



1.2m ground floor setback

6m podium to creek setback

3m tower side setback

9m tower setback

3.5m road widening (Harris St)
3m road widening (Parkes St*)

*Note: This may decrease to 0m towards the west end of 24 Parkes St. However it is not yet confirmed, so recommend applying 3m along whole of Parkes St.

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

Drawing is NOT VALID or issued for use, unless checked.

GENERAL NOTES:
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
Check all dimensions and levels on site before commencing work or ordering materials.
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.
Any discrepancies to be verified back to Zhinar Architects before proceeding.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.
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28 495 869 790 / abn

PROJECT STATUS :
Option SK-12

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council
NORTH:



SHEET TITLE:
Envelope - Ground

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: PRINT: A3 SHEET

08486 SK-12a 23 12
JOB No. DRAWING No. ISSUE



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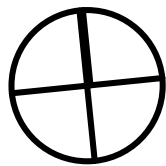
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PROJECT STATUS :
Option SK-12

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council
NORTH:



SHEET TITLE:
Envelope - Podium

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: PRINT: A3 SHEET

08486 SK-12a 24 12
JOB No. DRAWING No. ISSUE



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PROJECT STATUS :

Option SK-12

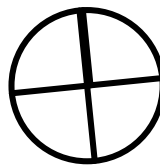
PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

Envelope - Tower

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: PRINT: A3 SHEET

08486 SK-12a 25 12
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 16 October 2020 11:15 AM