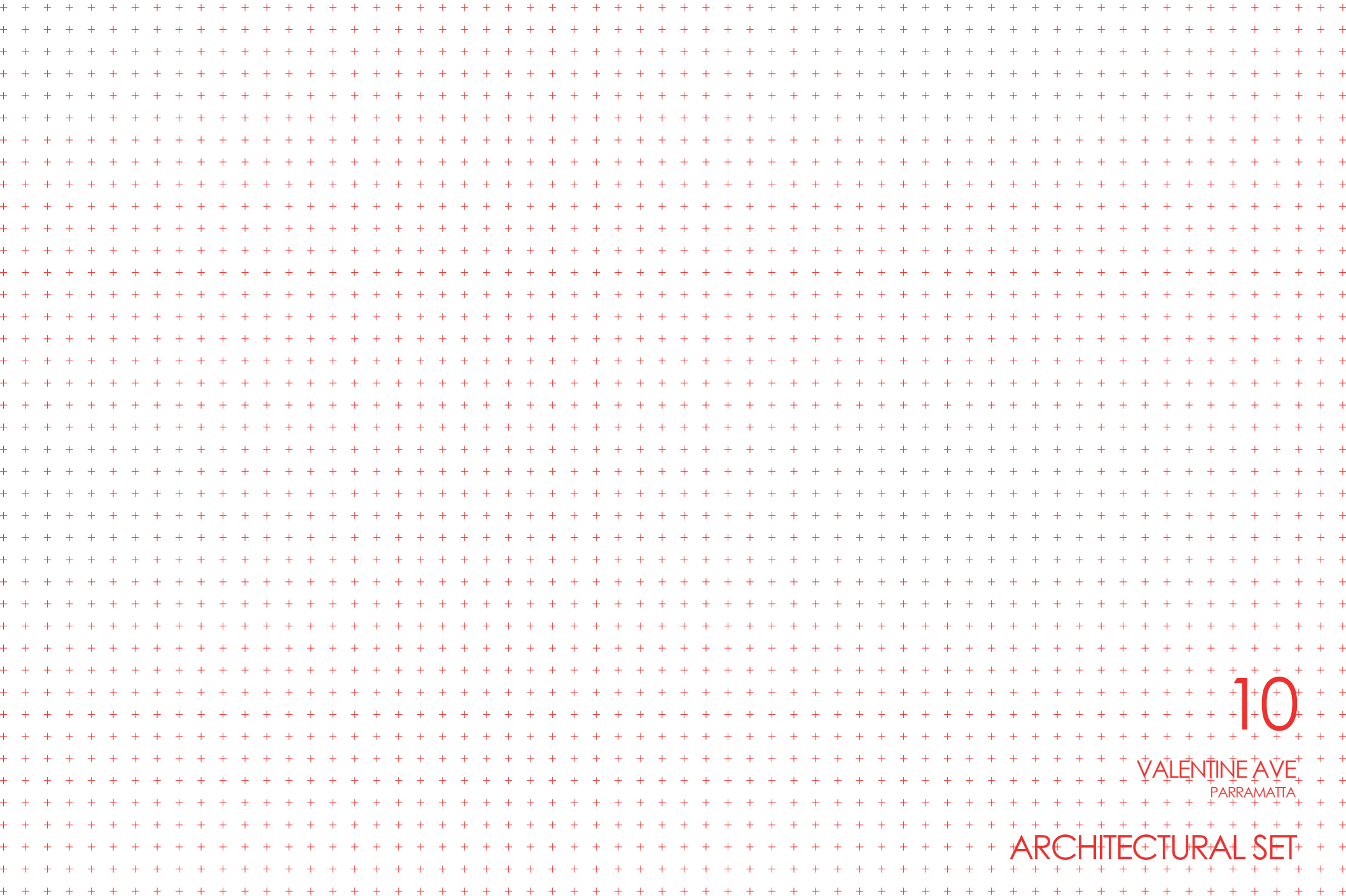


DEVELOPMENT APPLICATION 1.1 - 6/02/2018



DRAWING LIST

		COVER SHEET
	E	DRAWING LIST
DA 1.1-01	A	LOCATION PLAN
DA 1.1-02	A	CONTROLS
DA 1.1-03	A	SITE ANALYSIS - EXISTING
DA 1.1-04	A	SITE ANALYSIS
DA 1.1-05	C	EXISTING & DEMOLITION PLANS
DA 1.1-06	C	CONTEXT PLAN
DA 1.1-07	B	SURVEY
DA 1.1-10	B	BASEMENT
DA 1.1-11	E	GROUND FLOOR
DA 1.1-12	E	CARPARK - L1
DA 1.1-13	D	CARPARK - L2
DA 1.1-14	-	DELETED
DA 1.1-15	D	TYPICAL CAR PARK L3 - L4
DA 1.1-16	D	CARPARK - L5
DA 1.1-17	C	PODIUM AMENITY - L6
DA 1.1-18	C	OFFICE FLOOR - L7
DA 1.1-19	C	TYPICAL OFFICE - L8 - L12
DA 1.1-20	D	OFFICE & ROOF PLANT - L13
DA 1.1-21	-	DELETED
DA 1.1-22	D	ROOF - LIFT MOTOR ROOM
DA 1.1-30	D	WEST ELEVATION
DA 1.1-31	D	EAST ELEVATION
DA 1.1-32	D	NORTH & SOUTH ELEVATIONS
DA 1.1-33	D	SECTIONS AA & BB
DA 1.1-34	D	SECTION CC
DA 1.1-35	A	SHADOW DIAGRAMS
DA 1.1-36	C	TYPICAL PODIUM ELEVATION DETAIL
DA 1.1-37	D	VIGNETTES 1
DA 1.1-38	D	VIGNETTES 2
DA 1.1-39	D	VIGNETTES 3
DA 1.1-40	E	VIGNETTES 4
DA 1.1-41	E	VIGNETTES 5
DA 1.1-42	B	PUBLIC DOMAIN
DA 1.1-43	A	FACADE SECTION DETAILS
DA 1.1-44	A	CAFE GREEN WALL DETAILS
DA 1.1-45	B	TYPICAL OFFICE FLOOR - OCCUPANT COMFORT DIAGRAMS
DA 1.1-50	D	AREA SCHEDULE
DA 1.1-60	C	PERSPECTIVE - CORNER OF VALENTINE AVE + PARKES STREET
DA 1.1-61	C	PERSPECTIVE - LOBBY VIEW FROM VALENTINE AVE
DA 1.1-62	B	PERSPECTIVE - CORNER OF PARKES ST + STATION ST
DA 1.1-63	B	PERSPECTIVE - CORNER OF STATION ST + SMITH ST
DA 1.1-64	B	PERSPECTIVE - CAFE VALENTINE AVE



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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3

DRAWING
LOCATION PLAN

PRINT DATE
6/02/2018

PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-01

ISSUE
A

DEVELOPMENT APPLICATION -1.1

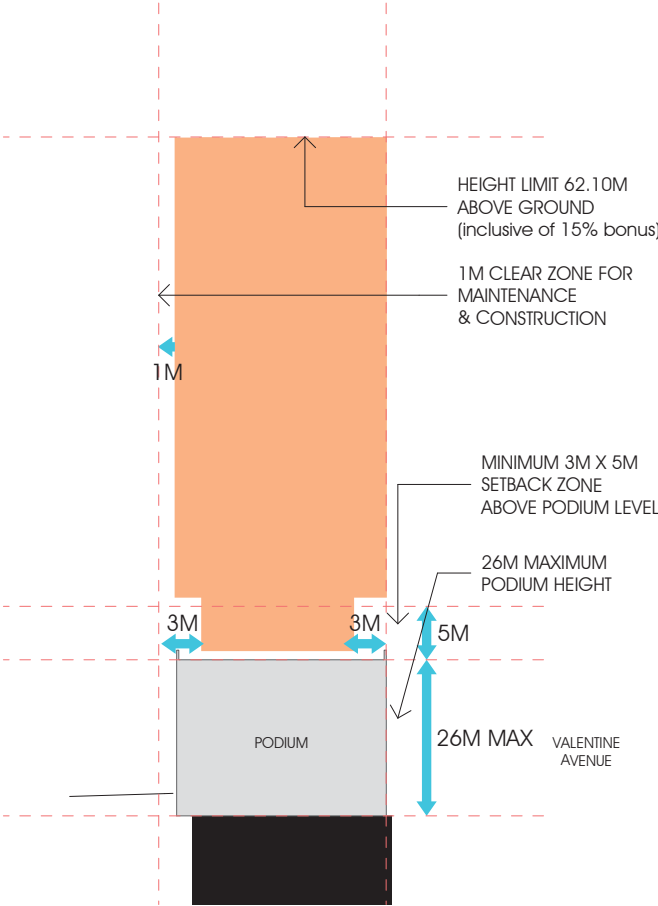
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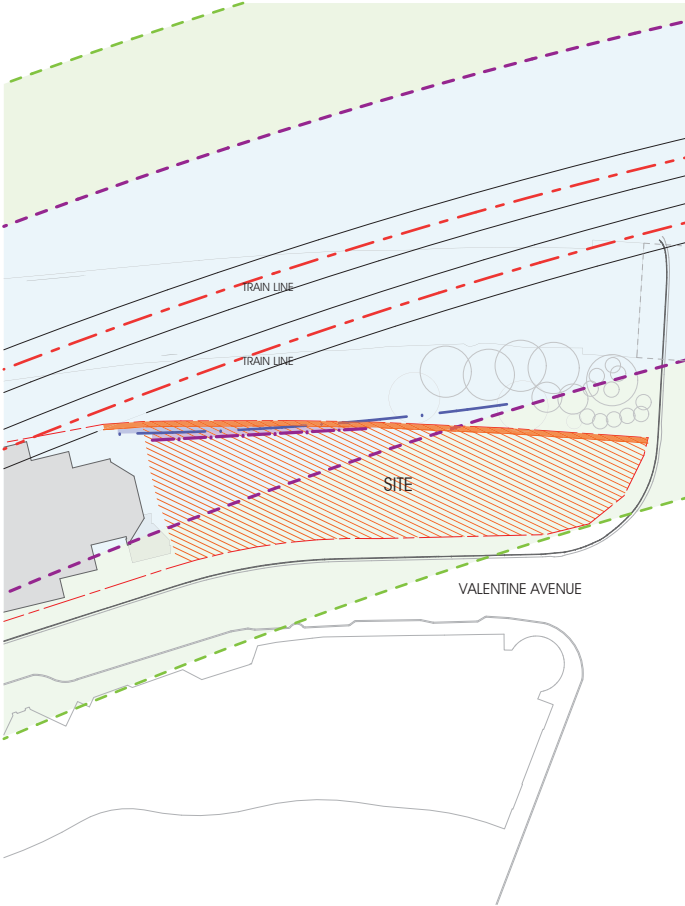
FSR

SITE AREA - 3,935m²
FSR 6.90:1- 27,151.50m²
EXISTING BUILDING GFA - 17,600m²

HEIGHT



SETBACKS



- TEMPORARY 1M SCAFFOLDING SETBACK LINE
- TEMPORARY SCAFFOLDING EXCLUSION ZONE
- PERL PROTECTION CORRIDOR
- APPROVED PERL CORRIDOR
- 1M BOUNDARY OFFSET ZONE



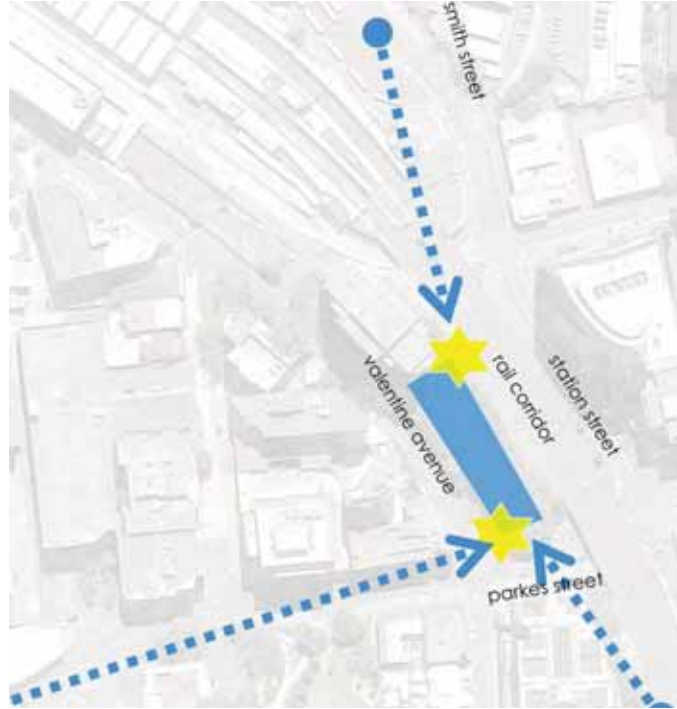
EXISTING OFFICE TOWER



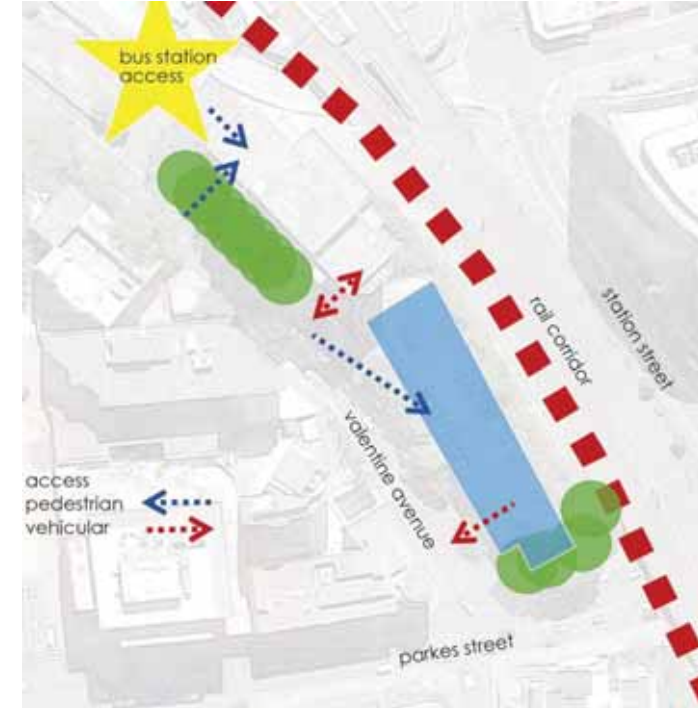
EXISTING CARPARK BUILDING



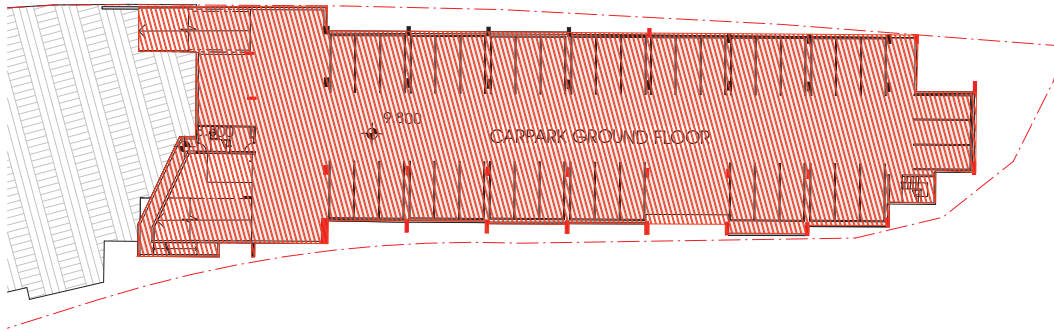
CITY CONNECTION



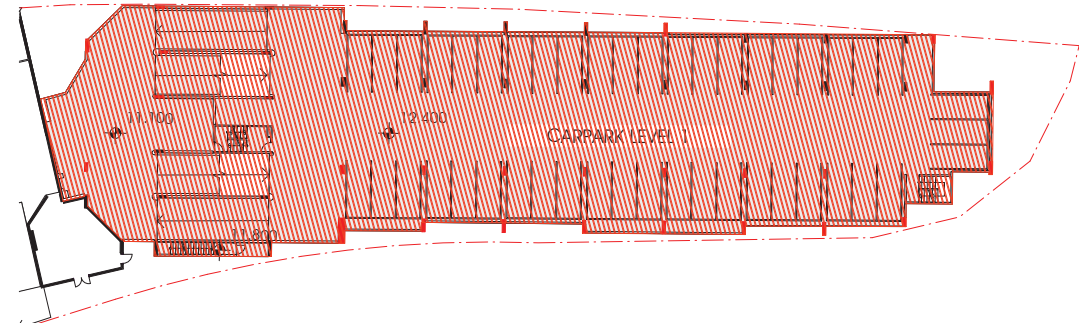
PROMINENT VIEWS TOWARDS SITE



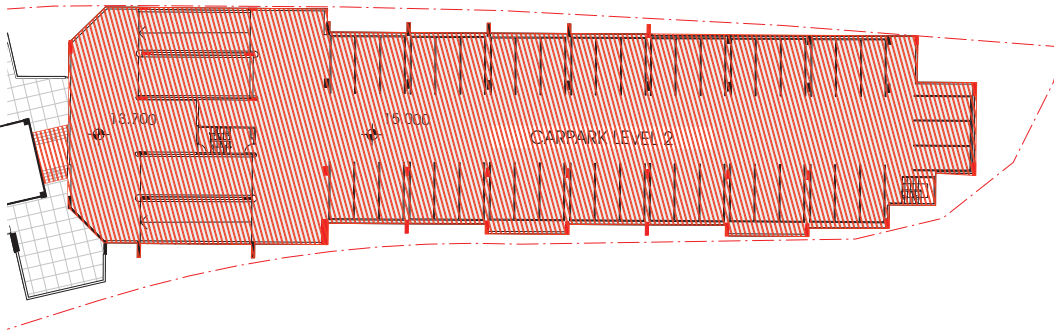
PEDESTRIAN / VEHICULAR ACCESS



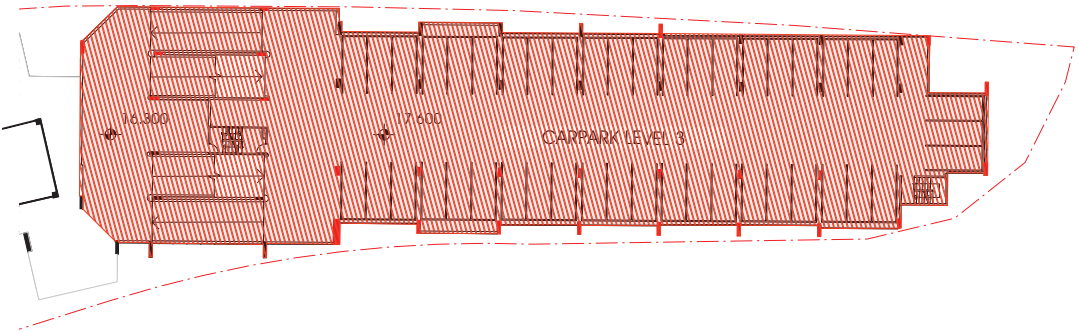
CARPARK GROUND FLOOR



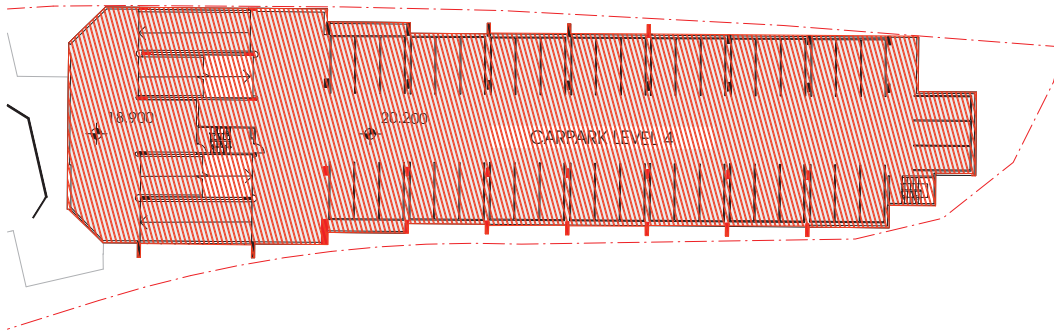
CARPARK LEVEL 1



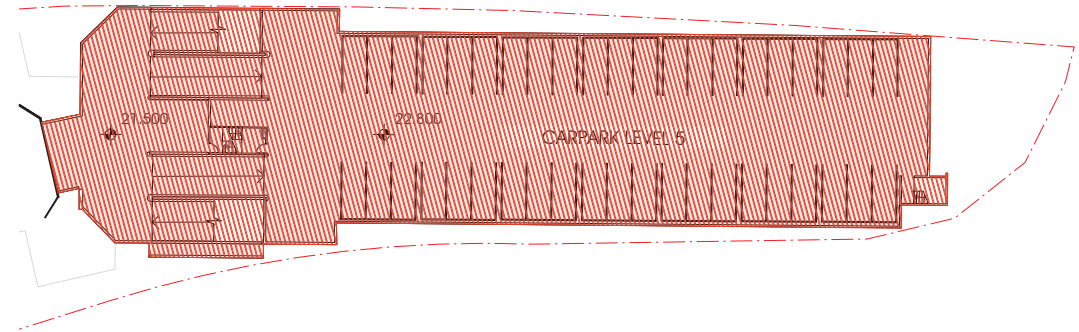
CARPARK LEVEL 2



CARPARK LEVEL 3



CARPARK LEVEL 4



CARPARK LEVEL 5

 TO BE DEMOLISHED

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Unity**

DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:500

DRAWING
EXISTING & DEMOLITION
PLANS

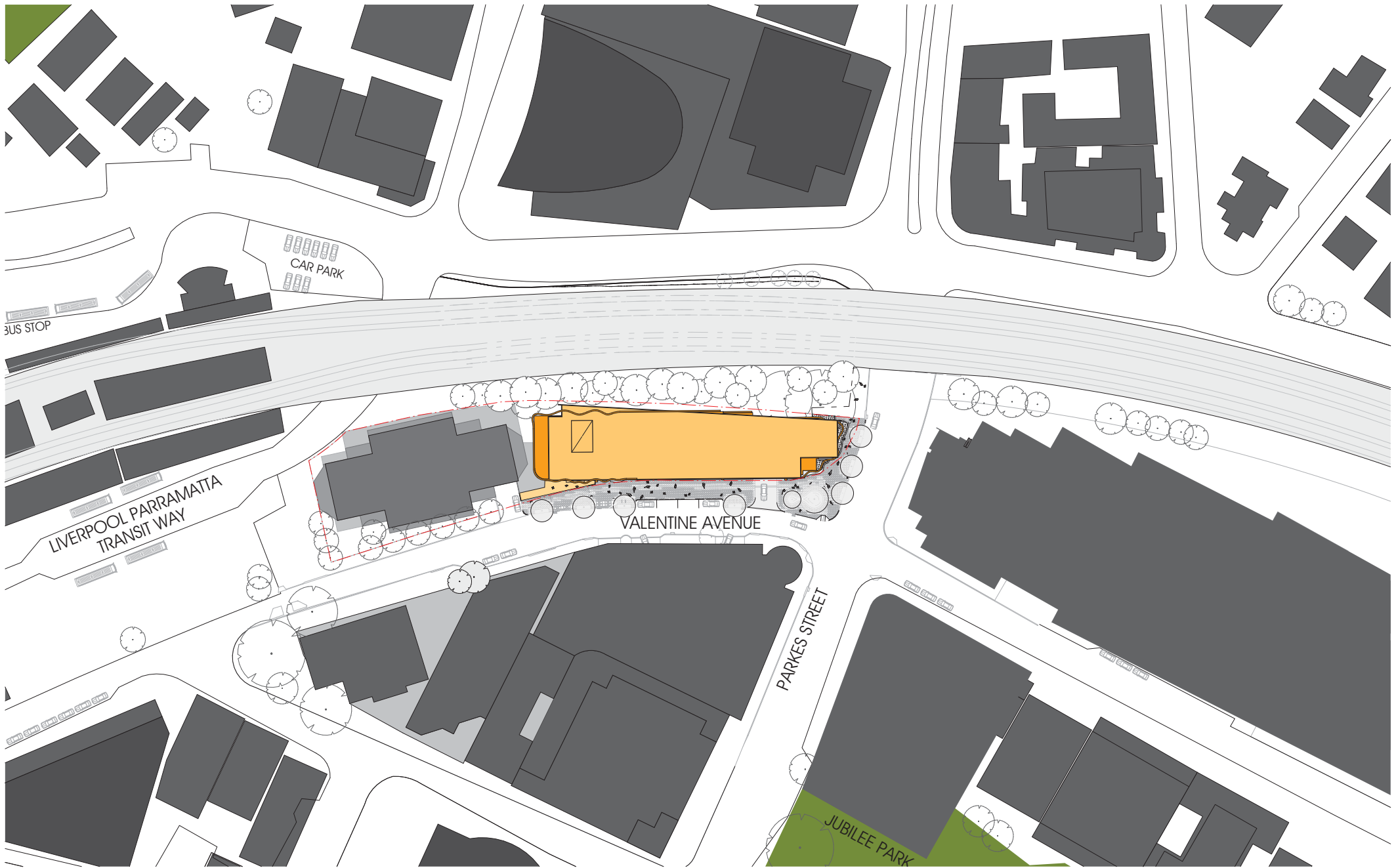
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DA 1.1-05

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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:1000

DRAWING
CONTEXT PLAN

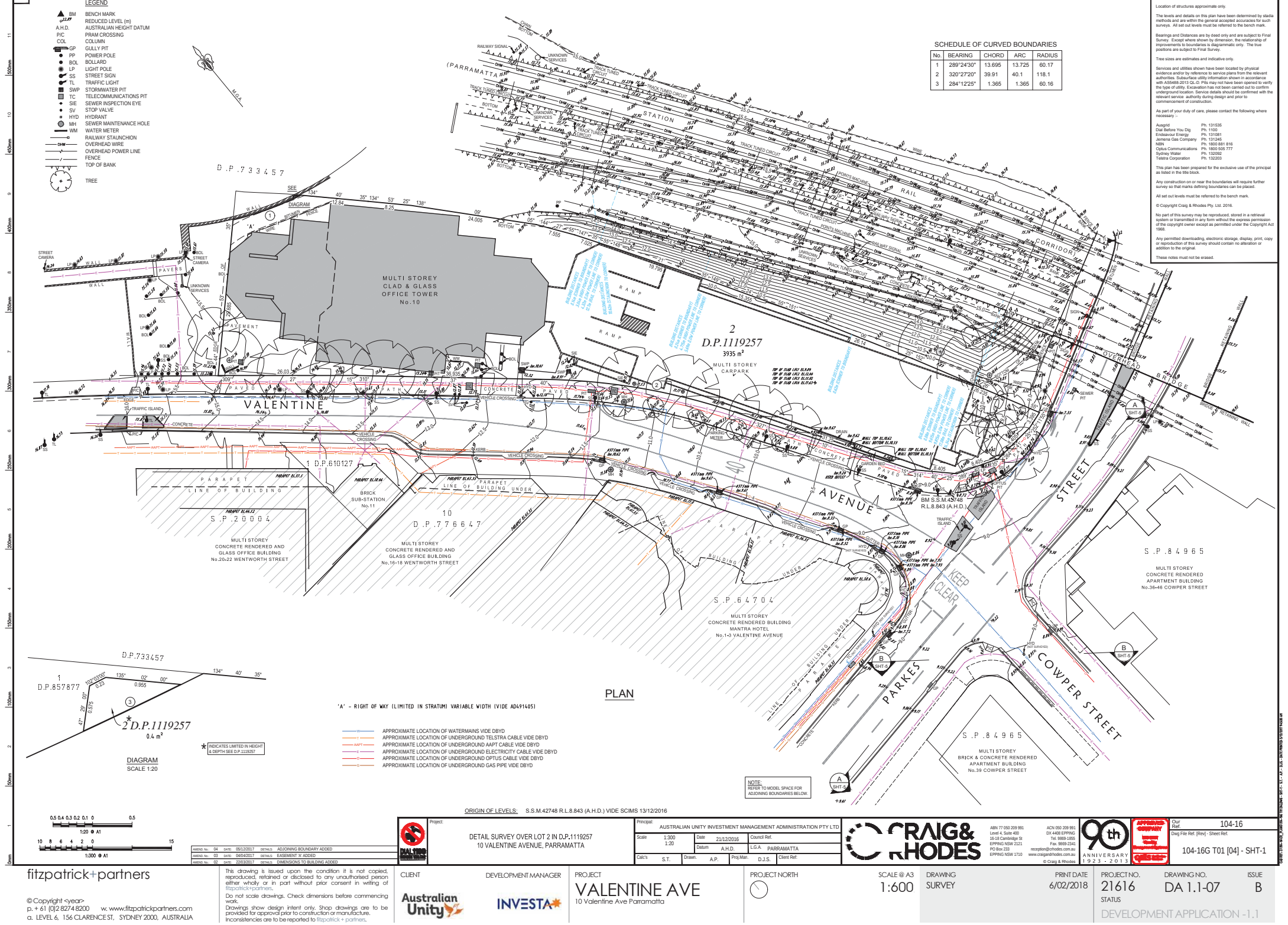
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21616
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DA 1.1-06

ISSUE
C

DEVELOPMENT APPLICATION -1.1



SCHEDULE OF CURVED BOUNDARIES				
No.	BEARING	CHORD	ARC	RADIUS
1	289°24'30"	13.695	13.725	60.17
2	320°27'20"	39.91	40.1	118.1
3	284°12'25"	1.365	1.365	60.16

Location of structures approximately.

The levels and details on this plan have been determined by static methods and are within the general accepted accuracy for such surveys. All set out levels must be referred to the bench mark.

Bearings and Distances are by deed only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

Tree sizes are estimates and indicative only.

Services and utilities shown have been located by physical evidence and/or by reference to service plans from the relevant authorities. Subsurface utility information shown in accordance with AS/NZS 4461:2013 Cl. 4.2. This may not have been opened to verify the type of utility. Excavation has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior to commencement of construction.

As part of your duty of care, please contact the following where necessary:-

Anglo	Ph. 131 035
Case Before You Dig	Ph. 1300
Endeavour Energy	Ph. 131 081
Amey Gas Company	Ph. 131 081
NBN	Ph. 1800 881 816
Optus Communications	Ph. 1800 582 777
Sydney Water	Ph. 132 062
Telstra Corporation	Ph. 132 023

This plan has been prepared for the exclusive use of the principal as stated in the title block.

Any construction on or near the boundaries will require further survey so that existing boundaries can be placed.

All set out levels must be referred to the bench mark.

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'A' - RIGHT OF WAY (LIMITED IN STRUTUM) VARIABLE WIDTH (VIDE AD491445)

- APPROXIMATE LOCATION OF WATERMANS VIDE DBYD
- APPROXIMATE LOCATION OF UNDERGROUND TELSTRA CABLE VIDE DBYD
- APPROXIMATE LOCATION OF UNDERGROUND APT CABLE VIDE DBYD
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRICITY CABLE VIDE DBYD
- APPROXIMATE LOCATION OF UNDERGROUND OPTUS CABLE VIDE DBYD
- APPROXIMATE LOCATION OF UNDERGROUND GAS PIPE VIDE DBYD

ORIGIN OF LEVELS: S.S.M.42748 R.L.8.843 (A.H.D.) VIDE SCIMS 13/12/2016

	Principal AUSTRALIAN UNITY INVESTMENT MANAGEMENT ADMINISTRATION PTY LTD
Scale 1:300	Date 21/12/2016
Calc's S.T.	Drawn A.P.
Project DETAIL SURVEY OVER LOT 2 IN D.P.1119257 10 VALENTINE AVENUE, PARRAMATTA	Council Ref. L.G.A. - PARRAMATTA
Client AUSTRALIAN UNITY INVESTMENT MANAGEMENT ADMINISTRATION PTY LTD	Client Ref.



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Sydney NSW 2151
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EPPING NSW 1510
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104-16	104-16G T01 [04] - SHT-1
Our Ref. Drawing Ref. (Rev) - Sheet Ref.	
PROJECT NO. 21616	DRAWING NO. DA 1.1-07
PRINT DATE 6/02/2018	STATUS DEVELOPMENT APPLICATION - 1.1

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AUSTRALIAN UNITY

DEVELOPMENT MANAGER
INVESTA

PROJECT
VALENTINE AVE
10 Valentine Ave Parramatta

PROJECT NORTH
SCALE @ A3
1:600

DRAWING
SURVEY

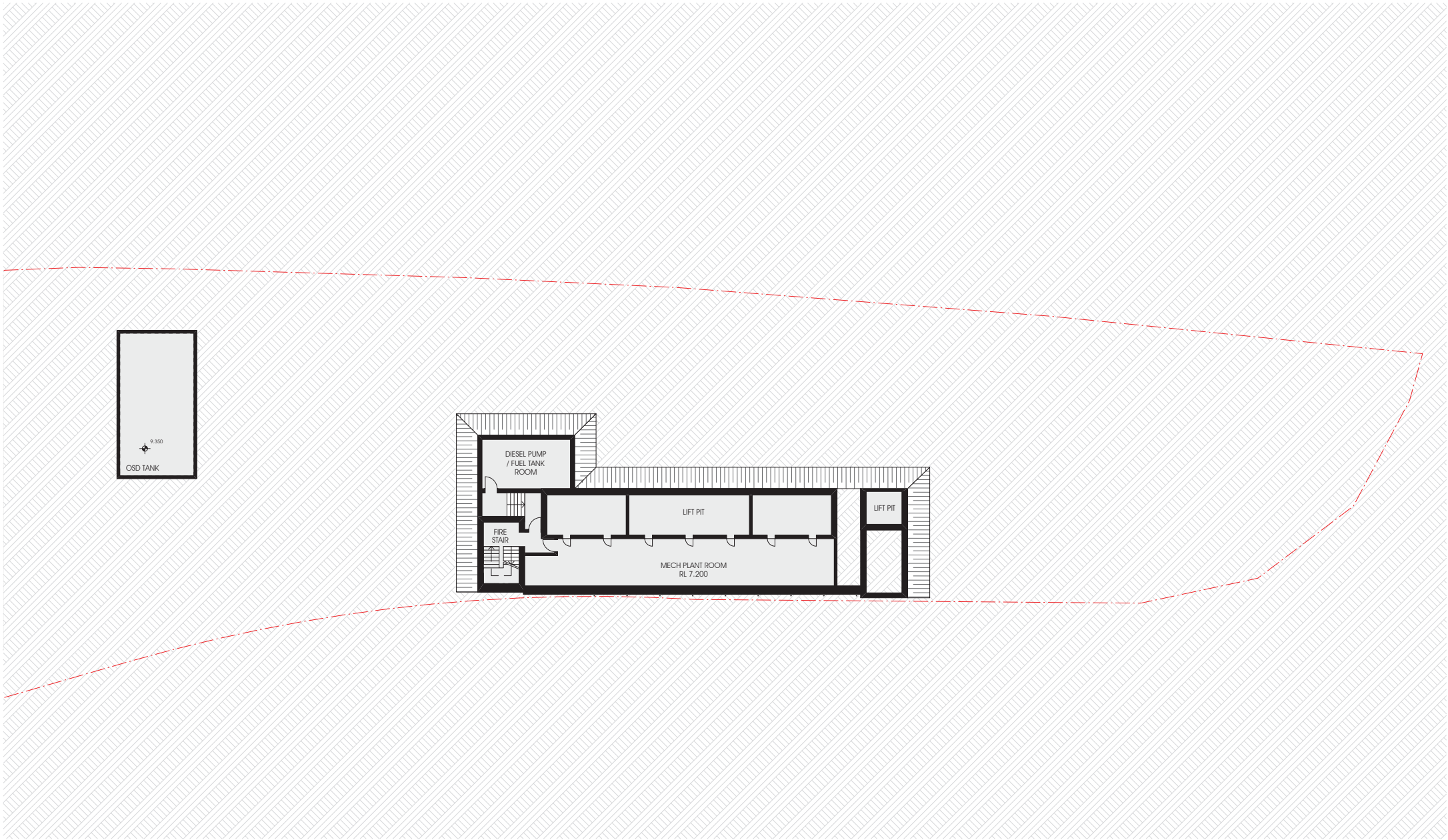
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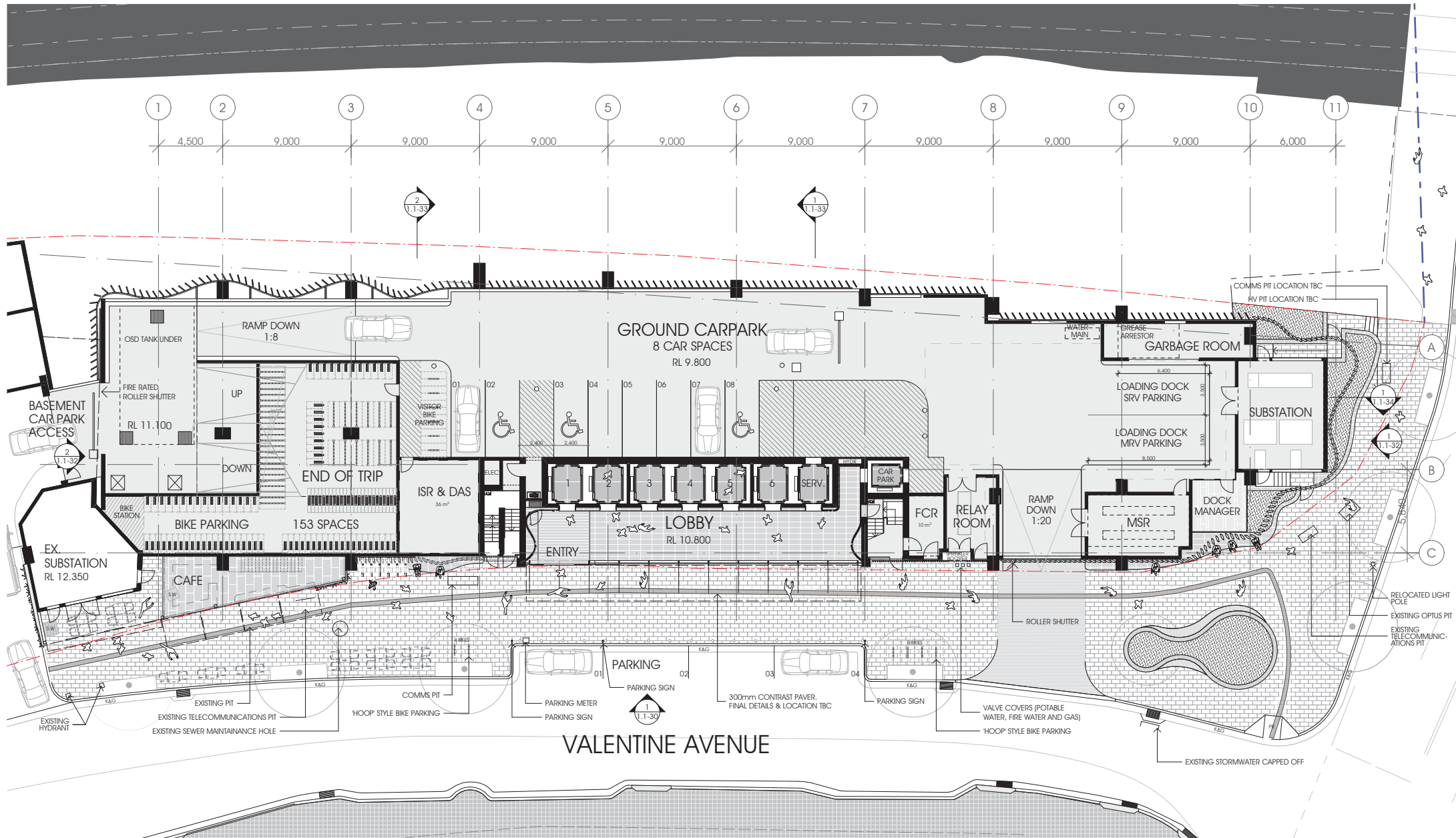
PROJECT NO.
21616

DRAWING NO.
DA 1.1-07

STATUS
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INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3

DRAWING
GROUND FLOOR

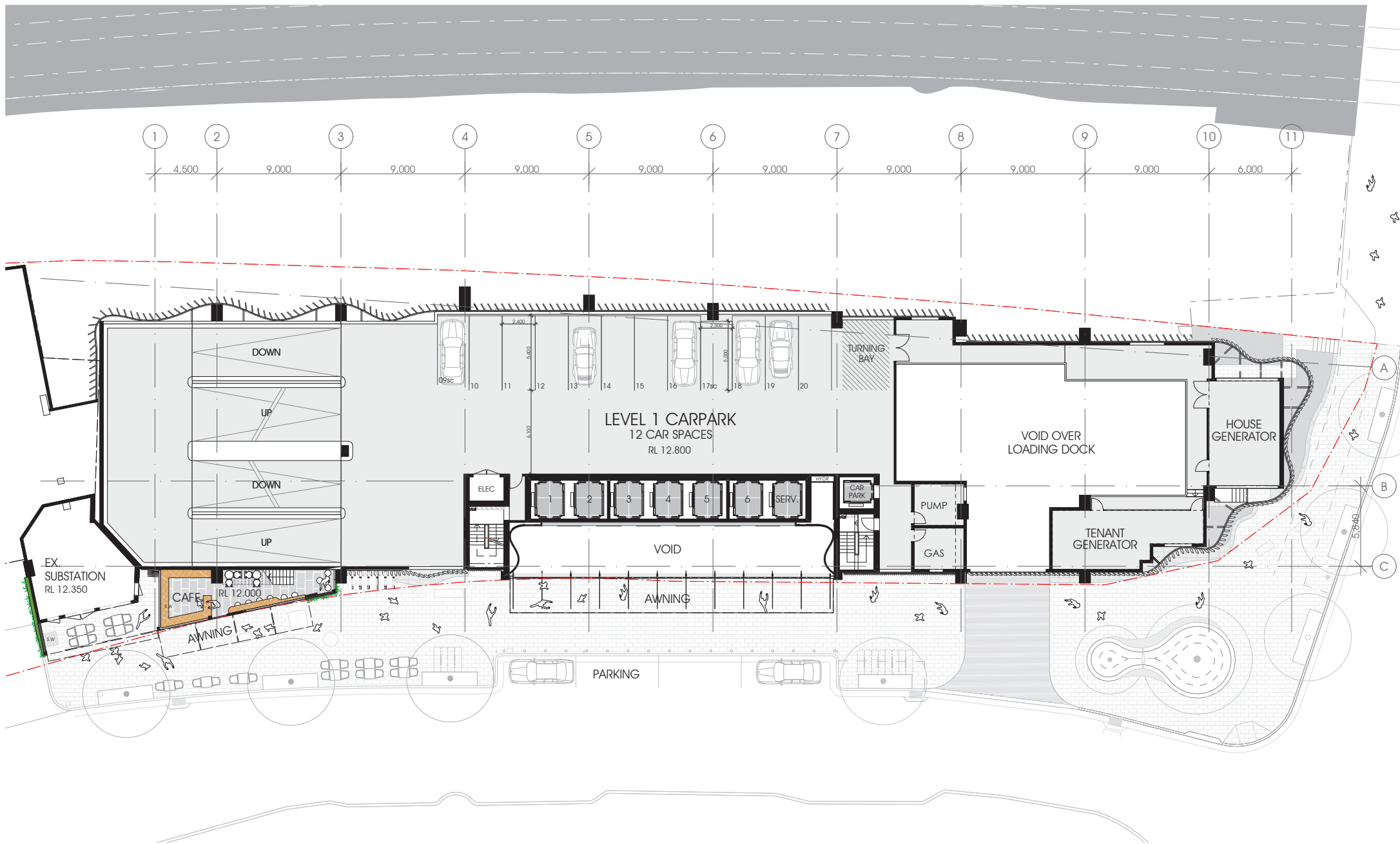
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21616
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DRAWING NO.
DA 1.1-11

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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
CARPARK - L1

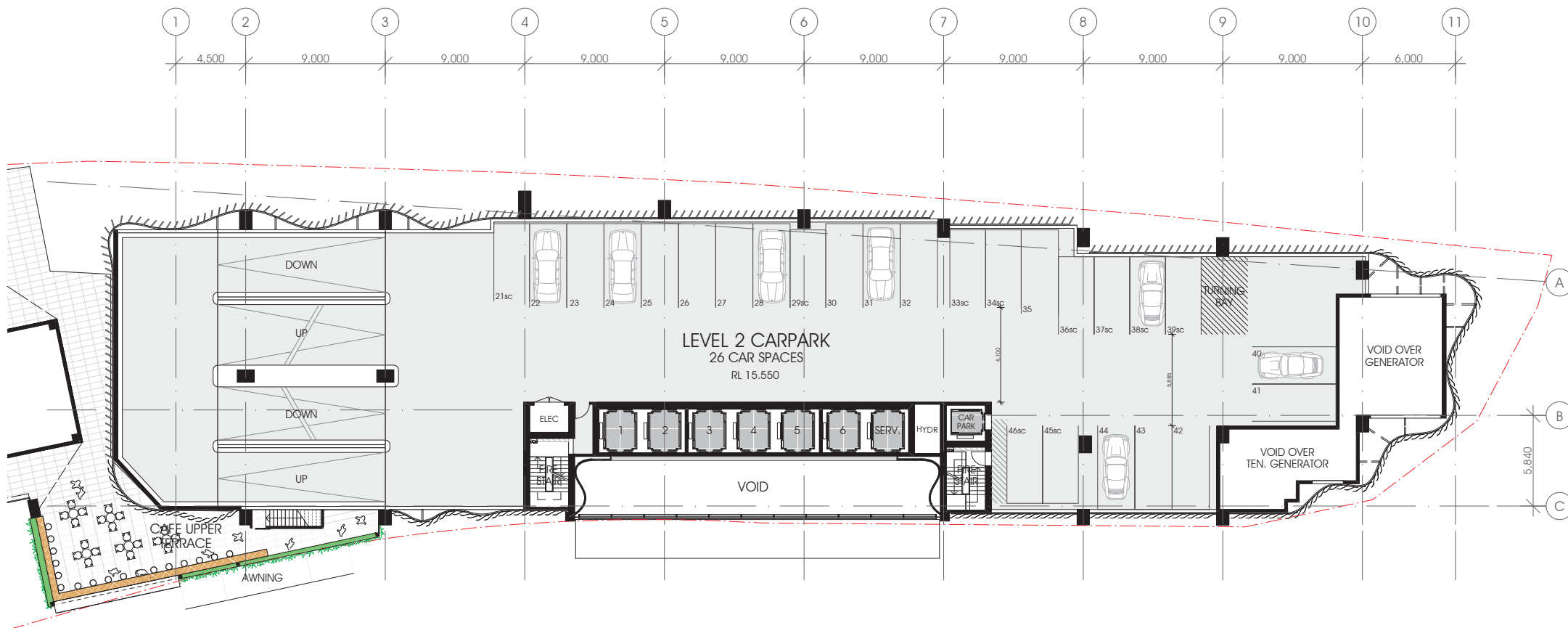
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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
CARPARK - L2

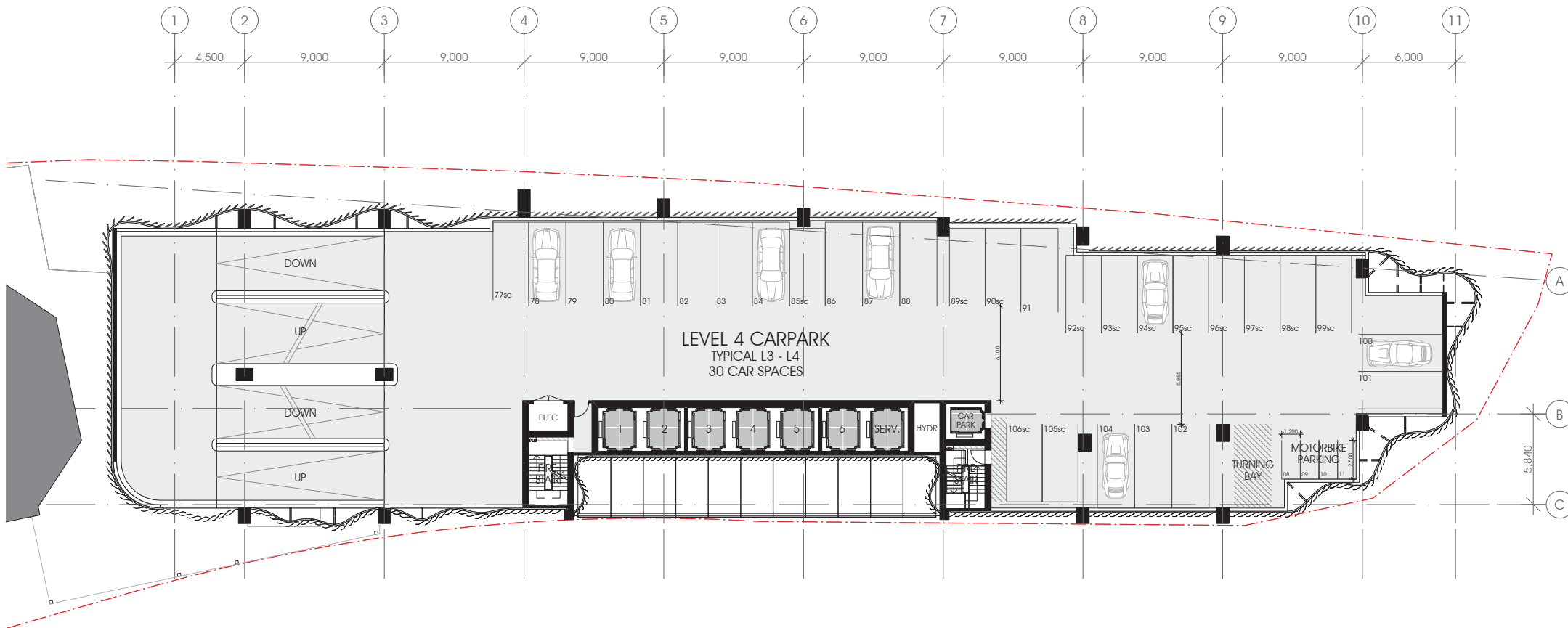
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6/02/2018

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21616
STATUS

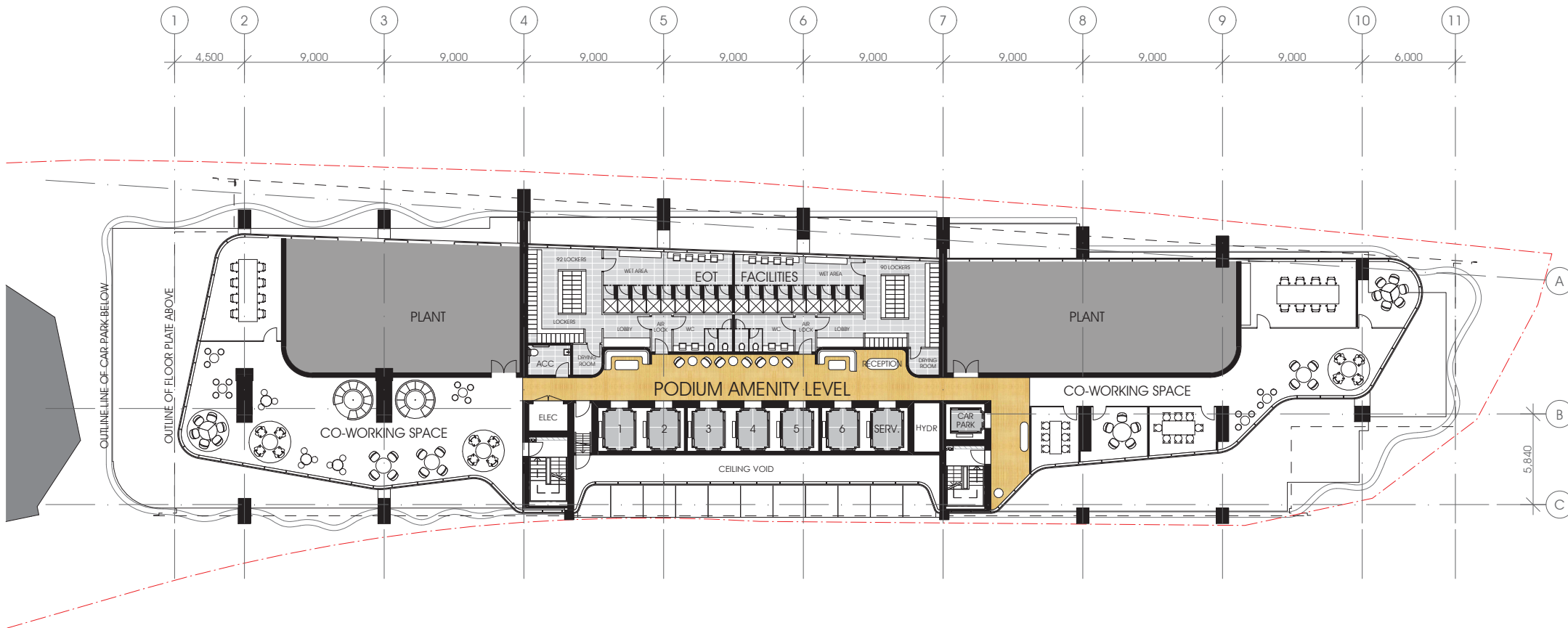
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PROJECT NORTH



SCALE @ A3
1:250

DRAWING
PODIUM AMENITY - L6

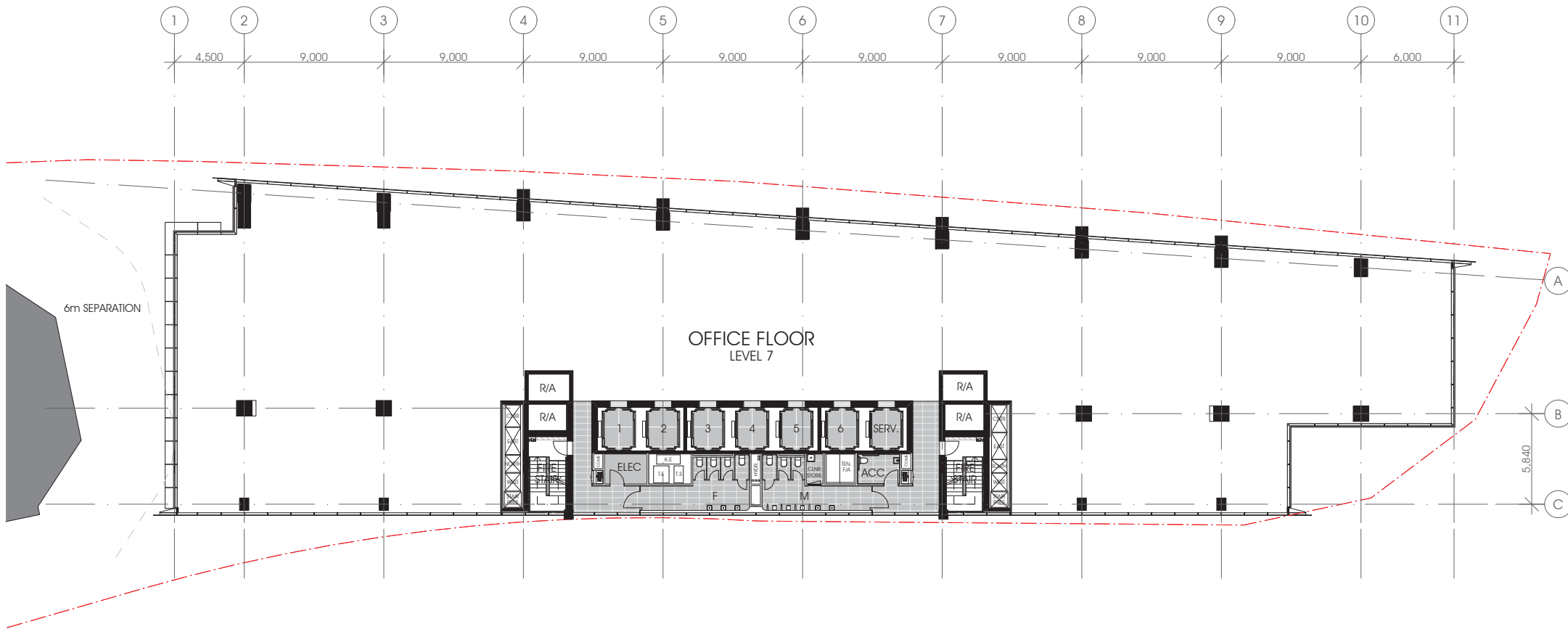
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VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
OFFICE FLOOR - L7

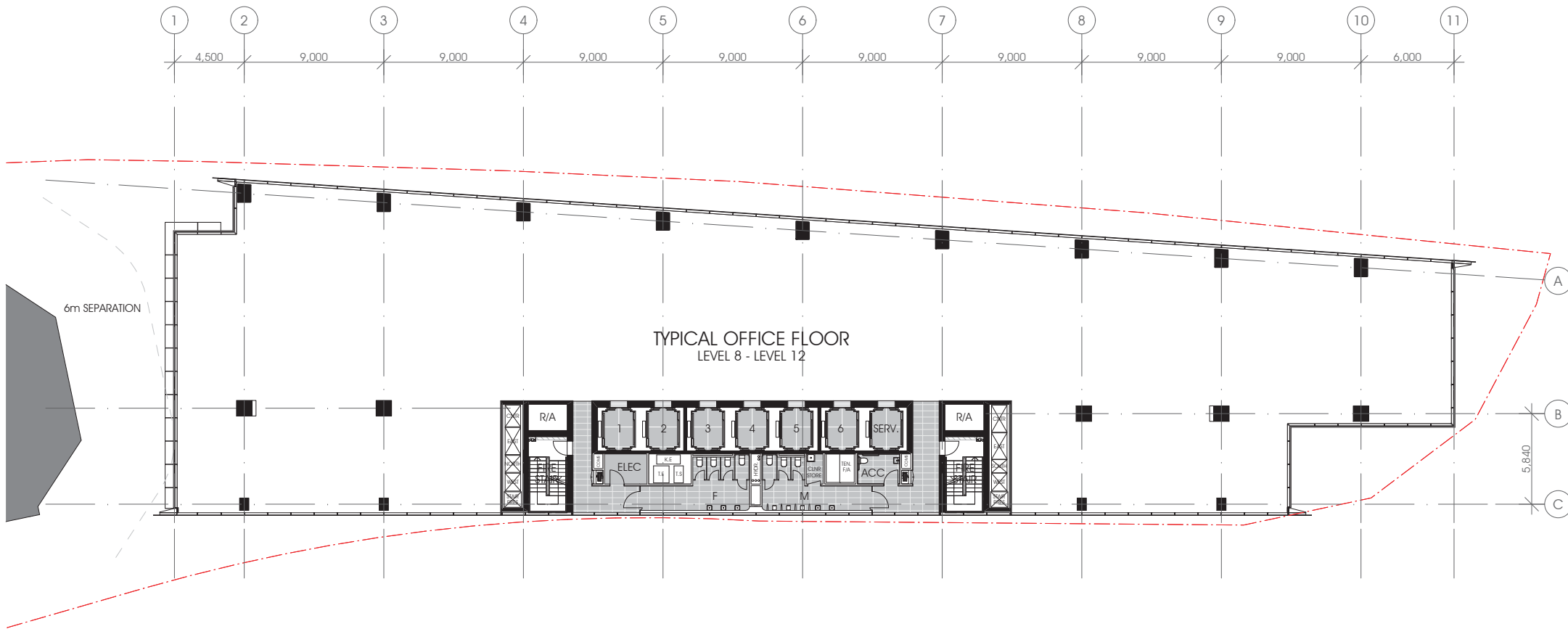
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VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
TYPICAL OFFICE - L8 - L12

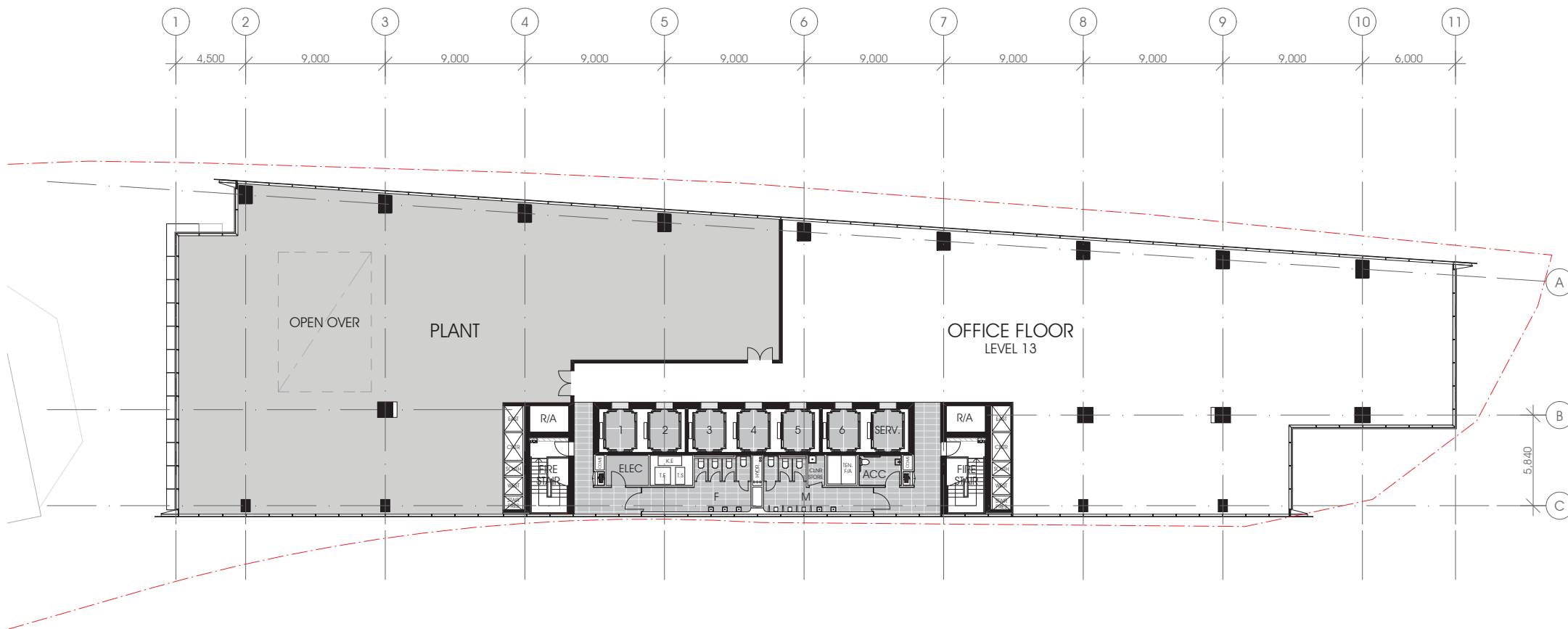
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10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
OFFICE & ROOF PLANT - L13

PRINT DATE
6/02/2018

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DA 1.1-20

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DEVELOPMENT APPLICATION -1.1

