

DRAWING LIST

00	COVER SHEET
01	LOCAL CHARACTER AND CONTEXT - THE WIDER SCALE
02	LOCAL CHARACTER AND CONTEXT - THE NEIGHBOURHOOD SCALE
03	LOCAL CHARACTER AND CONTEXT - THE STREET SCALE
04	LOCAL CHARACTER AND CONTEXT - THE SITE SCALE
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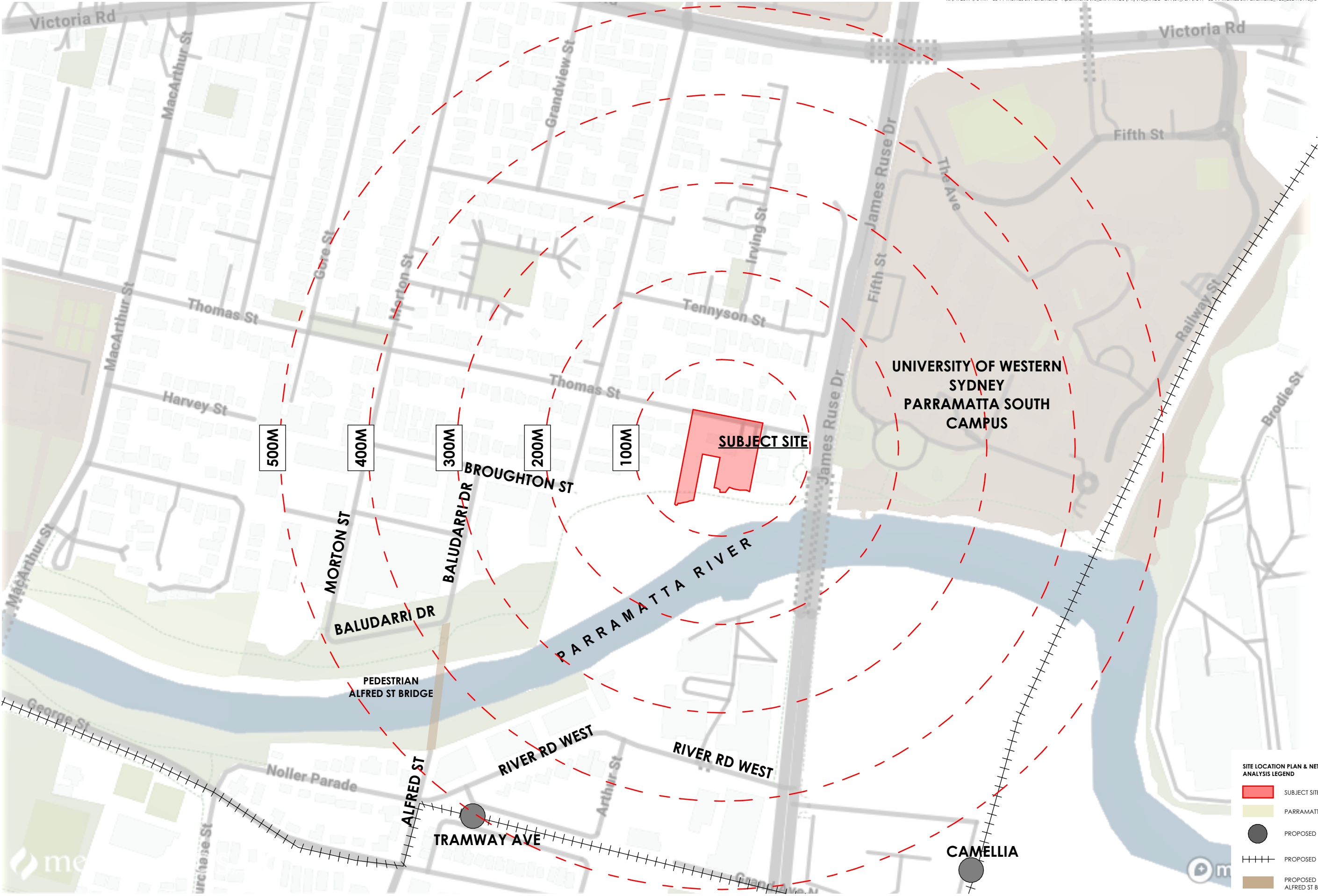
PROPOSED RESIDENTIAL APARTMENTS

85-91 THOMAS STREET, PARRAMATTA

PREPARED FOR

CENTURY 888 PTY LTD





SITE LOCATION PLAN & NETWORK ANALYSIS LEGEND

- SUBJECT SITE
- PARRAMATTA CITY
- PROPOSED LIGHT RAIL STATION
- PROPOSED LIGHT RAIL
- PROPOSED PEDESTRIAN ALFRED ST BRIDGE

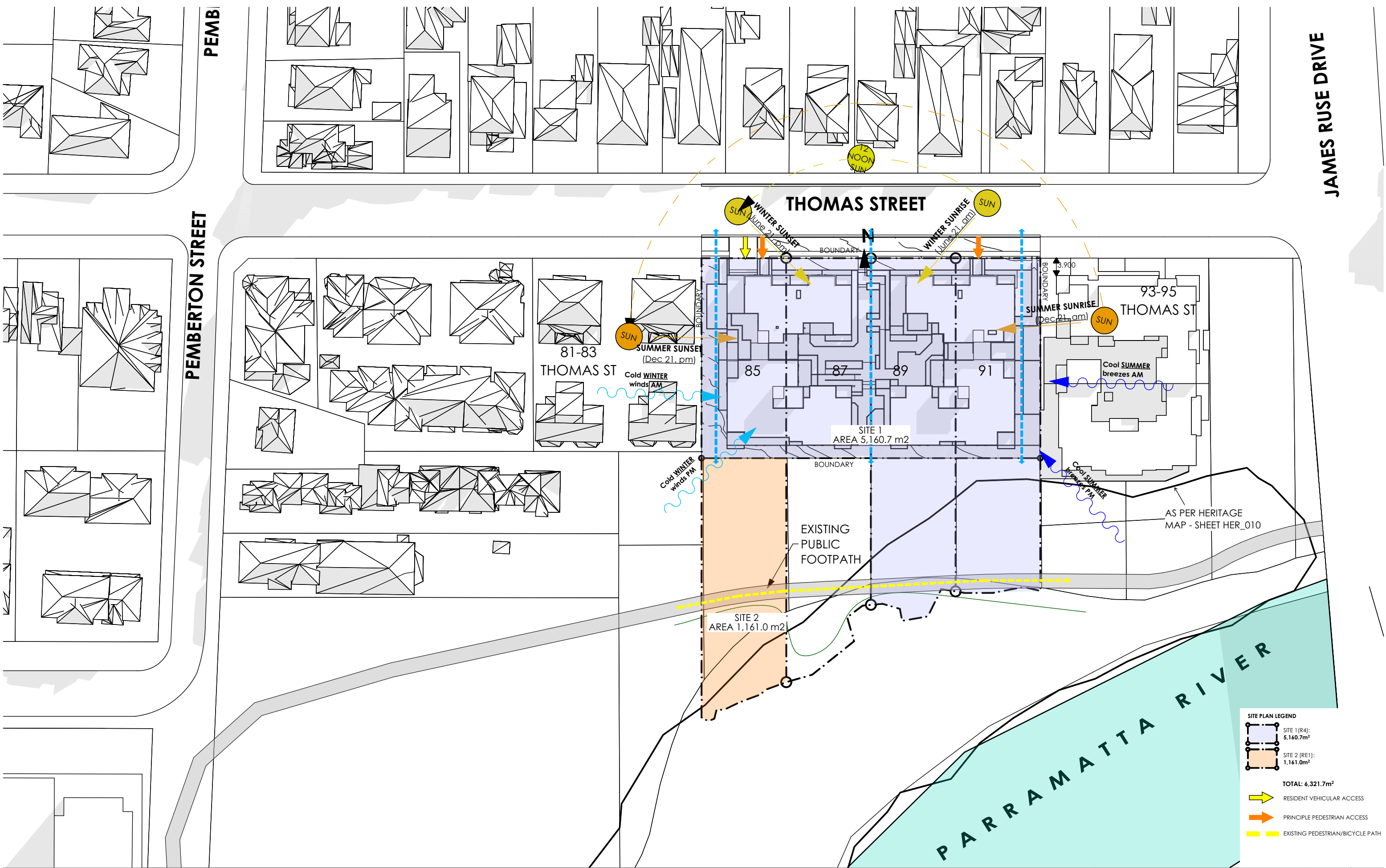
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A	ISSUE FOR DA	JORGE	05/05/2023
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E	ISSUE FOR DA	JORGE	05/11/2024

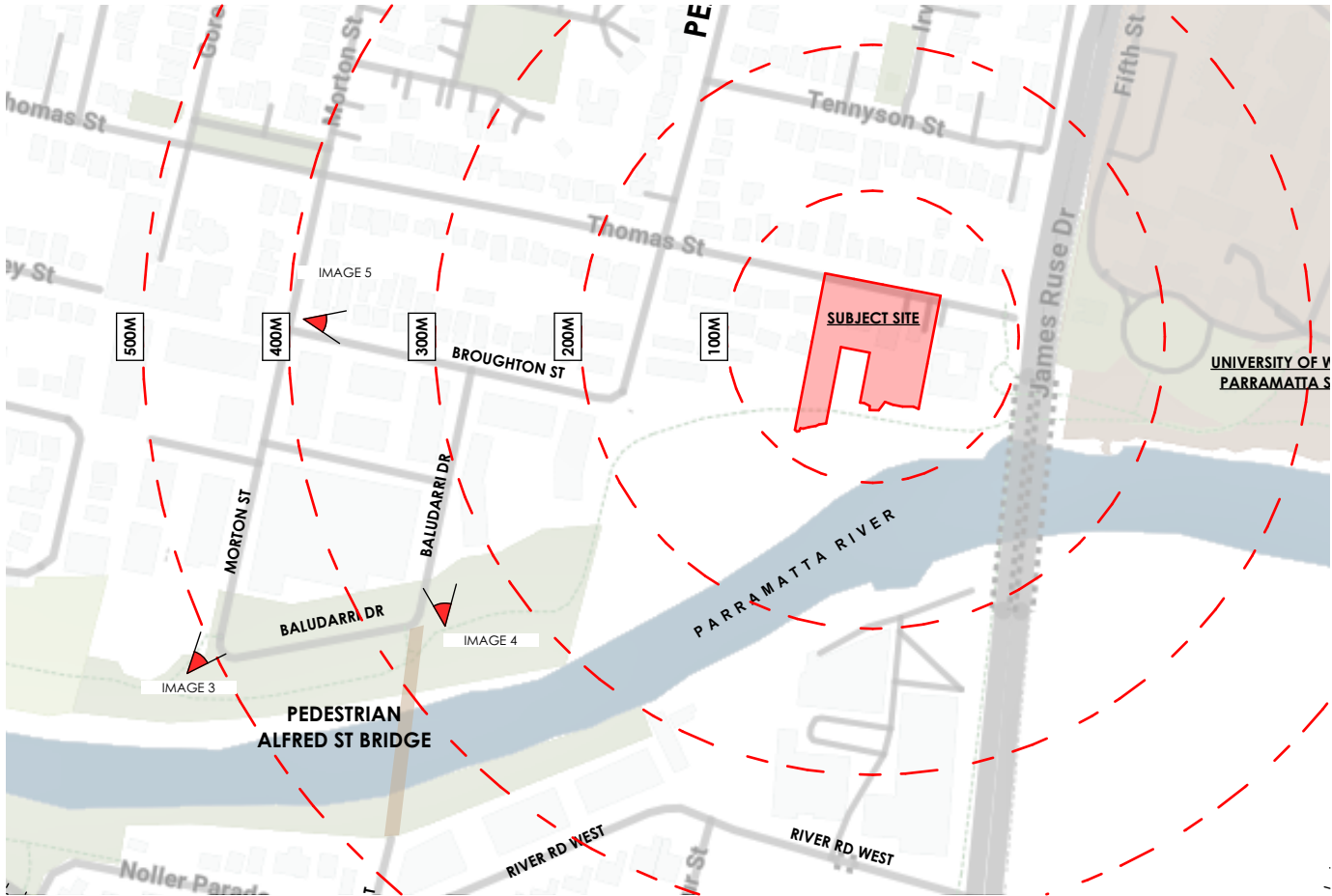
CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
LOCAL CHARACTER AND CONTEXT -
THE NEIGHBOURHOOD SCALE



DRAWN BY: JR
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P541
DA stage.
02 dwg no.
E revision

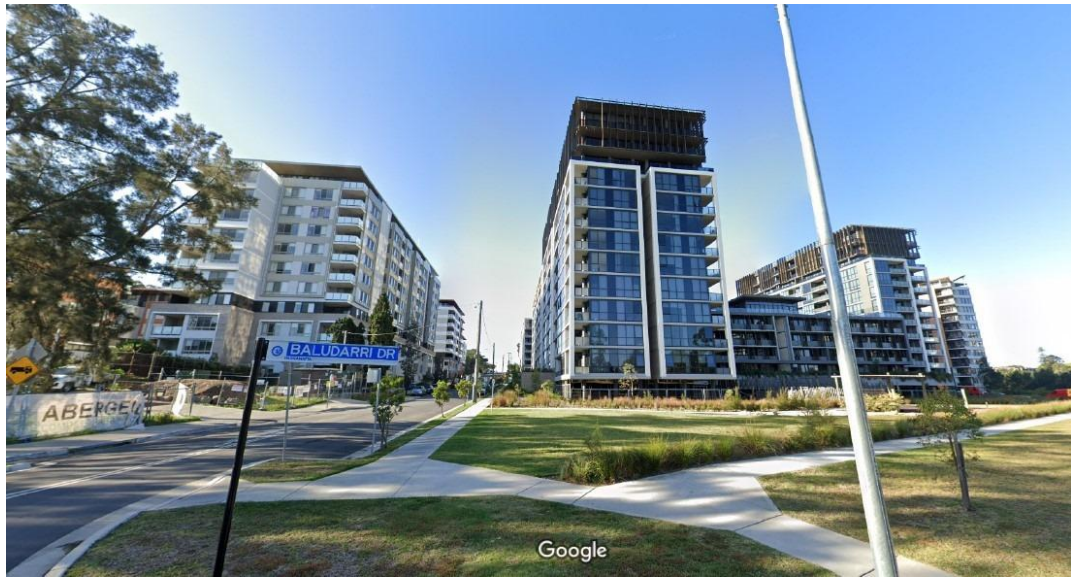




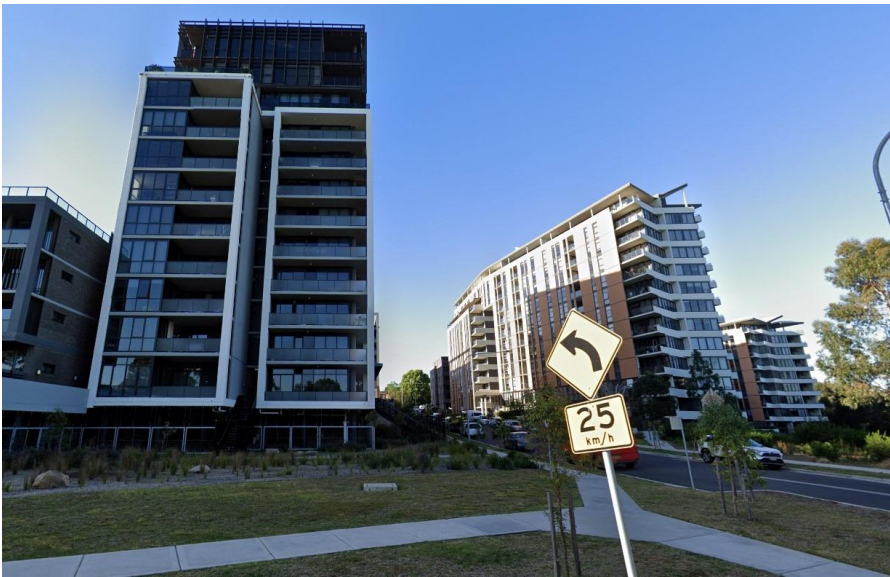
1 LOCATION PLAN
1:5000



2 VIEW FROM SOUTH RIVER WITH ALFRED STREET PEDESTRIAN AND CYCLIST BRIDGE



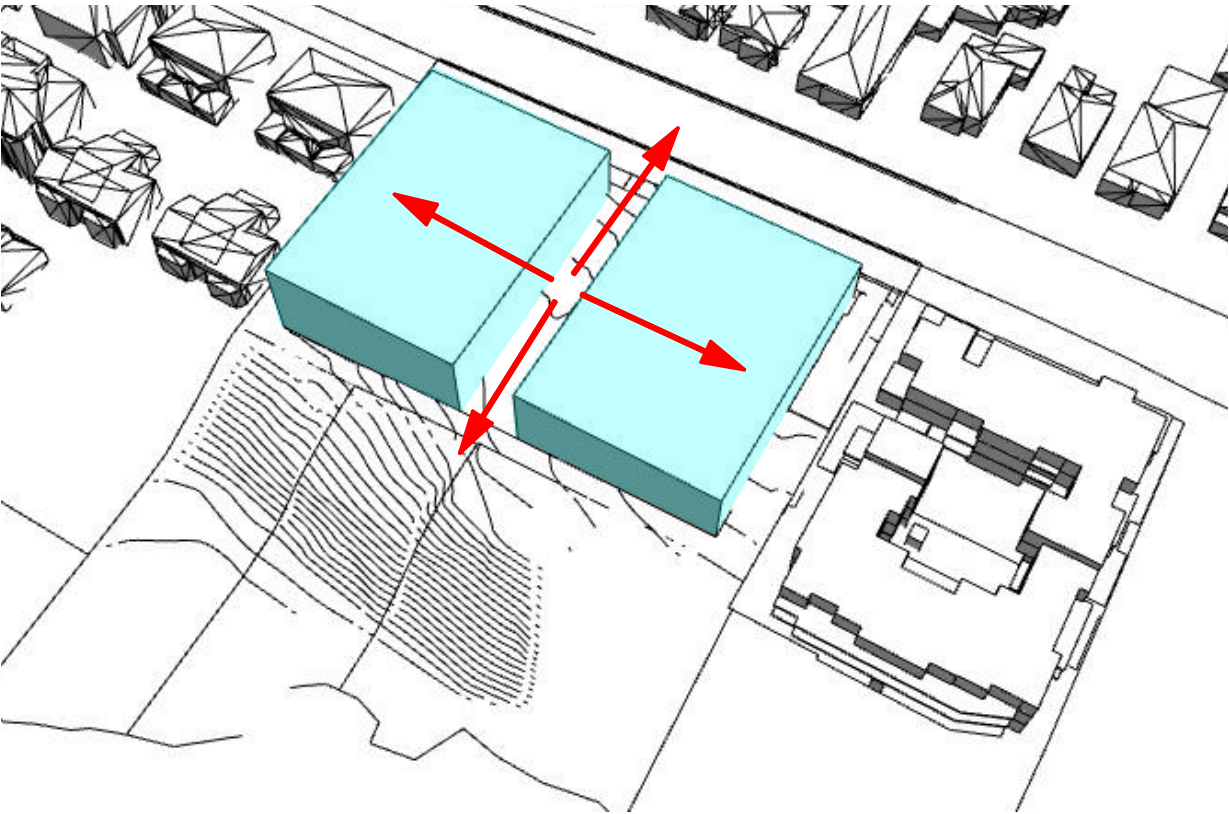
3 VIEW FROM BALUDARRI DR



4 VIEW FROM BALUDARRI DR

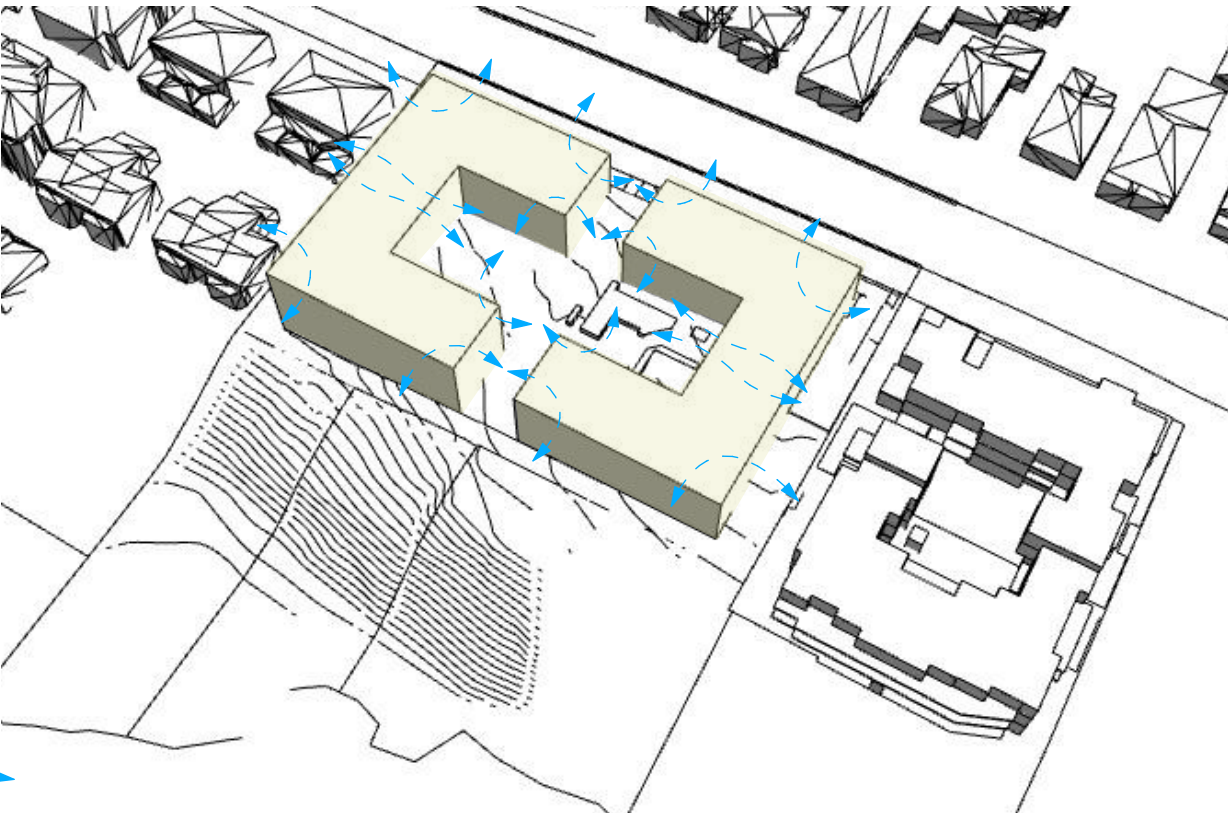


5 VIEW FROM BROUGHTON ST



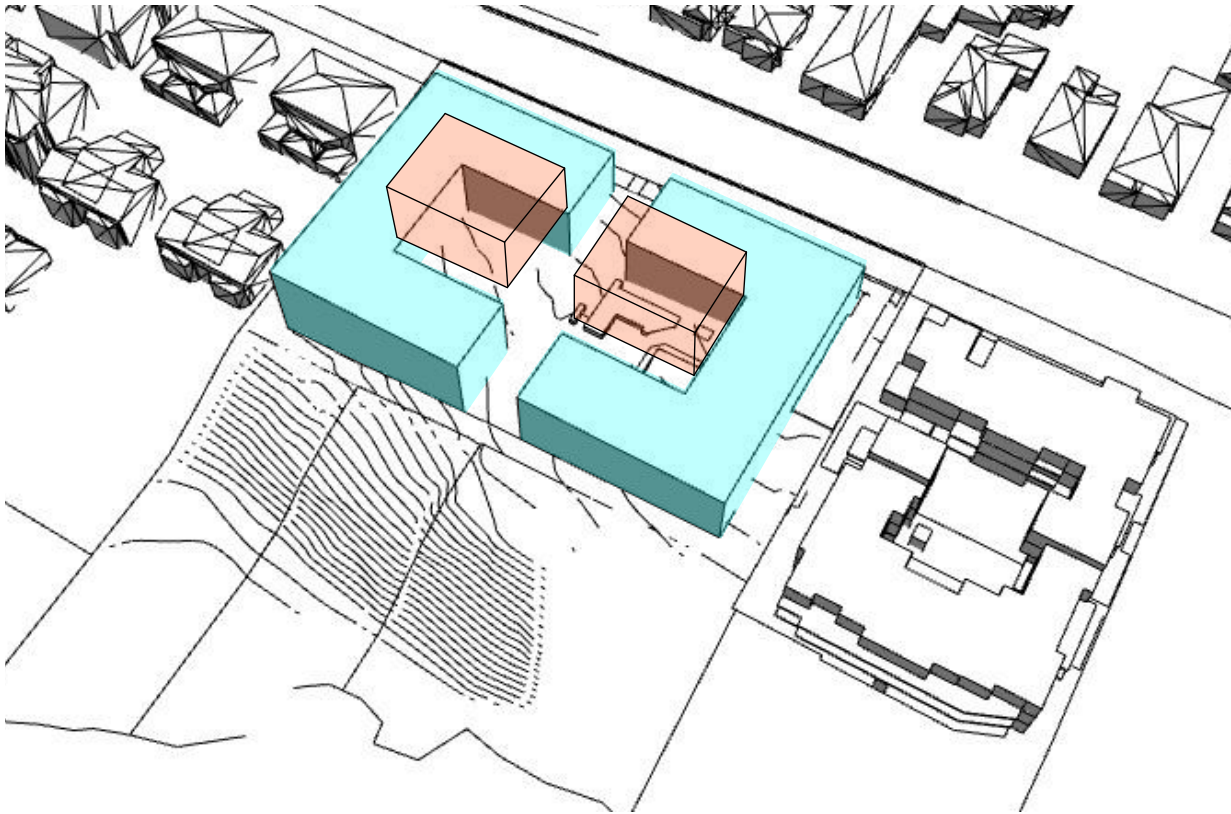
LEGEND
INITIAL MASSING FORM

1 INITIAL MASSING FORM
N.T.S.



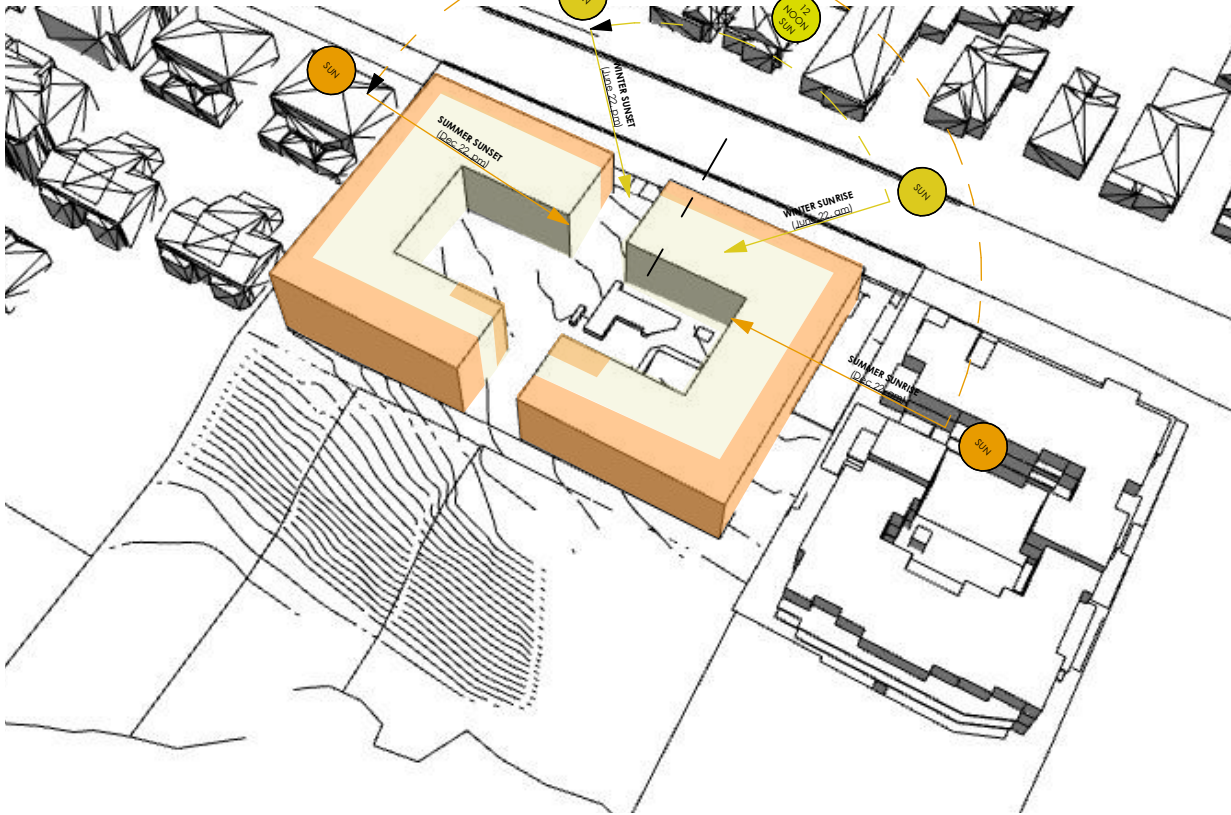
LEGEND
CROSS VENTILATION

3 CROSS VENTILATION
N.T.S.



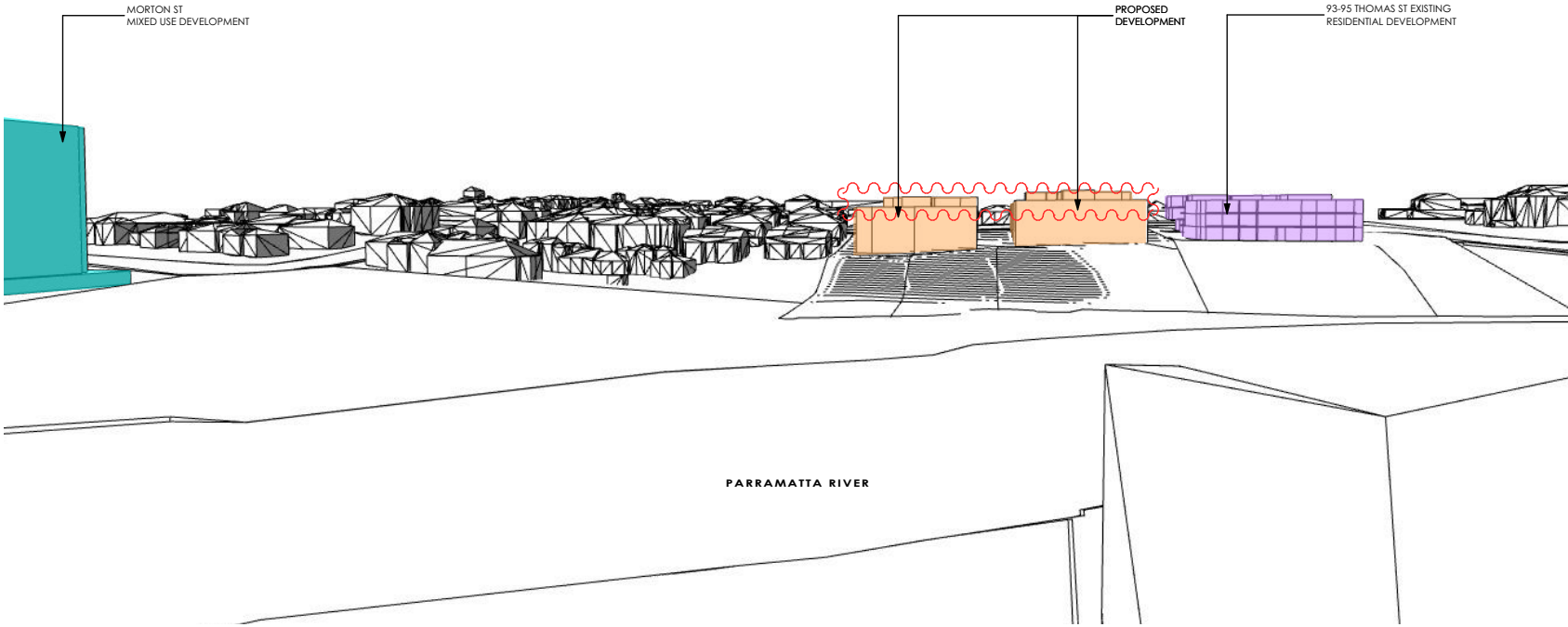
LEGEND
INITIAL MASSING FORM
SUBTRACTED MASSING FORM

2 SUBTRACTED MASSING FORM
N.T.S.

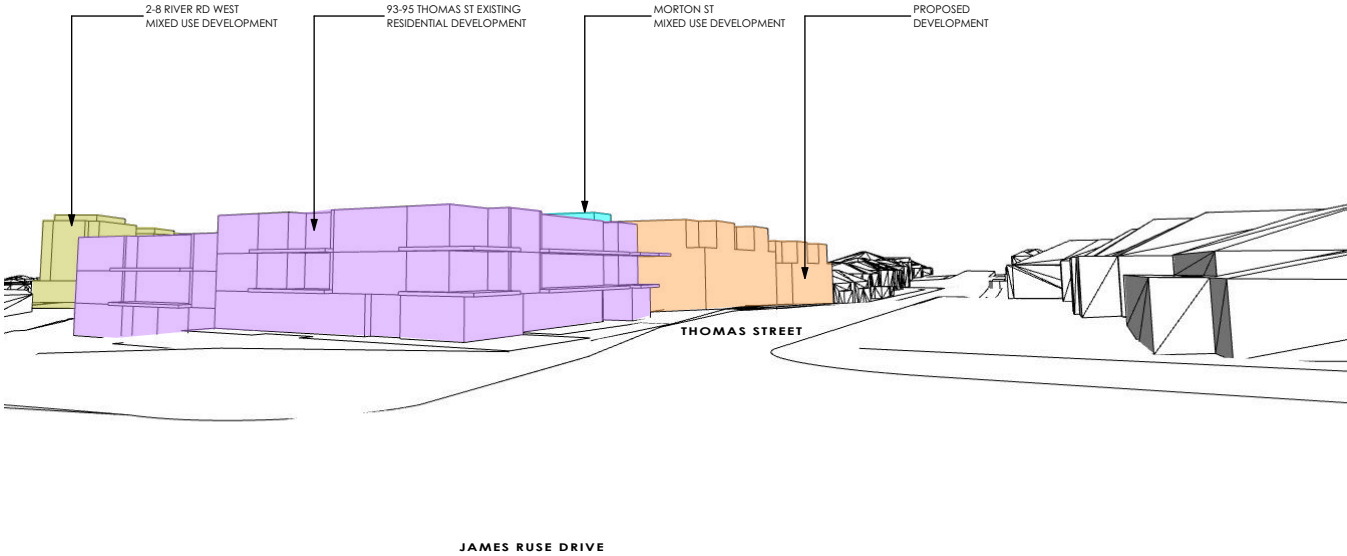


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UNIT PRIMARY LIVING AREA

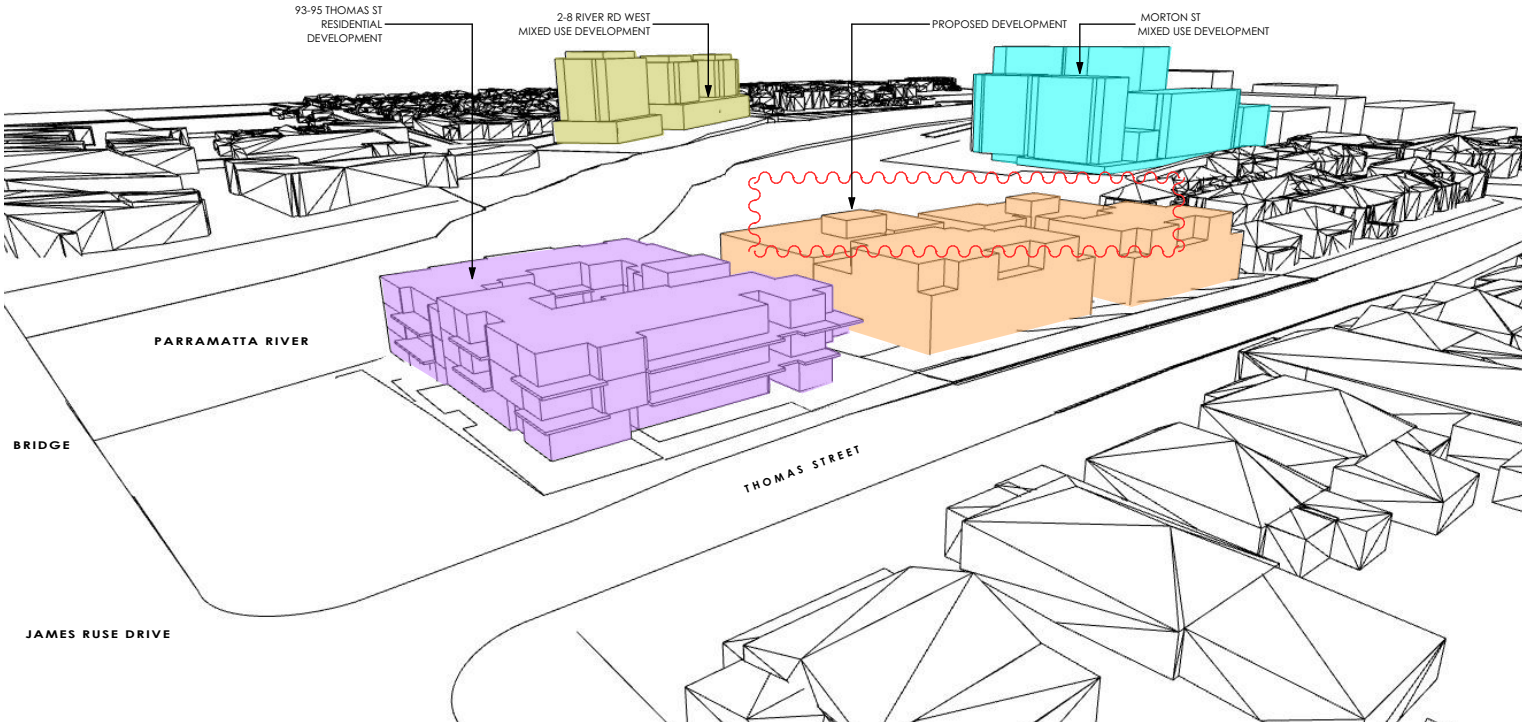
4 UNIT PRIMARY LIVING AREAS
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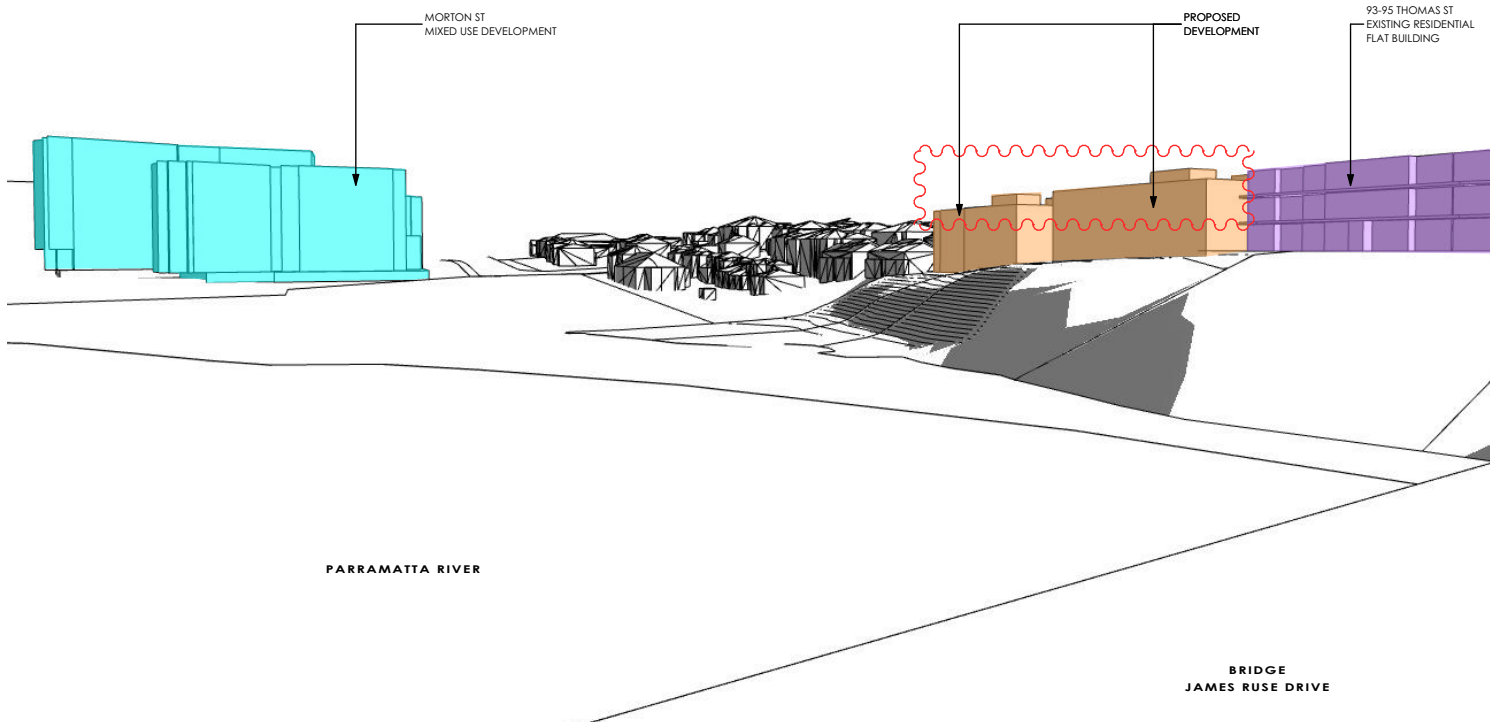
1 SOUTH-EAST VIEW
N.T.S



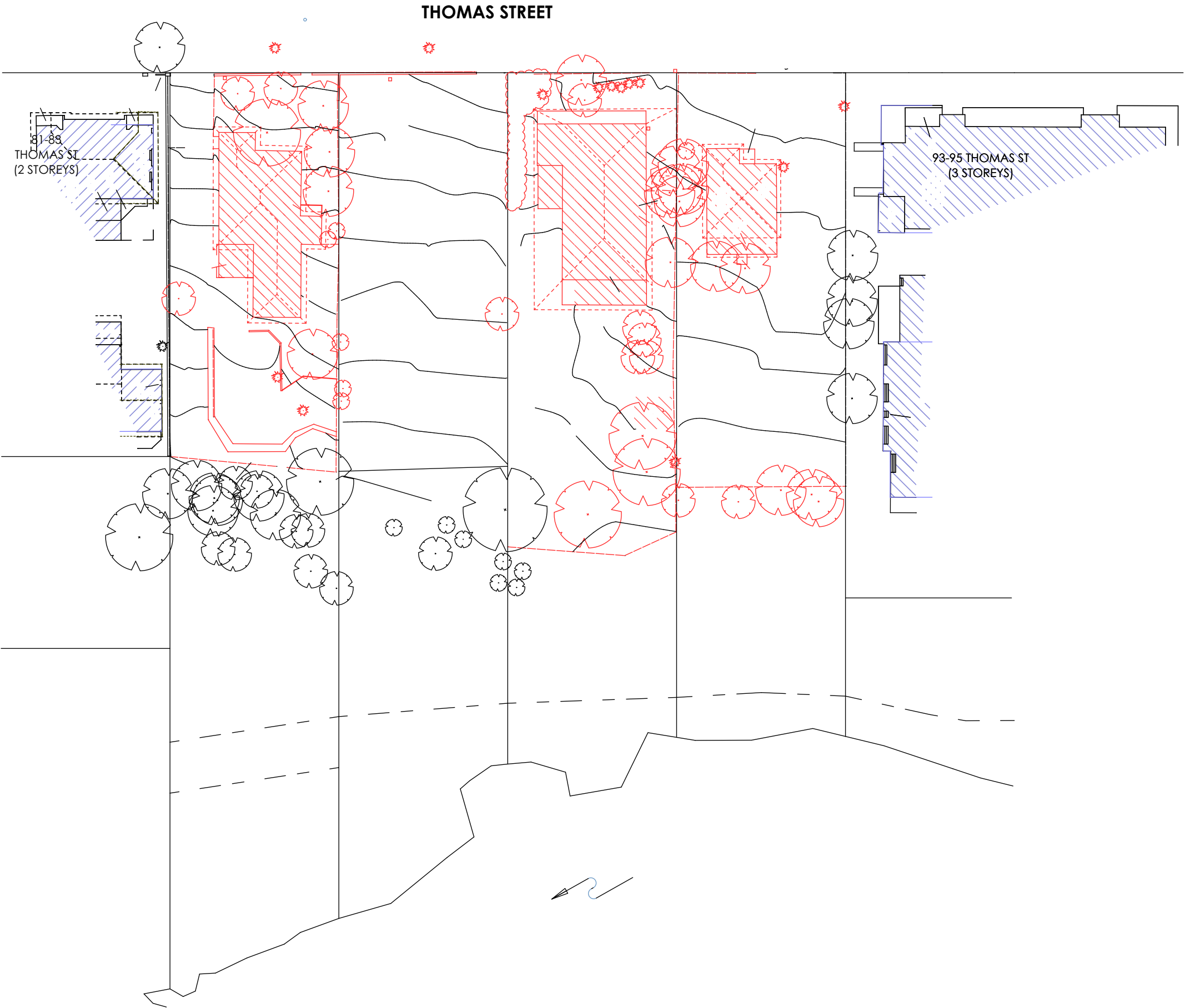
2 NORTH-EAST VIEW (THOMAS STREET)
N.T.S



3 NORTH-EAST VIEW (THOMAS STREET)
N.T.S



4 EAST VIEW (JAMES RUSE DR - BRIDGE)
N.T.S



LEGEND

 TREE TO BE REMOVED

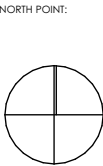
 DEMOLISHED WALLS, FLOORS AND ROOFS

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
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E	ISSUE FOR DA	JORGE	05/11/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**

DRAWING TITLE:
DEMOLITION PLAN



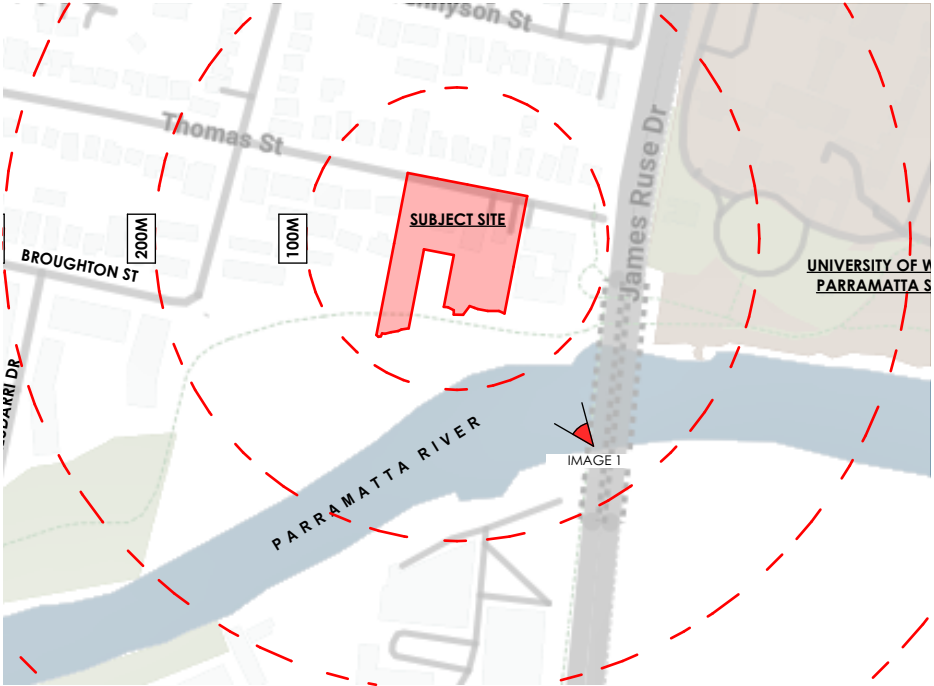
DRAWN BY:	JR
CHECKED BY:	PI
SCALE:	AT A3
PROJECT No:	P541
DA stage.	08 dwg no.
	E revision



1 VIEW FROM JAMES RUSE DRIVE BRIDGE WITH PROPOSED DEVELOPMENT BEHIND THE TREES



2 IMAGE SHOWING THE BUILDINGS BEHIND THE TREES



3 LOCATION PLAN
1:5000



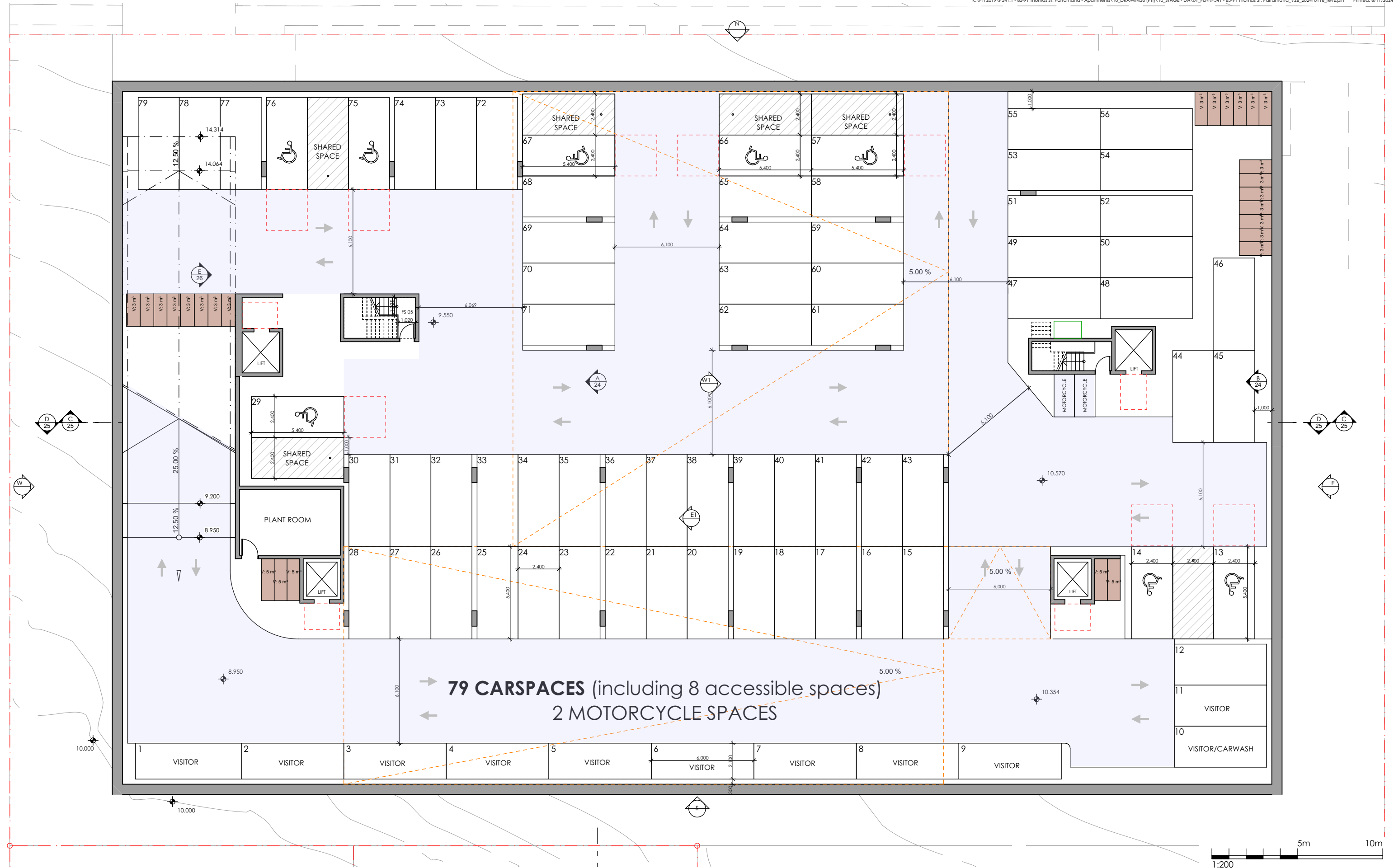


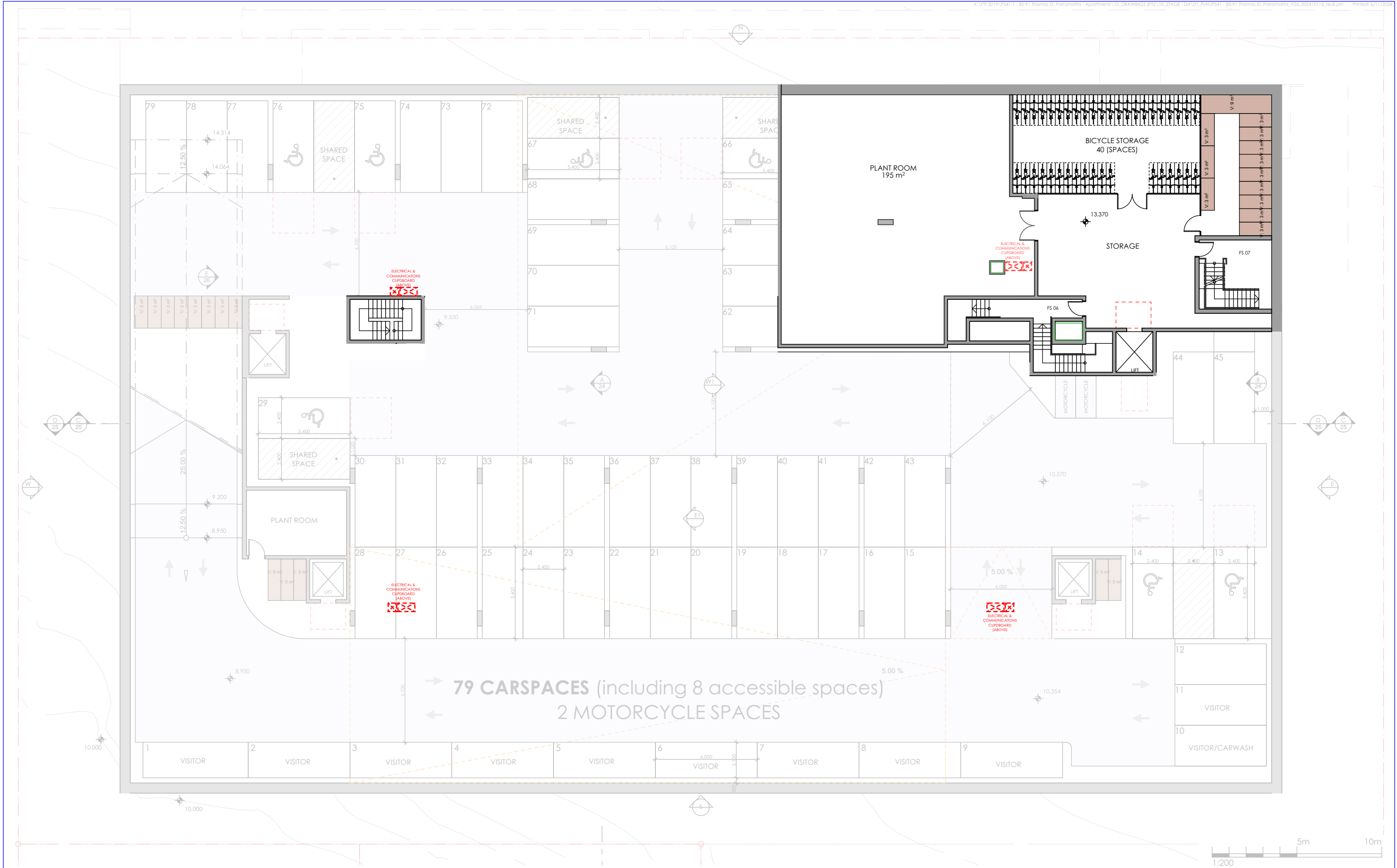
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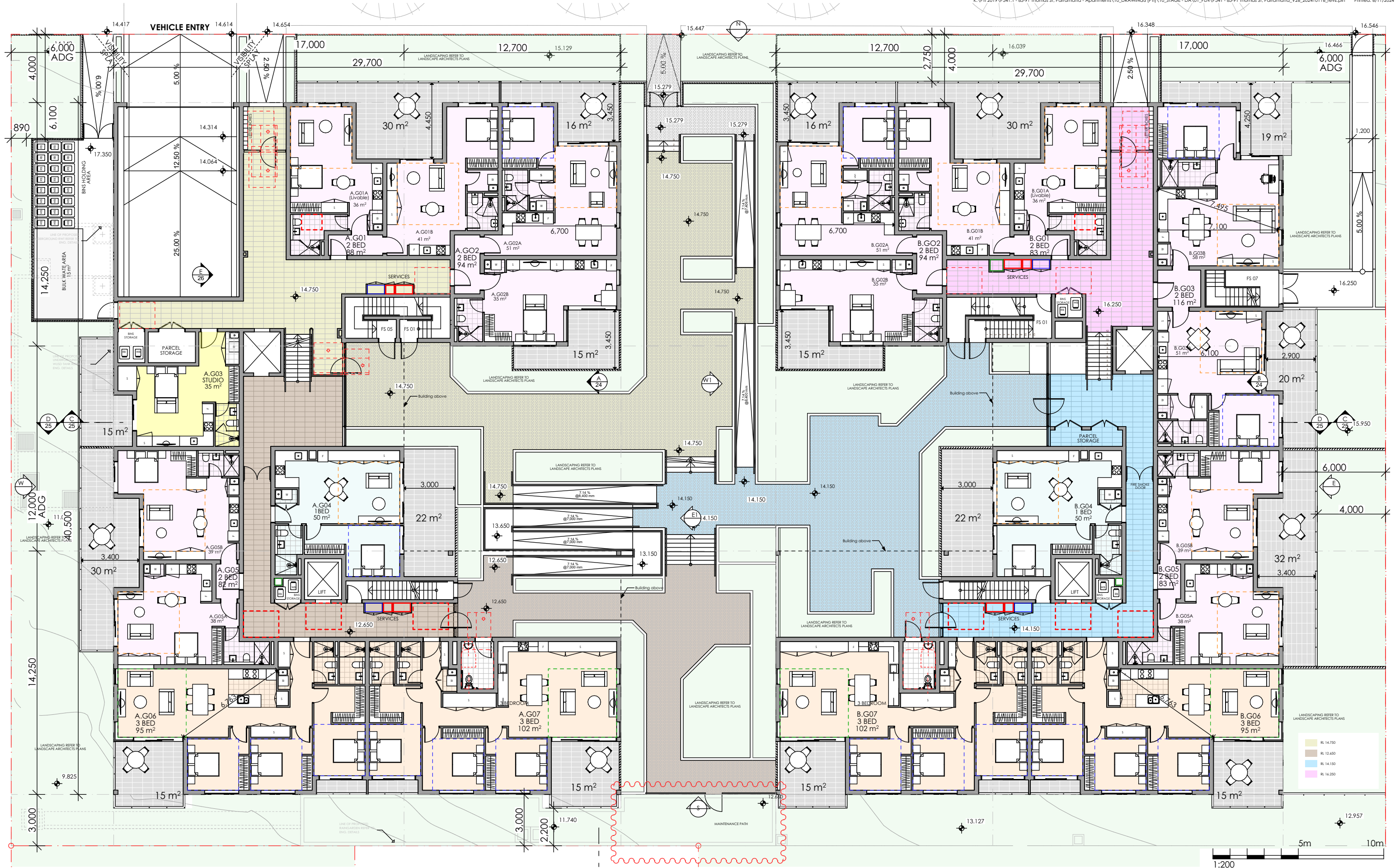
CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	JR	
CHECKED BY:	PI	
SCALE:	AT A3	
PROJECT No:	P541	
DA	13	E
stage.	dwg no.	revision





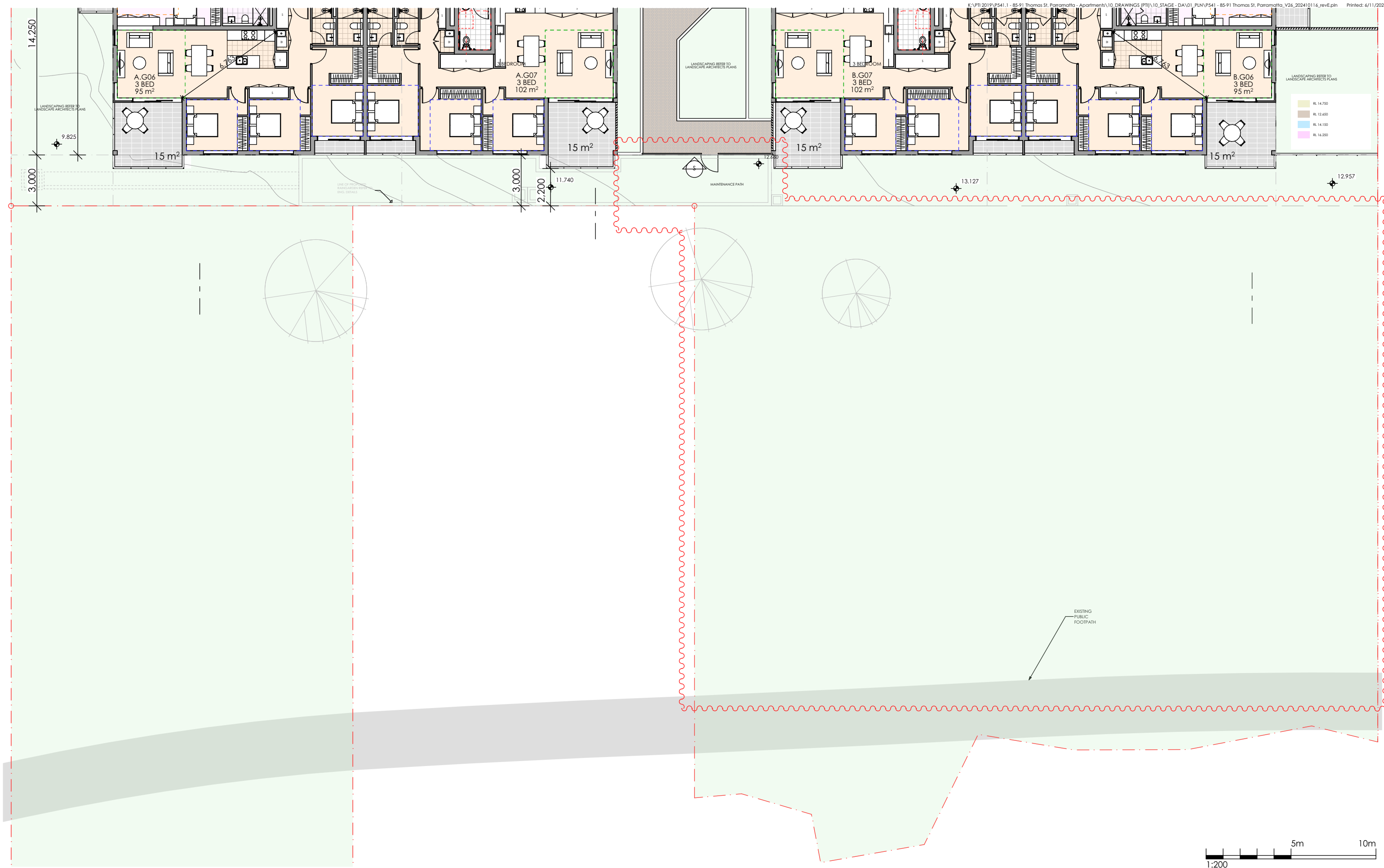


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E	ISSUE FOR DA	JORGE	05/11/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
GROUND FLOOR PLAN (1)

NORTH POINT:
DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541
DA 16 E
stage. dwg no. revision

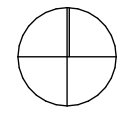


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CLIENT:
CENTURY 888 PTY LTD

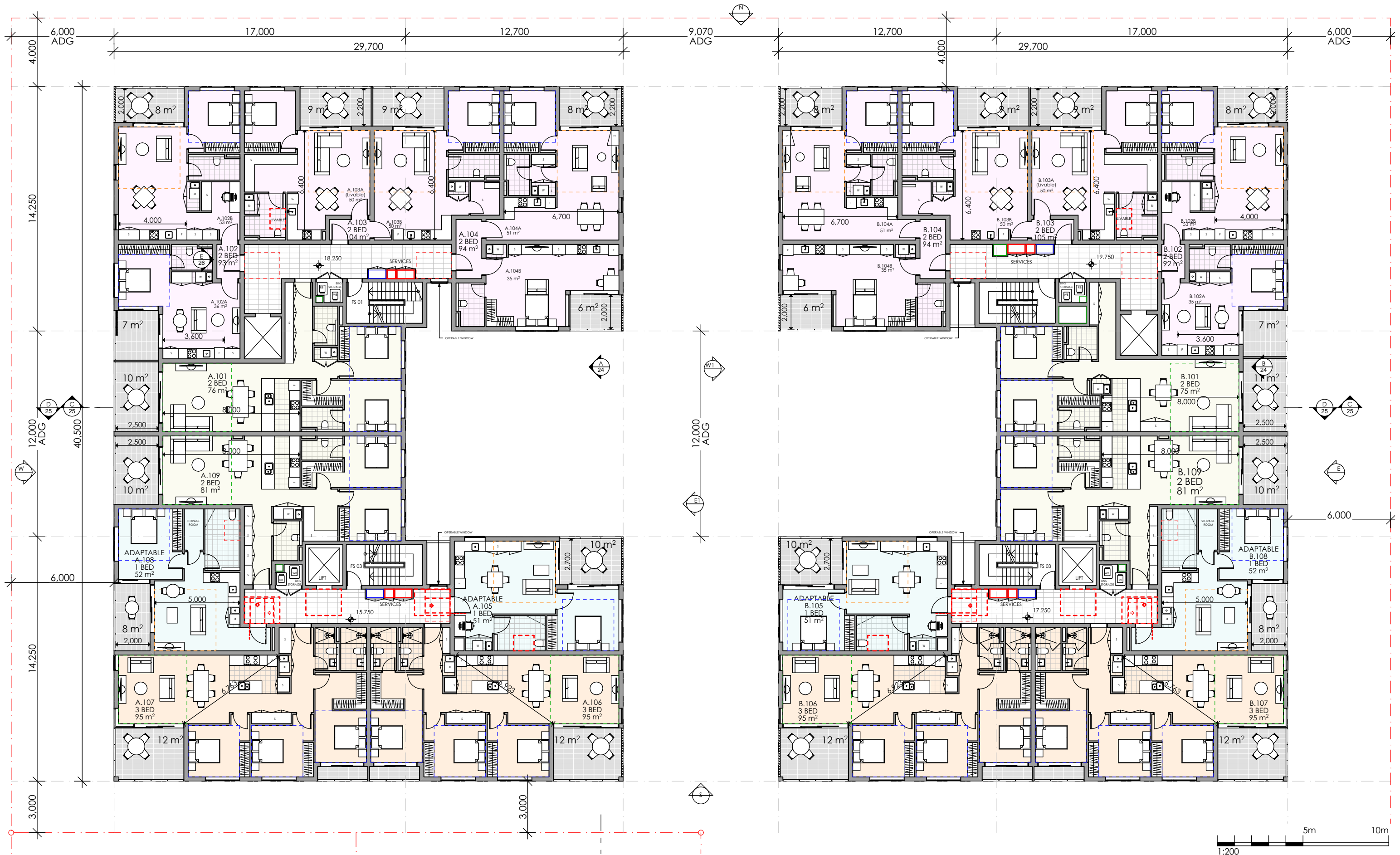
PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
GROUND FLOOR PLAN (2)

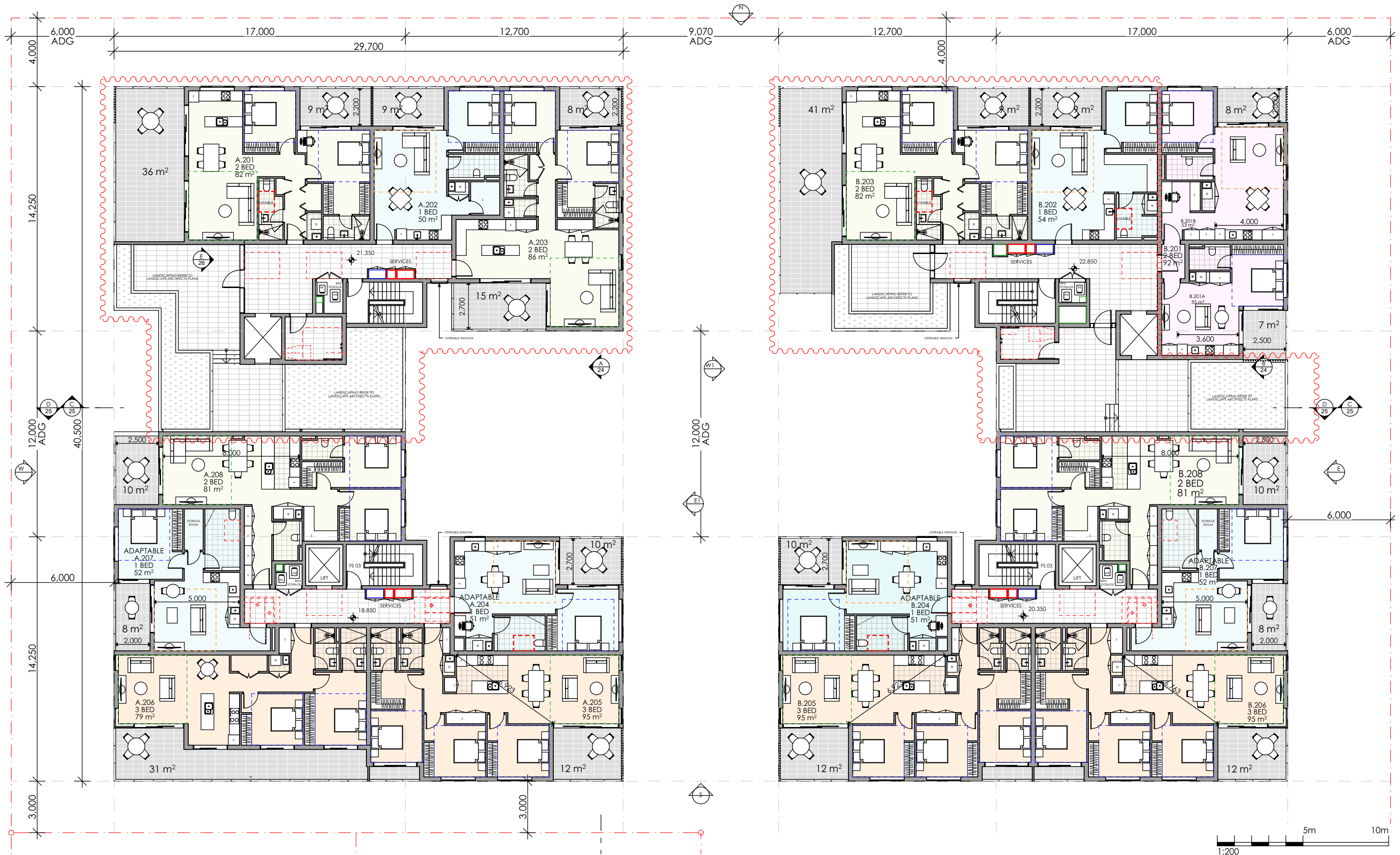
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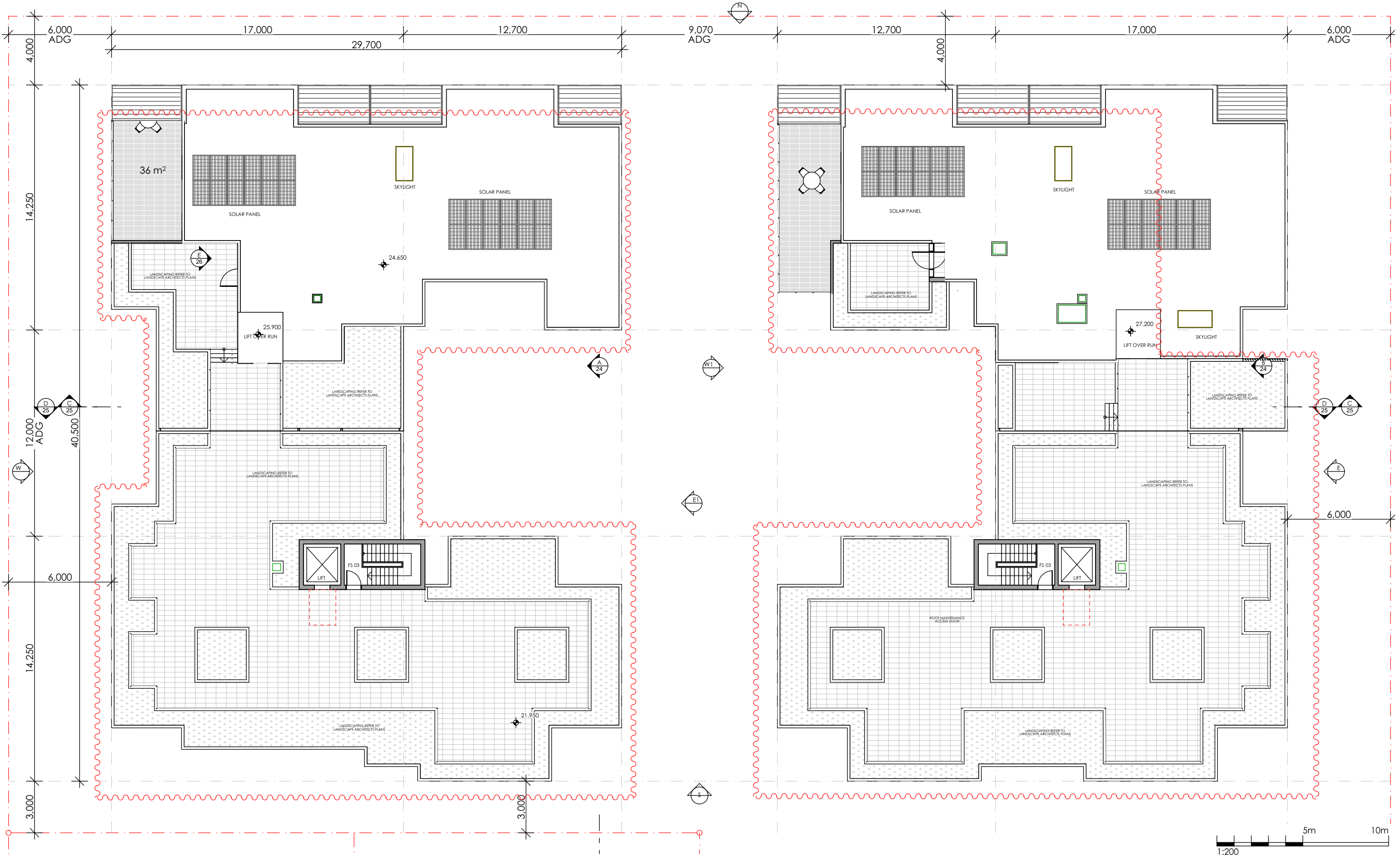


DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA 17 E
stage. dwg no. revision





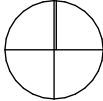


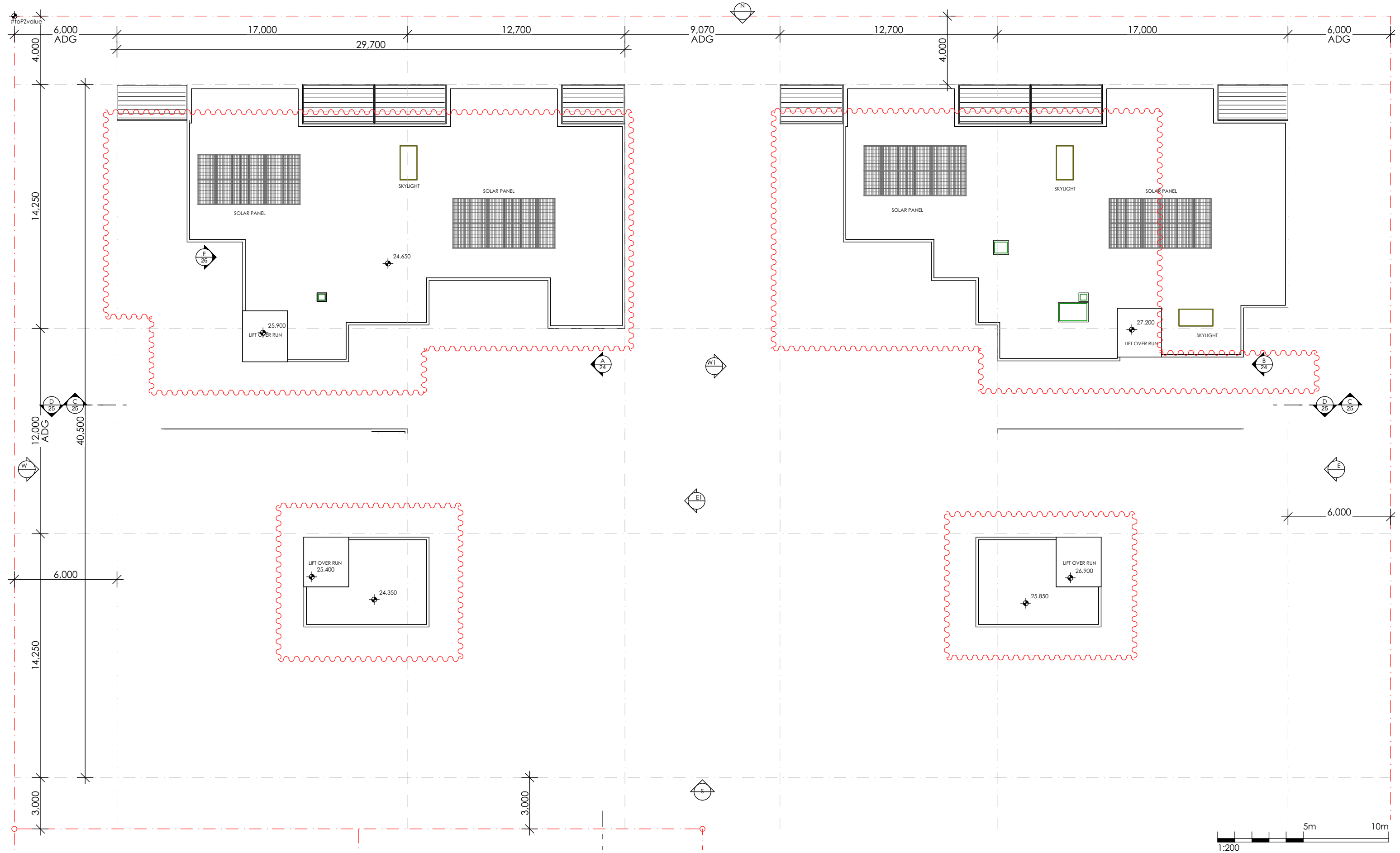
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

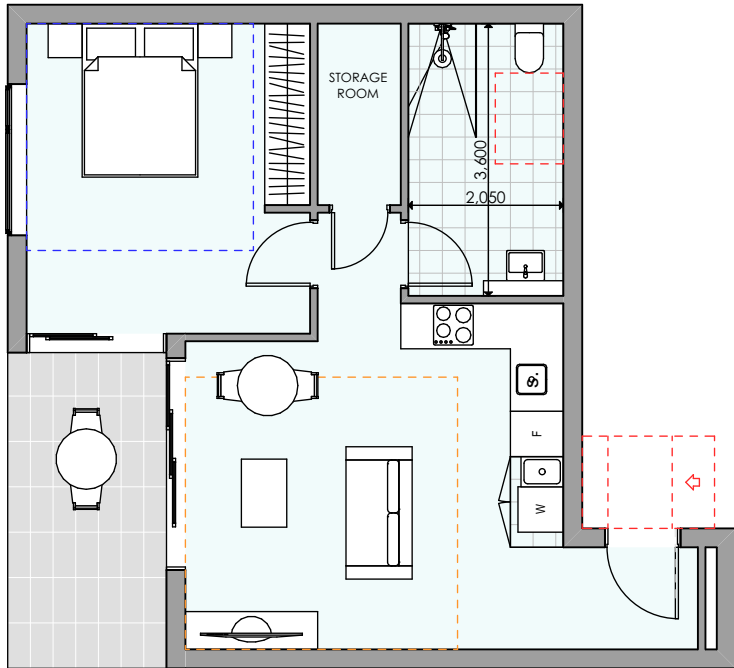
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CLIENT:
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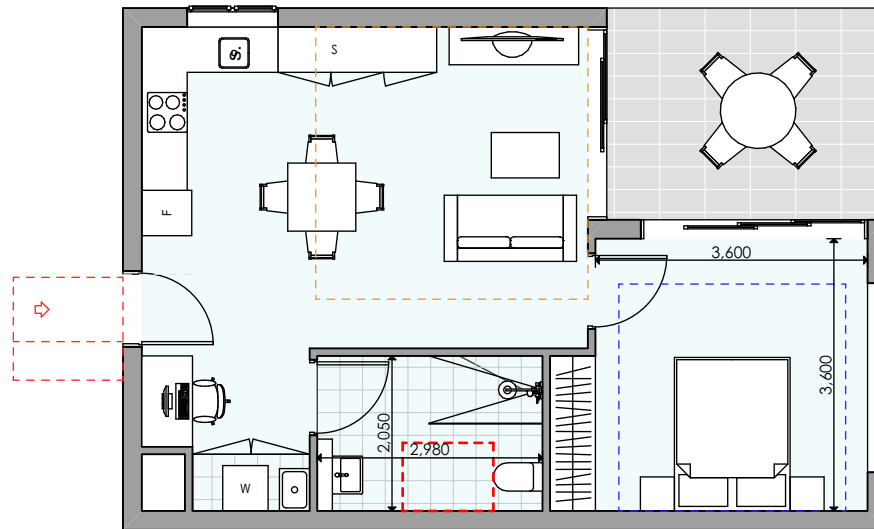
PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
LEVEL 3 FLOOR PLAN

NORTH POINT:

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541
DA 20 E
stage. dwg no. revision

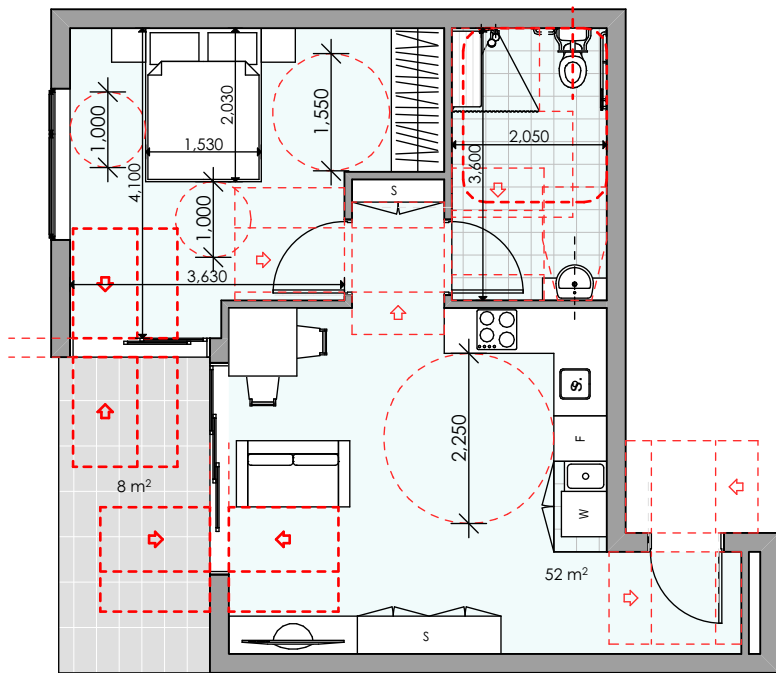




1 PRE-ADAPTABLES LYOUT 1 BED
1:100

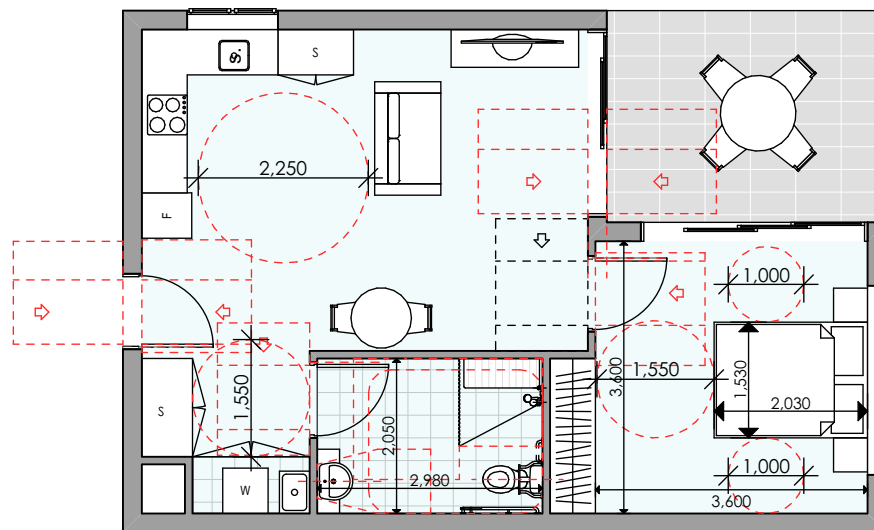


3 PRE-ADAPTABLE LAYOUT 1 BED
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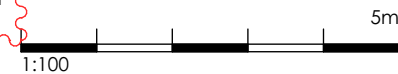
2 POS-ADAPTABLE LAYOUT 1 BED
1:100

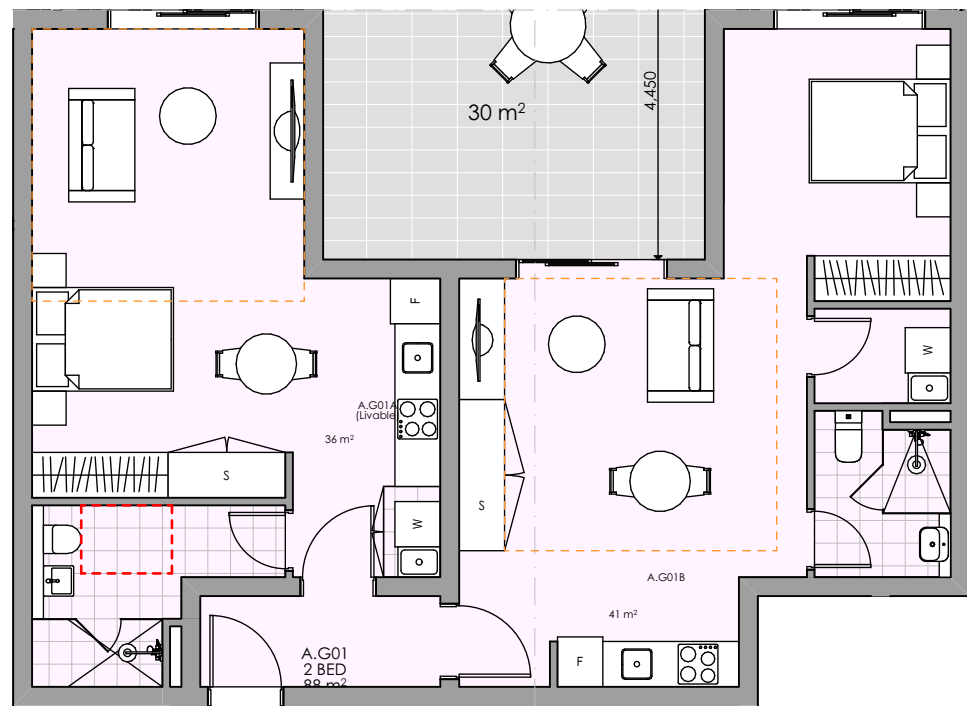
UNITS A108 & A207, MIRROR IMAGE FOR B108 & B207



4 POS-ADAPTABLE LAYOUT 1 BED
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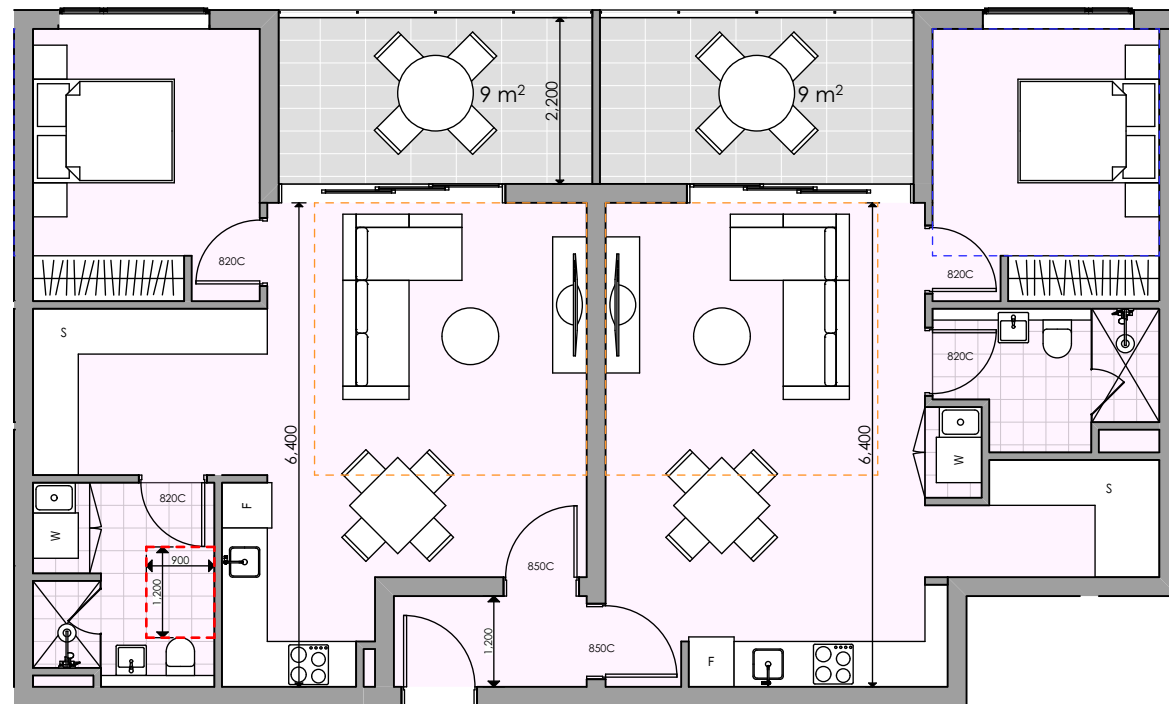
UNITS A105 & A204, MIRROR IMAGE FOR B105 & B204





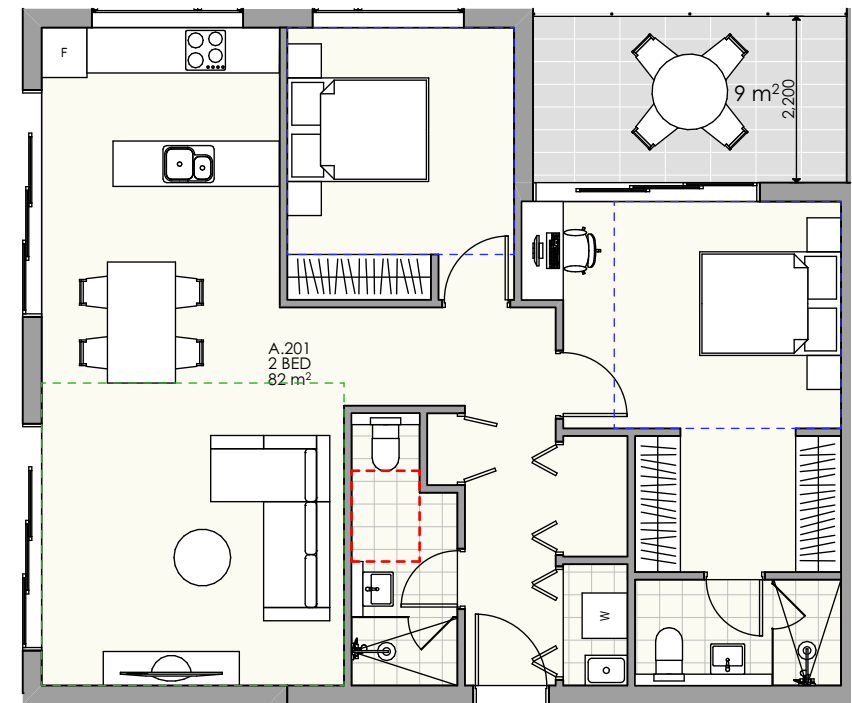
1 SILVER LIVABLE LAYOUT STUDIO
1:100

UNITS A.G01A, MIRROR IMAGE FOR B.G01A



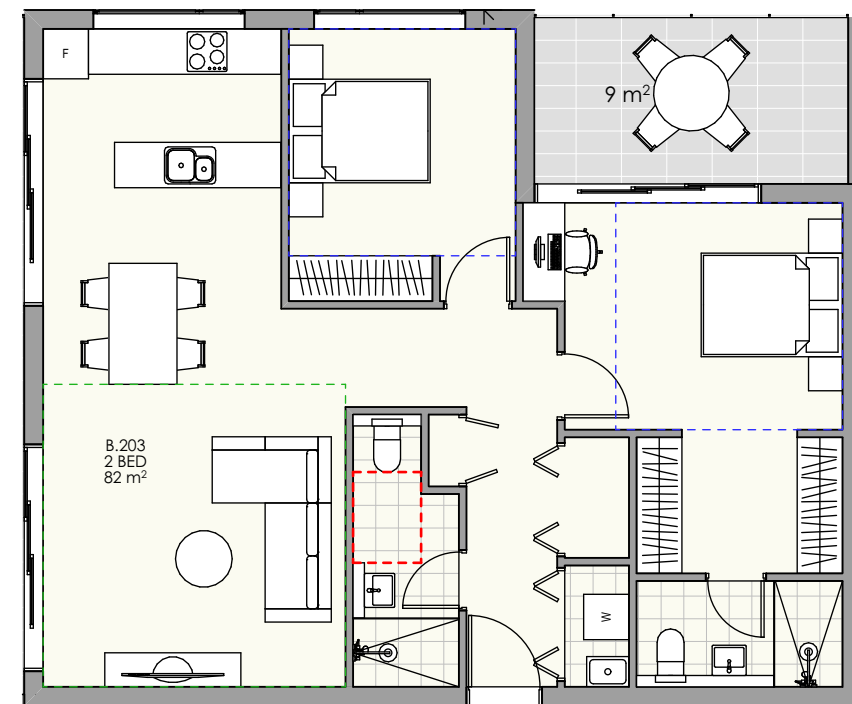
2 SILVER LIVABLE LAYOUT 1 BED
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UNITS A103 AND MIRROR IMAGE FOR B103



3 SILVER LIVABLE LAYOUT 2 BED
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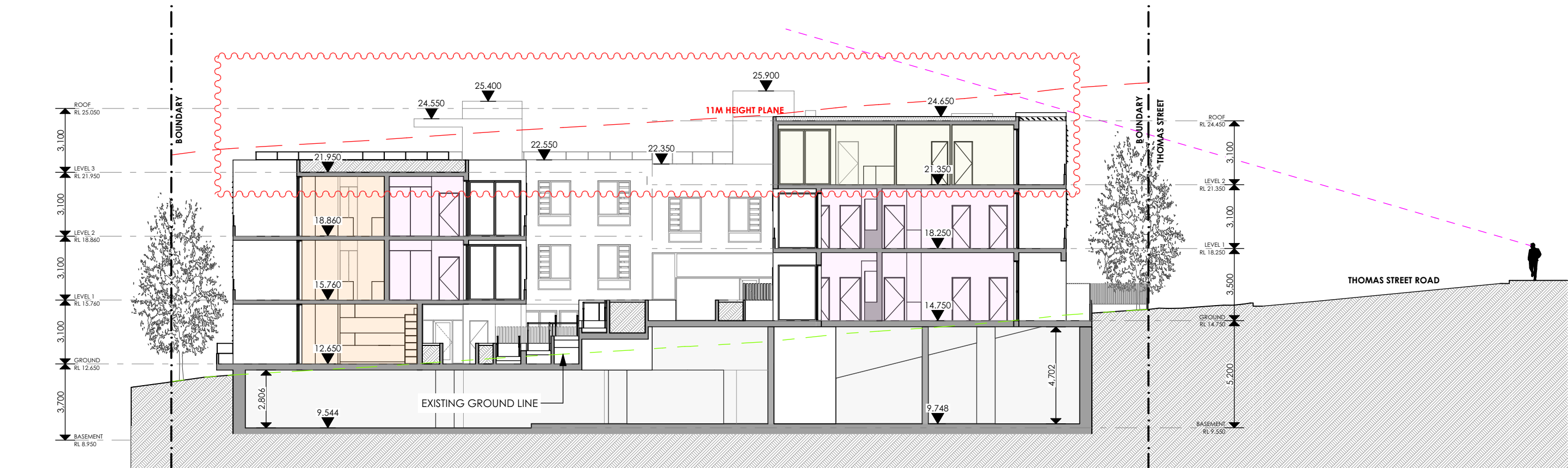
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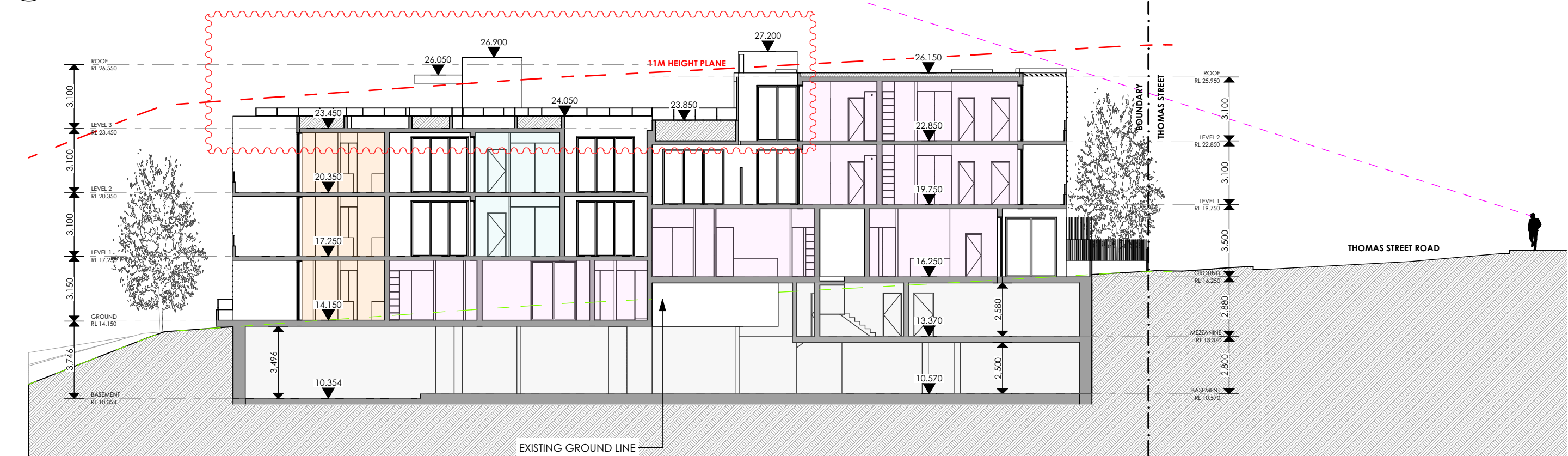
4 SILVER LIVABLE LAYOUT 2 BED
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UNITS A203



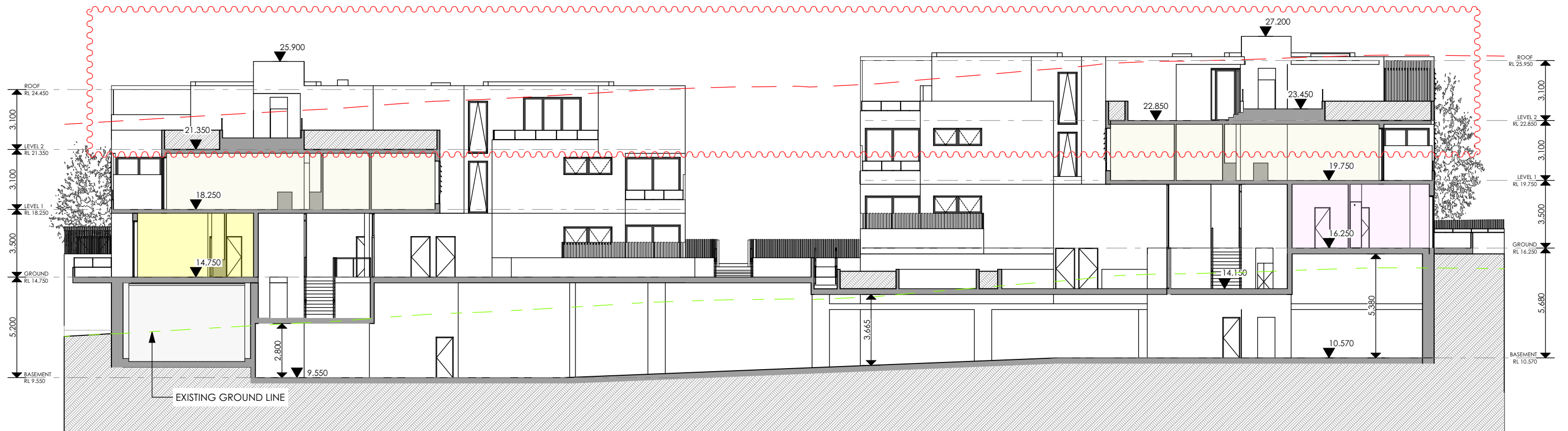


1 SECTION A
1:200

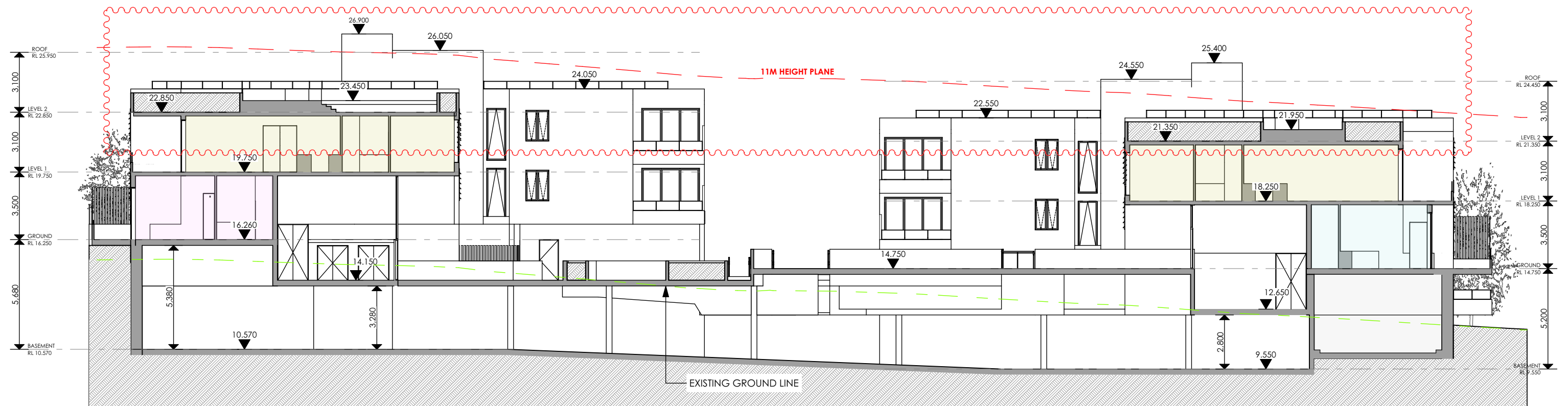


2 SECTION B
1:200

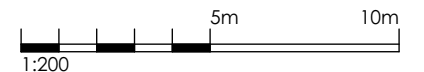


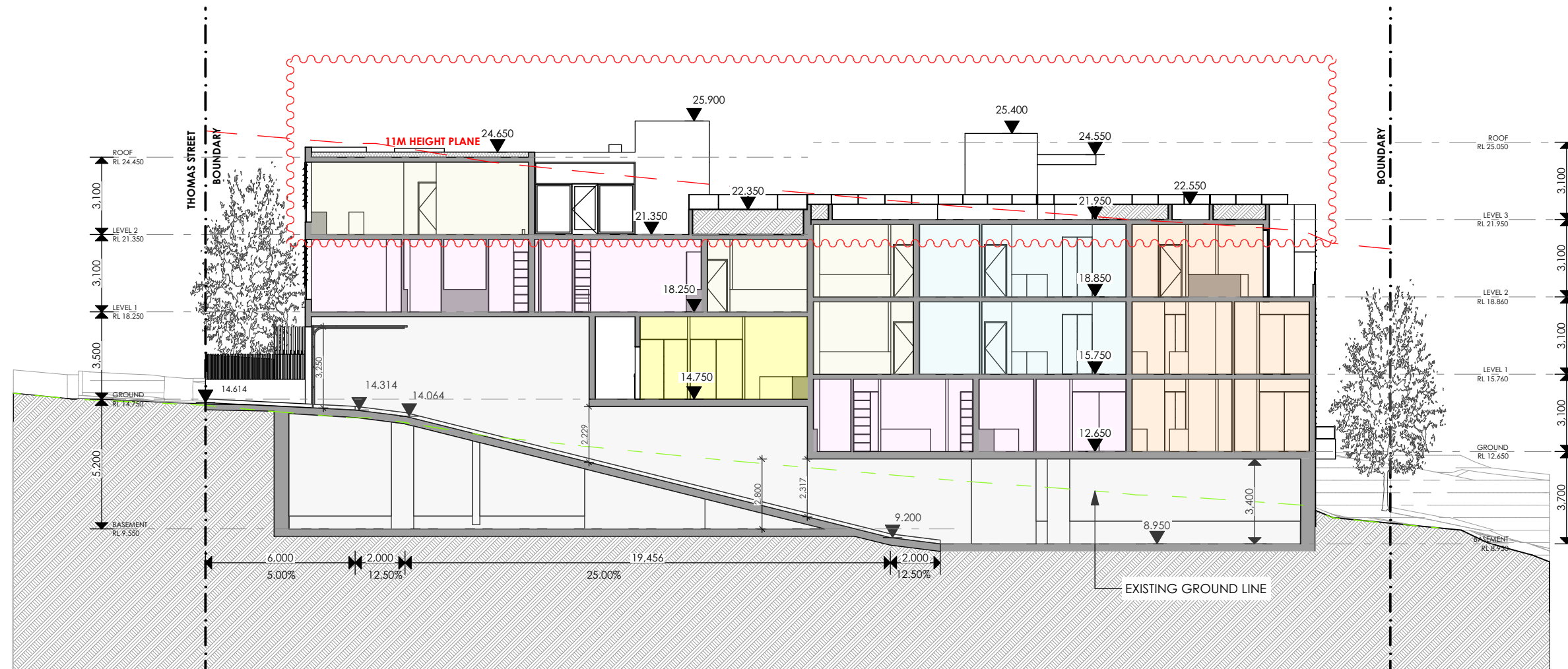


1 SECTION C
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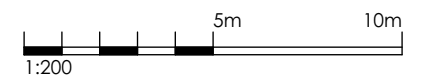


2 SECTION D
1:200





1 SECTION E
1:200



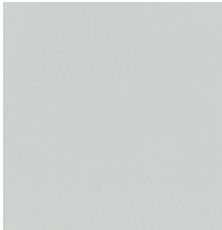


1 NORTH ELEVATION
1:200

01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



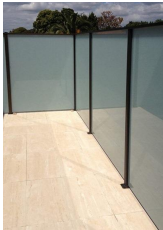
03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

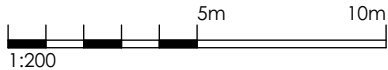


08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT



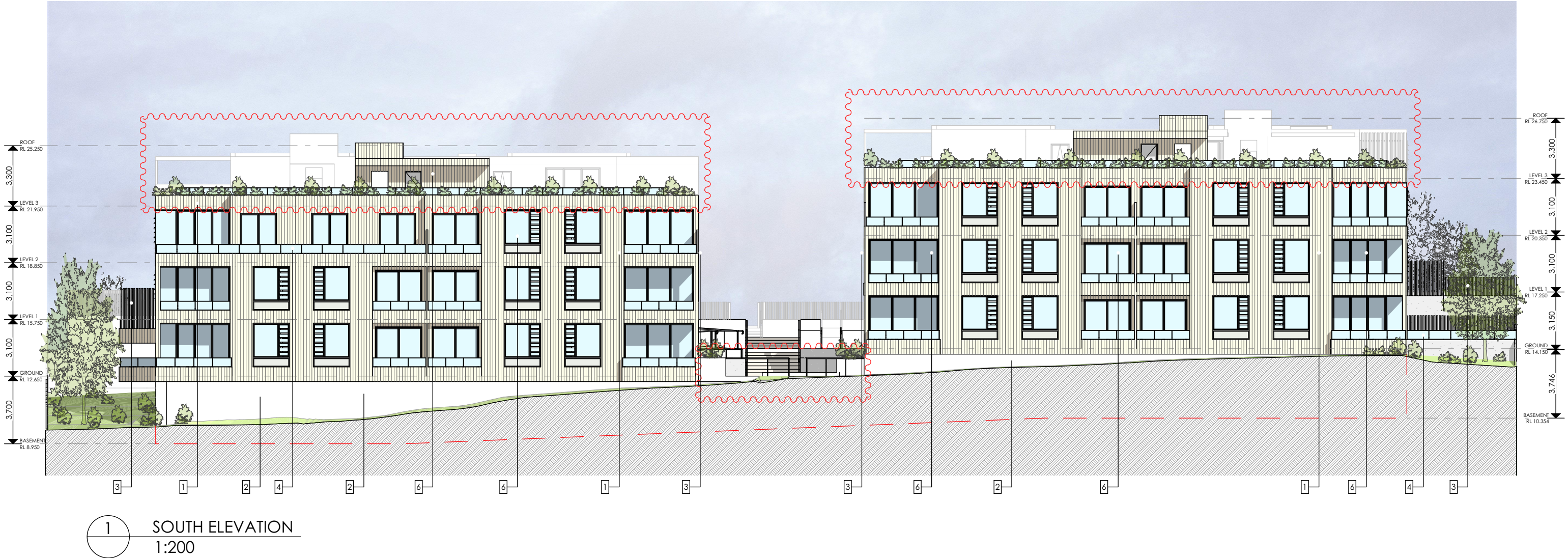
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CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
NORTH ELEVATION

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA 27 E
stage. dwg no. revision



01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

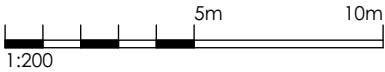


08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT



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CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
SOUTH ELEVATION

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA **28** **E**
stage. dwg no. revision

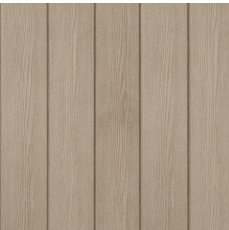


1 E SOUTH ELEVATION
1:200

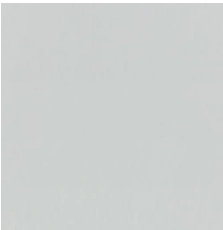


2 E1 SOUTH ELEVATION
1:200

01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

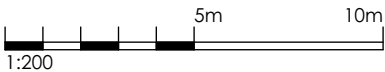
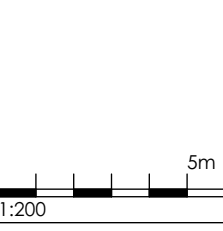


08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



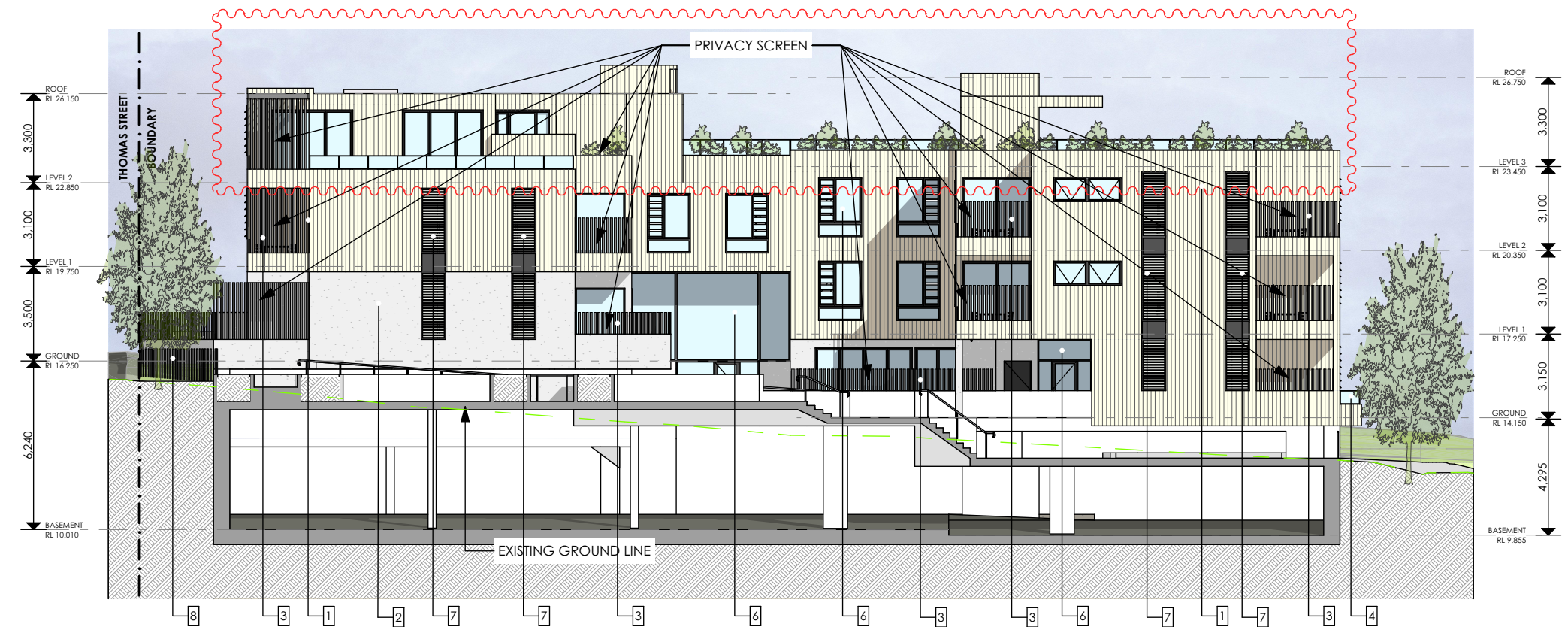
09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT





1 W SOUTH ELEVATION
1:200

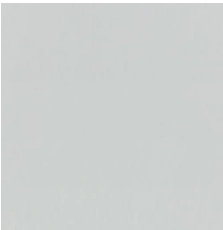


2 W1 SOUTH ELEVATION
1:200

01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

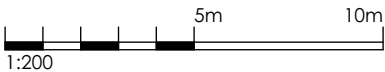


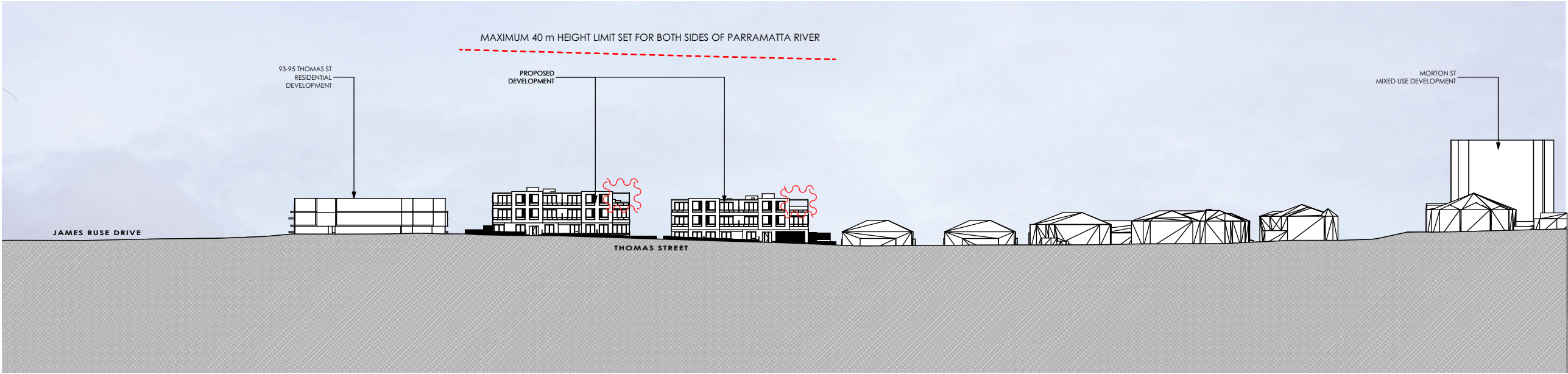
08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



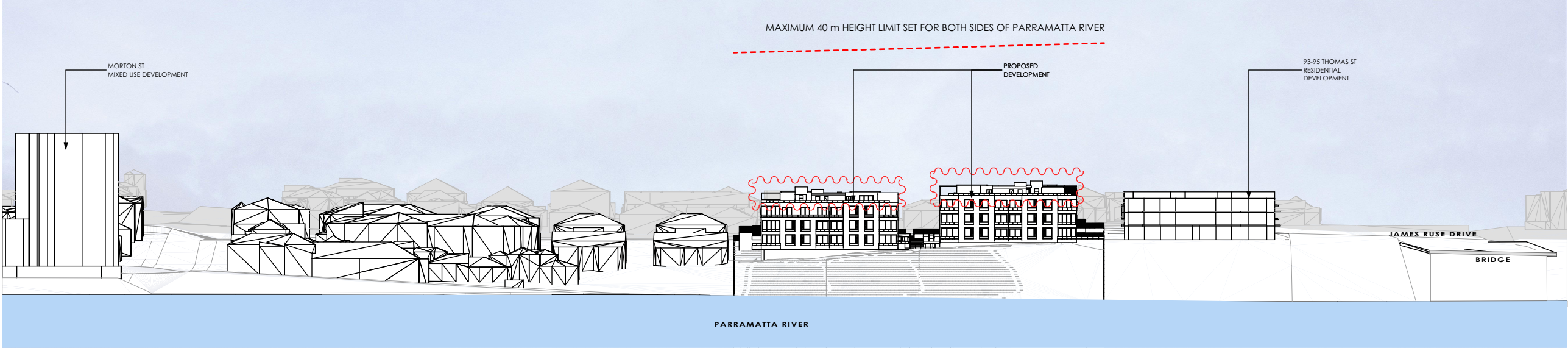
09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT

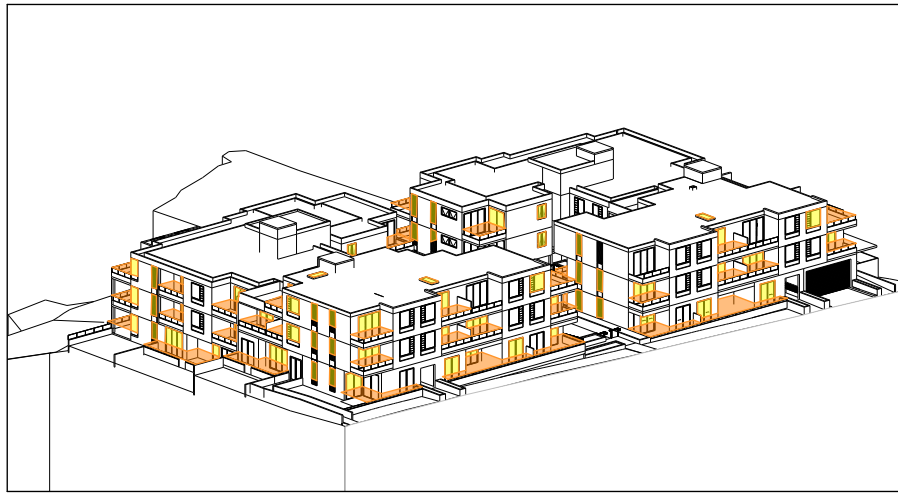




1 NORTH ELEVATION
1:1000



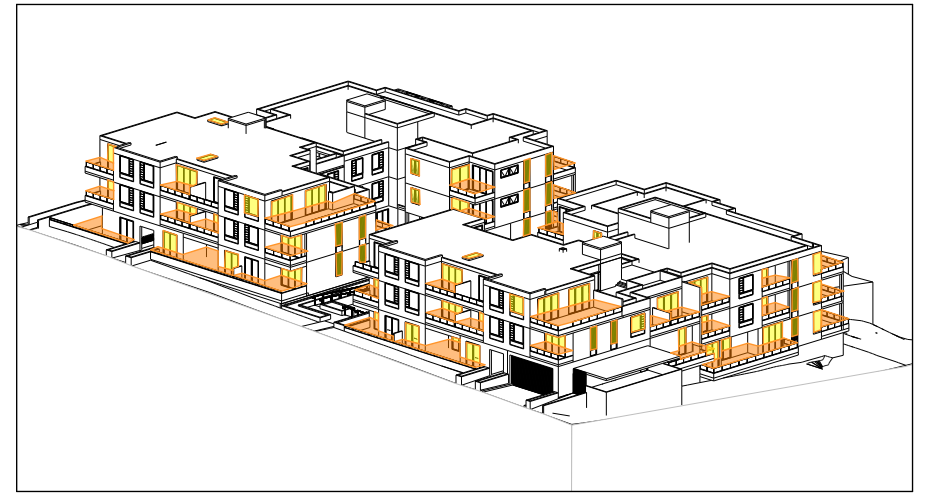
2 SOUTH ELEVATION
1:1000



1 VFS 9 AM N.T.S.



4 VFS 12 PM N.T.S.



7 VFS 3 PM N.T.S.



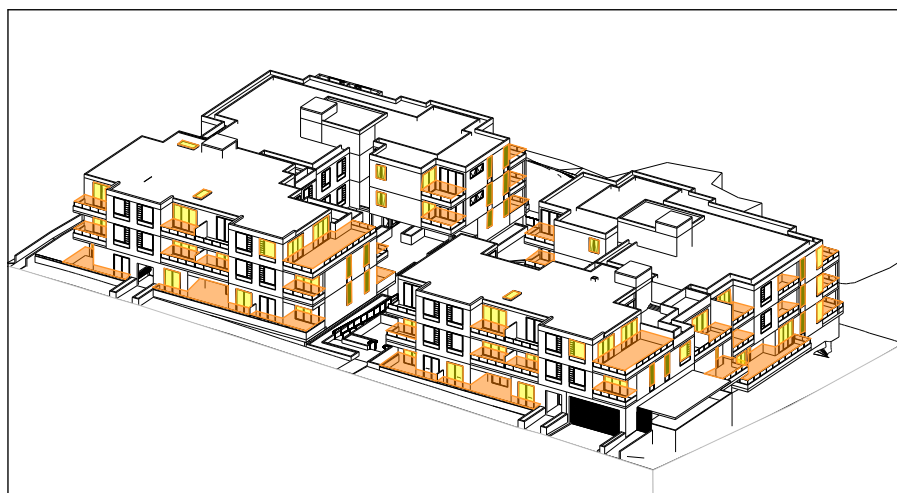
2 VFS 10 AM N.T.S.



5 VFS 1 PM N.T.S.



3 VFS 11 AM N.T.S.



6 VFS 2 PM N.T.S.

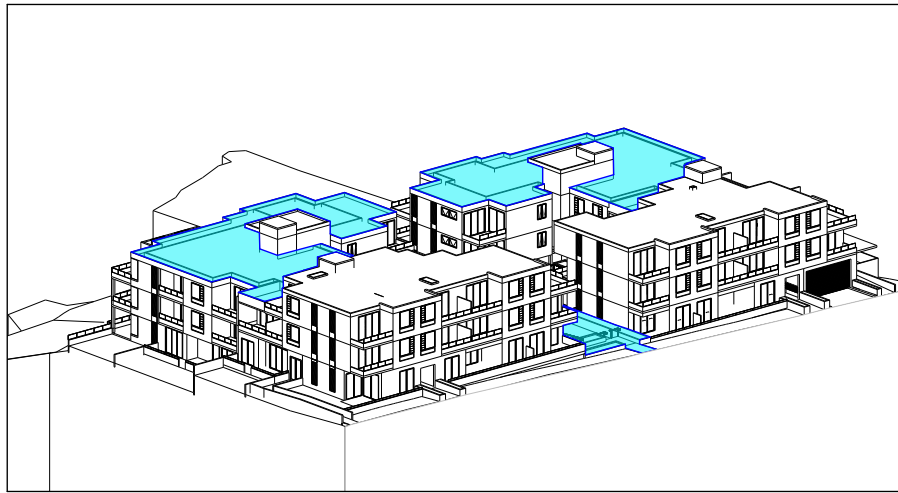
SOLAR ACCESS SUMMARY

BUILDING A		DIRECT SUNLIGHT ON 21 JUNE < 2 HOURS	2 OR MORE HOURS	BUILDING B		DIRECT SUNLIGHT ON 21 JUNE < 2 HOURS	2 OR MORE HOURS
GROUND FLOOR				GROUND FLOOR			
UNIT A.G01 A	9AM-3PM			UNIT B.G01 A	9AM-10AM		
UNIT A.G01 B	9AM-3PM			UNIT B.G01 B	9AM-3PM		
UNIT A.G02 A	9AM-3PM			UNIT B.G02 A	9AM-2PM		
UNIT A.G02 B	9AM-11AM			UNIT B.G02 B	1PM-2PM		
UNIT A.G03	2PM-3PM			UNIT B.G03A	9AM-10AM		
UNIT A.G04				UNIT B.G03B	9AM-3PM		
UNIT A.G05 A	1PM-3PM			UNIT B.G04			
UNIT A.G05 B	2PM-3PM			UNIT B.G05 A	9AM-11AM		
UNIT A.G06	1PM-3PM			UNIT B.G05 B	9AM-11AM		
UNIT A.G07	10AM-11AM			UNIT B.G06	9AM-11AM		
				UNIT B.G07	1PM-3PM		
LEVEL 1				LEVEL 1			
UNIT A.101	1PM-3PM			UNIT B.101	9AM		
UNIT A.102 A	1PM-3PM			UNIT B.102 A	9AM-11AM		
UNIT A.102 B	9AM-3PM			UNIT B.102 B	9AM-3PM		
UNIT A.103 A	9AM-3PM			UNIT B.103 A	9AM-3PM		
UNIT A.103 B	9AM-3PM			UNIT B.103 B	9AM-3PM		
UNIT A.104 A	9AM-3PM			UNIT B.104 A	9AM-3PM		
UNIT A.104 B	9AM-11AM			UNIT B.104 B	1PM-3PM		
UNIT A.105	10AM-1PM			UNIT B.105	11AM-3PM		
UNIT A.106	9AM-11AM			UNIT B.106	1PM-3PM		
UNIT A.107	1PM-3PM			UNIT B.107	9AM-11AM		
UNIT A.108	2PM-3PM			UNIT B.108	9AM		
UNIT A.109	3PM			UNIT B.109	9AM		
LEVEL 2				LEVEL 2			
UNIT A.201	9AM-3PM			UNIT B.201 A	9AM-11AM		
UNIT A.202	9AM-3PM			UNIT B.201 B	9AM-3PM		
UNIT A.203				UNIT B.202	9AM-3PM		
UNIT A.204	9AM-3PM			UNIT B.203	9AM-3PM		
UNIT A.205	9AM-11AM			UNIT B.204	9AM-3PM		
UNIT A.206	1PM-3PM			UNIT B.205	1PM-3PM		
UNIT A.207	3PM			UNIT B.206	9AM-11AM		
UNIT A.208	1PM-3PM			UNIT B.207	9AM		
				UNIT B.208	9AM-11AM		

76% OF ALL THE UNITS RECEIVE DIRECT SUNLIGHT FOR AT LEAST 2 HOURS TO THEIR LIVING AREAS
IN MID WINTER AND 0% WITHOUT DIRECT SUNLIGHT

DIRECT SUNLIGHT LEGEND

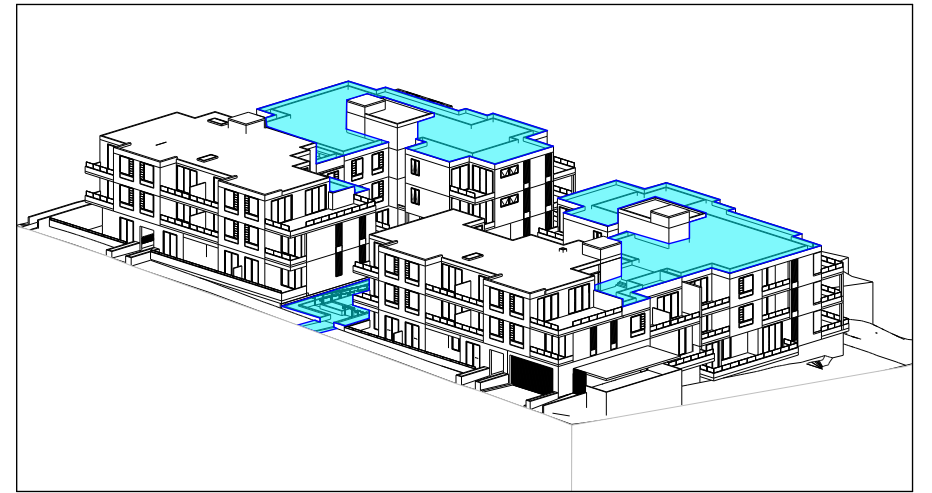
- PRIVATE OPEN SPACE WITH DIRECT SUNLIGHT 1M ABOVE FLOOR LEVEL
- LIVING ROOM WITH DIRECT SUNLIGHT 1M ABOVE FLOOR LEVEL



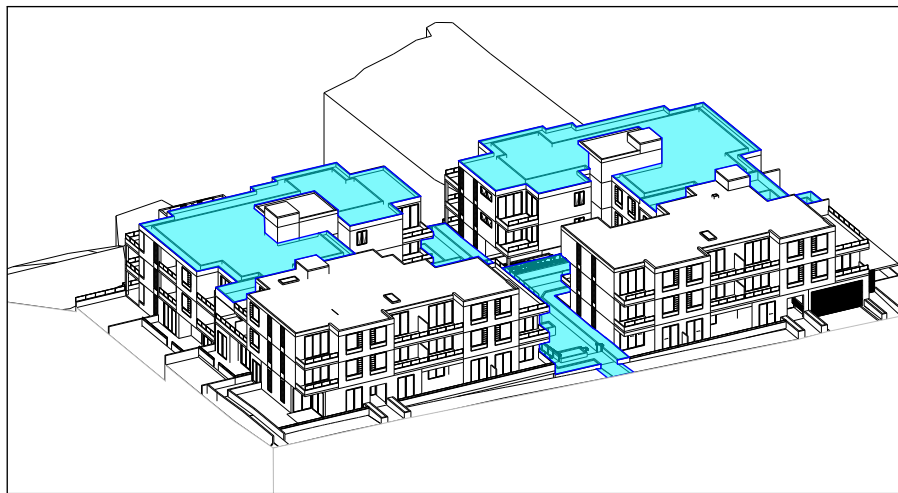
1 VFS 9 AM N.T.S.



4 VFS 12 PM N.T.S.



7 VFS 3 PM N.T.S.



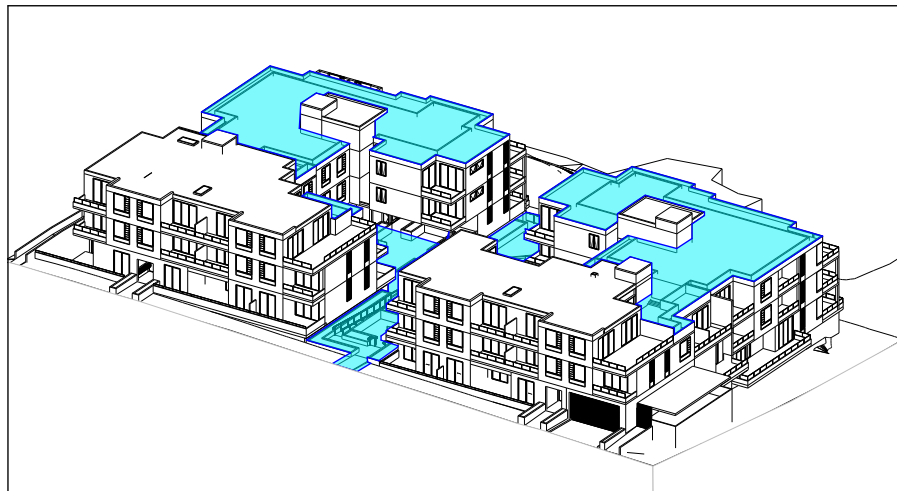
2 VFS 10 AM N.T.S.



5 VFS 1 PM N.T.S.



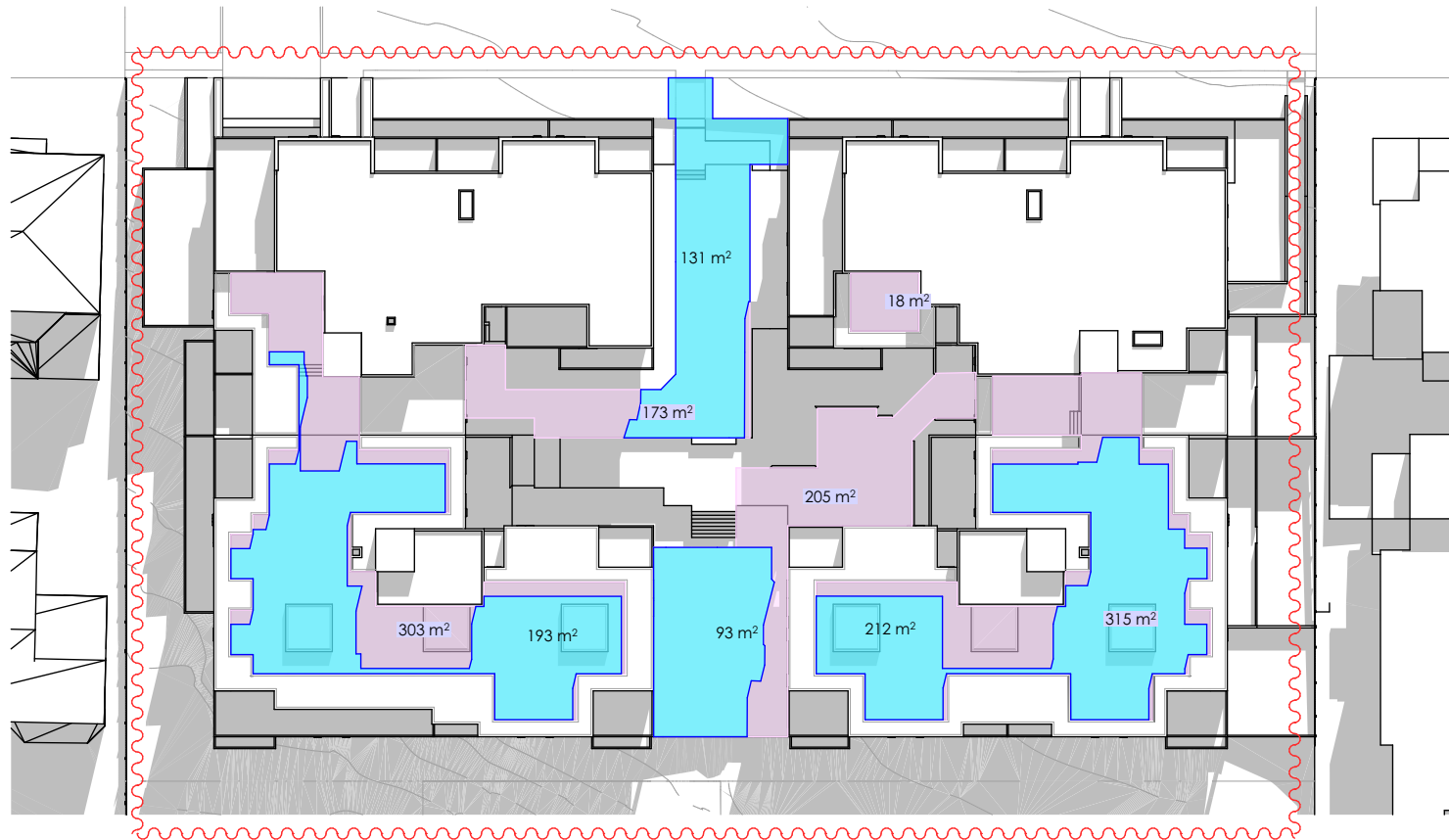
3 VFS 11 AM N.T.S.



6 VFS 2 PM N.T.S.

SHADOW IMPACT LEGEND

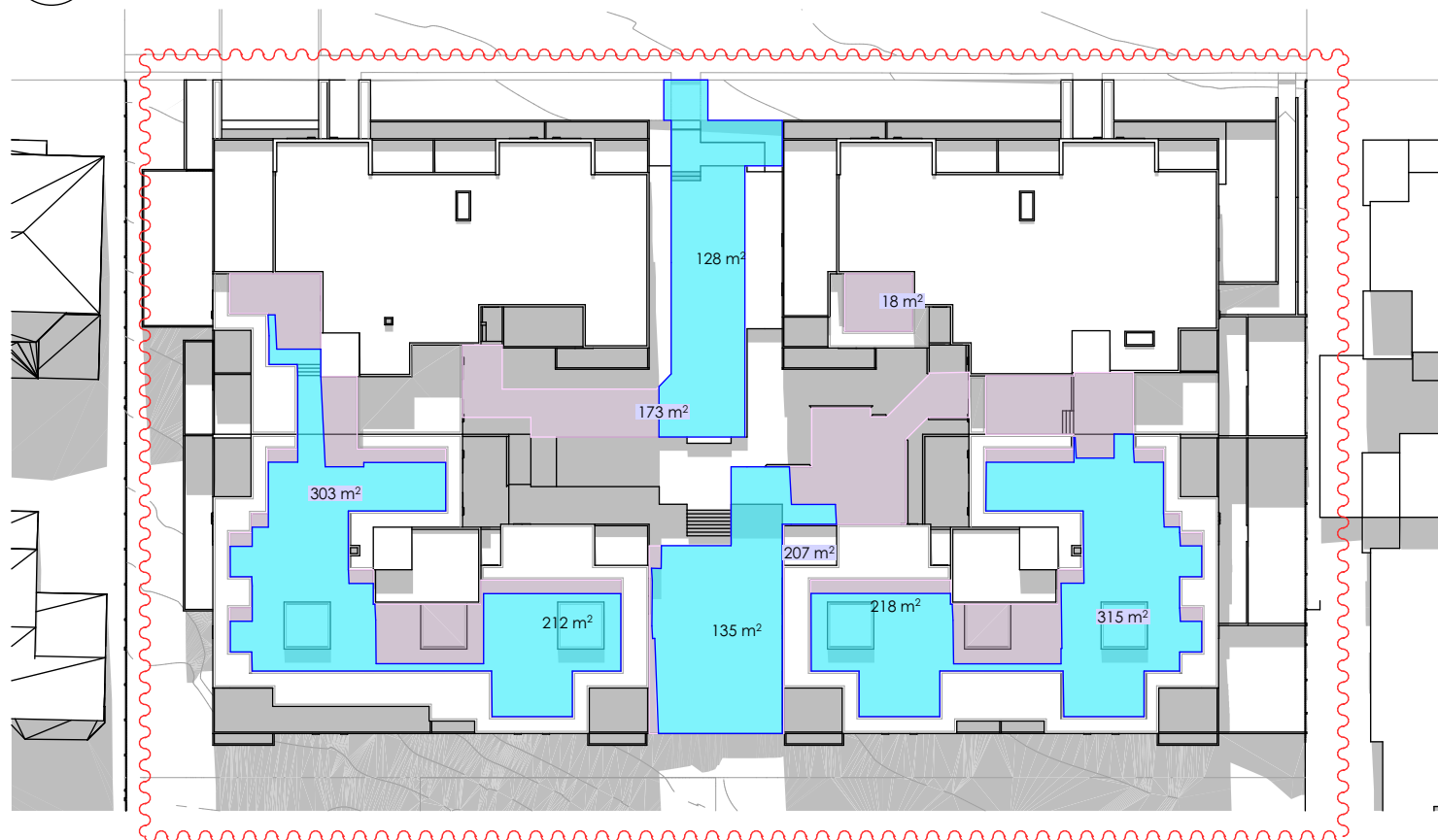
- SHADOWS
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 11:00 AM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 1:00 PM
N.T.S.



2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00 PM
N.T.S.

DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE

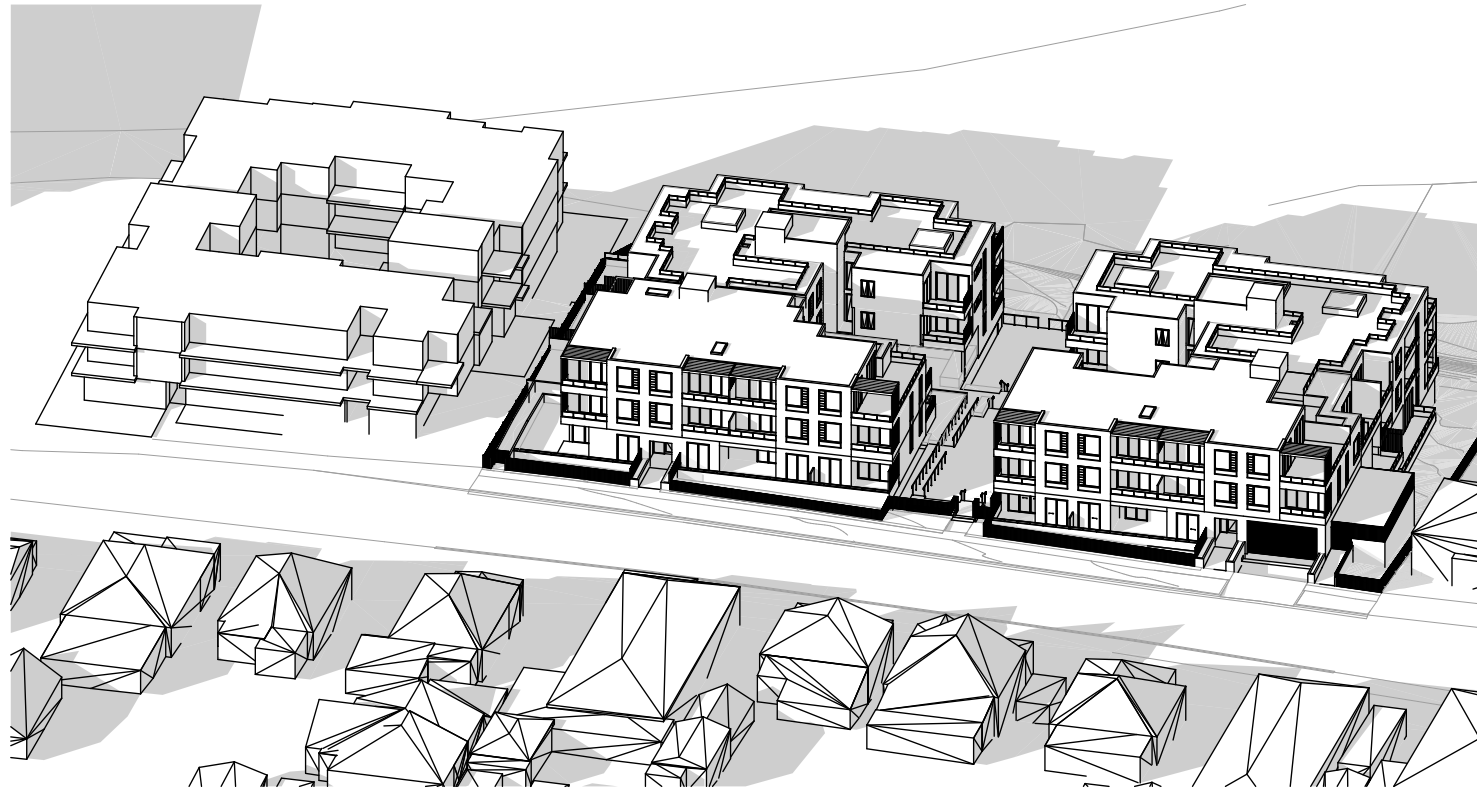
USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE (1014m²)

	11:00 AM	12:00 PM	1:00 PM
DIRECT SUNLIGHT AREA	629	693	613
TOTAL	62%	68%	60%

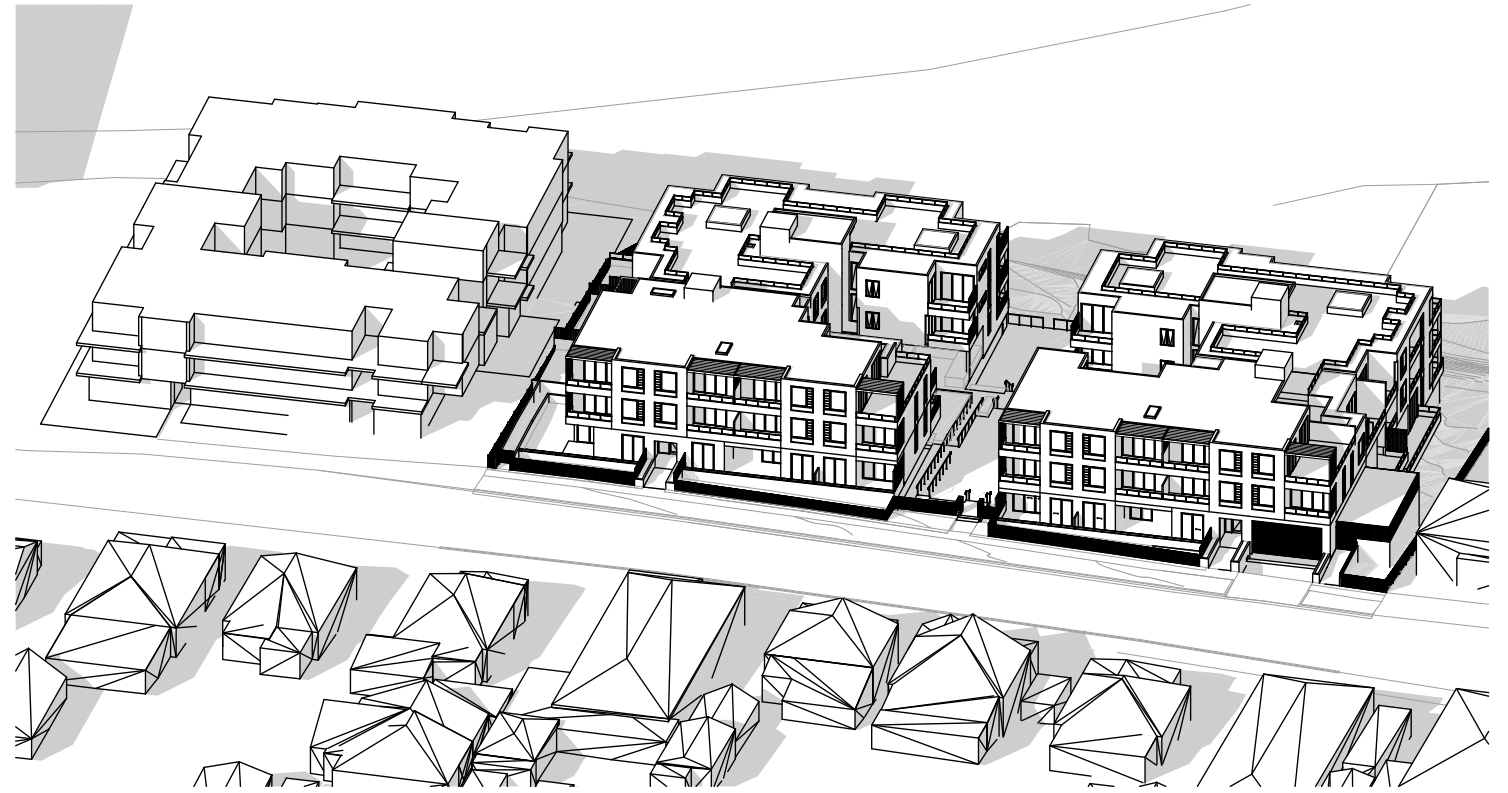
DEVELOPMENT ACHIEVE MORE THAN 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3 PM ON 21 JUNE

SHADOW IMPACT LEGEND

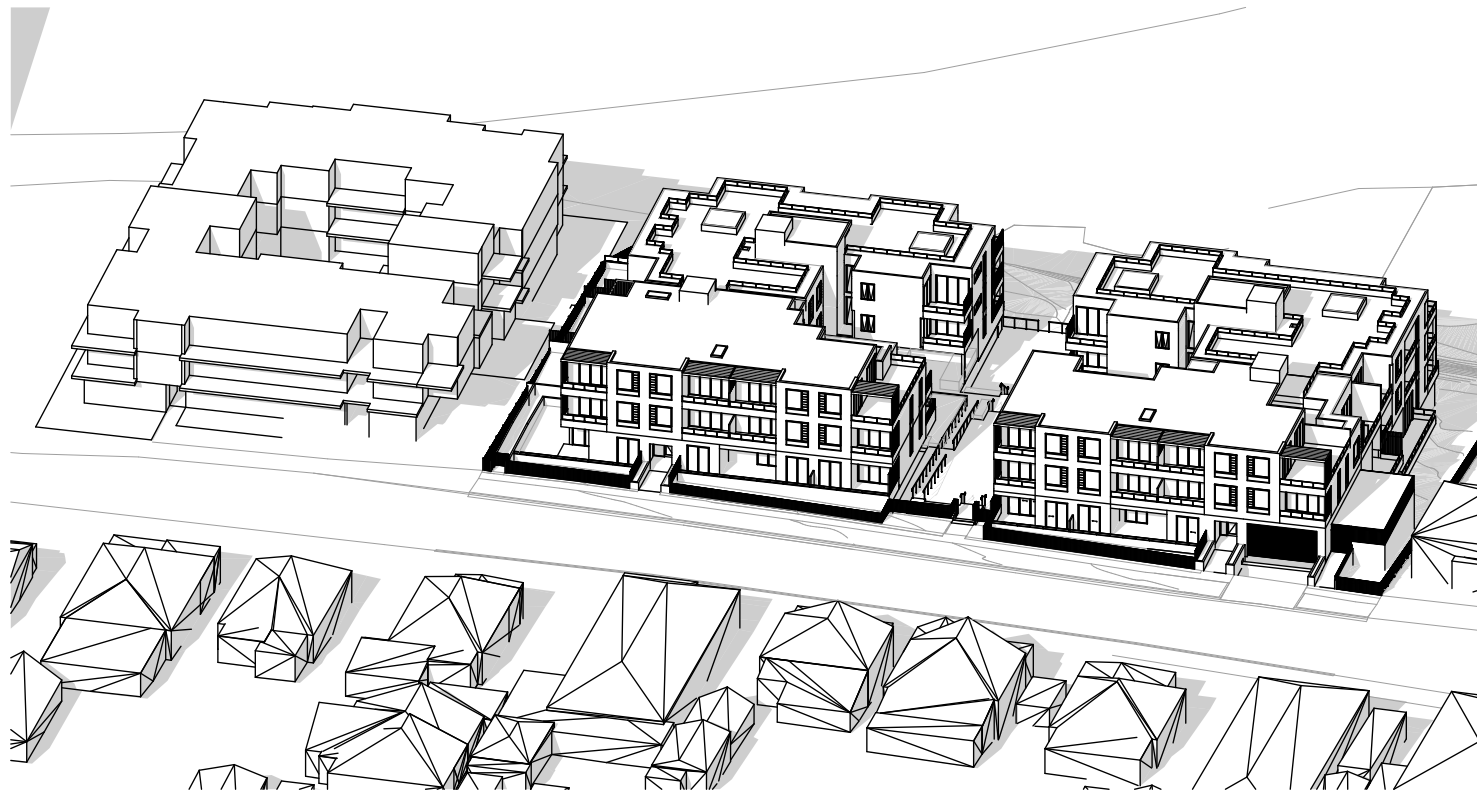
- SHADOWS
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE
- PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE



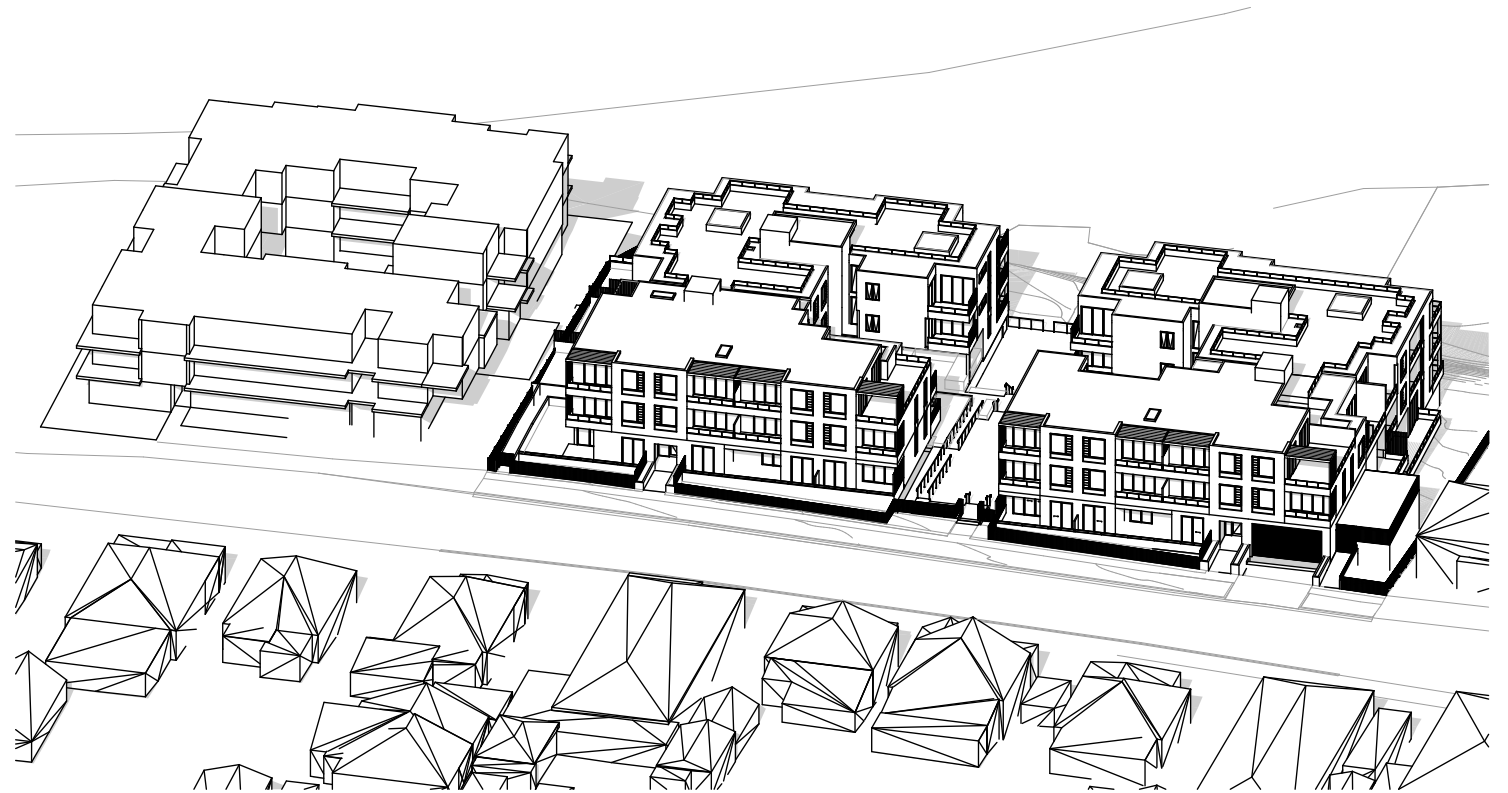
1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 9:00AM
N.T.S.



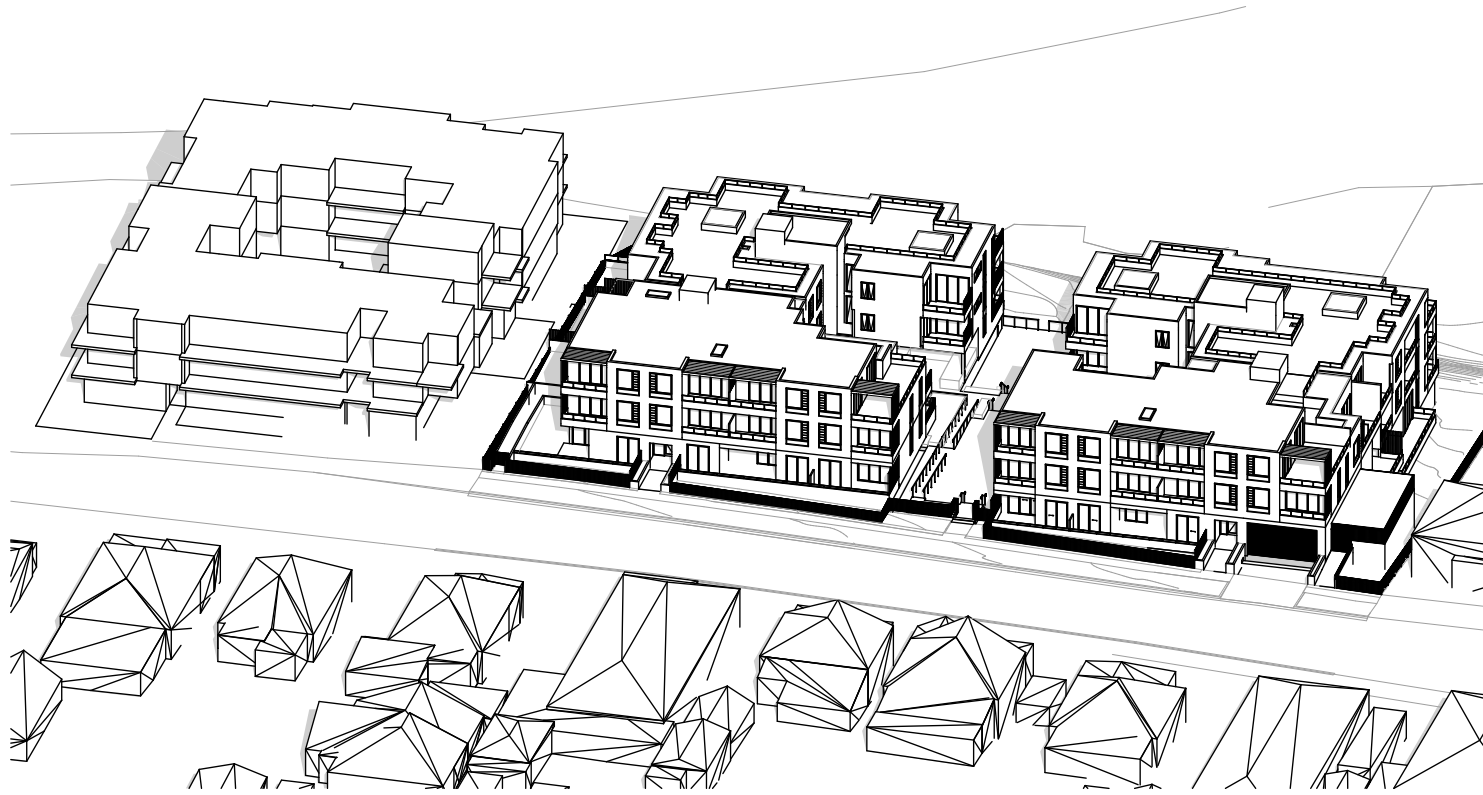
2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 10:00AM
N.T.S.



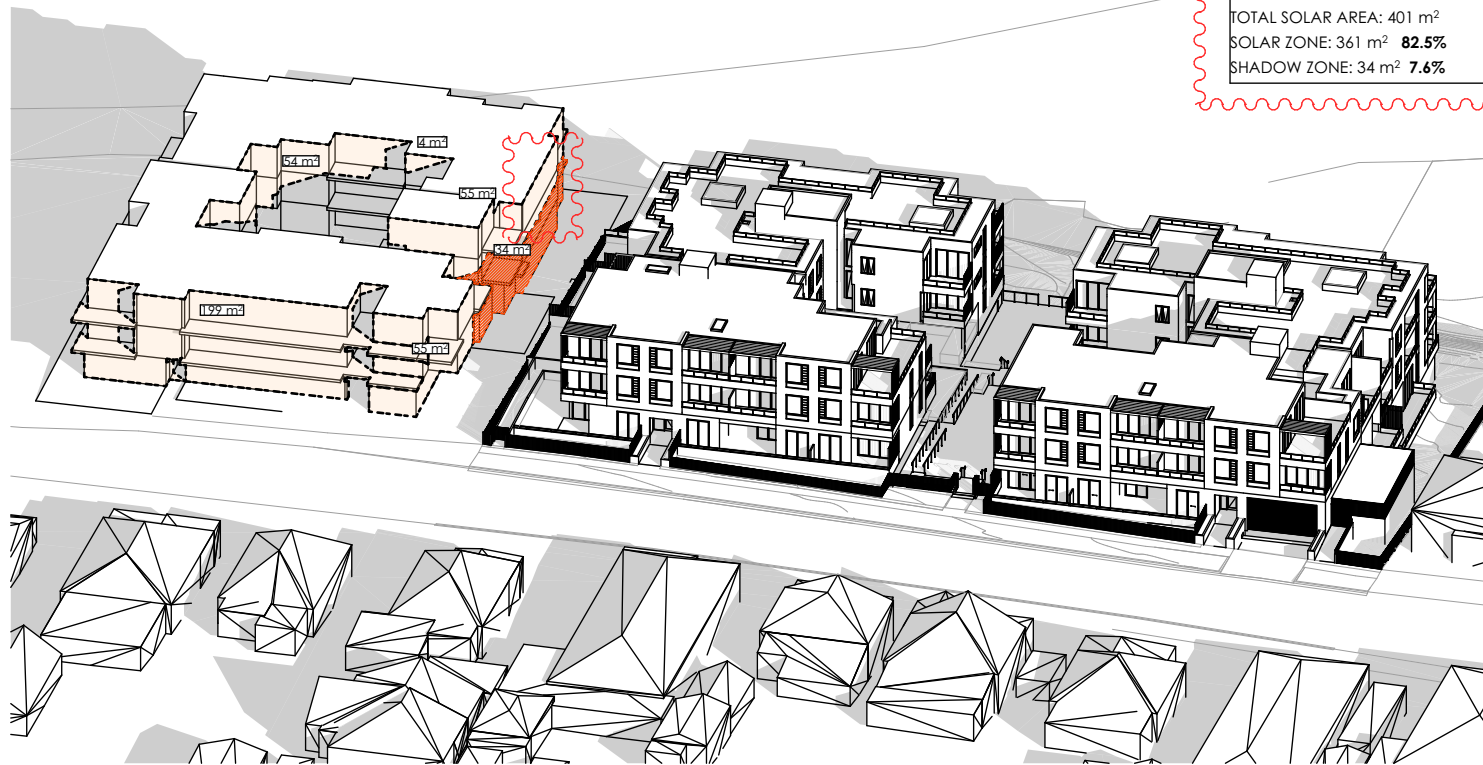
3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 11:00AM
N.T.S.



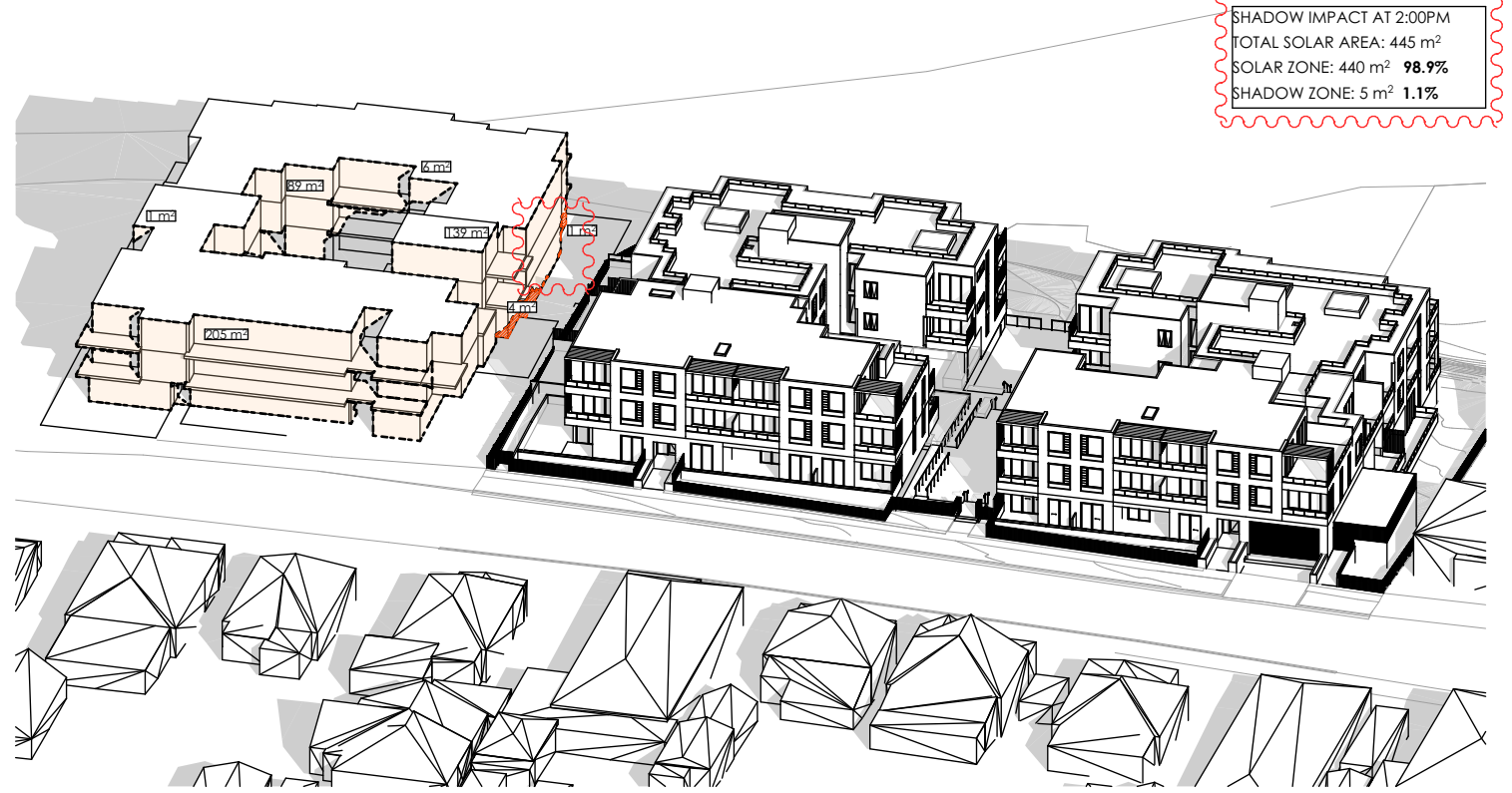
4 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00PM
N.T.S.



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 1:00PM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 3:00PM
N.T.S.



2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 2:00PM
N.T.S.

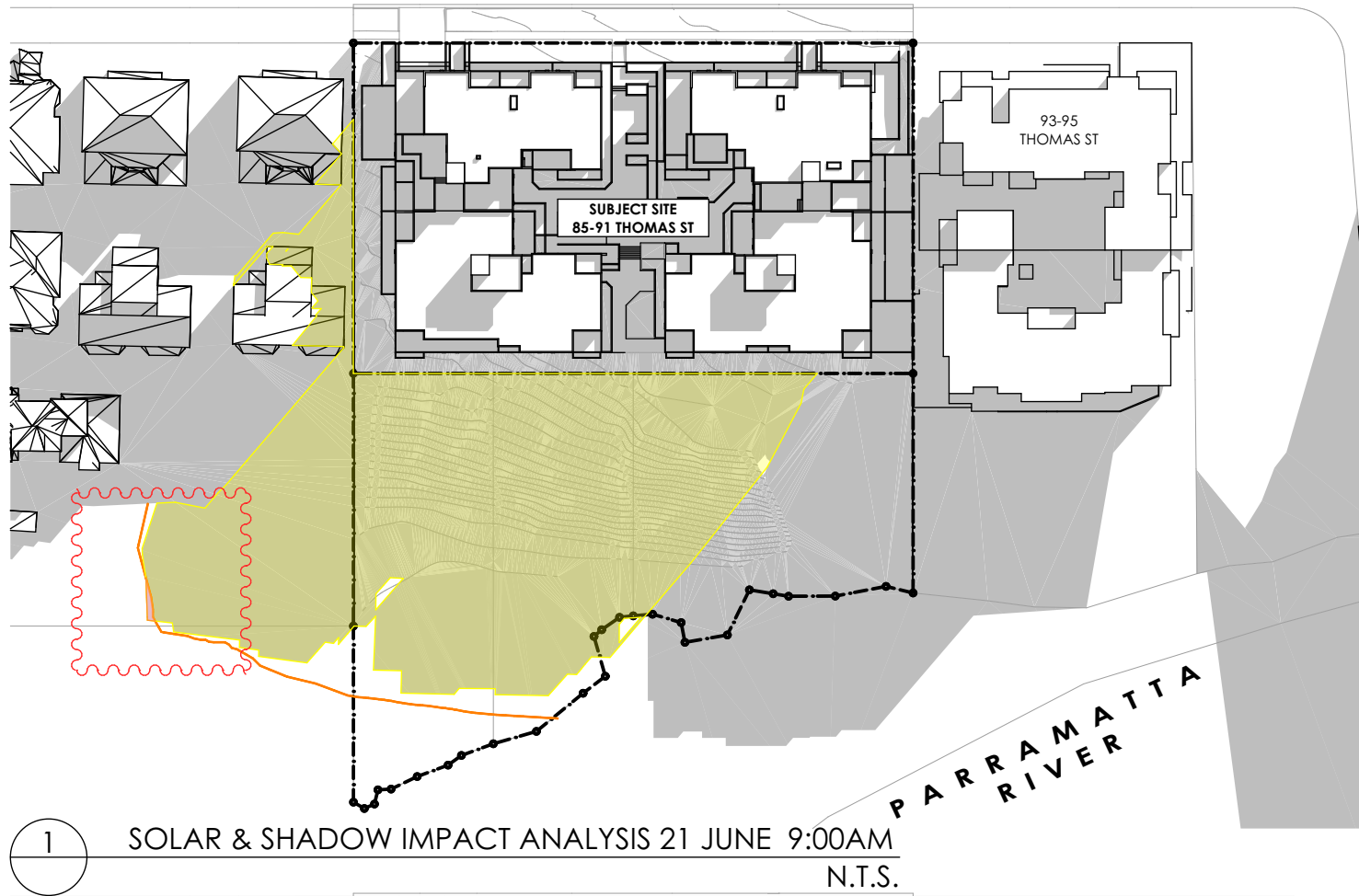
LEGEND



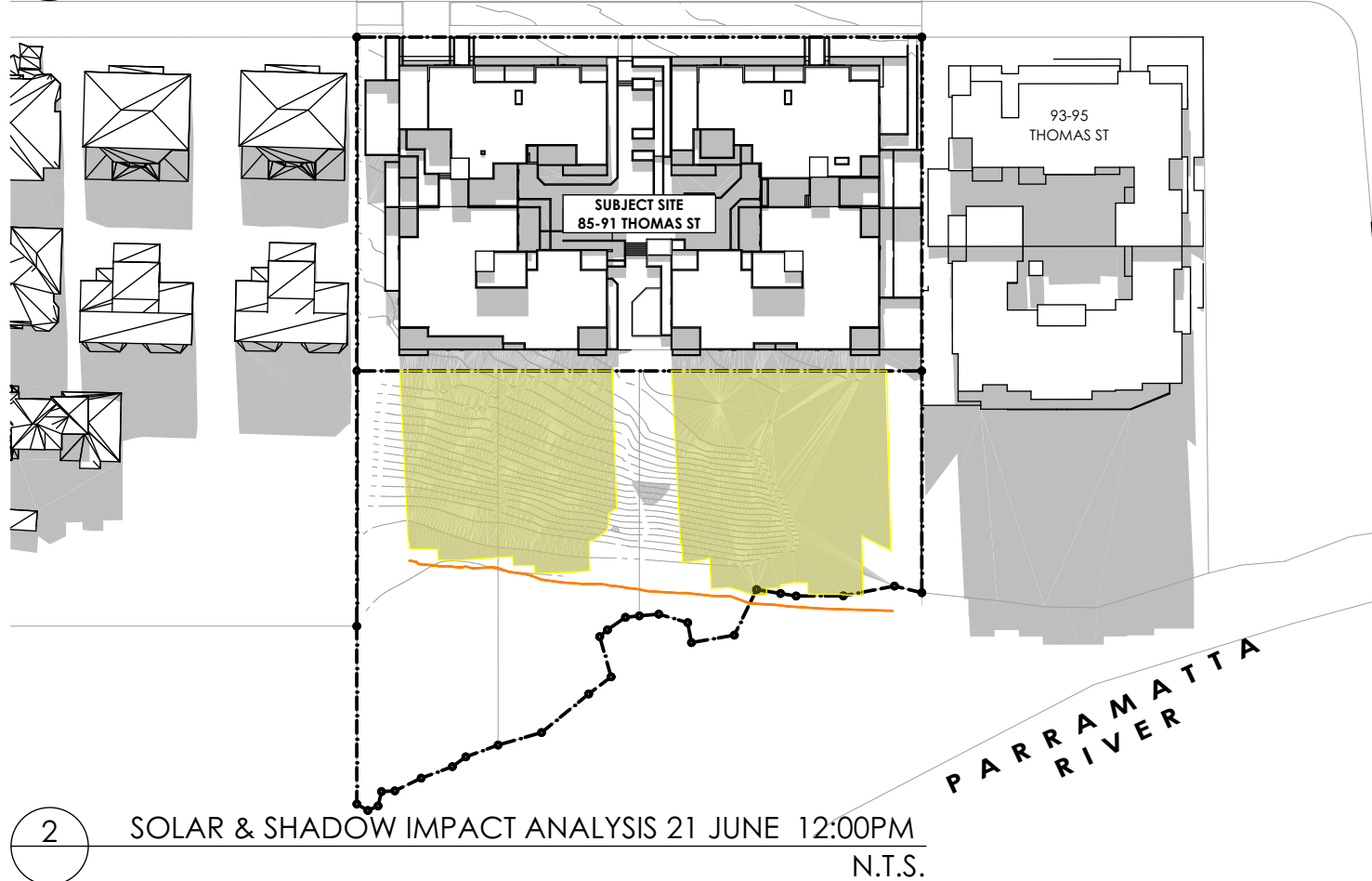
SOLAR ZONE



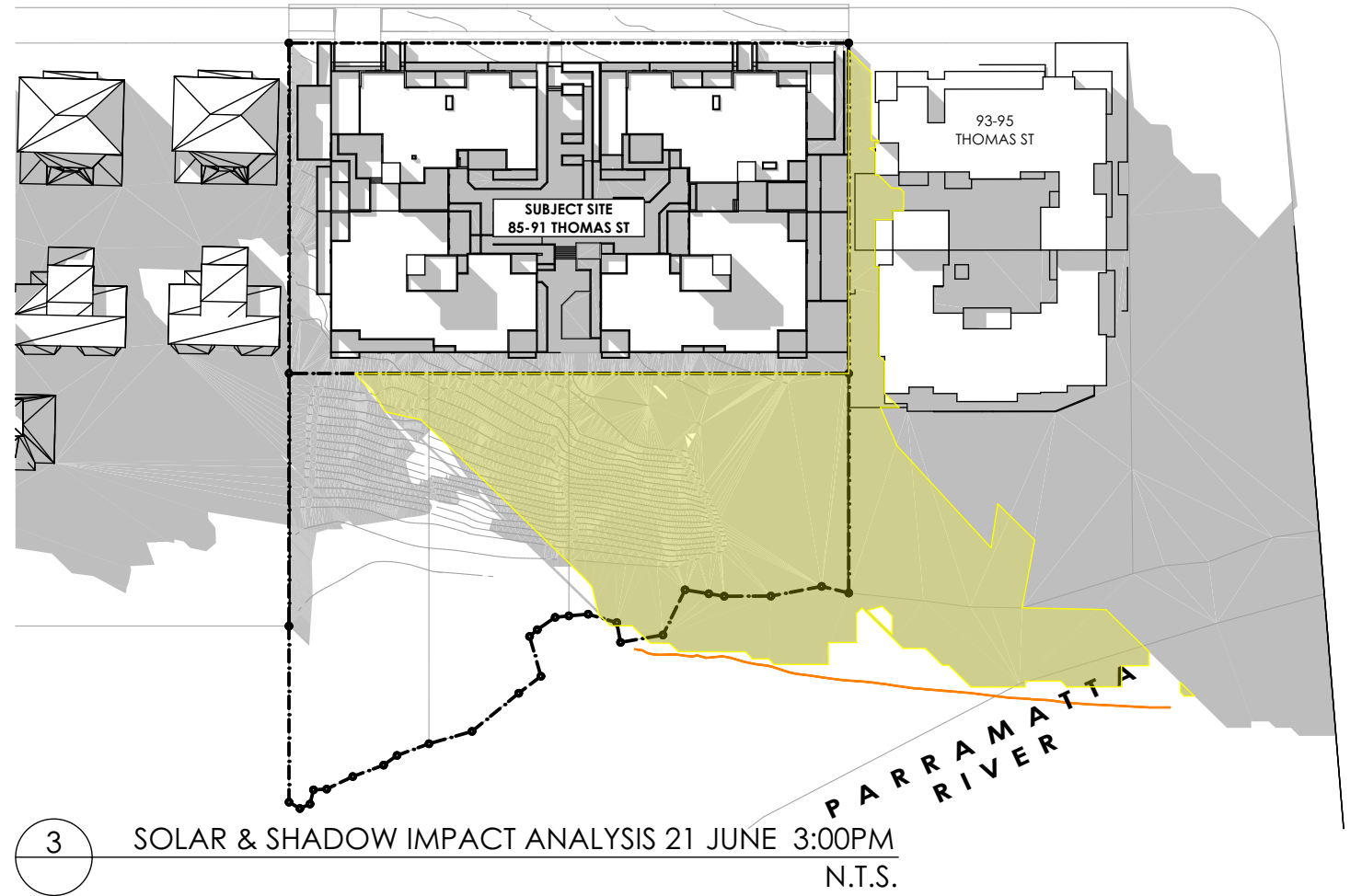
SHADOW ZONE



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 9:00AM
N.T.S.

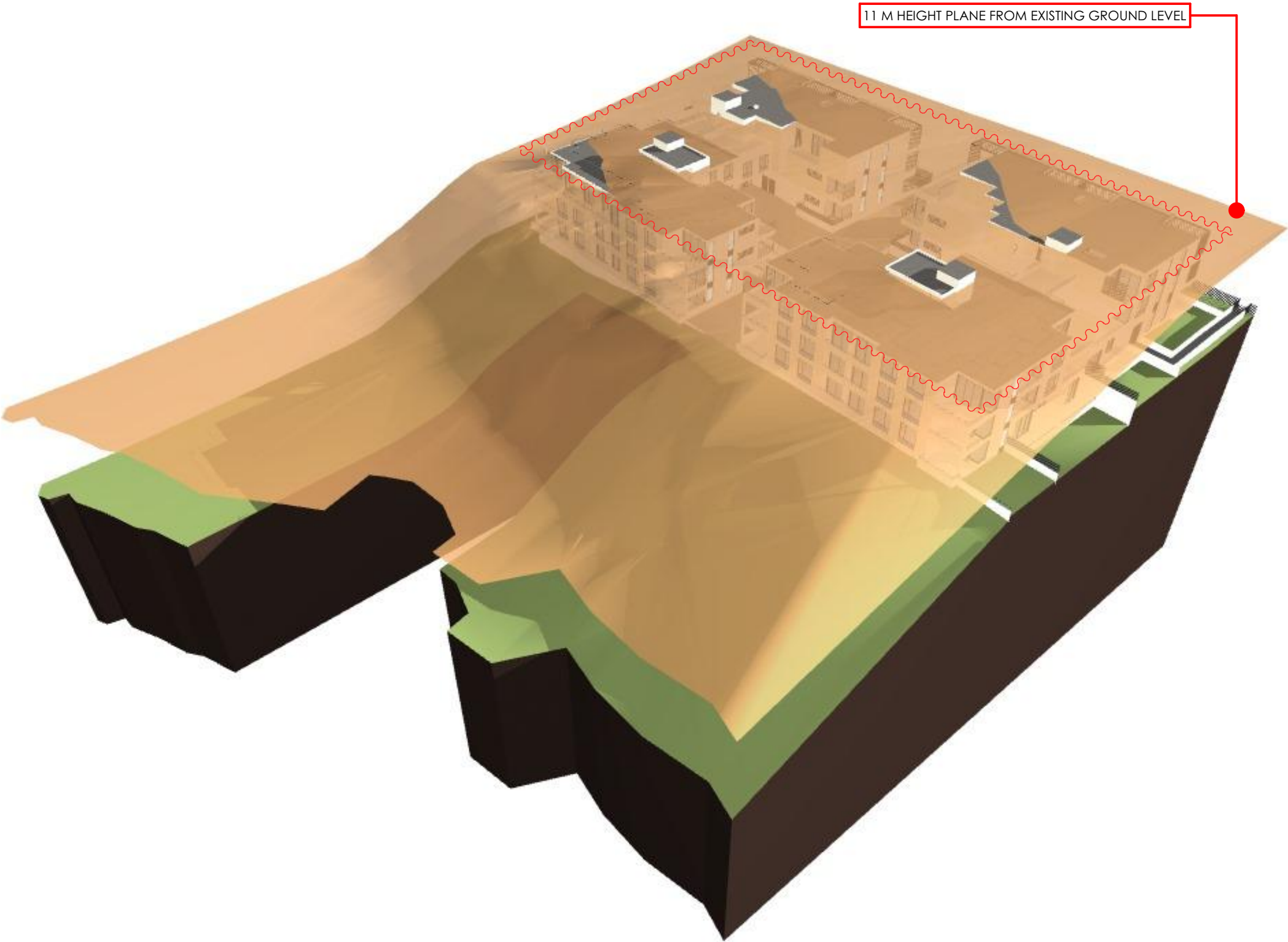


2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00PM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 3:00PM
N.T.S.

- SHADOW IMPACT LEGEND**
- EXISTING SHADOWS
 - ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
 - ADDITIONAL SHADOW CAST BY PROPOSED BUILDING ABOVE 11 m HEIGHT PLANE
 - 11 HEIGHT PLANE SHADOW LINE

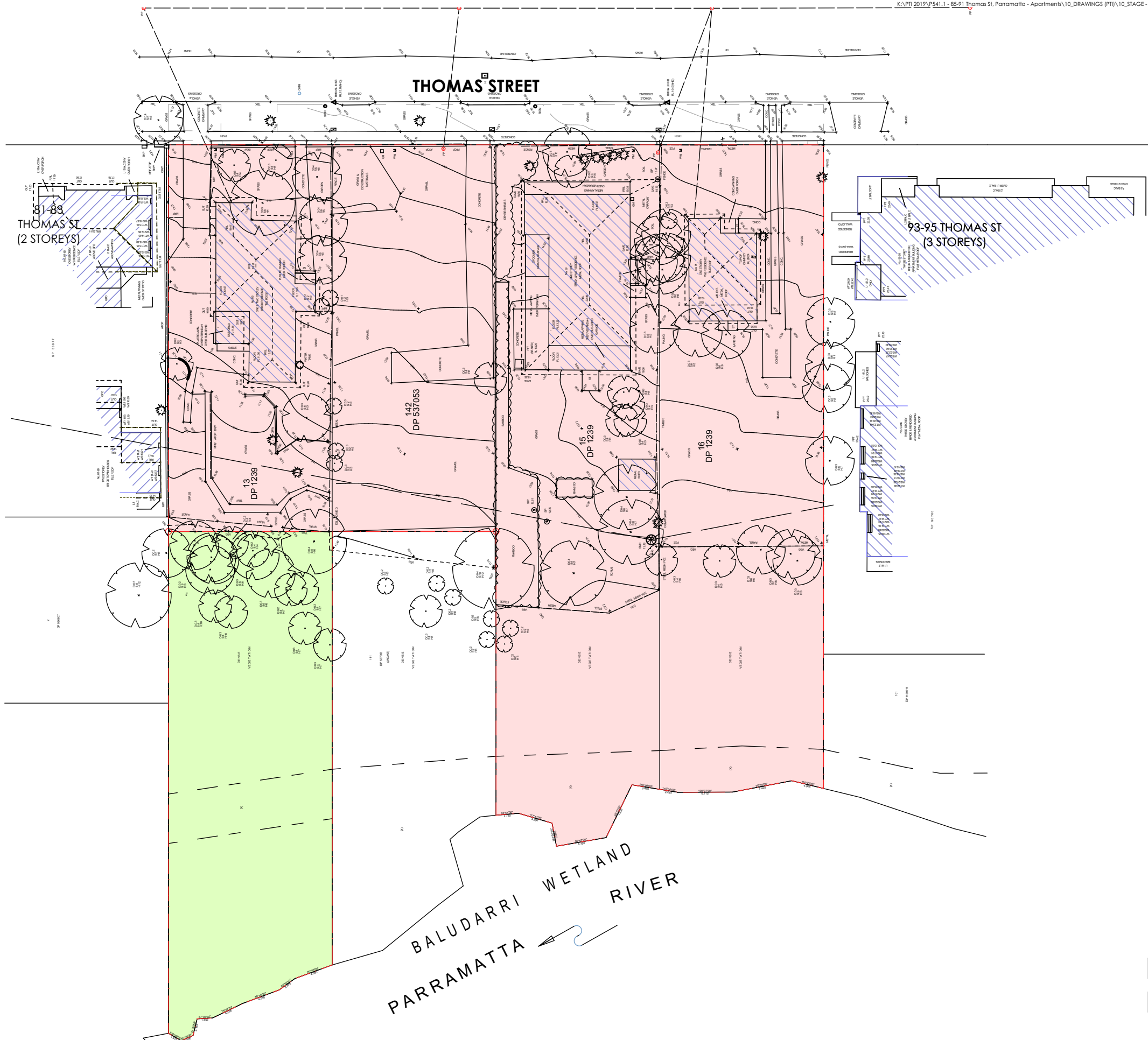


REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024
E	ISSUE FOR DA	JORGE	05/11/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
HEIGHT PLANE ANALYSIS

DRAWN BY:	JR	
CHECKED BY:	PI	
SCALE:	AT A3	
PROJECT No:	P541	
DA	38	E
stage.	dwg no.	revision



ZONNING MAP LEGEND

- R4 - High Density Residential
- RE1 - Public Recreation

REV	DESCRIPTION
A	ISSUE FOR DA
B	ISSUE FOR DA
C	ISSUE FOR DA
D	ISSUE FOR DA
E	ISSUE FOR DA

BY	DATE
JORGE	05/05/2023
JORGE	09/10/2023
JORGE	25/01/2024
JORGE	16/05/2024
JORGE	05/11/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA

DRAWING TITLE:
SURVEY AND ZONNING MAP

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:500 AT A3
PROJECT No: P541

DA stage. 39 dwg no. E revision