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PLANNING PROPOSAL
2 O'CONNELL STREET,
PARRAMATTA

OPTION 1
WITH NO ROAD WIDENING
SCHEME 1

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
MAY 2017



LOCATION DIAGRAM

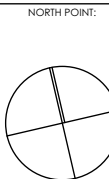
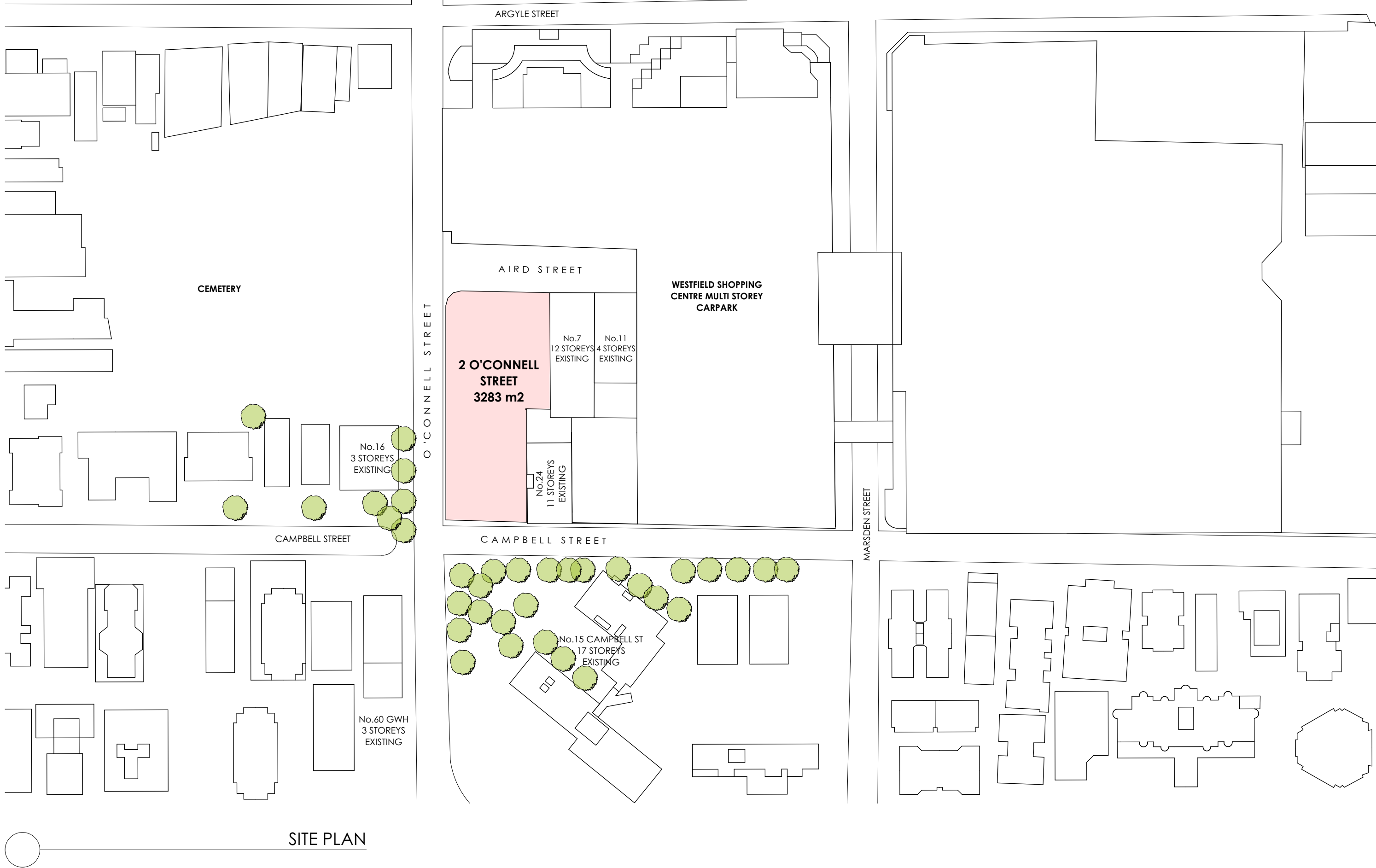


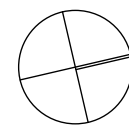
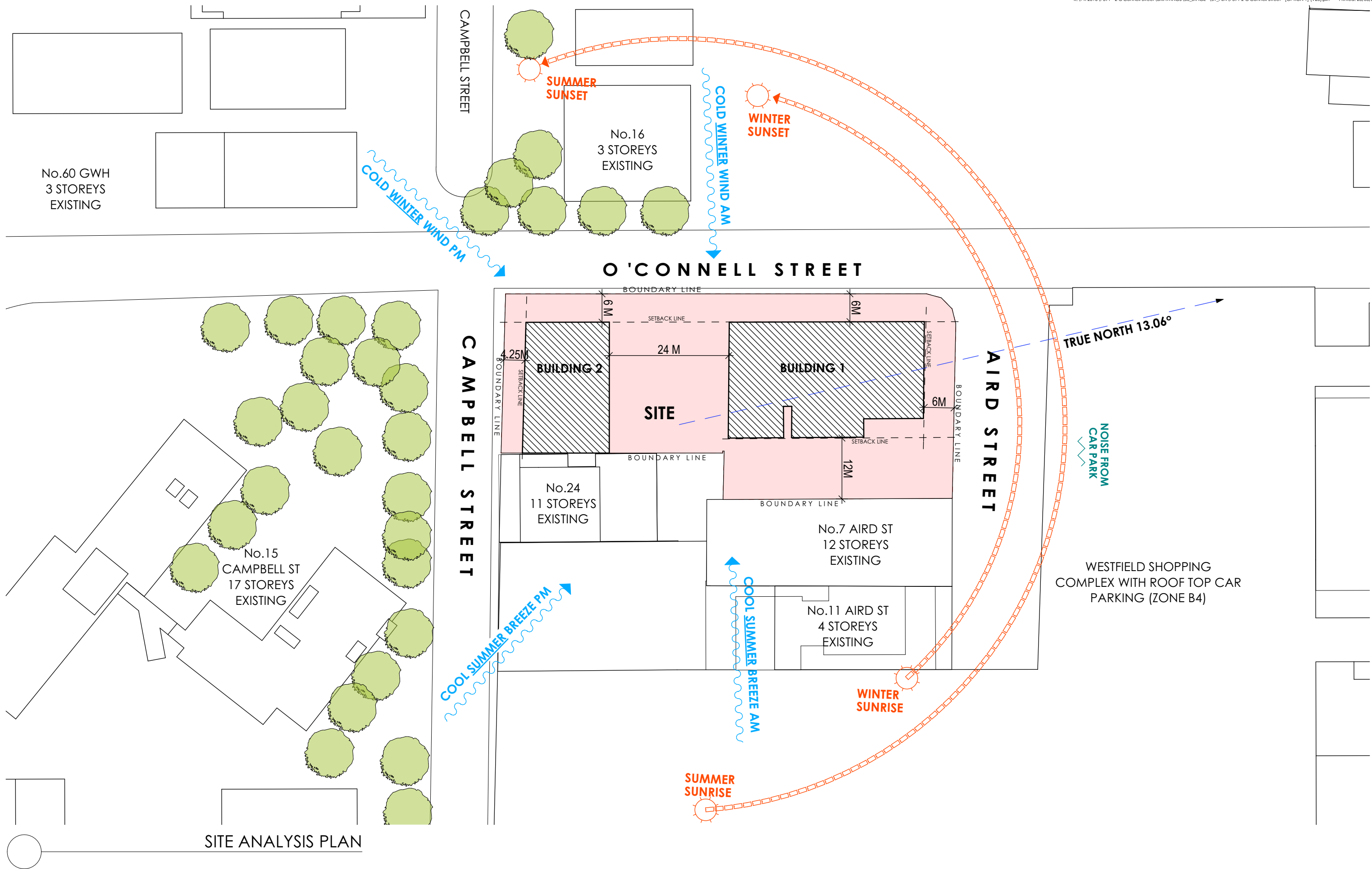
1 VIEW FROM CNR CAMPBELL ST TOWARDS THE SITE



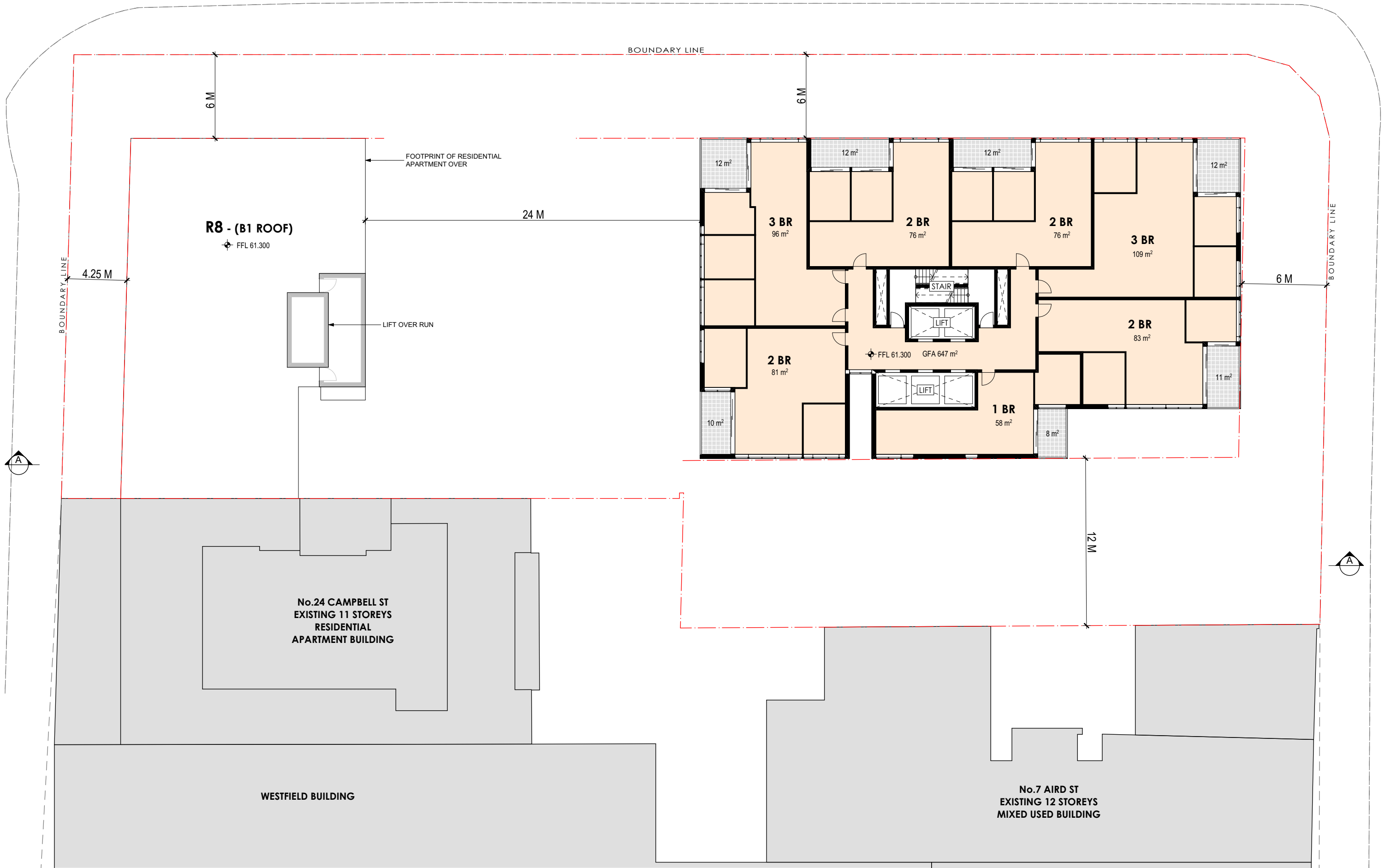
2 VIEW FROM CNR AIRD ST TOWARDS SITE

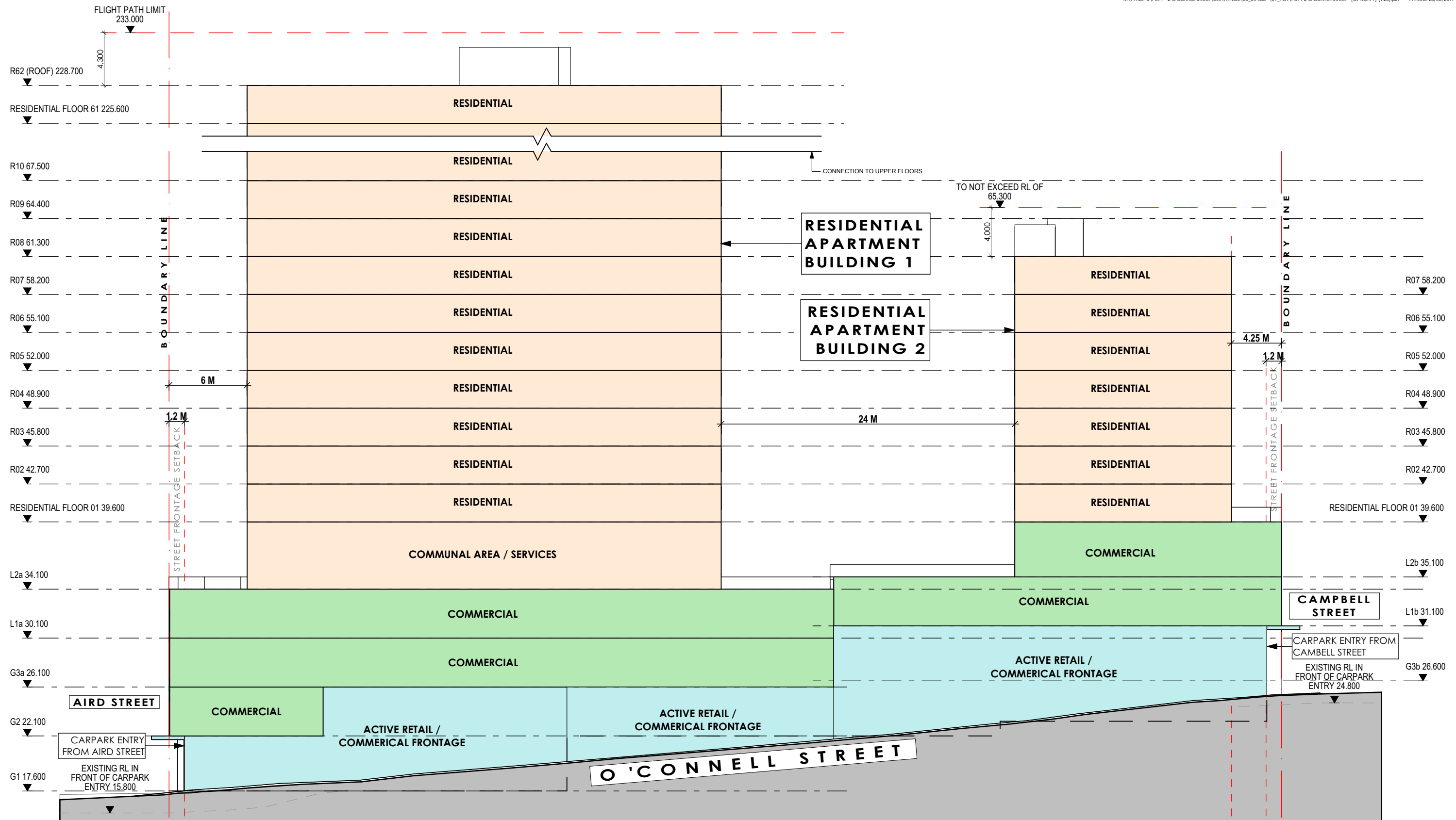












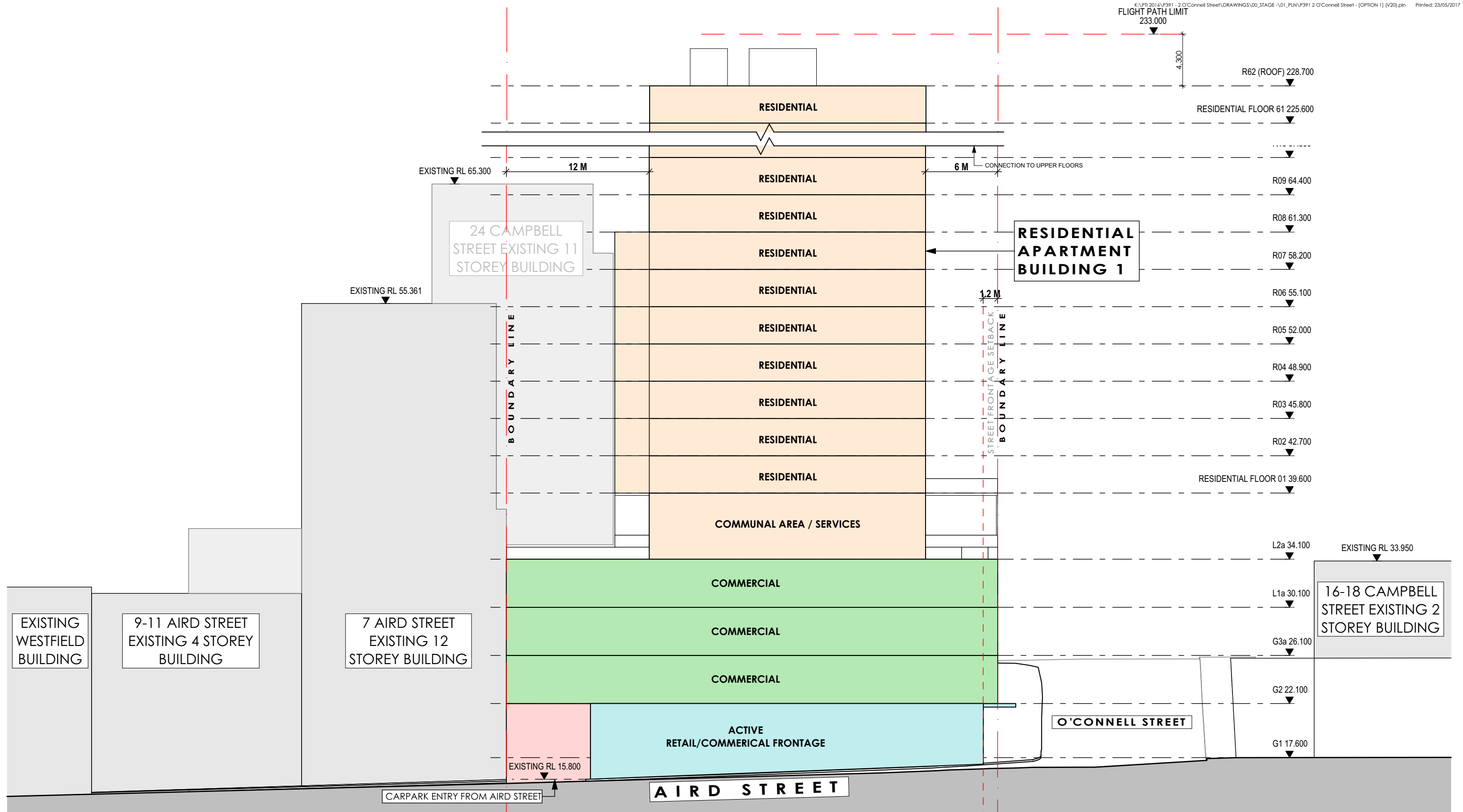
WEST ELEVATION (O'CONNELL STREET)

FIRE EXIT/RAMP ACCESS TO CARPARK AND RESIDENCE

PROPOSED ACTIVE RETAIL/COMMERCIAL FRONTAGE

PROPOSED COMMERCIAL FLOORS

PROPOSED RESIDENTIAL APARTMENT



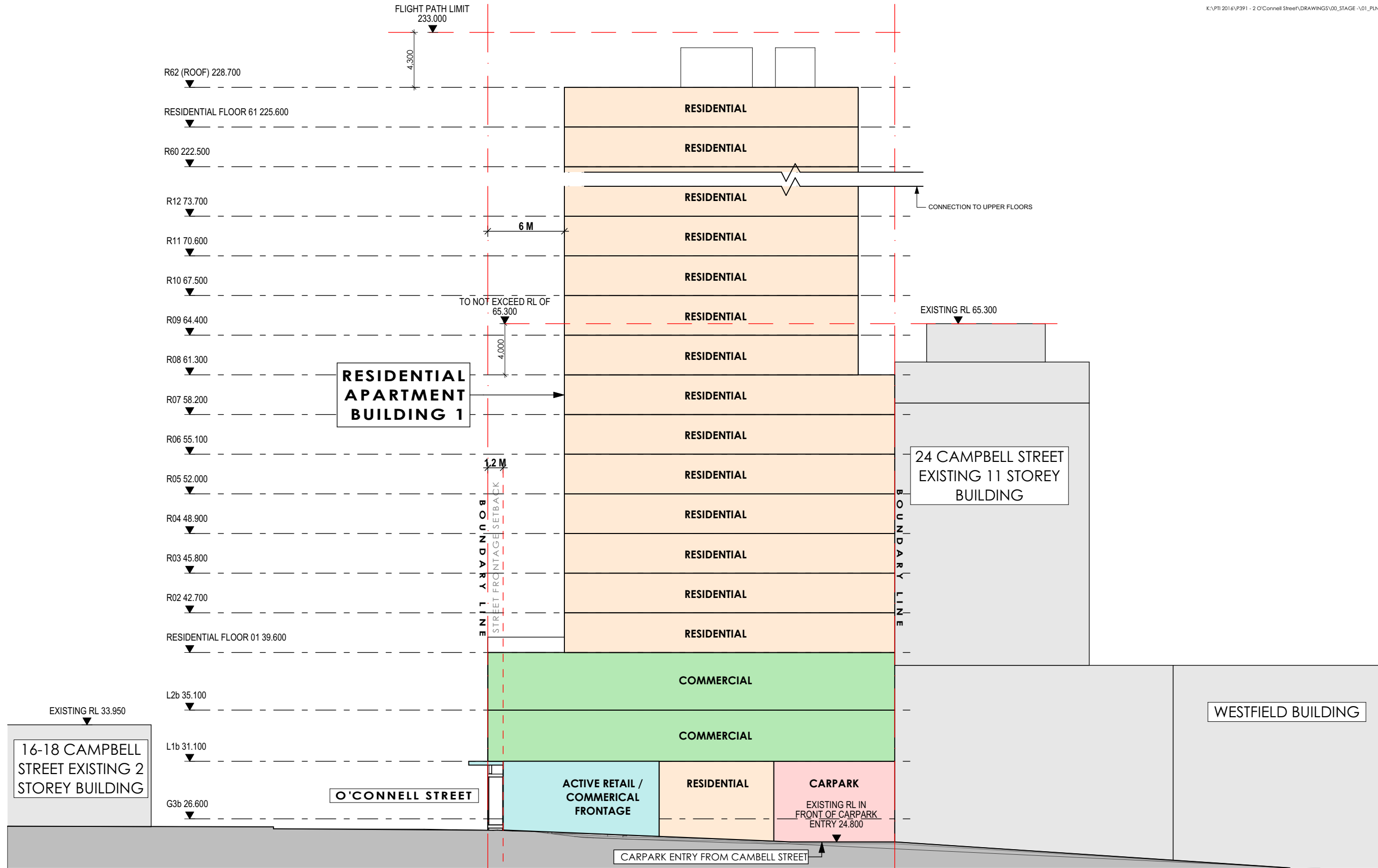
NORTH ELEVATION (AIRD STREET)

FIRE EXIT/RAMP ACCESS TO CARPARK AND RESIDENCE

PROPOSED ACTIVE RETAIL/COMMERCIAL FRONTAGE

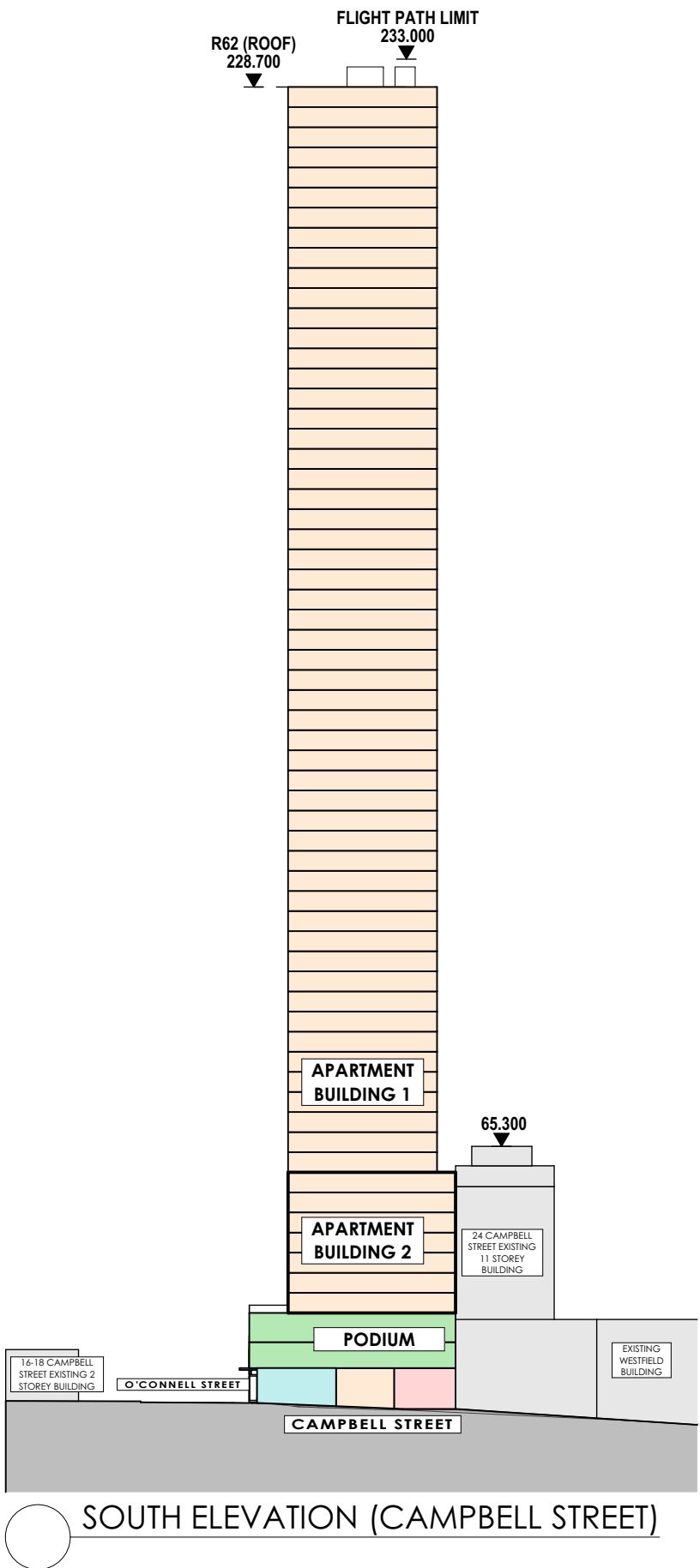
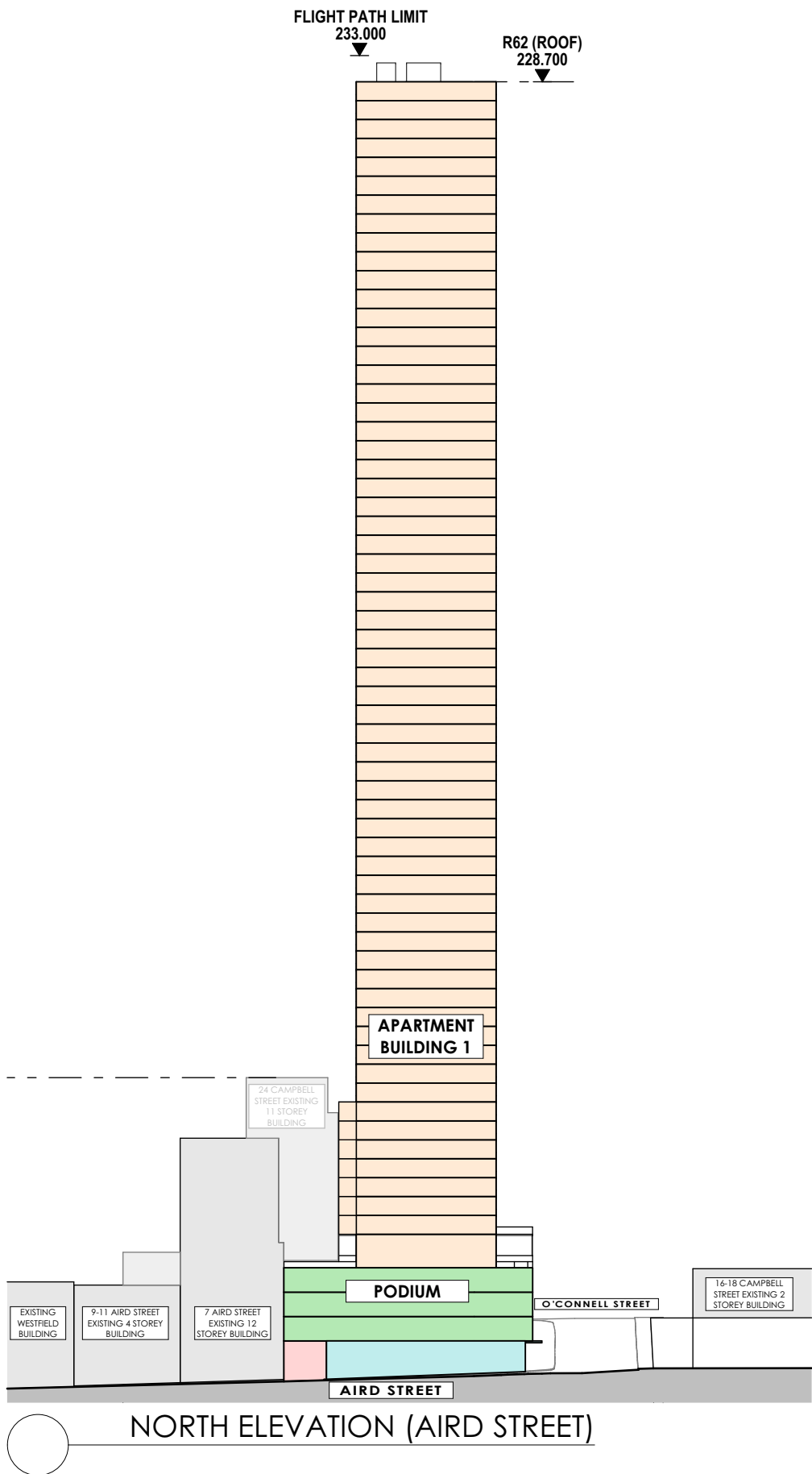
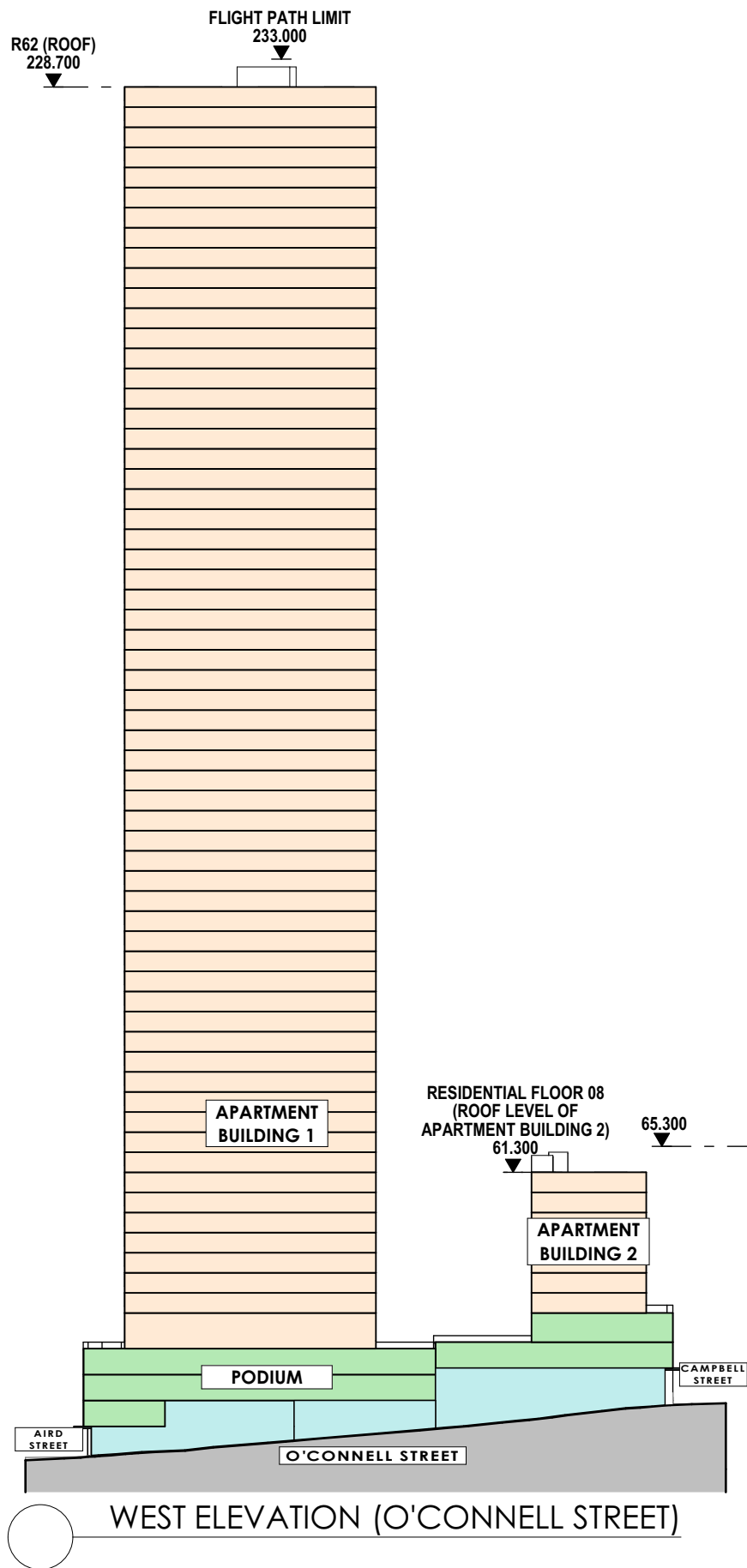
PROPOSED COMMERCIAL FLOORS

PROPOSED RESIDENTIAL APARTMENT



SOUTH ELEVATION (CAMPBELL STREET)



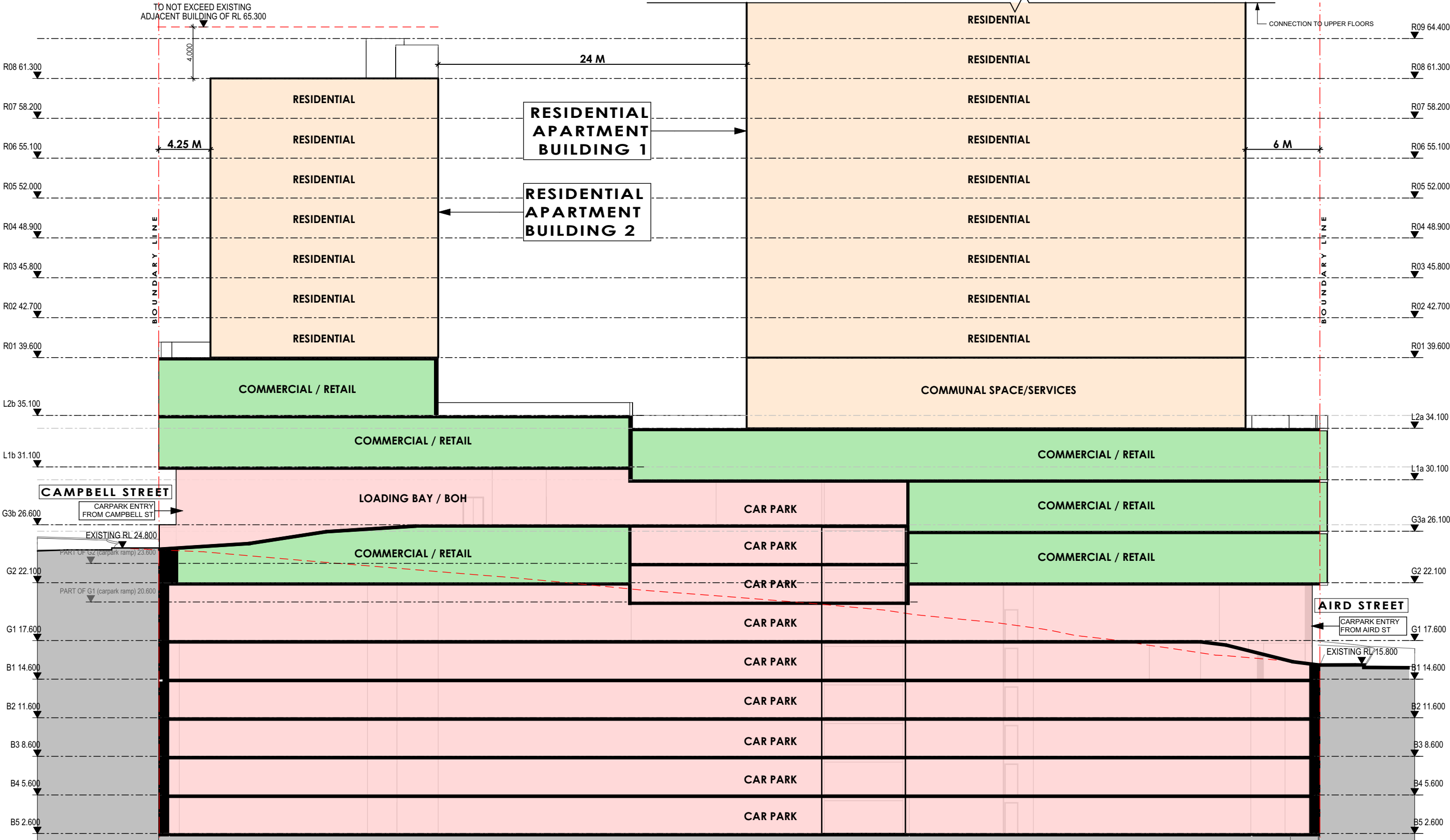


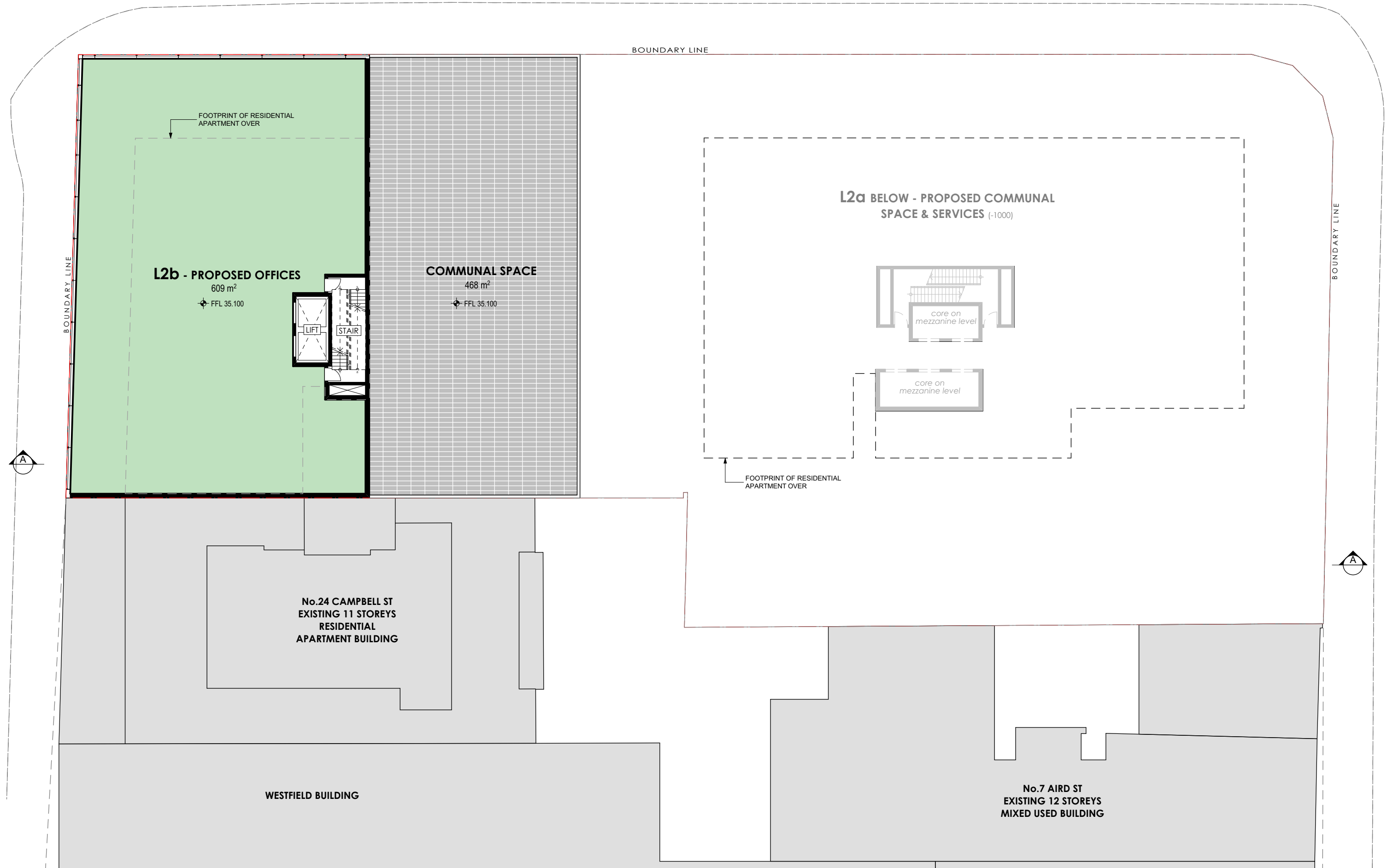
FIRE EXIT/RAMP ACCESS TO CARPARK AND RESIDENCE

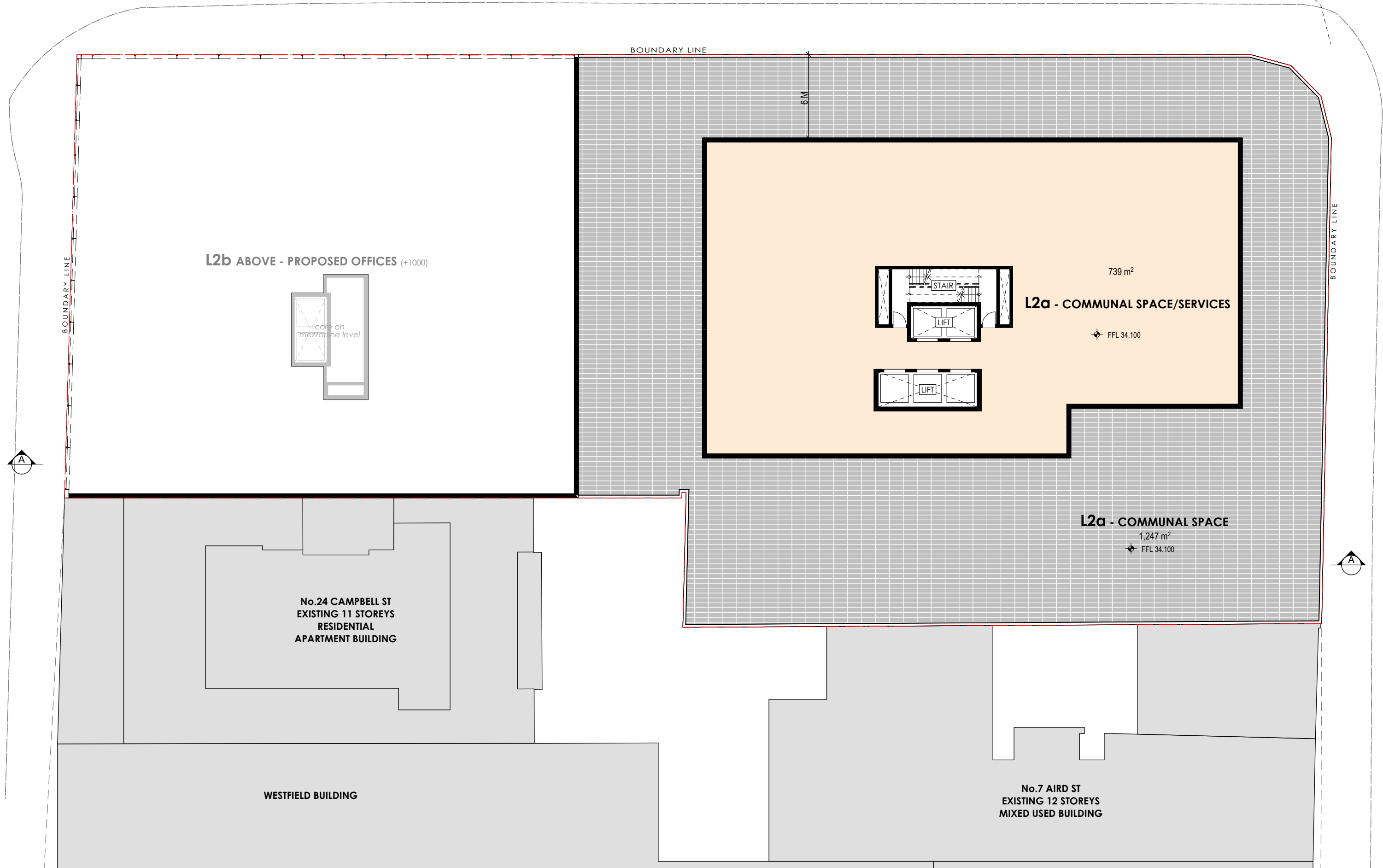
PROPOSED COMMERCIAL FLOORS

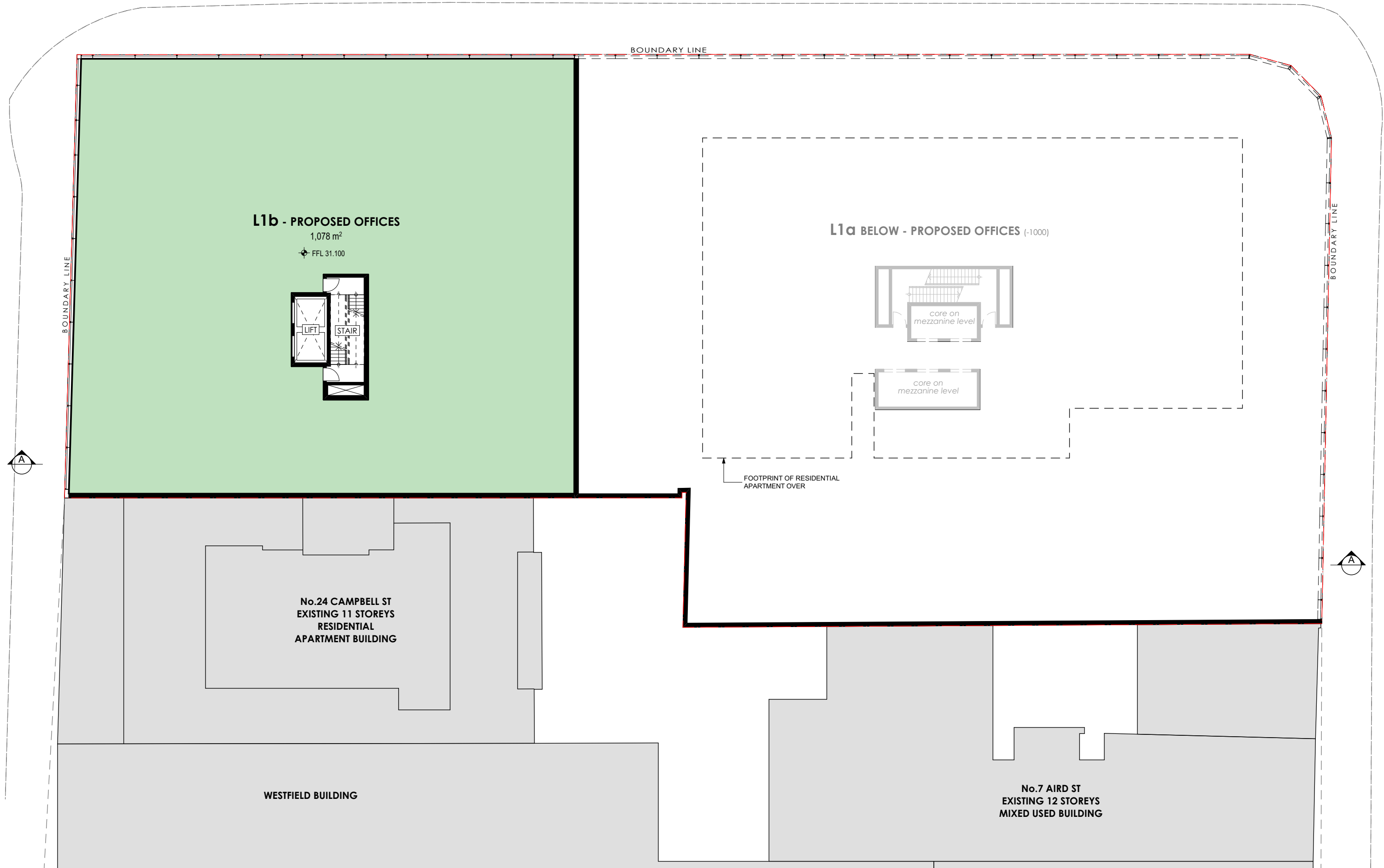
PROPOSED ACTIVE RETAIL/COMMERCIAL FRONTAGE

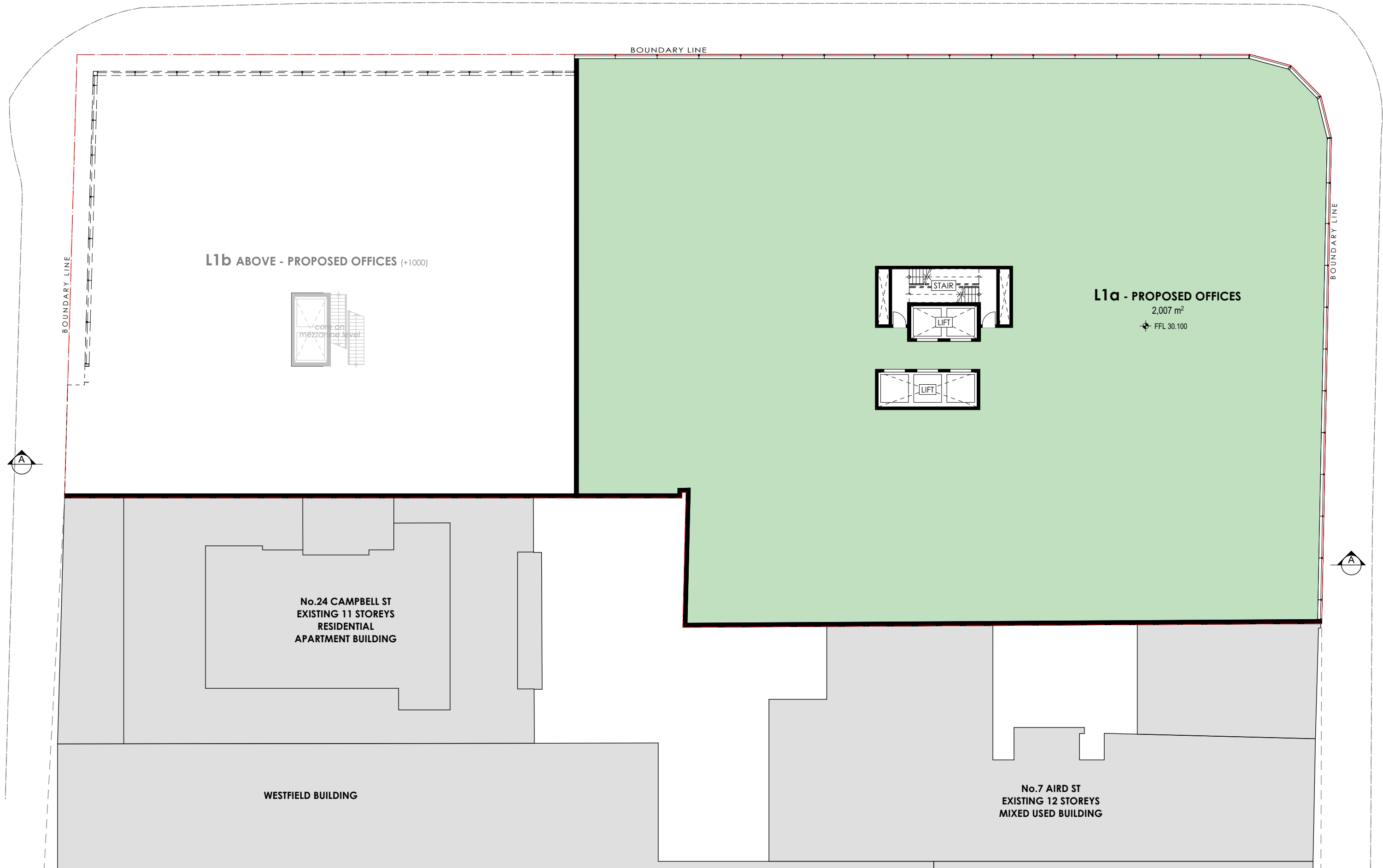
PROPOSED RESIDENTIAL APARTMENT





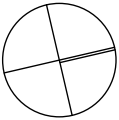
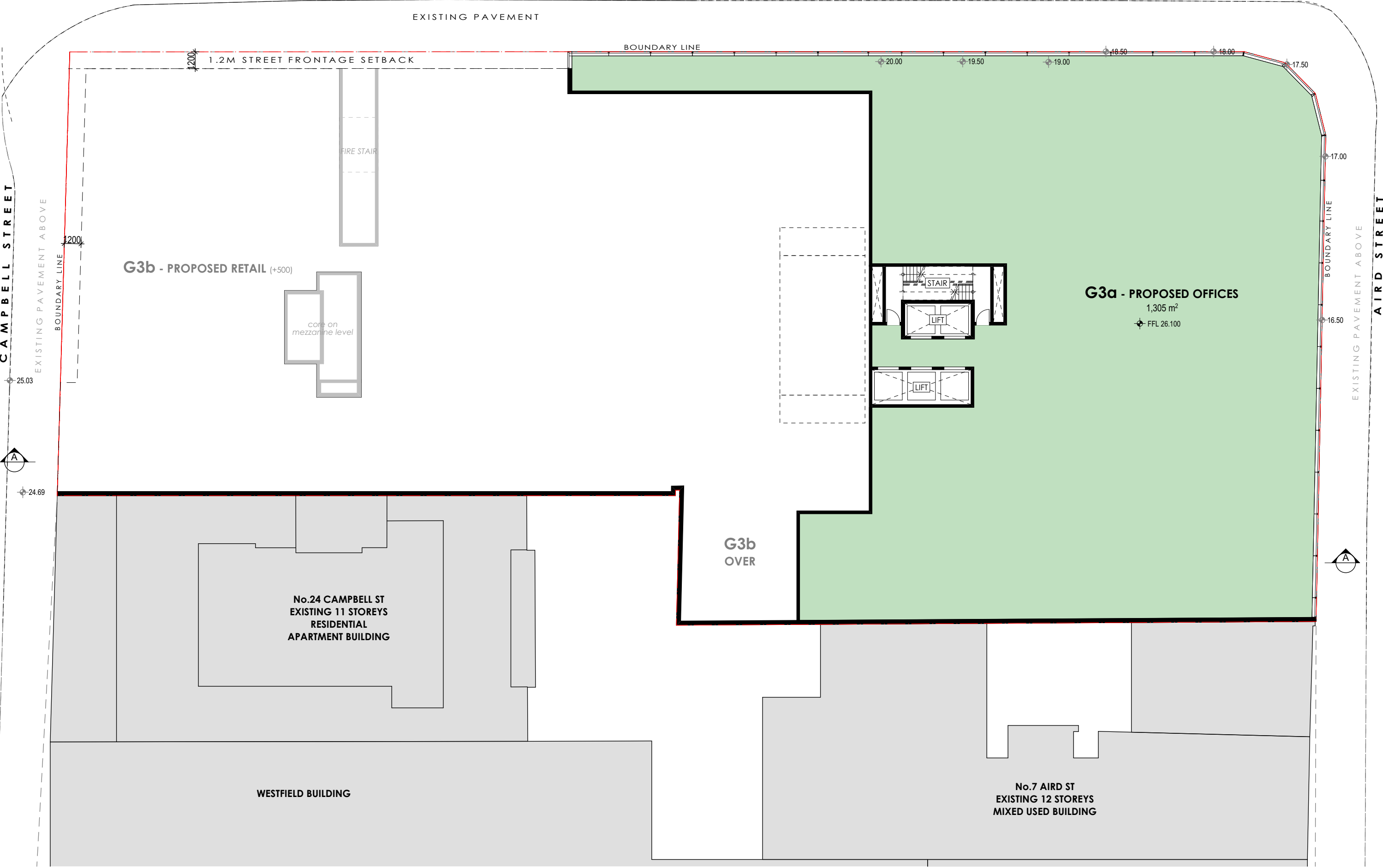








NORTH POINT:	DATE:	23.05.2017
	DRAWN BY:	VW
	CHECKED BY:	LL,PI
	SCALE:	1:250 @ A3
	PROJECT No:	P391
PP	17	P1
stage.	dwg no.	revision

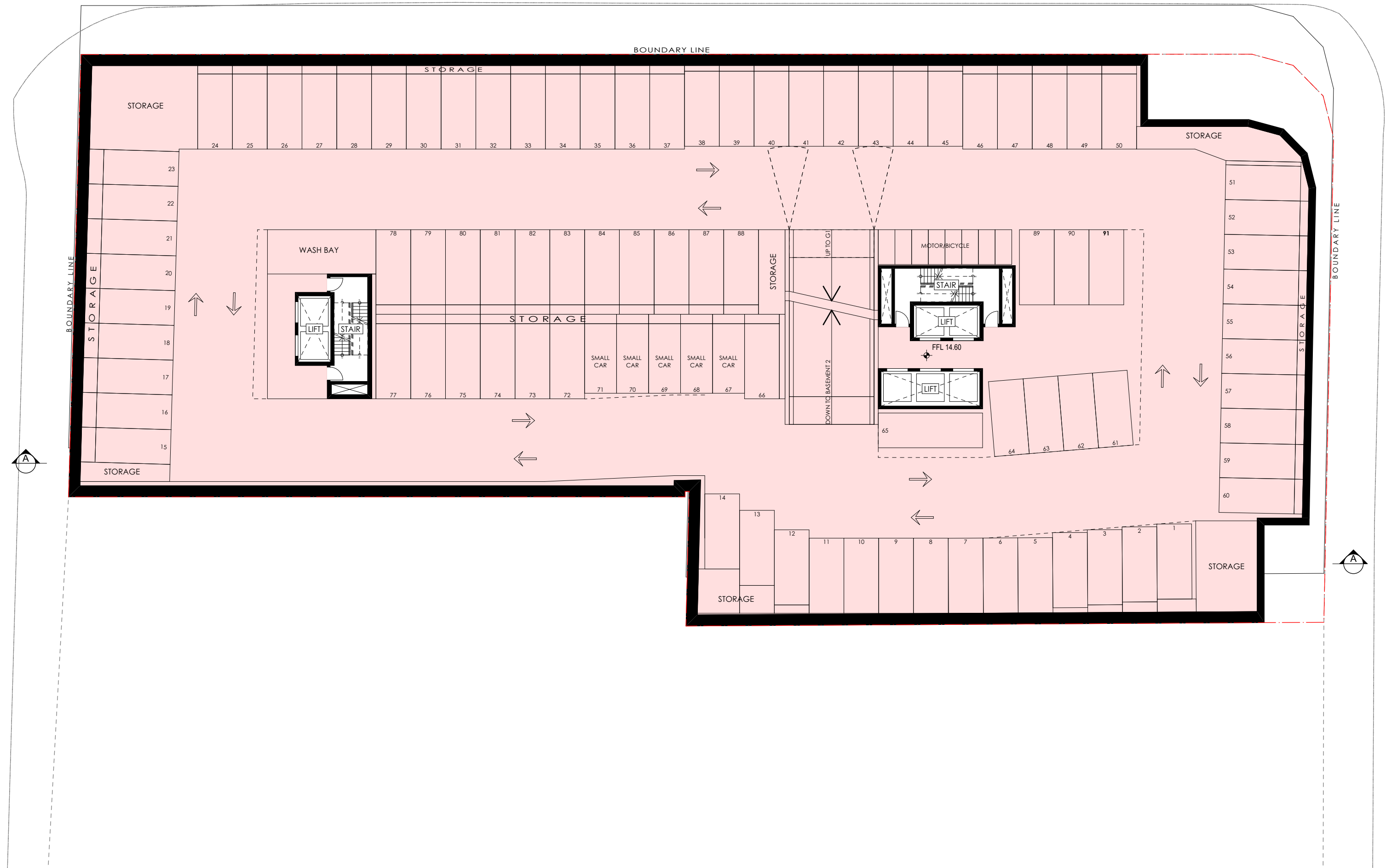


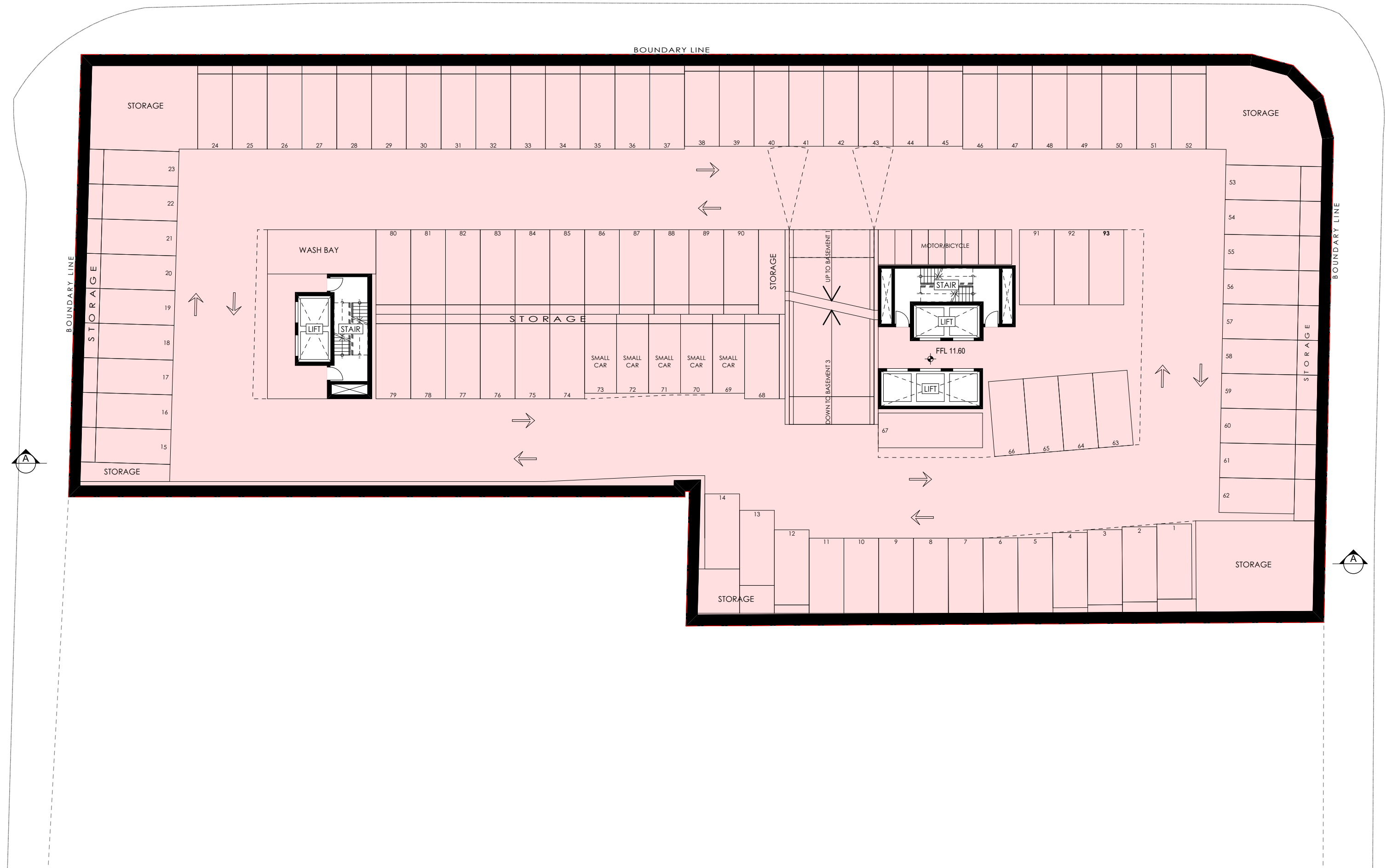


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	stage.	dwg no.
		revision



	NORTH POINT:	DATE:	23.05.2017
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		CHECKED BY:	LL,PI
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		PROJECT No:	P391
	PP	20	P1
	stage.	dwg no.	revision





COMMERCIAL FLOOR GBA CALCULATION

	DESCRIPTION	GBA
G1	COMMERCIAL/RETAIL ON AIRD ST'S CARPARK ENTRY	333m ²
G2	COMMERCIAL/RETAIL & OFFICES	2625m ²
G3a	OFFICES	1420m ²
G3b	COMMERCIAL/RETAIL ON CAMPBELL ST'S CARPARK ENTRY	780m ²
L1a	OFFICES	2129m ²
L1b	OFFICES	1155m ²
L2a	NIL	NIL
L2b	OFFICES	679m ²
Total Commercial GBA :		9121m ²
GFA = GBA x 80% :		7297m ²

FSR CALCULATION TABLE

SITE AREA **3283m²**

Total GFA (Commercial/Retail + Residential) **48,864m²**

Proposed FSR (Residential) **12.7:1**Proposed FSR (Commercial/Retail) **2.2:1**

Total FSR (Commercial/Retail + Residential) **14.9:1**

CAR PARKING SPACE SCHEDULE

	DESCRIPTION	NO. CAR PARKING
G1	ARID STREET ENTRY	72
B1	BASEMENT CARPARK	91
B2	BASEMENT CARPARK	93
B3	BASEMENT CARPARK	93
B4	BASEMENT CARPARK	93
B5	BASEMENT CARPARK	95
Total number of carparking spaces :		537
Totalcarparking levels :		6

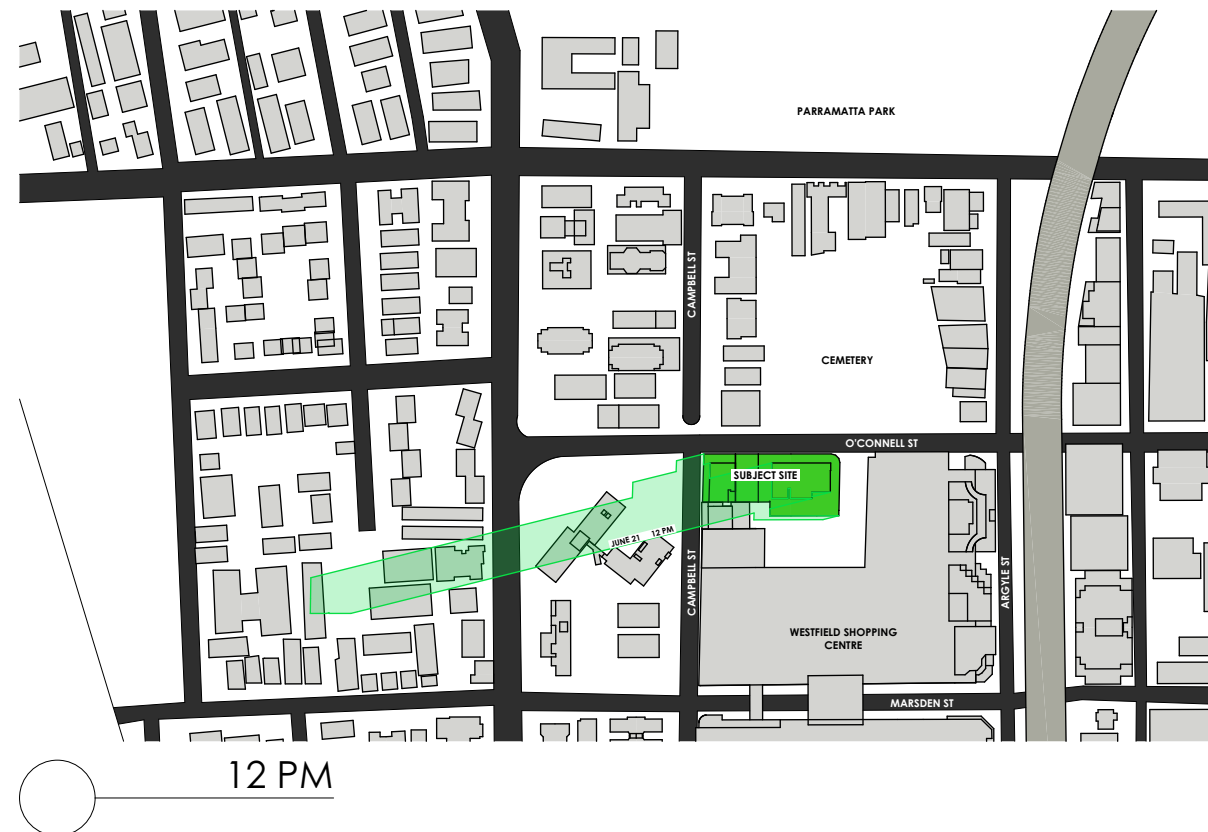
SEPP65 COMPLIANCE TABLE (BUILDING 1)

LEVEL	1 BED	2 BED	3 BED	GFA	2HR SOLAR ACCESS
R01	1	4	2	647m ²	6 of 7
R02	1	4	2	647m ²	6 of 7
R03	1	4	2	647m ²	6 of 7
R04	1	4	2	647m ²	6 of 7
R05	1	4	2	647m ²	6 of 7
R06	1	4	2	647m ²	6 of 7
R07	1	4	2	647m ²	6 of 7
R08	1	4	2	647m ²	6 of 7
R09	1	4	2	647m ²	6 of 7
R10	1	4	2	647m ²	6 of 7
R11	1	4	2	647m ²	6 of 7
R12	1	4	2	647m ²	6 of 7
R13	1	4	2	647m ²	6 of 7
R14	1	4	2	647m ²	6 of 7
R15	1	4	2	647m ²	6 of 7
R16	1	4	2	647m ²	6 of 7
R17	1	4	2	647m ²	6 of 7
R18	1	4	2	647m ²	6 of 7
R19	1	4	2	647m ²	6 of 7
R20	1	4	2	647m ²	6 of 7
R21	1	4	2	647m ²	6 of 7
R22	1	4	2	647m ²	6 of 7
R23	1	4	2	647m ²	6 of 7
R24	1	4	2	647m ²	6 of 7
R25	1	4	2	647m ²	6 of 7
R26	1	4	2	647m ²	6 of 7
R27	1	4	2	647m ²	6 of 7
R28	1	4	2	647m ²	6 of 7
R29	1	4	2	647m ²	6 of 7
R30	1	4	2	647m ²	6 of 7
R31	1	4	2	647m ²	6 of 7
R32	1	4	2	647m ²	6 of 7
R33	1	4	2	647m ²	6 of 7
R34	1	4	2	647m ²	6 of 7
R35	1	4	2	647m ²	6 of 7
R36	1	4	2	647m ²	6 of 7
R37	1	4	2	647m ²	6 of 7
R38	1	4	2	647m ²	6 of 7
R39	1	4	2	647m ²	6 of 7
R40	1	4	2	647m ²	6 of 7
R41	1	4	2	647m ²	6 of 7
R42	1	4	2	647m ²	6 of 7
R43	1	4	2	647m ²	6 of 7
R44	1	4	2	647m ²	6 of 7
R45	1	4	2	647m ²	6 of 7

LEVEL	1 BED	2 BED	3 BED	GFA	2HR SOLAR ACCESS
R46	1	4	2	647m ²	6 of 7
R47	1	4	2	647m ²	6 of 7
R48	1	4	2	647m ²	6 of 7
R49	1	4	2	647m ²	6 of 7
R50	1	4	2	647m ²	6 of 7
R51	1	4	2	647m ²	6 of 7
R52	1	4	2	647m ²	6 of 7
R53	1	4	2	647m ²	6 of 7
R54	1	4	2	647m ²	6 of 7
R55	1	4	2	647m ²	6 of 7
R56	1	4	2	647m ²	6 of 7
R57	1	4	2	647m ²	6 of 7
R58	1	4	2	647m ²	6 of 7
R59	1	4	2	647m ²	6 of 7
R60	1	4	2	647m ²	6 of 7
R61	1	4	2	647m ²	6 of 7

SEPP65 COMPLIANCE TABLE (BUILDING 2)

R01	2	2	-	300m ²	2 of 4	
R02	2	2	-	300m ²	2 of 4	
R03	2	2	-	300m ²	2 of 4	
R04	2	2	-	300m ²	2 of 4	
R05	2	2	-	300m ²	2 of 4	
R06	2	2	-	300m ²	2 of 4	
R07	2	2	-	300m ²	2 of 4	
Sum	75	258	122		380/455	83.5%
Total number of units				455		
Total Residential floor area				41,567m ²		
Total residential floors (Building 1)				61		
Total residential floors (Building 2)				7		
Communal GFA Area				1,971m ²		
2HR Solar Access				Complies	YES	

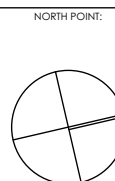


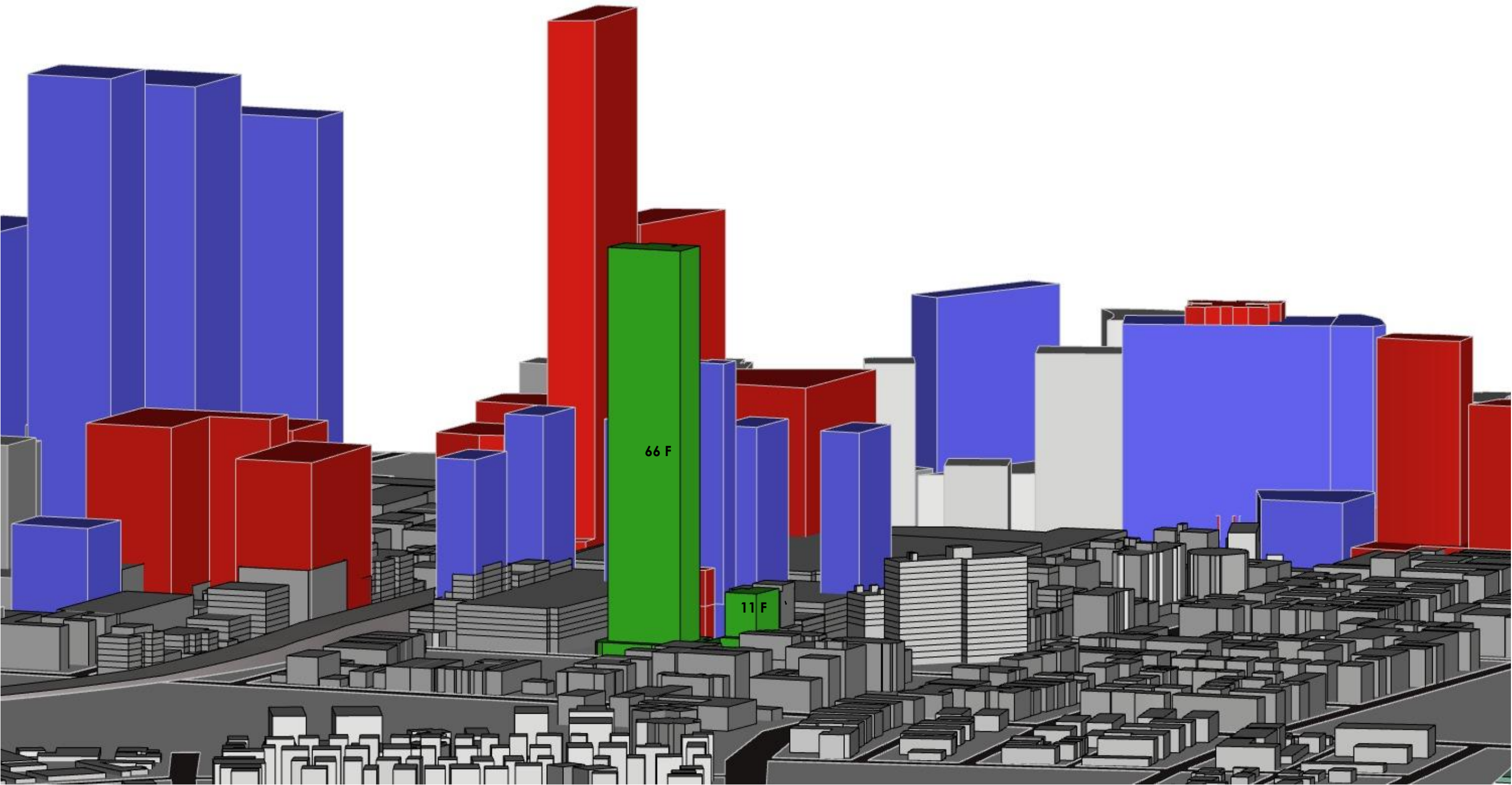
JUNE 21 SUN SHADOW

9am Sun Shadow

3pm Sun Shadow

12pm Sun Shadow





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

EXISTING DEVELOPMENTAPPROVED DEVELOPMENTPOTENTIAL FUTURE DEVELOPMENT2 O'CONNELL STREET PROPOSED BUILDING ENVELOPE

