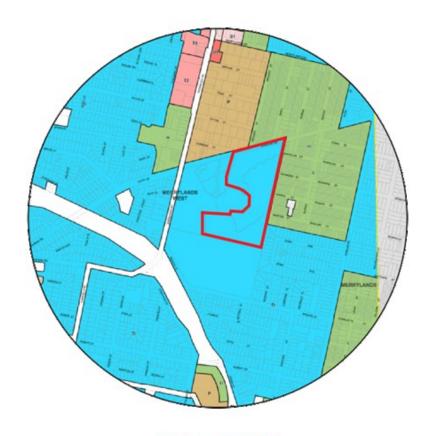


## **PLANNING**

## 1.4 Current Planning Controls

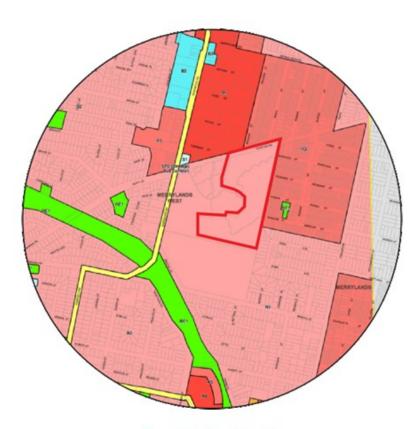
Current Planning Controls state the maximum FSR is 0.5:1.

Current Planning Controls zone CGV as R2 Low Density Residential, with high density residential bardering the north and medium density residential bardering the north east. The maximum height of buildings that can be built on CGV is 9m, allowing far up to 3 storeys. This aligns with the majority of the surrounding context that has a maximum height of 9m. To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.









Zoned R2 - Low Density Residential





#### Maximum 9m Height of Building



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#### **PLANNING**

### 1.5 Design Policies

#### Greener Places (Draft)

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Greener Places to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW. The vision for the policy is to establish a network of well-planned Green Infrastructure that will make NSW more attractive, better connected, healthier and more resilient.

The policy autilines the following principles for well-designed Green Infrastructure:

- Integration The principle of integrating green space with urban development and hard infrastructure (e.g. roads, storm-water drainage).
- Connectivity promoting a network of high quality open spaces that
  connect with other areas of activity, such as town centres, public transport
  hubs, rivers, creeks and employment and residential areas. This aims to
  create a network of open space through the Central City District and
  Greater Sydney region.
- Multi-functionality where design of green spaces provides a range of benefits in one area through careful planning. This may include the simultaneous function of green spaces for ecosystem, environmental and other services
- Participation where stakeholders are involved in the development and implementation of neighbourhood, local, district and regional Green Infrastructure policies.

#### Better Placed

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Better Placed, an integrated design policy for the built environment of NSW that establishes principles to support better design and create good places within NSW. The policy also advocates the support of design excellence of future development to create better quality places. This may utilise existing tools, such as design review panels, competitive design processes and guidelines and manuals to encourage support design excellence as part of future development proposals.

In this document, seven objectives for the built environment are identified:

- Better Fit contextual, local and of it's place
- Better Performance sustainable, adaptable and durable
- Better for Community inclusive, connected and diverse
- Better for People safe, comfortable and liveable
- Better Working functional, efficient and fit for purpose
- Better Value creating and adding value
- Better look and feel engaging, inviting and attractive

Better Placed is part of a suite of documents that the NSW Government is preparing to advocate good design.

The document also advocates Design as a process and an outcome, that is constituted of three core collaborative steps - 'Discover', 'Create' and 'Deliver'.

#### Key Takeaways

The Cardinal Gifroy Village Masterplan has the opportunity to include greener spaces designed with these principles in mind. The proposed masterplan can deliver green spaces that are well-integrated into the urban fabric and provide amenity to residents and wider public.

#### Key Take aways

The Cardinal Gifroy Village Masterplan has the opportunity to be designed following these objectives. The masterplan can deliver a high quality place for senior residents providing a sense of self worth and a strong sense of cammunity.

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#### PLANNING

#### 1.6 Green Grid

## Sydney Green Grid (West Central / Central City District)

Tyrell Studio in association with The Office of the Government Architect, NSW, 2017

The West Central (Central City District) Green Grid identifies project apportunities to expand and enhance the green grid within the District. An important objective of the Green Grid is to create a network of rich green spaces. The Green Grid identifies a number of principles including:

- · Increase access to open space
- · Encourage sustainable transport connections and promote active living
- · Create a high quality active public realm
- · Conserve the natural environment
- · Adapt to climate extremes, improve air quality and increase urban greening
- Promote green skills, improve management, maintenance and sustainable green space design

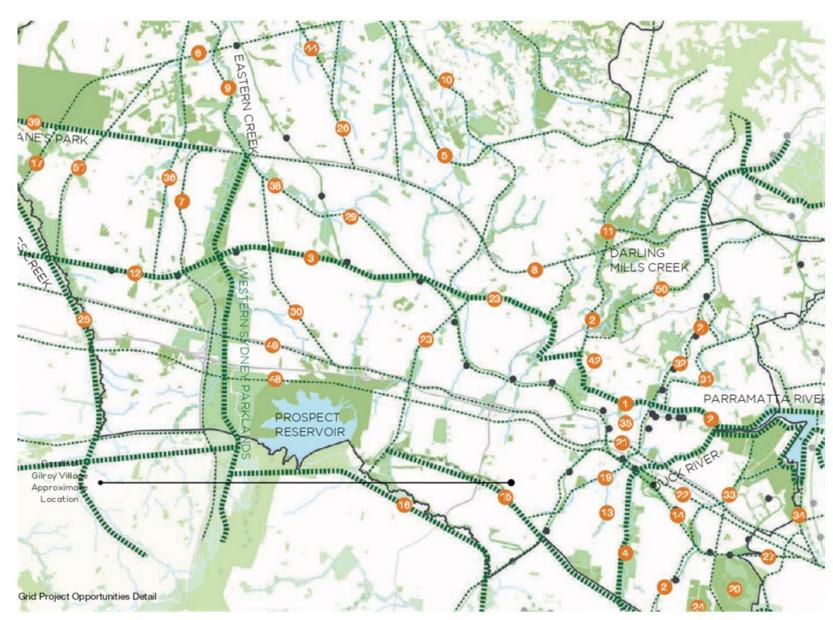
Project apportunities the document identify that could be relevant to this site include:

#### Prospect Reservoir Water Pipeline Corridor

The Prospect Reservoir Water Pipeline Confidor travels from Prospect
Reservoir Parklands to Duck River and Rookwood Cemetery. The Pipeline
Confidor offers the potential for a linear park through Greystanes and
Merrylands and builds upon the existing projects along Prospect Creek and
the Lawer Prospect Canal Reserve.

#### Key Takeaways

While Cardinal Gilroy Village is not directly located on an identified green carridor the design principles applied to the master plan very much reflect the principles for the Sydney Green Grid. The CGV masterpian will deliver open spaces of high quality and quantity to improve the quality of life for the residents. The open spaces provide a variety of recreational and active living apportunities and by ensuring that the open space is integral to the precinct the proposal will contribute to keeping the area cooler, conserve the natural environment and enhance biodiversity. In addition, the permeability of the site will be greatly enhanced by the redevelopment.



100 Image from Sydney Green Grid (West Central / Central City District) Draft Policy

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## SITE

## 1.7 Site Attributes

CGV has a total area of 7.4ha. It is approximately 454m long and 211m wide. The site is only accessible from Barcom Street.

The current site is owned by Southern Cross Care (SCC) and is currently accupied by the Southern Cross Care Cardinal Gilroy Village and John Woodward Residential Aged Care. There is 236 Independent Living Units and 128 bed RACF on site.

Locality	Cumberland LGA, previously Holroyd LGA
Site Address	45 Barcom Street, Merrylands West NSW 2160
Site Area	7.4ha
Highest Point	R.L. 46.00
Lowest Point	R.L. 36,00
Frontage	21fm (Kenyons Road)

#### Easements + Flooding

12

There is a drainage easement in the south eastern corner of the site where it is most likely to flood.



Images of two storey buildings on Site



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## SITE

## 1.8 Topography

The southern boundary of the site is bordered by Merrylands High School Oval and on the south east corner the green space of Cerdon College. These boundaries are separated by fences that prevent flow of movement and sharing of resources between the three different land holders.

The change in height from the aval to the residential houses of the CGV acts as a visual block between the school and the seniors village. This height change is substantial and creates a clear demarcation between the different uses.

From south to north the site falls 6m, at an approximate



100 KENYONS ROAD (TOWNHOUSES)

RL 40.00

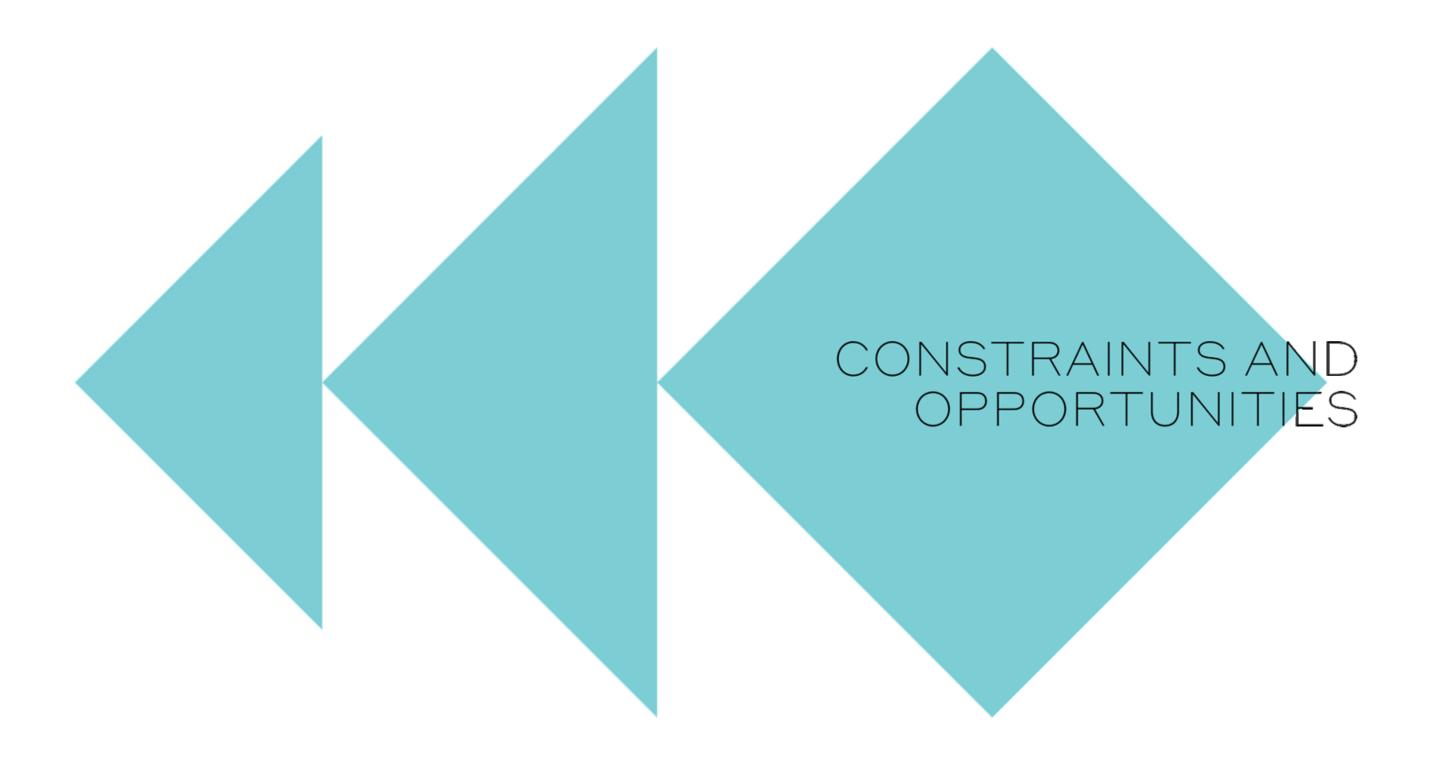
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2.0



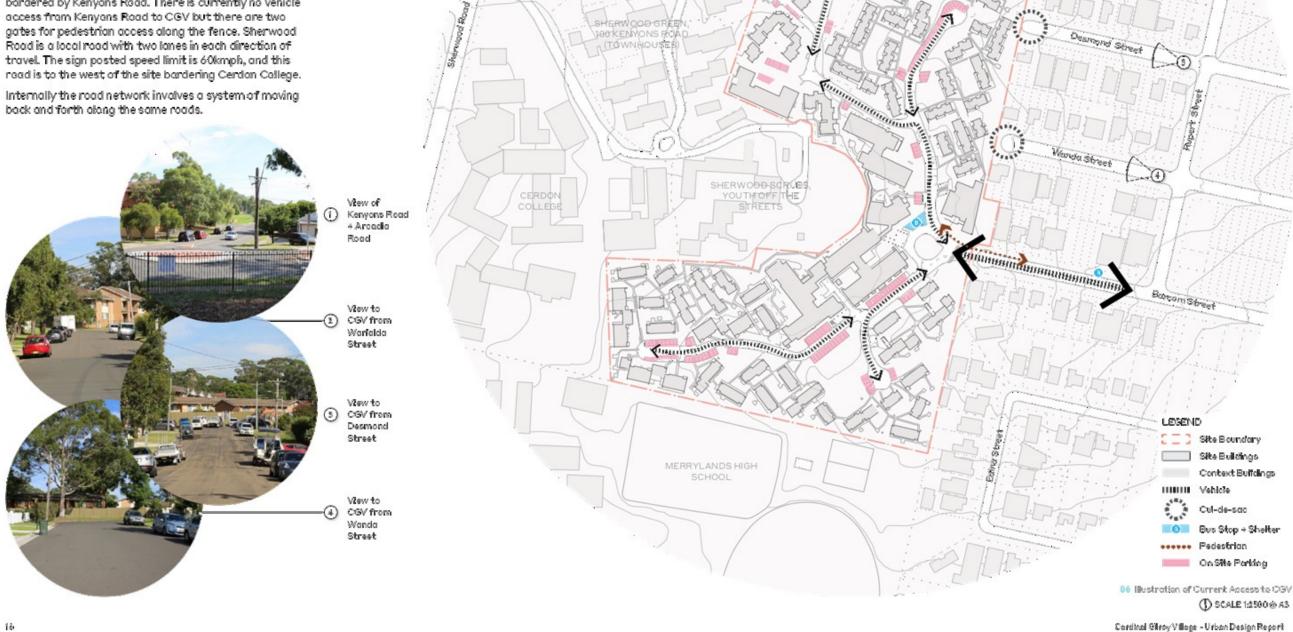


## **CURRENT ACCESS**

2.0 Constraints and Opportunities

## 2.1 Limited Vehicle + Pedestrian Access

There is currently one vehicle entrance to the site through Barcom Street on the eastern boundary. Along this boundary are three other cul de sac roads that terminate at the site's edge (Warialda Street, Desmond Street and Wanda Street). The northern boundary of the site is bardered by Kenyons Road. There is currently no vehicle





## **FUTURE ACCESS**

## 2.2 Possible Multiple Vehicle + Pedestrian Entries

#### Second vehicle entry + Circular internal vehicular circulation

Along Kenyons Road a second vehicle entrance could be created. It could align with the roundabout at the intersection of Arcadia Street and Kenyons Road. This second entrance could allow for movement within the site to become cyclical and more dispersed.

#### Multiple Pedestrian Entrances

The thresholds where the cul-de-sacs meet CGV could be opened up and act as pedestrian access points for both residents of CGV and the community. These entrances could allow for the public to directly access shared amenities within CGV.

#### **Basement Parking**

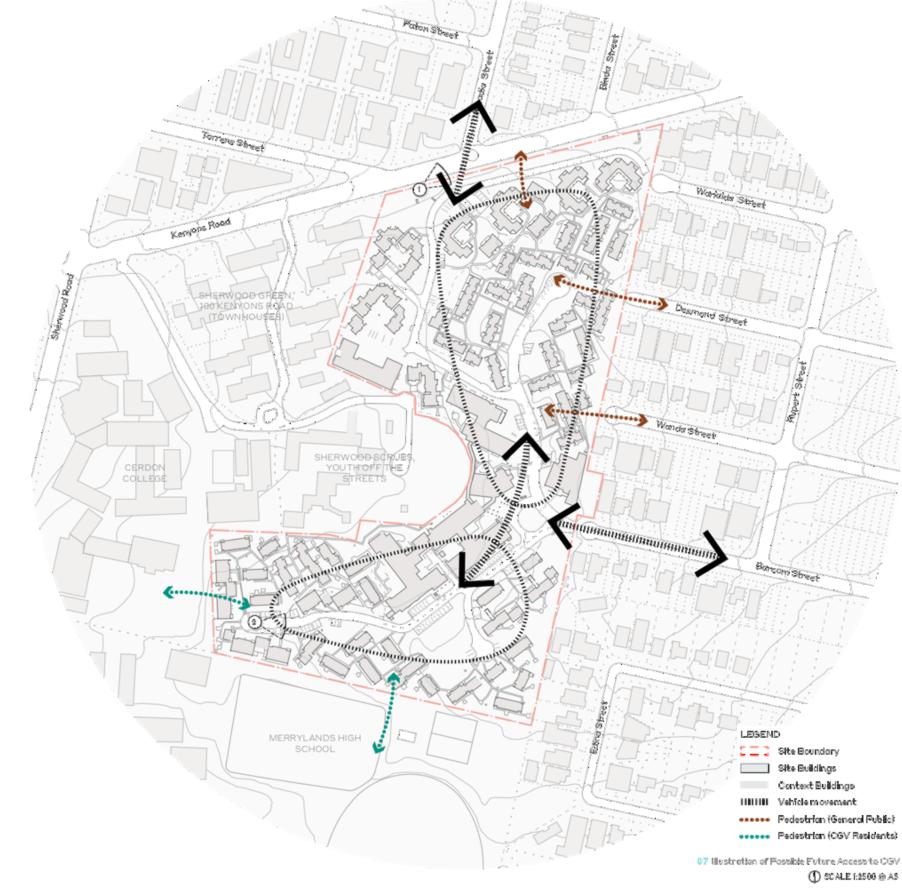
There is the opportunity for the majority of parking to be removed from ground level and relocated to basements. This would provide more car spaces and allow for the ground level to be occupied by other facilities and amenities. This would improve the proximity of the resident car space to their dwelling as well.



CGV down Kenyons Road



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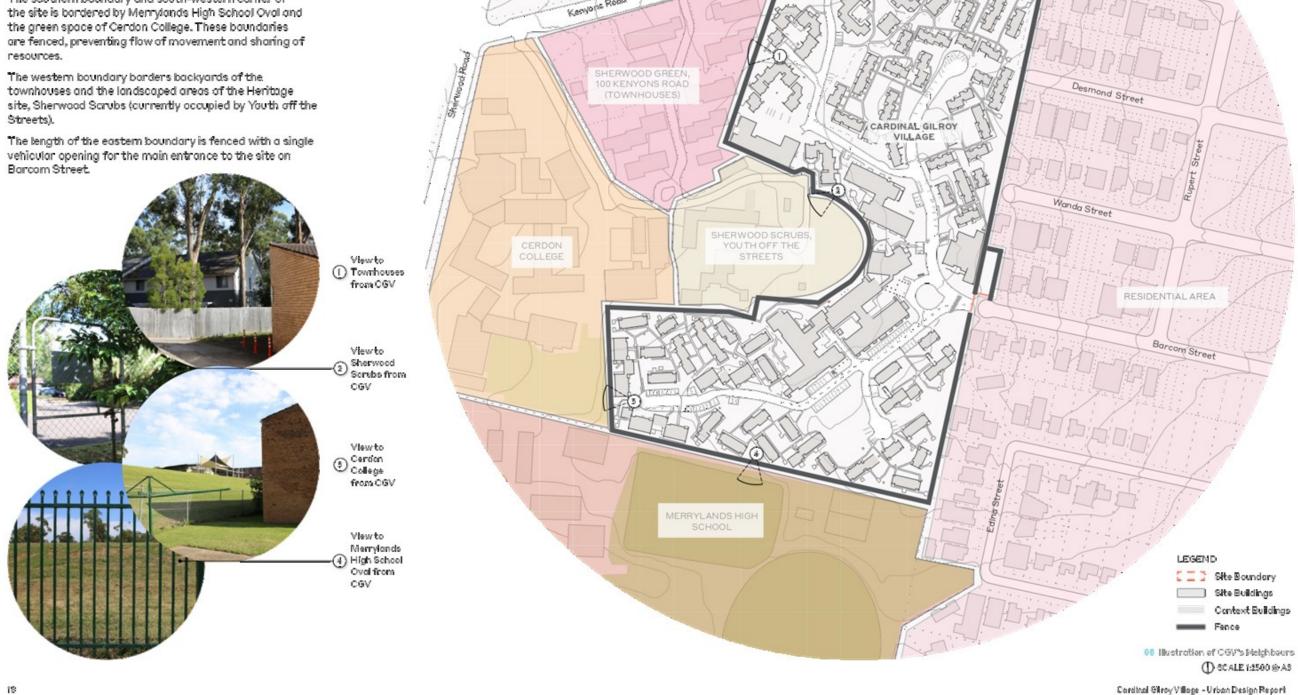




## BOUNDARIES

## 2.3 No Interaction with Neighbours

The southern boundary and south-western corner of the site is bordered by Merrylands High School Oval and the green space of Cerdon College. These boundaries are fenced, preventing flow of movement and sharing of





### **FUTURE BOUNDARIES**

## 2.4 Permeability with Neighbours

#### Celebrating Historical Context

There is the opportunity to create a relationship with the Heritage Building that celebrates and opens up the site to the residents of CGV and the wider public.

#### Intermediary Spaces

The eastern boundary, where the cul-de-sacs terminate could be treated as intermediary spaces for residents within CGV and the public. These spaces could be treated with landscaping and pathways to become Studies have shown the positive usable pedestrian access points.

#### Activated Boundary Along Kenyons Road

There is the possibility to activate the boundary between CGV and Kenyons Road through neighbourhood shops. This would allow for CGV to become integral to the wider community, not a fenced off, private site.

#### Community Interaction

There is the apportunity to create a better quality of life for both the residents of CGV and the students of the different High Schools by creating permeable boundaries with shared spaces and easier access. Current design thinking recognises the need for fenced off open space to became more accessible, utilised and enjoyed by the wider community.

#### Intergenerational Learning

benefits of intergenerational interaction for seniors in improving their quality of life and langevity. There is the opportunity for activation along the boundaries, between the different land holders, to encourage interaction between the elder and younger generations.



Liverpool Park, Brussels, Belgium This pank was previously urban wasteland and was transformed into a recreational. eco-thlendly green space.

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This school demonstrates a shift in pedagogical approach to schools in NSW,

Victoria Avenue Community Precinct, Canada Bay designed as a community-based open school.





## **GREEN SPACE**

# 2.5 De-centralised, undefined green spaces





## **FUTURE GREEN SPACE**

# 2.6 Possible consolidated, distinctive open spaces

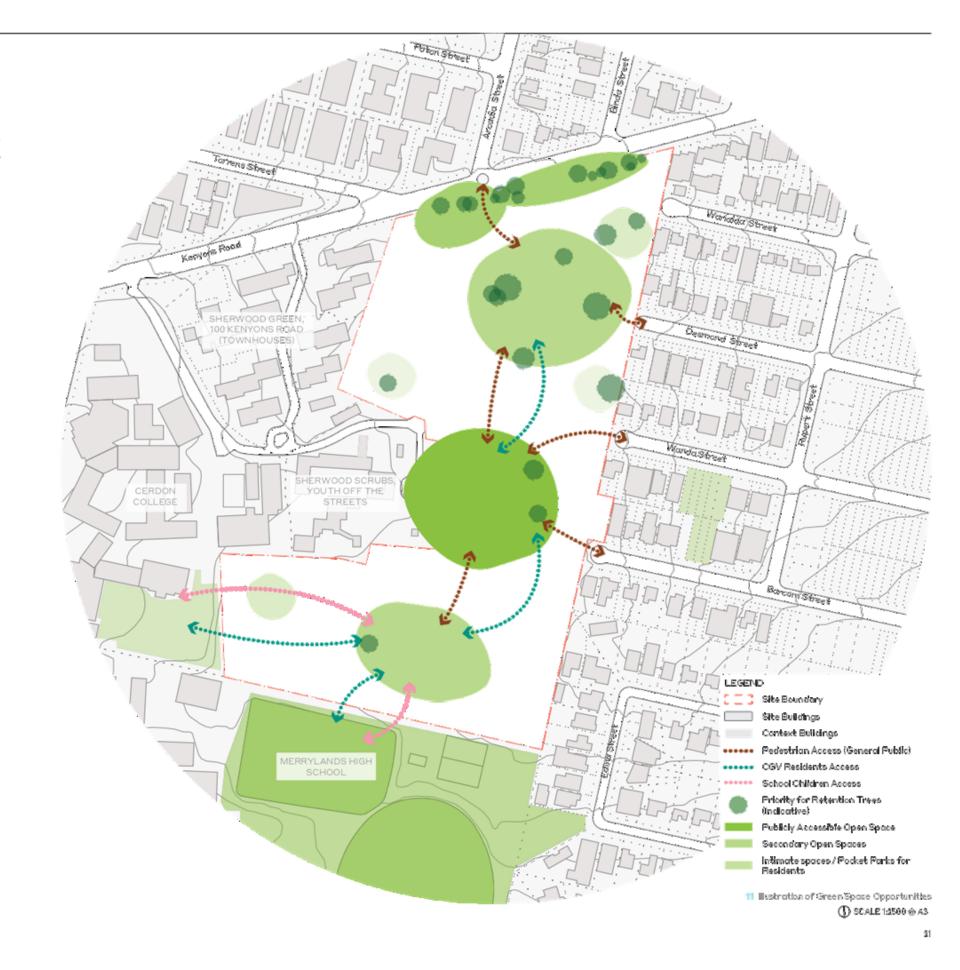
There is the oppartunity to areate defined open spaces serving different purposes and relating to different levels of privacy. Large green spaces could became hubs of interaction and action, accessible to the wider community. The green space central to the site could be publicly accessible but remain in private ownership. Smaller more intimate spaces can become more private for primary use by residents of CGV. These spaces could become meeting places and provide clear points of orientation.

Trees are a part of the natural assets of the village and a point of reference for current residents. The masterplan will aim to prioritise the retention of trees as part of the proposed open space.

Riverlight, London, England This is a residential-led development consisting of 6 towers with highquality landscape paces between. Warregul, Australia This park has a gardenesque style Incorporating expansive levins, pends, and trees. Roof Park, Montreal, Concolor This park is in an urban arrea and is accessible by all. The park is a colourful combination of trees and shrubs,

constantly changing with the season.

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## DENSITY

## 2.7 Existing Building Density

The boundaries of the site border different densities of housing. To the north there are 3 and 4 storey apartment units in a High Density Residential zone. To the east and west of the site the buildings range from 1 to 2 storey and are in medium and low density housing zones. The houses adjacent to the site on the eastern boundary are mostly free standing houses but new development in the residential area to the east reveals an increase in town house development.

To the west and south there are school buildings which have the visual appearance of 2-4 storey buildings when considering their pitched roofs and ceiling heights. There is a clear visual difference between the school buildings and the residential buildings adjacent to different CGV boundaries.





Cordinal StroyV flage - Urban Design Report



#### **OPPORTUNITIES**

## 2.8 Opportunities for Contextual Density

A Potential building height along Kenyons Road

Along Kenyans Road there is the appartunity for 4 storeys buildings mirroring the density on the other side of street. There are a number of existing 3-4 storey apartment buildings on the northern side of Kenyans Road which have a visual appearance of 4-5 storeys due to their pitched roofs and topography. Furthermore, the fall in topography from the north west to the site allows for this density to be achieved, the buildings blending into the surrounding context. The street facing nature of these buildings have the capacity to affer future amenity to the wider public.

B Opportunity for higher buildings placed centrally

There is the opportunity for 5-6 storey buildings to be placed centrally to the site with impacts being mitigated by the site layout and density distribution overall. Taller buildings will have extensive setbacks from any site boundaries and the heritage site, making this location the most appropriate for heightened density. Furthermore, the topography drops from west to east and hence the 6 storey building does not appear out of place compared to the 2 or 3 storey buildings on higher grounds in both school sites.

© Potential greater density achieved in the south west corner of the site

There is the opportunity for 5-6 storey buildings to be placed along the southern and south western boundaries. This height responds to the topography that drops both significantly from Merrylands High School Oval and the Cerdon College Green Space.

The surrounding buildings to this part of the site reach 3 storeys and their location on higher ground allows for this density to be absorbed.

(D) Lower buildings placed adjacent to the eastern boundary

The master plan is proposing 2 storey buildings to be placed along the length of the eastern boundary to contextually respond to the residential neighbourhood to the east.

(E) Transition of heights from lower to higher buildings

In addition to placing contextual building heights along the perimeter of the site the heights will also step towards the centre of the site to provide a measured transition.

⊕ RL 36.00 (A) RL 40.00 Kernons Road RL 45.00 Add Speel RL 45.00 0 RL 48.00 SCHOOL (E) Ö RL 46:00 0 RL 42.00 SCHOOL Site Boundary Context Buildings Opportunity Areas Fall of Slope 19 Illustration of Density Opportunities on Site (f) SCALE 1:2500 ⊕ AS

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## **FUTURE DENSITY**

Permitted

Maximum Building Height 9m (LEP)

Permitted Maximum

Building Height 15m (LEP)

## 2.9 Proposed Building Density

The size of the site provides the apportunity for a contextual approach with greater density and height placed centrally and not impact on the surrounding context. Density and height can taper to the boundary to reflect the surrounding contexts.

- Along the eastern boundary lower density will be placed with 2 storey buildings.
- Along the southern boundary greater density can be achieved as it borders on to open spaces, hence buildings of 4 and 5 storeys are appropriate. In some instances 6 storeys can be achieved due to the falling topography from north to south.
- At the northern boundary 4 storey buildings can be placed as this will mirror the density on the apposite side of the road.
- 5 and 6 stareys buildings can be placed internally an site without
  impacting on the surrounding residential context. The height
  gradually increases to this maximum in a sensitive manner.
  6 storeys is the maximum height achieved across the site to
  ensure the buildings blend into and are absorbed by there
  context.

These varying building heights appropriate to their different locations on site will be controlled by a site specific Development Control Plan (DCP).

The Avenue Retirement Living,

Maroochydore, Australia

Permitted 4 Storey Buildings Maximum Building Height 14m (LEP) Warialda Street Storey Buildings SHERWOOD GREEN, Desmond Street 100 KENYONS ROAD (TOWNHOUSES) 4 Storey Buildings 4 Storey LOW DENSITY RESIDENTIAL SHERWOOD SCRUBS, YOUTH OFF THE STREETS MEDIUM DENSITY RESIDENTIAL CERDON COLLEGE Storey Buildings Buildings Barcom Street 4 Storey **Buildings** Storey 5 Storey LOW DENSITY RESIDENTIAL Building LEGEND Site Soundary 19toney Building 2 Storey Building MERRYLANDS HIGH S Storey Building SCHOOL 4 Storey Building Opportunity for Greater Density due to topography Bayview, Australia 14 Illustration of Proposed Future Density (f) SCALE 1:2500 ⊕ AS Cardinal Gilroy Village - Urban Design Report

Paton Stre

RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

24

Blark Moran, Vaudause, Australia



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## **FUTURE USE**

## 2.11 Relocation of Uses

#### Relocation Idea 1

The RACF has been placed along Kenyons Road with the assumption that vehicle access could be provided from Kenyons Road. In close proximity to the RACF is a community centre that could be utilised by all residents and visitors. A secondary community centre has been placed between the schools and CGV as a space for intergenerational interaction and activities to occur.

#### Relocation Idea 2

The RACF has been placed along Kenyons Road and borders the residential area to the east. Access to this site could be placed along Kenyons Road or Warialda Street. Community Centres have been placed both internally and externally facing for use by the RACF, visitors, residents and the public living in the higher density buildings on the other side of Kenyons Road.

#### Relocation Idea 3

The RACF could be centred in a similar current location bounded by community centres that service residential areas to the north and south. Residential access could be provided along Kenyons Road with facilities both public and internally facing.



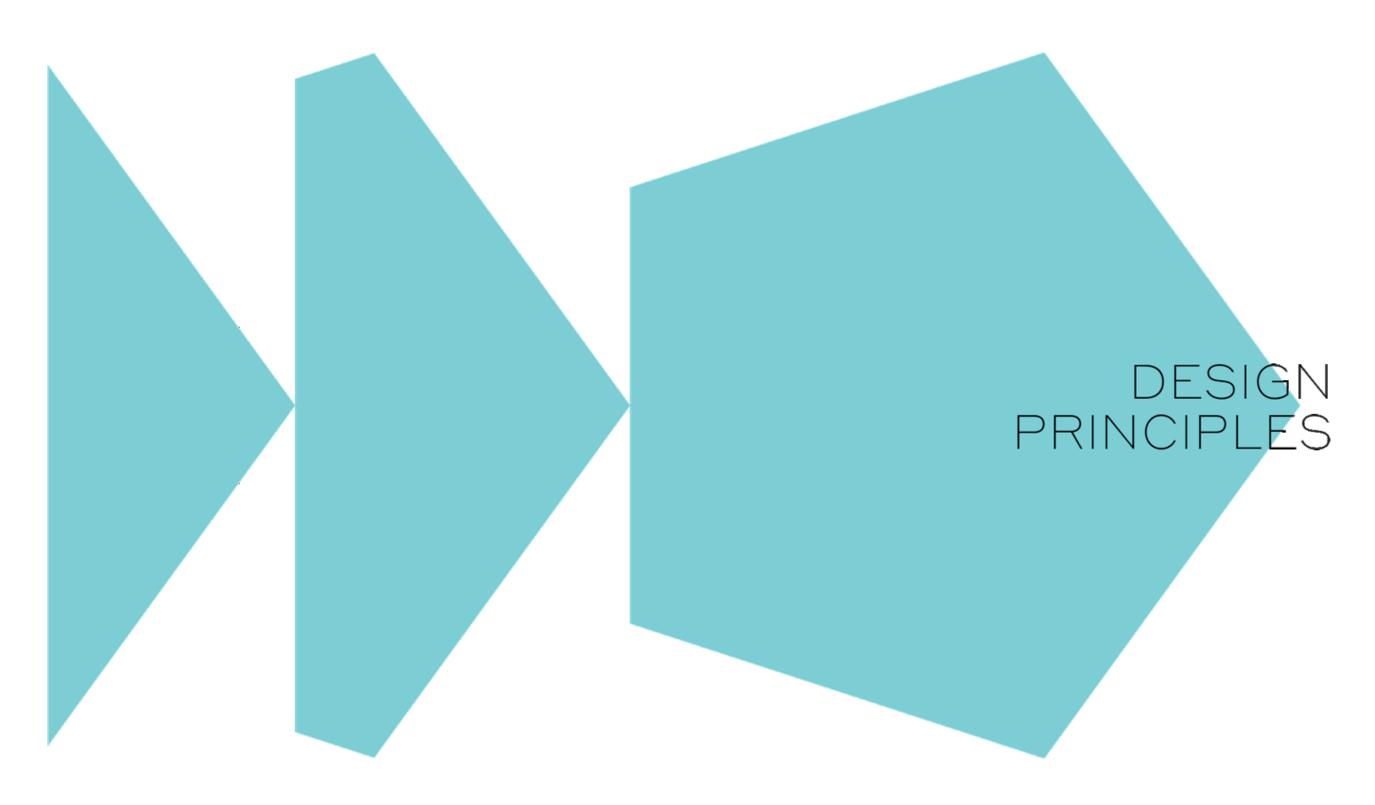
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3.0





## 3.0 Design Principles

### Privacy + Community Interaction

Spaces within the masterplan will span from publicly accessible (privately owned) to completely private to the residents, creating spaces with three different types of interaction.

- Public Places (privately awned): where residents and visitors can engage and interact with shared amenities
- Semi-Public Environment: Smaller packets of green space predominantly accessible by residents.
- Semi-Private Spaces: Shared intimate spaces where residents can create their own identity.

# Defined Open Space

Open spaces within the masterplan will be defined for different purposes and users. Various strategies applied to the public realm and outdoor furniture will bring connectivity, permeability and inclusiveness to the residents and visitors.

### Intergenerational Exchange

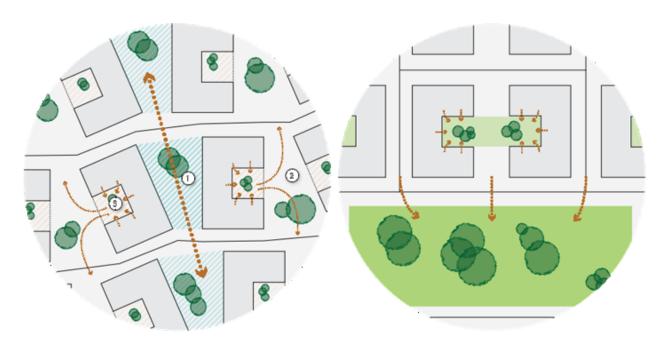
Proximity to Merrylands High School and Cerdan Callege creates an appartunity for interaction, exploration and transmission of knowledge.

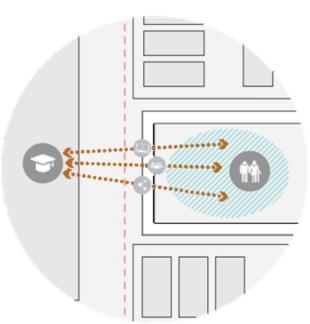
There is the opportunity for seniors to share their wisdom and life experiences, and for students to share their skills. This apportunity will be considered spatially within the masterplan.

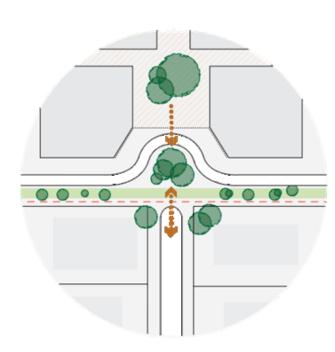
### Being a Good Neighbour

The masterplan will respond sensibly to the various interfaces the site presents through setbacks, form, height and use. These interfaces include:

- Sherwood Scrubs: the masterplan will explore possible engagements with this heritage building, whether it be visual or physical.
- Merrylands High School and Cerdon College: affer the opportunity to connect the elderly community and students.
- Residential Context (east and north interfaces): the masterplan will respond to the transition from low density to high density.







19 Illustrations of Design Principles

Cordinal Gilroy V flags - Urban Design Report



### Staging + Flexibility

The masterplan will be implemented progressively during different stages. The staging will need to meet financial, management and community needs.

The masterplan, considering staging and changes that could be made throughout the length of the project, requires the design to incorporate flexibility and variety. This will allow for responses to future markets and requirements to occur seamlessly.

### Retaining Natural Assets

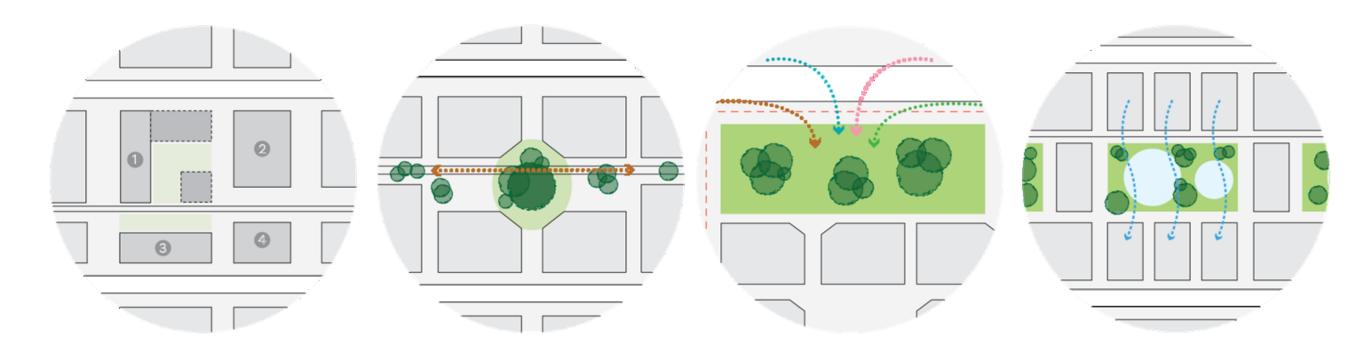
The site contains several trees that will bring benefit to any future resident. These trees will remain as point of references for residents as the built environment changes and coincide with open green spaces.

### Inclusivity

Greater permeability and integration with the community at various scales, will allow for greater exchange between residents, visitors and the general public.

### Urban Heat Island + Sustainability

The masterplan will explore ways to mitigate current and future temperature increases. This approach is relevant for Western Sydney with temperatures predicted to rise, something particularly important in the context of an ageing population. Other sustainability measures will be considered throughout the masterplan.



20 Illustrations of Design Principles

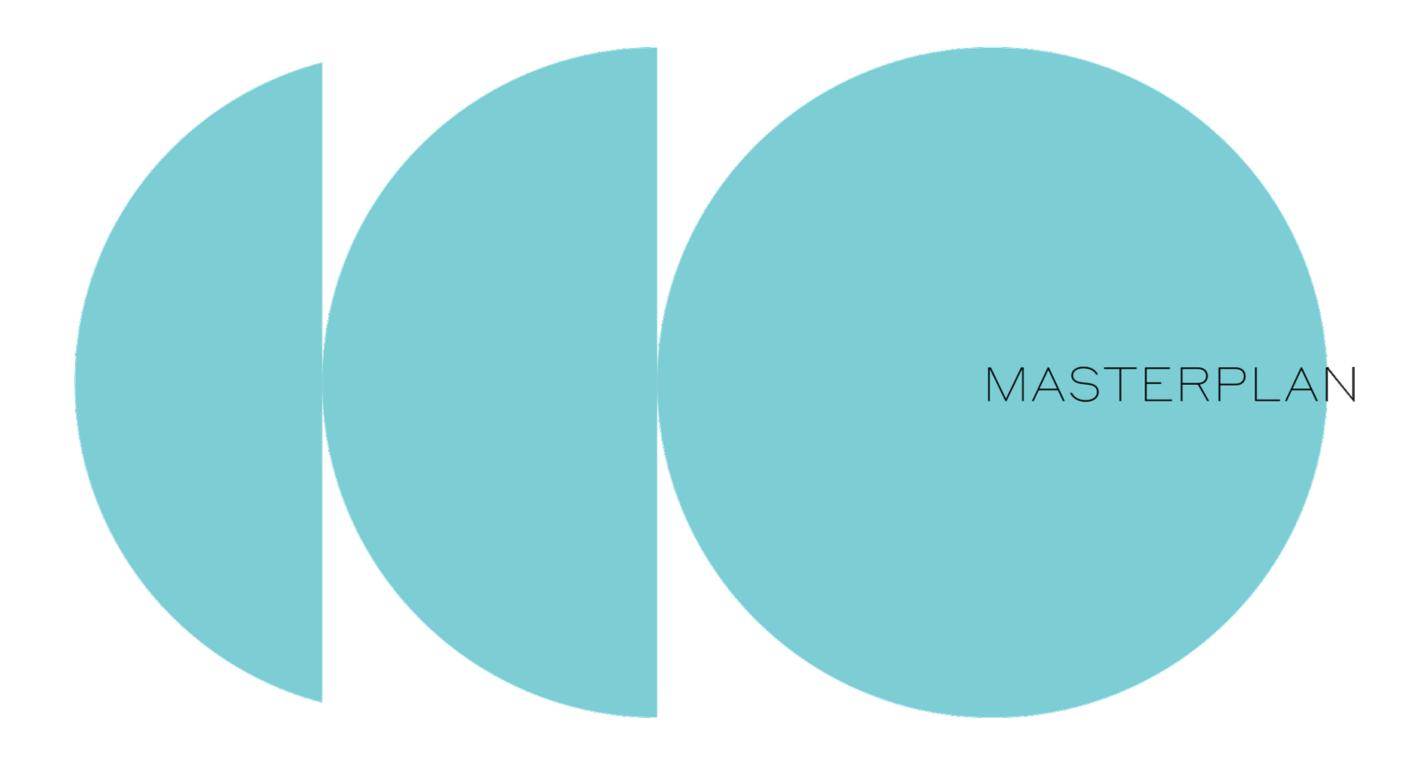
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4.0





# 4.0 Masterplan

### MASTERPLAN

### 4.1 Design Principles

The masterplan presents a well considered design that responds, in the most appropriate ways, to density, the site's boundaries and neighbours, pedestrian and car networks, access to the site and hierarchy of open/green spaces.

The masterplan provides an extensive amount of amenity to both the CGV residents, the wider public and visitors.

### Density

Density will be concentrated in the centre of the northern precinct and within the southerly part of the southern precinct, bounding the open spaces of the schools. This will allow for a large central open space that is sensitive to the heritage site.

Along the northern boundary, there will be street facing, 4 starey buildings with ground floor permissible nonresidential uses, open to the public and CGV residents.

Along the eastern boundary there will be 2 storey buildings, sensitive to the 2 storey residential context.

The changing levels and topography across the site allows for greater density to be achieved in certain locations, avoiding the stepping of building forms.

#### Public and Private Areas

The layout of the masterplan allows for the northern and southern precincts to have a degree of privacy, whilst the central precinct can be open and accessible to the wider community.

The street facing buildings are open to the public on the ground floor levels providing amenity to the wider community and CGV residents.

#### LEGEND

Fublicly Accessible
Frivate Areas

(Open in day, Swipe card at night)

### Retaining Trees and Public Amenity

Within the masterplan, the retention of trees has been prioritised.

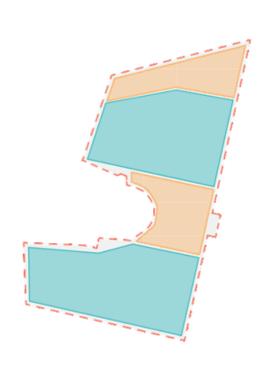
The views along the cul-de-sac roads on the eastern boundary align with retained mature trees, private garden spaces or the internal road network.

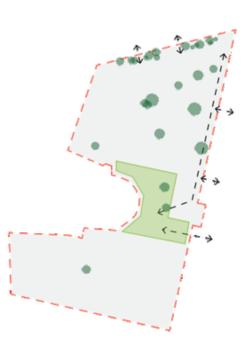
There is the possibility for public pedestrian access to be provided along the road network through public gates open at certain times of the day. This would allow for multiple public access points to the central green space whilst maintaining the privacy for the CGV residents.

#### LEGEND

Priority for Retention Trees

Public Open Space (Palvately Owned)





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### MASTERPLAN

### 4.1 Design Principles

#### Road Network

Apart from the two entrances, the road network primarily travels along the boundary of the site. This creates a large central space for undisturbed pedestrian networks, creating walk-able communities and minimising clashes with cars.

The loops of the road networks are one way and the two entrances are two ways. The loops are relatively long, ensuring cars drive slowly and cautiously.

By proposing the road along the boundary, greater separation is achieved between the neighbours and proposed buildings.

These proposed low speed roads will be landscaped to provide amenity to pedestrians and visitors and deal with naise and lights from cars.

#### Internal Pedestrian Network

The masterplan includes a north-south pedestrian connection travelling the extent of the site and ending at the RACF. This north-south connection angles when it meets the RACF to align with the pedestrian and car entrance from Kenyons Road.

There are two east-west connections, one in the northern precinct and the other in the southern precinct.

These direct lines of sight and pedestrian movement allow for easy way finding for the residents of CGV and for the different precincts to be easily navigated to and from.

### Publicly Accessible Space

The masterplan includes three community centres accompanied by open green space.

The central green space and proposed community centre building are the most prominent and important, located centrally between the northern and southern precincts. This space is privately awned and open to the residents and their guests.

The smaller community centres and green spaces within the northern and southern precincts can be open to the public in the day and private to the residents of CGV at night. This will create smaller more intimate and safe atmospheres for community engagement and activities.

#### Basements and Parking

Basements will be built under different groupings of the buildings (aligned with the future staging of the project). Basement entries will come off the one way roads.

Along the one way roads will be same on-street parking for easy and quick drop off, visitor parking will be in the basements.

This strategy of parking will ensure residents have car spaces near their apartment and that there will be spaces for visitors too.

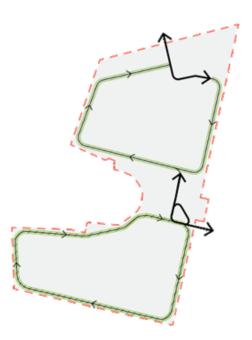
Non-residential car park spaces will come off the two way roads.

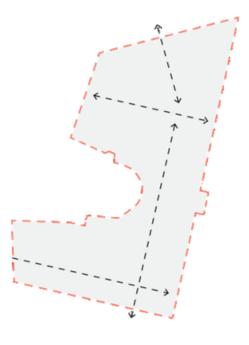
#### LEGEND

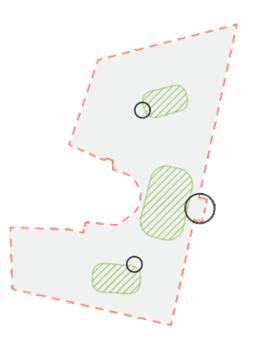
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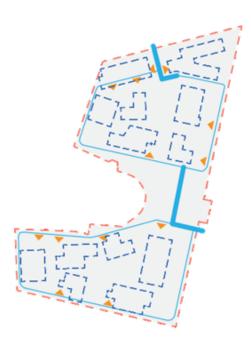
Basement Outline

▲ Bæennent Entry









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### MASTERPLAN

### 4.2 Masterplan

### 4.2.1 Overview of Masterplan

- The masterplan is divided into three precincts, North, Central and South.
- Possible connections to both schools have been indicated.
- · An extensive buffer zone to the heritage building is provided.

#### **Building Typology**

- The total number of buildings is 18.
- There is 8 buildings in the Northern Precinct, 9 in the Southern Precinct and 1 building (the proposed Community Centre) in the central precinct.
- Buildings along Kenyons Road are 4 storeys. The RACF is partially 3 storeys to respond to the topography.
- There is one 6 storey building (D) and one 5/6 storey building (I), concentrating the tallest buildings in the centre of the northern precinct and to the southerly part of the southern precinct.
- In the southern precinct the topography allows for buildings to have an extra storey as the site falls from north to south. Therefore there is one 5/6 storey building (I) and a 4/5 storey building (K).
- The connected 2 and 4 storey buildings on the eastern boundary are adjacent to low density single dwellings.
- Most buildings have an eastwest orientation to camply with solar access requirements.

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#### RAC Facility (Building B)

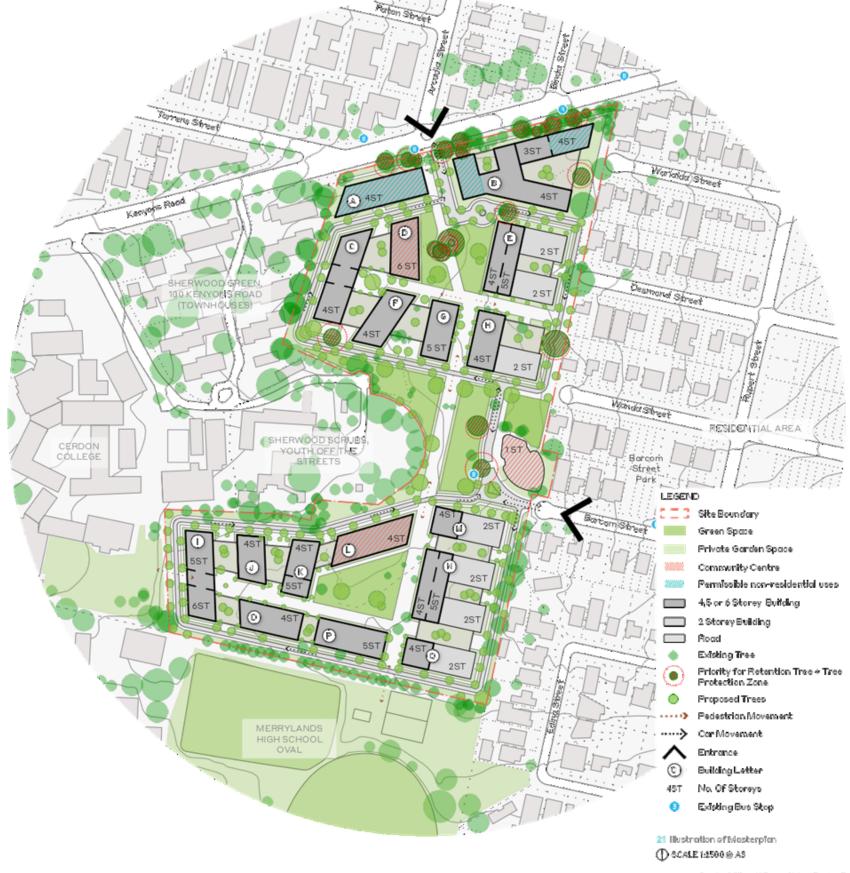
 The RACF is located next to the main entrance and is easily accessible by public transport, cars and pedestrians.

#### Road Network

- The road network consists of one way and two way roads.
- The loops of the road network are relatively long ensuring traffic drives slowly.
- View corridors to gardens, from the roads on the eastern boundary are created.

### Open Space

- There is a hierarchy of green spaces with public (privately owned), semi-public to the residents and semi-private to the residents green spaces.
- The central green space contains the community centre, the existing bus stop and is intersected by the main northsouth pedestrian boulevard.
- Three clear accessible green spaces are created, each with a distinctive purpose / character.
- The view when entering through either entrance is green open space and trees.
- The open spaces are overloaked by buildings, allowing for passive surveillance by residents.



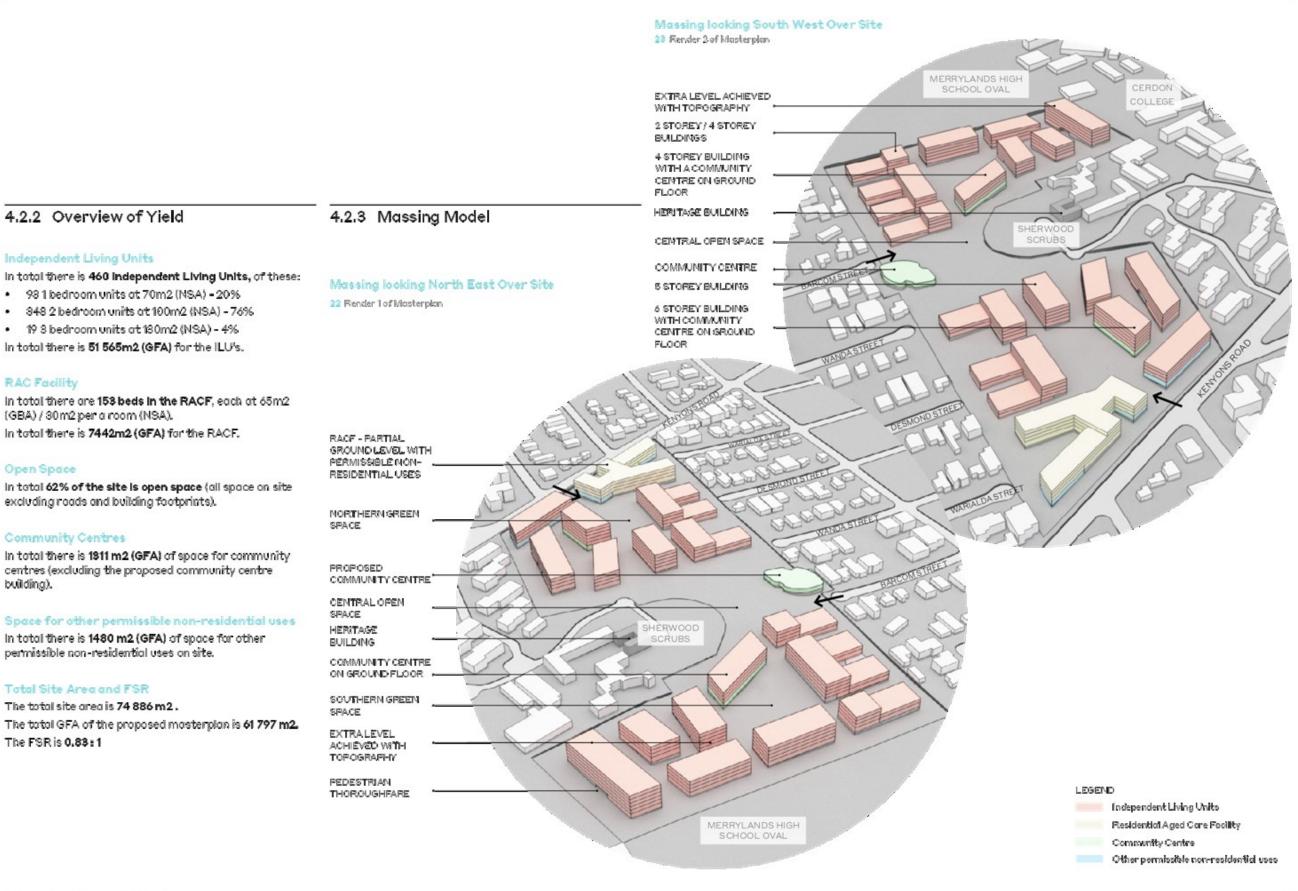
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**RAC Facility** 

Open Space

The FSR is 0.83:1



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### 4.2.4 Traffic

#### Two-way road entrances and One-way road loops

There are two entrances proposed in the mosterplan, one from Kenyons Road and the other from Barcom Street. Both these entrances are two way roads.

From Kenyons Road the two way road can take cars and ambulances into the RACF or to a roundabout where they can drop off and return out of the site. Cars entering from this entrance can then enter anto the one way loop road circling the northern precinct. The internal roundabout at the entrance from Kenyans Road is large enough for ambulances and delivery vehicles.

From Barcom Street the two way entrance allows for cors to enter into the site and leave by turning around via the roundabout. Otherwise, the cars entering from here can chaose to enter into the northern or southern one way road loop. This location for the roundabout has the ability to allow for buses to enter into and back out of the site, refinement of this roundabout is subject to the detailed design stage.

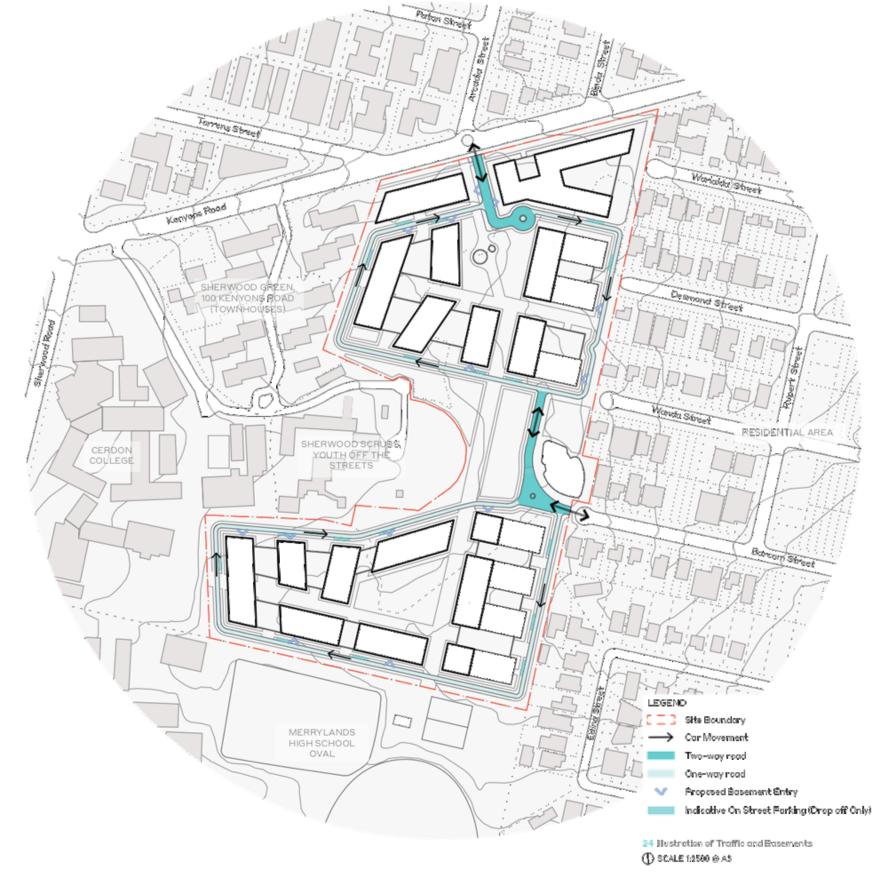
### Multiple Basement Entries

There will be basement entries located along the one way road loops. These basement entries are placed to not clash with the pedestrian entries into the buildings, the pedestrian boulevards or any trees that are a priority for retention.

### On Street Parking for Drop Off Only

There will be 2 parking spaces provided per a building for drop aff only carning off the one way road loops. These spaces will be located in close proximity to the entrances of the buildings.

This will make it easy for residents to be dropped back to their homes if transported somewhere by car. Permanent parking will be in the basements.



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# NORTH

### 4.3 Northern Precinct

### 4.3.1 Overview

- The northern precinct consists of the RACF building with 153 beds, 7 ILU buildings and the northern green space.
- Every building, apart from Building A, has access to a
  private garden area on the ground level. Building A will be
  provided a private open space through the provision of a
  rooftop garden or courtyard.
- Building A and Building B offer other permissible nonresidential uses on ground floor that open out onto Kenyons Road.
- Building A and B are setback 10m from the boundary to allow for the retention of mature trees.
- Building C has been designed to include a public thoroughfare and ensure the preservation of a priority for retention tree.
- The northern green space is central to the northern precinct. The green space retains multiple existing priority for retention trees.
- . Building Doffers a community centre on the ground floor.
- Buildings are generally setback 15m from the boundary.

#### LEGEND

🗧 🚆 🤰 Site Boundary

Green Space

Private Garden Space

Community Centre

Permissible non-residential uses

4,5 or 6 Storey Building

2 Storey Building

Road

Existing Tree

Priority for Retention Tree + Tree Protection Zone

Proposed Trees

Pedestrian Movement

····> CarMovement

▲ Entrance

Building Letter

--- Indicative Fence Line

6 Existing Bus Stop

indicative On Street Parking (Orop off Only)



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## NORTH

# 4.3 Northern Precinct

#### 4.3.2 Characteristics

### Building A and B - Permissible Non-residential Uses

Partial areas of the ground floors of Building A and B will provide permissible non-residential uses to both the wider public and the residents of CGV. As a result, access to these buildings will be both internally and externally. In Building A above the ground floor there will be ILU's. Partially on the ground floor and on the higher levels of Building B there will be the RACF, housing 153 beds.

#### Building D - Community Centre on Ground Floor

Building D will house a community centre for the residents. This community centre will be located on the ground floor opening out into the northern green space.

#### Private and Public Space

The indicative fence line details the secure area within the Northern Precinct that is only accessible by the residents at night. The buildings fronting the street are not within the 'secure area' as these are accessible by the public.

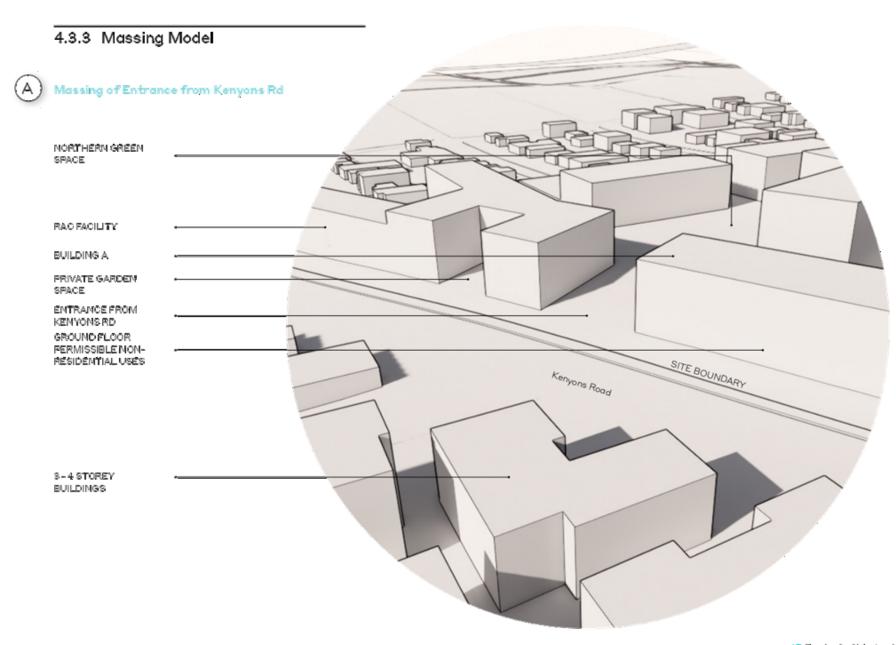
#### Pedestrian Network - Internal and External

The public have access to the pathways on the perimeter of the secure areas, providing easy access to the public facilities (privately awned), internal to the site.

During the day the public can access the internal semi-public green spaces in the northern and southern precincts but at night it will be restricted by a swipe card. CGV Residents can access all areas with their swipe cards.

### Utilising Topography

Topography allows for an extra storey to be added to part of Building E, avoiding the stepping of buildings internally. Along Kenyans Road, topography allows for the stepping of the building to ensure it remains sensitive to the surrounding context.



27 Render 3 of Mosterplan NOT TO SCALE

Carsinal Gilray Vision Design Report



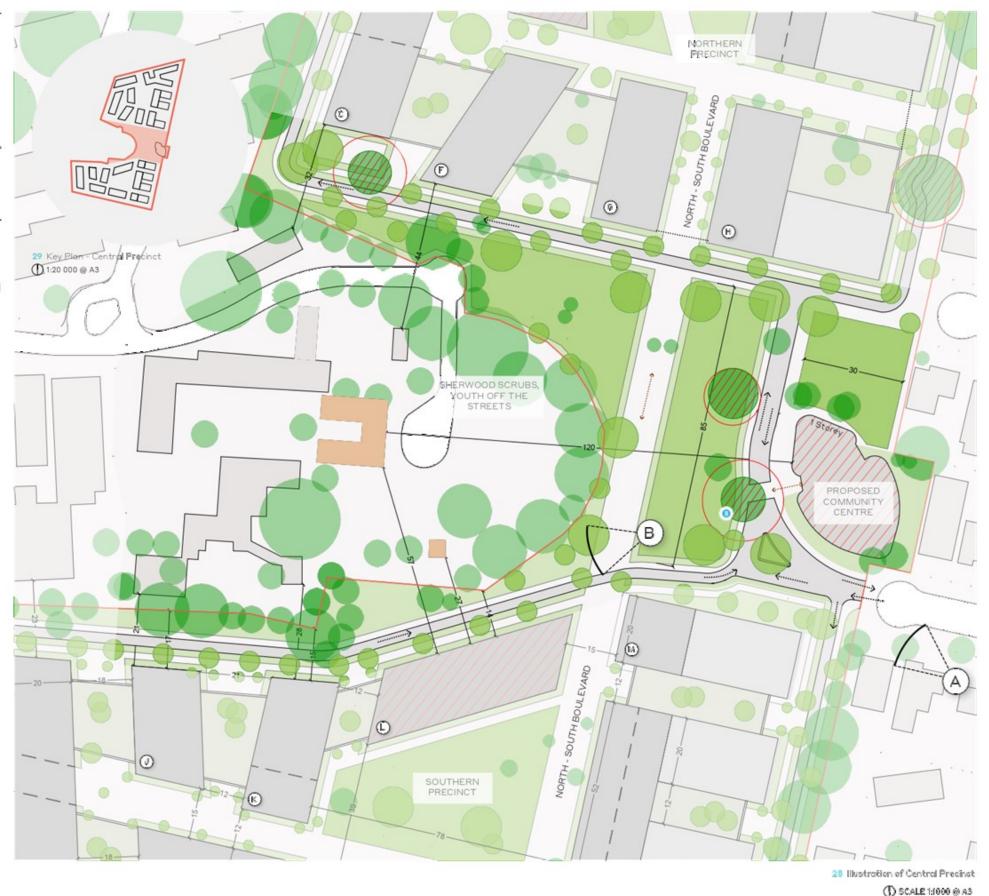
### CENTRAL

# 4.4 Central Precinct + Heritage

### 4.4.1 Overview

- The central precinct is the central hub of the village housing the large public (privately owned) green space and community centre.
- The public park is open to both the residents of CGV and the public.
- The community centre is open to the residents of CGV and their guests.
- The relationship to the heritage building is considered here with a complementary relationship between the heritage building, heritage trees and CGV proposed.
- The north-south boulevard cuts through the central precinct providing easy way finding and lines of visual connection from the north precinct to the south precinct and vice versa.





Cardinal Giroy Village - Urban Design Report



### CENTRAL

# 4.4 Central Precinct + Heritage

### 4.4.2 Characteristics

#### Relationship to Heritage

The Heritage building on the Sherwood Scrubs site is provided with an extensive setback. At the northern side of the heritage building it is setback from the nearest buildings by 44m and 32m.

To the southern side of the site the proposed buildings are setback from the Heritage site between 21m and 57m. Building J and K are only setback 21-28m from the nearest building on Sherwood Scrubs site, yet this building is not the original heritage building.

### Public Park + Community Centre

Within the central precinct is a large park accessible by all CGV residents and the public. The Community Centre opens out into this space providing a central and connected community hub for all the residents of both the northern and southern precincts.

The park responds appropriately to the Heritage site and complements the large trees on the site boundary to Sherwood Scrubs.

This park is open to the public but privately owned and aperated by SCC.

#### Existing Bus Stop

The internal Bus Stop of CGV is located within the Central Precinct and is accessible easily by both residents from the northern and southern precincts. Its location also makes it easy for buses entering and exiting the site.

### 4.4.3 Massing Model



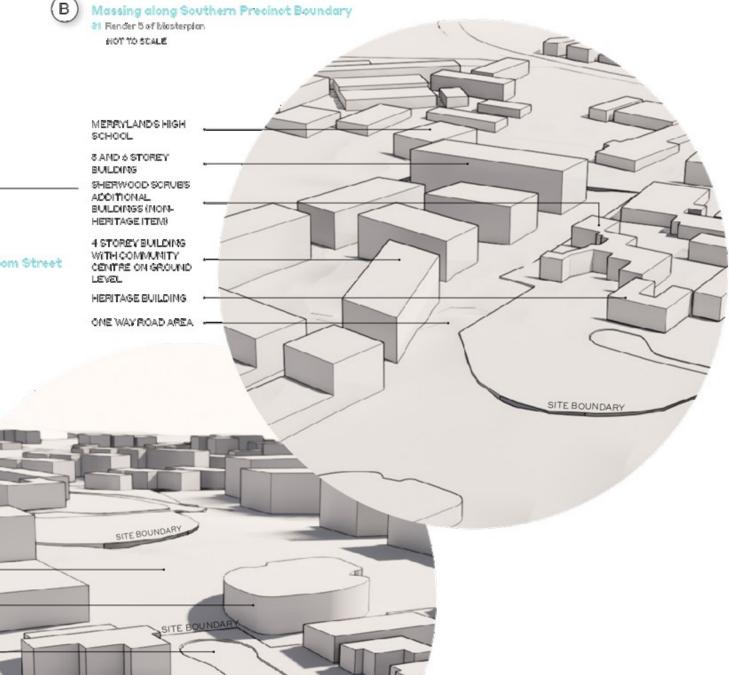
Massing of Entrance from Barcom Street 30 Render 4 of Masterplan

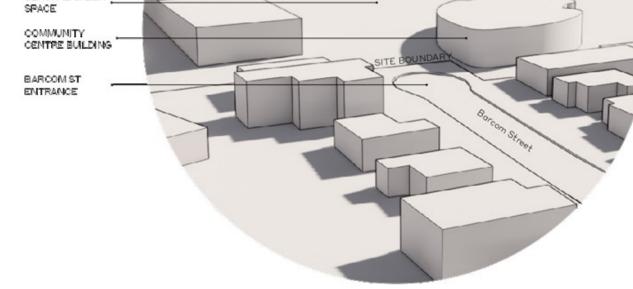
NOT TO SCALE

2 AND 4 STOREY

MIXED BUILDING

CENTRAL GREEN





49
49
49
49
49



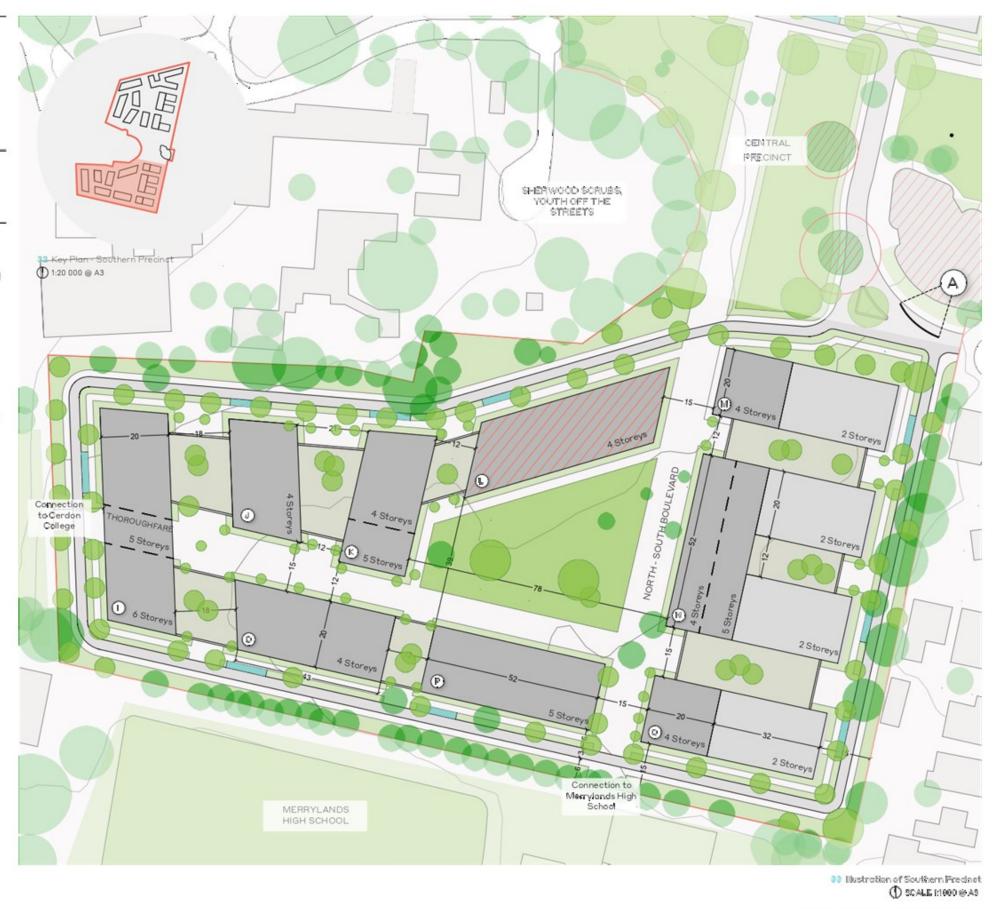
## SOUTH

### 4.5 Southern Precinct

### 4.5.1 Overview

- The Southern precinct consists of 9 ILU buildings and the southern green space.
- All buildings have access to a private garden area at ground level.
- The open space is central to the southern precinct.
   This space is access controlled with a swipe card required during the night.
- The southern green space align with the east-west pedestrian bovievard running through this precinct.
- $\bullet$   $\;$  Building L offers a community centre on the ground floor.
- Buildings are generally setback 15m from the boundary.
- Building I has been designed to include a public thoroughfare that could allow for potential future connections with Cerdon College to be formed.

### LEGEND Green Space Private Garden Space Community Centre Permissible non-residential uses 4,5 or 6 Storey Suilding 2 Stoney Building Road Existing Tree Priority for Retention Tree + Tree Protection Zone Proposed Trees ----> Pedestrian Movement Car Movement Entrance Building Letter Indicative Fence Line Existing Bus Stop Indicative On Street Parking (Drop off Only)



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## SOUTH

### 4.5 Southern Precinct

### 4.5.2 Characteristics

### Building L - Community Centre on Ground Floor

Building L will house a community centre for the residents. This community centre will be located on the ground floor spening out into the central green space in the Southern Precinct.

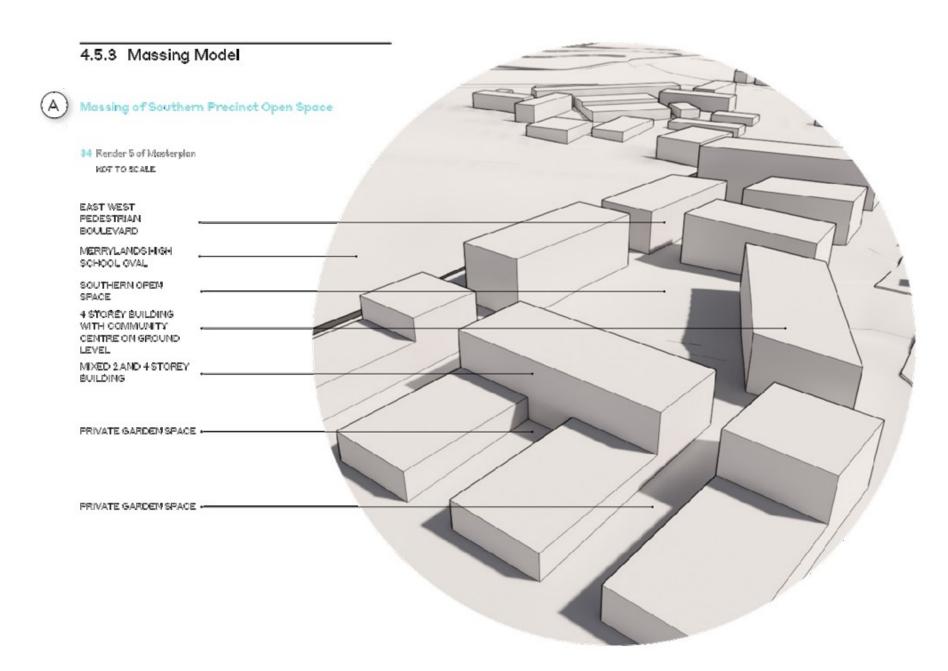
### Private and Public Space

The indicative fence line details the secure area within the Southern Predinct that is only accessible by the Residents. All buildings are contained within this.

#### Access to Merrylands High School and Cerdon College

The pedestrian boulevards in the southern precinct have been continued beyond the residential areas to allow for possible future connections to both High Schools. These potential thresholds could be locked when not in use.

NOTE: Topography allows for an extra starey to be added to part of Building I, K and N, avoiding the stepping of the building form.



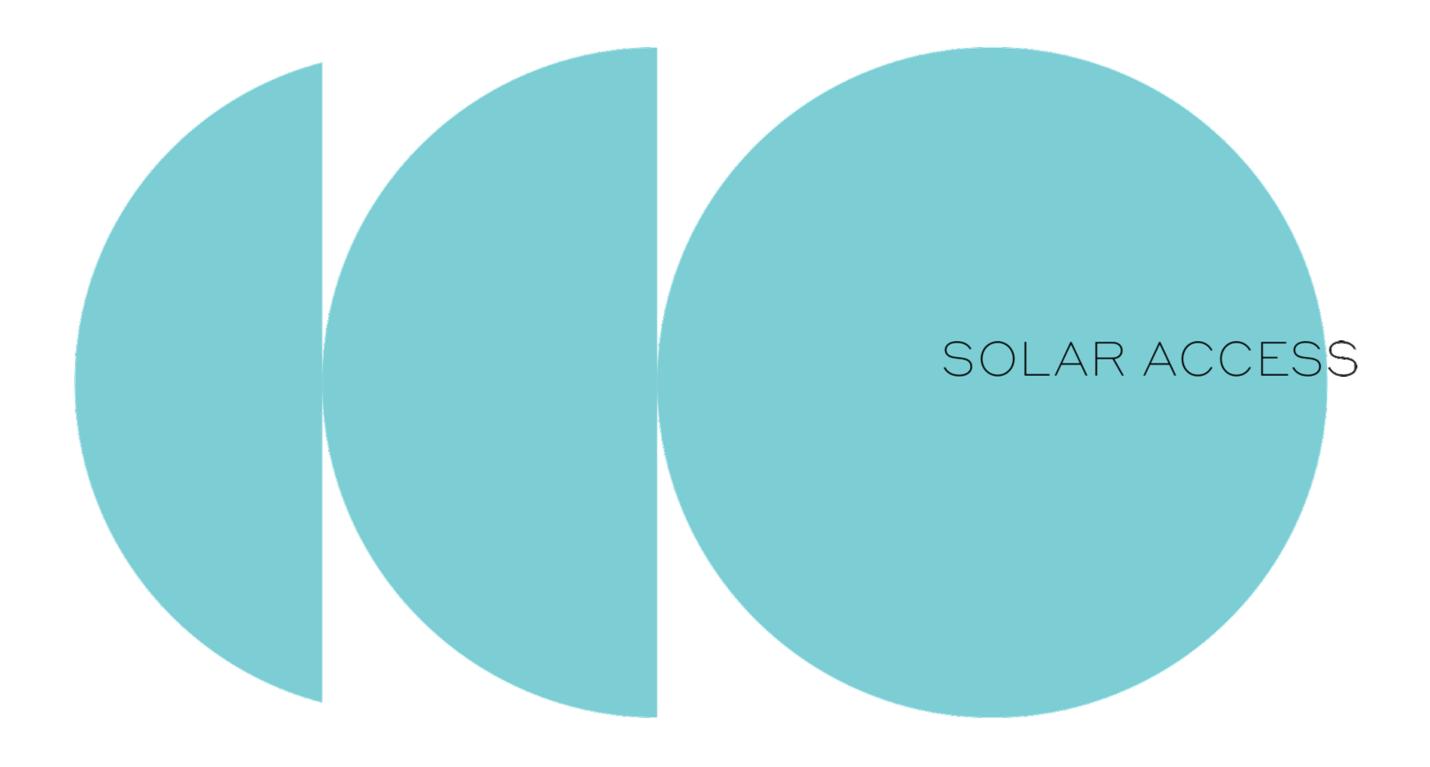
45 Cardinal Gilroy Vifiage - Urban Design Report



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5.0





### 5.0 Solar Access

### SOLAR ACCESS

### 5.1 Buildings

- . The following diagram illustrates the degree of compliance achieved by building envelopes of the masterplan.
- · Solar analysis was carried out based on the following parameters as outlined in the SEPP 65 Solar Access requirements:
  - Analysis accurs on the 21st June (Mid Winter)
  - Analysis accurs between 9am 8pm
  - Non-compliant surfaces are those that do not receive 2 hours of sunlight between the above times
  - Compliant surfaces are those that do receive 2 hours of sunlight between the above times
- 62% of building envelope surfaces are compliant.
- SEPP 65 requires 70% of apartments in a building to receive, as a minimum, 2 hours direct sunlight between 9am and 8pm at mid winter.
- . As a result the apartments will need to be designed to ensure, at a minimum, 70% of the apartments have access to the building surfaces that receive 2 hours of sunlight mid winter.
- Buildings are capable of complying with SEPP 65 solar access requirements.

LEGEND

MOTTO SCALE



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# SOLAR ACCESS

# 5.1 Buildings



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LEGEND

Site Boundary

1 NOT TO SCALE

49

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50

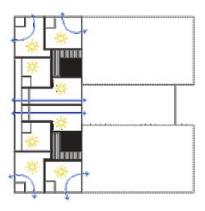
## SOLAR ACCESS

# 5.2 Example Apartment Solar Appliance

### 5.1.1 Indicative Apartment Layout -Building N

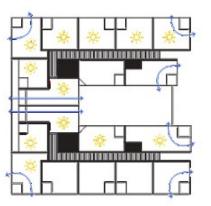
Building N has been used to demonstrate an indicative layout of the ILU's. Demonstrating that the building envelopes are capable of complying with SEPP 65.

In total 74% of apartments have solar access and 65% have cross ventilation.



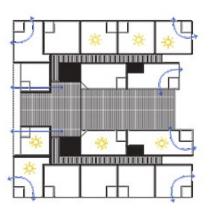
37 Upper Level Floor Plan - Building Al

1:000 @ A5



38 Typical Floor From - Building N

1:1000 @ A3

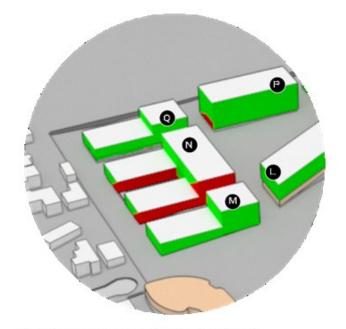


41 Ground Fleor Plen - Building M
1:1990 @ A3

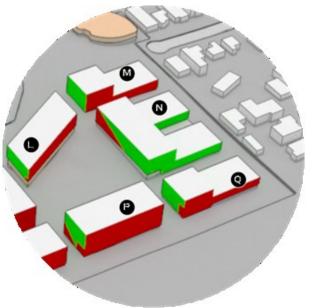


Solar Access Provided to Apartment

Oross Ventilation Provided to Apartment



89 Solar Access Diagrams Compilant Façades - SEPF 65 ① NOT TO SCALE



40 Seler Access Diagrams Mor-compliant Fagades - SEFF 65

(I) NOT TO SCALE

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LEGEND

Site Boundary

ADG Sofar Access Compliance Surface

ADG Sofar Access Non-Compliance Surface



# 5.3 Open Space

- The following diagram illustrates the degree of solar access achieved by the draft masterplan.
- Areas in green achieve 2 hours of solar access between 9am and 9pm on 21st June.
- 69% of all open space receives at minimum 2 hours of sunlight hours between the above times and dates.



LEGEND

Site Boundary

ADG Compliance Surface

ADG Non-Compliance Surface

42 Illustration of Solar Access Compliance - Plan

⊕ NOT TO SCALE

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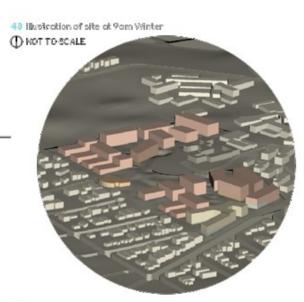




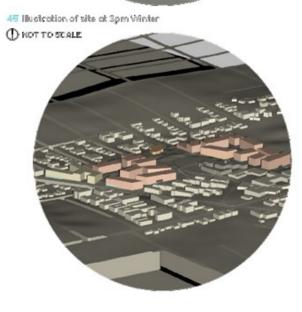
# SOLAR ACCESS

# 5.4 Shadow Study

- The fallowing 8D images capture the sun position at 9am, 12pm and 3pm on the 21st of June (Winter) in relation to the site.
- The plan images capture the shadows at each of the times of day.
- . The impact on the surrounding character is minimal.









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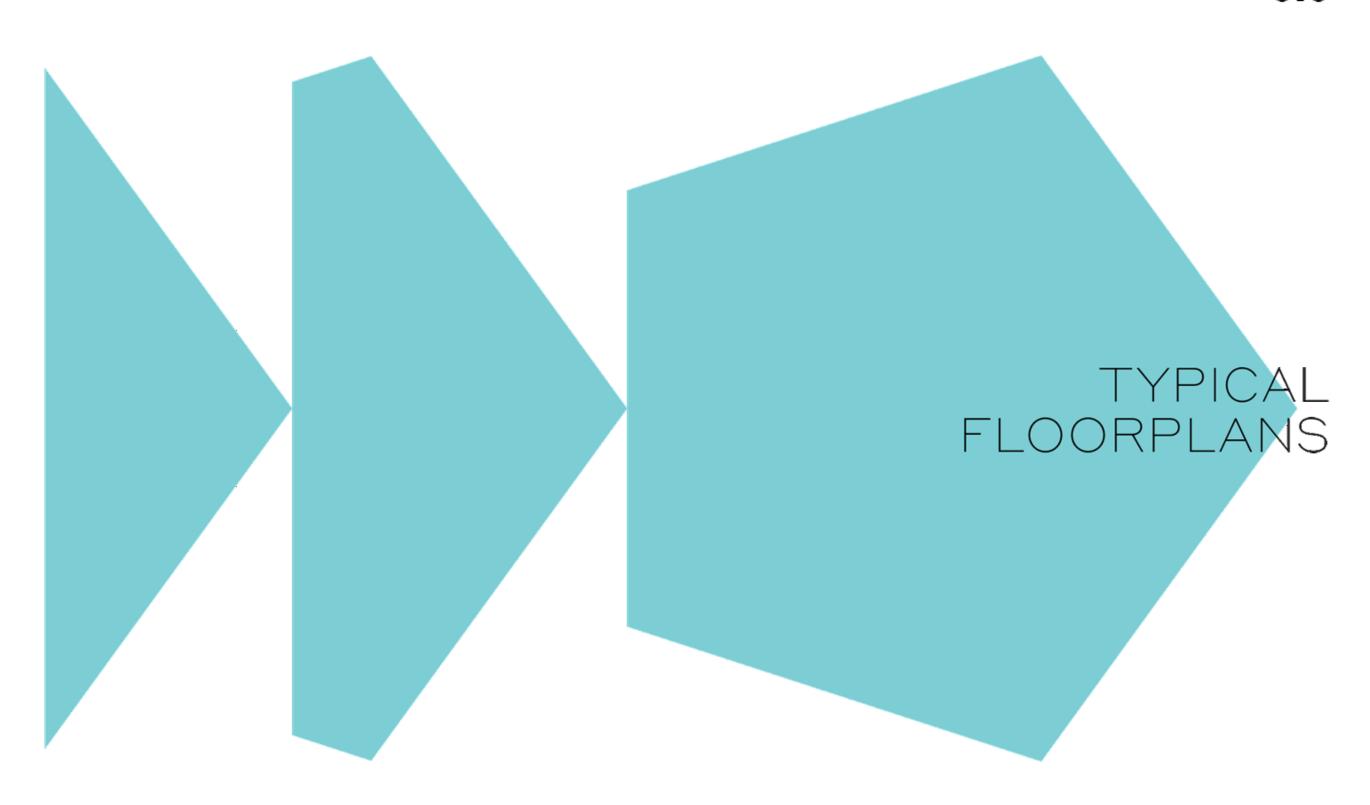
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6.0



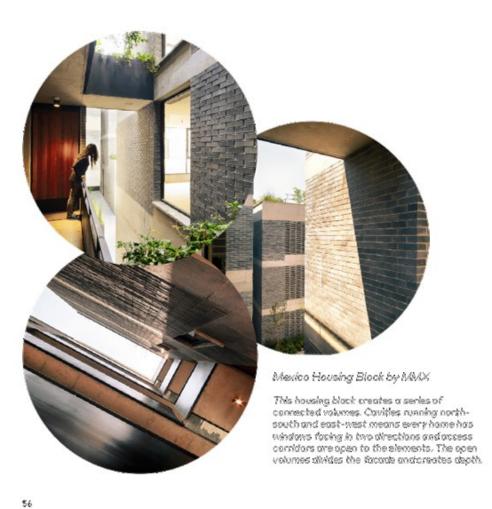


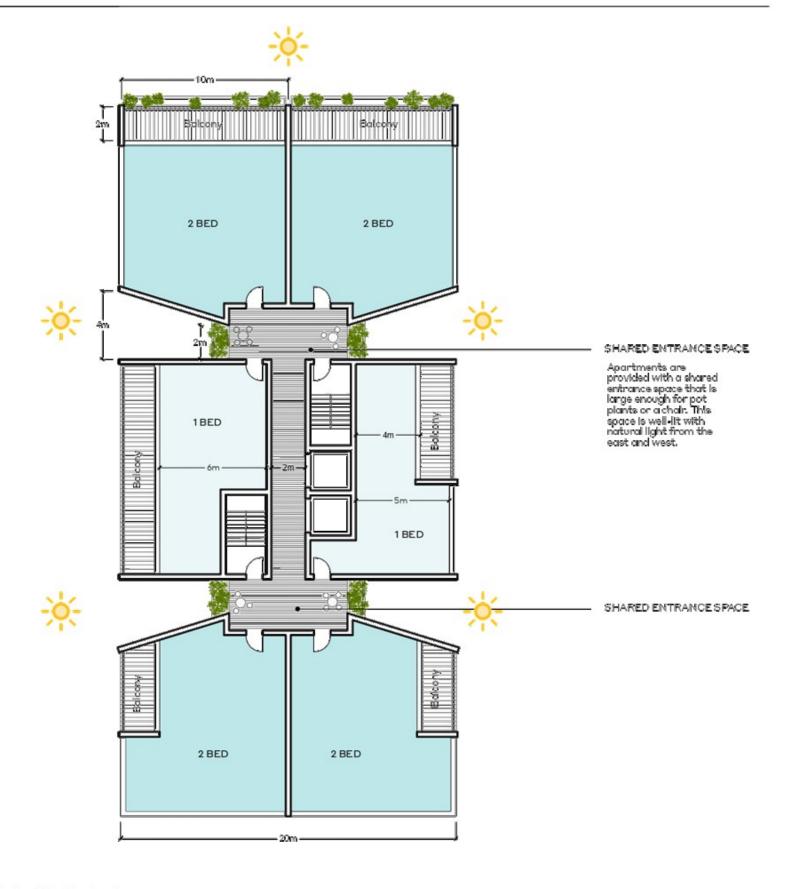
# 6.0 Typical Floorplans

# FLOOR PLANS

## 6.1 Type 1: East-West Typology

- This floorplan for east-west orientated buildings situate the apartments equally on either side of the building.
- Entrance spaces have been created in this type through angled openings. These accentuate the light entering into the space and the views outwards to create a conceptual "front garden" where residents can mingle with there neighbours.
- This typology has been applied to Buildings C, D, F, G, I, J, and K. It has been adapted to suit the variations in the building envelopes.





49 Mustcation of Type 1 Apartment

⊕ 1:200 ⊕ AS Condited Gliroy V flage - Urban Design Report



# FLOOR PLANS

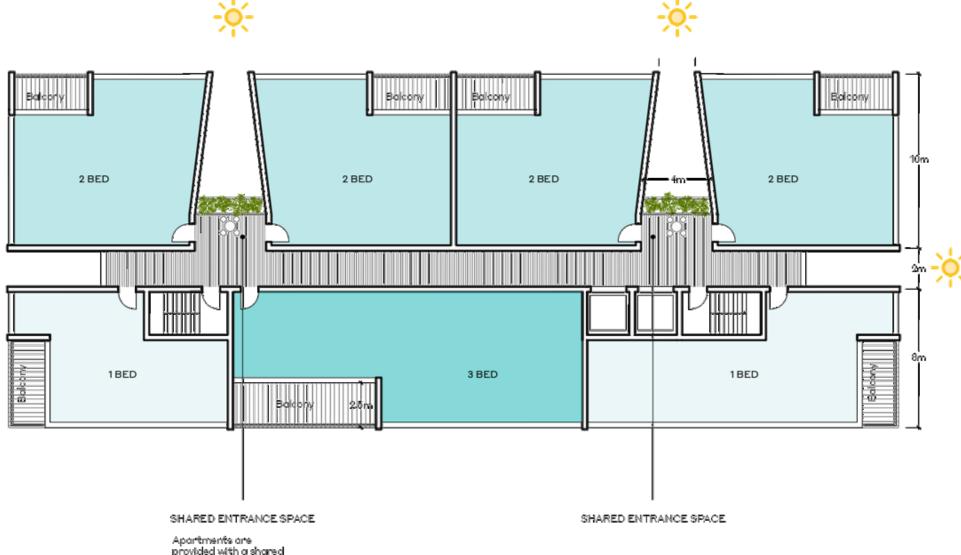
# 6.2 Type 2: North-South Typology

- This floorplan for north-south orientated buildings aims to maximise solar access by orientating the majority of apartments along the northern facade.
- Entrance spaces have been articulated in this typology through angled openings on the northern face. This prioritises daylighting, frames views and creates a space for a conceptual 'front garden' where residents can mingle with there neighbours.
- This typology has been applied to Buildings A, E, H, L, M, N, O, P, and Q. It has been adapted to suit the variations in the building envelopes.



Senior Citizens Housing, Masans, Switzerland By Peter Zumthor

The apartments in this complex are all connected by an external corridor that is wide enough for residents to use as a communal, social space. The apartments are arranged around a spacious courtyard.



Apartments are provided with a shared entrance space that is large enough for pot plants or a chair. This space is well-lit with natural light coming from the north.

50 Illustration of Type 2 Apartment

① 1:200 ⊕ A 5

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# FLOOR PLANS

# 6.3 Typical Floor Plans Northern Precinct

- This drawing of the northern precinct shows the typical layouts for all the ILU buildings.
- . The Northern precinct consists of:
  - · One Type 2 building, Building A.
  - Five Type 1 buildings, Buildings C, D, F and G.
  - One building that is a mix of both Type 1 and Type 2, Building H.
  - Building E is another typology of building, adopting some characteristics of Type 1.



LESEND
Site Boundary
Sreen Space
Private Sarden Space
Landscaping
3 Bedroom Apartment
2 Bedroom Apartment
1 Bedroom Apartment
Road
Core
If U Balloony
Shared Corridor

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# FLOOR PLANS

# 6.4 Typical Floor Plans Southern Precinct

- This drawing of the southern precinct shows the typical layouts for the ILU buildings.
- . The Southern precinct consists of:
  - Three Type 1 buildings, Buildings I, J and K.
  - · Five Type 2 building, Building L, M, O, P and Q.
  - One building that is a mix of both type 1 and type 2, Building N.



LESEND

Site Boundary
Green Space
Private Garden Space
Landscaping
3 Bedroom Apartment
2 Bedroom Apartment
1 Bedroom Apartment
Road
Core
Balcony
Shared Corridor

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# FLOOR PLANS

# 6.5 Typical Floor Plans RACF

- The plan of the RACF places the rooms along the arms of the building.
- · Each room is 25m2 with a 5m2 bathroom.
- The central common area of the building is connected to each of the arms and the private RACF gardens.
- Within the arms of the RACF there are semi-private communal spaces for the residents.
- The semi-private spaces along the arms are accentuated by diagonal walls, similar to that seen in the typical floor plans. These accentuate views and daylight entering into the spaces.



LESEND

Site Boundary

Private Garden Space
Aged Care Bedroom
Staff Room / Storage
Common Area

Core
Shared Private Spaces
Shared Coarldor



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7.0





# 7.0 Typical Basements

### BASEMENTS

# 7.1 Typical Basements Northern Precinct

- Basement locations and layouts relate to the staging of the development.
- · Driveway access is off the perimeter roads.
- The minimum requirement for parking spaces has been provided using the Holroyd DCP 2013 and SEPP Housing for Seniors or People with a Disability 2004.
- . The controls guiding the basements are as follows:
  - 1 car space for a 1 bedroom unit
  - 1 car space for a 2 bedroom unit
  - . 1.2 car space for a 3 bedroom unit
  - 0.2 car space per a visitor
  - 1 car space for every 30m2 of a neighbourhood shop
  - · 1 space per every 10 RACF beds
  - · 1 space for each 2 people employed at the RACF
  - 1 space suitable for an ambulance
  - · 5% of total car spaces are accessible spaces
- There are 7 basements in the northern precinct supporting 7 ILU buildings and 1 RACF Buildings.
- · Building F and G share a basement.

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Please note that drawings are indicative only. Further technical requirements may need to be allocated on basements at a detailed stage of development.



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# BASEMENTS

# 7.2 Typical Basements Southern Precinct

- There are 6 basements in the southern precinct supporting 8 ILU buildings.
- Building J and K share a basement.
- Building M and N share a basement.
- · Building P and Q share a basement.

Please note that drawings are indicative only. Further technical requirements may need to be allocated on basements at a detailed stage of development.



LESEND

Neighbourhood shop spaces Minimum parking spaces

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8.0





# 8.0 Appendix A - Yield

# YIELD

# 8.1 Yield - Masterplan

8.1.1 Total Yield	
SITEAREA	74886
TOTAL GFA	61,797 nr2
TOTAL NSA	51,919 nr2
FSR	0.83 :1
Independent Living Units GFA	51,565 nr/2
Residential Aged Care Facility GFA	7,442 nr2
Neighbourhood Shops GFA	1,480 m2
Community Facilities GFA	1,311 m2 (not including proposed community centre

ILUs	Number
TOTAL 1 Bed	93
TOTAL 2 Bed	348
TOTAL 3 Bed	19
Total ILUs	460

Total RACF Bedrooms	153

Carspaces	Number
ILUs	557
Retall	50
RACF	51
Total Carspaces	658

(not including the 1 extra space for an Ambalance)

## 8.1.2 Assumptions

#### Apartment Size and Mix

Apartment Type	Apartment Size (NSA)	Apartment Mix
1 Bedroom Apartment	70sqm	15%
2 Bedroom Apartment	100sqm	80%
3 Bedroom Apartment	130sqm	5%

#### Efficiency

Level	GBA Efficiency	NSA Efficiency
Ground Floor	65%	75%
Level1+	75%	85%

#### Car Parking

- All ILUs, RACF, Neighbourhood Shops and visitor spaces are located on basements.
- · 2 x car park spaces at grade per building for drop-off only.
- . The car park spaces have been calculated based on the cantrols below:

Legislation	Number of Spaces	Per
Residential Flat Buildings (ILUs)	1	Studio / 1 Bedroom Apartment
(Hollroyd DCP)	1	2 Bedroom Apartment
	1.2	3 Bedroom Apartment
	0.2 (Visitor)	Every Apartment
Neighbourhood Shop (Holiroyd DCP)	1	Every 80sqm of leasable GFA
Residential Care Facilities	1	10 Beds
(SEPP Housing for Seniors or People with a Disability 2004)	1	2 persons employed in connection with the development and on duty at any one time
	1 far an Ambulance	
Persons with a Disability (SEPP Housing for Seniors or People with a Disability 2004)	5% of car spaces	To be an accessible care space (at least one if fewer than 20 spaces)

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UILDING YIELDS																	
ORTHERN PRECINCT	Г																
UILDING A - ILU																	
LEVELS		GBA	USE	Efficiency Rate	GF	FA	Efficiency Rate	N	ISA		Unit Size or	од Туре	Mix	#Units	c	ar Spaces Rates	#Space
otal 4	5,164	sqm			3,744	mpe		3,098	mps 8					26			
Ground	1,291	sqm	Retoli	65%	839	sqm	75%	629	sqm	18eď	70	eqm	15%	5	1Bed	1	
1	1,291	eqm	Residential	75%	968	sqm	85%	823	mpe	2Bed	100	sqm	80%	20	2Bed	1	
2	1,291	sqm	Residential	75%	968	sqm	85%	823	sqm	3Bed	130	sqm	5%	1	3Bed	1,2	
3	1,291	sqm	Residential	75%	968	sqm	85%	823	mpe						Visitor	0.2	
															Retail	1 space / 30sam	
UILDING B - RACF																	
LEVELS		GBA	USE	Efficiency Rate	GF	FA	Efficiency Rate	N	ISA		Unit Size or	nd Type	Mlx	#Units	С	ar Spaces Rates	#Space
otal 4	10,	903 sqm			8,08	2 sqm		6,83	8 sqm					153			
Lower Ground		496 sqm	Retall	65%	322	2 sqm	<i>75</i> %	24	2 sqm	ಶಿಕರ್ಗೆಂಗ		රරි sqm	100%		Residents	1 space / 10 beds	
Ground		<b>4</b> 90 sqm	Retall	65%	319	9 sqm	85%	27	71 sqm	RACE			using 65m2 pe	er a coom =	Staff	1 space / 2 workers	
Ground	2,	,335 sqm	Residential	75%	1,75	1 sqm	85%	1,489	9 sqm			dlwlded into ti	he GBA		Ambulance	1	
1	2,	826 sqm	Residential	75%	2,120	0 sqm	85%	1,80	2 sqm						Retail	1 space / 30sqm	
2	2,	826 sqm	Residential	75%	2,120	mps 0	85%	1,80	2 sqm								
	-	,935 sqm	Residential	75%	1,45	1 sqm	85%	1,23	4 sqm								
											Unit Size or	nd Tvoe	Mi×	#Llwita	c	ar Spaces Rates	#Space
LEVELS		GBA	Residential USE	Efficiency Rote	GP	FA	85% Efficiency Rote	N	ISA		Unit Size or	nd Type	Mix	#Units	c	ar Spaces Rates	
LEVELS	5,221	GBA sqm	USE	Efficiency Rote	GF 3,806	FA sqm	Efficiency Rote	N 3,164	ISA sgm					33			
LEVELS	5,221 1,093	GBA sqm sqm	USE Residential	Efficiency Rote 65%	GF 3,806 710	F∆ 8qm sqm	Efficiency Rose 75%	N 3,164 533	ISA sqm sqm	18eci	70	sqm	15%	33 7	1Bed	1	
LEVELS	5,221 1,093 1,376	GBA sqm sqm	USE Residential Residential	Efficiency Rote 65% 75%	GI 3,806 710 1,032	FA sqm sqm	Efficiency Rose 75% 85%	8,164 588 877	ISA SQM SQM	1සිරේ 2සිරේ	70 100	sqm sqm	15% 80%	33	1Bed 2Bed	1	
otal 4 Ground	5,221 1,093	GBA sqm sqm	USE Residential	EFRiciency Robe 65% 75% 75%	GF 3,806 710	F∆ 8qm sqm	Efficiency Rose 75% 85%	N 3,164 533	ISA sqm sqm	18eci	70	sqm	15%	33 7 25	1Bed	1	#Space
LEVELS otal 4 Ground 1 2 3	5,221 1,093 1,376 1,376	GBA sqm sqm sqm	USE Residential Residential Residential	EFRiciency Robe 65% 75% 75%	G# 8,806 710 1,032 1,032	FA sqm sqm sqm	Efficiency Rose 75% 85%	N 3,164 538 877 877	SA sqm sqm sqm	1සිරේ 2සිරේ	70 100	sqm sqm	15% 80%	33 7 25	1Bed 2Bed 3Bed	1 1.2	
LEVELS otal 4 Ground 1 2	5,221 1,093 1,376 1,376 1,376	GBA sqm sqm sqm	USE Residential Residential Residential	EFRiciency Robe 65% 75% 75%	G# 8,806 710 1,032 1,032	FA Sqm sqm sqm sqm	Efficiency Rose 75% 85%	8,164 538 877 877 877	SA sqm sqm sqm	18ed 28ed 38ed	70 100	sqm sqm	15% 80%	33 7 25	1Bed 2Bed 3Bed Visitor	1 1.2	
LEVELS otal 4 Ground 1 2 3 UILDING D - ILU LEVELS	5,221 1,093 1,376 1,376 1,376	GBA  SQIM SQIM SQIM SQIM SQIM	USE Residential Residential Residential	Efficiency Rate 65% 75% 75% 75%	G/ 3,806 710 1,032 1,032 1,032	FA Sqm Sqm Sqm Sqm	Efficiency Rose 75% 85% 85%	877 877 877	SA sqm sqm sqm sqm	18ed 28ed 38ed	70 100 130	sqm sqm	15% 80% 5%	# Units	1Bed 2Bed 3Bed Visitor	1 1 1.2 0.2	
LEVELS otal 4 Ground 1 2 3 UILDING D - ILU LEVELS	5,221 1,093 1,376 1,376 1,376	GBA sqm sqm sqm sqm sqm	USE Recidential Recidential Recidential	Efficiency Rote 65% 75% 75% 75% Efficiency Rote	G/ 3,806 710 1,032 1,032 1,032 G/ 3,766	FA Sqm Sqm Sqm Sqm	Efficiency Rote 75% 85% 85% 85%	N 3,164 538 877 877 877	ISA sqm sqm sqm sqm sqm	18ed 28ed 38ed	70 100 180 Unit Size or	sqm sqm sqm	15% 80% 5% Mix	33 7 25 1	1Bed 2Bed 3Bed Visitor	1 1 1.2 0.2	#Space
LEVELS otal 4 Ground 1 2 3 UILDING D - ILU LEVELS	5,221 1,093 1,376 1,376 1,376	GBA  SQIM SQIM SQIM SQIM SQIM	USE Residential Residential Residential	Efficiency Rate 65% 75% 75% 75%	G/ 3,806 710 1,032 1,032 1,032 G/ 3,766	FA Sqm Sqm Sqm Sqm	Efficiency Rote 75% 85% 85% 85%	N 3,164 538 877 877 877	SA sqm sqm sqm sqm	18eci 28eci 38eci	70 100 130	sqm sqm	15% 80% 5%	# Units	1Bed 2Bed 3Bed Visitor	1 1 1.2 0.2 ar Spaces Rates	
LEVELS  stal 4  Ground  1  2  3  UILDING D - ILU  LEVELS	5,221 1,093 1,376 1,376 1,376	GBA sqm sqm sqm sqm sqm	USE Residential Residential Residential USE	Efficiency Rote 65% 75% 75% 75% Efficiency Rote	GF 3,806 710 1,032 1,032 1,032 GF 3,766 556	FA Sqm Sqm Sqm Sqm	Efficiency Rose  75%  85%  85%  Efficiency Rose  75%	N 3,164 538 877 877 877	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	18ed 28ed 38ed	70 100 180 Unit Size or	sqm sqm sqm	15% 80% 5% Mix	# Units	1Bed 2Bed 3Bed Visitor	1 1 1.2 0.2 ar Spaces Rates	#Space
LEVELS otal 4 Ground 1 2 3 UILDING D - ILU LEVELS	5,221 1,093 1,376 1,376 1,376 3,186 856	GBA sqm sqm sqm sqm sqm sqm sqm	USE Residential Residential Residential USE Community Facilities	Efficiency Rate 65% 75% 75% 8fficiency Rate 65%	GF 3,806 710 1,032 1,032 1,032 GF 3,766 556	FA. Sqm sqm sqm sqm	Efficiency Rose  75%  85%  85%  85%  Efficiency Rose  75%	N 3,164 533 877 877 877 N S,146 417	SA sqm sqm sqm sqm	18ed 28ed 38ed 18ed	70 100 130 Unit Size or 70	sqm sqm sqm od Type	15% 80% 5% Mix 15%	# Units	1Bed 2Bed 3Bed Visitor C	1 1.2 0.2 ar Spaces Rates	₩Space
LEVELS otal 4 Ground 1 2 3 UILDING D - ILU LEVELS otal 6 Ground 1	5,221 1,093 1,376 1,376 1,376 1,376 5,186 856	SEA Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	USE Recidential Recidential Recidential USE Community Facilities Recidential	Efficiency Rate  65%  75%  75%  75%  Efficiency Rate  65%	GF 3,806 710 1,032 1,032 1,032 GF 3,766 556	FA Sqm Sqm Sqm Sqm Sqm Sqm	Efficiency Rose  75% 85% 85%  Efficiency Rose  75% 85%	N 3,164 538 877 877 877 N 3,146 417 546	ISA sqm sqm sqm sqm sqm sqm sqm	18ed 28ed 38ed 18ed	70 100 130 Unit Size or 70	sqm sqm sqm od Type sqm	15% 80% 5% M/x 15%	# Units  # 29 6	1Bed 2Bed 3Bed Visitor C	1 1.2 0.2 ar Spaces Rates 1	
LEVELS  tal 4  Ground  1  2  3  VILDING D - ILU  LEVELS  tal 6  Ground  1  2	5,221 1,093 1,376 1,376 1,376 5,135 856 856	GBA sqm sqm sqm sqm sqm sqm sqm aqm sqm	USE Recidential Recidential Recidential USE Community Facilities Recidential Recidential	Efficiency Rote 65% 75% 75% 75% 8fficiency Rote 65% 75%	GF 3,806 710 1,032 1,032 1,032 6F 3,766 556 642 642 642	FA.  Sqm Sqm Sqm Sqm Sqm Sqm Sqm	Efficiency Rose  75%  85%  85%  85%  25%  65%  85%  85%  85%  85%	N 3,164 538 877 877 877 N S,146 417 546 546	SA  sqm sqm sqm sqm sqm sqm sqm sqm sqm	18ed 28ed 38ed 18ed	70 100 130 Unit Size or 70	sqm sqm sqm od Type sqm	15% 80% 5% M/x 15%	# Units  # 29 6	1Bed 2Bed 3Bed Visitor C 1Bed 2Bed 3Bed	1 1.2 0.2 ar Spaces Rates 1 1	#Space

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LEVELS	-	ЗВА	USE	Efficiency Rote	(31	FA	Efficiency Rate	NSA.		Unit Size on	d Tubo	Ml×	#Units	,	ar Spaces Rates	#Spac
			USE	Zrinclency note			-			OWE SIZE ON	о туре	WIIX		,	ar spaces rates	* spac
5	7,250	sqm	De el de e él el	4.504	5,257	adw		2 sqm	4771	70		SEW/	46	45	,	
Lower Ground	1,802	sqm	Residential		1,171	sqm	75% 878	sqm	18 ec'	70 100	sqm	15% 80%	9	1Bed	1	
Ground	2,325	eqm	Residential		1,744	eqm	85% 1,482		2Bed	130	eqm		35	2Bed	<u> </u>	
1	1,041	sqm	Residential Residential	75%		sqm	85% 664	sqm	3Beo'	150	sqm	5%	2	3Bed	1.2	
2	1,041	eqm		75%		sqm	85% 664	eqm						Visitor	0.2	
3	1,041	sqm	Residential	75%	781	sqm	85% <b>664</b>	sqm								
DINGF-ILU																
LEVELS	(	BBA	use	Efficiency Rate	Gi	FA	Efficiency Rate	VSA		Unit Size on	о Туре	M(x	#Units	(	ar Spaces Rates	#\$pa
4	3,664	sqm			2,061	sqm		sqm					23			
Ground	916	sqm	Residential	65%		sqm	75% <b>447</b>	sqm	18 රෙ	70	эqm	15%	5	1Bed	1	
1	916	sqm	Residential	75%		sqm	85% 584	sqm	2Bed	700	sqm	80%	18	2Bed	1	
2	916	adw	Residential	75%		sqm	85% <b>584</b>	sqm	3ළිගේ	130	sqm	5%	1	3 Bed	1.2	
3	916	sqm	Residential	75%	687	sqm	85% 584	sqm						Visitor	0.2	
DING G - ILU																
LEVELS	(	ЭВА	USE	Efficiency Rate	GI	FA	Efficiency Rate	VSA		Unit Size on	о Туре	Mix	#Units	(	ar Spaces Rates	#Spa
5	4,200	eqm			3,066	sqm	2,55	2 sąm					27			
Ground	840	sqm	Residential	65%	546	sqm	75% <b>410</b>	sqm	18eď	70	sqm	15%	5	1Bed	1	
1	840	sqm	Residential	75%	630	sqm	85% <b>536</b>	sqm	2Bed	100	sqm	80%	20	2Bed	1	
2	840	sqm	Residential	75%	630	sqm	85% <b>536</b>	şqm	3Bed	130	sqm	5%	1	3Bed	1.2	
3	840	sqm	Residential	75%	630	sqm	85% <b>536</b>	sqm						Visitor	0.2	
4	840	sqm	Residential	75%	630	adm	85% <b>536</b>	mpe								
DINGH - ILU																
LEVELS	(	3BA	USE	Efficiency Rate	GI	FA	Efficiency Rate	NSA		Unit Size on	d Type	Mix	#Units	(	ar Spaces Rates	# \$pc
4	4,644	sqm			3,335	adw	2,73	mpe 8					29			
Ground	1,482	sqm	Residential	65%	963	sqm	75% <b>722</b>	sqm	18eci	70	sqm	15%	6	1Bed	1	
1	1,482	eqm	Residential	75%	1,112	eqm	85% <b>945</b>	eqm	2Bed	100	eqm	80%	22	2Bed	1	
2	840	sqm	Residential	75%	630	sqm	85% <b>536</b>	sqm	3Bed	130	egm	5%	1	3 Bed	1.2	
3	840	eqm	Residential	75%	630	eqm	85% <b>536</b>	mpe						Visitor	0.2	
THERN PRECINCT																
DINGI - ILU																
LEVELS	(	BBA	USE	Efficiency Rate		FA		NSA.		Unit Size on	d Type	Mix	#Units	(	ar Spaces Rates	#Spo
6	6,638	sqm			4,933			3 sqm				450/	44	45.1		
Lower Ground	456	sqm	Residential	65%		sqm	75% <b>222</b>		18 ec'	70	sqm	15%	9	1Bed	1	
Ground	1,054	sqm	Residential /	<i>7</i> 5%	791	adm	85% <b>672</b>	agm	2Bed	100	adu	80%	33	2Bed	1	
1	1,282		Thoroughfare Residential	75%	062	care	85% 817	8000	38ed	130	222	5%	2	3Bed	1.2	
2	1,282	sqm	Residential		962	sqm	85% 817	sqm	2040	100	eqm	070		Visitor	0.2	
3		eqm	Residential			edw		eqm						ALRISON.	Viá	
٥	1,282	sqm	Usedancial	/5%	962	sqm	85% <b>817</b>	sqm								

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ING J - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficiency Rate	N	SA		Unit Size on	d Type	Mix	#Units		Car Spaces Rates	#Spc
4	2,672	sqm		1,9	37 sqm		1,603	mpe					17			
Ground	668	sqm	Residential	65% 43	4 sqm	75% ÷	326	sqm	18eci	70	ഭറുന	15%	3	1Bed	1	
1	668	eqm	Residential	75% <b>50</b>	1 sqm	85%	426	mpe	2Bed	100	ടറുന	80%	13	2Bed	1	
2	668	sqm	Residential	<i>75</i> % 50	1 sqm	85% 4	426	sqm	\$ <b>ව්</b> ටේ	180	ဒဌက	5%	1	3Bed	1.2	
3	668	sqm	Residential	75% <b>5</b> 0	1 sqm	85%	426	sqm					_	Visitor	0.2	
INGK-ILU																
LEVELS		GBA	USE	Efficiency Rote	GFA	Efficiency Rose	N	SA		Unit Size on	d Type	Mix	#Units	(	Car Spaces Rates	# Sp
5	3,552	sqm		2,0	38 sqm	:	2,225	sqm					24			
Lower Ground	260	sqm	Residential	65% <b>16</b>	9 sqm	75% 1	127	sqm	15ිරේ	70	sqm	15%	5	1Bed	1	
Ground	823	sqm	Residential	75% <b>61</b>	7 sqm	85%	525	sqm	28ed	100	sqm	80%	18	2Bed	1	
1	823	sqm	Residential	75% <b>61</b>	7 aqm	85% {	525	sqm	3800	130	sqm	5%	1	3Bed	1.2	
2	828	sqm	Residential	75% <b>61</b>	7 sqm	85% !	525	sqm						Visitor	0.2	
3	823	sqm	Residential	75% <b>61</b>	7 sqm	85% !	525	eqm								
ING L - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficiency Rate	N	SA		Unit Size on	d Type	Mlx	#Units	(	Car Spaces Rates	#S
4	4,644	sqm		3,3	367 sqm	:	2,786	sqm					24			
Ground	1,161	sqm	Community Facilities	65% <b>7</b> 5	5 sqm	75%	566	sqm	1සිරේ	70	sgm	7596	5	1Bed	1	
1	1,161	sqm	Residentiqi	75% 87	1 sqm	85%	740	sqm	2ුළිදේ	190	മറുന	80%	18	2Bed	ſ	
2	1,161	sqm	Residential	75% <b>87</b>	1 sqm	85%	740	sqm	3 <i>සි</i> රේ	130	sqm	5%	1	3Bed	1.2	
3	1,161	sqm	Residential	75% <b>8</b> 7	1 sqm	85%	740	sqm						Visitor	0.2	
ING M - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficiency Rate	N	SA		Unit Size on	d Type	Ml×	#Units	(	Car Spaces Rates	#8
4	2,884	sqm		2,0	59 sqm		1,682	sqm					18			
Ground	1,041	sqm	Residential	65% <b>67</b>	7 sqm	75% !	507	sqm	1 <i>8ed</i>	70	sgm	15%	4	1Bed	1	
1	1,041	sqm	Residential	75% <b>78</b>	1 sqm	85% (	664	sqm	28ed	100	sgm	80%	13	2Bed	1	
2	401	sqm	Residential	75% <b>30</b>	1 sqm	85%	256	sqm	3 <b>5</b> ed	130	sgm	5%	1	3Bed	1.2	
3	401	sqm	Residential	75% <b>3</b> 0	1 sqm	85%	256	sqm						Visitor	0.2	
ING N - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficiency Rate	N	\$A		Unit Size on	d Type	Mlx	#Units	(	Car Spaces Rates	#9
5	7,247	sqm			255 sqm			sqm					46			
	4	sqm	Residential	65% <b>1,1</b>	71 sqm	<i>7</i> 5% (		sqm	1කිරෙ	70	sgm	15%	9	1Bed	1	
Lower Ground	1,801															
	2,323	sqm	Residential	75% <b>1,</b> 7	42 sqm			sqm	2Bed	100	sqm	80%	35	2Bed	1	
Lower Ground			Residential Residential Residential	75% <b>1,7</b> 75% <b>78</b> 75% <b>78</b>	1 sqm		664	sqm	25ed 35ed	100 180	sqm sqm	80% 5%	35 2	2Bed 3Bed	1.2	

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ILDING O - ILU																	
LEVELS		GBA	USE	Efficiency Ros	e e	GFA	Efficiency Rate	1	NSA		Unit Size an	d Type	Mix	#Units	(	Car Spaces Rates	#Space
cal 4	3,680	sqm			2,66	8 sqm		2,20	8 sqm					23			
Ground	920	sqm	Residential	68	% 598	sqm	75%	449	sqm	?සිරේ	70	ടറുന	75%	5	1Bed	1	
1	920	sqm	Residential	75	% 690	sqm	85%	587	sqm	2 <b>8</b> ed	100	ဒဂ္ဂက	80%	18	2Bed	1	
2	920	sqm	Residential	75	% 690	sqm	85%	587	sqm	3ව පේ	180	sqm	5%	1	3Bed	1.2	
3	920	sqm	Residential	73	% 690	sqm	85%	587	sqm						Visitor	0.2	
ILDING P - ILU																	
LEVELS		3BA	USE	Efficiency Ros	ie e	GFA	Efficiency Rate	ı	NSA		Unit Size an	d Type	$Mi \times$	#Units	(	Car Spaces Rates	#Spac
:al 4	5,155	sqm			3,76	3 sqm		3,132	sqm :					33			
Ground	1,031	eqm	Residential	65	% 670	eqm	<i>7</i> 5%	503	eqm	1සිරේ	70	sqm	15%	6	1Bed	1	
1	1,031	sqm	Residential	73	% <b>773</b>	sqm	85%	657	sqm	28ed	100	sqm	80%	25	2Bed	1	
2	1,031	eqm	Residential	75	% 773	sqm	85%	657	sqm	3 <b>8</b> ed	180	sqm	5%	1	3Bed	1.2	
3	1,031	sqm	Residential	75	% 773	sqm	85%	657	sqm						Visitor	0.2	
4	1,031	sqm	Residential	73	% <b>773</b>	sqm	85%	657	sqm								
ILDING Q - ILU																	
LEVEL9		GBA	USE	Efficiency Ros	e e	GFA	Efficiency Rate	1	NSA		Unit Size an	d Type	Mlx	#Units	(	Car Spaces Rates	#Spa
al 4	2,884	sqm			2,05	9 sqm		1,682	2 sqm					18			
Ground	1,041	sqm	Residential	65	% 677	sqm	<i>7</i> 5%	507	sqm	1නිටේ	70	sqm	15%	4	1Bed	1	
1	1,041	sqm	Residential	75	% 781	sqm	85%	664	sqm	28ed	10 O	sqm	80%	13	2Bed	1	
2	401	sqm	Residential	75	% 301	sqm	85%	256	sqm	38ed	180	sqm	5%	1	3Bed	1.2	
3	401	sam	Residential	75	% 301	agm	85%	256	sqm						Visitor	0.2	

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# ETHOS URBAN

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 4 Site-specific Development Control Plan





# Site Specific Controls

## 14. 45 Barcom Street, Merrylands West (Cardinal Gilroy Village)

#### Land to which this section applies

This section applies to land at 45 Barcom Street, Merrylands West, containing three (3) lots with a total area of 7.44ha including Lot 5 DP 701151 (2.42ha), Lot 8 DP 732058 (1.928ha) and Lot 11 DP 1075418 (3.092ha) and shown in Figure 1.



Figure I - Land to which this section applies

#### **Purpose**

The purpose of this DCP is to set out a detailed planning and design framework to guide the redevelopment of the site.

Where there is an inconsistency between this document and provisions contained elsewhere in the Holroyd DCP 2013, the Site Specific Controls contained in this document shall apply to the extent of the inconsistency.



Part( J)

# Site Specific Controls

#### **Vision and Principles**

#### Vision

The Cardinal Gilroy Village is a vibrant and active Seniors Housing development that integrates with, complements and enhances the surrounding Merrylands West community.

#### **Principles**

- Development is predominantly residential in use, making an important contribution to the amount and choice of housing for the broader community. The site will establish a 'landmark' development for Seniors and People with a Disability and deliver a mix of high quality Seniors Housing to meet a demonstrated need
- Buildings are sited, angled and designed to maximise climatic responsiveness and provide high levels of desirable solar access and natural ventilation
- 3 Development creates a high level of residential amenity, including optimising outlook and views to desirable landscape elements, and respects the amenity of surrounding established residential areas
- 4 Deliver the highest standards of urban planning and excellence in architectural design.
- Development creates two distinct precincts to the north and south with a green heart at its core. Central Park will be a publically accessible, multi-use park that forms the centre piece of new through site linkages
- 6 Development provides for a varied, integrated open space network that provides for a diverse range of informal active and passive recreational activities in a largely green, soft landscaped setting
- 7 Development that provides for considerable area of landscaped open space to reduce urban heat loads and maintain the landscaped character of the locality
- 8 Create liveable communities by providing high quality amenities and open space to meet the needs of existing and future residents of Merrylands West
- The establishment of permissible non-residential uses at ground level fronting Kenyons Road to enhance convenience and service the day to day needs of occupants and surrounding residents.
- Development responds to and respects the site and its context, including its strategic, transit proximate location, topography and surrounding residential uses
- Existing heritage surrounding the site is retained and respected through increased separation distances and the provision of landscaped open space within the visual curtilage of the heritage items
- 12 Development provides for a high level of engagement between the public and private domains, in particular providing for pedestrian integration and extensive opportunities for passive casual surveillance.

#### Master Plan

The vision and principles for the site as identified above are spatially expressed in the urban structure for the precinct as shown in **Figure 2**.

To ensure that development provides key elements, where variations to the master plan are proposed, the development application is to demonstrate how the vision and principles have been achieved.



# Site Specific Controls



Figure 2 - Masterplan

#### 14.1 Land use

#### **Objectives**

O1. Development creates a vibrant and active Seniors Housing development that integrates with, complements and enhances the surrounding Merrylands West community.

Holroyd Development Control Plan



# Site Specific Controls

O2. Development provides for permissible non-residential uses on the ground level fronting Kenyons Road that supports the day to day and lifestyle needs of residents and the surrounding properties.

#### **Development Controls**

- CI. Land use is in accordance with Figure 3.
- C2. Development provides for a maximum of 1,480sqm of GFA of permissible non-residential uses.

  Note: permissible non-residential uses include kiosks, neighbourhood shops and health services facilities.
- C3. Permissible non-residential uses such as a neighbourhood shop, kiosk and health services facilities are located at ground level fronting the Kenyons Road buildings in accordance with **Figure 3**.
- C4. The open space areas detailed in **Figure 3** are publically accessible and connected by a network of pedestrian linkages (refer to Part 14.6 below).



Holroyd Development Control Plan

Figure 3 - Land Use



# Site Specific Controls

#### 14.2 Building height

#### **Objectives**

- O1. Building height is varied throughout the site to reflect the scale and density of surrounding development and create an articulated and visually interesting development.
- O2. Building height adopts a height pyramid principle with taller buildings located in the centre of the site transitioning to lower rise buildings at the site's edges.
- O3. Building height retains reasonable solar access and privacy to neighbouring properties.

#### **Development Controls**

- C1. Maximum building height is in accordance with Figure 4.
- C2. Building heights allow solar access to neighbouring properties in accordance with Section 1.8 of Part B under Holroyd DCP 2013. .

Holroyd Development Control Plan



Figure 4 - Building Height





# Site Specific Controls

#### 14.3 Building siting

#### **Objectives**

- O1. Buildings are sited to provide adequate separation from buildings within and adjoining the site.
- **O2.** Buildings are sited to provide a physical and landscaped buffer between the proposed buildings and adjoining properties.
- O3. Buildings are sited to provide a high level of amenity for adjoining properties.

#### **Development Controls**

- C1. All residential buildings on the site are setback in accordance with the provisions of Part 3F-1 of the Apartment Design Guide (ADG).
- C2. Setbacks for all buildings adjacent to the boundary are in accordance with Figure 5.



Holroyd Development Control Plan

Figure 5 - Setbacks



# Site Specific Controls

C3. Building setbacks and separation distances for buildings fronting internal streets and open space areas are generally consistent with **Figures 6**.



Figure 6 - Setbacks

- C4. Buildings fronting Kenyons Road are to be setback 10m from the street boundary. Awnings may encroach into the setback area consistent with Figure 7.
- **C5.** Overlooking to adjoining residential zones is minimised via the use of fixed privacy screens, fixed depth planter boxes or similar where required.
- C6. Buildings are setback to allow solar access to neighbouring properties in accordance with Section 1.8 of Part B under Holroyd DCP 2013.
- C7. Buildings are sited to ensure lines of sight to publicly accessible and communal open space is maximised.



# Site Specific Controls

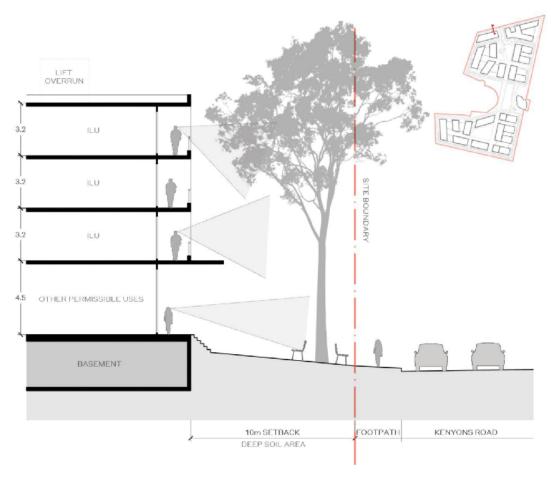


Figure 7 - Indicative section for buildings fronting Kenyons Road

#### 14.4 Built form

#### **Objectives**

- O1. Buildings fronting Kenyons Road are designed to activate and engage with the adjoining public domain.
- O2. Buildings are designed to reduce the bulk and scale when viewed from the public domain and provide visual interest.
- O3. Internal street setbacks and upper level setbacks enable sunlight and view corridors, whilst allowing passive surveillance from upper level balconies and terraces.

#### **Development Controls**

C1. Buildings fronting Kenyons Road are designed to have activated uses at ground level that ensures:



# Site Specific Controls

- the number of individual tenancies that adjoin and are directly accessible from the public domain are maximised
- multiple accessible pedestrian entries are provided from the public domain
- large areas of transparent glazing or other openings enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity
- · any kiosk uses may include outdoor seating fronting Kenyons Road
- awnings or other overhangs provide shelter for outdoor seating areas and minimise noise transmission to dwellings above
- roller shutters or bars are not permitted on windows or openings fronting the public domain
- C2. Loading docks and any vehicular access points are not to be located fronting the public domain and are to be unobtrusively located to minimise the visual impact.
- C3. Upper level residential dwellings are designed to have their main living areas and adjoining private open space oriented to and directly overlook the public domain, internal roads or publically accessible open space areas in accordance with **Figure 8**.

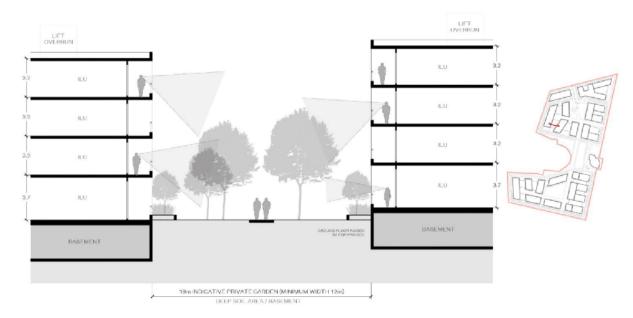


Figure 8 - Indicative section for buildings

- C4. Building designs are to follow the topography of the land and minimise the cut and fill of the site.
- C5. Floor to ceiling heights are provided in accordance with the ADG.
- **C6.** Building facades are angled to optimise solar access to main internal living areas and adjoining private open space and optimise outlook and views to high amenity features such as open space.
- C7. Blank walls are to be avoided and building facades feature articulation using design measures such as:
  - recessed and / or projecting balconies
  - blades or fins
  - privacy screens
  - · large windows and other openings
  - sun control devices such as eaves, louvres and screens



## Site Specific Controls

- differentiation of materials
- architectural features
- C8. Maximum building depth and width is in accordance with the ADG.
- C9. New development adjacent to the heritage building requires consideration of building materials that are complimentary to the retained heritage buildings, and are sympathetically designed and supported by a Heritage Impact Statement.
- **C10.** View corridors to the adjacent heritage building are maximised through the publicly accessible central park from the Barcom Street entrance and community centre.
- **C.11.** Building facades are designed to provide a variety of design solutions, to promote diversity, choice, identity and character of space.

#### 14.5 Open space and Landscaping

#### **Objectives**

- O1. Development provides for open space that includes a variety of publicly accessible parks, communal open space for residents and through site links for the benefit of the surrounding Merrylands West community.
- O2. Development provides for publicly accessible and communal open spaces that cater for a diverse range of informal passive and active recreation activities. that are accessible, useable, permeable and fit for their intended purpose.
- O3. Development provides for publicly accessible and communal open spaces that have a high level of amenity, including adequate solar access, shade during the summer, circulation and safety.
- **O4.** Development provides for publicly accessible and communal open spaces that have a coherent, legible landscape character, and offers a high level of visual amenity.
- O5. Development that enhances the surrounding and internal pedestrian and street networks with quality landscaping and architectural responses, to facilitate a network of green links.
- **O6.** Development promotes social cohesion and a sense of community through providing spaces that cater for organised and informal community gathering and interaction.
- O7. Development respects the existing natural assets such as existing significant trees and other plantings to create attractive spaces and encourages biodiversity.

#### **Development Controls**

- C1. Development is to provide a publicly accessible central park area having a minimum area of 5,000sqm located centrally on the site that forms the green heart of the Cardinal Gilroy Village.
- C2. All publicly accessible and communal open space areas includes the following:
  - soft and hard landscaping for passive recreation and active play
  - · sufficient area for deep soil planting to support large, spreading canopy trees
  - · adaptable playground areas
  - · amenities such as BBQ facilities, shade structures, seating, lighting, bins and signage
- C3. Open spaces are designed to create a variety of type of space (path, street, square, park) character of space (public, recreational, semiprivate) and scale of space, that responds to the characteristics of all proposed areas and landscaping in accordance with **Figure 9**
- C4. Development provides for continuous linear through-site links between buildings that provide a physical and visual connection between the publically accessible central park and surrounding properties.
- C5. Ground level communal open space areas for occupants are to be provided for the northern and southern



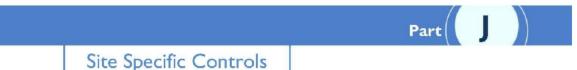
# Site Specific Controls

- precincts with a direct visual connection to the publically accessible central park. All publicly accessible and communal open space is to be designed in accordance with CPTED principles.
- C6. Where possible, publicly accessible and communal open space includes areas for community gardens in locations that do not compromise the useability of the space for informal active and passive recreation activities.
- C7. A minimum of 4 hours of solar access should be maintained to at least 50% of the publically accessible central park on June 21.
- **C8.** A minimum of 2 hours of solar access should be maintained to at least 50% of the communal open space areas on June 21.
- C9. Open space is provided generally in accordance with Figure 9. Indicative sections of the publicly accessible central park is provided in Figure 10.



Figure 9 - Open Space Network and Linkages





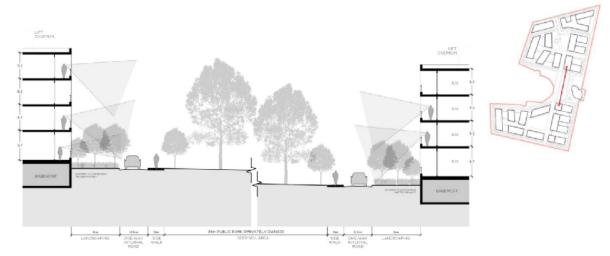


Figure 10 - Indicative section of buildings overlooking public and private open space

- C10. Existing significant trees around the perimeter of the site, in particular high value trees that provide a screening function for adjoining uses, are retained where not required for site access points or internal roads, and are integrated in to the prevailing landscape character of the precinct.
- CII. A minimum of 25% of the site area is to comprise of deep soil landscaped area.
- C12. A minimum of 50% of the front setback area to Kenyons Road is to comprise of deep soil landscaped areas
- C13. Deep soil landscape areas are located between buildings and between the residential boundaries surrounding the site. The deep soil landscaped areas on the boundaries are to contain a combination of mounding and/or dense landscaping to provide amenity and maximise screening between properties.
- C14. Plantings in open space areas incorporate a diverse selection of locally native species including trees, shrubs and grasses/groundcovers.

#### 14.6 Movement network

#### **Objectives**

- O1. The movement network provides for multiple points of public access to the precinct.
- O2. The movement network is functional and provides for the efficient, safe and comfortable movement of vehicles, pedestrians and cyclists.
- O3. The movement network where appropriate, provides opportunities for social interaction and gathering.

#### Development Controls

C1. The vehicular and pedestrian access points from the public domain are provided on Kenyons Road and Barcom Street in accordance with Figure 11.



# Site Specific Controls



Figure II - Movement Plan

- C2. Vehicular movement and directions are provided in accordance with **Figure 11**. Limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries.
- C3. All internal streets around the periphery of the site are to:
  - be single lane to a maximum width of 3.5m
  - limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries
  - · include pedestrian paths and landscaping
  - prioritise pedestrian and cyclist movement over vehicular movement
  - include a landscaped verge on both sides with extensive and co-ordinated tree plantings; and be generally in accordance with the indicative sections in **Figures 12 and 13**.





# Site Specific Controls

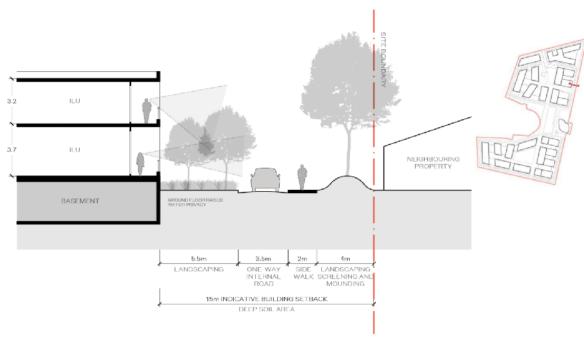


Figure 12 - Indicative eastern section

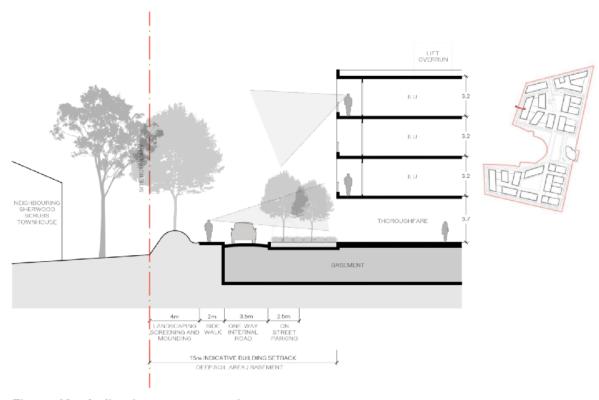


Figure 13 - Indicative western section

14



## Site Specific Controls

- C4. The pedestrian and cycle access network:
  - · is direct, accessible and easily identified by all users
  - includes signage for way-finding and advising of the publicly accessible status of the link and the places to which it connects
  - is integrated into the network design and includes furniture, facilities and materials of a high quality
  - is well lit and open to the sky for the entire length
  - · is clearly distinguished from vehicle access-ways
  - allows visibility along the length of the through site links
- C5. Street furniture is provided and includes a high quality, durable and co-ordinated selection of:
  - paving
  - seating
  - lighting
  - rubbish bins
  - signage
- C6. Provision is made to allow possible future connections from the site to adjoining properties to the east, west and south in accordance with Figure 11.
- C7. Street trees are to be provided on all streets and pedestrian links that:
  - · comprise a co-ordinated palette of climatically responsive species
  - · are robust and low-maintenance
  - are planted in a co-ordinated and formalised manner
  - increase the comfort of the public domain for pedestrians, including through the provision of shade in summer
  - enhance the environmental performance of the precinct by increasing opportunities for energy conservation

#### 14.7 Managing transport demand and parking

#### **Objectives**

- O1. Ensure that the transport demand generated by development is managed in a sustainable manner.
- O2. On-site car parking is provided at a rate that balances the need to provide for the convenience needs of residents and visitors while encouraging more sustainable forms of movement such as the public transport, walking and cycling.
- O3. On-site car parking is provided in a form that reduces overall building size and enables the creation of a positive relationship between buildings and the adjoining public domain, in particular through high levels of integration at the ground level.

#### **Development Controls**

- C1. All development applications are to include a 'Transport Impact Study' addressing the potential impact of the development on surrounding movement systems, where the proposed development comprises:
  - a. non-residential development of more than 1,000m2 GFA;
  - b. residential development of 100 or more new dwellings; or
  - c. likely to generate significant traffic impacts according to the consent authority.
- C2. Any development application is to include a site wide 'Green Travel Plan' to outline initiatives for walking,

15



# Site Specific Controls

- cycling and the use of public transport. The Green Travel Plan should address different transport needs and patterns for residential and non-residential uses.
- C3. Any development application is to include a 'Transport Access Guide', and a strategy for its future availability to residents, employees and visitors, to the Seniors Housing development.
- C4. End-of-trip facilities including showers and lockers must be provided to adequately service the number of bicycle parking spaces required for employees in the non-residential uses and are to be located close to the bicycle parking area, entry/exit points, and within an area of security camera surveillance preferably where there are such building security systems.
  - Note: Council will give consideration to granting a floor space exemption where the applicant demonstrates the provision of end of trip facilities within the residential and commercial components of the development.
- C5. On-site car parking is provided in accordance with Part A, Holroyd DCP 2013 and State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004.
- C6. All on-site car parking is provided within basements with the basement only protrudes a maximum of I m above ground level. Limited on-street parking is provided for pick up and drop off zones for residents and their guests adjacent to building entries.

#### 14.8 Environmental Performance

#### **Objectives**

- OI. To reduce environmental impact over the life cycle of a building.
- O2. To reduce the necessity for mechanical heating and cooling.
- O3. To enhance local biodiversity through the planting of diverse native plant species.
- O4. To promote renewable energy initiatives.
- O5. To reduce urban heat island effect by providing shading, trees, vegetation and selection of materials that deflect radiation from the sun.

#### Development Controls

- Ensure rain water is captured, stored and used for non-potable uses such as irrigation of landscaping.
- C2. Native planting to be incorporated in on-site landscaping.
- C3. Where possible, incorporate a dual water system that recycles grey water for toilet flushing and car washing.
- C4. Consideration should be given to utilising roof space for developing roof gardens (green roof).
- C5. Where appropriate biowalls (green walls) should be incorporated in the design of buildings.
- C6. Selection of sustainable materials should be considered as part of the future development, with a relatively positive impact on communities and the environment.
- C7. During demolition of existing structures; recycling or reuse of resources and waste management approaches should also be considered throughout development stages.
- C8. Materials should provide optimal insulation and address the reduction of urban heat island effect.

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 5 Social Impact Assessment



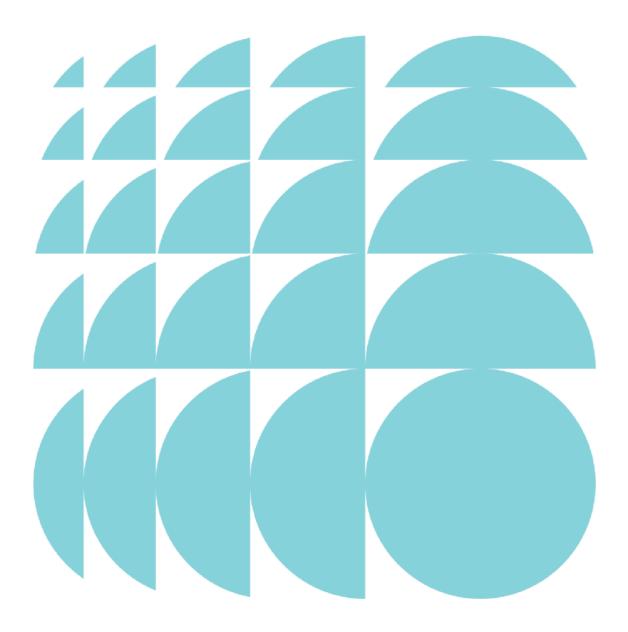
# ETHOS URBAN

#### Social Impact Assessment

Cardinal Gilroy Village 45 Barcom Street, Merrylands West Social Impact Assessment and social strategy directions for seniors living development

Submitted to Southern Cross Care

23 August 2019 | 2190517





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45 Barcom Street, Merrylands West | Social Impact Assessment | 23 August 2019

#### **Executive Summary**

This report provides a Social Impact Assessment and Social Strategy to support a planning proposal for a draft masterplan for the redevelopment of the Cardinal Gilroy Village seniors living development at 45 Barcom Street Merrylands West. The redevelopment is planned to renew the village as an expanded aged care and mixed-use development: "a modern and integrated community, offering contemporary retirement living opportunities."

The design of the scheme is intended to deliver a range of community benefits, both on-site and to the surrounding local community. This includes through planned delivery of new open space, a community centre, localised retail uses and other amenities that will be accessible to the broader community and provide opportunities for intergenerational interactions. The project will also provide for enhanced housing diversity and meet a need for increased supply of seniors housing in the local area.

#### Social Impact Assessment

This report assesses a range of impacts associated with the proposal – both during and post-construction – including impacts related to community character; health and wellbeing; access to social infrastructure; amenity during and post-construction, and community access to opportunity. It has been developed through a desktop review, a review of community consultation to date, site visit and targeted stakeholder engagement.

Arising from the assessment of social impacts, the report provides a social strategy setting out recommended directions for delivering social benefits associated with the proposal.

Key findings of the assessment reveal that the Cumberland LGA foresees major population growth over the next 20 years. A significant growth is anticipated for the population aged 55 and over and therefore there is a greater need to consider housing options and complementary facilities and services that cater for the ageing population.

There is an abundant supply of parks and recreational facilities within the local area however, a lack of community facilities within the walking catchment. There is expressed demand from the local community for more diverse gathering spaces, which are accessible yet peaceful, to stimulate greater social interaction among residents and visitors to the Village.

The assessment reveals the redevelopment has the potential to result in the following significant positive social impacts:

- The provision of a more diverse range of appropriate housing and aged care services to support residents of the Cumberland LGA. As a result, there will be increased opportunities for local residents to remain living in the area as they age.
- Potential for the improved Village layout to assist in encouraging clear delineation of spaces, pathways and
  access points, creating safer streets for local residents to move throughout, contributing to opportunities of
  increased health and wellbeing outcomes.
- Community benefits associated with the provision of additional community facilities through the redevelopment, with long term potential for these community spaces to be opened up for use by the wider Merrylands West community.
- Increased opportunities for social interaction through the provision of updated and well-designed spaces for informal gatherings, in a safe and aesthetically pleasing environment. The redesign will support enhanced community identity and connectedness.
- The positive social impacts associated with improved mental health and wellbeing for residents arising from the
  redesign. These relate to improved opportunities for social connections, reducing levels of isolation and
  loneliness. In addition, the redesign will lead to improved opportunities for walking throughout the village and
  neighbourhood, contributing to increasing health and wellbeing as a result of a more active community.
- Potential to enhance social connectedness with the community in the surrounding neighbourhood through the enhanced permeability of the site to its surrounds.

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45 Barcom Street, Merrylands West | Social Impact Assessment | 23 August 2019

Potential negative social impacts associated with the redevelopment have also been identified. These relate to potential safety and security fears of residents due to the additional access points created between the Village and immediate neighbours, potentially resulting in increased opportunities for crime and anti-social behaviour. An appropriate response is to ensure the final plans have regard to Safer by Design Principles. In addition, it is recommended that local events and activities are introduced to encourage social connections and build positive relationships between the Village residents and the surrounding community.

Construction and associated works may lead to short term noise, dust and vibration impacts for residents living within and around the Village. It is important that these construction impacts are appropriately managed through a Construction Management Plan and through engagement with existing residents. Mechanisms will need to be provided for residents and surrounding community members to give feedback and discuss concerns with relevant staff contacts, should issues arise. It is also recommended that construction updates are provided to residents regarding the construction plans, timeframes and activity stages.

#### Social Strategy

To maximise the significant social value to be delivered through this development, the following social strategy directions are proposed:

- · Deliver a socially inclusive, welcoming and accessible Village.
- Deliver a new, dynamic seniors housing and aged care Village, that supports the growth and ageing population
  of the Cumberland LGA.
- Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community.
- Deliver high quality infrastructure within the site to assist in supporting the wider community in the need for community centre facilities.
- Deliver access to opportunity and pathways for aging residents within the Cumberland LGA.

#### Social impact metrics

To ensure the social strategy directions are effective a series of measures have been proposed to monitor and manage the potential negative impacts and enhance the positive benefits of the development. The series of measures proposed relate to achieving success in the following social impact themes:

- Housing access and opportunities where residents can age in place and retain connections to their local
  communities. Measures address the long-term impact of the proposal on the rate and availability of seniors
  housing in the LGA.
- High quality social infrastructure where residents can have access to shared recreation and community spaces, with measures proposed to identify active use of spaces and services.
- Enhanced social connections with measures to identify the success of the development in enhancing connections for the wider community.
- Health and wellbeing, with measures to address healthy active lifestyles, security and safety and connectedness

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## 1.0 Introduction

This social impact assessment (SIA) has been prepared by Ethos Urban to support a planning proposal for a draft masterplan for the redevelopment of the Cardinal Gilroy Village at 45 Barcom Street Merrylands West.

This proposes an expanded seniors housing, mixed-use development of up to six storeys comprising:

- 460 Independent Living Units;
- 153 RACF beds;
- 62% open space, and;
- Retention of the location of the new community centre, which is currently being considered as a Development Application.

The Village will be managed by Southern Cross Care, an operator of Residential Aged Care Homes in NSW and the ACT for nearly 50 years. It will be managed in accordance with Southern Cross Care's vision, to enable older people to live life to the full, building communities and homes in locations that will encourage the strengthening of relationships, homelike environments and living independent lives.

This document provides an analysis of potential social impacts – both positive and negative – associated with the proposed development. Proposed responses to these impacts are outlined, with a view to enhancing benefits and mitigating negative impacts. In addition, consideration has been given to the key social drivers for the site, informing a social strategy narrative for the scheme.

## 1.1 SIA approach

This SIA supports the development application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (as amended). Division 4.3 of the *EP&A Act 1979* establishes the requirement for an assessment of social impacts as follows:

"In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

. . .

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality".

This SIA provides an assessment of the potential social impacts of the proposed development, including an analysis of the:

- · Strategic policy context, including relevant state and local government social strategies;
- Local social context, including the demographic profile of the area, local social infrastructure context and community character and outcomes of community consultation undertaken to date;
- Potential social impacts of delivering the proposed development at this location, including during construction,
- Opportunities for mitigation and enhancement measures for potential social impacts associated with the development.

The report has been developed primarily via a desktop review, however, some targeted engagement has informed the assessment, particularly in relation to the existing use of the site and local community needs.

As a whole of Cumberland Council DCP has not yet been prepared, the preparation of this Social Impact Assessment has given consideration to the former Holroyd City Council, Social Impact Assessment Policy (2012), and is consistent with these SIA objectives.

## 1.2 SIA Authors

Ethos Urban is Australia's leading national urban solutions company that blends design, economics, engagement and planning to create sustainable futures centred around human needs. Social strategy is at the heart of what



Ethos Urban does: creating urban environments that people love, delivering liveable places that truly enhance the quality of life, wellbeing and resilience for communities.

Our multidisciplinary experts are highly skilled in delivering complex policy, strategy, planning and development projects, influencing the development of our cities and regions to leave a lasting legacy.

This SIA has been prepared by Ms Allison Heller, Director Social Strategy and Engagement, and Ms Jo McClellan, Associate Director, Social Strategy and Engagement, both with relevant qualifications and experience in social planning and strategy practice. Allison has more than 20 years experience in urban and social planning/policy across the private and public sectors, specialising in housing policy and strategy development. Jo has over 17 years experience in social research, social planning and town planning in NSW, specialising in high level strategic advice in relation to planning and urban development strategies, and the development and review of social policy.

## 2.0 Site context

## 2.1 The site

The site is located at 45 Barcom Street, Merrylands West within the Cumberland LGA. It is identified as Southern Cross Cardinal Gilroy Village (CGV) – an aged care complex developed in 1973, which provides 236 independent living units with 24-hour emergency call systems and optional services, along with 123 RACF beds.

## Features the village include:

- Chapel;
- Community Room;
- · Hobby garden, and
- · Activity room.

The built form of the Village is currently characterised by a series of low-rise brick units, of which some have been detailed with personal landscaping touches by residents (see **Figure 1**). Most of the units are surrounded by grassy areas (some with seating arrangements) and spots of shade provided by the site's trees.

The Village provides regular events and functions at the on-site community centre (see **Figure 2**). Other communal spaces are located within the centre of the development. There is little foot traffic which contributes to a quiet and calm atmosphere.



Figure 1 Independent living units and central living units

Source: Ethos Urban



Figure 2 Seating area and Cardinal Gilroy Village Centre

Source: Ethos Urban.



Figure 3 Shading and seating and surrounding development

Source: Ethos Urban.

# 2.2 Surrounds

The Village is located in an established residential neighbourhood, which also provides social infrastructure including community facilities and schools.

Surrounding development is of a similar style and character to the existing Village (see **Figure 3**). The suburb of Merrylands West is predominately residential with low rise, detached dwellings which are typically one to two storeys. Newer and larger residential developments (in the form of detached housing) also feature throughout the neighbouring streets.

The site is proximate to a Youth off the Streets community facility run by a non-denominational community organisation, working for disadvantaged young people who may be homeless, drug dependent and/or recovering from abuse. This facility offers a learning centre, which was refurbished and opened in March 2019, and which provides education programs for children in need and those who have difficulties with school and family life.

Cerdon College, a Catholic Girls' Secondary School and Merrylands High School, a comprehensive high school, adjoin the site to the west. There is currently no access between the Village and these educational institutions.

The Merrylands Town Centre and nearby train station is within a 30-minute walking distance of the site (approximately 2.5km) and well-connected to it via the local public bus which serves the area (see Figure 5). The Town Centre is a bustling and popular part of town, featuring a range of culturally diverse retail offerings. Merrylands is the nearest train station, providing connections from the local area to both the Parramatta CBD and Sydney CBD.



Figure 4 Site locality, aerial Source: Nearmaps & Ethos Urban





Figure 5 Site context

Source: Ethos Urban

# 3.0 Proposed development

## 3.1 Description of proposed development

The draft masterplan proposes to redevelop the current Village as a mixed-use development of up to six storeys comprising:

- 460 Independent Living Units;
- 153 RACF beds;
- · 62% open space, and;
- Retention of the location of the new community centre, which is currently being considered as a Development Application.

The design is intended to deliver a range of community benefits – both to the on-site and surrounding local community. This includes potential delivery of open space, a community centre, localised retail uses and other amenities that will be accessible to the broader community and provide opportunities for intergenerational interactions.

The project is intended to meet the strong identified need for increased supply of seniors housing in the local area. It will also provide for enhanced housing diversity, through its proposed housing typology.

# 4.0 Strategic context

The following section identifies a series of social drivers for the scheme, based on a review of relevant state and local policies and strategies.

## 4.1 State and local policy drivers

The following state and local policies and strategies have been reviewed to inform this assessment:

- Central City District Plan (Greater Sydney Commission 2018)
- · Cumberland 2030: Our Local Strategic Planning Statement (Draft June 2019)
- City of Cumberland Community Strategic Plan 2017-27 (Cumberland Council 2017)
- Cumberland Disability Inclusion Action Plan Cumberland Shire 2017 2021
- · Community Engagement Report (Cumberland Council 2016)
- · Community Engagement and Participation Strategy (Cumberland Council 2018)
- · Greener Places Draft (The Government Architect 2017)
- Better Placed (The Government Architect 2017)

A comprehensive review of the strategic policy context for the development is available at Appendix A.

Table 1 Key themes of strategic policy review

Policy theme	Key implications for social impact assessment	Relevant documents
Liveability and socially sustainability	<ul> <li>In order to cater for the diverse population, a place-based and collaborative approach is required to enhance the liveability of the Cumberland LGA.</li> <li>There is a need to co-locate schools, health and aged care as well as sporting and cultural facilities to create more diverse built environments.</li> <li>Across the Cumberland LGA there is a priority to create a better sense of community. Residents want to feel proud of their neighbourhoods. This period of growth and change in the LGA should strengthen the existing fabric through the provision of community programs and facilities.</li> <li>Liveable places must be accessible to a diverse range of community members, including "older people and people with a disability" or "people of all ages and abilities". This requires accessible pedestrian paths and crossings, as well as inclusive and accessible council facilities and infrastructure.</li> </ul>	Central City District Plan (Greater Sydney Commission 2018) City of Cumberland Community Strategic Plan 2017-27 (Cumberland Council 2017) Cumberland Disability Inclusion Action Plan - Cumberland Shire 2017 – 2021 Community Engagement Report (Cumberland Council 2016)
A built environment which support the ageing	With Australia's ageing population, policy has shown the need to address opportunities and challenges arising and the need to account for the population's health and wellbeing, work and retirement arrangements as well as housing choices.  Places that support older residents must be accessible and well-connected to maintain the safety of residents, allow ease of movement, and to create spaces for socialising and recreational activities.	Central City District Plan (Greater Sydney Commission 2018).  Cumberland Disability Inclusion Action Plan — Cumberland Shire 2017 — 2021  Community Engagement Report (Cumberland Council 2016)
High quality community facilities and services which	Merrylands has a culturally diverse community.     Future development within the area should	Central City District Plan (Greater Sydney Commission 2018)



Policy theme	Key implications for social impact assessment	Relevant documents
are inclusive and culturally appropriate.	prioritise positive connections within the local community through the provision of local programs and services as well as high quality spaces which also reflect the needs of the community.  • Community engagement undertaken to inform the strategic direction of Cumberland Council has demonstrated the importance of maintaining community facilities. Clean, safe and well-maintained community facilities create pride in place, and a sense of ownership. This enhances wellbeing and connection.	City of Cumberland Community Strategic Plan 2017-27 (Cumberland Council 2017)  Cumberland 2030: Our Local Strategic Planning Statement (Draft June 2019)  Cumberland Disability Inclusion Action Plan - Cumberland Shire 2017 – 2021  Community Engagement Report (Cumberland Council 2016)
Affordable and diverse housing options.	The location, type and cost of housing has profound impacts on people's quality of life. With a growing population, it is important the Cumberland LGA provides housing opportunities which assist those who want to age in place.  Different residents have different needs and ways of living. A diversity of housing choices should be made available to cater for a wide range of cultural and socioeconomic backgrounds.	Central City District Plan (Greater Sydney Commission 2018)     Cumberland 2030: Our Local Strategic Planning Statement (Draft June 2019)
Safety and accessibility	A community priority of the Cumberland LGA is to create safe and accessible neighbourhoods. There is a need for improved equity of access to services and facilities, especially accounting for the higher than average proportion of people with a disability. Built environments need to be designed in a way that is connected, encouraging a greater cross-section of people to lead physically active and socially connected lives.  A transport network that supports residents who are older or experience disability needs to include paths and pedestrian crossings that are safe and integrated with public transport.  Residents who are older or experience disability are more vulnerable. Communal spaces should be designed to facilitate passive surveillance and ease of sight and movement.	Central City District Plan (Greater Sydney Commission 2018) City of Cumberland Community Strategic Plan 2017-27 (Cumberland Council 2017) Cumberland 2030: Our Local Strategic Planning Statement (Draft June 2019) Cumberland Disability Inclusion Action Plan - Cumberland Shire 2017 – 2021 Community Engagement Report (Cumberland Council 2016)
Open spaces that enhance social cohesion and mitigate the urban heat island effect.	Given rising temperatures and the urban heat island effect directly impacting Western Sydney, it is important open spaces are an integral part of development. As green and open spaces are also integral to community cohesion and social interaction, such spaces serve a multitude of functions.	Central City District Plan (Greater Sydney Commission 2018) City of Cumberland Community Strategic Plan 2017-27 (Cumberland Council 2017) Cumberland 2030: Our Local Strategic Planning Statement (Draft June 2019) Community Engagement Report (Cumberland Council 2016)

## 4.2 Seniors housing trends

## 4.2.1 Seniors housing policies and trends

As reported by the Productivity Commission, in a research paper addressing the Housing Decisions of Older Australians<sup>1,</sup> older Australians prefer to age in place, with assistance for home care less costly than that of residential aged care. *The quality and location of housing can influence the physical and psychological health and social engagement*<sup>2</sup> is therefore an important consideration in the allocation and development of new housing for an ageing population.

Many older individuals have formed attachments to their neighbourhoods or family homes, which provide a significant source of security and comfort. While it has been shown that housing and care needs change as a person ages, there is a significant period in the life of an older person where there is a need for comfortable living in a home where a person can be self-sufficient.

Many people will live in conventional housing for the majority of their life (up to the age of 90 years), with the capacity of a person to age in place determined by the appropriateness of the family home to their changing needs. The study found that many who move to age-specific accommodation do so much later in life.<sup>3</sup>

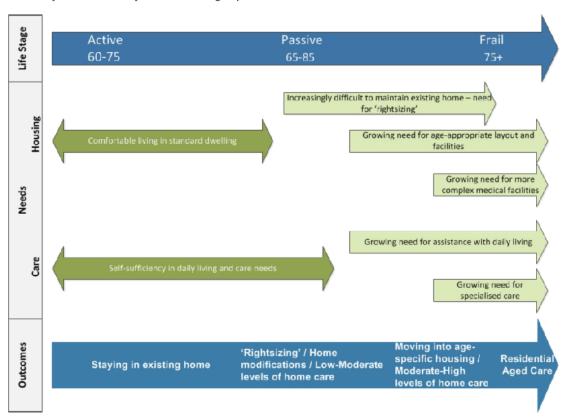


Figure 6 Housing and care needs

Source: Australian Productivity Commission. December 2015 Housing Decisions of Older Australians.

<sup>&</sup>lt;sup>1</sup> Commonwealth of Australia, Productivity Commission. 2015 Housing Decisions of Older Australians.

<sup>&</sup>lt;sup>2</sup> Commonwealth of Australia, Productivity Commission. 2015 Housing Decisions of Older Australians. P. 4.

<sup>&</sup>lt;sup>3</sup> Commonwealth of Australia, Productivity Commission. 2015 Housing Decisions of Older Australians.



Ageing in place at home can be enabled through ensuring that dwellings meet universal design principles, minimises fall, trip and injury risks for older people and that dwellings can be easily and cost-effectively adapted as residents' needs change.

Research by the Australian Catholic University<sup>4</sup> highlights the following important factors in ensuring that older people are able to move around their local area independently:

- High quality footpaths, which are both level and crack-free to minimise fall risks;
- Connected pedestrian networks, e.g. footpaths at the end of no-through roads;
- Slowing traffic in high pedestrian areas to improve safety;
- · Age-friendly street crossings that enable people who take longer to cross the road to do so safely;
- · Disabled access at public transport points;
- · Improving pedestrian amenity through creating rest spots and shade;
- Improving perceptions of safety, e.g. by ensuring that footpaths are well-lit and graffiti is removed.

Retirement Villages are designed to meet the needs of people aged 65 years and over, with independent living units a popular form of dwelling. However, figures show that the average age of a retirement living resident has increased to 81 years, with the average entry age being that of 75 years.<sup>5</sup>

Studies have found that residents within retirement villages often reflect the demographic of that of the surrounding area, with *income levels reflecting that of the average income level of older people in the immediate area.* The decision to move to a retirement village is identified as a lifestyle choice, where an individual or couple seek a sense of community in a safe and secure environment. Often the increased access to support services and maintenance of properties is an attractor. Community lifestyle and access to onsite facilities is attractive to people seeking to downsize or transition to a lower maintenance lifestyle.

Cardinal Gilroy Village services align with the trends in retirement village living, assisting people to age in a community setting, connected to their local area. With village services that include entertainment, social, lifestyle, and health at home the village lifestyle fosters a sense of community with the benefit of 24/7 emergency call systems.

## 4.2.2 Demand for residential aged care facilities

The proposed masterplan is designed to incorporate 153 RACF beds. In 2013, the Living Longer Living Better aged care reforms were passed into legislation in Australia to deliver more support and care at home, with additional residential care places, responding to the changing needs of older Australians. The passing of the reforms recognised there would be a growing longer-term need for higher care residential services in Australia.

Further, the prevalence of chronic diseases increases with age: as people age, they are more likely to suffer from multiple illnesses. The need for specialised care is forecast to increase dramatically over the next 50 years, with aged care providers required to assist in these specialised care needs.

The redevelopment of the Cardinal Gilroy Village is ultimately in keeping with the Living Longer Living Better aged care reforms and trends in the demand for retirement living and residential aged care. The proposed redevelopment will bring the Village up to current good practice standards and provide a positive outcome for residential care in the Merrylands area. Providing an aesthetically improved, safe and healthy physical environment will ultimately enhance quality of life for residents and the working environment for the Village staff.

 $<sup>^{\</sup>bf 4}\,\text{https://theconversation.com/eight-simple-changes-to-our-neighbourhoods-can-help-us-age-well-83962}$ 

<sup>&</sup>lt;sup>5</sup> Property Council of Australia. 2018 2018 Retirement Census Confirms Vertical and Service Trends.

<sup>&</sup>lt;sup>6</sup> Commonwealth of Australia, Productivity Commission. 2015 Housing Decisions of Older Australians. P.98.

<sup>&</sup>lt;sup>7</sup> NSW Government, 2017. Inquiry into the NSW retirement village sector.

## 5.0 Local social context

## 5.1 Key findings

The review of the local social context of the site highlights the following considerations for the proposed development:

- The Cumberland LGA foresees major population growth projected for the next 20 years. Between the ages of 55 to 85 and over, the 70 to 74-year age group is expected to experience the largest increase between 2016 and 2036 in Merrylands West.
- There will be a growing demand for good quality residential aged care facilities in Merrylands West and the Cumberland LGA, as the area is characterised by an ageing population. There will be a need to consider diverse housing options as well as high quality facilities and services which cater to the ageing population.
- Redevelopment of the Village is timely in terms of population ageing statistics, as the ageing population is expected to peak between 2034 and 2052.
- There will be a need to consider services and facilities that meet the needs of significantly older and higher needs people living with dementia and other chronic diseases (the age cohort that will experience the highest proportion of population increase between 2016 – 2036, is those people aged 85 years and over).
- There will be a continued need to provide culturally and linguistically appropriate facilities and services to residents in the Village, as the LGA is relatively culturally diverse compared to NSW.
- There is an abundant supply of parks and recreational facilities within Merrylands however there is a lack of
  community facilities within the walking catchment (and broader area). Such facilities are an integral part of
  communities, providing programs and services which mitigate feelings of loneliness across residents and
  encourage social cohesion.
- Community and stakeholder consultation has identified the need for diverse gathering spaces which cater to
  groups of different sizes. A connected and accessible community is a priority and so is the need for peaceful
  environments which stimulate social interaction.

## 5.2 Current community profile

This section provides an overview of the key demographic characteristics of the local community. It considers the population profile for the Merrylands West suburb and compares this to the Cumberland LGA and to Greater Sydney. The demographic data has been drawn from the Australian Bureau of Statistics (ABS) 2016 Census. The data analysed in this section provides a general overview of the local demographic characteristics as well as reflecting specific characteristics linked directly to an ageing population, older people and people with disability.

# Population and age structure

The estimated resident population of the Cumberland LGA grew by 11.8% between 2011 and 2016, from 192,291 residents in 2011 to 225,691 residents in 2016. 51.4% of the population were males, compared with 49.3% in Greater Sydney and 48.6% were females, compared with 50.7% in Greater Sydney.

Cumberland has a slightly younger age profile compared with Greater Sydney.

- The median age in Cumberland LGA is 32 years and Merrylands West is 35, compared with 36 across Greater Sydney.
- There is a lower proportion of residents under 60 compared with Greater Sydney as a whole:
  - 5.2% of people in Cumberland LGA and 5.9% of people in Merrylands West are aged 55-59 years, compared with 5.8% in Greater Sydney.
- There is lower proportion of residents under 70 compared with Greater Sydney as a whole:
  - 4.3% of people in Cumberland LGA and in Merrylands West are aged 60-64 years, compared with 5.0% in Greater Sydney.
  - 3.6% of people in Cumberland LGA and 4.6% of people in Merrylands West are aged 65-69 years, compared with 4.4% in Greater Sydney.



- There is a lower proportion of residents aged 70-85 compared with Greater Sydney as a whole:
  - 2.6% of people in Cumberland LGA and 3.1% of people in Merrylands West are aged 70-74 years, compared with 3.3%.
  - 2.0% of people in Cumberland LGA and 3.0% of people in Merrylands West are aged 75-79 years, compared with 2.4%.
  - 1.4% of people in Cumberland LGA and 2.7% of people in Merrylands West are aged 80-84 years, compared with 1.8%.
- There is a lower proportion of elderly aged 85 years and over within the Cumberland LGA and when compared
  with Greater Sydney as a whole. However, there is a higher proportion of elderly (aged 85 and over) within the
  Merrylands West area.
  - 1.5% of people in Cumberland LGA and 3.6% of people in Merrylands West are aged 85 years and over, compared with 2.0% in Greater Sydney.

The age structure of Cumberland LGA, in comparison with Greater Sydney, is shown in Figure 7.

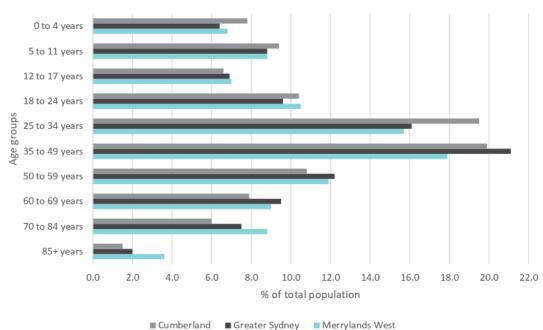


Figure 7 Age structure, 2016

Source: ABS Census 2016, compiled and presented by .id demographic consultants.

## Population change from 2011 to 2016

The Cumberland LGA has grown substantially from an estimated resident population of 193,238 in 2011 to 216,079 2016. For Merrylands West specifically, the population has grown from an enumerated population of 6,157 in 2011 to 6,543 in 2016. The age percentage increase and decrease are shown below for Greater Sydney, the Cumberland LGA and Merrylands West.

Table 2 Age structure 2011-2016 percentage change

Five year age groups (years)	Greater Sydney (percentage change 2011-2016)	Cumberland LGA (percentage change 2011-2016)	Merrylands West (percentage change 2011-2016)
0 to 4	-0.4%	-0.4%	-0.9%
5 to 9	0.1%	0.3	0.1%
10 to 14	-0.3%	-0.6%	-0.3%
15 to 19	-0.3%	-0.8%	-0.5%
20 to 24	0.1%	-0.1%	0.3%
25 to 29	0.1%	0.5%	-0.5%
30 to 34	0.4%	1.1%	1.4%
35 to 39	-0.2%	0.6%	-0.4%
40 to 44	-0.2%	0.2%	-0.8%
45 to 49	-0.3%	-0.5%	-0.7%
50 to 54	-0.2%	-0.3%	-0.1%
55 to 59	0.1%	0.1%	1.1%
60 to 64	-0.1%	-0.1%	-0.4%
65 to 69	0.6%	0.4%	1.4%
70 to 74	0.4%	0%	0.1%
75 to 79	0.1%	0%	-0.1%
80 to 84	-0.1%	-0.3%	0%
85 and over	0.2%	0.1%	0.5%

Source: ABS Census 2016, compiled and presented by .id demographic consultants & Ethos Urban

## Household and dwelling characteristics

The household profile of Cumberland is as follows:

- 41.4% of households in Cumberland LGA and 34.2% of households in Merrylands West are couples with children, compared with 35.3% of households across Greater Sydney.
- 18.4% of households in Cumberland LGA and 17.9% of households in Merrylands West are couples without children, compared with 22.4% of households across Greater Sydney.
- 11.8% of households in Cumberland LGA and 13.5% of households in Merrylands West are one parent families, compared with 10.4% of households across Greater Sydney.
- 17.1% of households in Cumberland LGA and 26.1% of households in Merrylands West are lone person families, compared with 20.4% of households across Greater Sydney.

Majority of dwellings in Cumberland LGA (55.4%) and Merrylands West (46.2%) are separate houses, slightly higher and lower (respectively) than the proportion of separate houses in Greater Sydney as a whole (55.0%). 24.7% of dwellings in Cumberland LGA and 30.0% in Merrylands West are medium density, higher than the proportion of medium density dwellings in Greater Sydney (20.3%). 18.7% of dwellings in Cumberland LGA and 23.3% in Merrylands West are high density, lower than the high-density dwellings in Greater Sydney (23.5%).

# Cultural and linguistic diversity

In 2016, 65.6% of residents in the Cumberland LGA spoke a language other than English at home, compared with 35.8% across Greater Sydney.

- 15.2% of residents in Cumberland LGA and 17.2% of residents in Merrylands West speak Arabic, compared with 4.0% of residents across Greater Sydney.
- 6.3% of residents in Cumberland LGA and 2.9% of residents in Merrylands West speak Mandarin, compared with 4.0% of residents across Greater Sydney.

- 4.5% of residents in Cumberland LGA and 2.2% of residents in Merrylands West speak Cantonese, compared with 2.9% of residents across Greater Sydney.
- 4.5% of residents in Cumberland LGA and 6.7% of residents in Merrylands West speak Persian/Dari, compared with 0.7% of residents across Greater Sydney.

In 2016, 52.2% of people living in Cumberland LGA and 44% of people in Merrylands West were born overseas, compared with 36.7% across Greater Sydney.

## Relative advantage and disadvantage

In 2016, the Cumberland LGA had an index of Relative Socio-Economic Advantage and Disadvantage (ISRAD) of 929, significantly lower than Greater Sydney's 1,018. Specifically, Merrylands central, east and west had an index of 914.9, 906.5 and 904.4 respectively. The suburb and broader LGA has a significantly higher level of disadvantage when compared to the rest of Greater Sydney, which scored 1,018. As shown in Figure 8, the Cumberland LGA is not homogenous, the area featuring pockets of both advantage and disadvantage. Specifically, for Merrylands most SA1 levels are categorised within the moderate to most disadvantage categories.



Figure 8 ISRAD score for site

Source: Australian Bureau of Statistics SEIFA 2016 & Ethos Urban

# Tenure and housing costs

In 2016, 24.5% of housing within the Cumberland LGA was fully owned, compared with 27.7% of housing within Greater Sydney. 38.5% of housing was rented, of which 7.1% was social housing, slightly higher when compared with 32.6% and 4.6% in Greater Sydney respectively.

For Merrylands West, 27.4% of housing was fully owned and 38.9% of was rented, of which 10.7% was social housing, significantly higher than Greater Sydney statistics.

## Weekly household income

In 2016, the medium weekly household income for Cumberland LGA was \$1,377 and for Merrylands West was \$1,135, significantly lower than Greater Sydney (\$1,745).

In 2016, household income quartiles indicate majority of the population's households fall within the lower income quartiles.

- 33.2% of households in Cumberland LGA and 33% of households in Merrylands West fall within the 'lowest' quartile group, compared with 25.5% of households in Greater Sydney.
- 25.3% of households in Cumberland LGA and 27.6% of households in Merrylands West fall within the 'medium lowest' quartile group, compared with 21.7% of households in Greater Sydney.
- 25.3% of households in Cumberland LGA and 24.4% of households in Merrylands West fall within the 'medium highest' quartile group, compared with 24.6% of households in Greater Sydney.
- 16.2% of households in Cumberland LGA and 14.9% of households in Merrylands West fall within the 'highest' group, compared with 28.2% of households in Greater Sydney.

#### 5.3 Forecast community profile

The following section describes the forecast community profile for the area, based on both forecasts that do not take account of the proposed development, and forecasts that reflect the growth and development associated with the proposed development.

## Forecast growth and development

According to NSW Department of Planning and Environment projections, the population of Cumberland LGA is forecast to grow from 217,450 residents in 2016 to 292,450 residents in 2036 (an increase of 34.5%).

The demographic mix of the Cumberland LGA is forecast to change significantly between 2016 and 2036. The largest percentage increase between 2016 and 2036 is forecast to be for residents aged 85 years and over, accounting for a 101.47% increase. Closely behind, residents aged between 80 to 84 years, accounting for a 92.4% increase. There is also significant population growth seen in those aged between 55 and 79. This growth is especially relevant to the suburb of Merrylands (see Table 3) for the ageing population snapshot for Merrylands West).

The average household size is expected to decrease from 2.89 (2016) to 2.74 (2036).8

The number of lone person households is expected to increase significantly from 13,750 in 2016 to 21,600 (2036), representing an 57.1% increase.

Table 3 Merrylands West age forecasts for 2016 to 2036

Age bracket	Merrylands West Increase (2016-2036
55 to 59	5.7%
60 to 64	29.5%
65 to 69	-2.6%
70 to 74	32.6%
75 to 79	24.6%
80 to 84	-11.1%
85 and over	-12.5%

A review of the forecast social context of the Cumberland LGA highlights the following considerations for the proposed development:

- The population of Cumberland LGA is forecast to grow by over a third. This will create significant housing
  demand within the area and will put pressure on the provision of housing which supports residents to age-inplace.
- Forecast statistics show the Cumberland LGA population is ageing, which will increase the demand for age
  appropriate housing and residential aged care facilities in the LGA over the next 20 years.

<sup>8</sup> NSW Department of Planning and Environment 2016, Population projections <a href="http://www.planning.nsw.gov.au/research-and-demography/demography/population-projections">http://www.planning.nsw.gov.au/research-and-demography/demography/population-projections</a>

- The increase in the number of people aged 55 and over will contribute to an increased demand for seniors
  housing and aged care facilities within the Cumberland LGA, as people seek to downsize their dwellings,
  seeking to age-in place.
- With significant cultural diversity in the local area, as well as being non homogenous in relation to levels of
  advantage and disadvantage, there will be a need to ensure housing is designed to meet the cultural and
  economic needs of the local residents.

#### 5.4 Local social infrastructure

A review of local social infrastructure has been undertaken to inform this SIA. This review has identified and mapped social infrastructure within a local catchment of 800m from the site, a distance equivalent to a 10-15 minute walk (refer to Figure 11). Social infrastructure has been grouped into the following categories:

- · Places of Worship;
- · Health Care;
- Child Care;
- Schools;
- Parks;
- · Recreation and Sport Facilities;
- Swimming Pools;
- · Aged Care facilities, and
- Local Community Centres.

There are no libraries or public community facilities within walking distance of the site.

This section also considers the accessibility of local retail precincts, along with transport infrastructure and access around the site

# Places of Worship

Greystanes – Merrylands West Anglican Church is within walking distance of the site, falling within the 800m radius.

# **Health Care**

Cumberland Council prioritises the distribution of youth, seniors and health services within close proximity of train stations, to ensure greater accessibility to the community. It is noted that Merrylands is to become the strategic centre for Cumberland, providing higher order services and facilities to meet the needs of the Cumberland area.

Holroyd Private Hospital falls just outside of the 800m radius. The Hospital contains a purpose-built day surgery, three operating theatres, recovery unit and medical/surgical ward including a High Dependency Unit (HDU) offering personalised patient care.

## **Child Care**

First Grammar Merrylands is located within the 800m radius of the site and Community Kids Merrylands Early Education Centre falls just outside of the 800m catchment.

# Schools

Multiple schools are located within the walking catchment of the site. Cerdon College (secondary school) and Merrylands High School are located within the 400m radius. Fowler Road School (primary and secondary school) and Merrylands Public School (primary school) are located within the 800m radius and are less than a ten-minute walk from the site.



Whilst the schools adjoin the site it is noted there is currently no access points that connect the sites, reducing connectivity between the residents within the Village and the educational institutions.

## **Parks**

Multiple parks varying in size are located close to the site. Barcom Street park and Todd Street Park are the closest parks located within the 400m radius. Cusack Street Park, Fowler Road Reserve, Leigh Street Park, Lawson Square, Ruth Street Park, Arcadia Street Park, Merrylands Remembrance Park, G E Briscoe Park and Martin Crescent Park are all located within the 800m radius.

The site is surrounded by two local parks. Barcom Street Park is the closest local park to the site (approximately a 2-minute walk) and is located within the residential grid, providing a through site link site to Wanda Street. Ruth Park is located on the main thoroughfare Kenyons Road and is surrounded by a predominately residential area. Both parks provide similar amenity, offering small playground areas with basic play equipment. Majority of the parks is grassland and limited seating is provided.





Figure 9 Barcom Street Park & Ruth Park

Source: Ethos Urban

Merrylands Park is the area's largest green space area, servicing the greater Cumberland LGA (see Figure 10) The park is located approximately 1.2 kilometres from the site and serves a multitude of functions for surrounding neighbourhoods. Some of the spaces provided include playing grounds for a variety of sports, tennis courts and Merrylands Swimming Centre.







## Figure 10 Merrylands Oval

Source: Ethos Urban

## **Recreation and Sport Facilities**

It is to be noted, the nearby recreational and sport facility (Coolibah Fitness Centre) is now permanently closed. Although there are no recreational and sport facilities located within the immediate walking catchment of the site, Merrylands Oval and the Merrylands Tennis Courts are located within Merrylands Park which is nearby to the site.

### **Swimming Pools**

Merrylands Swimming Centre is located within Merrylands Park which falls just outside of the site's 800m radius.

# Aged Care

Southern Cross Cardinal Gilroy Village and Southern Cross John Woodward Apartments provide the only aged care services within the area. The Village offers services and facilities which are exclusively used by residents. The closest nursing homes and aged care homes are located further to the west near Merrylands Road.

# **Local Community Centres**

The only community facility within the immediate local area is the Cardinal Gilroy Community Centre which is currently exclusively used by the residents of the Village.

#### Local Retail

There is a Super IGA located within 800m of the site.

## Transport and access

Currently the only way to access the site is via the Barcom Street main entry point (located to the east of the site) which is linked to Fowler and Kenyons Road. The internal local road network is restricted, featuring four cul-de-sacs and no proper circulation. Pockets of on street car parking is provided outside some residences and the parking bay outside the residential aged care facility is usually at maximum capacity given the high influx of visitors and employees.

The only form of public transport which directly serves the community is the 802 bus which is operated by Transport for NSW. There is no consistent timetable for the bus however services usually run between 20 and 30 minute intervals. The bus stop is located outside of the residential aged care facility and is a popular means of transport for residents, providing a connection to Parramatta and Liverpool via Green Valley. The service also provides a convenient means of transport for those wanting to access Merrylands Shopping Centre. The 802 bus service takes approximately six (6) minutes to arrive at Merrylands Shopping Centre and approximately eighteen (18) minutes to arrive at Parramatta (outside of Parramatta Station) from Cardinal Gilroy Village.



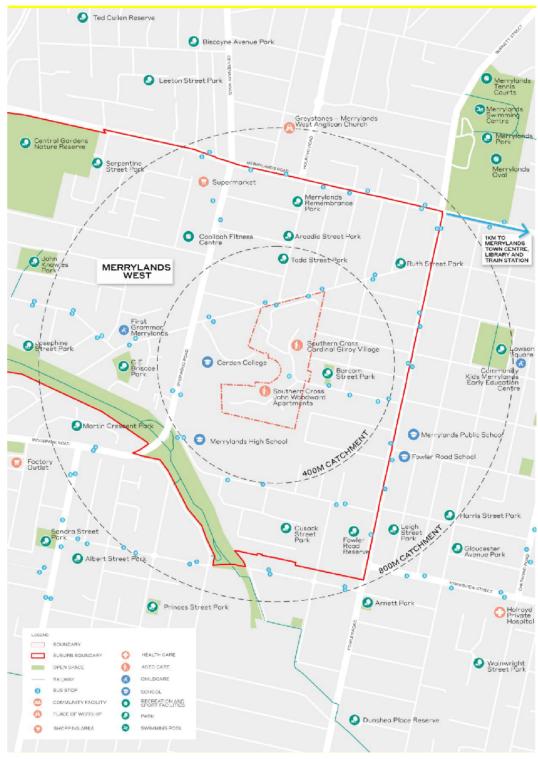


Figure 11 Social infrastructure map Source: Ethos Urban

# 6.0 Stakeholder and community engagement

## 6.1 Key findings

Community and stakeholder engagement undertaken to date has identified a range of community values, perspectives and aspirations to be taken into consideration through the design and planning of the proposed development:

- Design the community centre to locate smaller zones placed within a larger open room. This enables residents
  to undertake smaller group or independent activities in a social, communal environment.
- Develop an accessible network of paths and open space to ensure highly immobile residents can move easily through the village.
- Build a Chapel that is separated from other uses.
- · Create small private gardens to create a sense of ownership and privacy.
- · Ensure that there are larger communal areas for families and friends to gather.
- Ensure easy access to facilities and services, including health, technology and recreation.
- A built form that incorporates measures to alleviate the urban heat island effect experienced, particularly by older residents within the Cumberland LGA.
- Consider the needs of a culturally diverse population in the design of spaces, facilities and services.

## 6.2 Stakeholder and community engagement to date

Stakeholder and community engagement that has been undertaken to identify social trends and issues in the local area, and the needs and aspirations of the residents of Cardinal Gilroy Village residents. Desktop research of previous community and stakeholder engagement has been bolstered by a number of phone interviews with staff at Cumberland Council, Southern Cross Care, and Cardinal Gilroy Village.

A preliminary understanding of community and stakeholder needs and aspirations has been gained using the following methods and activities:

- Desktop review of the 'Residents Engagement Report' and communications material prepared by Straight Talk in 2015.
- · Phone interview with Altaf Shaikh, Property Development Manager, Southern Cross Care.
- Phone interview with Deborah Bennett, Village Liaison Officer Retirement Living, Cardinal Gilroy Village.
- · Phone interview with Louis Chen, Social Research Officer, Cumberland Council.

Information gathered by the above methods has helped to identify potential impacts to the social environment from the proposed development and their level of significance to the community and stakeholders. These consultation activities provide a context for a further discussion of the outcomes of the consultation process.

A summary of the views of the Community and key stakeholders are outlined in Table 4, over page. It is noted that further community and stakeholder engagement is planned in association with the public exhibition of the Planning Proposal.



## Table 4 Stakeholder and community engagement – key issues

## Community and Stakeholder Engagement - Key Issues

#### Social issues and trends in the local area

- The most significant social trend in Cumberland Council is growth is the population of asylum seekers, refugees and migrants.
- To meet the needs of this growing community, Cumberland Council is developing culturally specific social facilities and services that help new residents' transition into and integrate with their new community.
- · In Cumberland, many aged residents from culturally diverse backgrounds prefer to age in place.
- The Village is located within an area that is deficient in community services and facilities.
- The wider Cumberland Council area suffers the urban heat island effect, and this
  disproportionately impacts young people and aged people.

# Needs and aspirations of village residents

- Access to the natural environment, including birds, flowers, bush and water-features.
- A well designed and well-maintained community centre that enables communal activities and communal eating. There is a particular demand for passive recreational opportunities including Bingo, trivia and reading.
- Spaces (both indoors and outdoors) to gather with family and friends.
- A Chapel separated from other uses to meet the religious needs of residents.
- · An accessible network of paths and open spaces for a highly immobile resident population.
- Small private gardens to enhance a sense of ownership and to provide privacy for residents.
- Access to medical and health services, including disability services. Noted that residents currently
  have easy access to health care services and providers with the provision of a Village Bus to take
  residents shopping, access to Merrylands via the public bus from the Village, home care
  assistance, community wheels and visits from local businesses such as chemists and
  optometrists.
- Access to technology facilities and services, including internet access and training.
- A clear and transparent relocation and construction program.
- · A peaceful, quiet, relaxing, safe, happy and stimulating atmosphere.
- · A community and network of friends that are supportive and caring.

# 7.0 Social Impact Assessment

#### 7.1 Introduction

The following section describes the potential social impacts of the development – positive and negative – both during construction and operation.

It is noted that the social impacts of the development will be experienced differently by different parts of the community. Key affected communities include:

- · Future residents, workers and visitors to the proposed development;
- Local residents;
- Adjacent neighbours, and
- · Broader community in the locality.

It is also noted that this Social Impact Assessment has been developed primarily via a desktop review, also drawing on the outcomes of prior community consultation undertaken to date, and refined through targeted discussions with key stakeholders.

## 7.2 Impact assessment framework

This Social Impact Assessment provides a response to the intent, objectives and principles outlined in the International Association for Impact Assessment's (IAIA) International Principles for Social Impact Assessment guideline (2003). This framework has been applied to the identification, consideration and assessment of the social impacts associated with the proposed development.

The IAIA's SIA guidelines set out a series of principles to guide consideration of social elements, within the practice of environmental impact assessment. The document defines Social Impact Assessment as:

"The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment."

The document identifies eight key factors as a means of identifying, conceptualising and defining social impacts of a project, these being:

- · People's way of life: how they live, work, play and interact with each other on a day-to-day basis;
- · Their culture: in terms of their shared beliefs, customs, values and language or dialect;
- Their community: its cohesion, stability, character, services and facilities;
- Their political systems: the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose;
- Their environment: the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources;
- Their health and wellbeing: health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity:
- Their personal and property rights: particularly whether people are economically affected, or experience
  personal disadvantage which may include a violation of their civil liberties, and
- Their fears and aspirations: their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

This SIA responds to the intent, objectives and principles outlined by the IAIA. The social factors identified above have therefore guided the identification, consideration and assessment of the social impacts associated with the project.



As required by the former Holroyd City Council Social Impact Assessment Policy (2012), this SIA also specifically considers the following factors:

- Liveability (e.g. housing, recreation, open space, lifestyles, waste management, water and air quality, noise and dust);
- Community cohesion and connectedness;
- · Cultural traditions, shared beliefs and customs;
- · Health and wellbeing (physical and mental health, safety, personal and community aspirations), and
- · Human rights/participatory democracy.

## 7.3 Impact assessment

Table 5 over page sets out the assessment of the key potential social impacts of the development.

This includes an assessment of whether each of the identified social impacts are likely to be significant, with a description of the nature of the impacts and recommended responses – including enhancement or mitigation measures that may be taken.



Table 5 Social Impact Assessment

Social Impact Theme	Comment	Level of Significance	Mitigation/ Enhancement Measure
Population Change	The development will result in a permanent increase in the number of older persons living with the Merrylands West suburb.	The level of significance is considered to be of minor impact given initial engagement reveals there is low level reaction from current residents and neighbours. In addition, population forecasts reveal over the next 20 years there will be increased pressure within the Cumberland LGA to meet the needs of the ageing population. The increase in independent living units and RACF beds will assist in meeting this need.	It is considered appropriate to ensure effective relocation strategies are in place for existing residents within the Village to ensure a smooth transition from the current housing arrangements to the newly developed homes. It is also appropriate to ensure the Village can support and celebrate the cultural diversity of residents.
Housing	There are positive social impacts associated with the increased provision of more diverse range of appropriate housing and aged care services to support Merrylands West and Cumberland LGA residents.  The current demographic profile and forecast trend shows that Merrylands West has a higher proportion of people aged 70-84 and 84+ years, compared to the Cumberland LGA and Greater Sydney area. With increased demand for housing for seniors (particularly those aged 70-79 years) expected over the next 20 years.  The location of the Village allows for a greater number of older residents to meet many daily living needs within a community village that offers transportation networks to nearby shopping villages and services. It is likely that residents of the Village will align with the demographic profile of the local area, with many choosing to move to the redeveloped Village as a lifestyle choice, seeking a sense of community in a safe and secure environment.	This is considered to be a significant positive impact with a direct impact to the new local residents who chose to live in the redeveloped Village. The scheme will provide increased opportunities for local Cumberland LGA residents to remain living in the area as they age.	It is considered appropriate to ensure the housing is available to those residents in the local and broader LGA community, with interest in meeting the future demographic need for more age appropriate housing options.  To ensure the housing is integrated successfully with the surrounding area it is recommended design elements are adopted to ensure accessibility throughout the site.
Mobility and Access	It is acknowledged that accessible developments will assist in fostering inclusive communities, ultimately creating an environment that fosters healthy active living and greater health and wellbeing for local communities. The improved layout of the Village will assist in encouraging clear delineation of spaces, pathways and access	There is likely to be a high level of positive change to the layout of the dwellings as well as improved access to each dwelling through an altered street network. Therefore, the redevelopment is considered to have a major, positive benefit to the local community.	It is essential that any new accessways and connection points to the site are designed to enhance the connectivity to the surrounding neighbourhood.  It is recommended that newly developed private open spaces are clearly delineated from the semi-private and public spaces throughout.

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Social Impact Theme	Comment	Level of Significance	Mitigation/ Enhancement Measure
	points, safer street networks to allow for residents to feel safe and secure when navigating the Village.	Increased access points throughout the Village will allow for significant improvements in accessibility to the site, creating opportunities for new pedestrian pathways to connect to the surrounding neighbourhood.	
Community and Recreation Facilities and Services	The development may increase the need for community, cultural and recreation services and facilities as there will be an increase in the number of older persons living within the locality. However, it is understood that the redevelopment will allow for additional community spaces, accompanied by open green spaces, that will be dispersed throughout the Village. As a result there will be increased access to green space and facilities for all residents.	If the community spaces are well managed the impact on the Village residents and broader community is likely to be significant positive. To meet the needs of residents it is important that these spaces are well managed.  In addition, the redevelopment of the Village will see some improved communal open spaces for residents with provision for more informal meeting places to gather with friends and families, in a safe and secure, aesthetically pleasing environment.	Given the Village is to incorporate many more shared recreation spaces, a maintenance and management plan should be developed to ensure spaces, both public and semi-private are properly maintained and effectively used. This should cover all aspects of landscaping maintenance, cleaning and security provisions where necessary.
Cultural Values and Beliefs	The Merrylands West and Cumberland LGA has a diverse community, with higher representation of persons from non-English speaking backgrounds, compared to the Greater Sydney area.	This is considered to be minor significance. The development has potential to promote long term community diversity by allowing residents to relocate from within their local area, as their housing needs change.	Redevelopment of the Village may potentially enhance the cultural value of the local community, through provision of community services and events that support and celebrate the cultural diversity of the area.
	There will be a continued need to provide culturally and linguistically appropriate facilities and services to residents in the Village, as the LGA is relatively culturally diverse compared to NSW.  Cultural values include places, items or qualities of cultural or community significance. Significant meanings, reference points are provided for individuals and groups with the celebration of cultural values a key element in building strong and resilient communities.		It is recommended that culturally appropriate spaces are incorporated in and around buildings within the redeveloped Village.  The common areas are important spaces to swap information and meet and connect with people from other cultures. The incorporation of public art works to reflect the local community and celebrate cultural diversity is recommended.
Community Identity and Connectedness	Improved permeability and integration with the community at various scales will allow for greater exchange between residents, visitors and the general public. In particular, the three clearly defined types of spaces, public place, semi-public and private spaces, will allow for residents and visitors to interact and engage with shared amenities, as well as having smaller intimate spaces where residents can create their own identity.	This is considered to be a significant positive impact. The redevelopment will provide opportunities to enhance community identity and connectedness with improved communal spaces for residents.	Design concepts should ensure seamless transition of public and private spaces, ensuring the overall objectives of the redevelopment scheme are achieved.  The creation of shared spaces for residents is encouraged however, careful consideration should be given as to how these spaces are managed. In particular the use of the community centre, to ensure no one dominant group is the sole user of the space.

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Social Impact Theme	Comment	Level of Significance	Mitigation/ Enhancement Measure
	Increased opportunities will be supported through the redesign, with safe and connected pathways and linkages that attract pedestrians to gathering places throughout the Village.		Multiple uses of the shared spaces should be incorporated within the design concept, to allow a range of activities at one time.
Health and Wellbeing	The redevelopment of the Village will see positive social impacts associated with increased access to age-appropriate housing and high-quality aged care in the Merrylands West and Cumberland area.	operation. However, some negative impacts may be	It is important that opportunities to enhance physical activity and promotion of healthy lifestyles are sought. Appropriate design and use of communal spaces should be considered, taking into account the needs of the residents.
	Improved access throughout the site may lead to greater opportunities for social connections to be established amongst residents, and with neighbours. Social isolation and loneliness have a significant detrimental impact on health and wellbeing, and opportunities for increased connection are likely to enhance resident		Sustainability measures are to be considered throughout the design and management of the Village, with mature age trees retained complemented with new landscaping plans that increase the greening of new spaces throughout.
	wellbeing.  There are positive social impacts associated with opportunities for residents to maintain their independence as they age.		It is recommended construction impacts are appropriately managed through the Construction Management Plan. In addition, it is recommended that a mechanism for neighbouring residents is developed, to ensure feedback during construction can be given, and appropriate staff are able to be
	There are likely to be positive social impacts and health impacts associated with quality of housing and a Village designed to cater for ageing residents, ensuring there are increased opportunities for walking throughout the Village.		contacted to manage and discuss concerns with residents in the locality.  It is also recommended that construction updates are provided to residents regarding construction staging
	Construction and associated works will likely lead to increased noise, dust and vibration impacts to the local area, including residents already living within the Village.		activities.
	There may be potential social impacts that are negative, of increased traffic in the local area during the construction phase, with potential increased risks to pedestrian safety.		
Crime and Safety	Developments can increase or decrease safety, whether this is perceived or actual, as a result of the design and management. The redesign of	Potential for moderate negative impacts however, with appropriate mitigation measures and social strategies could reach a high positive.	Design elements of the redeveloped Village should have regard to Safety by Design Principles, including the provision of clearly defined access points,

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Social Impact Theme	Comment	Level of Significance	Mitigation/ Enhancement Measure
	the Village has potential to increase passive surveillance and contribute to improved natural security measures by residents and visitors. Increased activation of streets through redesign of the street network will contribute to an increased level of pedestrian foot traffic and consequently more activity and potential improved feelings of safety and security for local residents and visitors.		appropriate lighting to improve night time surveillance and minimise potential hiding spots throughout the site. It is also considered beneficial to introduce events and activities that will increase social connections and strong, positive relationships between neighbours.
	The increased connections created between the Village and nearby schools may contribute both to increased connectivity and improved social cohesion within the local neighbourhood. However, it could also be thought that the increased opportunities for people to access the site, may result in increased opportunities for crime and anti-social behaviour.		
Local economy and employment	The redevelopment of the Village is unlikely to increase or reduce the quantity and or diversity of local employment opportunities, temporarily or permanently.  The redevelopment of the Village has the potential to increase employment opportunities. An additional 30 staffing positions will be created as a result of the redevelopment.	Low positive and negative impact.	It is recommended that local businesses are encouraged to promote their services to new residents. The redevelopment of the site should promote local contracts for construction.
Needs of population groups	Given the cultural diversity within the local population and new resident population it is considered important for the vitality and success of the new development to incorporate design elements that celebrate and promote cultural diversity of the Merrylands West and Cumberland Community.	The proposal has opportunity to provide positive beneficial impacts to the local population, with design elements that cater to the needs of key population groups.	It is recommended that key aspects of the design include opportunities to celebrate diversity through the provision of appropriate public artworks throughout the new development.  Informal seating and gathering spaces are designed to encourage new residents to meet and interact and these spaces should be encouraged to be developed in a safe and inclusive way.

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# 8.0 Social Strategy

#### 8.1 Introduction

This social strategy has been prepared to assist in articulating the social benefits of the redevelopment of Cardinal Gilroy Village, and to identify and embed positive social outcomes that can be delivered through the project.

The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans and through stakeholder and community engagement outcomes identified in the Social Impact Assessment.

This strategy draws on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of Cardinal Gilroy Village

## 8.2 Key directions for delivering social outcomes through the scheme

The following social strategy directions are suggested to guide the development:

- · Deliver an inclusive, welcoming and accessible Village.
- Deliver a new, dynamic seniors housing and aged care Village, that supports the growth and ageing population
  of the Cumberland LGA.
- · Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community.
- Deliver high quality infrastructure within the site to assist in supporting the wider community in the need for community centre facilities.
- Deliver access to opportunity and pathways for aging residents within the Cumberland LGA.

These key themes and directions for the social strategy are explored in further detail below, and will inform subsequent refinement and delivery of the Cardinal Gilroy Village masterplan.

## Deliver an inclusive, welcoming and accessible Village

The masterplan is an opportunity to deliver a vibrant and activated Cardinal Gilroy Village that establishes a new, welcoming and inclusive destination for all members of the local community – not just residents of the Village. There are a number of strategies that can be explored to ensure that the Village is welcoming and accessible, including:

- Providing high quality spaces and urban design to enable social interactions between residents of the Village and surrounding neighbours, while ensuring that the safety of older residents is prioritised;
- Designing public spaces to align with CPTED principles including high quality design and ongoing
  maintenance to ensure that all residents feel safe to access open spaces and community facilities within the
  Village centre:
- Exploring opportunities for surrounding community service providers to utilise spaces within the Village for programming and events;
- Ensuring communal spaces are welcoming and accessible, including ensuring community services and facilities
  are accessible to disadvantaged, disabled or elderly members of the community, and;
- Designing spaces and connections that encourage healthy and active lifestyles, including for people
  experiencing limited mobility.



# Deliver a new, dynamic seniors housing and aged care Village, that supports the growth and ageing population of the Cumberland LGA

The redevelopment of Cardinal Gilroy Village is an opportunity to deliver a dynamic local heart for the seniors development, including through high quality design, activation, retail and community spaces that will enable social interactions and connections between new and emerging communities within Merrylands West, fostering social cohesion and intergenerational connection.

There are opportunities to enhance the activation of the site as a welcoming community meeting place for the broader neighbourhoods, for example, by enhancing connections to and through the site, by exploring provision of appropriate public artworks through the site and providing informal gathering and seating spaces.

# Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community

An activated, vibrant and permeable Cardinal Gilroy Village, with range of high quality communal and open spaces, a broader range of seniors housing options and social infrastructure will support the diversity and social sustainability of the Merrylands West community in the long term.

The benefits of delivering a seniors housing community at this site can be maximised by ensuring that residents, visitors and neighbours of all ages are able to interact and meet within communal spaces. To enhance opportunities to deliver a connected and cohesive community in the area, the following opportunities could be considered:

- Ongoing engagement and involvement of the surrounding Merrylands West and Cardinal Gilroy Village community in the planning process to ensure that urban design, housing and community facilities reflect community values and aspirations;
- Exploring opportunities to provide appropriate public artworks that celebrate local community identity and diversity;
- Providing informal seating and gathering spaces that encourage new residents to meet and interact and these spaces should be encouraged to be developed in a safe and inclusive way;
- In the longer term, exploring opportunities to enhance connections between Cardinal Gilroy Village and surrounding community organisations;
- Ensuring that social infrastructure delivered on the site is welcoming to a broad range of community members, regardless of income.

# Deliver high quality infrastructure within the site to assist in supporting the wider community in the need for community centre facilities

The redevelopment of the Village will incorporate additional shared recreation and community facility spaces.

There are opportunities to enhance community cohesion and social interaction while also meeting broader community needs for improved access to community facilities – for example, by collaborating with surrounding community service providers to undertake joint events and programming. Ensuring that community facilities within the Village are accessible and well-signposted will help to make them appropriate use.

# Deliver access to opportunity and pathways for aging residents within the Cumberland LGA

The redeveloped Cardinal Gilroy Village will deliver improved access to opportunity during both the construction and post-development phases. There may be opportunities to engage unemployed and underemployed Merrylands West residents in apprenticeship and lifelong learning programs related to construction (e.g. LaHC's Skills Exchange program), while expanded aged care services at this location will provide new employment opportunities in the local area.

An increased supply of seniors housing in this location will also provide pathways for aging residents within the Cumberland LGA to age in place and retain connections to their local communities.

# 9.0 Social impact metrics

Council's SIA policy suggests the development of metrics to measure the effectiveness of proposed SIA responses over time. The social strategy directions identified at Section 8 have informed the following proposed metrics:

Table 6 Social Impact Measures

Social Impact Theme	Outcome Area	Scope and Beneficiaries	Measure
Housing access and opportunity and pathways for aging residents.	Residents will be able to age in place and retain connections to their local communities. Seniors will have an improved supply of quality seniors housing within the Cumberland LGA that will be a secure and suitable place to live in a fit condition.	Individual Village residents, local Merrylands West community, broader Cumberland LGA.	Measure will include the longitudinal assessment of rate and availability of seniors housing within the Cumberland LGA. Measure will consider residents last place of residency, tracking long term connections to the local area. Measure will consider resident satisfaction through annual surveys targeting condition of buildings and spaces (private and publicly accessible), as well as required maintenance details.
High quality social infrastructure	Residents and broader community will have access to shared recreation and community facility spaces.	Individual Village residents, local Merrylands West community, broader Cumberland LGA.	Measure will include the assessment of number and type of activities held annually within community facility spaces within the Village. Measures will also include identification of surrounding service community providers who may be interested to book and use the space on an annual basis. Measure can incorporate a user evaluation assessment (every 5 years) identifying strengths and weaknesses of the community spaces provided.
Enhanced social connections and cohesive community	A connected and cohesive community, with enhanced connections for the wider community to internal spaces and social infrastructure.	Individual Village residents, local Merrylands West community.	Measure can include an annual assessment of engagement programs and activities undertaken by Cardinal Gilroy Village, that target both Village residents and the broader local Merrylands West Community.
Health and Wellbeing	Residents have healthy active lifestyles, with strong sense of security and safety and connectedness to residents and surrounds.	Individual Village residents.	Measure includes an assessment of long tern health conditions of residents, motivation and ability to live as independently as possible, with the on-going support to maintain that if necessary. Measure can also include an annual assessment of rates of accidents and emergency calls to the Village. Attitudinal assessment of sense of safety and security can be undertaken in addition to measures that assess the strength of community and individual resident connections.



# Appendix A - Social policy context

The following section includes a review of state and local policies, strategies and documents that articulate the desired social outcomes for the area. The following documents have been reviewed:

## Central City District Plan

## **Greater Sydney Commission 2018**

#### Purpose & vision

The Central City District Plan sets the strategic framework for the management of growth in the context of economic, social and environmental trends to achieve the 40-year vision for Greater Sydney, including the principle of a "30 minute city" in which all daily living needs (including employment, housing and social infrastructure) are accessible within 30 minutes by public and active transport. The document identifies Planning Priorities to achieve a liveable, productive and sustainable future for the District, and also identifies that suburbs such as Merrylands is rapidly growing and providing a diverse range of activity, services and jobs to a growing population.

The Plan identifies the need to respond to the opportunities and challenges of the ageing population and create urban environments which are designed to enable people of all ages and abilities to participate in community life. Furthermore, a focus on accessibility, inclusion and safety in the development of new neighbourhoods, public transport and transport interchanges, places and homes will be important for the health of ageing people within communities. As mentioned within the plan, the NSW Ageing Strategy 2016-2020, prepared by the NSW Department of Family and Community Services, addresses both the opportunities and challenges for the ageing population. Five priority areas have been identified:

- Health and wellbeing;
- Working and retiring;
- Housing choices; and
- Getting around and inclusive communities.

# Key actions

Under the theme of liveability, the District Plan recognises as the 2016 population of around 970,00 increases, it is ageing. By 2036, the number of residents over 65 years is expected to grow by 106% (an additional 122,100 people). In order to enhance the liveability of the Central City District, the plan has identified a place-based and collaborative approach is required, of which can be achieve by the following Planning Priorities:

- Planning Priority C3 Providing services and social infrastructure to meet people's changing needs
- Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities
- · Action 10c: co-locating schools, health, aged care, sporting and cultural facilities.
- Planning Priority C5 Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority C6 Creating and renewing great places and local centres, and respecting the District's heritage.

## Draft Cumberland 2030: Our Local Strategic Planning Statement

## **Cumberland Council 2019**

# Purpose & vision

The Cumberland draft LSPS responds to a number of key strategic documents, including the Cumberland Local Strategic Planning Statement, the GSC's 'A Metropolis of Three Cities' and Central City District Plan providing a basis for the LGA's economic, social and environmental land use needs over the next 10 years. By 2030, Cumberland will be supported as a vibrant and sustainable metropolitan area with a diverse land use mix that supports residents, visitors and workers. Council's plan is founded upon the following themes:

- Getting around access and movement;
- · Place and space for everyone housing and community;
- · Local jobs and businesses economy, employment and centres; and
- . The great outdoors environment and open spaces.



#### Draft Cumberland 2030: Our Local Strategic Planning Statement

## Key actions

The draft LSPS includes a number of key objectives that should be addressed in the redevelopment of Cardinal Gilroy Village. These include:

- Cumberland will be distinguished by its quality employment lands, diverse and inclusive town centres
  and urban areas supported by a network of green open spaces, activated streets and accessible
  community facilities;
- Excellent transport connections including better roads, transport services, walking and cycling links;
- . Focus on delivering diversity and affordability in the local housing markets; and
- Enhance biodiversity and achieve a progressive reduction in local energy and water consumption, and urban heat island effects.

### City of Cumberland Community Strategic Plan 2017-27

# **Cumberland Council 2017**

#### Purpose & vision

The Community Strategic Plan (CSP) is a ten-year plan defining its vision: welcome, belong, succeed.and priorities for the community. It provides direction for Cumberland Council's operations which are aligned directly to the community vision through the 6 strategic Goals and supporting activities. The following goals which apply to this social impact assessment are provided below:

- Goal 1: A great place to live This community priority reflects our wish to have better sense of
  community and an even more liveable and happy place to call home. This includes community programs
  and facilities that contribute to Cumberland being a great place to live, as well as those that celebrate
  our diversity and our young demographics.
- Goal 2: A safe accessible community This priority is reflects our community's importance on feeling safe around all areas of Cumberland, and the need for improved equality in access of services and facilities in the area. This outcome takes into account the higher than average proportion of people identifying as having a requirement for assistance due to a disability as well as current crime and road accident statistics.
- Goal 3: A clean and green community This priority area will ensure a strategic focus and approach on
  providing the community with appropriate green and natural space that is valued and maintained.

## Key actions

The following outcomes that are associated with this project include:

- Goal 1: A great place to live
  - To create positive connections within the local community through local programs and services which reflect the area's unique local identity.
  - Create high quality community facilities and spaces.
  - Encourage healthy and active lifestyles
- Goal 2: A safe accessible community
  - To create areas which are safe at all times
  - To create equal access to local services and facilities
  - Encourage Council operations to support a healthy community
- Goal 3: A clean and green community
  - Ensure Green and open spaces suit a variety of uses and help to mitigate health island effects.



#### **Cumberland Disability Inclusion Action Plan**

## Cumberland Shire 2017 - 2021

# Purpose & vision

The Disability Inclusion Action Plan is designed help Cumberland Council a place that provides opportunities for everyone to welcome, belong and succeed. This includes better access to services, facilities and employment opportunities; creating more liveable places and inclusive communities; recognising the rights and contributions of people with disability; and championing diversity in the Cumberland community.

The Disability Inclusion Action Plan provides a summary of the context of disability in Cumberland, outlines the outcomes of community consultation undertaken to inform the Plan, and includes detailed actions to achieve the following focus areas:

- Focus Area 1 Positive attitudes and behaviours;
- Focus Area 2 Liveable communities;
- Focus Area 3 Employment; and
- · Focus Area 4 Systems and processes.

## Key actions

The Plan recognises the importance of creating liveable communities for ageing and disabled residents. The following attributes of a 'liveable community' should be considered in the redevelopment of Cardinal Gilroy Village:

- Accessible transport;
- · Pedestrian paths and crossings;
- Parking and toilets; and
- Expanded council facilities and programs.

Other broader actions included within the Action Plan include:

- Create liveable communities through accessible transport, pedestrian paths and crossings, parking and toilets, as well as expanded council facilities and programs;
- Shape positive community attitudes and behaviours towards people with disabilities through raising awareness, building a community of respect, providing education and trainings, and by focusing on 'disability' and 'ageing' as distinct and separate services areas;
- Improve the accessibility and provision of council information and news including targeted communication with people who have a disability;
- Provide support to enable people with disabilities to attend council events; and
- Provide training, mentoring, volunteering and support programs to help people with disabilities gain
  employment.

# Community Engagement Report

## Cumberland Council 2016

#### Purpose & vision

The Community Engagement Report is a detailed record of the engagement undertaken by Cumberland Council to inform community and business planning documents, and to ensure that the community's priorities are reflected in Council's decision-making processes. The key themes arising from the community needs and aspirations raised during engagement were used to form the basis of the Cumberland Community Strategic Plan. The core values of the engagement process were:

- The public should have a say in decisions about actions that could affect their lives;
- · Public participation includes the promise that the public's contribution will influence the decision;
- Public participation promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers;
- Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision:
- · Public participation seeks input from participants in designing how they participate;
- Public participation provides participants with the information they need to participate in a meaningful way; and
- Public participation communicates to participants how their input will affect the decision.



#### Community Engagement Report

## Key actions

The Community Engagement Report reflected community needs and aspirations, with a number of these being of relevance to the redevelopment of the Cardinal Gilroy Village. Some of the key needs and aspirations that were raised as being particularly important included:

- · Sense of community and liveability of the area;
- Safety
- · Equality and access to infrastructure and services;
- Cleanliness;
- · High quality and a diverse range of green space; and
- Street trees.

## Community Engagement and Participation Strategy

## **Cumberland Council 2018**

#### Purpose & vision

The Community Engagement and Participation Strategy outlines how Cumberland Council plan to engage with their community and encourage and facilitate their participation in Council decision-making. The Strategy outlines the guiding principles and approach for ensuring the community has an opportunity to have their say in a meaningful way. The following objectives are outlined within the Strategy:

- Objective 1 Build capacity;
- · Objective 2 Inform and involve;
- Objective 3 Accountable and transparent; and
- Objective 4 Continuous improvement.

#### Key actions

Some of the key actions outlined within the Strategy include:

- · Continue to research our diverse community and what this means for community engagement.
- Work closely with community, stakeholders and staff to create a culture of genuine and relevant engagement, both within our organisation and the community.
- Create and promote inclusive opportunities for effective participation and collaboration for community members who live, work and play in Cumberland, and ensure our communities are engaged and informed.
- Show how community and stakeholder participation was used to inform and influence decision making by closing the loop. Council will lead with integrity and encourage innovation.
- Implement a continuous improvement program, incorporating community and stakeholder input, to develop a more open and participatory Council.

## Greener Places Draft

## Government Architect 2017

# Purpose & vision

The Government Architects have released the draft Greener Places, a document delivering the strategic approach for planning, design and management of green infrastructure as well as connected urban ecosystems across NSW. A summary as framed by the Government Architect is provided below.

Greener Places is an overarching schema for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its part.

The vision:

Our vision is for a network of well-planned Green Infrastructure that will make NSW more attractive, better connected, healthier and more resilient.

The principles of green infrastructure as outlined within the document include:

- Principle 1 Integration;
- Principle 2 Connectivity;
- Principle 3 Multifunctionality; and
- Principle 4 Participation.

The document outlines that the physical and mental benefits of the natural environment to society are well known and documented.



## Better Placed

## Government Architect 2017

# Purpose & vision

Better Placed was released in 2017 by The Government Architect. The document responds to the concerns of communities and those involved in the development of NSW's built environments, outlining the impact of poorly designed neighbourhoods and the opportunities to develop new spaces and places where people work, live and play. A summary as framed by The Government Architect is provided below.

Better Placed confirms our collective wishes for the future design of our infrastructure, architecture, and public spaces, and endorses the power of design to enable a better and resilient future for our communities

The document lists a series of 'good design outcomes' which are as follows:

- Objective 1 Better fit;
- Objective 2 Better performance;
- Objective 3 Better for community;
- Objective 4 Better for people;
- Objective 5 Better working;
- Objective 6 Better value; and
- Objective 7 Better look and feel.

The document acknowledges Australia has an ageing population and outlines the role design analysis and research in shaping the lives of the population, creating spaces which are human focussed and equitable.

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 6 Economic Impact Assessment





# CARDINAL GILROY VILLAGE MERRYLANDS WEST

**Economic Impact Assessment** 

Prepared for Southern Cross Care September 2019





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### INTRODUCTION

This report presents an independent assessment of the need and demand for a proposed retail facilities as part of the mixed-use redevelopments of Cardinal Gilroy Village in Merrylands West. The report also considers the likely economic impacts that would result from retail and complementary non-retail component of the proposed development.

The proposal is referred to as Cardinal Gilroy Village or the subject site throughout the remainder of this report.

This report is structure and presented in five (5) sections as follows:

- Section 1 reviews the regional and local context of the subject site, in addition to the proposed development scheme and planning context.
- Section 2 details the trade area likely to be served by retail facilities at the site, including current and
  projected population and retail spending levels over the period to 2036. A review of the socio-economic
  profile of the trade area population is also provided.
- Section 3 summarises the current and future competitive retail environment within the surrounding region.
- Section 4 outlines an assessment of the sales potential for proposed retail and complementary non-retail
  facilities at the redeveloped site and provides an assessment of the range of economic impacts, both
  positive and negative that may result from the development at the subject site.
- Section 5 outlines the conclusions or key findings of this report.





### EXECUTIVE SUMMARY

Key Points to note regarding the demand and market potential for retail and complementary non-retail facilities at the proposed Cardinal Gilroy Village development, include:

- The proposed mixed-use development is located at Merrylands West, within the Cumberland Council Local Government Area (LGA), some 25 km west of the Sydney Central Business District (CBD).
- ii. The suburb of Merrylands West is an established residential area located to the east of Betts Road and south of Merrylands Road.
- iii. The Cardinal Gilroy Village site enjoys a high-profile and easily accessible location that is well-positioned to serve the local community. The existing facility is now proposed for a significant redevelopment, which includes:
  - Retirement Living: a total of 460 independent living units are planned. These dwellings are anticipated to house a resident population of approximately 757 persons.
  - Aged Care: an aged care facility including some 155 beds.
  - Retail/Commercial: a total of 1,480 sq.m of retail and complementary non-retail floorspace is
    planned across the ground and first floors of Buildings A and B. The range of retail and commercial
    uses to be provided is likely to vary, including retail specialty floorspace, medical suites and the
    like.
- iv. The defined Cardinal Gilroy Village main trade area population is currently estimated at 23,570 (2018) and is projected to increase to 27,670 by 2036, representing an average annual growth rate of around 0.9%.
- v. The socio-economic profile of main trade area residents reflects an established, lower-income, traditional family-based population, with a slightly higher proportion of overseas born persons. With the proposed redevelopment of the Cardinal Gilroy site, the population and socio-economic profile of residents will to continue to evolve, including an increase in the number of aged persons (over 65 years) on-site.
- vi. Local residents would likely have a strong affinity with convenience-based retail facilities within close proximity of their place of residence.





- vii. There are currently no full-line supermarkets provided across the main trade area, with Merryway Shopping Centre comprising the only supermarket-based offer, namely a Supa IGA of approximately 1,700 sq.m. The centre is located some 800 metres north of the subject site along Sherwood Road.
- viii. A small collection of food catering operators is also provided along Sherwood Road and includes key national tenants McDonalds, Pizza Hut, KFC and Subway. In this respect, there is a very limited provision of retail floorspace provided across the main trade area and, in particular, close proximity of the subject site.
- ix. There are currently no competitive retail developments planned throughout the main trade area, with key developments beyond the main trade area of limited competitive relevance and unlikely to impact the projected sales or viability of proposed retail floorspace at subject site
- x. The main trade area is currently significantly underprovided in terms of doctors, with estimated demand for some 25 GPs currently served with a provision of just nine doctors. Compounding this, the additional population within the main trade area over the forecast period, at around 4,100 persons, would demand up to five additional doctors.
- xi. The proposed retail component of the development is projected to record retail sales of \$6.3 million in 2021/22 (constant 2019-dollar terms), with key impacts as follows:
  - The largest impact in dollar terms would be on the Merrylands Town Centre, at some \$2.9 million or around 0.6%. At these levels, impacts would not affect the viability of any retail facilities.
  - The next highest impact (at around \$0.6 million) is expected to occur on Merryway Shopping
    Centre, with most of this impact to fall on the Supa IGA supermarket at the centre. In percentage
    terms this equates to an impact of around 3.8%, well within the normal competitive range. A similar
    impact of \$0.6 million or less than 0.1% is projected to occur on the expanded Westfield
    Parramatta.
  - All other projected impacts on represented centres are below \$0.6 million, or 0.6% of respective centre sales.
  - Around \$0.8 is likely to be made up of small impacts on a range of other retail facilities within and (primarily) beyond the main trade area that are not currently represented in this analysis.
- xii. Overall, the proposed retail component of the Cardinal Gilroy Village development would not impact on the viability or continued operation of any retail facilities or specialty shops within the main trade area or the surrounding region.





- xiii. Projected retail sales of \$6.3 million for the retail development would make up around one year of retail sales growth for the main trade area (excluding inflation), with future population growth offsetting competitive impacts.
- xiv. With regard to impacts likely to arise from medical and other complementary health uses at the site the existing under provision of such facilities, as well as demand generated by new residents at the site would indicate that impacts are likely to spread farther afield and across a range of different facilities. Like the retail component however, impacts would not affect the viability of any one medical or complementary facility in the local area or broader region.
- xv. It is the conclusion of this report that a substantial net community benefit would result from the proposed retail and commercial component of the Cardinal Gilroy Village redevelopment. Offsetting the trading impacts on some existing retailers, there are very substantial positive impacts including the following:
  - Significant improvement in the range of retail, medical and other facilities that would be available
    to local residents, particularly for the aged population that will occupy the site.
  - The proposed development would improve choice of location and allow for price competition. The
    inclusion of a full-line supermarket would represent the only such offer within the defined main
    trade area.
  - The addition of retail and complementary non-retail facilities at the subject site would also result in
    the retention of spending currently being directed to other facilities (often at or surrounding major
    shopping centres) situated beyond the trade area, thereby reducing the need for local residents to
    travel further afield for these needs.
  - The offer will enable the development to serve the growing population and associated demand for additional retail floorspace, medical services and the like.
  - The creation of additional employment which would result from the project, both during the
    construction period, and more importantly, on an ongoing basis once the development is complete
    and operational. In total, some 134 jobs are likely to be created both directly and indirectly as a
    result of the retail and commercial component of the Cardinal Gilroy Village development alone
  - This includes a number of youth employment opportunities with retail developments generally employing a large number of younger staff.
- xvi. It is concluded that the combination of the substantial positive economic impacts serve to more than offset the trading impacts that could be anticipated for a small number of existing facilities throughout the broader region. Further, the impacts would not threaten the viability of any existing facilities.





# 1 LOCATION & PROPOSED DEVELOPMENT

This section of the report reviews the regional and local context of the Cardinal Gilroy Village site and provides an overview of the proposed development scheme.

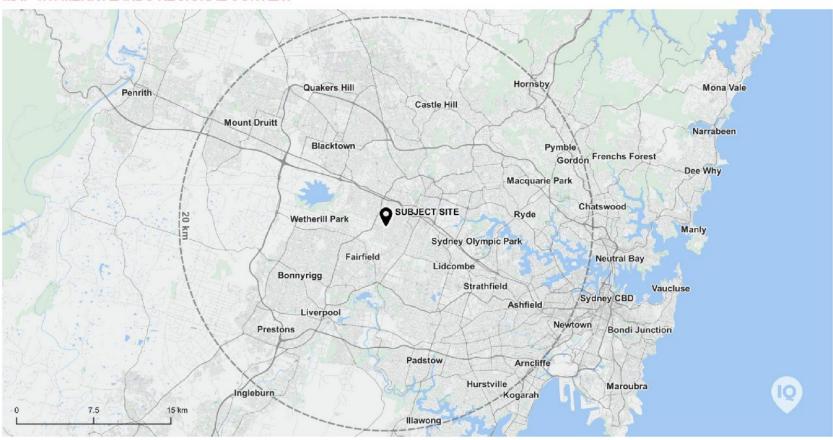
### 1.1. Regional & Local Context

- Merrylands West is a suburb of Greater Western Sydney, located some 25 km from the Sydney Central Business District (CBD) and within the Cumberland Council Local Government Area (LGA) (refer Map 1.1).
- The suburb of Merrylands West is an established residential area located to the east of Betts Road and south of Merrylands Road.
- iii. Southern Cross Care currently own and operate Cardinal Gilroy Village at 45 Barcom Street in Merrylands West, which is provided south of Kenyons Road and adjacent to a range of community facilities. Kenyons Road is a major east-west local route through the suburb, connecting Sherwood Road and Fowler Road.
- iv. The subject site is also served by several bus routes which generally run between Paramatta and Merrylands. Merrylands train station is located around 2 km to the east of the subject site.
- v. Map 1.2 illustrates the local context of Cardinal Gilroy Village, with key points to note including:
  - Merrylands High School is located to the immediate south of the site.
  - The Youth Off the Streets community organisation is provided to the adjacent west of the site.
  - Cordon College also shares the western border of the site.
  - There is limited dedicated retail floorspace within the surrounding area, with the nearest concentration being at Merryway Shopping Centre, some 800 metres to the north-west of the site, along Sherwood Road. A small collection of retail shops is also located within this precinct.
  - Other land surrounding the site generally comprises established residential dwellings, while light-industrial and commercial uses are generally provided farther to the south-west.
- vi. Overall, the Cardinal Gilroy Village site enjoys a high-profile and easily accessible location that is well-positioned to serve the local community.





#### MAP 1.1. MERRYLANDS REGIONAL CONTEXT





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#### MAP 1.2. - LOCAL CONTEXT





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# 1.2. Proposed Development

- Southern Cross Care owns and operates Cardinal Gilroy Village at 45 Barcom Street in Merrylands West. The existing village includes a total of some 238 Independent Living Units (ILUs), and a 135 aged care beds.
- ii. The existing facility is now proposed for a significant redevelopment, which has been planned since 2013. The current masterplan for the site is illustrated in Figures 1.1 1.2. As shown, the proposed development would be provided across three key areas namely the Northern, Central and Southern precincts. A total of 19 buildings are planned within the development across up to six storeys.
- iii. Table 1.1 provides a summary of the indicative yield of the development by usage, which is described as follows:
  - Retirement Living: a total of 460 independent living units are planned, including 93 onebedroom units, 348 two-bedroom units and 19 three-bedroom units. These dwellings are anticipated to house a resident population of approximately 757 persons.
  - Aged Care: an aged care facility is planned as part of Building B in the Northern Precinct and will include some 155 beds.
  - Retail/Commercial: a total of 1,480 sq.m of retail and complementary non-retail floorspace is planned across the ground and first floors of Buildings A and B, facing Kenyons Road.
    - The range of retail and commercial uses to be provided is likely to vary, including retail specialty floorspace, medical suites and the like.
- iv. The redeveloped site will also include a range of residential dwellings and aged care places, a new road network, public open space and community facilities, characterised by modern design that responds to the needs of existing and prospective residents.
- v. Complementing the development, the proposed mixed-use component at the Northern Precinct would offer a high degree of customer amenity and convenience, easily accessible for the local population and similarly characterised by a high-level of design.





TABLE 1.1. CARDINAL GILROY VILLAGE MASTERPLAN COMPOSITION

	Block	W	Precinct		Units	Est.
Metric	(ref.)	Northern	Central	Southern	(no.)	Residents
Reitrement Living Units						
1 Bed	A - M	•	•	•	93	93
2 Bed	A - M	•	•	•	348	626
3 Bed	A - M	•	•	•	<u>19</u>	38
Total					460	757
RAC Facility						
Beds	В	•			155	155
Community Facilities						
Floorspace (sq.m)	М	•			1,993	-
Retail Floorspace						
Floorspace (sq.m)	A & B				1,480	828

Source: Southern Cross Care

FIGURE 1.1. CARDINAL GILROY VILLAGE CONCEPT PLAN





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FIGURE 1.2. CARDINAL GILROY VILLAGE CONCEPT PLAN - NORTHERN PRECINCT





# 1.3. Planning Context

- i. Based on the Holroyd Local Environment Plan (LEP) 2013 (last updated 3 May 2019), the subject site is currently zoned R2 - Low Density Residential (refer Figure 1.5). The objective for R2-zoned land is as follows:
  - To provide for the housing needs of the community within a low-density residential environment.
  - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
  - To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.
- ii. While only home occupations are currently permitted without consent, various uses are permitted with consent on R2-zoned land, including key uses such as centre-based childcare facilities; community facilities; health consulting rooms and more.
- Zoning regulations such as these have the potential to limit the range of prospective retail and non-retail floorspace that could be approved at the subject site. These regulations have been considered, however, for the purposes of this assessment, the supportability and impacts of prospective retail floorspace at the subject site are based on projected demand, the emerging needs of the local community and other economic considerations.



#### FIGURE 1.3. HOLROYD LOCAL ENVIRONMENT PLAN 2013 ZONING







# 2 TRADE AREA ANALYSIS

This section of the report outlines the trade area likely to be served by the proposed retail facilities at the subject site, including current and projected population and retail spending levels. The socio-economic profile of the trade area population is also reviewed.

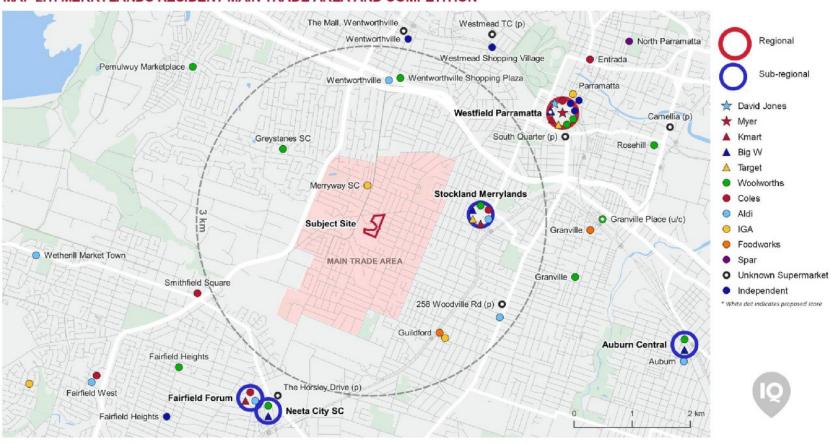
#### 2.1. Resident Trade Area Definition

- The trade area for the proposed retail facilities at the Cardinal Gilroy Village site has been defined considering the following.
  - The scale and composition of proposed retail facilities at the development;
  - The provision of existing and proposed retail facilities throughout the region;
  - Regional and local accessibility;
  - The pattern of urban development;
  - Significant physical barriers such as rivers and major roads;
- ii. Map 2.1 illustrates the defined main trade area for the proposed development, which bounded by Hilltop Road in the north, Chetwynd Road in the east, Loftus Road in the south and Fairfield Road in the west. This is the area from which retail facilities at the subject site would draw the majority of customers.





#### MAP 2.1. MERRYLANDS RESIDENT MAIN TRADE AREA AND COMPETITION





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# 2.2. Trade Area Population

- i. Tables 2.1 details the main trade area current and projected population by sector. This information is sourced from the following:
  - The 2011 and 2016 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS);
  - New dwelling approval data sourced from the ABS over the period from 2011/12 2018/19 (refer Chart 2.1). An average of 163 new dwellings were approved within the main trade area over this period;
  - Population projections prepared at a small area level by SAFi by Forecast id;
  - Investigations by this office into new residential developments in the region.
- ii. The Merrylands West main trade area population is currently estimated at 23,570 in 2019.
- iii. As outlined previously in Section 1.2 of this report, the redevelopment of the subject site is anticipated to yield a resident population of around 912 persons. This would represent a net additional or around 262 persons on the subject site alone from 2021/22.
- iv. As a largely established residential area, the majority of population growth throughout the main trade area is projected to occur through residential infill. This includes medium density developments such as the redevelopment of the former Guildford Pipehead facility that is currently underway along Palmer Street and is planned to yield some 192 residential units (350 persons) over the period to 2026.
- v. The continued development of medium density dwellings is generally in keeping with recent trends throughout the broader region, with multi-level unit developments expected to continue occurring throughout R3 (Medium Density) and R4 (High Density) residential zoned land, in particular to the immediate north of the subject site.
- vi. Overall, the main trade area population is projected to increase to 27,670 by 2036, representing an average annual growth rate of around 0.9% or some 241 persons per annum.



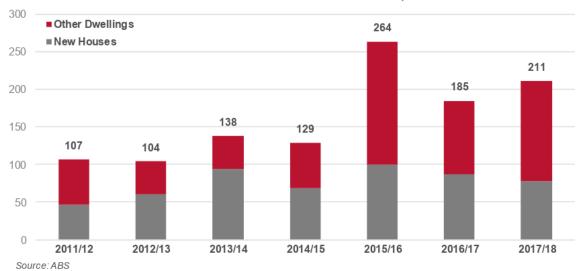


TABLE 2.1. MERRYLANDS MAIN TRADE AREA POPULATION, 2011 - 2036

Population	Ac 2011	tual 2016	2019	2021	Forecast 2026	2031	2036
Main Trade Area	20,750	22,670	23,570	24,170	25,670	26,670	27,670
Average Annual Change (N	o.)	Actual 2011-16	2016-19	2019-21	Forecast 2021-26	2026-31	2031-36
Main Trade Area		384	300	300	300	200	200
Average Annual Change (%	<b>)</b>	Actual 2011-16	2016-19	2019-21	Forecast 2021-26	2026-31	2031-36
Main Trade Area		1.8%	1.3%	1.3%	1.2%	0.8%	0.7%
Syd Metro		1.9%	1.5%	1.5%	1.3%	1.2%	1.0%
Australian Average		1.7%	1.4%	1.4%	1.4%	1.3%	1.2%

All figures as at June and based on 2016 SA1 boundary definition. Sources: ABS; SAFi by .id

#### CHART 2.1. MAIN TRADE ARE NEW DWELLING APPROVALS, 2011/12 - 2018/19



Cardinal Gilroy Village Merrylands West Economic Impact Assessment September 2019



#### 2.3. Socio-economic Profile

- i. Table 2.2 summarises the socio-economic profile of the Merrylands West main trade area population compared with the Sydney metropolitan and Australian benchmarks. This information is based on the 2016 Census of Population and Housing, with key points to note including:
  - Residents within the main trade area typically earn average per capita and household incomes that are lower than the benchmark.
  - The average age of residents across the trade area is slightly younger than the benchmarks.
  - Some 65.7% of households within the main trade area own their own home, in-line with the Sydney average of 64.7%.
  - There is high proportion of overseas born residents, representing 43.5% of the population, as compared with the Sydney benchmark of 38.1%.
  - The main trade area comprises a high proportion of traditional families (i.e. couples with dependent), as compared with the Sydney benchmark.
- ii. In summary, the socio-economic profile of the Merrylands West main trade area population generally reflects an established, lower-income, traditional family-based population, with a slightly higher proportion of overseas born persons.
- iii. Table 2.3 provides a comparison of the key socio-economic changes within the main trade area over the 2011 – 2016 Census periods, with key points to note including:
  - The average age of the main trade area population decreased (i.e. getting younger).
  - Per capita and average household income levels increased in-line with the benchmark.
  - The proportion of traditional family households increased slightly faster than the benchmark.
- iv. With the proposed redevelopment of the Cardinal Gilroy site, the population and socio-economic profile of local residents will to continue to evolve, including an increase in the number of aged persons on-site.
- Local residents would likely have a strong affinity with convenience-based retail facilities within close proximity to their place of residence.





TABLE 2.2. MAIN TRADE AREA SOCIO-ECONOMIC PROFILE, 2016 CENSUS

Characteristics	Main TA	Syd Metro Average	Aust Average
Income Levels		-	
Average Per Capita Income	\$28,197	\$42,036	\$38,500
Per Capita Income Variation	-32.9%	n.a.	n.a.
Average Household Income	\$87.047	\$115.062	\$98,486
Household Income Variation	-24.3%	n.a.	n.a.
Average Household Size	3.1	2.7	2.6
Age Distribution (% of Pop'n)	5.1	2.7	2.5
Aged 0-14	21.5%	18.6%	18.5%
Aged 15-19	6.7%	6.0%	6.1%
Aged 20-29	15.4%	15.0%	13.9%
Aged 30-39	14.7%	15.6%	14.0%
Aged 40-49	12.0%	13.8%	13.6%
Aged 50-59	11.7%	12.2%	12.8%
Aged 60+	18.0%	18.9%	21.2%
Average Age	36.1	37.6	38.6
Housing Status (% of H'holds)			
Owner/Purchaser	65.7%	64.7%	67.9%
Renter	34.3%	35.3%	32.1%
Birthplace (% of Pop'n)			
Australian Born	56.5%	61.9%	72.9%
Overseas Born	43.5%	38.1%	27.1%
• Asia	15.0%	18.6%	10.7%
• Europe	5.8%	7.7%	8.0%
Other	22.7%	11.8%	8.4%
Family Type (% of Pop'n)			
Couple with dep't children	51.0%	48.8%	45.2%
Couple with non-dep't child.	11.0%	9.2%	7.8%
Couple without children	14.3%	20.2%	23.0%
Single with dep't child.	9.8%	8.0%	8.9%
Single with non-dep't child.	5.6%	4.1%	3.7%
Other family	1.4%	1.2%	1.1%
Lone person	6.9%	8.5%	10.2%

Sources: ABS Census of Population and Housing 2016





TABLE 2.3. MAIN TRADE AREA SOCIO-ECONOMIC CHANGES, 2011 - 2016

		rylands MTA		•	etro Benchr	
Characteristics	2011	2016	Change (%)	2011	2016	Change (%)
Income Levels						
Average Per Capita Income	\$25,554	\$28,197	10.3%	\$36,941	\$42,036	13.8%
Average Household Income	\$75,669	\$87,047	15.0%	\$99,586	\$115,062	15.5%
Age						
Average Age	36.5	36.1	-0.9%	37.2	37.6	1.1%
Birthplace (% of Pop'n)						
Australian Born	59.9%	56.5%	-3.4%	63.7%	61.9%	-1.7%
Overseas Born	40.1%	43.5%	3.4%	36.3%	38.1%	1.7%
Household Size & Structure						
Average Household Size	3.0	3.1	4.3%	2.7	2.7	1.5%
Couple with dep't children	50.1%	51.0%	0.9%	48.2%	48.8%	0.6%
Housing Status (% of H'holds)						
Owner/Purchaser	70.2%	65.7%	-4.5%	67.4%	64.7%	-2.7%
Renter	29.8%	34.3%	4.5%	32.6%	35.3%	2.7%

Sources: ABS Census of Population and Housing 2011 & 2016





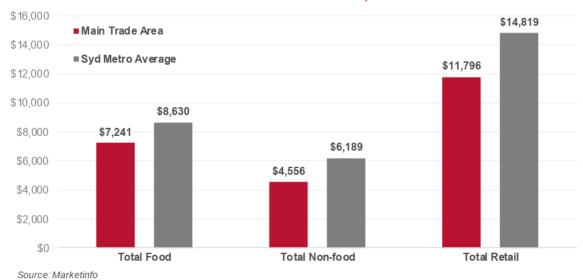
### 2.4. Main Trade Area Retail Expenditure Capacity

- The estimated retail expenditure capacity of the main trade area population is based on information sourced from MDS Market Data Systems. MDS utilises a detailed micro-simulation model of household expenditure behaviour for all residents of Australia.
- ii. The MDS model takes into account information from a wide variety of sources, including the regular ABS Household Expenditure Survey, National Accounts Data, Census Data and other information. MarketInfo estimates used in this analysis are based on the 2016 release, benchmarked against the latest National Accounts Data, released by the ABS. All figures presented in this report are in constant 2019 dollars and include GST.
- iii. Charts 2.2 2.3 illustrates the retail expenditure levels per person across the main trade area, as compared with the Sydney metropolitan average. As shown, total retail expenditure per capita for main trade area residents is generally below the Sydney benchmark.
- iv. Main trade area retail expenditure is currently estimated at \$279.8 million and is projected to increase to \$373.1 million by 2036, representing an average annual growth rate of 1.7% of \$5.5 million per year (refer Table 2.3). All figures presented in this report are in constant 2019 dollars and include GST.
- v. The average annual retail spending growth rate of 1.7% reflects the following:
  - Real growth in retail spending per capita of 0.5% annually for food retail and 1.0% for non-food
    retail over the period to 2035/36. This is in-line with the national averages. Real growth in retail
    spending refers to the increase in retail sales consumption of a household adjusted for changes
    in prices.
  - Main trade area population growth of around 0.9% per annum over the period to 2036.
- vi. Table 2.3 also presents a breakdown of retail spending by key commodity group, indicating the largest spending market is food and liquor at \$132.4 million, representing 47.3% of the total retail spending market.





#### CHART 2.2. AVERAGE PER CAPITA RETAIL SPENDING, 2018/19



#### CHART 2.3. AVERAGE PER CAPITA RETAIL SPENDING, 2018/19

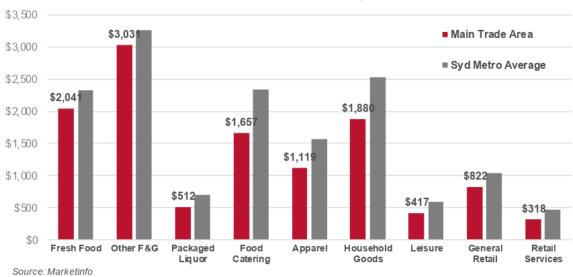






TABLE 2.4. TRADE AREA RETAIL EXPENDITURE, 2019 - 2036

Y/E June	Food & Liquor	Food Catering	Apparel	H'hold Goods	Leisure	General Retail	Retail Services	Total Retail
2019	132.4	39.3	26.5	44.6	9.9	19.5	7.6	279.8
2020	134.8	40.2	27.1	45.6	10.1	19.9	7.7	285.5
2021	137.1	41.1	27.7	46.6	10.4	20.4	7.9	291.2
2022	139.5	42.0	28.4	47.7	10.6	20.8	8.1	297.0
2023	141.9	43.0	29.0	48.7	10.8	21.3	8.3	302.9
2024	144.3	43.9	29.6	49.8	11.1	21.8	8.4	308.9
2025	146.8	44.9	30.3	50.9	11.3	22.3	8.6	315.1
2026	149.0	45.8	30.9	51.9	11.5	22.7	8.8	320.6
2027	150.9	46.6	31.5	52.8	11.7	23.1	9.0	325.6
2028	152.8	47.4	32.0	53.8	11.9	23.5	9.1	330.6
2029	154.7	48.3	32.6	54.7	12.2	23.9	9.3	335.7
2030	156.7	49.1	33.2	55.7	12.4	24.4	9.4	340.9
2031	158.7	50.0	33.7	56.7	12.6	24.8	9.6	346.1
2032	160.7	50.9	34.3	57.7	12.8	25.2	9.8	351.3
2033	162.6	51.7	34.9	58.7	13.0	25.7	9.9	356.6
2034	164.7	52.6	35.5	59.7	13.3	26.1	10.1	362.1
2035	166.7	53.6	36.2	60.8	13.5	26.6	10.3	367.5
2036	168.8	54.5	36.8	61.8	13.7	27.0	10.5	373.1
Expenditure Grow	th							
2019-2021	4.7	1.8	1.2	2.0	0.5	0.9	0.3	11.4
2021-2026	11.9	4.7	3.2	5.3	1.2	2.3	0.9	29.4
2026-2031	9.7	4.2	2.8	4.8	1.1	2.1	8.0	25.4
2031-2036	10.1	4.5	3.1	5.1	1.1	2.2	0.9	27.1
2019-2036	36.4	15.2	10.3	17.2	3.8	7.5	2.9	93.3
Average Annual G	rowth Rate							
2019-2021	1.8%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.0%
2021-2026	1.7%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	1.9%
2026-2031	1.3%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.5%
2031-2036	1.2%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.5%
2019-2036	1.4%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.7%

\*Constant 2018/19 dollars & Including GST Source : Marketinfo





# 3 COMPETITIVE ENVIRONMENT

This section of the report reviews the competitive retail environment within which the proposed development at Merrylands West would operate, in order to assist with the assessment of likely trading impacts for the development on other facilities. The previous Map 2.1 illustrates the location of surrounding competitive retail centres, with these centres summarised in Table 3.1.

**TABLE 3.1. COMPETITIVE CENTRES** 

Centre	Shopfront GLA (sq.m)	Anchor Tenants	Dist. From Site (km)
Regional Shopping Centres			
Westfield Parramatta	137,800	Myer (28,727), David Jones (12,905), Target (8,438), Kmart (6,592), Woolworths (4,177), Coles (2,637),	4.0
Sub-regional Shopping Centres			
Merrylands Town Centre	78,300		
Stockland Merrylands	58,300	Big W (8,444), Kmart (7,814), Target (6,088), Woolworths (3,800), Coles (3,634), Aldi (1,491)	1.8
• Other	20,000		
Fairfield Town Centre	<u>59,100</u>		
Neeta City SC	21,300	Big W (6,574), Woolworths (3,840)	4.5
Fairfield Forum	17,800	Kmart (6,960), Coles (3,045), Aldi (1,600)	4.8
• Other	20,000		
Auburn Central	17,868	Big W (7,159), Woolworths (3,650)	8.0
Supermarket Based Shopping F	acilities (within	ı 5 km)	
Merryway SC	2,566	Supa IGA (1,700)	8.0
Greystanes SC	6,005	Woolworths (1,626)	2.4
Aldi - Wentworthville	1,783	Aldi (1,783)	2.5
Wentworthville Shopping Plaza	6,391	Woolworths (3,851)	2.7
Aldi - Guildford	1,730	Aldi (1,730)	3.7
Supa IGA - Guildford	1,290	Supa IGA (1,290)	4.1
FoodWorks - Guildford	900	Foodworks (900)	4.1
Smithfield Square	3,779	Coles (2,850)	4.2

Source: Australian Shopping Centre Council Database, Location IQ Database



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# 3.1. Regional Shopping Centres

- i. Regional Shopping Centre include one or more department stores and are higher order non-food retail facilities that have a wider draw. The Parramatta Central Business Area (CBA) currently includes the major regional shopping facilities for Greater Western Sydney and is located some 4 km to the northeast of the subject site.
- ii. The largest component is Westfield Parramatta (137,772 sq.m), which is based on Myer and David Jones department stores, Kmart and Target discount department stores as well as Woolworths and Coles supermarkets. The centre includes some 460 specialty shops and 26 mini-major tenants, reporting Moving Annual Turnover (MAT) of \$848.6 million. This centre is now planned for expansion as detailed in Section 3.4.

# 3.2. Sub-regional Shopping Centre

- iii. Sub-regional shopping centres contain at least one discount department store and generally at least one supermarket. There are currently no sub-regional shopping centres within the main trade area, with the nearest sub-regional facilities, including:
  - Stockland Merrylands is anchored by Big W, Kmart and Target discount department stores, as
    well as Woolworths, Coles and Aldi full-line supermarkets. The centre is provided across a total
    GLA of some 58,300 sq.m and is located 1.8 km east of the subject site. The shopping centre
    anchors the Merrylands Town Centre precinct, which also includes a range of strip-based
    shopfronts along Merrylands Road, Pitt Street and McFarlane Street (south of the centre).
  - The Fairfield Town Centre contains an estimated 59,100 sq.m of retail floorspace, anchored by two enclosed sub-regional shopping centres, namely Neeta City Shopping Centre and Fairfield Forum. Neeta City Shopping Centre encompasses some 21,300 sq.m of lettable floorspace and is anchored by a Big W discount department store and Woolworths supermarket. Fairfield Forum includes Kmart, as well as Coles and Aldi supermarkets across a total centre GLA of 17,800 sq.m. A range of additional retail strip shopfronts are also provided within the precinct.
  - Auburn Central comprises a Big W discount department store and Woolworths supermarket across some 17,868 sq.m of total retail floorspace. The centre is located approximately 8 km to the south-east of the subject site.
- iv. Given the location of competitive facilities in the surrounding area, particularly larger non-food based shopping centres, such as those above and Westfield Parramatta, it is likely that a significant proportion of the non-food spending of main trade area residents both now and in the future will be directed to these larger facilities.





### 3.3. Supermarket Based Centres

i. Supermarkets are typically defined in court and planning documents as:

"Grocery and dry goods stores of at least 500 sq.m, with smaller stores classified as foodstores."

- ii. A major full-line supermarket is the largest format of supermarket, generally totalling 3,200 sq.m or larger and catering to the full grocery shopping needs of customers. These large format stores are typically operated by major chains such as Woolworths and Coles
- iii. There are currently no full-line supermarkets provided across the main trade area, with Merryway Shopping Centre comprising the only supermarket-based offer, namely a Supa IGA of approximately 1,700 sq.m. The centre is located some 800 metres north of the subject site along Sherwood Road.
- iv. A small collection of shopfronts is also provided along Sherwood Road (surrounding the Supa IGA site) and includes key tenants as follows:
  - Food retail: a butcher and patisserie.
  - Food catering: A range of food catering operators including key national tenants McDonalds,
     Pizza Hut, KFC and Subway, as well as a handful of independent takeaway offers.
  - General Retail: a chemist.
  - Retail services: a hairdresser.
  - Non-retail: a dentist, petrol station, automotive store, TAB and hotel.
- v. In this respect, there is a very limited provision of retail floorspace provided across the main trade area and, in particular, in close proximity to the subject site.
- vi. Beyond the main trade area, the nearest supermarket facilities include:
  - Greystanes Shopping Centre, which is anchored by a non-full line Woolworths supermarket (1,626 sq.m) and is provided some 2.4 km north-west of the subject site.
  - Wentworthville Shopping Plaza, which includes a full-line Woolworths of 3,851 sq.m, across a
    total centre GLA of 6,391 sq.m. A freestanding Aldi supermarket is also provided at
    Wentworthville, some 2.7 km north of the subject site.
- vii. Additional supermarket-based retail offers are each located more than 3.5 km from the site and are of little competitive relevance.





# 3.4. Proposed Developments

- i. There are currently no competitive retail developments planned throughout the main trade area, with key developments beyond the main trade area including:
  - Stockland Merrylands was previously planned for expansion through a mixed-use component (Merrylands Court) that would comprise 500 units, as well as additional restaurants and cafes in a laneway precinct. The project is understood to be deferred.
  - A planning application is currently being prepared for Merrylands Village, which will be anchored
    by a full-line Coles supermarket (4,065 sq.m) and specialty shops (3,097 sq.m) as part of a
    mixed-use development.
  - A planning proposal has been approved for Merrylands Village, a mixed-use development at
    the former John Cootes Furniture site along Woodville Road. The development is planned to
    comprise a Coles supermarket of some 4,065 sq.m and retail specialty floorspace of up to 3,097
    sq.m.
  - Westfield have concept approval for an additional level of retail of 32,000 sq.m and an office tower at Parramatta. The retail floorspace is planned to include the addition of Big W, the relocation and expansion of the existing Woolworths supermarket and the addition of around 11,000 sq.m of mini-major and specialty shops.
  - South Quarter (Gateway South Parramatta) has development approval for 2,143 sq.m of retail floorspace as part of a mixed-use development. For the purposes of this report, no supermarket is assumed at the site.
  - Big W have announced store closures at Neeta City Shopping Centre and Aubum Central, with the respective stores assumed to backfilled by alternate retail offers over time.
- ii. Overall, these future retail developments are of limited, if any, competitive relevance given their distance from the subject site and proposed composition. These developments are unlikely to impact the projected sales or viability of proposed retail floorspace at subject site.





#### **TABLE 3.2. FUTURE RETAIL COMPETITION**

Name	Additional Retail GLA (sq.m)		Status	First Full Year	Distance from Site (km)
Beyond the Main Trade Area					
Stockland Merrylands (Merrylands Court)	8,230	Laneway food catering precinct	Deferred	n.a.	1.8
422 - 428 Guildford Rd	n.a.	3 x spec. shops as part of mixed-use development	Planning	n.a.	3.2
Merrylands Village	7,162	Coles (4,065 sq.m) & spec. shops (3,097 sq.m)	Planning Proposal	n.a.	3.9
Westfield Parramatta	31,495	Big W (8,263 sq.m), relocated Woolworths (4,781 sq.m), mini-majors (4,412 sq.m) & spec. shops (6,679 sq.m)	DA Approved	2020/21	4.0
South Quarter	2,143	Possible small supermarket	DA Approved	2022/24	4.0
Neeta City	n.a.	Big W to close. Backfill of floorspace likely.	n.a.	n.a.	4.5
The Horsley Drive Mixed Use Dev.	2,397	Supermarket (716 sq.m) & Spec. Shops	DA Approved	2022/23	4.7
Auburn Central	n.a.	Big W to close. Backfill of floorspace likely.	n.a.	n.a.	8.0

Source: Location IQ Database

#### 3.5. Medical Facilities

- i. Typically, successful medical centres are situated within high profile locations, either along main roads or within proximity to a retail/commercial centres or transport node. Thereby facilities receive maximum exposure to passing traffic, but more importantly, are easily recognisable and accessible for the surrounding local population.
- ii. Map 3.1 illustrates the location and size of medical facilities within the surrounding region. As shown, there is currently a limited provision of medical facilities within the defined main trade area. The nearest concentration of medical offers is located within and surrounding Stockland Merrylands, some 2km east of the subject site.
- iii. A total of nine doctors are currently provided across four practices within the main trade area. In Australia, as a rule, 11 doctors are provided for every 10,000 persons, indicating the main trade area population would currently demand some 25 doctors.
- iv. Table 3.3 provides a snapshot of the number of Australian Institute of Health and Welfare (AIHW) workers across the relevant Statistical Area 3 (SA3), with a focus on medical and ancillary-related professions. The site is provided within the Merryland-Guildford SA3, which (as shown) has an underprovision of all health professions (per 10,000 persons) based on the latest available data.
- Chart 3.1 illustrates general practitioner and specialist attendances per person for the Merrylands-Guildford SA3, as compared with the national benchmark (2016/17).
- vi. As shown, residents of the Merrylands-Guildford SA3 attend a general and specialist medical professionals with greater frequency than national averages. This indicates that demand for such services is higher than the comparable benchmarks.



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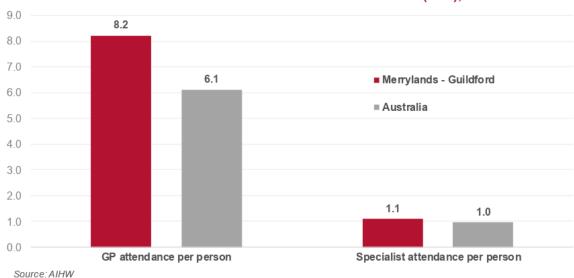


- vii. Overall, there is evidence to suggest that there is an existing undersupply of medical and ancillary services within the main trade area and broader region (SA3). This is compounded by the higher-thanaverage level of demand for such facilities generated by local residents.
- viii. Medical centres can range in size from (depending on the number of doctors and services offered) and often co-locate with complementary wellbeing or retail facilities such as podiatry, chiropractic, optical and counselling clinics, chemists/pharmacies and other services.

TABLE 3.3. AIHW HEALTH PROFESSIONALS PROVISION (SA3) 2016/17

Practitioners	Health Prof. in SA3 (Employed no.)	Health Pro SA3	ofessionals per 10,000 NSW	persons AUS
Chiropractors	15	0.9	2.0	1.9
Dental Practitioners	73	4.5	7.8	8.1
GP's	133	8.3	12.0	12.4
Nurses and Midwives	553	34.3	114.8	130.4
Occupational Therapists	29	1.8	6.3	6.7
Optometrists	26	1.6	2.1	2.0
Pharmacists	124	7.7	9.5	9.9
Physiotherapists	63	3.9	9.8	10.3
Podiatrists	11	0.7	1.6	1.8
Psychologists	93	5.8	11.0	10.6
Merrylands - Guildford SAS *2017 Headcount of Practitioners	3 Area	Undersupply Oversupply		Source: AIHW

CHART 3.1. MEDICAL ATTENDANCE PER PERSON PER ANNUM (SA3), 2016/17



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#### **MAP 3.1. MEDICAL FACILITIES**







# 4 FLOORSPACE POTENTIAL ASSESSMENT

This section of the report considers the likely timing and demand for retail facilities at the proposed development, as well as the likely trading and other impacts that can be anticipated following the construction of the proposed retail component.

# 4.1. Sales Overview & Supportability

- To assess the potential economic benefits and impacts that may arise from the proposed Merrylands
   West retail development, the sales level which the development is projected to achieve is outlined.
- ii. The sales performance of any retail facility, be it an individual store, a collection of stores provided in a shopping centre or precinct, is determined by a combination of the following critical factors:
  - The composition and quality of the facility, including the major trader or traders; the specialty
    mix; centre layout and configuration; ease of accessibility and parking; and the overall feel of
    the centre.
  - The size of the available catchment which the facility serves.
  - The location and strength of competitive retail facilities.
- iii. The likely sales potential for the proposed development is now considered, taking into consideration each of these factors, which have been discussed in earlier sections of this report.
- iv. It is important to note however, that complementary non-retail/commercial floorspace such as medical uses and the like do not typically record or report sales.

# 4.2. Composition & Projected Sales

v. As outlined previously in Section 1.2 of this report, the retail and commercial composition of the development is likely to vary based on operator interest and the respective size requirements of each tenant





- vi. Overall, some 1,480 sq.m (GFA) of retail and complementary non-retail floorspace is planned across the ground and first floors of Buildings A and B, with the indicative composition considered to be as follows:
  - Medical suites and allied health facilities totalling some 641 sq.m.
  - Complementary retail specialty shops totalling 839 sq.m, including possible tenants such as
    a convenience store, pharmacy, gift shop, post office, kiosk or the like.

#### 4.2.1. Medical Suites

- Medical suites generally include a collection of medical services at the same site, such as General Practitioners (GPs), pharmacies, pathology, dental, chiropractic, physiotherapy and the like.
- ii. As outlined previously, the main trade area is currently significantly underprovided in terms of doctors and ancillary services, with estimated demand for some 25 GPs currently served with a provision of just nine doctors. Compounding this, the additional population within the main trade area over the forecast period, at around 4,100 persons, would demand up to five additional doctors.
- iii. Further, this does not account for the wider draw of the development and the higher propensity of trade area residents to use frequent such facilities, including the aged persons on-site (65 years and older).
- iv. The Australian Medical Association's Aged Care Survey Report 2017 found that access to a regular general practitioner is integral to the health of an older person and that there is an urgent need to ensure Australia's ageing population has access to quality medical care.

"In the face of an ageing population, with an increasing prevalence of complex chronic conditions, improving the health and care of older people should be a national priority."

- v. Medical centres can range in size from (depending on the number of doctors and services offered) and often co-locate with complementary wellbeing or retail facilities such as podiatry, chiropractic, optical and counselling clinics, chemists/pharmacies and other services. It is also important for medical precincts and clinics to provide this adequate number of facilities in order to enable a one-stop medical destination.
- vi. Typical benchmarks and the socio-economic profile of the resident population would indicate significant unmet demand for medical and other health-related commercial facilities, however (as above), medical suites and the like do not typically record or report sales.





#### 4.2.2. Retail Specialty Shops

- i. The retail specialty offer planned at the proposed development would likely complement the medical suites in serving the convenience shopping needs of local residents, including tenants such as a pharmacy, newsagent, post office, gift shop, kiosk and the like.
- ii. Based on a review of Shopping Centre News Guns Publications (2018), the closest reporting shopping centres currently achieve specialty sales productivity levels (Moving Annual Turnover per sq.m) as follows:

Westfield Parramatta: \$9,761 per sq.m.

Stockland Merrylands: \$8,630 per sq.m

Stockland Wetherill Park: \$9,091 per sq.m

- iii. It is unlikely that proposed retail facilities at the subject site would trade at as-high-a level as these larger successful centres and therefore a productivity level of around \$7,500 per sq.m is projected. At this level, total projected retail specialty sales would be \$6.3 million in 2021/22 (constant 2019 dollars) (refer Table 4.2).
- iv. As a guide, the *Urbis Retail Averages (2018)* indicate that retail specialty shops within single supermarket-based shopping centres throughout Australia trade at an average productivity level of some \$8,808 per sq.m.
- v. The addition of the retail facilities at the subject site would also result in the retention of spending currently being directed to other retail facilities at major shopping centres situated beyond the trade area, which can become quite congested during peak periods.
- vi. Projected impacts as a result of the proposed development would likely fall upon a range of retail facilities in the surrounding area, both within and beyond the main trade area, and are detailed subsequently in Section 4.3 of this report. This would mean that the impact on any one retail offer would not detrimentally affect the performance of any stores.

#### TABLE 4.1. TOTAL PROJECTED RETAIL SALES, 2021/22

	GFA (sq.m)	Forecast Sales 2021/22* (\$'000) (\$/sq.m)	
Retail & Commercial Floorspace			
Retail Specialty Shops	839	6,293	7,500
Medical Suites	<u>641</u>	-	-
Total	1,480	-	-

<sup>\*</sup>Constant 2018/19 dollars & including GST



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#### 4.3. Impacts

- This sub-section of the report outlines the likely sales impacts on competitive retail facilities because
  of the opening of the retail component of the proposed Merrylands West development.
- ii. It is important to note that impacts outlined in this report are indicative as it is difficult to precisely project the sales impact of the opening of a new store/centre on existing retail facilities. Several factors can influence the impact on individual centres/retailers, including but not limited to:
  - Refurbishment/improvements to existing centres.
  - Expansions to existing centres.
  - Loyalty programs of existing retailers.
  - The existing centre mix and how it competes with the proposed development.
- iii. For all these reasons and other similar factors, sales impacts outlined in this report should be used as a broad indication.
- iv. Table 4.3 outlines projected sales impacts from the proposed retail component of the Merrylands West development. The steps involved in assessing the sales and impacts on competitive centres are presented as follows:
  - Step 1: Estimate sales levels for existing centres in the 2018/19 financial year.
  - Step 2: Projected sales are presented for existing and proposed developments in 2021/22, the
    first full year of trading for the proposed Cardinal Gilroy Village development, allowing for other
    proposed developments including the expansion of Westfield Parramatta and other smaller
    developments. These projections also allow for retail market growth and are presented in
    constant 2019 dollars (i.e. excluding inflation).
  - Step 3: Outline the change in sales at each centre in 2021/22 as a result of the opening of the proposed development.
  - Step 4: Show the impact on sales in 2021/22, both in dollar terms and as a percentage of sales.
- v. The key information outlined in Table 4.3 is summarised as follows:
  - Overall, projected sales for the retail component of the proposed Cardinal Gilroy Village development are \$6.3 million 2021/22 (i.e. constant 2019-dollar terms).





- Of this total, \$0.6 million is projected as result of a redirection of spending from represented competitive facilities within the main trade area in 2021/22, with \$4.9 million being a reduction in spending from represented facilities beyond the main trade area.
- Around \$0.8 million is likely to be made up of small impacts on a range of other retail facilities
  within and (primarily) beyond the main trade area that are not currently represented in this
  analysis.
- vi. Specific retail impacts are described as follows:
  - The largest impact in dollar terms would be on the Merrylands Town Centre, at some \$2.9
    million or around 0.6%. At these levels, impacts would not affect the viability of any retail
    facilities.
  - The next highest impact (at around \$0.6 million) is expected to occur on Merryway Shopping
    Centre, with most of this impact to fall on the Supa IGA supermarket at the centre. In percentage
    terms this equates to an impact of around 3.8%, well within the normal competitive range.
  - A similar impact of \$0.6 million or less than 0.1% is projected to occur on the expanded Westfield Parramatta.
  - All other projected impacts on represented centres are below \$0.6 million, or 0.6% of respective centre sales.
- vii. Overall, the proposed retail component of the Cardinal Gilroy Village development would not impact on the viability or continued operation of any retail facilities or specialty shops within the main trade area or the surrounding region.
- viii. Projected retail sales of \$6.3 million for the retail development would make up around one year of retail sales growth for the main trade area (excluding inflation), with future population growth offsetting competitive impacts.
- ix. With regard to impacts likely to arise from medical and other complementary health uses at the site the existing under provision of such facilities, as well as demand generated by new residents at the site would indicate that impacts are likely to spread farther afield and across a range of facilities. Like the retail component however, impacts would not affect the viability of any one medical or complementary facility in the local area or broader region.





TABLE 4.2. PROJECTED RETAIL IMPACTS, 2019 - 2022

	Unit	Estimated 2019	Projecte Pre Dev.	ed 2022 Post Dev.	Impact \$M	2022 %
Cardinal Gilroy Village	\$M	n.a.	n.a.	6.3	n.a.	n.a.
Regional Shopping Centres						
Westfield Parramatta	\$M	848.6	1,000	999.4	-0.6	-0.1%
Sub-regional Shopping Centres						
Merrylands Town Centre	\$M	450.0	476.7	473.8	-2.9	-0.6%
Fairfield Town Centre	\$M	200.0	211.9	211.3	-0.6	-0.3%
Auburn Central	\$M	90.0	95.3	95.2	-0.1	-0.1%
Supermarket-based Shopping Centres						
Within Trade Area						
Merryway SC	\$M	15.0	15.9	15.3	-0.6	-3.8%
Beyond Trade Area						
Greystanes SC	\$M	65.0	68.9	68.5	-0.4	-0.6%
Wentworthville Shopping Plaza	\$M	60.0	63.6	63.2	-0.4	-0.6%

#### 4.4. Employment and Consumer Impacts

- i. The development of the proposed retail/commercial component at Cardinal Gilroy Village would result in a range of important economic benefits which will be of direct benefit to the local community. These key positive employment and consumer impacts include:
  - The provision of a wider range of retail facilities in close proximity to residents' homes.
  - Increased convenience and price competition for residents.
  - Improved customer amenity, design and aesthetic for the local residents by way of a new and modern development.
  - Better integration with the surrounding arterial traffic routes such as Kenyons Road.

#### **Ongoing Employment Generation**

- i. Table 4.4 summarises the projected level of ongoing employment likely to be generated by the retail and complementary non-retail components of the Cardinal Gilroy development. The employment benchmarks (jobs per 1,000 sq.m) used to calculate the indicative total jobs generated is based on typical floorspace and employment yield benchmarks.
- ii. The <u>retail component</u> of the development is projected to employ around 50 persons, while the <u>non-retail/commercial component</u> of the development is projected to employ around 10 persons.



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- Taking a conservative view and allowing for an estimated 10% of the total increase to be because of reduced employment at existing facilities, net additional jobs are estimated at 54 across both components.
- iv. Based on *Average Weekly Earnings* data released by the ABS in May 2019 (Cat. 6302.0), the additional permanent employees would earn an average annual wage of around:
  - \$39,868 per retail employee, or an additional \$1.8 million in total salary/wages.
  - \$58,261 each for health care and social assistance workers, equating to total salary/wages of \$0.5 million.
- v. This reflects a combined \$2.3 million in salary/wages for the local economy, as a direct result of the retail/commercial component of the proposed development alone.

#### Construction

- Construction of the entire Cardinal Gilroy Village redevelopment is estimated to incur total capital costs
  of some \$200 million, generating significant employment within the construction and associated
  industries during the development of the project.
- ii. The costs of civil works and infrastructure required to undertake the retail and complementary nonretail component is difficult to isolate but has been estimated at around \$4.7 million. This assumes an average construction cost of some \$1,750 per sq.m for retail floorspace and \$2,000 per sq.m for medical suites (or similar).
- iii. By using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and a deflated estimated total capital cost of construction of \$2.8 million (i.e. in 1996/97 dollars), it is estimated that the construction period of the proposed retail and commercial component (in isolation) would directly create some 11 full-time, part time and temporary jobs over development timeline (refer Table 4.5)

#### Multiplier Effect

- Overall, the retail and commercial component of the Cardinal Gilroy Village development is estimated to directly generate 65 jobs, including (refer Table 6):
  - Ongoing Employment from Planned Floorspace: 54 jobs
  - Construction Phase: 11 jobs
- ii. In addition to this direct employment, multiplier effects will flow through the local economy and indirectly generate additional employment opportunities through ancillary businesses/suppliers that





- support the development and services, as well as additional consumption expenditure by workers employed within the precinct (spending wages).
- iii. Again, by using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and adjusting for inflationary and other changes to present, it is estimated that an additional 69 jobs will be created indirectly through the development of the retail and commercial component.
- iv. In total, some 134 jobs are likely to be created both directly and indirectly as a result of the retail and commercial component of the Cardinal Gilroy Village development alone.





#### **TABLE 4.3. ESTIMATED ONGOING EMPLOYMENT GENERATION**

	Total	Em	Employment Potential		
Component	Floorspace (sq.m)	Employm. per 1,000 sq.m	Indic. Total Jobs	Net Increase <sup>1</sup>	
Retail					
Retail Specialty Shops	<u>839</u>	60.0	<u>50.3</u>	<u>45.3</u>	
Total Retail	839		50.3	45.3	
Complementary Non-retail					
Medical Suites	<u>641</u>	15.0	<u>9.6</u>	<u>8.7</u>	
Total Complementary Non-retail	641		9.6	8.7	

Indicates the estimated number of net additional ongoing jobs as a result of the proposed development Source: Australian National Accounts: Input-Output Tables 1996-97

### TABLE 4.4. ESTIMATED CONSTRUCTION EMPLOYMENT GENERATION (ENTIRE DEVELOPMENT)

Metric	Commercial & Other Floorspace
Estimated Capital Costs of Construction	
Estimated Capital Costs 2018/19 (\$M)*	\$2.8
Estimated Capital Costs 1996/97 (\$M)	\$1.6
Direct Employment Generation	
Construction Jobs per \$1 million (2018/19)	4.10
Total Construction Jobs <sup>1</sup>	11

Source: Australian National Accounts: Input-Output Tables 1996-97
Employment totals include both full-time and part-time work. Indicates the estimated number of jobs over the life of the construction project plus ongoing multiplier effects, for the equivalent of one year

#### **TABLE 4.5. ESTIMATED TOTAL EMPLOYMENT GENERATION**

Metric / Category	Est. Net Employment Increase <sup>1</sup>	Employment Multiplier Effects	Total Employment
Ongoing Employment from Planned Floorspace			
Retail	45.3	43.0	88.3
Complementary Non-retail	<u>8.7</u>	<u>8.2</u>	<u>16.9</u>
Total	54.0	51.2	105.2
Construction Phase			
Direct Employment Generation	11.3	18.1	29.3
Net Additional Employment	65.2	69.3	134.5

Source: Southern Cross Care

<sup>1.</sup> Net increase includes an allowance for reduced employment levels at impacted centres estimated at 10% of the total increase



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## 5 NEEDS ANALYSIS

The final section of this report summarises the key conclusions of the impact analysis for the proposed retail component at the Cardinal Gilroy Village development.

'Need' or 'Community Need' in a planning sense is a relative concept that relates to the overall wellbeing of a community. A use is needed, for example, if it would, on balance, improve the services and facilities available in a locality. The reasonable demands and expectations of a community are important, therefore, in assessing need.

A number of important factors that relate to need, and particularly economic need, include:

- Population and demand;
- Consumer trends;
- Location;
- Impacts on existing retail facilities;
- Impacts on retail hierarchy;
- Net community benefits.

#### 5.1. Population & Demand

- The main trade area population is currently 23,570 and is projected to increase to 27,670 persons by 2036, representing strong average annual growth of 0.9%.
- ii. Typically, 2.2 sq.m of retail floorspace is provided per person throughout Australia, indicating that an additional 9,020 sq.m of retail floorspace will be demanded by main trade area residents by 2036.
- iii. The net addition of retail floorspace at the redeveloped Cardinal Gilroy Village site (+839 sq.m) would represent only 9.3% of this future demand. Further, the on-site resident population of around 900 persons at Cardinal Gilroy Village would demand around 2,000 sq.m of retail floorspace alone from 2021/22.



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#### 5.2. Consumer Trends

- i. Retail facilities in Australia, including local offers such as the proposed development, play fundamental roles in the economies of metropolitan areas, having developed around the need to meet consumer demand. The nature of consumer demand continues to develop and evolve, reflecting social changes within society, such as:
  - Increasing time pressures on working families.
  - Population and income growth.
  - The evolution of new retail formats and traders.
  - Competitive retail developments and precincts.
- The demands of retailers, as well as consumers, combine to add pressure for additional retail floorspace in existing retail precincts.
- iii. Over the past decade, there has been an increasing trend towards convenience shopping. This trend has been largely driven by broader social trends that have resulted in consumers becoming more time poor, such as longer working hours and an increase in the number of women in the labour force.
- iv. Time pressures are ranked at the top of the list of issues that consumers face when undertaking their regular food and grocery shopping. For aged persons, however, mobility, convenience and proximity of retail facilities are key issues faced when undertaking shopping.
- v. Convenience retail has moved beyond the 'quick and easy' concept and toward a simplification model, where consumers can get precisely what they need without having to navigate unnecessary obstacles. In order to delivery this level of convenience, retailers must continue to leverage new technology and be provided with the tools (design and access to customer segments) to achieve this.

#### 5.3. Location

- The design of proposed development, including new access from Kenyons Road (an arterial location), would be highly convenient for on-site and local residents who would visit on a regular basis.
- ii. Two key advantages of having on-site retail and commercial facilities that cater to the local population is the reduction in leakage and reduced travel times.
- iii. Given the under-provision of both retail and medical (including ancillary uses) floorspace across the main trade area, the majority of resident expenditure and visitation is currently leaking to major facilities beyond the catchment. Through the provision of adequate and convenient facilities such as





those proposed, a higher proportion of this spending and patronage can be retained within the local community.

- iv. Further, the level of added convenience likely to be provided to local and on-site residents is significant, reducing requisite travel times to retail and (importantly) medical facilities. These benefits are exaggerated further for many aged persons who are more likely to have more limited mobility or health issues.
- v. Based on a review of existing retail and commercial floorspace within the trade area, as well as appropriately-zoned land (Section 1.3), there would be limited (if any) alternate sites that could accommodate the quantum of proposed retail and commercial floorspace, or provide the level of design, convenience and access to customer segments that is offered at the subject site/development.

#### 5.4. Impact on Existing and Proposed Retailers

- The proposed retail component of the Cardinal Gilroy Village development would not impact on the viability or continued operation of any existing or proposed retail centre within the main trade area or the surrounding region.
- ii. The proposed retail component of the development is projected to record retail sales of \$6.3 million in 2021/22 (constant 2019-dollar terms), with key impacts as follows:
  - The largest impact in dollar terms would be on the Merrylands Town Centre, at some \$2.9
    million or around 0.6%. At these levels, impacts would not affect the viability of any retail
    facilities
  - The next highest impact (at around \$0.6 million) is expected to occur on Merryway Shopping Centre, with most of this impact to fall on the Supa IGA supermarket at the centre. In percentage terms this equates to an impact of around 3.8%, well within the normal competitive range. A similar impact of \$0.6 million or less than 0.1% is projected to occur on the expanded Westfield Parramatta.
  - All other projected impacts on represented centres are below \$0.6 million, or 0.6% of respective centre sales.
  - Around \$0.8 is likely to be made up of small impacts on a range of other retail facilities within
    and (primarily) beyond the main trade area that are not currently represented in this analysis.
- iii. Overall, the proposed retail component of the Cardinal Gilroy Village development would not impact on the viability or continued operation of any retail facilities or specialty shops within the main trade area or the surrounding region.





- iv. Projected retail sales of \$6.3 million for the retail development would make up around one year of retail sales growth for the main trade area (excluding inflation), with future population growth offsetting competitive impacts.
- v. With regard to impacts likely to arise from medical and other complementary health uses at the site the existing under-provision of such facilities, as well as demand generated by new residents at the site, would indicate that impacts are likely to spread farther afield and across a range of facilities. Like the retail component however, impacts would not affect the viability of any one medical or complementary facility in the local area or broader region.
- vi. Overall, the proposed development would not impact on the viability or continued operation of any existing or proposed facility within the main trade area or the surrounding region.

#### 5.5. Impacts on Retail Hierarchy

- i. Beyond the main trade area, Stockland Merrylands, the Parramatta CBA and Fairfield CBA represent the major food and non-food retail destination within the region. As regional, sub-regional and city centres these locations serve a different role in the retail hierarchy than the proposed Cardinal Gilroy Village development, which would be a convenience-based retail offer for the local and on-site population.
- ii. Post the redevelopment of Cardinal Gilroy Village, each centre would continue to act as major retail destinations, particularly for non-food retail.
- iii. The proposal would not provide a significant number of specialty shops and, as such, residents will continue to frequent other centres/shops in the surrounding area and the projected impacts on these businesses would be limited.
- iv. Further, the proposed development will provide residents with facilities that a range of facilities that are not currently offered or underprovided for within the main trade area. This will create additional choice and competition for convenience-based retail and medical services within the region.
- v. Increased competition between retail and key non-retail offers is also beneficial to consumers and will not adversely affect the balance of the centre hierarchy.
- vi. The analysis of impacts provided in the previous section of this report shows that projected impacts on other retailers (in particular) throughout the area from the proposed development would not threaten the viability or continued operation of any centre/precinct.





#### 5.6. Net Community Benefits

- i. It is the conclusion of this report that a substantial net community benefit would result from the proposed retail and commercial component of the Cardinal Gilroy Village redevelopment. Offsetting the trading impacts on some existing retailers, there are very substantial positive impacts including the following:
  - Significant improvement in the range of retail, medical and other facilities that would be available
    to local residents, particularly for the aged population that will occupy the site.
  - The proposed development would improve choice of location and allow for price competition.
     The inclusion of a full-line supermarket would represent the only such offer within the defined main trade area.
  - The addition of retail and complementary non-retail facilities at the subject site would also result in the retention of spending currently being directed to other facilities (often at or surrounding major shopping centres) situated beyond the trade area, thereby reducing the need for local residents to travel further afield for these needs.
  - The offer will enable the development to serve the growing population and associated demand for additional retail floorspace, medical services and the like.
  - The creation of additional employment which would result from the project, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. In total, some 134 jobs are likely to be created both directly and indirectly as a result of the retail and commercial component of the Cardinal Gilroy Village development alone
  - This includes a number of youth employment opportunities with retail developments generally employing a large number of younger staff.
- ii. It is concluded that the combination of the substantial positive economic impacts serve to more than offset the trading impacts that could be anticipated for a small number of existing facilities throughout the broader region. Further, the impacts would not threaten the viability of any existing facilities.







### DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 7 Heritage Impact Assessment





### HERITAGE IMPACT STATEMENT

Cardinal Gilroy Village 45 Barcom Street, Merrylands



4 September 2019

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ISSUED	REVIEW	ISSUED BY
2 September 2019	Draft Issue	S Polkinghorne
4 September 2019	FinalIssue	S Polkinghorne





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#### HERITAGE IMPACT STATEMENT FOR CARDINAL GILROY VILLAGE - PLANNING PROPOSAL

#### 1.0 INTRODUCTION

#### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for a Planning Proposal for the site at 45 Barcom Street, Merrylands West.

Ethos Urban prepared an Urban Design Report and Masterplan on behalf of Southern Cross Care (SCC) in relation to this proposed Planning Proposal of Cardinal Gilroy Village (CGV) Seniors Living in Merrylands, NSW, Australia.

The Planning Proposal is requesting the rezoning of the site from R2 Low Density Residential to R4 High Density Residential. The masterplan accompanying the proposal has been developed to guide the future redevelopment on the site. The masterplan proposes 460 ILU's and 153 RACF beds, whilst maintaining an amount of open space that supports and enhances the use of the site.

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Holroyd LEP 2013* and the requirements of the *Holroyd Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

#### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place, cultural significance, fabric,* and *conservation,* is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

#### 1.3 SITE LOCATION

The subject site is located at 45 Barcom Street, Merrylands West, on a block bounded by Kenyons Road to the north, Sherwood Road to the west and Bristol Street to the south. The site is located at the western end of Barcom Street, where it terminates and becomes two streets within the Cardinal Gilroy Village. Parallel streets, Wanda, Desmond and Warialda, terminate along its eastern boundary. The site comprises three lots identified as Lot 8



DP732058 in the north-west of the site, Lot 11 DP1075418 in the east and Lot 5 DP701151 in the south.



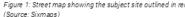




Figure 2: Aerial view of the subject site, outlined in red (Source: Sixmaps)

#### 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property is not listed on Schedule 5 of the *Holroyd LEP 2013* as an item of local heritage significance; however, it is located in close proximity to 102 Kenyons Road (also known as 74 Sherwood Road), which is listed as item I81 on Schedule 5 of the *LEP*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings.'

A Conservation Management Plan for the site was prepared by Architectural Projects in 2016.

#### 1.5 AUTHORSHIP

This report was prepared by Sophie Bock, Senior Heritage Consultant, and Samantha Polkinghorne, Director, using research and a history written by Dr Martina Muller, Historian, all of NBRSARCHITECTURE.

#### 1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

#### 1.7 COPYRIGHT

Copyright of this report remains with the author, NBRSARCHITECTURE. Unless otherwise noted, all images are by the author.





#### 2.0 DOCUMENTARY EVIDENCE

#### 2.1 PRE-EUROPEAN HISTORY

Prior to the arrival of the Europeans in Sydney, the Cennemegal or Weymaly clan occupied the area of what is now known as Merrylands, Guildford, Villawood and Bankstown. Several other clans from the Darug people lived in the surrounding areas as the traditional custodians of the land.

Several significant Aboriginal heritage sites exist within the Cumberland Local Government Area, including the Duck River, Auburn, Prospect Hill and Prospect Creek areas. Aboriginal sites in Union Street in Granville and Carhullen Street in Merrylands "provide important evidence for the identification of the Aboriginal people of the area as 'Paiendra', members of the inland culture who specialised in hunting possum," and of their links to the Dharawal and Gundungurra tribes of the south and south-west.

#### 2.2 DEVELOPMENT OF THE SUBURB

The area which is today known as Merrylands and Merrylands West is largely located on land that originally formed part of the 'Sherwood' estate.  $^3$  The estate was made up by a grant made to Dr William Sherwin and several other parcels of land that were consolidated by Sherwin on 25 June 1831 into a 1,165-acre property. Sherwin named the property 'Sherwood' after the famous forest in England.

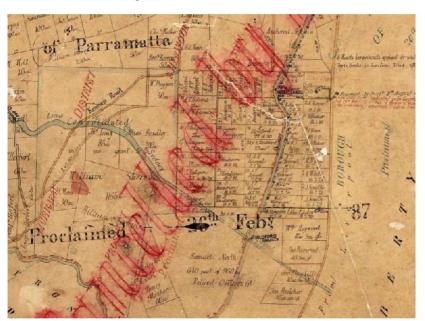


Figure 3: Map of the Parish of St John, showing details of William Shenwin's 1165-acre property on the left. The map was cancelled in 1890. (Source: NSW LRS, Historic Land Records Viewer HLRV, Parish Map, Parish of St John)

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<sup>&</sup>lt;sup>1</sup> This section is based on Cumberland Council 'Council – My Community – Aboriginal History', https://www.cumberland.nsw.gov.au/council/my-community/aboriginal-history (accessed July 2019) <sup>2</sup> libid

<sup>&</sup>lt;sup>3</sup> Pollon, F., *The Book of Sydney Suburbs*, North Ryde NSW: Angus & Robertson, 1990, 2<sup>nd</sup> Edition, p170 (Pollon 1990)







The 'Sherwood' estate was acquired by Arthur Todd Holroyd in 1855. Holroyd extended the estate and renamed it 'Sherwood Scrubs', establishing a brickworks and pottery on his estate, as well as a dairy, orange orchard and a bowling green. His house was located around 2 kilometres west of the railway station.

Other early grants in the area included those made to judge-advocate Richard Atkins north of the station which he named 'Denham Court'. John Bowman, another early grantee, later acquired 'Denham Court' and added it to his property. The land south of the railway station was originally reserved as Church and School Lands.

Most of the earlier estates and reserves were opened for subdivision in the 1870s, when the railway line between Granville and Liverpool arrived in the area. Holroyd suggested the name Merrylands for the new railway station, which was opened on 6 July 1878, to commemorate a family property in England, having earlier named his dairy after the place.<sup>7</sup>

The suburb was subsequently developed, and the population began to increase, resulting in the opening of Goughton School in 1886, which was renamed Merrylands Public School in January 1912. The first official post office was opened in January 1885.8 After A. T. Holroyd's death in 1887, his home 'Sherwood Scrubs' had several owners and later became a Marist Sister's Convent.9

The area was part of the Municipal District of Prospect and Sherwood which was proclaimed on 9 July 1872. <sup>10</sup> This combined the areas of the Sherwood Estate (later known as Sherwood Scrubs) and Prospect Hill. On 11 January 1927, the name was changed to Holroyd Municipal Council, in honour of Arthur Todd Holroyd, the Council's first Mayor and owner of 'Sherwood Scrubs'. On 1 January 1991, Holroyd was officially granted city status and on 12 May 2016, the majority of Holroyd City Council became part of the new Cumberland Council.

#### 2.3 HISTORY OF THE SUBJECT SITE

The subject site was originally part of Sherwin's 'Sherwood' and later became part of Holroyd's 'Sherwood Scrubs'. After Holroyd's death in 1887, the property was put up for sale as the 'Sherwood Scrubs' subdivision. <sup>11</sup> The subdivision sales poster (Figure 4) shows the location of the house and its outbuildings, as well as that of the orchards, vineyards, and the dairy at that time.

The 1887 subdivision established Kenyons Road (initially named Railway Road), while Bristol Street formed the southern boundary of the estate and Park Road (now Merrylands Road) was the northern boundary. Fowler Road was then known as Parramatta Road.

<sup>&</sup>lt;sup>4</sup> Cumberland Council, Library Services – Local Studies & Family History – Suburbs

https://www.cumberland.nsw.gov.au/services/library-services/local-studies-family-history/suburbs (accessed July 2019)

<sup>&</sup>lt;sup>5</sup> Pollon 1990, p170

<sup>6</sup> Pollon 1990, p171

<sup>&</sup>lt;sup>7</sup> Pollon 1990, p170; Cumberland Council, Library Services – Local Studies & Family History – Suburbs',

https://www.cumberland.nsw.gov.au/services/library-services/local-studies-family-history/suburbs (accessed July 2019)

<sup>8</sup> Pollon 1990, pp170-171

<sup>&</sup>lt;sup>9</sup> Pollon 1990, p171

<sup>&</sup>lt;sup>10</sup> For this and the following see Holroyd City Council Library, Cumberland Times Blogspot, "Welcome to Cumberland Times", posted 14 September 2016 on https://cumberlandtimes.blogspot.com/ (accessed online July 2019)

<sup>11</sup> Block Subdivision Sherwood Scrubs near Merrylands Station', State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006





Figure 4: 1887 subdivision sales poster for the 'Sherwood Scrubs' estate, with the approximate extent of the subject site shaded red. (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006)

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### NBRSARCHITECTURE.

The original 'Sherwood Scrubs' on Lot 4 of that subdivision was renamed 'Chelmer' and became the residence of I. E. Ives until 1905. 12 Lots 8 and 9 of 'Sherwood Scrubs' subdivision were re-subdivided and sold as the 'New Birmingham' subdivision in the early 1890s, when the rectangular grid of streets, including Barcom Street, was established (Figure 5).13

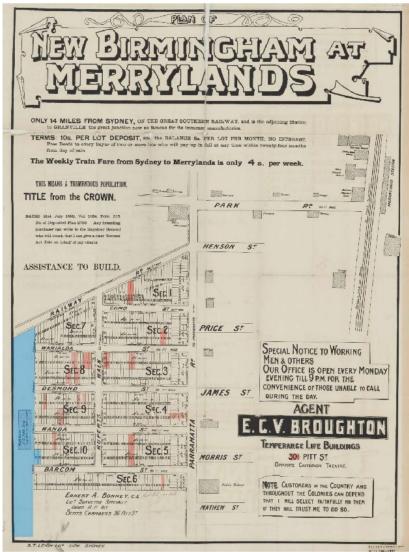


Figure 5: Subdivision sales poster, undated, for the 'New Birmingham' estate, with the approximate location of part of the subject site shaded blue. It contains two allotments of this subdivision which was carried out during the c1890s. (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/16, Digital Order No. c046680016)

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<sup>12</sup> Holroyd Mission Church, Cumberland Mercury, 1 June 1892, p2; Mrs. Holroyd's Thigh Fractures, Cumberland Argus, 5 September 1935, p15; Lodge is 120 years old, *The Broadcaster*, 13 May 1975, p3 <sup>13</sup> Property Sales, *Evening News*, 25 April 1892, p5



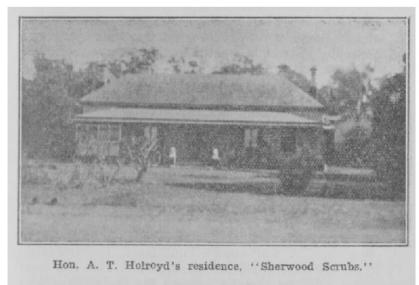


Figure 6: Photograph of 'Sherwood Scrubs', undated. (Source: Jervis, J., The Beginnings of Settlement in the Parish of St. John, New South Wales, Journal and Proceedings, Vol. 19 Part 2, 1933, p131)

From c1905, 'Sherwood Scrubs' was owned by Katie Barry for around eight years, and later became the property of Ernest Edward Martin. 14 An aerial photograph dated 1943 shows the subject site still as part of the former 'Sherwood Scrubs' house site, with the land adjacent to the east containing some residential development.



Figure 7: 1943 aerial photograph showing the former 'Sherwood Scrubs' site, now known as 'Chelmer', with the subject site shaded yellow. At that time, it contained mainly lawn areas and trees, with some fields to the south still showing signs of (potentially earlier) cultivation. (Source: NSW LRS, SIX Maps, 1943 aerial imagery)

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<sup>14</sup> Lodge is 120 years old, The Broadcaster, 13 May 1975, p3





#### MARIST CONVENT AND CERDON COLLEGE (FROM 1945) 231

In 1945, 'Sherwood Scrubs' was sold to the Marist Sisters who established a convent at the site in 1946, converting a stable near the residence into a chapel. 15 The hay loft was removed and a room for worship constructed in its place. In 1958, the right wing of the residence is said to have been demolished to provide amenities for teaching staff and administration rooms for the college run by the sisters.

In 1960, the Marist Sisters opened a new school at the former 'Sherwood Scrubs' property, in two buildings adjacent to Sherwood Road, naming it Cerdon College after the birthplace of the Marist Sisters in France. 16 The college was officially opened and blessed by Cardinal Gilroy on 26 March 1961.

Having started with 50 students and two classes, the school grew, and extensive building programs were subsequently carried out at the site. 17 The Marist Sisters withdrew from the principalship of Cerdon College in 1994, however, the school has continued to be run as a Catholic secondary girls' school that is based on the values of the Marist Sisters.

#### 232 MERRYLANDS HIGH SCHOOL (FROM 1960)

The Merrylands High School was opened on the southern portion of the former 'Sherwood Scrubs' property, at the north-eastern corner of the Sherwood Road and Bristol Street intersection, on 12 August 1960.18

The new high school site was built at a cost of £400,000 and was located on a 19-acre site. When it opened, it had 738 pupils and a staff of 33 teachers. 19 The school itself had been formed two years earlier and occupied the new site and its new monocrete buildings progressively as they were built. The opening ceremony was performed after the main building, the library block, had been completed in July 1960.

#### CARDINAL GILROY VILLAGE (1973) 2.3.3

The land immediately adjacent to the east of the former 'Sherwood Scrubs' house, containing the subject site, was developed in the early 1970s, with the first stage of Cardinal Sir Norman Gilroy Village opening in June 1973.20 At that time, the 'Miniature Town for the Aged'21 consisted of 100 units, including 60 single units, 20 doubles and 20 bed sitters. A hostel for 50 people (88 units) was to be part of Stage 2, while a hospital and bowling green were planned on the 12-acre site for Stage 3.22 A community centre incorporating an arts and crafts unit was also part of the initial planning for the retirement village which was heralded as revolutionary at the time.23

<sup>15</sup> Lodge is 120 years old, The Broadcaster, 13 May 1975, p3; Marist Sisters' Novitiate Blessed by Vicar-General, Catholic Weekly, 17 October 1946, p5

<sup>16</sup> Cerdon College Merrylands, 'About Us — 'Our story', http://www.cerdonmerrylands.catholic.edu.au/en/About-Us/Our-Story (accessed July 2019)

To Cerdon College Merrylands, 'About Us — 'Our story', http://www.cerdonmerrylands.catholic.edu.au/en/About-Us/Our-Story (accessed July 2019)

Governor opens Merrylands High School, The Broadcaster, 16 August 1960, p1

<sup>&</sup>lt;sup>19</sup> Governor to open new high school, *The Broadcaster*, 9 August 1960, p3

<sup>20</sup> Village opens on Sunday. The Broadcaster, 5 June 1973, p1: \$2 million village delayed. The Broadcaster, 26 September 1972, p1

<sup>&</sup>lt;sup>21</sup> \$2 million retirement village grows, *The Broadcaster*, 12 December 1972, p3

<sup>&</sup>lt;sup>22</sup> Village opens on Sunday, *The Broadcaster*, 5 June 1973, p1

<sup>23</sup> Start soon on \$2m village, The Broadcaster, 14 March 1972, p5



The project had been initiated by Cardinal Gilroy and was undertaken in conjunction with Southern Cross Homes, a division of the Knights of the Southern Cross organisation, and the Commonwealth Department of Social Services which agreed to provide \$259,000 towards the cost of construction, in addition to sponsorship donations.<sup>24</sup> Approval had been granted in June 1971. In 1977, the construction of further accommodation units was approved by Holroyd Council.25



Figure 8: 1973 photograph showing the nearly completed Stage 1 of the Cardinal Gilroy Village. Cerdon House, originally known as 'Sherwood Scrubs' and later part of Cerdon College, is visible at the top left. (Source: People enter village, The Broadcaster, 6 March 1973, p1)

<sup>&</sup>lt;sup>24</sup> \$2 million village delayed, The Broadcaster, 26 September 1972, p1; \$2 million retirement village grows, The Broadcaster, 12 December 1972, p3; Church home list opening, The Broadcaster, 2 November 1971, p3
<sup>26</sup> Villas for Village, The Broadcaster, 19 July 1977, p12





#### 3.0 ESTABLISHED HERITAGE SIGNIFICANCE

#### 3.1 'SHERWOOD SCRUBS' - HERITAGE STATUS

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).



Figure 9: Excerpt from the Holroyd LEP 2013 heritage map. Heritage items are shown in brown and the subject site is outlined in red. (Source Holroyd LEP 2013, Heritage Map HER, 006)

A Conservation Management Plan (CMP) for the heritage item was prepared by Architectural Projects in 2016, which included the following Summary Statement of Significance for "Sherwood Scrubs':

A large relatively intact Victorian homestead, part of the former larger rural estate established by Dr AT Holroyd who founded the Sherwood Drain & Tile Works in the 1870s and was responsible for the establishment of Municipal Government for the district of Prospect and Sherwood and later renamed in his honour. The site contains buildings and structures which demonstrate advances in building technology, rare landscape design elements and a way of life associated with wealthy middle-class merchant families in the late nineteenth century.

#### 3.2 GRADINGS OF SIGNIFICANCE

The CMP prepared in 2016 included a Schedule of Significant Fabric which provided the building components with relative levels of significance. The gradings of the site components at 'Sherwood Scrubs' has been reproduced here to assist in understanding what is significant about the place that may potentially be impacted by development in the vicinity of the place.



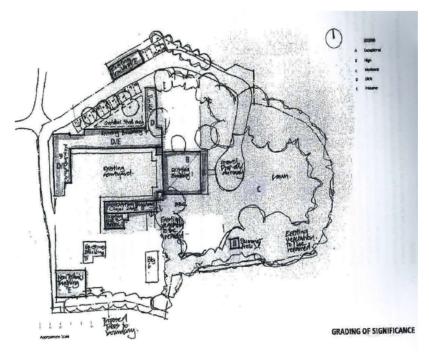


Figure 10 - Grading of Significance Diagram. (Source: CMP page 27. Note: coloured copy not available)

The diagram above reflects the following gradings of significance for elements on the site:

Grading:	Site Element:		
A - Exceptional	There are no elements of Exceptional significance.		
B - High	House		
	Chapel Wing (Stables)		
	Summer House		
	• На На		
	Remnant Trees		
	Remnant Bowling Green		
	Rear Courtyard Well / (Pump Stolen)		
C - Moderate	Garden layout		
	Pulley		
D - Little	Technical Building		
	Multipurpose Court		
	Building 7		
E - Intrusive	Dunlea/Macintosh Wings (E/D)		
	Garage		

#### 3.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

There are no other heritage items in the vicinity of the subject site that are sufficiently close to require assessment of potential heritage impacts.

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#### 4.0 PHYSICAL EVIDENCE

#### 4.1 SITE CONTEXT AND DESCRIPTION

The surrounding area is suburban in character and generally comprises one and two-storey residential dwellings. Merrylands High School is located to the west of the site, in the southwest corner of former Lot 4 of the Sherwood Scrubs subdivision, and Cerdon College is located to the north of the school, along the western boundary of former Lot 4.

The site falls from south to north and west to east, with the subject site wrapping around the heritage item to the east, north and south.



Figure 11: Corner of Kenyons Road and Rupert Street, facing south-west, showing the suburban character of the area surrounding the subject site (Source: Google Streetview)



Figure 12 Corner of Rupert and Desmond Streets showing the suburban character of the area surrounding the subject site (Source: Google Streetview)



Figure 13:Merrylands High School, viewed from the corner of Sherwood Road and Bristol Street (Source: Google Streetview)



Figure 14: Cerdon College, viewed from the comer of Sherwood and Kenyons Roads (Source: Google Streetview)

The subject site comprises a series of low scale residential aged care buildings, the earliest dating from the mid 1970's, and associated community facilities and road networks. The architecture of the place is not notable.





Figure 15: View of the entrance to Cardinal Gilroy Village (Source: NBRSARCHITECTURE)



Figure 16: Cardinal Gilroy Village, viewed from Desmond Street (Source: Google Street View)



Figure 17 - Aerial image showing the subject site in red, wrapping around the heritage item. Note the closeness of the existing development to the shared boundary with the heritage item. (Source: Six Maps with NBRSOverlay)



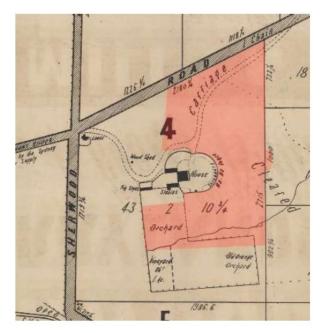


Figure 18: Excerpt from the 1887 subdivision sales poster for the 'Sherwood . Scrubs' estate, with the approximate extent of the subject site shaded red. located around the Sherwood Scrubs heritage item on which 'house' is denoted. The house was constructed c.1850s by Arthur Todd Holroyd (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006)

#### 4.2 'SHERWOOD SCRUBS'

The subject site neighbours the 'Sherwood Scrubs' heritage item, surrounding it on its northern, eastern and southern boundaries. This heritage item comprises several buildings associated with the early house, including later structures at the rear and a notable small timber structure currently being used as a gardeners shed. Two ancillary buildings or service wings to the west of the main building form a partial courtyard at the rear of the original building, now further enclosed by a later western addition.

The primary heritage building is a single storey Victorian former gentlemen's residence which fronts a semi-circular lawn to the east, north and south of the house, which is notably bounded by mature trees which screen the property from the view of Cardinal Gilroy Village.



Figure 19: Diagram showing the approximate boundaries of the Sherwood Scrubs heritage item outlined in red (Source: Sixmaps with NBRS overlay)



#### 4.2.1 PHOTOGRAPHS - HERITAGE ITEM

The following photographs of the heritage item in the vicinity of the subject site were taken by Samantha Polkinghorne, Director of NBRSARCHTIECTURE, in July 2019.



Figure 20: The eastern façade of Holroyd's c. 1850s house on the Sherwood Scrubs site, viewed from across the semi-circular lawn which neighbours Cardinal Gilroy Village Of note are the substantial mature plantings around the property. (Source: NBRSARCHITECTURE)



Figure 21: South-east corner of the house, viewed from the lawn (Source: NBRSARCHITECTURE)



Figure 22: Lawn to the east of the house, showing the border of trees behind which is Cardinal Gilroy Village (Source: NBRSARCHITECTURE)



Figure 23: North east corner of the house, showing a sideview of its front verandah (Source: NBRSARCHITECTURE)



Figure 24: Eastern façade of the northern wing to the house (Source: NBRSARCHITECTURE)





Figure 25: Northern addition to the house, facing north-west (Source: NBRSARCHITECTURE)



Figure 26: Southern façade of the house, viewed from the channel adjacent to the boundary to Cardinal Gilroy Village (Source: NBRSARCHITECTURE)



Figure 27: Channel on the southern boundary of the heritage item, showing the boundary fence at right and Cardinal Gilroy Village buildings beyond (Source: NBRSARCHITECTURE)



Figure 28: Trees and other vegetation around the boundary of the heritage item, showing Cardinal Gilroy Village buildings beyond (Source: NBRSARCHITECTURE)

#### 4.3 VIEWS

Primary views of the heritage item are from inside the property, and specifically from the lawn area in front of the main façade. There are no public roads to any of the boundaries of the heritage item, resulting in very limited views of the place. The rear boundary of the property is shared with Cerdon College and a series of private townhouses. There are no significant garden areas at the rear of the buildings.

There are no distant views or vistas available from, or of, the heritage item due to its being hemmed in on all sides by later development.

The views of the main façade and building form available from the lawn area are limited to those from inside the property due to the dense plantings around the boundary. Views of the heritage item from the subject site are, for this same reason and by virtue of the layout of the residential buildings along the shared boundary are, virtually non-existing.

#### 4.4 CURTILAGE

The existing curtilage for the heritage item, both physically and visually is considered to be its lot boundary. There are no changes proposed to the boundaries of the site.





#### 5.0 THE PROPOSAL

The Masterplan which supports the Planning Proposal, has been prepared by Ethos Urban. The following description of the proposal has been excerpted from the Cardinal Gilroy Village Masterplan and Urban Design Report, dated August 2019 for consistency.

This masterplan has been developed to guide the future redevelopment on the site. The masterplan proposes 460 ILU's and 153 RACF beds, whilst maintaining the amount of open space (area on site not occupied by building or road) at 62%. A guiding principle of the design has been to create an integrated community, integrated for different residents and integrated with the surrounding neighbours, with the open space playing a central role. The new open spaces in the masterplan are distinctive and range in their characteristics, from a public park to private garden spaces, a better outcome than the current dispersed, leftover open spaces. The masterplan considers future possibilities of intergenerational learning and contributes actively to the urban context, providing amenity and services to the surrounding residents. The masterplan retains the location of the new community centre which is currently being considered as a Development Application.

The Planning Proposal is requesting for the zoning of the site to change from R2 Low Density Residential to R4 High Density Residential. A Development Control Plan (DCP) is being submitted alongside this Planning Proposal to ensure the masterplan design principles are retained.

This Heritage Impact Statement assesses the potential impacts of the development contemplated in the Masterplan that are likely to result following approval of the Planning Proposal for the re-zoning of the site.



Figure 29 - Overview diagram of the proposal showing the relationship of the heritage item, circled in blue, to the Masterplan scheme. (Source: Ethos Urban Visual Impact Analysis)



Figure 30 - Overview diagram of the landscape proposal showing the relationship of the heritage item, circled in blue. (Source: Site Image Landscape Masterplan)







## 5.1 DOCUMENTATION EVALUATED

The following reports have been reviewed in the preparation of this report:

- Architectural Projects 102 Kenyon's Road, Merrylands West Conservation Management Plan (2016)
- Ethos Urban Cardinal Gilroy Village Masterplan and Urban Design Report August 2019, Issue B
- Ethos Urban Visual Impact Assessment August 2019, Issue B
- Site Image Landscape Architects Cardinal Gilroy Village Planning Proposal Landscape Masterplan Report 26th August 2019, Issue A







#### 6.0 ASSESSMENT OF HERITAGE IMPACT

#### 6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the Holroyd Local Environmental Plan (LEP) 2013, the Holroyd Development Control Plan (DCP) 2013 and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, Altering Heritage Assets and Statements of Heritage Impact, contained within the NSW Heritage Manual. This report also assesses the proposal against the policies established in the Conservation Management Plan for the site, prepared by Architectural Projects, dated 2016.

#### 6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

#### 6.2.1 LANDSCAPING

The Masterplan is understood as three precincts, the Northem, Central and Southern Green Spaces. Within each of the precincts a series of building envelopes have been proposed which demonstrate the ability of the site to support additional accommodation amid an improved landscape setting. The Ethos Urban Masterplan and Urban Design Report details the Design Principles which were developed to guide the process which underpinned the Masterplan design.

A north-south pedestrian boulevard spans the length of the site connecting the three precincts, with east west boulevards to the northern and southern green spaces. The intention of the landscape design for the Masterplan is to provide a considered series of outdoor spaces and journeys which visually and physically link across the site. The design has created a range of landscaped spaces, each with a different character, to develop individual outdoor identities within each of the precincts.

The following description of the Central Green Space landscape has been sourced from the Site Image report:

This central parkland open space is located to visually connect with the expansive landscape curtilage of the neighbouring heritage building and ground west of the site. Together, the open spaces contribute to each other to provide an expansive setting, with the CGV community building providing a counterpoint built form that defines the eastern edge of the space. The pedestrian promenade continues it's meandering journey through the park setting, with secondary paths accessing three

feature garden areas and the community building ground floor facilities and outdoors seating addressing the open lawns.

The loop roadways to the north and south of this area have street trees that contribute to the greening of the edge of the open space, with the secondary / link road having a bus stop provision adjacent the community building.

The Central Green Space is the location for the most substantial open area, and includes only one built component, namely the Community Centre. The landscape design along the western boundary edge, that shared with the heritage item, includes access roadways which sets the proposed built forms further back from the boundary. The current development pattern on the Cardinal Gilroy Village site extends close around the boundary, physically and visually hemming in the heritage site. The proposal aims to replace the existing low level and close set development pattern with a series of taller buildings set further apart amidst a landscape of curated open spaces.



# NBRSARCHITECTURE. HERITAGE



Figure 31 - Detail of the landscape treatment along the boundary with 'Sherwood Scrubs', showing the relationship between the open lawn setting in front of the heritage item adjacent the Central Green Space. (Source: Site Image)

Currently the curtilage of the heritage item, both physically and visually is limited to its lot boundary. The relationship of the Central Green Space, including the boundary treatment, increases the opportunity for improved views of the heritage item from the subject site as well as visually extending the landscaped setting of the heritage item to the west. The views will include new, higher development, however the carefully considered relationship between the building envelopes and the landscape design will create an improved situation for the heritage item. This is a significant positive heritage outcome.

## 6.2.2 VIEWS

A visual analysis has been carried out to understand the potential impacts on the significance and appreciation of the heritage item from the proposed building envelopes set out in the Masterplan. To achieve additional accommodation envelopes of four and five stories have been located generally to the west of the site, including along the shared southern and northern boundaries with the heritage item.

The analysis demonstrates that the form of the building envelopes in the vicinity of 'Sherwood Scrubs' generally sit below the existing boundary landscaping; where the envelopes are read above or behind the tree line the do not unacceptably alter the setting of the heritage item. The house, and rear buildings, retain their relationship with each other uninterrupted, as well as with the open, tree fringed lawn.

The visual analysis establishes that where the upper portion of new building envelopes may be visible, they do not detract from or alter an appreciation of the historic setting of the house and as such have an acceptable heritage impact. What is not demonstrated in the visual analysis, and is a positive heritage outcome, is the increased landscaping that will support the existing setting in and around the new envelopes.

The following images demonstrate views from the heritage item and have been sourced from the Visual Analysis prepared by Ethos Urban. There are no views available from the subject site back to the heritage item due to the existing pattern of development at the boundary blocking view lines, combined with the topography of the site.

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# NBRSARCHITECTURE. HERITAGE

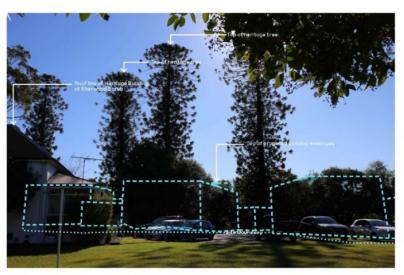


Figure 32 - Viewpoint 6 – from inside the heritage site looking south; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation. There will be no demonstrable change in the appreciation of the heritage setting. (Source: Visual Analysis, Ethos Urban)

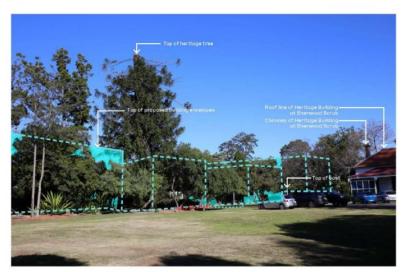


Figure 33 - Viewpoint 7 — from inside the heritage site looking east; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation. Where some element of the top of future buildings have the potential to be visible there will be no demonstrable change to the appreciation of the heritage setting. (Source: Visual Analysis, Ethos Urban)



# NBRSARCHITECTURE. HERITAGE

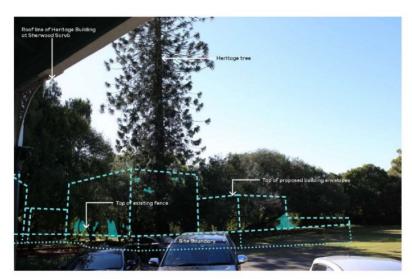


Figure 34- Viewpoint 8 – from the front veranda of the heritage house looking south; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation and the line of the existing fence. Glimpses of the current buildings beyond the vegetation on the subject site can be seen coloured, however these will be replaced by landscaping along the edge of the boundary. (Source: Visual Analysis, Ethos Urban)



Figure 35 - Viewpoint 9 — View from the front veranda of the heritage house looking north, with the small timber garden structure. The proposed envelopes are shown in dashed blue lines behind the vegetation, where the site beyond can be seen then the area is shaded blue. The impact of additional adjacent landscaping has not been considered in this image, nor the detailed design and potential materiality, colours and finishes of future structures. (Source: Visual Analysis)





#### 6.3 **EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION**

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application and assesses the potential impacts of the Masterplan proposal.

#### 6.3.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

Southern Cross Care, the owners and managers of Cardinal Gilroy Village, wish to develop the site to upgrade and provide additional seniors care facilities. The proposed Masterplan has been developed with consideration to its existing use, its immediate school and residential neighbours, and the existing heritage item.

The proposed Masterplan has been designed to create an improved outcome for the setting and views of the heritage item through the carefully considered landscape treatment adjacent the shared boundary and through the location of a large open park space to the west of the heritage item.

The proposed building envelopes in the Masterplan are higher than the existing development, however any adverse heritage impact is mitigated in the following ways;

- The envelopes sit primarily below the existing tree line in views from the
- The landscape setting, specifically the edge treatment and the Central Green Space, enhances the current setting by visually extending it across the shared boundary, and
- The layout of the Masterplan provide views from and of the heritage item that did not exist before, thereby widening the audience who have the opportunity to appreciate the significance of the place.

The heritage item will continue to be appreciated as a historic place and its individual character and significance will be appreciated by a wider audience.

The lot boundary of the heritage item will remain unaffected and there are no changes to the heritage item.

Why is the new development required to be adjacent to heritage item?

The development is coincidental to the location of the 'Sherwood Scrubs' heritage item and is brought about by the desired upgrading of the existing use of the place for residential aged care facilities by Southern Cross Care.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The lot boundary curtilage of the heritage item is visually defined by the open lawn area edged by mature trees to the east of the main façade of the house. The complex of buildings set behind the main house demonstrate the use of the place and are appreciated when close to and occupying the building. There will be no change to the lot boundary curtilage of the heritage item.







 How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The Masterplan layout and landscaping concept support increased access to views of the heritage item in its open garden setting, as well as enhancing views from the heritage item, specifically views from the eastern verandah of the main house.

 Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

Archaeological assessment is outside the scope of this assessment, however the level of development over the subject site, specifically the works from the mid 1970's, is likely to have removed the opportunity for future archaeological discovery.

 Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

The form of the new development is sympathetic to the heritage item through its massing and landscape approach; both of which have been informed by a series of Design Principles developed for the subject site. Together the principles and Masterplan have created an improved relationship between the heritage site and its neighbour. The current development turns its back on the heritage item; the proposed Masterplan considers the heritage item as a positive visual extension to the Central Green Space.

The architectural design, materiality, colours and finishes of future structures would be the subject of further heritage assessment in future development applications, as will be the detailed landscape design. This future stage will provide additional opportunities to refine the design so as to sit comfortably alongside the heritage setting.

• Will the additions visually dominate the heritage item? How has this been minimised?

No, the proposed adjacent development will not dominate the heritage item, nor will it alter the understanding of the significance of the place. Whilst there will be a change in the character of the adjacent development through the addition of taller buildings in the vicinity, the proposal has the potential to create a improved outcome for the heritage item and how it is appreciated.

• Will the public, and users of the item, still be able to view and appreciate its significance?

Yes, the public and users of the place will have an increased opportunity to appreciate the significance of the place through additional views of the heritage item.







#### 6.4 EVALUATION OF THE POLICIES IN THE CONSERVATION MANAGEMENT PLAN

The Planning Proposal and Masterplan have been assessed against the following relevant policies contained in Section 6. Of the Conservation Management Plan for *102 Kenyons Road Merrylands West* prepared by Architectural Projects in 2016.

The CMP does not contain any specific polices for beyond the heritage site, however the policies below have been included as they speak to the intent of the conservation of the significance of the place.

#### 6.4 SETTING

#### 6.4.1 Policy - Setting

The architectural impact of the building derives from its form, facades and landmark quality. Key views of the building available from the entry drive, the Summer House, the courtyard and the former bowling green should be preserved. Additions could occur beyond the landscape setting to the west of the rear verandah alignment, and beyond the rear courtyard.

No further additions should occur to the houses, stables and Summer House.

#### Comment

There are no changes proposed to the heritage item, its outbuildings, landscape components or lot boundary.

#### 6.4.3 Policy - Landscape

The garden should exemplify and reflect the principal period of its development from the key period of significance 1855-1887. The overall form of the garden should be retained and conserved. Significant plantings including mature Arucaria sp, and garden elements should be preserved. Remnants of the bowling green and Ha Ha should be preserved. The archway and driveway should be reinstated based on photographic evidence. Remnant sections of the fence should be recovered and reinstated. Additional plantings should occur to reinforce the original character based on key period descriptions and photographic evidence. The site should be assessed for evidence of early plantings and a landscape plan should be prepared to interpret the Holroyd period.

Given the significance of the house to the development of bowling in Australia, the bowling green should be reconstructed. Scope exists to provide a vegetable garden in the zone south of the Ha Ha and the southern boundary.

#### Comment

The proposed Masterplan does not preclude the implementation of any of the landscape recommendations made in the CMP.

A recommendation of this report is that appropriate planting types, those which support the key period of development of the heritage site and could be located in the vicinity of the boundary with the item, are investigated during future detailed development applications.

The proposed Planning Proposal is considered to be consistent with the relevant policies of the Conservation Management Plan for 102 Kenyon's Road, Merrylands West.





#### 6.5 HERITAGE OBJECTIVES OF THE HOLROYD LEP 2013

The proposed Planning Proposal is considered to be acceptable, from a heritage perspective, for the following reasons:

- . There are no physical changes to the heritage item nor its lot boundary curtilage
- There will be no adverse impact on the established heritage significance of the 'Sherwood Scrubs' local heritage item.
- There will be an adverse impact on the setting of the heritage from the increased height
  of the proposed building envelopes, however this will be mitigated in the following ways:
  - Through the increase in opportunities for the appreciation of the Victorian former gentlemen's residence through the establishment of additional views from the subject site, which, whilst not public domain, will draw a larger than existing number of users to the site; and
  - Through the improved visual relationship resulting in the visual extension of the landscaped setting beyond the boundary of the heritage item into the landscaping of the subject site.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Holroyd LEP 2013*, which are:

#### 5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Holroyd,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

## 6.6 HERITAGE GUIDELINES OF THE HOLROYD DCP 2013

The Holroyd DCP 2013 supports the Holroyd LEP 2013 by providing additional objectives and development standards for properties in the vicinity of heritage items.

The proposed development is generally consistent with the objectives of the *Holroyd DCP* 2013 that relate to heritage and are set out in the following DCP Sections:

DCP Controls:	Response:
1. Development Requirements for Heritage Items	
C6. A Heritage Impact Statement shall be submitted with development applications for land that • Contains a heritage item; • Is within a conservation area, and; • Iocated within the vicinity of a heritage item or conservation area;	This report satisfies the requirement to assess the potential heritage impacts on the locally listed 'Sherwood Scrubs' heritage item.
C9. A Conservation Policy or Conservation Management Plan may be required depending on the significance of the item, the proposed works and the need for strategies for the retention of the significance of the heritage item.	This report has been informed by the Conservation Management Plan prepared for 102 Kenyons Road Merrylands West by Architectural Projects in 2016.

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That report was prepared in the context of works to site, however is still relevant for this project.

#### 4. Specific controls for development in the vicinity of a heritage item

#### Contex

C2. The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.

#### Streetscape Character

C5. New development should be compatible with heritage items in terms of its scale and massing overall bulk and arrangement of parts. New buildings should not dominate their surroundings, nor should they be substantially smaller

C6. Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item.

#### Setbacks and Orientation

C10. New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist

#### Siting and location

C13. The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.

C14. New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item

C19. Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage items. C20. Buildings in the vicinity of heritage items or

C20. Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.

The proposed envelopes described in the Masterplan have taken into account the surrounding urban context including residential and educational uses on adjacent site, and the proximity of the site to a heritage item.

The new development has addressed the difference in scale between the existing heritage item and the proposed multi story buildings through an increased separation between the proposed built forms and the heritage items through the landscape approach. Specifically, this includes the placement of roadways along the shared boundary to increase the separation between the buildings and provide opportunities for historically appropriate plantings.

There will be no physical changes to the heritage item, its outbuildings or landscape components.

As discussed above in the detailed heritage assessment, the proposed Masterplan will enhance the existing setting of the item as well as views to and from the historic buildings.

Future Development Applications that may arise from the approval of this proposal would at that time address the detailed architectural form, materiality, colours and finishes of future buildings and built landscape elements.

Heritage Impact Statement - Cardinal Gilroy Village

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#### 7.0 RECOMMENDATION AND CONCLUSION

#### 7.1 RECOMMENDATION - LANDSCAPE

It is recommended that future detailed landscape design investigate opportunities to implement planting species which support the key period of development of the heritage site as recommended in Policy 6.4.3 of the Conservation Management Plan.

These plantings would be located in the vicinity of the boundary with the heritage item to support and strengthen the historic garden character, and hence setting, of the historic residence.

#### 7.2 CONCLUSIONS

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).

The Planning Proposal is requesting the rezoning of the site from R2 Low Density Residential to R4 High Density Residential. A Masterplan accompanying the proposal has been developed to guide the future redevelopment on the site. The masterplan proposes 460 ILU's and 153 RACF beds, whilst maintaining an amount of open space that supports and enhances the use of the site.

The proposed Masterplan will create an improved outcome for the setting and views of and from the heritage item through the carefully considered landscape treatment adjacent the shared boundary; specifically, through the decision to locate the park area nominated to as the Central Green Space immediately to the west of the heritage item.

The proposed building envelopes in the Masterplan are higher than the existing development, and can be viewed from the heritage item in some views as demonstrated in the visual analysis, however any adverse heritage impact is mitigated in the following ways;

- There is no change to how the heritage item is appreciated or understood;
- The proposed envelopes sit primarily below the existing tree line in views from the heritage item:
- The proposed landscape setting on the subject site, specifically the boundary treatment and the Central Green Space, enhances the current setting of the item by visually extending views across the shared boundary, and
- The layout of the Masterplan provides opportunities for views from, and of, the heritage item that did not exist before, thereby widening the audience who have the opportunity to appreciate the significance of the place.

The heritage item will continue to be appreciated as a historic place and its individual character and significance will be appreciated by a wider audience.

Future Development Applications that may arise from the approval of this proposal would at that time address the detailed architectural form, materiality, colours and finishes of future buildings. These would be assessed on their own merits at that time.







The proposed Planning Proposal for the rezoning of the subject site from R2 Low Density Residential to R4 High Density Residential, based on the accompanying Masterplan, is consistent with the heritage objectives of the *Holroyd LEP 2013* and the *Holroyd DCP 2013* and the relevant polices of the Conservation Management Plan for the site.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

Samantha Polkinghorne

Director

**NBRS**ARCHITECTURE

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 8 Visual Impact Assessment

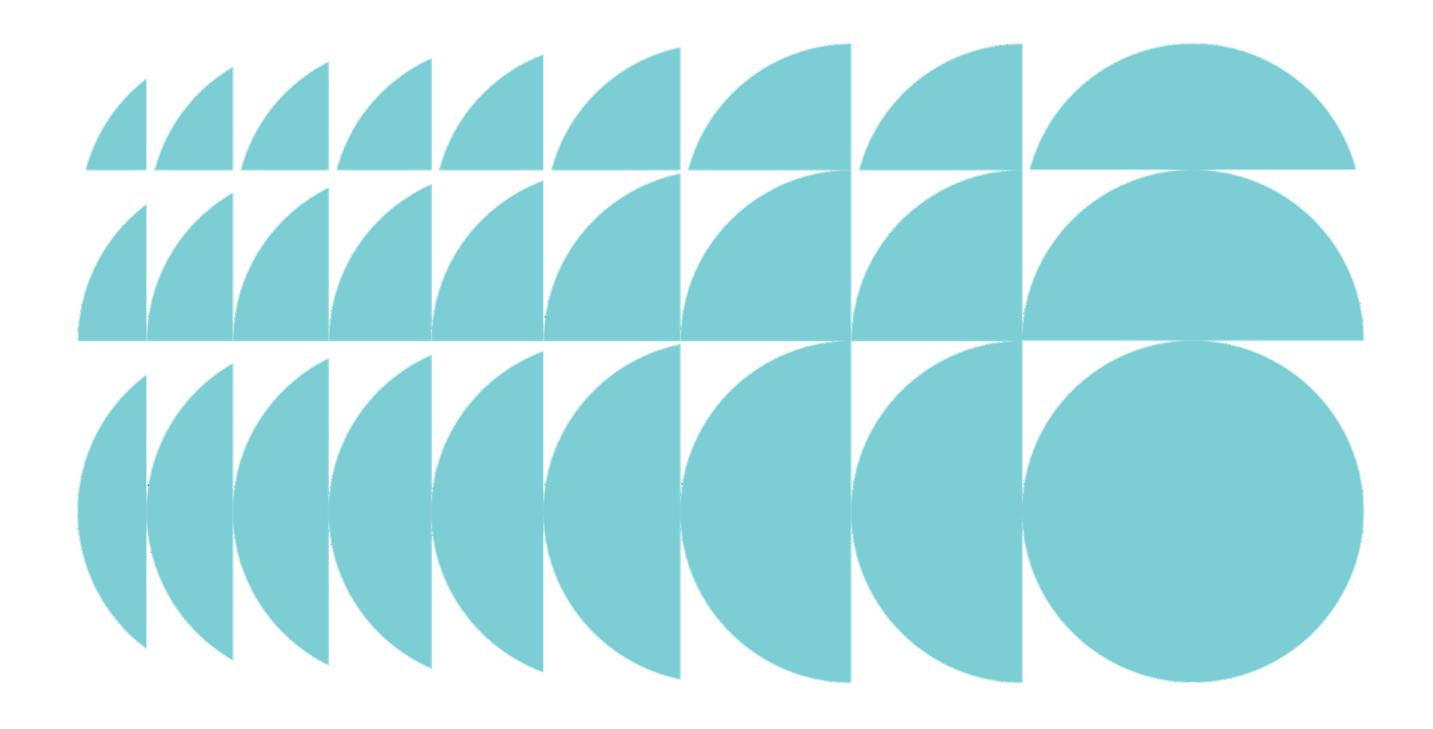


# ETHOS URBAN

## Cardinal Gilroy Village

Visual Impact Assessment September 2019

Issue C - 2190039





Prepared by & Ethas Urban Pty Ltd.

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This document has been reviewed by: This document has been prepared by: Bethany Hooper 05.0919 Marco Cubillos 05.09.19

The information contained in this document is for submission to Cumbertand Council. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and startutory contrais. It is assumed that the client will rely on its own expertise in considering the informacion. Ethos Urban Pby Lidoparates under a Quality Management System that has been certified as complying with ISO 9001.2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
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B (DRAFT)	26,0819	BM	MC
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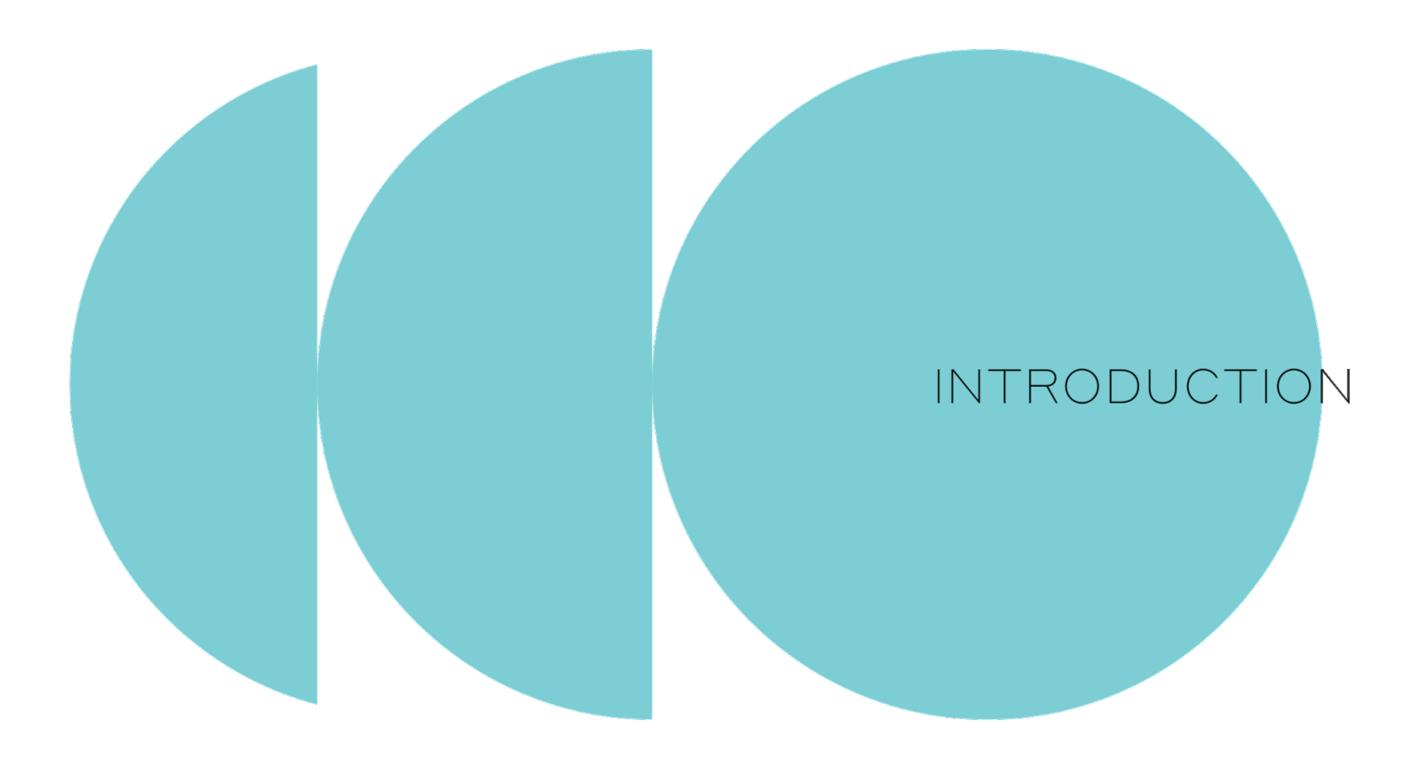
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# 1.0 Introduction

# **OVERVIEW**

# 1.1 Executive Summary

Ethos Urban has been engaged by Southern Cross Care to prepare a Visual impact Assessment (VIA) for the proposed masterplan of the retirement village, Cardinal Gilroy Village (CGV), located in Merrylands. This visual impact assessment has been considered in terms of private receptors and public vantage points.

This report has been prepared in accordance with national and international policies and best practices. The assessment has been prepared in accordance with the Land and Environment Court requirements.

The report details the methodology used as well as the analysis undertaken to chaose specific viewpoints for analysis that address the local character. The result of this study indicates that the proposal averall, has a low visual impact, and that this impact is acceptable due to the physical absorption capacity of the surroundings, the mitigation measures within the masterplan and the nature of the development.

# 1.2 Site and Context

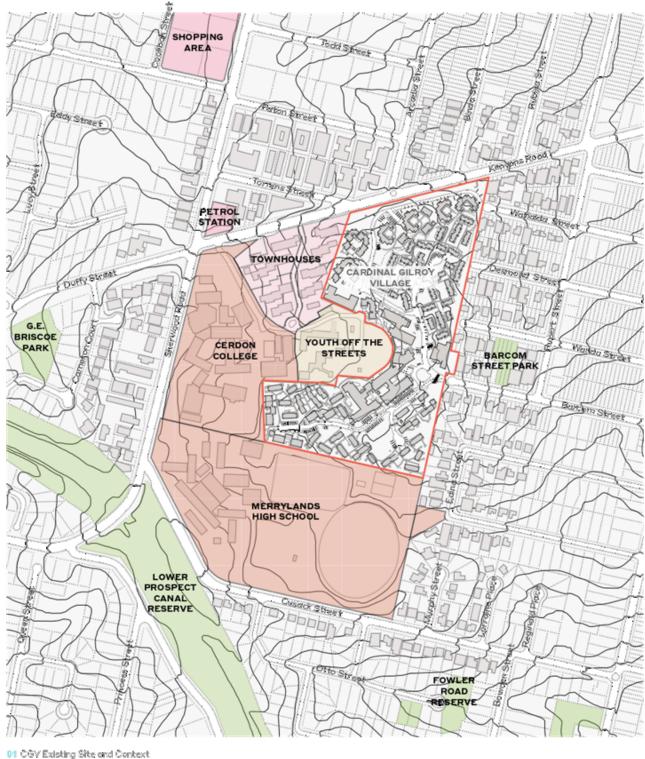
CGV is located in Merrylands, in the Cumberland Local Government Area (LGA) (previously Hollroyd). It is located approximately 5km from Parramatta.

CGV apened in 1973 and is currently accupied by 236 independent living units and a 123 bed Residential Aged Care Facility (RACF). The current typology of buildings ranges from 1 to 2 storey houses and unit blocks.

The site is located primarily within a residential suburban area, with industrial sites to the south west. The nearest large shapping centre is Stocklands Merrylands Shapping Centre, 2km away. This is located near Merrylands train station, the closest station to the site.

CGV is adjacent to a number of different land uses.

- Its eastern boundary borders a low density residential area.
- Its southern boundary borders Menrylands High School.
- Its northern boundary borders Kenyons Road, to which high density residential exists on the other side.
- Its western boundary partially borders Cerdon
  Callege, a heritage site called Sherwood Scrubs
  (which currently houses Youth off the Streets) and a
  townhouse development (2 storey townhouses).



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# 1.0 Introduction

# 1.3 Overview of Proposal

The proposed masterplan is divided into three precincts; northern, central and southern. The three precincts each have a green space adjacent to a community centre.

Building D and L have a community centre on the ground floor and ILU's above. The third community centre is a standalane building in the central precinct. At the time of writing this report, the community centre is being considered as a Development Application

The northern precinct consists of the RACF building along Kenyans Road (Building B), 7 ILU buildings and the northern green space. The central precinct does not house any residents but includes the main central park (that is privately owned but publicly accessible) and a standalane community centre, available for public use. This complements the heritage building and trees on the Sherwood Scrubs site to the west. The southern precinct consists of 9 ILU buildings and the southern green space. Overall there is 18 buildings proposed in the masterplan.

A north-south pedestrian boulevard spans the length of the site connecting the three precincts together. The northern and southern precinct each have an east-west pedestrian boulevard intersecting with the site wide north-south boulevard.

The road network consists of two one-way road loops that enclose the north and south precincts. The two entrances (one from Kenyans Road and one from Barcom Street) are both two-way road systems.

The interface to the eastern boundary has been given special consideration with two storey buildings (connected to a setback 4 storey building) placed adjacent to the residential context. The highest buildings are the 6 storey building (D) that has been placed central to the northern precinct and the 5-6 storey building (I) in the south-western corner of the site. Other 5 storey buildings (Building @ and P) have been strategically placed adjacent to open spaces.

In some instances the topography has allowed for an extra level to be achieved in a section of the building, for example Building E, I, K and N. The topography along Kenyons Road sees the RACF step down in form to remain at 4 storeys.

Please refer to the Urban Design Report by Ethos Urban, dated 05.09.19 Issue B, for further details of the masterplan.

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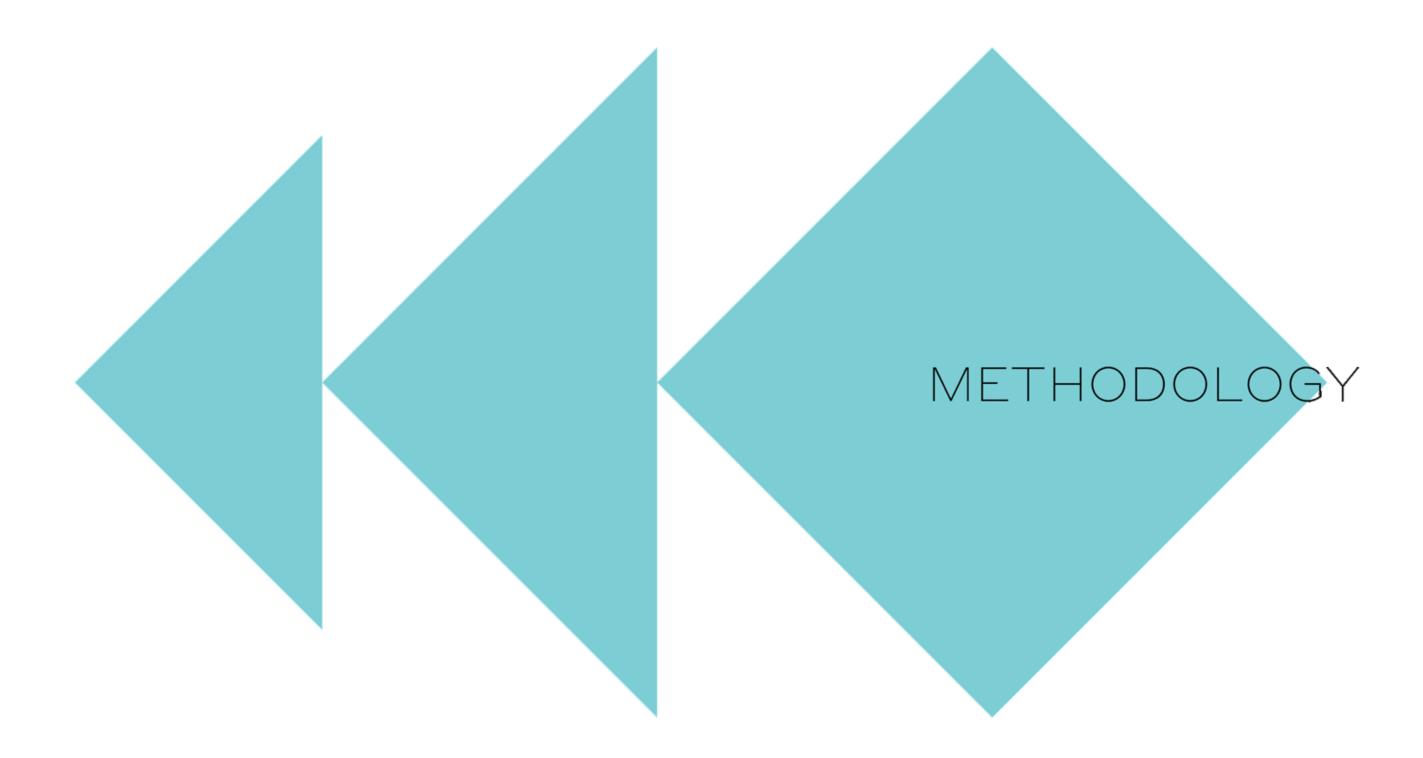




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# 2.0 Methodology

# **MFTHOD**

## 2.1 Policies and Best Practice

There is currently no universally agreed method of undertaking VIA in NSW. The methodology used to inform this VIA is based on established NSW practices and national and international policy.

## These include:

- Visual Management System, United States Department of Agriculture Forest Service, 1974
- Guidance for Landscape and Visual Impact
   Assessment, United Kingdom Landscape Institute
   and the Institute of Environmental Management &
   Assessment, 2005
- Planning principles for Impact on public domain views set down by the Land and Environment Court in Rose Bay Marina Pty Limited v Waallahra Municipal Council and Anor [ [2013]
- Planning principles for views general principles, in particular view sharing in the private domain, set down by the Land and Environment Court Rose in Tenacity Consulting v Warringah Council [2004]
- Implementation Guideline No. 8: Identifying and protecting scenic amenity values, Queensland Government, 2008
- Planning Practice Note 48: Understanding Neighbourhood Character, Victorian Department of Environment, Land, Water and Planning, 2015.

The methodology has also been influenced by a set of considerations typically required by the Department of Planning and Environment in setting SEARS for State Significant Development.

The methodology for the preparation of the photomontages has been explained in section 2.4. The core methodology follows three key steps:

- Visual Character: Identifying and describing what the character of the proposals visual catchment is.
- Visual Effect and impact: An assessment of the nature and scale of the proposal on the existing visual catchment and assessment of the impact of the visual effect following application of other relevant considerations.
- Mitigation and Conclusions: Outlining what measures
  are needed to ensure acceptability of impact and
  determining whether the proposal can be supported
  in its current form based on a balance of
  considerations relevant to visual impact.

Based on the findings of this core methodology, a determination is then made as to whether the proposal can be supported in its current form from a visual impact perspective, and if so, whether any elements are artical to ensure its continued acceptability as it evalves from concept, to detail design and development.

# 2.2 Visual Character Assessment

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain and the combination of the public and private realms. (Victorian Department of Environment, Land, Water and Planning, 2015).

The visual character of the study area was identified through background literature reviews, desktop analysis, site visits and ground-truthing on site.

# 2.3 Viewpoint Selection

The viewpoint selection for this assessment was informed by desktop research and site inspections that informed about publicly accessible land, transport routes, recreational areas and sensitive residential interfaces.

A site inspection was undertaken on the 11/07/19 where Ethos Urban, NBRS Architecture (heritage consultant), Planning Ingenuity and C Side Surveyors were present. This site inspections confirmed all viewpoints for the assessment.

Through the collective intelligence of the above, ten viewpoints were selected on the basis of:

- Prominent views or vistas looking towards the site from Sherwood Scrubs (Youth off the Streets).
- Patential places of visual significance in terms of natural, cultural or scenic value within Cardinal Gilray Village.
- Views facing the site along significant street comidors representative of the future character of the area.

Each viewpoint was then assessed in terms of their sensitivity in relation to:

- Number of people likely to be effected and the extent of this effect
- · Social and cultural value of the view
- Visual characteristics of the existing views (nature of view, composition, range, facus and scale).

The viewpoints used in this assessment were deemed as the points that would receive the highest impact from the proposed development.

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# 2.0 Methodology

# 2.4 Photomontages

The photomontages in this report have been prepared in accordance with the Land and Environment Court's Policy.

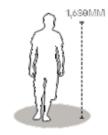
This methodology is further outlined in this section with consideration of the following:

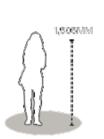
- The Human Perspective
- Bearing of viewpoint in relation to the centre of the development
- · Camera type and lens
- Software
- · Surveyed Structures
- Limitations and Assumptions

## 2.4.1 Human Perspective

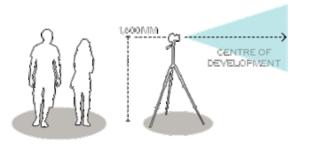
Anthropometrics is the science concerned with the measurement of human kind. While many people vary in height the average dimensions for both male and female adult eye heights are shown below (Metric Handbook, David Adler)

- Male Eye height: 1630mm
- Female Eye height: 1505mm



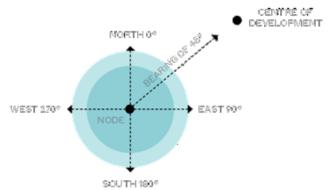


On the basis of the above dimensions and for the purpose of this Visual Impact Analysis, the Camera has been fixed on a tripod at 1,600mm above ground level. This is illustrated in the diagram below.



# 2.4.2 Location of Viewpoints (Nodes)

Due to the nature of the view carridor and the subject site being so far away, a bearing to which the camera faces the centre of the development was used. The Camera bearing ensures that the centre of development is the facus of the image. This is illustrated in the below diagram.



# 2.4.3 Camera Type & Lens

In order to accurately depict the proposed envelopes, Ethos Urban has used a 35mm lens. This lens captures a perspective that is the closest to that of the human eye.

- Camera Body: Canon 6D
- Camera Lens: Sigma 85mm

## 2.4.4 Software

The software used to match the photographs and the proposed development at Cardinal Gilray Village is Rhino. Rhino is a 3D modelling and rendering tool used in architecture and urban design. The software allows you set up views with a specific location, target and focal length. The Location is set to the coordinates, R.L's and a bearing which have been surveyed. The focal length is then assigned to match the 35mm lens.

# 2.4.5 Surveyed Structures & View Nodes

Specific visual elements and structures such as roof pitches, telegraph poles, trees and fencing have been madelled based on a Survey done by C Side Surveyor's received on 22/07/19. This is shown in the 3D wireframe view presented along with each photograph.

## 2.4.6 Limitations and Assumptions

All other modelling has been prepared with the following assumptions and limitations:

- A 3D representation of the built and natural environment has been modelled from survey data and GIS data.
- · A site survey provided correct R.L.'s on the site.

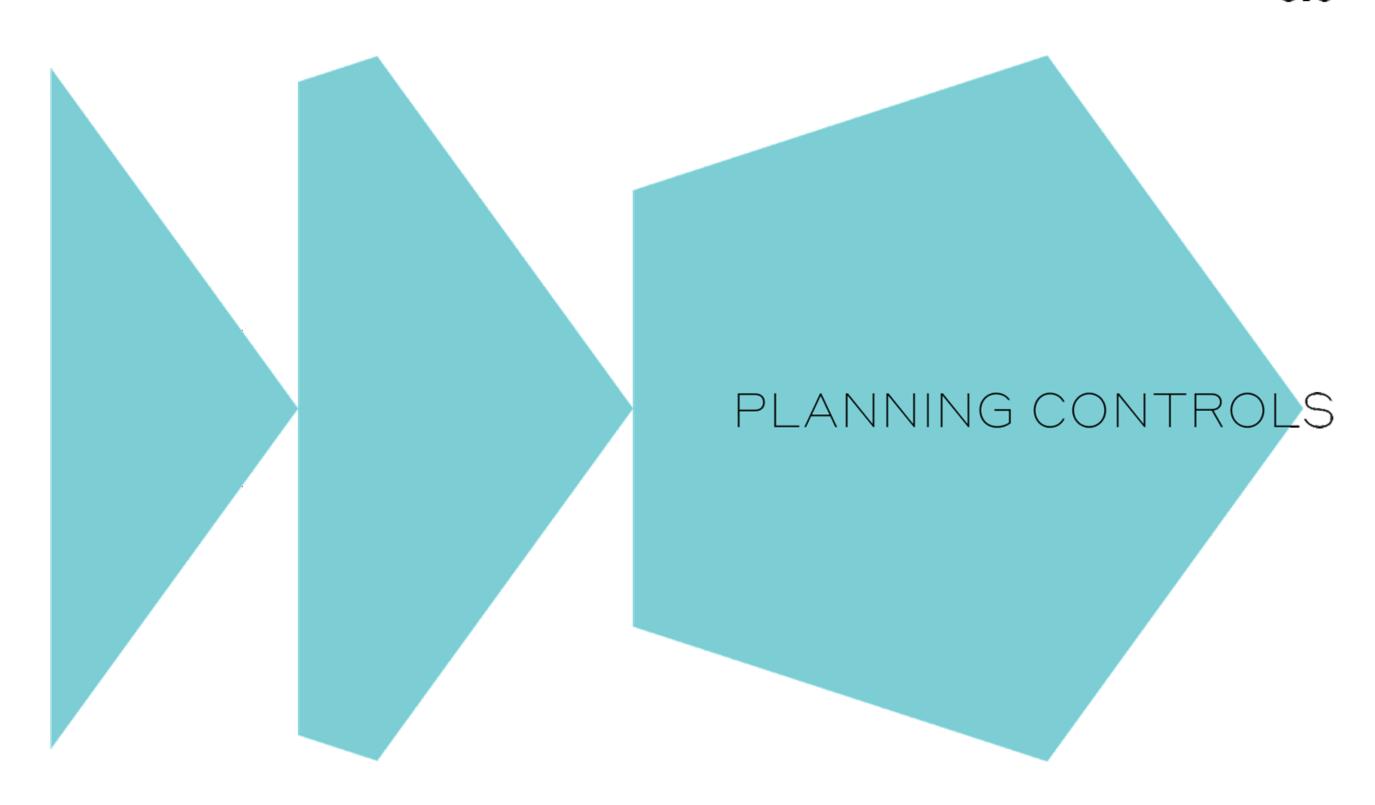
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# 3.0 Planning Controls

# CURRENT

# 3.1 Current Planning Controls

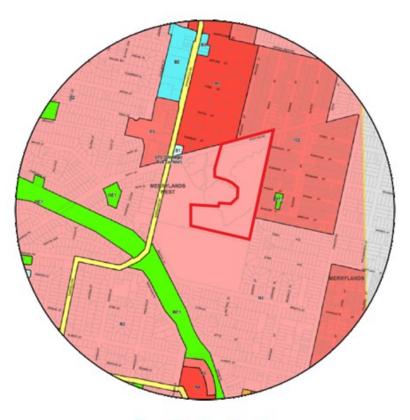
Current Planning Controls state the maximum FSR is 0.5:1.

The state of the s

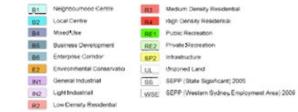
Maximum FSR 0.5:1

H 07 T3 24
K 086 U1 26
N 1 U2 28
P 12 V 3
S1 15 W 38
S2 18 X 4
T1 2 Y 45

Current Planning Controls zone CGV as R2 Low Density Residential, with high density residential bardering the north and medium density residential bardering the north eastern corner.







The maximum height of building that can be built on CGV is 9m, allowing for up to 3 storeys. This aligns with the majority of the surrounding context that has a maximum height of 9m. To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.



9m Maximum Height of Building

3	9	R	21
K	10-	81	23
L	77	52	24
M	12.5	T1	26
N	24	T2	29
0	15	U	32
P1	17	W	41
P2	78	Y	63
0	20	AA	65

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# 3.0 Planning Controls

# **FUTURE**

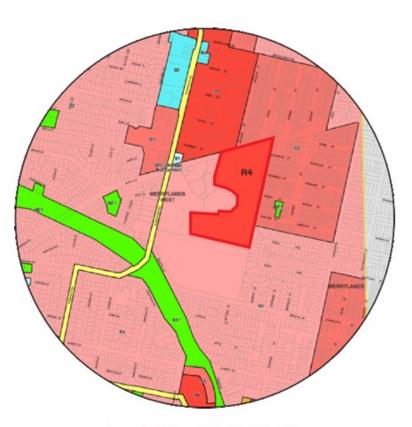
# 3.2 Proposed Planning Controls

The planning proposal is seeking an FSR control of 0.85:1.

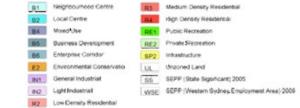
Amended FSR of 0.85:1

D 05 T2 22 Z1 5
H 07 T3 2A Z2 55
K 085 U1 25 AA1 6
N 1 U2 28 AA2 65
P 12 V 8 AB 7.5
S1 15 W 85 AC 85
S2 18 X 4 AD 9

The planning proposal is seeking a zoning of R4 High Density Residential.



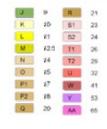
Amended Zone R4 - High Density Residential



The planning proposal is seeking a height of buildings control of 20m.



Amended 20m Maximum Height of Building



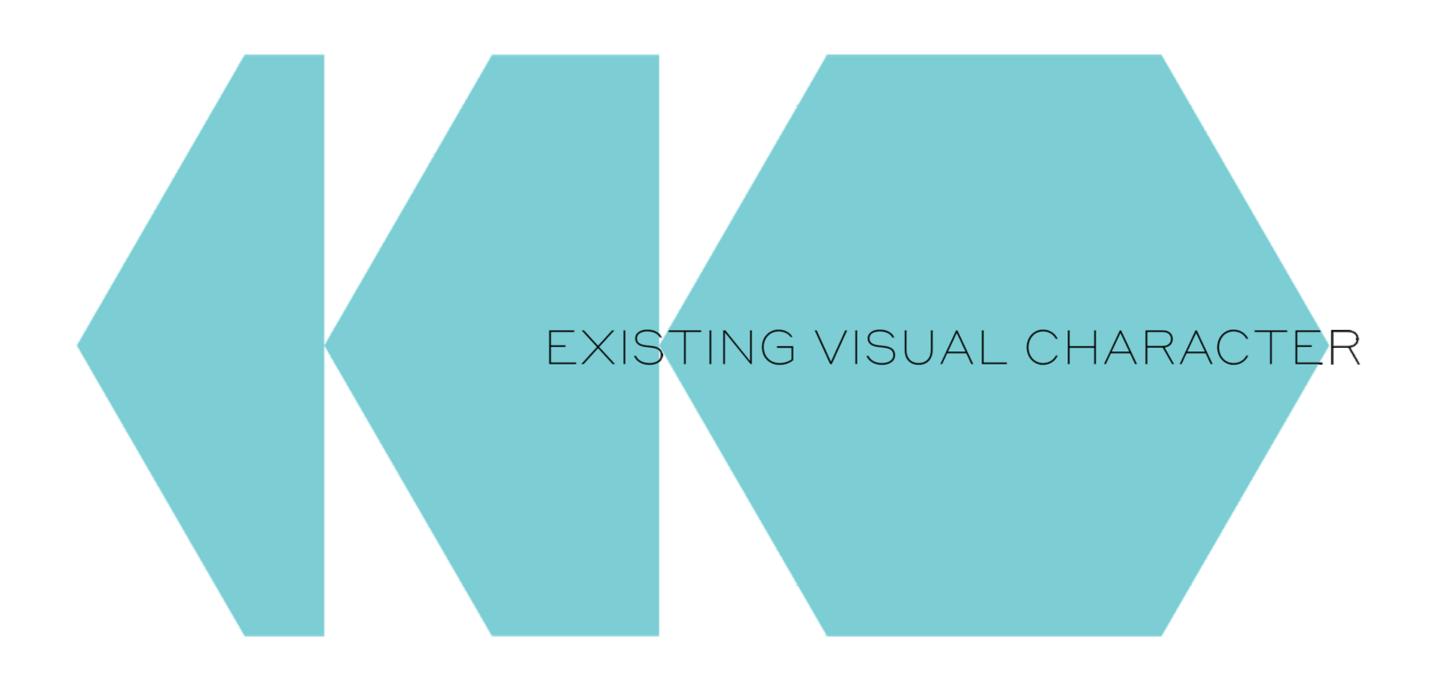
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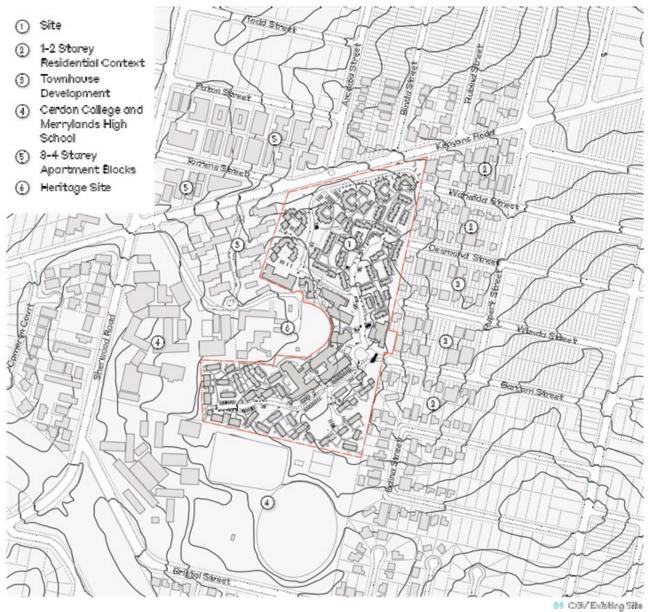


# 4.0 Existing Visual Character

# **PHOTOS**

# 4.1 Site Photos and Surrounding Context

The fallowing areas possess different visual characters. Photos of these different visual characters have been provided over the following pages.



# 4.1.1 Site Photos

The current site has a range of 1 to 2 storey buildings.

There are some apartment like buildings of 2 storeys but the majority of buildings are 1 storey standalane blocks, housing 1-3 units.

Photos taken on a site visit completed on 28/02/19.



08 Mix of 1 and 2 Storey Buildings



04 2 Stoney Building





05 2 Storey Building



06 Community Centre

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# 4.0 Existing Visual Character

## 4.1.2 Residential context to the east

To the east of the site the context is a mix of 1 and 2 storey buildings. Many of these houses have pitched roofs giving the visual appearance of 2 - 8 storeys.

Some new houses have begun to be developed, especially along Kenyans Rd but these remain at 2 storeys high.

These photos are taken from an R3 Medium Density Residential Zone and have a maximum height of 9m and an FSR of 0.7:1.

Photos taken on a site visit completed on 28/02/19.



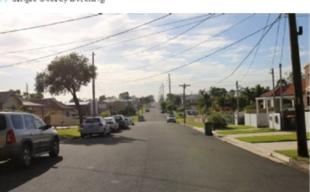


15 Single Stoney Dwelling



14 Single Storey Dwelling





18 Desmond St.





11 Sherwood Green Entrance from Kenyons Rd

4.1.3 Townhouses to the West

Photos accessed online from real estate websites.

with entry coming off Kenyons Rd.



16 Sharwood Green Backyard towards CSV





19 Sherwood Green Front of House

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12 New townhouse on Kenyons Rd

10 New townhouse

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# 4.0 Existing Visual Character

# 4.1.4 Schools to the south and south-

The current schools have a mix of buildings ranging from 1 to 3 storeys high. Some of the buildings have a visual appearance of 3-4 storeys due to pitched roofs and high ceiling heights.

Merrylands High School Oval offers expansive views dominated by a sense of 'greenness' through a cambination of the grass and background trees.

Photos taken on a site visit completed on 28/02/19.

20 Merrylands High School Oval from Bristol Street



22 Merrylands High School from Bristol Street









24 Cerdon College from Sherwood Road



4.1.5 Apartment blocks to the north The apartment blocks to the north have a clear visual character of brick buildings that are 3 to 4 storeys high.

from their neighbours.

The apartment units standalane and have large setbacks



26 Apartment building on Torrens Street



27 Apartment building on Paton Street



28 Apartment building on Paton Street



29 Apartment building on Kenyons Road

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21 View of Cerdon College building from south-west corner of site

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# 4.0 Existing Visual Character

# 4.1.6 Heritage Building: Sherwood Scrubs

'Sherwood Scrubs' is a local heritage item listed on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013. The site includes the residence and service wing, summer house, garden, setting and outbuildings. The main façade of the single storey house faces east onto a large open lawn area encircled by mature trees.

The design of this former gentlemen's residence has retained many characteristics of the original Victorian design, including a symmetrical façade, pitched roof with brickwork chimneys and cast iron lace filigree to the verandah. A small Victorian style decorative timber gardeners shed sits amongst the trees enhancing an understanding of the historic character of the place.

In 1831 Dr William Sherwin consolidated his 1,165-acre property known as 'Sherwood' estate; over the next, hundred years repeated subdivisions set the pattern for the modern day suburbs of Menrylands and Menrylands West. The 'Sherwood Scrubs' subdivision 1887 saw the land immediately around the house formed into residential lats. In 1945, a large partion of the 'Sherwood Sarubs' estate was sold to the Marist Sisters who established a convent and then school at the site; the land to the west of the house is still occupied by Cerdan College and Merrylands High School, however the connection to the Marist Sisters no longer exists. In 1973 the land to the east of the 'Sherwood Scrubs' site was developed for the first stage of the Cardinal Sir Norman Gilray Village. The house at 'Sherwood Sarubs' is today occupied by Father Chris Smith's Youth Off The Streets program.

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32 Heritage Building Verandah



Viotarian style Gardeners Shed on Sherwood Scrubs Site



34 Heritage Building on Sherwood Scrubs Site

10

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# 4.0 Existing Visual Character

# **ANALYSIS**

# 4.2 Understanding Visual Character

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain. The following section considers elements of the site and its context that contributes to the visual character.

# 4.2.1 Topography

The topography falls from south to north and west to east. From south to north the site falls 6m, at an approximate gradient of 1:75. From west to east the site falls 4m, at an approximate gradient of 1:60.

On site there are a number of dramatic level changes that create clear demarcations between the different uses.

These include:

- The change in ground level between the site and Cerdon Callege to the south-west.
- The dramatic shift in height from the Merrylands
  High School Oval to CGV. This change in level acts as a
  visual block between the school and the seniors village.
- The step up in ground level from Kenyons Road to CGV.



# 4.2.2 Current View Corridors

Current view corridors towards the site could be considered from the cul-de-sacs on the eastern boundaries. Currently these view carridors are marked by a colour bond fence and are met by the current buildings of CGV.

Views extending over Merrylands High School from Bristol Street have an expansive nature to them since the topography is falling from south to north.

# 4.2.3 Views of Scenic importance

There is no views of scenic importance towards or from

LEGEND
Site Boundary
Site Buildings
Context Buildings
Contours
Direction of Slope
View Corridor

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# 4.0 Existing Visual Character

# 4.2.4 Planning Controls

Current planning controls zone CGV as R2 Low Density Residential, with high density residential bordering the north and medium density residential bordering the north

The maximum height of a building that can be built on CGV currently is 9m. This aligns with the majority of the surrounding context that has a maximum height of 9m.

To the north, where the high density residential lies, maximum building heights increase to 15m and beyond this higher to 17m.

# MEDIUM DENSITY LOW DENSITY RESIDENTIAL 36 CGV Building Stoneys and Land Zones

# 4.2.5 Current Density

The boundaries of the site barder different densities of housing. To the north there are 9 and 4 storey apartment units in a High Density Residential Zone.

To the east, west and south of the site the buildings range from 1 to 2 storeys and are in medium and low density residential zones. The houses adjacent to the site on the eastern boundary are mostly 1 or 2 storey free standing houses. New development in the residential area to the east reveals an increase in townhouse development.

Site Boundary

1 \$\$orey

2 \$torey

3 \$torey

4 \$torey

R2 Low Density Residential

R3 Medium Density Residential

R4 High Density Residential

LEGEND

2190099 | Cardinal Olfroy Village - Visual Impact Assessment

① SCALE15000 ⊕ A3

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2190039 | Cardinal Gifrey Village - Visual Impact Assessment



5.0



2190009 | Cardinal Gilroy Village - Visual Impact Assessment



# 5.0 Selection and Analysis of Key View Points

# **VIEWPOINTS**

# 5.1 Selection of Key Viewpoints

Ten key viewpoints have been selected for this Visual Impact Assessment. These viewpoints can be divided into three categories:

- 1. Residential context
- 2. Heritage Site

26

8. Merrylands High School Oval

These 10 views were determined through desktop analysis, desktop research, and on-site investigation. The highest priority was given to choosing viewpoints of the highest frequency of use around the site, availability of public views, exposure to transport corridors, open space and/or reserves and any other urban or civic spaces.

Five view points were taken from the residential context surrounding the site where the development would be visible from publicly accessible locations, and of those locations with a high use. Two of these views were from Kenyons Road, the road with the most sustained public viewing of the site.

Four views were taken from within the Heritage site.
There are no public roads along any of the Heritage Site boundary's resulting in very limited public views of the site. Furthermore accessing viewpoints of the heritage item from within the site were limited due to the site being hemmed on all sides by the current CGV Retirement Village and the existing curtilage. As a result four views were determined as the most critical to assess. Two views extending outwards from the Heritage Building, and two views looking towards the heritage building from within the property.

One view was taken from Bristol Street to the south of Merrylands High School Oval to provide a robust visual assessment. This is a publicly accessible view and hence is important to determine the averall visual impact. Cerdon College was dismissed as a category since no views of the development can be obtained publicly. The topography falls from Cerdon College to CGV quite dramatically and the development is setback from Sherwood Road extensively with school buildings in between.

# 5.1.1 Residential Views

Views 1 to 5 are focused on prominent view corridors which are obtainable publicly from outside of the site. These views represent the highest most assessable vantage points in which views can be obtained over the surrounding context.

### Key Viewpoints

- 1. Torrens Street
- 2. Kenyons Road and Rubina Street Intersection
- 3. Warialda Street
- 4. Desmond Street
- 5. Barcom Street

# 5.1.2 Heritage Views

Views 6 to 9 are obtainable from within the grounds of the heritage item at Sherwaad Scrub. These views were determined an site as appropriate by the heritage consultants NBRS Architecture.

### Key Viewpoints

- View 1 from Sherwood Scrubs towards heritage item and C6V development
- View 2 from Sherwood Scrubs' open space towards heritage item and OGV development
- 8. View 1 from heritage item towards OGV development
- 9. View 2 from heritage item towards CGV development

# 5.1.3 Merrylands High School Oval View

View 10 is from Bristal Street at the boundary of Merrylands High School. This view facuses on the public view of the open space and its relationship with the proposed CGV development.

### Cey Viewpoints

 View from Bristal Street across Merrylands High School towards Cardinal Gilroy Village development



37 OSV idesterpton Proposal with Key Viewpoints
(1) SCALE 15000 @ A3



# 5.0 Selection and Analysis of Key View Points

# ANALYSIS

# 5.2 Viewpoint Visual Impact Analysis

Within each of the three types of views assessed there are both varying and consistent factors. The consistent factors have been outlined and assessed here.

The consistent factors have been determined as:

### Visual Character of the Area:

This autlines the current built form, topography and landscape qualities.

### Scenic Quality of View:

This outlines whether the views existing are of a scenic beauty, attractiveness or importance.

### Nature of View:

This autilines whether the views are of a public or private nature and the length of the viewing time in these locations.

### Sensitivity of View:

This autlines the impact on the private interests of viewers in the location.

### 5.2.1 Residential Views

### Visual Character

The visual character of the residential context is a mix of dated 1 and 2 storey homes and new 2 storey detached and semi-detached townhouses. The majority are standalone houses with a garden and driveway. Many of the houses have pitched roofs creating a visual appearance of 2 to 3 storeys.

The residential streets to the east are tree lined and do not have a footpath. Kenyons Road to the north is tree lined and does have a footpath on both sides of the road.

### Scenic Quality

There is no scenic quality in this location. There are no views of any significance and views from these points are dominated by other residential houses and trees.

### Nature of View

A small number of people will view the development from the residential roads, mainly those residents living in the area. There will be pedestrians bypassing the site who will view the development for short periods of time along Kenyans Road.

Residents entering and leaving their home will view the development intermittently for short periods of time. People in cars will continue to pass the development with no traffic lights or reason to stop near or in-front of the development.

### Sensitivity of View

Views from within the private homes and backyards will not have the backdrop of the proposal. Residences of close range to the proposal do not have there backyards facing the development, they are either north or south facing.

East and west facing houses beyond Kenyons Road already back on to 3-4 storey buildings along Kenyons Road. Hence the sensitivity of this view from the residential context can be considered as low.

# 5.2.2 Heritage Views

### Visual Character

The visual character of the heritage context is a mix of heritage buildings and newer buildings. The primary heritage building is a single starey Victorian former gentlemen's residence which fronts a semi-circular lawn to the east, north and south of the house, which is notably bounded by mature trees which screen the property from the view of Cardinal Gilray Village.

The visual character is enclosed and the context beyond the heritage building is mostly blocked from view.

### Scenic Quality

There is no scenic quality in this location. Primary views of the heritage item are from inside the property, and specifically from the lawn area in front of the main façade. Views looking out from the heritage building are dominated by curtilage vegetation meeting the sky.

### Nature of View

Views from the heritage site, Sherwood Scrubs, will be restricted to those visiting, working or using the Youth off the Streets Service. The nature of view to which the development bounds is curtilage vegetation and grassland that in some areas is currently used as temporary carparking.

The entrance to the Heritage building is opposite the development and hence the viewing period from this location would be short.

The grassy area could be used during lunchtime and other times throughout the day but these will all be limited to a short period. The area isn't used for any activities currently. As the site is privately used and the grass area not a main gathering point or activity space for Youth off the Streets the nature of the views not directed towards the Heritage Item can be considered of low importance.

### Sensitivity of View

Views from within the heritage site are not directed towards the development but the land to the front of the heritage site is in close range to the development (less than 50m) and hence this increases the sensitivity of the view. Althought when taking into consideration that the view is not residential nor of scenic importance, and the use of the grass and entrance to the heritage building is intermittent for short periods of time, this factor can considered of low importance.

# 5.2.3 Merrylands High School Oval View

### Visual Character

The visual character of Merrylands High School Oval is an expansive oval that provides views extending over the roaftaps of the current CGV buildings. The boundary between the oval and CGV is tree lined, denser in some areas than others. The overall visual character is dominated by a sense of 'greeness' and openness.

### Scenic Quality

There is no scenic quality in this location. Views from the avallextend over the residential buildings.

### Nature of View

This view is of a public nature, and limited to bypassers and pedestrians along Bristol Street and to users of the Merrylands High School Oval.

Use of the Oval is limited to students of the High School and visitors to the High School for sporting events during school time and on the weekends. These users would experience this view for a range of periods, from short to long time frames.

Hence, the nature of this view needs to be considered when undergoing the assessment as there is a higher impact on multiple different viewers.

### Sensitivity of View

Views from Bristol Street across the Menrylands High School Oval are of an extensive distance away from the proposal and hence this sensitivity is low.

Private views experienced within the oval by students would be of a range of distances and hence this viewer sensitivity would be medium.

Taking into consideration that the view is not the focus of the location nor that there is any scenic qualities to the view, this higher sensitivity experienced by the students is not of major importance.

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# **OVERVIEW**

# 5.3 Overview of Key Viewpoints

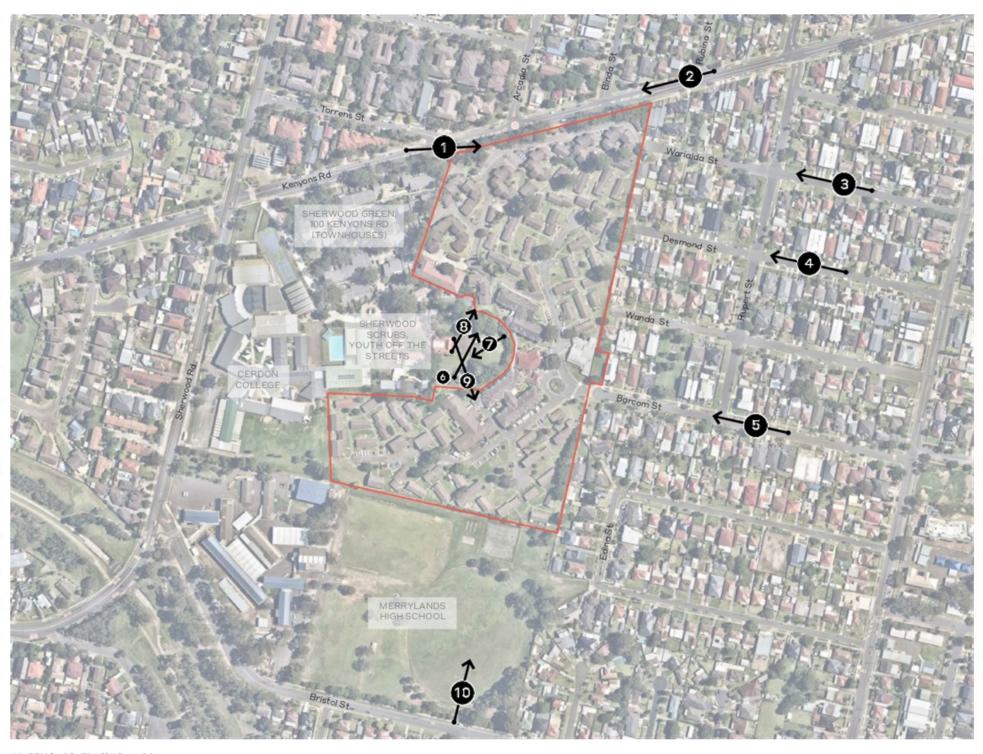
Viewpoints selected in this assessment of visual impact have been informed by ground-truthing on site as well as identified through background document reviews and desktop analysis.

A number of site inspections were undertaken between 11/07/19 and 16/07/19 where Ethos Urban, NBRS Architecture, Planning Ingenuity and C Side Surveyors were present.

Through the collective intelligence of the above specialists, the views mapped in the following drawing are believed to be of most significance to Cardinal Gilroy Village.

Table 1 - View Summary

View/	MACD Coordinates		D. min ma
Receptor	Easting	Northing	Bearings
① Vlew1	312156.209	6254091.341	75.8222
② Vlew 2	312475.684	6254172.413	252.6232
③ Vlew 3	312637.896	6254048.487	282.6232
⊕ Vlew 4	312611.585	6253963,597	282.5631
Vlew 5	312551,612	6253800.007	282.6232
6 Vlew 6	3122.04.960	6253855,816	4.5521
⑦ Vlew7	312257.114	6253898,599	249.1723
® View8	312204.263	6253883,269	39.4699
Vlew 9	312206.121	6253896-281	163,6797
① Vlew10	312205.617	6253500.299	11.7948



28 OSV Aericitvith VIA Viewpoints
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2190039 | Cardinal Girray Village - Visual impact Assessment



6.0

# ASSESSMENT OF VISUAL IMPACT ON KEY VIEWPOINTS

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# RESIDENTIAL

# 6.1 Viewpoint 1: Torrens St

# 6.1.1 Viewpoint Summary

- View 1 has been taken on the corner of Kenyons Road and Tarrens Street outside of 55 Kenyons Road with the view towards Cardinal Gilroy Village in the east.
- Kenyons Road is a two-way, one lane main road and is subject to a low amount of viewers for a short period of time.
- This viewpoint was chosen as one of the most sustained views of the site from the public domain, approaching from the east or west along Kenyans Road.
- This point approaches the site from the north or south along Kenyons Road, each with different surrounding built form.
- There are no views of any significance from this viewpoint.
- This view is taken from an R4 Zane High Density Residential, with a maximum height of 15m and an FSR of 12-1
- The view has been taken from the area north-west of the site which is dominated by higher density buildings, ranging in height from 3-4 storeys. These 3-4 storey buildings have pitched roofs and some basement parking. Hence, the visual appearance of these buildings from Kenyons Road is 4-5 storeys. The change in topography increasing towards Torrens Street further contributes to this 4-5 storey visual appearance.
- To the north-west of the proposal the townhouse development Sherwood Scrubs is visible. This development consists of 2 storey terraces with pitched roofs and a basement level. The visual appearance of the buildings are 3-4 storeys when viewed from Kenyons Road

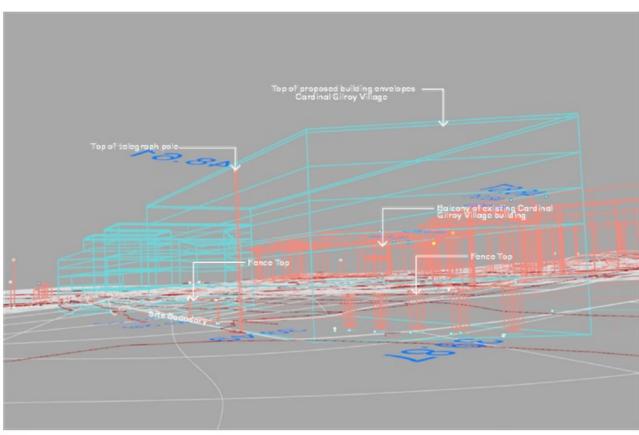
# 6.1.2 Viewpoint Location



49 Key Plan with indicative location of Viewpoint

**⊕** 1:10 000 ⊕ A3

# 6.1.3 Viewpoint 1 Wireframe

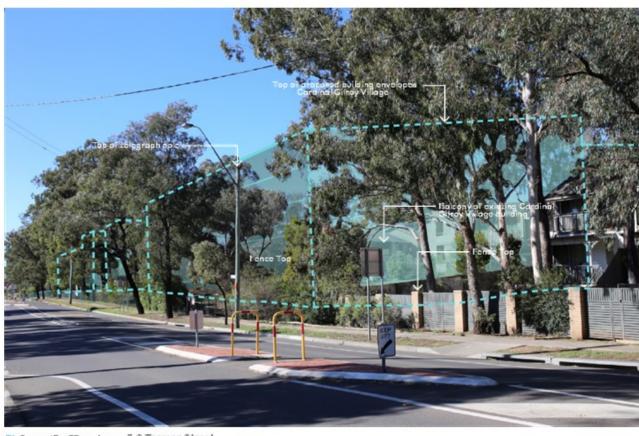


50 3D Wireframe Image - 35mm Lens - 7-9 Torrens Street

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# 6.1.4 Viewpoint 1 Photomontage



51 Canon 60 - 35mm Lens - 7-9 Torrens Street

# 6.1.5 Assessment of View

Table 2 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of View	Public, Primary Road	This view is from the pedestrian pathway along a main road.	Low
View Composition	Restricted	The streetscape occupies almost half of the view. The trees in the mild and foreground block the mojority of the proposal and neighbouring properties of the site.	Low
		The overall view composition is maintained.	
Relative Viewing Level	in line with site	Viewpoint elevation is RL 42.50 with the highest proposed envelope in the view at RL 55.65.	Medium
Viewing Distance	Short Range	The proposal is 54m away.	High
Viewing Pertod	Short	There is no invitation to sit and stay in this location. Most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking,	The proposal does not block any existing view.	Low

# 6.1.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The built form in this view provides a logical and reasonable extension from the R4 Zoned area behind the camera. This continuation of density is not interrupted by any other low density zones.

- The planning proposal seeks to increase the height of the site to 20m but the site specific DCP will limit development franting Kenyons Road to 4 storeys, to correspond to the buildings on the opposite side of Kenyons Road.
- The highest building (6 storeys) is proposed in the centre
  of the site. The mosterplan design adopts a height
  pyramid approach with buildings stepping down in height
  as they near the boundaries. The 6 storey building is not
  evident from this viewpoint.
- In this viewpoint the 4 storey building to the eastern end of the site has been stepped down to respond to the topography reflecting the height pyramid approach, whilst remaining to achieve a consistent 4 storey building fronting Kenyons Road.
- The view will be compatible with the Sherwood Scrubs townhouse development to the north-west of the site as its appearance is 8-4 storeys from Kenyons Road.
   The built form will appear to steadily increase from the townhouses. The shifting levels of this creates a sensitive response as the height of the buildings slowly increase.
- The 10m setback from the boundary coupled with the retention of the existing mature trees (being retained within this setback) will ensure the 4 storey built form blends in with the natural environment, not appearing visually jarning to the casual abserver.
- The built form will appear recessed behind the existing mature trees which will remain as the visually dominant feature in this view.
- The crowns of the trees extend beyond the maximum height of the buildings along Kenyons Road and will remain as the dominant feature when viewed from the public domain.
- Importantly the trees in this view are dictating the harizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact of the proposal on this viewpoint is Low.

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# RESIDENTIAL

# 6.2 Viewpoint 2: Kenyons Rd

# 6.2.1 Summary

- View 2 has been taken an Kenyons Road at the intersection with Rubina Street with views along Kenyons Road to the west. Cardinal Gilroy Village is present to the southern side of the street.
- Kenyons Road is a two-way, one lane main road and is subject to a low amount of viewers for a short period of time
- This viewpoint was chosen as one of the most sustained views of the site from the public domain, approaching from the east or west along Kenyans Road.
- Unlike viewpoint 1, viewpoint 2 is taken from a lower density area, north-east to the site.
- There are no views of any significance from this viewpoint.
- This view is taken from the northern side of Kenyons Road which is an R3 Zone - Medium Density Residential, with a maximum height of 9m and an FSR of 0.7:1.
- The properties to the north and south of the viewpoint are 1 or 2 starey buildings, same having a pitched roof. Due to this the visual appearance of same of the buildings is 2-3 storeys.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

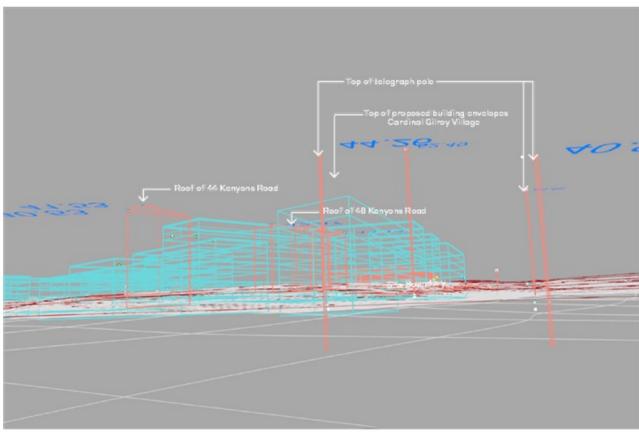
# 6.2.2 Viewpoint Location



52 Key Plan with indicative location of Viewpoint

① 140 000 ⊕ A3

# 6.2.3 Viewpoint 2 Wireframe



58 3D Wireframe Image - 35mm Lens - Intersection at Kenyons Roads and Rubina Street

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# 6.2.4 Viewpoint 2 Photomontage



54 Canon 6D - 35mm Lens - Intersection at Kenyons Roads and Rubina Street

### 6.2.5 Assessment of View

Table 3 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Public, Primary Road	This view is from the pedestrian pathway along a main road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the mid ground and background black the majority of the proposal.  The overall view composition is	Low
		maintained.	
Relative Viewing Level	in line with site	Viewpoint elevation is RL 34.20 with the highest envelope visible at RL 51.44 within subject site.	Medium
Viewing Distance	Short Range	The proposal is 98m from the viewpoint.	High
Viewing Period	Short	There is no invitation to sit and stay in this location. Most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view,	Low

### 6.2.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The built form in this view provides a logical and reasonable extension from the R4 Zoned area further along Kenyans Road.
- The planning proposal seeks to increase the height of the site to 20m but the site specific DCP will limit development fronting Kenyons Road to 4 storeys, to correspond to the buildings further along on the opposite side of Kenyons Road.

- The highest building (6 storeys) is proposed in the centre of the site. The mosterplan design adopts a height pyramid approach with buildings stepping down in height as they near the boundaries. The 6 storey building is not evident from this viewpoint.
- In this viewpoint the nearest 4 storey building has been stepped down to respond to the topography reflecting the height pyramid approach, whilst remaining to achieve a consistent 4 storey building fronting Kenyons Road.
- The built form in this view appears to steadily increase from the townhouses. The shifting levels of this view creates a sensitive response as the height of the buildings slowly increase as you look up the street towards CGV.
- The 10m setback from the boundary coupled with the retention of the existing mature trees (being retained within this setback) will ensure the 4 storey built form blends in with the natural environment, not appearing visually jarring to the casual observer.
- The 4 storey building is greater in scale than its
  immediate context of 1-2 storey houses to the east
  and across Kenyons Road. However, the 10m setback
  from Kenyons Road and 15m setback from the Eastern
  Boundary, and the retention of the existing mature trees
  within these setbacks, ensures the 4 storey built form
  blends into the natural environment and does not appear
  visually jarring to the casual observer.
- The built form will appear recessed behind the existing mature trees which will remain as the visually dominant feature in this view.
- The crowns of the trees extend beyond the maximum height of the buildings along Kenyans Road and will remain as the dominant feature when viewed from the public domain in most instances.
- Importantly the trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

2190839 | Cordinal Giroy Village - Visual Impact Assessment



# RESIDENTIAL

# 6.3 Viewpoint 3: Warialda St

# 6.3.1 Summary

- View 3 has been taken from outside of 29 Warialda Street, a residential road with no pedestrian pathways.
   The viewpoint extends along the residential street to the west.
- Warialda Streetiis a residential road and is subject to a low amount afviewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Warialda Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the topography falling from the eastern boundary of the site and then rising again along Warialda Street.
- The viewpoint was taken on the edge of the road, approximately im from the curb. The properties here are zoned R3 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storey buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

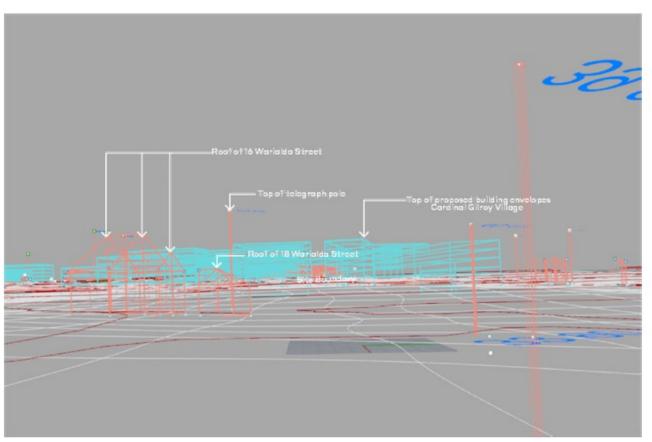
# 6.3.2 Viewpoint Location



55 Key Plan with indicative location of Viewpoint



# 6.3.3 Viewpoint 3 Wireframe



56 3D Wireframe Image - 35mm Lens - 29 Worlofda Street

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# 6.3.4 Viewpoint 3 Photomontage



57 Canon 6D - 35mm Lens - 29 Warfalda Street

### 6.3.5 Assessment of View

Table 4 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of View	Public, Secondary Road	This view is from the edge of the residential road.	Low
View Composition	Restricted	The streetscape occupies the majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Viewing Level	in line with site	Viewpoint elevation is RL 35.60 with the highest envelope visible at RL 59.69 within subject site. The closest built form has RL 51.44.	Medium
Vlewing Distance	Medium Range	The proposal is 258m away.	Medium
Viewing Pertod	Short	There is no invitation to sit and stay in this location. There is no pedestrian pathway along this road. The view is outside the front of someone's house and most people will be either walking or driving past to get to a different destination.	Low
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

### 6.3.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R8 Medium Density Residential Zone.
- The built form envisioned in the site specific DCF will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The masterplan places 2 storey buildings along the eastern boundary praviding an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The view along Warialda Street is bounded by the 4
  Storey RACF building, the height determined from its
  street facing presence. The masterplan dictates the
  shape of the RACF building, which at the boundary with
  Warialda Street is extensively setback and buffered
  with a proposed private garden space for the RACF
  residents. This measure combined with the retention
  of existing mature trees at the boundary with Warialda
  Street ensures the built form blends into the natural
  environment and does not appear visually jarring to the
  casual observer.
- The visible built form in this viewpoint will be obscured behind the retained existing mature trees and new landscaping / vegetation that will be added to the private garden space.
- The crawns of the trees along Kenyans Road and adjacent to Warialda Street extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- Importantly the trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

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# RESIDENTIAL

# 6.4 Viewpoint 4: Desmond St

# 6.4.1 Summary

- View 4 has been taken from autside of 78 Desmond Street, a residential road with no pedestrian pathways.
- The viewpoint extends along the residential street to the west (towards the eastern boundary of the site) and is currently dominated by trees and neighbouring properties.
- Desmond Street is a residential road and is subject to a low amount of viewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Desmand Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the tapagraphy falling from the eastern boundary of the site and then rising again along Desmand Street.
- The viewpoint was taken on the edge of the road, approximately 1m from the curb. The properties here are zoned R8 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storeys buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flatbuildings are not permissible in this zone.

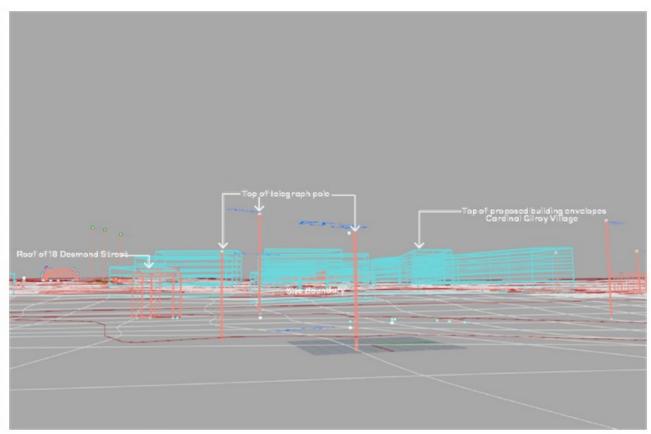
# 6.4.2 Viewpoint Location



59 Key Plan with indicative location of Viewpoint



# 6.4.3 Viewpoint 4 Wireframe



58 3D Wireframe Image - 35mm Lens - 78 Desmond Street

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# 6.4.4 Viewpoint 4 Photomontage



60 Canon 6D - 35mm Lens - 78 Desmand Street

### 6.4.5 Assessment of View

Table 5 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of View	Public, Primary Road	This view is from the edge of the residential road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Vlewing Level	in line with site	Viewpoint elevation is RL 38.11 with the highest envelope visible at RL 62.94 within subject site, the closest built form to the view has RL 45.98.	Medium
Vlewing Distance	Medium Range	The proposal is 252m away	Medium
Viewing Pertod	Short	There is no invitation to sit and stay in this location. There is no pedestrian pathway along this road. The view is outside the front of someone's house and most people will be either walking or driving past to get to a different destination.	Low
View loss or blockling	No view loss or blocking.	The proposal does not block any existing view.	Low

### 6.4.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R3 Medium Density Residential Zone.

- The built form envisioned in the site specific DCP will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The masterplan places 2 storey buildings along the eastern boundary providing an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The highest building (6 storeys) is proposed in the centre
  of the site. The masterplan design adopts a height
  pyramid approach with buildings stepping down in height
  as they near the boundaries. The 6 storey building is not
  visually prominent from this viewpoint.
- The view along Desmand Street is bounded by Building
  E a mixed 2 storey and 4 storey building. The direct
  line along Desmand Street towards the site is met by a
  private garden space within Building E. The landscaping
  within the private garden will provide further buffering
  and obscuring of the buildings.
- The built form will be controlled by the site specific DCP
  that will setback the buildings 15m from the boundary,
  with the 4 storey buildings being setback at least
  47m from the eastern site boundary. These building
  separation distances, coupled with the retention and
  planting of landscaping will ensure the built form blends
  in with the natural environment and does not appear
  visually jaming to the casual abserver.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing neighbouring buildings and mature trees, which will remain as the dominant visual elements.
- The crowns of the trees along the site boundary extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- The trees in this view are dictating the harizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

2190839 | Cordinal Giroy Village - Visual Impact Assessment



# RESIDENTIAL

# 6.5 Viewpoint 5: Barcom St

# 6.5.1 Summary

- View 5 has been taken from outside of 27 Barcom Street. Barcom Street is the only existing entrance to Cardinal Gilroy Village.
- The viewpoint extends along the residential street to the west (towards the eastern boundary of the site) and is currently dominated by trees, neighbouring properties and the existing RACF building.
- Barcom Street is a residential road and is subject to a low amount of viewers for a short period of time.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- This specific view along Barcom Street was chosen as at this location the viewer is at an approximate equivalent elevation to the ground level of the subject site. This is a result of the topography falling from the eastern boundary of the site and then rising again along Barcom Street
- The viewpoint was taken on the edge of the road, approximately 1m from the curb. The properties here are zoned R8 Medium Density Residential and have a maximum height of 9m and an FSR of 0.7:1.
- The properties to the east of the subject site comprise of 1 or 2 storey buildings, some with a pitched roof. Due to this the visual appearance of the area is of 2 or 3 storeys buildings.
- This area is characterised by dwelling-houses and dual occupancies as residential flat buildings are not permissible in this zone.

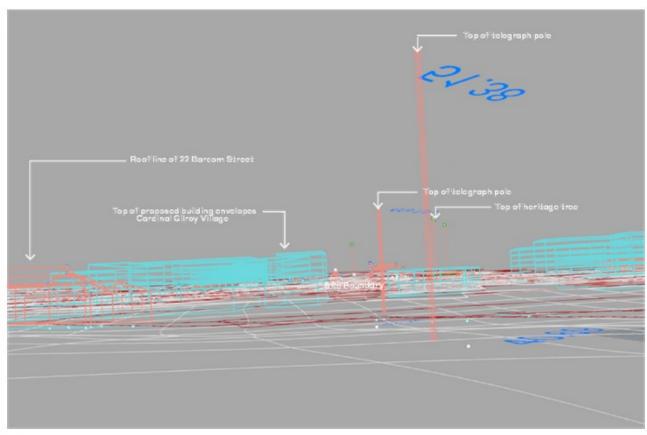
# 6.5.2 Viewpoint Location



62 Key Plan with indicative location of Viewpoint



# 6.5.3 Viewpoint 5 Wireframe



68 3D Wireframe Image - 35mm Lens - 27 Barcom Street

61 Key Plan with indicative location of Viewpoint

€ 1:10 000 ⊕ A5

2190039 | Cardinal Offray Village - Visual Impact Assessment



# 6.5.4 Viewpoint 5 Photomontage



64 Conon 6D - 35mm Lens - 27 Barcom Street

# 6.5.5 Assessment of View

Table 6 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of vlew	Public, Secondary Road	This view is from the edge of a residential road.	Low
View Composition	Restricted	The streetscape occupies majority of the view. The trees in the background obscure the majority of the proposal.	Low
Relative Viewing Level	in line with site	Viewpoint elevation is RL 43.00 with highest visible envelope at RL 62.94 within subject site. The closest built form has RL 47.95	Medium
Viewing Distance	Medium Range	The proposal is 207m from the viewpoint.	Medium
Viewing Pertod	Short	There is no invitation to sit and stay in this location. There is a pedestrian pathway along this road. The view is outside the front of someone's house. Most people will be either walking or driving to get to the site from this location.	Low
View loss or blockling	No view loss or blocking.	The proposal does not block any existing view.	Low

# 6.5.6 Assessment Conclusion

- The proposal does not black nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary to 2 storeys in order for it to be compatible with the scale of buildings in the R3 Medium Density Residential Zone.

- The built form envisioned in the site specific DCP will allow for a transition in scale from the existing buildings to the east of the site to the higher density buildings proposed on site.
- The mosterplan places 2 storey buildings along the eastern boundary providing an extensive setback between the 1 and 2 storey townhouses and the higher density 4 storey buildings.
- The masterplan places a public open space central to the site, removing the current RACF building that is visible from this viewpoint. As a result the outcome of the proposal on this view is increased vegetation and greenery. This change in view will not appear visually jaming to the casual observer.
- The higher buildings (5 and 6 storeys) is proposed in the centre of the site to the north and to the southerly boundary. Hence, from this view the higher buildings and density of the site will not be visually prominent.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary, with the 4 storey buildings being setback at least 47m from the eastern site boundary. These building separation distances, coupled with the retention and planting of landscaping will ensure the built form blends in with the natural environment and does not appear visually jarning to the casual abserver.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing buildings and mature trees, which will remain as the dominant visual elements.
- The crowns of the trees along the site boundary extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the averall impact on this viewpoint is Low.

2190839 | Cordinal Gircy Village - Visual Impact Assessment



# HERITAGE

# 6.6 Viewpoint 6: Sherwood Scrubs 1

# 6.6.1 Summary

- View 6 has been taken south of the Sherwood Scrub heritage item at Youth Off The Streets with views towards the north.
- Sherwood Scrubs is listed as item 181 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and autbuildings; at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the southern boundary
  of Sherwood Scrubs looking north towards CGV. Within
  the viewpoint the primary heritage building and curtilage
  can be seen. The building is a single storey Victorian
  residence fronting a semi-circular lawn to the east,
  north and south of the house, which is bounded by
  mature trees currently screening the property from the
  view of Cardinal Gilray Village.
- This viewpoint looks northwards, placing the viewer at a higher level than the ground level of CGV due to the falling topography.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the northern precinct of the masterplan.
- There are no views of any significance from this viewpoint.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded on all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent, short periods of time.
- This viewpoint was taken on the remnant bowling green within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and ald, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, some with pitched roofs having the visual appearance of 2-3 storeys.

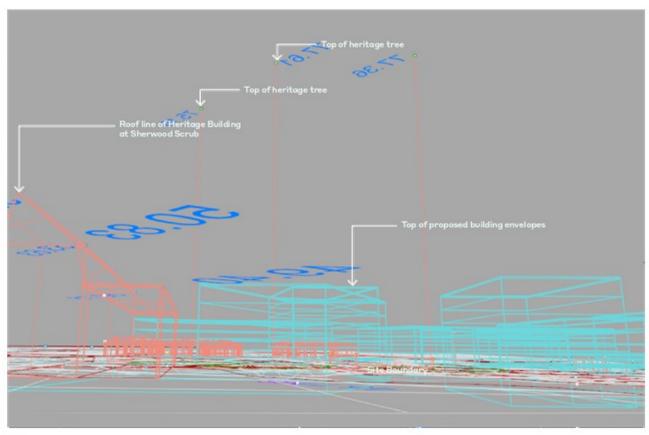
# 6.6.2 Viewpoint Location



65 Key Plan with indicative location of Viewpoint

(1) 138 000 @ A5

# 6.6.3 Viewpoint 6 Wireframe

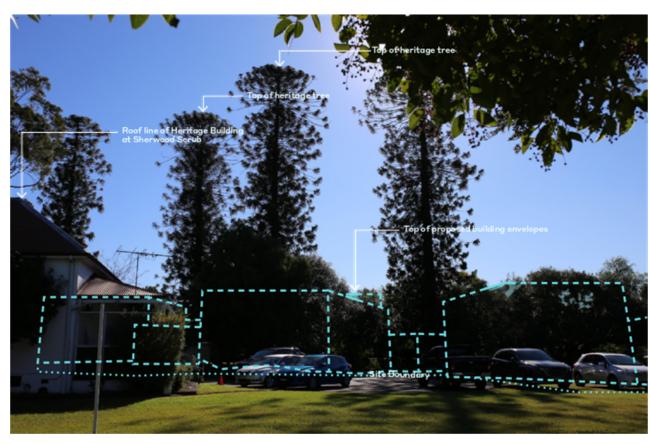


66-3D Wireframe Image - 35mm Lens - Sherwood Scrub towards heritage item and Cardinal Gilray Village development - 1

2190939 | Cardinal Gircy Village - Viscolfrapact Assessment



# 6.6.4 Viewpoint 6 Photomontage



67 Caron 6D - 35mm Lens - Sherwood Scru's towards heritage Item and Cardinal Gifray Village development - 1

### 6.6.5 Assessment of View

Table 7 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site, Sherwood Scrubs.	Medium
View Composition	Restricted	The majority of the view is blocked by the substantial vegetation and heritage trees in the mid ground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 47.30 with highest envelope is at RL 62.94 within subject site. The closest built form has RL 58.17.	Low
Viewing Distance	Medium Range	The proposal Is 107m from the viewpoint.	Medium
Viewing Pertod	Short - Medium	Users of the heritage site (currently Youth off the Streets) may occasionally spend time on the grassed area of the heritage site.	Medium
View loss or blocking	Noview lossor blocking.	The proposal does not block any existing view.	Low

### 6,6,6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey buildings being 8 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The highest building (6 storeys) in the northern precinct
  is proposed in the centre of the site. The mosterplan
  design adapts a height pyramid approach with buildings
  stepping down in height as they near the boundaries.
  The 6 storey building is not visually prominent from this
  viewpoint.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not alter the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes.
   These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the harizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can canclude that the overall impact of the proposal on this viewpoint is Low. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

49 2190899 I Cordinal Giroy Village - Visual Impact Assessment



# HERITAGE

# 6.7 Viewpoint 7: Sherwood Scrubs 2

# 6.7.1 Summary

- View 7 has been taken north of the Sherwood Scrubs building at Youth Off The Streets with views towards the south west.
- Sherwood Scrubs is listed as item i81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings; at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the north-eastern boundary of Sherwood Scrubs looking south-west towards CGV. Within the viewpoint the primary heritage building and curtilage can be seen. Whilst the location of the summer house (outhouse) is in this direction the thick remnant vegetation obscures it from view.
- This viewpoint looks southwards placing the viewer at a higher level than the ground level of CGV due to the falling topography.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the southern precinct of the masterplan.
- There are no views of any significance from this viewpoint.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded an all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the remnant bowling green within the heritage site. The heritage property is zaned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 storeys, same with pitched roofs having the visual appearance of 2-8 storeys.

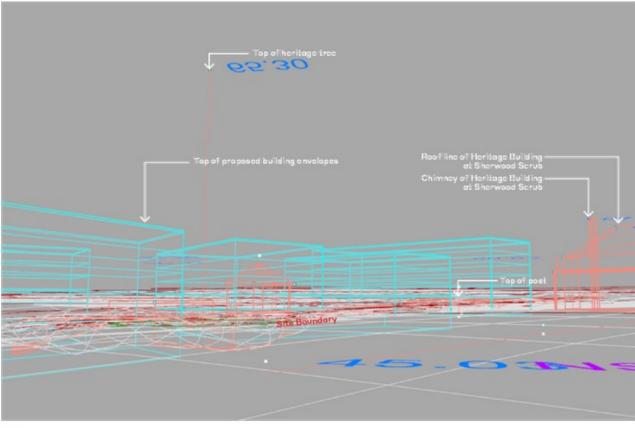
# 6.7.2 Viewpoint Location



68 Key Plan with indicative location of Viewpoint

① 110 000 ⊕ A5

# 6.7.3 Viewpoint 7 Wireframe



69 3D Wireframe Image - 35mm Lens - Sherwood Scrub open space towards heritage item - 2

2190939 | Cordinal Gircy Village - Viscolfrapact Assessment



# 6.7.4 Viewpoint 7 Photomontage



70 Canon 6D - 35mm Lens - Sherwood Scrub open space towards heritage item - 2

### 6.7.5 Assessment of View

Table 8 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site.	Medium
View Composition	Restricted	The majority of the view is blocked by the substantial vegetation and heritage trees in the mid ground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 46.40 with high- est envelope visible at RL 63.79 within subject site. The closest built form has RL 57.62.	Low
Viewing Distance	Short Range	The proposal is 52m from the viewpoint.	High
Viewing Pertod	Short - Medium	Users of the heritage site (currently Youth off the Streets) may occasionally spend time on the grass area of the heritage site. This grassed area also gets used as temporary car parking.	Medium
View loss or blockling	No view loss or blocking.	The proposal does not block any existing view,	Low

### 6.7.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4-storey buildings being 8 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The higher buildings of 5 storeys and 5/6 storeys in the southern precinct have been placed along the southern boundary of the CGV site providing an extensive setback between the heritage site and these buildings of greater density.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not after the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes.
   These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are diotating the harizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the overall impact of the proposal on this viewpoint is Law. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

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# HERITAGE

# 6.8 Viewpoint 8: Sherwood Scrubs 3

# 6.8.1 Summary

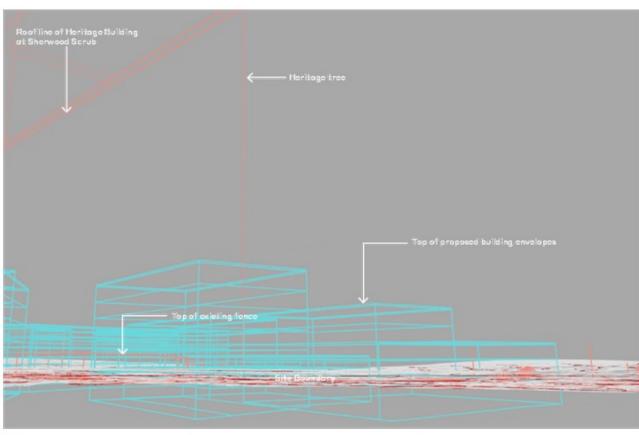
- View 8 has been taken from the verandah of the heritage building at Sherwood Scrubs, currently housing Youth Off The Streets.
- Sherwood Scrubs is listed as item i81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and autouildings; at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the southern end of the verandah of the heritage building, looking northeast towards CGV. Within the viewpoint the remnant vegetation, site curtilage and remnant bowling green can be seen.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the northern precinct of the masterplan from within the heritage building.
- There are no views of any significance from this viewpoint.
- This viewpoint looks northwards, and the slope coupled with the height of the verandah places the viewer at a higher level than the ground level of CGV.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded an all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the verandah of the heritage building within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 stareys, some with pitched roofs having the visual appearance of 2-8 stareys.

# 6.8.2 Viewpoint Location



71 Key Plan with indicative facation of Viewpoint
(1) 110 000 @ A5

# 6.8.3 Viewpoint 8 Wireframe

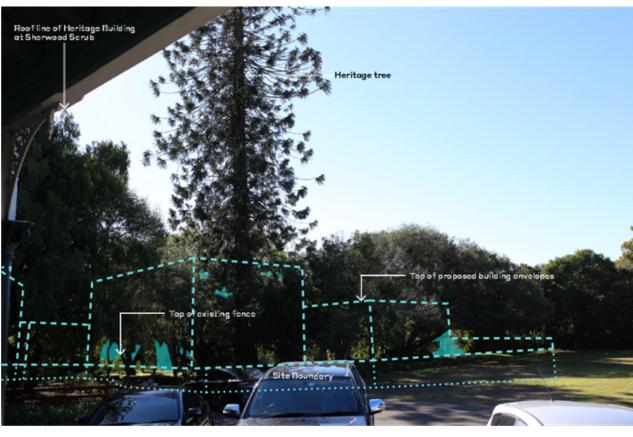


72 3D Wireframe Image - 35mm Lens - Heritage Item towards Cardinal Giray Village development - 3

2190059 | Cardinal Gircy Village - Viscolfrapact Assessment



# 6.8.4 Viewpoint 8 Photomontage



78 Canan 6D - 35mm Lens - Heritage item towards Cardinal Gilnoy Village development - 1

### 6.8.5 Assessment of View

Table 9 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is taken from the verandah of the heritage building.	Medium
View Composition	Restricted	The view is blocked by the substantial vegetation and heritage trees in the foreground.	Low
Relative Viewing Level	Above ground level of site	Viewpoint elevation is RL 48.10 with highest envelope at RL 59.69 within subject site.	Low
Viewing Distance	Short Range	The proposal is 91m from the viewpoint.	High
Viewing Pertod	Short	The verandah of the heritage building is used as an entrance way into the building. Therefore use is occasional and for short periods, it is not a place to sit and stay.	Low
View loss or blocking	Noview lossor blocking.	The proposal does not block any existing view.	Low

### 6,8,6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.

- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey buildings being 2-3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The highest building (6 storeys) in the northern precinct is proposed in the centre precinct. The masterplan design adapts a height pyramid approach with buildings stepping down in height as they near the boundaries.
   The 6 storey building is not visually prominent from this viewpoint.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- Importantly, from this viewpoint the proposed built form sits below the lower tree canopy and does not alter the view from the open space to the east of the heritage item.
- The crowns of the higher trees along the Heritage site boundary extend well beyond the building envelopes.
   These will remain as the dominant feature when viewed from this location and the encircling landscape will continue to be understood as a contributing component to the setting of the heritage item.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the harizon not the built form and this is being maintained with the new proposal.

Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can canclude that the overall impact of the proposal on this viewpoint is Low. The Masterplan does not detract from an appreciation of the heritage buildings or their setting, and such the significance of the place is conserved and protected.

2190839 | Cardinal Giroy Village - Visual Impact Assessment



# HERITAGE

# 6.9 Viewpoint 9: Sherwood Scrubs 4

# 6.9.1 Summary

- View 9 has been taken from the verandah of the heritage building at Sherwood Scrubs, currently housing Youth Off The Streets.
- Sherwood Scrubs is listed as item i81 on Schedule 5 of the Holroyd Local Environmental Plan (LEP) 2013, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and autouildings; at 102 Kenyons Road (also known as 74 Sherwood Road).
- The viewpoint is located along the northern end of the verandah of the heritage building, looking south-east towards CGV. Within the viewpoint the summer house (outhouse), remnant vegetation, site curtilage and remnant bowling green can be seen.
- This specific viewpoint allows for an appreciation of the impact of the building forms proposed in the southern precinct of the masterplan from within the heritage building.
- There are no views of any significance from this viewpoint.
- This viewpoint looks southwards, and the slope coupled with the height of the verandah places the viewer at a higher level than the ground level of CGV.
- The nature of the heritage site location makes this view a private view. There are no public viewpoints of the Heritage item due to its location bounded an all edges by large land holders. This results with the location being subject to a low amount of viewers for intermittent short periods of time.
- This viewpoint was taken on the verandah of the heritage building within the heritage site. The heritage property is zoned R2 Low Density Residential and has a maximum height of 9m and an FSR of 0.5:1.
- This area is characterised by a mix of new and old, heritage buildings. Behind the Sherwood Scrubs Listed House a number of new buildings have been added including two new buildings graded as having little significance and two new service wings to the west of the main building graded as intrusive on the site. These additions range in 1-2 stareys, same with pitched roofs having the visual appearance of 2-8 storeys.

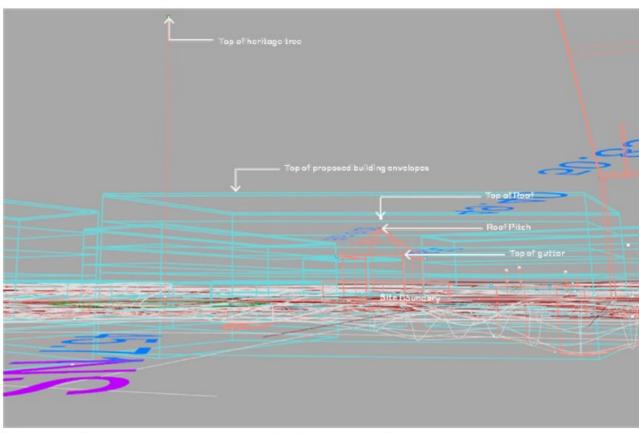
# 6.9.2 Viewpoint Location



74 Key Plan with Indicative location of Viewpoint

1#8 000 ⊕ A5

# 6.9.3 Viewpoint 9 Wireframe



75 3D Wireframe Image - 35mm Lens - Heritage item taxords Cardinal Ginsy Village development - 2

2190009 | Cardinal Gircy Village - Viscalfrapact Assessment



# 6.9.4 Viewpoint 9 Photomontage



76 Canon 6D - 35mm Lens - Heritage item towards Cardinal Gilray Village development - 2

### 6.9.5 Assessment of View

Table 10 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Private, Heritage Site	This view is within the private heritage site.	Medium
View Composition	Restricted	The view is restricted by the substantial vegetation and heritage trees in the mid ground and heritage outhouse in the foreground.	Low
Relative Viewing Level	Above the ground level of site	Viewpoint elevation is RL 48.10 with highest envelope at RL 57.62 within subject site.	Low
Viewing Distance	Short Range	The proposal is 75m from the viewpoint.	High
Viewing Pertod	Short	The verandah of the heritage building is used as an entrance way into the building. Therefore use is occasional and for short periods, it is not a place to sit and stay.	Medium
View loss or blocking	No view loss or blocking.	The proposal does not block any existing view.	Low

# 6.9.6 Assessment Conclusion

- The proposal does not block nor obscure any significant or scenic views or outlooks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the heritage site to 4 storeys in order for it to be compatible with the scale of buildings.
- The fall in topography from the heritage site to CGV results with the visual appearance of the 4 storey

- buildings being 3 storeys, corresponding to the visual appearance of some of the newer buildings on the Heritage Site.
- The higher buildings of 5 storeys and 5-6 storeys in the southern precinct have been placed along the southern boundary of the CGV site providing an extensive setback between the heritage site and these buildings of greater density.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. This setback will ensure the built form blends in with the natural environment and does not encroach on the curtilage of the heritage site.
- From this viewpoint the proposed built form sits below
  the lower tree canapy but at this location the trees are
  not as dense nor as high as elsewhere along the shared
  boundary providing more visibility of the patential
  development beyond. However, understanding the
  wider context of the historic setting reveals that the
  development beyond is minor in terms of views of the
  bouse.
- Future detail design and material selection will further mitigate impacts on the view through the selection of recessive design elements which would read as secondary to the boundary tree line.
- The crowns of the higher trees along the Heritage site boundary continue to extend beyond the building envelopes.
- The proposed building envelopes are visually separated from the heritage item by the mature trees currently along the boundary, hence the open landscaped setting for the historic Victorian former gentlemen's residence is conserved.
- The trees in this view are dictating the horizon not the built form and this is being maintained with the new proposal.

The addition of same development in this view from the lown area does not alter any understanding or appreciation of the historic significance of 'Sherwood Scrubs', and as such is acceptable. Based on the different elements within the assessment of view and taking into account the sensitivity of the viewpoint we can conclude that the averall impact of the proposal on this viewpoint is Low.

2190039 | Cordinal Gifroy Village - Visual Impact Assessment



# SCHOOL OVAL

# 6.10 Viewpoint 10: Merrylands High School Oval

# 6.10.1 Summary

- View 10 has been taken from the boundary of Merrylands High School on Bristol Street looking north towards the site.
- Bristal St is a one-lane, two-way main road and is subject to a low amount of viewers for a short period of time.
- This viewpoint was chosen to provide a robust visual assessment from Bristol Street to the south of Merrylands High School.
- This is the most publicly accessible viewpoint of the school aval. Access to the High School for the purpose of taking photos was denied by school security.
- This viewpoint enables an appreciation of the wider built form on the 7.4ha site.
- There are no views of any significance from this viewpoint.
- The viewpoint was taken at the edge of the school aval, with the camera at the fence edge. Despite being a school the area is zaned R2 Law Density Residential and has a maximum height of 9m and an FSR of 0.7:1.
- The existing school buildings to the west of the viewpoint have a height which is visually equivalent to 3 - 4 storeys.
- The area behind the camera is characterised by dwelling-houses and dual occupancies, as residential flat buildings are not permissible in this zone.
- The southern boundary of the site is the geographic low point of the area and to the west of the site the topography rises.
- The site lies in the background of this viewpoint, beyond the two ovals and boundary vegetation, hence a sense of 'greenness' dominates the view.
- This viewpoint is at an elevation higher than the ground level of the site.

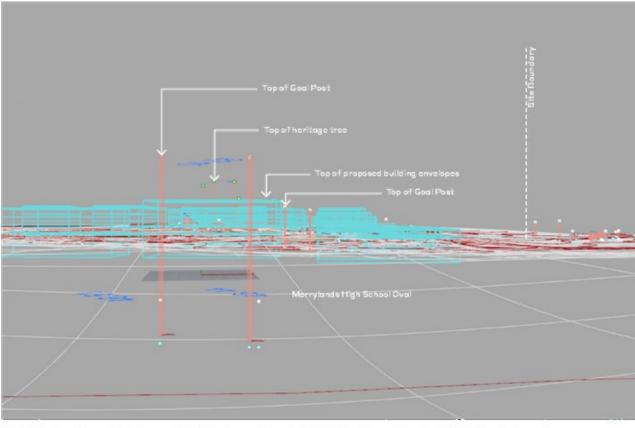
# 6.10.2 Viewpoint Location



77 Key Plan with indicative location of Viewpoint

130 000 @ A5

# 6.10.3 Viewpoint 10 Wireframe



78-3D Wireframe Image - 35mm Lens - Bristol Street across Merrylands High School towards Cardinal Gilroy Village development

2190939 | Cordinal Gircy Village - Viscolfrapact Assassment



# 6.10.4 Viewpoint 10 Photomontage



79 Canon 6D - 35mm Lens - Bristol Street across/sferrylands High School towards Cardinal Gilray Village development

### 6.10.5 Assessment of View

Table 11 - View Assessment Summary

Element	Category	Comment	Level of effect
Category of view	Semi- Private, Primary Road and Merrylands High School	This view is taken from the pathway of a primary road, looking across the private oval of Merrylands High School.	Medium
View Composition	Expansive	Restrictions to the view are in the background of the Image.	Medium
Relative Viewing Level	Above ground level off sitte	Viewpoint elevation is RL 51,35 with highest envelope at RL 59,11 within subject site.	Low
Vilewing Distance	Medium Range	The proposal is 229m from the viewpoint.	Medium
Viewing Perfod	Short - Medium	This view would be experienced in very short intervals by pedestrians or vehicles passing by. Longer viewing periods would occur occasionally in private by the students and users of the Merrylands High School Oval. During sporting events longer view periods will occur to.	Low- Medlum
View loss or blocking	Minimal viewloss or blocking.	Partial views to the trees in the background become blocked from the viewpoint.	Medlum

### 6.10.6 Assessment Conclusion

- The proposal does not block not obscure any significant or scenic views or outlacks.
- The planning proposal seeks to increase the height limit of the site to 20m but the site specific DCP will limit development adjacent to the eastern boundary

- to 2 stareys and 4-6 storeys adjacent to the southern boundary. This stepping of the heights can be seen in this viewpoint.
- The highest building is located centrally to the southern boundary with the buildings stepping down towards the western and eastern boundaries. This variation in building heights reduces the overall visual impact of the proposal. The proposal appears to nestle into its surroundings.
- The separations between buildings of a minimum of 12m provides view corridors throughout the site from the southern boundary. This maintains the extent and 'expansive' nature of the view. Within these building separations trees will be planted. Hence, the sense of 'greenness' is maintained in the foreground and upheld in the background to not appear visually jarring to the casual observer.
- The natural topography of the site allows the buildings to set into the natural depressions in the landscape.
   This allows for the proposal to integrate with the surroundings and not have any adverse visual impacts.
- The built form will be controlled by the site specific DCP that will setback the buildings 15m from the boundary. These building setbacks coupled with the retention and planting of landscaping will ensure the built form blends in with the natural environment and does not appear visually jarring to the casual abserver.
- Importantly, from this viewpoint the proposed built form will appear recessive behind the existing mature trees visible from Bristol Street given the extensive setback. This will further be enhanced by new landscaped areas within the site.
- The crowns of the trees within this view extend beyond the maximum height of the buildings, and will remain as the dominant feature when viewed from the public domain in most instances. The heritage trees within Sherwood Scrubs remain visible and continue to act as a point of arientation for bypassers.
- The trees in this view are dictating the harizon not the built form and this is being maintained with the new proposal.

Overall, based on the different elements within the assessment of view and taking into account the context, mitigation measures and significance of the view we can conclude that the overall impact on this viewpoint is Low.

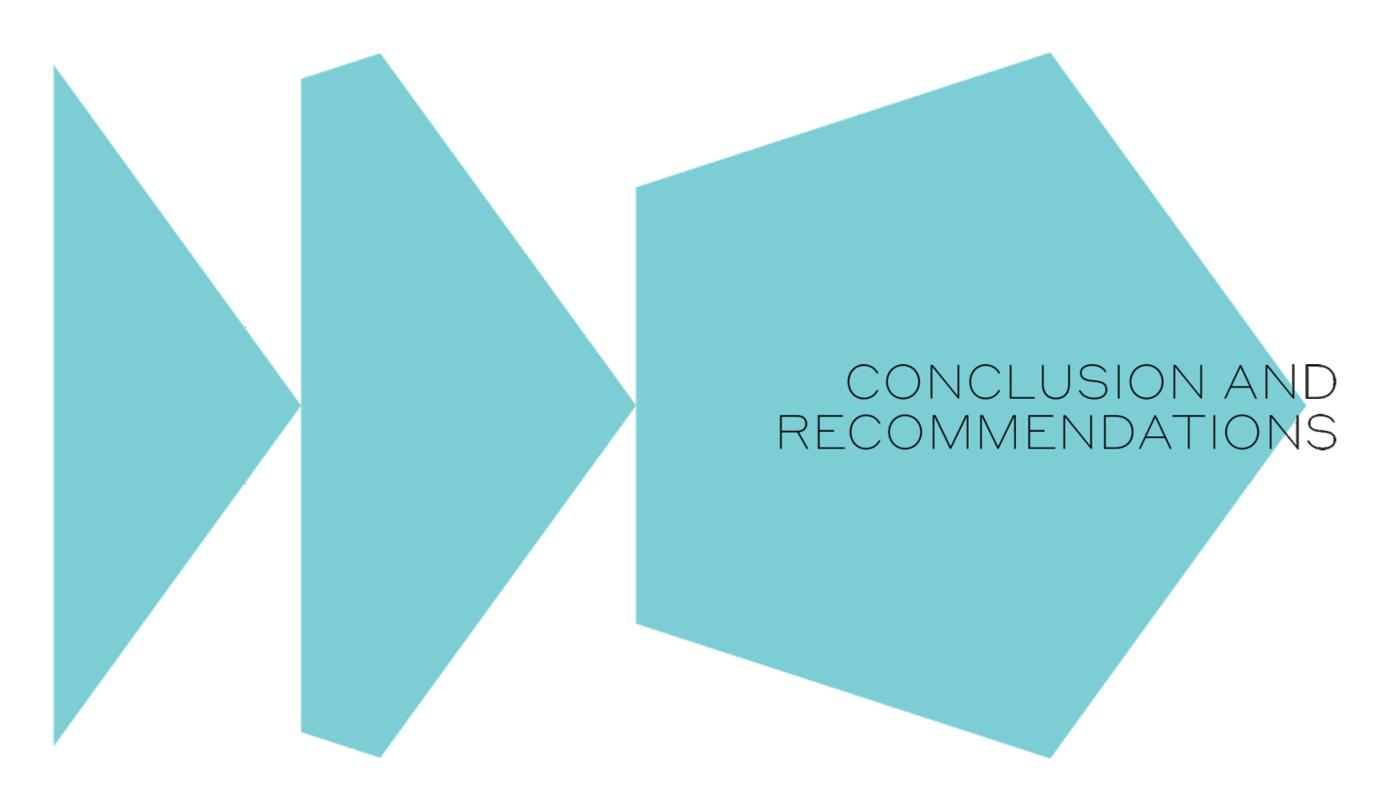
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7.0





# 7.0 Conclusion and Recommendations

# CONCLUSION

# 7.1 Other Components of Assessment

# 7.1.1 Physical Absorption Capacity

The physical capacity of the surrounding area to absorb the proposal is impacted on by the built form, tapography and vegetation in the area. Existing natural elements of the landscape physically black or absoure the proposal in most cases with the tree line extending above the line of development in all viewpoints.

Existing built forms black the proposal when combined with the topography of the context. From lower areas to the east the residential buildings on higher ground black the proposal from view, even though these buildings are only 1 or 2 storeys.

Along Kenyons Road the proposal contrasts in height to its 2 storey neighbours to the east yet this can be absorbed by the area as across Kenyons Road to the north-west similar buildings of 3 - 4 storeys exist. The extensive setback, with the buildings appearing recessed behind the existing vegetation further assists in the absorption of the proposal along this boundary.

High visibility of the proposal is experienced from Bristol Street across Merrylands High School Oval. This view presents the proposal as prominent contrasting to the current existing law-lying buildings on site. The assessment of this view reveals the capacity for the context to absorb this as the buildings within the school appear 3 - 4 storeys as they are on higher ground. Hence, the shift in height from the building line of the school to the proposal is not dramatic.

High visibility of the proposal is experienced when looking south-east from the Heritage Building. The capacity for this to be absorbed is minimal as there isn't any other built form visible from the Heritage site. Even though the proposal reveals itself through cleanings in the thick vegetation line, the heritage trees on site still extend beyond the proposal and remain a dominant feature. This impact can be absorbed considering the use of the location of this view.

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# 7.1.2 Visual Compatibility

The proposal has a moderate visual compatibility to the surrounding context due to different aspects of the proposal ranging in low to medium contrast from the current visual character.

### Visual Compatibility with Urban Features

The buildings along the northern and eastern boundary can be considered as visually compatible with their context (2 starey buildings along the eastern boundary and 4 storey buildings along the northern boundary). This is due to the 1 and 2 starey residential dwellings appearing 2-3 storeys from their pitched roofs.

The layout of the proposal is compatible with its surroundings responding to the eastern layout of cul-de-sacs, ensuring these are not meet by a salid form. Along the eastern boundary the setback of all buildings is at a minimum 15m yet where the cul de sacs meet the boundary there is a green space in the form of a private garden space or open space.

The 5 and 6 storey buildings differ from the direct visual character of the sites surroundings. If we travel 500m (by walking or driving) from the site buildings of 4 storeys dominate along the roads edge. Hence, the area is increasing its density in a visually prominent way and the 5-6 storeys on site will not be as visually prominent as these developments, as they will be extensively setback from any public viewpoints.

### Visual Compatibility with Scenic Values

The proposal can be constructed without impacting an any significant or scenic views in the area.

# 7.1.3 Mitigation Measures

A number of mitigation measures have been included as guiding design principles in the masterplan to ensure that visual impact is reduced. These guiding principles will be maintained through the site specific DCP.

# Extensive setbacks along all Boundaries

To reduce immediate visual impact and dominance on the context the masterplan ensures extensive setbacks from all boundaries.

These setbacks integrate landscape buffers, public pathways and one-way roads. This setback also integrates landscape mounding and screening to ensure noise and headlights from the cars do not impact on the neighbours.

This results in a minimum 15m setback of any proposed built form from the boundary (excluding Building A to its western boundary to the townhouses which is a suitable setback to its neighbours), reducing any immediate visual impact.

### Highest density placed internally to the site

To mitigate the impact on visual compatibility the proposal has placed the highest buildings internal to the site and along the southern boundary. The 5 and 6 storey buildings in the northern precinct are setback from boundaries with residential buildings between 46m - 126m (approximately).

Even though these buildings differ in visual character they are not placed adjacent to any existing neighbouring buildings and hence the loss of visual character is not enhanced by a clear contrast.

The visual character is carefully modified to ensure a smooth transition from contextual 2 storey buildings to the proposed 5 and 6 storey buildings centrally located and on the southern boundary.

The higher buildings placed along the southern boundary step in height from the eastern boundary to the western boundary. This increase in building heights is not visually jarning as the topography increases significantly to the 2 and 3 storey school buildings.

### Responding to Topography

Topography has been considered across the site to ensure the built form responds to its context appropriately. Along Kenyans Road the 4 storey RACF building steps in levels to respond to the topography, having a higher sensitivity to its context.

The 5 / 6 storey building in the southern precinct is a result of the topography dropping dramatically from the north end to the south end of the building. Similarly the 4 and 5 storey buildings across the site have achieved this extra level due to the topography.

### Significant Vegetation Retained

To ensure the physical absorption impact remains low, mature trees that will obscure the proposal have aimed to be retained. This mitigation measure ensures physical absorption along Kenyons Road and the eastern residential context is maximised. The retention of these trees ensures the harizon remains to be dictated by the crowns of the trees and not the proposed buildings.

### Heritage Site Mitigation Measures

Mitigation measures applied to the heritage site include extensive setbacks of 15m and the retaining of mature trees resulting in no change to the lot boundary curtilage of the heritage item.

The design of the masterplan does not situate any buildings directly along the boundary of the heritage site rather has placed a green open space (the central park) adjacent to the heritage site, directly in response to the remnant bowling green.

Furthermore in the detailed architectural design, materiality, colours and finishes of future structures would be the subject of further heritage assessment in future development applications, as will be the detailed landscape design.

2190037 | Cardinal Gircy Village - Viscolfrapact Assessment



# 7.0 Conclusion and Recommendations

# CONCLUSION

# 7.2 Overall Extent of Visual Impact

The visual impact of the proposal in its surroundings has been managed through appropriate design and planning mitigation measures. These measures have been demonstrated to reduce the averall visual impact of the proposal to a low level. To the casual observer the proposal does not appear visually jarring from any of the public viewpoints.

Within the heritage site the visual impact of the proposal can be considered a residual visual impact. Due to the private nature and importance of the heritage site, viewer sensitivity and use being low, this visual impact can be deemed as acceptable in the circumstances. The form of the building envelopes seen from Sherwood Scrubs generally sit below the existing boundary landscaping and where the envelopes are read above or behind the tree line they do not unacceptably alter the setting of the heritage item. The house, and rear buildings, retain their relationship with each other, as well as with the open, tree fringed lawn.

Furthermore, a positive outcome for the Heritage Site has been achieved that is not documented in this visual assessment. The increased landscaping that will support the existing open green space on the Heritage Site, through the proposed central park, areates an improved outcome for the setting and views of the heritage item.

The visual impact on the residential context can be considered low as there is no current significant or scenic value to these views. Measures have been taken to ensure the increase in density is achieved sensitively to these neighbours. This can be seen through the stepping of heights in the built form and extensive setbacks.

The visual impact on the Merrylands High School can be considered acceptable as there is no current significance to these views other than the expansiveness of the oval and 'greeness' of it. These buildings overlooking the apen space can be physically absorbed by the context and do not takeaway from the 'greeness' of the view.

Overall the visual impact of the proposal on the surrounding context can be deemed as low and acceptable. The masterplan is providing a new green space accessible by the public and offers apportunities for interaction between the retirement village and the schools, Cerdon College and Merrylands High School. In the instances where visual impact is moderate, mitigation measures have been taken through extensive setbacks, retaining of mature trees and proposed new landscaping and vegetation.

The overall masterplan has been designed sensitive to the surrounding visual character and this is evident through the 10 key view points assessed. The design principles mitigating the visual impact and allowing for the final outcome to be low will be maintained through the site specific DCP for Cardinal Gilroy Village.

2190099 | Cardinal Gircy Village - Visual Impact Assessment



# ETHOS URBAN

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

# Attachment 9 Transport Impact Assessment





# Transport Impact Assessment



# **Cardinal Gilroy Village**

# **Planning Proposal**

Prepared for Southern Cross Care 06 September 2019

Taylor Thomson Whitting (NSW) Pty Ltd (ACN 113 578 377) as trustee for the Taylor Thomson Whitting NSW Trust (ABN 59 514 956 558) I Consulting Engineers Level 3, 48 Chandos Street, St Leonards NSW 2065

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# Cardinal Gilroy Village – Transport Assessment for Planning Proposal Prepared for Southern Cross Care

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TAYLOR THOMSON WHITTING NSW TRUST

06 September 2019

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#### 1 Introduction

#### 1.1 Background

A Planning Proposal is to be lodged with Cumberland Council (Council) for Cardinal Gilroy Village (CGV) Seniors Living located at 45 Barcom Street, Merrylands West.

This Planning Proposal seeks to modify the permissible maximum height control, maximum floor space ratio control, and permissible non-residential uses.

Southern Cross Care (SCC) has commissioned Taylor Thomson Whitting (TTW) to undertake a transport impact assessment of the proposed development under the Planning Proposal.

#### 1.2 Scope

The Planning Proposal has been prepared to modify the permissible maximum height control, maximum floor space ratio control, and additional permitted uses. This proposal does not seek to modify key traffic-related controls such as car parking rates.

It is noted that a Masterplan and Urban Design Report prepared by Ethos Urban and as referenced below, has been developed to guide future development on the site.

This Transport Impact Assessment report outlines the anticipated traffic and transport impacts of the proposed modifications under the Planning Proposal. This report covers the following areas:

- Site access
- Traffic generation
- Car parking
- · Public and active transport.

#### 1.3 Planning Context

#### 1.3.1 Holroyd Development Control Plan

The site is located within the Cumberland Council local government area (LGA) and is within the boundaries of former Holroyd City Council LGA, therefore currently subject to the provision of the Holroyd Development Control Plan (DCP) 2013.

#### 1.3.2 Holroyd Local Environmental Plan

The site is subject to the provision of the Holroyd Local Environmental Plan 2013 and is zoned as R2- Low Density Residential. The land located to the north and east of the site is a mix of R4 High Density Residential and R3 Medium Density Residential, whilst the land to the south and west of the site is zoned as R2 – Low Density Residential.

The site falls within the following key classifications:

Land zoning
 Height of buildings
 R2 Low Density Residential
 9 metres maximum building height

FSR Maximum 0.5:1

#### 1.4 References

This report has been prepared in the context of and with knowledge of a variety of relevant documents, standards, and guidelines included but not limited to the following:

- RMS Guide to Traffic Generating Developments
- Holroyd Development Control Plan (DCP) 2013
- Holroyd Local Environmental Plan (LEP) 2013
- SEPP (Housing for Seniors or People with a Disability) 2004

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- Cardinal Gilroy Village Masterplan and Urban Design Report (Issue A) August 2019
- Traffic surveys undertaken by TTW on Thursday 25<sup>th</sup> October 2018, as referenced in the context of this report
- Other documents and data as referenced in this report.

#### 1.5 Related Development

It is noted that a staged DA for a proposed development on the eastern boundary of the site near Barcom Road has been submitted to the Council and is under process of determination. The proposed development includes 17 ILUs and a community building to replace the existing community centre with an internal floor area of 855m<sup>2</sup>.



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# 2 Existing Conditions

#### 2.1 The Site

Southern Cross Care (SCC) Cardinal Gilroy Village is located at 45 Barcom Street, Merrylands West and currently comprises the following:

- 236 Independent Living Units (ILUs)
- 123 Supported Living Units in the Residential Age Care Facility (RACF).

The village is spread over 7.4 hectares consists of following land parcels:

- Lot 05 DP 701151
- Lot 08 DP 732058
- Lot 11 DP 1075418

The site has frontages to Kenyons Road to the north, Merrylands High School to the south, residential area to the east and Cerdon College combined with a heritage site called Sherwood Scrubs to the west. The surrounding land uses are predominantly residential.

The site is located within the Cumberland Council local government area (LGA) and is within the boundaries of the former Holroyd City Council LGA, therefore currently subject to the provisions of the Holroyd Development Control Plan (DCP) 2013 and the Holroyd Local Environmental Plan (LEP) 2013.

Access to the site is via Barcom Street which also provides the primary frontage to the site. Figure 2.1 shows the location of the site and its environs.

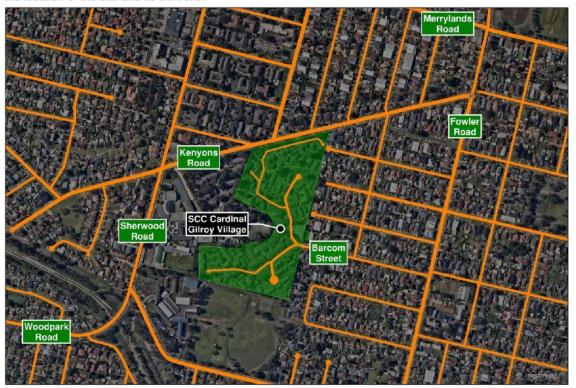


Figure 2.1: Site location and its environs



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#### 2.2 Road Network

**Barcom Street** is a local road operated by the Council. In the vicinity of site, the road is aligned in an east-west direction with one traffic lane in each direction set within an approximately 10-metre wide carriageway. Kerbside parking is permitted on both sides of the Barcom Street. The road provides direct access to the site and runs between the site and Fowler Road. It has a sign-posted speed limit of 50 km/hr. Local bus services also operate along Barcom Street, stopping directly within the site entry.

Kenyons Road is a Council owned local road and runs along the northern frontage of the site. The road is aligned in a north-east, south-west direction. It is a two-way road configured with one traffic lane in each direction, with a 12-metre wide carriageway. Kenyons Road has a posted speed limit of 50 km/hr, whilst near the site the road falls into a school zone and has a time restricted speed limit of 40 km/hr. Unrestricted Kerbside parking is generally permitted on both sides of the road. To its north the road intersects with six local streets and serves as a collector road for surrounding residential traffic.

**Merrylands Road** between Fowler Road and Sherwood Road is a local road with two lanes in each direction of travel. The sign-posted speed limit is 60 km/hr. No on-street parking is permitted in this segment of Merrylands Road.

**Betts Road** is a state road segment of Cumberland Highway (A28) connecting Merrylands Road in the north to Sturt Street in the South. It has three lanes in each direction of travel and a divided carriageway. The sign-posted speed limit is 70 km//hr.

#### 2.3 Car Parking

The site provides off-street parking provision to the residents and visitors to the village. Parking is provided along the internal roads within the site. Table 2.1 presents an overview of the parking available on-site.

Parking Restriction	Total Spaces
No Restriction	49
Visitors	51
Disabled only	5
Reserved parking for Units	91
Total	196

Table 2.1: Summary of parking provision within SCC Cardinal Gilrov Village

#### 2.4 Public Transport

Merrylands and Guildford Stations are the nearest train stations to the development and are located at approximately 2.5 kilometres and 2.9 kilometres driving distance from the site respectively. These stations are serviced by the T2 Inner West & Leppington Line and the T5 Cumberland Line. Services on these lines operate approximately every 15 minutes during peak periods and every 30 minutes on a daily average.

Bus route 802 services the site and operates along Barcom Street with a stop located within the site area. Services operate from around 6am to 9pm, with services approximately every 30 minutes. This route provides access to Parramatta Station and suburbs neighbouring Merrylands West, including Liverpool, Green Valley, and Fairfield. This route is operated by Transit Systems.

Public transport is currently adequate to comply with SEPP (Housing for Seniors). Any future development on the site providing housing for seniors or people with a disability will continue to meet these requirements as long as this public transport access is maintained.

Figure 2.2 shows the bus routes in the vicinity of the site.

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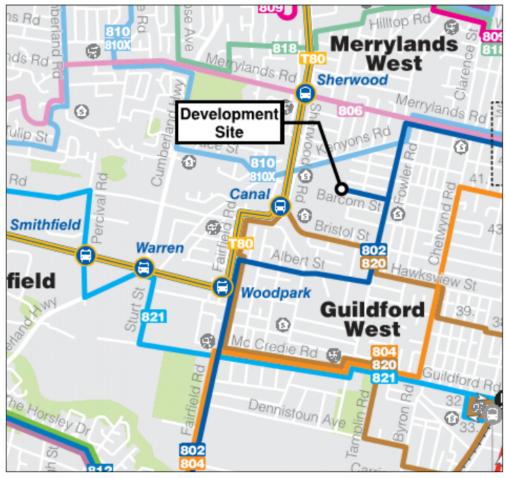


Figure 2.2: Bus services near the development site Source: Transit Systems

#### 2.4.1 Pedestrian and Cycling Facilities

The surrounding area to the site is predominantly residential land use with pedestrian footpaths generally available along all of the surrounding streets. Pedestrian footpath is available on both sides of the Kenyons Road combined with pedestrian refuges on roundabout controlled intersection of Kenyons Road and Arcadia Street. Two pedestrian gates along the northern frontage of the village connect the site with footpaths along Kenyons Road.

Bicycling facilities are limited with no dedicated cycling track available near to the site. Cyclist usually share surrounding local roads and streets with the local traffic. The nearest dedicated cycleway is 2.7 kilometres to the east of site that runs along railway line and connects Merrylands to Liverpool.



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#### 2.5 Traffic Conditions

#### 2.5.1 Traffic Volumes

Intersection turning movement counts were undertaken to assess the existing performance of the local road network. Turning movement counts were completed on the following intersections:

- Barcom Street / Fowler Road (priority controlled)
- · Kenyons Road / Arcadia Street (roundabout).

The traffic movement surveys at the nominated study intersections were completed Thursday 25<sup>th</sup> October 2018 and Saturday 27<sup>th</sup> October 2018 during the following peak periods:

Thursday
 Thursday
 Saturday
 5:00am and 9:00am
 4:00pm and 7:00pm
 5aturday
 10:00am and 3:30pm

The traffic movements to and from the site were also recorded during the following peak activity period:

Thursday
 Thursday
 Thursday
 Saturday
 Thursday
 Saturday
 Saturday
 Saturday
 Saturday
 Thursday
 Saturday
 Saturday
 Saturday
 Thursday
 Saturday
 Saturday
 Saturday
 Thursday
 Saturday
 Saturday<

Figure 2.3: Nominated study intersectionsFigure 2.3 shows the location of nominated intersections in the context of site. Traffic counts are included in **Appendix A**.



Figure 2.3: Nominated study intersections



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#### 2.5.2 Intersection Analysis

The intersection operation assessment of the nominated study intersections has been undertaken using SIDRA INTERSECTION (SIDRA) modelling software. The Roads and Maritime Services (Roads and Maritime) identifies vehicle delay as a commonly used measure to assess intersection performance.

Table 2.2 shows the criterion recommended by Roads and Maritime and adopted by SIDRA software to assess the level of service.

Table 2.2: Level of service criteria for intersections

Source: RMS guide to Traffic Generating Development

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	Less than 14	Good operation	Good operation
В	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
С	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity, accident study required
E	57 to 70	At capacity, at signals incidents will cause extensive delays Roundabouts require other control mode  At capacity, requires other control mode	
F	Greater than 70	n 70 Additional capacity required Extreme dela capacity required	

A summary of the existing intersection operation is shown in Table 2.3. Based on the assessment the nominated study intersections perform well at an acceptable LOS. The right turn movement out of Barcom Street during PM peak period shows a slightly higher delay of up to 31 seconds, which is still within satisfactory operational limits. Detailed analysis results are provided in **Appendix B**.

Table 2.3: Existing operation conditions

Table 2.0. Existing operation conditions						
Intersection	Peak	Degree of Saturation	Average Delay (sec)	Level of Service		
Barcom Street / Fowler Road	AM	0.411	23	В		
(Priority controlled intersection)	PM	0.391	31	С		
Kenyons Road / Arcadia Street	AM	0.347	10	Α		
(Roundabout controlled intersection)	PM	0.479	10	A		

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# 3 Planning Proposal

#### 3.1 Overview

The Planning Proposal seeks to amend the Statutory Development Controls of the Holroyd Local Environmental Plan 2013 (HLEP) to facilitate a masterplan development that offers maximum yield. The proposal aims to lift the permissible maximum height control to 20 metres, maximise floor space ratio control to 0.85:1 and rezone the site as R4 high-density residential for the redevelopment of SCC Cardinal Gilroy Village.

A draft concept masterplan for the proposed redevelopment includes the following buildings and facilities:

- New residential aged care facilities (RACF) with a capacity for 153 beds;
- 460 Independent Living Units (ILUs)
  - o 1-Bedroom ILUs 93
  - o 2-bedroom ILUs 348
  - 3-bedroom ILUs 19;
- 1,311 sqm of community facilities such as a gym, library and a community centre (excluding community centre proposed in staged DA as discussed above in section 1.5.)
- 1,480 sqm of neighbourhood shops.

The masterplan concept splits the site in northern and southern precincts with a central precinct that include a proposed community facility building and public green space ideally located in the centre of the site along the eastern frontage. Northern and southern precinct comprise of eight and nine buildings respectively, that ranges between two to five storeys in height.

The northern precinct also includes a three storey RACF building located to the north along Kenyons Road frontage. The RACF is located adjacent to the proposed main entrance from Kenyons Road and is easily accessible by public transport, cars and pedestrians. The precinct also includes permissible non-residential land uses located on the ground floor of ILU Building A and RACF Building B.

Southern Precinct consists of eight ILU buildings with a park located in the centre of the precinct and a community facility building to its north.

The draft masterplan concept is shown in Figure 3.1 below.

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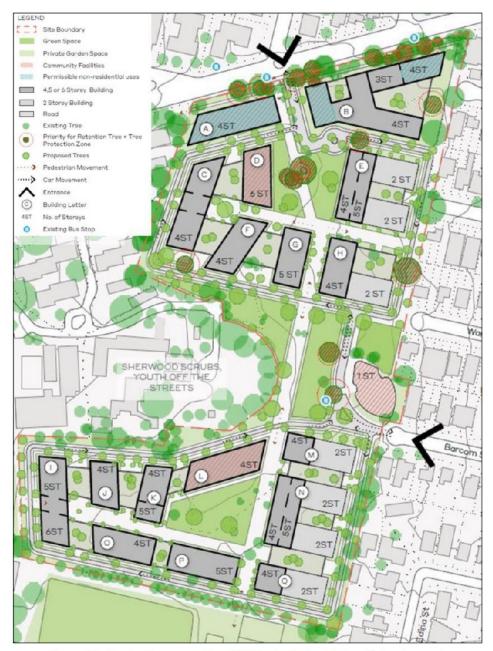


Figure 3.1: Masterplan concept for SCC Cardinal Gilroy Village Redevelopment Source: Ethos Urban, Urban Design Report - August 2019

#### 3.2 Internal Road Network

The draft masterplan concept includes adjustment to the internal road network and propose a new access to the site off the roundabout intersection of Kenyons Road and Arcadia Street.

The internal road system is proposed to work in a one-way loop arrangement, such that the internal roads will run along the boundary of each precinct and connect northern precinct with southern precinct via a small link road through central precinct adjacent to the Barcom Street access. The loop road system allows

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adequate space between the proposed ILU buildings to create undisturbed pedestrian networks and minimises possibilities of clashes between pedestrians and cars. The proposed loop road will be landscaped to provide amenity to pedestrians and visitors.

The masterplan concept includes an adjustment to the road network where a second access to the site is proposed off the roundabout intersection of Kenyons Road and Arcadia Street. The proposed access will allow to distribute the site traffic more efficiently within the surrounding road network while easing access for ambulances and other emergency vehicles to the RACF.

The existing access to site and the proposed access off the roundabout intersection will accommodate two-way movements. Figure 3.2 shows the proposed one-way loop roads and two-way roads for traffic circulation within the village.

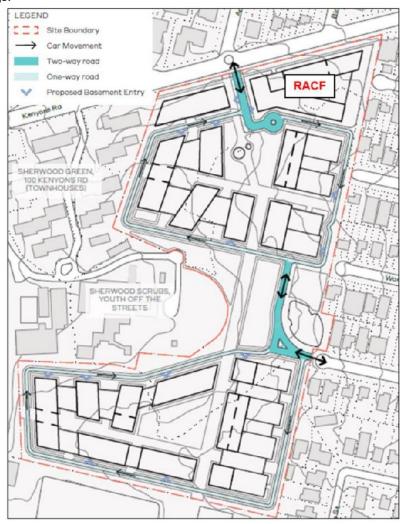


Figure 3.2: Proposed circulation roads

Source: Ethos Urban, Urban Design Report - August 2019





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#### 3.3 Proposed Parking Provision

The proposed ILU building will provide basement parking under different groupings, whilst the entry and exit to the basements will be off the one-way loop roads. These basement entries would not clash with the pedestrian entries into the blocks. Visitor parking will also be provided within the basement parking provision. Along the loop roads at least two on-street parking spaces per building are proposed for easy and quick drop-offs for residents and visitors. Parking for neighbourhood shops will be provided along two-way roads and in the basement car park.

#### 3.4 Modification Outcomes

The proposed modification to the HLEP statutory controls stated above would allow for an increase in the number of dwellings on-site from 236 ILUs to 460 ILUs and 123 supported living units to 153 supported living units in the RACF. The Planning Proposal also includes provision of 1,480 sqm of neighbourhood shops that will provide services to the residents and public.

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# **Transport Impact Assessment**

#### 4.1 **Trip Generation**

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The traffic generation estimates for the proposed development have been sourced from the following:

- Guide to Traffic Generating Development, Roads and Maritime, 2002
- Technical Direction TDT 2013/04: Updated traffic surveys, Roads and Maritime, 2013 Guide RMS Guide to Traffic Generating Developments (2013 Supplement) summarises trip generation rates for housing.
- Site specific traffic generation rate derived from the existing site generated traffic.

Based on the proposed land uses discussed above in section 3, the traffic generation for the proposal would be a net addition to the existing traffic generation of the site.

It is noted that the morning peak hour of the site does not generally coincide with the network peak hour.

#### Traffic Generation based on RMS rates

Table 4.1 shows the net trip generation for the site when compared with the existing approved development and proposed development based on the RMS traffic generation rates.

Table 4.1: Summary of traffic generation of existing and proposed land use based on RMS rates

Land Use	Dwelling Type	Dwelling Number / Area	Traffic Generation Rate	Traffic Generation	Total Peak Trip
Existing Senior	ILUs	236	0.4 trips per	94	143
Housing	RACF	123	dwelling	49	143
Proposed Senior	ILUs	460	0.4 trips per	184	
Housing	RACF	153	dwelling	62	
Proposed Neighbourhood shops/ Commercial	-	1,480	2 per 100 sqm of GFA	30	276
Net Additional Trip Generation in comparison to existing housing					

The RMS guide to traffic generating developments, does not provide a traffic generation rate for the neighbourhood shops. Assuming the proposed shops could be rented by small scale businesses, a traffic generation rate for commercial land use has been implemented, to ascertain future trip generation of the proposed neighbourhood shops.

Based on the above, the traffic generation estimates indicate that the proposed development could generate an additional 133 trips during peak hour when compared with existing conditions.

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### Traffic Generation based on site-specific trip rates

The traffic counts at the existing development access (see Table 4.2), shows that the existing development only generates up to 50% of the trips when compared with existing traffic generation based on RMS traffic generation rates.

Table 4.2: Existing peak hour traffic generation

Land Use	Day	Peak Hour	In	Out	Total
	Thursday	8:00am – 9:00am	42	31	73
Existing development	mursuay	4:00pm – 5:00pm	22	35	57
	Saturday	2:30pm – 3:30pm	31	37	68

Based on the existing traffic generation pattern, site-specific traffic generation rates are derived for the morning and evening peak hours and outlined in Table 4.3. Given the planning proposal seeks to mainly uplift the development controls, it is assumed that a site-specific traffic generation rate of 0.2 trips per dwelling would give rational traffic generation estimates for the senior housing element of the proposal.

Table 4.3: Site-specific traffic generation rates

Land Use	Day	Peak Hour	Traffic Generation Rate / dwelling	In	Out
Senior Housing	Thursday	AM	0.20	60%	40%
		PM	0.16	40%	60%
	Saturday	Afternoon	0.19	46%	54%

Table 4.4 summarises the traffic generation of the existing and proposed development based on the site-specific traffic generation rates.

Table 4.4: Site-specific traffic generation estimates of existing and proposed land uses

				<u> </u>					
Land Use	Dwelling Type	Dwelling Number / Area	Traffic Generation Rate	Traffic Generation	Total Peak Trip				
Existing Senior	ILUs	236	0.2 trips per	48	73				
Housing	RACF	123	dwelling	25	13				
Proposed Senior	ILUs	460	0.2 trips per	92					
Housing	RACF	153	dwelling	31					
Proposed Neighbourhood shops/ Commercial	-	1,480	2 per 100 sqm of GFA <sup>1</sup>	30	153				
Net Additional Trip Generation in comparison to existing housing									

Based on the site-specific trip generation rate, the proposal could generate up to 81 net additional peak hour trips when compared with the existing development.

The above estimates do not include traffic generation for community facilities. The community facilities will be used by residents only, however staff members who will operate the community facilities will govern the traffic generation numbers for this land use. The staff numbers are not available at this stage, however for the purpose of this assessment, it is anticipated that these facilities could employ up to 10 staff. Based on

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<sup>&</sup>lt;sup>1</sup> Based on RMS guide to traffic generating developments





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local journey to work data it is anticipated that 80% of these staff members are expected to arrive by personal vehicles and could generate up to 10 additional trips.

#### 4.2 Traffic Impact

As discussed in section 3.2, the masterplan concept includes an adjustment to the road network where a second access to the site is proposed off the roundabout intersection of Kenyons Road and Arcadia Street. It is expected that with the proposed access to the site, combined with the division of the site in northern and southern precinct, the traffic to and from the site will be more staggered and would have less impact on any one site access or adjoining roads.

Such that, the proposed development could generate up to circa 40 additional vehicles on adjoining intersections to the Barcom Street and Kenyons Road accesses. Therefore, given the satisfactory traffic conditions of the local intersections (see Section 2.5.2 above), the additional peak hour trips would not generate significant impact and could be accommodated within the local road network.

Detailed intersection modelling would be required as part of any future development application for the site including provision of mitigation measures if required.

#### 4.3 Public Transport Facilities

The bus route 802 approaches the site through Barcom Street access and turnaround from the same location. There is no change proposed to the bus route alignment, as with the proposed development the bus would still turnaround from the Barcom Street access.

Given the residents and staff on the site are anticipated to predominantly use private cars as primary mode of travel, the proposed development would not impact the public transport in the surrounding.

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# 5 Parking Assessment

#### 5.1 State Environmental Planning Policy (SEPP) Requirements

The site is located within the boundaries of former Holroyd City Council LGA, therefore currently subject to the provision of the Holroyd Development Control Plan (DCP) 2013. For the self-contained units and RACF developments the DCP recommends providing the parking facilities in accordance with the parking requirements as outlined in the SEPP (Housing for Senior or People with a Disability) 2004.

Table 5.1 shows the recommended parking controls used under this assessment and parking requirements.

Table 5.1: Recommended parking controls under SEPP

Land Use	Туре	Proposed Yield	SEPP/ DCP Parking rates	Parking Requirements
	Studio / 1 Bedroom Apartment	93	1 any angga fay angla E duyallinga	
Residential Flat Buildings	2 Bedroom Apartment	348	1 car space for each 5 dwellings where the DA is made by, or is, made by a person jointly with, a	92
(ILUs)	3 Bedroom Apartment	19	social housing provider	
	Total	460		
Neighbourhood Shop <sup>2</sup>	-	1,480 sqm	1 space / 30m² of GLFA	50
	Residents	153	1 space / 10 Beds	16
Residential Care Facilities	Employees	70 <sup>3</sup>	1 space / 2 person employed in connection with the development and on duty at any one time	35
	Ambulance	-	1 Ambulance bay for the development	1
			Total	194

It is noted that the SEPP (Housing for Seniors or People with a Disability) requires that carparking spaces comply with the requirements for parking for persons with a disability set out in AS 2890 and that 5% of the total number of carparking spaces must be designed to enable the width of the spaces to be increase to 3.8 metres.

Based on the above the proposed development should provide minimum 194 parking spaces.

<sup>&</sup>lt;sup>2</sup> Holroyd DCP 2013 parking requirement is applied for neighbourhood shop.

<sup>&</sup>lt;sup>3</sup> We have been advised by the SCC that approximately 70 RACF employees will be on the site during changeover of shifts.



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# 5.2 Proposed Parking Provision

The proposed parking provision for ILUs in residential flat buildings is higher than the parking requirements outlined under SEPP parking controls. A detailed parking assessment for each building has been completed in the Master Plan Urban Design Report based on the parking controls outlined in Table 5.2. The parking assessment has been attached in Appendix C of this report

Table 5.2: Adopted parking controls for the proposal

Land Use	Туре	Requirements
	Studio / 1 Bedroom Apartment	1 space / apartment
Residential Flat Buildings (ILUs)	2 Bedroom Apartment	1 space / apartment
Buildings (ILUS)	3 Bedroom Apartment	1.2 spaces / apartment
	Visitors	0.2 space / apartment
Neighbourhood Shop	-	1 space / 30m <sup>2</sup> of GLFA
	Residents	1 space / 10 Beds
Residential Care Facilities	Employees	space / 2 person employed     in connection with the     development and on duty at     any one time
	Ambulance	1 Ambulance bay for the development
Parking for person with disability	-	5% of car spaces

Based on the assessment, the overall developments would provide up to 658 parking spaces in total that include 92 visitor parking spaces and 50 parking spaces for neighbourhood shops.

For the RACF staff parking provision it is assumed that during changeover of shifts a maximum number of 70 staff members would be on the site. Given that the proposed RACF would provide 51 parking spaces and one ambulance parking.

The proposed development would provide the parking on the above lines in order to contain all the parking requirements of the development within the off-street carparks. The above parking provision is subject to minor changes as the design development progress to staged DA.





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#### 6 Conclusion

The Cardinal Gilroy Village Planning Proposal modifies the maximum height control, maximum floor space ratio control, and permissible non-residential uses.

The traffic generated from this modification has been assessed and based on those results it was found that:

- The proposed masterplan could generate up to 81 net additional trips during any peak hour.
- Based on the future road network and proposed additional access to the site via the roundabout intersection of Kenyons Road and Arcadia Street, the net additional trips from the proposed development are more likely to be distributed among two access points to the development.
- Given the satisfactory traffic conditions of the local intersections, the additional peak hour trips are
  not expected to generate significant impact to intersection performance, delays, or queues. This
  would be confirmed in future development applications through detailed traffic modelling.
- The proposed development would provide parking provision to comply with parking controls outlined in SEPP (Housing for Seniors or People with a Disability) 2004.

Based on the assessment provided within this report, the intent of the Planning Proposal can be supported with regards to traffic and transport, with detailed traffic impacts subject to further assessment under future development applications.





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# Appendix A - Traffic Counts



Suburb : Merrylands West

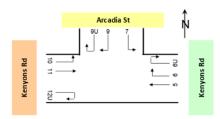
Location : 1. Kenyons Road / Arcadia Street

Day/Date : Thu, 25th October 2018

Weather : Fine

Description : Classified Intersection Count

Peak Hour Summary





	Арр	roa	ch	Ke	enyons f	Rd	А	rcadia 9	it	K	en yon s f	Rd	Total
	Time	Per	iod	Lights	Heavies	Total	Lights	Heavies	Total	Lights	Heavies	Total	Grand T
AM	8:00	to	9:00	423	3	426	247	1	248	293	5	298	972
PM	16:45	to	17:45	621	3	624	175	0	175	127	2	129	928

	proa	ch
Tin	ne Per	riod
6:00	to	7:00
.5	to	7:15
	to	7:30
5	to	7:45
0	to	8:00
5	to	8:15
0	to	8:30
	to	8:45
	to	9:00
Α	И Tot	als
:00	to	17:00
:15	to	17:15
0	to	17:30
5	to	17:45
	to	18:00
5	to	18:15
30	to	18:30
15	to	18:45
	to	19:00
ИΤ	οt	als



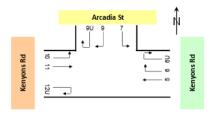
Suburb : Merrylands West
Location : 1. Kenyons Rd / Arcadia St

Day/Date : Sat, 27th October 2018

Weather : Fir

Description : Classified Intersection Count

: Peak Hour Summary





Appro ach	Ke	enyons F	Rd	A	Arcadia S	it	K	enyons f	₹d	otal
Time Period	Lights	Heavies	Total	Lights	Heavies	Total	Lights	Heavies	Total	Grand 1
13:15 to 14:15	296	0	296	104	1	105	120	2	122	523

Αp	ргоа	ch
im	e Pe	riod
10:00	to	11:00
10:15	to	11:15
10:30	to	11:30
10:45	to	11:45
11:00	to	12:00
11:15	to	12:15
1:30	to	12:30
1:45	to	12:45
00	to	13:00
:15	to	13:15
:30	to	13:30
2:45	to	13:45
:00	to	14:00
3:15	to	14:15
:30	to	14:30
45	to	14:45
00	to	15:00
15	to	15:15
80	to	15:30
:45	to	15:45
0	to	16:00
1	otal	5



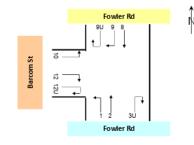
Suburb : Merrylands West
Location : 2. Barcom St / Fowler Rd

Day/Date : Thu, 25th October 2018

Weather : Fin

Description : Classified Intersection Count

: Peak Hour Summary





Approach		Approach F			Fowler Rd				Fowler Rd Barcon				Barcom S	t	3
Time P	e P	•	eric	od	Lights	Heavies	Total	Lights	Lights	Heavies	Total	Lights	Heavies	Total	
8:00 to 9:00 799 17 81	to 9:00 799 17 81	9:00 799 17 81	9:00 799 17 81	799 17 81	17 81	81	5	562	62	16	578	32	3	35	1,42
6:15 to 17:15 673 8 681	to 17:15 673 8 681	17:15 673 8 681	17:15 673 8 681	673 8 681	8 681	681		708	08	22	730	19	2	21	1

A	proa	ch	F	owler R	d
in	ne Pei	riod	Lights	Heavies	Total
6:00	to	7:00	476	27	503
15	to	7:15	495	35	530
	to	7:30	530	33	563
5	to	7:45	585	29	614
0	to	8:00	639	23	662
15	to	8:15	713	18	731
	to	8:30	777	14	791
	to	8:45	787	13	800
	to	9:00	799	17	816
Αſ	/I Tot	als	1,914	67	1,981
5:00	to	17:00	679	6	685
6:15	to	17:15	673	8	681
6:30	to	17:30	661	6	667
6:45	to	17:45	670	9	679
7:00	to	18:00	659	10	669
7:15	to	18:15	607	8	615
7:30	to	18:30	576	9	585
:45	to	18:45	544	8	552
00	to	19:00	515	6	521
PI	VI Tot	als	1,853	22	1,875



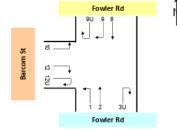
Suburb : Merrylands West
Location : 2. Barcom St / Fowler Rd

Day/Date : Sat, 27th October 2018

Weather : Fin

Description : Classified Intersection Count

: Peak Hour Summary



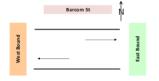


Approach Fowler Rd			F	owler R	d	Е	larcom S	it	Total			
Time	e Pei	riod	Lights	Heavies	Total	Lights	Heavies	Total	Lights	Heavies	Total	Grand
13:15	to	14:15	472	6	478	567	11	578	28	4	32	1,088

	proa	ech	F	owler R	d	F	owler R	d	Barcom St			
Tim	e Pe	riod	Lights	Heavies	Total	Lights	Heavies	Total	Lights	Heavies	Total	
00	to	11:00	464	7	471	423	13	436	24	4	28	
0:15	to	11:15	479	10	489	435	16	451	25	4	29	
10:30	to	11:30	473	11	484	450	13	463	24	3	27	
10:45	to	11:45	490	13	503	462	11	473	24	2	26	
11:00	to	12:00	510	13	523	478	8	486	26	3	29	
11:15	to	12:15	490	10	500	479	10	489	30	3	33	
11:30	to	12:30	518	9	527	480	14	494	31	4	35	
11:45	to	12:45	506	7	513	495	15	510	35	4	39	
12:00	to	13:00	499	10	509	498	16	514	37	4	41	
12:15	to	13:15	506	10	516	483	11	494	32	4	36	
12:30	to	13:30	484	8	492	521	8	529	30	3	33	
12:45	to	13:45	470	10	480	516	9	525	24	4	28	
13:00	to	14:00	472	6	478	533	9	542	15	4	19	
13:15	to	14:15	472	6	478	567	11	578	28	4	32	
13:30	to	14:30	482	6	488	534	13	547	27	5	32	
13:45	to	14:45	479	5	484	528	10	538	30	4	34	
14:00	to	15:00	464	6	470	521	9	530	37	5	42	
14:15	to	15:15	453	5	458	497	8	505	35	5	40	
14:30	to	15:30	461	6	467	480	7	487	35	4	39	
14:45	to	15:45	451	4	455	478	9	487	33	5	38	
15:00	to	16:00	467	4	471	461	11	472	29	4	33	
1	otal	s	2,876	46	2,922	2,914	66	2,980	168	24	192	





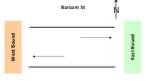




Ap	pro	ach			Baro	om St				
Di	recti	on	w	est Bou	nd	East Bound				
Tim	e Pe	riod	Lights	Heavies	Total	Lights	Heavies	Total		
6:00	to	6:15	2	0	2	1	0	1		
6:15	to	6:30		0		- 4	0	4		
6:30	to	6:45	6	2		2	1	3		
6:45	to	7:00	10	1	11	5	1	6		
7:00	to	7:15	7	1		9	1	10		
7:15	to	7:30	9	0	9	2	0	2		
7:30	to	7:45	14	1	15	2	1	3		
7:45	to	8:00	6	0	6	3	0	3		
8:00	to	8:15	9	1	10	3	1	4		
8:15	to	8:30		0			0			
8:30	to	8:45	9	1	10	10	1	11		
8:45	to	9:00	14	0	14		0			
AN	A Tot	als	102	7	109	57	6	63		
16:00	to	16:15	4	1	s	10	0	10		
16:15	bo	16:30	4	0	4	6	1	7		
16:30	to	16:45	7	0	7		0			
16:45	to	17:00	5	1	6	9	1	10		
17:00	to	17:15	5	0	5		0			
17:15	to	17:30	3	1	4	5	1	6		
17:30	to	17:45	5	0	5	3	0	3		
17:45	to	18:00	3	1	4	6	1	7		
18:00	to	18:15	4	0	4	6	0	6		

Day/Date : Thu, 25th October 20
Weather : Fine
Description : Mid-block Count

Ap	pro	ach	Barcom St								
Di	recti	on	w	est Bou	nd	East Bound					
Time Period		riod	Lights	Heavies	Total	Lights	Heavies	Total			
6:00	to	7:00	26	3	29	12	2	14			
6:15	to	7:15	31	4	35	20	3	23			
6:30	to	7:30	32	4	36	18	3	21			
6:45	to	7:45	40	3	43	18	3	21			
7:00	to	8:00	36	2	38	16	2	18			
7:15	to	8:15	38	2	40	10	2	12			
7:30	to	8:30	37	2	39	16	2	18			
7:45	to	8.45	32	2	34	24	2	26			
8:00	to	9:00	40	2	42	29	2	31			
AN	f Tot	als	102	7	109	57	6	63			
16:00	to	17:00	20	2	22	33	2	35			
16:15	to	17:15	21	1	22	31	2	33			
16:30	to	17:30	20	2	22	30	2	32			
16:45	to	17:45	18	2	20	25	2	27			
17:00	to	18:00	16	2	18	22	2	24			
17:15	to	18:15	15	2	17	20	2	22			
17:30	to	18:30	15	1	16	17	2	19			
17:45	to	18:45	15	1	16	20	2	22			
18:00	to	19:00	12	0	12	18	1	19			
PN	f Tot	als	40	4	52	73	5	70			





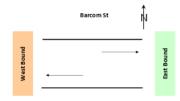


Job No. : N4550
Client : TTW
Suburb : Merrylands West
Location : Barcom St

Day/Date : Sat, 27th October 2018
Weather : Fine

Description : Mid-block Count

: Peak Hour Summary





Ap	proa	ich	w	est Bou	nd	Б	ast Bour	nd	otal
Tim	e Pe	riod	Lights	Heavies	Total	Lights	Heavies	Total	Grand Total
10:00	50	11:00	20	3	23	24	3	27	50
10:15	50	11:15	22	4	26	25	4	29	55
10:30	to	11:30	23	4	27	27	3	30	57
10:45	to	11:45	20	4	24	24	4	28	52
11:00	to	12:00	20	3	23	18	3	21	44
11:15	50	12:15	20	3	23	20	2	22	45
11:30	to	12:30	21	3	24	20	4	24	48
11:45	50	12:45	26	3	29	21	2	23	52
12:00	to	13:00	24	4	28	23	4	27	55
12:15	50	13:15	23	4	27	19	5	24	51
12:30	50	13:30	20	4	24	18	4	22	46
12:45	50	13:45	19	3	22	19	4	23	45
13:00	to	14:00	20	4	24	21	4	25	49
13:15	50	14:15	28	3	31	31	3	34	65
13:30	to	14:30	27	4	31	31	4	35	66
13:45	50	14:45	26	4	30	32	4	36	66
14:00	50	15:00	26	4	30	33	4	37	67
14:15	50	15:15	23	4	27	31	4	35	62
14:30	50	15:30	27	4	31	33	4	37	68
14:45	50	15:45	22	5	27	30	5	35	62
15:00	to	16:00	23	4	27	27	4	31	58

133 22 155 146 22 168 323





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# Appendix B - SIDRA Modelling Results



∇ Site: 2 [Barcom Fowler (AM) - EXISTING]

Priority-controlled intersection of Barcom Street with Fowler Road Site Category: -Giveway / Yield (Two-Way)

Move	Movement Performance - Vehicles											
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South	: Fowler	Road										
1	L2	16	13.3	0.411	5.3	LOSA	0.0	0.0	0.00	0.01	0.00	50.4
2	T1	843	1.9	0.411	0.0	LOSA	0.0	0.0	0.00	0.01	0.00	59.5
Appro	ach	859	2.1	0.411	0.1	NA	0.0	0.0	0.00	0.01	0.00	59.2
North	: Fowler F	Road										
8	T1	586	2.9	0.317	0.7	LOSA	0.7	4.9	0.12	0.02	0.15	54.5
9	R2	22	0.0	0.317	13.1	LOSA	0.7	4.9	0.12	0.02	0.15	52.2
Appro	ach	608	2.8	0.317	1.2	NA	0.7	4.9	0.12	0.02	0.15	54.3
West:	Barcom	Street										
10	L2	32	10.0	0.087	11.2	LOSA	0.3	2.1	0.72	0.88	0.72	32.7
12	R2	5	0.0	0.087	23.3	LOS B	0.3	2.1	0.72	0.88	0.72	32.4
Appro	ach	37	8.6	0.087	12.9	LOSA	0.3	2.1	0.72	0.88	0.72	32.7
All Ve	hicles	1504	2.5	0.411	0.9	NA	0.7	4.9	0.06	0.04	0.08	55.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: TAYLOR THOMSON WHITTING (TTW) PTY LTD | Processed: Thursday, 15 November 2018 11:04:06 AM
Project: P:\2017\1712\1712\1712\43\Reports\TTW\Traffic\Modelling\190903 Cardinal Gilroy.sip8



∇ Site: 2 [Barcom Fowler (PM) - EXISTING]

Priority-controlled intersection of Barcom Street with Fowler Road Site Category: -Giveway / Yield (Two-Way)

Move	Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h	
South	South: Fowler Road												
1	L2	12	0.0	0.341	5.4	LOSA	0.0	0.0	0.00	0.01	0.00	54.5	
2	T1	705	1.2	0.341	0.0	LOSA	0.0	0.0	0.00	0.01	0.00	59.5	
Appro	ach	717	1.2	0.341	0.1	NA	0.0	0.0	0.00	0.01	0.00	59.4	
North:	Fowler	Road											
8	T1	744	2.8	0.391	0.5	LOSA	0.7	5.2	0.09	0.02	0.13	55.8	
9	R2	24	8.7	0.391	12.2	LOSA	0.7	5.2	0.09	0.02	0.13	50.5	
Appro	ach	768	3.0	0.391	0.9	NA	0.7	5.2	0.09	0.02	0.13	55.5	
West:	Barcom	Street											
10	L2	14	0.0	0.083	8.8	LOSA	0.2	1.8	0.77	0.87	0.77	29.3	
12	R2	8	25.0	0.083	31.1	LOS C	0.2	1.8	0.77	0.87	0.77	28.1	
Appro	ach	22	9.5	0.083	17.3	LOS B	0.2	1.8	0.77	0.87	0.77	28.8	
All Ve	hicles	1507	2.2	0.391	8.0	NA	0.7	5.2	0.06	0.03	0.08	56.0	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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∇ Site: 2 [Barcom Fowler (WEEKEND) - EXISTING]

Priority-controlled intersection of Barcom Street with Fowler Road Site Category: -Giveway / Yield (Two-Way)

Move	Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles		
South	South: Fowler Road												
1	L2	16	13.3	0.239	5.3	LOSA	0.0	0.0	0.00	0.02	0.00	50.3	
2	T1	487	0.9	0.239	0.0	LOSA	0.0	0.0	0.00	0.02	0.00	59.2	
Appro	ach	503	1.3	0.239	0.2	NA	0.0	0.0	0.00	0.02	0.00	58.7	
North:	Fowler F	Road											
8	T1	585	1.8	0.302	0.2	LOSA	0.4	2.5	0.07	0.02	0.07	57.4	
9	R2	23	4.5	0.302	8.6	LOSA	0.4	2.5	0.07	0.02	0.07	52.5	
Appro	ach	608	1.9	0.302	0.5	NA	0.4	2.5	0.07	0.02	0.07	57.1	
West:	Barcom	Street											
10	L2	21	10.0	0.065	7.7	LOSA	0.2	1.6	0.57	0.74	0.57	34.9	
12	R2	13	16.7	0.065	15.9	LOS B	0.2	1.6	0.57	0.74	0.57	34.1	
Appro	ach	34	12.5	0.065	10.8	LOSA	0.2	1.6	0.57	0.74	0.57	34.6	
All Ve	hicles	1145	1.9	0.302	0.7	NA	0.4	2.5	0.05	0.04	0.06	56.1	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# ♥ Site: 1 [Kenyons Road w/ Arcadia Street (AM) - EXISTING]

Roundabout intersection of Kenyons Road with Arcadia Stret Site Category: Roundabout

Move	Movement Performance - Vehicles												
Mov ID	Turn	Demand f Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h	
East:	Kenyons	Road											
5	T1	368	0.9	0.347	5.1	LOS A	2.4	17.2	0.30	0.53	0.30	49.9	
6	R2	76	0.0	0.347	8.1	LOS A	2.4	17.2	0.30	0.53	0.30	32.4	
6u	U	4	0.0	0.347	9.6	LOS A	2.4	17.2	0.30	0.53	0.30	49.8	
Appro	ach	448	0.7	0.347	5.6	LOS A	2.4	17.2	0.30	0.53	0.30	47.0	
North:	Arcadia	Street											
7	L2	188	0.6	0.266	6.3	LOS A	1.5	10.9	0.50	0.66	0.50	43.0	
9	R2	71	0.0	0.266	8.9	LOS A	1.5	10.9	0.50	0.66	0.50	43.8	
9u	U	2	0.0	0.266	10.3	LOS A	1.5	10.9	0.50	0.66	0.50	29.0	
Appro	ach	261	0.4	0.266	7.0	LOS A	1.5	10.9	0.50	0.66	0.50	43.2	
West:	Kenyon	s Road											
10	L2	59	0.0	0.252	5.7	LOS A	1.5	10.7	0.27	0.52	0.27	42.7	
11	T1	252	2.1	0.252	5.3	LOS A	1.5	10.7	0.27	0.52	0.27	49.9	
12u	U	3	0.0	0.252	9.6	LOS A	1.5	10.7	0.27	0.52	0.27	50.1	
Appro	ach	314	1.7	0.252	5.4	LOS A	1.5	10.7	0.27	0.52	0.27	48.8	
All Ve	hicles	1023	0.9	0.347	5.9	LOS A	2.4	17.2	0.34	0.56	0.34	46.8	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# ♥ Site: 1 [Kenyons Road w/ Arcadia Street (PM) - EXISTING]

Roundabout intersection of Kenyons Road with Arcadia Stret Site Category: - Roundabout

	ment P	erformanc		icles								
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/
East:	Kenyons	Road										
5	T1	564	0.6	0.479	5.1	LOSA	3.9	27.1	0.30	0.51	0.30	50.
6	R2	91	0.0	0.479	8.1	LOSA	3.9	27.1	0.30	0.51	0.30	32.
6u	U	2	0.0	0.479	9.5	LOSA	3.9	27.1	0.30	0.51	0.30	50.
Appro	ach	657	0.5	0.479	5.5	LOSA	3.9	27.1	0.30	0.51	0.30	47.
North:	Arcadia	Street										
7	L2	132	0.0	0.163	5.2	LOSA	0.9	6.2	0.32	0.58	0.32	44.
9	R2	52	0.0	0.163	7.8	LOSA	0.9	6.2	0.32	0.58	0.32	44.
9u	U	1	0.0	0.163	9.3	LOSA	0.9	6.2	0.32	0.58	0.32	18.
Appro	ach	184	0.0	0.163	6.0	LOSA	0.9	6.2	0.32	0.58	0.32	44.
West:	Kenyons	Road										
10	L2	15	0.0	0.118	5.7	LOSA	0.6	4.4	0.27	0.52	0.27	42.
11	T1	113	1.9	0.118	5.4	LOSA	0.6	4.4	0.27	0.52	0.27	49.
12u	U	8	0.0	0.118	9.6	LOSA	0.6	4.4	0.27	0.52	0.27	50.
Appro	ach	136	1.6	0.118	5.7	LOSA	0.6	4.4	0.27	0.52	0.27	49.
All Ve	hicles	977	0.5	0.479	5.6	LOSA	3.9	27.1	0.30	0.53	0.30	47.

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## **MOVEMENT SUMMARY**

## Site: 1 [Kenyons Road w/ Arcadia Street (WEEKEND) - EXISTING]

Roundabout intersection of Kenyons Road with Arcadia Stret Site Category: - Roundabout

	er. No. Averag Cycles Speed km/
0.51	0.11 51.
0.51	0.11 33.
0.51	0.11 50.
0.51	0.11 48.
0.56	0.29 44.
0.56	0.29 43.
0.56	0.29 19.
0.56	0.29 44.
0.50	0.15 43.
0.50	0.15 50.
0.50	0.15 50.
0.50	0.15 50.
0.51	0.16 48.
	0.56 0.56 0.50 0.50 0.50 0.50

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Cardinal Gilroy Village – Transport Assessment for Planning Proposal Prepared for Southern Cross Care

06 September 2019 171243

## **Appendix C – Detailed Parking Assesment**



## 8.0 Appendix A - Yield

## YIELD

## 8.1 Yield - Masterplan

8.1.1 Total Yield	
SITEAREA	74886
TOTAL GFA	61,797 m2
TOTAL NSA	51,919 m2
FSR	0.83 :1
Independent Living Units GFA	51,565 m2
Residential Aged Care Facility GFA	7,442 m2
Neighbourhood Shops GFA	1,480 m2
Community Facilities GFA	1,311 m2 (not including proposed community centra

ILUş	Number
TOTAL 1 Bed	93
TOTAL 2 Bed	348
TOTAL 3 Bed	19
Total ILUs	460



## 8.1.2 Assumptions

## Apartment Size and Mix

Apartment Type	Apartment Size (NSA)	Apartment Mix
1 Bedroom Apartment	70sqm	15%
2 Bedroom Apartment	100sqm	80%
3 Bedroom Apartment	130sqm	5%

### Efficiency

Level	GBA Efficiency	NSA Efficiency
Ground Floor	65%	75%
Level1+	75%	85%

## Car Parking

- All ILUs, RACF, Neighbourhood Shops and visitor spaces are located on basements.
- · 2 x car park spaces at grade per building for drop-off only.
- . The car park spaces have been calculated based on the cantrols below:

Legislation	Number of Spaces	Per
Residential Flat Buildings (ILUs)	1	Studio / 1 Bedroom Apartment
	1	2 Bedroom Apartment
	1.2	3 Bedroom Apartment
	0.2 (Visitor)	Every Apartment
Neighbourhood Shop	1	Every 30sqm of leasable GFA
Residential Care Facilities	1	10 Beds
	1	2 persons employed in connection with the development and on duty at any one time
	1 for an Ambulance	
Persons with a Disability (SEPP Housing for Seniors or People with a Disability 2004)	5% of car spaces	To be an accessible care space (at least one if fewer than 20 spaces)

Cardinal Gilroy Village - Urban Design Report



UILDING YIELDS																	
IORTHERN PRECINCT	Г																
UILDING A - ILU																	
LEVELS		GBA	USE	Efficiency Ro	že (	SFA	Efficiency Rose	1	ISA		Unit Stre or	по Туре	Mlx	#Units	С	ar Spaces Rates	#Space
otal 4	5,164	aqm			3,744	mpe ł		3,098	mps 8					26			
Ground	1,291	sqm	Retoll	6	5% 839	sqm			sqm	1 <b>5</b> eo°	70	sqm	15%	5	1Bed	1	
1	1,291	sqm	Residential	7	5% 968	sqm	85%	823	mpe	2Bed	100	sqm	80%	20	2Bed	1	2
2	1,291	sqm	Residential	7	5% <b>968</b>	sqm	85%	823	sqm	3Bed	130	sqm	5%	1	3Bed	1.2	
3	1,291	sqm	Residential	7	5% <b>968</b>	sqm	85%	823	eqm						Visitor	0.2	5
															Retall	1 space / 30sam	:
UILDING B - RACF																	
LEVELS		GBA	USE	Efficiency Ro	te (	SFA	Efficiency Rate	1	NSA.		Unit Stre or	nd Type	Ml×	#Units	С	ar Spaces Rates	#Space:
otal 4	10,	908 sqm			8,0	82 sqm		6,83	8 sqm					153			
Lower Ground		496 sqm	Retall	6	5% 3	22 sqm	75%	24	2 sqm	Seciroon	,	65 sgm	100%	153	Residents	1 space / 10 beds	•
Ground		<b>4</b> 90 sqm	Retoll	6	5% 8	319 sqm	85%	2	71 sqm	RACE	y/eld has be	en calculated	using 65m2 pe	r a room =	Staff	1 space / 2 workers	3
Ground	2,	,335 sqm	Residential	7	5% 1,7	751 sqm	85%	1,48	9 sqm			dMded into ti	he GSA		Ambulance	<del>)</del> 1	
1	2	,826 sqm	Residential	7	5% <b>2,1</b>	20 sqm	85%	1,80	2 sqm						Retail	1 space / 30sqm	:
2	2,	,826 sqm	Residential	7	5% 2,1	20 sqm	85%	1,80	2 sqm								
3	•,	,935 sqm	Residential		5% 1,4	151 sqm	85%	1,20	4 sqm								
UILDING C - ILU																	
LEVELS		GBA	USE	EFRictency Ro	te (	SFA	Efficiency Rose	1	NSA.		Unit Size or	nd Type	Ml×	#Units	С	ar Spaces Rates	#Space
otal 4	5,221	aqm			3,80	sqm		3,164	sqm					33			
Ground	1,093	sqm	Residential	6	5% <b>710</b>	sqm	<i>7</i> 5%	533	adm	1Beo	70	sqm	15%	7	1Bed	1	
1	1,376	sqm	Residential	7	5% <b>1,032</b>	sqm	85%	877	sqm	2Bed	100	sqm	80%	25	2Bed	1	2
2	1,376	sąm	Residential	7	5% <b>1,032</b>	sqm	85%	877	sqm	3 <i>Bed</i>	130	sqm	5%	1	3Bed	1.2	
3	1,376	sqm	Residential	7	5% <b>1,032</b>	sqm	85%	877	sqm						Visitor	0.2	6
UILDING D - ILU																	
LEVELS		GBA	use	Efficiency Ro	te (	GFA.	Efficiency Rate	1	NS.A		Unit Size a	по Туре	Mix	#Units	С	ar Spaces Rates	#Space
otal 6	5,136	aqm			3,766	mps		3,146	aqm					2.9			
Ground	856	sqm	Community	6	5% 556	sqm	75%	417	sqm	18eo'	70	ഭദുന	15%	6	1Bed	1	
1	054		Facilities  Paridontial	7	50° 440		0.80/	E44		0200	100	4224	90%		OBod	1	
2	856 856	sqm	Residential Residential		5% 642 5% 642	sdw		546 546		2වරෙ මහිගේ	100 180	agm	5% 5%	22	2Bed 3Bed	1.2	
3	856	sqm				sqm				କ୍ଷକତ	100	egm	0.70	<u> </u>			5
	856	sqm	Residential Residential		5% 642 5% 642	sqm		546 546							Visitor	0.2	
	200	sqm	Uneside United	/	270 <b>042</b>	sqm	00%	<b>040</b>	adw								
5	856	sqm	Residential		5% 642	sqm		546									

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		GBA	USE	Efficiency Rate	GFA	E-7 61 C 190	ncy Rote	NSA		Unit Size on	io sype	$Ml \times$	#Units		ar Spaces Rates	#Spac
al 5	7,250	sqm		5,	257 sqr	n	4,35	i2 sqm					46			
Lower Ground	1,802	sqm	Residential	65% 1,1			75% 878		1 <b>5</b> eci	70	ടമുന	15%	9	1Bed	1	
Ground	2,325	eqm	Residential	75% <b>1,</b> 7		n	85% 1,48	2 sqm	2Bed	100	sqm	80%	35	2Bed	1	
1	1,041	sqm	Residential	75% 78			85% 664		3Bed)	130	sqm	5%	2	3Bed	1.2	
2	1,041	sqm	Residential	75% <b>78</b>			85% 664	mpe						Visitor	0.2	
3	1,041	sqm	Residential	75% 78	1 sqn	n	85% <b>664</b>	sqm								
LDING F - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	€f¶¢(e	ncy Rate	NSA		Unit Size on	nd Type	Μ(×	#Units	C	ar Spaces Rates	#\$pa
al 4	3,664	sqm		2,	061 sqn	n	2,19	8 sqm					23			
Ground	916	sqm	Residential	65% <b>5</b> 9	5 sqn	n	75% <b>447</b>	adw	18eci	70	sdu	15%	5	1Bed	1	
1	916	sqm	Residential	75% <b>68</b>	7 sqn	n	85% <b>584</b>	sqm	2Bed	100	ഭദ്വന	80%	18	2Bed	1	
2	916	sqm	Residential	75% <b>68</b>	7 sqn	n	85% <b>584</b>	mpe	3ඕed	130	sqm	5%	1	3 Bed	1.2	
3	916	sqm	Residential	75% <b>68</b>	7 sqn	n	85% <b>584</b>	sqm						Visitor	0.2	
LDING G - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficle	ncy Rate	NSA		Unit Size on	ю Туре	Mix	#Units	C	ar Spaces Rates	#Spc
al 5	4,200	sqm		3,	066 sqn	n	2,55	2 sqm					27			
Ground	840	sqm	Residential	65% <b>5</b> 4	6 sqn	n	75% <b>410</b>	mpe	18 ec	70	ടമുന	15%	5	1Bed	1	
1	840	sqm	Residential	75% <b>6</b> 3	npe 0	n	85% <b>536</b>	sqm	2Bed	100	sqm	80%	20	2Bed	1	
2	840	sqm	Residential	75% <b>6</b> 8	i0 sqn	n	85% <b>536</b>	mpe	3 <b>5</b> ed	130	sqm	5%	1	3Bed	1.2	
3	840	sqm	Residential	75% <b>6</b> 3	o sqn	n	85% <b>536</b>	sqm						Visitor	0.2	
4	840	sqm	Residential	75% <b>6</b> 8	ig sqn	n	85% <b>536</b>	mpe								
LDING H - ILU																
LEVELS		GBA	USE	Efficiency Rate	GFA	Efficie	ncy Rate	NSA		Unit Size on	nd Type	Ml×	#Units	C	ar Spaces Rates	#Spe
al 4	4,644	sqm		3,	335 adu	rt	2,73	B sqm					29			
Ground	1,482	sqm	Residential	65% <b>96</b>	3 sqn	n	75% <b>722</b>	sqm	1 <b>Be</b> o	70	sqm	15%	6	1Bed	1	
1	1,482	sqm	Residential	75% <b>1,1</b>	12 sqn	n	85% <b>945</b>	mpe	2Bed	100	sqm	80%	22	2Bed	1	
2	840	sqm	Residential	75% <b>6</b> 9	i0 sqn	n	85% <b>536</b>	sqm	3590	130	ടറ്റന	5%	1	3Bed	1.2	
3	840	\$qm	Residential	75% <b>68</b>	eqn	'n	85% <b>536</b>	eqm						Visitor	0.2	
UTHERN PRECINCT																
LDINGI - ILU										45.41.51						
LEVELS al 6	6,638	GBA aqm	USE	Efficiency Rote	GFA 933 aqr		,	NSA 3 aqm		Unit Size on	nd Type	Mix	#Units 44	C	ar Spaces Rates	₩Sp
Lower Ground	456	sqm	Residential	65% 29			75% 222		18eo'	70	sqm	15%	9	1Bed	1	
Ground	1,054	sqm	Residential /	75% <b>7</b> 9			85% 672	<u> </u>	2Bed	100	sqm	80%	33	2Bed	1	
	-,		Thoroughfore													
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Cordinal Gircy Village - Urban Design Report



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3	668	sqm	Residential	75% t	501 sqn	85%	426	sqm						Visitor	0.2	
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5	3,552	sqm		2	2,638 sqm	1	2,225	5 sqm					24			
Lower Ground	260	sqm	Residential	65% 1	69 sqn	75%	127	sqm	1560	70	sqm	15%	5	1Bed	1	
Ground	823	sqm	Residential	75% (	17 sqn	85%	525	sqm	28ed	100	sqm	80%	18	2Bed	1	
1	823	sqm	Residential	75% <b>(</b>	17 sqn	85%	525	sqm	3Bed	130	sqm	5%	1	3Bed	1.2	
2	828	sqm	Residential	75% <b>(</b>	17 sqm	85%	525	sqm						Visitor	0.2	
3	823	sqm	Residential	75% (	17 sqn	85%	525	sqm								
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Ground	1,161	sqm	Community Facilities	65% 7	755 sqm	75%	566	sqm	7සිරේ	70	sgm	75%	5	1Bed	1	
1	1,161	sqm	Residential	75% (	371 sqm	95%	740	sqm	2 <b>8</b> ed	100	sgm	80%	18	2Bed	1	
2	1,161	sqm	Residential	75% <b>(</b>	371 sqm	85%	740	sqm	38පේ	130	sqm	5%	1	3Bed	1.2	
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4	2,884	sqm		:	2,059 sqm	1	1,682	sqm :					16			
Ground	1,041	eqm	Residential	65% <b>6</b>	77 sqn	, 75%	507	eqm	1සිපේ	70	sqm	15%	4	1Bed	1	
1	1,041	sqm	Residential	75% 7	781 sqn	85%	664	sqm	28ed	190	sqm	80%	13	2Bed	1	
2	401	eqm	Residential	75% \$	301 sqn	85%	256	sqm	3Bed)	130	sqm	5%	1	3Bed	1.2	
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ILDING O - ILU																	
LEVELS		GBA	USE	Efficiency Rate	6	FΑ	Efficiency Rate	N	(SA		Unit Size and	d Type	Mix	# Units	(	Car Spaces Rates	#Spaces
tal 4	3,680	sqm			2,668	sqm		2,208	sqm					23			
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1	928	sqm	Residential	75%	690	sqm	85%	587	sqm	2 <b>8</b> ed	100	ടറുന	80%	18	2Bed	1	
2	920	sqm	Residential	75%	690	sqm	85%	587	sqm	3 <b>ව</b> රෙ	130	sqm	5%	1	3Bed	1.2	
3	920	sqm	Residential	75%	690	sqm	85%	587	sqm						Visitor	0.2	4
JILDING P - ILU																	
LEVELS		GBA	USE	Efficiency Rate	6	FA	Efficiency Rate	N	NSA.		Unit Size an	d Type	Mi×	#Units	(	Car Spaces Rates	#Space
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Ground	1,031	eqm	Residential	65%	670	eqm	75%	503	*qm	1සිපේ	70	sqm	15%	6	1Bed	1	
1	1,031	sqm	Residential	75%	773	sqm	85%	657	sqm	28ed	100	sgm	80%	25	2Bed	1	
2	1,031	sqm	Residential	75%	773	eqm	85%	657	sqm	3Beo'	130	sgm	5%	1	3Bed	1.2	
3	1,031	sqm	Residential	75%	773	sqm	85%	657	sqm						Visitor	0.2	
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1	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm	28ed	100	sqm	80%	13	2Bed	1	
2	401	sqm	Residential	75%	301	sqm	85%	256	sqm	3580	180	sqm	5%	1	3Bed	1.2	
3	401	sqm	Residential	75%	301	aqm	85%	256	sqm						Visitor	0.2	

Cordinal Gilroy Village - Urban Design Report

## DOCUMENTS ASSOCIATED WITH REPORT C04/20-417

## Attachment 10 Summary of submissions



## Community submissions

## 45 Barcom Street, Merrylands West

Submitter	Туре	Key issues raised
1	Support with some concerns	Generally supports development with some concerns about traffic and parking.
2	Objection	Overshadowing, Traffic Congestion, increase risk of traffic accidents, need to upgrade electrical infrastructure capacity.
3	Objection	Traffic and parking, environmental impacts of development, solar impacts.
4	Objection	Overcrowding, congestion and amenity impacts.
5	Objection	Traffic impacts and property values.
6	Objection	Traffic impacts and property values.
7	Objection	Traffic impacts.



Item No: C04/20-418

### WENTWORTHVILLE CENTRE PUBLIC DOMAIN PLAN

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: SC582

Community Strategic Plan Goal: A resilient built environment

## **SUMMARY**

This report recommends the adoption of the Wentworthville Centre Public Domain Plan, following a period of public exhibition for 28 days.

## **RECOMMENDATION**

That Council adopt the Wentworthville Centre Public Domain Plan.

### REPORT

The Wentworthville Centre Public Domain Plan has been developed to guide the delivery of a consistently high-quality public realm to promote the revitalisation of Wentworthville Centre.

At the Ordinary Meeting of Council held on 4 December 2019, Council resolved to place the Draft Wentworthville Centre Public Domain Plan on public exhibition for a period of 28 days for public comment, with a report provided back to Council following the public exhibition period.

During the public exhibition period, Council received two (2) submissions that contained feedback and suggestions for Council's consideration. Following a review of the submissions, no changes are proposed to the Wentworthville Centre Public Domain Plan.

It is recommended that Council adopt the Wentworthville Centre Public Domain Plan.

## **COMMUNITY ENGAGEMENT**

The Draft Wentworthville Centre Public Domain Plan was placed on public exhibition for a period of 28 days from 4 February 2020 to 13 March 2020. The public exhibition process included:

- Information on Council's 'Have Your Say' page on Council's website.
- Notices were advertised in the Parramatta Advertiser and Auburn Review during the public exhibition period.



 Copies of the Draft Plan were made available at the Merrylands and Auburn Administration Centres, as well as Wentworthville, Merrylands and Auburn Libraries.

Two submissions were received, and are summarised in Attachment 2.

## **Public Submissions**

One public submission was received during the exhibition period, seeking the implementation of public domain improvements as soon as possible. This submission did not any raise any issues that would require amendments to the Wentworthville Centre Public Domain Plan.

## **Public Agency Submissions**

One submission from a public agency was received. This submission came from the Western Sydney Local Health District. The submission provided support for the Plan. The detailed submission by the public agency is included as Attachment 3.

## **POLICY IMPLICATIONS**

There are no policy implications for Council associated with this report.

## **RISK IMPLICATIONS**

There are minimal risk implications for Council associated with this report.

## FINANCIAL IMPLICATIONS

Public domain works identified in the Wentworthville Centre Public Domain Plan will be included for consideration in Council's capital works program. Development contributions have also been collected and reserved for this purpose.

## **CONCLUSION**

The Wentworthville Centre Public Domain Plan has been developed to guide the delivery of a consistently high-quality public realm to promote the revitalisation of Wentworthville Centre.

As no issues were raised during the public exhibition period that would require amendments to the document, it is recommended that Council adopt the Wentworthville Centre Public Domain Plan.

## **ATTACHMENTS**

- 1. Wentworthville Centre Public Domain Plan J
- 2. Summary of Submissions J.
- 3. Submission from Western Sydney Local Health District J. 🖺

## DOCUMENTS ASSOCIATED WITH REPORT C04/20-418

# Attachment 1 Wentworthville Centre Public Domain Plan











## Wentworthville Centre

**Public Domain Plan** 

April 2020



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10 10.1 10.2 10.3 10.4 10.5 10.6	Street Furniture  Dual Rubbish Bin Enclosure  Bollard  Bike Racks  Drinking Fountain  Drainage Grates  Fence	272829293031
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Wentworthville Centre - Public Domain Plan

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## 1 Introduction

## 1.1 Purpose

The Wentworthville Centre Public Domain Plan (The Plan) has been prepared by Cumberland Council to guide the delivery of consistently high-quality public realm to promote the revitalisation of Wentworthville Centre identified in Figure 1.

The Plan sets out a Centre wide palette of streetscape treatments, including material palettes for surface treatments, street furniture, landscaping and finishes. This document also provides guidelines and relevant information to assist developers and Council in undertaking public domain works within the Centre.

## 1.2 What is the Public Domain

Within the context of this document, the public domain represents all urban and natural elements, structures, and spaces that exist within the publicly-owned areas of the Wentworthville Centre and the relationship between them. The public domain also includes privately-owned areades, plazas, building forecourts, internal walkways, and other semi-public spaces as they also influence the overall character of the public domain.



Figure 1 - Wentworthville Centre Boundary



## 1.3 Objectives

The objectives of this Plan are consistent with the Wentworthville Centre Planning and Place Marking Strategy. This Plan aims to establish a framework of design principles to guide the improvement of the public domain within the Centre. The main objectives are to:

- Promote design solutions that enhance the amenity and character of the Centre for residents, visitors, businesses, and other users.
- Embrace diversity and distinctiveness and foster a sense of community and ownership for locals and visitors alike through high-quality public domain design.
- Encourage the development of spaces that are attractive, well-used, universally accessible, robust, and safe for all users.
- Provide new connections for better access and improved pedestrian and vehicular network in the Centre.
- Facilitate high quality design solutions that encourage social interaction, a range of sensory experiences, and functionality.
- Promote the seamless integration of the public and private domains.
- g. Encourage sustainable environmental practices.
- Promote outdoor dining and street activation by improving pedestrian amenity and access to outdoor dining areas.
- Protect heritage elements within the Centre.

Wentworthville Centre - Public Domain Plan

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## 1 Introduction

## 1.4 How to Use this Manual

This Plan is to be used to inform the design of the proposed public domain works in order to:

- Influence the understanding of the site context, including infrastructure needs and desired future character;
- Guide design and development decisions to ensure seamless integration of the public and private domain; and
- Inform the choice of materials, street furniture, tree planting and landscaping, and other streetscape elements to be used within the Wentworthville Centre.

## 1.5 Policy Context

The arrangement of public domain spaces in Wentworthville Centre are significantly shaped and determined by a number of specialist studies and policy documents, which include:

- Cumberland 2030: Our Local Strategic Planning Statement, which identifies Wentworthville as a Principal Local centre
- Holroyd Local Environmental Plan and future Cumberland Local Environmental Plan
- Holroyd Development Control Plan and future Cumberland Development Control Plan, with reference to site specific controls for:
  - Wentworthville Centre
  - Wentworthville Mall Site
  - 108 Station Street, Wentworthville

The Plan builds upon these strategies in providing principles for the planning and design of public domain areas, and should be read in conjunction with these documents.

The Plan is also cognisant of numerous other relevant studies undertaken, which include the following:

- 4. Wentworthville Planning and Place Making Strategy
- 5. Wentworthville Public Art Visioning Report

The proposed urban development structure of Wentworthville Centre and defining key components of the public domain which are referred to in this document are discussed in Section 4 of this Plan.



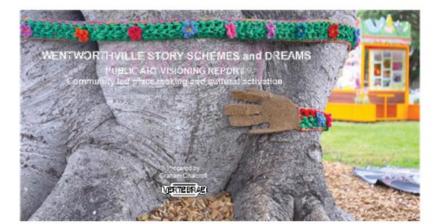






Wentworthville Centre Planning and Place Making Strategy

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Wentworthville Centre - Public Domain Plan

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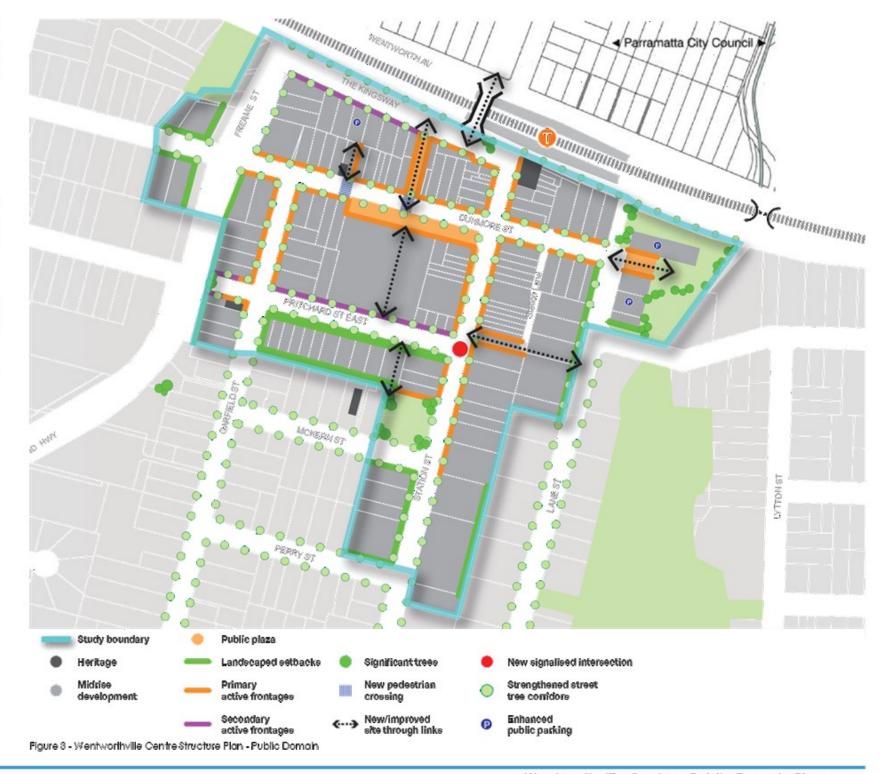
## 2 Background

## 2.1 Wentworthville Centre Structure Plan - Public Domain

The Wentworthville Planning and Place Making Strategy was based on extensive community consultation, urban design study / modelling and numerous specialist studies. The Strategy, includes a Built Form Structure Plan, Open Space and Public Domain Structure Plan and connectivity Structure Plan.

The key elements of the Wentworthville Centre Structure Plan - Public Domain include:

- New linear plaza along the southern side of Dunmore Street.
   This space is intended to be a tree-lined public promenade / pedestrian mall that supports outdoor dining, shaded seating areas with public art, feature lighting and Water Sensitive Urban Design (WSUD) apportunities (Refer Figure 3).
- Improved pedestrian link at the existing aroade / mall site.
- New plaza at the library and civic hub at the end of Dunmore Street and revitalised parkland along finlaysons Creek to enhance the civic precinct and provide much needed open space within the Centre.
- Improved and enhanced street tree planting along streets to improve streetscape character and enhance amenity with the Centre.





Wentworthville Centre - Public Domain Plan

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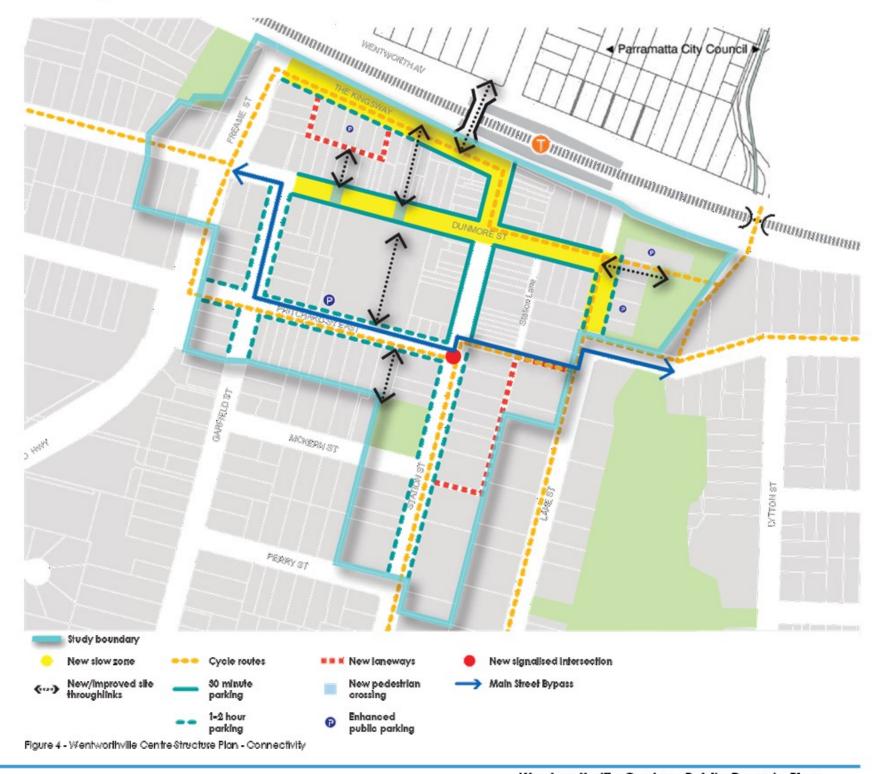


## 2 Background

## 2.2 Wentworthville Centre Structure Plan - Connectivity

The key elements of the Wentworthville Centre Structure Plan - Connectivity include:

- A new main street bypass directly connecting Pritchard Street to Veron Street by acquiring land north of 52 Station Street (Wentworthville Hotel) to establish Dunmore Street as High Pedestrian Activity Area (HPAA) by removing through traffic from Dunmore Street (Refer Figure 4).
- Improved through-site links between The Kingsway and Dunmore Street to provide more direct and safe pedestrian access to the rail station and public car park.
- New pedestrian link between Dunmore Street and Pritchard Street East to improve pedestrian permeability within this large urban block to promote activation along Pritchard Street East.
- New pedestrian link between Pritchard Street East and Friend Park to improve activation of the Park and better integrate it into the core of the Centre.
- New pedestrian crossing at mid-block on Dunmore Street and Pritchard Street East to improve north-south pedestrian connectivity with the core and though long blocks.
- Cycle routes connecting into the Centre and improving access to the rail station.
- New service lane from The Kingsway to the rear of properties along Dunmore Street to facilitate redevelopment of the ongrade car park and retain service access to future shops.
- Extension of Station Lane to the south to provide service access for future development and maximise active street frontage along Station Street.





Wentworthville Centre - Public Domain Plan

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## 3 Vision

This Public Domain Plan builds on and further refines the vision established for the Wentworthville Centre in the Wentworthville Centre Planning and Place Making Strategy as follows: "A progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. Wentworthville Centre will be a great place to live and shop; to stay".

Wentworithville Centre is envisioned to be characterised by a high-quality, well designed, safe and liveable environment. The public domain vision for the Centre is to insert a new landscape layer that provides a meaningful and distinctive landscape that strengthens the character of the Centre. Landscaping and planting along the streets, and laneways will provide the much needed "green canopy" that will soften the built environment and enhance the amenity of the public domain (Refer Figures 5, 6 and 7).

The principles guiding the design of the public domain will result in establishing Dunmore Street as a high pedestrian activity area (HPAA) with outdoor dining within new Dunmore Street Piaza. The introduction of new pedestrian connections and street tree planting will provide a distinct landscape character defining the Centre. Tree lined Station Street will provide a strong entry statement from the Train Station. Dunmore Street as a HPAA and Dunmore Street Plaza will compensate to some extent the lack of public space within the Centre.

This Public Domain Plan outlines a series of principles, strategies and guidelines needed to achieve this vision. The design principles are outlined in the following Section of this report.



Figure 5- Potential Public Combertand Library Lawn



Figure 6 - Main Street Rouse Hill Shopping Centre - Potential Streetscape Character - Station Street



Figure 7 - Potential Character - Wentworthville Plaza Outdoor Dining Area with Active Frontage, Planter Boxes and Shadle Structure (source plateoutean)

CITY COUNCIL

Wentworthville Centre - Public Domain Plan

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## 4 Design Principles

Promoting pedestrian access is central to the design of the public domain and increases apportunities for social interaction and community life. Streets and public spaces should be comfortable, safe, and engaging places that encourage people to stay. Pedestrian routes to and within Wentworthville Centre should be designed to be accessible to everyone, promote walking, and reduce conflict between pedestrians, bicycles, and cars.

Public arit, trees, directional signage, and street furniture should be incorporated into streets and public spaces as they not only contribute to the visual and spatial quality of the public domain but also improve the human experience by providing amenities such as shade, seating, and wayfinding. Sustainability outcomes can also be promoted in streets, parks, and urban spaces by including street trees where possible and implementing measures to harvest and reuse water.

The key principles that guide the design and development of public spaces within the Wentworthville Centre are discussed below and the concept captured in Figures 8-16.

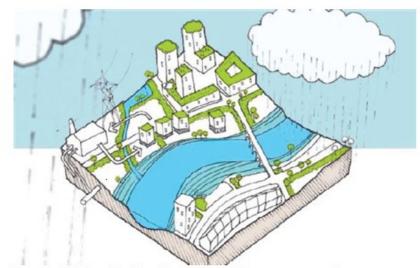


Figure 8: Water Sensitive Urban Design Principles (Source: WSUDDWWING.com)

## Liveability

- Create spaces that provide a desirable setting and backdrop for social interaction and a variety of activity.
- Promote healthy living by enhancing pedestrian / cycle connectivity and amenity to encourage walking / cycling.
- Provide unified streetscapes that are high-quality, durable, and timeless in design.

## Active Transport

- Prioritise pedestrian amenity by providing apportunities to expand the public domain.
- Minimise pedestrian, cycle, and vehicle conflict.
- Provide amenities such as seats, shelters, and bike racks to support pedestrian and cycle use.

## Water Sensitive Urban Design

 Integrate water sensitive urban design measures in the landscape to enhance flood protection, minimise impacts on water quality in receiving waters' and irrigation of street trees and landscape.

## Equitable Access and Use

- Enable equitable and safe access for people of all ages and abilities in accordance with the Building Code of Australia (BCA) and the Disability (Access to Premises – Buildings) Standards (Premises Standards) - AS 1428.
- Ensure continuous accessible paths of travel and circulation spaces and appropriate facilities for people with disabilities.
- Eliminate level changes and obstructions and promote consistent paving patterns as much as possible.

## Safety by Design

- Ensure that all publicly accessible pathways have sufficient width, lighting, and finishes to enhance public safety.
- Where possible, pathways should be adjacent to active spaces to improve amenity and safety.



Figure 9: Liveability (Source: Native Horses, Melbousse)

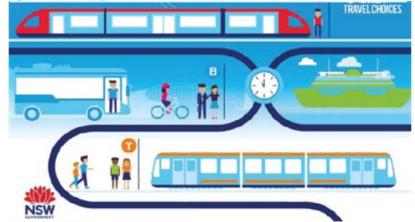


Figure 10: Active Transport (Source: Transport NEW)



Figure 11 Equitable access (source: Pinterest.com)

Wentworthville Centre - Public Domain Plan

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## 4 Design Principles

 Where possible, footpaths should be located to avoid conflict with vehicular traffic.

## Trees

- Integrate tree and landscape treatments to provide shade, interest, and amenity as well as unify streetscape.
- Increase tree canopy and understorey planting to reduce the extent of hard surfaces and reduce heat island load, increase biodiversity, and influence microclimate.

## Public Art

- Incorporate public art that assists legibility and defines a sense of place and identity of Wentworthville.
- Develop public art projects that express Wentworthville's cultural richness and diversity.
- Provide visual interest to everyday activities.

### Future Fit

- Ensure streetscape is planned and designed with current and likely future needs in mind.
- Ensure the material palette is available over the lifetime of the plan.



Figure 13: Public Art: Eco Street Art - The Morton Arboretum, Illinois USA (Source: Swingsterign.



Figure 15: Designing for the Future (Source: vacious local.com)

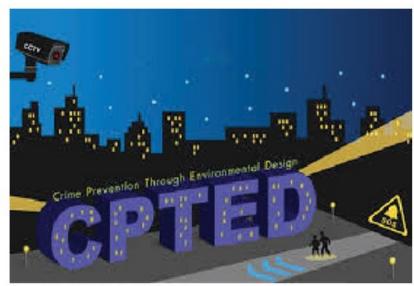


Figure 12: Safety by Design Principles (Source: CPTED Force Systemy)



Figure 14: Integrating Trees into Landscape Source: Nature Hames, Medicage)

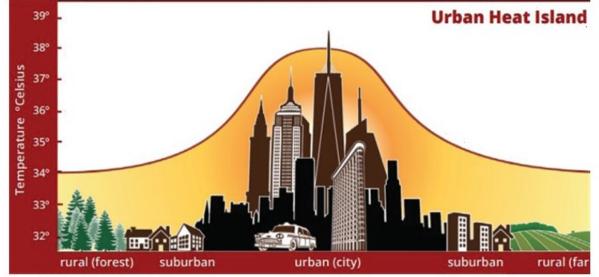


Figure 16: Urban Heat Island Effect (Source: Diban Book Superiroent of Coreresco)

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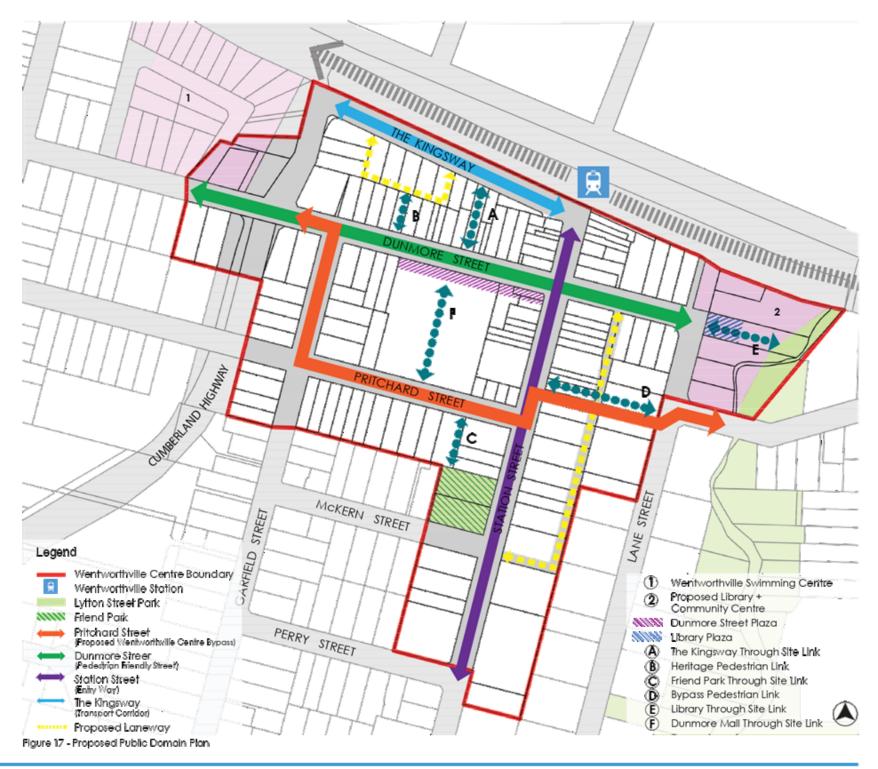


## 5.1 Street Typology

The Public Domain Plan promotes a more balanced idea of street design that recognises the need to accommodate public life and amenity as well as cater for traditional transport corridor function. In order to guide both future development and road design projects, the Public Domain Plan has established a set of street typologies that classify Wentworthville Centre's streets based on the adjacent land uses and desired character of the street.

The planning controls reinforces Dunmore and Station Streets as the principal streets within the Wentworthville Centre. In particular, the permissible height and FSR will see Dunmore and Station Streets develop as main streets with residential development above active street frontages. The network of existing streets will be augmented by proposed new laneways and a bypass to create a circulation network that aims to substantially improve traffic congestion and create a more permeable and amenable public domain for pedestrians and cyclists. The circulation network is created by a combination of existing streets, new laneways, arcades and a plaza (Refer Figure 17). The proposed hierarchy and character of existing streets and proposed laneways and pedestrian links is discussed in the following section.

The hierarchy of streetscape typology is different to the standard NSW Roads and Maritime Services (RMS) road classification. The recommended streetscape typologies are illustrated in Figure 17 and discussed in detail in the following Section.





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## 5.2 Dunmore Street

## Dunmore Street - High Pedestrian Activity Area

It is proposed to change the function of Dunmore Street from a major traffic throughway to a traffic calmed street to handle both high pedestrian volumes and high levels of activity throughout the day and night (Refer Figures 18 and 19). Retail and urban street life activity will be focused on Dunmore Street, with an enlarged pedestrian plaza and distinctive design treatments. This will enhance pedestrian amenity and connectivity and provide much needed additional outdoor space for adjacent businesses.

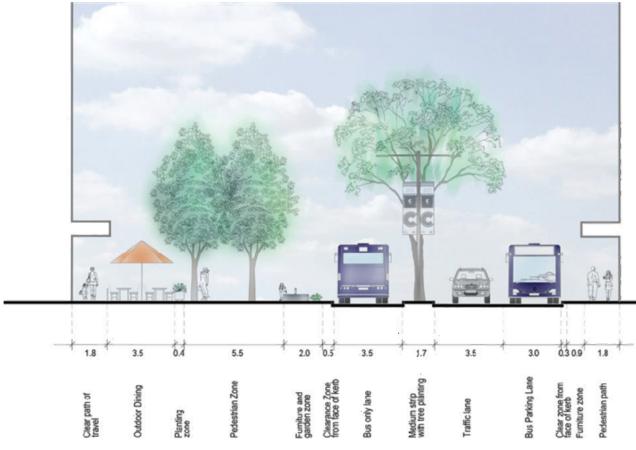
## **Guidelines**

 a. Introduce a slow zone for vehicles with speeds of maximum 40km/hr between Garfield Street and Station Street by reducing the number of traffic lanes and establishing street tree planting between the traffic lanes.

- Progressively remove long term on-street parking and build wider footpaths to improve street life that accommodates pedestrians, and outdoor dining, new street furniture, unique public art, and street trees.
- Introduce and align two new pedestrian crossings with through site links to both The Kingsway and Pritchard Street to improve permeability and pedestrian flow.
- d. Provide short term parking drop off zone.
- Create a clear east-west visual and pedestrian connection along Dunmore Street between Wentworthville Swimming Centre with Wentworthville Community Centre using quality urban design elements.
- Establish new street tree planting to improve the urban amenity.

- Where trees are planted in the median on Dunmore Street, final design to be approved by RMS.
- Provide two bus stops (one each way) supported by high quality urban infrastructure.
- Enable temporary access for emergency, community and maintenance vehicles to Dunmore Plaza when required.
- Incorporate Water Sensitive Urban Design Features within the streetscape.

The materials palette is discussed in detail in Sections 7 to 11 of this report.





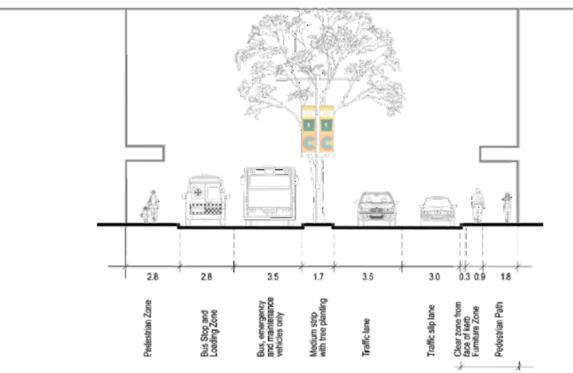


Figure 19 - Dunmore Street Section near Garfield Street - Looking West

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## 5.3 Pritchard Street

## Pritchard Street - Wentworthville Centre Bypass

A new bypass link connecting the Cumberland Highway to Veron Street via Pritchard Street will allow the east-west travelling traffic not associated with the Centre to bypass Dunmore Street and part of Station Street. This will improve pedestrian access, safety as well as public transport efficiency within Dunmore Street whilst catering to the future traffic demands associated with future development within the Centre (Refer Figure 20).

## Guidelines:

- a. Establish two lanes of traffic each way along Pritchard Street.
- b. Provide ease of access and egress to off street parking within the Wentworthville Mall Development after and other development associated with Pritchard Street.
- c. Establish new street tree planting within the setback zones on the northern side of the street to improve the urban amenity. In addition, tree planted is encouraged within the private setback to the south of Pritchard Street.
- Maintain pedestrian access along Pritchard Street with a pedestrian crossing located at the Station Street intersection.
- Enable on-street parking on the southern side of Pritchard Street during off-peak period.



Two lanes traffic each way

Figure 20 - Pritchard Street Section at Mail Sife - Looking West



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## 5.4 Station Street

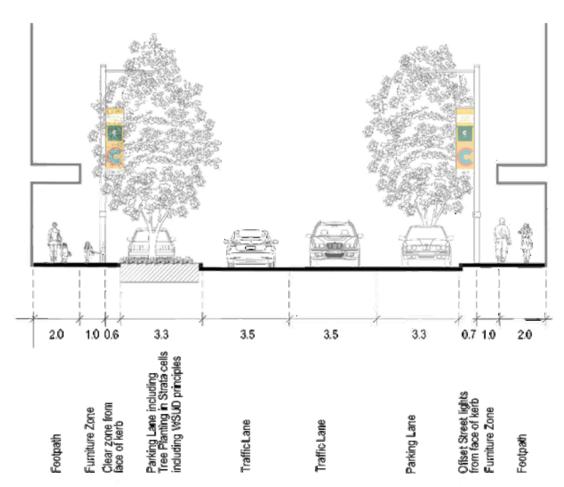
## Station Street - Entry Avenue

With planting on both sides, Station Street will provide an imposing entry to the Centre from the Train Station (Refer Figure 22).

Friend Park, the only green public open space within the Centre, has an interface with Station Street. The Train Station and Friend Park-the key anchors for the Centre - will handle continuous activity throughout the day. Station Street will provide a space where people do their daily errands, meet with friends and shop. Consideration to managing short-term parking and loading facilities efficiently and effectively that serves both the needs of local businesses while enabling improvements to the public realm is essential for the success of Station Street.

## **Guidelines**

- Distinguish the entry into the Centre from the Train Station by establishing high quality urban design amenities.
- b. Establish new street tree planting to improve urban amenity.
- Tree planting on Station Road shall be placed in the road corridor and allow for car parking between each tree. Final design to be approved by Council's Engineers.
- d. Incorporate WSUD features within the streetscape.
- Establish loading zones and short—term parking to meet the demands of local businesses and visitors to the Centre.



## Figure 22: Station Street Looking North



## 5.5 The Kingsway

## The Kingsway - Transport Corridor

The Kingsway will service two key functions:

- The eastern end will serve as a major pedestrian access point to the Centre from the Train Station; and,
- The western end will provide vehicular access to the commuter car parking.

### **Guidelines**

- a. Introduce high quality urban design elements that signify entry to the Centre.
- b. Prioritise pedestrian movements by introducing a raised pedestrian crossing at the Train Station entrance.
- in association with the Train Station, introduce high quality urban design elements to support taxi facilities and "Kiss and Ride" spaces.
- Introduce new street tree planting to improve the urban amenity.
- Retain a public toilet facility in The Kingsway.

## 5.6 Station Lane

### Station Lane - Service Corridor

The new laneway on the eastern side of Station Street will enable both residential and service vehicular access to properties fronting Station Road and Lane Street. The laneway shall be designed for low vehicle speeds to calm traffic and emphasize shared space with pedestrians.

## **Guidelines**

 a. Introduce different paving material at entrances to or along laneways.

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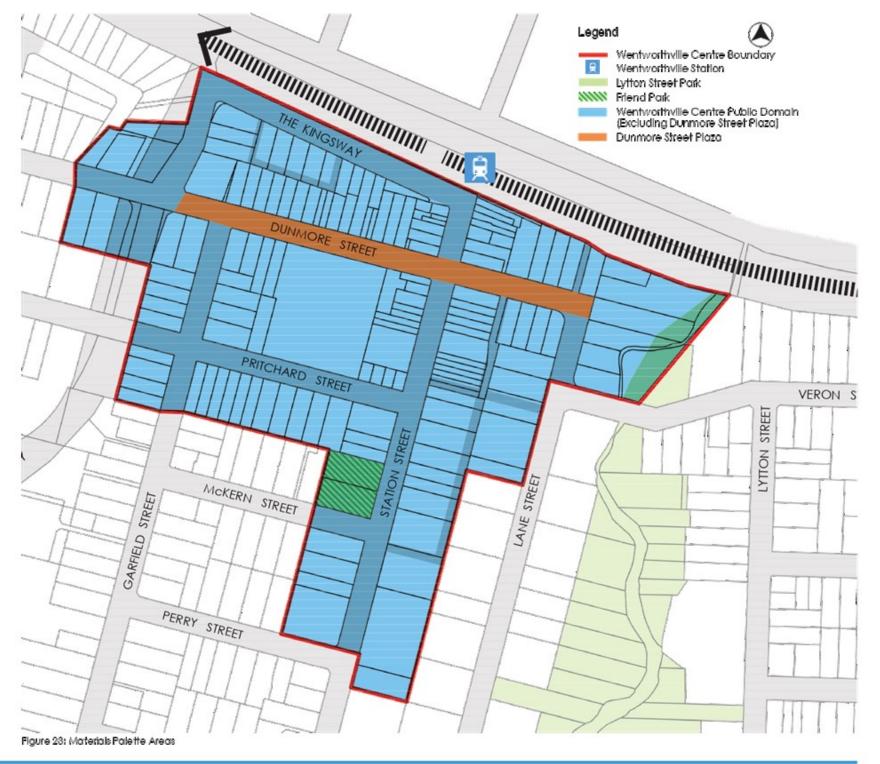
## 6 Public Domain Areas

The design guidelines and specifications in the following sections of this report apply to all work carried out in the public domain within the Wentworthville Centre.

Dunmore Street will have a distinct character and materiality appropriate to its intended use. While the remaining Centre (excluding Dunmore Street) will have a more standardised materials palette. Based on the material palettes, the following sections of this report are broadly divided into two sections which include materials palette for areas within the Centre identified as following (Refer Figure 23):

- 1. Dunmore Street Plaza
- 2. Wentworthville Centre Public Domain

**Note:** Unless otherwise included under the Dunmore Street Plaza section; the Wentworthville Centre Public Domain materials palette is applicable to the whole Centre.





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## 7.1 Dunmore Street Plaza - Precedent Images

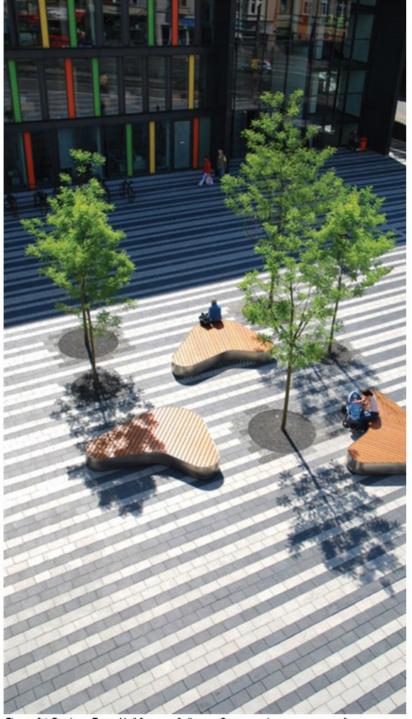






Figure 25: Act Seat Installation - London (Source: Philippers)



Figure 26: Dural Rubbish Bins (Source: Steed Kushine Antikalia)



Figure 27: The Avenue des Champs-Élysées - Outdoor Dining (source: Pistarest.com)



Figure 28: Integrating WSUD in the Local Public Space

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## 7.2 Dunmore Street Plaza - Distinctive Elements

## A. Granite Paving

Larger paving stone size with a strong visual patterning (Refer Figure 24).

## B. Custom Design Seating

Site specific seating, which could be "sculptural seating" to create distinctive character for Dunmore Street (Refer Figure 25).

### C. Out-door Dining Shade Structure

Be of single style, vibrant colour, free standing and compatible with the surrounding streetscape. (Refer Figure 27).

## D. Raised Seating / Grassed Area

Designed to respond to the topography of the exiting street.

## E. Traffic Calming

Introducing traffic calming measure, such as a widehed median strip and removal of-on-street parking at this location. This will improve pedestrian safety and minimise noise and air pollution from traffic at this location. The design of these measures will align with the elements of the Public Domain Plan (Refer Figure 28 and 29).

## F. Landscaping for Wayfinding

Planting trees with vibrant colours to mark the intersection of Dunmore Street and Station Street.

### G. Garbage Bins

To be incorporated into the public art theme by implementing unique design to reflect the cultural diversity of the area (Refer Figure 26).

## Public Art Pedestrian Lights / Catanery Lights

To be provided where appropriate following consultation with Council.

### Notes

Final layout and design of all Dunmore Street Plaza street fumiture subject to final approval by Council.



Figure 29 - Dunmore Street Plaza - Obtinctive Elements



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## 7.3 Paving

The design of Dunmore Street Plaza is proposed to be bold and vibrant signifying Dunmore Street Plaza to be the "community hub" that will result in enhanced social interaction and community development. Granite paving is only proposed for Dunmore Street Plaza area (Refer Figure 30).

### Materials

- a. Granite: Austral Black 600mm x 400mm x 60mm
- b. Granite: Hazy White 600mm x 400mm x 60mm
- c. Granite: Silver Black 600mm x 400/300mm x 60mm
- d. Huon Bluestone Deer Park 600 x 400/300mm x 60mm

## Specification

 Plaza area to allow for vehicular traffic to 8.5T load bearing weight. Paving minimum 60mm thick on reinforced concrete hase

## **Finishes**

- f. Granite paving:-Exfoliated finish
- a. Bluestone: Sandblasted/exfoliated finish

## Guidelines

- New granite paving shall match in with existing bluestone paving on western side of Plaza area.
- Where possible materials shall be sourced from Australian manufacturers with a guarenteed supply of specified paving for the duration of this Public Domain Plan.

## **Proprietary Product**

- i. Granite: Adelaide Black exfoliated
- k. Granite: Harcourt exfoliated
- Basalt Black Bluestone or approved equivalent sandblasted/ exfoliated

### Suppliers

- m. Samstone
- n. Melocco Stone or approved equivalent

## 7.4 Custom Designed Seats

Custom designed seats for Dunmore Street Piaza area are intended to be sophisticated and elegant reflecting Council's focus on design, heritage and culture. The custom designed seats will contribute to the distinctive identity and Council's aim to create a family of elements reflecting Wentworthville's unique culture and urban context.

### Specification 5 4 1

Site specific designed seat/benches for Dunmore Street Plaza

### Recommended locations

b. Dunmore Street Plaza

### **Guidelines**

- Materials selected should be robust and create a distinctive character to the Plaza space.
- Considering comfort of users, timber slatted seating surfaces are the preferred material.
- Use of distinctive and bold colours is encouraged.
- Installation of seats should allow minimum 600mm offset from back of kerb.
- g. Compliance with the Disability Discrimination Act (1992).
- Final layout and design will be subject to approval by Council
- i. The final design should make reference to the "Wentworthville Story Schemes and Dreams Public Art Visioning Report" - a Community led place making and cultural activation project prepared for Cumberland Council.



Figure 30A: Hozy White



Figure 30B: Adetaide Black



Figure 30: Paving - Town Hall Square, Splingen Germany (Source: Palerest.com)

Dunmore Street Plaza			
	Dark granite flagstones with light granite inlay to unify the Dunmore Street Plaza area (Refer Figure 30).		
Pavers	Main Body Pavement: Adelaide Black or Austral Black		
	Inlay: Hazy White and/or Silverblack or equivalent approved by Counall.		
Vehicle Crossing	Standard natural grey colour (no added oxide) to Council specifications.		
Kerb Ramp	Same paving material as immediate surrounds.		

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## 7.5 Tree Grate

### Materials

a. Galvanised steel

### **Specification**

b. Paver support tree grate

### Finishes

- c. Hot dipped Galvanised Finish
- d. To integrate with surrounding paving material

## Recommended Locations

 Tree grate to be used where trees are located within pedestrian thoroughtare areas that require a paver surround.

### Guidelines

 Tree grates should comply with Council specified load bearings for pavement areas.

## **Proprietary Product**

g. Citygreen Tree Grate 1200 mm W x 1200mm L with 600mm opening or approved equal.

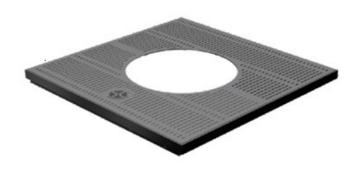


Figure 31: Galvanised Steel Tree Grate (Source: CityGreen)

## 7.6 Tree Guard

## **Specification**

- a. Guard to protect tree
- b. Baked enamel finish colour to be confirmed

### **Recommended Locations**

 To be installed around trees located in pedestrian pavement areas with tree grille base.

## **Proprietary Product**

 d. Cltygreen Premium Tree Guard 1850mm H x 600mm dia base x 800mm dia top or approved equal.



Figure 32: Baked Enamel Finish Tree Guard (Source: Caygreen)

## 7.7 Bus Shelter

Rather than adopting a standard design, given the location in proximity to the Dunmore Street Plaza, the bus shelter should be designed to reflect the unique character of Dunmore Street (Refer Figure 33).

### Recommended Locations

 To relocate the existing bus stop on the southern side of Dunmore Street Plaza to the west of the Mall Site through site link.

## **Guidelines**

- Bus shelters should include night time illumination.
- Bus shelters may include advertising Billboards subject to Council approval.
- At a minimum, bus shelter shall include a seat with arm rests, regulatory bus signage (R5-20) (AS1742.11:1999) and appropriate tactife paving.
- Detailed design of the bus shelter shall be undertaken by a practising qualified civil engineer.



Figure 33: Unique Character for Bus Stop near Dunmore Street Plaza (Source: XCDecoss)

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# 7 Dunmore Street Plaza

#### 7.8 Outdoor Dining Shade Structure

To improve the ambience of outdoor eating areas and comfort for diners, temporary outdoor dining shade structures are encouraged within Dunmore Street Plaza.

#### Materials

 a. Must be of a commercial quality, and constructed of fire retardant material.

#### **Specification**

Shade structures used in the outdoor dining area shall:

- Be high quality and uniform in appearance and read as part of the public domain.
- Not include any commercial logo or advertisement.
- Be temporary, light-weight, and modular umbrella shaped units approved by Cumberland Council.
- Be able to be removed or closed at the end of business hours or in windy conditions.
- Be able to support outdoor heaters and be connected by inserts between shades to reduce run-off.
- g. Must not be attached to or above the awning.
- h. Must be fixed at a minimum height of 2.1 m so as to not interfere
  with passing footpath or vehicular traffic or pedestrian view
  lines.

#### **Finishes**

- Each individual umbrella to be of a single colour and style to provide consistency and identify and must be compatible with the surrounding streetscape (Refer Figure 33A).
- j. Clear, transparent, and colourless plastic blinds are permitted, but they may only be used where it can be demonstrated that the amenity of the surrounding streetscape and pedestrian safety will not be compromised, and will not have an impact on flooding/overland flow within an identified area. Plastic blinds are permitted on a maximum of 3 sides of the outdoor dining area.
- k. Opaque or coloured blinds are not permitted.

#### Recommended locations

Locate shade structures where a clear need exists and generally to accommodate outdoor footpath dining. Shade structures shall not obstruct safe and reasonable movement of pedestrians and vehicular traffic, and other street activities. Locations are subject to Council approval.

#### **Guidelines**

- in or about an outdoor dining area without Council's prior written approval.
- Shade structures should comply with Cumberland Council's Outdoor Dining Guidelines and Policy.
- Heating devices must comply with AS 4565-2004 Radiant Gas Heaters. Access to the gas mains and use of electrical extension cords are not permitted.
- Outdoor dining furniture shall be removed from paved area each night.

#### 7.9 Planter Boxes

All plants and planter boxes placed on Council's footpaths are to be included in the licensed area and should not take up more than 15% of the licensed area. Where they are used to delineate the licensed area, they will be included as part of the licensed space. The planter boxes must be well maintained by the proprietor.

Council reserves the right to order the removal of planter boxes that are not properly maintained, including the consistent provision of approved high quality flowers or vegetation. They must be removed from the public area when the cafe is not operating. Permanent planter boxes will only be considered in privately owned open space or on footpath blisters.

Proposals for the use of plants and/or planter boxes are to be submitted to Council for approval.



Figure 33A: Temporary Shade Structure (source: shadeoustralia.com)



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#### 8 Street Trees

#### 8.1 Street Planting Concept

Planting street trees and landscaping is a simple and effective way to enhance the character and amenity of the Centre. Trees can increase shade, reduce urban heat load, minimise glare, contribute to biodiversity, support habitat and naturally filter the air of pollutants. Trees can also improve the visual quality and legibility of streets. They can create a sense of cohesion and enclosure and screen distracting building mass and scale.

Tree lined streets can also be an effective traffic calming device to encourage driving at lower speeds resulting in pedestrian friendly streets providing opportunity for informal socialising.

It is proposed that existing established trees particularly on the Centre's periphery roads shall be retained and protected. New tree species have been selected to complement the existing street tree palette in order to integrate future development into the existing neighbourhood fabric. Nominated tree species are selected for their hardiness and will grow within highly urbanised environments (Refer Figure 33B, 34 and Table T1).

The selection of species aims to:

- Create an aspirational and high-quality urban landscape by selecting species that will grow in existing conditions and respond well to future development.
- Complement the existing landscape character within Wentworthville.
- Reinforce the entrance to the Centre.
- Provide thermal comfort through deciduous shade-bearing trees in summer months that will allow solar access in winter months.
- Provide linear, repetitive plantings that create a regular character and unifying scale within the Urban Centre.
- Promote water sensitive urban design through selection of tree species that require relatively few inputs, such as imigation.
- Facilitate passive surveillance and not pose a hazard due to failing branches or excess debris.

In light of multiple benefits, which include biophysical, economic and social, associated with green cover with urban landscapes, one of the planning priorities (Planning Priority C16) identified by the Greater Sydney Commission (GSC) in the Central City District Plan is: "Increasing urban tree canopy and delivering Green grid connections." The proposed tree planting will respond to the state objectives as well as the local context. The species selected will respond to the scale and visual prominence of streets, lot layout, street lighting, services and drainage layout and requirement to provide visual amenity, shade and temperature control.

#### Guidelines

- To maximize winter sun and summer shade, the east -west streets should primarily be deciduous with either distinctive colouring or flowers to add vibrancy to the Centre.
- Evergreen trees for roads running north to south, to provide b. continuous leaf colour and visual amenity to the area is encouraged. The proposed species should have distinctive flowers and/or bark patterning.
- New street trees should be single stem and minimum 400 L pot size when installed throughout the Centre. All irees should meet the quality and standards as recommended in Specifying Trees - A guide to assessment of tree quality by Ross Clark.
- d. Linear, repetitive plantings to create a regular character and unifying scale shall be incorporated within the Centre. Tree spacing should be subject to site requirements for parking and compliance with RMS visual clearance and safety guidelines.
- Within all hard paved areas and the road comidor strata cell units to support tree growth and root structure are encouraged. Trees shall be planted in minimum 20m³ soil. Final design to be approved by Council's Engineers.
- Trees shall be installed in the road comidor where the building awing provides no opportunity for the planted tree to reach its maximum growing capacity and height.
- Where appropriate, tree pits shall be designed to capture stormwater runoff and filter water using WSUD principles.
- Where appropriate, suitable groundcover should be planted under street tree canopy.
- Tree grates and tree guards should only be used in pedestrian paved areas.



Legend

Wentworthville Station Friend Park

> Corymbia maculata Acer rubrum 'October Glory'

Calondendron capense

Hymenosporum flavum Pyrus ussuriensis



Figure 33B: Wentworthville Centre Planting Plan

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#### **Street Trees** 8

#### 8.2 **Recommended Species**

Table T1	000 00			
Botanical Name	Common Name	Height x Spread	Min. Pot Size	
Street Trees		1000		
Acer rubrum 'October Glory'	Maple	12m x 9m	400L	
Calodendron capense	Cape Chestnut	10m xx8m	400L	
Corymbia maculata	Spotted Gum	20m x 10m	400L	
Hymenosporum flavum	Native Frangipani	15m x 6m	400L	
Pyrus ussuriensis	Manchurlan Pear	9m x 7m	400L	
Hedge Planting	300 100			
Buxus microphylia var. japonica	Box hedge	1m x 0.75m	200mm	
Suggested Understorey Planting	i			
Pelargoniums	Geranium		75mm	
Kniphoffa species	Dwarf Red Hot Poker		75mm	
Lomandra tanika	Lomandra	0.60m x 0.65m	tube	
Thymus vulgaris	Thyme			
Grass	- 10 202		\$1. ***	
Microleana stipoldes	Weeping grass	0.1-0.3 x 0.1-0.3 m	tube	

#### Irrigation

Planting beds and raised grass planform along Dunmore Street shall be irrigated. Irrigation shall be designed by a qualified irrigation designer, shall be automated and comply with relevant Australian Standards.











8uxus microphylla Hedge



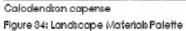




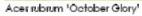














Corymbia maculata





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# 8 Street Trees

#### 8.3 Sight Lines and Clearances

Tree planting must not impact on the safety and function of the road comidor. Refer to Table T2 for minimum clearance distances.

Table T2	
Streetscape Element	Indicative Minimum Clearance
Road Intersection (distance from the projected line of intersection on approach side)	10m from intersection kerb line
Traffic Signals (approach)	10m
Traffic Signals (egress)	7m
Bus Stops (approach)	10m
Bus Stops (egress)	7m
Pedestrian Crossings (approach)	10m
Pedestrian Crossings (egress)	7m
Driveways	2m from Driveways
Stormwater inlet/outlet	2m from stormwater inlet/outlet
Street Light Pole	3m from centre of light pole
Underground Service Pit	2m from edge of service pit

#### 8.4 Water Sensitive Urban Design

Best practise Water Sensitive Urban Design (WSUD) measures will be incorporated along Dunmore Street, Station Street and The Kingsway in the tree pit and garden design. Trees will be planted within the stratacell units to maximise apportunities for healthier tree root growth and canopy cover in a small area.

#### Strata Cells

Strata Cells are an engineered void space modular unit system that enables large volumes of soil to be placed under hard paved surfaces for the establishment of healthy tree root system and vibrant canopy trees. In comparison to conventional methods of planting, the strata cell system enables trees to grow more effectively in hard urban environments, establishing more sustainable and liveable precincts by delivering cooler cleaner air; shading; and when combined with WSUD principles improved quality of stormwaiter runoff entering local waterways (Refer Figures 35 and 36).

Strata Cells shall have a load bearing capacity to support maintenance and garbage trucks and reduce pavement upheaval by addressing invasive tree root damage.

Strata Cell systems can be designed using best practice WSUD principles to capture overland stormwater and effectively filter and retain water at the source of each tree reducing the overload of stormwater on the network – Strata cells combined with WSUD will deliver multiple benefits to both green and blue infrastructure and for the wider community.

#### Guidelines:

- a. Strata cell system shall be incorporated where tree planting occurs within hard paved areas and the road corridor on Dunmore Street, Station Street and The Kingsway.
- Strata cell systems shall be designed for minimum 20m² soil volume per pit for the establishment of medium sized trees within the Centre.
- c. WSUD principles shall be incorporated to capture overland stormwater and direct into rain gardens and tree planting beds thereby reducing the quantity of stormwater runoff and cooling and greening our local environment.



Figure 35: Median Tree Planting - Dunmore Street near Garfield Street - Looking West (Source: Giroren)



Figure 36:: Median Tree Planting - Dunmore Street Wentworthville Plaza - Looking West [Source: Chypners]

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Figure xx:





# 9 Paving

Objective: To provide a quality pedestrian surface treatment throughout the Centre.

#### Guidelines:

- a. Visual and tactile qualities of the paving should communicate the functional characteristics of the street.
- Sustainable; locally sourced and readily available paving materials should be used.
- Pavers that are flexible, easy to remove and relay should be
- Paving material should be robust and durable, cater to high pedestrian traffic loads and easy to maintain.

(Refer Figures 37-41)

#### Paving material Transition

- A variation and/or colour contrast in paving format for Dunmore Street Plaza and outdoor dining areas is encouraged.
- New paving should be integrated with existing bluestone paving so that paving reads as a continuous legible palette in the Centre.
- g. A street with higher activity should take precedence for paving treatment, and must wrap the corner into the minor street.
- Paving on private property adjacent to public footpath must not extend across into the public footpath zone. The junction of materials must be physically and visually coordinated.
- Where building setbacks provide a section of widehed footpath, the materials and paving used must be integrated with the existing footpath paving, and the Wentworthville Centre Paving Palette must be used.

#### **Specifications**

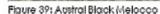
- a. Pavements should be all-accessible, using sustainable materials, slip-resistant and high quality as recommended by the Australian Stone Advisory Association (ASSA).
- All works to be in accordance with AS4455-2:2010 Pavers and Flags, and AS4586:2013 Pedestrian surface materials.
- All stone shall be natural, uniform quality, free of defects (such as vents, cracks, fissures, seams, porous inclusions, foreign material,

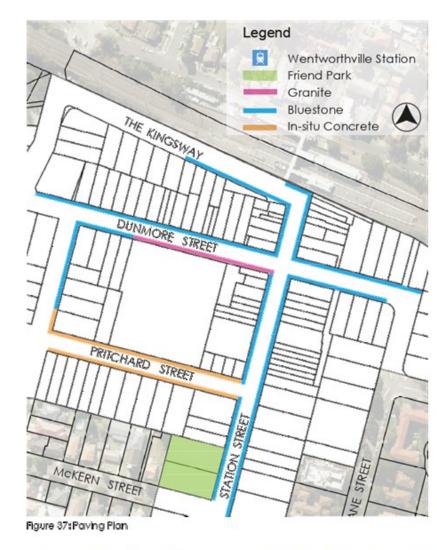
- loose surface material striations, stains and discolouration) liable to affect its strength, appearance, durability or proper function under the intended conditions of use.
- Supplier shall provide written certification that the granite stone meet the international ASTM C615/C615M-11 Standard Specification for Granite Dimension Stone for the following quality criteria:

Table T3	
Maximum deviation	Deviation from required dimensions for paver face dimensions for items of thickness up to 90mm shall be 1mm
Squareness	The squareness difference between diagonals shall be no greater than 1.5mm
Thickness	+/- 2mm
Flatness	Honed surfaces: 0.5mm per metre; and Saven or sandblasted faces: 1.5mm per metre
Edge Straightness	0.5mm per metre
Maximum deviation of paver face from plane	Finishes: 1.5mm in 1200mm; and Natural riven faces: 10mm in 1200mm

- Stormwater drainage infrastructure should be integrated within the footpath where surface runoff will be excessive (in footpath areas greater than approximately 120m²).
- A V-shaped footpath profile should be used where a satisfactory single cross fall to the top of the kerb cannot be achieved.
- g. All service pits should include infill paving to ensure consistent visual look and feel.







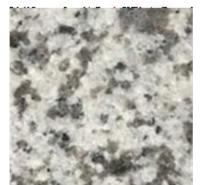


Figure 40: Hozy White



Figure 41: Adelaide Black

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Figure 38: Silver Black



# 9 Paving

Station Street and	The Kingsway
	Bluestone pavers with an inlay to unify Station Street and The Kingsway.
Pavers	Main Body: Huon Bluestone or Basatt Bluestone or equivalent
	Inlay: Hazy White and/or Silverblack or equivalent approved by Council.
Size	600 x 300 x 40mm
Finish	Sandblasted or blasted
Vehicle Crossing	Vehicle crossovers to increase to 50mm thickness
Kerb Ramp	Standard natural grey colour (no added oxide) to Council standard specifications.
Pritchard Street	
Pavers/Footpath	In-situ concrete
ravaravi oo epatii	Natural grey colour (no added oxide)
Size	If not specified in the DCP or PDP, footpath width subject to site conditions
Finish	Standard natural grey colour (no added oxide)
Vehicle Crossing	Vehicle crossover shall be minimum 100mm thick with F72 reinforcement.
Service Lanes	
	In-situ concrete
Pavers/Footpath	Entrance of Laneway: Asphalt with interlock paving band
Size	If not specified in the DCP or PDP, footpath width subject to site conditions
Finish	Standard natural grey colour (no added oxide)
Note: Final design of council's repre	n to suit grades and vehicle loads to the approva sentative.

#### 9.1 Tactile Ground Surface Indicator

Tactile Ground Surface Indicators (TGSIs) shall be incorporated into the continuous path of travel for warnings of hazards or a direction indicators to assist persons of vision impairment to navigate the built environment.

#### WARNING + DIRECTIONAL TACTILE

#### **Finishes**

- a. Single unit, manufactured for hardwearing polyresin.
- Warning Tactile featuring an engraved, concentric circle design on the horizontal face with a smooth bevelled edge around its perimeter (Refer Figure 42).
- Directional Tactile featuring an engraved and machined grooved face L 290mm x W 35mm x H 5mm.

#### Recommended Locations

d. TGSIs shall be used prior to kerb ramps (where required), vehicle crossovers, at any steps or ramps, or a warning of any overhead hazard. Directional tactiles should be used at public facility locations such as bus stops.

#### **Guidelines**

- TGSIs should be slip resistance AS/NZ4586-2013 Appendix A class P5 (very low).
- f. Installation of tactiles shall comply with Accessibility Standards AS 1428.1-2009.
- g. TGSIs should be installed to manufacturer's specifications.

#### (Refer Figure 43)

#### Proprietary Product

- DTAC Stainless Steel Classic Ecotac PVD Black (DTO 120) or approved equal.
- DTAC 120 Urethane Classic Directional tactile (DIRP0705B) or approved equal.



Figure 42: Location of Warning Tactile at Steps (Source: Pinteres Coom)



Figure 43: Tactile Ground Surface Indicator (Source: EXAC.)

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The selection of street furniture makes reference to the outcomes from the "Wentworthville Stories, Schemes and Dreams" public art making strategy. A colourful patette for the street furniture contributes to a vibrant setting and backdrop for the Centre's streetscapes.

#### Objectives

- To provide robust and enduring products suitable for high public usage.
- To respond to the character in particular locations through site specific designs.
- To provide aesthetically pleasing, functional, comfortable and quality street furniture.
- To largely provide a standard furniture palette throughout the centre for ease of operation and maintenance of the public domain.

#### General layout of furniture

The layout of furniture shall be located as follows;

- Outside the clear path of travel for universal access (Refer Figures 44 and 45).
- f. Within designated furniture zones.
- g. Where possible to establish cluster of furnifiure to minimise clutter.
- Be located with consideration to street trees and street lighting layouts and building entries.
- In accordance with the required egress zone from the face of the kerb to allow for car overhang and door swing, as well as access to the parked cars.
- j. In accordance with required setbacks from kerb ramps, driveways and pedestrian crossings.

When placing furniture in the furniture Zone, the following clearances are recommended:

- 600mm of Parking Egress zone from face of kerb to allow car overhang and door swing.
- Min. 1m from driveway crossings.
- Min. 2m from the landing of kerb ramps.
- Min. 15m from the intersection unless in kerb extensions.

#### Accessibility

All furniture in the public domain shall be in accordance with the Disability Discrimination Act 1992 (DDA) provisions and include the following:

- Adequate seats with arm and back rests that comply with DDA requirements in desired pedestrian routes and places.
- Distribution of seats to provide frequent resting places for elderly people within the Town Centre.
- Maximum 65mm gap under any element (e.g. barrier, planter box or bus shelter) to pavement surface.
- Adequate hardstand around street furniture elements to allow wheelchair access where required.

#### **Environmental Responsibility**

The selection of furniture shall prioritize the use of environmentally responsible and sustainable materials as follows:

- Compliance with product stewardship policies (e.g. Forest Stewardship Council/FSC), eco-preferred content.
- p. Ability to be recycled or reused at the end of life cycle.
- Locally or regionally sourced to minimise shipping needs.

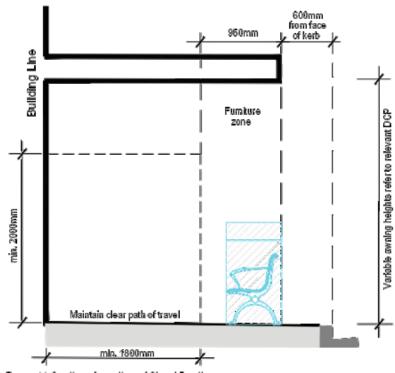
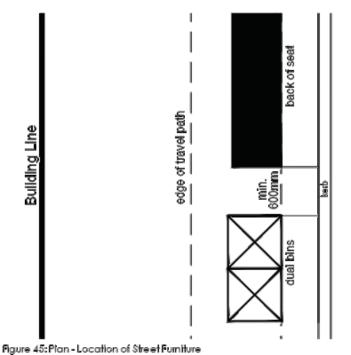


Figure 44: Section - Location of Street Furniture



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#### 10.1 Dual Rubbish Bin Enclosure

#### Objectives

- a. To remove rubbish from the Centre effectively
- To prevent access to birds and dogs
- To accommodates a 240L wheelie bin

#### Materials

d. Fully fabricated 316 Stainless Steel Bins with no opening insert

#### **Specification**

 Dual 240L rubbish and recycling bin enclosure with Cumberland City Council logo

#### Finishes

- f. Laser Cut design (one panel)
- g. Flat sloped roof with rectangle openings
- h. Pink (Telemagenta) Gloss RAL4010 for general rubbish
- Brilliant Yellow Gloss YE087A for recycling

#### Guidelines

- j. Locate bin enclosure at the periphery of high density pedestrian areas, especially those where pedestrians may be temporarily delayed, such as at intersections, pedestrian crossing and bus stops.
- Clearance distance of the bin enclosure from the kerb line shall be 600mm minimum.
- Bin enclosure should be sited without impeding pedestrian movement.
- Bin enclosures are to be sited maximum 20 metres apart.
- n. Bin enclosure should accommodate a 240L wheelie bin.
- Surface fixed bin enclosures should incorporate adjustable leg mounting to allow for level installation and to provide a minimum 20mm gap between ground and enclosure.

#### **Proprietary Product**

 p. Street Furniture Australia Frame Dual Bin enclosure or approved equal.

#### 10.2 Bollard

#### Objectives

- To improve safety by providing a barrier for vehicular access to pedestrian spaces.
- To provide controlled vehicle access points

#### **Materials**

c. Grade 304 stainless steel pipe

#### **Specification**

a. Fixed and removable bollard

#### Finishes

b. Linished

#### Guidelines

- c. Bollards to be sited in areas where vehicle overrun may be prevalent causing safety concerns for pedestrians i.e. corners and changes in kerb alignment.
- d. Locate bollards within 600mm of the kerb line.
- Where applicable, bollards should have a minimum clearance of 500mm from any gutter ramps or other obstacles to maintain pedestrian flow.
- Utilise removable bollards where authorised entry is required to public areas that are in general pedestrian areas.
- g. Utilise Council Standard locking device, which are orientated away from vehicle traffic.
- All works to be in accordance with A\$1657 (2013).
- Slanted top to deter birds.
- Available with customised Council logo or reflective tape.

#### Proprietary Product

- LEDA SSR Regal Bollard range or equivalent.
- Fixed Bollard: Subsurface fixing to manufacturer's details.
- m. Removable Bollards: Surface mounted; Refer to Cumberland Council standards regarding locking system.



Figure 46: Dual Rubbish Bin Enclosure with Public Art (Source: Street Australia)



Figure 47: Bollard's (Source: Street Fuzziture Australia)

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#### 10.3 Bike Racks

#### Objectives

- To promote health and well being by encouraging cycling access to the Town Centre.
- To provide safe and secure bike parking facilities.

#### Materials

c. Stainless Steel, subsurface mounted bike rack

#### **Finishes**

d. Linished or electropolished

#### **Recommended Locations**

 To be sited in groups of 2-3 within designated kerb blisters and in proximity to key civic destinations including Dunmore Plaza and Wentworthville Train Station.

#### Guidelines

- f. Bicycle parking should not impede on pedestrian traffic flow.
- g. Site specific designed bike rack clusters are subject to Council
  approval.
- Layout and design should be in accordance with AS 2890.3(2015) Class 3 Bioyole Parking Facility.
- Where sub-surface installation is not practical, surface mounted alternative will be considered.

#### **Proprietary Product**

j. Slim Hoop Bike Ring 270mm W x 850mm H or approved equal

#### 10.4 Drinking Fountain

#### Objectives

- To provide accessible free drinking water within the Centre.
- b. To enable filling of water bottles.

#### Materials

 Aluminium or Grade 316 stainless steel body, stainless steel nozzie and value.

#### **Finishes**

 Powder coated colour: Bondi Blue Gloss (Interpon Bondi Blue YJ046A)

#### Recommended Locations

 Two key civic destinations, including one in Dunmore Plaza and one in proximity to Wentworthville Train Station

#### Guidelines

- Drinking fountains should be compliant with DDA accessibility auidelines.
- Waste water from drinking fountains could be diverted to nearby tree pits or garden beds to meet Water Sustainable Urban Design Objectives. This should be investigated at installation.

#### Proprietary Product

 Street Furniture Australia Arqua Fountain 450 Ø x 770 D x 1125 H or approved equal.



Figure 48: Site Specific Bike Racks are Encouraged - Penrith Mall



Figure 49: Drinking Fountain (Source: Skeet Formbose Assikalia)

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#### 10.5 Drainage Grates

#### Objectives

- To provide safe and accessible pedestrian pavements.
- b. To capture water runoff on paved areas greater than 120m²
- Where possible, to redirect water into adjacent planter beds, rainwater gardens and tree planting.

#### Materials

 d. Corrosion resistant polycrete channels with galvanised or stainless steel drain

#### Specification

a. Modular Grated Trench Drainage System

#### Finishes

Final finish to be approved by Council

#### Recommended Locations

 As required within the streetscape design to collect water runoff from pedestrian paved areas.

#### Guldelines

- d. Grates should be:
  - Heel safe with maximum slot widths of 10mm
  - Certified to AS3996 Load Class D (210kN)
  - Compliant with AS 4586:P4 Slip resistance classification for Wet Pendulum Test
  - Compliant with AS 4586: R10/R10 Slip resistance classification for Oil-Wet Inclining Platform Test
- Consideration to inclusion of artworks within the grate system are encouraged.

#### **Proprietary Product**

Final grate system to be approved by Council

#### 10.6 Fence

#### Objectives

To assist with the safe movement of roadside users.

#### Materials

b. Hot dipped galvanised steel 2 metre modular panels

#### **Specification**

a. RIMS steel pedestrian fence

#### **Finishes**

b. Powder coated Black

#### Recommended Locations

 Intersections, pedestrian crossings, level changes or wherever pedestrian traffic control is required.

#### **Guidelines**

- Type I fence should:
  - Be designed and specified by NSW RMS
  - Comply with relevant Australian Standards for roadside pedestrian control
  - Be install to manufacturers specifications
- Where sub-surface installation is not practical, surface mounted alternative could be considered.

#### Proprietary Product

RNAS Type 1 pedestrian fence or approved equal



Figure 50: Artwork within Drainage Grate - Alfred Street - Custom House Sydney



Figure 51: Powder Coated Black Fence

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#### 10.7 Seats and Benches

#### SEATS

Seats and benches that are accessible and comfortable to all users will be placed selectively throughout the Centre.

#### **Specification**

a. Seats with back

#### Materials

b. Arch legs subsurface mounted

#### **Finishes**

- Frame: Colour: Interpon Textura Monument GL329A
- d. Armrests: polished
- e. Batons: Colour: Interpon Sable Core Ten Textured GX350A

#### Recommended locations

- At 30-50m intervals along the streetscape and minimum 600mm offset from the back of the kerb.
- g. Perpendicular to the kerb in the Furniture Zone where space permits.
- Orientate the seats towards the building façade when located in the Furniture Zone and towards the street when located near the building line.
- Benches are to be provided in open space where pedestrian safety is not dependent on the direction it should face.
- Do not place seats in footpaths less than 3.5m wide nor areas of high and fast pedestrian traffic volumes.

#### **Guidelines**

- Seats and benches shall be robust and vandal proof with strong frames and batons.
- Armrests should be added to 50% of seats installed within the Centre.

#### Proprietary Product

- Classic Galleria DDA or approved equal 590mm W x 835mm H x 1750 or 2100 L
- n. Batons 40 x 20mm

#### Supplier

Street Furniture Australia

#### BENCHES

#### **Specification**

a. Bench Seat

#### **Finishes**

- b. Arch legs subsurface mounted
- c. Armrests polished

#### Recommended locations

 To be sited in locations where access to seat from both sides is desirable.

#### Guidelines

- Armrests should be added to 50% of benches installed to meet Australian accessibility requirements.
- Location of bench seat shall not impede upon pedestrian movement.

#### Proprietary product

g. Classic Galleria Bench 615mm W x 435mm H x various lengths

#### **Supplier**

Street Furniture Australia



Figure 52: Seat with Back (Source: Steel Furniture Australia)



Figure 53: Bench (Source: Street Fundave Auditalia)

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#### 10.8 Wentworthville Centre Lighting

#### Objective

- To upgrade street lighting using Multifunction poles to achieve combined energy efficiency LED lighting, banner compatibility, effective CCTV coverage and future Smart City capaability.
- To illuminate the Centre for safe passageways for pedestrians and vehicles
- To avoid visual glare from light source that may affect the safety of drivers and pedestrians

#### Guldelines

Carriageway lighting and pedestrian lighting shall;

- Achieve a high colour rendering and a high level of vertical luminance to maximise personal safety (to detailed lighting design).
- Use a light source that emits no light above the horizontal plane.
- Use multifunction poles that may accommodate the full suite
  of RMS accessories including traffic and pedestrian signals,
  signage, cameras and traffic signal outreaches to 10m as well
  as street names and banners as required.
- Achieve vehicular and pedestrian lighting in accordance with AS/NZS1158.1.
- Provide supplementary lighting at pedestrian crossings as required to AS/NZS 1158.4 Part 4.

#### Festivals and Events

Other light pole specifications to be determined in consultation with Council officers that will assist with Festivals and Events within the Centre shall include:

- 3-phase power outlets at strategic locations to support festivats and events.
- Fixtures and structural support for Christmas decorations and catenary lines.
- Rigging points, fixtures and structural support for catenary lines and other incidental attachments to suit special event and animation requirements according to agreed design aspirations.
- Spare condults for possible future power supply needs.

#### 10.9 Street Lighting

#### Materials

a. Extruded aluminium pale, ground level anti-vandalism cladding

#### Specification

b. Multifunction smart pole

#### **Finishes**

Powder coated aluminium

#### Recommended locations

- All locations within the Wentworthville Centre where lighting, traffic signals, or banners are required.
- Where possible layout of poles to be located in place of existing light poles with the exception of Dunmore Street (between Garfield Street and Station Street), where poles shall be placed in the median subject to final lighting design.
- Ensure that street light poles are set back from the kerb face by 700mm to minimise the risk of collision by vehicular traffic.

#### **Guidelines**

- g. All works should be accordance with AS1158.3-1:2005; AS3000:2007; AS4100:1998; AS1163:2009; AS1554.1:2011.
- Install all light poles in the public domain with footings and bolt assemblies buried below the finished pavement surface.

#### Supplier

HUB Street Equipment or approved equivalent

#### 10.10 Pedestrian Lighting

#### Objectives

- To provide pedestrian lights within the Centre in areas where pedestrian traffic is to be encouraged at night, but where other sources of light do not meet the lighting category criteria.
- To reduce risk of vandalism and minimise interference with awnings by setting pedestrian lights at a height.

#### Materials

a. Light Pole - Multipole 168 Mini

#### **Specifications**

- LED Luminaire to recommendation of designer and manufacturer.
- Footing Footing, holding-down bolts and the like shall be designed by a qualified practicing structural engineer.

#### **Recommended Locations**

Dunmore Street Plaza



Figure 54: Multifunction Smart Pole, Aubum



Figure 55: pedestrian Lighting Wellington NZ

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#### 10.11 Catenary Lighting

#### Specification

a. Lighting system on a high tension suspended cable system to be used in plazas, laneways and pedestrian priority areas in order to differentiate the space from the surrounding environment and create a more intimate and informal atmosphere.

#### Recommended locations

 Provide art lights in areas where pedestrian traffic is to be encouraged at night, and to create atmosphere and vibrancy within the Wentworthville Centre.

#### Guidelines

- c. All lighting is subject to final approval by Council.
- d. Light source should be LED, min. 65 lumens/watt with lamp LED life min. 80% at 50,000H. LED CCT may be selected for site specific applications subject to Council approval.
- e. Light distribution can be asymmetric or symmetric. Above 0° horizontal, the light output ratio should be ≤ 10% of lamp lumens
- Lamp luminaire should have min. IP65 rating, and min. IK04 rating.
- g. Art light to be installed at a height to reduce risk of vandalism and to minimise interference with awnings.



Figure 56: Urban Catenary Lights (source:Pissonst.com)

#### 10.12 Public Art

Public art is an important aspect of the revitalisation of the Centre Public art has the ability to unify the Centre with a theme or identify the core of the Centre or the entry. At a pedestrian scale it can assist in wayfinding and provide visual interest for pedestrians.

Public art can instill be auty and symbolic meaning as both independent installations and into functional objects such as seats, grates, lighting, railings, to create a sense of place and identity.

Public art proposats will be subject to Council's approval processess.



Figure 57: Public Art San Jose California (Source: Spence 2446e, San Jose)

#### 10.13 Public Art - Lighting

#### **Specification**

- Distinctive temporary night time lighting that celebrates the vibrancy of the Wentworthville Centre and the local community.
- Light art proposals will be reviewed on a case by case basis to activate a space and/or create a unique atmosphere.

#### Recommended locations

- Provide art lights in areas where pedestrian traffic is to be encouraged at night, and to create atmosphere and vibrancy within the Wentworthville Centre.
- Set art light installations at a height to reduce risk of vandalism and to minimise interference with awnings.

#### Guidelines

- e. Where possible light art should provide sufficient lighting to comply with the recommended ASI 158 lighting levels. This should be confirmed by a lighting designer. If compliance is not achieved other lighting elements must be considered as part of the overall lighting scheme.
- Minimisation of glare and glare sources are paramount; lighting is not to distract but enhance the artwork.
- Mounting of Luminaires should not affect viewing of the artwork during the day nor at night time.
- Light art is to comply with OH&S issues of public safety.
- Strobing or flashing light art will not be considered.



Figure 58: Elevated Walkway, University of Sydney (source: sydneyway.co.)

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# 11 Utilities

#### PUBLIC UTILITIES

#### Objectives

- To make adequate provision in the Centre for the accommodation of a range of public utilities.
- Access to and installation of these facilities to be in accordance with relevant Industry and Australian Standards.

#### 11.1 Service Pits

#### **Materials**

- a. As required by the utility
- Lids shall be infill type unless specifically disallowed by the owner of the asset.

#### Layout and location

- c. As determined by services installations.
- To the maximum extent possible, set service pit lids to conform to surrounding pavement levels and at the same orientation as the pavers.
- Access to and installation of utilities must conform to the following industry and relevant Australian Standards: AS3084:2003, AS1939:1990, AS3996:2006, AS4198:1994, ACA TS008, TS009.

#### 11.2 Telephone Kiosks

#### **Guidelines**

- a. If a single phone kiosk is to be used, along the road reserve, locate at least 750mm from kerb edge.
- b. If a double kiosk is to be used (back to back), along the road reserve, locate at least 1000mm from kerb edge.
- Refer to Telstra regarding installation requirements.
- Do not locate phone booths near public toilets or ATM's due to public safety concerns.

#### Layout and Locations

 Retain the two phone klosks in similar locations within the Centre on Dunmore Street and The Kingsway.

#### Advertising Signage

 Advertising signage associated with Phone Kiosks will be subject to final approval by Council.



Figure 59: Telephone Klosk

#### 11.3 Public Toilets

#### **Guidelines**

- a. Proposed toilets should be located on the Kingsway with a minimum of two toilets (both unisex).
- Preference is given for architecturally designed non-automated toilets.
- All structures must comply with disability access codes and relevant Australian Standards.



Figure 60: Public Toilet - St James Park Glebe

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# 11 Utilities

#### 11.4 Bus Shelter

Bus stops along Dunmore Street will be upgraded as follows:

- Existing two bus shelters east of Station Street will be integrated with the design of the future building.
- Existing bus stop opposite the Mall Site (northern side of Dunmore Street) will be formalised and integrated with the design of the future building.
- c. The existing bus stop on the southern side of Dunmore Street Plaza to the west of the Mall Site through site link to include a formalised shelter. Refer to Section 7.7.

#### Guidelines

- d. At a minimum all bus stops shall include a seat with arm rests, regulatory bus signage (R5-20) (AS1742.11:1999) and appropriate tactile paving shall be included in the final design.
- Preference shall be given for seats to be located under shelter structure. Alternatively seats may be located minimum 1000mm offset from back of kerb and outside the clear path of travel.

#### Advertising Signage

 Advertising signage associated with Bus Shelters will be subject to final approval by Council.



Figure 60A: Standard Bus Shetter

#### 11.5 Public Transport Vehicle Parking

#### REGULATORY SIGNAGE AND LINE MARKING

#### Parking

#### Materials

- Signage: as a minimum regulatory parking zone signs (R5-21 and R5-10) to be located at entry/exit points from a loading zone (to A\$1742.11:1999).
- Line marking: aggregate modified acrylic latex polymer (nominal thickness 3mm) to A\$4049.2:2005.

#### Layout and location

Provision subject to Council determination

#### Loading Zones

- Signage: as a minimum regulatory loading zone signs (R5-23) to be located at entry/exit points from a loading zone (to A\$1742.11:1999).
- Line marking: aggregate modified acrylic latex polymer (nominal thickness 3mm) to AS4049.2:2005.

#### Taxi Zones

- Signage: as a minimum regulatory taxi zone signs (R5-21) to be located at entry/exit points from a taxi zone (to A\$1742.11:1999).
- g. Line marking: aggregate modified acrylic latex polymer (nominal thickness 3mm) to AS4049.2:2005.

#### **Bus Zones**

- Signage: as a minimum regulatory bus zone signs (R5-20) to be located at entry/exit points from a loading zone (to A\$1742.11:1999).
- Line marking: aggregate modified acrylic latex polymer (nominal thickness 3mm) to AS4049.2:2005.

#### PEDESTRIAN CROSSINGS

#### Materials

- a. Flat top road hump coloured concrete (Coloured Concrete Systems CCS Onyx) median Infill 25MPa with F72 mesh located centrally. Approach ramps to be plain concrete.
- b. Line marking- aggregate modified acrylic latex polymer (nominal thickness 3mm) to A\$4049.2:2005.

#### Layout and location

 Provision subject to Council and RMS determination. All works to be in accordance with the RMS Technical Direction TDT 2002/04.

#### PEDESTRIAN REFUGE + TRAFFIC ISLAND

#### Layout and Location

 a. Provide at locations where determined in the context of a general traffic plan for the Centre and to Council approval.
 All works shall be in accordance with RMS Road Design Guide: Part 4.

#### THRESHOLD

#### Materials

Refer to Pedestrian Crossings and apply as relevant.

#### Layout and Location

b. Provision subject to Council determination.

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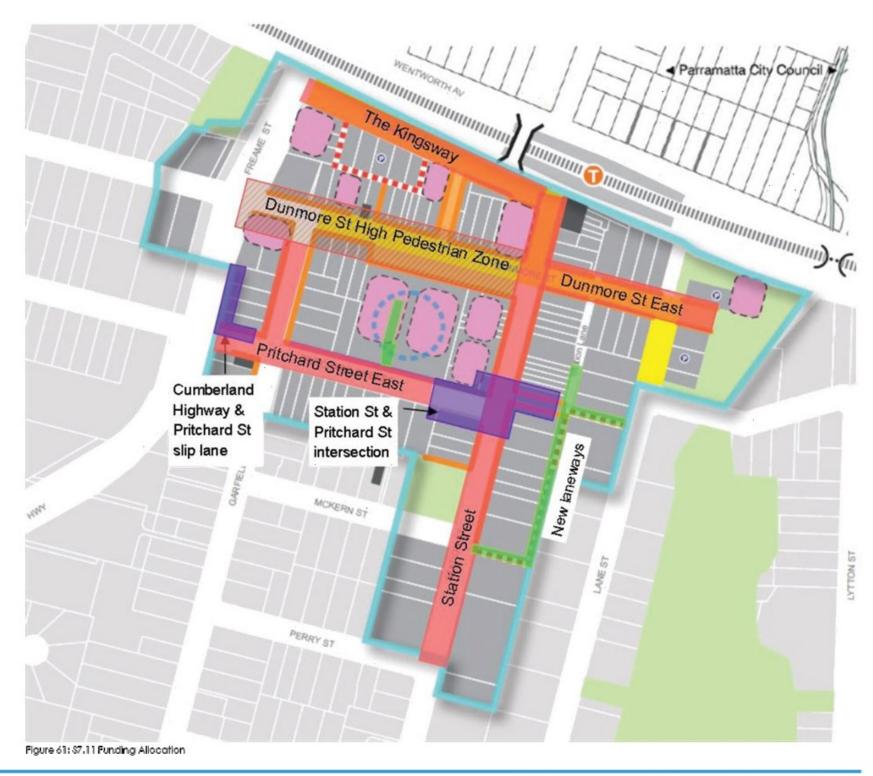


# 12 Local Infrastructure Contributions: Funding Allocation

#### Guidelines

- The Developer will be responsible for the upgrade works that interface with the street frontage to the standard and in accordance with this Public Domain Plan.
- The Developer can not seek monetary offset for Public Damain works listed below
- c. Local Infrastructure Contributions (Section 7.11 of the Environmental Planning & Assessment Act 1979) are being collected for public domain works at Wentworthville Centre as follows:
  - Dunmore Street High Pedestrian Activity Zone: 50% apportioned.
  - Station Street and Dunmore Street East's 50% apportioned
  - Pritchard Street East:- 50% apportioned.
  - Pritchard Street and Station Street intersection: 50% apportioned.
  - Stip Iane Cumberland Highway to Pritchard Street:-100% apportfoned.
  - New Laneways and laneway widening:- Progress by Developers.
- Public Domain works to be in accordance with the Works Schedule prepared by Council.
- Construction works for the Public Domain to be approved by Council's representative prior to final signoff.

Note: 50% apportioned amount = 50% allocation amount identified in the contributions plan.





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# 13 Implementation of Works

The Wentworthville Centre Public Domain Plan vision, aims and objectives form the basis from which the detailed design works, public consultation and funding sources may be established for the long-term implementation of the public domain improvements.

#### \$taging

A combination of short and long term measures should be established for the implementation of public domain improvements. It is envisaged that the short-term measures will address immediate priorities and form the basis for on-going works.

Proposed measures include:

- a. Coordinate the public domain plan with the revitalisation of the Wentworthville Town Centre.
- Ensure consistent approaches and enforceable requirements for developers to contribute to the installation of public domain finishes at the frontage of new developments.

This staging is based on currently available information and may be subject to change.

#### Short Term (1-5 years)

- Upgrade Station Street including new paving, street furniture, streetlighting and tree planting. Upgrade parking arrangements including new line marking and signage.
- Remove existing public toilet.
- Upgrade laneway adjacent to old post office building including new footway and lighting.
- Upgrade bicycle path adjacent Cumberland Highway onto The Kingsway.
- Provide temporary (surface mounted) seats and new bins on Dunmore Street until the development of Dunmore Street Plaza.

#### Medium Term (6-10 years)

 Implement works for Dunmore Street Plaza and the High Pedestrian Activity Area (HPAA) along Dunmore Street between Garfield Street and Station Road subject to the commencement of development of the Wentworthville Mall Site.

- Upgrade The Kingsway and Dunmore Street East including new paving, street furniture, street lighting and tree planting.
   Upgrade parking arrangements including new line marking and signage.
- 8. Upgrade Pritchard Street

#### Long Term (10 + years)

9. Implement the full Centre by-pass, subject to RIVIS approval.

# Staging of Works Short term 1-5 years Medium Term 6-10 years Subject to Development of the Wernhorthville Mall Site Medium Term 6-10 years Subject to Conditions of Consent Developers to install new footpaths and street tree planting as required. Full or partial by-pass subject to traffic growth and RMS approval traffic growth and RMS approval New Laneways and laneway widening to be progressed by Developers.

Other works to be undertaken by Council:

Sydney Water works

Street Lighting Plan, including sub station works

Figure 62: Staging of Public Works



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# DOCUMENTS ASSOCIATED WITH REPORT C04/20-418

# Attachment 2 Summary of Submissions



#### **Summary of Submissions**

No	Support or objection	Key Issues
01	Did not State	Wants public domain improvement as soon as possible as Wentworthville currently feels unsafe.
02.	Agency Submission	<ul> <li>Congratulated Council on their vision and overarching design principles, particularly the prioritisation of pedestrian amenity, provision of street trees and high quality public space design features.</li> <li>Supported Council's plans to divert traffic from Dunmore Street and Station Street to increase pedestrian activity in the centre.</li> <li>Encouraged consistent wayfinding signage on Station Street to connect Friend Park, support Council plans for the provision of pedestrian and vehicle access to the station, Dunmore Street Plaza and Wentworthville train station.</li> <li>Supported Council's plan to retain the public tollet facility along The Kingsway.</li> <li>Supported Council's plans to provide cycling infrastructure (bike racks) close to the Train Station and encourage that these are provided on both the eastern and western end of the station.</li> <li>Recommended that more detail be included in the plan for cyclists' zones in the street design.</li> <li>Congratulated Council on their overall plans for Dunmore Street Plaza.</li> </ul>

PP-2019/1

C04/20-418 – Attachment 2 Page 525

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-418

# Attachment 3 Submission from Western Sydney Local Health District





# WESTERN SYDNEY LOCAL HEALTH DISTRICT POPULATION HEALTH

SUBMISSION IN RESPONSE TO: WENTWORTHVILLE CENTRE PUBLIC DOMAIN PLAN

JANUARY 2020

12<sup>th</sup> March 2020

WSLHD, Centre for Population Health, 'Gungurra' Building 68, Cumberland Hospital 5 Fleet Street, North Parramatta LBM 7118 Parramatta BC NSW 2124 Tel 9840 3603 Fax 9840 3608

**Contact Persons:** 

Natalie.virgona@health.nsw.gov.au Helen.ryan@health.nsw.gov.au

1



Western Sydney Local Health District (WSLHD), Centre for Population Health (CPH) welcomes the opportunity to comment on Cumberland City Council's Wentworthville Centre Public Domain Plan.

### The Centre for Population Health's (CPH) comments are based on evidence relating to how the built environment impacts population health outcomes.

Chronic health conditions such as, diabetes, overweight and obesity, cancer, heart disease and mental illness are the leading cause of ill health and hospitalisation within our community. Many of these conditions share a suite of *proximate* underlying behavioural determinants such as physical inactivity, sedentary behaviour, poor nutritional intake and smoking. The prevalence of these risk factors is in turn determined by a suite of *social and environmental* determinants of health such as housing, transport, education, employment, social networks and access to healthy food. While the links between these health determinants and planning are complex, there is a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community, particularly in the following three domains of: getting people active, connecting and strengthening communities, and providing access to healthy food options<sup>1</sup>.

#### Overall, the Public Domain Plan for Wentworthville Centre is to be highly commended.

- CPH would like to congratulate Cumberland City Council on their vision and overarching design principles, particularly the prioritisation of pedestrian amenity, provision of street trees and high quality public space design features.
- Properly designed and cared for public spaces and streets bring communities together, provide meeting places, foster social ties and increase opportunities for physical activity <sup>2,3,4 & 5</sup>

Wentworthville Cen	tre Public Domain Plan - Key Points
Circulation and Acce	ss Network
5.2 Dunmore Street	<ul> <li>CPH strongly commend Council's strategies to reduce traffic in the centre through;</li> <li>The introduction of a slow zone for vehicles.</li> <li>The removal of long term on-street parking; and replacing it with short term parking and drop off zones.</li> <li>By offering short term parking and drop off zone.</li> <li>Plans to widen the pedestrian footpath.</li> <li>The introduction of two new pedestrian crossings to link The Kingsway and Pritchard Street.</li> <li>These changes will improve the walkability of the centre, encouraging more pedestrian access.</li> </ul>
5.3 Pritchard Street - Wentworth Centre Bypass	<b>CPH support</b> Council's plans to divert traffic from Dunmore Street and Station Street to increase pedestrian activity in the centre. With an anticipated increase of vehicle traffic planned for Pritchard St, the provision of a safe pedestrian crossing at the Station Street intersection will be essential to encourage walking and cycling between local schools, housing, Friend Park and Wentworthville centre.
5.4 Station Street	CPH encourage consistent wayfinding signage on Station street to connect Friend Park, Dunmore Street Plaza and Wentworthville train station.  As Friend Park is the only green open space provided in the Wentworthville Centre, access to it needs to be highlighted. Green open spaces offers important health benefits for children and adults, where access to private open space is limited <sup>7 &amp; 8.</sup>
5.5 The Kingsway	CPH support Council plans to support the provision of pedestrian and vehicle access to the station, through separated access points i.e. prioritised pedestrian access on the Eastern end and the provision of commuter car parking on the western end.



#### Wentworthville Centre Public Domain Plan - Key Points

CPH support Council's plan to retain the public toilet facility in The Kingsway.

The provision of public toilets, is critical in supporting the active inclusion of all people (especially senior citizens) in public spaces.

**CPH encourage** Council to consider the following recommendations for public toilet provision in the Wentworthville Centre;

- Provide clear directional signage to all available toilet/s in the Centre.
- Promote available toilets on Council's Website and on the National Public Toilet
   Map <a href="https://toiletmap.gov.au/">https://toiletmap.gov.au/</a>
- Subject to funding, upgrade existing facilities in high use, highly visible locations, such as the Kingsway; to provide amenities of good design standard.
- Maintain the opening hours of well-located toilets, to enable community access.

**CPH support** Council's plans to provide cycling infrastructure (bike racks) close to the Train Station and encourage that these are provided on both the eastern and western end of the station.

The proposed bike racks will be suitable for short trips to and from the town centre, however CPH recommend a lock-up facility for cyclists continuing their commute on other forms of transport. This will provide a more secure option for commuters who require day-long or longer term storage. The provision of both options will support the various needs of cyclists and increase opportunities for active travel opportunities<sup>9</sup>.

#### Cycle routes

Cycle routes, connecting the centre and rail station have been identified in the background structure plan however it is not clear in the circulation and access network plans, which street zone is allocated for cyclists.

**CPH recommend** that more detail is included in the plan for cyclists' zones in the street design.

Separated paths provide cyclists with their own space and improve safety as all street users remain in designated areas  $^{\rm 6}$ 

Where possible (with space permitting), cycling paths should:

- Be clearly identified for all road users.
- Separated (physically separated paths for walkers and cyclists).
- Followed by safe and attractive segregated (separate but adjoining) paths.
- With shared paths (the same path used by walkers and cyclists) being the final option<sup>6</sup>.

#### Public Domain Areas

Dunmore Street Plaza and public domain areas. **CPH congratulate** council on their overall plans for Dunmore Street Plaza.

Key commendable features of this space include;

- Reducing the impact of cars and increasing opportunities for physical activity and social interaction <sup>10 & 11</sup>.
- Providing shade through street tree planting and outdoor shade structures. Shade
  is important for heat stress prevention, reduction of skin cancer and increases
  amenity. Adding streetscape greenery to promote pedestrian usage can have
  beneficial health outcomes.<sup>12 & 13</sup>
- Planning for upgraded lighting installations, as lighting is a contributor to perceived and actual safety for pedestrians and cyclists.
- Delivering custom design features; such as seating, public, planter boxes and public art improves amenity and encourages greater community inclusion.

3



#### Wentworthville Centre Public Domain Plan - Key Points

CPH encourage the following to be considered by Council;

#### **Urban Heat Impact:**

- It is noted that the Public Domain Plan does not mention the UV radiation reflection and heat retention qualities of the selected paving and street furniture material. In addition to essential street tree planting, further strategies to manage urban heat effects could be considered;
- The Cancer Council can provide advice on;
  - The reflective UV radiation of paving materials. Some surfaces can reflect large amounts of UV radiation even in a shaded area. Cancer Council can provide guidance on appropriate material choice to reduce UV radiation reflection <sup>14</sup>.
  - Selected outdoor dining shade structures, to ensure that planned shade will be provided in the right place at the right time of day <sup>14</sup>.

http://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines to shade WEB2.pdf

 After the recent report; Benchmarking heat across Cumberland Council 15, and Cumberland Council's UV-Smart, Cool Playground project, appropriate outdoor materials that are more resilient in extreme heat conditions are recommended.

#### Child-friendly Design:

CPH encourage council to consider the design elements of Dunmore Street Plaza
that cater to the needs of children. In areas of high growth and increasing density,
open public space is critical for the healthy development of children <sup>16</sup>. The
Australian Early Development Census (AEDC) indicates a higher rate of children in
Cumberland Council, are developmentally vulnerable on one or more domains
(26.1%), compared to NSW (19.9%), making this a priority population group <sup>17</sup>.

This street plaza provides an opportunity to incorporate 'playable spaces'. Design elements that add play value' act as a signal to children that this space is intended for their play and may be achieved through child-friendly street furniture, public art and play spaces <sup>18</sup>. An example of this could include; pavement art that provides visual interest, and encourage incidental child play and movement.

Implementation of works

**CPH encourage** that safe pedestrian movement and access in Wentworthville centre is adequately planned for during construction periods, to not restrict opportunities for active transport.

If required, The Centre for Population Health is willing to provide additional evidence or information about our comments. The Centre for Population Health, look forward to a continued working relationship with Cumberland Council to ensure that the health and wellbeing of residents continues to thrive.

Yours sincerely,

Stephen Corbett

Director, Centre for Population Health, Western Sydney Local Health District



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Item No: C04/20-419

## PARRAMATTA ROAD URBAN AMENITY IMPROVEMENT PROGRAM GRANT ACCEPTANCE STAGE 2

Responsible Division: Works & Infrastructure

Officer: Director Works & Infrastructure

File Number: 7930897

Community Strategic Plan Goal: A resilient built environment

#### **SUMMARY**

Council received notification on 22 December 2019 from the Department of Planning, Industry and Environment NSW that the Stage 2 – Project Delivery grant funding for the Parramatta Road Urban Amenity Improvement Program had been approved, as per figures in Table 1.

This report recommends that Council accept the Stage 2 grant allocation for the Parramatta Road Urban Amenity Improvement Program for the construction of works totalling \$16,987,001 from Department of Planning, Industry and Environment NSW.

#### RECOMMENDATION

#### **That Council:**

- 1. Accept the Stage 2 grant allocation of \$16,987,001 for the Parramatta Road Urban Amenity Improvement Program from the Department of Planning, Industry and Environment NSW; and
- 2. The General Manager be delegated the Authority to execute any funding agreements and enter into contracts to complete works within Stage 2 Project Delivery of the grant funding for the Parramatta Road Urban Amenity Improvement Program.

#### **REPORT**

Following the release of the Parramatta Road Corridor Urban Transformation Strategy by the NSW Government in November 2016 and the Parramatta Road Urban Amenity Improvement Program, the following four (4) amenity improvement projects within the Cumberland City Council Local Government Area were identified:

 Open Space: Extension of Auburn Park – funding for the purchase of land immediately west of Auburn Park to facilitate an extension of this park (Figure 1).



- 2. Stubbs Street Streetscape Improved pedestrian safety and amenity works including street tree planting, new footpath, cycle lane marking on road, pram ramps and pedestrian crossing points added to the Adderley Street West roundabout and signage (Figure 1).
- 3. Parramatta Road Public Domain Improvements Creation of a more pleasant environment for pedestrians through tree planting to create shade and a sense of separation from vehicles, as well as new footpath, street furniture, signage, undergrounding of power and upgraded lighting (Figure 2). Upgrading of pedestrian overpass bridge adjacent to Auburn South Public School (replacement of pedestrian ramps with lifts).
- 4. Melton Street M4 pedestrian cycleway overpass upgrade the overpass access ramps on both the Cumberland City Council and City of Parramatta sides of the bridge require significant upgrade to meet disability access requirements (Figure 2). Improved pedestrian safety and amenity works on Melton Street south; including street tree planting, new footpath, cycle lane marking on road, pram ramps, were added as a variation during stage of the project.





Figure 1 – Amenity Improvement Projects 1 and 2 (Auburn Precinct), Parramatta Road Corridor Urban Amenity Improvement Program 2016





Figure 2 – Amenity Improvement Projects 3 and 4 (Auburn Precinct), Parramatta Road Corridor Urban Amenity Improvement Program 2016

In July 2017, Council submitted Stage 1 grant applications for the design of three (3) civil amenity projects (projects 2 to 4), project 1 was dealt with separately to the civil amenity projects. Council received \$8,962,500 for the purchase of properties associated with the Auburn Park. The purchase of these properties is ongoing, and is being treated as a separate portion of the Parramatta Road Corridor Urban Amenity Improvement Program.



#### **TABLE 1.SUMMARY OF GRANT SUBMISSIONS:**

Project Description	Stage 1 Funding for Detailed Design or Property Acquisition	Original Stage 2 Funding for Project Delivery Provisional Amount (as per the original funding agreement)	Approved Grant Funding Stage 2 - Project Delivery
Project 2; Improved pedestrian safety and amenity works on Stubbs Street between Parramatta Road and Adderley Street	\$210,361	\$3,696,842	\$2,074,001
Project 3; Public Domain improvements to Parramatta Road including new street planting and public domain improvements from Braemar Avenue to Station Street	\$361,144	\$8,895,199	\$8,502,000
Project 4; Melton Street M4 pedestrian/cycleway overpass upgrade (variation – Melton Street South)	\$282,054	\$1,208,280	\$6,411,000
TOTAL	\$853,559	\$13,800,321	\$16,987,001

Council received notification that it was successful in receiving Stage 1 Grant Submissions from the then Greater Sydney Commission for the Parramatta Road Urban Amenity Improvement Program.

Council at its meeting held on 21 February 2018, when considering a report to accept the grant funding from Greater Sydney Commission resolved:

"That subject to satisfactory legal review of the funding deed that Council accept the Stage 1 grant allocation of \$9,816,059 for the Parramatta Road Urban Amenity Improvement Program from the Greater Sydney Commission."

The three (3) civil projects have been designed in conjunction with the input from Department of Planning, Industry and Environment NSW (formally Greater Sydney Commission) and Roads and Maritime Services (RMS) as project managers for Department of Planning, Industry and Environment NSW. There have been variations to the original scope of work for the civil projects which include the addition of the



streetscape component of Melton Street South from Adderley Street to Parramatta Road. The project costs including variations have been funded in the grant submission for Stage 2 – Project Delivery.

Council received notification on 22 December 2019 from Department of Planning, Industry and Environment NSW that the Stage 2 – Project Delivery of the grant funding for the Parramatta Road Urban Amenity Improvement Program had been approved, as per figures in Table 1.

#### **COMMUNITY ENGAGEMENT**

As part of Stage 1 of the Parramatta Road Urban Amenity Improvement Program, consultation was undertaken with key stakeholders, residents and business owners affected by the proposed works. Council will undertake further consultation with the key stakeholders, residents and business owners prior to the commencement of the construction phase.

#### **POLICY IMPLICATIONS**

There are no policy implications for Council associated with this report.

#### **RISK IMPLICATIONS**

The principal risk for this project is the possibility of variations to the project. During the tendering process, the ability to adjust the scope of work and seek further funding for Department of Planning, Industry and Environment NSW is available to address any funding short falls.

#### FINANCIAL IMPLICATIONS

The Stage 2 – Project Delivery grant will fund the entire project management and project costs for the three infrastructure improvement projects, with no funding required from Council.

#### CONCLUSION

The Stage 2 Grant Allocations provide Council with the opportunity to complete the three (3) infrastructure improvement projects. It is recommended that Council accept the grant allocations offered by Department of Planning, Industry and Environment NSW.

#### **ATTACHMENTS**

- 1. PRUAIP Project Overview J.
- 2. PRUAIP Scope of Work U

# DOCUMENTS ASSOCIATED WITH REPORT C04/20-419

# Attachment 1 PRUAIP Project Overview







Three (3) categories of work were identified under the UAIP;

1. Streetscape upgrades;

. . / . . / . . . .

- 2. Creation of new or improved open spaces; and
- 3. New walking and cycling links to key transport nodes and open spaces.















# P2 – STUBBS ST – Amenity Improvement Works

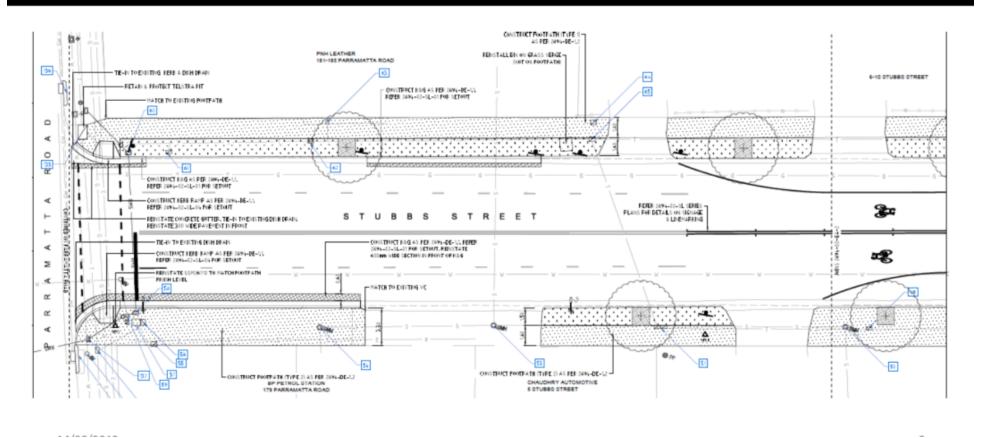
Parramatta Road to Adderley Street W = 175m
Street Tree Planting
New Footpath Blisters
New In-Situ Concrete Footpath Pavement
Stencilled Cycle Markings on Road
Pram Ramps and Pedestrian Crossing Points Added to Adderley Street W Roundabout Intersection
Wayfinding Signage



C04/20-419 – Attachment 1

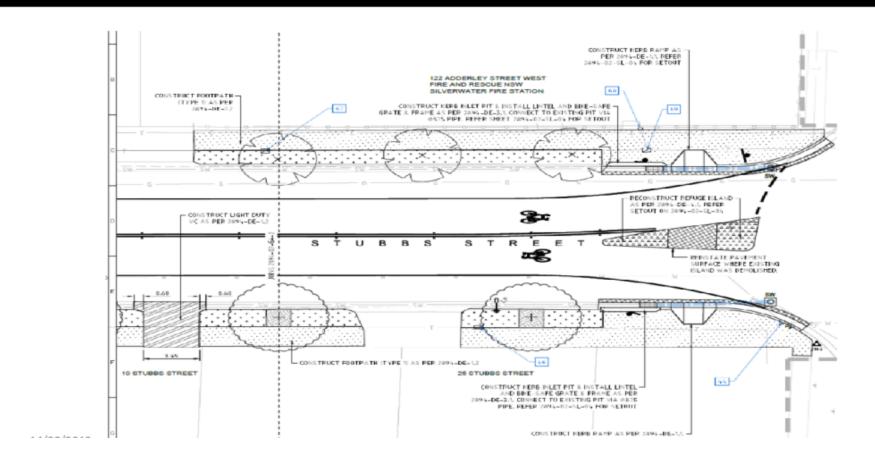


# P2 – STUBBS ST – Design Snapshot





# P2 – STUBBS ST – Design Snapshot





# P2 – STUBBS ST - Montage



Before



After



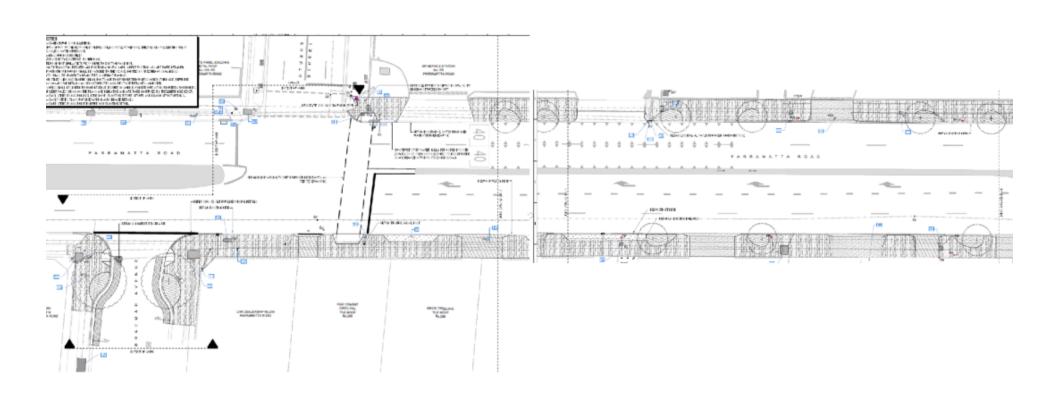
# P3 – Parramatta Road – Amenity Improvement Plan

Braemar Avenue to Station Street W= 480m Street Tree Planting Mass Planting to Verge New In-Situ Concrete Footpath Pavement New Street Furniture Wayfinding Signage New Light Poles



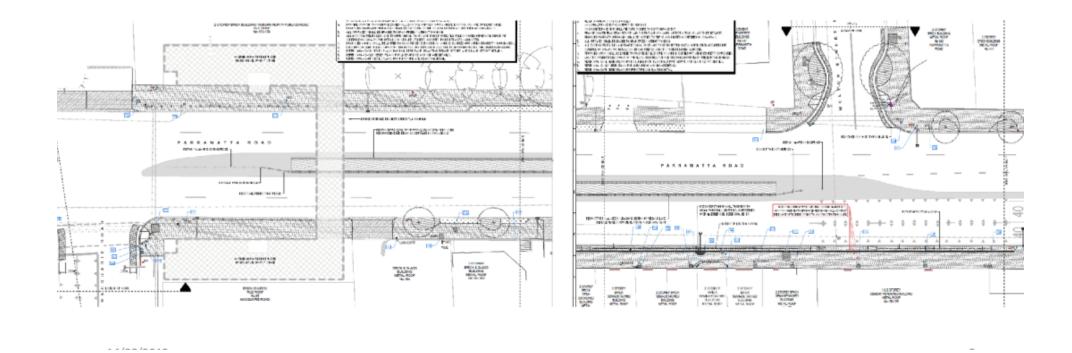


# P3 – Parramatta Road – Design Snapshot



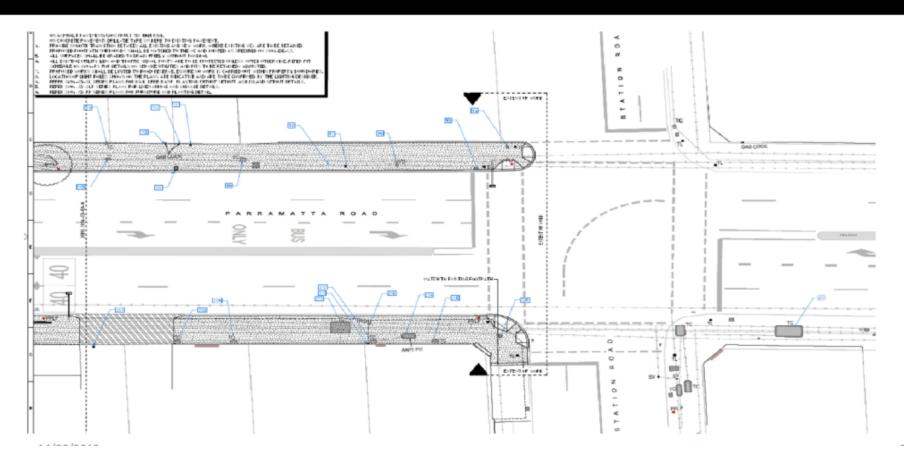


# P3 – Parramatta Road – Design Snapshot



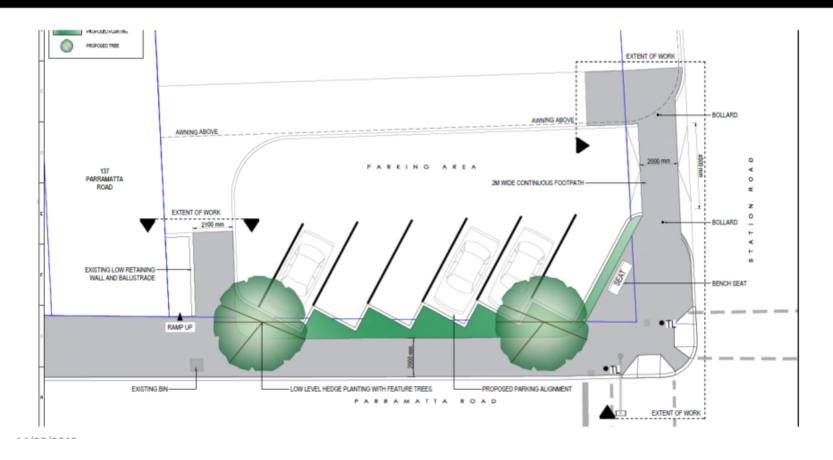


# P3 – Parramatta Road – Design Snapshot



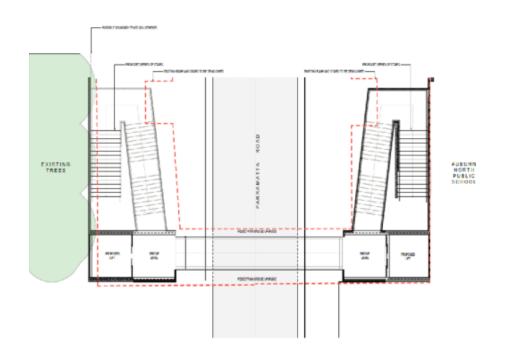


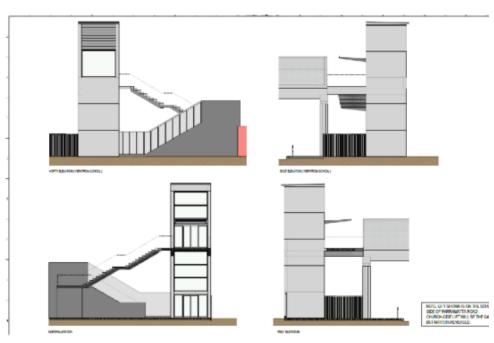
# P3 – Parramatta Road Melton Hotel – Design Snapshot





# P3 – Parramatta Road Ped Bridge – Design Snapshot







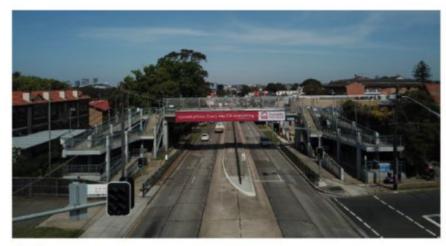
# P3 – Parramatta Road Ped Bridge – Design Snapshot







# P3 – Parramatta Road – Montage



Before



After



# P3 – Parramatta Road – Montage



Before



After



## P3 – Parramatta Road – Material Palette

#### Trees









Ficus microcarpa-Queensland weeping





Jacaranda mimisofolia- Jacranda







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## P4 – Melton ST South & M4 Bridge – Amenity Improvement Plan

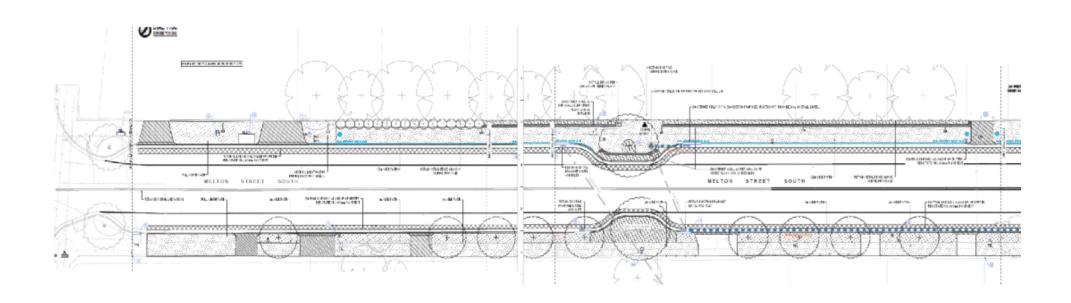
- · Parramatta Road to Adderley Street W = 200m
- · Street Tree Planting Mass Planting to Verge
- New In-Situ Concrete Footpath Pavement
- · New Street Furniture
- · Wayfinding Signage
- · New Light Poles

- Parramatta Road to Adderley Street W = 200m
- · Realignment of Ramps at the Northern End of Bridge
- Painting of Bridge Steelwork
- New Pedestrian Crossing With Planted Kerb Blisters & Pedestrian Lighting on Deakin Street
- Upgrade to the Pedestrian Crossing with Planted Kerb Blisters & Pedestrian Lighting on Adderley Street W
- Install New Floor System to Achieve Accessible Grades
- Remove Existing Balustrades & Install Handrails & New Throw-Cage & Artwork





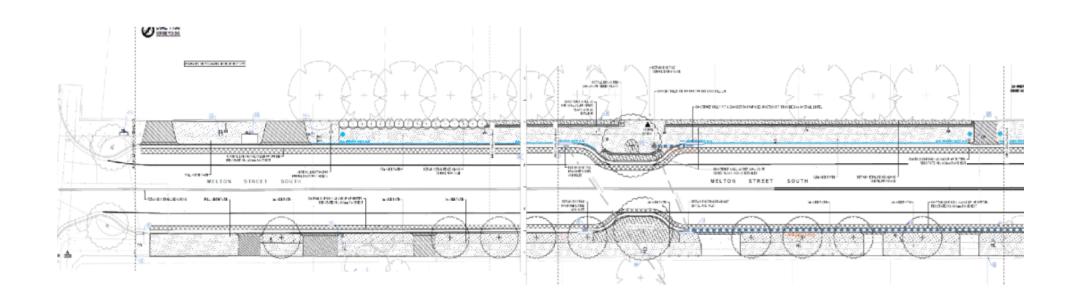
# P4 – Melton ST South–Design Snapshot



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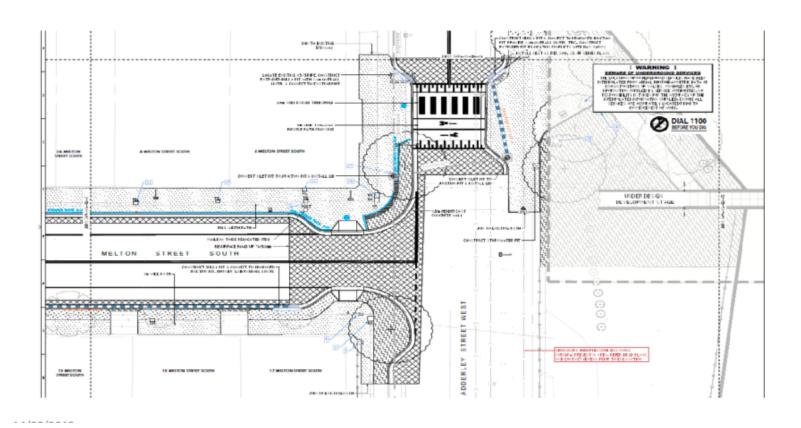
# P4 – Melton ST South–Design Snapshot



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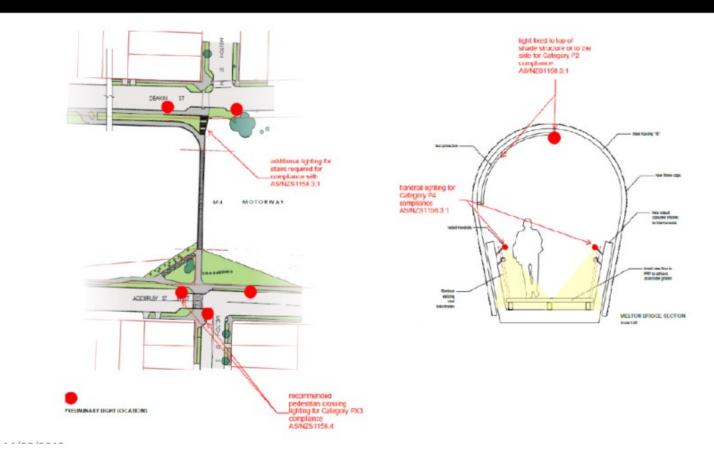


# P4 – Melton ST South–Design Snapshot





# P4 –M4 Bridge –Design Snapshot















Before After-Day



After-Night





Before



After



#### Art Panels / Throw cage



Lighting

. . / . . / . . . .



#### Hand rails





Bridge Floor & Elevated deck



FRP Deck



# Lighting Design





EXAMPLE MEP ST GRONGES TERRACE, FERTH

EXAMPLE MEP PARRAMAITA, NEW





EXAMPLE MIP CHURCH STEEL RYDE

. . / . . / . . . .

EXAMPLE MEP - BANNER POLE THRUNERE INSW



# **End of Presentation**



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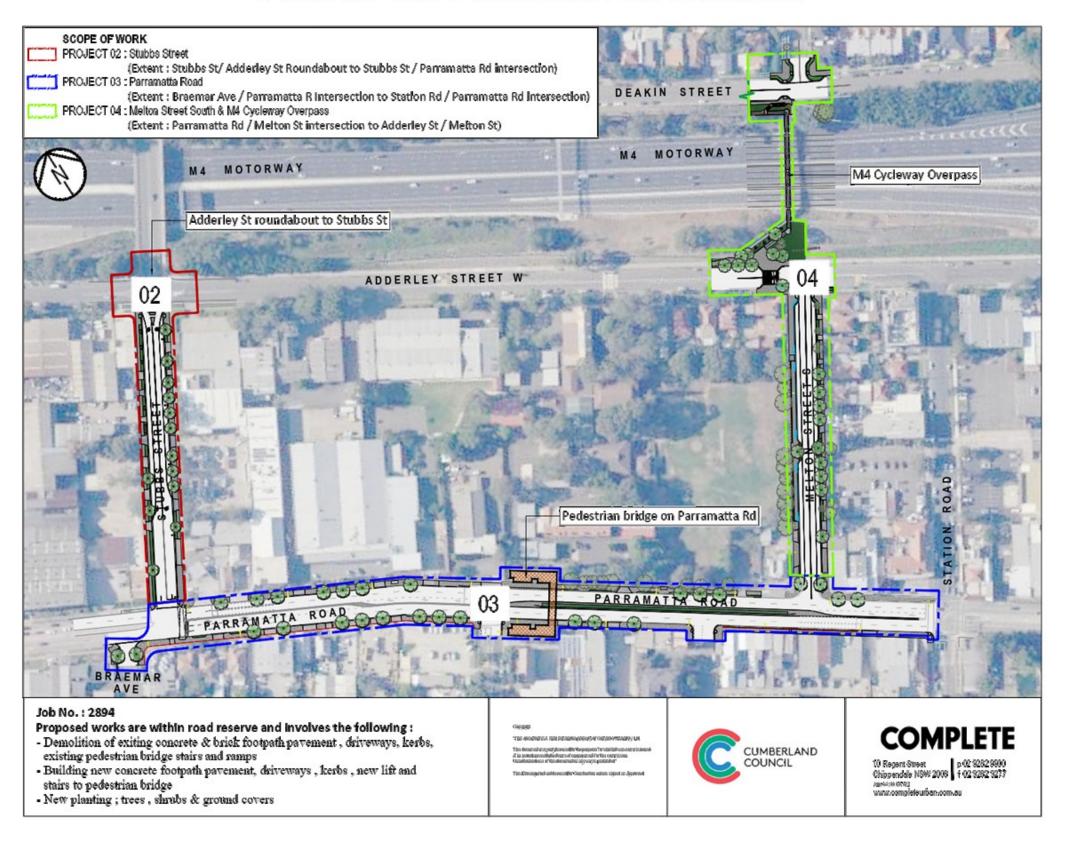
# DOCUMENTS ASSOCIATED WITH REPORT C04/20-419

# Attachment 2 PRUAIP Scope of Work



## PARRAMATTA ROAD URBAN AMENITY IMPROVEMENT PROGRAM (PRUAIP)

# CLIENT: CUMBERLAND COUNCIL PROJECT SITE LOCATION: AUBURN NSW



C04/20-419 – Attachment 2



Item No: C04/20-420

### NOTICE OF MOTION - ENSURING THE FUTURE WELLBEING OF THE CUMBERLAND COMMUNITY

Councillor: Paul Garrard

File Number: SC483

#### **SUMMARY**

Pursuant to Notice, Councillor Garrard submitted the following Motion.

From a policy position the following comments support an action by Cumberland City Council to develop a 'Capacity to Deliver' policy which will seek to examine inappropriate population growth associated with inadequate levels of community infrastructure, both social and physical. Such deficiencies covering Education, Health, Community and Families Services, Housing and Immigration.

Coordination between the tiers of Government in relation to community well-being are fragmented at best described as 'muddled responsibilities'.

Highlighting the obvious concern is population growth. Cumberland needs to develop a comprehensive vision for its local government area which addresses the existing backlog in State Government services which presently hinder the development of its community.

The present community crisis with COVID-19 and the state's inability through health services to handle the community's wellbeing, promotes the need to develop a more sustainable future. This situation is not helpful when communities live on top of each other.

Population growth in urban areas threatens community well-being in many ways:

- Increases congestion;
- Limited housing choices;
- Poor access to jobs;
- Housing prices increase;
- Undermines sound urban planning and zoning policy;
- Systems are pushed past their limits:
- Pressure on environmental resources (water, recycling and waste disposal);
   and
- Reduces amenity.

In recent times immigration has placed upward pressure on Community Services.

In 2016-17, 20% of NSW's population growth occurred in Granville and Auburn. This has been a continuing pattern.



Council needs to identify areas where action is required to prepare strategies or an information programme of action to negotiate with the State and Federal Governments targets to ensure quality outcomes for the Cumberland local government area.

Action would support a coordinated approach with State and Federal Governments around structural unemployment, population growth and infrastructure backlogs.

#### **NOTICE OF MOTION**

That Council requests the General Manager to develop a coordinated report from across the organisation which examines the capacity of this organisation to respond, improve and progress the well-being of our Community.

#### **RESOURCING IMPLICATIONS**

A report can be prepared utilising existing staff resourcing.

#### **GENERAL MANAGER ADVICE**

Council has recently finalised the Cumberland 2030: Our Local Strategic Planning Statement which responds to the Central City District Plan prepared by the Greater Sydney Commission. As part of the work associated with harmonisation of Council's Local Environmental Plans, Council has prepared a Draft Local Housing Strategy and is working on an Affordable Housing Strategy. In addition, Council has also identified local infrastructure needs, including the adoption of a new Local Infrastructure Contributions Plan, Community Facilities Strategy and an Open Space and Recreation Strategy.

The strategies and plans implemented by Council respond to projected population growth in the Cumberland local government area and the provision of local community facilities. Council does not have visibility regarding what plans are in place to ensure the vital community infrastructure, such as schools and medical facilities, are provided for our growing community by other levels of government. Council is collating information as part of a strategic infrastructure needs analysis to better position Cumberland for funding and to advocate key priorities with the state and federal government.

If this Notice of Motion is supported, Council will undertake a review of the impact of population growth on the Cumberland community and, in particular, on the wellbeing of our community with input from all areas of the organisation. This work will involve consolidating information from all of the reports and strategies that have been prepared to relate to Cumberland, as well as consultation with relevant state government agencies. A report will then be provided for consideration by Council.

#### **ATTACHMENTS**

Nil



Item No: C04/20-421

#### NOTICE OF MOTION - AUDIT, RISK AND IMPROVEMENT COMMITTEE

Councillor: Lisa Lake and George Campbell

File Number: SC483

#### **SUMMARY**

Pursuant to Notice, Councillors Lake and Campbell submitted the following Motion.

#### NOTICE OF MOTION

That the Cumberland Council Audit, Risk and Improvement Committee be considered an essential committee and that it be requested to convene a meeting of its members (remotely) within 7 days and continue to meet on a monthly basis during the COVID-19 crisis.

#### **RESOURCING IMPLICATIONS**

If supported, the cost of conducting each meeting is approximately \$4,000 in payments to the Independent members, not including any staff or administration costs.

#### **GENERAL MANAGER ADVICE**

The next meeting of the Audit, Risk and Improvement Committee is scheduled for May 18, 2020. Council has been liaising with the Committee Chairperson and has prepared a Draft Agenda for this meeting, largely based on the COVID-19 pandemic. This meeting will assess in detail Management's response during this period. In addition to this, Council provides weekly emails to the Chairperson of the Committee outlining the decisions made by the Council Incident Management team, convened to meet daily on the pandemic and make decisions on Council's operations. To date, the Chairperson has been satisfied with Council's response and has provided some advice via email in return.

Council usually provides the business paper 7 days prior to the meeting to all ARIC attendees. Therefore, preparing a business paper with detailed reports, and convening a remote meeting within the next 7 days with the expectation of effective meeting outcomes will be difficult. Finally, ARIC members and Councillors due to their busy schedules confirm the meeting schedule a year in advance. If supported, implementation of this motion is subject to confirming their availability to meet on short notice.

#### **ATTACHMENTS**

Nil







Item No: C04/20-422

#### QUESTIONS ON NOTICE - SUBMITTED BY COUNCILLOR LAKE

Responsible Division: General Manager

File Number: SC483

#### QUESTION/S:

Will the General Manager please provide answers to the following questions in relation to the Draft Pricing Policy, Fees and Charges 2020-21:-

- a. In relation to Council's Long Day Centres (open 7am 6 pm) and Council's Long Day Centre (open 6am 6pm):
  - i. What was the daily fee per child
    - from 1 July 2019 31 December 2019
    - from 1 January 2020 30 June 2020 (meals included and no meals included),
  - ii. What is the proposed daily fee per child from 1 July 2020 (meals included and no meals included),
  - iii.What are the percentage increases in the fees/proposed fees from 1 July 2019 to 1 July 2020, and
  - iv. Why is the pricing policy for long day care proposed for variation from "minimal cost recovery" set in year 19/20 to "full cost recovery"?
- b. In relation to Council's golf facilities :
  - i. What was the weekday fee for adults playing 18 holes from 1 July 2019 to 30 June 2020.
  - ii. What is the proposed weekday fee for adults playing 18 holes from 1 July 2020, and
  - iii.What is the percentage increase in the fee/proposed fee from 1 July 2019 to 1 July 2020.
- c. Has the proposed pricing policy varied from year 19/20 to year 20/21 for any other fee or charge?



#### ANSWER/S:

Will the General Manager please provide answers to the following questions in relation to the Draft Pricing Policy, Fees and Charges 2020-21:-

- a. In relation to Council's Long Day Centres (open 7am 6 pm) and Council's Long Day Centre (open 6am 6pm):
  - i. What was the daily fee per child
    - from 1 July 2019 31 December 2019

	1 Jul 2019 – 31 Dec 2019
Long Day Care, 7am-6pm	
Daily Fee (Meal Included)	\$ 95.00
Long Day Care, 6am-6pm	
Daily Fee	\$ 97.00

• from 1 January 2020 – 30 June 2020 (meals included and no meals included),

	1 January 2020 – 30 June 2020	
Long Day Care, 7am-6pm Daily fee (Meal Included) Daily Fee	\$ 100.00 \$ 95.00	
Long Day Care, 6am-6pm Daily Fee	\$ 105.00	

ii. What is the proposed daily fee per child from 1 July 2020 (meals included and no meals included),

Long Day Care, 7am-6pm	
Meals provided excludes formula (Children aged 0 to 3 years)	\$ 115.00
Meals not provided (Children aged 0 to 3 years)	\$ 110.00
Meals provided (Children aged 3 to 5 years)	\$ 110.00
Meals not provided (Children aged 3 to 5 years)	\$ 105.00
Lunch Charge (if required at no meals centres)	\$ 6.00
Long Day Care, 6am-6pm	
Meals provided excludes formula (Children aged 0 to 3 years)	\$ 120.00
Meals provided (Children aged 3 to 5 years)	\$ 115.00

- iii. What are the percentage increases in the fees/proposed fees from 1 July 2019 to 1 July 2020, and
  - 7am to 6pm 3-5 years increased \$15 Up by 15.8%
  - 6am to 6pm 3-5 years increased \$18 Up by 18.6%



Council introduced a new fee for 0-3 that did not exist before

- 7am to 6pm 0-3 years increased \$20 Up by 21%
- 6am to 6pm 0-3 years increased \$18 Up by 27.8%

iv. Why is the pricing policy for long day care proposed for variation from "minimal cost recovery" set in year 19/20 to "full cost recovery"?

The long day care business is a declared business activity. The Office Local Government "Pricing and Costing for Council Business –guide to Competitive Neutrality" (Guidelines) 1997 require prices to be set on a Full Cost Recovery.

The pricing policy has not changed, I however, note that minimal cost recovery was not an accurate classification for fees and charges in 19/20. This has now been corrected in 20/21.

- b. In relation to Council's golf facilities :-
  - i. What was the weekday fee for adults playing 18 holes from 1 July 2019 to 30 June 2020,

\$26.00

ii. What is the proposed weekday fee for adults playing 18 holes from 1 July 2020, and

\$26.00

iii. What is the percentage increase in the fee/proposed fee from 1 July 2019 to 1 July 2020.

0%

c. Has the proposed pricing policy varied from year 19/20 to year 20/21 for any other fee or charge?

The proposed pricing policy has not varied however Council has conducted a review on how fees are classified and changes have been made where appropriate.

#### **ATTACHMENTS**

Nil