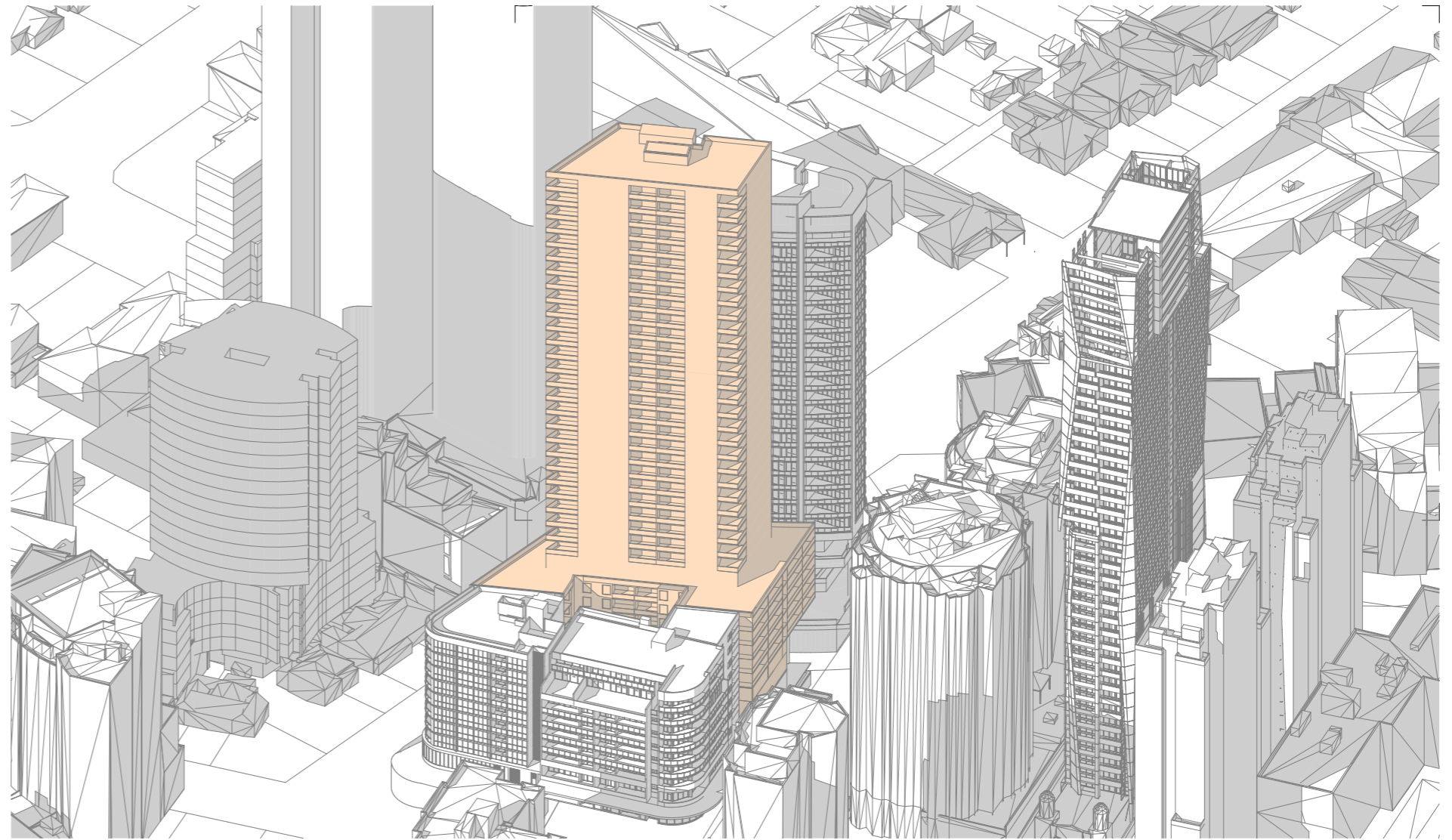
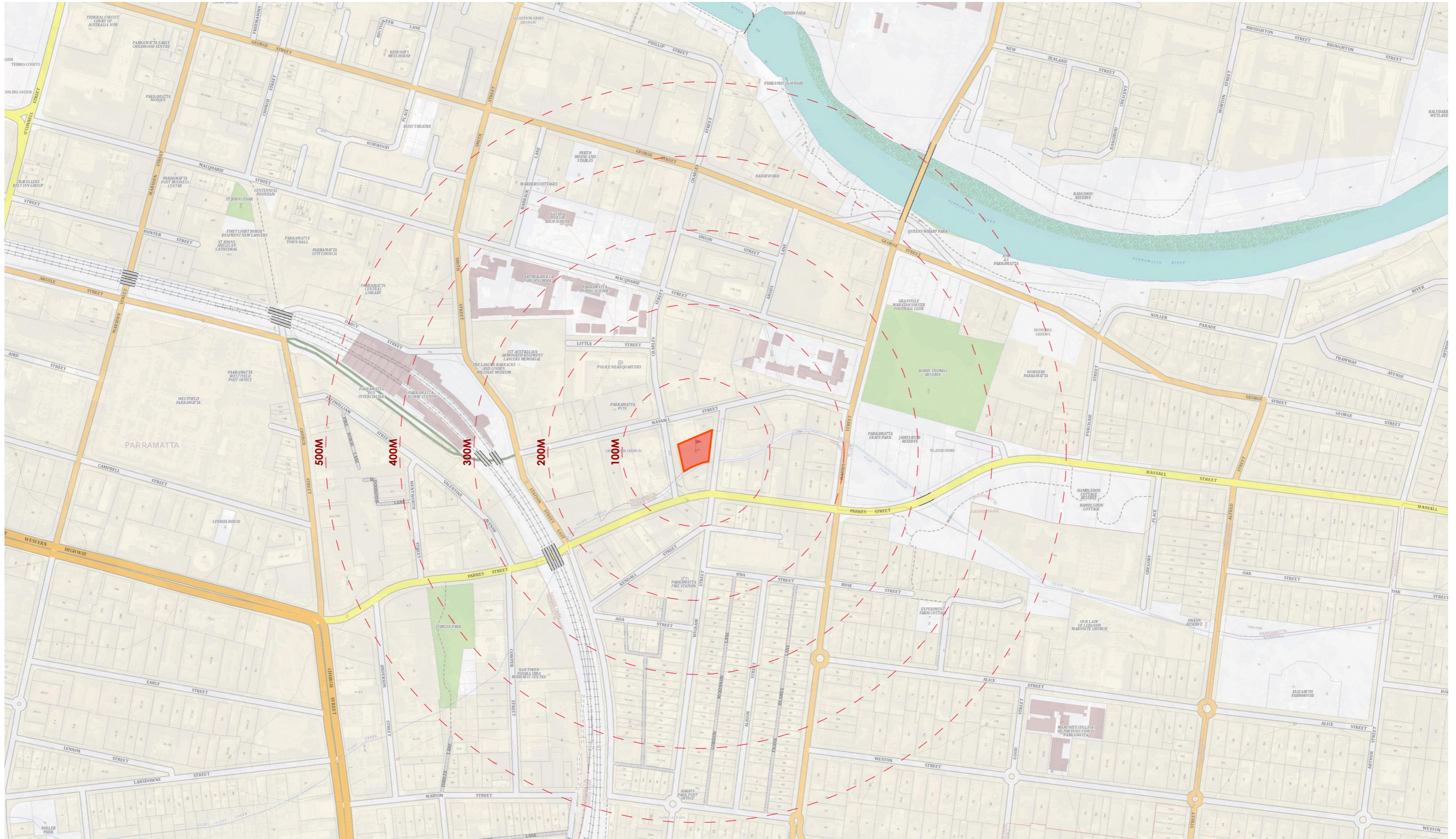


DRAWING LIST	
00	COVER SHEET
01	LOCATION PLAN
02	SITE PLAN
03	SURVEY PLAN
04	BASEMENT 02
05	BASEMENT 01
06	GROUND FLOOR - COMMERCIAL
07	LEVEL 1 - COMMERCIAL PODIUM PLAN
08	LEVEL 2 - RESIDENTIAL LEVEL PODIUM PLAN
09	LEVEL 3-7 - RESIDENTIAL PODIUM PLAN
10	LEVEL 8 - RESIDENTIAL PODIUM PLAN
11	LEVEL 9 - 35- TYPICAL RESIDENTIAL FLOOR PLAN
12	SECTION A
13	SECTION B
14	SECTION C
15	NORTHERN BOUNDARY ELEVATION
16	STREET SECTION
17	CHARLES STREET ELEVATION
18	HASSALL STREET ELEVATION
19	WIGRAM STREET ELEVATION
20	DEVELOPMENT CALCULATION
21	SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM
22	SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM
22	SHADOW DIAGRAMS 3D: 12 JUNE 11:00AM
23	SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM
23	SHADOW DIAGRAMS 3D: 12 JUNE 2:00PM
26	17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS



PLANNING PROPOSAL

124 WIGRAM STREET, PARRAMATTA NSW 2150
MIXED USE PODIUM WITH RESIDENTIAL TOWER SCHEME



1 LOCATION PLAN
1:5000

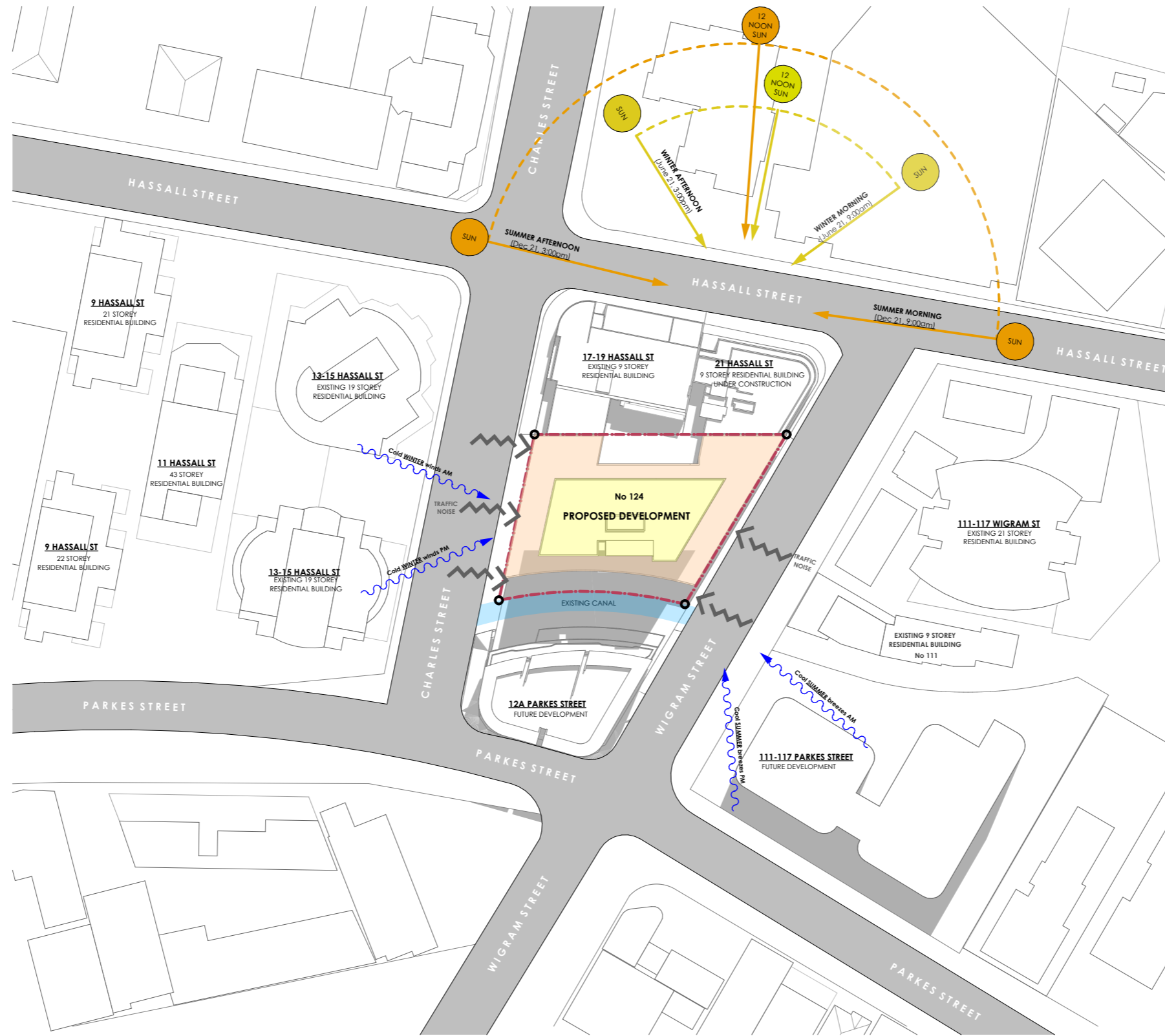
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P25.0	CLIENT ISSUE	JR	29.05.23
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P27.0	CLIENT ISSUE	LZ	29.08.23
P28.0	CLIENT ISSUE	LZ	05.09.23
P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LOCATION PLAN

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:5000 AT A3
PROJECT No: P530

PP 01 P34.0
stage. dwg no. revision



1 SITE PLAN & ANALYSIS PLAN
1:1000

INDICATIVE PODIUM ENVELOPE

INDICATIVE TOWER ENVELOPE

EXISTING CANAL

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
P27.0	CLIENT ISSUE	LZ	29.08.23
P28.0	CLIENT ISSUE	LZ	05.09.23
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P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
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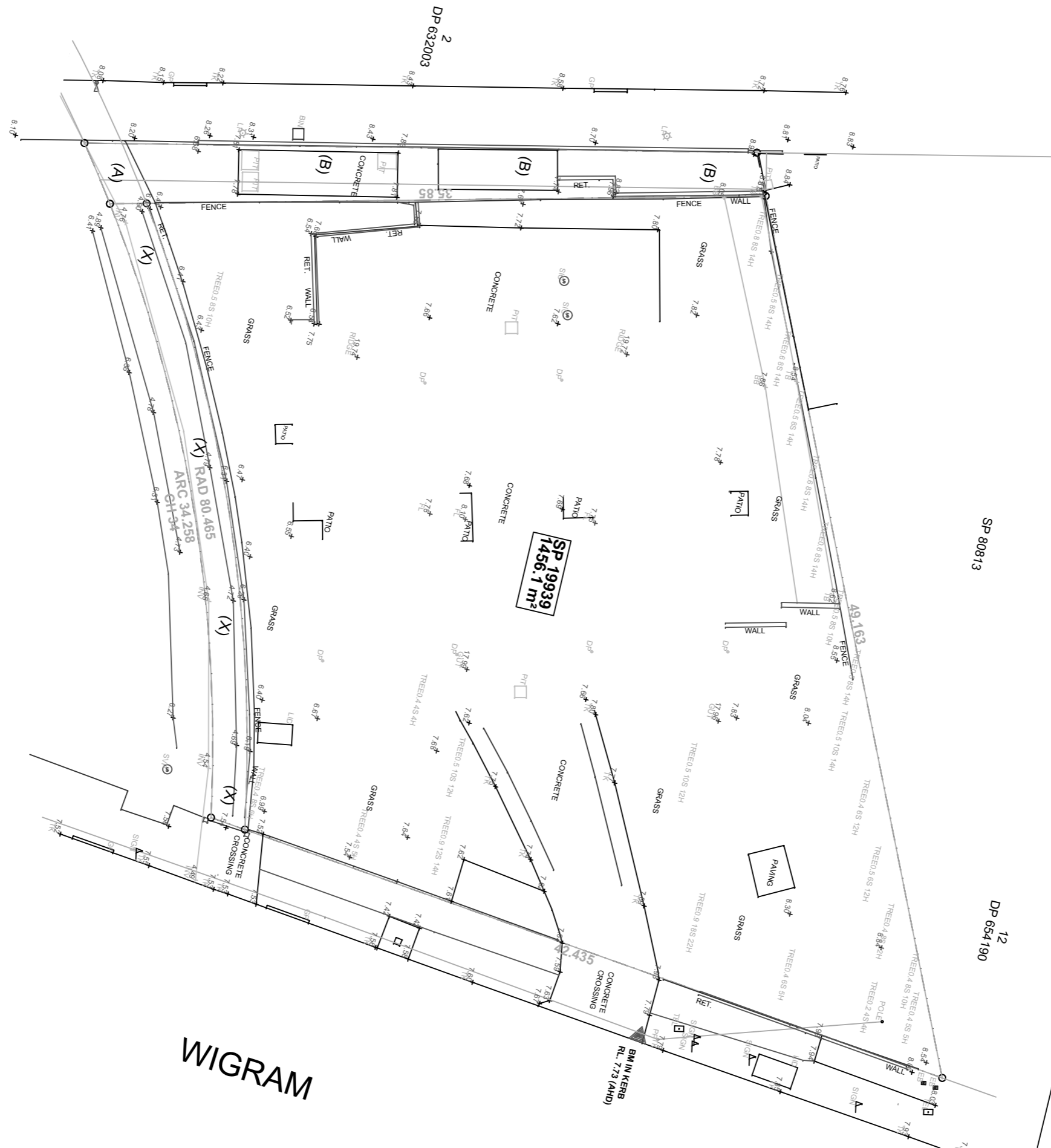
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SITE PLAN



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

PP 02 P34.0
stage. dwg no. revision

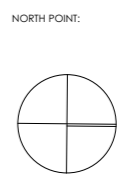


WIGRAM

REV	DESCRIPTION	BY	DATE
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P27.0	CLIENT ISSUE	LZ	29.08.23
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P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
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P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SURVEY PLAN

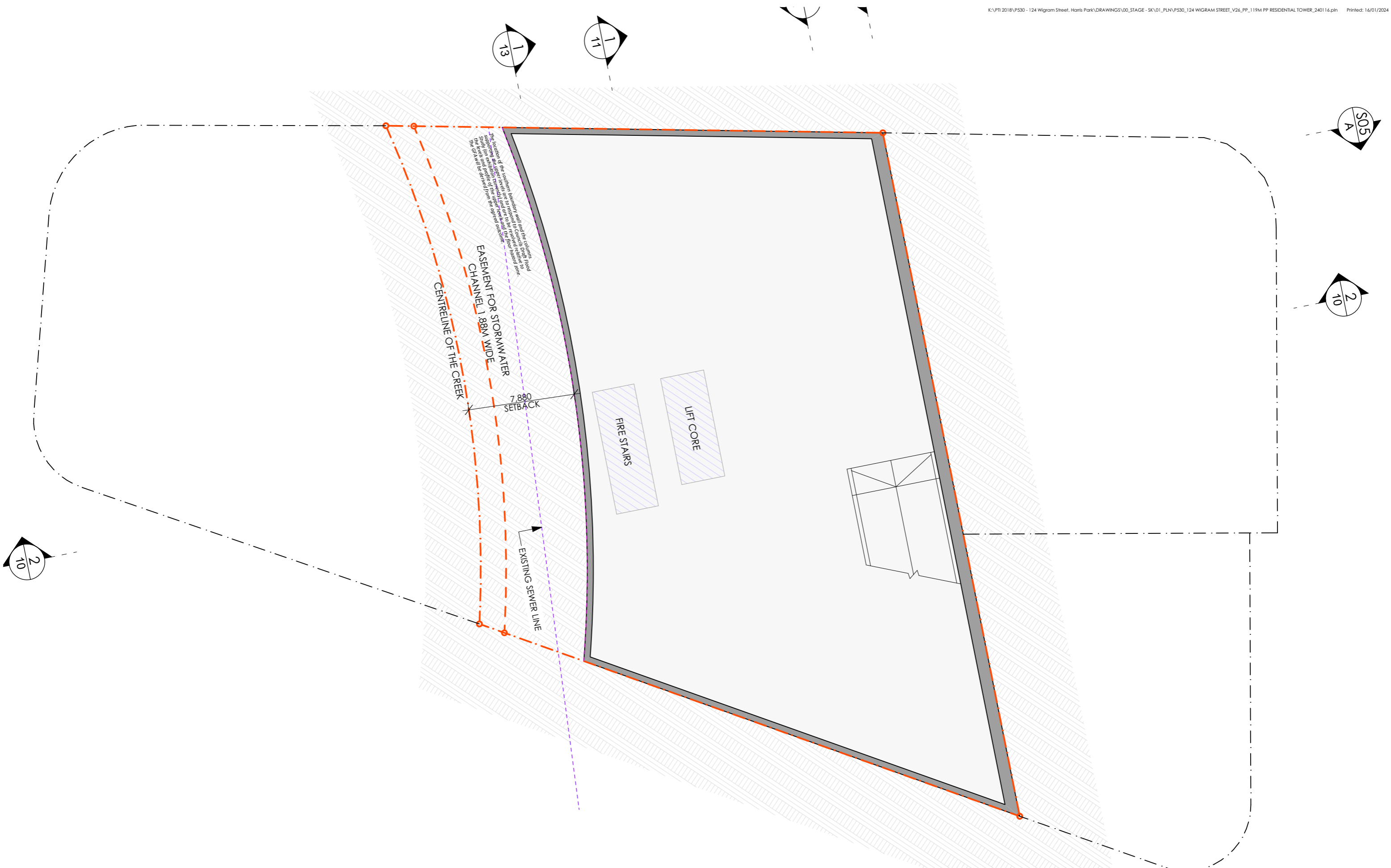


DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530

PP 03 P34.0
stage. dwg no. revision



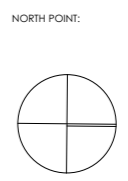
Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022



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P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
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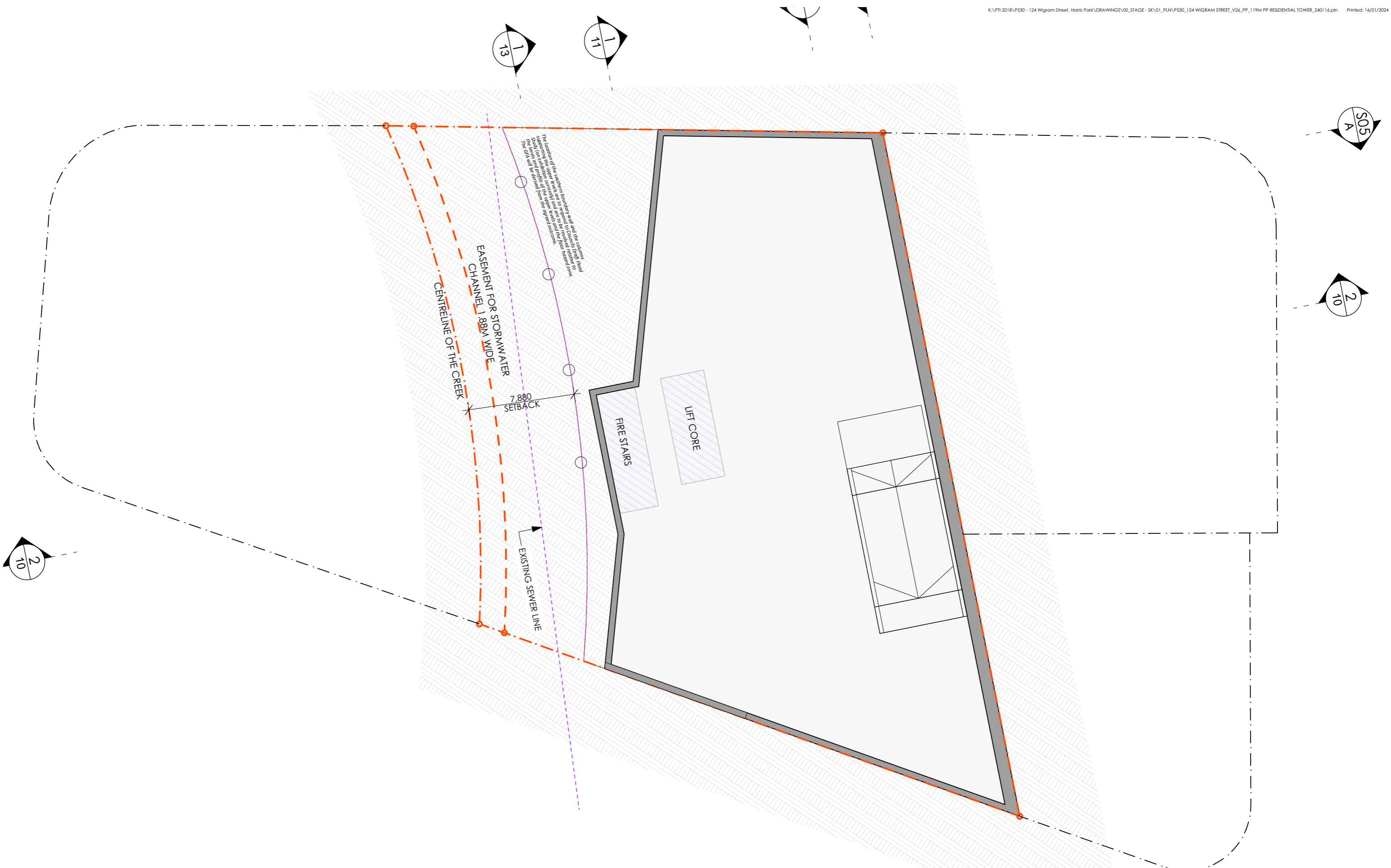
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PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
BASEMENT 02



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

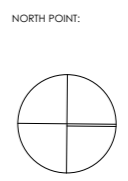
PP 04 P34.0
stage. dwg no. revision



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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
BASEMENT 01



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

PP 05 P34.0
stage. dwg no. revision



PARKES STREET

CHARLES STREET

HASSALL STREET

WIGRAM STREET

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

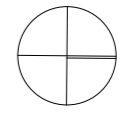


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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
GROUND FLOOR - COMMERCIAL

NORTH POINT:

 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530
PP 06 P34.0
 stage. dwg no. revision



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

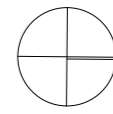


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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
 124 WIGRAM STREET PARRAMATTA NSW 2150
 DRAWING TITLE:
LEVEL 2 - RESIDENTIAL LEVEL PODIUM PLAN

NORTH POINT:

 DRAWN BY: JW, FW, LZ, JR
 CHECKED BY: PI & LL
 SCALE: 1:250 AT A3
 PROJECT No: P530
PP **08** **P34.0**
 stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
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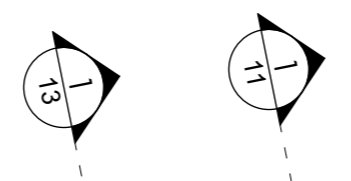
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PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 3-7 - RESIDENTIAL PODIUM PLAN

NORTH POINT:

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

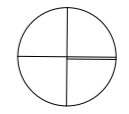
PP 09 P34.0
stage. dwg no. revision



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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 8 - RESIDENTIAL PODIUM PLAN

NORTH POINT:


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

PP 10 P34.0
stage. dwg no. revision



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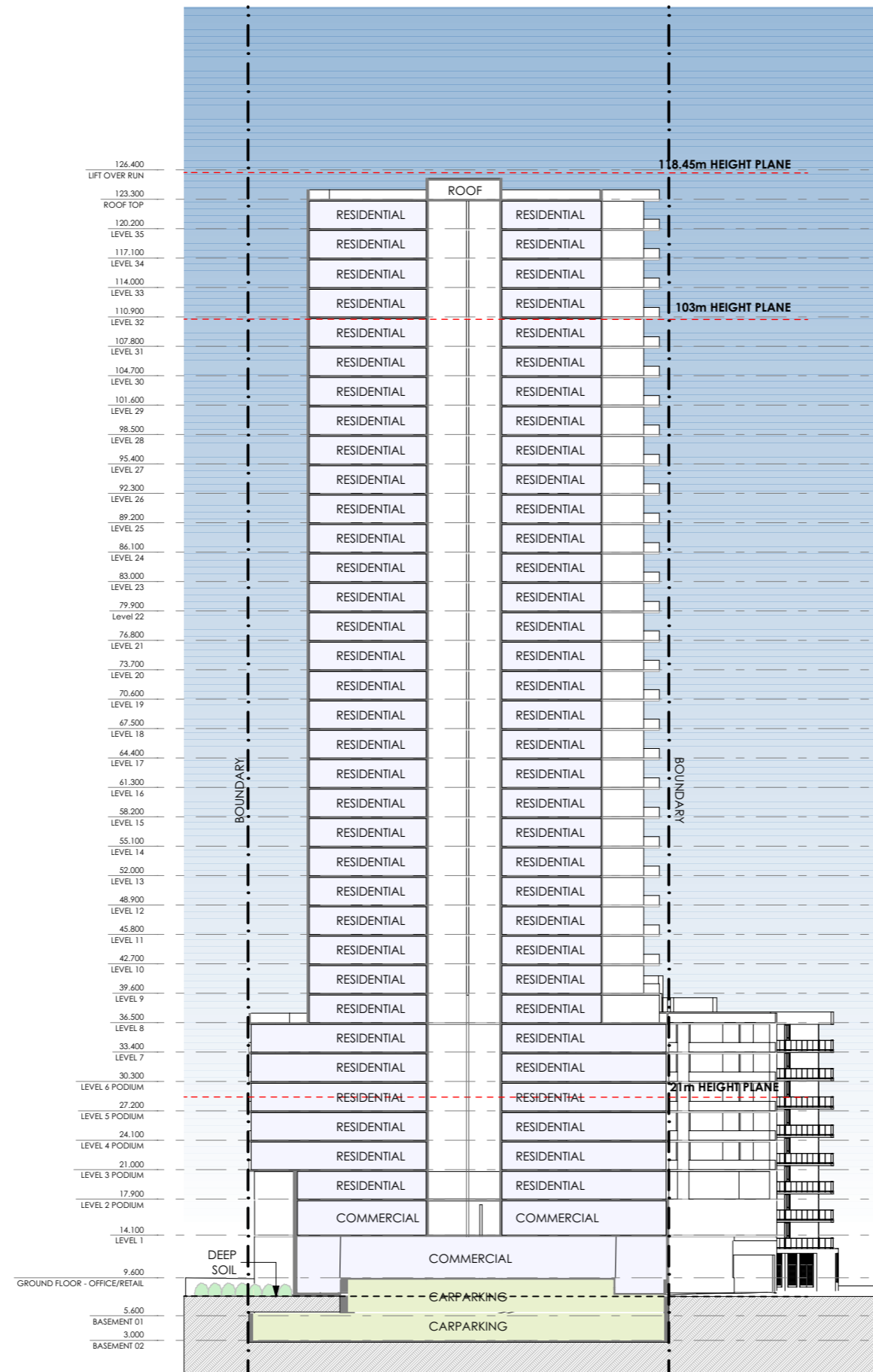
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PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
LEVEL 9 - 35- TYPICAL RESIDENTIAL FLOOR PLAN

NORTH POINT:

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

PP 11 P34.0
stage. dwg no. revision



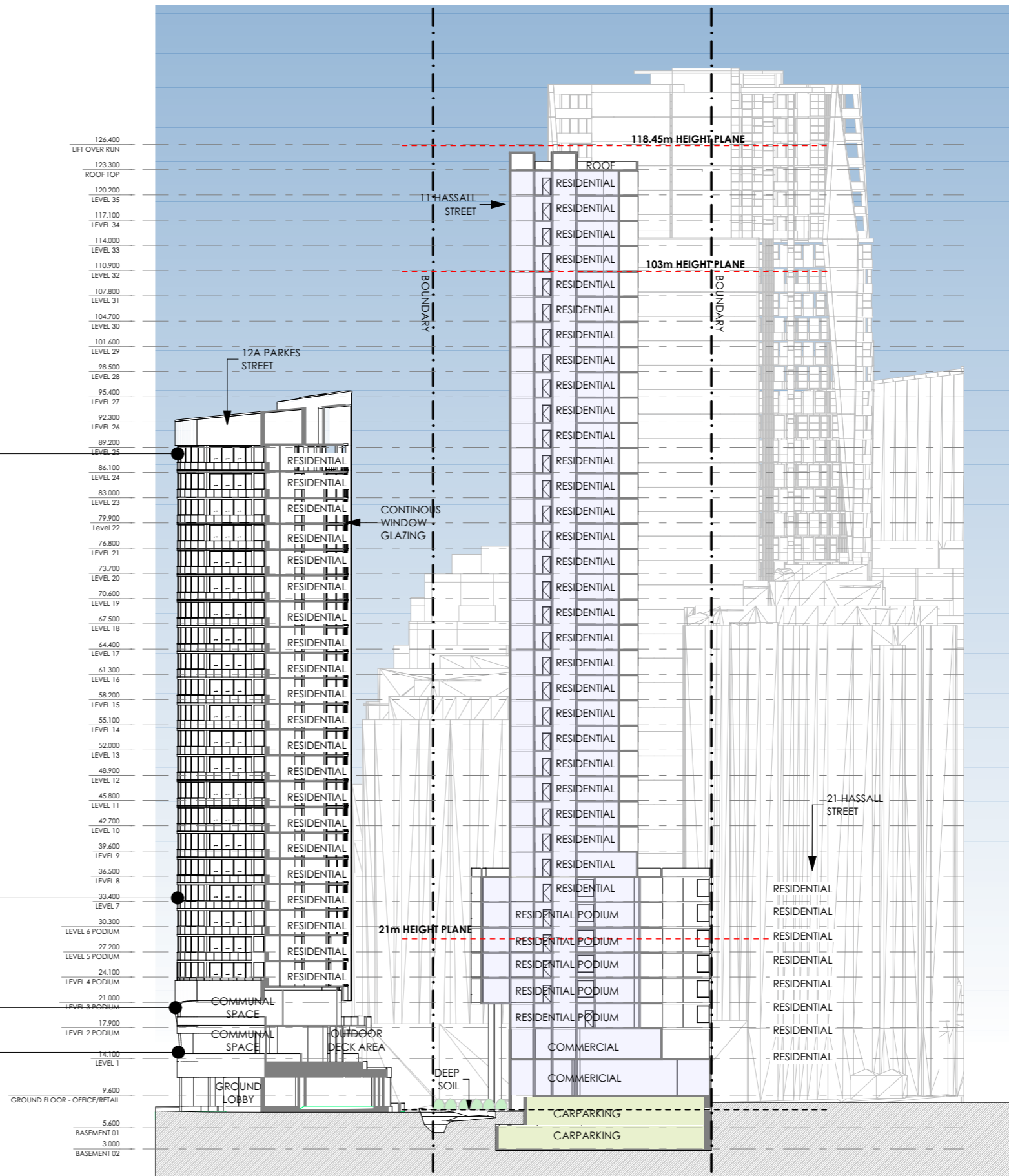
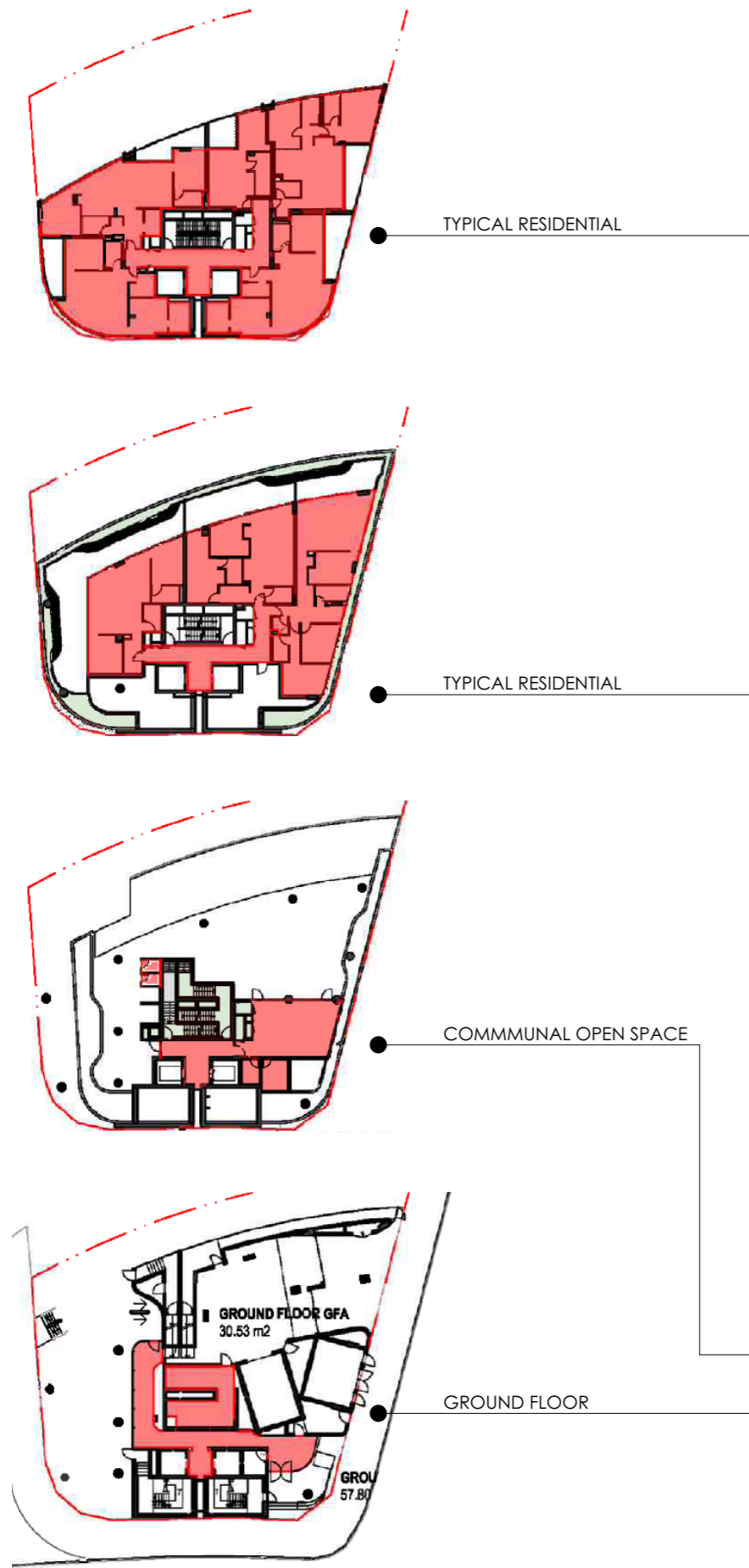
1 SECTION A-A
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CLIENT:
SKY BLUE DEVELOPMENTS

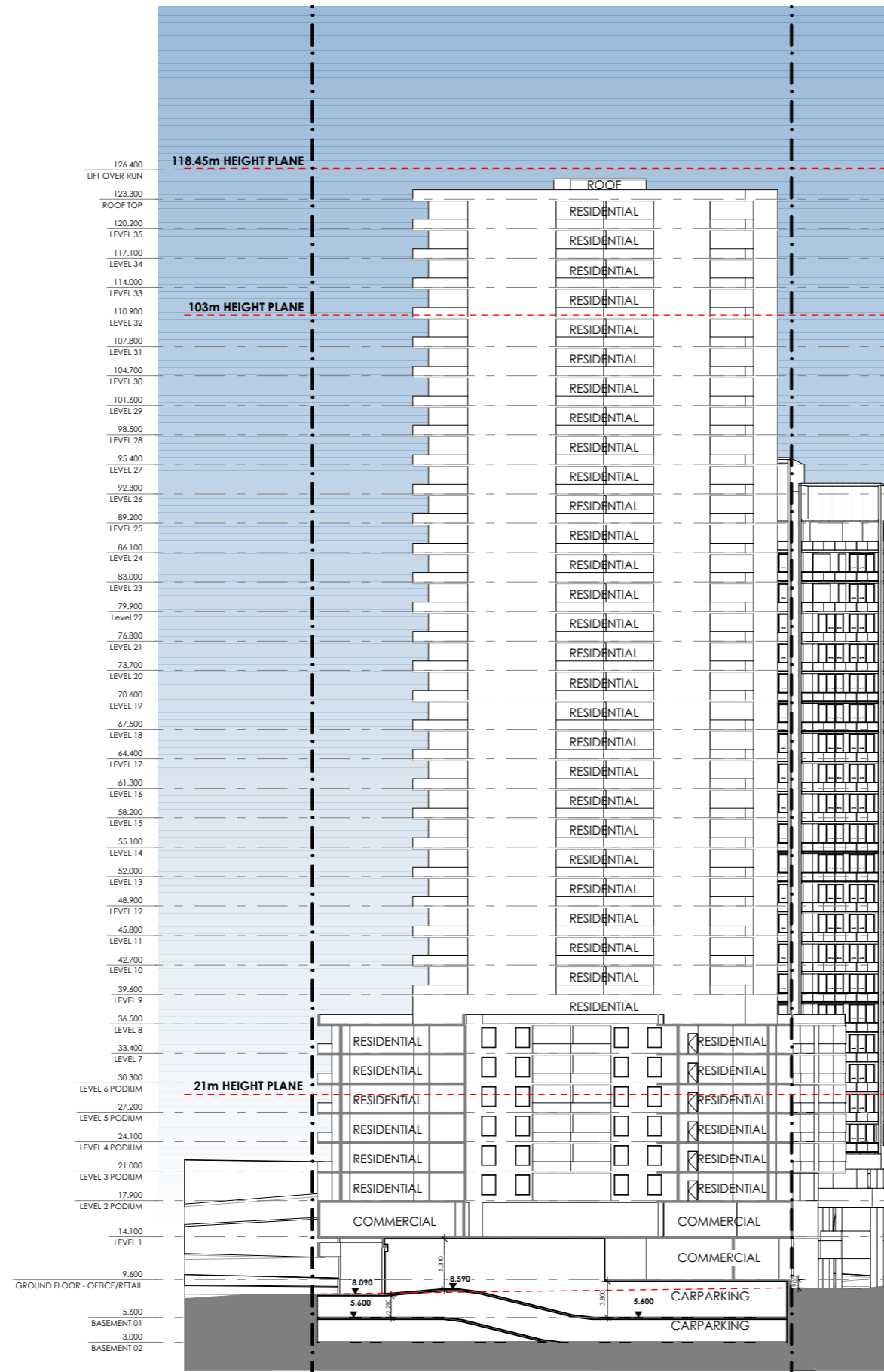
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PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION A

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



1 SECTION B-B
1:600

REV	DESCRIPTION	BY	DATE
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1 SECTION C-C
1:600

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P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SECTION C

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



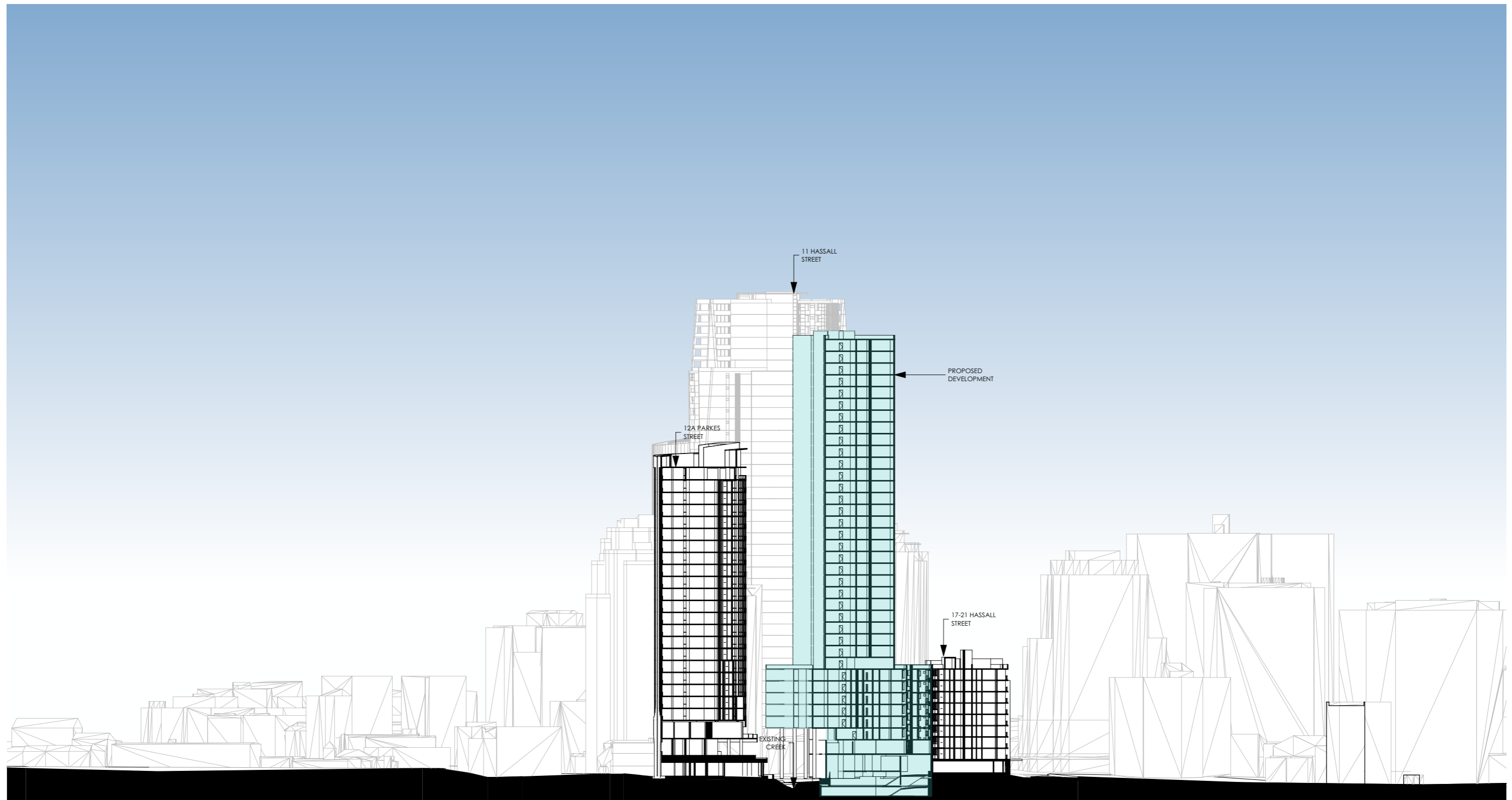
1 NORTHER BOUNDARY ELEVATION
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P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
NORTHERN BOUNDARY ELEVATION

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:250 AT A3
PROJECT No: P530
PP 15 P34.0
stage. dwg no. revision



1 WIGRAM STREET SECTION
1:1000

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
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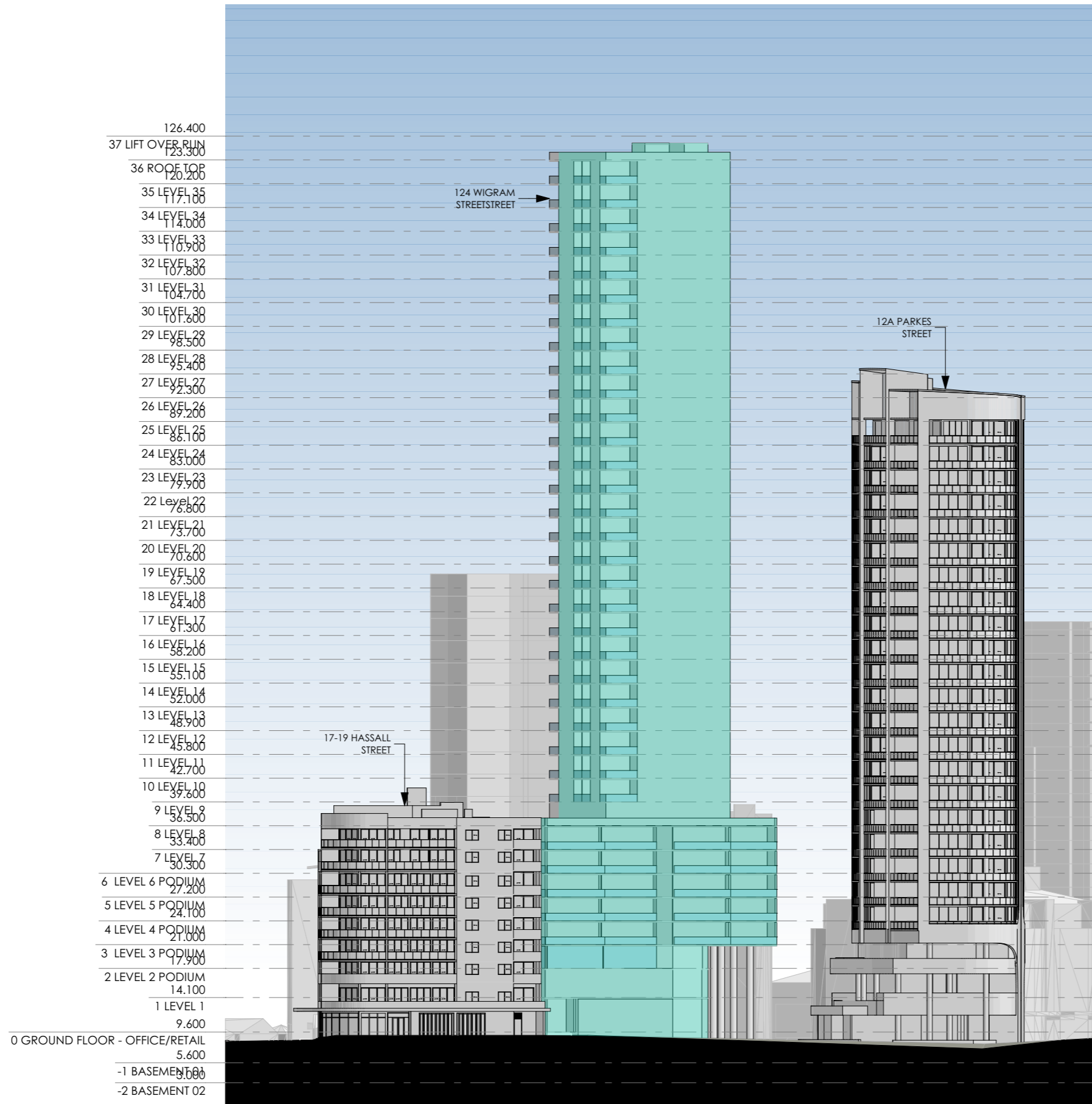
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SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
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 16 P34.0
stage. dwg no. revision



- 126.400
- 37 LIFT OVER RUN 123.300
- 36 ROOF TOP 120.200
- 35 LEVEL 35 117.100
- 34 LEVEL 34 114.000
- 33 LEVEL 33 110.900
- 32 LEVEL 32 107.800
- 31 LEVEL 31 104.700
- 30 LEVEL 30 101.600
- 29 LEVEL 29 98.500
- 28 LEVEL 28 95.400
- 27 LEVEL 27 92.300
- 26 LEVEL 26 89.200
- 25 LEVEL 25 86.100
- 24 LEVEL 24 83.000
- 23 LEVEL 23 79.900
- 22 LEVEL 22 76.800
- 21 LEVEL 21 73.700
- 20 LEVEL 20 70.600
- 19 LEVEL 19 67.500
- 18 LEVEL 18 64.400
- 17 LEVEL 17 61.300
- 16 LEVEL 16 58.200
- 15 LEVEL 15 55.100
- 14 LEVEL 14 52.000
- 13 LEVEL 13 48.900
- 12 LEVEL 12 45.800
- 11 LEVEL 11 42.700
- 10 LEVEL 10 39.600
- 9 LEVEL 9 36.500
- 8 LEVEL 8 33.400
- 7 LEVEL 7 30.300
- 6 LEVEL 6 PODIUM 27.200
- 5 LEVEL 5 PODIUM 24.100
- 4 LEVEL 4 PODIUM 21.000
- 3 LEVEL 3 PODIUM 17.900
- 2 LEVEL 2 PODIUM 14.100
- 1 LEVEL 1 9.600
- 0 GROUND FLOOR - OFFICE/RETAIL 5.600
- 1 BASEMENT 0.000
- 2 BASEMENT 02

1 CHARLES STREET ELEVATION
1:600

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
P27.0	CLIENT ISSUE	LZ	29.08.23
P28.0	CLIENT ISSUE	LZ	05.09.23
P29.0	CLIENT ISSUE	LZ	08.09.23
P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

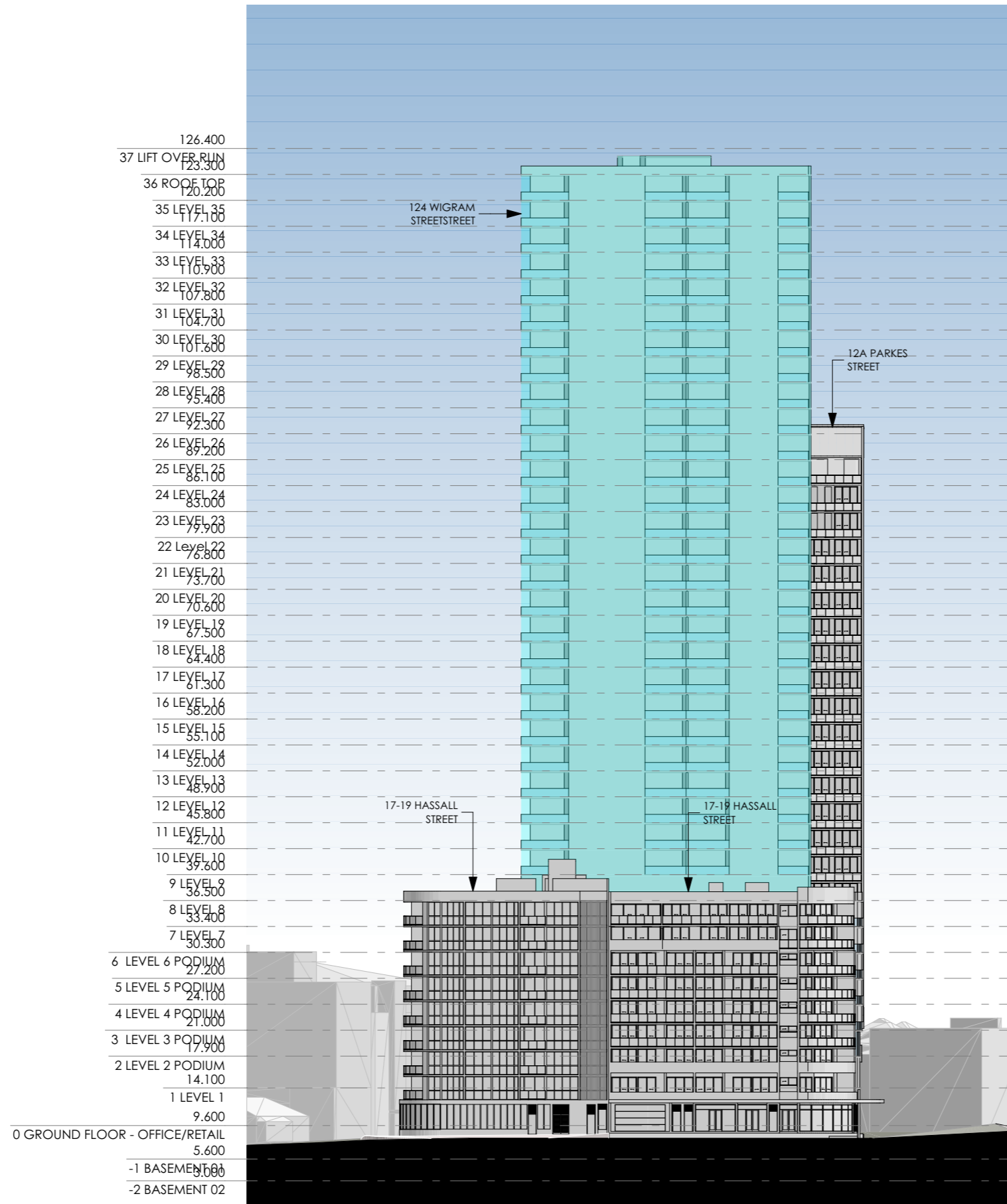
CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
CHARLES STREET ELEVATION

NORTH POINT:

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

PP 17 P34.0
stage. revision



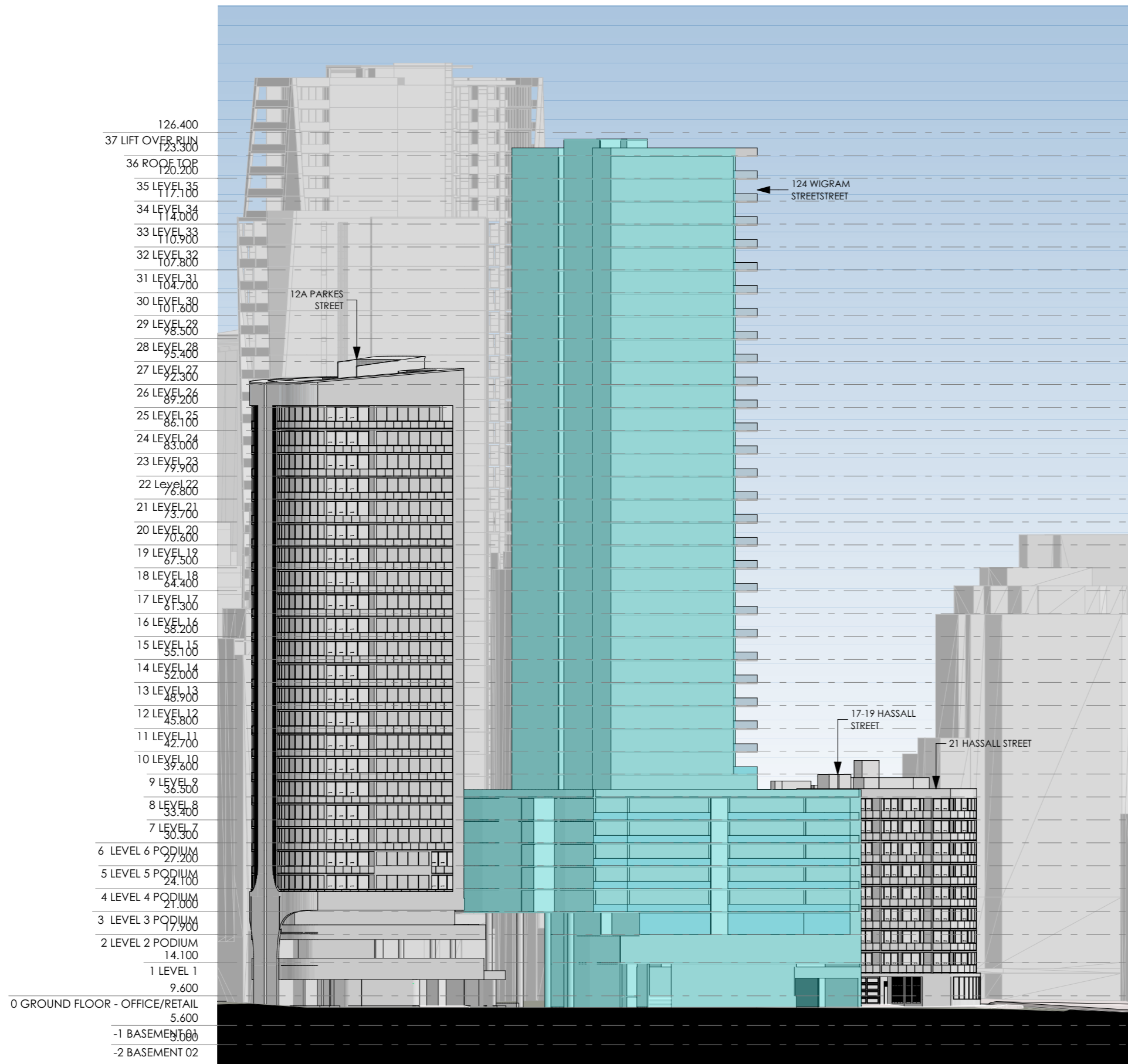
1 HASSALL STREET ELEVATION
1:600

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
P27.0	CLIENT ISSUE	LZ	29.08.23
P28.0	CLIENT ISSUE	LZ	05.09.23
P29.0	CLIENT ISSUE	LZ	08.09.23
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P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
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P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
HASSALL STREET ELEVATION

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:600 AT A3
PROJECT No: P530
PP 18 P34.0
stage. dwg no. revision



- 126.400
- 37 LIFT OVER RUN 123.300
- 36 ROOF TOP 120.200
- 35 LEVEL 35 117.100
- 34 LEVEL 34 114.000
- 33 LEVEL 33 110.900
- 32 LEVEL 32 107.800
- 31 LEVEL 31 104.700
- 30 LEVEL 30 101.600
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- 6 LEVEL 6 PODIUM 27.200
- 5 LEVEL 5 PODIUM 24.100
- 4 LEVEL 4 PODIUM 21.000
- 3 LEVEL 3 PODIUM 17.900
- 2 LEVEL 2 PODIUM 14.100
- 1 LEVEL 1 9.600
- 0 GROUND FLOOR - OFFICE/RETAIL 5.600
- 1 BASEMENT 0.000
- 2 BASEMENT 02

1 WIGRAM STREET ELEVATION
1:600

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
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P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
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 19 P34.0
stage. dwg no. revision

APARTMENTS (qty)

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
GF	-	-	-	-	-
L1	-	-	-	-	-
L2	-	1	4	-	5
L3	-	4	5	1	10
L4	-	4	5	1	10
L5	-	4	5	1	10
L6	-	4	5	1	10
L7	-	4	5	1	10
L8	-	-	-	-	-
L9	-	-	2	2	4
L10	-	-	2	2	4
L11	-	-	2	2	4
L12	-	-	2	2	4
L13	-	-	2	2	4
L14	-	-	2	2	4
L15	-	-	2	2	4
L16	-	-	2	2	4
L17	-	-	2	2	4
L18	-	-	2	2	4
L19	-	-	2	2	4
L20	-	-	2	2	4
L21	-	-	2	2	4
L22	-	-	2	2	4
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L26	-	-	2	2	4
L27	-	-	2	2	4
L28	-	-	2	2	4
L29	-	-	2	2	4
L30	-	-	2	2	4
L31	-	-	2	2	4
L32	-	-	2	2	4
L33	-	-	2	2	4
L34	-	-	2	2	4
L35	-	-	2	2	4
ROOF	-	-	-	-	-
TOTAL UNITS (qty)	-	21	83	59	163
UNIT MIX (%)	0%	13%	51%	36%	100%

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m²)
FSR PROPOSED	11.06:1 (17243.5m²)
<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)
--------------------------------	-----------------------------------

NO. OF LEVELS

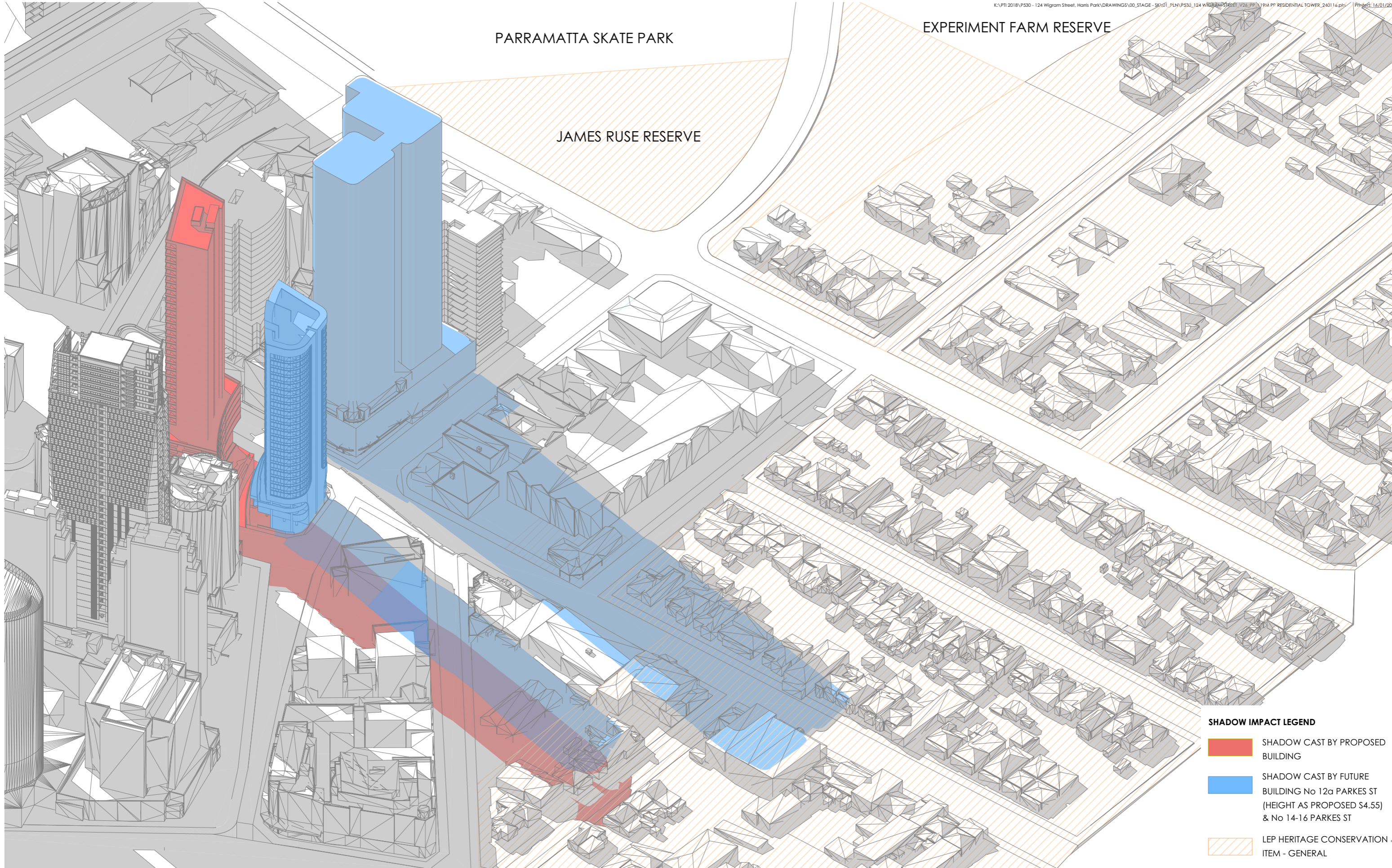
BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS

TOTAL 36 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	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
P27.0	CLIENT ISSUE	LZ	29.08.23
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P30.0	CLIENT ISSUE - COMMERCIAL	DP	29.11.23
P31.0	CLIENT ISSUE - RESIDENTIAL	DP	30.11.23
P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 10:00AM

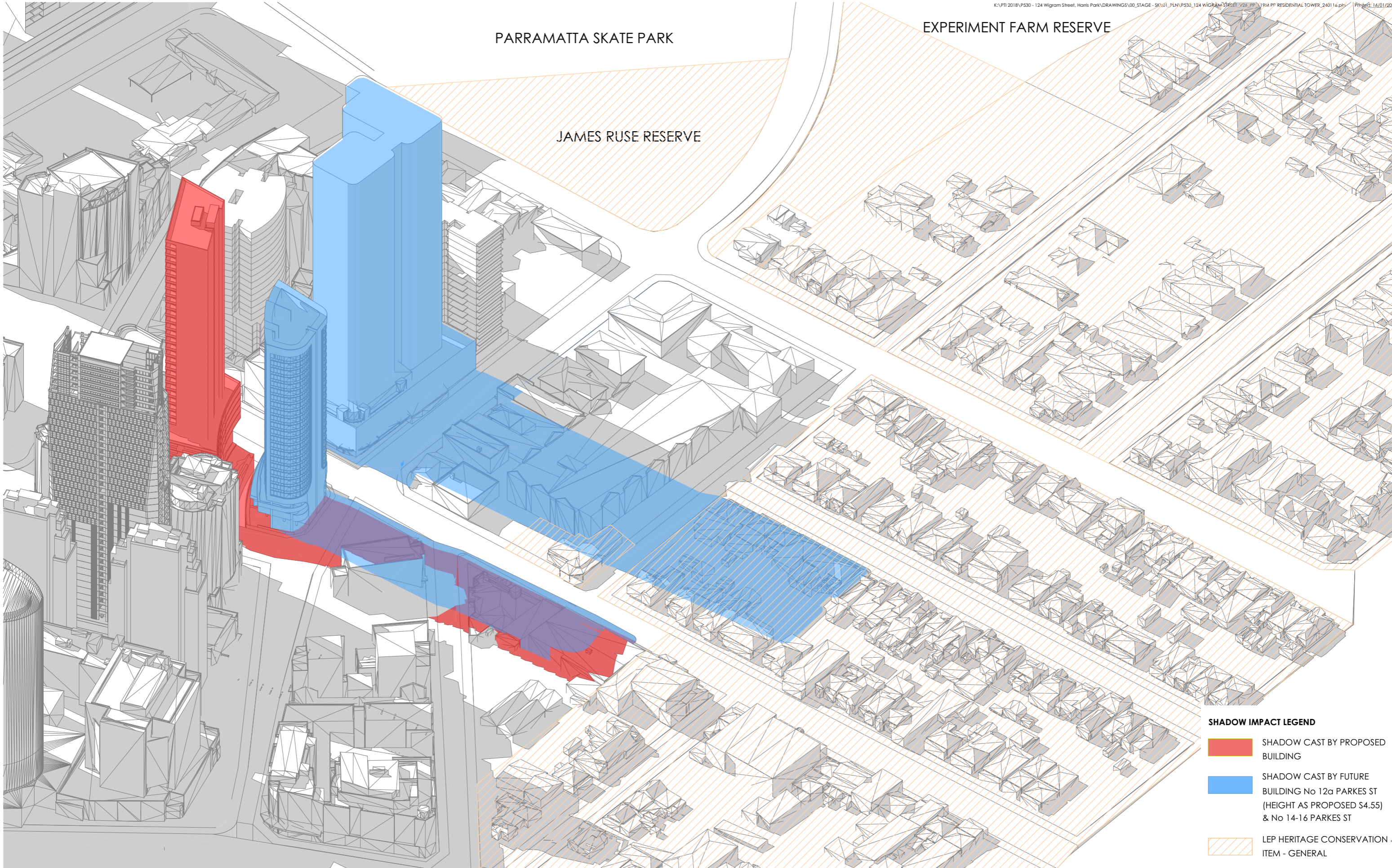
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 21 P34.0
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	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
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P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:

SKY BLUE DEVELOPMENTS

PROJECT TITLE:

PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
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
stage.

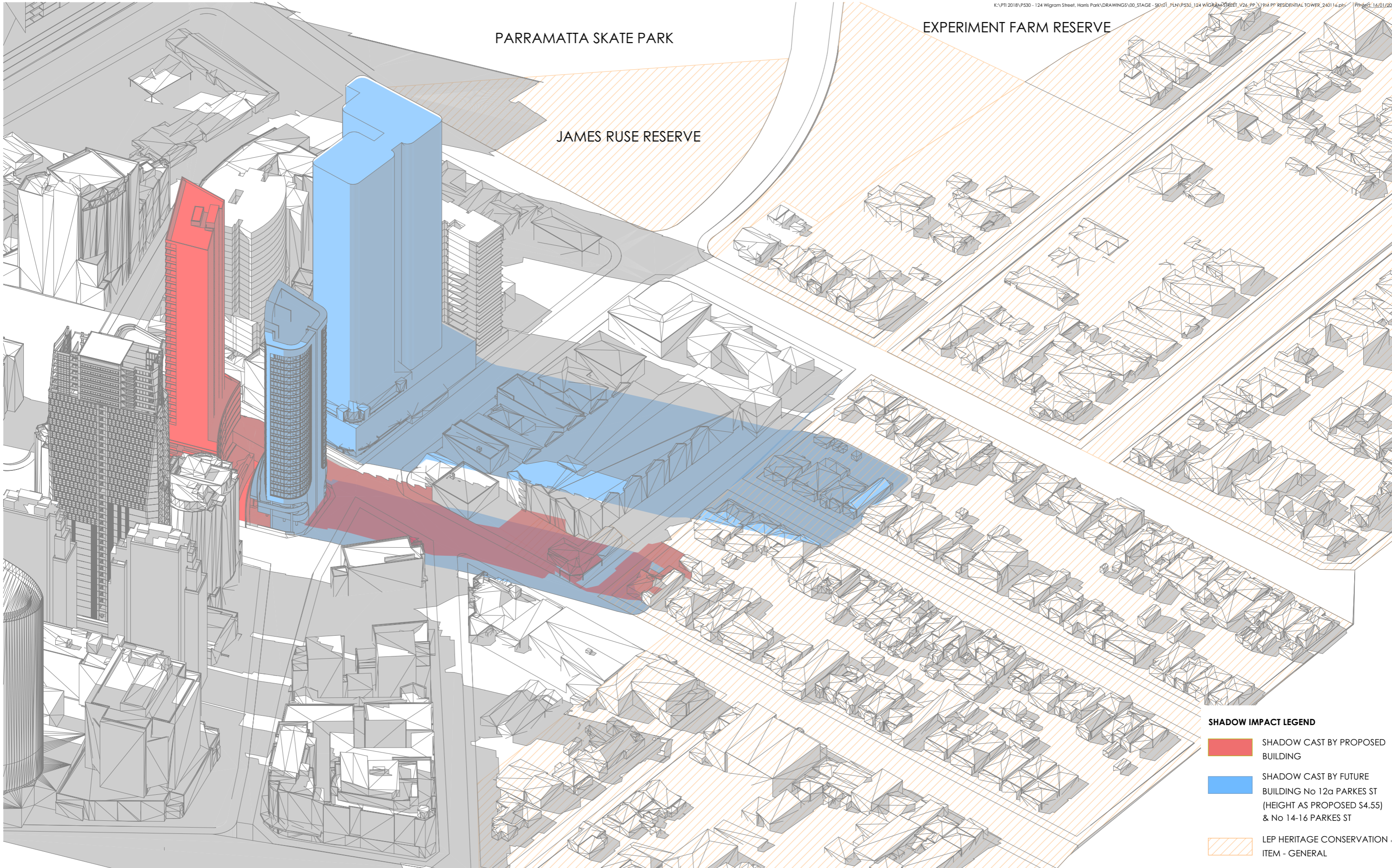
22
dwg no.

P34.0
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

REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
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P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 12:00PM

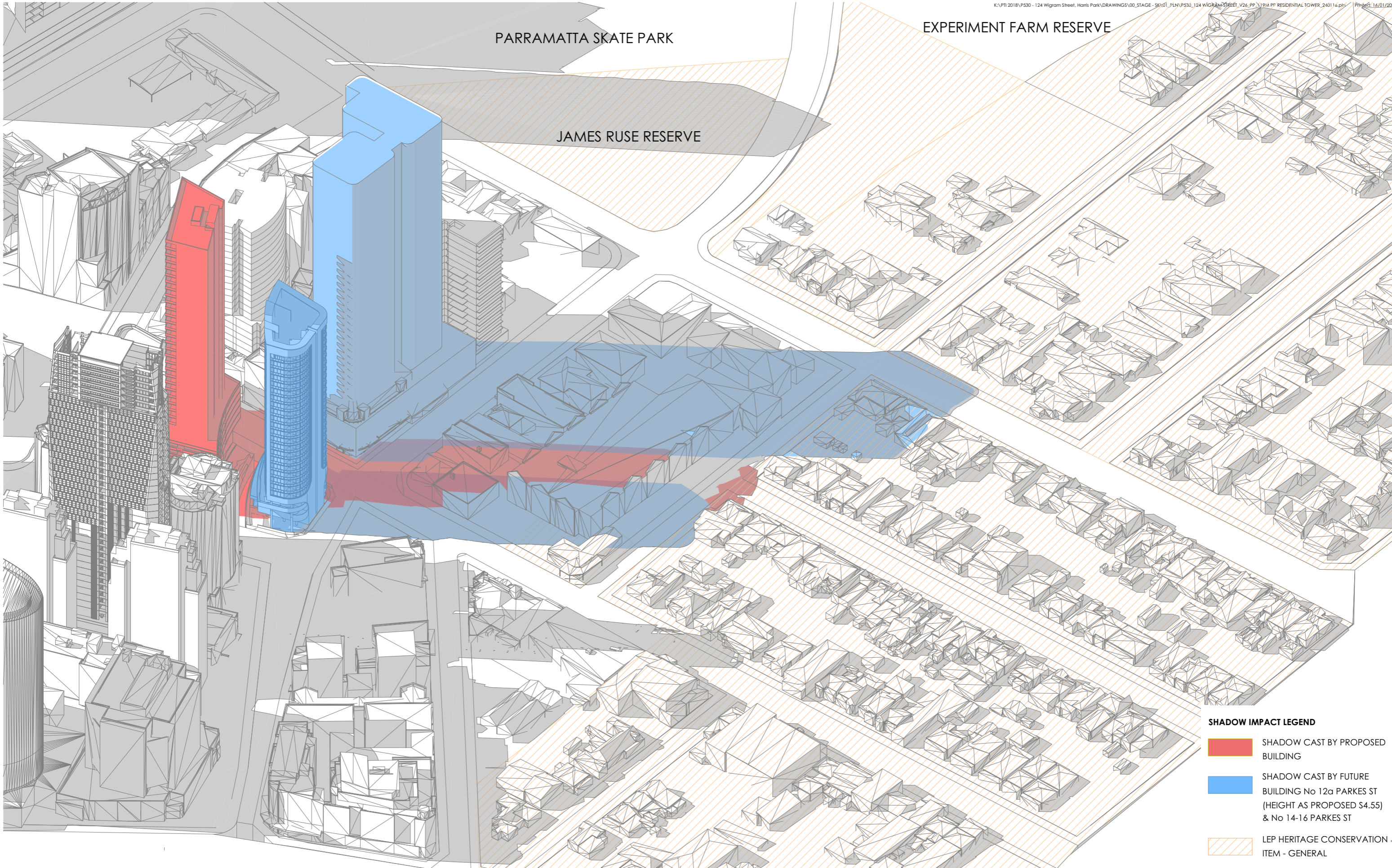
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CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 23 P34.0
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	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
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P32.0	CLIENT ISSUE - RESIDENTIAL	DP	06.12.23
P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
SHADOW DIAGRAMS 3D: 12 JUNE 1:00PM

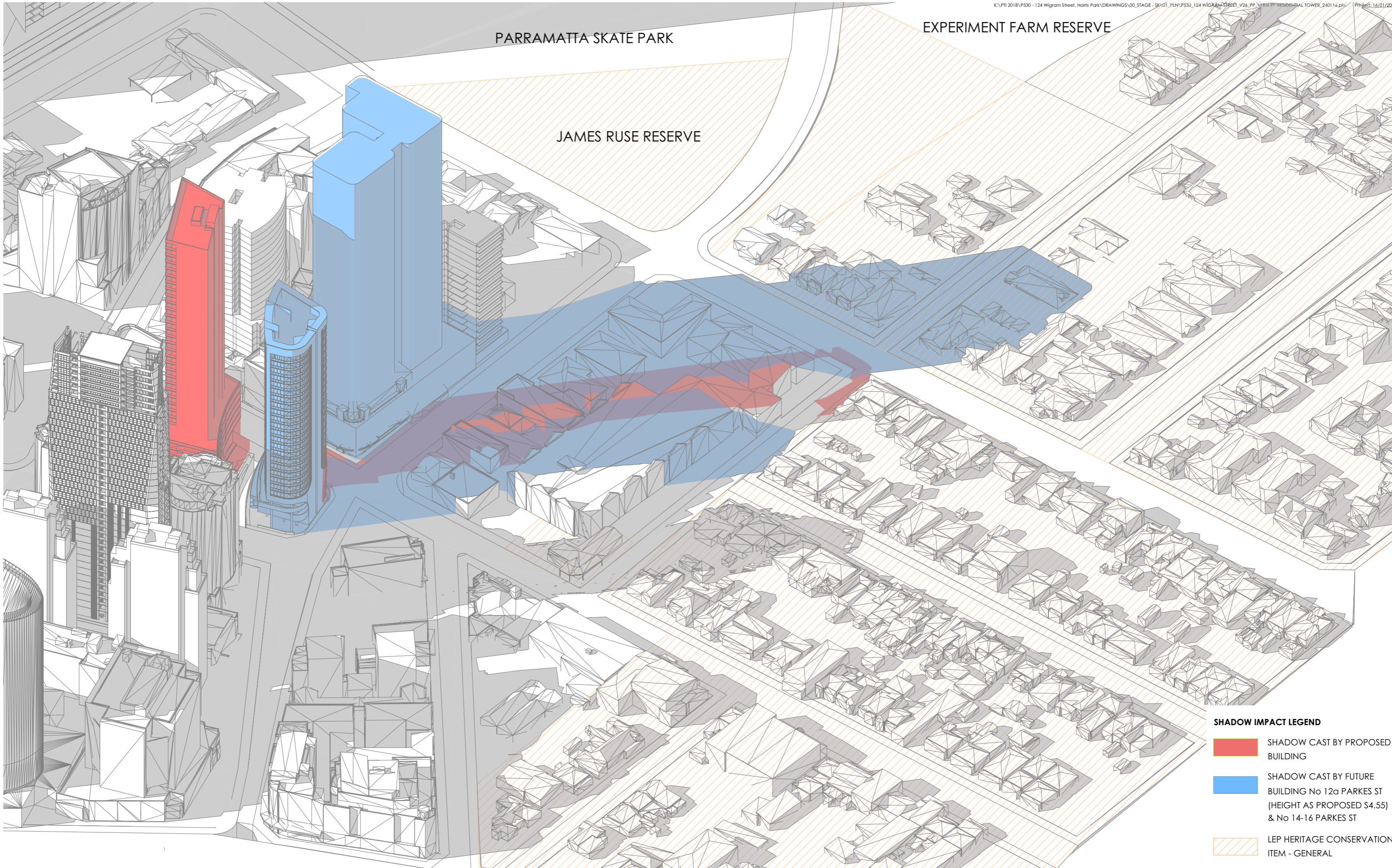
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:1200, 1:100 AT A3
PROJECT No: P530

PP 22 P34.0
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	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
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P33.0	CLIENT ISSUE - RESIDENTIAL	LZ	09.01.24
P34.0	CLIENT ISSUE - RESIDENTIAL	LZ	16.01.24

CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
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 **23** **P34.0**
stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
P24.0	CLIENT ISSUE	JR	19.05.23
P25.0	CLIENT ISSUE	JR	29.05.23
P26.0	CLIENT ISSUE	JR	01.06.23
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CLIENT:
SKY BLUE DEVELOPMENTS

PROJECT TITLE:
PROPOSED MIXED USE DEVELOPMENT PLANNING PROPOSAL - MIXED USE PODIUM WITH RESIDENTIAL TOWER
124 WIGRAM STREET PARRAMATTA NSW 2150
DRAWING TITLE:
17-19 HASSALL STREET AGAINST THE CBD DCP CONTROLS

NORTH POINT:
DRAWN BY: JW, FW, LZ, JR
CHECKED BY: PI & LL
SCALE: 1:300 AT A3
PROJECT No: P530

PP 26 P34.0
stage. dwg no. revision