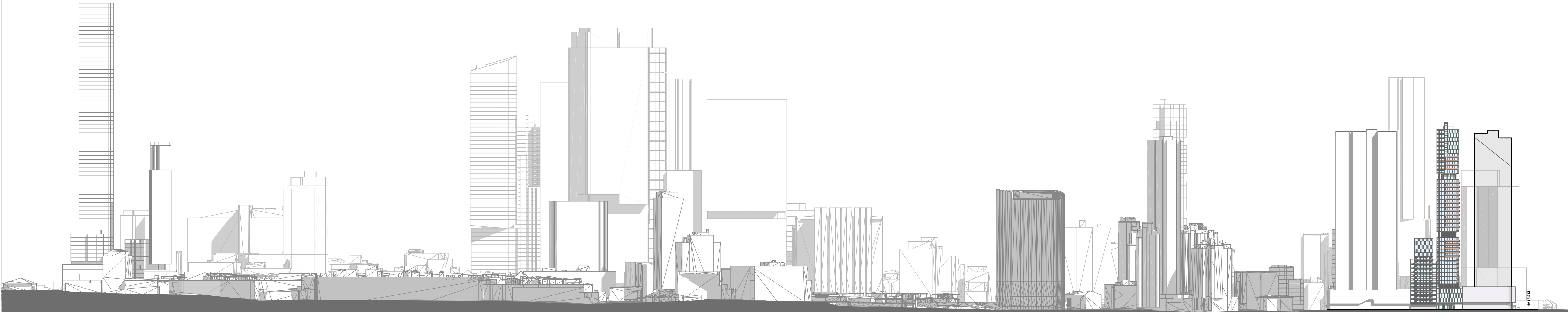


CONCEPT DESIGN

Proposed Option SK-13
24 Parkes Street Parramatta NSW 2150



ISSUE	AMENDMENT	DATE	DRAWN/CHECKED

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28 495 869 790 / abn

PROJECT STATUS :
Option SK-13

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-13 01 13
JOB No. DRAWING No. ISSUE

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Option EK 12

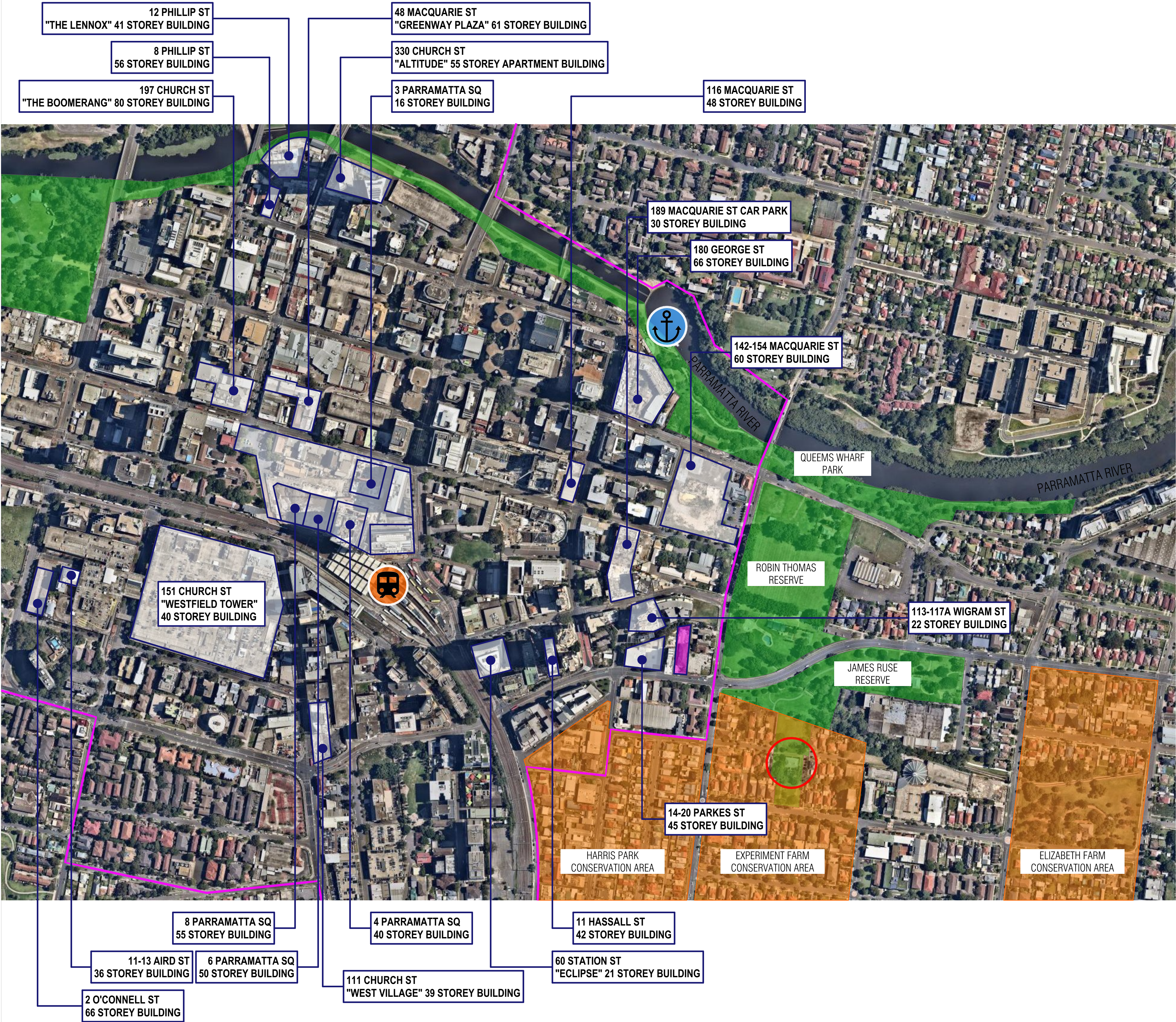
Concept Design

NORTH:



Potential Development Site

PRINT DATE: Tuesday, 17 November 2020 1:10 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-13

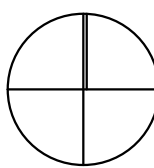
PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A.: Parramatta City Council

NORTH:



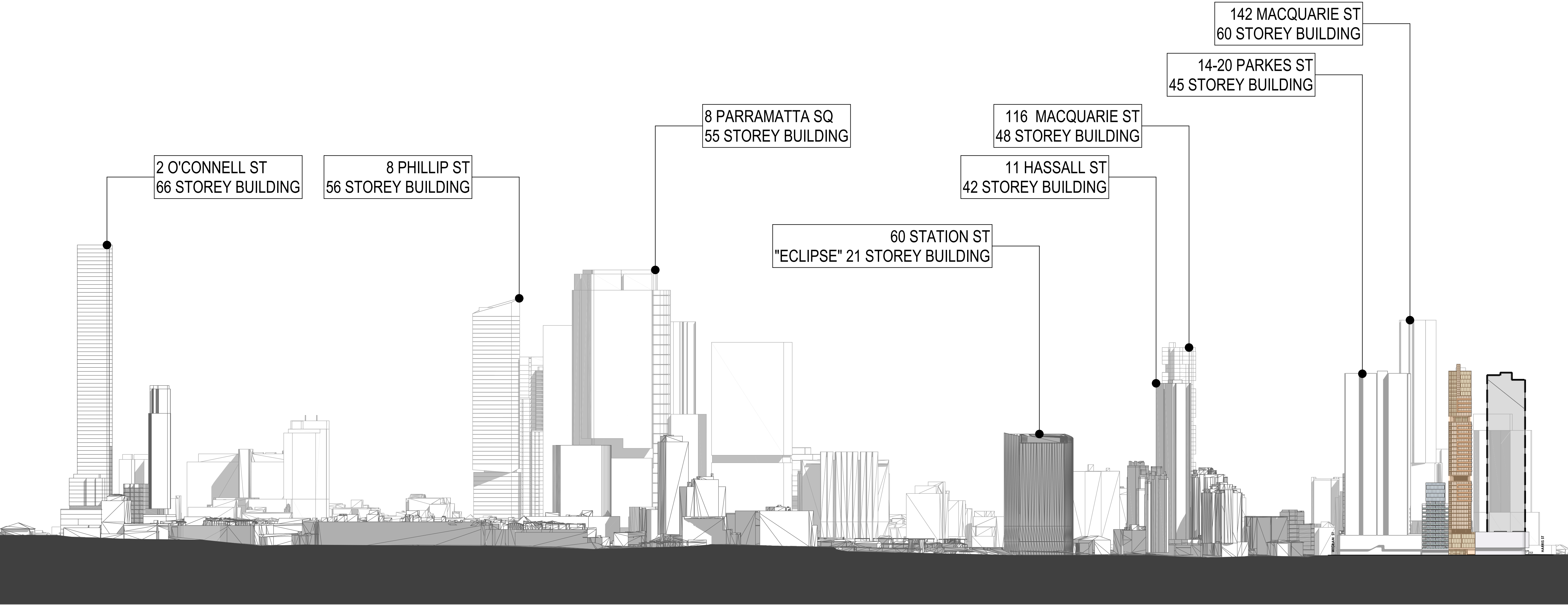
SHEET TITLE:

Context Analysis

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

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

PRINT DATE: Tuesday, 17 November 2020 1:10 PM



- PROPOSED DEVELOPMENT
- POTENTIAL FUTURE DEVELOPMENT

South Elevation
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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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

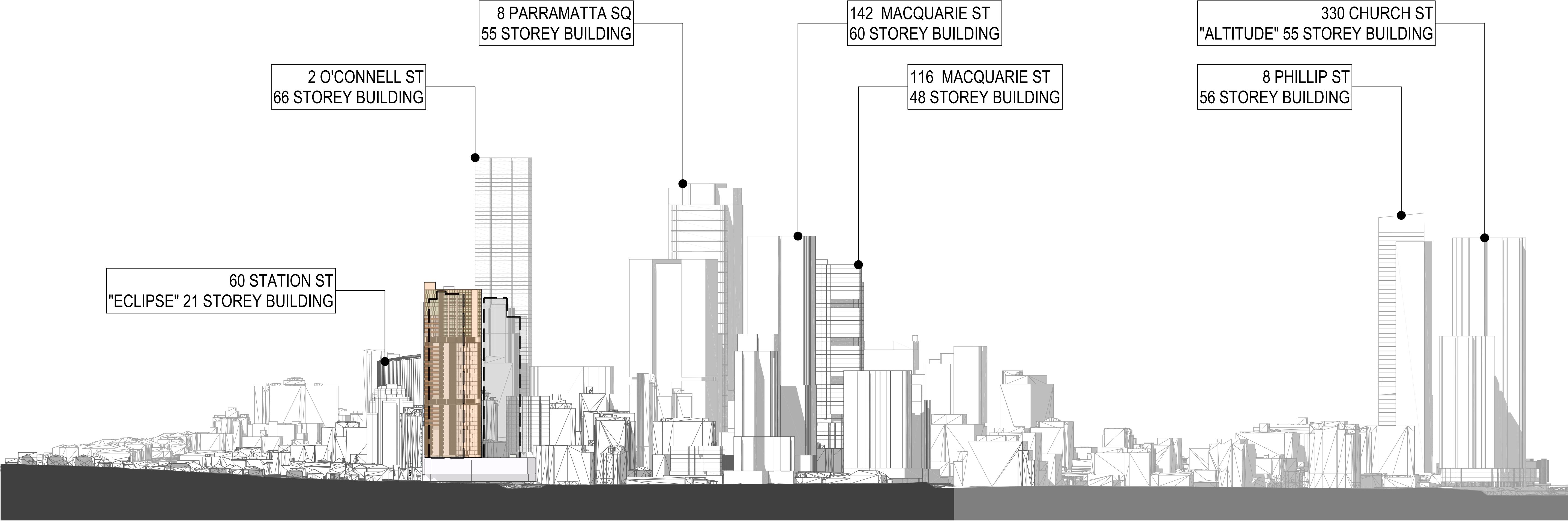




NORTH:

PROJECT STATUS :

Option SK-13

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



-  PROPOSED DEVELOPMENT
-  POTENTIAL FUTURE DEVELOPMENT

East Context Elevation
Scale @A1 - 1:1500

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

PRINT DATE: Tuesday, 17 November 2020 1:10 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-13

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

08486	SK-13 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-13

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-13 06 13
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-13

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

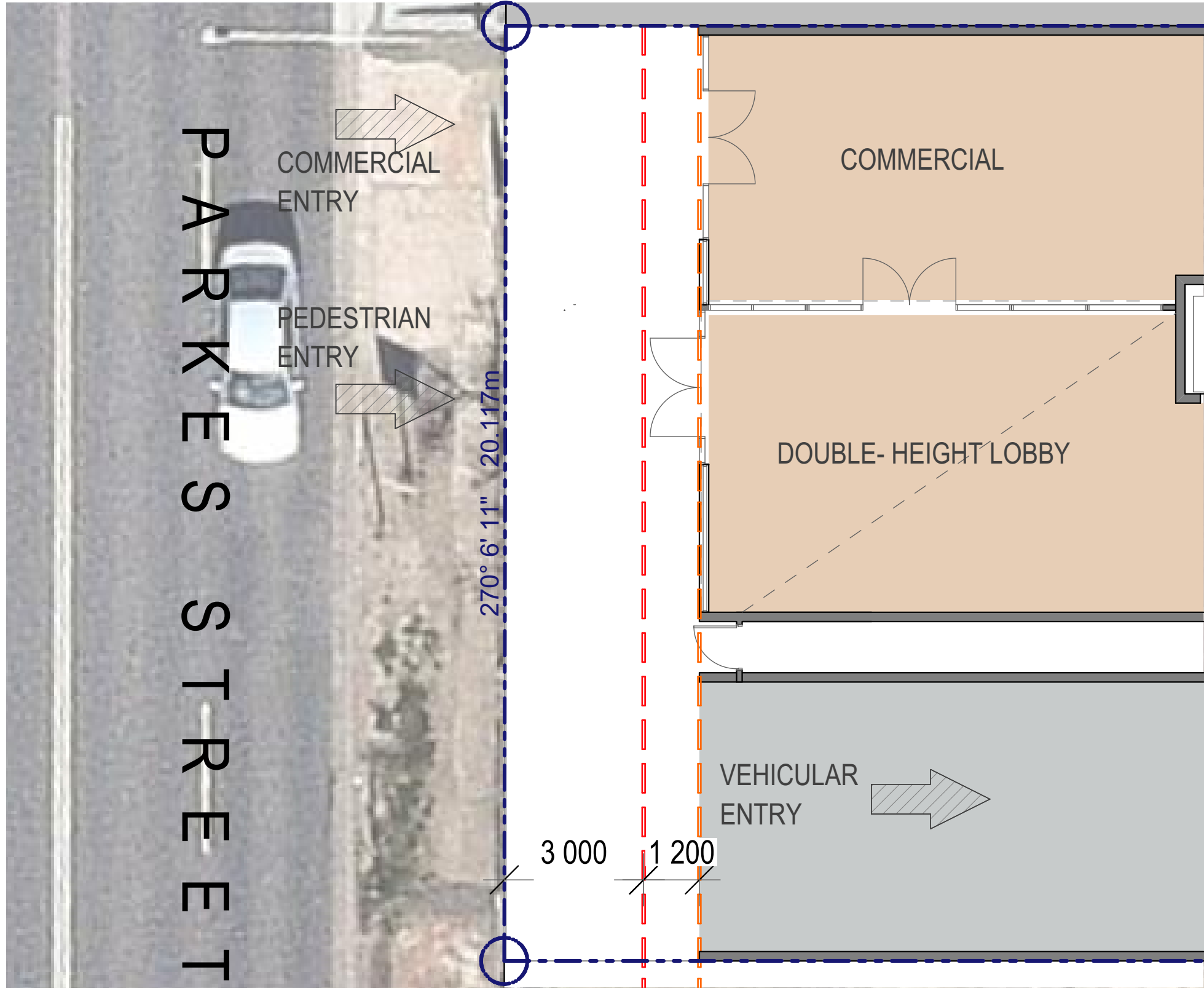
L.G.A. : Parramatta City Council
NORTH:



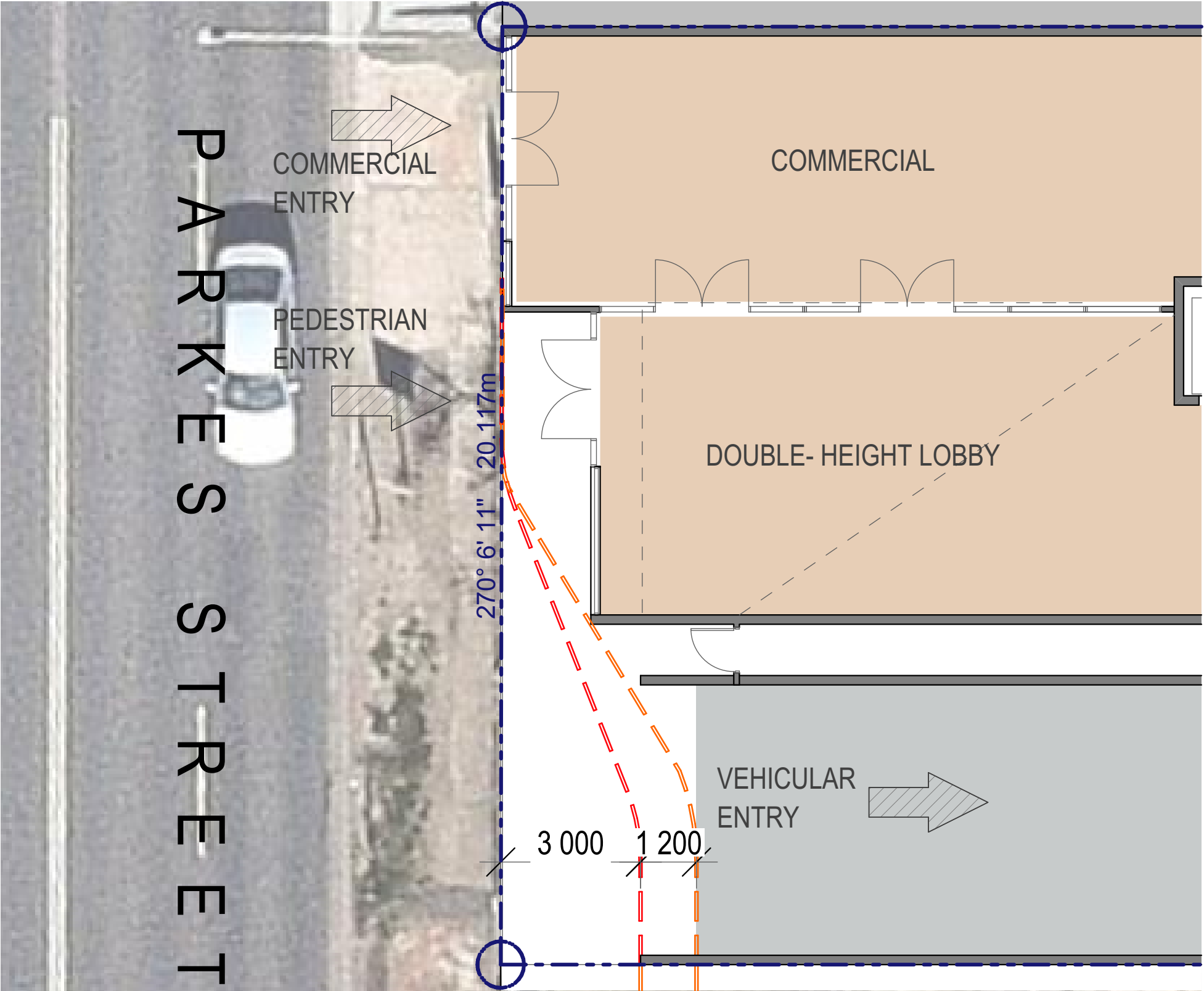
SHEET TITLE:
Ground - Entry & Commercial

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

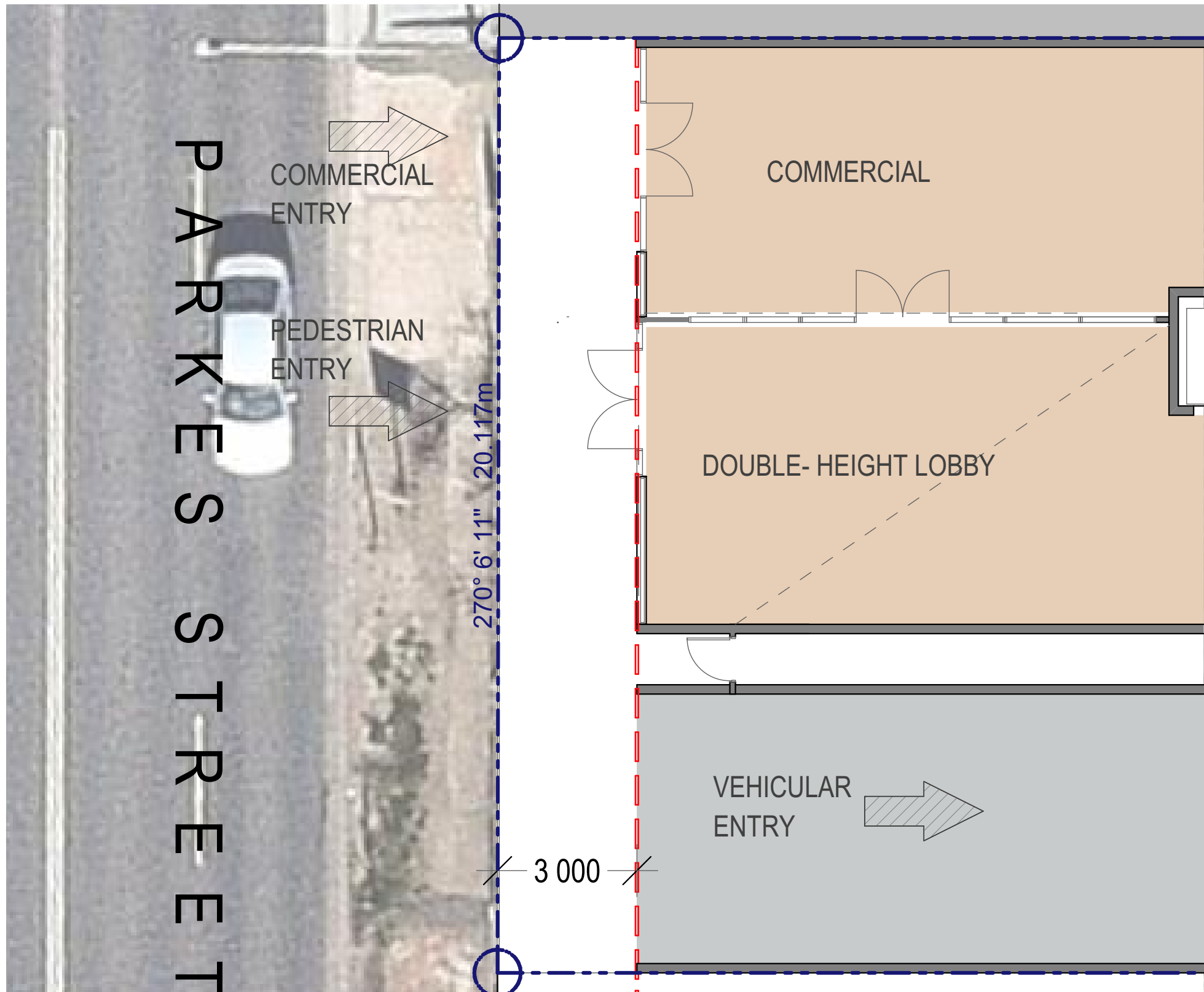
08486 SK-13.07 13
JOB No. DRAWING No. ISSUE



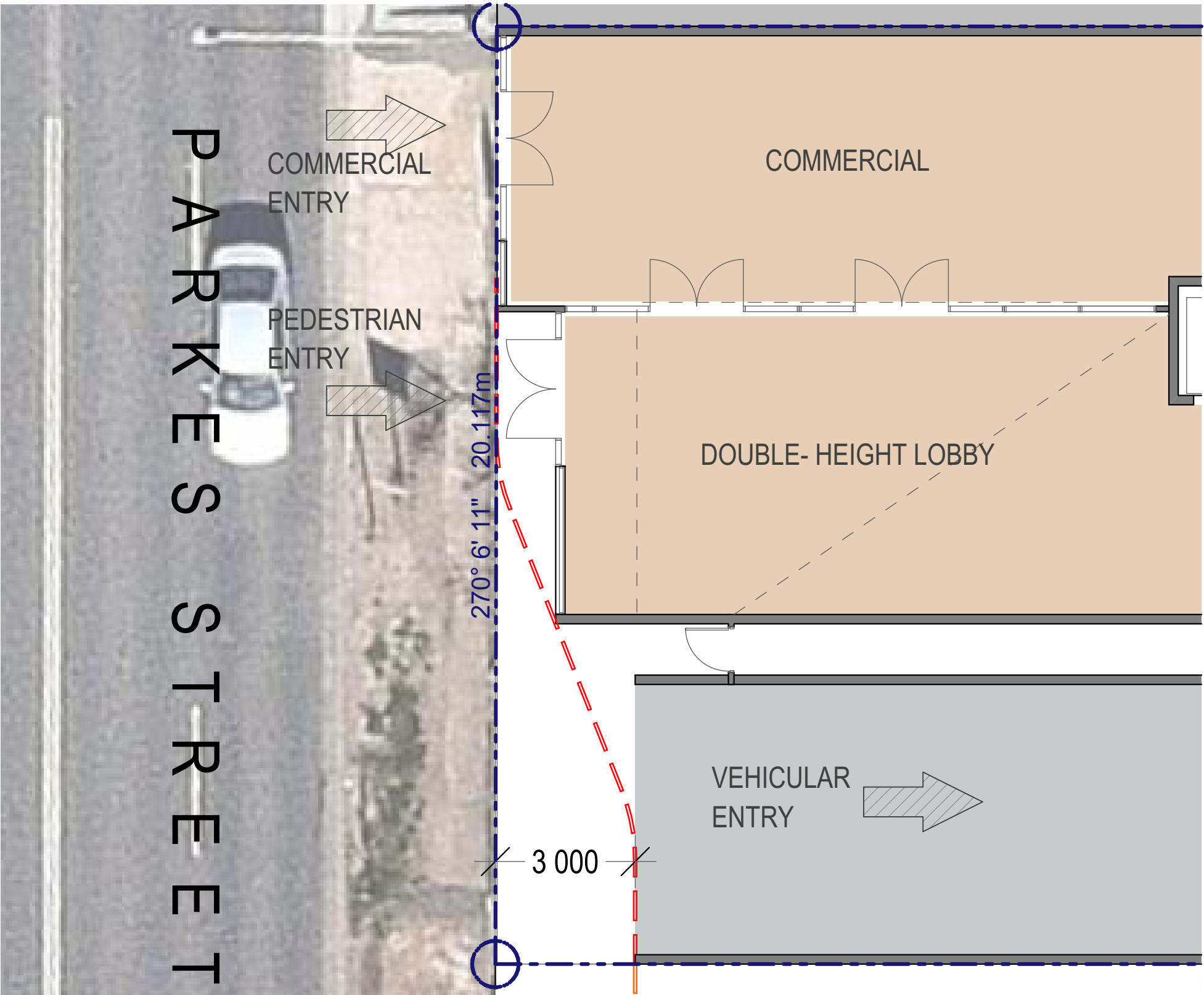
Parkes Street Entry Option A
Scale @A1 - 1:100



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-13

PROJECT NAME
Concept Design
24 Parkes Street
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SHEET TITLE:
Ground Floor Entry Options

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

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



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- 1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

COMMERCIAL

LANDSCAPE OPEN SPACE

PARKING

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PROJECT STATUS :

Option SK-13

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

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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-13

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

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 - PARKING

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PROJECT STATUS :
Option SK-13

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

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 - 3 BEDROOM UNIT
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 - LANDSCAPE OPEN SPACE
 - PARKING

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PROJECT STATUS :
Option SK-13

SHEET TITLE:
Concept Design
24 Parkes Street
Parramatta NSW 2150

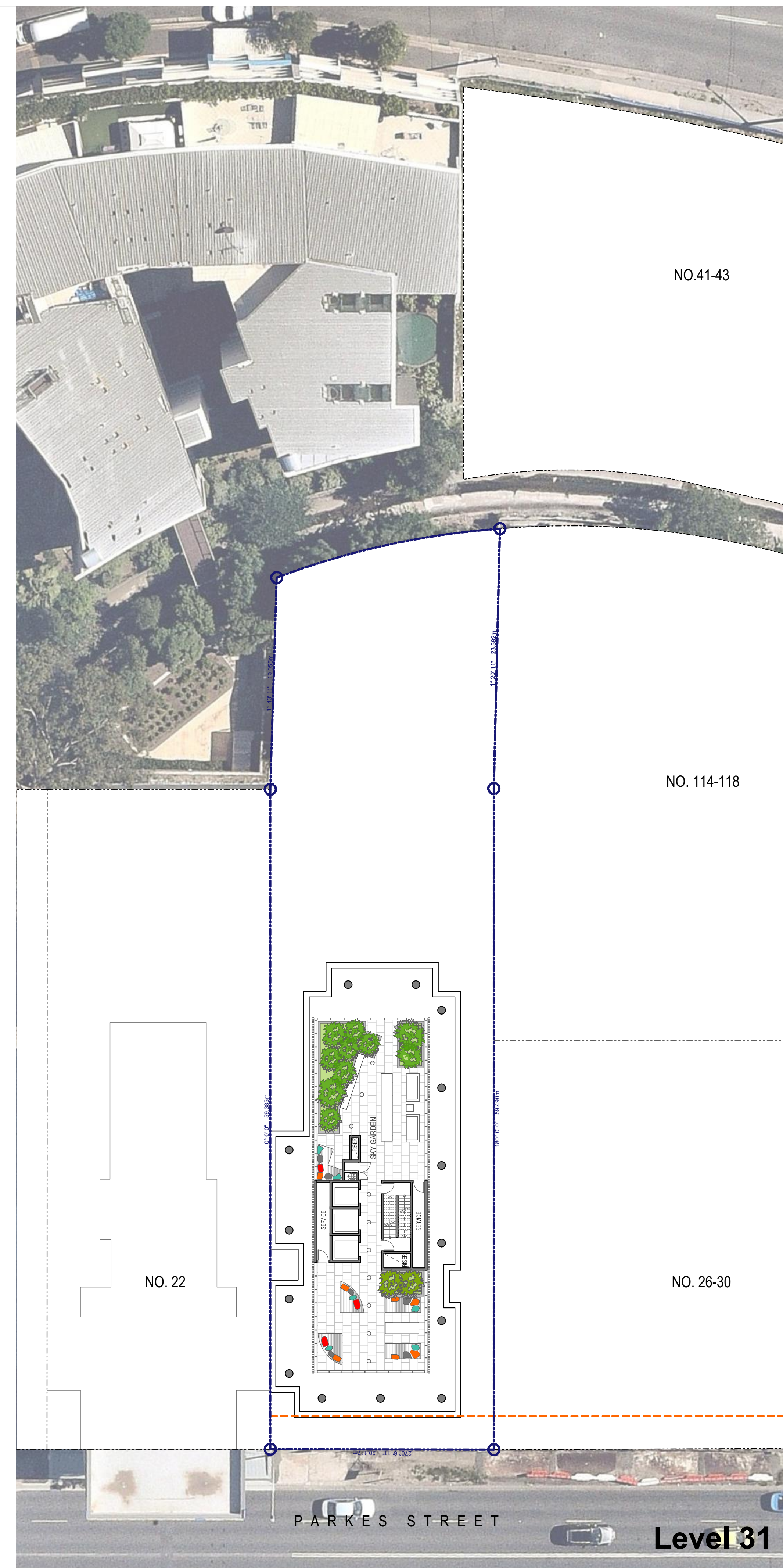
L.G.A. : Parramatta City Council
NORTH:



SHEET TITLE:
L5-42 Typical Residential

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

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JOB No. DRAWING No. ISSUE



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PROJECT STATUS :

Option SK-13

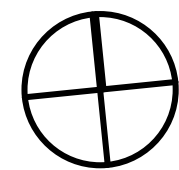
PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council

NORTH:

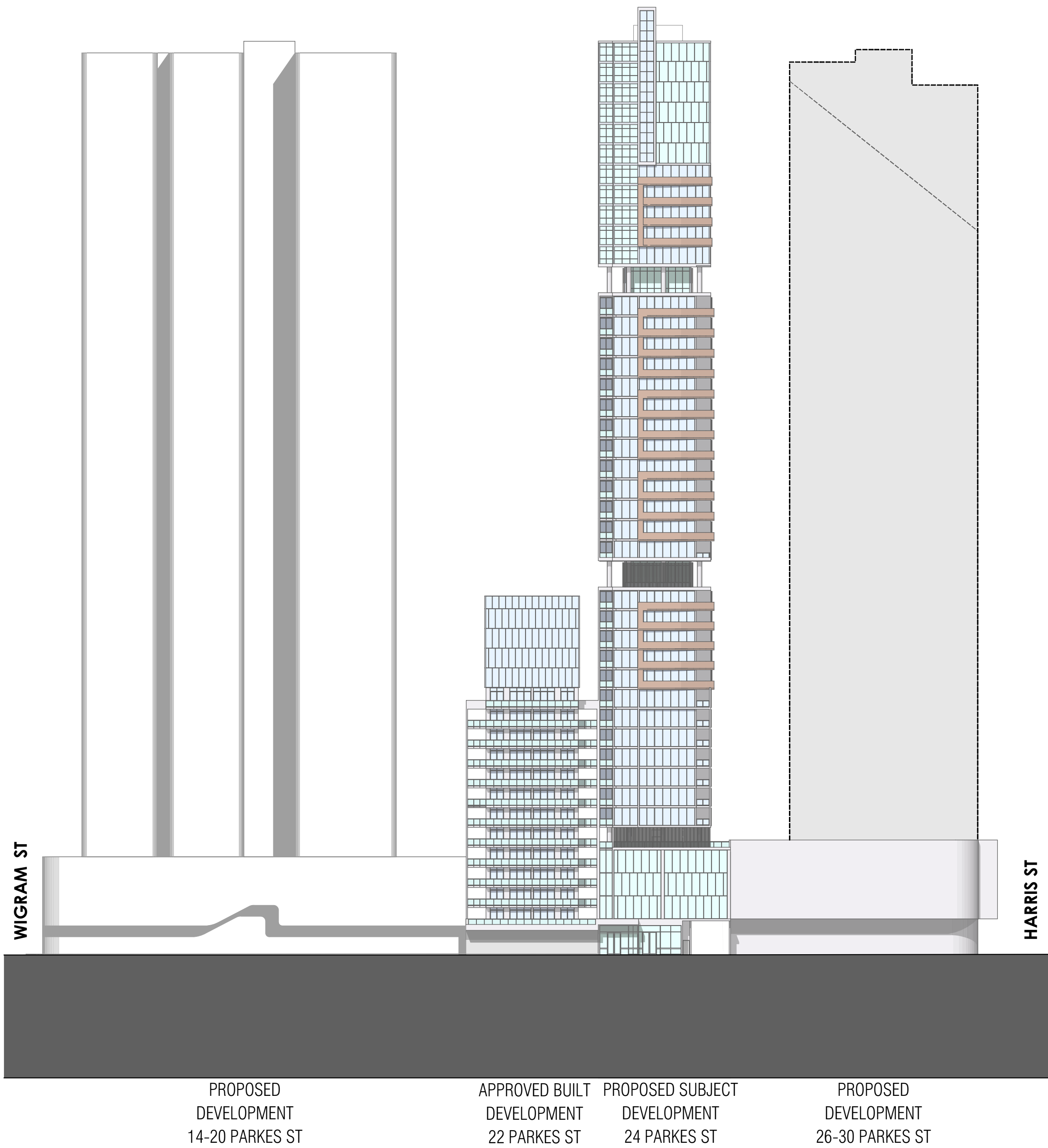


SHEET TITLE:

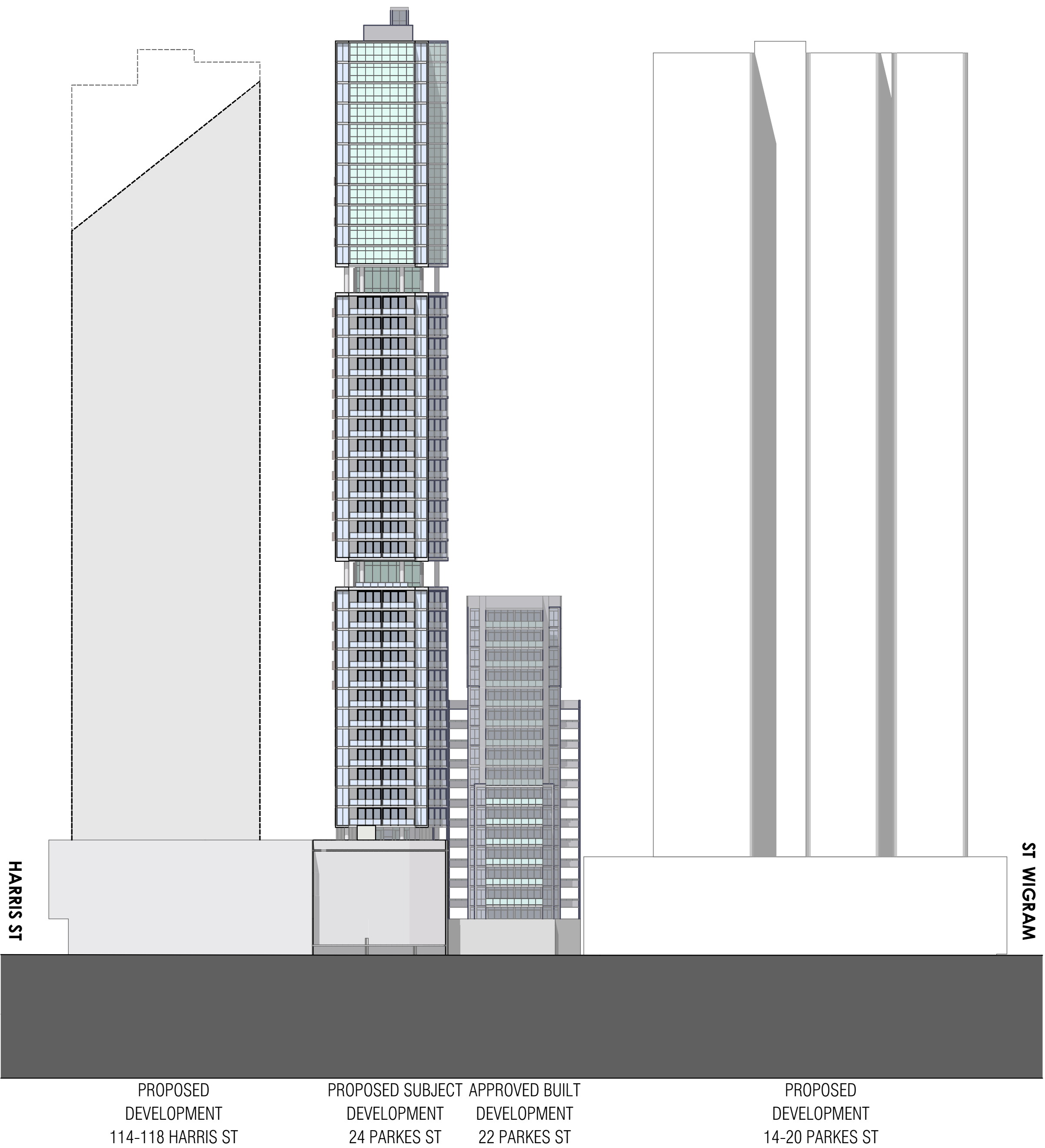
L17+31 - Typical Service &
COS

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

08486 SK-13 12 13
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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PROJECT STATUS :
Option SK-13

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

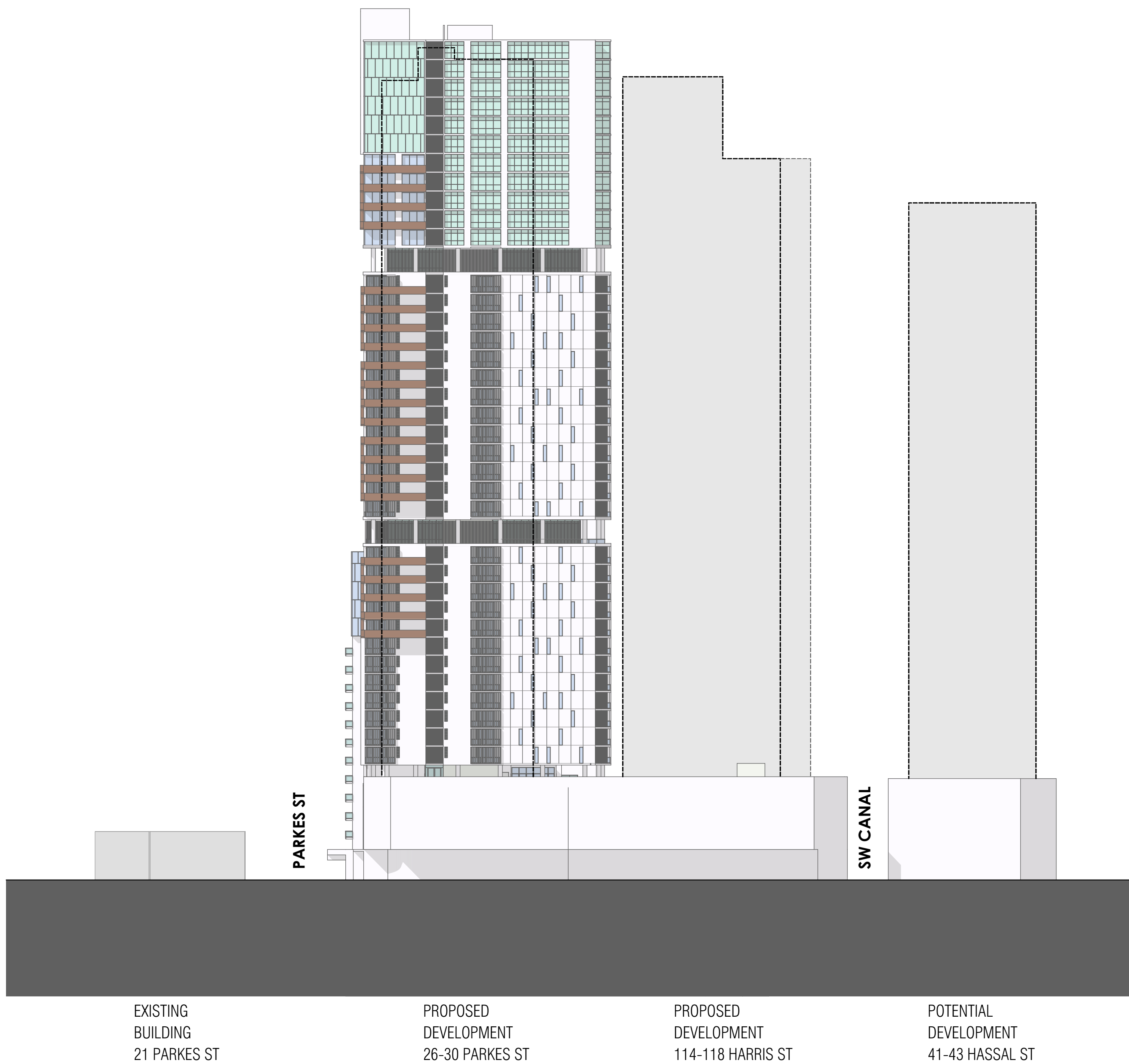
L.G.A. : Parramatta City Council
NORTH:



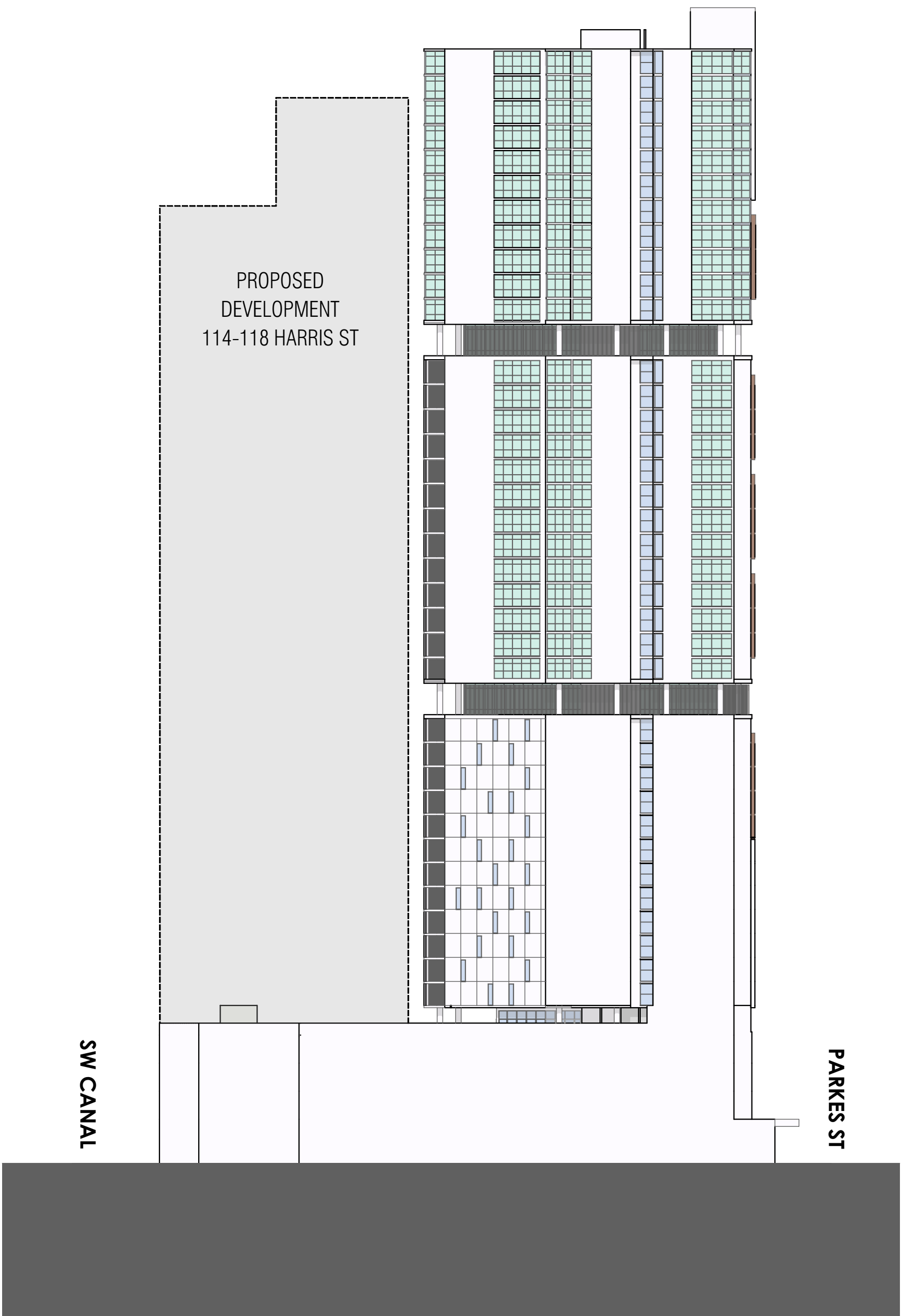
SHEET TITLE:
Development Elevations 1

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

08486 SK-13 13 13
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-13

PROJECT NAME
Concept Design
24 Parkes Street
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-13 14 13
JOB No. DRAWING No. ISSUE



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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28 495 869 790 / abn

PROJECT STATUS :
Option SK-13

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A : Parramatta City Council

NORTH:

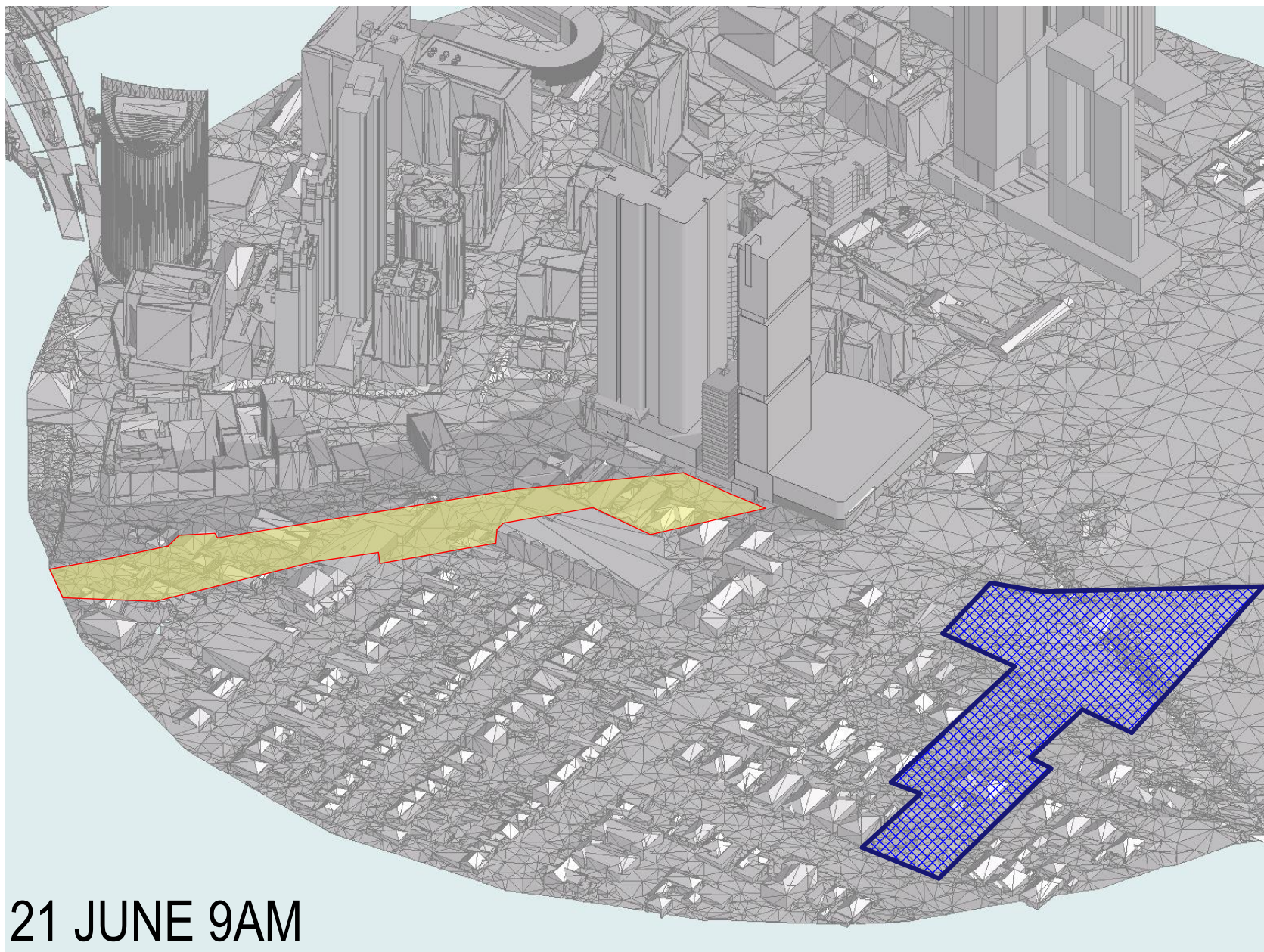


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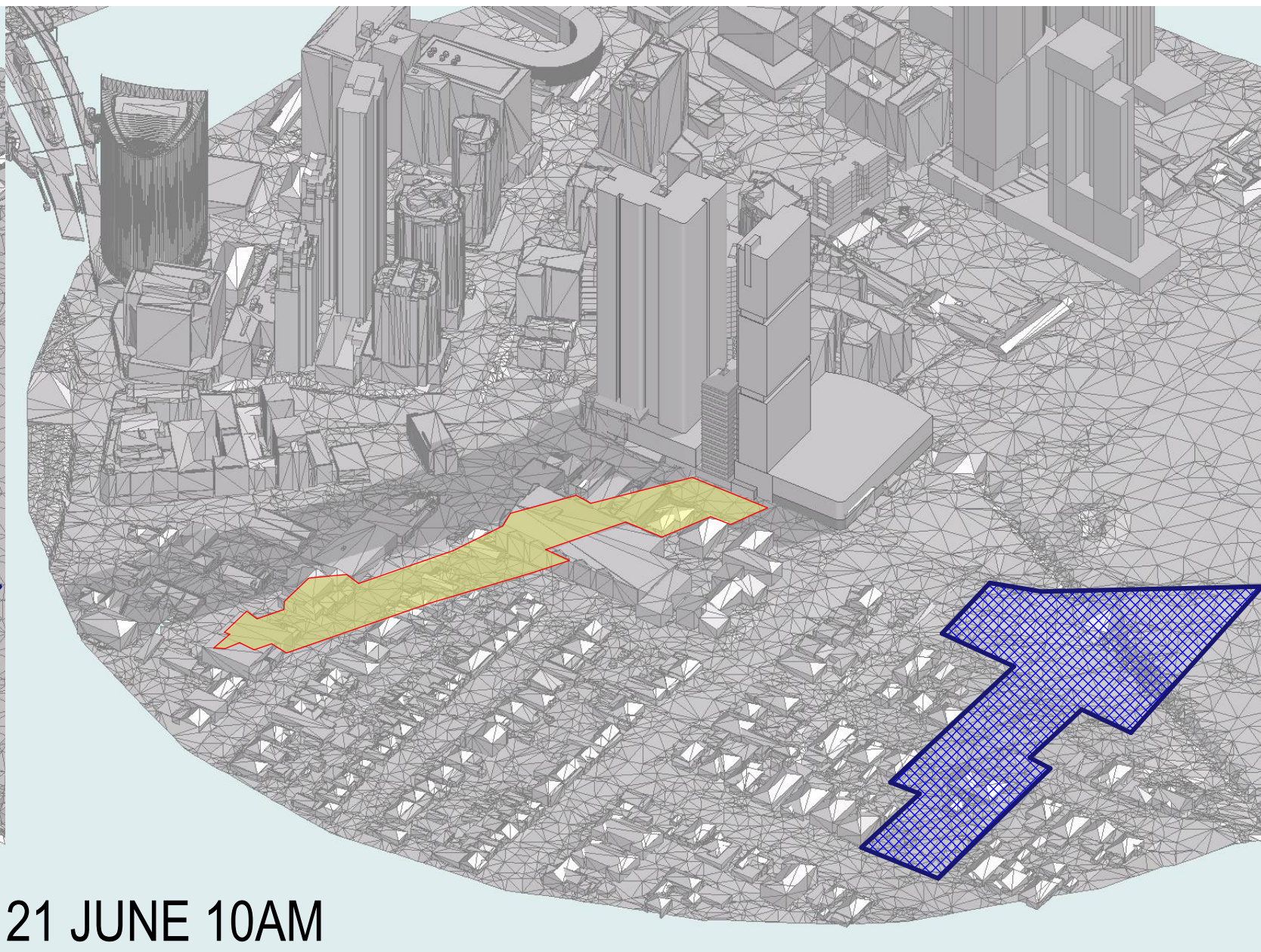
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DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
AHM AH February 2016 A3 SHEET

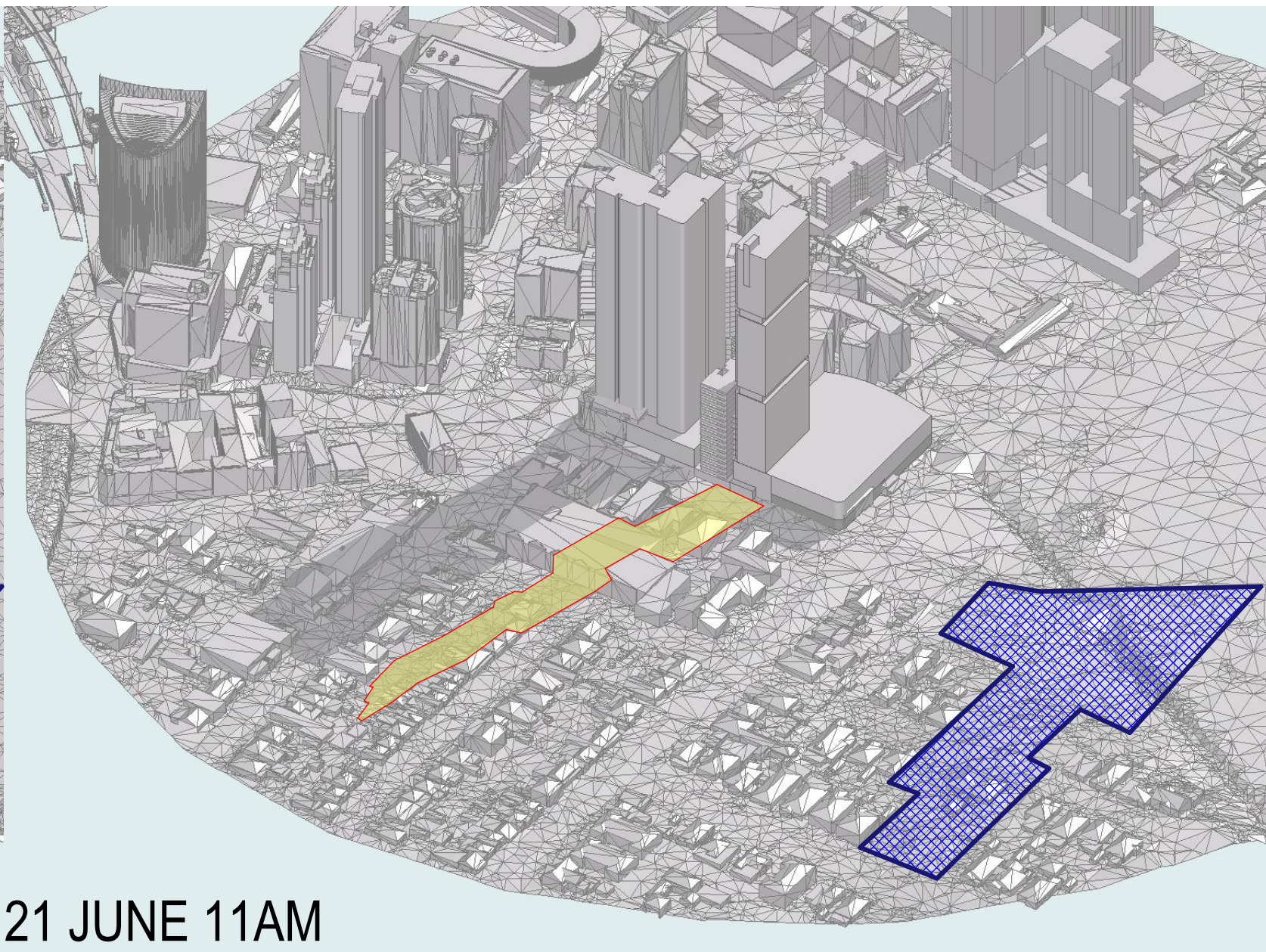
08486 SK-13 15
JOB No. DRAWING No. 13
ISSUE



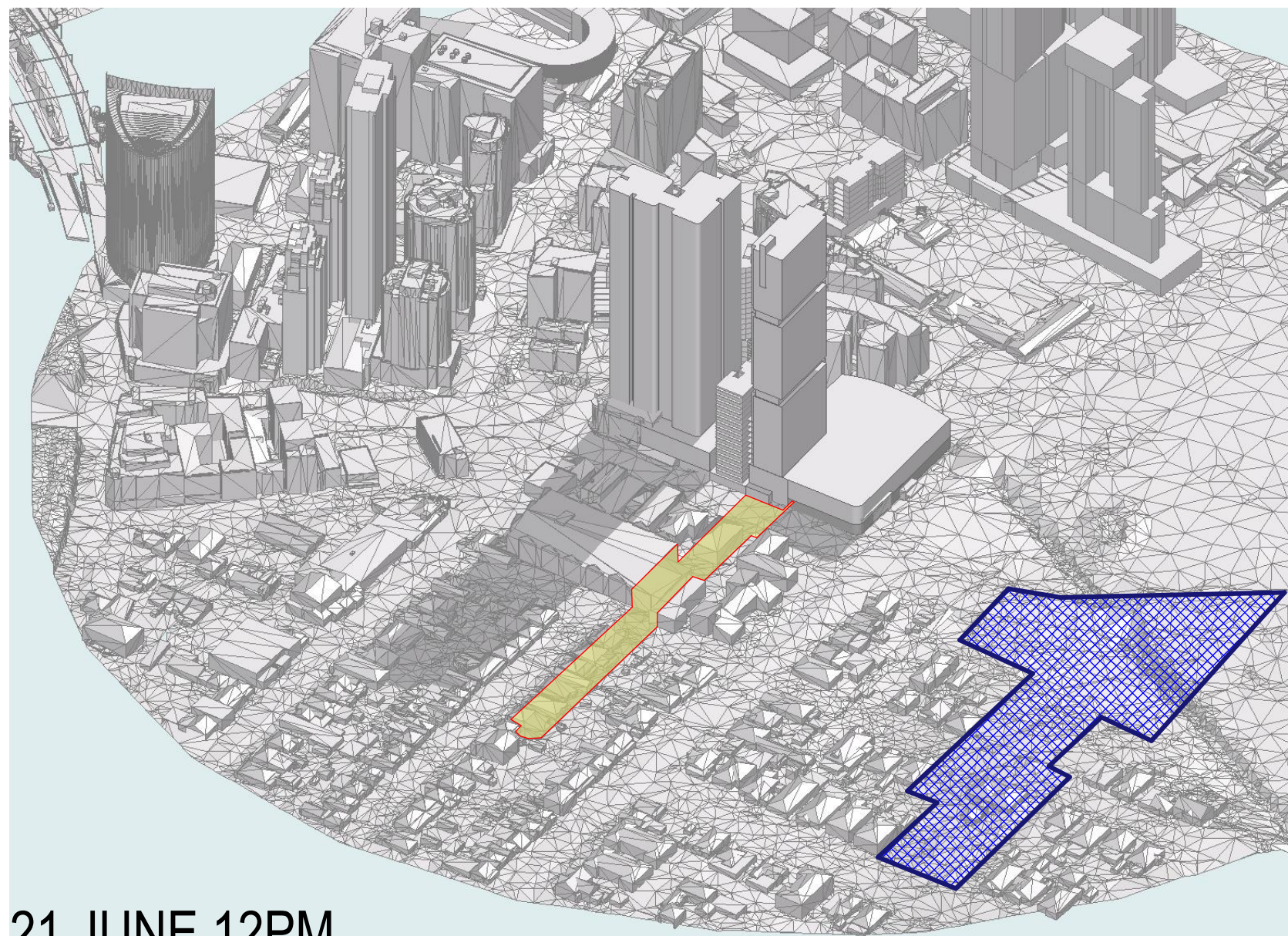
21 JUNE 9AM



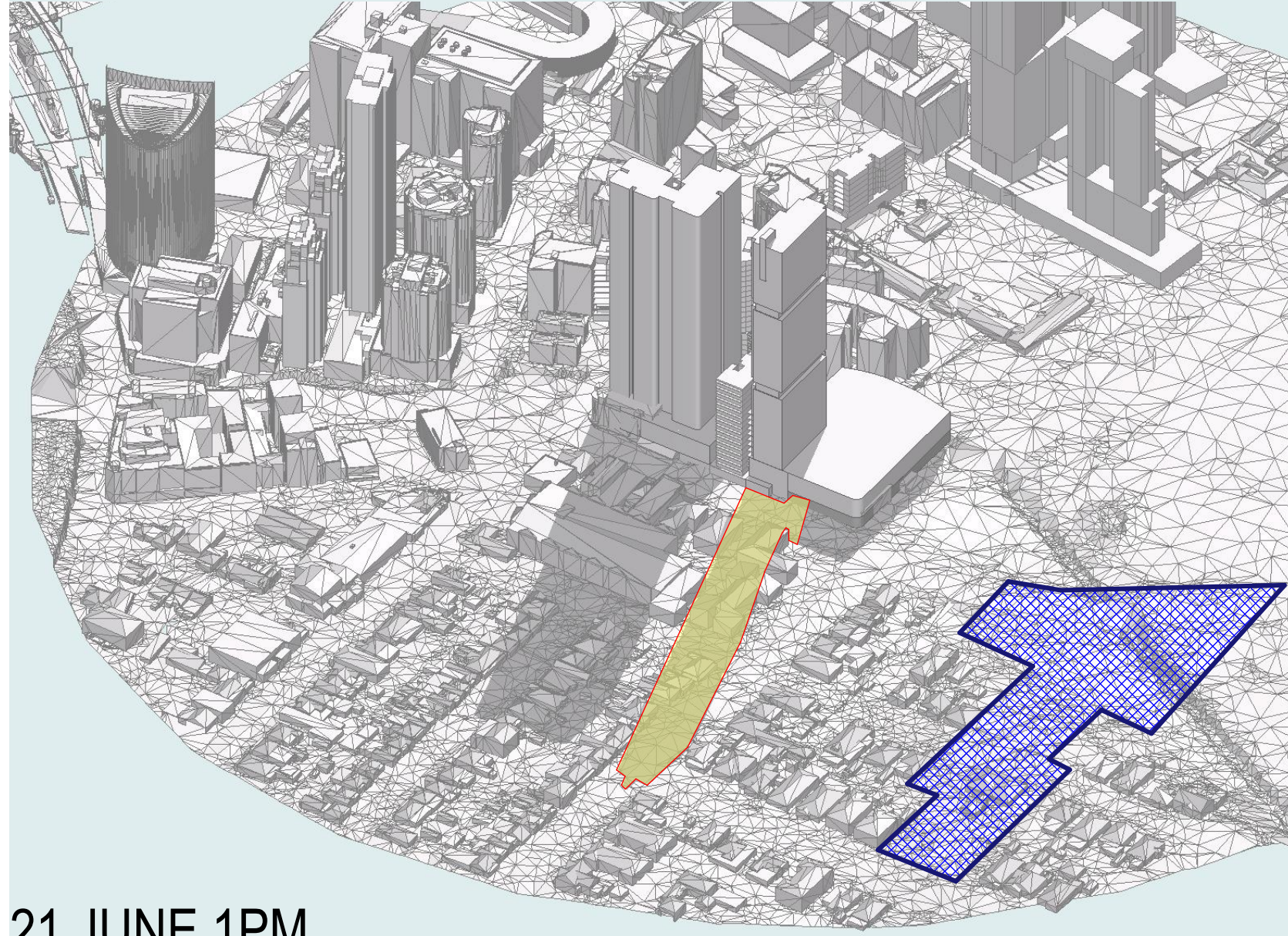
21 JUNE 10AM



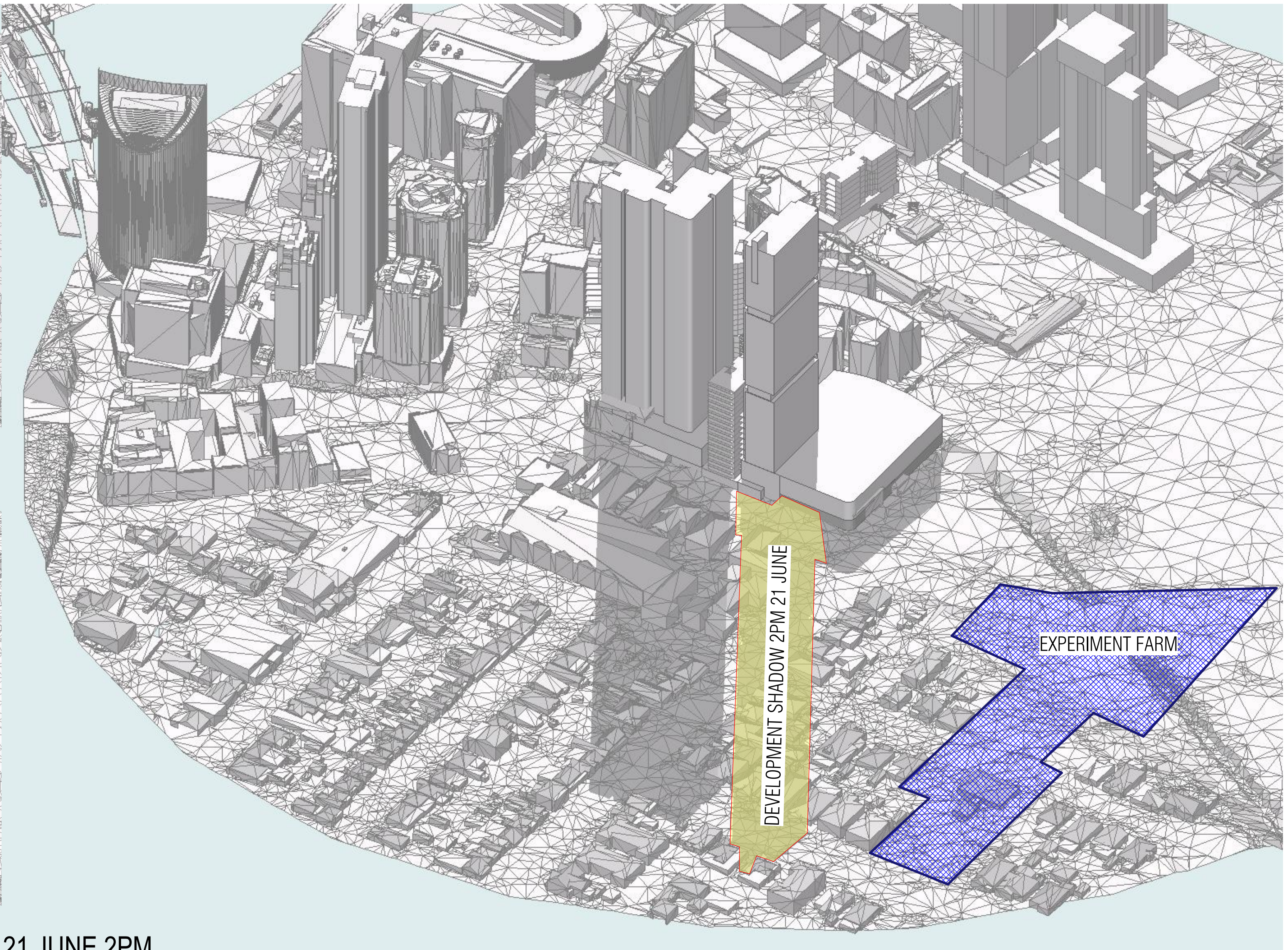
21 JUNE 11AM



21 JUNE 12PM



21 JUNE 1PM



21 JUNE 2PM

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK-13

PROJECT NAME
Concept Design
24 Parkes Street
Parramatta NSW 2150

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NORTH:



SHEET TITLE:
Overshadowing - 21 June
2pm

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

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

Concept Massing Vision



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK-13

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-13 17 13
JOB No. DRAWING No. ISSUE



Concept Massing Vision

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :
Option SK-13

PROJECT NAME
Concept Design
24 Parkes Street
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NORTH:



SHEET TITLE:
Perspective View 2

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

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

Concept Massing Vision



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PROJECT STATUS :
Option SK-13

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-13 19 13
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-13


PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

L.G.A. : Parramatta City Council

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SHEET TITLE:

Development Yield Summary

DESIGNED: AHM

DRAWN: AH

COMMENCED: February 2016

SCALE:

PRINT: A3 SHEET

08486
JOB No.

SK-13 20
DRAWING No.

13
ISSUE

PRINT DATE: Tuesday, 17 November 2020 1:11 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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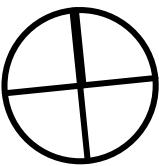
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PROJECT STATUS :
Option SK-13

PROJECT NAME
Concept Design
24 Parkes Street
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SHEET TITLE:
Envelope - Ground

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

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :

Option SK-13

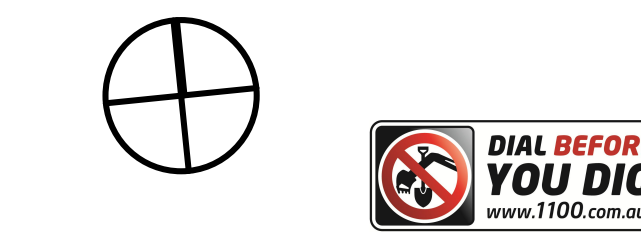
PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150

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NORTH:



SHEET TITLE:

Envelope - Podium

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

08486 SK-13 22 13

PRINT DATE: Tuesday, 17 November 2020
04:11



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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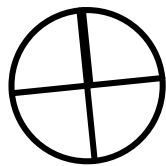
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SHEET TITLE:
Envelope - Tower

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08486 SK-13 23 13
JOB No. DRAWING No. ISSUE