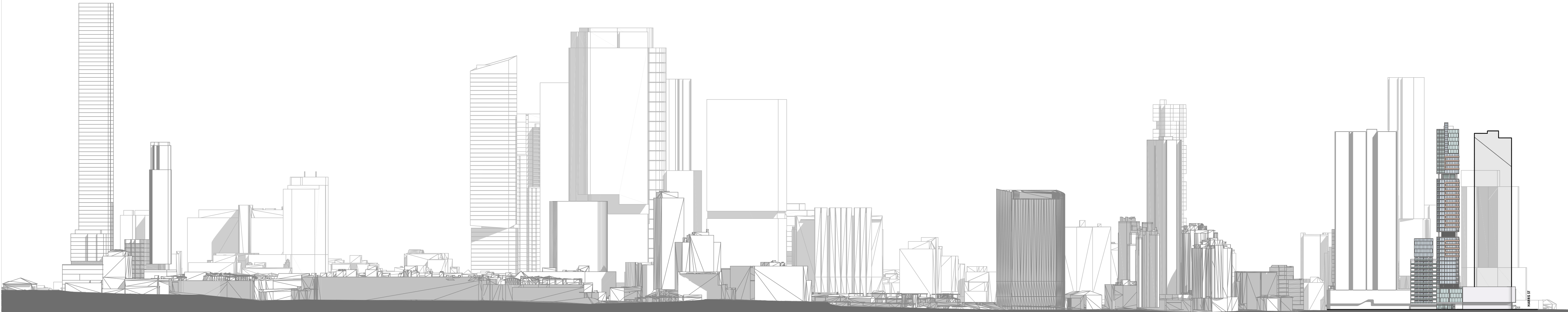


CONCEPT DESIGN

Proposed Option SK- 13A

24 Parkes Street Parramatta NSW 2150



ISSUE	AMENDMENT	DATE	DRAWN/CHECKED

GENERAL NOTES:

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PROJECT STATUS :

Option SK- 13A

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

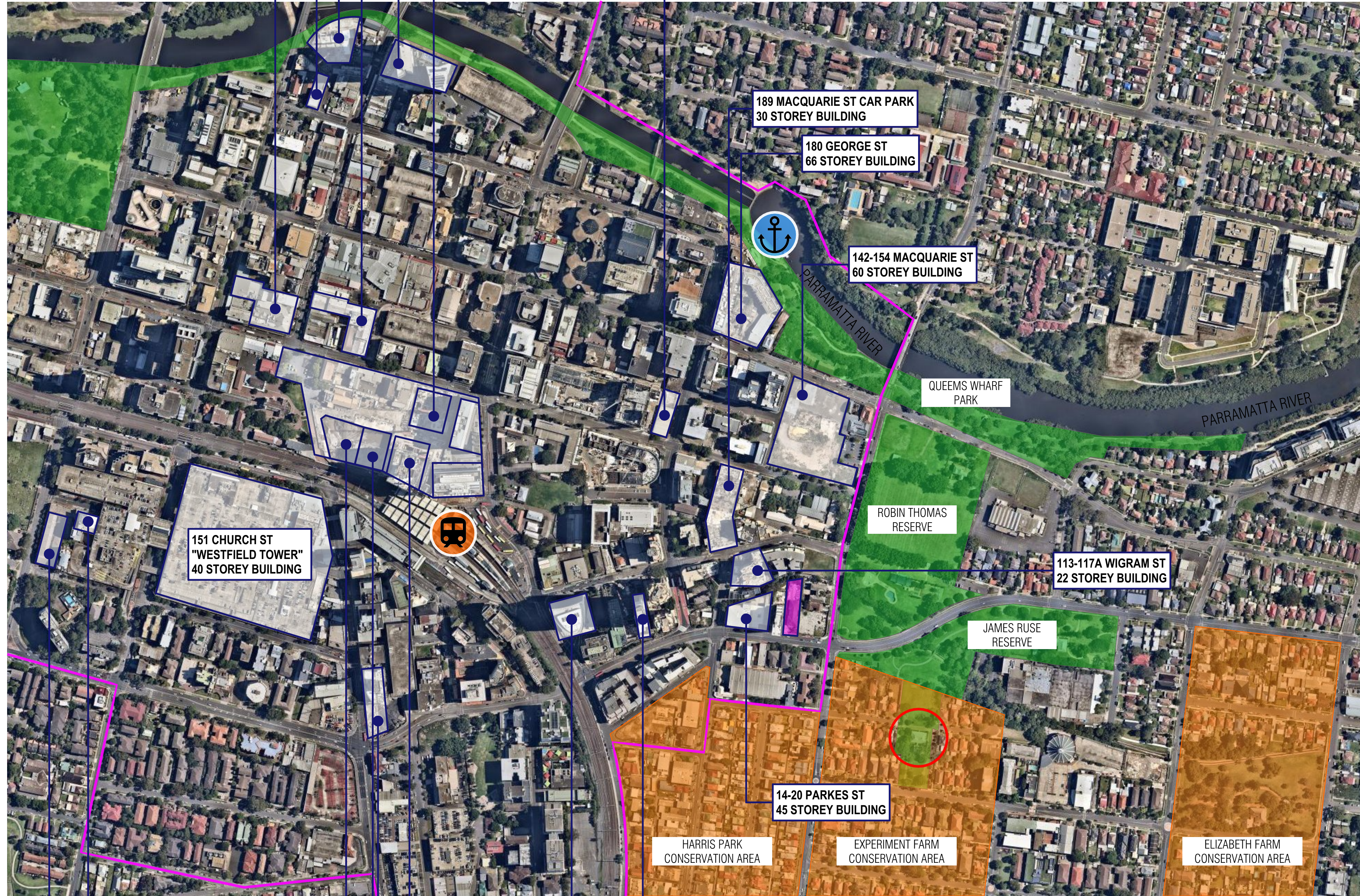
Cover Sheet

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

08486	SK-13A 01	13A
JOB No.	DRAWING No.	ISSUE



PRINT DATE: Friday, 20 November 2020 3:07 PM



CBD BOUNDARY

115

ISSUE	AMENDMENT	DATE	DRAWN / CHECKED

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GENERAL NOTES:

1. All dimensions shall be taken in preference to scaling.

2. Drawing to be read in conjunction with information on first page.

3. Check all dimensions and levels on site before commencing work or ordering materials.

4. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.

5. Any discrepancies to be verified back to Zhinar Architects before proceeding.

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PROJECT STATUS :

Option SK- 13A

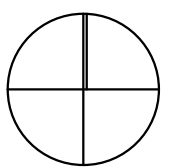
PROJECT NAME _____

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council

NORTH:



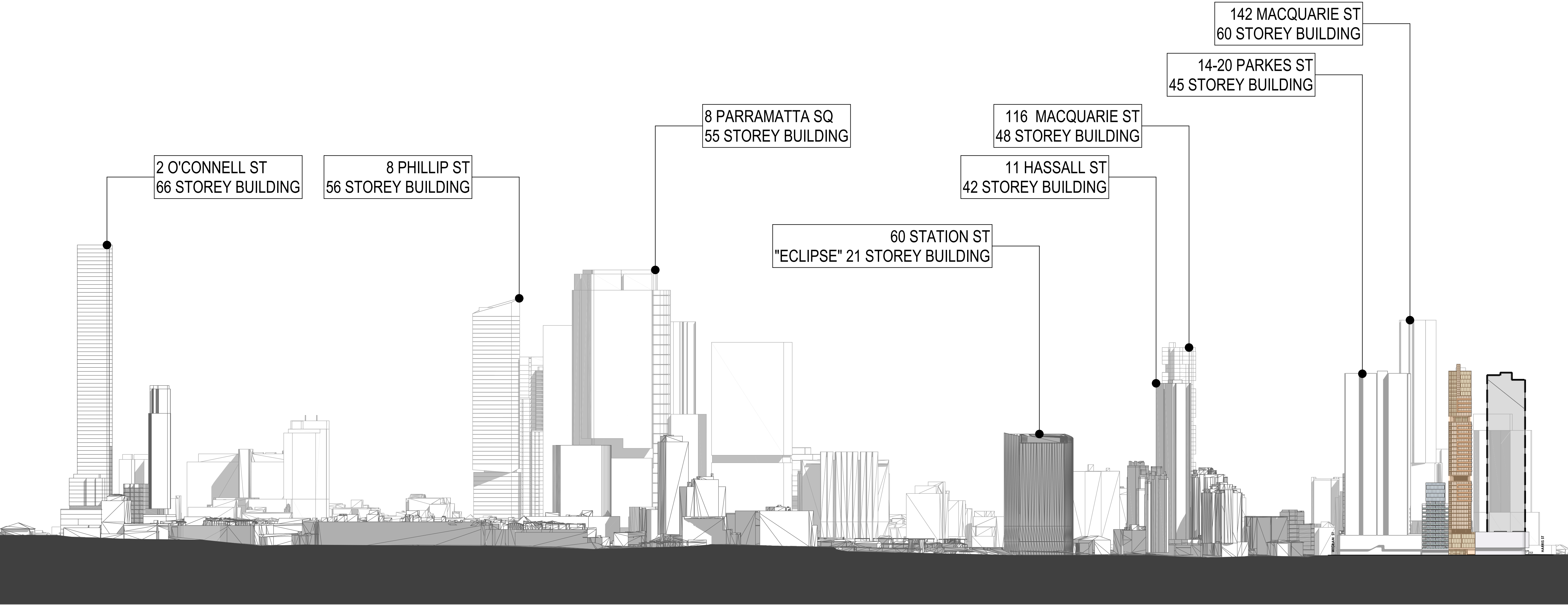
SHEET TITLE:

Context Analysis

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

08486 SK-13A 03 13A
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM



 PROPOSED DEVELOPMENT

 POTENTIAL FUTURE DEVELOPMENT

South Elevation
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

PRINT DATE: Friday, 20 November 2020 3:07 PM

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SHEET TITLE:
Street Elevation - South

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

L.G.A : Parramatta City Council

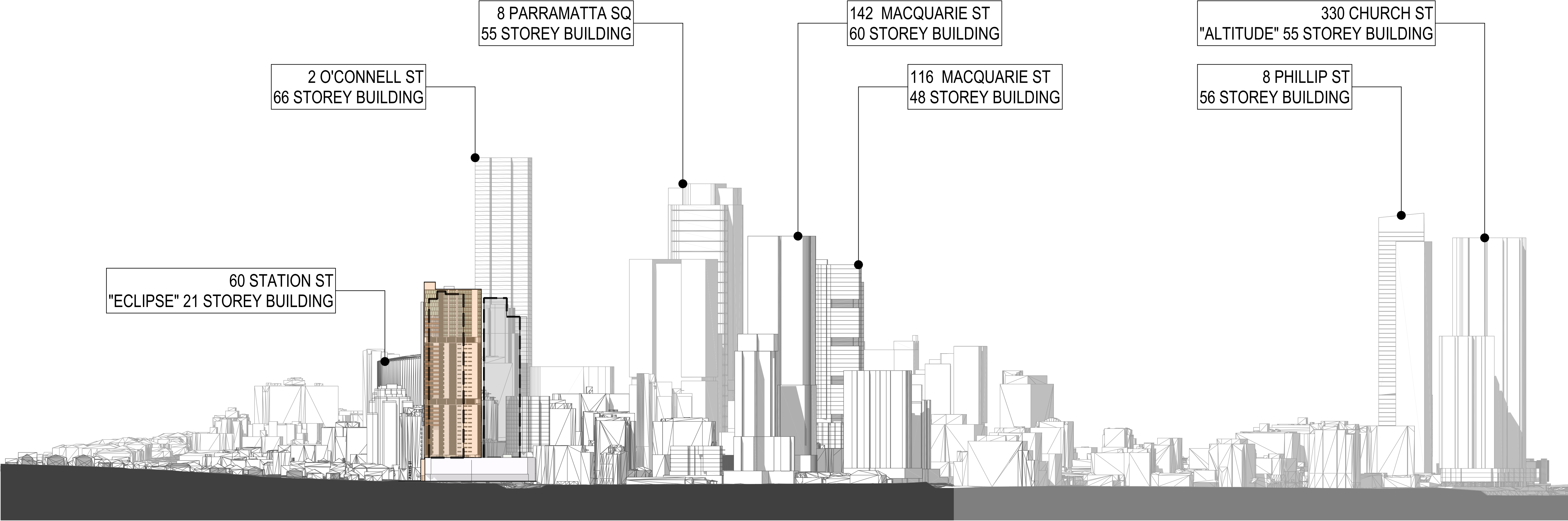


NORTH:

PROJECT STATUS :

Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150
08486 SK-13A 04
JOB No. DRAWING No.



- PROPOSED DEVELOPMENT
- POTENTIAL FUTURE DEVELOPMENT

East Context Elevation
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

PRINT DATE: Friday, 20 November 2020 3:07 PM

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SHEET TITLE:
Street Elevation -East

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

L.G.A : Parramatta City Council



NORTH:

PROJECT STATUS :

Option SK- 13A

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

08486 SK-13A 05
JOB No. DRAWING No.



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- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - COMMERCIAL
 - LANDSCAPE OPEN SPACE
 - PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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



SHEET TITLE:
Typical Basements

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

08486 SK-13A 06 13A
JOB No. DRAWING No. ISSUE



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 - 3 BEDROOM UNIT
 - COMMERCIAL
 - LANDSCAPE OPEN SPACE
 - PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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

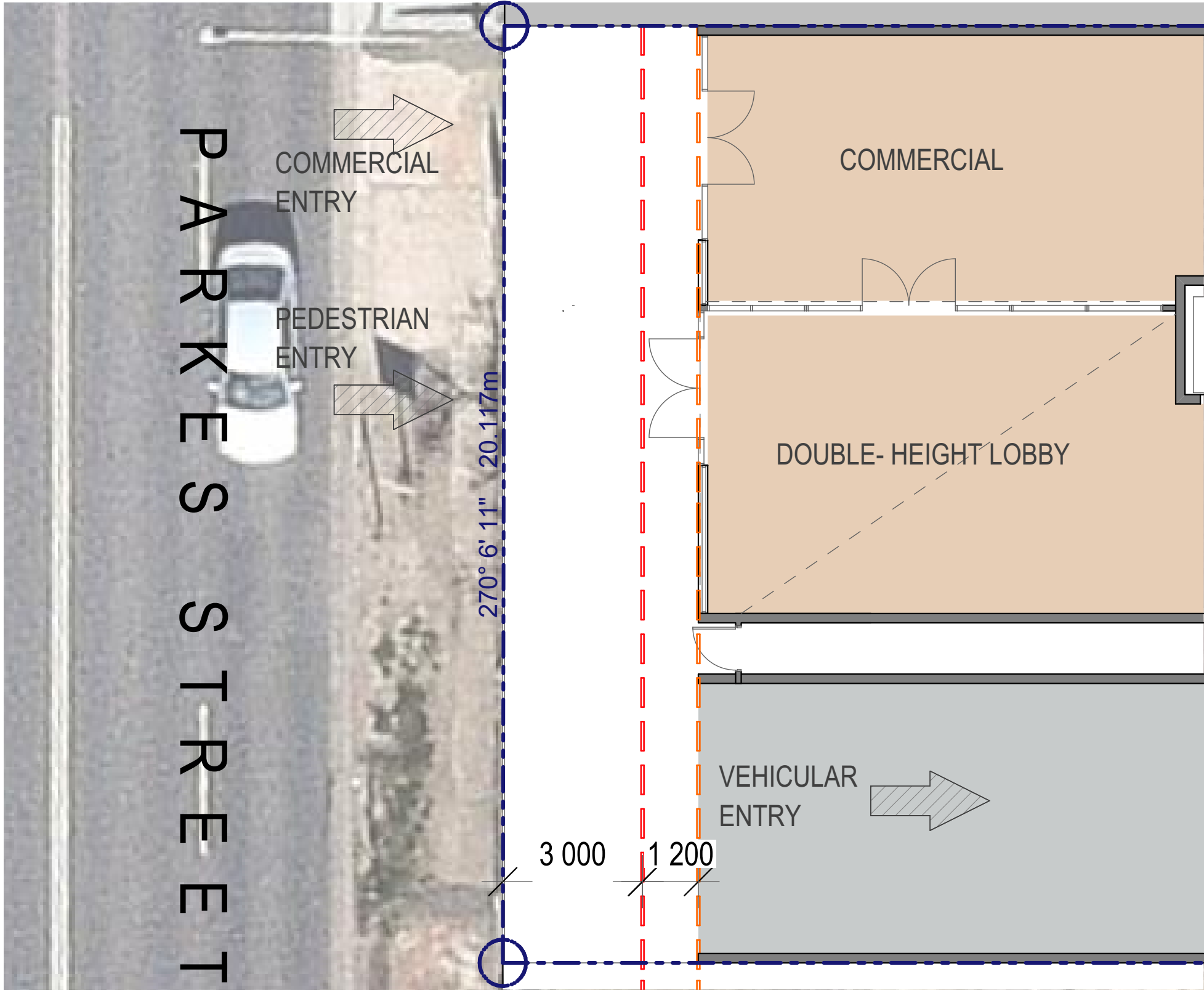


SHEET TITLE:
Ground - Entry & Commercial

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: 1:500 PRINT: A3 SHEET

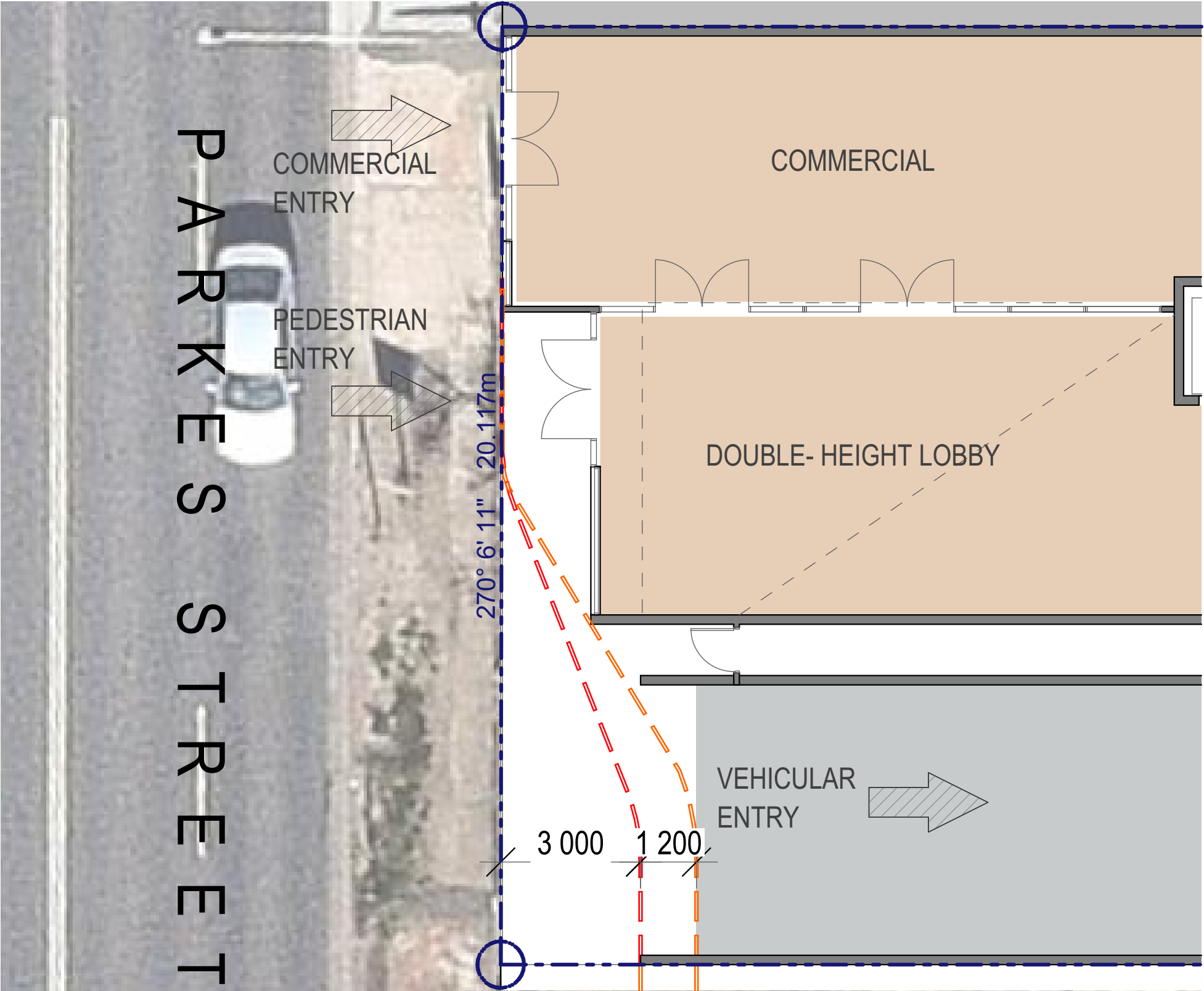
08486 SK-13A 07 13A
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM



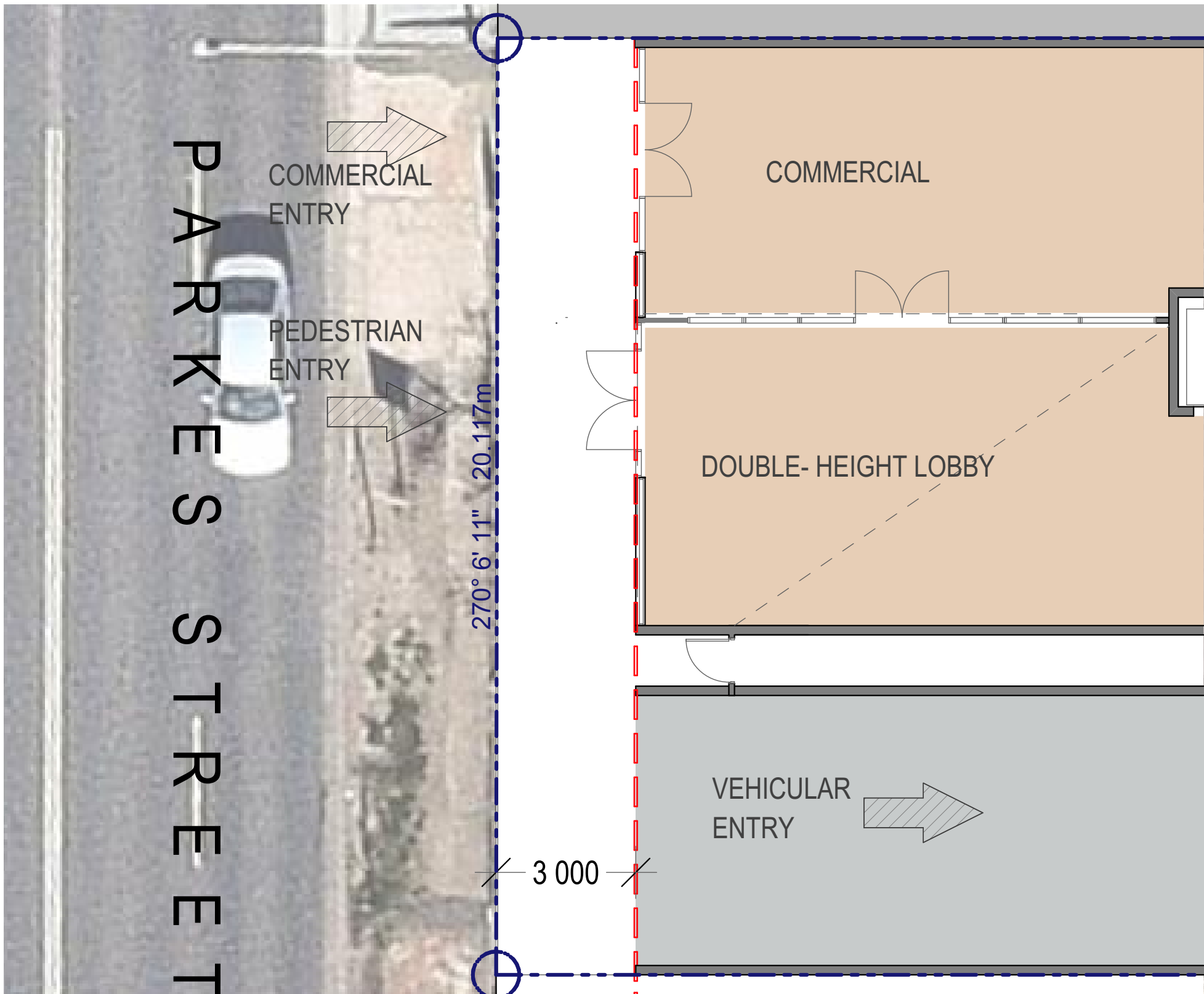
Parkes Street Entry Option A

Scale @A1 - 1:100



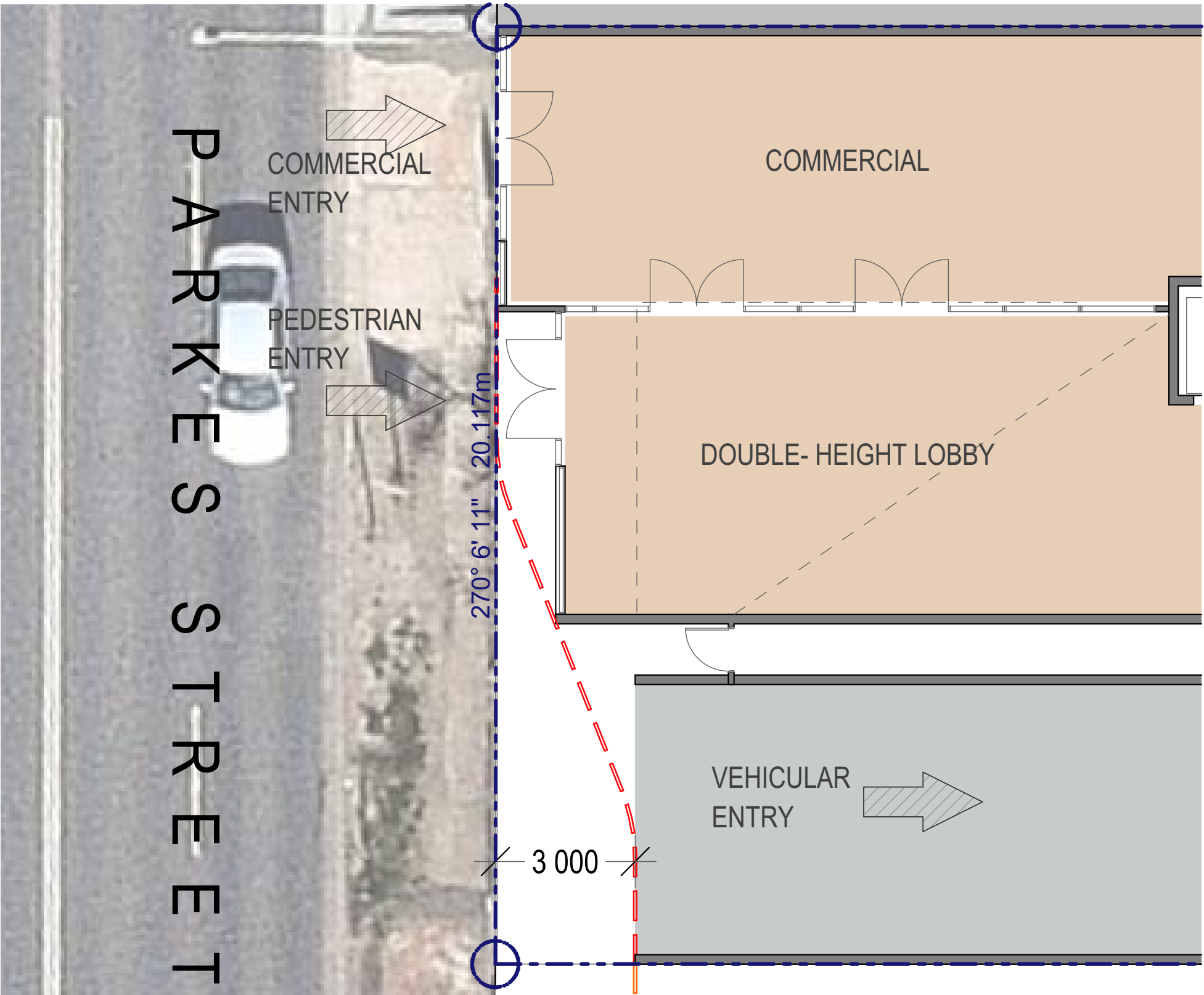
Parkes Street Entry Option B

Scale @A1 - 1:100



Parkes Street Entry Option C

Scale @A1 - 1:100



Parkes Street Entry Option D

Scale @A1 - 1:100

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council
NORTH:



SHEET TITLE:
Entry Ground Floor Options

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

08486 SK-13A 07a 13A
JOB No. DRAWING No. ISSUE



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 - 3 BEDROOM UNIT
 - COMMERCIAL
 - LANDSCAPE OPEN SPACE
 - PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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



SHEET TITLE:
L1 - Commercial

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: 1:500 PRINT: A3 SHEET

08486 SK-13A 08 13A
JOB No. DRAWING No. ISSUE



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- 1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

COMMERCIAL

LANDSCAPE OPEN SPACE

PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

SHEET TITLE:
Concept Design
24 Parkes Street
Parramatta NSW 2150

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



SHEET TITLE:
L2&3 - Typical Commercial

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: 1:500 PRINT: A3 SHEET

08486 SK-13A 09 13A
JOB No. DRAWING No. ISSUE



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 - 3 BEDROOM UNIT
 - COMMERCIAL
 - LANDSCAPE OPEN SPACE
 - PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

SHEET TITLE:
Concept Design
24 Parkes Street
Parramatta NSW 2150

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



SHEET TITLE:
L4 - Podium COS

DESIGNED: AHM DRAWN: AH COMMENCED: February 2016 SCALE: 1:500 PRINT: A3 SHEET

08486 SK-13A 10 13A
JOB No. DRAWING No. ISSUE

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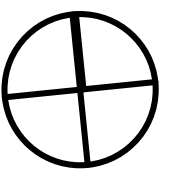
PROJECT STATUS :
Option SK- 13A

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 215

L.G.A : Parramatta City Council



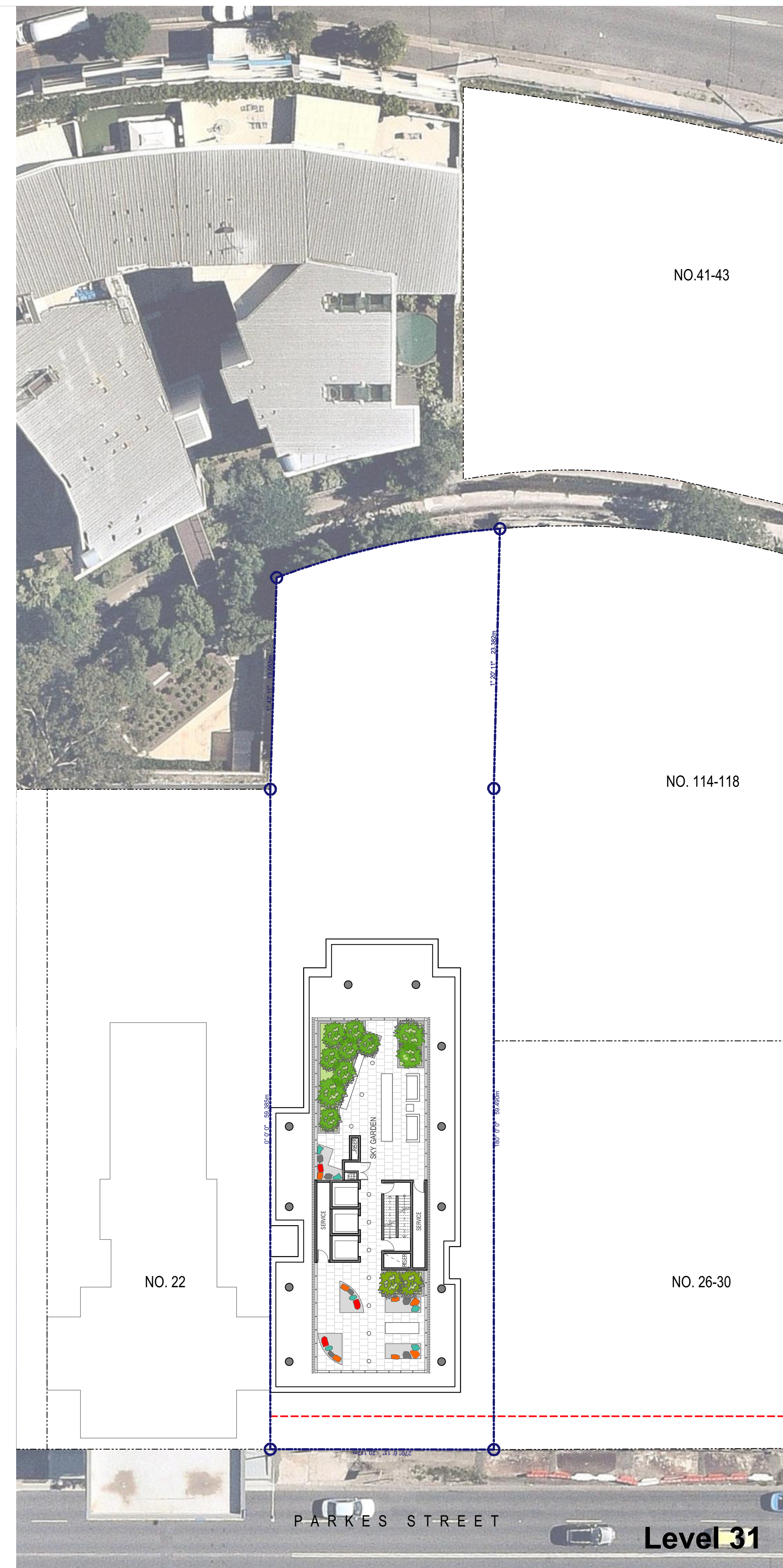
SHEET TITLE:

L5-42 Typical Residential

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	AH	February 2016	1:500	A3 SHEET

08486 SK-13A 11 13A
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :

Option SK- 13A

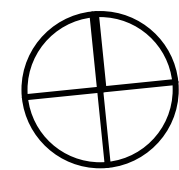
PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council

NORTH:



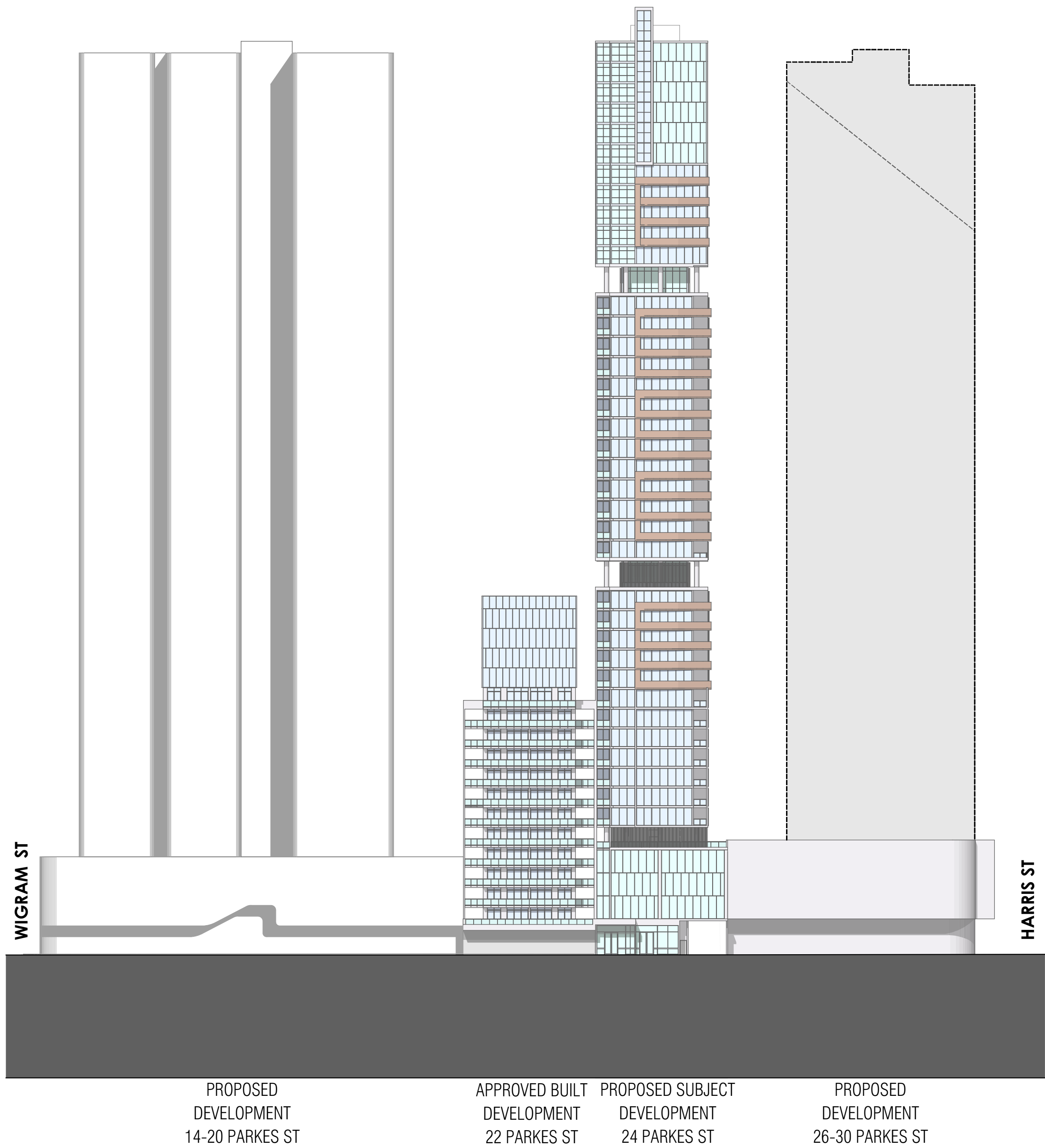
SHEET TITLE:

**L17+31 - Typical Service &
COS**

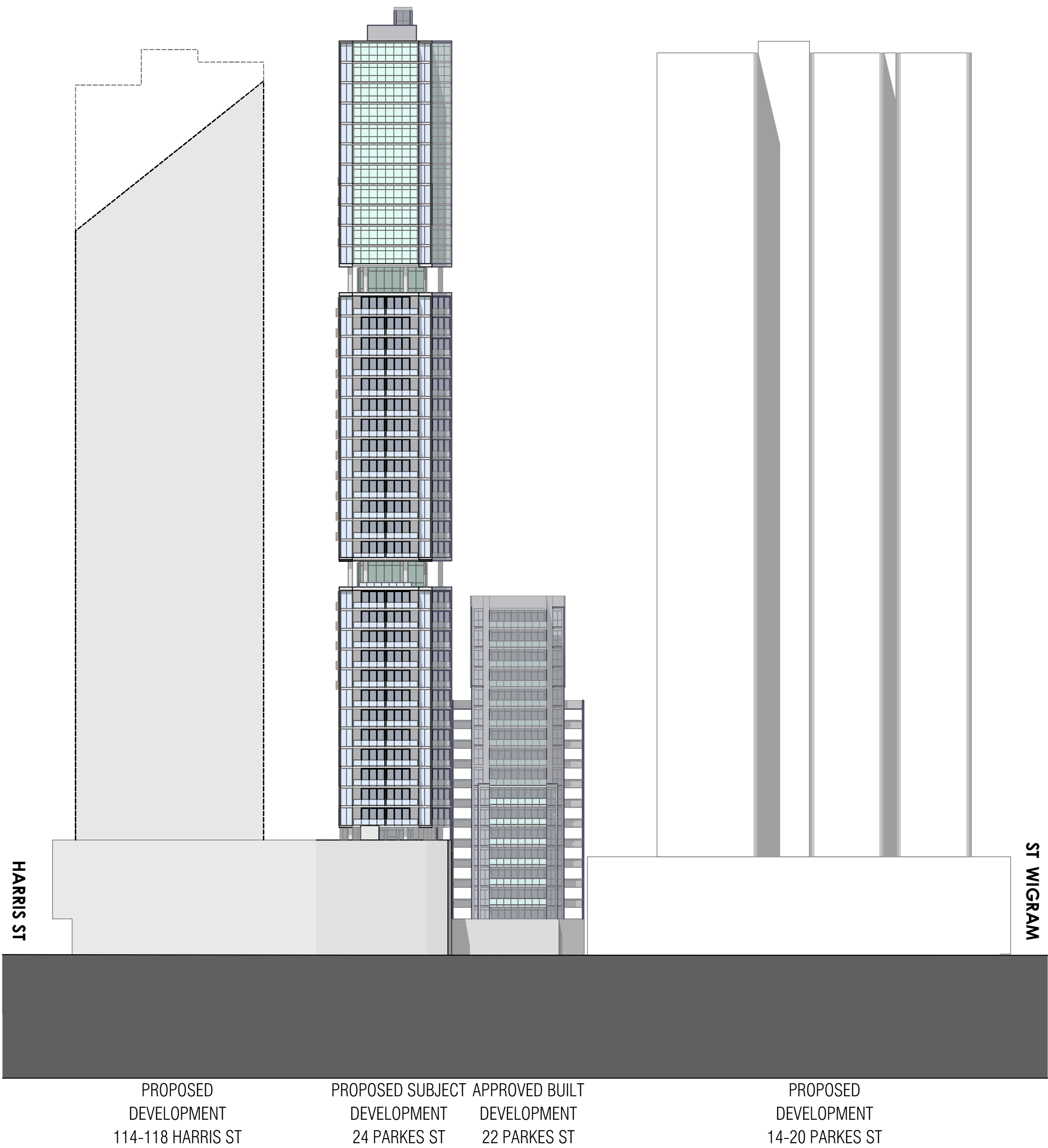
DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	AH	February 2016	1:500	A3 SHEET

08486 SK-13A 12 13A
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07



South Elevation
Scale @A1 - 1:500



North Elevation
Scale @A1 - 1:500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

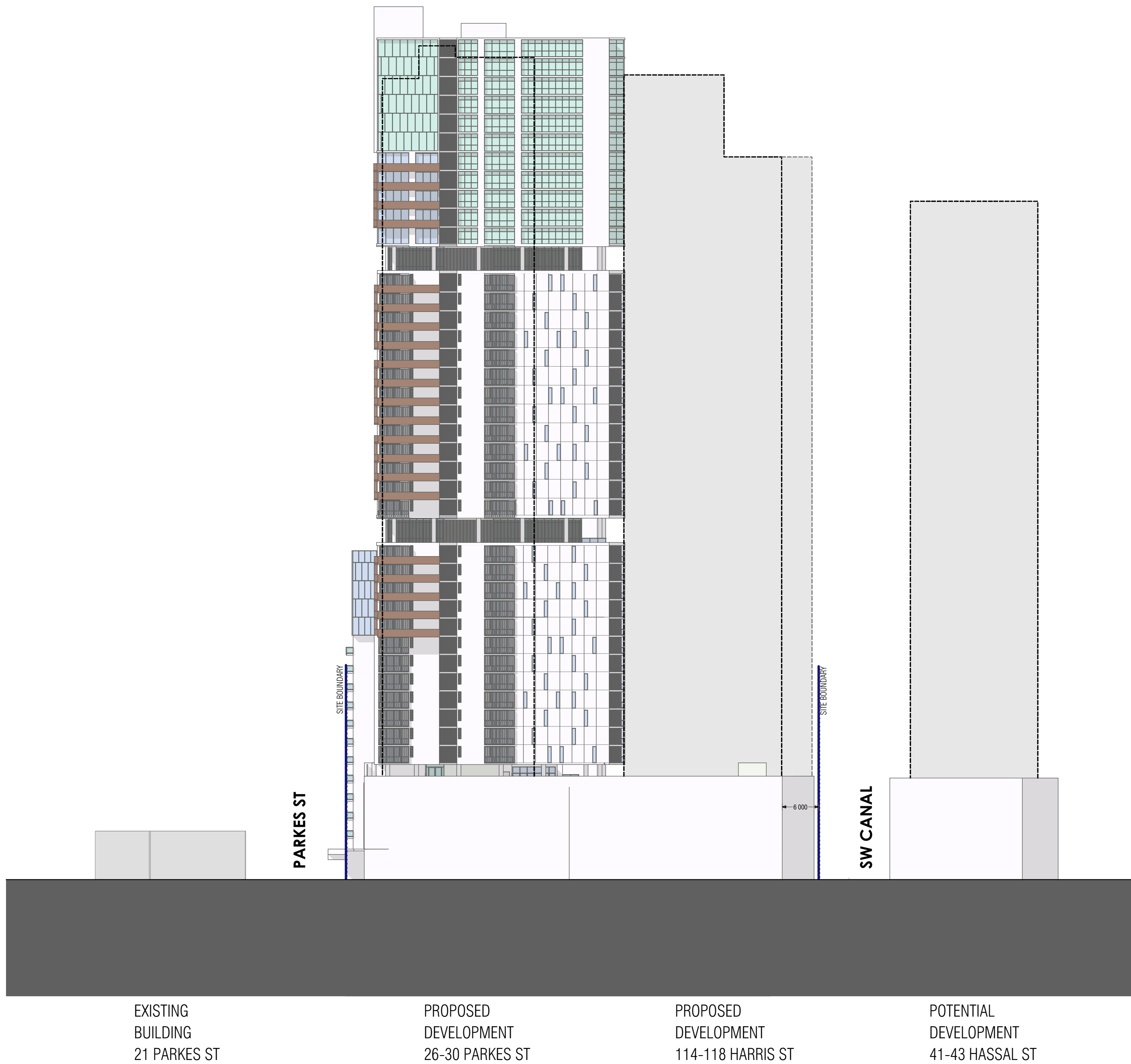
L.G.A : Parramatta City Council
NORTH:



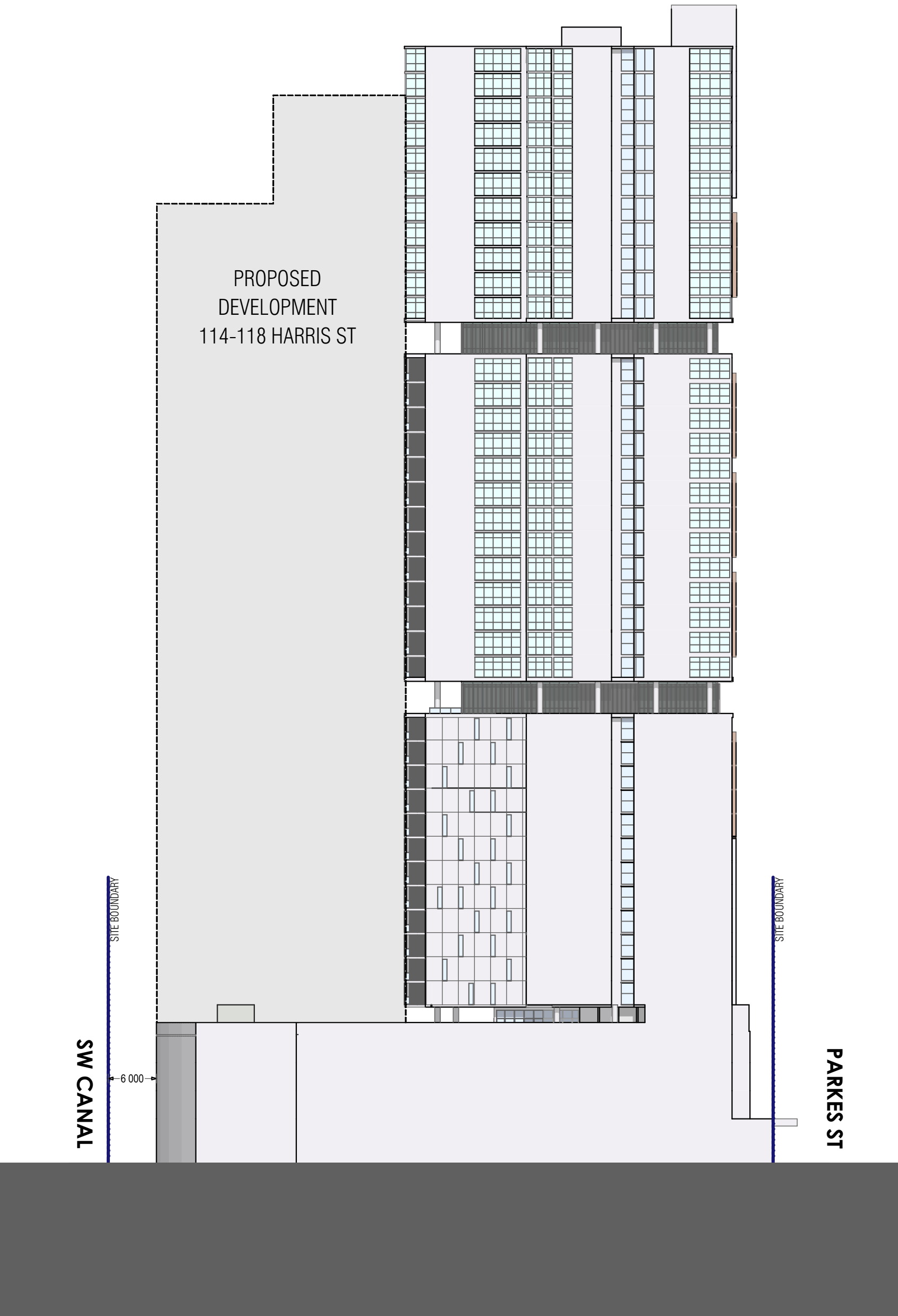
SHEET TITLE:
Development Elevations 1

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

08486 SK-13A 13 13A
JOB No. DRAWING No. ISSUE



East Elevation
Scale @A1 - 1:500



West Elevation
Scale @A1 - 1:500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design

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Parramatta NSW 2150

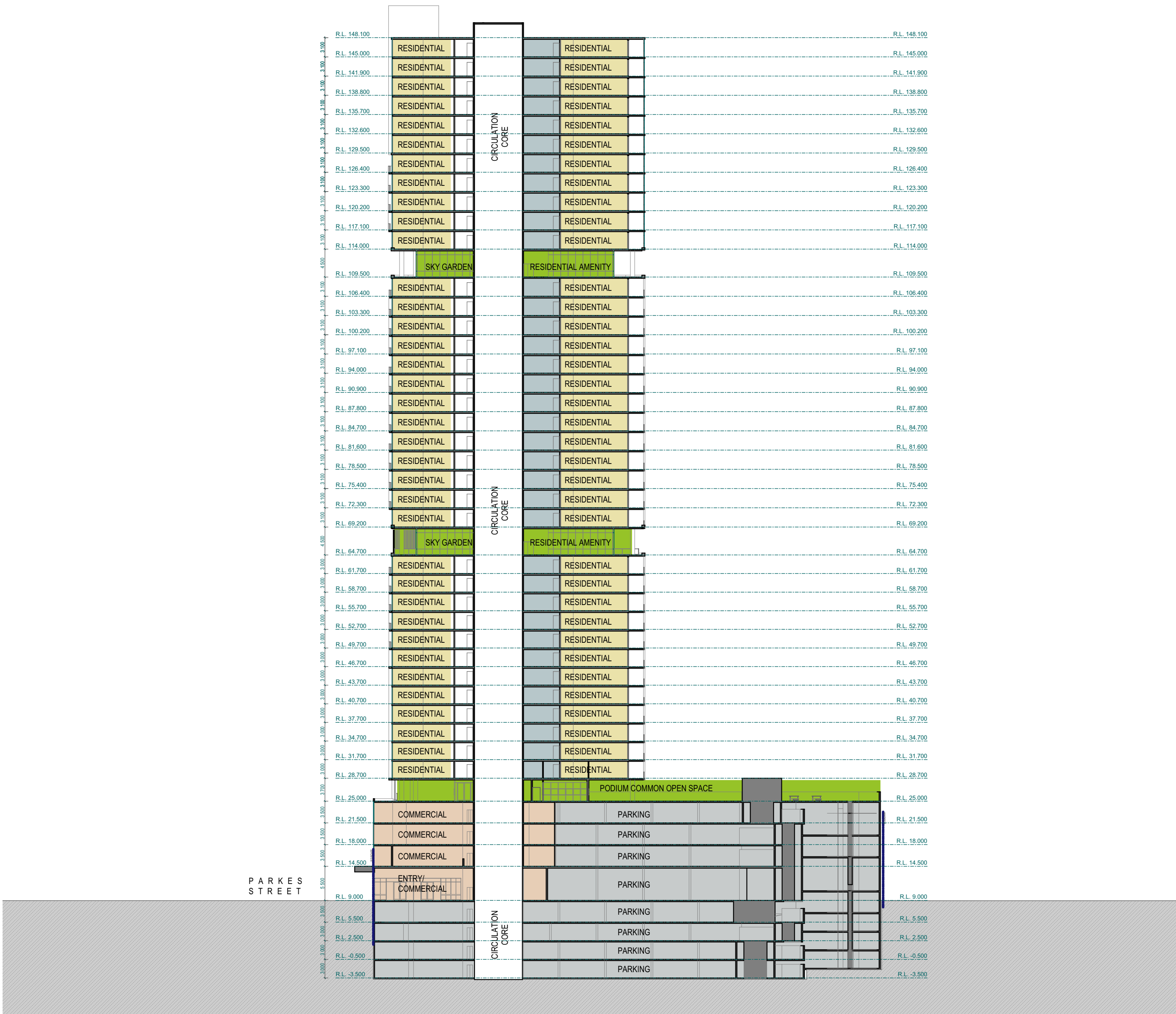
L.G.A. : Parramatta City Council
NORTH:

SHEET TITLE:
Development Elevations 2

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

08486 SK-13A 14 13A
JOB No. DRAWING No. ISSUE

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- COMMERCIAL
- LANDSCAPE OPEN SPACE
- PARKING



Long Section (East)
Scale @A1 - 1:500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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28 495 869 790 / abn

PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

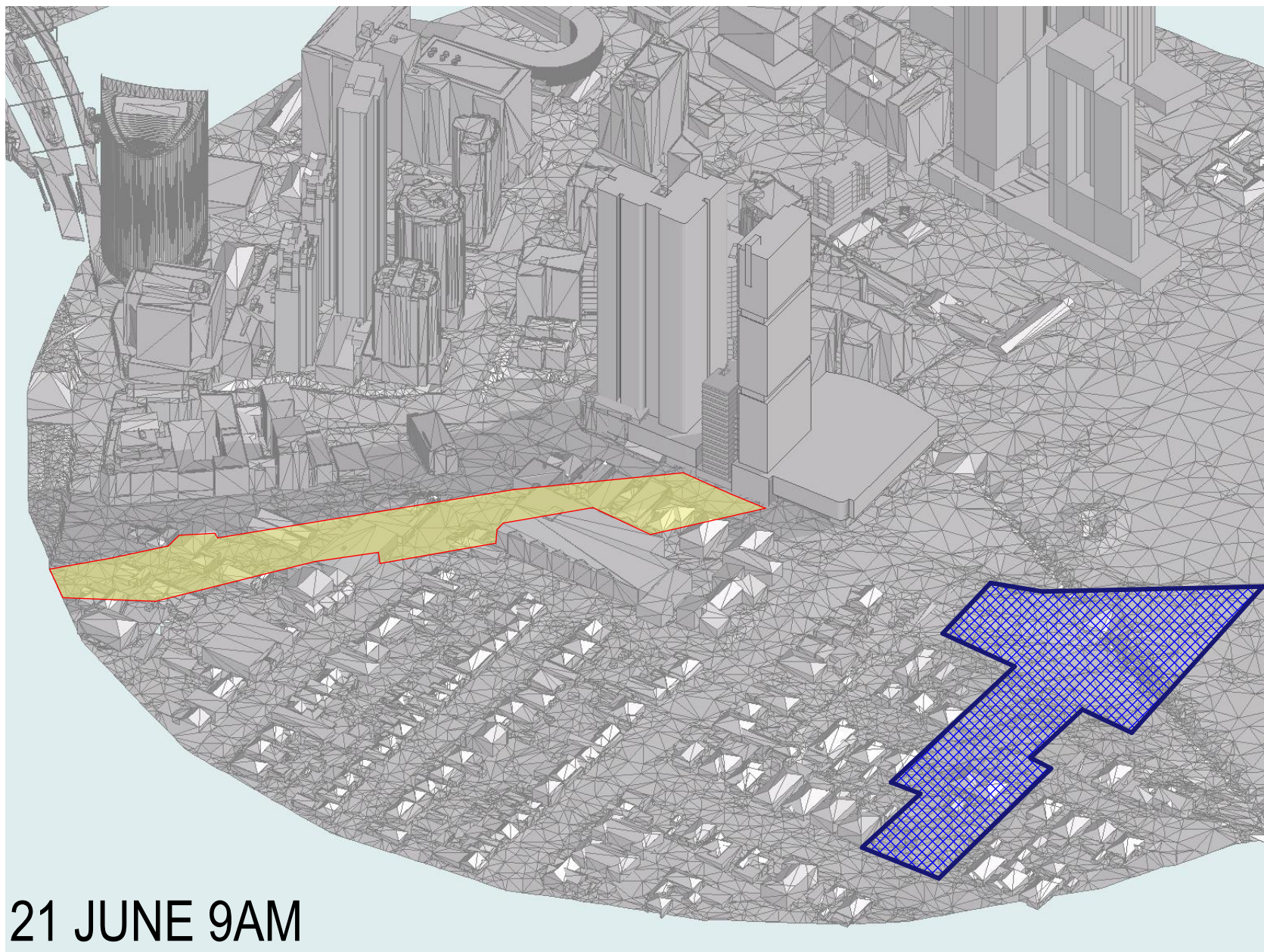
L.G.A : Parramatta City Council
NORTH:



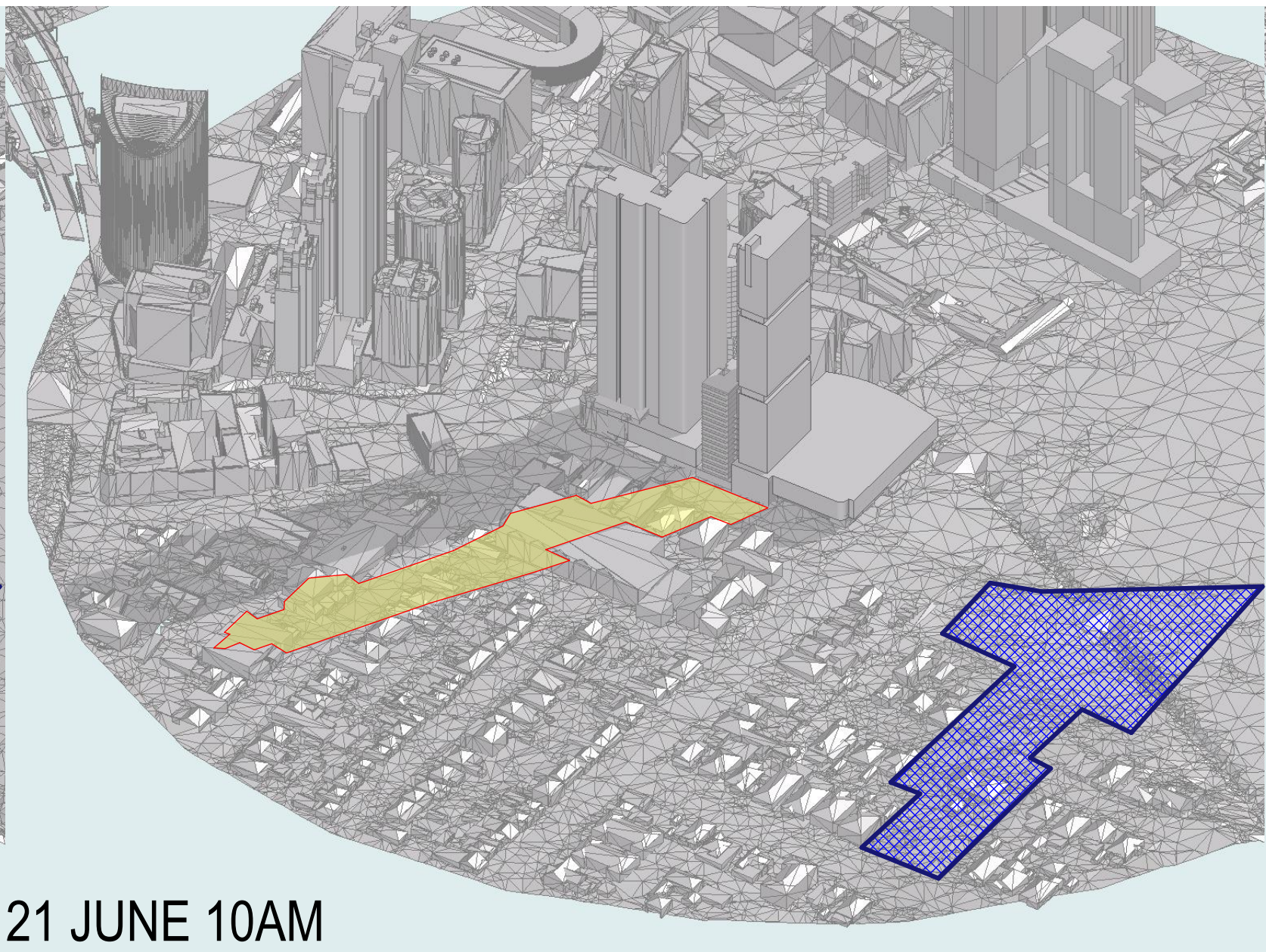
SHEET TITLE:
Section

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

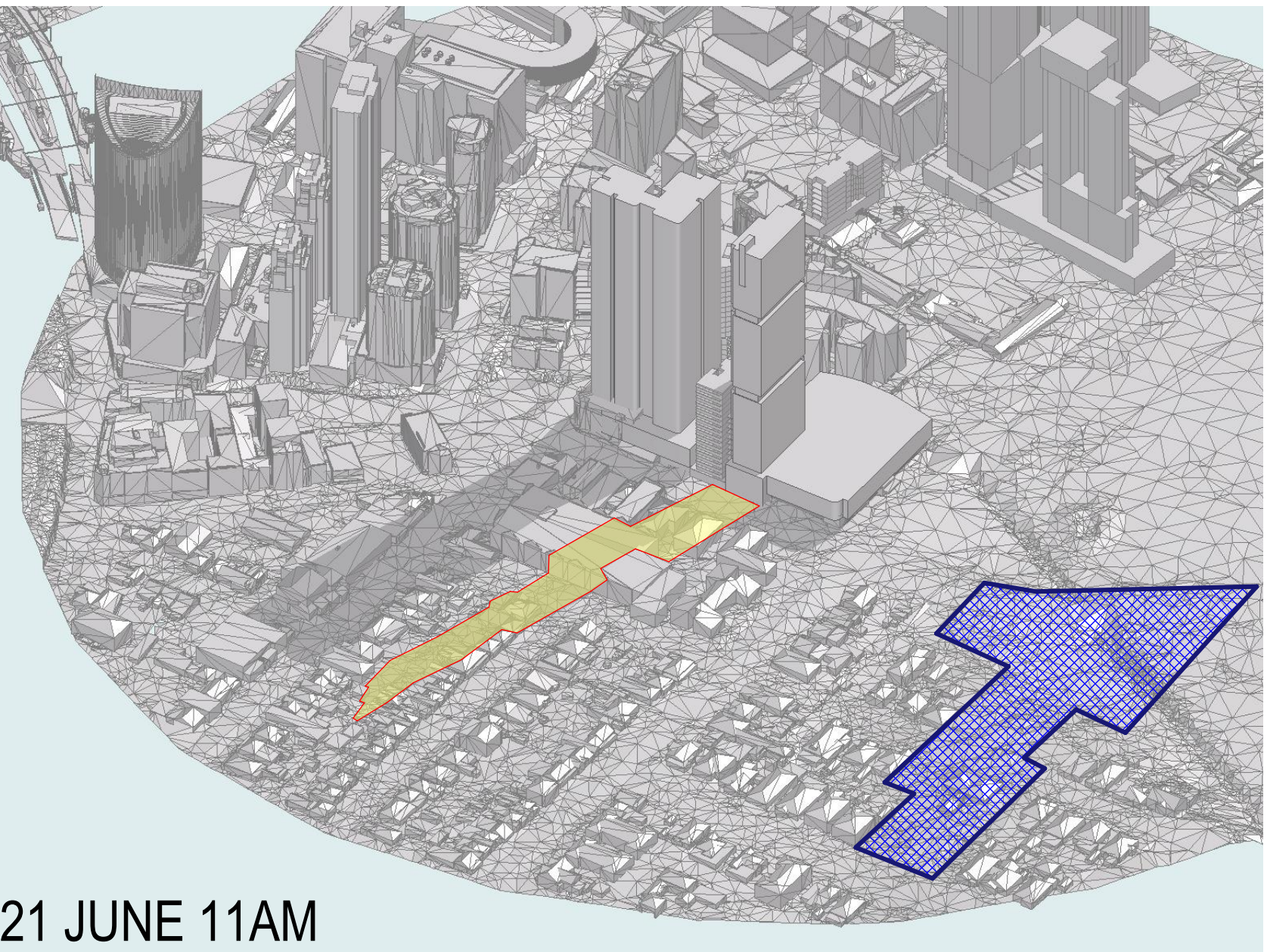
08486 SK-13A 16 13A
JOB No. DRAWING No. ISSUE



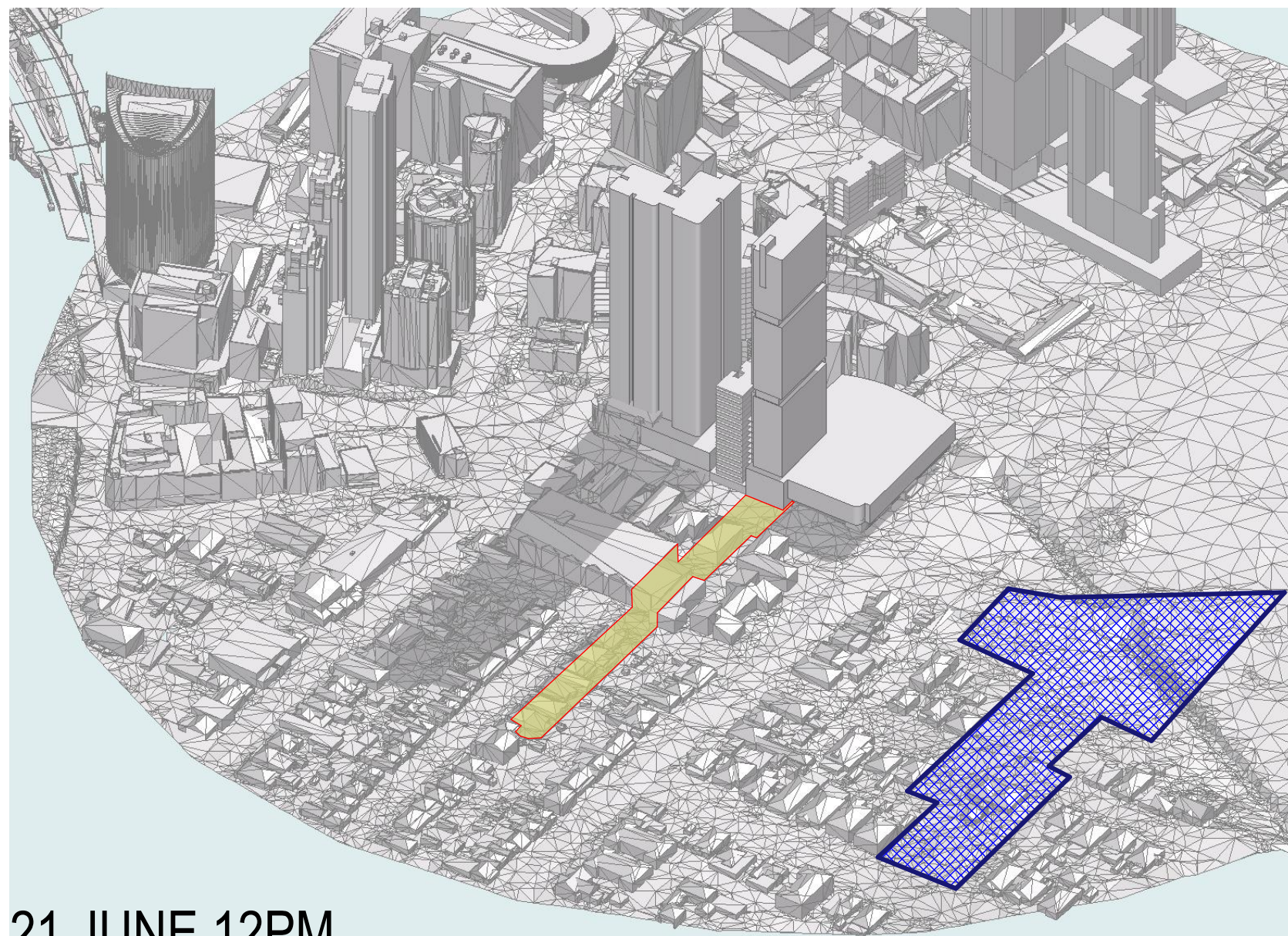
21 JUNE 9AM



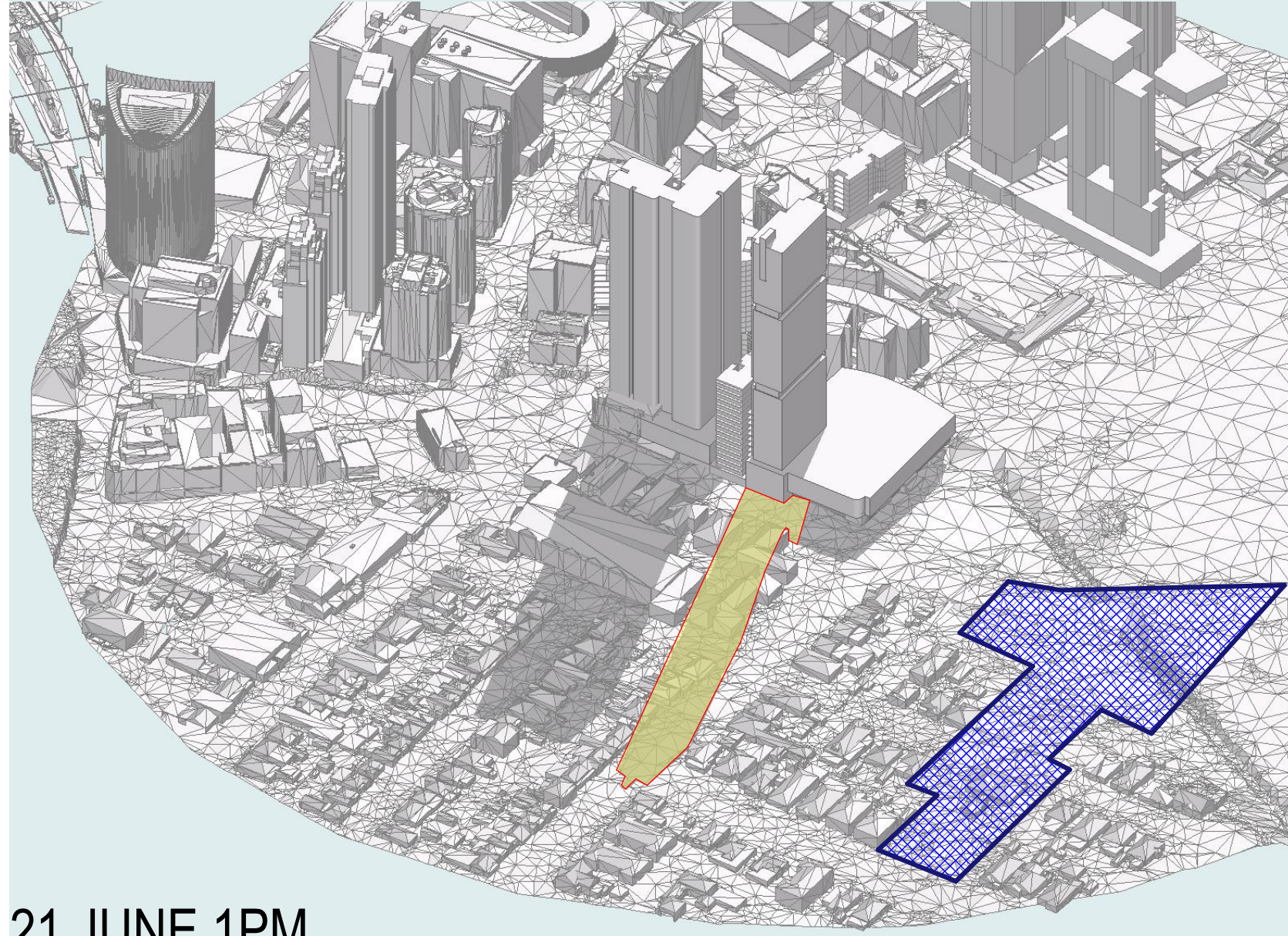
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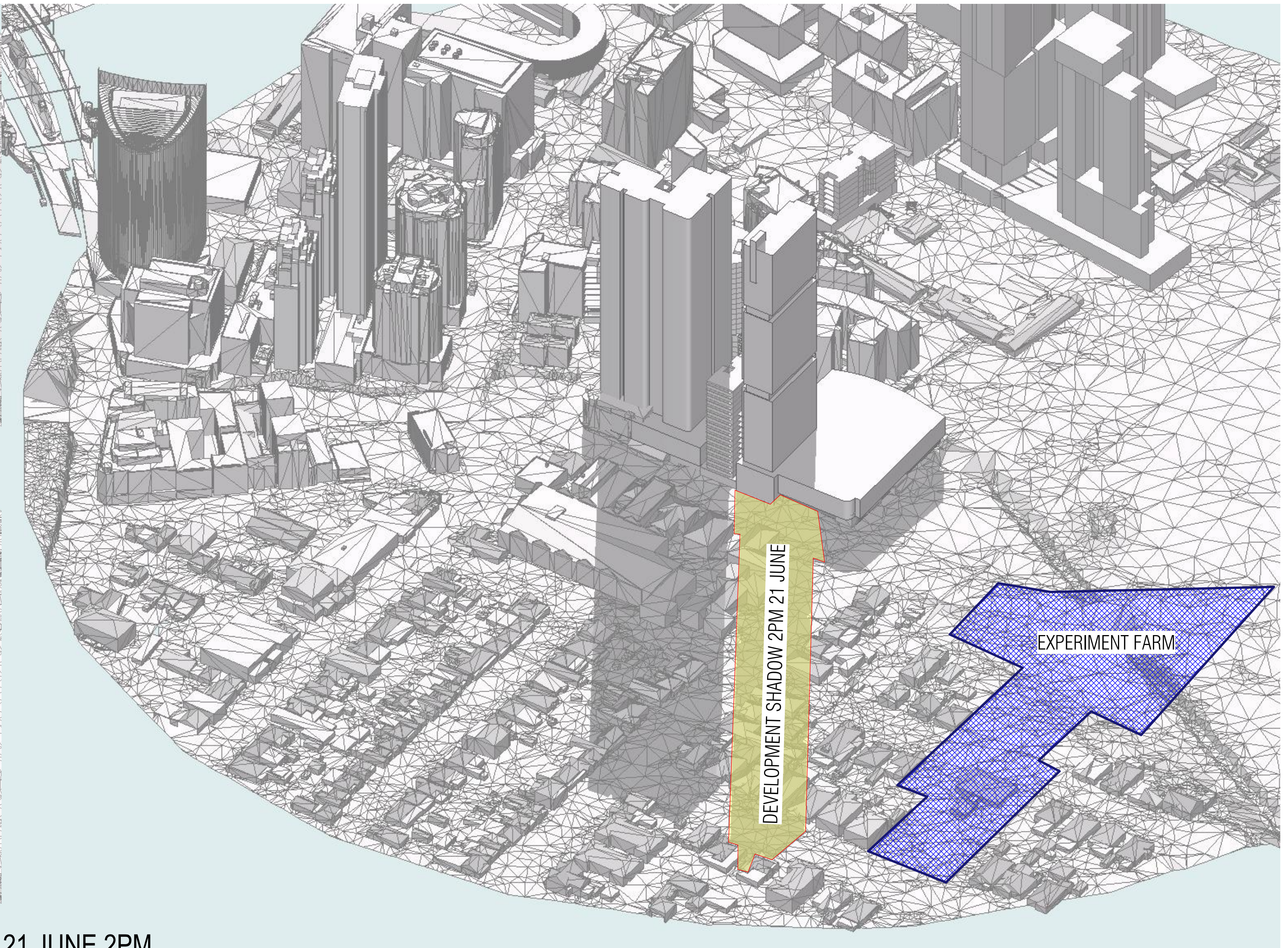
21 JUNE 11AM



21 JUNE 12PM



21 JUNE 1PM



21 JUNE 2PM

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council
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SHEET TITLE:
Overshadowing - 21 June
2pm

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

08486 SK-13A 17 13A
JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM

Concept Massing Vision



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PROJECT STATUS :

Option SK- 13A

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

Perspective View 1

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

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JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM

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ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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SHEET TITLE:
Perspective View 2

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

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Concept Massing Vision



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PROJECT STATUS :
Option SK- 13A

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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



SHEET TITLE:
Perspective View 3

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

08486 SK-13A 20 13A
JOB No. DRAWING No. ISSUE

SITE AREA (M²)		1631						
YEILD								
LEVEL	COMMERCIAL GFA (M²)	RESIDENTIAL GFA (M²)	1 BED	2 BED	3 BED	0-2HR SOLAR (UNITS)	2HR+ SOLAR (UNITS)	CROSS VENTILATION (UNITS)
GROUND	235							
LEVEL 01	415							
LEVEL 02	490							
LEVEL 03	490							
LEVEL 04			COMMOM OPEN SPACE					
LEVEL 05		430	2	4		2	4	4
LEVEL 06		430	2	4		2	4	4
LEVEL 07		430	2	4		2	4	4
LEVEL 08		430	2	4		2	4	4
LEVEL 09		430	2	4		2	4	4
LEVEL 10		430	2	4		2	4	4
LEVEL 11		430	2	4		2	4	4
LEVEL 12		430	2	4		2	4	4
LEVEL 13		430	2	4		2	4	4
LEVEL 14		430	2	4		2	4	4
LEVEL 15		430	2	4		2	4	4
LEVEL 16		430	2	4		2	4	4
LEVEL 17			PLANT / COMMON OPEN SPACE					
LEVEL 18		430	2	4		2	4	4
LEVEL 19		430	2	4		2	4	4
LEVEL 20		430	2	4		2	4	4
LEVEL 21		430	2	4		2	4	4
LEVEL 22		430	2	4		2	4	4
LEVEL 23		430	2	4		2	4	4
LEVEL 24		430	2	4		2	4	4
LEVEL 25		430	2	4		2	4	4
LEVEL 26		430	2	4		2	4	4
LEVEL 27		430	2	4		2	4	4
LEVEL 28		430	2	4		2	4	4
LEVEL 29		430	2	4		2	4	4
LEVEL 30		430	2	4		2	4	4
LEVEL 31			PLANT / COMMON OPEN SPACE					
LEVEL 32		430	2	4		0	6	4
LEVEL 33		430	2	4		0	6	4
LEVEL 34		430	2	4		0	6	4
LEVEL 35		430	2	4		0	6	4
LEVEL 36		430	2	4		0	6	4
LEVEL 37		430	2	4		0	6	4
LEVEL 38		430	2	4		0	6	4
LEVEL 39		430	2	4		0	6	4
LEVEL 40		430	2	4		0	6	4
LEVEL 41		430	2	4		0	6	4
LEVEL 42		430	2	4		0	6	4
TOTAL AT 43 STOREYS - NO OVERSHADOWING TO EXPERIMENT FARM COTTAGE								
SUB-TOTAL	1630	15480	72	144	0	50	166	144
TOTAL	17110	216				23%	77%	67%
COMMERCIAL FSR:		1 :1						
RESIDENTIAL FSR:		9.52 :1						
TOTAL FSR:		10.52 :1						

PARKING	SUBTOTAL	RATE	REQUIRED	PROVIDED
1 BED	72	0.3	21.6	22
2 BED	144	0.7	100.8	114
3 BED	0	1	0	0
COMMERCIAL				100
TOTAL				236

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PROJECT STATUS :

Option SK- 13A


PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

Development Yield Summary

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

08486 SK-13A 21 13A

JOB No. DRAWING No. ISSUE

PRINT DATE: Friday, 20 November 2020 3:07 PM



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

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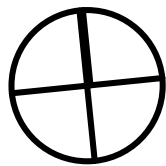
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PROJECT STATUS :
Option SK- 13A

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-13A 22 13A
JOB No. DRAWING No. ISSUE



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

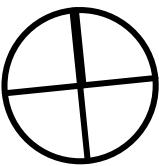
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PROJECT STATUS :
Option SK- 13A

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-13A 23 13A
JOB No. DRAWING No. ISSUE



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.

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Option SK- 13A

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-13A 24 13A
JOB No. DRAWING No. ISSUE