



## DESIGN EXCELLENCE CERTIFICATE

Certificate No: DEC 001/2020

Date: 6 August 2020

### PROPERTY DETAILS

Street Address:	233, 249-259 Merrylands Road and 52-54 McFarlane Street, Merrylands
Lot No:	Lot 5 DP 17401, Lot 10 DP 814298, Lot 22 Section A DP 7916, Lot 25 Section A DP 7916, Lot 26 Section A DP 7916, Lot 27 Section A DP 7916, Lot 28 Section A DP 7916, Lot 29 Section A DP 7916, Lot 9 DP 244047, Lot 10 DP 244047, Lot 5 DP 244047, Lot 6 DP 244047, Lot 7 DP 244047, Lot 8 DP 244047

### PROPOSED DEVELOPMENT

Description of Proposed Design Scheme includes: -

**Construction of a mixed use development comprising 5 mixed use buildings, including retail and commercial tenancies, childcare facility and 790 residential apartments, over 4 levels of basement parking, associated stormwater, public domain and landscaping works**

Conditions to be applied development consent to validate Design Excellence shall be as follows: -

#### **Amended Architectural Plans**

Prior to the issue of a Construction Certificate, amended Architectural Plans are to be provided to and approved by Council, demonstrating the following: -

- Greater variety in utility, size and character of the Communal Open Spaces throughout the development;
- Eat Street comprising a 'Shared Zone', to facilitate pedestrian activity within a low speed environment through the provision of a maximum 10km/hr speed limit, textured surfaces and other treatments to clearly demarcate it as a pedestrian priority space);
- Coordination of documentation to ensure that manifestation of all built elements is accurately represented in the architectural documents.

#### **Document Identification Details: -**

Architectural Documentation for the Coronation project prepared by Turner Architects: -

- Project Number 19011 Issue 01 issued for DEP and Pre-DA Review, dated 05 03 2020 with further amendments issued on 28 April 2020;
- Documents referenced to DEP comments dated 21 May 2020.

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Landscape Architectural Proposal Merrylands Coronation, prepared by Taylor Brammer  
Landscape Architects Pty Ltd: -

- issued for DEP and Pre-DA Review, dated 05 03 2020 with further amendments issued on 28 April 2020;
  - Documents referenced to DEP comments dated 21 May 2020.
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#### CERTIFICATION

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This certificate hereby certifies that the abovementioned development has satisfied the design excellence assessment criteria detailed in Clause 6.11 (Design excellence) of the Holroyd Local Environmental Plan 2013 and is worthy of:

**1. An increase of up to 10% above the maximum permissible building height (Cl. 6.11(5))**

**2: An increase of up to 0.5:1 above the maximum permissible floor space ratio (Cl. 6.11(6))**

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Approval:



Chairperson  
Cumberland Design Excellence Panel

Date: 06 August 2020

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