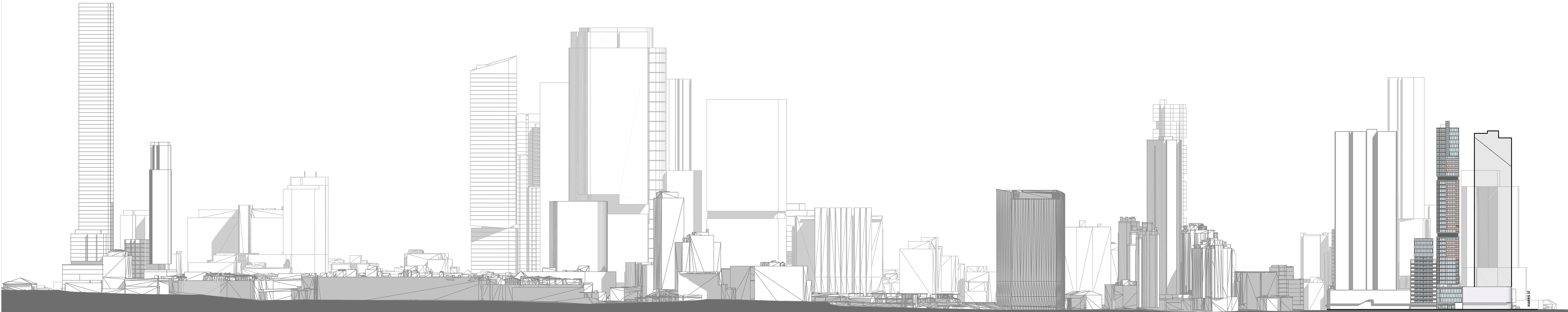


# CONCEPT DESIGN

Proposed Option SK-13B  
24 Parkes Street Parramatta NSW 2150



ISSUE	AMENDMENT	DATE	DRAWN/CHECKED

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PROJECT STATUS :

Option SK-13B

PROJECT NAME

Concept Design

24 Parkes Street  
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

Cover Sheet

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

08486    SK-13B 01    13B

JOB No.    DRAWING NO.    ISSUE




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PROJECT NAME

L.G.A.: Parramatta City Council

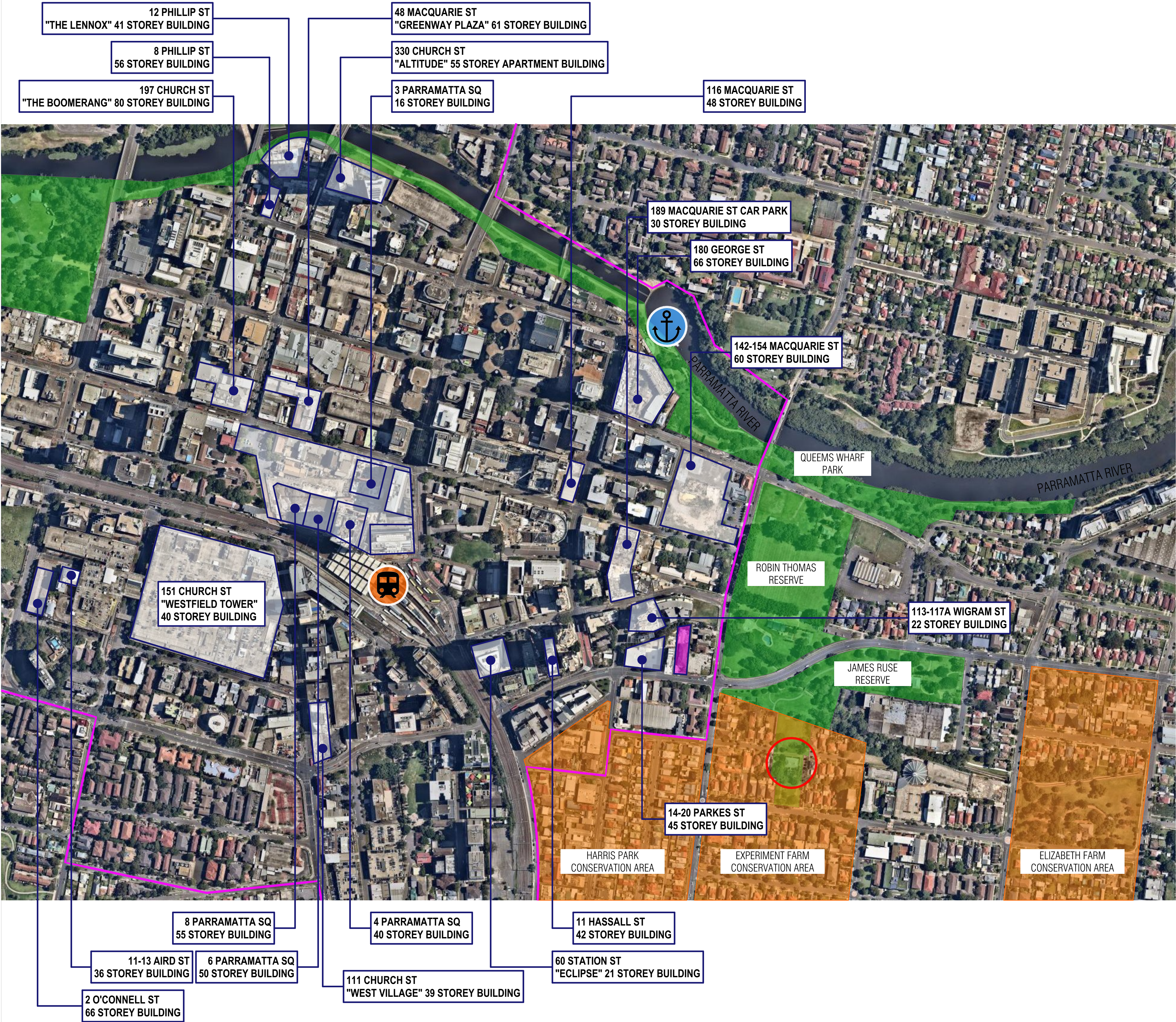


08486 SK-13B 02 13B  
JOB No. DRAWING No. ISSUE

PRINT DATE: Tuesday, 17 November 2020 1:19 PM







HERITAGE BUILDING -  
EXPERIMENT FARM COTTAGE

CONSERVATION AREA

PARKLAND/ OPEN SPACE

CBD BOUNDARY

SUBJECT SITE  
- 24 PARKES ST

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS:  
Option SK-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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

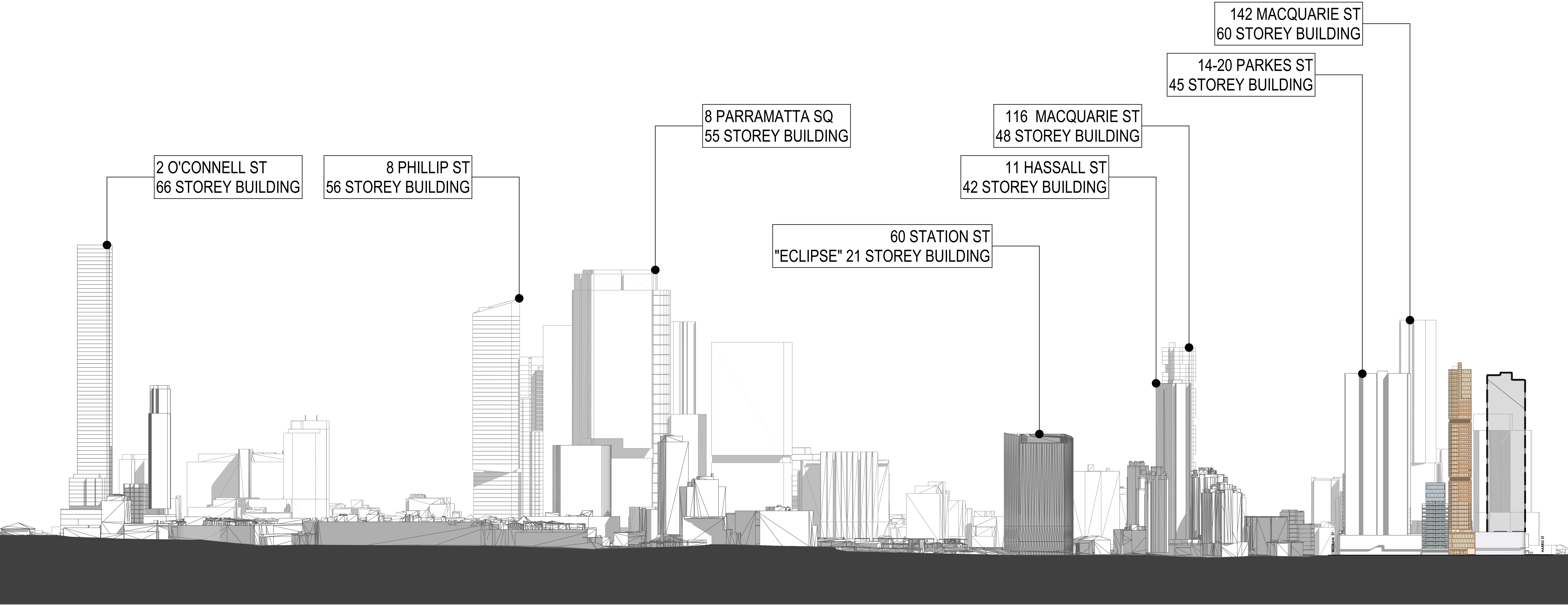


SHEET TITLE:  
Context Analysis

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

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





 PROPOSED DEVELOPMENT

 POTENTIAL FUTURE DEVELOPMENT

**South Elevation**  
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

PRINT DATE: Tuesday, 17 November 2020 1:19 PM

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SHEET TITLE:  
**Street Elevation - South**

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

L.G.A.: Parramatta City Council



NORTH:

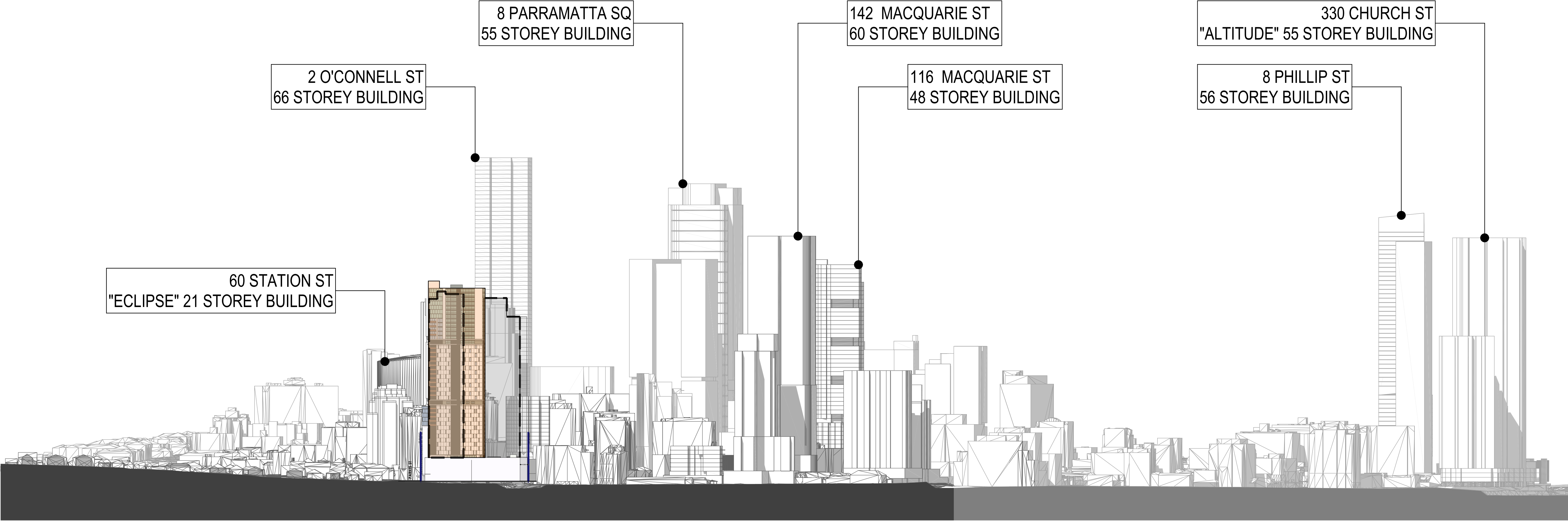
PROJECT STATUS :  
**Option SK-13B**

PROJECT NAME  
**Concept Design**  
24 Parkes Street  
Parramatta NSW 2150

08486    SK-13B 04  
JOB No.    DRAWING No.

**13B**  
ISSUE





- PROPOSED DEVELOPMENT
- POTENTIAL FUTURE DEVELOPMENT

East Context Elevation  
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

PRINT DATE: Tuesday, 17 November 2020 1:19 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-13B**

PROJECT NAME  
**Concept Design**  
24 Parkes Street  
Parramatta NSW 2150

08486	SK-13B 05	13B
JOB No.	DRAWING No.	ISSUE



SUE	AMENDMENT	DATE	DRAWN	CHECKED

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GENERAL NOTES:

1. Vertical 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. Existing ground lines & trees location are approximate, therefore to be verified on by the builder.

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

6. Workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.

7. Any notes issued "Issued for construction", drawing not to be used for construction.

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PROJECT STATUS :

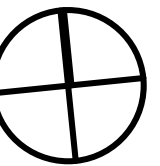
Option SK-13B

PROJECT NAME

## Concept Design

4 Parkes Street  
Parramatta NSW 2150

G.A : Parramatta City Council



MEET TITLE:

## Typical Basements

DESIGNED:    DRAWN:    COMMENCED:    SCALE:    PRINT:

AHM          AH          February 2016                      A3 SHEET

8486 SK-13B 06 13B  
 DB No. DRAWING No. ISSUE

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PROJECT STATUS :

Option SK-13B

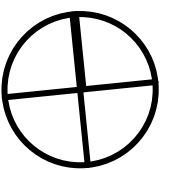
PROJECT NAME

## Concept Design

24 Parkes Street  
Parramatta NSW 2150

L.G.A : Parramatta City Council

NORTH:



SHEET TITLE:

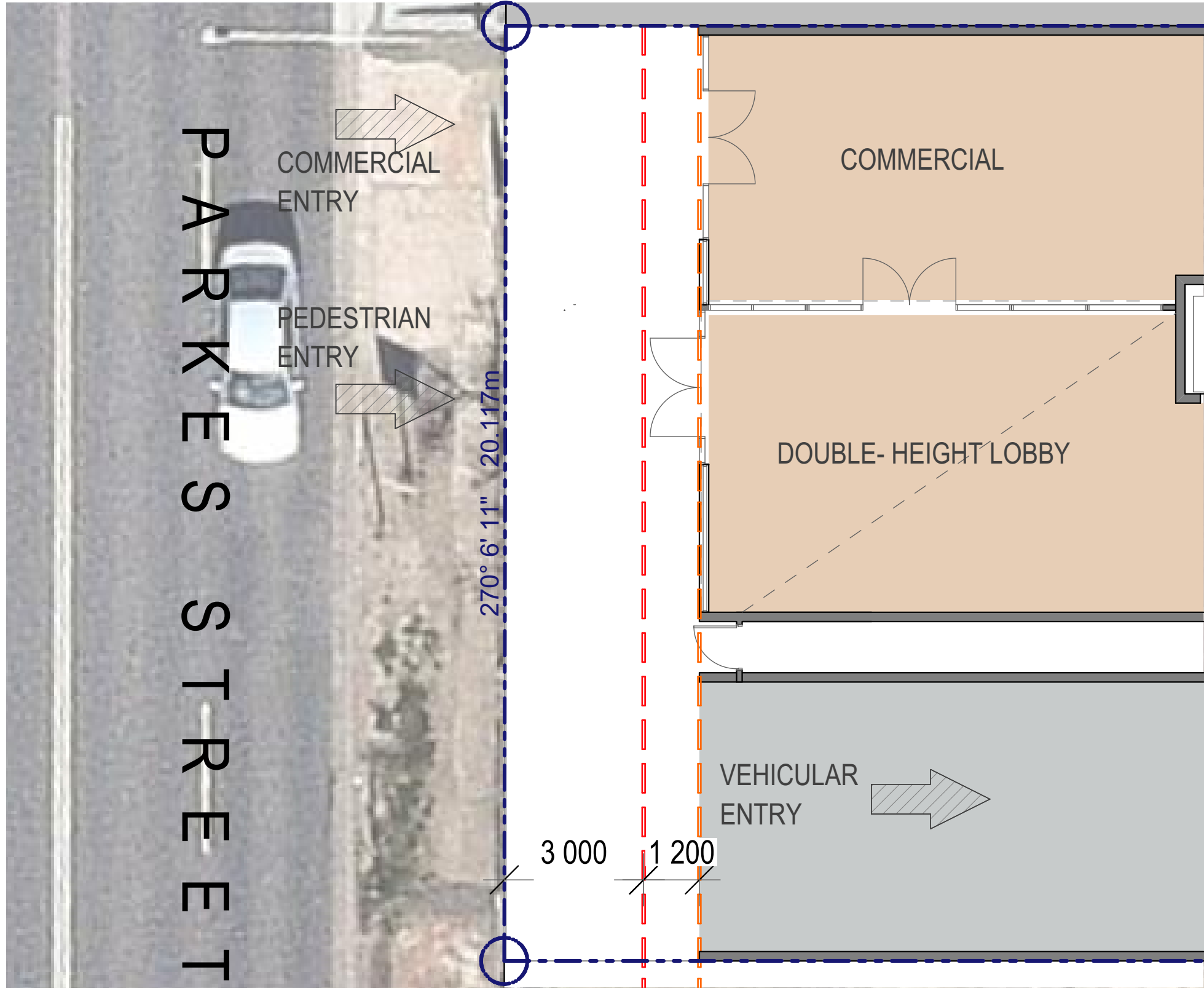
Ground - Entry & Commercial

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

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

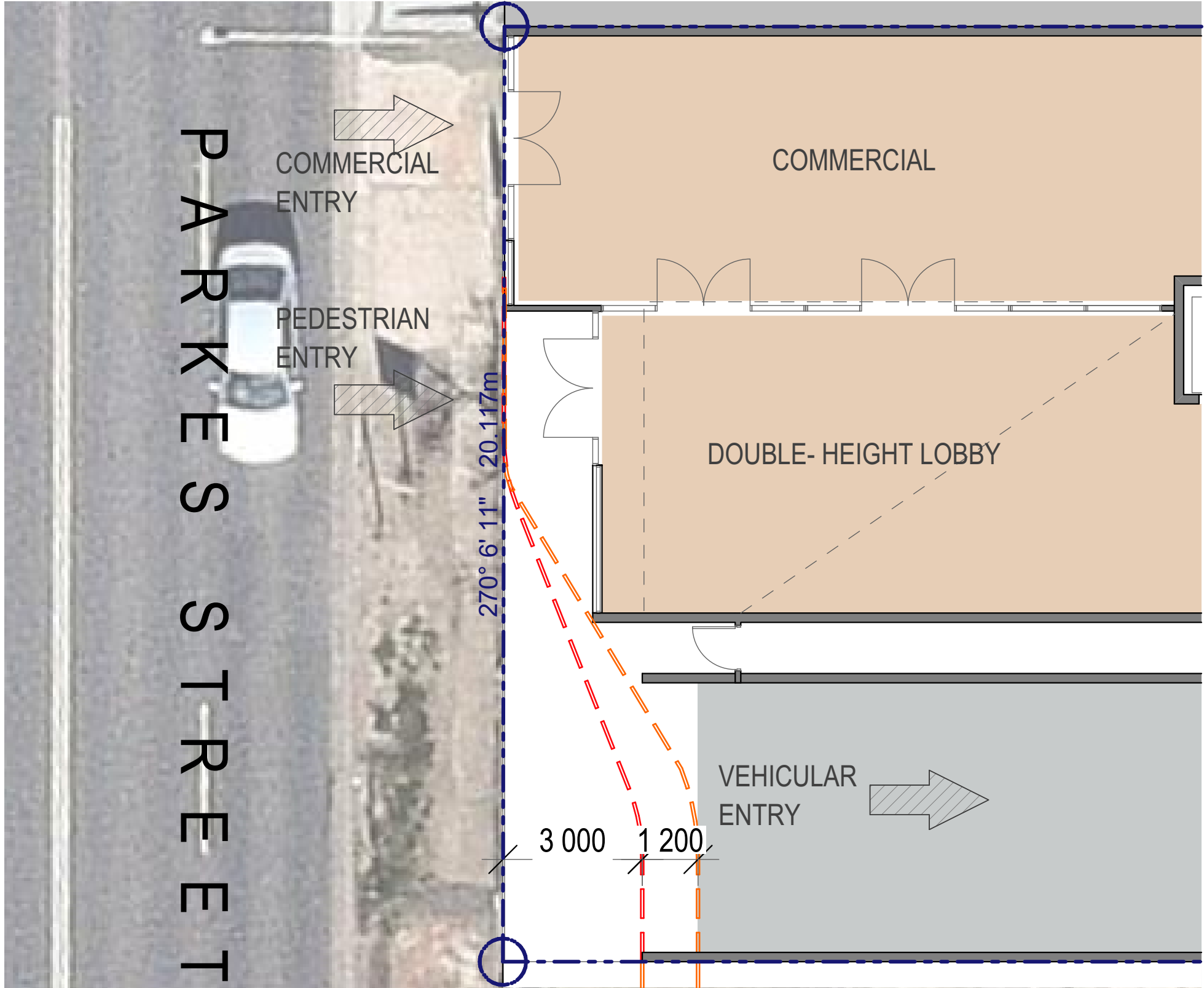
PRINT DATE: Tuesday, 17 November 2020 1:19  
CET





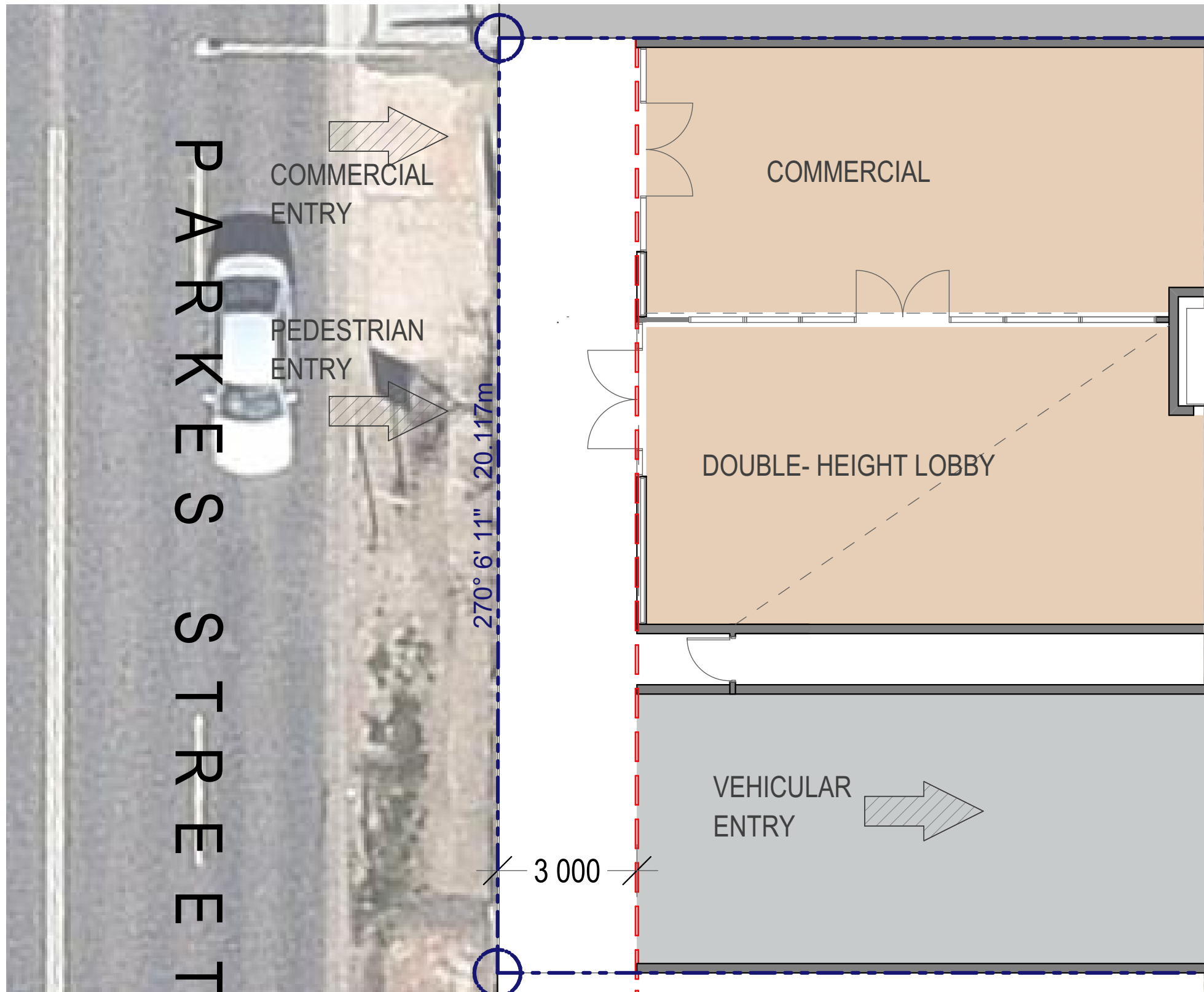
Parkes Street Entry Option A

Scale @A1 - 1:100



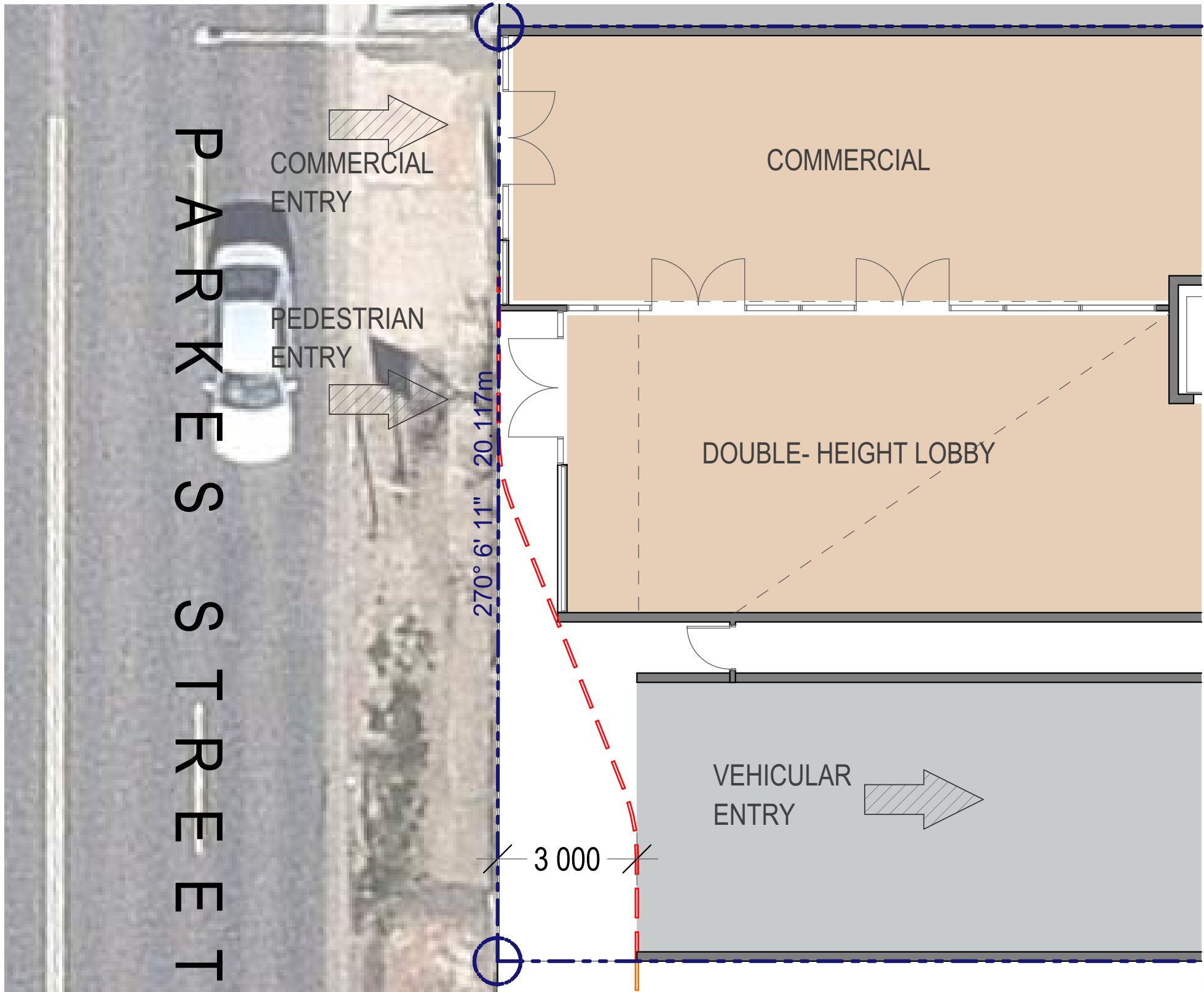
Parkes Street Entry Option B

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-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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NORTH:



SHEET TITLE:  
Ground Floor Entry Options

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

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





- zhinarchitects
- 1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

COMMERCIAL

LANDSCAPE OPEN SPACE

PARKING

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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Option SK-13B

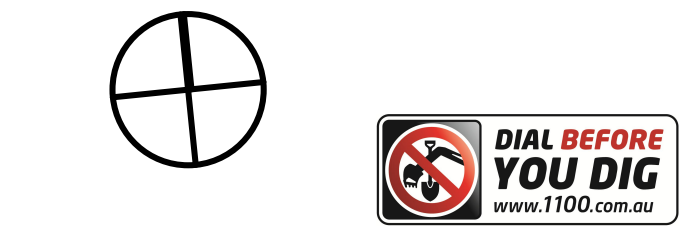
SHEET TITLE:

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-13B 08    13B

JOB No.    DRAWING No.    ISSUE





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

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
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-13B 09    13B  
JOB No.    DRAWING No.    ISSUE





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  - 3 BEDROOM UNIT
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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
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-13B 10    13B  
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-13B

PROJECT NAME

Concept Design

24 Parkes Street  
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

L5-16 Typical Residential

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

08486    SK-13B 11    13B

JOB NO.    DRAWING NO.    ISSUE





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

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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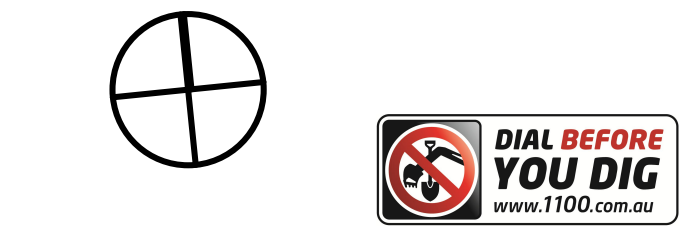
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PROJECT STATUS :  
Option SK-13B

SHEET TITLE:  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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

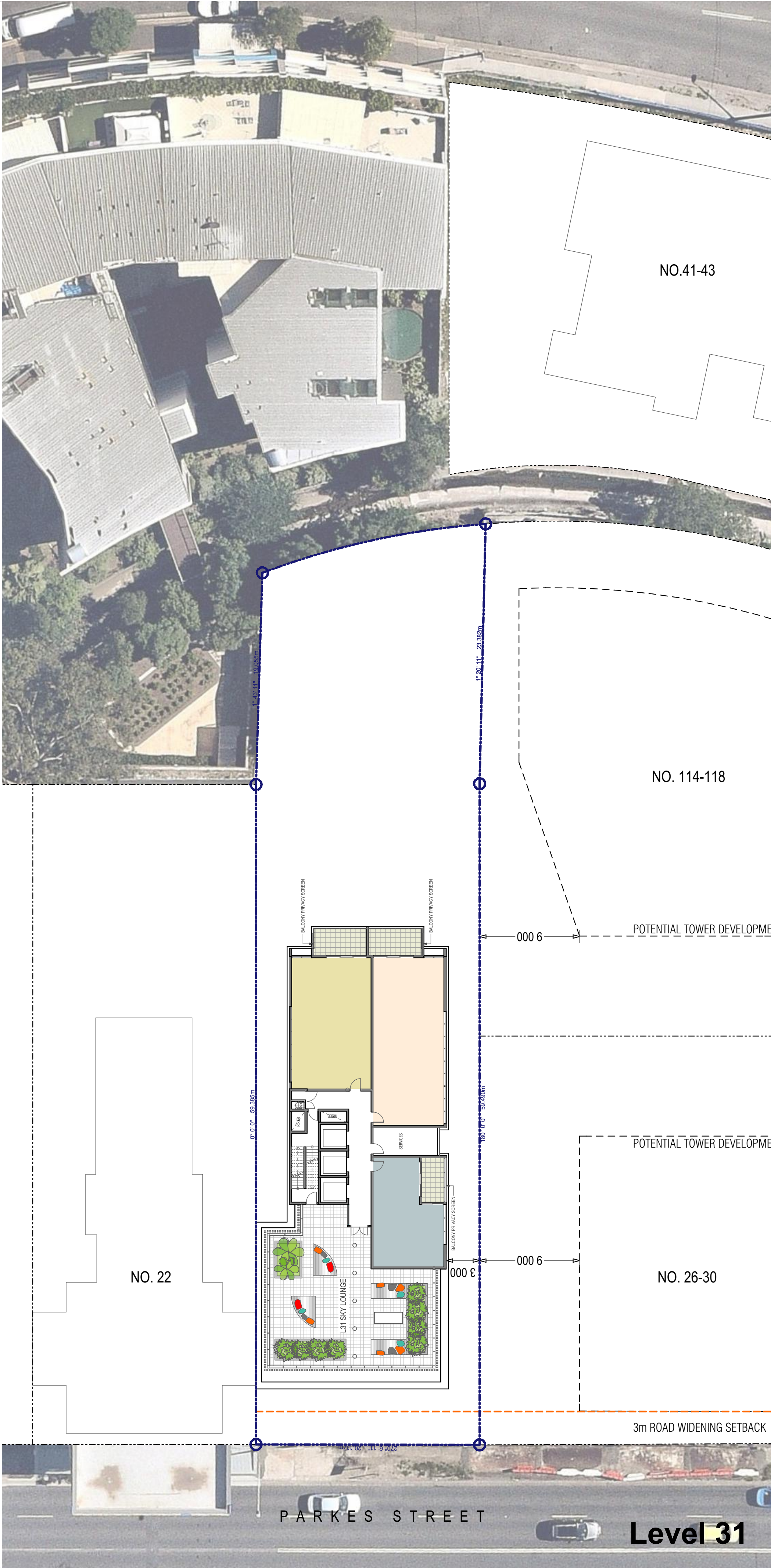


SHEET TITLE:  
L18-30 & L32-43 Typical Residential

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

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





- 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-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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

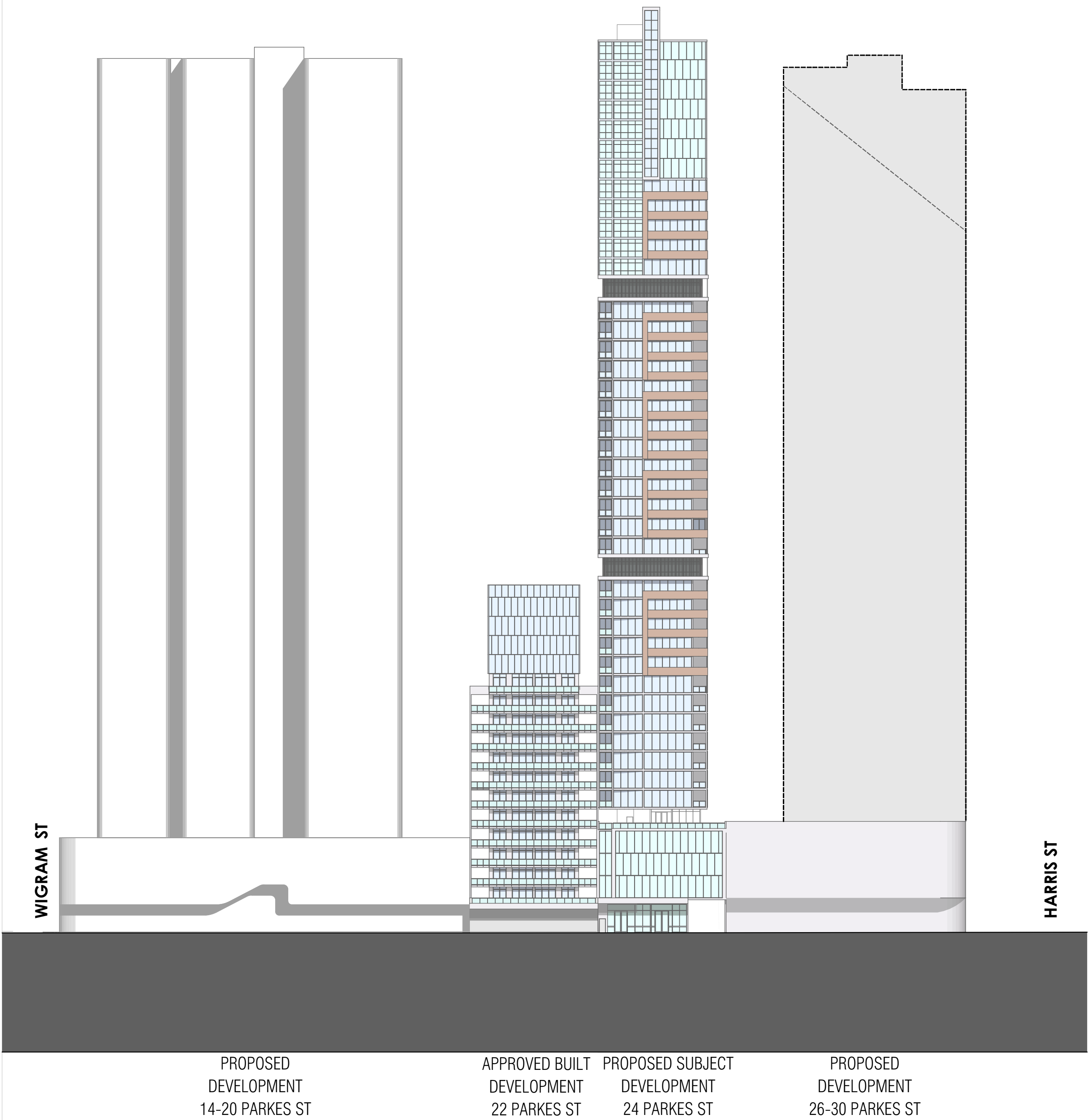


SHEET TITLE:  
L17 & L31 COS & Residential

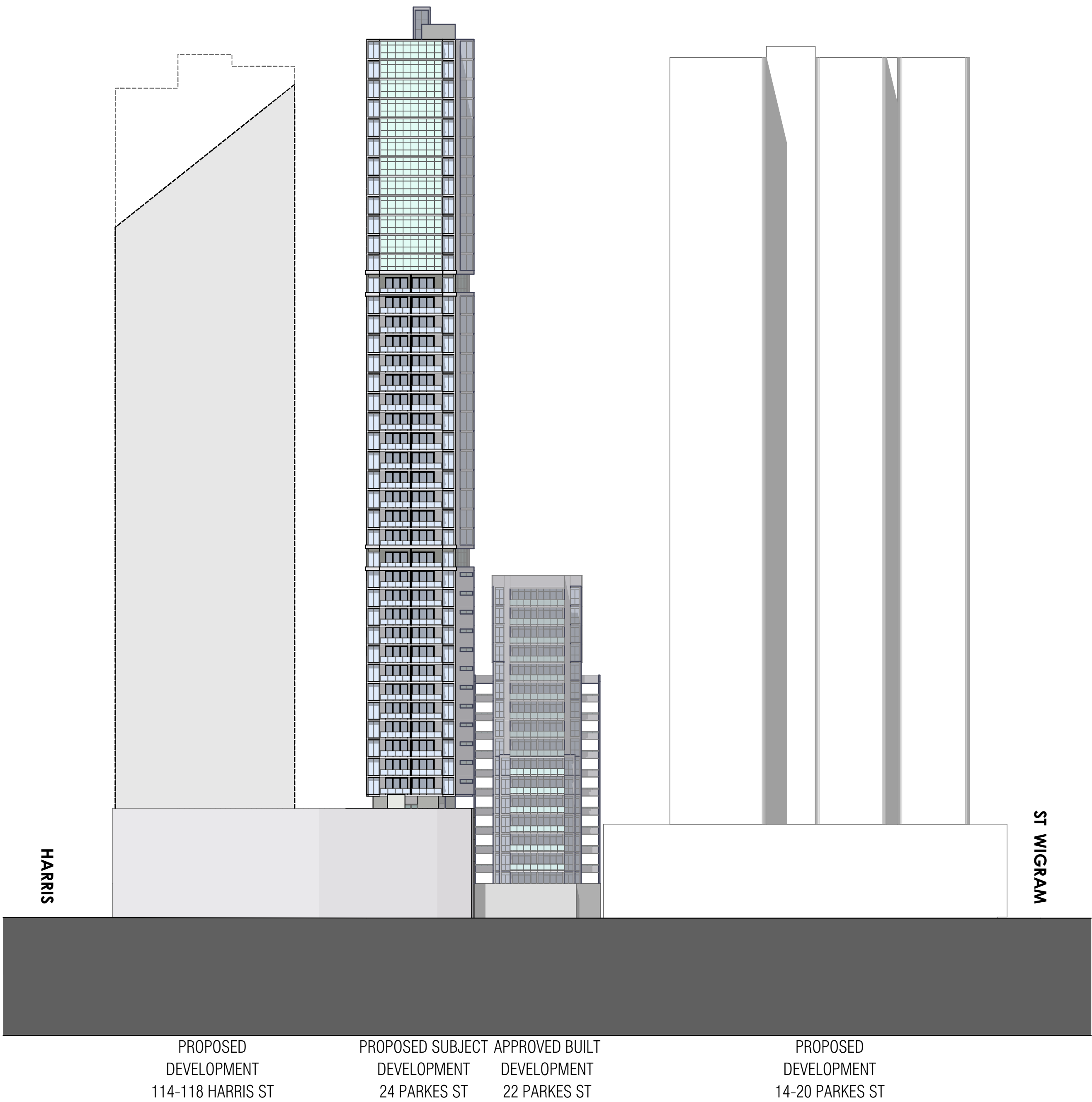
DESIGNED: AHM    DRAWN: AH    COMMENCED: February 2016    SCALE: 1:500    PRINT: A3 SHEET

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





South Elevation  
Scale @A1 - 1:500



North Elevation  
Scale @A1 - 1:500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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28 495 869 790 / c/bn

PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
Concept Design

24 Parkes Street  
Parramatta NSW 2150

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

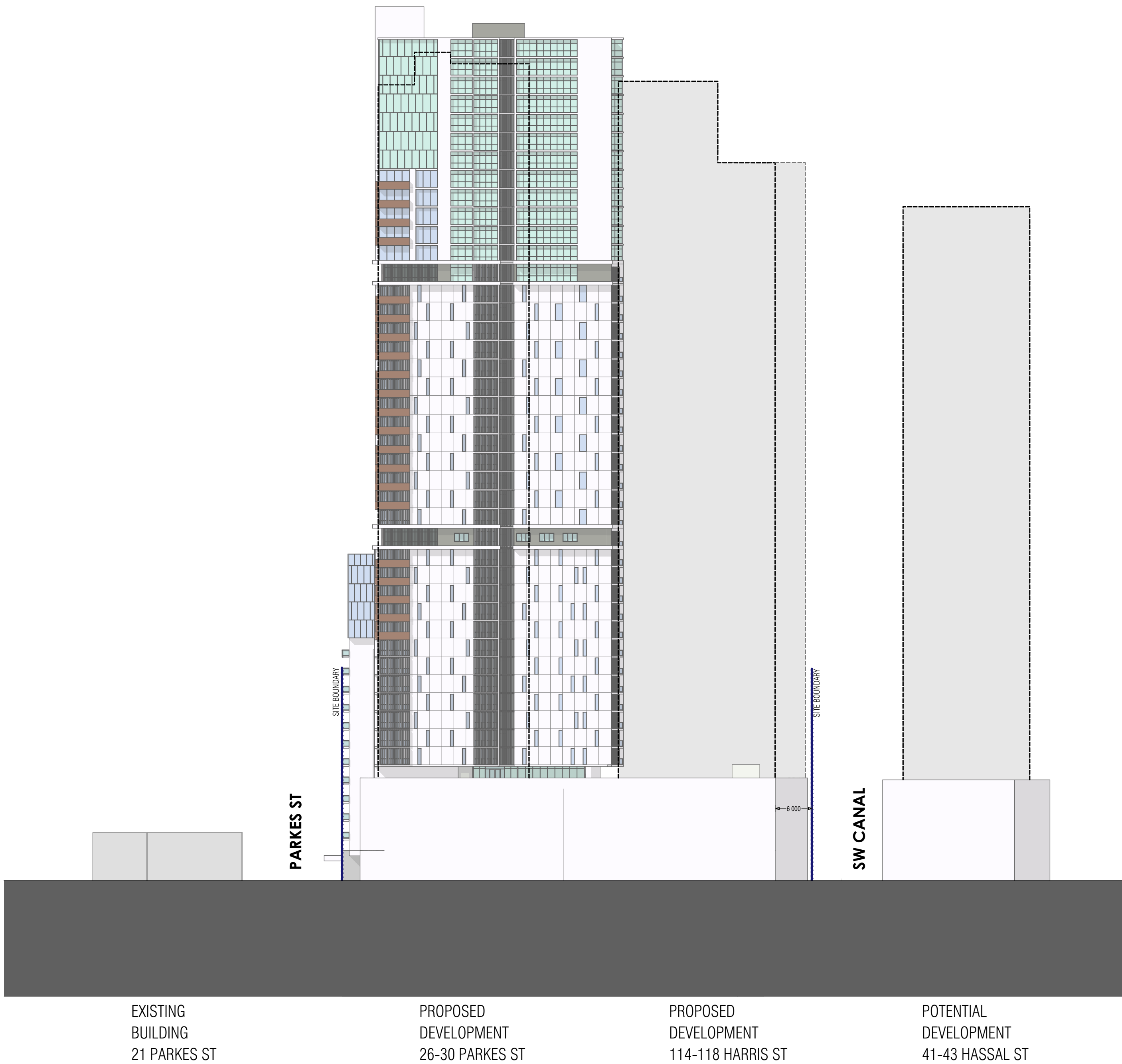


SHEET TITLE:  
Development Elevations 1

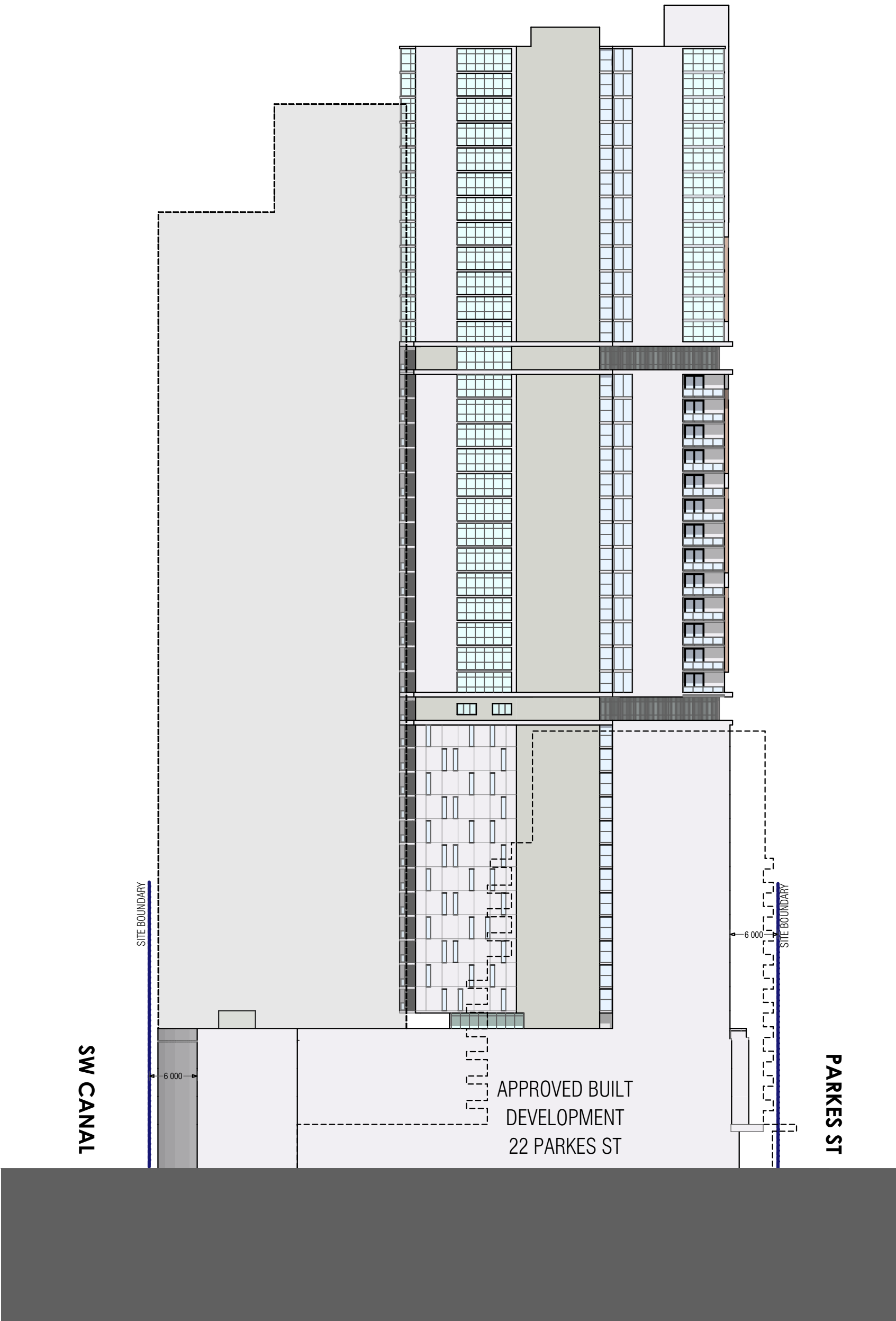
DESIGNED: AHM    DRAWN: AH    COMMENCED: February 2016    SCALE:    PRINT: A3 SHEET

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





East Elevation  
Scale @A1 - 1:500



West Elevation  
Scale @A1 - 1:500

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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
Concept Design

24 Parkes Street  
Parramatta NSW 2150

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

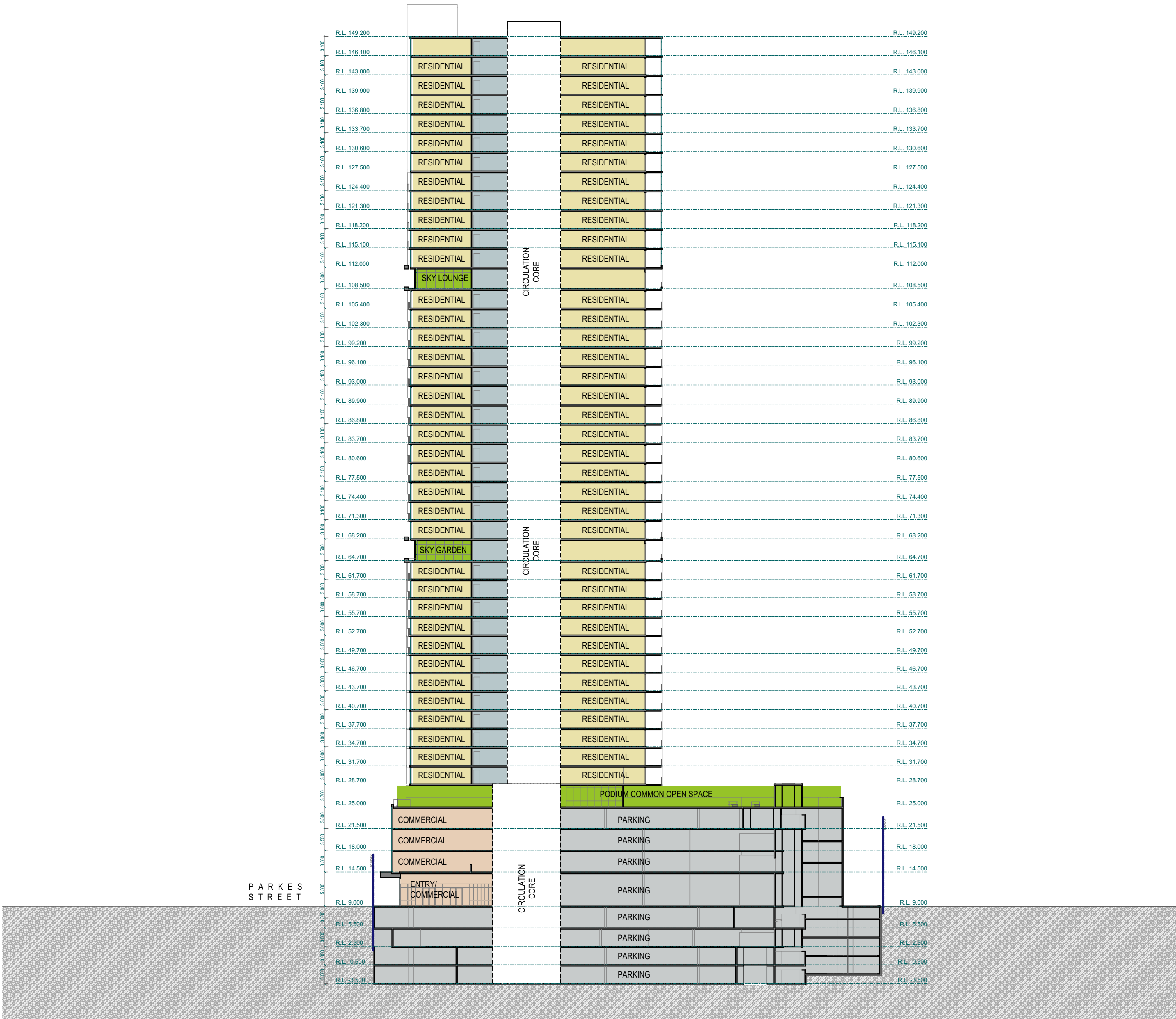
SHEET TITLE:  
Development Elevations 2

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

08486 SK-13B 15 13B  
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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PROJECT STATUS :

Option SK-13B

PROJECT NAME

Concept Design

24 Parkes Street  
Parramatta NSW 2150

L.G.A. : Parramatta City Council

NORTH:



SHEET TITLE:

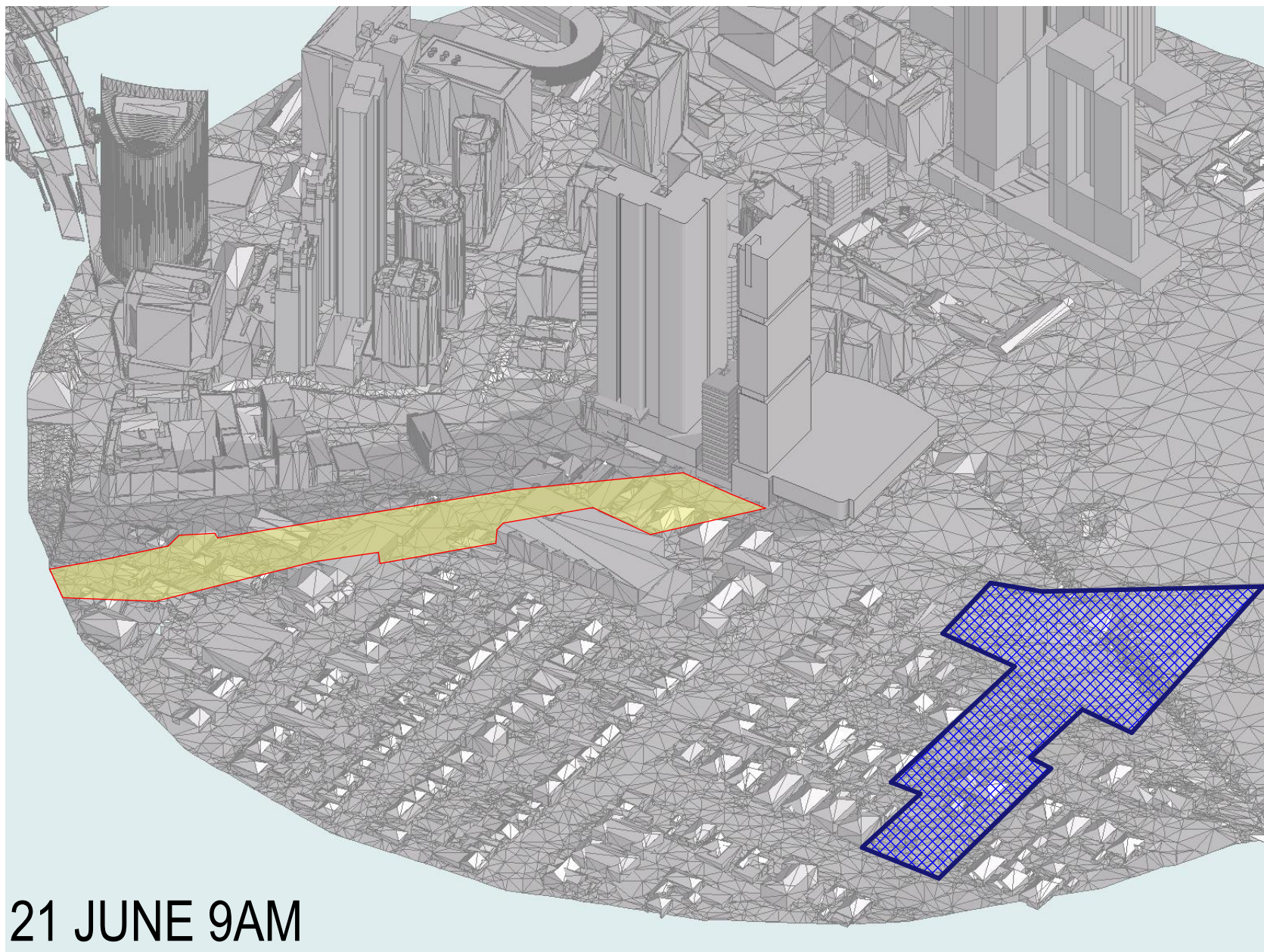
Section

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

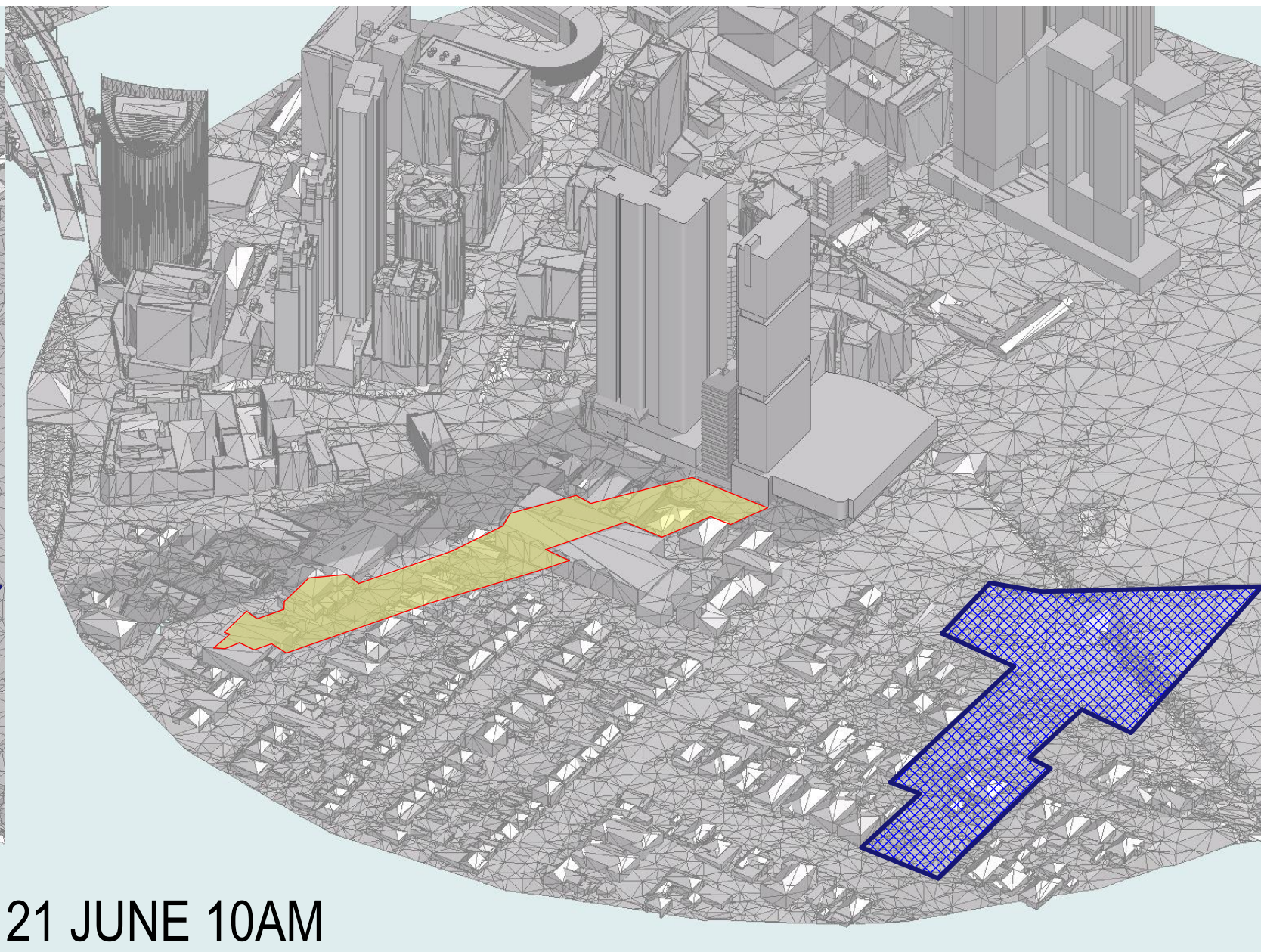
08486    SK-13B 16    13B

JOB No.    DRAWING No.    ISSUE

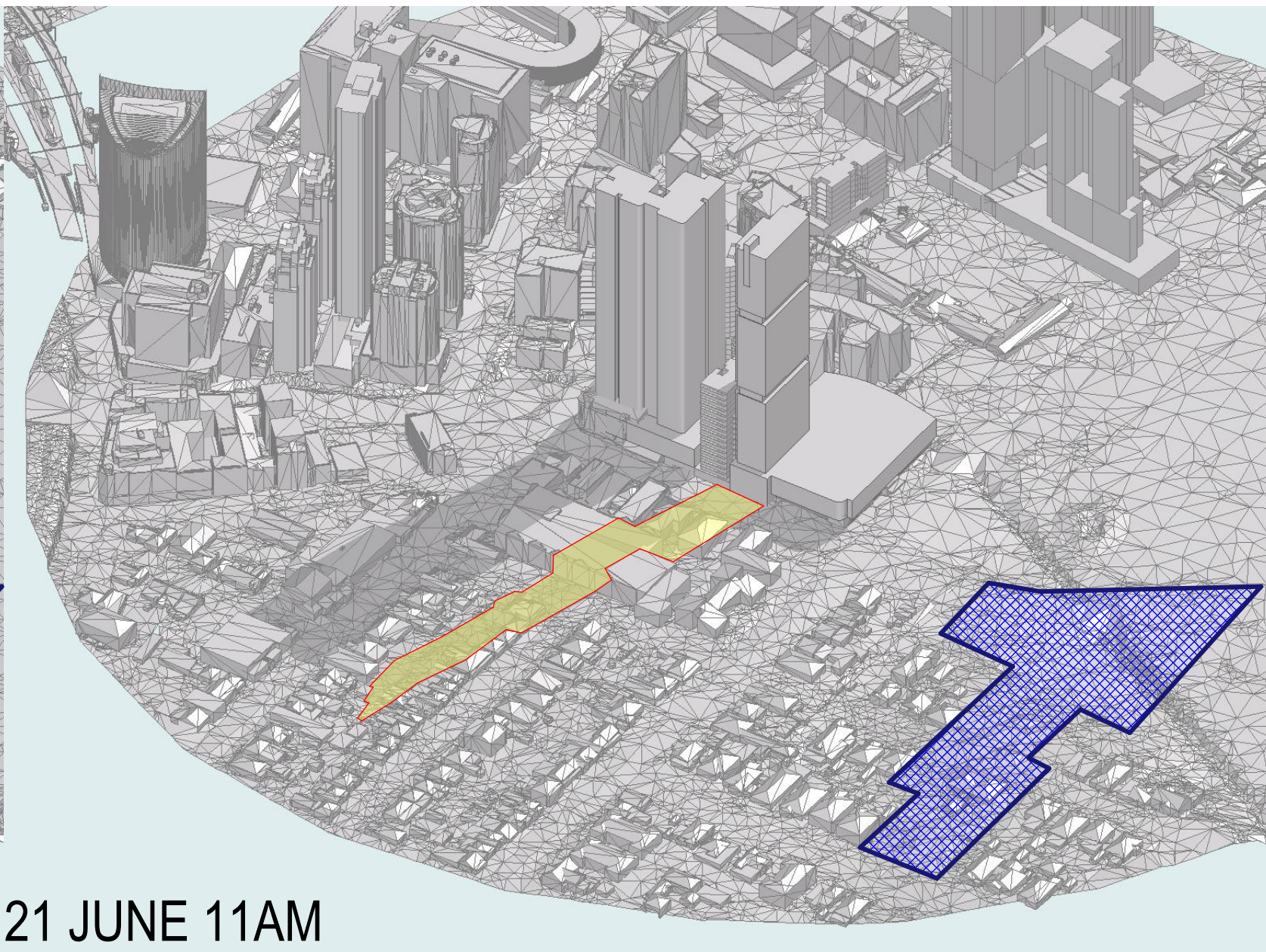




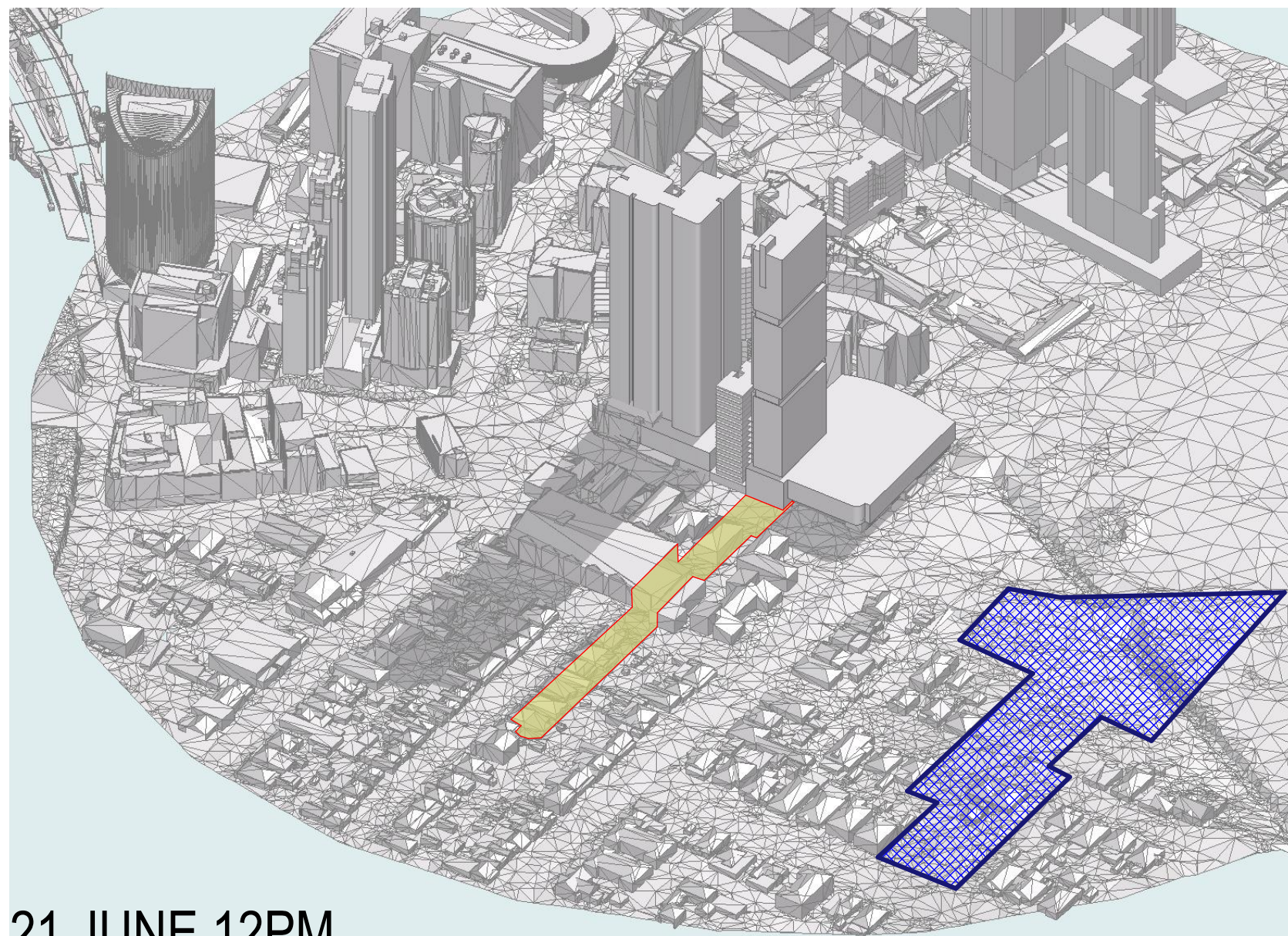
21 JUNE 9AM



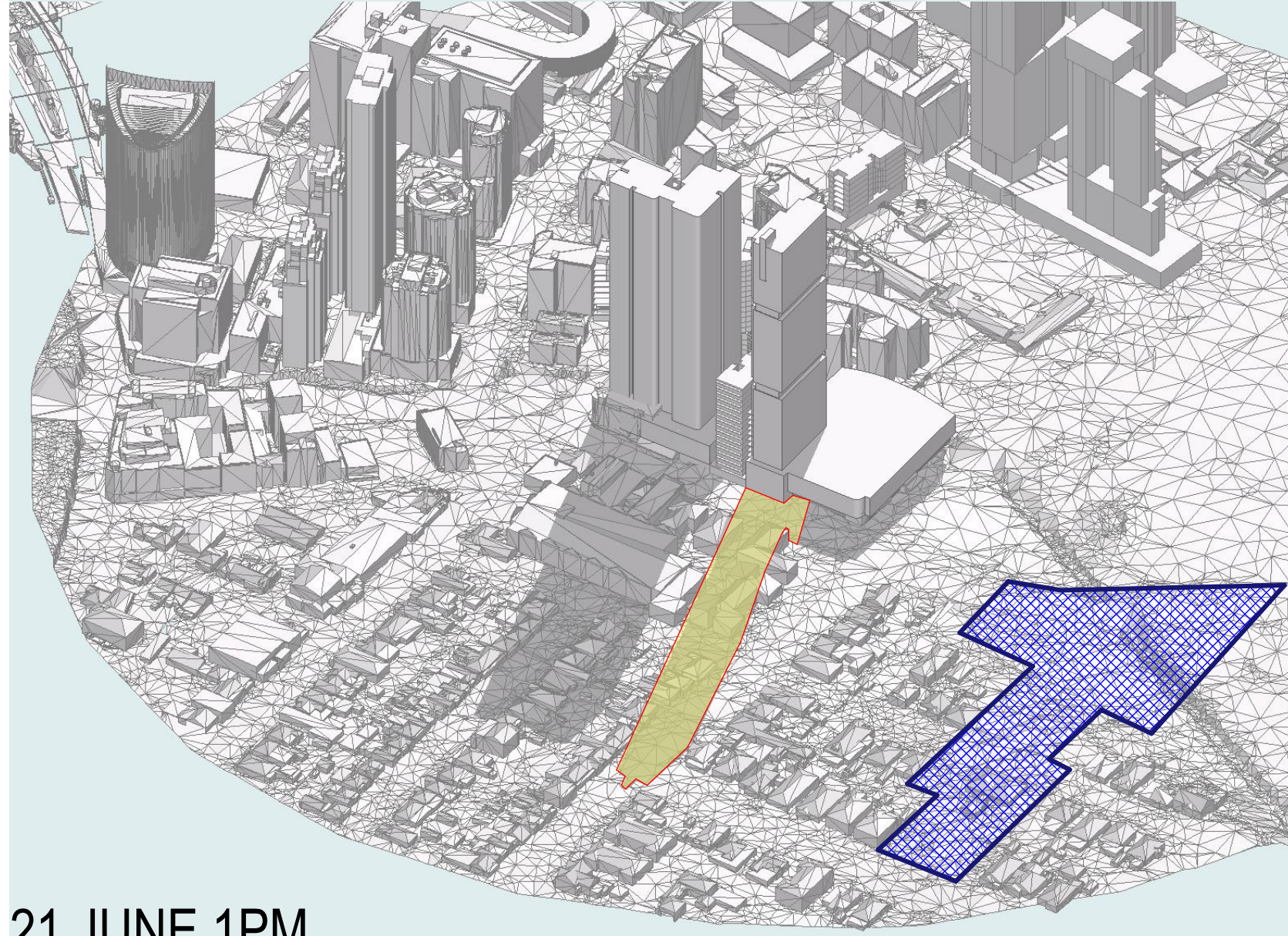
21 JUNE 10AM



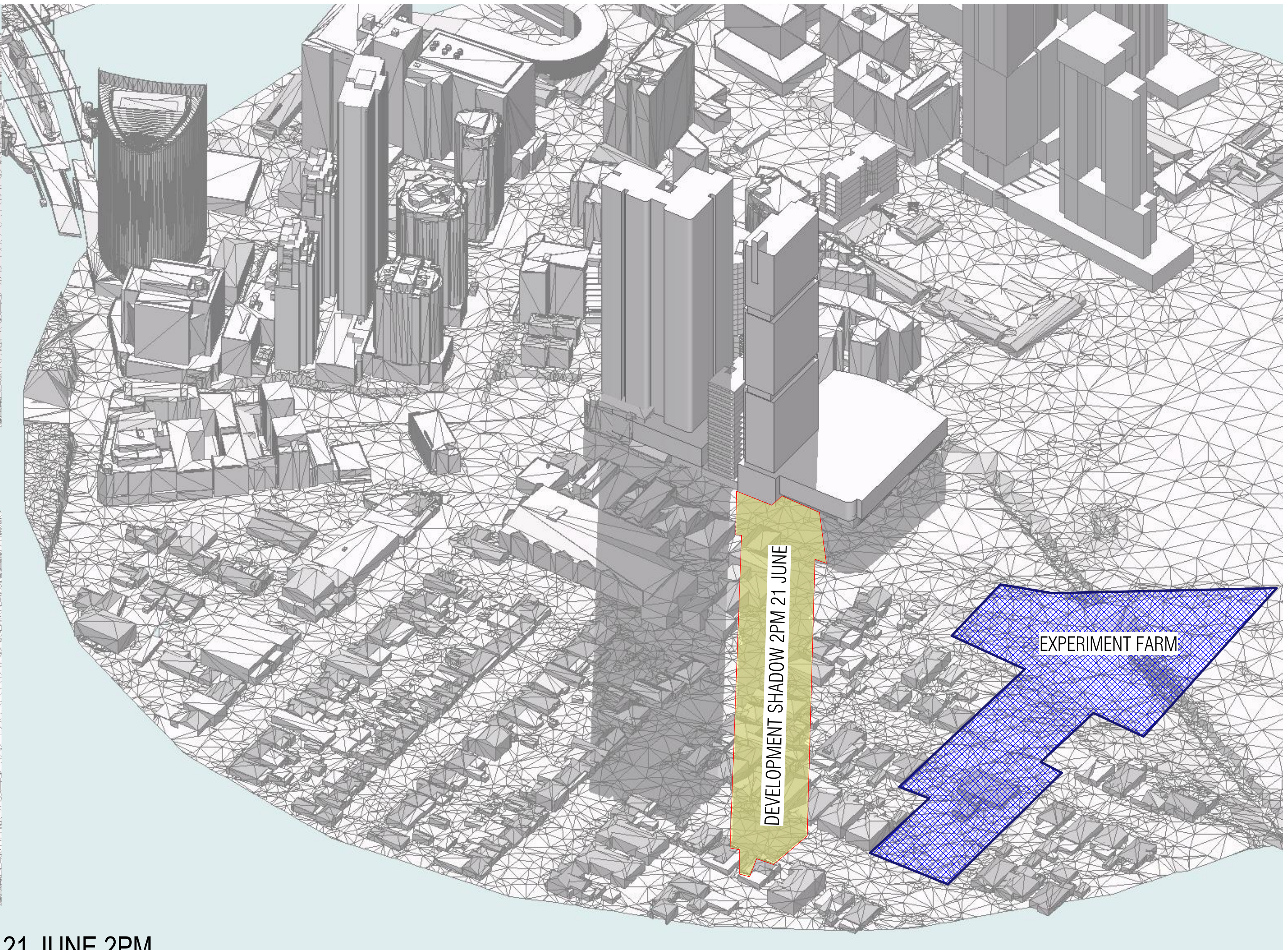
21 JUNE 11AM



21 JUNE 12PM



21 JUNE 1PM



21 JUNE 2PM

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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



SHEET TITLE:  
Overshadowing - 21 June  
2pm

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

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



Concept Massing Vision



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :  
Option SK-13B

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

08486    SK-13B 18    13B  
JOB No.    DRAWING No.    ISSUE



Concept Massing Vision



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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



SHEET TITLE:  
Perspective View 2

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

08486    SK-13B 19    13B  
JOB No.    DRAWING No.    ISSUE



Concept Massing Vision



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PROJECT STATUS :  
Option SK-13B

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-13B 20    13B  
JOB No.    DRAWING No.    ISSUE



SITE AREA (M²)		1631						
YEILD								
LEVEL	COMMERCI- AL 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		405	1	3	1	2	3	4
LEVEL 06		405	1	3	1	2	3	4
LEVEL 07		405	1	3	1	2	3	4
LEVEL 08		405	1	3	1	2	3	4
LEVEL 09		405	1	3	1	2	3	4
LEVEL 10		405	1	3	1	2	3	4
LEVEL 11		405	1	3	1	2	3	4
LEVEL 12		405	1	3	1	2	3	4
LEVEL 13		405	1	3	1	2	3	4
LEVEL 14		405	1	3	1	2	3	4
LEVEL 15		405	1	3	1	2	3	4
LEVEL 16		405	1	3	1	2	3	4
LEVEL 17	COS	240	1	1	1	0	3	2
LEVEL 18		405	1	3	1	1	4	4
LEVEL 19		405	1	3	1	1	4	4
LEVEL 20		405	1	3	1	1	4	4
LEVEL 21		405	1	3	1	1	4	4
LEVEL 22		405	1	3	1	1	4	4
LEVEL 23		405	1	3	1	1	4	4
LEVEL 24		405	1	3	1	1	4	4
LEVEL 25		405	1	3	1	1	4	4
LEVEL 26		405	1	3	1	1	4	4
LEVEL 27		405	1	3	1	1	4	4
LEVEL 28		405	1	3	1	1	4	4
LEVEL 29		405	1	3	1	1	4	4
LEVEL 30		405	1	3	1	1	4	4
LEVEL 31	COS	240	1	1	1	0	3	2
LEVEL 32		405	1	3	1	0	5	4
LEVEL 33		405	1	3	1	0	5	4
LEVEL 34		405	1	3	1	0	5	4
LEVEL 35		405	1	3	1	0	5	4
LEVEL 36		405	1	3	1	0	5	4
LEVEL 37		405	1	3	1	0	5	4
LEVEL 38		405	1	3	1	0	5	4
LEVEL 39		405	1	3	1	0	5	4
LEVEL 40		405	1	3	1	0	5	4
LEVEL 41		405	1	3	1	0	5	4
LEVEL 42		405	1	3	1	0	5	4
LEVEL 43		405	1	3	1	0	5	4

TOTAL AT 43 STOREYS - NO OVERSHADOWING TO EXPERIMENT FARM COTTAGE

SUB-TOTAL	1630	15465	39	113	39	37	154	152
TOTAL	17095	191				19%	81%	80%

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-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

L.G.A : Parramatta City Council  
NORTH:



DIAL BEFORE YOU DIG  
www.1100.com.au

SHEET TITLE:  
Development Yield Summary

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

08486	SK-13B 21	13B
JOB No.	DRAWING No.	ISSUE

PRINT DATE: Tuesday, 17 November 2020 1:20 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

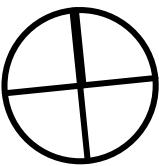
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PROJECT STATUS :  
Option SK-13B

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-13B 22    13B  
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

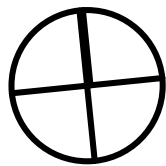
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PROJECT STATUS :  
Option SK-13B

PROJECT NAME  
Concept Design  
24 Parkes Street  
Parramatta NSW 2150

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



SHEET TITLE:  
Envelopment - Tower

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

08486    SK-13B 24    13B  
JOB No.    DRAWING No.    ISSUE