

18/02/2026

**Document**  
20250058-AR-SK001

**Project**  
12 - 16 Dixon Street, Parramatta

**Client**  
Wardan (Sydney)

# Studio.SC

We acknowledge the Dharug people as the Traditional Custodians of the land on which we are designing. We recognise their deep and enduring connection to this Country - its lands, waters, skies, and stories.

We extend this acknowledgment to all Aboriginal and Torres Strait Islander Peoples across Australia. We pay our respect to them, their cultures, and to Elders past and present.



# Contents

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| Document History |            |                 |            |
|------------------|------------|-----------------|------------|
| Revision         | Date       | Remarks         | Authorised |
| A                | 31.10.2025 | For Information | ES         |
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| E                | 18.02.2026 | For Information | ES         |
|                  |            |                 |            |
|                  |            |                 |            |

1.0

# Introduction & Site Analysis

1.0

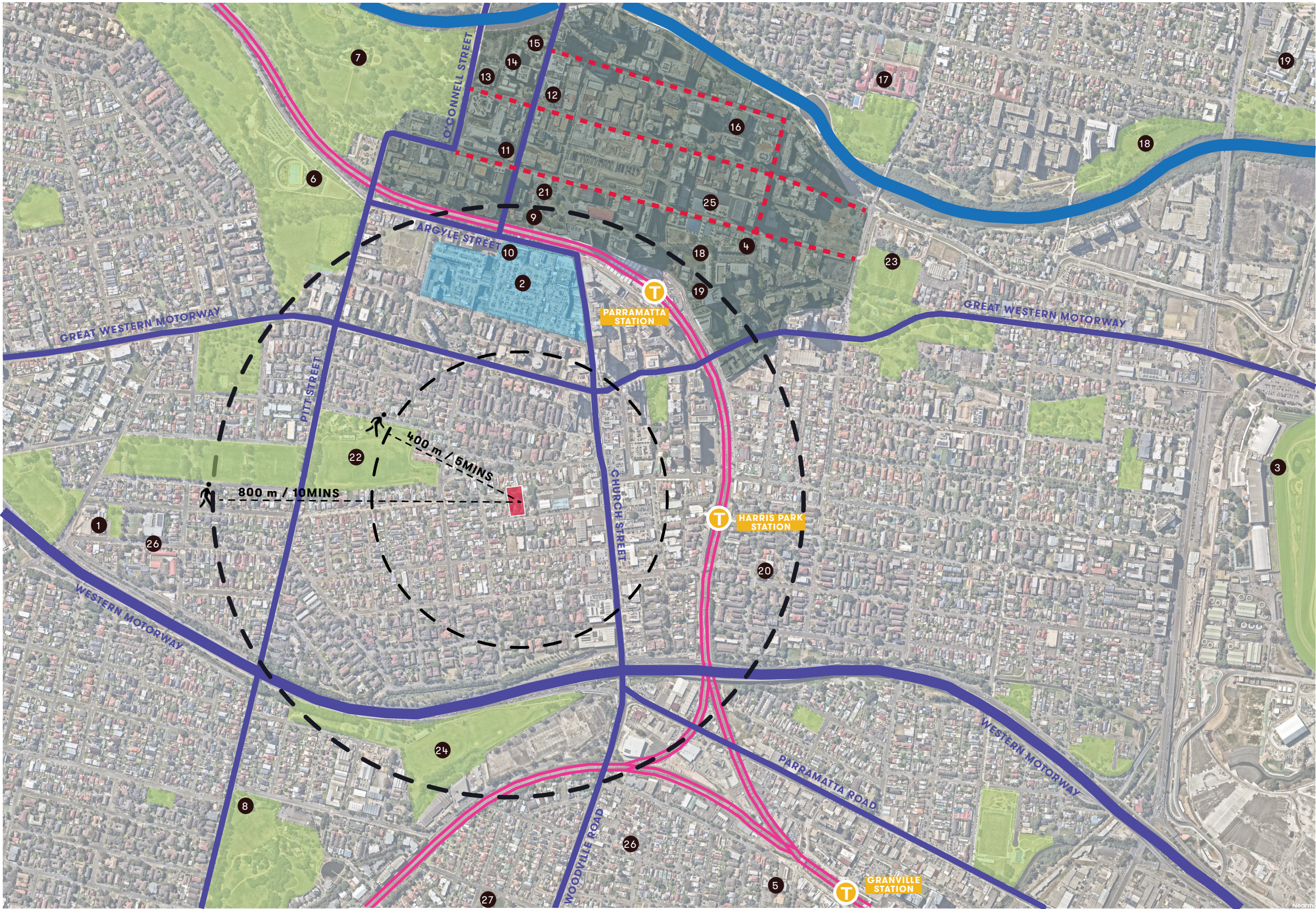


# 1.1 Location Plan

The site consists of three adjoining residential lots along Dixon Street, Parramatta. Occupying a highly accessible position within the rapidly evolving Parramatta Growth Precinct, with less than a five-minute walk from Church Street. The site is well connected to public transport, located within walking distance of Parramatta Train Station, major bus routes, and emerging neighbourhood centres. It also benefits from its close proximity to key destinations, including the Parramatta CBD and Westfield Shopping Centre, as well as nearby green spaces such as Ollie Webb Reserve.

## LEGEND

- 12 - 16 Dixon St, Parramatta
  - Major Vehicle Corridor
  - Shopping Strip
  - Train Railway
  - Parramatta River
  - Bus Route
  - Train Stations
  - Town Centre
  - Greenspace
  - Shopping center
- 1 NSW Ambulance
  - 2 Westfields Parramatta
  - 3 Rosehill Gardens Racecourse
  - 4 Parramatta West Public School
  - 5 Granville Police Station
  - 6 Parramatta Aquatic Centre
  - 7 Old Government House
  - 8 Holroyd Early Learning Centre
  - 9 Royal Parramata Private Hospital
  - 10 Argyle Street Medical Centre
  - 11 Parramatta Medical/Dental Centre
  - 12 Parramatta Local Court
  - 13 Parramatta Children's Court
  - 14 Legal Aid NSW
  - 15 Parramatta Community Health Centre
  - 16 NSW Department of Education
  - 17 Macarthur's Girls High School
  - 18 Lancer Barracks
  - 19 Western Sydney University
  - 20 St Oliver Plunkett Catholic Church
  - 21 St John's Anglican Cathedral
  - 22 Ollie Webb Reserve
  - 23 Robin Thomas Reserve
  - 24 Holroyd Sportsground
  - 25 Arthur Phillip High School
  - 26 South Parramatta Preschool
  - 27 Delaney College

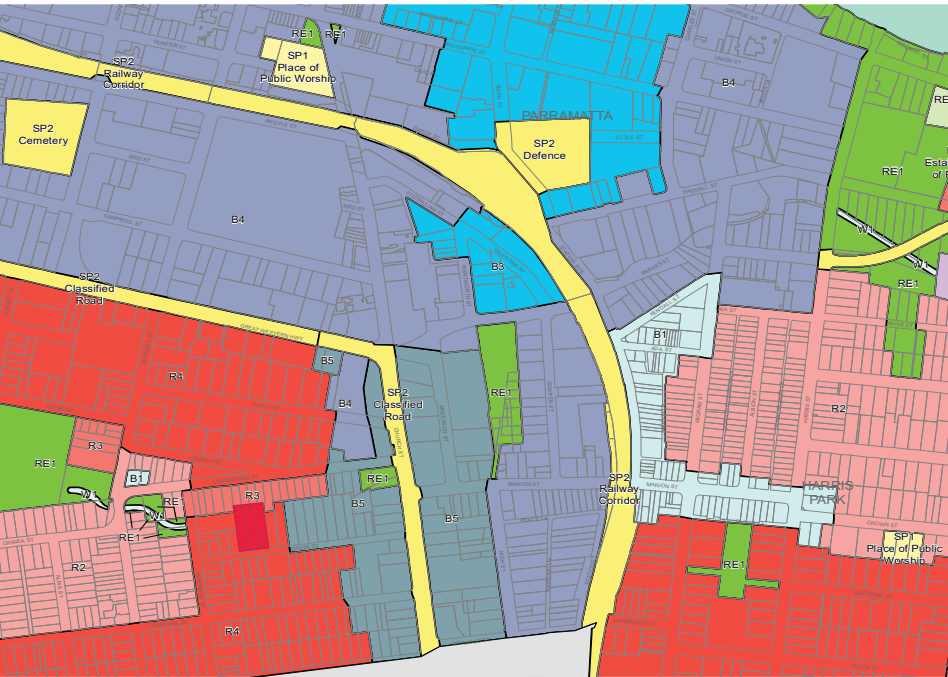




1.2 High Level Planning Controls

Below diagrams capture key planning controls from the SEPP (City of Parramatta Council) 2022. These were the base case and should be considered along with key DCP controls and local area requirements in preparing the SSDA package.

SEPP (City of Parramatta Council) 2022



Land Zoning Map

R4

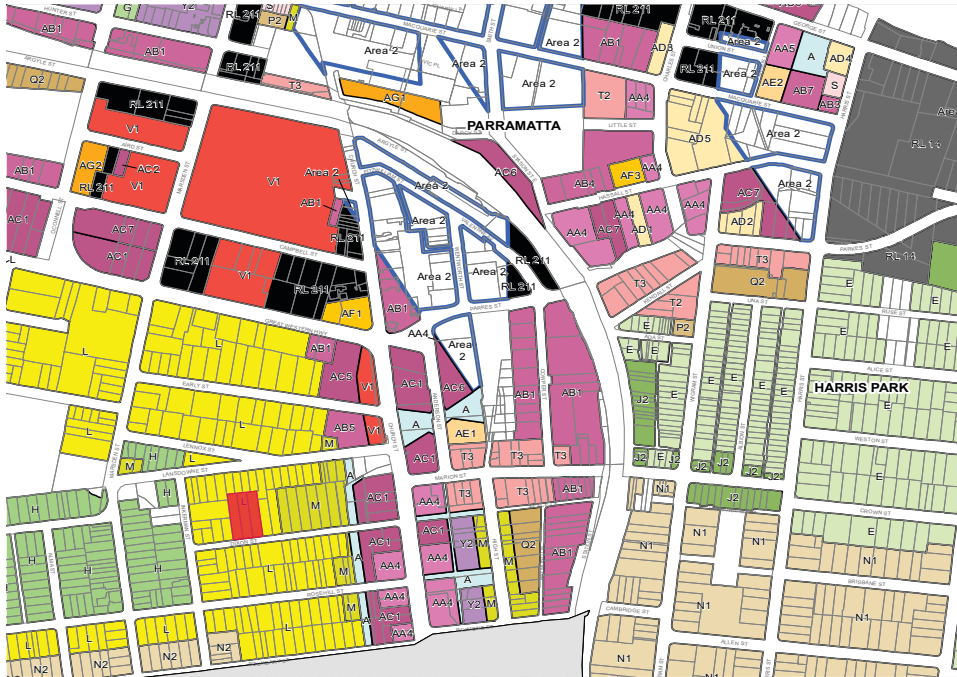
- R3 Medium Density Residential
- R4 High Density Residential
- R2 Low Density Residential
- B5 Business Development



Floor Space Ratio Map

0.8:1

- B - 0.4:1
- J - 0.8:1
- P - 1.2:1
- T2 - 2:1
- X1 - 4:1
- AA1 - 6:1
- AC - 8:1
- AE1 - 10:1



Height of Buildings Map

11 m

- M - 12m (Max Building Height)
- H - 7.5 m (Max Building Height)
- L - 11 m (Max Building Height)
- AC1 - 100 m (Max Building Height)

# 1.2 High Level Planning Controls

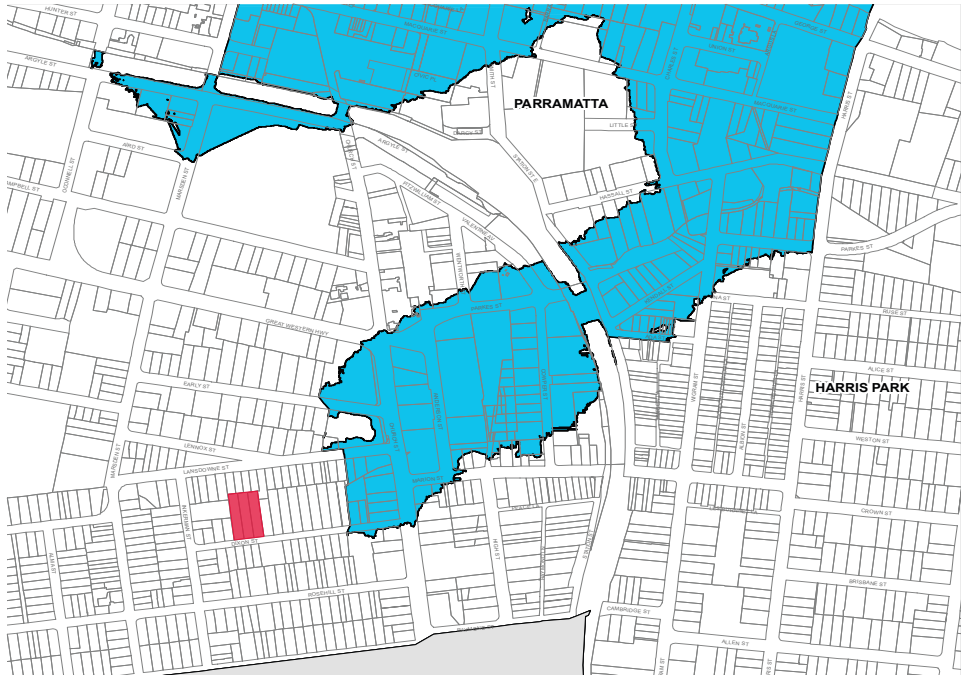
Below diagrams capture key planning controls from the SEPP (City of Parramatta Council) 2022. These were the base case and should be considered along with key DCP controls and local area requirements in preparing the SSDA package.

## SEPP (City of Parramatta Council) 2022



**Heritage Map**  
Not Heritage Listed

Heritage



**Floodplain Risk Map**  
Site Not Affected

Floodplain



**Local Provisions Map**  
Not Applicable

Parramatta City Centre

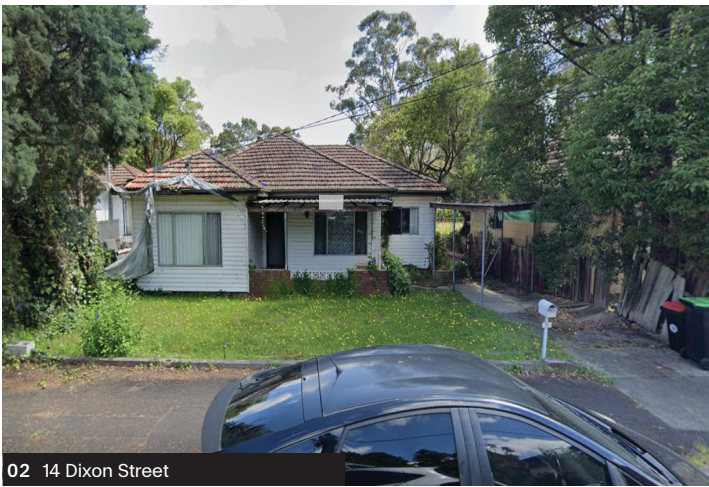
Area 1

Area 3

Area 5

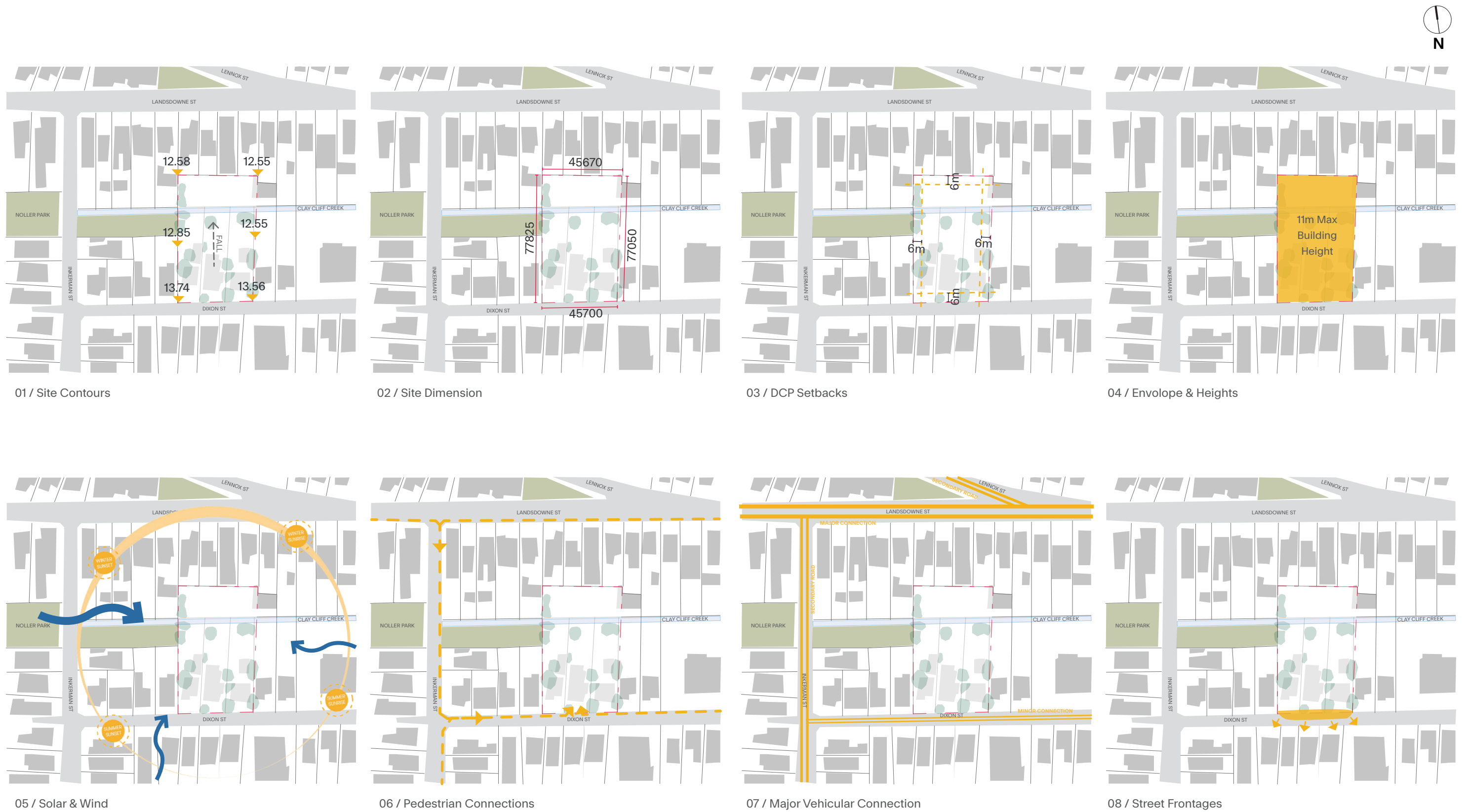


1.3 Street Location and Views





# 1.4 Site Analysis



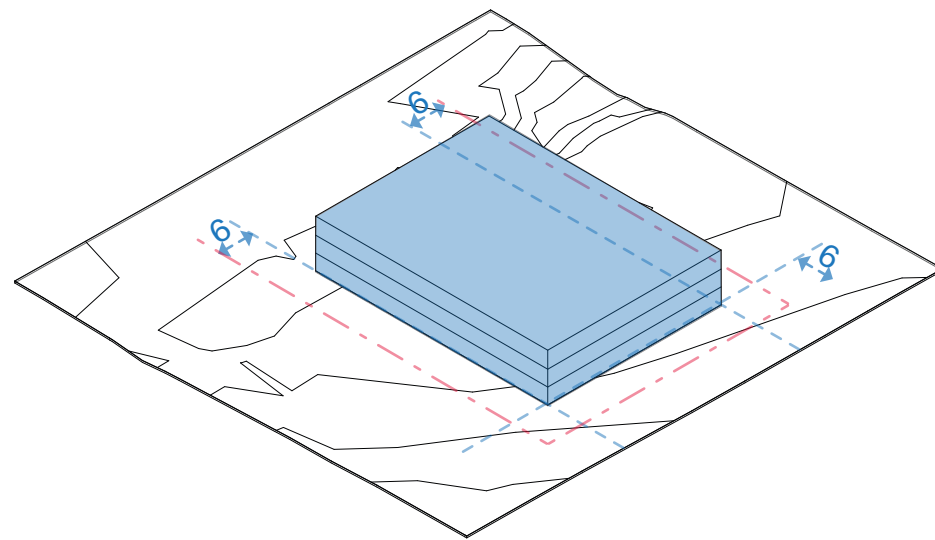
2.0

Massing Study

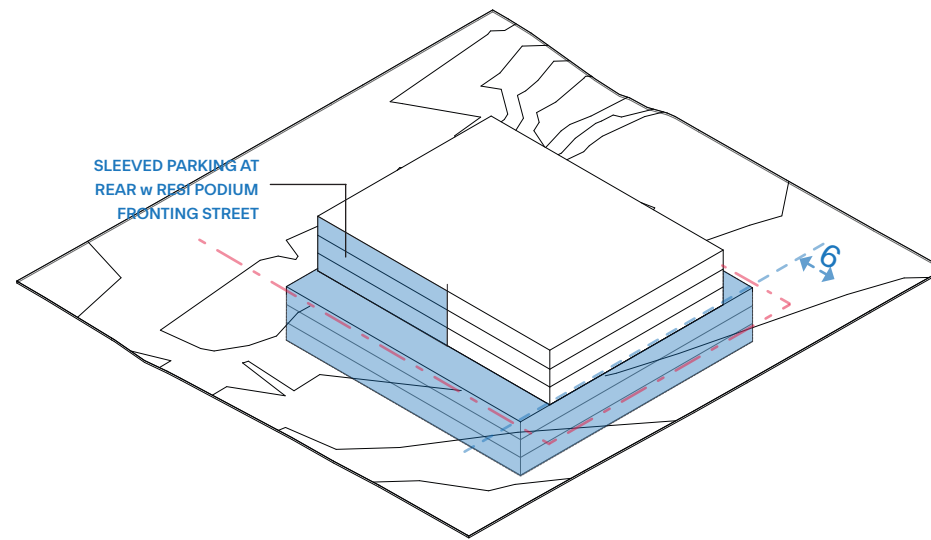
2.0



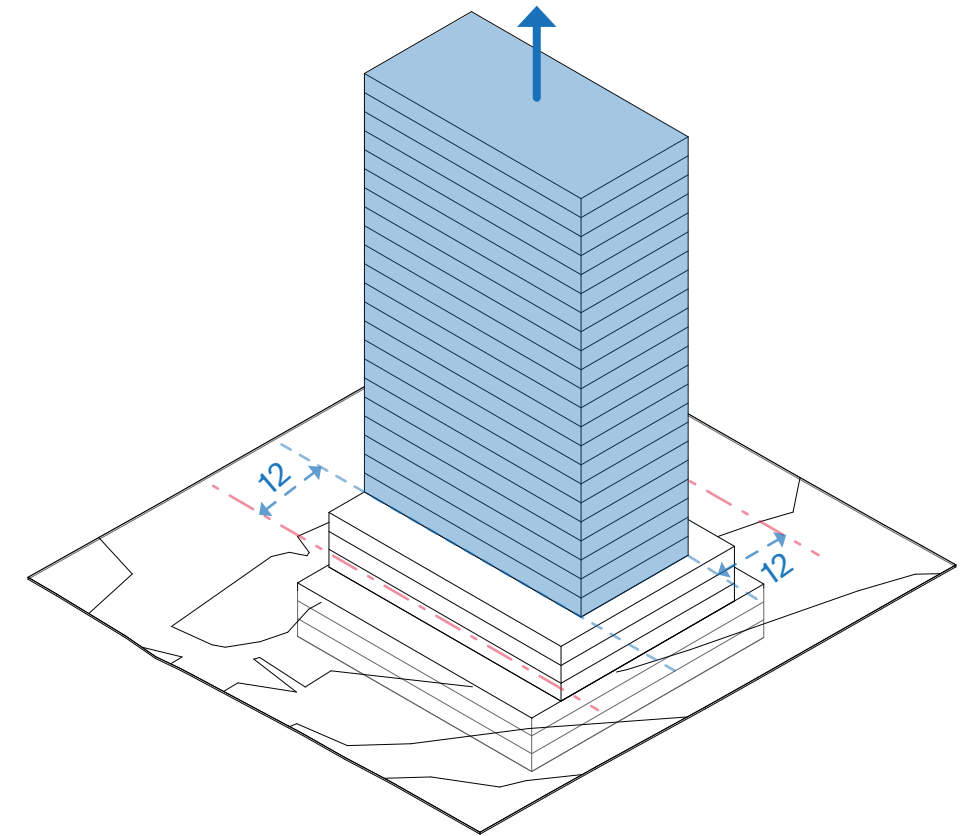
## 2.1 Massing Process



3 Storey Podium  
+ 6 Metre Setbacks



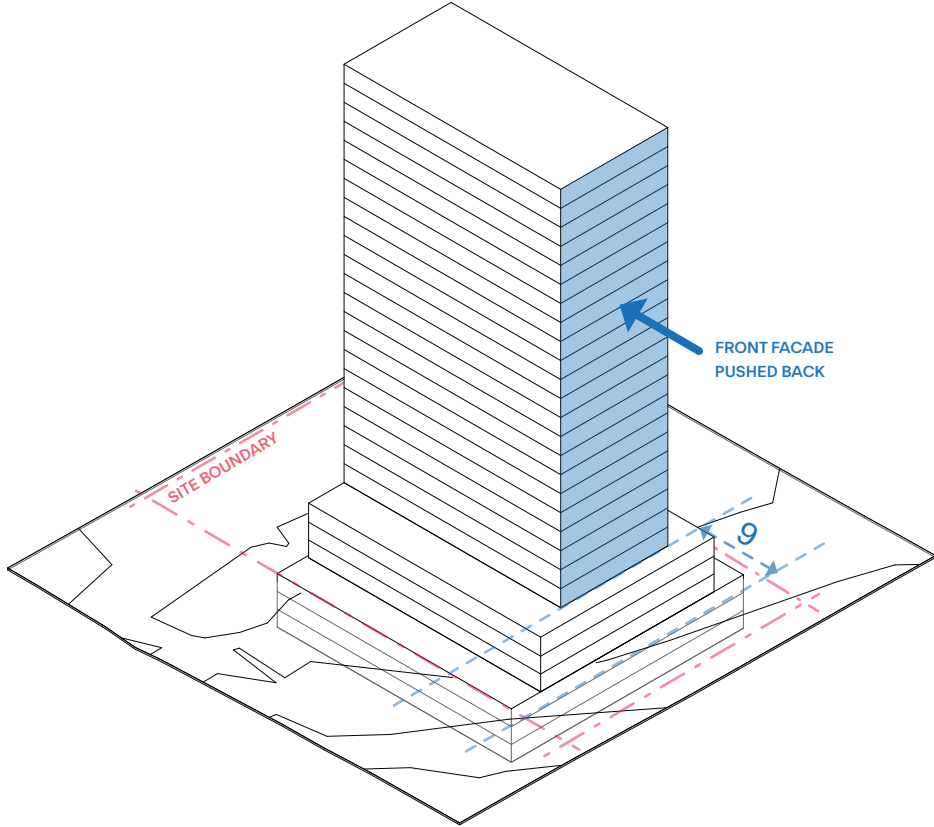
Basement + 4 Levels Rear Podium  
Vehicle Parking



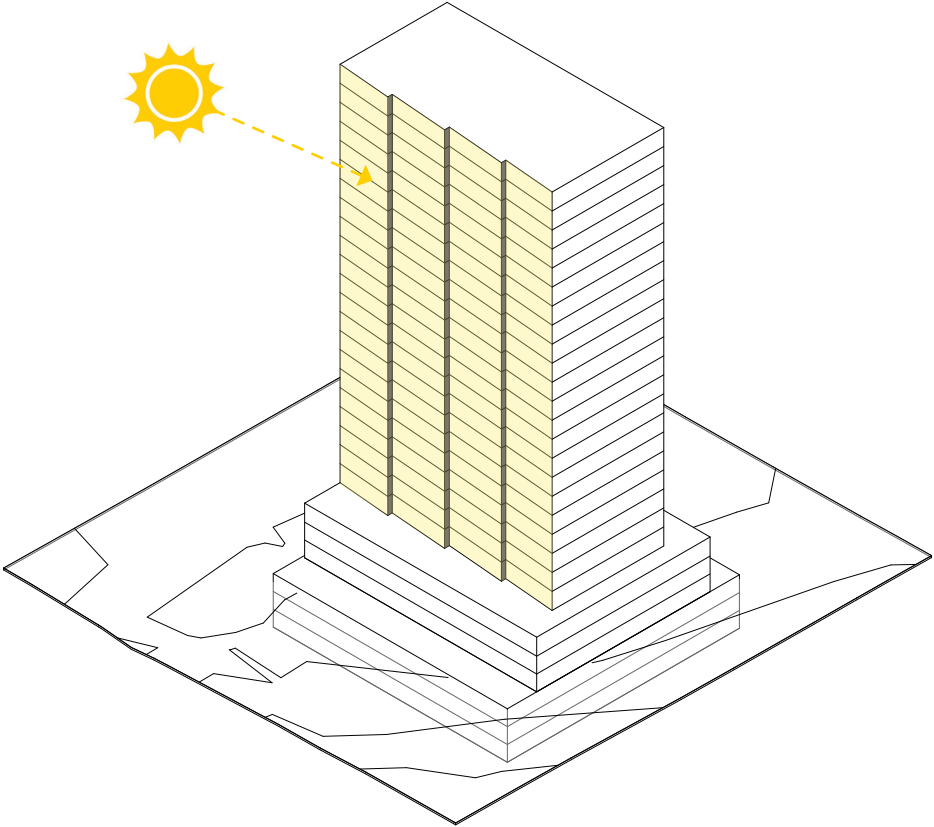
25 Storey Building + 12m Side  
Setbacks



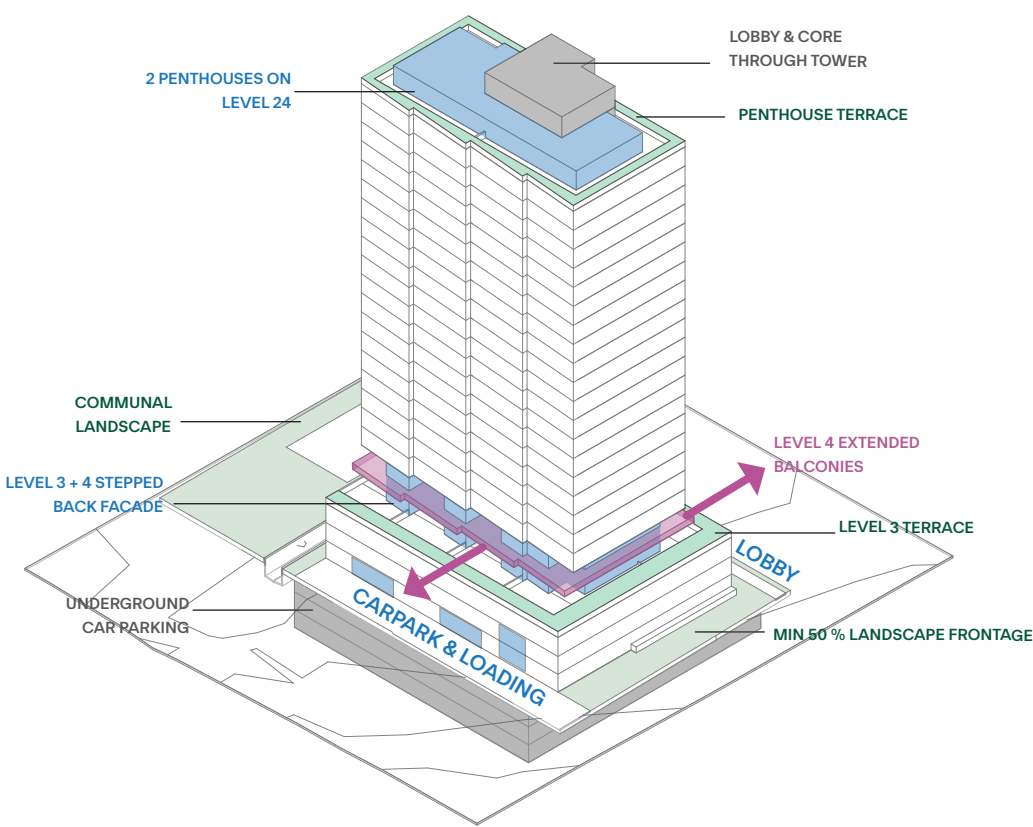
# 2.1      Massing Process



9m Tower Front Setback



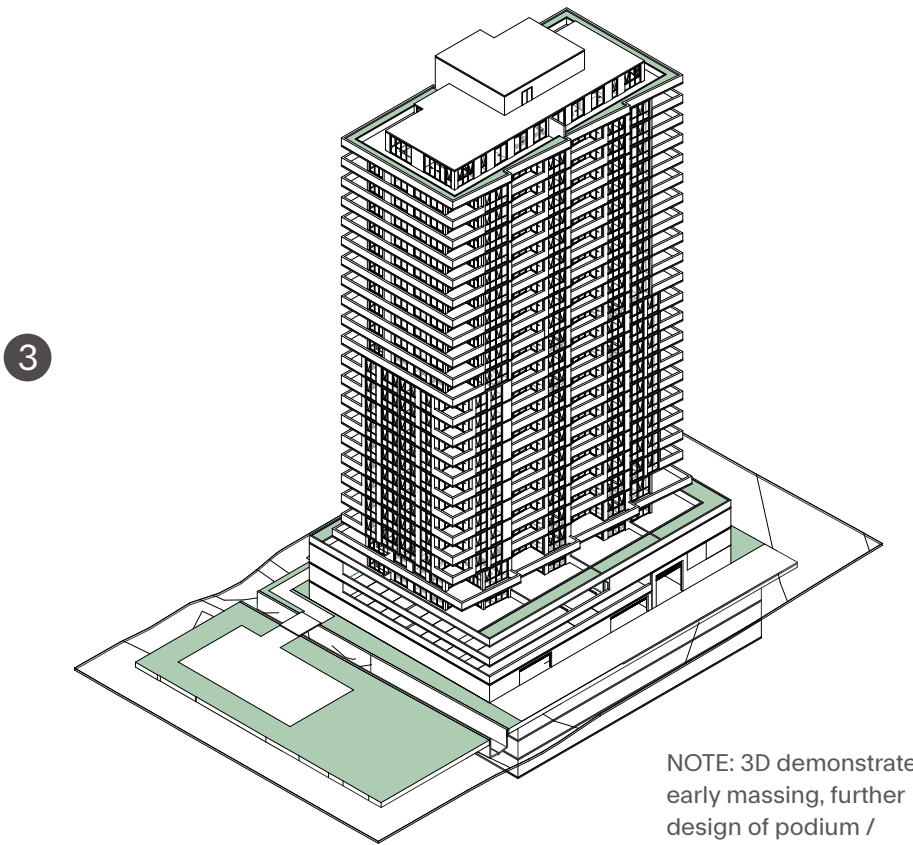
Western Facade Stepped for Solar



Entry Points, Landscape Strategy  
& Building Articulation

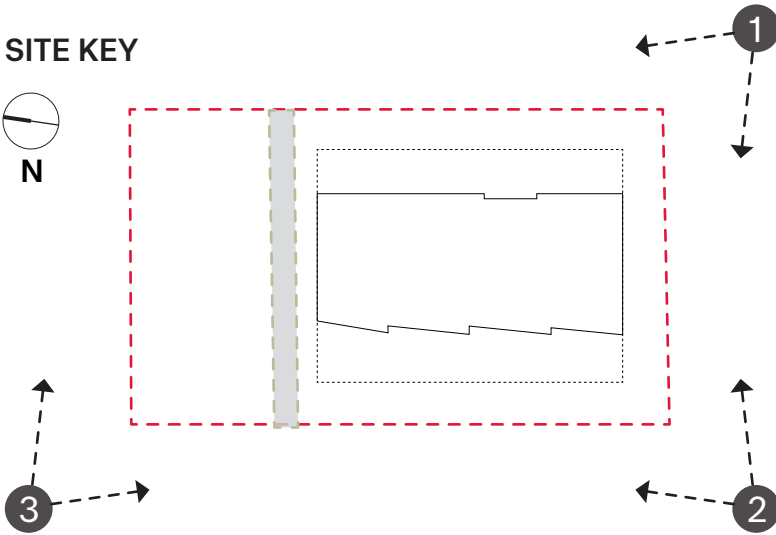
2.2

Design Response



NOTE: 3D demonstrates early massing, further design of podium / facade to be developed in coming phases.

|                             |                      |
|-----------------------------|----------------------|
| Total Apartments            | 150                  |
| Total Parking               | 247                  |
| Site area                   | 3,528m <sup>2</sup>  |
| GBA                         | 21,911m <sup>2</sup> |
| GFA                         | 15,484m <sup>2</sup> |
| NSA                         | 13,294m <sup>2</sup> |
| Communal Open Space         | 894m <sup>2</sup>    |
| Deep Soil                   | 1120m <sup>2</sup>   |
| Solar Access                | ✓                    |
| Efficiency of Floorplate    | ✓                    |
| Overshadowing on neighbours | ○                    |



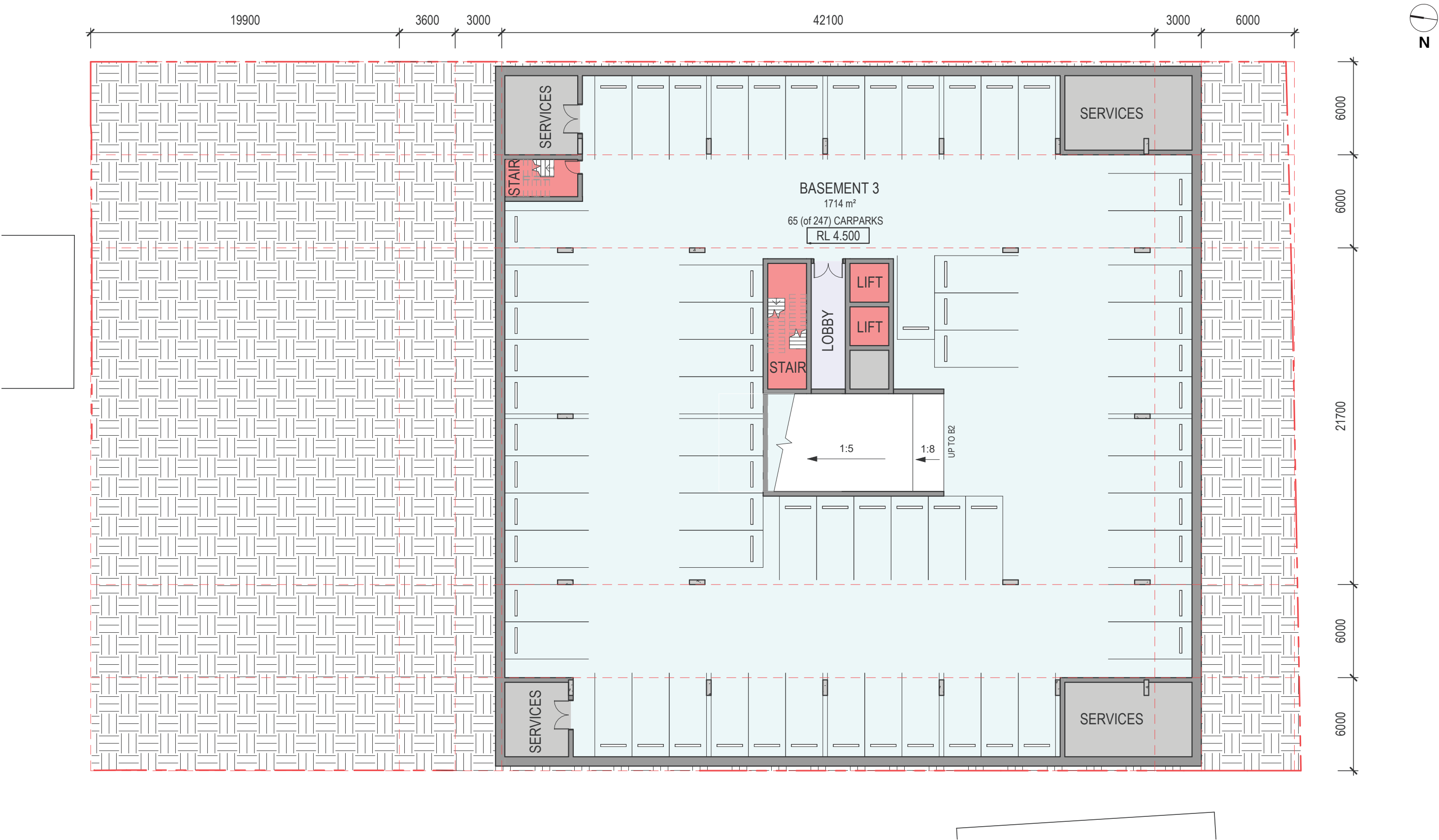


**3.0**

# **Proposed Design & Development Summary**

**3.0**

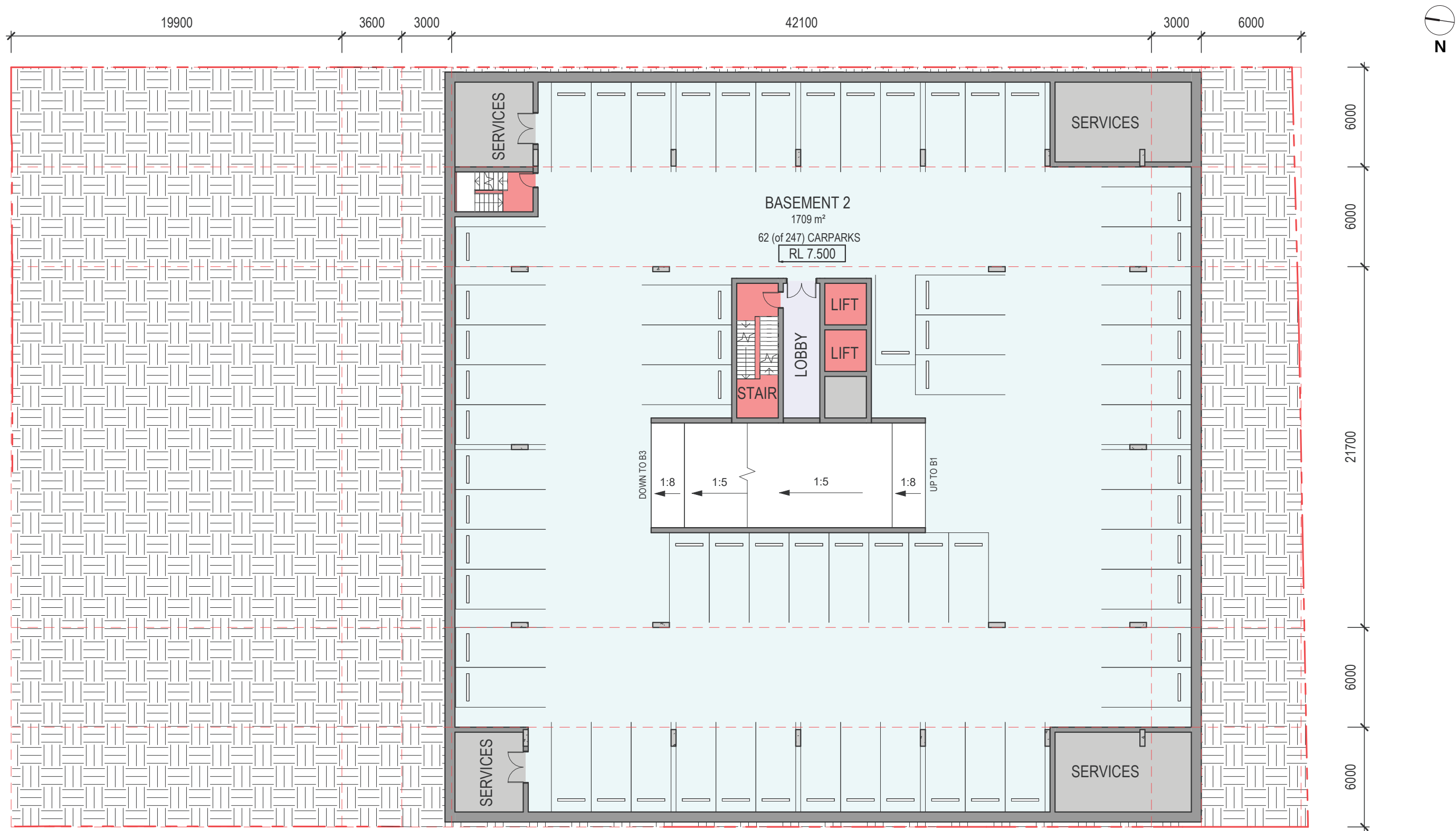
3.1 GA Plan - Basement 3



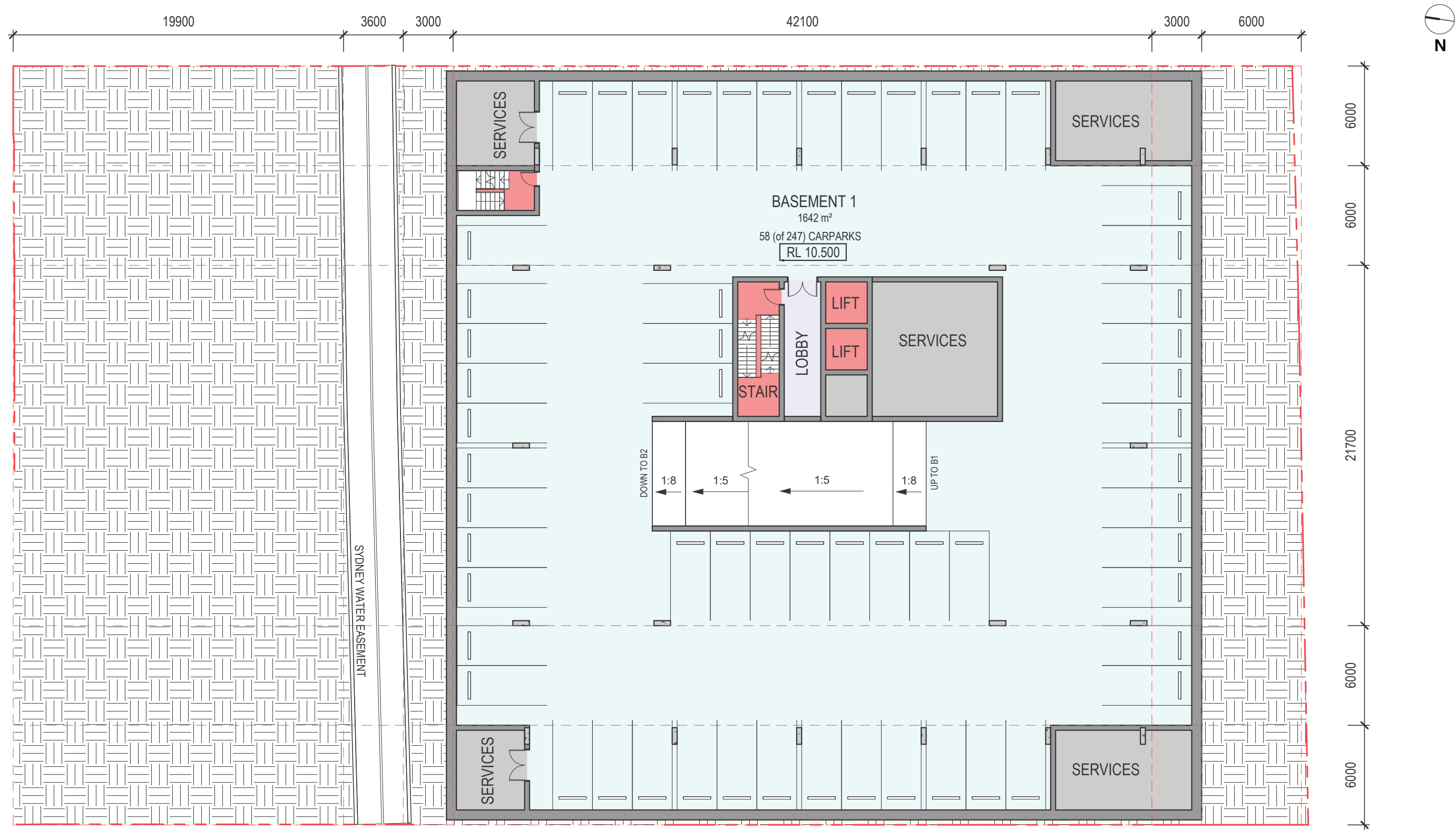


3.1

GA Plan - Basement 2



3.1 GA Plan - Basement 1

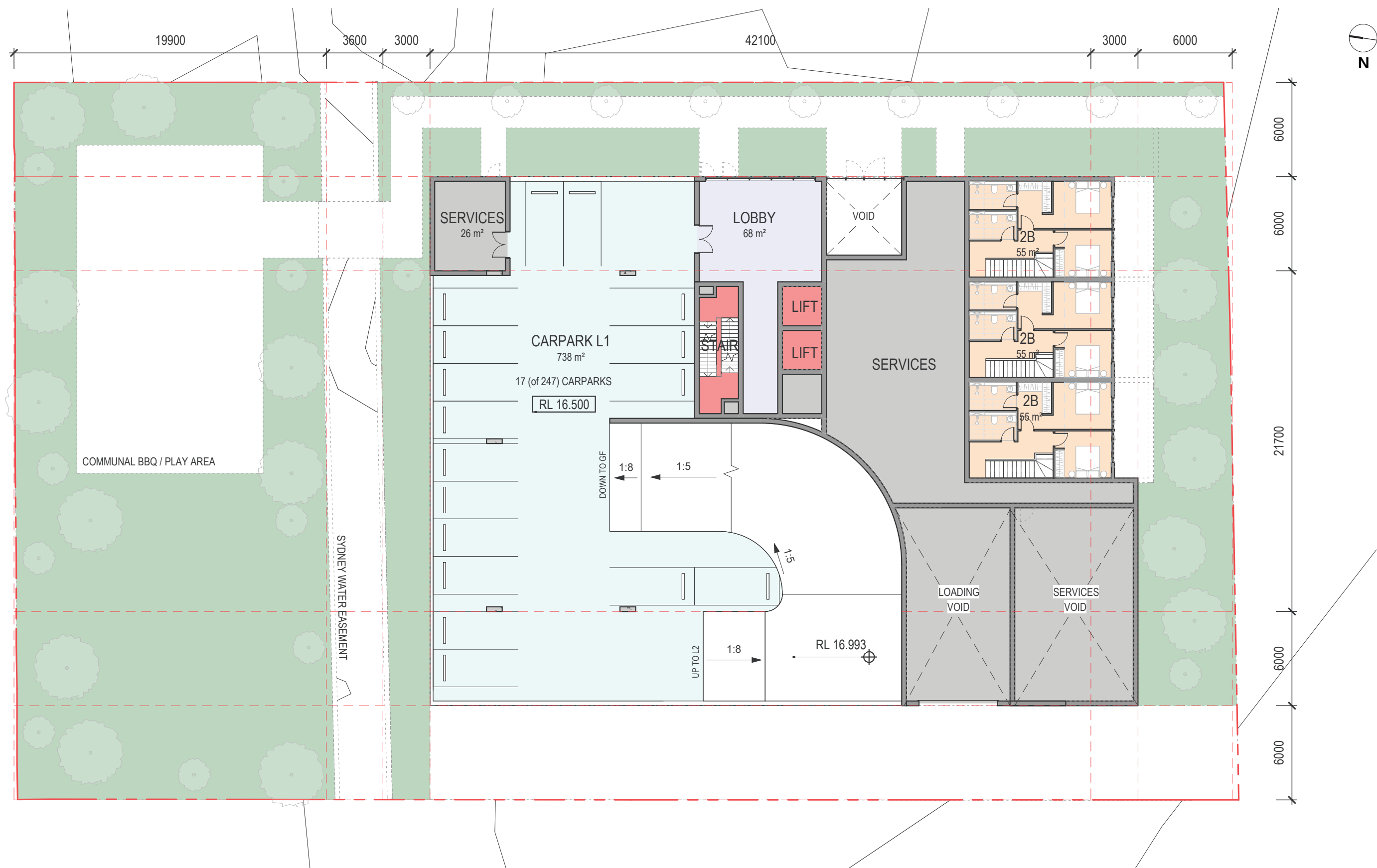




3.1 GA Plan - Ground Floor



3.1 GA Plan - Level 1

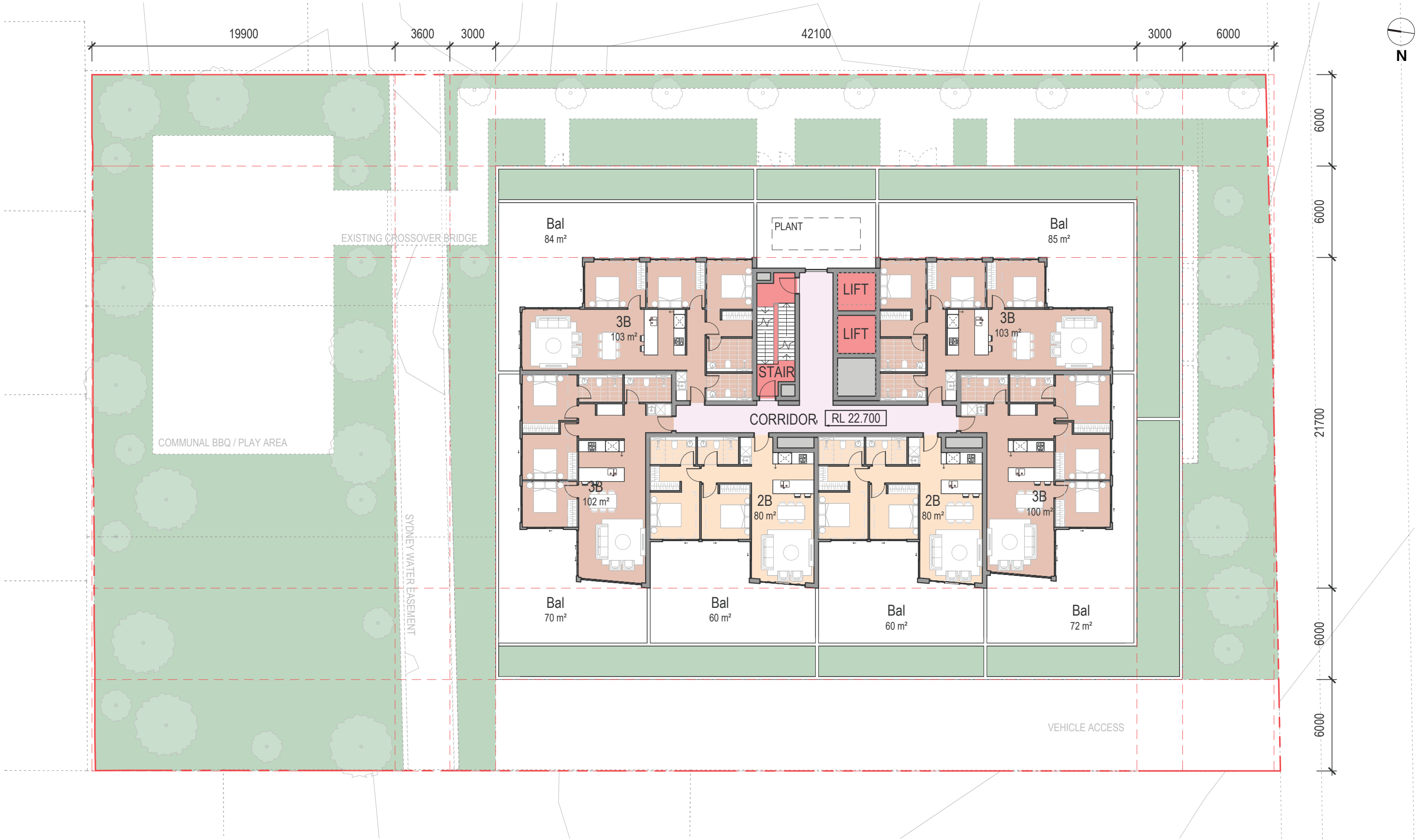




3.1 GA Plan - Level 2

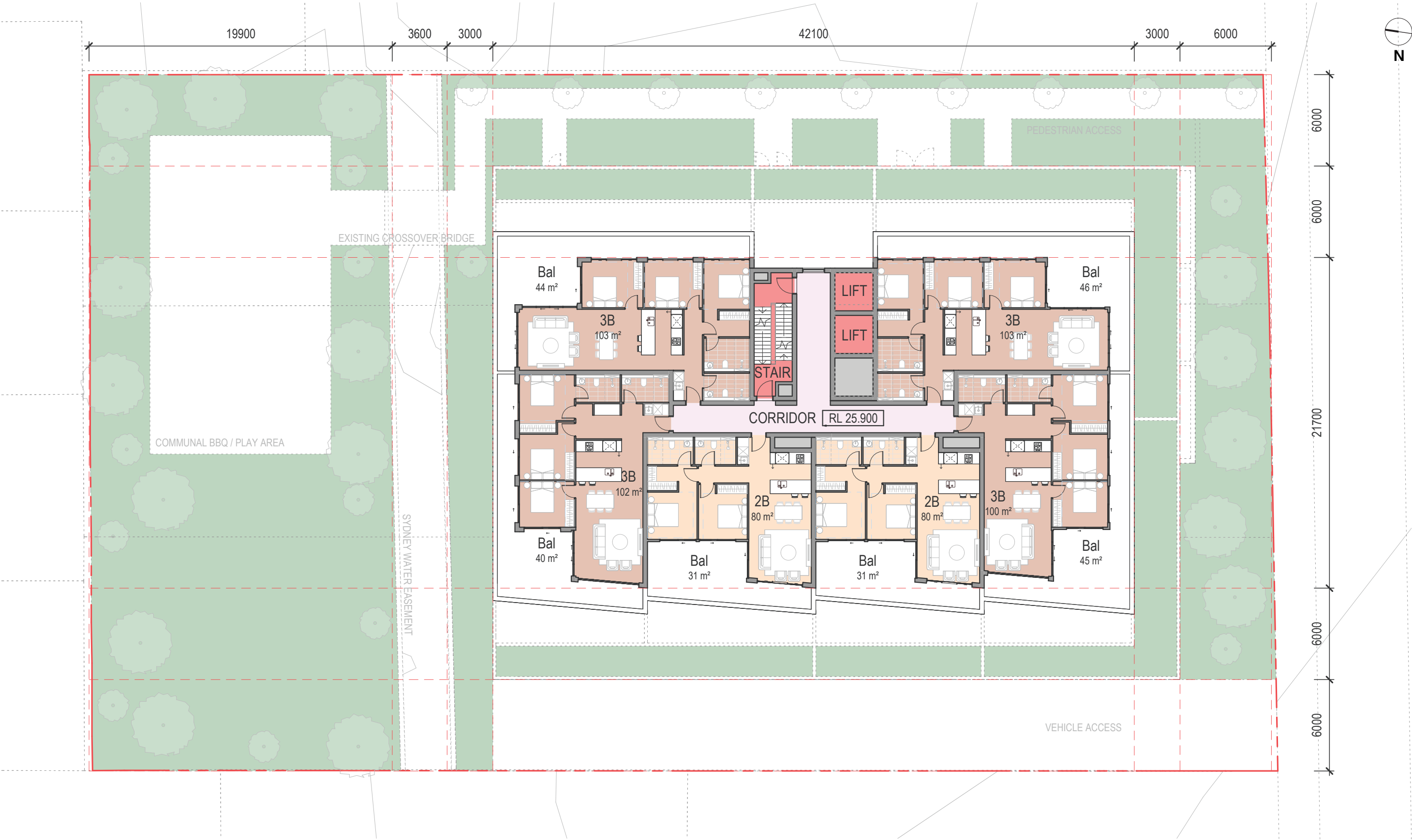


3.1 GA Plan - Level 3 - Terrace

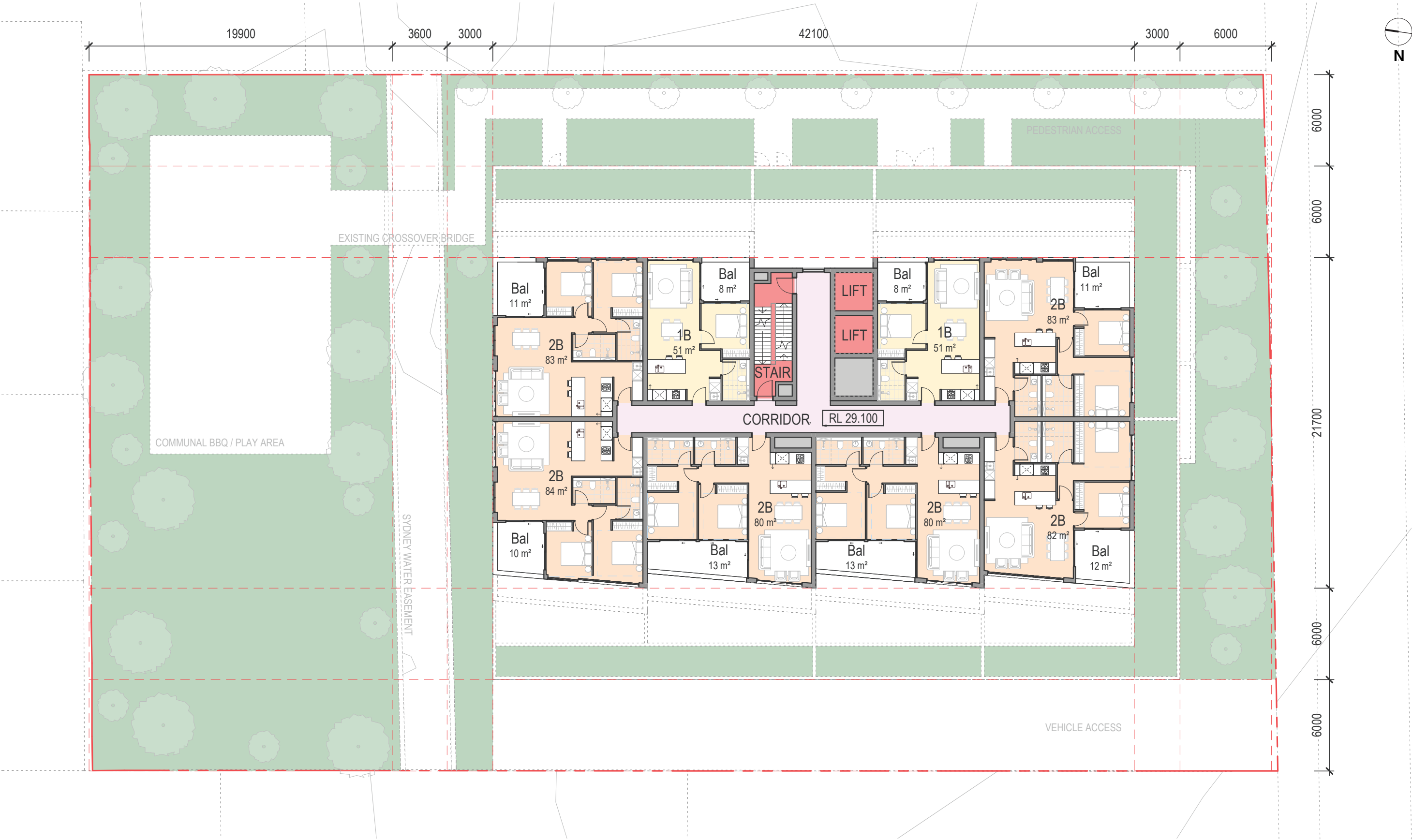




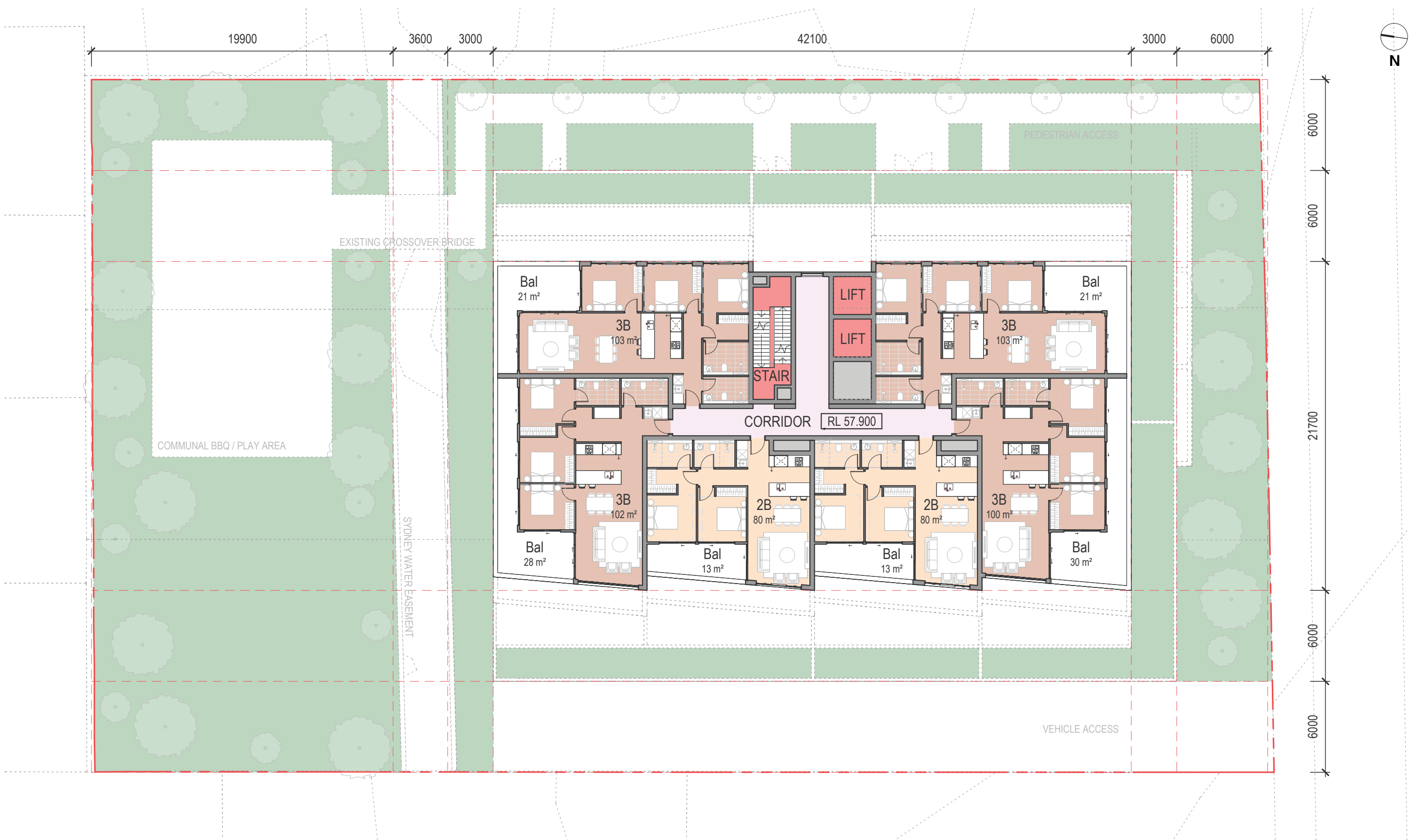
3.1 GA Plan - Level 4



3.1 GA Plan - Level 5-12

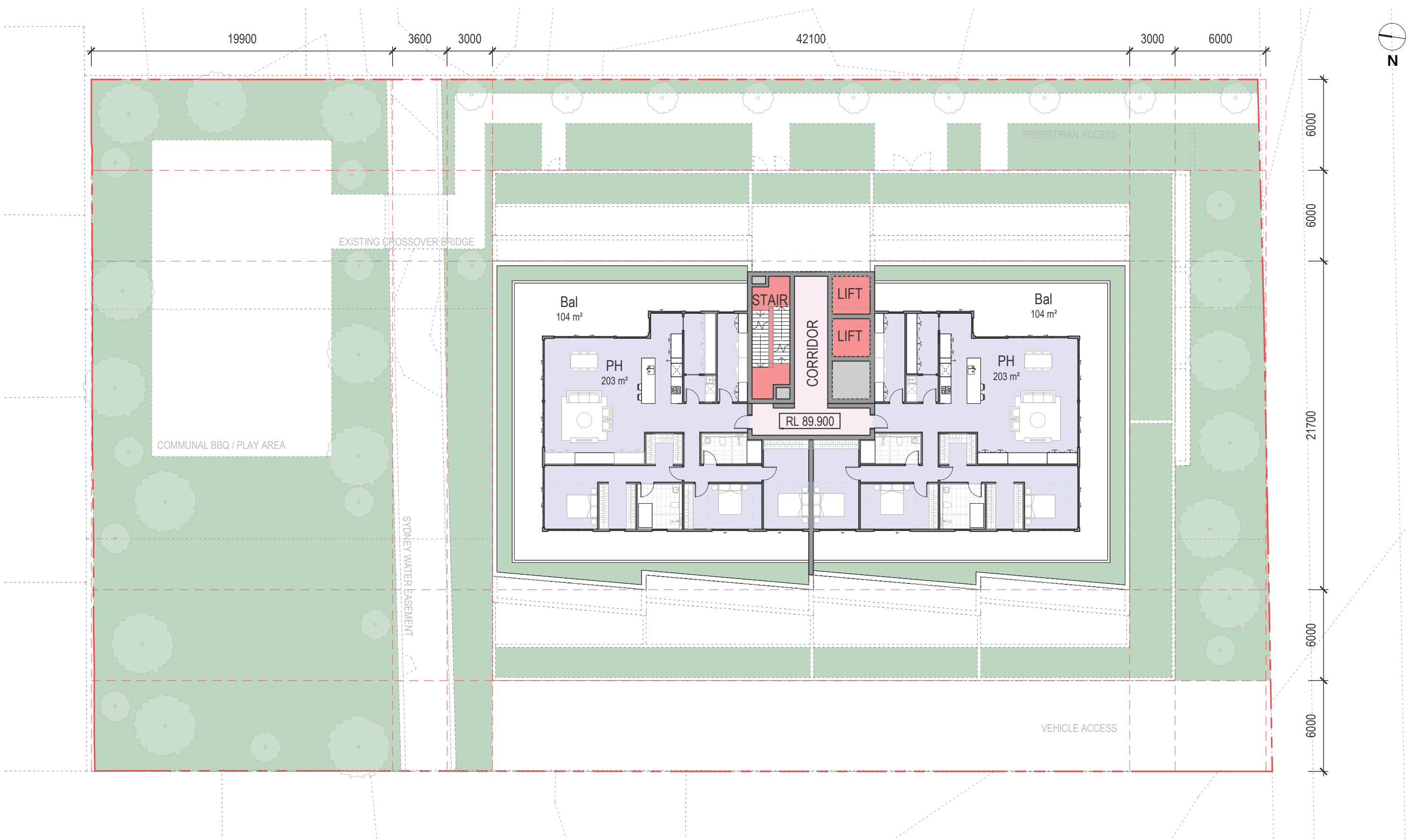


3.1 GA Plan - Levels 13 - 23

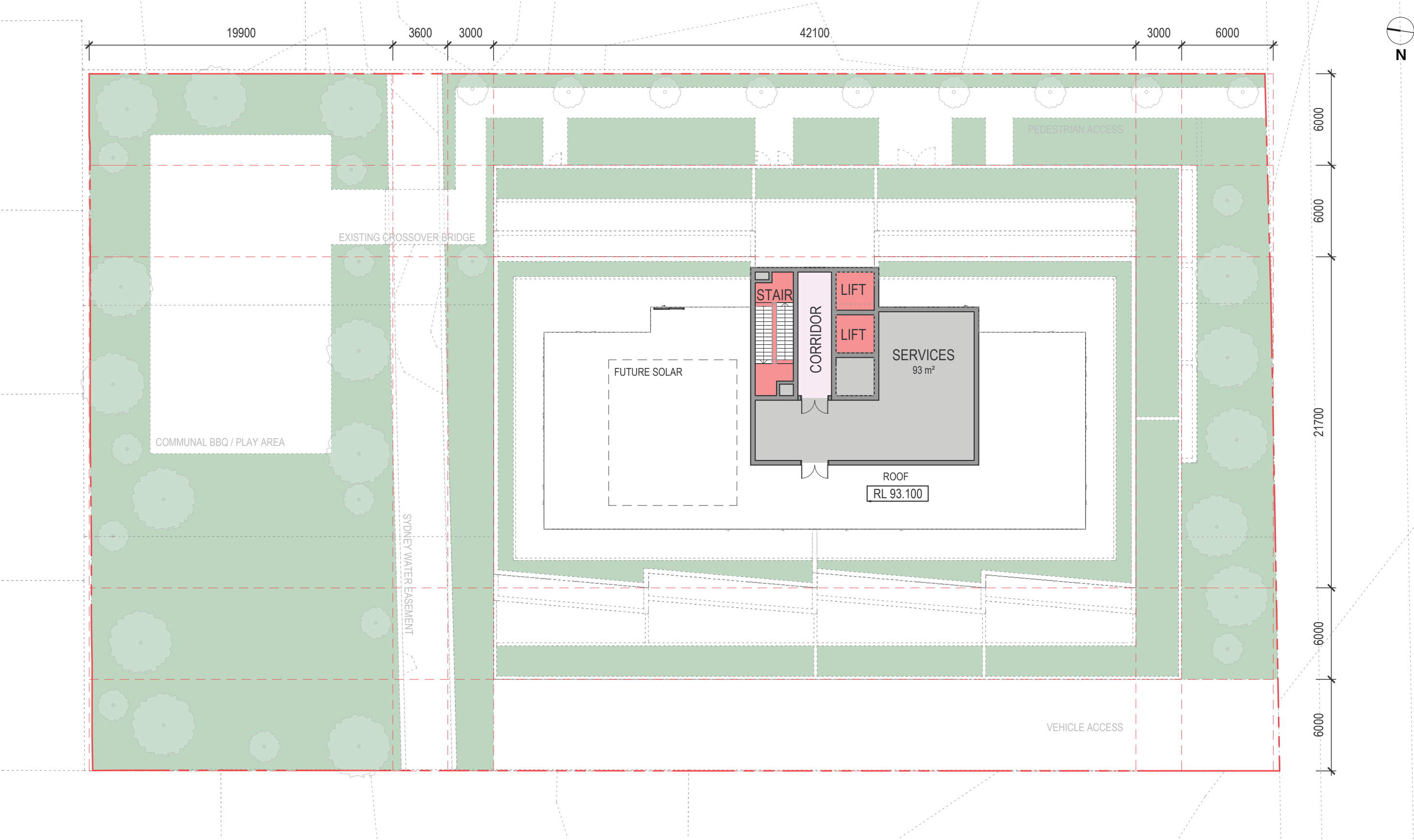




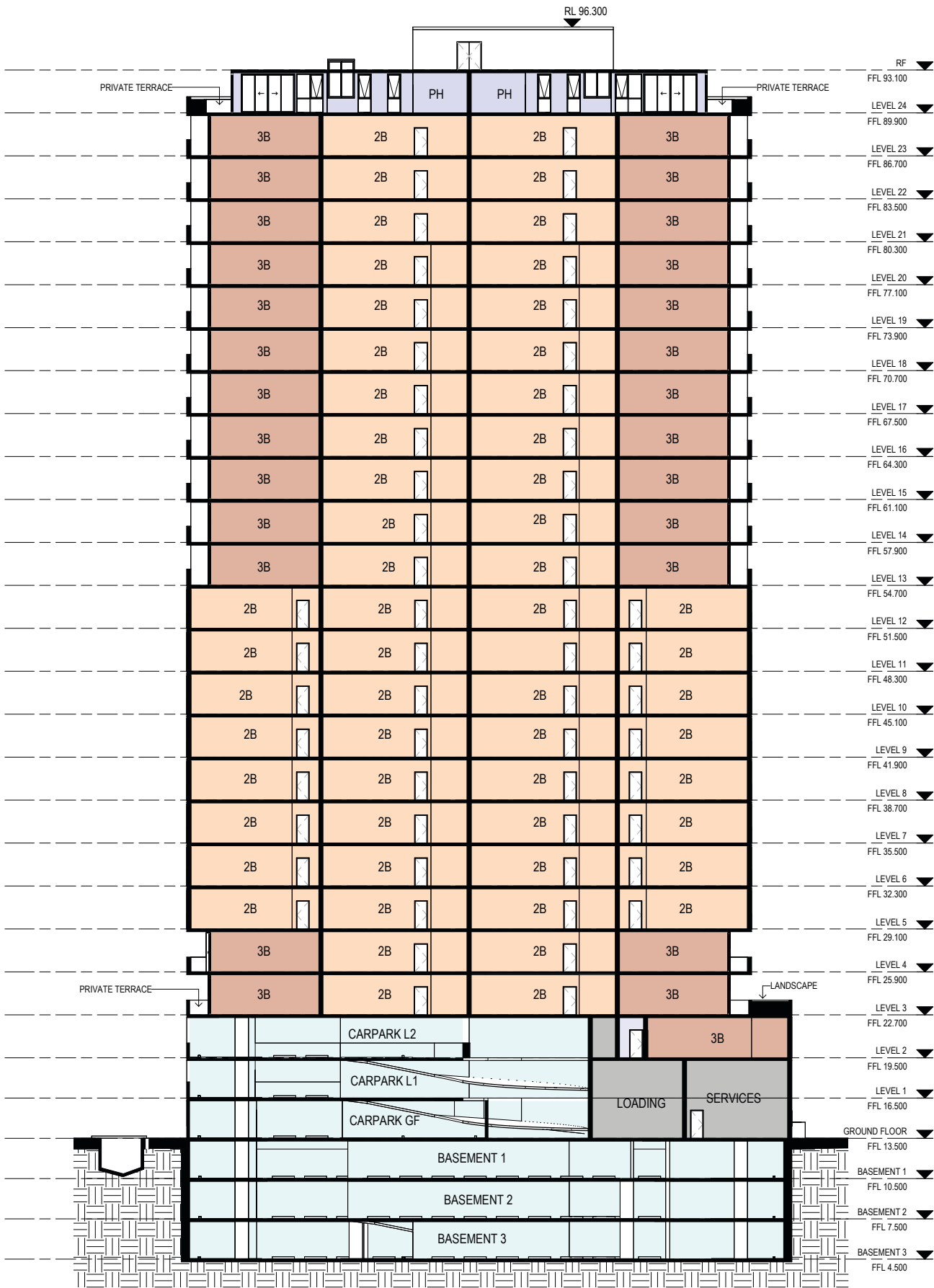
3.1 GA Plan - Level 24 - Penthouse



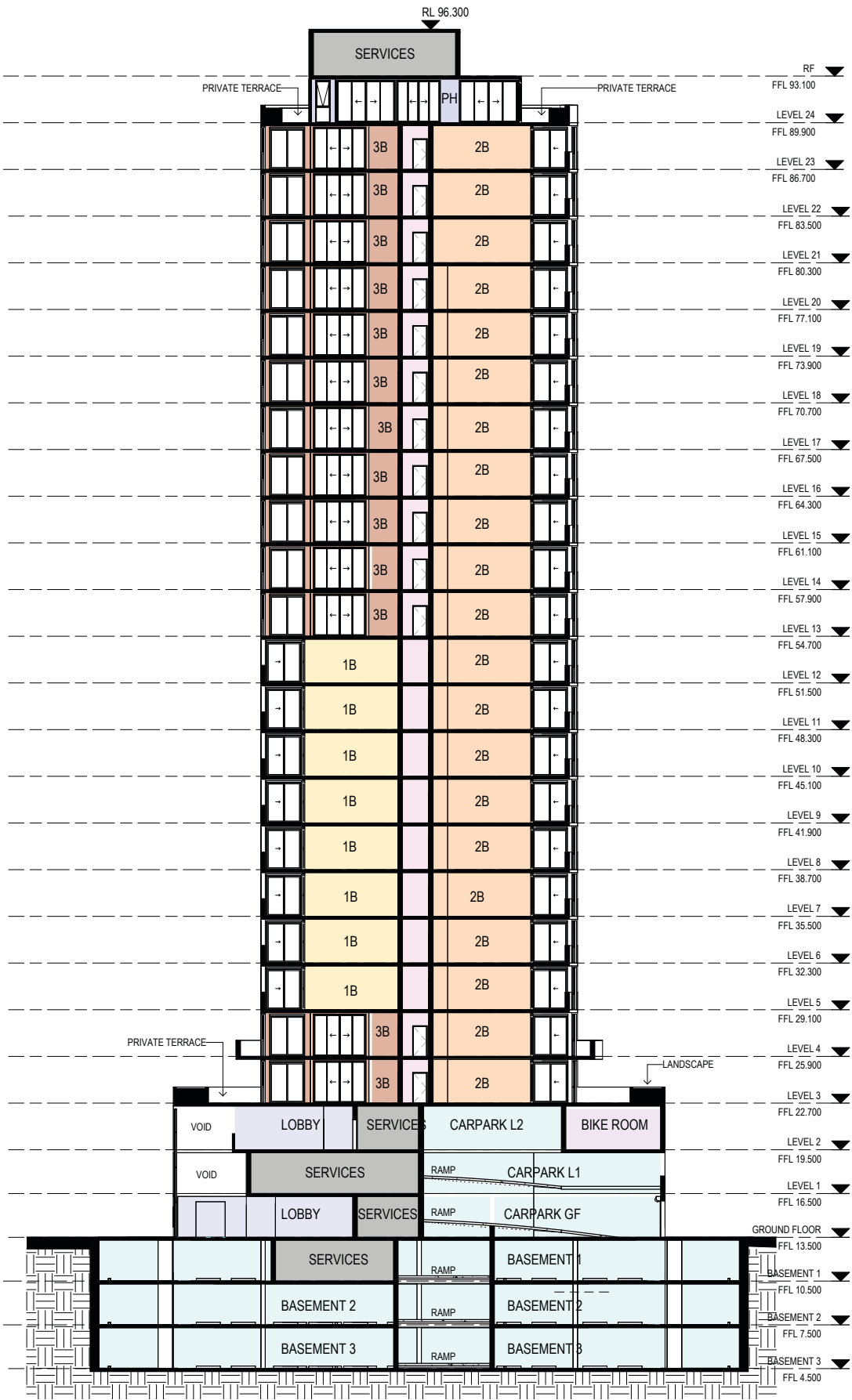
3.1 GA Plan - Roof



3.2 Sections



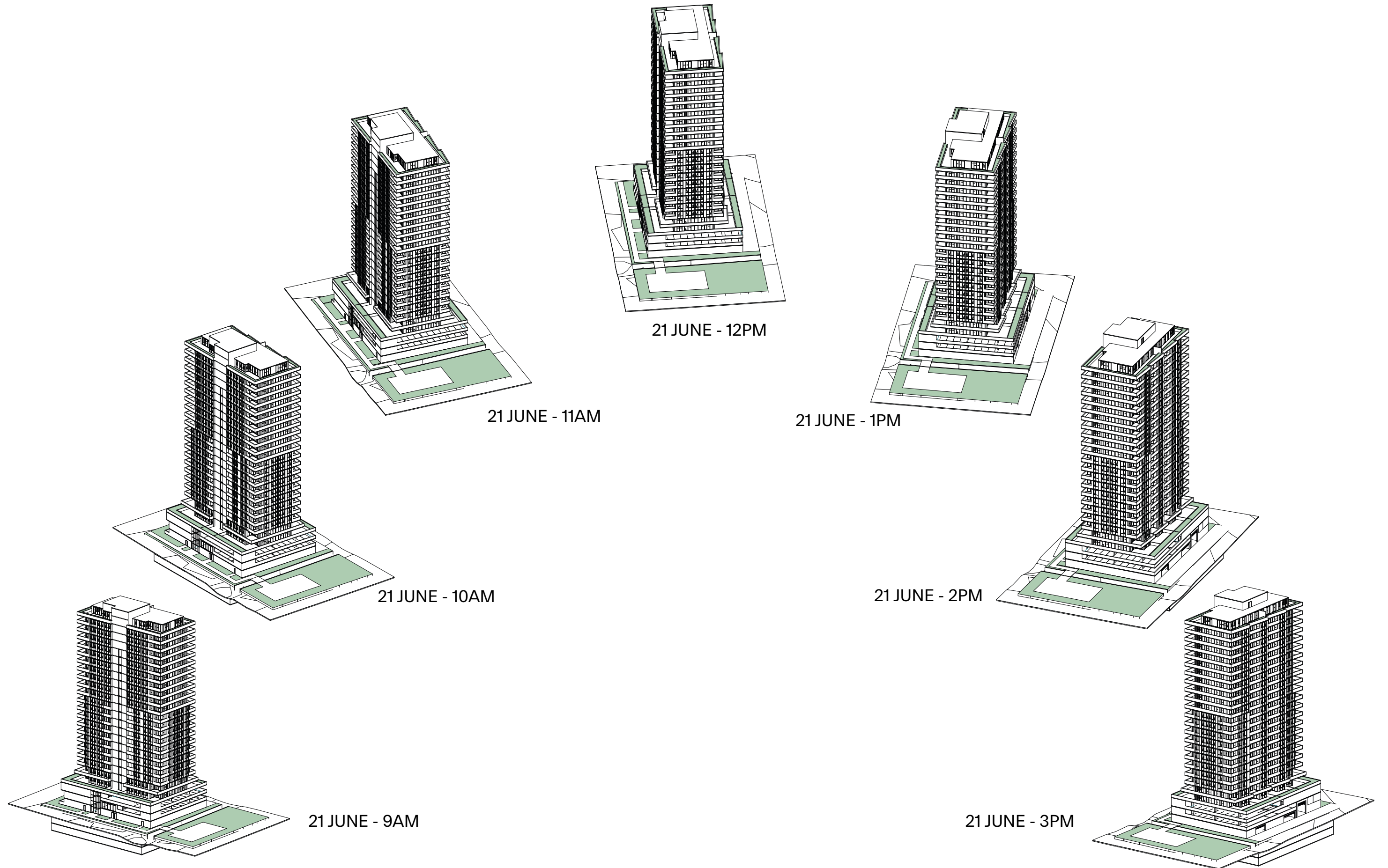
SECTION AA



SECTION BB



### 3.3 Solar Analysis



## 3.4 Development Summary

|                 |        |
|-----------------|--------|
| SITE AREA       | 3,528  |
| FSR             | 0.8    |
| PROPOSED GFA    | 15,439 |
| PROPOSED HEIGHT | 96.3   |

|                 |         |        |
|-----------------|---------|--------|
| LANDSCAPED AREA | MIN 30% | 1,947  |
| DEEP SOIL       | MIN 50% | 246.96 |

|               |            |     |
|---------------|------------|-----|
| GFA/GBA (INT) | TARGET 85% | 90% |
| NSA/GFA       | TARGET 85% | 86% |

|                 | FTF | RL   |
|-----------------|-----|------|
| Building Height |     | 96.3 |
| Roof            | 25  | 3.2  |
| Level           | 24  | 3.2  |
| Level           | 23  | 3.2  |
| Level           | 22  | 3.2  |
| Level           | 21  | 3.2  |
| Level           | 20  | 3.2  |
| Level           | 19  | 3.2  |
| Level           | 18  | 3.2  |
| Level           | 17  | 3.2  |
| Level           | 16  | 3.2  |
| Level           | 15  | 3.2  |
| Level           | 14  | 3.2  |
| Level           | 13  | 3.2  |
| Level           | 12  | 3.2  |
| Level           | 11  | 3.2  |
| Level           | 10  | 3.2  |
| Level           | 9   | 3.2  |
| Level           | 8   | 3.2  |
| Level           | 7   | 3.2  |
| Level           | 6   | 3.2  |
| Level           | 5   | 3.2  |
| Level           | 4   | 3.2  |
| Level           | 3   | 3.2  |
| Level           | 2   | 3.2  |
| Level           | 1   | 3    |
| Level           | G   | 3    |
| Level           | B1  | 3    |
| Level           | B2  | 3    |
| Level           | B3  | 3    |

| 1B    | 2B    | 3B    | TOT    | GBA INT | GBA EXT | CARPARK | TOTAL GBA | GFA   | NSA   | XVent     | Solar     |
|-------|-------|-------|--------|---------|---------|---------|-----------|-------|-------|-----------|-----------|
|       |       |       |        |         |         |         |           |       |       | (min 60%) | (min 70%) |
| 0     | 0     | 0     | 0      | 18      | 0       | 0       | 18        | 0     | 0     | 0         | 0         |
| 0     | 0     | 2     | 2      | 440     | 208     | 0       | 648       | 447   | 407   | 2         | 2         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 0     | 2     | 4     | 6      | 626     | 128     | 0       | 754       | 648   | 573   | 5         | 6         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 5         | 6         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 2     | 6     | 0     | 8      | 664     | 87      | 0       | 751       | 693   | 596   | 4         | 8         |
| 0     | 2     | 4     | 6      | 623     | 237     | 0       | 860       | 648   | 570   | 5         | 6         |
| 0     | 2     | 4     | 6      | 622     | 430     | 0       | 1052      | 648   | 570   | 5         | 6         |
| 0     | 0     | 3     | 3      | 1240    | 71      | 682     | 1311      | 489   | 323   | 3         | 2         |
| 0     | 0     | 0     | 0      | 971     | 0       | 738     | 1709      | 243   | 164   | 0         | 0         |
| 0     | 3     | 0     | 3      | 1074    | 40      | 733     | 1114      | 292   | 166   | 1         | 1         |
| 0     | 0     | 0     | 0      | 0       | 0       | 1782    | 0         | 0     | 0     | 0         | 0         |
| 0     | 0     | 0     | 0      | 0       | 0       | 1782    | 0         | 0     | 0     | 0         | 0         |
| 0     | 0     | 0     | 0      | 0       | 0       | 1769    | 0         | 0     | 0     | 0         | 0         |
| 16    | 77    | 57    | 150    | 17186   | 3090    | 5717    | 21014     | 15439 | 13271 | 104       | 145       |
| 10.7% | 51.3% | 38.0% | 100.0% |         |         |         |           |       |       | 69%       | 97%       |

| DCP PARKING |      |      |         |       |
|-------------|------|------|---------|-------|
| 1B          | 2B   | 3B   | VISITOR | TOTAL |
| 0.6         | 0.9  | 1.4  | 0.2     |       |
| 9.6         | 69.3 | 79.8 | 30      | 188.7 |

| WARDEN TARGET |    |     |         |       |
|---------------|----|-----|---------|-------|
| 1B            | 2B | 3B  | VISITOR | TOTAL |
| 1             | 1  | 2   | 0.2     |       |
| 16            | 77 | 114 | 30      | 237   |

| LEVEL | PARKING |
|-------|---------|
| B3    | 65      |
| B2    | 62      |
| B1    | 58      |
| GF    | 23      |
| UG    | 17      |
| L1    | 22      |
|       | 247     |

4.0

Facade Design

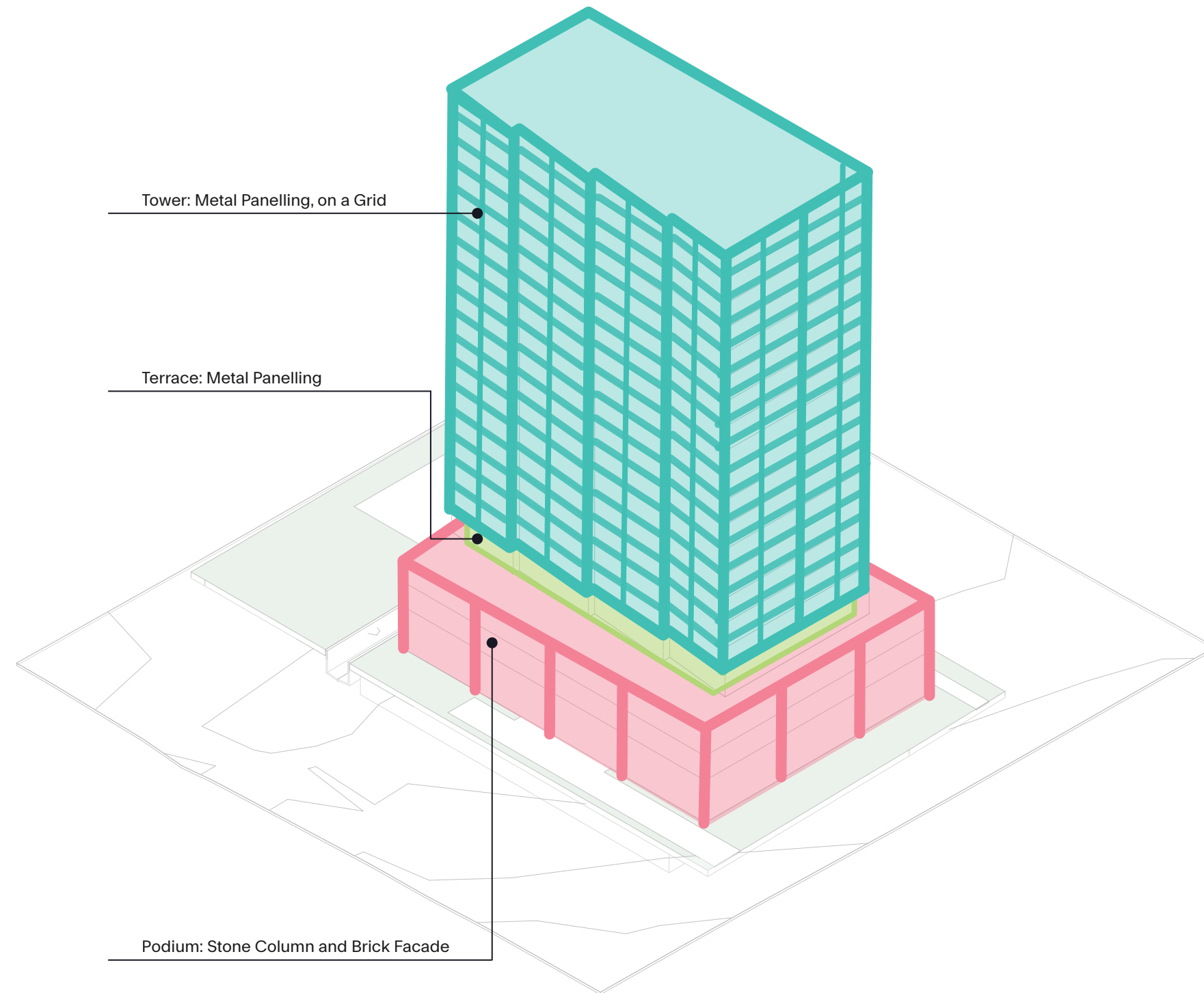
4.0



## 4.1

# Facade Design Option 01

Stone Podium + Metal Cladding Grid Tower

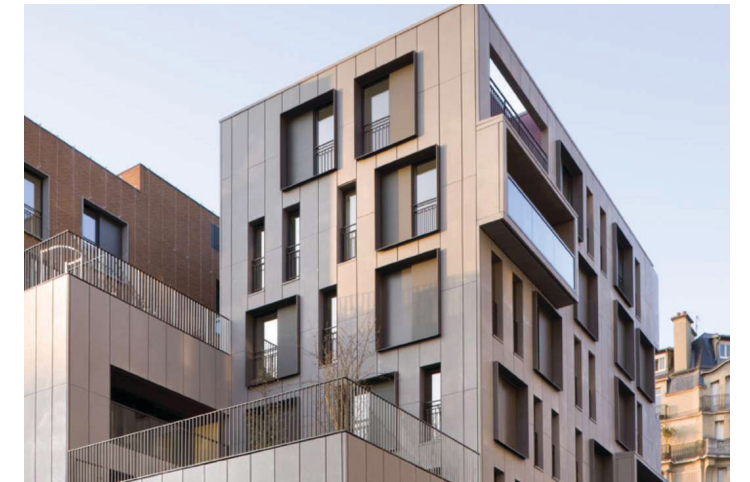


### Points of Interest:

The metal-clad profile is contemporary and minimal, helping to soften the overall building expression.

The material allows for creative variation in colour, texture, and reflective finishes.

The façade is punctuated by projecting window openings that subtly break the plane of the exterior.



### Points of Interest:

The vertical grid carries consistently up the tower, giving the form a clear structural rhythm.

Shifts in colour mark transitions between different building levels.

Sleek metal balustrades visually lighten the balconies, creating a sense of openness in contrast to the more substantial podium columns.



### Points of Interest:

Wide columns establish the grid, sitting slightly off the brick façade to create depth and a strong architectural presence.

The levels are intentionally left visually undefined, drawing the eye upward along the tower.

The composition is capped with a beam of similar thickness, framing the top and completing the podium expression.





4.1

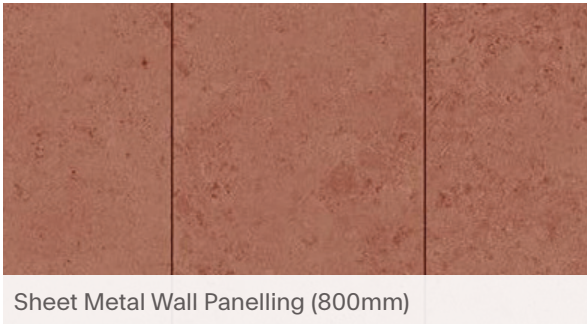
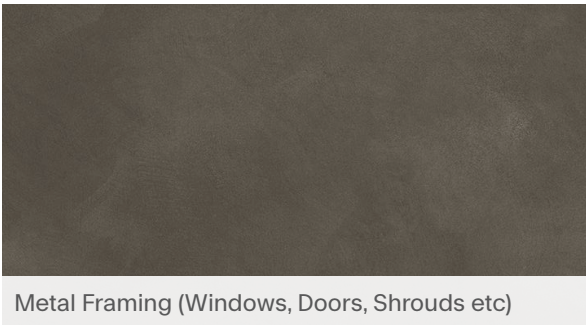
Facade Design Option 01

Stone Podium + Metal Cladding Grid Tower

PODIUM

TOWER OPT.01

TOWER OPT.02



Podium expression with setback brick wall, and protruding concrete columns.



Rectangular shrouds on podium level to form view + reflet light into interior space.



Steel balcony railings, to open up facade.



Floor to ceiling windows, following a grid up the tower.



Metal Profile up the tower, following grid.

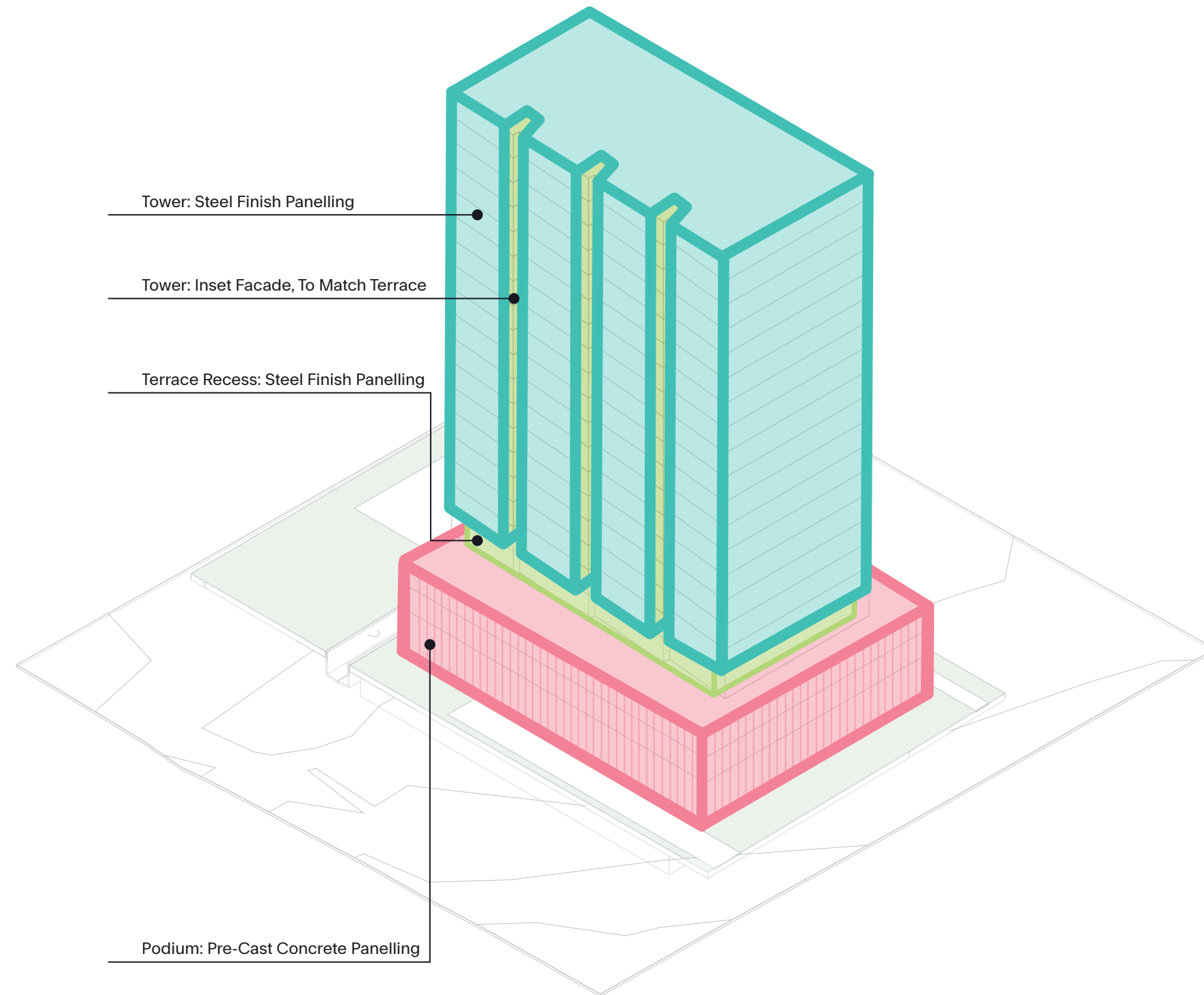


Terrace level landscaping to flow over building edge.



# Facade Design Option 02

## Vertical Sheeting



### Points of Interest:

A matte charcoal finish at the podium base establishes a darker, grounded expression and contributes to a strong urban aesthetic.

Floor-to-ceiling windows and doors maximise views and daylight, helping to offset reduced light levels at the podium apartments.



### Points of Interest:

Contrast between the solid, weighty podium and the lighter tower above.

The podium is defined by a clear structural grid, the tower adopts a more fluid language through balcony and window openings.

Landscape elements are woven through multiple levels of the building, softening the architecture and enriching the spatial experience.



### Points of Interest:

Vertical façade insets extend up the tower, drawing the eye upward.

Introducing a brighter accent colour within the light-toned wall panelling adds contrast and a more playful dimension to the façade.

Angular shrouds and balconies plays with access to light and privacy.





4.1

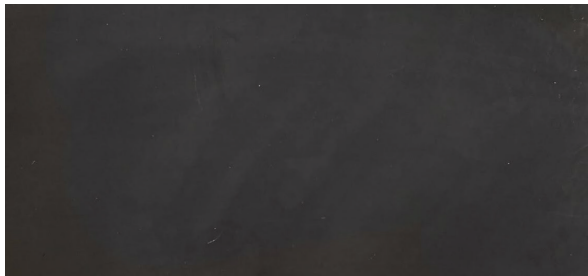
Facade Design Option 02

Vertical Sheeting

PODIUM

TERRACE/INSET

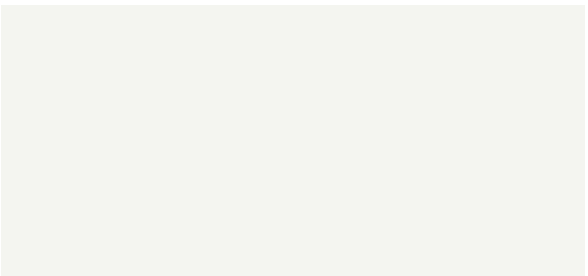
TOWER



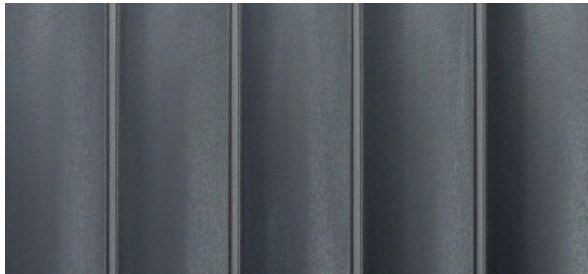
Metal Framing (Windows, Doors, Shrouds etc)



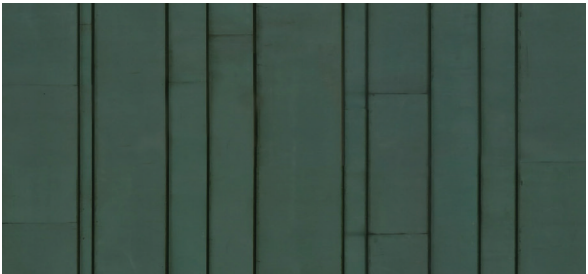
Metal Framing (Windows, Doors, Shrouds etc)



Metal Framing (Windows, Doors, Shrouds etc)



Pre-Cast Concrete Fluted Wall Pannelling (700mm)



Steel Finish Wall Panelling



Metal Fluted Wall Panelling (200mm)



Terrazo Landscape Paving



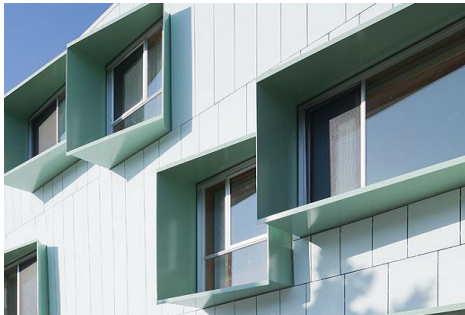
Terrazo Terrace Flooring



Finished Concrete Balcony Flooring



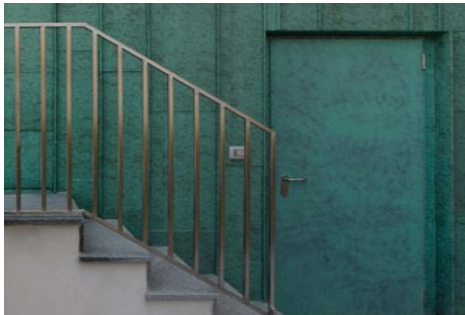
Podium expression with pre-cast concrete sheeting.



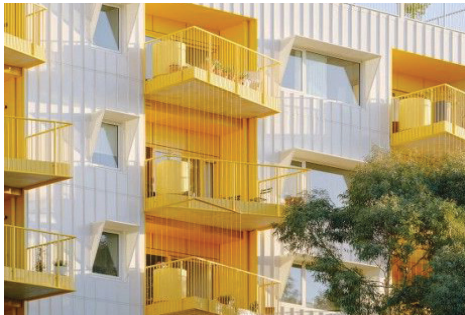
Angular shrouds to possibly incorporate in podium levels, or throughout tower.



Steel balcony railings, to open up facade.



Steel finish to add colour into the design.



Example of the how the inset facade would look with a bright colour.



Metal fluted wall panelling on a facade.

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