

CLIENT:
INSW
 Infrastructure
 New South Wales

END USER:
POWERHOUSE PARRAMATTA

CONTRACTOR:
TBC

DESIGN TEAM
 LEAD DESIGNER:
MOREAU KUSUNOKI
 5 rue de Nemours,
 75011 Paris, France
 T +33 1 84 14 14 10

LOCAL ARCHITECT:
GENTON
 Ground Floor, 71 York Street
 Sydney NSW 2000
 T +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP) AND SPECIALISTS:
ARUP
 Level 5, Burmah Place, 151 Clarence St
 Sydney NSW 2000
 T +61 2 9002 9000

DESIGN SUBCONSULTANTS:
 LANDSCAPE ARCHITECTS:
McGREGOR COXALL
 1200 West Street 9th Floor East
 New York, New York 10013 USA
 T +412 9168 7500

ARCH LIGHTING:
L'OBSERVATOIRE INT.
 130 Water Street 9th Floor East
 New York, New York 10013 USA
 T +1 212 250 4455

KINETIC STRUCTURE:
DEP
 12 Rue de Nemours,
 75011 Paris, France
 T +33 1 84 14 14 10

EXOSKELETON:
JUN SATO
 2F, Akasaka Building 2-20-3,
 Higashi-Shinjuku, Shinjuku-Ku,
 Tokyo 160-0004, Japan
 T +81 3 5461 2515

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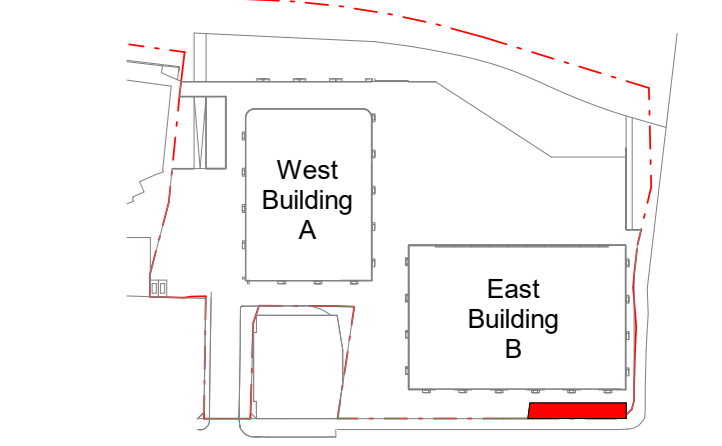
- NOTES/LEGEND**
- Existing fabric to be retained
 - Existing fabric to be demolished
 - Existing fabric to be demolished as part of the early works contract prior to the main works

REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
 204-206 Phillip Street
 Parramatta, NSW 2150

ARCHITECTS
 LEAD DESIGNER:
MOREAU KUSUNOKI
 LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE - DEMOLITION - GROUND LEVEL PLAN

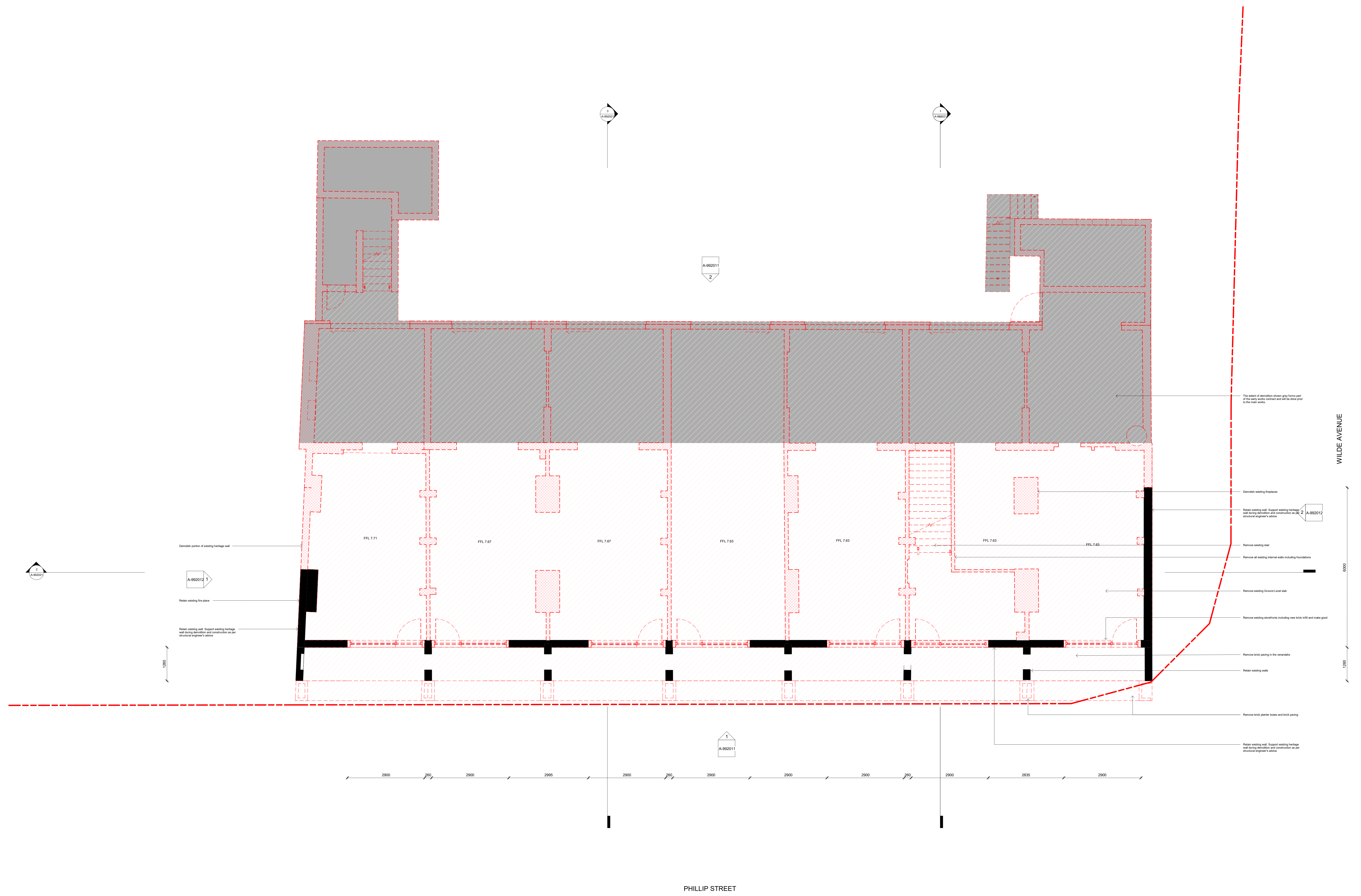
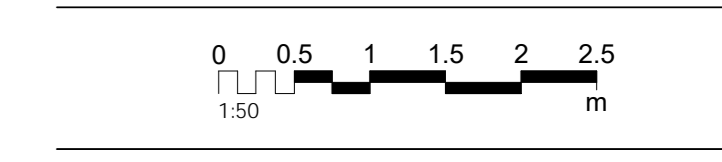
SCALE: As indicated @ A0

STATUS
TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

JOB NO.	DWN	CHKD	APPD
0			

DATE: 9/2/2021
 DRAWING NUMBER: A-992001
 REVISION: 1

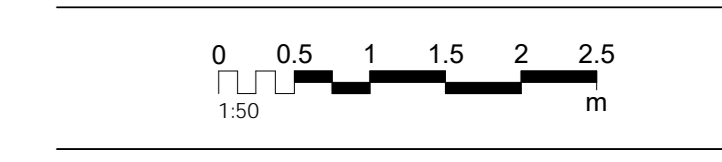


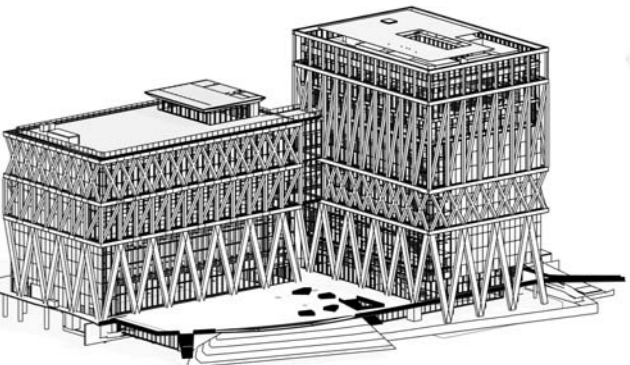
STATUS
TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

JOB NO.	DWN	CHKD	APPD
0			

DATE: 9/2/2021
 DRAWING NUMBER: A-992001
 REVISION: 1





CLIENT:
INSW
Infrastructure
New South Wales

END USER:
**POWERHOUSE
PARRAMATTA**

CONTRACTOR:
TBC

DESIGN TEAM:
LEAD DESIGNER:
MOREAU KUSUNOKI
5 rue de Nemours,
75011 Paris, France
T: +33 1 46 16 16 10

LOCAL ARCHITECT:
GENTON
Ground Floor, 71 York Street
Sydney NSW 2000
T: +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP) AND SPECIALISTS:
ARUP
Level 5, Burmah Place, 151 Clarence St,
Sydney NSW 2000
T: +61 2 9000 8000

LANDSCAPE ARCHITECTS:
McGREGOR COXALL
120 Water Street 9th Floor East
New York, New York 10013 USA
T: +612 9168 7500

ARCH LIGHTING:
L'OBSERVATOIRE INT.
120 Water Street 9th Floor East
New York, New York 10013 USA
T: +1 212 250 4455

KINETIC STRUCTURE:
DEF
12 Rue de Brest,
33002 Bordeaux-Mérignac, France
T: +33 4 78 62 84 54

EXOSKELETON:
JUN SATO
2F, Akasaka Building 2-20-3,
Higashi-Shinjuku, Shinjuku, Tokyo,
100-0044, Japan
T: +81 3 5461 0515

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NOTES/LEGEND

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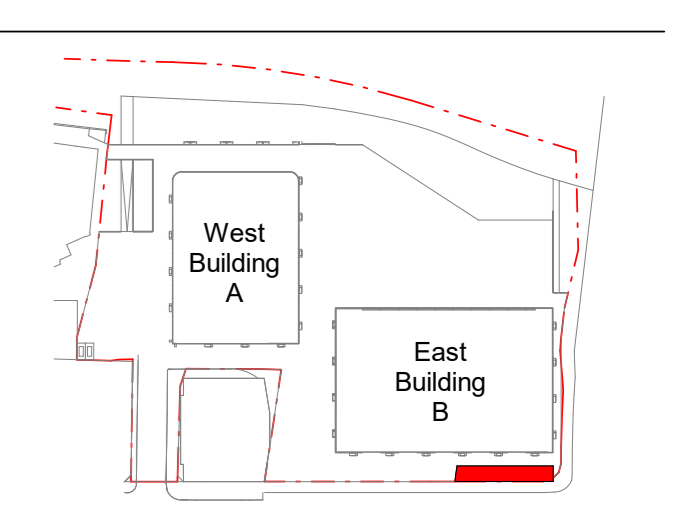
REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION

POWERHOUSE PARRAMATTA
30-34 Miles Road,
Parramatta, NSW 2150

ARCHITECTS
LEAD DESIGNER:
MOREAU KUSUNOKI
LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE -
DEMOLITION - LEVEL 1 PLAN

SCALE: As indicated @ A0

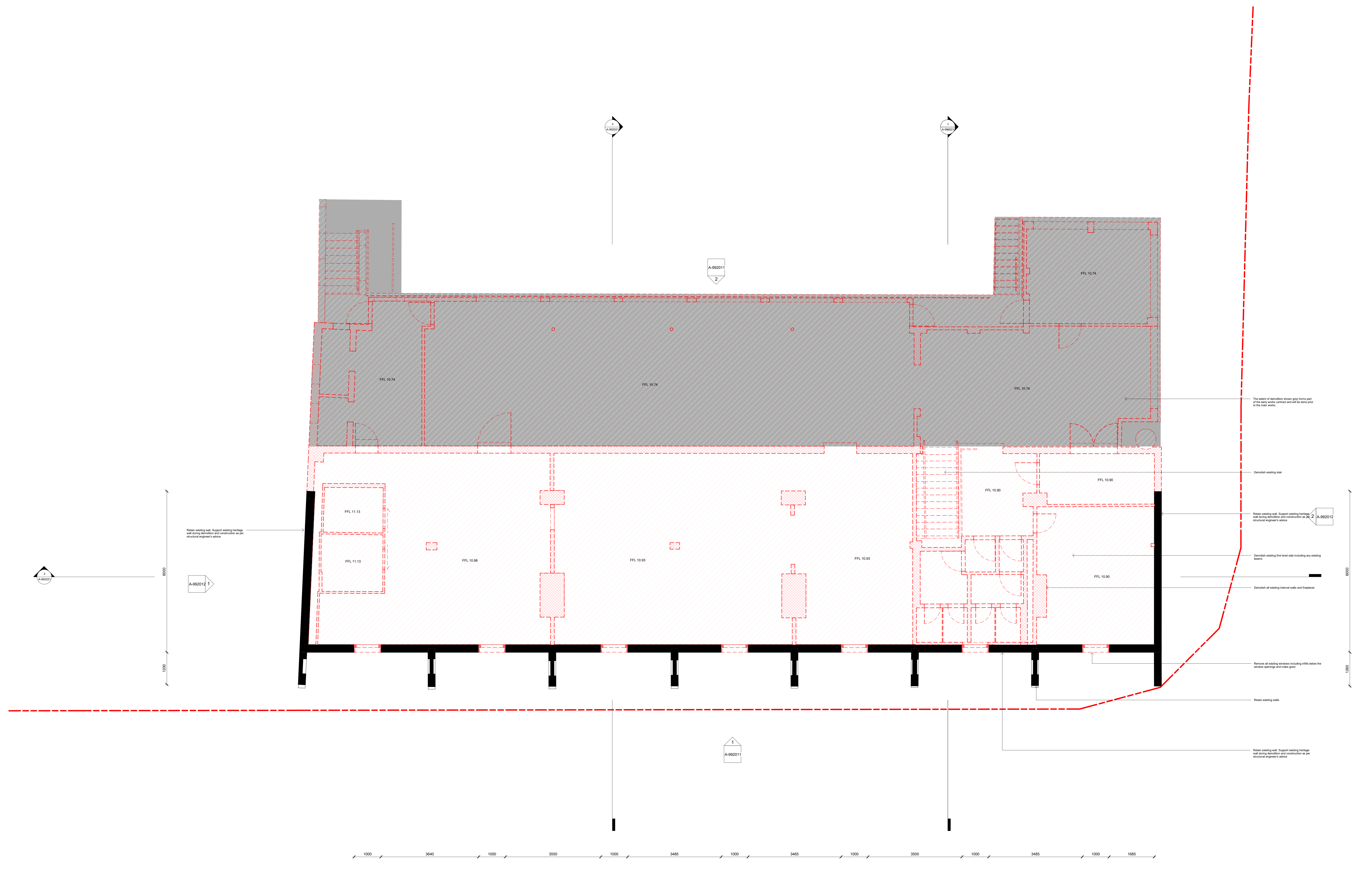
STATUS
TENDER DOCUMENTATION

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JOB NO.	DWN	CHKD	APPD
0			

DATE	Author	Checked	Approved
9/2/2021			

DRAWING NUMBER	REVISION
A-992002	1



The extent of demolition shown grey forms part of the early works contract and will be done prior to the main works.

Demolition existing wall

Retain existing wall. Support existing heritage wall during demolition and construction as per structural engineer's advice

Demolition existing steel level slab including any existing beams

Demolish all existing internal walls and partitions

Removal of existing windows including infills below the window openings and frame glass

Retain existing walls

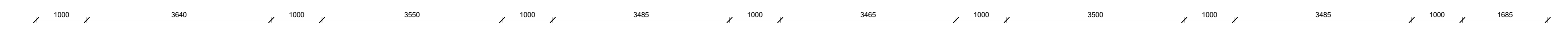
Retain existing wall. Support existing heritage wall during demolition and construction as per structural engineer's advice

Retain existing wall. Support existing heritage wall during demolition and construction as per structural engineer's advice

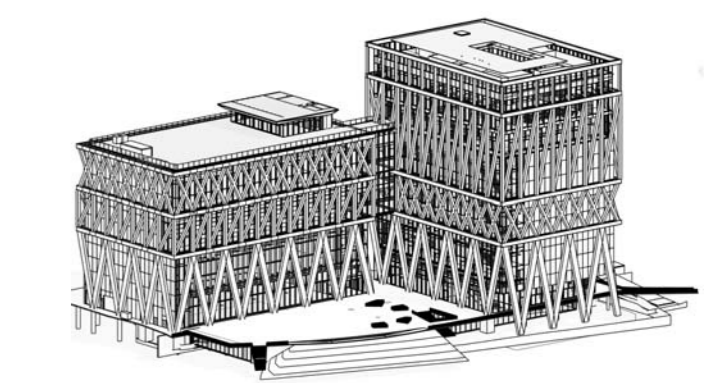
A-992012

A-992011
2

A-992011
1



POWERHOUSE PARRAMATTA



CLIENT:
INSW
 Infrastructure
 New South Wales

END USER:
POWERHOUSE PARRAMATTA

CONTRACTOR:
TBC

DESIGN TEAM
 LEAD DESIGNER:
MOREAU KUSUNOKI
 5 rue de Nemours,
 75011 Paris, France
 T: +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON
 Ground Floor, 71 York Street
 Sydney NSW 2000
 T: +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):
ARUP
 Level 5, Burmah Place, 151 Clarence St
 Sydney NSW 2000
 T: +61 2 9002 9000

DESIGN SUBCONSULTANTS:
 LANDSCAPE ARCHITECTS: **McGREGOR COXALL**
 1200 Walker Street 19th Floor East
 Melbourne, Australia
 T: +61 2 9168 7500

ARCH LIGHTING: **L'OBSERVATOIRE INT.**
 120 Walker Street 19th Floor East
 New York, New York 10013 USA
 T: +1 212 250 4455

KINETIC STRUCTURE: **JUN SATO**
 12 Rue de Brest,
 75002 Paris Cedex 02, France
 T: +33 1 78 62 84 54

EXOSKELETON: **JUN SATO**
 12 Rue de Brest,
 75002 Paris Cedex 02, France
 T: +33 1 78 62 84 54

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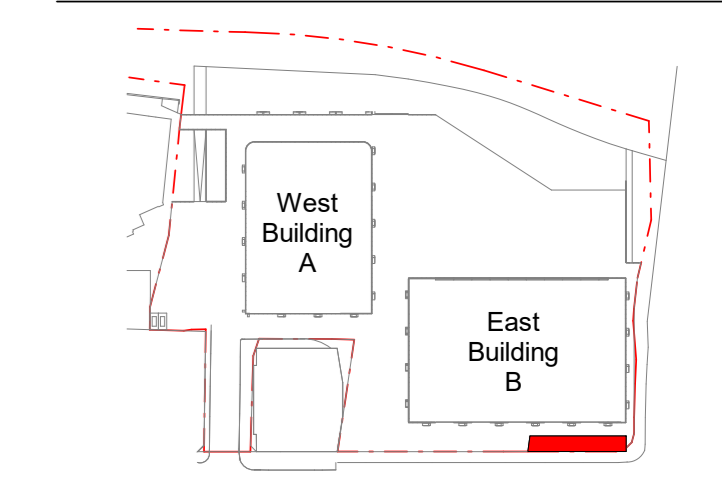
REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION

POWERHOUSE PARRAMATTA
 2004 Pitt Street
 Parramatta, NSW 2150

ARCHITECTS
 LEAD DESIGNER:
MOREAU KUSUNOKI
 LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE - DEMOLITION - ROOF PLAN

RL

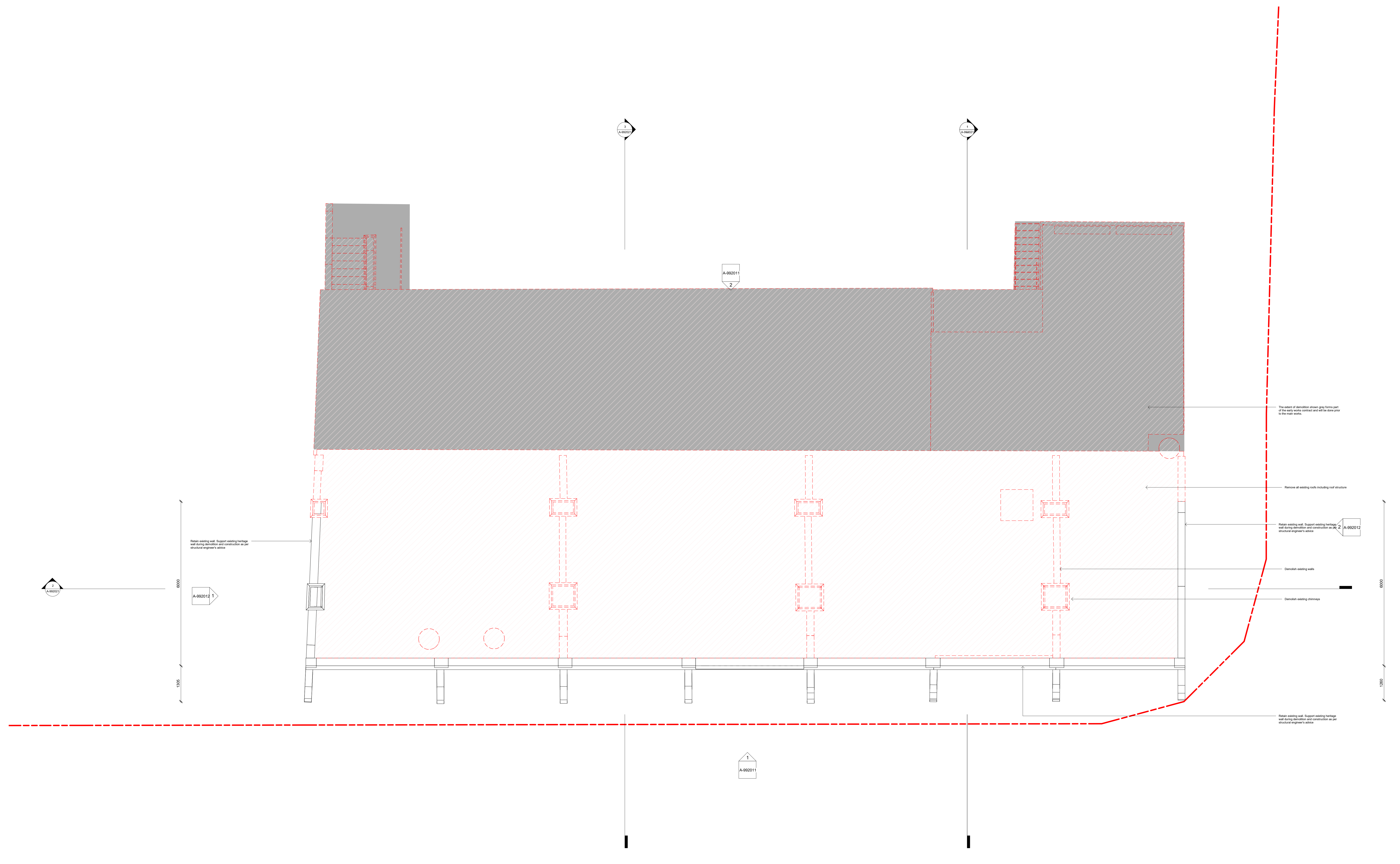
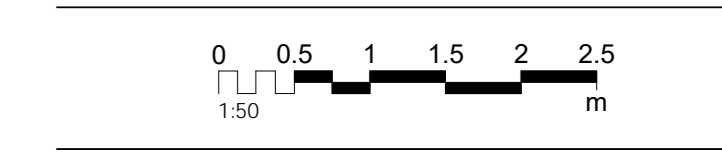
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STATUS
TENDER DOCUMENTATION

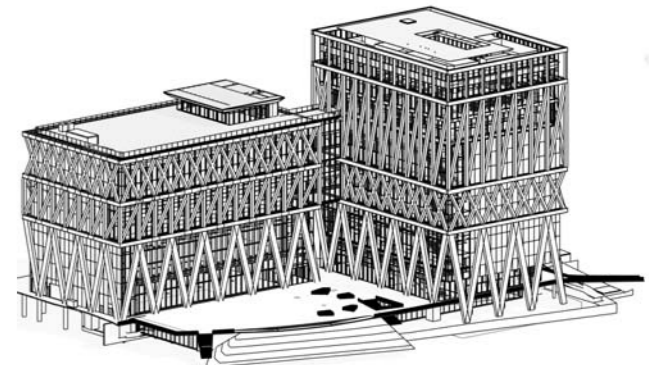
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JOB NO.	DWN	CHKD	APPD
0			

DATE: 9/2/2021
 DRAWING NUMBER: A-992003
 REVISION: 1



POWERHOUSE PARRAMATTA



CLIENT:
INSW
Infrastructure
New South Wales

END USER:
POWERHOUSE PARRAMATTA

CONTRACTOR:
TBC

DESIGN TEAM:
LEAD DESIGNER:
MOREAU KUSUNOKI

5 rue de Nemours,
75011 Paris, France
T: +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON

Ground Floor, 71 York Street
Sydney NSW 2000
T: +61 2 9596 5002

MULTIDISCIPLINARY ENGINEERING (SCMEP and SPECIALISTS):
ARUP

Level 5, Barons Place, 151 Clarence St
Sydney NSW 2000
T: +61 2 9505 8000

LANDSCAPE ARCHITECTS: ARCH LIGHTING:
MCGREGOR COXALL **L'OBSERVATOIRE INT.**

120 Water Street 9th Floor East
New York, New York 10013, USA
T: +1 212 250 4455

KINETIC STRUCTURE: EXOSKELETON:
DEP **JUN SATO**

13 Rue de Brest,
92000 Nanterre cedex, France
T: +33 1 78 62 84 54

17 Avenue de la République,
105 0000, Japan
T: +81 3 5461 2515

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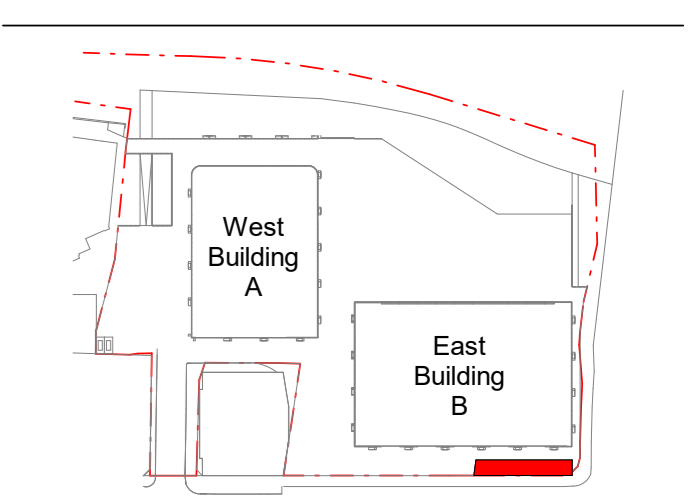
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No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
2004 Macquarie Street
Parramatta, NSW 2150

ARCHITECTS
LEAD DESIGNER:
MOREAU KUSUNOKI

LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE - DEMOLITION - ELEVATION N, S

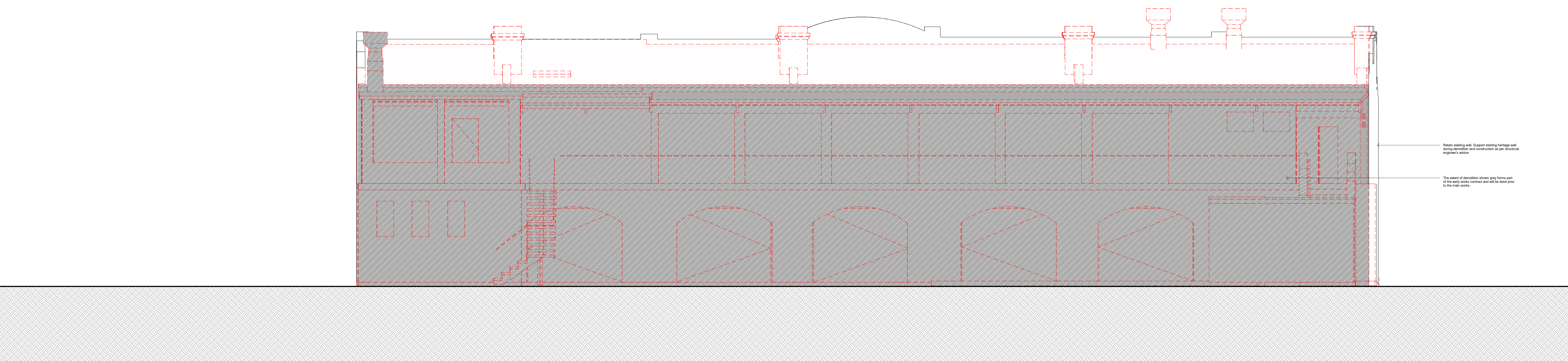
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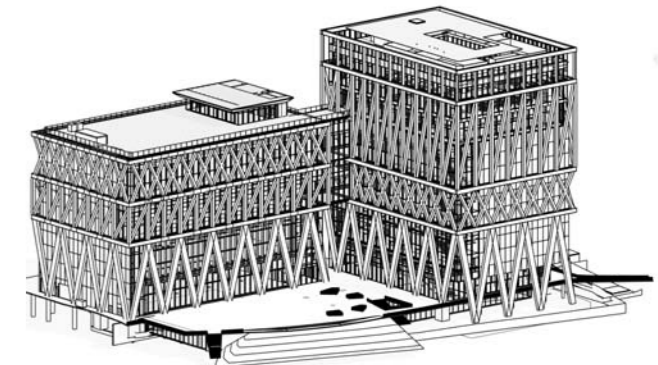
NOT FOR CONSTRUCTION			
JOB NO.	DWN	CHKD	APPD
DATE	Author	Checked	Approved
DRAWING NUMBER	REVISION:		
A-992011			1



1 DEMO ELEVATION S
1 : 50



2 DEMO ELEVATION N
1 : 50



CLIENT:
INSW
Infrastructure
New South Wales

END USER:
**POWERHOUSE
PARRAMATTA**

CONTRACTOR:
TBC

DESIGN TEAM:

LEAD DESIGNER:
MOREAU KUSUNOKI
5 rue de Nemours,
75011 Paris, France
T: +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON
Ground Floor, 71 York Street
Sydney NSW 2000
T: +61 2 9696 5002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):

ARUP
Level 5, Burmah Place, 151 Clarence St
Sydney NSW 2000
T: +61 2 9000 8000

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS: **ARCH LIGHTING: L'OBSERVATOIRE INT.**
McGREGOR COXALL 120 Water Street 9th Floor East
New York, New York 10013, USA
T: +1 212 250 4450

KINETIC STRUCTURE: **JUN SATO**
12 Rue de Brest,
75005 Paris, France
T: +33 1 78 62 84 54

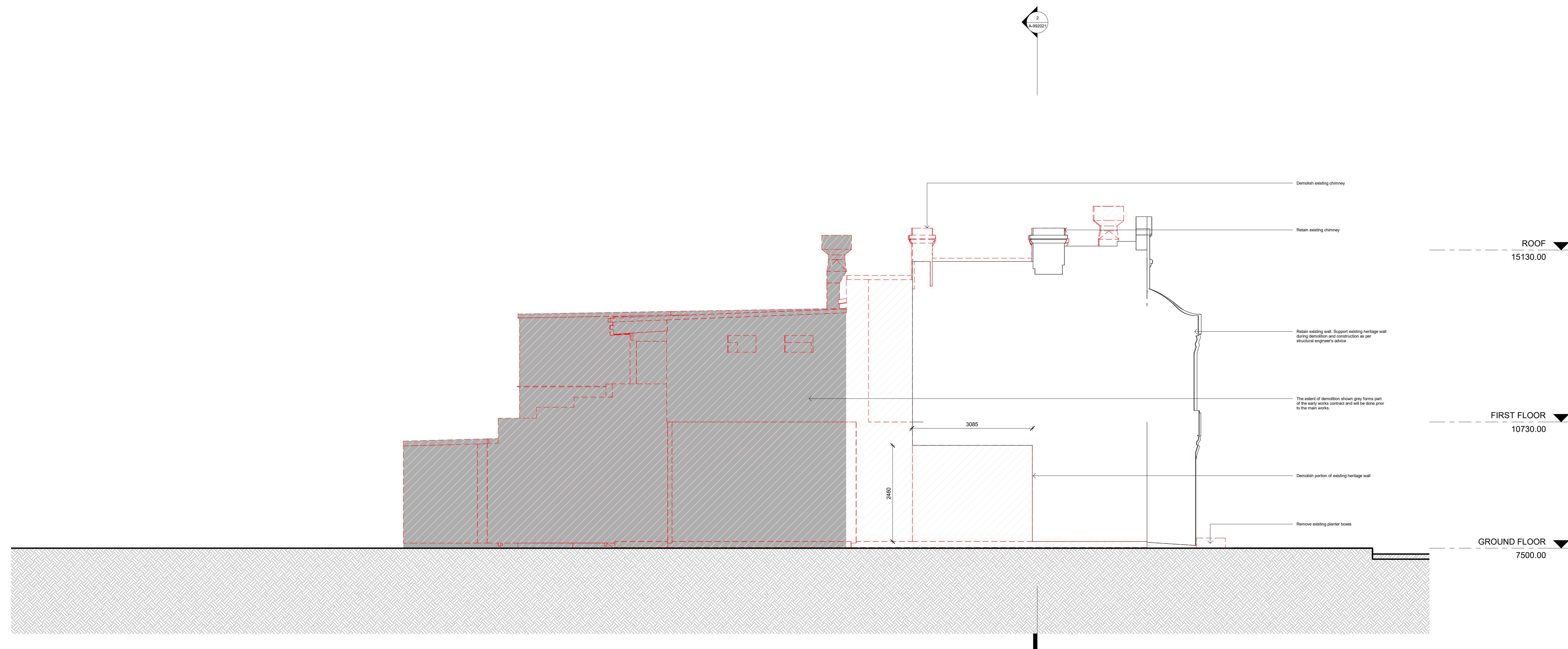
EXOSKELETON: **JUN SATO**
2F, Anzenbergerstrasse 2-20-3,
Hiratsuka, Mie-ken, Japan
T: +81 5 8461 2515

DISCLAIMER

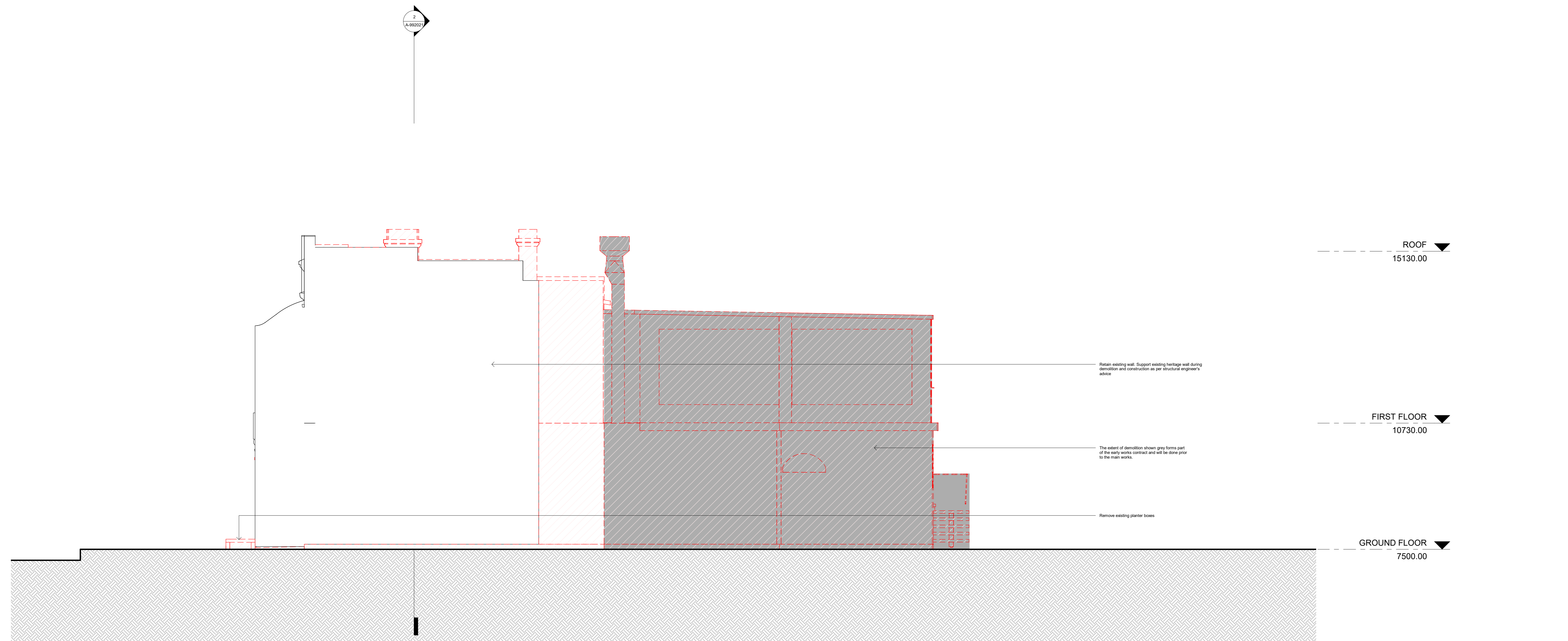
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NOTES/LEGEND

- Existing fabric to be retained
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1 DEMO ELEVATION W
1 : 50



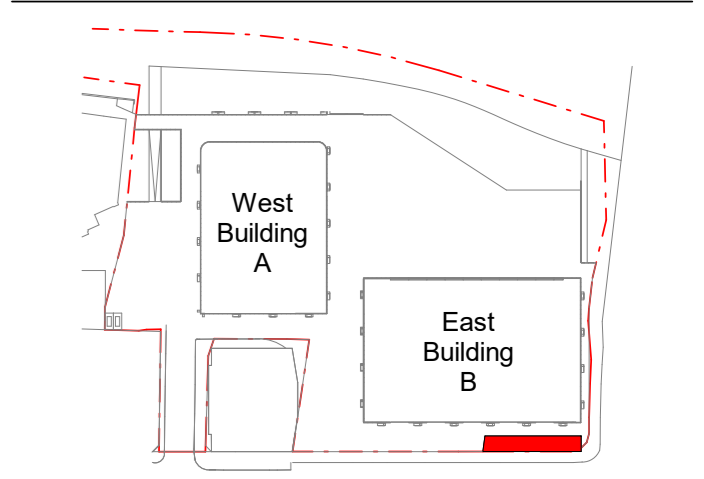
2 DEMO ELEVATION E
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REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
200-210 Pitt Street
Parramatta, NSW 2150

ARCHITECTS
LEAD DESIGNER:
MOREAU KUSUNOKI
LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE -
DEMOLITION - ELEVATION E, W

SCALE: As indicated @ A0

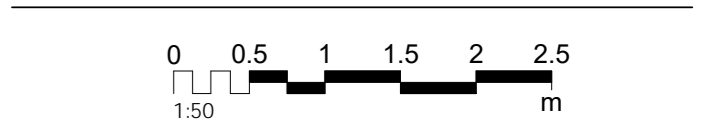
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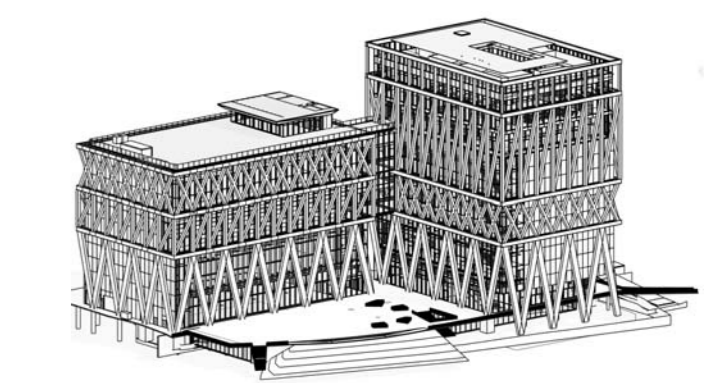
NOT FOR CONSTRUCTION

JOB NO.	DWN	CHKD	APPD
0			

DATE	Author	Checked	Approved
9/2/2021			

DRAWING NUMBER	REVISION
A-992012	1





CLIENT:
INSW
 Infrastructure
 New South Wales

END USER:
POWERHOUSE PARRAMATTA

CONTRACTOR:
TBC

DESIGN TEAM
 LEAD DESIGNER:
MOREAU KUSUNOKI
 5 rue de Nemours,
 75011 Paris, France
 T: +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON
 Ground Floor, 71 York Street
 Sydney NSW 2000
 T: 612 9696 5002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):
ARUP
 Level 11, Barwick Place, 101 Clarence St
 Sydney NSW 2000
 T: +61 2 9002 8000

DESIGN SUBCONSULTANTS:
 LANDSCAPE ARCHITECTS: **McGREGOR COXALL**
 120 Water Street 9th Floor East
 New York, New York 10038 USA
 T: +1 212 250 4450
 ARCH LIGHTING: **L'OBSEVATOIRE INT.**
 12 rue de Nemours,
 75011 Paris, France
 T: +33 1 84 16 48 10

KINETIC STRUCTURE:
DEP
 12 rue de Nemours,
 75011 Paris, France
 T: +33 1 84 16 48 10

EXOSKELETON:
JUN SATO
 2F, Akasaka Building 2-20-3,
 Higashi-Shinjuku, Shinjuku-ku,
 Tokyo 162-0844, Japan
 T: +81 3 5461 2515

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NOTES/LEGEND

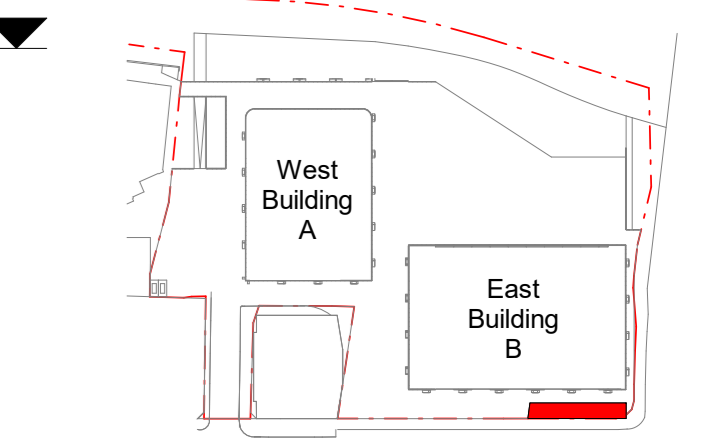
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REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
 2004 Pitt St
 Parramatta, NSW 2150

ARCHITECTS
 LEAD DESIGNER:
MOREAU KUSUNOKI
 LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE - DEMOLITION - SECTIONS

SCALE: As indicated @ A0

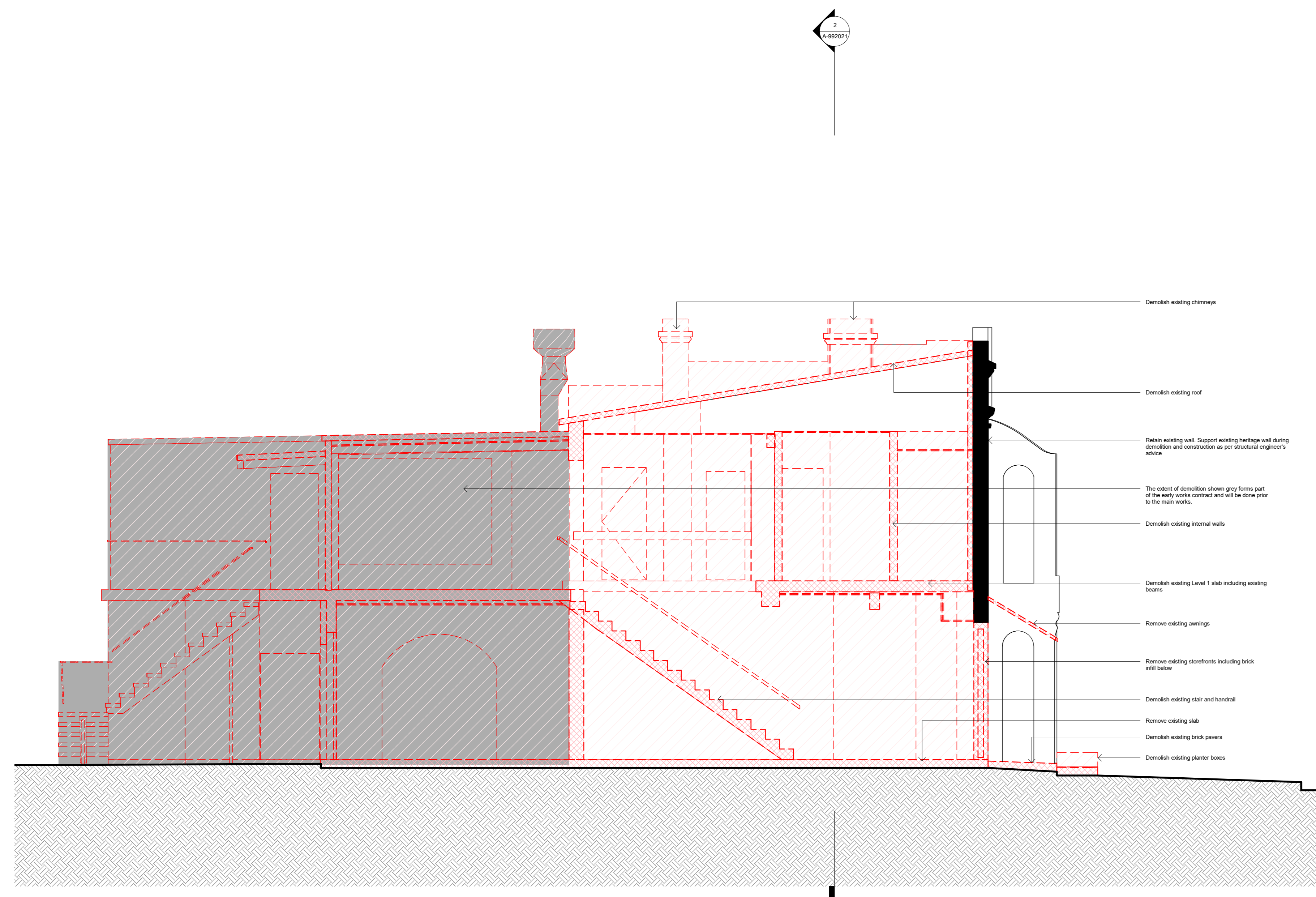
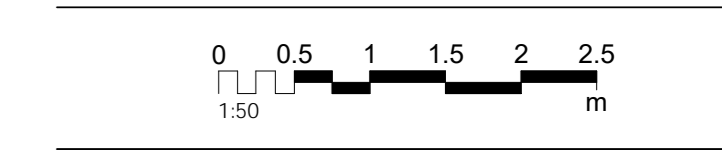
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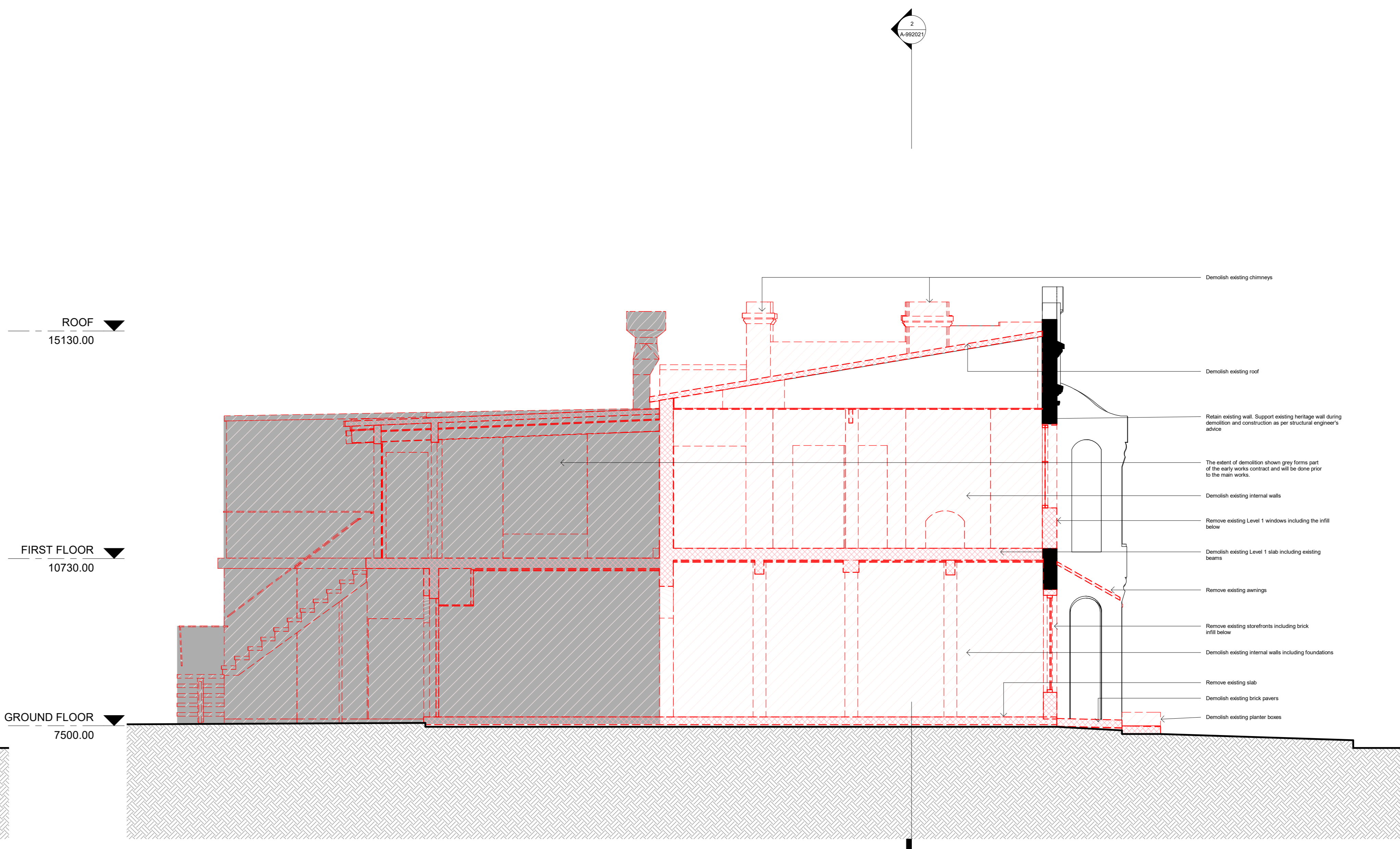
JOB NO.	DWN	CHKD	APPD
0			

DATE	Author	Checked	Approved
9/2/2021			

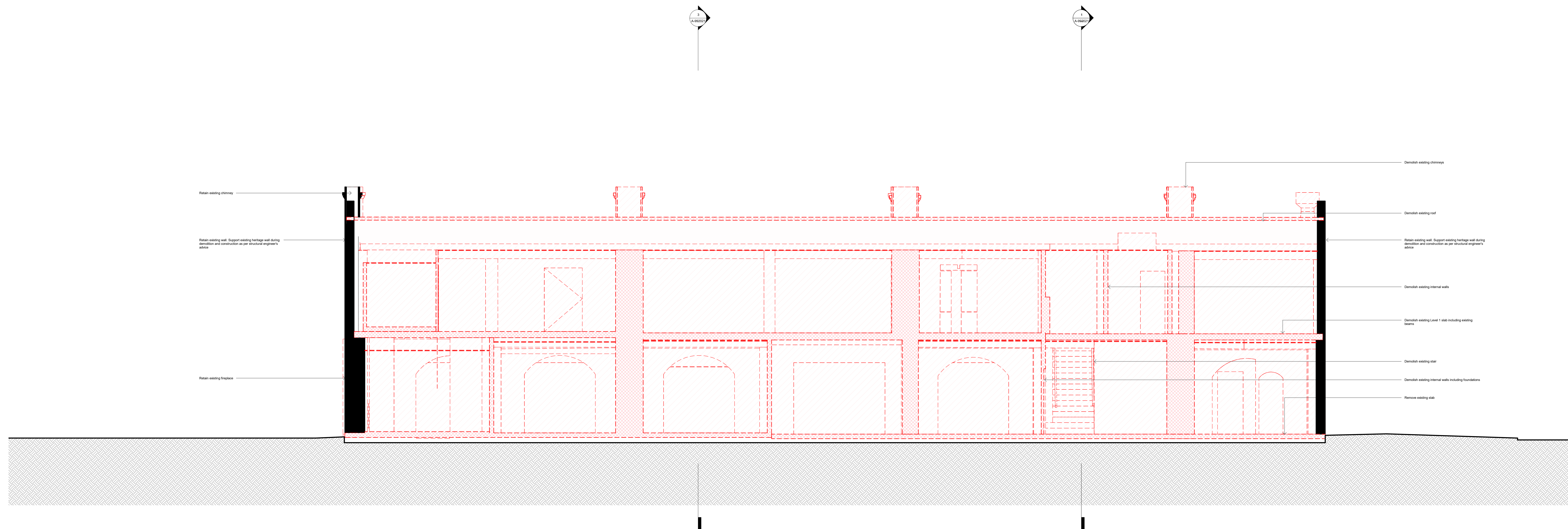
DRAWING NUMBER	REVISION
A-992021	1



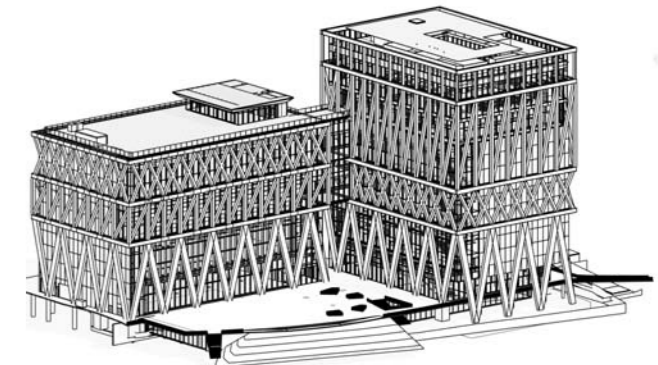
1 DEMO SECTION 1
 1 : 50



3 DEMO SECTION 3
 1 : 50



2 DEMO SECTION 2
 1 : 50



CLIENT:
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 New South Wales

END USER:
POWERHOUSE PARRAMATTA

CONTRACTOR:
TBC

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 T +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP) AND SPECIALISTS:
ARUP
 Level 2, Barons Place, 151 Clarence St
 Sydney NSW 2000
 T +61 2 9555 9333

DESIGN SUBCONSULTANTS:
 LANDSCAPE ARCHITECTS: **ARCH LIGHTING**
McGREGOR COXALL **L'OBSEVATOIRE INT.**
 Suite 101, Level 1, 39 East Esplanade, Manly,
 NSW, Australia
 New York, New York 10013, USA
 T +61 2 9556 7500 T +1 212 253 4453

KINETIC STRUCTURE: **JUN SATO**
 12 Rue de Brest,
 92602 Courcouronnes, France
 T +33 4 78 62 84 54

EXOSKELETON:
DEP **JUN SATO**
 27 Avenue de la Gare, 2-20-3,
 Nogent-sur-Seine, France
 T +33 3 81 54 25 15

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NOTES/LEGEND

LEGEND

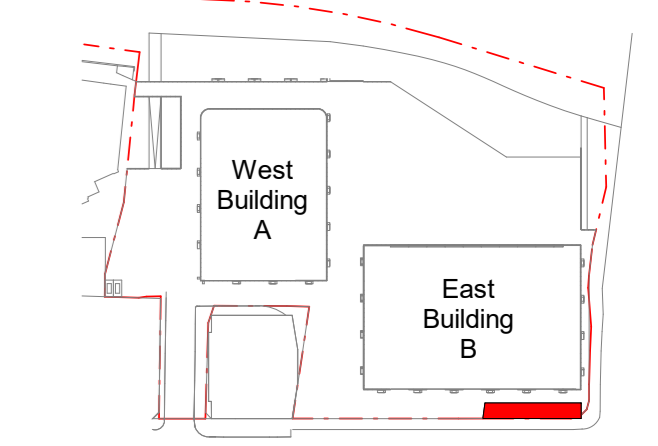
 Existing fabric to be retained
 Proposed

REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
 20-24 Pitt Street
 Parramatta, NSW 2150

ARCHITECTS
 LEAD DESIGNER:
MOREAU KUSUNOKI
 LOCAL ARCHITECT:
GENTON



TITLE
ST GEORGES TERRACE - PROPOSED - PLANS

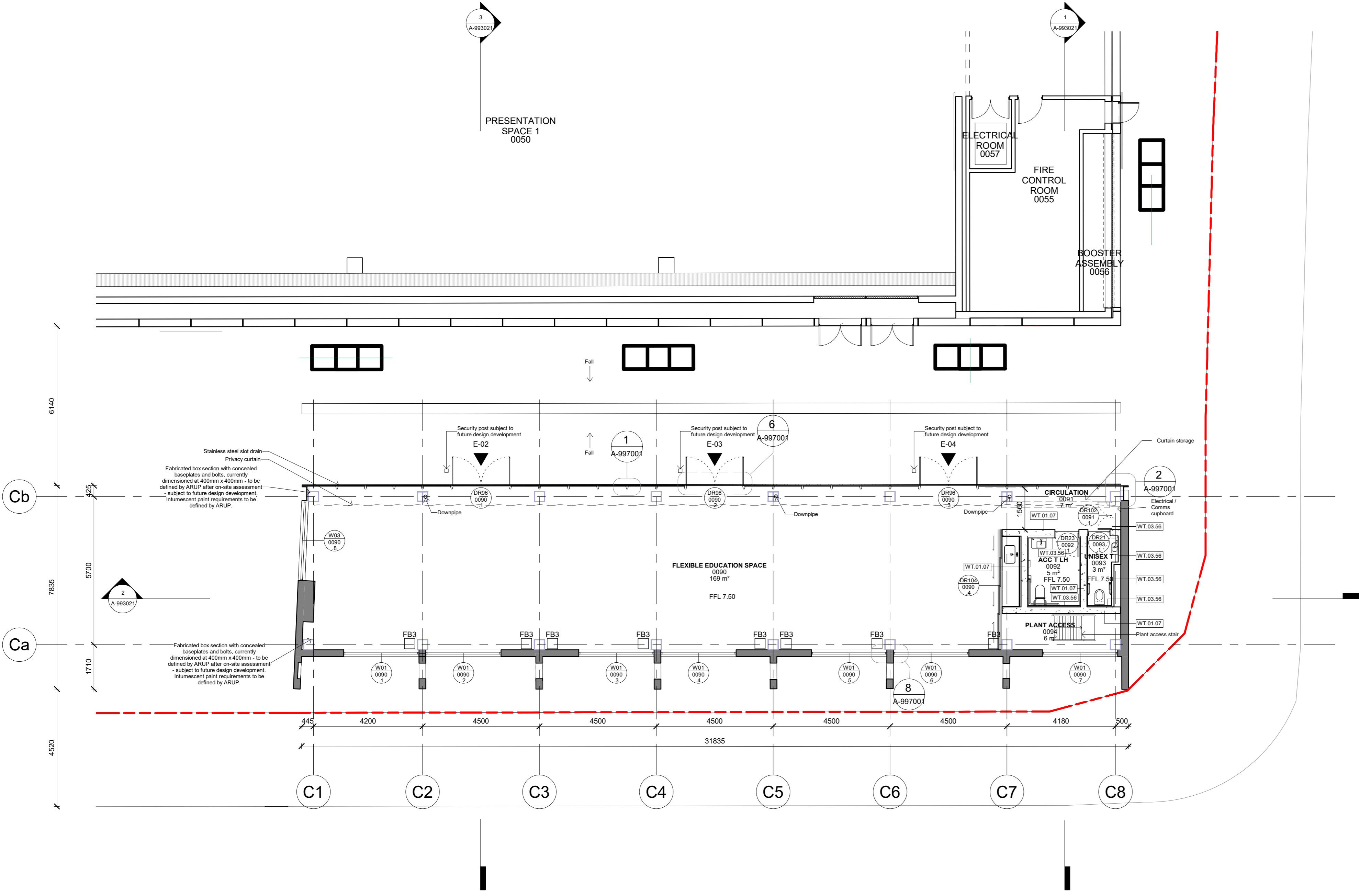
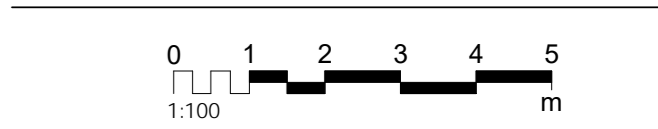
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STATUS
TENDER DOCUMENTATION

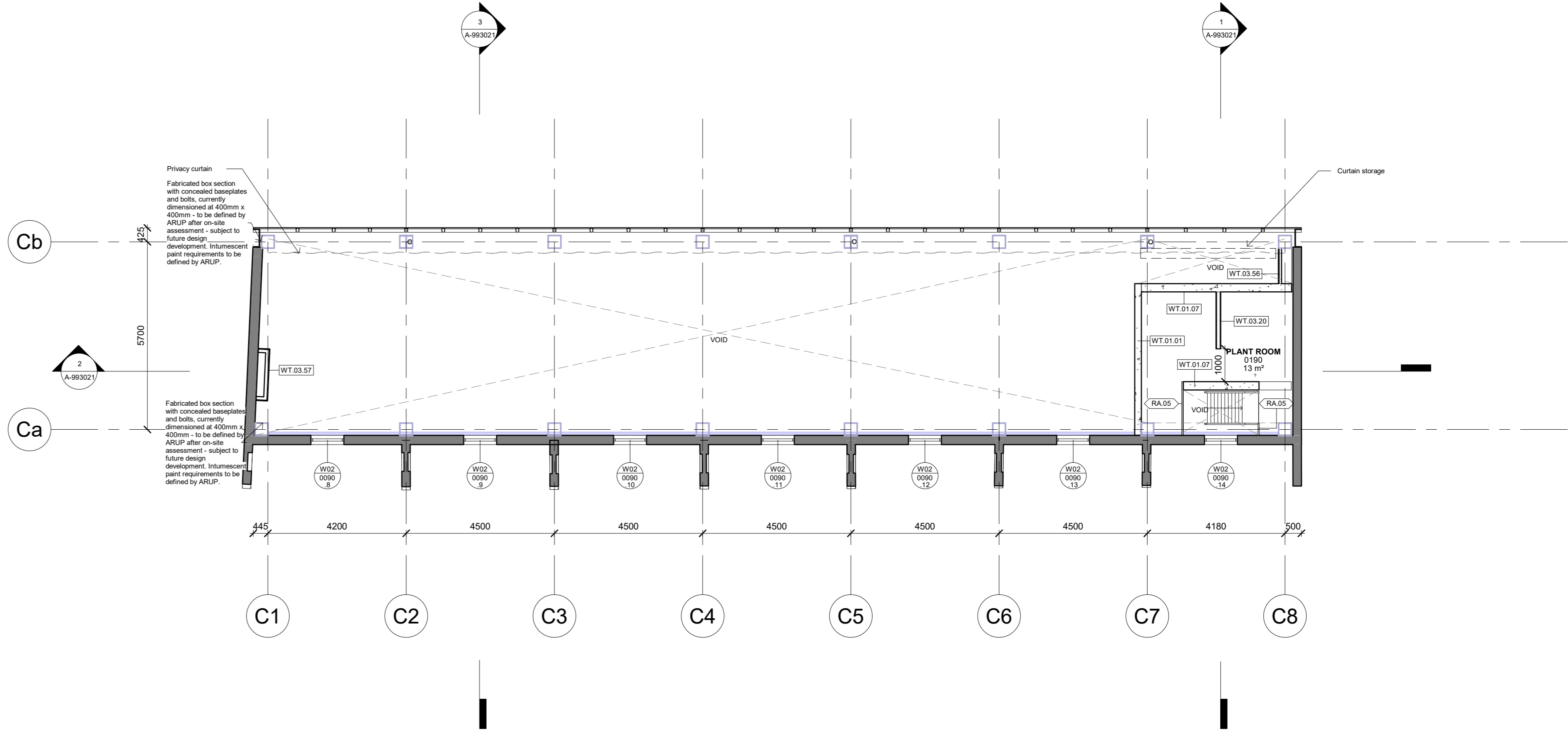
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JOB NO.	DWN	CHKD	APPD
0			

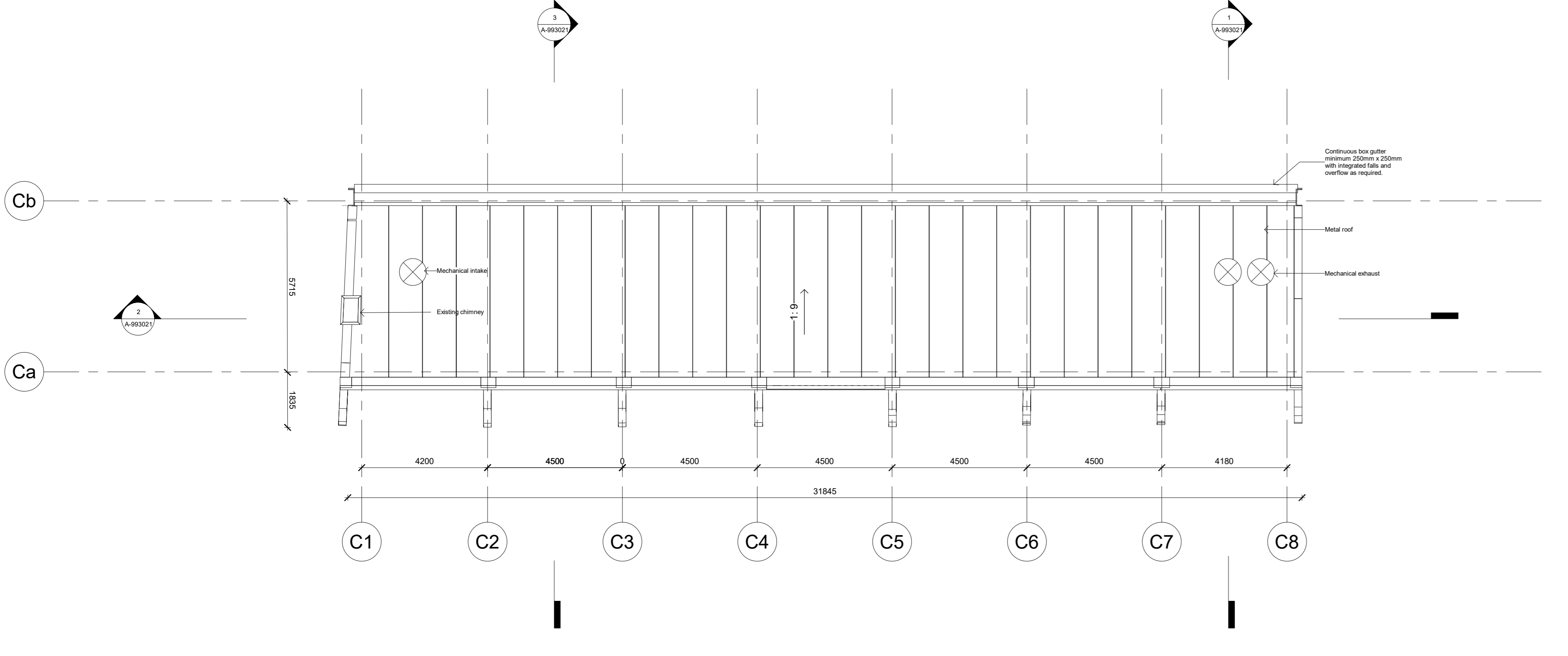
DATE: 9/2/2021
 DRAWING NUMBER: A-993001
 REVISION: 1



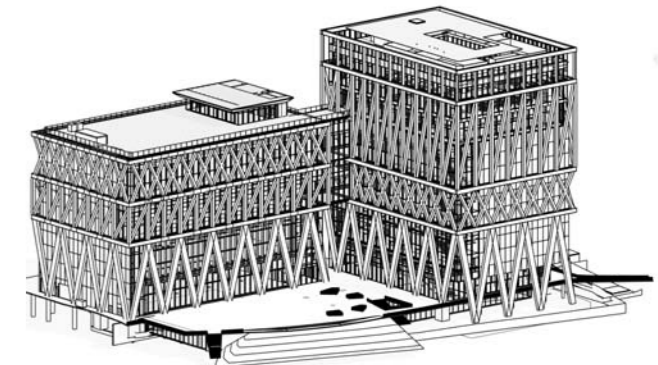
1 PROPOSED PLAN - GROUND FLOOR
 1 : 100



2 PROPOSED PLAN - FIRST FLOOR
 1 : 100



3 PROPOSED PLAN - ROOF
 1 : 100



CLIENT:
INSW
Infrastructure
New South Wales

END USER:
**POWERHOUSE
PARRAMATTA**

CONTRACTOR:
TBC

DESIGN TEAM
LEAD DESIGNER:
MOREAU KUSUNOKI
5 rue de Nemours,
75011 Paris, France
T: +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON
Ground Floor, 71 York Street
Sydney NSW 2000
T: +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):
ARUP
Level 5, Barak Plaza, 151 Clarence St
Sydney NSW 2000
T: +61 2 9555 8333

DESIGN SUBCONSULTANTS:
LANDSCAPE ARCHITECTS:
McGREGOR COXALL
120 Water Street 9th Floor East
Sydney NSW 2000
T: +61 2 9168 7500

ARCH LIGHTING:
L'OBSERVATOIRE INT.
120 Water Street 9th Floor East
New York, New York 10038 USA
T: +1 212 253 4453

KINETIC STRUCTURE:
DEX
12 Rue de Brest,
53000 Lorient-Morvan, France
T: +33 4 78 62 84 54

EXOSKELETON:
JUN SATO
2F, Akasaka Building 2-20-3,
Higashi-Shinjuku, Shinjuku-Ku,
Tokyo 162-0846, Japan
T: +81 3 5461 2515

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NOTES/LEGEND

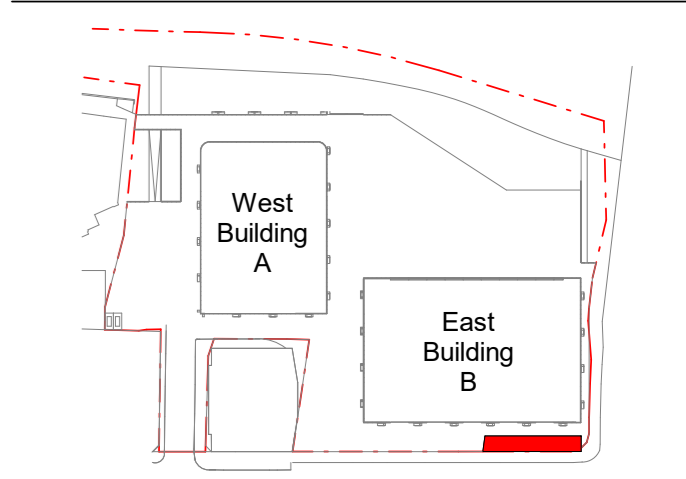
LEGEND
Existing fabric to be retained
Proposed

REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
30-34 Miles Road,
Parramatta, NSW 2150

ARCHITECTS
LEAD DESIGNER:
MOREAU KUSUNOKI
LOCAL ARCHITECT:
GENTON



TITLE
**ST GEORGES TERRACE -
PROPOSED - SECTIONS**

RL

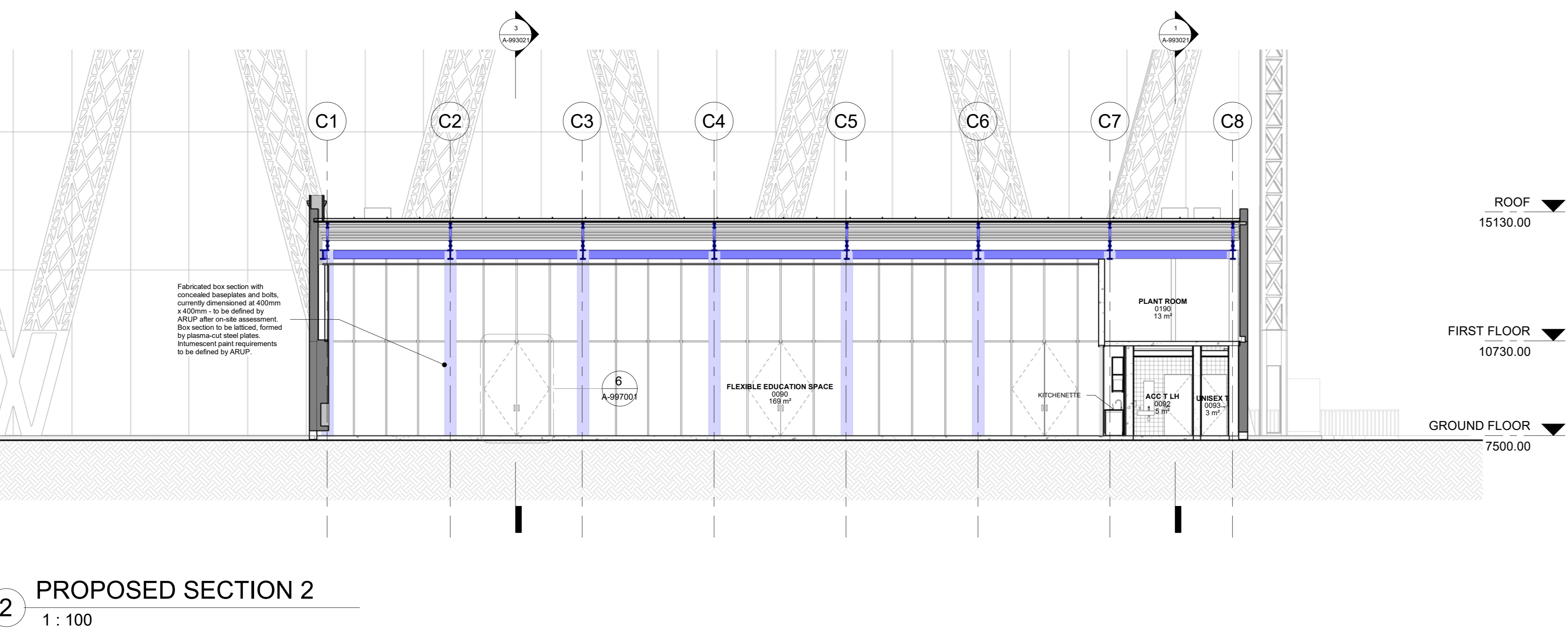
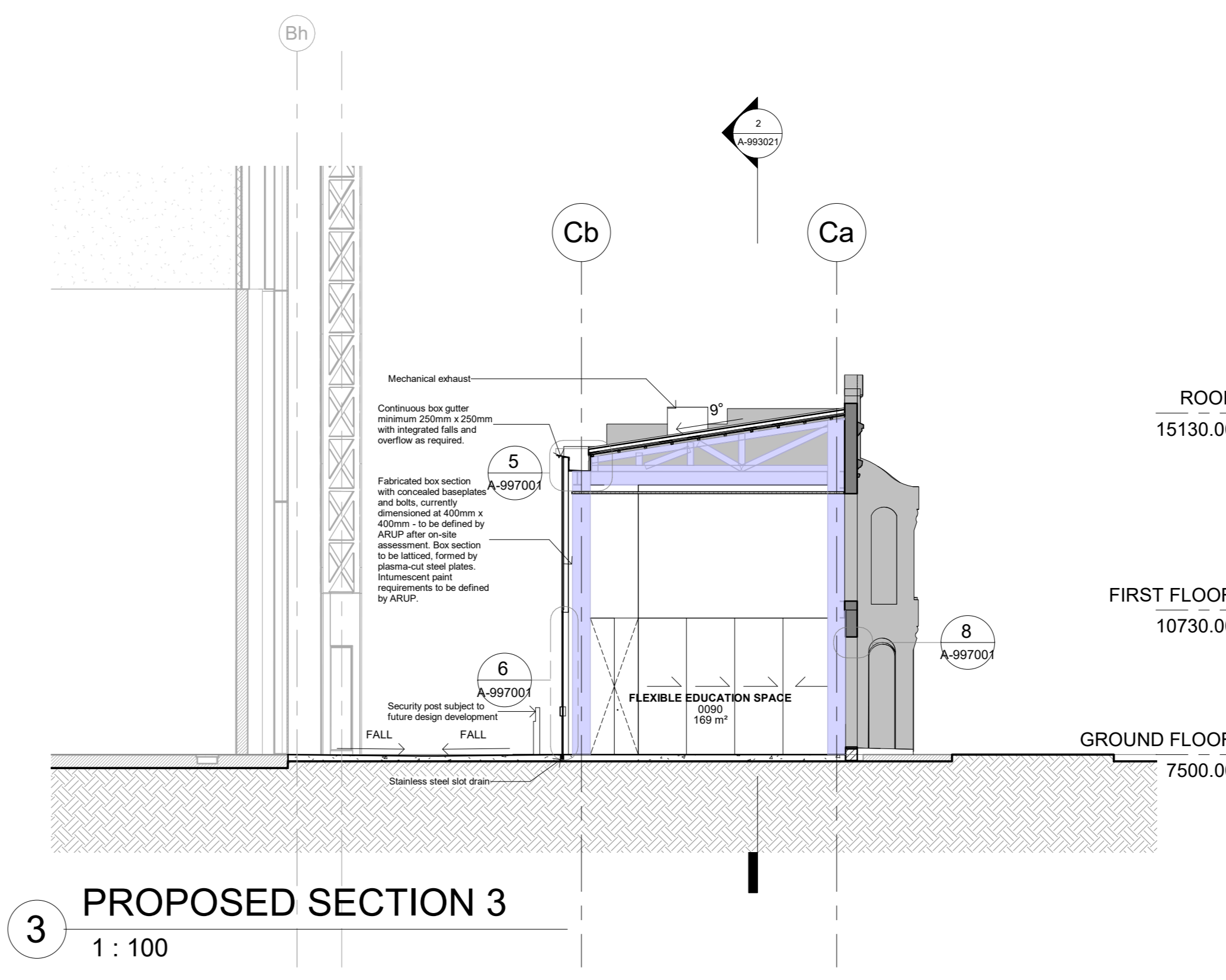
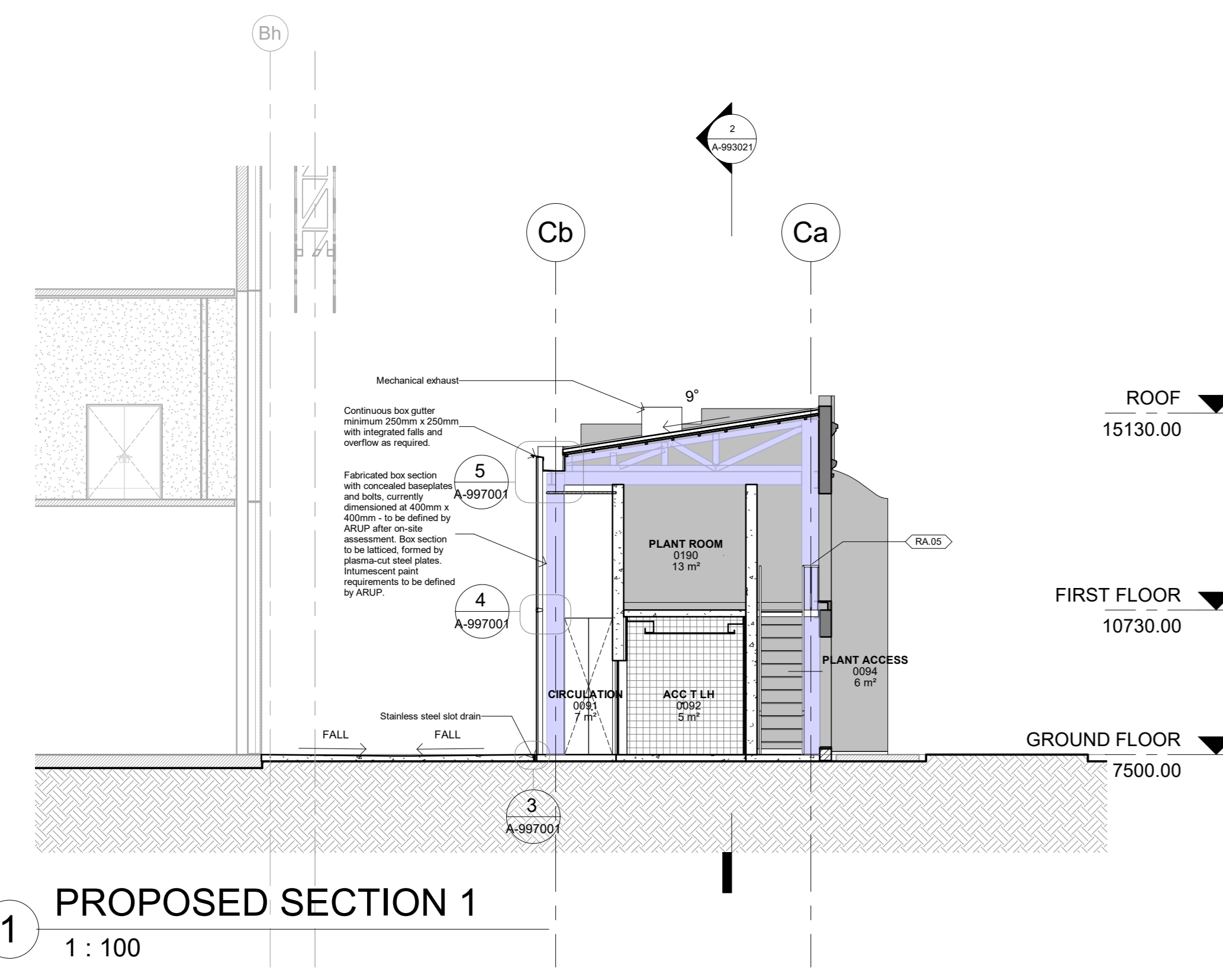
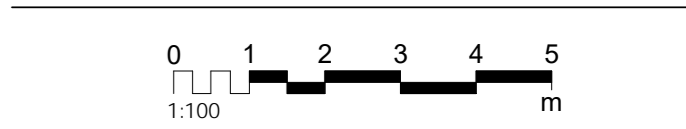
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STATUS
TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

JOB NO.	DWN	CHKD	APPD
0			

DATE 9/2/2021
DRAWING NUMBER A-993021
REVISION: 1

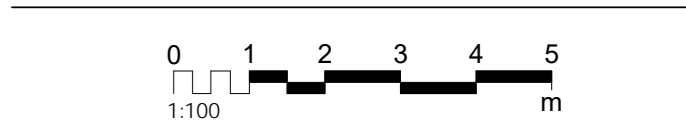


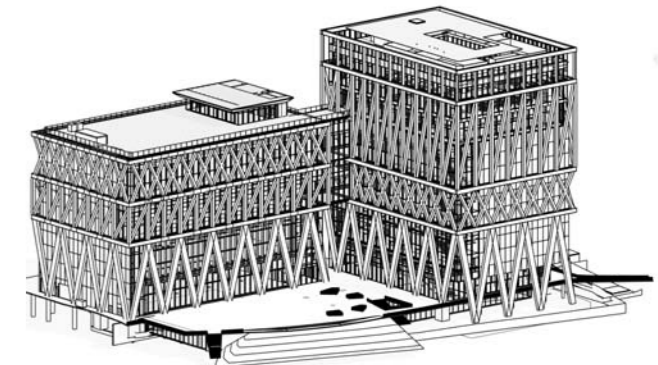
TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

JOB NO.	DWN	CHKD	APPD
0			

DATE 9/2/2021
DRAWING NUMBER A-993021
REVISION: 1





CLIENT:
INSW
Infrastructure
New South Wales

END USER:
**POWERHOUSE
PARRAMATTA**

CONTRACTOR:
TBC

DESIGN TEAM:
LEAD DESIGNER:
MOREAU KUSUNOKI
2 rue de Nemours,
92011 Paris, France
T +33 1 84 16 48 10

LOCAL ARCHITECT:
GENTON
Ground Floor, 71 York Street
Sydney NSW 2000
T +61 2 9556 5002

MULTIDISCIPLINARY ENGINEERING (SCMP) AND SPECIALISTS:
ARUP
Level 5, Barak Plaza, 151 Clarence St,
Sydney NSW 2000
T +61 2 9000 8000

LANDSCAPE ARCHITECTS:
McGREGOR COXALL
120 Walker Street 9th Floor East,
New York, New York 10013 USA
T +1 212 251 4400

ARCH LIGHTING:
L'OBSERVATOIRE INT.
120 Walker Street 9th Floor East,
New York, New York 10013 USA
T +1 212 251 4400

KINETIC STRUCTURE:
DEP
12 Rue de Nemours,
92011 Paris, France
T +33 1 84 16 48 10

EXOSKELETON:
JUN SATO
2F, Akasaka Building 2-26-3,
Akasaka, Minato-ku, Tokyo,
106-0044, Japan
T +81 3 5461 0215

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NOTES/LEGEND

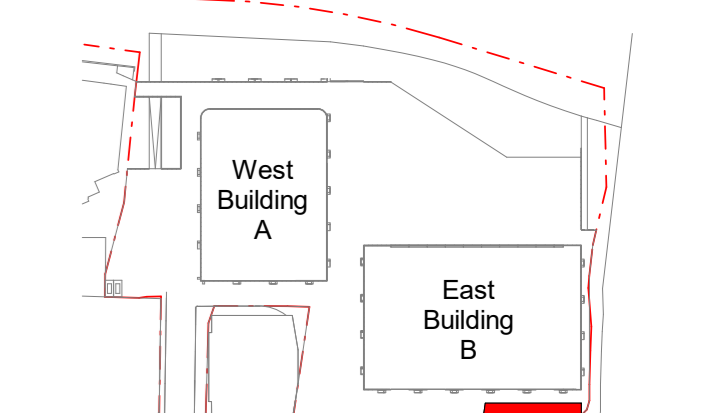
LEGEND
Existing fabric to be retained
Proposed

REVISION

No.	Date	Description
1	9/2/2021	Tender Addenda

LOCATION
POWERHOUSE PARRAMATTA
151 York Street,
Parramatta, NSW 2150

ARCHITECTS
LEAD DESIGNER:
MOREAU KUSUNOKI
LOCAL ARCHITECT:
GENTON



TITLE
**ST GEORGES TERRACE -
PROPOSED - ELEVATIONS**

SCALE: 1 : 100 @ A0

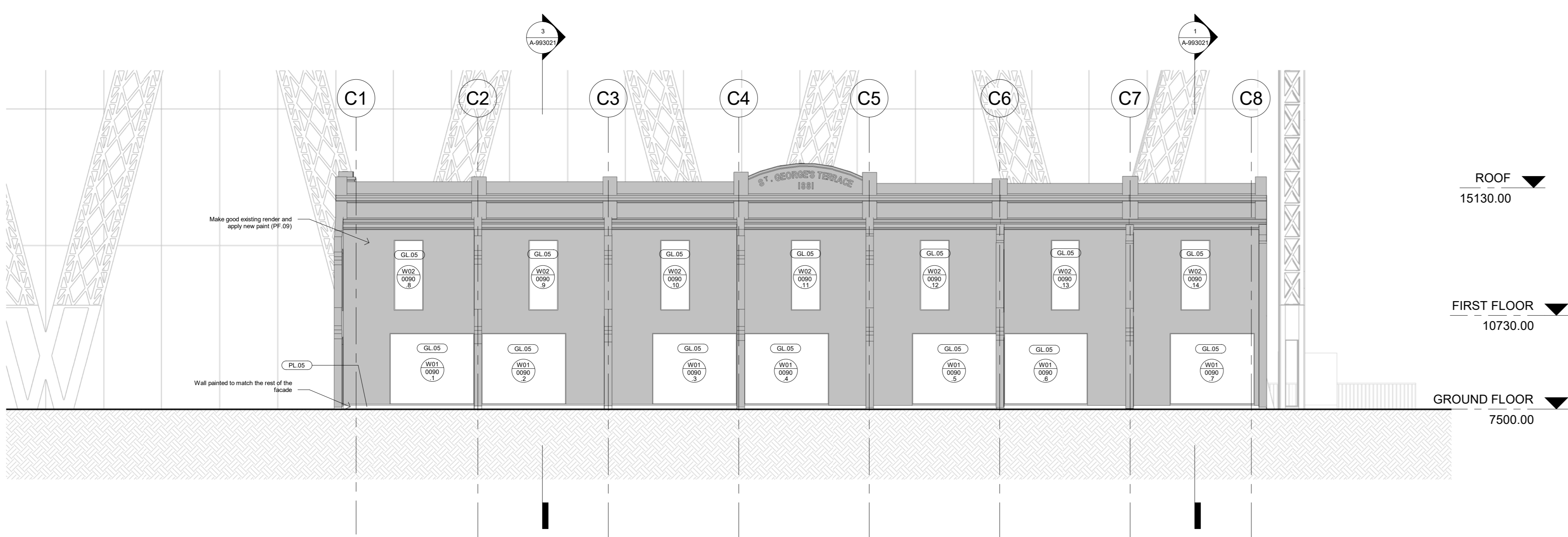
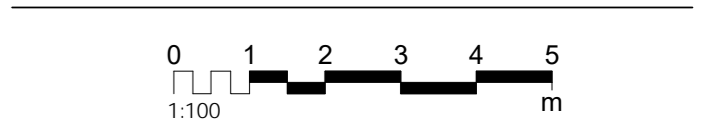
STATUS
TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

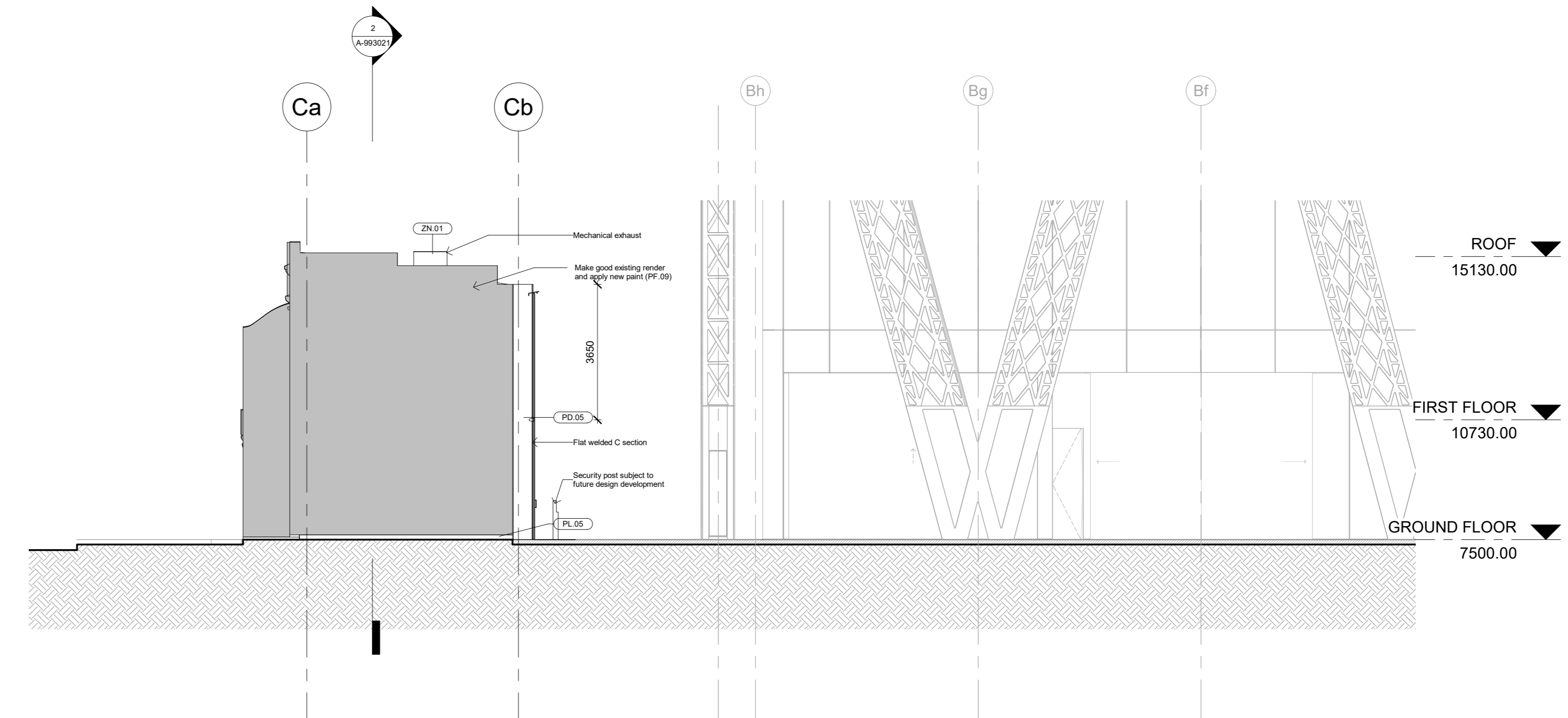
JOB NO.	DWN	CHKD	APPD
0			

DATE	DATE	Author	Checker	Approver
9/2/2021				

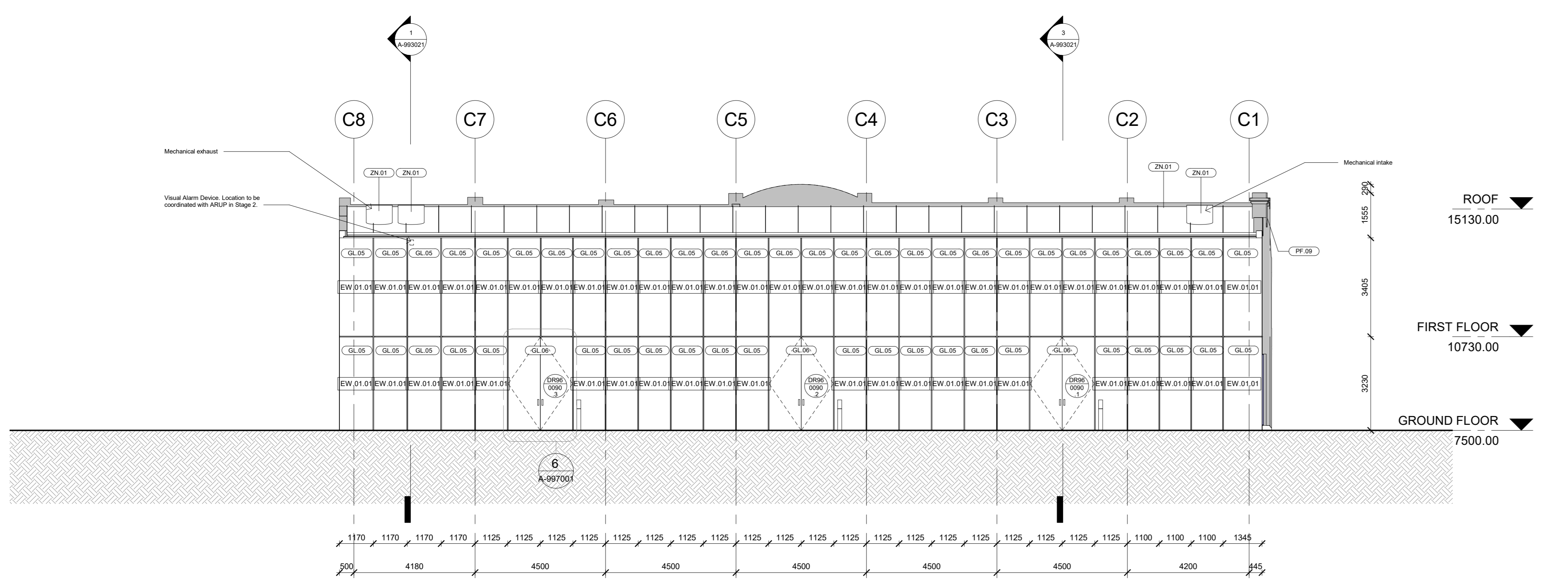
DRAWING NUMBER	REVISION
A-993011	1



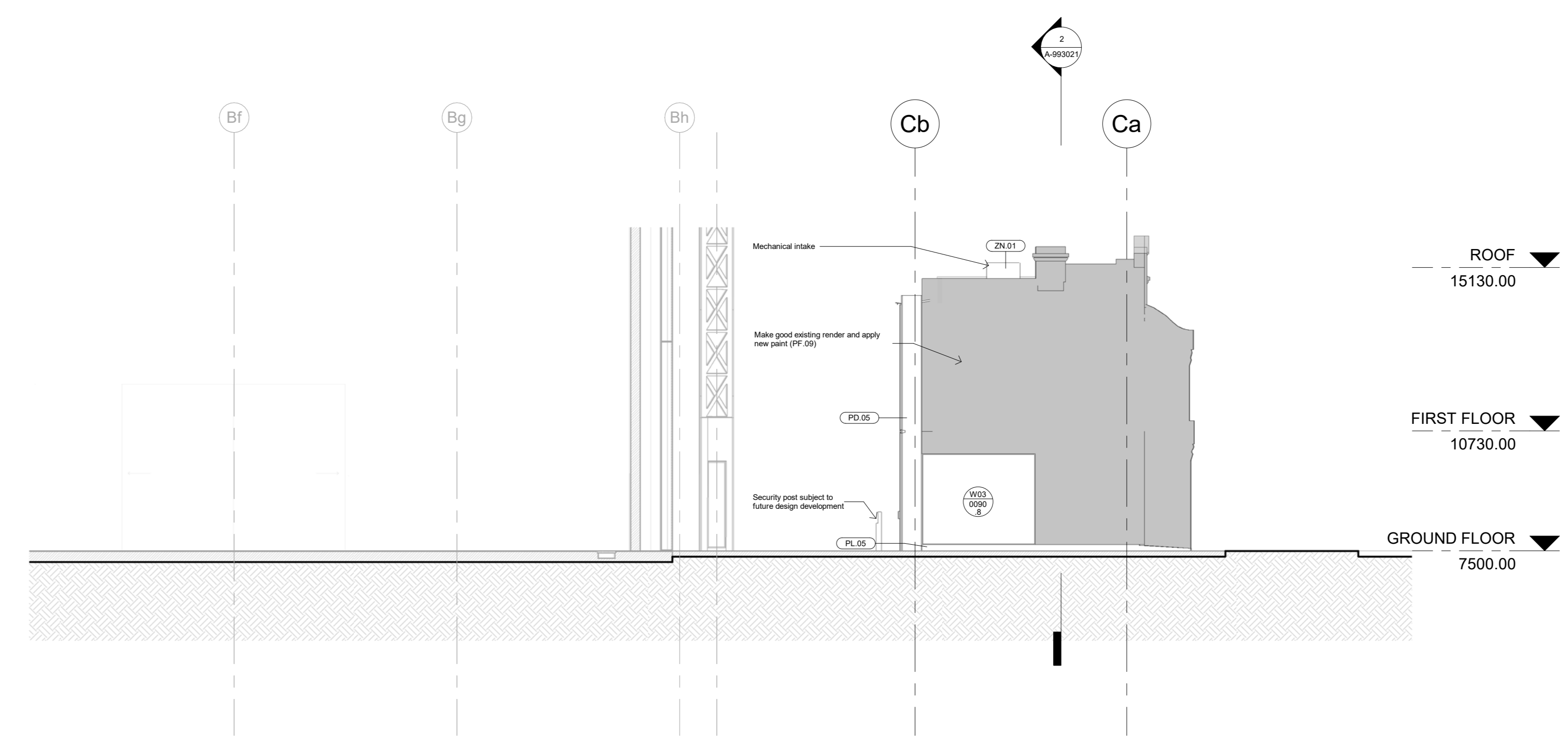
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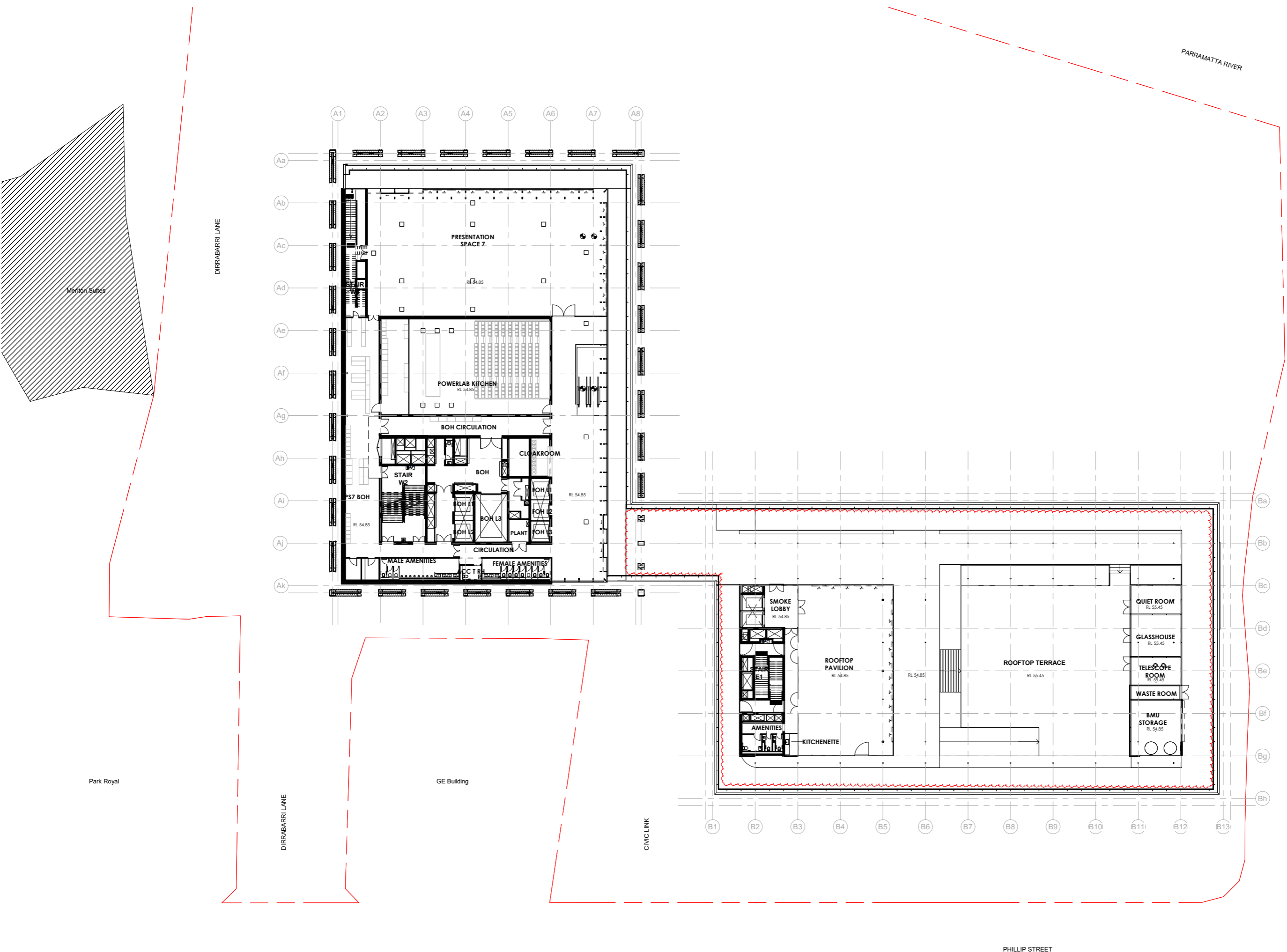
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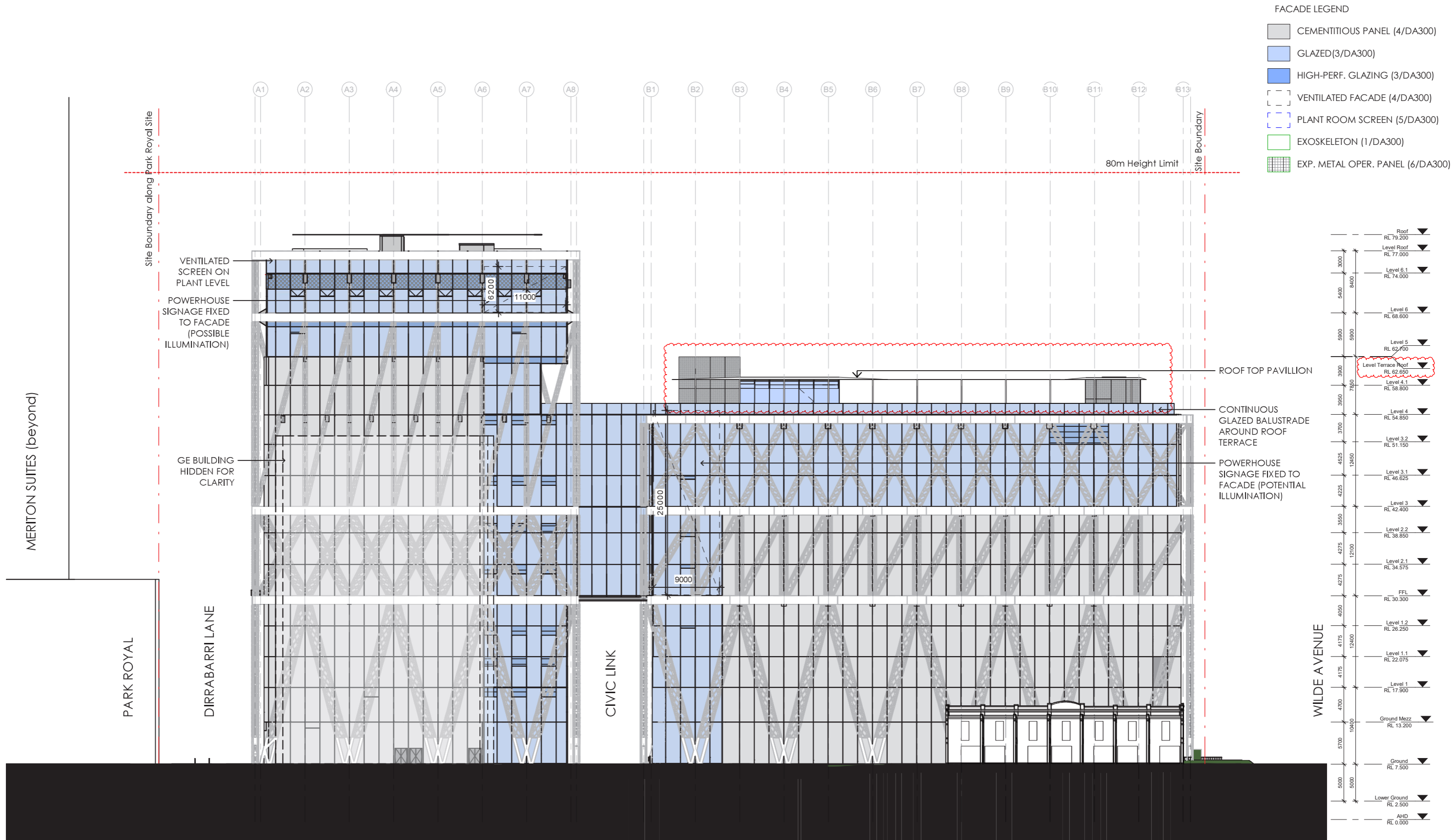


3 PROPOSED ELEVATION N
1 : 100



4 PROPOSED ELEVATION W
1 : 100





Note: Site Boundary (shown at entry from Phillip Street)

ARCHITECTS

MOREAU KUSUNOKI
5 RUE DE NEMOURS 75011 PARIS FRANCE

GENTON
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

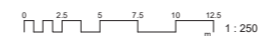
POWERHOUSE PARRAMATTA

TITLE

EXTERNAL ELEVATION SOUTH

SCALE

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REVISION HISTORY

No Date Description
16 17/11/2021 SSSA MOD

DATE

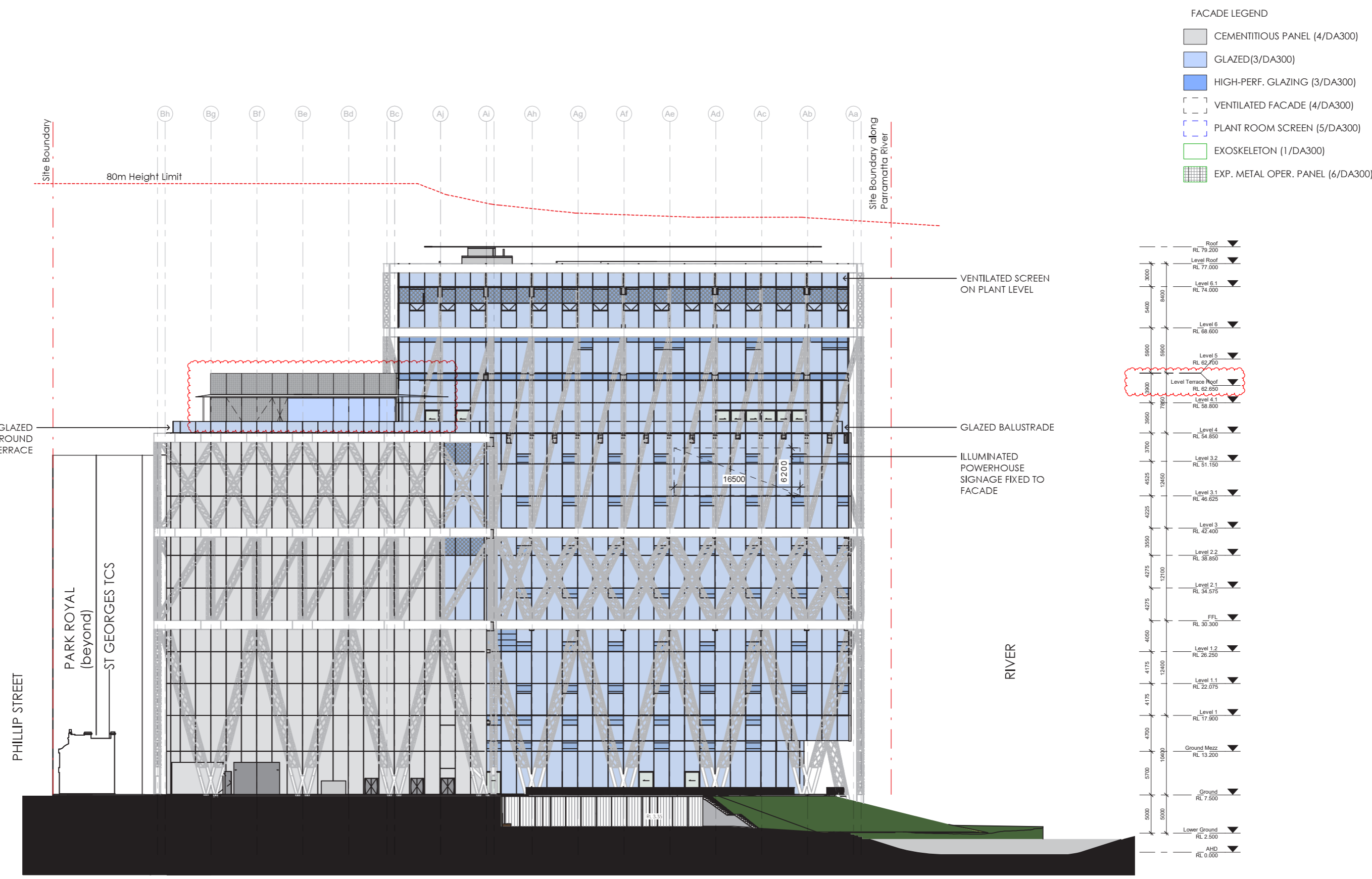
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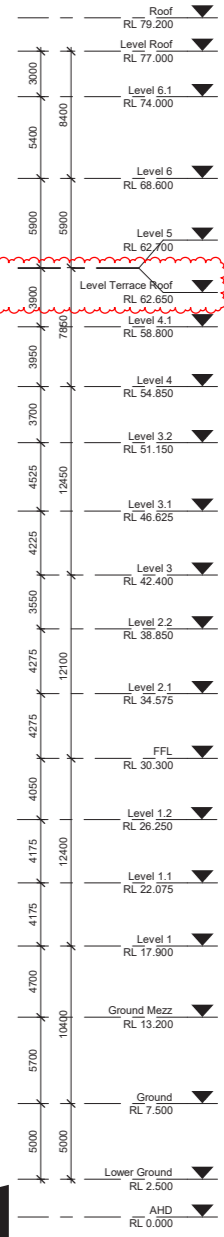
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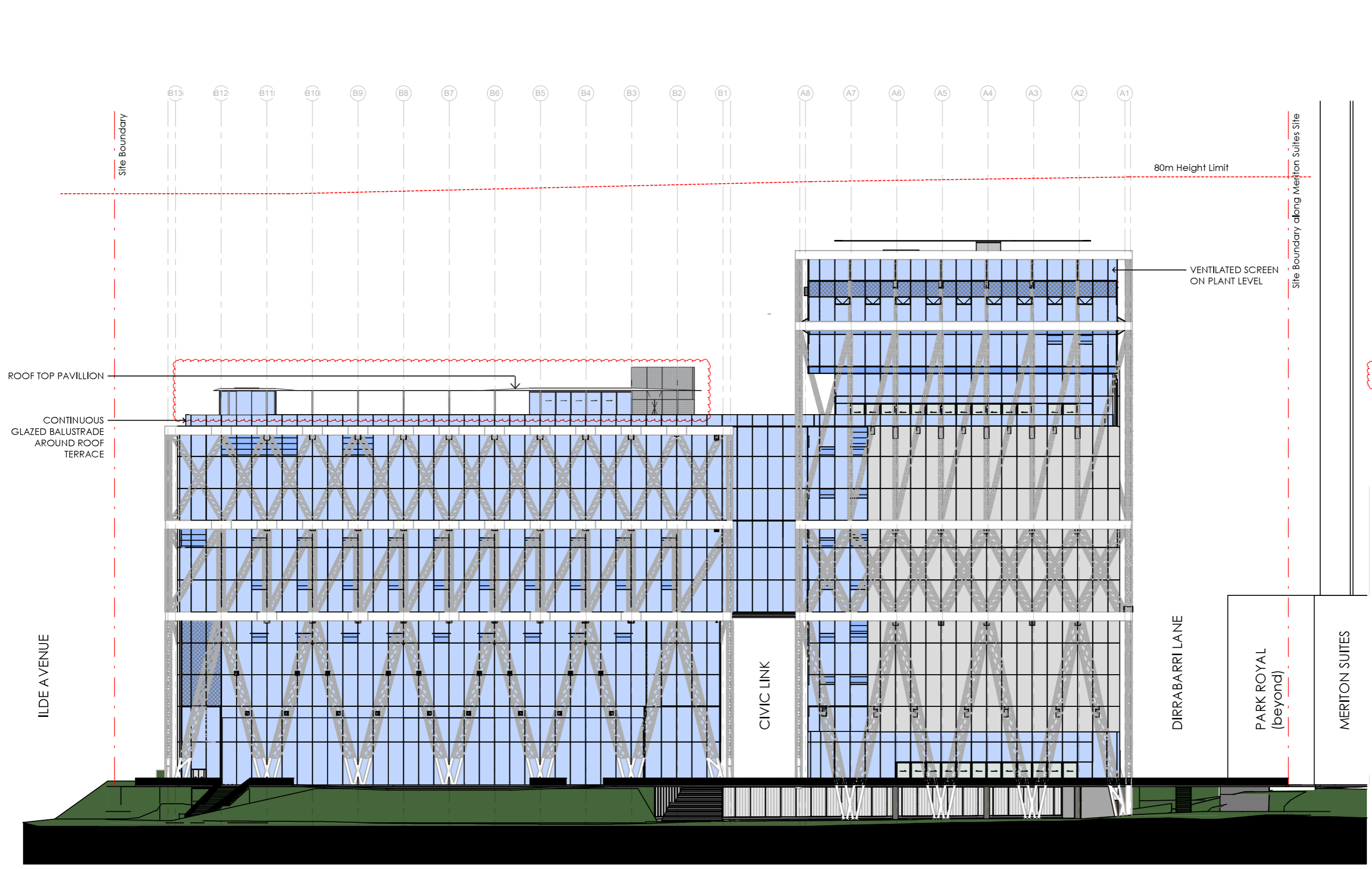
REVISION

16



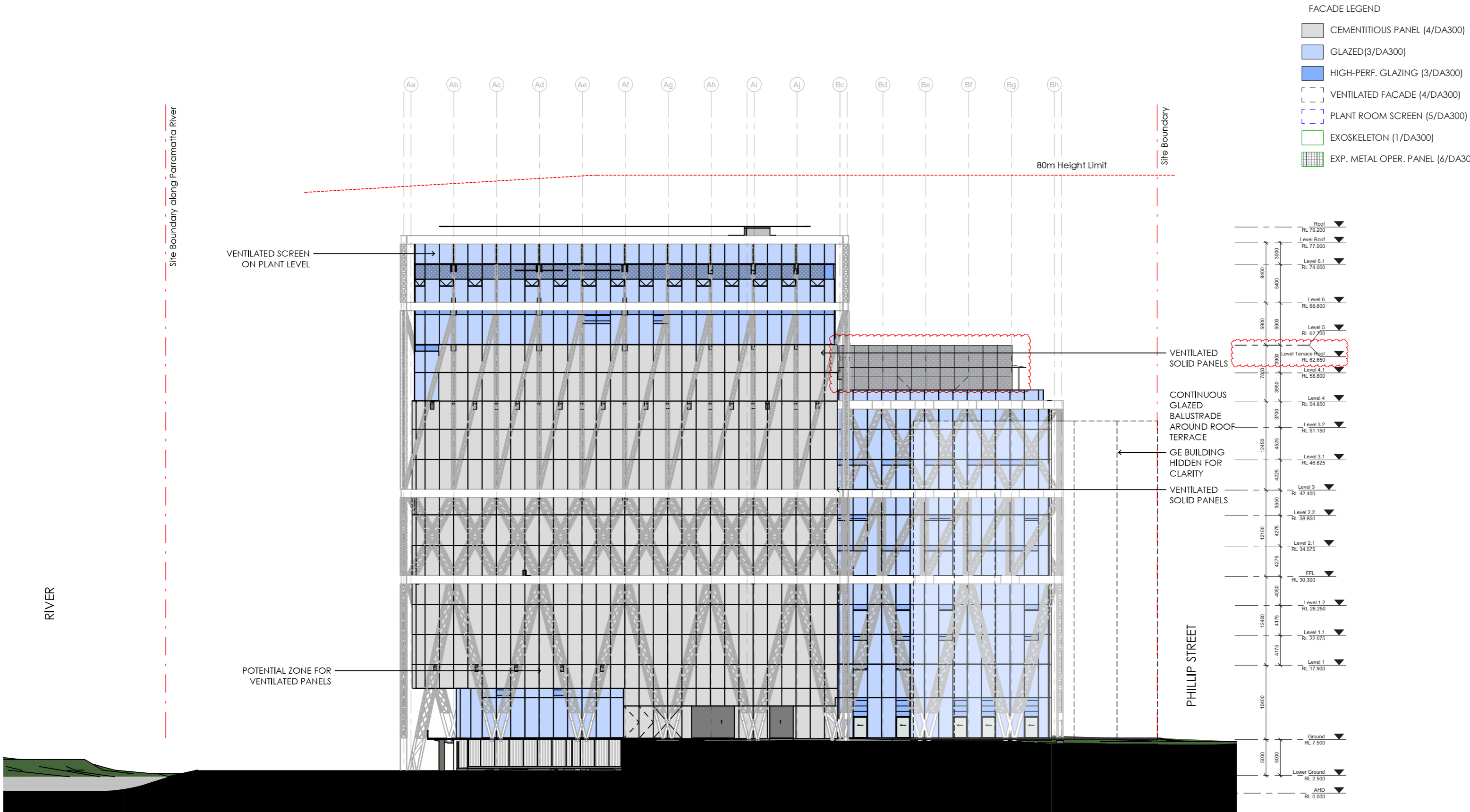
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- CEMENTITIOUS PANEL (4/DA300)
 - GLAZED(3/DA300)
 - HIGH-PERF. GLAZING (3/DA300)
 - VENTILATED FACADE (4/DA300)
 - PLANT ROOM SCREEN (5/DA300)
 - EXOSKELETON (1/DA300)
 - EXP. METAL OPER. PANEL (6/DA300)





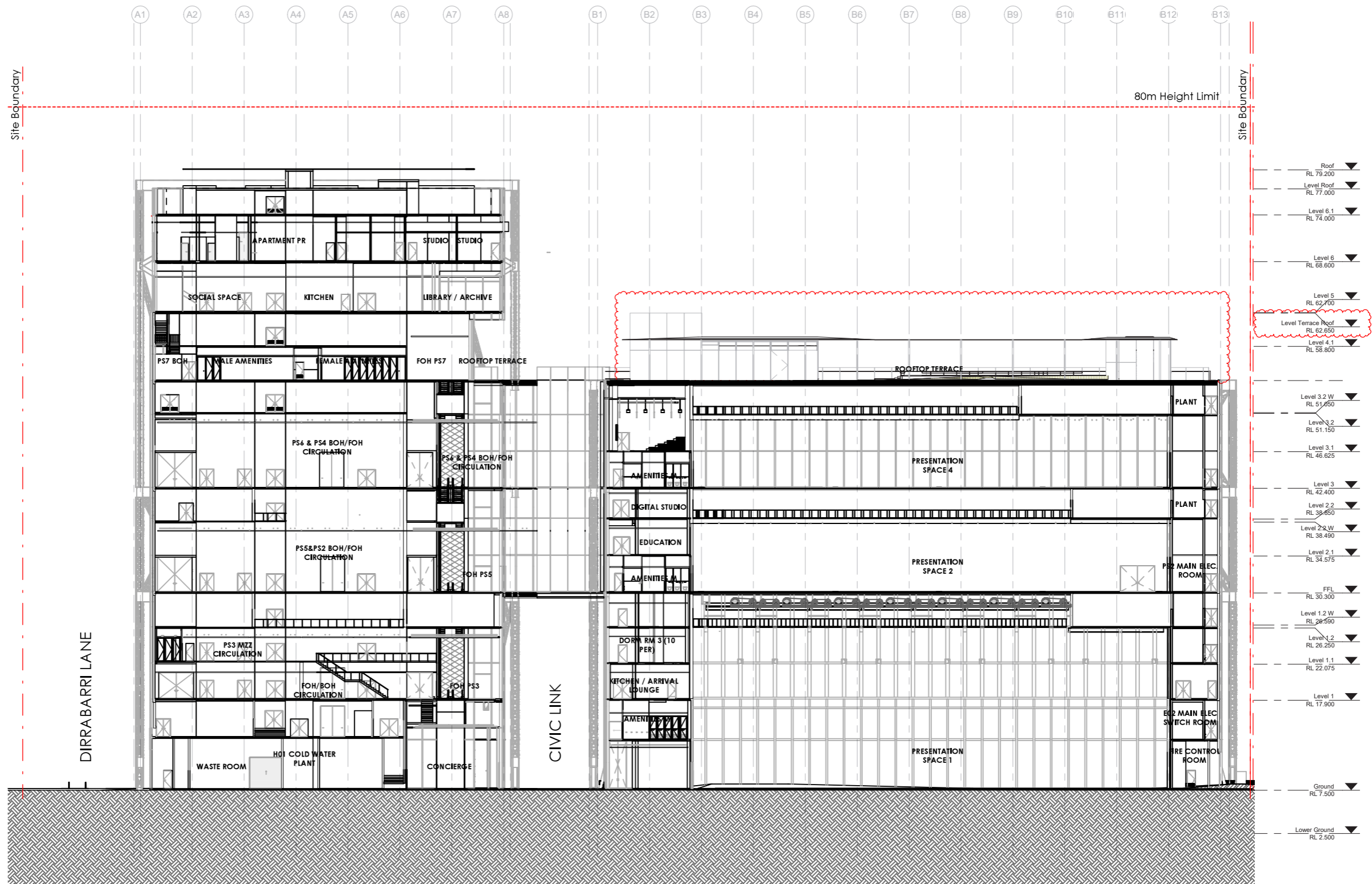
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- CEMENTITIOUS PANEL (4/DA300)
 - GLAZED(3/DA300)
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 - VENTILATED FACADE (4/DA300)
 - PLANT ROOM SCREEN (5/DA300)
 - EXOSKELETON (1/DA300)
 - EXP. METAL OPER. PANEL (6/DA300)

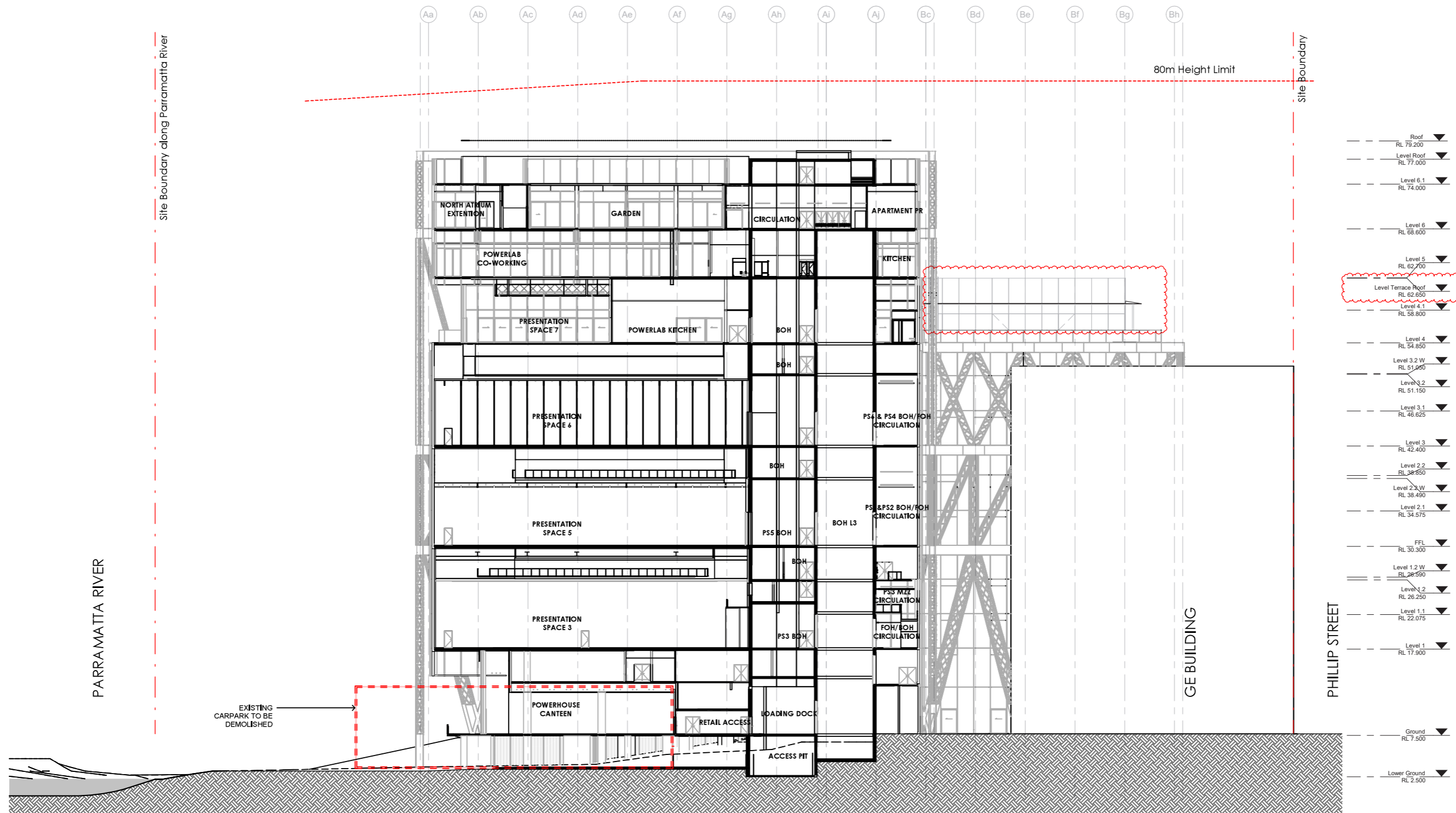
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Level Roof	RL 77.000
Level 6.1	RL 74.000
Level 6	RL 68.600
Level 5	RL 62.700
Level Terrace Roof	RL 62.650
Level 4.1	RL 58.800
Level 4	RL 54.850
Level 3.2	RL 51.150
Level 3.1	RL 46.625
Level 3	RL 42.400
Level 2.2	RL 38.850
Level 2.1	RL 34.575
FFL	RL 30.300
Level 1.2	RL 26.250
Level 1.1	RL 22.075
Level 1	RL 17.900
Ground	RL 7.500
Lower Ground	RL 2.500
AHD	RL 0.000

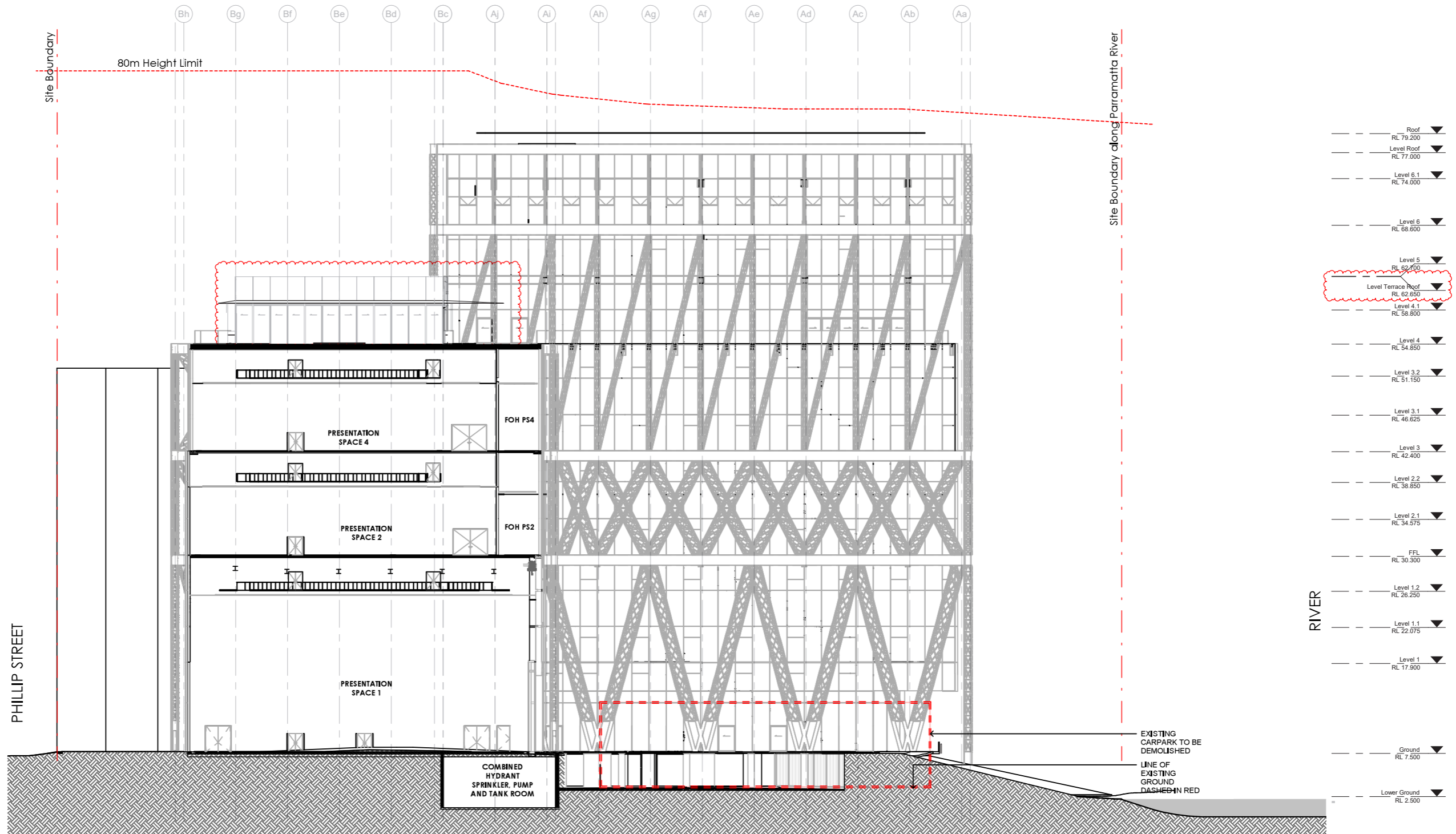


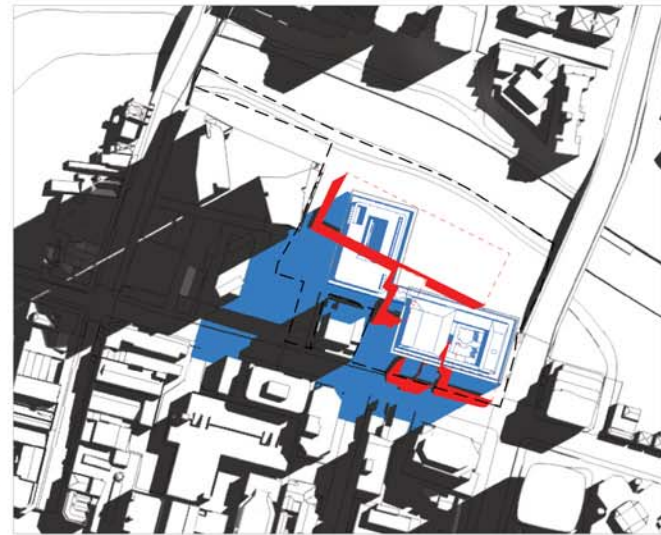
FACADE LEGEND

- CEMENTITIOUS PANEL (4/DA300)
- GLAZED(3/DA300)
- HIGH-PERF. GLAZING (3/DA300)
- VENTILATED FACADE (4/DA300)
- PLANT ROOM SCREEN (5/DA300)
- EXOSKELETON (1/DA300)
- EXP. METAL OPER. PANEL (6/DA300)

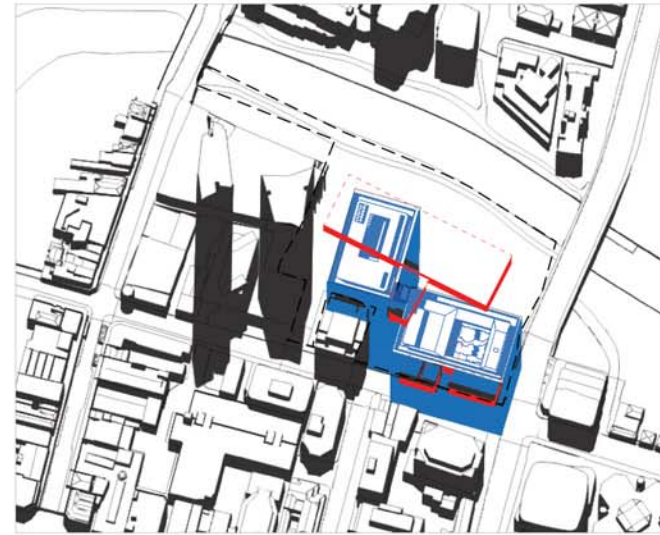




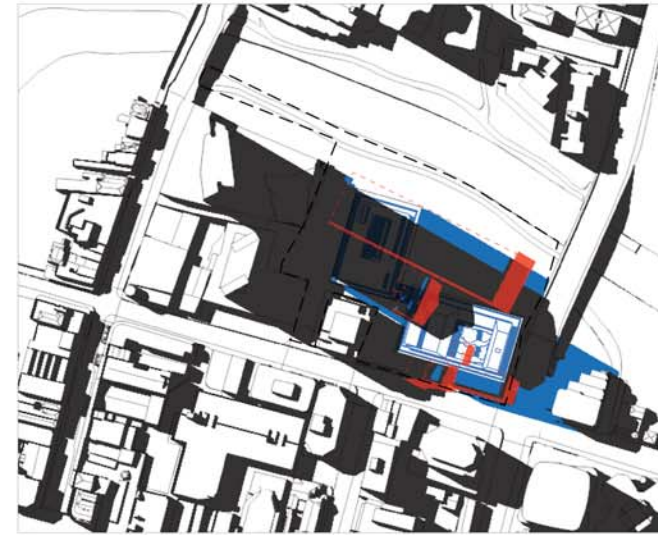




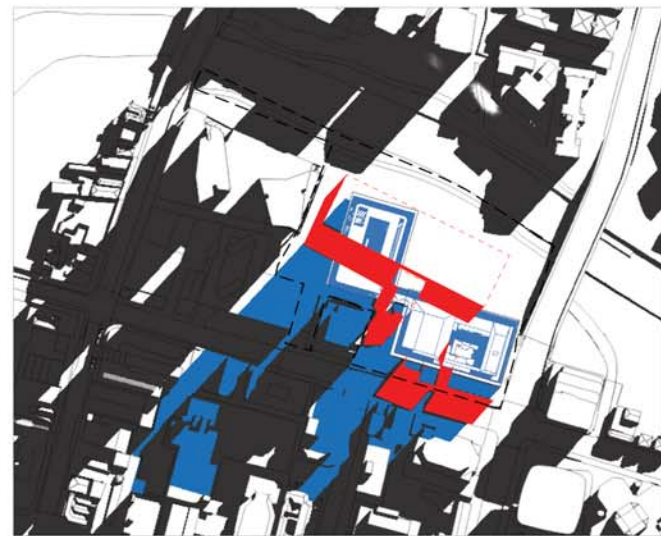
March 21, 9:00 am



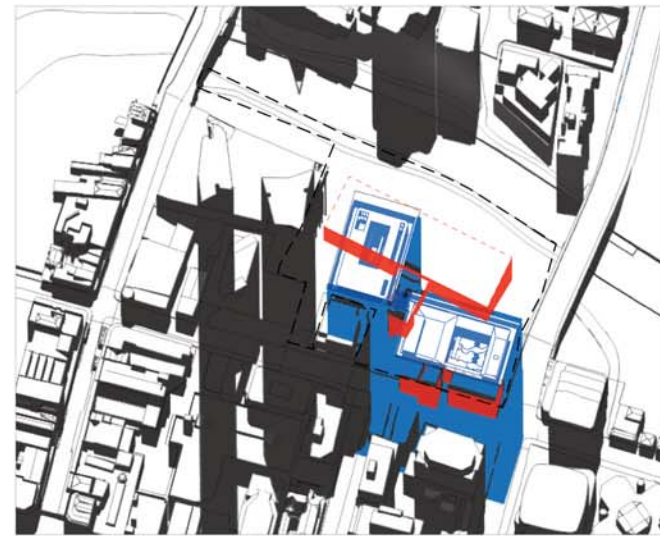
March 21, 12:00 pm



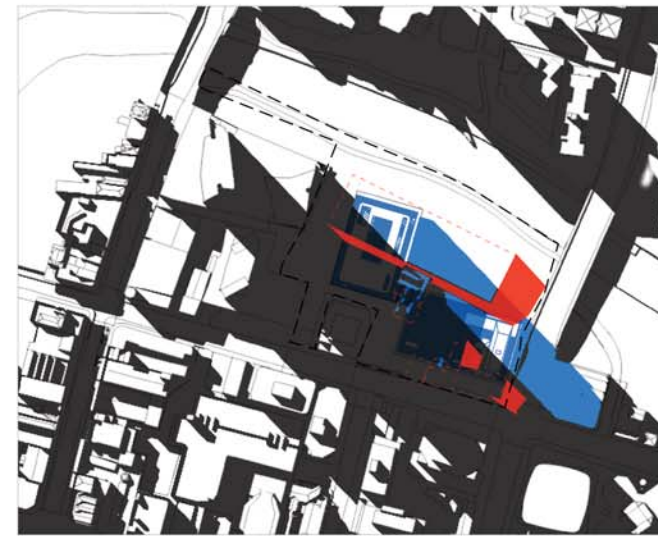
March 21, 3:00 pm



June 21, 9:00 am



June 21, 12:00 pm



June 21, 3:00 pm



December 21, 9:00 am



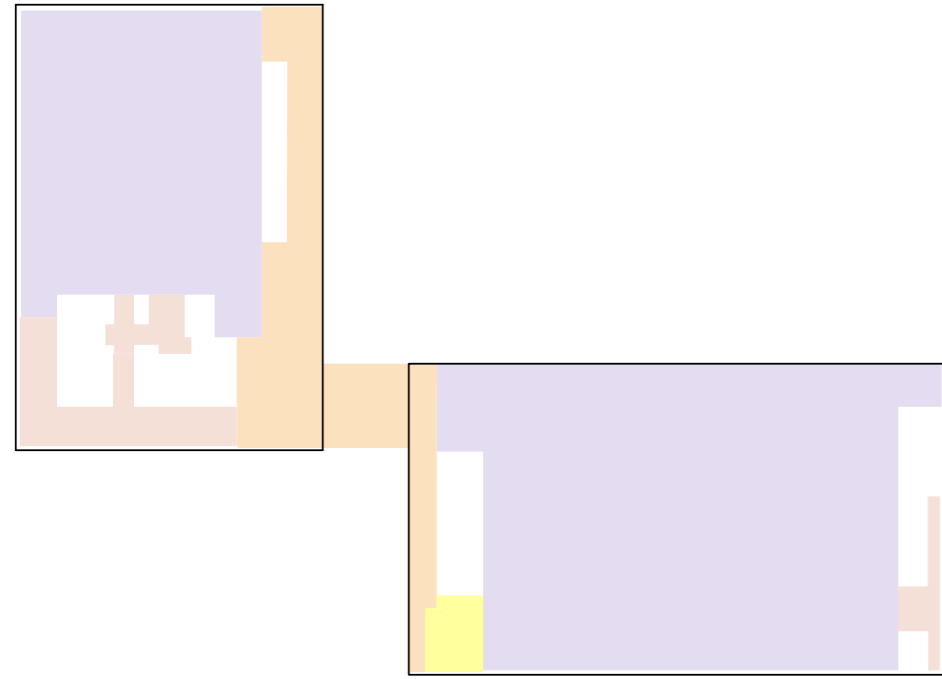
December 21, 12:00 pm



December 21, 3:00 pm

- site boundary
- proposed building
- shadow of proposed building
- shadow of existing building
- demolished building
- shadow of demolished building

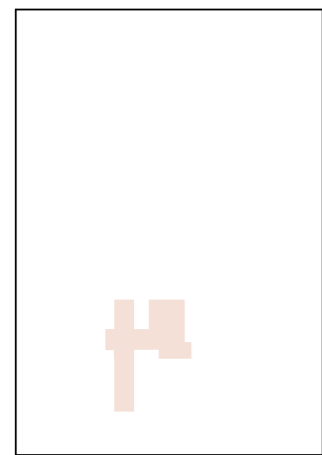
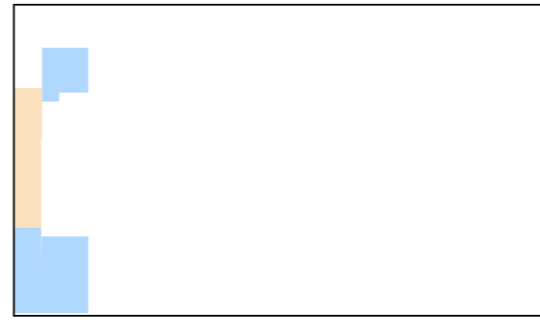




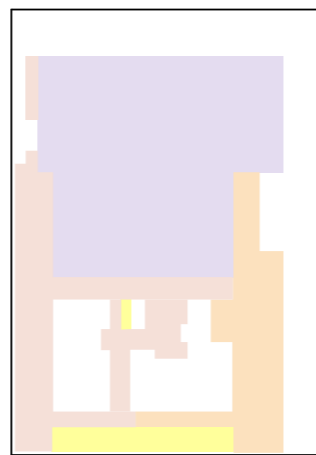
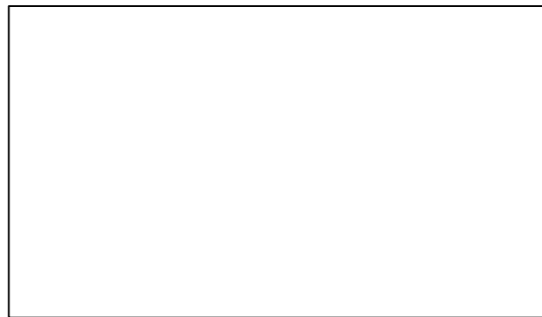
Level 3



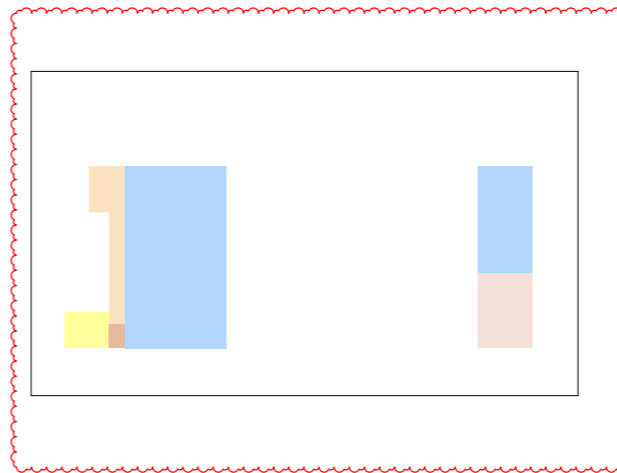
Level 3.1



Level 3.2



Level 4



GFA Areas

Level 3	
FOH CIRCULATION	719 m ²
PRESENTATION SPACE	2380 m ²
PRESENTATION SPACE	1273 m ²
BOH	212 m ²
BOH	68 m ²
AMENITIES	77 m ²
BOH	61 m ²
BOH	19 m ²
	4809 m ²
Level 3.1	
FOH CIRCULATION	69 m ²
FOH OTHER	106 m ²
FOH OTHER	39 m ²
	215 m ²
Level 3.2	
BOH	87 m ²
	87 m ²
Level 4	
PRESENTATION SPACE	608 m ²
FOH CIRCULATION	304 m ²
AMENITIES	79 m ²
AMENITIES	5 m ²
PRESENTATION SPACE	278 m ²
BOH	337 m ²
BOH	85 m ²
BOH	14 m ²
FOH OTHER	324 m ²
FOH CIRCULATION	59 m ²
FOH OTHER	101 m ²
AMENITIES	28 m ²
BOH	71 m ²
STAFF AREA	6 m ²
	2300 m ²

GFA Area Legend

- ACCOMMODATION
- AMENITIES
- BOH
- EDUCATION
- FOH CIRCULATION
- FOH OTHER
- PRESENTATION SPACE
- RETAIL
- STAFF AREA

*BOH - BACK OF HOUSE
 **FOH - FRONT OF HOUSE

Gross Floor Area

Ground	
AMENITIES	138 m ²
BOH	49 m ²
FOH CIRCULATION	184 m ²
FOH OTHER	639 m ²
PRESENTATION SPACE	2192 m ²
RETAIL	802 m ²
	4004 m ²
Ground Mezz	
AMENITIES	183 m ²
BOH	51 m ²
FOH CIRCULATION	86 m ²
STAFF AREA	103 m ²
	422 m ²
Ground Mezz 02	
BOH	39 m ²
	39 m ²
Level 1	
BOH	352 m ²
EDUCATION	294 m ²
FOH CIRCULATION	463 m ²
PRESENTATION SPACE	1224 m ²
	2332 m ²
Level 1.1	
AMENITIES	82 m ²
BOH	154 m ²
EDUCATION	292 m ²
FOH CIRCULATION	187 m ²
	715 m ²
Level 1.2	
BOH	87 m ²
EDUCATION	292 m ²
	379 m ²
Level 2	
AMENITIES	77 m ²
BOH	377 m ²
FOH CIRCULATION	1123 m ²
PRESENTATION SPACE	3246 m ²
	4822 m ²
Level 2.1	
EDUCATION	146 m ²
FOH CIRCULATION	68 m ²
	213 m ²
Level 2.2	
AMENITIES	54 m ²
BOH	133 m ²
EDUCATION	263 m ²
FOH CIRCULATION	70 m ²

Floor Space Ratio

Level 3		521 m ²	Site Area	19 438 sqm
AMENITIES	77 m ²		Gross Floor Area	24 797 sqm
BOH	361 m ²		Floor Space Ratio	1.25 :1
FOH CIRCULATION	719 m ²			
PRESENTATION SPACE	3653 m ²			
	4809 m ²			
Level 3.1				
FOH CIRCULATION	69 m ²			
FOH OTHER	146 m ²			
	215 m ²			
Level 3.2				
BOH	87 m ²			
	87 m ²			
Level 4				
AMENITIES	112 m ²			
BOH	507 m ²			
FOH CIRCULATION	363 m ²			
FOH OTHER	426 m ²			
PRESENTATION SPACE	886 m ²			
STAFF AREA	6 m ²			
	2300 m ²			
Level 4.1				
BOH	43 m ²			
	43 m ²			
Level 5				
BOH	52 m ²			
EDUCATION	440 m ²			
STAFF AREA	1627 m ²			
	2120 m ²			
Level 6				
ACCOMMODATION	1238 m ²			
BOH	71 m ²			
FOH CIRCULATION	599 m ²			
	1908 m ²			
	24797 m ²			

The definition of Gross Floor Area is set out in Parramatta LEP 2011 as:

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
 - any area for common vertical circulation, such as lifts and stairs, and
 - any basement—
 - storage, and
 - vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

The definition of Floor Space Ratio is set out in Parramatta LEP 2011 as:

- The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

The definition of Site Area is set out in Parramatta LEP 2011 as:

- In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be—
 - if the proposed development is to be carried out on only one lot, the area of that lot, or
 - if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

- Exclusions from site area The following land must be excluded from the site area—
 - land on which the proposed development is prohibited, whether under this Plan or any other law,
 - community land or a public place (except as provided by subclause (7)),
 - Strata subdivisions The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.
 - Only significant development to be included The site area for proposed development must not include a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.
 - Certain public land to be separately considered For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

ARCHITECTS

MOREAU KUSUNOKI
5 RUE DE NEMOURS 75011 PARIS FRANCE

GENTON
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

POWERHOUSE PARRAMATTA

TITLE

GFA SCHEDULE SUMMARY

SCALE

NTS @ A1

REVISION HISTORY

No	Date	Description
13	17/11/2021	SSDA MOD

DATE

17/11/2021

NUMBER

DA504

REVISION

13