

PARRAMATTA CITY COUNCIL

ADDITIONAL INFORMATION FORM

Disclaimer: The information provided by you on this form will be used by Parramatta City Council or its agents to process this application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

PART 1 - Property & Applicant Details

1. Property details

Address

unit:

house: 109-113

street: GEORGE

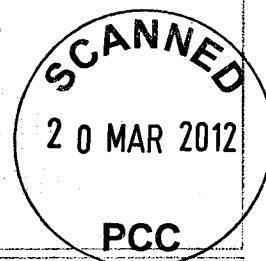
suburb: PARRAMATTA

postcode: 2124

Application reference #
e.g. DA, CC, SC, CD, etc

DA 1 694 12011

e.g. DA/900/2010



2. Applicant details

Full name/company and
contact person

family name (or company & ABN): EUREKA 2 PROJECT 10 PTY LTD

full given names: EUGENE WHITE, DEVELOPMENT MANAGER

OR company contact person: 9255 0229

Postal address

GPO BOX 4201

suburb: SYDNEY

postcode: 2001

Contact details

home phone:

mobile: 0423 021 439

office phone 92550229

fax: 92550299

email: eugene.white@eurekafm.com.au date: 16 / 3 / 12

PART 2 - Additional Documentation Details

3. Indicate document type and number

Please tick (✓)

Plan / drawing

See enclosed
transmittal sheets

Linen plan

Number of copies:

2 + CD

Number of copies:

Initials

Positive Covenant (Form 13RPA)

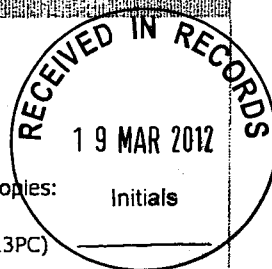
Restriction on use of land (Form 13PC)

88B Instrument

Surveyors Certificate

Subdividers Certificate

Other (please indicate below)



DA ENQUIRY
and tracking

You can log onto www.parracity.nsw.gov.au/development to track the progress of an application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

OFFICE USE ONLY

Receipt:

Date Received:

Scanning Fee:

ADDITIONAL INFORMATION FORM

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PART 3 - Digital Requirements

4. Digital requirements

As of 1st July 2010, all additional Information must be accompanied by a digital data disc i.e. CD-ROM, DVD-ROM containing **all documentation** (including written documents). This is to assist Council in record keeping and processing.

Applications without a digital data disc will not be accepted.

File format requirements:

- The files must be in PDF format



One PDF file should contain all plans and drawings (excluding internal residential floor plans) i.e. site plan, elevation plan, landscape plan, stormwater, survey etc in the same single file.



Each additional accompanying document requires a separate PDF file e.g. application form, statement of environmental effects, heritage report, and internal residential floor plans, etc each in separate files.

- Standard documents are not required to be above 400 dpi resolution whether they are single page or multipage documents and must not exceed 500MB in size.
- Please contact Council's Senior Records Officers on 9806 5000 if your document exceeds 500MB.

File name requirements:

Files named as follows: **Document Type - Property Address**

- Architectural Plans - 30 Darcy Street Parramatta.pdf
- Application Form - 30 Darcy Street Parramatta.pdf
- Statement of Environmental Effects - 30 Darcy Street Parramatta.pdf
- Waste Management Plan - 30 Darcy Street Parramatta.pdf
- Internal Residential Floor Plans - 30 Darcy Street Parramatta.pdf

For the full list of mandatory naming conventions see:

www.parracilty.nsw.gov.au/development/development_process/prepare__and__lodge

Part 4 - Subdivision Documentation Notes (if Relevant)

Description	Notes
Original Parchment Plan	IMPORTANT: Parchment Plan is only required when Subdivision Certificate is subsequently lodged with the Land & Parcel Information (LPI). Original Parchment Plan is not required when a nominated surveyor will electronically lodge the Subdivision Certificate.
Original Deposited Plan Administration Sheet	Do not crease.
A3 Copy of original Subdivision / Strata Plan.	Do not crease.
A4 size copy of Subdivision / Strata Plan	Do not crease.
Copy of all utilities Certificates i.e. water, electricity and telecommunications	• Sydney Water S73 Certificate • Integral Energy Certificate • Telstra Certificate
Original 88B Instrument	Do not crease.
Copy of 88B Instrument	Do not crease.



Kate Lafferty
Senior Development Assessment Officer
Parramatta City Council
PO Box 32
Parramatta 2124

Date: 16 March 2012

Re: DA/694/2011 – 109-113 George Street Parramatta

Dear Kate,

Thank you for the meeting of 1 March 2012 attended by Council officers Louise Kerr, Brad Delapierre and you, and applicant representatives Eugene White of Eureka Funds Management, Phillip Rossington of BVN Architecture and myself Stuart McDonald.

Following on from the additional information provided to you in our correspondence of 25 January and 10 February 2012, together with your email of 22 February and our discussion on 1 March, we summarise our understanding of the status of the DA assessment and the remaining issues:

1. Building Separation

The Council is supportive of the design and no further information is required.

No further action required.

2. Activation of Union Street

The Council requires further details of the intended activation of this space. It may be possible to include any requirement as a condition of consent.

Action: Applicant to respond with further detail, which is included below.

The Union Street frontage effectively contains the "back of house" functions of the development. In addition, the commercial viability of the suggested retail is weak in this location in the short to medium term.

The design responds to these issues and has been supported by the Design Competition Jury as follows:

"The scheme effectively creates active urban street edges whilst acknowledging the short term constraints for commercial viability along Argus Lane and Union Street. Flexible space is proposed both along Argus Lane for either commercial or home office use, and along Union Street for short term uses that could convert in time to retail. Services and back of house functions are cleverly and efficiently located in the centre of the plan freeing up the street edge spaces for active uses."



The key items of activation are as follows:

Through-site-link: This feature will allow residents to enter and leave the development via Union Street. In addition there are nine visitor parking spaces which together with pedestrian traffic increase movement and activity. It is also expected to function as a drop off or pick up zone for taxis, friends and family. The permeability allows activity on George Street and within the through-site-link to be seen from Union Street.

Community Room: The Community Room will be a flexible space that can be utilised as a small retail space in the future. Services will be provided to the space for this purpose. The Community Room can initially be used as a display for the retail shops on George Street or be utilised as public art space. It is proposed that the Community Room would be a separate strata lot.

Bicycle Storage: The Bicycle Store will be flexible space that can be utilised as a small retail space in the future. Services will be provided to the space for this purpose. The Bicycle Store will be glass fronted, contain colourful vertical storage racks, will be well lit and will have interesting and colourful decals on the glass. The location of the bike store in this location will add an extra layer of activity to the Union Street frontage. The highly visible and convenient location will also promote increased bicycle usage.

A concept sketch of the treatment of the street frontage of the space is included in the amended drawings accompanying this letter.

Corner commercial/retail space: A commercial/retail space is proposed on the corner of Union Street and Argus Lane.

Approximately 66% of the Union Street frontage has been activated. This is a strong result for the "back of house" elevation of the development. Overall approximately 83% of the development's street frontage is an active use.

3. Adaptable Dwellings

The application complies with Section 6.1 of PDOP 2007.

No further action required.

4. Arts Plan

The Preliminary Arts Plan has been referred internally to the Council's Arts Officer for comment.

Action: Applicant will be advised of any further action required.

This matter is able to be addressed by way of a condition of consent.

5. Public Alignment Plan

The Council's engineers have provided comments requiring some minor amendments to the Plan.

Action: Applicant to provide an updated Plan in accordance with the latest Council engineer comments.

The updated drawings are included in the additional information accompanying this letter.

6. Floor Space Calculations

The Council accepts the information provided.

No further action required.

7. SEPP 65 Compliance

The Council is supportive of the design and accepts the minor variations from the "rules of thumb" documented by the applicant.

The one exception is the size of 4 studio apartments which are proposed at 33.18m² rather than a minimum of 38.5m².

Action: Applicant to respond to the matter.

The application has been amended, with the replacement of the 4 studio units with 3 larger studio units, as shown in the amended drawings accompanying this letter.

8. Through-site link

The Council officers do not support the link being gated at each end and require further details of design and surface materials proposed. Officers are supportive of the access through the link being managed with the use of bollards.

Action: Applicant to remove gates from the design and to provide further details of materials.

Further details are included in the amended drawings and additional information accompanying this letter. Included are updated landscaping drawings documenting materials and planting.

9. Issues raised by the Sydney West Joint Regional Planning Panel

- **Activation of Union Street**

Concern was raised by the Panel regarding the lack of activation of Union Street. The Panel indicated that consideration should be given to incorporating retail uses within the frontage.

Response:

This matter is addressed in our response to item 2 above.

- **Vehicle Entries**

Concern was raised by the Panel regarding the number of vehicle entries along Union Street servicing the site. The multiple servicing access points also contribute to the lack of activation of Union Street.

Response:

Two of the entries are essential for the servicing of the site and have been positioned with the support of Council officers.

The third entry is to the through-site-link and cannot be regarded as a conventional vehicular entry point. It will generate minimal vehicular movements associated with the limited at-grade car parking occupying the "shared-way". Vehicular entry will be controlled with the use of bollards (replacing the previously proposed gates). The applicant has provided details of the surface treatment of the link, which will reinforce its status as a pedestrian dominated environment with any vehicle movements regulated and managed. The link will in fact contribute to the activation of Union Street.

The through-site-link is a key element of the winning submission in the Design Competition and was endorsed by the Design Competition Jury. An excerpt from the Design Competition Jury Report is as follows:

"The conceptual approach to the building form and its ground plane are derived from a considered response to the surrounding urban context. The through site link integrates the building into Parramatta's street network and connects it to the river"

- **Activation of Argus Lane**

Concern was raised by the Panel regarding a lack of activation of Argus Lane. The Panel considered that the tenancies located along Argus Lane should be built to the boundary and contain retail uses.

Response:

The whole length of Argus Lane has active uses in accordance with Council's Lanes Strategy. The likely success of retailing along Argus Lane is unknown at this stage, resulting in the design of these spaces to be flexible to suit a number of different uses, thereby achieving activation.

The proposed Cumberland Press development's main car park driveway is directly opposite part of the Argus Lane frontage, potentially impacting on the future success of retailing on the subject site. Retail shopfronts on the boundary opposite a busy driveway on a narrow lane with narrow footpath is not desirable. The design responds to this by setting back two of the commercial / retail spaces. The outdoor areas are of suitable dimension for outdoor meeting space or café seating. The boundary is defined by a masonry and concrete street wall containing metal gate and fence system.

Building all shopfronts to the boundary and catering only to retail usage will not deliver a desirable outcome. This is supported by the design competition Jury as follows:

"The scheme effectively creates active urban street edges whilst acknowledging the short term constraints for commercial viability along Argus Lane and Union Street. Flexible space is proposed both along Argus Lane for either commercial or home office use, and along Union Street for short term uses that could convert in time to retail. Services and back of house functions are cleverly and efficiently located in the centre of the plan freeing up the street edge spaces for active uses."

- **Through-site-link**

Concern was raised by the Panel regarding the vehicle usage of the through-site-link. The Panel suggested that consideration should be given to this being a pedestrian area only.

Response:

As mentioned above in responding to the issue of vehicle entries, the link will be a predominantly pedestrian area, with very limited short term vehicular access and car parking, both managed by bollards. The small amount of parking contained in this area is considered to have a positive impact on the activation of the space.

The design intent is to draw pedestrians through the link, generating activation of the space and of Union and George Streets.

As mentioned earlier in this letter, the through-site-link is a key element of the winning submission of the Design Competition and was endorsed by the Design Competition Jury.

Details of the treatment of the link are included in the updated landscaping drawings.

We understand that all outstanding matters have now been addressed and that the assessment reporting of the application will now be finalised, with the matter to be reported to the JRPP for determination at their meeting of 26 April, or 10 May at the latest.

Should you have any further comments or questions regarding the DA please do not hesitate to contact me on 9380-9911 or by email at smcdonald@sjb.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'smcdonald', written in a cursive style.

Stuart McDonald
Director

DOCUMENT REGISTER

Project	111 George St Parramatta	Phase	Schematic Design
Company	Eureka Funds Management	Sent By	JQ
Attention	Eugene White	Date	15.03.2012
Address	Level 9, NAB House, 255 George Street, Sydney NSW 2000	File	P1.07

Purpose	Medium	Day	Month	Year	Issue Details
(A) As requested	(M) Master copy	15	03	12	
(I) For information	(P) Print copy				
(R) Review/Comment	(C) Colour copy				
(T) Tender	(D) Disk				
(C) For construction	(E) Email				

Distribution	No. of Copies	Purpose	Medium
Eugene White - Eureka Funds Management	1	A	E
Phillip Rossington - BVN Architects	1		
Stuart McDonald - SJB	1		

No.	Name	Scale	Revision no.
PLAN DRAWINGS			
111 George St Residential	Ground Level 01	1:200 @ A1	D
111 George St Residential	Level Two 02	1:200 @ A1	C
111 George St Residential	Ground Level - Deep Soil Zones 04	1:200 @ A1	B
111 George St Residential	Level Two - Deep Soil Zones 05	1:200 @ A1	A
SECTIONS			
111 George St Residential	Level Two Section 03	1:50 @ A1	C

Sydney

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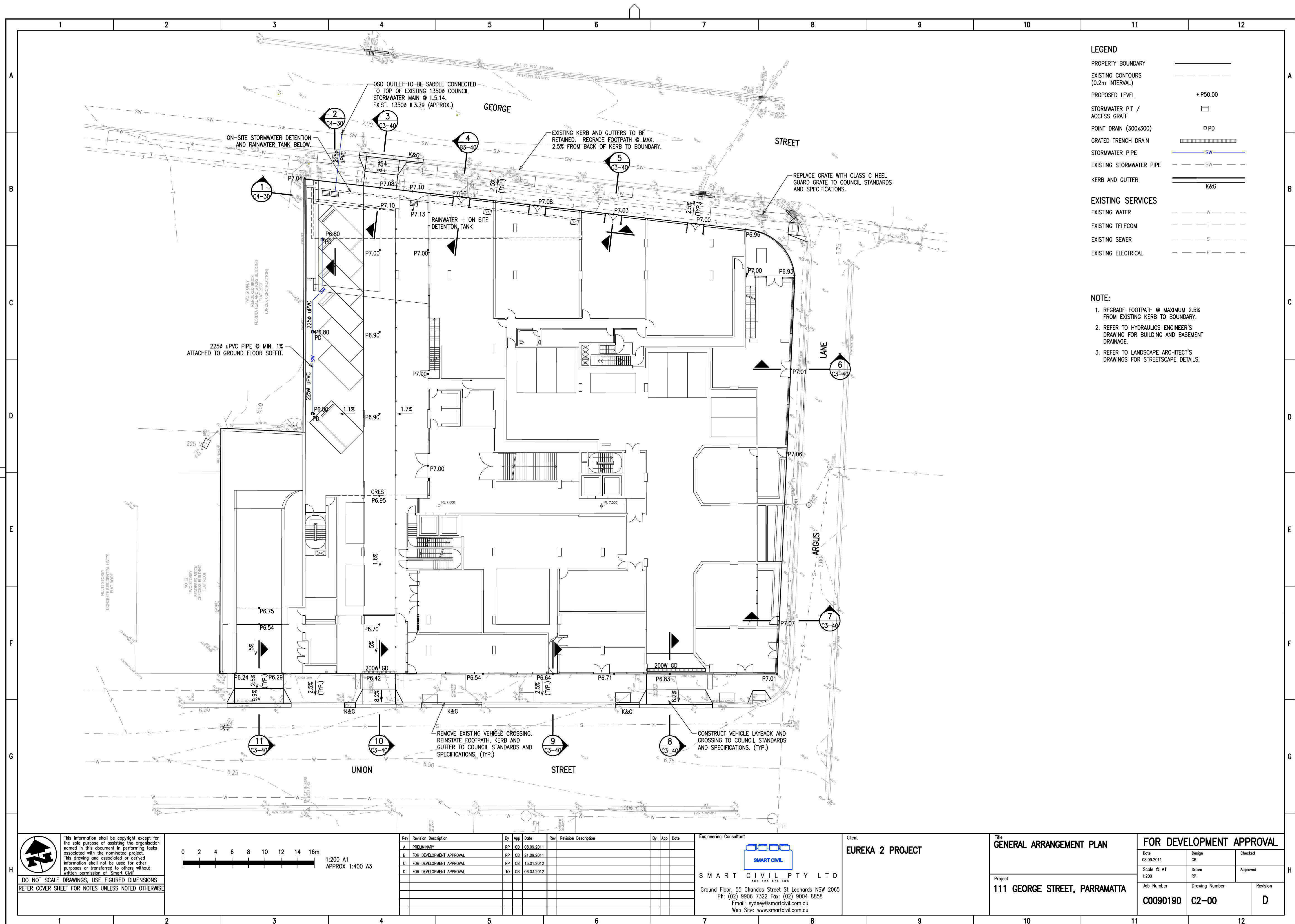
www.mgregorcoxall.com
ABN 16 409 554 346







SMART CIVIL PTY LTD





BIKE STORE CONCEPT FACADE TREATMENT

GRAPHICS ON CLEAR GLAZING - WITH VERTICAL RACK SYSTEM BEHIND

APPENDIX 7.01 - SEPP 65 Compliance Table

111 George St - Parramatta: Apartment Schedule												
No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
Level 02												
1	2.01	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
2	2.02	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
3	2.03	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
4	2.04	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
5	2.05	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
6	2.06	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
7	2.07	2 BED Type 1A	80.02	8.09m ²	N+S	✓	✓	14.0	8.0	✓		✓
8	2.08	2 BED Type 1A	80.02	8.09m ²	N	✓	✓	14.0	8.0	✓		✓
9	2.09	2 BED Type 1A	80.02	8.09m ²	N	✓	✓	14.0	8.0	✓		✓
10	2.10	2 BED Type 1A	80.02	8.09m ²	N	✓	✓	14.0	8.0	✓		✓
11	2.11	2 BED Type 1A	80.02	8.09m ²	N	✓	✓	14.0	8.0	✓		✓
12	2.12	2 BED Type 1B	95.4	9.97m ²	N+E	✓	✓	5.9	8.0	✓		✓
13	2.13	2 BED Type 09	80.22	42.75m ²	E		✓	11.7	8.0	✓		✓
14	2.14	STUDIO Type 3A	44.02	7.46m ²	E		✓	0.6	6.0			✓
15	2.15	STUDIO Type 3C	47.37	7.46m ²	E		✓	0.6	6.0			✓
16	2.16	STUDIO Type 3A	44.02	7.46m ²	E		✓	0.6	6.0			✓
17	2.17	Deleted										
18	2.18	1 BED Type 11B	61.05	32.7m ²	E		✓	5.2	6.0			✓
19	2.19	2 BED Type 4	89.58	10.58m ²	S+E	✓	✓	7.7	8.0	✓		✓
20	2.20	2 BED Type 5B	81.88	31.05m ²	N+S			13.6	8.0	✓	✓	✓
21	2.21	2 BED Type 5A	81.88	31.05m ²	N+S	✓	✓	13.6	8.0	✓	✓	✓
22	2.22	STUDIO Type 3B	40.07	7.67m ²	S			1.4	6.0			✓
23	2.23	1 BED Type 6A	59.71	13.68m ²	S			8.3	6.0			✓
24	2.24	2 BED Type 7A	84.43	18.8m ²	S			10.1	8.0			✓
25	2.25	2 BED Type 7B	81.9	69.23m ²	N	✓	✓	10.1	8.0			✓
26	2.26	1 BED Type 8	51.52	15.05m ²	N	✓	✓	3.9	6.0			
Level 03												
27	3.01	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
28	3.02	2 BED Type 09	80.22	22.32m ²	E		✓	11.7	8.0	✓		✓
29	3.03	1 BED Type 11A	54.59	15.63m ²	E		✓	5.2	6.0			✓
30	3.04	1 BED Type 11A	54.59	15.63m ²	E		✓	5.2	6.0			✓
31	3.05	1 BED Type 11B	61.05	17.05m ²	E		✓	5.2	6.0			✓
32	3.06	2 BED Type 4	89.58	11.90m ²	S+E	✓	✓	7.7	8.0	✓		✓
33	3.07	2 BED Type 5C	81.88	25.98m ²	N+S			13.6	8.0	✓	✓	✓
34	3.08	2 BED Type 5D	81.88	25.98m ²	N+S	✓	✓	13.6	8.0	✓	✓	✓
35	3.09	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
36	3.10	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
37	3.11	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
38	3.12	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
39	3.13	1 BED Type 6B	60.88	9.18m ²	S			8.3	6.0			✓
40	3.14	2 BED Type 7C	86.06	9.53m ²	S			10.1	8.0			✓
41	3.15	2 BED Type 7D	81.91	21.45m ²	N	✓	✓	8.5	8.0			✓
42	3.16	1 BED Type 8	51.52	15.01m ²	N	✓	✓	3.9	6.0			
43	3.17	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
44	3.18	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		

APPENDIX 7.01 - SEPP 65 Compliance Table

No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
Level 04												
45	4.01	2 BED Type 14	80.53	22.25m ²	N+W	✓	✓	8.3	8.0	✓		
46	4.02	3 BED Type 15	112.37	32.62m ²	N+E	✓	✓	12.9	10.0	✓		✓
47	4.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
48	4.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
49	4.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
50	4.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
51	4.07	1 BED Type 11B	61.05	12.0m ²	E		✓	5.2	6.0			✓
52	4.08	2 BED Type 4	89.58	11.90m ²	S+E	✓	✓	7.7	8.0	✓		✓
53	4.09	2 BED Type 5C	81.91	25.98m ²	N+S			13.6	8.0	✓	✓	✓
54	4.10	2 BED Type 5D	81.87	25.98m ²	N+S	✓	✓	13.6	8.0	✓	✓	✓
55	4.11	1 BED Type 6B	60.88	9.18m ²	S			8.3	6.0			✓
56	4.12	2 BED Type 7C	86.06	9.53m ²	S			10.1	8.0			✓
57	4.13	2 BED Type 7D	81.91	21.45m ²	N	✓	✓	8.5	8.0			✓
58	4.14	1 BED Type 8	51.52	15.01m ²	N	✓	✓	3.9	6.0			
59	4.15	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
60	4.16	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 05												
61	5.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
62	5.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
63	5.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
64	5.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
65	5.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
66	5.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
67	5.07	1 BED Type 11B	61.05	12.0m ²	E		✓	5.2	6.0			✓
68	5.08	2 BED Type 4	89.58	11.90m ²	S+E	✓		7.7	8.0	✓		✓
69	5.09	2 BED Type 5C	81.91	25.98m ²	N+S			13.6	8.0	✓	✓	✓
70	5.10	2 BED Type 5D	81.87	25.98m ²	N+S	✓	✓	13.6	8.0	✓	✓	✓
71	5.11	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
72	5.12	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
73	5.13	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
74	5.14	1 BED Type 12	64.02	12.21m ²	S			6.3	6.0	✓		
75	5.15	1 BED Type 6B	60.88	9.18m ²	S			8.3	6.0			✓
76	5.16	2 BED Type 7C	86.06	9.53m ²	S			10.1	8.0			✓
77	5.17	2 BED Type 7D	81.91	21.45m ²	N	✓	✓	8.5	8.0			✓
78	5.18	1 BED Type 8	51.52	15.01m ²	N	✓	✓	3.9	6.0			
79	5.19	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
80	5.20	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 06												
81	6.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
82	6.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
83	6.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
84	6.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
85	6.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
86	6.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
87	6.07	1 BED Type 11B	61.05	12.0m ²	E		✓	5.2	6.0			✓
88	6.08	2 BED Type 4	89.58	11.90m ²	S+E			7.7	8.0	✓		✓

APPENDIX 7.01 - SEPP 65 Compliance Table

No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
89	6.09	2 BED Type 5C	81.91	25.98m ²	N+S			13.6	8.0	✓	✓	✓
90	6.10	2 BED Type 5D	81.87	25.98m ²	N+S	✓	✓	13.6	8.0	✓	✓	✓
91	6.11	1 BED Type 6B	60.88	9.18m ²	S			8.3	6.0			✓
92	6.12	2 BED Type 7C	86.06	9.53m ²	S			10.1	8.0			✓
93	6.13	2 BED Type 7D	81.91	21.45m ²	N	✓	✓	8.5	8.0			✓
94	6.14	1 BED Type 8	51.52	15.01m ²	N	✓	✓	3.9	6.0			
95	6.15	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
96	6.16	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 07												
97	7.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
98	7.02	2 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
99	7.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
100	7.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
101	7.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
102	7.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
103	7.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
104	7.08	2 BED Type 17	73.03	32.73m ²	N+W+S			3.3	8.0	✓	✓	✓
105	7.09	2 BED Type 18	69.37	48.79m ²	S+E			3.4	8.0	✓	✓	✓
106	7.10	2 BED Type 19	93.88	43.66m ²	S+W	✓	✓	9.5	8.0	✓		✓
107	7.11	2 BED Type 19	93.88	42.90m ²	N+W	✓	✓	9.5	8.0	✓		
108	7.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
109	7.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 08												
110	8.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
111	8.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
112	8.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
113	8.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
114	8.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
115	8.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
116	8.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
117	8.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
118	8.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
119	8.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
120	8.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
121	8.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
122	8.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 09												
123	9.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
124	9.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
125	9.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
126	9.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
127	9.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
128	9.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
129	9.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
130	9.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
131	9.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
132	9.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓

APPENDIX 7.01 - SEPP 65 Compliance Table

No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
133	9.11	2 BED Type 20	93.88	11.18m ²	N+W	✓	✓	8.7	8.0	✓		
134	9.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
135	9.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 10												
136	10.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
137	10.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
138	10.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
139	10.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
140	10.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
141	10.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
142	10.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
143	10.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
144	10.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
145	10.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
146	10.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
147	10.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
148	10.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 11												
149	11.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
150	11.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
151	11.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
152	11.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
153	11.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
154	11.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
155	11.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
156	11.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
157	11.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
158	11.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
159	11.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
160	11.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
161	11.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 12												
162	12.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
163	12.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
164	12.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
165	12.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
166	12.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
167	12.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
168	12.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
169	12.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
170	12.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
171	12.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
172	12.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
173	12.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
174	12.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 13												
175	13.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		

APPENDIX 7.01 - SEPP 65 Compliance Table

No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
176	13.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
177	13.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
178	13.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
179	13.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
180	13.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
181	13.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
182	13.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
183	13.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
184	13.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
185	13.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
186	13.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
187	13.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 14												
188	14.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
189	14.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
190	14.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
191	14.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
192	14.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
193	14.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
194	14.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
195	14.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
196	14.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
197	14.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
198	14.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
199	14.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
200	14.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 15												
201	15.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
202	15.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
203	15.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
204	15.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
205	15.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
206	15.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
207	15.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
208	15.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
209	15.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
210	15.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
211	15.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
212	15.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
213	15.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 16												
214	16.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
215	16.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
216	16.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
217	16.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
218	16.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
219	16.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓

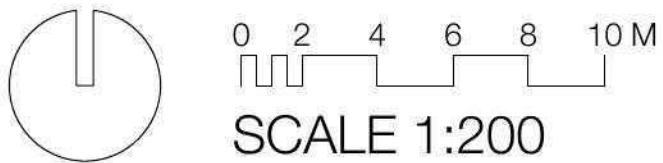
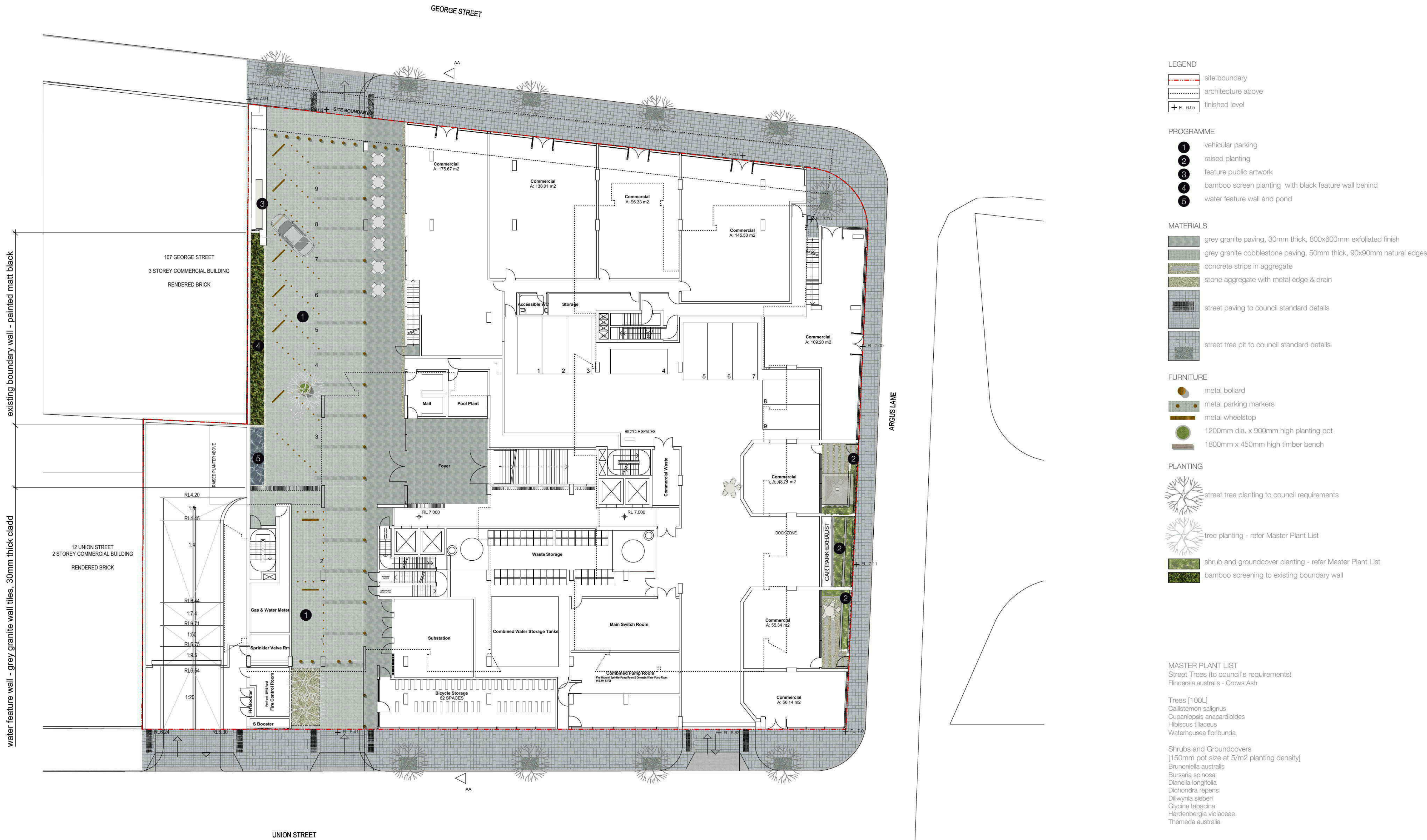
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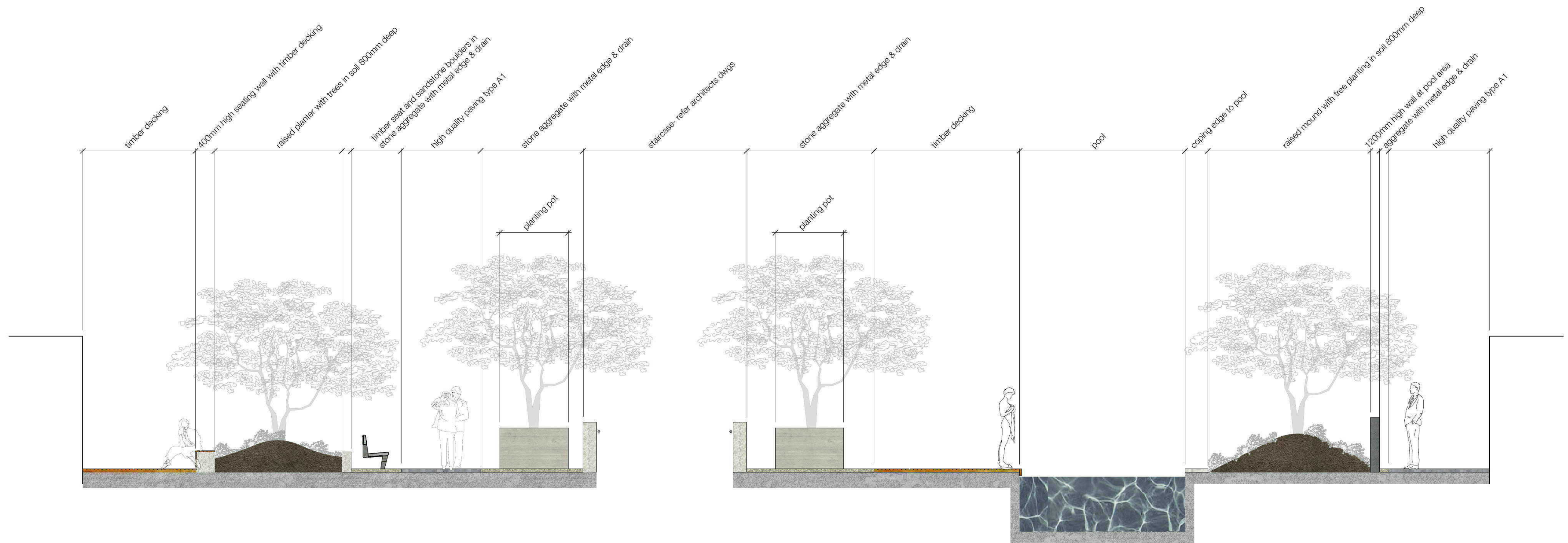
No.	Apt. No.	TYPE	INTERNAL AREA (m ²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m ³	STORAGE BASEMENT m ³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
220	16.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0			
221	16.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
222	16.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
223	16.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
224	16.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
225	16.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
226	16.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 17												
227	17.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
228	17.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
229	17.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
230	17.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
231	17.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
232	17.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
233	17.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
234	17.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
235	17.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
236	17.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
237	17.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
238	17.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
239	17.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 18												
240	18.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
241	18.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
242	18.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
243	18.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
244	18.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
245	18.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
246	18.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
247	18.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
248	18.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
249	18.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
250	18.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		
251	18.12	2 BED Type 13A	79.11	11.66m ²	N+W	✓	✓	12.2	8.0	✓		
252	18.13	2 BED Type 13A	79.11	10.79m ²	N+E	✓	✓	12.2	8.0	✓		
Level 19												
253	19.01	2 BED Type 14	80.53	11.45m ²	N+W	✓	✓	8.3	8.0	✓		
254	19.02	3 BED Type 15	112.37	22.21m ²	N+E	✓	✓	12.9	10.0	✓		✓
255	19.03	2 BED Type 9	80.22	10.21m ²	E		✓	11.7	8.0			✓
256	19.04	2 BED Type 10	70	9.58m ²	W	✓	✓	3.2	8.0			
257	19.05	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
258	19.06	1 BED Type 11A	54.59	9.68m ²	E		✓	5.2	6.0			✓
259	19.07	2 BED Type 16	74.5	12.0m ²	S+E			5.7	8.0	✓		
260	19.08	2 BED Type 17	73.03	11.22m ²	N+W+S			3.3	8.0	✓	✓	✓
261	19.09	2 BED Type 18	69.37	12.58m ²	S+E			3.4	8.0	✓	✓	✓
262	19.10	2 BED Type 19	93.88	11.18m ²	S+W	✓	✓	9.5	8.0	✓		✓
263	19.11	2 BED Type 19	93.88	11.18m ²	N+W	✓	✓	9.5	8.0	✓		

APPENDIX 7.01 - SEPP 65 Compliance Table

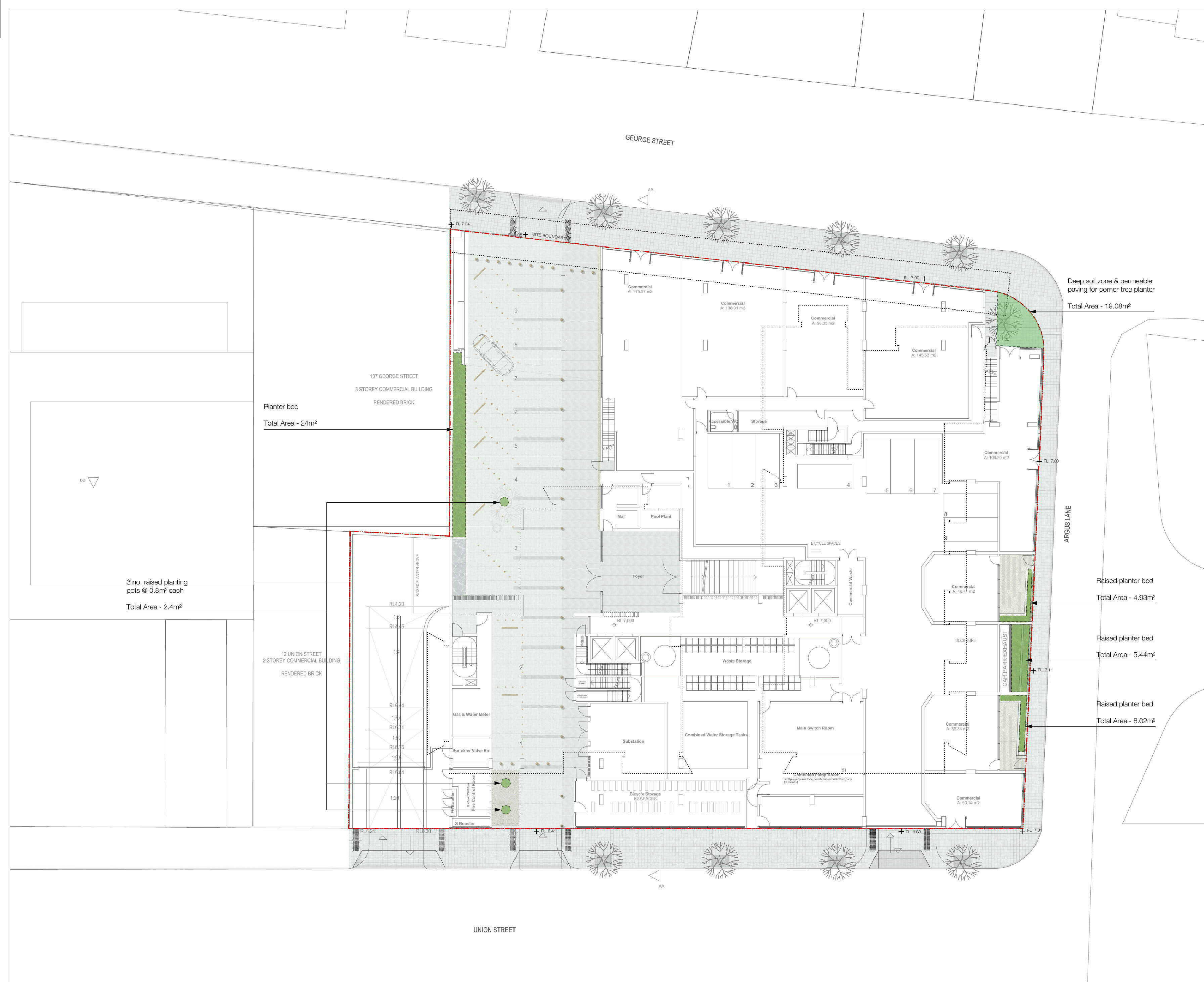
No.	Apt. No.	TYPE	INTERNAL AREA (m²)	BALCONY AREA	ASPECT SOLAR	DAYLIGHT SOLAR 2hrs	SOLAR PVT OPEN SPACE-Balcony	STORAGE INTERNAL m³	STORAGE BASEMENT m³	NATURAL CROSS VENTILATION	NATURAL KITCHEN VENTILATION	OPEN PLAN KITCHEN
264	19.12	2 BED Type 13A	79.11	11.66m²	N+W	✓	✓	12.2	8.0	✓		
265	19.13	2 BED Type 13A	79.11	10.79m²	N+E	✓	✓	12.2	8.0	✓		

TOTALS: <i>No. of apartments out of 264 as a percentage</i>			
DAYLIGHT SOLAR	2 hours	141/264	53%
DAYLIGHT SOLAR - Pvt open space to balconies		199/264	75%
ASPECT -SOUTH FACING		19/264	7%
ADAPTABLE UNITS		26/264	10%
NATURAL CROSS VENTILATION		168/264	64%
NATURAL KITCHEN VENTILATION		36/264	14%
OPEN PLAN KITCHEN		158/264	60%





0 1 2 3 M
SCALE 1:50



LEGEND

- site boundary
- architecture above
- finished level
- deep soil zone

PLANTING

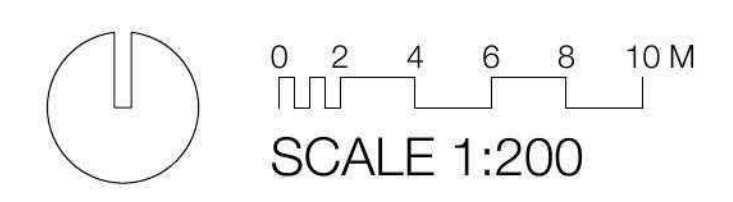
- street tree planting to council requirements
- tree planting - refer Master Plant List

GROUND FLOOR TOTAL
PLANTING AREA - 61.87m²

MASTER PLANT LIST
Street Trees (to council's requirements)
Flindersia australis - Crows Ash

- Trees [100L]
Callistemon salignus
Cupaniopsis anacardioides
Hibiscus tiliaceus
Waterhousea floribunda

- Shrubs and Groundcovers
[150mm pot size at 5/m² planting density]
Brunoniella australis
Bursaria spinosa
Dianella longifolia
Dichondra repens
Dillwynia sieberi
Glycine tabacina
Hardenbergia violaceae
Themeda australis



111 GEORGE STREET, PARRAMATTA

DRAWING LIST	
DRAWING NO	DRAWING NAME
DA-A-001	COVER SHEET
DA-A-002	SITE PLAN
DA-A-003	SITE ANALYSIS
DA-D-001	GROUND FLOOR PLAN
DA-D-002	LEVEL 02 PLAN
DA-D-003	LEVEL 03 PLAN
DA-D-004	LEVEL 04 PLAN
DA-D-005	LEVEL 05 PLAN
DA-D-006	LEVEL 06 PLAN
DA-D-007	LEVEL 07 PLAN
DA-D-008	LEVEL 08-19 TYPICAL PLAN
DA-D-009	ADAPTABLE APARTMENT TYPE 19
DA-D-020	ROOF PLAN
DA-D-101	BASEMENT LEVEL 01 PLAN
DA-D-102	BASEMENT LEVEL 02 PLAN
DA-D-103	BASEMENT LEVEL 03 PLAN
DA-E-001	NORTH ELEVATION
DA-E-002	EAST ELEVATION
DA-E-003	SOUTH ELEVATION
DA-E-004	WEST ELEVATION
DA-F-001	SECTION AA
DA-F-002	SECTION BB
DA-Z-001	SHADOW DIAGRAMS - 21 JUNE
DA-Z-002	AREA CALCULATION
DA-Z-003	NSA / GFA
DA-Z-004	NSA / GFA
DA-Z-005	MATERIALS SELECTION



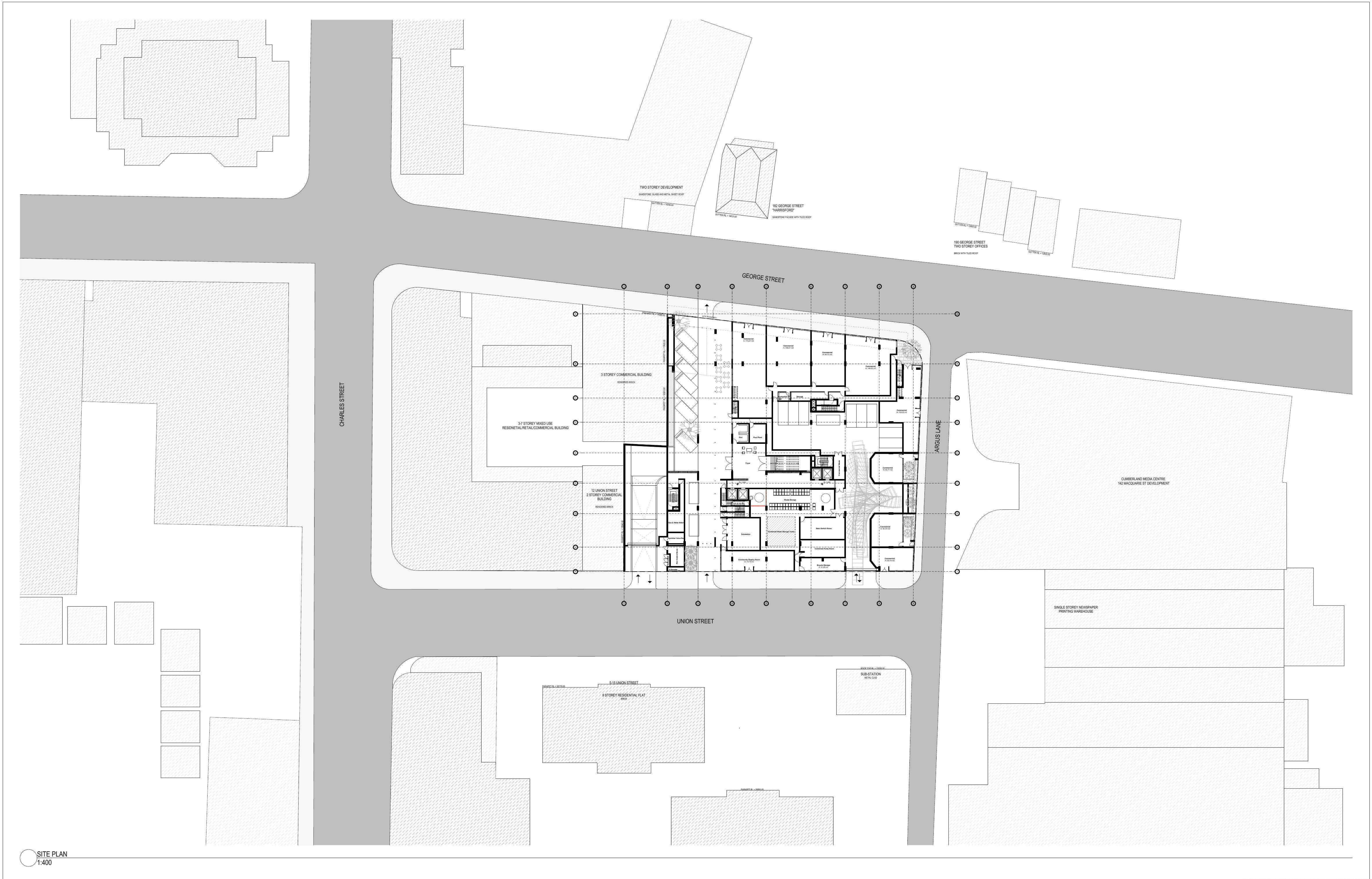
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04	09.09.11	INFORMATION
05	16.09.11	FINAL DRAFT
06	27.09.11	FINAL DA SET
07	09.02.12	DA FURTHER INFORMATION
08	15.03.12	DA FURTHER INFORMATION

CLIENT
EUREKA 2 PROJECTS

PROJECT
111 GEORGE ST, PARRAMATTA

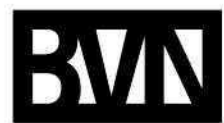
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DEVELOPMENT APPLICATION

DRAWING	
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DRAWING NO	ISSUE
DA-A-001	08



SITE PLAN
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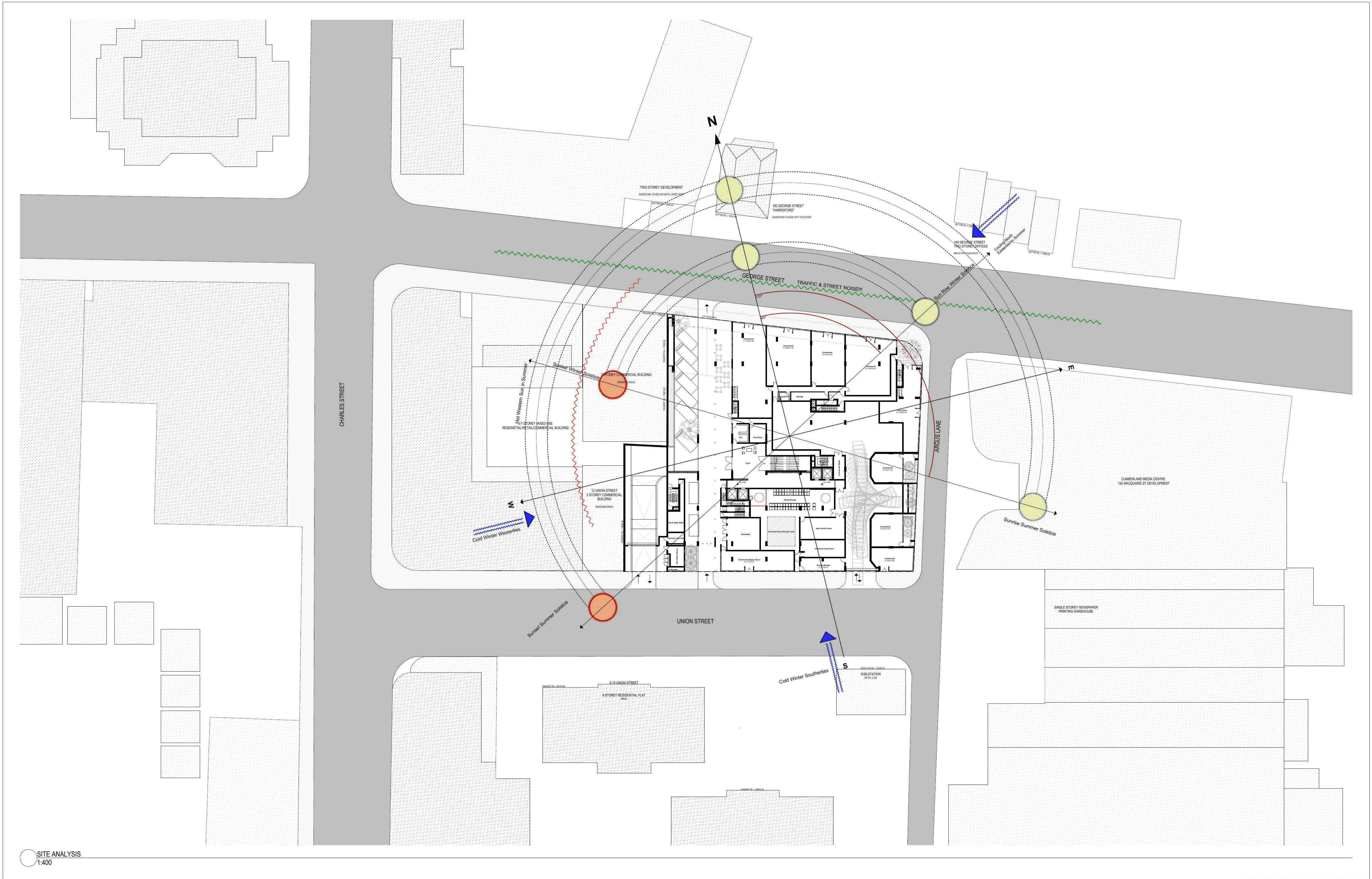
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STATUS
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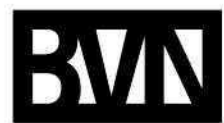
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GRAPHIC SCALE
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DRAWING
SITE PLAN
DRAWING NO
DA-A-002
ISSUE
08



SITE ANALYSIS
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CLIENT

EUREKA 2 PROJECTS

PROJECT

111 GEORGE ST, PARRAMATTA

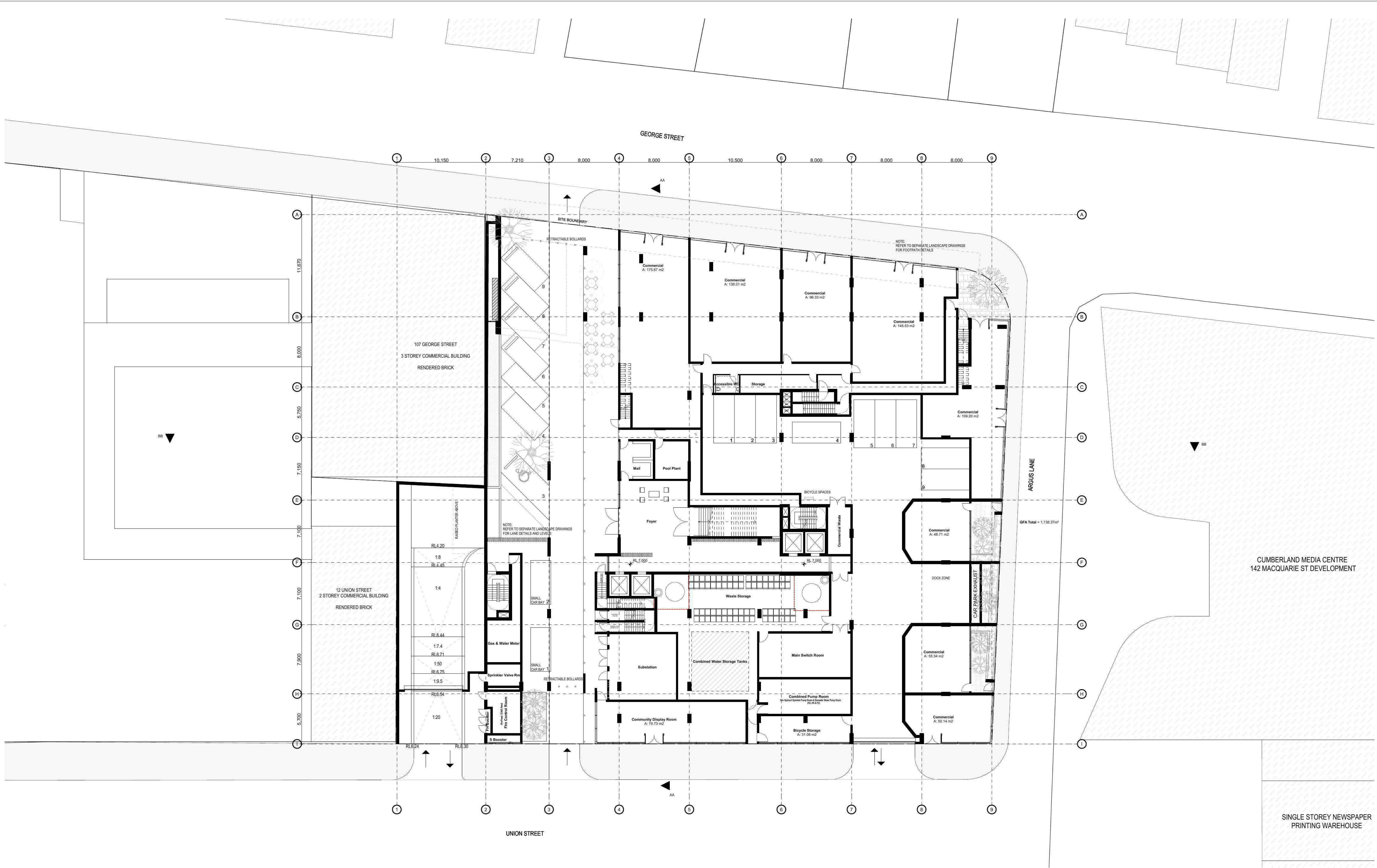
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DEVELOPMENT APPLICATION

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DRAWING

SITE ANALYSIS
DRAWING NO
DA-A-003
ISSUE
08



GROUND FLOOR LEVEL
1:200

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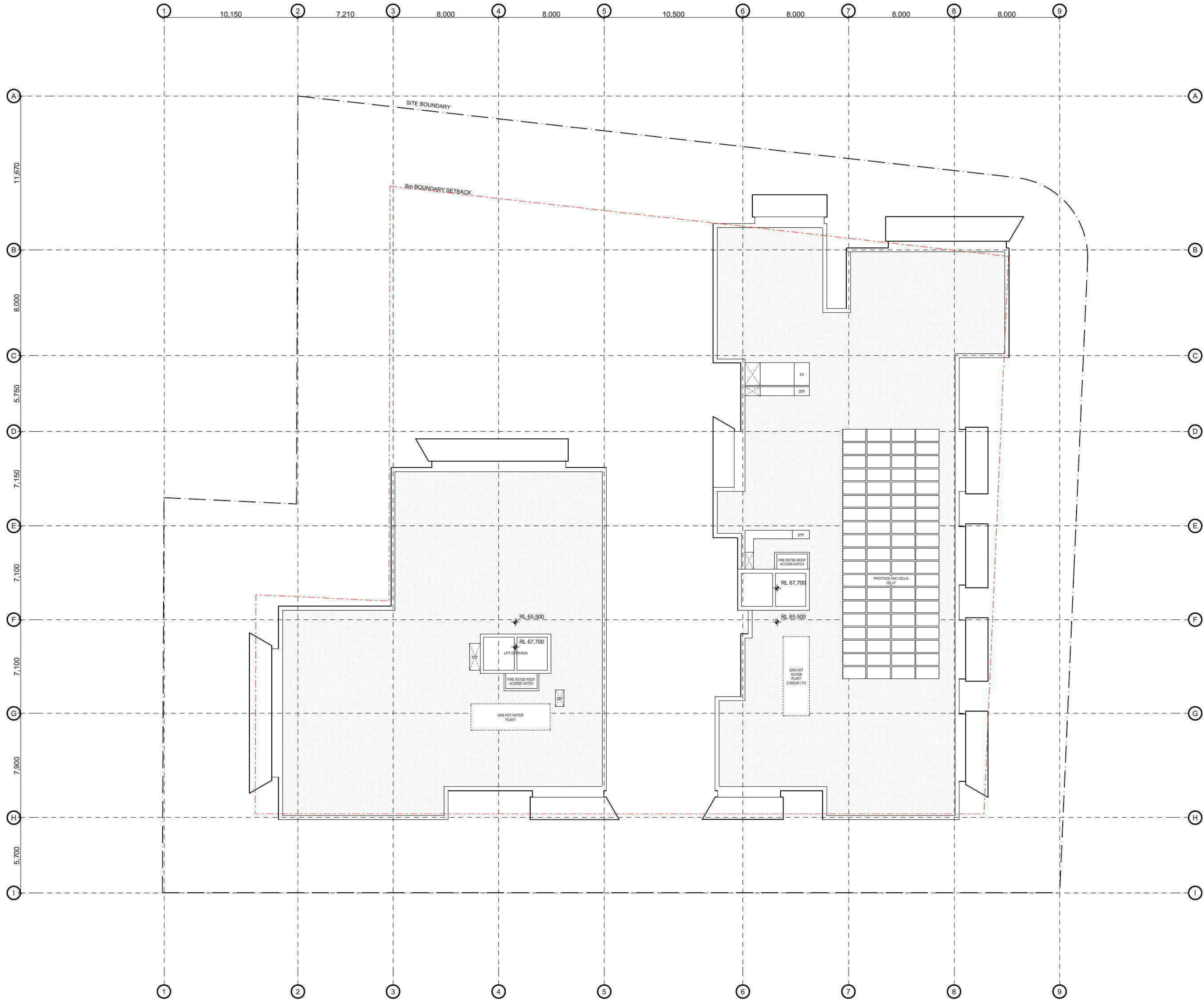
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PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

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GRAPHIC SCALE
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DRAWING
GROUND FLOOR PLAN
DRAWING NO
DA-D-001
ISSUE
08



ROOF PLAN
1:200

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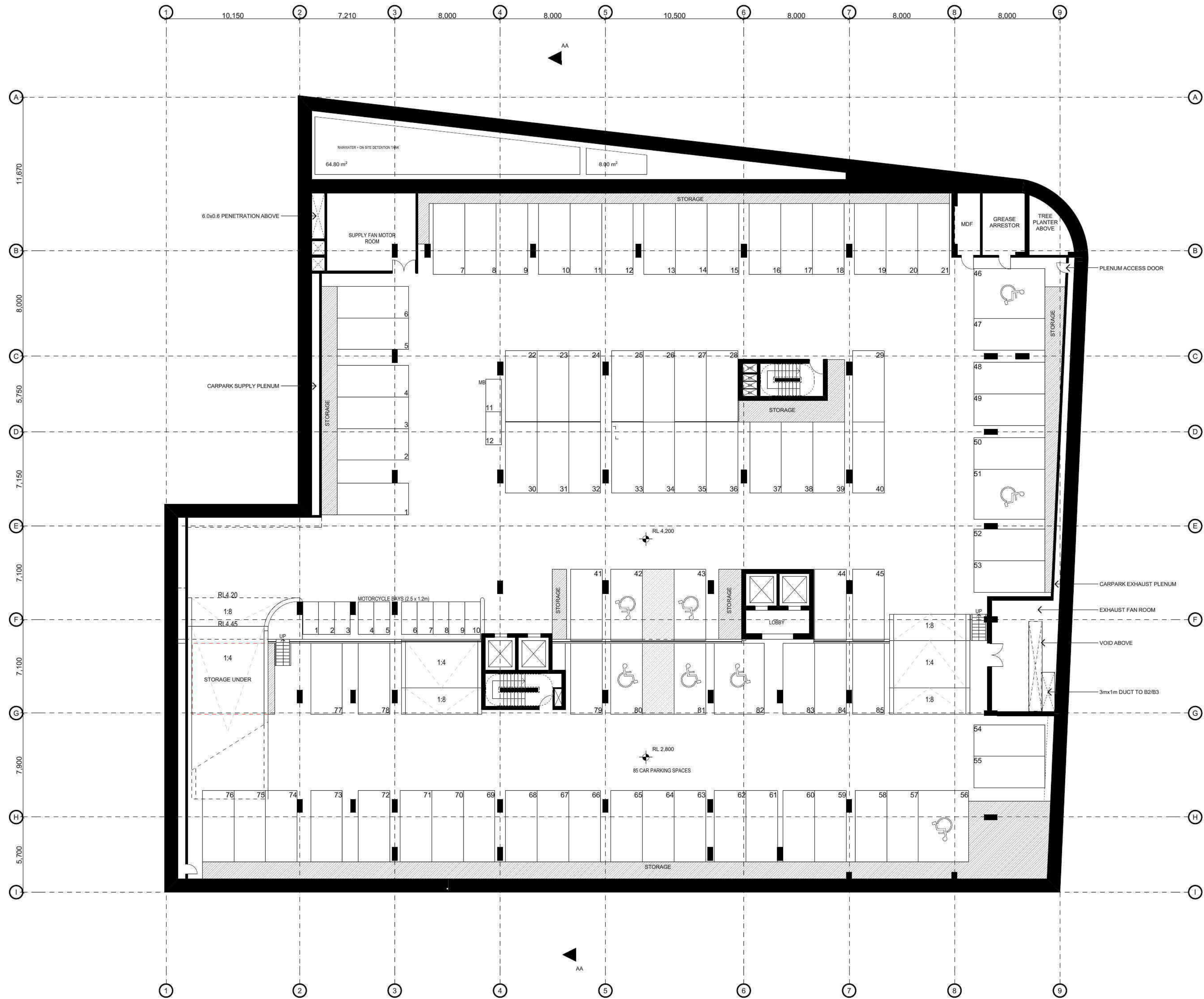
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PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
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GRAPHIC SCALE
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DRAWING NO
DA-D-020
ISSUE
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BASEMENT LEVEL 01
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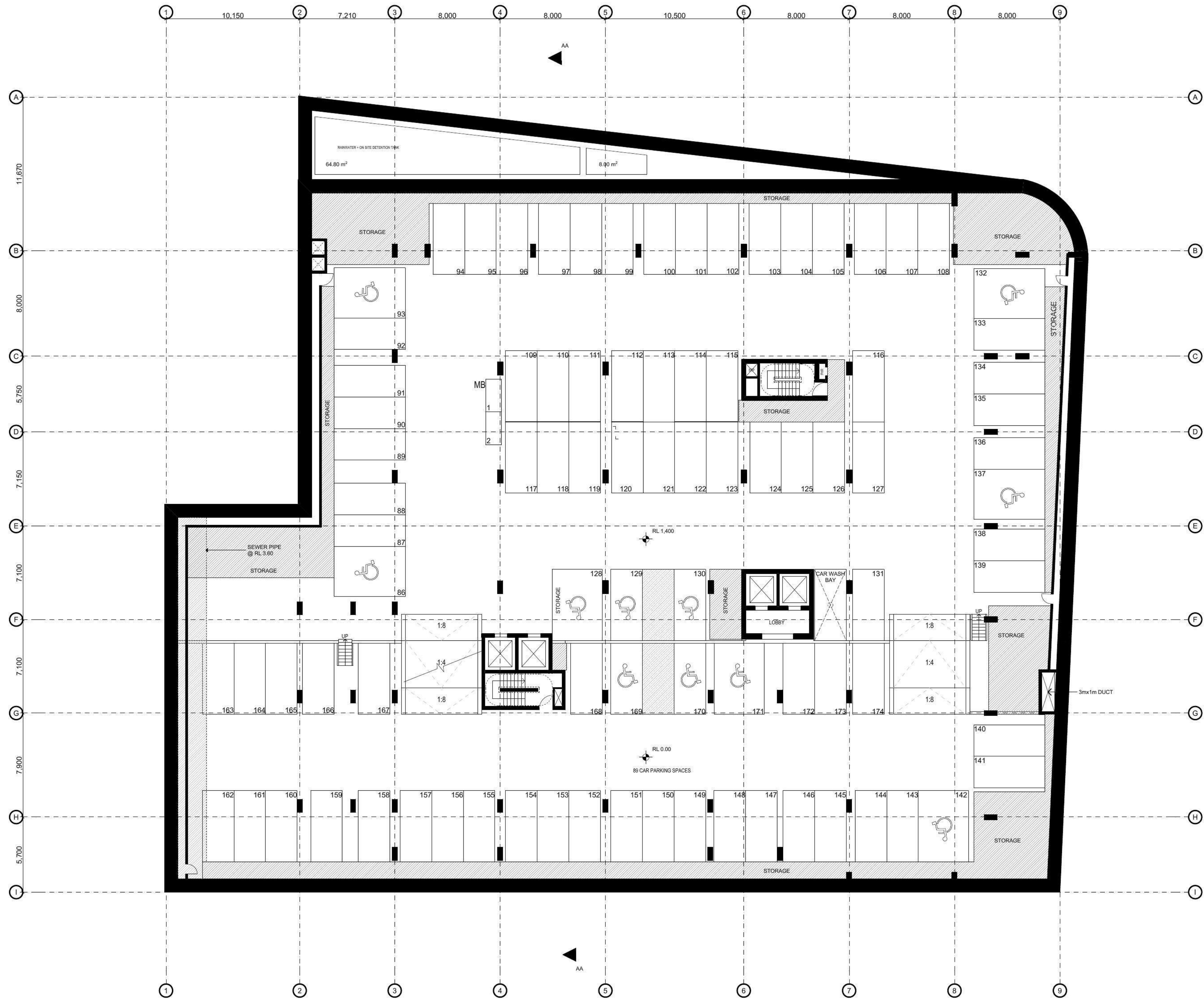
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PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
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DRAWING NO
DA-D-101
ISSUE
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BASEMENT LEVEL 02
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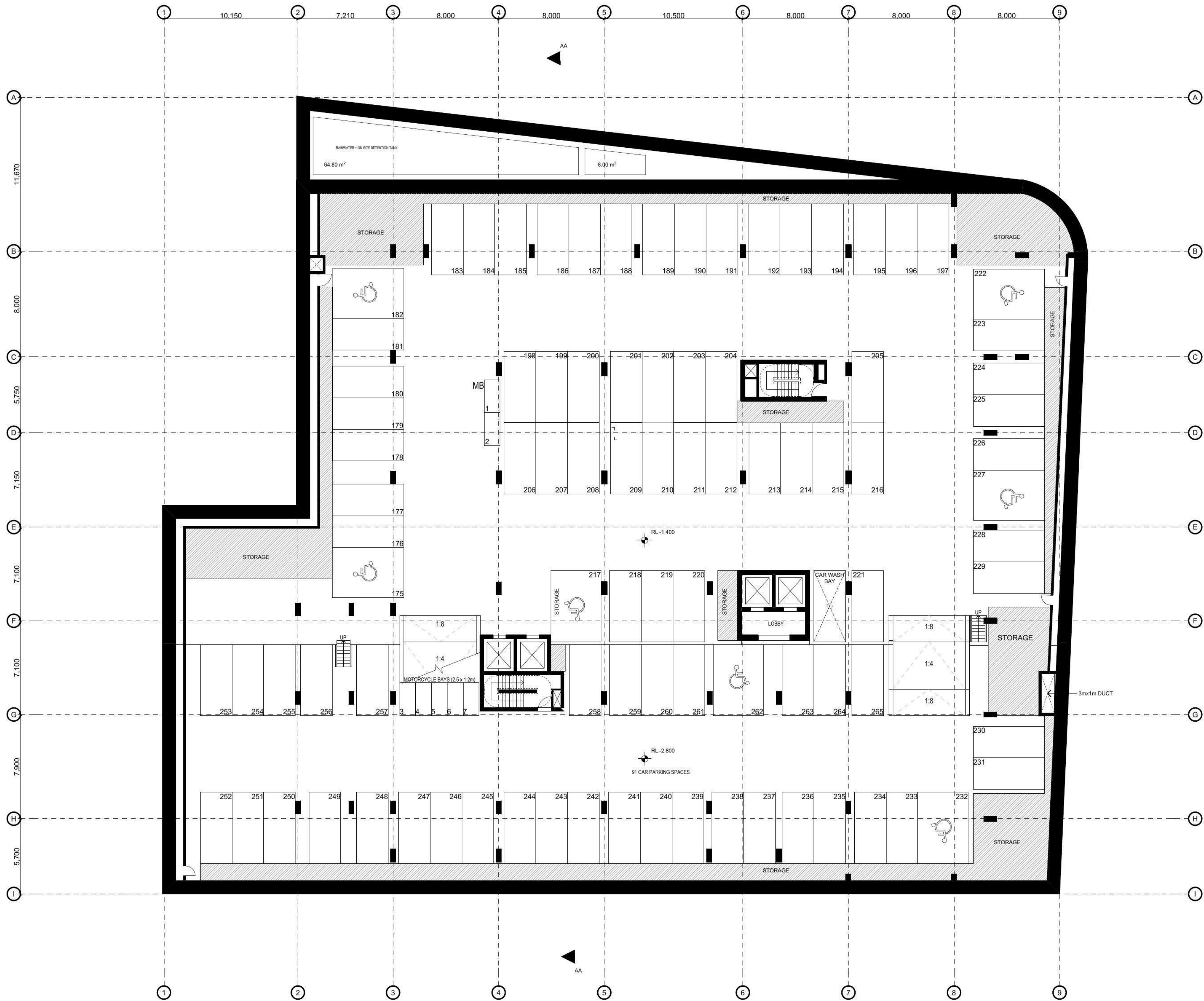
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BASEMENT LEVEL 03
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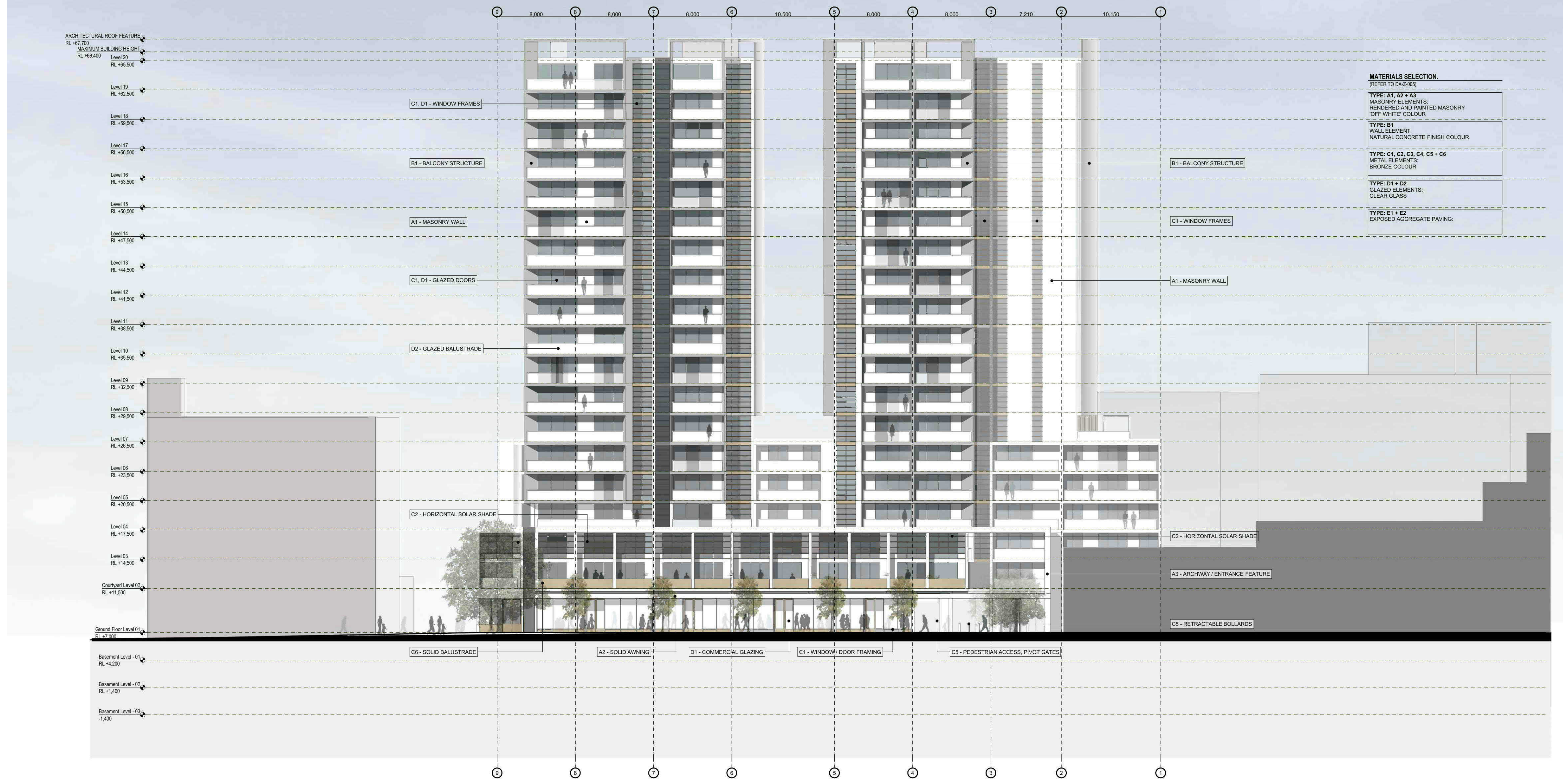
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PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

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GRAPHIC SCALE
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DRAWING NO
DA-D-103
ISSUE
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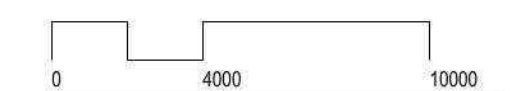
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TYPE: B1	WALL ELEMENT:
NATURAL CONCRETE FINISH COLOUR	
TYPE: C1, C2, C3, C4, C5 + C6	METAL ELEMENTS:
BRONZE COLOUR	
TYPE: D1 + D2	GLAZED ELEMENTS:
CLEAR GLASS	
TYPE: E1 + E2	EXPOSED AGGREGATE PAVING:

ELEVATION NORTH
1:200



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05	16.08.11	FINAL DRAFT
06	27.08.11	FINAL DA SET
07	09.02.12	DA FURTHER INFORMATION
08	15.03.12	DA FURTHER INFORMATION



ARCHITECTURAL ROOF FEATURE
RL +67.700
MAXIMUM BUILDING HEIGHT
RL +66.400
Level 20
RL +65.500
Level 19
RL +62.500
Level 18
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Level 17
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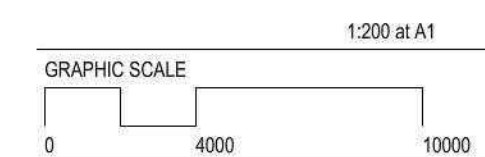
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NATURAL CONCRETE FINISH COLOUR	
TYPE: C1, C2, C3, C4, C5 + C6	METAL ELEMENTS:
BRONZE COLOUR	
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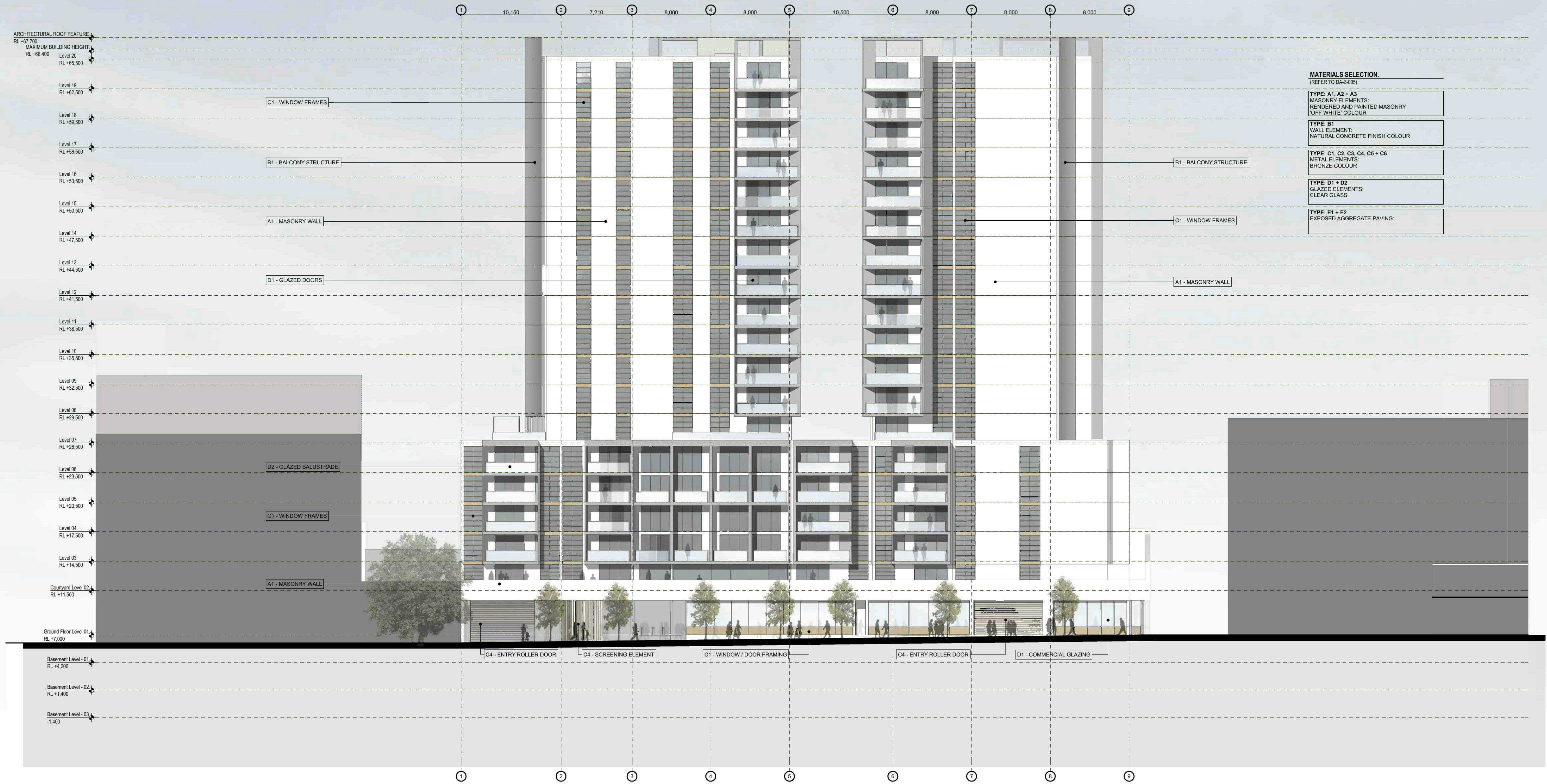
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ELEVATION SOUTH
1:200



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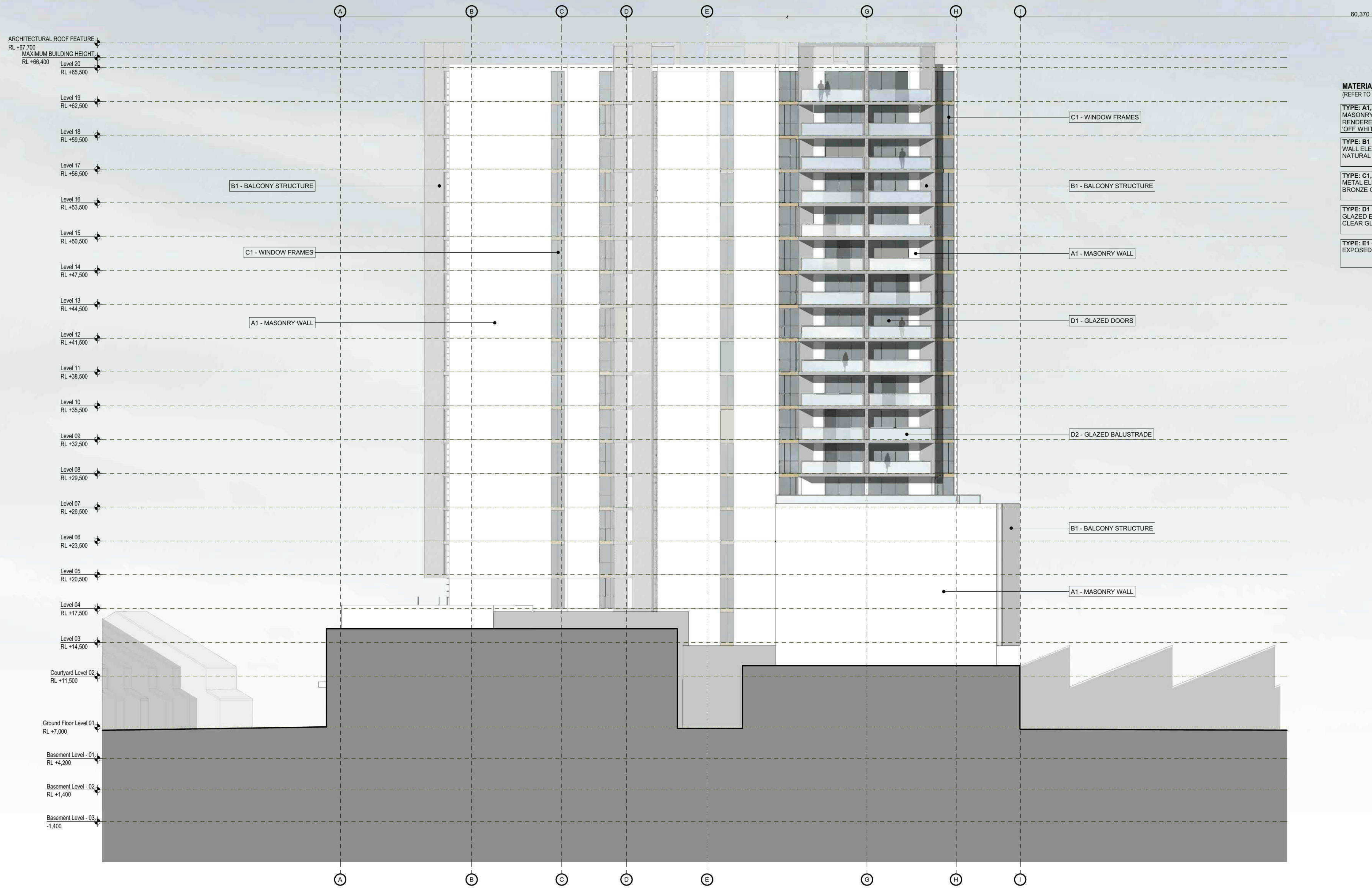
CLIENT
EUREKA 2 PROJECTS

PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH
PROJ. NORTH
SCALE
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GRAPHIC SCALE
0 4000 10000

DRAWING
SOUTH ELEVATION
DRAWING NO
DA-E-003
ISSUE
08



ELEVATION WEST
1:200



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CLIENT
EUREKA 2 PROJECTS

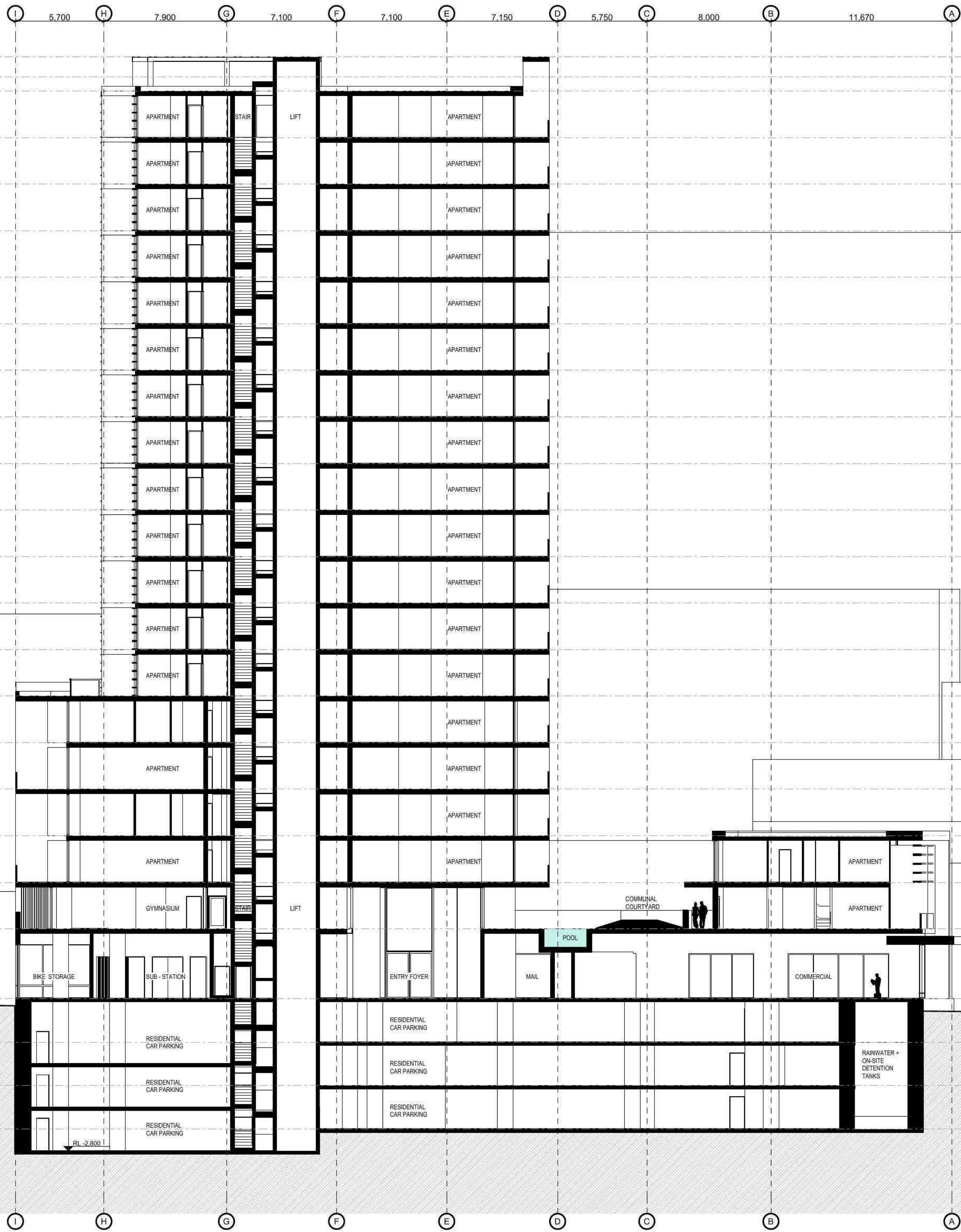
PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH
PROJ. NORTH
SCALE
1:200 at A1
GRAPHIC SCALE
0 4000 10000

DRAWING
WEST ELEVATION
DRAWING NO
DA-E-004
ISSUE
08

ARCHITECTURAL ROOF FEATURE
RL +67,700
MAXIMUM BUILDING HEIGHT
RL +66,400
Level 20
RL +65,500
Level 19
RL +62,500
Level 18
RL +59,500
Level 17
RL +56,500
Level 16
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Level 15
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Level 14
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Level 13
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Level 12
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Level 11
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Level 10
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Level 07
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Level 06
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Level 05
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Level 04
RL +17,500
Level 03
RL +14,500
Courtyard Level 02
RL +11,500
Ground Floor Level 01
RL +7,000
Basement Level - 01
RL +4,200
Basement Level - 02
RL +1,400
Basement Level - 03
-1,400



SECTION AA
1:200



BVNArchitecture

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ISSUE	DATE	FOR
02	18.08.11	INFORMATION
03	02.09.11	INFORMATION
04	09.09.11	INFORMATION
05	16.09.11	FINAL DRAFT
06	27.09.11	FINAL DA SET
07	09.02.12	DA FURTHER INFORMATION
08	15.03.12	DA FURTHER INFORMATION

CLIENT
EUREKA 2 PROJECTS

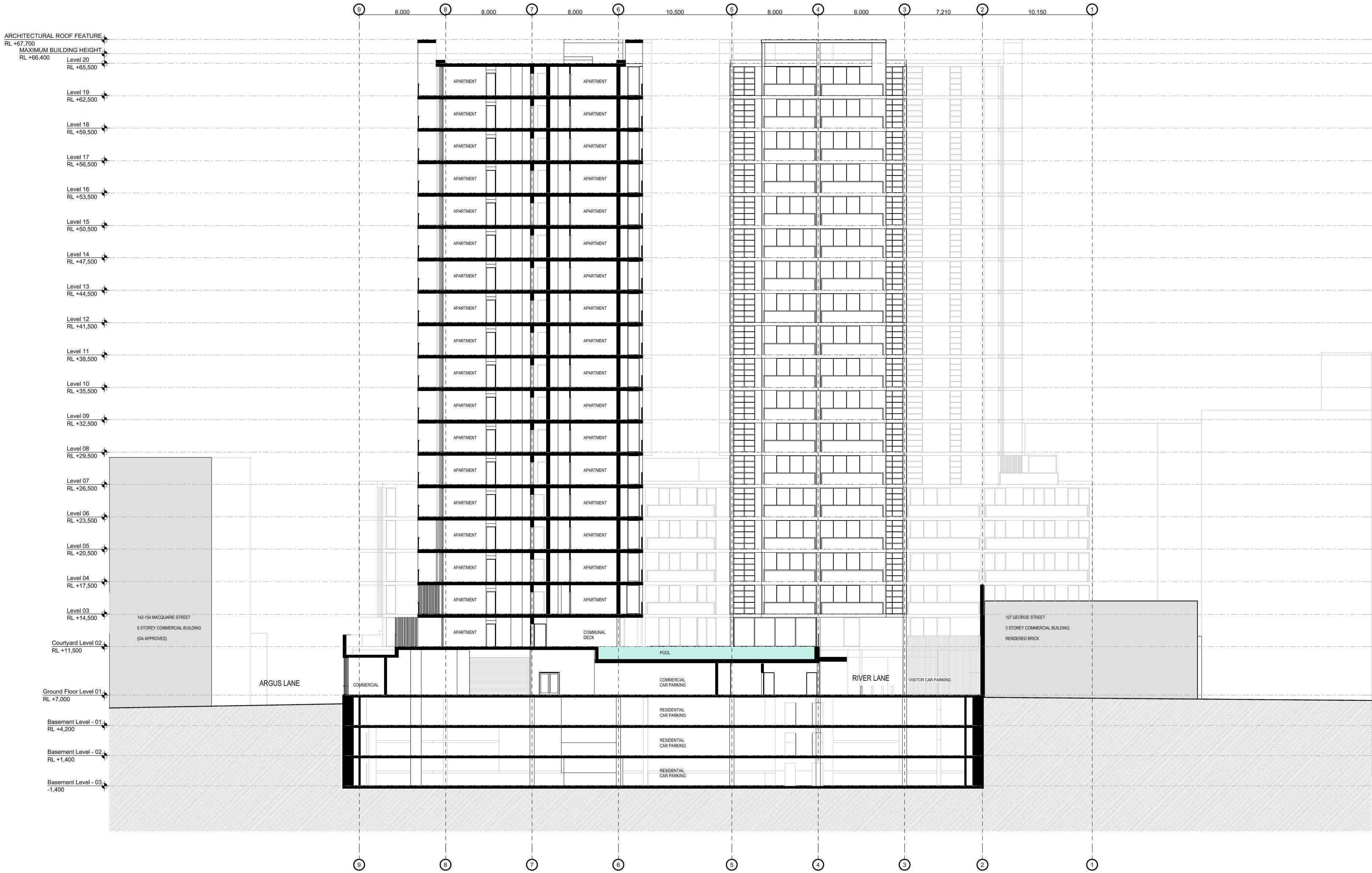
PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH
PROJ. NORTH
SCALE
1:200 at A1
GRAPHIC SCALE
0 4000 10000

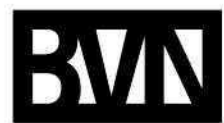
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DRAWING NO
DA-F-001
ISSUE
08

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SECTION BB
1:200

120208_a1102506apr [BYD-ARCHCAD-mwoodward].dgn_15/03/2012_10:55 AM



BVNArchitecture

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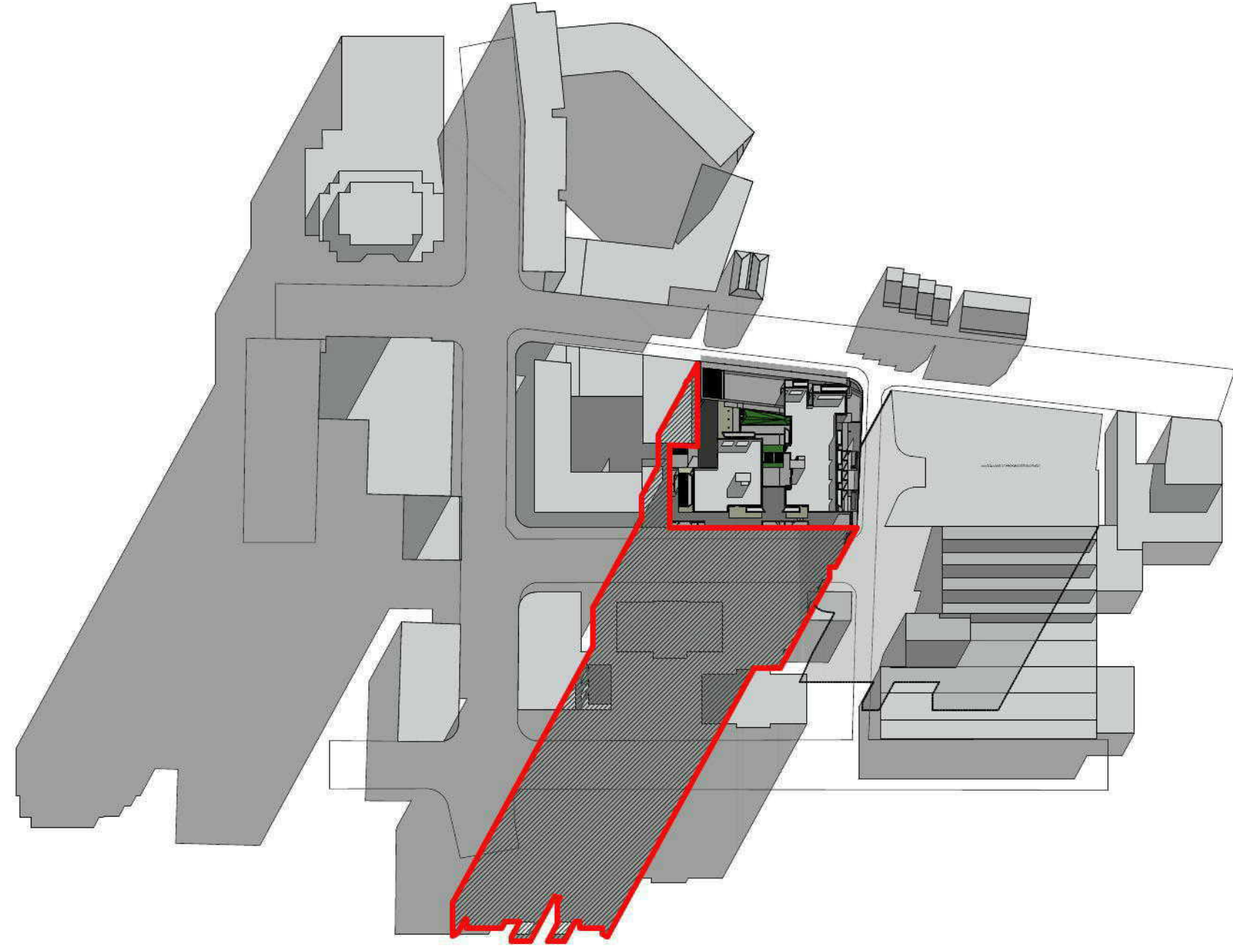
CLIENT
EUREKA 2 PROJECTS

PROJECT
111 GEORGE ST, PARRAMATTA

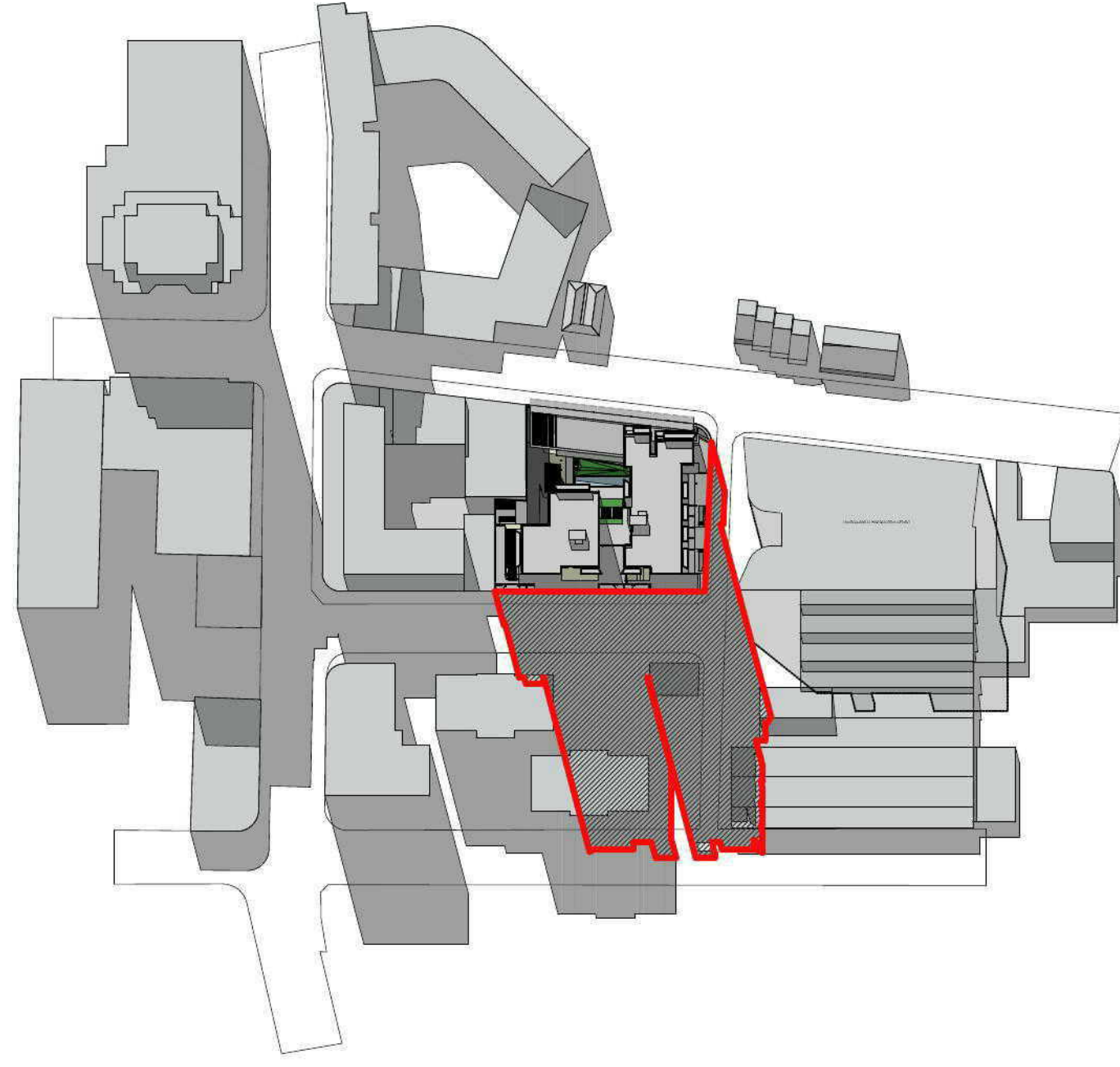
STATUS
DEVELOPMENT APPLICATION

TRUE NORTH
PROJ. NORTH
SCALE
GRAPHIC SCALE
0 4000 10000
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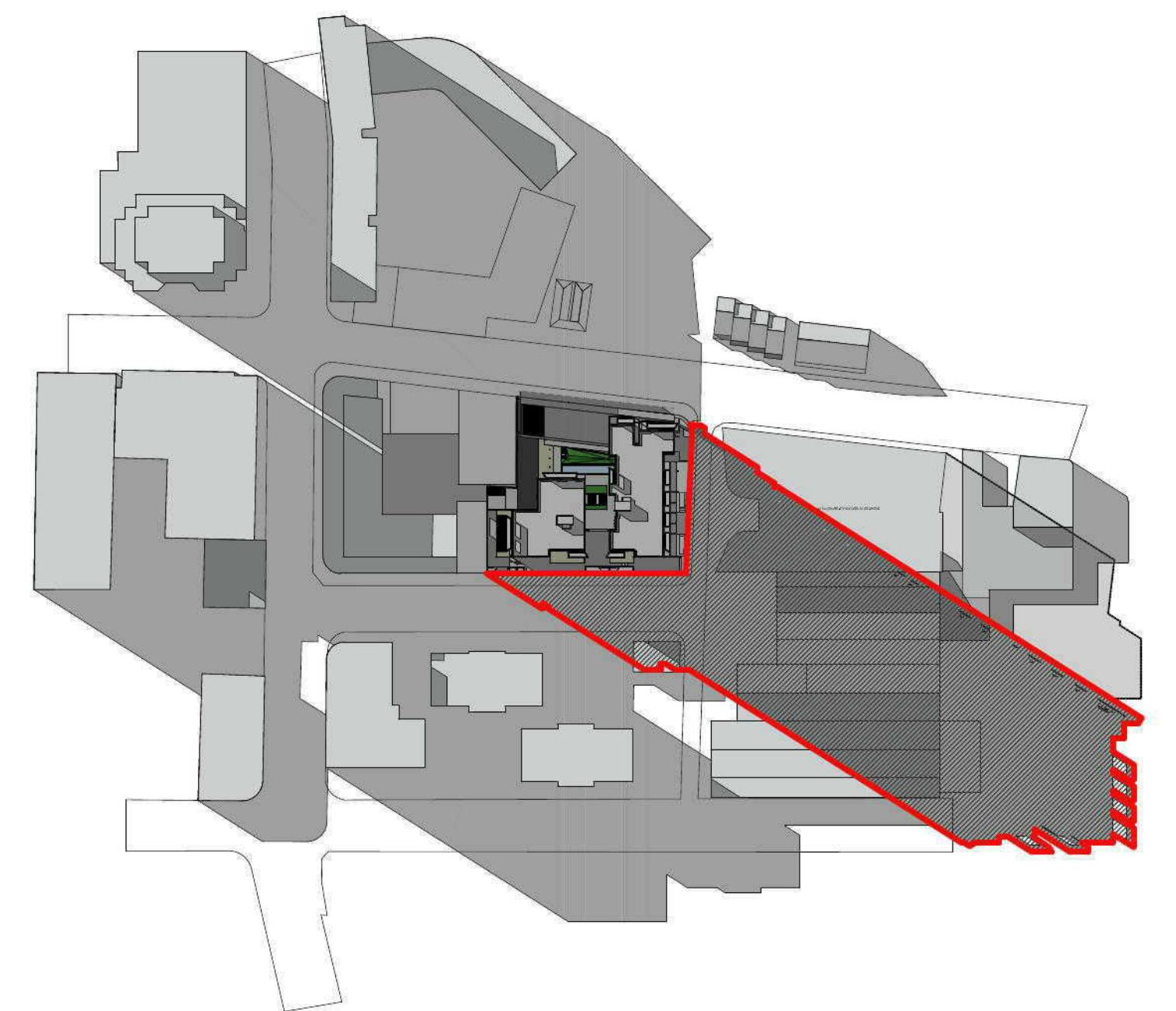
DRAWING
SECTION BB
DRAWING NO
DA-F-002
ISSUE
08



1 SHADOW STUDY: JUNE 21 - 9AM
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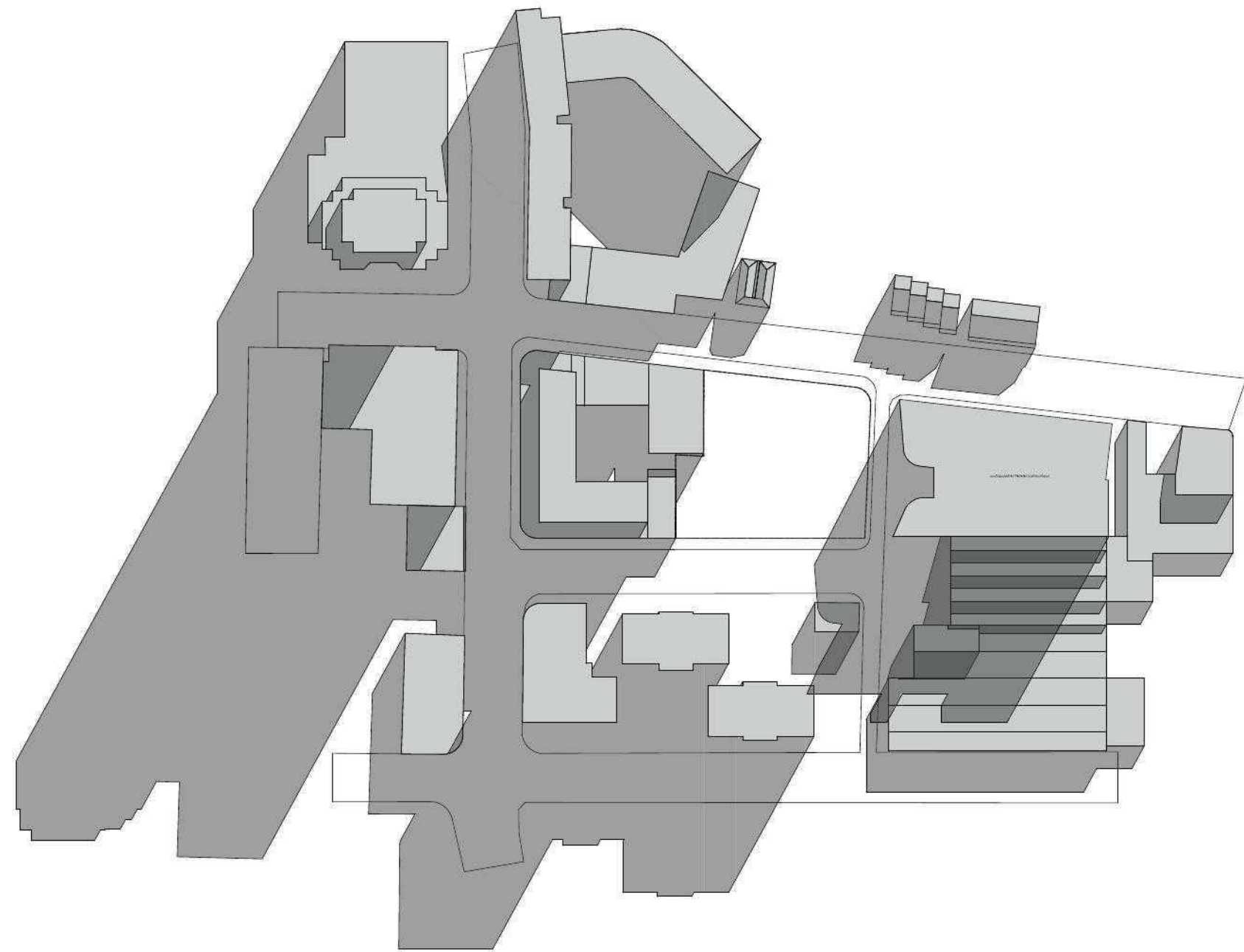


2 SHADOW STUDY: JUNE 21 - 12 MIDDAY
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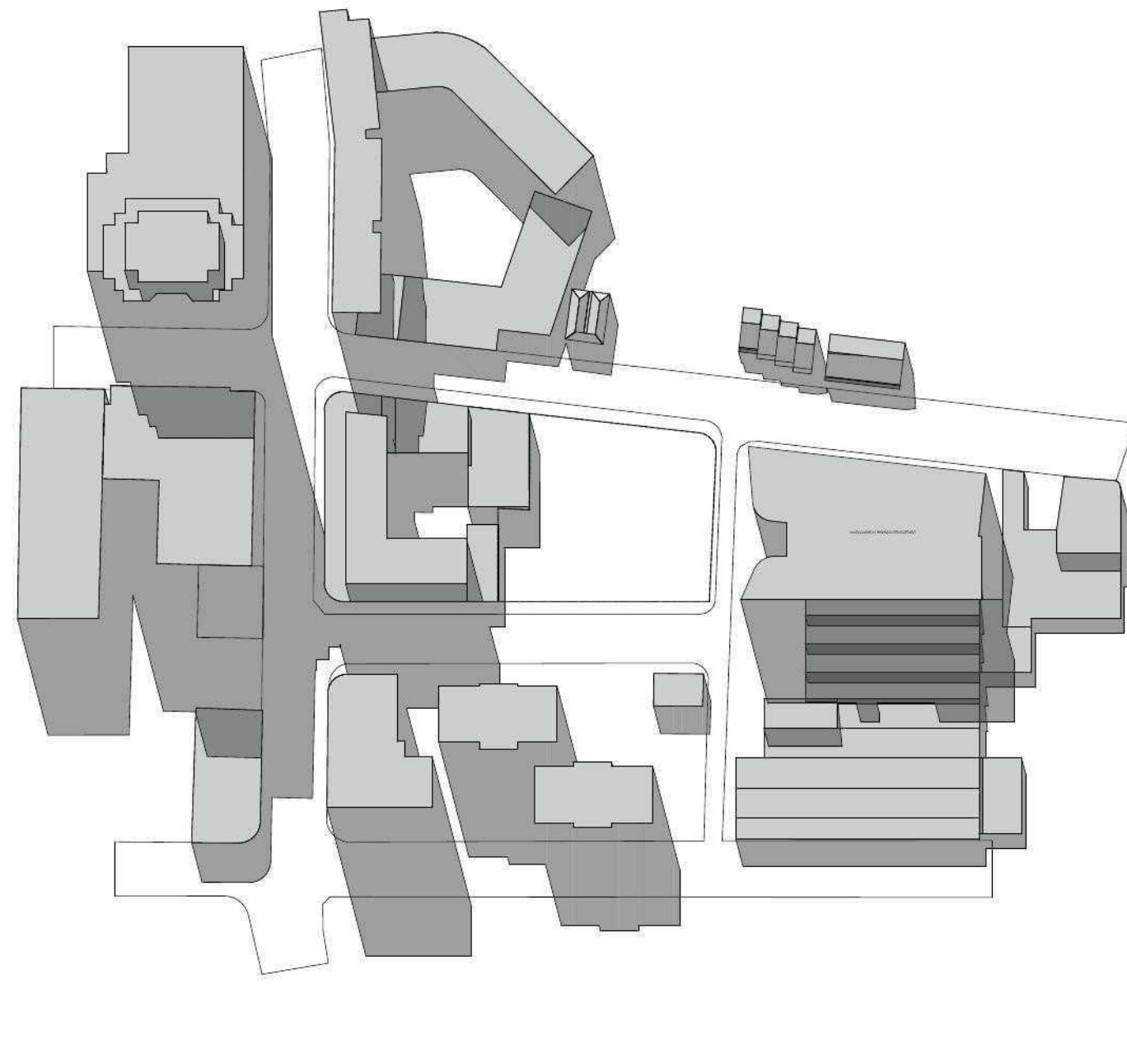


3 SHADOW STUDY: JUNE 21 - 3PM
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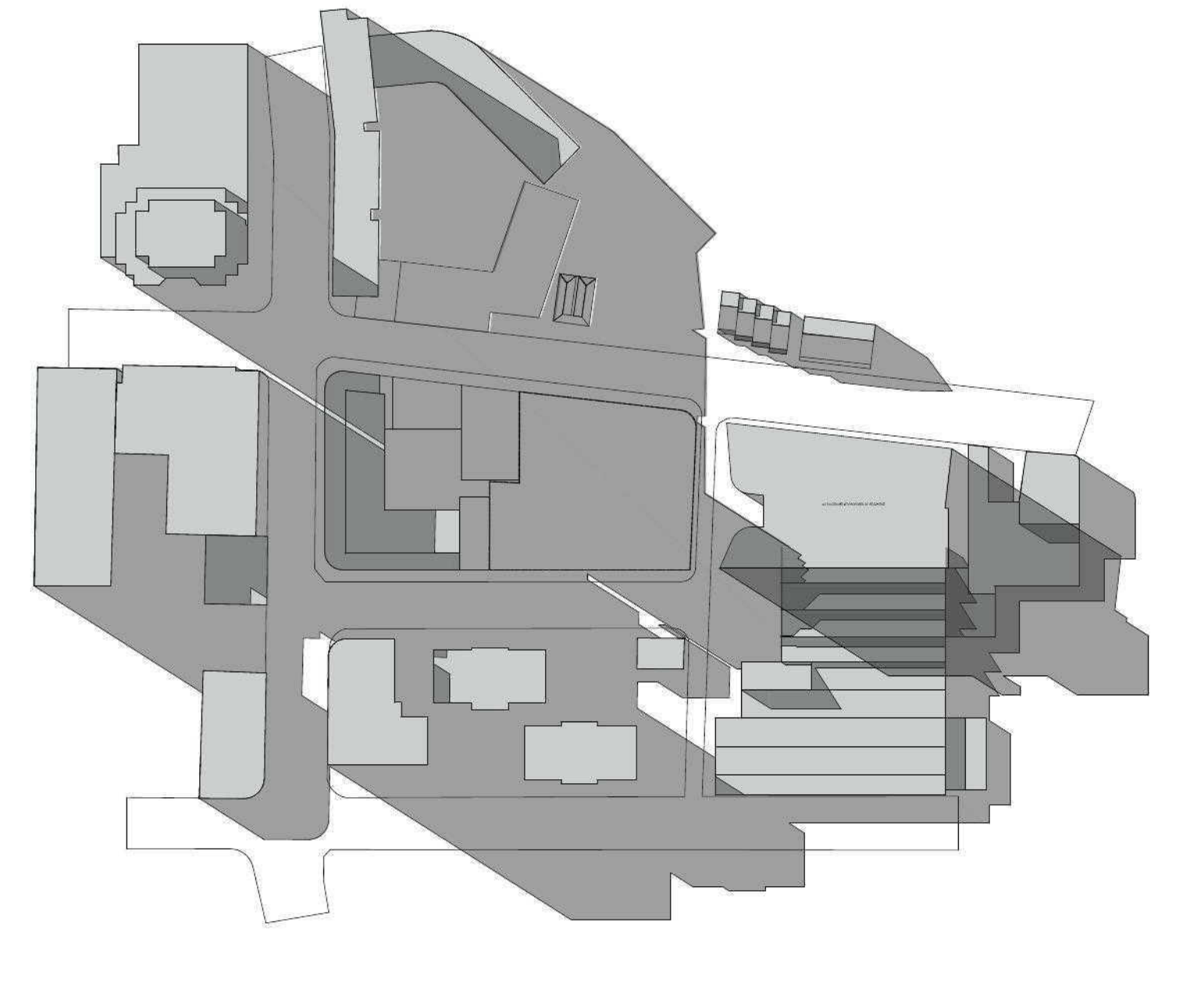
PROPOSED



4 SHADOW STUDY: JUNE 21 - 9AM
1:2000



5 SHADOW STUDY: JUNE 21 - 12 MIDDAY
1:2000



6 SHADOW STUDY: JUNE 21 - 3PM
1:2000

EXISTING



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08	15.03.12	DA FURTHER INFORMATION

CLIENT

EUREKA 2 PROJECTS

PROJECT

111 GEORGE ST, PARRAMATTA

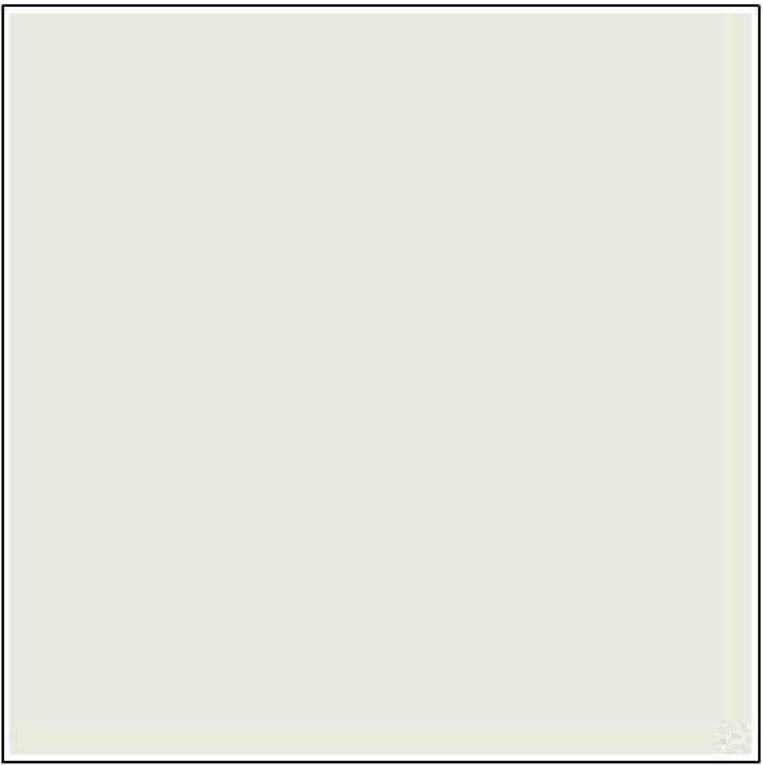
STATUS

DEVELOPMENT APPLICATION

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PROJ. NORTH
SCALE
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GRAPHIC SCALE
0 4000 10000

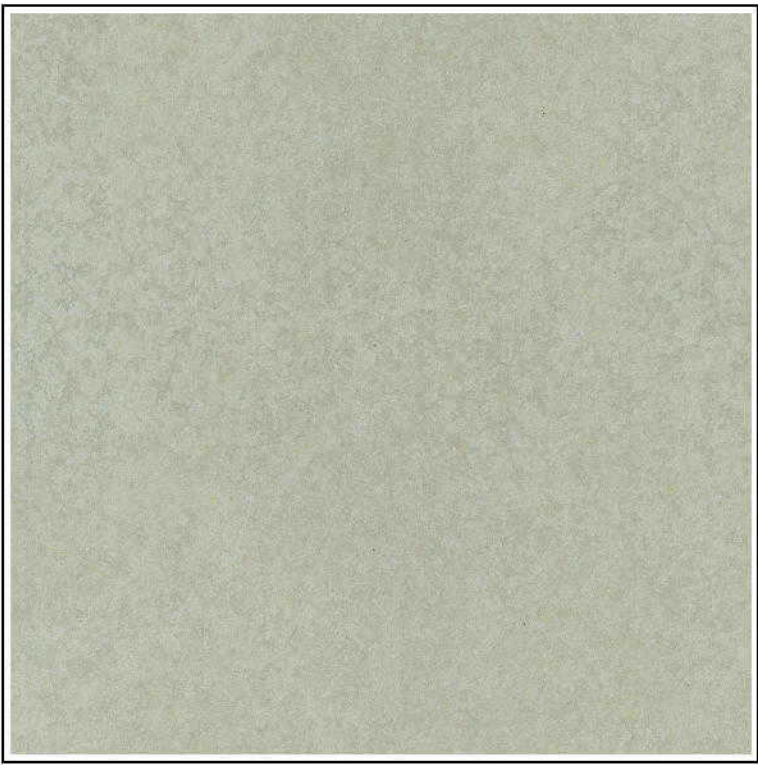
DRAWING
SHADOW DIAGRAMS - 21 JUNE
DRAWING NO
DA-Z-001
ISSUE
08

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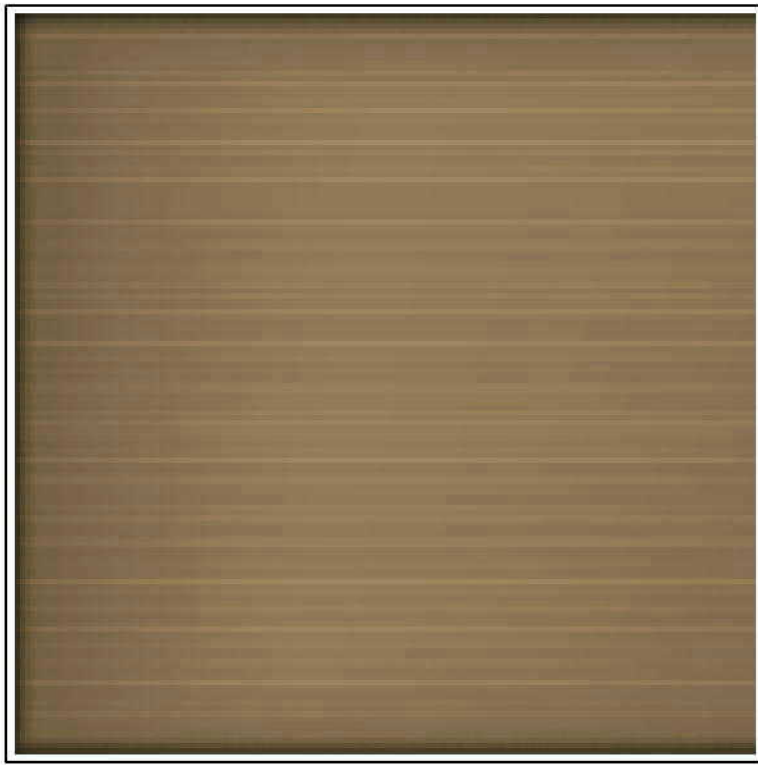
TYPE A.
MASONRY ELEMENTS:
RENDERED + PAINTED 'OFF WHITE' COLOUR.

- A1.
EXTERNAL MASONRY WALLS + COLUMNS.
- A2.
EXTERNAL AWNINGS
- A3.
EXTERNAL ARCHWAYS



TYPE B.
WALL ELEMENT:
NATURAL CONCRETE FINISH COLOUR.

- B1.
BALCONY FLANKING STRUCTURAL WALLS.



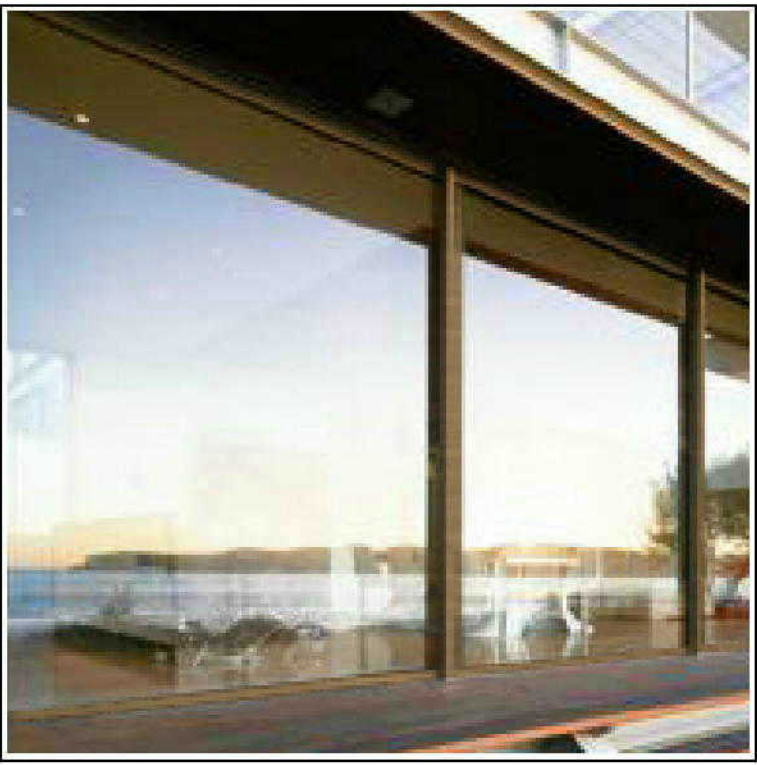
TYPE C.
METAL ELEMENTS:
BRONZE COLOUR

- C1.
ALUMINIUM EXTERNAL WINDOW + DOOR FRAMES
- C2.
HORIZONTAL SHADING ELEMENT
- C3.
BALCONY HANDRAIL + BALUSTRADE FRAMES
- C4.
ROLLER ENTRY DOORS + SCREENING ELEMENT
- C5.
STREET ENTRY GATES + RAILINGS
- C6.
SOLID BALUSTRADES



TYPE D.
GLAZINED ELEMENTS:
CLEAR GLASS

- D1.
EXTERNAL WINDOW + DOOR GLAZING
- D2.
BALCONY BALUSTRADE PANELS



TYPE E.
EXPOSED AGGREGATE PAVING.

- E1.
LANEWAY PAVING
- E2.
PODIUM PAVING



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CLIENT
EUREKA 2 PROJECTS

PROJECT
111 GEORGE ST, PARRAMATTA

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH	PROJ. NORTH	SCALE
		at A1
GRAPHIC SCALE		
0	4000	10000

DRAWING	
MATERIALS SELECTION	
DRAWING NO	ISSUE
DA-Z-005	08