



PLANNING PROPOSAL

MIXED USED DEVELOPMENT

26 - 30 PARKES STREET, PARRAMATTA

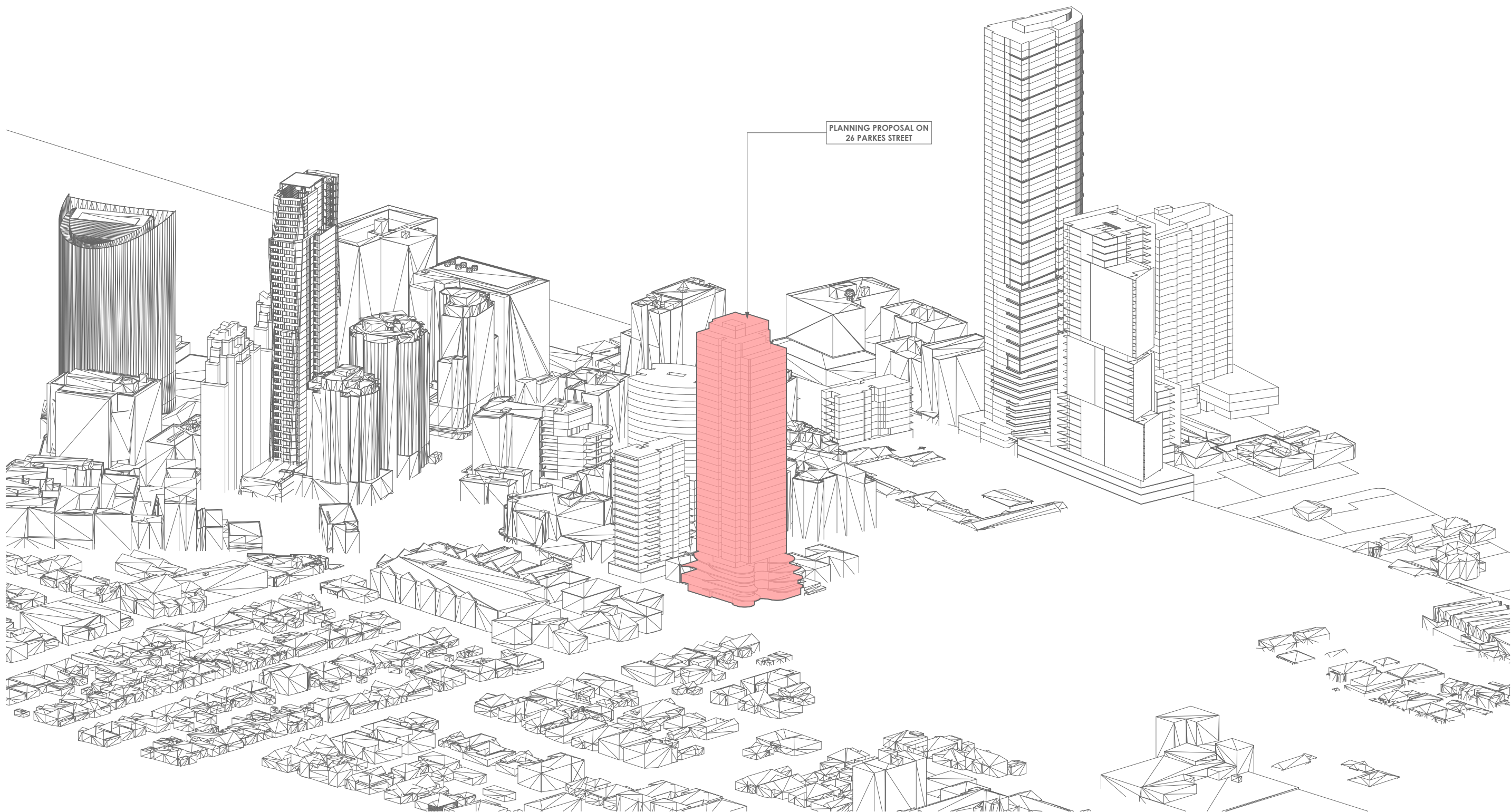
APRIL 2020

FOR

PARKES STREET NSW PTY LTD

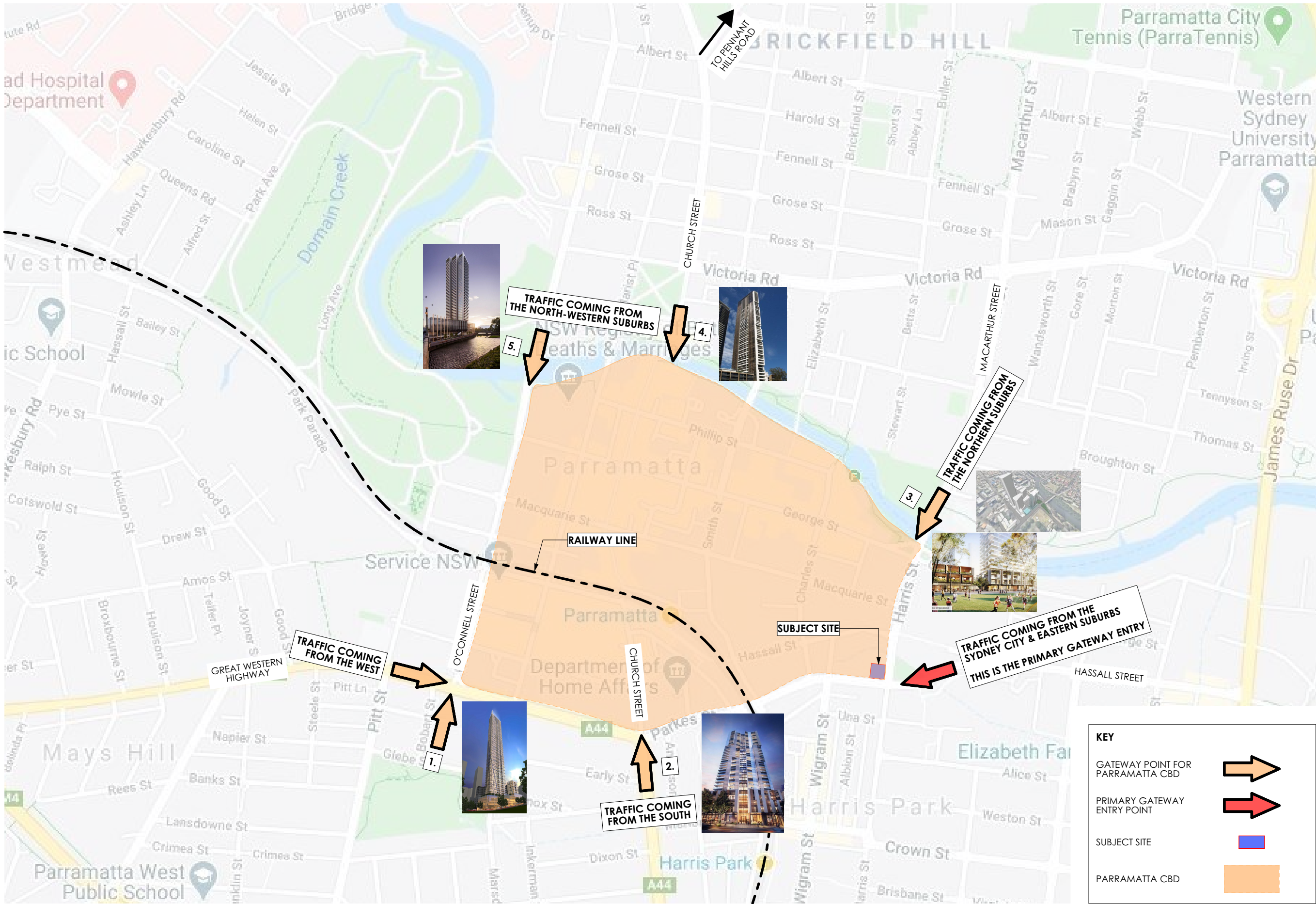
DRAWING LIST	
00	COVER SHEET
01	ARTIST IMPRESSION
02	CITY CONTEXT VIEW
03	LOCATION PLAN
04	LOCATION PLAN OF GATEWAY ENTRANCES TO PARRAMATTA CBD
05	BASEMENT 6 (LOWEST)
06	BASEMENT 4-5 (TYPICAL)
07	BASEMENT 2-3 (TYPICAL)
08	BASEMENT 1
09	GROUND FLOOR - COMMERCIAL / RETAIL
10	LEVEL 1 - COMMERCIAL
11	LEVEL 2 - COMMERCIAL
12	LEVEL 3 - COMMERCIAL
13	LEVEL 4 - PODIUM : RESIDENTIAL COMMUNAL SPACE
14	LEVEL 5 - 28 TYPICAL RESIDENTIAL
15	LEVEL 29 - 32 TYPICAL RESIDENTIAL
16	LEVEL 33 - 35 TYPICAL UPPER RESIDENTIAL
17	LEVEL 36 ROOFTOP RESIDENTIAL
18	PRECINCT LAYOUT - GRD
19	PRECINCT LAYOUT - L01
20	PRECINCT LAYOUT - L02-03
21	PRECINCT LAYOUT - L04
22	PRECINCT LAYOUT - L05+ TYPICAL RESIDENTIAL
23	GFA DIAGRAMS
24	GFA DIAGRAMS
25	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28
26	ADG SOLAR ACCESS ANALYSIS TYPICAL UPPER LEVEL 29-32
27	ADG COMPLIANCE SCHEDULE 01
28	ADG COMPLIANCE SCHEDULE 02
29	SHADOW IMPACT ANALYSIS 01
30	SHADOW IMPACT ANALYSIS 02
31	SECTION A
32	SECTION B
33	SOUTH ELEVATION (PARKES STREET)
34	EAST ELEVATION (HARRIS STREET)
35	SURVEY





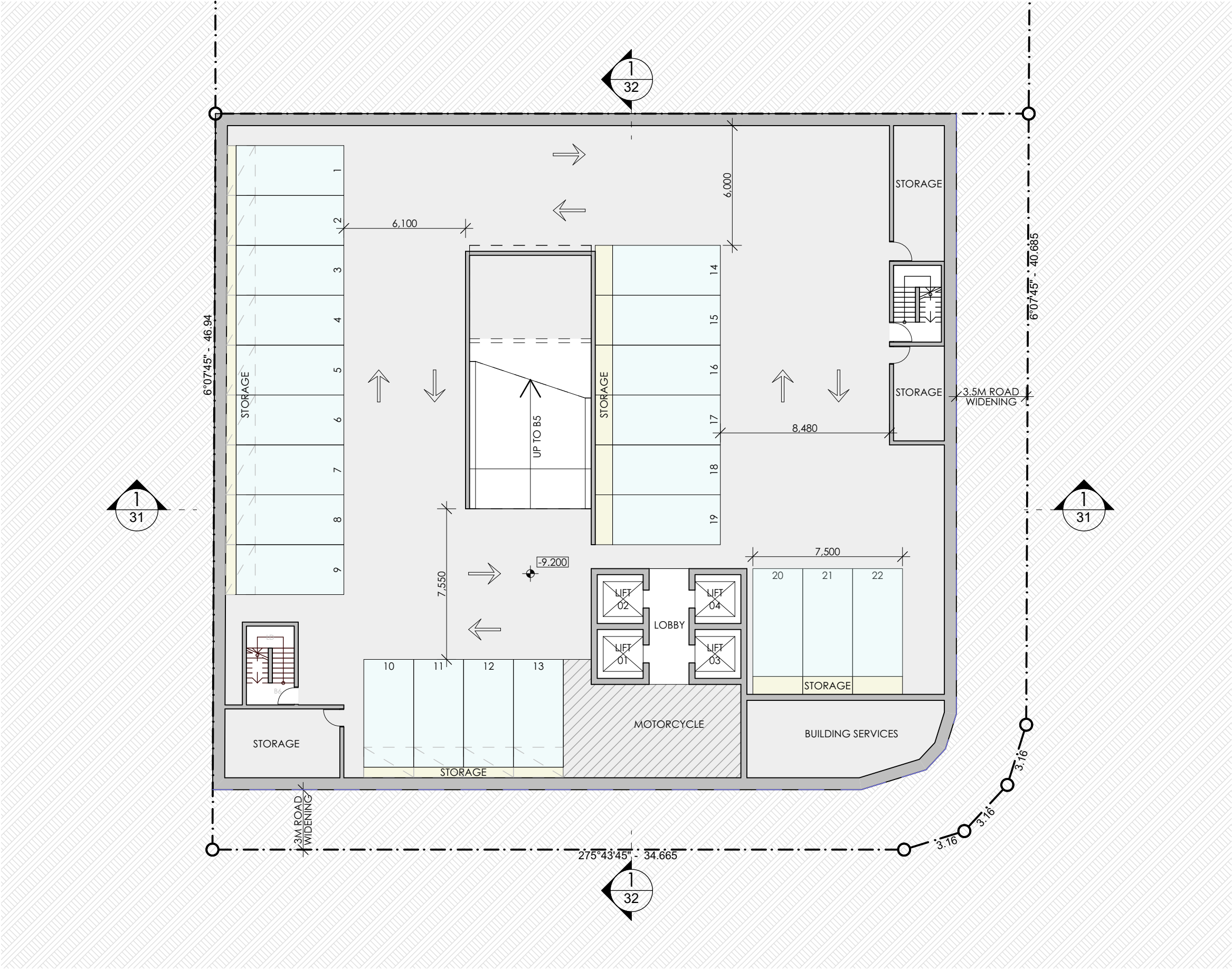


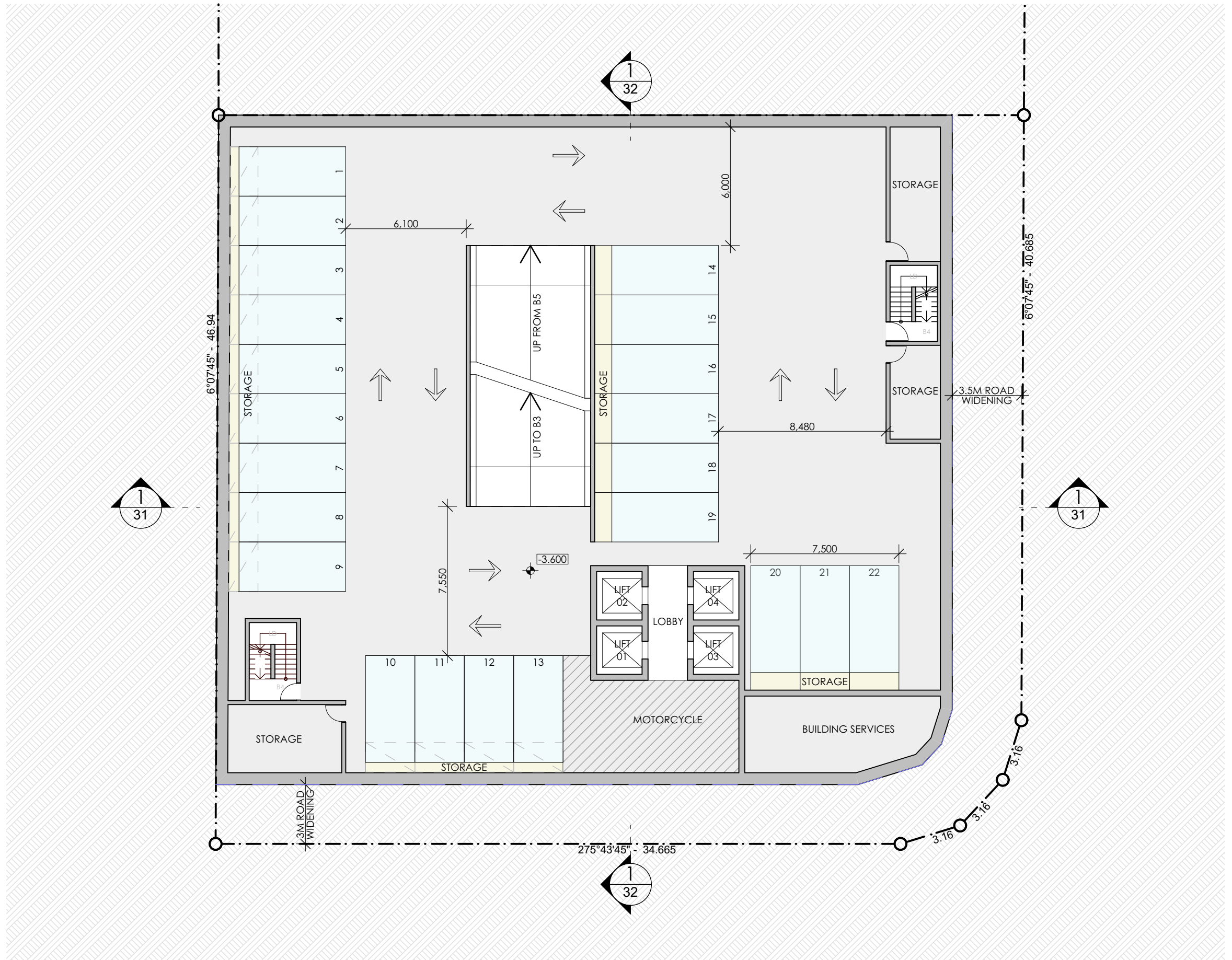
1 LOCATION PLAN
1:2000



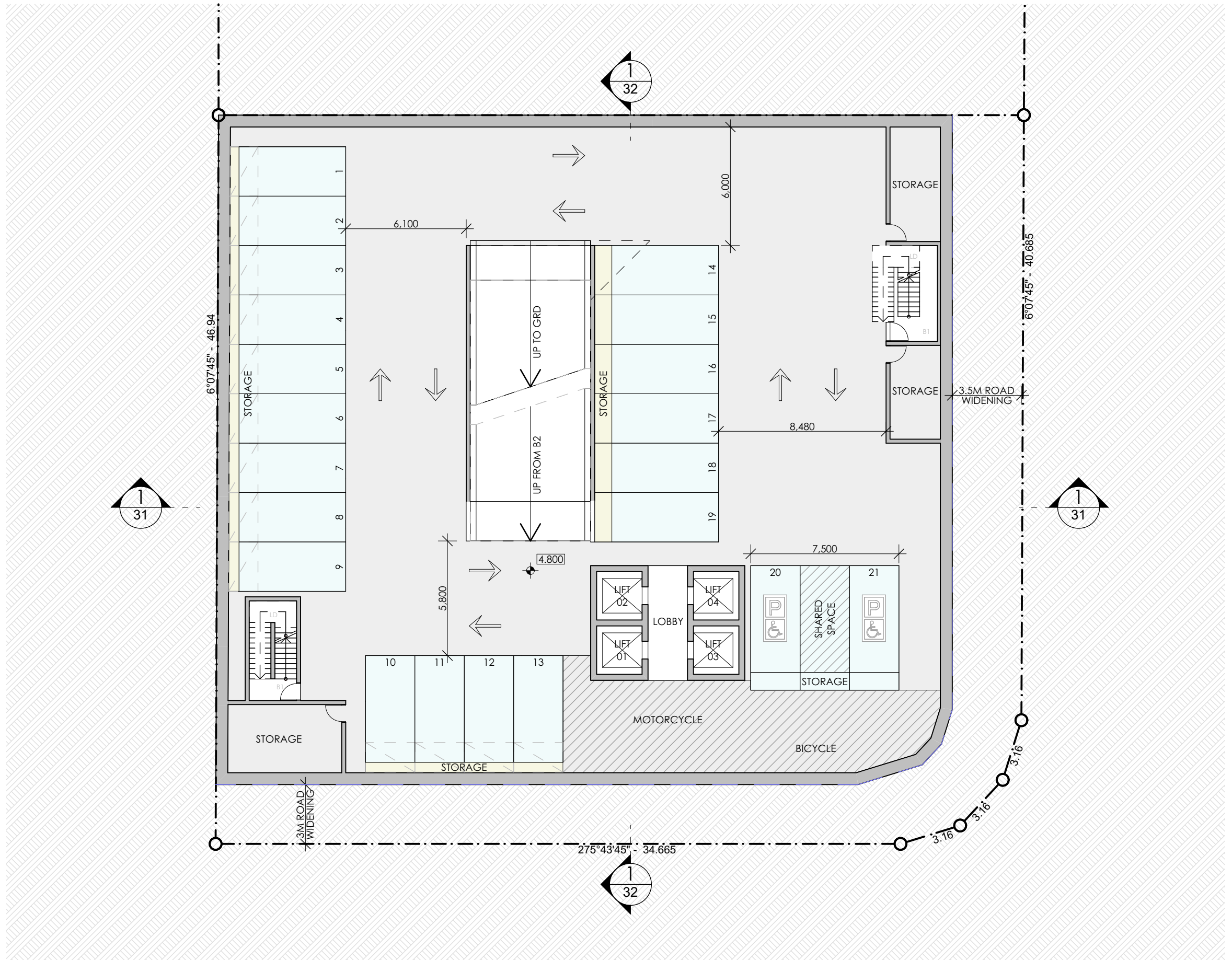
KEY

- GATEWAY POINT FOR PARRAMATTA CBD
- PRIMARY GATEWAY ENTRY POINT
- SUBJECT SITE
- PARRAMATTA CBD









Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

DRAFT

REV	DESCRIPTION
P1	ISSUE FOR INFORMATION
P2	ISSUE FOR INFORMATION
P3	ISSUE FOR INFORMATION
P4	ISSUE FOR INFORMATION
P5	COUNCIL SUBMISSION FOR PP

BY	DATE
VW	22.01.2019
AD	18.03.2020
AD	23.03.2020
AD	27.03.2020
AD	30.04.2020

CLIENT:

PARKES STREET PTY LTD

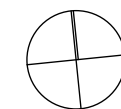
PROJECT TITLE:

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA

DRAWING TITLE:

BASEMENT 1

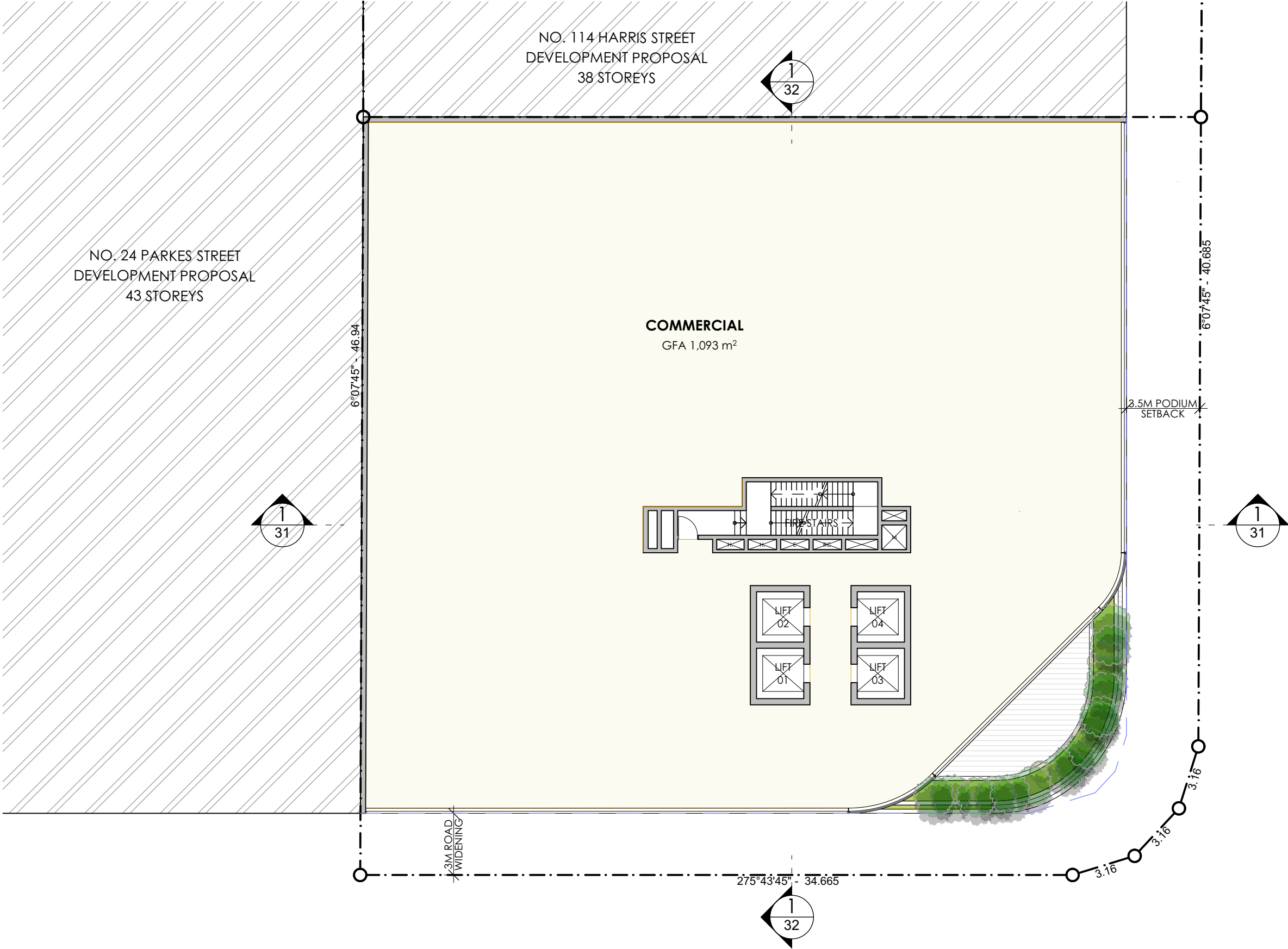
NORTH POINT:

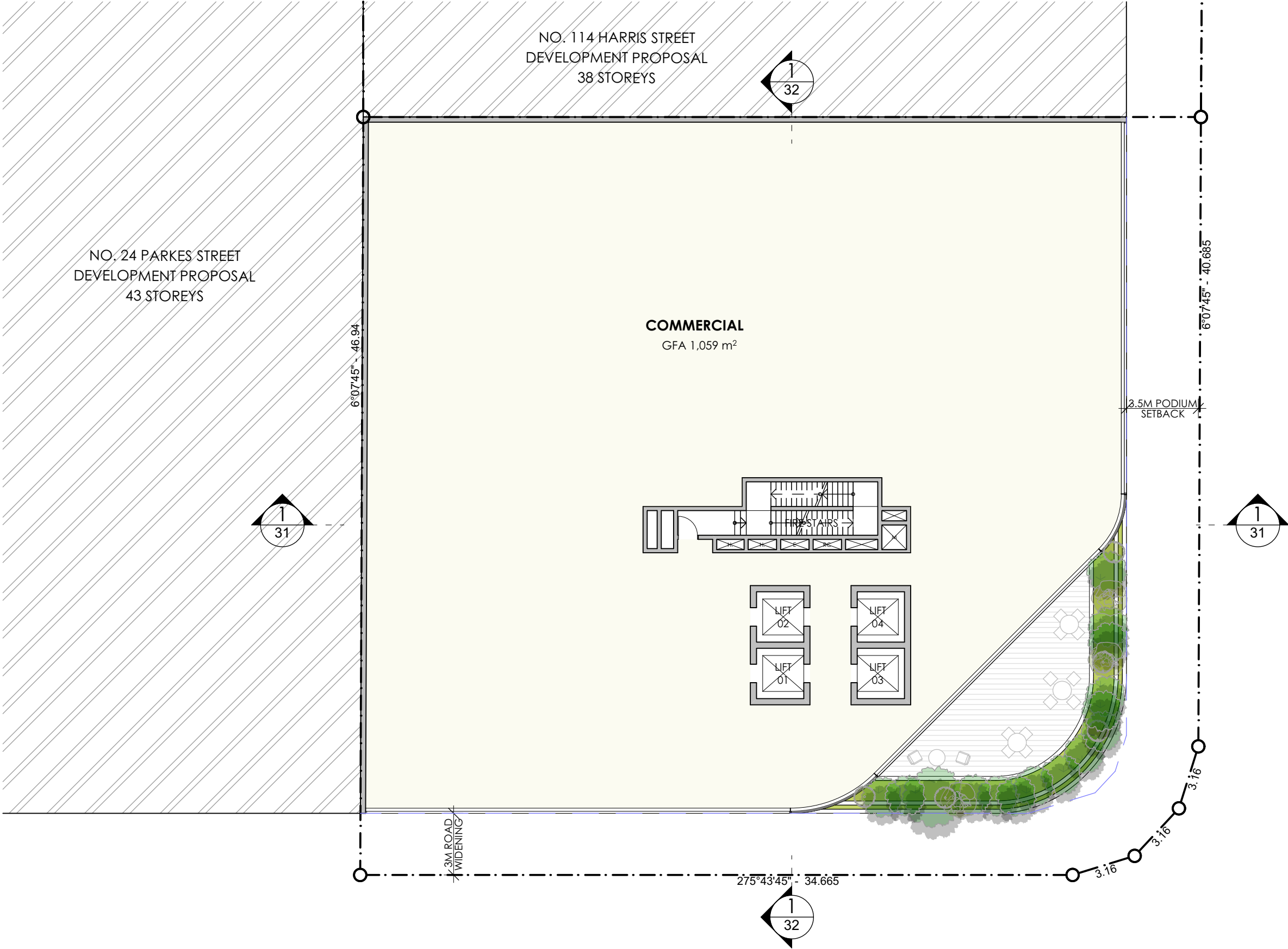


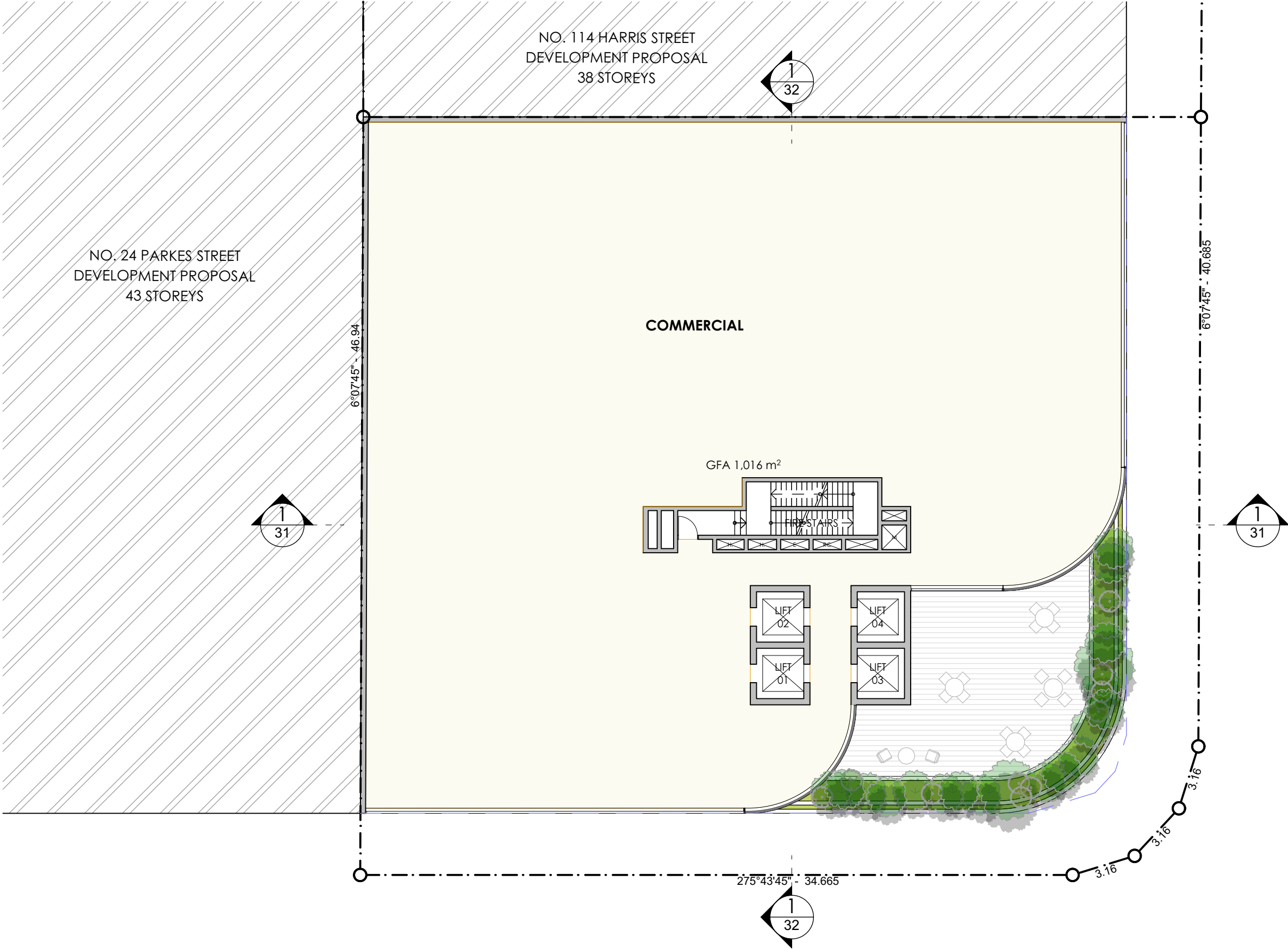
DRAWN BY: VW
CHECKED BY: LL, PI
SCALE: 1:200 AT A3
PROJECT No: P368

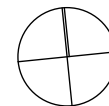
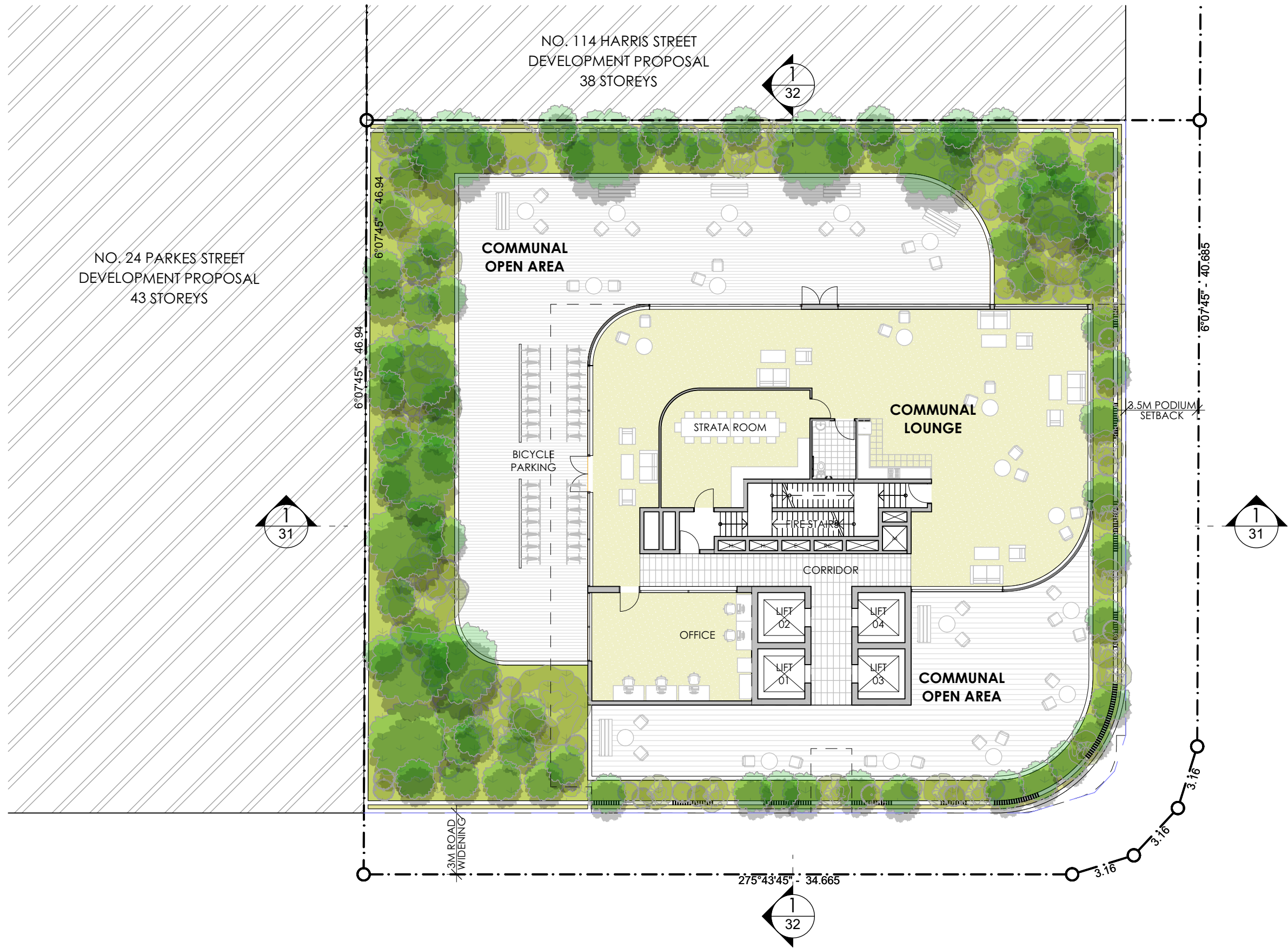
PP 08 P5
stage. dwg no. revision

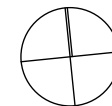
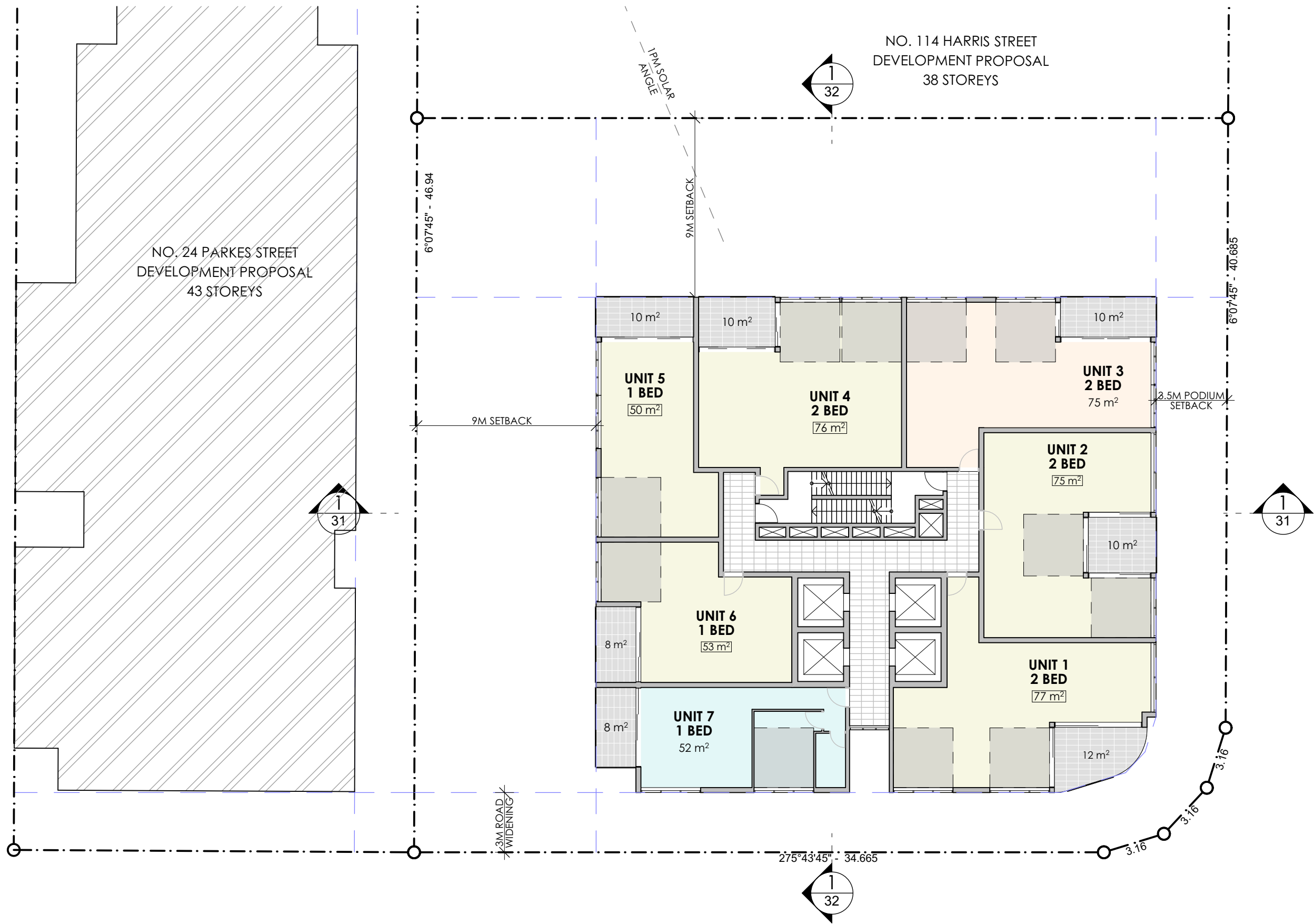






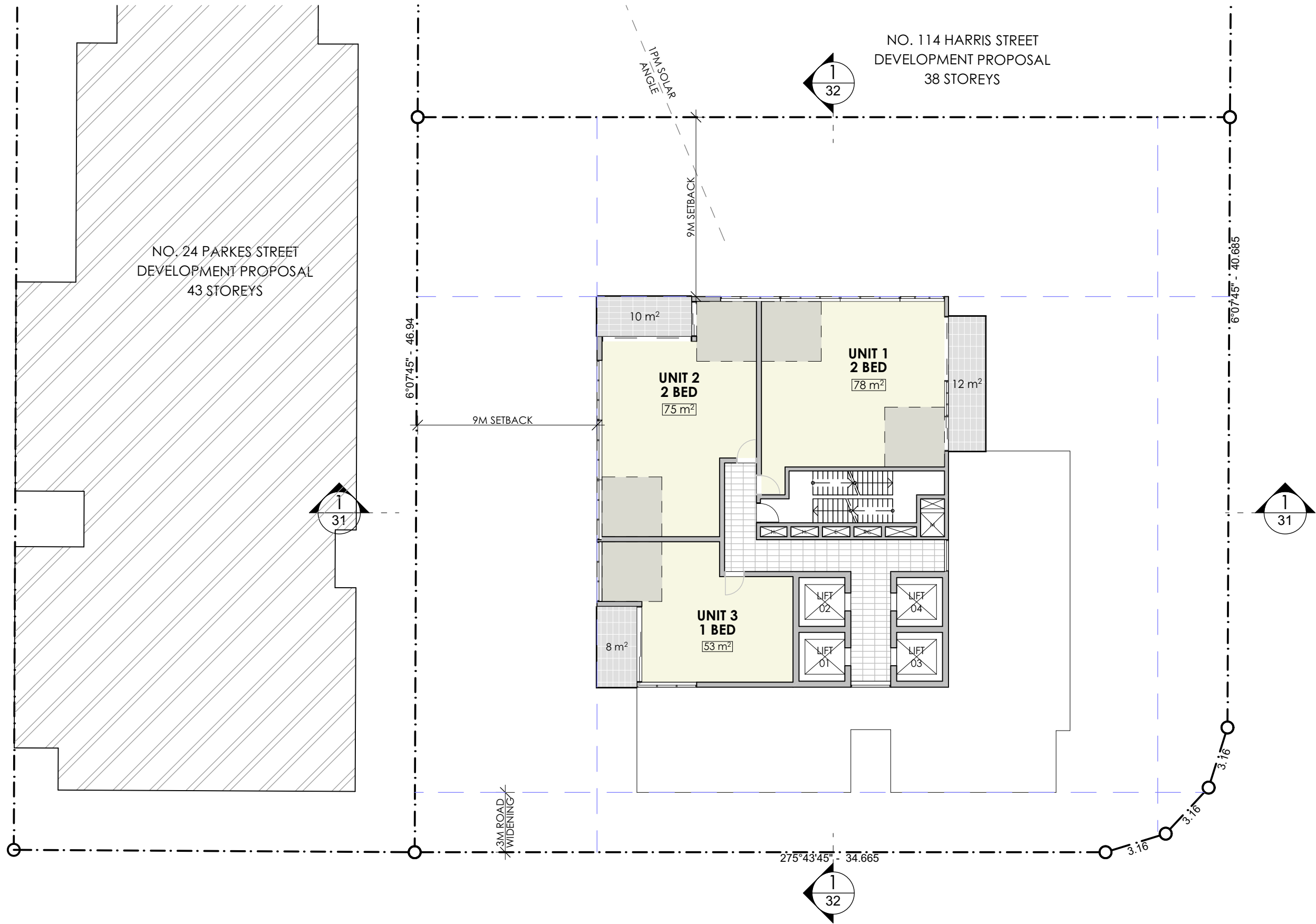


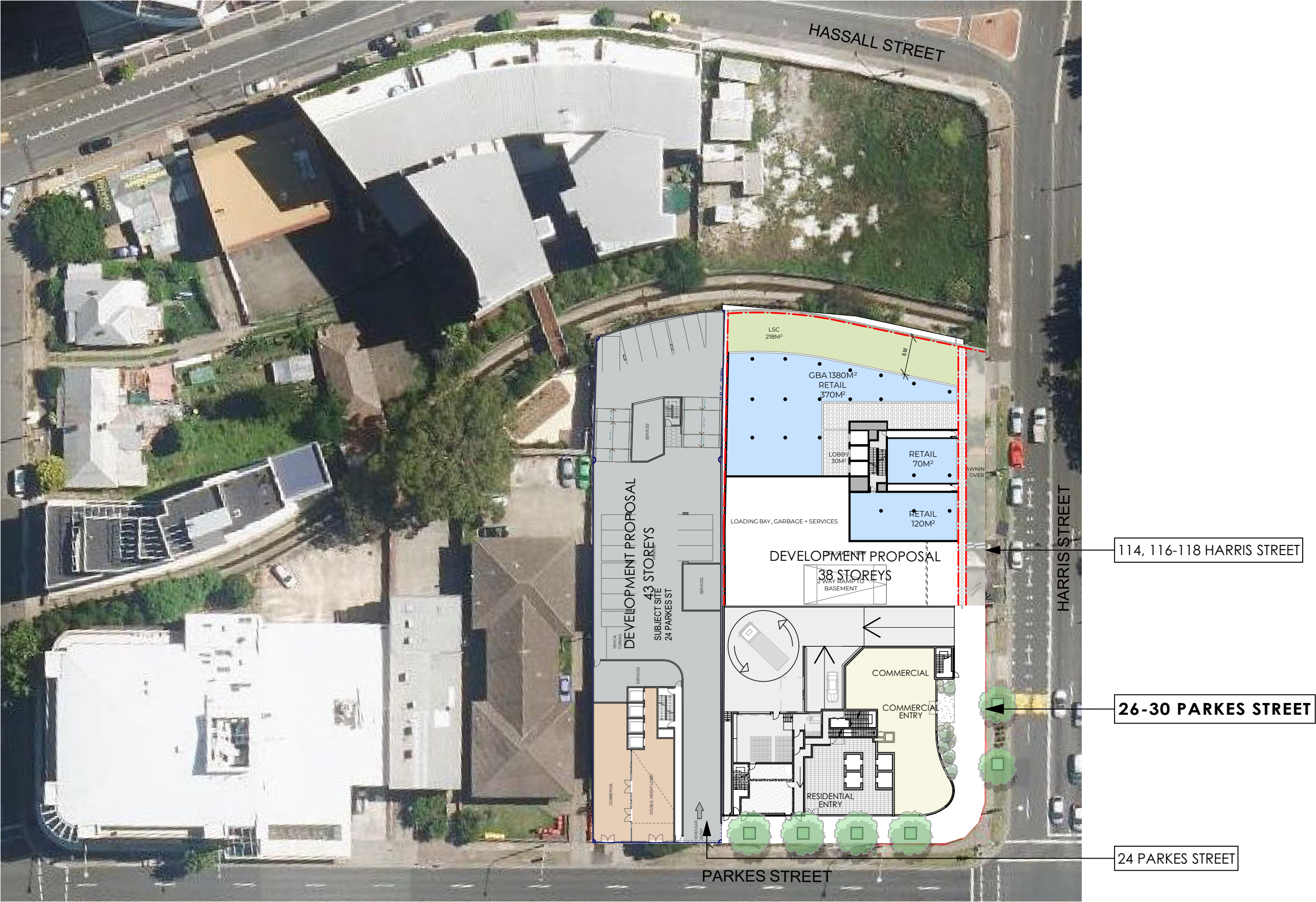








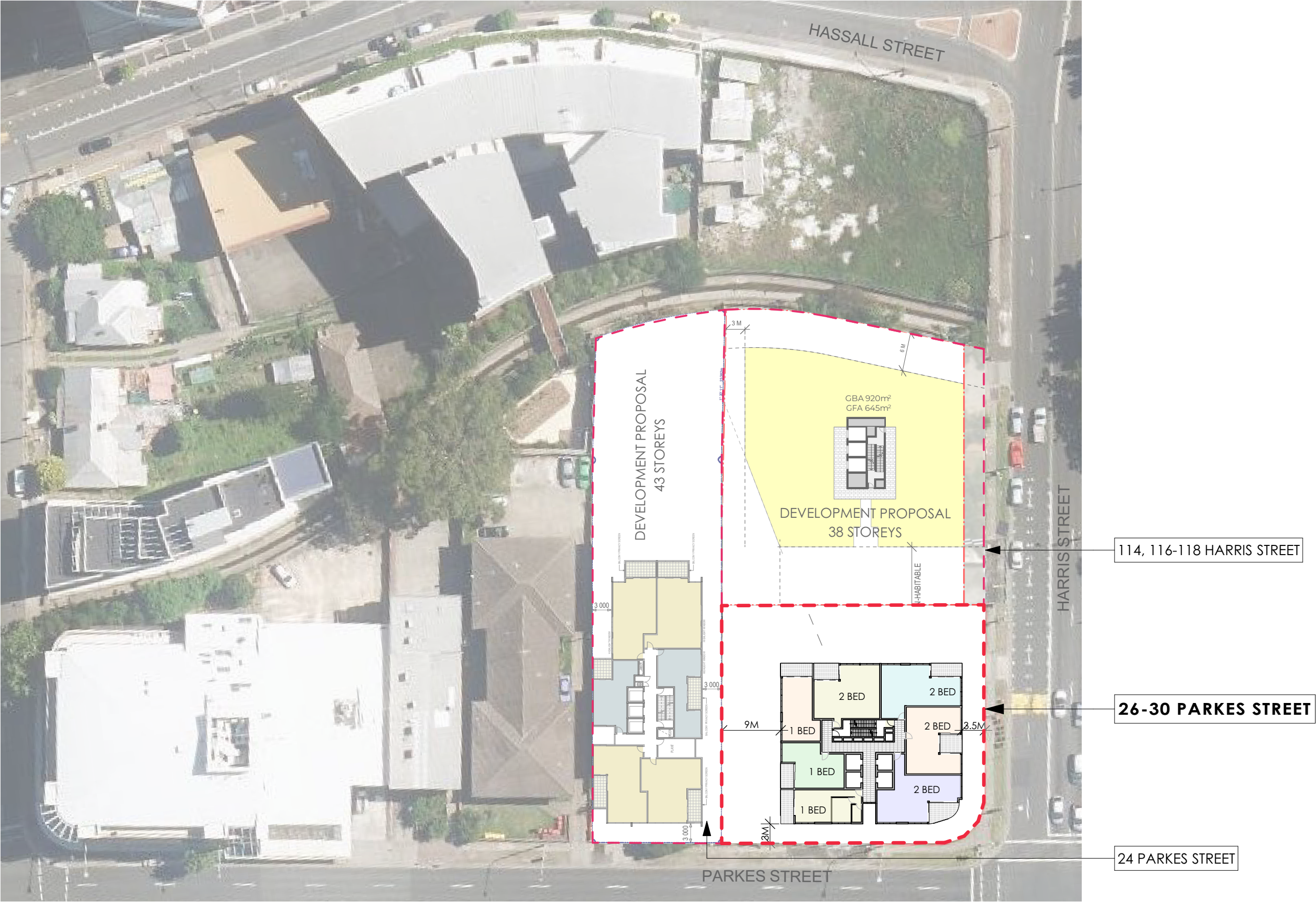


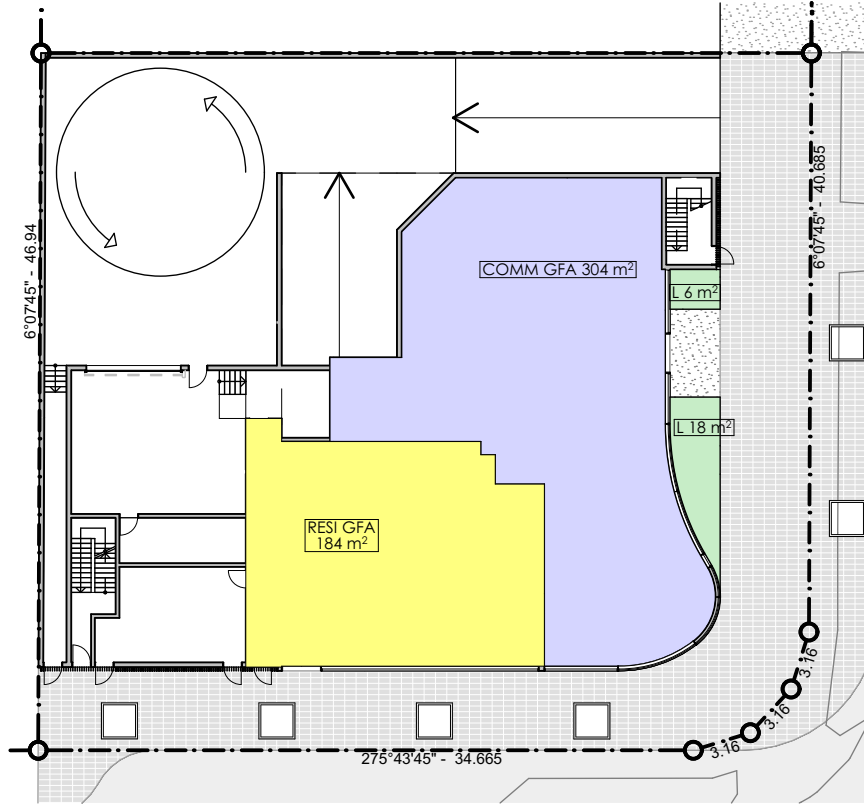




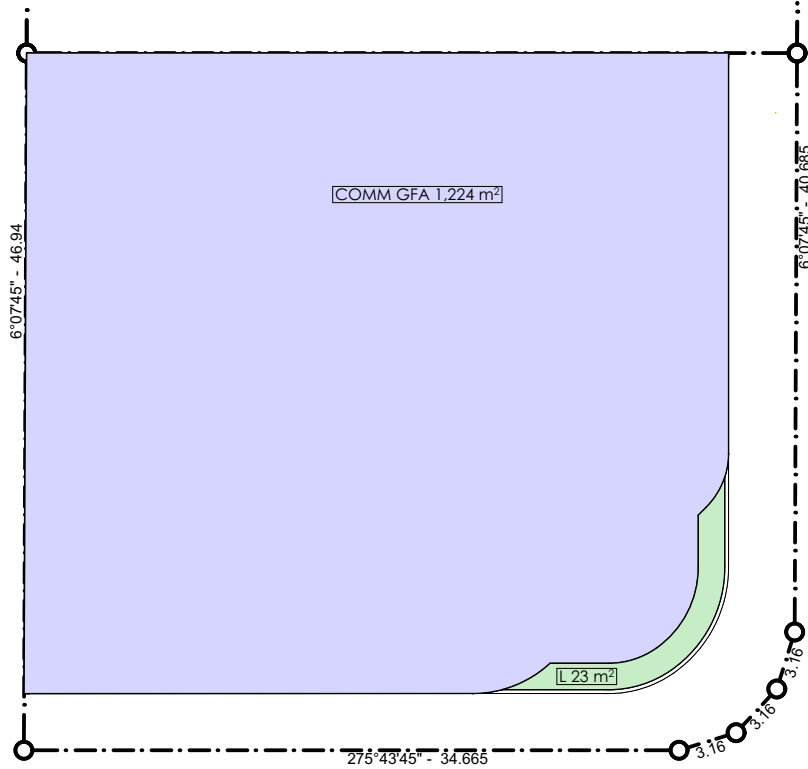




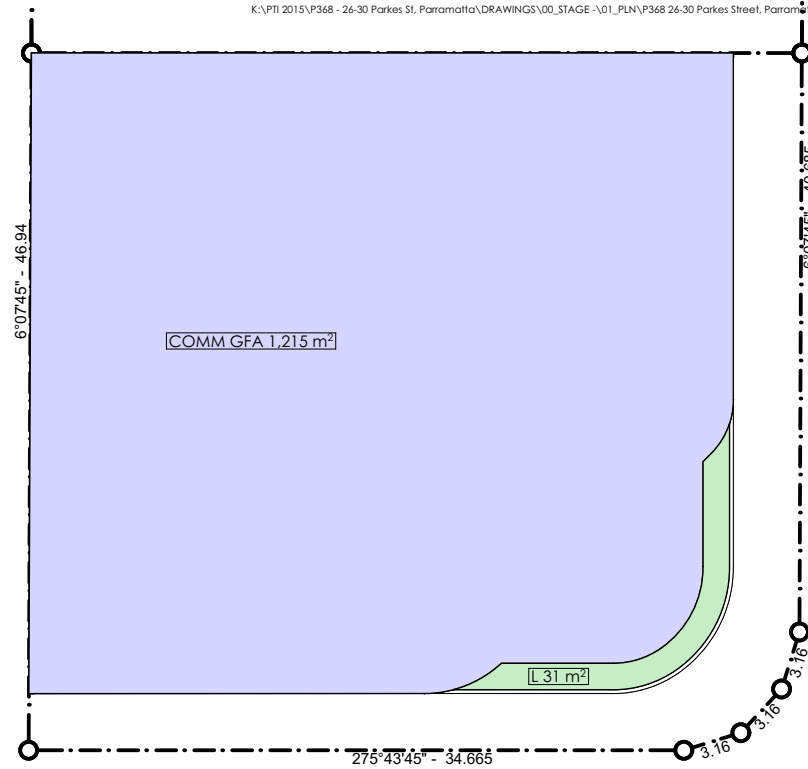




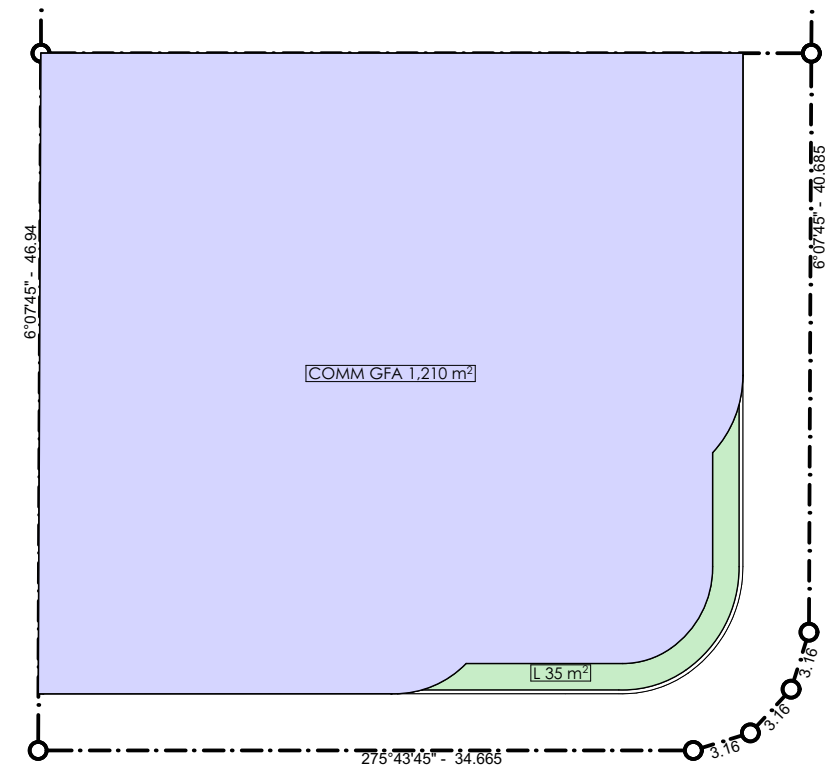
1 GROUND FLOOR COMMERCIAL + ENTRY
1:400



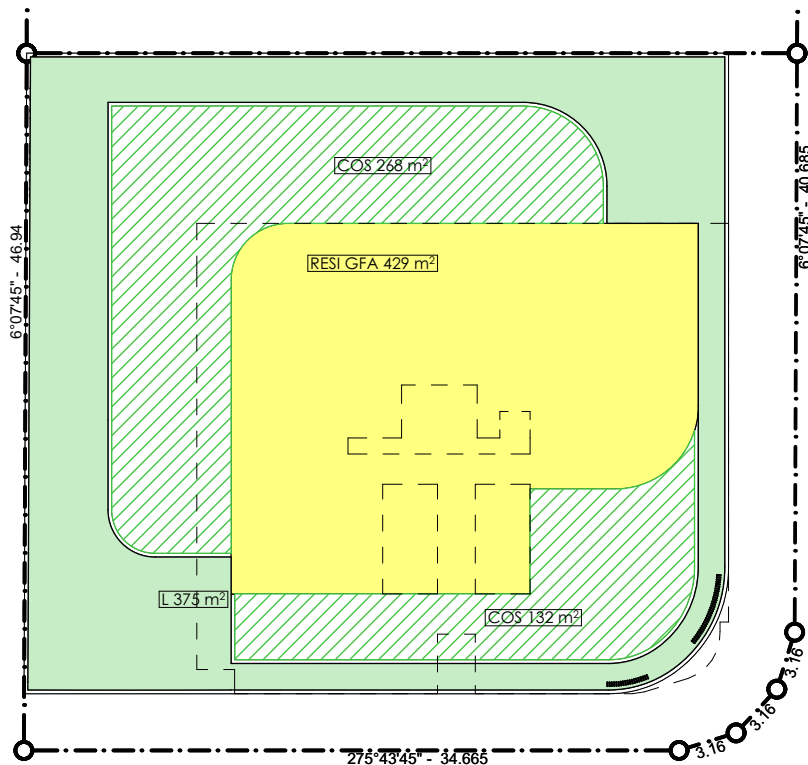
2 LEVEL 1 COMMERCIAL
1:400



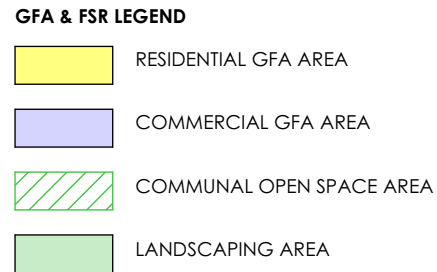
3 LEVEL 2 COMMERCIAL
1:400

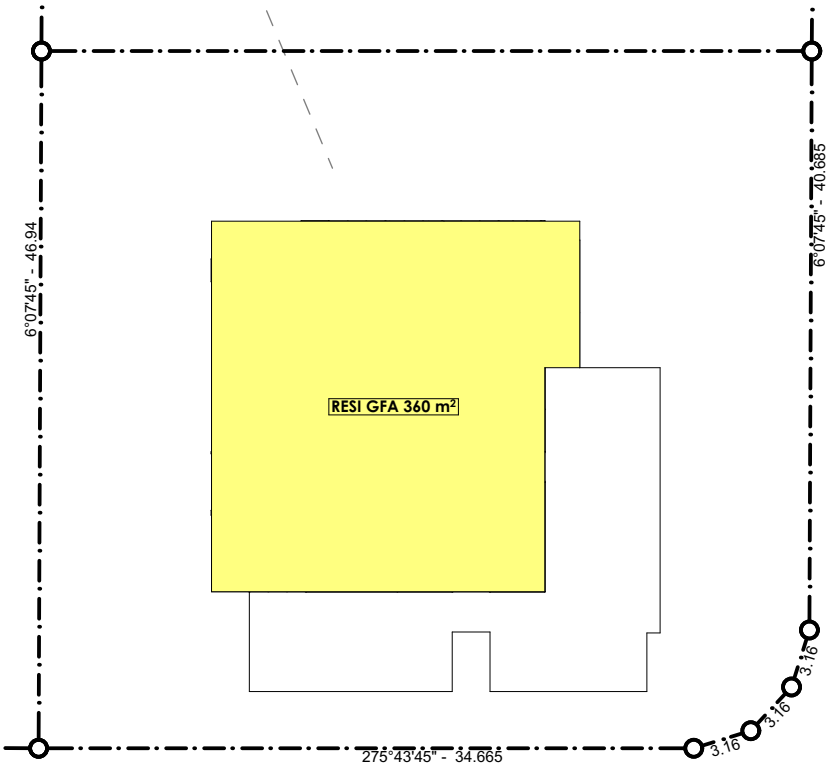
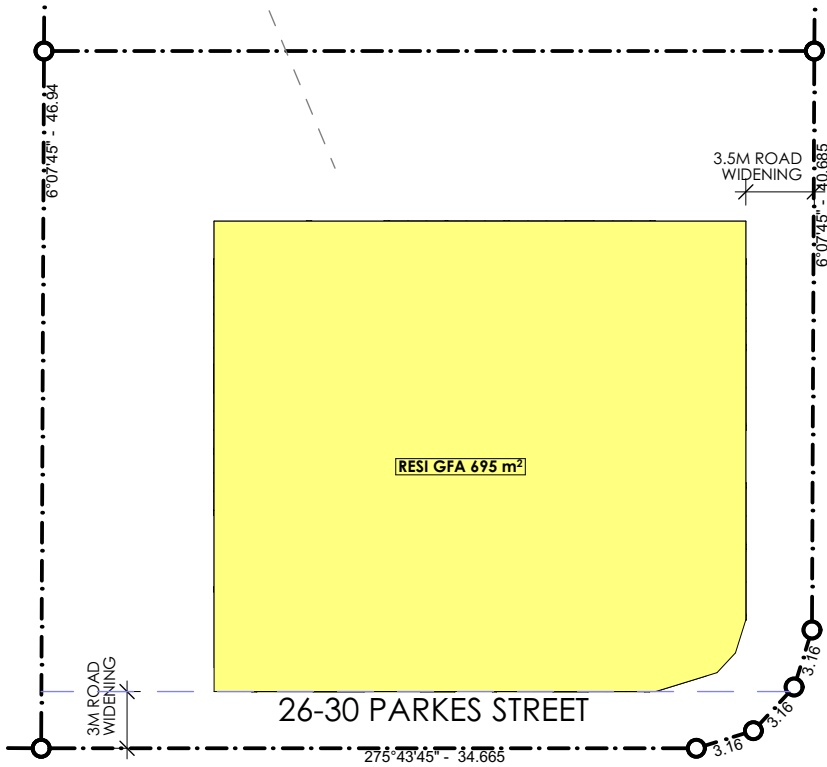


4 LEVEL 3 COMMERCIAL
1:400



5 LEVEL 4 RESIDENTIAL PODIUM
1:400





PERMISSIBLE FSR AS PER SLIDING SCALE:
= (6+4X:1)
= 8.46:1 + 15% (DESIGN COMP)
= **9.7:1**

PROPOSED SCHEME:
37 LEVELS
214 UNITS

RESIDENTIAL IN TOWER
COMMERCIAL IN PODIUM

TOWER SETBACK ROAD WIDENING:
3m (PARKES STREET)
3.5m (HARRIS STREET)

AREA CALCULATION:

SITE AREA = 1493m²

RESIDENTIAL @ 70% EFFICIENCY
COMMERCIAL @ 80% EFFICIENCY

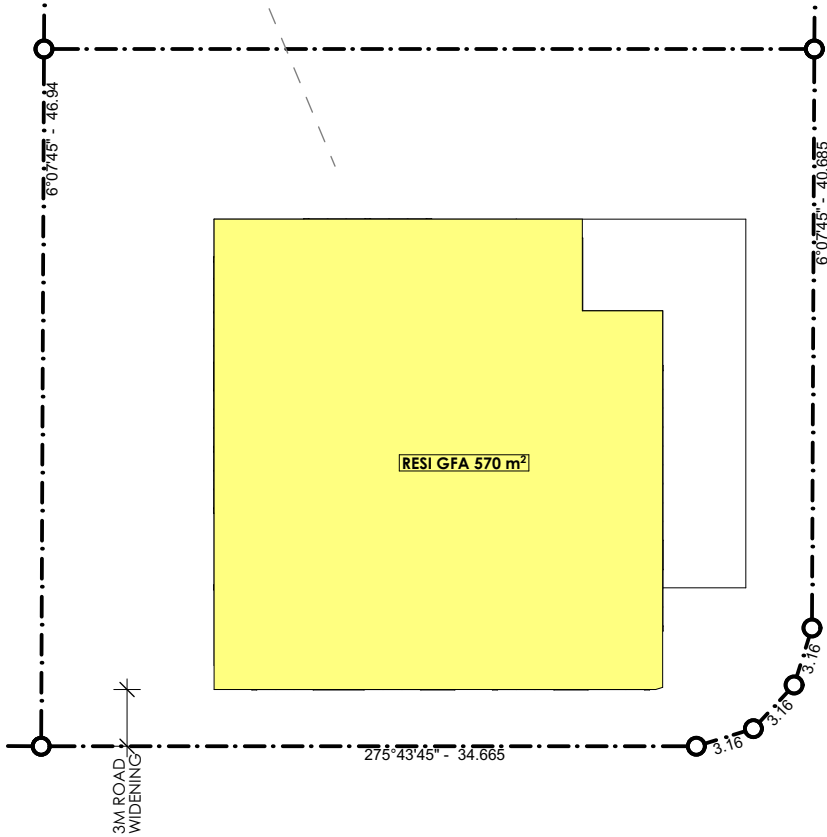
TOTAL RESIDENTIAL FOOTPRINT: 21,530m²
TOTAL COMMERCIAL FOOTPRINT: 3,953m²

TOTAL RESIDENTIAL GFA (70%): 15,071m²
TOTAL COMMERCIAL GFA (80%): 3,162m²

TOTAL RESIDENTIAL FSR: 10.1:1
TOTAL COMMERCIAL FSR: 2.1:1

TOTAL FSR = 12.2:1

1 LEVEL 5-32 TYPICAL RESIDENTIAL
1:400

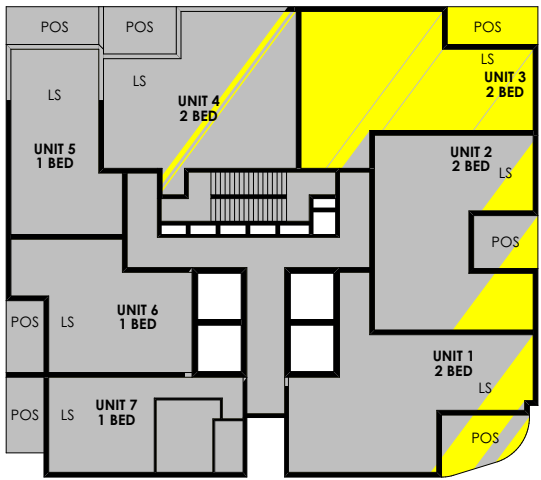


3 LEVEL 36 ROOFTOP RESIDENTIAL
1:400

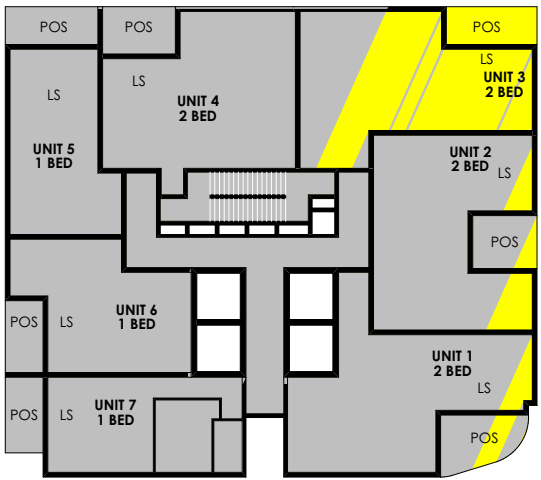
2 LEVEL 33 - 35 TYPICAL UPPER RESIDENTIAL
1:400

GFA & FSR LEGEND

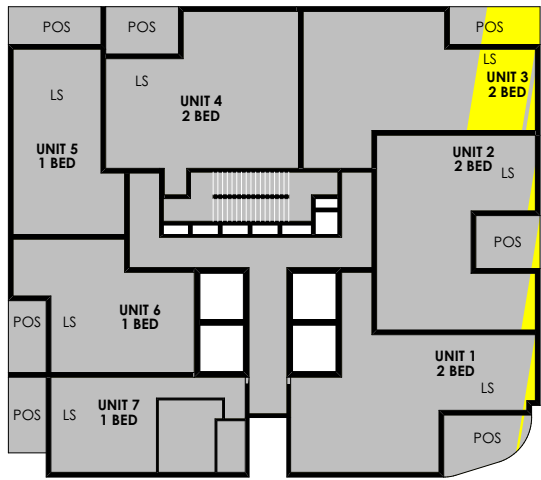
- RESIDENTIAL GFA AREA
- COMMERCIAL GFA AREA
- COMMUNAL OPEN SPACE AREA
- LANDSCAPING AREA



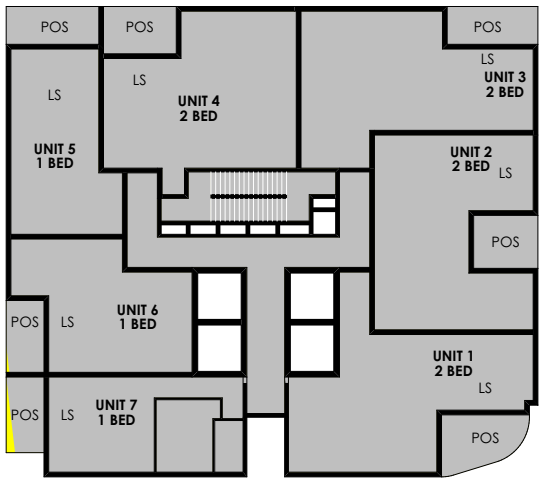
1 9AM TYPICAL
1:400



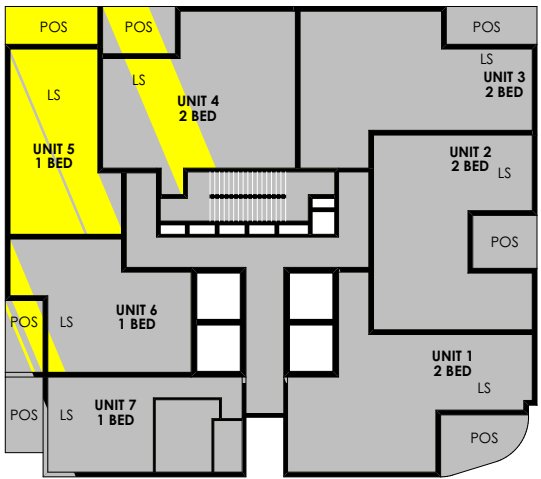
2 10AM TYPICAL
1:400



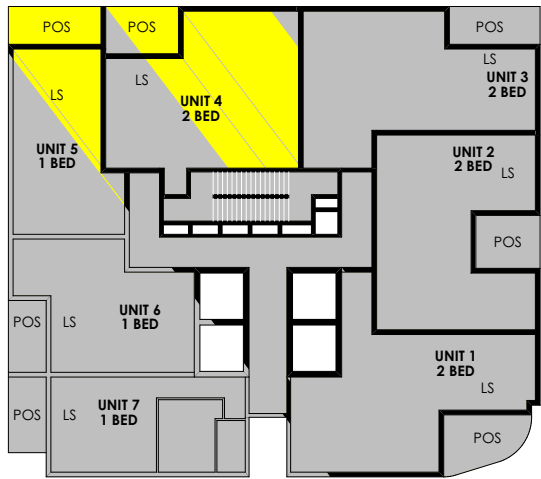
3 11AM TYPICAL
1:400



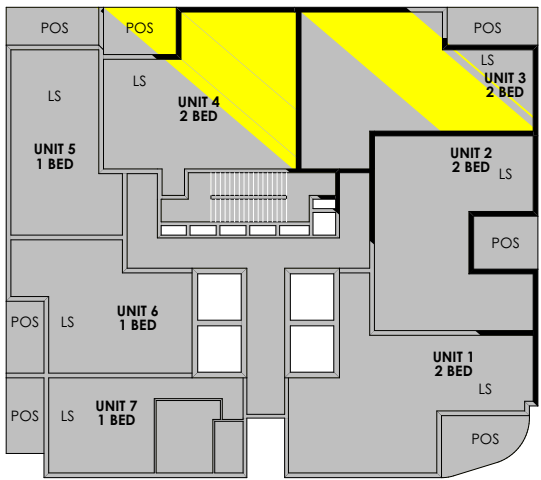
4 12PM TYPICAL
1:400



5 1PM TYPICAL
1:400



6 2PM TYPICAL
1:400



7 3PM TYPICAL
1:400

SOLAR ACCESS SUMMARY

AT LEAST 70% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

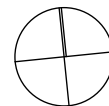
THEREFORE THE SCHEME COMPLIES WITH ADG SOLAR ACCESS

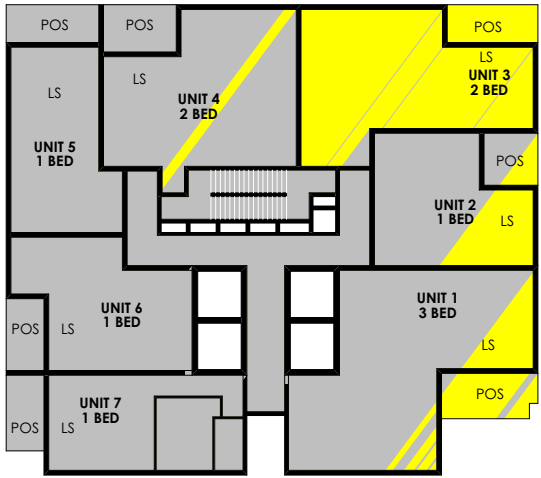
SOLAR ACCESS TIMES

UNIT 01- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 02- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 03- SOLAR ACCESS FROM 9AM TO 11AM & 3PM
UNIT 04- SOLAR ACCESS FROM 9AM & 1PM TO 3PM
UNIT 05- SOLAR ACCESS FROM 1PM TO 2PM
UNIT 06- SOLAR ACCESS AT 1PM
UNIT 07- SOLAR ACCESS FROM -

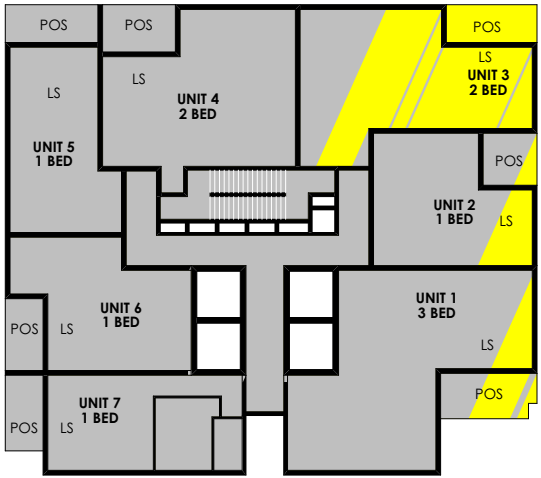
SOLAR ACCESS LEGEND

- SHADOW
- DIRECT SUNLIGHT
- LS LIVING SPACE
- POS PRIVATE OPEN SPACE

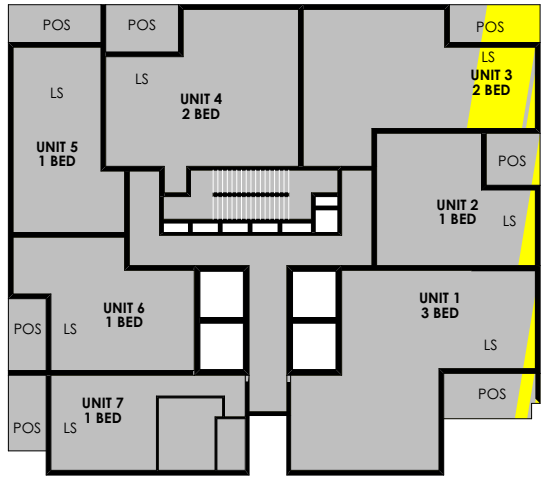




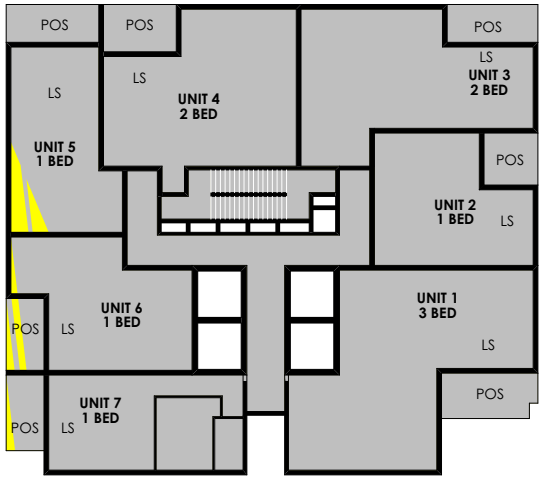
1 9AM TYPICAL UPPER
1:400



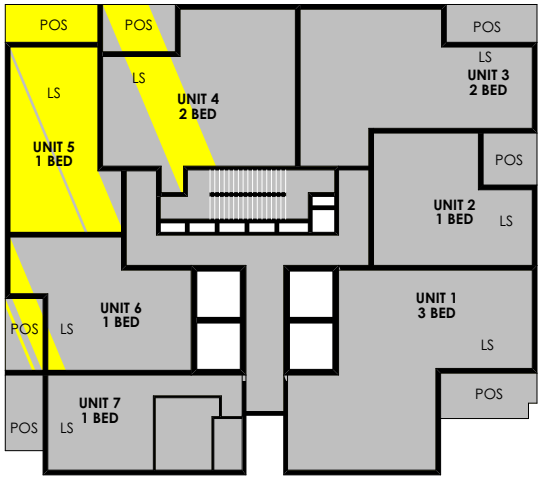
2 10AM TYPICAL UPPER
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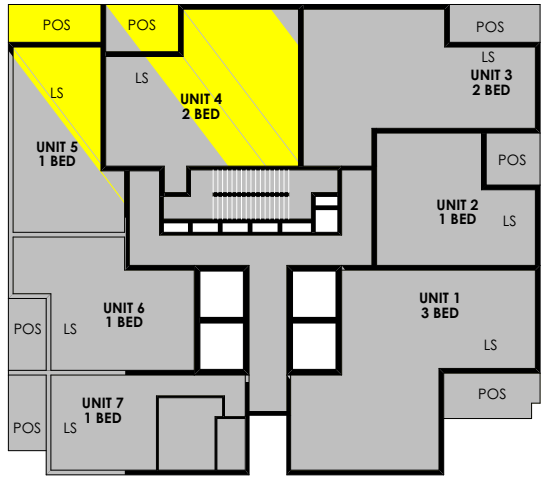
3 11AM TYPICAL UPPER
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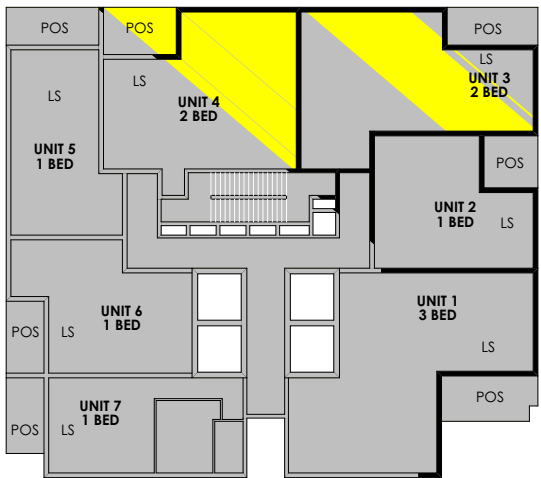
4 12PM TYPICAL UPPER
1:400



5 1PM TYPICAL UPPER
1:400



6 2PM TYPICAL UPPER
1:400



7 3PM TYPICAL UPPER
1:400

SOLAR ACCESS SUMMARY

AT LEAST 70% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

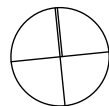
THEREFORE THE SCHEME COMPLIES WITH ADG SOLAR ACCESS

SOLAR ACCESS TIMES

UNIT 01- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 02- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 03- SOLAR ACCESS FROM 9AM TO 11AM & 3PM
UNIT 04- SOLAR ACCESS FROM 9AM & 1PM TO 3PM
UNIT 05- SOLAR ACCESS FROM 1PM TO 2PM
UNIT 06- SOLAR ACCESS AT 1PM
UNIT 07- SOLAR ACCESS FROM -

SOLAR ACCESS LEGEND

- SHADOW
- DIRECT SUNLIGHT
- LS LIVING SPACE
- POS PRIVATE OPEN SPACE



UNIT SCHEDULE (qty)

UNIT NO.	1 BED, 1 BATH	2 BED, 2 BATH	3 BED, 2 BATH	TOTAL
501		1		
502		1		
503		1		
504		1		
505	1			
506	1			
507	1			
601		1		
602		1		
603		1		
604		1		
605	1			
606	1			
607	1			
701		1		
702		1		
703		1		
704		1		
705	1			
706	1			
707	1			
801		1		
802		1		
803		1		
804		1		
805	1			
806	1			
807	1			
901		1		
902		1		
903		1		
904		1		
905	1			
906	1			
907	1			
1001		1		
1002		1		
1003		1		
1004		1		
1005	1			
1006	1			
1007	1			
1101		1		
1102		1		
1103		1		
1104		1		
1105	1			
1106	1			
1107	1			
1201		1		
1202		1		
1203		1		
1204		1		
1205	1			
1206	1			
1207	1			
1301		1		
1302		1		
1303		1		
1304		1		
1305	1			
1306	1			
1307	1			
1401		1		
1402		1		
1403		1		
1404		1		
1405	1			
1406	1			
1407	1			

AREA SCHEDULE (m2)

UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
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53	8	61	50	8
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75	10	85	75	10
76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
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75	10	85	75	10
76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
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75	10	85	75	10
76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
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76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
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76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
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76	10	86	75	10
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77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
53	8	61	50	8
52	8	60	50	8
77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
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75	10	85	75	10
76	10	86	75	10
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76	10	86	75	10
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77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
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75	10	85	75	10
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76	10	86	75	10
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76	10	86	75	10
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76	10	86	75	10
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53	8	61	50	8
52	8	60	50	8
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76	10	86	75	10
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77	12	89	75	10
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77	12	89	75	10
75	10	85	75	10
75	10	85	75	10
76	10	86	75	10
50	10	60	50	8
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52	8	60	50	8

SOLAR ACCESS SCHEDULE (qty)

[illegible]

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2601		1			77	12	89	75	10	1	1	1	
2602		1			75	10	85	75	10	1	1	1	
2603		1			75	10	85	75	10	1	1	1	
2604		1			76	10	86	75	10	1	1	1	
2605	1				50	10	60	50	8	1	1	1	
2606	1				53	8	61	50	8				
2607	1				52	8	60	50	8				1

2701		1			77	12	89	75	10	1	1	1	
2702		1			75	10	85	75	10	1	1	1	
2703		1			75	10	85	75	10	1	1	1	
2704		1			76	10	86	75	10	1	1	1	
2705	1				50	10	60	50	8	1	1	1	
2706	1				53	8	61	50	8				
2707	1				52	8	60	50	8				1

2801		1			77	12	89	75	10	1	1	1	
2802		1			75	10	85	75	10	1	1	1	
2803		1			75	10	85	75	10	1	1	1	
2804		1			76	10	86	75	10	1	1	1	
2805	1				50	10	60	50	8	1	1	1	
2806	1				53	8	61	50	8				
2807	1				52	8	60	50	8				1

2901			1		95	12	107	95	12	1	1	1	
2902	1				50	8	58	50	8	1	1	1	
2903		1			76	10	86	75	10	1	1	1	
2904		1			76	10	86	75	10	1	1	1	
2905	1				50	10	60	50	8	1	1	1	
2906	1				53	8	61	50	8				
2907	1				52	8	60	50	8				1

3001			1		95	12	107	95	12	1	1	1	
3002	1				50	8	58	50	8	1	1	1	
3003		1			76	10	86	75	10	1	1	1	
3004		1			76	10	86	75	10	1	1	1	
3005	1				50	10	60	50	8	1	1	1	
3006	1				53	8	61	50	8				
3007	1				52	8	60	50	8				1

3101			1		95	12	107	95	12	1	1	1	
3102	1				50	8	58	50	8	1	1	1	
3103		1			76	10	86	75	10	1	1	1	
3104		1			76	10	86	75	10	1	1	1	
3105	1				50	10	60	50	8	1	1	1	
3106	1				53	8	61	50	8				
3107	1				52	8	60	50	8				1

3201			1		95	12	107	95	12	1	1	1	
3202	1				50	8	58	50	8	1	1	1	
3203		1			76	10	86	75	10	1	1	1	
3204		1			76	10	86	75	10	1	1	1	
3205	1				50	10	60	50	8	1	1	1	
3206	1				53	8	61	50	8				
3207	1				52	8	60	50	8				1

3301			1		97	12	109	95	12	1	1	1	
3302		1			79	10	89	75	10	1	1	1	
3303		1			75	10	85	75	10	1	1	1	
3304	1				53	8	61	50	8				
3305	1				52	8	60	50	8				1

3401			1		97	12	109	95	12	1	1	1	
3402		1			79	10	89	75	10	1	1	1	
3403		1			75	10	85	75	10	1	1	1	
3404	1				53	8	61	50	8				
3405	1				52	8	60	50	8				1

3501			1		97	12	109	95	12	1	1	1	
3502		1			79	10	89	75	10	1	1	1	
3503		1			75	10	85	75	10	1	1	1	
3504	1				53	8	61	50	8				
3505	1				52	8	60	50	8				1

3601		1			78	12	90	75	10	1	1	1	
3602		1			75	10	85	75	10	1	1	1	
3603	1				53	8	61	50	8				

UNITS	95	112	7	214
UNIT MIX	44.4%	52.3%	3.3%	100.0%

151	151	151	31
70.6%	70.6%	70.6%	14.5%

SOLAR ACCESS SUMMARY

AT LEAST 70% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME COMPLIES WITH ADG SOLAR ACCESS



1 SHADOW STUDY - 9AM



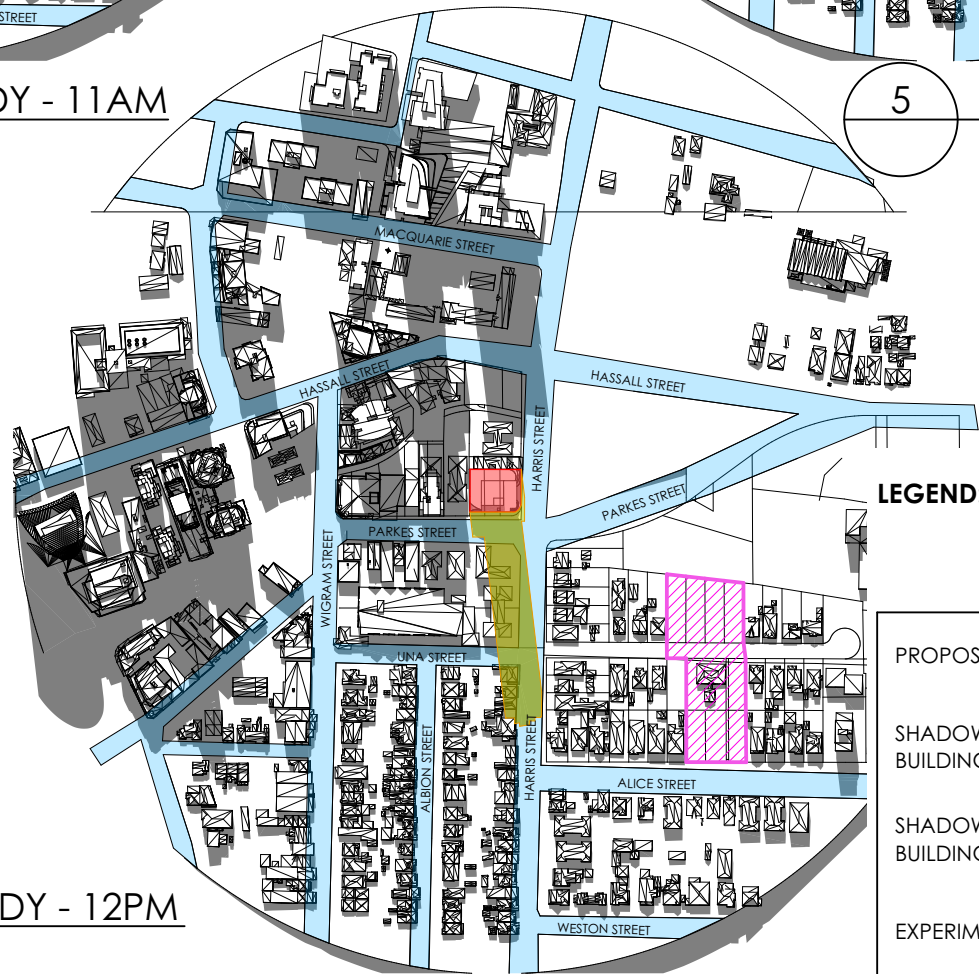
3 SHADOW STUDY - 11AM



5 SHADOW STUDY - 1PM



2 SHADOW STUDY - 10AM



4 SHADOW STUDY - 12PM

LEGEND:

37 LEVELS
214 ROOMS
FSR 12.4:1

PROPOSED BUILDING ENVELOPE



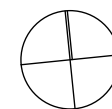
SHADOW CAST BY PROPOSED
BUILDING ENVELOPE



SHADOW CAST BY EXISTING
BUILDING ENVELOPE

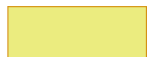


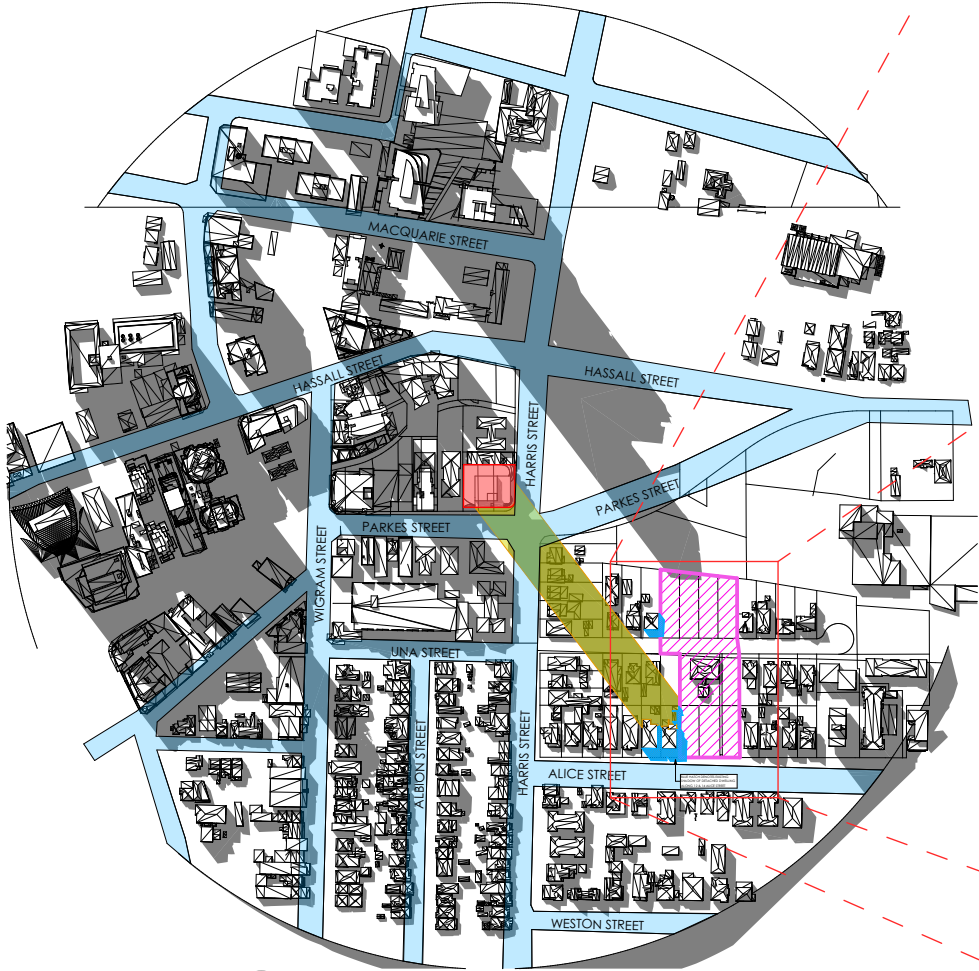
EXPERIMENT FARM



LEGEND:

37 LEVELS
214 ROOMS
FSR 12.4:1

PROPOSED BUILDING ENVELOPE	
SHADOW CAST BY PROPOSED BUILDING ENVELOPE	
SHADOW CAST BY EXISTING BUILDING ENVELOPE	
EXPERIMENT FARM	

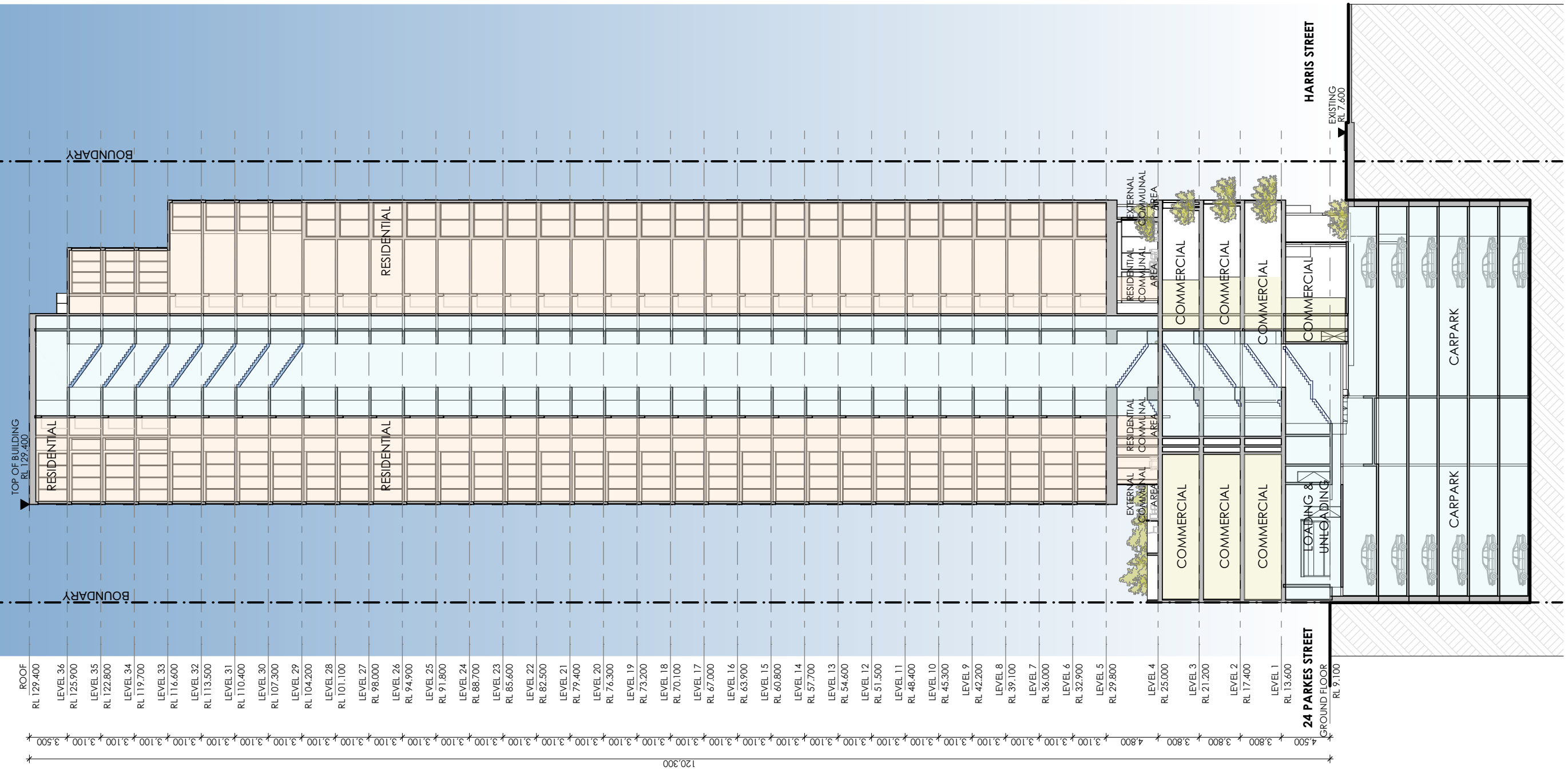


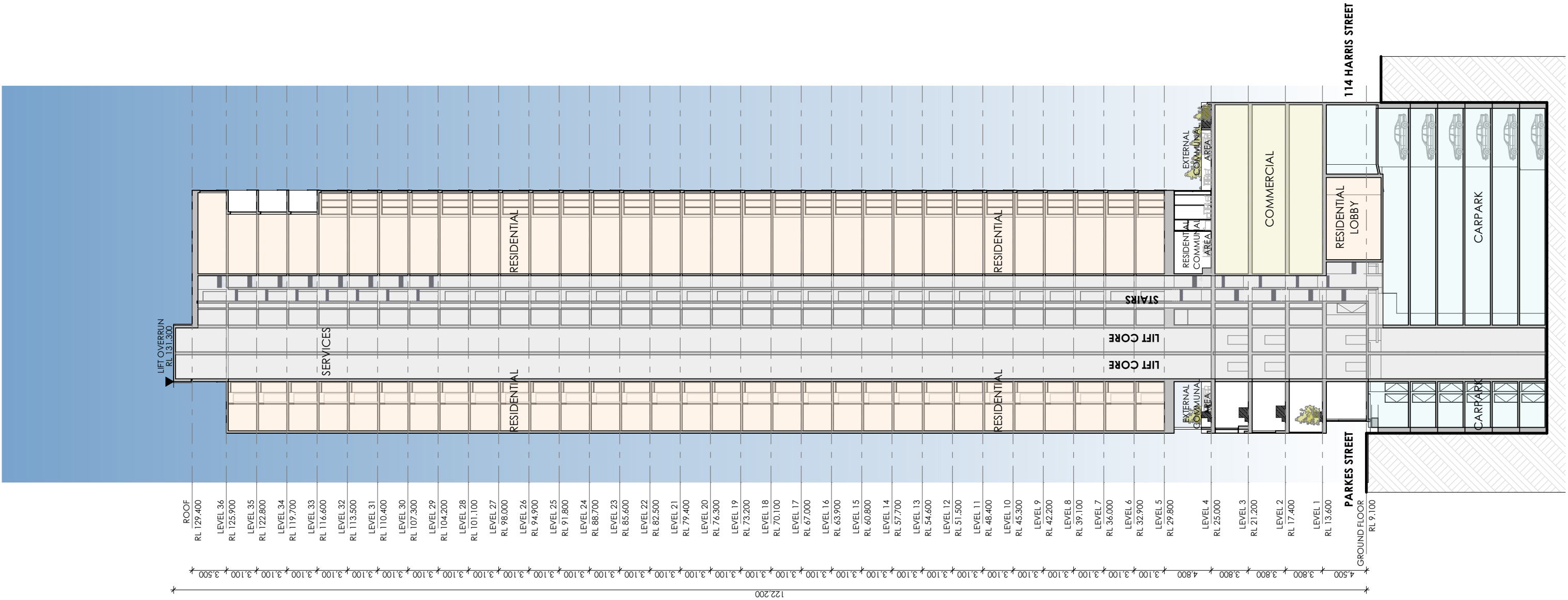
1 SHADOW STUDY - 2PM

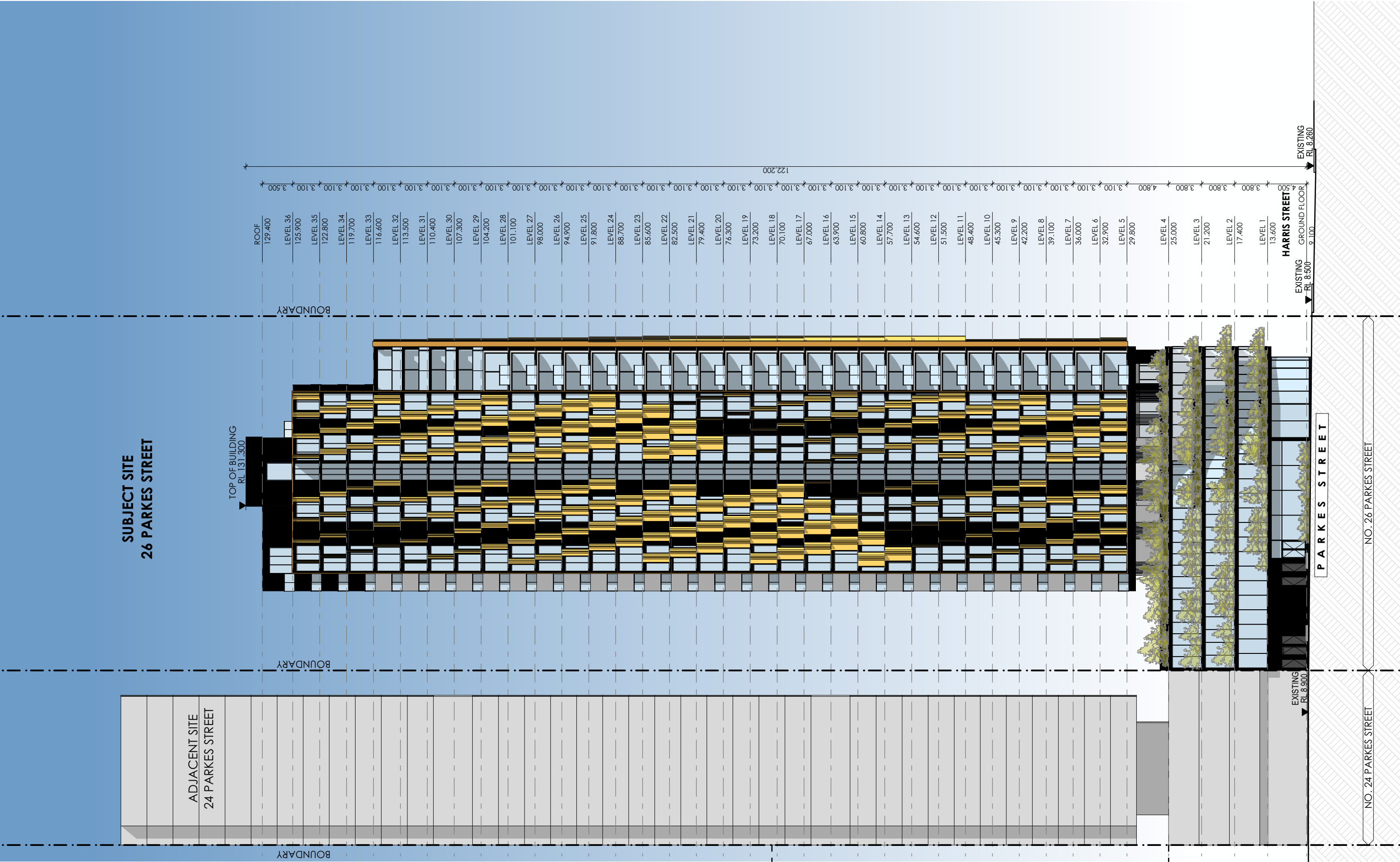
BLOW UP OF EXPERIMENT FARM AREA AT 2 PM

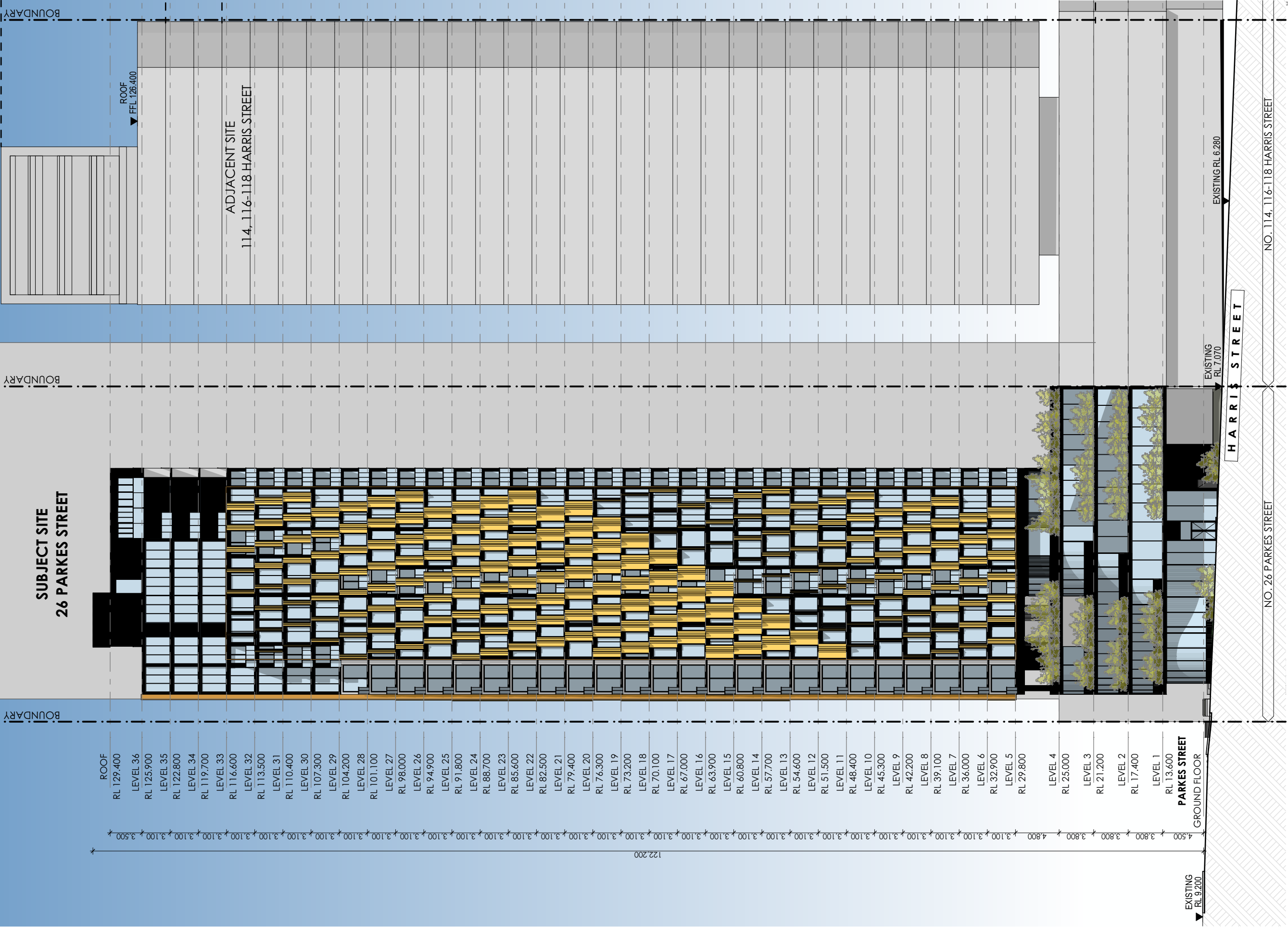


THESE DIAGRAMS CONFIRM THAT THERE IS MINIMAL SHADOWING OF EXPERIMENT FARM FROM THE PROPOSED DEVELOPMENT ON 26-30 PARKES STREET ON THE 21ST JUNE FROM 9 AM TO 2 PM.









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