

14 - 20 Parkes Street, Harris Park

Site Area	2829 m2
Allowable FSR	8:1 + 15% DEP bonus (9.20)
ALLOWABLE GFA	26027
PROPOSED FSR	8:1 + 15% Bonus (9.18)
PROPOSED GFA	25976
Proposed Height	128.8 Metres / 39 Stories

TOTAL	GFA	RATIO
PROPOSED	25976	9.18
ALLOWED	26027	9.2
DIFFERENCE	-51	-0.02

C A R P A R K I N G				
	DA REQ./ UNIT	NO UNITS	SUBTOTAL	TOTAL
1BED	0.3	29	8.7	9
2BED	0.7	237	165.9	166
3BED	1	28	28	28
		294	202.6	203

VISITOR	0
COMMERCIAL	0
CARWASH	1
SHARE CARPARK	1

14 - 20 Parkes Street, Harris Park

Site Area	2829 m2
Allowable FSR	10:1 + 15% DEP bonus (11.5)
ALLOWABLE GFA	32534
PROPOSED FSR	10:1 (15% Bonus) (11.41)
PROPOSED GFA	32280
Proposed Height	154.0 Metres / 47 Stories

TOTAL	GFA	RATIO
PROPOSED	32280	11.41
ALLOWED	32534	11.5
DIFFERENCE	-253.5	-0.09

C A R P A R K I N G				
	DA REQ./ UNIT	NO UNITS	SUBTOTAL	TOTAL
1BED	0.3	37	11.1	12
2BED	0.7	258	180.6	181
3BED	1	36	36	36
		331	227.7	229

VISITOR	0
COMMERCIAL/RETAIL	7
CARWASH	1
CAR SHARE SPACE	1

RESIDENTIAL MOTORCYCLES	5
RESIDENTIAL BICYCLES	166
COMMERCIAL/RETAIL BICYCLES	19

PROPOSED CALCULATIONS							
	GFA		UNIT MIX				
LEVEL	Retail	Residential	1 BED	2 BED	3 BED	Total	
B6							
B5							
B4							
B3							
B2							
B1							
Ground Fl.	320	161					
B O W N I N G S	Level 01	378	0	3	0	3	
	Level 02	379	0	3	0	3	
	Level 03	379	0	3	0	3	
	Level 04	728	1	5	1	7	
	Level 05	764	1	7	1	9	
	Level 06	764	1	7	1	9	
	Level 07	764	1	7	1	9	
	Level 08	764	1	7	1	9	
	Level 09	764	1	7	1	9	
	Level 10	764	1	7	1	9	
	Level 11	764	1	7	1	9	
	Level 12	764	1	7	1	9	
	Level 13	764	1	7	1	9	
	Level 14	764	1	7	1	9	
	Level 15	764	1	7	1	9	
	Level 16	764	1	7	1	9	
	Level 17	764	1	7	1	9	
	Level 18	764	1	7	1	9	
	Level 19	764	1	7	1	9	
	Level 20	764	1	7	1	9	
	Level 21	764	1	7	1	9	
	Level 22	764	1	7	1	9	
	Level 23	764	1	7	1	9	
	Level 24	764	1	7	1	9	
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	Level 30	764	1	7	1	9	
	Level 31	764	1	7	1	9	
	Level 32	764	1	7	1	9	
	Level 33	764	1	7	1	9	
	Level 34	764	1	7	1	9	
	Level 35	764	1	7	1	9	
	Level 36	764	1	7	1	9	
	Level 37	764	1	7	1	9	
	Level 38	764	1	7	1	9	
	Level 39	764	2	6	1	9	
C O M M E R C I A L	Level 40	540	0	0	0	0	
	Level 41	540	0	0	0	0	
	Level 42	569	0	0	0	0	
	Level 43	569	0	0	0	0	
	Level 44	569	0	0	0	0	
	Level 45	569	0	0	0	0	
	Roof	0	0	0	0	0	
	TOTAL	3676	28604	37	258	36	331
				11.18%	77.95%	10.88%	100%
		Retail	GFA	1 BED	2 BED	3 BED	Total

SHEET NUMBER	SHEET NAME	SCALE
DA-001	COVER SHEET	NA
DA-002	SITE PLAN	1:200
DA-003	DEMOLITION PLAN	1:200
DA-004	CGI PODIUM	N/A
DA-005	CGI FACADE ROOF	N/A
DA-099	BASEMENT 6	1:200
DA-100-A	BASEMENT 5	1:200
DA-100	BASEMENT 4	1:200
DA-101	BASEMENT 3	1:200
DA-102	BASEMENT 2	1:200
DA-103	BASEMENT 1	1:200
DA-104	GROUND FLOOR	1:200
DA-105	LEVEL 1	1:200
DA-106	LEVEL 2	1:200
DA-107	LEVEL 3	1:200
DA-108	LEVEL 4	1:200
DA-109	LEVEL 5 TO 38	1:200
DA-109-A	LEVEL 39	1:200
DA-110	LEVEL 40	1:200
DA-111	LEVEL 41	1:200
DA-112	LEVEL 42 TO 45	1:200
DA-113	ROOF PLAN	1:200
DA-114	ROOF TOP PLAN	1:200
DA-118	REGISTERED SITE PLAN	1:200
DA-200	SECTION A & B	1:250
DA-201	ELEVATIONS (EAST & SOUTH)	1:250
DA-202	ELEVATIONS (WEST & NORTH)	1:250
DA-203	FACADE DETAILS	AS SHOWN
DA-203-A	FACADE DETAILS	AS SHOWN
DA-204	ADAPTABLE UNITS	1:100
DA-205	LIVABLE UNITS	1:100
DA-300	CROSS VENTILATION	NA
DA-301	COMMON OPEN SPACE	NA
DA-302	FSR CALCULATIONS	NA
DA-303	SOLAR ACCESS FLOOR PLAN 1	NA
DA-304	SOLAR ACCESS FLOOR PLAN 2	NA
DA-306	SOLAR ACCESS 1	NA
DA-307	SOLAR ACCESS 2	NA
DA-400	SHADOWS DIAGRAM 1	NA
DA-401	SHADOWS DIAGRAM 2	NA
DA-500	HEIGHT BLANKET 1	NA
DA-501	HEIGHT BLANKET 2	NA

July 2021		BSA Reference: 14518-D2	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au www. buildingsustainability.net.au			
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer to levels 1 to 3		R2.0	
75mm AAC veneer to levels 4 and up		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs (internal to units)		None	
Core filled blocks [or concrete] + studs + plasterboard (walls to carports, lift/stair cores)		None	
75mm AAC + studs + plasterboard (walls to lobbies)		None	
75mm AAC + studs + Plasterboard (party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Added Insulation	
Colour	Any	None	
Floor Construction		Added Insulation	
Covering	Concrete	As drawn	
		R1.0 to Units 102, 404, 405 & 406 only	
Windows		Glass and frame type	U Value SHGC Range Area sq m
Performance glazing Type A		4.10 0.42 - 0.52	As drawn
Performance glazing Type B		4.10 0.47 - 0.57	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type	U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			



DEVELOPMENT CONSENT DA/179/2020/C DATED
20/04/2022 PLANS PREVIOUSLY PREPARED BY
STANISIC ARCHITECTS & SKETCH DESIGN GROUP

3D IMAGE

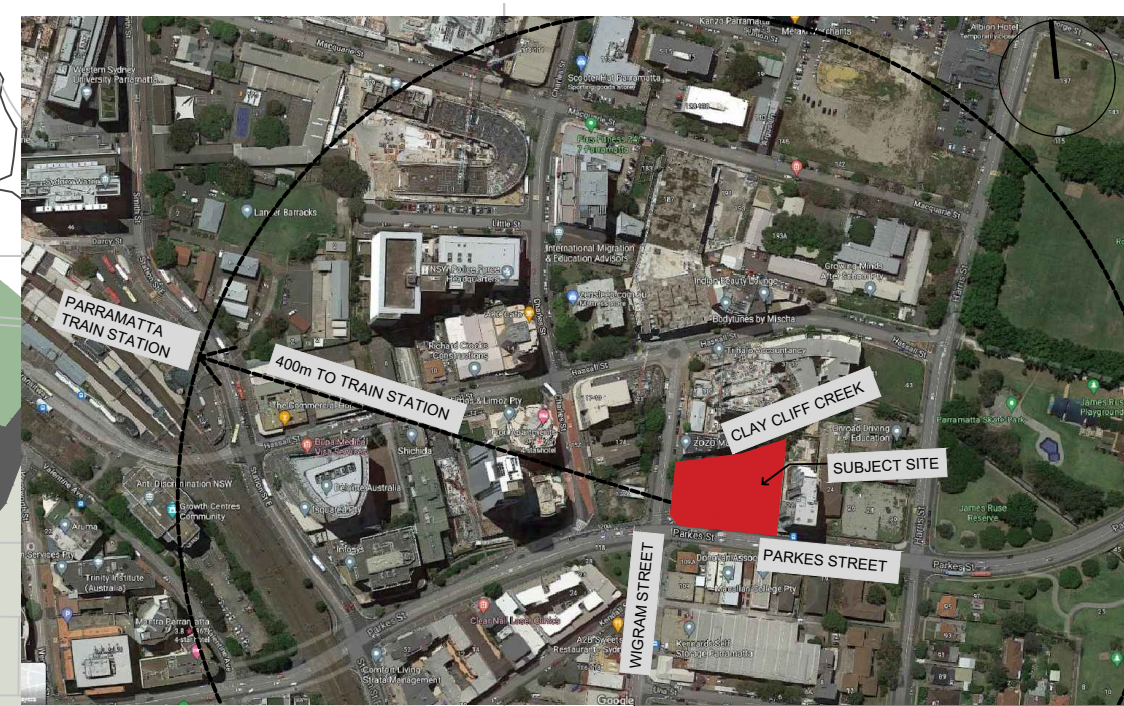
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G	09.05.2022	SE	ISSUE FOR DA SUBMISSION					Address 14 - 20 PARKES STREET, HARRIS PARK			Drawn SE	Check JY		Status DA
											Dwg NO. DA 001	Issue G	Client	



PARKES STREET

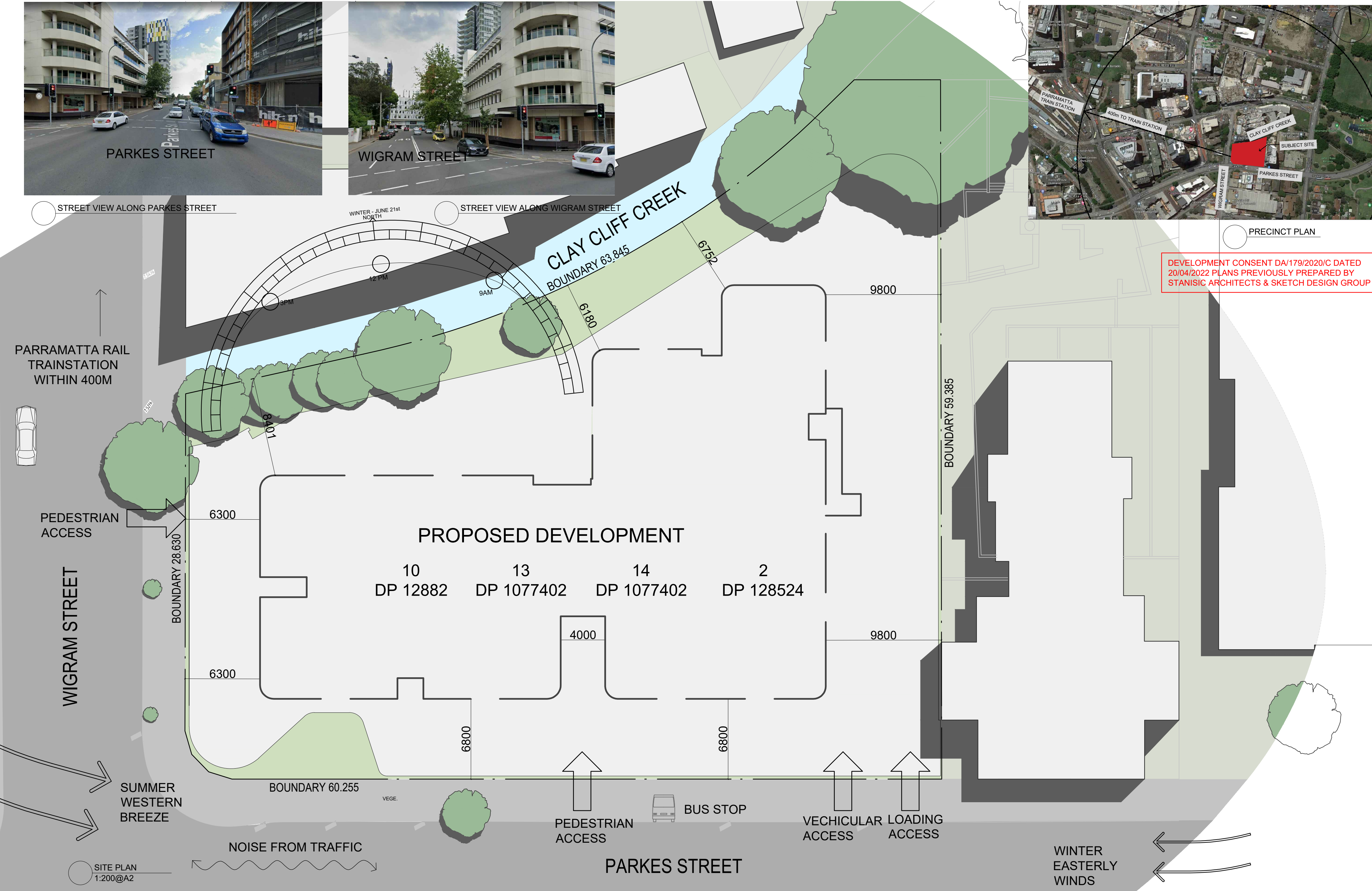


WIGRAM STREET



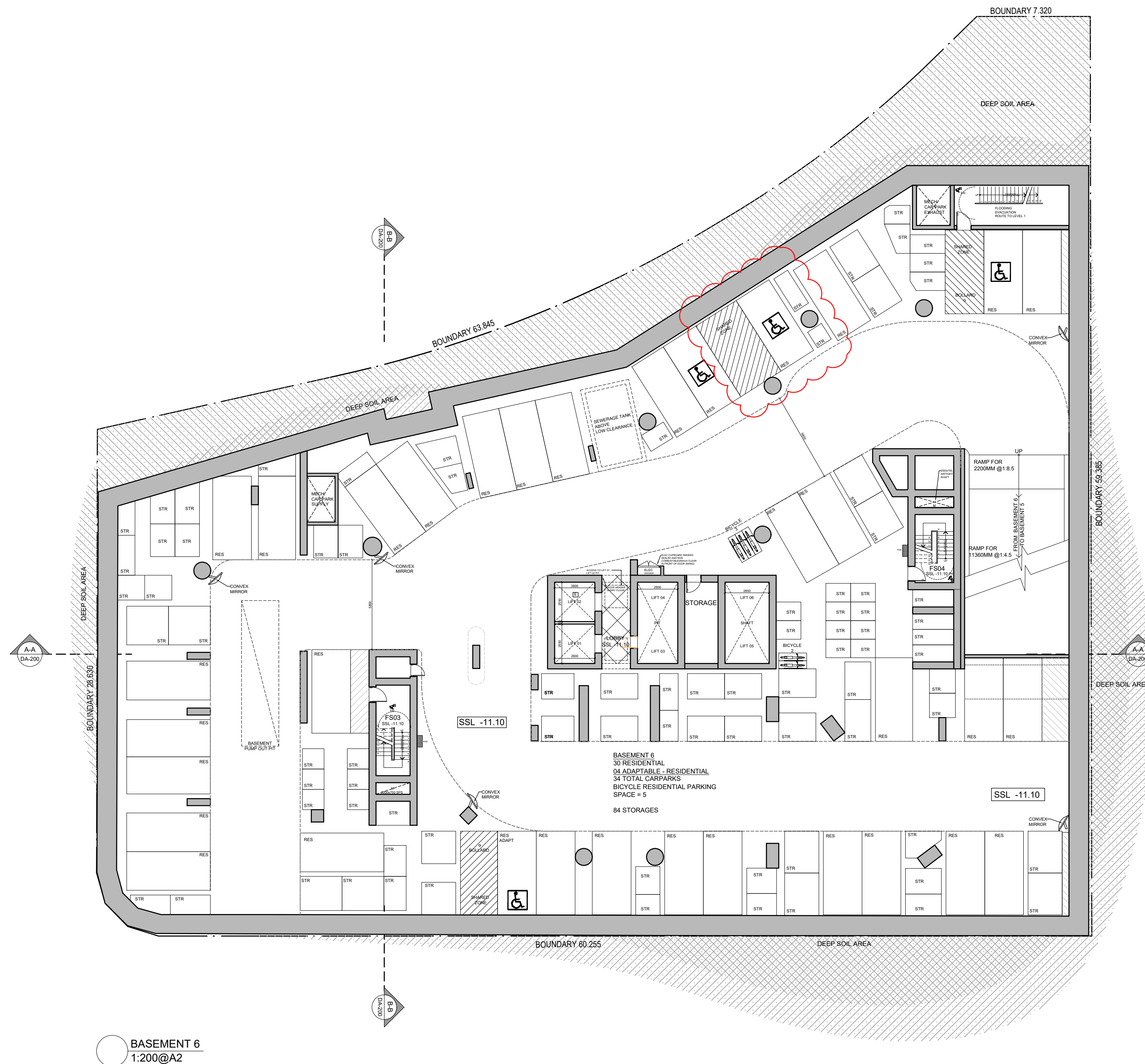
PRECINCT PLAN

DEVELOPMENT CONSENT DA/179/2020/C DATED 20/04/2022 PLANS PREVIOUSLY PREPARED BY STANISIC ARCHITECTS & SKETCH DESIGN GROUP



SITE PLAN
1:200@A2

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E	29.04.2022	SE	ISSUE FOR DA SUBMISSION																		Address						Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB						NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 8395						Drawn SE						Check JY						Status DA						Job NO. AH31					
																					14 - 20 PARKES STREET, HARRIS PARK												Drawing SITE PLAN						Dwg NO. DA 002						Issue E						Client											



BASEMENT 6
1:200@A2

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D	09.05.2022	SE	ISSUE FOR DA SUBMISSION										Drawn SE		Check JY	Status DA	Job NO. AH31
E	22.07.2022	SE	UPDATED ACCESSIBLE CAR PARKING SPACE						Address 14 - 20 PARKES STREET, HARRIS PARK			Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	Drawing BASEMENT 6		Dwg NO. DA 099	Issue E	Client



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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION					Address		Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB		Drawing		Drawn SE Check JY Status DA Job NO. AH31					
G	22.07.2022	SE	UPDATED ACCESSIBLE CAR PARKING SPACE					14 - 20 PARKES STREET, HARRIS PARK		BASEMENT 5		Dwg NO. DA 100-A Issue G Client							



BASEMENT 4
1:200@A2

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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION										Drawn SE		Check JY	Status DA	Job NO. AH31
G	22.07.2022	SE	UPDATED ACCESSIBLE CAR PARKING SPACE						Address 14 - 20 PARKES STREET, HARRIS PARK			Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9356 2568 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	Drawing BASEMENT 4		Dwg NO. DA 100	Issue G	Client



BASEMENT 3
1:200@A2

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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION												
G	22.07.2022	SE	UPDATED ACCESSIBLE CAR PARKING SPACE												
									Address	Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au Frank Stanisic Architect Reg No. 4480 NSW ARB		Drawn SE	Check JY	Status DA	Job NO. AH31
									14 - 20 PARKES STREET, HARRIS PARK			Dwg NO. DA 101	Issue G	Client	
												BASEMENT 3			

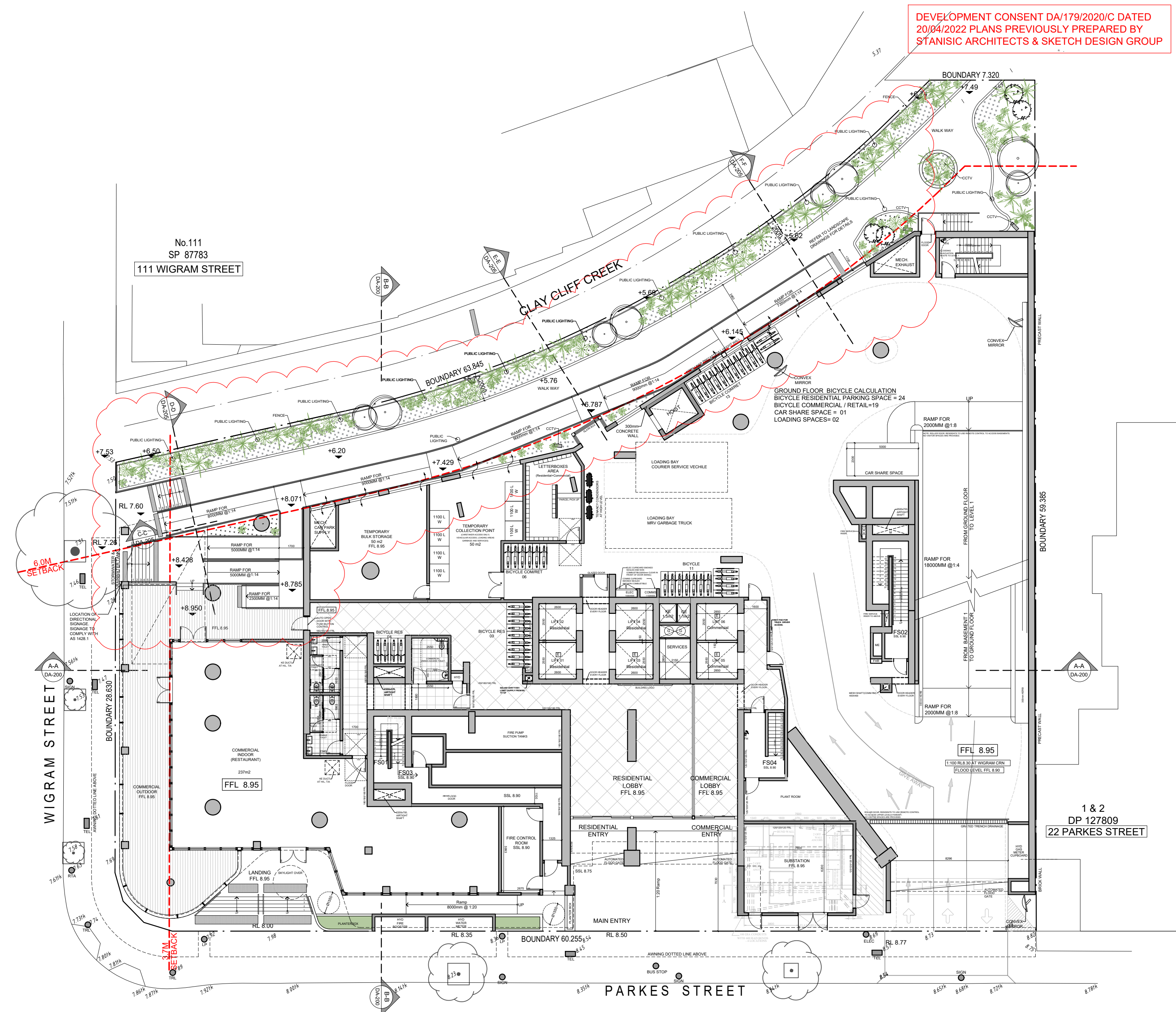
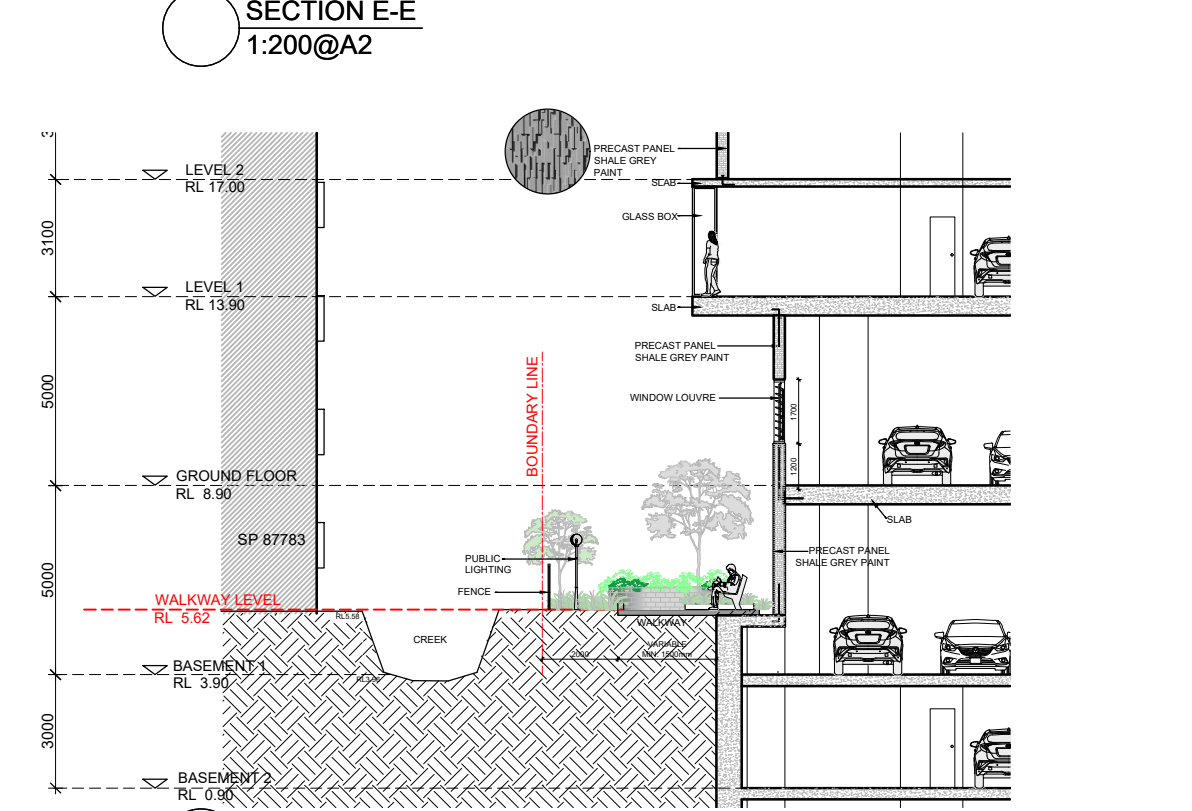
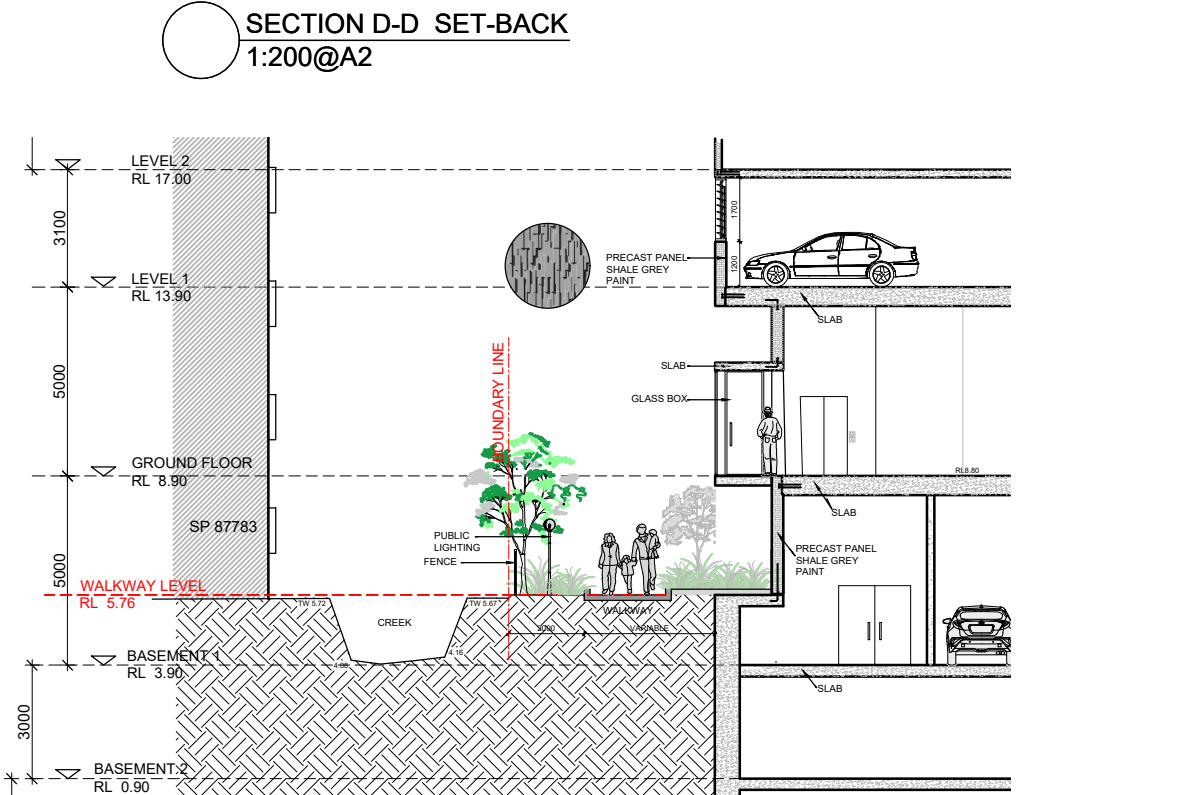
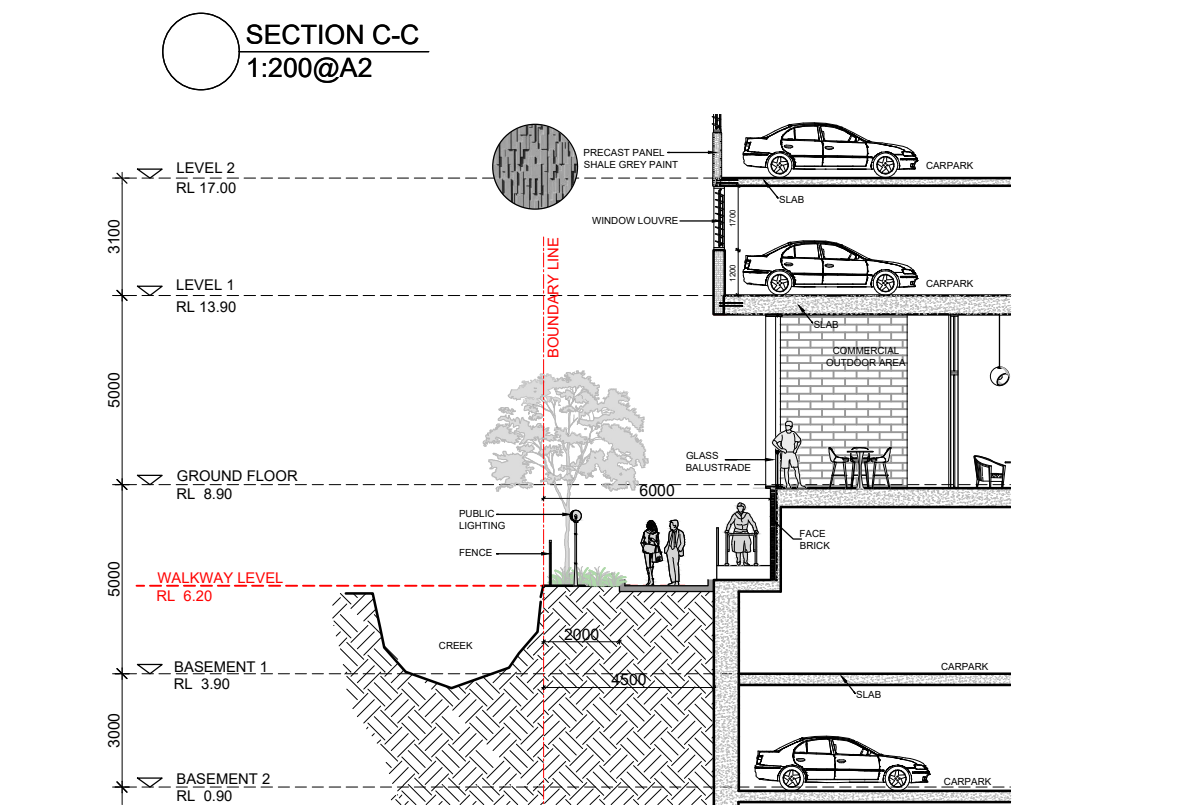
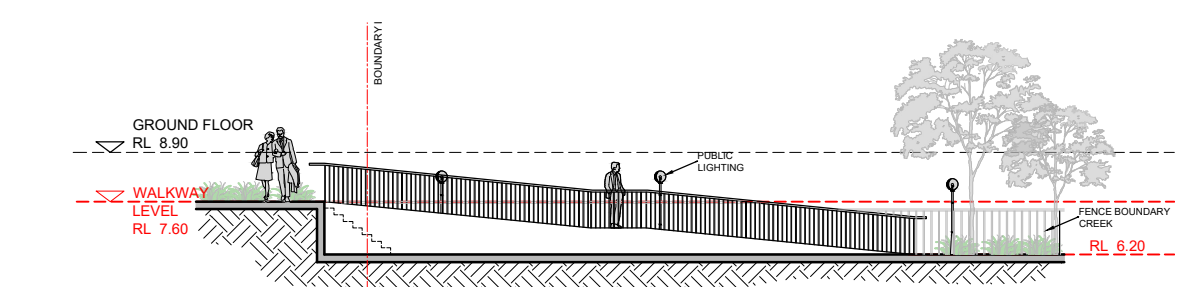


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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION								Drawn SE	Check JY		Status DA	Job NO. AH31
											Dwg NO. DA 102	Issue F		Client	
											BASEMENT 2				

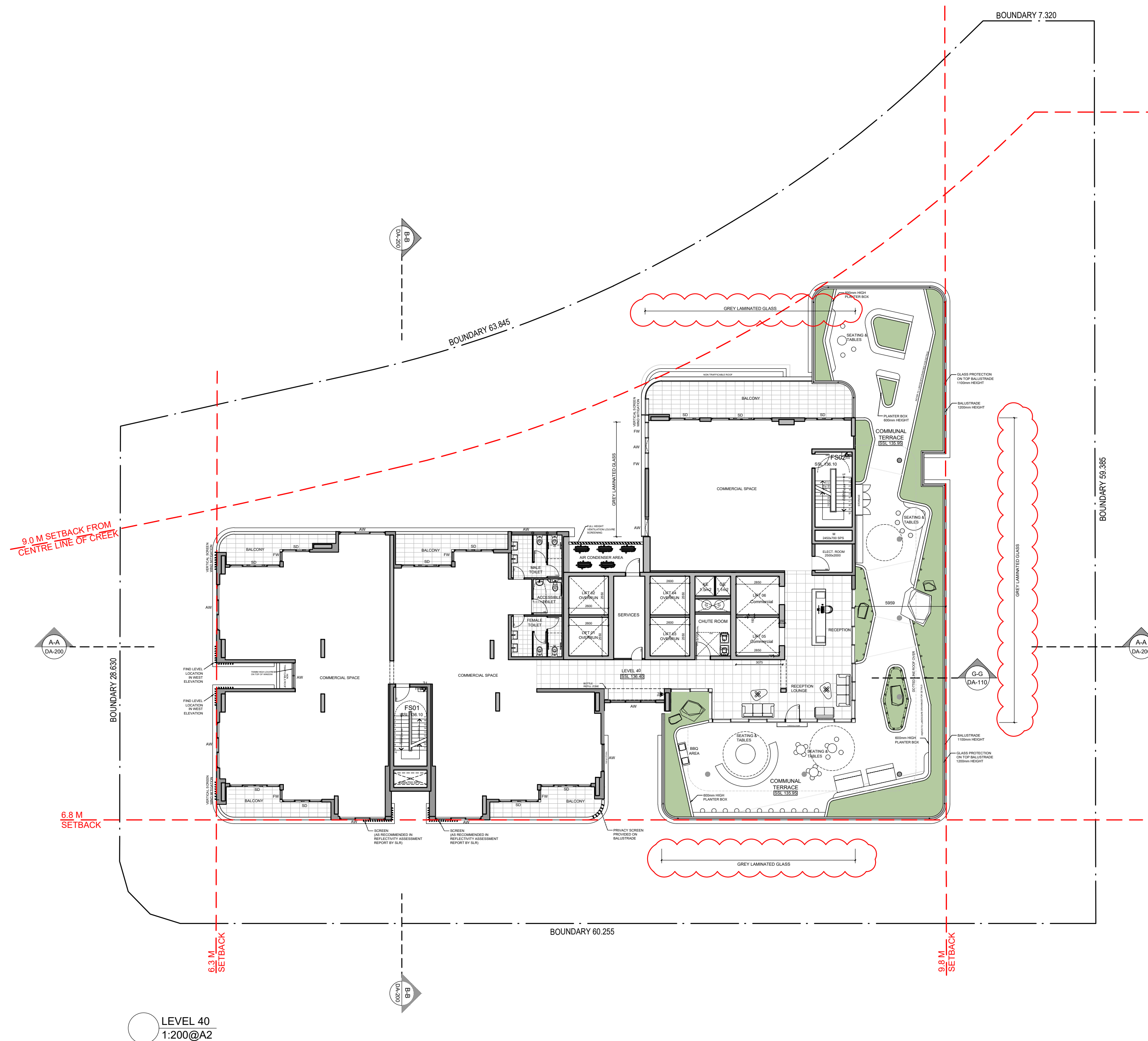


BASEMENT 1
1:200@A2

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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION						Address		Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au Frank Stanisic Architect Reg No. 4480 NSW ARB	NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 9395	Drawn SE		Check JY	Status DA	Job NO. AH31
									14 - 20 PARKES STREET, HARRIS PARK			Drawing BASEMENT 1	Dwg NO. DA 103		Issue F	Client	

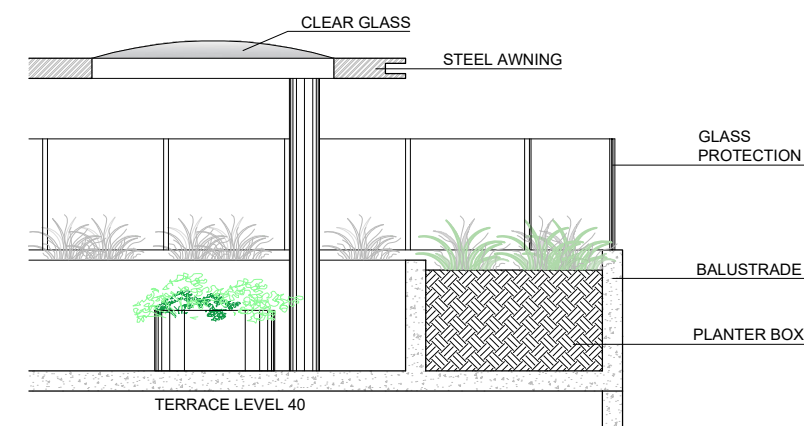


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F	06.05.2022	SE	ISSUE FOR DA SUBMISSION												
G	26.07.2022	SE	UPDATED PEDESTRIAN RAMP												
									Address 14 - 20 PARKES STREET, HARRIS PARK		Drawing GROUND FLOOR	Drawn SE	Check JY	Issue G	Client



LEGEND:

1. AW - AWNING WINDOW
2. FW - FIXED WINDOW
3. SD - SLIDING DOOR
4. GREY LAMINATED GLASS AS INDICATED
5. CLEAR GLASS UNLESS OTHERWISE NOTED.

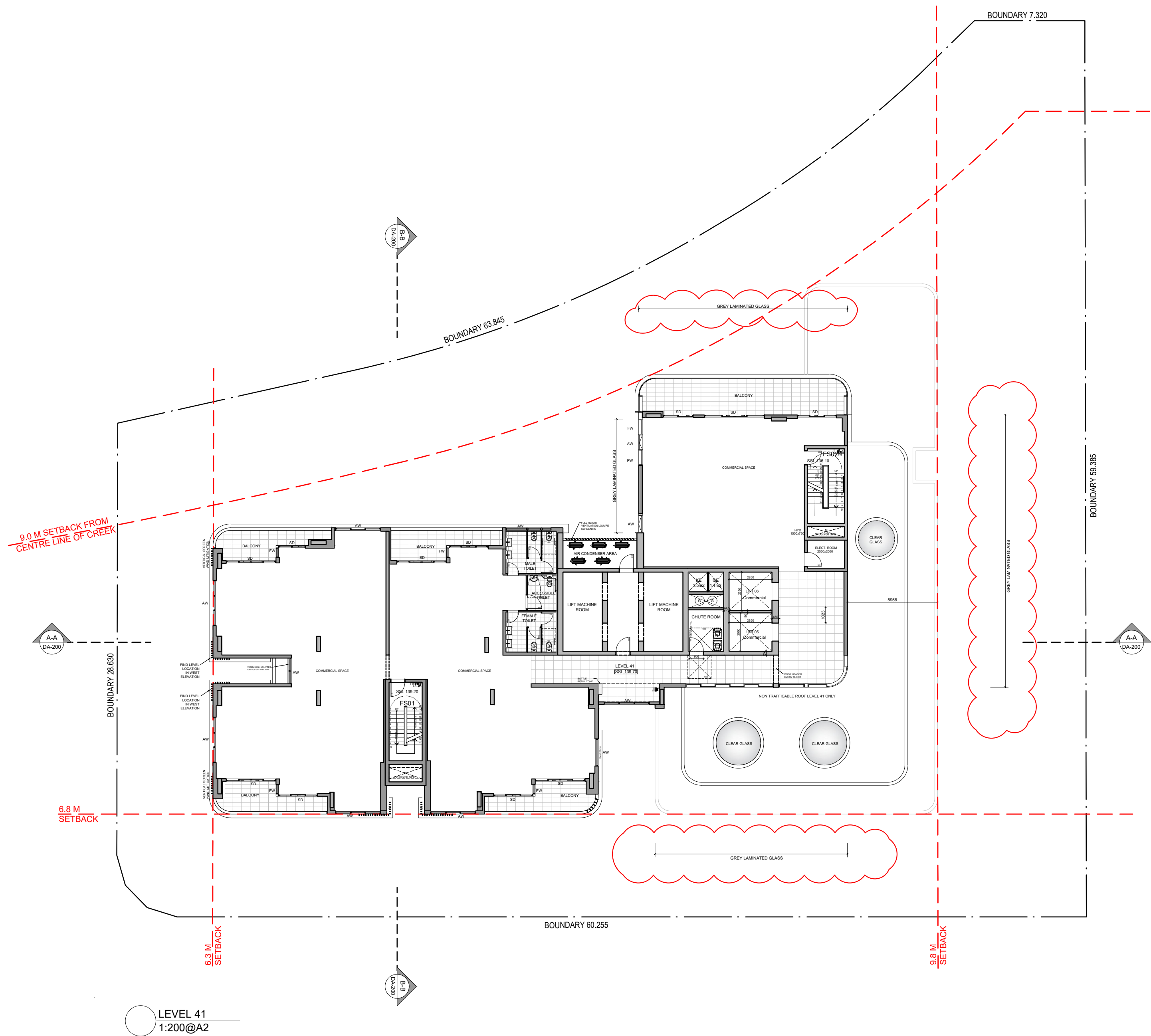


SECTION G-G
1:75@A2

NOTE:

- ENSURE GARBAGE CHUTES WITHIN GARBAGE CHUTE ROOMS PROVIDE FIXTURES FOR PEOPLE WITH DISABILITY TO REACH AND OPERATE TO COMPLY WITH AS1428.1.
- ENSURE THE FEATURES WITHIN THE COMMUNAL AREAS PROVIDE ACCESSIBLE AND INCLUSIVE DESIGN, INCLUDING, KITCHEN, BBQ'S, PLAY EQUIPMENT AND SEATING/TABLES.

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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION													
G	21.07.2022	SE	UPDATED NOMINATION OF GREY GLASS													
									Address	Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9359 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	Drawing	LEVEL 40 Commercial				
									14 - 20 PARKES STREET, HARRIS PARK							

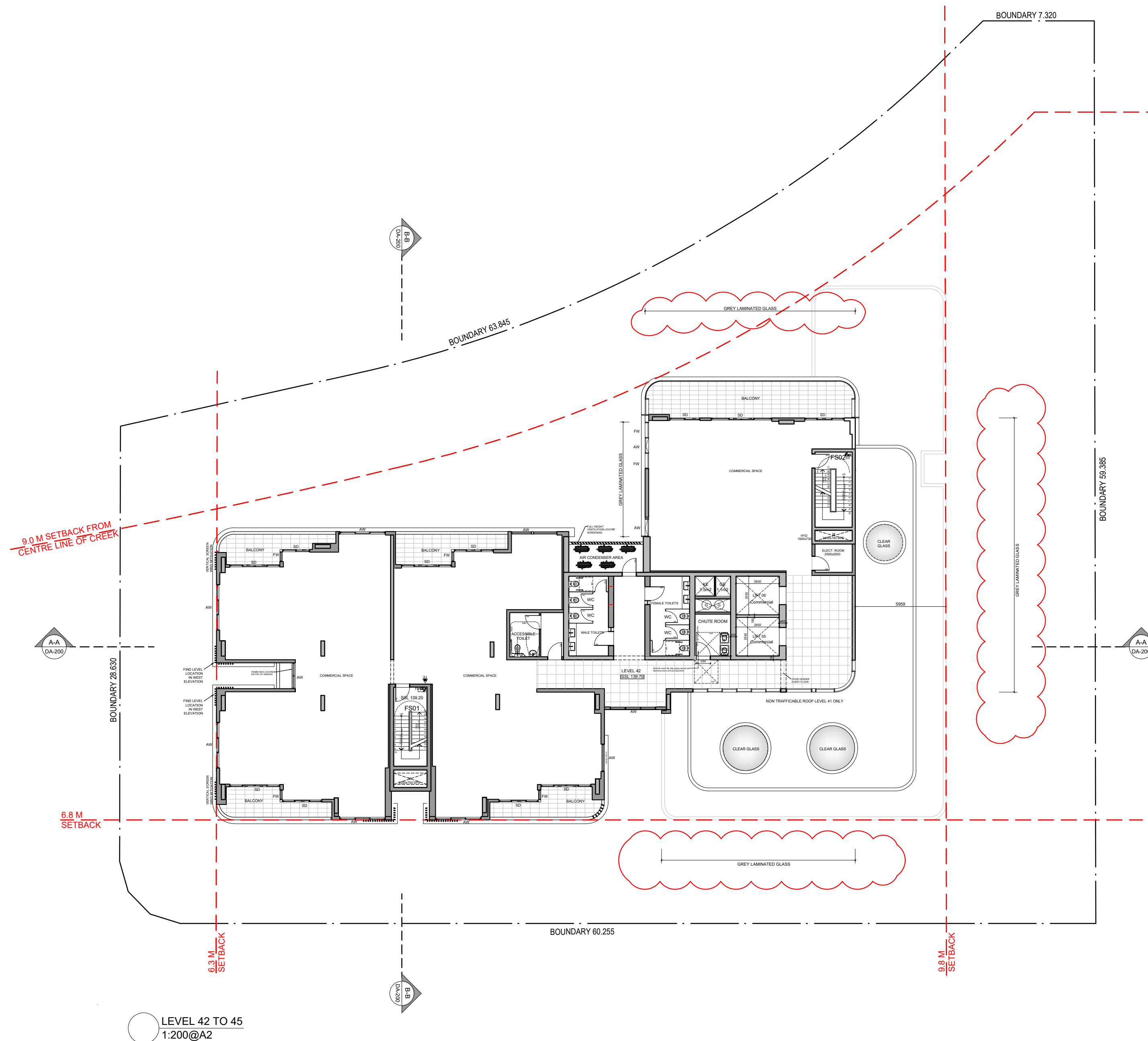


LEGEND:

1. AW - AWNING WINDOW
2. FW - FIXED WINDOW
3. SD - SLIDING DOOR
4. GREY LAMINATED GLASS AS INDICATED
5. CLEAR GLASS UNLESS OTHERWISE NOTED.

NOTE:
ENSURE GARBAGE CHUTES WITHIN THE GARBAGE
CHUTE ROOMS PROVIDE SUITABLE FIXTURES FOR
PEOPLE WITH DISABILITY TO REACH AND
OPERATE TO COMPLY WITH AS1428.1.

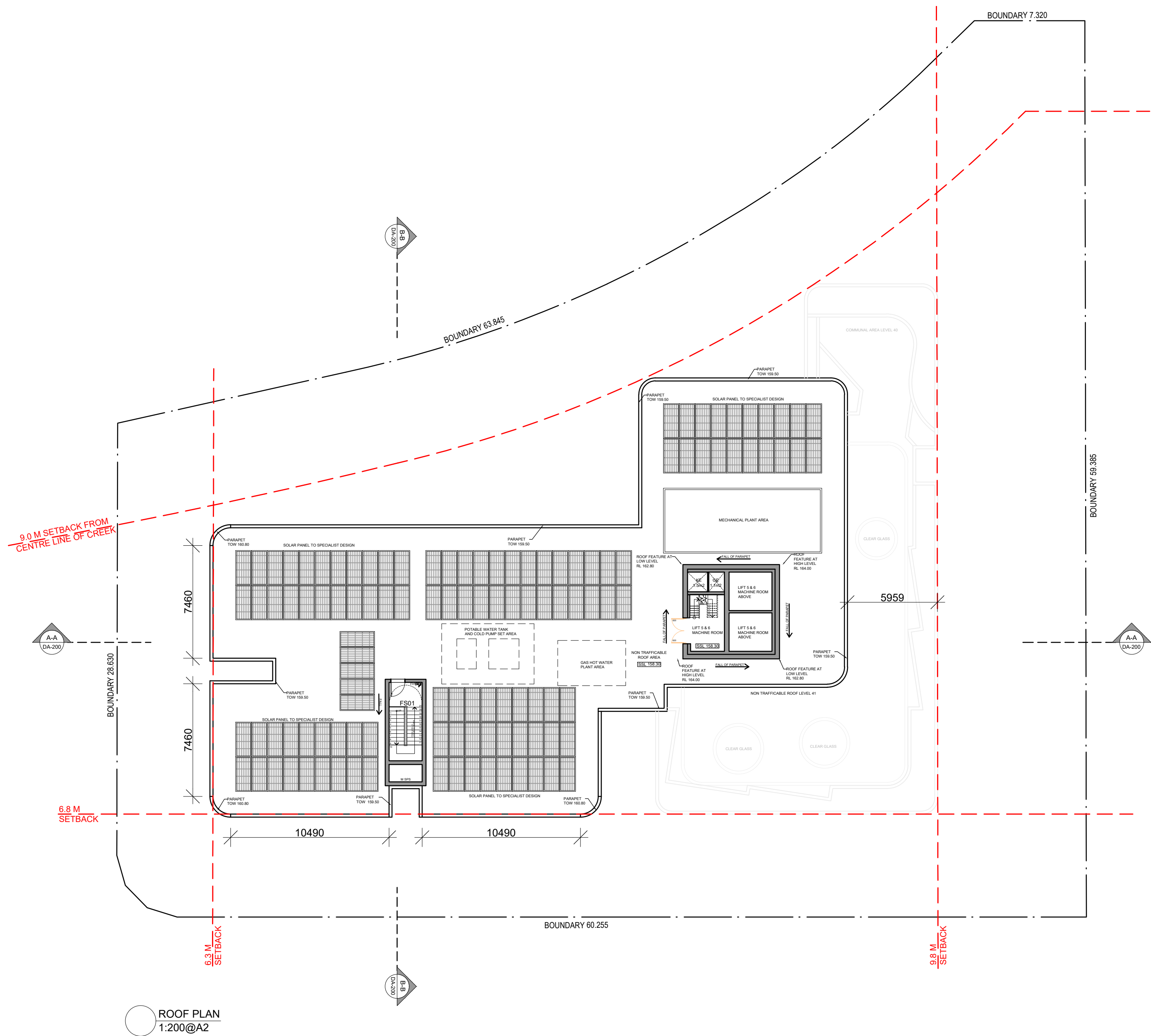
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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION						Address			Drawn SE	Check JY	Status DA	Job NO. AH31
G	21.07.2022	SE	UPDATED NOMINATION OF GREY GLASS						14 - 20 PARKES STREET, HARRIS PARK			Dwg NO. DA 111	Issue G	Client	
												LEVEL 41 Commercial			



- LEGEND:**
1. AW - AWNING WINDOW
 2. FW - FIXED WINDOW
 3. SD - SLIDING DOOR
 4. GREY LAMINATED GLASS AS INDICATED
 5. CLEAR GLASS UNLESS OTHERWISE NOTED.

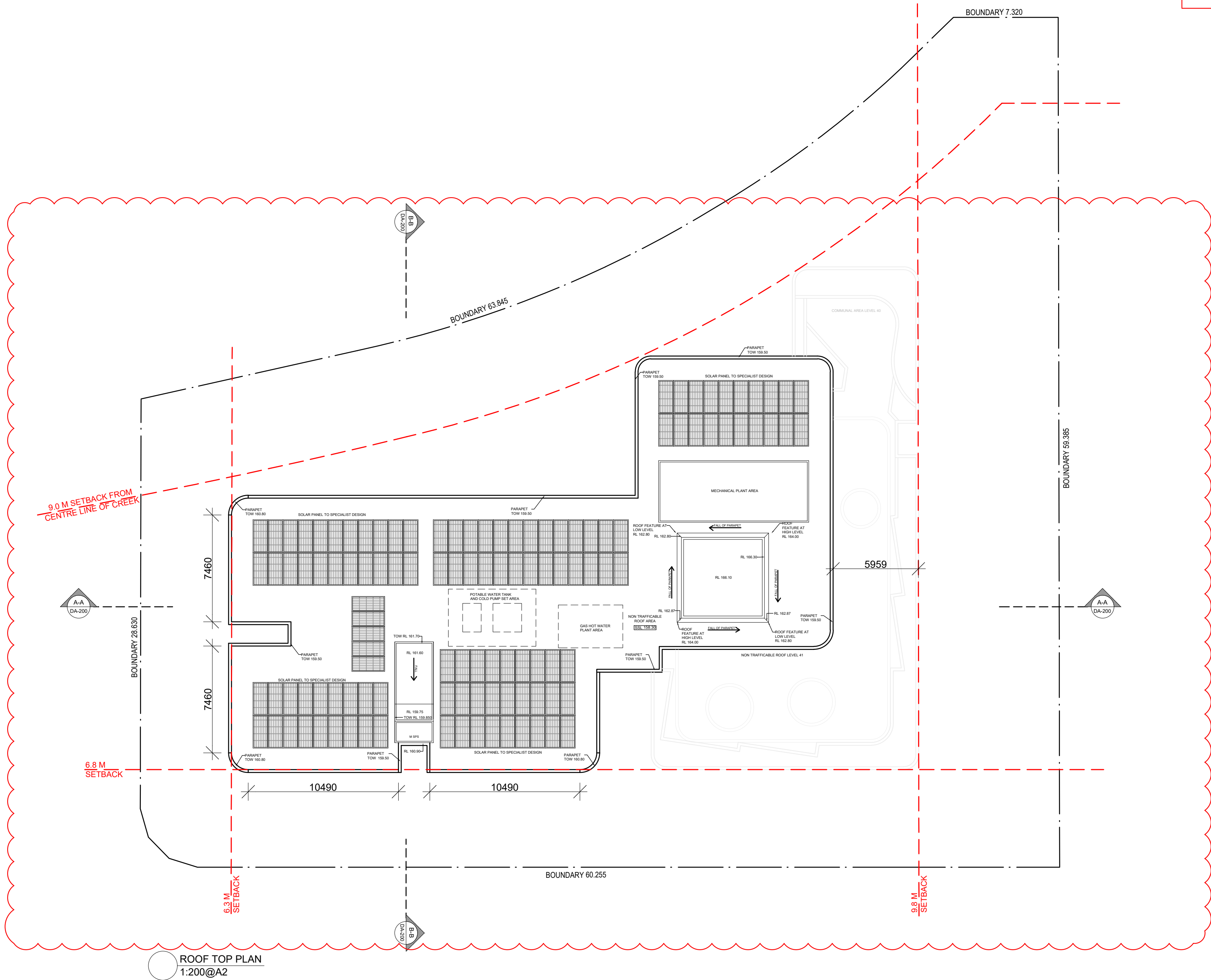
NOTE:
ENSURE GARBAGE CHUTES WITHIN THE GARBAGE
CHUTE ROOMS PROVIDE SUITABLE FIXTURES FOR
PEOPLE WITH DISABILITY TO REACH AND
OPERATE TO COMPLY WITH AS1428.1.

REV	DATE	BY	AMENDMENTS	REV	DATE	BY	AMENDMENTS	Copyright	Project	Design Architects	Collaboration	Date	Scale	
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ROOF PLAN
1:200@A2

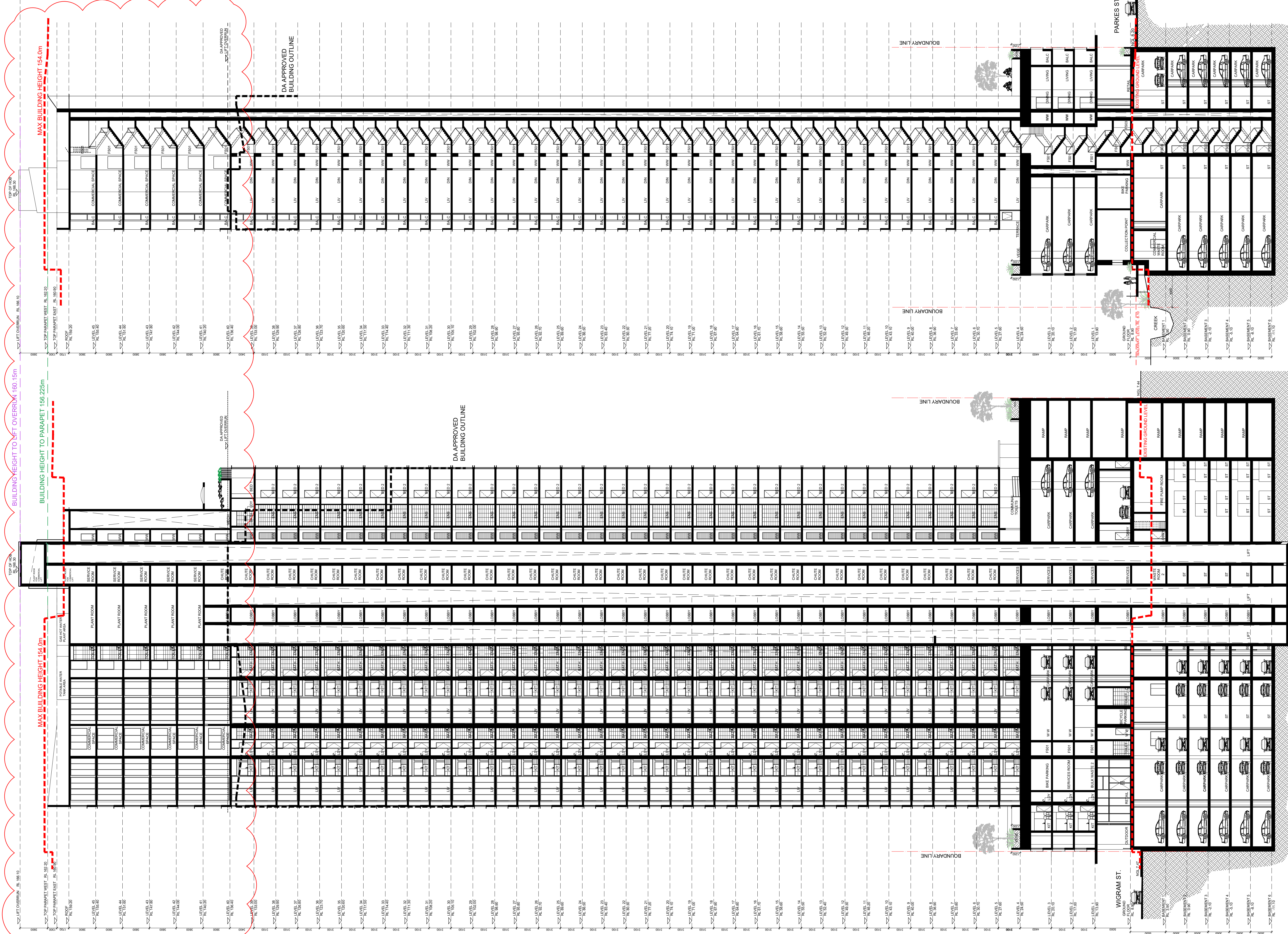
REV	DATE	BY	AMENDMENTS	REV	DATE	BY	AMENDMENTS	Copyright	Project	Design Architects	Collaboration	Date	Scale	
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F	09.05.2022	SE	ISSUE FOR DA SUBMISSION						Address	Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au	NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 8395	Drawn SE	Check JY	Status DA
									14 - 20 PARKES STREET, HARRIS PARK	ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	Drawing ROOF PLAN	Issue F	Job NO. AH31	
												Dwg NO. DA 113	Client	



ROOF TOP PLAN
1:200@A2

REV	DATE	BY	AMENDMENTS	REV	DATE	BY	AMENDMENTS	Copyright	Project	Design Architects	Collaboration	Date	Scale					
E	20.12.2021	KL	REVISED DA SUBMISSION					The Copyright of this drawing together with any other documents prepared by Sketch design group remains the property of Sketch design group. Sketch design group grants licence for the use of this document for the purpose for which it is intended. The license is not transferable without permission from Sketch design group. nominated Architect: Jacob Yammine, NSW Reg No 8395, ABN 59650966779	PARAMOUNT ON PARKES	stanisic architects Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	sketch! design group NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 8395	DECEMBER 2021	200					
F	09.05.2022	SE	ISSUE FOR DA SUBMISSION						Address			14 - 20 PARKES STREET, HARRIS PARK	Drawing		Drawn SE	Check JY	Status DA	Job NO. AH31
													ROOF TOP PLAN		Dwg NO. DA 114	Issue F	Client	

DEVELOPMENT CONSENT DA170902001C DATED 20/03/2021
20/03/2021 PLANS PREVIOUSLY PREPARED BY STANISIC ARCHITECTS & SKETCH DESIGN GROUP



SECTION B-B
1:250@A1

SECTION A-A
1:250@A1

REV	DATE	BY	AMENDMENTS	REV	DATE	BY	AMENDMENTS	Copyright	Project	Design Architects	Collaboration	Date	Scale					
F	20.12.2021	KL	REVISED DA SUBMISSION					The Copyright of this drawing together with any other documents prepared by Sketch design group remains the property of Sketch design group. Sketch design group grants licence for the use of this document for the purpose for which it is intended. The license is not transferable without permission from Sketch design group, nominated Architect: Jacob Yammine, NSW Reg No 8395, ABN 59650966779	PARAMOUNT ON PARKES	stanisic architects	 NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 8395	DECEMBER 2021	Scale 250					
G	28.03.2022	GS	REVISED DA SUBMISSION											Drawn SE	Check JY	Status DA	Job NO. AH31	
									Address			Level 10, 257 Clarence Street, Sydney NSW 2000 T + 612 9358 2588 www.stanisic.com.au ABN 11002633481 Frank Stanisic Architect Reg No. 4480 NSW ARB	Drawing	SECTION A & B	Dwg NO. DA 200	Issue G	Client	

REV	DATE	BY	AMENDMENTS
F	20.12.2021	KL	REVISED DA SUBMISSION
G	28.03.2022	GS	COMMERCIAL LEVELS UPDATED WITH NEW FLOOR HEIGHT
H	09.05.2022	SE	ISSUE FOR DA SUBMISSION
I	21.07.2022	SE	UPDATED NOMINATION OF GREY GLASS

REV	DATE	BY	AMENDMENTS

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Project
PARAMOUNT ON PARKES

Address
14 - 20 PARKES STREET, HARRIS PARK

Design Architects
stanisic architects

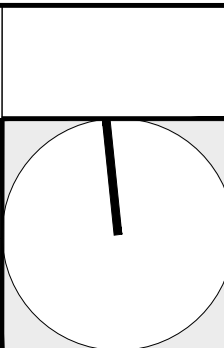
Level 10, 257 Clarence Street, Sydney NSW 2000
T + 612 9358 2588
www.stanisic.com.au
ABN 11002633481
Frank Stanisic Architect Reg No. 4480 NSW ARB

Collaboration
sketch!
design group

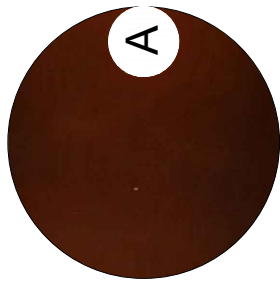
NOMINATED ARCHITECT: JACOB YAMMINE
NSW reg no. 8395

Drawing
ELEVATIONS EAST-SOUTH

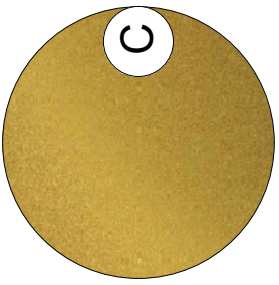
Date DECEMBER 2021	Scale 250
Drawn SE	Check JY
Dwg NO. DA 201	Issue I
Status DA	Job NO. AH31
Client	

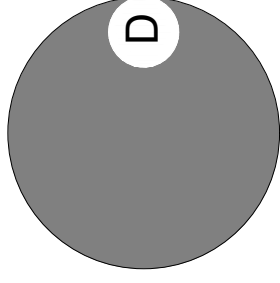


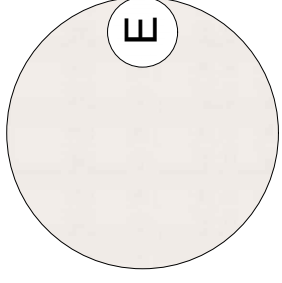
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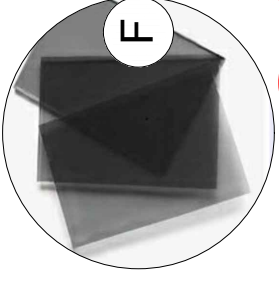
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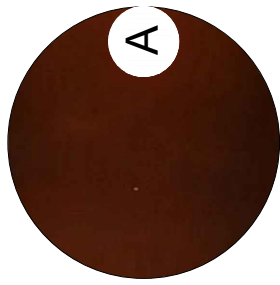
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**C**

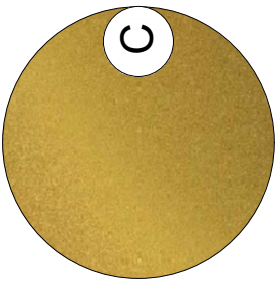
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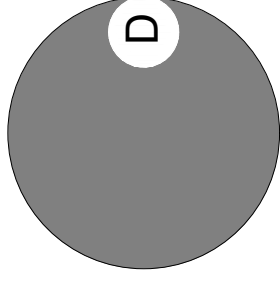
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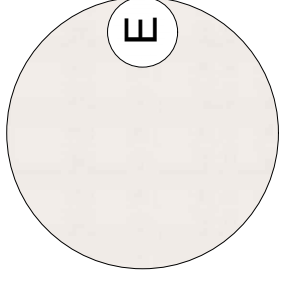
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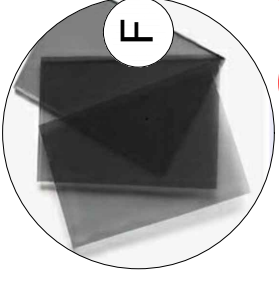
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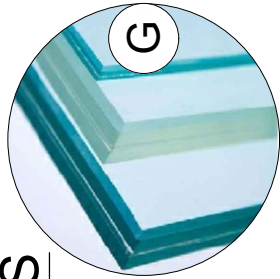
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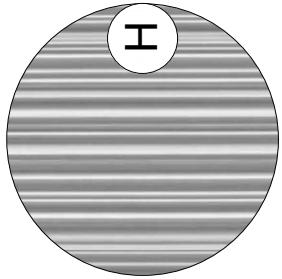
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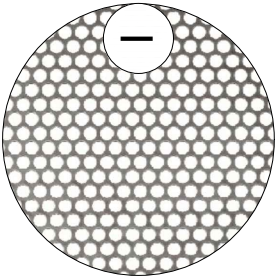
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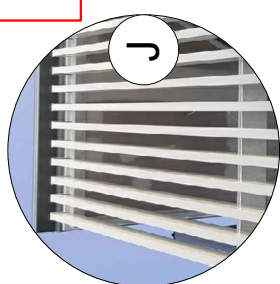
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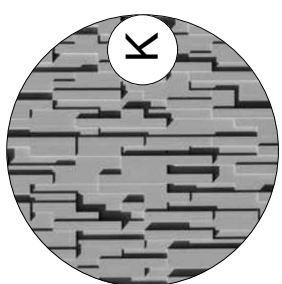
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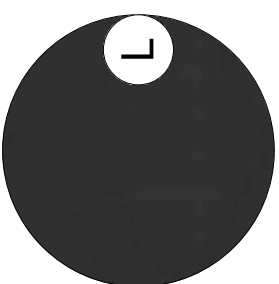
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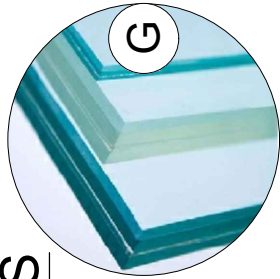
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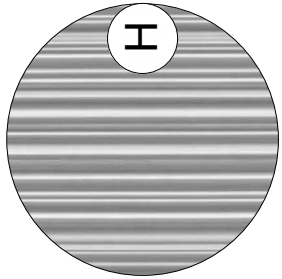
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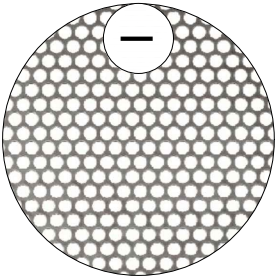
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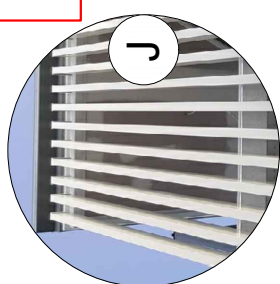
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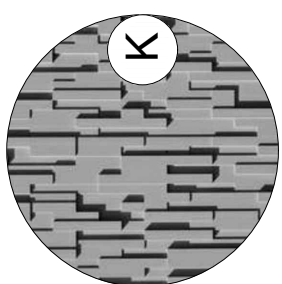
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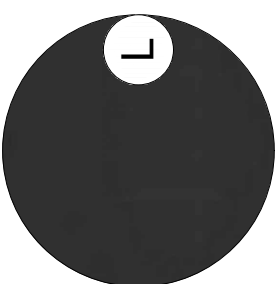
**G**

**H**

**I**

**J**

**K**

**L**

DEVELOPMENT CONSENT DA/179/2020/C DATED 20/04/2022 PLANS PREVIOUSLY PREPARED BY STANISIC ARCHITECTS & SKETCH DESIGN GROUP

BATTEN SCREENING,
GOLD COLOUR.

PRECAST

PAINT TO WALLS,
DARK GREY COLOUR.

CLEAR GLASS PANELS

FLUTED PRECAST TO
BALCONY UPSTANDS
FINISH,
WHITE COLOR.

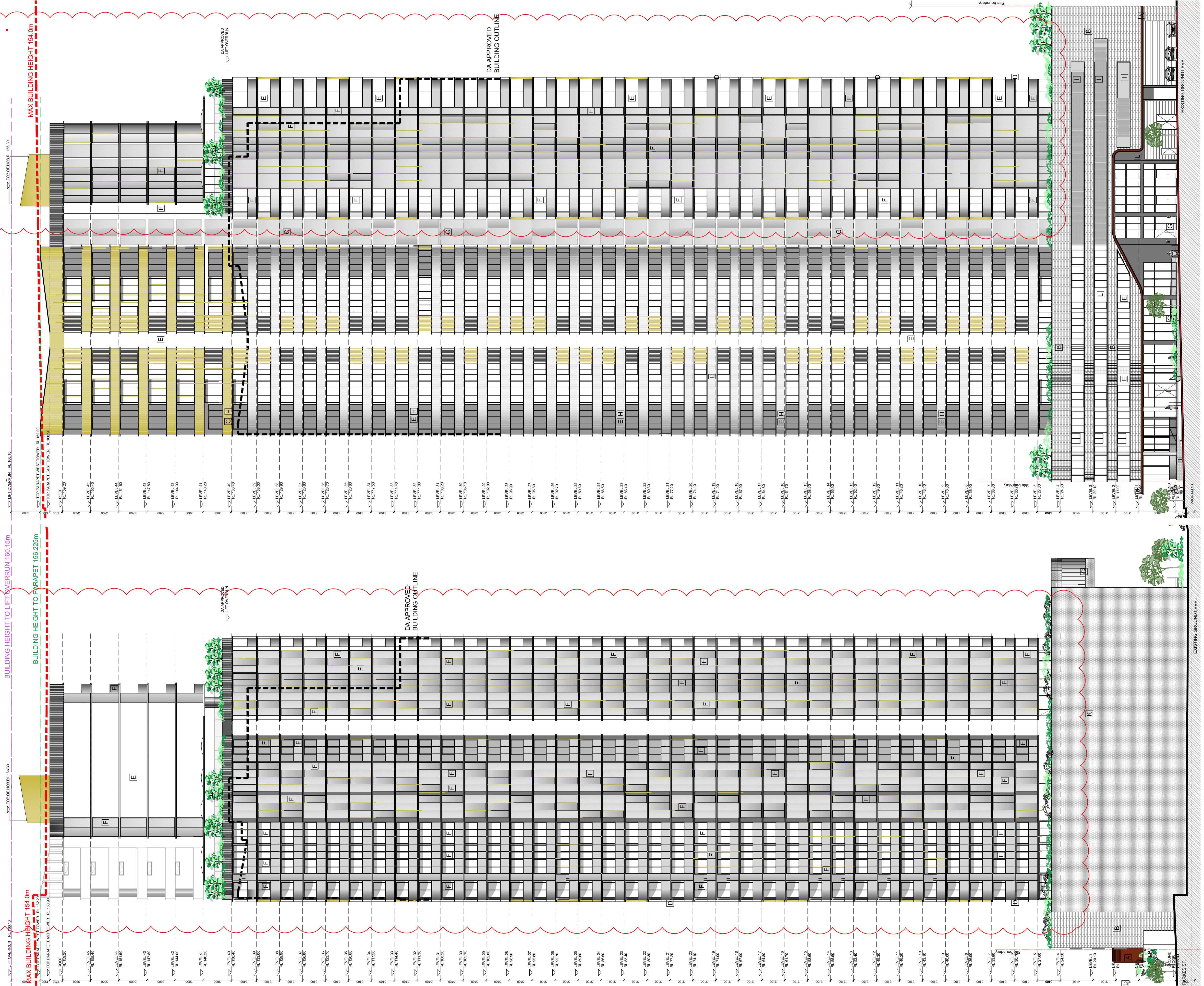
PERFORATED
MESH
SCREENING

BUILDING HEIGHT TO LIFT OVERRUN 150.15m

BUILDING HEIGHT TO PARAPET 156.225m

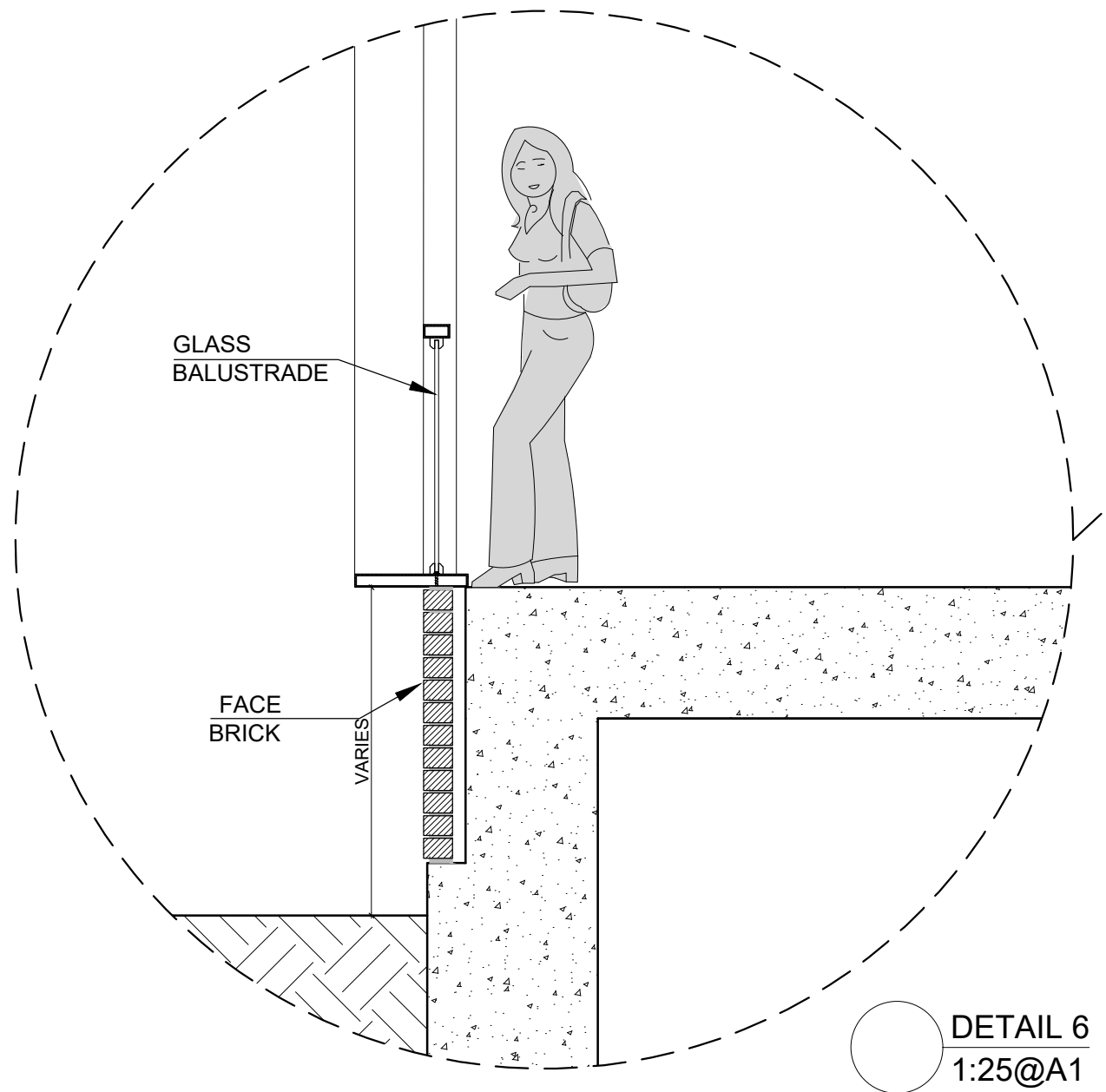
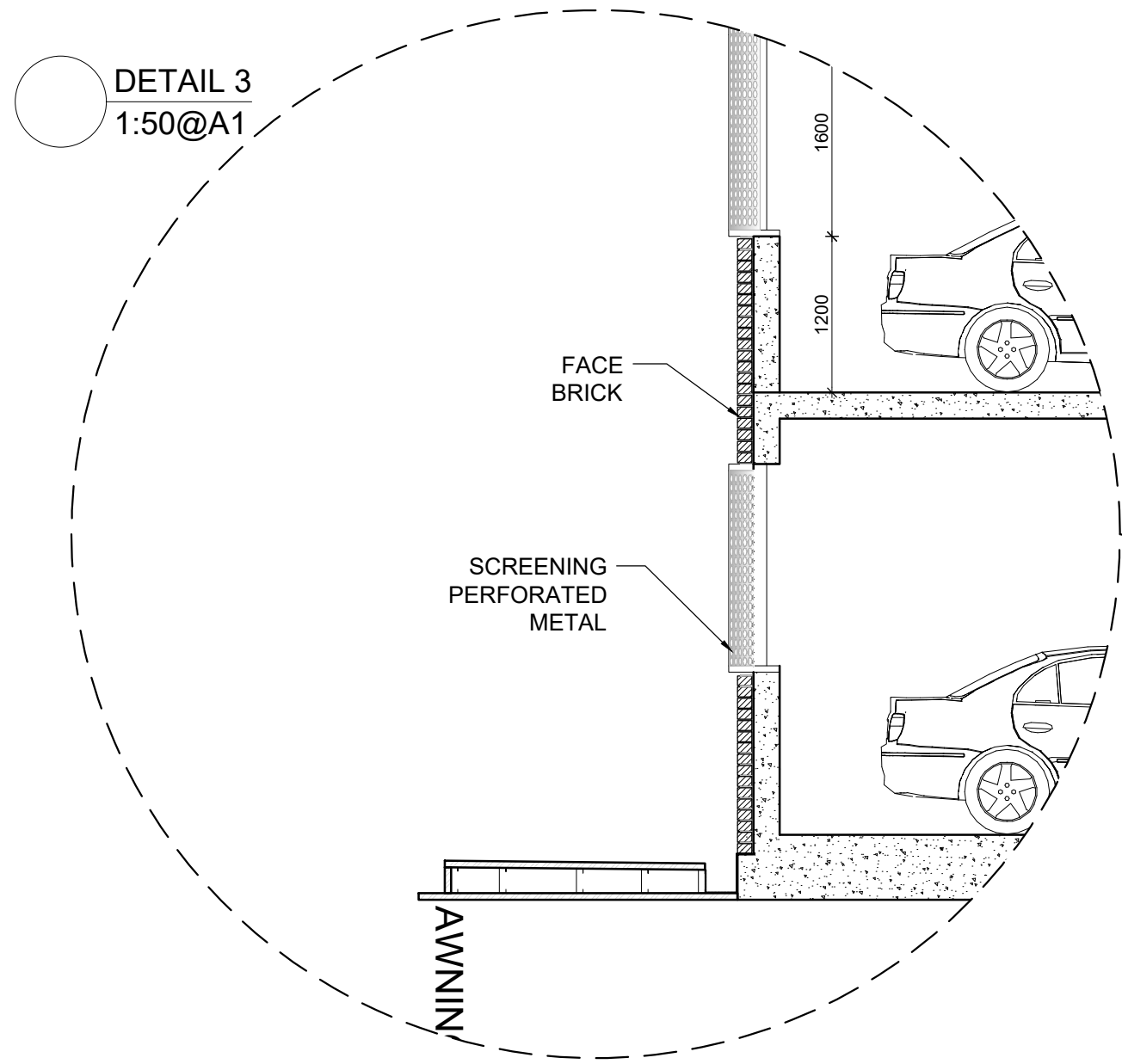
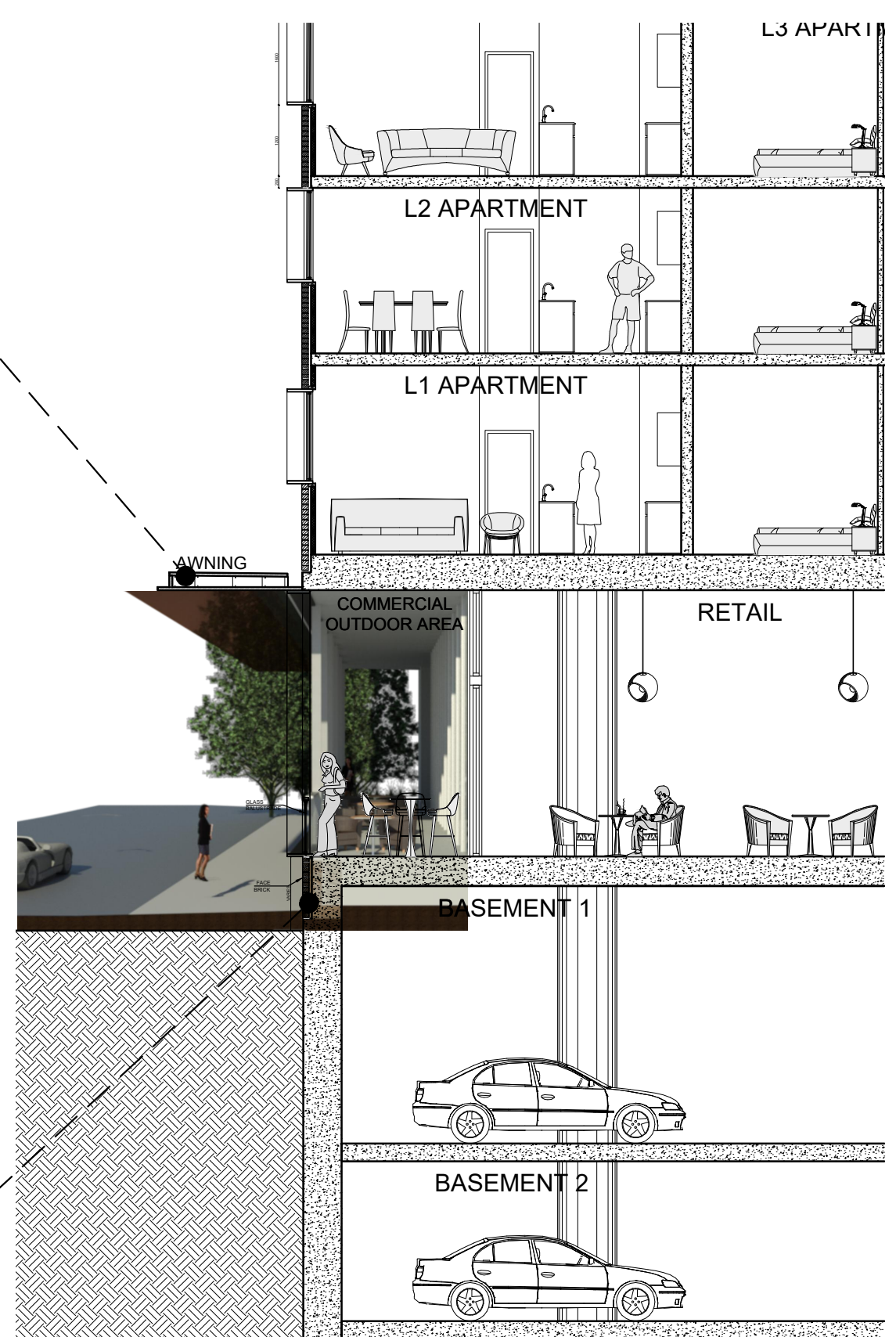
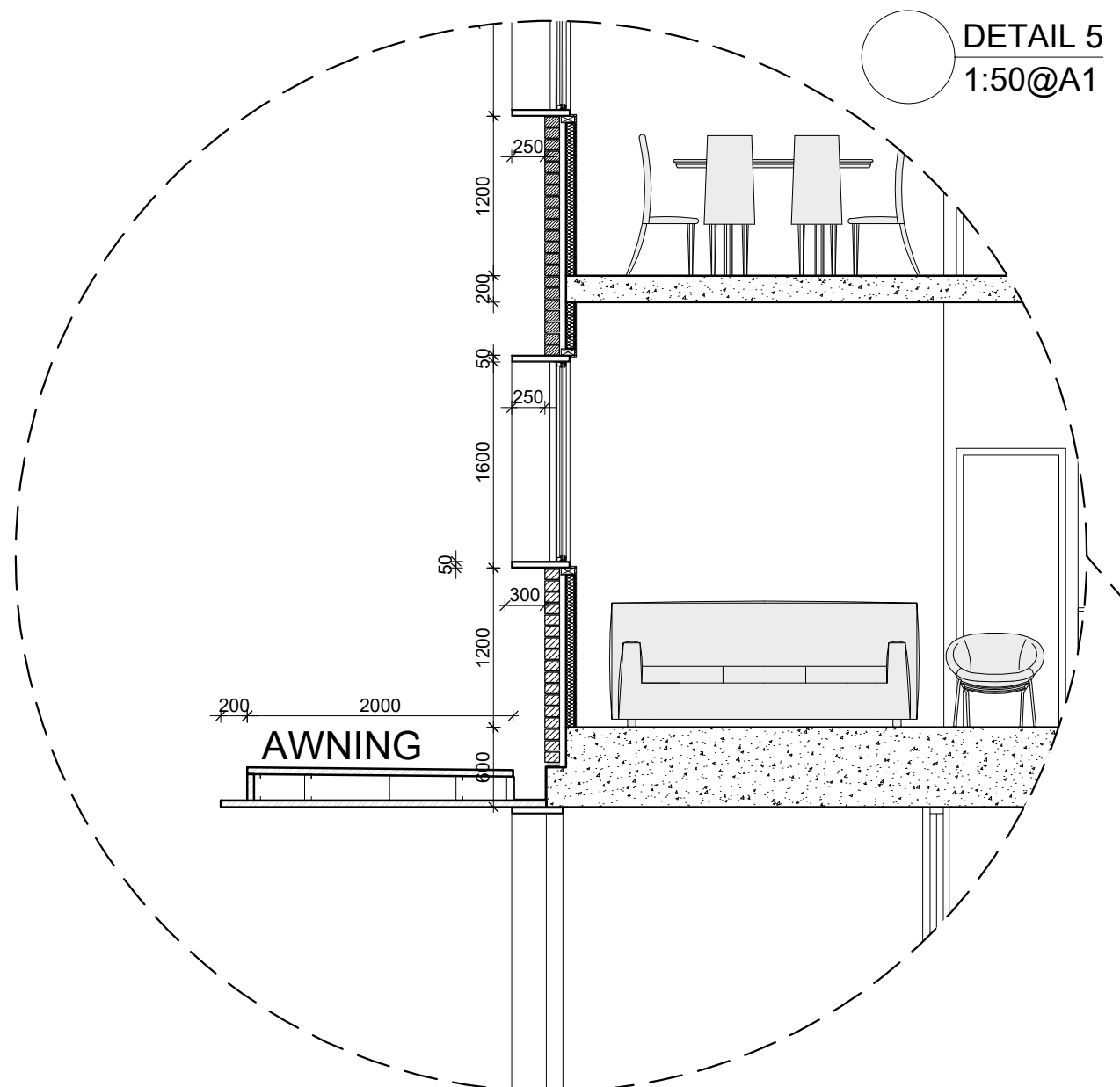
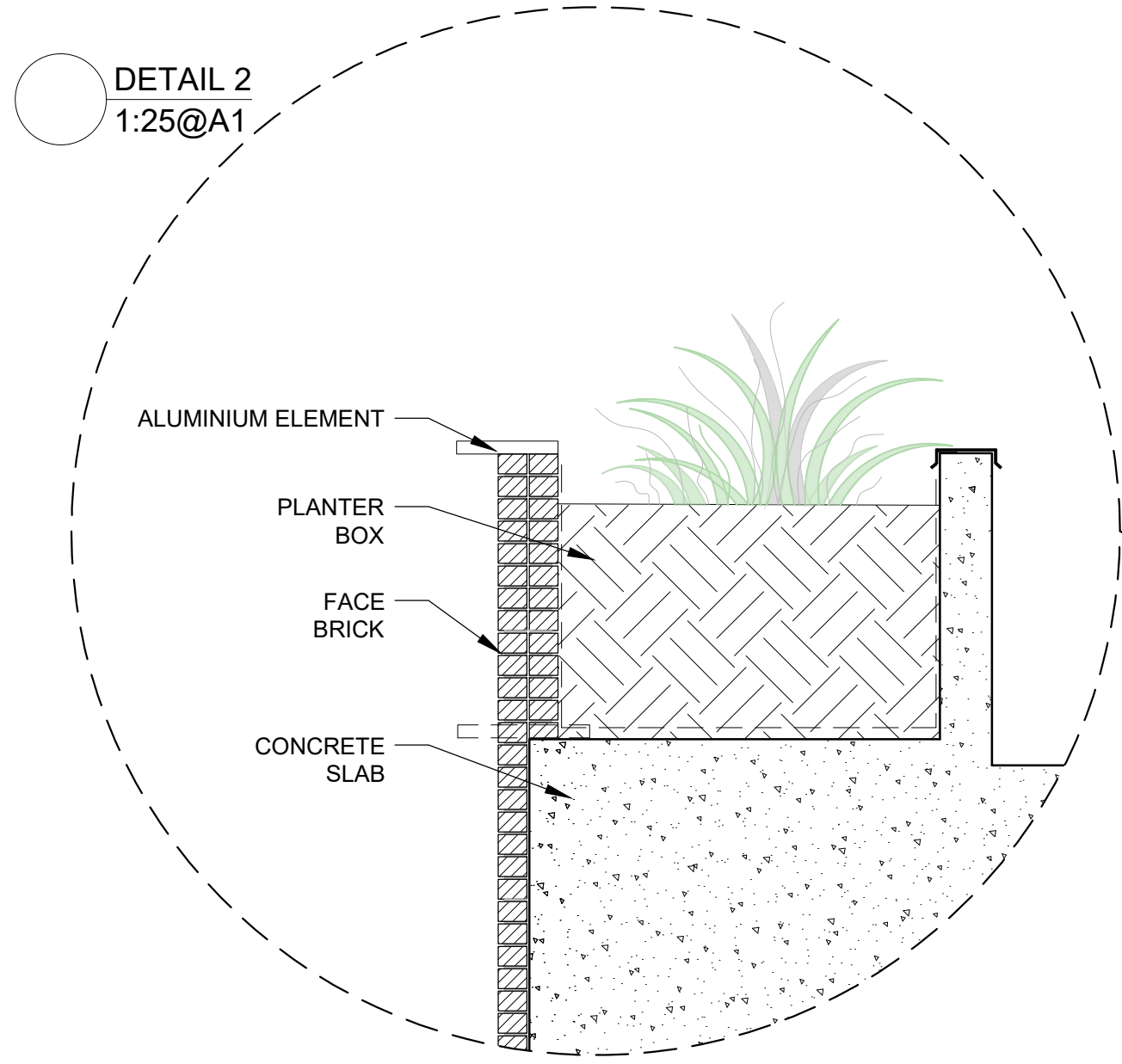
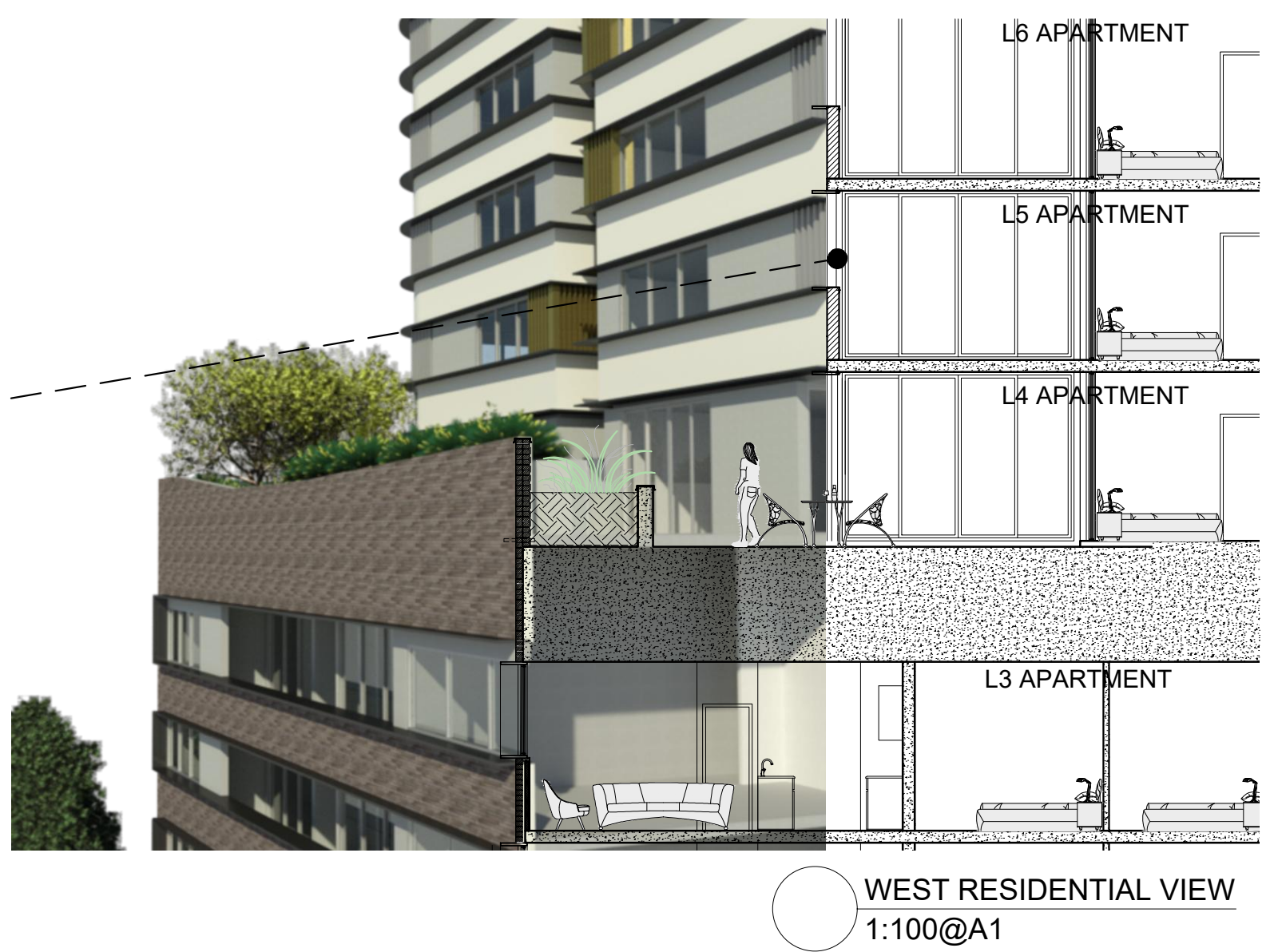
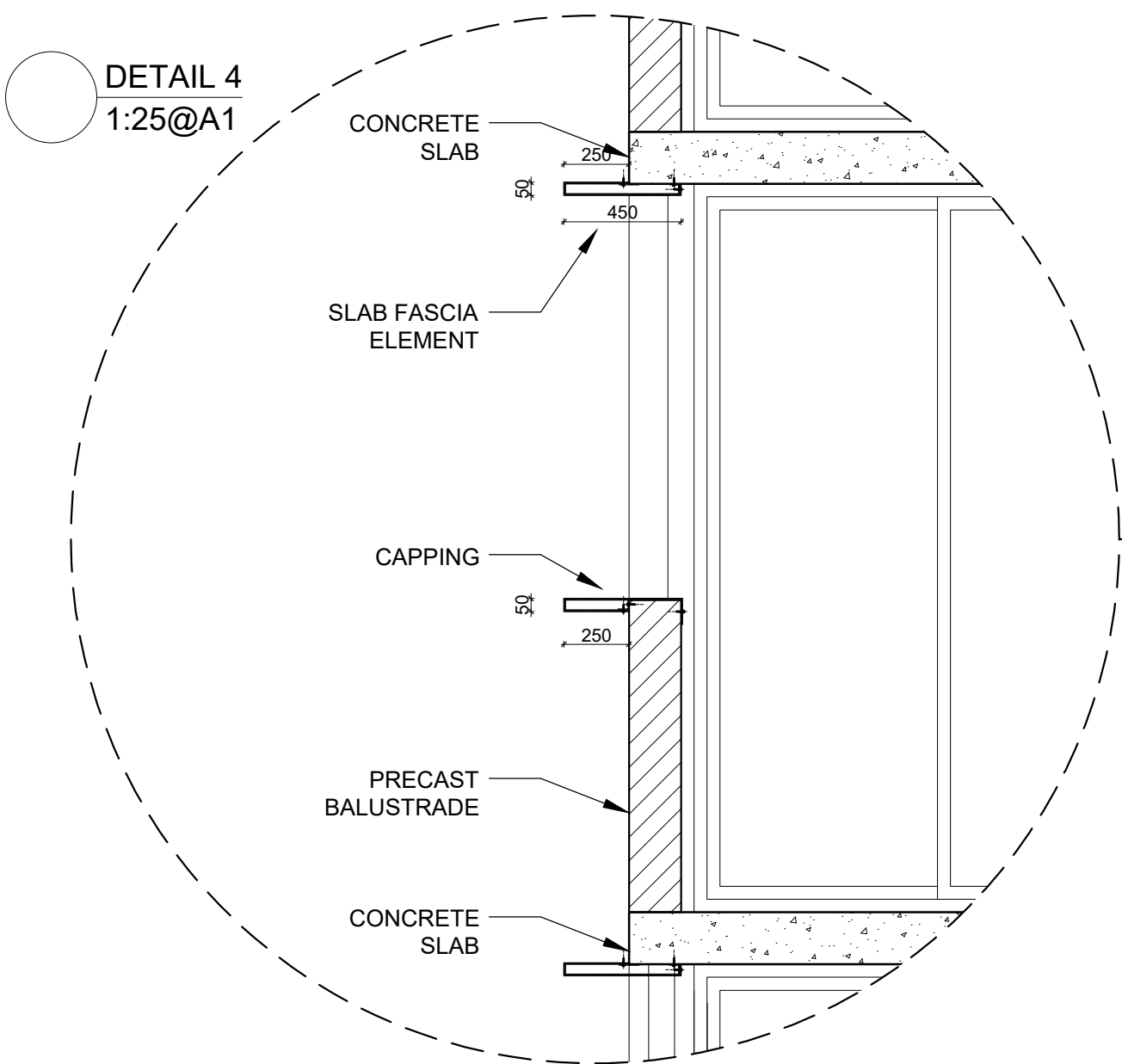
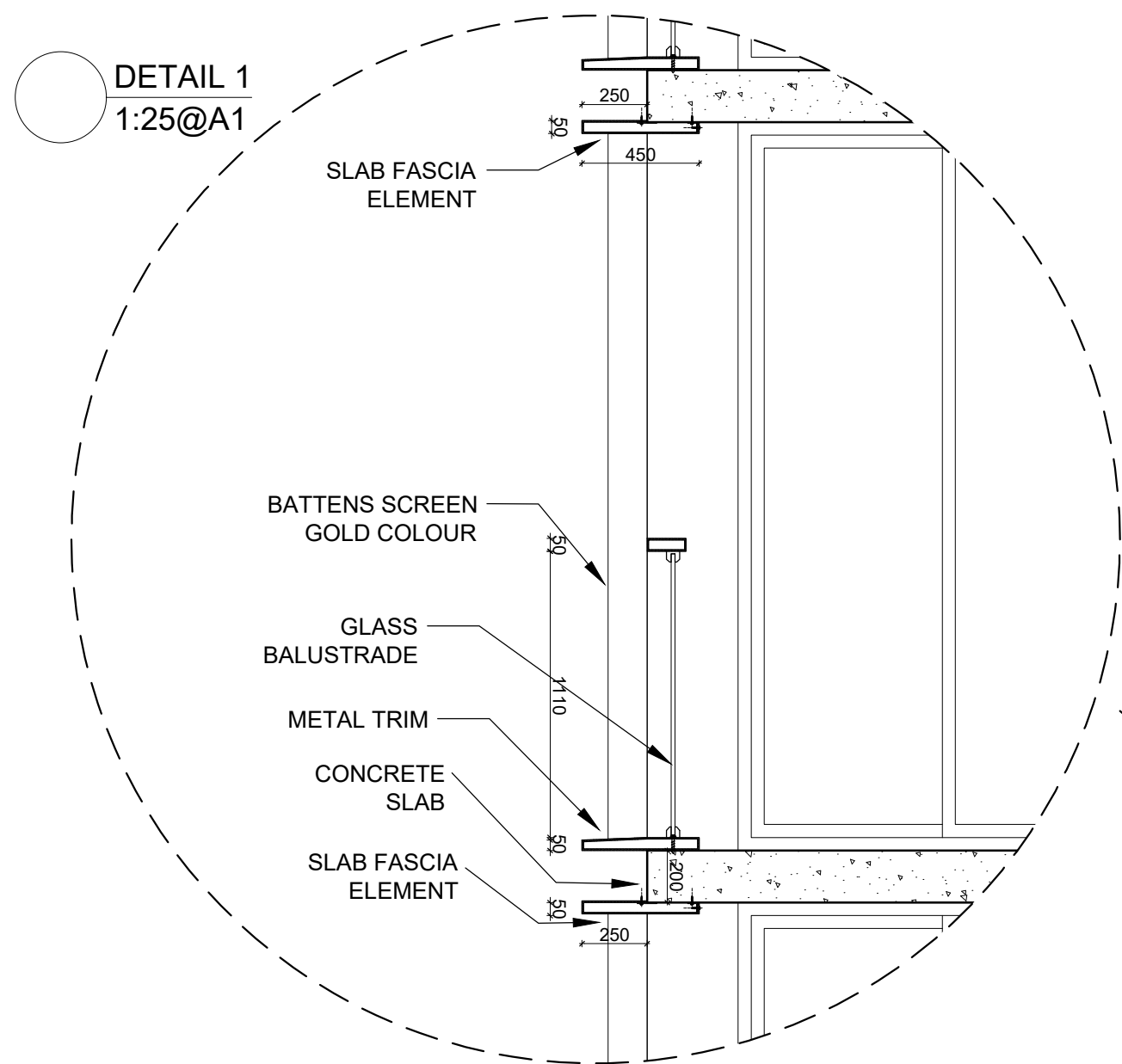
MAX BUILDING HEIGHT 154.0m

MAX BUILDING HEIGHT - 154.0m

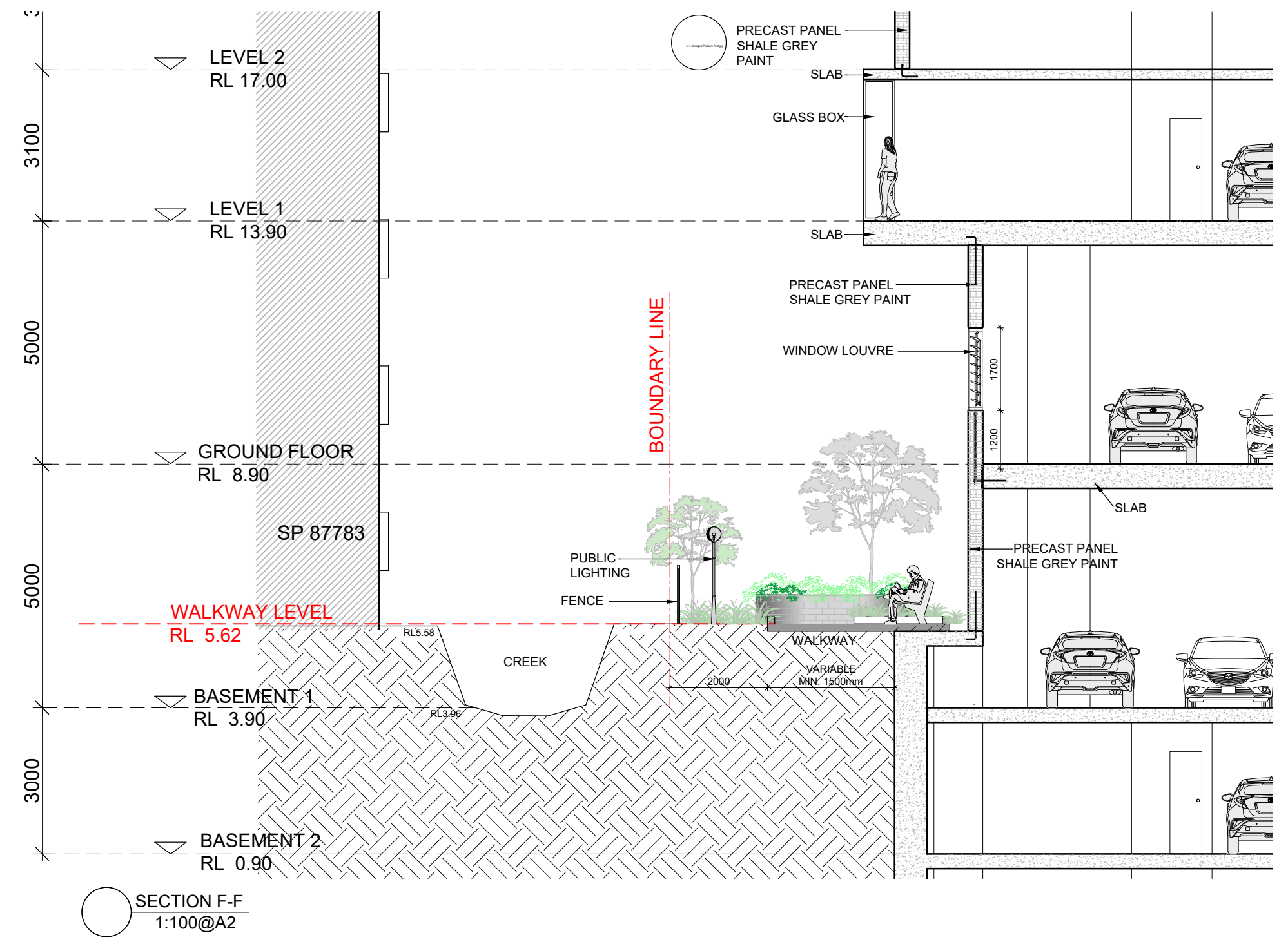
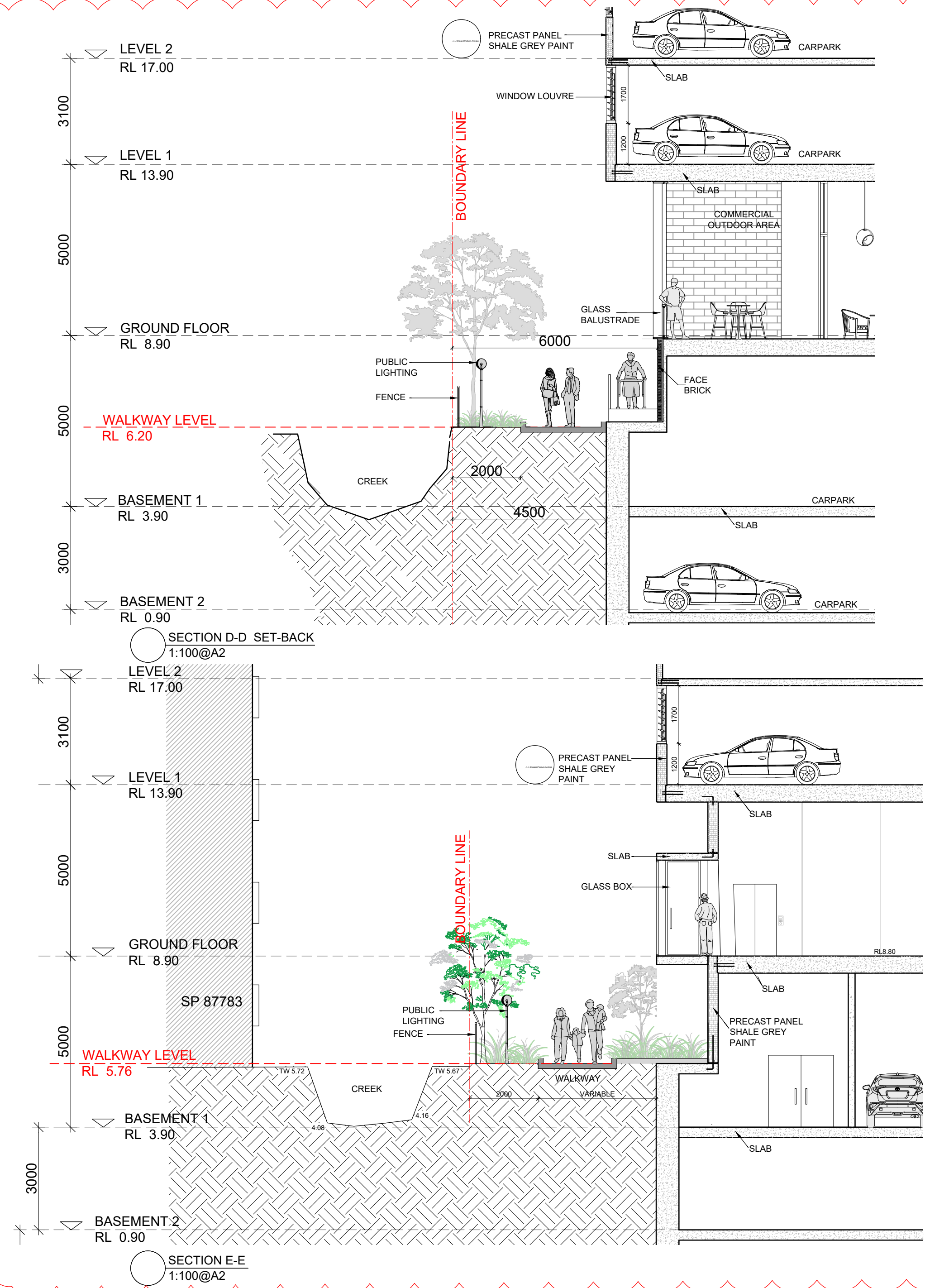


EAST ELEVATION
1:250@A1

SOUTH ELEVATION
1:250@A1



REV				DATE				BY				AMENDMENTS				REV				DATE				BY				AMENDMENTS				Copyright				Project				Design Architects				Collaboration				Date				SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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C						14.07.2021						CSU						DA SUBMISSION												The Copyright of this drawing together with any other documents prepared by Sketch design group remains the property of Sketch design group. Sketch design group grants licence for the use of this document for the purpose for which it is intended. The license is not transferable without permission from Sketch design group. nominated Architect: Jacob Yammine, NSW Reg No 8395, ABN 59650966779						PARAMOUNT ON PARKES						stanisic architects						 NOMINATED ARCHITECT: JACOB YAMMINE NSW reg no. 8395						DECEMBER 2021						100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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