

Urban Design and Built Form Analysis

August 2023

Burnett Street Neighbourhood Centre,
Merrylands

Introduction

The Burnett Street local shops cluster offers a number of convenience, retail, and service-based shops. Situated close to the Merrylands Park and Swimming Centre, this cluster is also in the vicinity of schools, churches, and community facilities. It is surrounded by low to medium density residential areas and is on a busy road.



Key Local Shops Statistics	
Area of B1 zone	9,924 m ²
Lots within B1 zone	18
Service population	2,451
Speed limit	50 km/hr along Burnett Street and Fowler Road 60km/hr along Merrylands Road
Surrounding zoning	R2 - North and South R3 - West RE1 - East
Location	Burnett St Shops (381 Merrylands Rd, Merrylands and surrounds)

Area Catchment



Local Context



Figure 3 Merrylands Park along Merrylands Road ((Source: Google Maps)



Figure 4 St Margaret Mary's Catholic Church ((Source: Google Maps)



Figure 5 Fire Station Heritage Building along Merrylands Road ((Source: Google Maps)

Local Context

- This cluster of local shops is located in proximity to Merrylands Park
- Basketball courts along Burnett Street add to street activity
- There is a small local medical practice at the corner of Croft Avenue.
- A child care centre, a fire station in a heritage building and a church are in walking distance of this cluster of local shops.

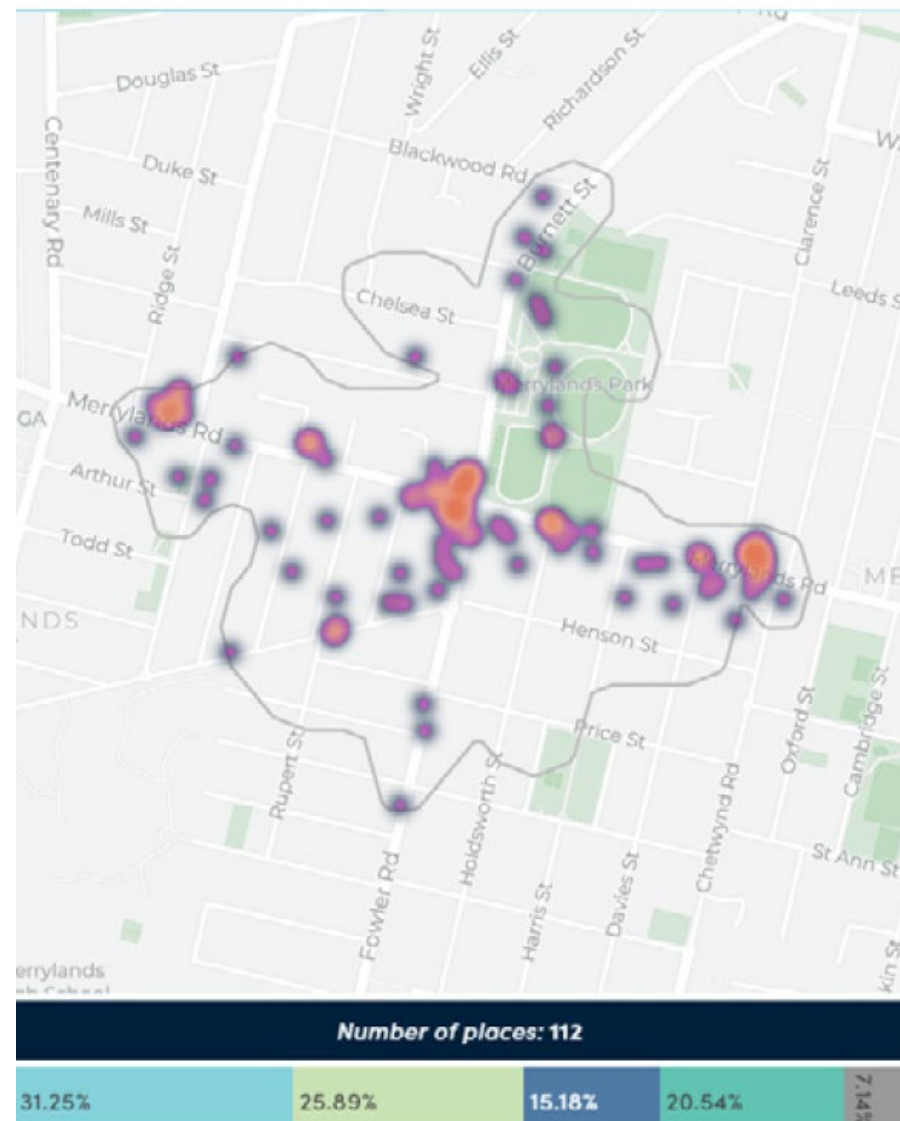
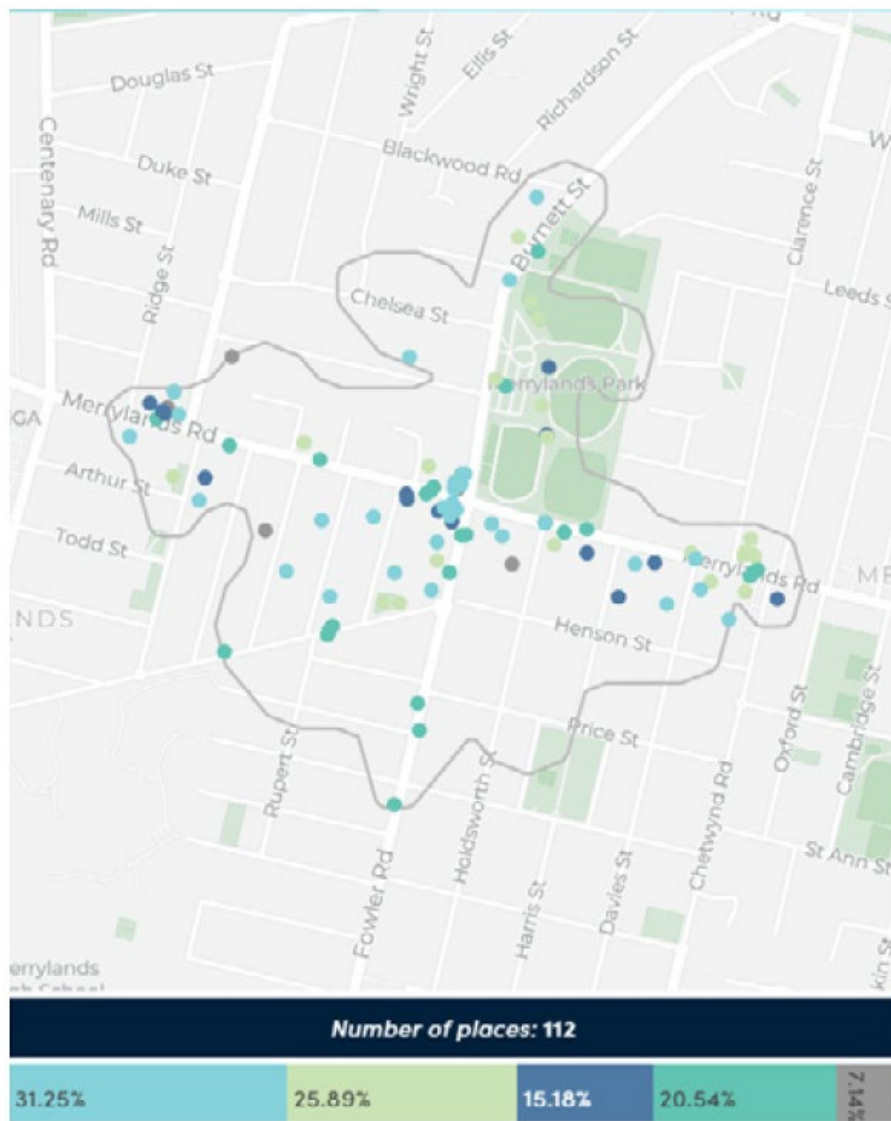


Figure 6 Advance Early Learning Child Care Centre (Source: Google Maps)

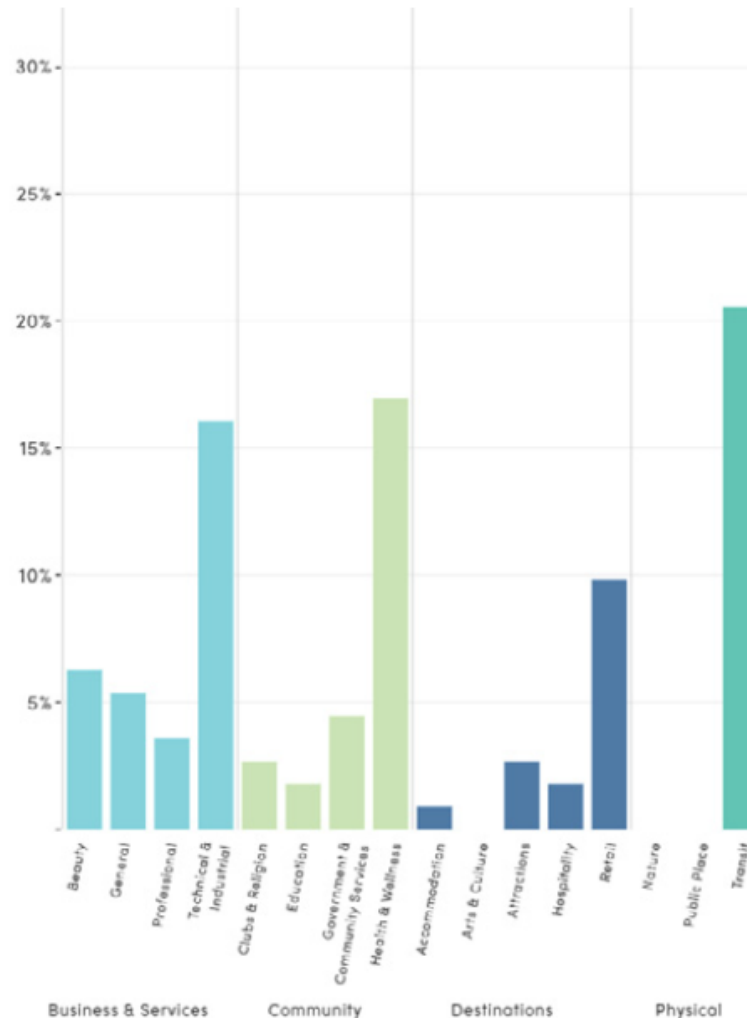


Figure 7 Basketball Courts at Merrylands Park along Merrylands Road (Source: Google Maps)

Community Insights

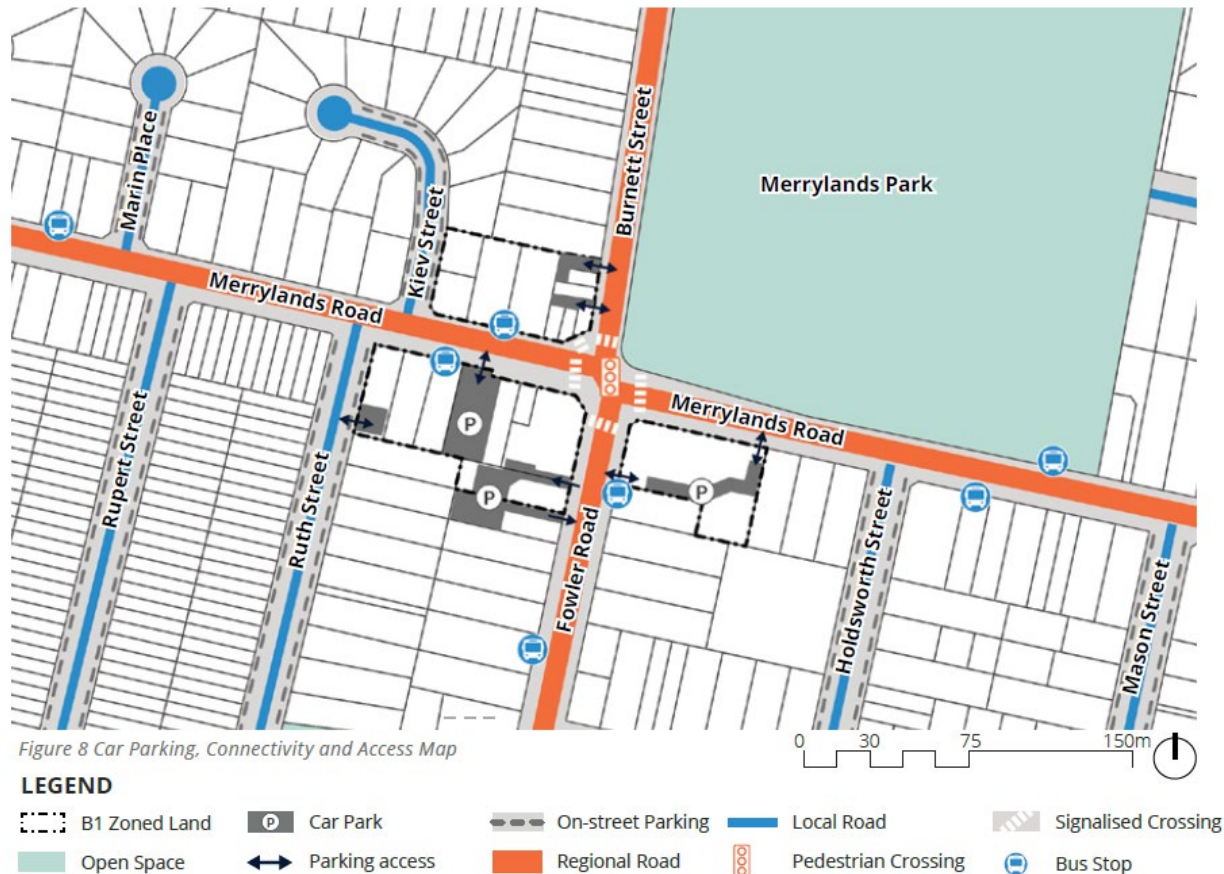


Community Insights



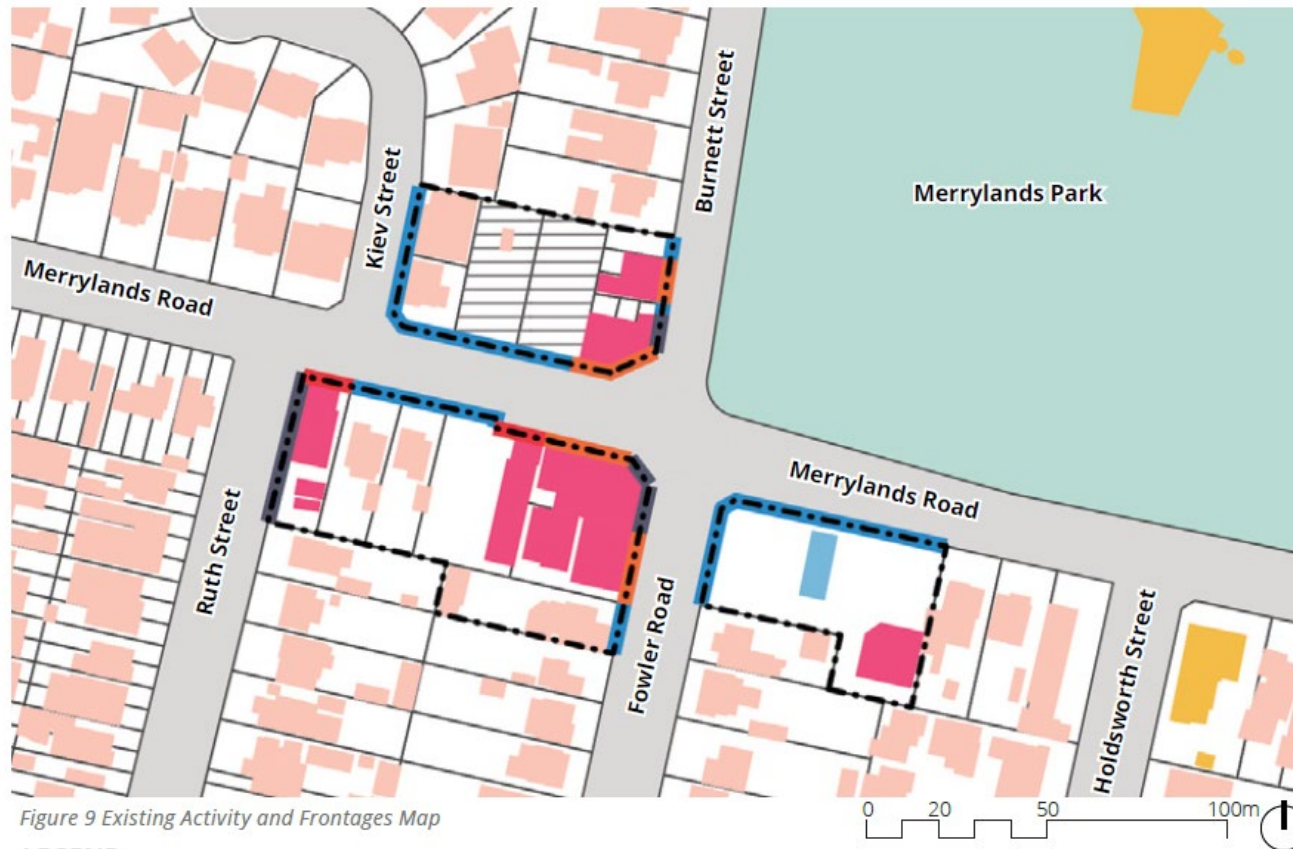
- Community intelligence data provides insights into 'urban life'. Urban life is about behaviour, lifestyle and everyday activity which occurs in neighbourhoods measuring how places are used, not their zoning.
- Urban life measurements are grouped under two categories: 'amenity' and 'variety'.
- Amenity helps to understand a neighbourhoods distinctive local identity by examining the local places which are available across the neighbourhood.
- Variety helps to understand the mix of place types which exist across the neighbourhood.
- From an amenity perspective the data shows this neighbourhood is known for its public spaces, such as the Merrylands Park and Swimming Centre, and access to public transport.
- From a variety perspective the data shows this neighbourhood has a good mix of place types providing many reasons to visit. This mix of place types includes technical and industrial activities, health and wellness offerings, and retail, beauty, professional and general services.

Access and Connectivity



- This cluster of local shops is serviced by bus.
- Merrylands Road is a four lane roadway with high traffic volume running east-west through the area with a 60km/h speed limit.
- Burnett Street and Fowler Street have a 50km/h along the north-south run through the area.
- A signalised pedestrian crossing provides safe access to the local shops at the intersection of Merrylands Road and Burnett Street.
- Council nominated bike lanes are provided along Chelsea Street through Merrylands Park.
- Several parking spaces are available next to the butcher's shop. Parking also occurs along local streets.

Existing Activity and Active Frontages



LEGEND

B1 Zoned Land	Commercial	Active Frontage	Blank Wall
Open Space	Community/Health Facility	Semi Active Frontage	Vacant Site
Retail	Low Density Residential	Inactive Frontage	

Existing Activity and Active Frontages

- Small scale shops including a bakery, a restaurant, a paint store and a petrol station.
- Tony's Butcher shop is newly built and is a popular business
- There are no outdoor dining facilities.
- Some areas of blank walls.
- A vacant lot with fencing is located between Burnett Street and Kiev Street.
- B1 zoned land comprises a total of 18 lots with three areas of consolidated single ownership.

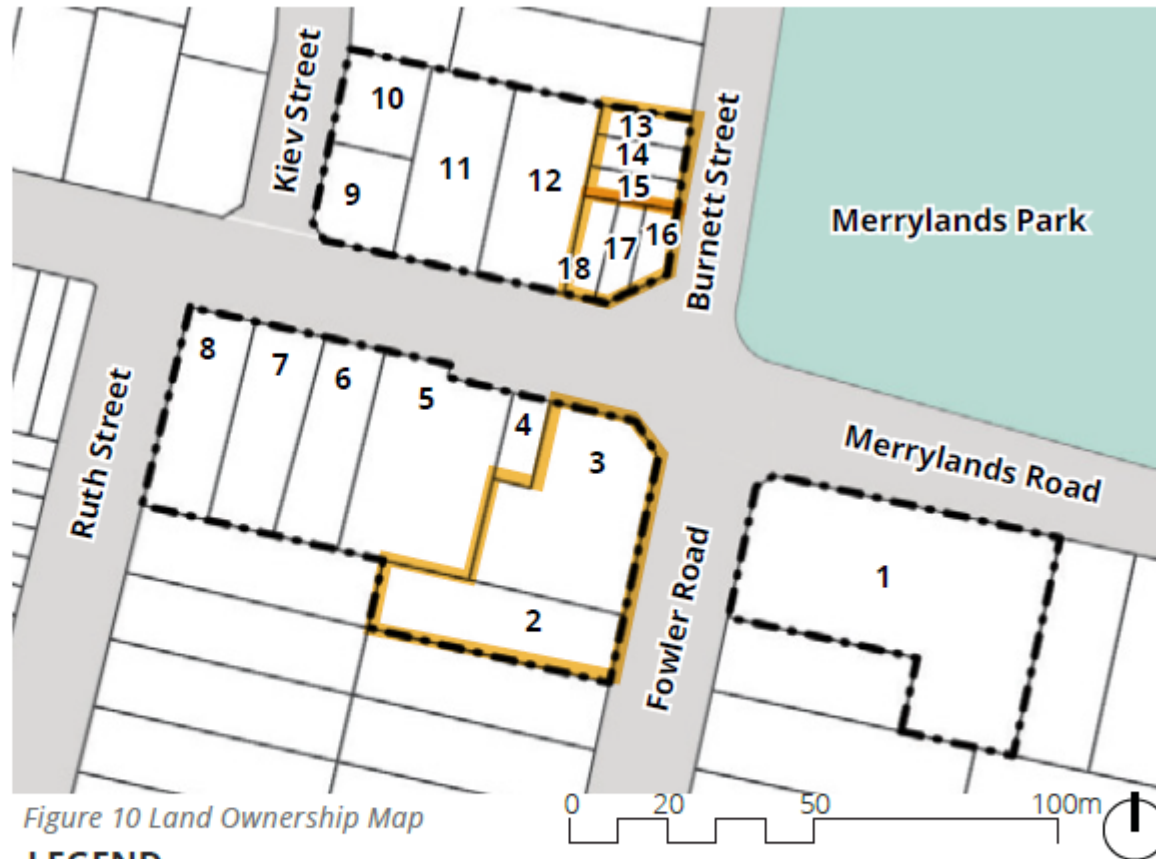


Figure 10 Land Ownership Map

LEGEND

- B1 Zoned Land
- Open Space

- Lots Consolidated Under Single Ownership

Public Realm



Figure 11 Shop Frontage on Merrylands Road - Looking East

Landscaping

- There are limited tree planting opportunities due to the need for clear zones and sight lines.
- Some mature trees along Burnett Street at Merrylands Park enhance pedestrian experience.
- Some landscaping along footpaths..

Footpath Width and Walkability of Neighbourhood

- Footpaths are standard patched concrete ranging from 1.2m to 3.5m in width.

Lighting and Furniture

- Limited pedestrian lighting.
- Limited street furniture (rubbish bins only).

Public Domain

- Limited investment in public realm enhancements.
- Opportunity to improve public domain through increased building setbacks to accommodate a wider footpath and street trees.



Figure 12 Existing Activity and Frontages
- Looking West from Merrylands Road



Figure 13 Narrow Footpaths with Verge
along Fowler Road - Looking South



Figure 14 Example of limited landscaping
- Looking North from Merrylands Road



Figure 15 Low Density Residential
along Merrylands Road - Looking
East from Merrylands Road

Built Form and Building Character

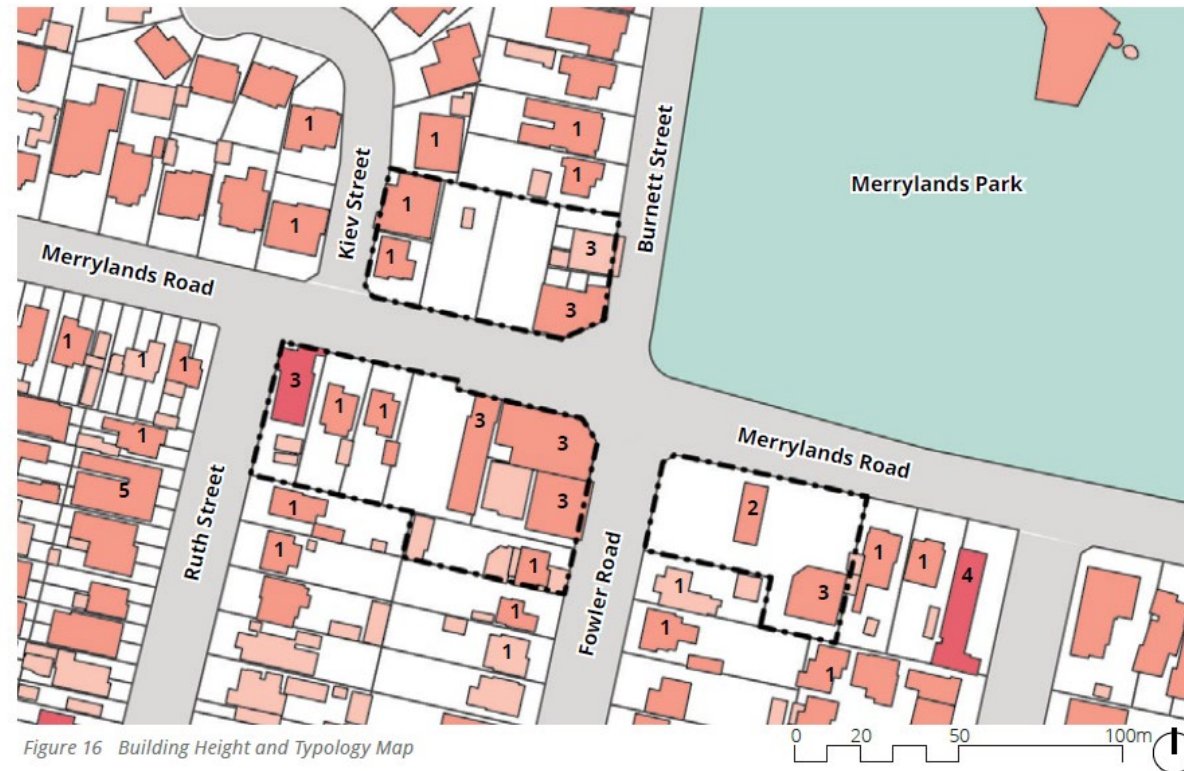


Figure 16 Building Height and Typology Map

LEGEND

[Dashed Line] B1 Zoned Land

[Light Green] Open Space

[Light Orange] Up to 1 Storey (0-4 m)

[Medium Orange] 1-2 Storeys (4-8m)

[Dark Red] 2-3 Storeys (8-12m)

Building Typology

1 Detached Housing

2 Service Station

3 Retail

4 2-storey Apartment

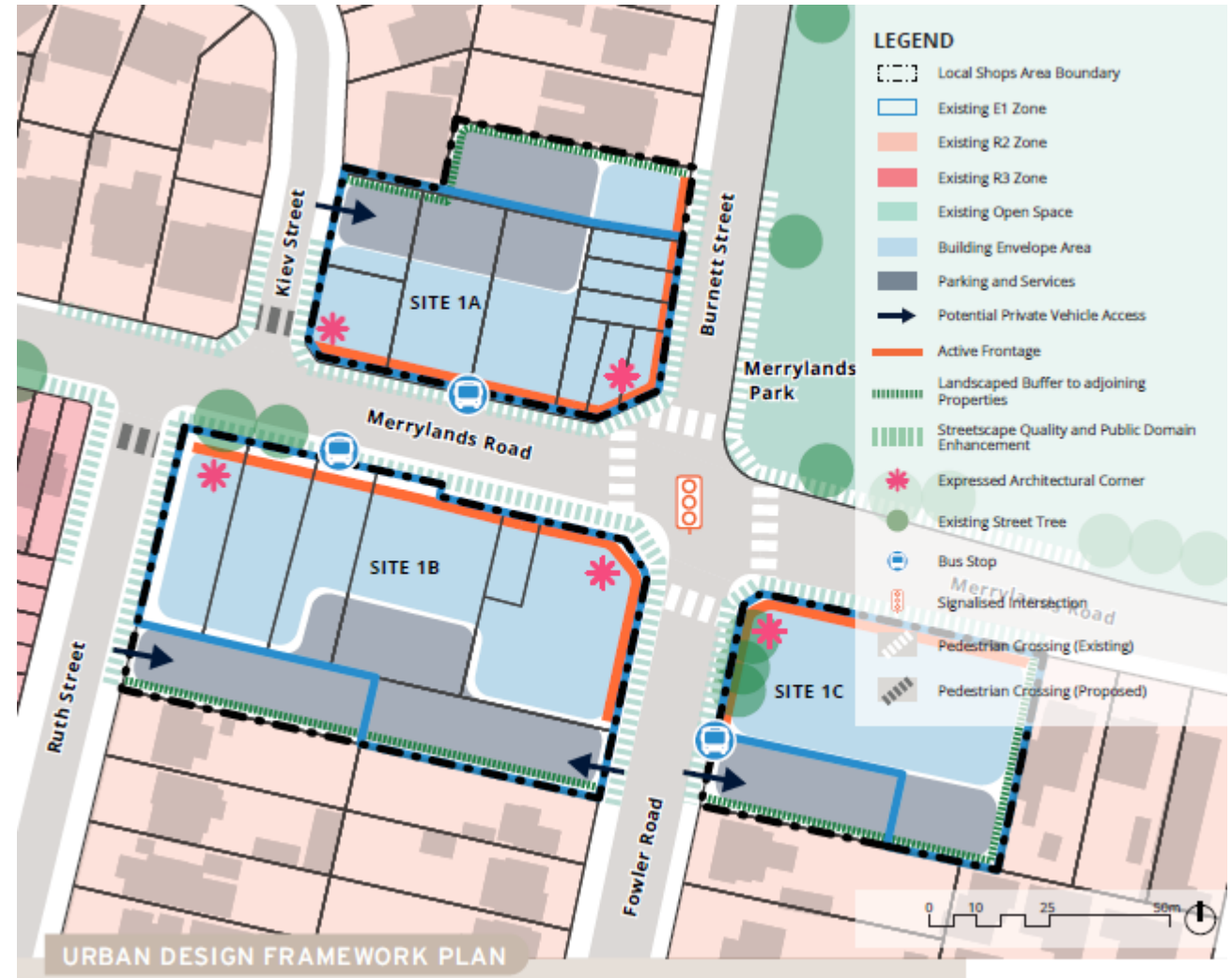
5 Terrace Housing

Urban Design Framework

Vision

Co-location with a regional sports destination, good public transport access and potential for pass-by trade all support the Burnett Street local shops evolving as a vibrant place, providing a mix of retail, dining, community activities and urban living. New mixed use buildings will elevate the area's overall urban quality and public domain performance as well as the visitor experience.

Significant public domain interventions, focussing on greater prioritisation of people and an enhanced streetscape character, are a priority to unlock the broad urban renewal potential of these shops.

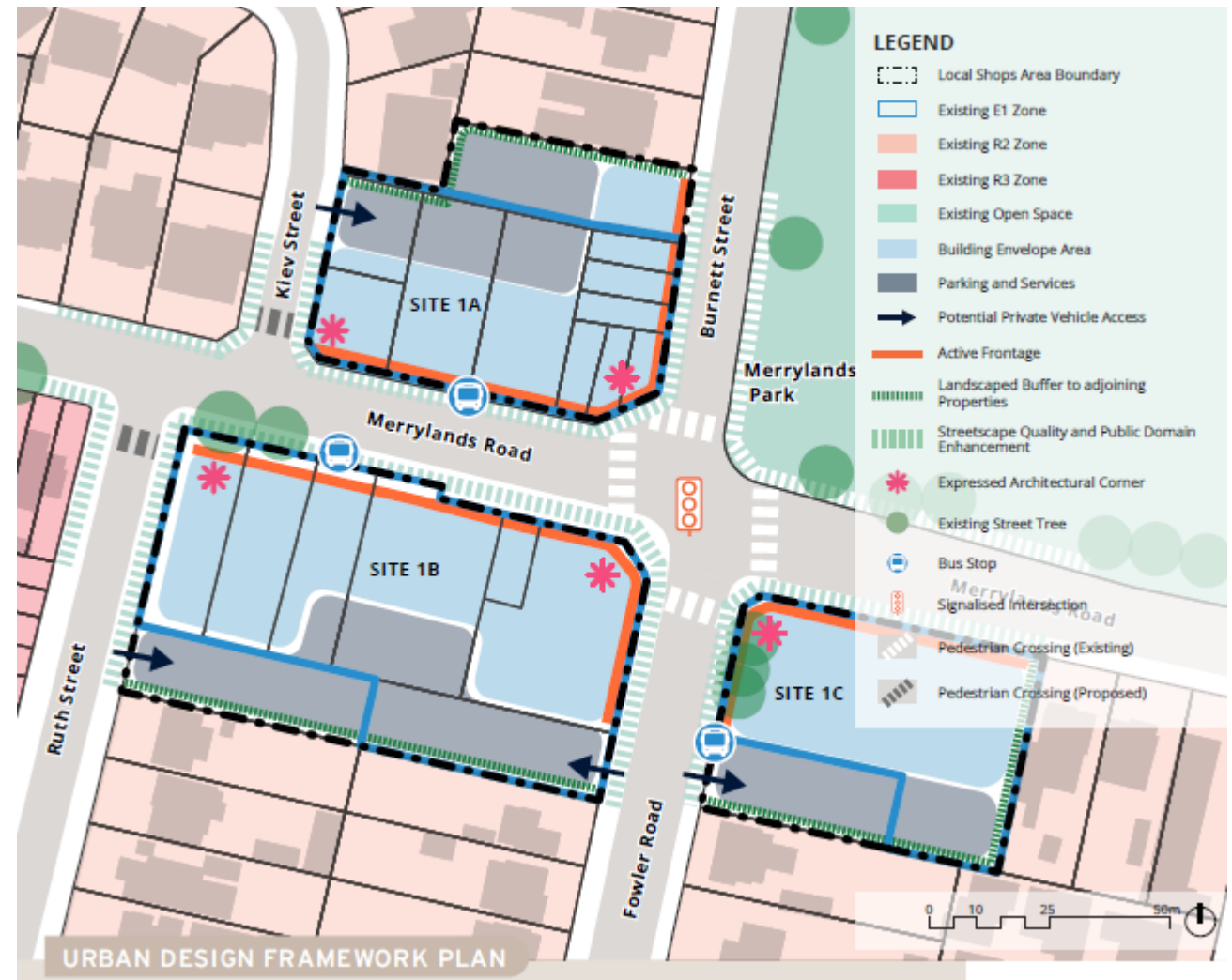


Urban Design Framework

Urban Design Responses

The Urban Design Framework focuses on and provide recommendations / guidance on the following areas:

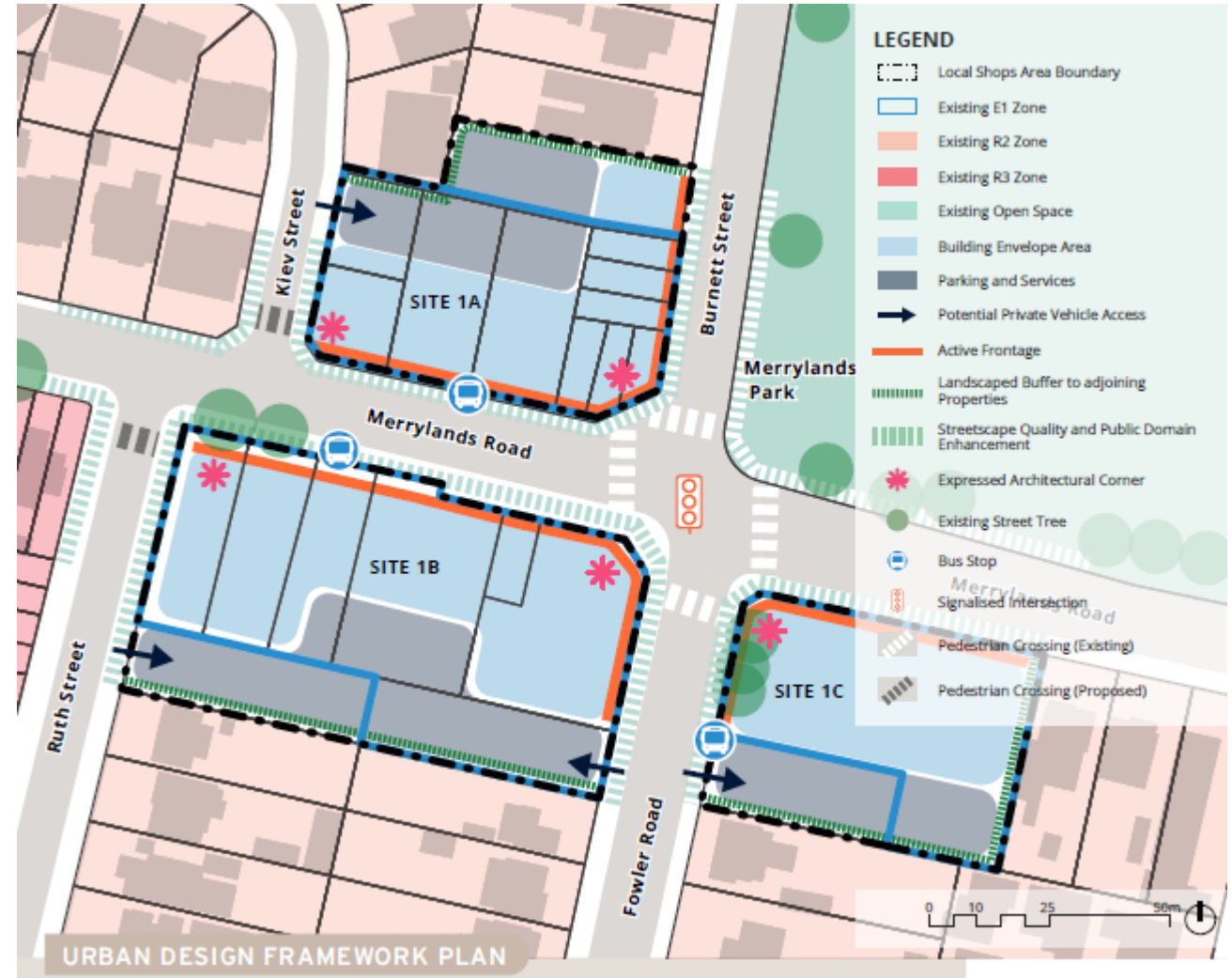
- Urban Context and Role
- Built Form
- Public Domain
- Movement and Access
- Community and Culture



Urban Design Framework

Urban Context and Role

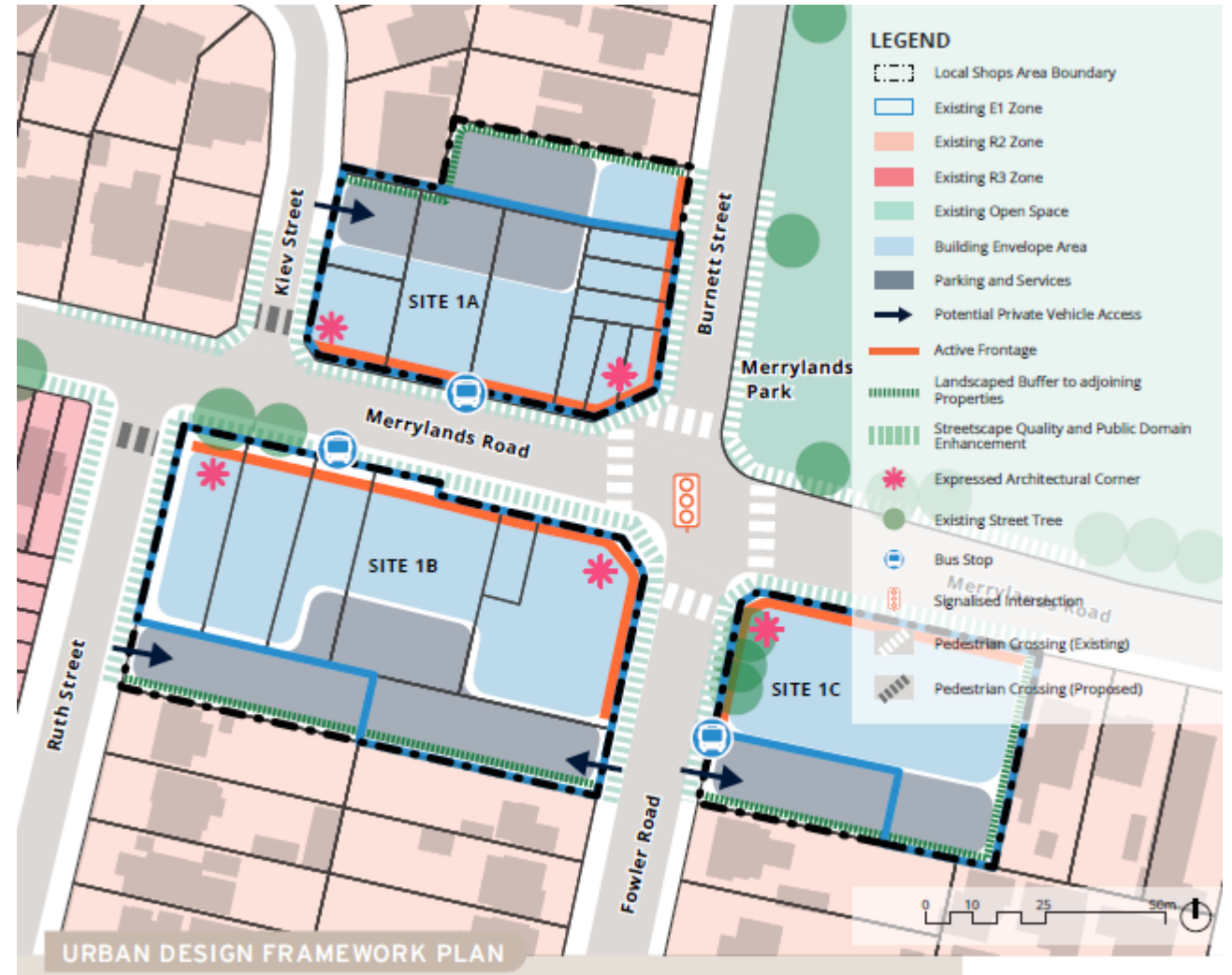
- Encourage mixed use development that leverages the area's high levels of recreation amenity and access to public transport
- Encourage amalgamation of lots to deliver a greater building scale that supports more integrated and consistent design outcomes



Urban Design Framework

Built Form

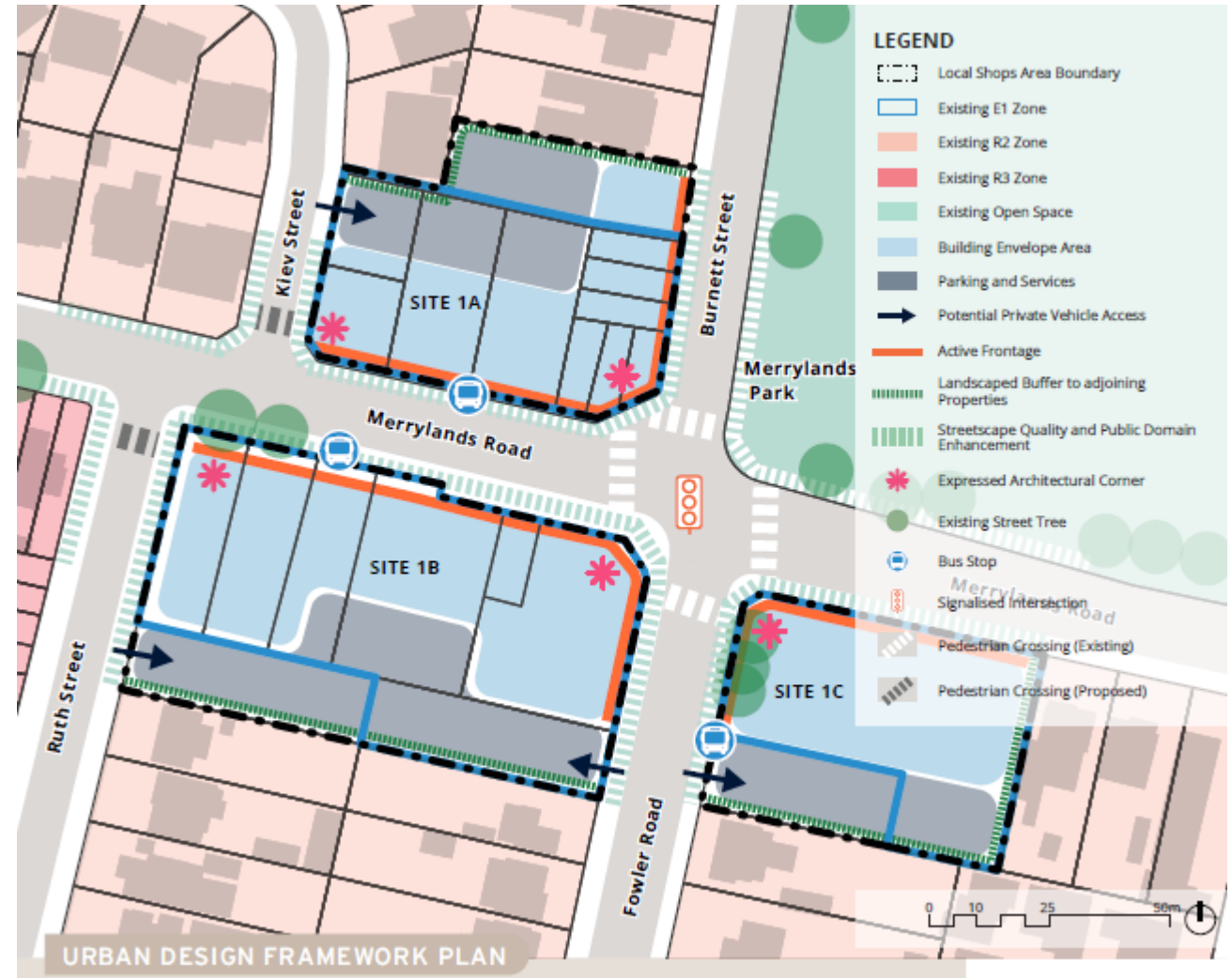
- Deliver a maximum 5-storey mixed use building on Site 1A and Site 1B, and a maximum 4-storey mixed use building on Site 1C with highly activated retail-commercial street frontages and apartments on upper floors to ensure they are of a scale which appropriately transitions and complements surrounding residential areas
- Apply a minimum ground floor front setback to all streets of 2m to increase footpath space
- Apply a minimum above ground floor front setback to all streets of 2m to reduce the impact of increased scale on the streetscape
- Apply a minimum 9m rear setback to low density residential to ensure solar access is maintained
- Provide a minimum 2m landscaped buffer area within the required separation area to adjoining existing low density residential housing
- Locate car parking in a basement to maximise residential and commercial floorspace
- Provide high quality, interesting architectural form and details that visually express street corners and access to upper floors, including splay corners
- Provide a continuous awning along active street frontages
- Provide a highly articulated facade to all streets with a maximum



Urban Design Framework

Public Domain

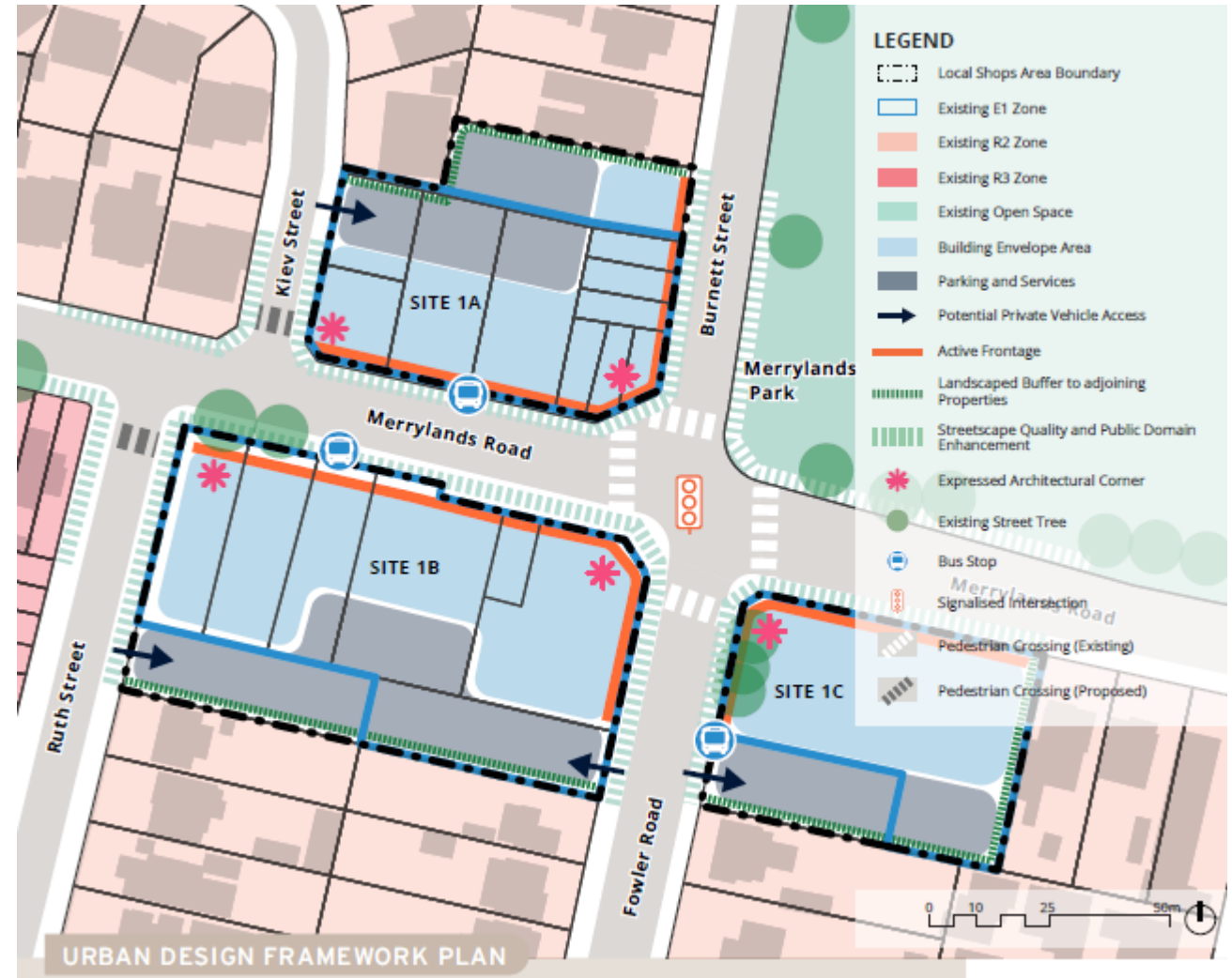
- Enhance the pedestrian comfort and safety through significant streetscape improvements including shade trees and ground level planting and, where appropriate, consistent footpath surface treatments
- Visually screen all private car parking and service areas from the public domain
- Ensure buildings overlook the streets and improve public



Urban Design Framework

Movement and Access

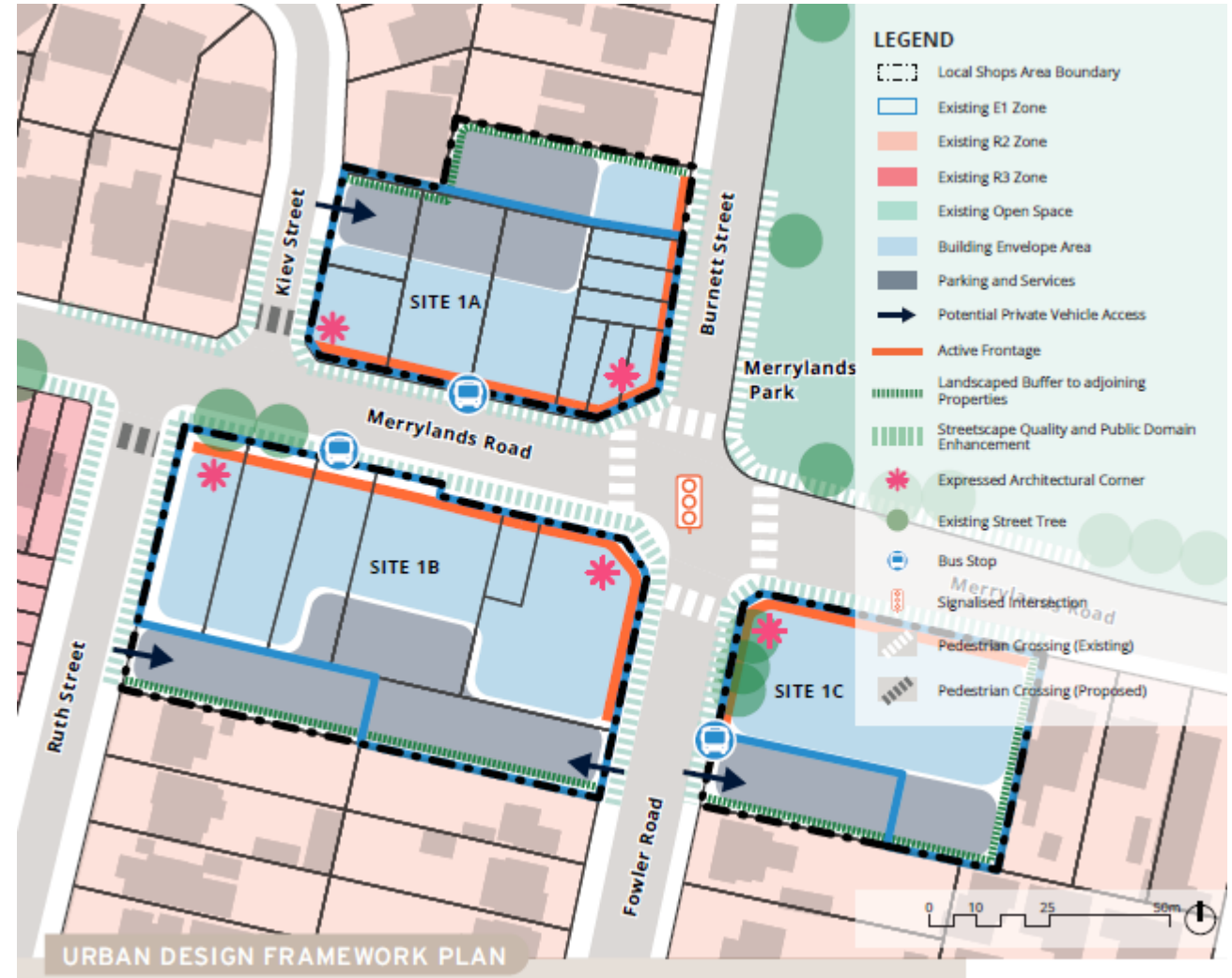
- Prioritise pedestrian movements of streets in the vicinity of the local shops to support greater pedestrian and cyclist safety
- Explore the opportunity to formalise and time-limit all on-street parking within the local shop area boundary
- Improve the quality and safety of public transport infrastructure
- Coordinate with Council's Walking and Cycling Strategy to deliver dedicated cycleway access, where appropriate
- Minimise vehicular access to Merrylands and Fowler Roads
- Explore through links between Fowler Road and Ruth Street



Urban Design Framework

Community and Culture

- Leverage the colocation of these shops with Merrylands Park by providing a variety of retail and commercial activities that directly support a range of sports and recreation visitors to the area



Built Form Testing

Testing Summary

Indicative FSRs

- Site 1A – 1.8:1
- Site 1B – 1.5:1
- Site 1C – 1.4:1

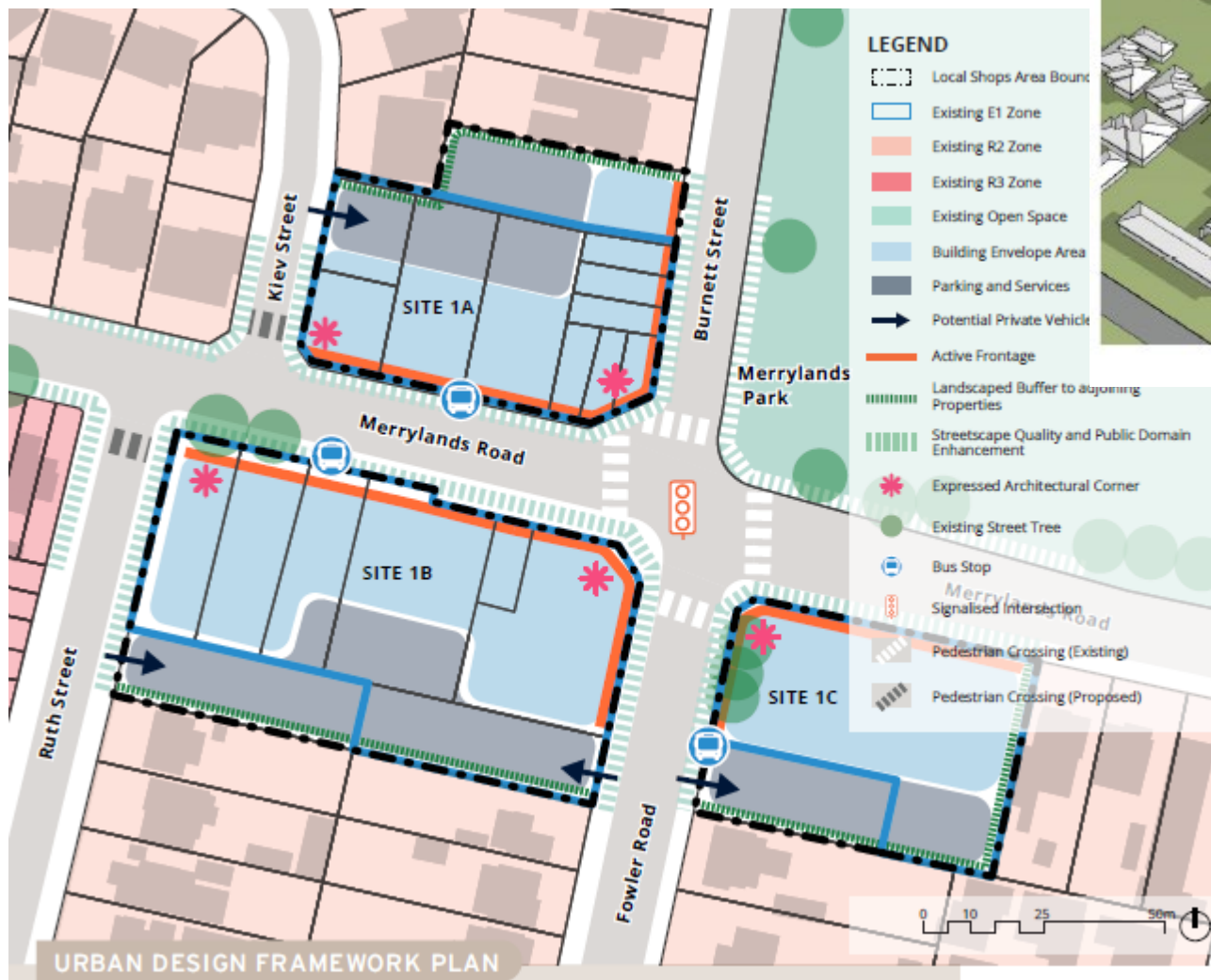
Indicative Height in Storey

- Site 1A – 5st
- Site 1B – 5st
- Site 1C – 4st



Built Form Testing

Framework

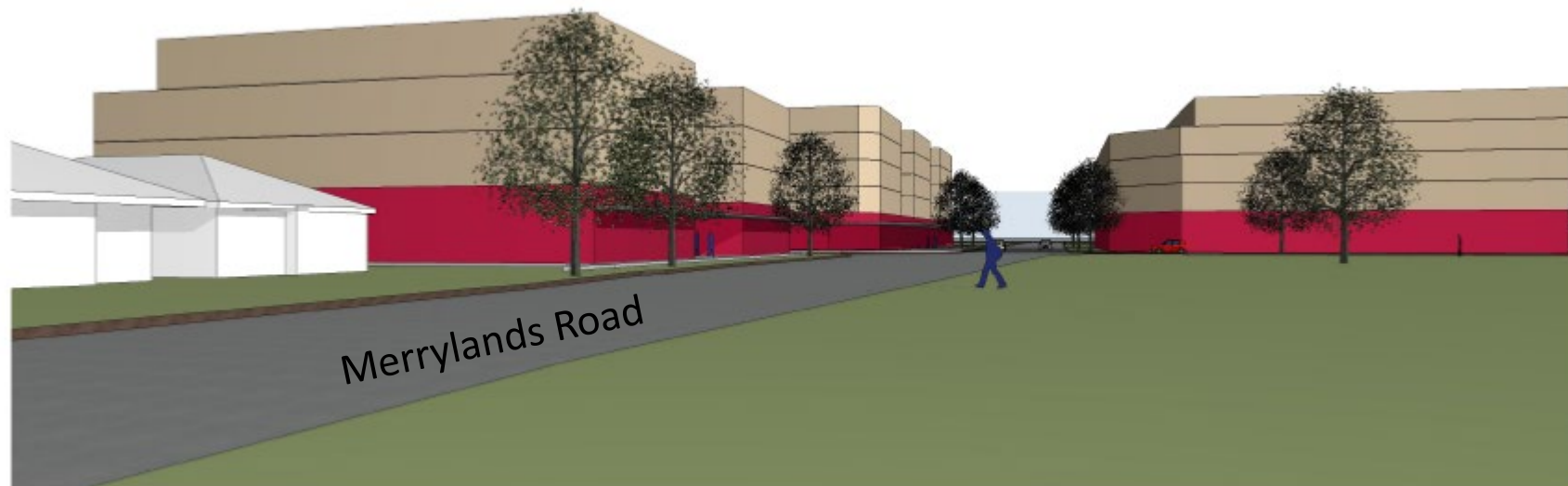


Aerial View (Indicative)

Built Form Testing



Indicative Aerial View



Indicative Street Level View 22