

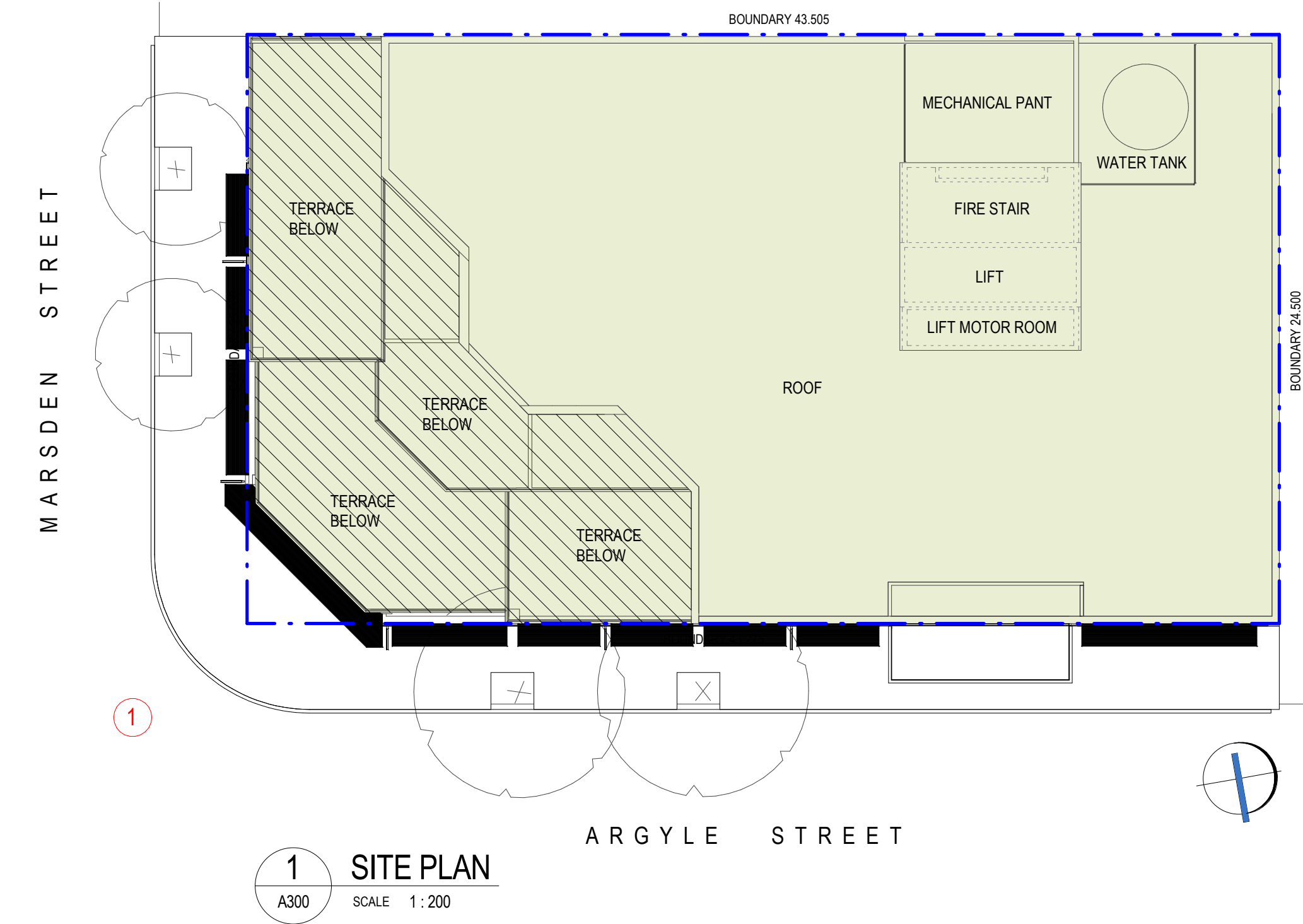
Change of Use Ground Floor, Level 2 - 3
128 Marsden Street, Parramatta

PLANNING PROPOSAL ISSUE

DRAWING SCHEDULE	
Sheet Number	Sheet Name
P001	COVER SHEET
P010	EXISTING/DEMOLITION PLANS - GROUND FLOOR TO LEVEL 3
P011	PROPOSED PLANS - GROUND FLOOR TO LEVEL 3
P020	SECTION
P021	SECTION & ELEVATION
P022	ELEVATION
P040	EXISTING GFA - PLEP 2011
P041	PROPOSED GFA - PLEP 2011
P050	PHOTOMONTAGE IMAGE

CHANGE OF USE SCHEDULE

FLOOR LEVEL	CURRENT USE	PROPOSED USE	EOTF	REMARKS
G	FOYER / LOBBY	FOYER / LOBBY - ENCLOSE COLONNADE		ENCLOSE COLONNADE TO CREATE ADDITIONAL RETAIL / CAFE FLOOR SPACE
1	CARPARK (27)	CARPARKING (52) AND EOT BIKE STORAGE	SECURED BIKE CAGE 16 BIKES	25 CAR STACKERS 2 x CARS/STACKER (50) WITH 2 EXISTING ACCESSIBLE SPACES
2	CARPARK (29)	OFFICE SPACE AND EOTF	1 SHOWER, 1 WC AND 8 LOCKERS	29 CARSPACES DELETED PROPOSED NEW OFFICE SPACE - 951m²
3	CARPARK (31)	OFFICE SPACE AND EOTF	1 SHOWER, 1 WC AND 8 LOCKERS	31 CARSPACES DELETED, PROPOSED NEW OFFICE SPACE - 950m²
4	EX. OFFICE	EX. OFFICE - NO CHANGE		NO CHANGE
5	EX. OFFICE	EX. OFFICE - NO CHANGE		NO CHANGE
6	EX. OFFICE	EX. OFFICE - NO CHANGE		NO CHANGE
7	EX. OFFICE	EX. OFFICE - NO CHANGE		NO CHANGE
8	EX. OFFICE	EX. OFFICE - NO CHANGE		NO CHANGE
9	PLANT	PLANT SPACE - NO CHANGE		NO CHANGE



RECYCLING NOTE

A minimum of 80% (by weight) of material leaving site shall be recycled.

Documentary evidence of recycled and waste materials and recycling methods shall be retained by the contractor and provided to the superintendent as a condition of practical completion. The provision of pro-rata documentary evidence confirming the achievement of this condition shall be submitted on a pro-rata basis throughout the project and shall form a precondition of the certificate of each progress payment.

Updates of environmental performance shall be provided within each site meeting and documented within the contractors monthly report.

PROJECT NO 217116

DRAWING NO P001

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





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SITE LOCATION & CONTEXT PLAN

SITE CONTEXT - CNR MARS DEN & ARGYLE

SCALE 1:1



- | | |
|---|-------------------------------|
|  | COMMERCIAL / OFFICE SPACE |
|  | RETAIL |
|  | CAFE |
|  | AMENITIES AND PLANTROOM |
|  | ENTRY FOYER |
|  | VERTICAL CIRCULATION & EGRESS |
|  | PARKING SPACES |
|  | NEW CAR STACKER |
|  | SECURED BIKE CAGE |
|  | BICYCLE PATH ZONE |

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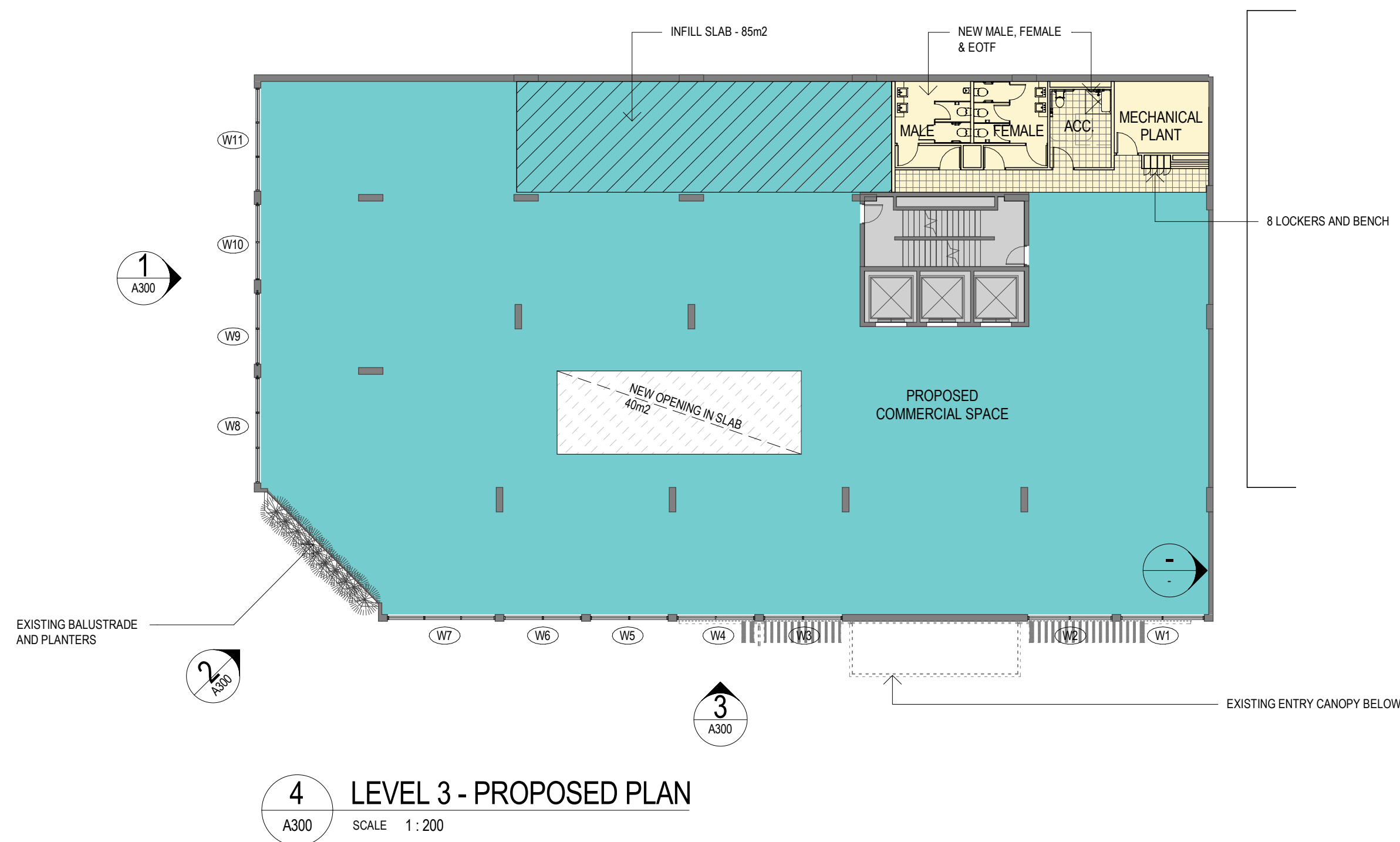
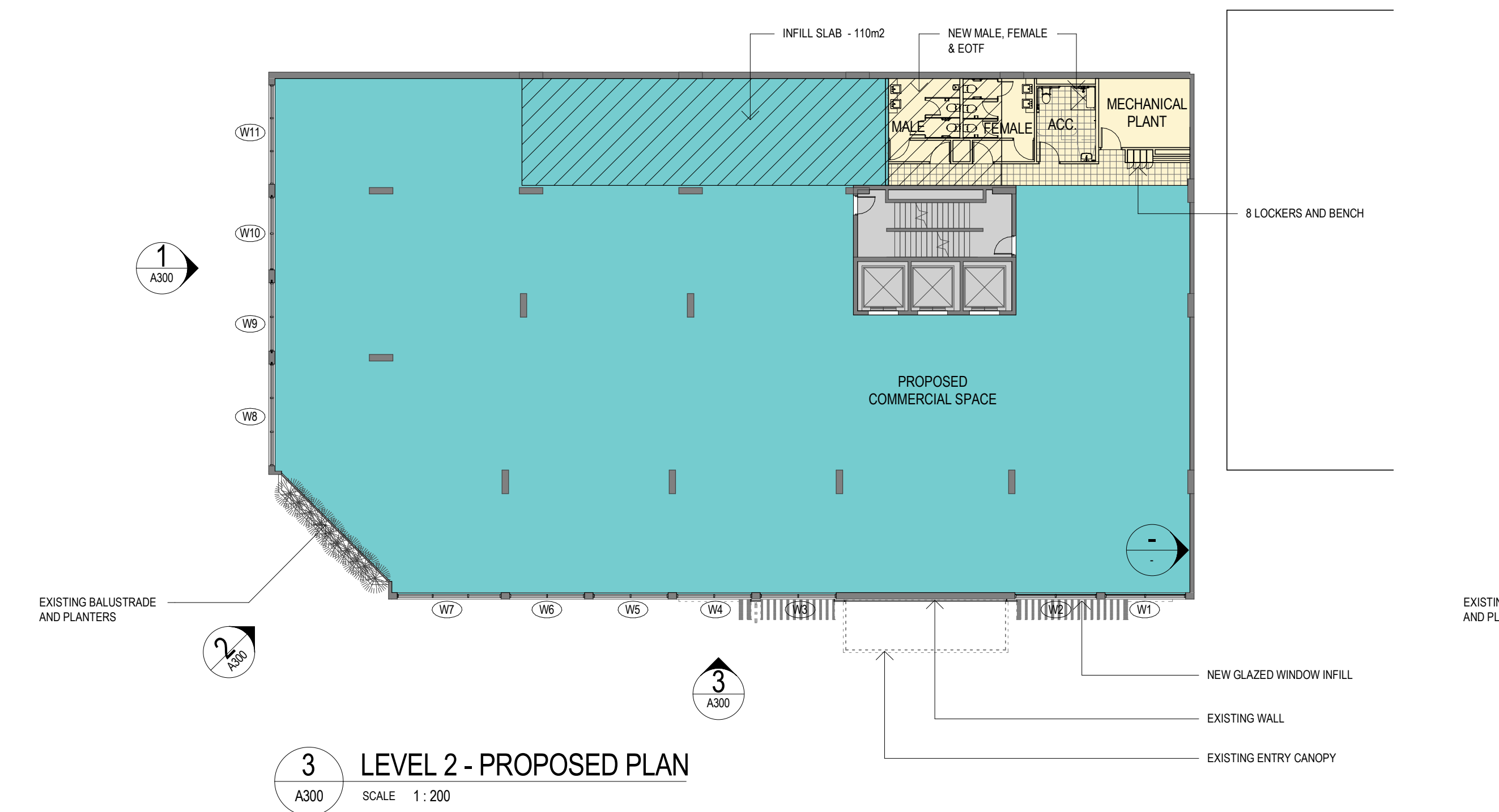
Change of Use Ground Floor, Level 2 - 3 128 Marsden Street, Parramatta

**EXISTING/DEMOLITION PLANS -
GROUND FLOOR TO LEVEL 3**

DRAWING NO P010

REVISION	PP 1		
PROJECT NO	217116		
SCALE @ A1	As indicated		
DRAWN	Author		
CHECKED	Checker	APPROVED	Approver

C:\Temp\217116 128 Marsden St_Awining_Central_2_amaury@graypuksand.com.au.txt 23/11/2018 4:13:19 PM



AREA USES LEGEND

- COMMERCIAL / OFFICE SPACE
- RETAIL
- CAFE
- AMENITIES AND PLANTROOM
- ENTRY FOYER
- VERTICAL CIRCULATION & EGRESS
- PARKING SPACES
- NEW CAR STACKER
- SECURED BIKE CAGE
- BICYCLE PATH ZONE

PLANNING PROPOSAL ISSUE

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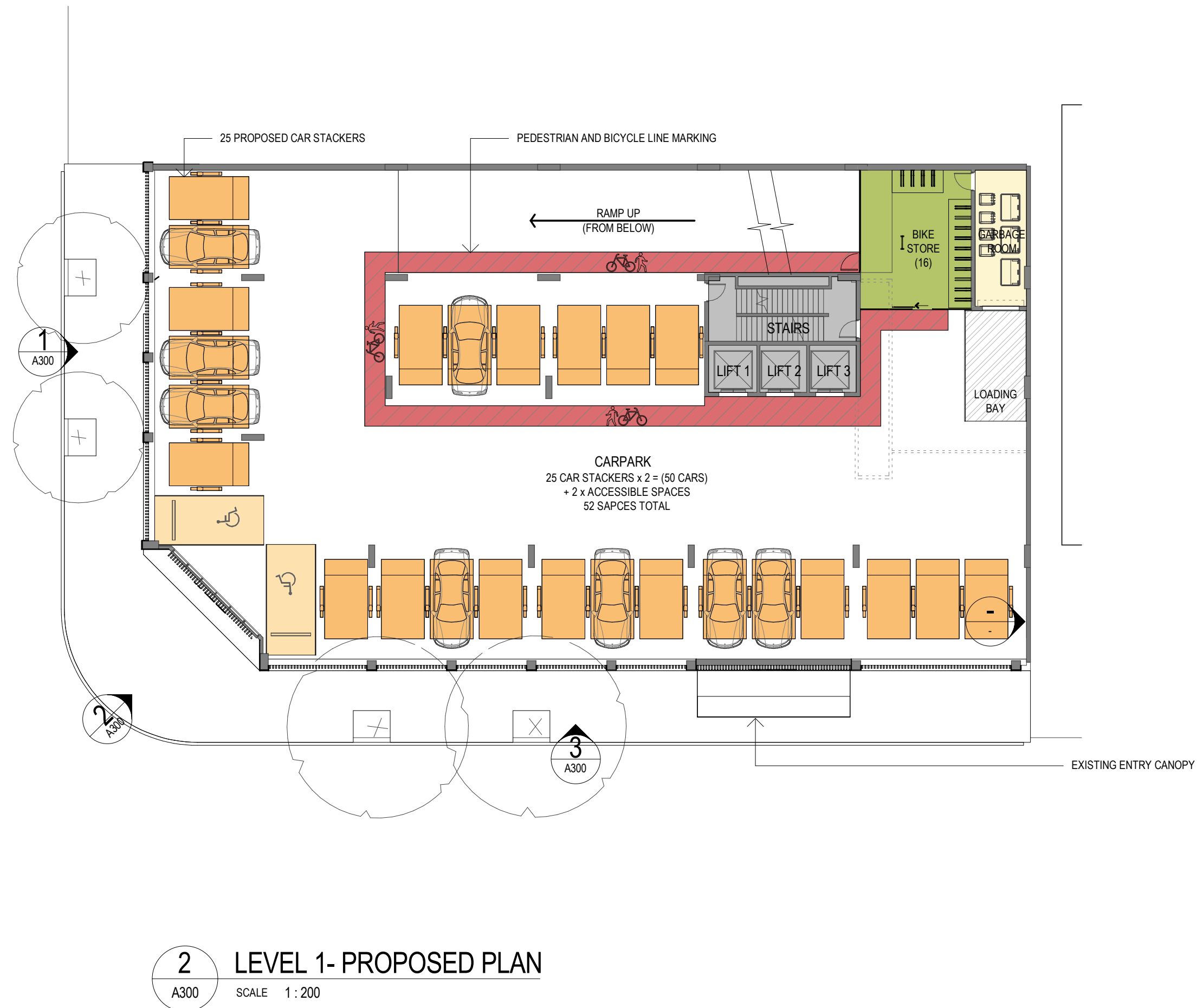
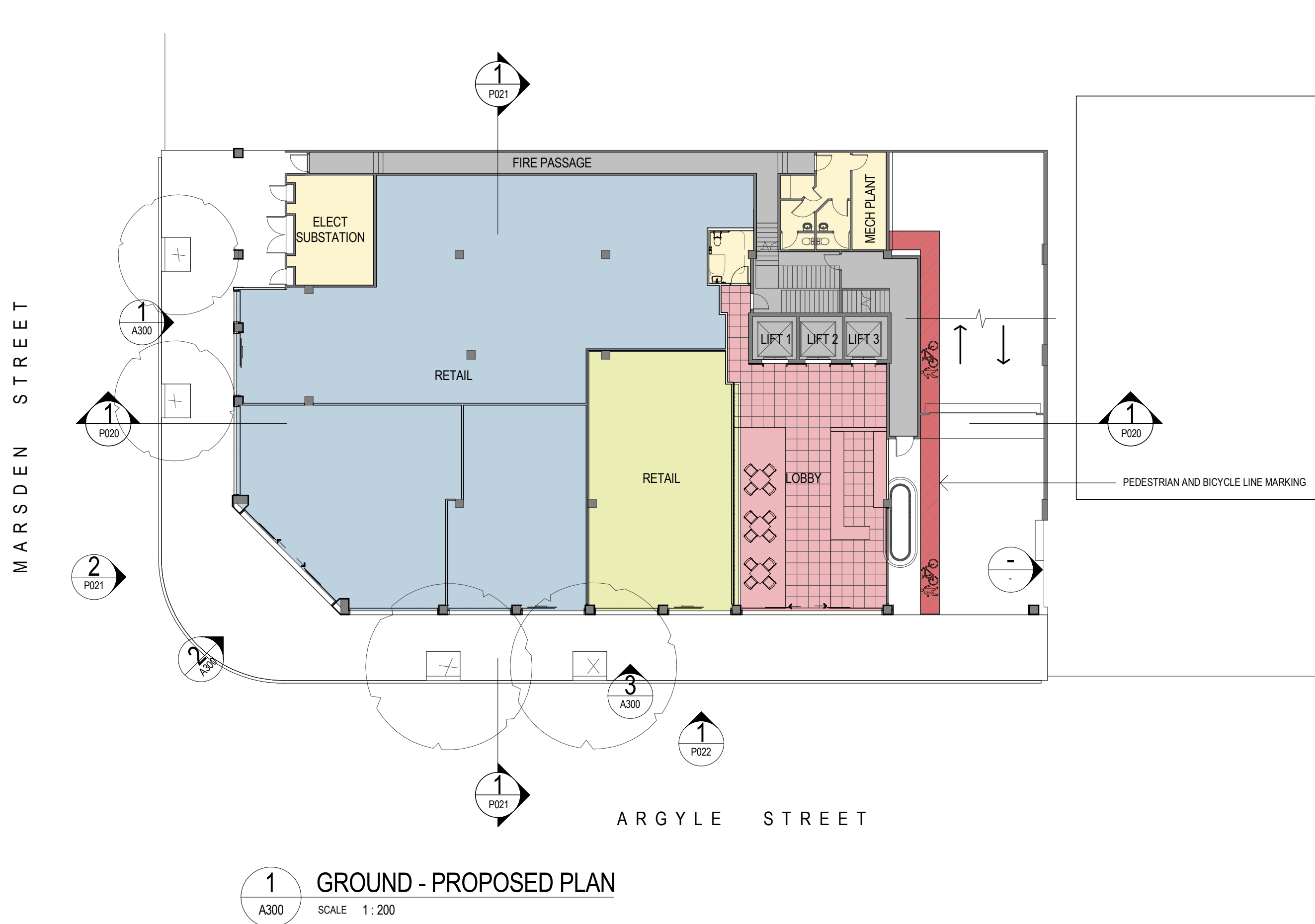
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NSW Nominated Architects: Craig Saltmarsh 6569 / Scott Moylan 7147

REV	DESCRIPTION	DATE
1	PLANNING PROPOSAL ISSUE	23/11/18



**Change of Use Ground Floor,
Level 2 - 3**
128 Marsden Street, Parramatta

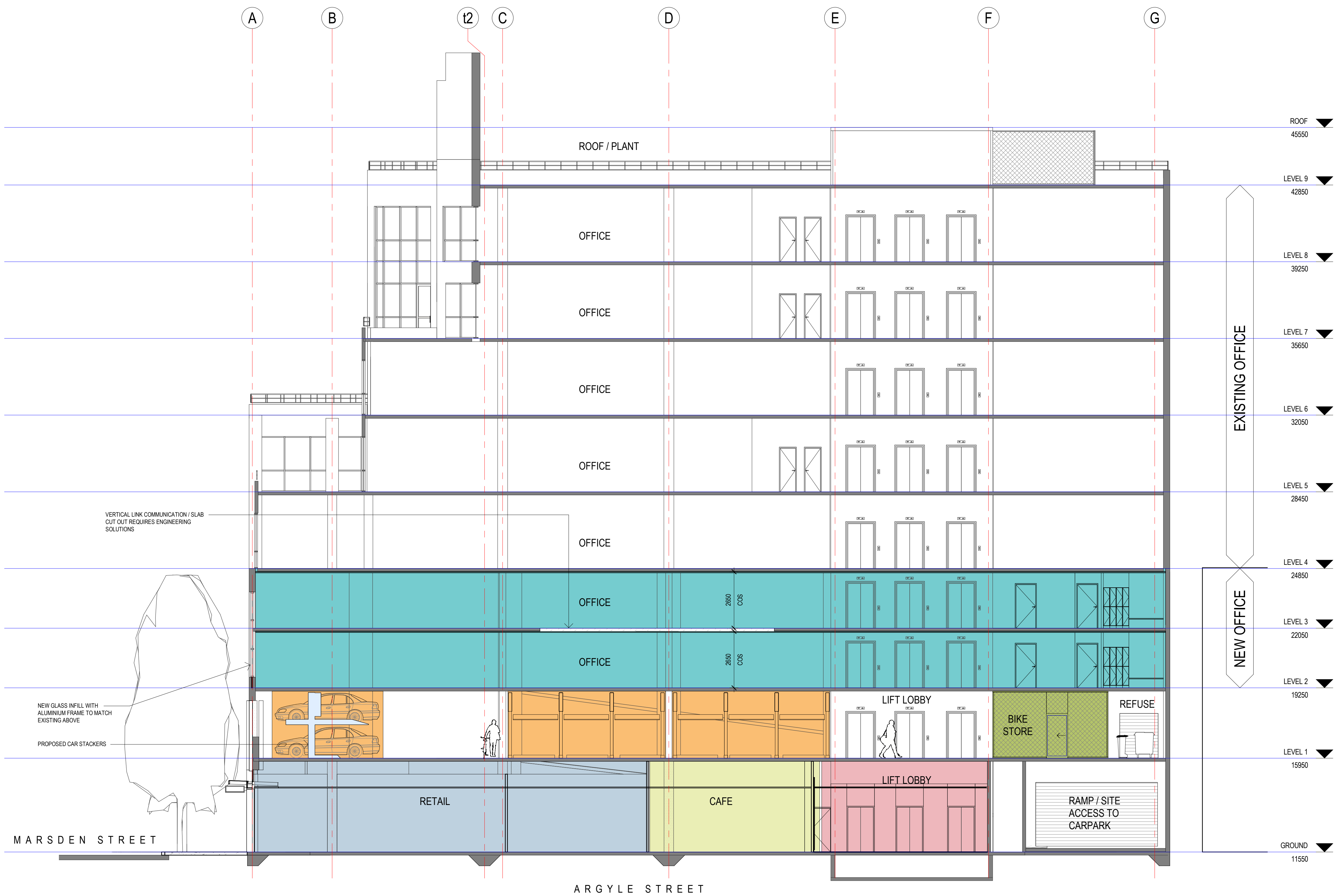
**PROPOSED PLANS - GROUND FLOOR
TO LEVEL 3**

DRAWING NO P011

REVISION	PP 1
PROJECT NO	217116
SCALE @ A1	As indicated
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

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Sydney 11156 Clarence Street Sydney NSW 2000
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- COMMERCIAL / OFFICE SPACE
- RETAIL
- CAFE
- AMENITIES AND PLANTROOM
- ENTRY FOYER
- VERTICAL CIRCULATION & EGRESS
- PARKING SPACES
- NEW CAR STACKER
- SECURED BIKE CAGE
- BICYCLE PATH ZONE

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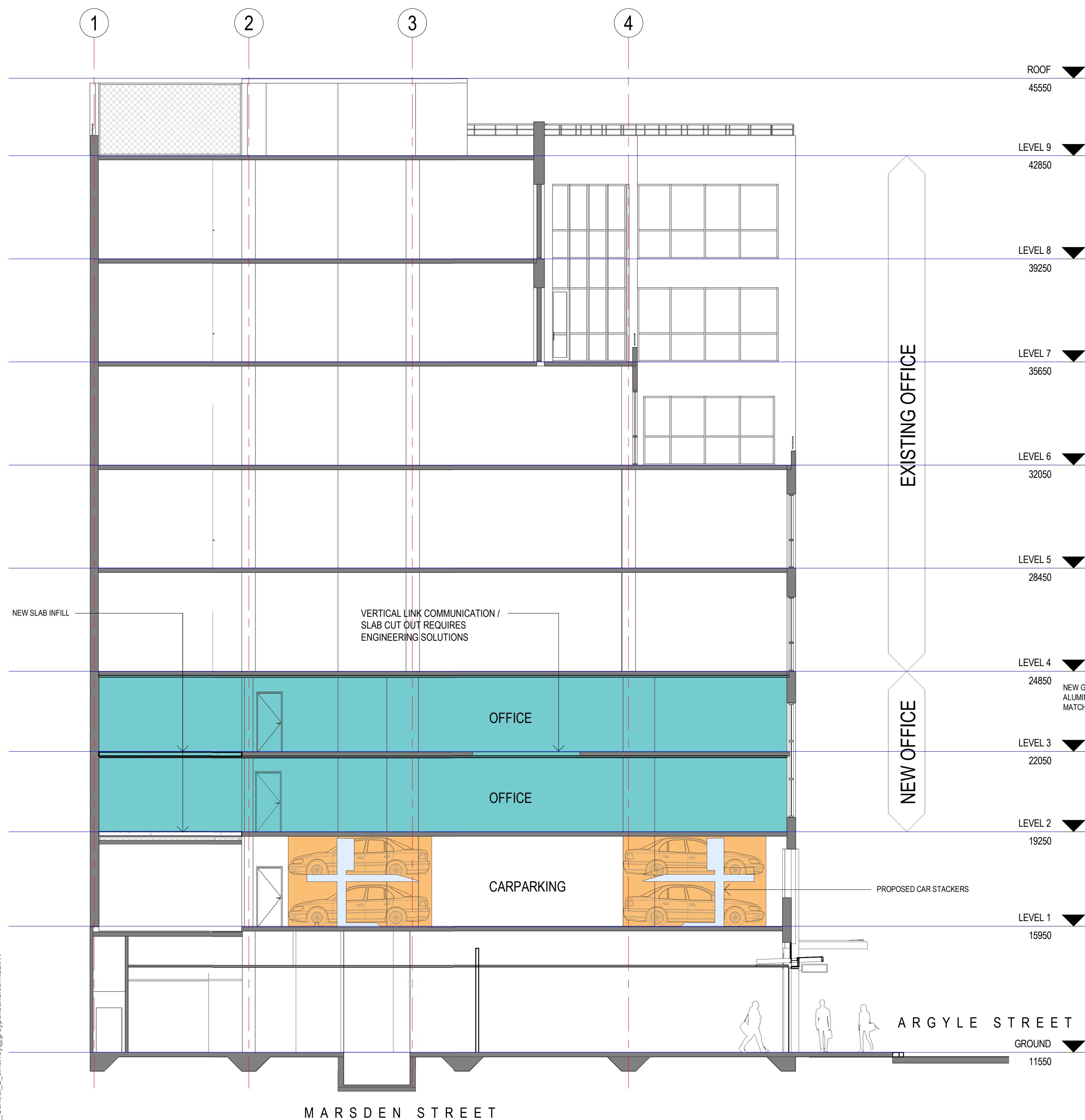
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1	PLANNING PROPOSAL ISSUE	23/11/18











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- | | |
|---|-------------------------------|
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|  | RETAIL |
|  | CAFE |
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REV	DESCRIPTION	DATE
1	PLANNING PROPOSAL ISSUE	23/11/18

[illegible]

UMNS

**Change of Use Ground Floor,
Level 2 - 3**
128 Marsden Street, Parramatta

128 Marsden Street, Parramatta

SECTION & ELEVATION

DRAWING NO P021

REVISION	PP 1		
PROJECT NO	217116		
SCALE @ A1	1 : 100		
DRAWN	Author		
CHECKED	Checker	APPROVED	Approver

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Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com

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PROPOSED GFA - PLEP 2011	
GROUND	691 m ²
LEVEL 1	0 m ²
LEVEL 2	951 m ²
LEVEL 3	950 m ²
LEVEL 4	928 m ²
LEVEL 5	856 m ²
LEVEL 6	743 m ²
LEVEL 7	674 m ²
LEVEL 8	662 m ²
Grand total	6455 m ²

GFA - EXISTING AND PROPOSED			
USE	EXISTING GFA (PLEP 2011)	PROPOSED GFA (PLEP 2011)	CHANGE
OFFICE	3930m ²	5909m ²	1979m ²
COMMERCIAL	299m ²	0m ²	-299m ²
RETAIL	0m ²	436m ²	436m ²
CAFE	168m ²	110m ²	-58m ²
EXCESS PARKING (see parking table)	750m ² 27 Additional		-750m ²
TOTAL	5147m ²	6455m ²	1308m ²

SCHEDULE OF AREAS:

SITE AREA	1073m ²
EXISTING FSR	4.80 : 1

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NSW Nominated Architects: Craig Saltmarsh 6569 / Scott Moylan 7147

[illegible]

EXISTING GFA - PLEP 2011

DRAWING NO P040

REVISION	PP 1		
PROJECT NO	217116		
SCALE @ A1	As indicated		
DRAWN	Author		
CHECKED	Checker	APPROVED	Approver



PROPOSED GFA - PLEP 2011	
GROUND	691 m ²
LEVEL 1	0 m ²
LEVEL 2	951 m ²
LEVEL 3	950 m ²
LEVEL 4	928 m ²
LEVEL 5	856 m ²
LEVEL 6	743 m ²
LEVEL 7	674 m ²
LEVEL 8	662 m ²
Grand total	6455 m ²

GFA - EXISTING AND PROPOSED			
USE	EXISTING GFA (PLEP 2011)	PROPOSED GFA (PLEP 2011)	CHANGE
OFFICE	3930m ²	5909m ²	1979m ²
COMMERCIAL	299m ²	0m ²	-299m ²
RETAIL	0m ²	436m ²	436m ²
CAFE	168m ²	110m ²	-58m ²
EXCESS PARKING (see parking table)	27 Additional		-750m ²
TOTAL	5147m ²	6455m ²	1308m ²

SCHEDULE OF AREAS:

SITE AREA	1073m ²
PROPOSED FSR	6.02 : 1

NOTE:
AREAS ARE APPROXIMATE ONLY
AND NEED TO BE CONFIRMED BY
A REGISTERED SURVEYOR

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REV	DESCRIPTION	DATE
1	PLANNING PROPOSAL ISSUE	23/11/18

Change of Use Ground Floor, Level 2 - 3

128 Marsden Street, Parramatta

PROPOSED GFA - PLEP 2011

DRAWING NO P041

REVISION	PP 1		
PROJECT NO	217116		
SCALE @ A1	As indicated		
DRAWN	Author		
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128 Marsden Street, Parramatta



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REV	DESCRIPTION	DATE
1	DA ISSUE	23/07/2011

[illegible]

Change of Use Level 2 - 3

128 Marsden Street, Parramatta

3D PERSPECTIVE VIEW

DRAWING NO DA030

REVISION	DA 1		
PROJECT NO	217116		
SCALE @ A1			
DRAWN	Author		
CHECKED	Checker	APPROVED	Approved

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NSW Nominated Architects: Craig Saltmarsh 6569 / Scott Moylan 7147

REV	DESCRIPTION	DATE
1	DA ISSUE	23/07/201

Change of Use Level 2 - 3

128 Marsden Street, Parramatta

3D PERSPECTIVE VIEW

DRAWING NO DA031

REVISION	DA 1		
PROJECT NO	217116		
SCALE @ A1			
DRAWN	Author		
CHECKED	Checker	APPROVED	Approved

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