

Gladstone Street, Merrylands Lots 2 DP1217412
Developer_Merrylands 88 PTY LTD
Development Application



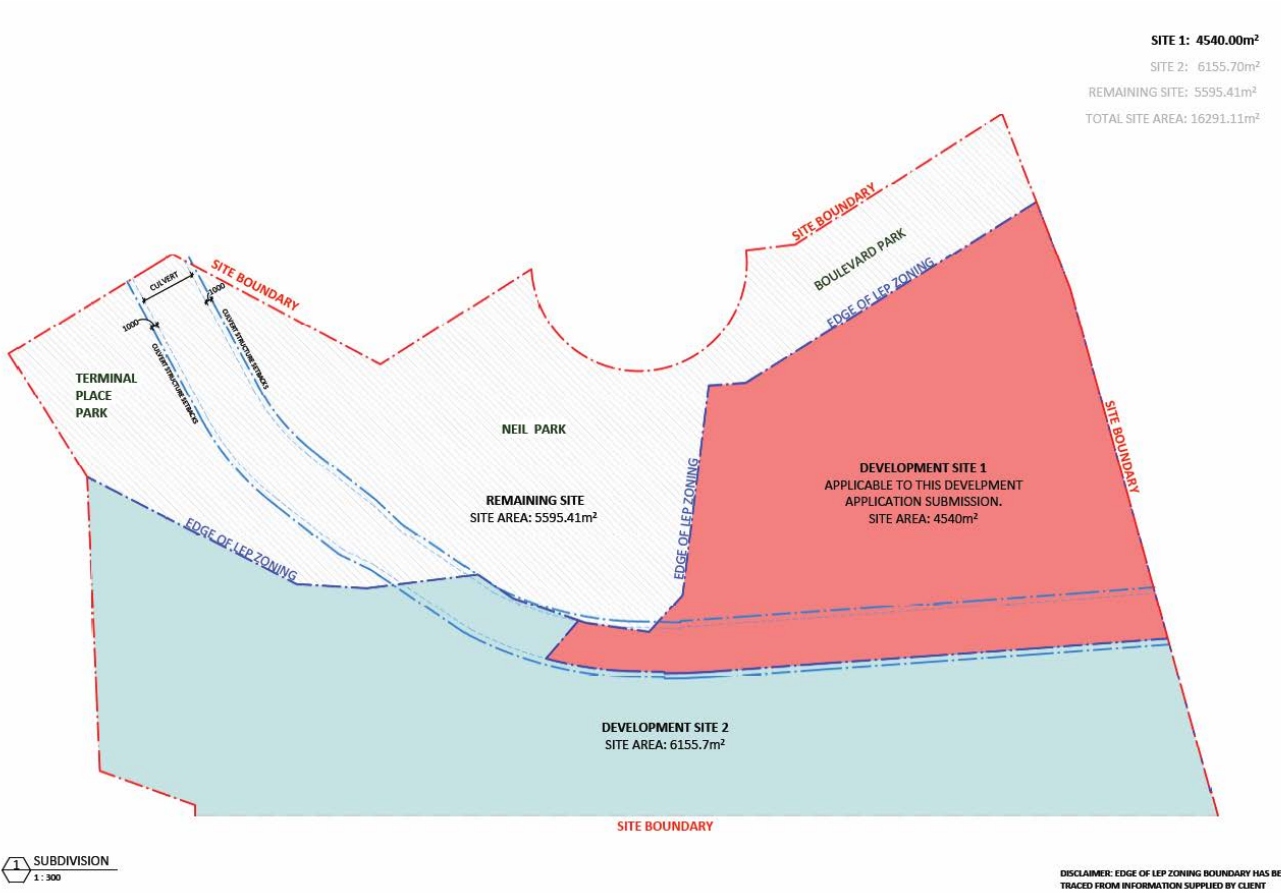
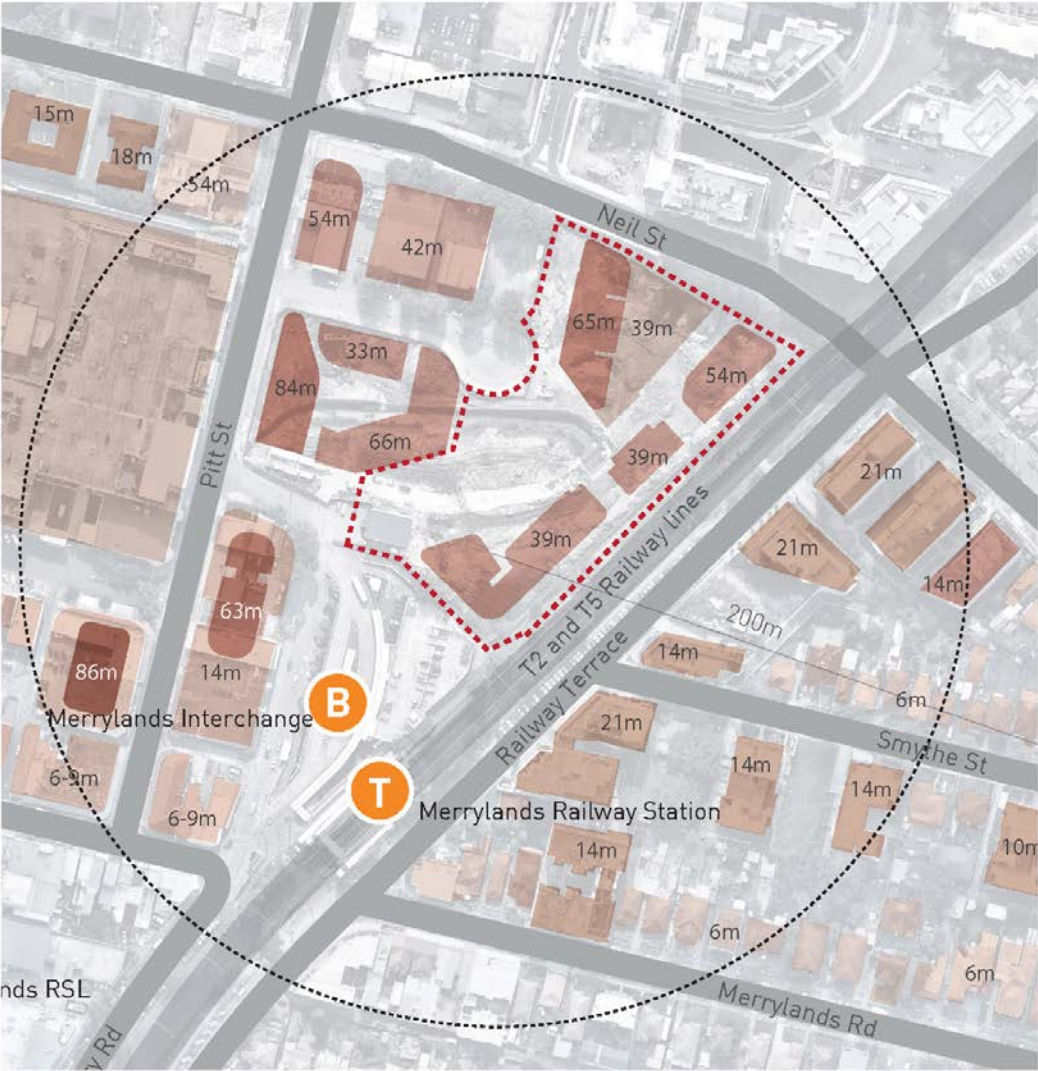
Planning Panel Briefing Meeting

Address: Gladstone Street, Merrylands
DA Number: DA2022/0722
PPSSWC Number: PPSSCC-414
Proposed Development: Construction of a 20 Storey mixed-use development
3x Commercial tenancies =296m²
Residential =245 Units
Parking (5 Basements) =344

Date Submitted: 28 November 2022
Applicant: Merrylands (A)88 Development Pty Ltd
SCCPP Determination Date:



SITE CONTEXT



- Existing height control allows a maximum of 65m on the north west of the site and a lower height of 39m towards the south
- There is no urban design marker to acknowledge the station and bus interchange at Merrylands.



Project Summary:

Site 1 Area: 4540

GFA: 22700

FSR: 5.0:1

Yield: 245

- 1B_31_13%
- 2B_193_79%
- 3B_21_9%

Construction of a 21 storey mixed use development on Site 1 comprising of 3 commercial tenancies on part of the ground floor and 245 apartments situated over a 5 storey basement car park.

SITE 1

SITE 2



224-220 Pitt St, Merrylands – Aland – March 2023 / PTW Architects

FLOOR PLAN



GROUND FLOOR



LEVEL 1-3

FLOOR PLAN

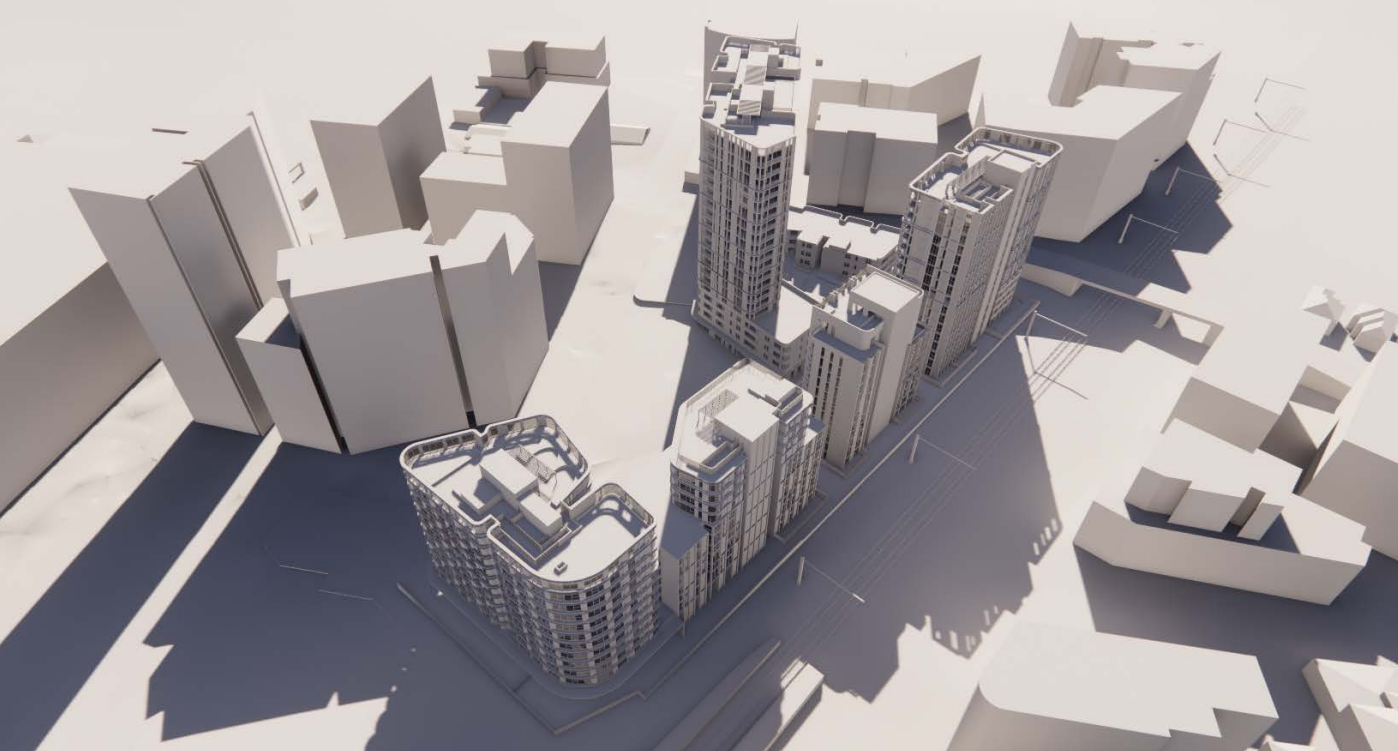


LEVEL 4-19

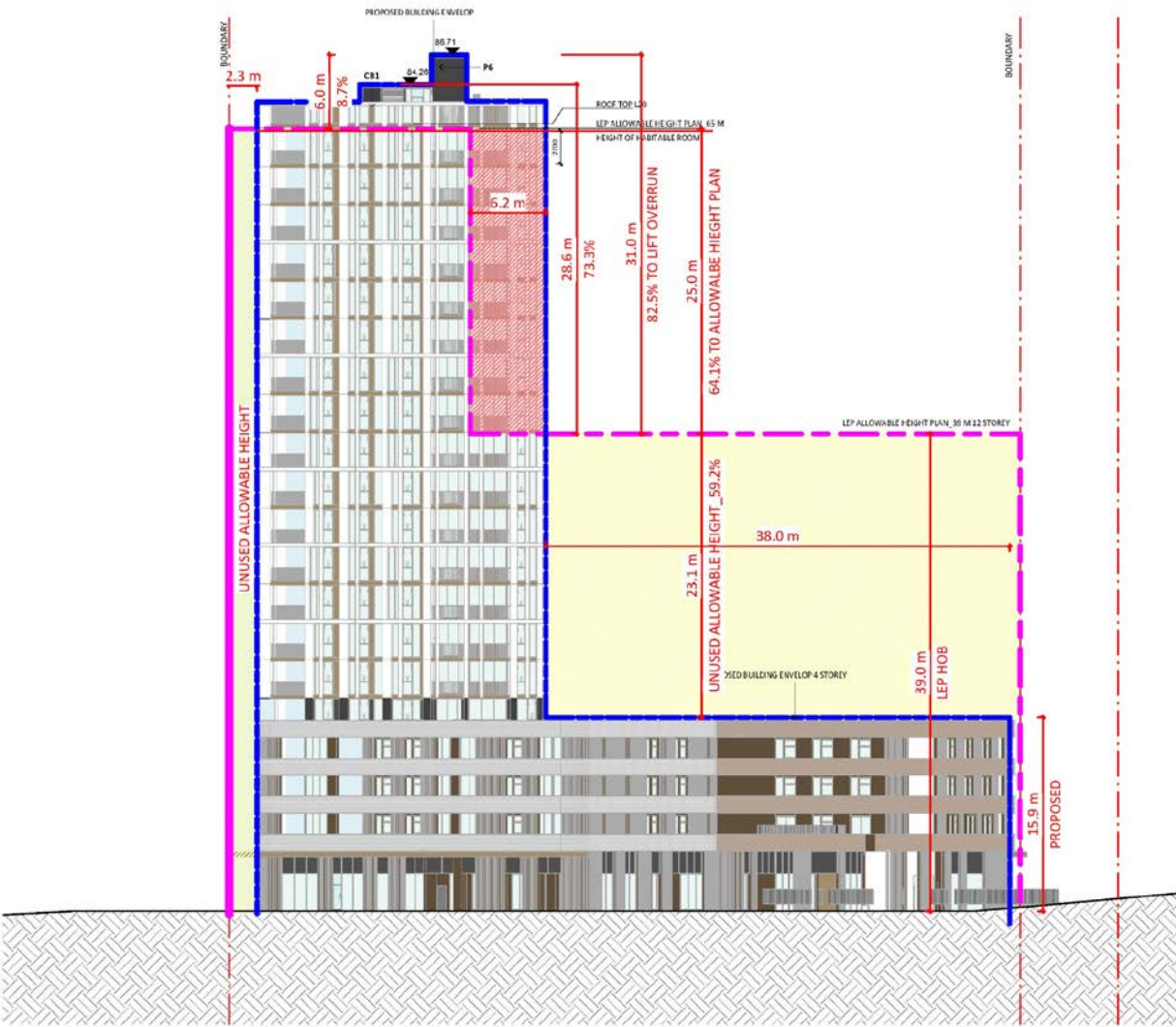


LEVEL 20_COMMUNAL OPEN SPACE

PHOTOMONTAGE



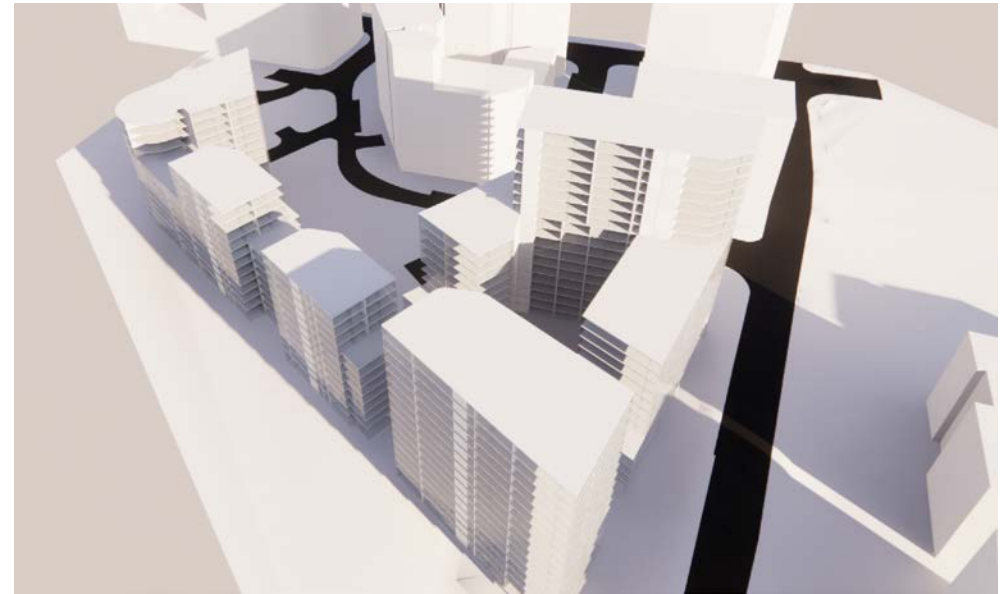
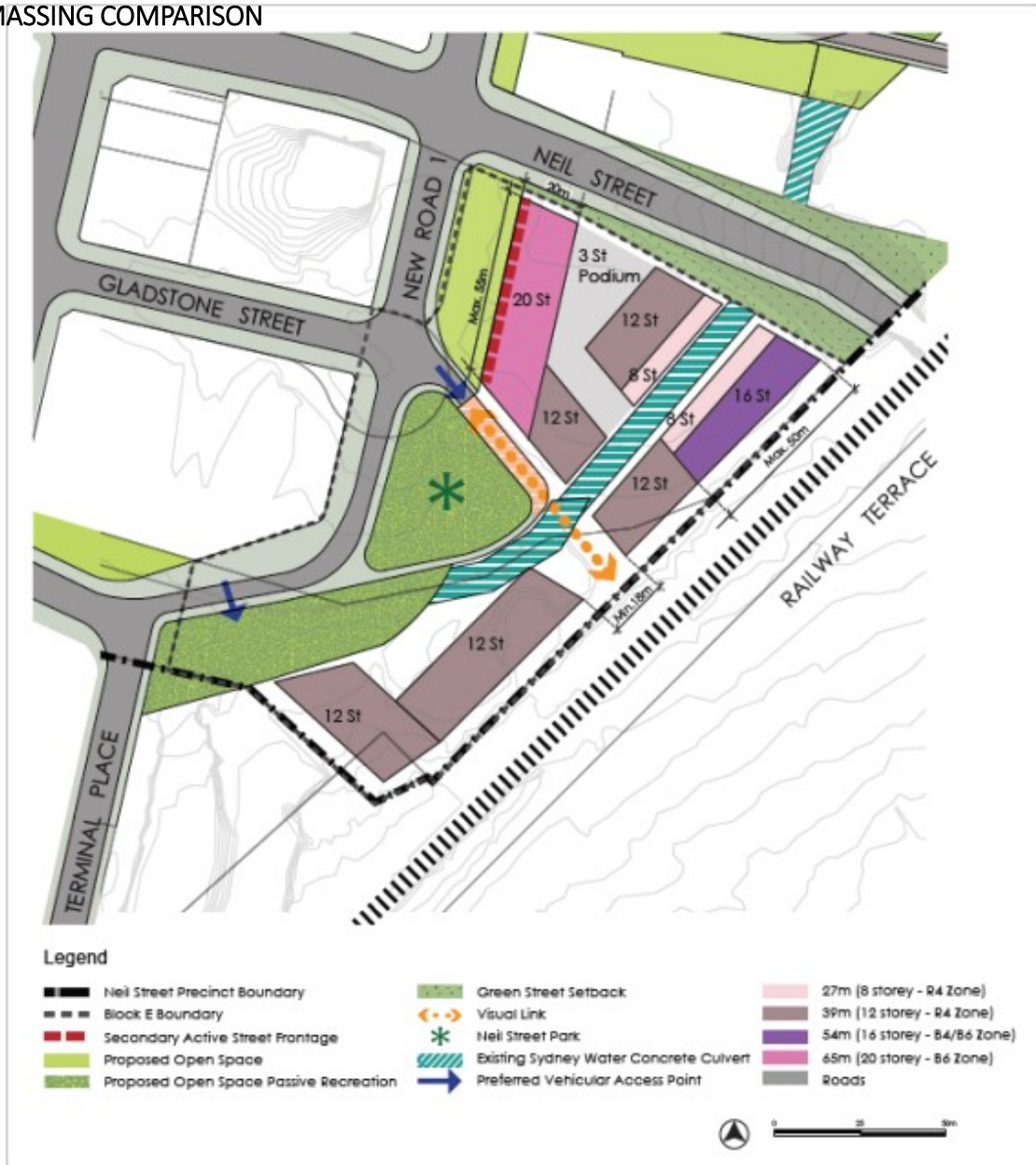
HEIGHT OF BUILDING



LEP HEIGHT CONTROL DIAGRAM
1 : 200



MASSING COMPARISON



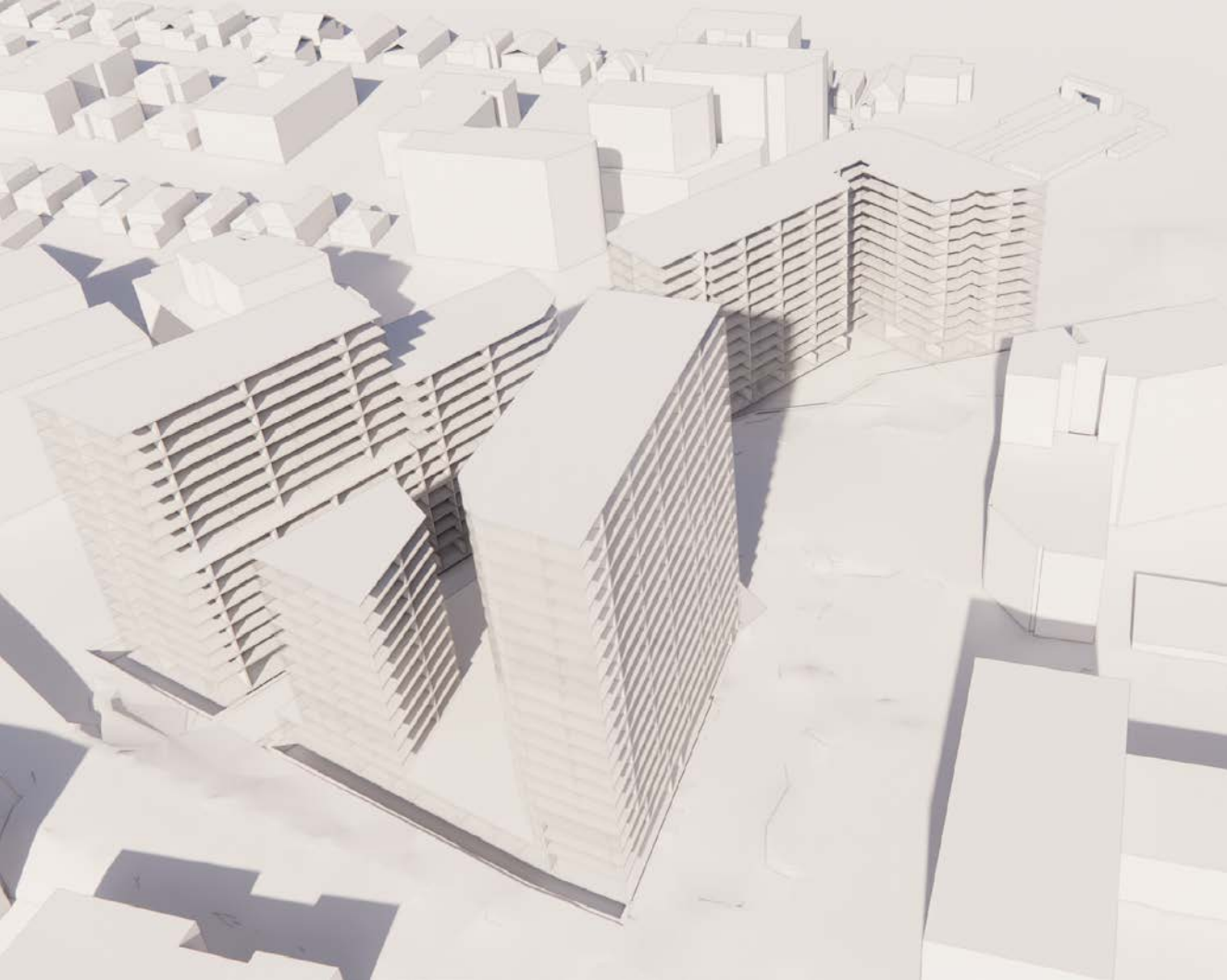
DCP ALLOWABLE BUILDING ENVELOPE



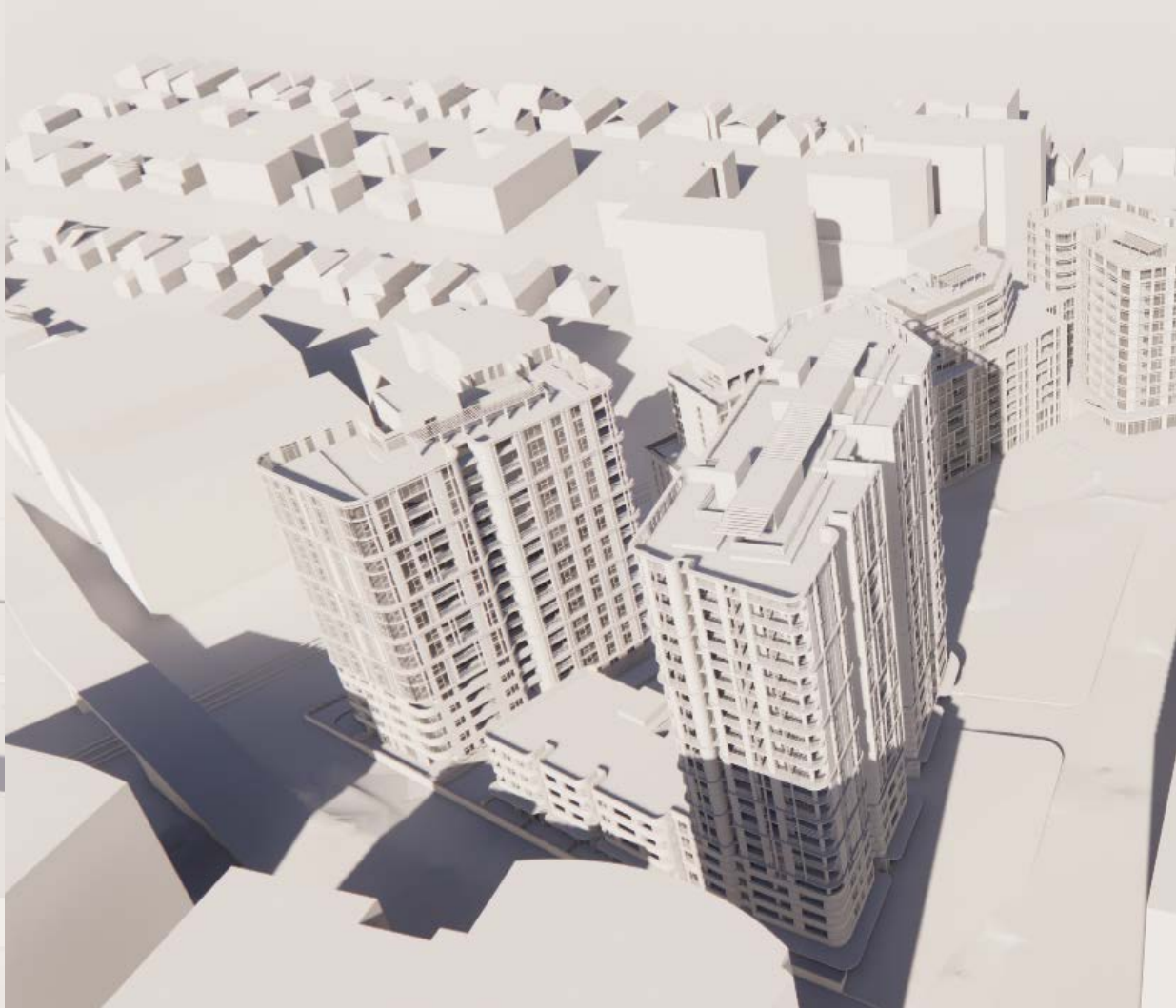
PROPOSED BUILDING ENVELOPE

Figure 43: Block D Height and Public Domain Plan

MASSING COMPARISON



DCP ALLOWABLE BUILDING ENVELOPE

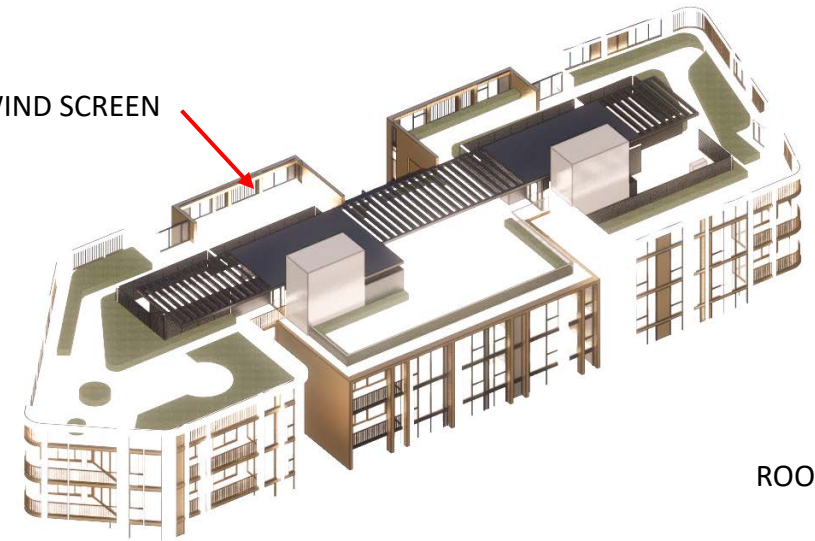


PROPOSED BUILDING ENVELOPE

HEIGHT OF BUILDING



WIND SCREEN



ROOF TOP





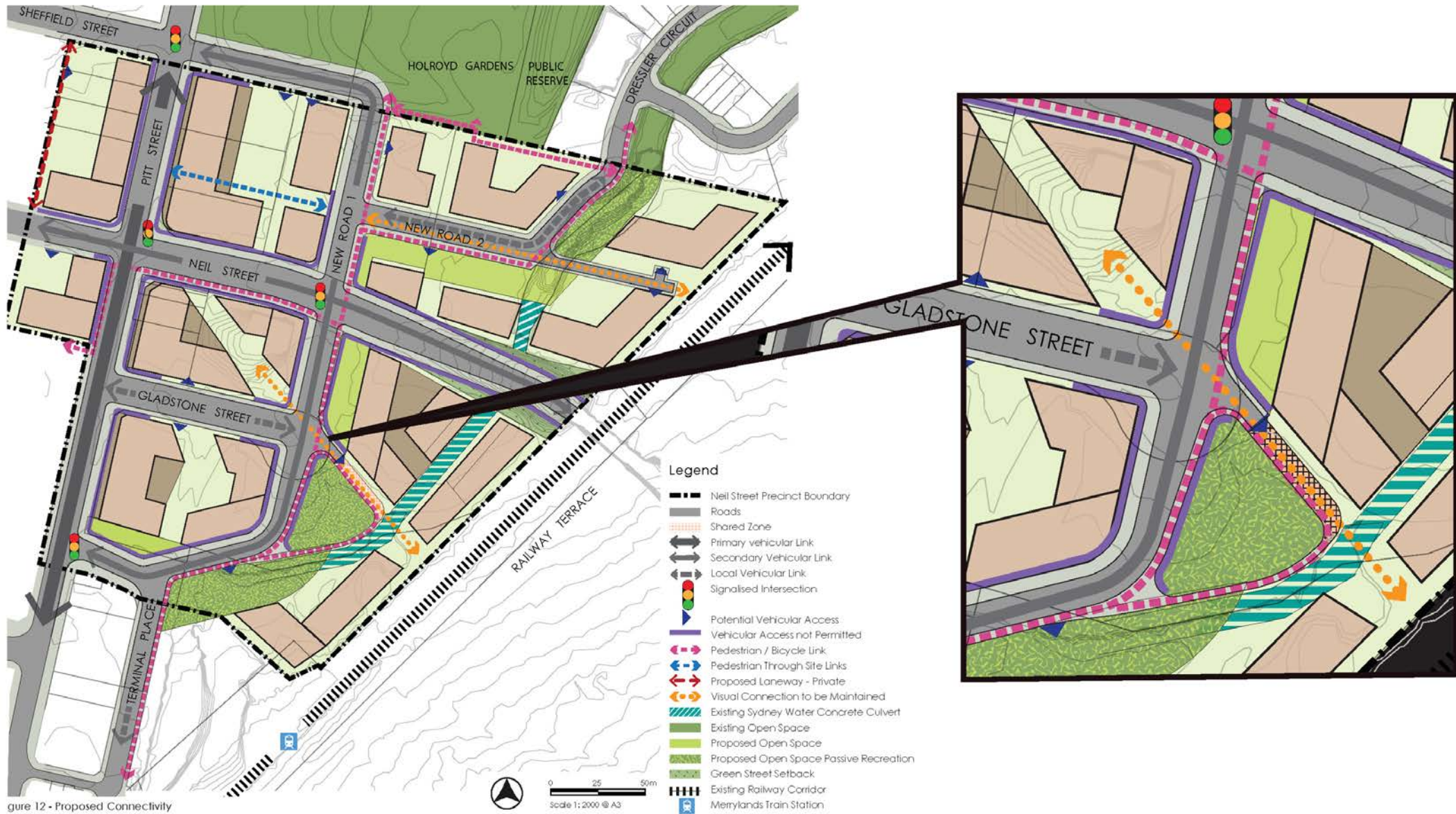


Figure 12 - Proposed Connectivity

CONNECTIVITY DIAGRAM_MERRYLANDS NEIL STREET PRECINCT- URBAN DESIGN REVIEW 2015

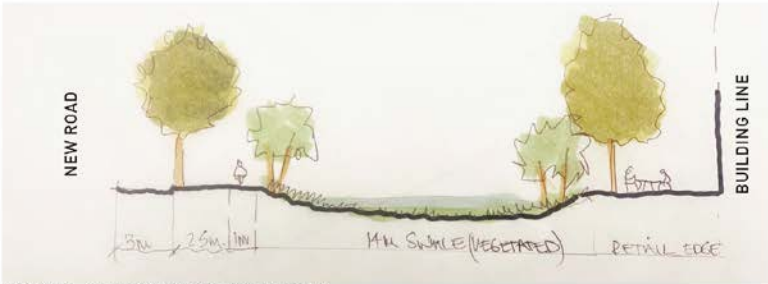
CONNECTIVITY_ DESIGN PROCESS



- COS (MAINTI & SCREENING)
 - RESIDENT'S C
 - GARDENER'
 - BUILDING EN
 - CARPARK EN
- STAGE 1:
SITE AREA: 4800 sqm
MIN. 25% COS: 1200 sqm
- STAGE 2:
SITE AREA: 5882 sqm
MIN. 25% COS: 1470.5 sqm
- DEEP SOIL
TOTAL SITE AREA: 10682
MIN. 7% DEEP SOIL: 758
- POTENTIAL E
ZONE: 3780



WSUD SWALE DESIGN OPTIONS



OPTION 1: APPROVED SMEC CIVIL DESIGN



OPTION 2: PROPOSED DESIGN

OPTION 1: APPROVED SMEC CIVIL DESIGN

- Significant swale footprint removes Boulevard park space
- Generally minimises useable space throughout the public domain
- Squeezes retail spill out space in public domain
- Discourages connections across from new Road into precinct
- Vegetated 1:4 battered edges

OPTION 2: PROPOSED DESIGN

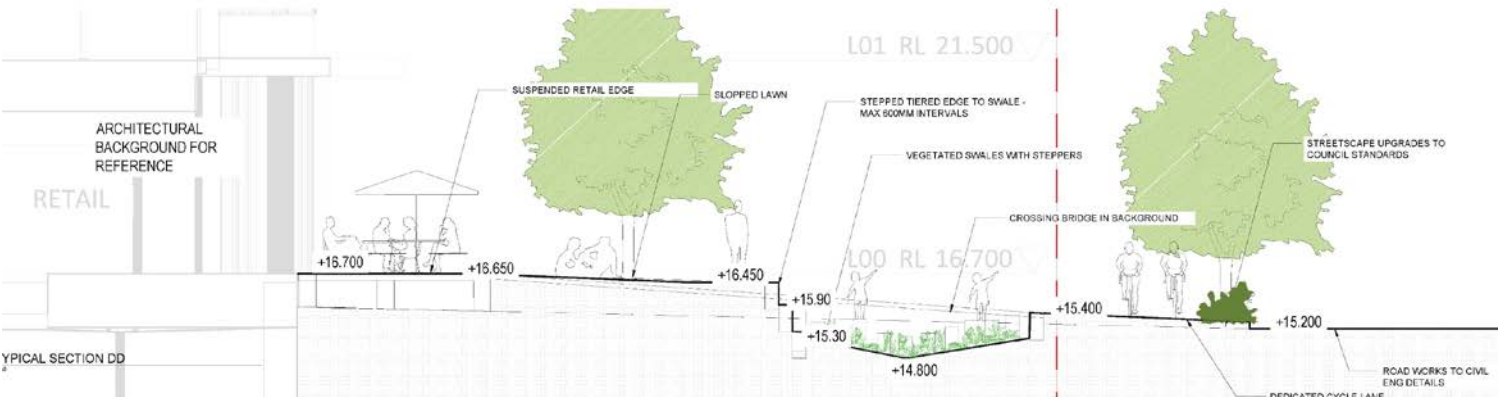
- Allows for boulevard park edge to retail interface
- Allows for interaction with swale and provides more useable green space within precinct
- Allows for more generous retail spill out space and activation of public open space
- Proposed swale width allows more fluid movement across into the precinct
- Ballast edge with small pockets of vegetation



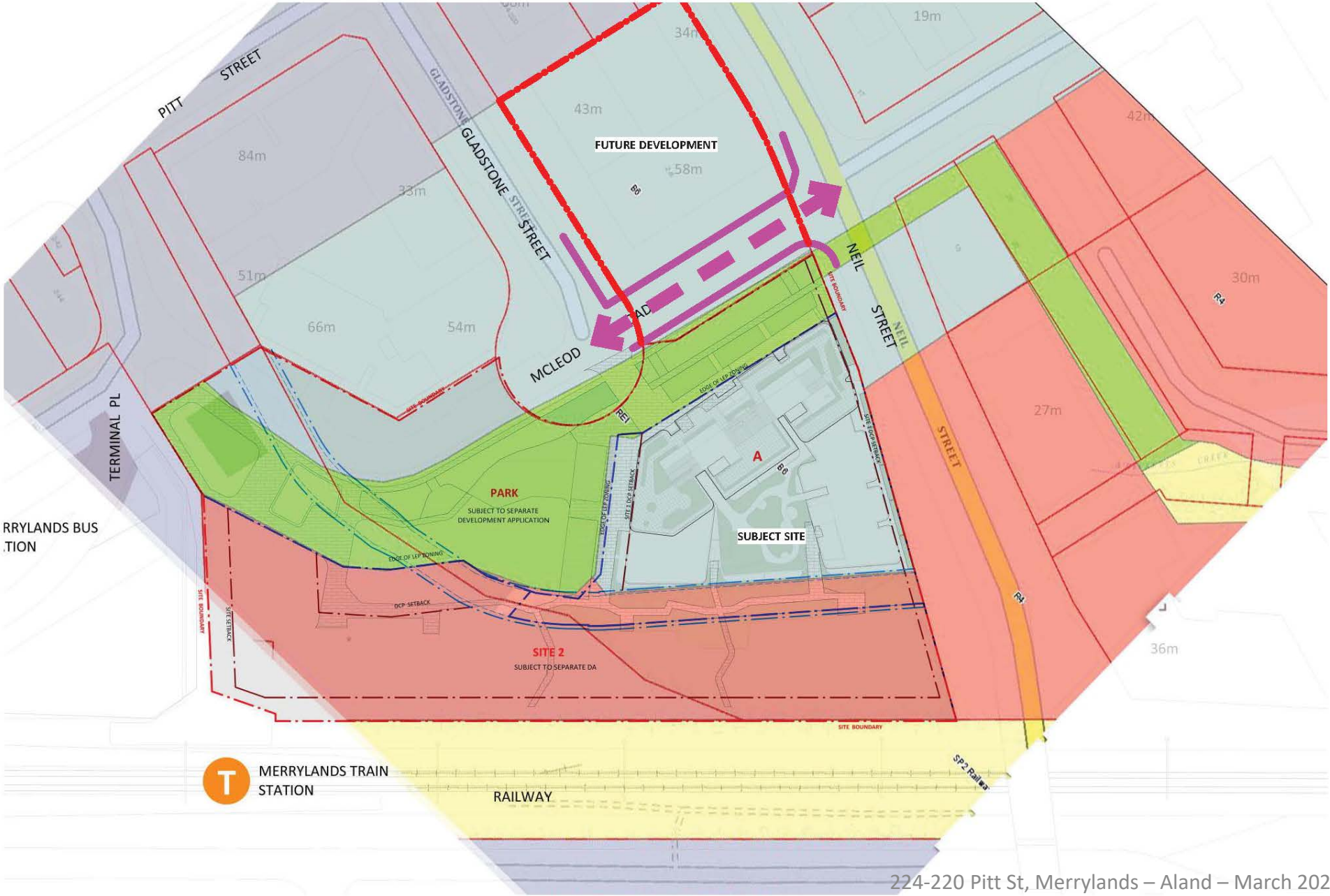
ALAND MERRYLANDS 224 240 PITT ST

LANDSCAPE SKETCH CONCEPT & STRATEGY - PRE DA PRESENTATION JUL 22

P 21



CONNECTIVITY_MCLEOD ROAD CONNECTION



STREET FROM THE CORNER OF NEIL STREET AND MCLEOD ROAD





