



PROPOSED MIXED USE DEVELOPMENT
33-43 MARION STREET
HARRIS PARK NSW

CONCEPT DEVELOPMENT APPLICATION

DRAWING NO.	DRAWING NAME	REVISION DATE	
000 SERIES: DRAWING LIST, CONTEXT + SITE			
CD 001	DRAWING LIST + LOCATION PLAN	A	03.08.21
CD 002	DEVELOPMENT DATA	A	03.08.21
CD 003	CONTEXT ANALYSIS PLAN	A	03.08.21
CD 004	SITE ANALYSIS PLAN	A	03.08.21
CD 005	STAGING PLAN	A	03.08.21
CD 006	SITE PLAN	A	03.08.21
100 SERIES: CONCEPT ENVELOPE			
CD 101	CONCEPT ENVELOPE PLAN	A	03.08.21
CD 102	CONCEPT ENVELOPE NORTH + SOUTH ELEVATIONS	A	03.08.21
CD 103	CONCEPT ENVELOPE EAST + WEST ELEVATIONS	A	03.08.21
CD 104	CONCEPT ENVELOPE	A	03.08.21
200 SERIES: GENERAL ARRANGEMENT PLANS			
CD 201	B2 - B5 PLANS	A	03.08.21
CD 202	B1 PLAN	A	03.08.21
CD 203	L1 (GROUND) PLAN	A	03.08.21
CD 204	L2 - L3 PLAN (PODIUM)	A	03.08.21
CD 205	L4 PLAN	A	03.08.21
CD 206	L5 PLAN	A	03.08.21
CD 207	L6 - L21 PLAN (LOW-LEVEL)	A	03.08.21
CD 208	L22 - L26 PLAN (MID LEVEL)	A	03.08.21
CD 209	L27 PLAN (HIGH LEVEL)	A	03.08.21
300 SERIES: BUILT FORM			
CD 301	INDICATIVE ELEVATION - NORTH	A	03.08.21
CD 302	INDICATIVE BUILT FORM - NORTH EAST	A	03.08.21
CD 303	INDICATIVE BUILT FORM - NORTH WEST	A	03.08.21
CD 304	INDICATIVE BUILT FORM - SOUTH EAST	A	03.08.21
CD 305	INDICATIVE BUILT FORM - SOUTH WEST	A	03.08.21
CD 306	INDICATIVE BUILT FORM - STREET VIEWS	A	03.08.21
400 SERIES: SHADOW STUDIES			
CD 401	SHADOWS - WINTER SOLSTICE (0900-1200)	A	03.08.21
CD 402	SHADOWS - WINTER SOLSTICE (1300-1500)	A	03.08.21
500 SERIES: DEVELOPMENT DATA + AMENITY DIAGRAMS			
CD 501	GFA DIAGRAMS - SHEET 1	A	03.08.21
CD 502	GFA DIAGRAMS - SHEET 2	A	03.08.21
CD 503	SOLAR ACCESS + NATURAL CROSS VENTILATION DIAGRAMS	A	03.08.21
CD 504	COMMUNAL OPEN SPACE DIAGRAMS, DEEP SOIL AREA	A	03.08.21

GROSS FLOOR AREA					
STAGE 1 (33-41 MARION ST)					
LEVEL	RESIDENTIAL	STUDENT	COMMERCIAL	RETAIL	TOTAL
BASEMENT 5					m²
BASEMENT 4					m²
BASEMENT 3					m²
BASEMENT 2					m²
BASEMENT 1					m²
LEVEL 1 (GROUND)	50 m²	35 m²		487 m²	572 m²
LEVEL 2		786 m²			786 m²
LEVEL 3		786 m²			786 m²
LEVEL 4		697 m²			697 m²
LEVEL 5		697 m²			697 m²
LEVEL 6	695 m²				695 m²
LEVEL 7	695 m²				695 m²
LEVEL 8	695 m²				695 m²
LEVEL 9	695 m²				695 m²
LEVEL 10	695 m²				695 m²
LEVEL 11	695 m²				695 m²
LEVEL 12	695 m²				695 m²
LEVEL 13	695 m²				695 m²
LEVEL 14	695 m²				695 m²
LEVEL 15	695 m²				695 m²
LEVEL 16	695 m²				695 m²
LEVEL 17	695 m²				695 m²
LEVEL 18	695 m²				695 m²
LEVEL 19	695 m²				695 m²
LEVEL 20	695 m²				695 m²
LEVEL 21	695 m²				695 m²
LEVEL 22	690 m²				690 m²
LEVEL 23	690 m²				690 m²
LEVEL 24	690 m²				690 m²
LEVEL 25	690 m²				690 m²
LEVEL 26	412 m²				412 m²
	14345 m²	3000 m²	m²	487 m²	17832 m²

SITE AREA	1945 m²
FSR	9.169 :1

STAGE 2 (43 MARION ST)					
LEVEL	RESIDENTIAL	STUDENT	COMMERCIAL	RETAIL	TOTAL
BASEMENT 5					m²
BASEMENT 4					m²
BASEMENT 3					m²
BASEMENT 2					m²
BASEMENT 1					m²
LEVEL 1 (GROUND)			23 m²	258 m²	281 m²
LEVEL 2			283 m²		283 m²
LEVEL 3			283 m²		283 m²
LEVEL 4			126 m²		126 m²
LEVEL 5			126 m²		126 m²
LEVEL 6			126 m²		126 m²
LEVEL 7			126 m²		126 m²
LEVEL 8			126 m²		126 m²
LEVEL 9			126 m²		126 m²
LEVEL 10			126 m²		126 m²
LEVEL 11			126 m²		126 m²
LEVEL 12			126 m²		126 m²
LEVEL 13			126 m²		126 m²
LEVEL 14			126 m²		126 m²
LEVEL 15			126 m²		126 m²
LEVEL 16			126 m²		126 m²
LEVEL 17			126 m²		126 m²
LEVEL 18			126 m²		126 m²
LEVEL 19			126 m²		126 m²
LEVEL 20			126 m²		126 m²
LEVEL 21			126 m²		126 m²
LEVEL 22					m²
LEVEL 23					m²
LEVEL 24					m²
LEVEL 25					m²
LEVEL 26					m²
	m²	m²	2857 m²	258 m²	3115 m²

SITE AREA	430 m²
FSR	7.245 :1

TOTAL (STAGE 1 + STAGE 2)	RESIDENTIAL	STUDENT	COMMERCIAL	RETAIL	TOTAL
	14345 m²	3000 m²	2857 m²	745 m²	20948 m²
SITE AREA					2375 m² :1
FSR					8.82

SOLAR ACCESS		NATURAL CROSS VENTILATION	
STAGE 1 (33-41 MARION ST)		STAGE 1 (33-41 MARION ST)	
2 HOURS SOLAR ACCESS ACHIEVED ADG RECOMMENDED GUIDELINE	125/178¹ (70.2%) 124.6 (70.0%)	NATURAL CROSS VENTILATION ACHIEVED (L6-9 ONLY) ADG RECOMMENDED GUIDELINE	20/32 (62.5%) 19.2 (60.0%)

¹ TOTAL NUMBER OF APARTMENTS SUBJECT TO MIX OF STUDIOS, 1 BED, 2 BED + 3 BED APARTMENT TYPES

MAXIMUM PERMISSIBLE FSR/GFA + ARH SCHEDULE						
SITE AREA	2,375m² (Site Area Combined) (m²)	FSR (Used to calculate ARH)	FSR	GFA No. 33-41 Marion St (m²)	GFA No. 43 Marion St (m²)	TOTAL Combined Site Area (m²)
No. 31-41	1,945	6	6	11,670.00	-	11,670.00
No. 43	430			-	2,580.00	2,580.00
DEB		1.5 (25%) as 100% commercial is permissible	0.9 (15%)	1,750.50	387.00	2,137.50
Cl. 4.6	5%	0.375	0.345	671.025	148.35	819.375
ARH	20%	1.575 (7.875 x 20%)		3,740.625 (All available ARH applied to 33-41)	-	3,740.63
Total GFA				17,832.15	3,115.35	20,947.50
Total FSR				9.168:1	7.245:1	Combined site 8.82:1
ARH Type						
BH	33.65%		1.542:1			3,000.00
AH	66.35%		3.042:1			5,916.08
Total ARH	50% Min. (33-41 FSR)		4.584:1			8,916.08

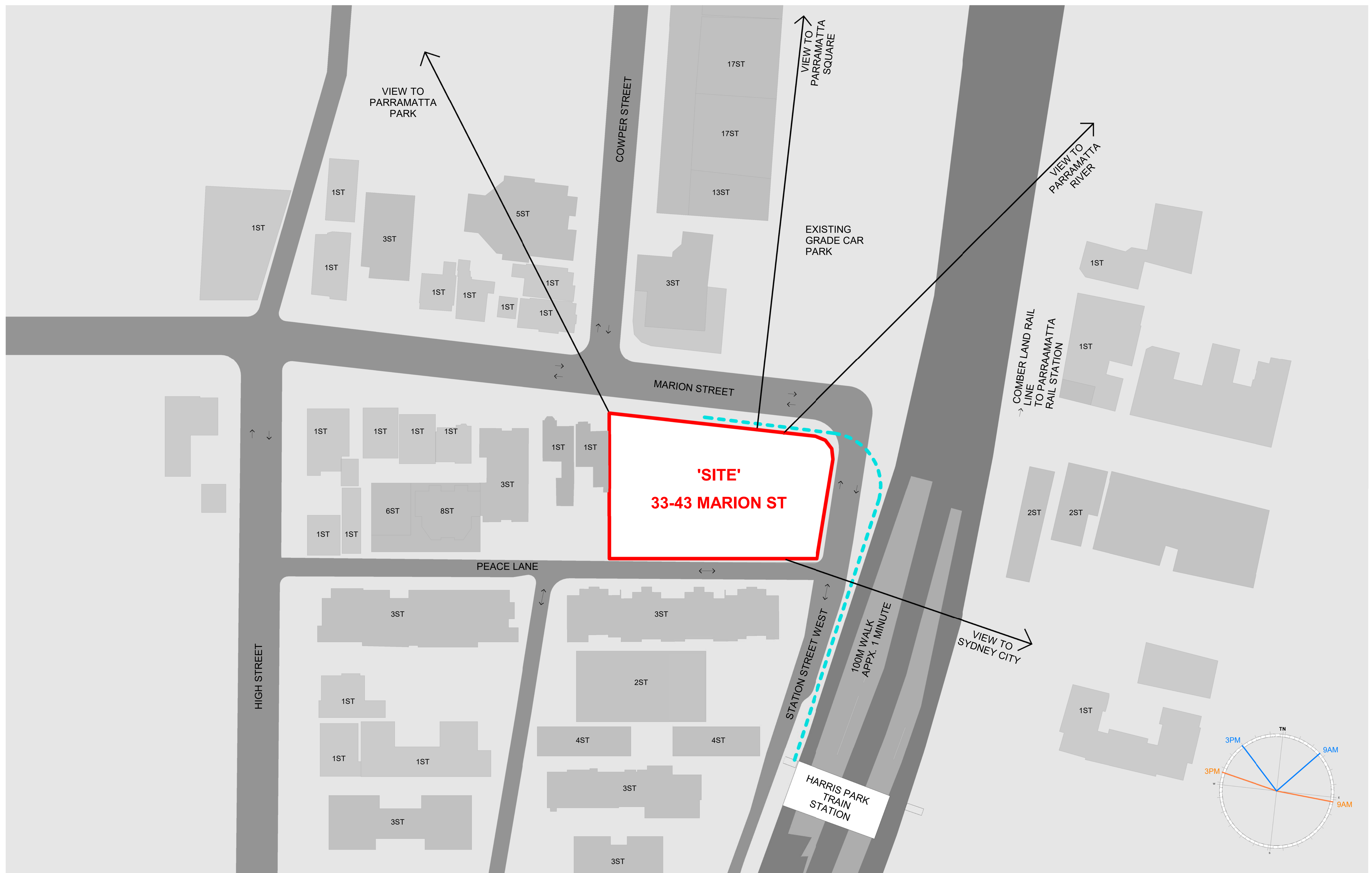
COMMUNAL OPEN SPACE	
COS L4 COMMUNAL OPEN SPACE	239m²
COS L26 ROOF TERRACE	297m²
PROPOSED COMMUNAL OPEN SPACE	536m² (27.6% S1 SITE AREA)
SITE AREA (STAGE 1)	1945 m²
MINIMUM REQUIRED COMMUNAL OPEN SPACE	486.22m² (25% S1 SITE AREA)
DEEP SOIL AREA	
DEEP SOIL LANDSCAPING AREA ACHIEVED	213m² (10.95%)
SITE AREA (STAGE 1)	1945 m²
MINIMUM REQUIRED COMMUNAL OPEN SPACE (DCP)	291.74m² (15% S1 SITE AREA)

PARRAMATTA LEP 2011	
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:	
(a) the area of a mezzanine, and	
(b) habitable rooms in a basement or an attic, and	
(c) any shop, auditorium, cinema, and the like, in a basement or attic:	
but excludes:	
(d) any area for common vertical circulation, such as lifts and stairs, and	
(e) any basement:	
(i) storage, and	
(ii) vehicular access, loading areas, garbage and services, and	
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and	
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and	
(h) any space used for the loading or unloading of goods (including access to it), and	
(i) terraces and balconies with outer walls less than 1.4 metres high, and	
(j) voids above a floor at the level of a storey or storey above.	

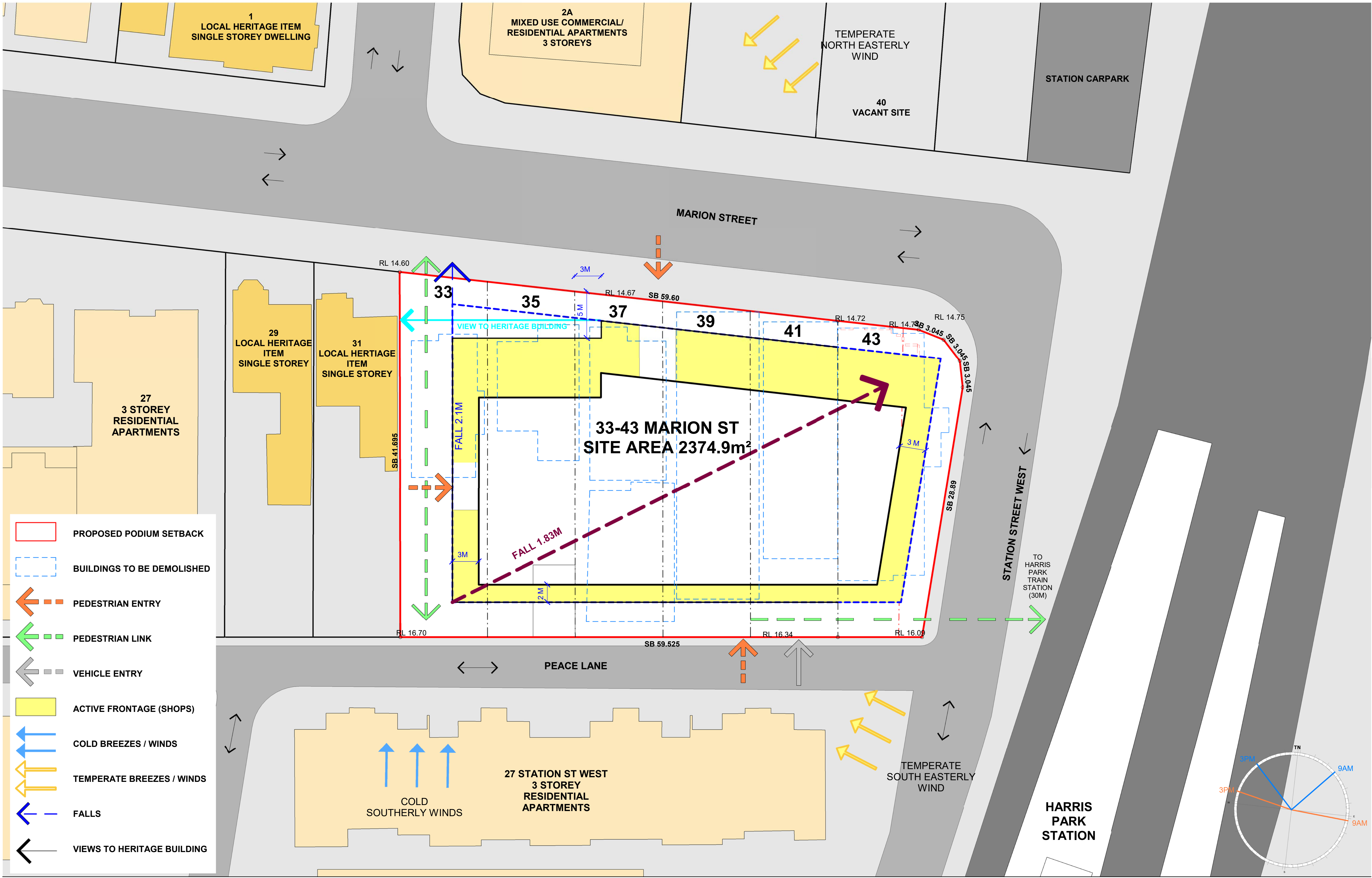
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				client		FS	
						JN/AN	A
do not scale from drawings.	the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.				scale bar	project no	drawing no
						19 004	CD 002

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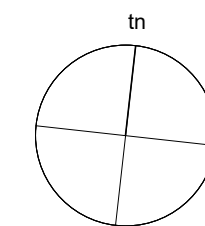
Level 10 257 Clarence Street, Sydney NSW 2000
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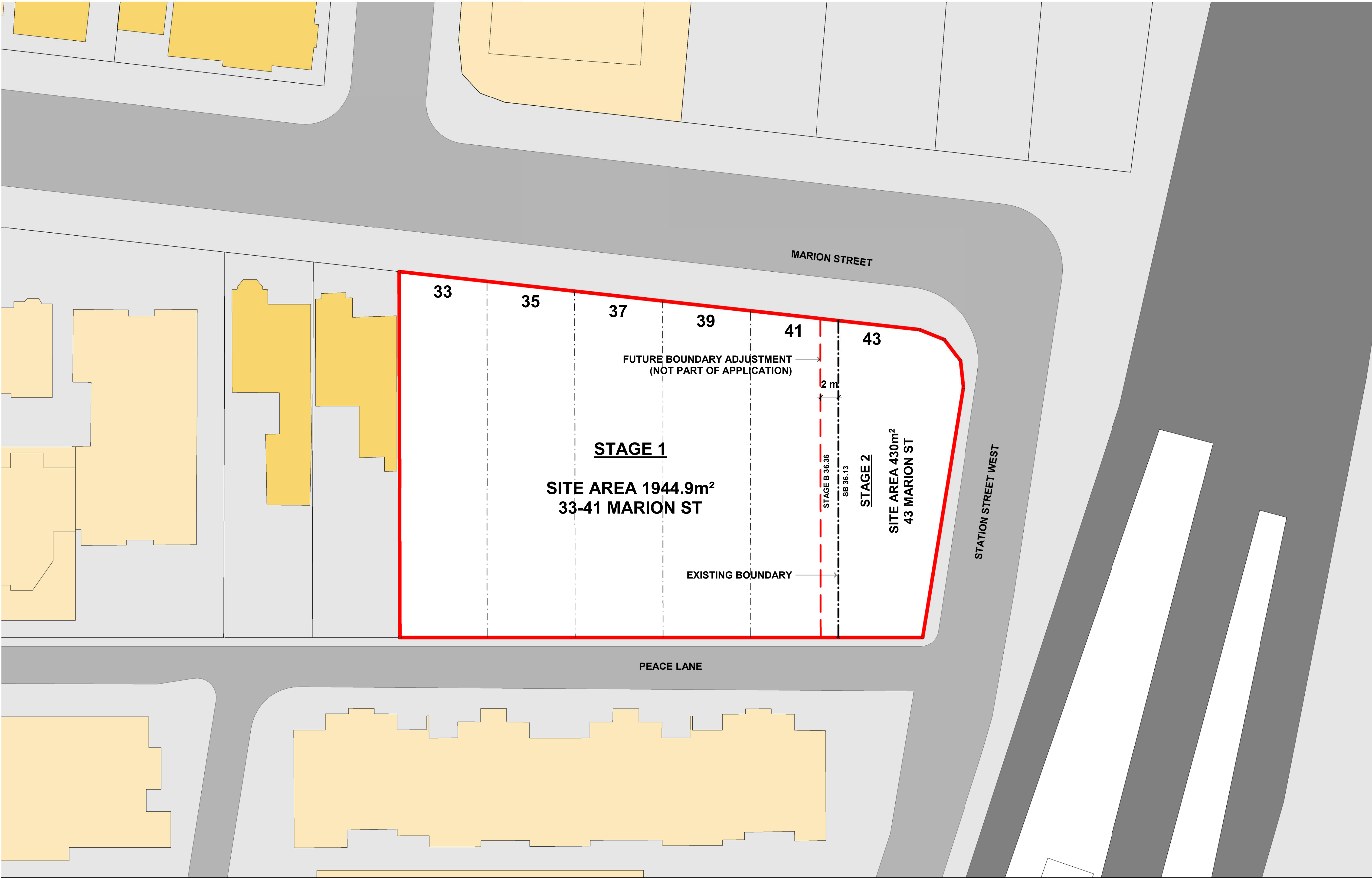


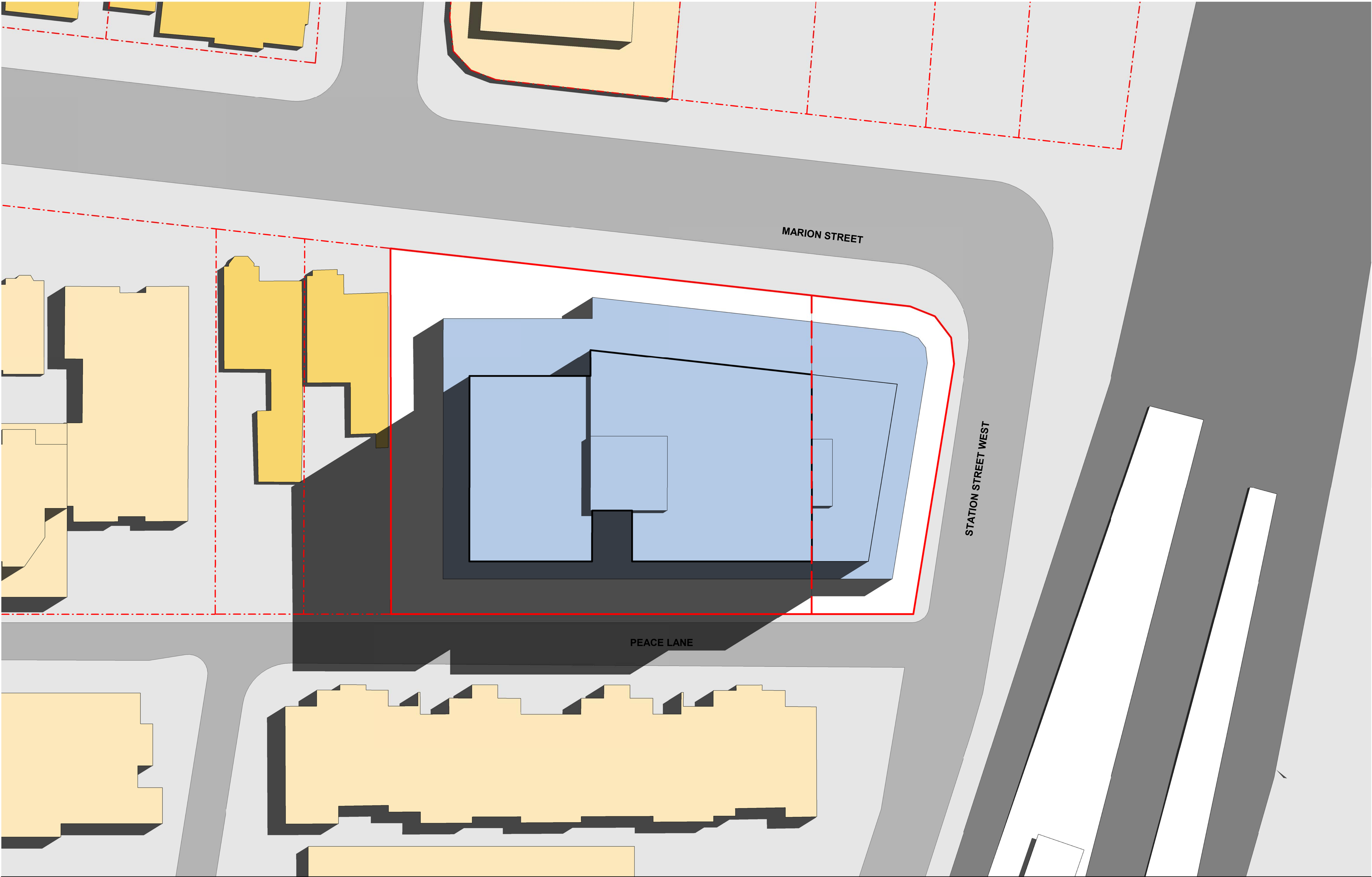
issue		amendment	date	legend	architect		north	tn	project			
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION		03.08.21		<div>Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisc.com.au ABN 11002633481 NSW ARB Frank Stanisc 4480</div>				PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK			
					client				checked	drawing	CONTEXT ANALYSIS PLAN	
					CN MARION + PACIFIC PLANNING PTY LTD		scale	1:500@A1 1:1000@A3	drawn	JN	issue	A
do not scale from drawings.					the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.		scale bar		project no	19 004	drawing no	CD 003

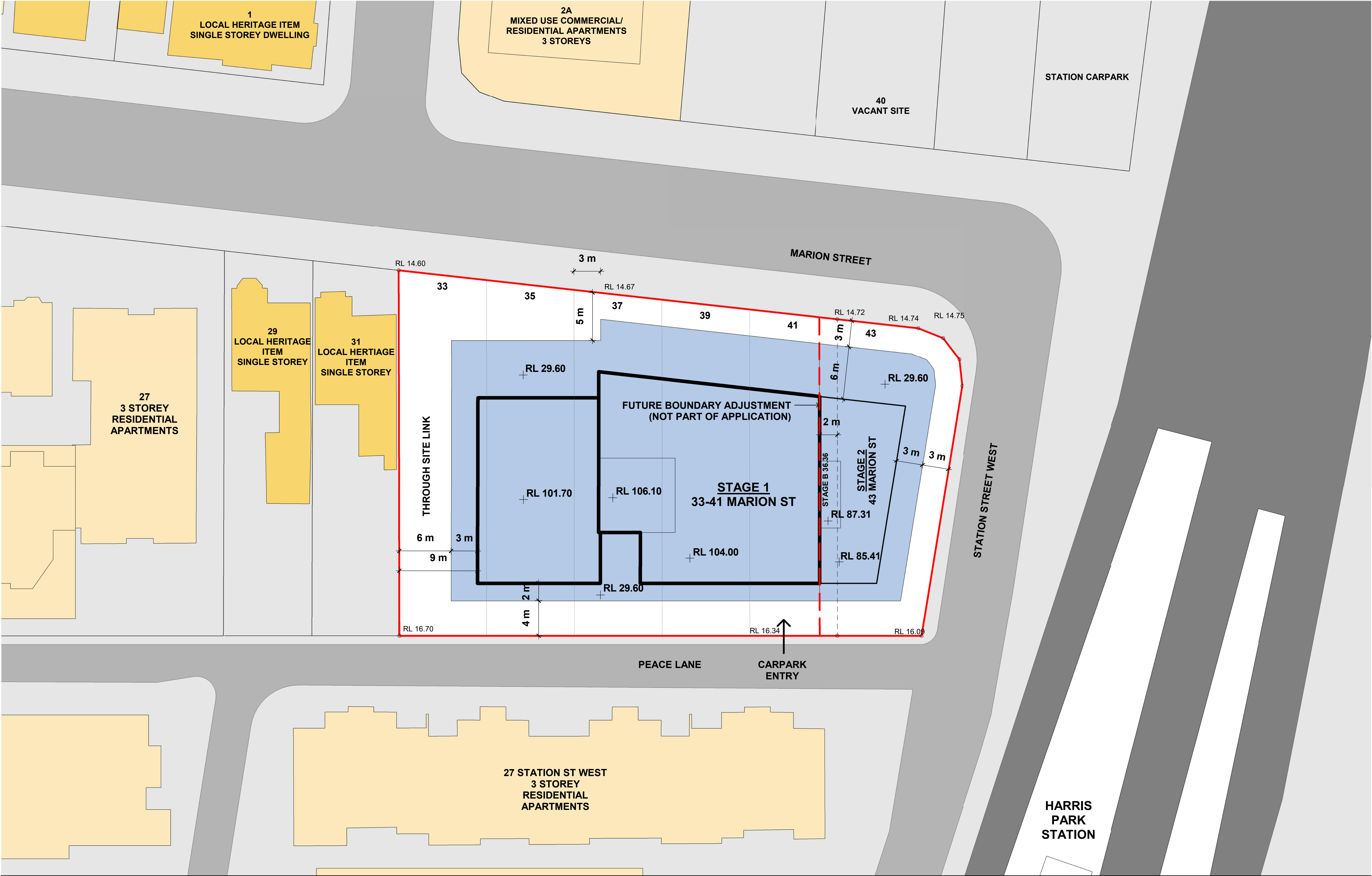


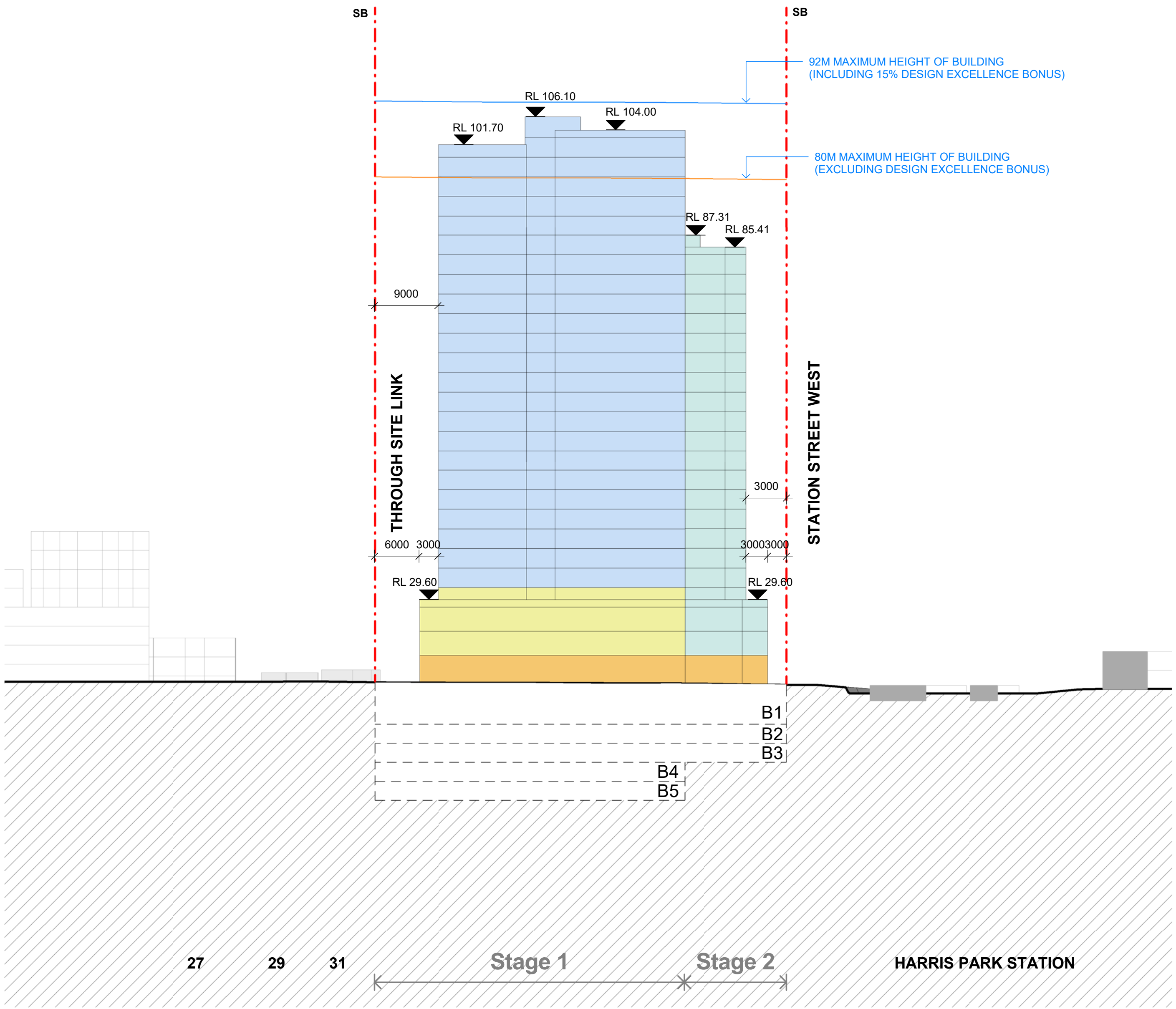
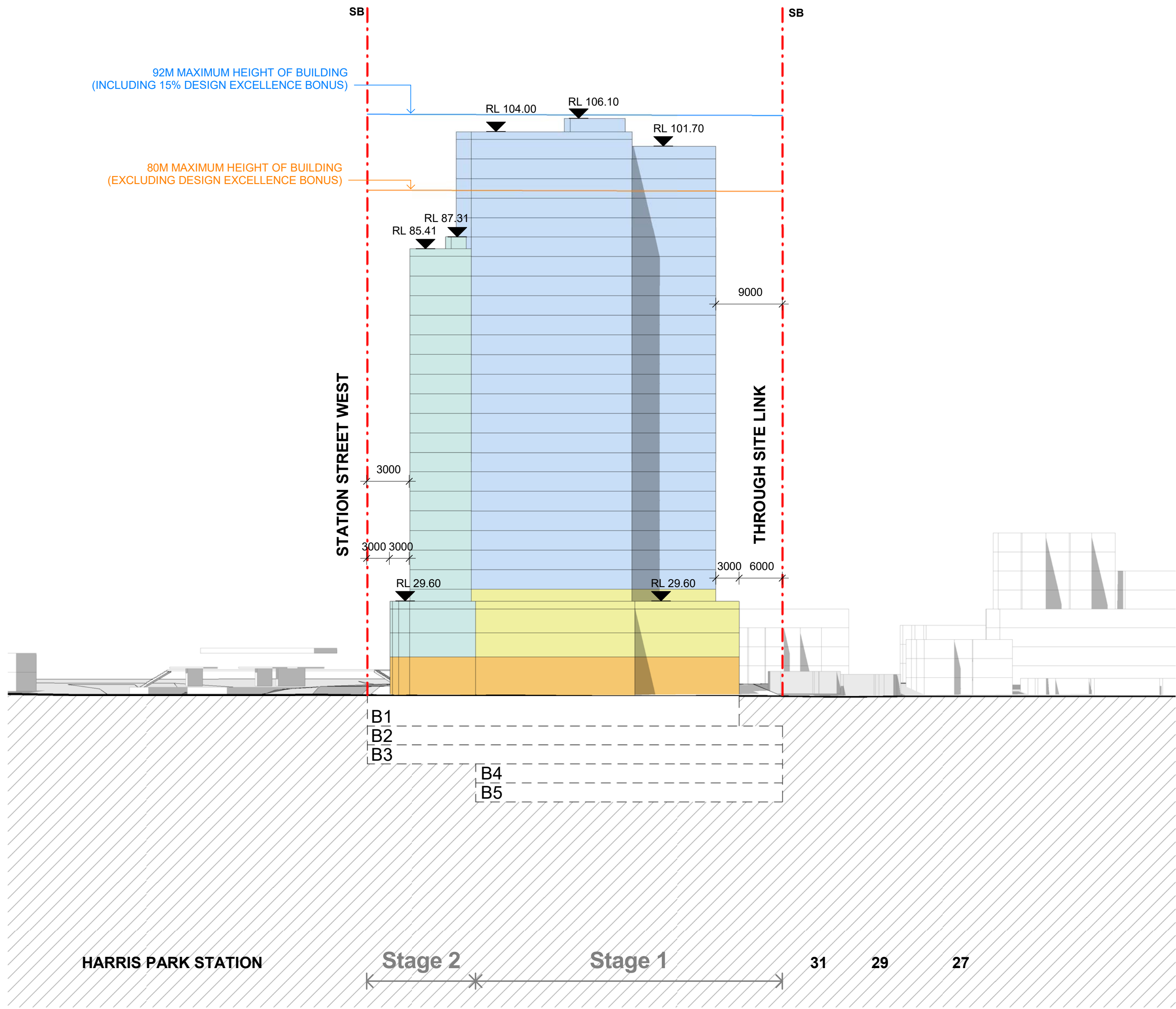
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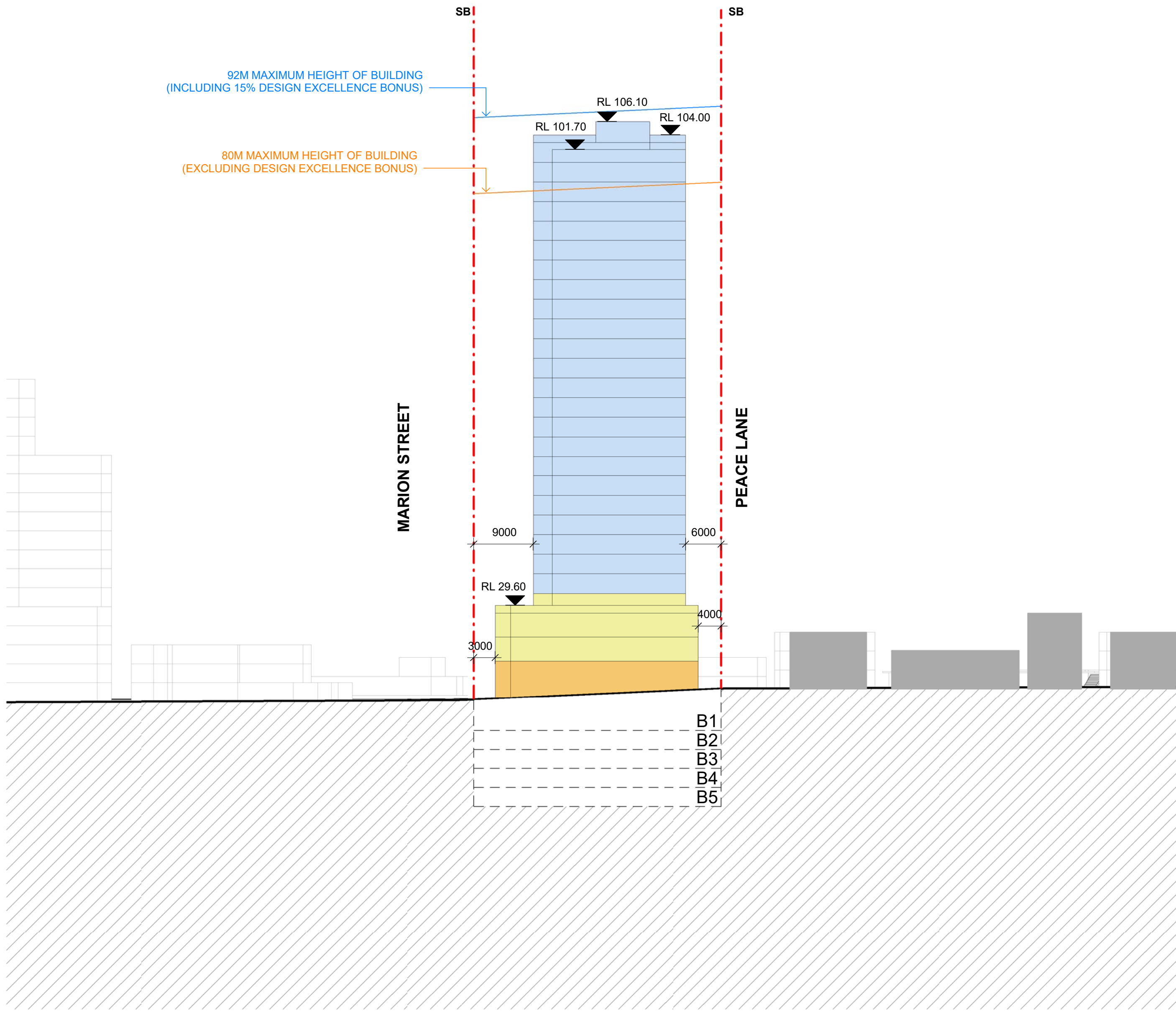




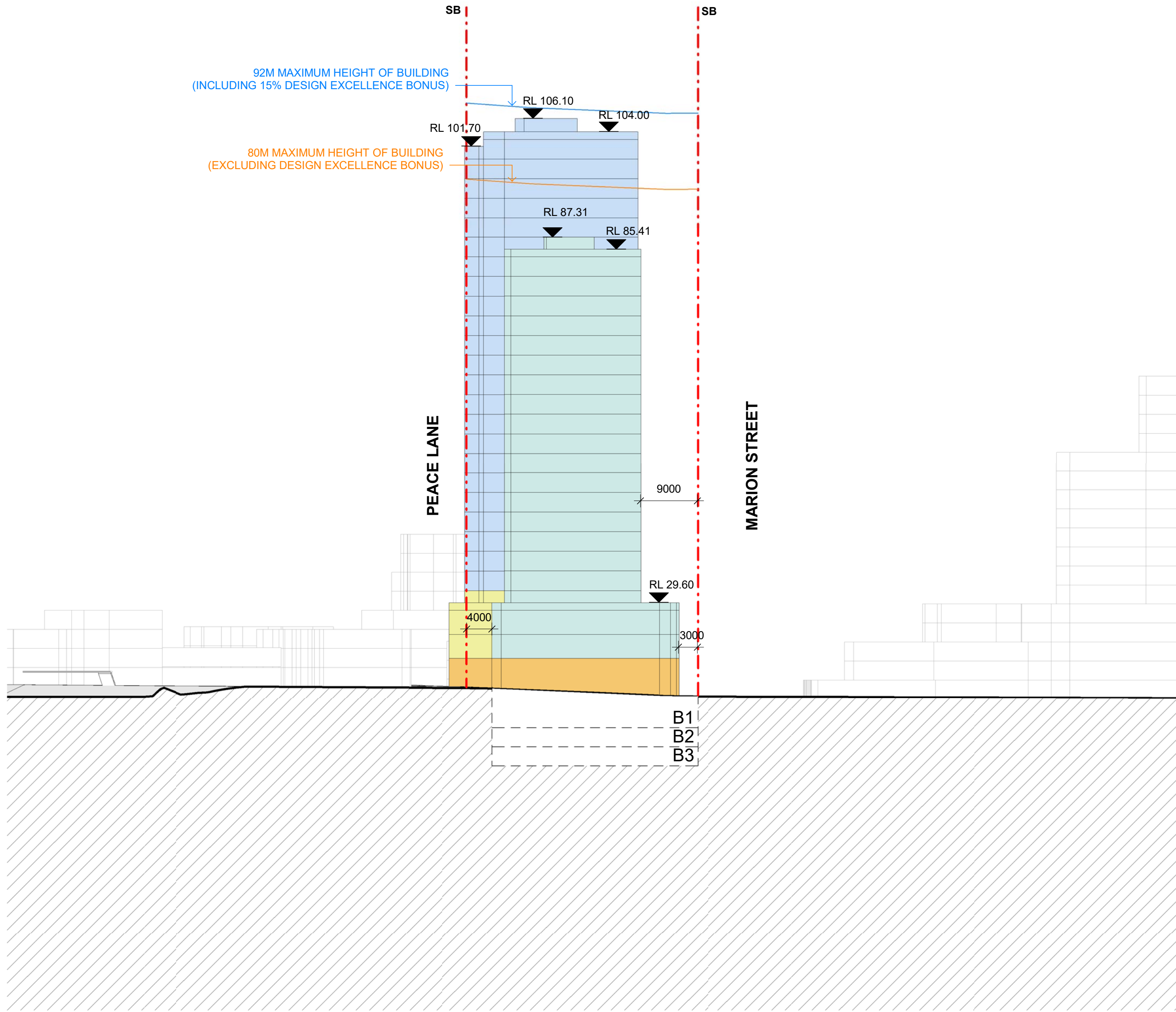


1 CD ENVELOPE NORTH ELEVATION
1 : 500

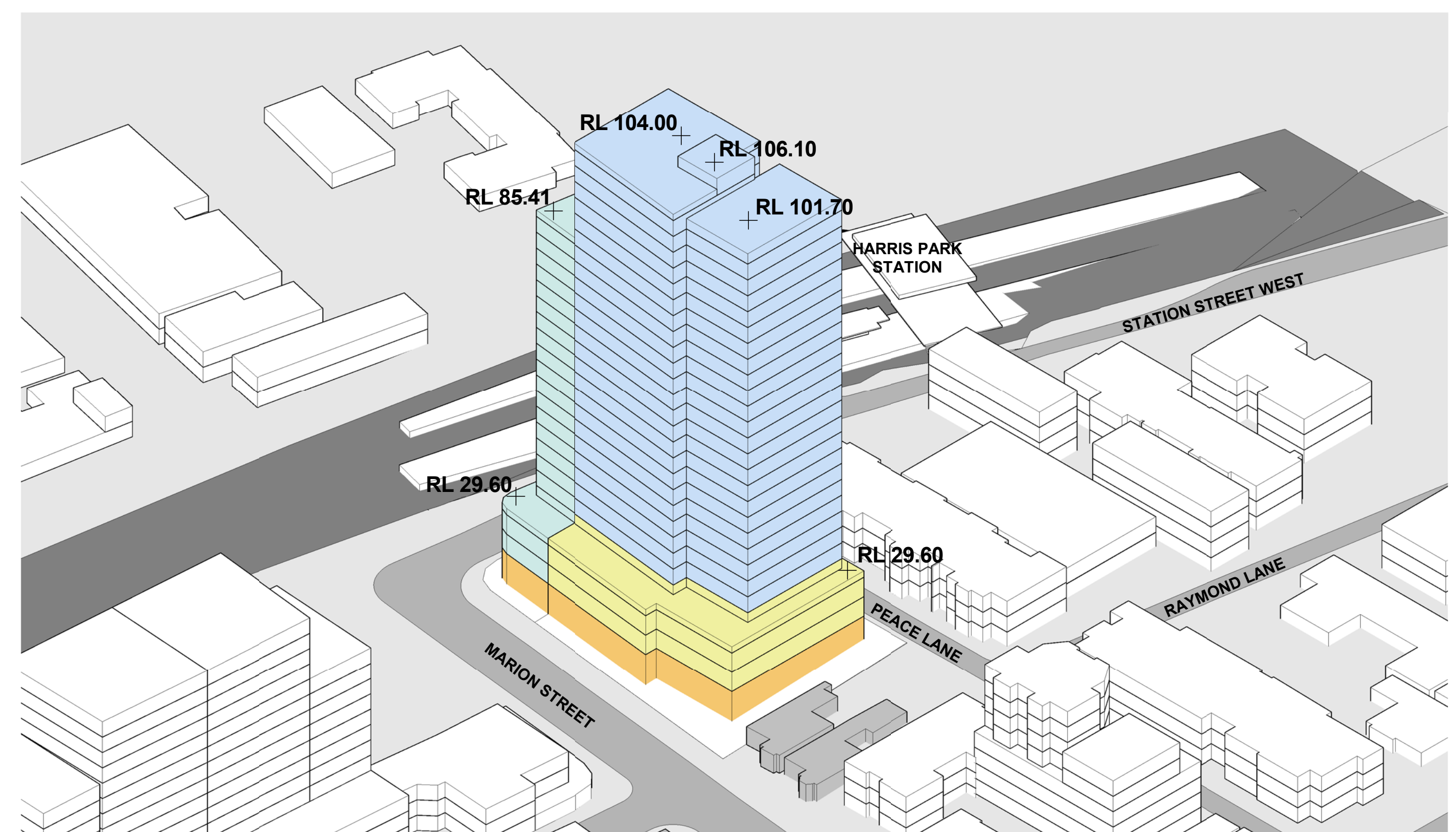
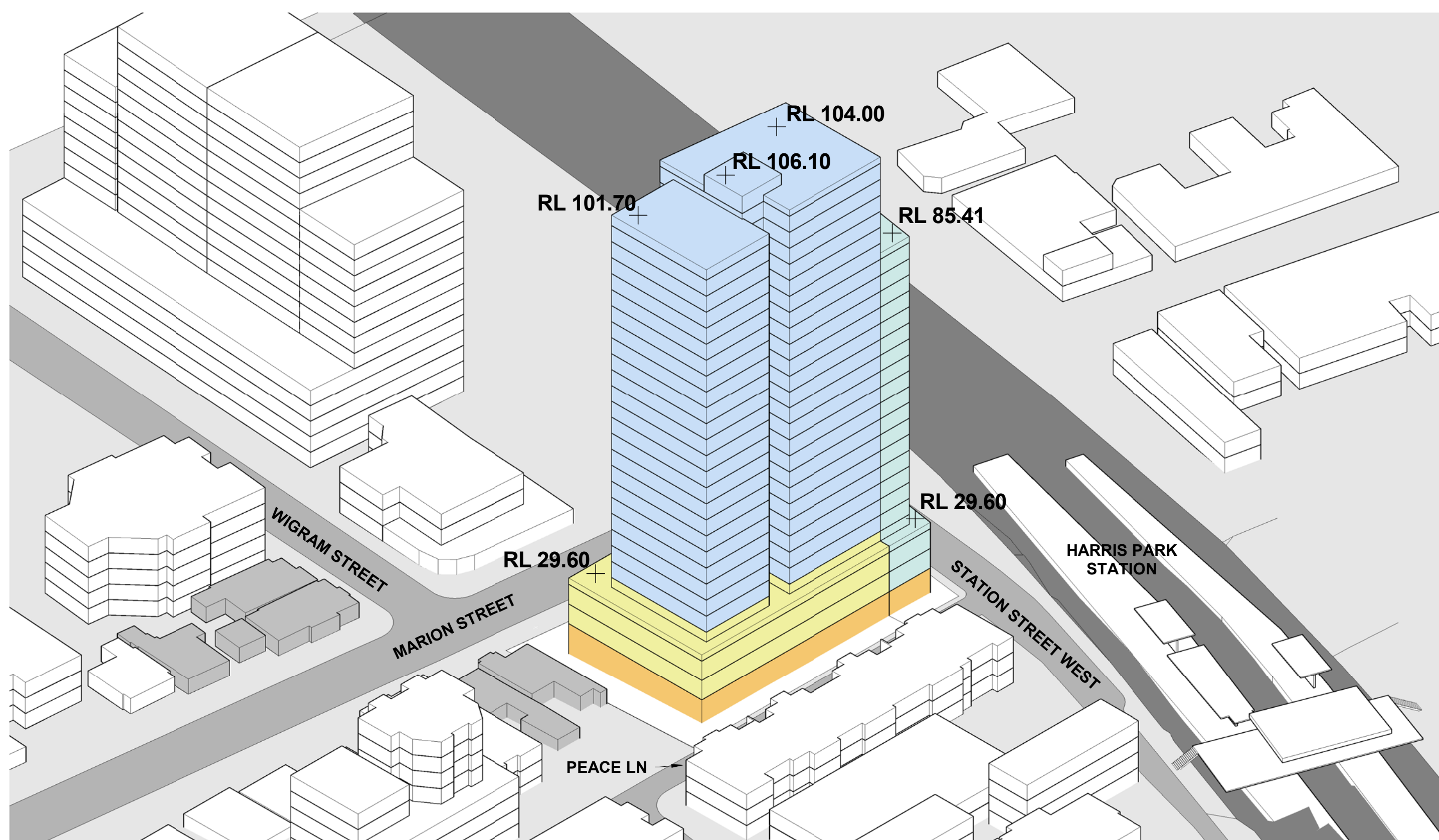
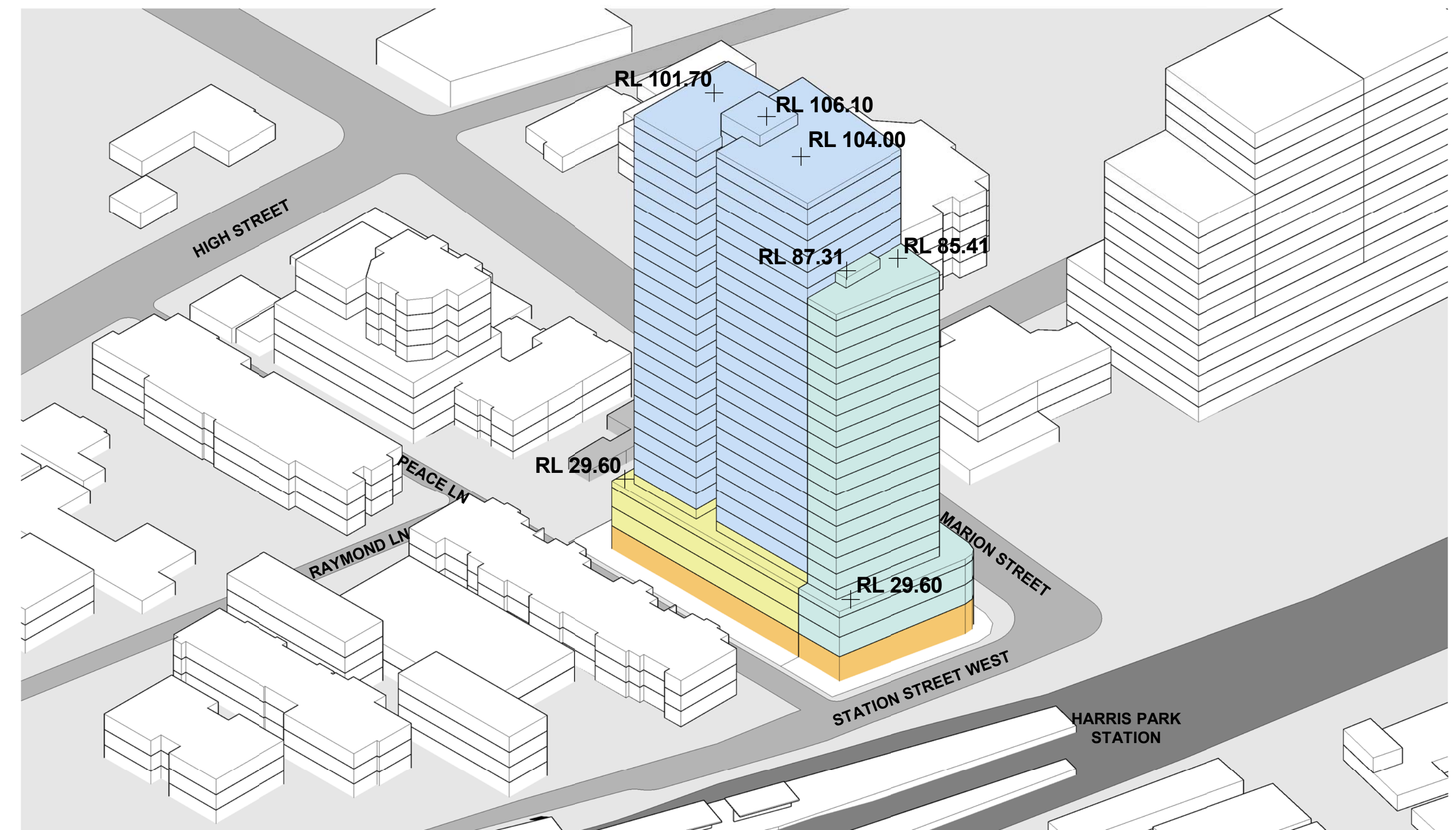
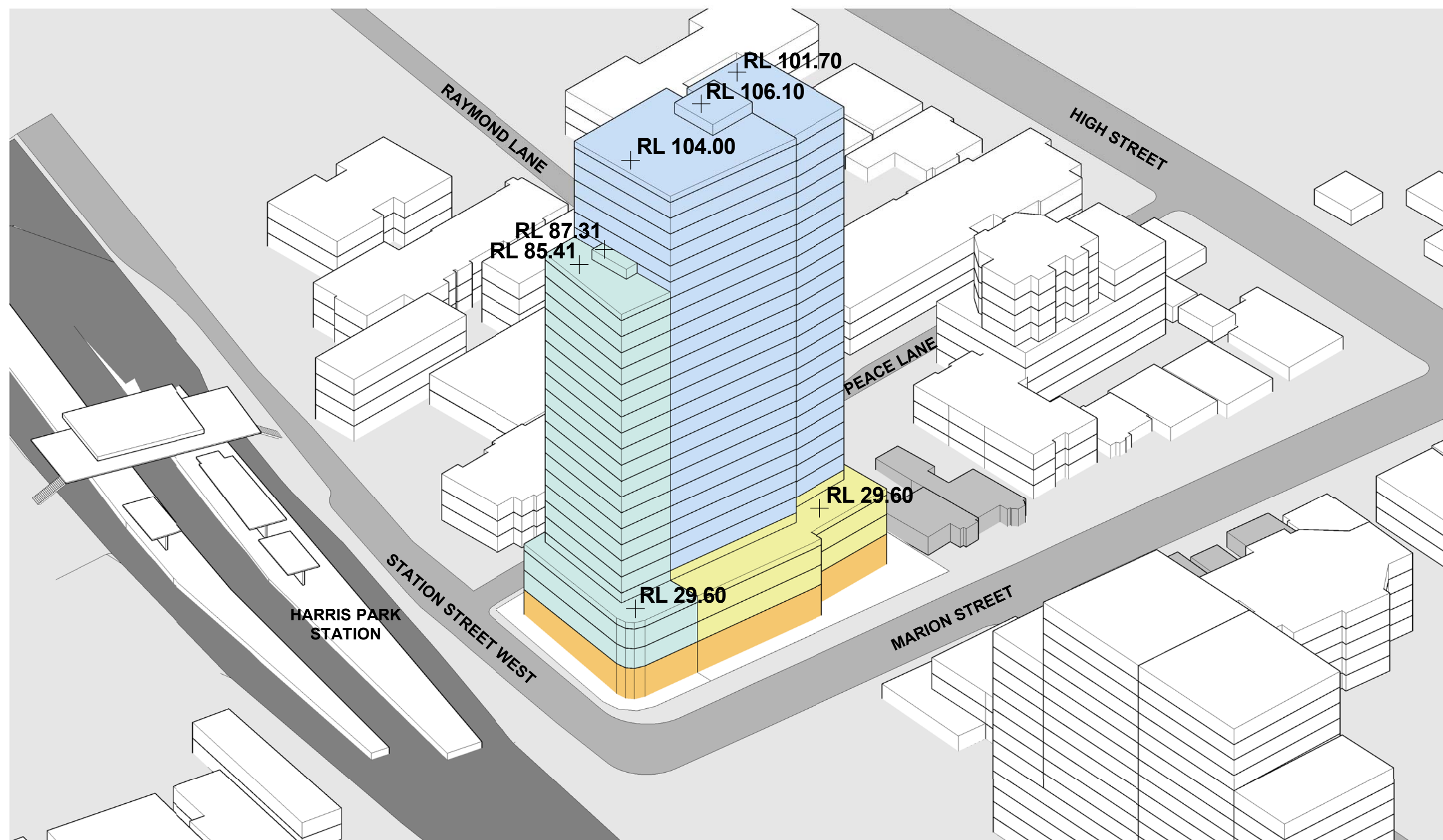
2 CD BUILDING ENVELOPE SOUTH ELEVATION
1 : 500

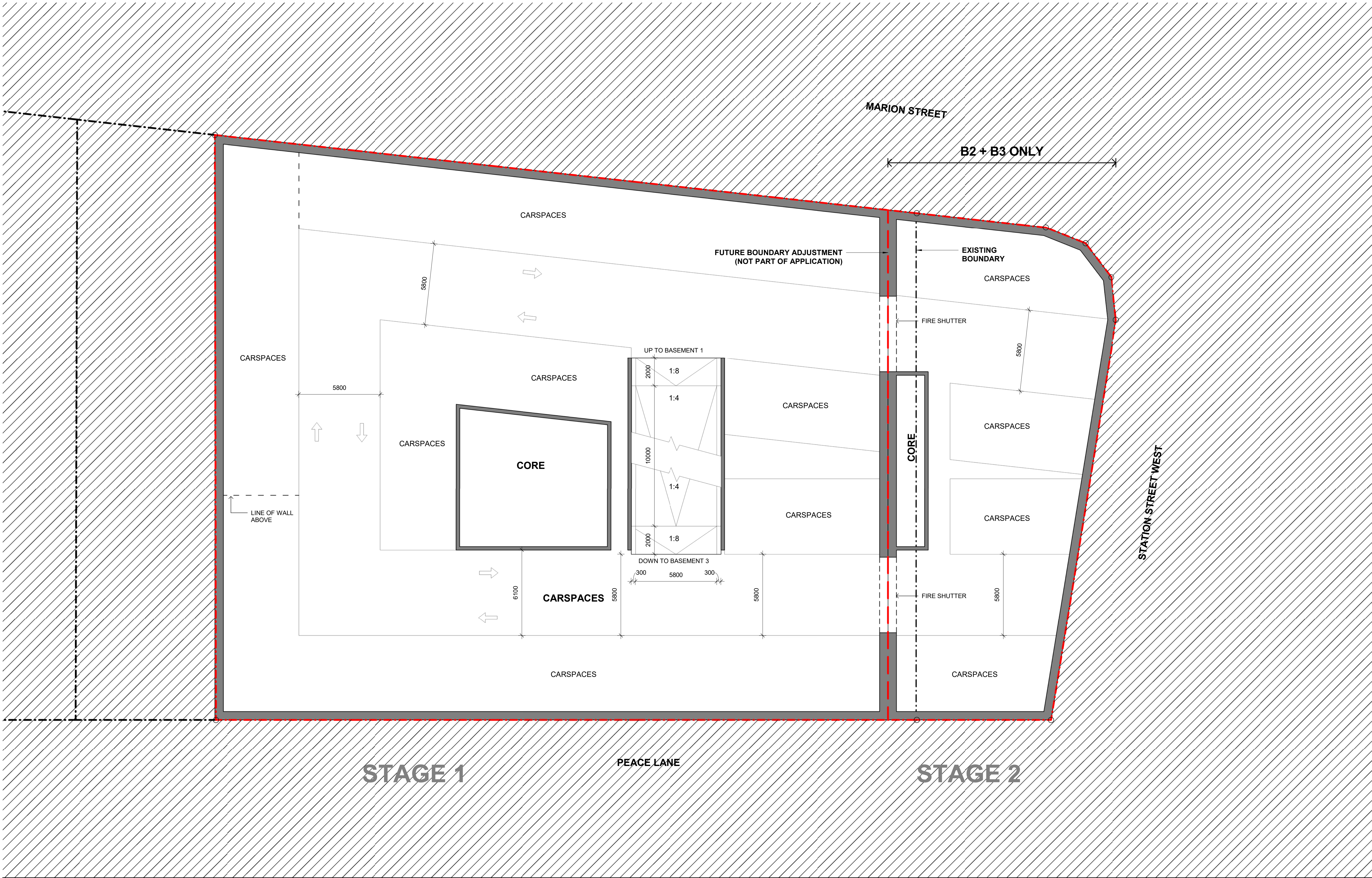


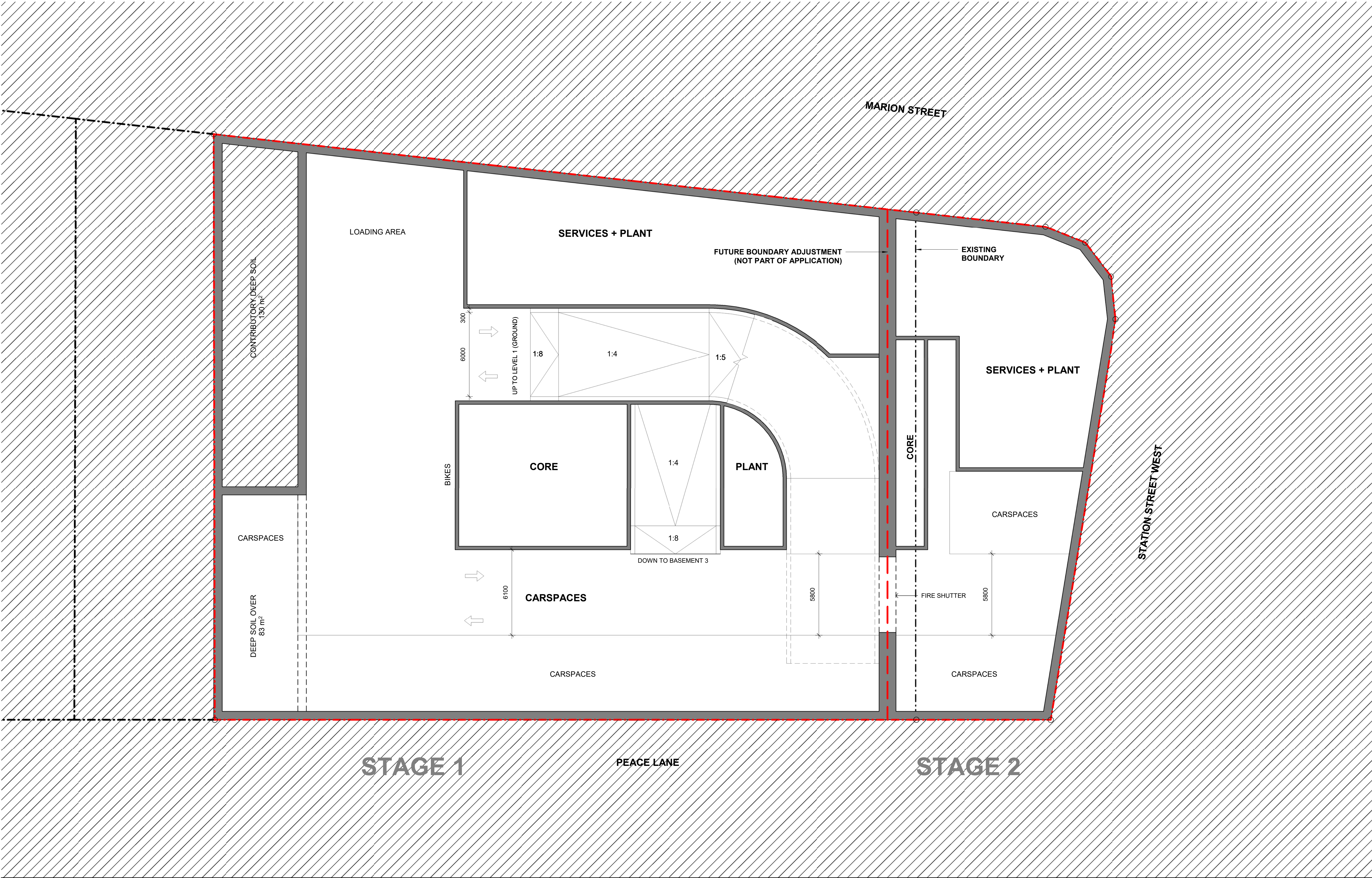
1 CD BUILDING ENVELOPE WEST ELEVATION
1 : 500



2 CD BUILDING ENVELOPE EAST ELEVATION
1 : 500







issue		amendment	date	legend	architect	client	project
A		ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21			CN MARION + PACIFIC PLANNING PTY LTD	PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK
							checked
							FS
							drawn
							AN
							project no
							19 004
							drawing no
							B1 PLAN
							issue
							A
							drawing no
							CD 202

do not scale from drawings.

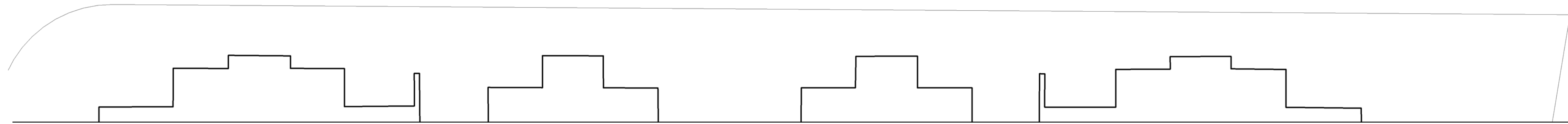
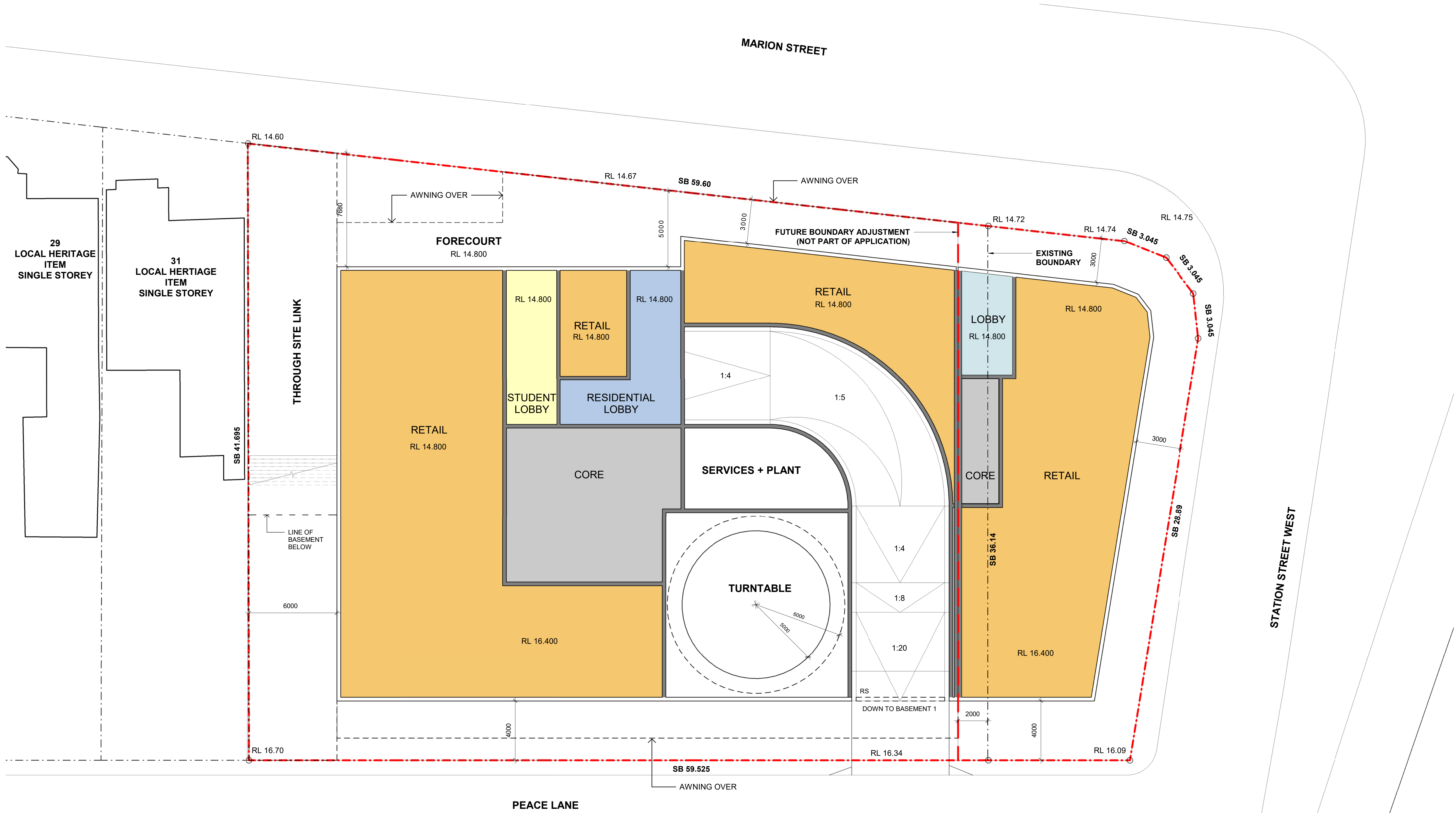
the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

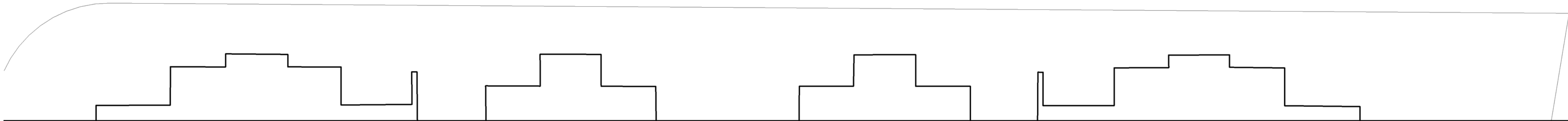
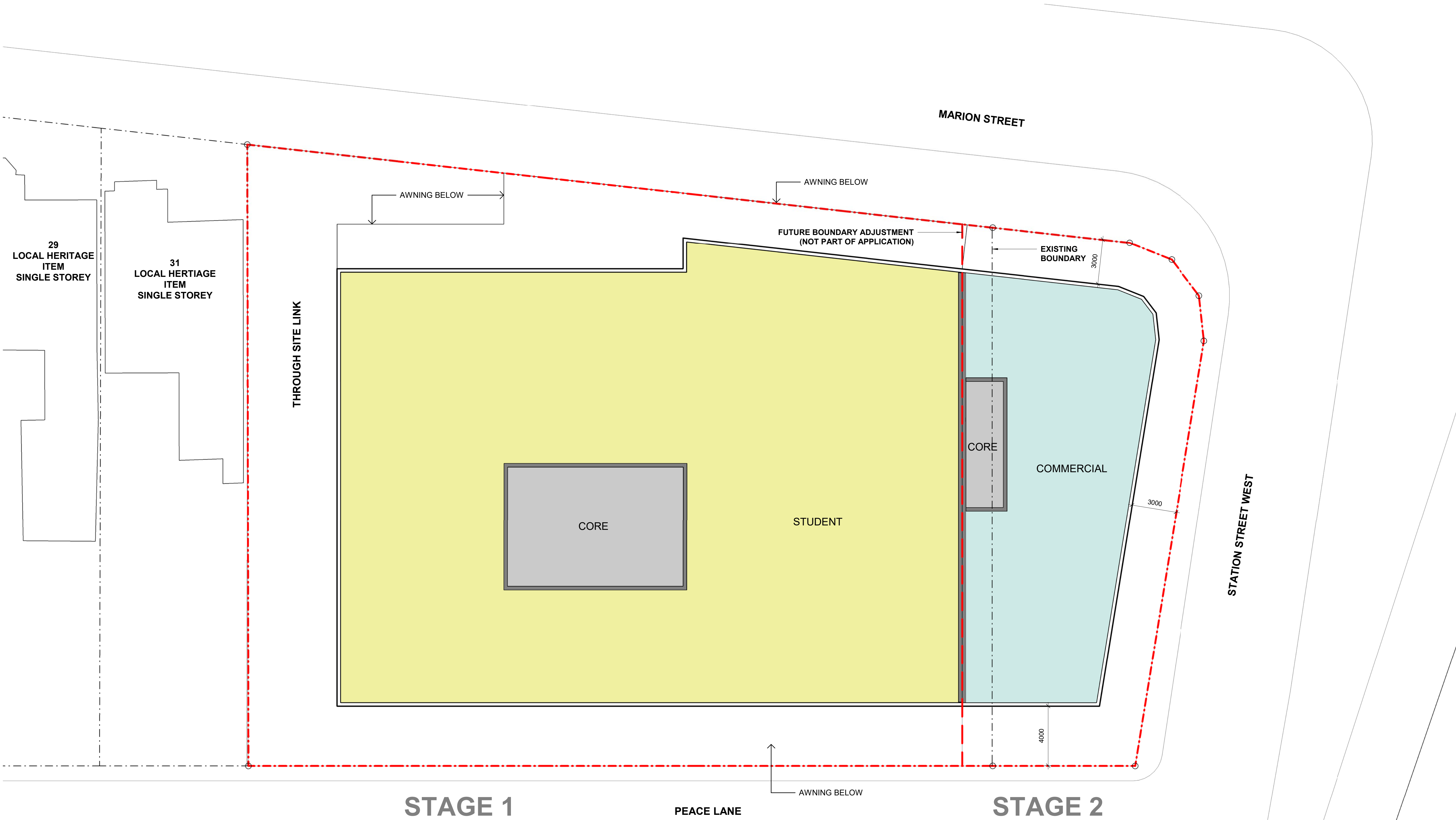
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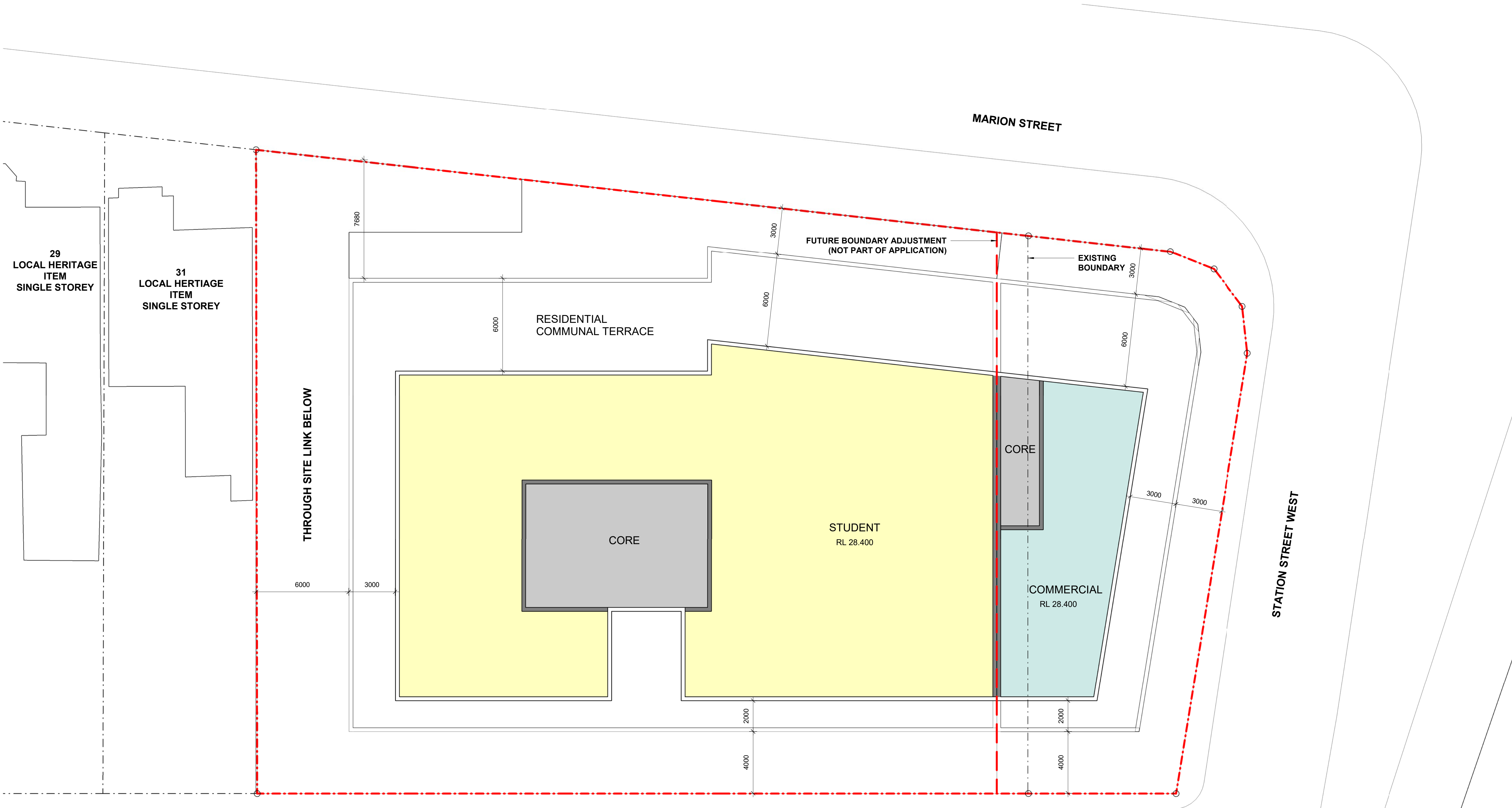
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scale bar

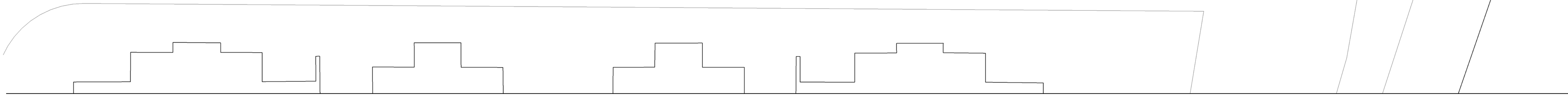
0 1.3 2.5 3.8 5 6.3 m





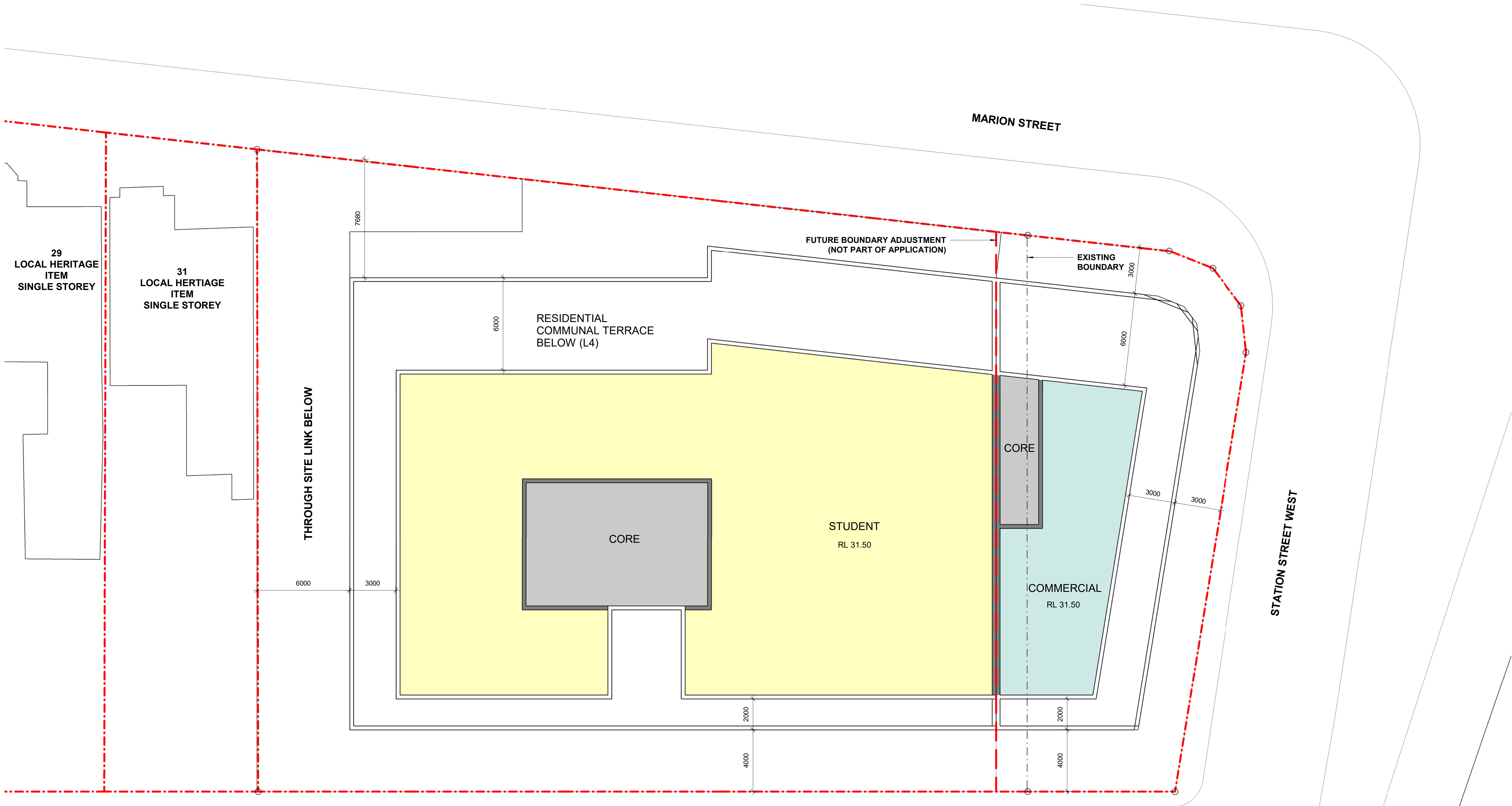


STAGE 1 **PEACE LANE** **STAGE 2**

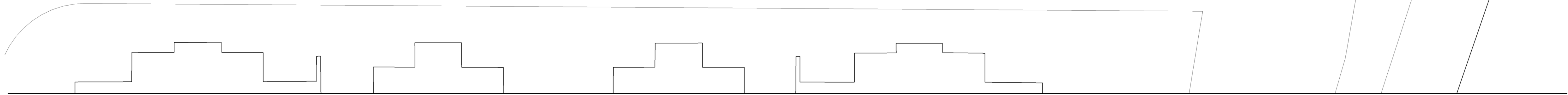


issue	amendment	date	legend	architect	client	north	tn	project	checked	FS	drawn	AN	project no	19 004	drawing no	L4 PLAN	CD 205
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21			CN MARION + PACIFIC PLANNING PTY LTD												
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scale 1:125@A1 1:250@A3																	
scale bar 0 1.3 2.5 3.8 5 6.3 m																	
do not scale from drawings.																	
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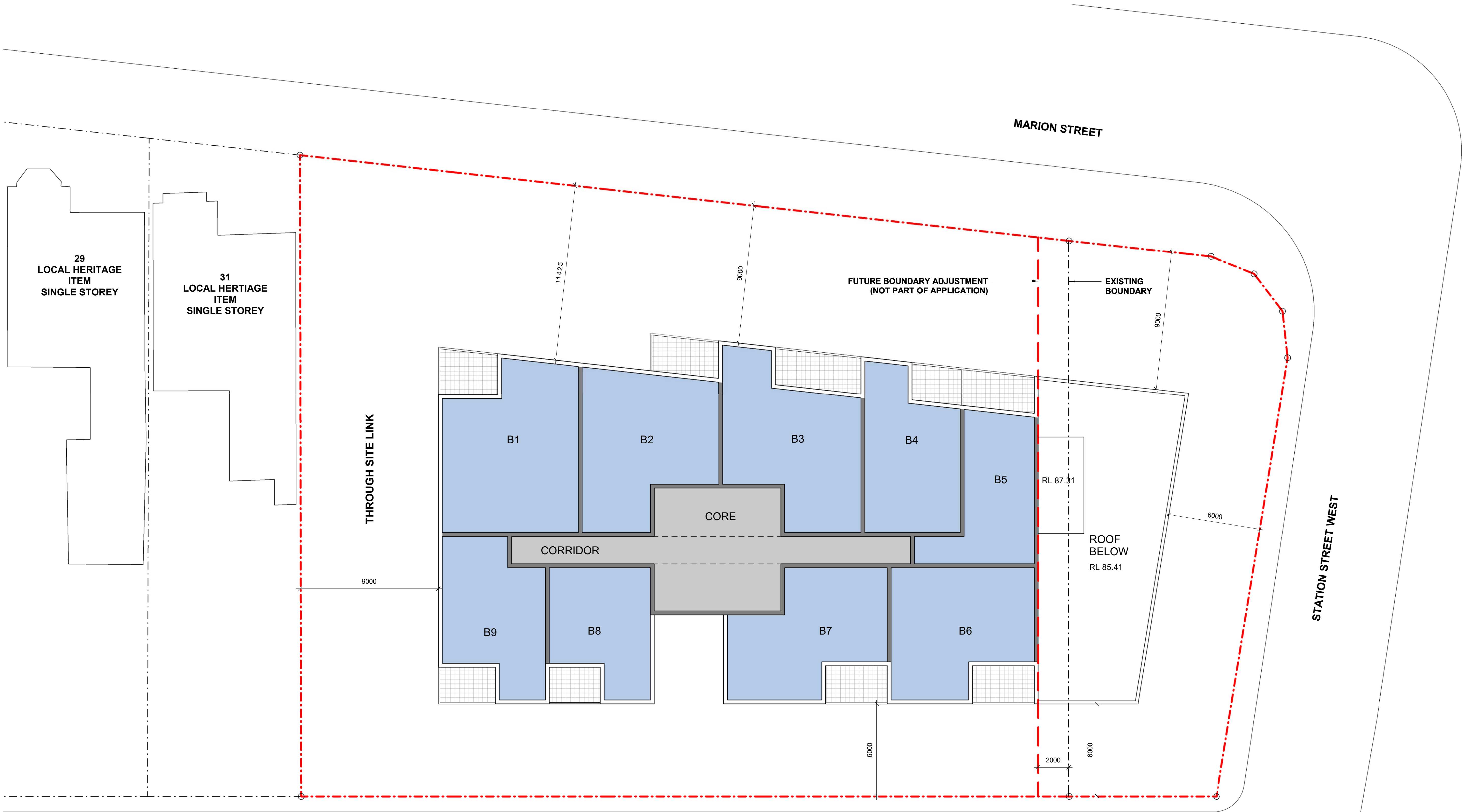


STAGE 1 **PEACE LANE** **STAGE 2**



issue	amendment	date	legend	architect	client	north	project	PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21			CN MARION + PACIFIC PLANNING PTY LTD			
						Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisc.com.au ABN 11002633481 NSW ARB Frank Stanisc 4480		
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						scale bar	0 1.3 2.5 3.8 5 6.3 m	drawn
								Checker
								Author
								issue
								project no
								19 004
								drawing no

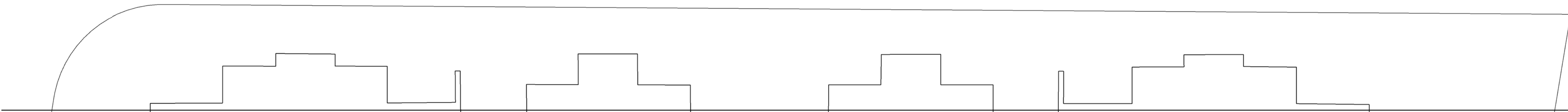
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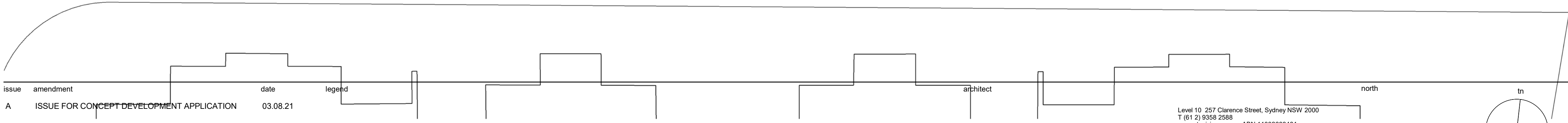
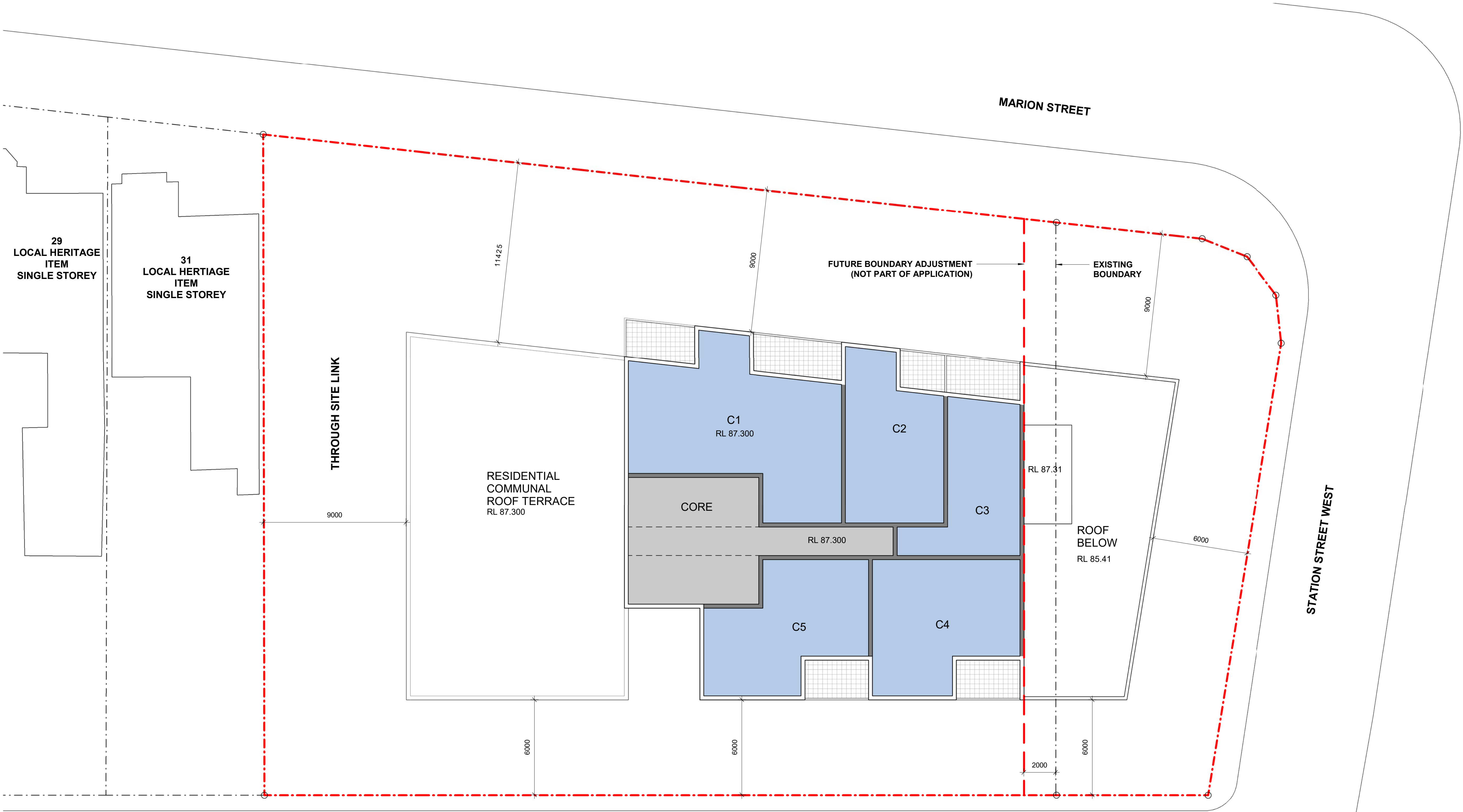




STAGE 1

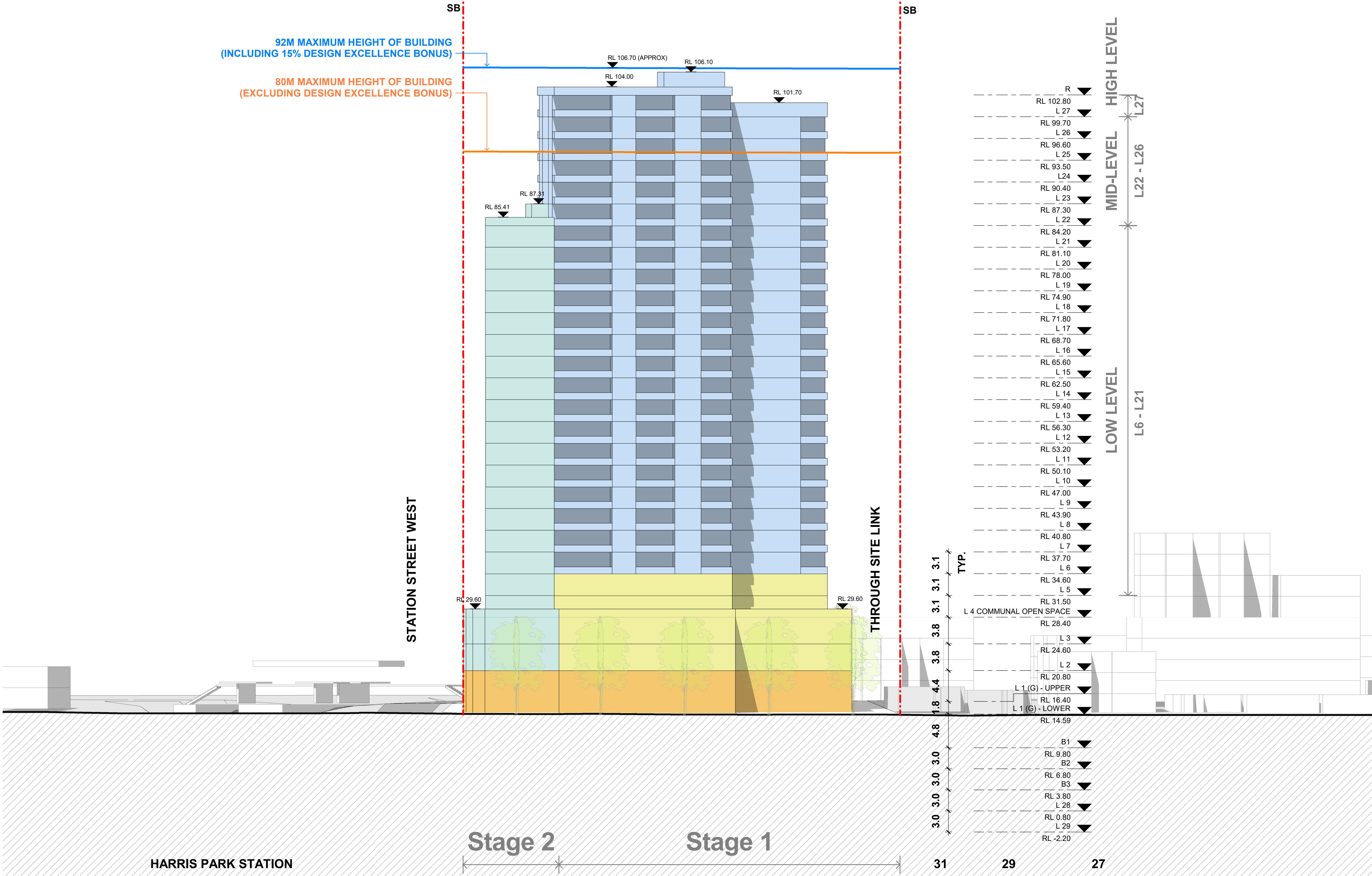
PEACE LANE

STAGE 2





issue		amendment		date		legend								architect				north		project																																																											
A		ISSUE FOR CONCEPT DEVELOPMENT APPLICATION		03.08.21										Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanislac.com.au ABN 11002633481 NSW ARB Frank Stanislac 4480						PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK																																																											
client										checked										drawing										L27 PLAN (HIGH LEVEL)																																																	
CN MARION + PACIFIC PLANNING PTY LTD										scale										1:125@A1 1:250@A3										drawn										FS										issue										A																			
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issue		amendment	date	legend		architect	project	
A		ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21	<div><div>RETAIL</div><div>STUDENT ACCOMMODATION</div><div>RESIDENTIAL</div><div>COMMERCIAL</div><div>EXISTING BUILDING</div><div>LOCAL HERITAGE ITEM</div></div>		client	PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK	
							checked	drawing
							FS	INDICATIVE BUILT FORM - NORTH WEST
							drawn	issue
							JN	A
							project no	drawing no
							19 004	CD 303

do not scale from drawings.

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scale

NTS

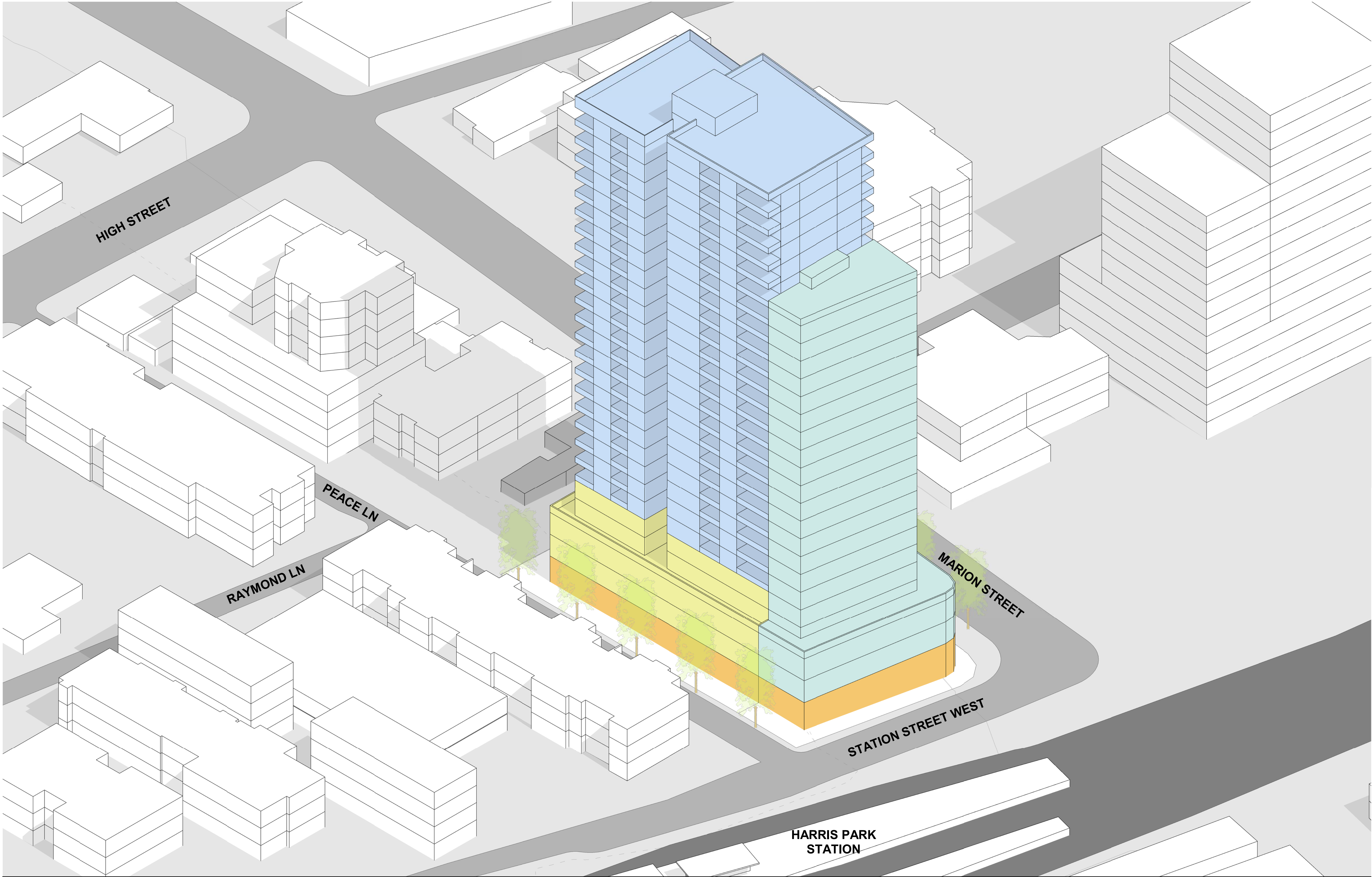
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project no

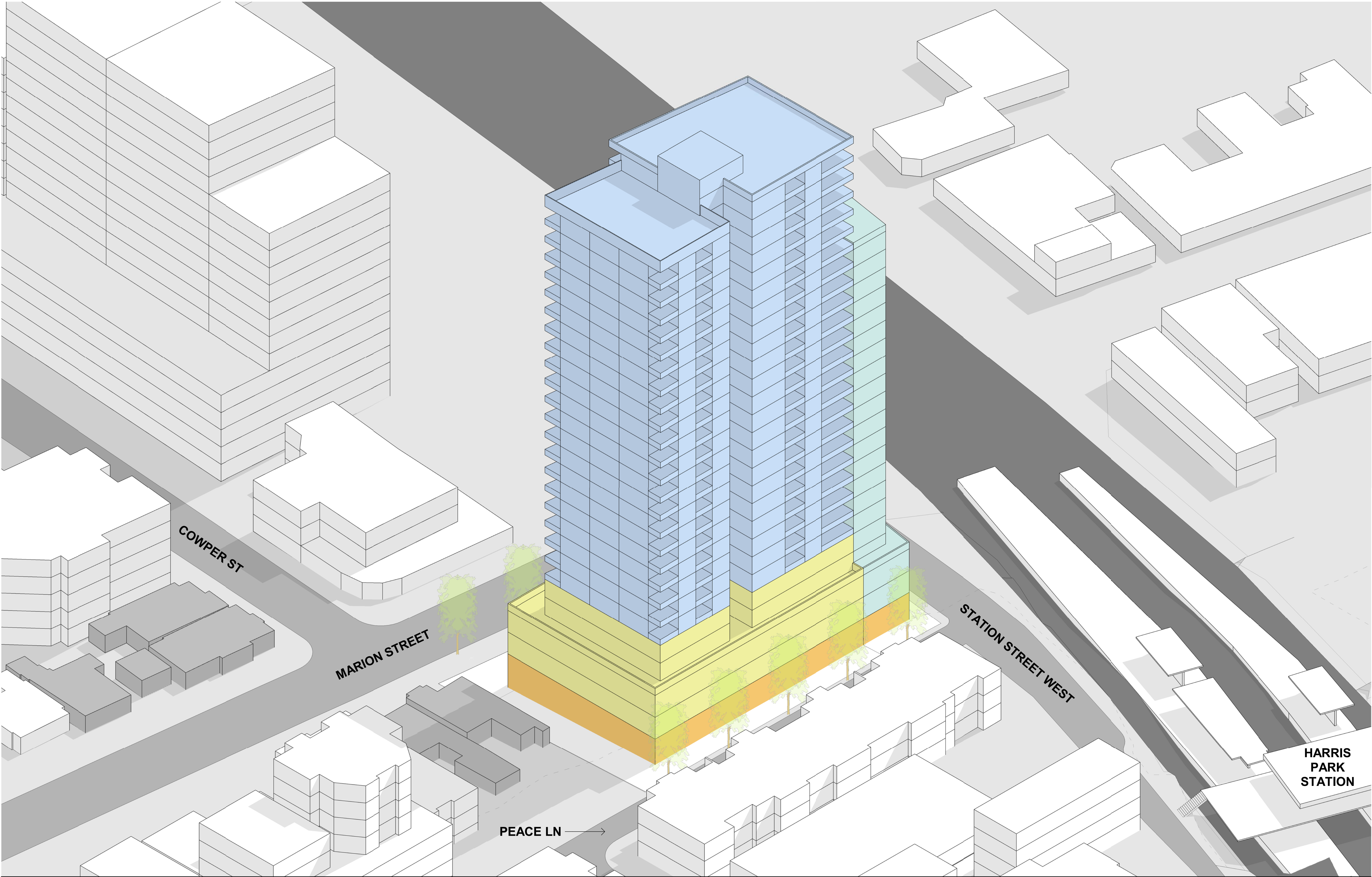
19 004

drawing no

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issue		amendment	date	legend		architect		project	
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						CN MARION + PACIFIC PLANNING PTY LTD		33-43 MARION STREET, HARRIS PARK	
								INDICATIVE BUILT FORM - SOUTH EAST	
								checked FS	
								drawing JN	
								issue	
								project no	
								19 004	
								drawing no	
								A	
								CD 304	



issue		amendment	date	legend	architect		project	
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION		03.08.21		Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisc.com.au ABN 11002633481 NSW ARB Frank Stanisc 4480		PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK	
				<div>RETAIL</div> <div>STUDENT ACCOMMODATION</div> <div>RESIDENTIAL</div> <div>COMMERCIAL</div> <div>EXISTING BUILDING</div> <div>LOCAL HERITAGE ITEM</div>	client		checked	drawing
					CN MARION + PACIFIC PLANNING PTY LTD		FS	INDICATIVE BUILT FORM - SOUTH WEST
							drawn	issue
							project no	drawing no
							19 004	
								A
								CD 305

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do not scale from drawings.

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scale

NTS

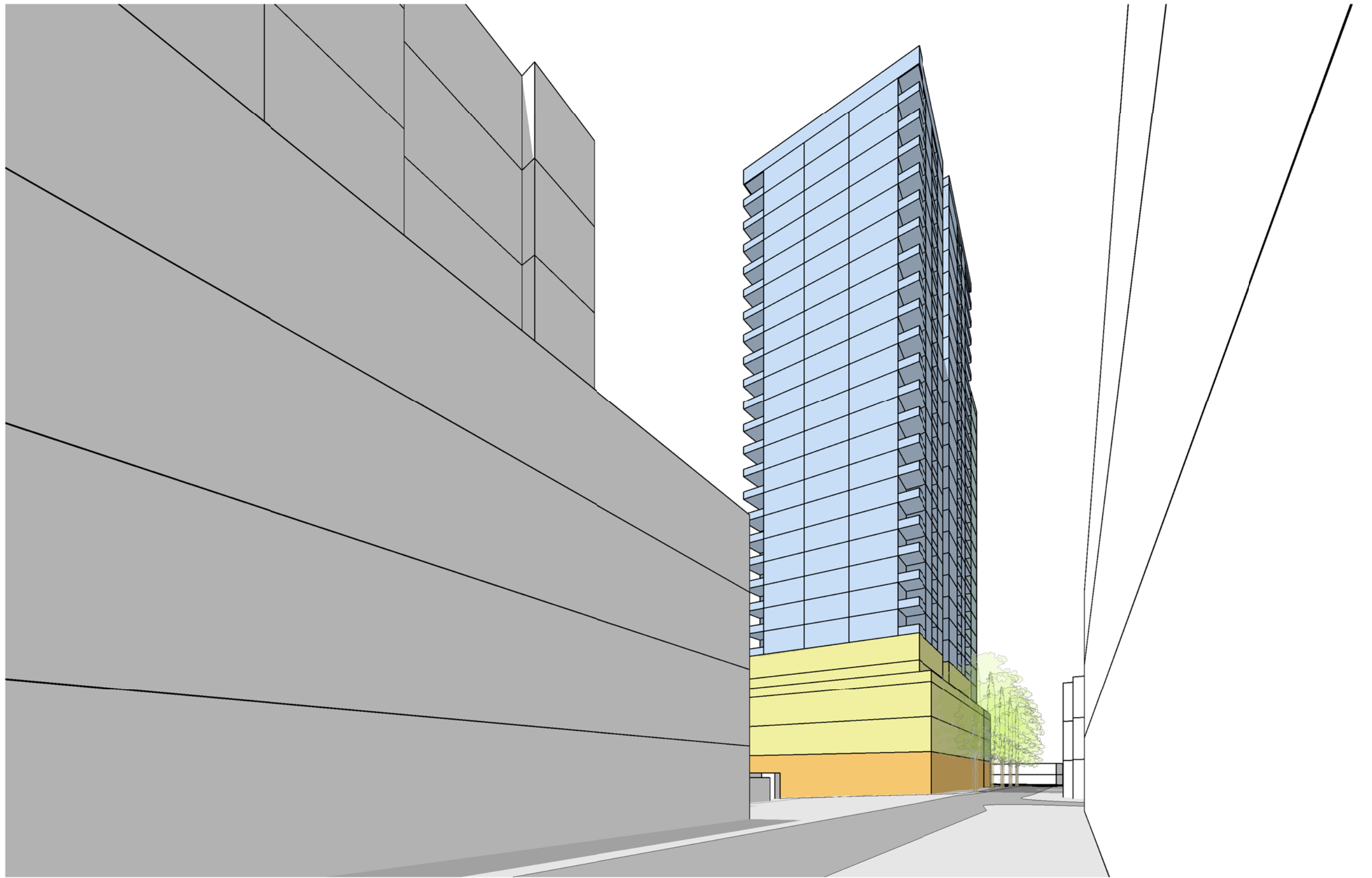
scale bar



1 CNR MARION STREET + STATION STREET WEST

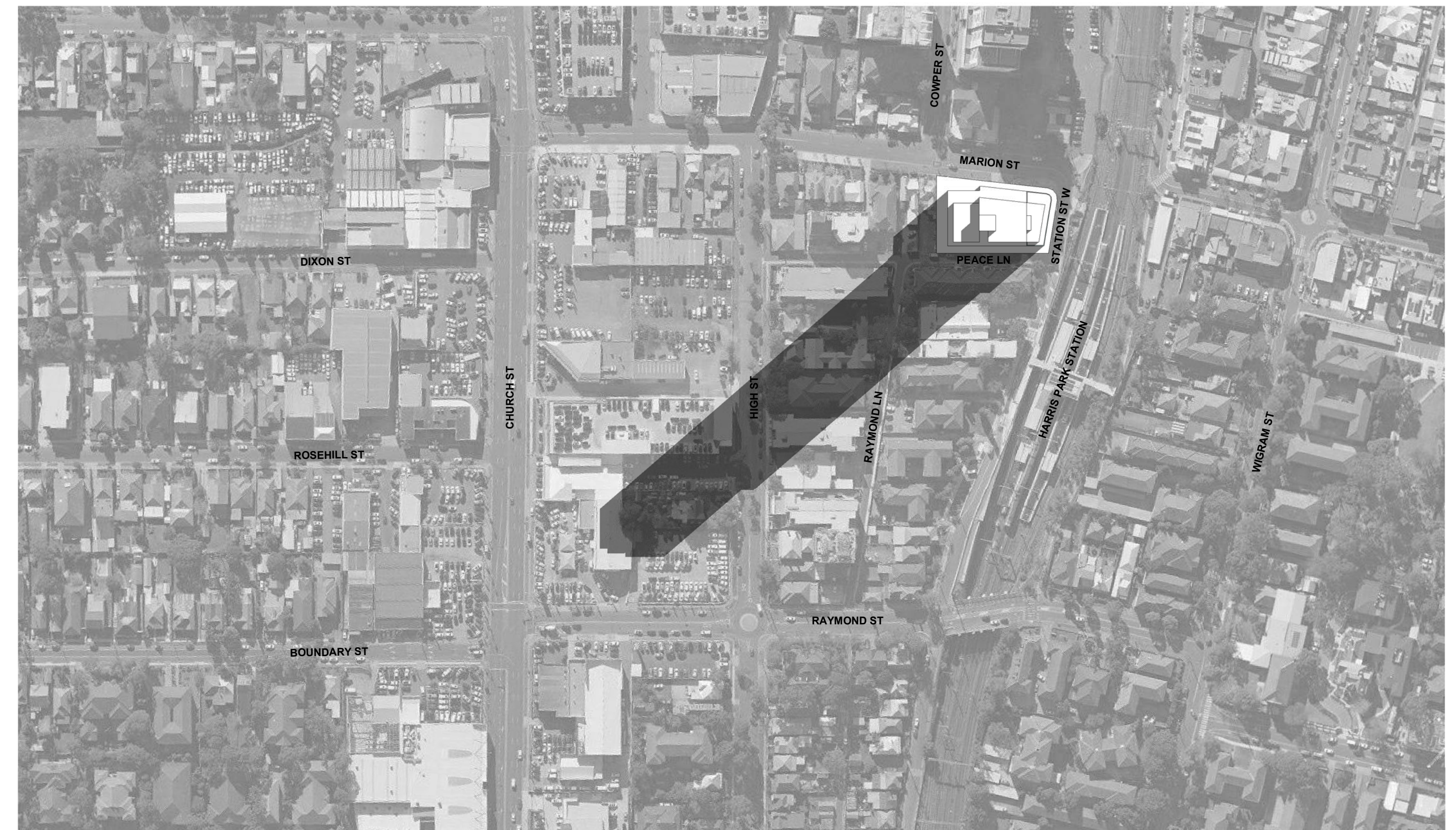
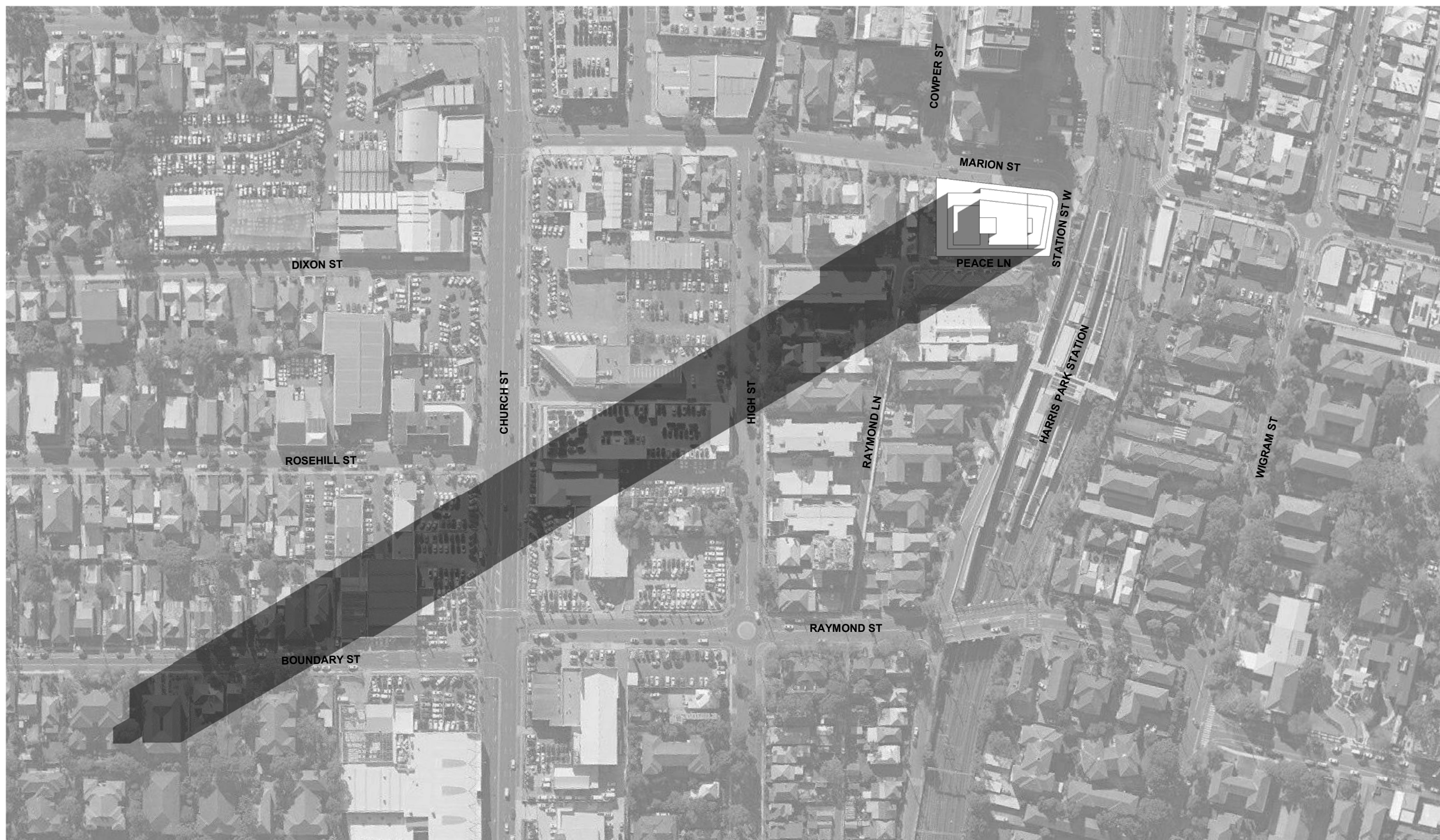




2 MARION STREET LOOKING SOUTH WEST



3 PEACE LANE LOOKING NORTH EAST

issue		amendment	date		legend		architect		project	
A		ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21		<div><div>RETAIL</div><div>STUDENT ACCOMMODATION</div><div>RESIDENTIAL</div><div>COMMERCIAL</div><div>EXISTING BUILDING</div><div>LOCAL HERITAGE ITEM</div></div>		Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisc.com.au ABN 11002633481 NSW ARB Frank Stanisc 4480		PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK	
							client		checked	
							CN MARION + PACIFIC PLANNING PTY LTD		drawing	
									FS	
									scale	
									NTS	
									drawn	
									JN	
									project no	
									19 004	
									drawing no	
									A	
									CD 306	



issue		amendment		date		legend		architect	Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9369 2588 www.stanislac.com.au ABN 11002633481 NSW ARB Frank Stanislac 4480		north	tn	project	PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK			
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION			03.08.21								checked	FS	drawing	SHADOWS - WINTER SOLSTICE (0900-1200)		
								client	CN MARION + PACIFIC PLANNING PTY LTD		scale	1:2000@A1 1:4000@A3		drawn	JN	issue	A
do not scale from drawings.				the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.				scale bar				project no	19 004	drawing no	CD 401		



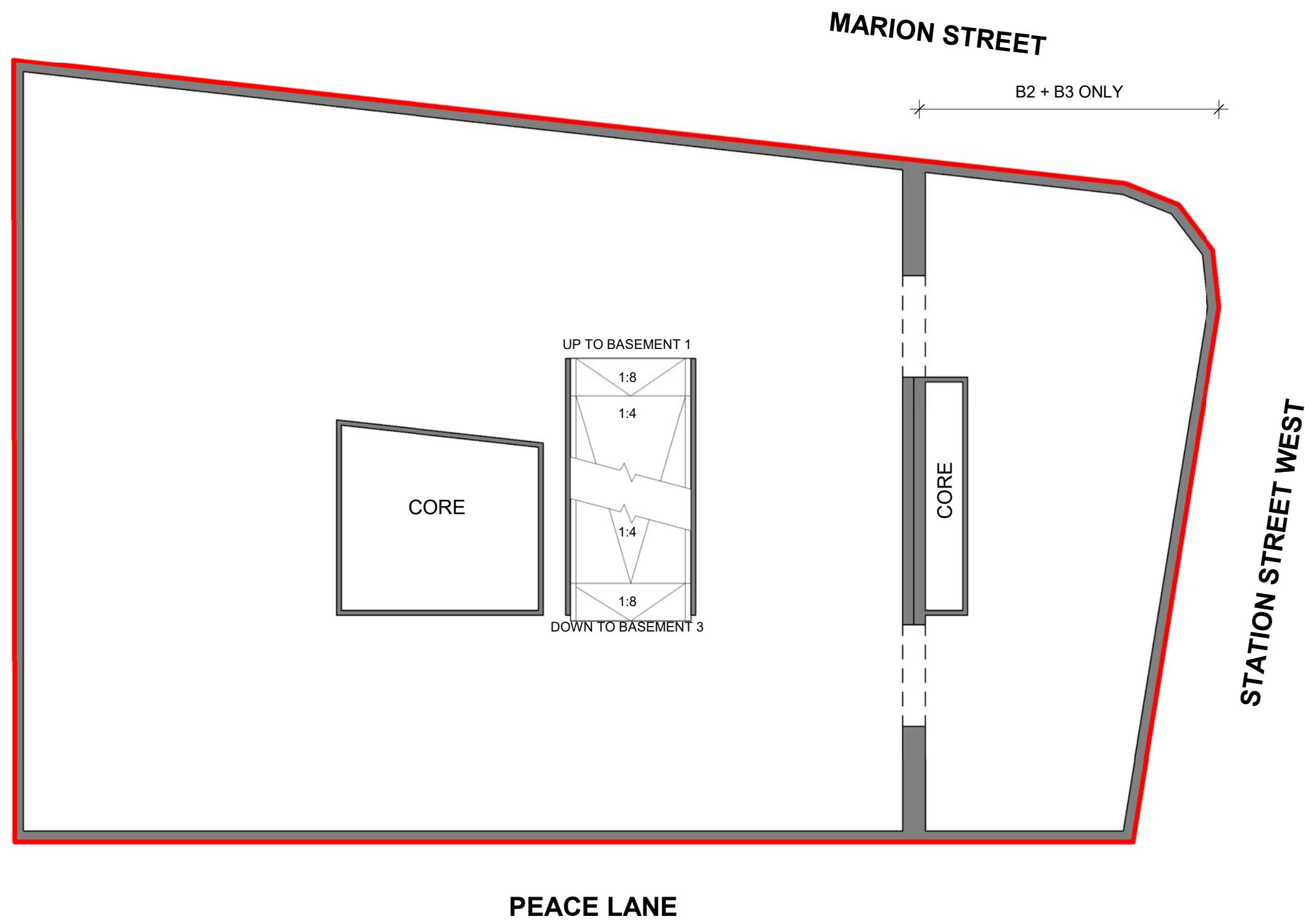
1 WINTER SOLSTICE 1300
1 : 2000



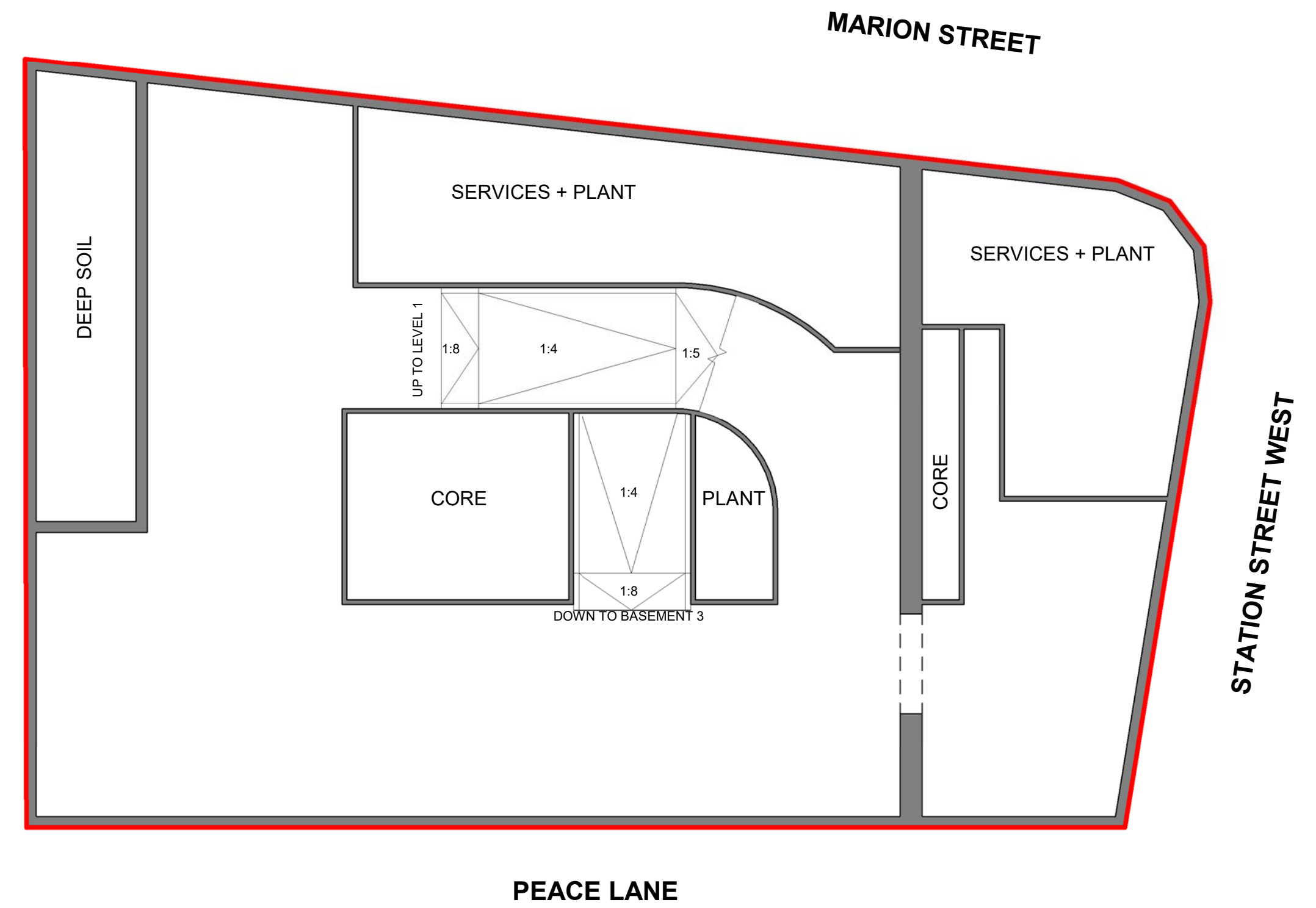
2 WINTER SOLSTICE 1400
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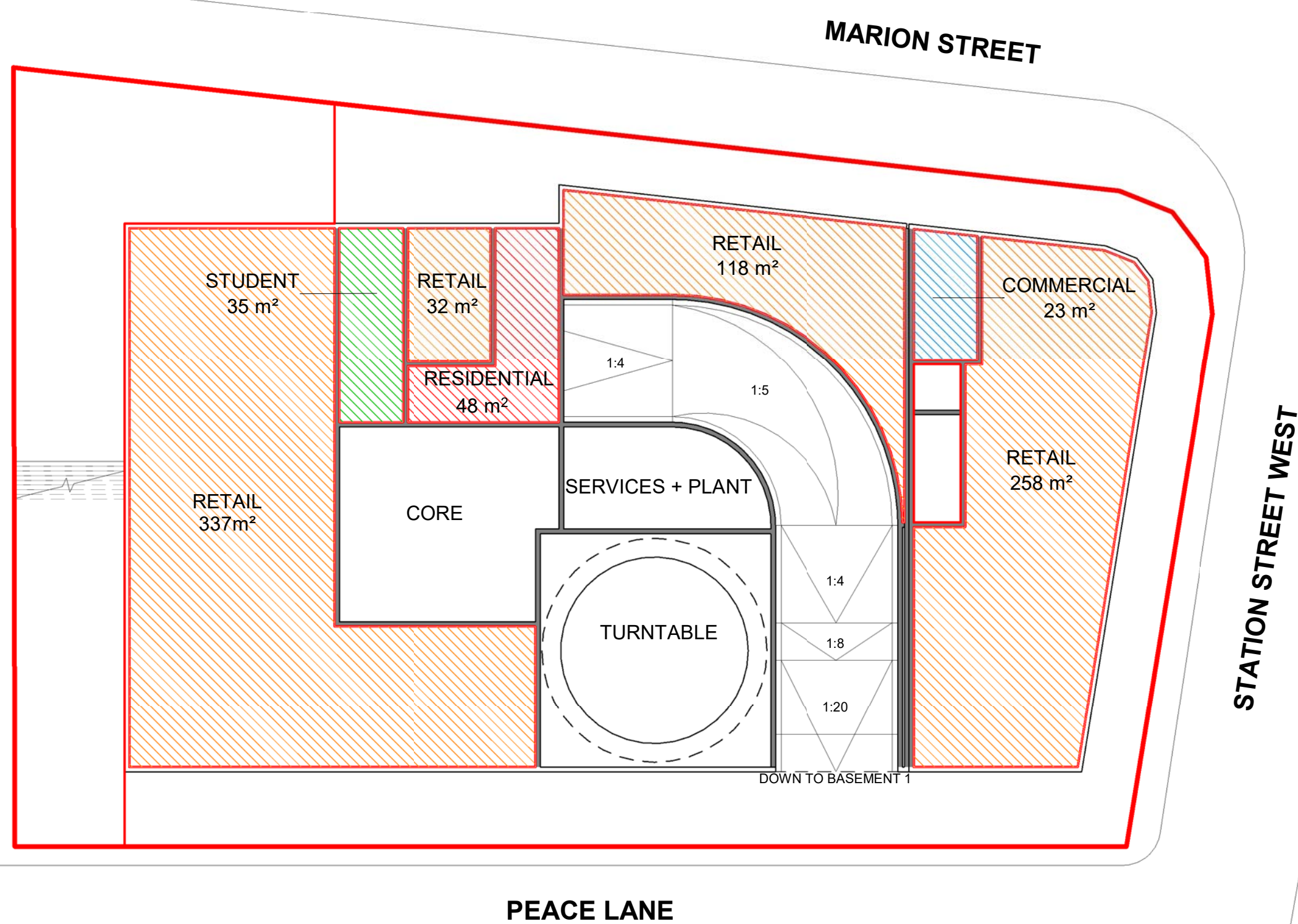
3 WINTER SOLSTICE 1500
1 : 2000



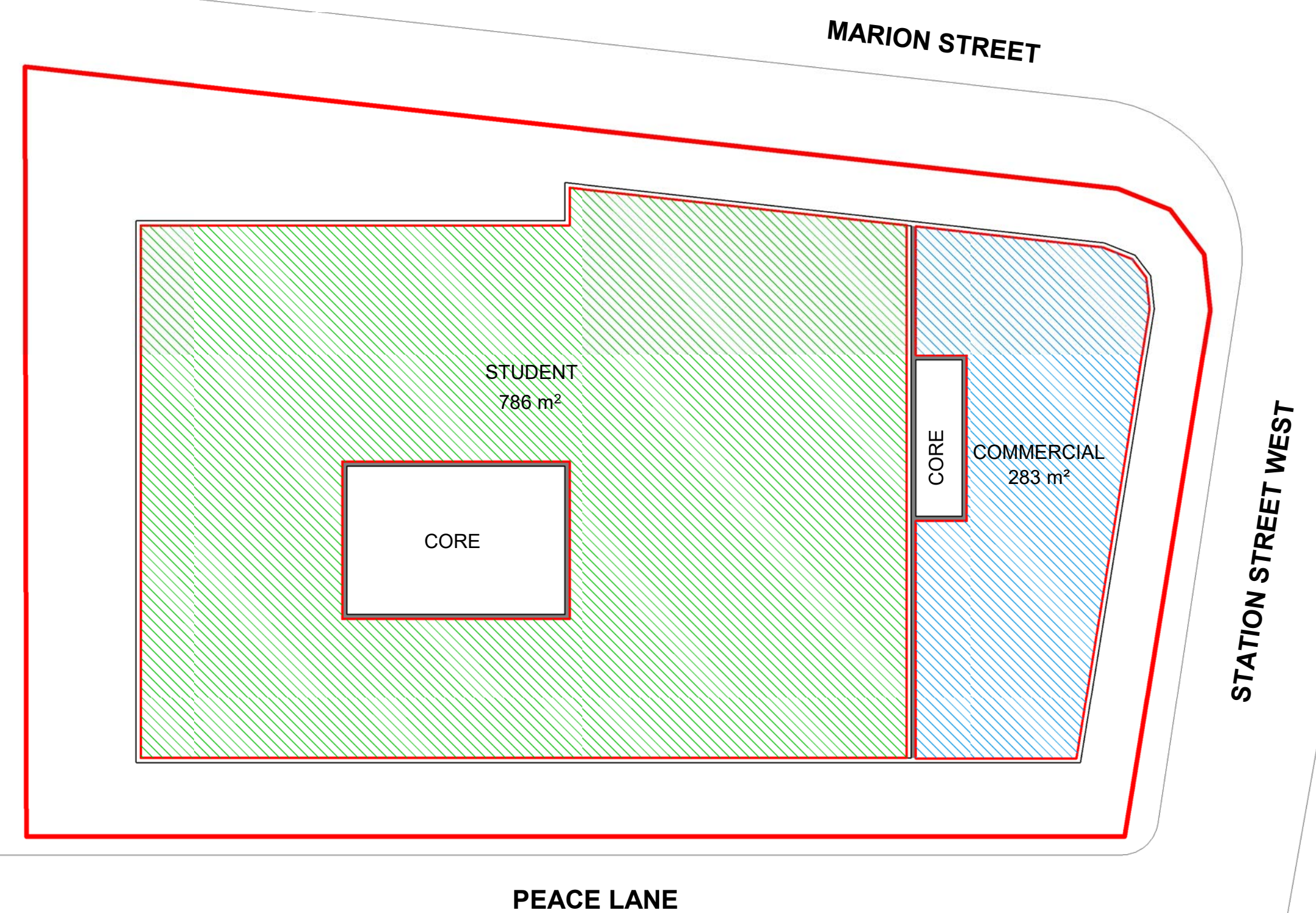
1 B2 - B5 PLAN
1 : 250



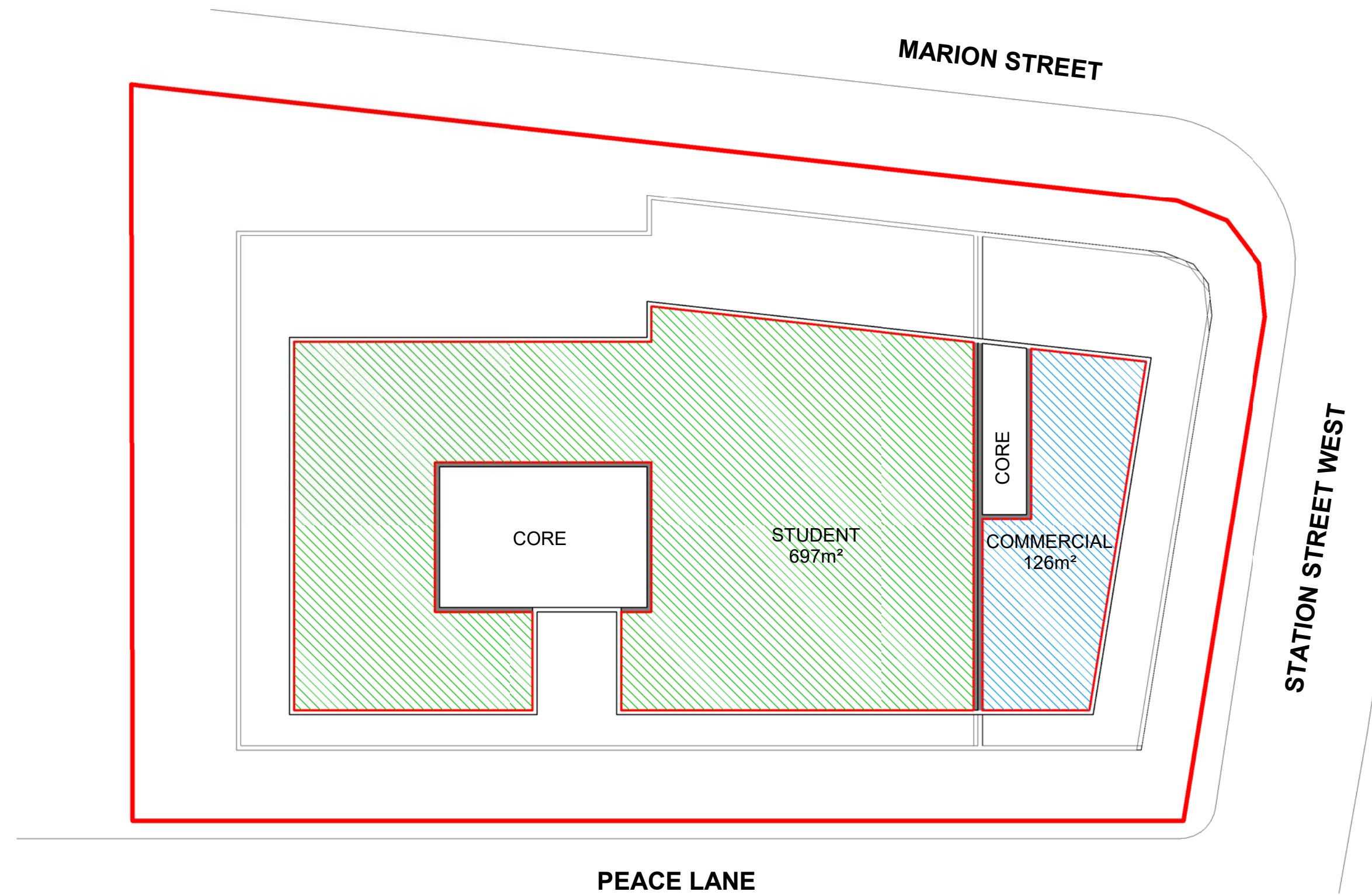
2 BASEMENT 1 PLAN
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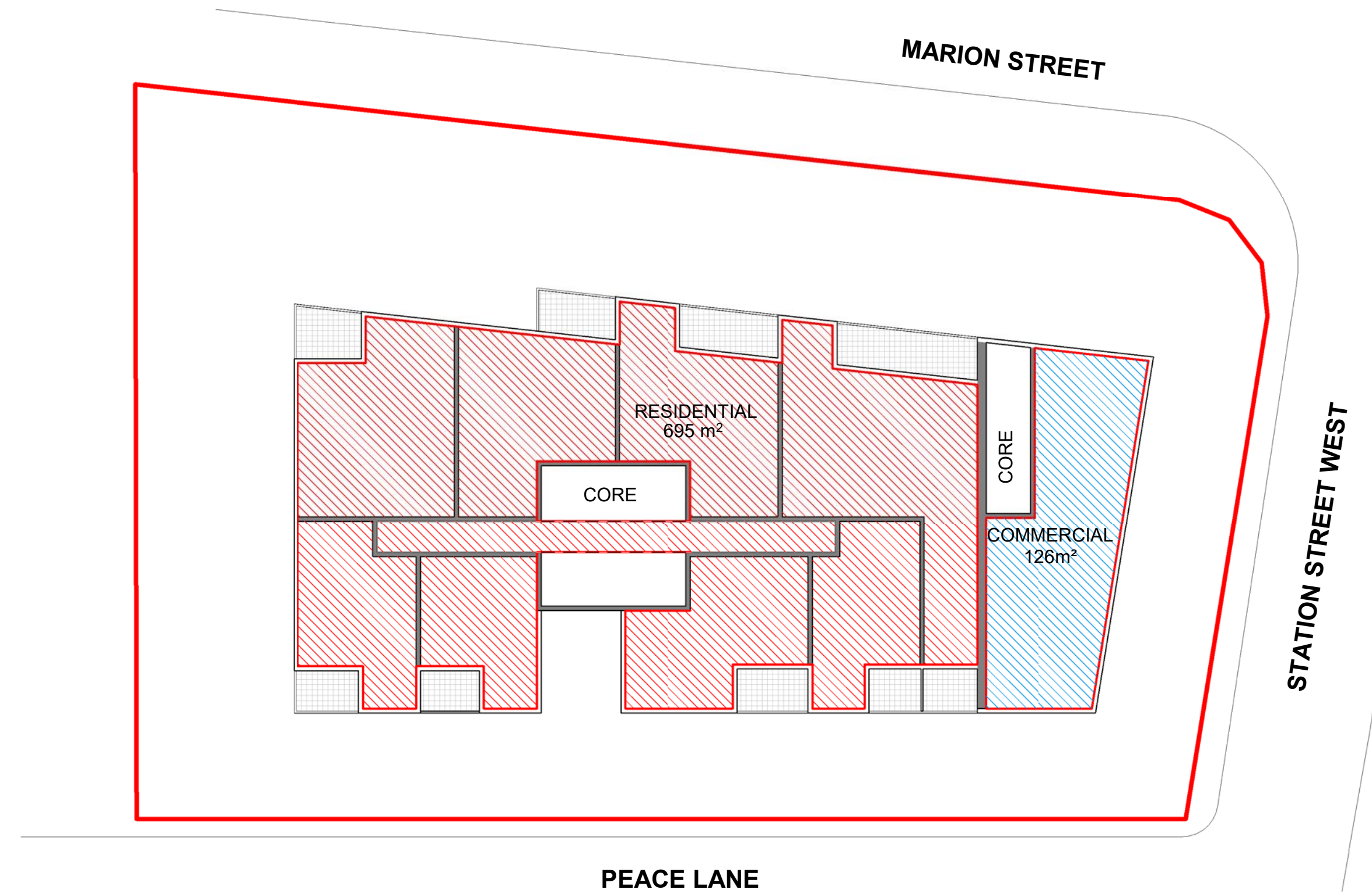
3 LEVEL 1 (GROUND FLOOR PLAN)
1 : 250



4 L2 - L3 PLAN (PODIUM)
1 : 250



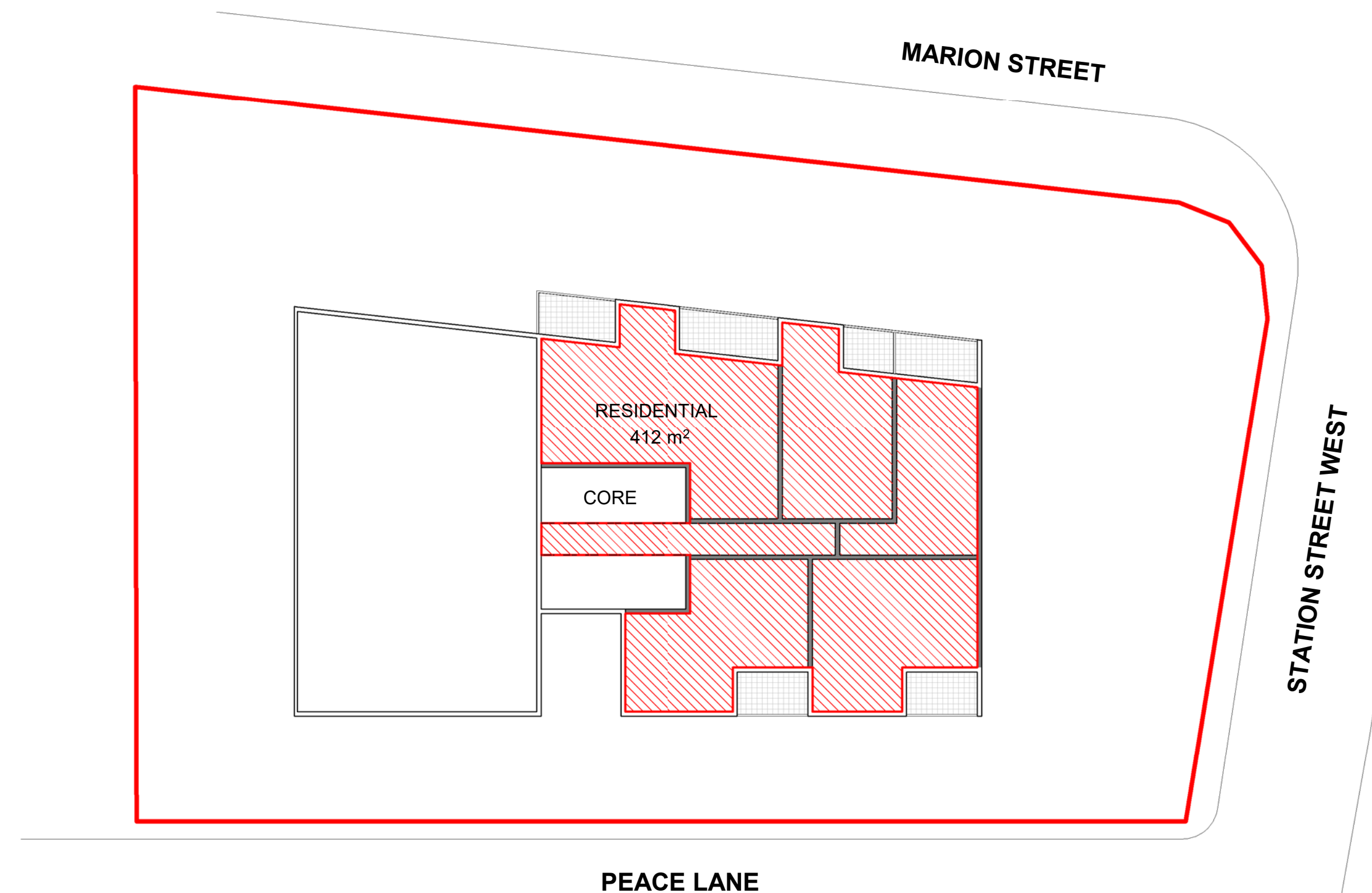
1 LEVEL 4 - 5 PLAN
1 : 250



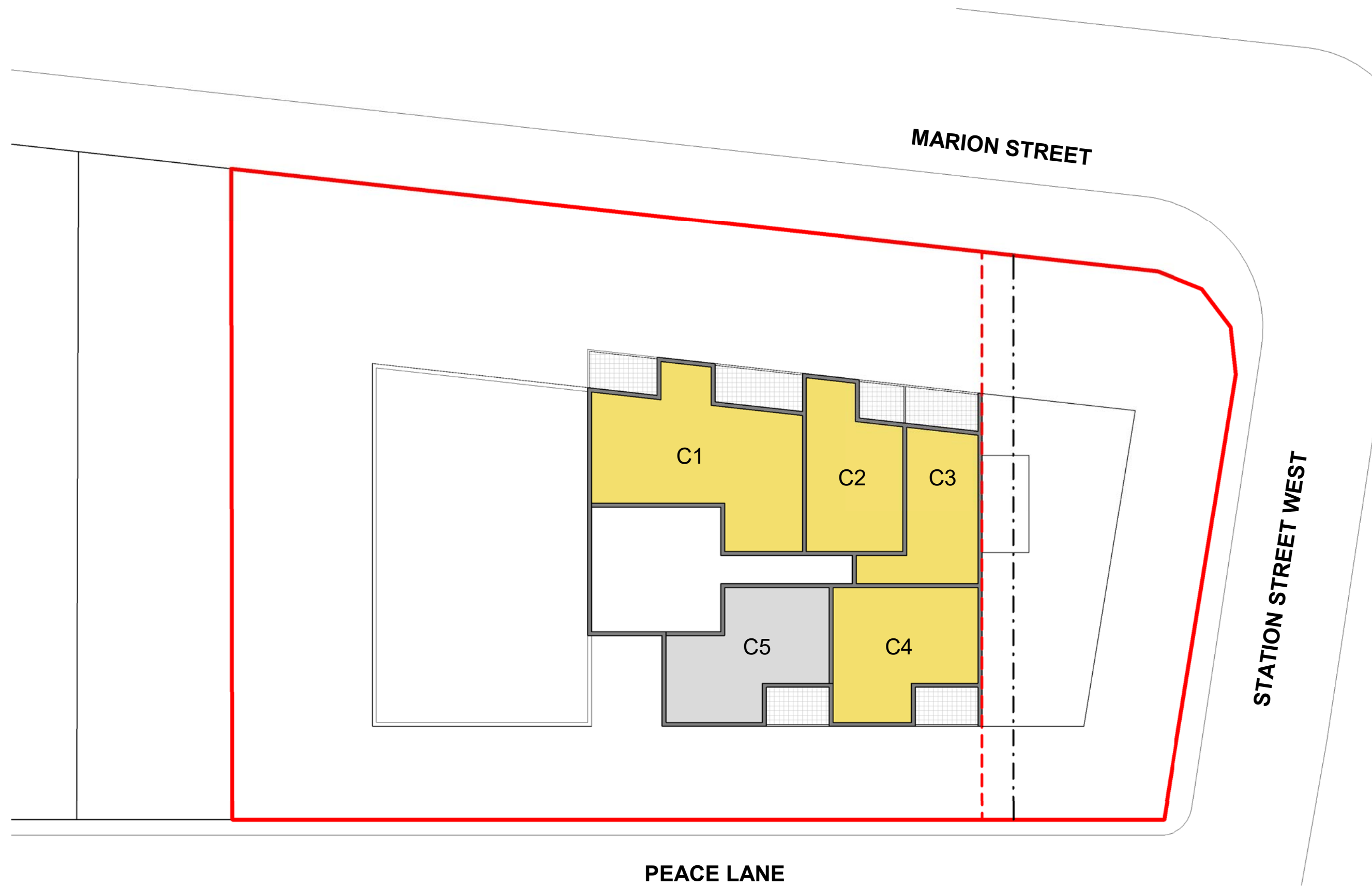
2 L6 - L21 PLAN (LOW LEVEL)
1 : 250



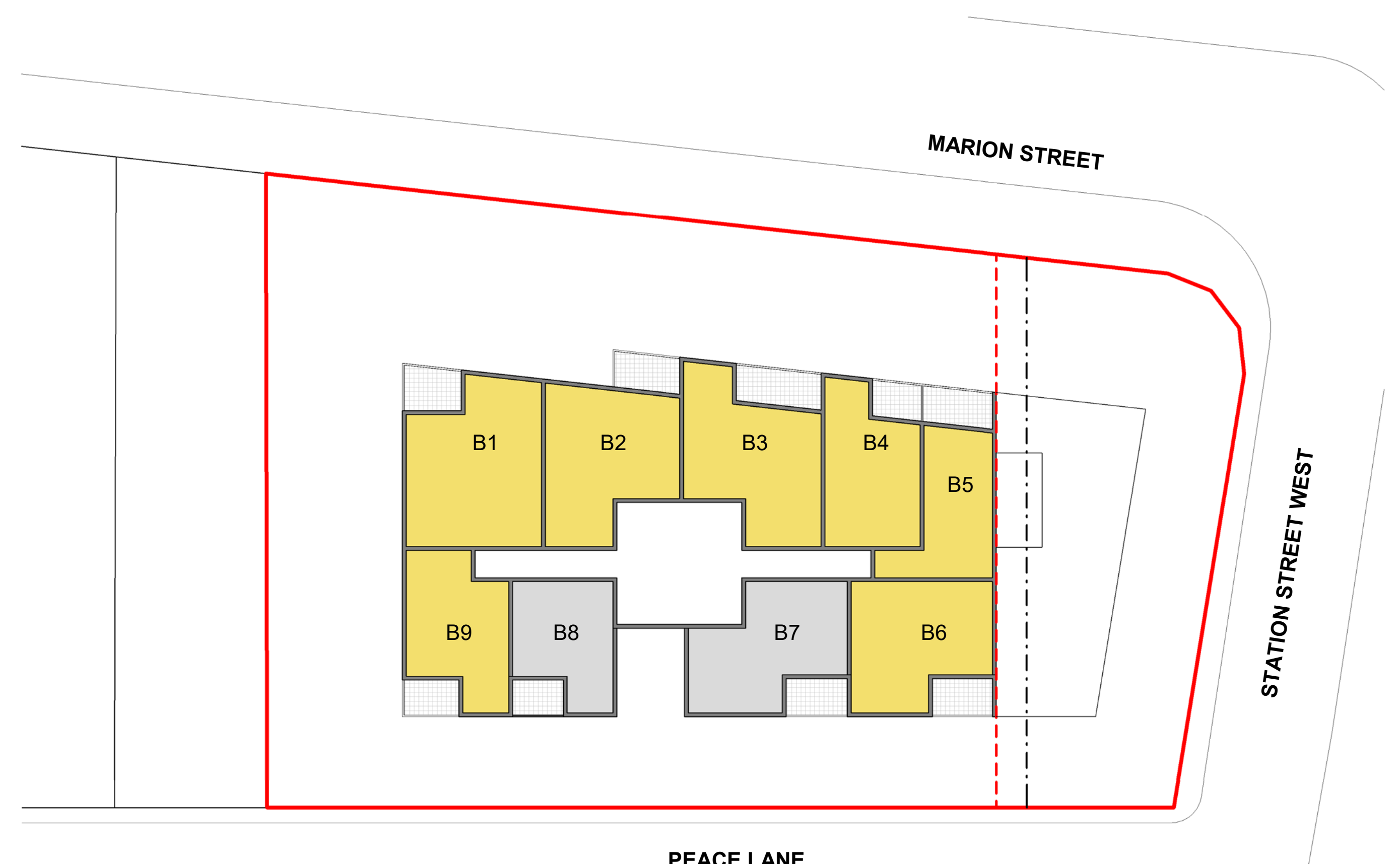
3 L22 - L26 PLAN (MID LEVEL)
1 : 250



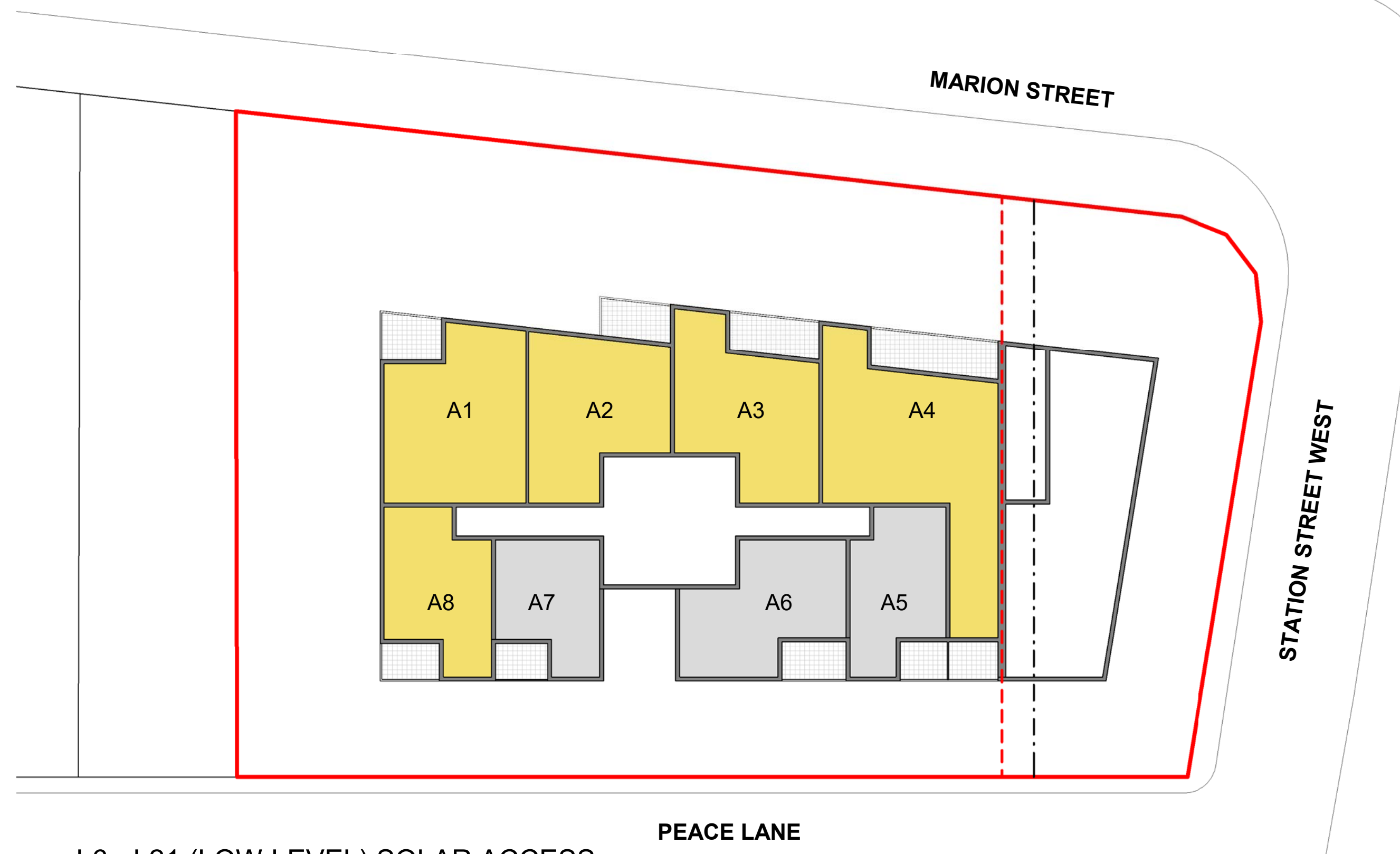
4 L27 PLAN (HIGH LEVEL)
1 : 250



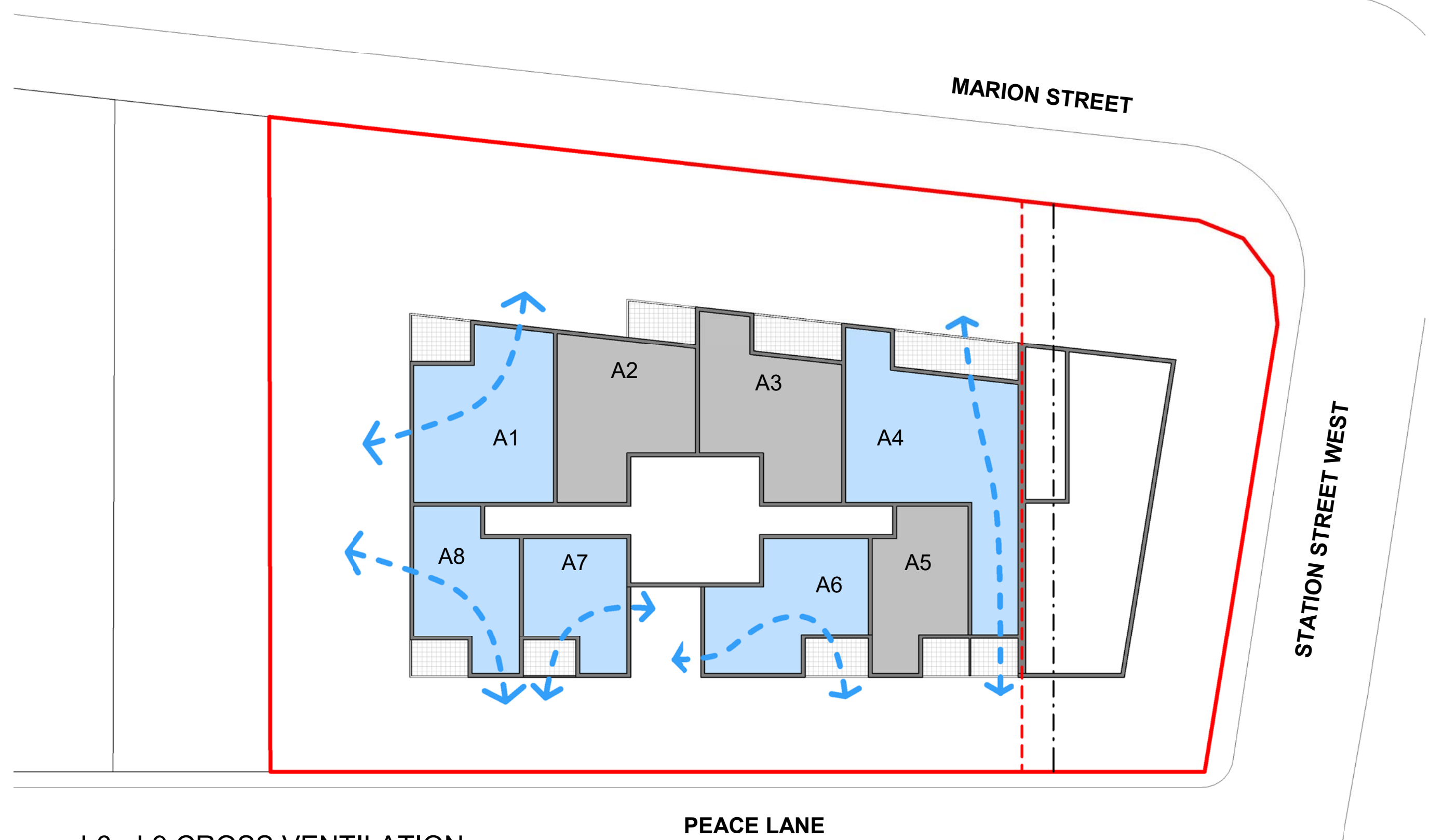
1 L27 (HIGH LEVEL) SOLAR ACCESS
1 : 250



2 L22 - L26 (MID LEVEL) SOLAR ACCESS
1 : 250



3 L6 - L21 (LOW LEVEL) SOLAR ACCESS
1 : 250

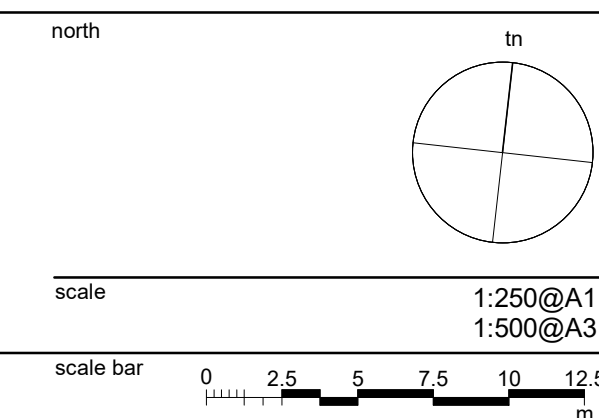


4 L6 - L9 CROSS VENTILATION
1 : 250

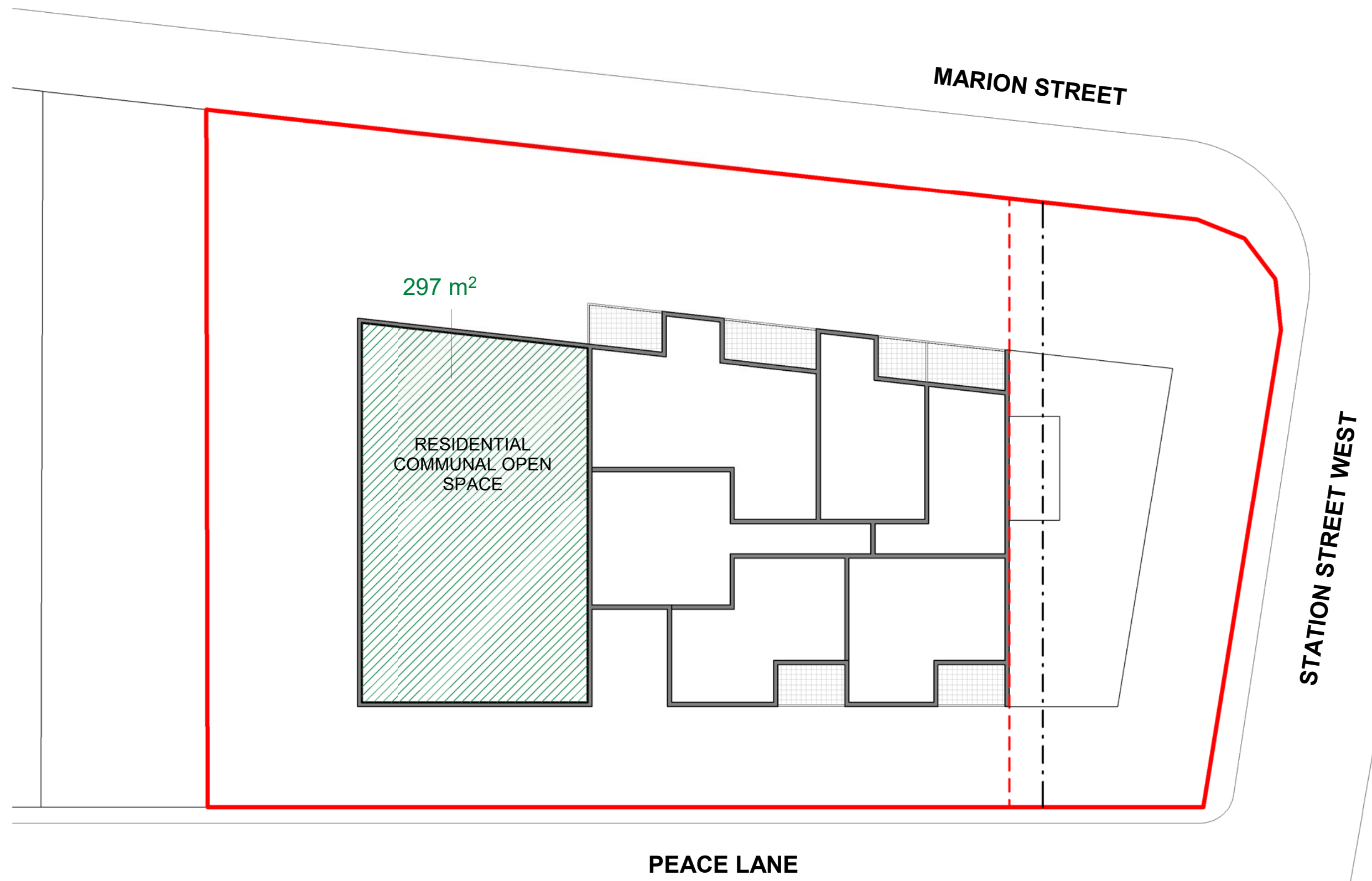
issue	amendment	date	legend
A	ISSUE FOR CONCEPT DEVELOPMENT APPLICATION	03.08.21	

architect
client
CN MARION + PACIFIC PLANNING PTY LTD

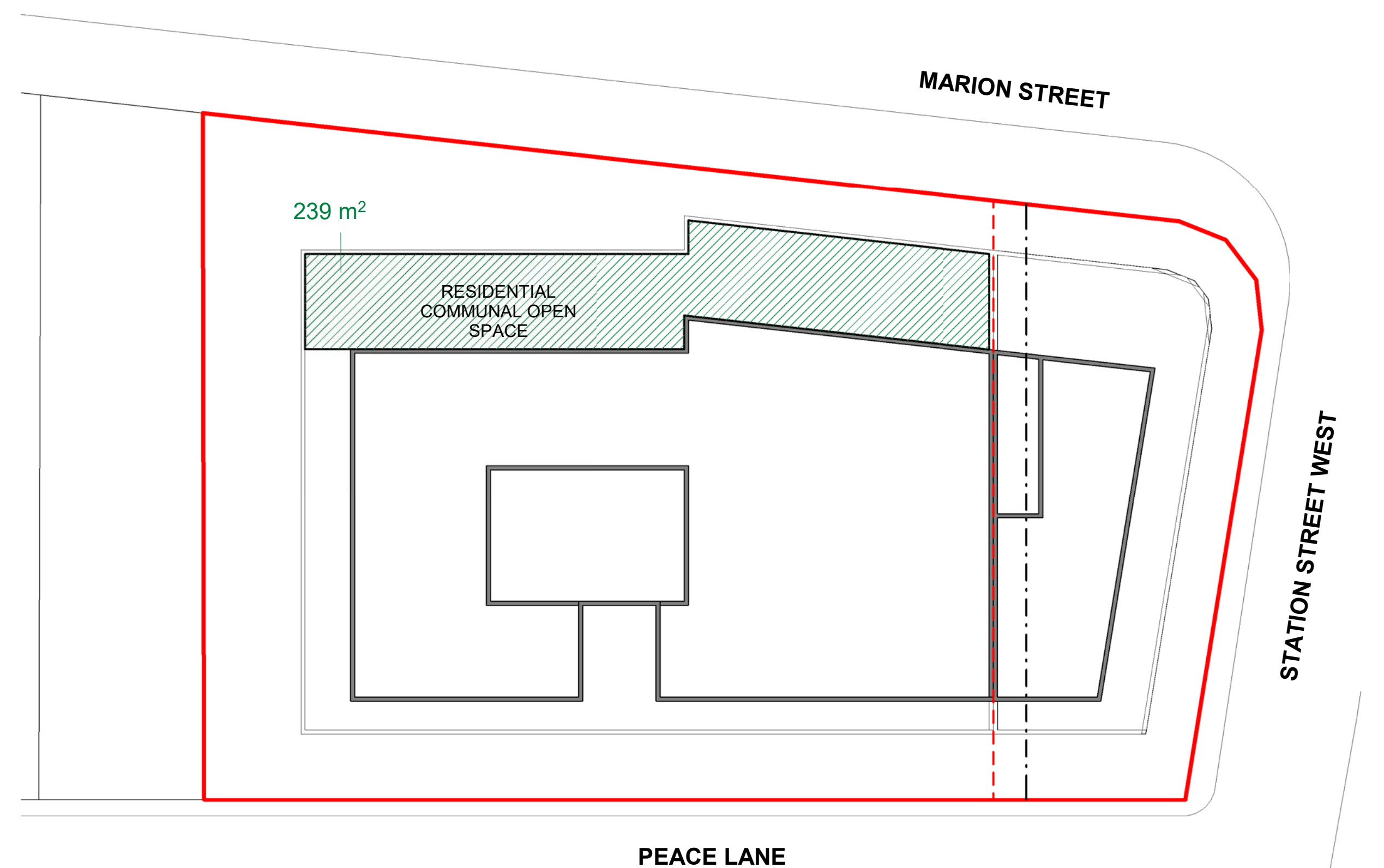
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NSW ARB Frank Stanisc 4480



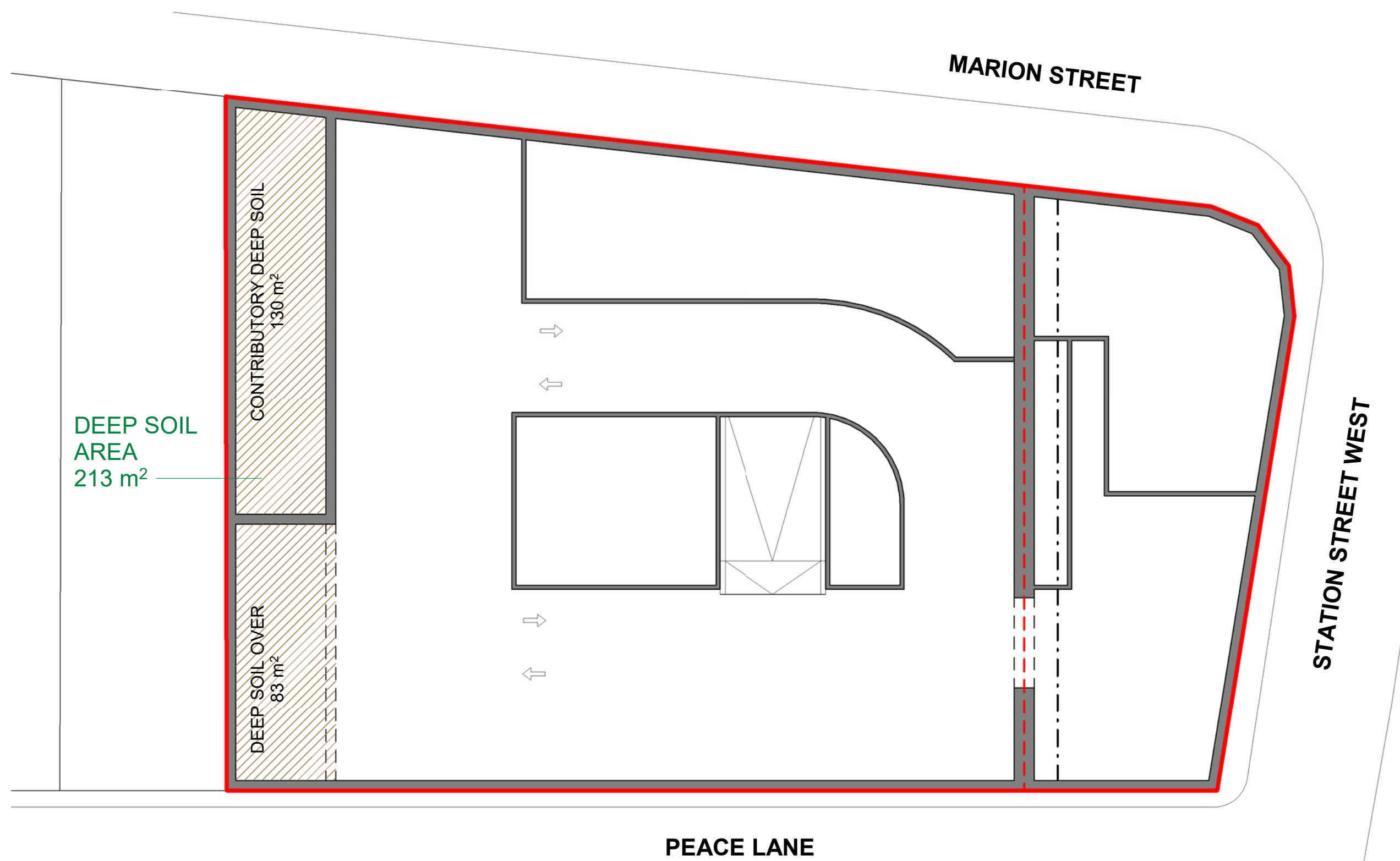
project	checked	drawing	issue
PROPOSED MIXED USE DEVELOPMENT 33-43 MARION STREET, HARRIS PARK	FS		
drawn	AN		
project no	19 004	drawing no	



1 L 27 COMMUNAL OPEN SPACE
1 : 250



2 L 4 COMMUNAL OPEN SPACE
1 : 250



3 B1 DEEP SOIL AREA
1 : 250