

DRAWING LIST	
1	COVER SHEET
2	3D VIEW 1
3	3D VIEW 2
4	SITE LOCATION
5	SITE PLAN
6	BASEMENT FLOOR PLAN
7	GROUND FLOOR PLAN
8	LEVEL 1 FLOOR PLAN
9	LEVEL 2 FLOOR PLAN
10	TYPICAL FLOOR PLAN (LEVEL 3-5)
11	LEVEL 6 FLOOR PLAN
12	TYPICAL FLOOR PLAN (LEVEL 7 -10)
13	ROOF TERRACE FLOOR PLAN
14	ROOF PLAN
15	FSR AREA CALCULATION - 01
16	FSR AREA CALCULATION - 02
17	SECTION A
18	SECTION B
19	SECTION C
20	SECTION D
21	NORTH & SOUTH ELEVATION
22	EAST ELEVATION
23	WEST ELEVATION
24	NORTH STREET ELEVATION
25	HEIGHT PLANE DIAGRAM
26	AREA COMPLIANCE DIAGRAMS
27	SHADOW DIAGRAMS - SHEET 1
28	SHADOW DIAGRAMS - SHEET 2
29	SHADOW DIAGRAMS - SHEET 3
30	SHADOW DIAGRAMS - SHEET 4
31	SOLAR STUDY DIAGRAMS - EYE OF THE SUN
32	SOLAR STUDY DIAGRAMS
33	SOLAR STUDY FOR LEVEL 6 COMMUNAL AREA
34	ROOM TYPE A, A.1 & B

35	ROOM TYPE C - F
36	ADAPTABLE ROOMS
37	LIGHT WELL AREA 3D VIEWS
38	SECTION DETAILS
39	SURVEY PLAN
40	ELEVATIONS OF EXISTING NEIGHBOURS
41	PUBLIC DOMAIN PLAN
42	GROUND FLOOR PLAN SHOWING CAFE & LOADING DOCK MODE
43	SECTION A SHOWING LOADING DOCK
44	SIGNAGE DETAILED ELEVATION
45	WEST 3D VIEW 1
46	WEST 3D VIEW 2
47	EAST 3D VIEW 1
48	EAST 3D VIEW 2
SCHEMATIC PLANS FOR POTENTIAL MIXED USE DEVELOPMENT AT 12 CHARLES STREET & 181 MACQUARIE STREET	
49	GROUND FLOOR PLAN
50	LEVEL 1 FLOOR PLAN
51	LEVEL 2 FLOOR PLAN
52	LEVEL 3-5 FLOOR PLAN
53	LEVEL 6 FLOOR PLAN
54	LEVEL 7 - 10 FLOOR PLAN
55	LEVEL 11 - 39 FLOOR PLAN
56	LEVEL 40 FLOOR PLAN
57	LEVEL 41 FLOOR PLAN
58	GFA DIAGRAMS
59	SOLAR & NATURAL CROSS VENTILATION COMPLIANCE TABLE
60	NORTH STREET ELEVATION



DEVELOPMENT APPLICATION FOR
PROPOSED NEW CO-LIVING
ACCOMMODATION
AT 183 MACQUARIE STREET, PARRAMATTA



REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024
U	Issued for Section 34 Responses	NR	20/02/2025

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
3D VIEW 1

NORTH POINT:

DRAWN BY: **NR/LZ**
CHECKED BY: **PI**
SCALE: **AT A3**
PROJECT No: **P567**

DA **2** **U**
stage. dwg no. revision





1 SITE LOCATION PLAN
1:5000

- LOCATION PLAN LEGEND
- SUBJECT SITE
 - PRINCIPLE PEDESTRIAN ACCESS
 - BUS STOP
 - TRAIN STATION
 - LIGHT RAIL
 - FERRY WHARF
 - GOGET CARSHARE



2 VIEW FROM EAST (MACQUARIE STREET)



3 VIEW FROM WEST (MACQUARIE STREET)



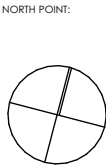
4 VIEW FROM NORTH (MACQUARIE STREET)

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

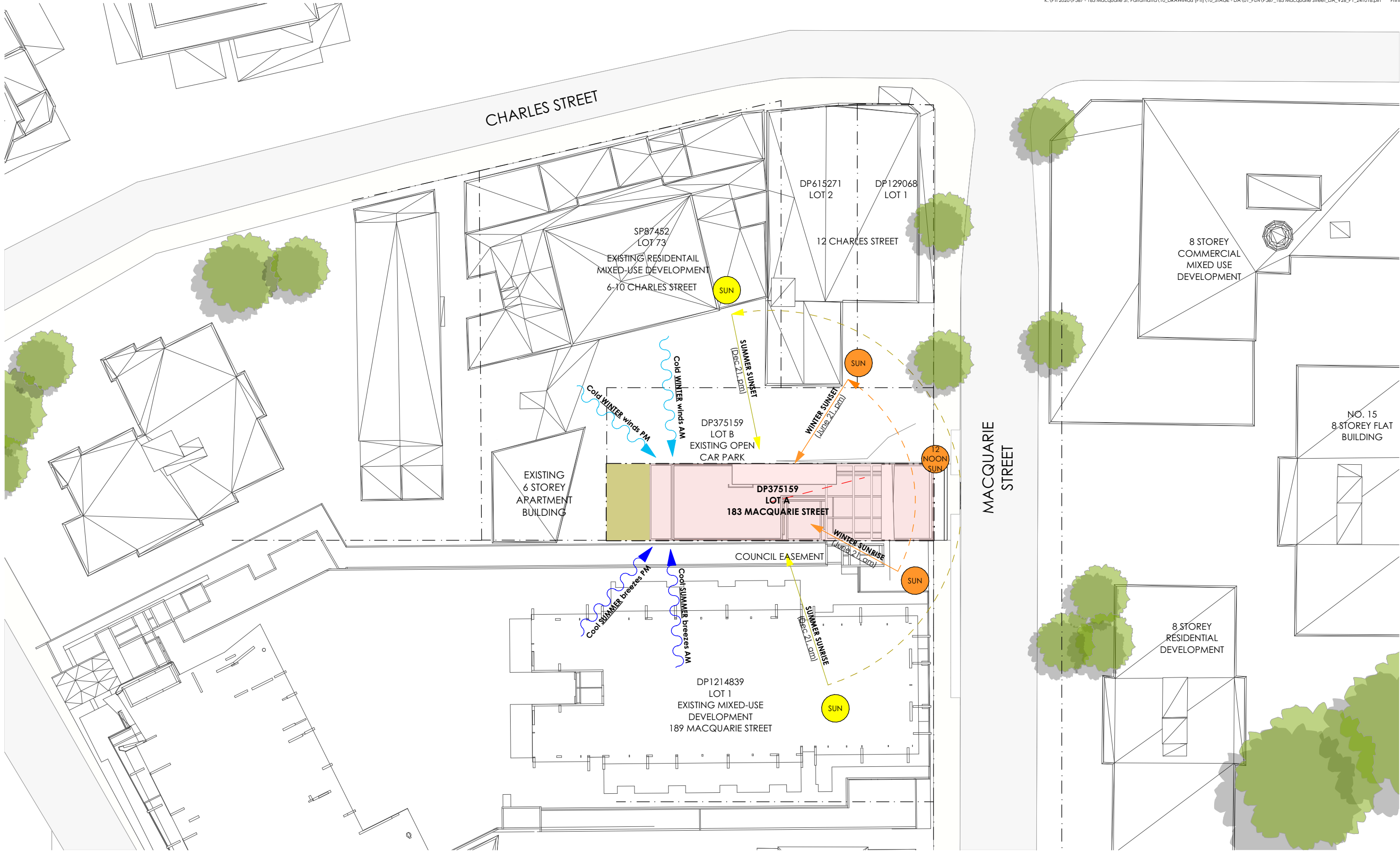
PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
SITE LOCATION



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P567

DA 4 T
stage. dwg no. revision



1 SITE LOCATION PLAN
1:500



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

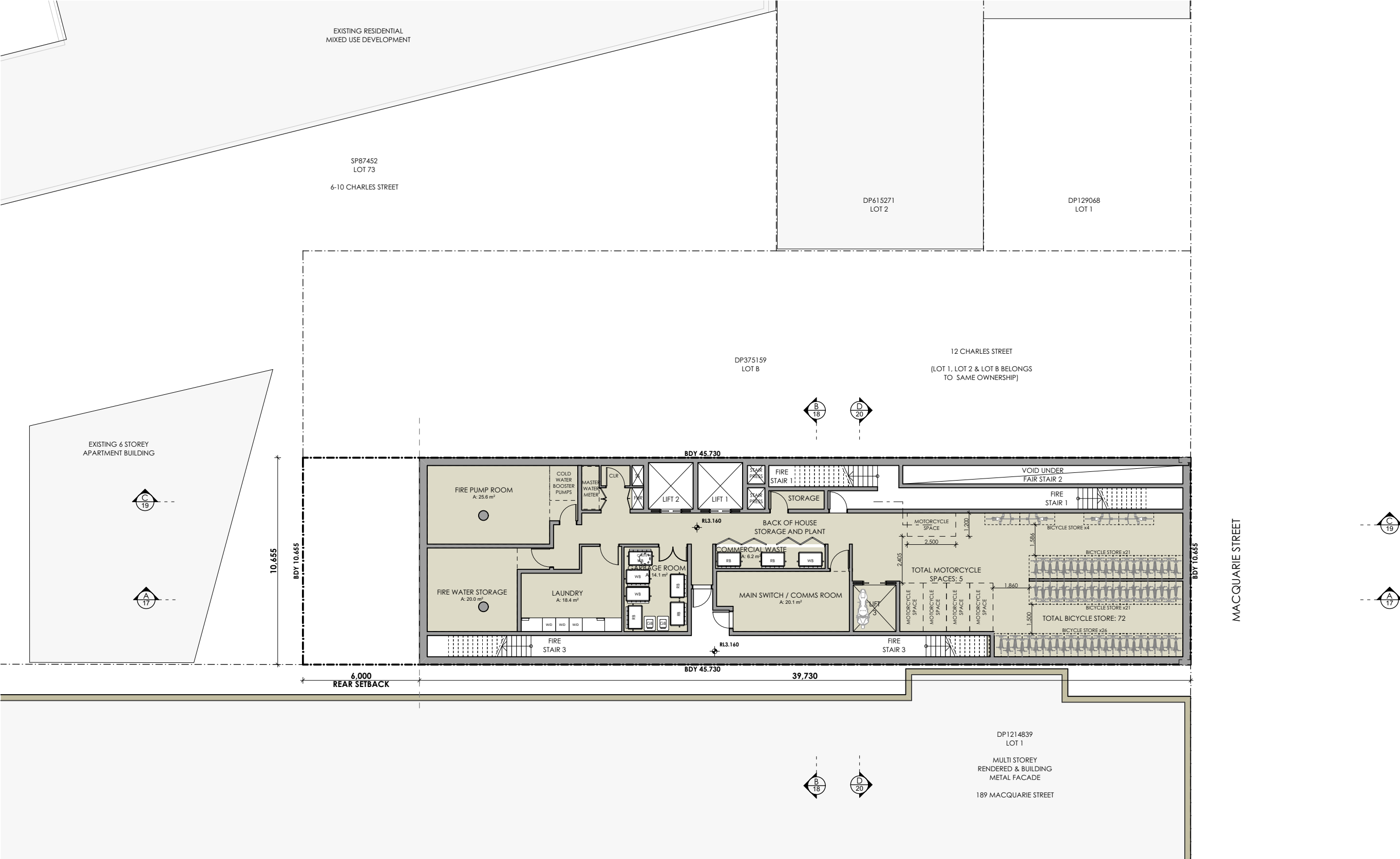
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
SITE PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:500 AT A3
PROJECT No: P567
DA stage.
5 dwg no.
T revision



1 BASEMENT
1:200



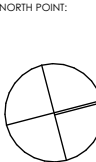
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
I	For Review	JC	6/06/2023
J	For Review	JC	7/06/2023
K	For Review	JC	9/06/2023
L	For BASIX consultant	JC	15/06/2023
M	For SVPA	JC	16/06/2023
N	For Landscape Architect	JC	16/06/2023
O	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

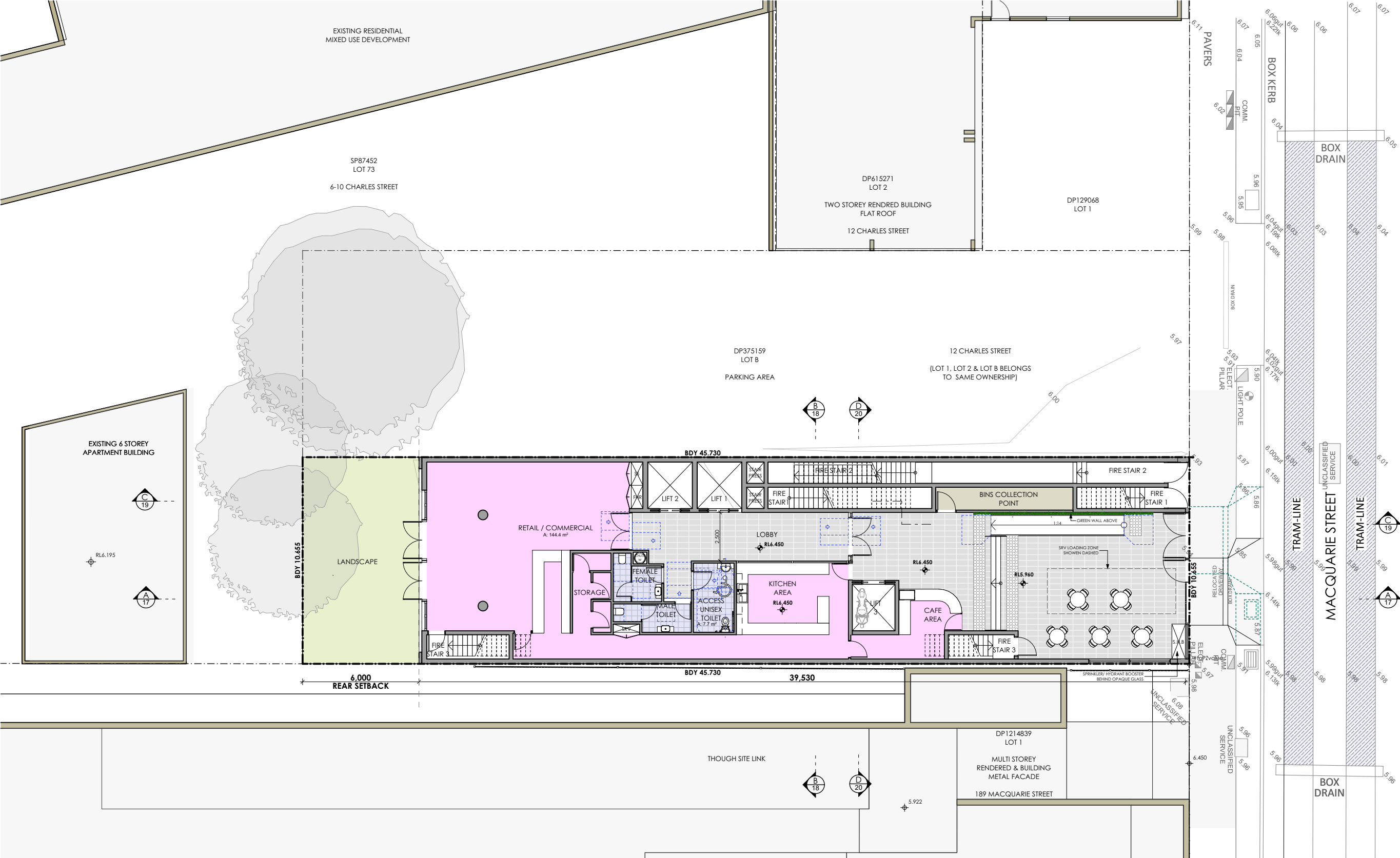
PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
BASEMENT FLOOR PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567

DA 6 T
stage. dwg no. revision



1 GROUND FLOOR
1:200

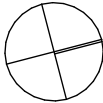
REV	DESCRIPTION	BY	DATE
I	For Review	JC	6/06/2023
J	For Review	JC	7/06/2023
K	For Review	JC	9/06/2023
L	For BASIX consultant	JC	15/06/2023
M	For SVPA	JC	16/06/2023
N	For Landscape Architect	JC	16/06/2023
O	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
GROUND FLOOR PLAN

NORTH POINT:



DRAWN BY: **NR/LZ**

CHECKED BY: **PI**

SCALE: **1:200 AT A3**

PROJECT No: **P567**

DA

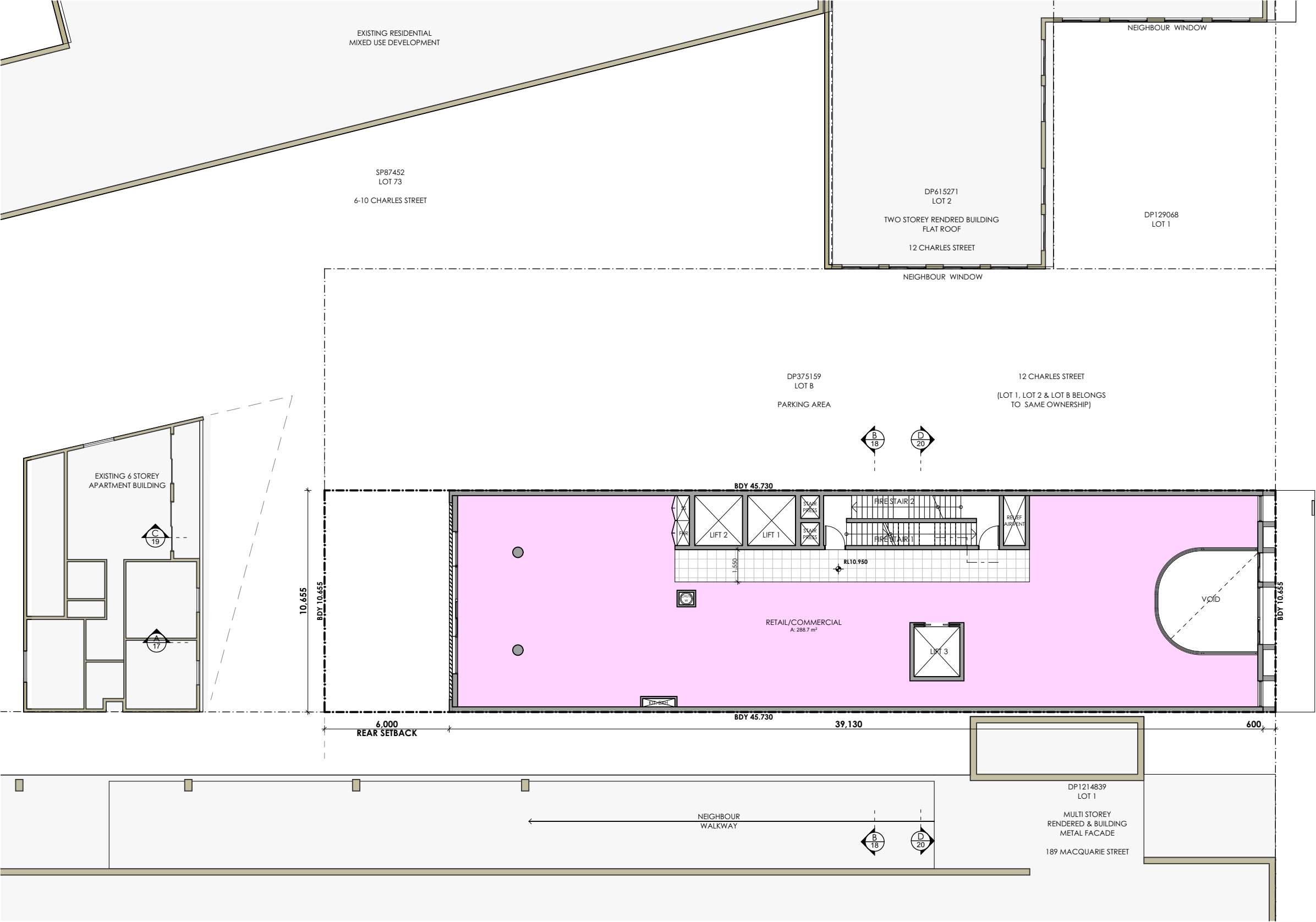
stage.

7

dwg no.

T

revision



1 LEVEL 1
1:200



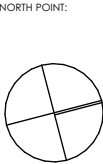
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150
+ 61 2 9283 0850 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
H	For Review	JC	6/06/2023
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
LEVEL 1 FLOOR PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567
DA 8 T
stage. dwg no. revision



1 LEVEL 2
1:200



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

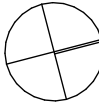
REV	DESCRIPTION	BY	DATE
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
O	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

SCALE: 1:200 AT A3

PROJECT No: P567

DA

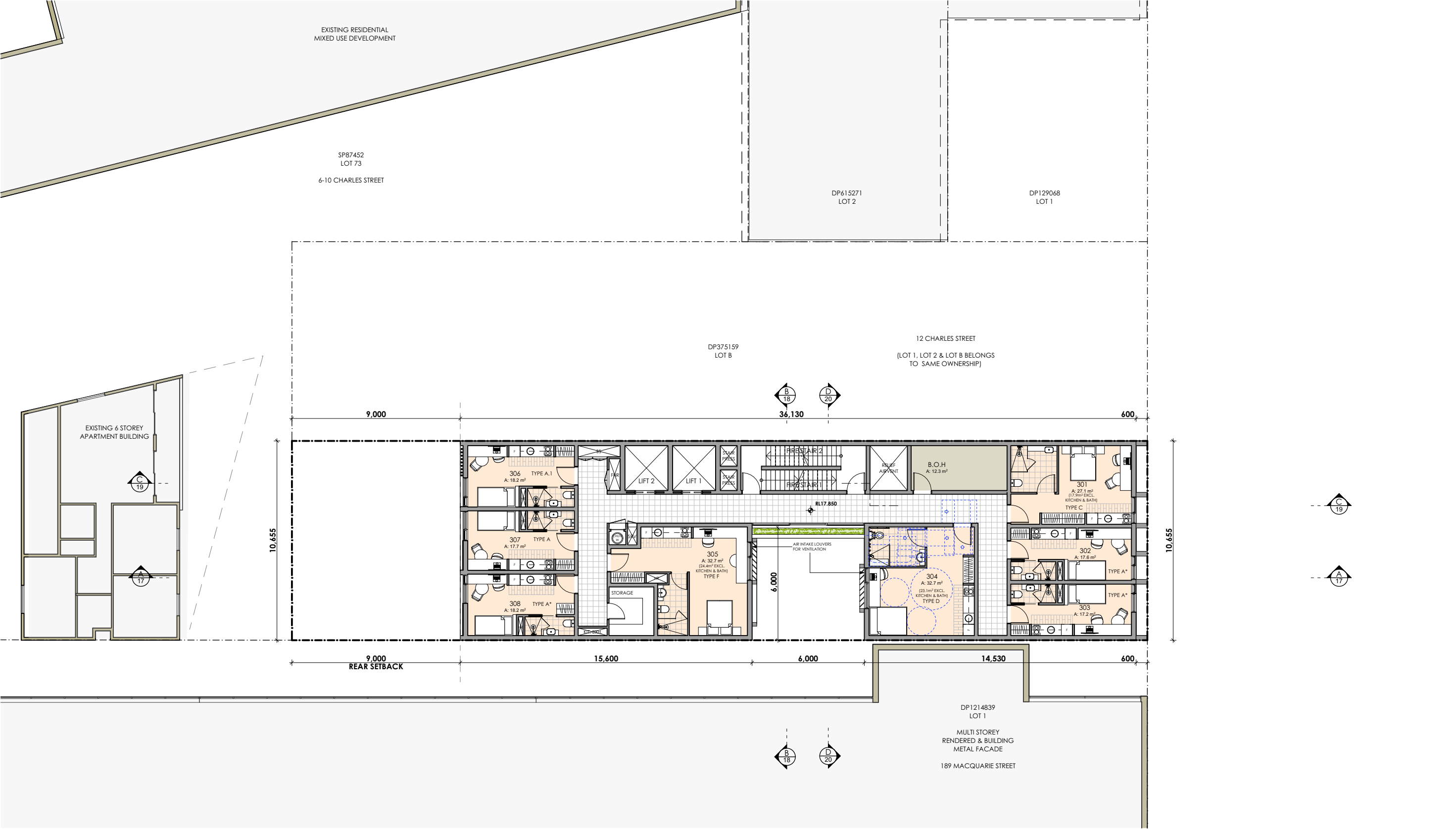
stage.

9

dwg no.

T

revision



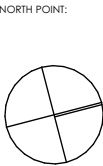
1 LEVEL 3 - 5 (LEVEL 3 SHOWN)
1:200

REV	DESCRIPTION	BY	DATE
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
O	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

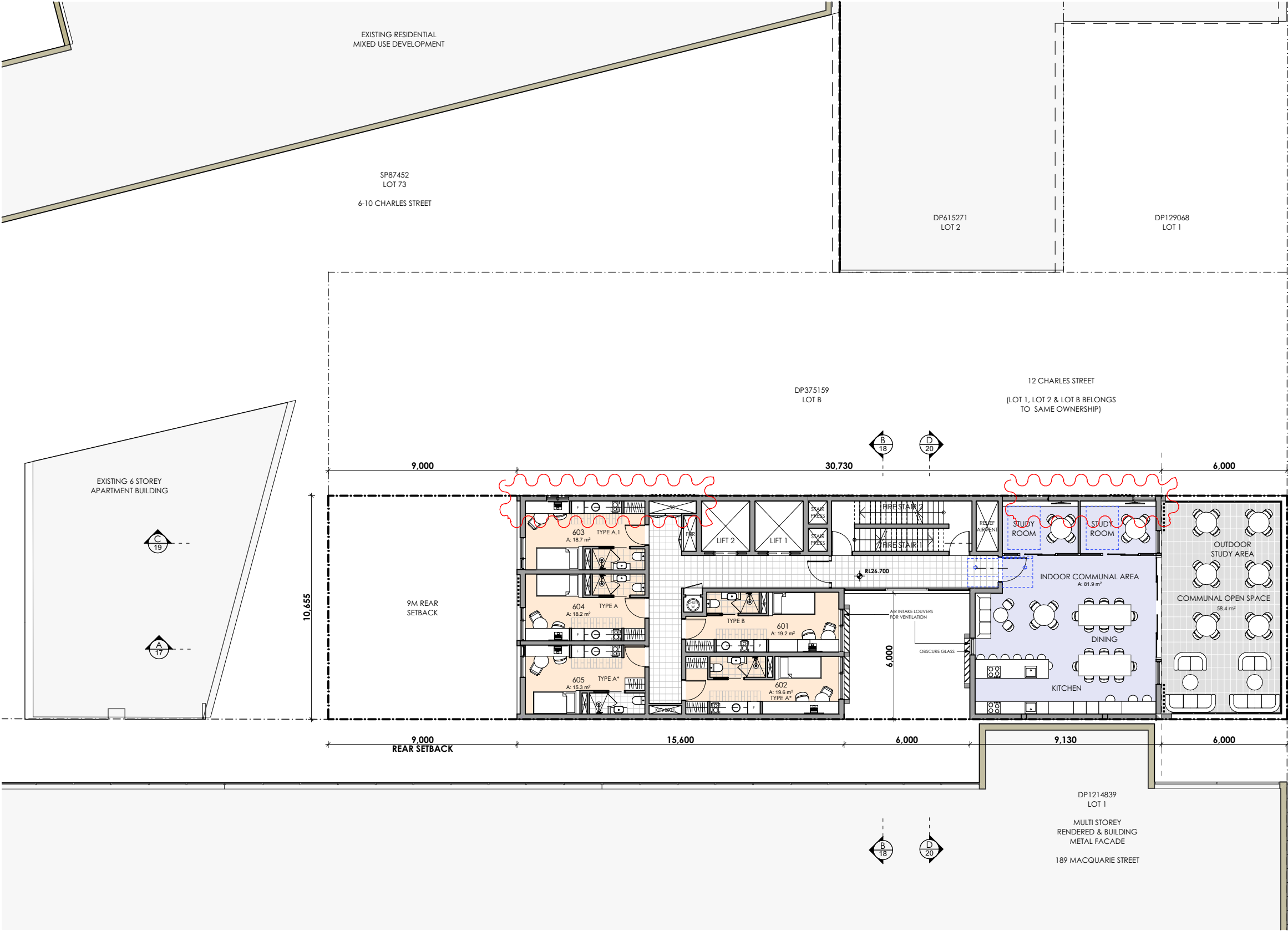
PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
TYPICAL FLOOR PLAN (LEVEL 3-5)



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567

DA **10** **T**
stage. dwg no. revision



1 LEVEL 6 - COMMUNAL AREA
1:200

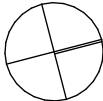
REV	DESCRIPTION	BY	DATE
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
O	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024
U	Issued for Section 34 Responses	NR	20/02/2025

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

NORTH POINT:



DRAWN BY: **NR/LZ**

CHECKED BY: **PI**

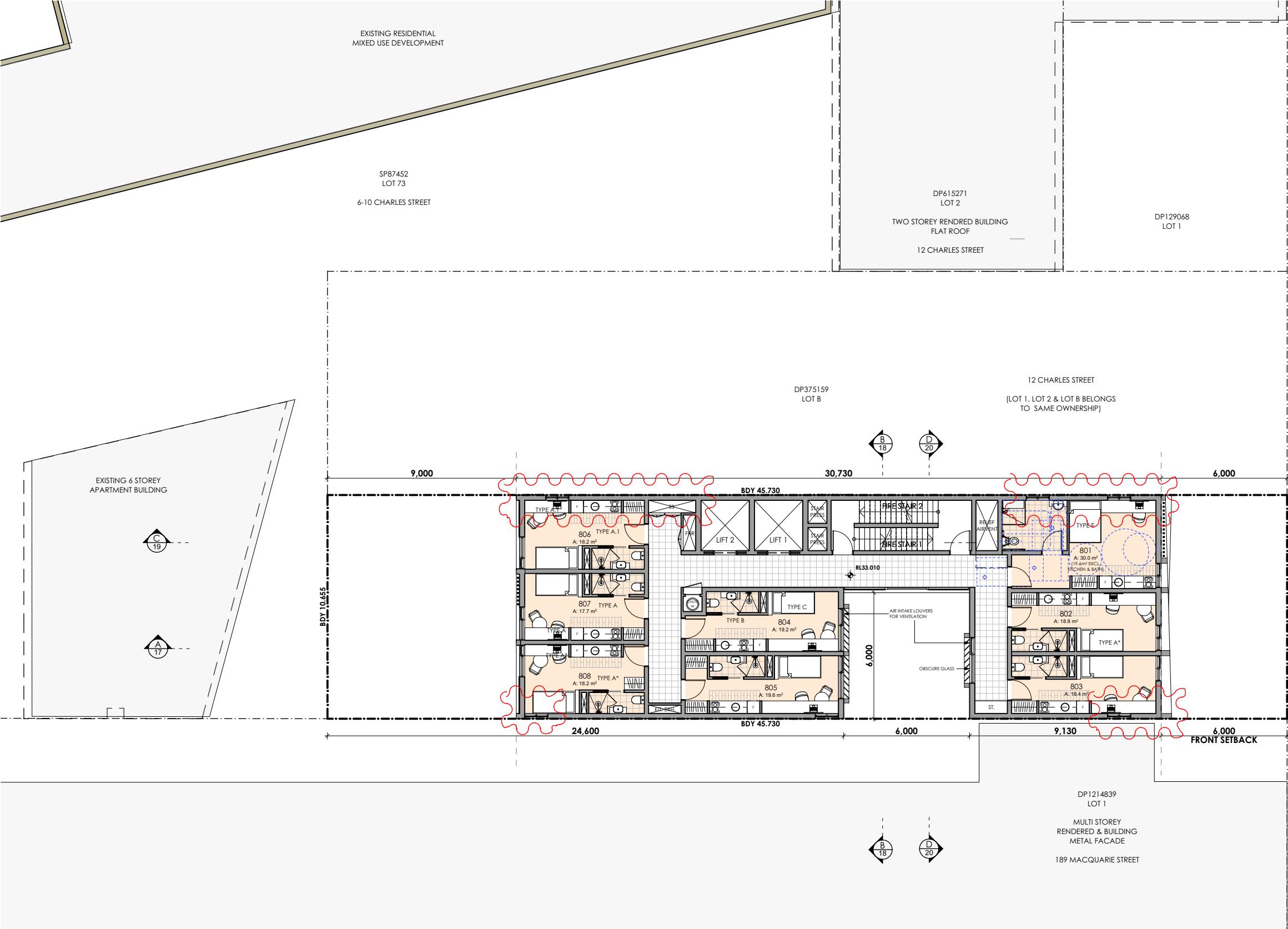
SCALE: **1:200 AT A3**

PROJECT No: **P567**

DA
stage.

11
dwg no.

U
revision



1 LEVEL 7 - 10 (LEVEL 8 SHOWN)
1:200

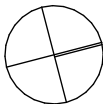
REV	DESCRIPTION	BY	DATE
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
O	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024
U	Issued for Section 34 Responses	NR	20/02/2025

CLIENT:
RAPISARDA INVESTMENTS

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
TYPICAL FLOOR PLAN (LEVEL 7 -10)

NORTH POINT:



DRAWN BY: **NR/LZ**

CHECKED BY: **PI**

SCALE: **1:200 AT A3**

PROJECT No: **P567**

DA

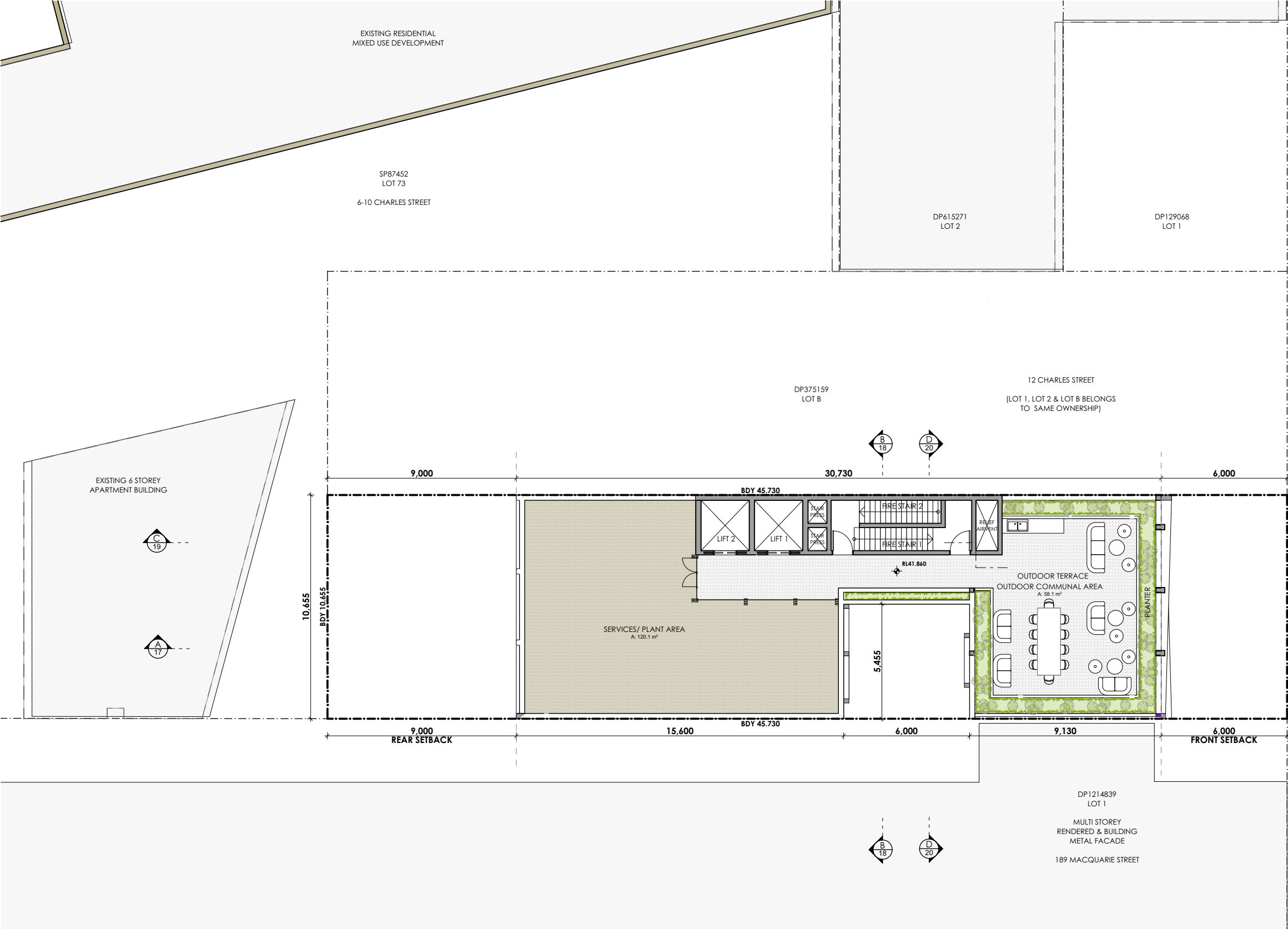
stage.

12

dwg no.

U

revision



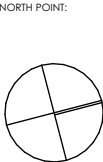
1 ROOF TERRACE PLAN
1:200

REV	DESCRIPTION	BY	DATE
H	For Review	JC	6/06/2023
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

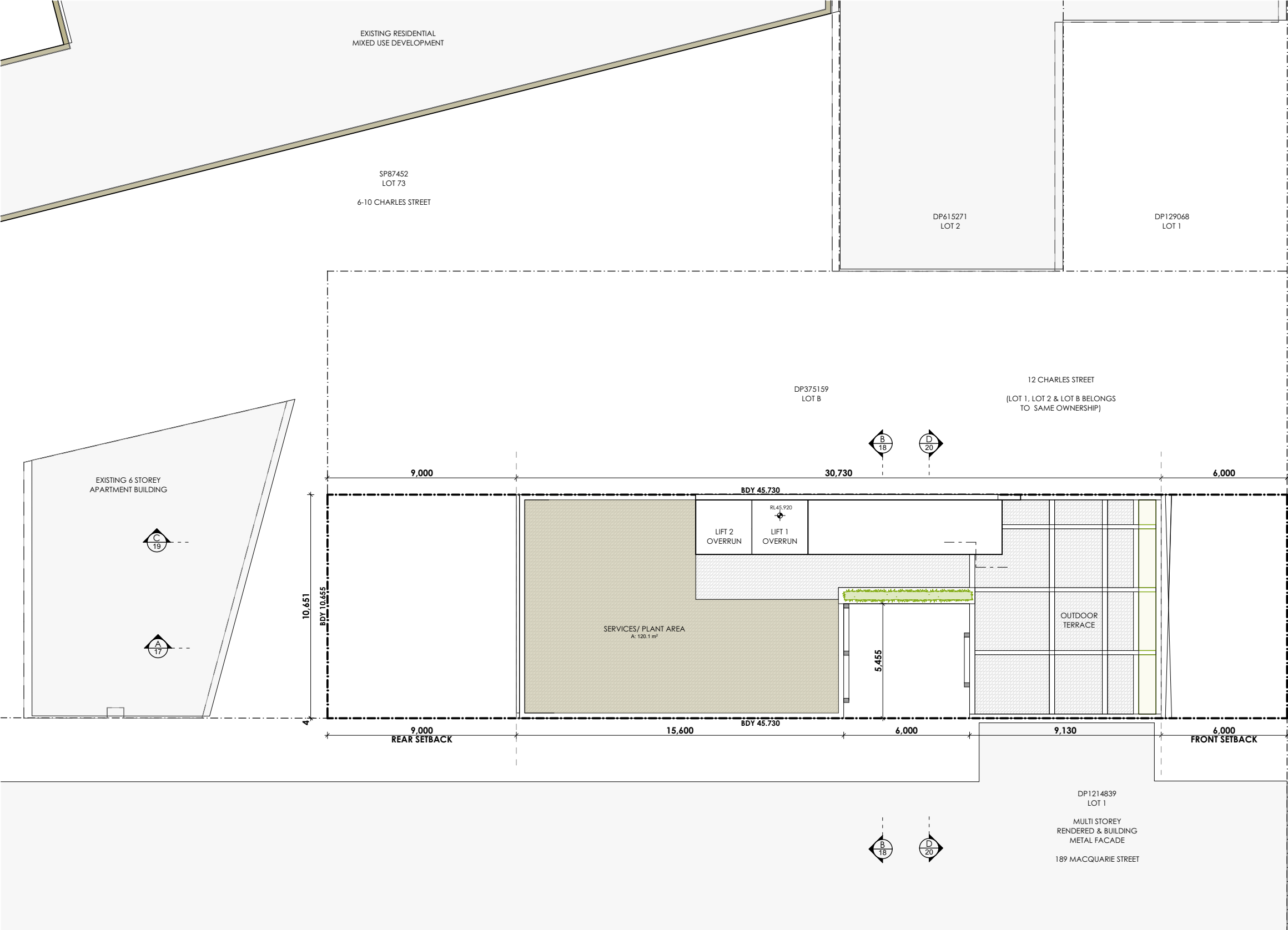
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
ROOF TERRACE FLOOR PLAN



DRAWN BY:	NR/LZ	
CHECKED BY:	PI	
SCALE:	1:200 AT A3	
PROJECT No:	P567	
DA	13	T
stage.	dwg no.	revision



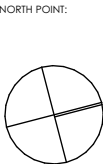
1 ROOF PLAN
1:200

REV	DESCRIPTION	BY	DATE
H	For Review	JC	6/06/2023
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For SVPA	JC	16/06/2023
M	For Landscape Architect	JC	16/06/2023
N	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

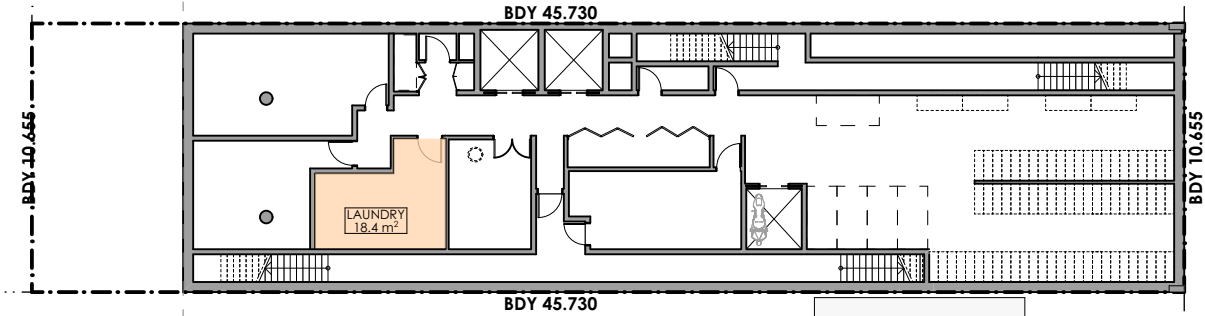
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

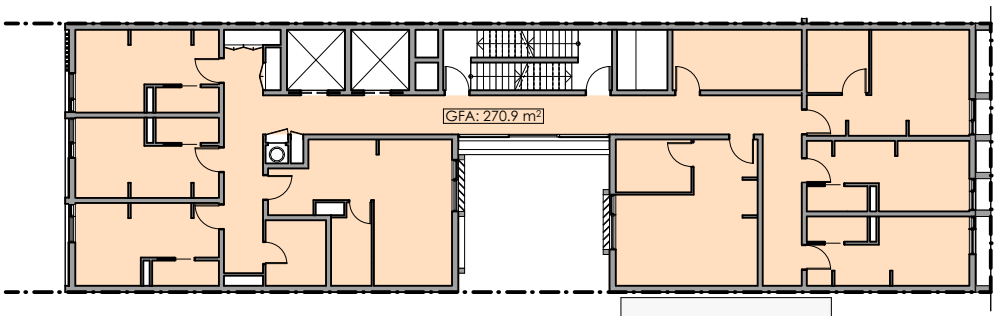
DRAWING TITLE:
ROOF PLAN



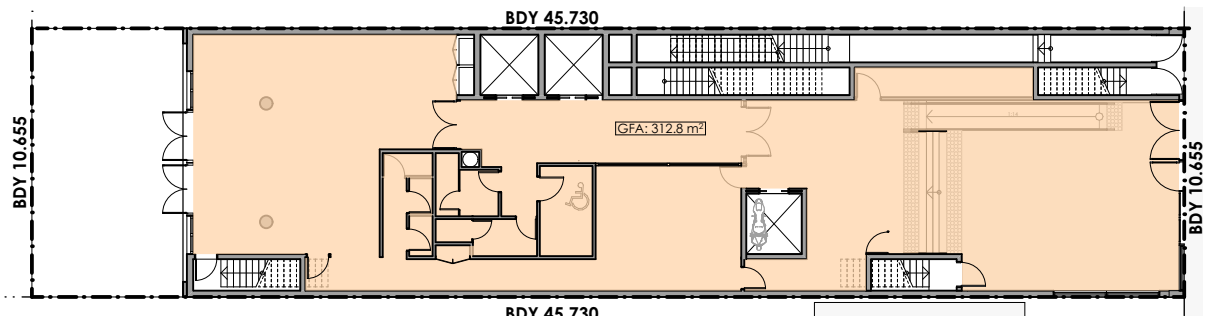
DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567
DA 14 T
stage. dwg no. revision



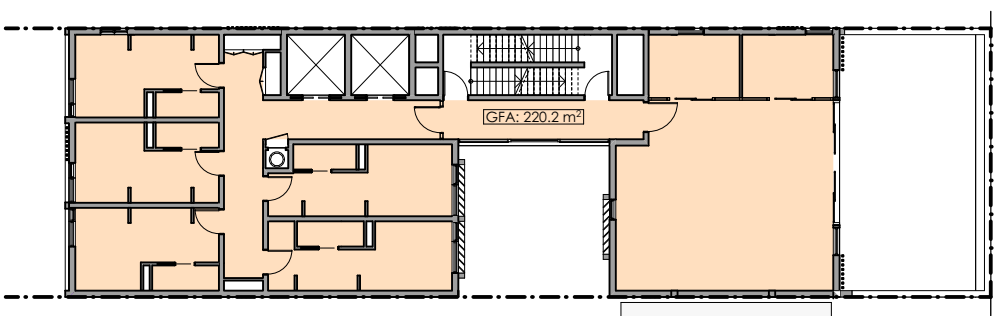
BASEMENT



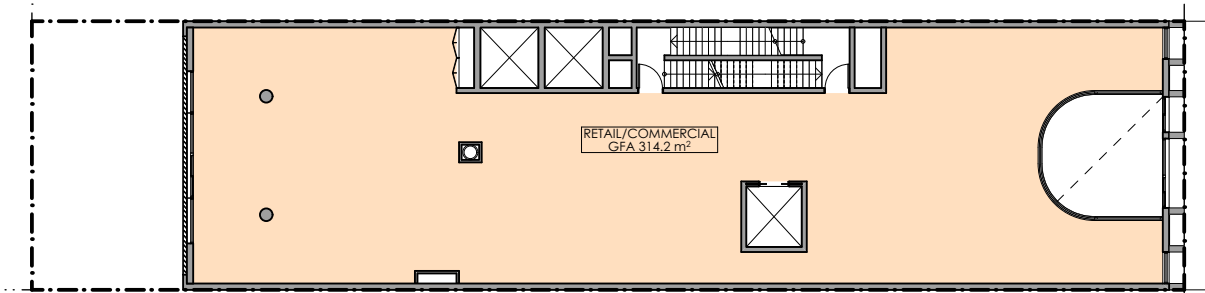
LEVEL 3 - 5



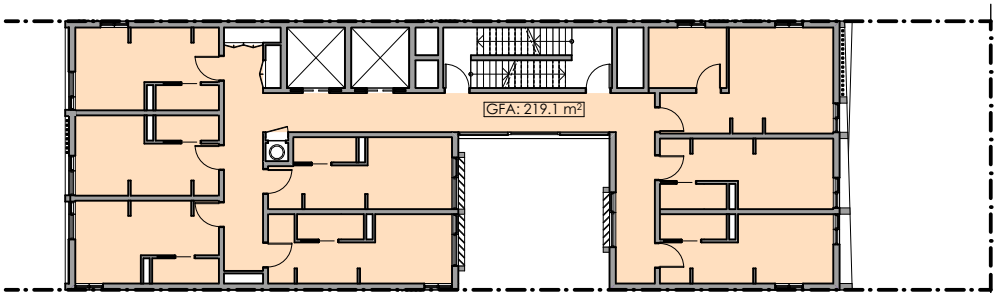
GROUND FLOOR



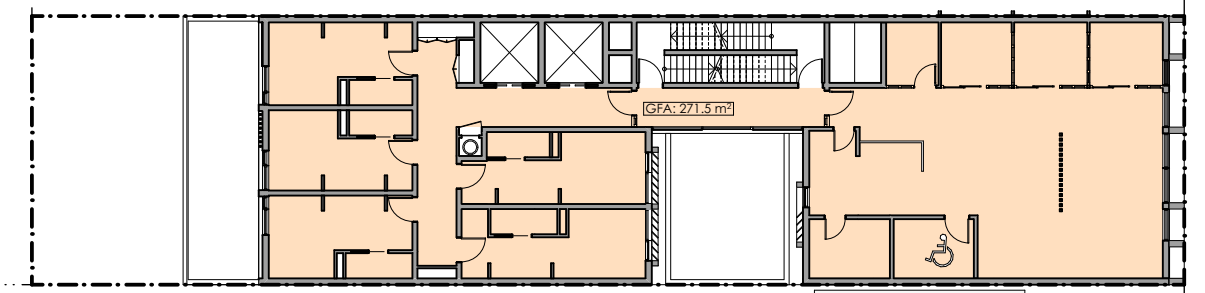
LEVEL 6



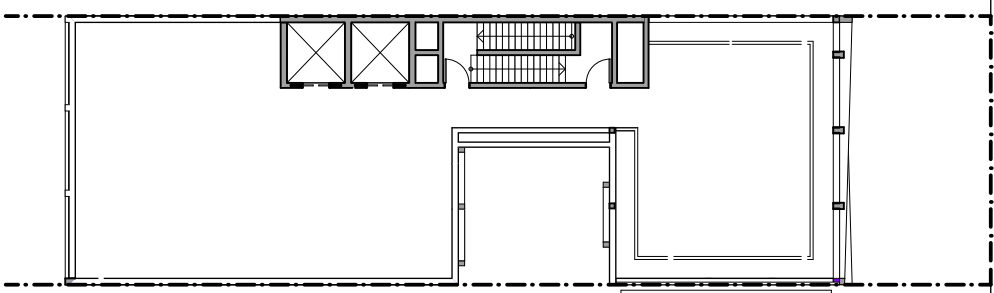
LEVEL 1



LEVEL 7-10



LEVEL 2



ROOF TERRACE

GFA & FSR LEGEND

TOTAL PROPOSED GFA
(INCL. ALL INTERNAL AREAS)

183 MACQUARIE STREET, PARRAMATTA

CITY OF PARRAMATTA COUNCIL
AS PER PLEP 2011

ZONING = B4 MIXED USE
AS PER TILE 10 LAND ZONING MAP

SITE AREA = 487.3m²
(FROM SURVEY)

FSR = 6:1 (AS PER PLEP 2011 CLAUSE 7.3)
WITH BONUS ALSO APPLICABLE FOR CO-LIVING

[GFA = 2,924m²]

PROPOSED FSR 6.00 :1

PROPOSED GFA = 2,826.2 m²

PROPOSED BUILDING HEIGHT = 39.96 m²
(FROM STREET LEVEL)

PROPOSED GFA	
FLOOR LEVEL	GFA (m²)
BASEMENT	18.40
GROUND	312.80
LEVEL 1	314.20
LEVEL 2	271.50
LEVEL 3-5	812.70 (270.2m² EACH LEVEL)
LEVEL 6	220.20
LEVEL 7-10	876.40 (215.2m² EACH LEVEL)
TOTAL GFA (m²)	2,826.20

pti

ARCHITECTURE

Tourism + Residential

Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010

Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150

+ 61 2 9283 0860 | www.ptiarchitecture.com.au

Nominated Registered Architect: Peter Israel (reg no 5064)

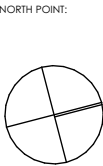
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
A	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

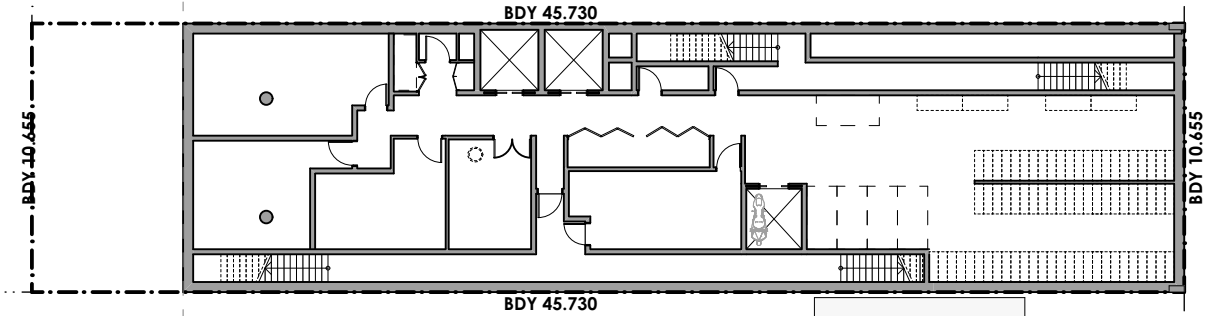
PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
FSR AREA CALCULATION - 01

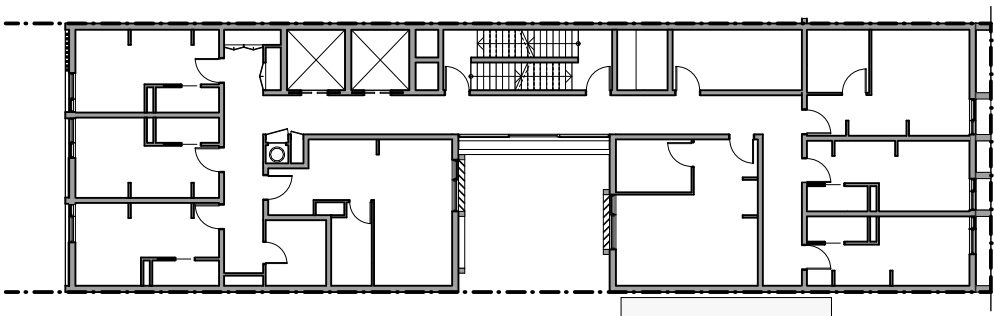


DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:300 AT A3
PROJECT No: P567

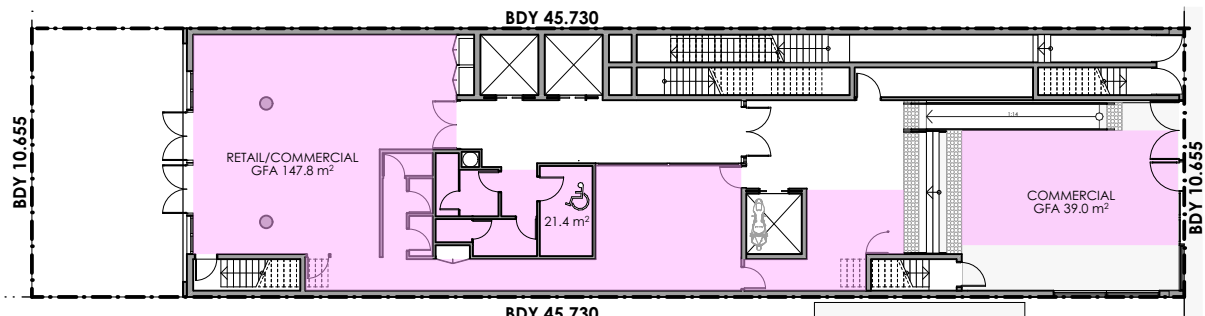
DA 15 T
stage. dwg no. revision



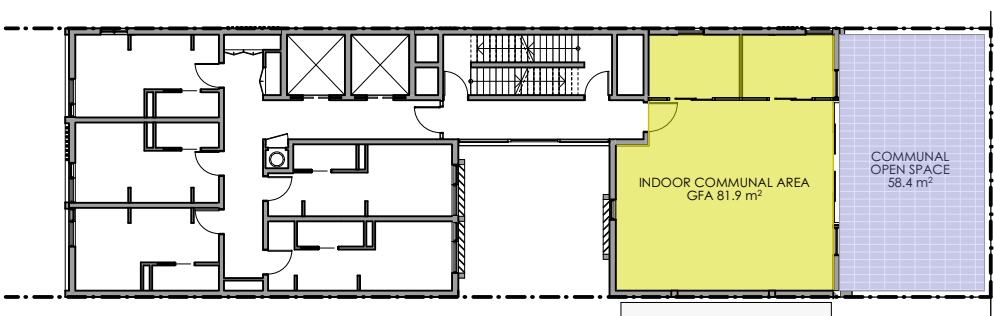
BASEMENT



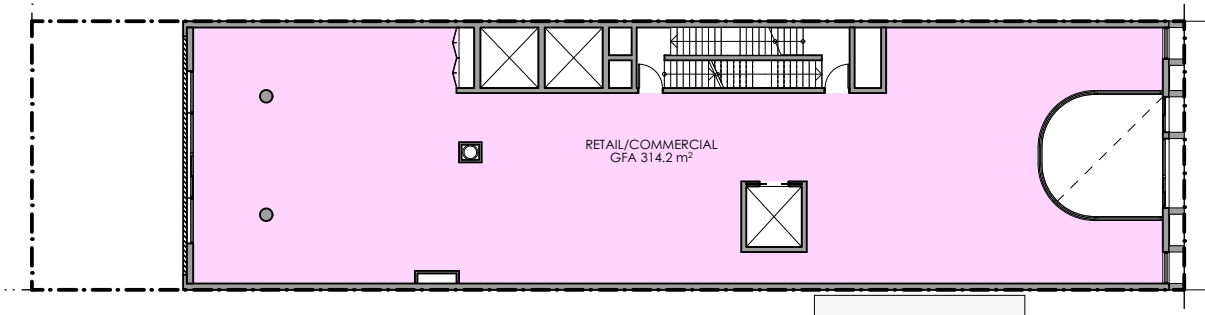
LEVEL 3-5



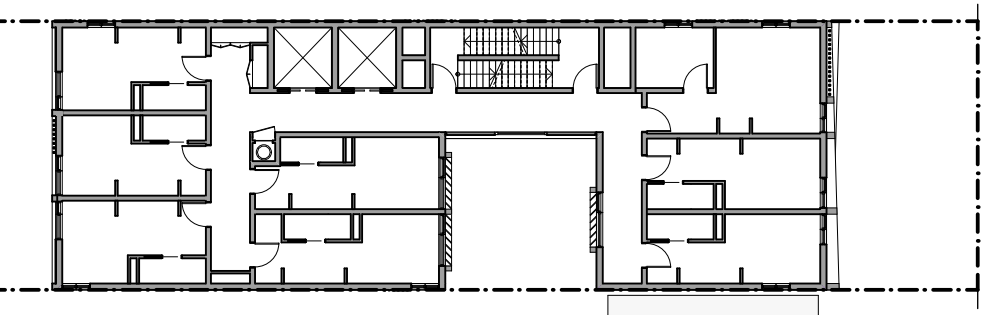
GROUND FLOOR



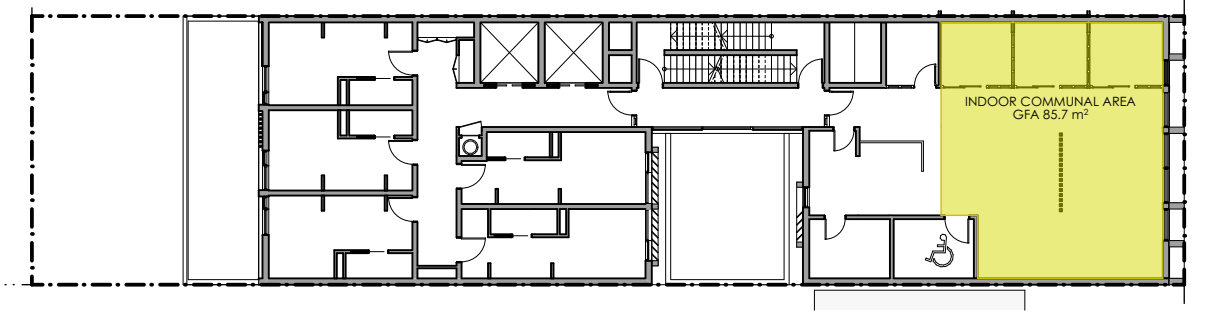
LEVEL 6



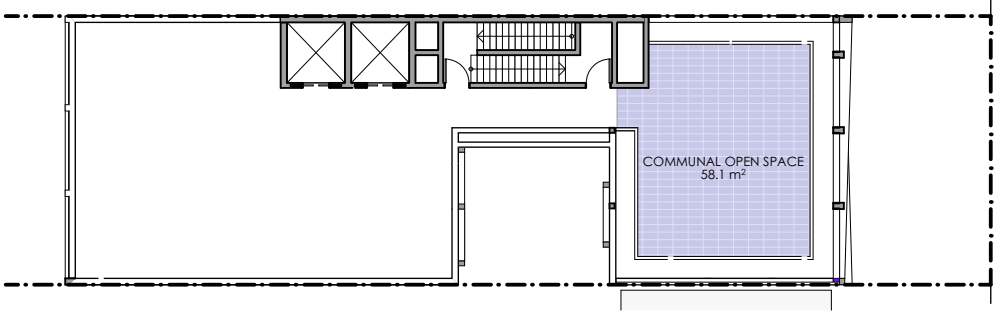
LEVEL 1



LEVEL 7-10



LEVEL 2



ROOF TERRACE

GFA & FSR LEGEND

STUDENT CO-LIVING ACCOMODATION AREA

COMMUNAL INTERNAL AREA

COMMUNAL EXTERNAL AREA

RETAIL / COMMERCIAL AREA

RETAIL / COMMERCIAL AREA

ACCOMODATION SCHEDULE		
NUMBER OF ROOMS	G	0
	LEVEL 1	0
	LEVEL 2	5
	LEVEL 3 - 5	24 (8 PER LEVEL)
	LEVEL 6	5
	LEVEL 7 - 10	32 (8 PER LEVEL)
TOTAL OF SINGLE ROOMS		53
TOTAL OF DOUBLE ROOMS		6
ACCESSIBLE ROOMS		7
TOTAL NUMBER OF ROOMS		66
COMMUNAL AREAS		2 (AT LEVEL 2 & 6)

AREA SCHEDULE		
RETAIL/ COMMERCIAL	G	208.2 m²
	LEVEL 1	314.2 m²
TOTAL RETAIL/COMMERCIAL		522.4 m²
REQUIRED MIN. FSR 1:1 (487.3m²)		FSR 1.07 :1 (COMPLIANT)

COMMUNAL INDOOR SPACE AREA CALCULATION		
	LEVEL 2	85.7 m²
MINIMUM REQUIRED AS PER SEPP (HOUSING) 2021 PART 3 CO-LIVING HOUSING CLAUSE 68 - 2(C):	LEVEL 6	81.9 m²
MIN. REQUIRED: 30m² + 2m² x(66-6)=	150m²	
TOTAL COMMUNAL INDOOR SPACE AREA		167.6 m²(COMPLIANT)

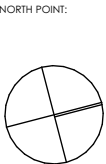
COMMUNAL OPEN SPACE AREA CALCULATION		
	LEVEL 6	58.4 m²
MINIMUM REQUIRED AS PER SEPP (HOUSING) 2021 PART 3 CO-LIVING HOUSING CLAUSE 68 - 2(d):	ROOF	58.1 m²
20% OF SITE AREA: 487.3m² x 0.2 =	97.5m²	
TOTAL COMMUNAL OPEN SPACE AREA		116.5 m²(COMPLIANT)

REV	DESCRIPTION	BY	DATE
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	2/04/2023
G	For Review	JC	6/04/2023
H	For Review	JC	7/04/2023
I	For Review	JC	9/04/2023
J	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

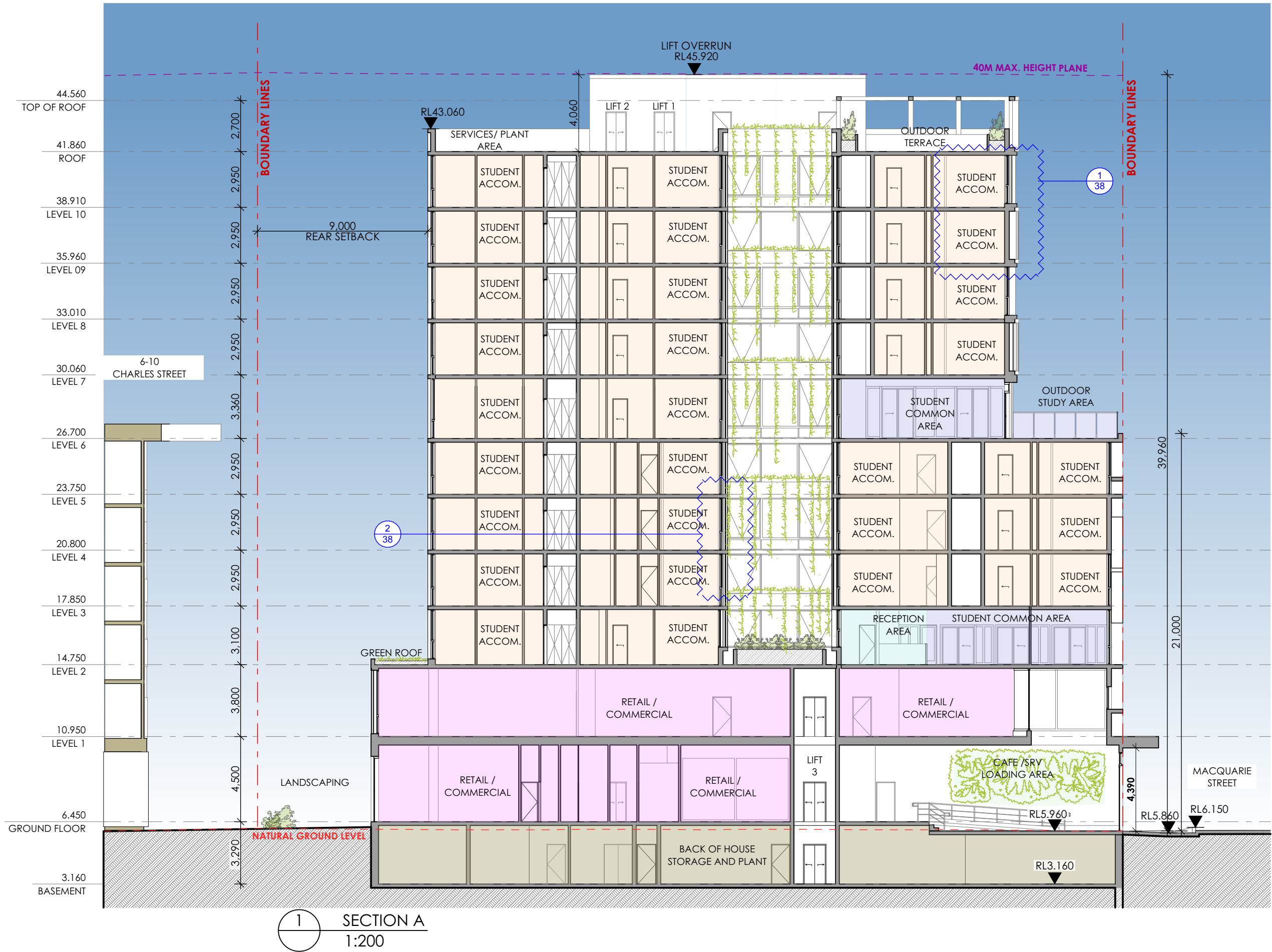
PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
FSR AREA CALCULATION - 02



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:300 AT A3
PROJECT No: P567

DA 16 T
stage. dwg no. revision



1 SECTION A
1:200

REV	DESCRIPTION	BY	DATE
G	For Review	JC	25/05/2023
H	For Review	JC	6/06/2023
I	For Review	JC	7/06/2023
J	For Review	JC	9/06/2023
K	For BASIX consultant	JC	15/06/2023
L	For Landscape Architect	JC	16/06/2023
M	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

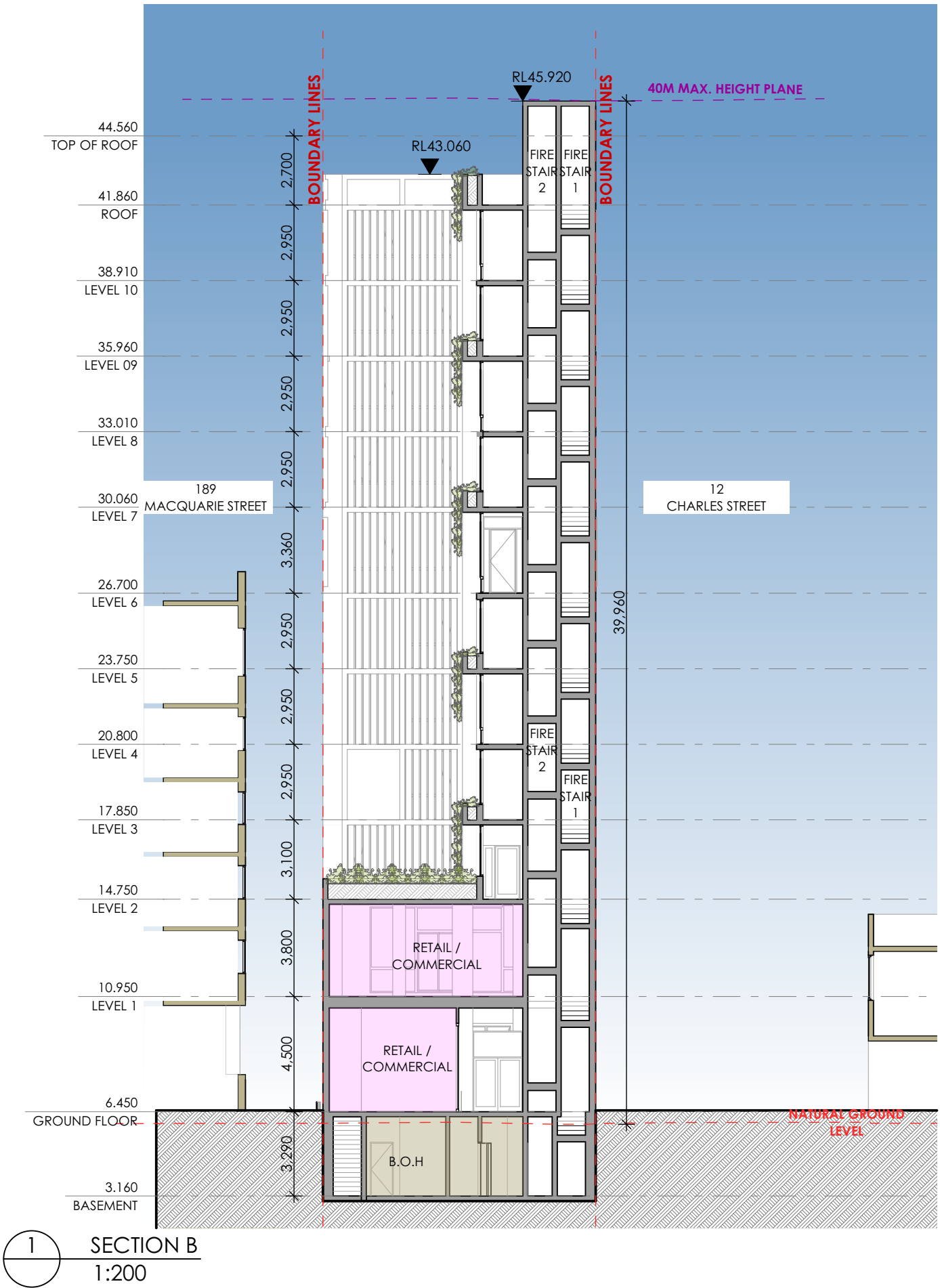
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SECTION A

DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567

DA 17 T
stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
D	Added platform lift and vertical planters	NR	20/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	NR	24/05/2023
G	For Review	JC	25/05/2023
H	For BASIX consultant	JC	15/06/2023
I	For Landscape Architect	JC	16/06/2023
J	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
SECTION B

DRAWN BY: **NR/LZ**

CHECKED BY: **PI**

SCALE: **1:200 AT A3**

PROJECT No: **P567**

DA

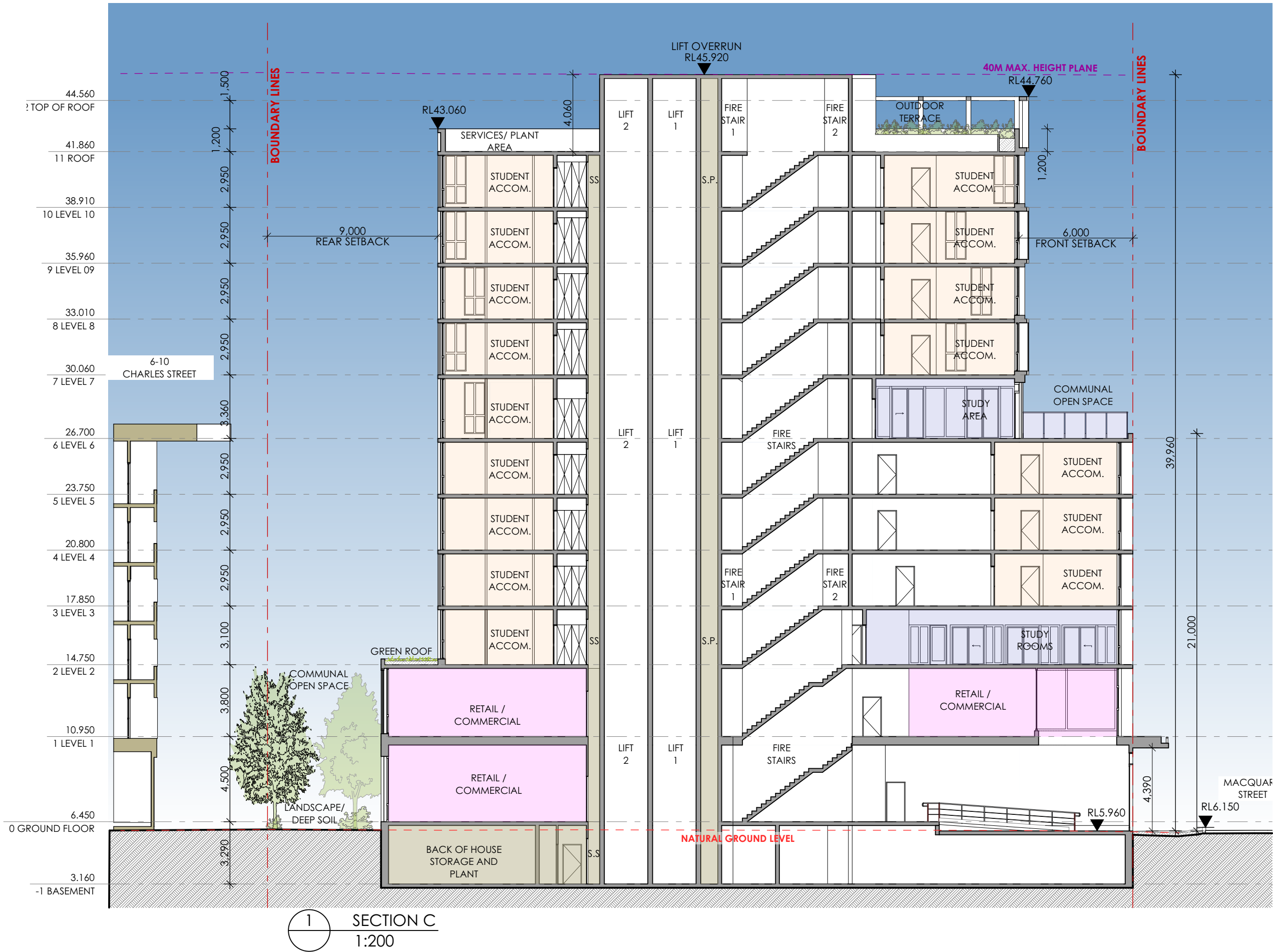
stage.

18

dwg no.

T

revision



REV	DESCRIPTION
C	Removed flood way (Air void)
E	Amended Fire Stairs
F	For Review
G	For Review
H	For BASIX consultant
I	For Landscape Architect
J	For Review
R	Issue for LEC responses
S	Issue for LEC responses
T	Issued for Section 34 Responses

BY	DATE
NR	17/03/2023
NR	31/03/2023
NR	24/05/2023
JC	25/05/2023
JC	15/06/2023
JC	16/06/2023
JC	19/06/2023
NR	22/07/2024
NR	19/08/2024
NR	7/11/2024

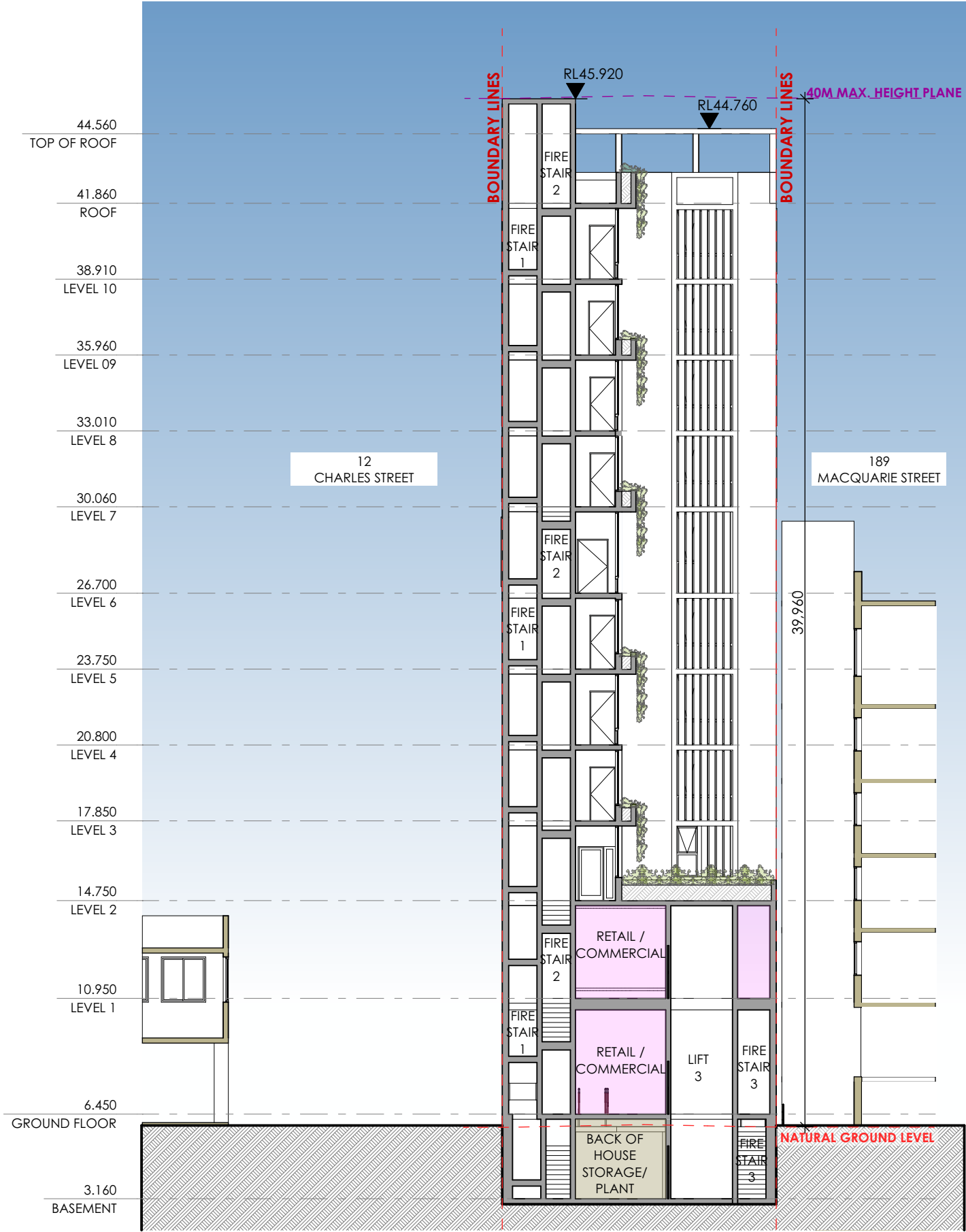
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SECTION C

DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567

DA 19 T
stage. dwg no. revision



A SECTION D
1:200

REV	DESCRIPTION
A	For Review
R	Issue for LEC responses
S	Issue for LEC responses
T	Issued for Section 34 Responses

BY	DATE
JC	19/06/2023
NR	22/07/2024
NR	19/08/2024
NR	7/11/2024

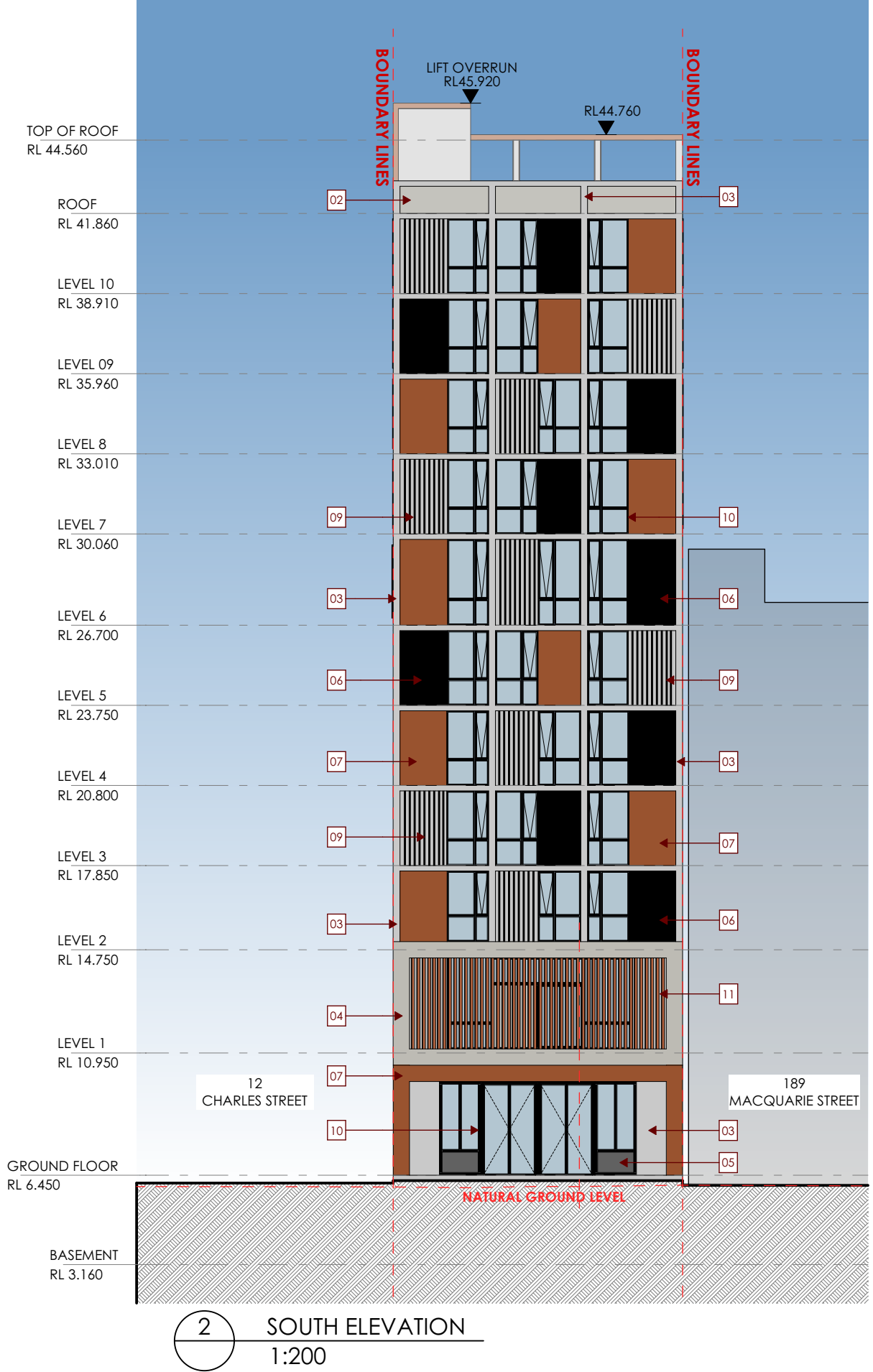
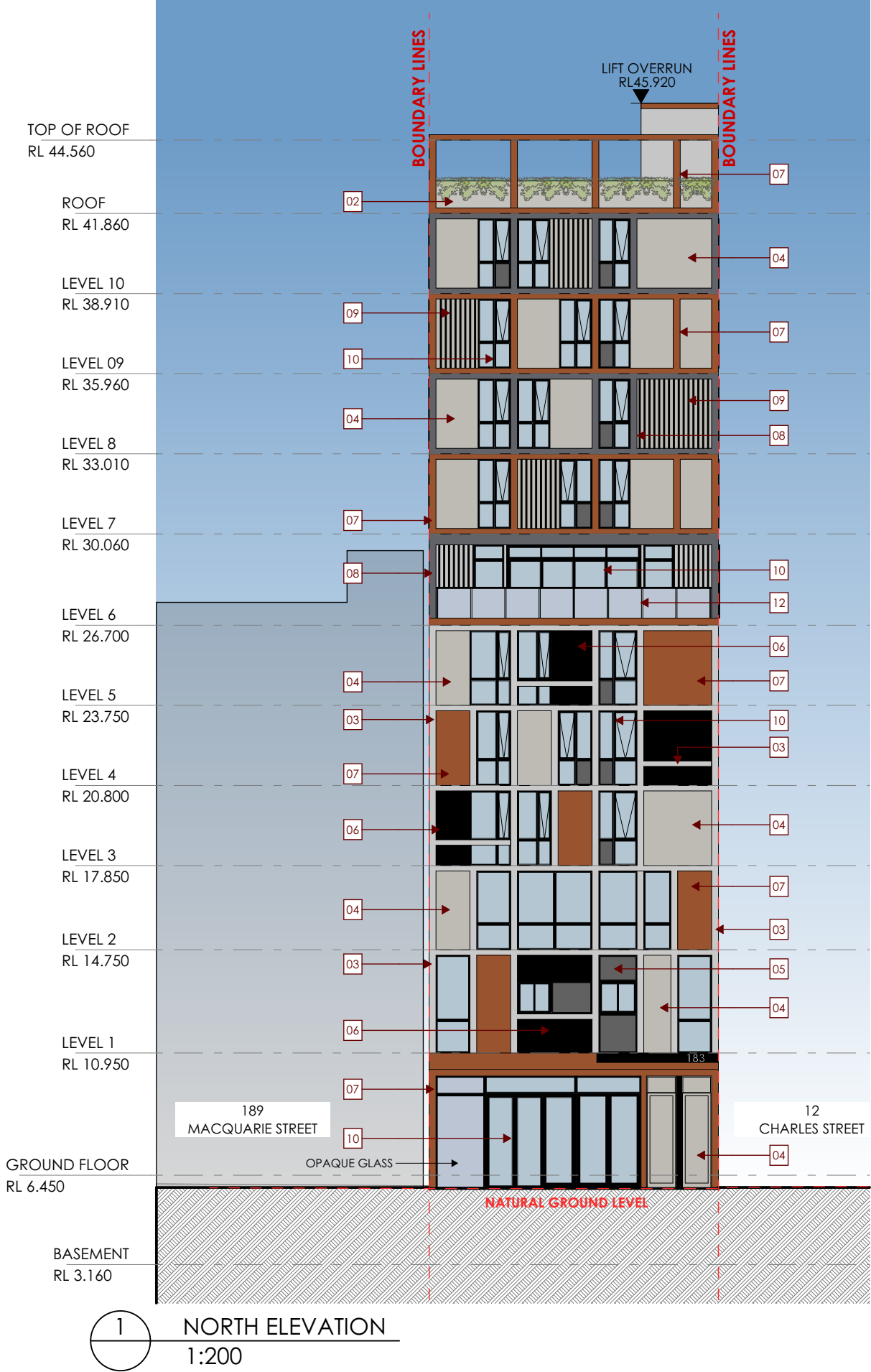
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

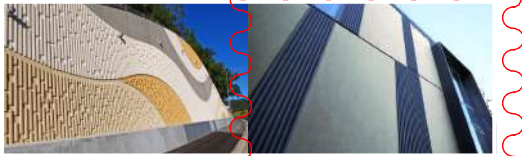
DRAWING TITLE:
SECTION D

DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567

DA 20 T
stage. dwg no. revision



EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL - TEXTURED AND FORM LINED FINISH - COLOURS TBC BY PUBLIC ART ARTIST
2. PRE-CAST CONCRETE WALL - SMOOTH AND OFF-FORM FINISH - DULUX UNFORGETTABLE



3. PAINTED FINISH - DULUX LEXICON
4. PAINTED FINISH - DULUX GREY BIRD



5. PAINTED FINISH - DULUX TICKING*
6. PAINTED FINISH - DULUX BLACK*



7. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TERRAIN SATIN
8. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TICKING



9. POWDERCOATED ALUMINIUM FACADE BATTENS - COLOUR BLACK
10. POWDERCOATED ALUMINIUM WINDOW FRAMES - COLOUR BLACK



11. POWDERCOATED ALUMINIUM FACADE BATTENS. PAINT FINISH - DULUX TERRAIN SATIN
12. FRAMELESS GLASS BALUSTRADE

NOTE:

GROUND AND FIRST LEVEL

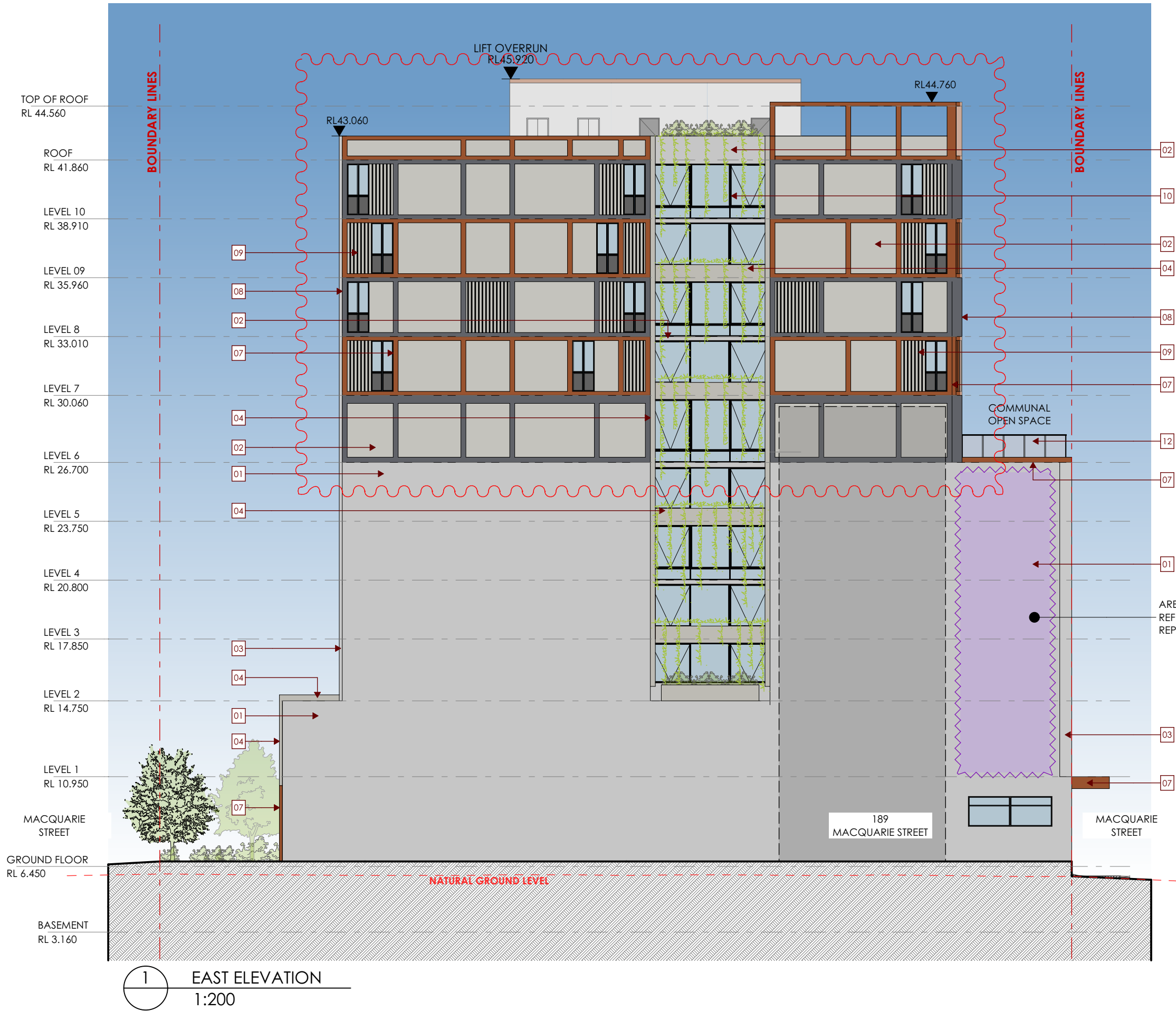
ALL GLAZING FACING SOUTH TO BE DARK TINTED.
ALL GLAZING FACING NORTH TO BE CLEAR.

LEVEL 2 TO 4

ALL GLAZING FACING NORTH AND SOUTH TO BE DARK TINTED.

LEVEL 5 TO 11

ALL GLAZING FACING NORTH AND SOUTH TO BE DARK TINTED.



EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL -
TEXTURED AND FORM LINED FINISH -
COLOURS TBC BY PUBLIC ART ARTIST
2. PRE-CAST CONCRETE WALL -
SMOOTH AND OFF-FORM FINISH -
DULUX UNFORGETTABLE



3. PAINTED FINISH -
DULUX LEXICON
4. PAINTED FINISH - DULUX
GREY BIRD



5. PAINTED FINISH -
DULUX TICKING*
6. PAINTED FINISH - DULUX
BLACK*



7. POWDERCOATED ALUMINIUM
EAVES.
PAINT FINISH - DULUX TERRAIN SATIN
8. POWDERCOATED ALUMINIUM
EAVES.
PAINT FINISH - DULUX TICKING



9. POWDERCOATED ALUMINIUM
FACADE BATTENS -
COLOUR BLACK
10. POWDERCOATED ALUMINIUM
WINDOW FRAMES -
COLOUR BLACK

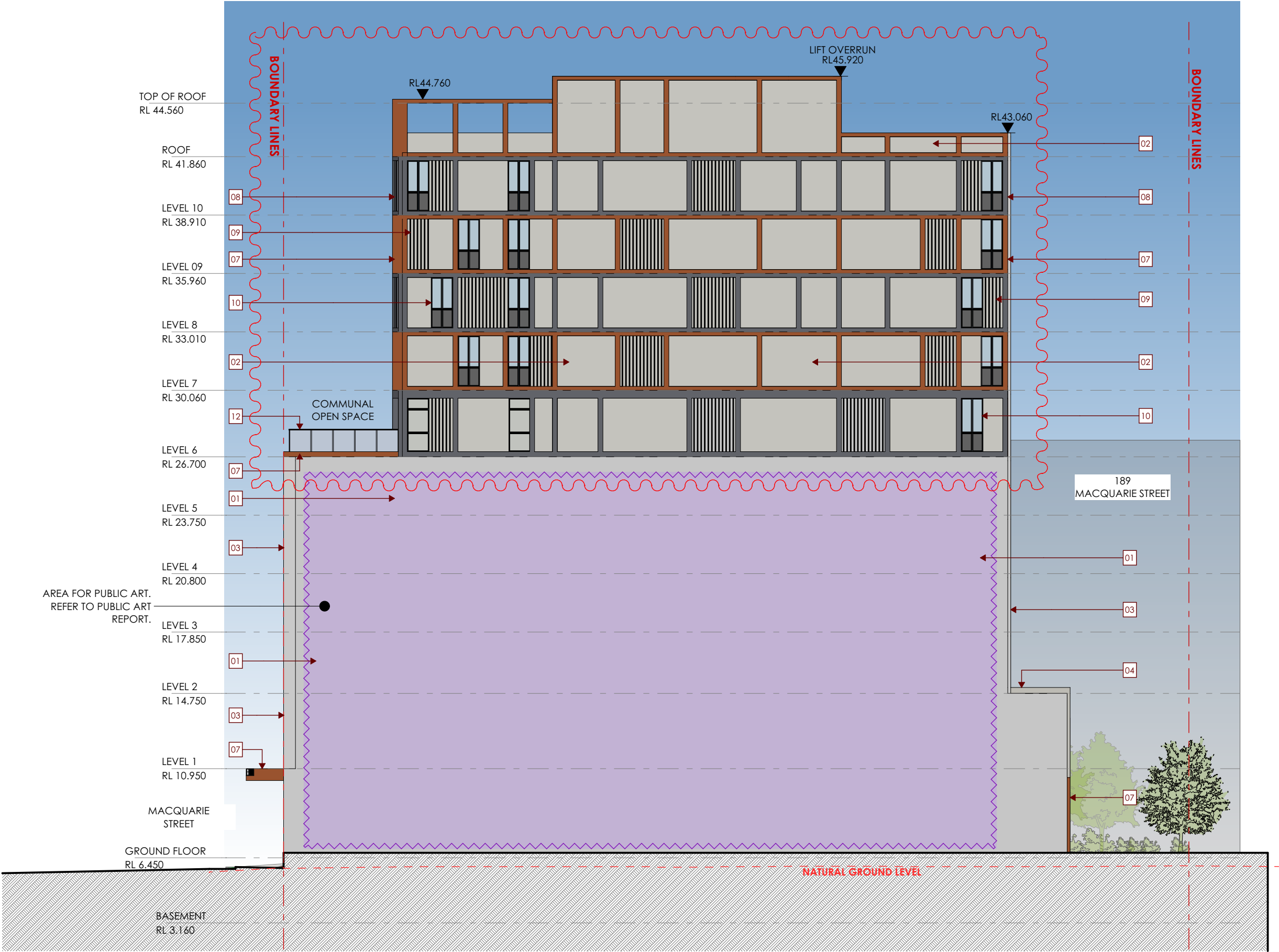


11. POWDERCOATED ALUMINIUM
FACADE BATTENS
PAINT FINISH - DULUX TERRAIN SATIN
12. FRAMELESS GLASS BALUSTRADE

NOTE:

LEVEL 2 TO 11

ALL GLAZING FACING EAST TO
BE CLEAR.



1 WEST ELEVATION
1:200

EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL - TEXTURED AND FORM LINED FINISH - COLOURS TBC BY PUBLIC ART ARTIST
2. PRE-CAST CONCRETE WALL - SMOOTH AND OFF-FORM FINISH - DULUX UNFORGETTABLE



3. PAINTED FINISH - DULUX LEXICON
4. PAINTED FINISH - DULUX GREY BIRD



5. PAINTED FINISH - DULUX TICKING*
6. PAINTED FINISH - DULUX BLACK*



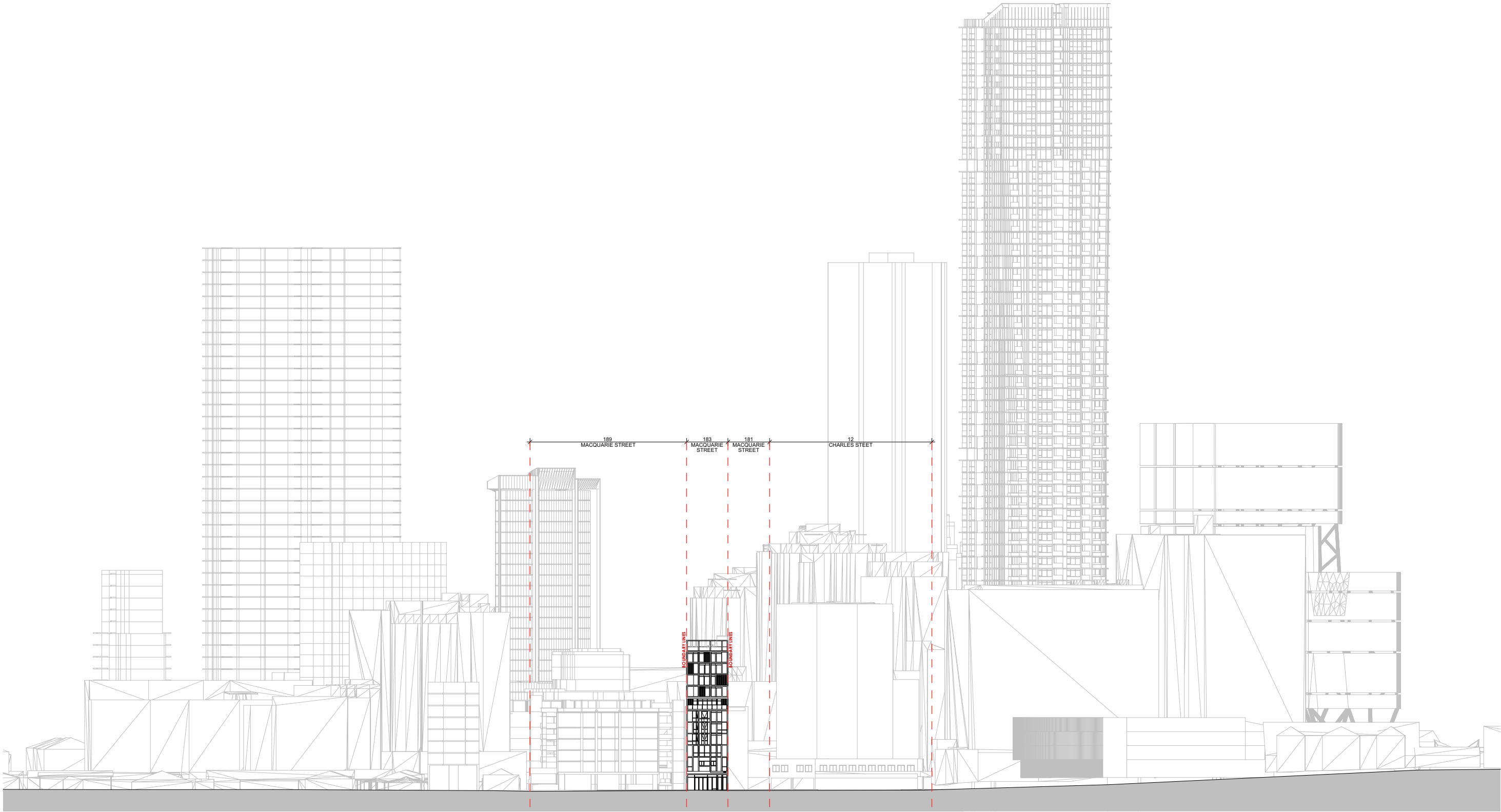
7. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TERRAIN SATIN
8. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TICKING



9. POWDERCOATED ALUMINIUM FACADE BATTENS - COLOUR BLACK
10. POWDERCOATED ALUMINIUM WINDOW FRAMES - COLOUR BLACK



11. POWDERCOATED ALUMINIUM FACADE BATTENS. PAINT FINISH - DULUX TERRAIN SATIN
12. FRAMELESS GLASS BALUSTRADE



1 NORTH STREET ELEVATION
1:1000

REV	DESCRIPTION	BY	DATE
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024
U	Issued for Section 34 Responses	NR	20/02/2025

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

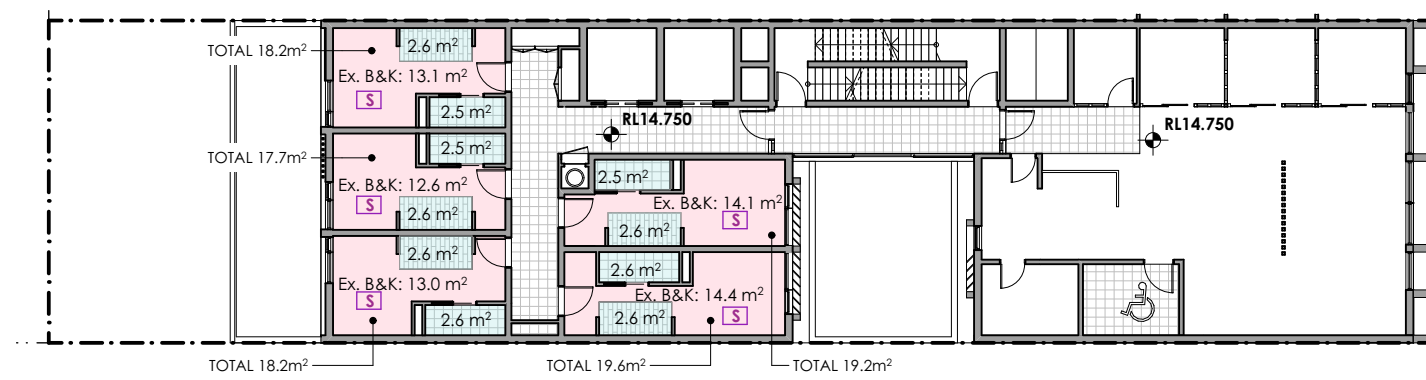
DRAWING TITLE:
NORTH STREET ELEVATION

DRAWN BY: **NR/LZ**
CHECKED BY: **PI**
SCALE: **1:1000 AT A3**
PROJECT No: **P567**

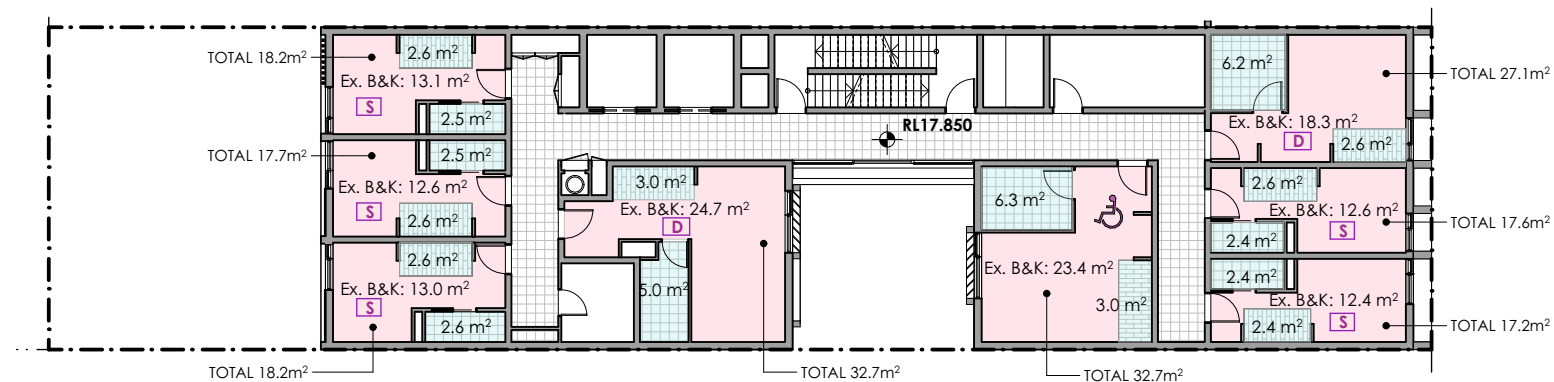
DA	24	U
stage.	dwg no.	revision

40m HEIGHT PLANE
FROM EXISTING GROUND
SHOWN IN PURPLE

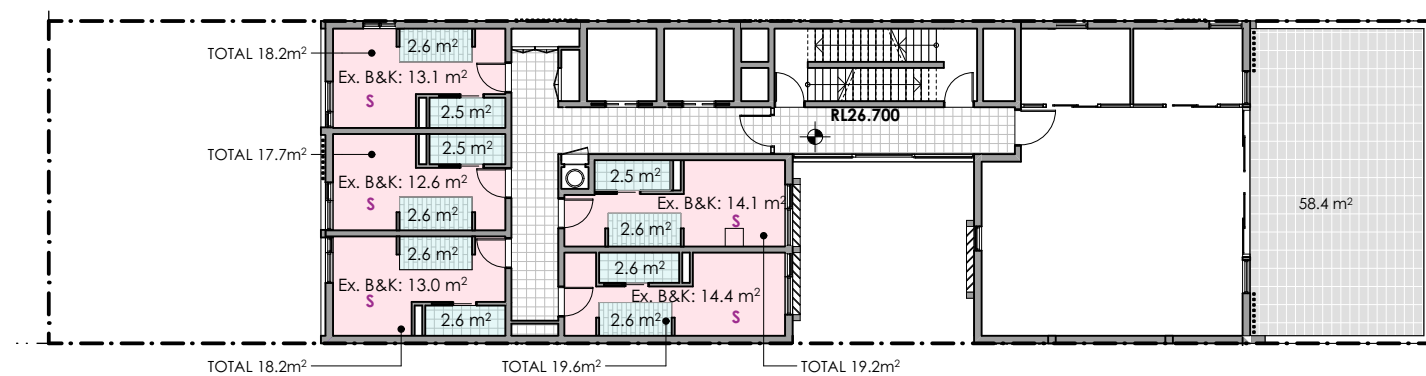




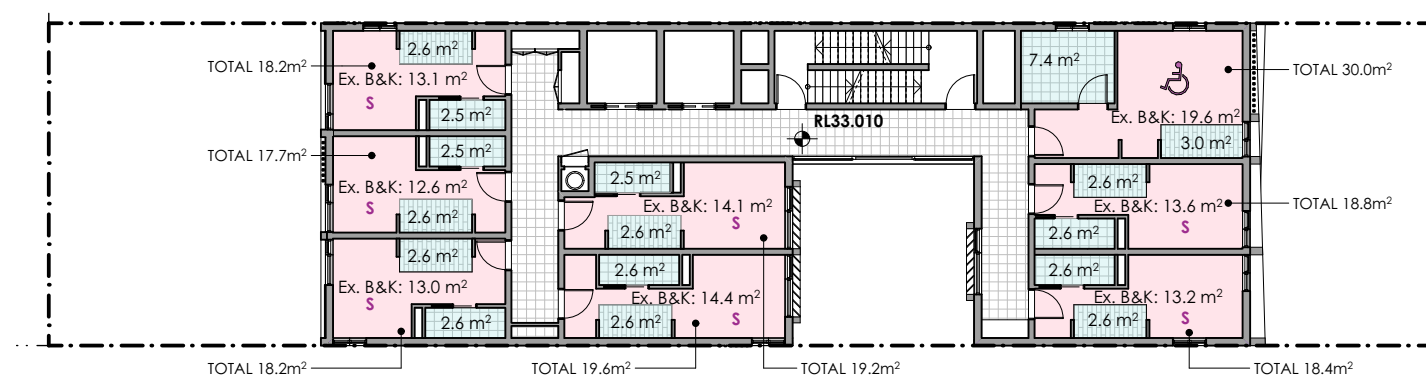
1 LEVEL 2
1:250



2 LEVEL 3-5
1:250



3 LEVEL 6
1:250



6 LEVEL 7-10
1:250

UNITS SCHEDULE											
UNIT NO.	INTERNAL AREA (m²)	WET AREA (m²)	TOTAL AREA (m²)	NUMBER OF PEOPLE	SINGLE (INT. 12 - 15m²)	DOUBLE (INT. 16 - 25m²)	ACCESS ROOM				
LEVEL 2											
201	14.1	5.1	19.2	1	YES	-	-				
202	14.4	5.2	19.6	1	YES	-	-				
203	13.1	5.1	18.2	1	YES	-	-				
204	12.6	5.1	17.7	1	YES	-	-				
205	13	5.2	18.2	1	YES	-	-				
LEVEL 3											
301	18.3	8.8	27.1	2	-	YES	-				
302	12.6	5	17.6	1	YES	-	-				
303	12.4	4.8	17.2	1	YES	-	-				
304	23.4	9.3	32.7	1	-	-	YES				
305	24.7	8	32.7	2	-	YES	-				
306	13.1	5.1	18.2	1	YES	-	-				
307	12.6	5.1	17.7	1	YES	-	-				
308	13	5.2	18.2	1	YES	-	-				
LEVEL 4											
401	18.3	8.8	27.1	2	-	YES	-				
402	12.6	5	17.6	1	YES	-	-				
403	12.4	4.8	17.2	1	YES	-	-				
404	23.4	9.3	32.7	1	-	-	YES				
405	24.7	8	32.7	2	-	YES	-				
406	13.1	5.1	18.2	1	YES	-	-				
407	12.6	5.1	17.7	1	YES	-	-				
408	13	5.2	18.2	1	YES	-	-				
LEVEL 5											
501	18.3	8.8	27.1	2	-	YES	-				
502	12.6	5	17.6	1	YES	-	-				
503	12.4	4.8	17.2	1	YES	-	-				
504	23.4	9.3	32.7	1	-	-	YES				
505	24.7	8	32.7	2	-	YES	-				
506	13.1	5.1	18.2	1	YES	-	-				
507	12.6	5.1	17.7	1	YES	-	-				
508	13	5.2	18.2	1	YES	-	-				
LEVEL 6											
601	14.1	5.1	19.2	1	YES	-	-				
602	14.4	5.2	19.6	1	YES	-	-				
603	13.1	5.1	18.2	1	YES	-	-				
604	12.6	5.1	17.7	1	YES	-	-				
605	13	5.2	18.2	1	YES	-	-				
LEVEL 7											
701	19.6	10.4	30	1	-	-	YES				
702	13.6	5.2	18.8	1	YES	-	-				
703	13.2	5.2	18.4	1	YES	-	-				
704	14.1	5.1	19.2	1	YES	-	-				
705	14.4	5.2	19.6	1	YES	-	-				
706	13.1	5.1	18.2	1	YES	-	-				
707	12.6	5.1	17.7	1	YES	-	-				
708	13	5.2	18.2	1	YES	-	-				
LEVEL 8											
801	19.6	10.4	30	1	-	-	YES				
802	13.6	5.2	18.8	1	YES	-	-				
803	13.2	5.2	18.4	1	YES	-	-				
804	14.1	5.1	19.2	1	YES	-	-				
805	14.4	5.2	19.6	1	YES	-	-				
806	13.1	5.1	18.2	1	YES	-	-				
807	12.6	5.1	17.7	1	YES	-	-				
808	13	5.2	18.2	1	YES	-	-				
LEVEL 9											
901	19.6	10.4	30	1	-	-	YES				
902	13.6	5.2	18.8	1	YES	-	-				
903	13.2	5.2	18.4	1	YES	-	-				
904	14.1	5.1	19.2	1	YES	-	-				
905	14.4	5.2	19.6	1	YES	-	-				
906	13.1	5.1	18.2	1	YES	-	-				
907	12.6	5.1	17.7	1	YES	-	-				
908	13	5.2	18.2	1	YES	-	-				
LEVEL 10											
1001	19.6	10.4	30	1	-	-	YES				
1002	13.6	5.2	18.8	1	YES	-	-				
1003	13.2	5.2	18.4	1	YES	-	-				
1004	14.1	5.1	19.2	1	YES	-	-				
1005	14.4	5.2	19.6	1	YES	-	-				
1006	13.1	5.1	18.2	1	YES	-	-				
1007	12.6	5.1	17.7	1	YES	-	-				
1008	13	5.2	18.2	1	YES	-	-				
TOTAL					979.1	391.3	1370.4	72	53	6	7

TOTAL NUMBER OF ROOMS	66
-----------------------	----

LEGEND

 PROPOSED INTERNAL LIVING AREA PROPOSED AREA FOR KITCHEN & BATH ACCESSIBLE ROOM

S SINGLE ROOM (1 PERSON)

D DOUBLE ROOM (2 PEOPLE)

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed Road way (Air void)	NR	17/03/2023
F	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2024
G	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:

DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:

AREA COMPLIANCE DIAGRAMS

NORTH POINT:



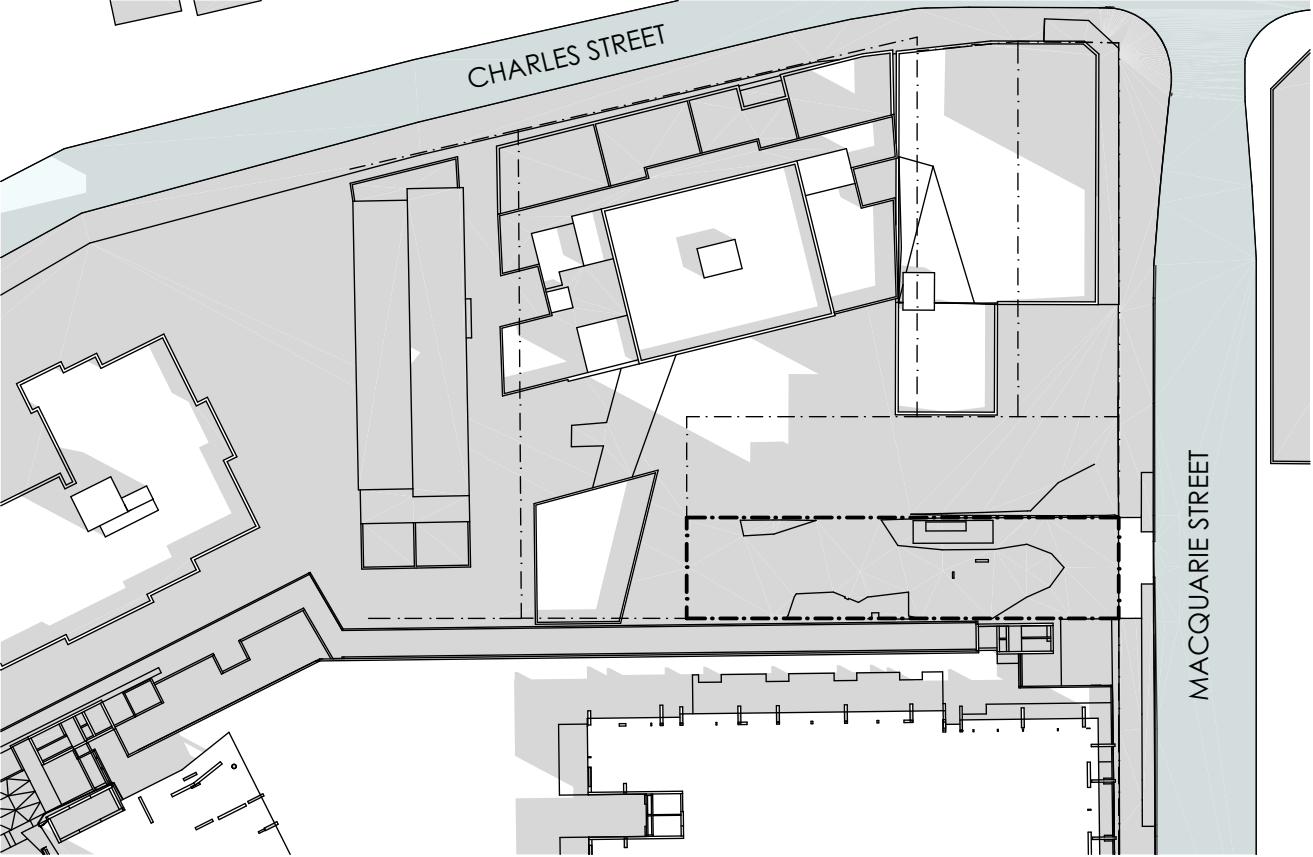
DRAWN BY: NR/LZ

CHECKED BY: PI

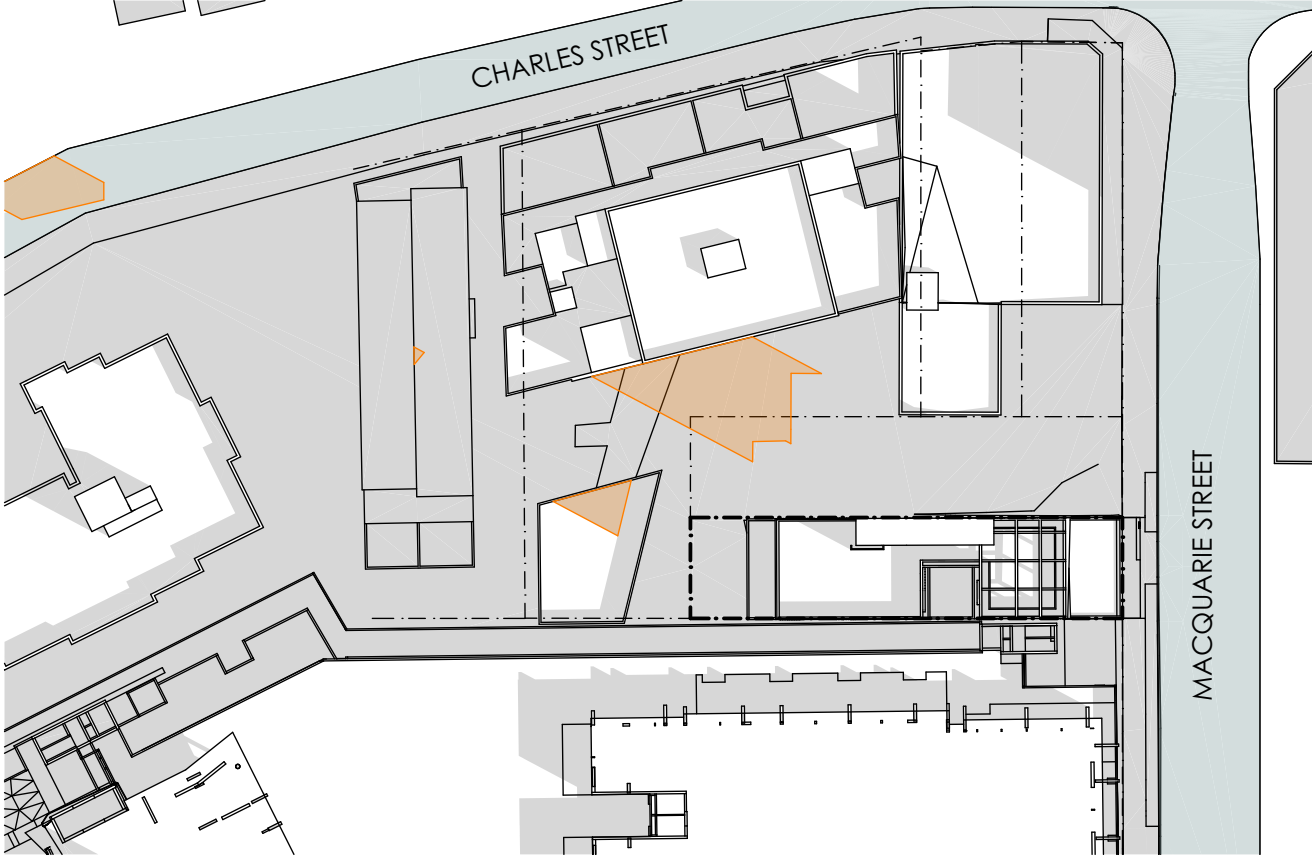
SCALE: 1:250 AT A3

PROJECT No: P567

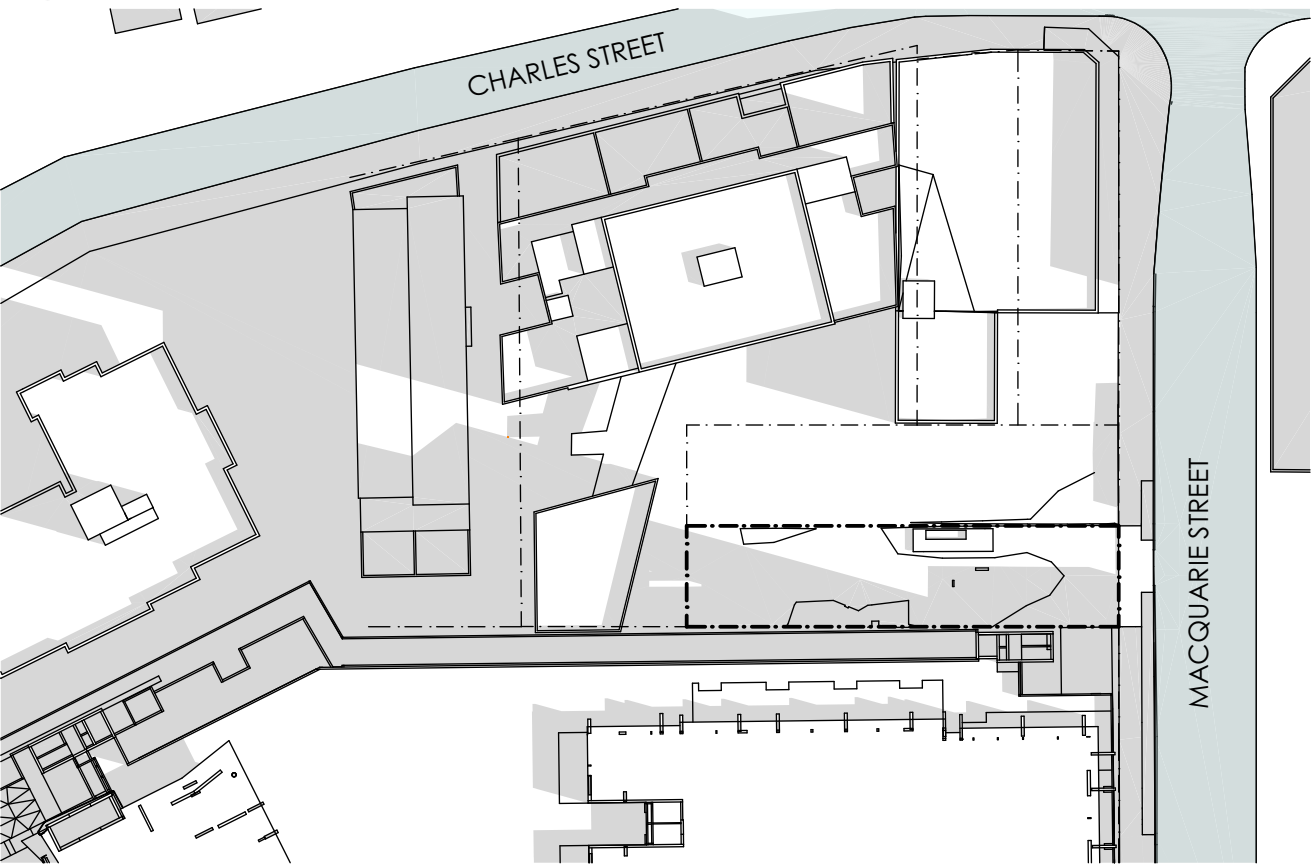
DA 26 T
stage. dwg no. revision



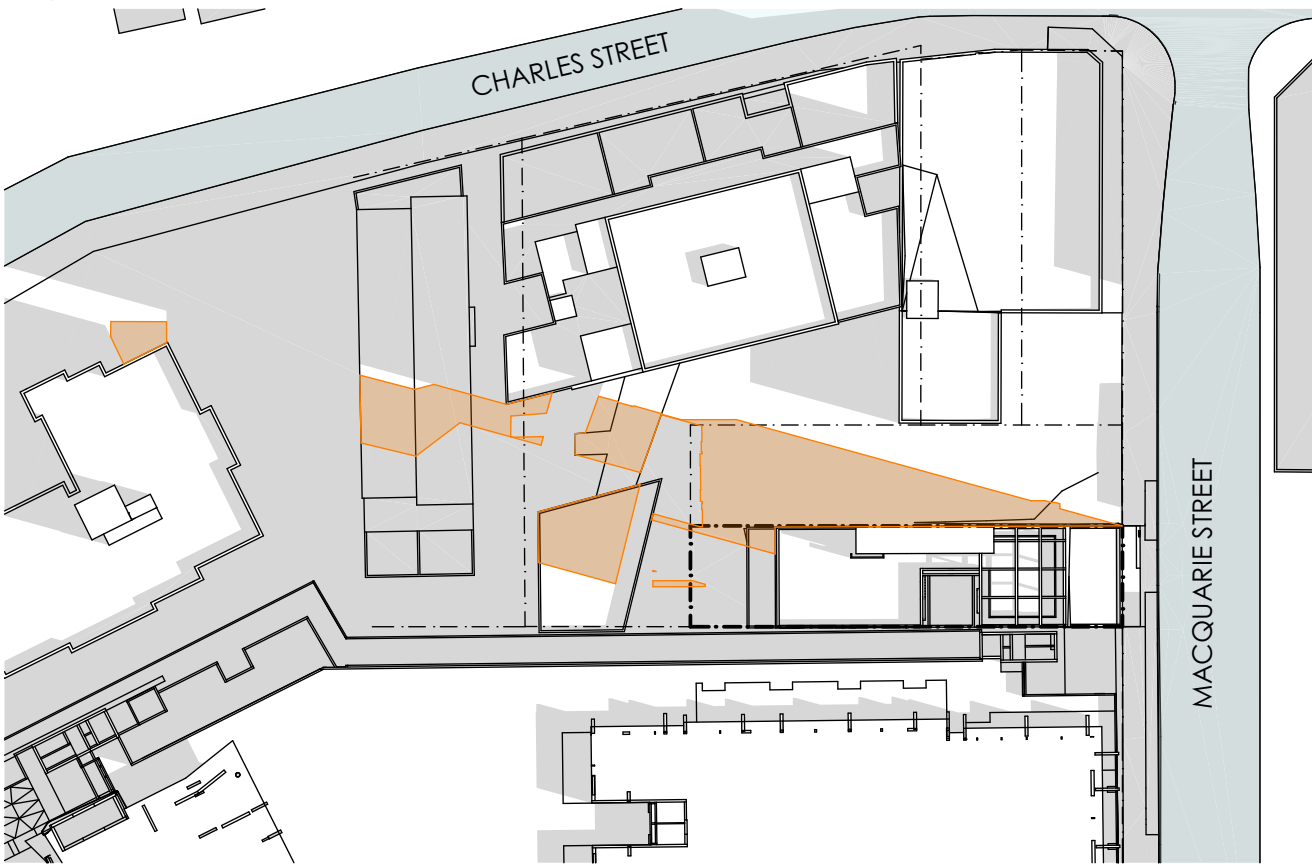
1 JUNE 21 - 9AM (EXISTING)
1:800



2 JUNE 21 - 9AM (PROPOSED)
1:800



3 JUNE 21 - 10AM (EXISTING)
1:800



4 JUNE 21 - 10AM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

EXISTING SHADOWS

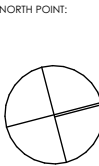
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

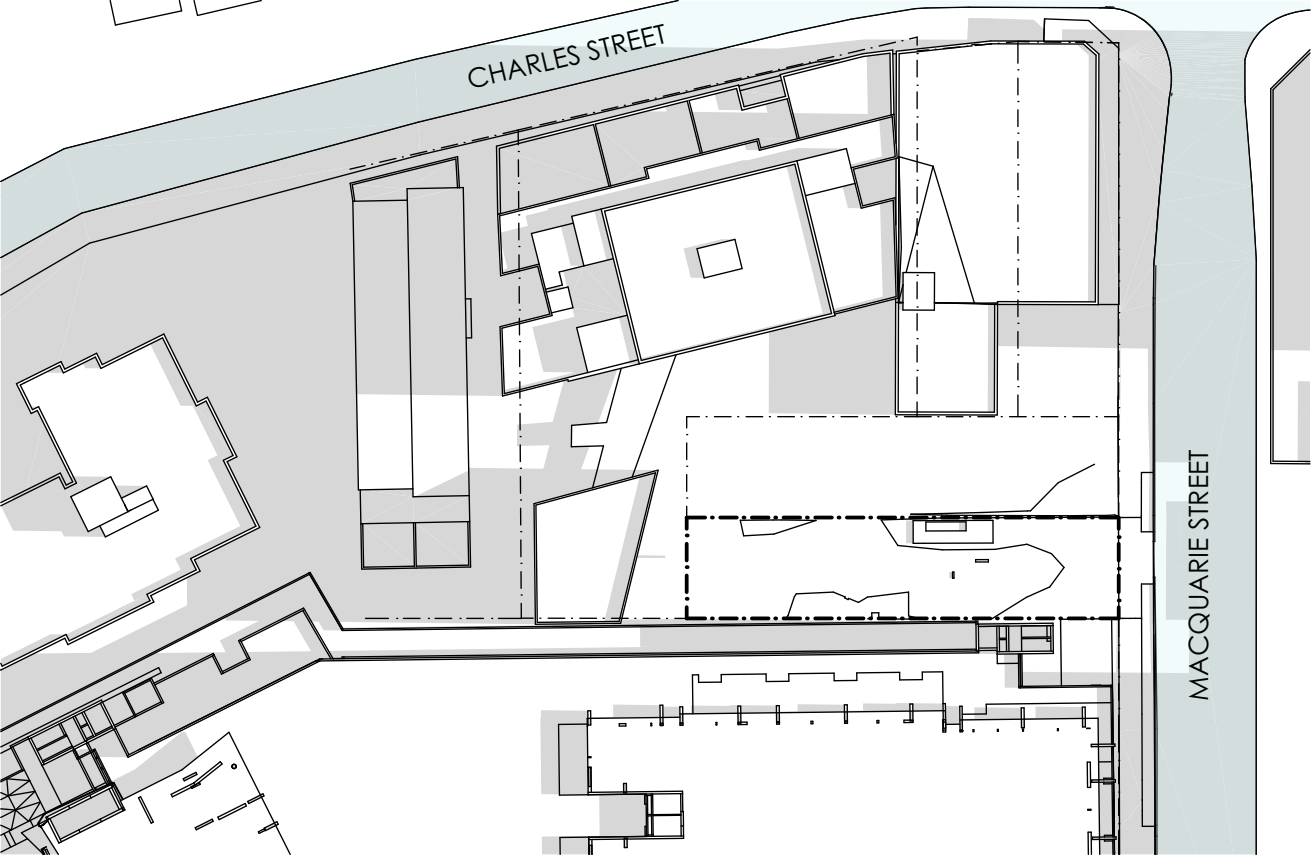
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

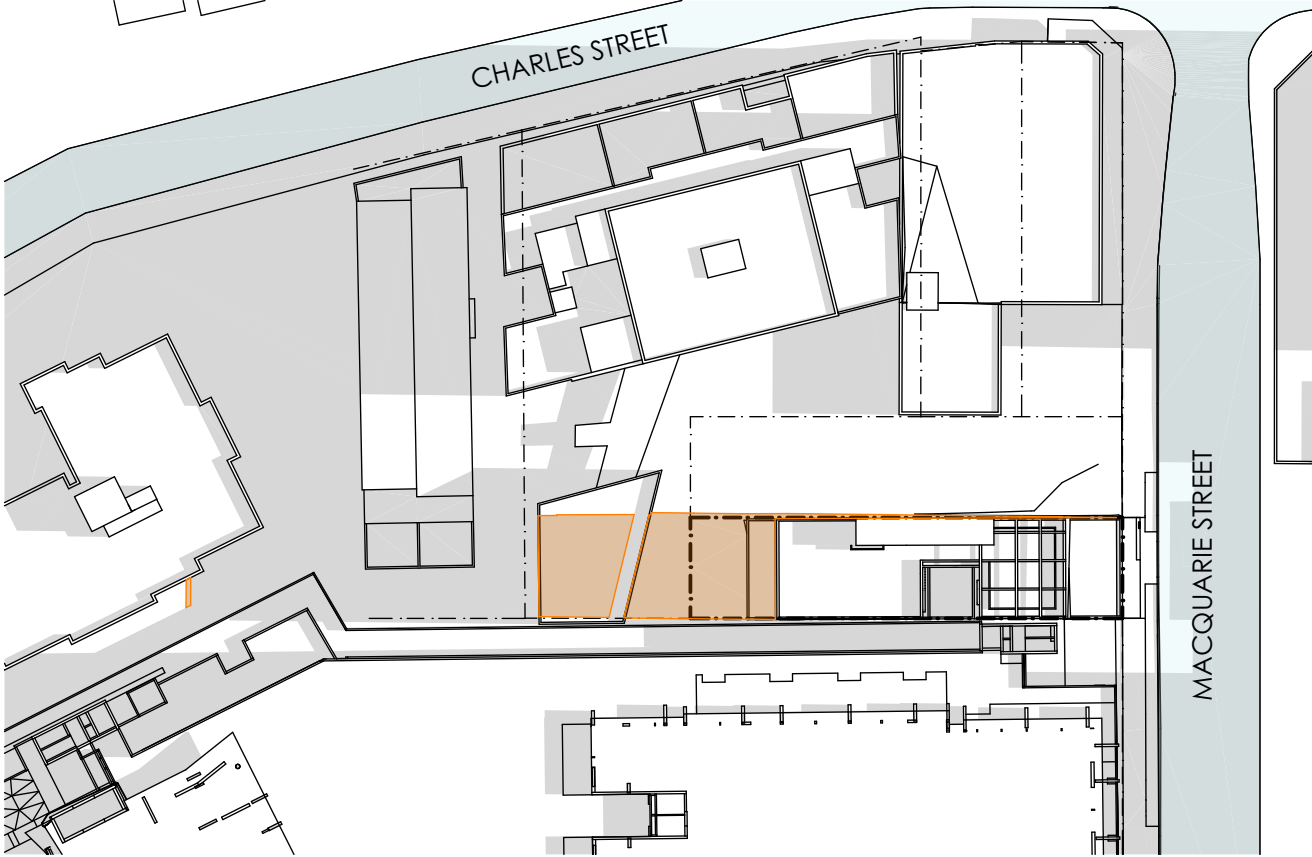
DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 1



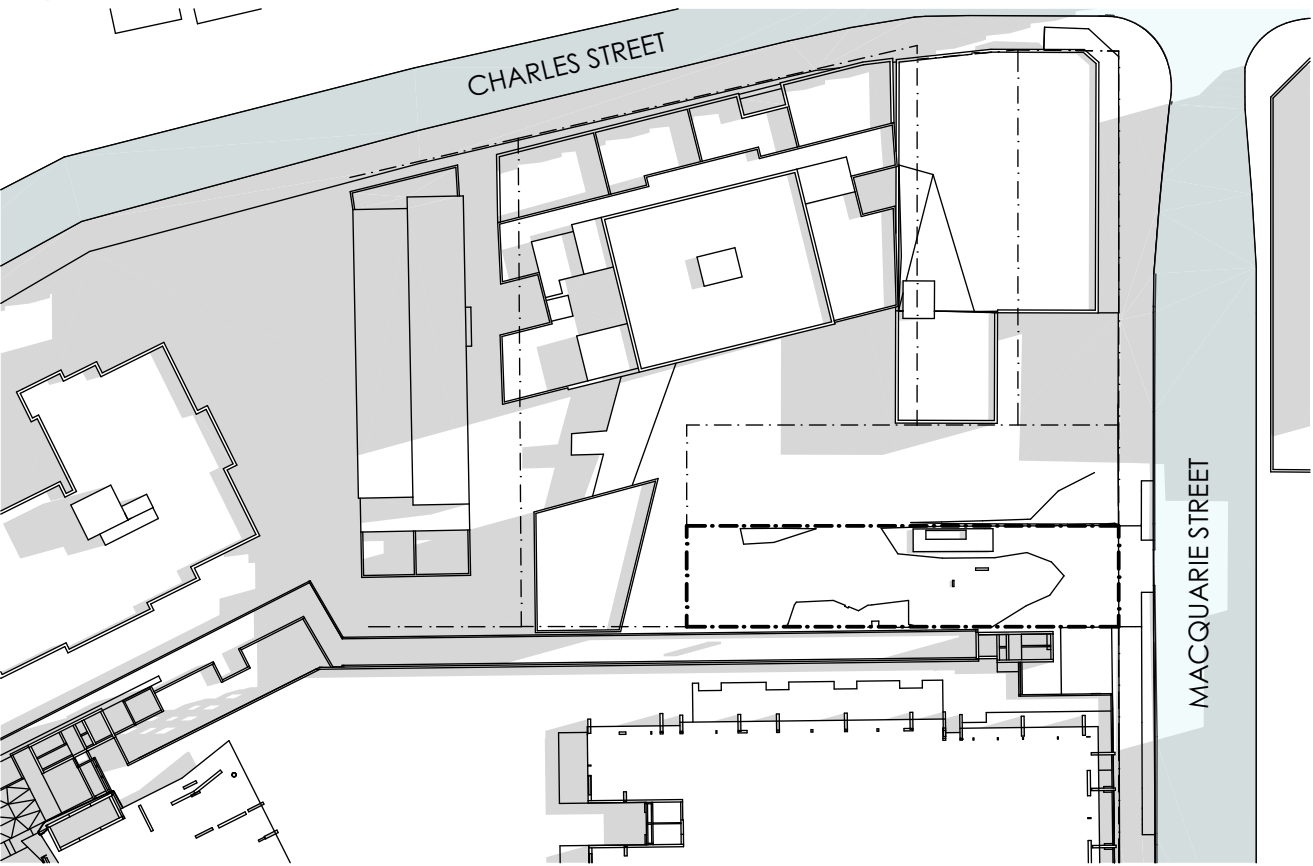
DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:800 AT A3
PROJECT No: P567
DA stage.
27 dwg no.
T revision



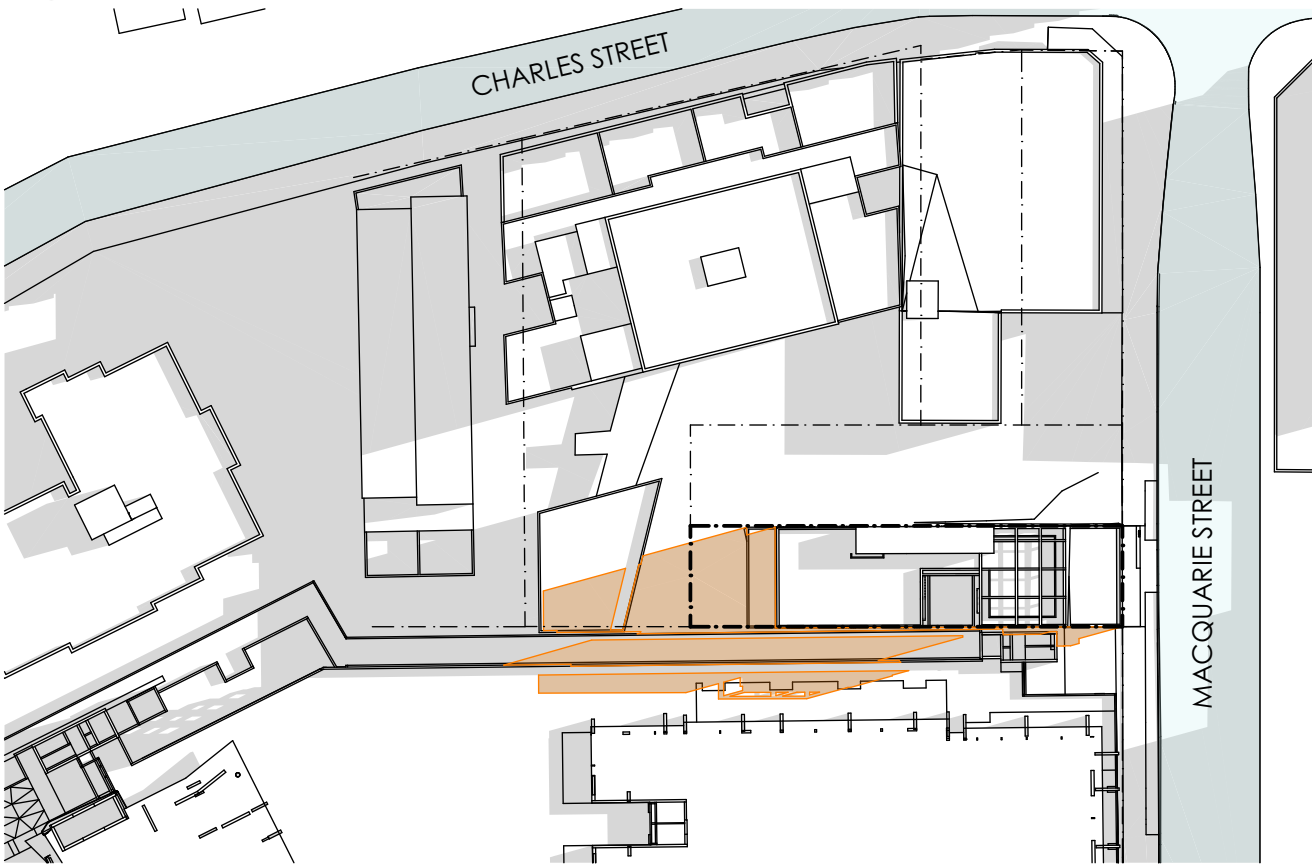
1 JUNE 21 - 11AM (EXISTING)
1:800



2 JUNE 21 - 11AM (PROPOSED)
1:800



3 JUNE 21 - 12PM (EXISTING)
1:800



4 JUNE 21 - 12PM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

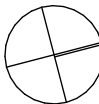
REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 2

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

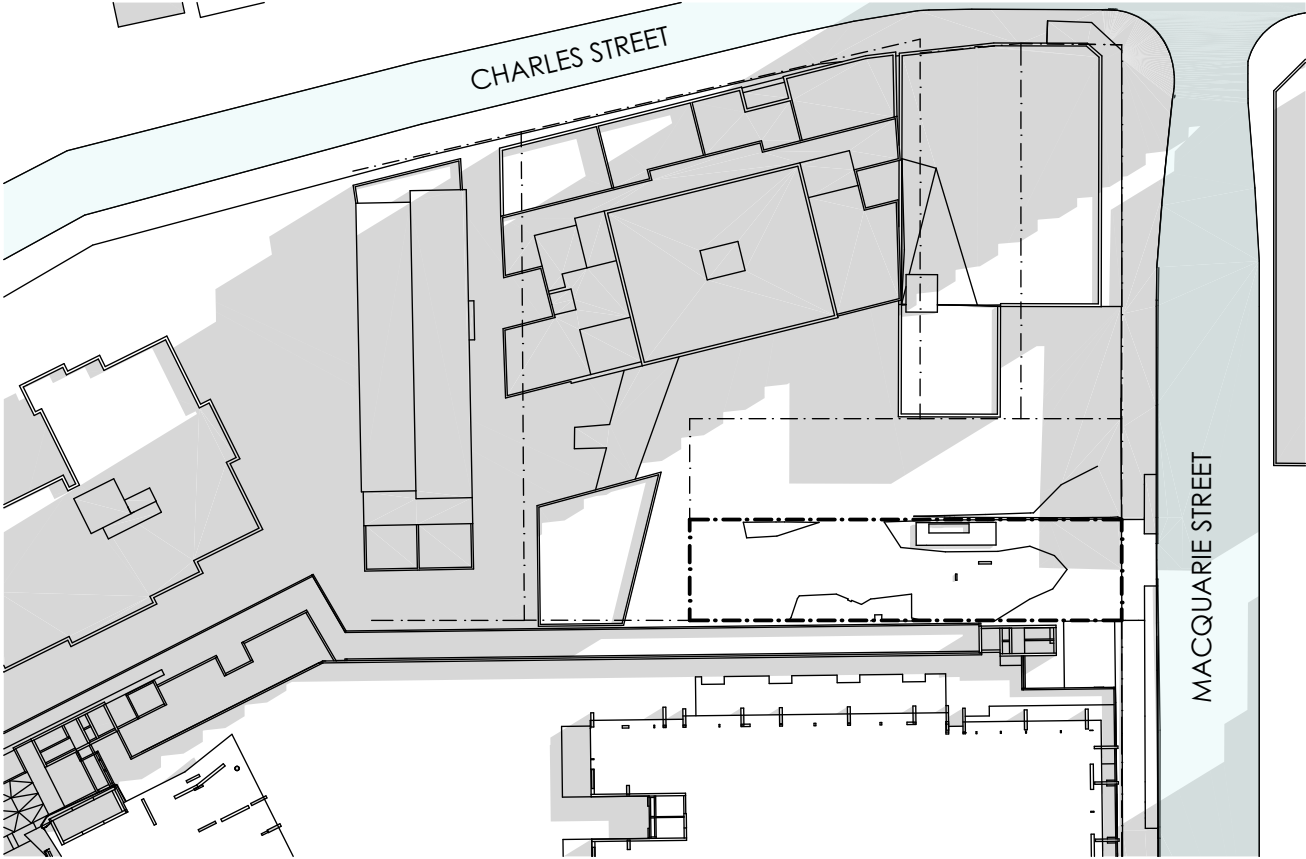
SCALE: 1:800 AT A3

PROJECT No: P567

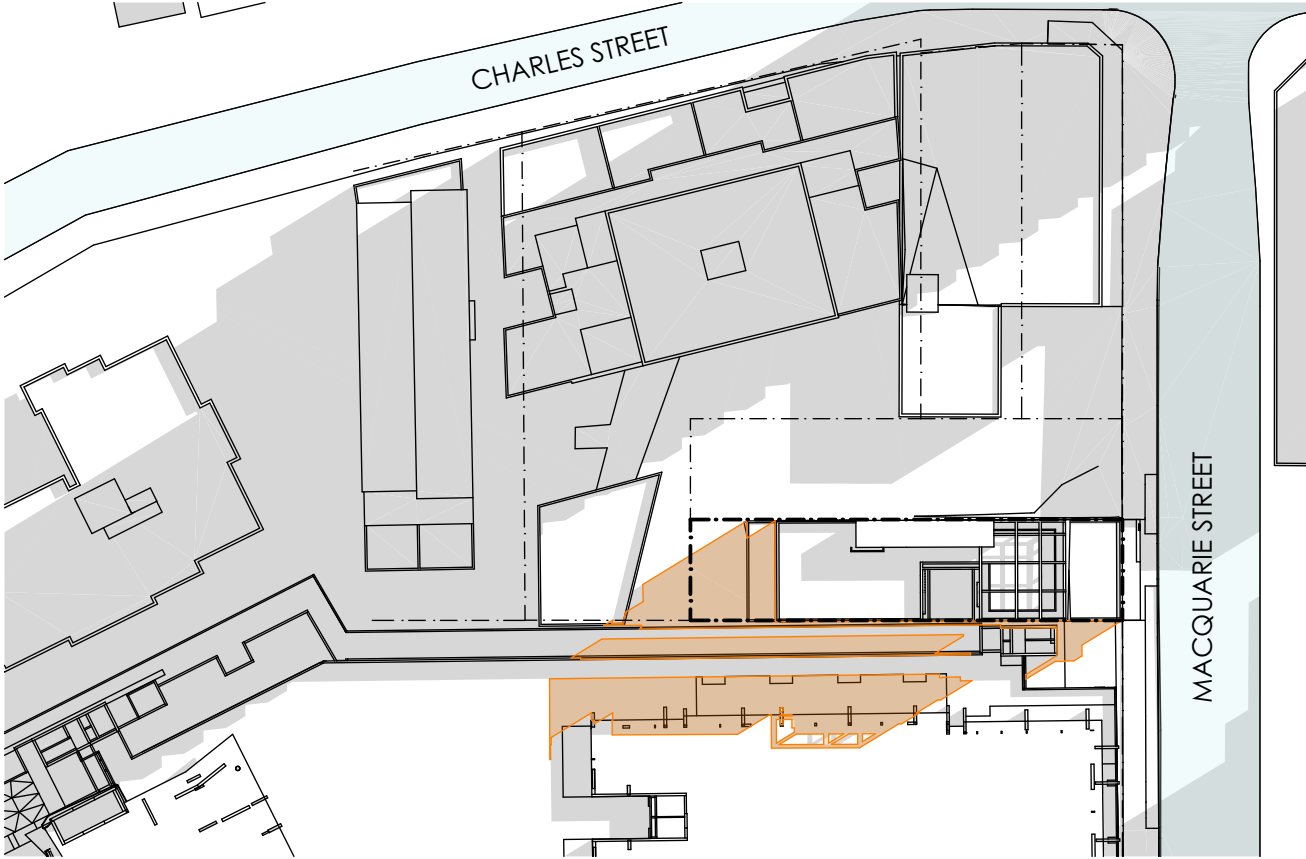
DA
stage.

28
dwg no.

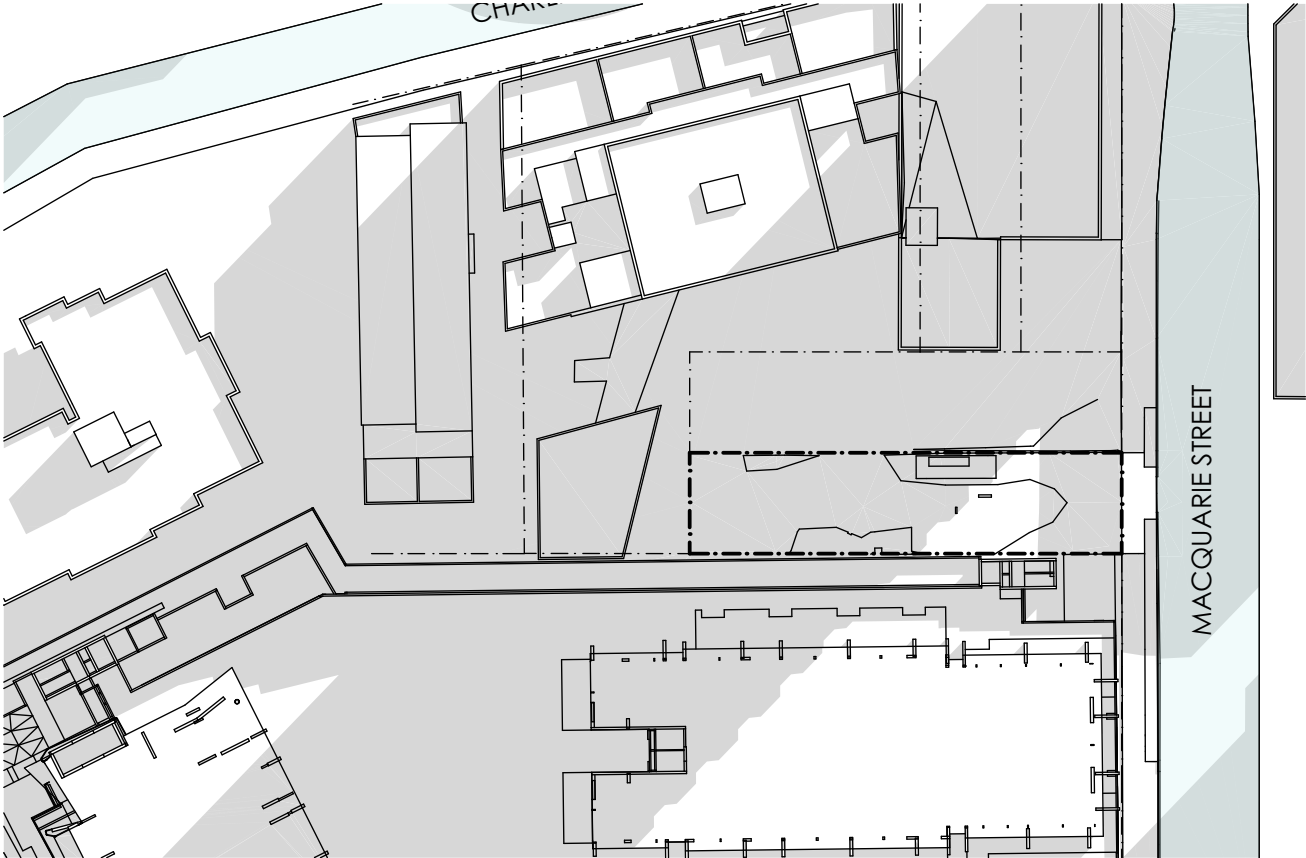
T
revision



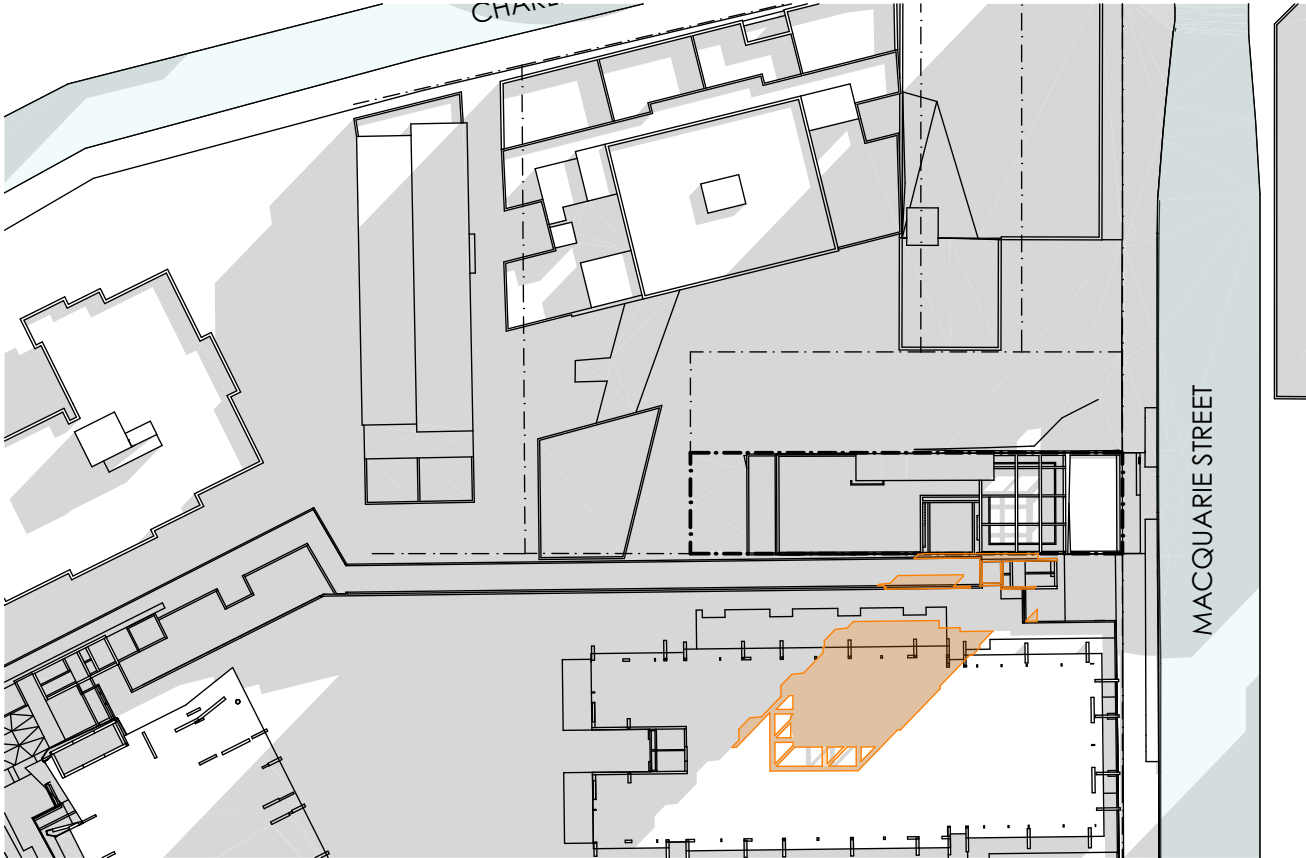
1 JUNE 21 - 1PM (EXISTING)
1:800



2 JUNE 21 - 1PM (PROPOSED)
1:800



3 JUNE 21 - 2PM (EXISTING)
1:800



4 JUNE 21 - 2PM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

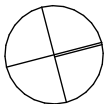
REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 3

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

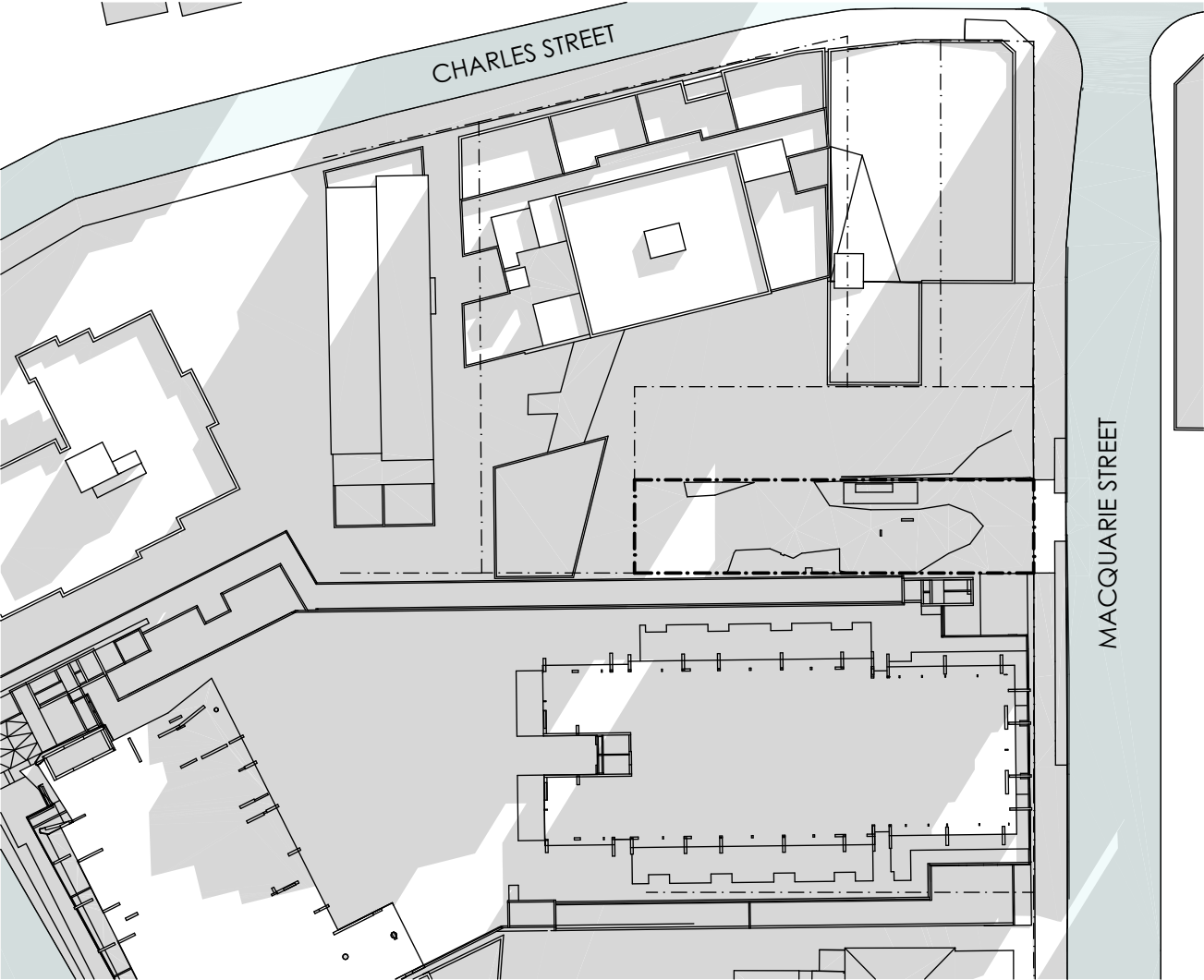
SCALE: 1:800 AT A3

PROJECT No: P567

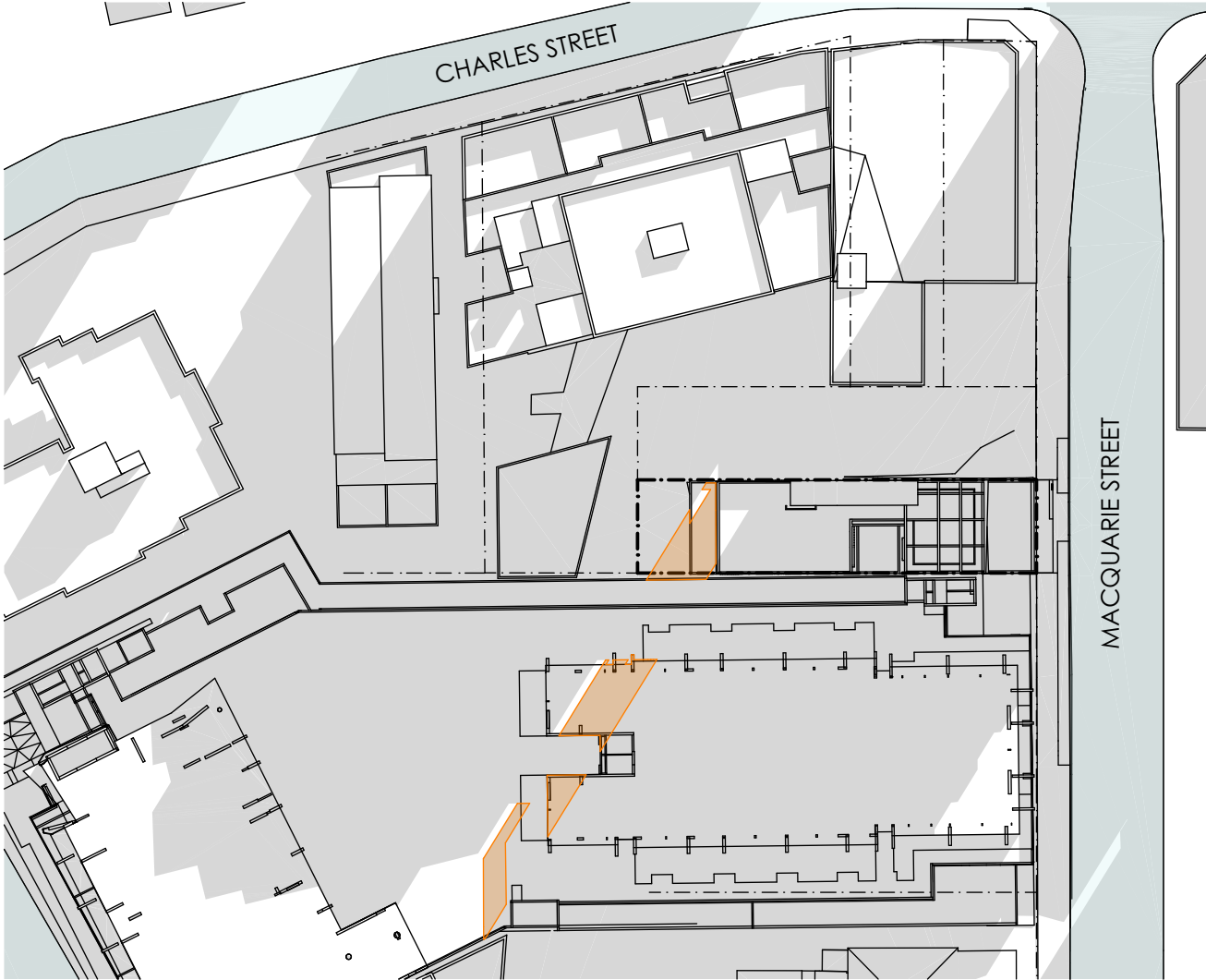
DA
stage.

29
dwg no.

T
revision



1 JUNE 21 - 3PM (EXISTING)
1:800



2 JUNE 21 - 3PM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

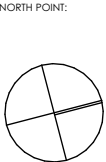
- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

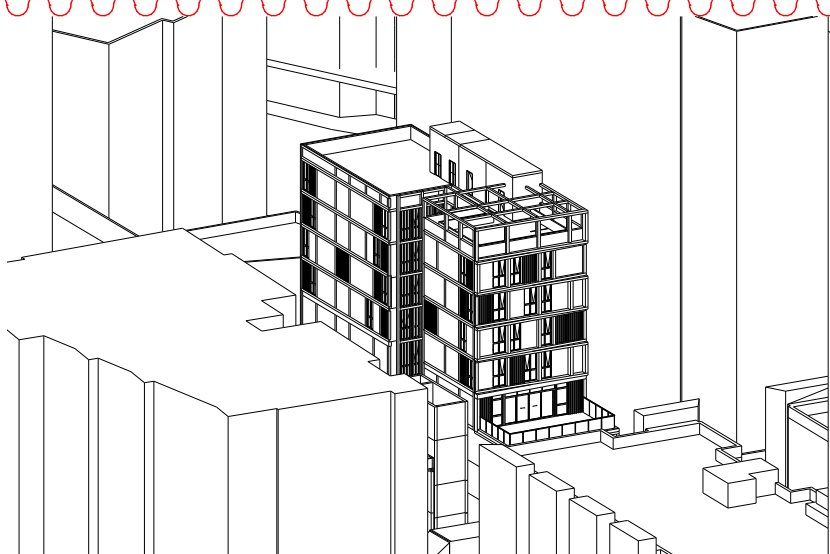
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 4



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:800 AT A3
PROJECT No: P567
DA 30 T
stage. dwg no. revision



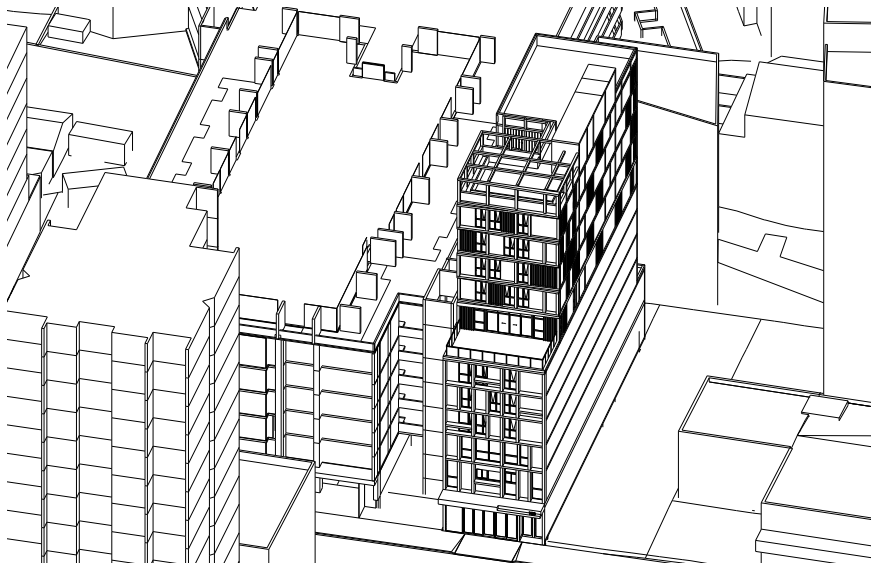
1 SOLAR ACCESS - 9AM 21 JUNE



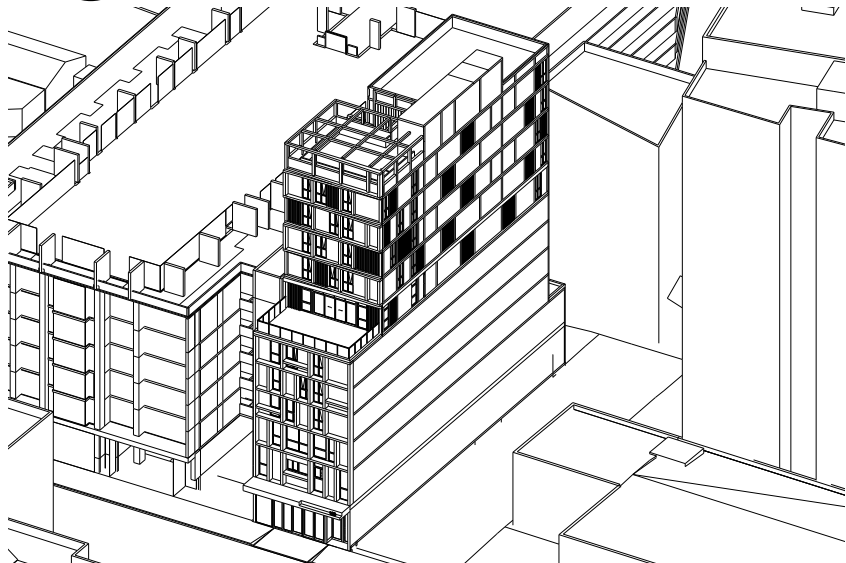
2 SOLAR ACCESS - 10AM 21 JUNE



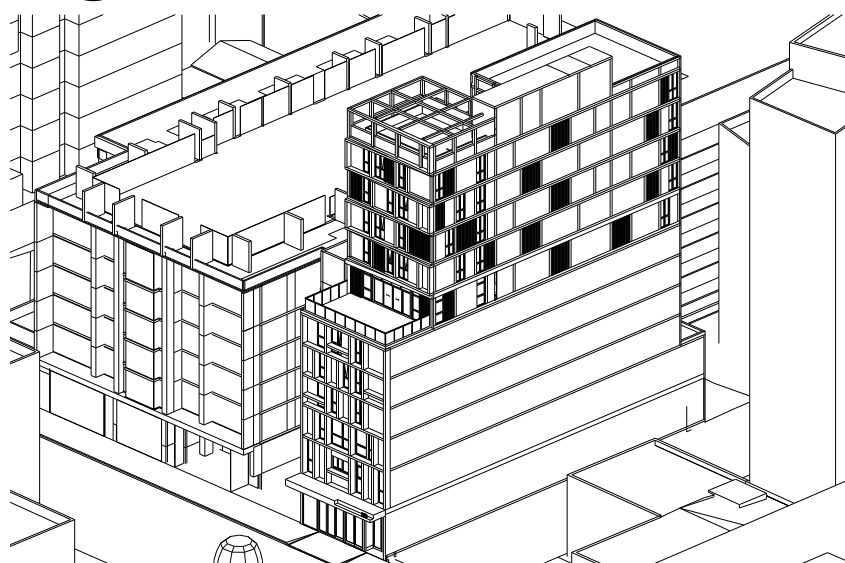
3 SOLAR ACCESS - 11AM 21 JUNE



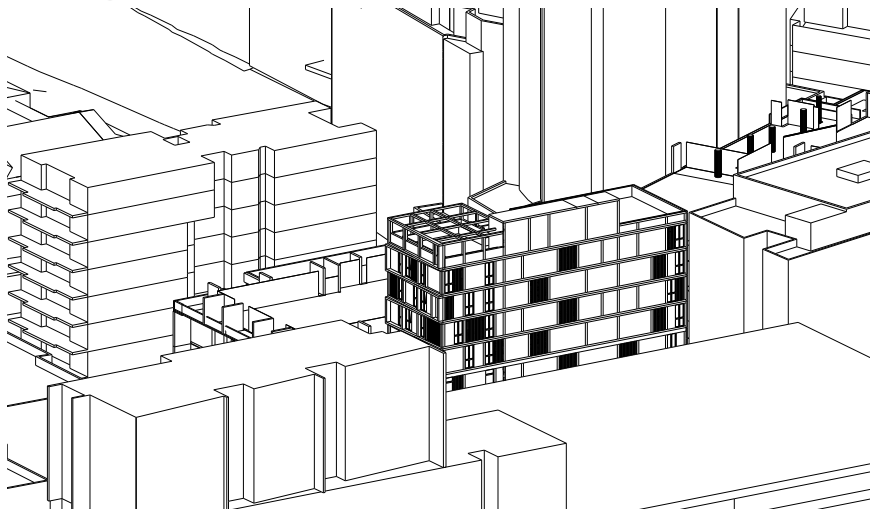
4 SOLAR ACCESS - 12PM 21 JUNE



5 SOLAR ACCESS - 1PM 21 JUNE



6 SOLAR ACCESS - 2PM 21 JUNE



7 SOLAR ACCESS - 9AM 21 JUNE

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024
U	Issued for Section 34 Responses	NR	20/02/2025

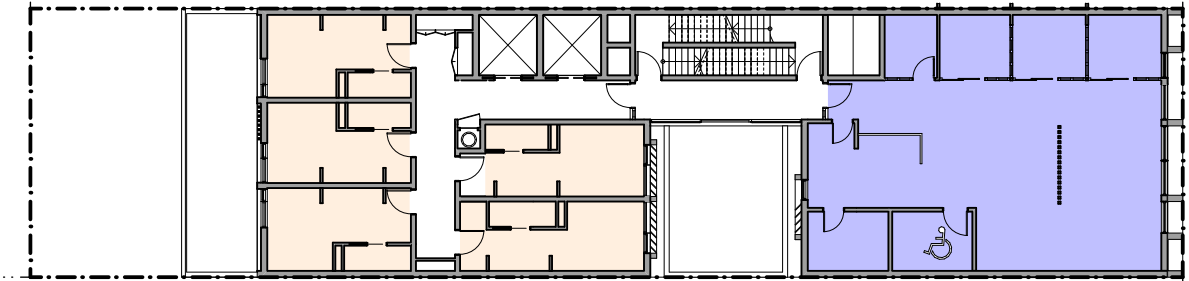
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

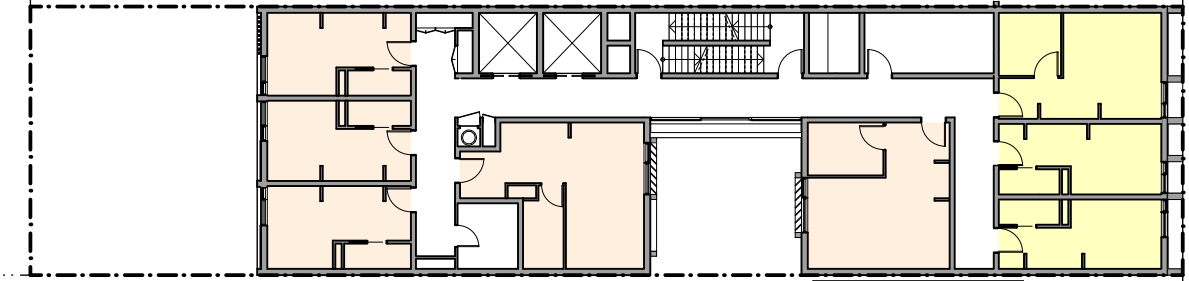
DRAWING TITLE:
SOLAR STUDY DIAGRAMS - EYE OF THE SUN

DRAWN BY: **NR/LZ**
CHECKED BY: **PI**
SCALE: **AT A3**
PROJECT No: **P567**

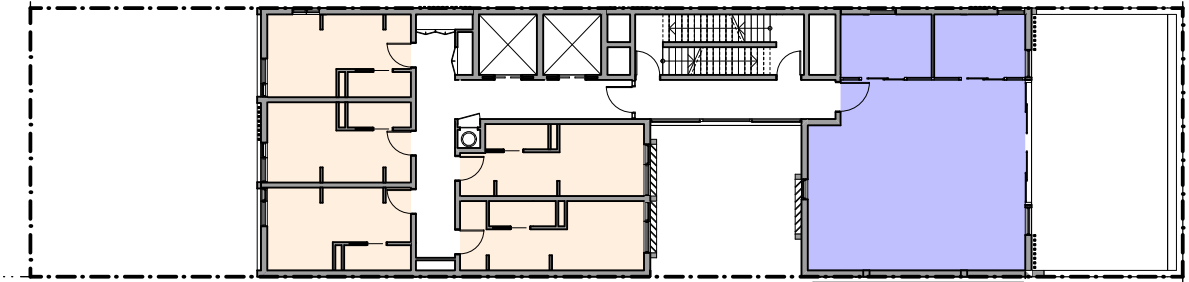
DA **31** **U**
stage. dwg no. revision



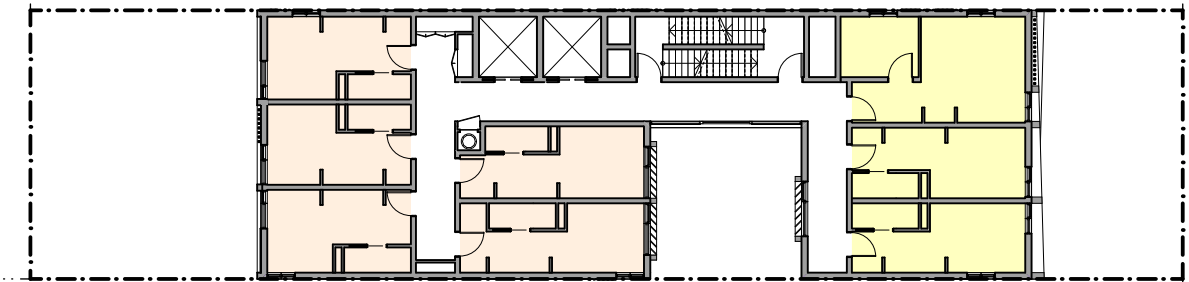
1 SOLAR STUDY - LEVEL 2
1:300



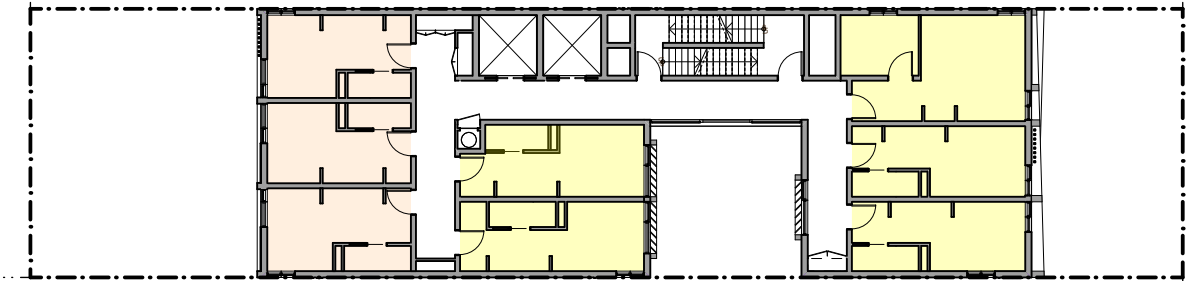
2 SOLAR STUDY - LEVEL 3-5
1:300



3 SOLAR STUDY - LEVEL 6
1:300



4 SOLAR STUDY - LEVEL 7 - 9
1:300



5 SOLAR STUDY - LEVEL 10
1:300

SOLAR ACCESS

2 HOURS DIRECT SUNLIGHT

SUN ACCESS FROM 9AM-3PM
MIN 2HRS

LEVEL	TOTAL NO. UNITS	ACHIEVE 2 HOURS SUNLIGHT
GF - L1	-	-
L2	5	-
L3 - 5	24 (8 PER LEVEL)	9 (3 PER LEVEL)
L6	5	-
L7-9	24 (8 PER LEVEL)	9 (3 PER LEVEL)
L10	8	5
TOTAL	66	23 (34.85%)

NO DIRECT SUNLIGHT

LEVEL	TOTAL NO. UNITS	NO DIRECT SUNLIGHT
GF - L1	-	
L2	5	5
L3 - 5	24 (8 PER LEVEL)	15 (5 PER LEVEL)
L6	5	5
L7-9	24 (8 PER LEVEL)	15 (5 PER LEVEL)
L10	8	3
TOTAL	66	42 (65.15%)

NOTE: ROOMS ON LEVELS 6 TO 9, FACING NORTH ON THE LIGHT WELL SIDE, RECEIVE AT LEAST 1 HOUR OF SOLAR ACCESS.

SOLAR ACCESS LEGEND

- UNITS & PRIVATE OPEN SPACE
RECEIVING 2 HRS SOLAR ACCESS
- COMMUNAL AREA
RECEIVING 3+HRS SOLAR ACCESS
- UNITS & PRIVATE OPEN SPACE
RECEIVING NO DIRECT SUNLIGHT



1 LEVEL 6 COMMUNAL AREA - 9AM



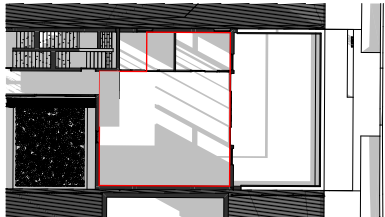
2 LEVEL 6 COMMUNAL AREA - 11AM



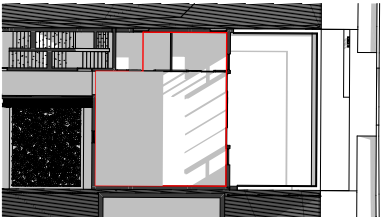
3 LEVEL 6 COMMUNAL AREA - 1PM



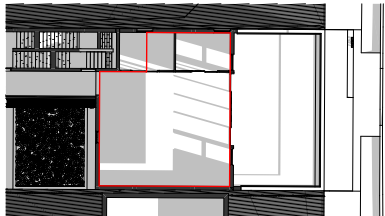
4 LEVEL 6 COMMUNAL AREA - 3PM



5 L6 - JUNE 21 - 9AM
1:500



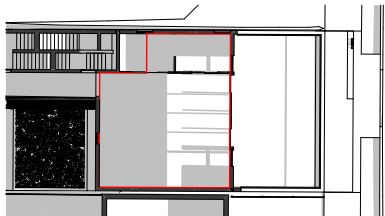
9 L6 - JUNE 21 - 1PM
1:500



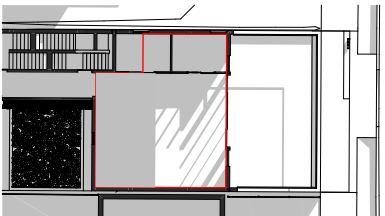
6 L6 - JUNE 21 - 10AM
1:500



10 L6 - JUNE 21 - 2PM
1:500



7 L6 - JUNE 21 - 11AM
1:500



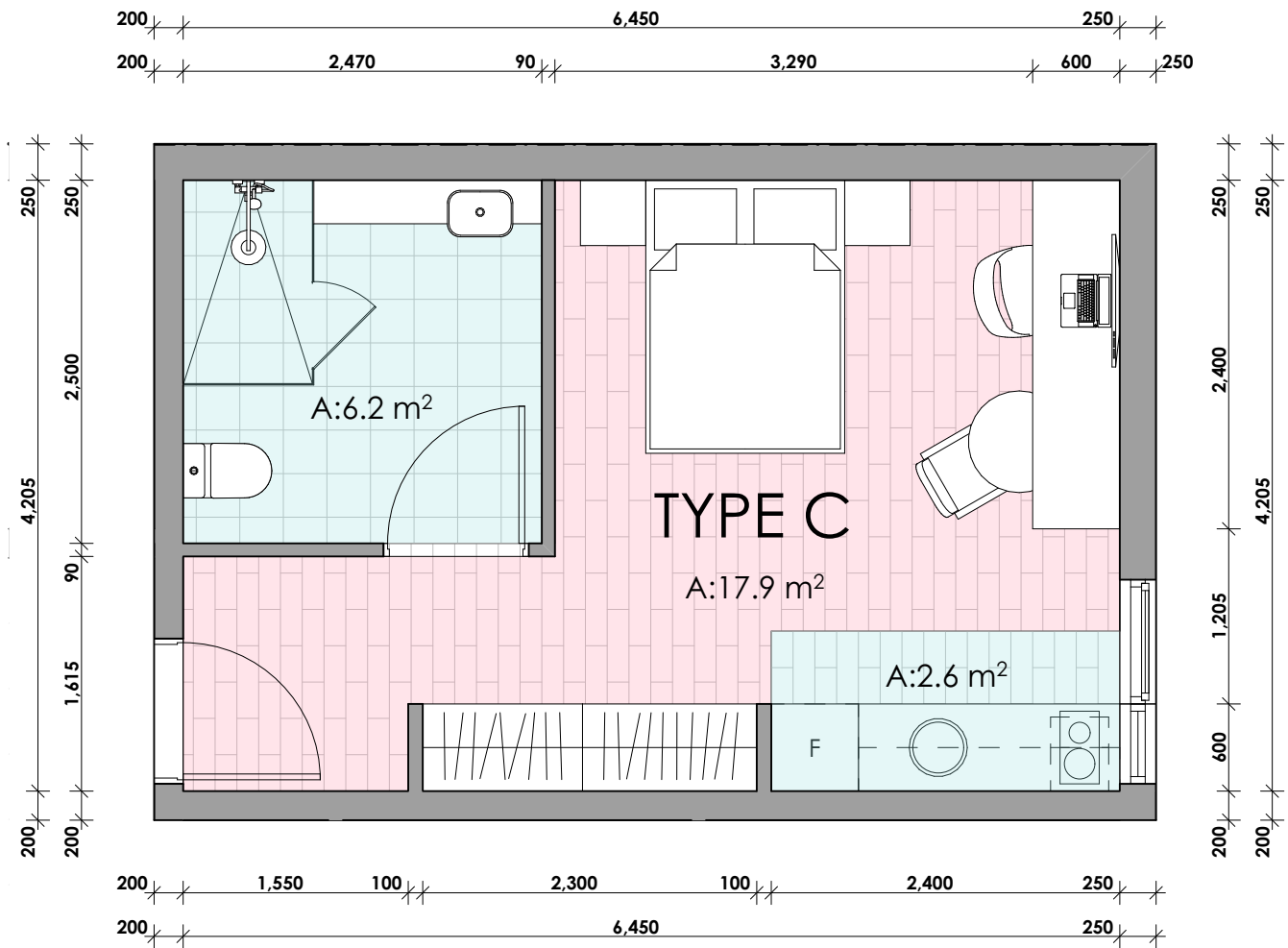
11 L6 - JUNE 21 - 3PM
1:500



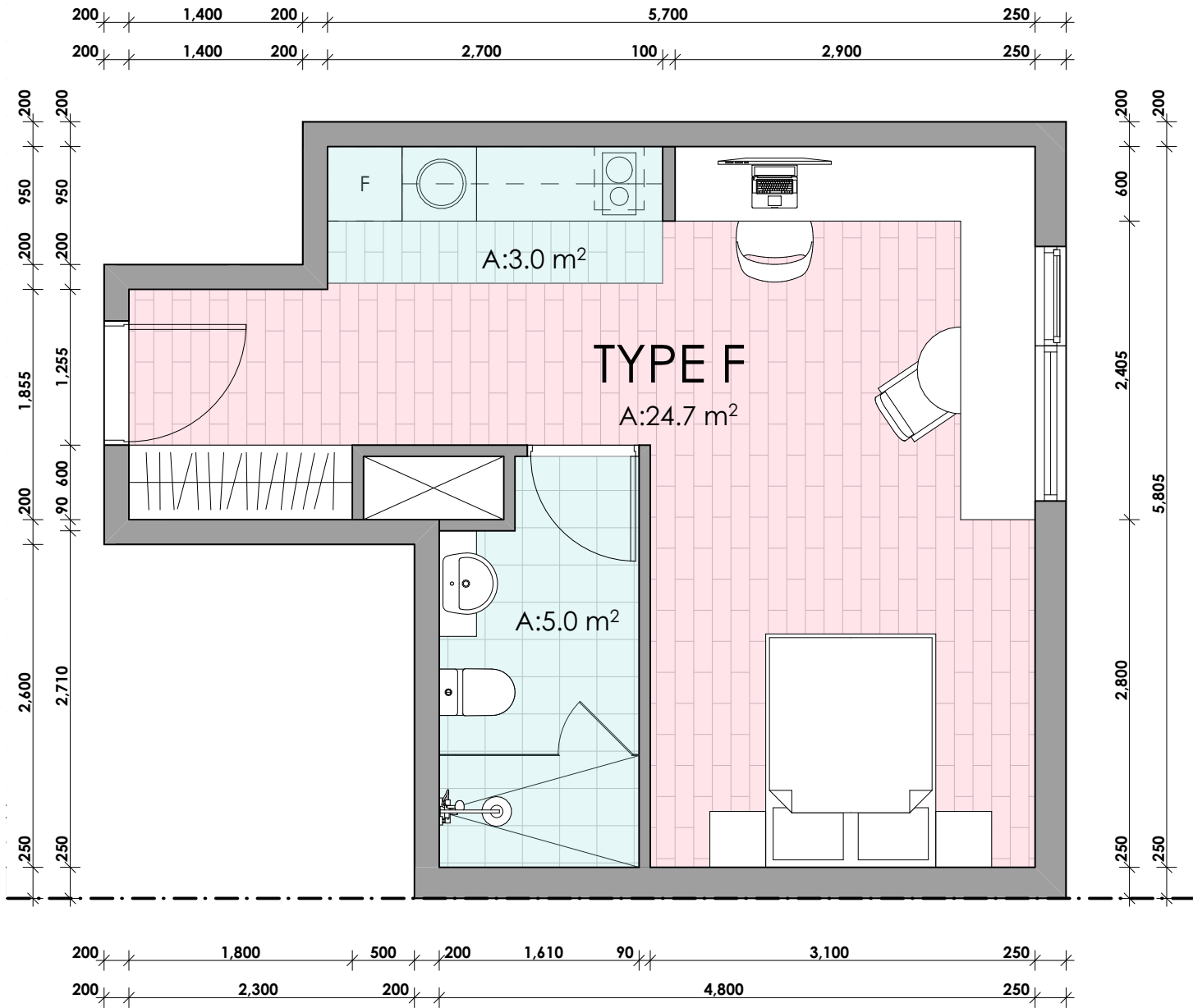
8 L6 - JUNE 21 - NOON
1:500

NOTE:

AS PER SEPP (HOUSING) 2021PART 3 CLAUSE 69 - 2(c): AT LEAST 3 HOURS OF DIRECT SOLAR ACCESS WILL BE PROVIDED BETWEEN 9AM AND 3PM AT MID-WINTER IN AT LEAST 1 COMMUNAL LIVING AREA. **PROPOSED LEVEL 6 COMMUNAL AREA COMPLIES WITH MINIMUM SOLAR REQUIREMENT. DIRECT SOLAR ACCESS IS AVAILABLE FOR ALL HOURS BETWEEN 9AM AND 3PM.**



1 ADAPTABLE ROOM - FLOOR PLAN
1:50



3 ROOM TYPE F - FLOOR PLAN
1:50

LEGEND

PROPOSED INTERNAL LIVING AREA

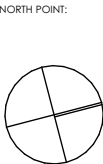
PROPOSED AREA FOR KITCHEN & BATH

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
H	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

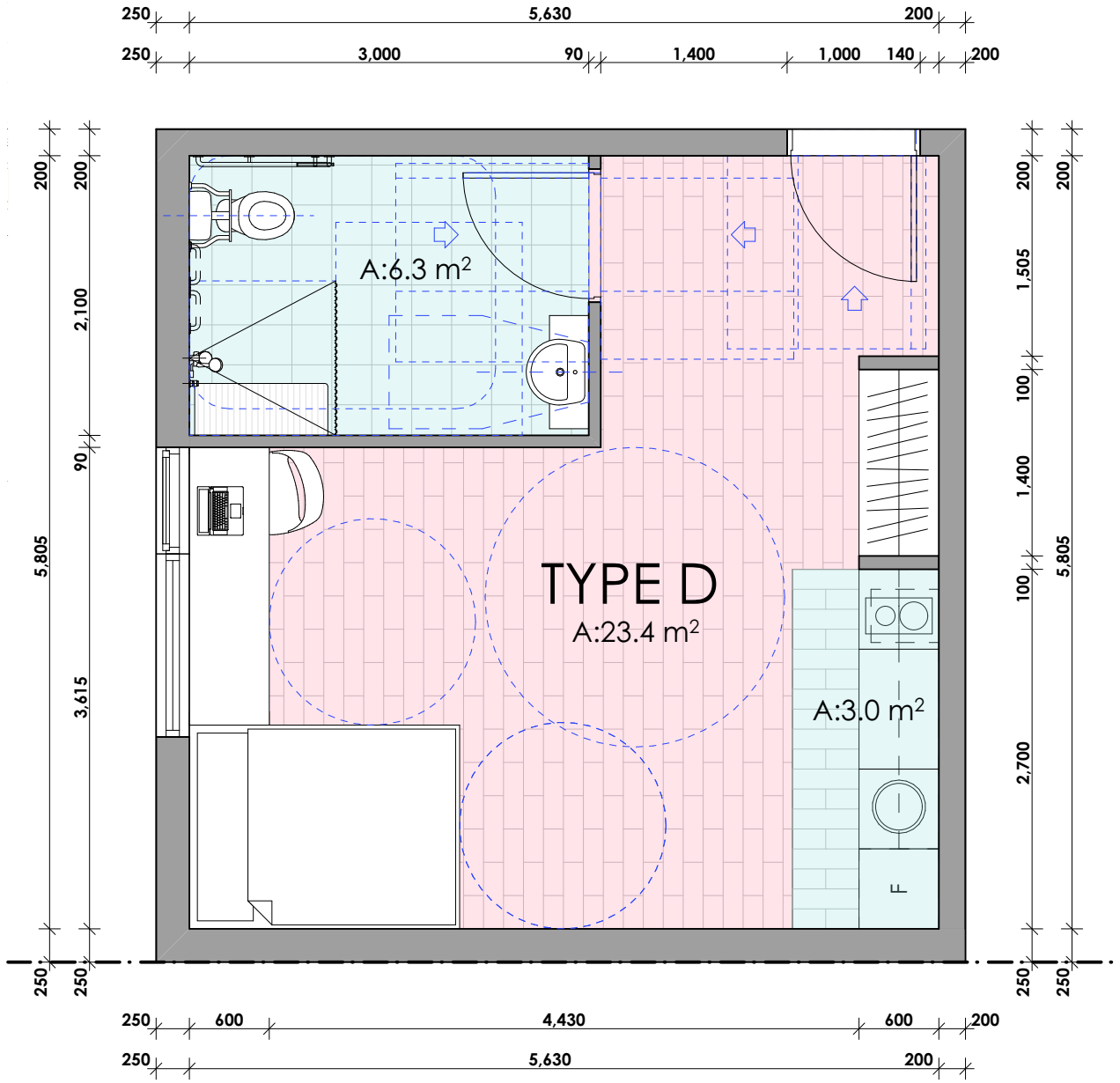
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

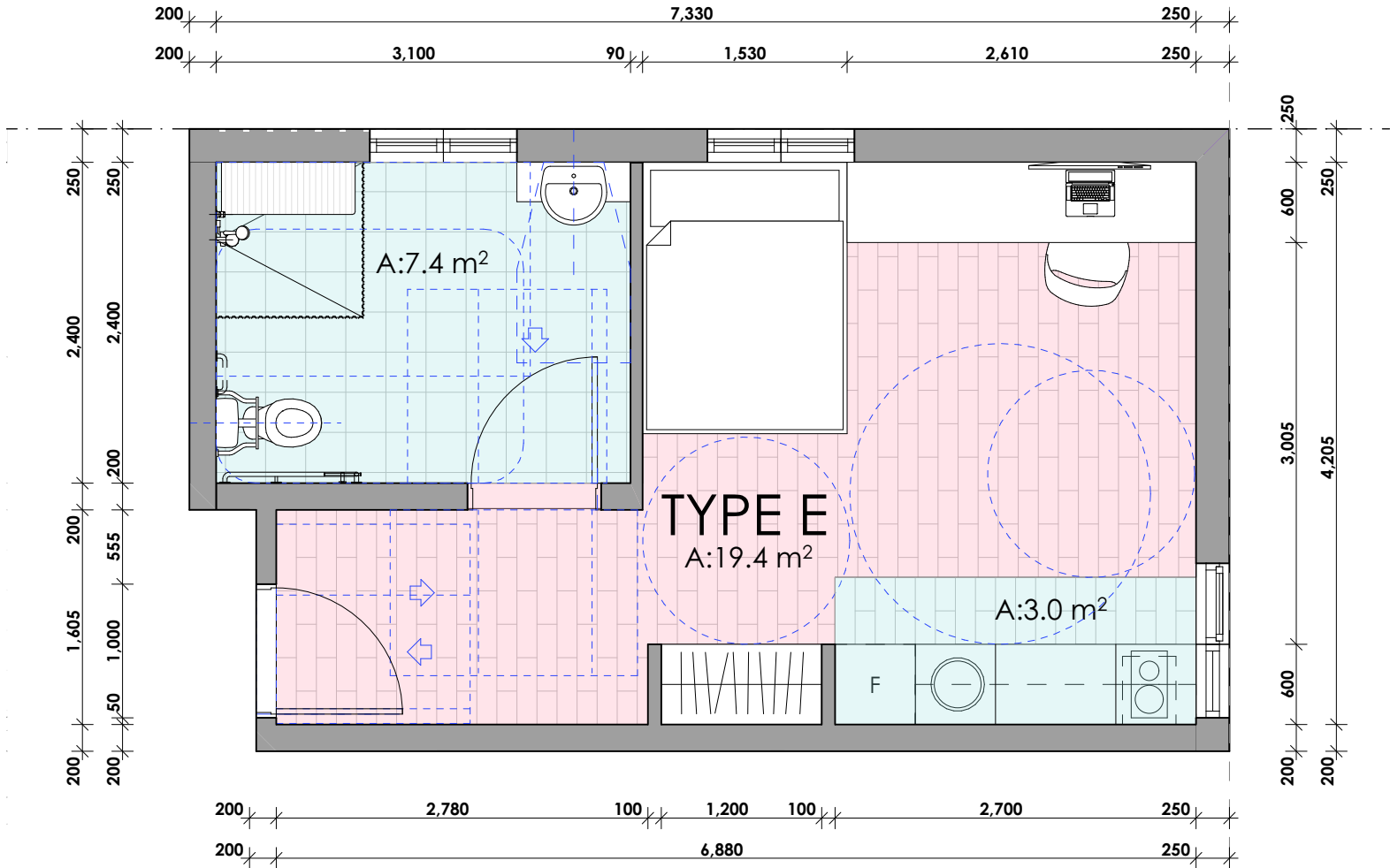
DRAWING TITLE:
ROOM TYPE C - F



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:50 AT A3
PROJECT No: P567
DA 35 T
stage. dwg no. revision



1 ROOM TYPE D - ACCESSIBLE ROOM
1:50



2 ROOM TYPE E - ACCESSIBLE ROOM
1:50

LEGEND

PROPOSED INTERNAL LIVING AREA

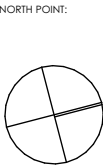
PROPOSED AREA FOR KITCHEN & BATH

REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
H	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

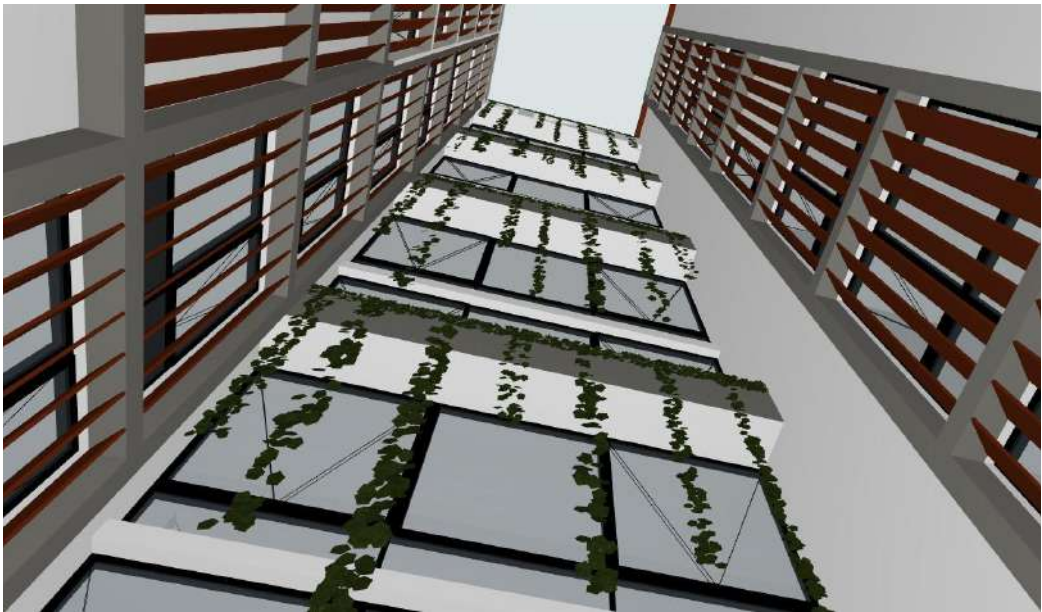
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
ADAPTABLE ROOMS



DRAWN BY:	NR/LZ	
CHECKED BY:	PI	
SCALE:	1:50 AT A3	
PROJECT No:	P567	
DA	36	T
stage.	dwg no.	revision



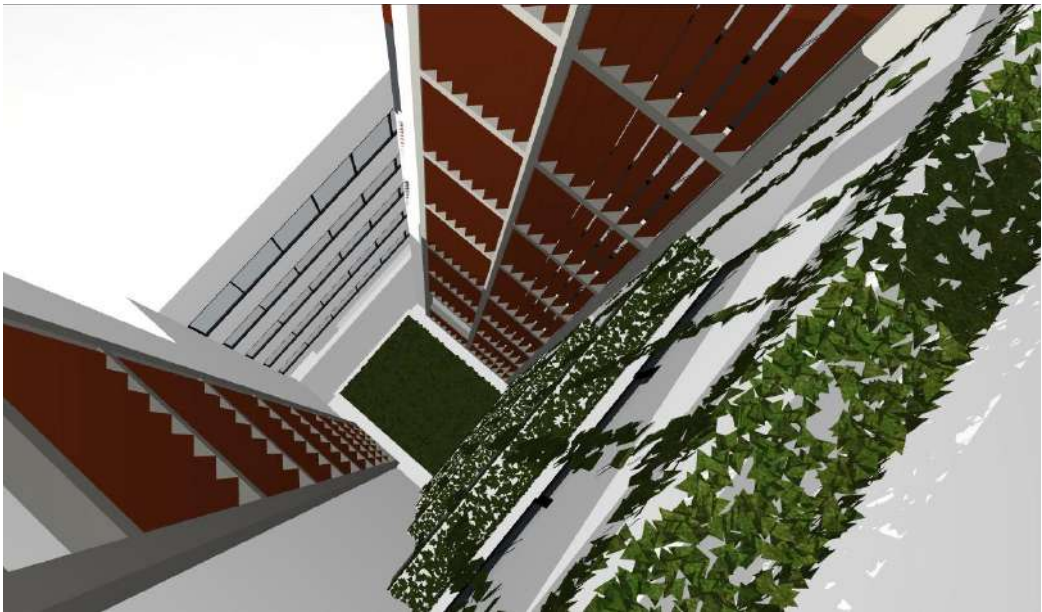
1 LIGHT WELL EXTERNAL VIEW FROM GREEN AREA



3 LIGHT WELL INTERNAL VIEW FROM ROOM 304



5 LIGHT WELL INTERNAL VIEW - HALLWAY TO ROOM 304



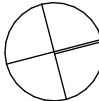
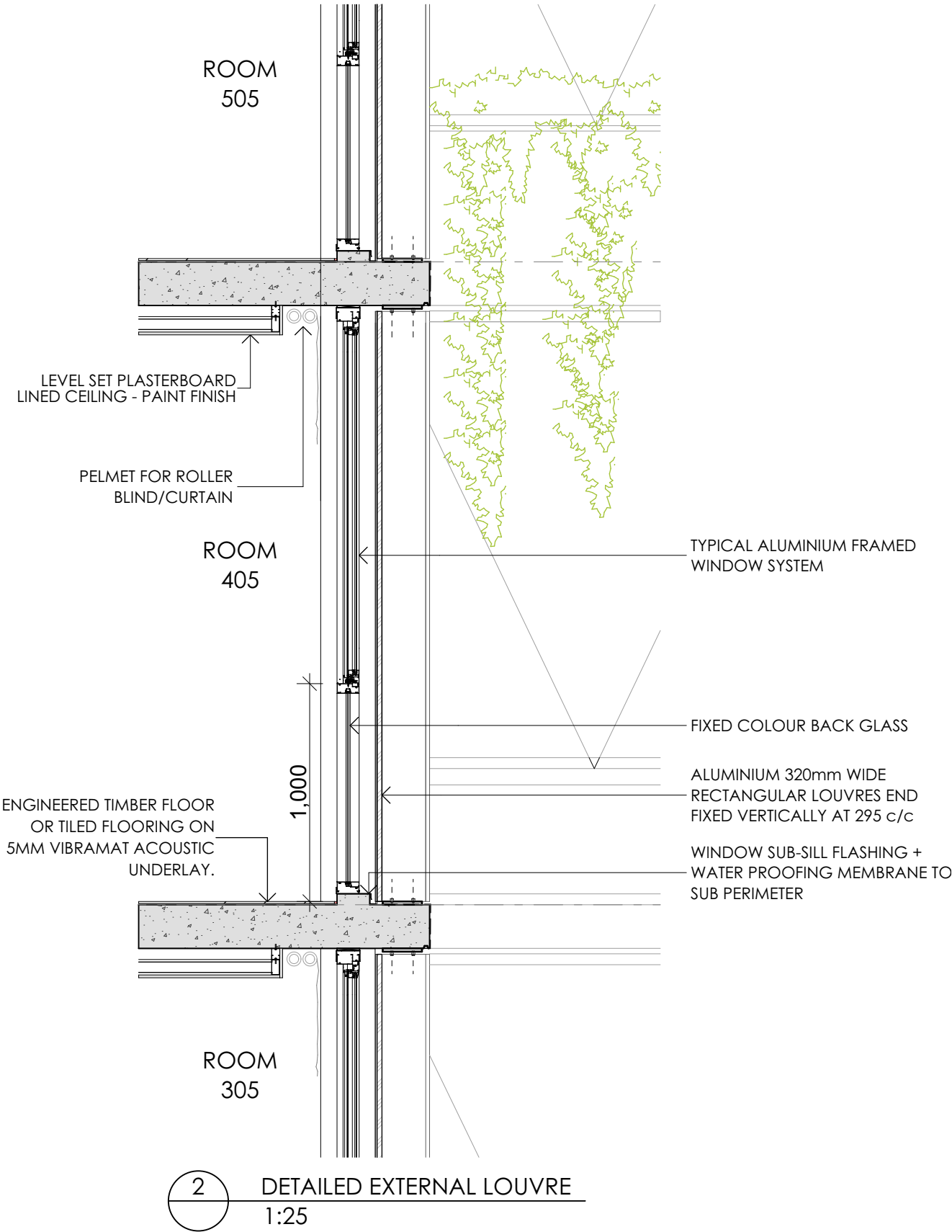
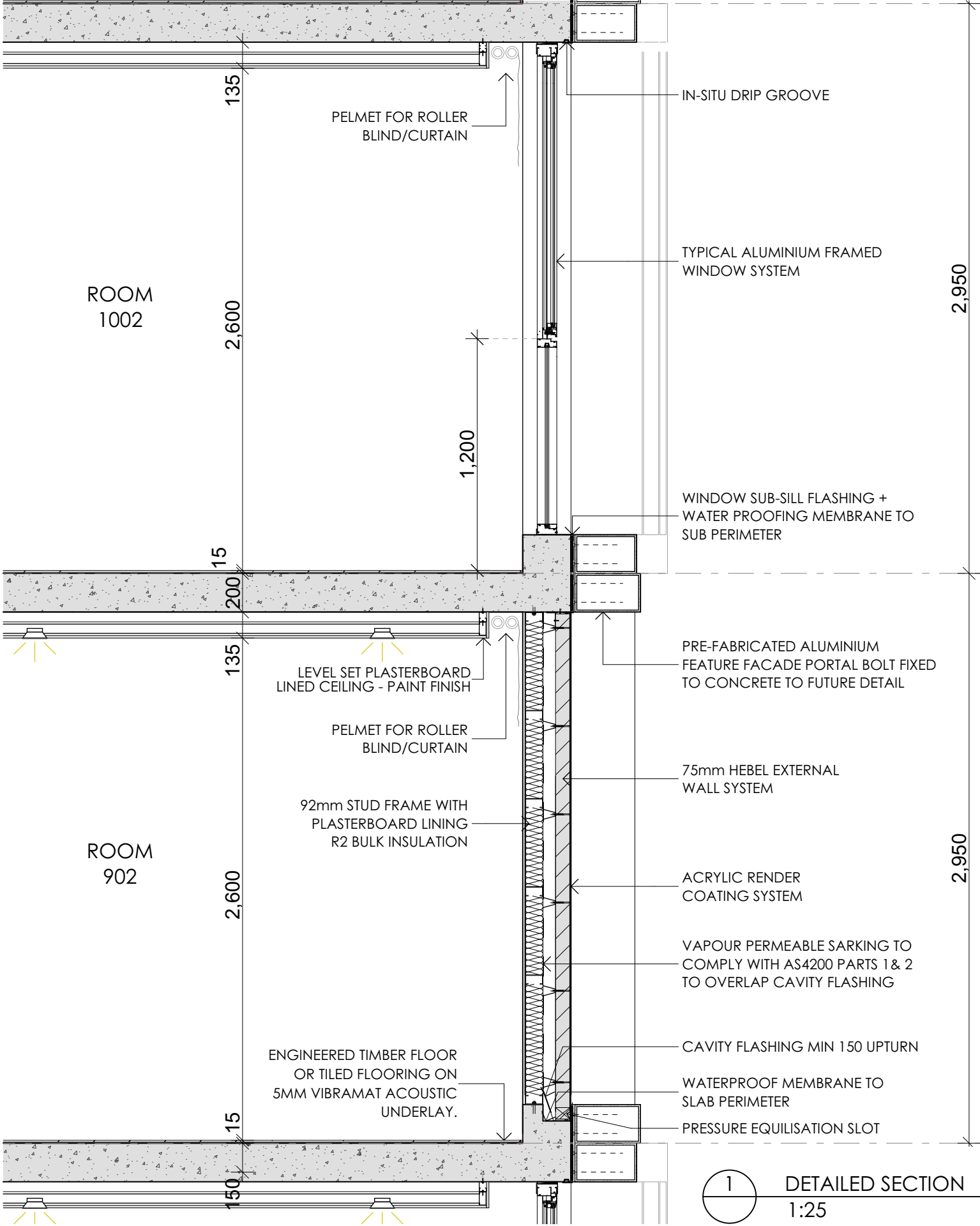
2 LIGHT WELL EXTERNAL VIEW FROM ROOF TOP

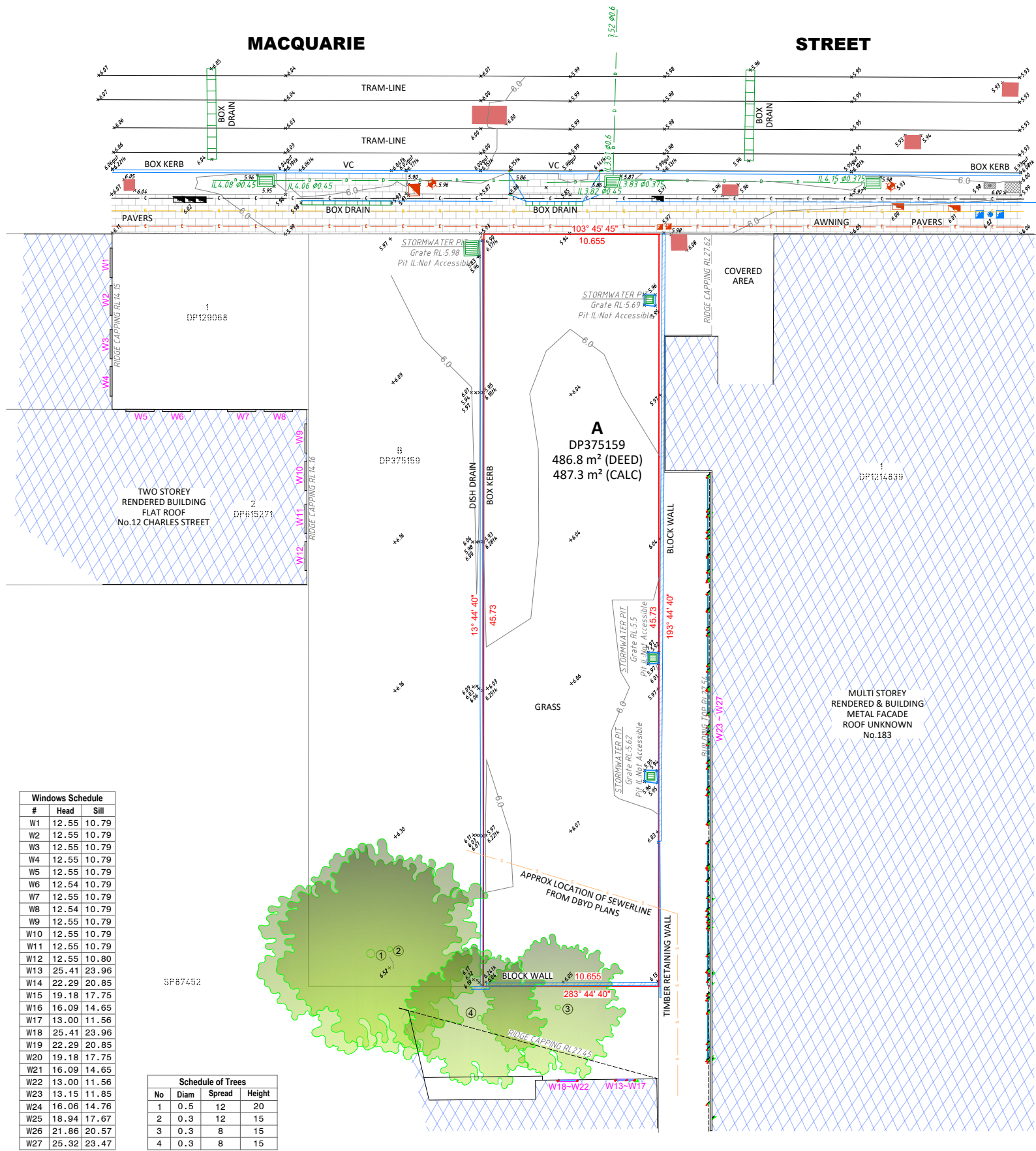


4 LIGHT WELL INTERNAL VIEW FROM ROOM 305



6 LIGHT WELL INTERNAL VIEW - HALLWAY TO ROOM 305





Windows Schedule		
#	Head	Sill
W1	12.55	10.79
W2	12.55	10.79
W3	12.55	10.79
W4	12.55	10.79
W5	12.55	10.79
W6	12.54	10.79
W7	12.55	10.79
W8	12.54	10.79
W9	12.55	10.79
W10	12.55	10.79
W11	12.55	10.79
W12	12.55	10.80
W13	25.41	23.96
W14	22.29	20.85
W15	19.18	17.75
W16	16.09	14.65
W17	13.00	11.56
W18	25.41	23.96
W19	22.29	20.85
W20	19.18	17.75
W21	16.09	14.65
W22	13.00	11.56
W23	13.15	11.85
W24	16.06	14.76
W25	18.94	17.67
W26	21.86	20.57
W27	25.32	23.47

No	Diam	Spread	Height
1	0.5	12	20
2	0.3	12	15
3	0.3	8	15
4	0.3	8	15

ISSUE	DATE	AMENDMENT	SURV	CHK
A	15/07/22	ORIGINAL ISSUE	PS	MD
B	15/05/2024	ADDED NEW VEHICULAR CROSSING	PD	PD



VICTORIA TESTER ID: SU008514
REGISTERED LAND SURVEYOR

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM47063 E135179.154 N625648.005 CLASS B POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 31/05/2022.

THE ORIGIN OF LEVELS COMES FROM SSM47063 RLS.859 CLASS LB POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 31/05/2022.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1214839.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT A IN DP375159
- (CT EDITION 1 DATED 07/12/2015 SEARCH DATE 21/06/2022)
- THERE ARE NO NOTATIONS ON THE CERTIFICATE OF TITLE

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

	COMMUNICATIONS PIT
	ELECTRICITY PILLAR
	ELECTRICITY PIT
	HYDRANT
	LIGHT POLE
	STOP VALVE
	TRAFFIC SIGNAL PIT
	UNCLASSIFIED SERVICE

© COPYRIGHT

THIS PLAN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENTION AND REMAINS THE PROPERTY OF SDG. THIS PLAN CANNOT BE REPRODUCED, COPIED OR DIGITALLY TRANSFERRED (IN WHOLE OR PART) WITHOUT PRIOR WRITTEN PERMISSION OF SDG.

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT A IN DP375159

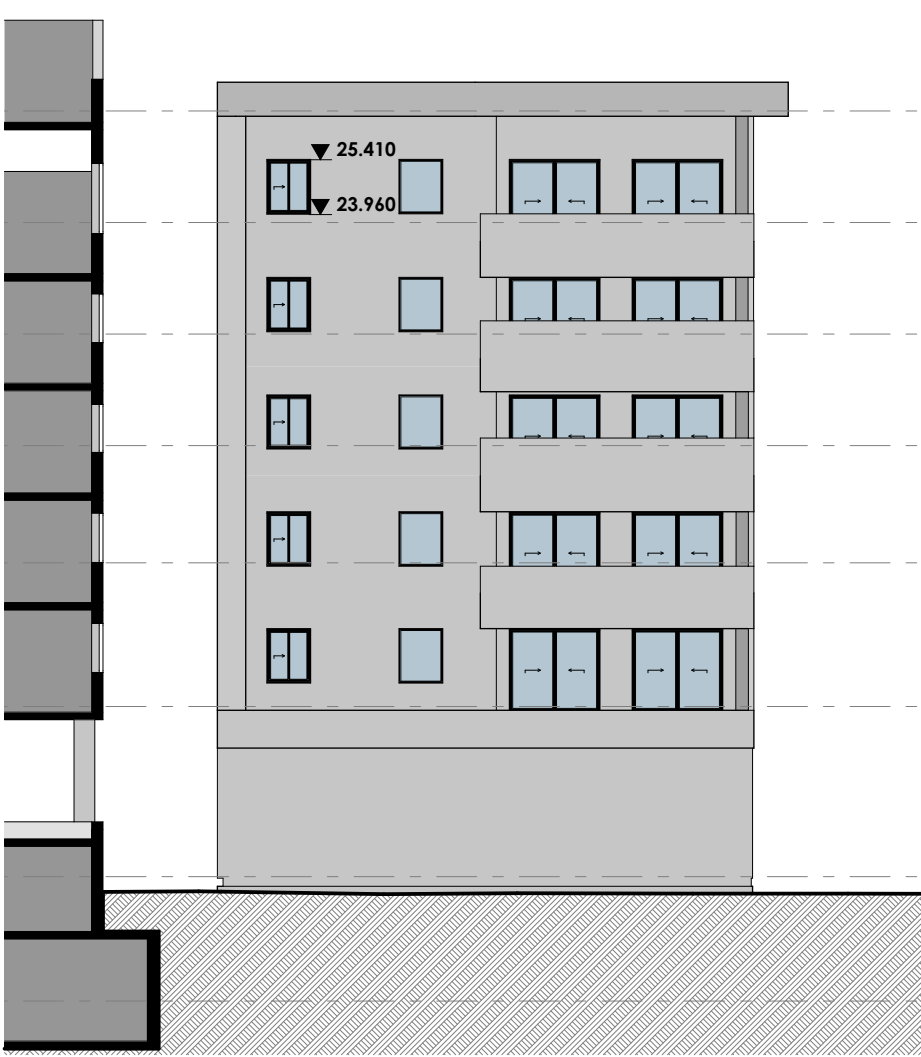
183 MACQUARIE STREET
PARRAMATTA

CLIENT: PTI ARCHITECTURE PTY LTD
FILE: 8748_183 MACQUARIE STREET PARRAMATTA_REV A

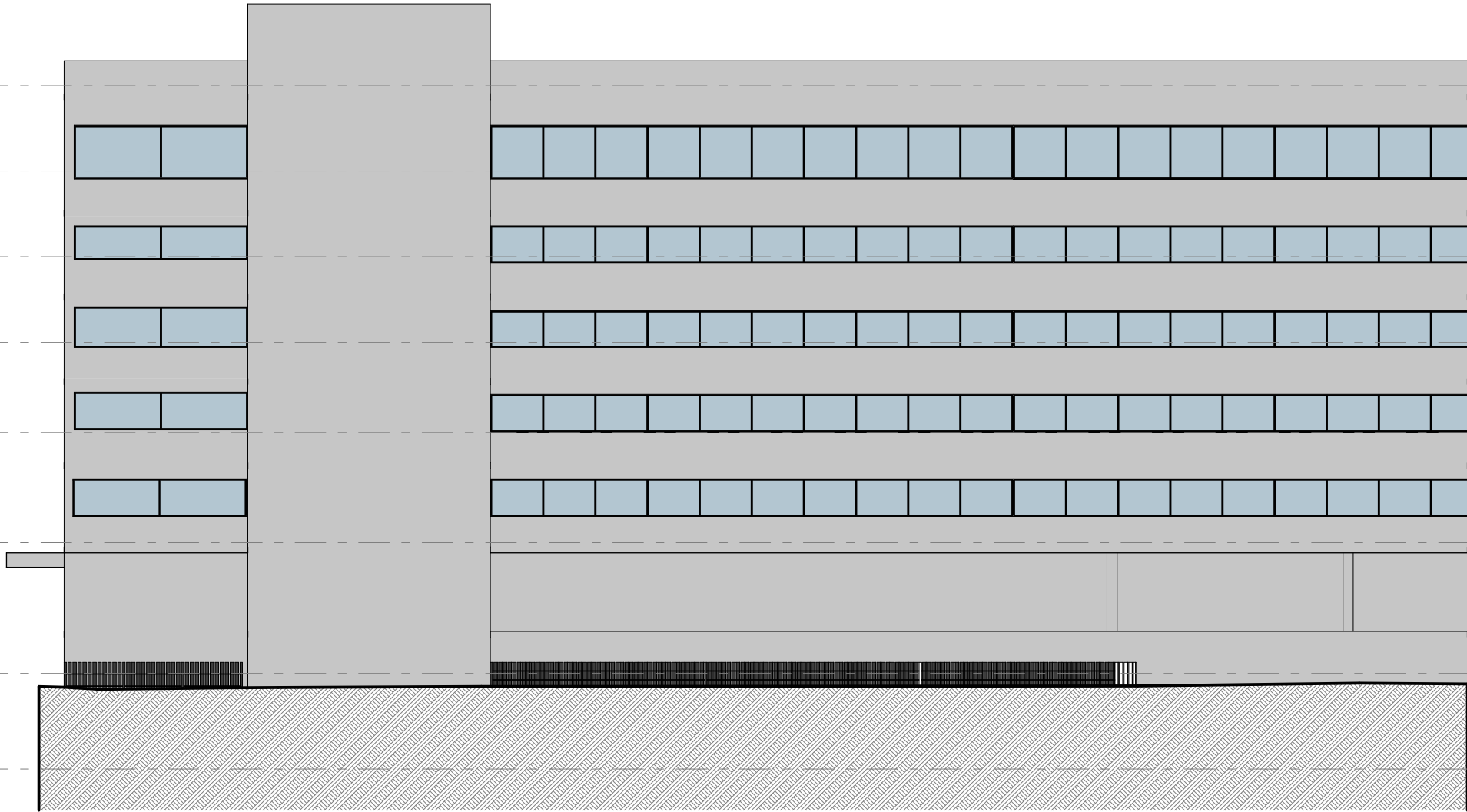
LGA: PARRAMATTA	
REF: 8748	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 30/05/2022	AZIMUTH: MGA2020
SCALE: 1:150	SHEET 1 OF 1 SHEETS



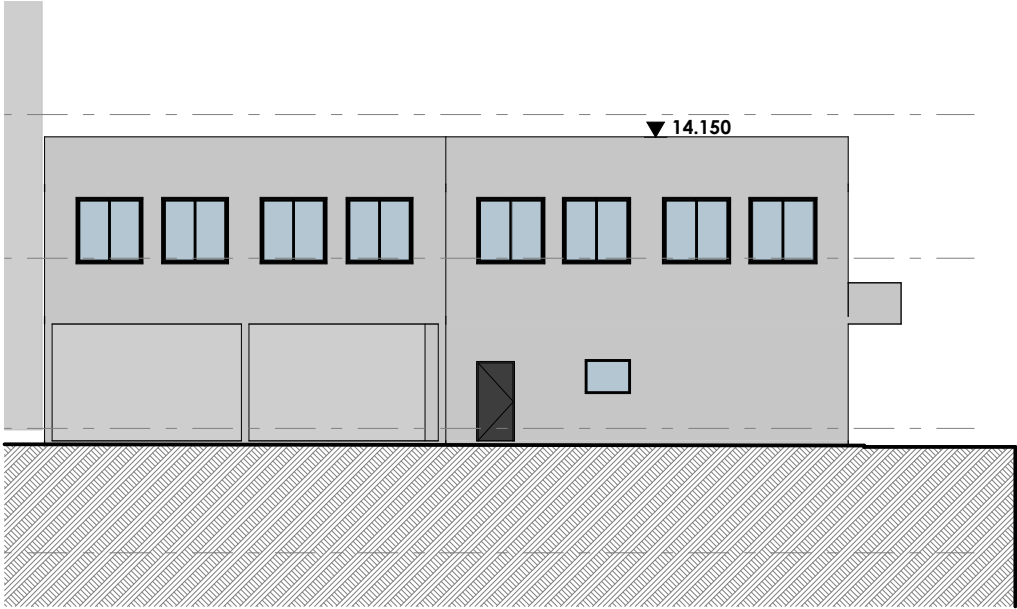
SDG Pty Ltd
 abn 85 213 523 621
 Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
 t: (02) 9630 7955 w: sdg.net.au
 Liability limited by a scheme approved
 under Professional Standards Legislation



1 6 - 10 CHARLES STREET - NORTH ELEVATION
1:200



3 189 MACQUARIE STREET - WEST ELEVATION
1:200



2 12 CHARLES STREET - EAST ELEVATION
1:200

NOTE:

EXISTING ELEVATIONS OF NEIGHBOURS, SHOWING
WINDOWS AS PER SURVEY DRAWINGS BY SDG
REF: 8748, ISSUE: A, SURVEY DATE: 30/05/2022

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
G	For Review	JC	19/06/2023
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

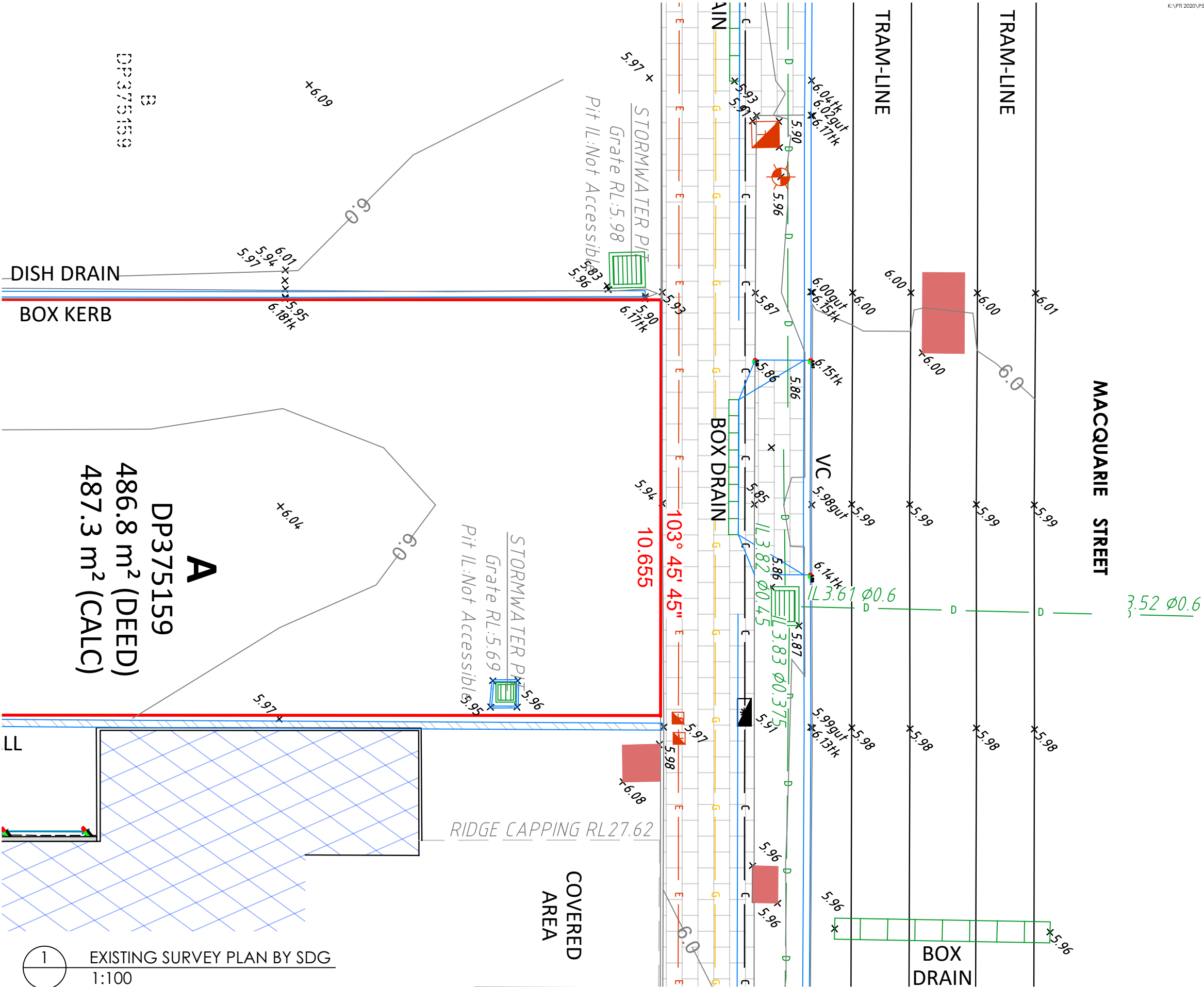
PROJECT TITLE:
**DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA**

DRAWING TITLE:
ELEVATIONS OF EXISTING NEIGHBOURS

DRAWN BY: **NR/LZ**
CHECKED BY: **PI**
SCALE: **1:200 AT A3**
PROJECT No: **P567**

DA **40** **T**
stage. dwg no. revision

PUBLIC DOMAIN COMPLETED BY A
PRIVATE RAIL COMPANY



1 EXISTING SURVEY PLAN BY SDG
1:100



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 3, 90 Phillip Street, Parramatta NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

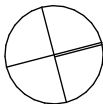
REV	DESCRIPTION	BY	DATE
A	Development Application	NR	13/10/2022
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	For Review	JC	25/05/2023
Q	Issue for TINSW	NR	15/05/2024
R	Issue for LEC responses	NR	22/07/2024
S	Issue for LEC responses	NR	19/08/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW CO-LIVING ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

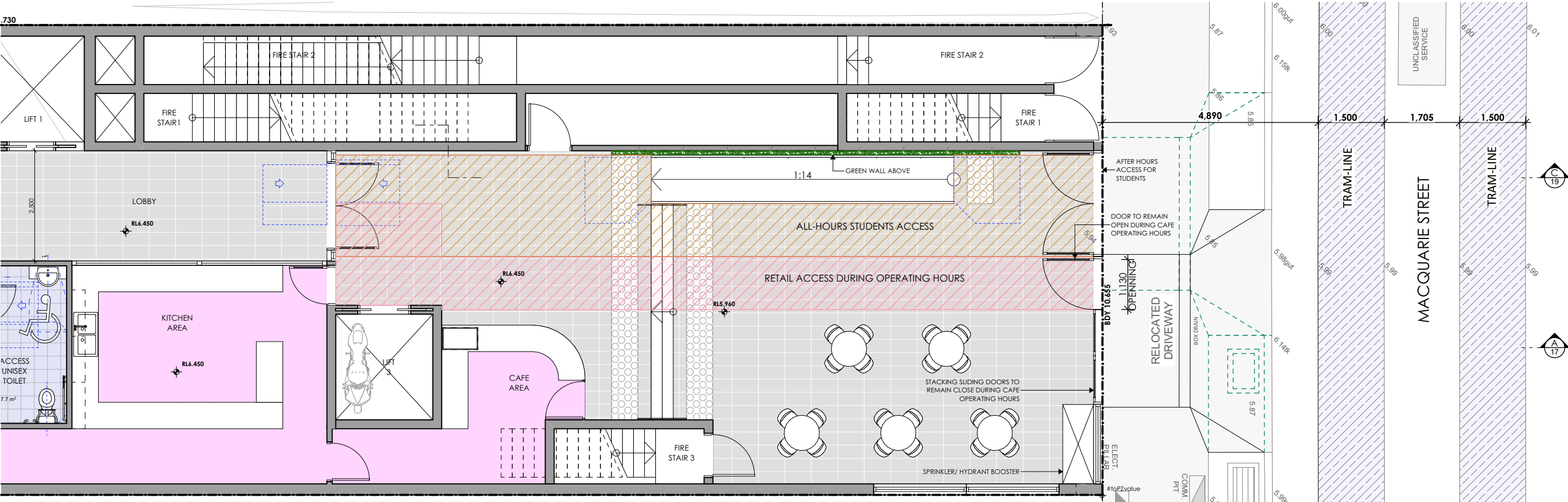
DRAWING TITLE:
PUBLIC DOMAIN PLAN

NORTH POINT:

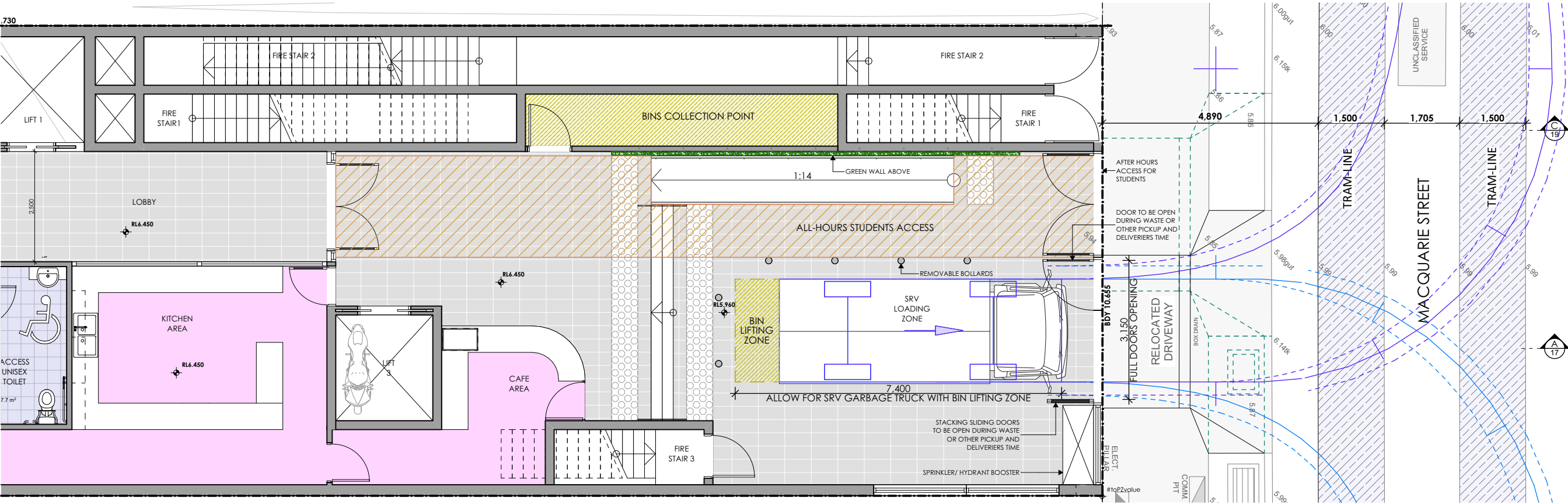


DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:100 AT A3
PROJECT No: P567

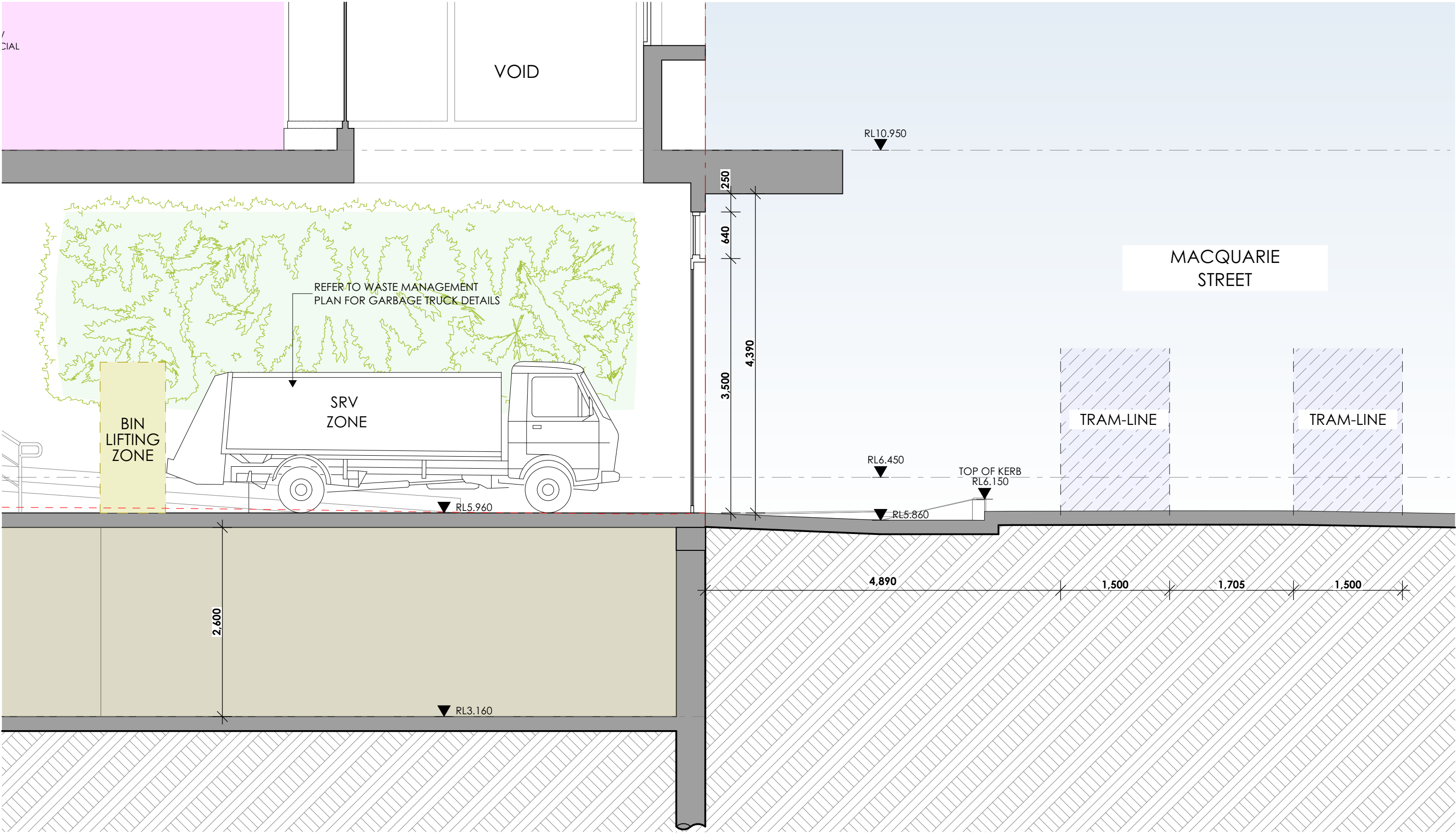
DA 41 T
stage. dwg no. revision



1 LAYOUT DURING CAFE OPERATIONAL HOURS
1:100



2 LAYOUT FOR WASTE AND OTHER PICKUP AND DELIVERIES
1:100



1 DETAIL 1 - SECTION A SHOWING SRV
1:50



A NORTH ENTRY ELEVATION
1:50



1 3D VIEW - WEST ELEVATION



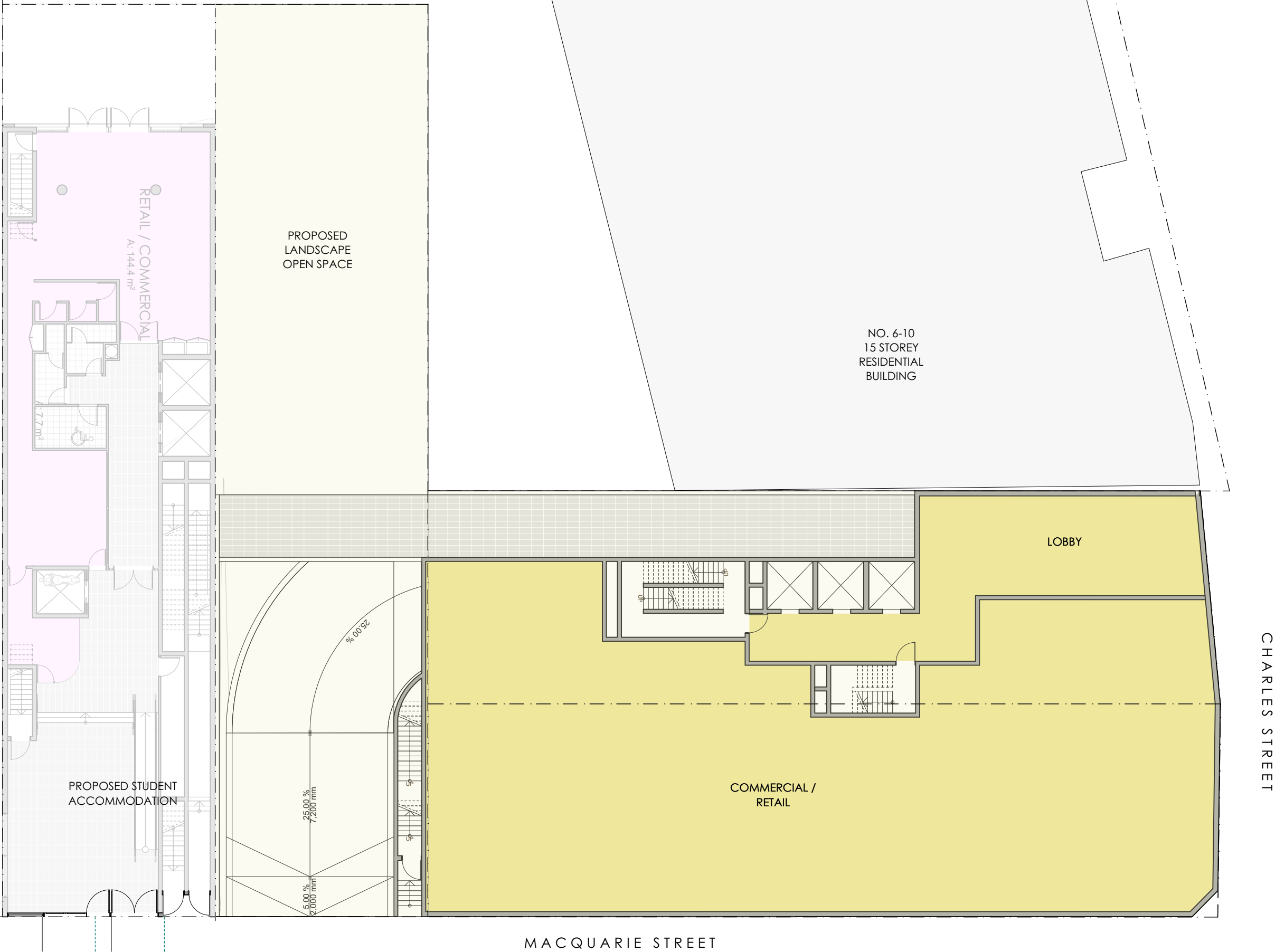
1 3D VIEW - WEST ELEVATION



1 3D VIEW - WEST ELEVATION



1 3D VIEW - WEST ELEVATION



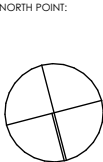
1 GROUND FLOOR PLAN
1:200

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

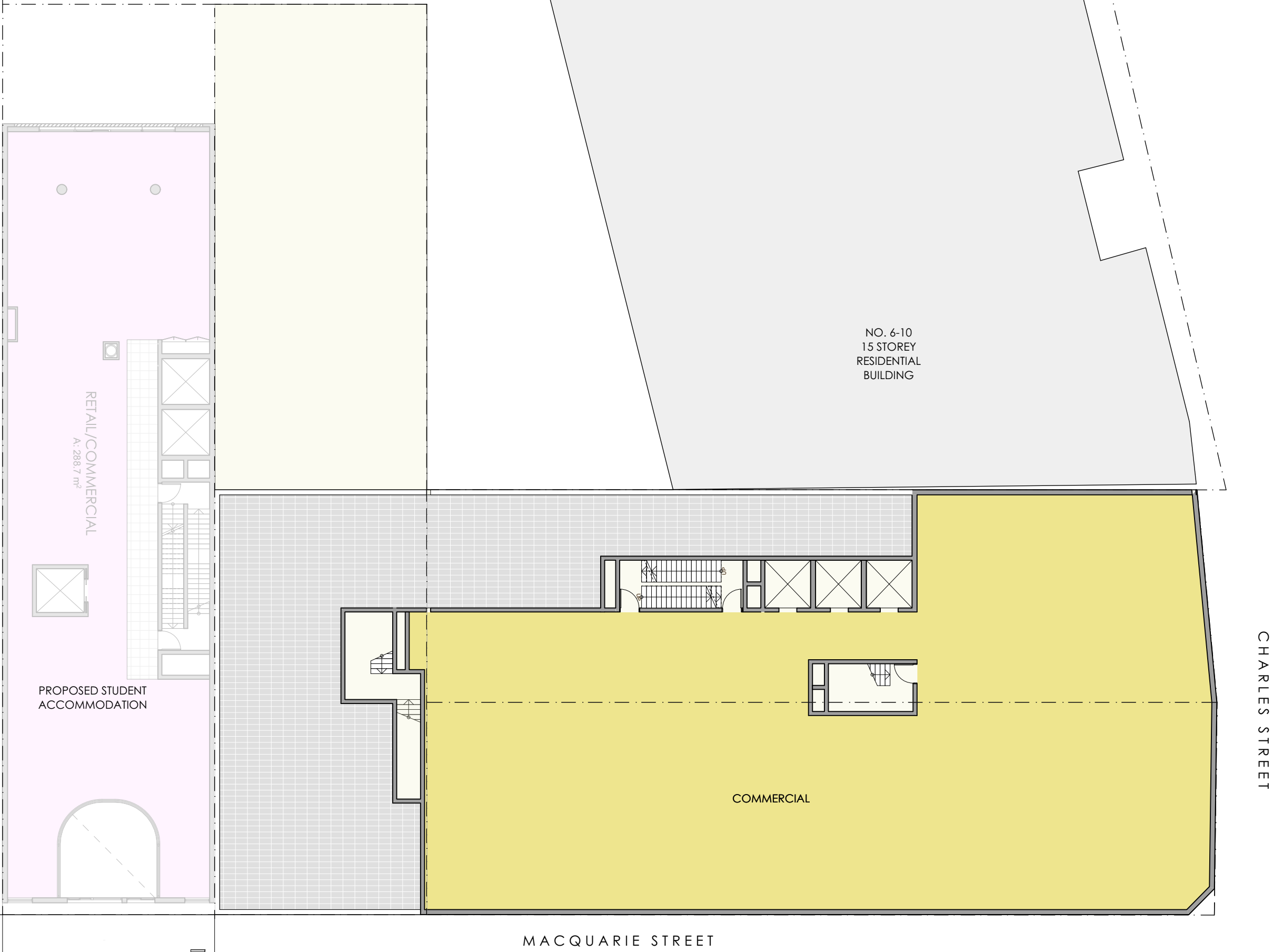
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
GROUND FLOOR PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567
DA **49** **T**
stage. dwg no. revision



1 LEVEL 1 FLOOR PLAN
1:200

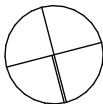
REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

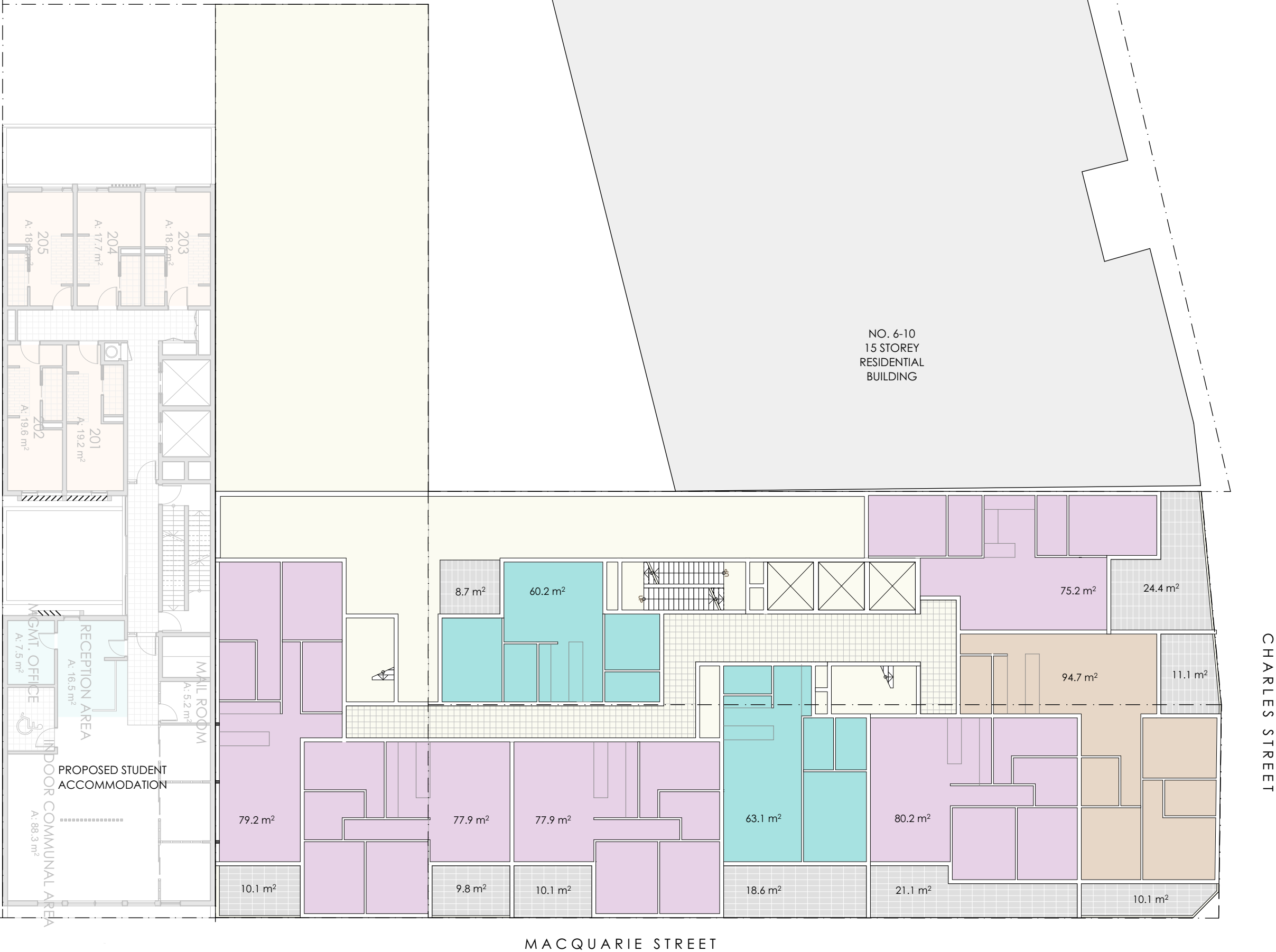
SCALE: 1:200 AT A3

PROJECT No: P567

DA
stage.

50
dwg no.

T
revision



1 LEVEL 2 FLOOR PLAN
1:200

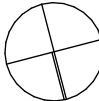
REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

SCALE: 1:200 AT A3

PROJECT No: P567

DA

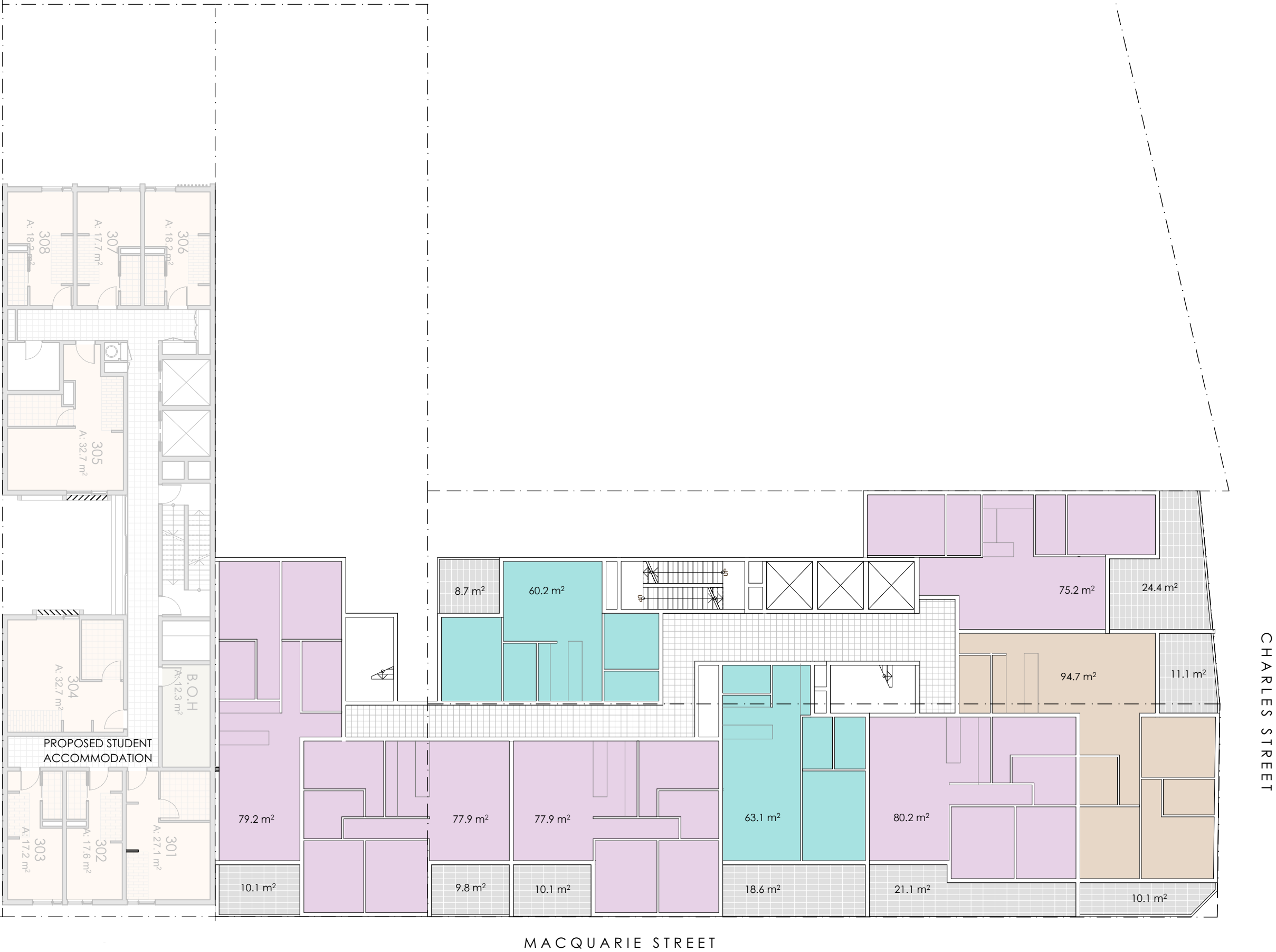
stage.

51

dwg no.

T

revision



1 LEVEL 3 - 5 FLOOR PLAN
1:200

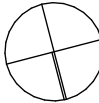
REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
LEVEL 3-5 FLOOR PLAN

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

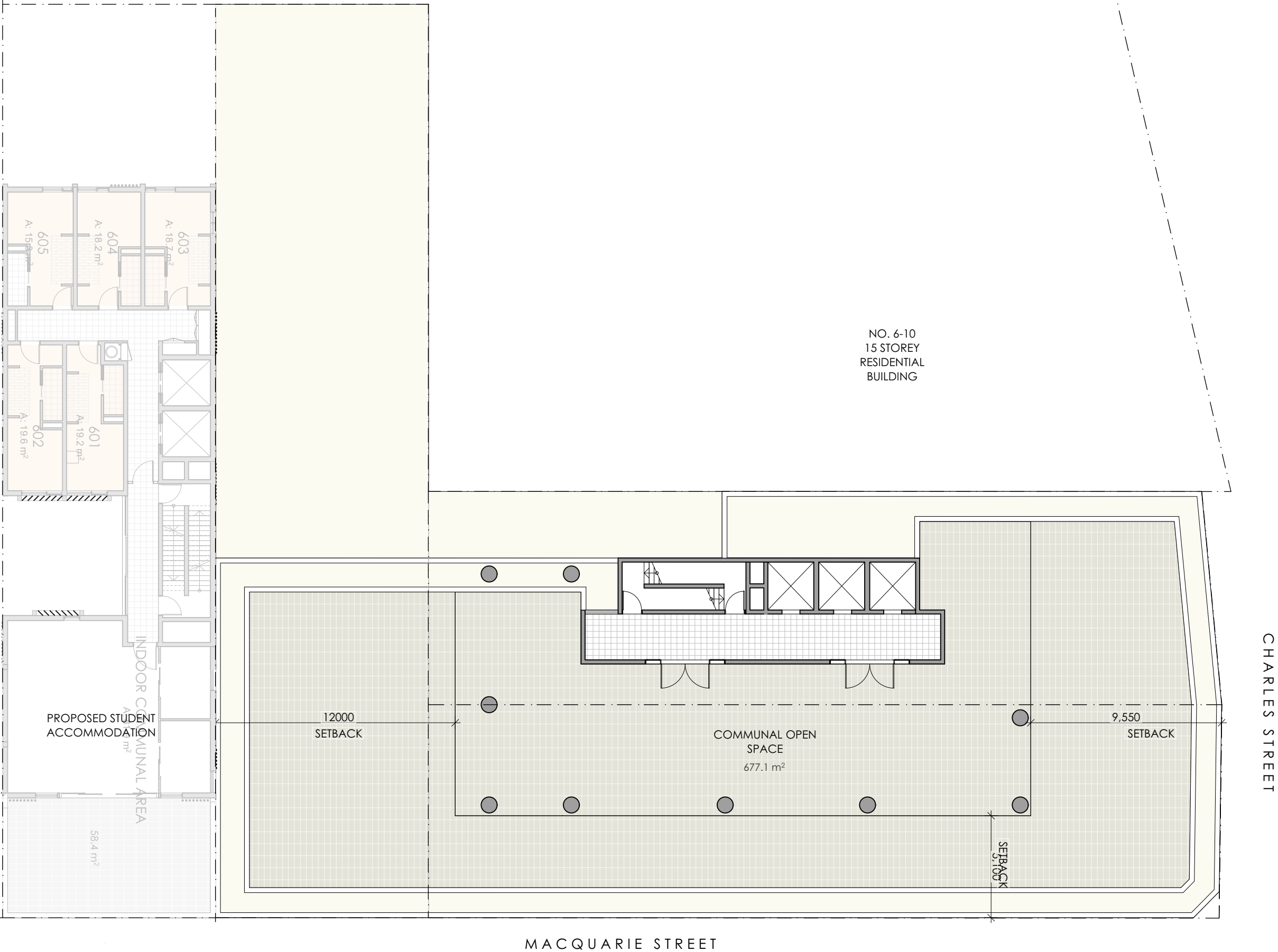
SCALE: 1:200 AT A3

PROJECT No: P567

DA
stage.

52
dwg no.

T
revision



1 LEVEL 6 FLOOR PLAN
1:200

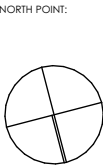
REV	DESCRIPTION
R	Issue for LEC responses
T	Issued for Section 34 Responses

BY	DATE
NR	22/07/2024
NR	7/11/2024

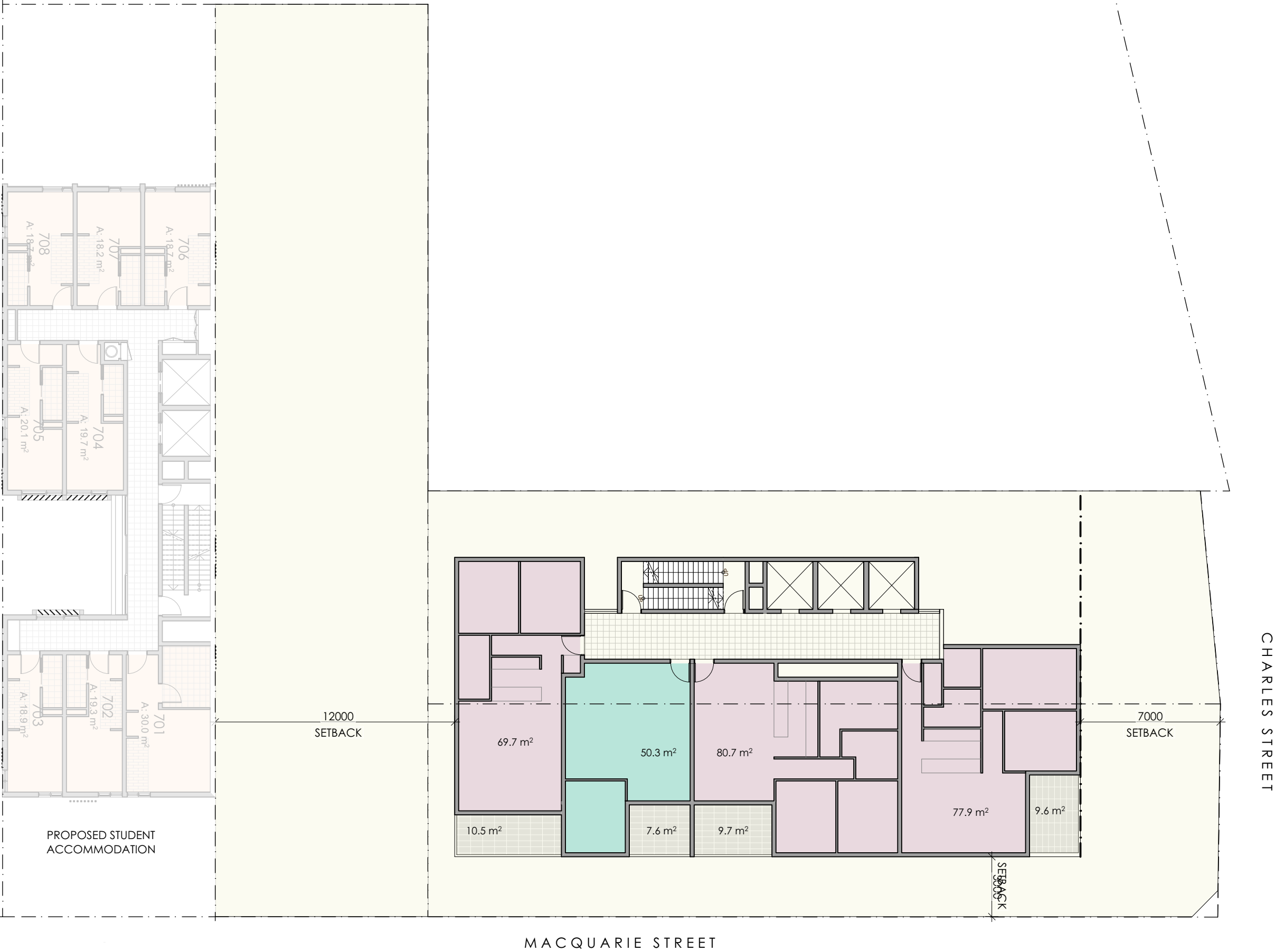
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET

DRAWING TITLE:
LEVEL 6 FLOOR PLAN



DRAWN BY:	NR/LZ
CHECKED BY:	PI
SCALE:	1:200 AT A3
PROJECT No:	P567
DA stage.	53 dwg no.
T revision	



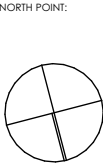
1 LEVEL 7-10 FLOOR PLAN
1:200

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

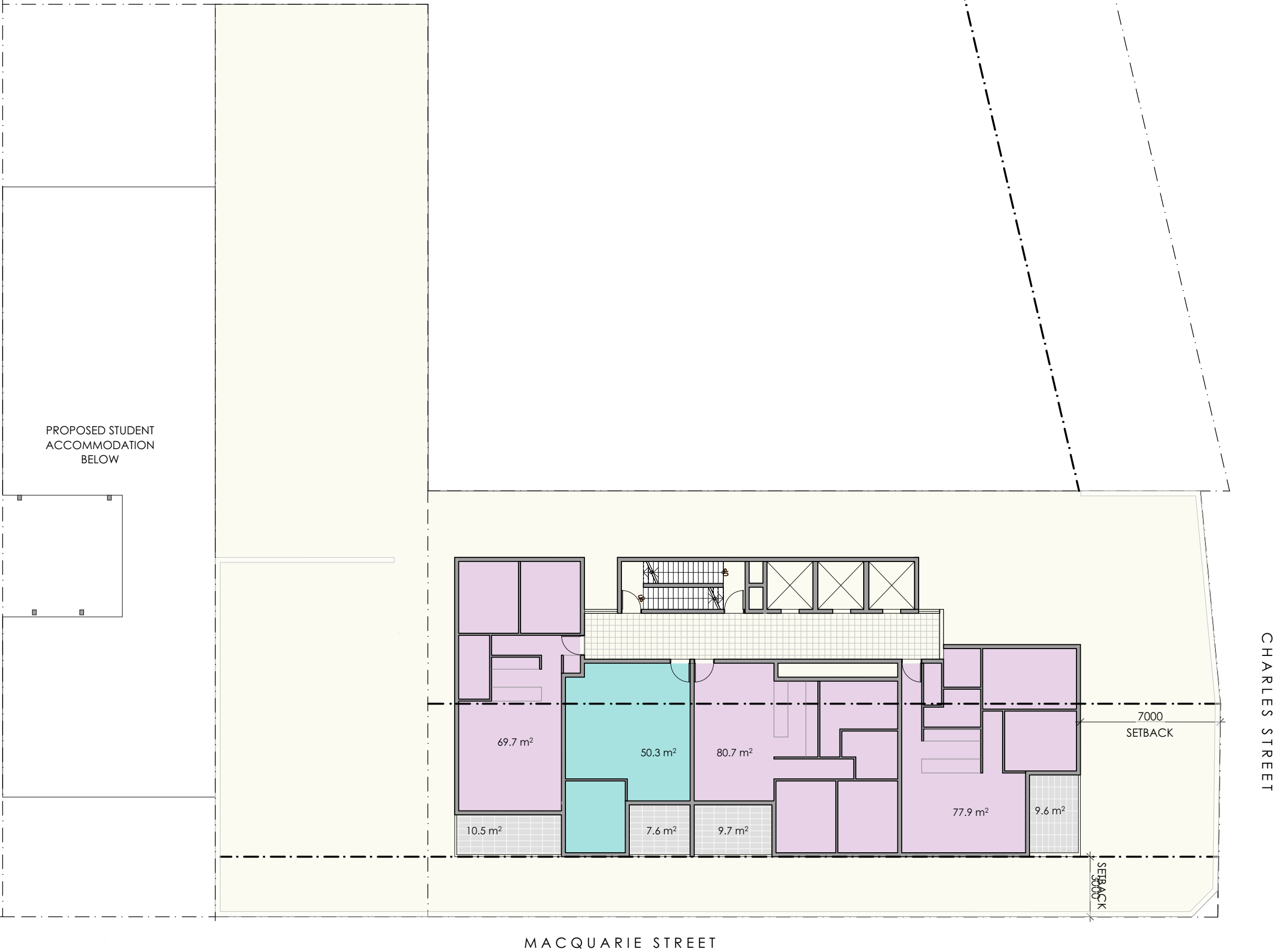
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
LEVEL 7 - 10 FLOOR PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567
DA stage.
54 dwg no.
T revision



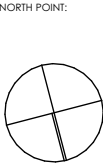
1 LEVEL 11-39 FLOOR PLAN
1:200

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

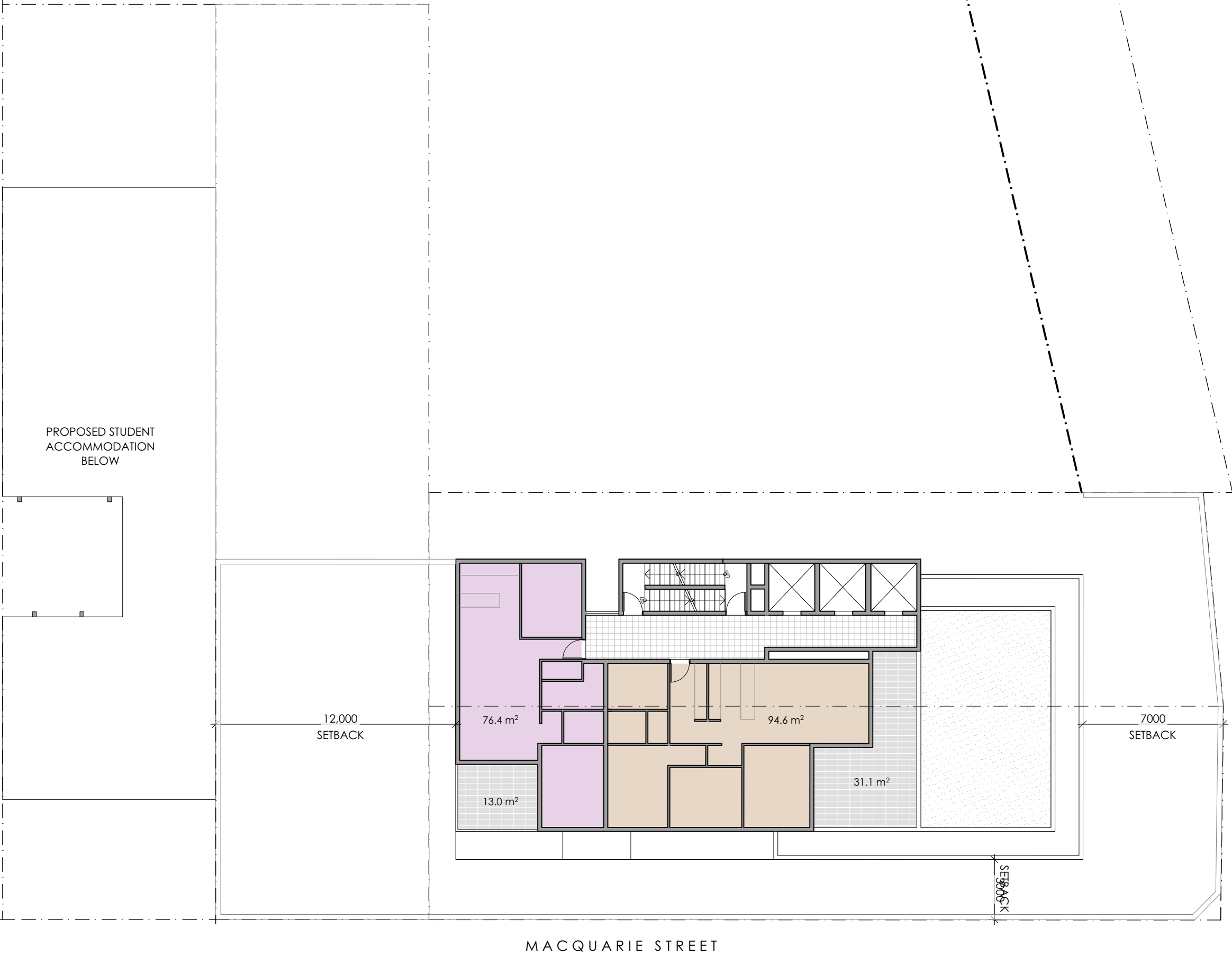
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
LEVEL 11 - 39 FLOOR PLAN



DRAWN BY: NR/LZ
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P567
DA stage.
55 dwg no.
T revision



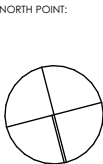
1 LEVEL 40 FLOOR PLAN
1:200

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
C	Removed flood way (Air void)	NR	17/03/2023
E	Amended Fire Stairs	NR	31/03/2023
F	Amendments Upon Council Request	JC	13/10/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

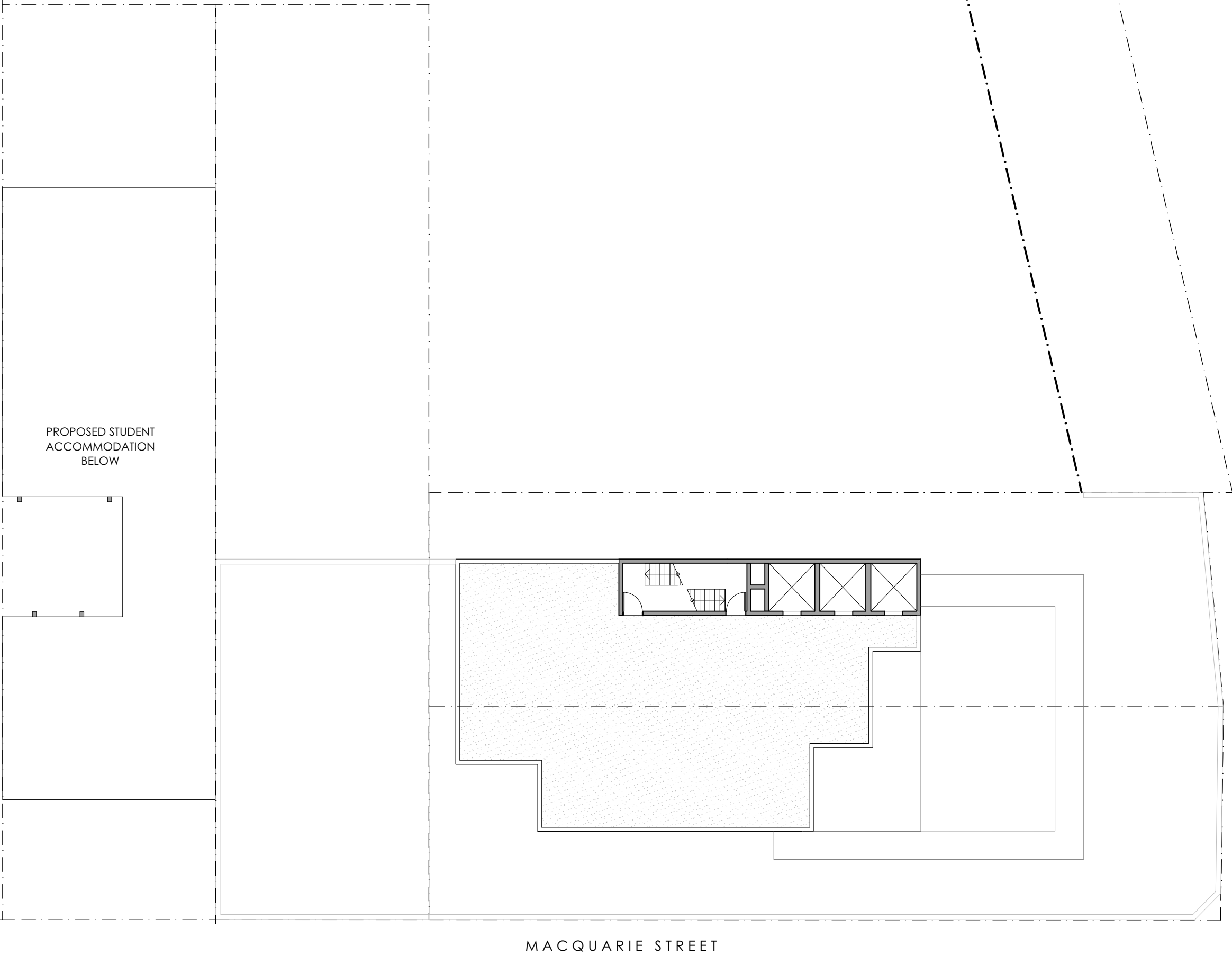
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
LEVEL 40 FLOOR PLAN



DRAWN BY:	NR/LZ	
CHECKED BY:	PI	
SCALE:	1:200 AT A3	
PROJECT No:	P567	
DA	56	T
stage.	dwg no.	revision



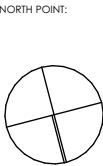
1 LEVEL 41 FLOOR PLAN
1:200

REV	DESCRIPTION	BY	DATE
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

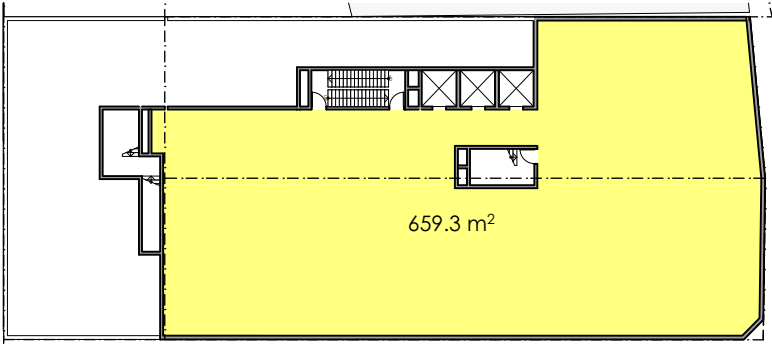
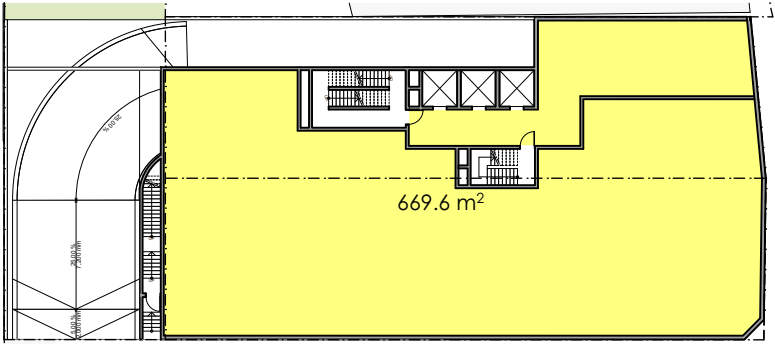
CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

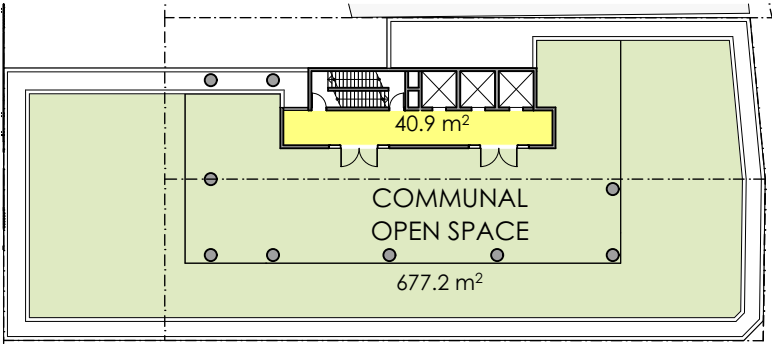
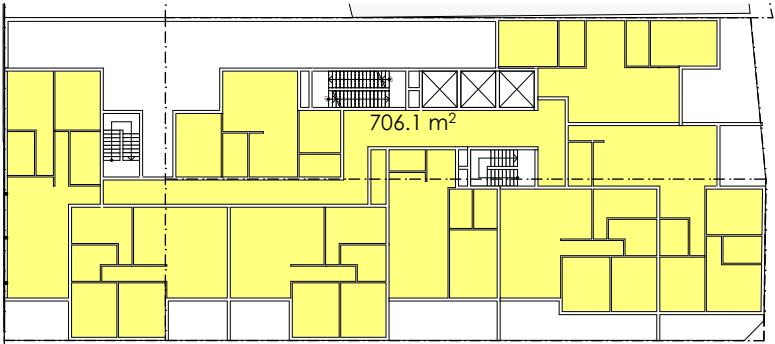
DRAWING TITLE:
LEVEL 41 FLOOR PLAN



DRAWN BY:	NR/LZ	
CHECKED BY:	PI	
SCALE:	1:200 AT A3	
PROJECT No:	P567	
DA	57	T
stage.	dwg no.	revision

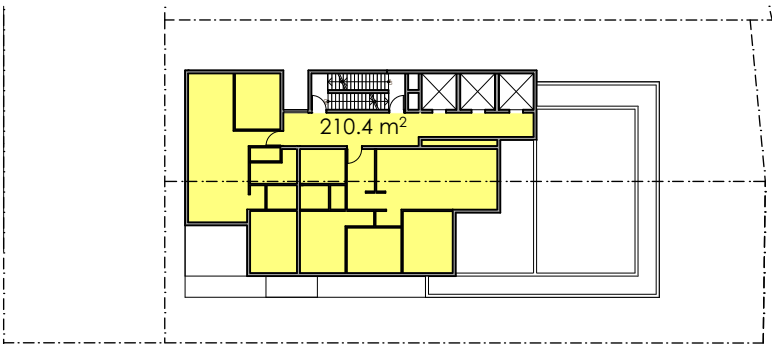
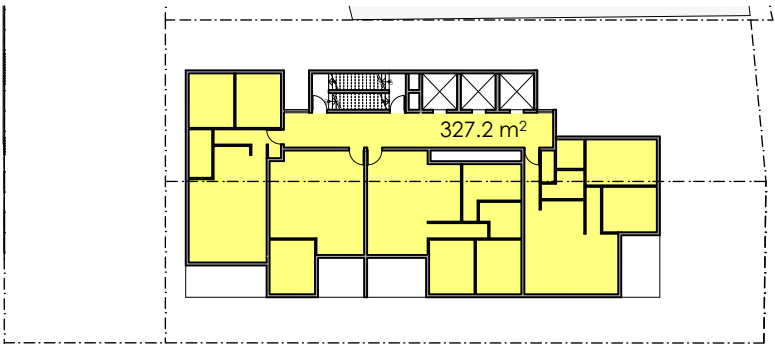


2 LEVEL 1
1:1000



4 LEVEL 6
1:1000

3 LEVEL 2-5
1:1000



5 LEVE 40
1:1000

4 LEVEL 7-39
1:1000

PROPOSED FSR

OVER TOTAL SITE AREA - **10.0:1**
INCL. BONUS 15% FROM DESIGN
COMPETITION - **11.5:1**

FSR CALCULATIONS

TOTAL SITE AREA: 1329 m²

GFA

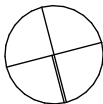
GROUND FLOOR: 669.6 m²
LEVEL 1: 659.3 m²
LEVEL 2-5: 2824.4 m²
LEVEL 7-39: 10,797.6 m²
LEVEL 40: 210.4 m²

PROPOSED GFA: 15,202.2 m²
MAX ALLOWABLE GFA: 15,283.5 m²
(AS PER 11.5:1 FSR)

ROOM CALCULATIONS PER LEVEL

LEVEL 2-5: 32 UNITS
LEVEL 7-39: 132 UNITS
LEVEL 40: 2 UNITS

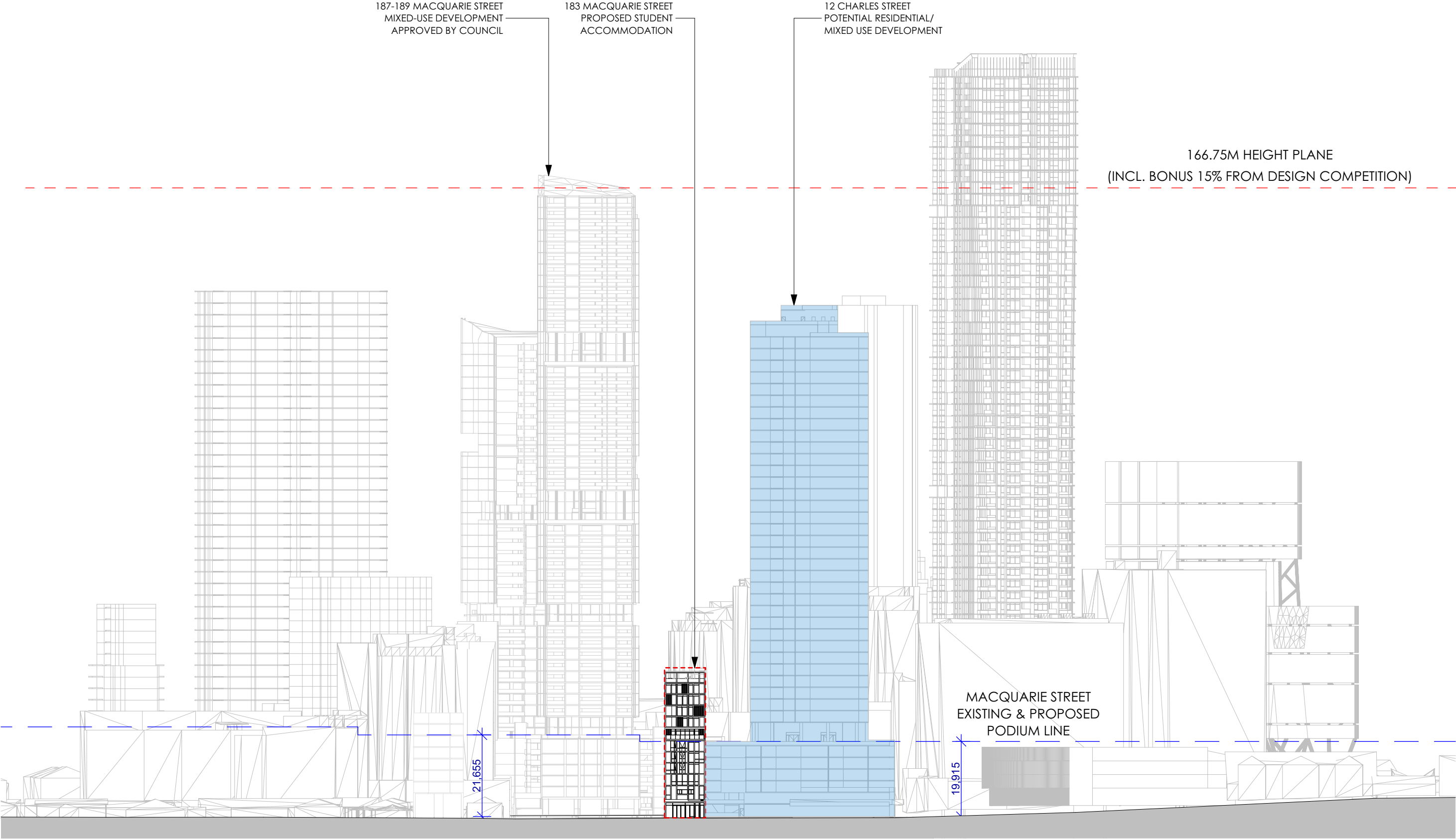
TOTAL UNITS = 166



SOLAR ACCESS & NATURAL CROSS VENTILATION COMPLIANCE TABLE			
LEVELS	UNIT PER FLOOR	>2HRS SOLAR	CROSS VENT.
LEVEL 40	2	2	2
LEVEL 39	4	4	4
LEVEL 38	4	4	4
LEVEL 37	4	4	4
LEVEL 36	4	4	4
LEVEL 35	4	4	4
LEVEL 34	4	4	4
LEVEL 33	4	4	4
LEVEL 32	4	4	4
LEVEL 31	4	4	4
LEVEL 30	4	4	4
LEVEL 29	4	4	4
LEVEL 28	4	4	4
LEVEL 27	4	4	4
LEVEL 26	4	4	4
LEVEL 25	4	4	4
LEVEL 24	4	4	4
LEVEL 23	4	4	4
LEVEL 22	4	4	4
LEVEL 21	4	4	4
LEVEL 20	4	4	4
LEVEL 19	4	4	4
LEVEL 18	4	4	4
LEVEL 17	4	4	4
LEVEL 16	4	4	4
LEVEL 15	4	4	4
LEVEL 14	4	4	4
LEVEL 13	4	4	4
LEVEL 12	4	4	4
LEVEL 11	4	4	4
LEVEL 10	4	4	3
LEVEL 9	4	4	3
LEVEL 8	4	4	3
LEVEL 7	4	4	3
LEVEL 5	8	7	4
LEVEL 4	8	7	4
LEVEL 3	8	7	4
LEVEL 2	8	7	4
TOTAL:	166	162	146
		98%	88%

NOTE:

54% UNITS FROM LEVEL 2 TO LEVEL 10 WIH NATURAL CROSS VENTILATION.



1 NORTH STREET ELEVATION
1:1000

REV	DESCRIPTION	BY	DATE
B	Draft Revised Development Application	NR	3/03/2023
E	Amended Fire Stairs	NR	31/03/2023
R	Issue for LEC responses	NR	22/07/2024
T	Issued for Section 34 Responses	NR	7/11/2024

CLIENT:
**RAPISARDA
INVESTMENTS**

PROJECT TITLE:
**POTENTIAL MIXED USE DEVELOPMENT
AT 12 CHARLES STREET**

DRAWING TITLE:
NORTH STREET ELEVATION

DRAWN BY: **NR/LZ**
CHECKED BY: **PI**
SCALE: **1:1000 AT A3**
PROJECT No: **P567**

DA	60	T
stage.	dwg no.	revision