

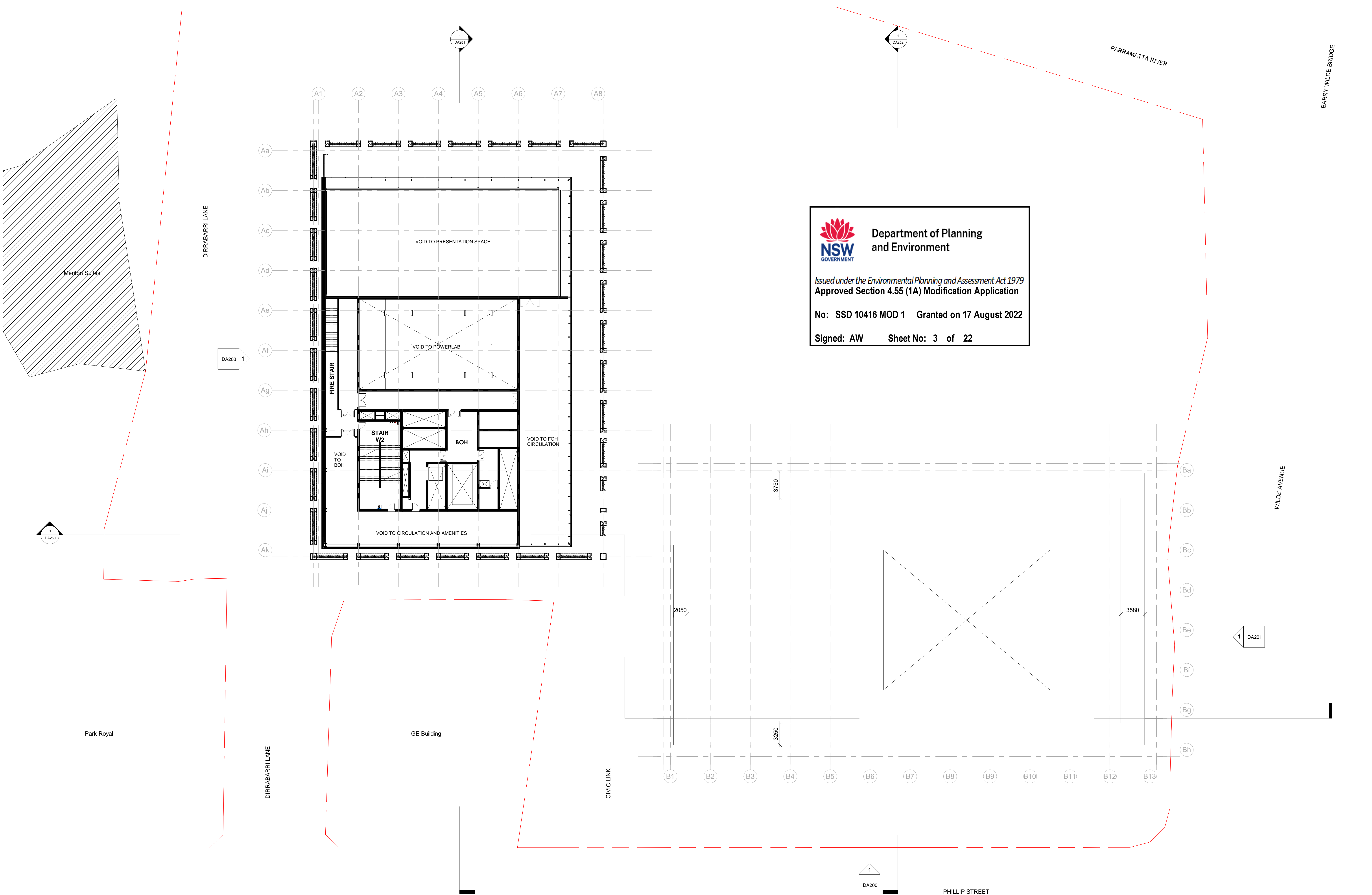
LEGEND


existing building

boundary









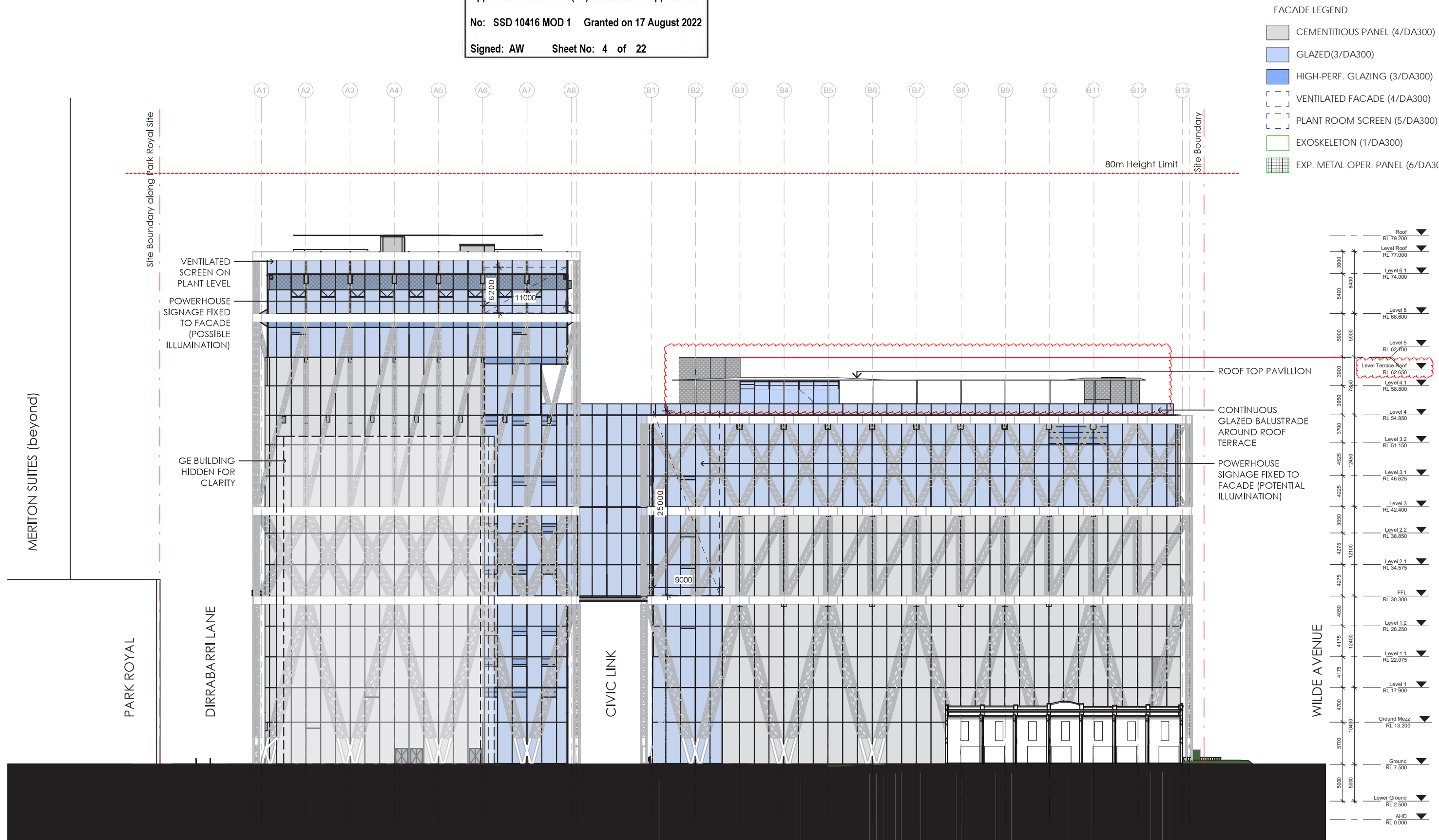
Department of Planning  
and Environment

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Approved Section 4.55 (1A) Modification Application

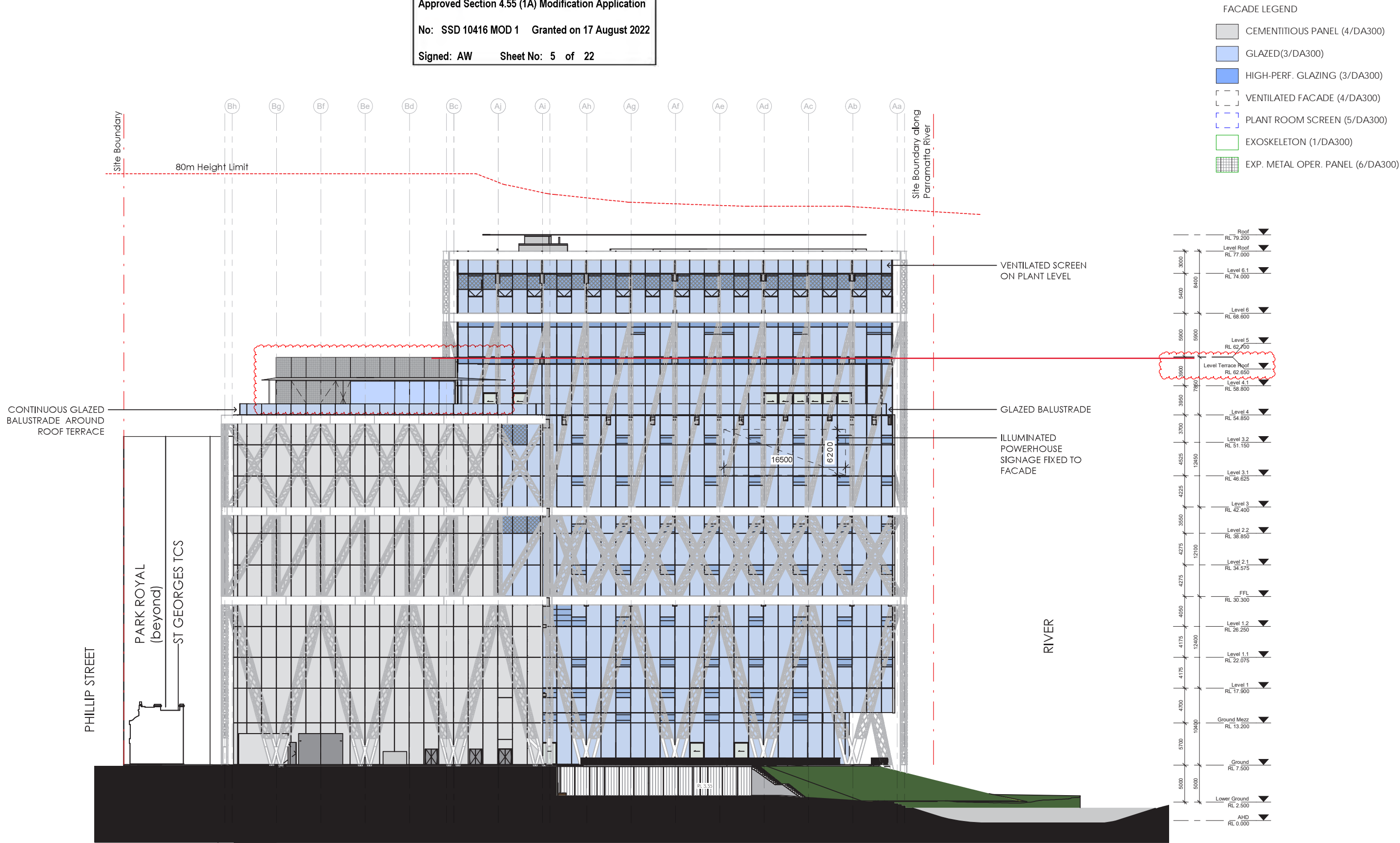
No: SSD 10416 MOD 1    Granted on 17 August 2022

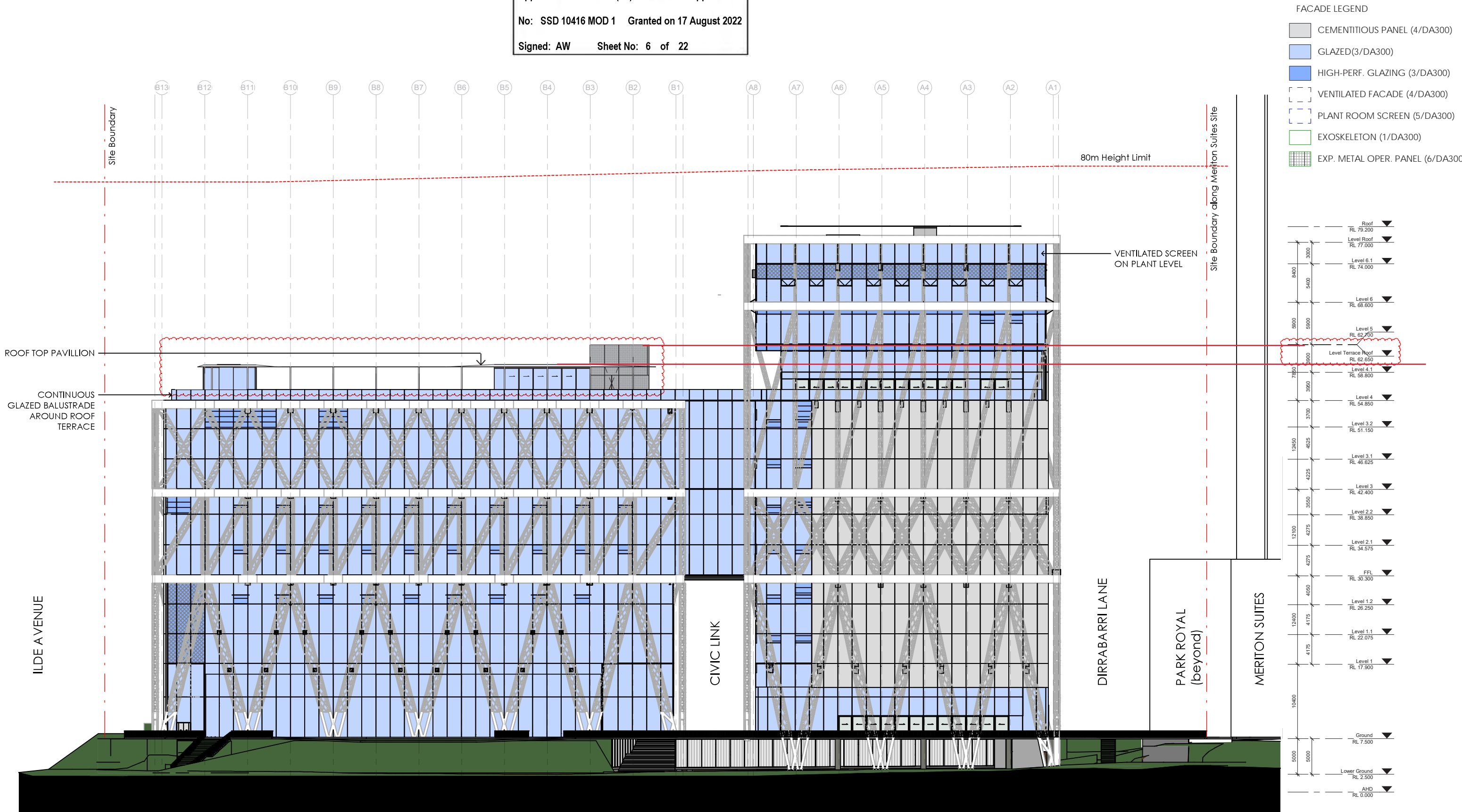
Signed: AW    Sheet No: 3 of 22

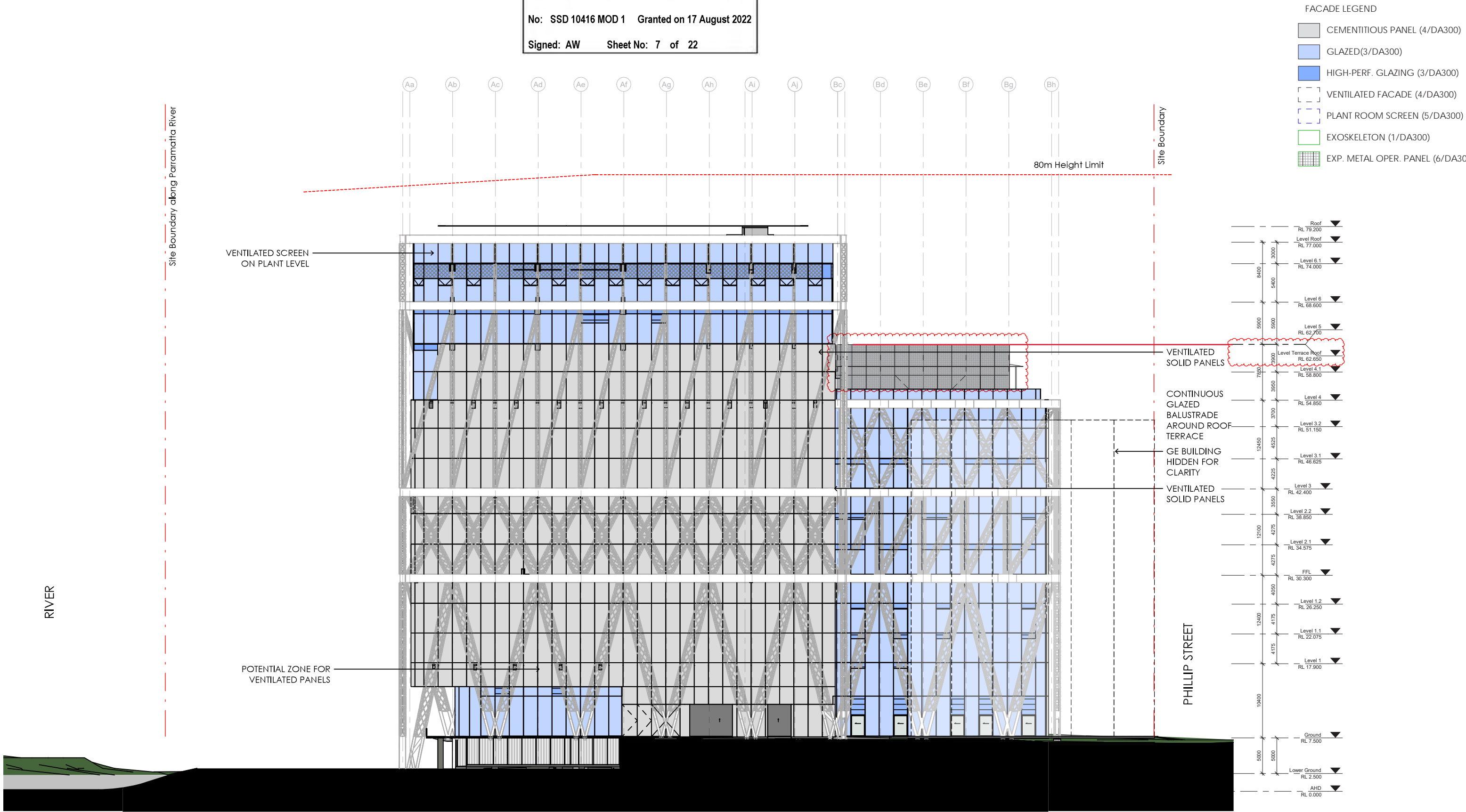






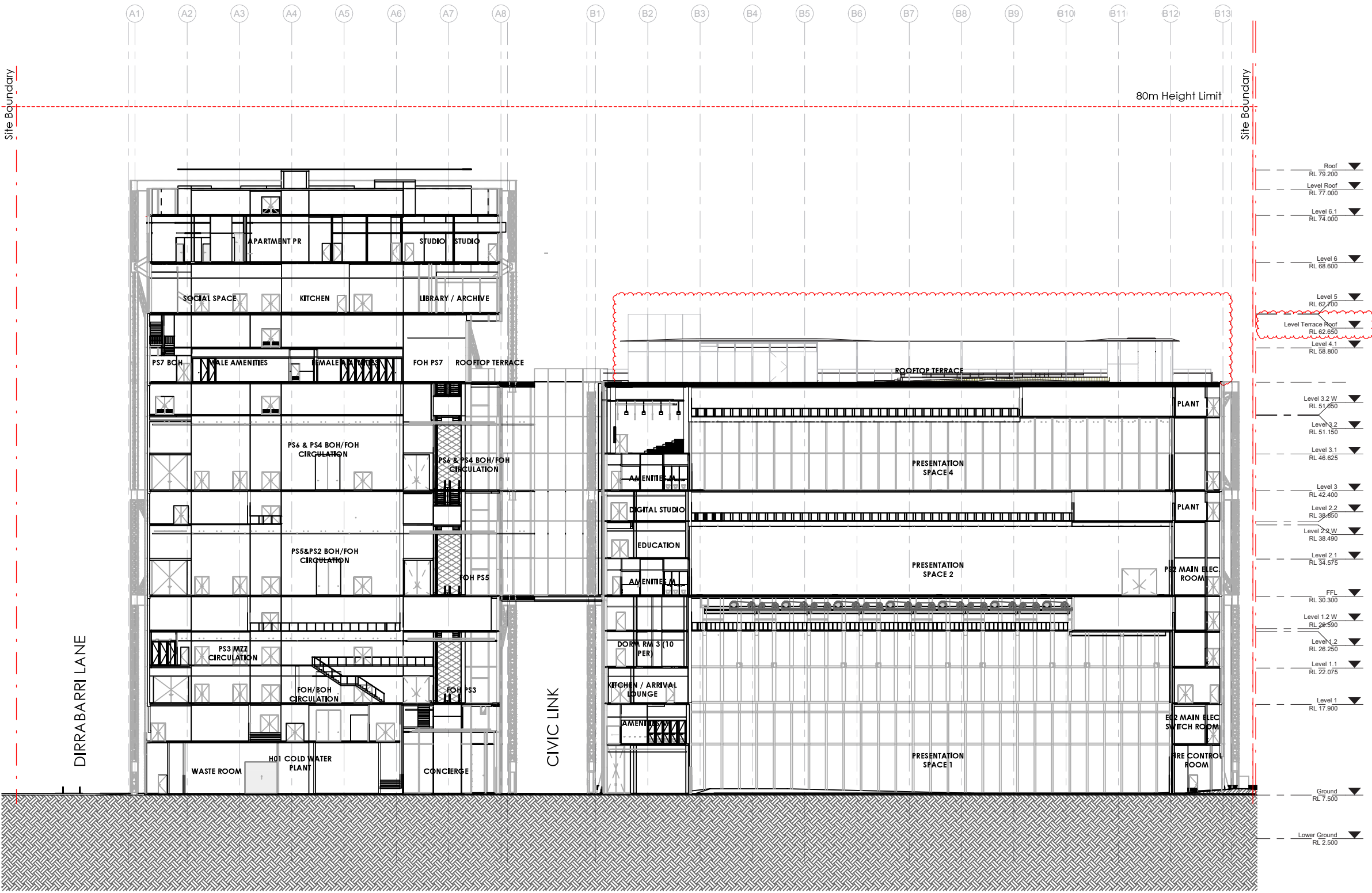


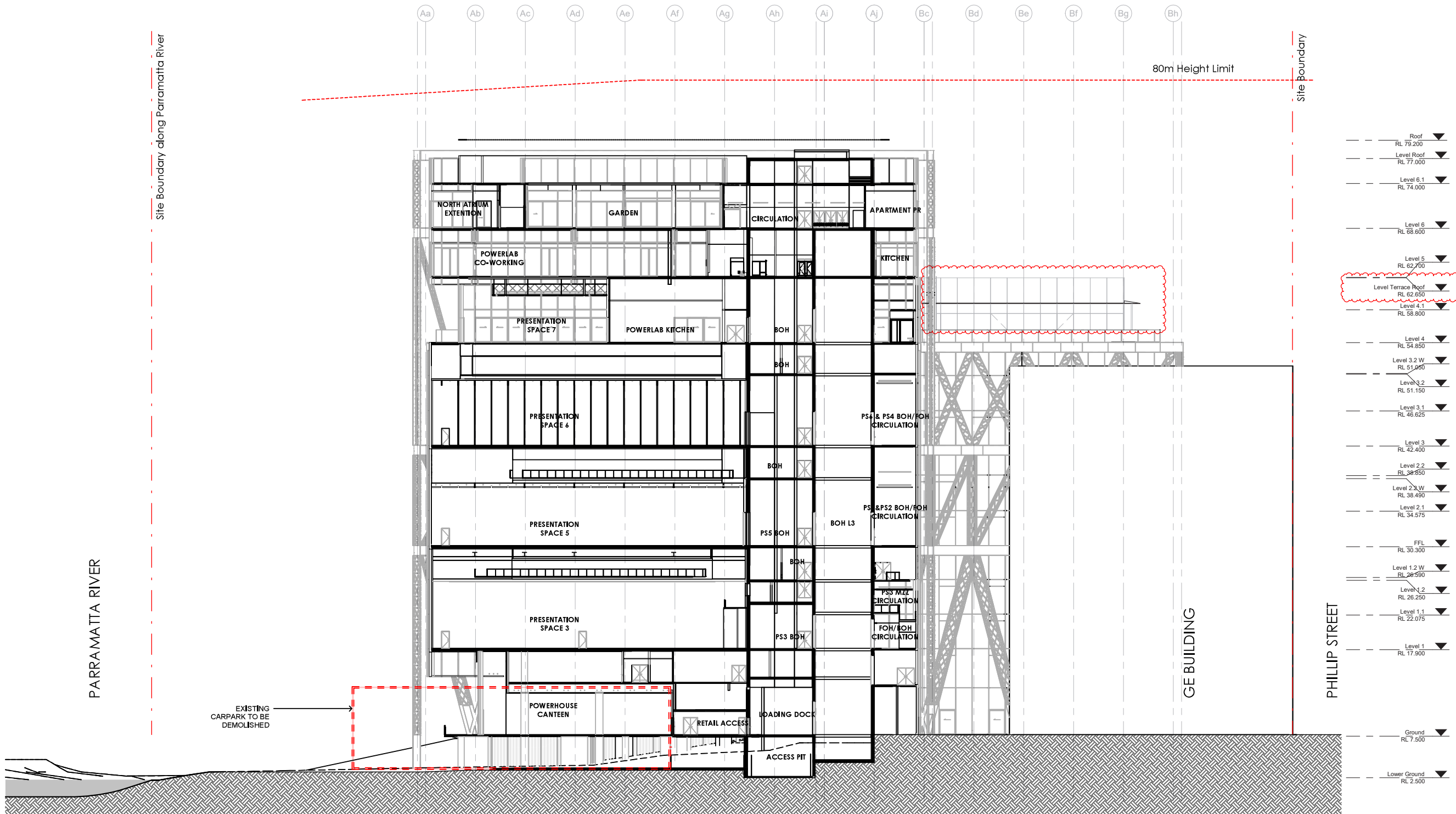


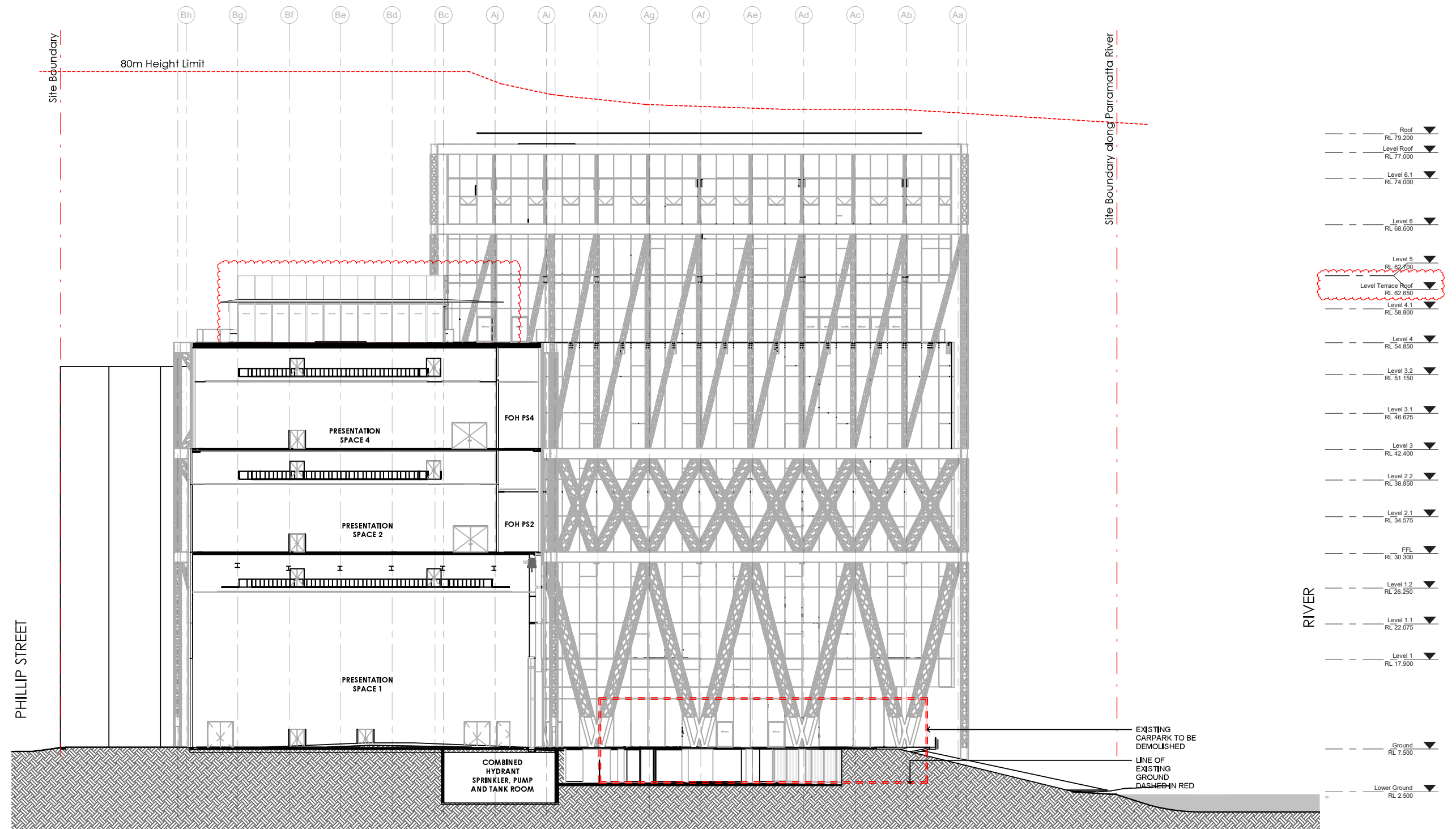


FACADE LEGEND	
	CEMENTITIOUS PANEL (4/DA300)
	GLAZED(3/DA300)
	HIGH-PERF. GLAZING (3/DA300)
	VENTILATED FACADE (4/DA300)
	PLANT ROOM SCREEN (5/DA300)
	EXOSKELETON (1/DA300)
	EXP. METAL OPER. PANEL (6/DA300)

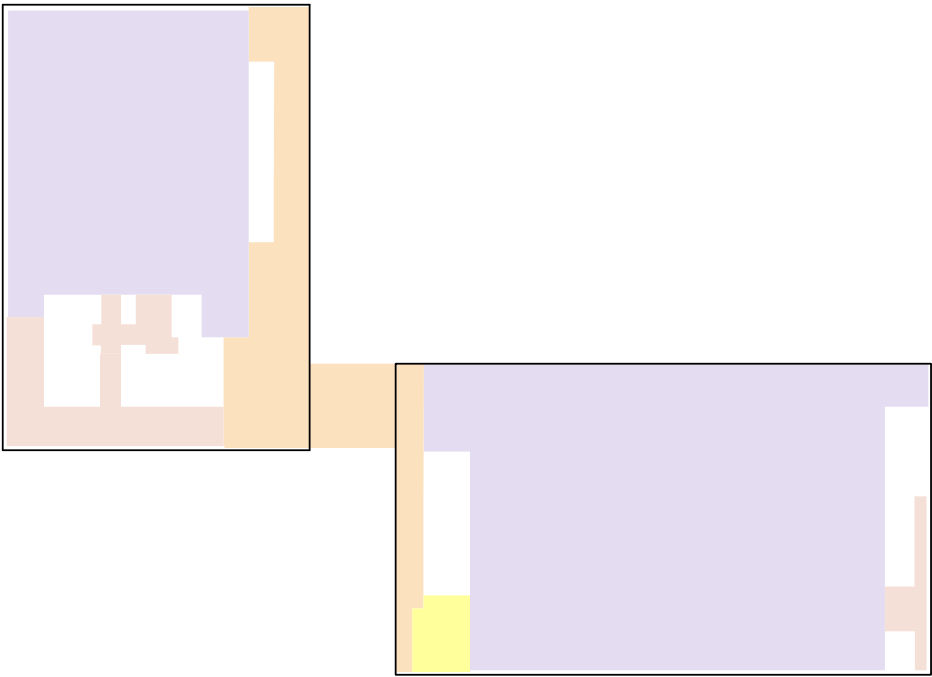




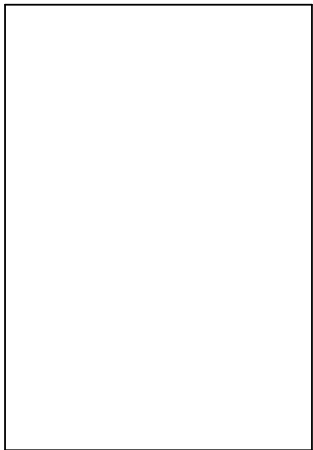




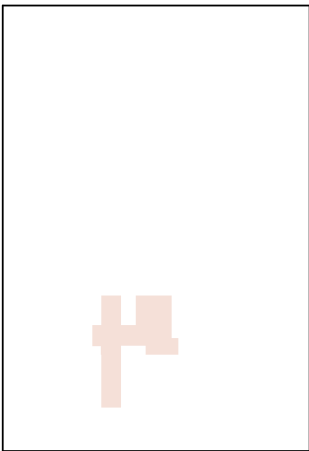
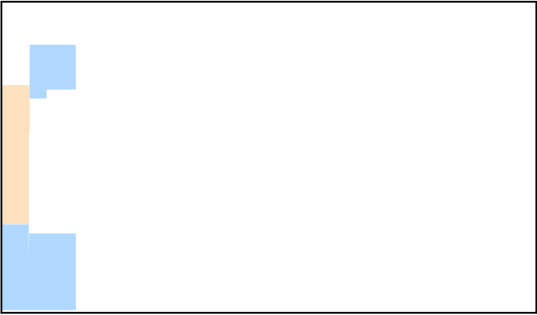




Level 3



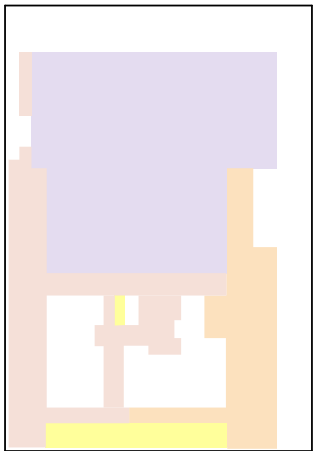
Level 3.1




Level 3.2



Level 4





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No: SSD 10416 MOD 1    Granted on 17 August 2022

Signed: AW      Sheet No: 11   of   22

GFA Area Legend

ACCOMMODATION

AMENITIES

BOH

EDUCATION

FOH CIRCULATION

FOH OTHER

PRESENTATION SPACE

RETAIL

STAFF AREA

\*BOH - BACK OF HOUSE

\*\*FOH - FRONT OF HOUSE

GFA Areas

Level 3		
FOH CIRCULATION		719 m²
PRESENTATION SPACE		2380 m²
PRESENTATION SPACE		1273 m²
BOH		212 m²
BOH		68 m²
AMENITIES		77 m²
BOH		61 m²
BOH		19 m²
		4809 m²

Level 3.1		
FOH CIRCULATION		69 m²
FOH OTHER		106 m²
FOH OTHER		39 m²
		215 m²

Level 3.2		
BOH		87 m²
		87 m²

Level 4		
PRESENTATION SPACE		608 m²
FOH CIRCULATION		304 m²
AMENITIES		79 m²
AMENITIES		5 m²
PRESENTATION SPACE		278 m²
BOH		337 m²
BOH		85 m²
BOH		14 m²
FOH OTHER		324 m²
FOH CIRCULATION		59 m²
FOH OTHER		101 m²
AMENITIES		28 m²
BOH		71 m²
STAFF AREA		6 m²
		2300 m²

Gross Floor Area

Ground	
AMENITIES	138 m²
BOH	49 m²
FOH CIRCULATION	184 m²
FOH OTHER	639 m²
PRESENTATION SPACE	2192 m²
RETAIL	802 m²
4004 m²	
Ground Mezz	
AMENITIES	183 m²
BOH	51 m²
FOH CIRCULATION	86 m²
STAFF AREA	103 m²
422 m²	
Ground Mezz 02	
BOH	39 m²
39 m²	
Level 1	
BOH	352 m²
EDUCATION	294 m²
FOH CIRCULATION	463 m²
PRESENTATION SPACE	1224 m²
2332 m²	
Level 1.1	
AMENITIES	82 m²
BOH	154 m²
EDUCATION	292 m²
FOH CIRCULATION	187 m²
715 m²	
Level 1.2	
BOH	87 m²
EDUCATION	292 m²
379 m²	
Level 2	
AMENITIES	77 m²
BOH	377 m²
FOH CIRCULATION	1123 m²
PRESENTATION SPACE	3246 m²
4822 m²	
Level 2.1	
EDUCATION	146 m²
FOH CIRCULATION	68 m²
213 m²	
Level 2.2	
AMENITIES	54 m²
BOH	133 m²
EDUCATION	263 m²
FOH CIRCULATION	70 m²

Floor Space Ratio

Level 3		521 m²	Site Area	19 438 sqm
AMENITIES		77 m²	Gross Floor Area	24 797 sqm
BOH		361 m²	Floor Space Ratio	1.25 :1
FOH CIRCULATION		719 m²		
PRESENTATION SPACE		3653 m²		
		4809 m²		
Level 3.1				
FOH CIRCULATION		69 m²		
FOH OTHER		146 m²		
		215 m²		
Level 3.2				
BOH		87 m²		
		87 m²		
Level 4				
AMENITIES		112 m²		
BOH		507 m²		
FOH CIRCULATION		363 m²		
FOH OTHER		426 m²		
PRESENTATION SPACE		886 m²		
STAFF AREA		6 m²		
		2300 m²		
Level 4.1				
BOH		43 m²		
		43 m²		
Level 5				
BOH		52 m²		
EDUCATION		440 m²		
STAFF AREA		1627 m²		
		2120 m²		
Level 6				
ACCOMMODATION		1238 m²		
BOH		71 m²		
FOH CIRCULATION		599 m²		
		1908 m²		
		24797 m²		

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—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) 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:

(2) 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:

(3) In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be—

(a) if the proposed development is to be carried out on only one lot, the area of that lot, or

(b) 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.

(4) Exclusions from site area The following land must be excluded from the site area—


(a) land on which the proposed development is prohibited, whether under this Plan or any other law,

(b) community land or a public place (except as provided by subclause (7)).

(5) 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.

(6) Only significant development to be included The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) 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.



Department of Planning  
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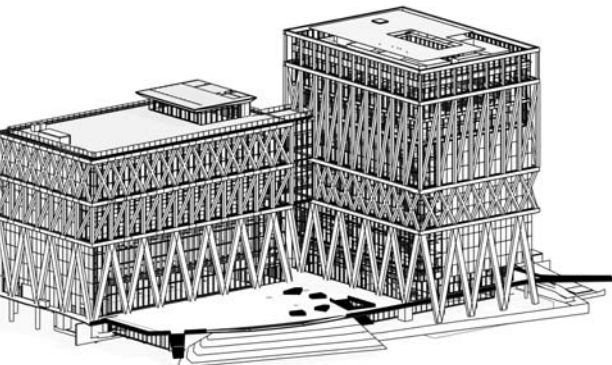
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Approved Section 4.55 (1A) Modification Application

No: SSD 10416 MOD 1    Granted on 17 August 2022

Signed: AW      Sheet No: 12 of 22



POWERHOUSE  
PARRAMATTA



CLIENT:  
**inSW**  
Infrastructure  
New South Wales

END USER:  
**POWERHOUSE  
PARRAMATTA**

CONTRACTOR:  
**TBC**

DESIGN TEAM

LEAD DESIGNER:  
**MOREAU KUSUNOKI**

3 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 6002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):  
**ARUP**

Level 2, Bankwest Place, 101 Clarence St,  
Sydney NSW 2000  
T: +61 2 9000 9300

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**

100 Water Street 10th Floor East  
New York, New York 10013, USA  
T: +1 212 250 4400

ARCH. LIGHTING:  
**L'OBSERVATOIRE INT.**

12 Rue de la  
Bastille, 75004 Paris, France  
T: +33 1 76 62 84 54

KINETIC STRUCTURE:  
**DEP**

20th Floor, 200-3,  
Roppongi, Minato-ku, Tokyo,  
106-0044 Japan  
T: +81 3 6451 0910

EXOSKELETON:  
**JUN SATO**

100 Water Street 10th Floor East  
New York, New York 10013, USA  
T: +1 212 250 4400

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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

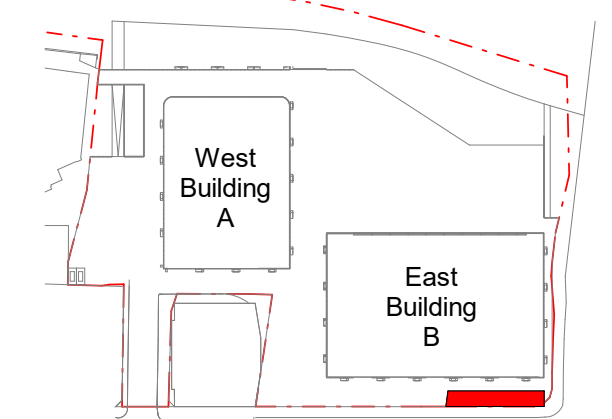
LOCATION

**POWERHOUSE PARRAMATTA**  
30-34 Philip 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. 0 DWN CHKD APPD

DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER A-992001 REVISION 1

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Department of Planning  
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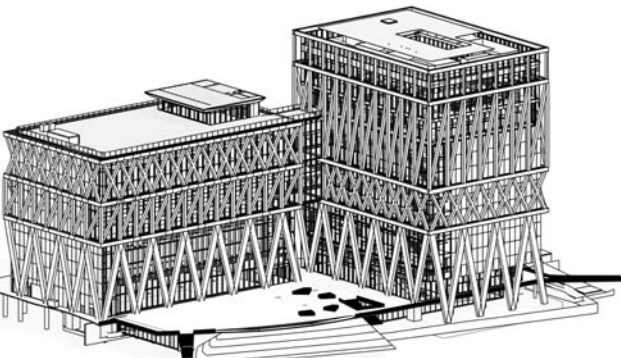
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Approved Section 4.55 (1A) Modification Application

No: SSD 10416 MOD 1 Granted on 17 August 2022

Signed: AW Sheet No: 13 of 22



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 9000 8300

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):  
**ARUP**

Level 2, Bankwest Place, 101 Clarence St,  
Sydney NSW 2000  
T: +61 2 9000 8300

LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**

120 Water Street 9th Floor East  
New York, New York 10013, USA  
T: +1 212 250 4400

ARCH. LIGHTING:  
**L'OBSERVATOIRE INT.**

27 Rue de la Chapelle  
75009 Paris, France  
T: +33 1 48 16 48 10

KINETIC STRUCTURE:  
**DEP**

12 Rue de la Chapelle  
75009 Paris, France  
T: +33 1 48 16 48 10

EXOSKELETON:  
**JUN SATO**

27 Rue de la Chapelle  
75009 Paris, France  
T: +33 1 48 16 48 10

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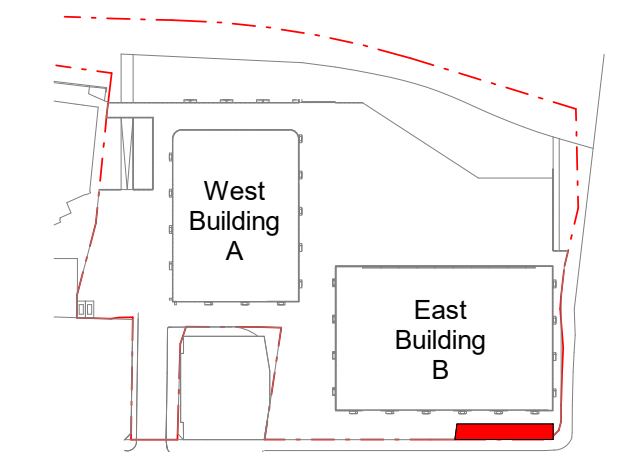
LOCATION

**POWERHOUSE PARRAMATTA**  
30-34 River Street  
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**

NOT FOR CONSTRUCTION

JOB NO. 0 DWN CHKD APPD

DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER A-992002 REVISION 1

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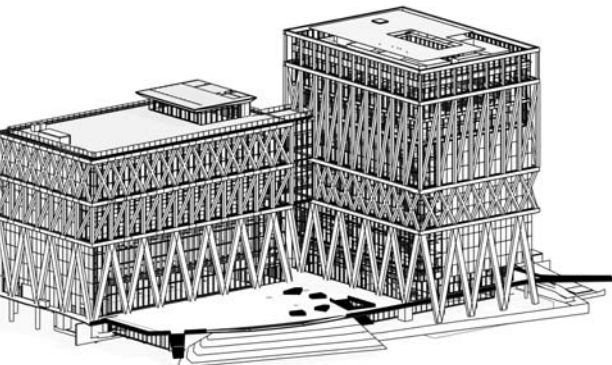
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POWERHOUSE  
PARRAMATTA



CLIENT:



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 9020 8320

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):

**ARUP**

Level 2, Bankwest Place, 101 Clarence St,

Sydney NSW 2000

T: +61 2 9020 8320

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS:

**McGREGOR COXALL**

Sub 101, Level 1, 39 East Esplanade, Manly,

NSW, Australia

T: +61 2 9188 7900

ARCH. LIGHTING:

**L'OBSERVATOIRE INT.**

120 Water Street 9th Floor East

New York, New York 10013, USA

T: +1 212 250 4400

KINETIC STRUCTURE:

**JUN SATO**

12 Rue du Bois

93002 Neuilly-sur-Seine, France

T: +33 1 47 62 84 54

EXOSKELETON:

**DEP**

2F, Kojimachi Building 2-20-3,

Kojimachi, Bunkyo-ku, Tokyo,

113-0044, Japan

T: +81 3 6461 1010

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REVISION

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

LOCATION

**POWERHOUSE PARRAMATTA**

30-34 Philip Street

Parramatta, NSW 2150

ARCHITECTS

LEAD DESIGNER:

**MOREAU KUSUNOKI**

LOCAL ARCHITECT:

**GENTON**

TITLE

**ST GEORGES TERRACE -**

**DEMOLITION - ROOF PLAN**

RL

SCALE:As indicated @ A0

STATUS

**TENDER DOCUMENTATION**

NOT FOR CONSTRUCTION

JOB NO. 0 DWN CHKD APPD

DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER

**A-992003**

REVISION

**1**

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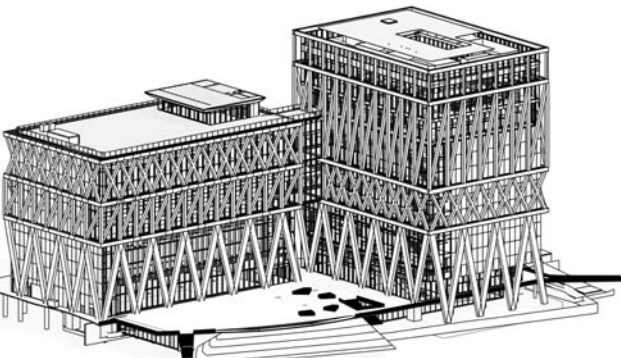
No: SSD 10416 MOD 1 Granted on 17 August 2022

Signed: AW

Sheet No: 15 of 22



POWERHOUSE  
PARRAMATTA



CLIENT:



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 9326 8320

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):

ARUP

Level 5, Bankwest Place, 101 Clarence St,

Sydney NSW 2000

T +61 2 9326 8320

LANDSCAPE ARCHITECTS:

MCGREGOR COXALL

Subs 101, Level 1, 39 East Esplanade, Manly,

NSW, Australia

T +612 9188 7900

ARCH. LIGHTING:

L'OBSERVATOIRE INT.

120 Water Street 9th Floor East

New York, New York 10013, USA

T +1 212 250 4400

KINETIC STRUCTURE:

DEP

12 Rue du Bois

91000 Evry-Courcouronnes, France

T +33 1 76 62 84 54

EXOSKELETON:

JUN SATO

2F, Kusunoki Building 2-20-3,

Shinjuku-ku, Tokyo

T +81 3 5441 0910

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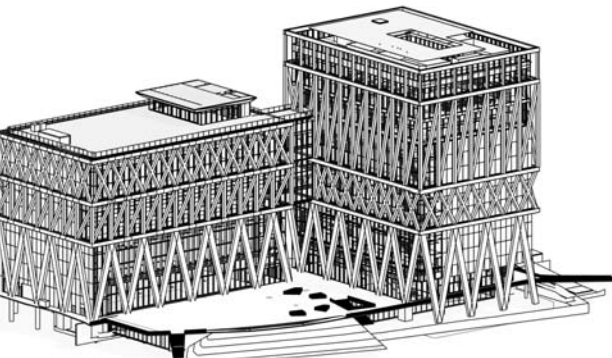
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prior to the main works



POWERHOUSE  
PARRAMATTA



CLIENT:



END USER:

**POWERHOUSE  
PARRAMATTA**

CONTRACTOR:

TBC

DESIGN TEAM

LEAD DESIGNER:

**MOREAU KUSUNOKI**

3 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 9020 8320

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):

**ARUP**

Level 2, Bankwest Place, 101 Clarence St,

Sydney NSW 2000

T +61 2 9020 8320

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS:

**MCGREGOR COXALL**

Sub 101, Level 1, 39 East Esplanade, Manly,

NSW, Australia

T +612 9188 7900

ARCH. LIGHTING:

**L'OBSERVATOIRE INT.**

120 Water Street 9th Floor East

New York, New York 10013, USA

T +1 212 250 4400

KINETIC STRUCTURE:

**DEP**

12 Rue du Bois,

93002 Saint-Martin-Préaux, France

T +33 4 76 62 84 54

EXOSKELETON:

**JUN SATO**

2F, Kikuyasu Building 2-20-3,

Higashi-Shinjuku, Minami-Ku, Tokyo,

105-0044, Japan

T +81 3 5441 0910

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This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

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**

30-34 River Street

Parramatta, NSW 2150

ARCHITECTS

LEAD DESIGNER:

**MOREAU KUSUNOKI**

LOCAL ARCHITECT:

**GENTON**

TITLE

**ST GEORGES TERRACE -  
DEMOLITION - ELEVATION E, W**

SCALE:As indicated @ A0

STATUS

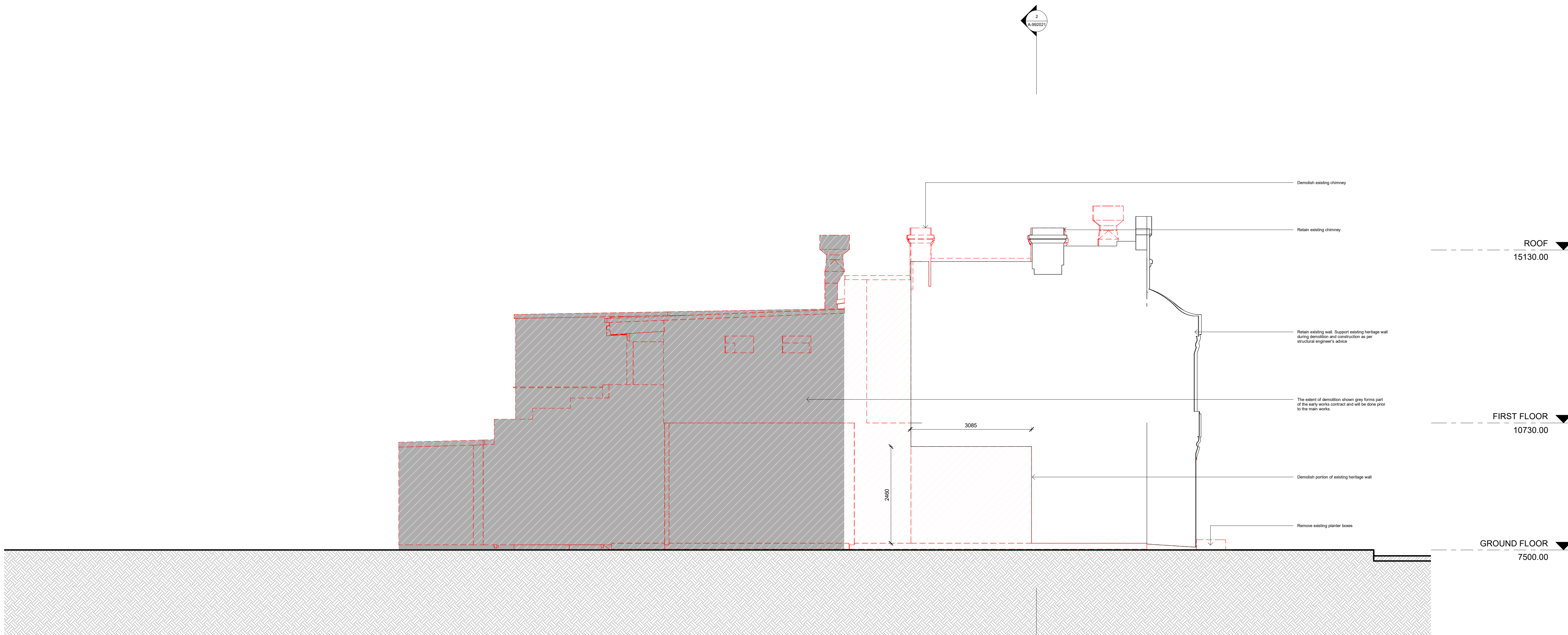
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NOT FOR CONSTRUCTION

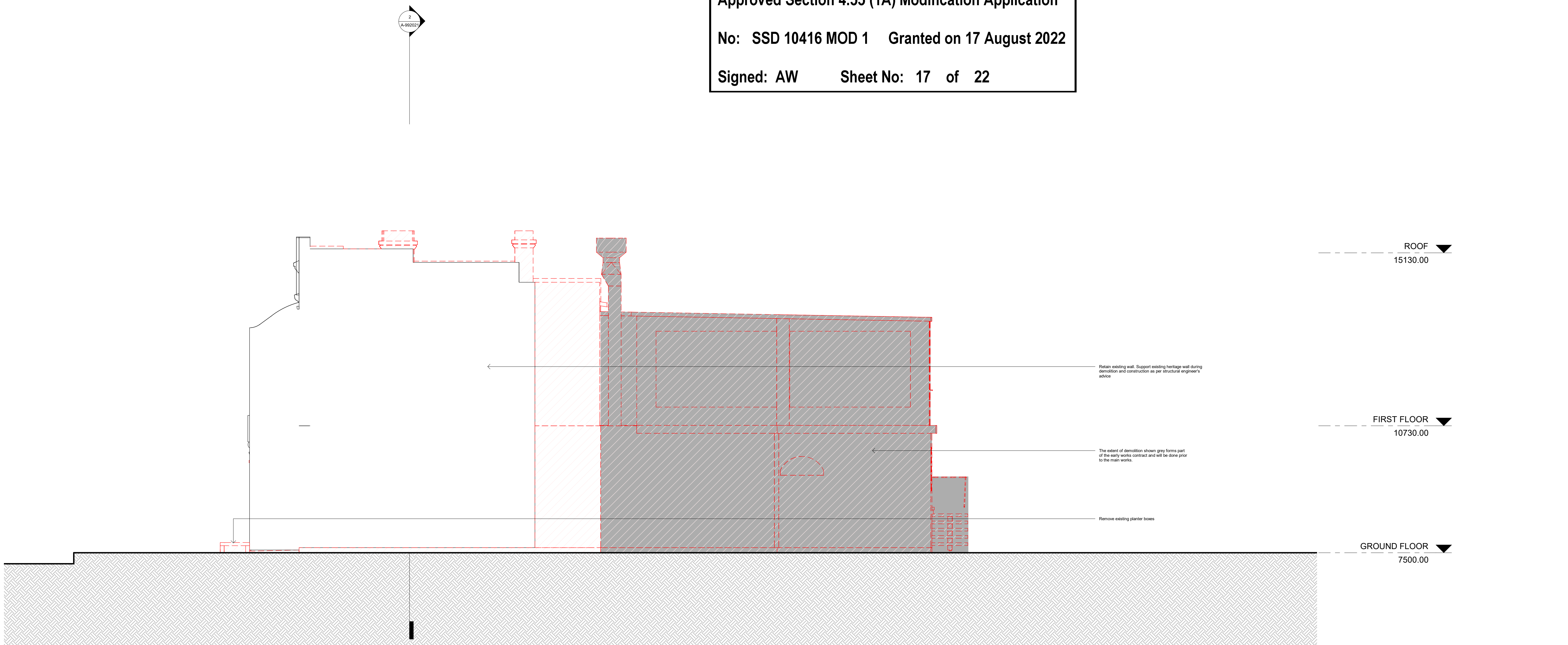
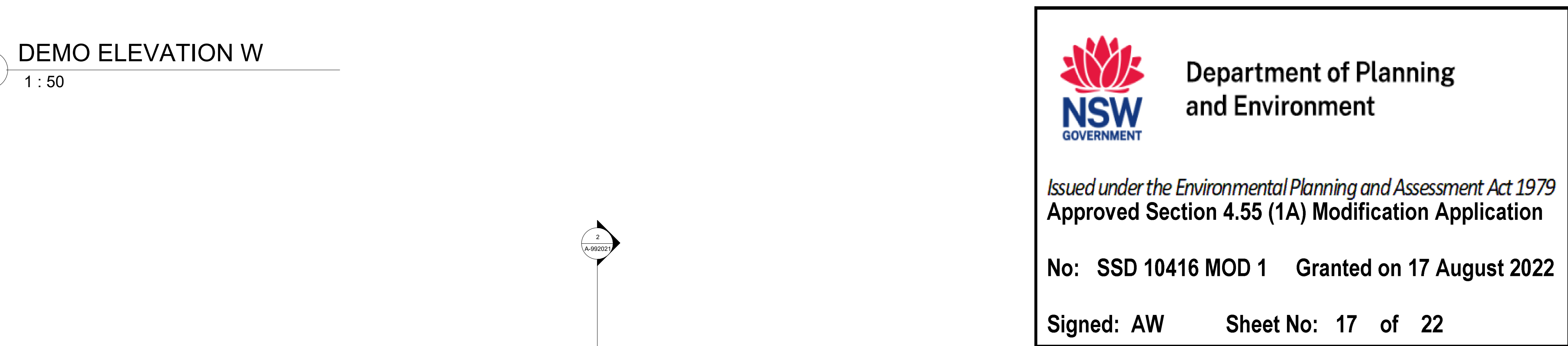
JOB NO.	0	DWN	CHKD	APPD
DATE	9/2/2021	Author	Checked	Approver
DRAWING NUMBER	A-992012	REVISION	1	

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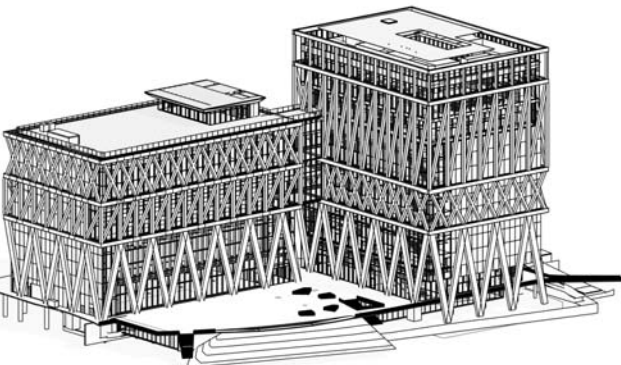
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1 : 50



2 DEMO ELEVATION E  
1 : 50



POWERHOUSE  
PARRAMATTA



CLIENT:  
**NSW**  
Infrastructure  
New South Wales

END USER:  
**POWERHOUSE  
PARRAMATTA**

CONTRACTOR:  
**TBC**

DESIGN TEAM

LEAD DESIGNER:  
**MOREAU KUSUNOKI**

LOCAL ARCHITECT:  
**GENTON**

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):  
**ARUP**

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**

ARCH. LIGHTING:  
**L'OBSERVATOIRE INT.**

KINETIC STRUCTURE:  
**DEP**

EXOSKELETON:  
**JUN SATO**

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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**

ARCHITECTS

LEAD DESIGNER:  
**MOREAU KUSUNOKI**

LOCAL ARCHITECT:  
**GENTON**

TITLE

**ST GEORGES TERRACE -  
DEMOLITION - SECTIONS**

SCALE:As indicated @ A0

STATUS

**TENDER DOCUMENTATION**

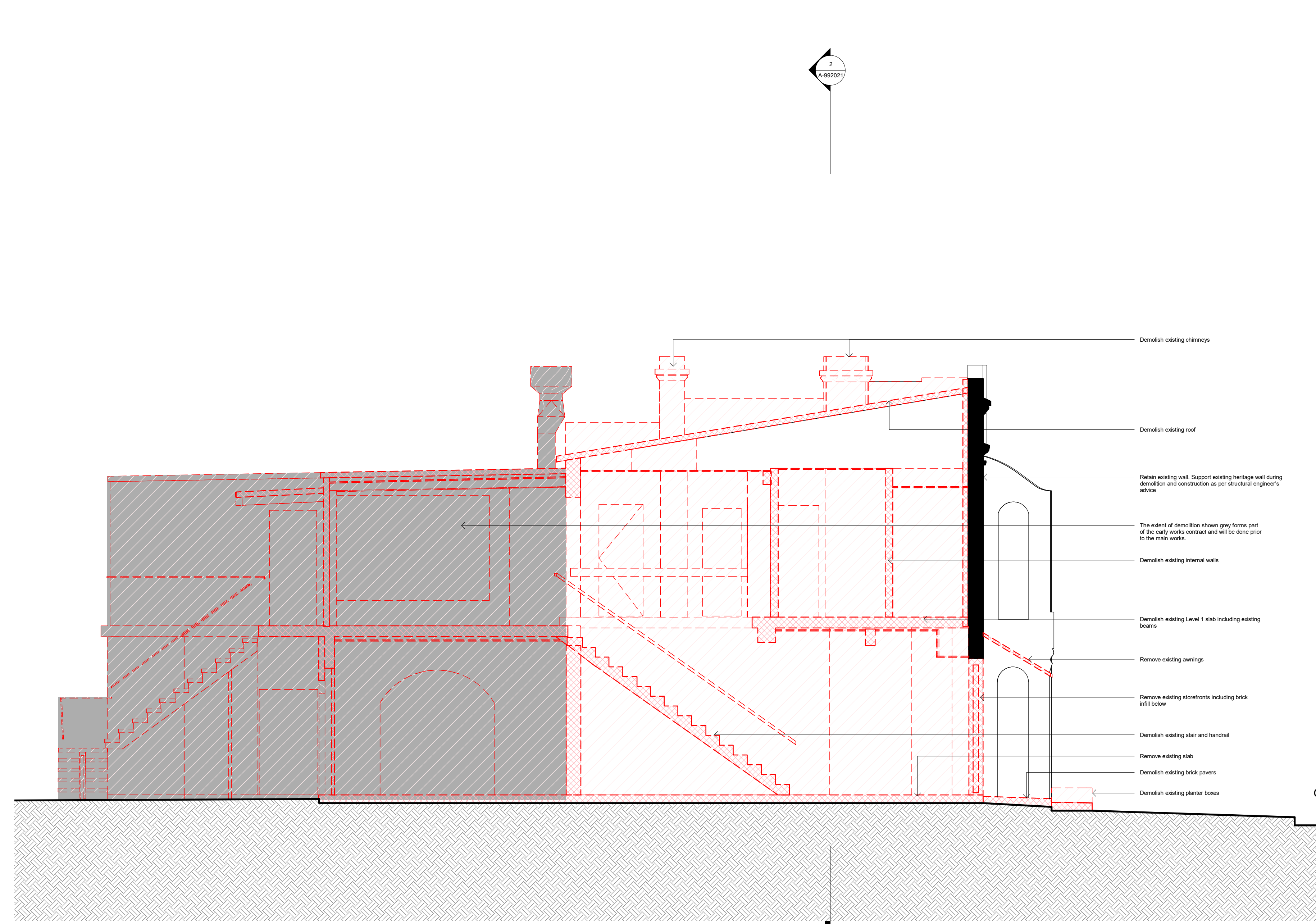
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JOB NO. 0 DWN CHKD APPD

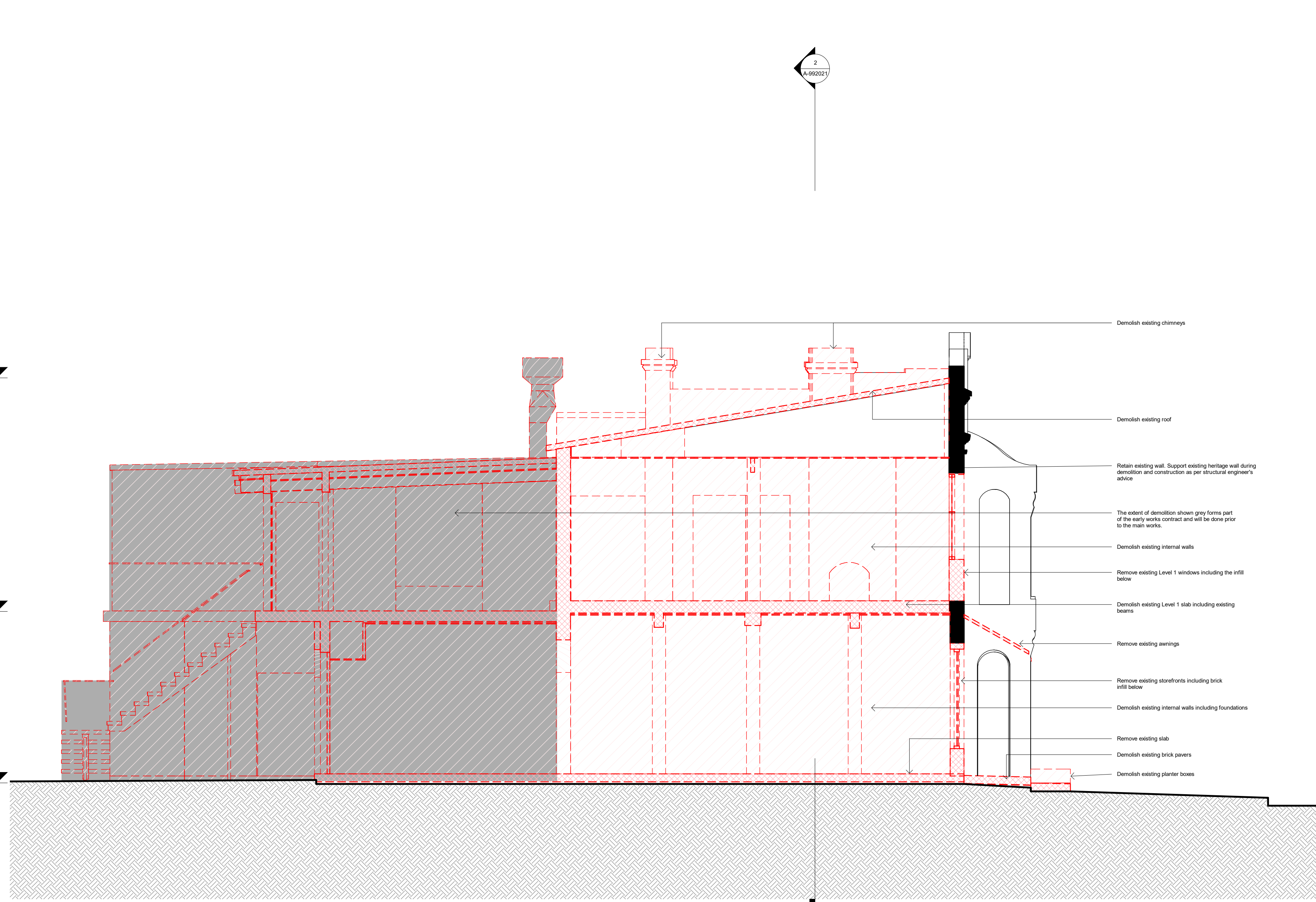
DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER A-992021 REVISION 1


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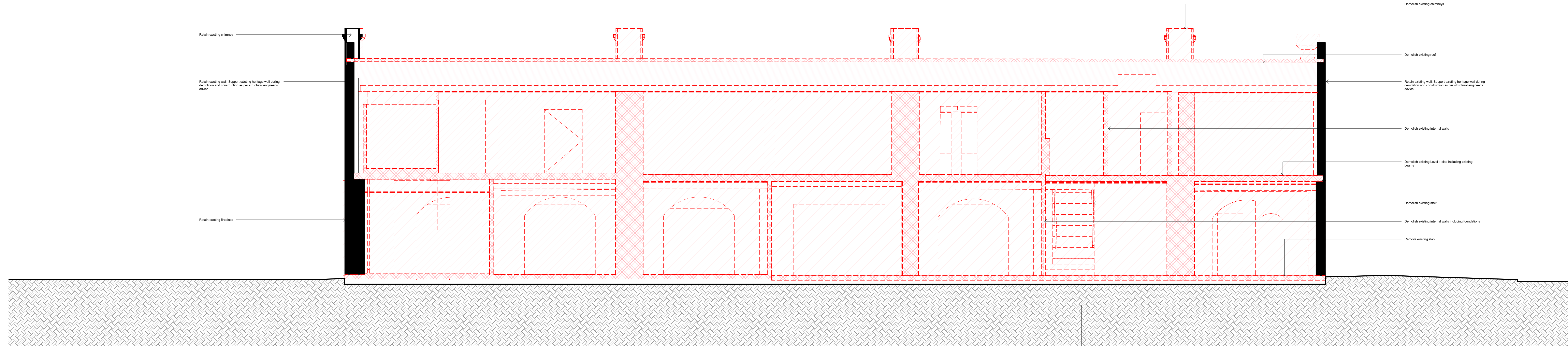
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 **Department of Planning  
and Environment**

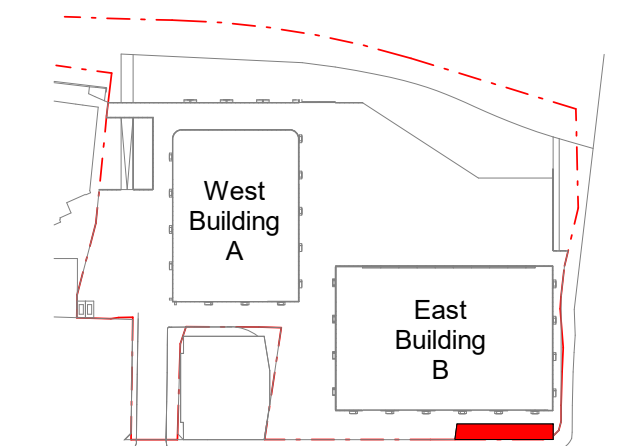
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**No: SSD 10416 MOD 1    Granted on 17 August 2022**

**Signed: AW    Sheet No: 18 of 22**



2 DEMO SECTION 2  
1 : 50



TITLE

**ST GEORGES TERRACE -  
DEMOLITION - SECTIONS**

SCALE:As indicated @ A0

STATUS

**TENDER DOCUMENTATION**

NOT FOR CONSTRUCTION

JOB NO. 0 DWN CHKD APPD

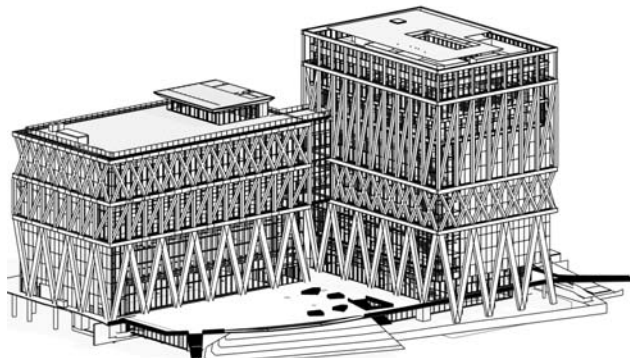
DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER A-992021 REVISION 1

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POWERHOUSE  
PARRAMATTA



CLIENT:  
**NSW**  
Infrastructure  
New South Wales

END USER:  
**POWERHOUSE  
PARRAMATTA**

CONTRACTOR:  
**TBC**

DESIGN TEAM  
LEAD DESIGNER:  
**MOREAU KUSUNOKI**  
3 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 6002

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):  
**ARUP**  
Level 5, Bankwest Place, 101 Clarence St,  
Sydney NSW 2000  
T +61 2 9200 9200

DESIGN SUBCONSULTANTS:  
LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**  
120 Water Street 10th Floor East  
Melbourne, Australia  
T +61 2 9188 7900

ARCH. LIGHTING:  
**L'OBSEVATOIRE INT.**  
120 Water Street 10th Floor East  
Melbourne, Australia  
T +61 2 9188 7900

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

EXOSKELETON:  
**JUN SATO**  
2F, Kojima Building 2-20-3,  
Higashi-Shinjuku, Tokyo,  
Japan  
T +81 3 6461 0915

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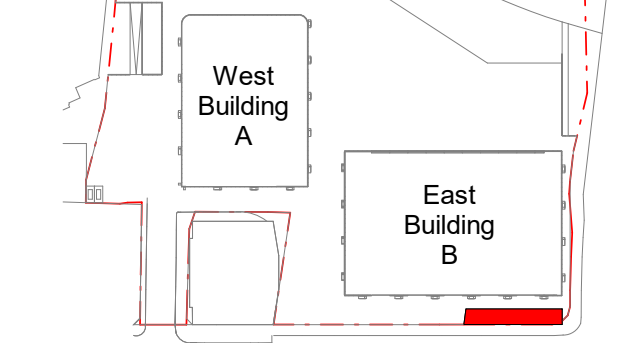
NOTES/LEGEND

LEGEND  
Existing fabric to be retained  
Proposed

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

LOCATION  
**POWERHOUSE PARRAMATTA**  
30-34 Pitt Street  
Parramatta, NSW 2150

ARCHITECTS  
LEAD DESIGNER:  
**MOREAU KUSUNOKI**  
LOCAL ARCHITECT:  
**GENTON**

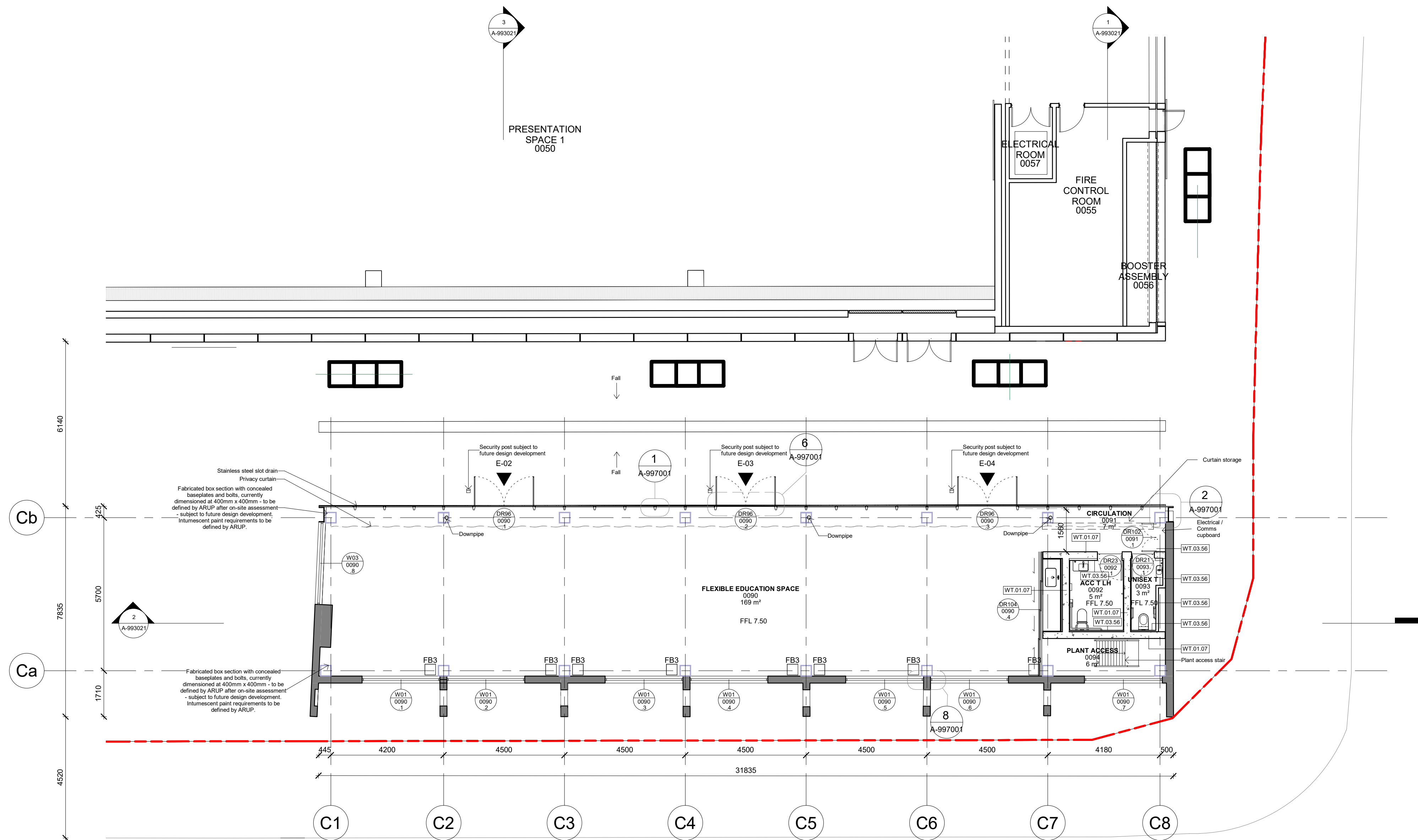
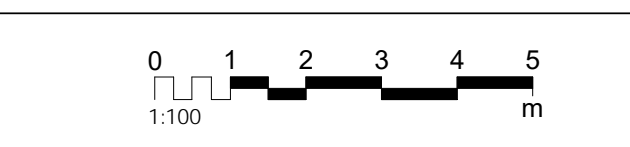


TITLE  
**ST GEORGES TERRACE -  
PROPOSED - PLANS**

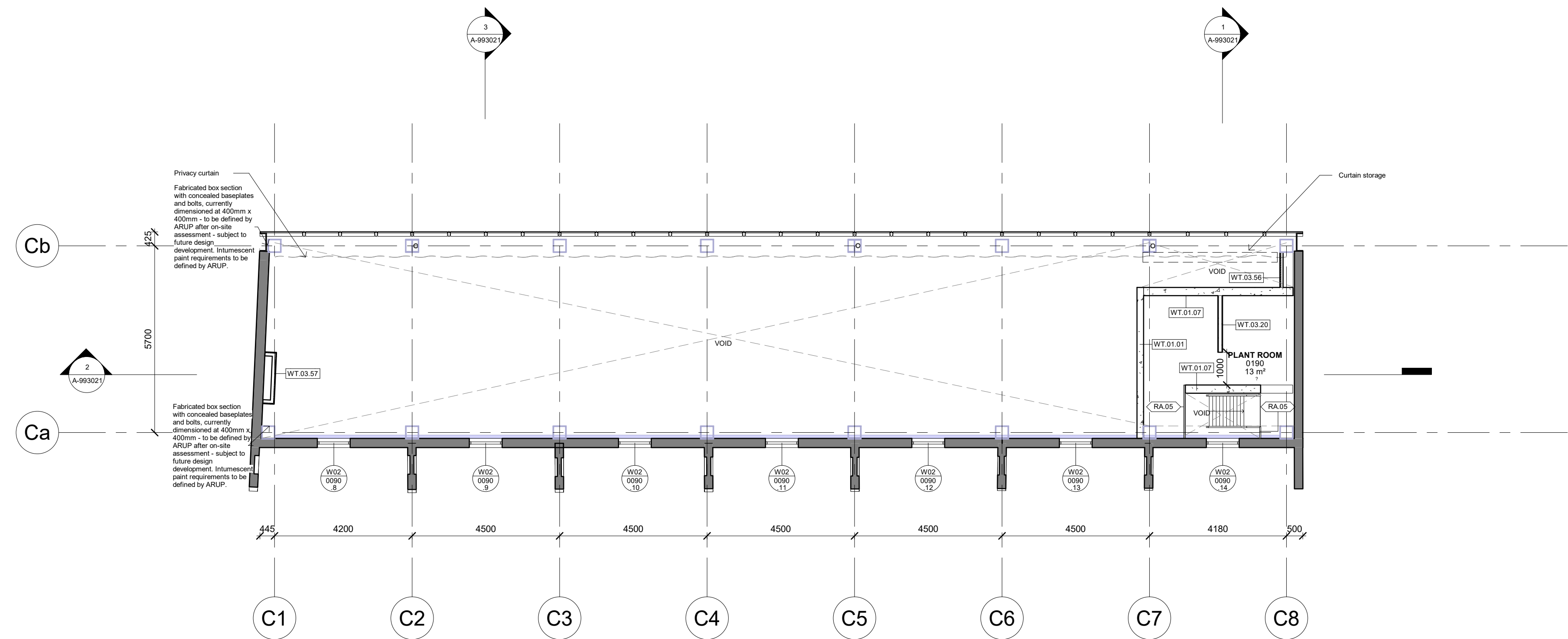
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STATUS  
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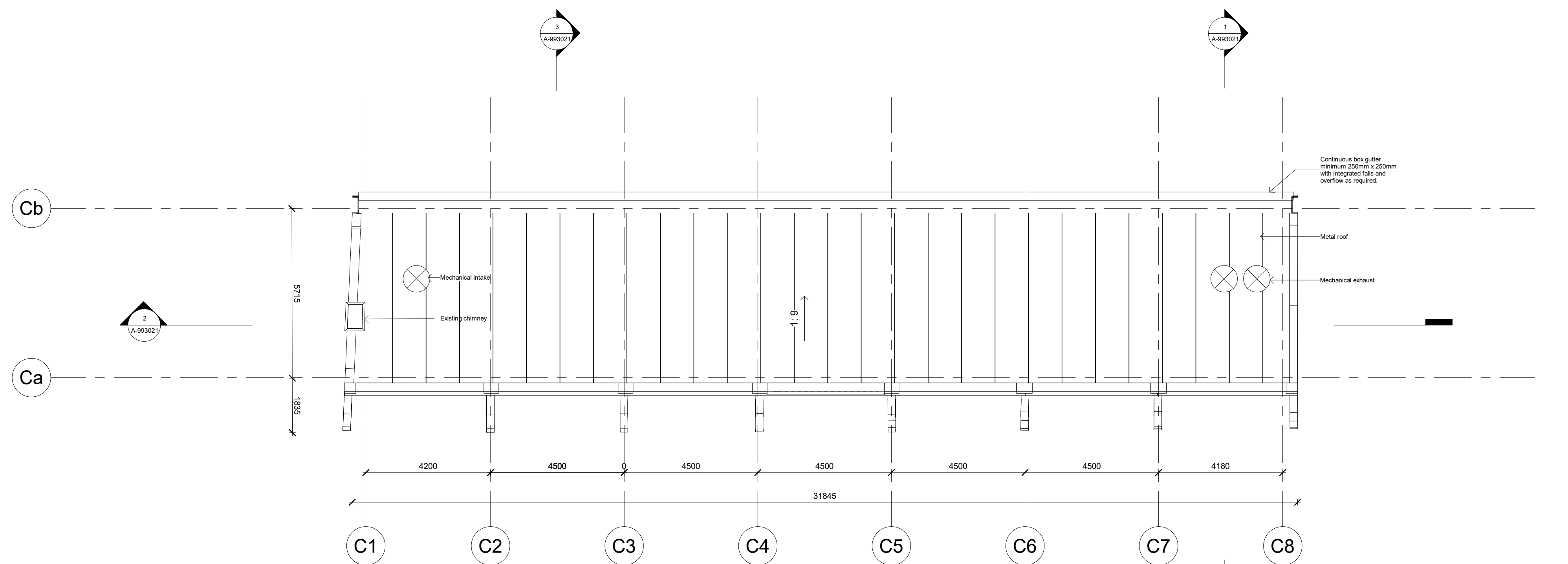
JOB NO.	0	DWN	CHKD	APPD
DATE	9/2/2021	Author	Checked	Approver
DRAWING NUMBER	A-993001	REVISION	1	




1  
1 : 100  
PROPOSED PLAN - GROUND FLOOR



2  
1 : 100  
PROPOSED PLAN - FIRST FLOOR



3  
1 : 100  
PROPOSED PLAN - ROOF

 **Department of Planning  
and Environment**

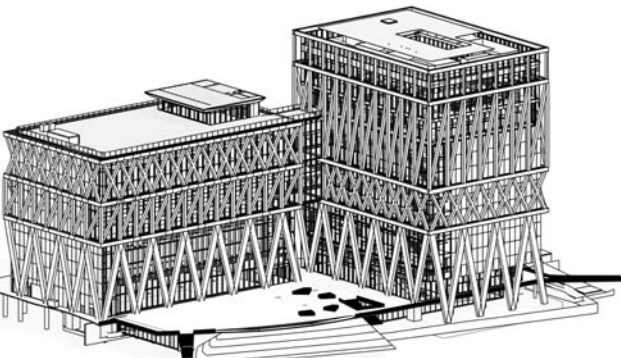
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**Approved Section 4.55 (1A) Modification Application**

**No: SSD 10416 MOD 1    Granted on 17 August 2022**

**Signed: AW    Sheet No: 19 of 22**



POWERHOUSE  
PARRAMATTA



CLIENT:  
**NSW Infrastructure**  
New South Wales

END USER:  
**POWERHOUSE PARRAMATTA**

CONTRACTOR:  
**TBC**

DESIGN TEAM

LEAD DESIGNER:  
**MOREAU KUSUNOKI**

LOCAL ARCHITECT:  
**GENTON**

MULTIDISCIPLINARY ENGINEERING (SCMP and SPECIALISTS):  
**ARUP**

DESIGN SUBCONSULTANTS:

LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**

ARCH. LIGHTING:  
**L'OBSERVATOIRE INT.**

KINETIC STRUCTURE:  
**DEP**

EXOSKELETON:  
**JUN SATO**

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NOTES/LEGEND

LEGEND

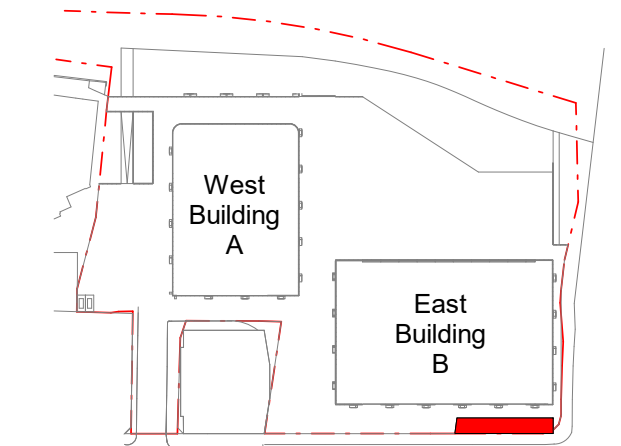
Existing fabric to be retained

Proposed

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

LOCATION  
**POWERHOUSE PARRAMATTA**  
30-32 River Street,  
Parramatta, NSW 2150

ARCHITECTS  
LEAD DESIGNER:  
**MOREAU KUSUNOKI**  
LOCAL ARCHITECT:  
**GENTON**



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

RL

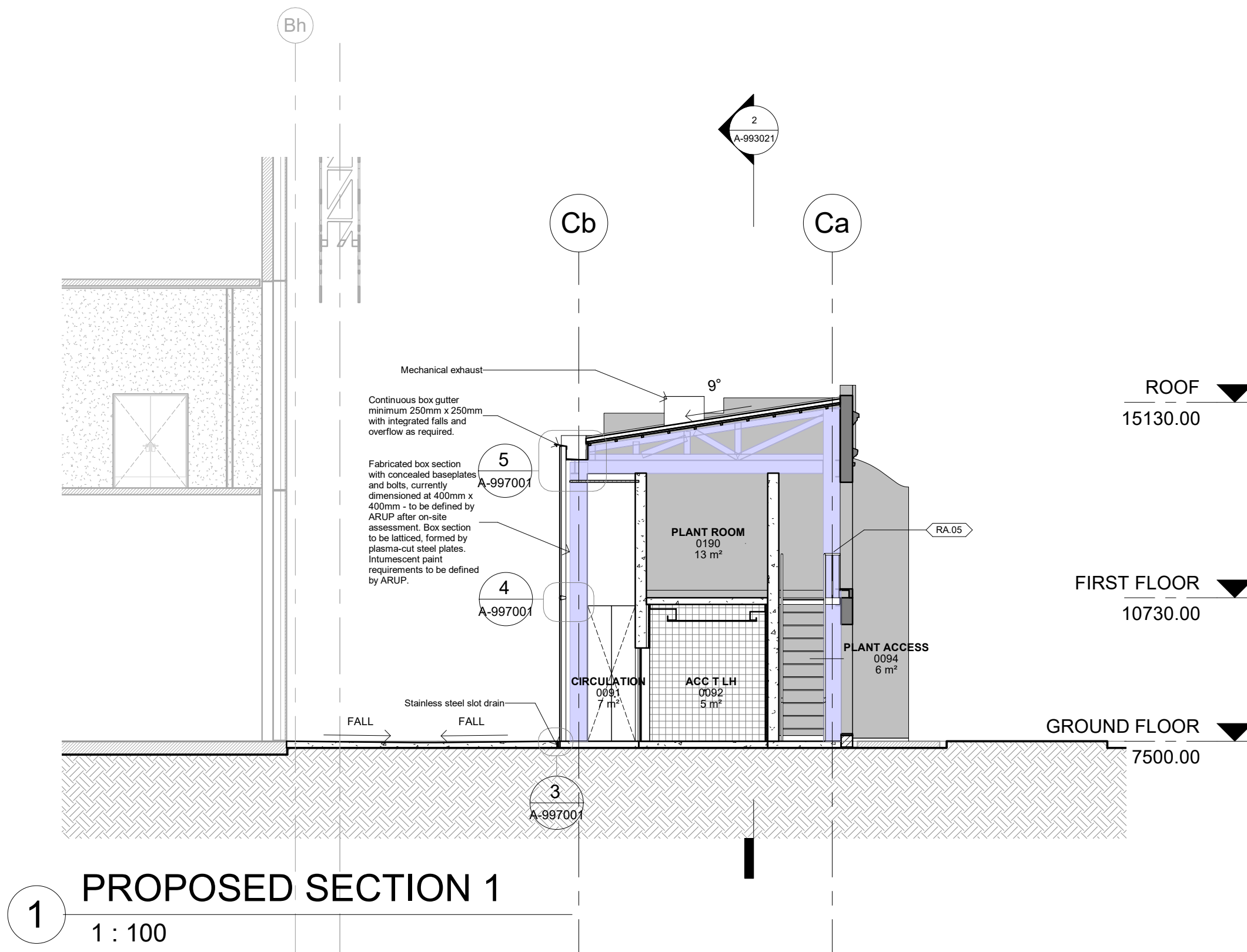
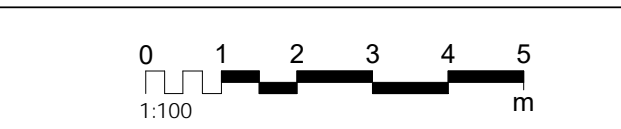
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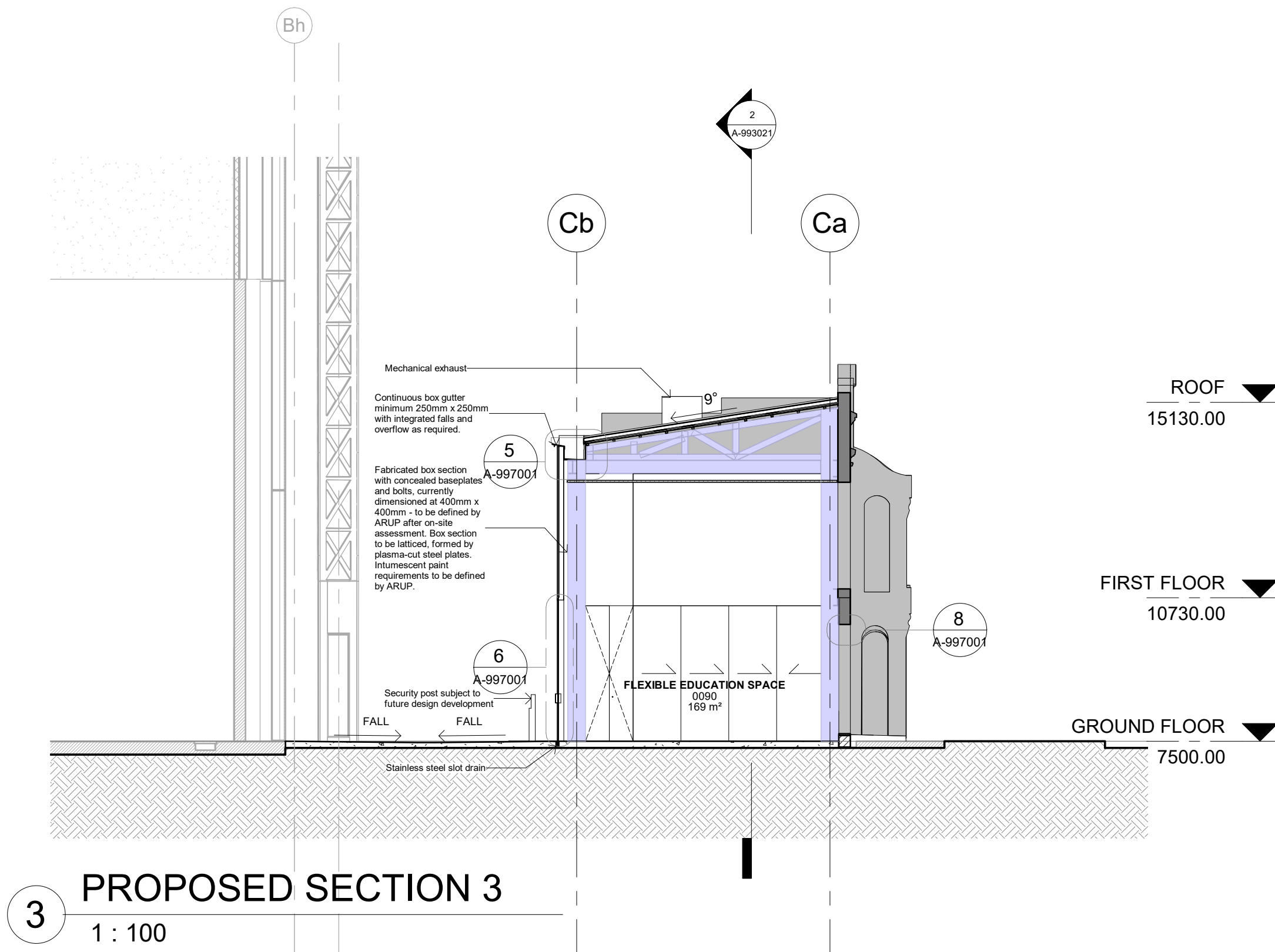
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JOB NO.	DWN	CHKD	APPD
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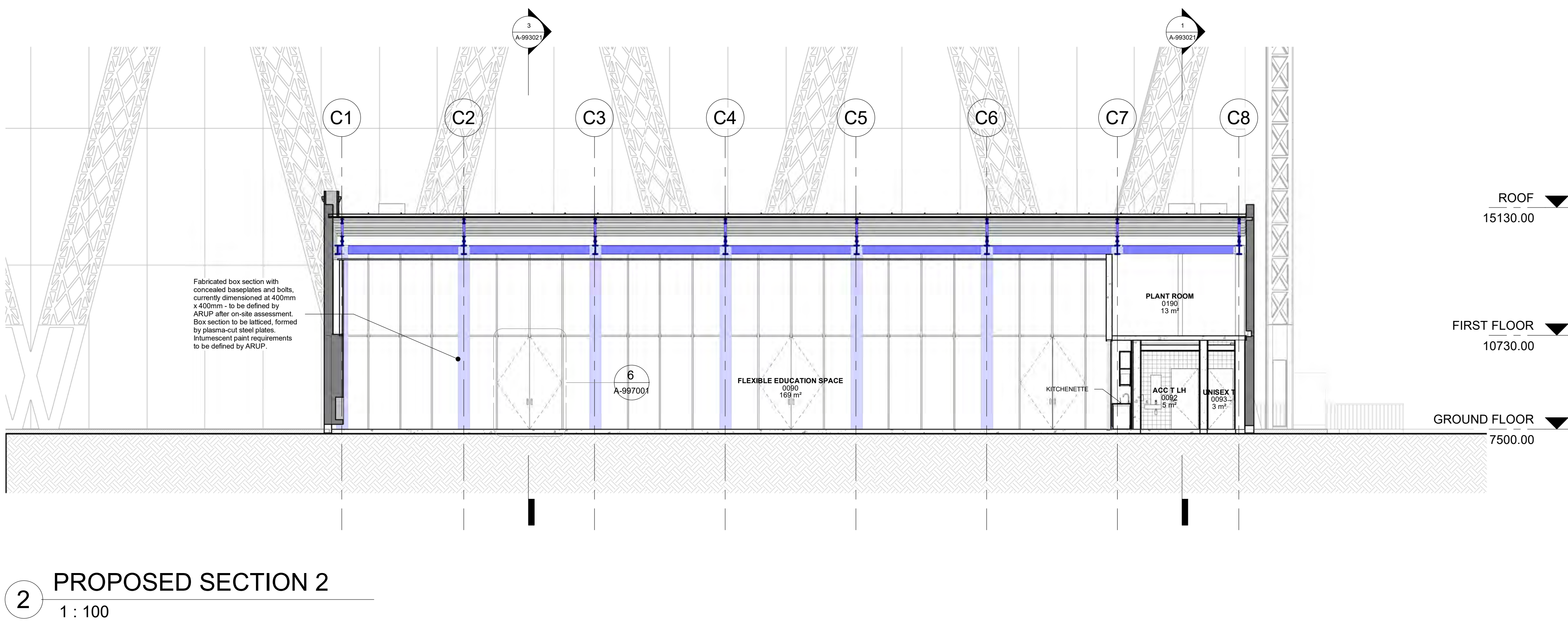
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A-993021	1




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1 : 100



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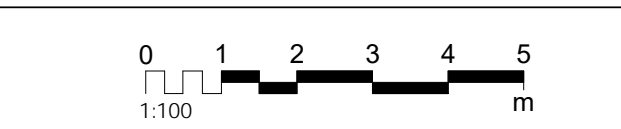


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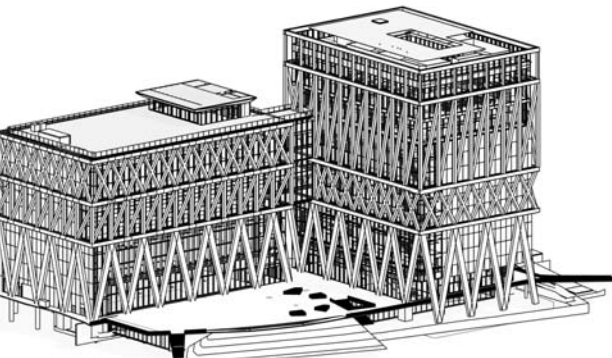
No: SSD 10416 MOD 1    Granted on 17 August 2022

Signed: AW      Sheet No: 20 of 22





POWERHOUSE  
PARRAMATTA



CLIENT:  
**NSW 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 9000 8300

MULTIDISCIPLINARY ENGINEERING (SCMP AND SPECIALISTS):  
**ARUP**

Level 5, Bankwest Place, 101 Clarence St,  
Sydney NSW 2000  
T +61 2 9000 8300

DESIGN SUBCONSULTANTS:  
LANDSCAPE ARCHITECTS:  
**McGREGOR COXALL**

120 Water Street 7th Floor East  
New York, New York 10013, USA  
T +1 212 255 4453

ARCH. LIGHTING:  
**L'OBSERVATOIRE INT.**

27 Rue de la République, 75004 Paris, France  
T +33 1 42 60 60 60

KINETIC STRUCTURE:  
**DEP**

12 Rue de la République, 75004 Paris, France  
T +33 1 42 60 60 60

EXOSKELETON:  
**JUN SATO**

27 Rue de la République, 75004 Paris, France  
T +33 1 42 60 60 60

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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  
Parramatta, NSW 2150

ARCHITECTS

LEAD DESIGNER:  
**MOREAU KUSUNOKI**

LOCAL ARCHITECT:  
**GENTON**

TITLE

ST GEORGES TERRACE -  
PROPOSED - ELEVATIONS

RL

SCALE: 1 : 100 @ A0

STATUS

TENDER DOCUMENTATION

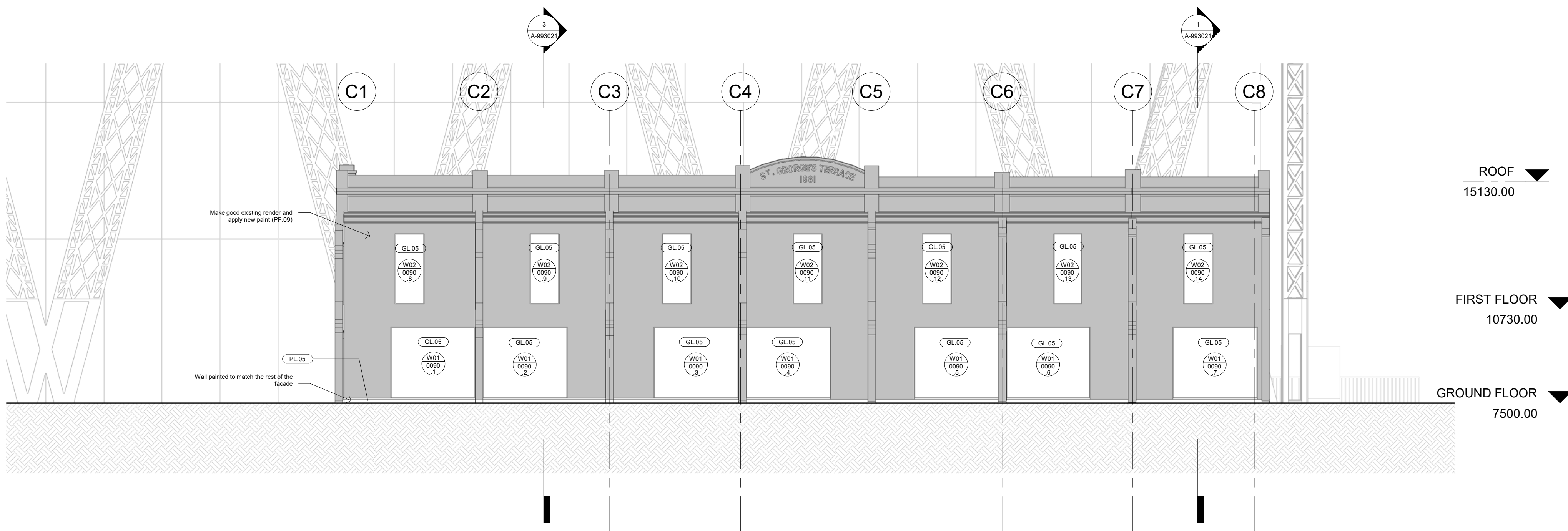
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JOB NO. 0 DWN CHKD APPD

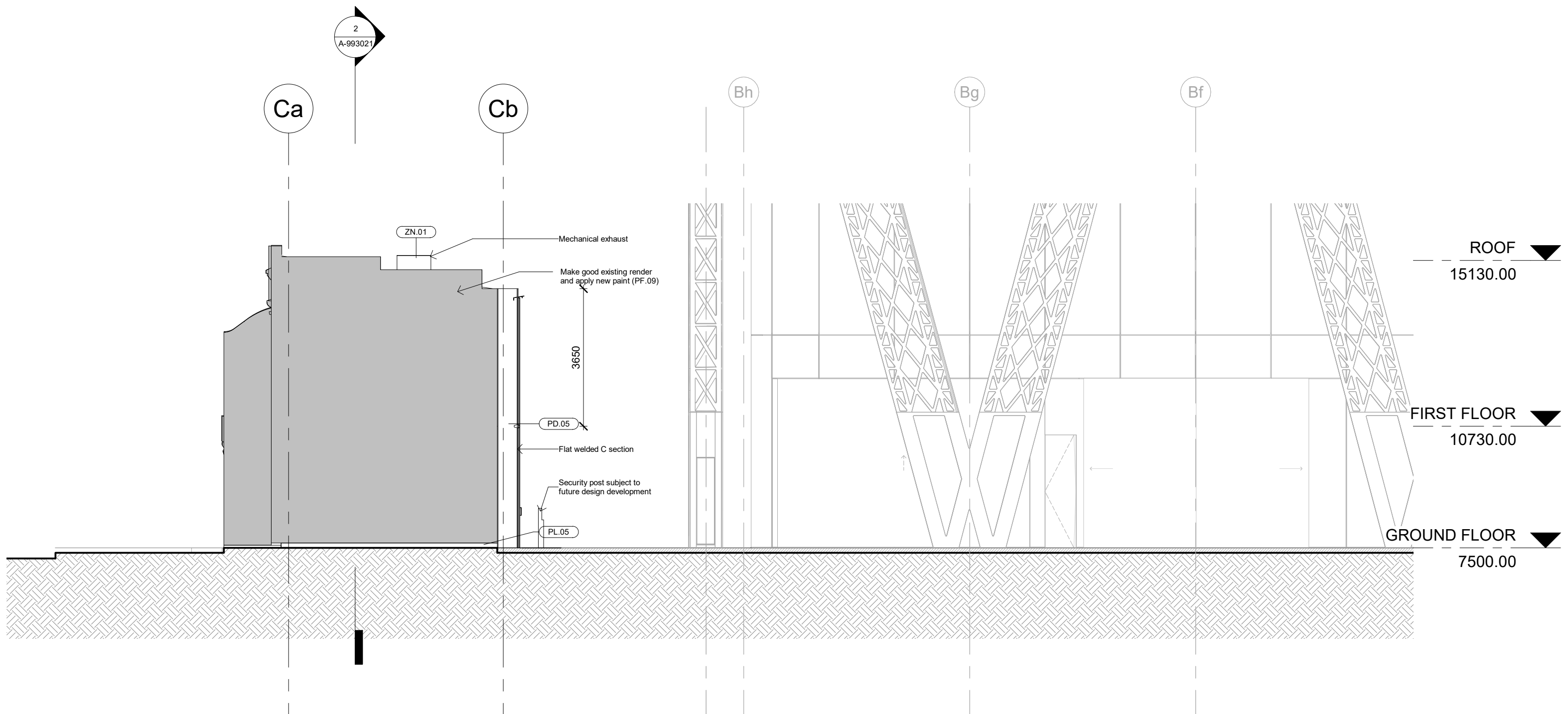
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DRAWING NUMBER A-993011 REVISION 1

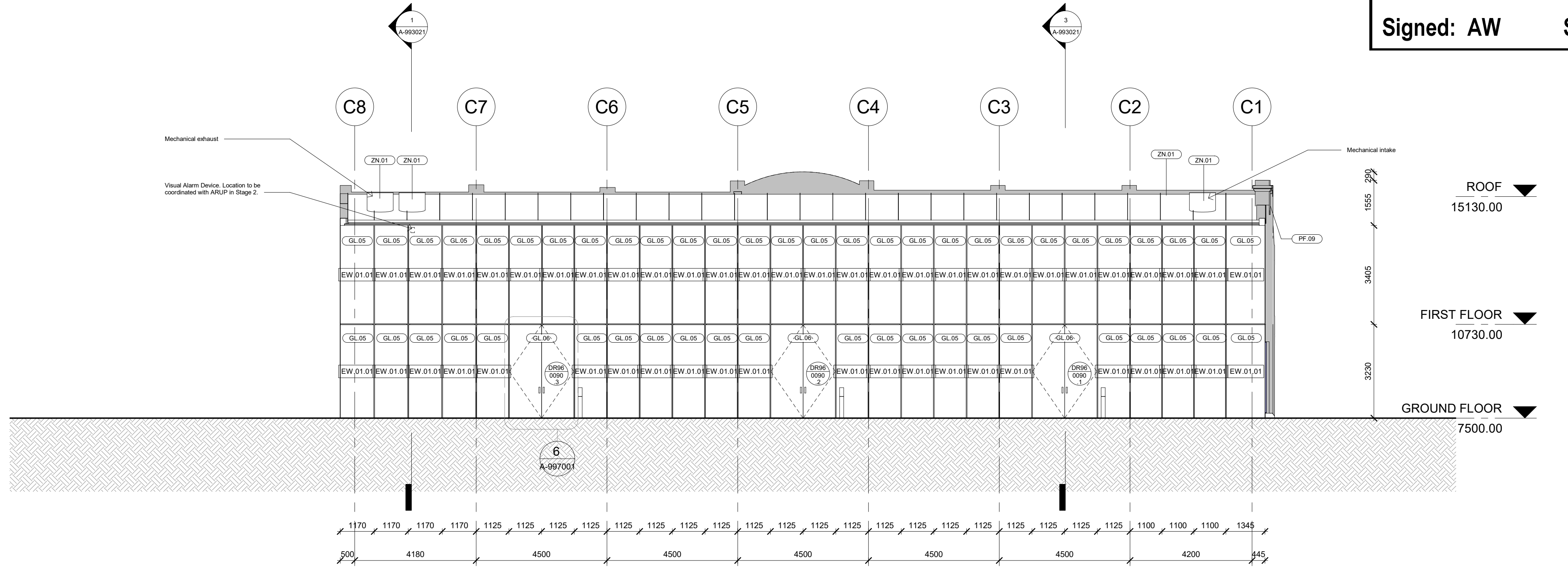
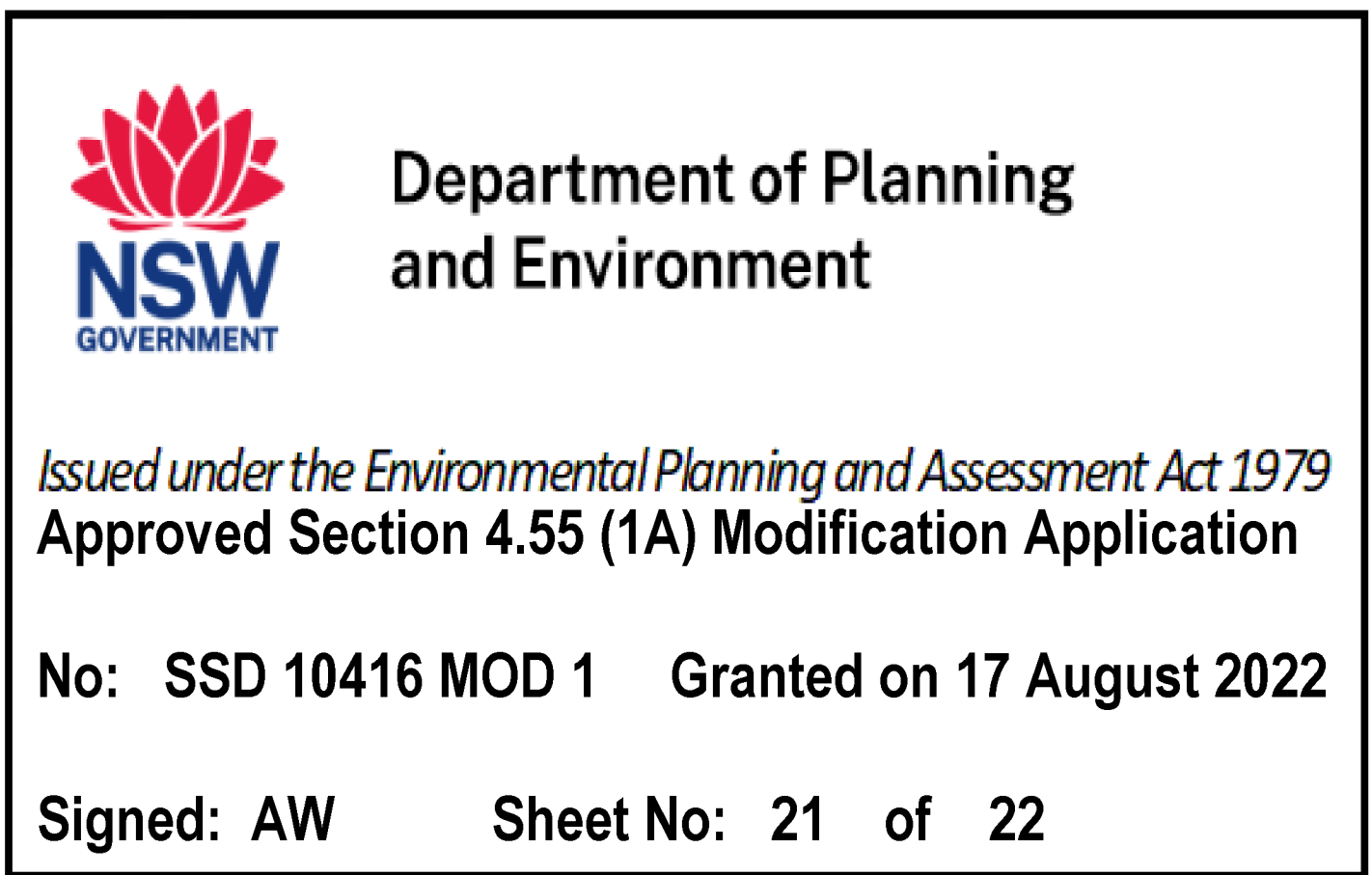
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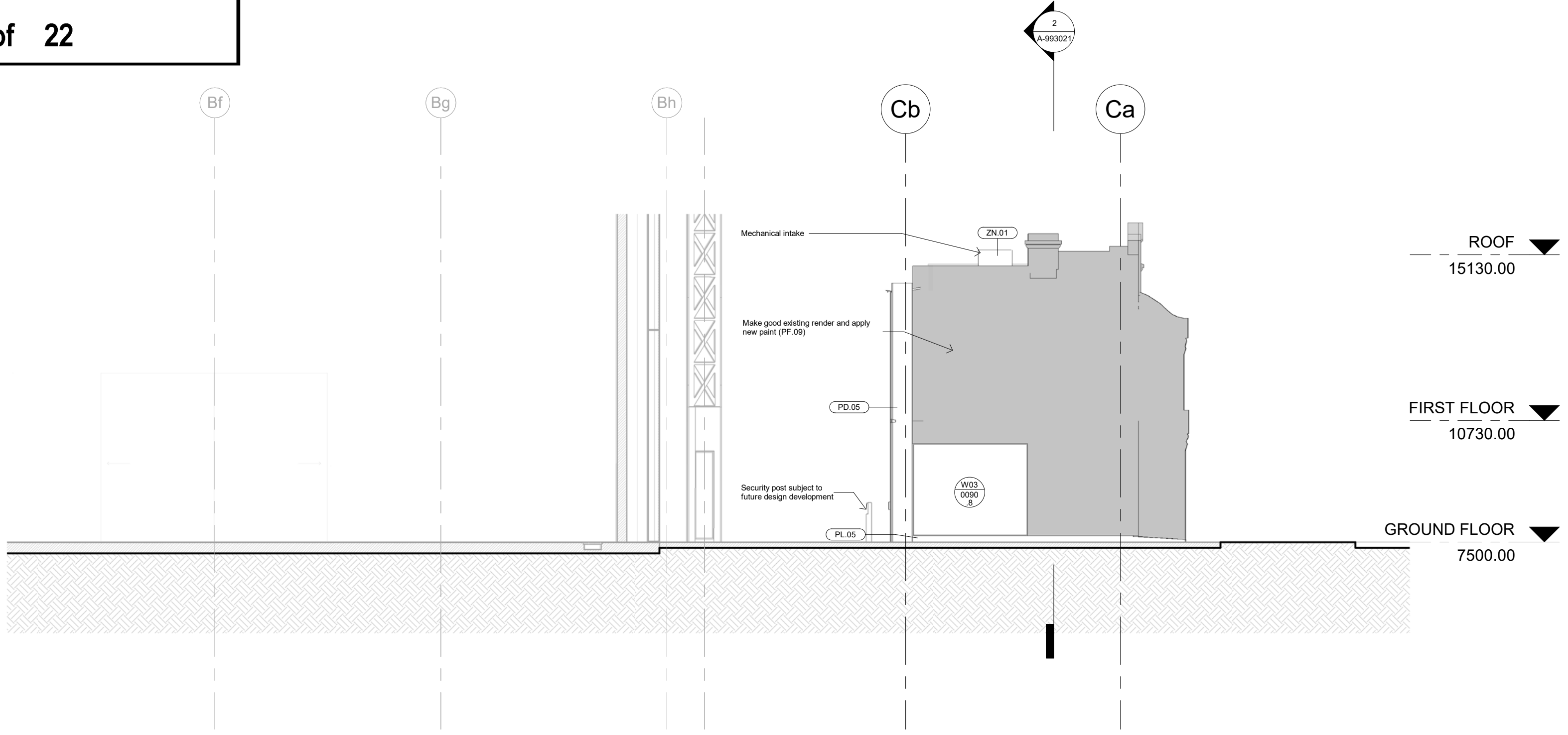
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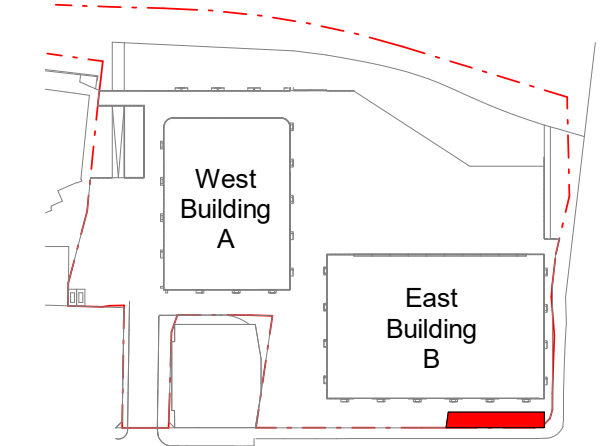
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4 PROPOSED ELEVATION W  
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TITLE

ST GEORGES TERRACE -  
PROPOSED - ELEVATIONS

RL

SCALE: 1 : 100 @ A0

STATUS

TENDER DOCUMENTATION

NOT FOR CONSTRUCTION

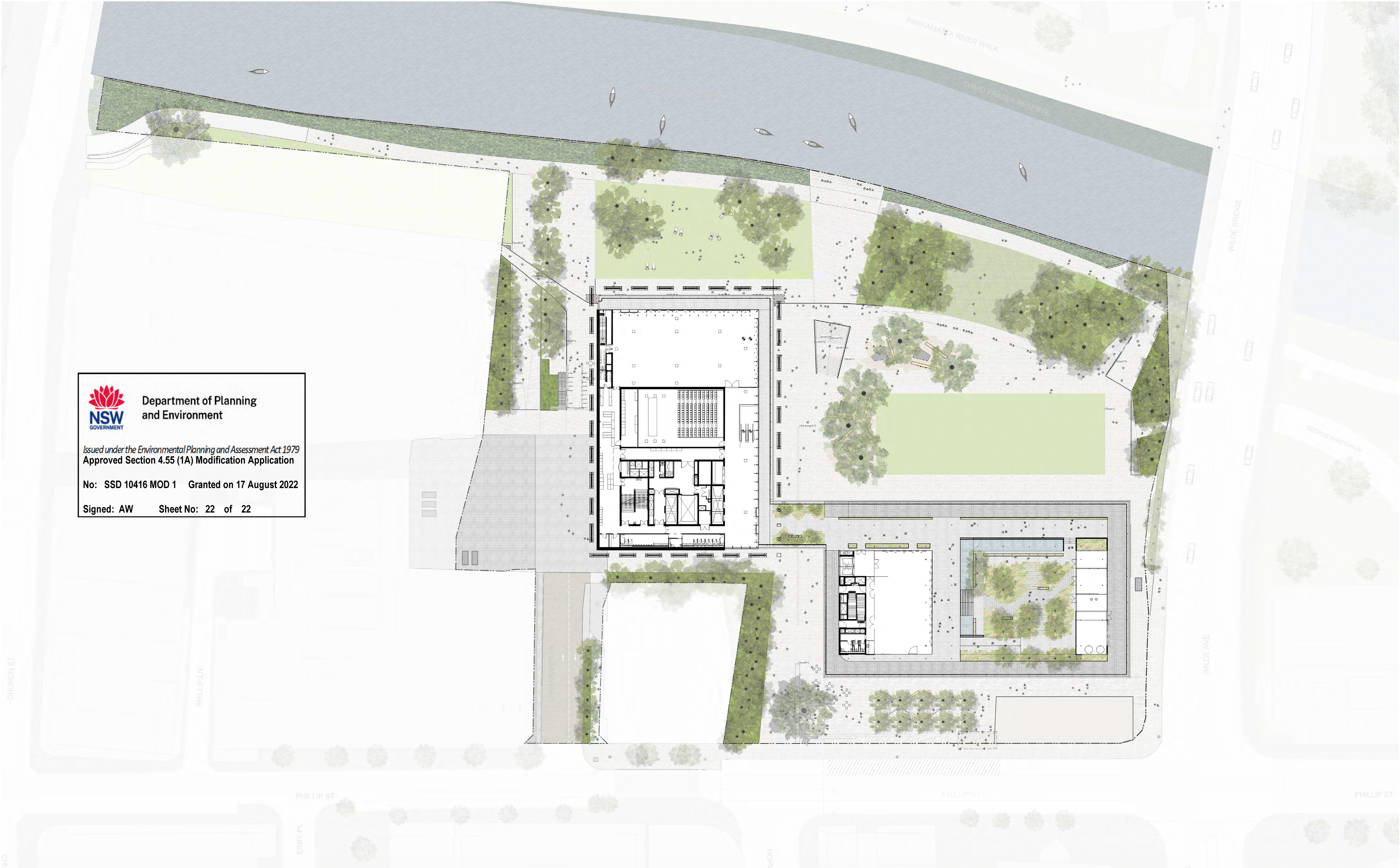
JOB NO. 0 DWN CHKD APPD


DATE 9/2/2021 Author Checked Approver

DRAWING NUMBER A-993011 REVISION 1

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Department of Planning  
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No: SSD 10416 MOD 1    Granted on 17 August 2022

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Client  
Infrastructure NSW & Powerhouse

Project Team  
MOREAU KUSUNOKI  
GENTON

Project Name  
Powerhouse Parramatta

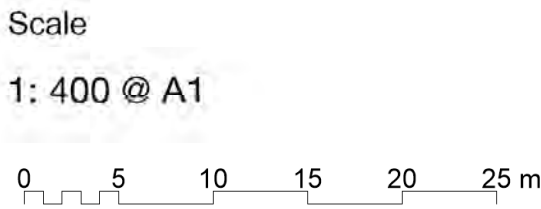
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Address  
Parramatta

Key Plan

Issue Log			
B	SSDA Addendum	AM/MS	22/9/20
C	SSDA Addendum	AM/MS	14/1/21
D	SSDA MOD 01	AM/MS	14/4/22

Rev	Revision Description	By / Checked	Date
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Phase  
Design Development

Sheet Title  
Rooftop Level

Sheet No.  
LD-DD-03

Rev  
D