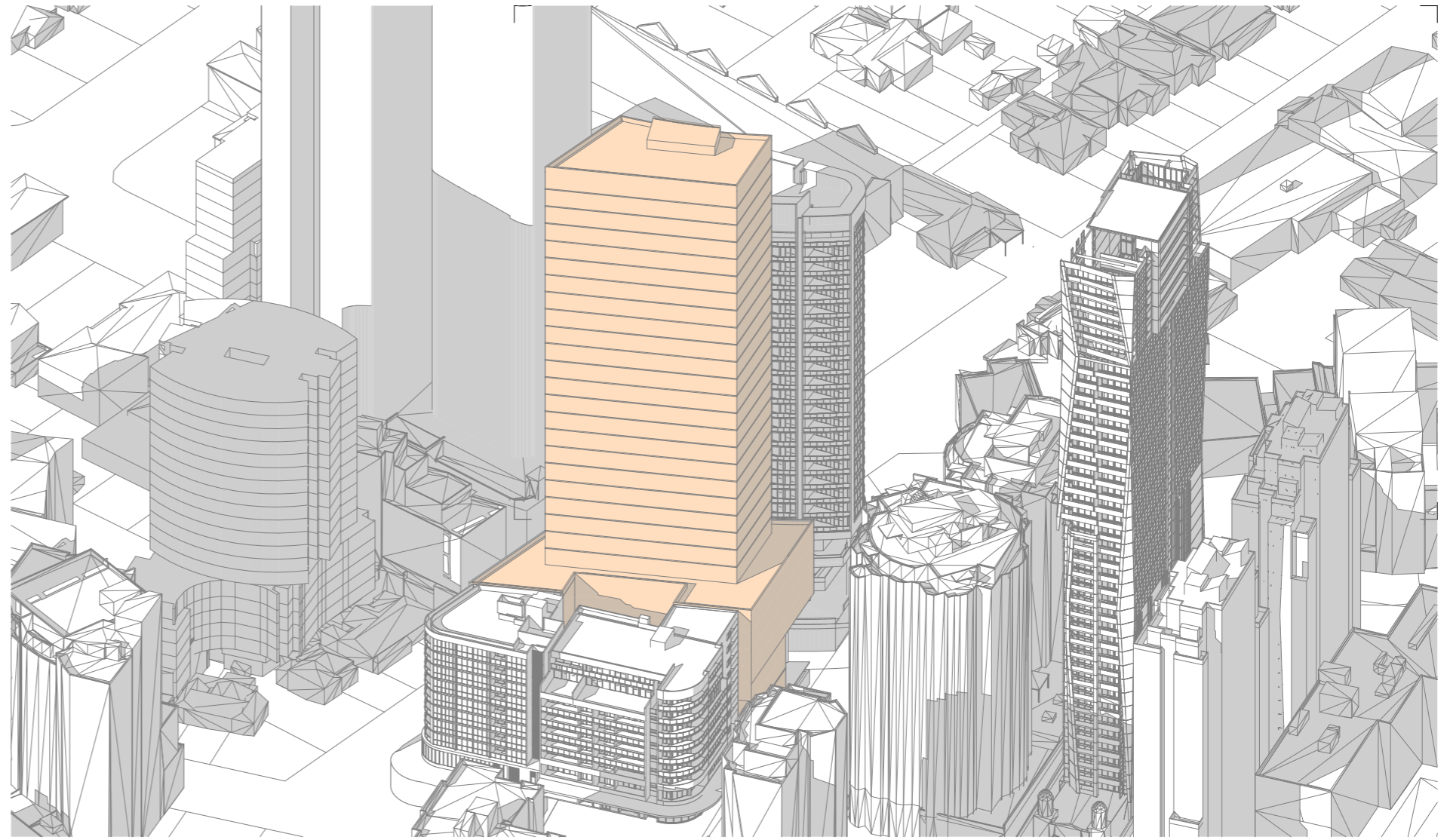


DRAWING LIST	
00	COVER SHEET
01	LOCATION PLAN
02	SITE PLAN
03	SURVEY PLAN
04	BASEMENT 02
05	BASEMENT 01
06	GROUND FLOOR - OFFICE / RETAIL
07	LEVEL 1-2 - COMMERCIAL PODIUM PLAN
08	LEVEL 3-6 - OFFICE PODIUM PLAN
09	LEVEL 7 - PODIUM OFFICE
10	LEVEL 8-29 - TYPICAL OFFICE FLOOR PLAN
11	SECTION A
12	SECTION B
13	SECTION C
14	NORTHERN BOUNDARY ELEVATION
15	STREET SECTION
16	CHARLES STREET ELEVATION
17	HASSALL STREET ELEVATION
18	WIGRAM STREET ELEVATION
19	DEVELOPMENT CALCULATION
20	SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM
21	SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM
22	SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM
23	SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM
24	SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM
25	17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS

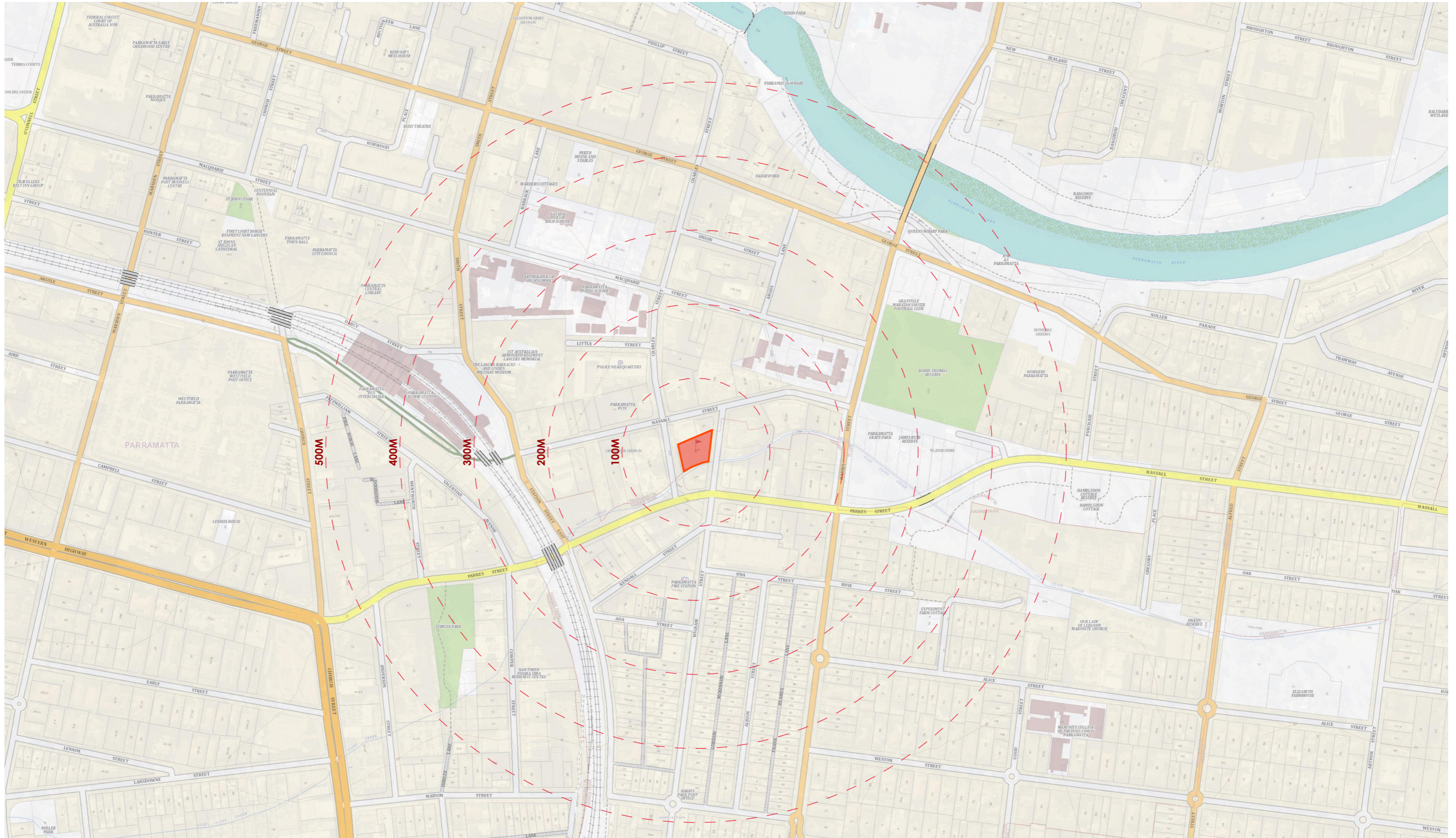


PLANNING PROPOSAL

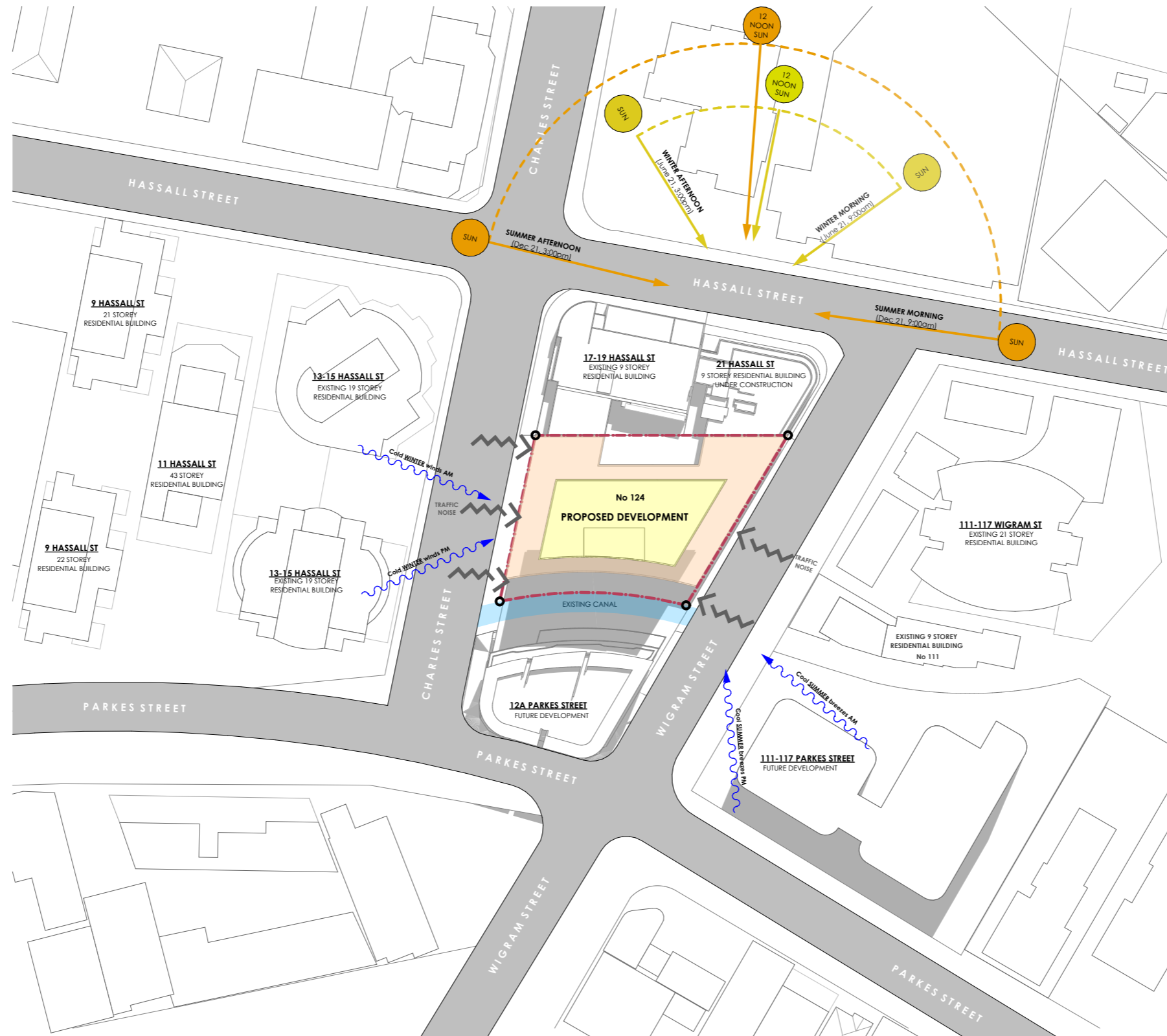
124 WIGRAM STREET, PARRAMATTA NSW 2150
3.8m FLOOR TO FLOOR HEIGHT SCHEME

PREPARED FOR

SKY BLUE DEVELOPMENTS



1 LOCATION PLAN
1:5000

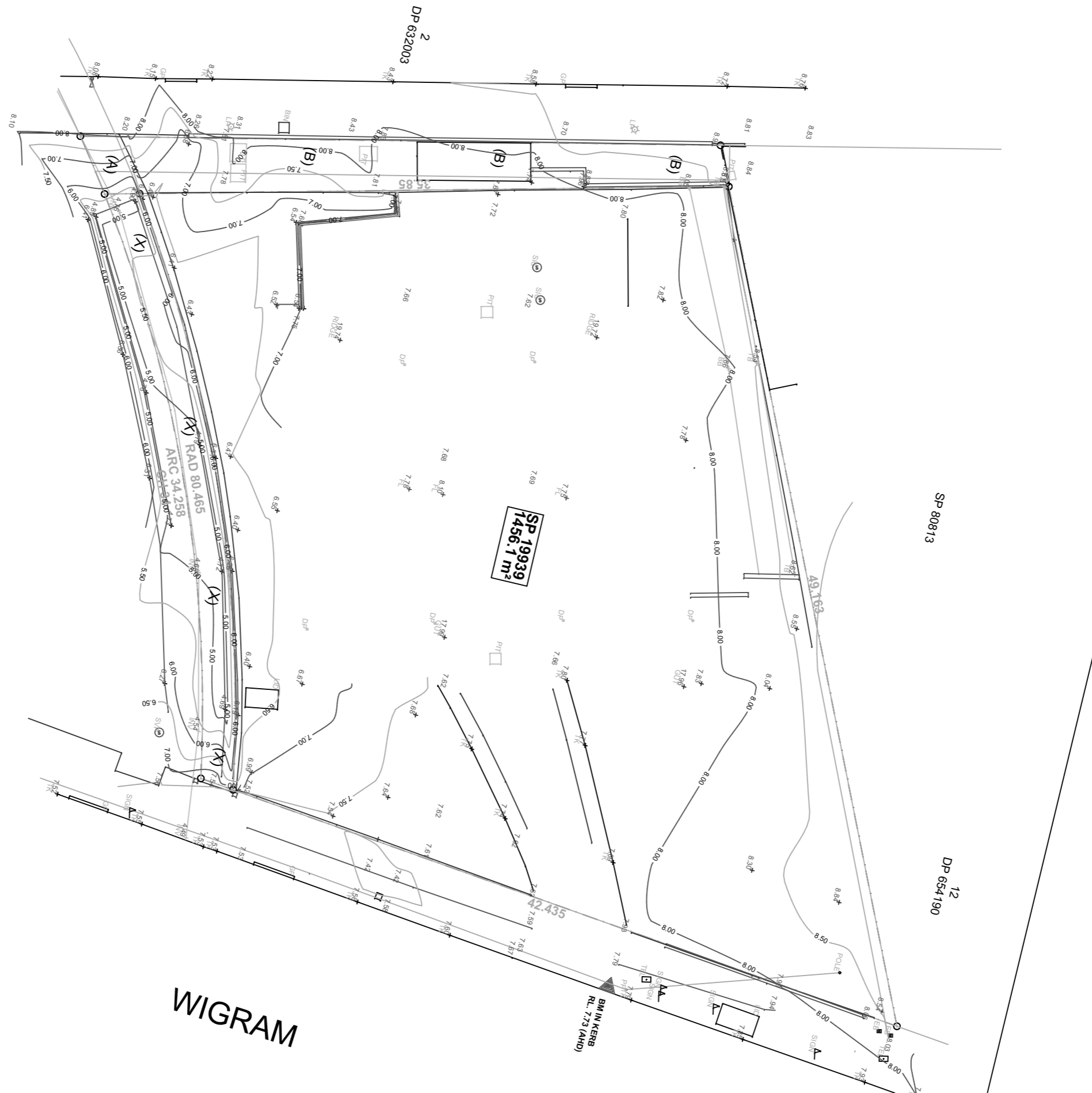


1 SITE PLAN & ANALYSIS PLAN
1:1000

INDICATIVE PODIUM ENVELOPE

INDICATIVE TOWER ENVELOPE

EXISTING CANAL

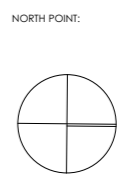


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P27.0	CLIENT ISSUE
P28.0	CLIENT ISSUE
P29.0	CLIENT ISSUE
P30.0	CLIENT ISSUE
P31.0	CLIENT ISSUE
P32.0	CLIENT ISSUE

BY	DATE
LL	02.03.23
LL	14.03.23
JR	19.05.23
JR	29.05.23
JR	01.06.23
LZ	29.08.23
LZ	05.09.23
LZ	08.09.23
DP	29.11.23
LZ	08.01.24
LZ	16.01.24

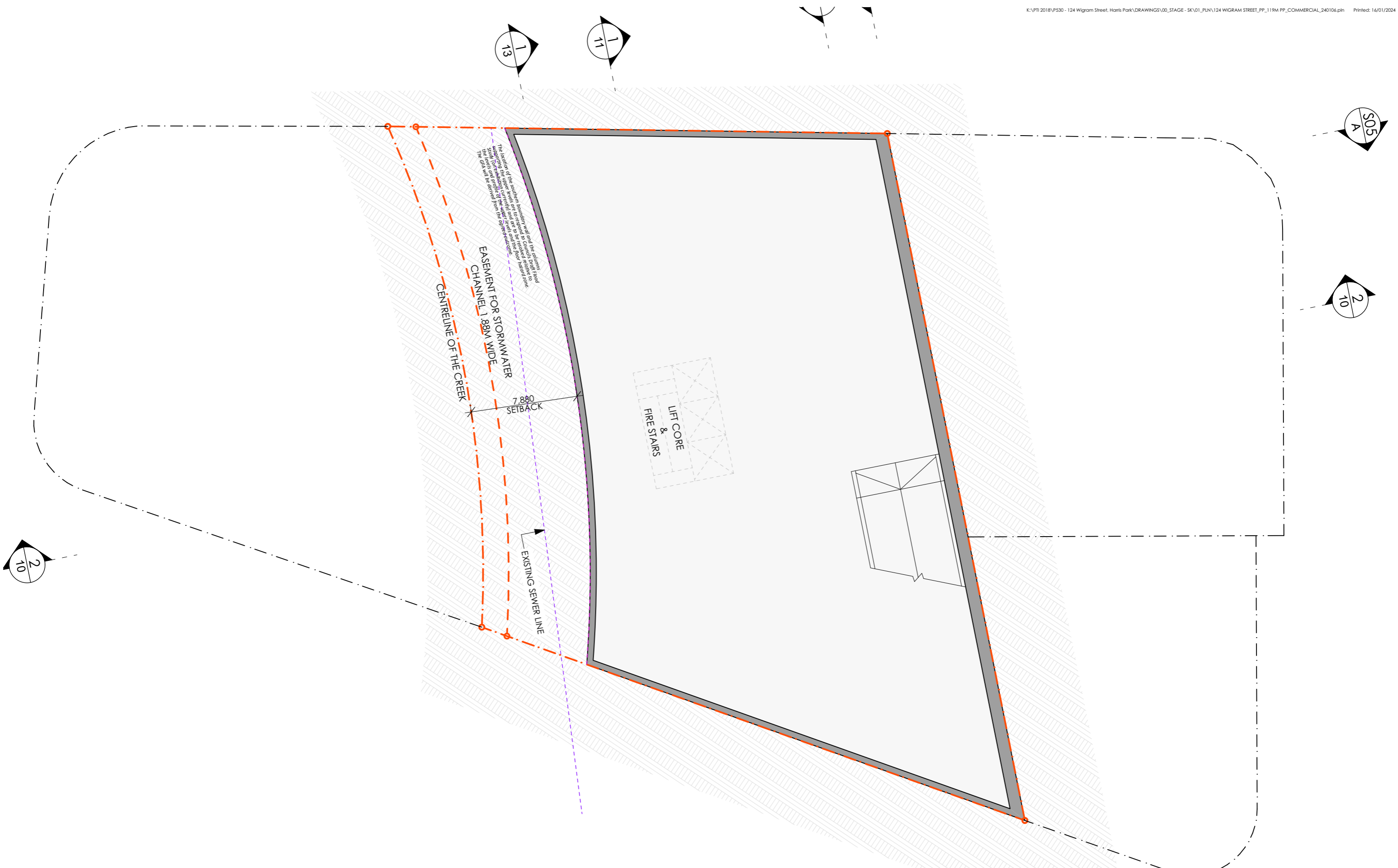
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
SURVEY PLAN



DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530

PP 03 P32.0
 stage. dwg no. revision

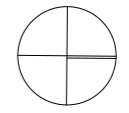


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CLIENT:
SKY BLUE DEVELOPMENTS

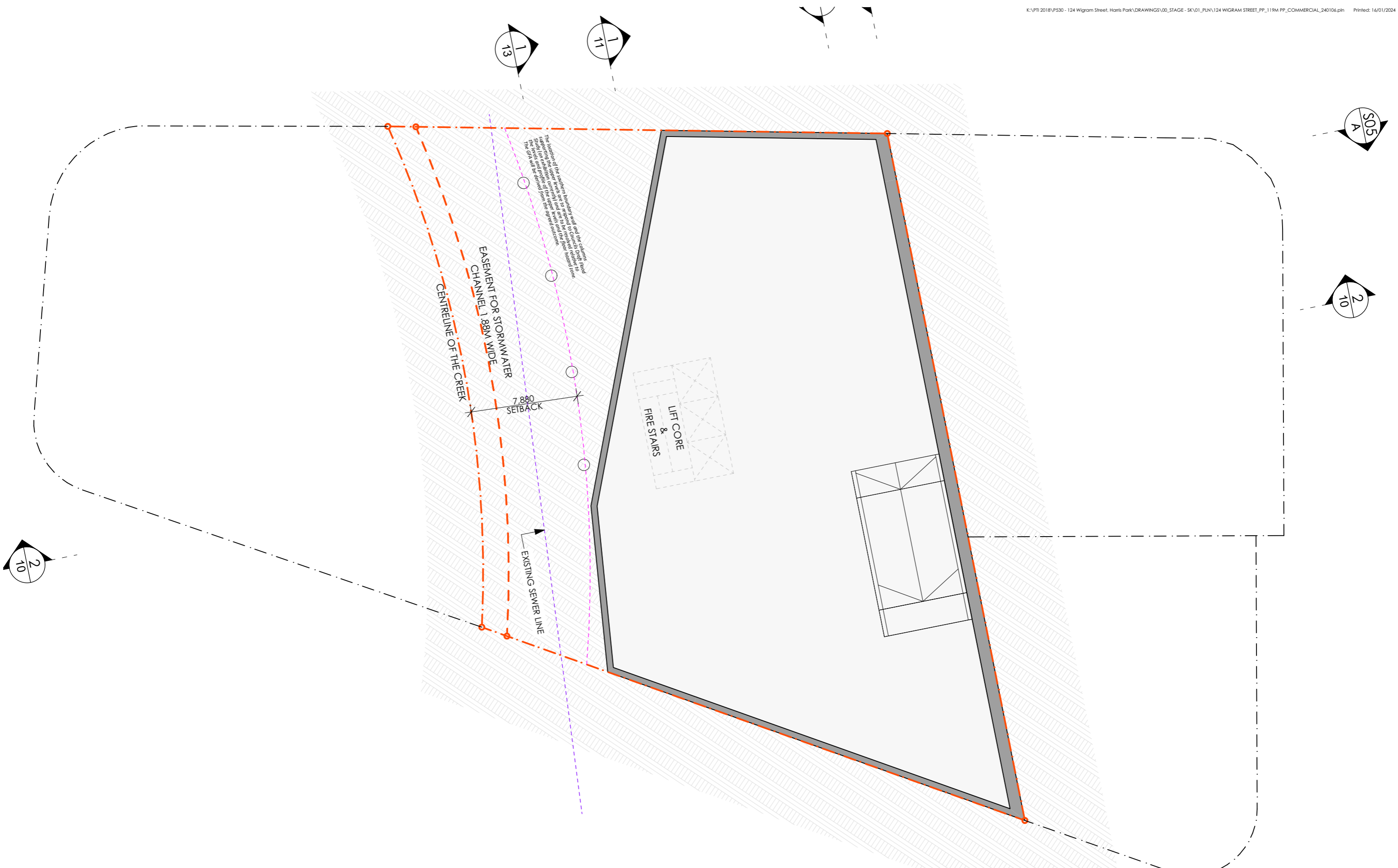
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COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
BASEMENT 02

NORTH POINT:



DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530

PP 04 P32.0
stage. dwg no. revision

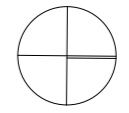


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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
BASEMENT 01

NORTH POINT:



DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530

PP 05 P32.0
stage. dwg no. revision



PARKES STREET

CHARLES STREET

HASSALL STREET

WIGRAM STREET

17-19 HASSALL ST
EXISTING 9 STOREY
RESIDENTIAL BUILDING

21 HASSALL ST
9 STOREY RESIDENTIAL BUILDING
UNDER CONSTRUCTION

GROUND LEVEL FLOOR
PLATE IS INDICATIVE AND IS
SUBJECT TO DETAILED
OVERLAND FLOOR LEVELS



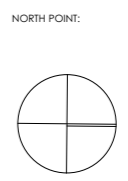
Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION
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P23.0	CLIENT ISSUE
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LZ	08.01.24
LZ	16.01.24

CLIENT:
**SKY BLUE
DEVELOPMENTS**

PROJECT TITLE:
**COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME**
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
GROUND FLOOR - OFFICE / RETAIL



DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530

PP 06 P32.0
stage. dwg no. revision



LEVELS 1 & 2 FLOOR PLATES ARE INDICATIVE AND ARE SUBJECT TO DETAILED OVERLAND FLOOR LEVELS

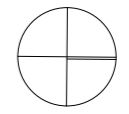


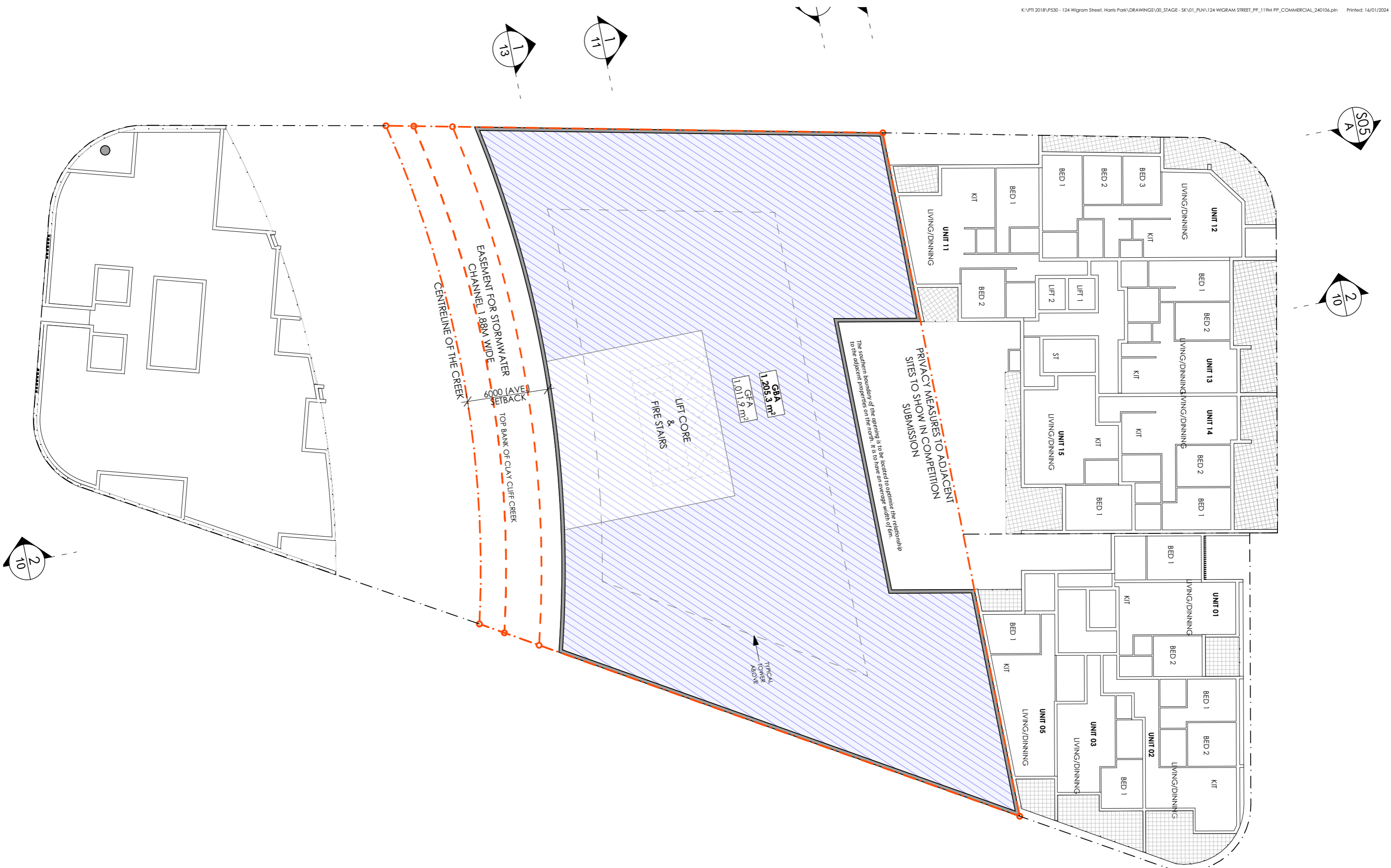
Level 10, 263 Clarence Street, Sydney NSW 2000
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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 1-2 - COMMERCIAL PODIUM PLAN

NORTH POINT:

 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530
PP **07** **P32.0**
stage. dwg no. revision





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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 7 - PODIUM OFFICE

NORTH POINT:

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530



REV	DESCRIPTION	BY	DATE
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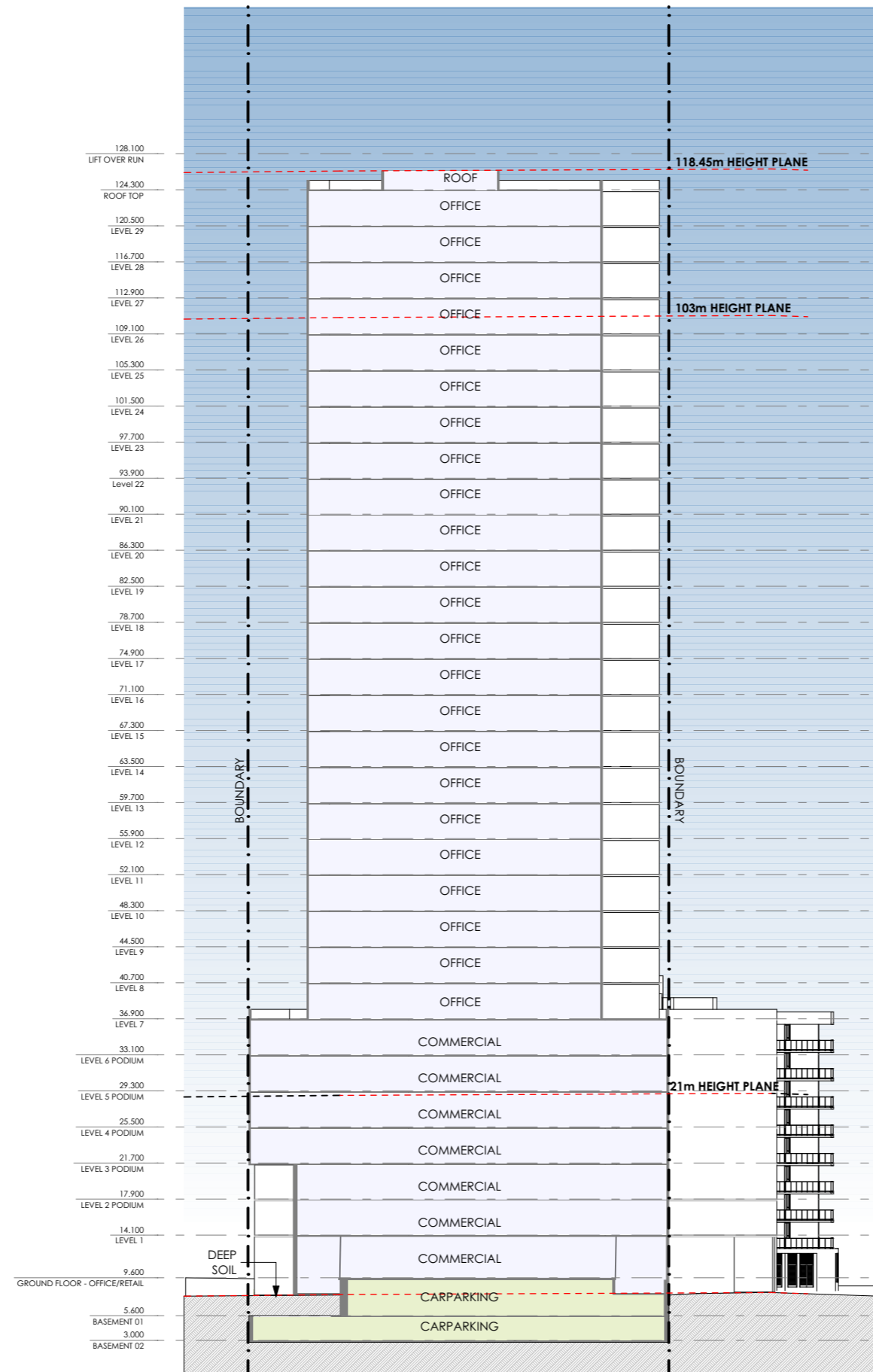
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PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 8-29 - TYPICAL OFFICE FLOOR PLAN

NORTH POINT:

DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530

PP 10 P32.0
stage. dwg no. revision



1 SECTION A-A
1:600

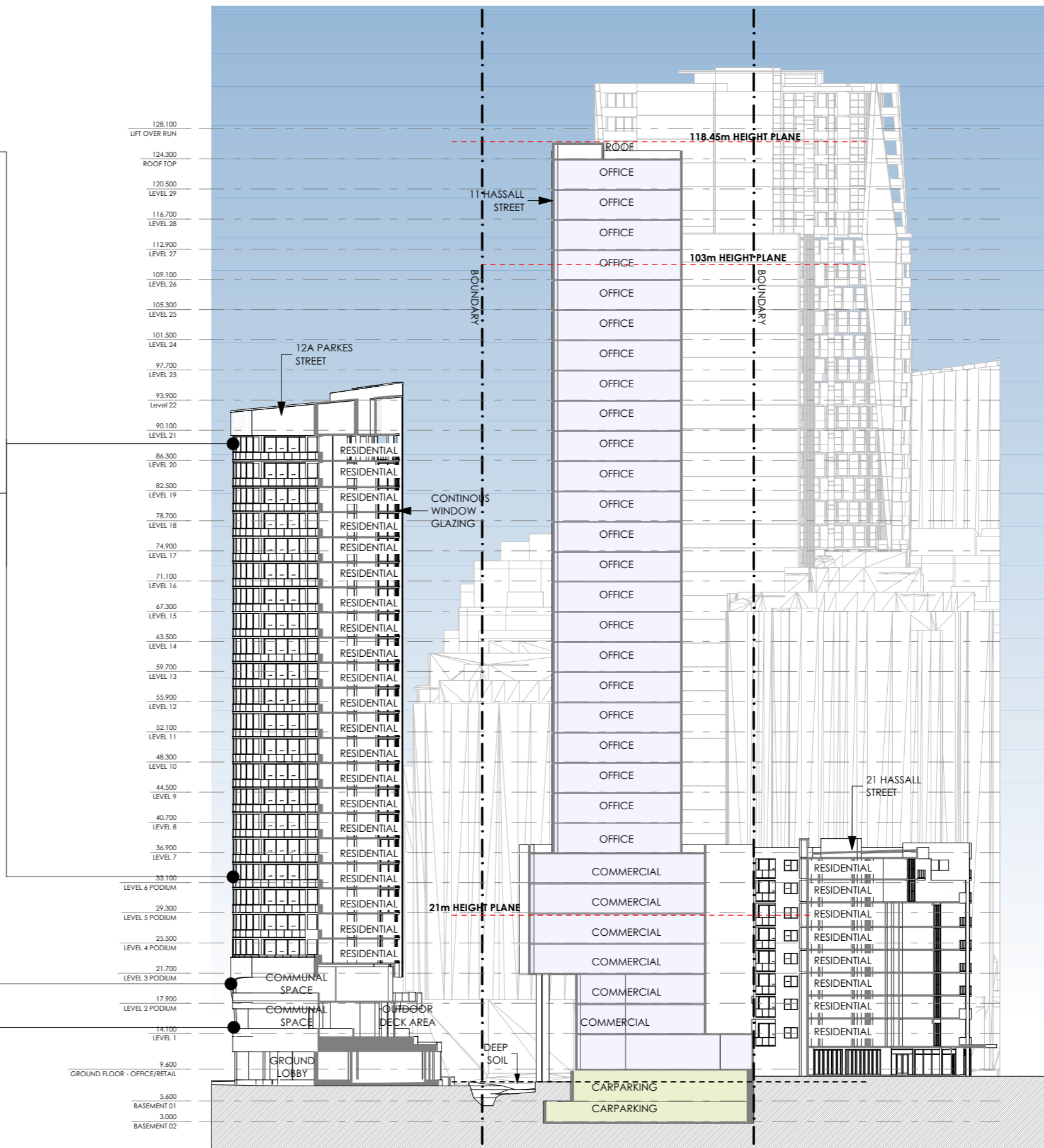
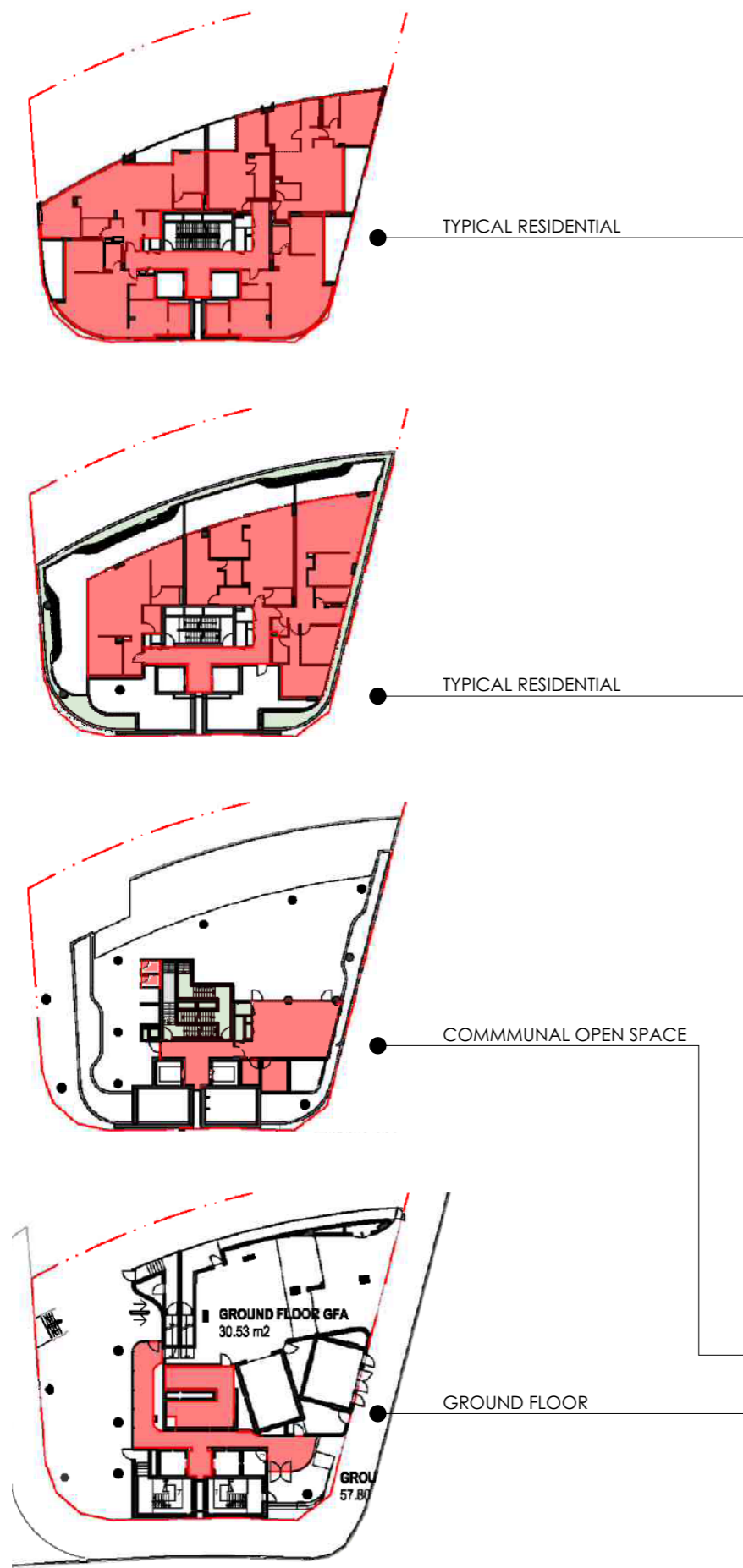
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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION A

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530

PP 11 P32.0
stage. revision



1 SECTION B-B
1:600



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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
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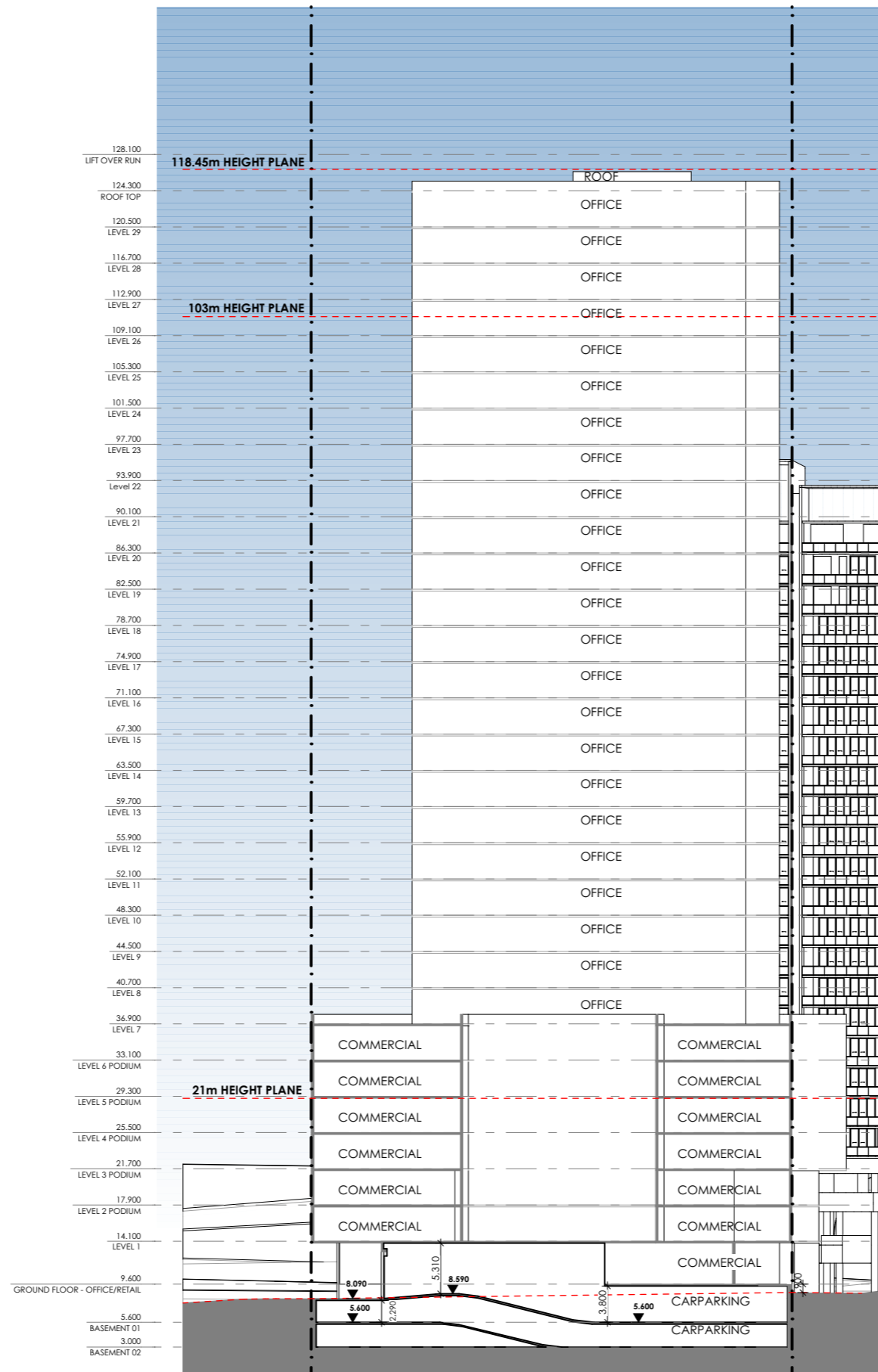
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**SKY BLUE
DEVELOPMENTS**

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL
- 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
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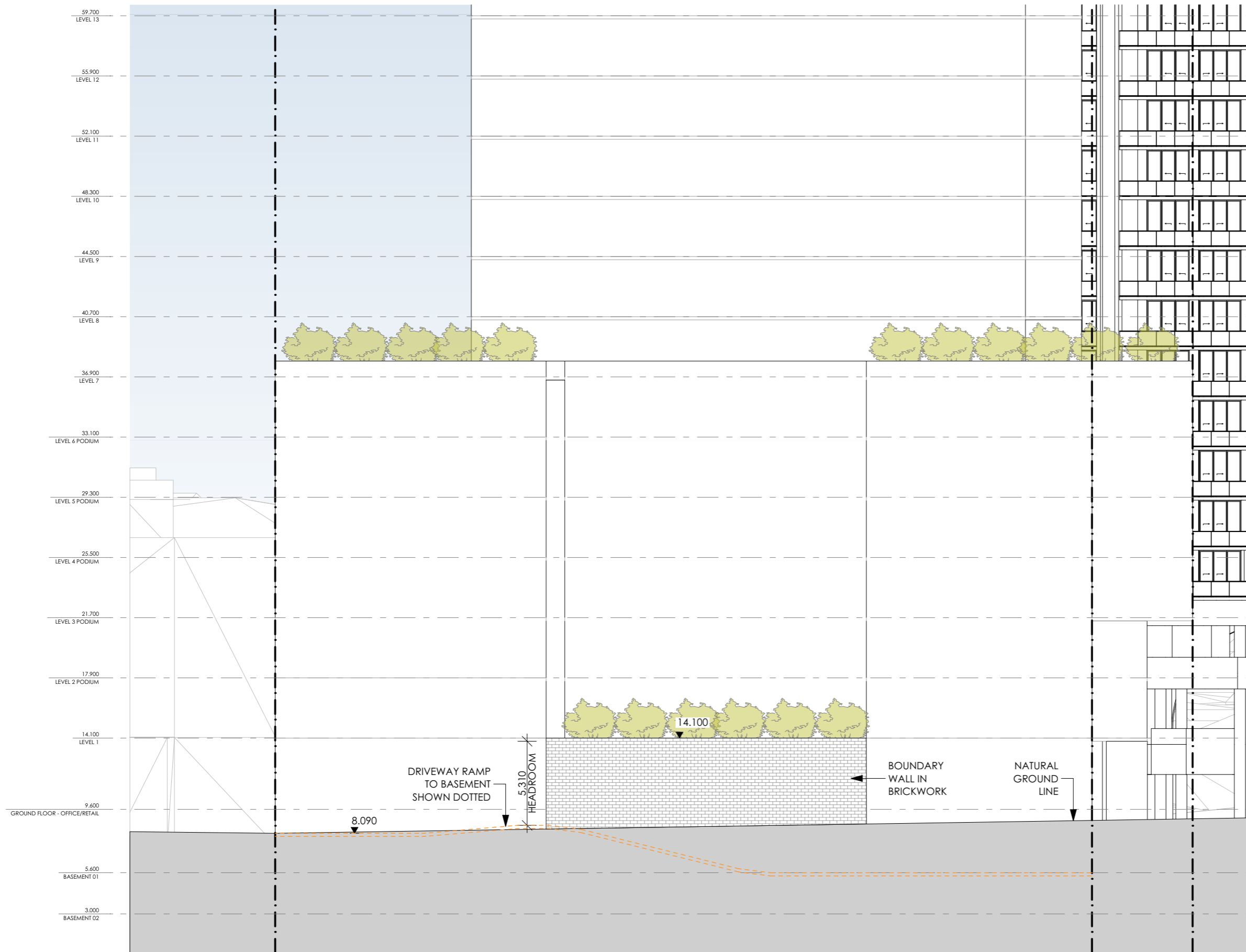
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DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:500, 1:600 AT A3
PROJECT NO: P530

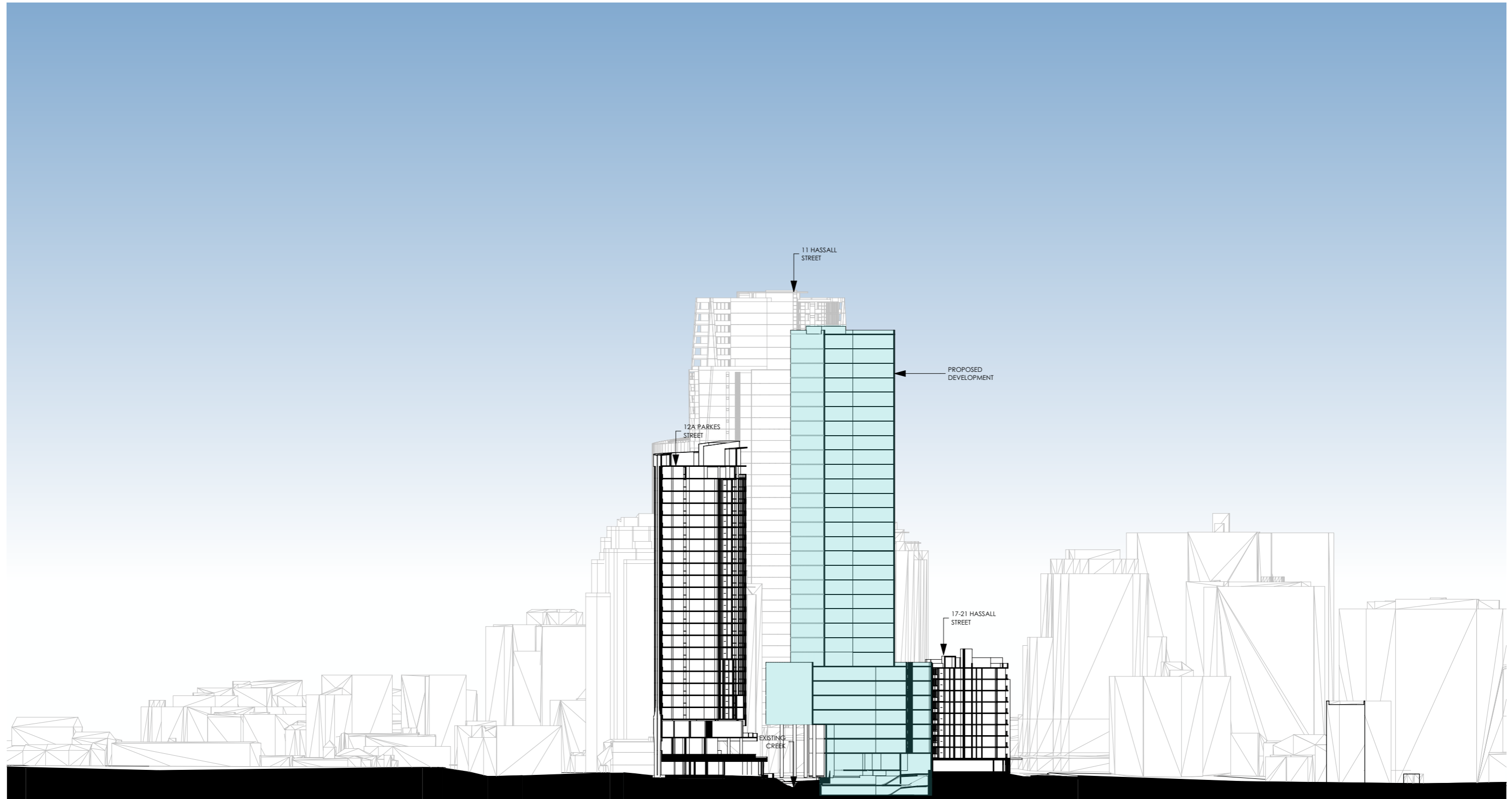
PP **12** **P32.0**
stage. dwg no. revision



1 WIGRAM STREET SECTION
1:600



1 NORTHERN BOUNDARY ELEVATION
1:250



1 WIGRAM STREET SECTION
1:1000

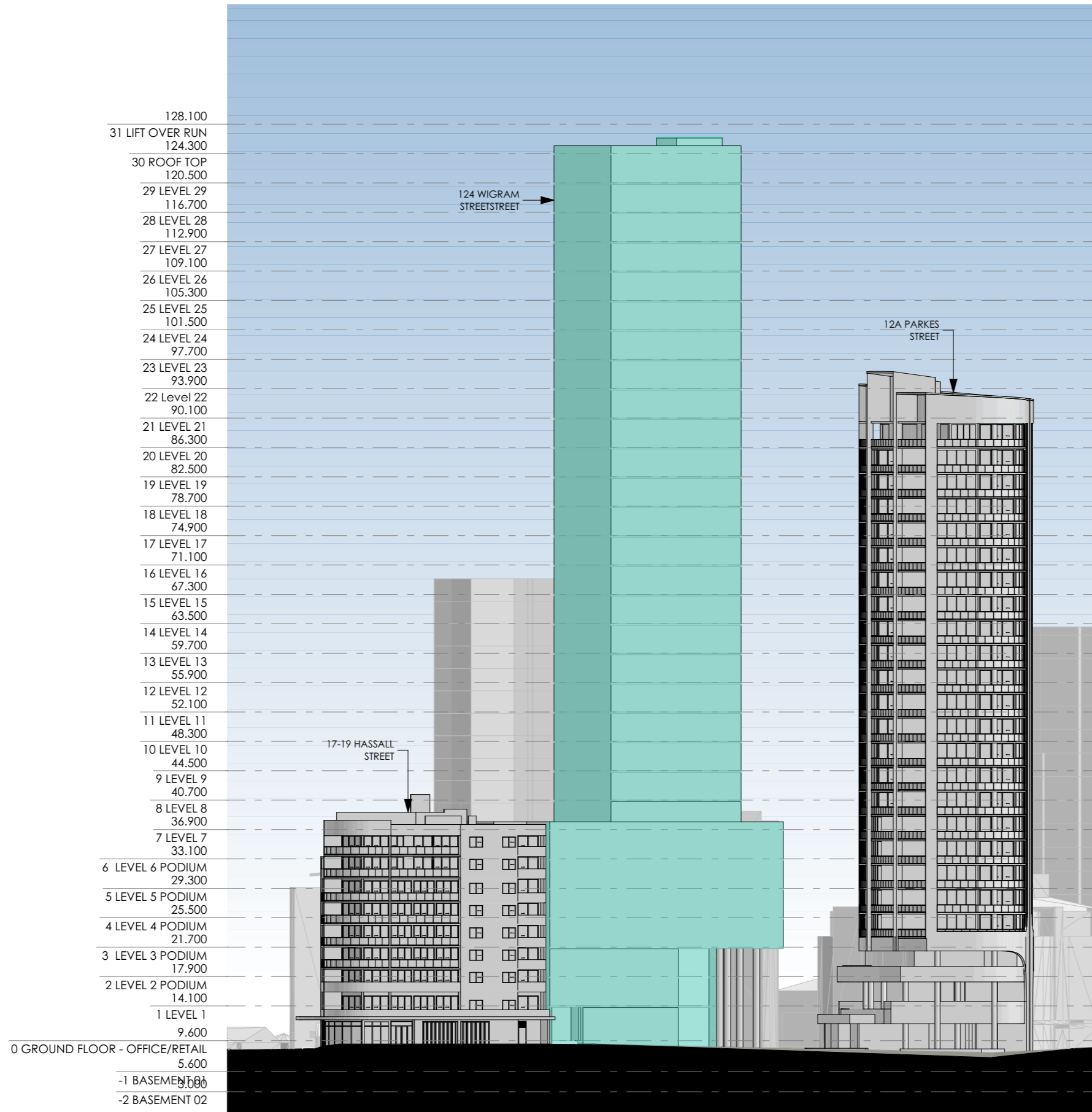
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CLIENT:
SKY BLUE DEVELOPMENTS

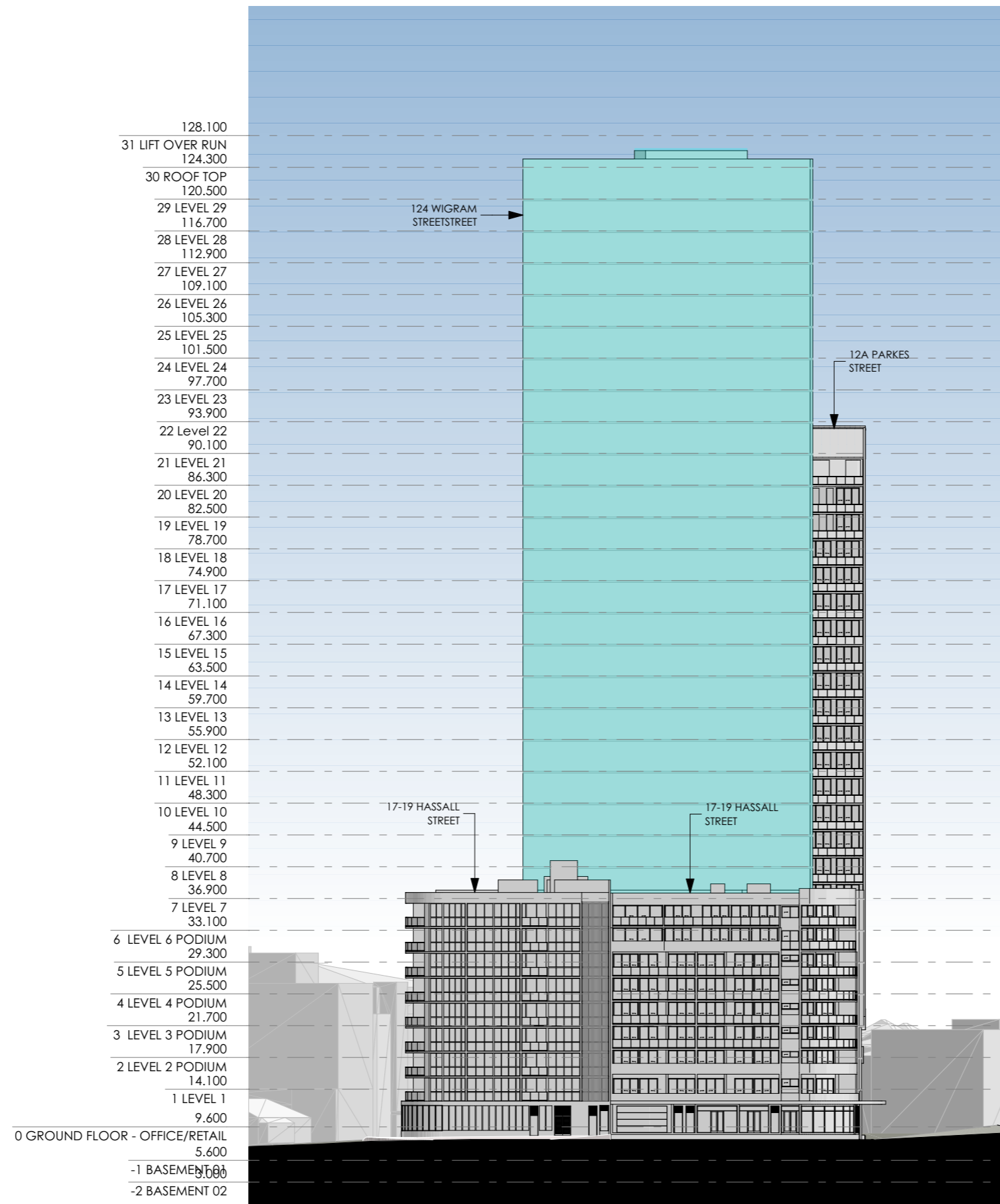
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COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
STREET SECTION

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1000 AT A3
PROJECT No: P530

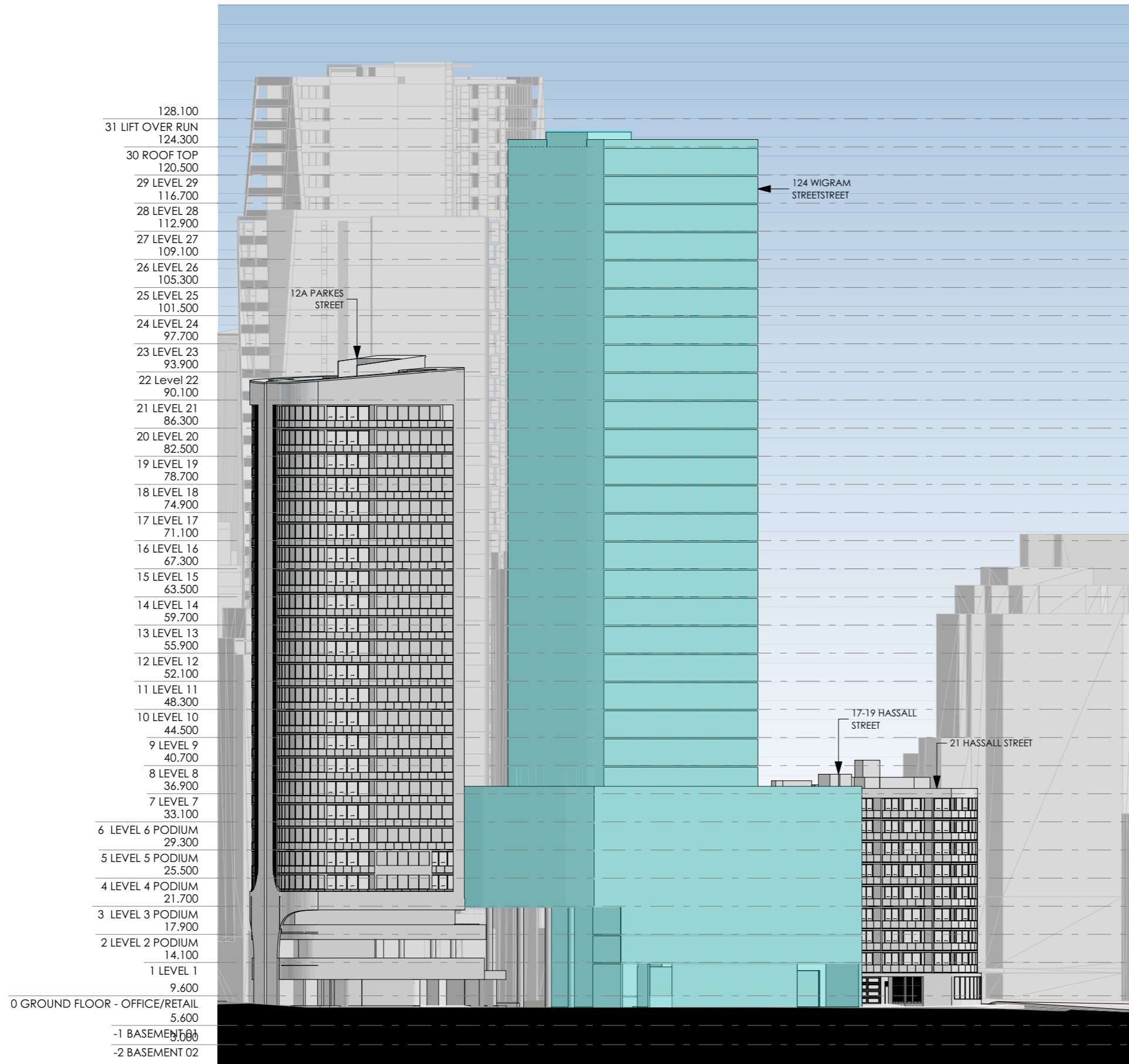
PP 15 P32.0
stage. dwg no. revision



1 CHARLES STREET ELEVATION
1:600



1 HASSALL STREET ELEVATION
1:600



1 WIGRAM STREET ELEVATION
1:600

REV	DESCRIPTION	BY	DATE
P22.0	CLIENT ISSUE	LL	02.03.23
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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
WIGRAM STREET ELEVATION

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530

PP 18 P32.0
stage. revision

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m²)
FSR PROPOSED	10.68:1 (16 656.9 m²)
<p>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume:</p> <ul style="list-style-type: none"> Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). Commercial GFA = 85% of GBA. 	

DEEP SOIL AREA CALCULATION

PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
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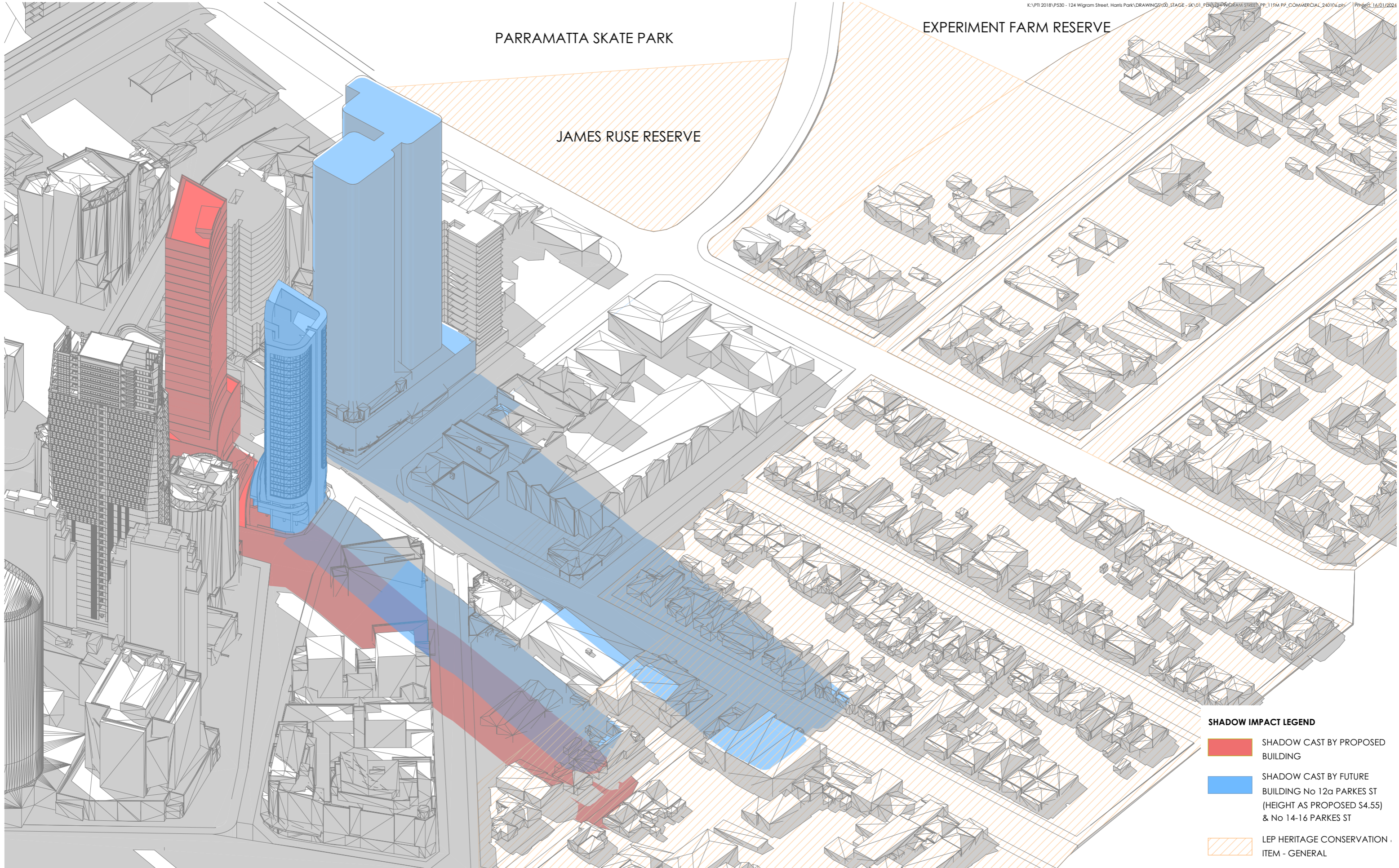
NO. OF LEVELS

BASEMENTS	2 LEVELS
GROUND LEVEL	1 LEVEL
NO. OF PODIUM OFFICE LEVELS	6 LEVELS
NO. OF TYPICAL OFFICE LEVELS	23 LEVELS
TOTAL	30 LEVELS + 2 BASEMENTS

PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

REV	DESCRIPTION
P22.0	CLIENT ISSUE
P23.0	CLIENT ISSUE
P24.0	CLIENT ISSUE
P25.0	CLIENT ISSUE
P26.0	CLIENT ISSUE
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P31.0	CLIENT ISSUE
P32.0	CLIENT ISSUE

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CLIENT:
SKY BLUE DEVELOPMENTS

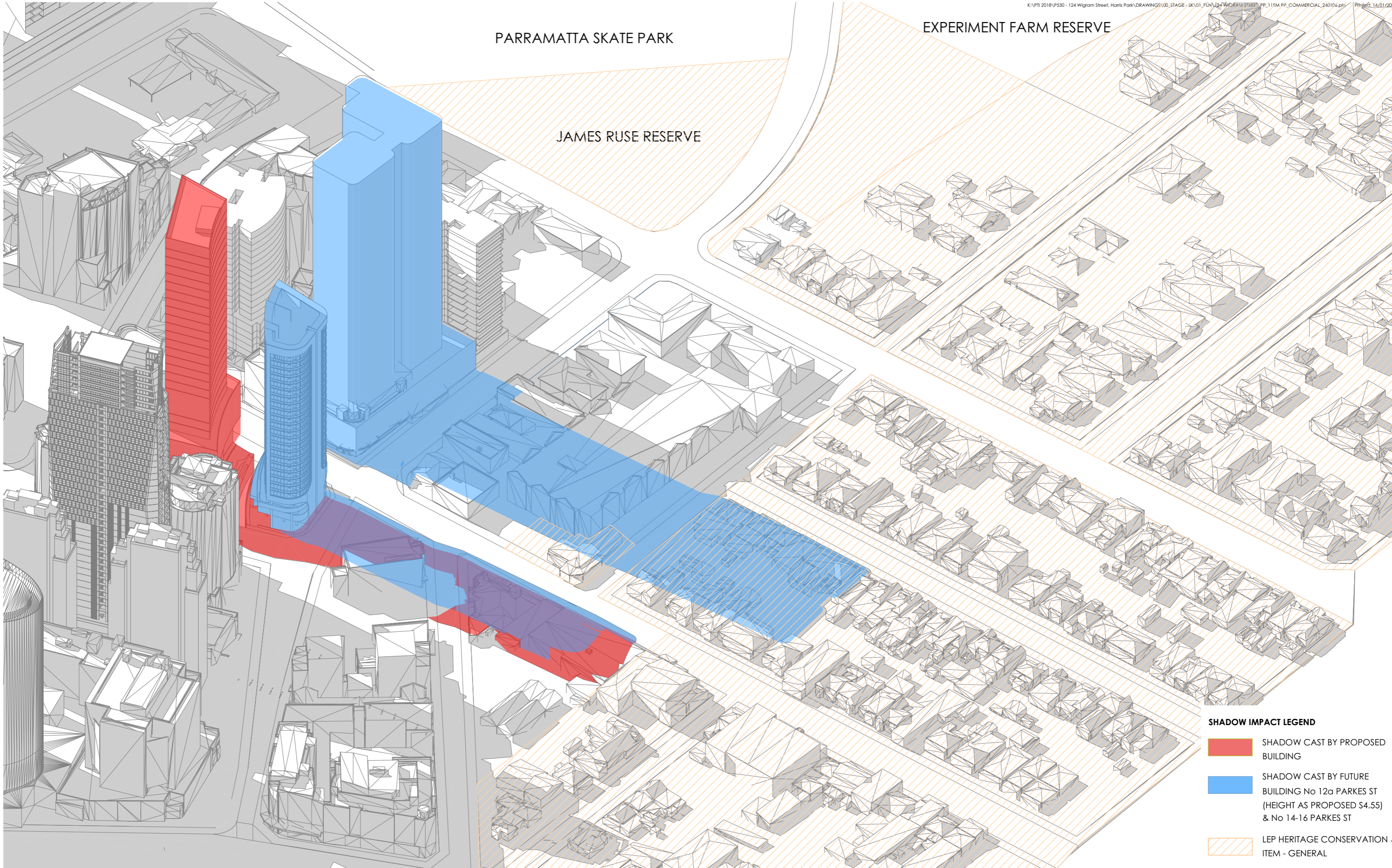
PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM

DRAWN BY:	JW, FW, LZ, JR
CHECKED BY:	PI & LL
SCALE:	1:1200, 1:100 AT A3
PROJECT No:	P530
PP stage:	20
P32.0 revision:	

PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

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P31.0	CLIENT ISSUE
P32.0	CLIENT ISSUE

BY	DATE
LL	02.03.23
LL	14.03.23
JR	19.05.23
JR	29.05.23
JR	01.06.23
LZ	29.08.23
LZ	05.09.23
LZ	08.09.23
DP	29.11.23
LZ	08.01.24
LZ	16.01.24

CLIENT:

SKY BLUE DEVELOPMENTS

PROJECT TITLE:

COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME

124 WIGRAM STREET PARRAMATTA NSW 2150

DRAWING TITLE:

SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM

DRAWN BY: JW, FW, LZ, JR

CHECKED BY: PI & LL

SCALE: 1:1200, 1:100 AT A3

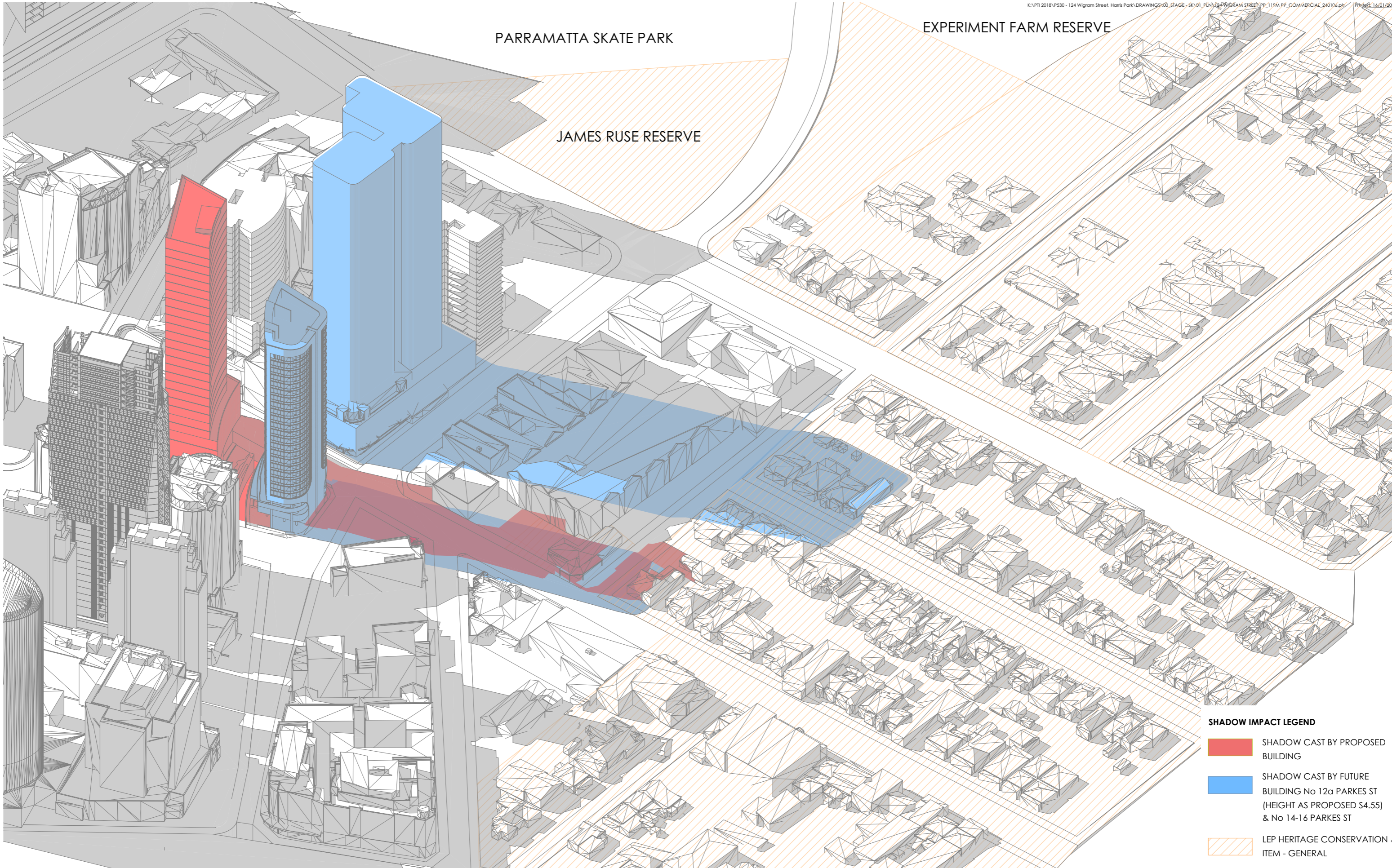
PROJECT No: P530

PP 21 P32.0
stage. revision

PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

REV	DESCRIPTION
P22.0	CLIENT ISSUE
P23.0	CLIENT ISSUE
P24.0	CLIENT ISSUE
P25.0	CLIENT ISSUE
P26.0	CLIENT ISSUE
P27.0	CLIENT ISSUE
P28.0	CLIENT ISSUE
P29.0	CLIENT ISSUE
P30.0	CLIENT ISSUE
P31.0	CLIENT ISSUE
P32.0	CLIENT ISSUE

BY	DATE
LL	02.03.23
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LZ	08.09.23
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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM

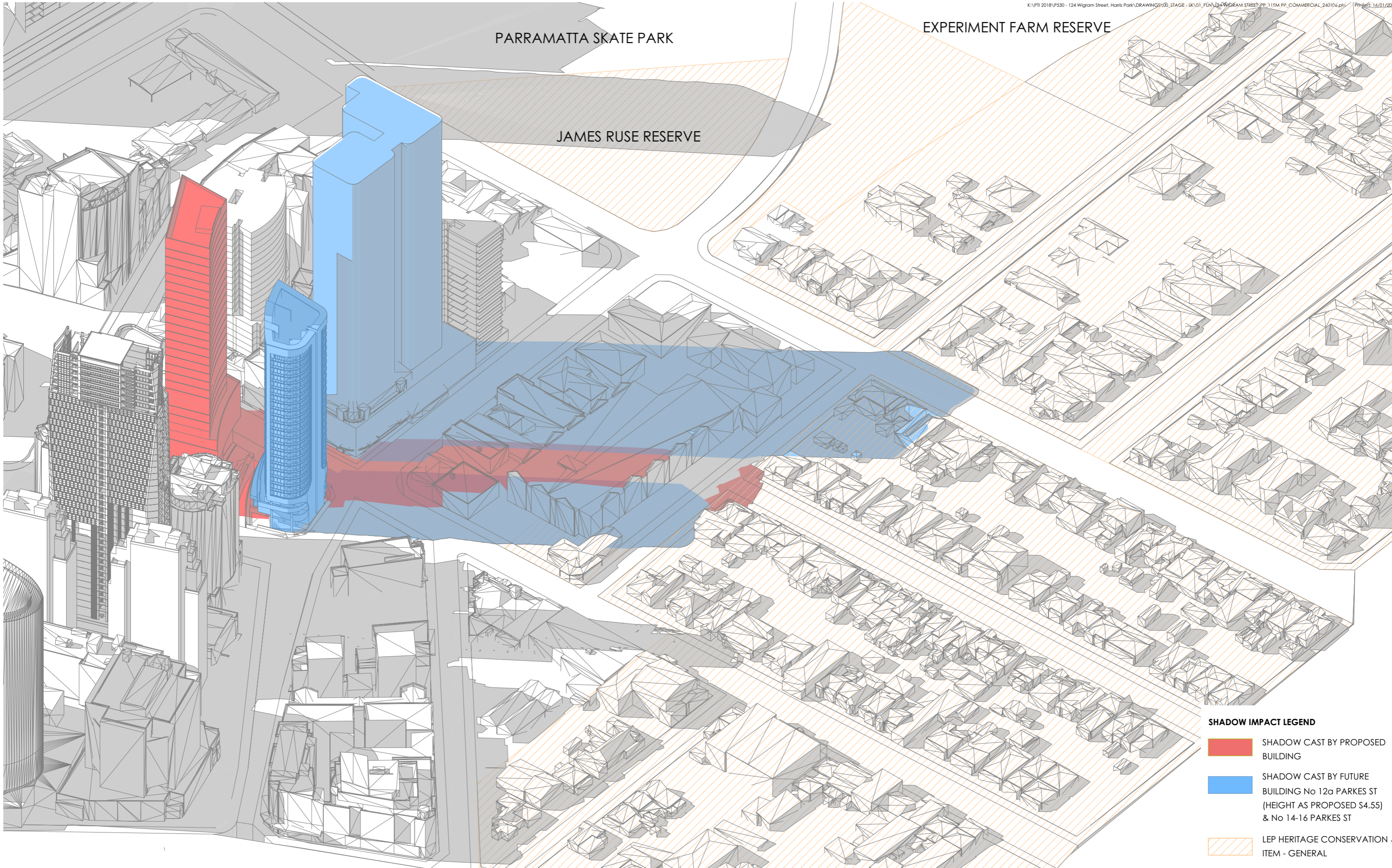
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 22 P32.0
stage. dwg no. revision

PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
- LEP HERITAGE CONSERVATION ITEM - GENERAL

REV	DESCRIPTION
P22.0	CLIENT ISSUE
P23.0	CLIENT ISSUE
P24.0	CLIENT ISSUE
P25.0	CLIENT ISSUE
P26.0	CLIENT ISSUE
P27.0	CLIENT ISSUE
P28.0	CLIENT ISSUE
P29.0	CLIENT ISSUE
P30.0	CLIENT ISSUE
P31.0	CLIENT ISSUE
P32.0	CLIENT ISSUE

BY	DATE
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LZ	29.08.23
LZ	05.09.23
LZ	08.09.23
DP	29.11.23
LZ	08.01.24
LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM

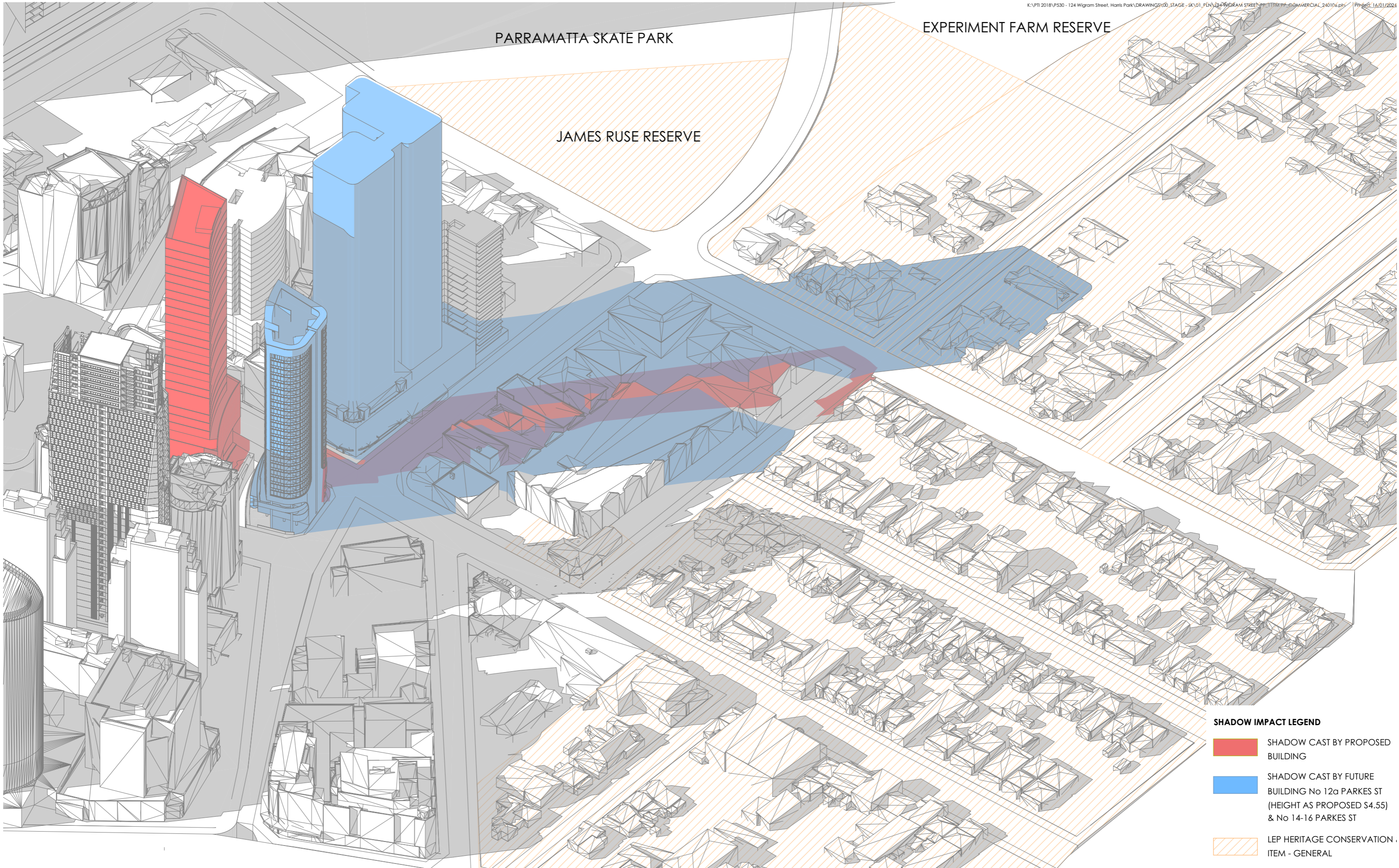
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 23 P32.0
stage. dwg no. revision

PARRAMATTA SKATE PARK

EXPERIMENT FARM RESERVE

JAMES RUSE RESERVE



SHADOW IMPACT LEGEND

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FUTURE BUILDING No 12a PARKES ST (HEIGHT AS PROPOSED S4.55) & No 14-16 PARKES ST
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REV	DESCRIPTION	BY	DATE
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P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
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P28.0	CLIENT ISSUE	LZ	05.09.23
P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE	DP	29.11.23
P31.0	CLIENT ISSUE	LZ	08.01.24
P32.0	CLIENT ISSUE	LZ	16.01.24

CLIENT: **SKY BLUE DEVELOPMENTS**

PROJECT TITLE: **COMMERCIAL OFFICE DEVELOPMENT PLANNING PROPOSAL - 3.8m FLOOR TO FLOOR HEIGHT SCHEME**
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE: **SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM**

DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:1200, 1:100 AT A3
 PROJECT No: P530

PP 24 P32.0
 stage. dwg no. revision

