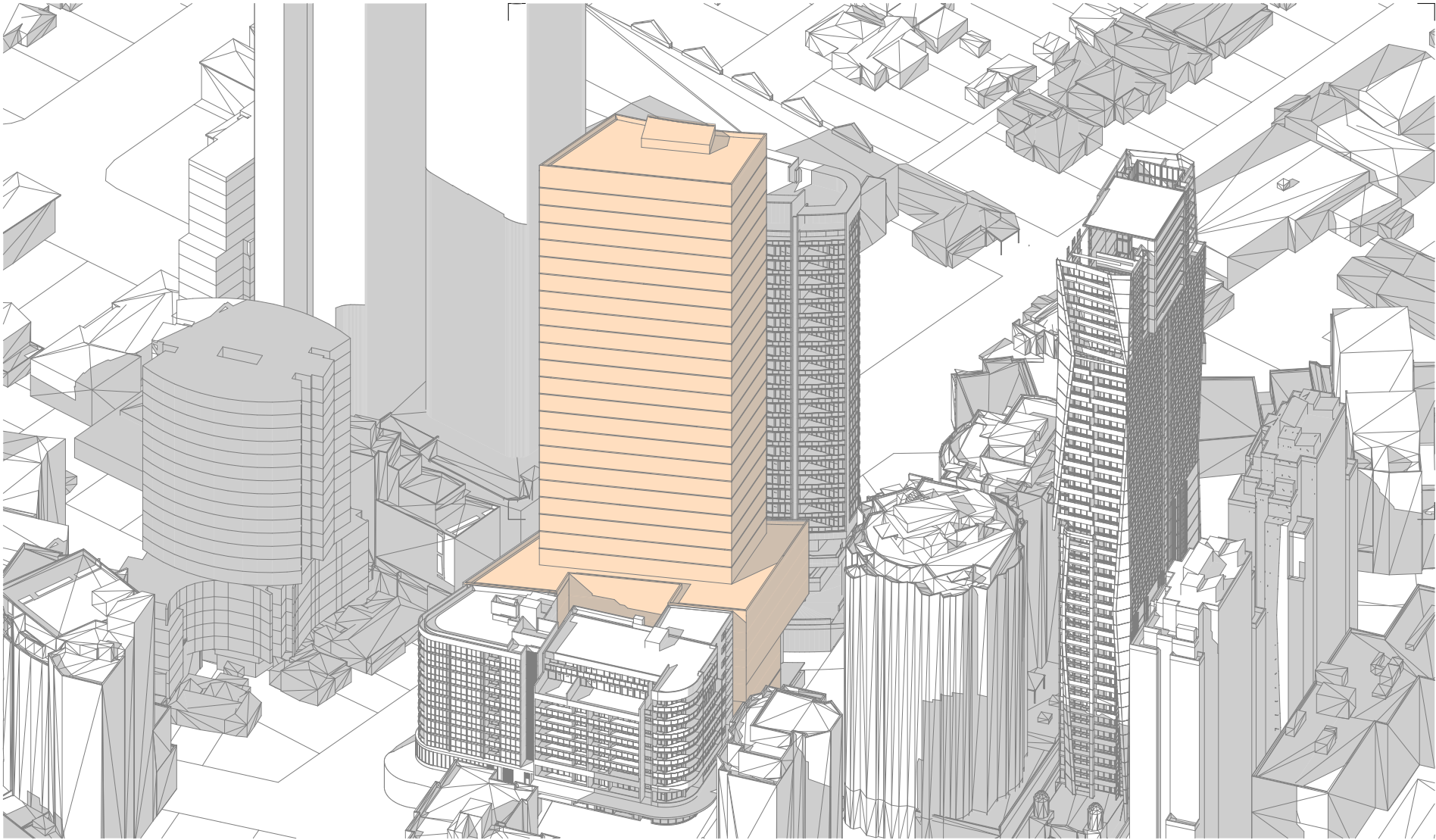


| DRAWING LIST |                                                   |
|--------------|---------------------------------------------------|
| 00           | COVER SHEET                                       |
| 01           | LOCATION PLAN                                     |
| 02           | SITE PLAN                                         |
| 03           | SURVEY PLAN                                       |
| 04           | BASEMENT 02                                       |
| 05           | BASEMENT 01                                       |
| 06           | GROUND FLOOR - OFFICE / RETAIL                    |
| 07           | LEVEL 1-2 - COMMERCIAL PODIUM PLAN                |
| 08           | LEVEL 3-6 - OFFICE PODIUM PLAN                    |
| 09           | LEVEL 7 - PODIUM OFFICE                           |
| 10           | LEVEL 8-29 - TYPICAL OFFICE FLOOR PLAN            |
| 11           | SECTION A                                         |
| 12           | SECTION B                                         |
| 13           | SECTION C                                         |
| 14           | NORTHERN BOUNDARY ELEVATION                       |
| 15           | STREET SECTION                                    |
| 16           | CHARLES STREET ELEVATION                          |
| 17           | HASSALL STREET ELEVATION                          |
| 18           | WIGRAM STREET ELEVATION                           |
| 19           | DEVELOPMENT CALCULATION                           |
| 20           | SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM               |
| 21           | SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM               |
| 22           | SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM               |
| 23           | SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM                |
| 24           | SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM                |
| 25           | 17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS |



PLANNING PROPOSAL

124 WIGRAM STREET, PARRAMATTA NSW 2150

3.8m FLOOR TO FLOOR HEIGHT SCHEME





1 LOCATION PLAN  
1:5000



Level 10, 263 Clarence Street, Sydney NSW 2000  
+ 61 2 9283 0860 | www.ptiarchitecture.com.au  
Nominated Registered Architect: Peter Israel (reg no 5064)  
ABN 90 050 071 022

| REV   | DESCRIPTION  |
|-------|--------------|
| P22.0 | CLIENT ISSUE |
| P23.0 | CLIENT ISSUE |
| P24.0 | CLIENT ISSUE |
| P25.0 | CLIENT ISSUE |
| P26.0 | CLIENT ISSUE |
| P27.0 | CLIENT ISSUE |
| P28.0 | CLIENT ISSUE |
| P29.0 | CLIENT ISSUE |
| P30.0 | CLIENT ISSUE |
| P31.0 | CLIENT ISSUE |
| P32.0 | CLIENT ISSUE |

| BY | DATE     |
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| LZ | 05.09.23 |
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| DP | 29.11.23 |
| LZ | 08.01.24 |
| LZ | 16.01.24 |

CLIENT:  
**SKY BLUE  
DEVELOPMENTS**

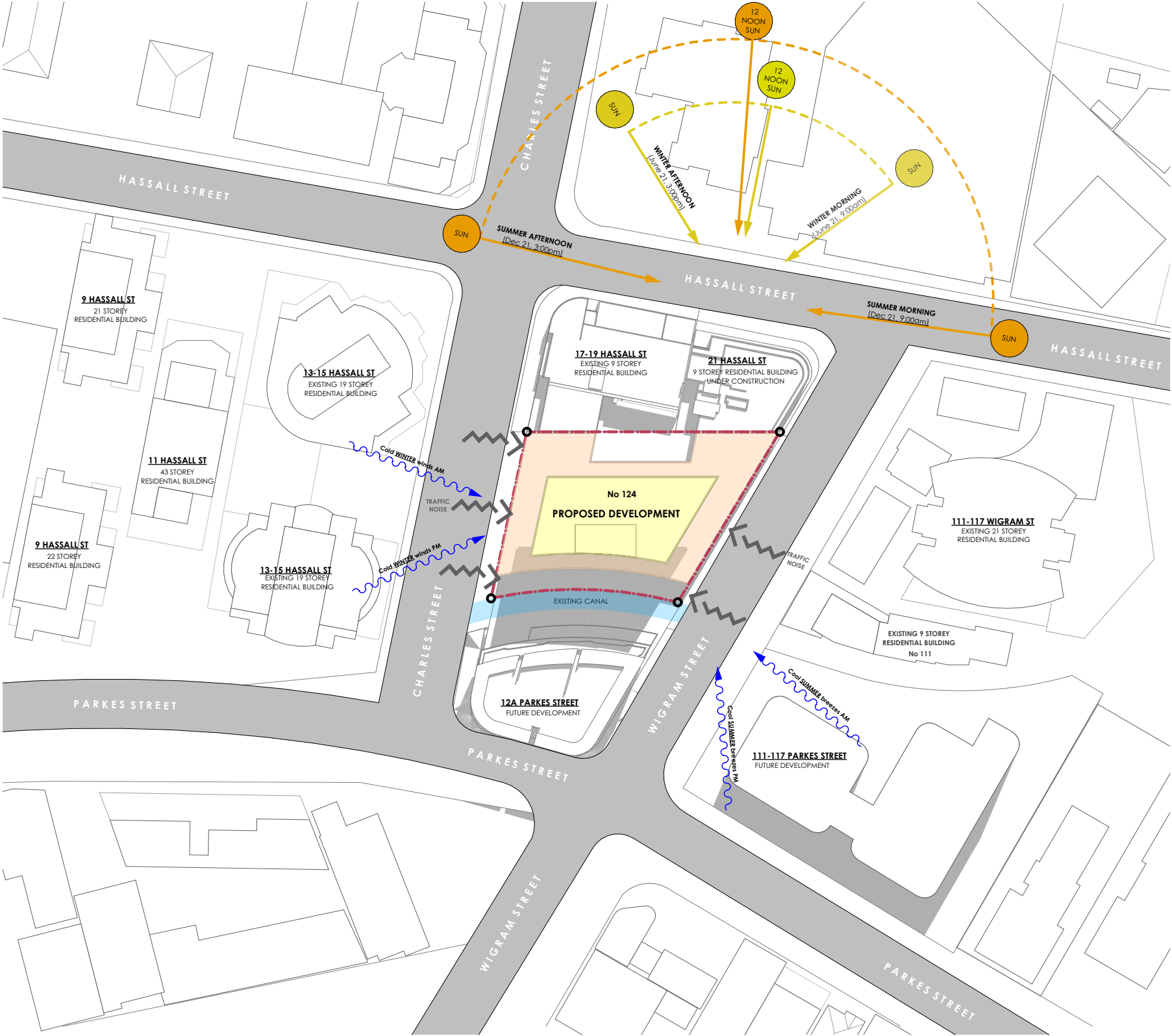
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**COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL  
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME**  
124 WIGRAM STREET PARRAMATTA NSW 2150  
DRAWING TITLE:  
**LOCATION PLAN**

NORTH POINT:

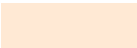
DRAWN BY: JW, FW, LZ, JR  
CHECKED BY: PI & LL  
SCALE: 1:5000 AT A3  
PROJECT NO: P530

PP 01 P32.0  
stage. dwg no. revision





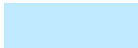
1 SITE PLAN & ANALYSIS PLAN  
1:1000



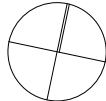
INDICATIVE PODIUM ENVELOPE



INDICATIVE TOWER ENVELOPE



EXISTING CANAL







| BY | DATE     |
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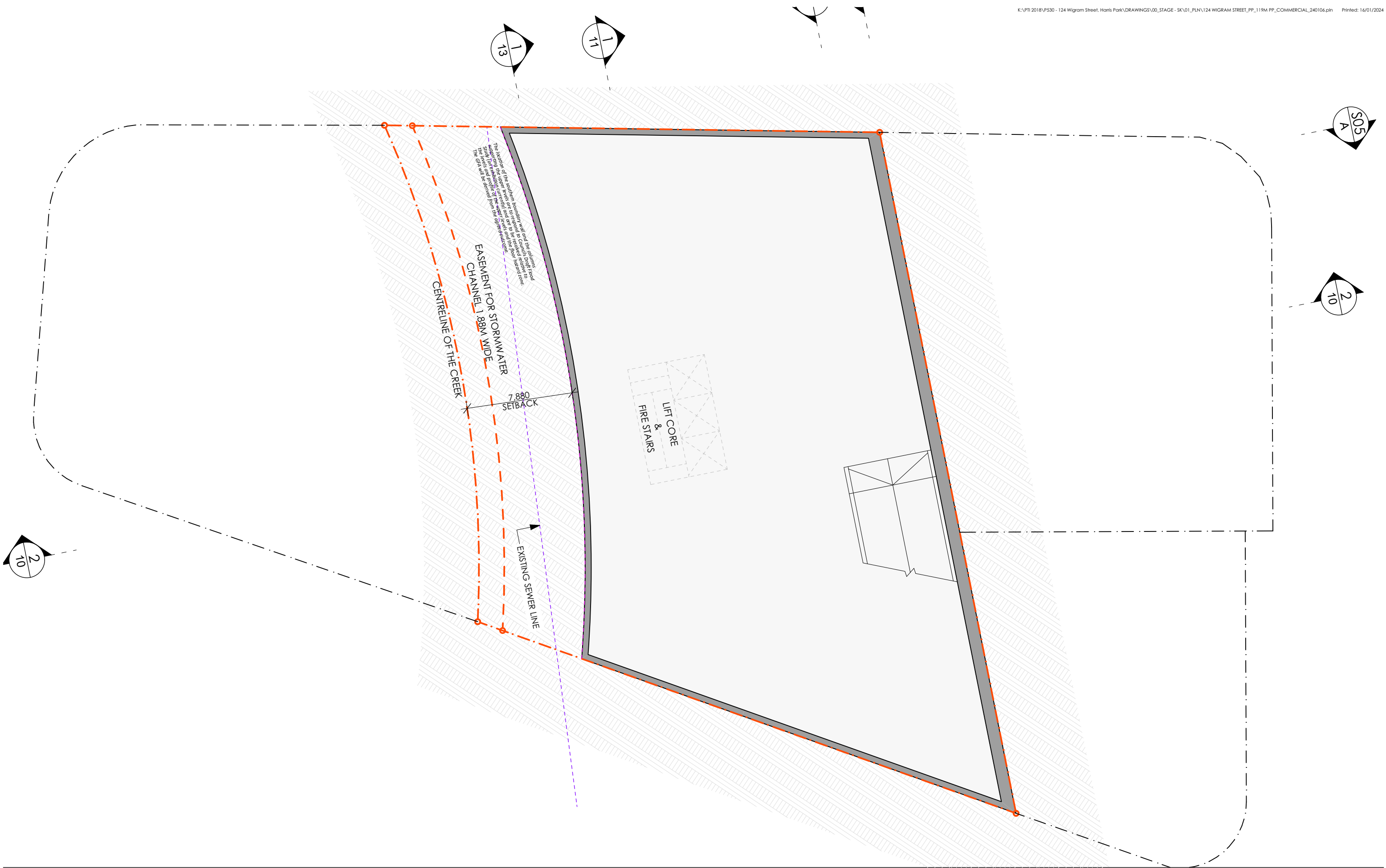
SKY BLUE  
DEVELOPMENTS

**COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL**  
**- 3.8m FLOOR TO FLOOR HEIGHT SCHEME**  
 124 WIGRAM STREET PARRAMATTA NSW 2150

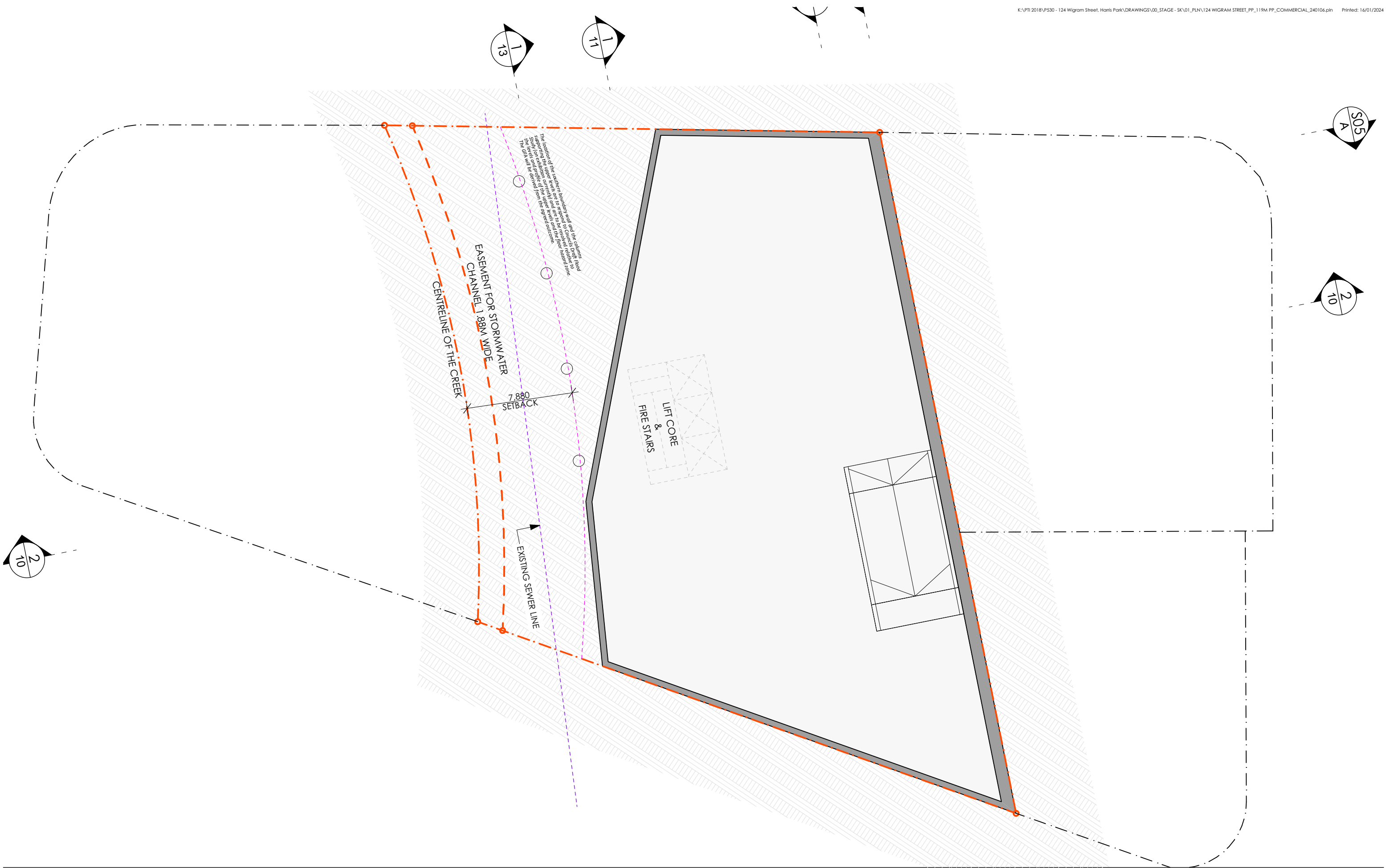


PP 03 P32.0  
stage. dwg no. revision



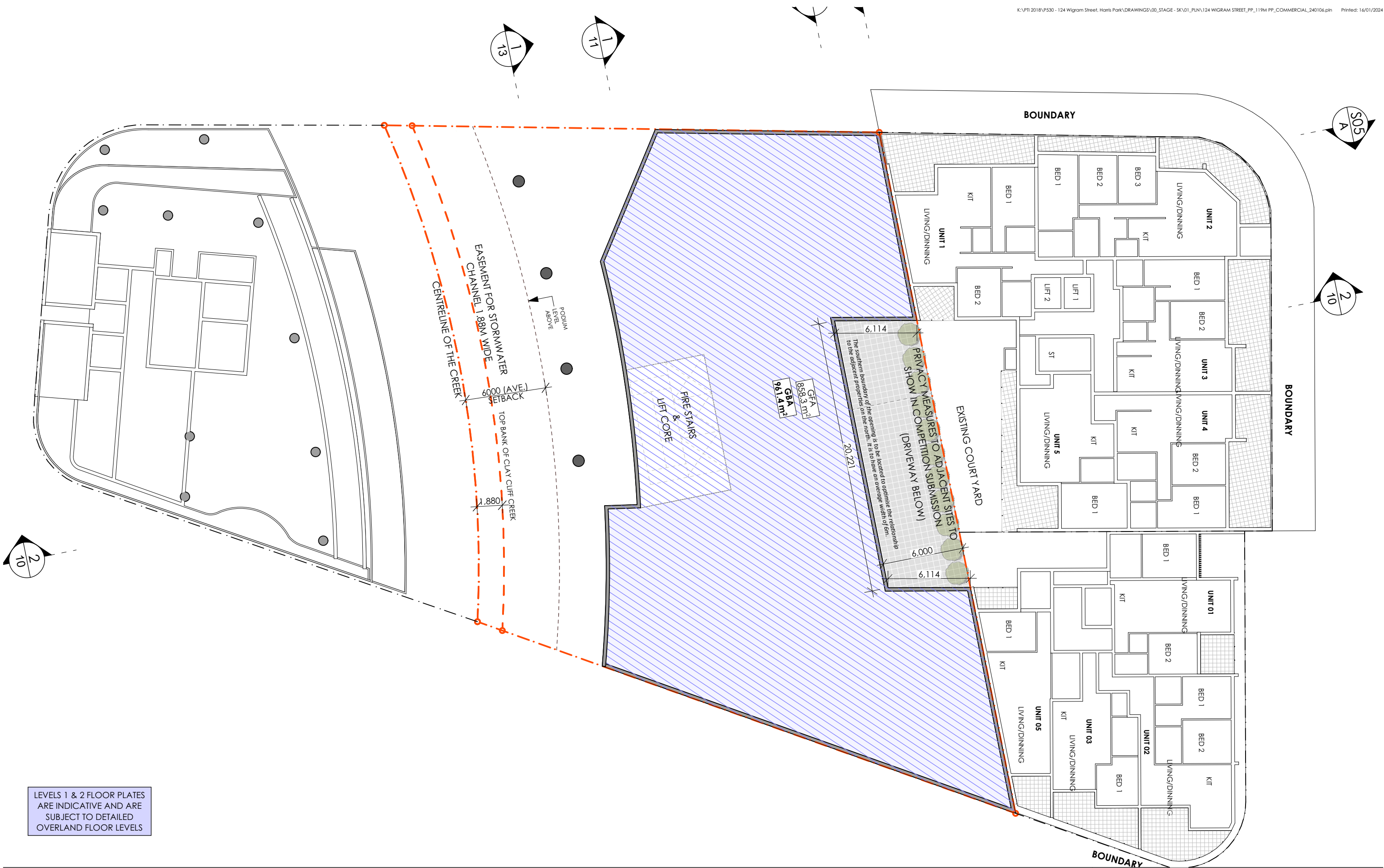




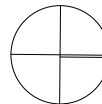
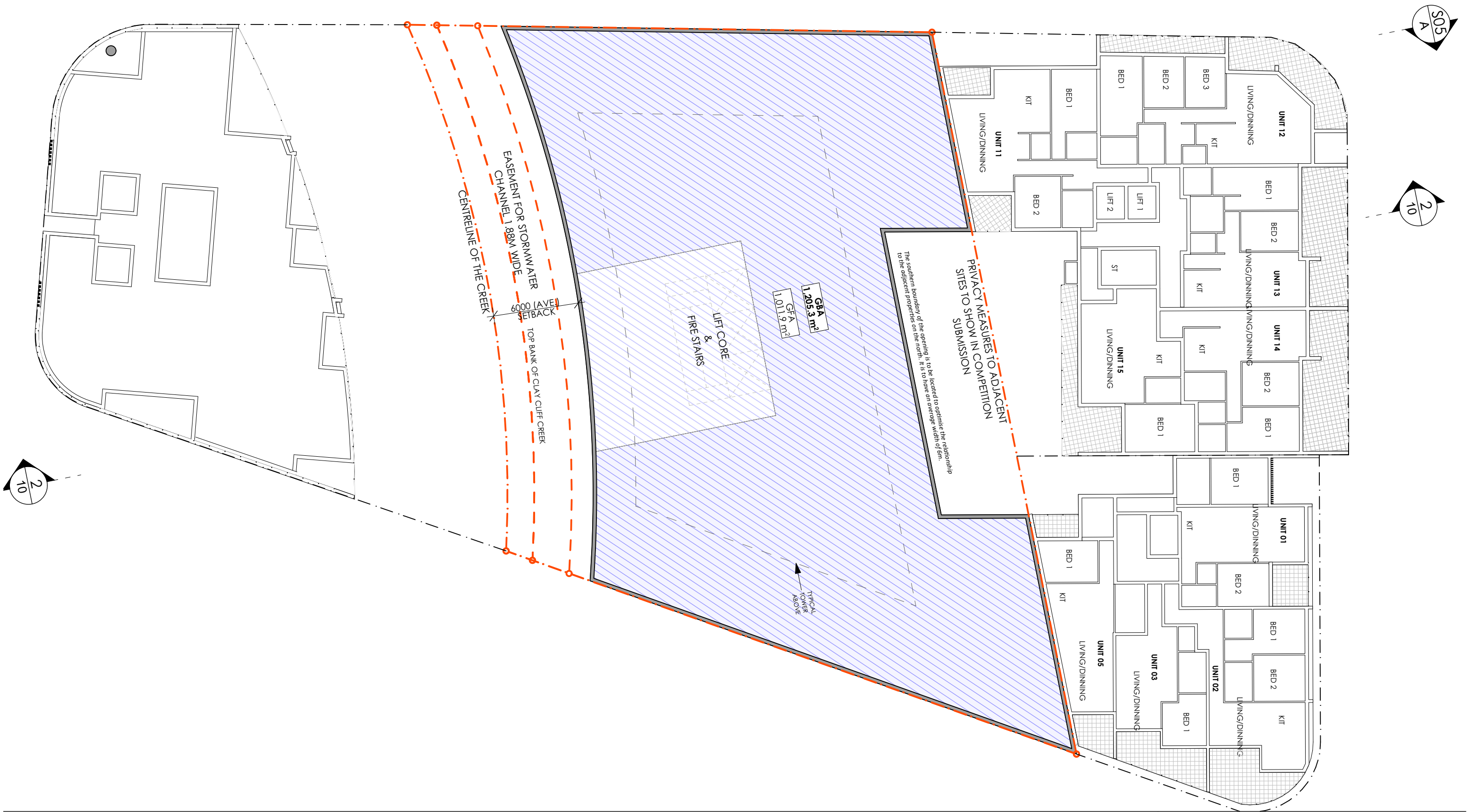




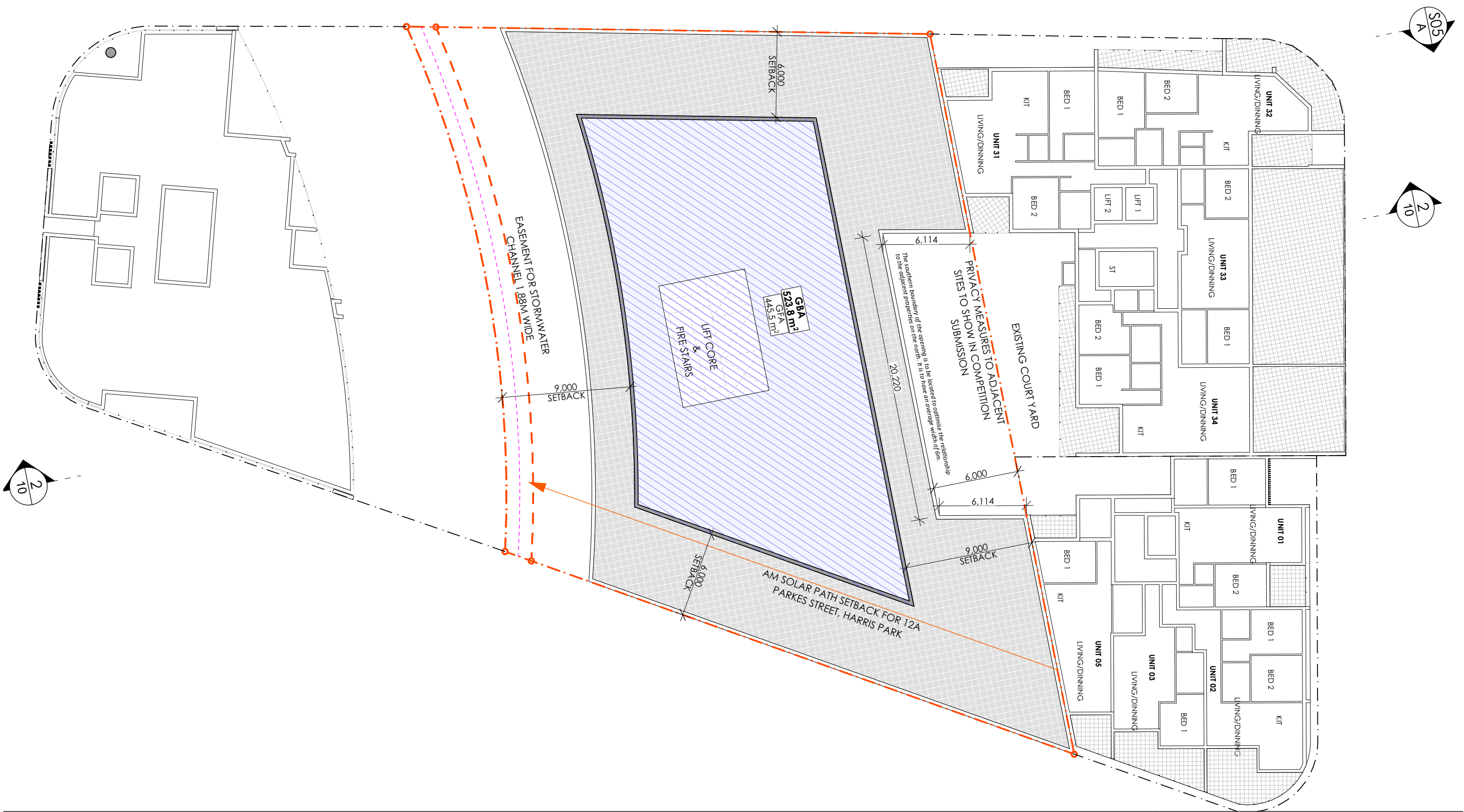




LEVELS 1 & 2 FLOOR PLATES  
ARE INDICATIVE AND ARE  
SUBJECT TO DETAILED  
OVERLAND FLOOR LEVELS

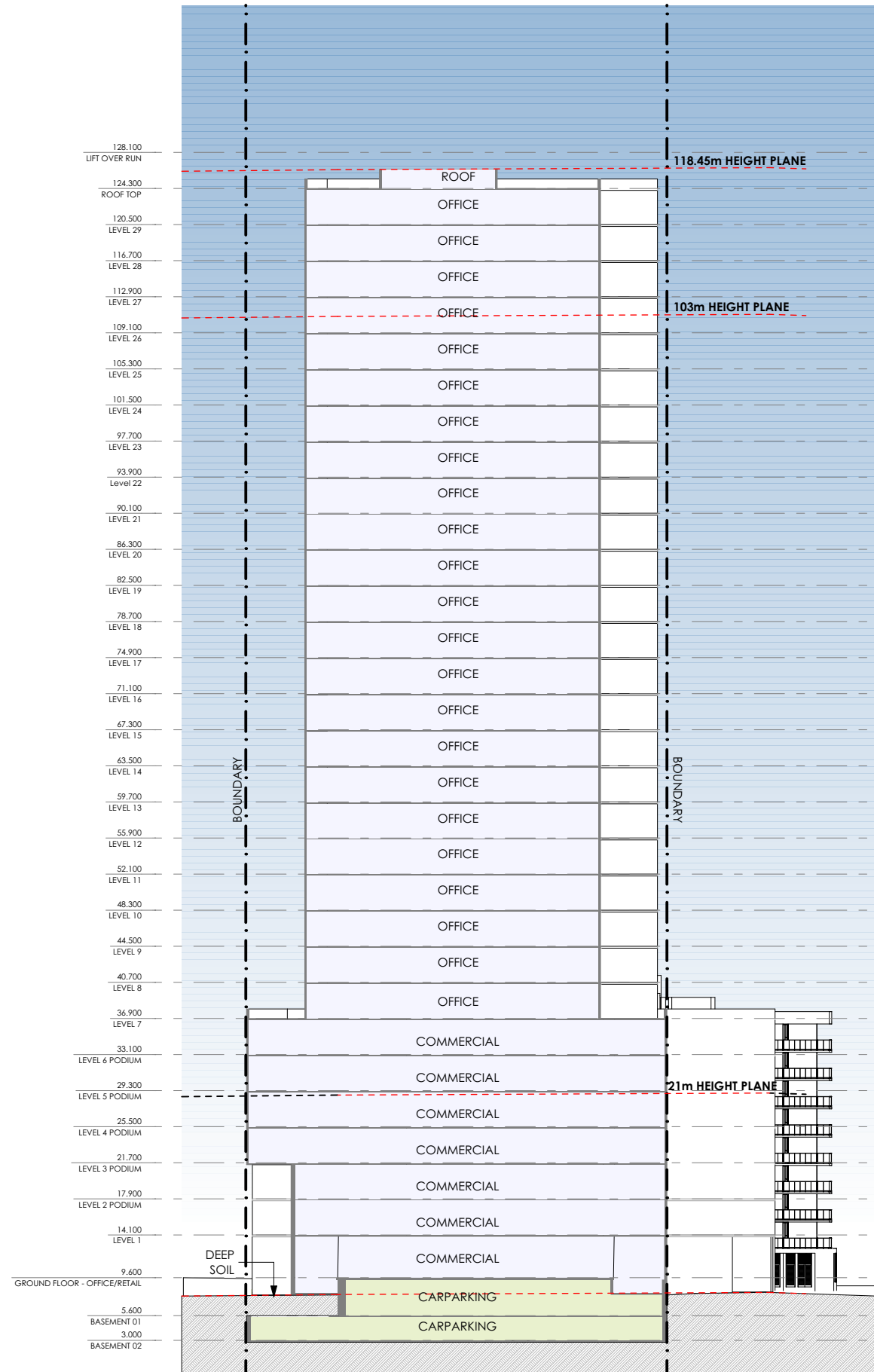




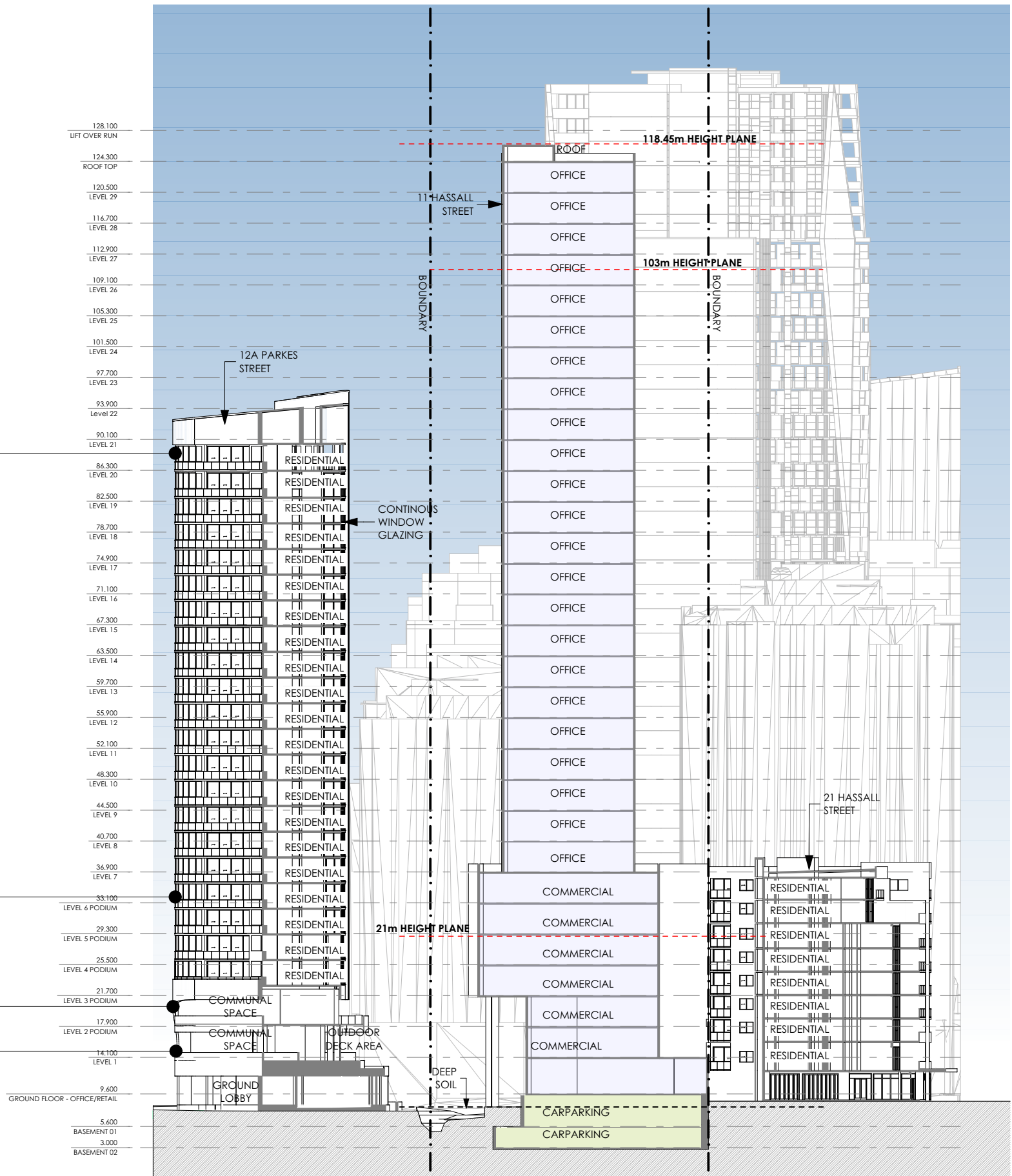
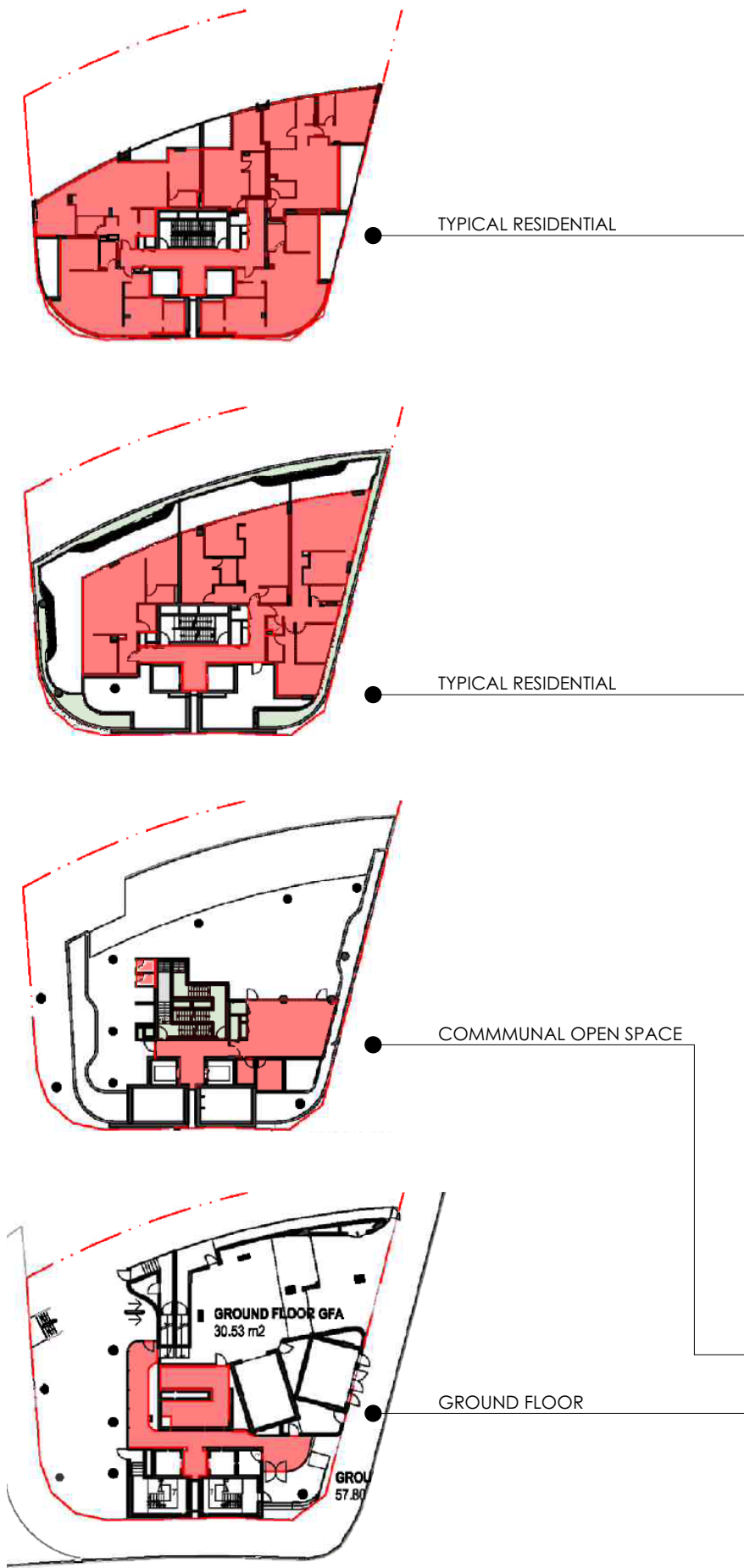






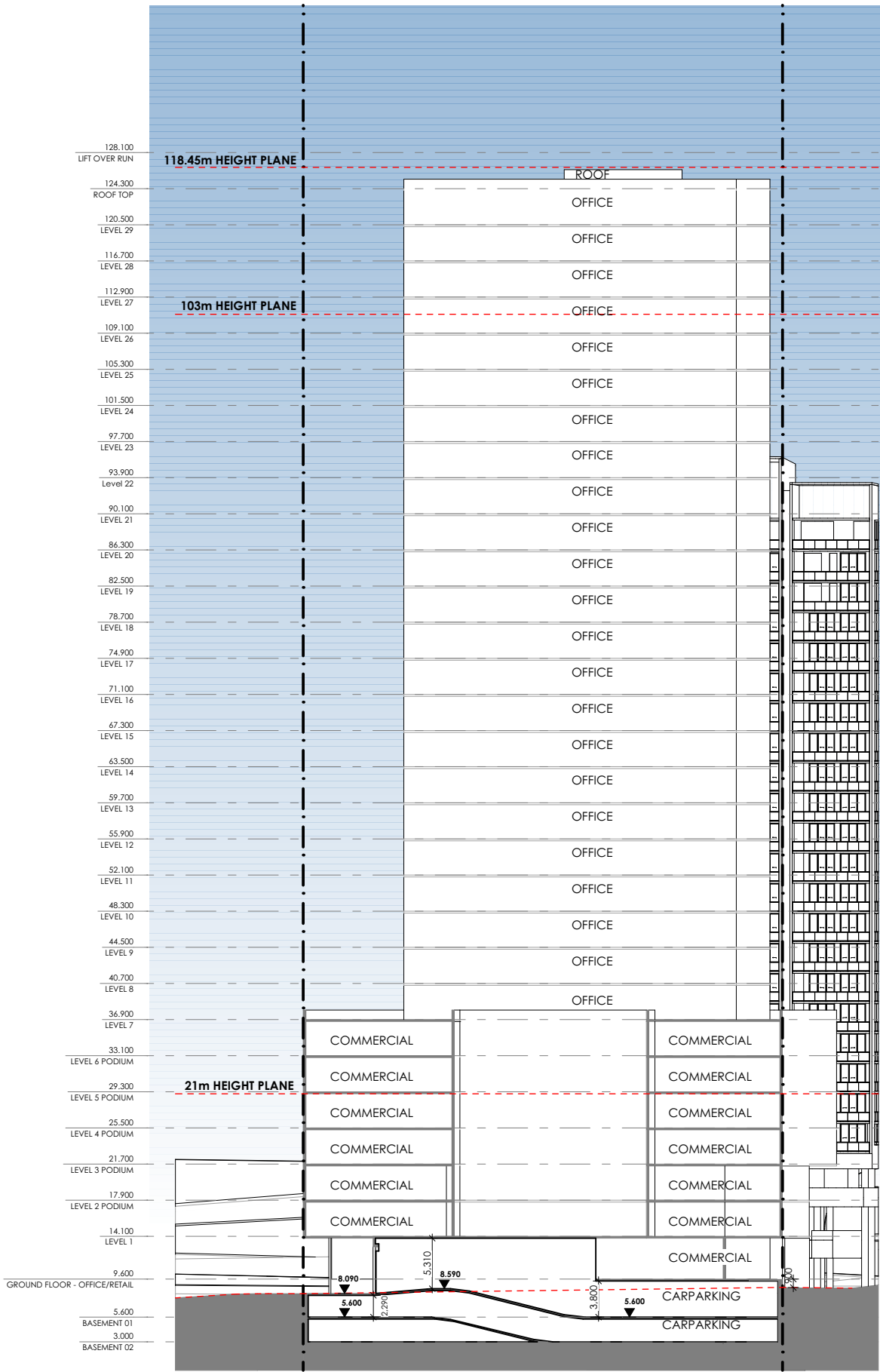


SECTION A-A  
1:600



1 SECTION B-B  
1:600





1

WIGRAM STREET SECTION  
1:600

| REV   | DESCRIPTION  |
|-------|--------------|
| P22.0 | CLIENT ISSUE |
| P23.0 | CLIENT ISSUE |
| P24.0 | CLIENT ISSUE |
| P25.0 | CLIENT ISSUE |
| P26.0 | CLIENT ISSUE |
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CLIENT:

SKY BLUE  
DEVELOPMENTS

PROJECT TITLE:

COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL  
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME

124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:

SECTION C

NORTH POINT:

DRAWN BY:

JW, FW, LZ, JR

CHECKED BY:

PI & LL

SCALE:

1:600 AT A3

PROJECT No:

P530

PP

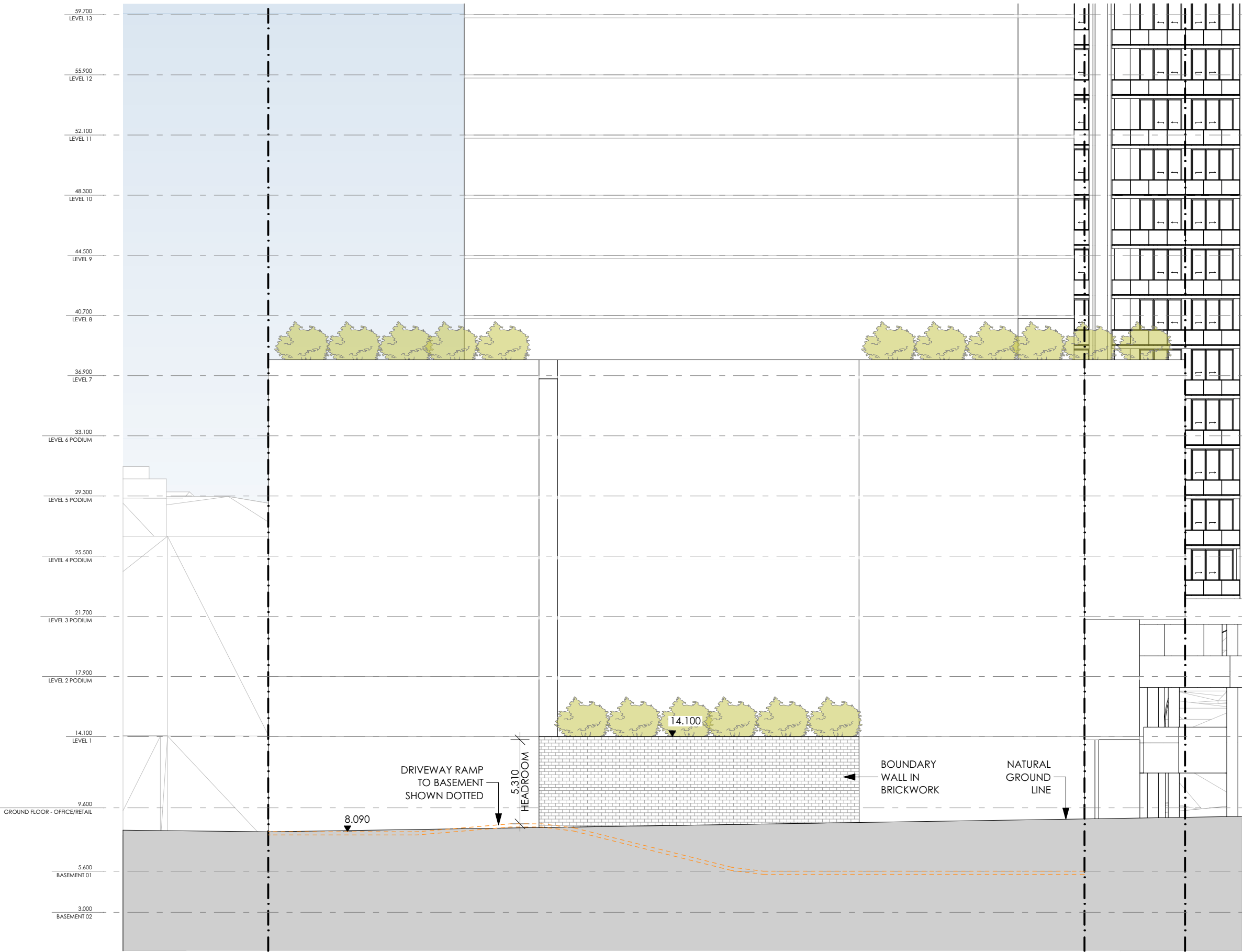
stage.

13

dwg no.

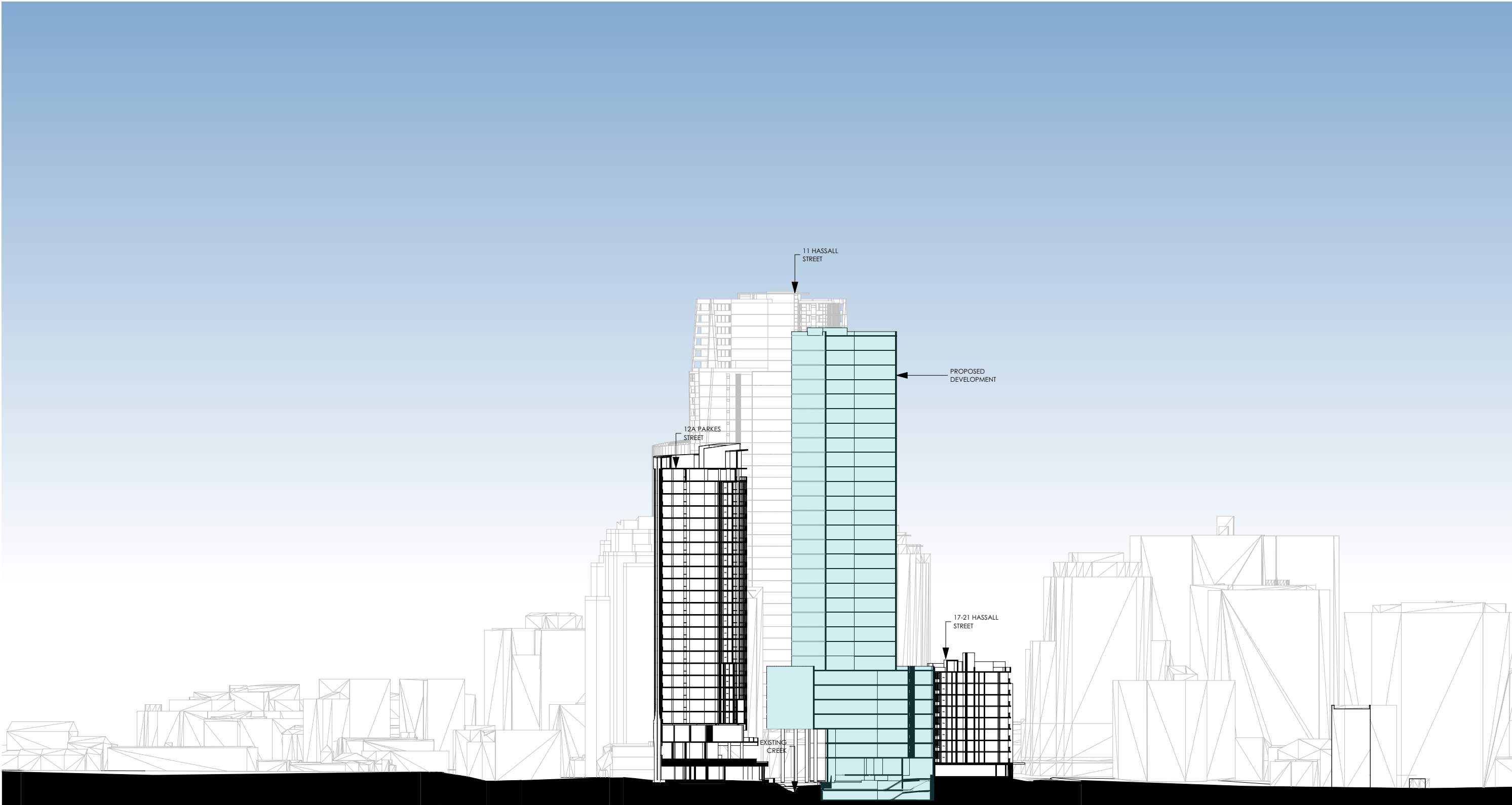
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revision

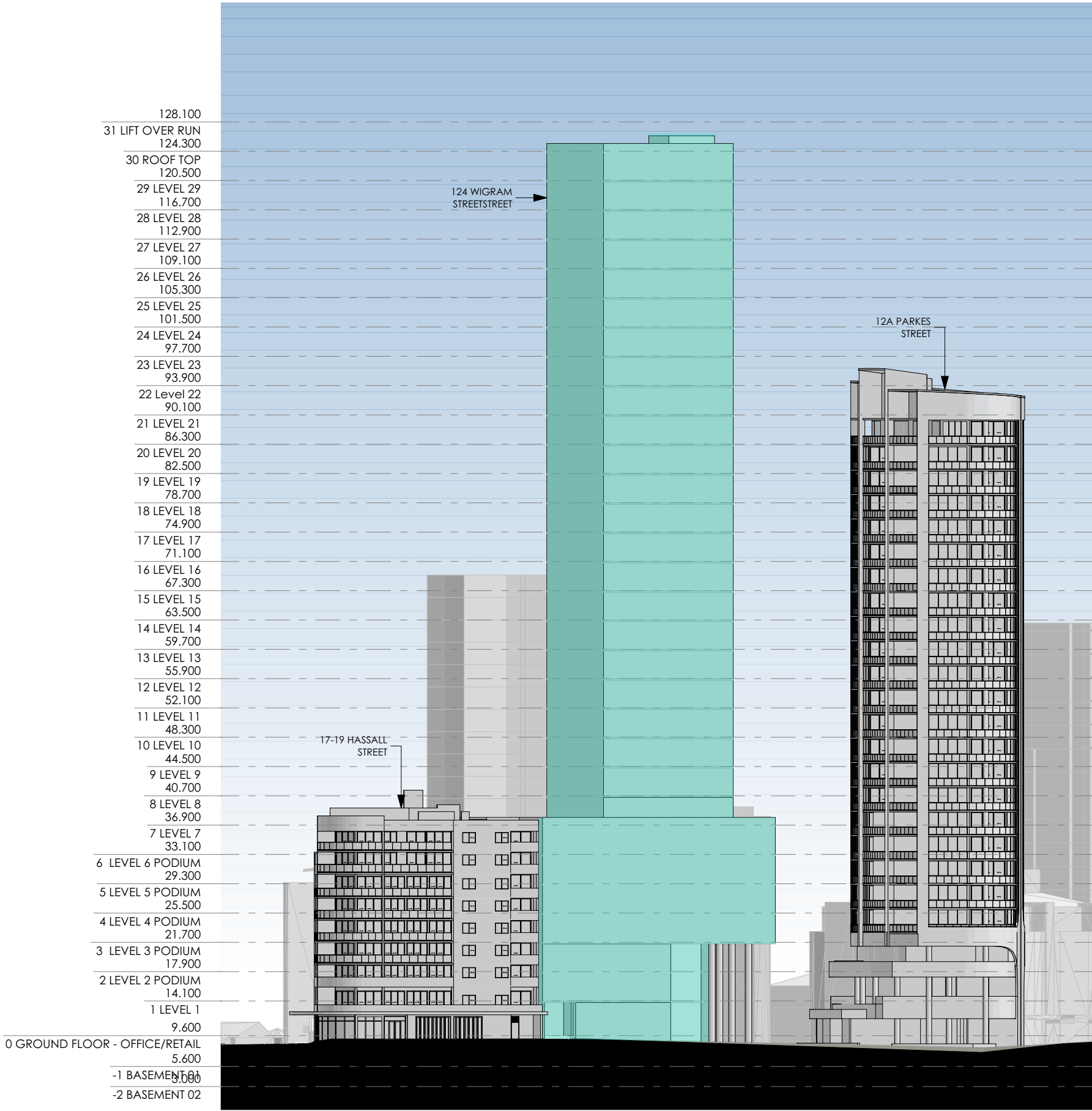


1 NORTHERN BOUNDARY ELEVATION  
1:250

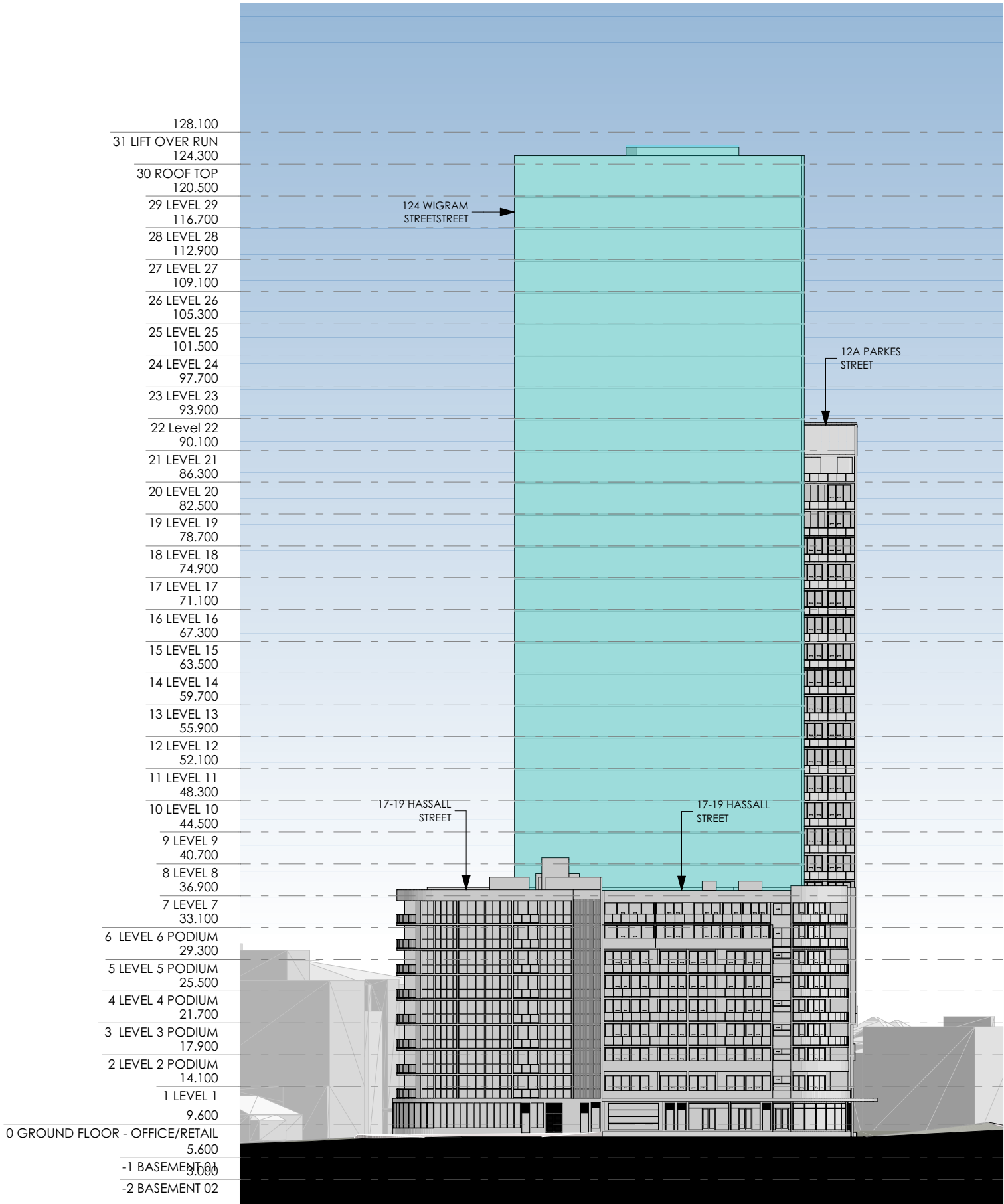




1 WIGRAM STREET SECTION  
1:1000



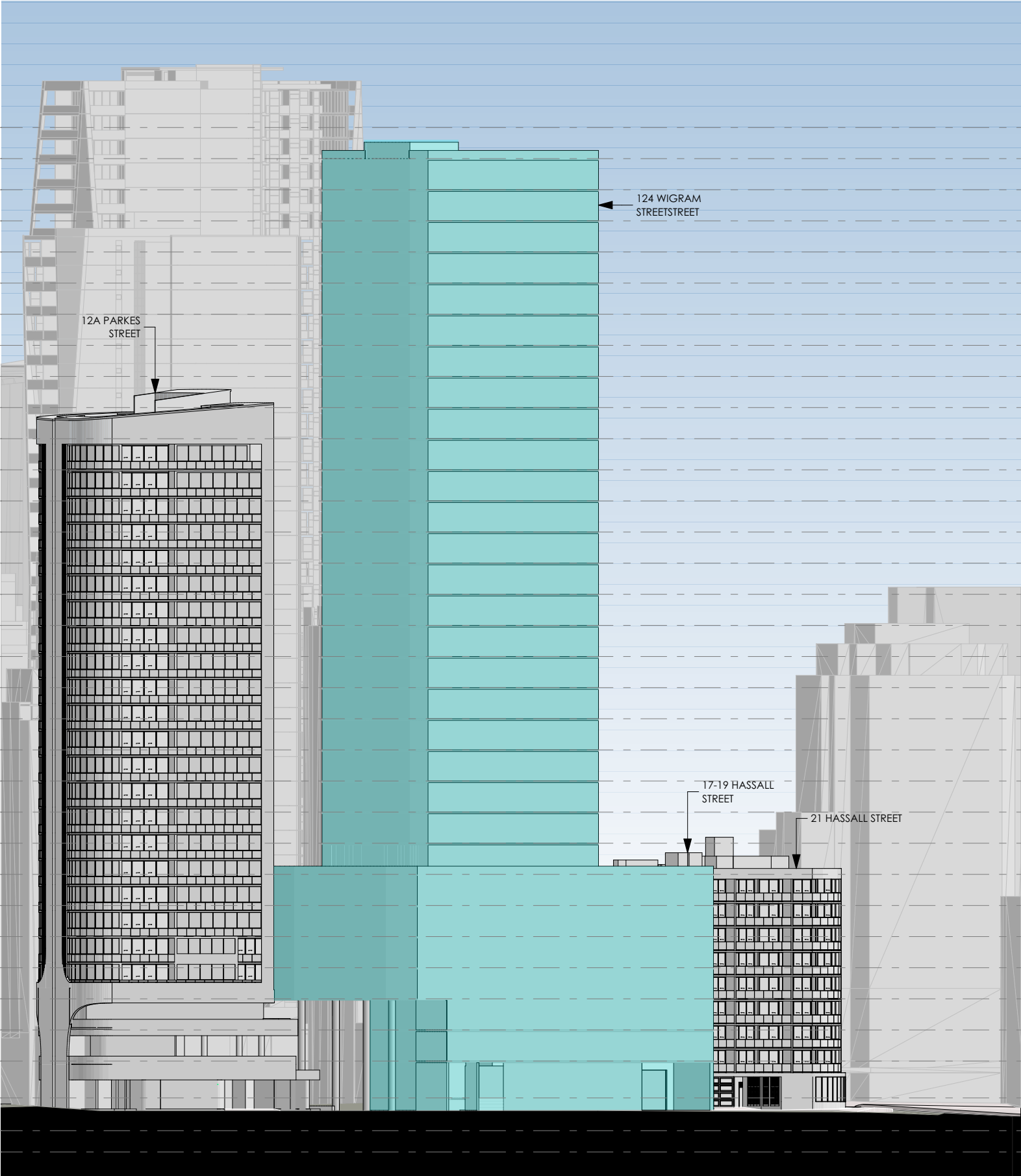
CHARLES STREET ELEVATION  
1:600



1 HASSALL STREET ELEVATION  
1:600



- 128.100
- 31 LIFT OVER RUN
- 124.300
- 30 ROOF TOP
- 120.500
- 29 LEVEL 29
- 116.700
- 28 LEVEL 28
- 112.900
- 27 LEVEL 27
- 109.100
- 26 LEVEL 26
- 105.300
- 25 LEVEL 25
- 101.500
- 24 LEVEL 24
- 97.700
- 23 LEVEL 23
- 93.900
- 22 Level 22
- 90.100
- 21 LEVEL 21
- 86.300
- 20 LEVEL 20
- 82.500
- 19 LEVEL 19
- 78.700
- 18 LEVEL 18
- 74.900
- 17 LEVEL 17
- 71.100
- 16 LEVEL 16
- 67.300
- 15 LEVEL 15
- 63.500
- 14 LEVEL 14
- 59.700
- 13 LEVEL 13
- 55.900
- 12 LEVEL 12
- 52.100
- 11 LEVEL 11
- 48.300
- 10 LEVEL 10
- 44.500
- 9 LEVEL 9
- 40.700
- 8 LEVEL 8
- 36.900
- 7 LEVEL 7
- 33.100
- 6 LEVEL 6 PODIUM
- 29.300
- 5 LEVEL 5 PODIUM
- 25.500
- 4 LEVEL 4 PODIUM
- 21.700
- 3 LEVEL 3 PODIUM
- 17.900
- 2 LEVEL 2 PODIUM
- 14.100
- 1 LEVEL 1
- 9.600
- 0 GROUND FLOOR - OFFICE/RETAIL
- 5.600
- 1 BASEMENT 01
- 0.000
- 2 BASEMENT 02



1 WIGRAM STREET ELEVATION  
1:600

DEVELOPMENT CALCULATION

FSR CALCULATION

|                                                                                                                                                                                                                                                                                                     |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| SITE AREA                                                                                                                                                                                                                                                                                           | 1559m <sup>2</sup>                 |
| FSR PERMITTED                                                                                                                                                                                                                                                                                       | 11.5:1 (17 928.5 m <sup>2</sup> )  |
| FSR PROPOSED                                                                                                                                                                                                                                                                                        | 10.68:1 (16 656.9 m <sup>2</sup> ) |
| <div>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume:<ul style="list-style-type: none"><li>Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies).</li><li>Commercial GFA = 85% of GBA.</li></ul></div> |                                    |

DEEP SOIL AREA CALCULATION

|                         |                                   |
|-------------------------|-----------------------------------|
| PROPOSED DEEP SOIL AREA | 159m <sup>2</sup> (10% SITE AREA) |
|-------------------------|-----------------------------------|

NO. OF LEVELS

|                              |                         |
|------------------------------|-------------------------|
| BASEMENTS                    | 2 LEVELS                |
| GROUND LEVEL                 | 1 LEVEL                 |
| NO. OF PODIUM OFFICE LEVELS  | 6 LEVELS                |
| NO. OF TYPICAL OFFICE LEVELS | 23 LEVELS               |
| TOTAL                        | 30 LEVELS + 2 BASEMENTS |



PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE

SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL



PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE

SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
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PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

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CLIENT:

SKY BLUE  
DEVELOPMENTS

PROJECT TITLE:

COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL  
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME

124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:

SHADOW DIAGRAMS 3D: 12 JUNE  
12:00PM

DRAWN BY:

JW, FW, LZ, JR

CHECKED BY:

PI & LL

SCALE:

1:1200, 1:100 AT A3

PROJECT No:

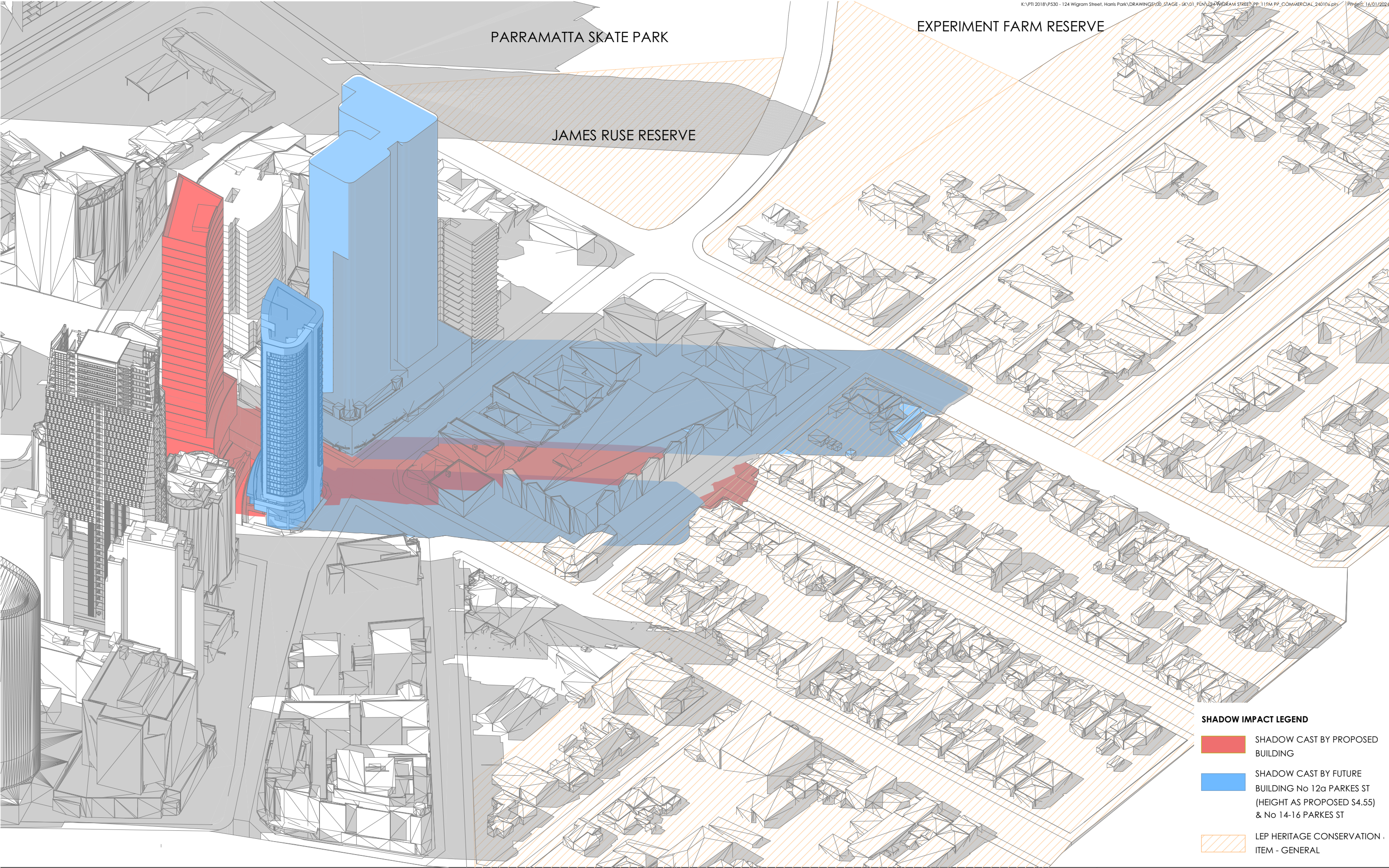
P530

PP  
stage.

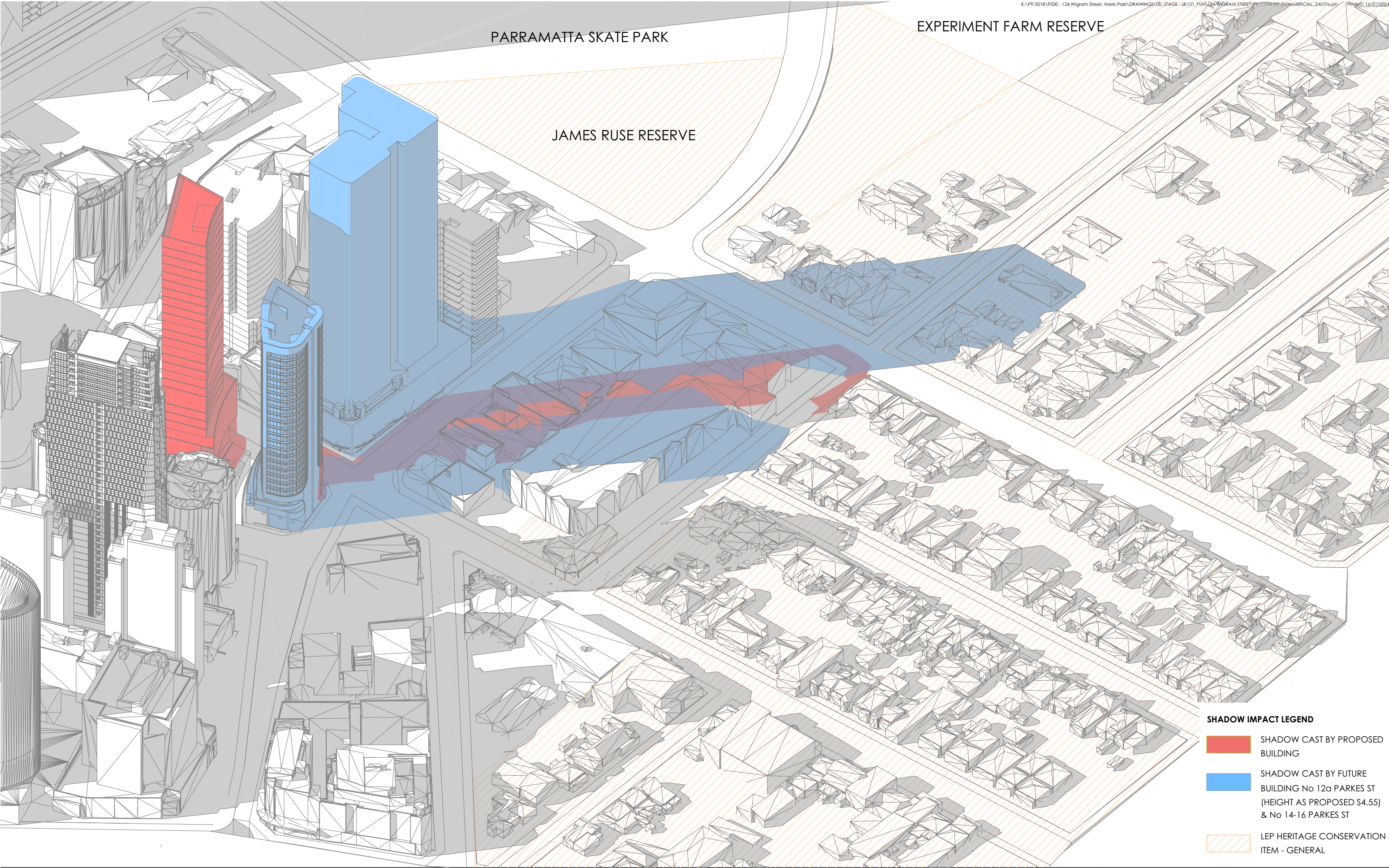
22  
dwg no.

P32.0  
revision









**SHADOW IMPACT LEGEND**

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

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PROJECT TITLE:

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- 3.8m FLOOR TO FLOOR HEIGHT SCHEME**

124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:

**SHADOW DIAGRAMS 3D: 12 JUNE  
2:00PM**

DRAWN BY:

JW, FW, LZ, JR

CHECKED BY:

PI & LL

SCALE:

1:1200, 1:100 AT A3

PROJECT No:

P530

**PP**  
stage.

**24**  
dwg no.

**P32.0**  
revision



