Site details

242-252 Pitt Street, Merrylands
Site area 2369.00m2
Zoning B4 Mixed use
Height proposal 18 Storeys - total building height 61.35m
Overall Max FSR 7.5:1 (17,767.50m²)
Max Residential FSR 5.8 (13,740.20m²)
Landscaping on structure provided - 167m² (7%)

Unit Breakdown

1 Bedroom x 30 - (19%)
2 Bedroom x 112 - (69%)
3 Bedroom x 19 - (12%)

Total Units = 161

Area Breakdown (18 Storeys)

Ground - 1,102.97m²
Level 1 - 1,313.02m²
Level 2 - 1,346.16m²
Level 3-11 - 926.28m² - (8336.52m²)
Level 12- 848.39m²
Level 13 - 820.24m²
Level 14-17- 926.28m² - (3705.12m²)

Total Retail/Commercial - 3,762.15m² (FSR 1.58:1)
Total Residential - 13,710.27m² (FSR 5.78:1)
Total Proposed Area - 17,472.42m² (FSR 7.38:1)

Adaptable Units
Minimum requirement 20% (32.2 Units)
Provided 33 adaptable units
20 x 1 bedroom (60%)
(3,14,25,36,47,58,69,80,91,102,115,120,131,4,15,26,37,48,59,70)
13 x 2 bedroom (40%)
(1,23,34,45,56,67,78,89,106,113,118,129,140)

Leasable Area

Ground - 982.25m²
Level 1 - 1,214.57m²
Level 2 - 1,247.40m²

Total Leasable Retail/Commerical
3444.22m²

Common Open Space
766.20m2 (32%)

Landscape on structure
Required Min 7% (165m2)
Provided 7% (167m2)

Car Parking

Minimum Residential rates
0.8 space per 1 bedroom (24 spaces)
1 space per 2 bedroom (112 spaces)
1 space per 3 bedroom (19 spaces)
0.2 space per unit for visitor (32.2 spaces)

Minimum residential spaces required
155 spaces + 32.2 spaces
188 spaces

Retail/Commerical spaces
Minimum 1 per 50m2 (68.88 spaces req)

Total spaces required
188 minimum - 221 maximum resident spaces
69 minimum - 230 retail/commerical

Total spaces Provided
177 Resident Spaces (inc. 30 Disabled Spaces)
33 Visitor Spaces
105 Retail/Commerical Spaces (Inc.7 Disabled Spaces)

315 Spaces Provided

Maximum Residential rates
0.6 space per 1 bedroom (30 spaces)
1 space per 2 bedroom (134.4 spaces)
1 space per 3 bedroom (22.8 spaces)
0.2 space per unit for visitor (32.2 spaces)

Maximum residential spaces required
187.2 spaces + 32.2 spaces
221 spaces

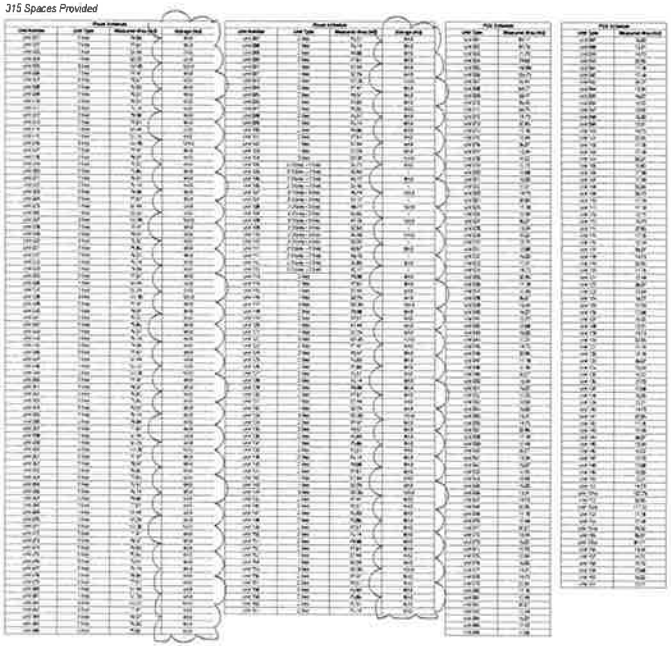
Retail/Commerical spaces
Maximum 1 per 15m2 (229.6 spaces req)

Bicycle Parking
Provided 100 parking spaces

Motorcycle Parking
Provided 5 spaces

1 Car wash bay

Disable Parking spaces
30 residential parking spaces
3 Retail parking spaces
4 Commerical parking spaces



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1009	Level 3
1010	Level 4
1011	Level 5
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Issue

Revisions

Drawing Title

Drawing Scale

Date

Drawing No.

Project

Client

Drawing Title

Calculations

Designed / Drawn

Drawing Size

Date

Drawing No.

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

architects

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

Calculations

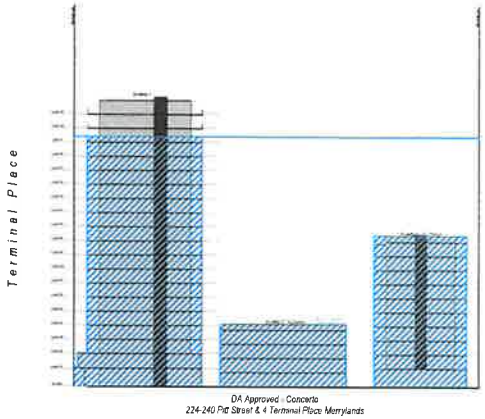
A.Verdun / M.Tzelin / R. Gibson / J.Ellis

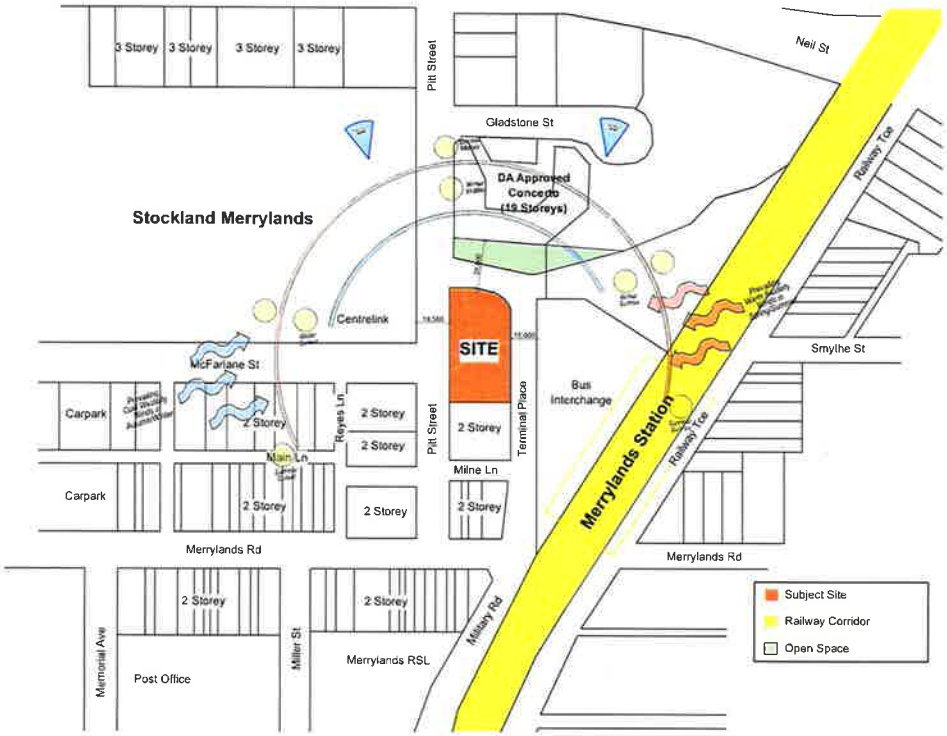
DA - General

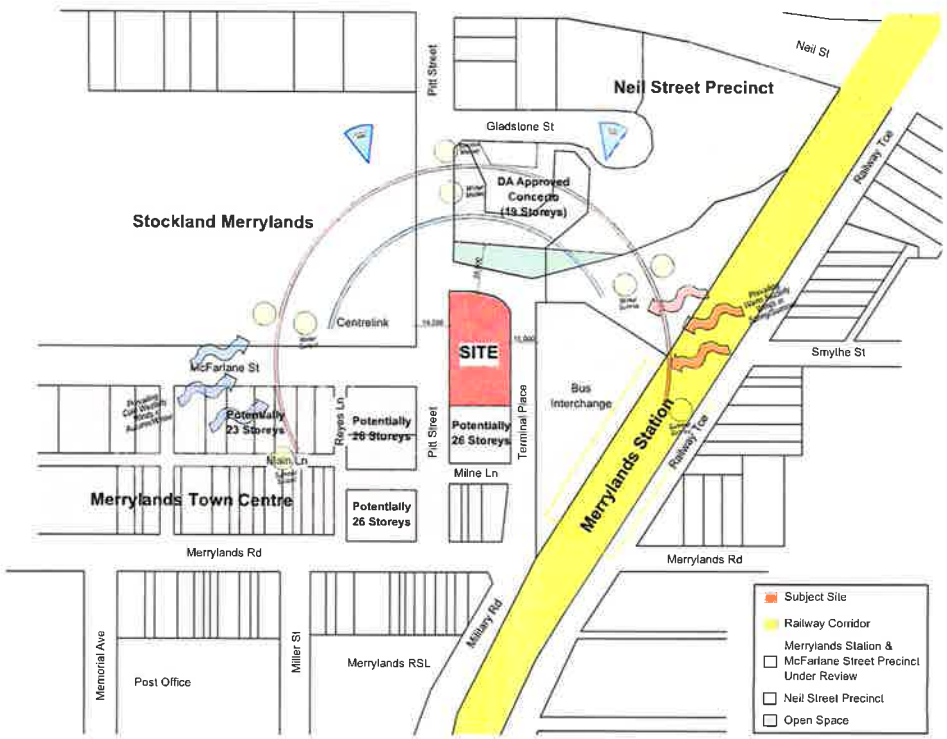
A1/1.1:40, 1:1.17

26/05/2016

26239 0004







242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

architects

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

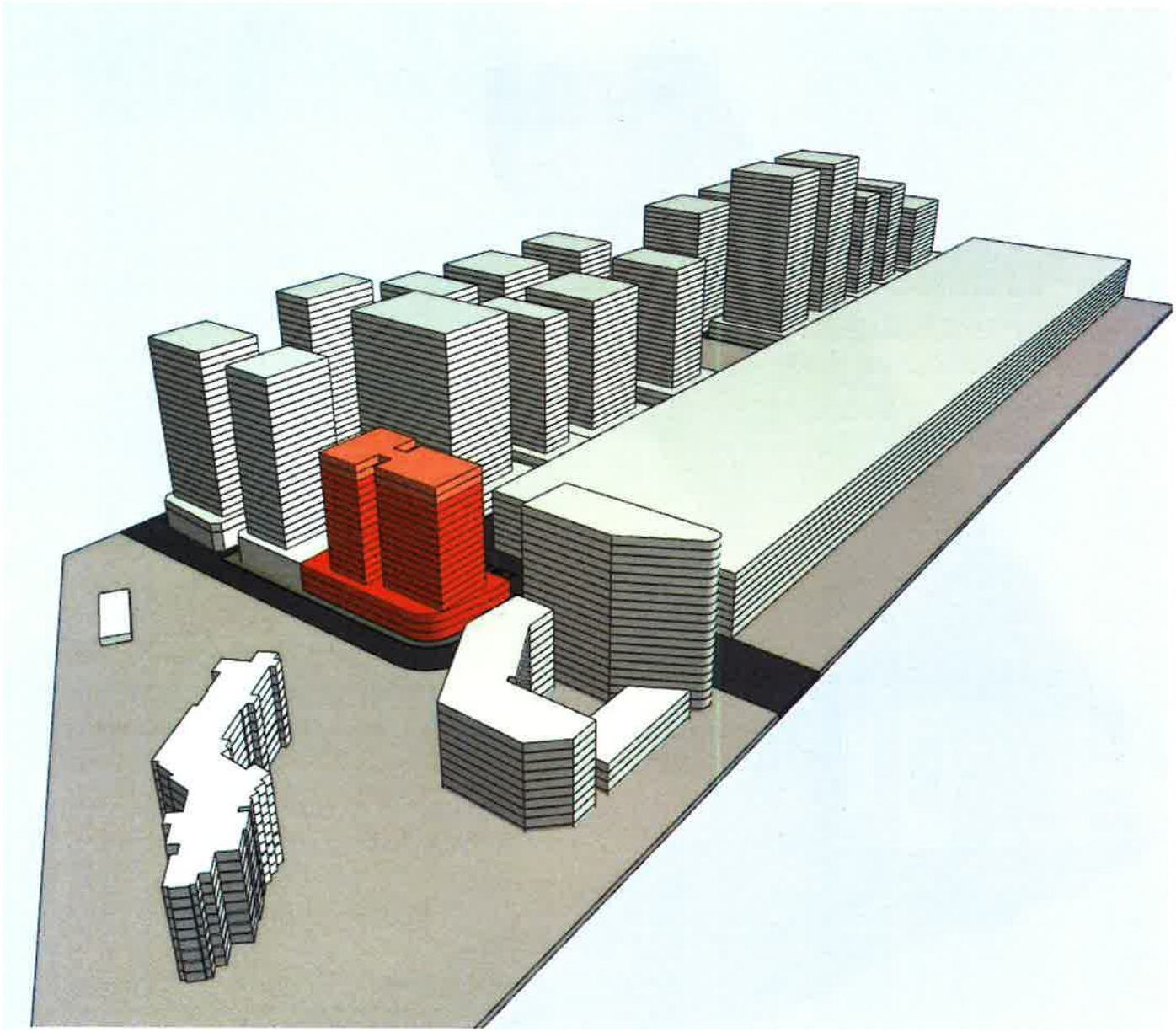
CUMBERLAND COUNCIL

Site Analysis/Location Map

A1/1 2000, 1:2.67, 1:1

25/08/2016

28239 0007



18 Storey Development
Mass Model showing DRAFT Planning Proposal Heights

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

architects

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

Site Analysis Draft Planing Proposal

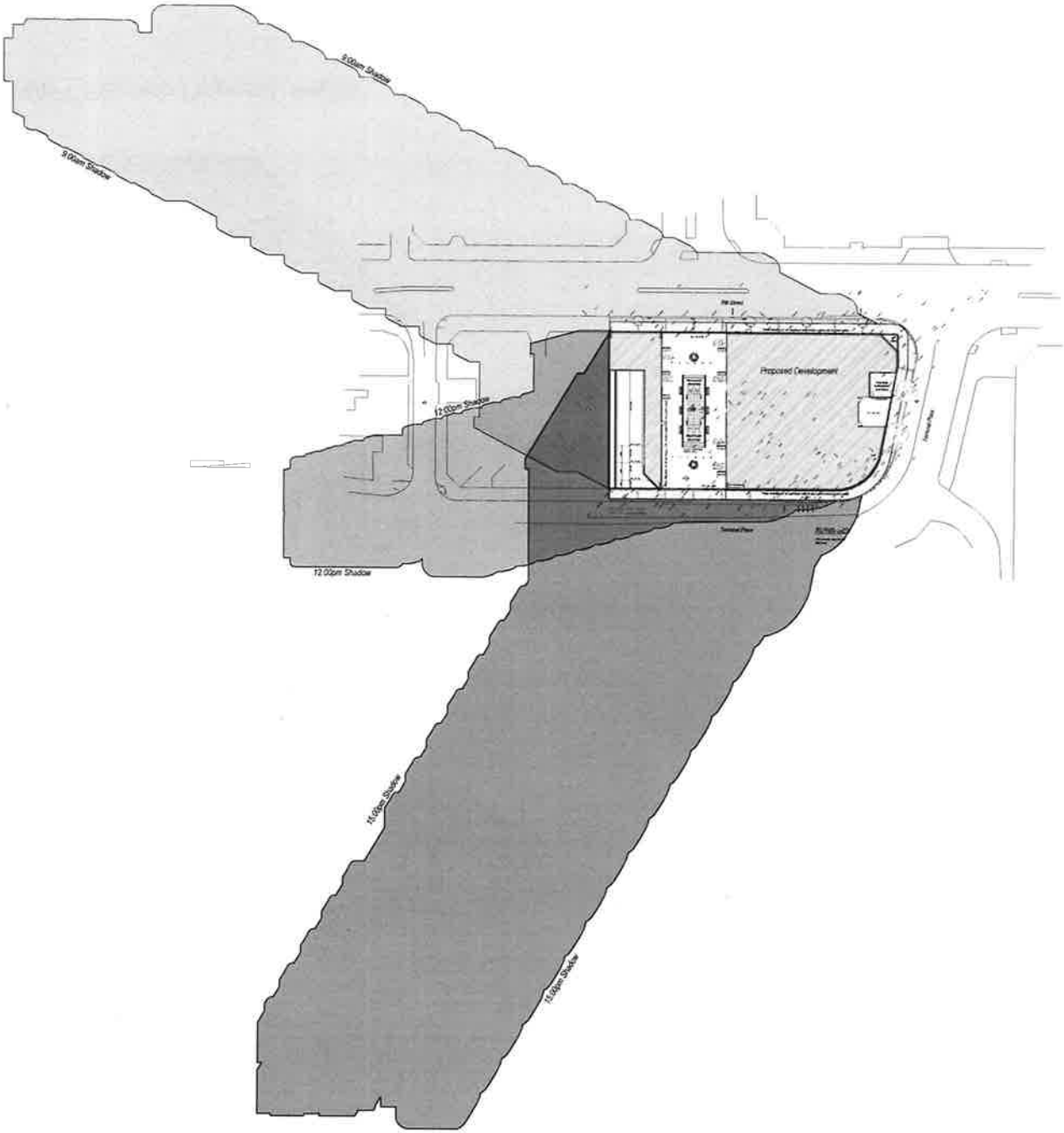
A Mangan / M Tyson / R. Dixon / J.EBN

B - Deferral

A121 66.6T

29/06/2018

28238 0008



242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

NORTHLAND

14 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

21st June Shadow Analysis

A Mangar / M Tresco
R. Olivieri / J Ellis

B - Detailed

A1/1:500

28/06/2018

28220 0008

Pitt Street

Flood proofing to all openings with sealed doors and toughen glass

RL 16.730

Arcade

Proposed Development

Raise podium (flood way)

RL 17.250

Raise podium (flood way)

Escalators Shall Comply With AS 1735.12.

Existing Substation Location

RL 16.300

Flood proofing to all openings with sealed doors and toughen glass

RL 16.255

RL 16.590

RL 16.790

Arcade

RL 16.370

Booster Hydrant

Flood proofing to all openings with sealed doors and toughen glass

Terminal Place

Site Plan
scale 1:100

Terminal Place

GFA - Ground
Area: 1,102.97 m2

Net Leasable Area Ground
982.25m2

242 - 252 Pitt Street, Merrylands

IDRAFT ARCHITECTS

NORTHLAND

16 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

Site Plan

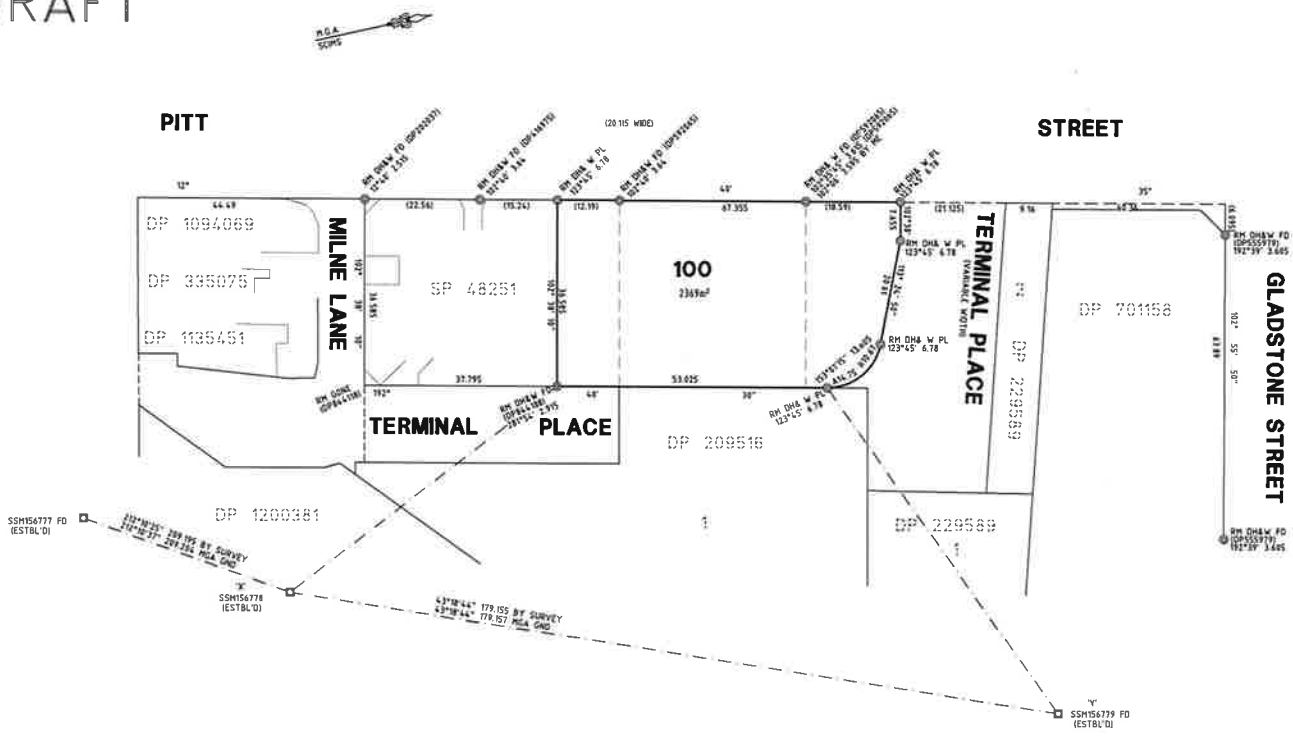
A1/1 100

26/06/2018

28239 0011

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION SHEET 1 OF 1 SHEETS

DRAFT



DRAFT

SURVEYING & SPATIAL INFORMATION REGULATION 2012 : CLAUSE 6(1)(i)						
MARK	M.G.A. CO-ORDINATES		ZONE 56			
	EASTING	NORTHING	CLASS	ORDER	METHOD	ORIGIN
SSM 156777	314 109.278	6 253 915.186	B	2		SCIMS
SSM 156778	314 220.689	6 254 092.262	B	2		SCIMS
SSM 156779	314 343.589	6 254 222.624	B	2		SCIMS
COMBINED SEA LEVEL SCALE FACTOR = 1.000022						
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM LPI 7TH JULY 2015						

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Surveyor: WAYNE R DAVIS Date of Survey: 19th DECEMBER 2017 Surveyor's Ref: PITT–DP	PLAN OF CONSOLIDATION OF LOT 121 IN DP 531896, LOT 901 IN DP 592065, LOT Y IN DP 416975 & LOT 2 IN DP 544800	LGA: HOLROYD Locality: MERRYLANDS Subdivision No: Lengths are in metres. Reduction Ratio 1: 500	Registered:	DP

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

architects

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

COUNCIL: COUNCIL BLAND COUNCIL

Site Consolidation Plan

A Wilson / M Bernhi / R. Chisholm / J Ellis

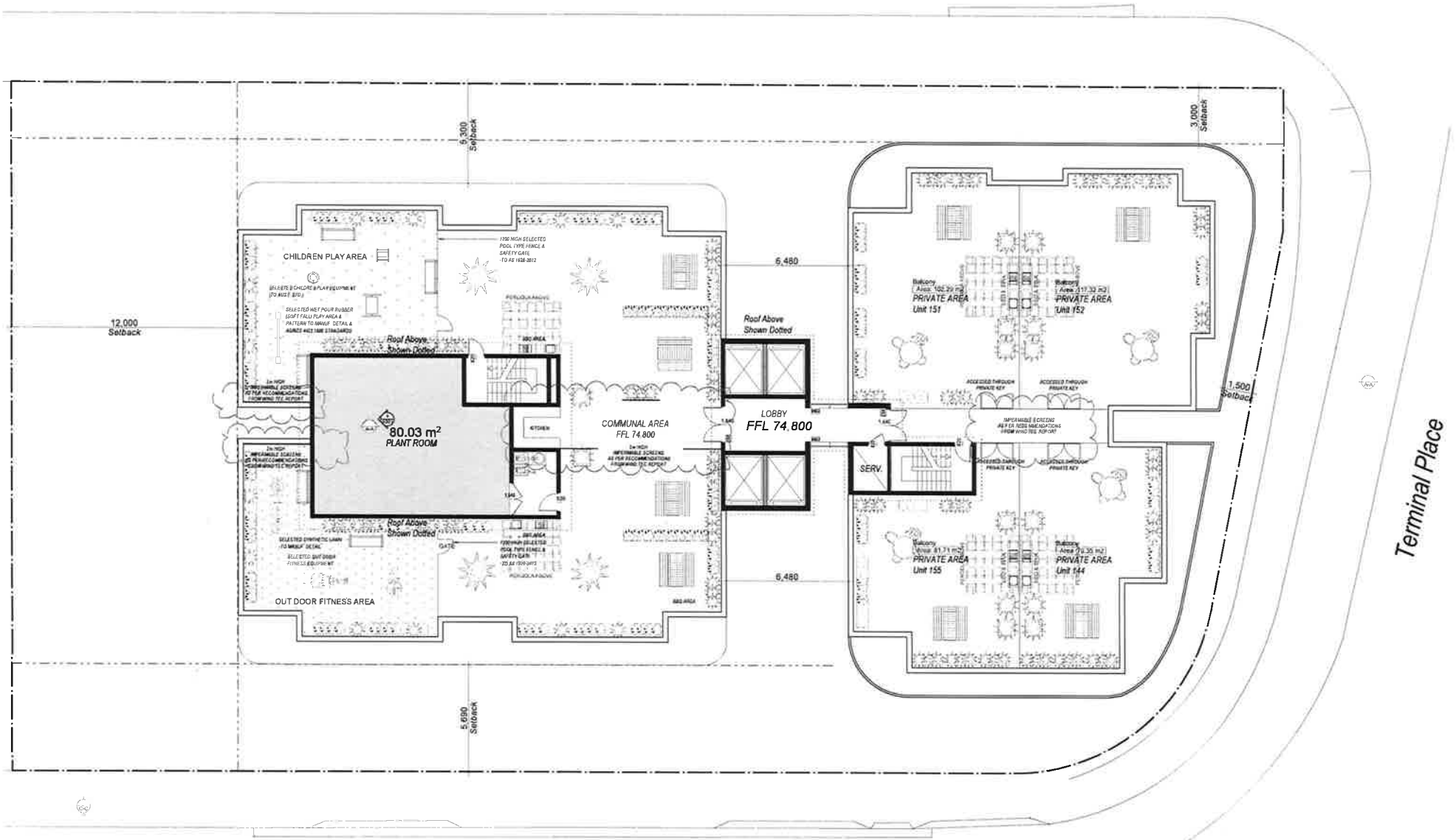
B - Detailed

A101.1

25/08/2018

88238 8012

Pitt Street



Terminal Place

Level 18 - Communal Roof Plan
scale 1:100

Terminal Place

242 - 252 Pitt Street, Merrylands

IDRAFT ARCHITECTS

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

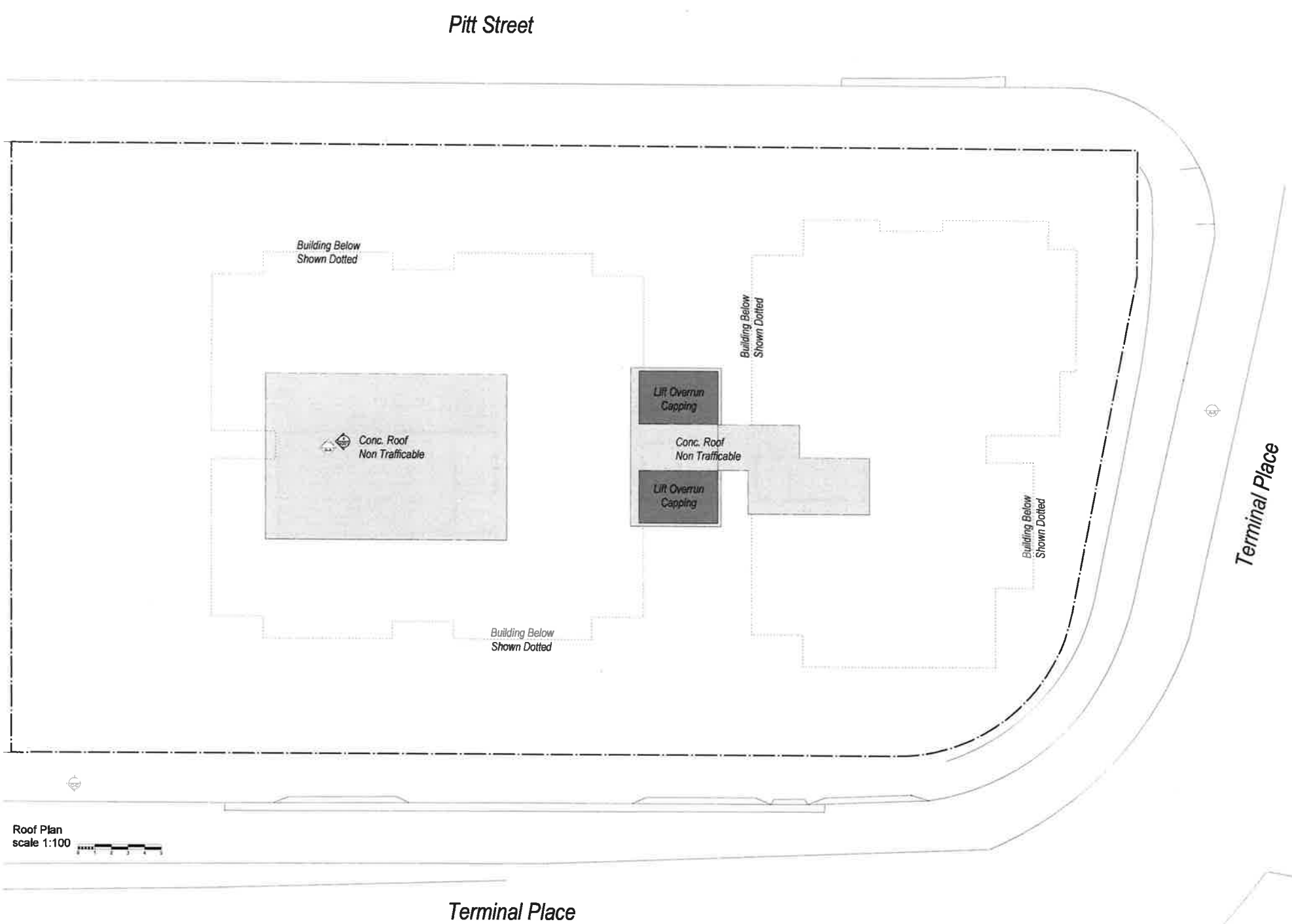
Level 18 - Communal Roof Plan

B - Colorbond

1:100

28/06/2019

29239 1024



Roof Plan
scale 1:100

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

architects

NORTHLAND

16 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

Roof Plan

A.Mardon / M.Trinh / R. Gibson / J.Ellis

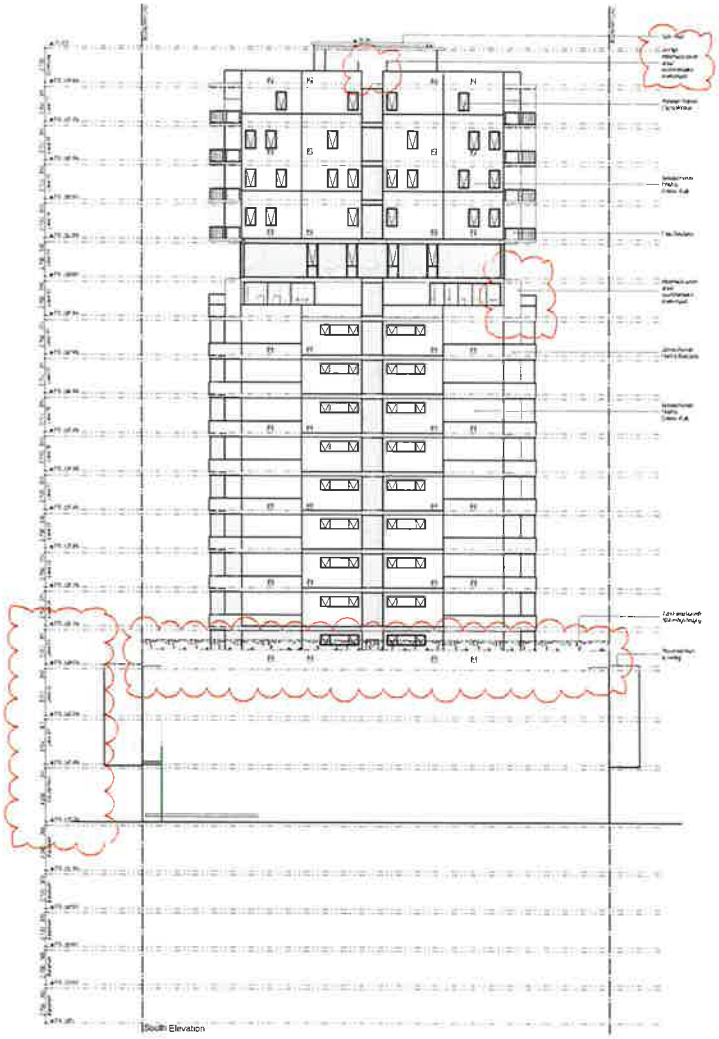
B - Deferral

A1/1 100

25/06/2019

29239 1025

North Elevation



South Elevation

PAINT FINISH

P1- Paint Finish 1
Dulux - Antique USA 16W

P2 - Paint Finish 2
Dulux - Osprey SN4H4

BALUSTRADE - BAL1

BALUSTRADE

Powdercoat Handrail
Dulux - Zeus Monument Satin

METAL SCREEN - SC1

Powdercoat
Dulux - Sensational
Champagne 9063187K

PROFILE
LOCKER - 'NERO'

Alucobond
Colour Grey Metallic 502

AL2

Alucobond
Colour Silver Metallic 500

IDRAFT ARCHITECTS

NORTHLAND

16 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

North & South Elevation

A.Wetzel / M.Twitt / K. Olsson / J.Ellis

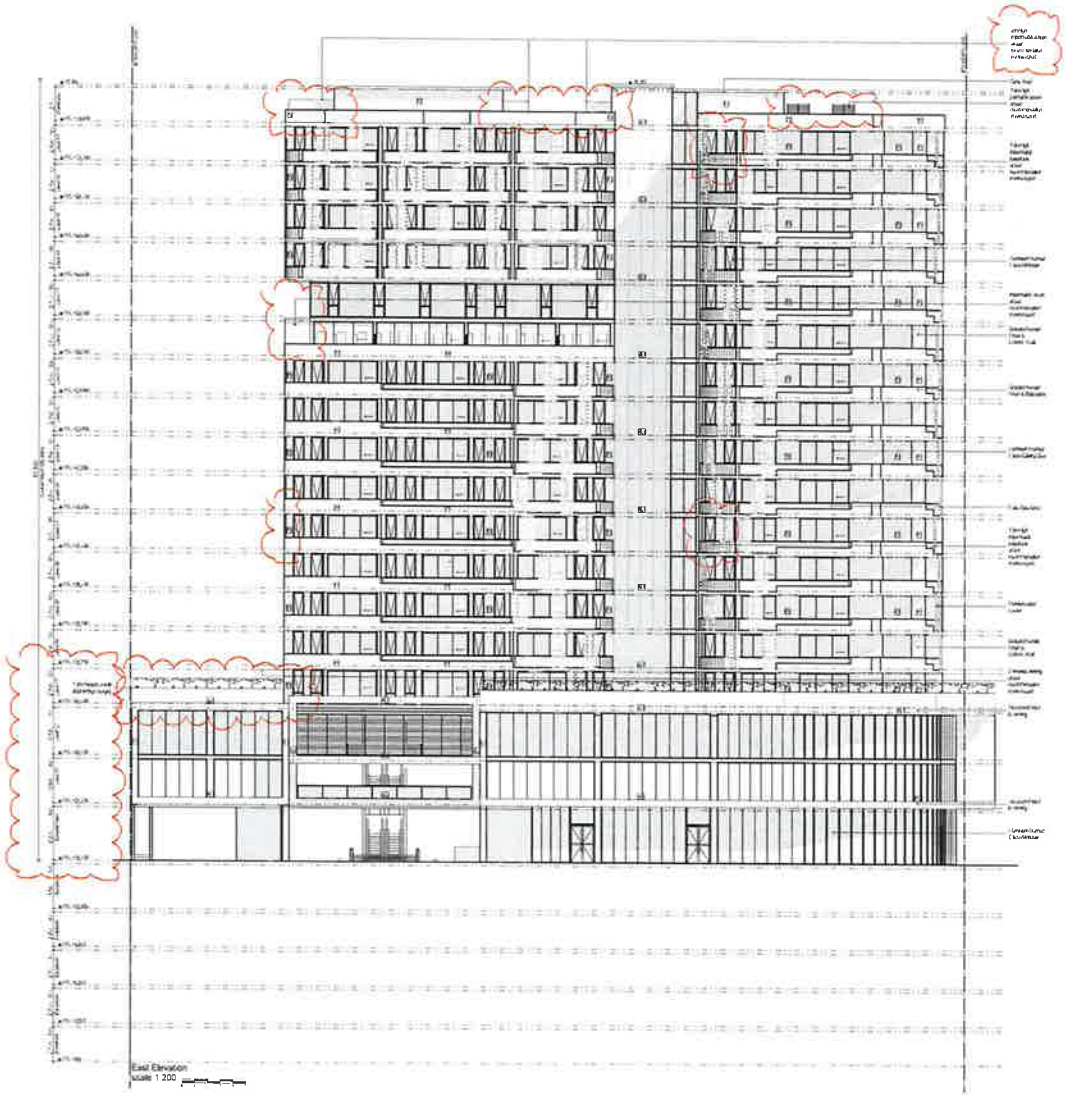
B - Deferral

A3/1:200, 1:1

28/06/2018

29238 3001

242 - 252 Pitt Street, Merrylands



PAINT FINISH

P1 - Paint Finish 1
Dulux - Antique USA 16W

P2 - Paint Finish 2
Dulux - Stepney SNHM

BALUSTRADE - BAL1

BALUSTRADE

Powdercoat Handrail
Dulux - Zeus Monument Satin

METAL SCREEN - SC1

PROFILE
LOCKER - 'AERO'-

Powdercoat
Dulux - Sensational
Champagne 9363187K

Alucobond
Colour Grey Metallic 592

AL2

Alucobond
Colour Silver Metallic 300

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

NORTHLAND

18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

East Elevation

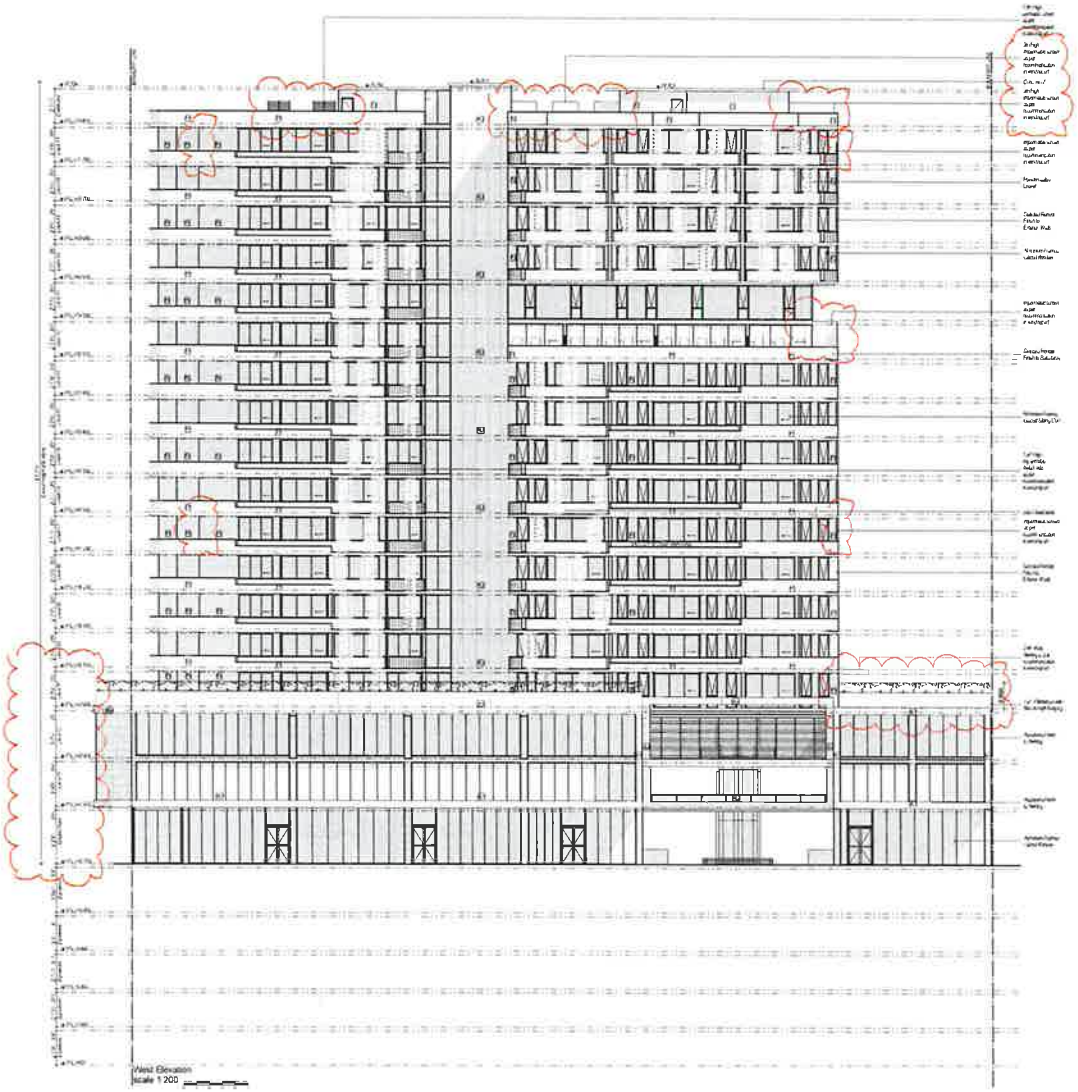
A.Weber / M.Tabbi
R. Olsson / J.Ellis

B - Detailed

A1/1:200, 1:1

28/08/2018

28239 3002



PAINT FINISH

P1- Paint Finish 1
Dulux - Antique USA 16W

P2- Paint Finish 2
Dulux - Stormy SN4H4

BALUSTRADE - BAL1

BALUSTRADE

Powdercoat Handrail
Dulux - Zeus Monument Satin

METAL SCREEN - SC1

PROFILE
LOCKER - 'AERO'-

Powdercoat
Dulux - Sensational
Champagne 9063187K

Alucobond
Colour Clay Metallic 502

Alucobond
Colour Silver Metallic 500

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NOTES

Architect:
IDRAFT ARCHITECTS
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Sydney NSW 2000
Tel: (02) 9241 1678
Fax: (02) 9241 1679
Nominated Architect: Ian Moss 5649

Client:
MIRVAC
Level 3 / 1 Bligh Street
Sydney NSW 2000
Tel: (02) 9080 8000
Fax: (02) 9080 8080

Project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

Location:
CUMBERLAND COUNCIL

Drawing Title:
West Elevation

Drawn by: A.Vinluan / M.Tonin / R. Oliveri / J.Ellis

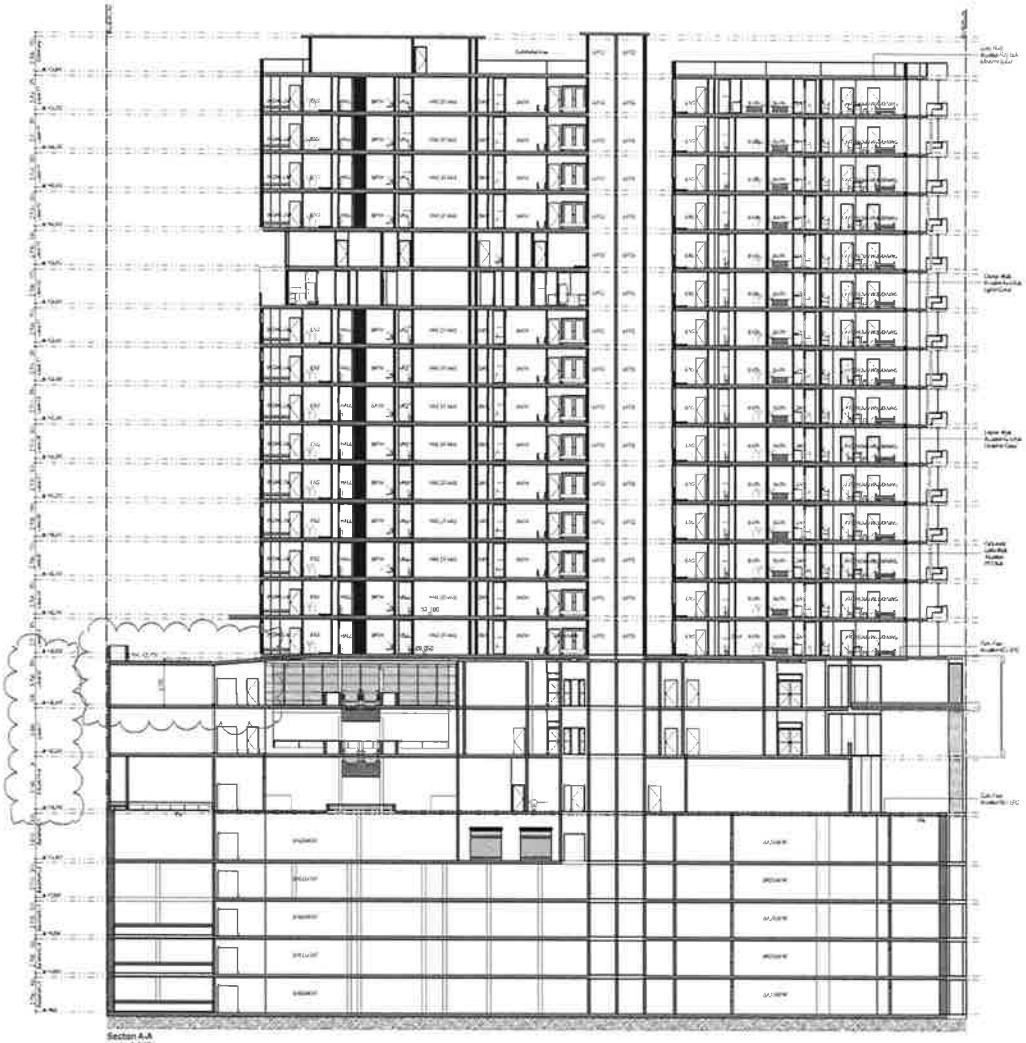
Scale:
E = Detail

Paper Size:
A1/1:200, 1:1

Date:
29/08/2018

Job No.: 29238
Drawing No.: 3003

242 - 252 Pitt Street, Merrylands



Section A-A
scale 1:200

242 - 252 Pitt Street, Merrylands

DRAFT ARCHITECTS

ARCHITECTS

NORTHLAND

PROJECT
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CLIENT
CUMBERLAND COUNCIL

DRAWING TITLE
Sections

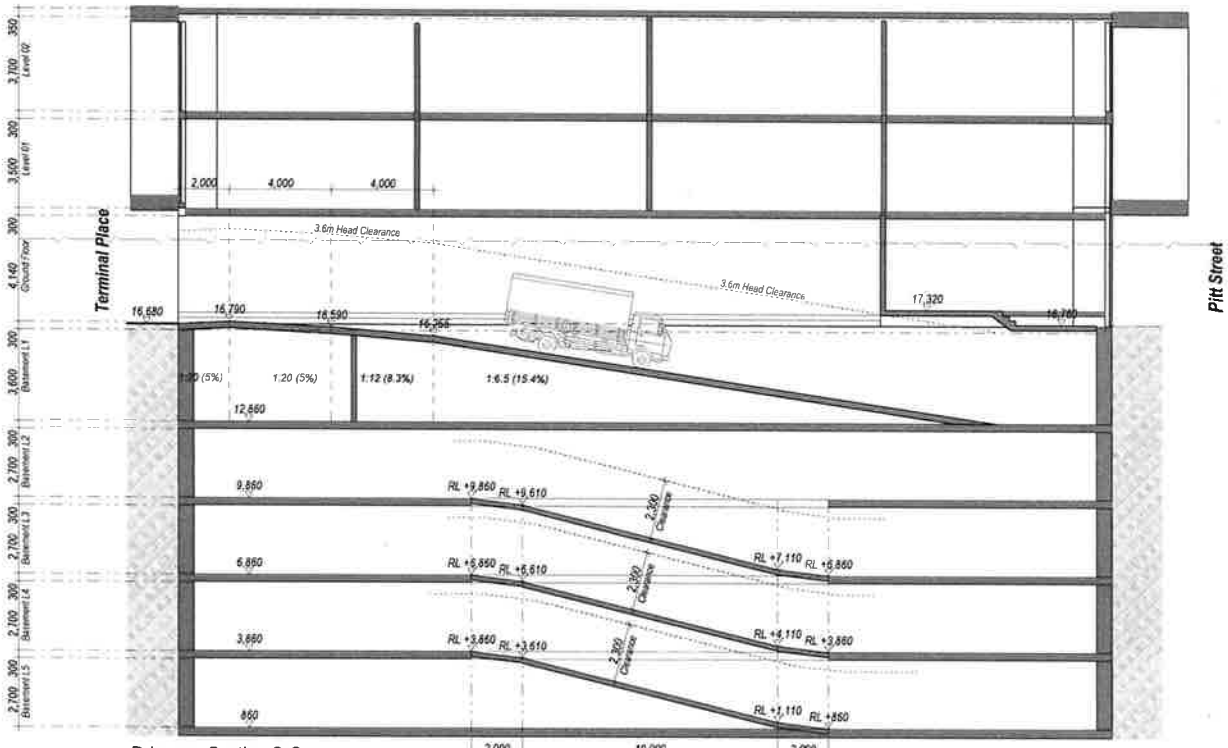
DRAWN / CHECKED
A Wahab / M Trinh
K. Gibson / J Ellis

STAGE
B - Detailed

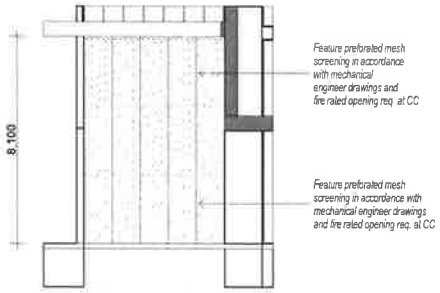
DRAWING No.
A101.200

DATE
28/06/2019

JOB No. 28229 SHEET No. 3004

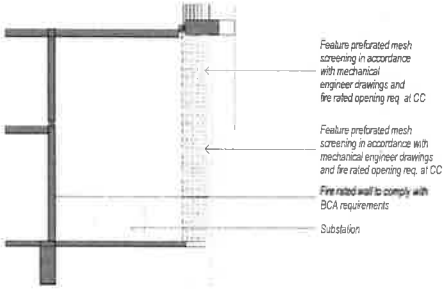


Driveway Section C-C
scale 1:100



Front Elevation Substation
scale 1:100

Fealture preforated mesh screening



Through Substation
scale 1:100

242 - 252 Pitt Street, Merrylands

IDRAFT ARCHITECTS

NORTHLAND

16 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

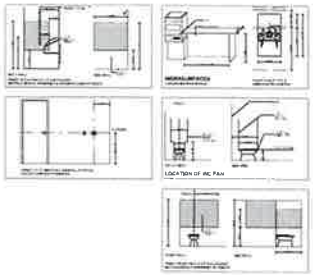
Driveway & Substation Detail

A - Debtnal

A1/1:100

29/08/2019

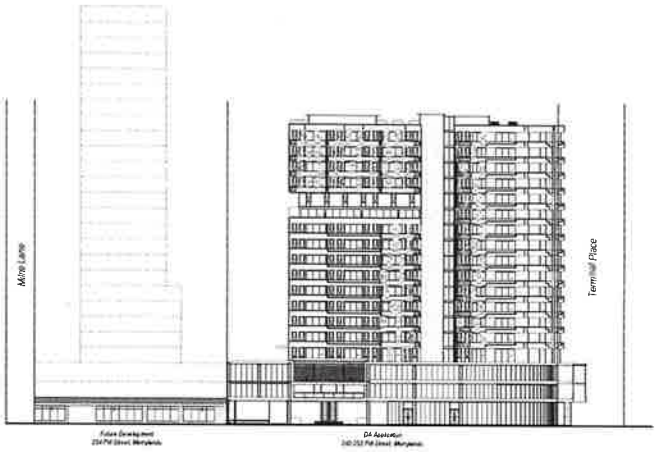
29229 3005



SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

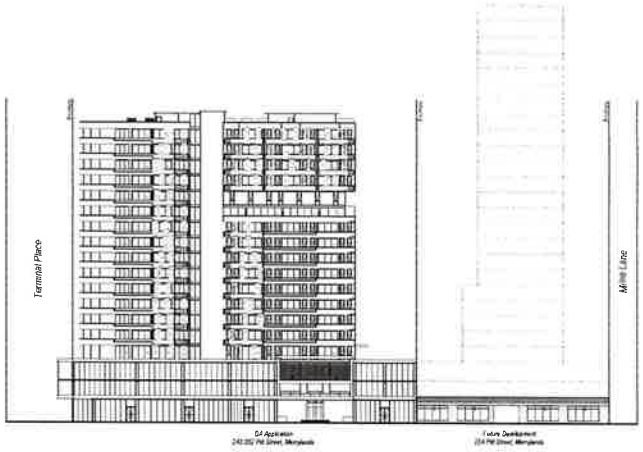
ADAPTABLE HOUSE CLASS C

[illegible]	[illegible]	[illegible]



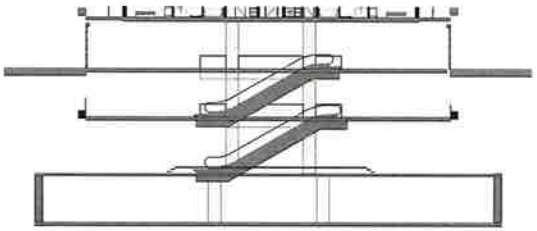
Terminal Place

Streetscape
Scale 1:500



Pitt Street

Streetscape
Scale 1:500



Raised Podium
Scale 1:200

26 Storey Development
As Per Precinct Proposal

DEVELOPMENT APPLICATION
242-252 Pitt Street Merrylands

DA Approved - Concerto
224-240 Pitt Street & 4 Terminal Place Merrylands

Level 3
scale 1:100

TOTAL LANDSCAPE ON STRUCTURE AREA
167m2

Terminal Place

GFA - Typical Residential
Area: 926.28 m2

242 - 252 Pitt Street, Merrylands

IDRAFT ARCHITECTS

NORTHLAND

10 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

CUMBERLAND COUNCIL

Deep Soil Planting

A.Wilson / M.Tohill
R. Dixon / ZEBs

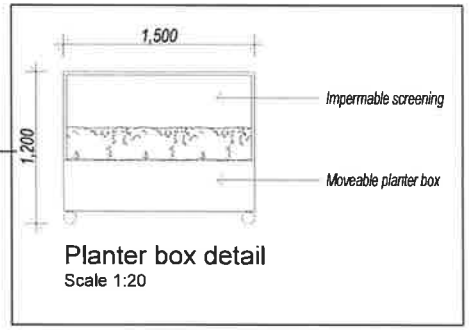
B - Detailed

A1/1:100

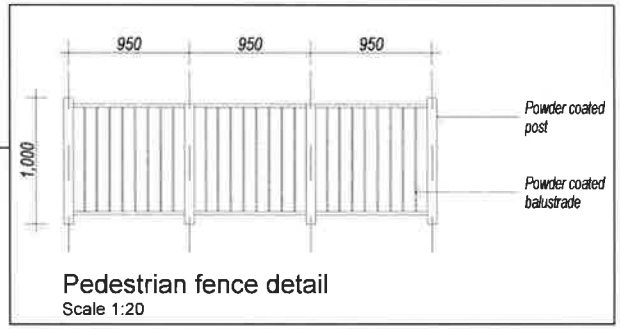
28/08/2019

28239 4005

Example of planter box



Planter box detail
Scale 1:20



Pedestrian fence detail
Scale 1:20