



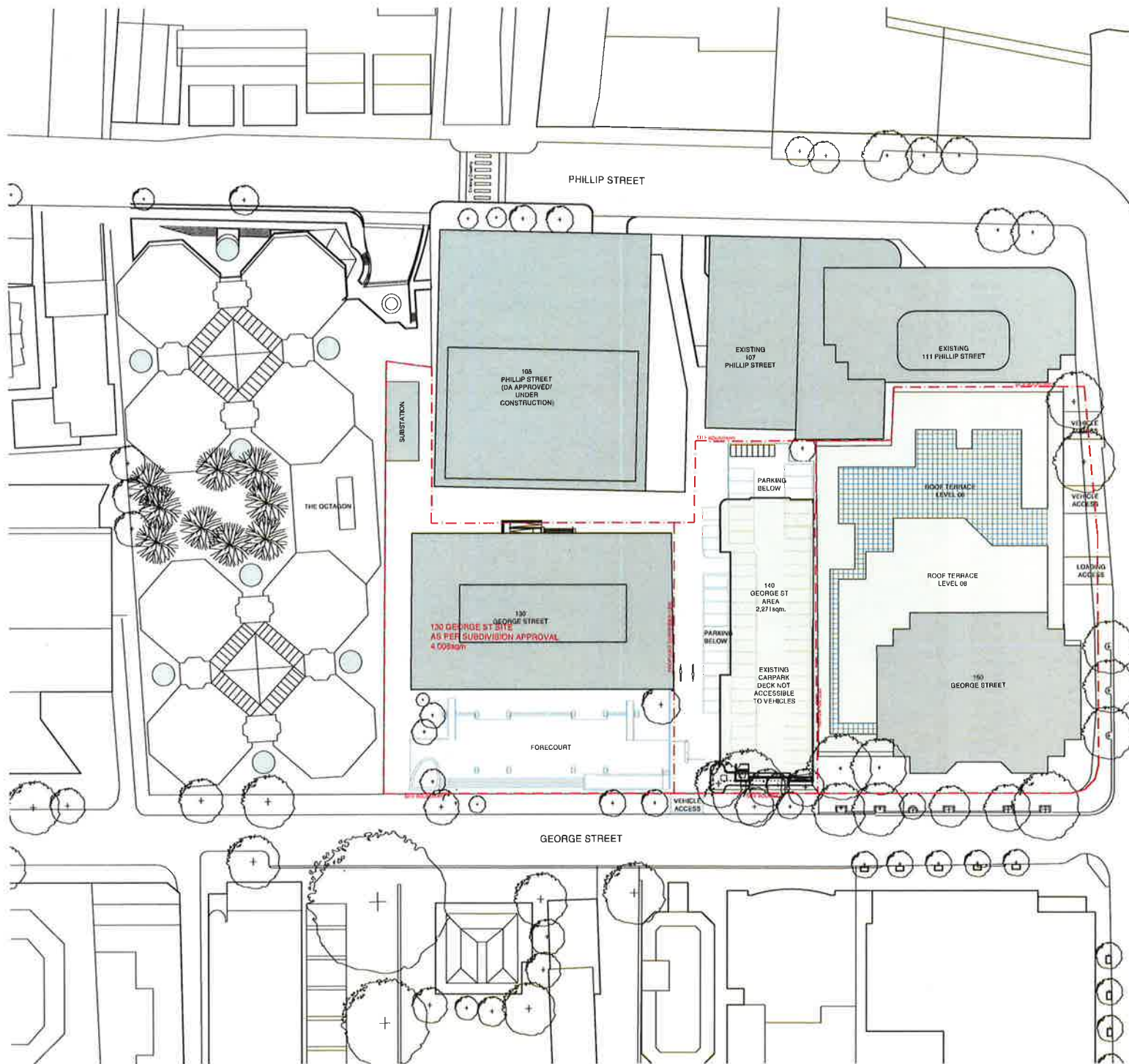
05 MARCH 2018

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BATESSMART™

S12054_130-150 George St, Parramatta_DA Submission

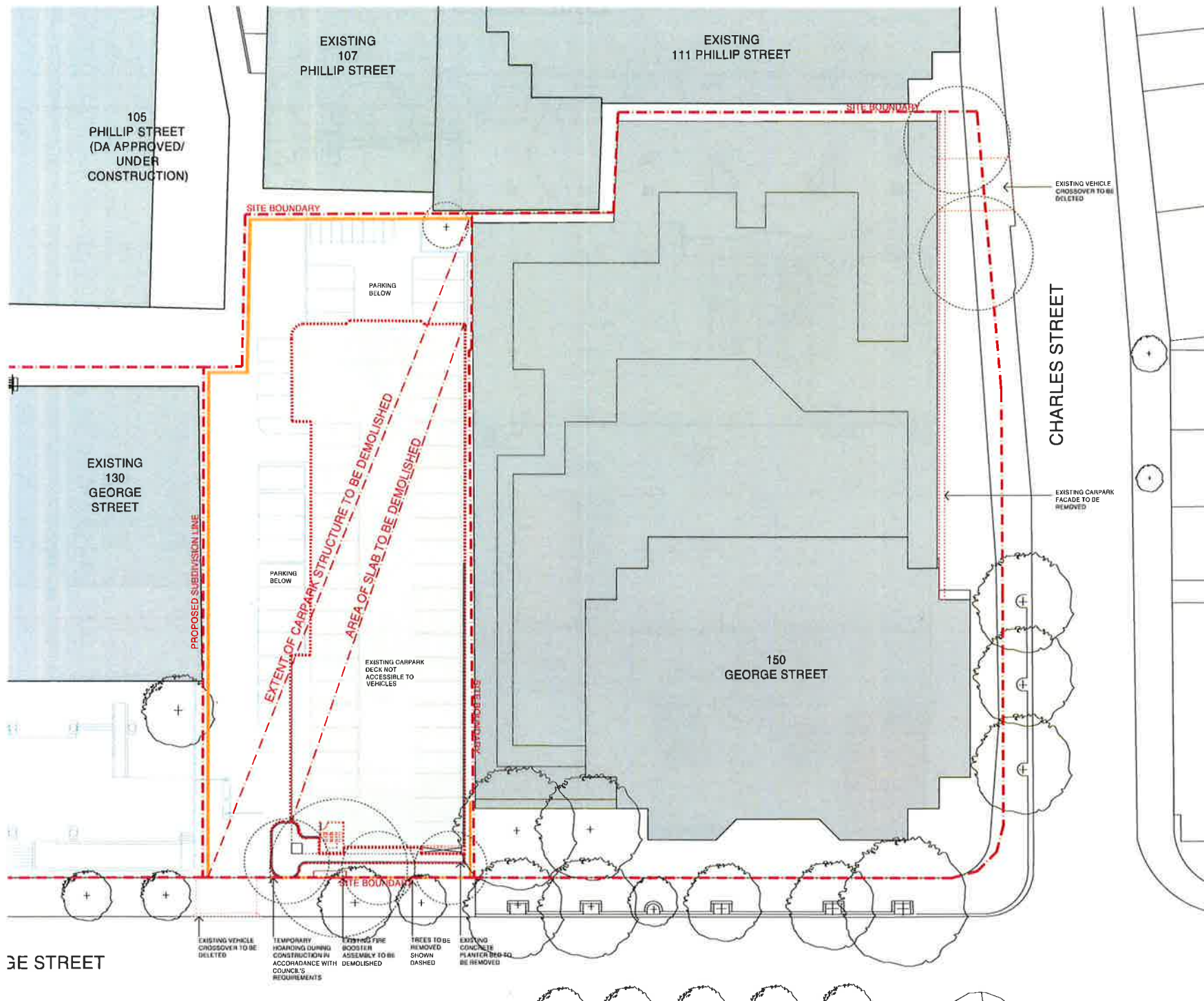


Check all dimensions and site conditions prior to construction. It is the purchaser's responsibility to ensure that the site is suitable for the proposed development and that the proposed development is in accordance with the relevant planning controls. All drawings are to be used in conjunction with the relevant planning controls and all other relevant documents. All drawings are for information only. All dimensions shall be taken from the centre of the line unless otherwise stated. All drawings may be revised and the client is advised to check the latest version.

**PRELIMINARY
NOT FOR CONSTRUCTION**

**130-150 George Street
Parramatta**
Site Plan - Existing

Scale: 1:400 @ A1, 1:800 @ A3
Drawn: EO
Project No: S12054
Status: DA Submission
Fix Date: 1/09/2017
Plan No: S-12054-01/02/03/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/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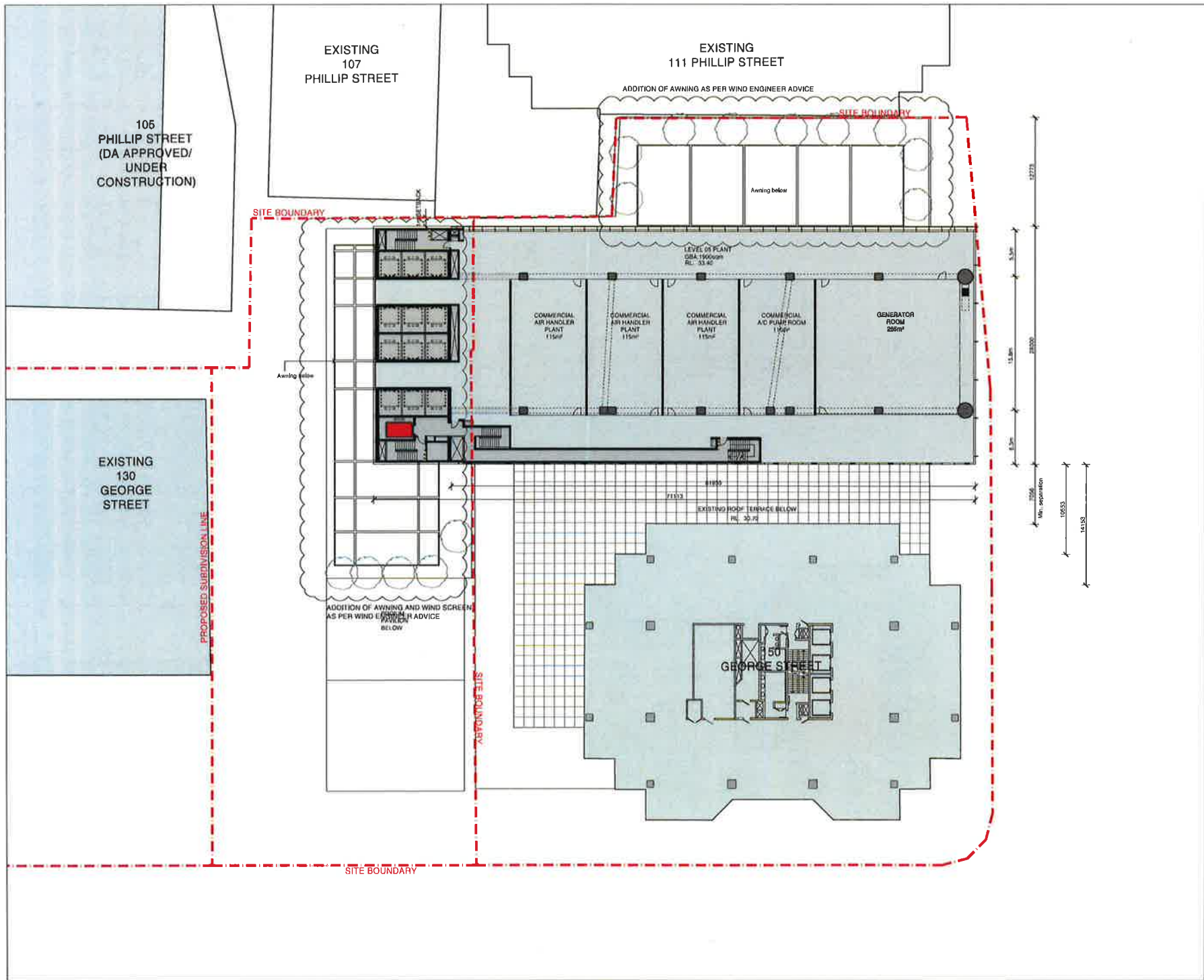
Check all dimensions and site conditions prior to construction of any work. The purpose of this plan is to provide a general indication of the proposed work and the precise location of any work. It is not intended to be used as a construction document. All dimensions are to be taken in accordance with the Australian Standard AS 1100.1. All dimensions are to be taken in accordance with the Australian Standard AS 1100.1. All dimensions are to be taken in accordance with the Australian Standard AS 1100.1.

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Date	Description	By	Check
01	01/08/17	DA Submission	EQ	BD

130-150 George Street
Parramatta
Demolition Plan
dexu

Scale	1:200 @ A1, 1:400 @ A3
Drawn	EQ
Project No	S12054
Status	DA Submission
File Date	1/09/2017
File No	13050-12054-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-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LEGEND:

- New walls
- Existing 150 George St not part of DA scope of works

PRELIMINARY
NOT FOR CONSTRUCTION

01	10/01/17	Revised DA to include	10/01/17	10/01/17
02	10/01/17	DA Submission	10/01/17	10/01/17
03	10/01/17	DA Submission	10/01/17	10/01/17

130-150 George Street
Parramatta **dexus**

Level 05 Plan (Plant)

Scale	1:200 @ A1, 1:400 @ A3
Drawn	EO Checked BD
Project No.	S12054
Status	DA Submission
Plot Date	1/09/2017
Plot File	S:\2005-2016\2016\130-150 George Street\130-150 George Street.dwg
Drawing No.	

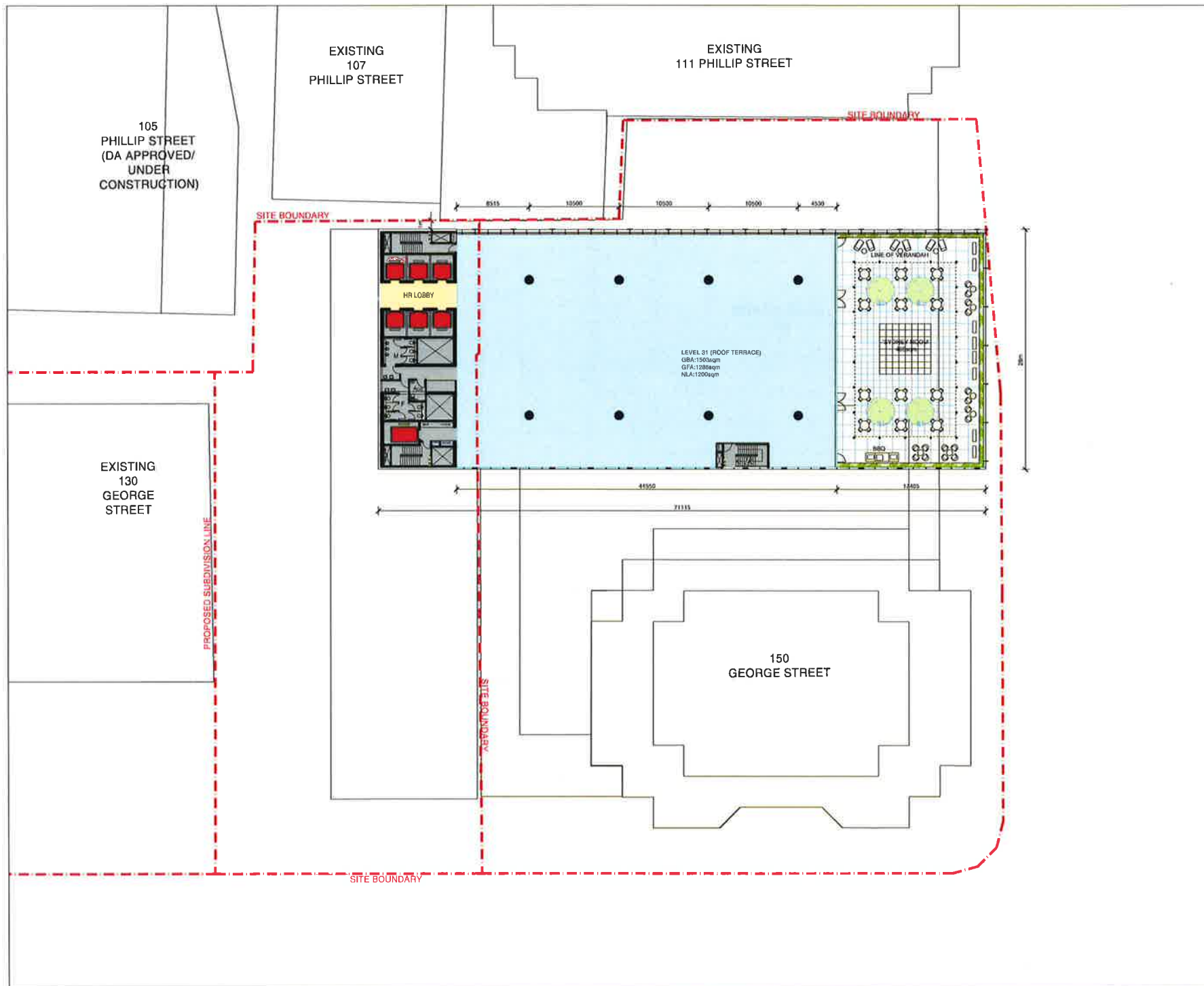
A03.05

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LEGEND:

— New walls

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHKD.
01	01/08/17	DA Submission	EO	BD
Revision	Date	Description	By	Checkd

130-150 George Street
Parramatta **dexus**

Level 31 Plan (Roof Terrace)

Scale	1:200 @ A1, 1:400 @ A3
Drawn	EO
Checked	BD
Project No.	S12054
Status	DA Submission
File Date	1/09/2017
File No.	130-150 George Street, Parramatta, NSW 2150, Australia
Working No.	130-150 George Street, Parramatta, NSW 2150, Australia

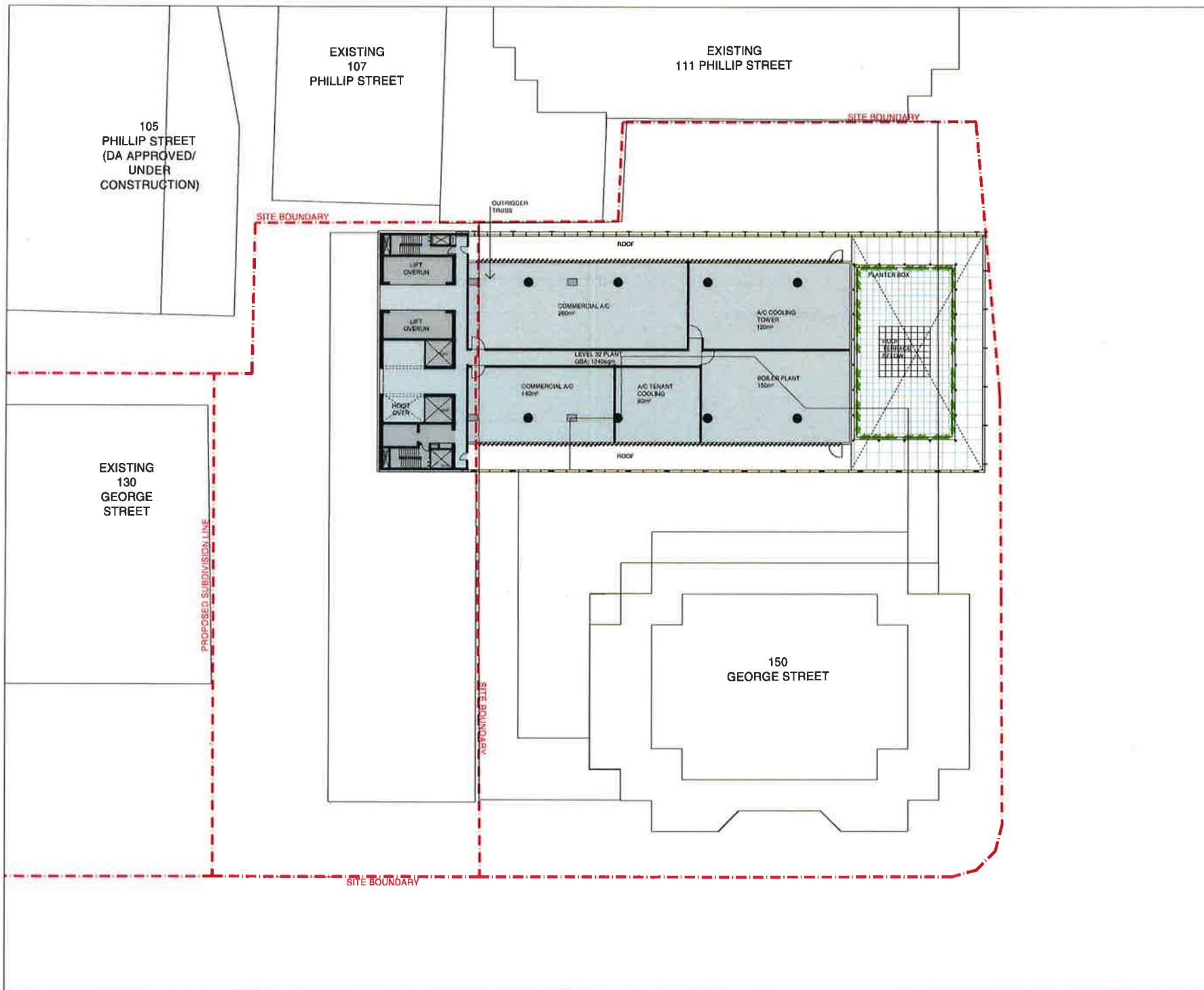
A03.31

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All drawings to be used in conjunction with all architectural documents and all other construction documents.

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LEGEND:

— New walls

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Rev	Rev	Rev	Rev	Rev
01	01.00.17	DA Submission	EO	BD	
Revision	Date	Description	Initial	Checked	

130-150 George Street
Parramatta **dexus**

Level 32 Plan (Plant)

Scale	1:200 @ A1, 1:400 @ A3
Drawn	EO
Project No	S12054
Status	DA Submission
Plot Date	1/09/2017
Plot File	130-150 George Street, Parramatta, NSW, 2150, Australia
Drawing Title	A03.32

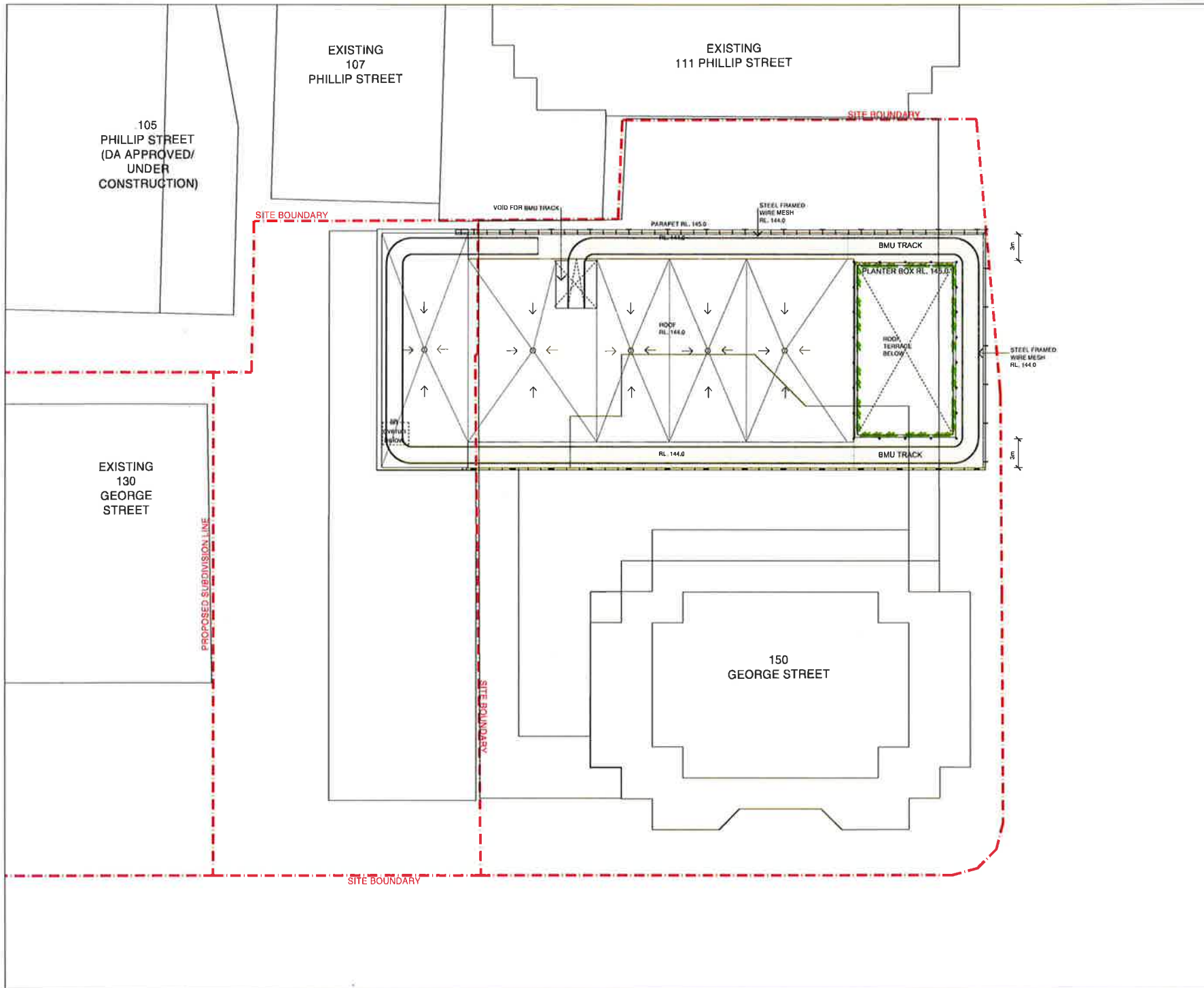
A03.32

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LEGEND:

— New walls

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Date	By	Check	Description
01	11/09/17	EO	EO	Initial

130-150 George Street
Parramatta

dexus

Roof Plan



Scale	1:200 @ A1, 1:400 @ A3
Drawn	EO
Project No.	S12054
Status	DA Submission
Plot Date	1/09/2017
Plot File	S:\12054\12054\12054_Roof_Plan.dwg

Drawing No.

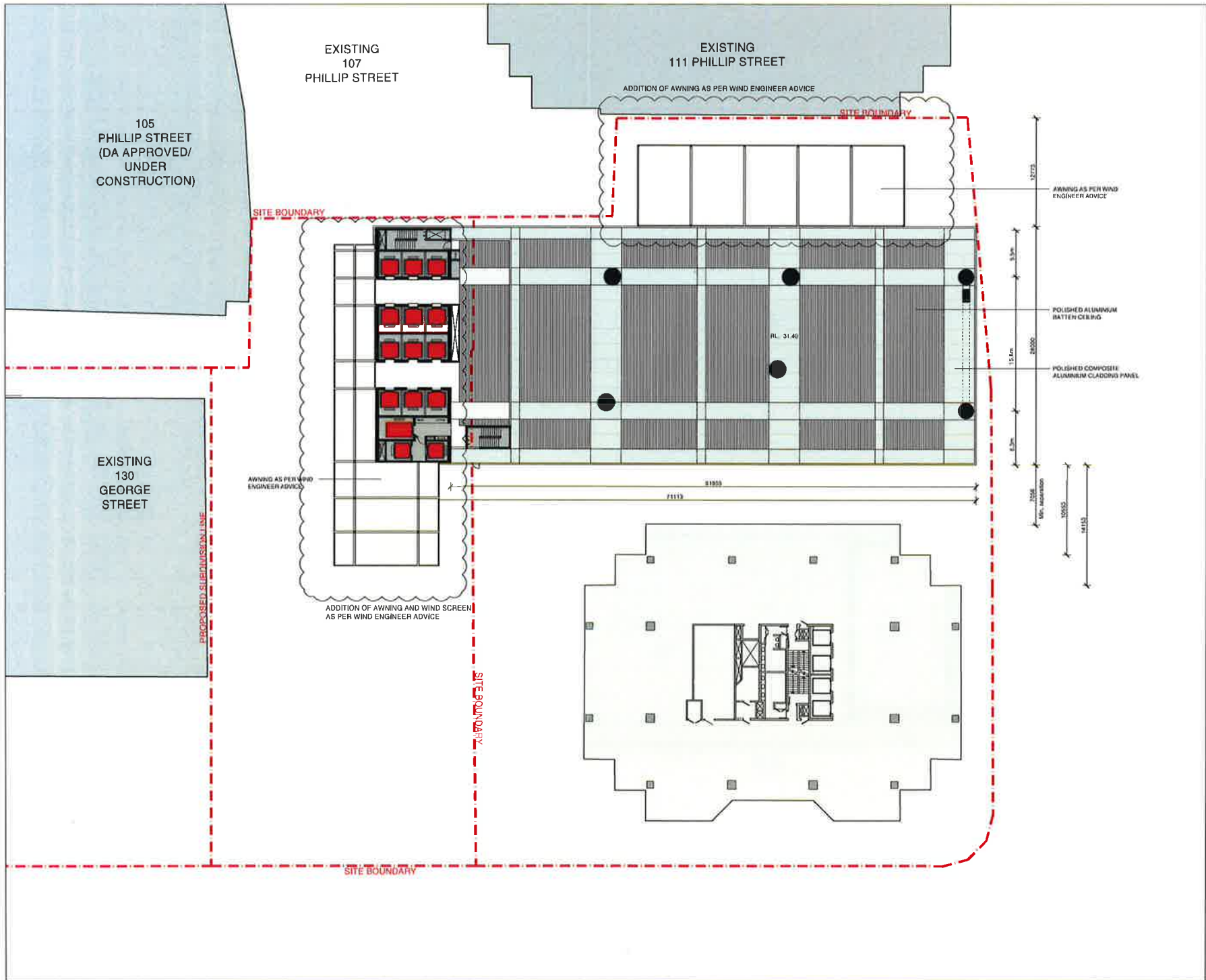
A03.34

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- LEGEND:**
- Slab to be demolished
 - Wall to be demolished
 - Existing walls in 150 George St to be retained
 - New walls
 - Area of new works in existing 150 George St car park
 - Existing 150 George St not part of DA scope of works
 - New structure through 150 George St carpark
 - Trees to be removed
 - Existing trees
 - New trees
 - Carpark removed

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	By	Date	Description	Initial	Check

130-150 George Street
Parramatta
dexus

Level 04 Reflected Ceiling Plan

Scale	1:200 @ A1, 1:400 @ A3		
Drawn	EO	Checked	BD
Project No	S12054		
Status	DA Submission		
Plot Date	1/09/2017		
File File	E:\1200-12054\12054_drawing\140\design\project\sheet3_CAE... -140\design\project\sheet3_CAE.dwg		
Drawing No.	[Sheet Number]		

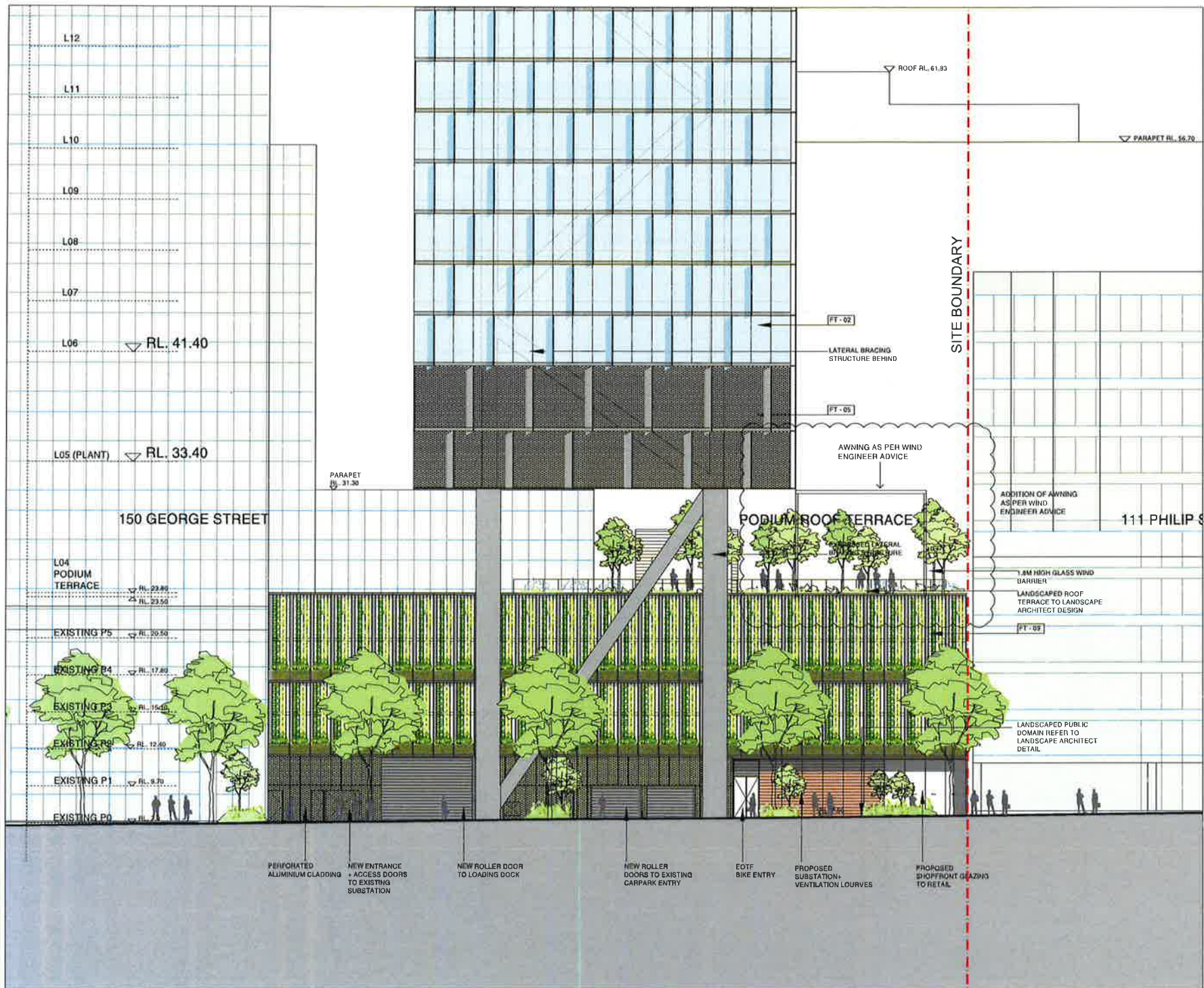
A04.04

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130-150 George Street
Parramatta

Charles Street Elevation Detail

Scale: 1:125 @ A1, 1:250 @ A3
Drawn: EO
Project No: S12054
Status: DA Submission
Date: 1/09/2017
File No: 130-150 George Street, Parramatta
Drawing No: A07.07

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Sydney 1500
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LEGEND:

- FT-01** North tower facade
 - Performance vision glass (GGI) curtain wall
 - 400mm aluminium horizontal sunshade
 - 600mm extruded aluminium bottom vertical sunshade
- FT-02** East tower facade
 - Performance vision glass (GGI) curtain wall
 - 300mm extruded aluminium bottom vertical sunshade
- FT-03** South tower facade
 - Performance vision glass (GGI) curtain wall
 - 400mm vertically profiled composite aluminium insulated spandrel panel
 - 300mm horizontal composite aluminium insulated spandrel panel
- FT-04** Core facade
 - Coloured glass curtain wall to core with vision to bottom 3m
 - 400mm vertically profiled composite aluminium insulated spandrel panel
 - 250mm horizontal composite aluminium insulated spandrel panel
- FT-05** Level 13 plant facade
 - 300mm x 400mm aluminium steel frame mesh on soffits
 - 400mm aluminium horizontal sunshade
 - 600mm extruded aluminium bottom vertical sunshade
- FT-06** North roof terrace facade
 - Performance vision glass (GGI) curtain wall
 - 400mm aluminium horizontal sunshade
 - 600mm extruded aluminium bottom vertical sunshade
- FT-07** East roof terrace facade
 - Performance vision glass curtain wall (clear)
 - 300mm extruded aluminium bottom vertical sunshade
- FT-08** South roof terrace facade
 - Performance vision glass curtain wall (clear)
 - 400mm vertically profiled composite aluminium insulated spandrel panel
 - 250mm horizontal composite aluminium insulated spandrel panel
- FT-09** Carpark facade
 - 400mm perforated metal screening. Vertically at 1500mm centres
 - Steel frame and screen made in 100mm service
 - Steel plate form in lead to landscape architect's detail
- FT-10** Podium facade
 - Clear GGI vision glass with operable windows
 - 600mm Glass Reinforced Concrete vertical louvre sunshade at 100% / 1000/2000mm service

PRELIMINARY
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130-150 George Street
Parramatta **dexus**

Section AA

Scale: 1:400 @ A1, 1:800 @ A3
Drawn: EO
Project No: S12054
Status: DA Submission
Rev Date: 1/09/2017
Rev No: 1

A08.01

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SITE BOUNDARY

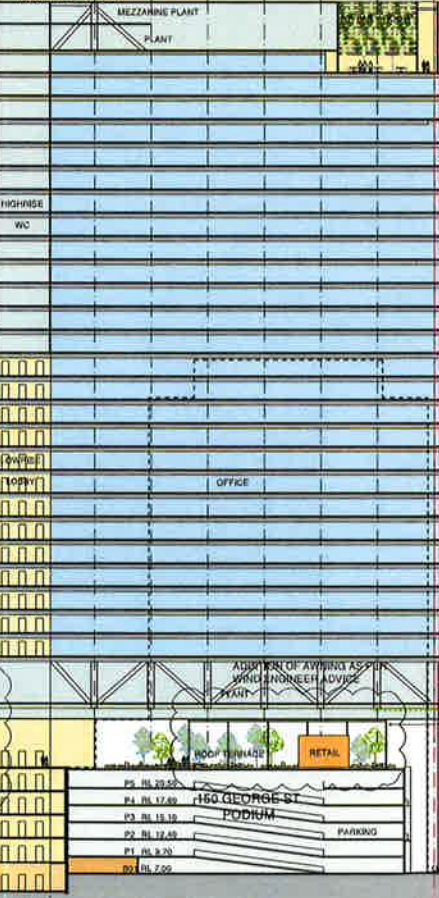
PROPOSED SUBDIVISION LINE

SITE BOUNDARY (SOUTH)
SITE BOUNDARY (NORTH)

PCC LEP 120m ht limit
+ 15% design excellence bonus

.....PCC LEP 120m ht limit.....

138.0m Bldg Height
ROOF RL 145.00



150 GEORGE ST
IN FOREGROUND

DCP 26m street
frontage height

CHARLES STREET

130 GEORGE ST
IN FOREGROUND

105 PILLIP ST

ADDITION OF
AWNING AND WIND
SCREEN AS PER
WIND ENGINEER
ADVICE

ADDITION OF AWNING AS PER
WIND ENGINEER ADVICE

Awning as per wind
engineer advice

EXISTING 130 GEORGE ST CARPARK

WIND TUNNEL LEVEL

150 GEORGE ST
PODIUM

PARKING

ROOF TERRACE

RETAIL

WIND TUNNEL LEVEL

WIND TUNNEL LEVEL

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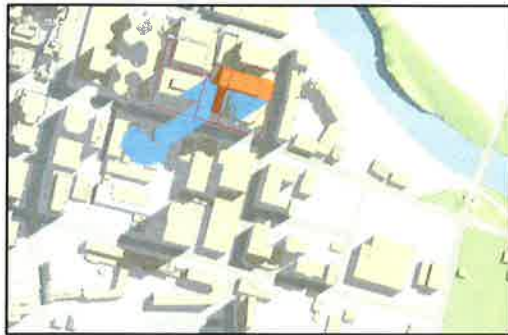
WIND TUNNEL LEVEL

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9AM EQUINOX



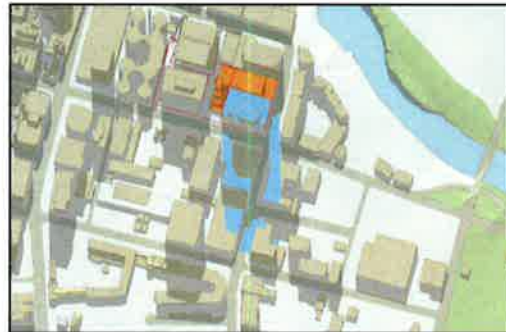
12PM EQUINOX



3PM EQUINOX



9AM WINTER SOLSTICE



12PM WINTER SOLSTICE



3PM WINTER SOLSTICE



9AM SUMMER SOLSTICE



12PM SUMMER SOLSTICE



3PM SUMMER SOLSTICE

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- ADDITIONAL SHADOWS CAST BY PROPOSAL
- EXISTING SHADOWS
- PROPOSAL

PRELIMINARY
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130-150 George Street
Parramatta dexus

Shadow Diagrams

Scale	1:400 @ A1, 1:800 @ A3
Drawn	EO Checked BD
Project No	S12054
Status	DA Submission
Plot Date	1/09/2017
Plot Title	Shadows Diagrams, 130-150 George Street, Parramatta, NSW
Drawing No	

A09.01

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Aerial view from North East



Route	1:50 @ A1, 1:100 @ A3
Station	BS Checking BS
Project No.	S12054
Status	DA Submission
1st Date	1/09/2017
Plot File	C:\2005-2006\12054_dwg\140\project\plan.mxd
Drawing No.	140-12054-100-1.dwg (140-12054-100-1.dwg)

A10.01

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Photomontage from George Street

A10.02

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Parramatta **dexus**

Photomontage from Charles Street 

Scale 1:50 @ A1, 1:100 @ A3
Drawn BS Checked BS
Project No S12054
Status DA Submission
File Date 1/09/2017
File Name G:\2000-2099\2064_parramatta\130-150 George Street\130_01.dwg
Drawing No 130-01

A10.03
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