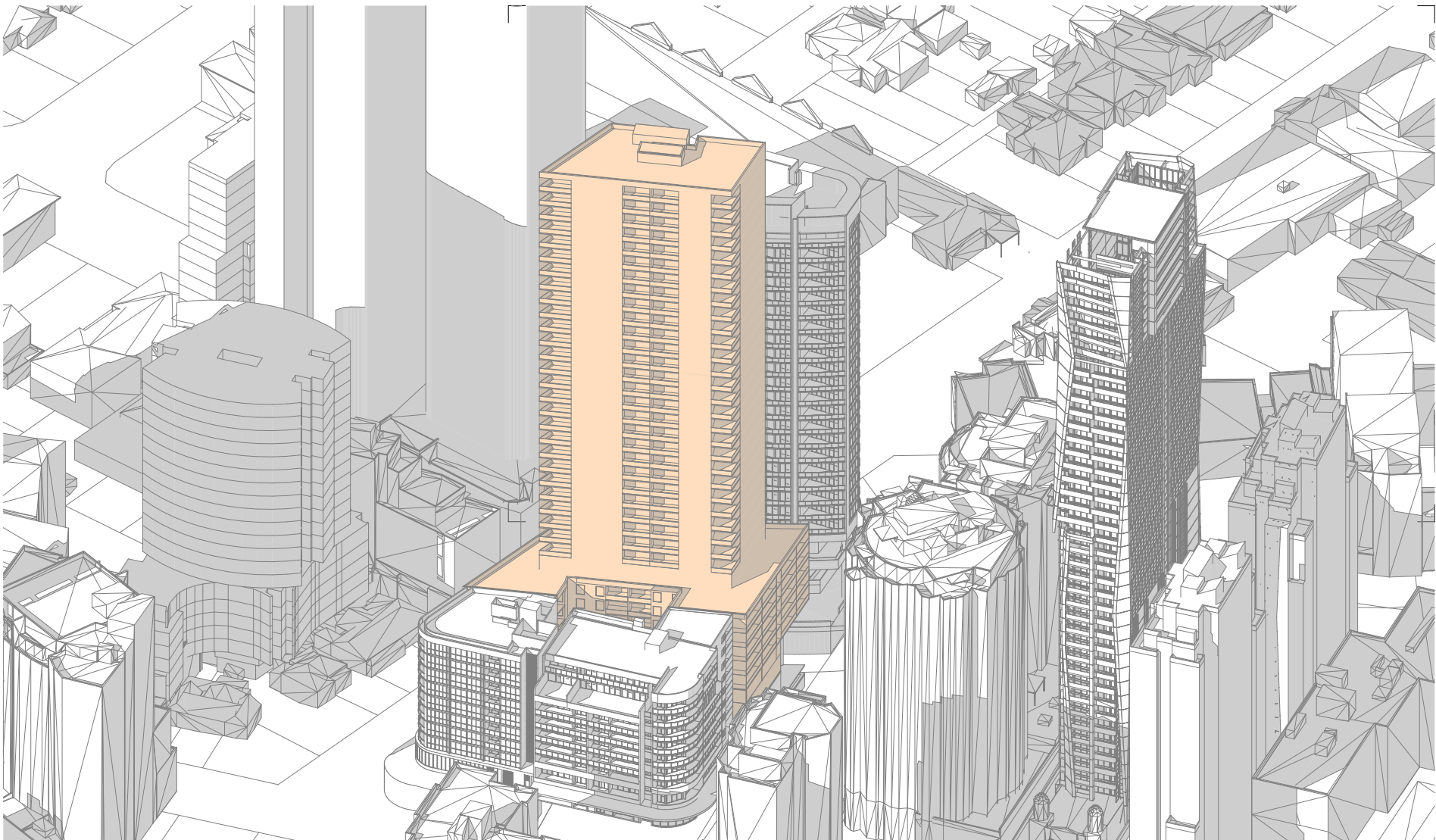


DRAWING LIST	
00	COVER SHEET
01	LOCATION PLAN
02	SITE PLAN
03	SURVEY PLAN
04	BASEMENT 02
05	BASEMENT 01
06	GROUND FLOOR - COMMERCIAL
07	LEVEL 1 - COMMERCIAL PODIUM PLAN
08	LEVEL 2 - RESIDENTIAL LEVEL PODIUM PLAN
09	LEVEL 3-7 - RESIDENTIAL PODIUM PLAN
10	LEVEL 8 - RESIDENTIAL PODIUM PLAN
11	LEVEL 9 - 35- TYPICAL RESIDENTIAL FLOOR PLAN
12	SECTION A
13	SECTION B
14	SECTION C
15	NORTHERN BOUNDARY ELEVATION
16	STREET SECTION
17	CHARLES STREET ELEVATION
18	HASSALL STREET ELEVATION
19	WIGRAM STREET ELEVATION
20	DEVELOPMENT CALCULATION
21	SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM
22	SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM
22	SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM
23	SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM
23	SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM
26	17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS



PLANNING PROPOSAL

124 WIGRAM STREET, PARRAMATTA NSW 2150

MIXED USE PODIUM WITH RESIDENTIAL TOWER 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
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 - COMMERCIAL
P31.0	CLIENT ISSUE - RESIDENTIAL
P32.0	CLIENT ISSUE - RESIDENTIAL
P33.0	CLIENT ISSUE - RESIDENTIAL
P34.0	CLIENT ISSUE - RESIDENTIAL

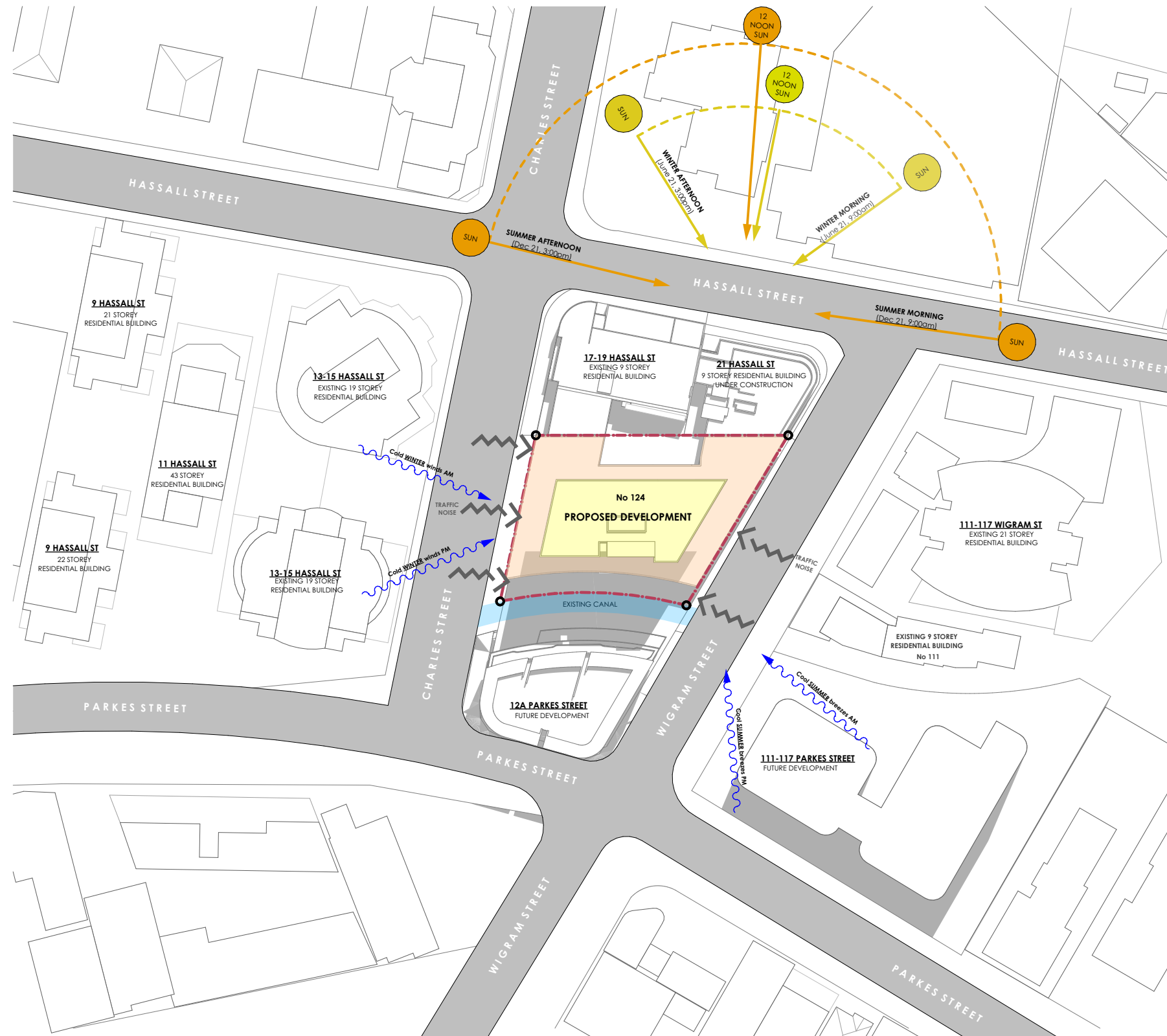
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JR	19.05.23
JR	29.05.23
JR	01.06.23
LZ	29.08.23
LZ	05.09.23
LZ	08.09.23
DP	29.11.23
DP	30.11.23
DP	06.12.23
LZ	09.01.24
LZ	16.01.24

CLIENT:
**SKY BLUE
DEVELOPMENTS**

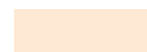
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**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LOCATION PLAN

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

PP 01 P34.0
stage. dwg no. revision



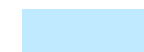
1 SITE PLAN & ANALYSIS PLAN
1:1000



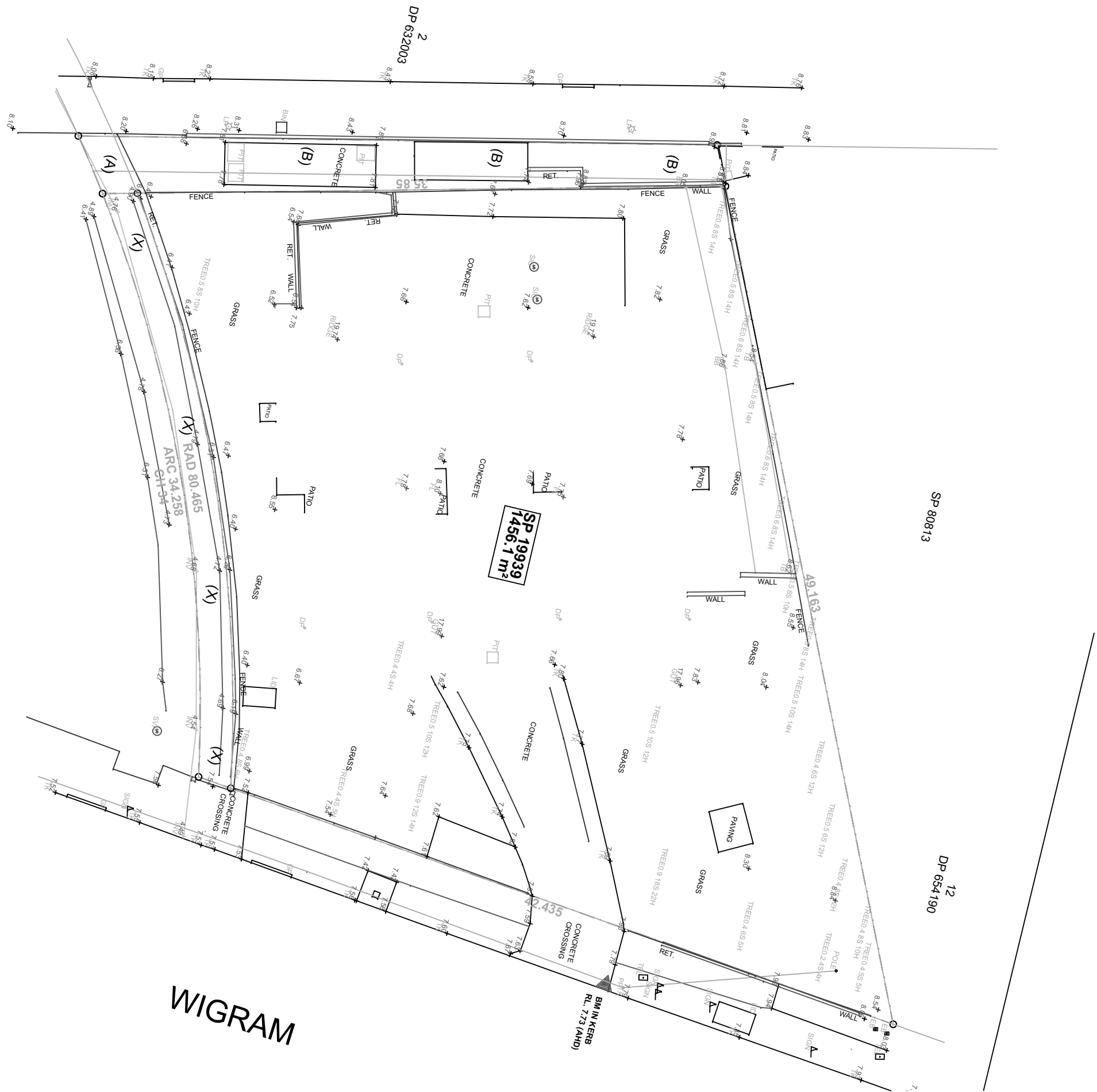
INDICATIVE PODIUM ENVELOPE

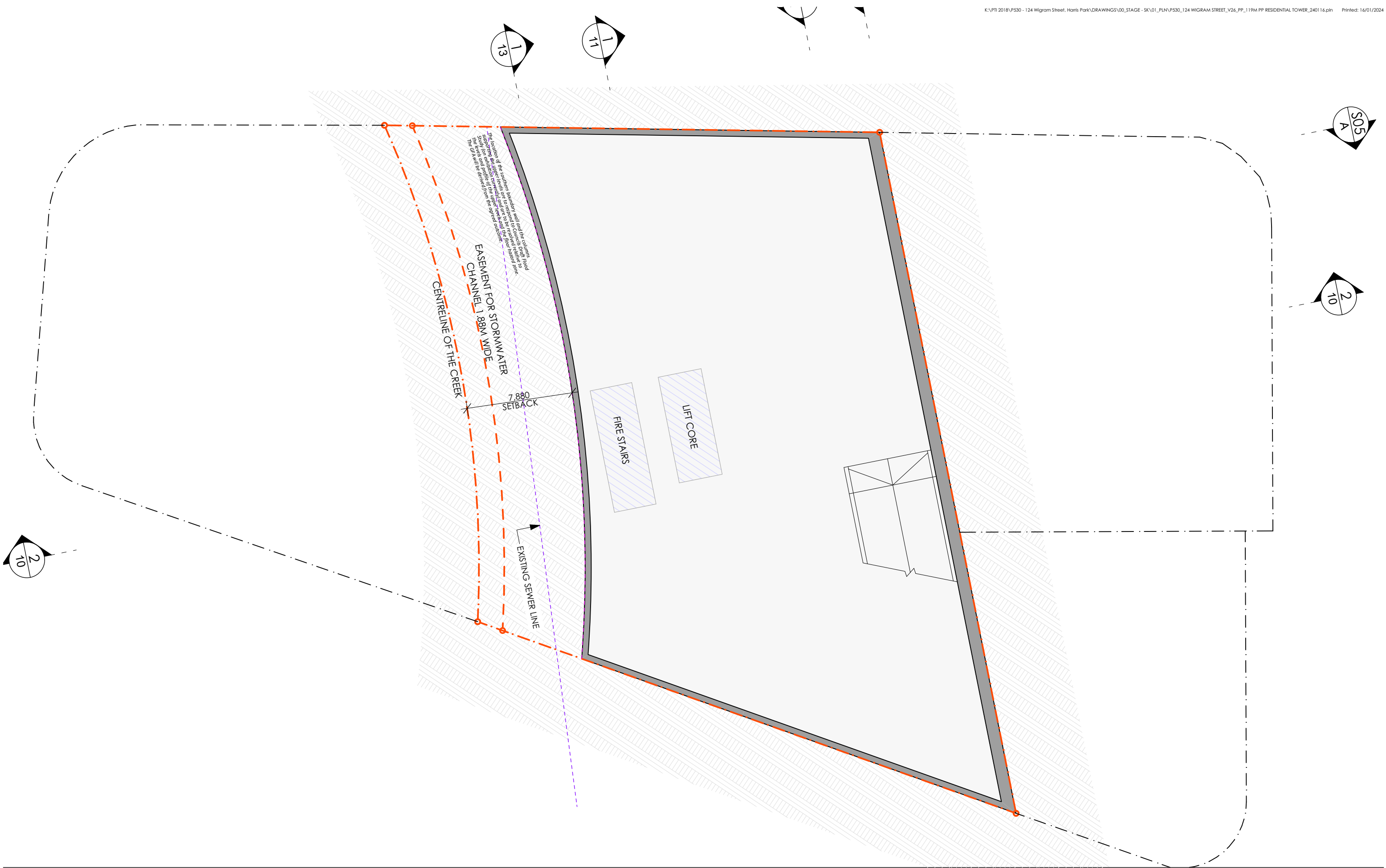


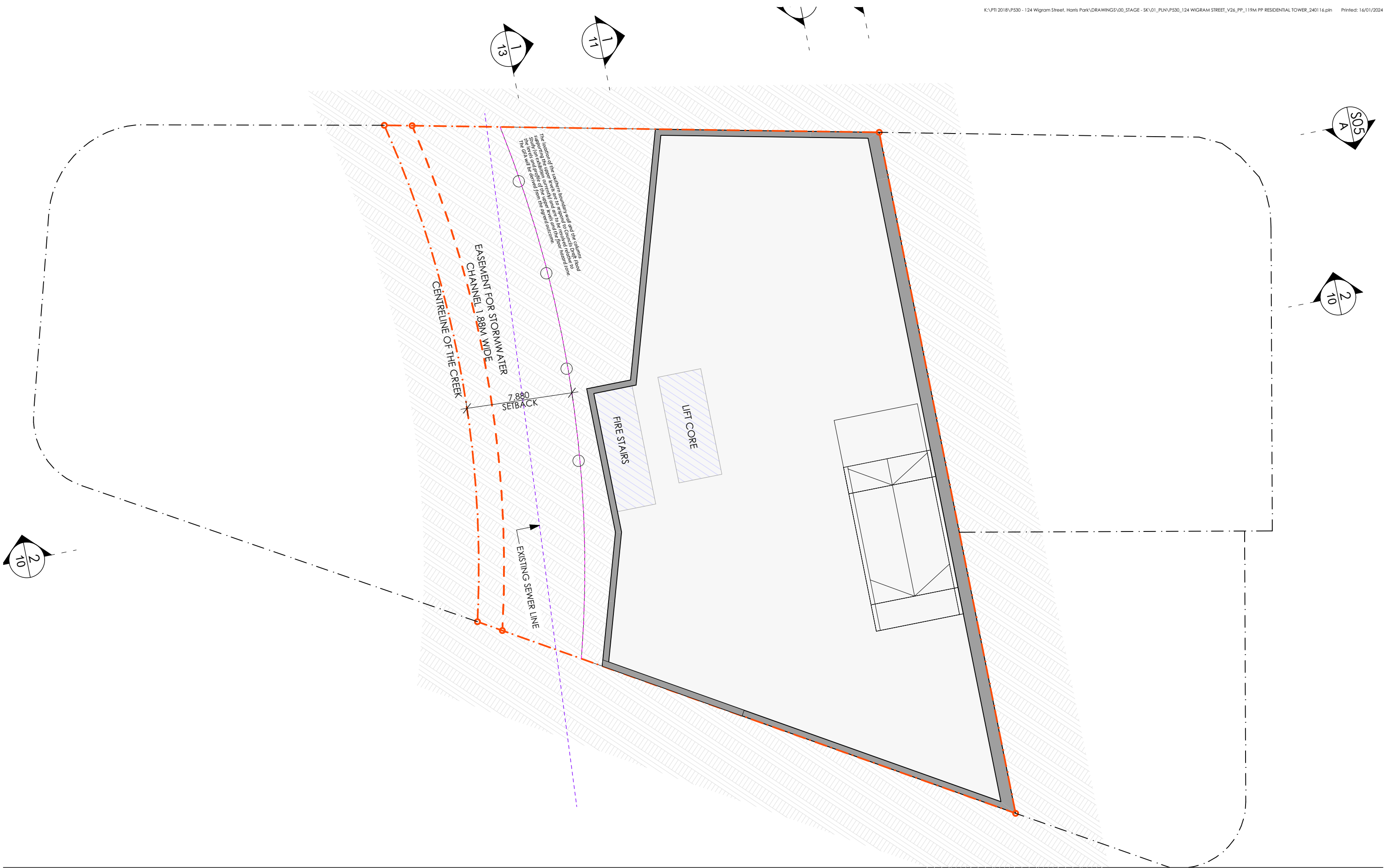
INDICATIVE TOWER ENVELOPE



EXISTING CANAL

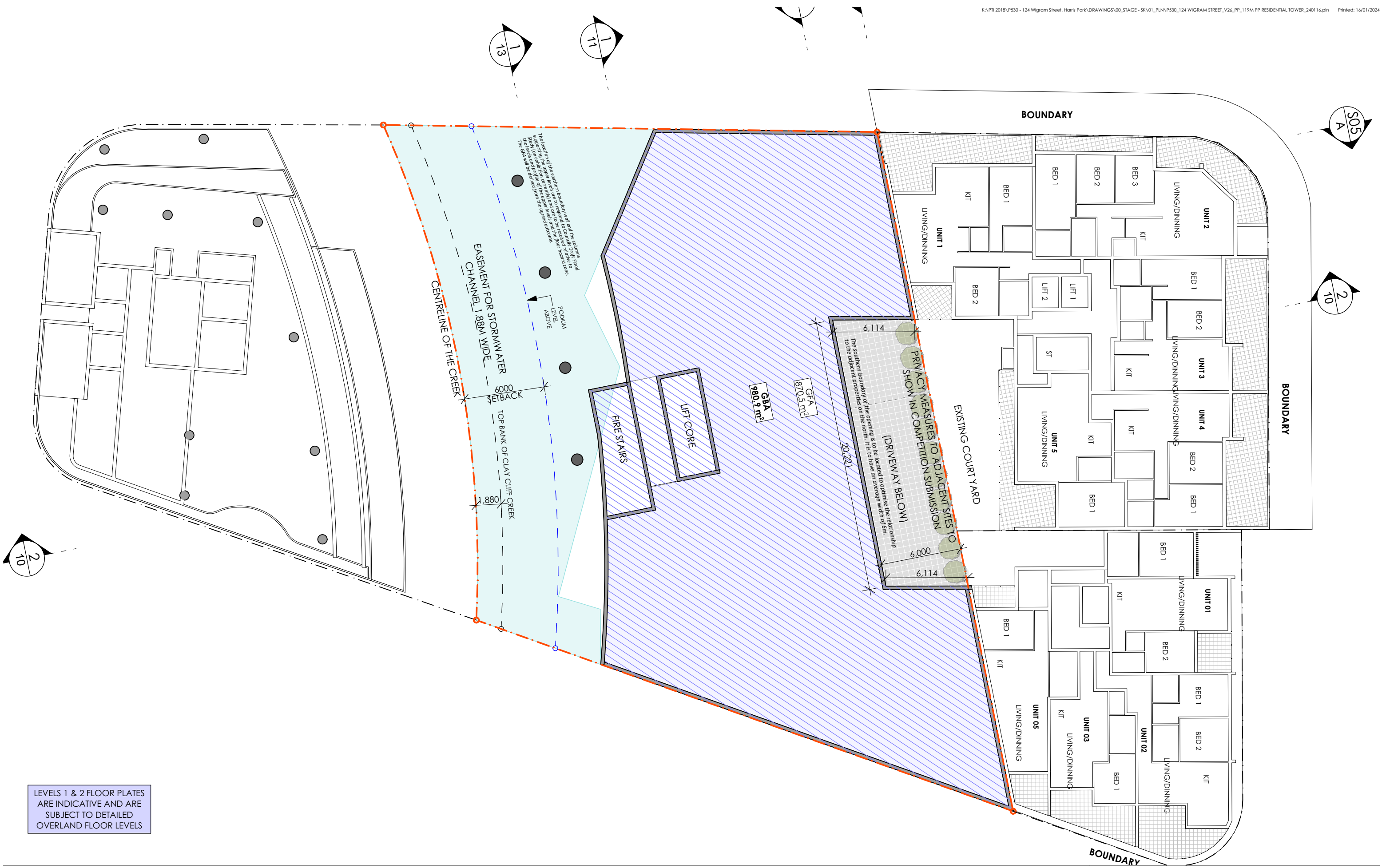




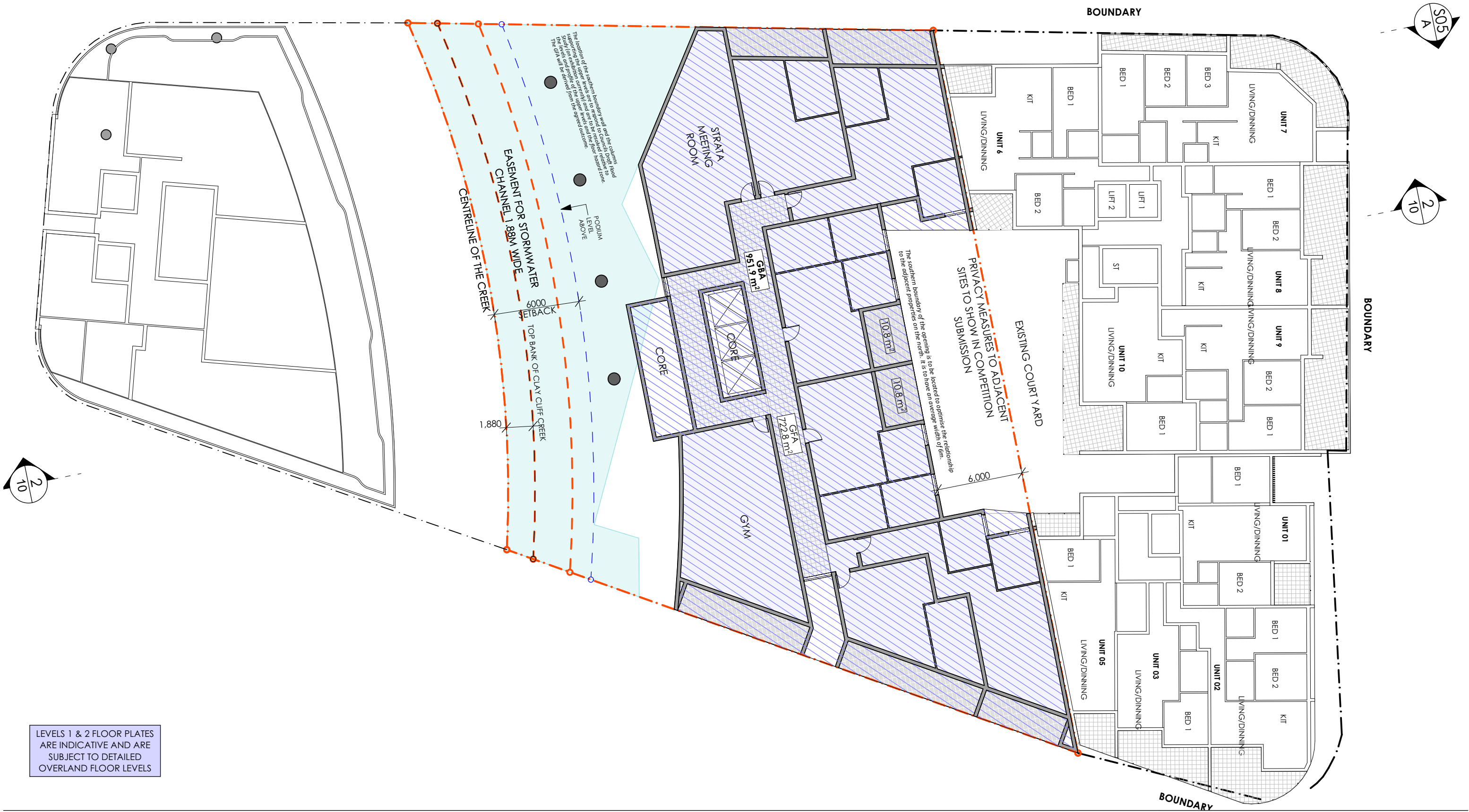




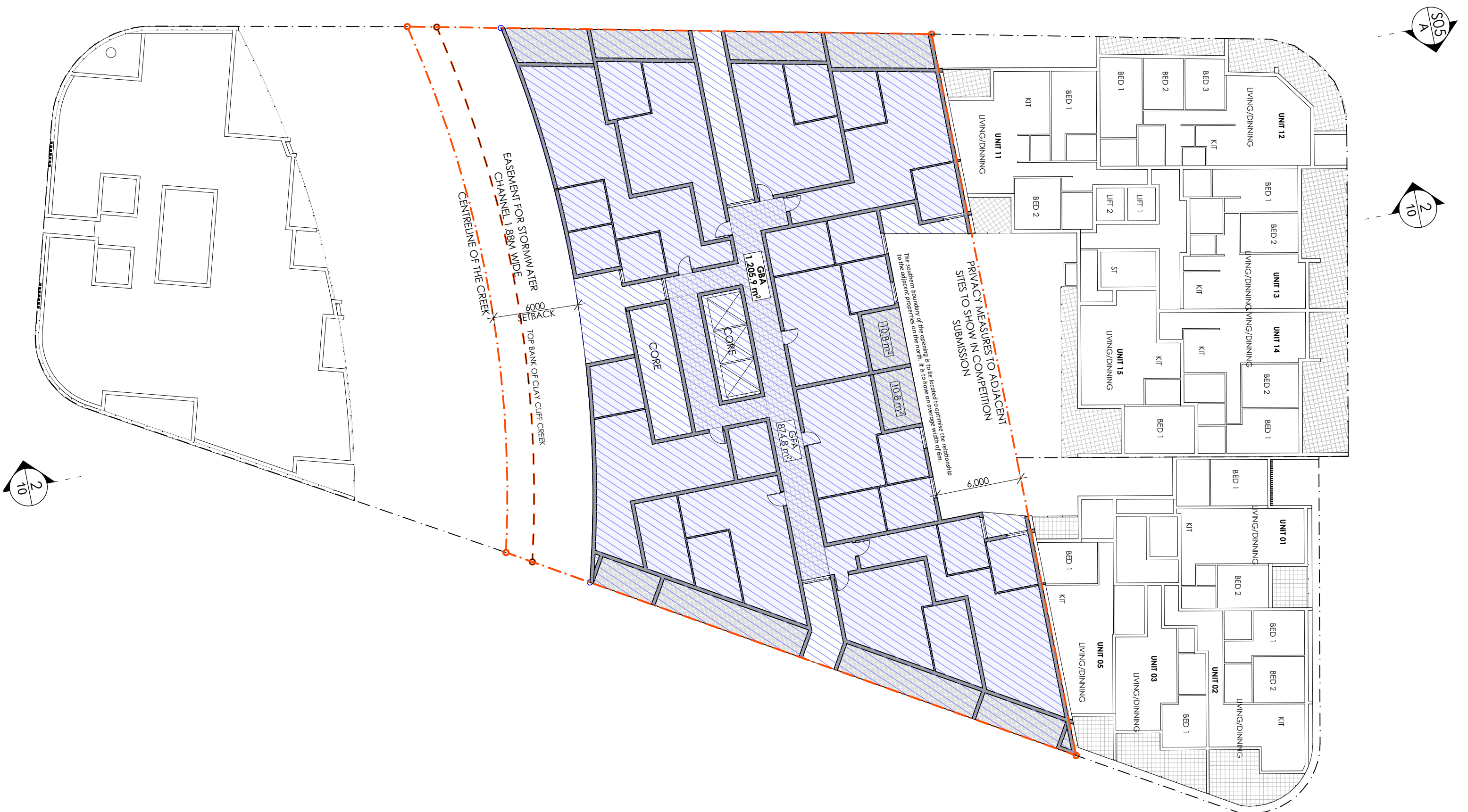
GROUND LEVEL FLOOR
PLATE IS INDICATIVE AND IS
SUBJECT TO DETAILED
OVERLAND FLOOR LEVELS

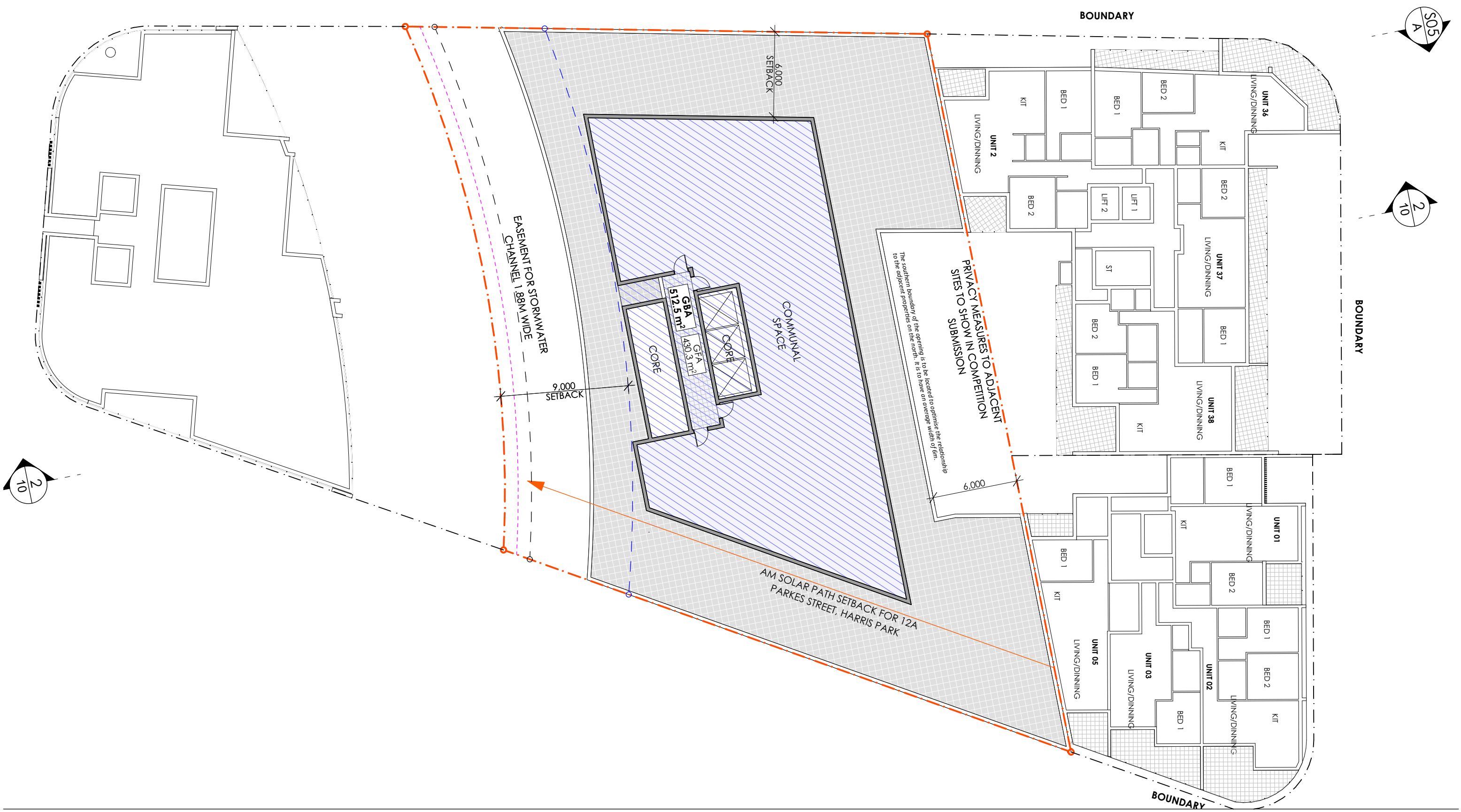


LEVELS 1 & 2 FLOOR PLATES
ARE INDICATIVE AND ARE
SUBJECT TO DETAILED
OVERLAND FLOOR LEVELS



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

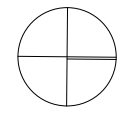




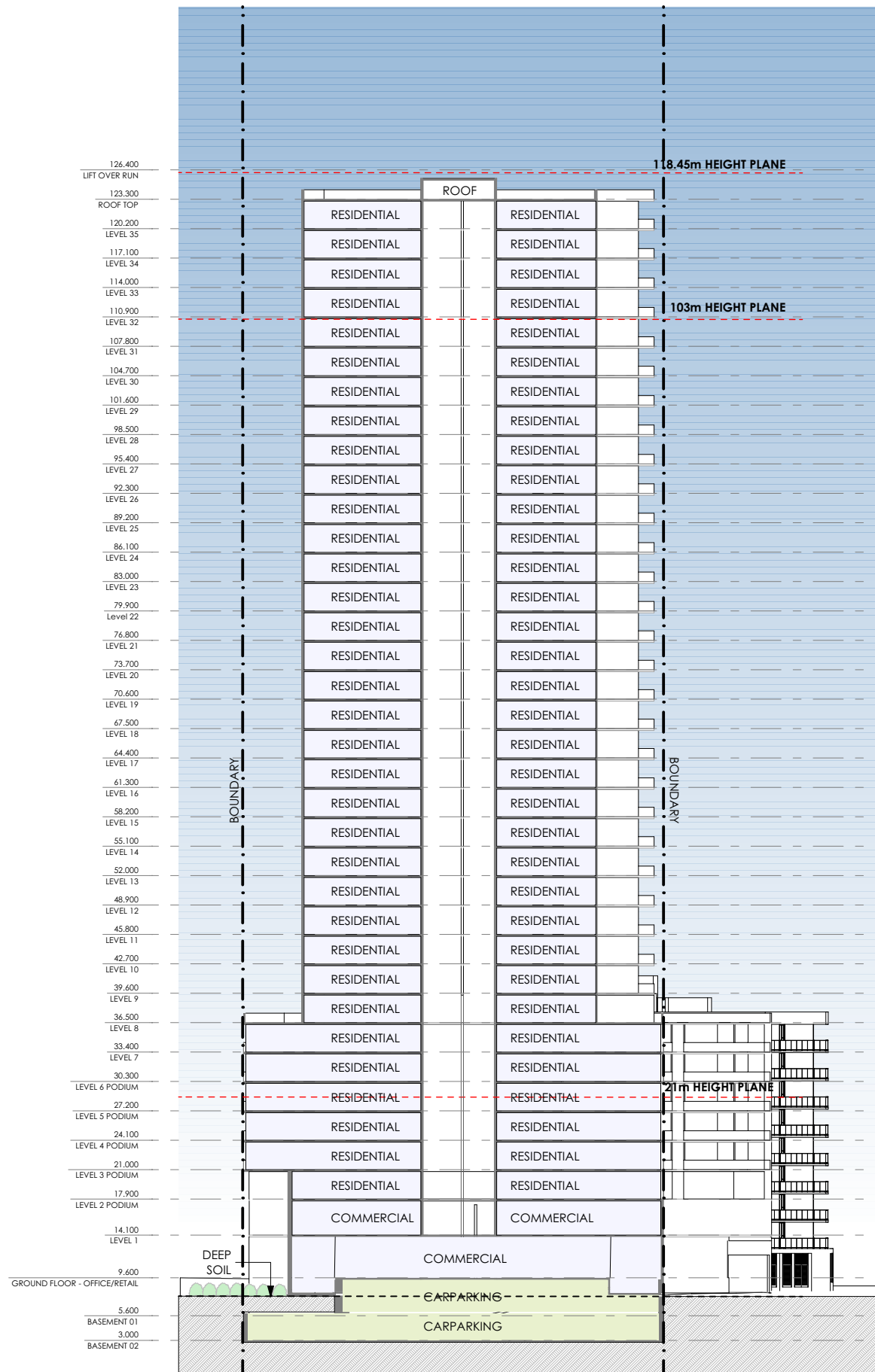
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P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
P27.0	CLIENT ISSUE	LZ	29.08.23
P28.0	CLIENT ISSUE	LZ	05.09.23
P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

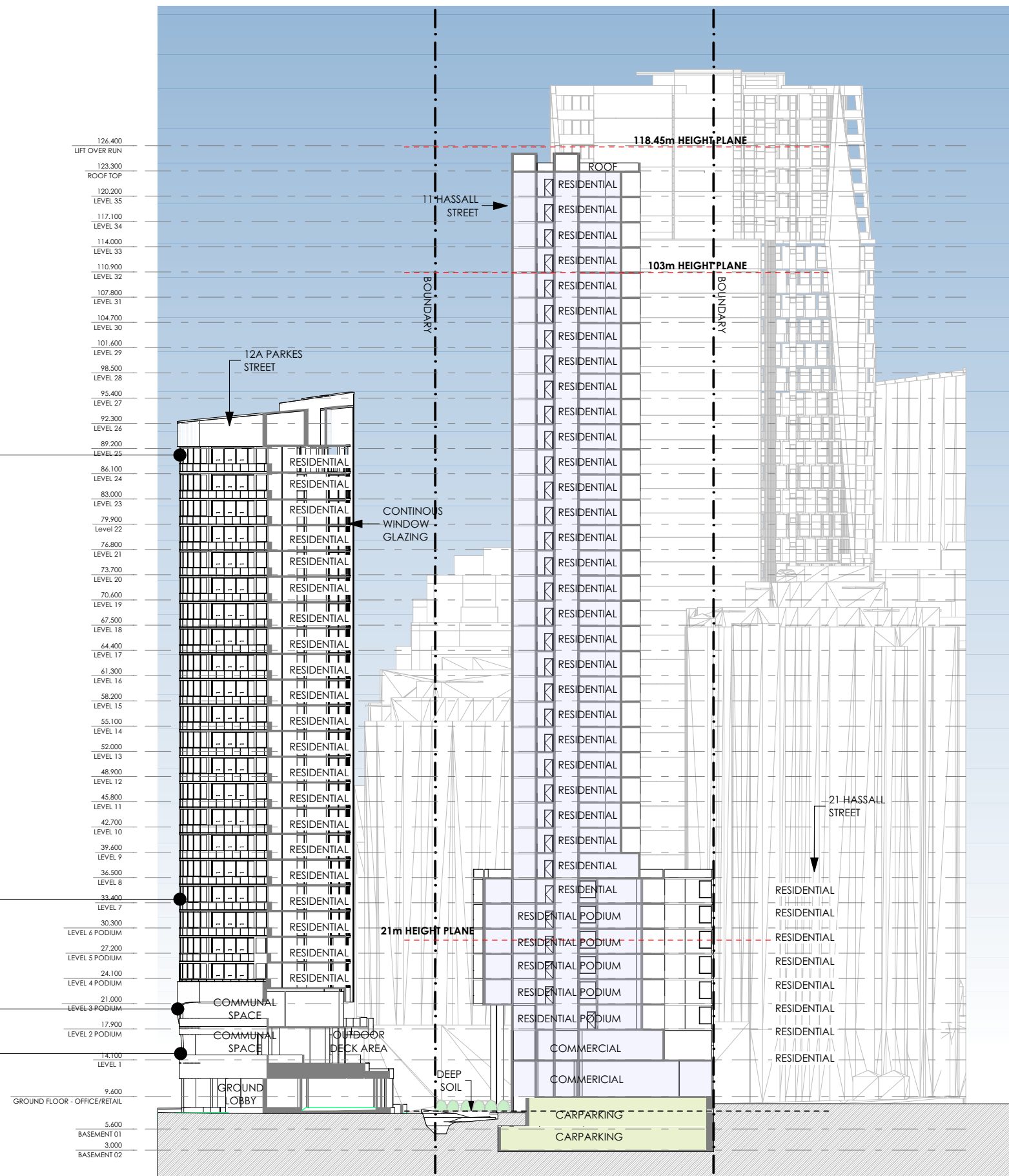
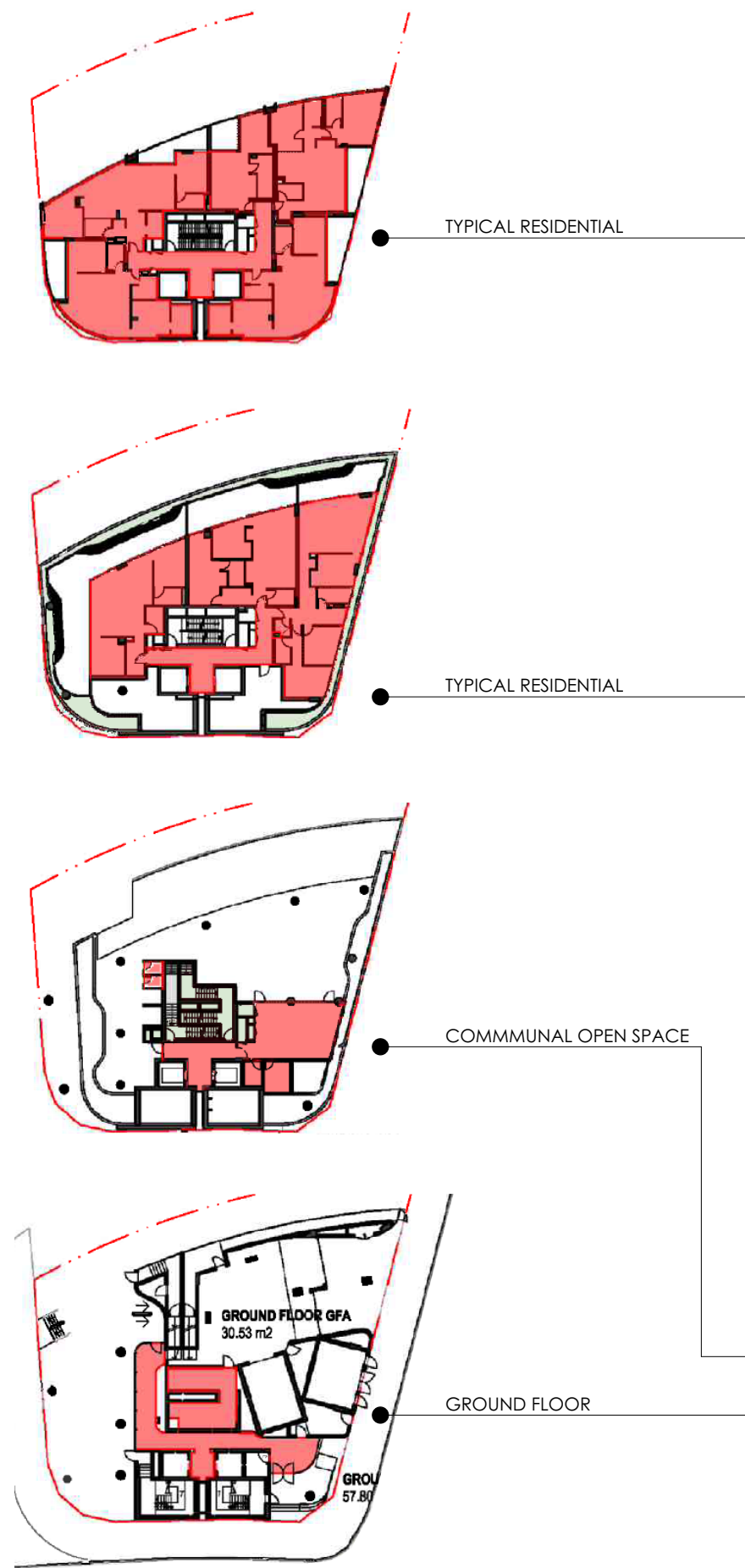
PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 8 - RESIDENTIAL PODIUM PLAN

NORTH POINT:

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530
PP 10 P34.0
stage. dwg no. revision

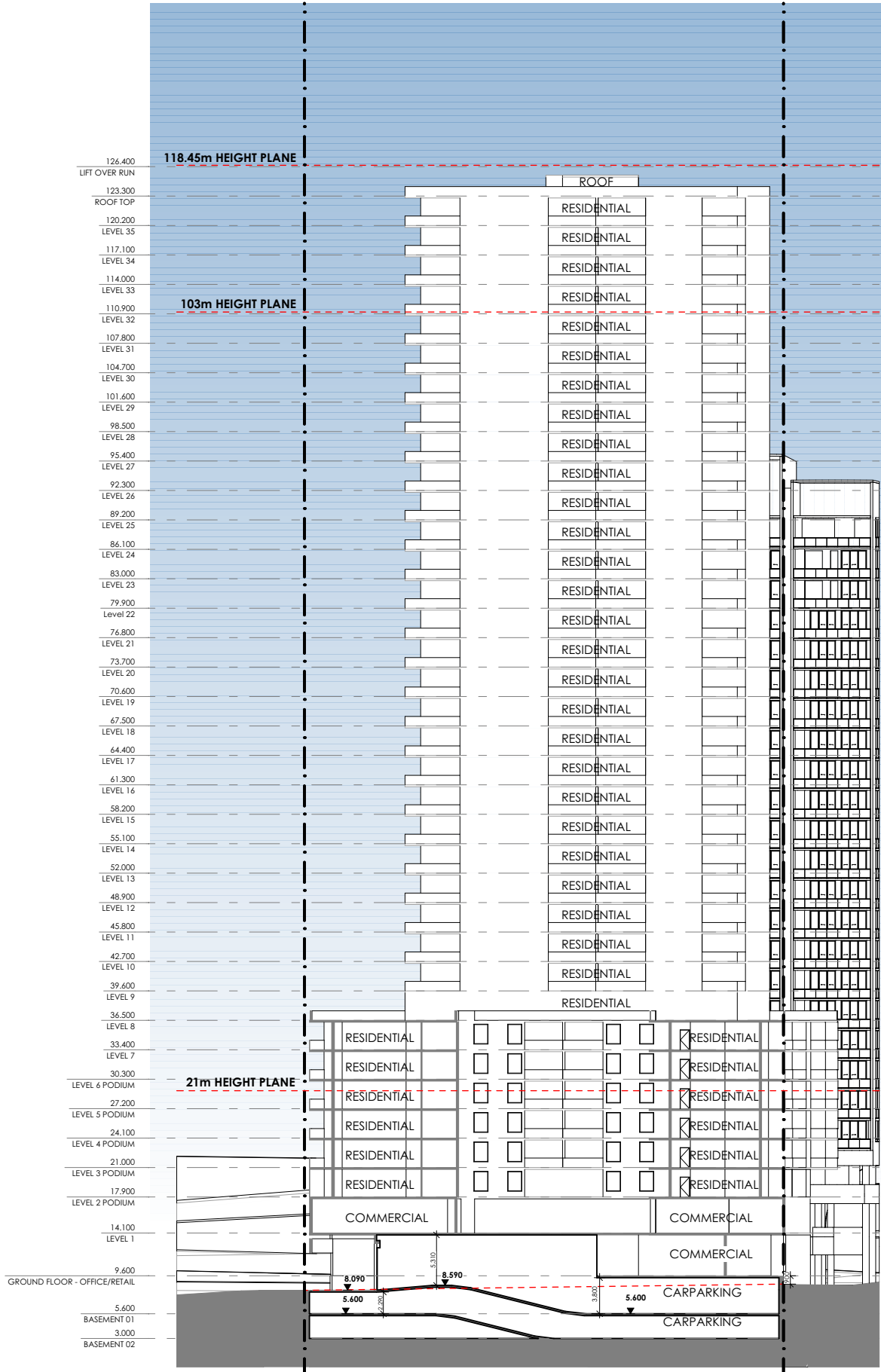




SECTION A-A
1:600



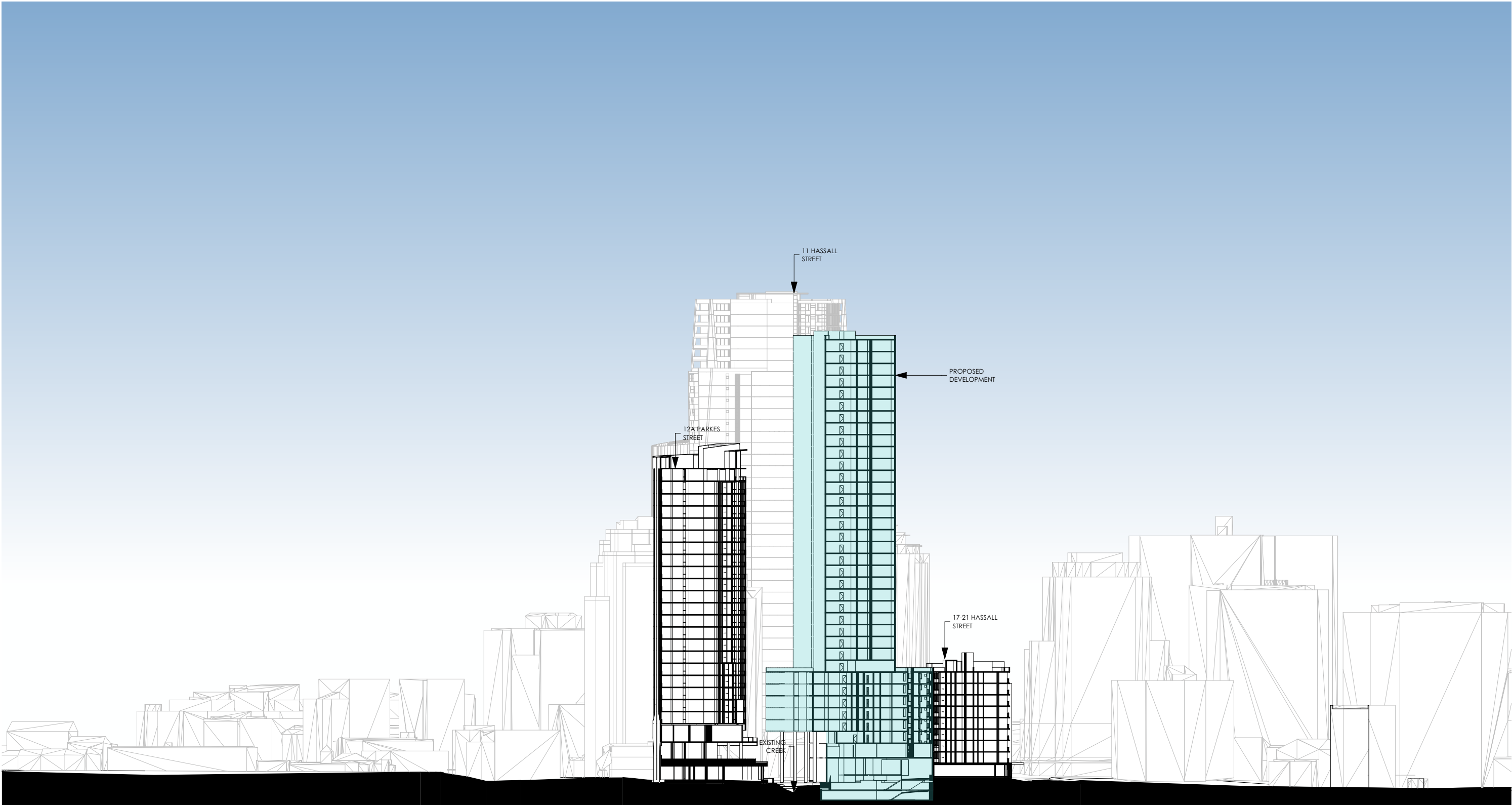
1 SECTION B-B
1:600



1 SECTION C-C
1:600



1 NORTHER BOUNDARY ELEVATION
1:250



1 WIGRAM STREET SECTION
1:1000

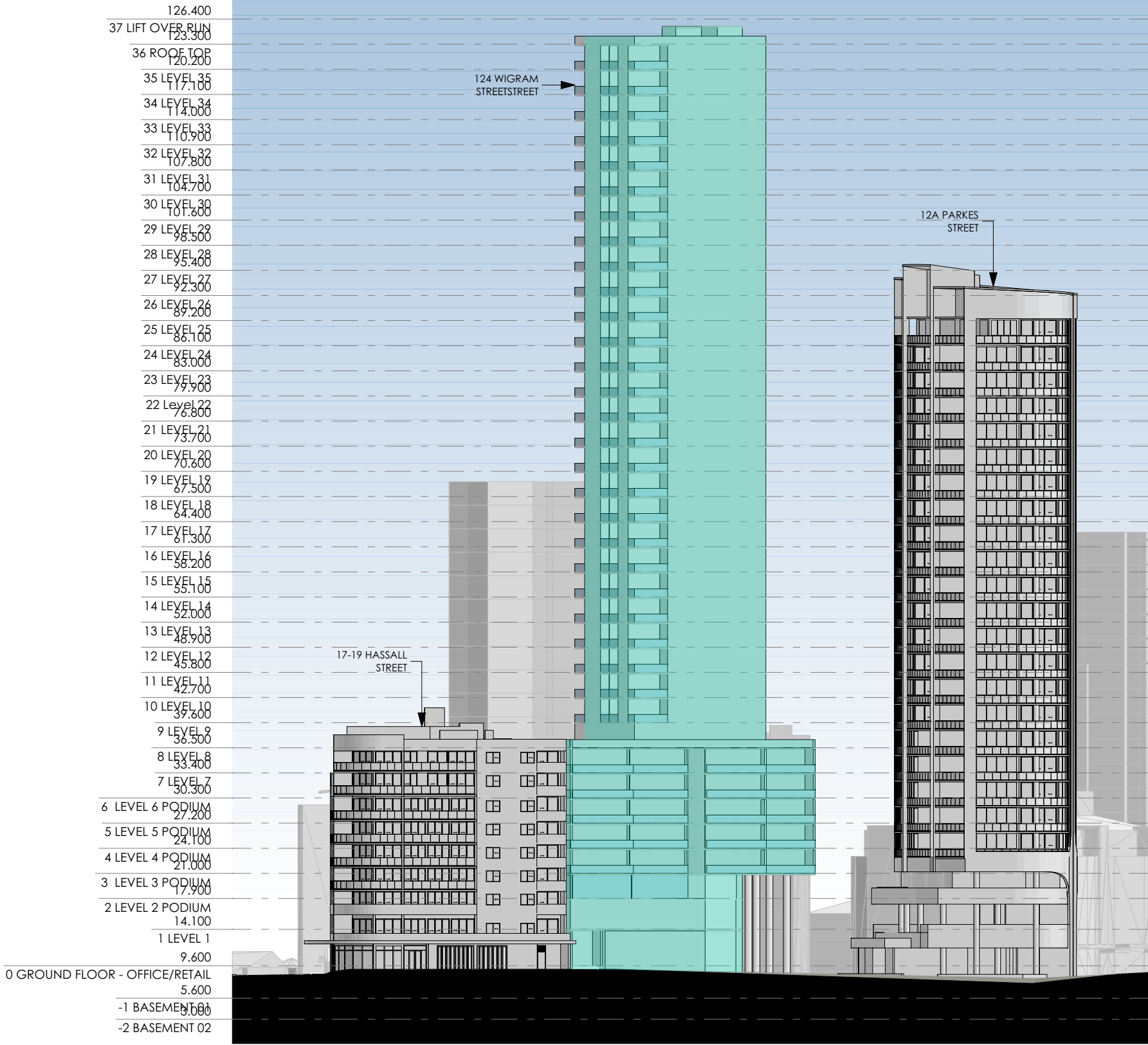
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P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
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P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
**SKY BLUE
DEVELOPMENTS**

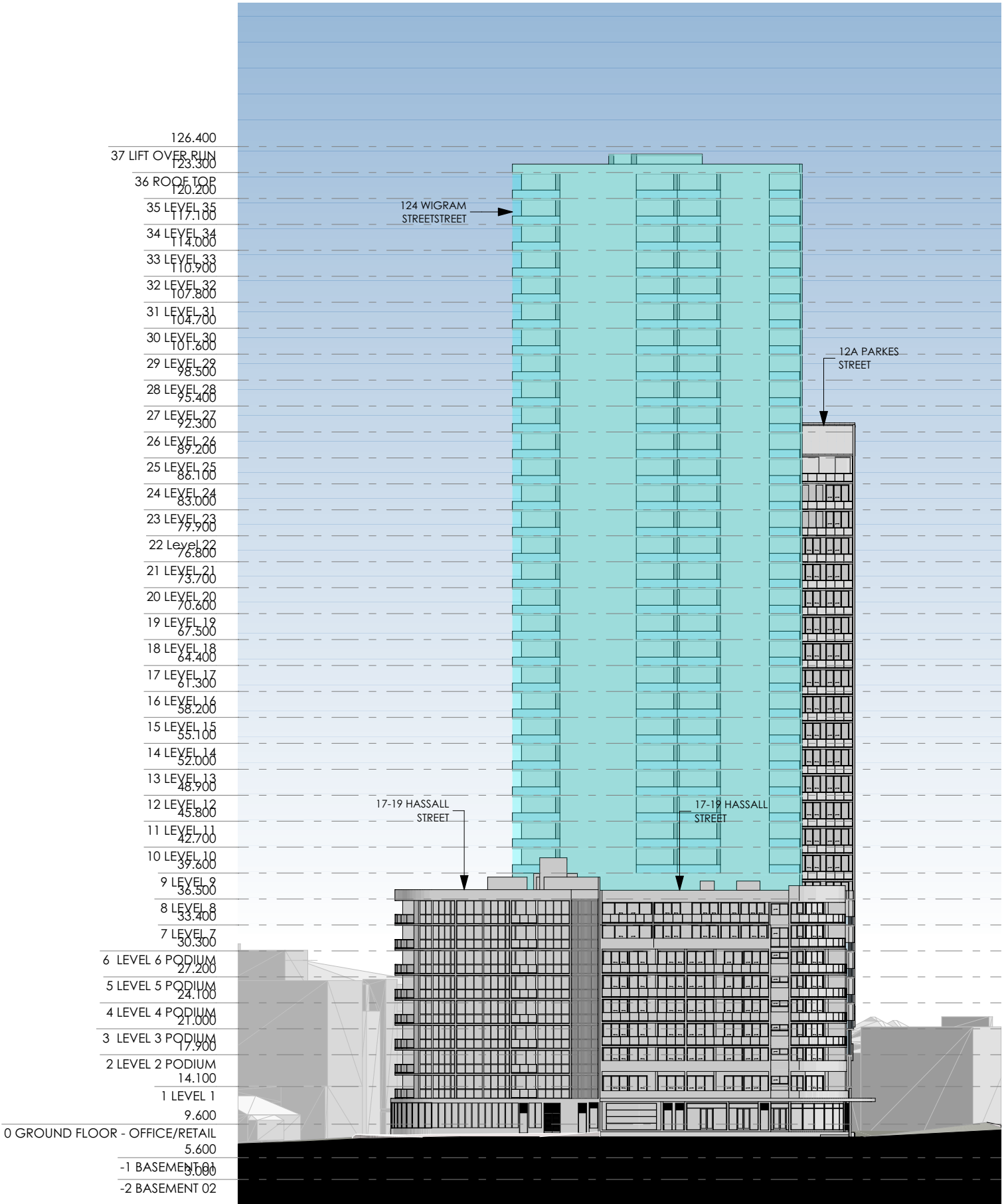
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL
- MIXED USE PODIUM WITH RESIDENTIAL TOWER**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
STREET SECTION

NORTH POINT:

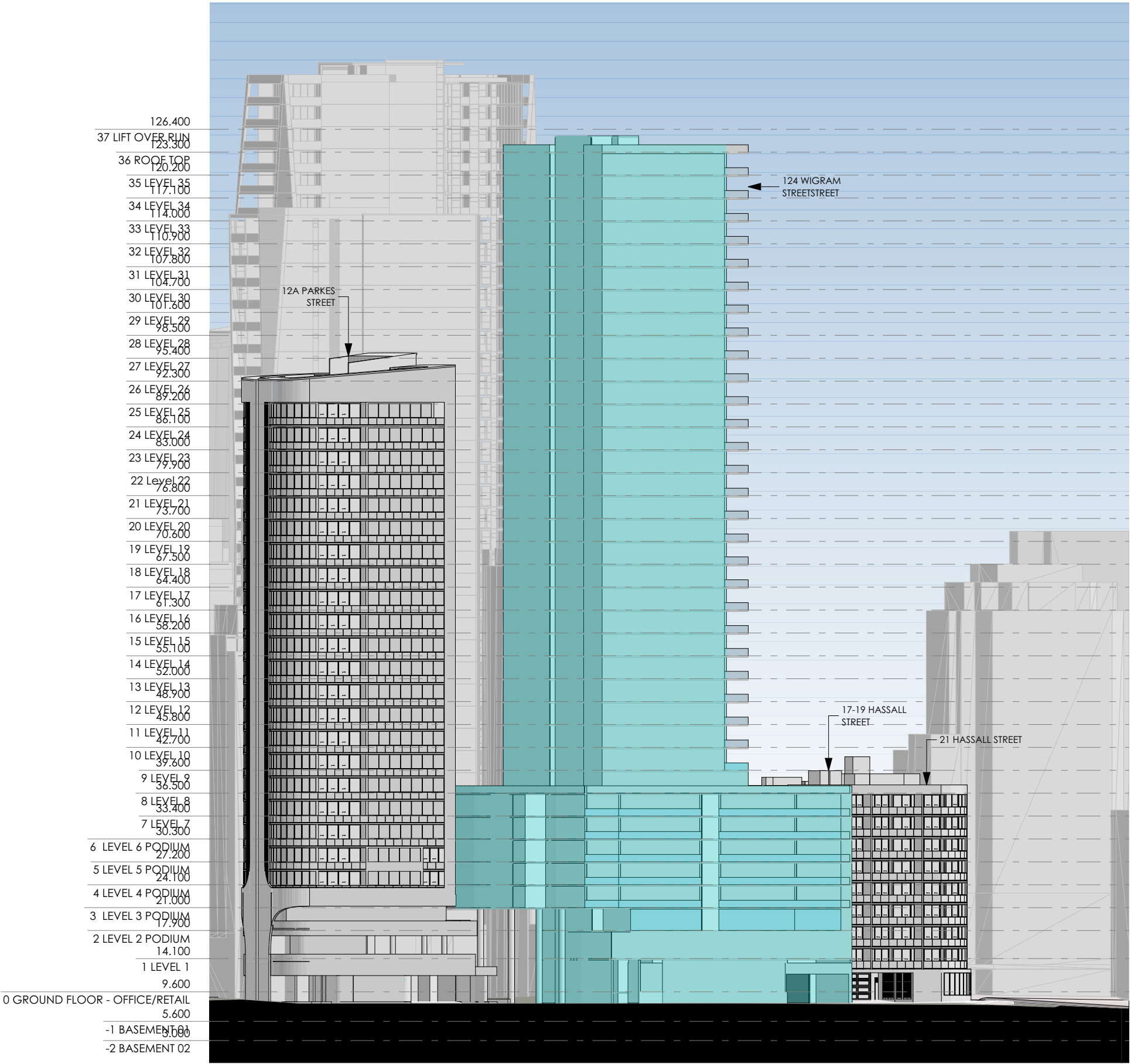
DRAWN BY:	JW, FW, LZ, JR	
CHECKED BY:	PI & LL	
SCALE:	1:1000 AT A3	
PROJECT No:	P530	
PP stage:	16 dwg no.	P34.0 revision



1 CHARLES STREET ELEVATION
1:600



1 HASSALL STREET ELEVATION
1:600



1 WIGRAM STREET ELEVATION
1:600

APARTMENTS (qty)

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
GF	-	-	-	-	-
L1	-	-	-	-	-
L2	-	1	4	-	5
L3	-	4	5	1	10
L4	-	4	5	1	10
L5	-	4	5	1	10
L6	-	4	5	1	10
L7	-	4	5	1	10
L8	-	-	-	-	-
L9	-	-	2	2	4
L10	-	-	2	2	4
L11	-	-	2	2	4
L12	-	-	2	2	4
L13	-	-	2	2	4
L14	-	-	2	2	4
L15	-	-	2	2	4
L16	-	-	2	2	4
L17	-	-	2	2	4
L18	-	-	2	2	4
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L20	-	-	2	2	4
L21	-	-	2	2	4
L22	-	-	2	2	4
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L26	-	-	2	2	4
L27	-	-	2	2	4
L28	-	-	2	2	4
L29	-	-	2	2	4
L30	-	-	2	2	4
L31	-	-	2	2	4
L32	-	-	2	2	4
L33	-	-	2	2	4
L34	-	-	2	2	4
L35	-	-	2	2	4
ROOF	-	-	-	-	-
TOTAL UNITS (qty)	-	21	83	59	163
UNIT MIX (%)	0%	13%	51%	36%	100%

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.06:1 (17243.5m ²)
An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume: • Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). • Commercial GFA = 85% of GBA.	

DEEP SOIL AREA CALCULATION

PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
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NO. OF LEVELS

BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS

TOTAL 36 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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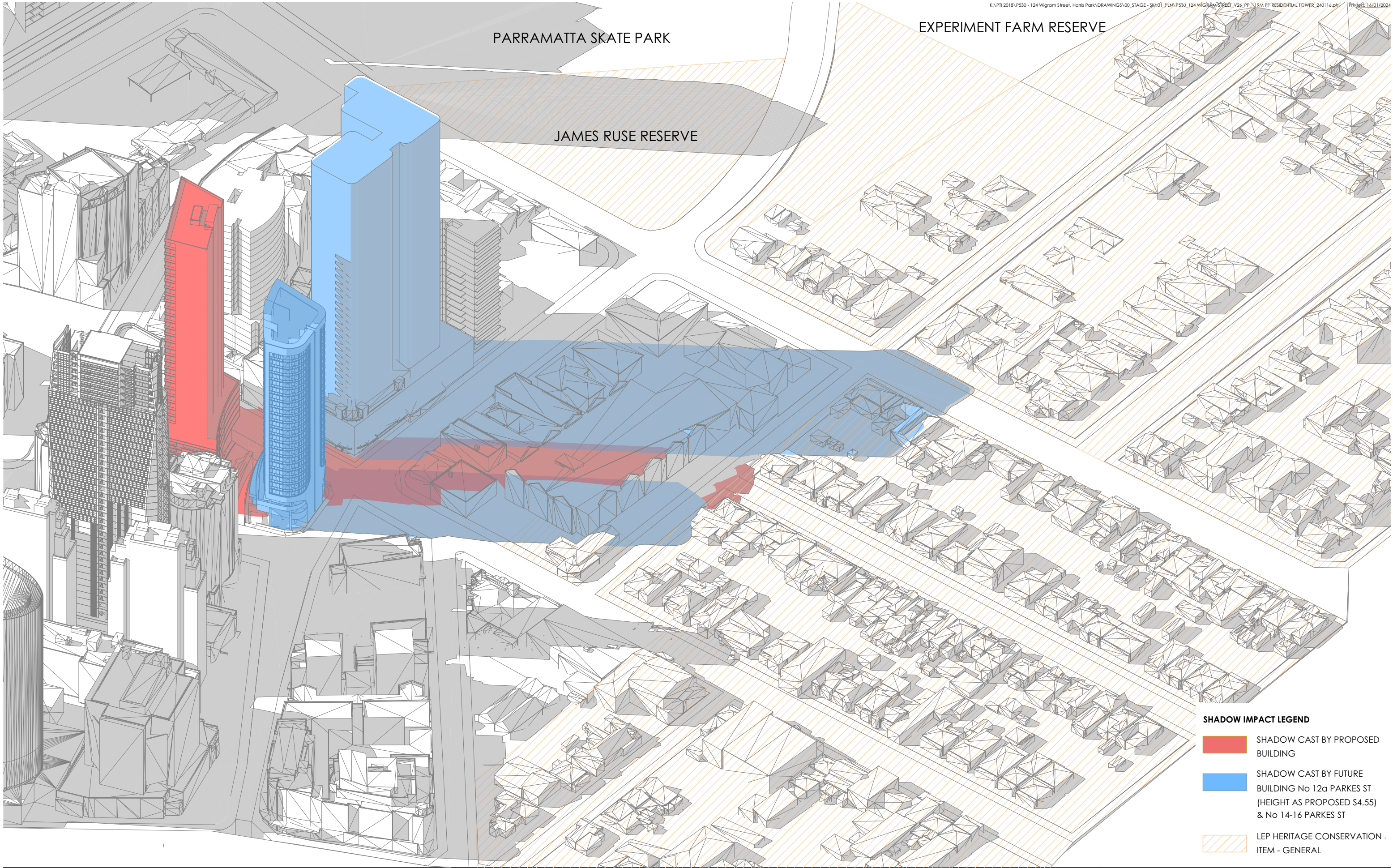
PARRAMATTA SKATE PARK

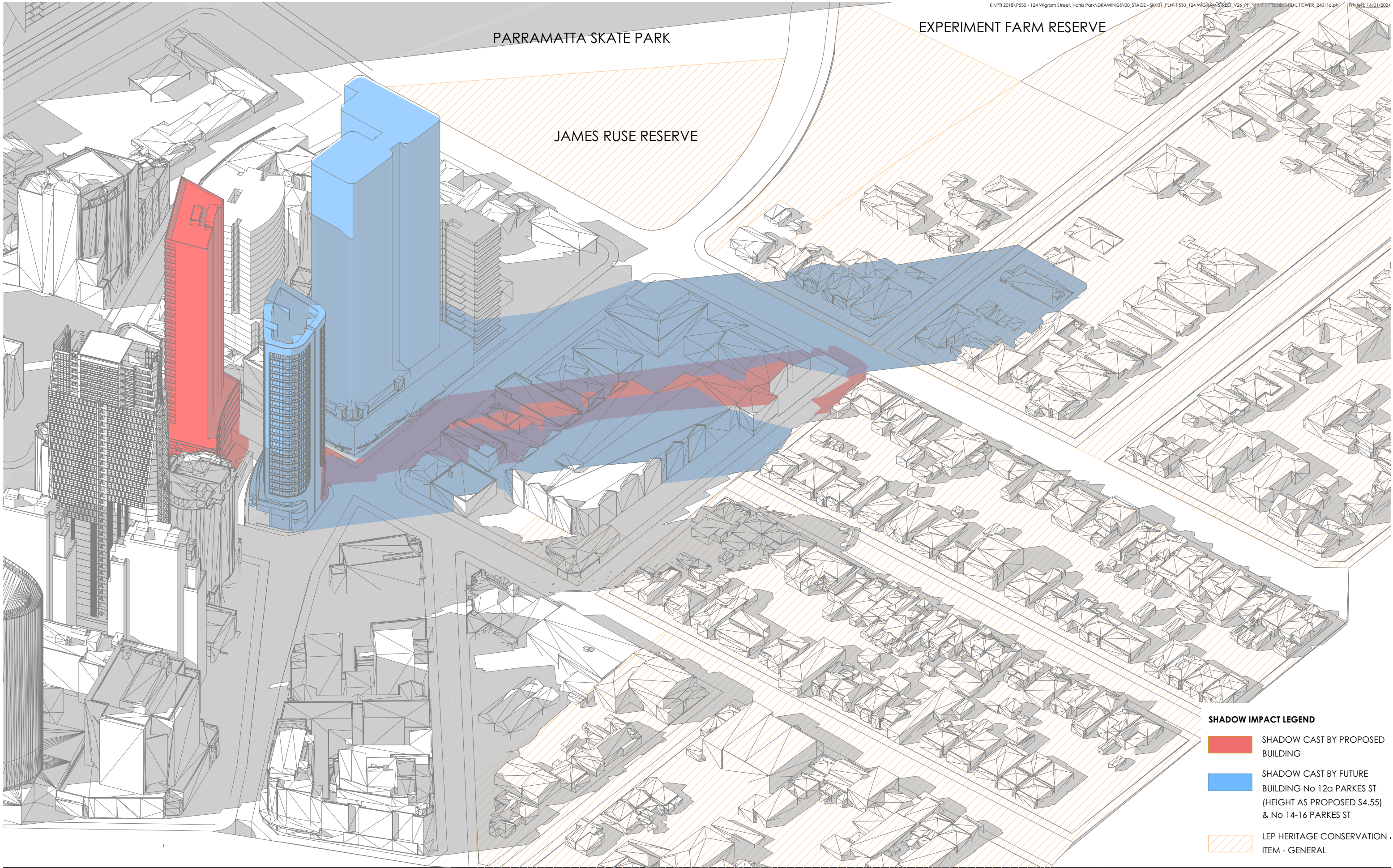
EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE

SHADOW IMPACT LEGEND

-  SHADOW CAST BY PROPOSED BUILDING
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