

DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

UNIT BREAKDOWN

	studio	1 bed	1 bed + media	2 bed	3 bed	Total
Level 1	1	1		6		8
Levels 2 to 5				24	4	28
Level 6			1	3	1	5
Levels 7 to 11		15		25		40
Levels 12 to 16			5	30		35
Levels 17 to 19		9		15		24
Sub Total			32 (23%)	103 (73%)	5 (4%)	
PROPOSED TOTAL						140

SPACE PROVISIONS

	Residents Carspace	Adaptable Carspace	Commercial Carspace	Storage Spaces	Motorcycle Bays	Bicycle Bays	Total
Basement Level 1	9	2	7		1	4	18
Basement Level 2	40	5		50	1	4	45
Basement Level 3	40	5		50	1	4	45
Basement Level 4	43	4		56	1		47
Sub Total	132	16	7	156	4	12	146
PROPOSED TOTAL		148	7	156	4	12	155

BASIX COMMITMENTS

The commitments set out below generally regulate how the proposed development is to be carried out - refer to BASIX Report for specific requirements:

(A) Unit Building

(i) Water

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column found in the BASIX certificate, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table also found in the BASIX Certificate

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table in the BASIX Certificate

(g) The pool or spa must be located as specified in the table in the BASIX Certificate

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(ii) Energy

(b) The applicant must install each hot water system specified for the dwelling in the table in the BASIX Certificate, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural Lighting" column of the table in the BASIX Certificate (but only to the extent specified for that room or area). The applicant must insure that each such room or area is fitted with a window and/or skylight.

(iii) Thermal Comfort

(g) Where there is an in-slab heating or cooling system, the applicant must:

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the BASIX Certificate.

(B) Common areas and central systems/facilities

(i) Water

(b) The applicant must install (or insure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table in the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table in the BASIX Certificate.

(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table in the BASIX Certificate.

(ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the BASIX Certificate.

CALCULATIONS

Site area	☐ ☐ ☐ ☐ ☐ s□ m
Building area	☐ ☐ ☐ ☐ ☐ s□ m
Site cover	☐ ☐ ☐ ☐ ☐
Total floor area (excl. external walls, parking, stairs, ducts, voids, etc.)	☐ ☐ ☐ ☐ ☐ s□ m
Floor space ratio	☐ ☐ ☐ ☐ :

FLOOR AREAS

refer to DA24 for floor space ratio calculation diagrams

Basement Level ☐	☐ ☐ ☐ ☐ ☐ s□ m ☐
Basement Level ☐	☐ ☐ ☐ ☐ ☐ s□ m ☐
Basement Level ☐	☐ ☐ ☐ ☐ ☐ s□ m ☐
Basement Level ☐	☐ ☐ ☐ ☐ ☐ s□ m ☐
Ground Floor Level	☐ ☐ ☐ ☐ ☐ s□ m
Level ☐	☐ ☐ ☐ ☐ ☐ s□ m
Level ☐	☐ ☐ ☐ ☐ ☐ s□ m
Levels ☐ to ☐	(609.5 sq m / level) ☐ ☐ ☐ ☐ ☐ s□ m
Level ☐	☐ ☐ ☐ ☐ ☐ s□ m
Level ☐	☐ ☐ ☐ ☐ ☐ s□ m
Levels ☐ to ☐	(543.7 sq m / level) ☐ ☐ ☐ ☐ ☐ s□ m
Levels ☐ to ☐	(518.9 sq m / level) ☐ ☐ ☐ ☐ ☐ s□ m
Levels ☐ to ☐	(543.7 sq m / level) ☐ ☐ ☐ ☐ ☐ s□ m

TOTAL	☐ ☐ ☐ ☐ ☐ s□ m
not included in total floor area calculations	

LANDSCAPING

Landscaped Area: (includes hard surfaces + soft landscaping)	Ground	☐ ☐ ☐ ☐ ☐ s□ m
	odium	☐ ☐ ☐ ☐ ☐ s□ m
	toiler	☐ ☐ ☐ ☐ ☐ s□ m
	Total	☐ ☐ ☐ ☐ ☐ s□ m ☐ ☐ ☐
Deep soil landscaping:	Ground	☐ ☐ ☐ ☐ ☐ s□ m
	odium L□	☐ ☐ ☐ ☐ ☐ s□ m
	Total	☐ ☐ ☐ ☐ ☐ s□ m ☐ ☐ ☐
Communal Open Space:	Ground	☐ ☐ ☐ ☐ ☐ s□ m
	odium L□ L□	☐ ☐ ☐ ☐ ☐ s□ m
	odium L□	☐ ☐ ☐ ☐ ☐ s□ m
	Total	☐ ☐ ☐ ☐ ☐ s□ m ☐ ☐ ☐

DRAWING LIST

cover sheet		DA00
site analysis	1:500	DA01
basement level 4	1:200	DA02
basement level 3	1:200	DA03
basement level 2	1:200	DA04
basement level 1	1:200	DA05
ground level 1	1:200	DA06
level 1	1:200	DA07
level 2	1:200	DA08
typical levels 3 + 5	1:200	DA09
level 4	1:200	DA10
level 6	1:200	DA11
typical levels 7 to 11	1:200	DA12
typical levels 12 to 16	1:200	DA13
typical levels 17 to 19	1:200	DA14
roof level 20	1:200	DA15
roof plan	1:200	DA16
north elevation	1:200	DA17
west elevation	1:200	DA18
south elevation	1:200	DA19
east elevation	1:200	DA20
section a - a	1:200	DA21
section b - b	1:200	DA22
site details (mail / fence / driveway / waste)	1:50	DA23
f.s.r. calculations	1:300	DA24
typical unit + post-adaptable layouts	1:100	DA25
typical unit + post-adaptable layouts	1:100	DA26
shadow diagrams: 9am	1:500	DA27
shadow diagrams: 12noon	1:500	DA28
shadow diagrams: 3pm	1:500	DA29
public domain plan	1:100	DA30



Issue D:	Building Height reduced in accordance with JRPP comments	07.11.14
Issue C:	O.S.D. and Driveway amended	27.09.13
Issue B:	Shadow Diagrams amended	01.08.13
Issue A:	Development Application Issue	02.04.13
Issue P2:	Prelim. Issue to Consultants	26.03.13
Issue P1:	Prelim. Issue to Client + Consultants	18.03.13

No's 113-117A Wigram Street + 23-29 Hassall Street, Parramatta

Client: Hassall Street Project Pty. Ltd.

architex

Tel. 9682 5088
Fax 9897 1606

55 Cowper Street,
Granville, 2142

email@architex.com.au
www.architex.com.au

ryleton Pty Ltd t/as architex
abn. 32 003 315 142

job no. 2026



V1: Wigram Street (view east at project site)



V2: Cnr. Hassall St + Wigram St (view south-east at project site)



V3: Semi-detached House no.23-25 Hassall St.



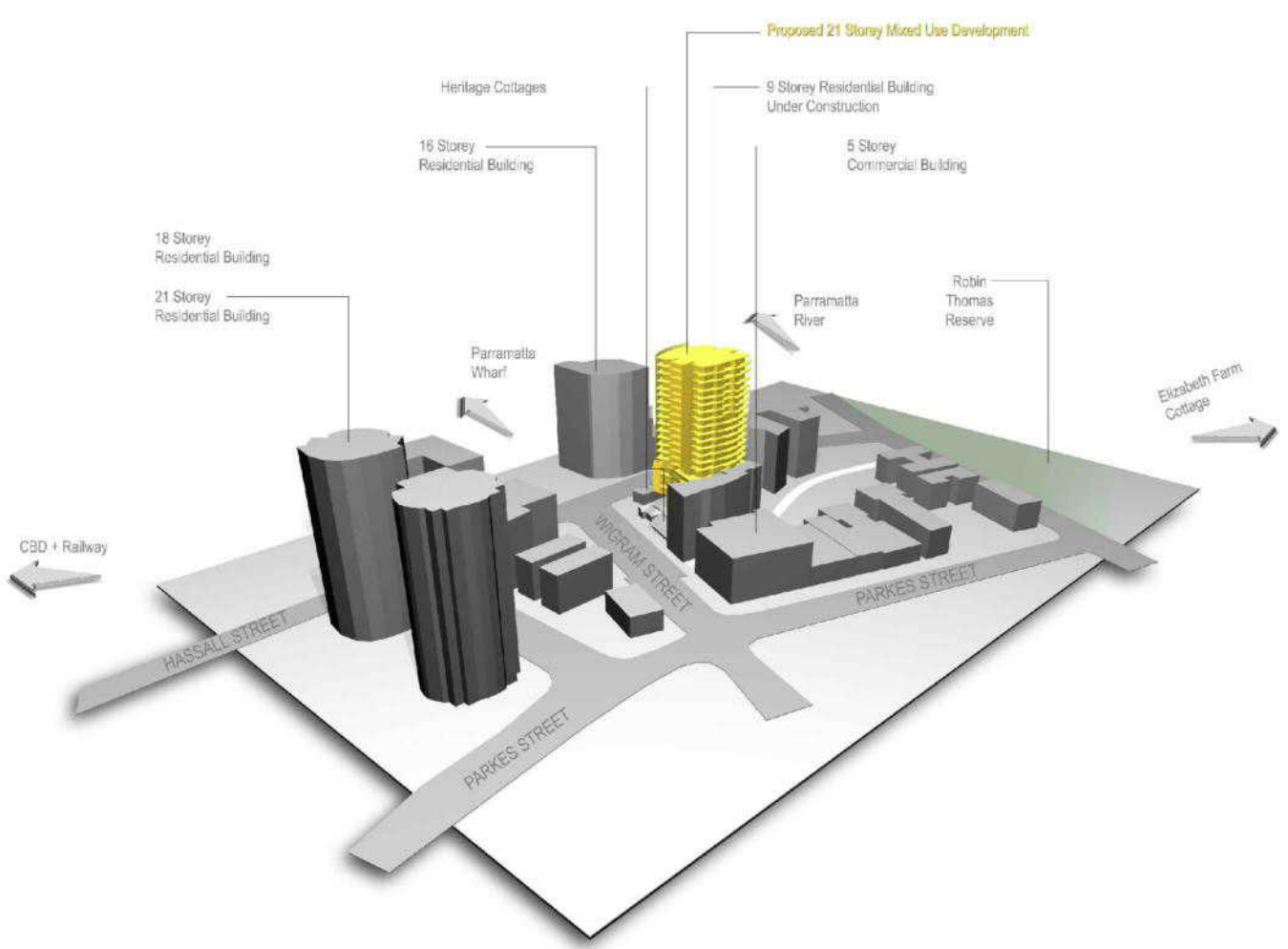
V4: Existing House no.117 Wigram St.



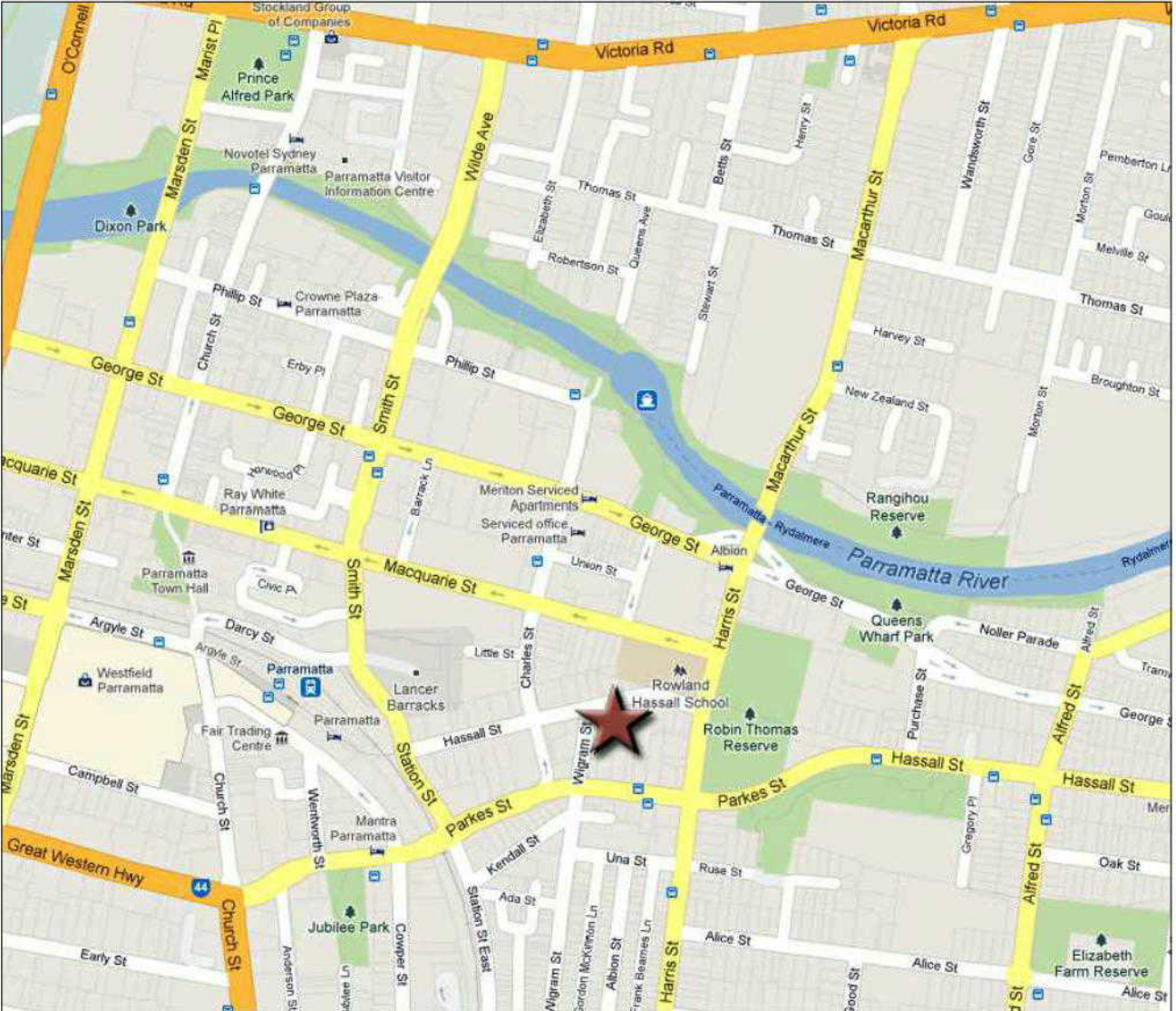
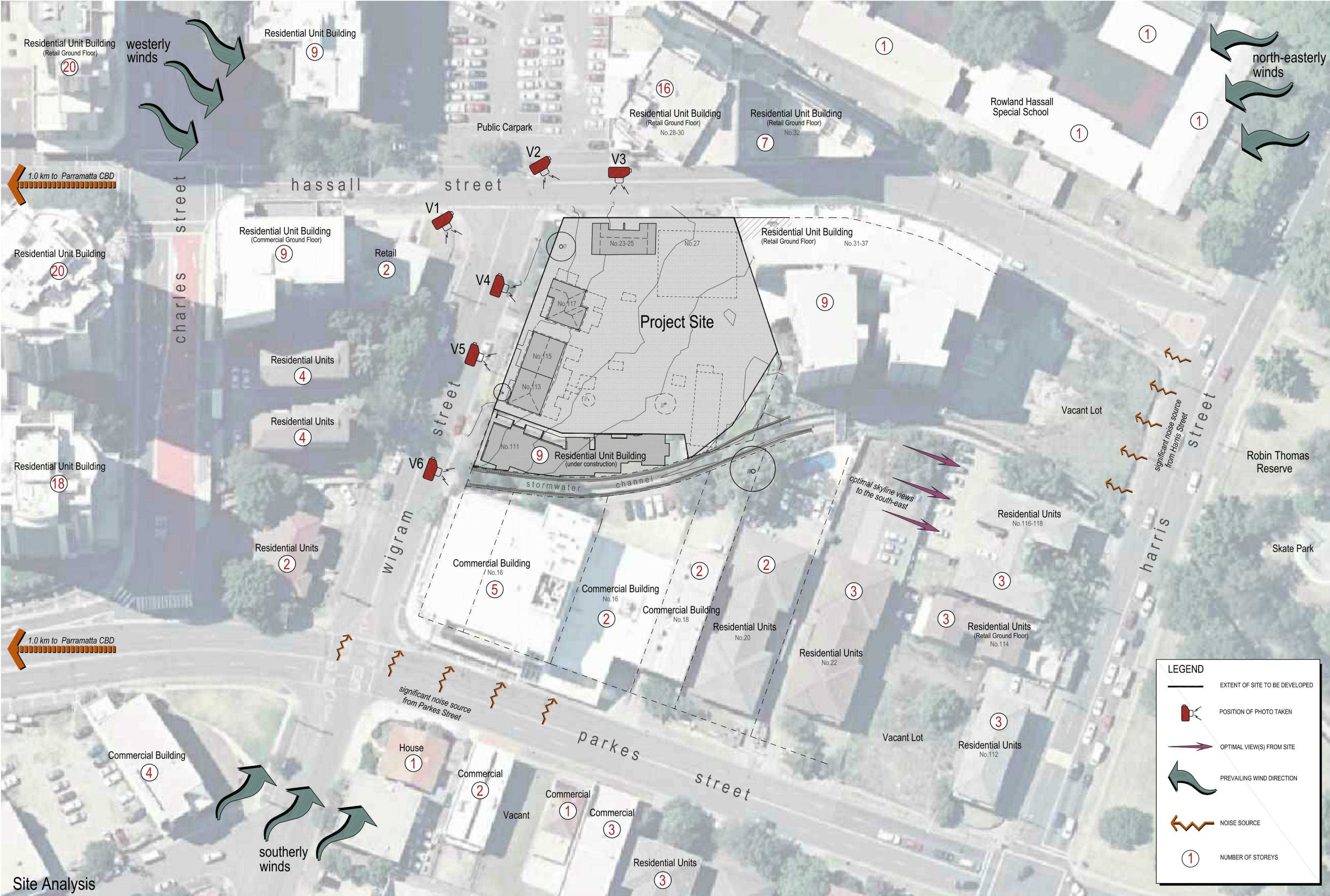
V5: Semi-detached House no.113-115 Wigram St.



V6: Existing Stormwater Channel



Contextual Diagram



Location Map

N.T.S.

NOTE:
for more information regarding the site and its surrounds
refer to the written site analysis statement
refer to ground floor plan and survey drawings for site dimensions and bearings

ARCHITECTURAL CHARACTER :
refer to written site analysis statement

LOCAL AMENITIES

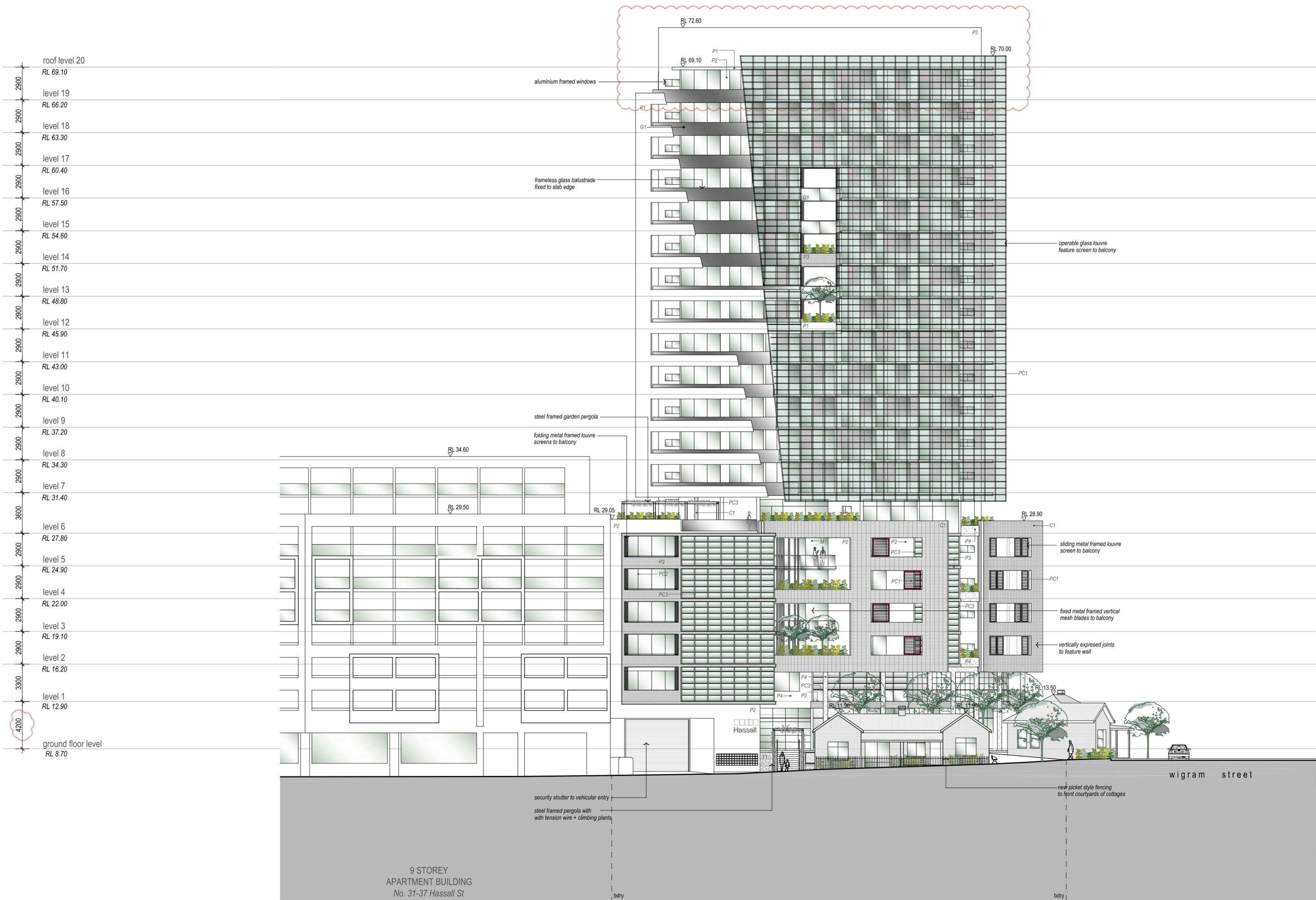
- 1.5 km to Westfield Shoppingtown
- 1.0 km to Parramatta Train Station
- 1.0 km to nearest Bus Stop (Argyle Street)
- 5.0 km to Westmead Hospital
- 300 m to Robin Thomas Reserve
- 2.5 km to Parramatta Regional Park
- 1.0 km to Parramatta City Library
- 1.0 km to Parramatta Post Office
- 400 m to nearest Place of Worship
- 300 m to Parramatta Primary School
- 600 m to Arthur Phillip High School
- 1.5 km to University of Western Sydney

Issue description	Date
A Development Application Issue	02.04.13
P2 Prelim. Issue to Consultants	26.03.13
P1 Prelim. Issue to Client	18.03.13

architex
Ryleton Pty Ltd t/as Architex
abn 32 003 315 142
55 Cowper Street,
Granville, 2142
email@architex.com.au
www.architex.com.au
Tel. 9682 5088
Fax 9897 1606

DEVELOPMENT APPLICATION

Project Development Application Proposed Mixed Use Development		
Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client Hassall Street Project Pty. Ltd.		
Title Site Analysis		
Drawn pdp	Scale 1:500@A1	Checked
Job No. 2026	Drawing No. DA01	Issue A



North Elevation

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH
Dulux Vivid White PN2 E1
- P2 PAINT FINISH
Dulux Pipe Clay PN2 E5
- P3 PAINT FINISH
Dulux Wayward Grey PG1 G8
- P4 PAINT FINISH
Dulux Golden Bronze 37167
- C1 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints)
- C2 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints)
- F1 COURTYARD SCREENS
Aluminium 'Supaslat' Fencing
Woodgrain Selection - Chestnut
- T1 TILE FINISH
Decor Stacked Stone
Onyx
- T2 EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P13 A7)
- T3 EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish)
- PC1 HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Prescious
Natural Pearl 97189119
- PC2 WINDOW FRAMES
Dulux Powdercoat Prescious
Platypus Kinetic 9717214K
- PC3 FEATURE WINDOW FRAMES
Dulux Powdercoat Prescious
Metropolis Bronze Pearl 97159003
- M1 VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish
- G1 GLASS BALUSTRADES
Pilkington Glass
Optifloat Grey Tint

D	Building Height reduced to JRP comments	07.11.14
C	OSD and Driveway amended	27.08.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

Issue description Date

architex
Ryleton city ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

DEVELOPMENT APPLICATION

Project		
Development Application Proposed Mixed Use Development		
Project address		
113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client		
Hassall Street Project Pty. Ltd.		
Title		
North Elevation		
Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No.	Drawing No.	Issue
2026	DA17	D

- Mail + Fence + Driveway Details:
Refer to dwg no. DA24
- Material and Finishes Samples:
Refer to Schedule of Finishes
- Landscape Details:
Refer to Landscape Drawings
- Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings



West Elevation

- Mail + Fence + Driveway Details:
Refer to dwg no. DA24
- Material and Finishes Samples:
Refer to Schedule of Finishes
- Landscape Details:
Refer to Landscape Drawings
- Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1

PAINT FINISH
Dulux Vivid White PN2 E1
- P2

PAINT FINISH
Dulux Pipe Clay PN2 E5
- P3

PAINT FINISH
Dulux Wayward Grey PG1 G8
- P4

PAINT FINISH
Dulux Golden Bronze 37167
- C1

CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints)
- C2

CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints)
- F1

COURTYARD SCREENS
Aluminium 'Supaslat' Fencing
Woodgrain Selection - Chestnut
- T1

TILE FINISH
Decor Stacked Stone
Onyx
- T2

EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P13 A7)
- T3

EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish)
- PC1

HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Prescious
Natural Pearl 97189119
- PC2

WINDOW FRAMES
Dulux Powdercoat Prescious
Platypus Kinetic 9717214K
- PC3

FEATURE WINDOW FRAMES
Dulux Powdercoat Prescious
Metropolis Bronze Pearl 97159003
- M1

VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish
- G1

GLASS BALUSTRADES
Pilkington Glass
Optifloat Grey Tint

D	Building Height reduced to JPPP comments	07.11.14
C	CSD and Driveway amended	27.08.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

Issue description	Date
-------------------	------

architex

Ryleton Pty Ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

DEVELOPMENT APPLICATION

Project Development Application Proposed Mixed Use Development		
Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client Hassall Street Project Pty. Ltd.		
Title West Elevation		
Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2026	Drawing No. DA18	Issue D



South Elevation

- Mail + Fence + Driveway Details:
Refer to dwg no. DA24
- Material and Finishes Samples:
Refer to Schedule of Finishes
- Landscape Details:
Refer to Landscape Drawings
- Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1

PAINT FINISH
Dulux Vivid White PN2 E1
- P2

PAINT FINISH
Dulux Pipe Clay PN2 E5
- P3

PAINT FINISH
Dulux Wayward Grey PG1 G8
- P4

PAINT FINISH
Dulux Golden Bronze 37167
- C1

CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints)
- C2

CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints)
- F1

COURTYARD SCREENS
Aluminium 'Supaslat' Fencing
Woodgrain Selection - Chestnut
- T1

TILE FINISH
Decor Stacked Stone
Onyx
- T2

EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P13 A7)
- T3

EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish)
- PC1

HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Prescious
Natural Pearl 97189119
- PC2

WINDOW FRAMES
Dulux Powdercoat Prescious
Platypus Kinetic 9717214K
- PC3

FEATURE WINDOW FRAMES
Dulux Powdercoat Prescious
Metropolis Bronze Pearl 97159003
- M1

VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish
- G1

GLASS BALUSTRADES
Pilkington Glass
Optifloat Grey Tint

D	Building Height reduced to JPPP comments	07.11.14
C	OSD and Driveway amended	27.08.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

architex

Ryleton city ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

DEVELOPMENT APPLICATION

Project
Development Application
Proposed Mixed Use Development

Project address
113-117A Wigram Street +
23-29 Hassall Street, Parramatta

Client
Hassall Street Project Pty. Ltd.

Title
South Elevation

Drawn
pdp

Scale
1:200 @ A1

Checked

Job No.
2026

Drawing No.
DA19

Issue
D



East Elevation

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH
Dulux Vivid White PN2 E1
- P2 PAINT FINISH
Dulux Pipe Clay PN2 E5
- P3 PAINT FINISH
Dulux Wayward Grey PG1 G8
- P4 PAINT FINISH
Dulux Golden Bronze 37167
- C1 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints)
- C2 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints)
- F1 COURTYARD SCREENS
Aluminium 'Supaslat' Fencing
Woodgrain Selection - Chestnut
- T1 TILE FINISH
Decor Stacked Stone
Onyx
- T2 EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P13 A7)
- T3 EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish)
- PC1 HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Prescious
Natural Pearl 97189119
- PC2 WINDOW FRAMES
Dulux Powdercoat Prescious
Platypus Kinetic 9717214K
- PC3 FEATURE WINDOW FRAMES
Dulux Powdercoat Prescious
Metropolis Bronze Pearl 97159003
- M1 VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish
- G1 GLASS BALUSTRADES
Pilkington Glass
Optifloat Grey Tint

D	Building Height reduced to JRPD comments	07.11.14
C	OSD and Driveway amended	27.08.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

Issue description	Date
-------------------	------

architex
Ryleton city ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

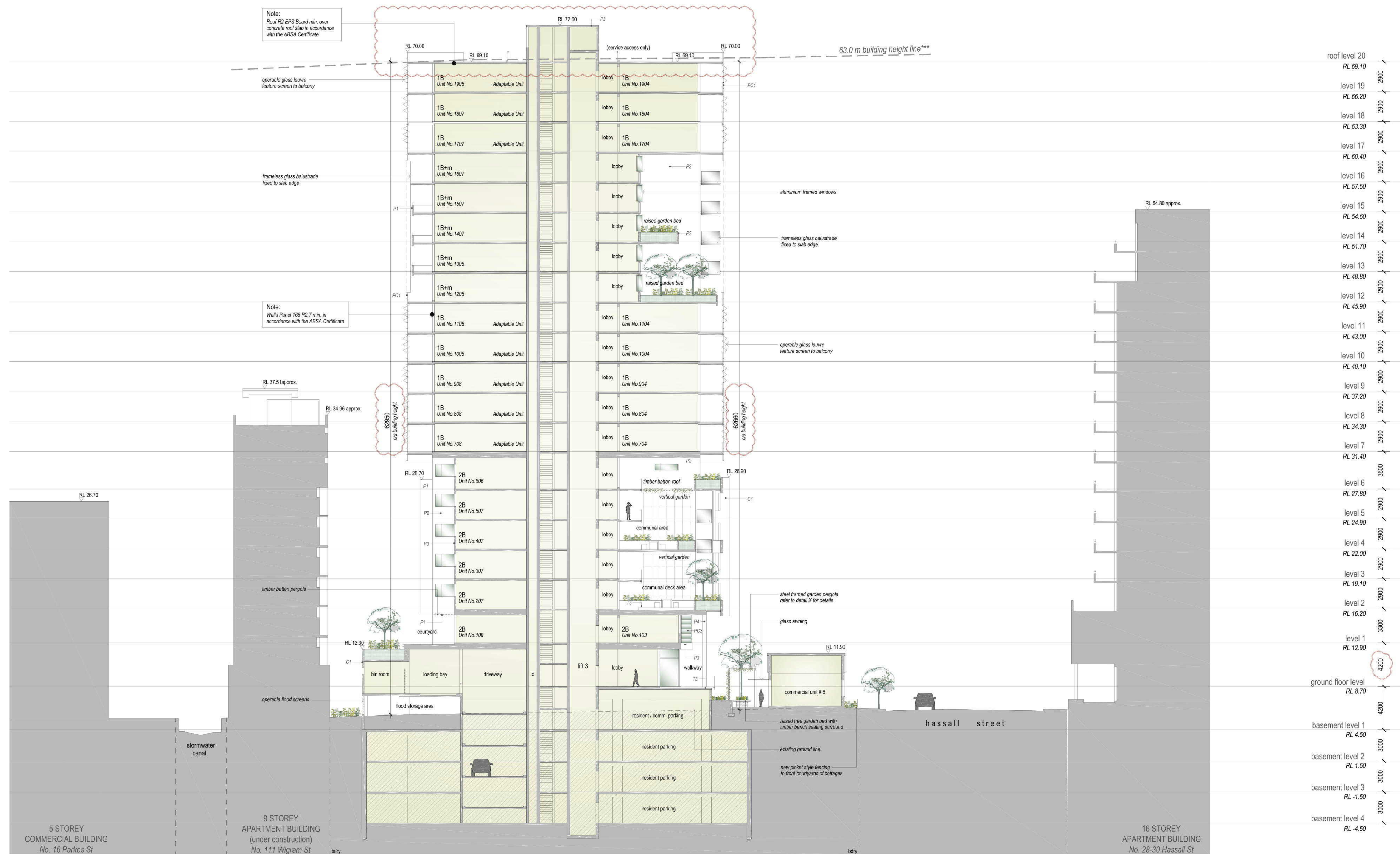
T : 9633 5888
M : 0418 402 919

DEVELOPMENT APPLICATION

Project Development Application Proposed Mixed Use Development		
Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client Hassall Street Project Pty. Ltd.		
Title East Elevation		
Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2026	Drawing No. DA20	Issue D

- Mail + Fence + Driveway Details:
Refer to dwg no. DA24
- Material and Finishes Samples:
Refer to Schedule of Finishes
- Landscape Details:
Refer to Landscape Drawings
- Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

Section a - a



*** Building height lines
in accordance with PCC***

Note:

All security shutters to be controlled by residents with remote air key system access.

All underground parking areas to be painted white.

Mail + Waste + Driveway Details:
Refer to dwg no. DA24

LEGEND
EXTERNAL MATERIALS + FINISHES

- | | |
|-----|---|
| P1 | PAINT FINISH
Dulux Vivid White PN2 E1 |
| P2 | PAINT FINISH
Dulux Pipe Clay PN2 E5 |
| P3 | PAINT FINISH
Dulux Wayward Grey PG1 G8 |
| P4 | PAINT FINISH
Dulux Golden Bronze 37167 |
| C1 | CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints) |
| C2 | CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints) |
| F1 | COURTYARD SCREENS
Aluminium 'Supasat' Fencing
Woodgrain Selection - Chestnut |
| T1 | TILE FINISH
Decor Stacked Stone
Onyx |
| T2 | EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P17 A3) |
| T3 | EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish) |
| PC1 | HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Precious
Natural Pearl 97189119 |
| PC2 | WINDOW FRAMES
Dulux Powdercoat Precious
Platypus Kinetic 9717214K |
| PC3 | FEATURE WINDOW FRAMES
Dulux Powdercoat Precious
Metropolis Bronze Pearl 97159003 |
| M1 | VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish |
| G1 | GLASS BALUSTRADES
Pilkington Glass
Optifast Grey Tint |

D	Building Height reduced to JRPP comments	07.11.14
C	OSD and Driveway amended	27.09.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

Issue description	Date
-------------------	------



architex
Ryleton Pty Ltd / Tas Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150

T : 9633 5888
M : 0418 402 919

email@architex.com.au
www.architex.com.au

Project
Development Application
Proposed Mixed Use Development

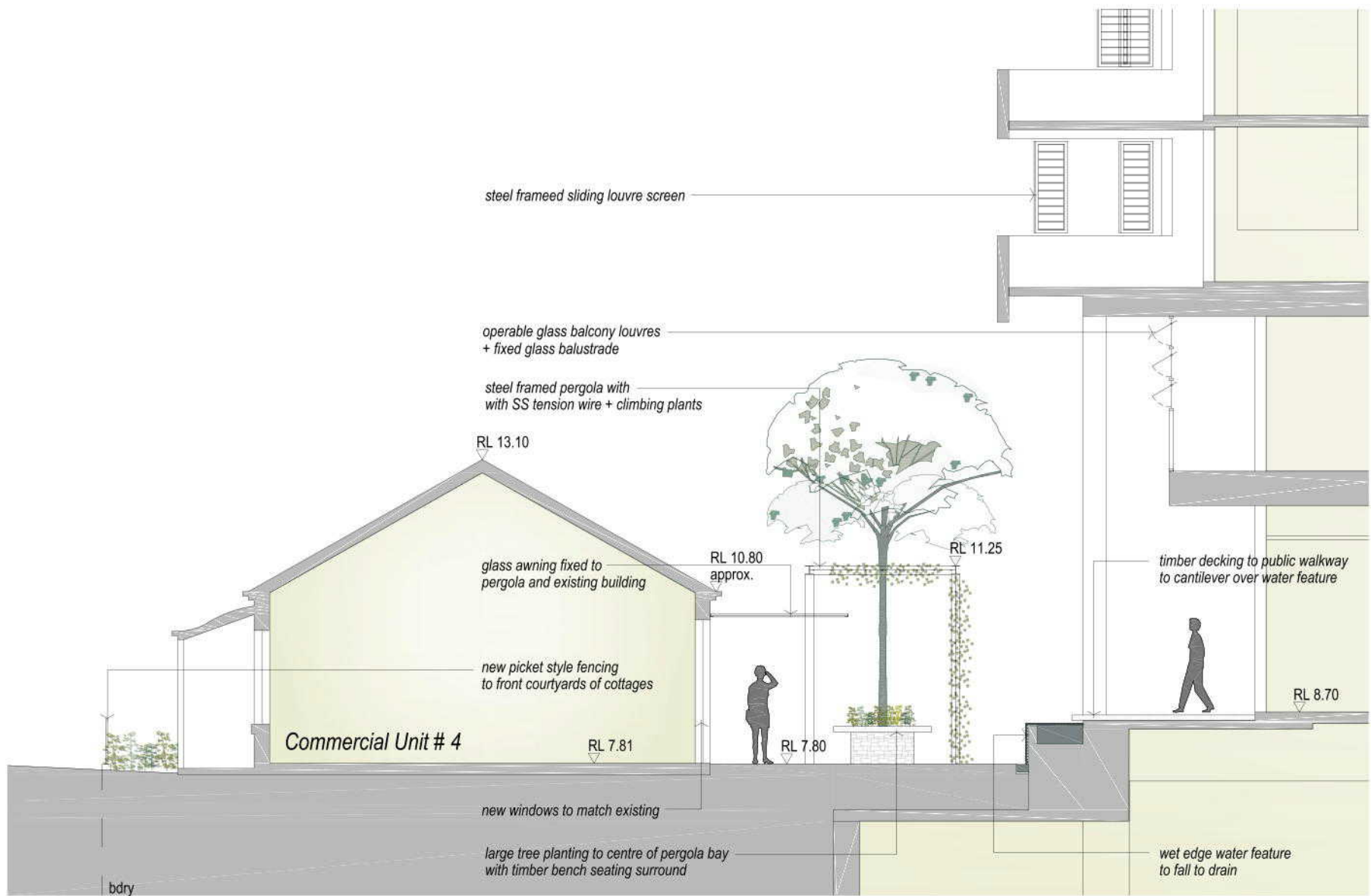
Project address
113-117A Wigram Street +
23-29 Hassall Street, Parramatta

Client	Hassall Street Project Pty. Ltd.
--------	----------------------------------

Title

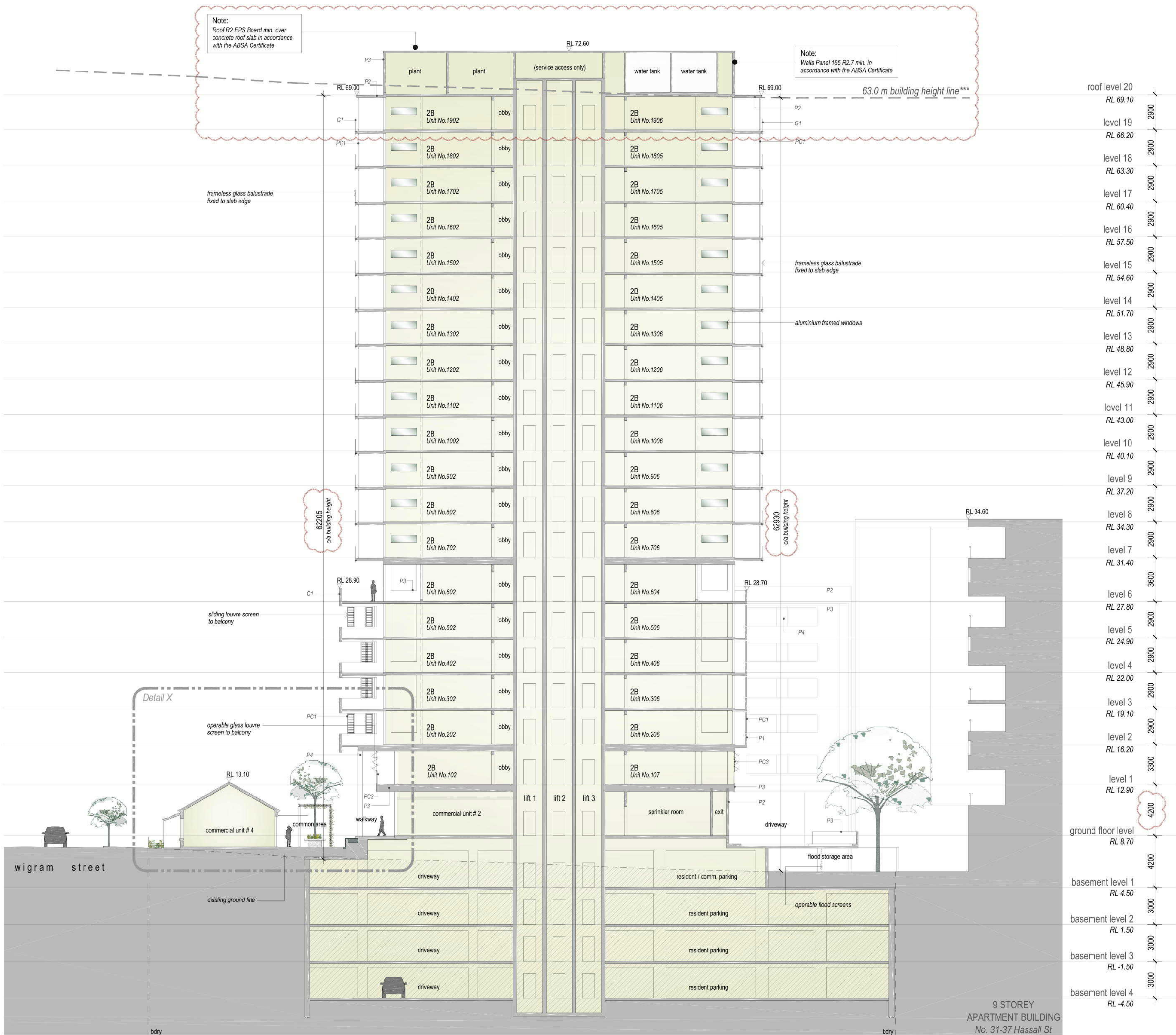
Section a - a

Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2026	Drawing No. DA21	Issue D



Detail X

Scale 1:100



Section b - b

Scale 1:200

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH
Dulux Vivid White PN2 E1
- P2 PAINT FINISH
Dulux Pipe Clay PN2 E5
- P3 PAINT FINISH
Dulux Wayward Grey PG1 G8
- P4 PAINT FINISH
Dulux Golden Bronze 37167
- C1 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Quartz Finish
(Vertically Expressed Joints)
- C2 CLADDING FINISH
CSR Cemintel Designer Series
i-CUBE series - Onyx Finish
(Vertically Expressed Joints)
- F1 COURTYARD SCREENS
Aluminium 'Supaslat' Fencing
Woodgrain Selection - Chestnut
- T1 TILE FINISH
Decor Stacked Stone
Onyx
- T2 EXTERNAL PAVING TILES
(similar to Dulux Deep Walnut P13 A7)
- T3 EXTERNAL TIMBER DECKING
(similar to 'F1'- Chestnut Finish)
- PC1 HANDRAILS + PERGOLAS +
LOUVRE FRAMES
Dulux Powdercoat Precious
Natural Pearl 97189119
- PC2 WINDOW FRAMES
Dulux Powdercoat Precious
Platypus Kinetic 9717214K
- PC3 FEATURE WINDOW FRAMES
Dulux Powdercoat Precious
Metropolis Bronze Pearl 97159003
- M1 VERTICAL BLADES
Aluminium Woven Wire Mesh
Stainless Steel Finish
- G1 GLASS BALUSTRADES
Pilkington Glass
Optifloat Grey Tint

D	Building Height reduced to JRP comments	07.11.14
C	OSD and Driveway amended	27.08.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13

Issue description	Date
-------------------	------

architex

Ryleton pty ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

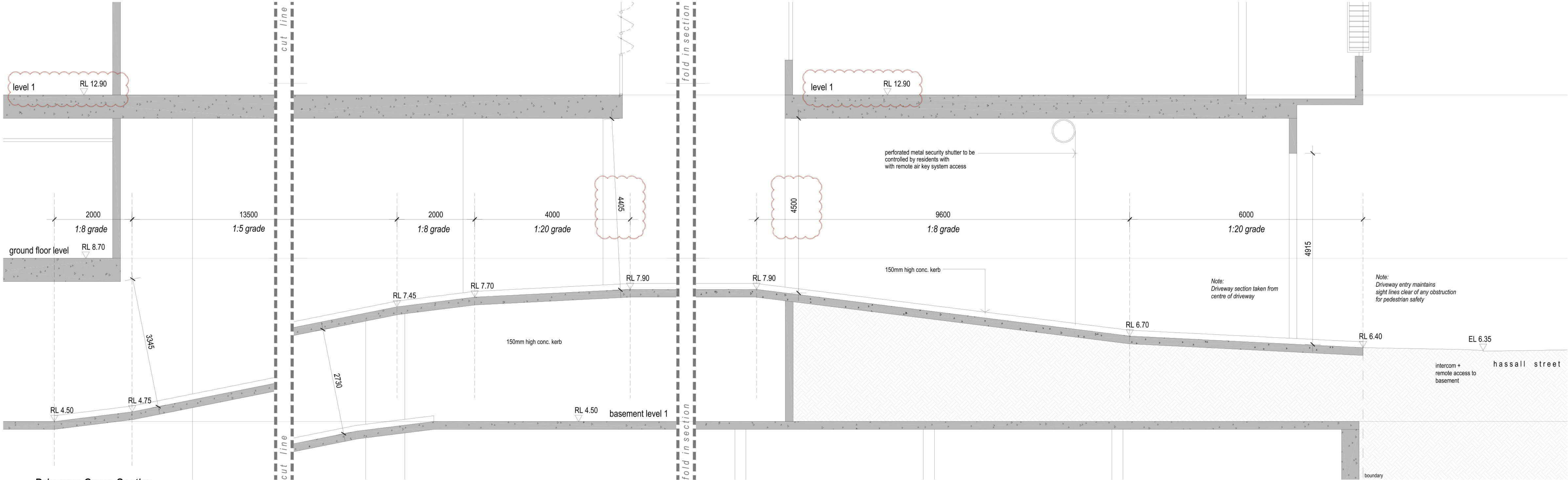
Project Development Application Proposed Mixed Use Development		
Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client Hassall Street Project Pty. Ltd.		
Title Section b - b		
Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2026	Drawing No. DA22	Issue D

*** Building height lines
in accordance with PCC***

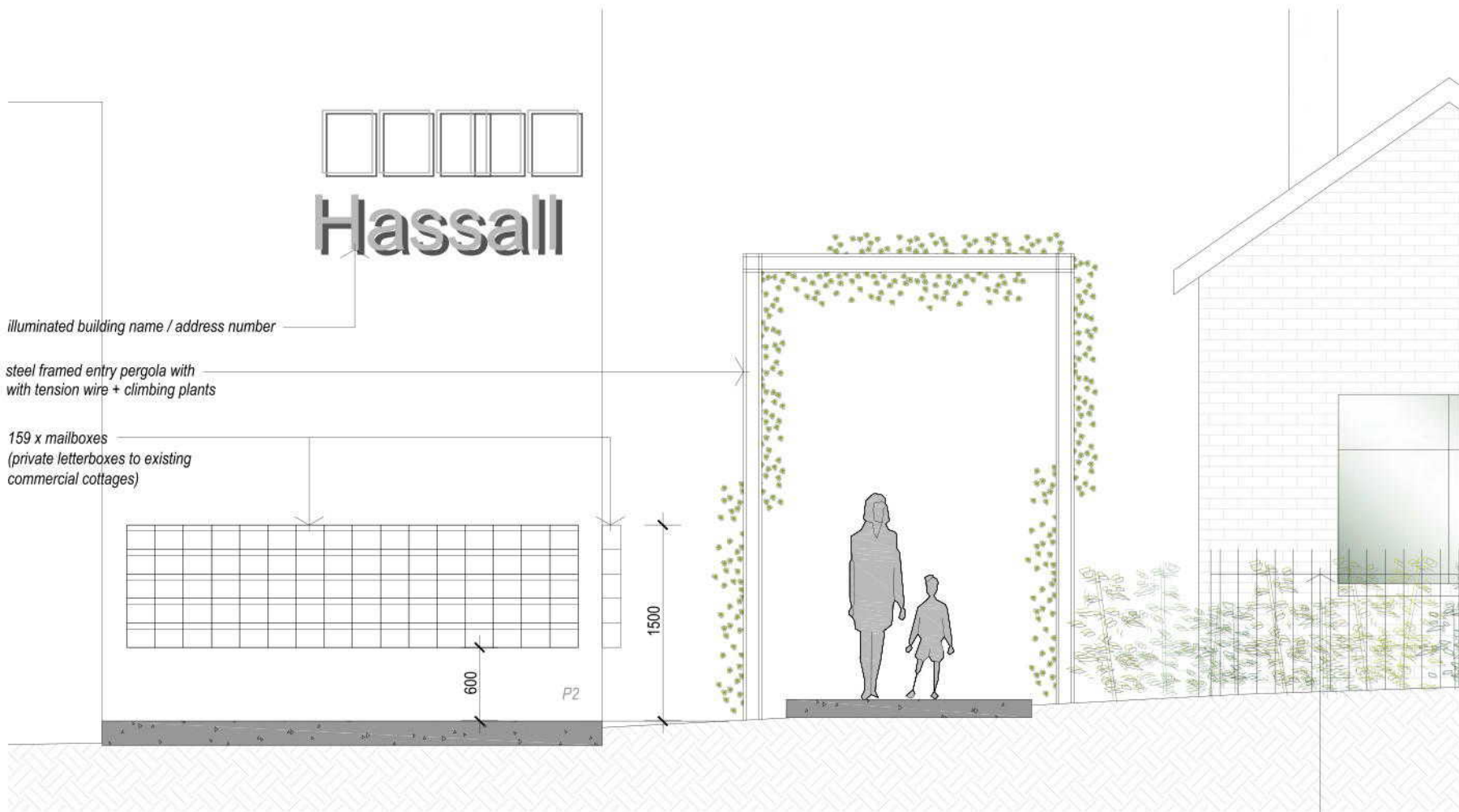
Note:
All security shutters to be controlled by residents with
with remote air key system access.
All underground parking areas to be painted white.

Mail + Waste + Driveway Details:
Refer to dwg no. DA24

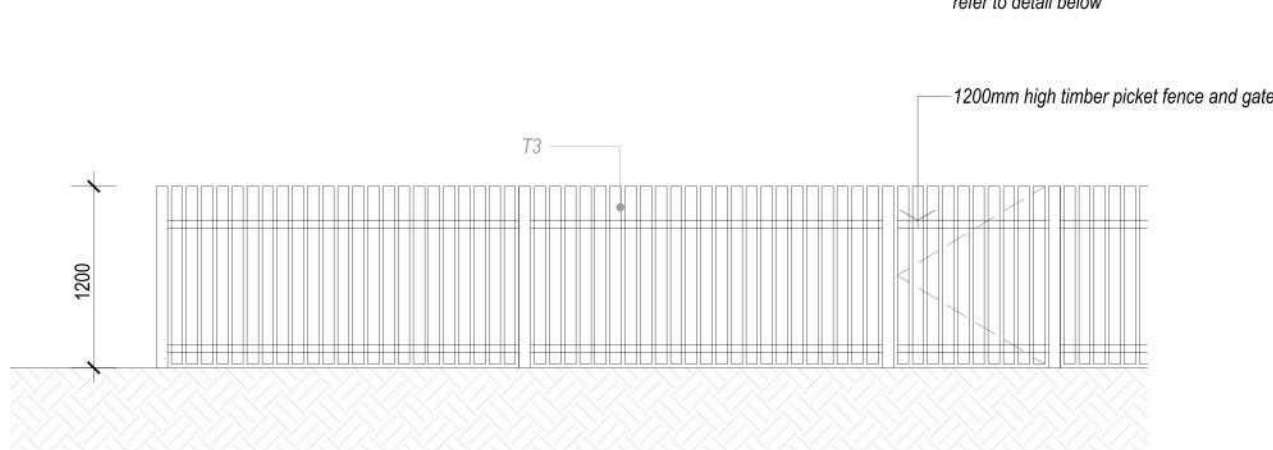
DEVELOPMENT APPLICATION



Driveway Cross-Section
Driveway Details

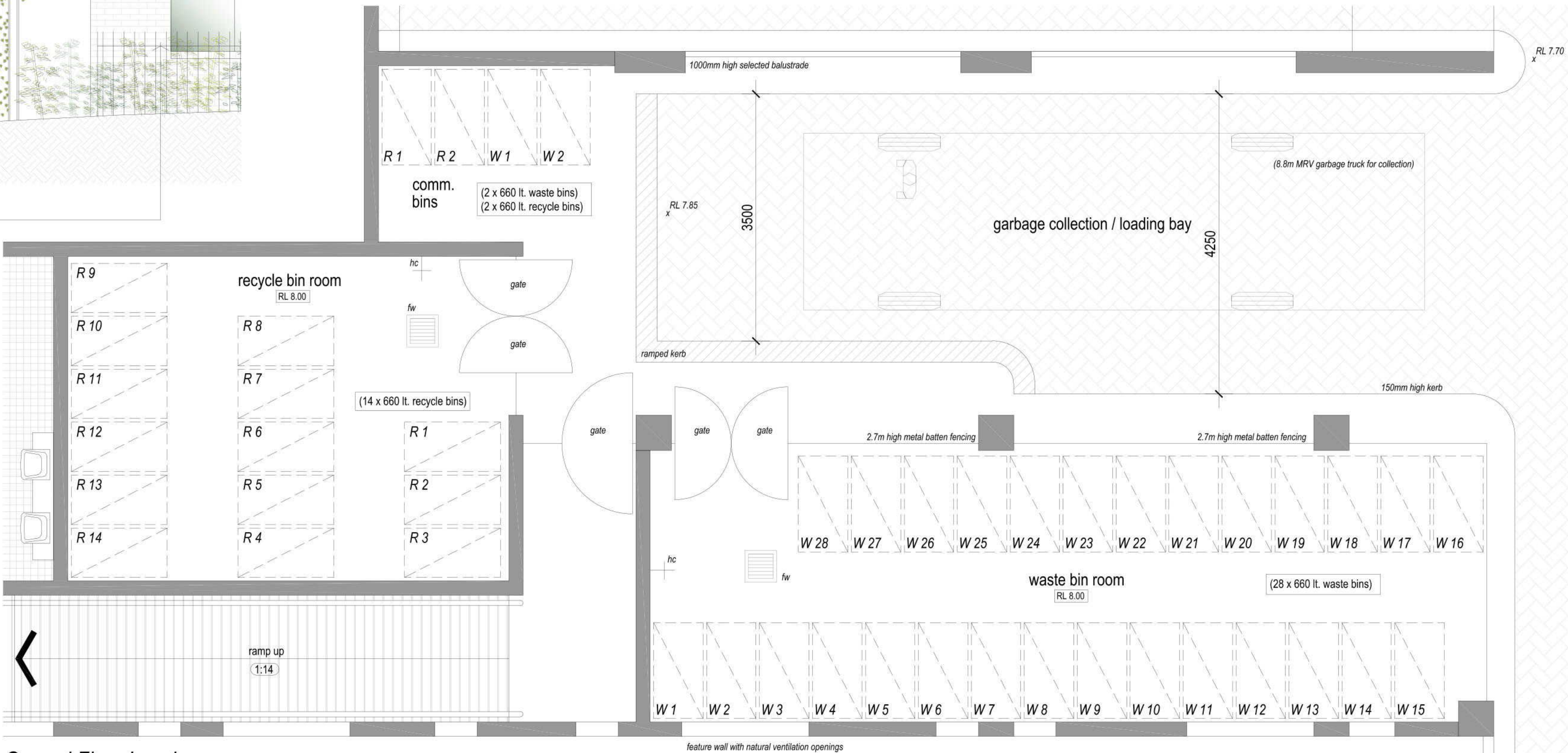


Mail Details Hassall Street Entry



Typical Front Fence Elevation
Fence + Mail Details Hassall St + Wigram St Cottages

Site Details



Ground Floor Level
Waste Management Details

Bin Collection Calculations

Total Residential Units = 156
(120 lt. x waste + 60 lt. x recycle bin per unit)

= 28 x 660 lt. waste bins
= 14 x 660 lt. recycle bins

Total Commerical Units = 7
= 2 x 660 lt. waste bins
= 2 x 660 lt. recycle bins

Total 660 lt. waste bins = 32
660 lt. recycle bins = 16

Note:
All bin rooms to have coved skirtings to all internal walls

Note:
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements.
All driveway ramps have a min. width of 5.5metres clear of any obstruction.
All security shutters to be controlled by residents with remote air key system access.
All ceilings to underground parking areas to be painted white.

Landscape Details:
Refer to Landscape Drawings

Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

Legend		
RL XXXX	Structural Floor Level	
x RL XXXX	Finished Reduced Level	
1:14	Ramp Up Gradient	

D Building Height reduced to JRP comments	07.11.14
C OSD and Driveway amended	27.08.13
B Shadow Diagrams amended	01.08.13
A Development Application Issue	02.04.13
P2 Prelim. Issue to Consultants	26.03.13
P1 Prelim. Issue to Client	18.03.13

Issue description	Date
-------------------	------



architex
Ryleton pty ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150
email@architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

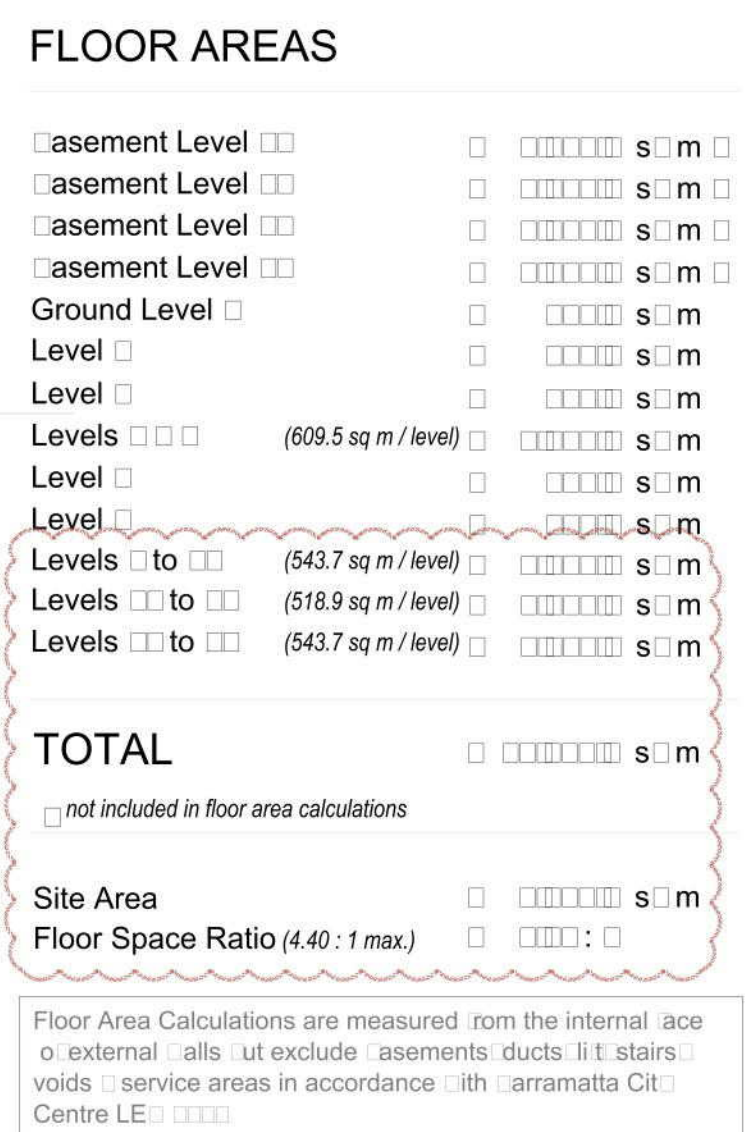
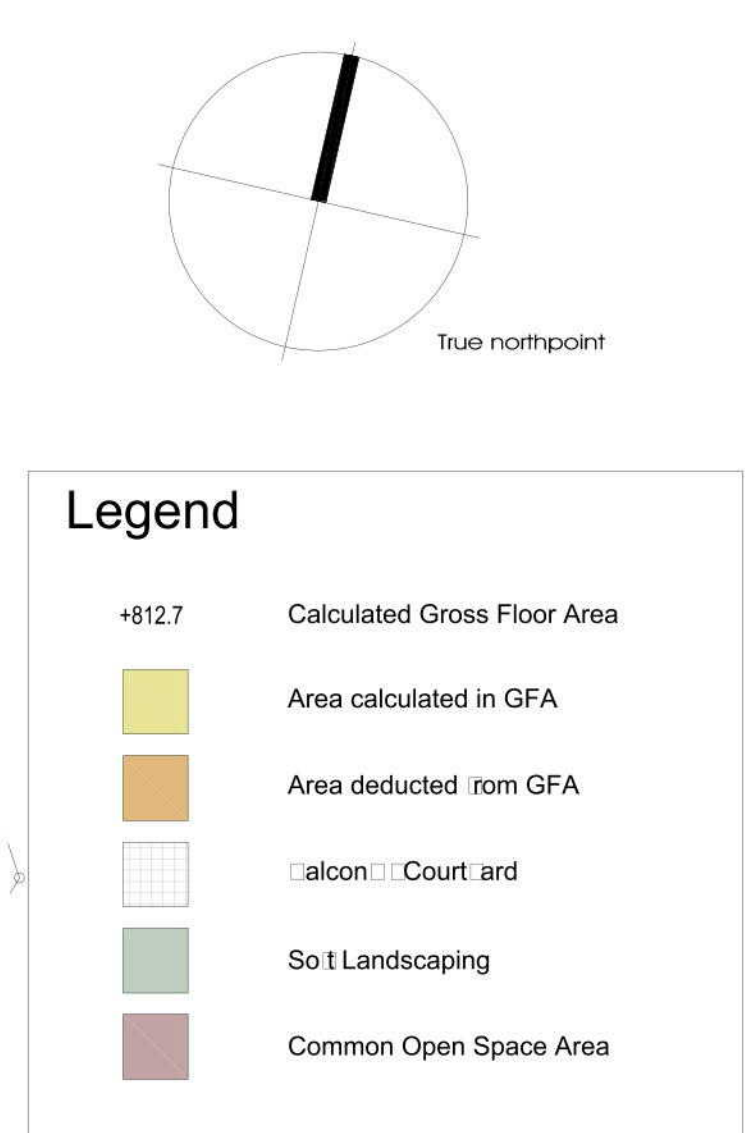
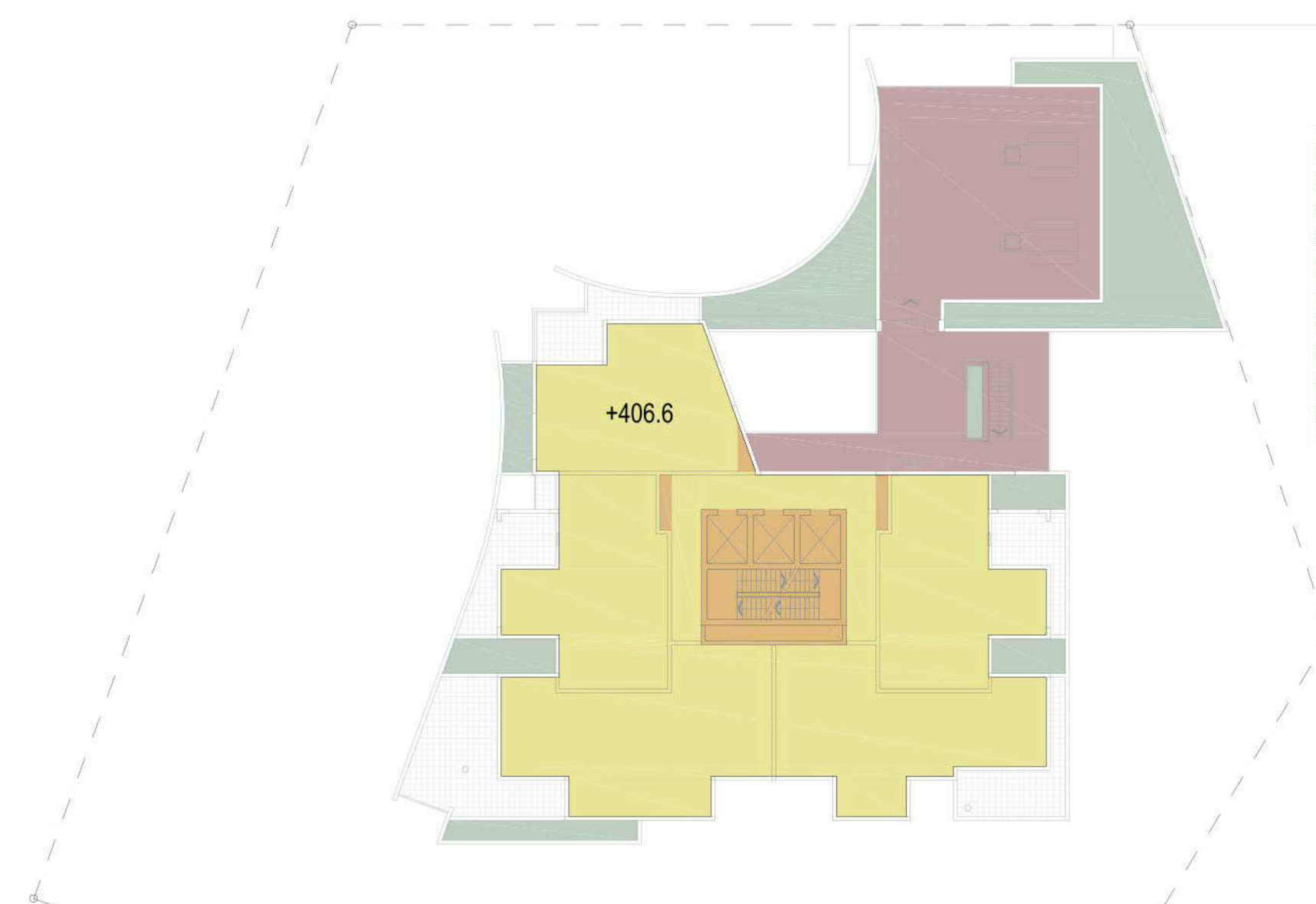
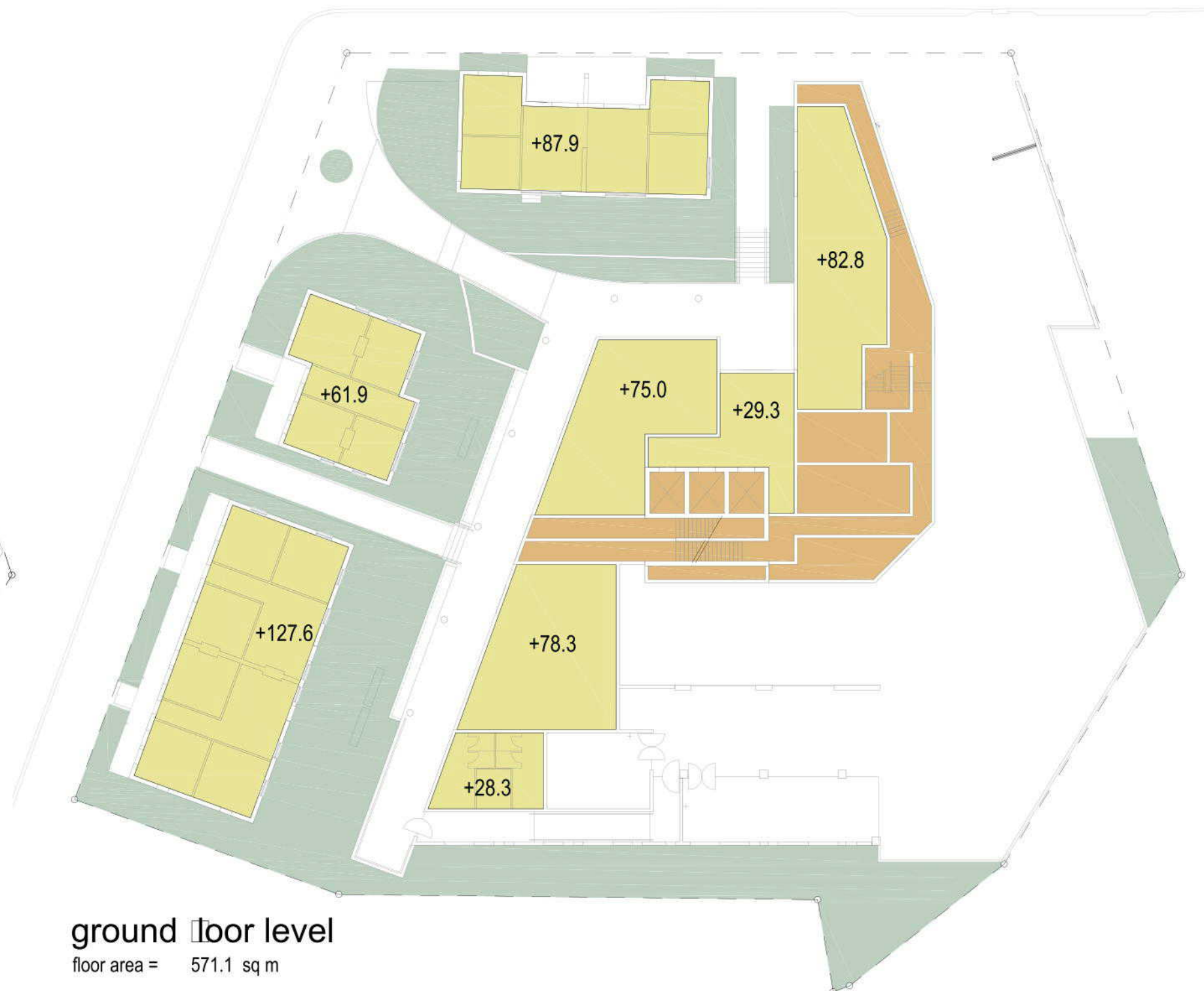
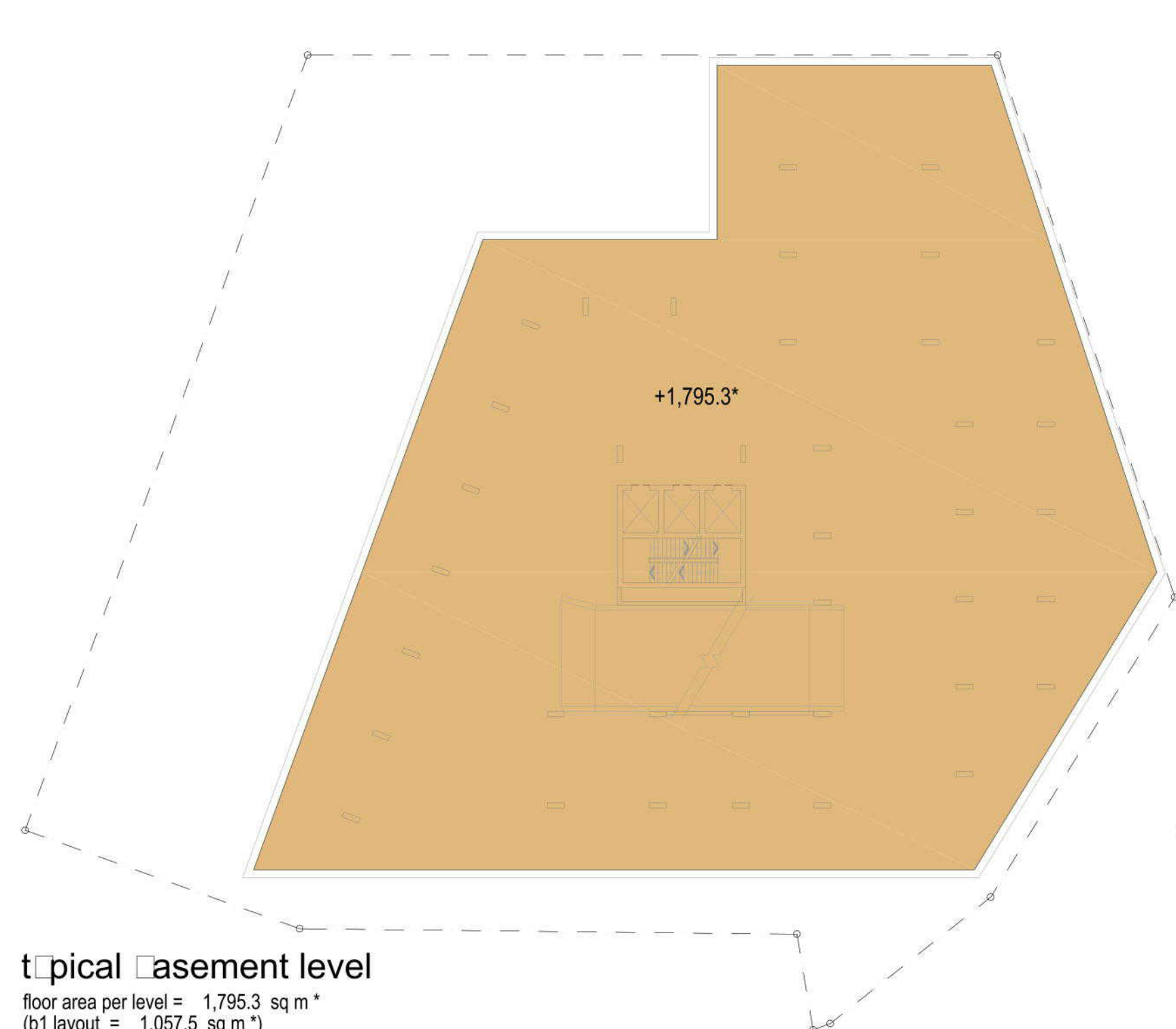
Project
Development Application
Proposed Mixed Use Development

Project address
113-117A Wigram Street +
23-29 Hassall Street, Parramatta

Client
Hassall Street Project Pty. Ltd.

Title
Site Details

Drawn pdp	Scale 1:50@A1	Checked
Job No. 2026	Drawing No. DA23	Issue D



D	Building Height reduced to JRPP comments	07.11.14
C	OSD and Driveway amended	27.09.13
B	Shadow Diagrams amended	01.08.13
A	Development Application Issue	02.04.13
P2	Prelim. Issue to Consultants	26.03.13
P1	Prelim. Issue to Client	18.03.13
Issue description		Date



architex

Ryleton pty ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150

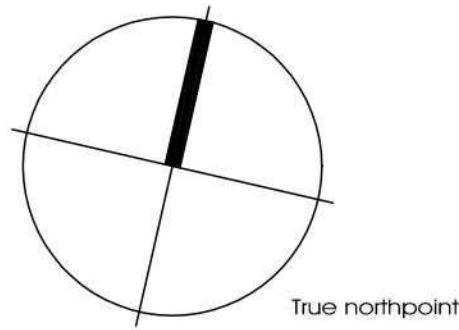
email: architex.com.au
www.architex.com.au

T : 9633 5888
M : 0418 402 919

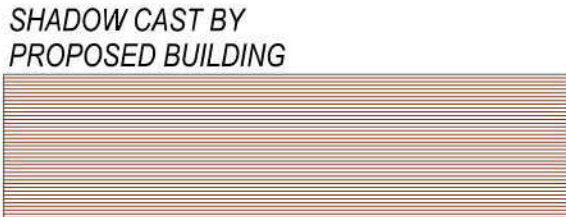
DEVELOPMENT APPLICATION			Project Development Application Proposed Mixed Use Development
			Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta
			Client Hassall Street Project Pty. Ltd.
			Title F.S.R. Diagrams
Drawn pdp	Scale 1:300@A1	Checked	
Job No. 2026	Drawing No. DA24	Issue D	



9am 21st June
Shadow Diagrams



LEGEND



NUMBER OF STOREYS ①

OUTLINE SHADOW CAST FROM PROPOSED BUILDING EXCLUDING TOP TWO STOREYS

B Shadow Diagrams amended.	01.08.13
A Development Application Issue	02.04.13
P2 Prelim. Issue to Consultants	26.03.13
P1 Prelim. Issue to Client	18.03.13
Issue description	Date

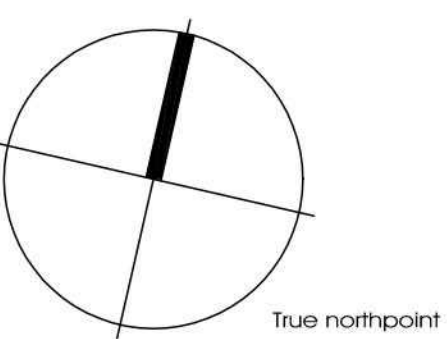
architex

Ryleton Pty Ltd t/as Architex
abn 32 003 315 142

55 Cowper Street,
Granville, 2142
email@architex.com.au
www.architex.com.au

Tel. 9682 5088
Fax 9897 1606

DEVELOPMENT APPLICATION	Project Development Application Proposed Mixed Use Development		
	Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
	Client Hassall Street Project Pty. Ltd.		
	Title Shadow Diagrams 9am 21st June		
	Drawn pdp	Scale 1:500@A1	Checked
	Job No. 2026	Drawing No. DA27	Issue B

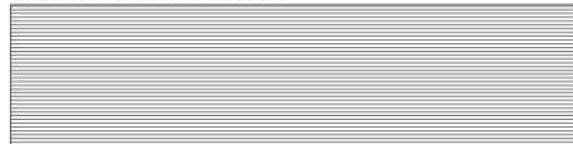


LEGEND

SHADOW CAST BY PROPOSED BUILDING



SHADOW CAST BY EXISTING BUILDINGS



NUMBER OF STOREYS ①

OUTLINE SHADOW CAST FROM PROPOSED BUILDING EXCLUDING TOP TWO STOREYS



B Shadow Diagrams amended	01.08.13
A Development Application Issue	02.04.13
P2 Prelim. Issue to Consultants	26.03.13
P1 Prelim. Issue to Client	18.03.13
Issue description	Date

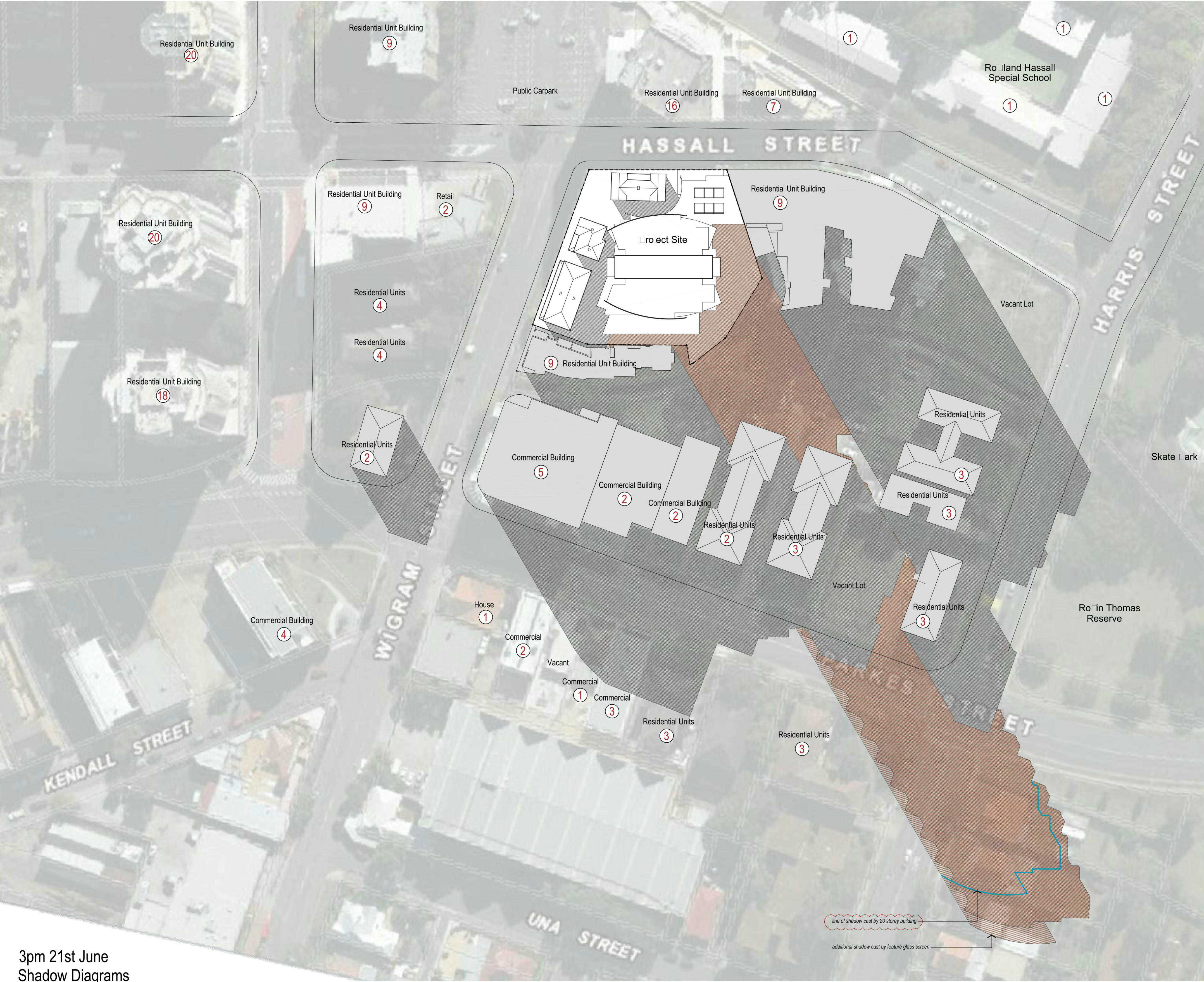
architex
Ryleton Pty Ltd t/as Architex
abn 32 003 315 142

55 Cowper Street,
Granville, 2142
email@architex.com.au
www.architex.com.au

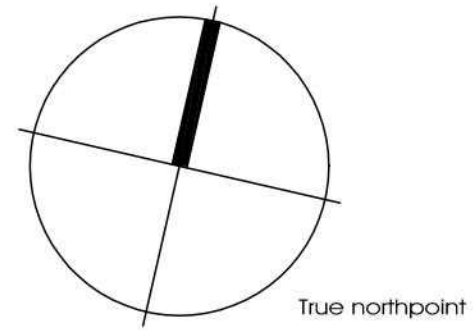
Tel. 9682 5088
Fax 9897 1606

DEVELOPMENT APPLICATION

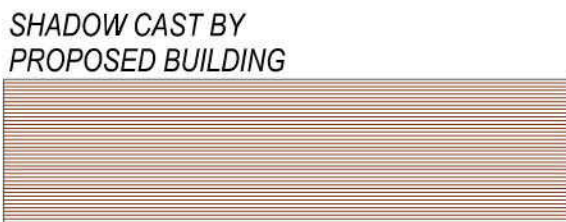
Project		
Development Application Proposed Mixed Use Development		
Project address		
113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client		
Hassall Street Project Pty. Ltd.		
Title		
Shadow Diagrams 12noon 21st June		
Drawn	Scale	Checked
pdp	1:500@A1	
Job No.	Drawing No.	Issue
2026	DA28	B



3pm 21st June
Shadow Diagrams



LEGEND



NUMBER OF STOREYS 1

OUTLINE SHADOW CAST FROM PROPOSED BUILDING EXCLUDING TOP TWO STOREYS

B Shadow Diagrams amended	01.08.13
A Development Application Issue	02.04.13
P2 Prelim. Issue to Consultants	26.03.13
P1 Prelim. Issue to Client	18.03.13
Issue description	Date

architex

Ryleton Pty Ltd t/as Architex
abn 32 003 315 142

55 Cowper Street,
Granville, 2142
email@architex.com.au
www.architex.com.au

Tel. 9682 5088
Fax 9897 1606

DEVELOPMENT APPLICATION

Project Development Application Proposed Mixed Use Development		
Project address 113-117A Wigram Street + 23-29 Hassall Street, Parramatta		
Client Hassall Street Project Pty. Ltd.		
Title Shadow Diagrams 3pm 21st June		
Drawn pdp	Scale 1:500@A1	Checked
Job No. 2026	Drawing No. DA29	Issue B

