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PLANNING PROPOSAL
2 O'CONNELL STREET,
PARRAMATTA

ALTERNATIVE REFERENCE DESIGN -
JULY 2017 RESOLUTION

FOR
2 O'CONNELL STREET
BODY COPORATE

PREPARED BY



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Nominated Registered Architect: Peter Israel (reg no. 5064)

IN CONJUNCTION WITH THINK PLANNERS
NOV 2017



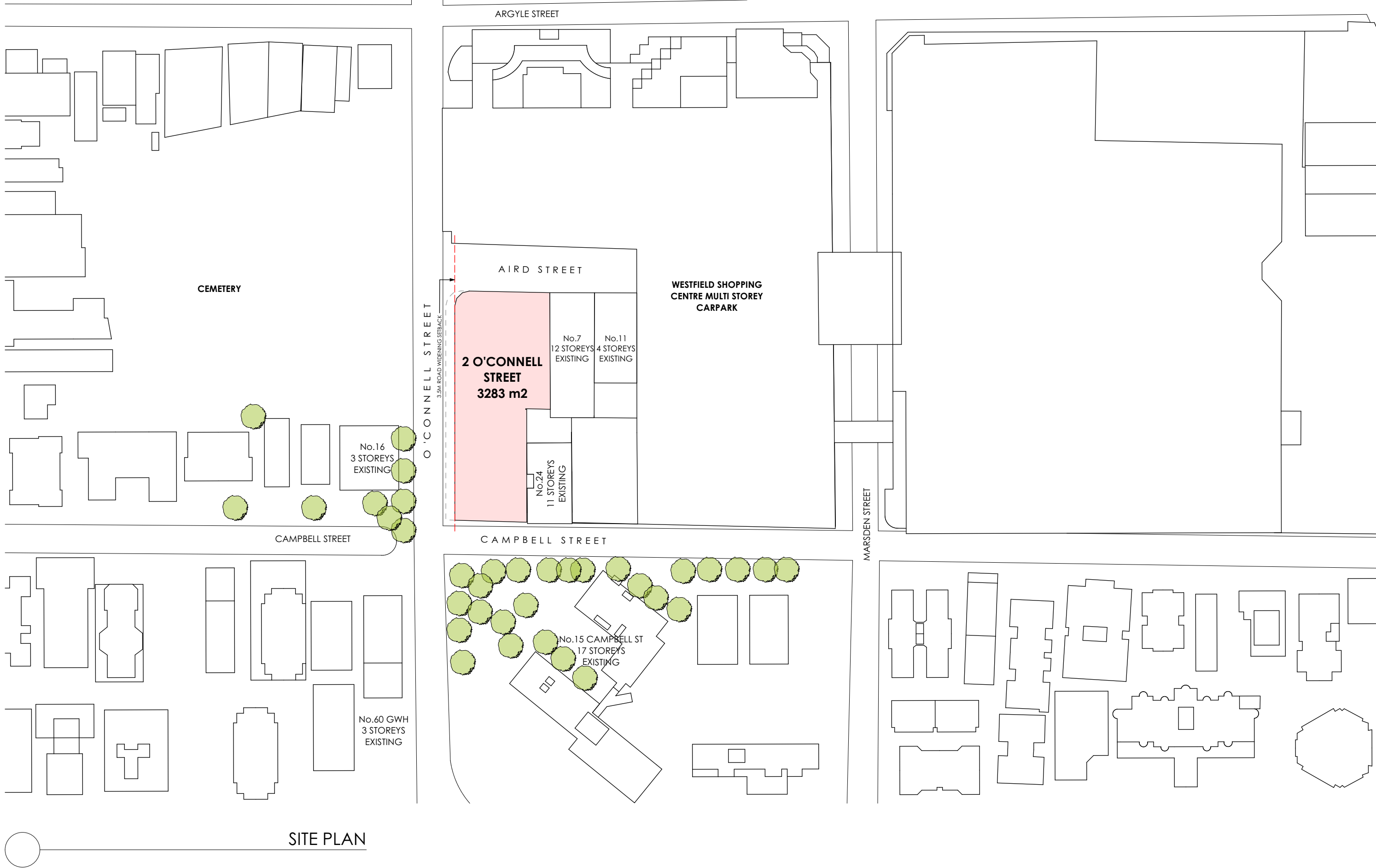
LOCATION DIAGRAM



1 VIEW FROM CNR CAMPBELL ST TOWARDS THE SITE



2 VIEW FROM CNR AIRD ST TOWARDS SITE



SITE PLAN

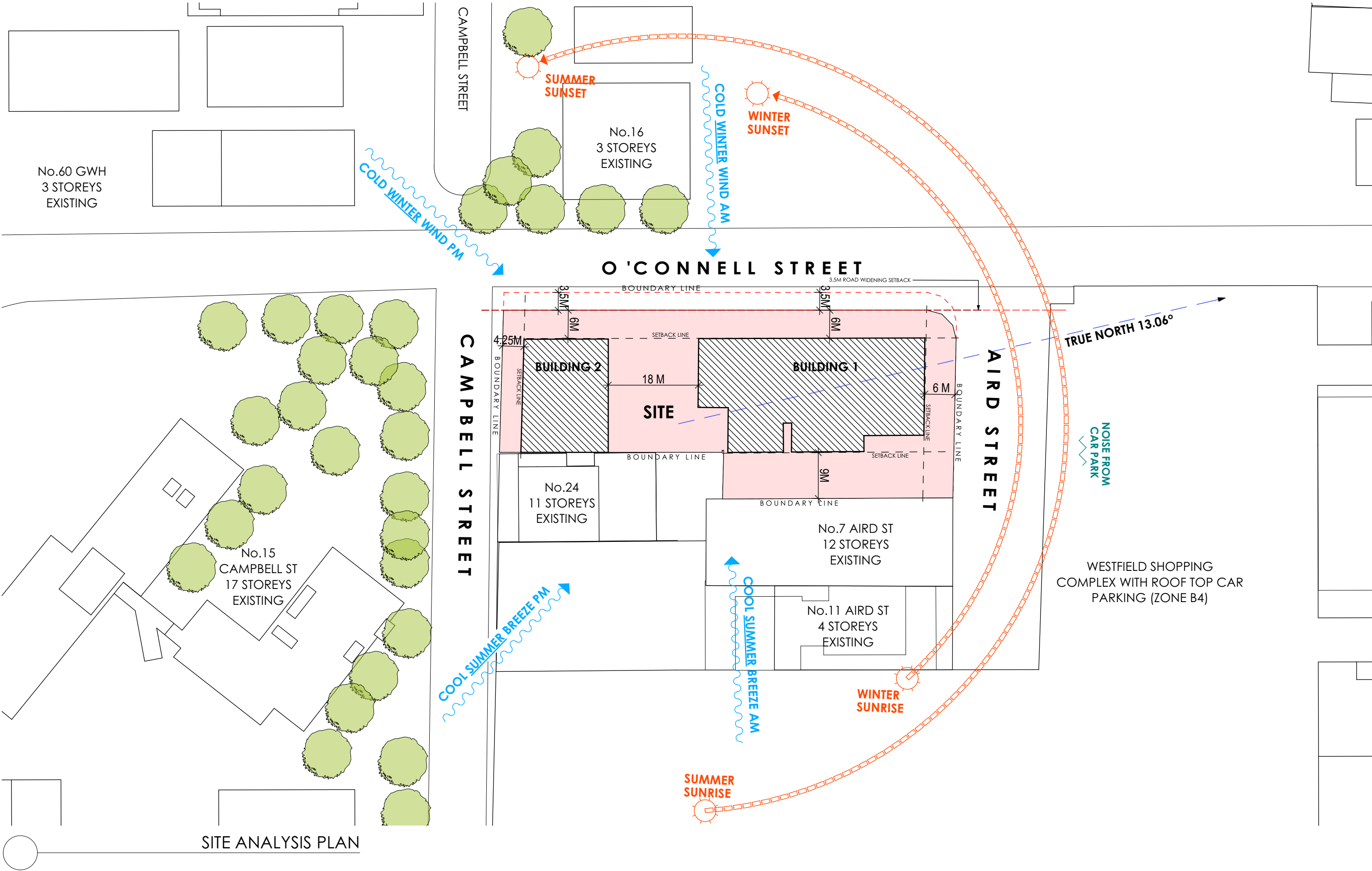
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P2	ALTERNATIVE REFERENCE DESIGN - ISSUE FOR PLANNER	VW	PI	24.11.2017

CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
SITE PLAN

NORTH POINT:	DATE:	24.11.2017
	DRAWN BY:	VW
	CHECKED BY:	LL,PI
	SCALE:	NTS
	PROJECT No:	P391
PP stage:	03 dwg no.	P2 revision



SITE ANALYSIS PLAN

REV	DESCRIPTION	BY	CHK	DATE
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P2	ALTERNATIVE REFERENCE DESIGN - ISSUE FOR PLANNER	VW	PI	24.11.2017

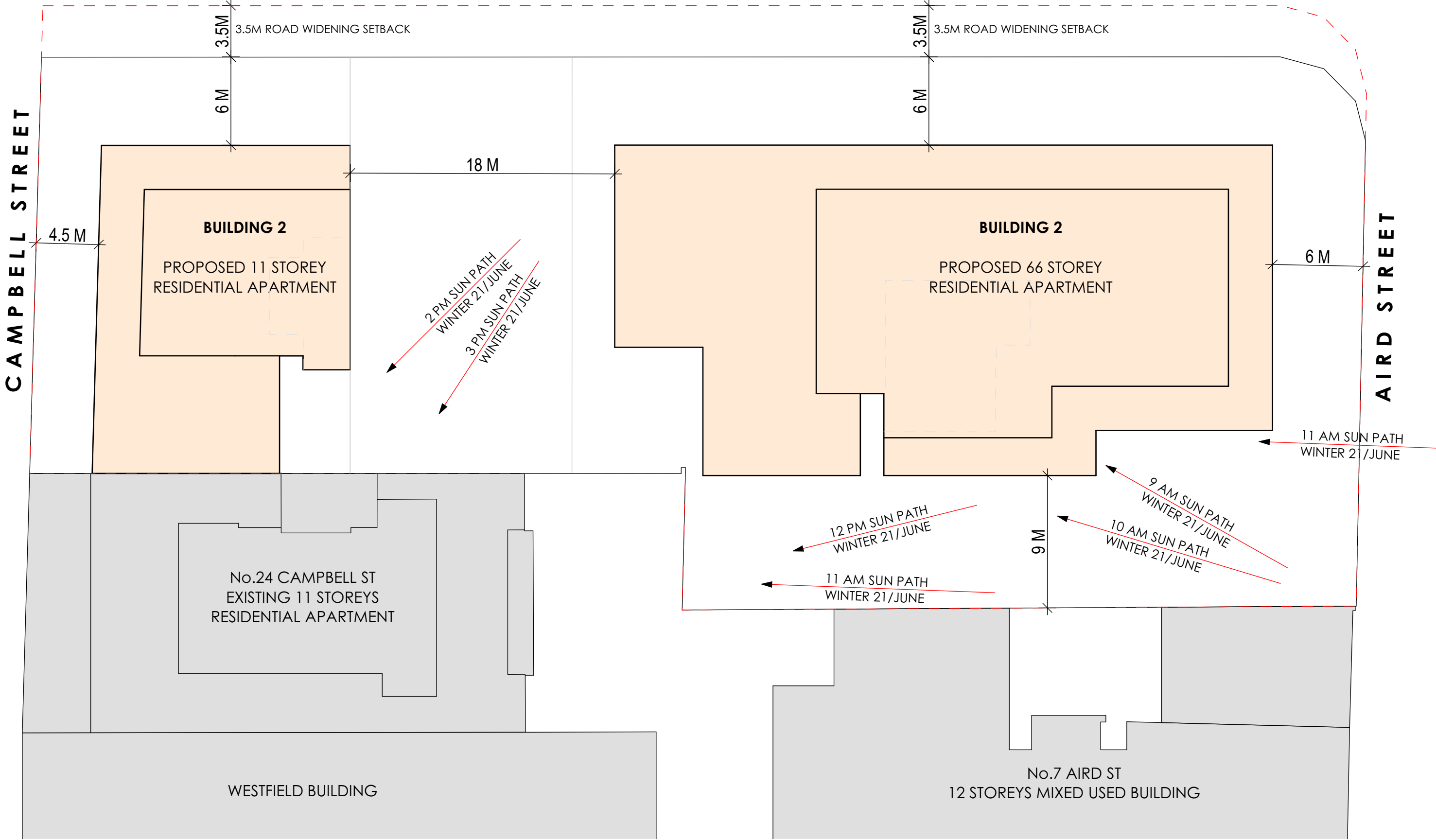
CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
SITE ANALYSIS PLAN

NORTH POINT:	DATE:	24.11.2017
	DRAWN BY:	VW
	CHECKED BY:	LL,PI
	SCALE:	NTS
	PROJECT No:	P391
PP stage:	04 dwg no.	P2 revision

O'CONNELL STREET



SOLAR ACCESS ANALYSIS



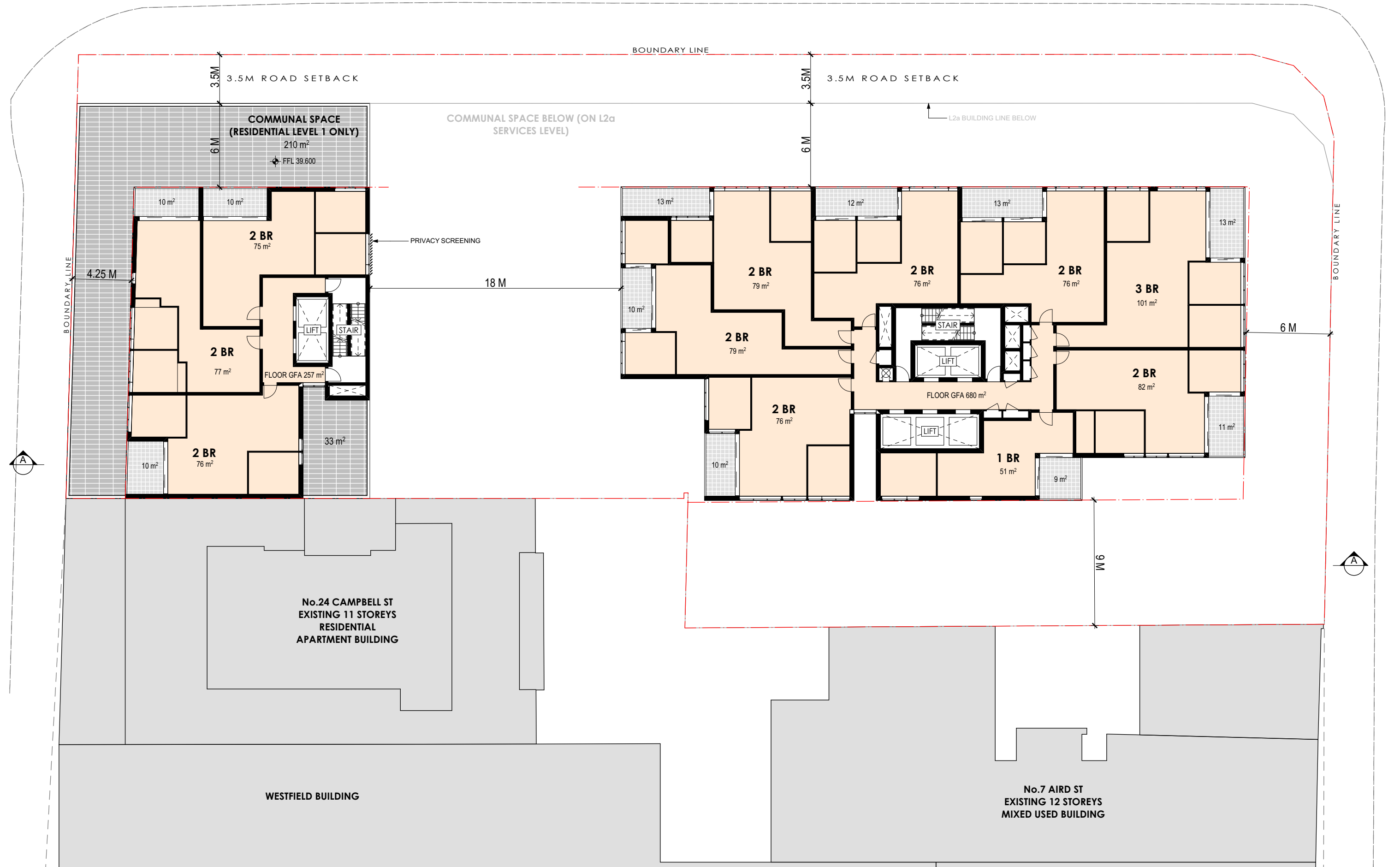
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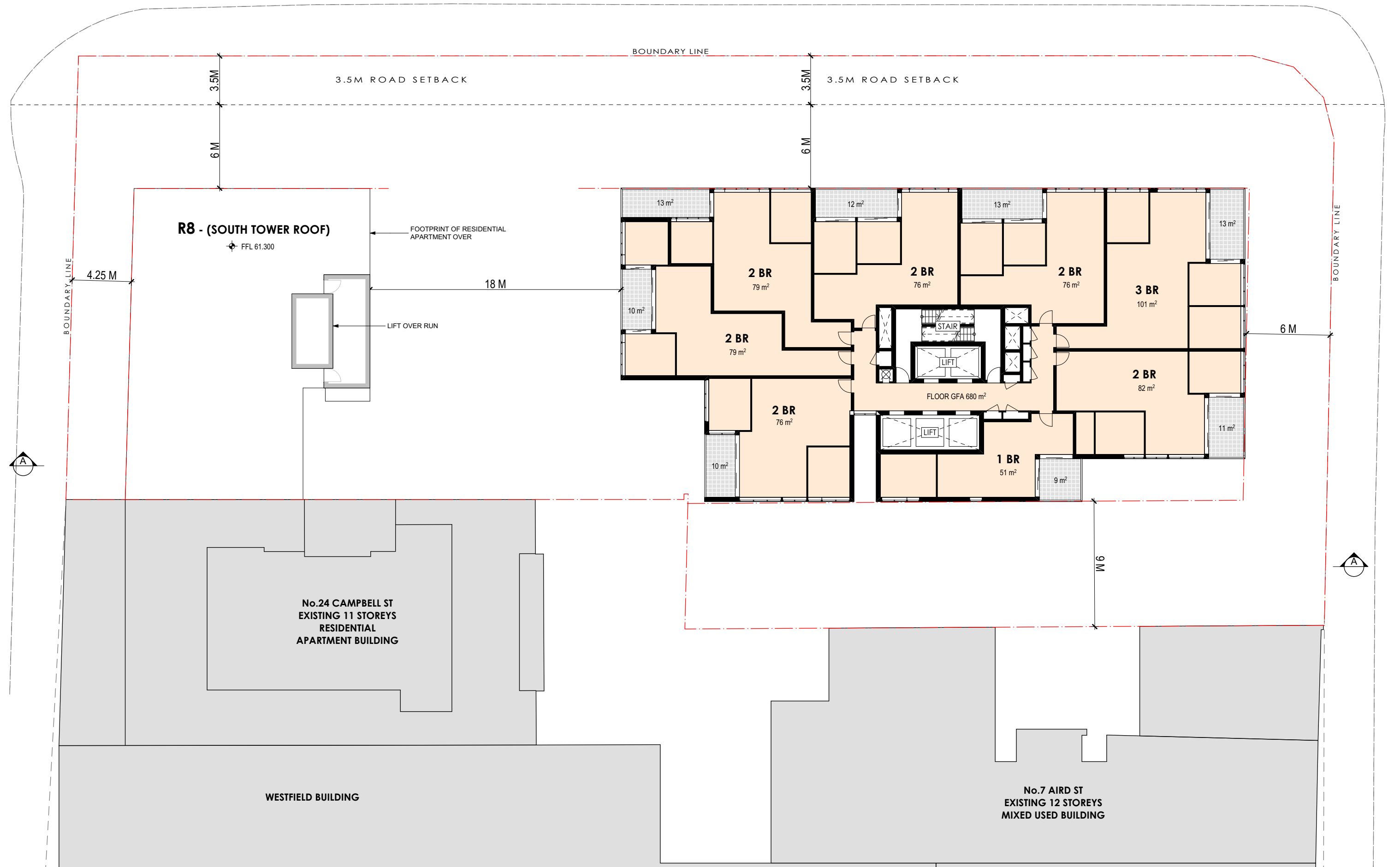
CLIENT:
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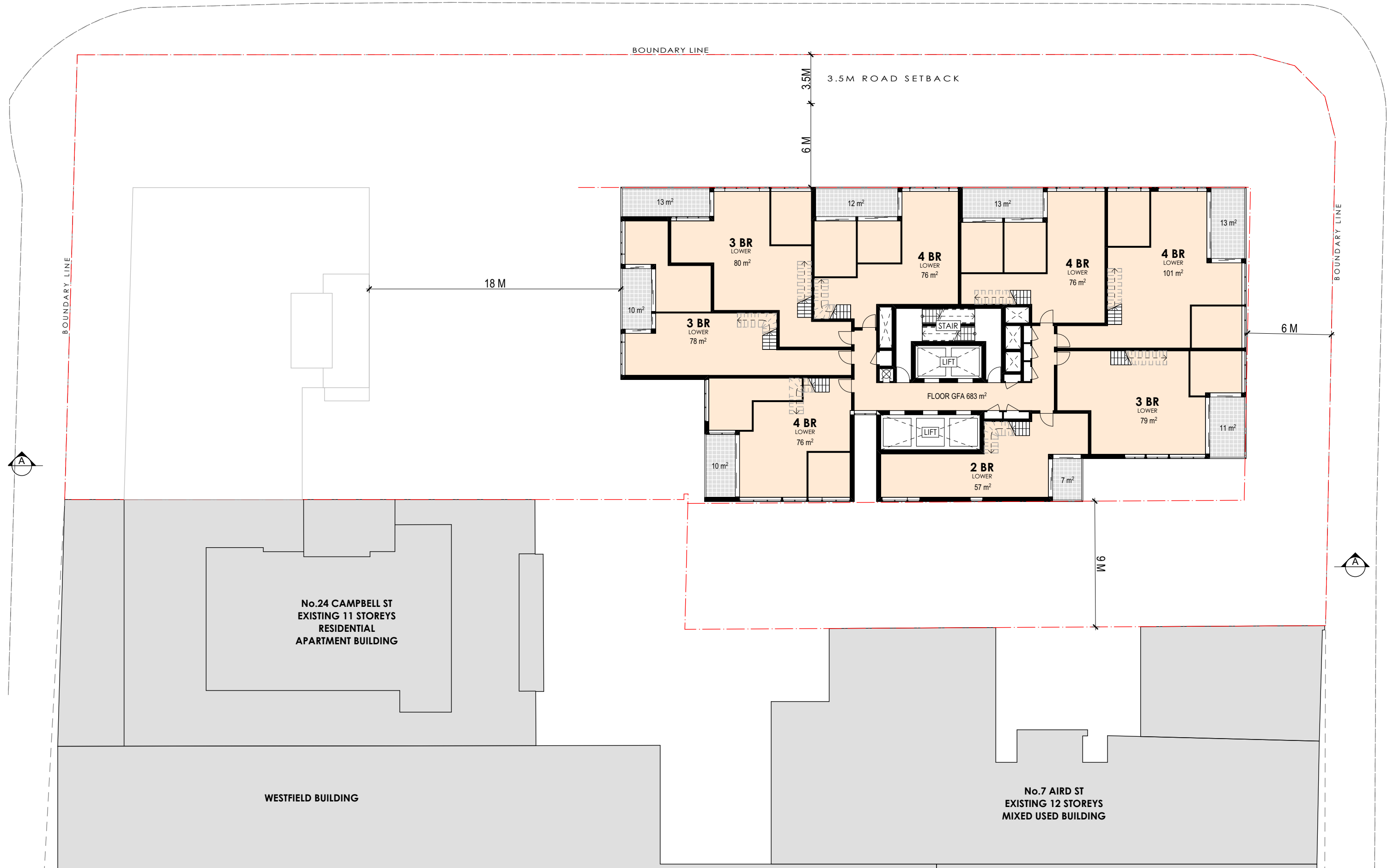
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PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

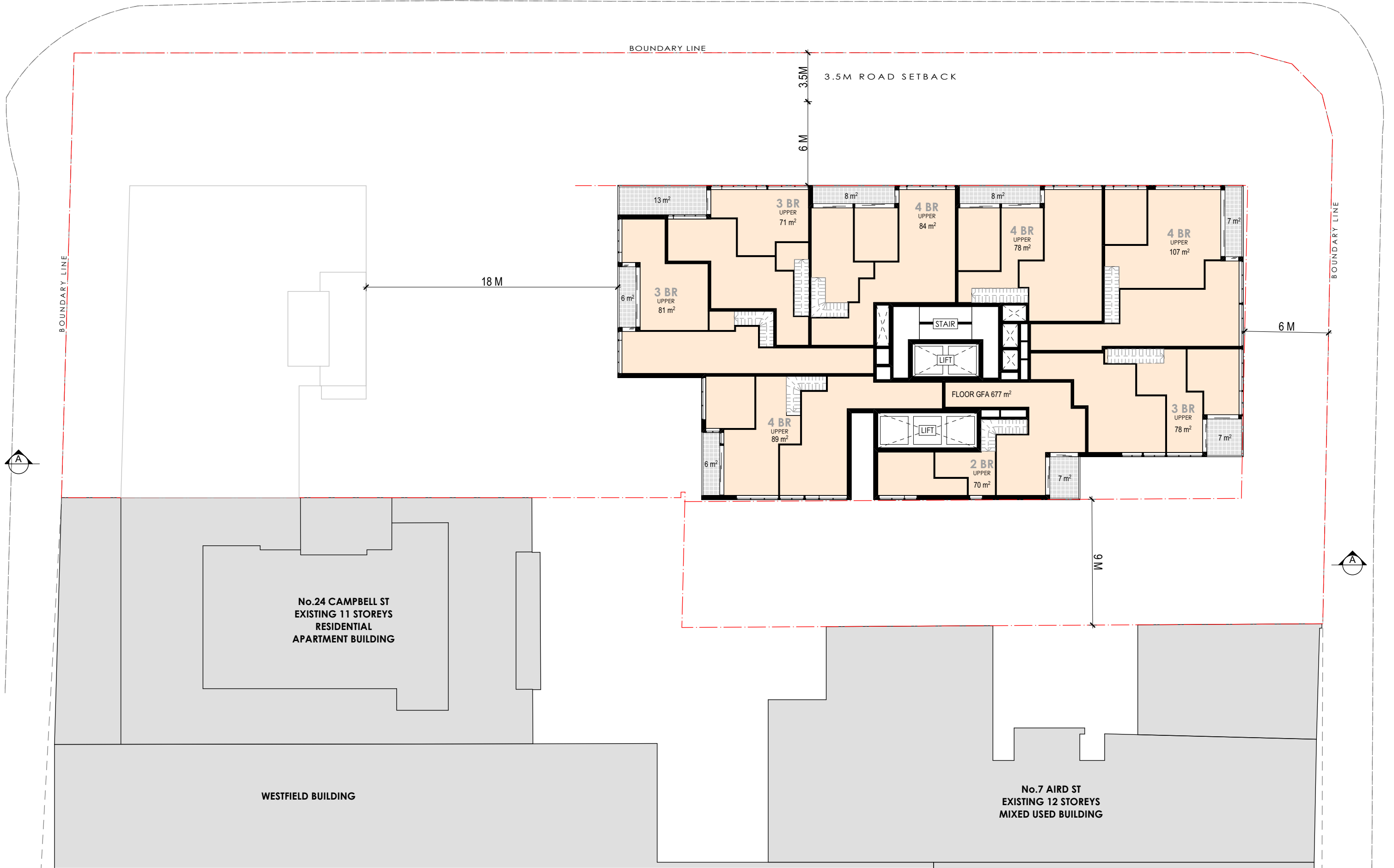
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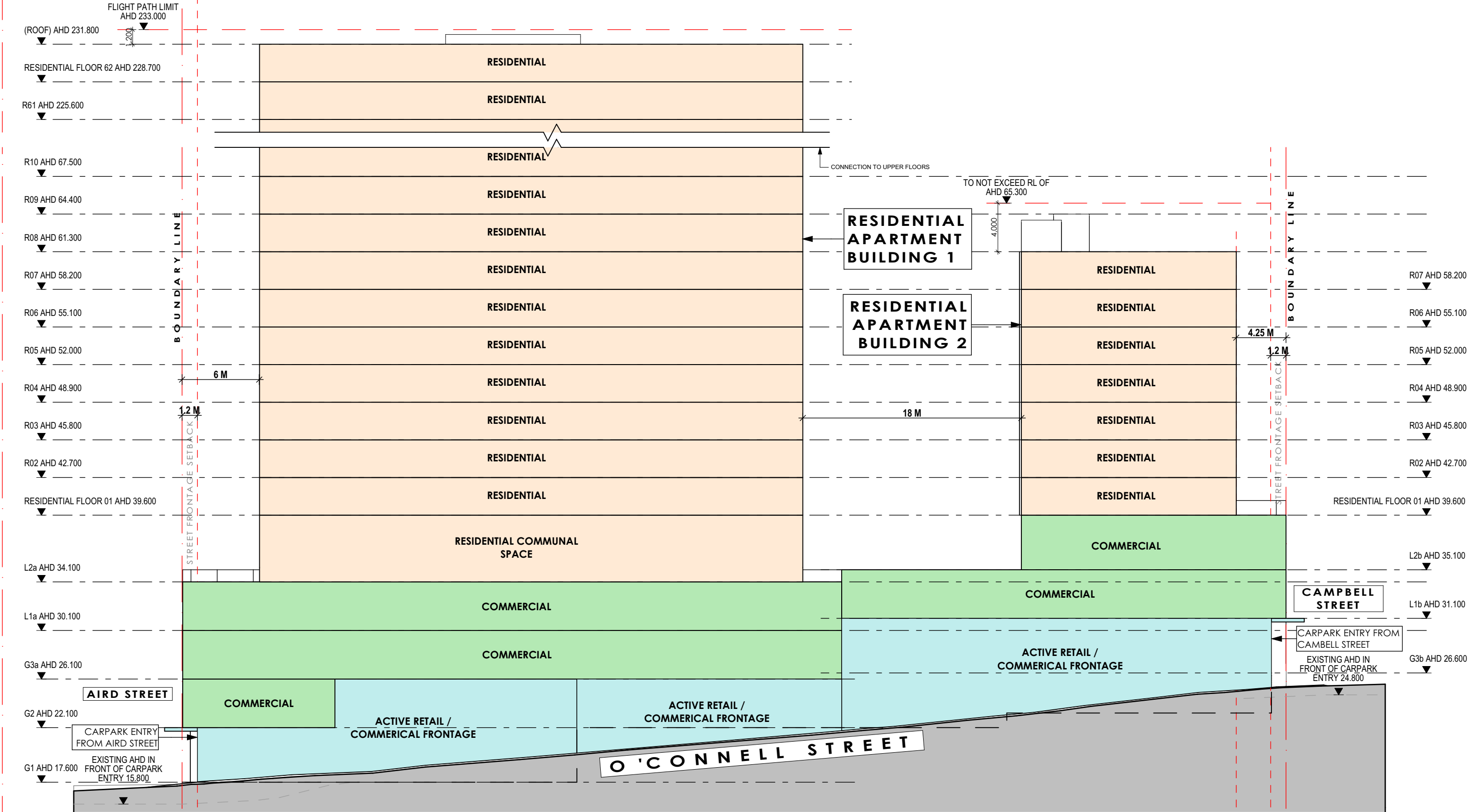
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	PROJECT No:	P391
PP stage:	05 dwg no.	P2 revision











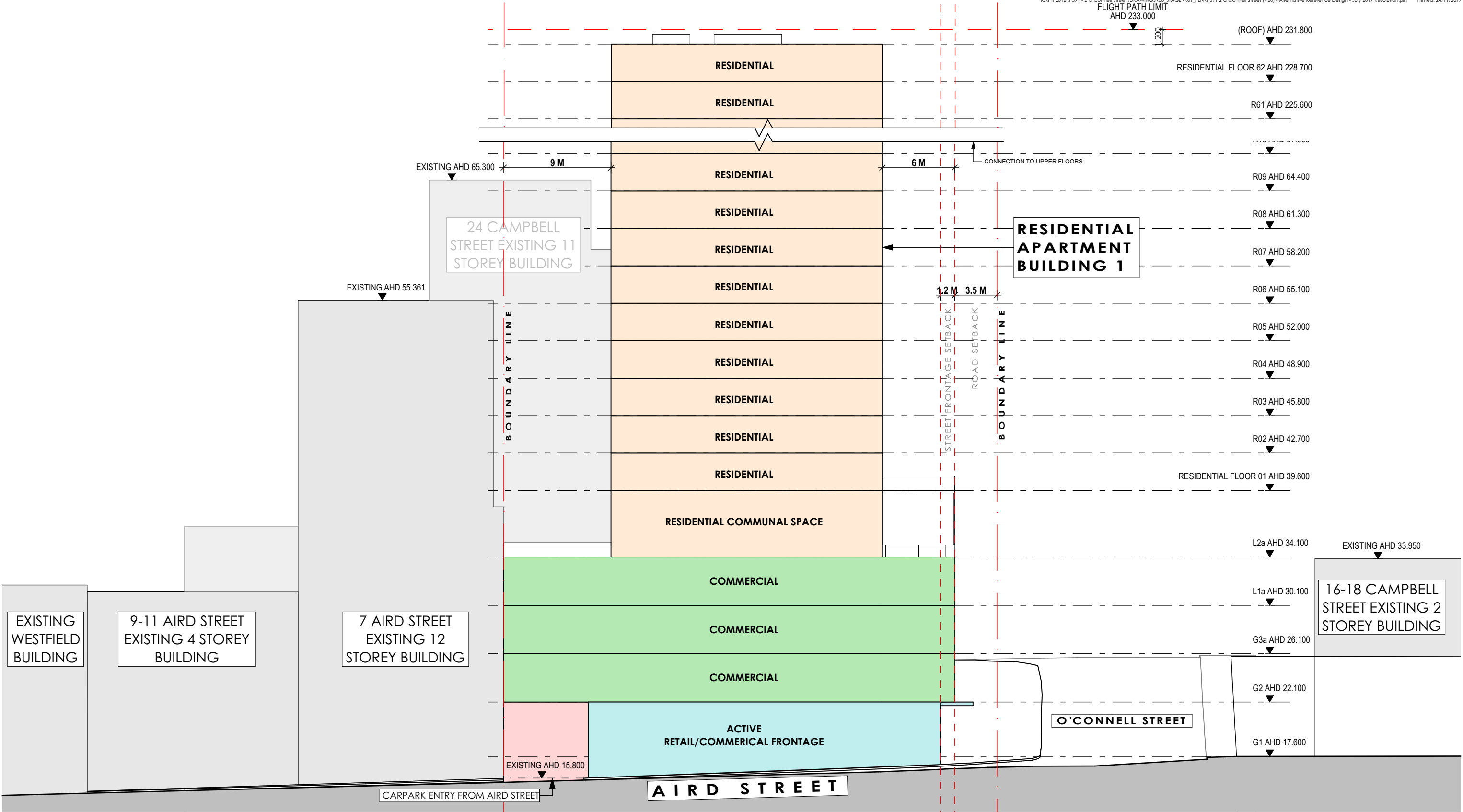
WEST ELEVATION (O'CONNELL STREET)

FIRE EXIT/RAMP ACCESS TO CARPARK AND RESIDENCE

PROPOSED ACTIVE RETAIL/COMMERCIAL FRONTAGE

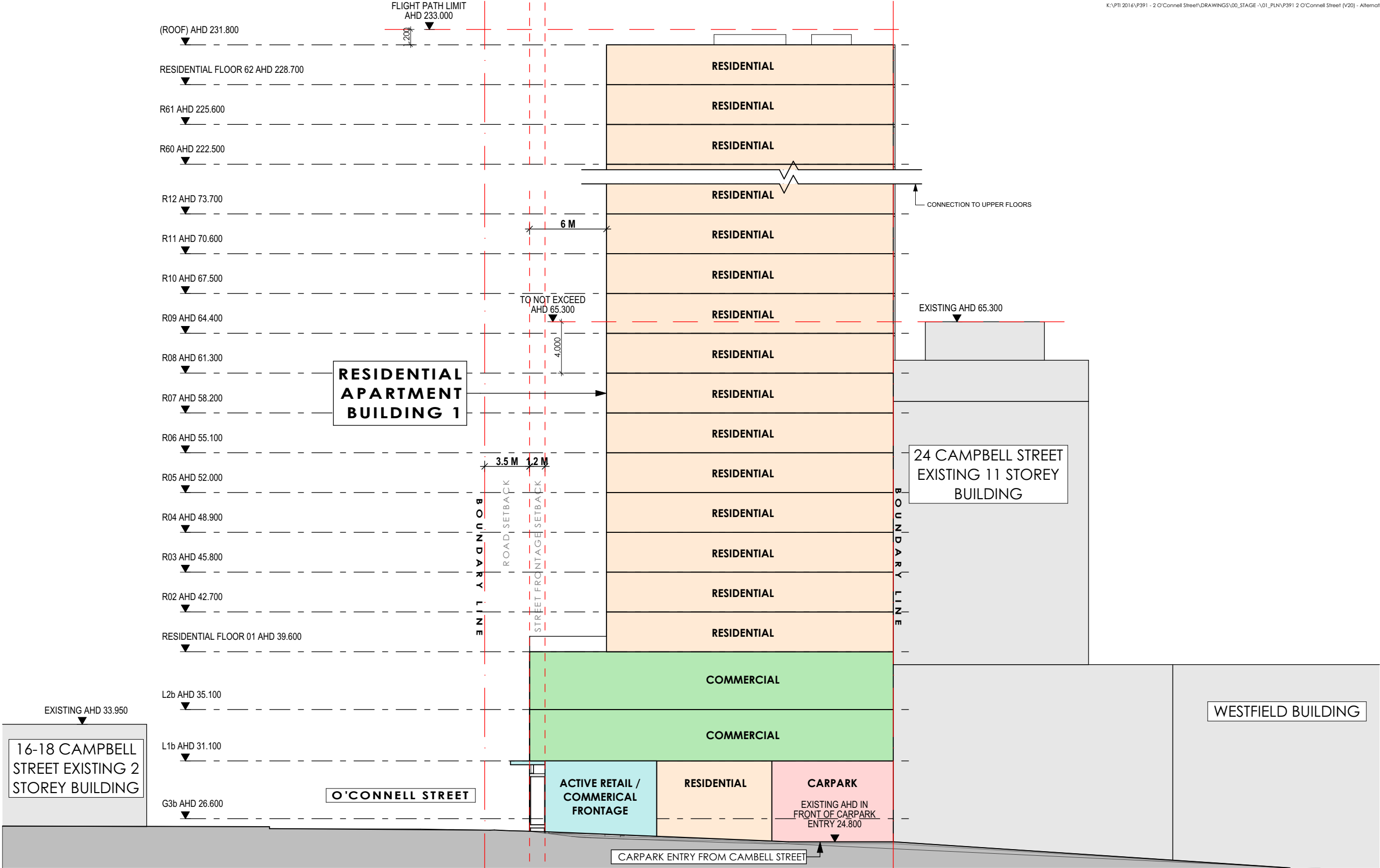
PROPOSED COMMERCIAL FLOORS

PROPOSED RESIDENTIAL APARTMENT



NORTH ELEVATION (AIRD STREET)





SOUTH ELEVATION (CAMPBELL STREET)

FIRE EXIT/RAMP ACCESS TO CARPARK AND RESIDENCE

PROPOSED ACTIVE RETAIL/COMMERCIAL FRONTAGE

PROPOSED COMMERCIAL FLOORS

PROPOSED RESIDENTIAL APARTMENT

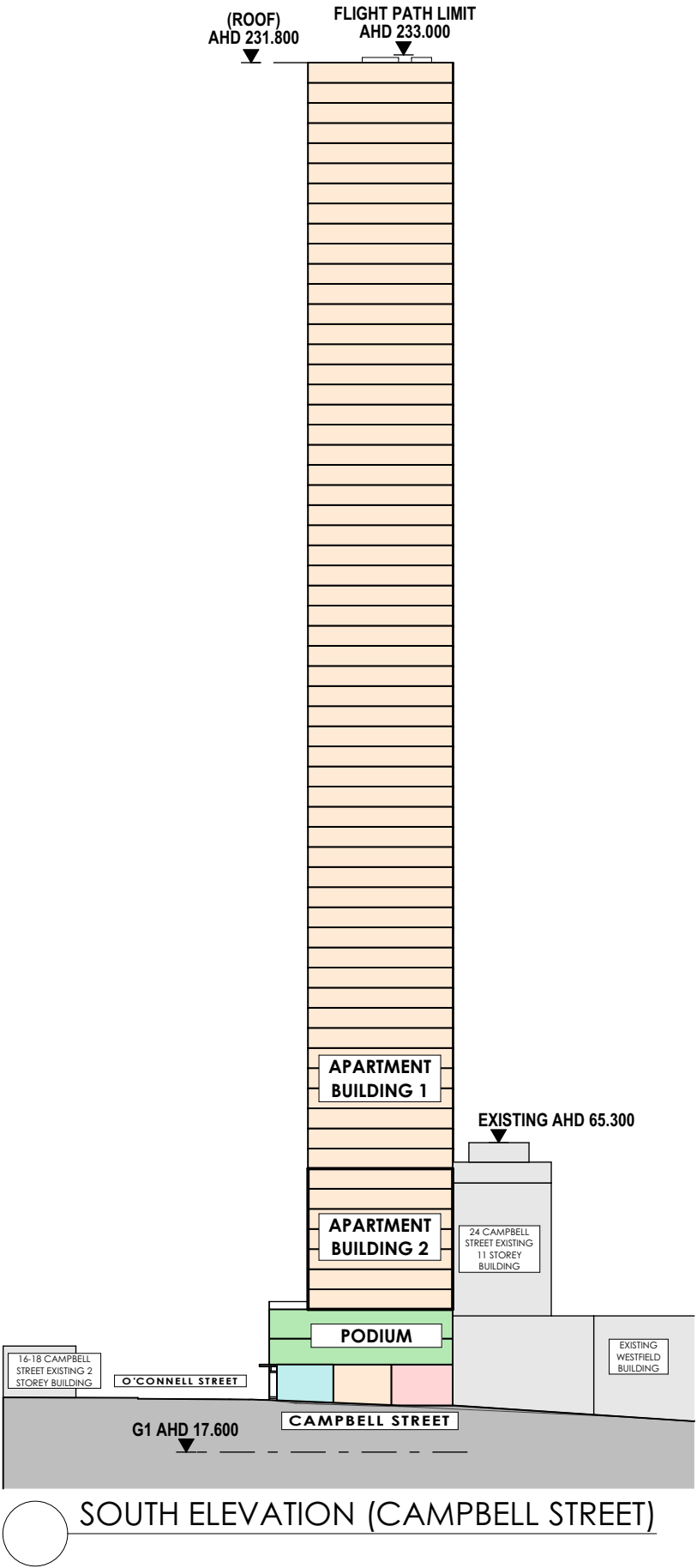
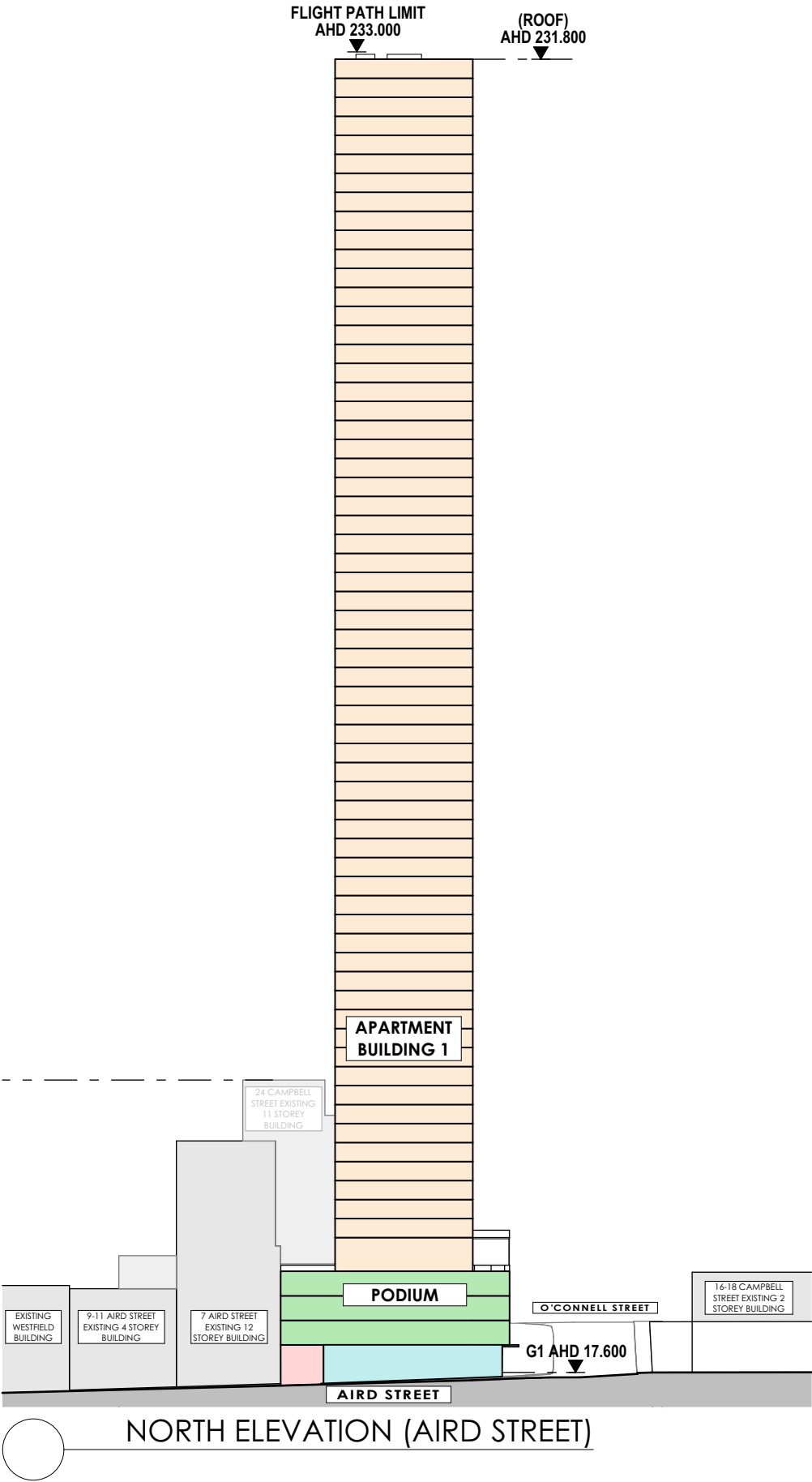
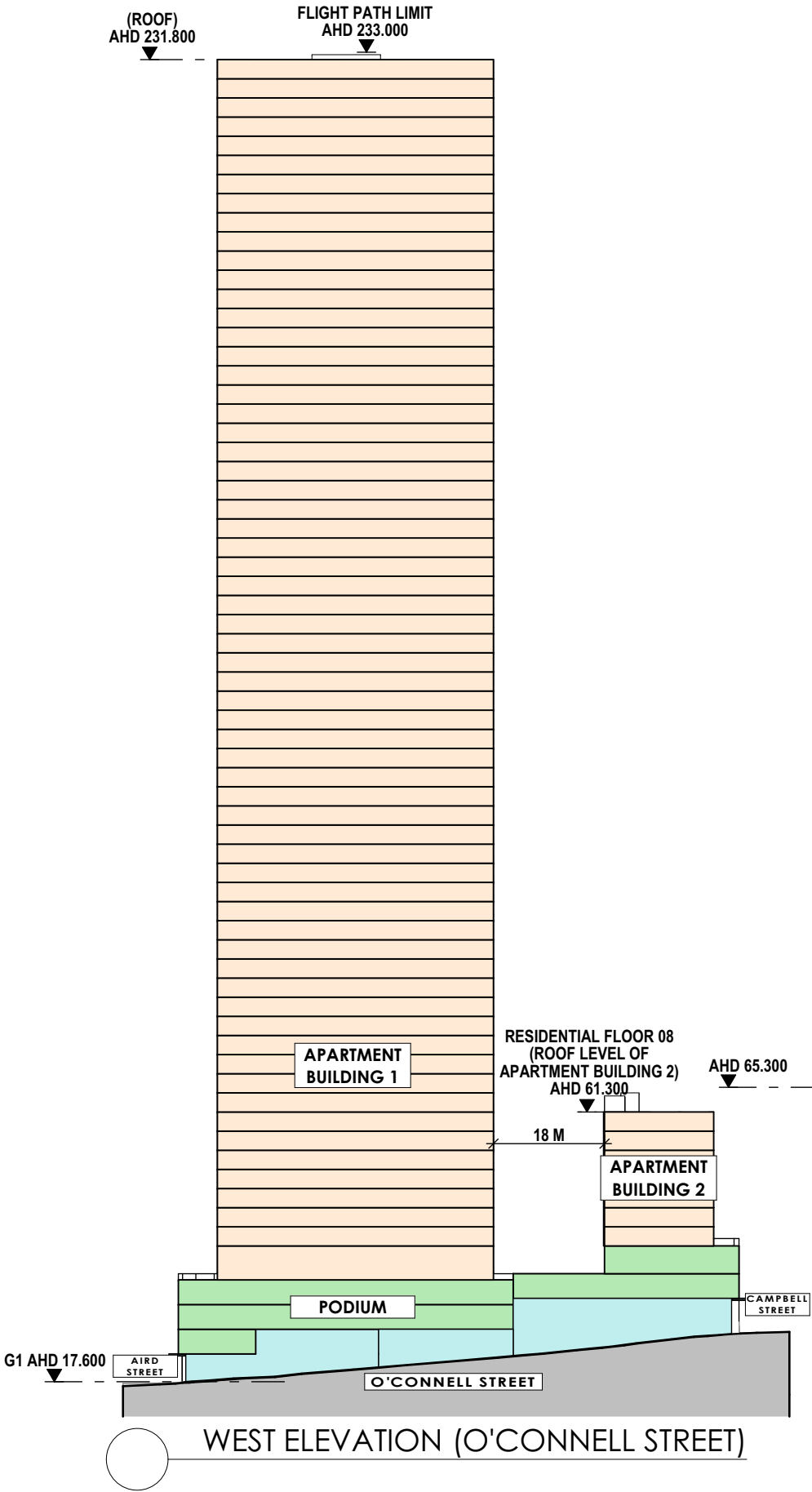
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CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
SITE ANALYSIS - SOUTH ELEVATION (CAMPBELL STREET)

DATE:	24.11.2017
DRAWN BY:	VW
CHECKED BY:	LL,PI
SCALE:	1:300 @ A3
PROJECT No:	P391
PP stage:	12
dwg no.	P2
revision	



REV	DESCRIPTION	BY	CHK	DATE
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CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
SITE ANALYSIS ELEVATIONS

DATE:	24.11.2017
DRAWN BY:	VW
CHECKED BY:	LL,PI
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PROJECT No:	P391
PP stage:	13
dwg no.	P2
revision	



DATE: 24.11.2017

DRAWN BY: VW

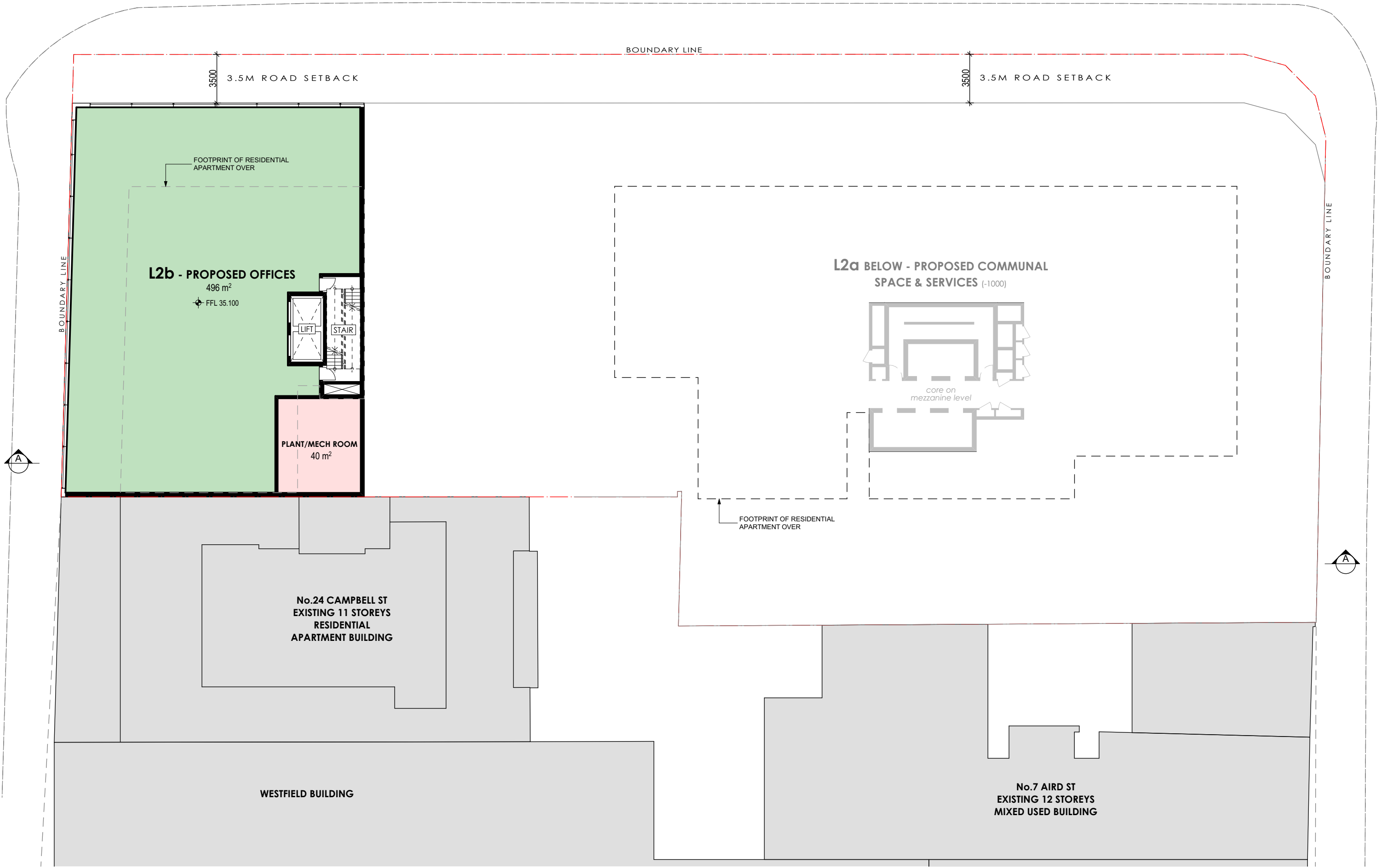
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SCALE: 1:300 @ A3

PROJECT No: P391

PP 14 P2

stage. dwa no. revision

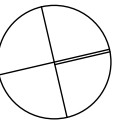


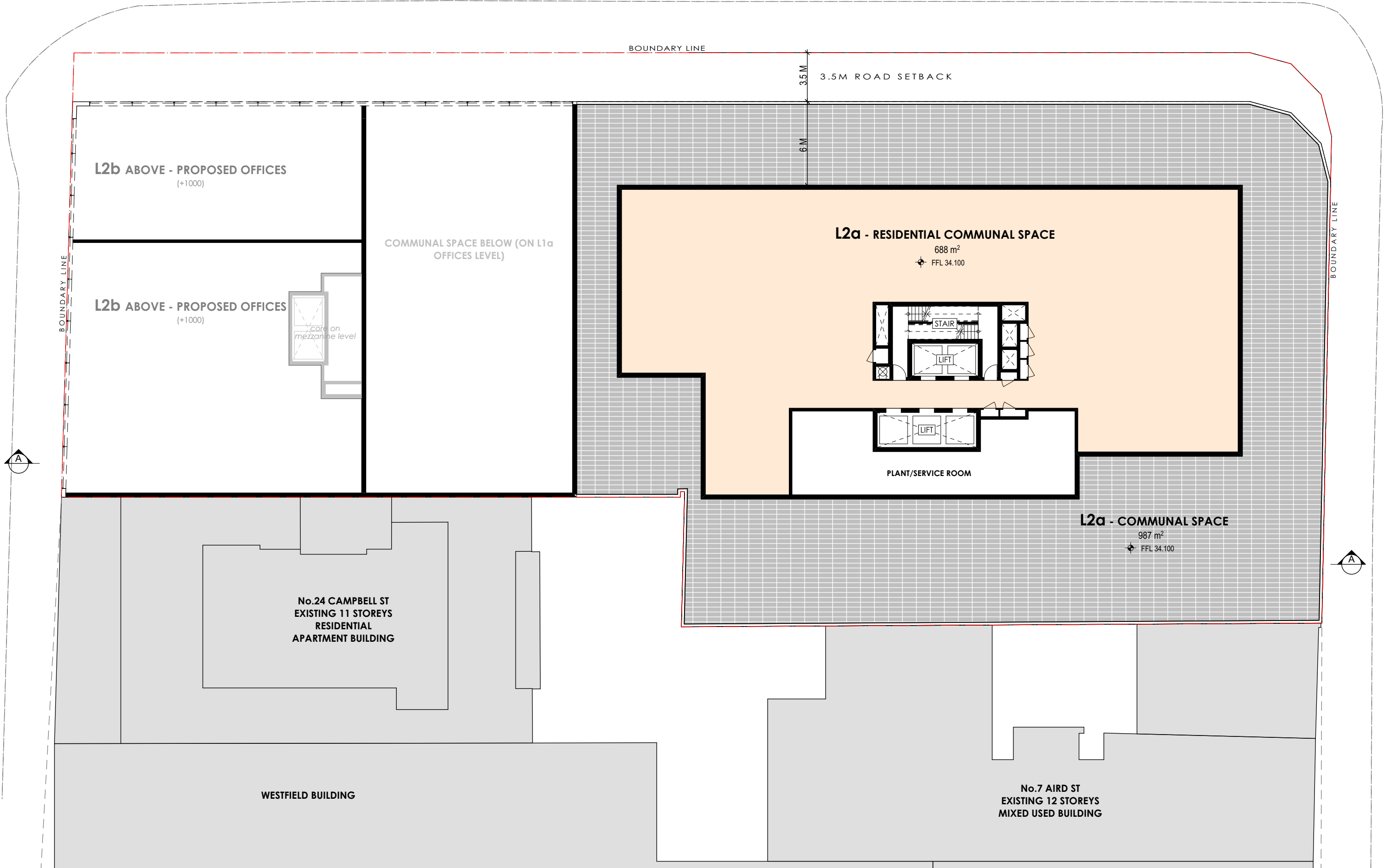
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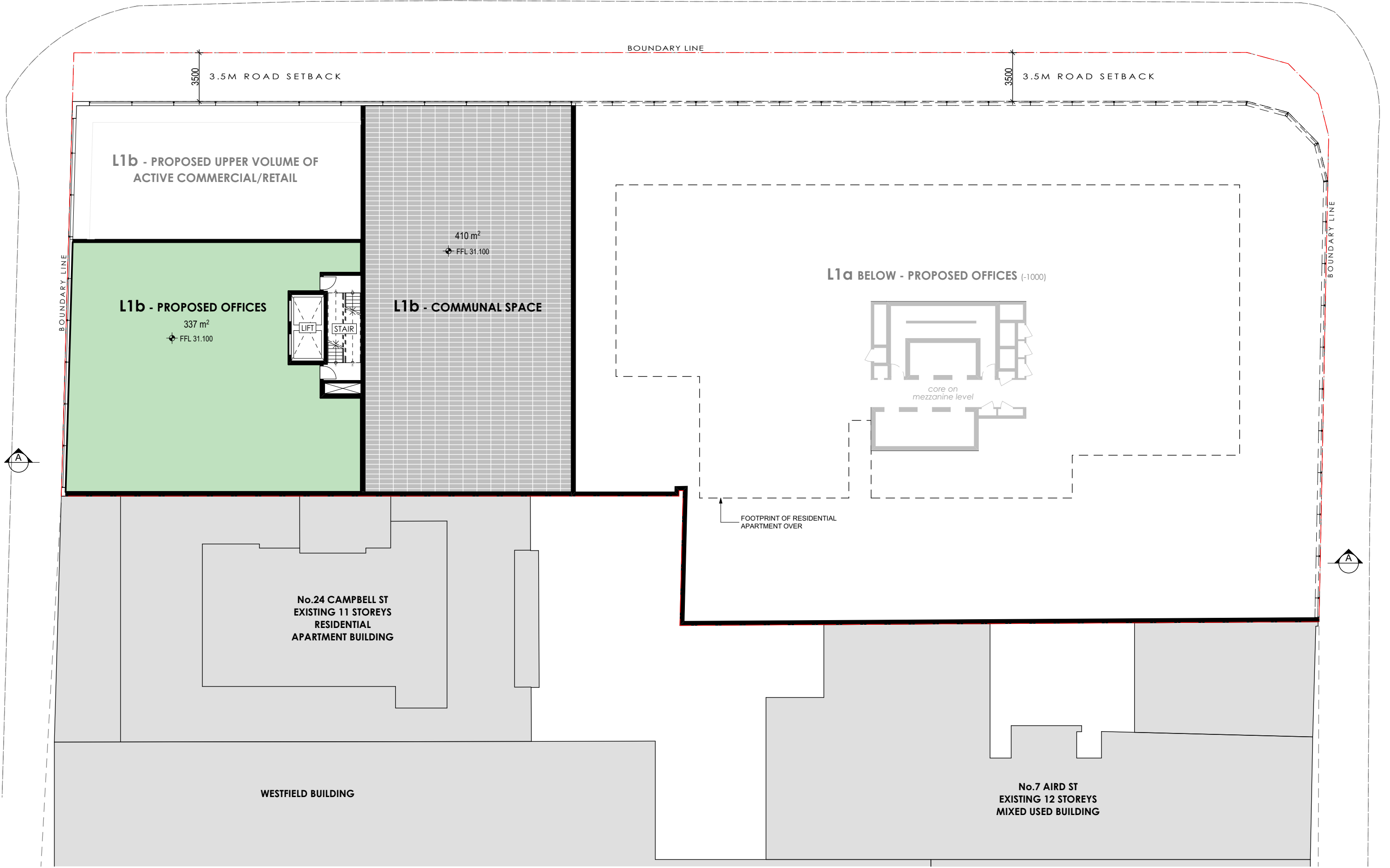
CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
L2b - PODIUM LEVEL

NORTH POINT:	DATE:	24.11.2017
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	CHECKED BY:	LL,PI
	SCALE:	1:250 @ A3
	PROJECT No:	P391
PP stage:	15 dwg no.	P2 revision



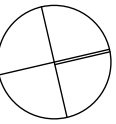


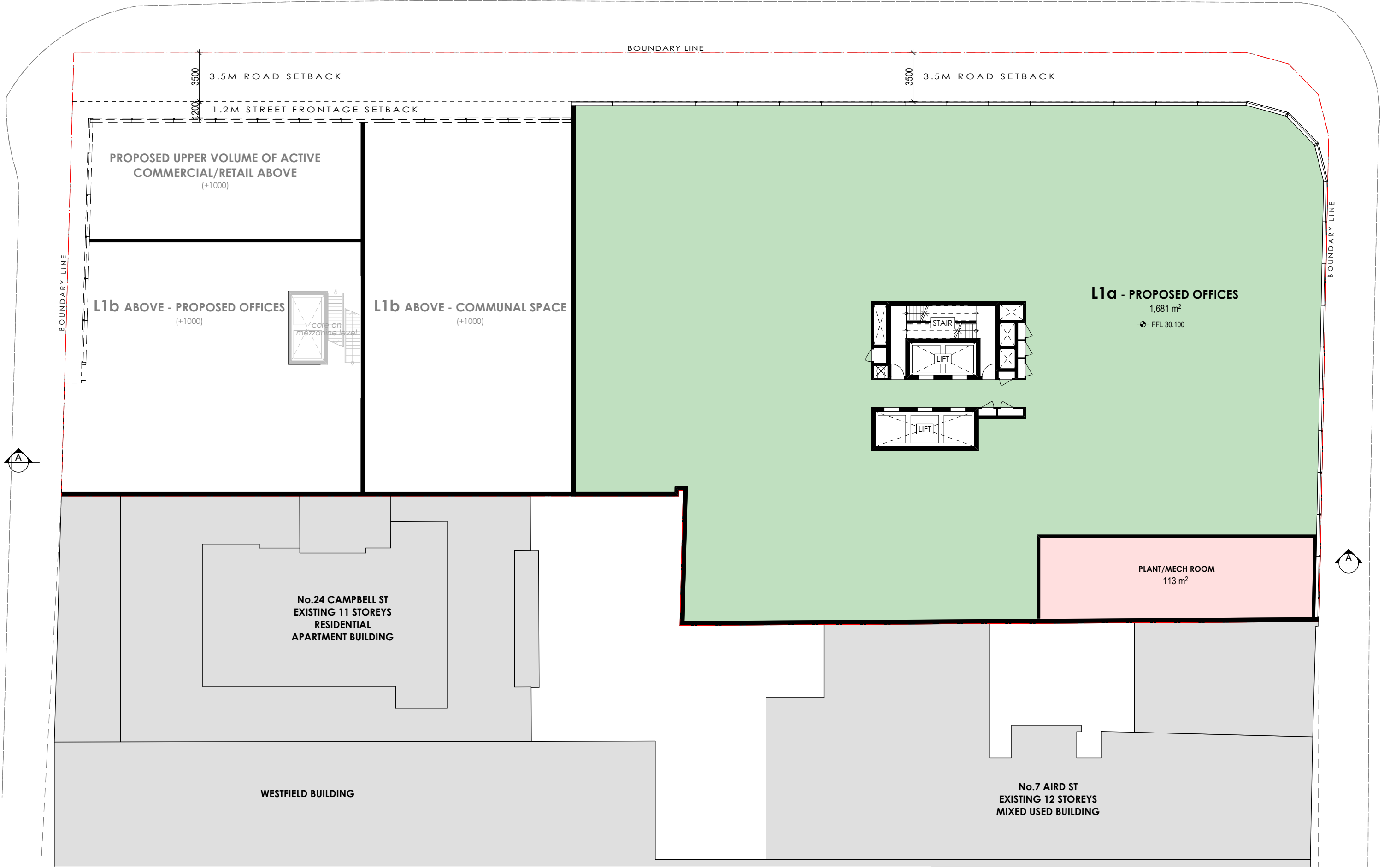
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P2	ALTERNATIVE REFERENCE DESIGN - ISSUE FOR PLANNER	VW	PI	24.11.2017

CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
L1b - PODIUM LEVEL

NORTH POINT:	DATE:	24.11.2017
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	CHECKED BY:	LL,PI
	SCALE:	1:250 @ A3
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PP stage:	17 dwg no.	P2 revision

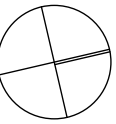


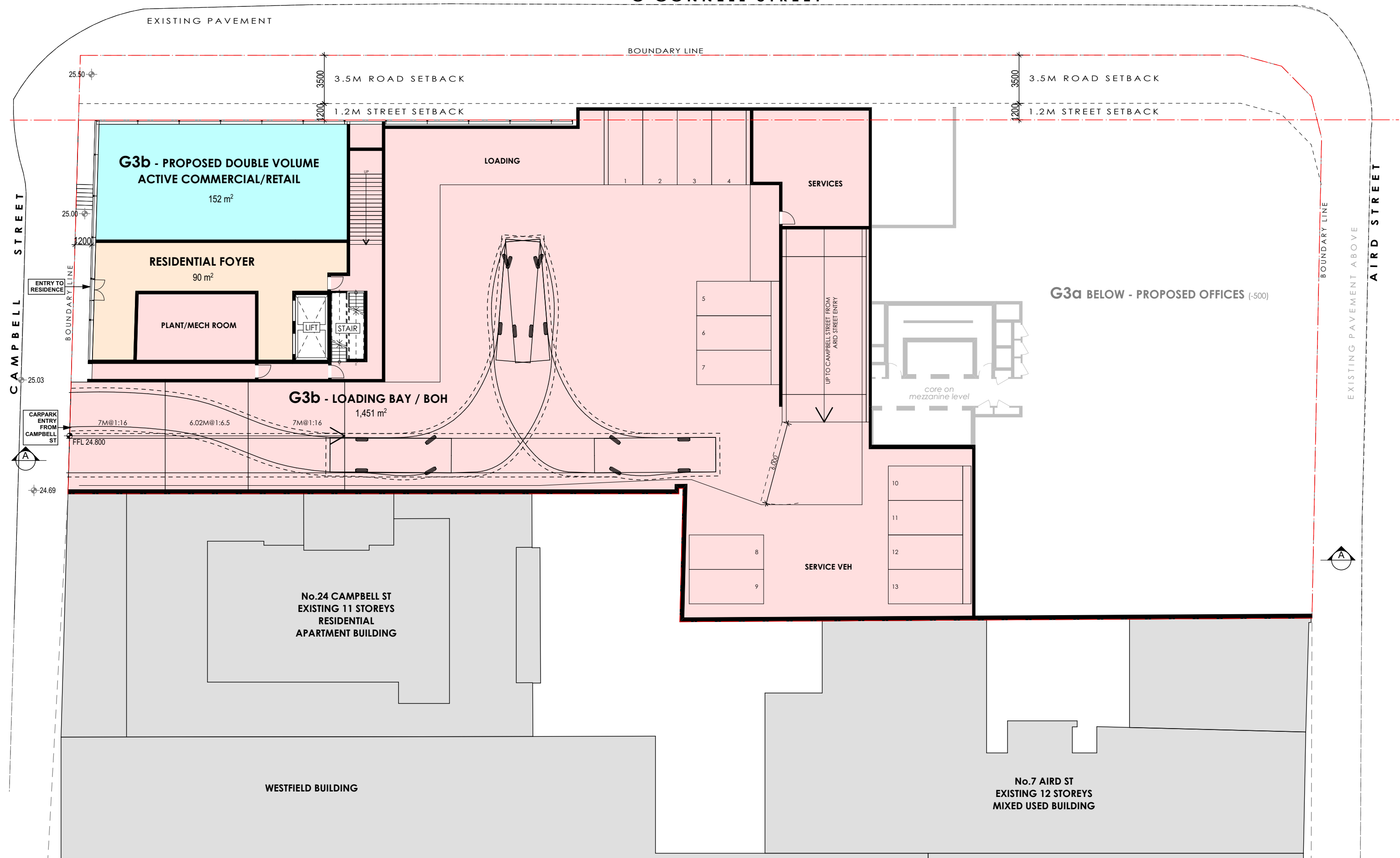
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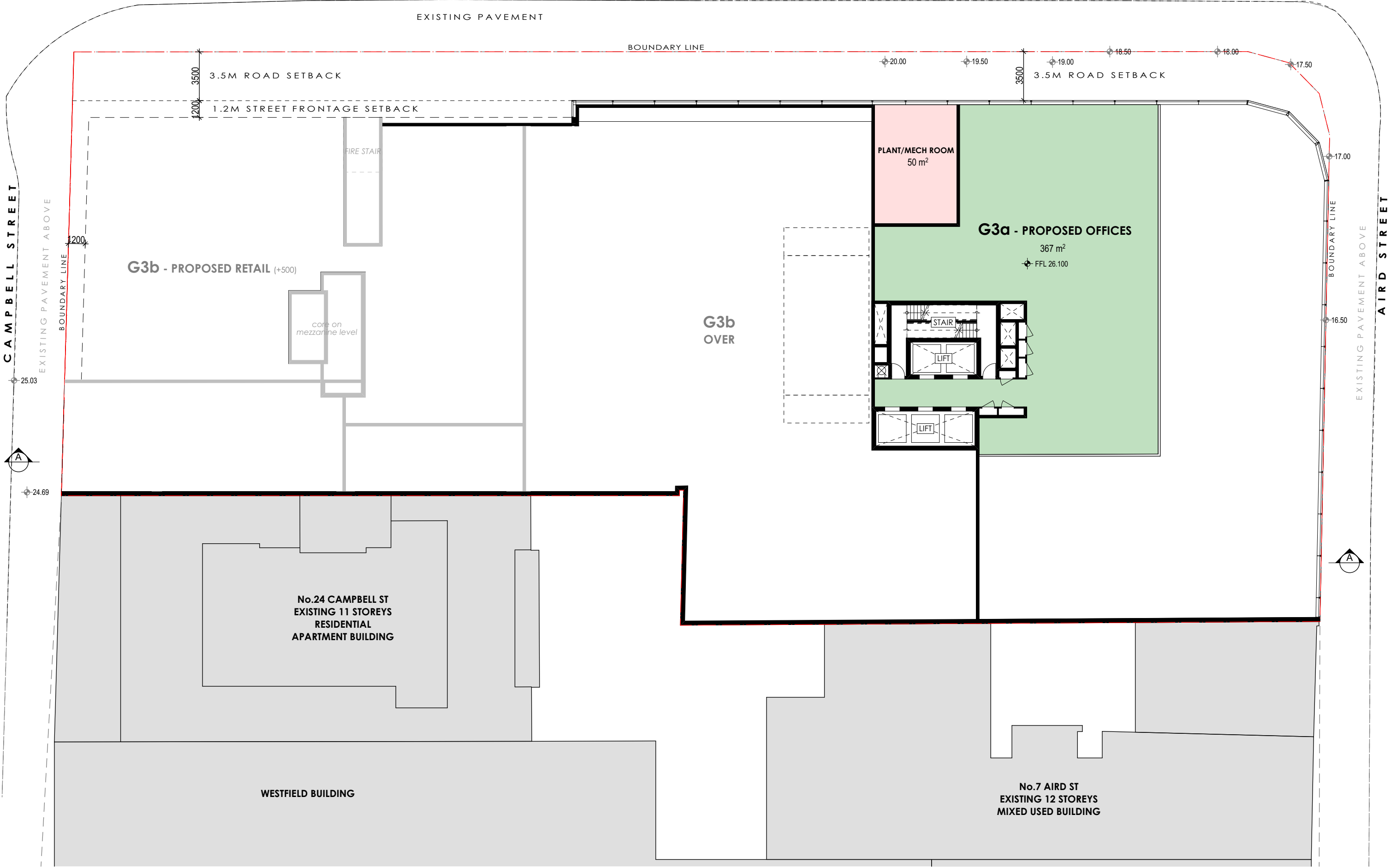
CLIENT:
2 O'CONNELL ST BODY CORPORATE

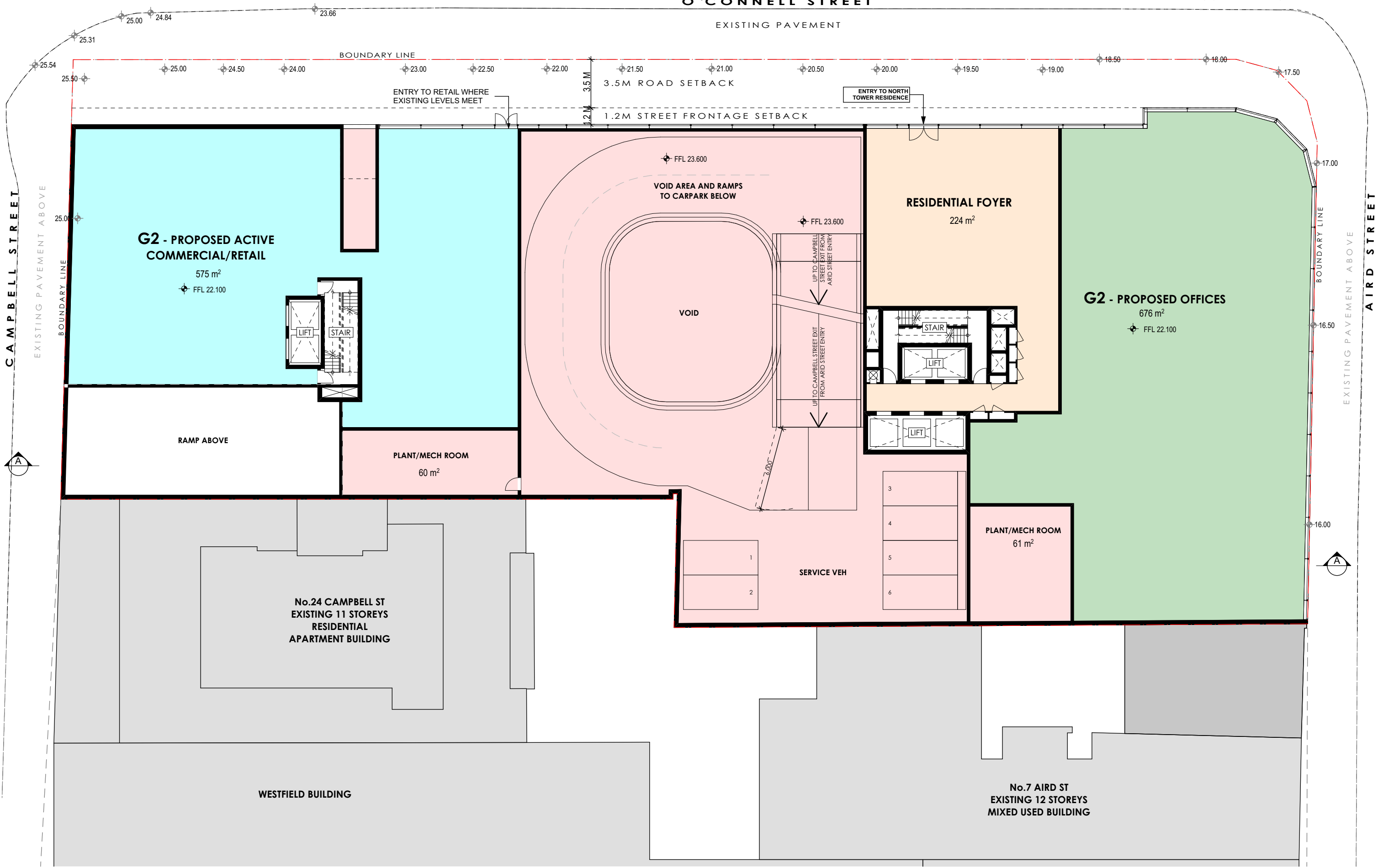
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PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

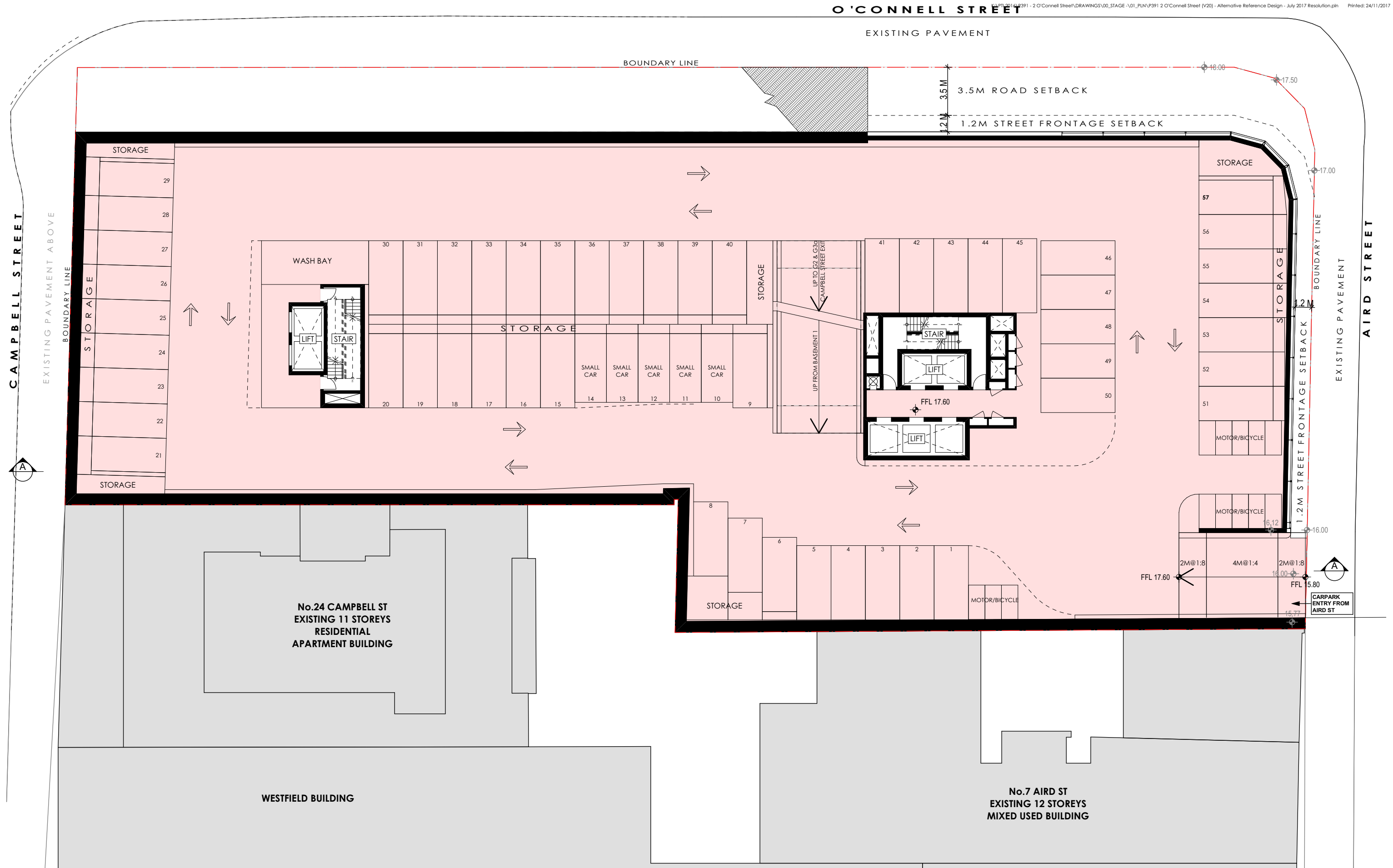
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L1a - PODIUM LEVEL

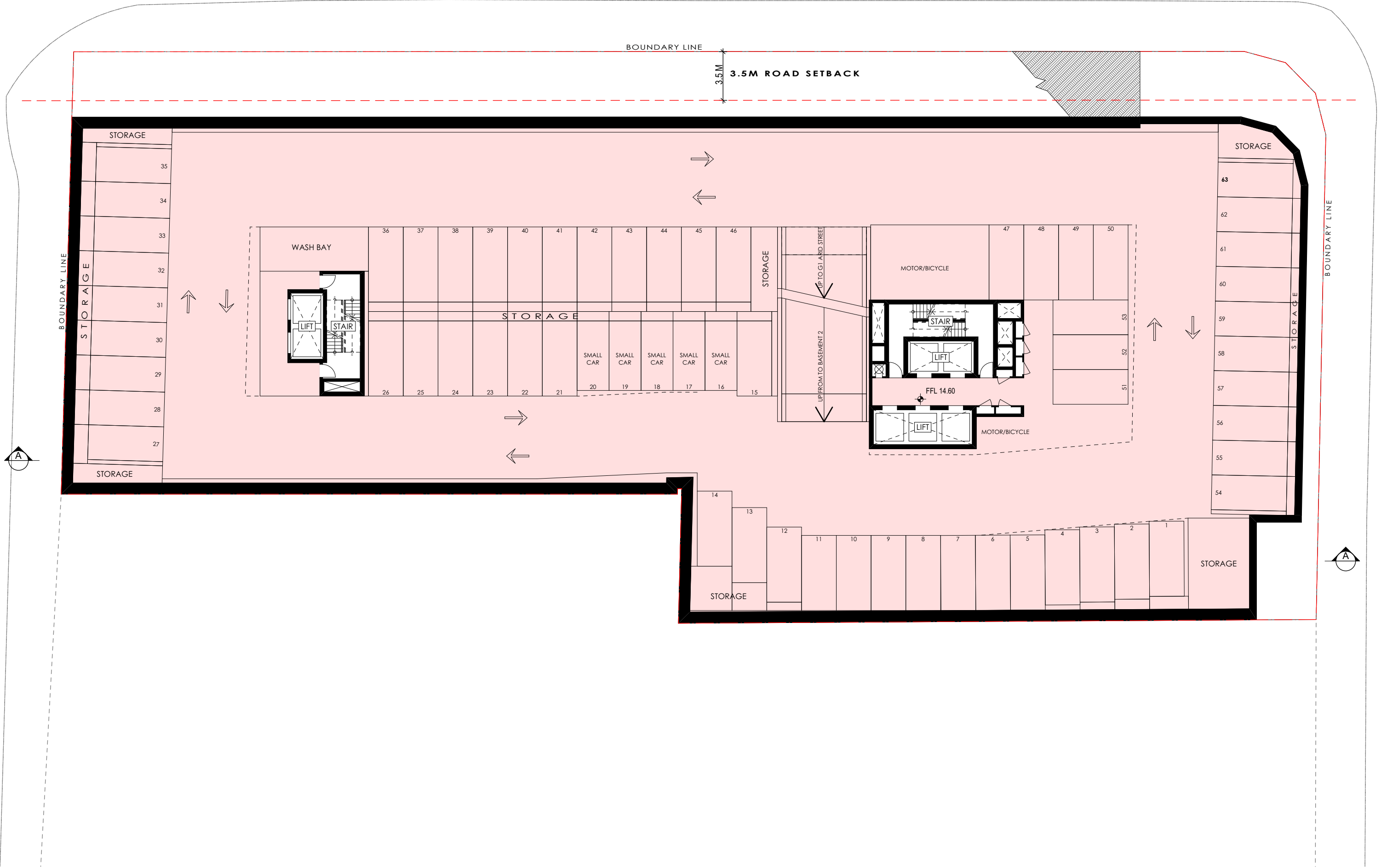
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PP stage:	18 dwg no.	P2 revision











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CLIENT:
2 O'CONNELL ST BODY CORPORATE

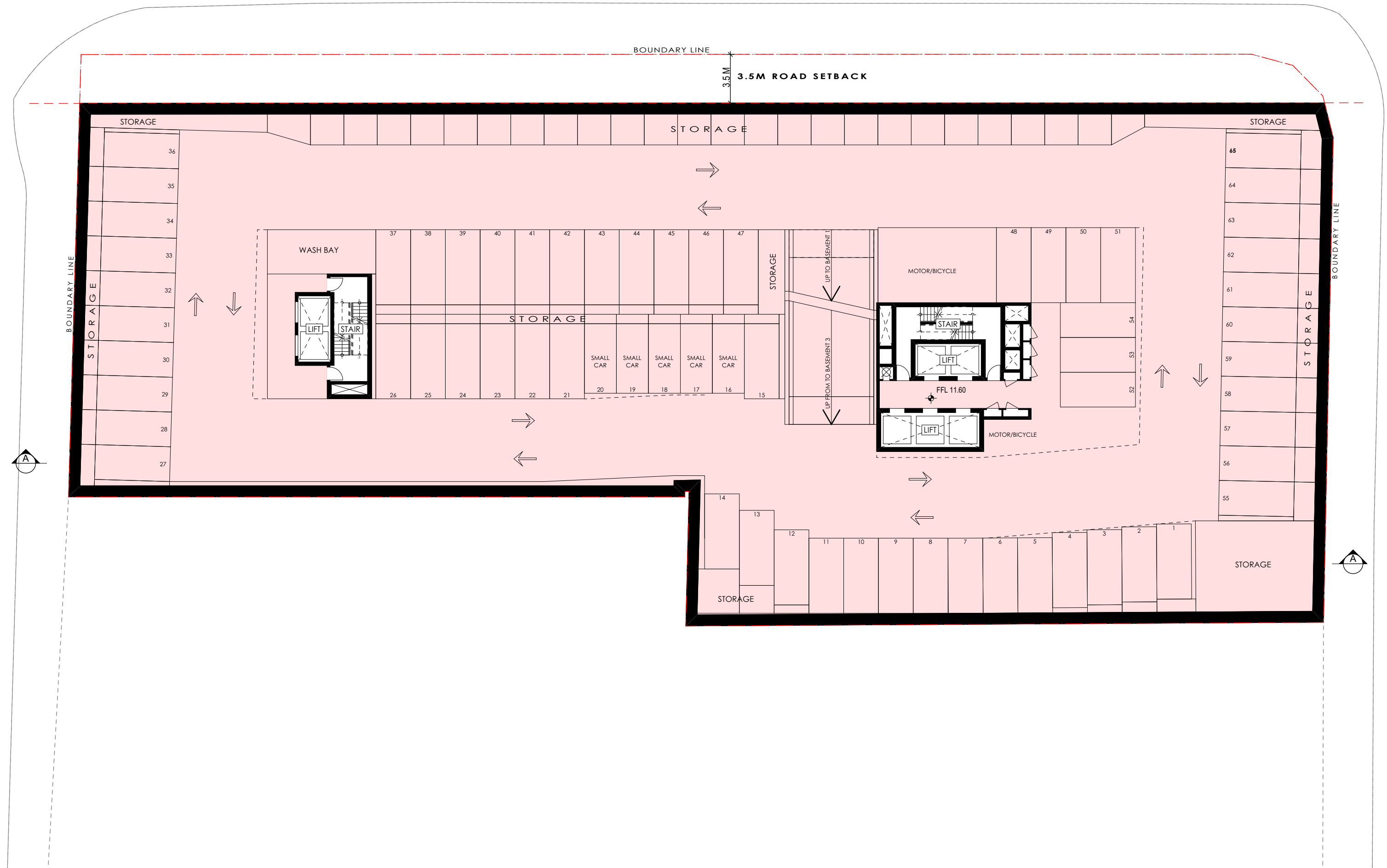
PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
BASEMENT 1

NORTH POINT:

DATE: 24.11.2017
DRAWN BY: VW
CHECKED BY: LL,PI
SCALE: 1:250 @ A3
PROJECT No: P391

PP stage. 23 dwg no. P2 revision

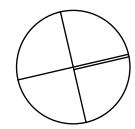


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P2	ALTERNATIVE REFERENCE DESIGN - ISSUE FOR PLANNER	VW	PI	24.11.2017

CLIENT:
2 O'CONNELL ST BODY CORPORATE

PROJECT TITLE:
PLANNING PROPOSAL FOR 2 O'CONNELL ST, PARRAMATTA : ALTERNATIVE REFERENCE DESIGN - JULY 2017 RESOLUTION

DRAWING TITLE:
BASEMENT 2 - 6

NORTH POINT:


DATE: 24.11.2017
DRAWN BY: VW
CHECKED BY: LL,PI
SCALE: 1:250 @ A3
PROJECT No: P391

PP stage. 24 dwg no. P2 revision

COMMERCIAL FLOOR GFA CALCULATION

	DESCRIPTION	GFA
G1	NIL	NIL
G2	COMMERCIAL/RETAIL & OFFICES	1,251m ²
G3a	OFFICES	367m ²
G3b	COMMERCIAL/RETAIL ON CAMPBELL ST'S CARPARK ENTRY	152m ²
L1a	OFFICES	1,681m ²
L1b	OFFICES	337m ²
L2a	NIL	NIL
L2b	OFFICES	496m ²
Total GFA :		4,284m²

RESIDENTIAL FSR CALCULATION

	DESCRIPTION	GFA
	SOUTH TOWER	1,799m ²
	RESIDENTIAL LOBBY	90m ²
	NORTH TOWER	42,160m ²
	RESIDENTIAL LOBBY	224m ²
	COMMUNAL AREA	688m ²
Total GFA :		44,961m²

FSR CALCULATION TABLE*

SITE AREA	3283m²
Total GFA (Commercial/Retail + Residential)	49,245m²
Proposed FSR (Residential)	13.7:1
Proposed FSR (Commercial/Retail)	1.3:1
Total FSR (Commercial/Retail + Residential)	15:1

CAR PARKING SPACE SCHEDULE

	DESCRIPTION	NO. CAR PARKING
G1	ARID STREET ENTRY	57
B1	BASEMENT CARPARK	63
B2	BASEMENT CARPARK	65
B3	BASEMENT CARPARK	65
B4	BASEMENT CARPARK	65
B5	BASEMENT CARPARK	65
B6	BASEMENT CARPARK	67
Total number of carparking spaces :		447
Totalcarparking levels :		7

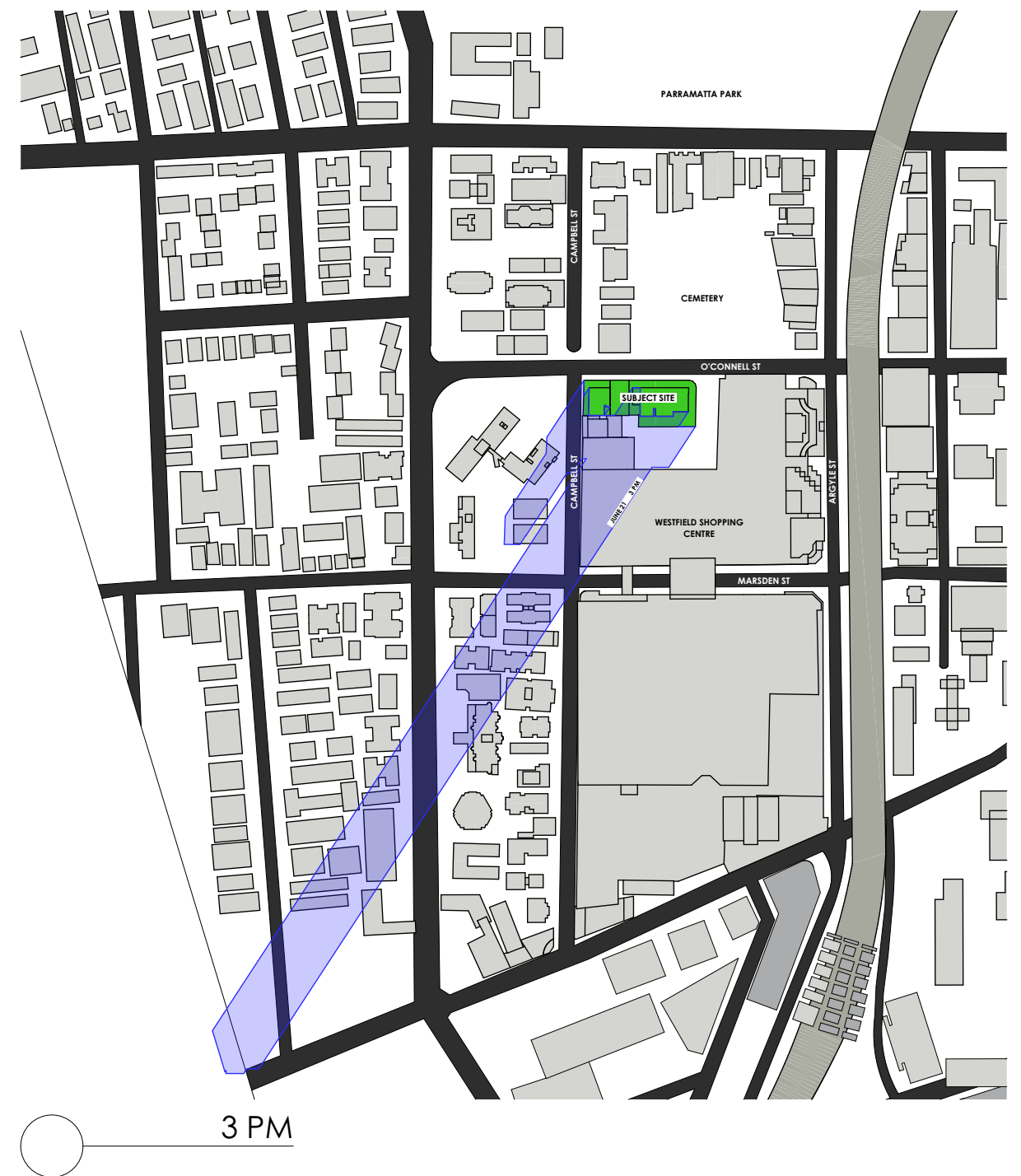
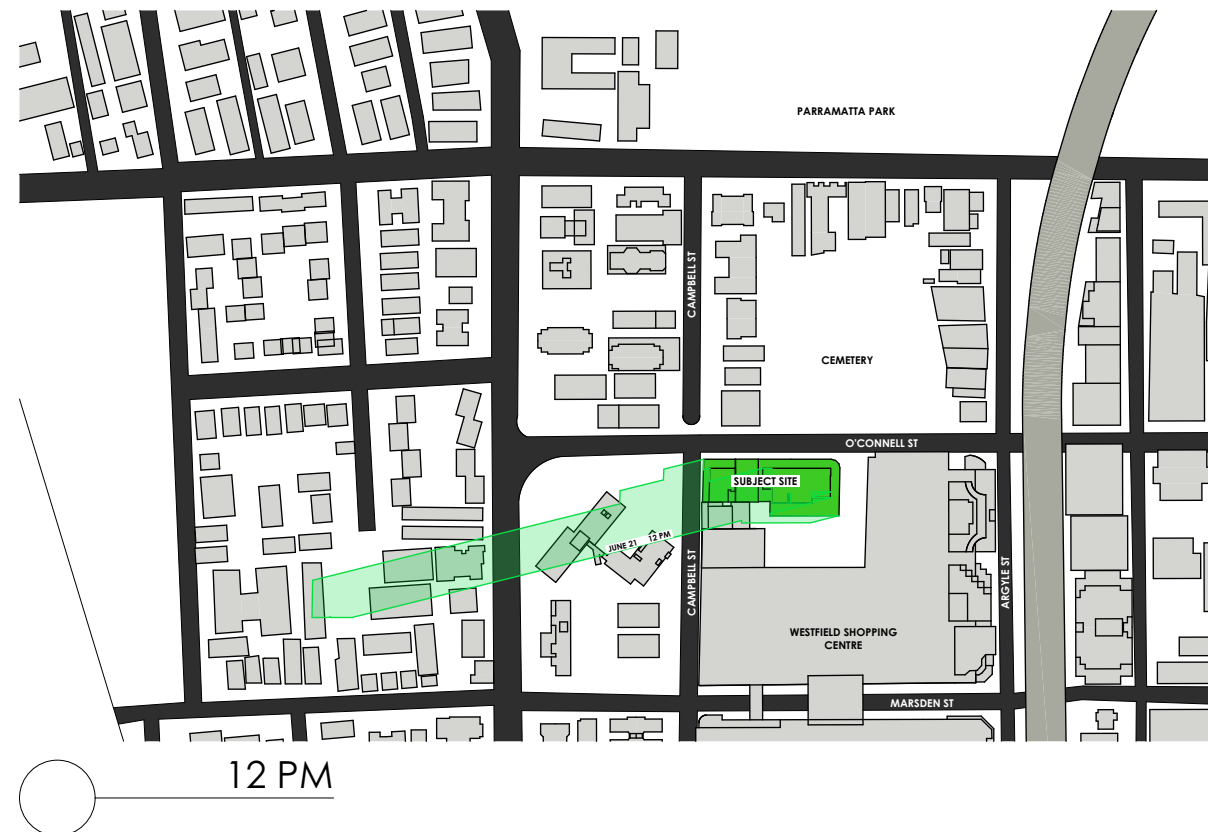
SEPP65 COMPLIANCE TABLE (BUILDING 1)

LEVEL	1 BED	2 BED	3 BED	4 BED	GFA	2HR SOLAR ACCESS
R01	1	6	1	-	680m ²	6 of 8
R02	1	6	1	-	680m ²	6 of 8
R03	1	6	1	-	680m ²	6 of 8
R04	1	6	1	-	680m ²	6 of 8
R05	1	6	1	-	680m ²	6 of 8
R06	1	6	1	-	680m ²	6 of 8
R07	1	6	1	-	680m ²	6 of 8
R08	1	6	1	-	680m ²	6 of 8
R09	1	6	1	-	680m ²	6 of 8
R10	1	6	1	-	680m ²	6 of 8
R11	1	6	1	-	680m ²	6 of 8
R12	1	6	1	-	680m ²	6 of 8
R13	1	6	1	-	680m ²	6 of 8
R14	1	6	1	-	680m ²	6 of 8
R15	1	6	1	-	680m ²	6 of 8
R16	1	6	1	-	680m ²	6 of 8
R17	1	6	1	-	680m ²	6 of 8
R18	1	6	1	-	680m ²	6 of 8
R19	1	6	1	-	680m ²	6 of 8
R20	1	6	1	-	680m ²	6 of 8
R21	1	6	1	-	680m ²	6 of 8
R22	1	6	1	-	680m ²	6 of 8
R23	1	6	1	-	680m ²	6 of 8
R24	1	6	1	-	680m ²	6 of 8
R25	1	6	1	-	680m ²	6 of 8
R26	1	6	1	-	680m ²	6 of 8
R27	1	6	1	-	680m ²	6 of 8
R28	1	6	1	-	680m ²	6 of 8
R29	1	6	1	-	680m ²	6 of 8
R30	1	6	1	-	680m ²	6 of 8
R31	1	6	1	-	680m ²	6 of 8
R32	1	6	1	-	680m ²	6 of 8
R33	1	6	1	-	680m ²	6 of 8
R34	1	6	1	-	680m ²	6 of 8
R35	1	6	1	-	680m ²	6 of 8
R36	1	6	1	-	680m ²	6 of 8
R37	1	6	1	-	680m ²	6 of 8
R38	1	6	1	-	680m ²	6 of 8
R39	1	6	1	-	680m ²	6 of 8
R40	1	6	1	-	680m ²	6 of 8
R41	1	6	1	-	680m ²	6 of 8
R42	1	6	1	-	680m ²	6 of 8
R43	1	6	1	-	680m ²	6 of 8
R44	1	6	1	-	680m ²	6 of 8
R45	1	6	1	-	680m ²	6 of 8

LEVEL	1 BED	2 BED	3 BED	4 BED	GFA	2HR SOLAR ACCESS
R46	1	6	1	-	680m ²	6 of 8
R47	1	6	1	-	680m ²	6 of 8
R48	1	6	1	-	680m ²	6 of 8
R49	1	6	1	-	680m ²	6 of 8
R50	1	6	1	-	680m ²	6 of 8
R51	1	6	1	-	680m ²	6 of 8
R52	1	6	1	-	680m ²	6 of 8
R53	1	6	1	-	680m ²	6 of 8
R54	1	6	1	-	680m ²	6 of 8
R55	1	6	1	-	680m ²	6 of 8
R56	1	6	1	-	680m ²	6 of 8
R57	1	6	1	-	680m ²	6 of 8
R58	1	6	1	-	680m ²	6 of 8
R59	1	6	1	-	680m ²	6 of 8
R60	1	6	1	-	680m ²	6 of 8
R61	-	1	3	4	683m ²	6 of 8
R62	-	-	-	-	677m ²	-

SEPP65 COMPLIANCE TABLE (BUILDING 2)

R01	-	3	-	-	257m ²	2 of 3
R02	-	3	-	-	257m ²	2 of 3
R03	-	3	-	-	257m ²	2 of 3
R04	-	3	-	-	257m ²	2 of 3
R05	-	3	-	-	257m ²	2 of 3
R06	-	3	-	-	257m ²	2 of 3
R07	-	3	-	-	257m ²	2 of 3
Sum	60	382	63	4		380/509 74.6%
Total number of units					509	
Total Residential Unit GFA area					43,959m²	
Total residential floors (Building 1)					62	
Total residential floors (Building 2)					7	
Communal GFA Area					688m2	
2HR Solar Access					Complies	YES

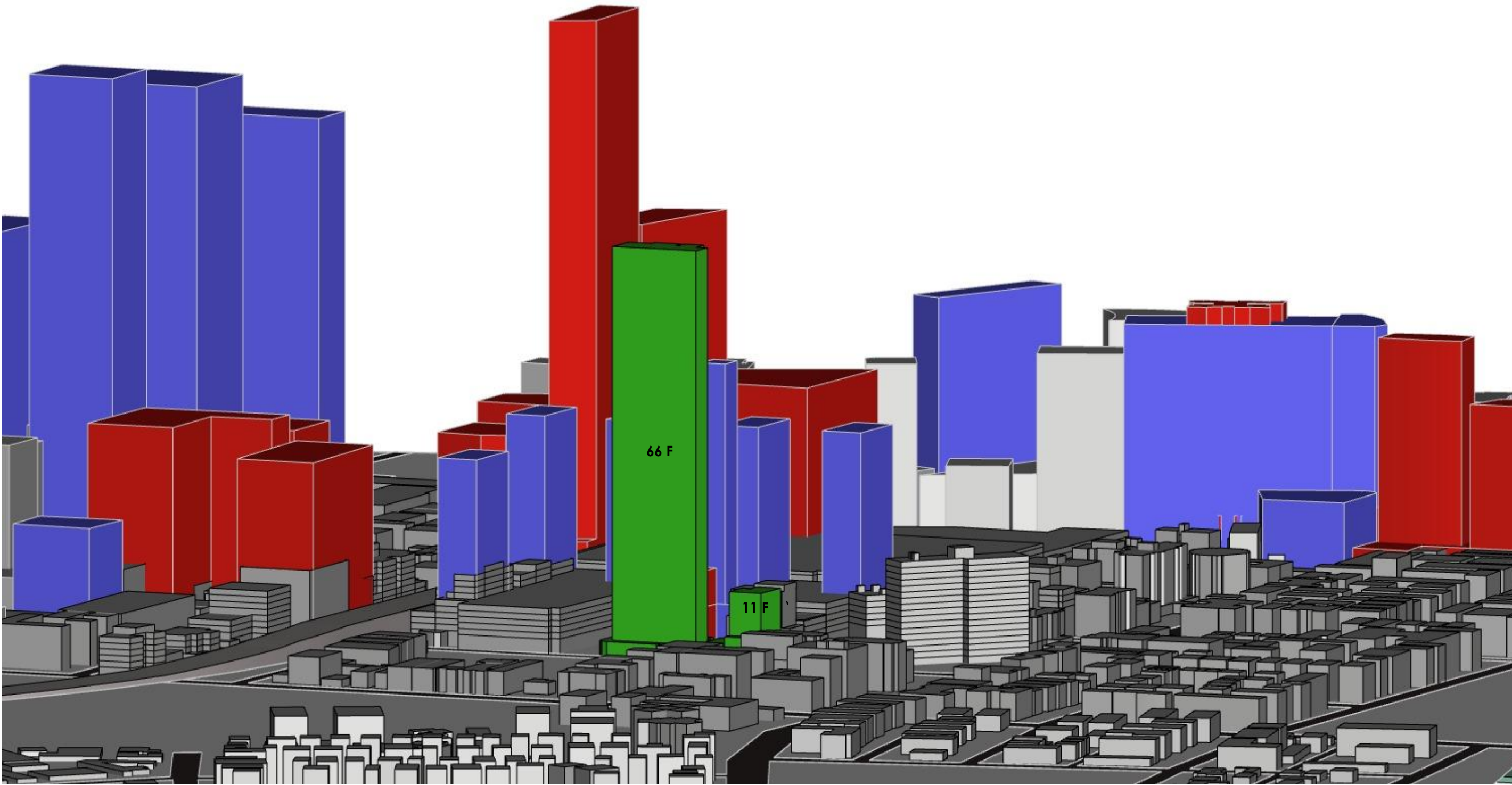


JUNE 21 SUN SHADOW

9am Sun Shadow

3pm Sun Shadow

12pm Sun Shadow



MASSING STUDY- 11 STOREY & 66 STOREY FSR 15.6:1

EXISTING DEVELOPMENT

APPROVED DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT

2 O'CONNELL STREET PROPOSED BUILDING ENVELOPE

