

February 20, 2025

City of Parramatta Council

**Re 183 Macquarie Street, Parramatta DA/8372022 D08933640**

In regard to the recent issue of drawings ([Revision U](#)), the amendments to the previous DA package ([Revision S](#)), following the Section 34 conference ([Revision T](#)), which in this document you will read in light blue for [Revision T and Revision U](#), and in dark font colour for the changes in [Revision S](#), are as follows:

- Re-locating the motorcycles parking to the basement and improving the layout, circulation, appearance and operation of the ground floor Café and Loading Dock
  - This includes adding stacking and sliding glazed doors to the front of the Café space so that during operation hours it presents as a retail tenancy with a shopfront
- Amending the floor level to lower the ground floor level as per the Flood Report to further improve the ground floor circulation.
  - Utilizing the additional height gained to increase the heights of the commercial areas
- Amending the Fire Stairs Design and relocating the lifts to improve fire safety circulation from upper levels and Basement to the Street level.
  - Adding a new Fire Stair at the rear of the building on ground level, providing a direct connection to the Fire Stair 3 in the Basement.
- Improving the access to natural light and the privacy of rooms in the lightwell by reducing the number of rooms, repositioning windows and revising the location and arrangement of privacy screens
- Providing a case study document of a café/loading dock precedent that operates similarly to our proposal.
- Providing drawings to verify that the adjacent site @ 12 Charles and 181 Macquarie St, together with this site @ 183 Macquarie St can be developed using their FSR as per the LEP without amalgamation.
- Also, the package includes updated supporting reports including various engineering reports and a Plan of Management for the Ground Floor area to work with the requirements of TfNSW as per their correspondence with us. This is the information requested by them has been submitted to them for their approval
  - The Plan of Management for the Ground floor Café/Loading Dock prepared by Think Planners
  - The Geotechnical and Structural Engineering combined Assessment prepared by M+G and El Australia
  - Geotechnical investigation Report from El Australia

- Finite Element Analysis (FEA) from El Australia
- Monitoring Plan from El Australia
- Groundwater Monitoring Report from El Australia
- Noise Impact Assessment from Pulse White Noise
- Flood Report from Telford Civil
- As well as additional Architectural drawings to show this area which incorporate updated Survey information and input from our Traffic Engineer
- and copies of the offers made to the neighbouring Owner also as required by the amalgamation procedures of the LEC.
  - this followed our Client commissioning a Valuation to determine market value and Surveyors advice that the land in question is on a separate title

Below is a list of the amendments since the previous DA package (Revision S), where:

- Revision S changes are in dark font colour.
- Revision T and U are marked in light blue font colour.

DRAWING LIST	AMENDED ITEMS
1. COVER SHEET	<ul style="list-style-type: none"> <li>Updated list of drawings and 3D view</li> </ul>
2. 3D VIEW 1	<ul style="list-style-type: none"> <li>Updated 3D view</li> </ul>
3. 3D VIEW 2	<ul style="list-style-type: none"> <li>Updated 3D view</li> </ul>
4. SITE LOCATION	
5. SITE PLAN	
6. BASEMENT FLOOR PLAN	<ul style="list-style-type: none"> <li>Relocated the service lift so it can transport motorcycles to the basement</li> <li>Located 5 motorcycle spaces. The location of the motorcycles had been changed in the latest revision (Revision T).</li> <li>Reduced the number of bicycle spaces to 73. In the latest revision we are proposing 72 bicycle spaces (Revision T).</li> <li>Adjusted the size of the Garbage room.</li> <li>Relocated the Main Switch/Comms. Room</li> <li>Refined the layout to locate another Fire Stair at the rear to connect with the Fire Stair 3 instead of the Fire Stair 2.</li> <li>Relocated Lift 1 and 2.</li> </ul>

	<ul style="list-style-type: none"> <li>Amended the Fire Stair 1 and the entry door location to the fire stair. This has changes as per new stairs design (Revision T)</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocate them.</li> <li>Relocated the Fire Water Storage.</li> <li>Adjusted the Laundry room layout.</li> <li>Adjusted the Fire Pump Room,</li> <li>Relocate the Master Water Meter and services shafts.</li> <li>Added a new storage room to serve the café area.</li> </ul>
7. GROUND FLOOR PLAN	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report</li> <li>Changed the height floor to floor from 3.40m to 3.90m. This has been changed to be 4.5m (Revision T)</li> <li>Removed the Motorcycle spaces which have now been relocated to basement and extended the entry steps.</li> <li>Relocated the service lift and adjusted the dimension for motorcycles.</li> <li>Adjusted the size of the platform lift for motorcycles. This has been removed in the latest revision and a new ramp has been incorporated (Revision T).</li> <li>Adding stacking sliding glazed doors to the front elevation to close off the Café area when it is operating as a Café. These doors have been reconfigured as per new fire stairs design and café/loading dock changes (Revision T).</li> <li>Relocated the Commercial Storage, Coffee Trolley and server area to be on the western wall to have clear entry for motorcycles and fire exit. All these items have been removed in the latest revision (Revision T).</li> <li>Added a new Café Area at the top of the entry steps to serve the cafe tables at the front of the building (Revision T).</li> <li>Relocated the green wall to the eastern wall. The green wall has been relocated to the western wall in the latest revision (Revision T).</li> <li>Added a barrier planter boxes and sitting area to separate the motorcycle circulation area and the café area. This has been removed in the latest revision (Revision T)</li> </ul>

	<ul style="list-style-type: none"> <li>Added additional seating benches. This has been removed in the latest revision (Revision T).</li> <li>Creating more delineated circulation areas.</li> <li>Re-design the Male and Female WC and added a Cleaner Storeroom. This has been re-design again in the latest revision (Revision T).</li> <li>Adjusted the Retail/commercial area as per new lift location. This has been adjusted again as per new lift door location in the latest revision (Revision T).</li> <li>Amended the Fire Stair 2 and the entry door location to the fire stair. This has been changed as per new stairs design (Revision T).</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>Relocated Lift 1 and 2.</li> <li>Added a new Sprinkler/ Hydrant Booster.</li> <li>A new high window has been added at the east side of the front of the building to enhance airflow and ventilation in the café/loading dock area.</li> <li>Removed and relocated the existing driveway.</li> </ul>
8. LEVEL 1 FLOOR PLAN	<ul style="list-style-type: none"> <li>Changed the floor level from RL10.30 to RL10.350 following advice from Flood Eng. This has been changed as per new ground level floor to floor height, now we are proposing RL10.950 (Revision T)</li> <li>Changed the height floor to floor from 3.80m to 3.60m. In the latest revision we changed the floor to floor height back to 3.8m (Revision T)</li> <li>Amended the Fire Stair 2 and the entry door location to the fire stair. This has been changed as per new stairs design (Revision T).</li> <li>Relocated Lift 1 and 2.</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>Added a Relief air vent next to the fire stairs.</li> <li>Added the Lift 3 to service this level as well.</li> <li>Proposed a void at the front of the building to enhance the amenities on the ground level.</li> </ul>

	<ul style="list-style-type: none"> <li>Added a kitchen exhaust shaft.</li> </ul>
9. LEVEL 2 FLOOR PLAN	<ul style="list-style-type: none"> <li>Changed floor level from RL 14.10 to 13.950. This has been changed now we are proposing RL14.750 (Revision T)</li> <li>Changed the height floor to floor from 3.00m to 3.10m</li> <li>Changed the angle and length of the privacy screens to allow more privacy and light to come into the rooms.</li> <li>The windows facing the void have been relocated to allow for the installation of air intake louvers on top, ensuring privacy will not be compromise (Revision T).</li> <li>Removed privacy screens to the windows to the corridor.</li> <li>Relocated Lift 1 and 2.</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>Added a Relief air vent next to the fire stairs.</li> <li>Added a kitchen exhaust shaft.</li> </ul>
10. TYPICAL FLOOR PLAN (LEVEL 3 to 5)	<ul style="list-style-type: none"> <li>Changed the height floor to floor from 3.00m to 2.90m. In the latest revision we changed the floor to floor height to 2.95m (Revision T).</li> <li>Changed the angle and length of the privacy screens to allow more privacy and light to come into the rooms.</li> <li>Removed privacy screens to the windows to the corridor.</li> <li>Reduced the number of rooms to improve the privacy between rooms e.g. rooms 305 and 306 are combined.</li> <li>Also revised the window locations and sizes</li> <li>The windows facing the void have been relocated to allow for the installation of air intake louvers on top, ensuring privacy will not be compromise (Revision T).</li> <li>Relocated Lift 1 and 2.</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>Added a Relief air vent next to the fire stairs.</li> <li>Added a kitchen exhaust shaft.</li> </ul>
11. LEVEL 6 FLOOR PLAN	<ul style="list-style-type: none"> <li>Changed floor level from RL 26.10 to 25.750. This has been changed, in the latest revision we are proposing RL26.700 (Revision T)</li> <li>Changed the height floor to floor from 3.00m to 3.10m</li> </ul>

	<ul style="list-style-type: none"> <li>• Changed the angle and length of the privacy screens to allow more privacy and light to come into the rooms.</li> <li>• Removed privacy screens to the windows to the corridor.</li> <li>• The windows facing the void have been relocated to allow for the installation of air intake louvers on top, ensuring privacy will not be compromise (Revision T).</li> <li>• Added new windows on the western walls to improve the building's façade design (Revision U)</li> <li>• Relocated Lift 1 and 2.</li> <li>• Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>• Added a Relief air vent next to the fire stairs.</li> <li>• Added a kitchen exhaust shaft.</li> </ul>
12. TYPICAL FLOOR PLAN (LEVEL 7 to 10)	<ul style="list-style-type: none"> <li>• Changed the height floor to floor from 3.00m to 2.90m. In the latest revision we changed the floor to floor height to 2.95m (Revision T).</li> <li>• Changed the angle and length of the privacy screens to allow more privacy and light to come into the rooms.</li> <li>• Removed privacy screens to the windows to the corridor.</li> <li>• Reduced size of room 803 to comply single room area.</li> <li>• Revised the window sizes and locations for privacy</li> <li>• The windows facing the void have been relocated to allow for the installation of air intake louvers on top, ensuring privacy will not be compromise (Revision T).</li> <li>• Added new windows on the western and eastern walls to improve the building's façades design (Revision U)</li> <li>• Relocated Lift 1 and 2.</li> <li>• Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>• Added a Relief air vent next to the fire stairs.</li> <li>• Added a kitchen exhaust shaft.</li> </ul>
13. LEVEL 11 FLOOR PLAN (Drawing has been removed)	<ul style="list-style-type: none"> <li>• Changed the height floor to floor from 3.00m to 2.90m.</li> <li>• Amended the hallway width from 1.8m to 1.55m</li> <li>• Changed the angle and length of the privacy screens to allow more privacy and light to come into the rooms.</li> <li>• Removed Privacy screen to the window to the corridor</li> </ul>

	<ul style="list-style-type: none"> <li>Revised the window sizes and locations for privacy</li> <li>In the latest revision this level has been removed (Revision T)</li> </ul>
<p>13. ROOF TERRACE FLOOR PLAN</p> <p>This drawing was number 14 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Changed the angle and length of the privacy screens.</li> <li>Added planters around the entire perimeter of the Outdoor Communal Area to improve aesthetics and create a more inviting environment.</li> <li>Re-organized the layout of the outdoor communal area.</li> <li>Provided access to Roof terrace level through Lift 1 and 2.</li> <li>Amended the design of the Fire Stair 1 and 2 to scissor stairs and relocated them.</li> <li>Added a Relief air vent next to the fire stairs.</li> </ul>
<p>14. ROOF PLAN</p> <p>This drawing was number 15 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lift overrun to be at RL45.920</li> </ul>
<p>15. FSR AREA CALCULATION – 01</p> <p>This drawing was number 24 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Updated the calculation of the proposed FSR.</li> <li>Updated the Proposed GFA calculation table.</li> <li>Updated the GFA calculation diagrams as per new changes.</li> <li>Updated all the above items as per new changes (Revision T)</li> </ul>
<p>16. FSR AREA CALCULATION – 02</p> <p>This drawing was number 25 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Updated the number of rooms in level 3 - 5 from 27 to 24</li> <li>Updated the total number of rooms from 76 to 73. Updated this as per new changes, to be 66 rooms (Revision T)</li> <li>Updated the number of level as we removed level 11.</li> <li>Updated the retail/commercial area calculation from 498.8m<sup>2</sup> to 497.1m<sup>2</sup>. Updated the area to 522.4m<sup>2</sup></li> <li>Updated the total communal indoor space area from 180.0m<sup>2</sup> to 167.6m<sup>2</sup></li> <li>Updated the Total Communal Open Space area from 126.1m<sup>2</sup> to 116.5m<sup>2</sup>.</li> </ul>
<p>17. SECTION A</p> <p>This drawing was number 16 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Removed the privacy screen from the windows facing the hall wall from level 2 to level 11.</li> <li>Updated the front entry area, to show the café bench, trolley and storage area. All these items have been removed in the</li> </ul>

	<p>latest revision, now we are proposing a ramp and the fire exits behind it (Revision T).</p> <ul style="list-style-type: none"> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor. In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> <li>We have removed Level 11, eliminating the need for the special lift. Instead, both Lifts 1 and 2 have been extended to the roof terrace while remaining within height limits.</li> <li>Relocated Lift 3 and extended to Level 1.</li> <li>Proposed a void at the front of the building to enhance the amenities on the ground level.</li> <li>Added the sliding and stacking doors at the front of the building</li> </ul>
<p>18. SECTION B</p> <p>This drawing was number 17 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Added privacy screens.</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor. In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> <li>Relocation and re-design of fire stairs 1 and 2 (Revision T).</li> </ul>



	<ul style="list-style-type: none"> <li>Revised the window sizes and locations for privacy</li> </ul>
<p>19. SECTION C</p> <p>This drawing was number 18 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Updated the front entry area, to show the café bench, trolley and storage area. All these items have been removed in the latest revision, now we are proposing a ramp and the fire exits behind it (Revision T).</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> <li>Fire Stairs 1 and 2 have been relocated and redesigned for improved safety and circulation (Revision T).</li> <li>Lifts 1 and 2 have been relocated to optimize circulation and accessibility (Revision T).</li> </ul>
<p>20. SECTION D</p> <p>This drawing was number 19 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Amended windows and privacy screens to all accommodation levels</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor.</li> </ul>

	<p>In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</p> <ul style="list-style-type: none"> <li>Fire Stairs 1 and 2 have been relocated and redesigned for improved safety and circulation (Revision T).</li> </ul>
<p>21. NORTH &amp; SOUTH ELEVATION</p> <p>This drawing was number 20 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Adding sliding and stacking doors</li> <li>Adding Finishes notes</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor. In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> </ul>
<p>22. EAST ELEVATION</p> <p>This drawing was number 21 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Amended windows and privacy screens to light well</li> <li>Removed the privacy screen from the windows facing the hall wall from level 2 to level 11.</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor. In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 -11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> </ul>

	<ul style="list-style-type: none"> <li>A new high window has been added on the ground floor to enhance airflow and ventilation in the café/loading dock area.</li> <li>New windows have been added from Level 7 to Level 10 to enhance the building's façade design and ensure continuity with the front façade (Revision U).</li> </ul>
<p>23. WEST ELEVATION</p> <p>This drawing was number 22 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>Amended Ground Floor height to be 3.90m floor to floor. This has been changed to be 4.5m (Revision T)</li> <li>Amended Level 1 height to be 3.60m floor to floor. In the latest revision we changed the floor to floor height to 3.8m (Revision T)</li> <li>Amended Level 2 and Level 6 to be 3.10m floor to floor. In the latest revision, the floor-to-floor height on Level 6 has been adjusted to 3.36m (Revision T).</li> <li>Amended Level 3 - 5 and Level 7 - 11 to be 2.90m floor to floor. In the latest revision we changed the floor to floor height to 2.95m and removed level 11 (Revision T).</li> <li>Added a new height window at ground floor.</li> <li>New windows have been added from Level 6 to Level 10 to enhance the building's façade design and ensure continuity with the front façade (Revision U).</li> </ul>
<p>24. NORTH STREET ELEVATION</p> <p>This drawing was number 23 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
25. HEIGHT PLAN DIAGRAM	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
26. AREA COMPLIANCE DIAGRAMS	<ul style="list-style-type: none"> <li>Updated the diagram of level 3 - 5</li> <li>Added the diagram of Level 2</li> <li>Updated the diagram of Level 7 to 10 and Level 11. Updated the diagrams removing Level 11 (Revision T).</li> <li>Added the Units Schedule table. Updated the table as per new changes.</li> <li>Updated the Legend</li> </ul>

27. SHADOW DIAGRAMS -SHEET 1	<ul style="list-style-type: none"> <li>Updated shadows diagrams. Updated Diagrams as per new changes (Revision T).</li> </ul>
28. SHADOW DIAGRAMS -SHEET 2	<ul style="list-style-type: none"> <li>Updated shadows diagrams. Updated Diagrams as per new changes (Revision T).</li> </ul>
29. SHADOW DIAGRAMS -SHEET 3	<ul style="list-style-type: none"> <li>Updated shadows diagrams. Updated Diagrams as per new changes (Revision T).</li> </ul>
30. SHADOW DIAGRAMS -SHEET 4	<ul style="list-style-type: none"> <li>Updated shadows diagrams. Updated Diagrams as per new changes (Revision T).</li> </ul>
31. SOLAR STUDY DIAGRAMS – EYE OF THE SUN	<ul style="list-style-type: none"> <li>Updated the Eye of the Sun diagrams. Updated Diagrams as per new changes (Revision T).</li> <li>Updated the 3D of the Eye of the Sun diagrams to display the side facades treatment (Revision U).</li> </ul>
32. SOLAR STUDY DIAGRAMS	<ul style="list-style-type: none"> <li>Added Level 2 Diagram</li> <li>Updated the solar access table calculation showing amended number of rooms in Level 3-5. Updated the table removing Level 11.</li> <li>Added Level 10 Diagram (Revision U)</li> <li>Updated the solar access table calculation, changed the 2 hours direct sunlight access number of rooms from 21 (31.82%) to 23 (34.85%) and the number of rooms that do not receive direct sunlight from 45 (68.18%) to 42 (65.15%) (Revision U).</li> </ul>
33. SOLAR STUDY FOR LEVEL 6 COMMUNAL AREA	
34. ROOM TYPE A, A.1 & B	<ul style="list-style-type: none"> <li>Amended room type A and A.1 (Revision T).</li> </ul>
35. ROOM TYPE C - F	<ul style="list-style-type: none"> <li>Added a room type F. Amended layout of room type F (Revision T).</li> </ul>
36. ADAPTABLE ROOMS	<ul style="list-style-type: none"> <li>Amended entry door and the bathroom of adaptable room Type E (Revision T).</li> </ul>
37. LIGHT WELL AREA 3D VIEWS  This drawing was number 40 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing. Updated as per new changes (Revision T).</li> </ul>
38. SECTION DETAILS	<ul style="list-style-type: none"> <li>New drawing.</li> </ul>

<p>39.CAFE AREA DETAILED FLOOR PLAN</p> <p>(Drawing has been removed)</p>	<ul style="list-style-type: none"> <li>• New drawing showing detailed floor plan of the Café Area</li> <li>• Lower the enclosed ground level area to be RL6.45 as per Flood Eng. report recommendations.</li> <li>• Removed the Motorcycle spaces which have now been relocated to the Basement and extended the entry steps.</li> <li>• Relocated the Commercial Storage, Coffee Trolley and servery area to be western wall.</li> <li>• Relocated the green wall to the eastern wall.</li> <li>• Added a barrier planter boxes and sitting area to separate the motorcycle circulation area and the café area.</li> <li>• Adjusted the size of the platform lift for motorcycles.</li> <li>• This drawing has been removed (Revision T).</li> </ul>
<p>40.CAFE AREA INTERNAL ELEVATIONS</p> <p>(Drawing has been removed)</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• This drawing has been removed (Revision T).</li> </ul>
<p>41.CAFE AREA 3D VIEW</p> <p>(Drawing has been removed)</p>	<ul style="list-style-type: none"> <li>• New drawing.</li> <li>• This drawing has been removed (Revision T).</li> </ul>
<p>39. SURVEY PLAN</p> <p>This drawing was number 41 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>• Updated survey showing existing level of the public domain.</li> </ul>
<p>40. ELEVATIONS OF EXISTING NEIGHBOURS</p> <p>This drawing was number 42 in the previous issue (Revision S).</p>	
<p>41. PUBLIC DOMAIN PLAN</p> <p>This drawing was number 43 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>• Updated showing existing level as per new survey information</li> </ul>
<p>42. GROUND FLOOR PLAN SHOWING CAFE &amp; LOADING DOCK MODE</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• New drawing displaying both floor plans for better comparison and clearer understanding of the space's operation.</li> </ul>
<p>43.GROUND FLOOR PLAN SHOWING LOADING DOCK</p> <p>(Drawing has been removed)</p>	<ul style="list-style-type: none"> <li>• New drawing.</li> <li>• This drawing has been removed (Revision T).</li> </ul>

43. SECTION A SHOWING LOADING DOCK  This drawing was number 46 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing.</li> <li>This drawing has been updated (Revision T).</li> </ul>
44. SIGNAGE DETAILED ELEVATION	<ul style="list-style-type: none"> <li>New drawing (Revision T)</li> </ul>
45. WEST 3D VIEW 1	<ul style="list-style-type: none"> <li>New drawing (Revision T)</li> </ul>
46. WEST 3D VIEW 2	<ul style="list-style-type: none"> <li>New drawing (Revision T)</li> </ul>
47. EAST 3D VIEW 1	<ul style="list-style-type: none"> <li>New drawing (Revision T)</li> </ul>
48. EAST 3D VIEW 2	<ul style="list-style-type: none"> <li>New drawing (Revision T)</li> </ul>
SCHEMATIC PLANS SHOWING THE ADJACENT 12 CHARLES ST & 181 MACQUARIE ST CAN BE DEVELOPED SEPARATELY TO 183 MACQUARIE ST TO VERIFY AMALGAMATION IS NOT REQUIRED	
49. GROUND FLOOR PLAN  This drawing was number 47 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
50. LEVEL 1 FLOOR PLAN  This drawing was number 48 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
51. LEVEL 2 FLOOR PLAN  This drawing was number 49 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
52. LEVEL 3-5 FLOOR PLAN  This drawing was number 50 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> </ul>
53. LEVEL 6 FLOOR PLAN  This drawing was number 51 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> <li>Amended floor plan to be Communal Open Space</li> </ul>
54. LEVEL 7 - 10 FLOOR PLAN  This drawing was number 52 in the previous issue (Revision S).	<ul style="list-style-type: none"> <li>New drawing</li> <li>Amended typical level. The typical floor plan has been amended to include a setback at the south boundary (Revision T).</li> </ul>

<p>55. LEVEL 11 - 39 FLOOR PLAN</p> <p>This drawing was number 53 in the previous issue (Revision S).</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• As per Parramatta LEP.</li> <li>• The typical floor plan has been amended to include a setback at the south boundary (Revision T).</li> <li>• We have added 7 additional levels to the typical floor plan, extending from the 32nd to the 39th floor (Revision T).</li> </ul>
<p>56. LEVEL 35 FLOOR PLAN (Drawing has been removed)</p>	<ul style="list-style-type: none"> <li>• Added new level to align with the updated guidelines from the Parramatta Planning Proposal. This drawing has been removed as per new changes (Revision T).</li> </ul>
<p>56. LEVEL 40 FLOOR PLAN</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• Removed Communal Open Space</li> <li>• The typical floor plan has been amended to include a setback at the south boundary (Revision T).</li> </ul>
<p>57. LEVEL 41 FLOOR PLAN</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• Added new level to align with the updated guidelines from the Parramatta Planning Proposal.</li> <li>• The typical floor plan has been amended to include a setback at the south boundary (Revision T).</li> </ul>
<p>58. GFA DIAGRAMS</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• Updated the GFA diagrams and table to show the new changes. Updated the GFA diagrams and calculation as per new changes (Revision T).</li> </ul>
<p>59. SOLAR &amp; NATURAL CROSS VENTILATION COMPLIANCE</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• Updated the table to show the new changes. Updated the table as per new changes (Revision T).</li> </ul>
<p>60. NORTH STREET ELEVATION</p>	<ul style="list-style-type: none"> <li>• New drawing</li> <li>• Updated the elevation as per new changes (Revision T).</li> </ul>

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