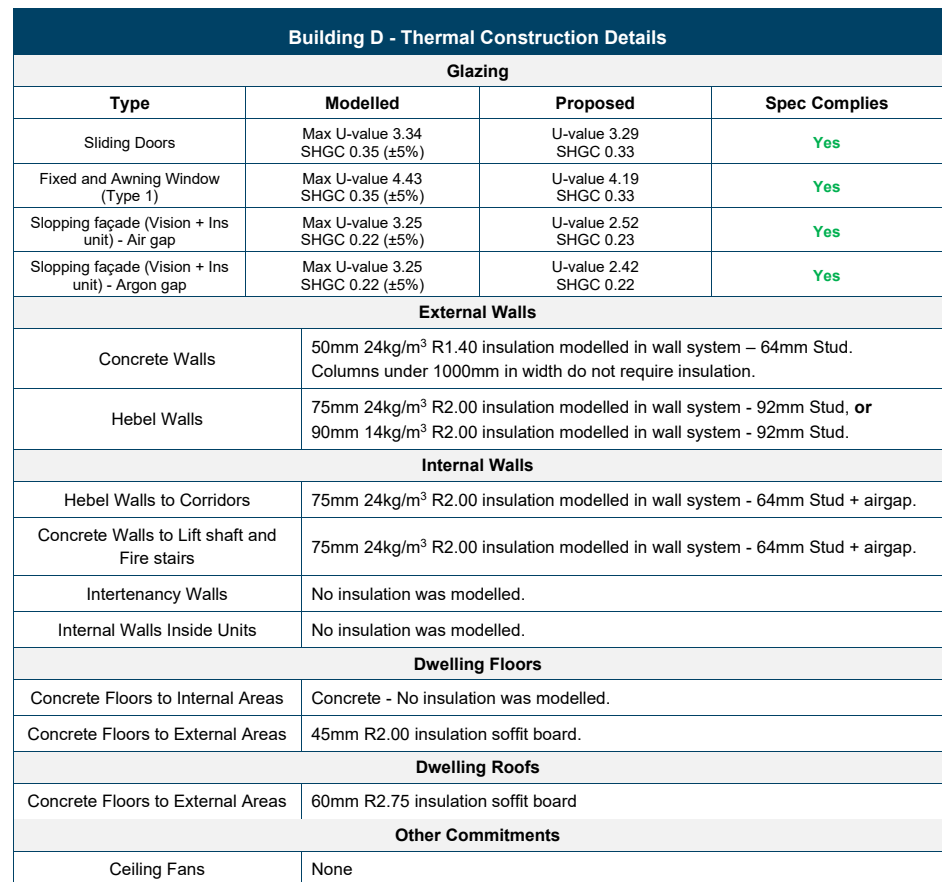




Building E - Thermal Construction Details				
Gleazing				
Type	Modelled	Proposed	Spec Complies	
Sliding Doors	Max U-value 3.34 SHGC 0.35 (16%)	U-value 3.29 SHGC 0.33		Yes
Fixed and Asewing Window (Type 1)	Max U-value 4.53 SHGC 0.32 (16%)	U-value 4.53 SHGC 0.32		Yes
Fixed and Asewing Window (Type 2)	Max U-value 3.62 SHGC 0.35 (16%)	U-value 3.57 SHGC 0.35		Yes
Fixed and Asewing Window (Type 3)	Max U-value 4.20 SHGC 0.38 (16%)	U-value 4.13 SHGC 0.34		Yes
External Walls				
Concrete Walls	50mm 24kg/m ³ R1-42 insulation modelled in wall system ~ 64mm Stud Columns between 1000mm in width do not require insulation.			
Hebel Walls	75mm 24kg/m ³ R2.00 insulation modelled in wall system ~ 50mm stud, or 90mm 14kg/m ³ R2.00 insulation modelled in wall system ~ 50mm Stud.			
Aluminium Panels	70mm 24kg/m ³ R2.00 insulation modelled in wall system, or 90mm 14kg/m ³ R2.00 insulation modelled in wall system. <i>Note: external walls have to air gap a gap between the external cladding and metal frame, not directly fixed otherwise an R2.00 thermal break will be required)</i>			
Internal Walls				
Hebel Walls to Corridors	75mm 24kg/m ³ R2.00 insulation modelled in wall system ~ 64mm Stud + airgap.			
Concrete Walls to Lift shaft and Fire stairs	75mm 24kg/m ³ R2.00 insulation modelled in wall system ~ 64mm Stud + airgap.			
Interference Walls	No insulation was modelled.			
Internal Walls Inside Units	No insulation was modelled.			
Roofing Floors				
Concrete Floors to External Areas	Concrete ~ No insulation was modelled.			
Concrete Floors to Internal Areas	45mm R2.00 insulation soffit board.			
Roofing Roofs				
Concrete Floors to External Areas	60mm R2.75 insulation soffit board			

BASEMENT 03	Car Wash 3600 x 5400	VISITOR/ CAR WASH BAY	3	PARK_Parking
BASEMENT 03	Resi 2400 x 5400	RESI	148	PARK_Parking
BASEMENT 03	Resi 2400 x 5400 (WS)	RESI	12	PARK_Parking Accessible
BASEMENT 03	Resi 2500 x 5400	RESI	3	PARK_Parking
BASEMENT 03	Resi 2500 x 5400 (WS)	RESI	1	PARK_Parking Accessible
BASEMENT 03	Resi 3800 x 5400 (WS)	RESI	5	PARK_Parking Accessible
172				
BASEMENT 04	Resi 2400 x 5400	RESI	152	PARK_Parking
BASEMENT 04	Resi 2400 x 5400 (WS)	RESI	12	PARK_Parking Accessible
BASEMENT 04	Resi 2500 x 5400	RESI	3	PARK_Parking
BASEMENT 04	Resi 2500 x 5400 (WS)	RESI	1	PARK_Parking Accessible
BASEMENT 04	Resi 3800 x 5400 (WS)	RESI	6	PARK_Parking Accessible
174				
BASEMENT 05	Resi 2300 x 5000 (small car)	RESI	1	PARK_Parking
BASEMENT 05	Resi 2400 x 5400	RESI	130	PARK_Parking
BASEMENT 05	Resi 2400 x 5400 (WS)	RESI	11	PARK_Parking Accessible
BASEMENT 05	Resi 2500 x 5400	RESI	6	PARK_Parking
BASEMENT 05	Resi 2500 x 5400 (WS)	RESI	1	PARK_Parking Accessible
BASEMENT 05	Resi 3800 x 5400 (WS)	RESI	6	PARK_Parking Accessible
BASEMENT 05	Visitor 2400 x 5400	VISITOR	20	PARK_Parking

Parking Schedule_per type Amending (PP split) ADAPTABLE			
Level	Type Mark		Count
BASEMENT 05	RESI	18	
RESI: 18			
BASEMENT 05: 18			
BASEMENT 04	RESI	19	
RESI: 19			
BASEMENT 04: 19			
BASEMENT 03	RESI	18	
RESI: 18			
BASEMENT 03: 18			
BASEMENT 02	HOTEL	9	
HOTEL: 9			
BASEMENT 02	VISITOR	2	
VISITOR: 2			
BASEMENT 02: 11			
BASEMENT 01	RESI	2	
RESI: 2			
BASEMENT 01	RETAIL	5	
RETAIL: 5			
BASEMENT 01: 7			
Grand total: 73			

Parking Schedule_Amending DA_DDA	
Type Mark	Count
HOTEL	9
RESI	57
RETAIL	5
VISITOR	2
Grand total: 73	

c2 EV CHARGER FUTURE PROVISION

	RESIDENTIAL SPACES
	RESIDENTIAL VISITOR SPACES
	HOTEL SPACES
	RETAIL SPACES
	RESIDENTIAL BIKE STORAGE
	RESIDENTIAL STORAGE



Parking Schedule Amending (PP split)					
Level	Type	Type Mark	Count	Family	
BASEMENT 01	Resi 2400 x 5400	RESI	5	PARK	Parking
BASEMENT 01	Resi 2500 x 5400	RESI	22	PARK	Parking
BASEMENT 01	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
BASEMENT 01	Resi 3800 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
BASEMENT 01	Retail 2500 x 5400 (WS)	RETAIL	2	PARK	Parking_Accessible
BASEMENT 01	Retail 3800 x 5400 (WS)	RETAIL	3	PARK	Parking_Accessible
BASEMENT 01	Retail 5400 x 2400	RETAIL	3	PARK	Parking_Accessible
BASEMENT 01	Retail 5400 x 2500	RETAIL	4	PARK	Parking
BASEMENT 01	Retail 2500 x 5400	RETAIL	21	PARK	Parking

62	BASEMENT 02	Hotel 2400 x 5400	HOTEL	10	PARK	Parking
	BASEMENT 02	Hotel 2500 x 5400	HOTEL	91	PARK	Parking
	BASEMENT 02	Hotel 2500 x 5400 (WS)	HOTEL	6	PARK	Parking_Accessible
	BASEMENT 02	Hotel 3800 x 5400 (WS)	HOTEL	3	PARK	Parking_Accessible
	BASEMENT 02	Retail 5400 x 2400	RETAIL	23	PARK	Parking
	BASEMENT 02	Retail 5400 x 2500	RETAIL	2	PARK	Parking
	BASEMENT 02	Retail 2500 x 5400	RETAIL	20	PARK	Parking
	BASEMENT 02	Visitor 2500 x 5400	VISITOR	6	PARK	Parking
	BASEMENT 02	Visitor 2500 x 5400 (WS)	VISITOR	1	PARK	Parking_Accessible
	BASEMENT 02	Visitor 3800 x 5400 (WS)	VISITOR	1	PARK	Parking_Accessible

163	BASEMENT 03	Car Wash 3600 x 5400	VISITOR/ CAR WASH BAY	3	PARK	Parking
	BASEMENT 03	Resi 2400 x 5400	RESI	148	PARK	Parking
	BASEMENT 03	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking_Accessible
	BASEMENT 03	Resi 2500 x 5400	RESI	3	PARK	Parking
	BASEMENT 03	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 03	Resi 3800 x 5400 (WS)	RESI	5	PARK	Parking_Accessible

172	BASEMENT 04	Resi 2400 x 5400	RESI	152	PARK	Parking
	BASEMENT 04	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking_Accessible
	BASEMENT 04	Resi 2500 x 5400	RESI	3	PARK	Parking
	BASEMENT 04	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 04	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking_Accessible

174	BASEMENT 05	Resi 2300 x 5000 (small car)	RESI	1	PARK	Parking
	BASEMENT 05	Resi 2400 x 5400	RESI	130	PARK	Parking
	BASEMENT 05	Resi 2400 x 5400 (WS)	RESI	11	PARK	Parking_Accessible
	BASEMENT 05	Resi 2500 x 5400	RESI	6	PARK	Parking
	BASEMENT 05	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 05	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking_Accessible
	BASEMENT 05	Visitor 2400 x 5400	VISITOR	20	PARK	Parking

Grand total: 746

Carpark Type Schedule	
Type Mark	Count
HOTEL	110
RESI	527
RETAIL	78
VISITOR	28
VISITOR/ CAR WASH BAY	3

Motorcycle Parking - Basement	
Level	Count
BASEMENT 02	14
BASEMENT 03	6
Grand total	20

Parking Schedule_per type Amending (PP split) ADAPTABLE		
Level	Type Mark	Count
BASEMENT 05	RESI	18
RESI: 18		
BASEMENT 05: 18		
BASEMENT 04	RESI	19
RESI: 19		
BASEMENT 04: 19		
BASEMENT 03	RESI	18
RESI: 18		
BASEMENT 03: 18		
BASEMENT 02	HOTEL	9
HOTEL: 9		
BASEMENT 02	VISITOR	2
VISITOR: 2		
BASEMENT 02: 11		
BASEMENT 01	RESI	2
RESI: 2		
BASEMENT 01	RETAIL	5
RETAIL: 5		
BASEMENT 01: 7		
Grand total: 73		

Parking Schedule_Amending DA_DDA	
Type Mark	Count
HOTEL	9
RESI	57
RETAIL	5
VISITOR	2
Grand total: 73	

EV LEGEND

EV CHARGER FUTURE PROVISION

LEGEND

- RESIDENTIAL SPACES
- RESIDENTIAL VISITOR SPACES
- HOTEL SPACES
- RETAIL SPACES
- RESIDENTIAL BIKE STORAGE
- RESIDENTIAL STORAGE



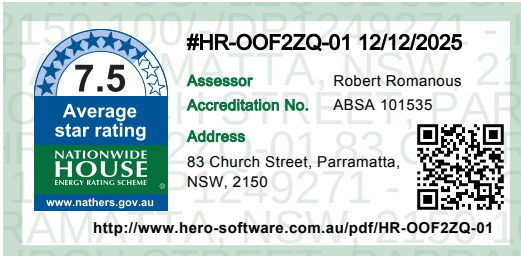
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79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HENNAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039
LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
G 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
BASEMENT 2 (PP
SPLIT)

SCALE
1:200
@ A1



SHEET NUMBER

DAA2002B

REVISION

G



Parking Schedule Amending (PP split)					
Level	Type	Type Mark	Count	Family	
BASEMENT 01	Resi 2400 x 5400	RESI	5	PARK	Parking
BASEMENT 01	Resi 2500 x 5400	RESI	22	PARK	Parking
BASEMENT 01	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
BASEMENT 01	Resi 3800 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
BASEMENT 01	Retail 2500 x 5400 (WS)	RETAIL	2	PARK	Parking_Accessible
BASEMENT 01	Retail 3800 x 5400 (WS)	RETAIL	3	PARK	Parking_Accessible
BASEMENT 01	Retail 5400 x 2400	RETAIL	3	PARK	Parking
BASEMENT 01	Retail 5400 x 2500	RETAIL	4	PARK	Parking
BASEMENT 01	Retail 2500 x 5400	RETAIL	21	PARK	Parking

62	BASEMENT 02	Hotel 2400 x 5400	HOTEL	10	PARK	Parking
	BASEMENT 02	Hotel 2500 x 5400	HOTEL	91	PARK	Parking
	BASEMENT 02	Hotel 2500 x 5400 (WS)	HOTEL	6	PARK	Parking_Accessible
	BASEMENT 02	Hotel 3800 x 5400 (WS)	HOTEL	3	PARK	Parking_Accessible
	BASEMENT 02	Retail 5400 x 2400	RETAIL	23	PARK	Parking
	BASEMENT 02	Retail 5400 x 2500	RETAIL	2	PARK	Parking
	BASEMENT 02	Retail 2500 x 5400	RETAIL	20	PARK	Parking
	BASEMENT 02	Visitor 2500 x 5400	VISITOR	6	PARK	Parking
	BASEMENT 02	Visitor 2500 x 5400 (WS)	VISITOR	1	PARK	Parking_Accessible
	BASEMENT 02	Visitor 3800 x 5400 (WS)	VISITOR	1	PARK	Parking_Accessible

163	BASEMENT 03	Car Wash 3600 x 5400	VISITOR/ CAR WASH BAY	3	PARK	Parking
	BASEMENT 03	Resi 2400 x 5400	RESI	148	PARK	Parking
	BASEMENT 03	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking_Accessible
	BASEMENT 03	Resi 2500 x 5400	RESI	3	PARK	Parking
	BASEMENT 03	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 03	Resi 3800 x 5400 (WS)	RESI	5	PARK	Parking_Accessible

172	BASEMENT 04	Resi 2400 x 5400	RESI	152	PARK	Parking
	BASEMENT 04	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking_Accessible
	BASEMENT 04	Resi 2500 x 5400	RESI	3	PARK	Parking
	BASEMENT 04	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 04	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking_Accessible

174	BASEMENT 05	Resi 2300 x 5000 (small car)	RESI	1	PARK	Parking
	BASEMENT 05	Resi 2400 x 5400	RESI	130	PARK	Parking
	BASEMENT 05	Resi 2400 x 5400 (WS)	RESI	11	PARK	Parking_Accessible
	BASEMENT 05	Resi 2500 x 5400	RESI	6	PARK	Parking
	BASEMENT 05	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking_Accessible
	BASEMENT 05	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking_Accessible
	BASEMENT 05	Visitor 2400 x 5400	VISITOR	20	PARK	Parking

EV LEGEND

EV CHARGER FUTURE PROVISION

Motorcycle Parking - Basement	
Level	Count
BASEMENT 02	14
BASEMENT 03	6
Grand total	20

LEGEND

- RESIDENTIAL SPACES
- RESIDENTIAL VISITOR SPACES
- HOTEL SPACES
- RETAIL SPACES
- RESIDENTIAL BIKE STORAGE
- RESIDENTIAL STORAGE

Parking Schedule_Amending DA_DDA	
Type Mark	Count
HOTEL	9
RESI	57
RETAIL	5
VISITOR	2
Grand total:	73

EV LEGEND

EV CHARGER FUTURE PROVISION

LEGEND

RESIDENTIAL SPACES	
RESIDENTIAL VISITOR SPACES	
HOTEL SPACES	
RETAIL SPACES	
RESIDENTIAL BIKE STORAGE	
RESIDENTIAL STORAGE	



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ABN 53 003 782 250

NOMINATED ARCHITECTS
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

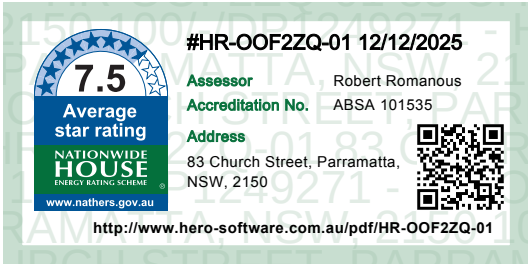
CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE

PROJECT NO
23039

LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
G 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA

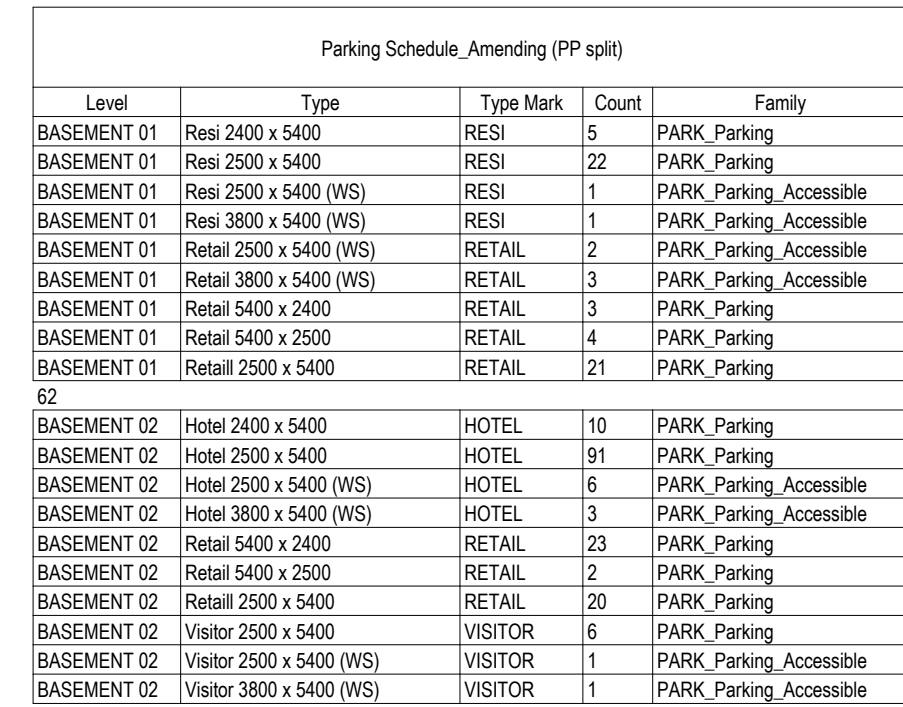
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
BASEMENT 3 (PP
SPLIT)

SCALE
1:200
@ A1

SHEET NUMBER
DAA2003B
REVISION
G



163				
BASEMENT 03	Car Wash 3600 x 5400	VISITOR/ CAR WASH BAY	3	PARK_Parking
BASEMENT 03	Resi 2400 x 5400	RESI	148	PARK_Parking
BASEMENT 03	Resi 2400 x 5400 (WS)	RESI	12	PARK_Parking_Accessible
BASEMENT 03	Resi 2500 x 5400	RESI	3	PARK_Parking
BASEMENT 03	Resi 2500 x 5400 (WS)	RESI	1	PARK_Parking_Accessible
BASEMENT 03	Resi 3800 x 5400 (WS)	RESI	5	PARK_Parking_Accessible

BASEMENT 04	Resi 2400 x 5400	RESI	152	PARK_Parking
BASEMENT 04	Resi 2400 x 5400 (WS)	RESI	12	PARK_Parking_Accessible
BASEMENT 04	Resi 2500 x 5400	RESI	3	PARK_Parking
BASEMENT 04	Resi 2500 x 5400 (WS)	RESI	1	PARK_Parking_Accessible
BASEMENT 04	Resi 3800 x 5400 (WS)	RESI	6	PARK_Parking_Accessible

BASEMENT 05	Resi 2300 x 5000 (small car)	RESI	1	PARK Parking
BASEMENT 05	Resi 2400 x 5400	RESI	130	PARK Parking
BASEMENT 05	Resi 2400 x 5400 (WS)	RESI	111	PARK Parking_Accessible
BASEMENT 05	Resi 2500 x 5400	RESI	6	PARK Parking
BASEMENT 05	Resi 2500 x 5400 (WS)	RESI	1	PARK Parking_Accessible
BASEMENT 05	Resi 3800 x 5400 (WS)	RESI	6	PARK Parking_Accessible
BASEMENT 05	Visitor 2400 x 5400	VISITOR	20	PARK Parking

Grand total: 746					
Carpark Type Schedule			Motorcycle Parking - Basement		
Type Mark	Count		Level	Count	
HOTEL	110				
RESI	527		BASEMENT 02	14	
RETAIL	78		BASEMENT 03	6	
VISITOR	28		Grand total	20	
VISITOR/ CAR WASH BAY	3				
Grand total: 746					

Parking Schedule_per type Amending (PP split) ADAPTABLE		
Level	Type Mark	Count
BASEMENT 05	RESI	18
RESI: 18		
BASEMENT 05: 18		
BASEMENT 04	RESI	19
RESI: 19		
BASEMENT 04: 19		
BASEMENT 03	RESI	18
RESI: 18		
BASEMENT 03: 18		
BASEMENT 02	HOTEL	9
HOTEL: 9		
BASEMENT 02	VISITOR	2
VISITOR: 2		
BASEMENT 02: 11		
BASEMENT 01	RESI	2
RESI: 2		
BASEMENT 01	RETAIL	5
RETAIL: 5		
BASEMENT 01: 7		
Grand total: 73		

Parking Schedule_Amending DA_DDA	
Type Mark	Count
HOTEL	9
RESI	57
RETAIL	5
VISITOR	2
Grand total: 73	

EV CHARGER FUTURE PROVISION

	RESIDENTIAL SPACES
	RESIDENTIAL VISITOR SPACES
	HOTEL SPACES
	RETAIL SPACES
	RESIDENTIAL BIKE STORAGE
	RESIDENTIAL STORAGE

REV	DATE	DESCRIPTION	DN AP
G	18/12/25	AMENDING DA	CA MR
1	04/06/25	AMENDING DA	LDA

SHEET STATUS
NOT FOR CONSTRUCTION

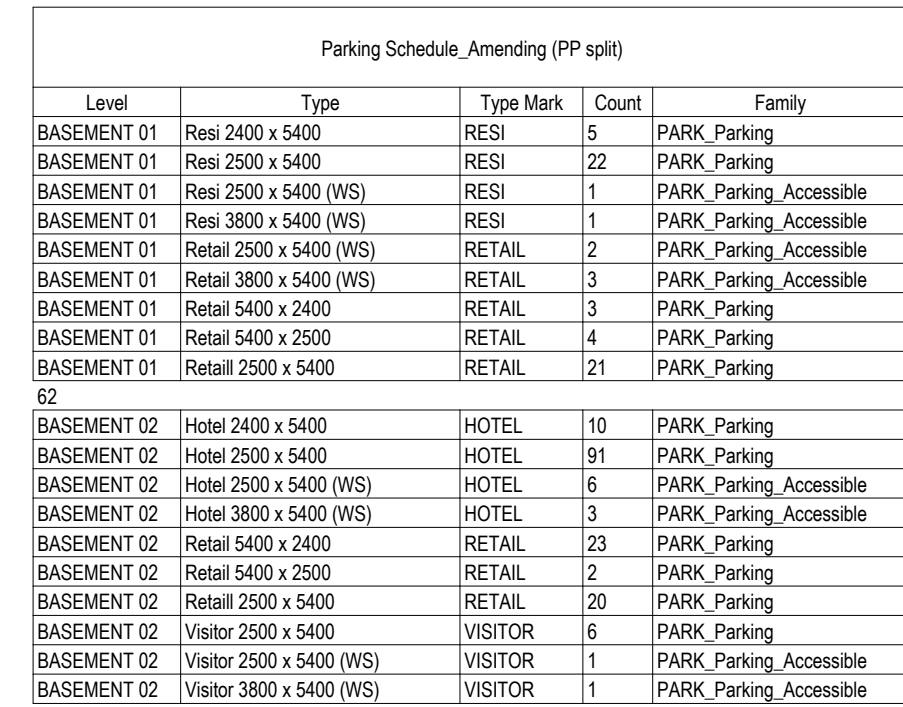
SHEET TITLE
BASEMENT 4 (PP
SPLIT)

SCALE
1: 200
@ A1



SHEET NUMBER REVISION

DAA2004B G



163					
BASEMENT 03	Car Wash 3600 x 5400	VISITOR/ CAR WASH	3	PARK	Parking
BASEMENT 03	Resi 2400 x 5400	RESI	148	PARK	Parking
BASEMENT 03	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking Accessible
BASEMENT 03	Resi 2500 x 5400	RESI	3	PARK	Parking
BASEMENT 03	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking Accessible
BASEMENT 03	Resi 3800 x 5400 (WS)	RESI	5	PARK	Parking Accessible
172					
BASEMENT 04	Resi 2400 x 5400	RESI	152	PARK	Parking
BASEMENT 04	Resi 2400 x 5400 (WS)	RESI	12	PARK	Parking Accessible
BASEMENT 04	Resi 2500 x 5400	RESI	3	PARK	Parking
BASEMENT 04	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking Accessible
BASEMENT 04	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking Accessible
174					
BASEMENT 05	Resi 2300 x 5000 (small car)	RESI	1	PARK	Parking
BASEMENT 05	Resi 2400 x 5400	RESI	130	PARK	Parking
BASEMENT 05	Resi 2400 x 5400 (WS)	RESI	11	PARK	Parking Accessible
BASEMENT 05	Resi 2500 x 5400	RESI	6	PARK	Parking
BASEMENT 05	Resi 2500 x 5400 (WS)	RESI	1	PARK	Parking Accessible
BASEMENT 05	Resi 3800 x 5400 (WS)	RESI	6	PARK	Parking Accessible
BASEMENT 05	Visitor 2400 x 5400	VISITOR	20	PARK	Parking

175	Grand total: 746		
Carpark Type Schedule		Motorcycle Parking - Basement	
Type Mark	Count	Level	Count
HOTEL	110		
RESI	527	BASEMENT 02	14
RETAIL	78	BASEMENT 03	6
VISITOR	28	Grand total	20
VISITOR/ CAR WASH BAY	3		
Grand total: 746			

Parking Schedule_per type Amending (PP split) ADAPTABLE		
Level	Type Mark	Count
BASEMENT 05	RESI	18
RESI: 18		
BASEMENT 05: 18		
BASEMENT 04	RESI	19
RESI: 19		
BASEMENT 04: 19		
BASEMENT 03	RESI	18
RESI: 18		
BASEMENT 03: 18		
BASEMENT 02	HOTEL	9
HOTEL: 9		
BASEMENT 02	VISITOR	2
VISITOR: 2		
BASEMENT 02: 11		
BASEMENT 01	RESI	2
RESI: 2		
BASEMENT 01	RETAIL	5
RETAIL: 5		
BASEMENT 01: 7		
Grand total: 73		

Parking Schedule_Amending DA_DDA	
Type Mark	Count
HOTEL	9
RESI	57
RETAIL	5
VISITOR	2
Grand total: 73	

EV CHARGER FUTURE PROVISION

	RESIDENTIAL SPACES
	RESIDENTIAL VISITOR SPACES
	HOTEL SPACES
	RETAIL SPACES
	RESIDENTIAL BIKE STORAGE
	RESIDENTIAL STORAGE

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DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES
- REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)



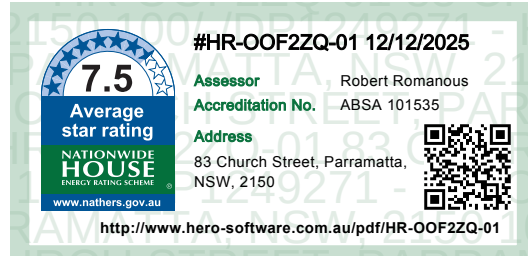
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79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039
LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
K 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 01 FLOOR PLAN

SCALE
1:200
@ A1

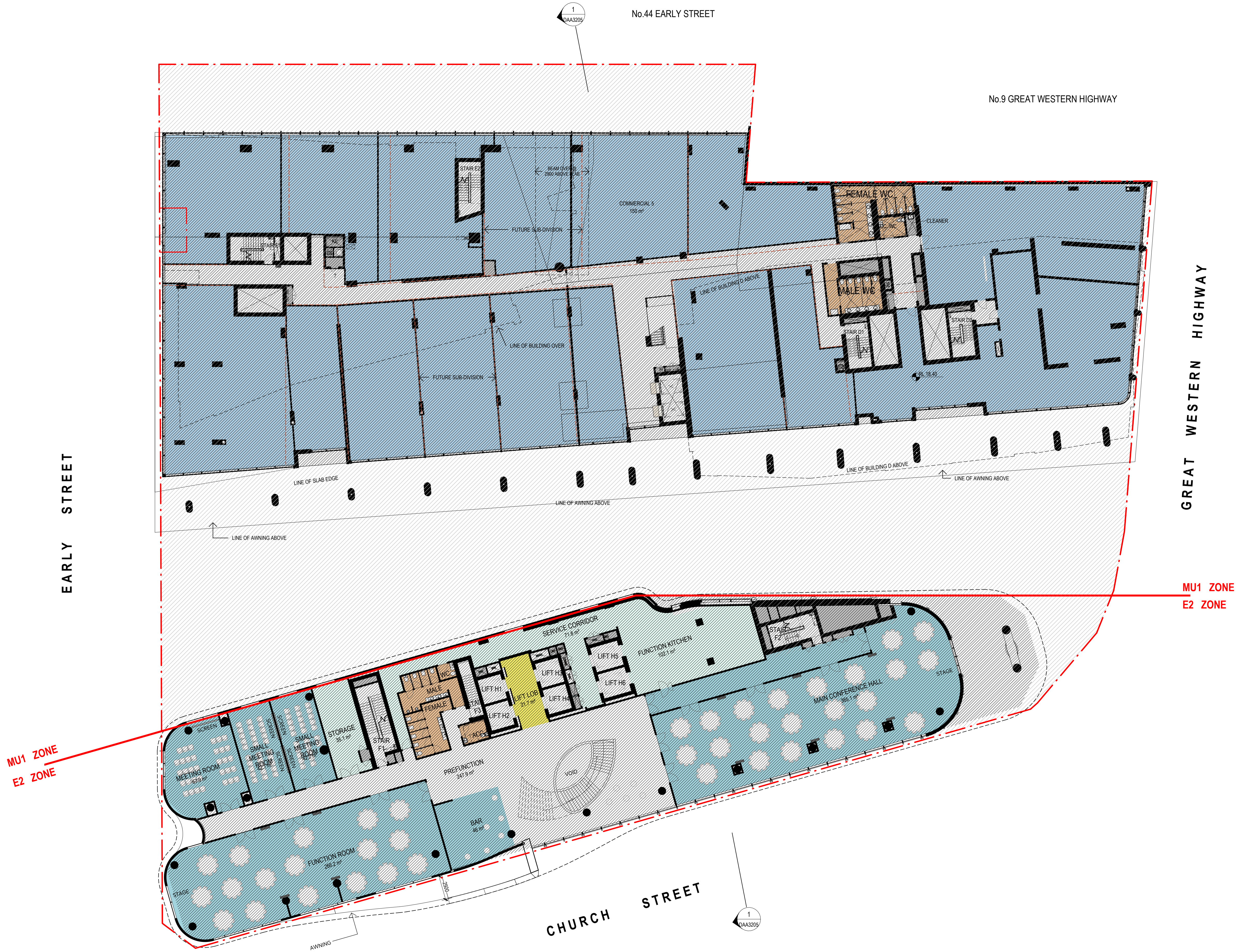
SHEET NUMBER

DAA2101

REVISION

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DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES
- REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)

1 DA AMENDED LEVEL 02 FLOOR PLAN
1:200



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GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

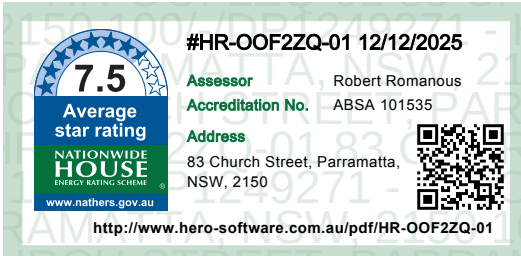
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039

LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
K 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 02 FLOOR PLAN

SCALE
1:200
@ A1



SHEET NUMBER

DAA2102

REVISION

K



THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IF IN DOUBT, CONTACT A/C FOR CLARIFICATION.

PUBLISH DATE: 18/02/2025 13:53 PM

EARLY STREET

No.44 EARLY STREET

No.9 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

MU1 ZONE
E2 ZONE

CHURCH STREET



DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- HOTEL LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES

HOTEL UNITS

- DDA
- JUNIOR
- STANDARD
- SUITE

APARTMENT UNITS

- 1 BED
- 2 BED
- 3 BED
- ACCESSIBLE 1 BED
- ACCESSIBLE 2 BED
- ACCESSIBLE 3 BED

REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)

- LIVEABLE HOUSING
- COMPLIANCE WITH ADG SEPP65 - SOLAR ACCESS
- COMPLIANCE WITH ADG SEPP65 - CROSS VENTILATION

1 DA AMENDED LEVEL 08 D&E
1:200



AJC ARCHITECTS
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79 MYRTLE STREET
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HESNAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039
LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
J 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 08 - 19 FLOOR
PLAN

SCALE
1:200
@ A1



SHEET NUMBER

DAA2119

REVISION

J

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT A/C FOR CLARIFICATION.

PUBLISH DATE: 18/12/2025 2:14:58 PM

EARLY STREET

No.44 EARLY STREET

No.9 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

MU1 ZONE
E2 ZONE

CHURCH STREET

DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- HOTEL LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES

HOTEL UNITS

- DDA
- JUNIOR
- STANDARD
- SUITE

APARTMENT UNITS

- 1 BED
- 2 BED
- 3 BED
- ACCESSIBLE 1 BED
- ACCESSIBLE 2 BED
- ACCESSIBLE 3 BED

REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)

- LIVEABLE HOUSING
- COMPLIANCE WITH ADG SEPP65 - SOLAR ACCESS
- COMPLIANCE WITH ADG SEPP65 - CROSS VENTILATION

1 DA AMENDED LEVEL 20 D&E
1:200



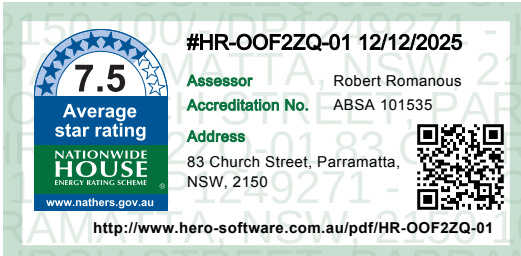
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HESNAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039
LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
K 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 20 - 22 FLOOR
PLAN

SCALE
1:200
@ A1

SHEET NUMBER
DAA2120

REVISION

K

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PUBLISH DATE: 18/12/2025 11:52 PM

AMENDING
DA SCOPE

EARLY STREET

No.44 EARLY STREET

No.9 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

MU1 ZONE
E2 ZONE

CHURCH STREET

DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- HOTEL LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES

HOTEL UNITS

- DDA
- JUNIOR
- STANDARD
- SUITE

APARTMENT UNITS

- 1 BED
- 2 BED
- 3 BED
- ACCESSIBLE 1 BED
- ACCESSIBLE 2 BED
- ACCESSIBLE 3 BED

REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)

- LIVEABLE HOUSING
- COMPLIANCE WITH ADG SEPP65 - SOLAR ACCESS
- COMPLIANCE WITH ADG SEPP65 - CROSS VENTILATION

1 DA AMENDED LEVEL 23 D&E
1:200



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79 MYRTLE STREET
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HESNAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039
LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
K 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 23 - 32 FLOOR
PLAN

SCALE
1:200
@ A1

SHEET NUMBER
DAA2132

REVISION

K

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PUBLISH DATE: 18/12/2025 15:02 PM

1 DA AMENDED_LEVEL 33 D&E&F
1:200



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ABN 53 003 782 250

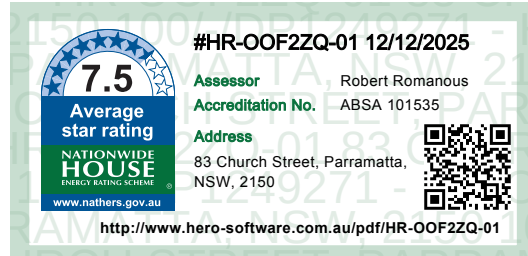
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039

LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV DATE DESCRIPTION
M 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
LEVEL 33 - 42 FLOOR
PLAN

SCALE
1:200
@ A1

SHEET NUMBER

DAA2150

REVISION

M

AMENDING
DA SCOPE

EARLY STREET

No.44 EARLY STREET

No.9 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

MU1 ZONE
E2 ZONE

BUILDING F LEVEL 13
ROOF PLAN

CHURCH STREET

DEPARTMENT LEGEND

GENERAL DEPARTMENT

- AMENITY
- BOH
- COMMERCIAL LOBBY
- FUNCTION
- HOTEL LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- RETAIL
- SERVICES

HOTEL UNITS

- DDA
- JUNIOR
- STANDARD
- SUITE

APARTMENT UNITS

- 1 BED
- 2 BED
- 3 BED
- ACCESSIBLE 1 BED
- ACCESSIBLE 2 BED
- ACCESSIBLE 3 BED

REMAIN UNCHANGED (DENOTES NOT PART OF SCOPE OF THIS AMENDING DA)

- LIVEABLE HOUSING
- COMPLIANCE WITH ADG SEPP65 - SOLAR ACCESS
- COMPLIANCE WITH ADG SEPP65 - CROSS VENTILATION

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT AJC FOR CLARIFICATION.

PUBLISH DATE: 18/12/2025 10:53 PM

AMENDING
DA SCOPE

EARLY STREET

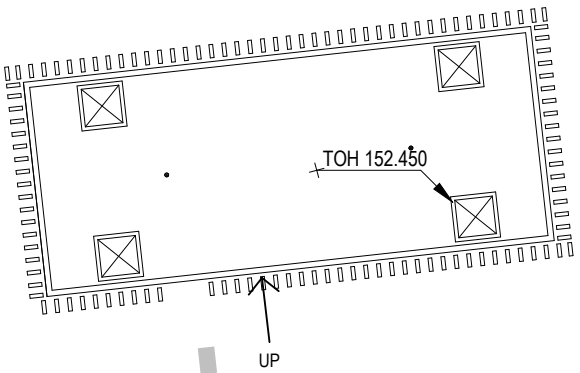
No.44 EARLY STREET

No.9 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

MU1 ZONE
E2 ZONE

CHURCH STREET



2 LMR ROOF - DA AMENDED
1:200

1 LEVEL 43 - ROOF -DA AMENDED
1:200



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GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

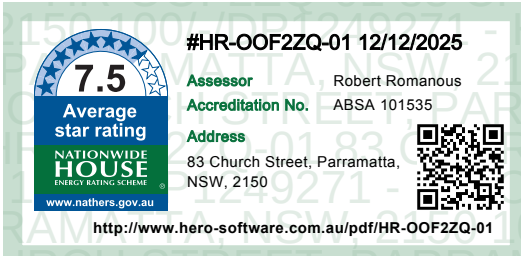
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE
PROJECT NO
23039

LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV	DATE	DESCRIPTION
M	18/12/25	AMENDING DA
1	04/06/25	AMENDING DA

SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
ROOF PLAN

SCALE
1:200
@ A1



SHEET NUMBER

DAA2151

REVISION

M

-

1 WINDOW WALL GLAZING
- CLEAR VISION PANEL
-

2 DARK GREY ALUMINIUM
GLAZING FRAME
-

3 MEDIUM GREY ALUMINIUM GLAZING
FRAME & METAL CLADDING PANELS

-  **4 GLASS BALUSTRADE**
-  **5 ALUMINIUM HANDRAIL**

- 
7 CONCRETE FINISH
 - 
8 SILVER ALUMINIUM FRAME
 - 
9 CONCRETE FINISH

- 

11
CLEAR WINDOW GLAZING



12
CLEAR GLASS



13
FIXED HORIZONTAL GLASS LOUVRE



14
DARK GREY ALUMINIUM BALUSTRADE

- 

16 WINDOW COLOURBACK GLAZING
 - 

17 METAL CLADDING PANELS
 - 

17a METAL CLADDING PANELS (DARKER)
 - 

18 METAL CLADDING PANELS

-

21

CLEAR GLAZING
-

22

DARK GREY ALUMINIUM
GLAZING FRAME
-

23

GREY AWNING
-

24

MASONRY CLADDING
-

25

CONCRETE FINISH
-

26

ALUMINIUM LOUVRES
-

27

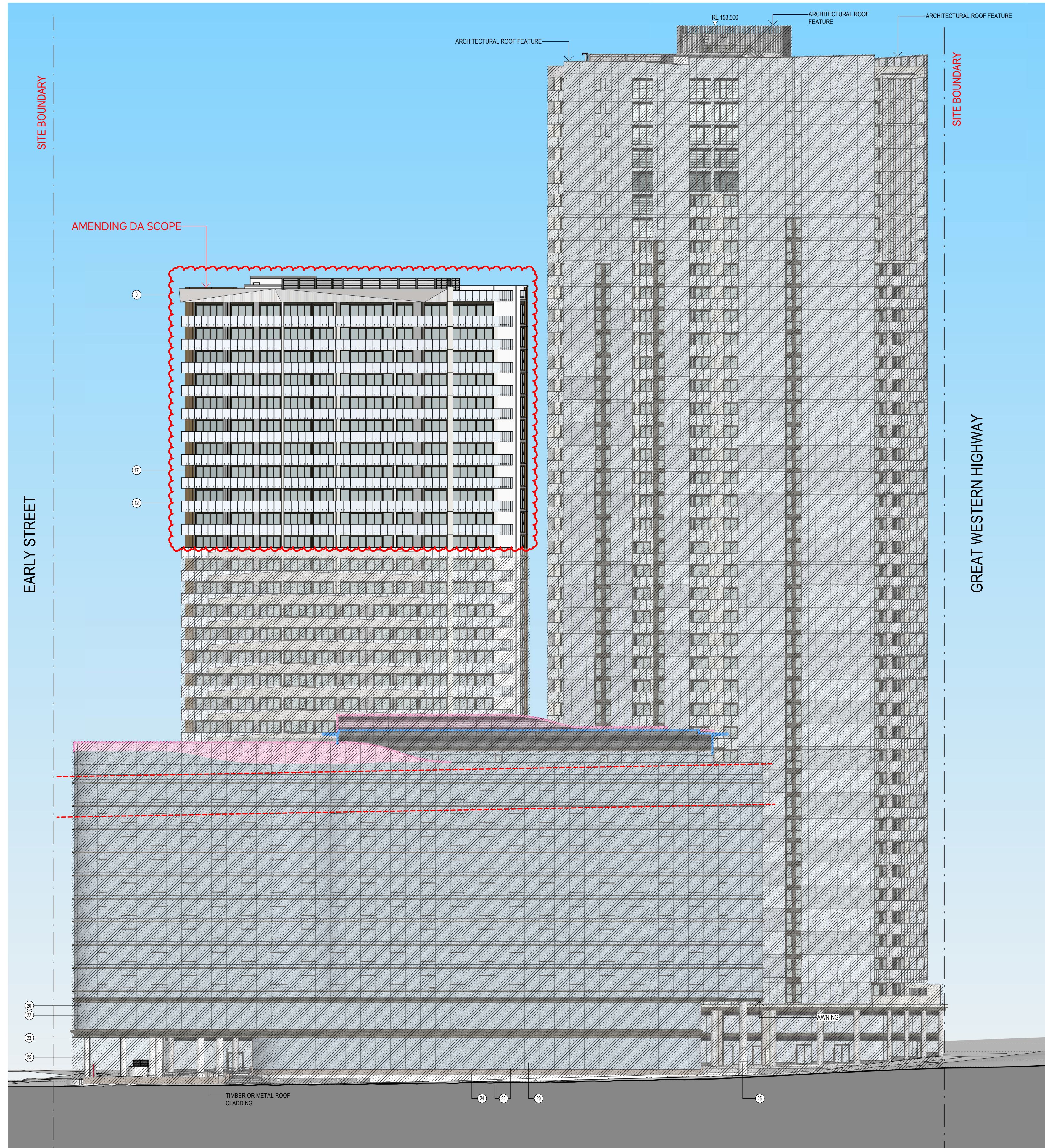
LIGHT GREY METAL ROOF
FEATURE FRAME
-

28

MASONRY CLADDING
-

29

METAL CLADDING



	GFA EXCEED 15% DESIGN EXCELLENCE BONUS
	HOTEL PLANT SCREENING
	HOTEL ROOF FEATURE



REV	DATE	DESCRIPTION	DN	AP
K	18/12/25	AMENDING DA	CA	MR
1	04/06/25	AMENDING DA		LDA

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATION EAST

SCALE
As indicated
@ A1

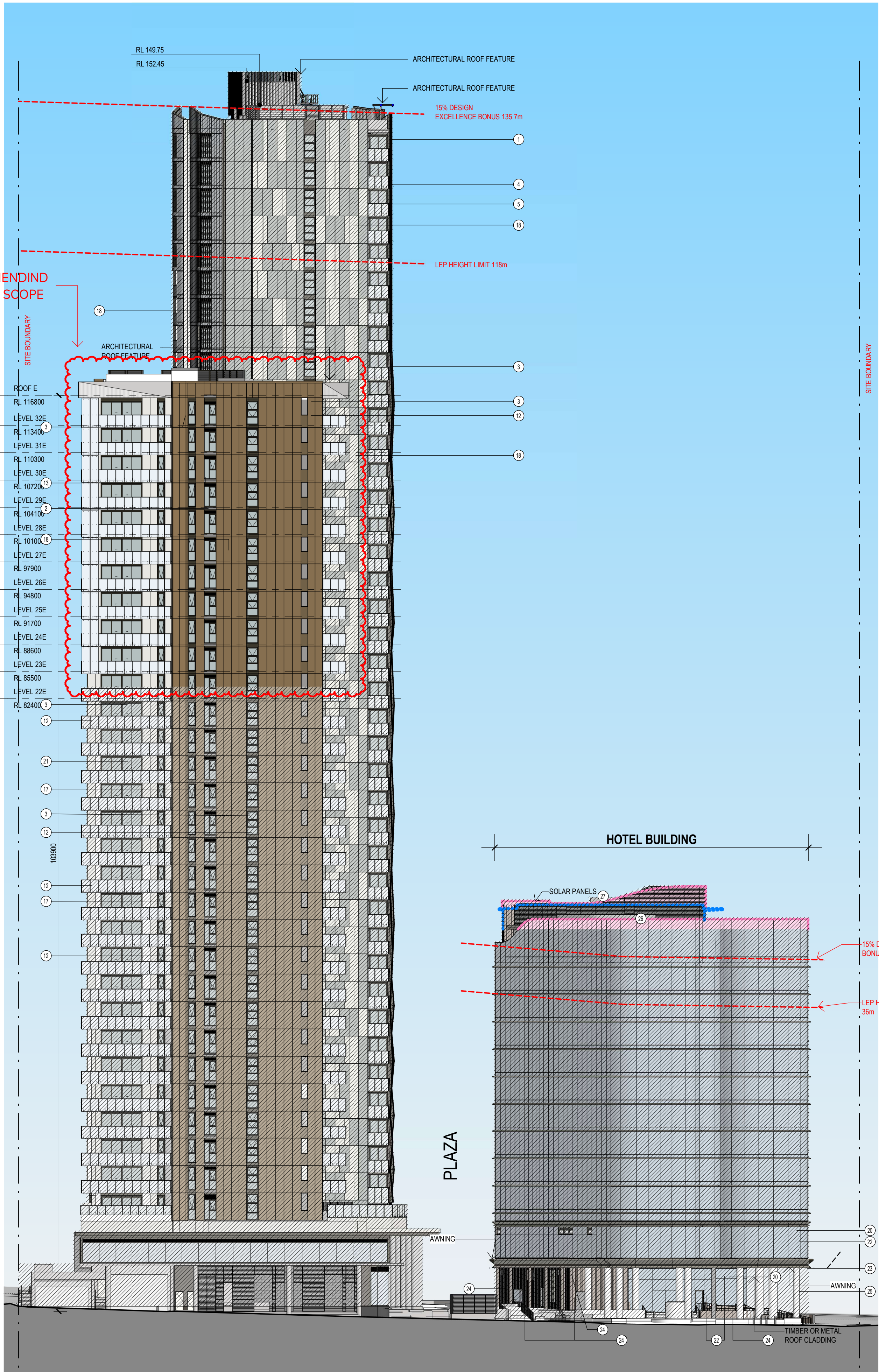
SHEET NUMBER REVISION

DAA3111 K

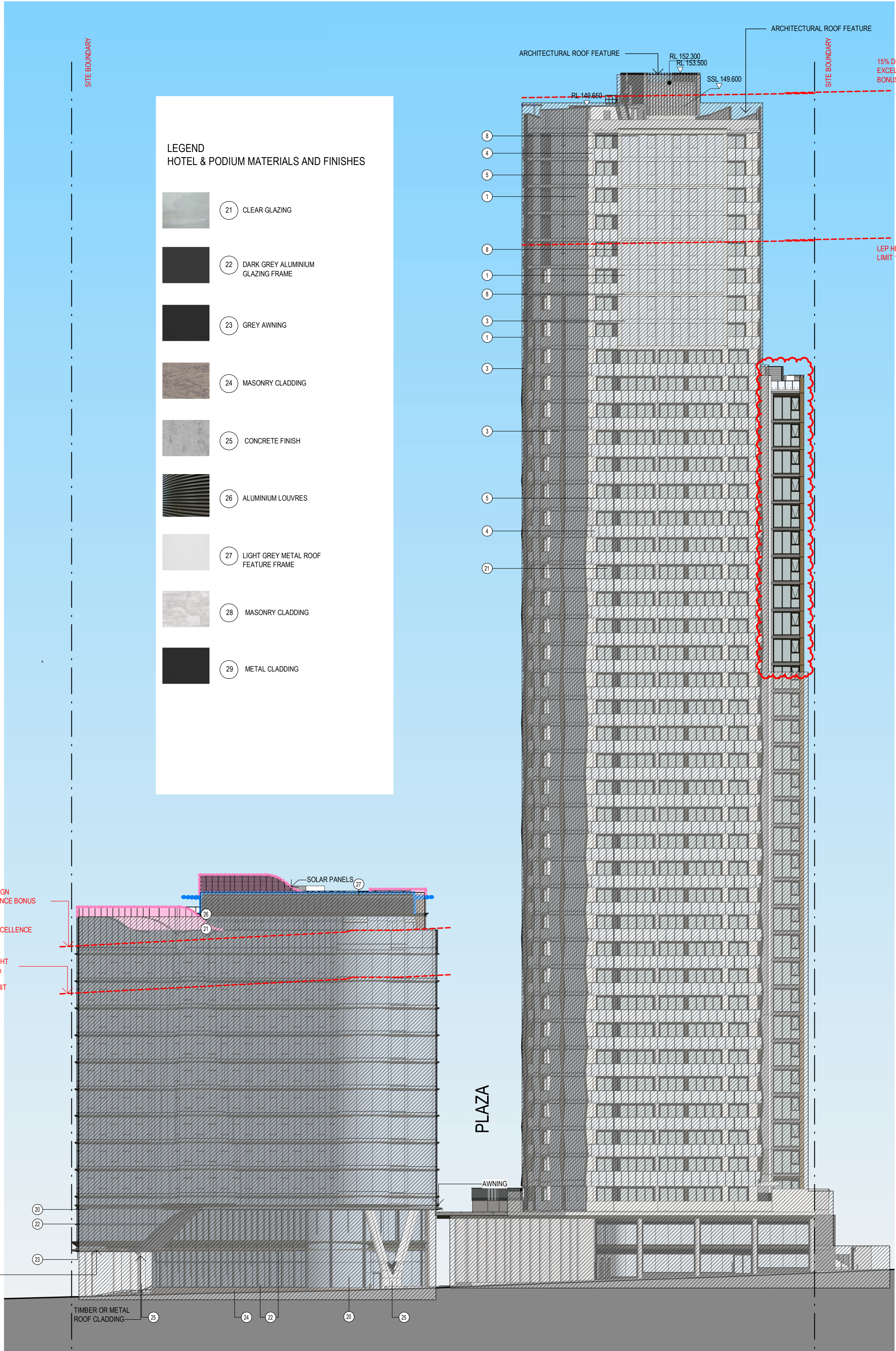
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PUBLISH DATE
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LEGEND
RESIDENTIAL BUILDINGS D & E
- MATERIALS AND FINISHES

- 1 WINDOW WALL GLAZING - CLEAR VISION PANEL
- 2 DARK GREY ALUMINIUM GLAZING FRAME
- 3 MEDIUM GREY ALUMINIUM GLAZING FRAME & METAL CLADDING PANELS
- 4 GLASS BALUSTRADE
- 5 ALUMINIUM HANDRAIL
- 7 CONCRETE FINISH
- 8 SILVER ALUMINIUM FRAME
- 9 CONCRETE FINISH
- 11 CLEAR WINDOW GLAZING
- 12 CLEAR GLASS
- 13 FIXED HORIZONTAL GLASS LOUVRE
- 14 DARK GREY ALUMINIUM BALUSTRADE
- 16 WINDOW COLOURBACK GLAZING
- 17 METAL CLADDING PANELS
- 17a METAL CLADDING PANELS (DARKER)
- 18 METAL CLADDING PANELS



1 DA3102 SOUTH ELEVATION - DA AMENDED
1:300



2 DA3102 NORTH ELEVATION - DA AMENDED
1:300



A/C ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@A/C.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

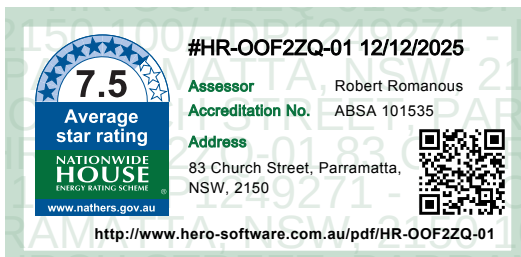
CLIENT



PROJECT GATEWAY PARRAMATTA
SITE ONE
PROJECT NO 23039
LOCATION 83 Church Street and 44
Early Street,
Parramatta, NSW

LEGEND

- GFA EXCEED 15% DESIGN EXCELLENCE BONUS
- HOTEL PLANT SCREENING
- HOTEL ROOF FEATURE



REV DATE DESCRIPTION
K 18/12/25 AMENDING DA
1 04/06/25 AMENDING DA
SHEET STATUS
NOT FOR CONSTRUCTION

DN AP
CA MR
LDA

SHEET TITLE
ELEVATION NORTH &
SOUTH
SCALE
As indicated
@ A1

SHEET NUMBER

DAA3112

REVISION

K

LEGEND
RESIDENTIAL BUILDINGS D & E
- MATERIALS AND FINISHES

- 

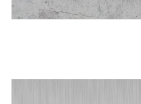
1 WINDOW WALL GLAZING
- CLEAR VISION PANEL
- 

2 DARK GREY ALUMINIUM
GLAZING FRAME
- 

3 MEDIUM GREY ALUMINIUM GLAZING
FRAME & METAL CLADDING PANELS
- 

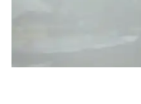
4 GLASS BALUSTRADE
- 

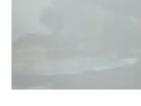
5 ALUMINIUM HANDRAIL
- 

7 CONCRETE FINISH
- 

8 SILVER ALUMINIUM FRAME
- 

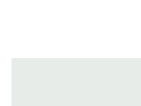
9 CONCRETE FINISH
- 

11 CLEAR WINDOW GLAZING
- 

12 CLEAR GLASS
- 

13 FIXED HORIZONTAL GLASS
LOUVRE
- 

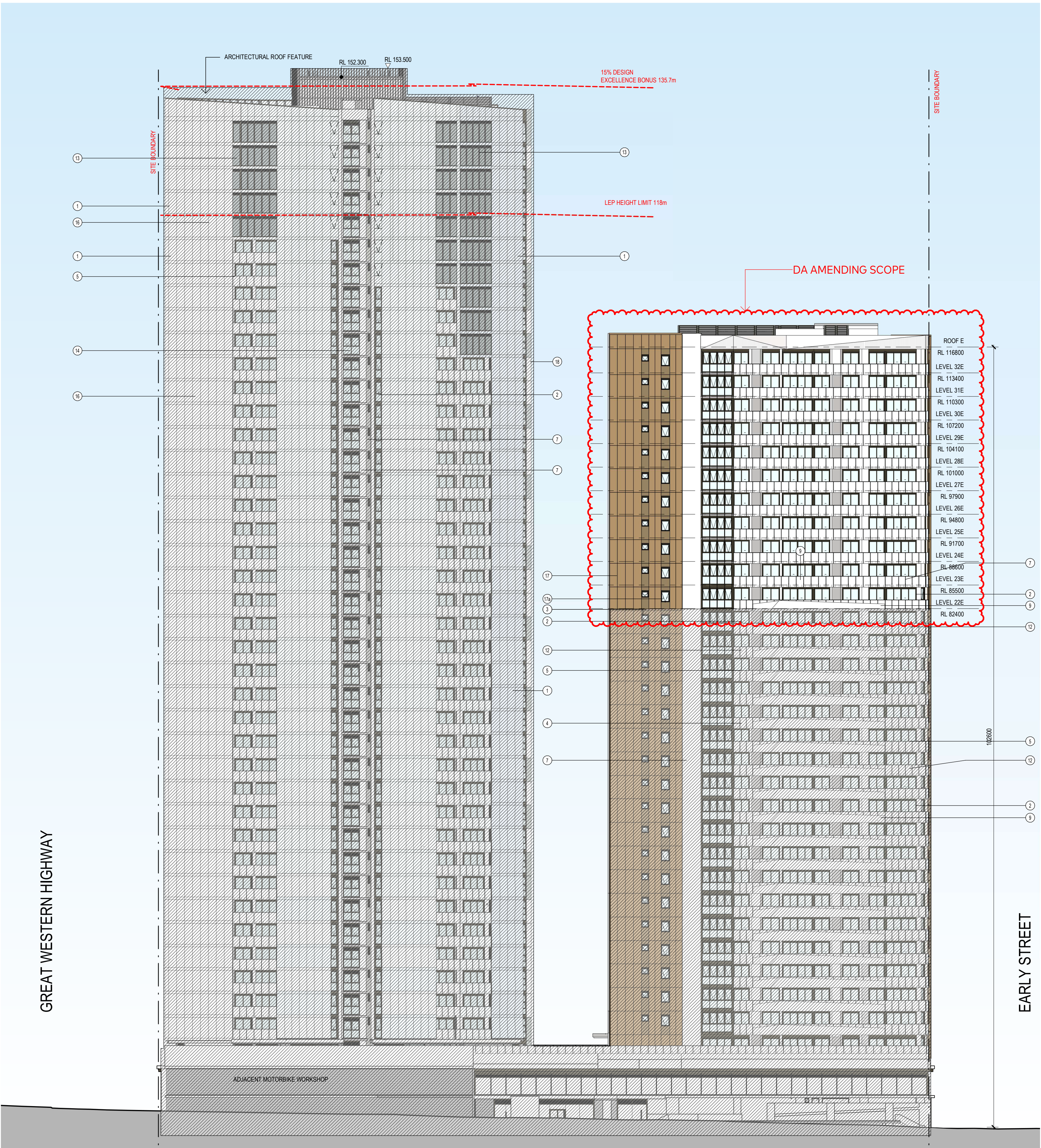
14 DARK GREY ALUMINIUM
BALUSTRADE
- 

16 WINDOW COLOURBACK
GLAZING
- 

17 METAL CLADDING PANELS
- 

17a METAL CLADDING PANELS (DARKER)
- 

18 METAL CLADDING PANELS



1 DA3103_WEST ELEVATION - DA AMNEDED
1 : 300



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79 MYRTLE STREET
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

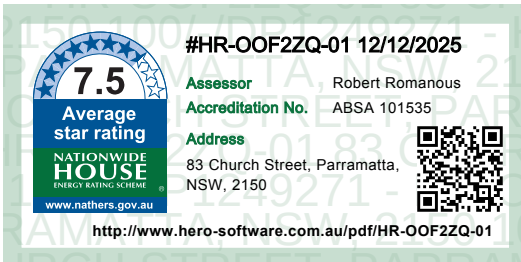
CLIENT



PROJECT
GATEWAY PARRAMATTA
SITE ONE

PROJECT NO
23039

LOCATION
83 Church Street and 44
Early Street,
Parramatta, NSW



REV	DATE	DESCRIPTION	DN	AP
N	18/12/25	AMENDING DA	CA	MR
1	04/06/25	AMENDING DA	LDA	

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATION WEST

SCALE
As indicated
@ A1

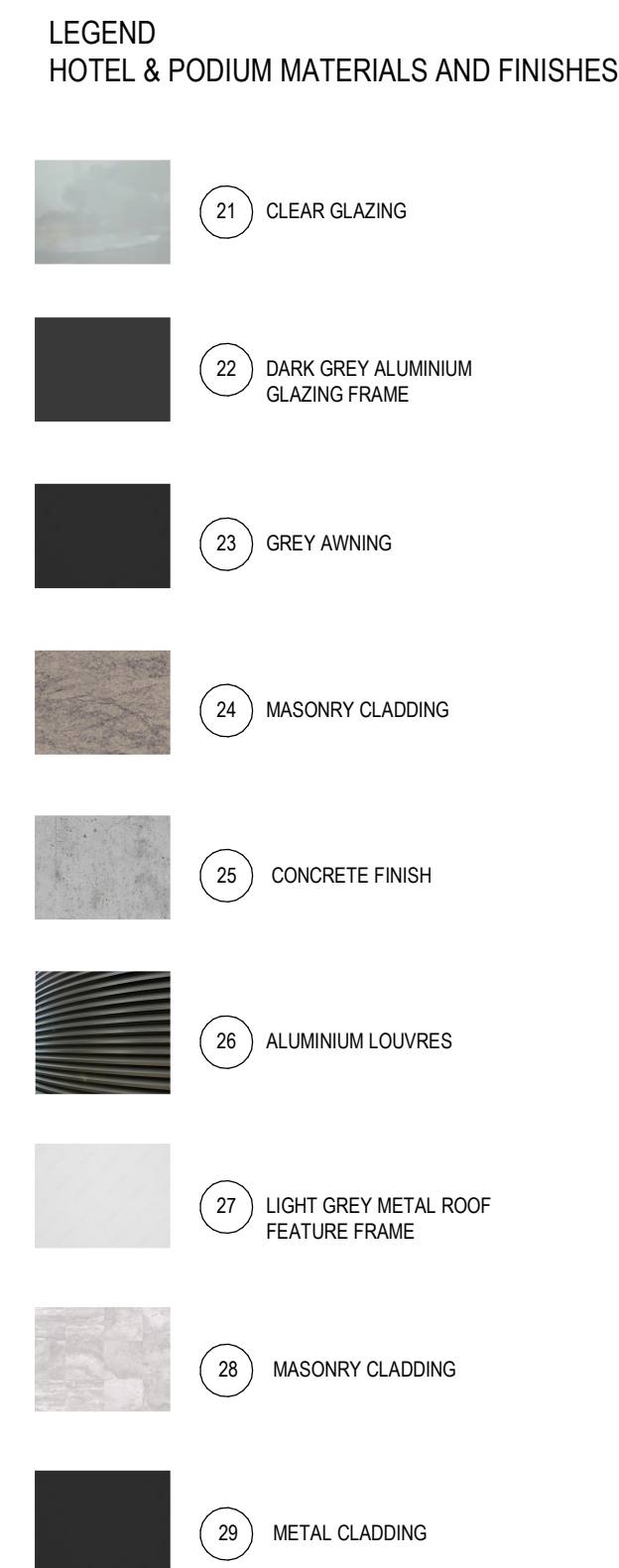
SHEET NUMBER

DAA3113

REVISION

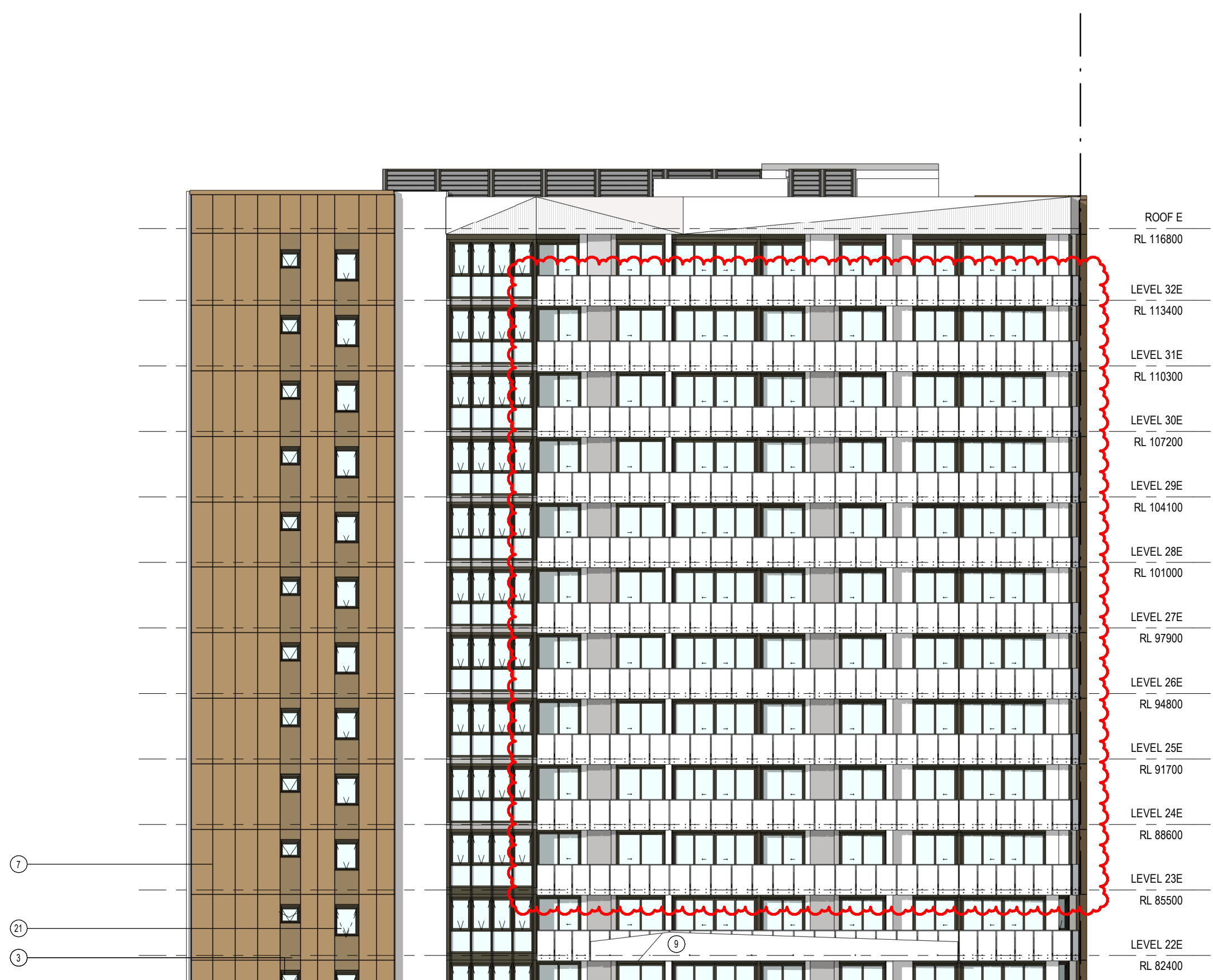
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- 1 WINDOW WALL GLAZING
CLEAR VISION PANEL
- 2 DARK GREY ALUMINIUM
GLAZING FRAME
- 3 MEDIUM GREY ALUMINIUM GLAZING
FRAME & METAL CLADDING PANELS
- 4 GLASS BALUSTRADE
- 5 ALUMINIUM HANDRAIL
- 6
- 7 CONCRETE FINISH
- 8 SILVER ALUMINIUM FRAME
- 9 CONCRETE FINISH
- 10
- 11 CLEAR WINDOW GLAZING
- 12 CLEAR GLASS
- 13 FIXED HORIZONTAL GLASS
LOUVRE
- 14 DARK GREY ALUMINIUM
BALUSTRADE
- 15
- 16 WINDOW COLOURBACK
GLAZING
- 17 METAL CLADDING PANELS
- 17a METAL CLADDING PANELS (DARKER)
- 18 METAL CLADDING PANELS

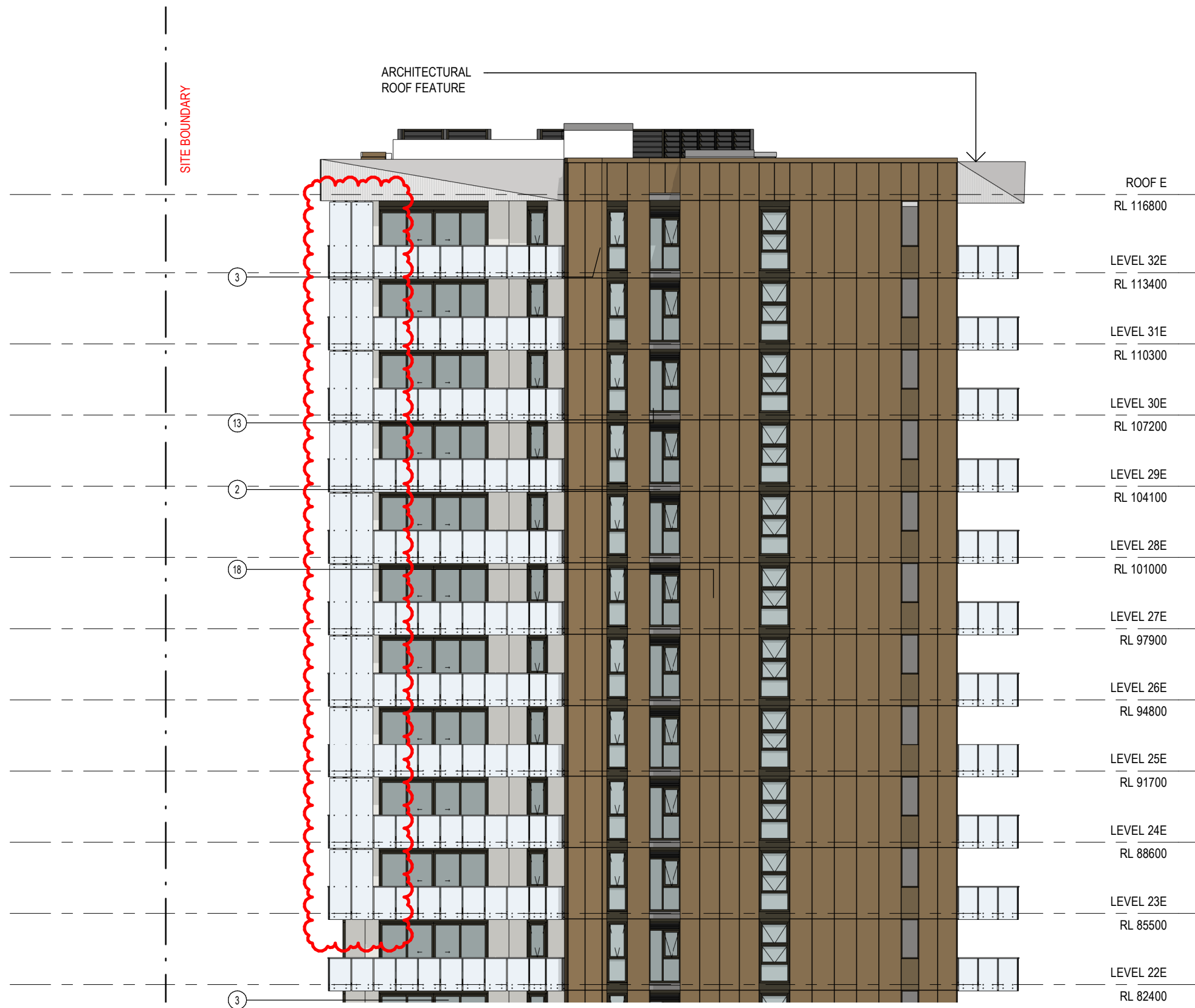




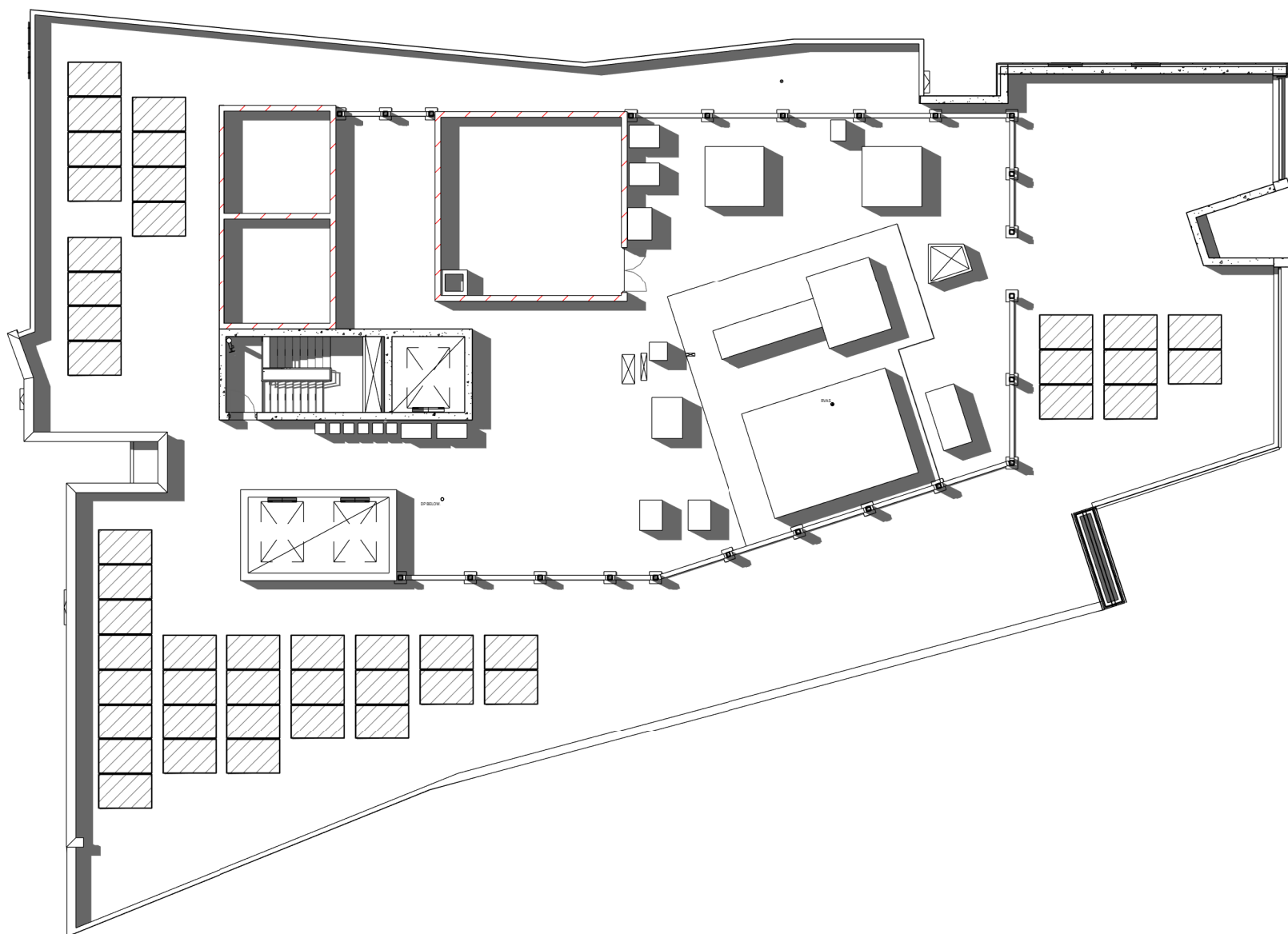
1 BUILDING E_AMENDED DA_EASTERN ELEVATION
1:200



2 BUILDING E_AMENDED DA_WESTERN ELEVATION
1:200



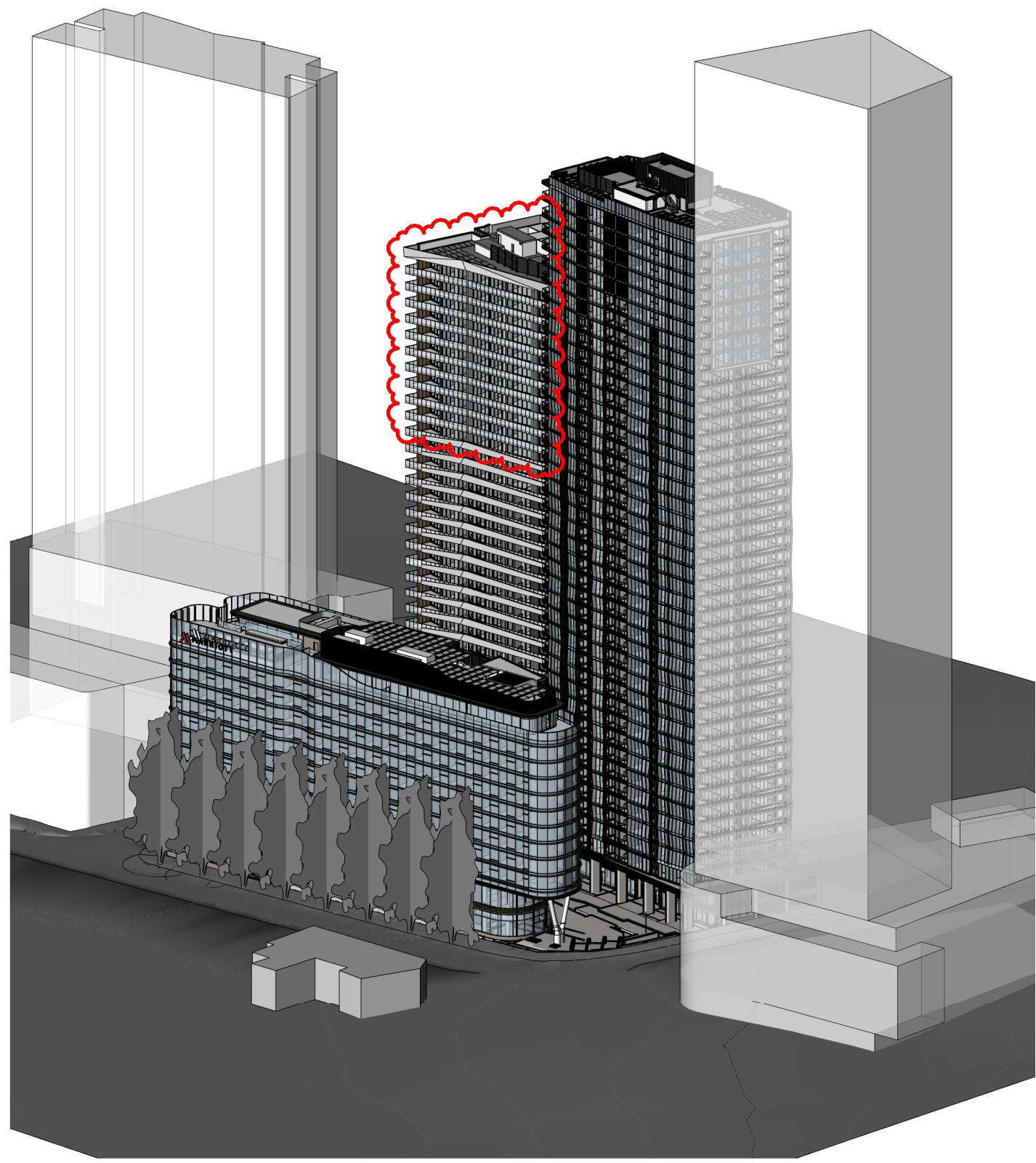
3 BUILDING E_AMENDED DA_SOUTHERN ELEVATION
1:200



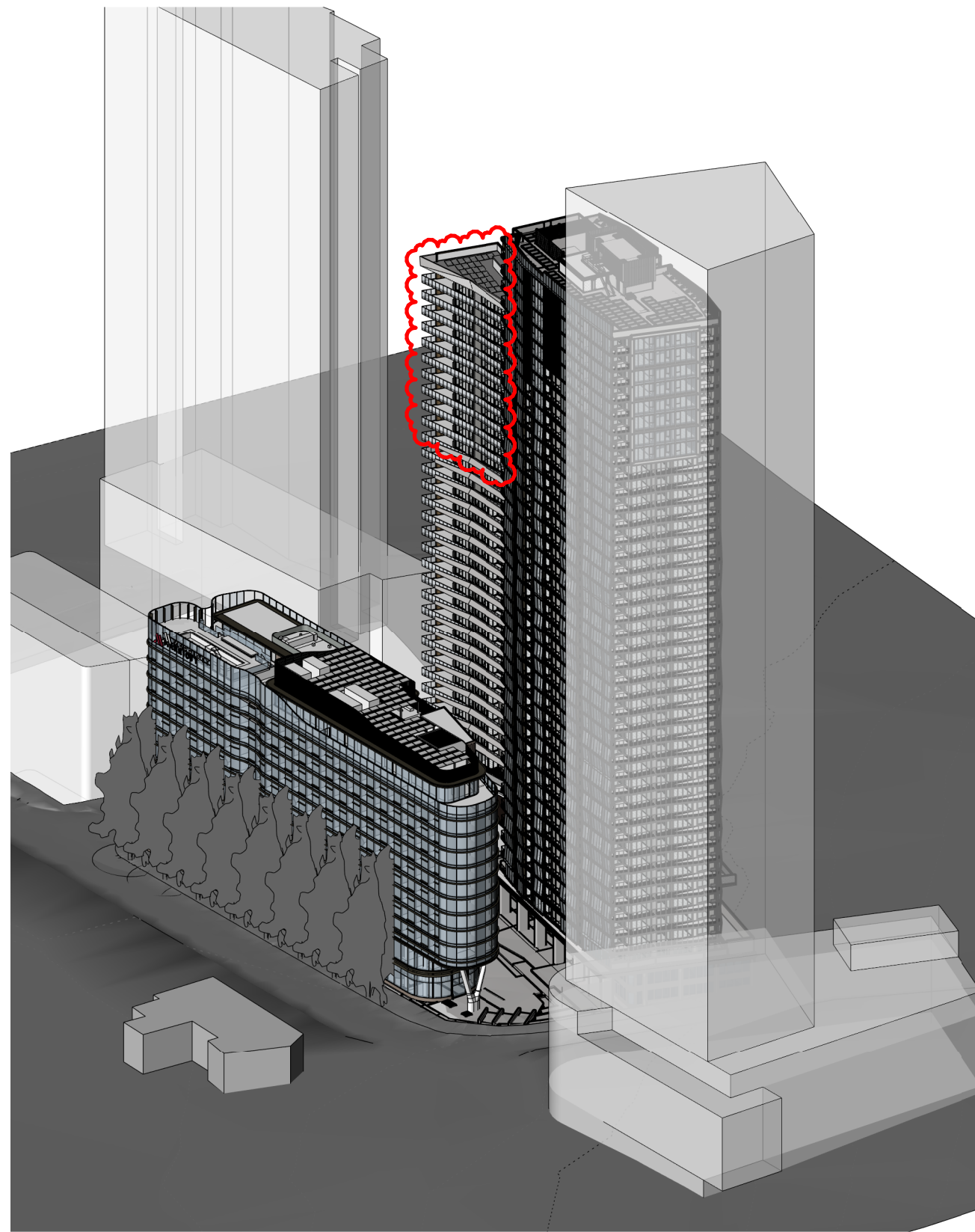
5 LEVEL 32
1:200



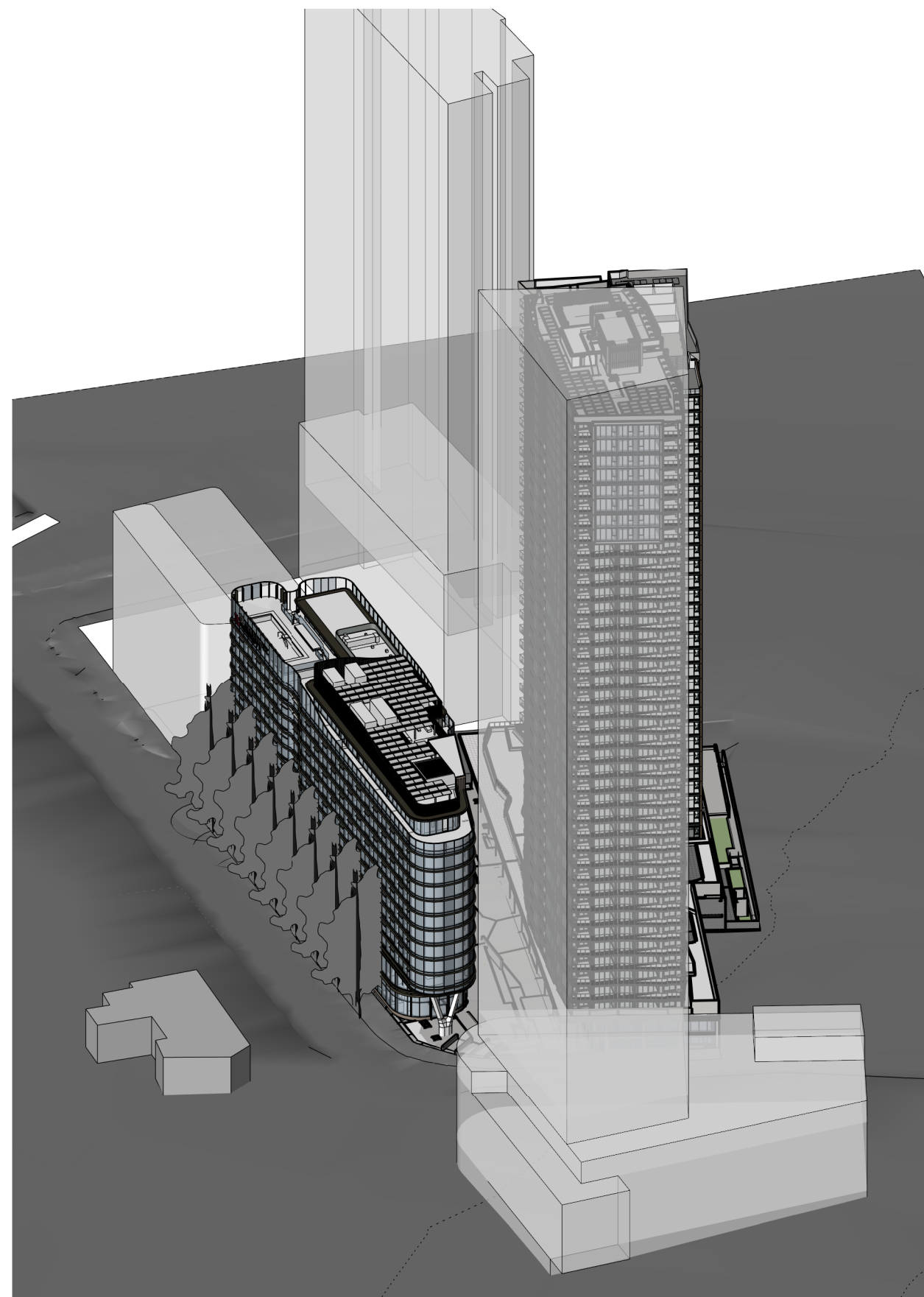
4 BUILDING E_AMENDED DA_NORTHERN ELEVATION
1:200



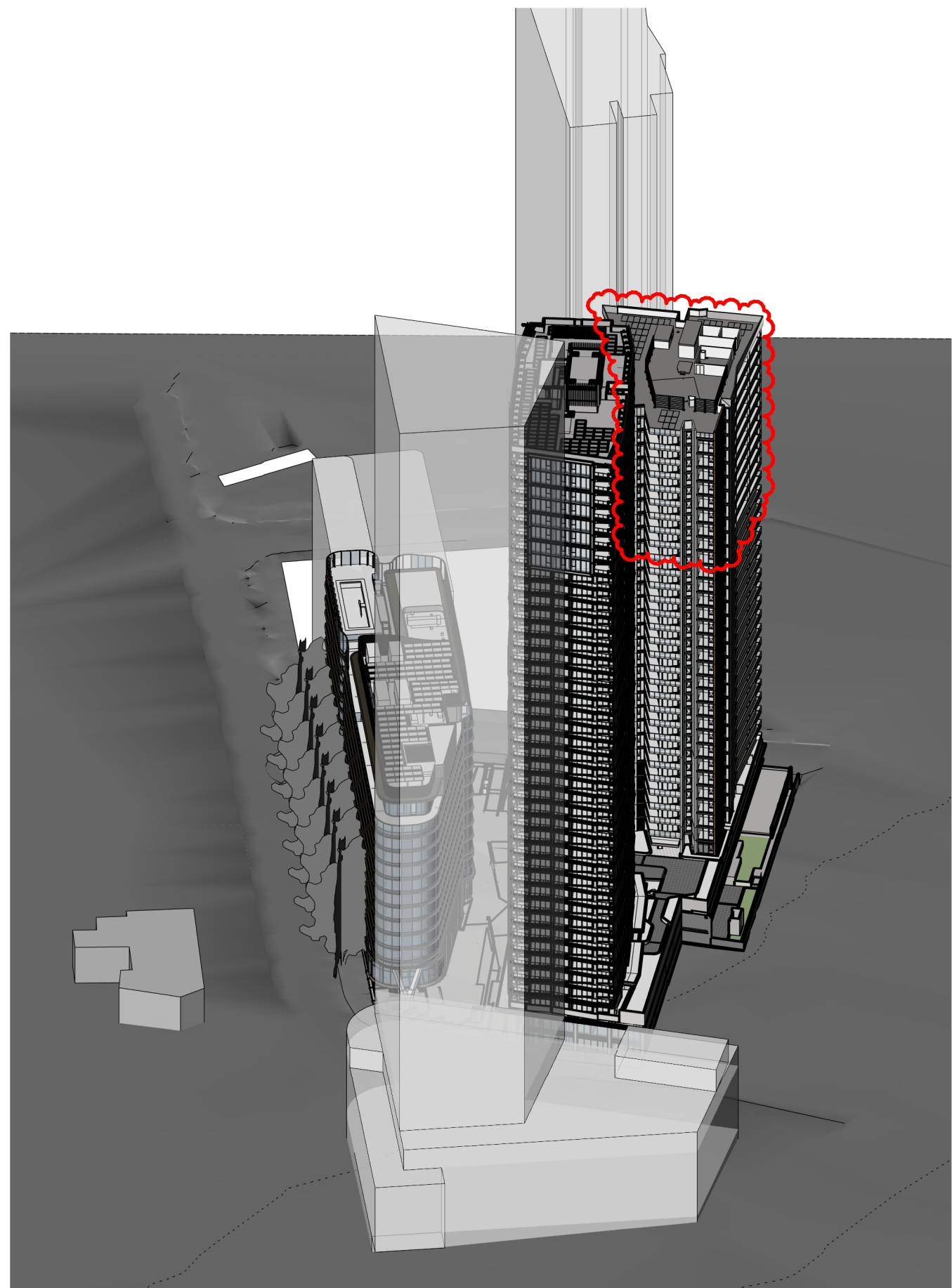
1 DA4203 - SUN EYE VIEW - JUNE 21 - 9AM



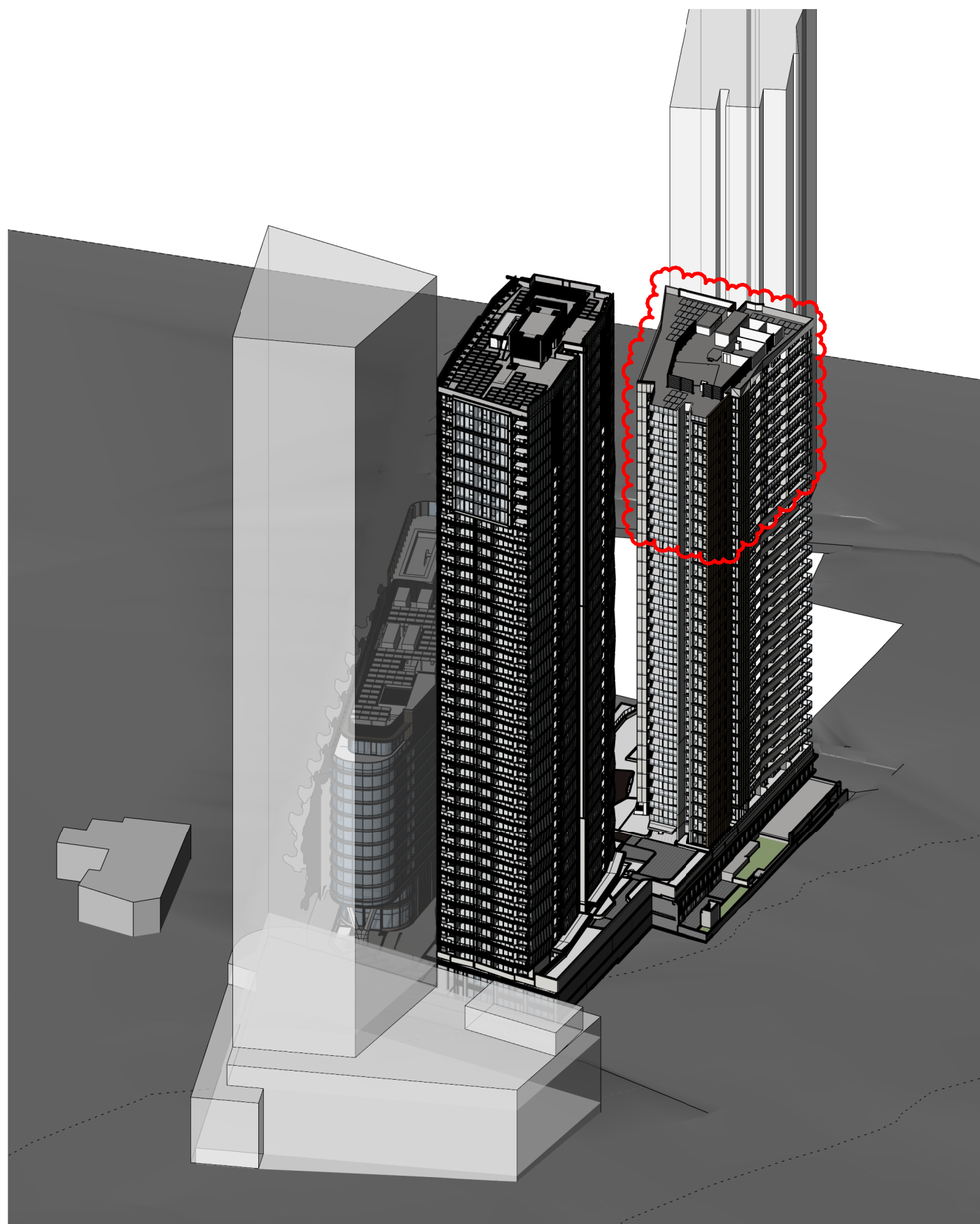
2 DA4203 - SUN EYE VIEW - JUNE 21 - 10AM



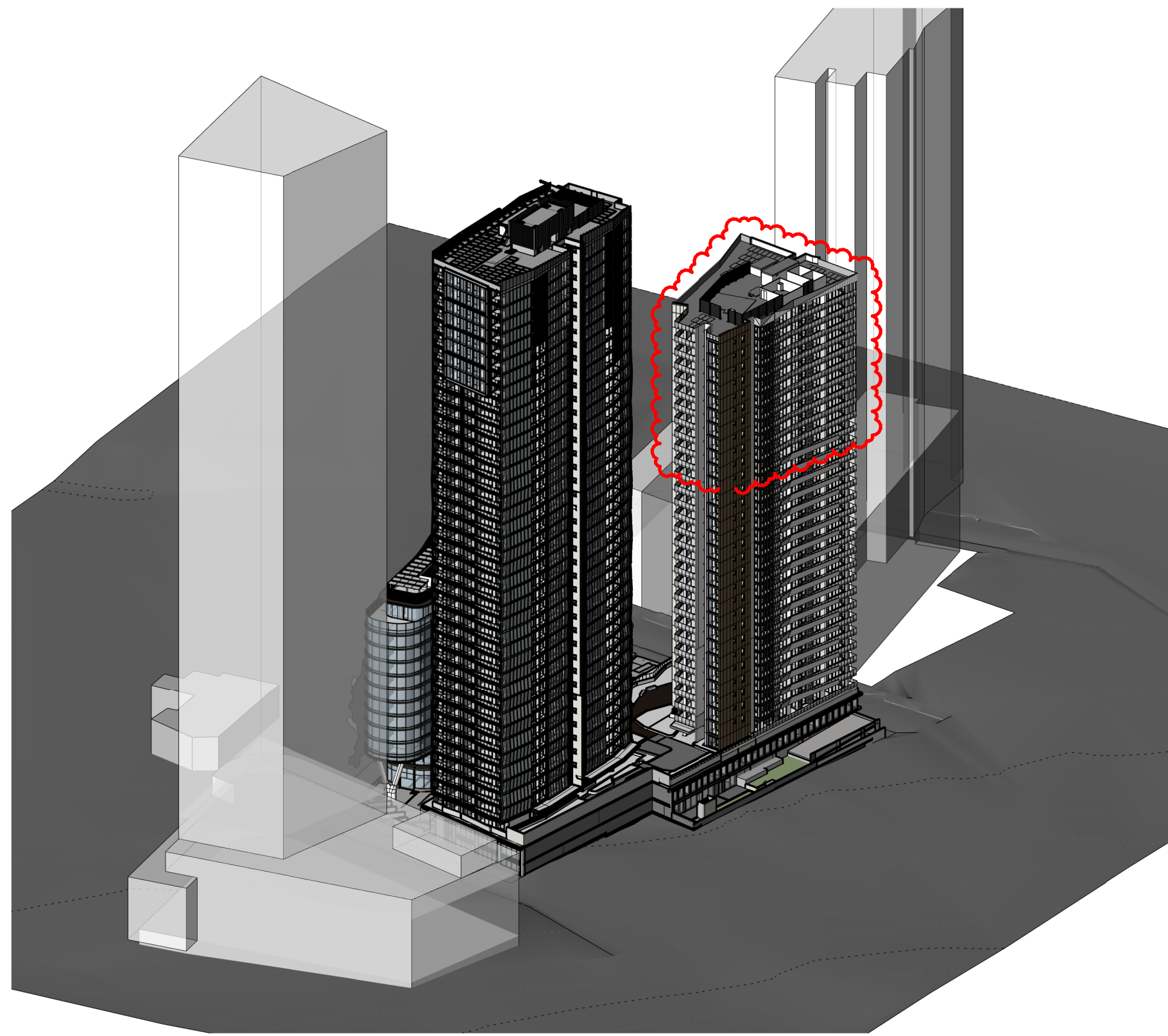
3 DA4203 - SUN EYE VIEW - JUNE 21 - 11AM



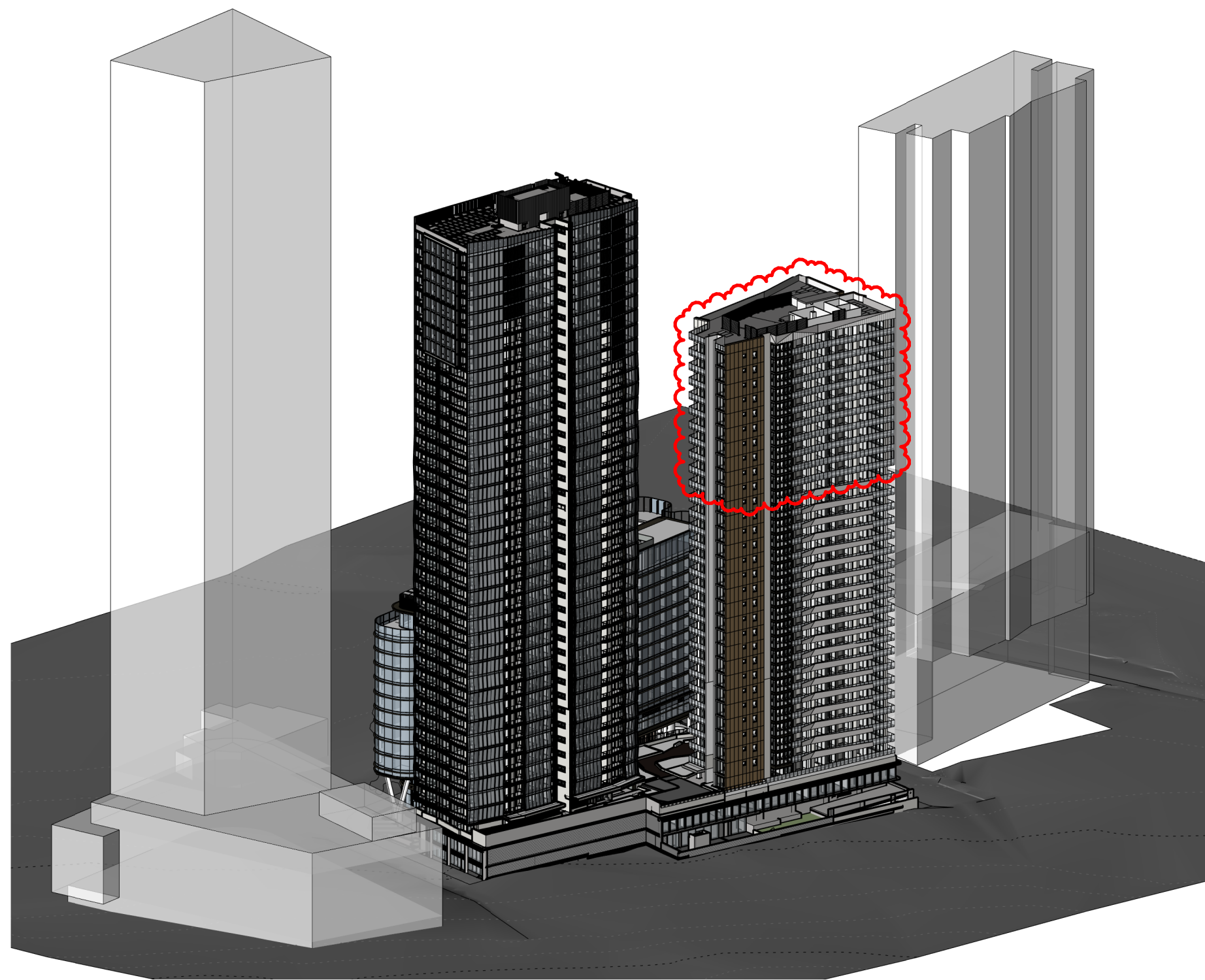
4 DA4203 - SUN EYE VIEW - JUNE 21 - 12PM



5 DA4203 - SUN EYE VIEW - JUNE 21 - 1PM



6 DA4203 - SUN EYE VIEW - JUNE 21 - 2PM



7 DA4203 - SUN EYE VIEW - JUNE 21 - 3PM