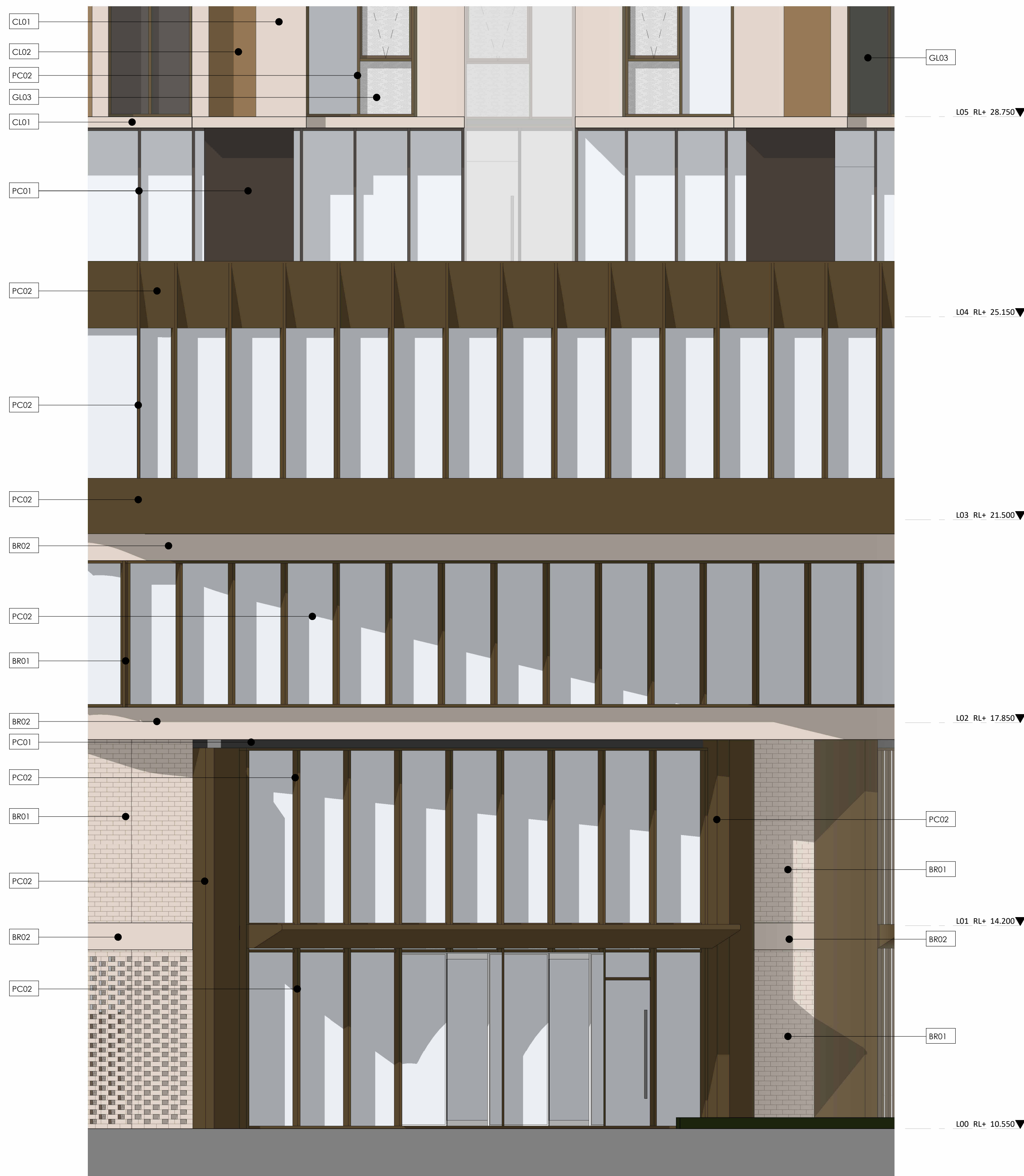




1 HASSALL STREET PODIUM ELEVATION
1 : 50 @A1

EXTERNAL FINISHES

BRICK FINISHES

- BR01** BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02** BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

POWDERCOAT FINISHES

- PC01** DULUX POWDERS ELECTRO - DARK BRONZE
- PC02** DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

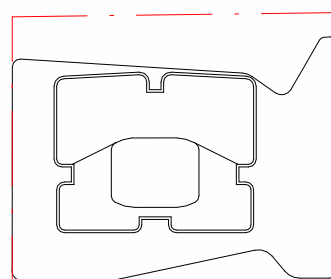
GLAZING

- GL01** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD
- GL02** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE
- GL03** COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04** LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01** MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02** MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



HASSALL STREET

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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 21.04.2022

By Chk*
Reg. Arch Date

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trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 0.5 1 2 3 4m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

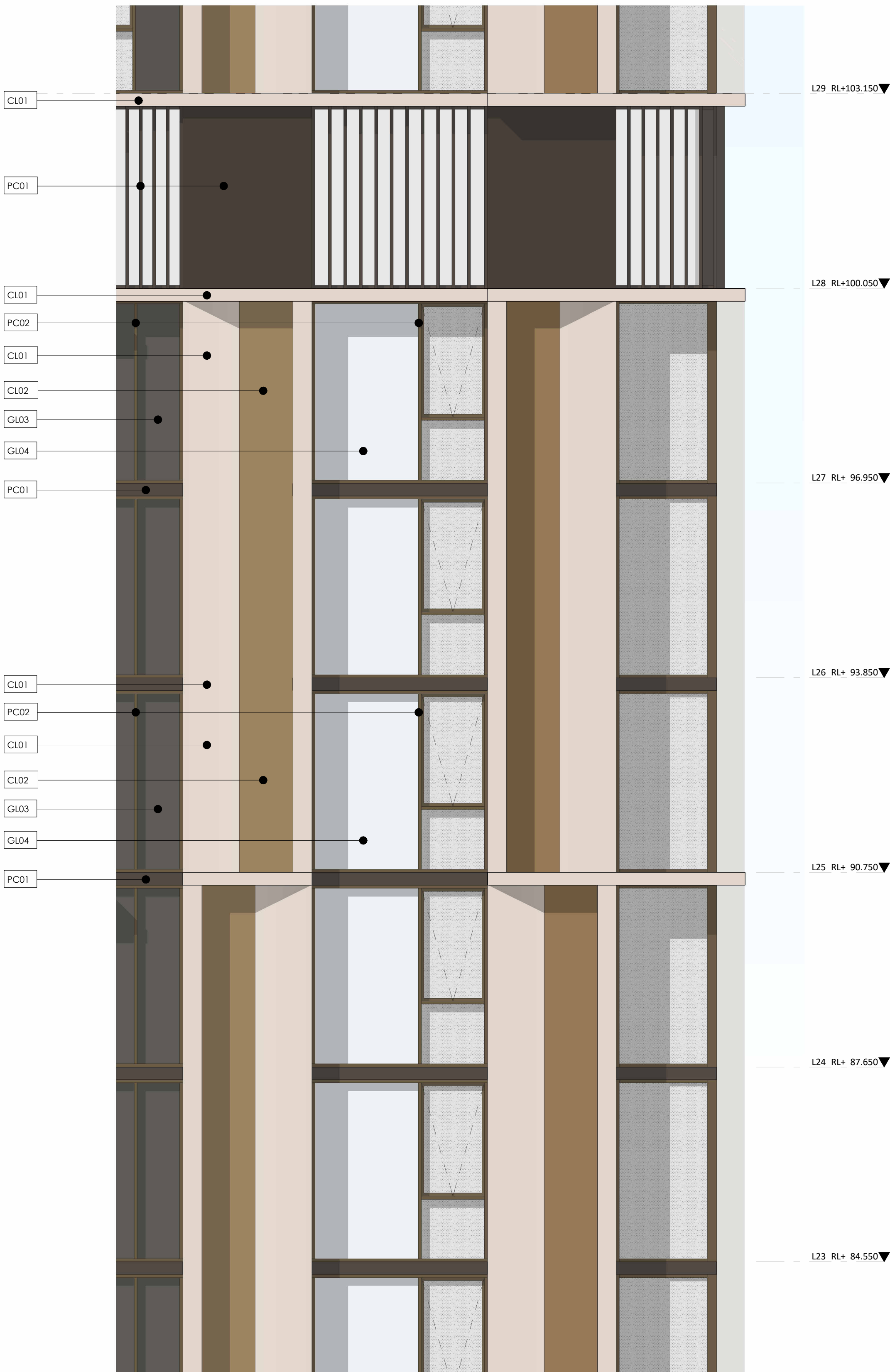
Title
C-EXTERNAL MATERIALS FINISHES
**PODIUM EXTERNAL MATERIAL
FINISHES + COLOURS**

Drawing Number

DA-50-1100

Revision

A



1 HASSALL STREET TOWER (SOUTH) ELEVATION
1 : 50 @A1



2 NORTH TOWER ELEVATION
1 : 50 @A1

EXTERNAL FINISHES

BRICK FINISHES

- BR01** BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02** BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

POWDERCOAT FINISHES

- PC01** DULUX POWDERS ELECTRO - DARK BRONZE
- PC02** DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

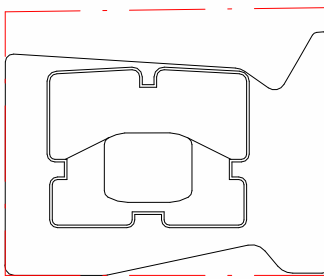
GLAZING

- GL01** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD
- GL02** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE
- GL03** COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04** LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01** MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02** MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



HASSALL STREET

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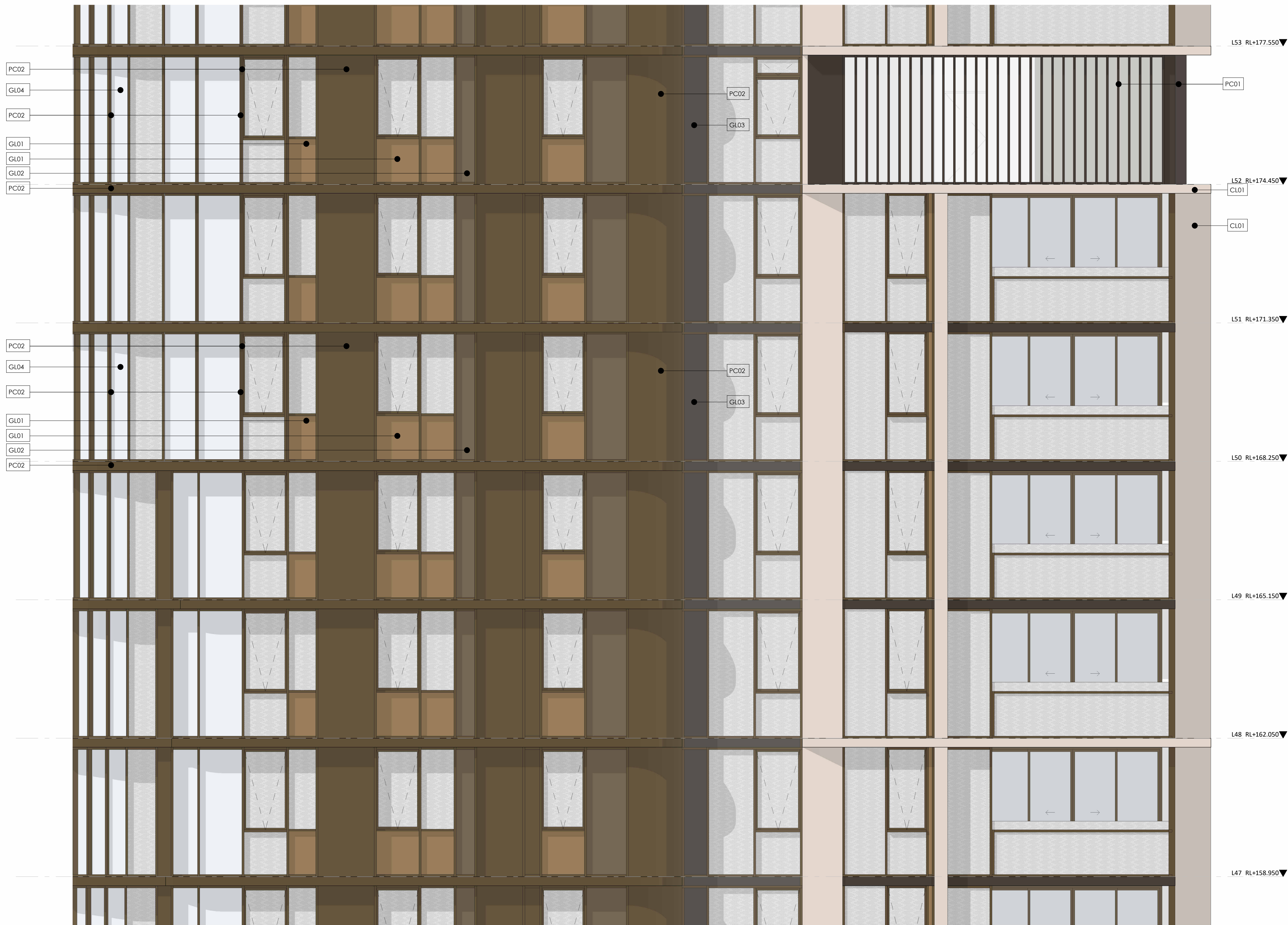
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

0 0.5 1 2 3 4m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-EXTERNAL MATERIALS FINISHES
**TOWER EXTERNAL MATERIALS
FINISHES + COLOURS**
Drawing Number
DA-50-1200
Revision
A



1 WEST TOWER ELEVATION
1 : 50

EXTERNAL FINISHES

BRICK FINISHES

- BR01** BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02** BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

POWDERCOAT FINISHES

- PC01** DULUX POWDERS ELECTRO - DARK BRONZE
- PC02** DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

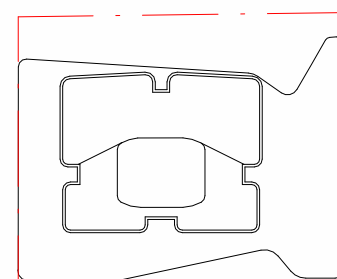
GLAZING

- GL01** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD
- GL02** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE
- GL03** COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04** LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01** MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02** MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



HASSALL STREET

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D Jones Architect No.4778

0 1 2 5 8m
@ A1 As indicated

Project PA030501

12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-EXTERNAL MATERIALS FINISHES

**TOWER EXTERNAL MATERIALS
FINISHES + COLOURS**

Drawing Number

DA-50-1300

Revision

A



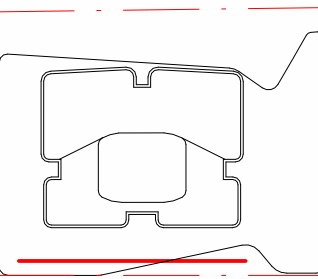
NSW POLICE HEADQUARTERS
CARPARK RAMP

12 HASSALL STREET

14 HASSALL STREET

1 PODIUM ELEVATION - SOUTH (HASSALL ST)
1 : 100 @A1

Key Plan:



HASSALL STREET

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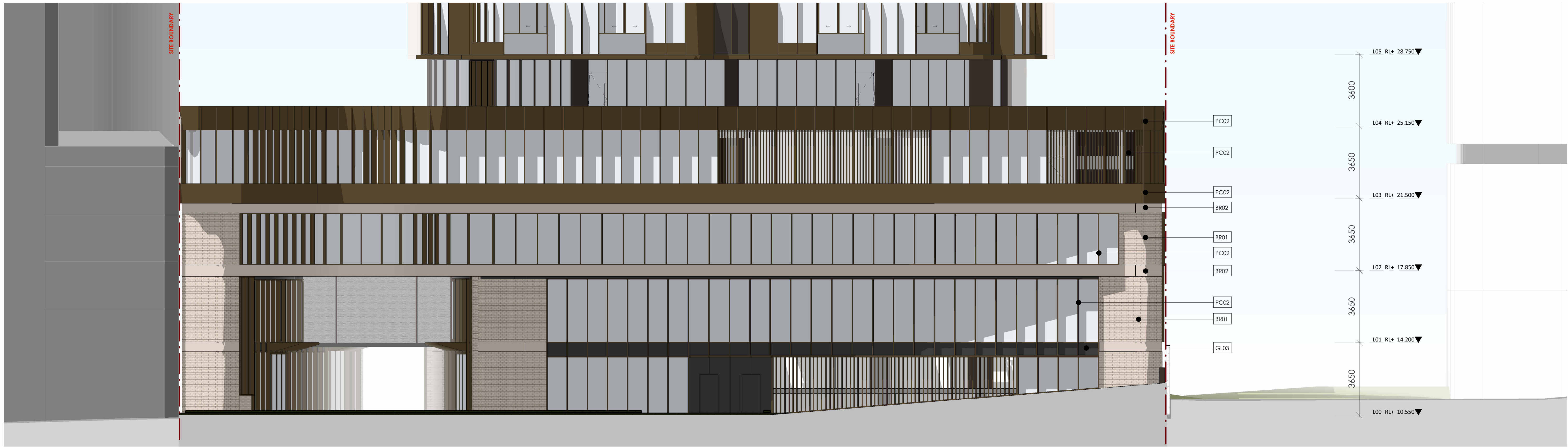
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@ A1 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-FACADE DETAILS
**PODIUM ELEVATION SOUTH
(HASSALL ST)**
Drawing Number
DA-40-1100

Revision
A



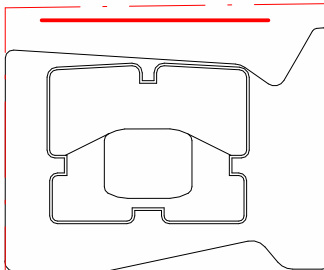
14 HASSALL ST

12 HASSALL ST

NSW POLICE HEADQUARTERS
CARPARK RAMP

1 PODIUM ELEVATION - NORTH
1 : 100

Key Plan:



HASSALL STREET

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D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-FACADE DETAILS
PODIUM ELEVATION NORTH

Drawing Number

DA-40-1200

Revision

A



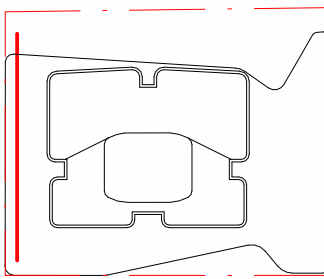
NSW POLICE
HEADQUARTERS

12 HASSALL ST

HASSALL ST

1 PODIUM ELEVATION - WEST
1 : 100

Key Plan:



HASSALL STREET

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0 1 2 5 8m
@ A1 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
C-FACADE DETAILS
PODIUM ELEVATION WEST

Drawing Number

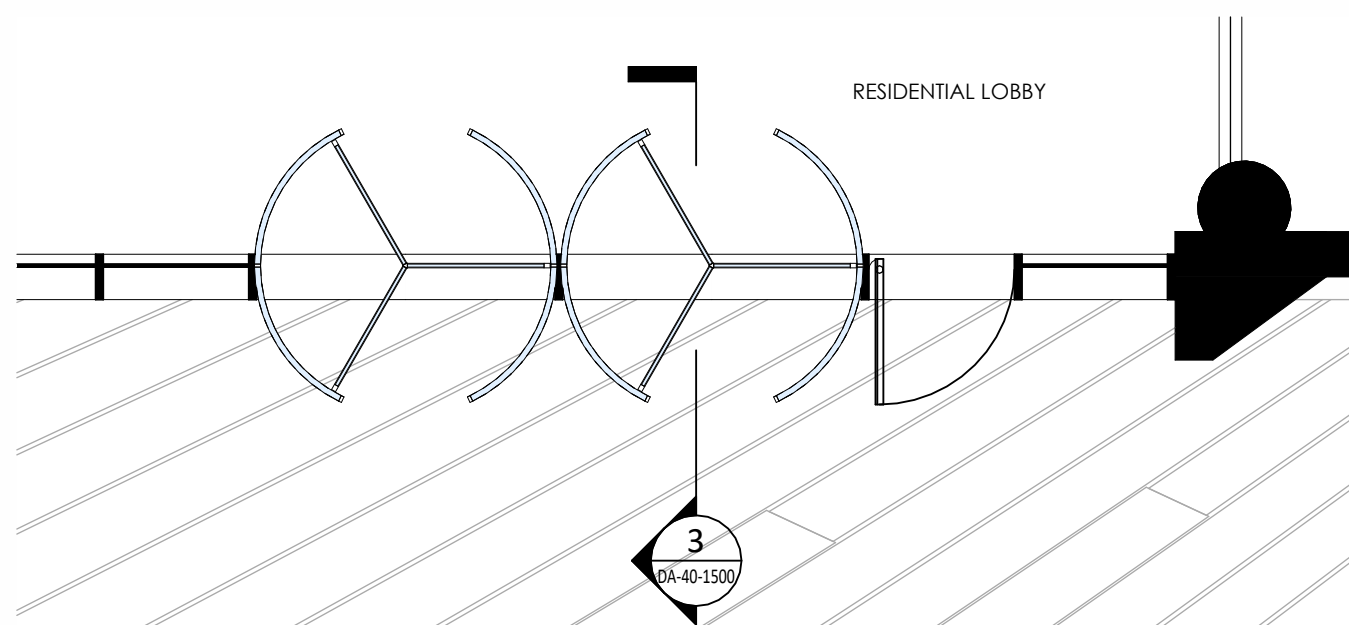
DA-40-1300

Revision

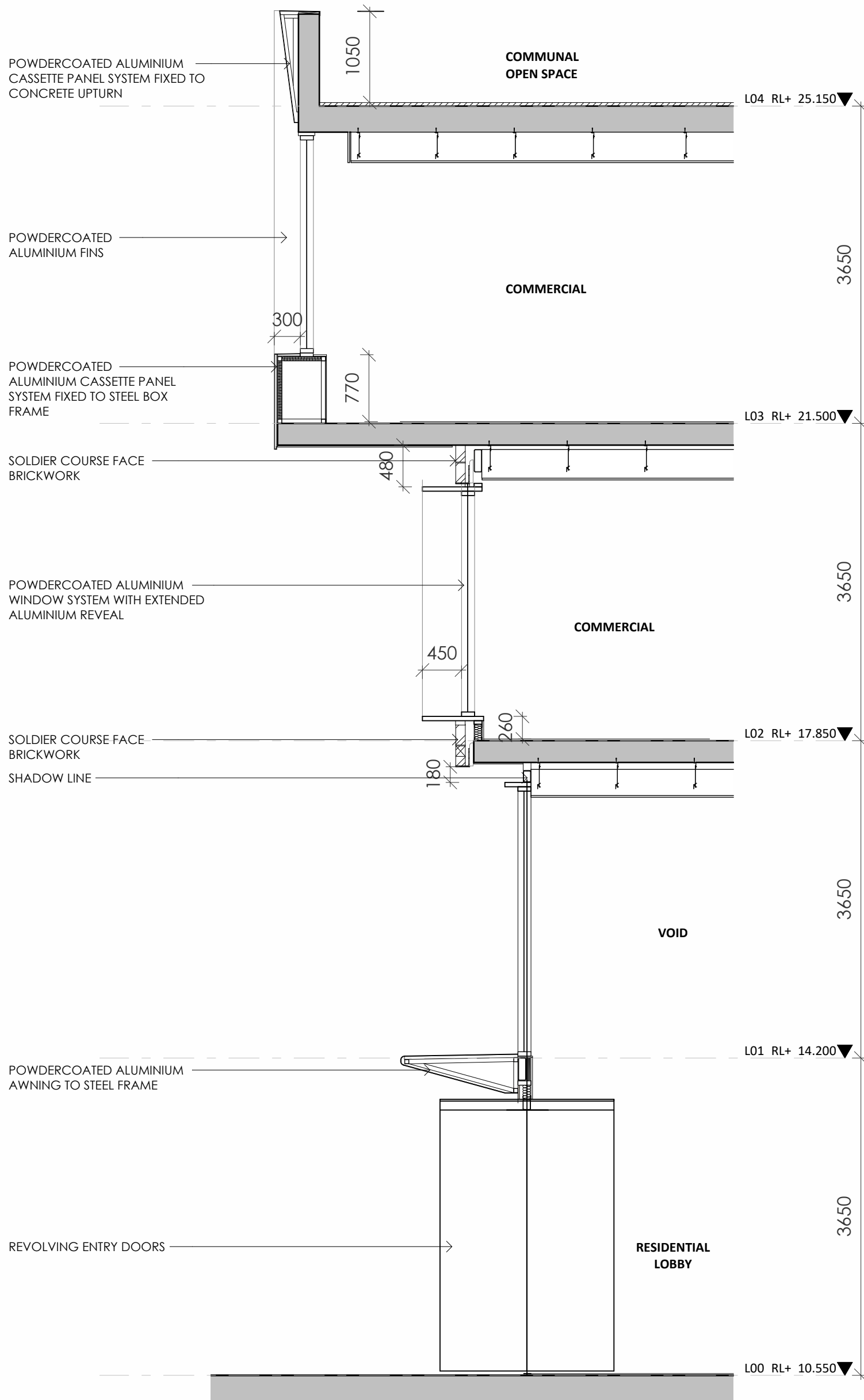
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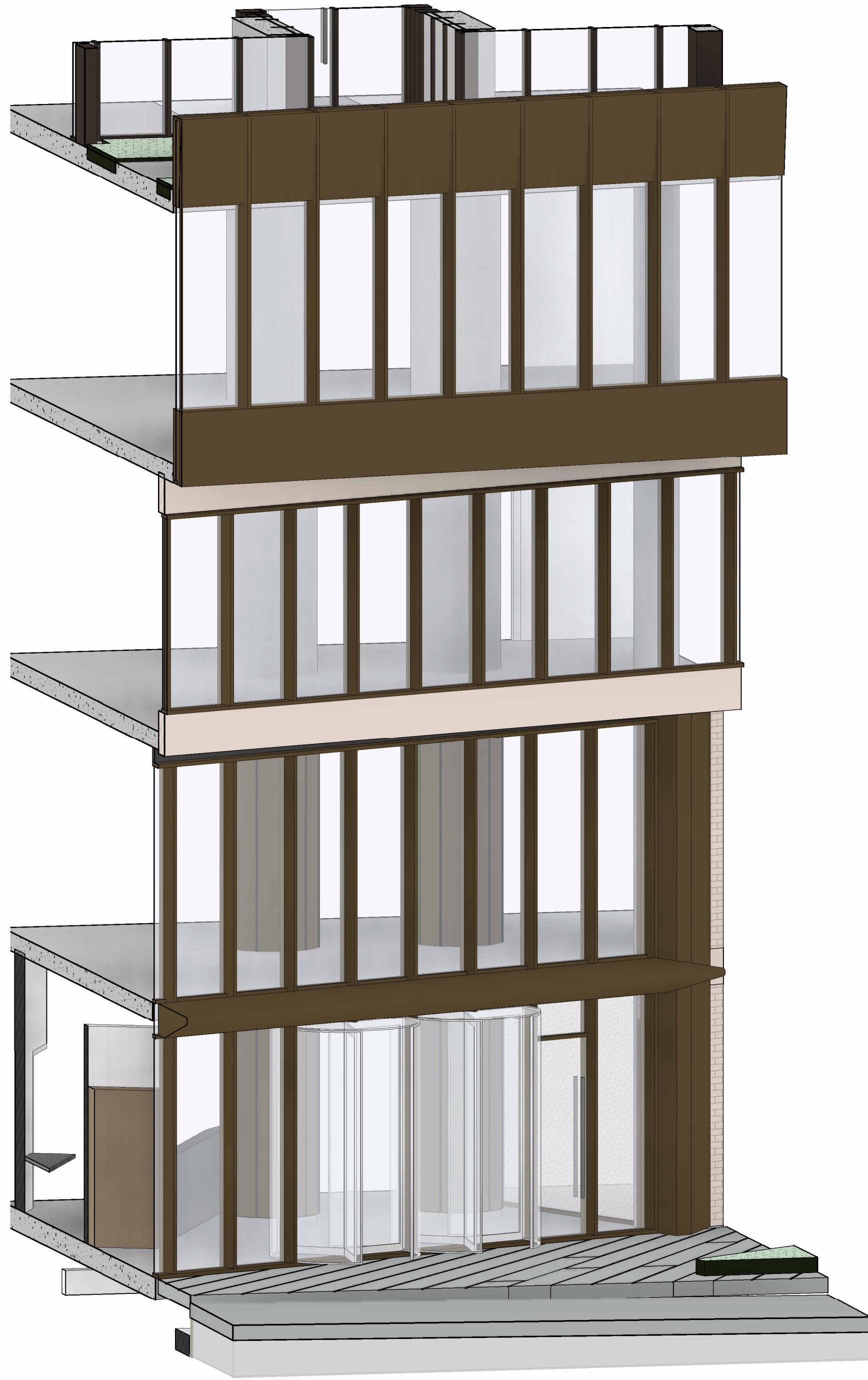
2 FACADE DETAIL - PODIUM ELEVATION
1 : 50



1 FACADE DETAIL PODIUM - PLAN
1 : 50



3 FACADE DETAIL PODIUM - SECTION
1 : 50



4 3D VIEW - PODIUM FACADE DETAIL

EXTERNAL FINISHES

BRICK FINISHES

- BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02 BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

POWDERCOAT FINISHES

- PC01 DULUX POWDERS ELECTRO - DARK BRONZE
- PC02 DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

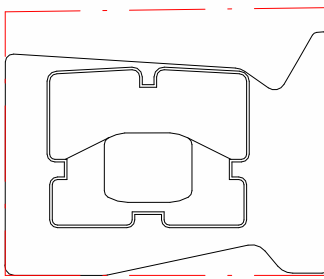
GLAZING

- GL01 COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD
- GL02 COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE
- GL03 COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04 LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01 MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02 MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



HASSALL STREET

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@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

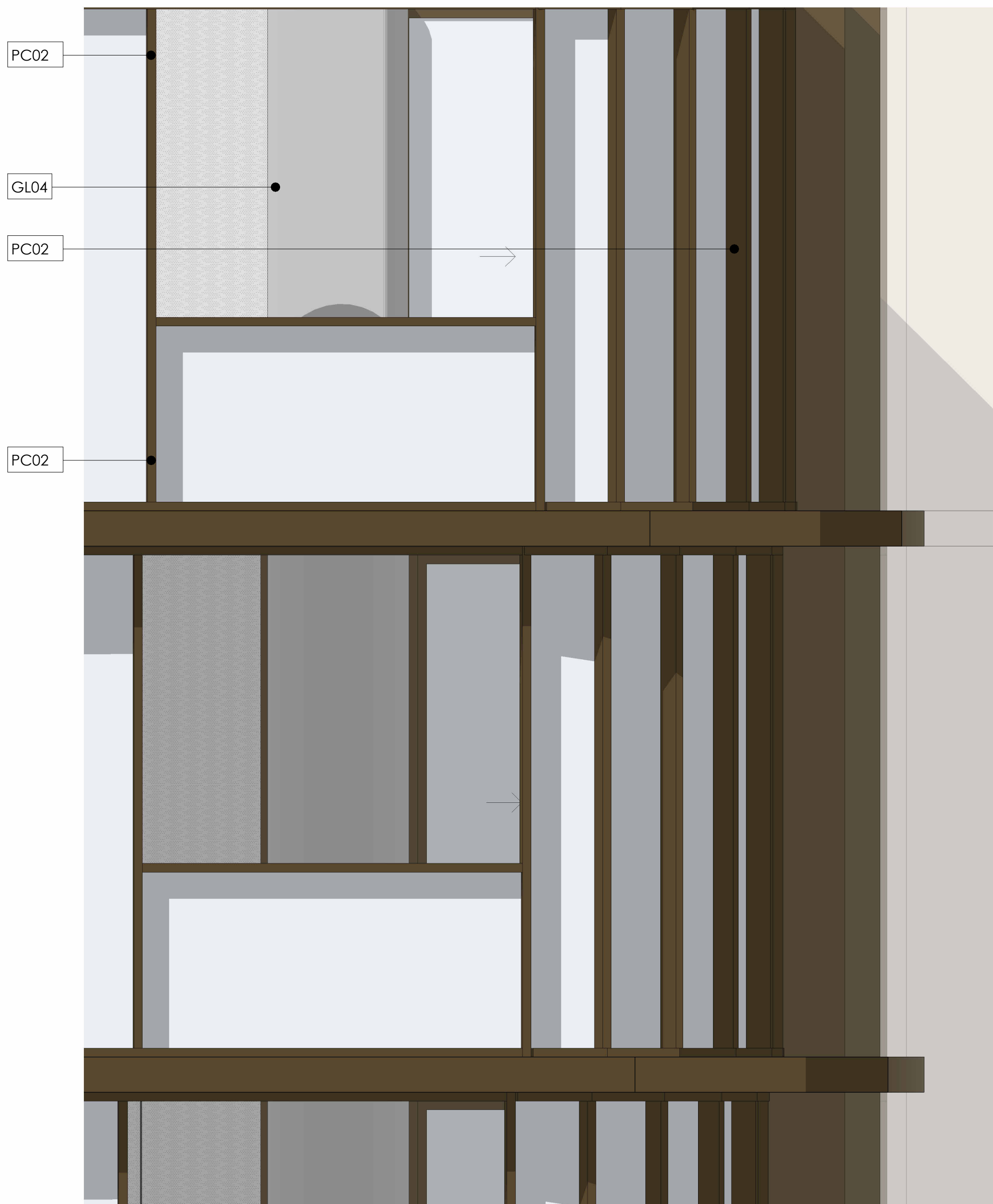
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C-FACADE DETAILS
PODIUM FACADE DETAILS

Drawing Number

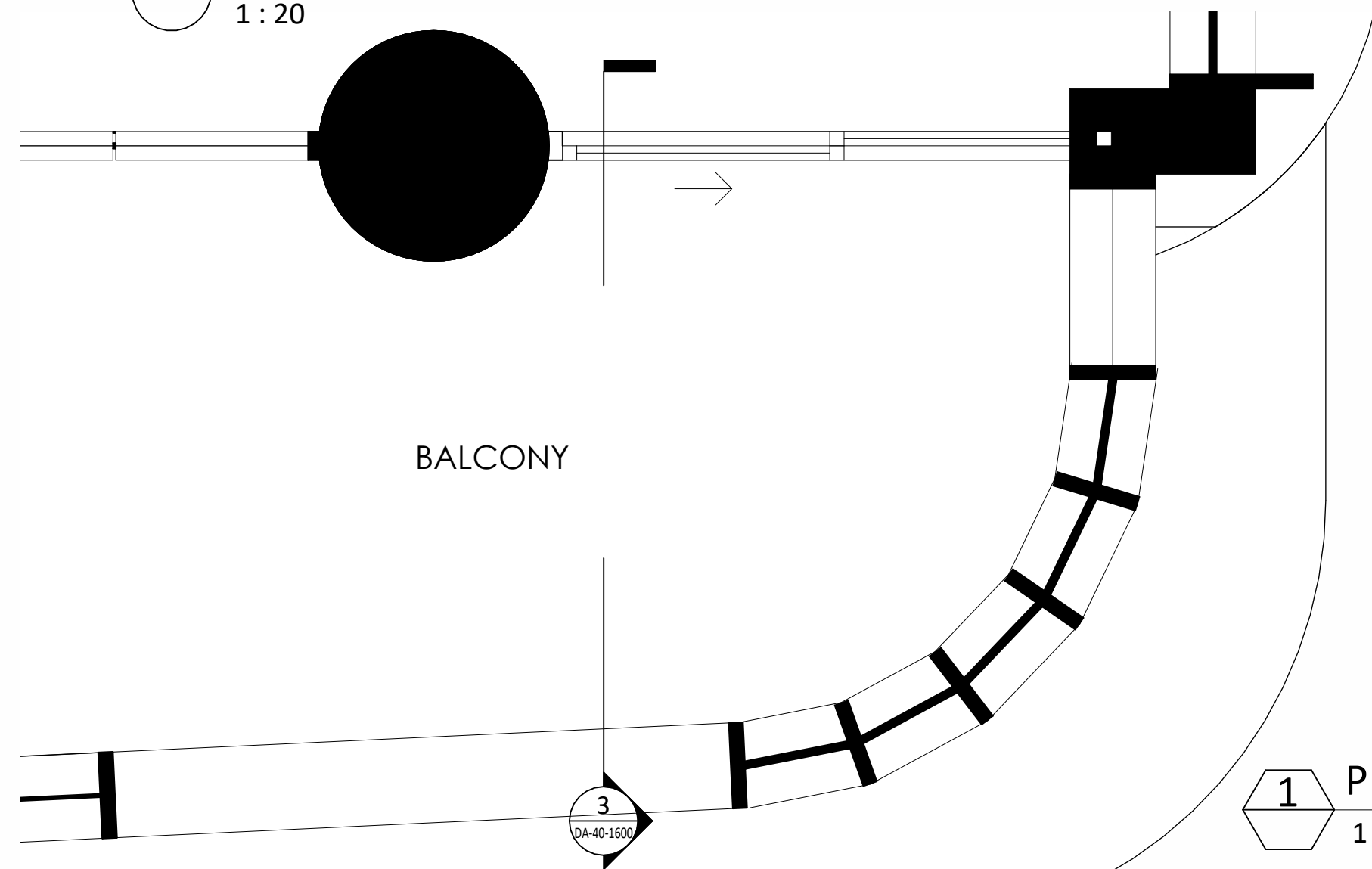
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Revision

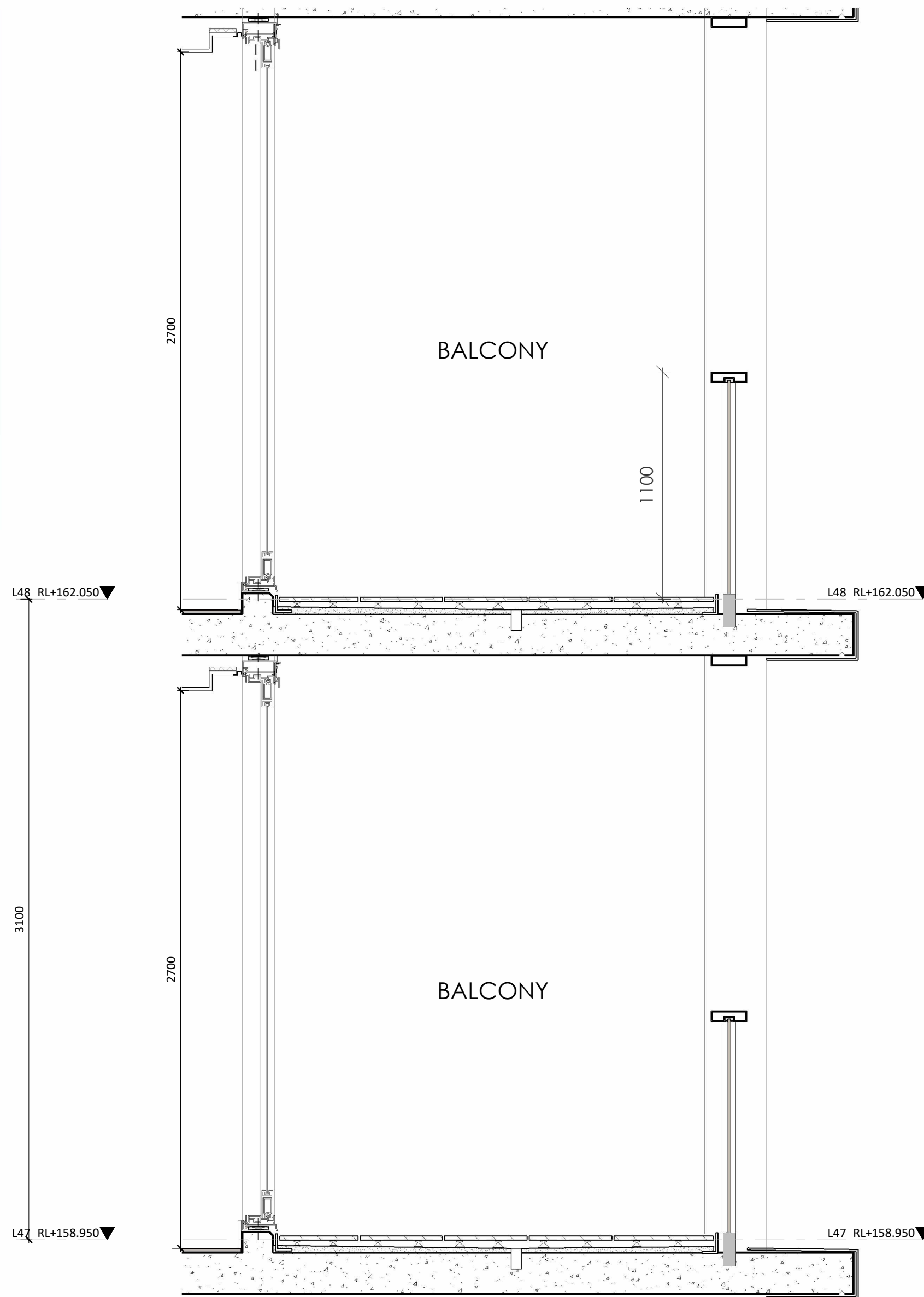
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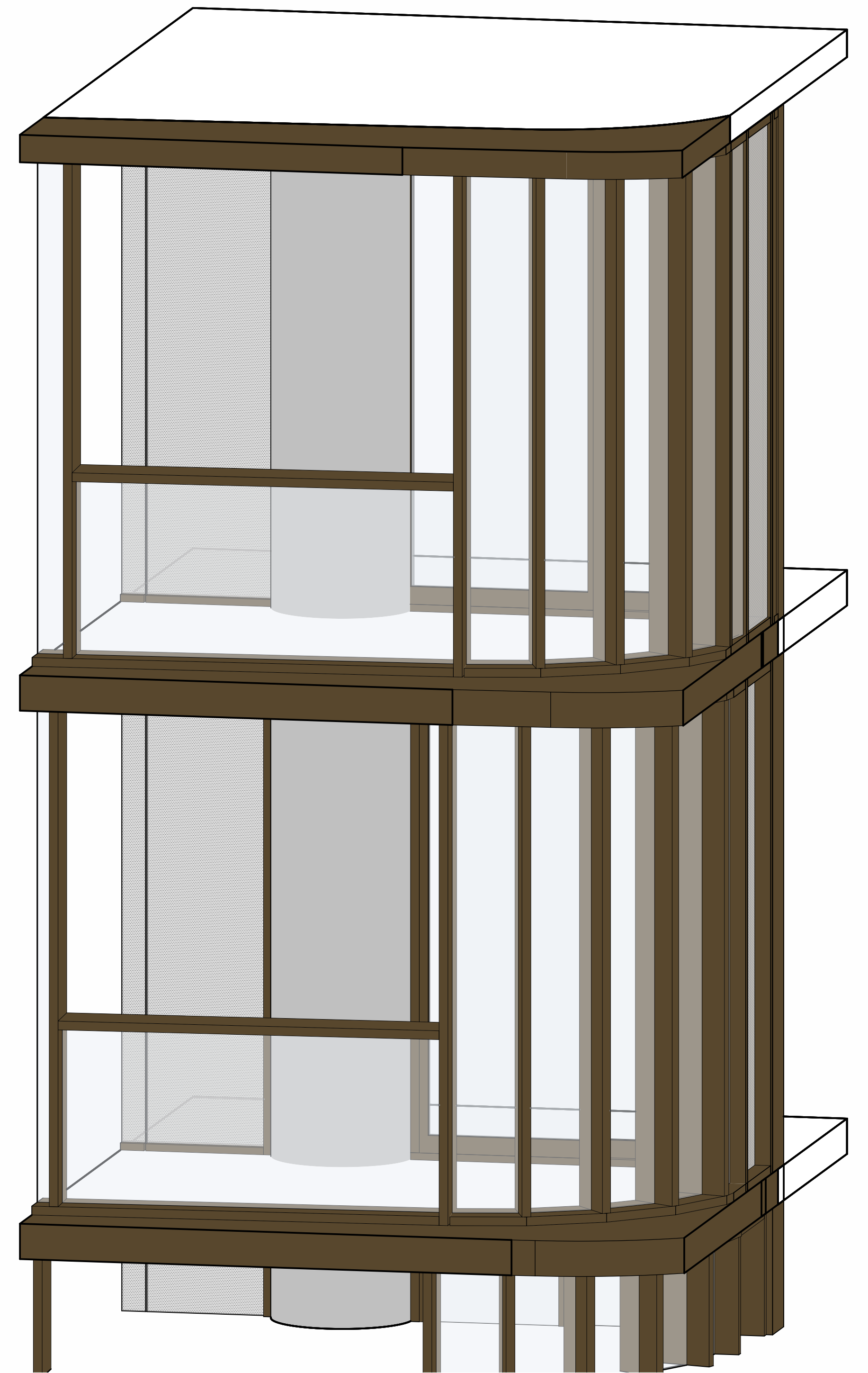
2 FACADE DETAIL - NORTH ELEVATION
1 : 20



1 PLAN
1 : 20



3 FACADE DETAIL TOWER - SECTION NORTH
1 : 20



4 3D VIEW - FACADE DETAIL NORTH

EXTERNAL FINISHES

BRICK FINISHES

- BR01** BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02** BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

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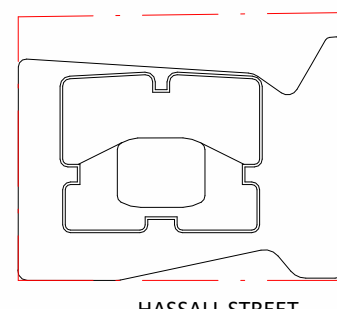
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- GL02** COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE
- GL03** COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04** LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01** MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02** MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



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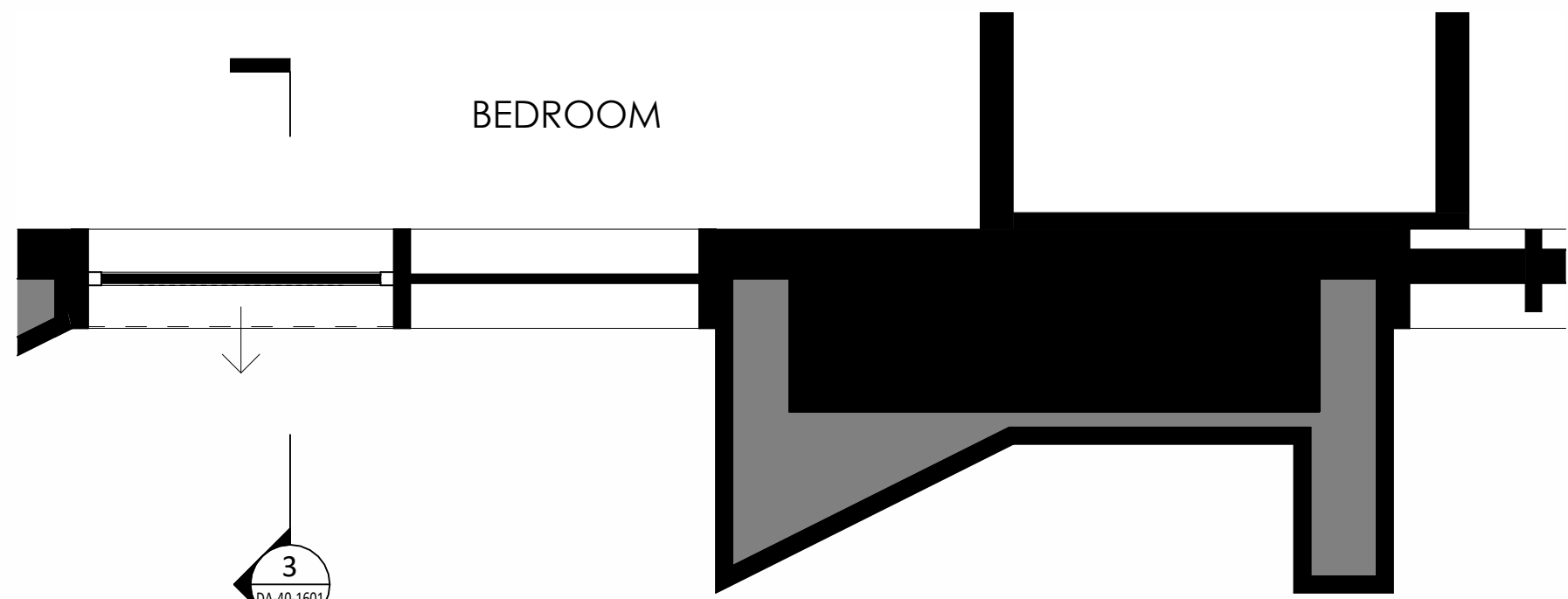
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

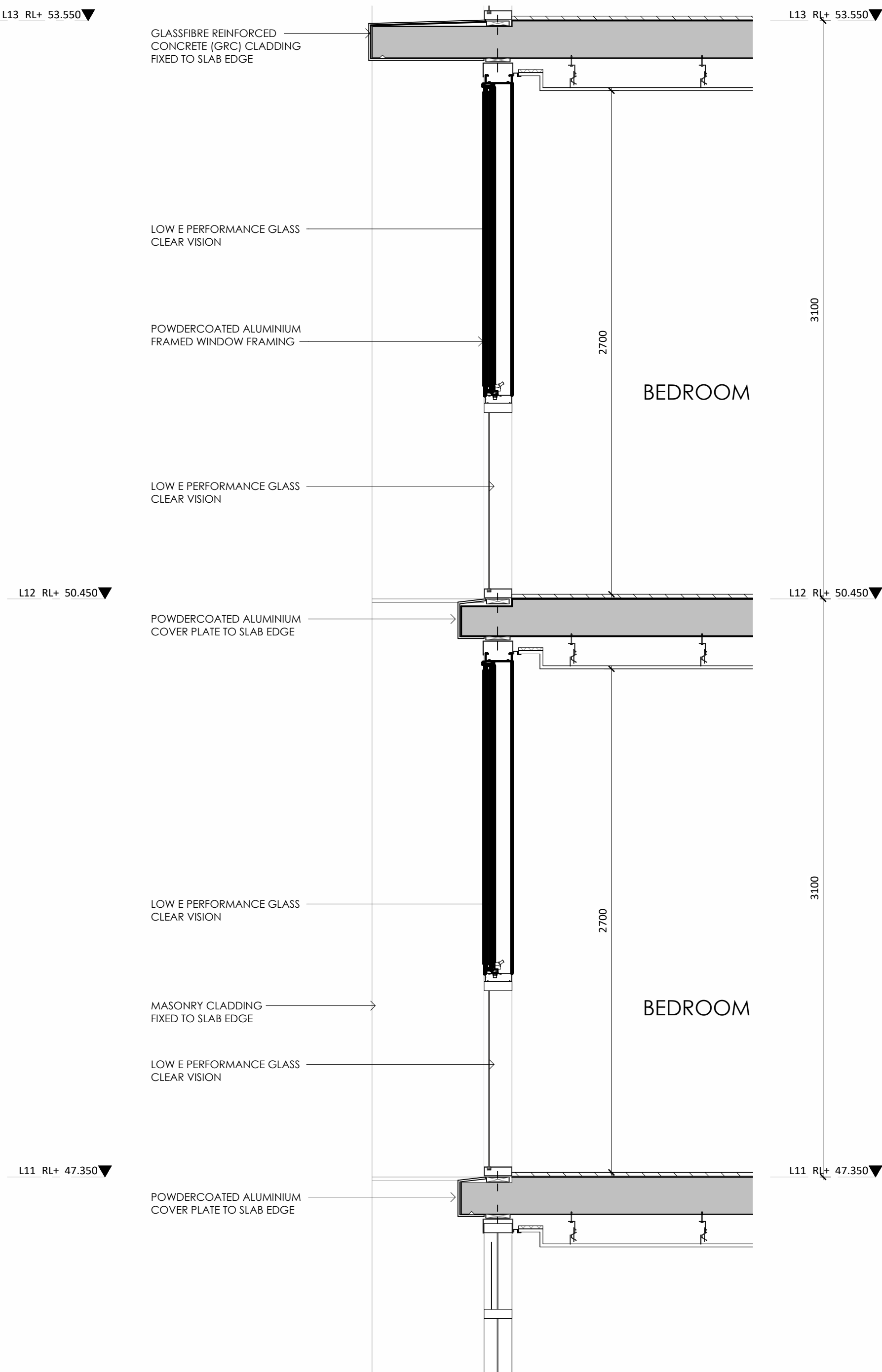
Title
C-FACADE DETAILS
**TOWER FACADE DETAILS -
NORTH**
Drawing Number
DA-40-1600
Revision
A



2 SOUTH FACADE DETAIL - ELEVATION
1 : 20



1 SOUTH FACADE DETAIL - PLAN
1 : 20



3 SOUTH FACADE DETAIL - SECTION
1 : 20



4 3D VIEW - FACADE DETAIL SOUTH

EXTERNAL FINISHES

BRICK FINISHES

- BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)
- BR02 BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

POWDERCOAT FINISHES

- PC01 DULUX POWDERS ELECTRO - DARK BRONZE
- PC02 DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

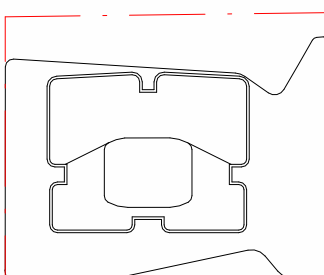
GLAZING

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- GL03 COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI
- GL04 LOW E PERFORMANCE GLASS CLEAR VISION

MASONRY CLADDING

- CL01 MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE
- CL02 MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



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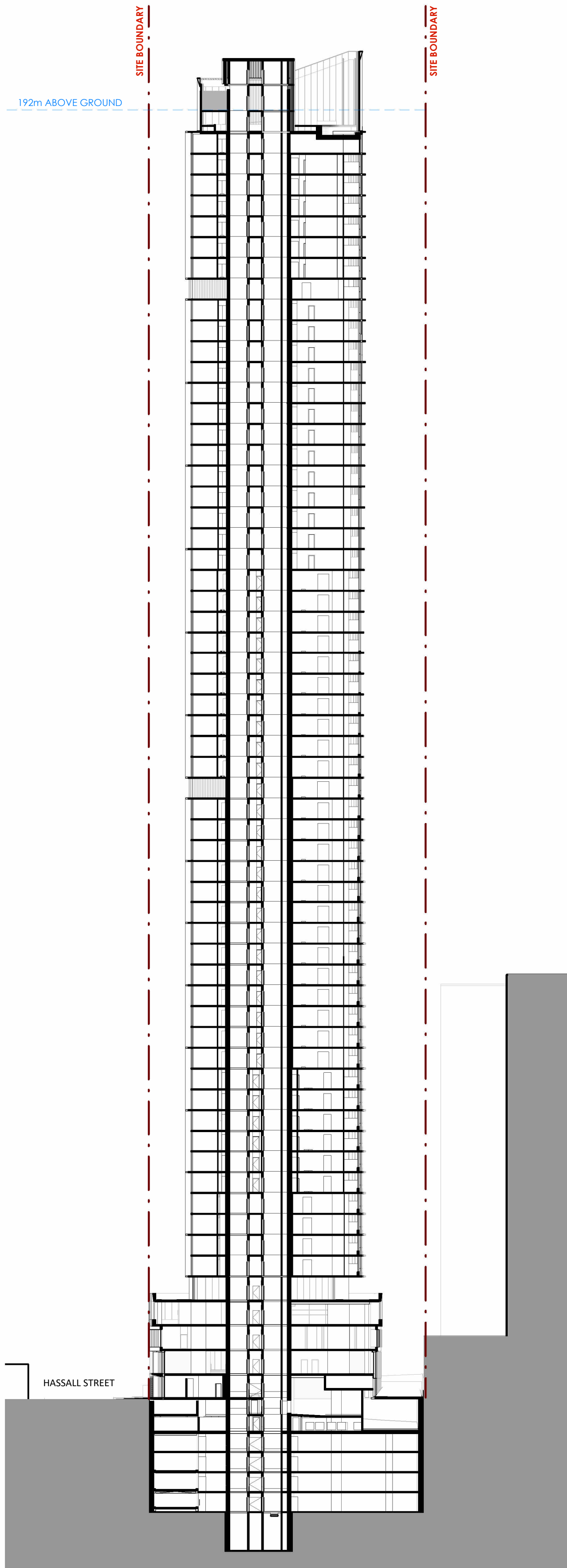
PTW

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Project PA030501
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12 Hassall St, Parramatta

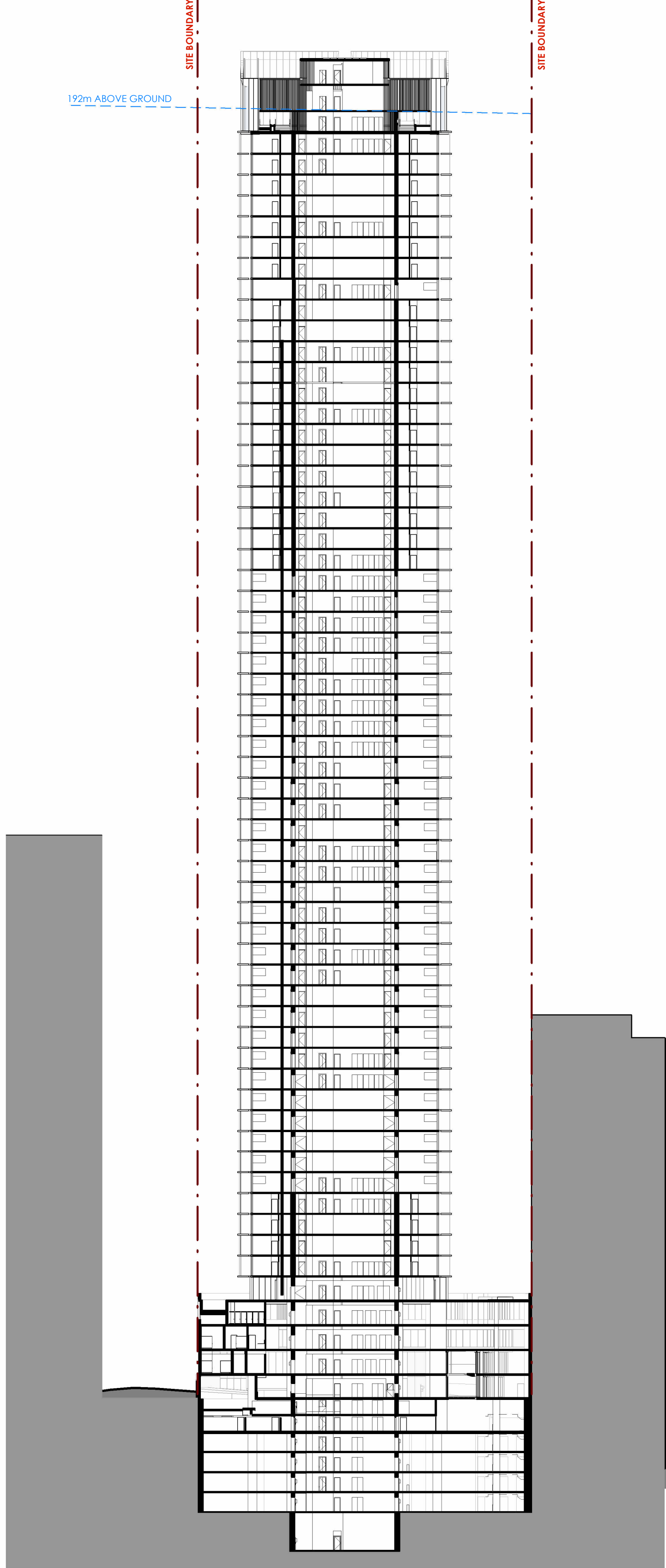
Status
DEVELOPMENT APPLICATION

Title
C-FACADE DETAILS
TOWER FACADE DETAILS - SOUTH
Drawing Number DA-40-1601
Revision A



1 SECTION A
1 : 500

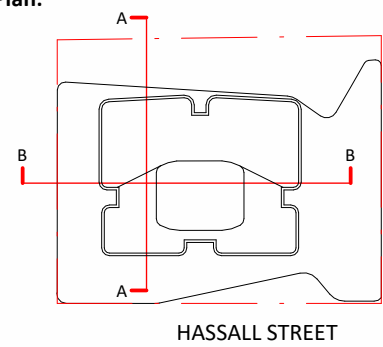
Lift Machine Room	RL+210.300	▼
Lift Overrun	RL+206.500	▼
Plant Level	RL+202.600	▼
L60	RL+199.500	▼
L59	RL+196.150	▼
L58	RL+193.050	▼
L57	RL+189.950	▼
L56	RL+186.850	▼
L55	RL+183.750	▼
L54	RL+180.650	▼
L53	RL+177.550	▼
L52	RL+174.450	▼
L51	RL+171.350	▼
L50	RL+168.250	▼
L49	RL+165.150	▼
L48	RL+162.050	▼
L47	RL+158.950	▼
L46	RL+155.850	▼
L45	RL+152.750	▼
L44	RL+149.650	▼
L43	RL+146.550	▼
L42	RL+143.450	▼
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L39	RL+134.150	▼
L38	RL+131.050	▼
L37	RL+127.950	▼
L36	RL+124.850	▼
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L34	RL+118.650	▼
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L29	RL+103.150	▼
L28	RL+100.050	▼
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L25	RL+ 90.750	▼
L24	RL+ 87.650	▼
L23	RL+ 84.550	▼
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L02	RL+ 17.850	▼
L01	RL+ 14.200	▼
L00	RL+ 10.550	▼
B1 M	RL+ 8.050	▼
B1	RL+ 5.550	▼
B2	RL+ 2.550	▼
B3	RL+ -0.450	▼
B4	RL+ -3.425	▼
B5	RL+ -6.400	▼
B6	RL+ -12.200	▼



2 SECTION B
1 : 500

Lift Machine Room	RL+210.300	▼
Lift Overrun	RL+206.500	▼
Plant Level	RL+202.600	▼
L60	RL+199.500	▼
L59	RL+196.150	▼
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L05	RL+ 28.750	▼
L04	RL+ 25.150	▼
L03	RL+ 21.500	▼
L02	RL+ 17.850	▼
L01	RL+ 14.200	▼
L00	RL+ 10.550	▼
B1 M	RL+ 8.050	▼
B1	RL+ 5.550	▼
B2	RL+ 2.550	▼
B3	RL+ -0.450	▼
B4	RL+ -3.425	▼
B5	RL+ -6.400	▼
B6	RL+ -12.200	▼

Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 21.04.2022

By Chk* Reg. Arch

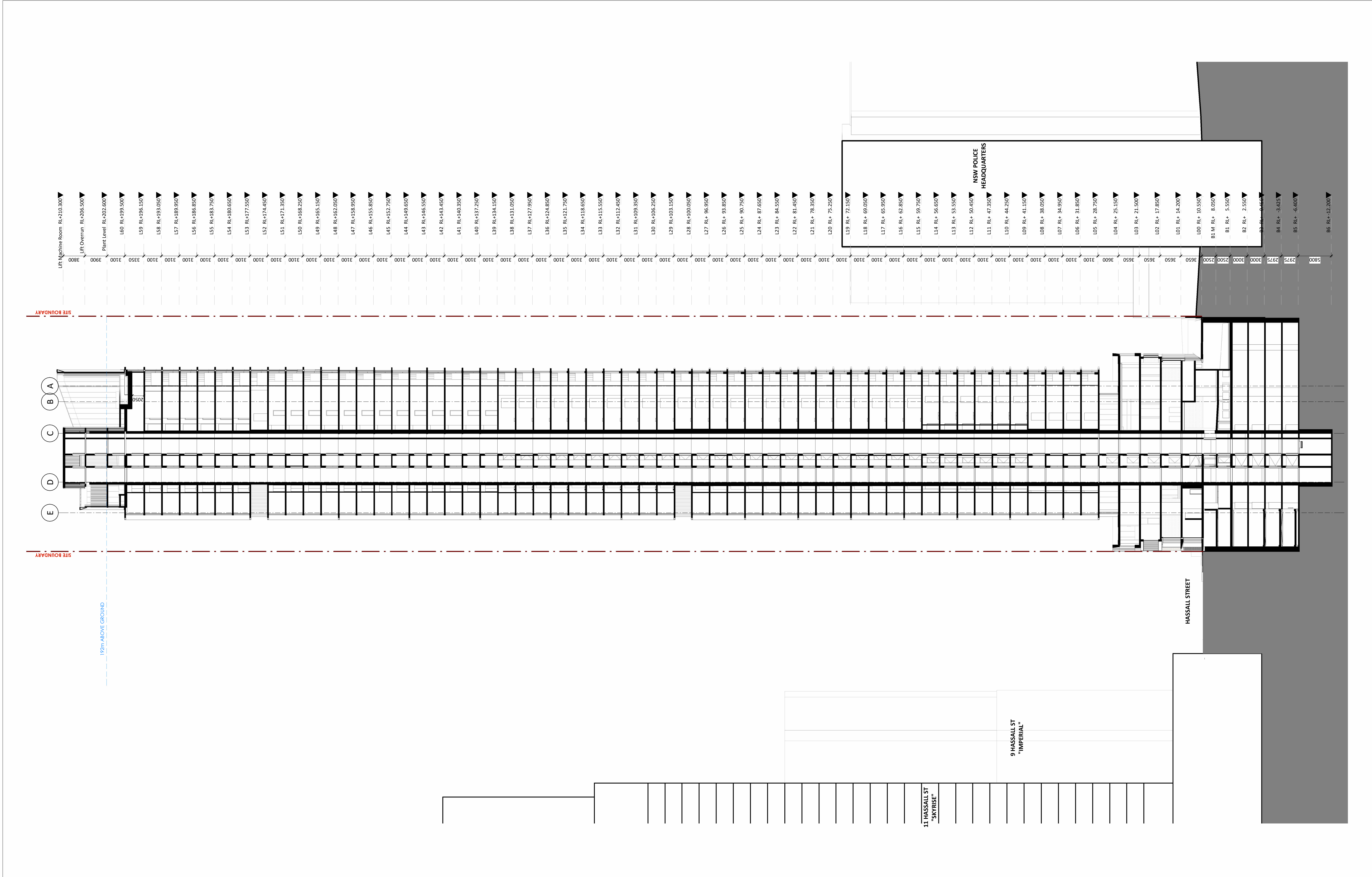
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NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

PTW
@ A1 1 : 500
Project PA030501
12 Hassall St
12 Hassall St, Parramatta
Status
DEVELOPMENT APPLICATION

Title
D-SECTIONS
SECTION A & B 1-500
Drawing Number
DA-30-1000
Revision
A



Key Plan:

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Rev	Amendment	By	Chk* Reg. Arch	Date

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D Jones Architect No.4778

0 1 2 5 8m
@ A1 1 : 300

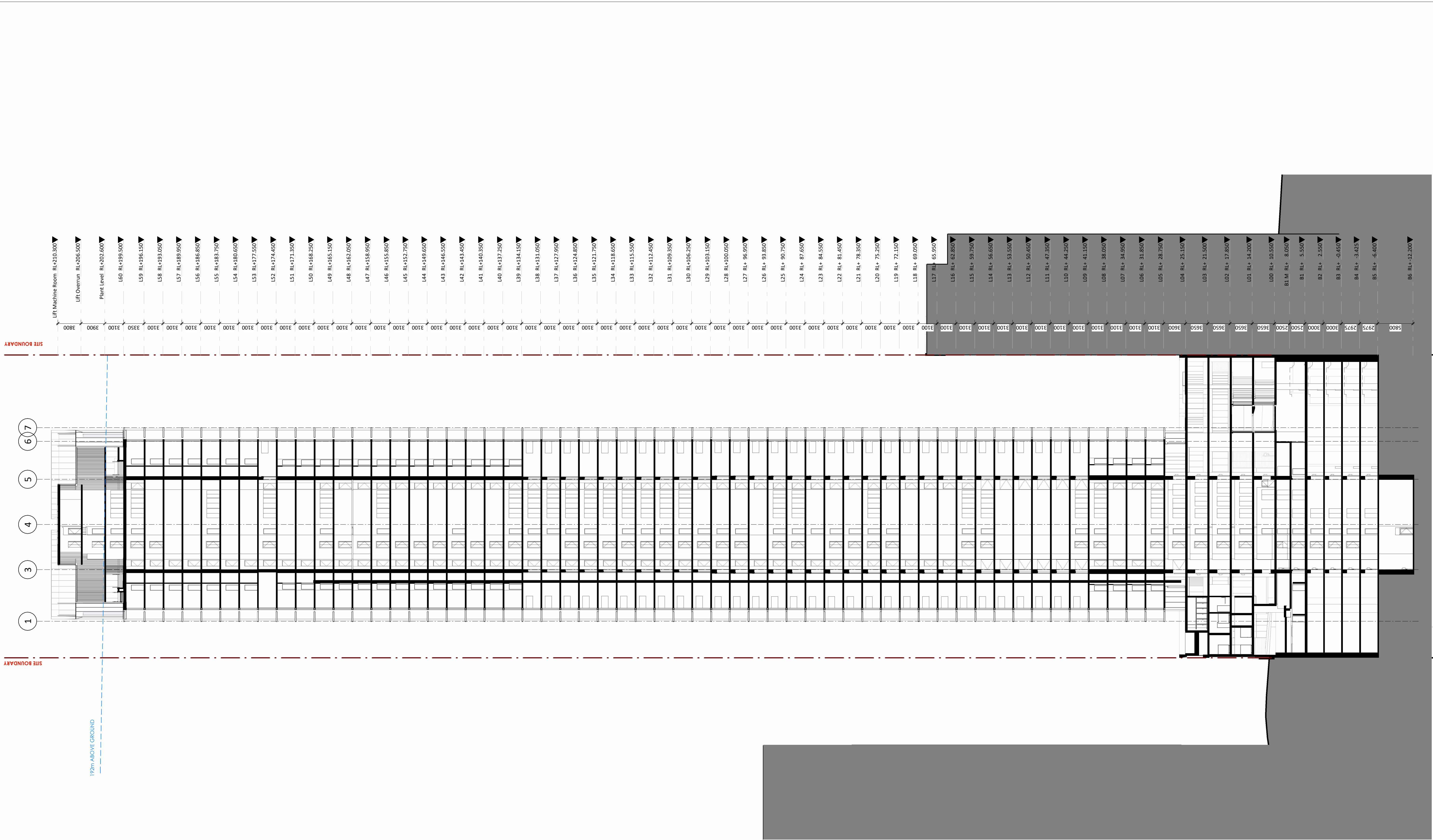
Project PA030501
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Status
DEVELOPMENT APPLICATION

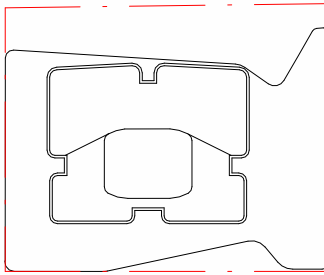
Title
D-SECTIONS
SECTION A 1-300

Drawing Number
DA-30-1200

Revision
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0 1 2 5 8m
@ A1 1:300

Project PA030501
12 Hassall St
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DEVELOPMENT APPLICATION

Title
D-SECTIONS
SECTION B 1-300

Drawing Number

DA-30-1300

Revision

A



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Rev	Amendment	By	Chk* Reg. Arch	Date
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status	DEVELOPMENT APPLICATION
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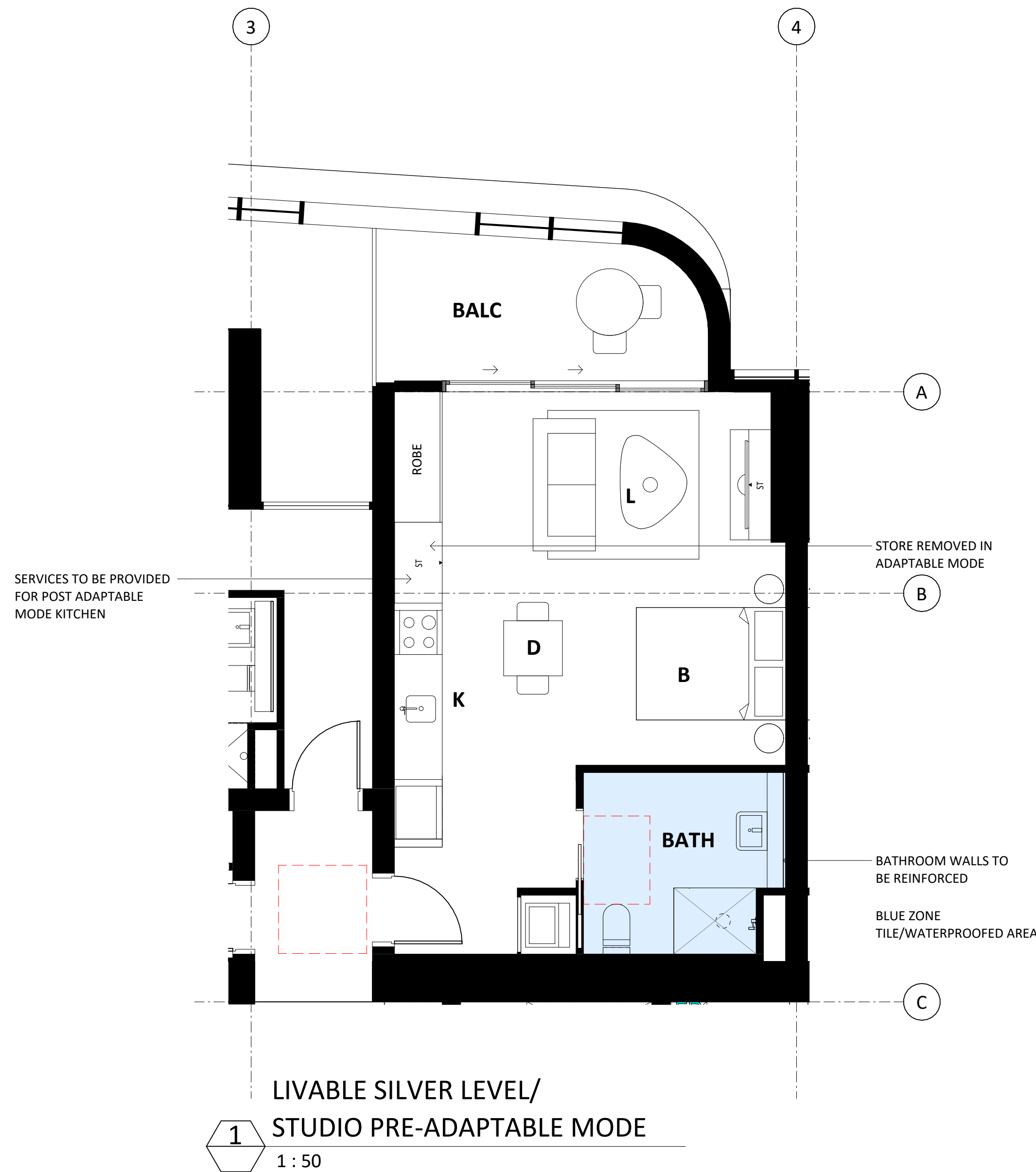
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D-SECTIONS
SECTION C 1-300

Drawing Number

DA-30-1400

Revision

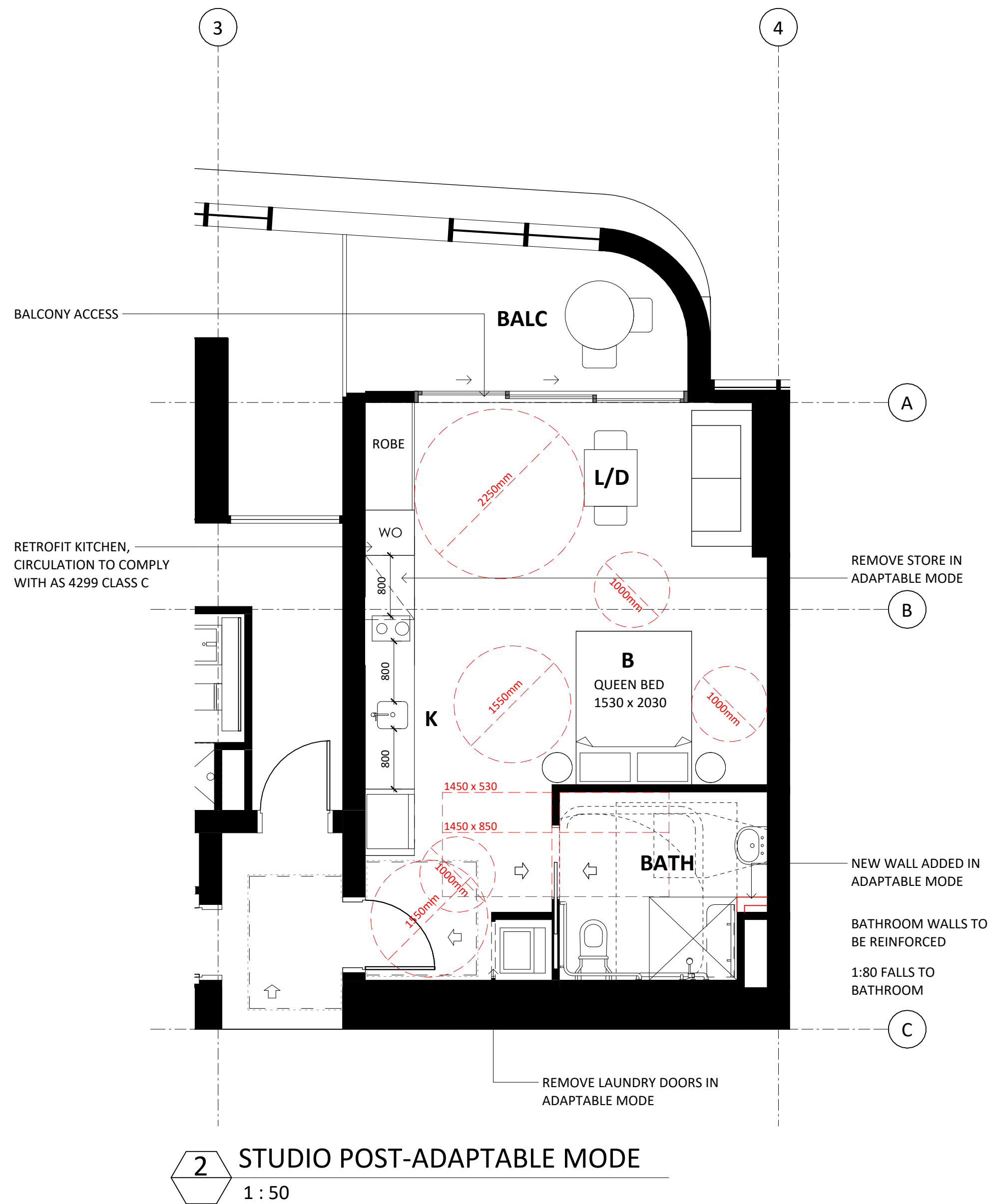
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1 LIVABLE SILVER LEVEL/
STUDIO PRE-ADAPTABLE MODE
1 : 50

Livable Housing Design Guidelines (LHA) 2017
Silver Level Performance Level

Seven core livable housing design elements.



2 STUDIO POST-ADAPTABLE MODE
1 : 50

Parramatta Development Control Plan 2011
Table 3.4.5.1

Adaptable Dwelling Requirement

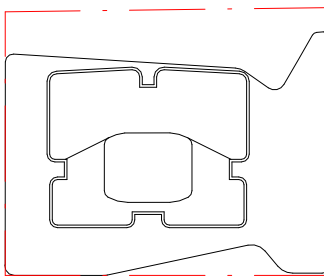
Total no. of dwellings in development	No. of adaptable dwellings required
Less than 10	1
10-20	2
more than 20	10%

ADAPTABLE UNITS

UNIT NUMBER	UNIT TYPE	UNIT NUMBER	UNIT TYPE
902	S	3306	1B+S
903	S	3307	1B+S
1002	S	3406	1B+S
1003	S	3407	1B+S
1102	S	3506	1B+S
1103	S	3507	1B+S
1202	S	5304	2B+M
1203	S	5305	2B+M
1302	S	5404	2B+M
1303	S	5405	2B+M
1402	S	5504	2B+M
1403	S	5505	2B+M
2906	1B+S	5604	2B+M
2907	1B+S	5605	2B+M
3006	1B+S	5704	2B+M
3007	1B+S	5705	2B+M
3106	1B+S	5804	2B+M
3107	1B+S	5805	2B+M
3206	1B+S	5904	2B+M
3207	1B+S	5905	2B+M

Total: 40

Key Plan:



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PTW 21.04.2022

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@ A1 1 : 50

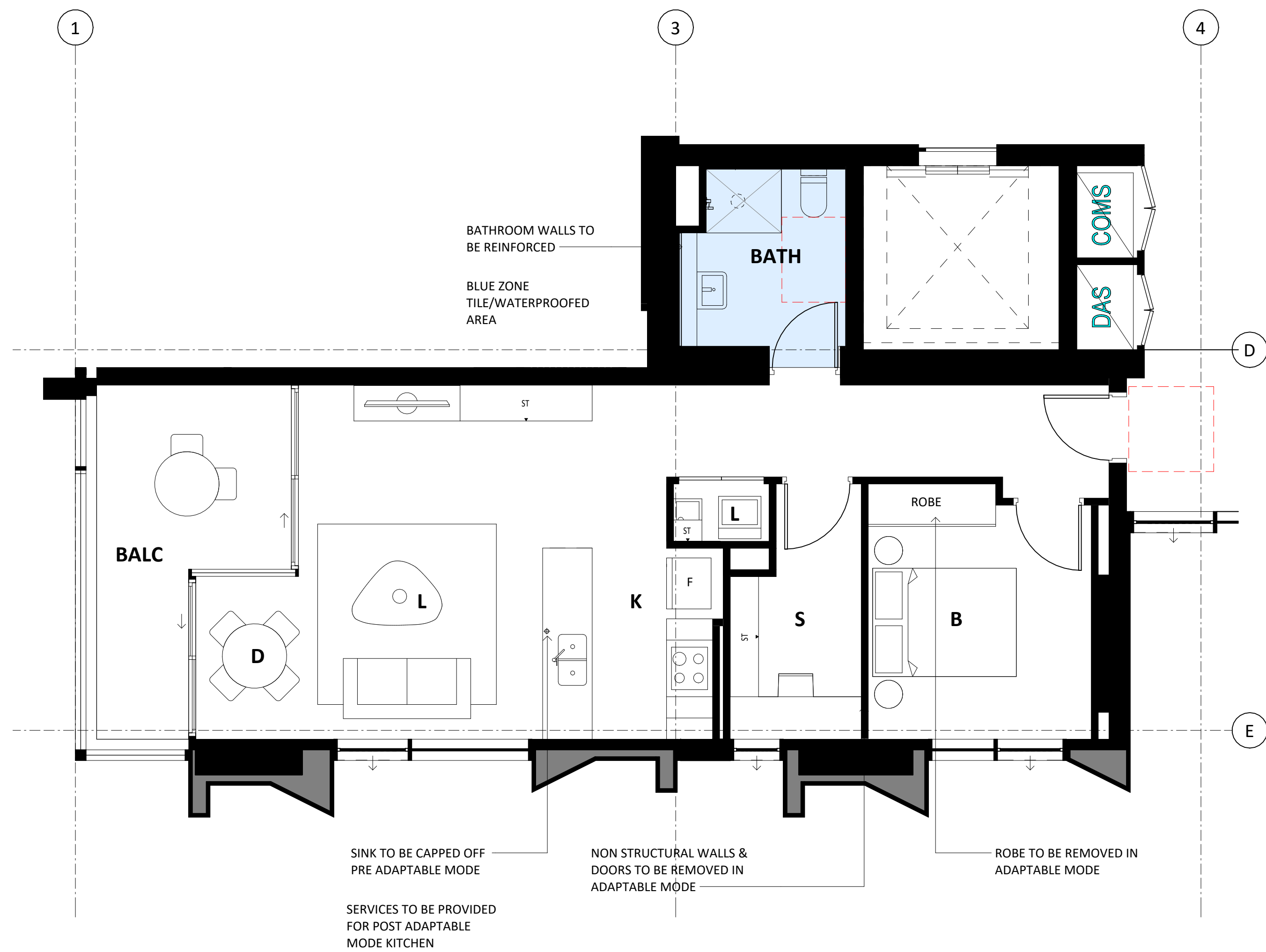
Project PA030501
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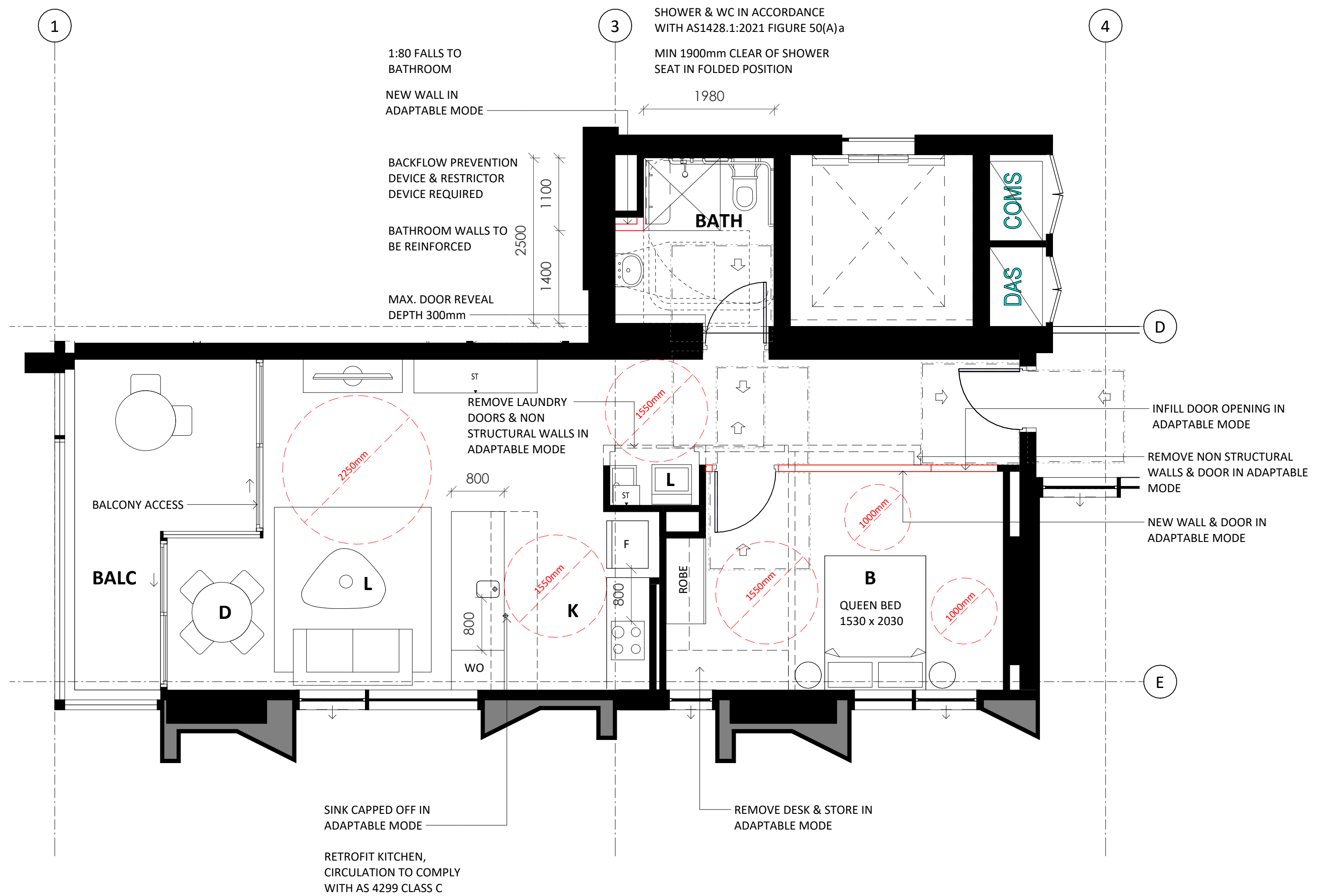
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G-ADAPTABLE APARTMENTS
ADAPTABLE STUDIO
APARTMENT PLANS

Drawing Number
DA-80-1000

Revision
A

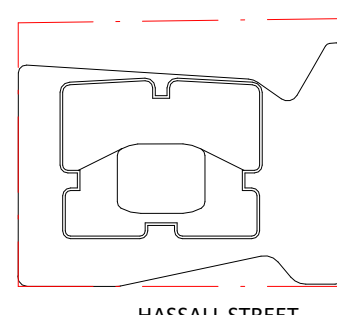


LIVABLE SILVER LEVEL/
1 1 BEDROOM PRE-ADAPTABLE MODE
1 : 50



2 1 BEDROOM POST ADAPTABLE MODE
1 : 50

Key Plan:



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev	Amendment

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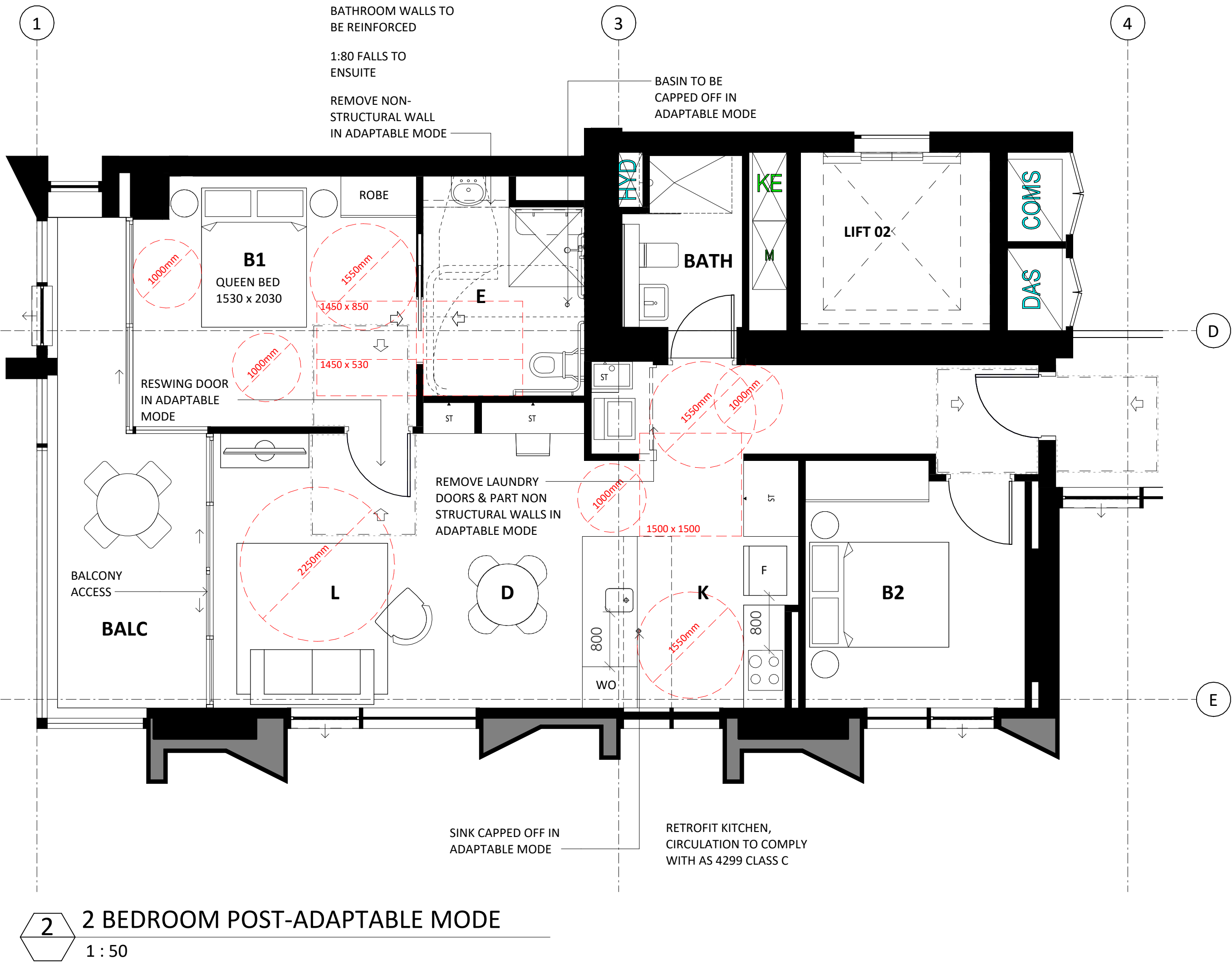
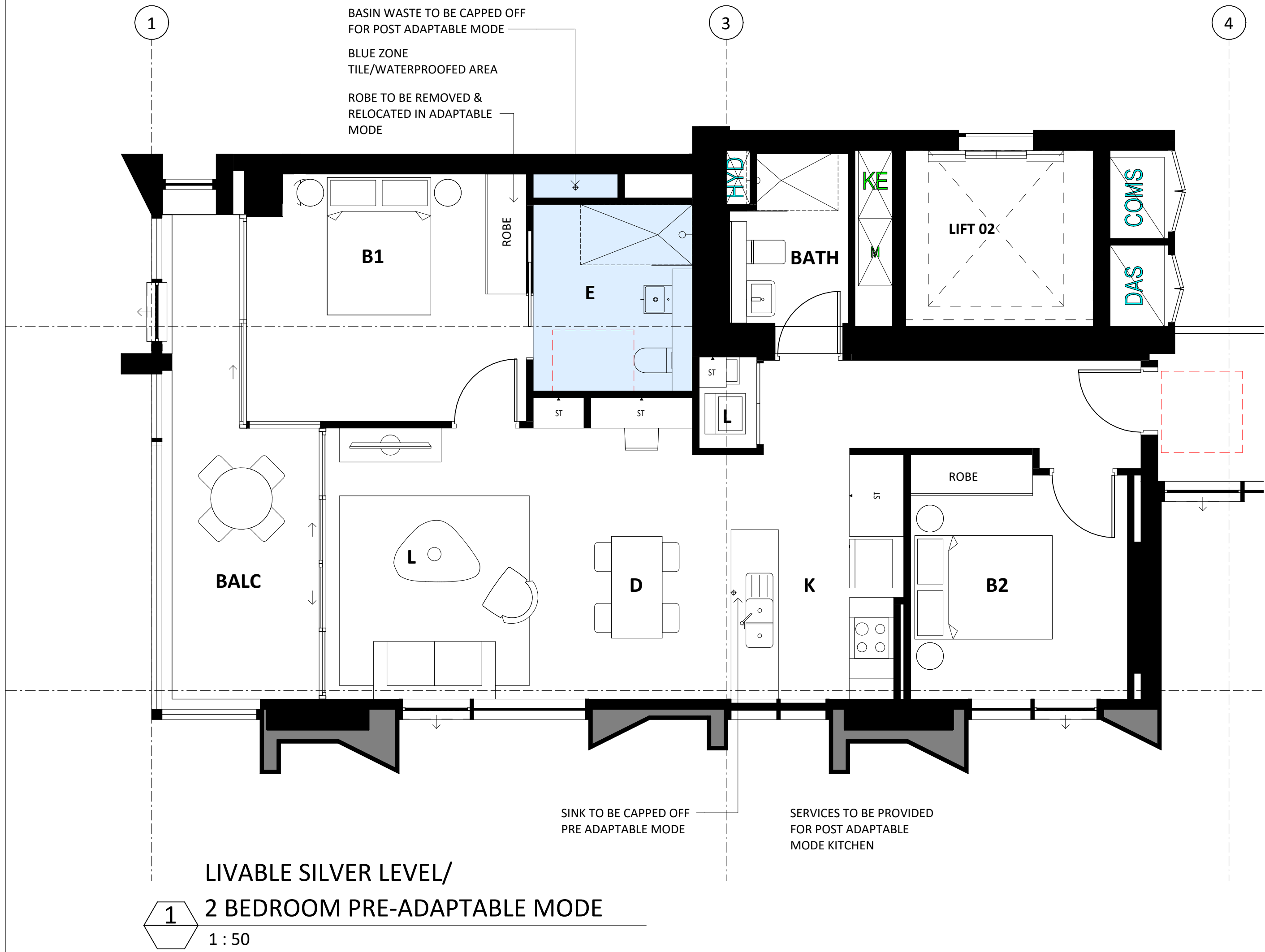
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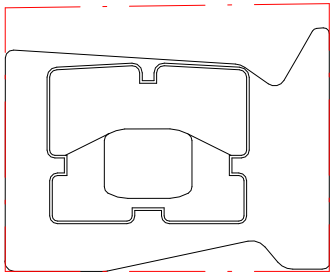
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Title
G-ADAPTABLE APARTMENTS
ADAPTABLE 1B APARTMENT
PLANS
Drawing Number
Revision
DA-80-1100
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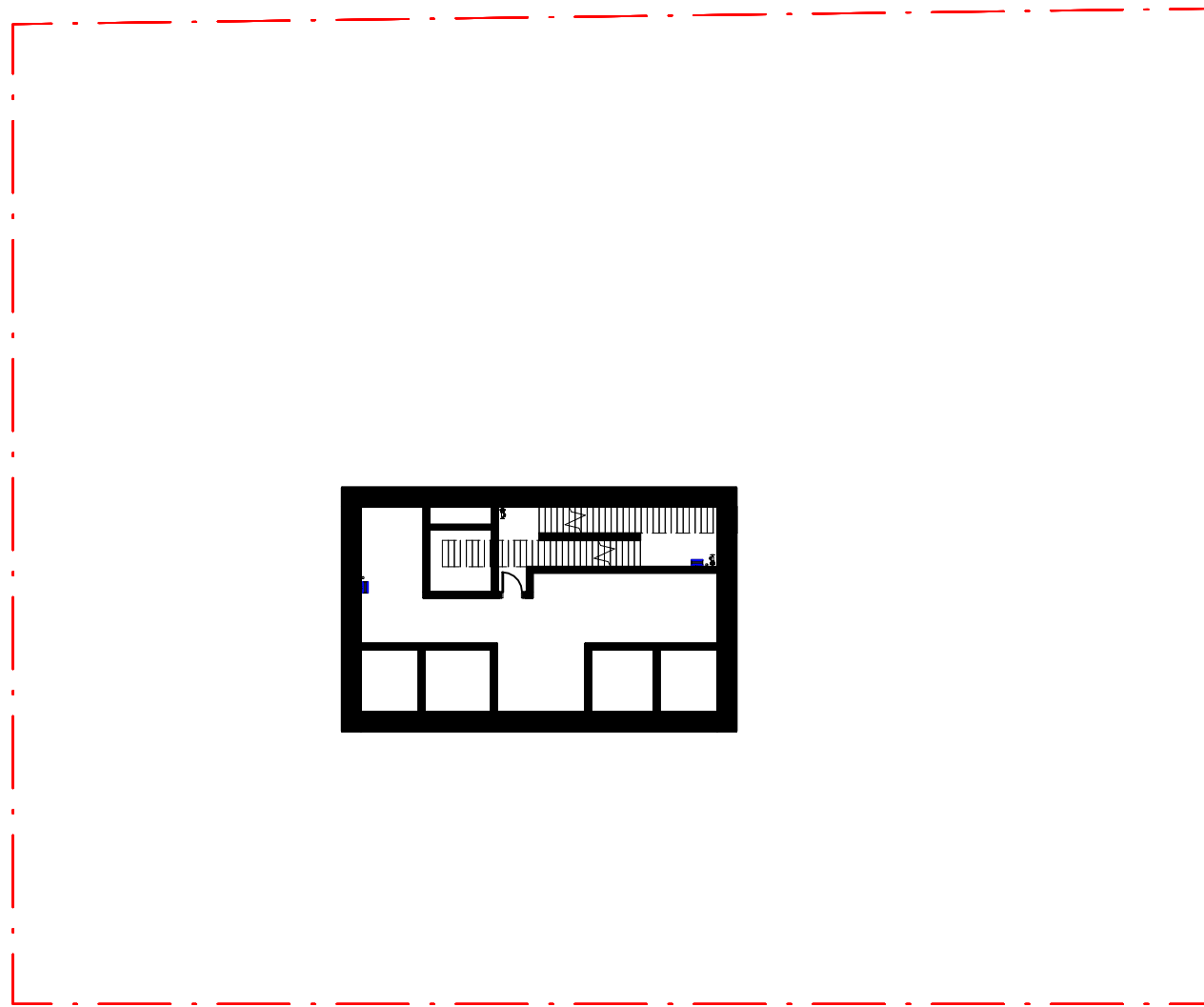
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ADAPTABLE 2B APARTMENT
PLANS

Drawing Number

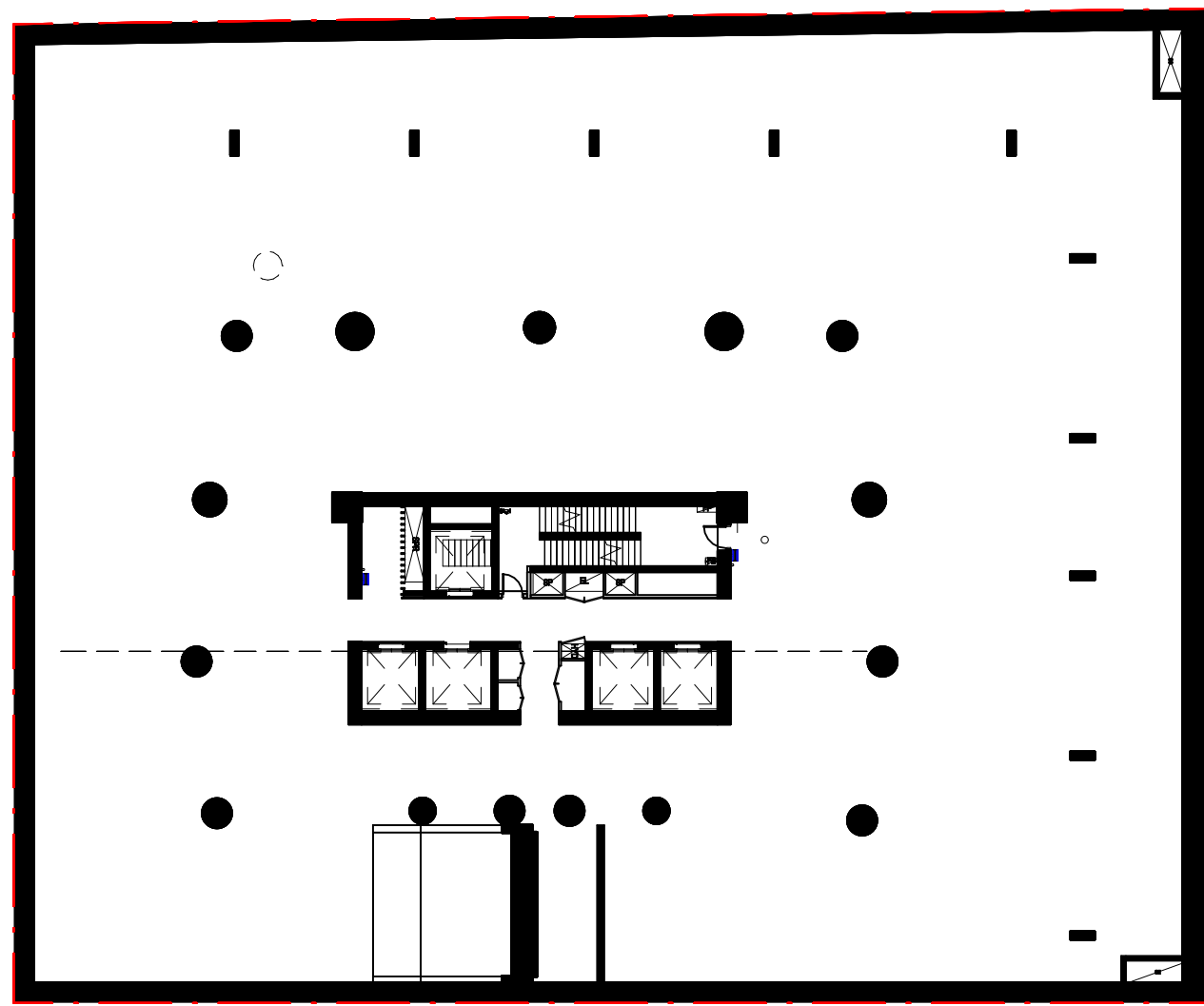
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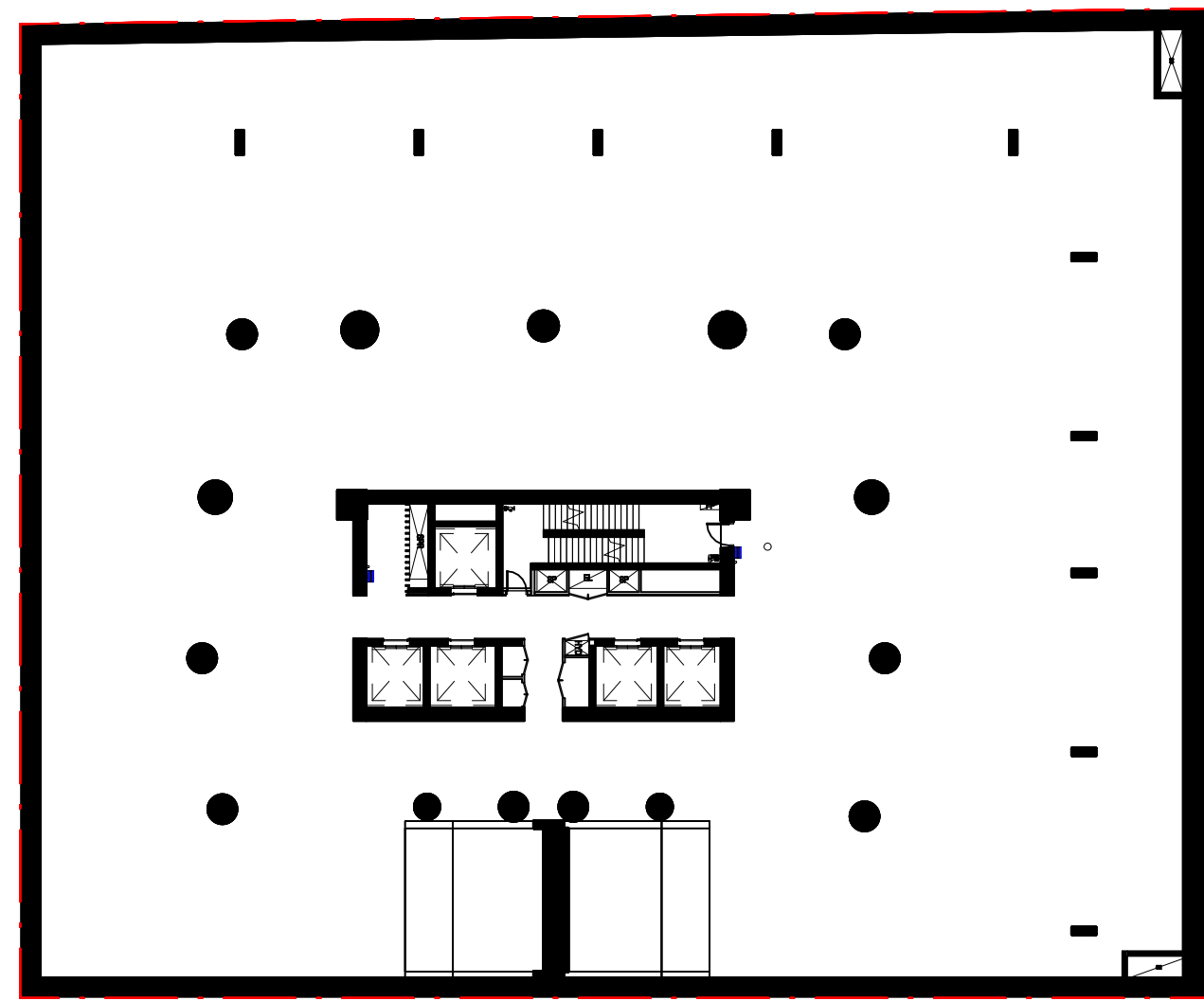
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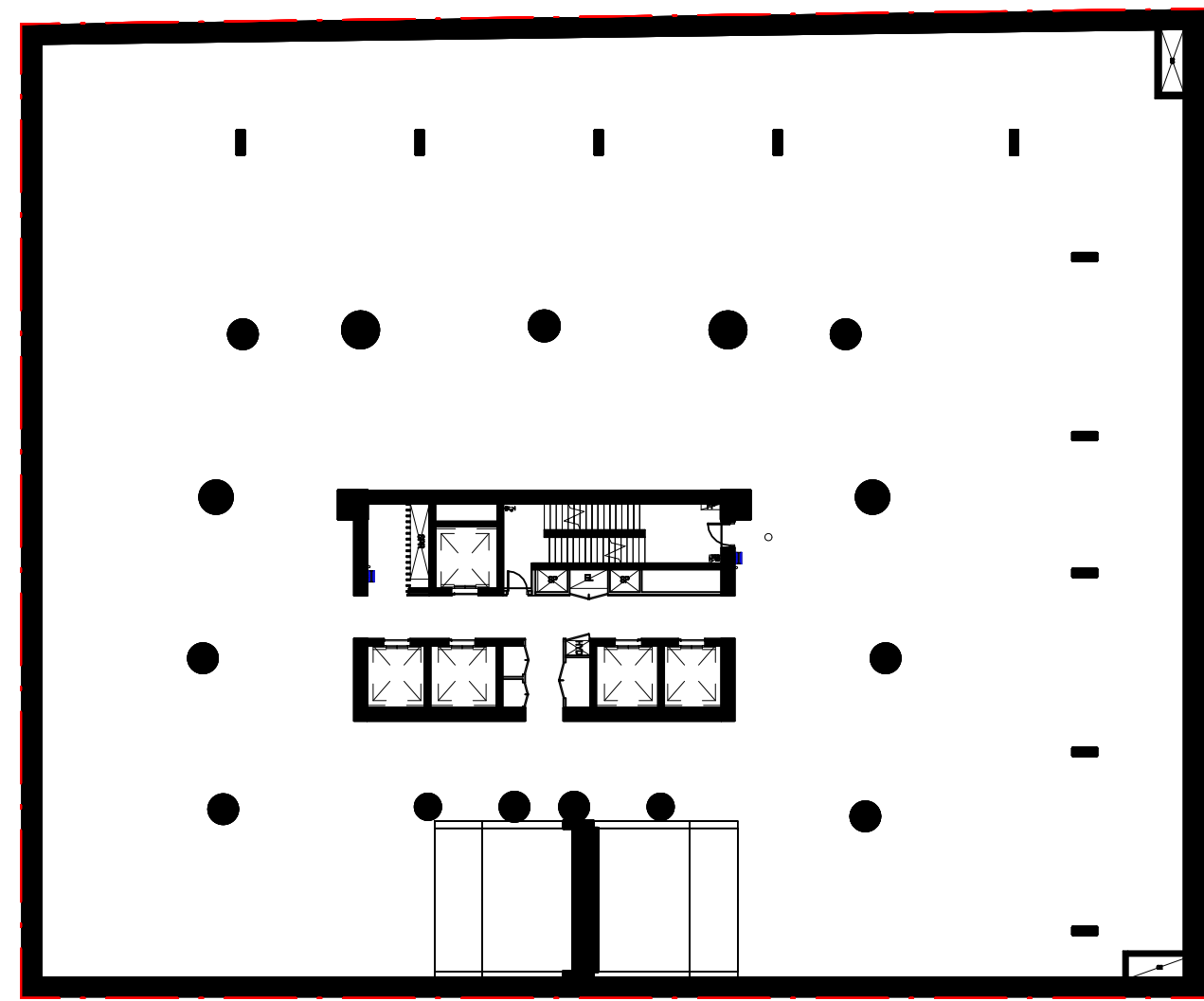
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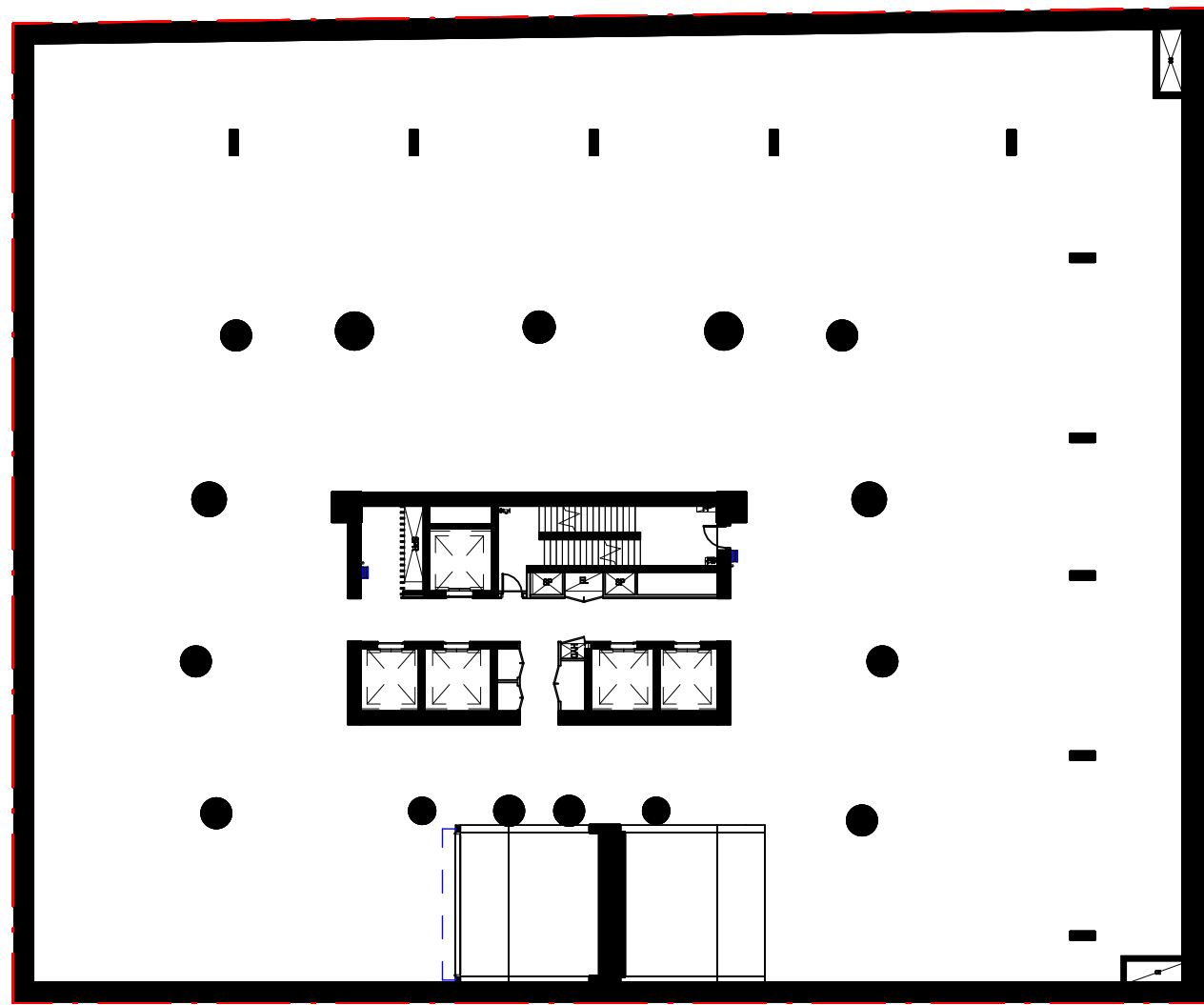
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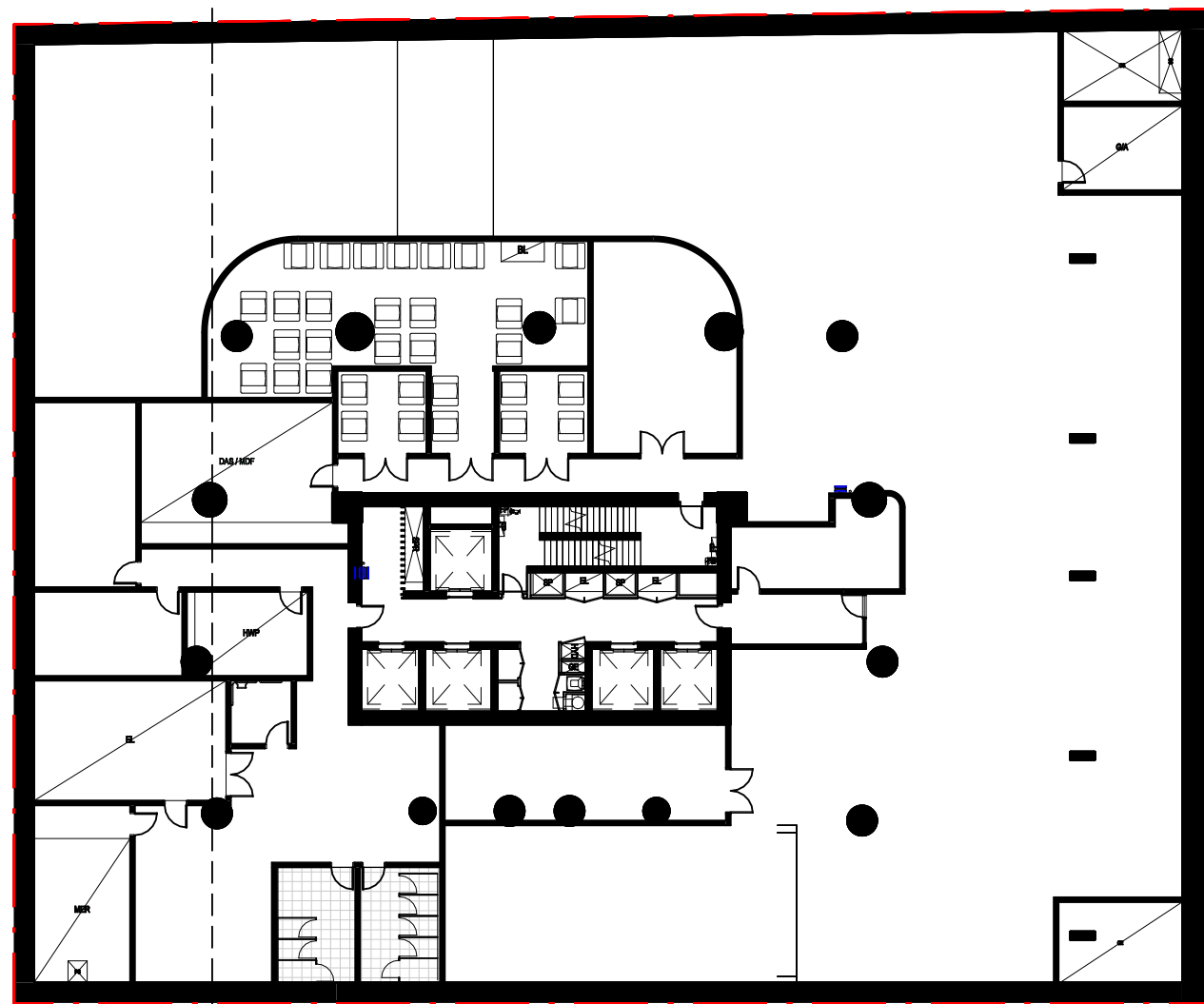
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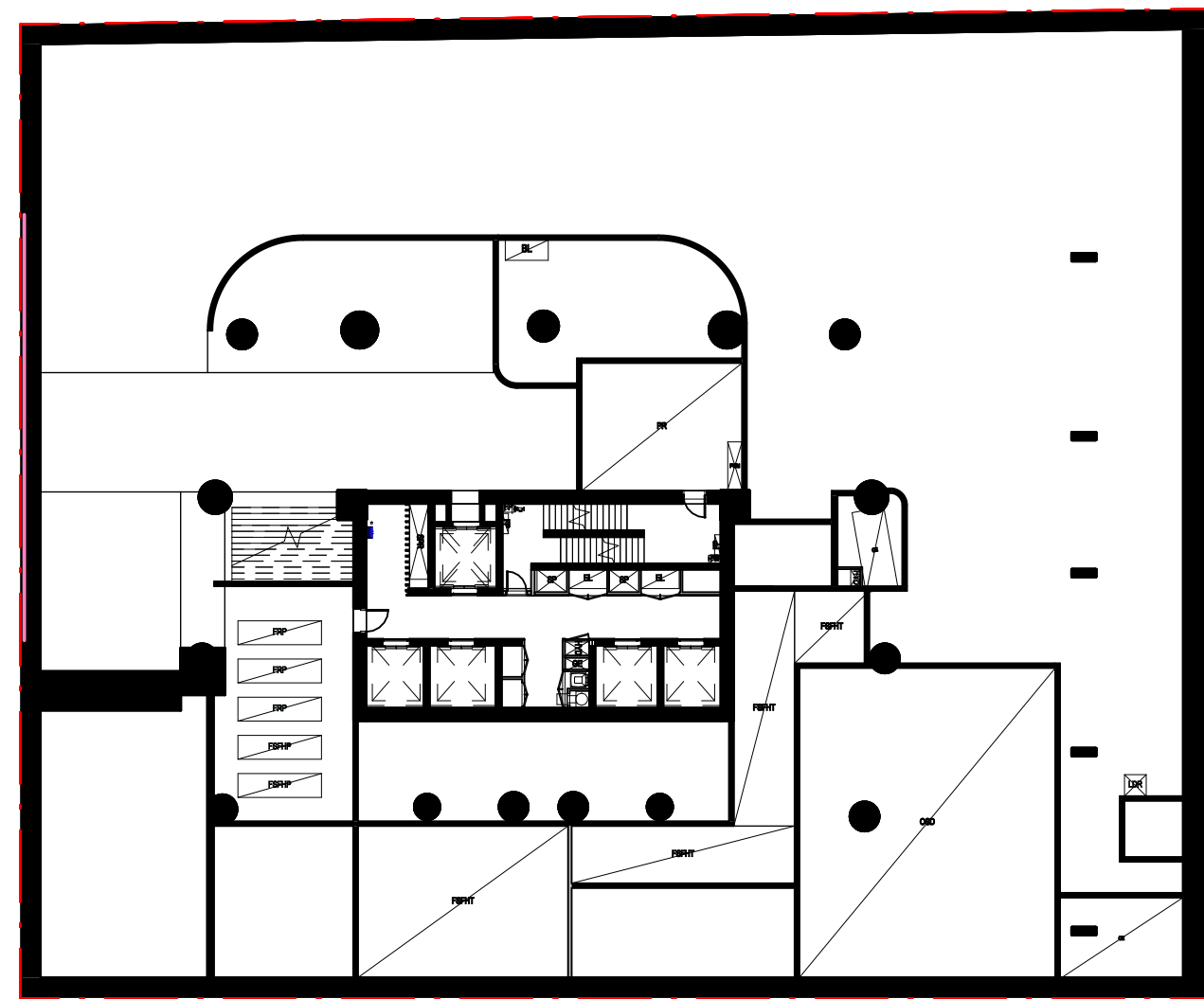
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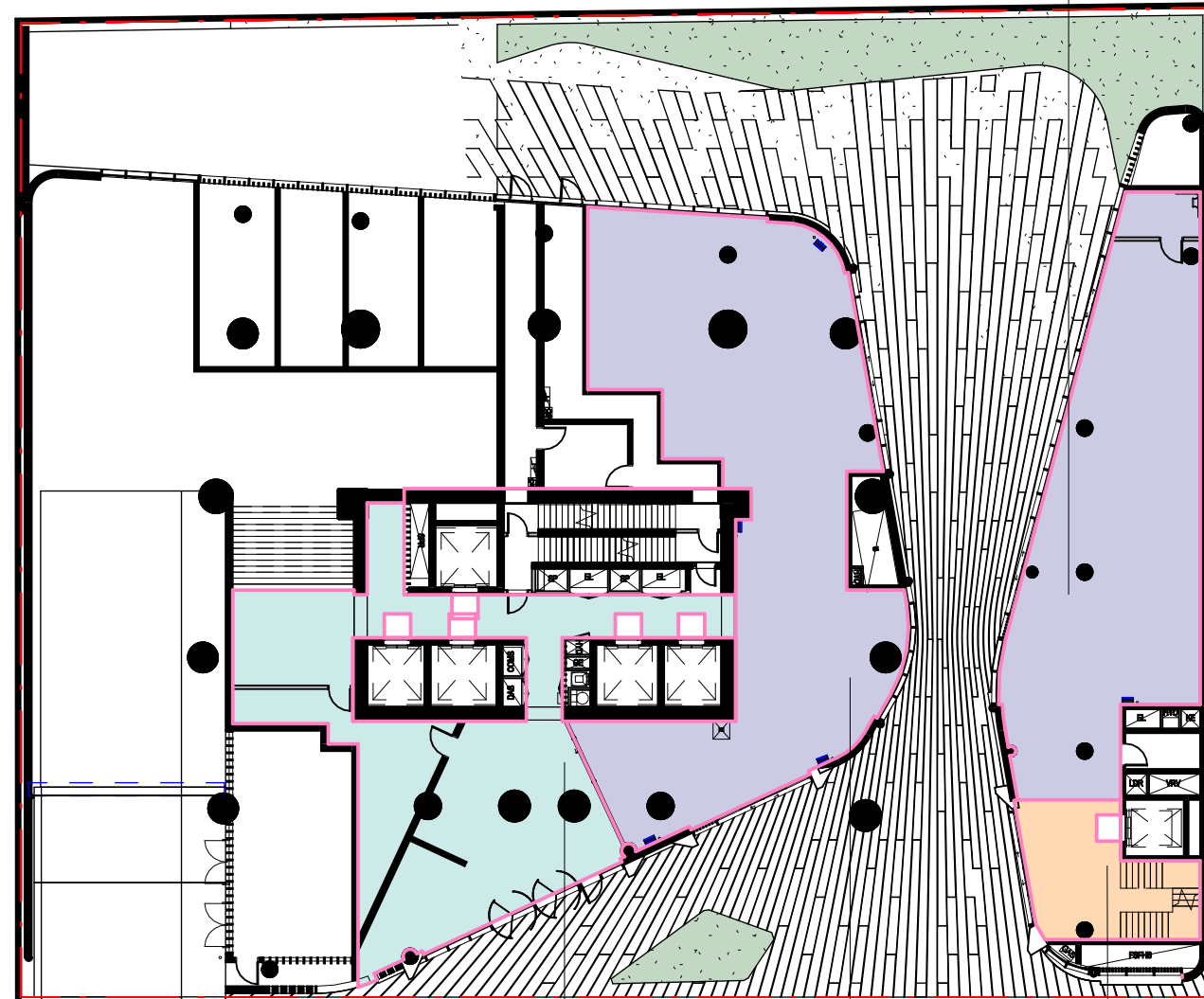
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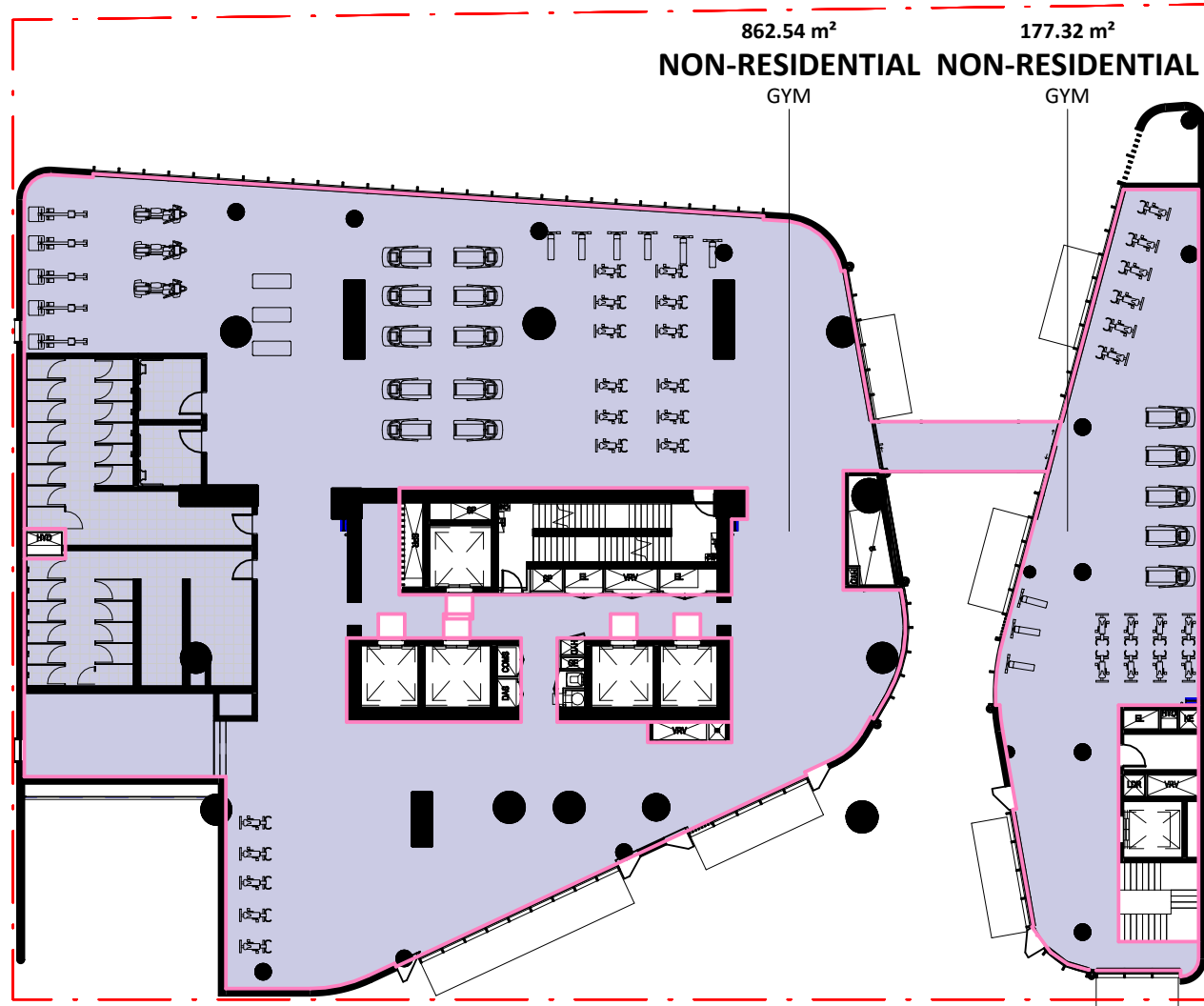
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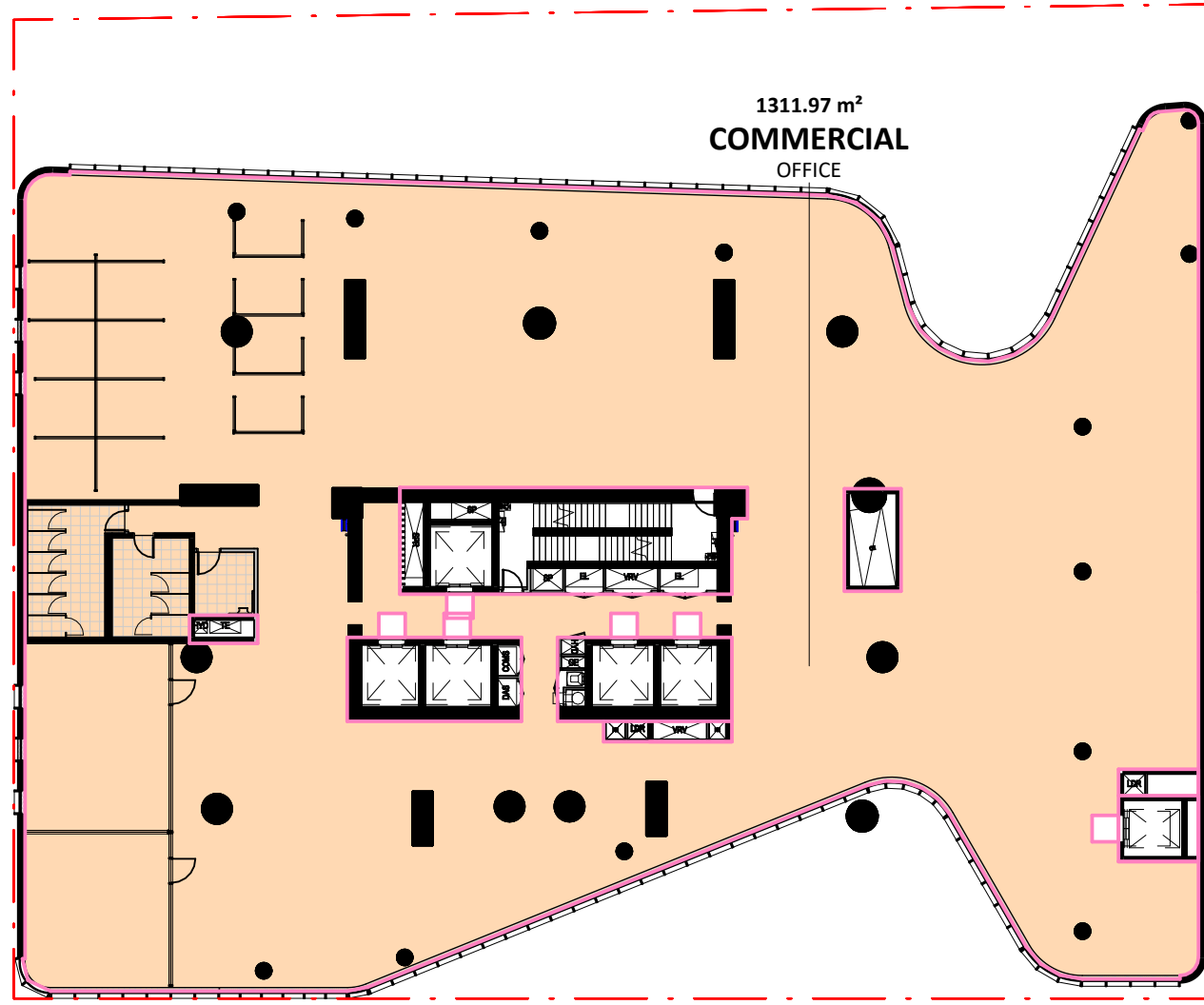
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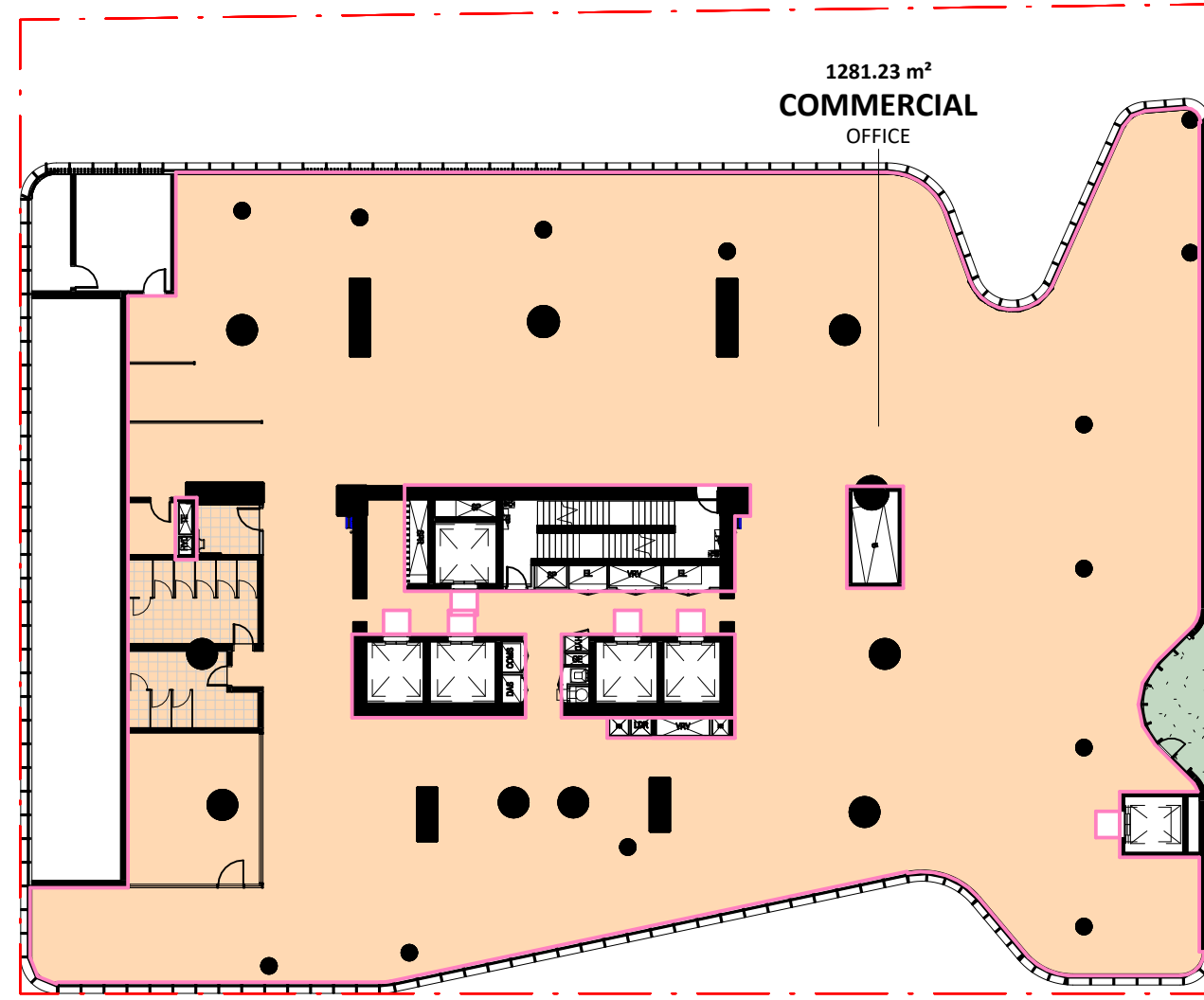
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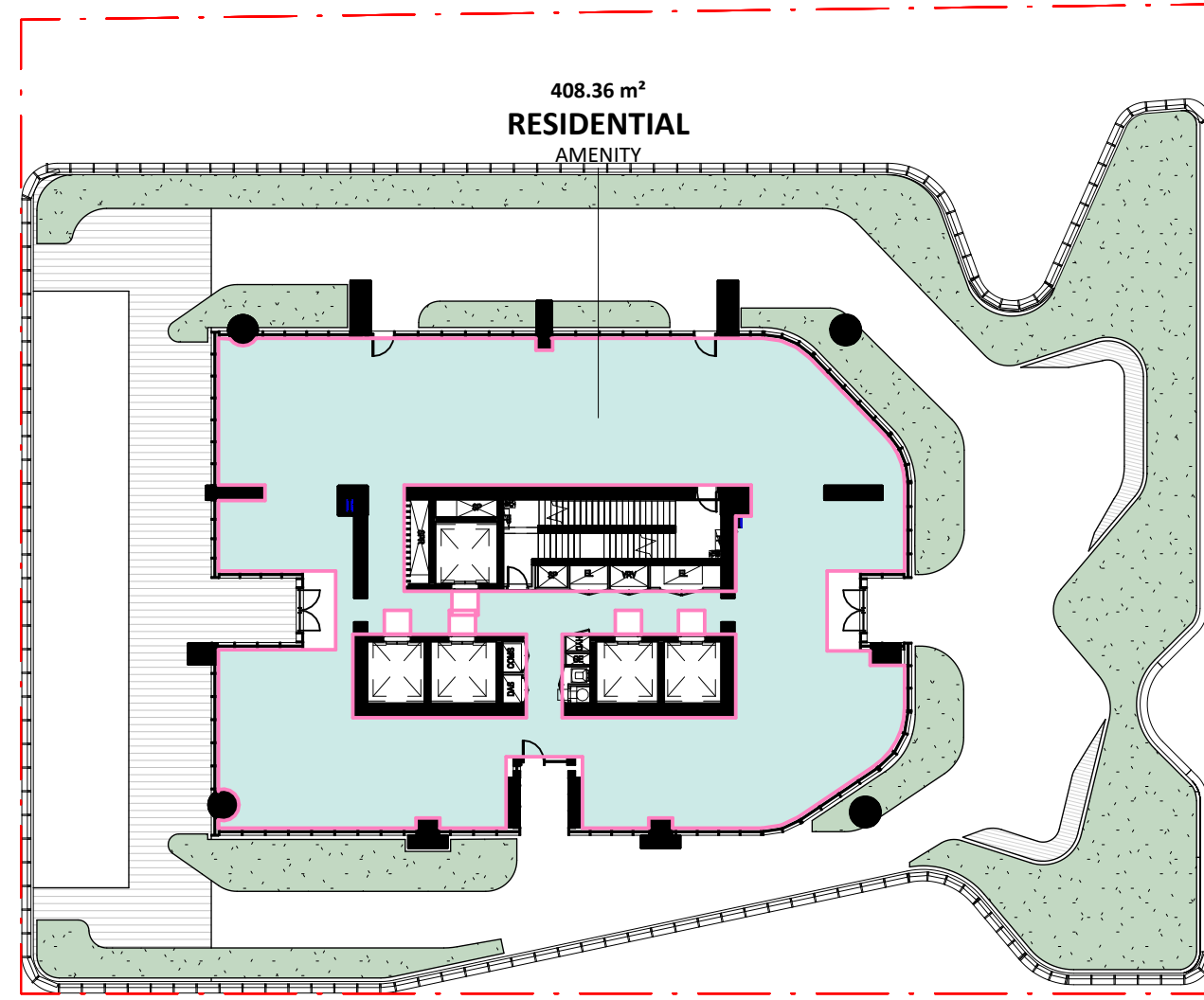
L01



L02



L03

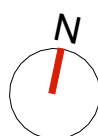
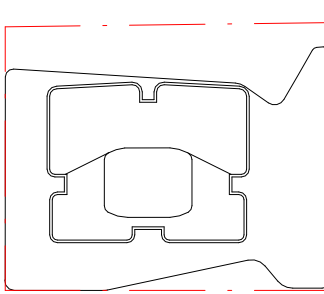


L04

RESIDENTIAL GFA
COMMERCIAL GFA
NON-RESIDENTIAL GFA

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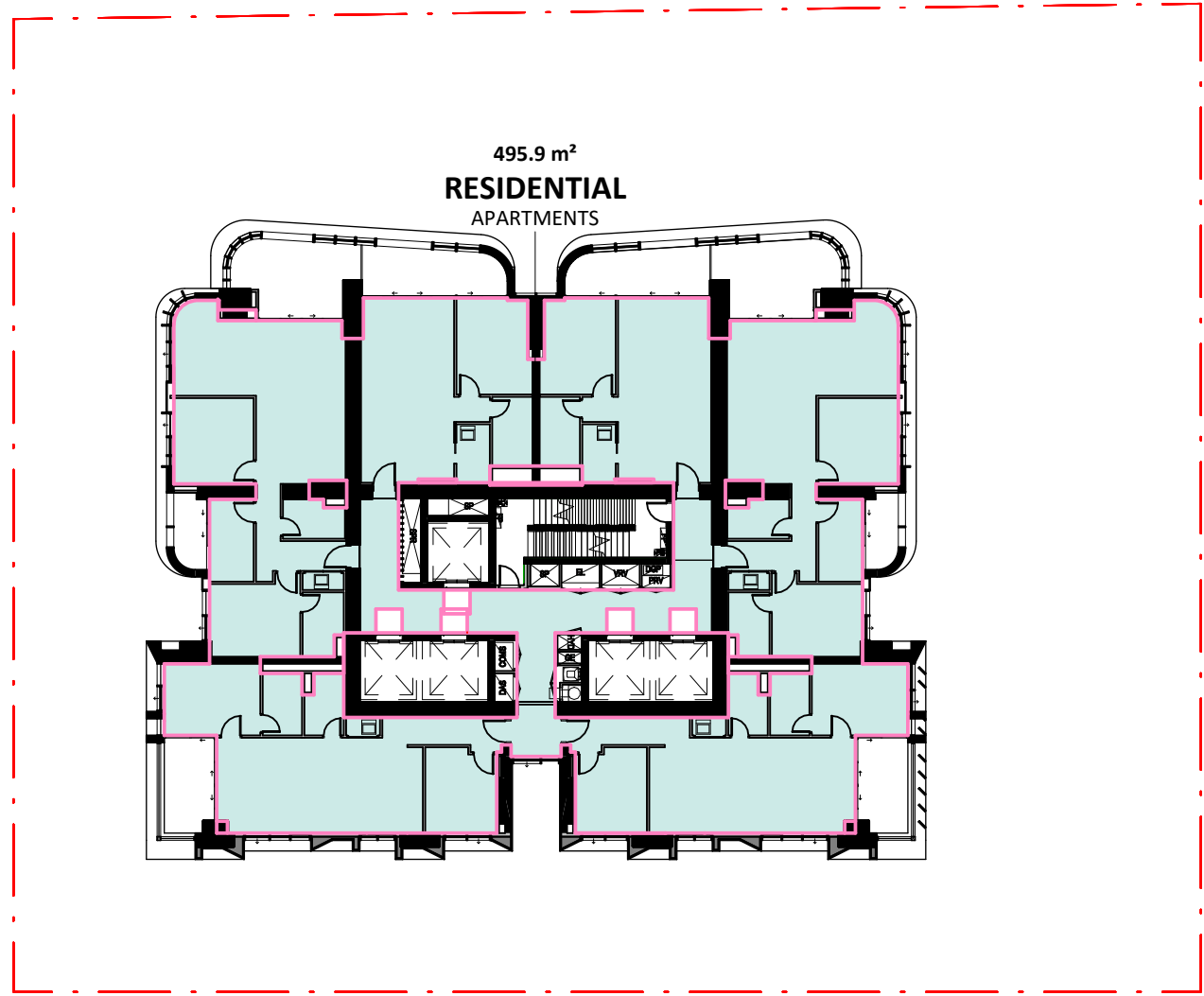
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Status
DEVELOPMENT APPLICATION

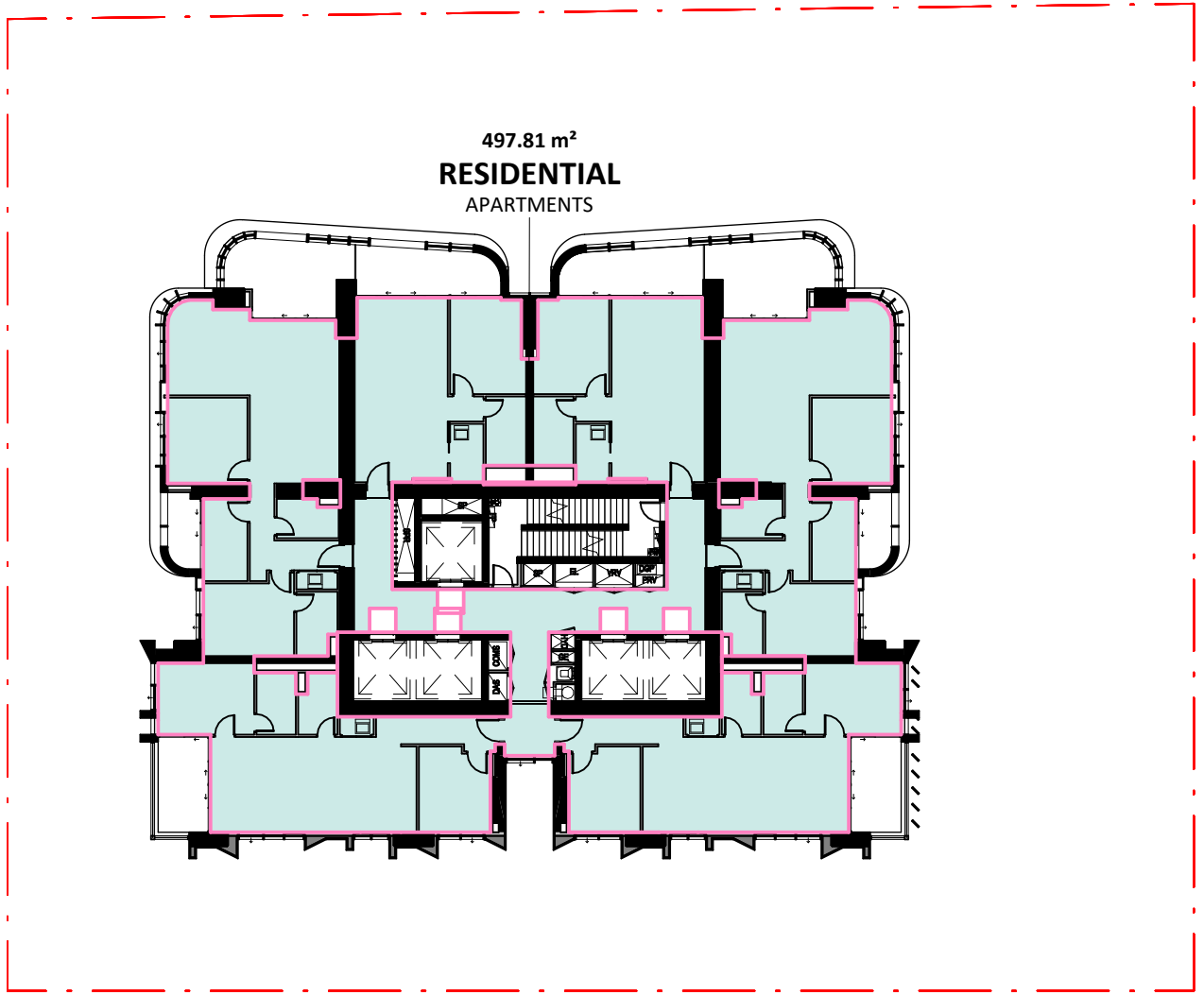
Title
N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 1)

Drawing Number
DA-91-1000

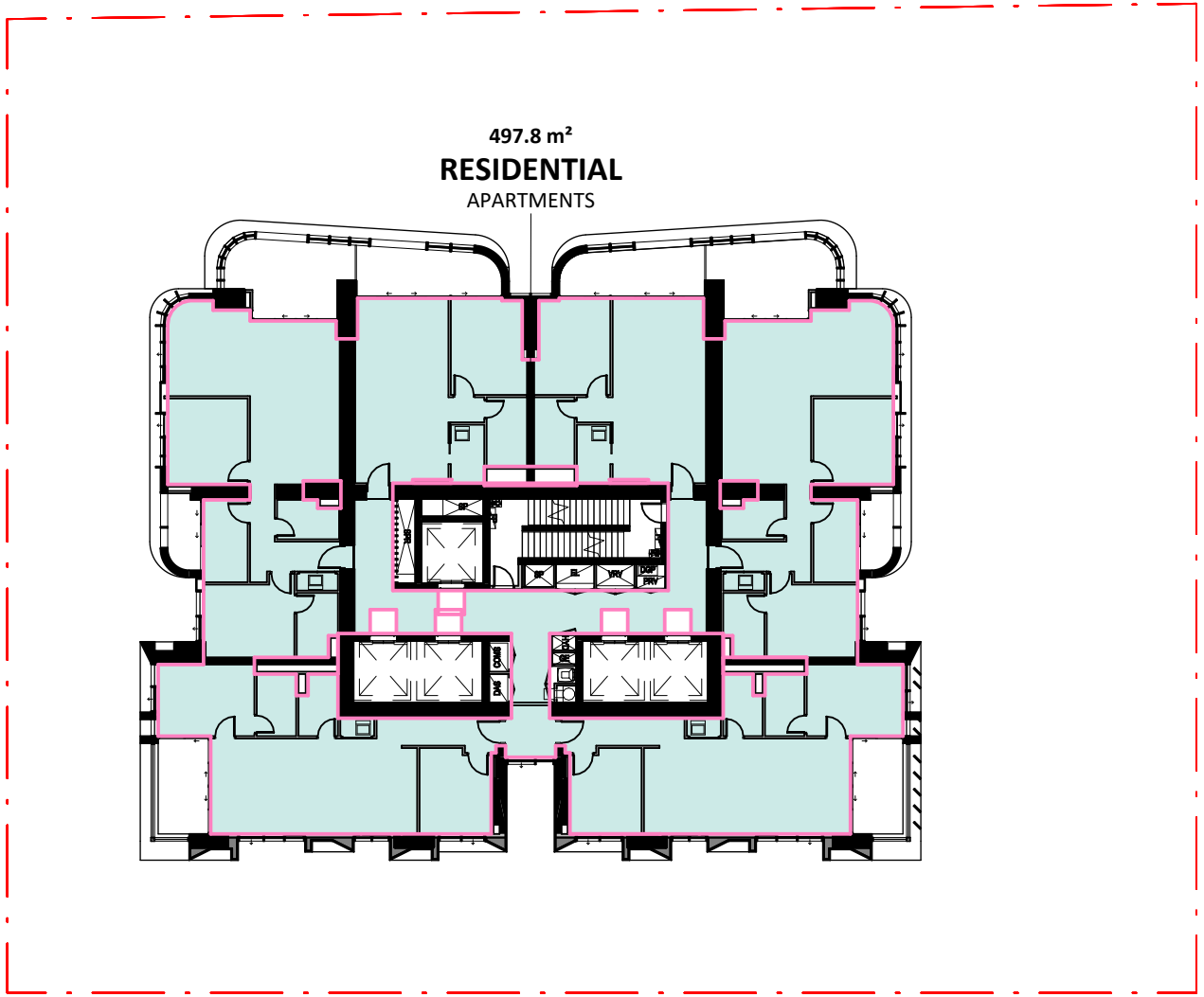
Revision
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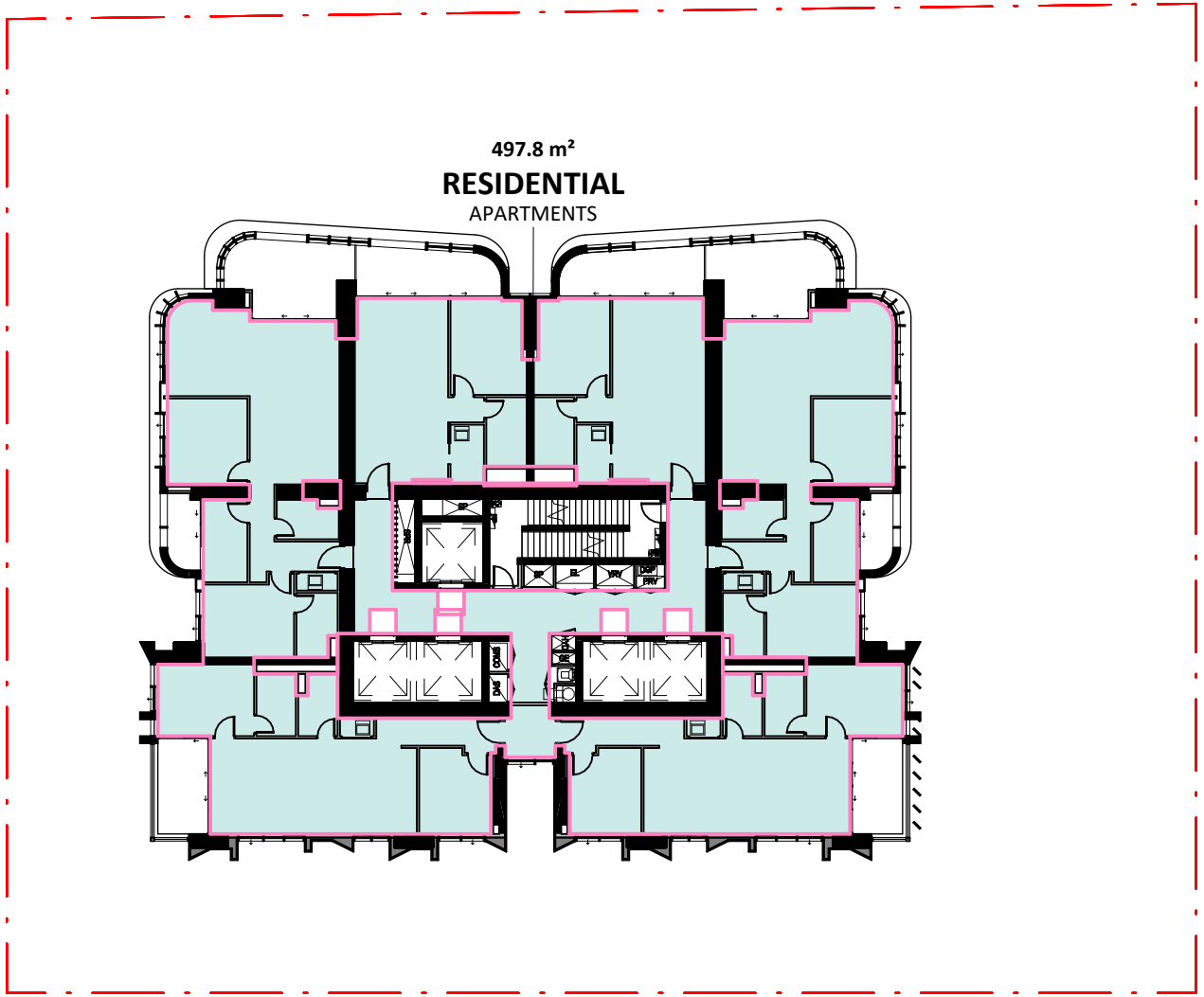
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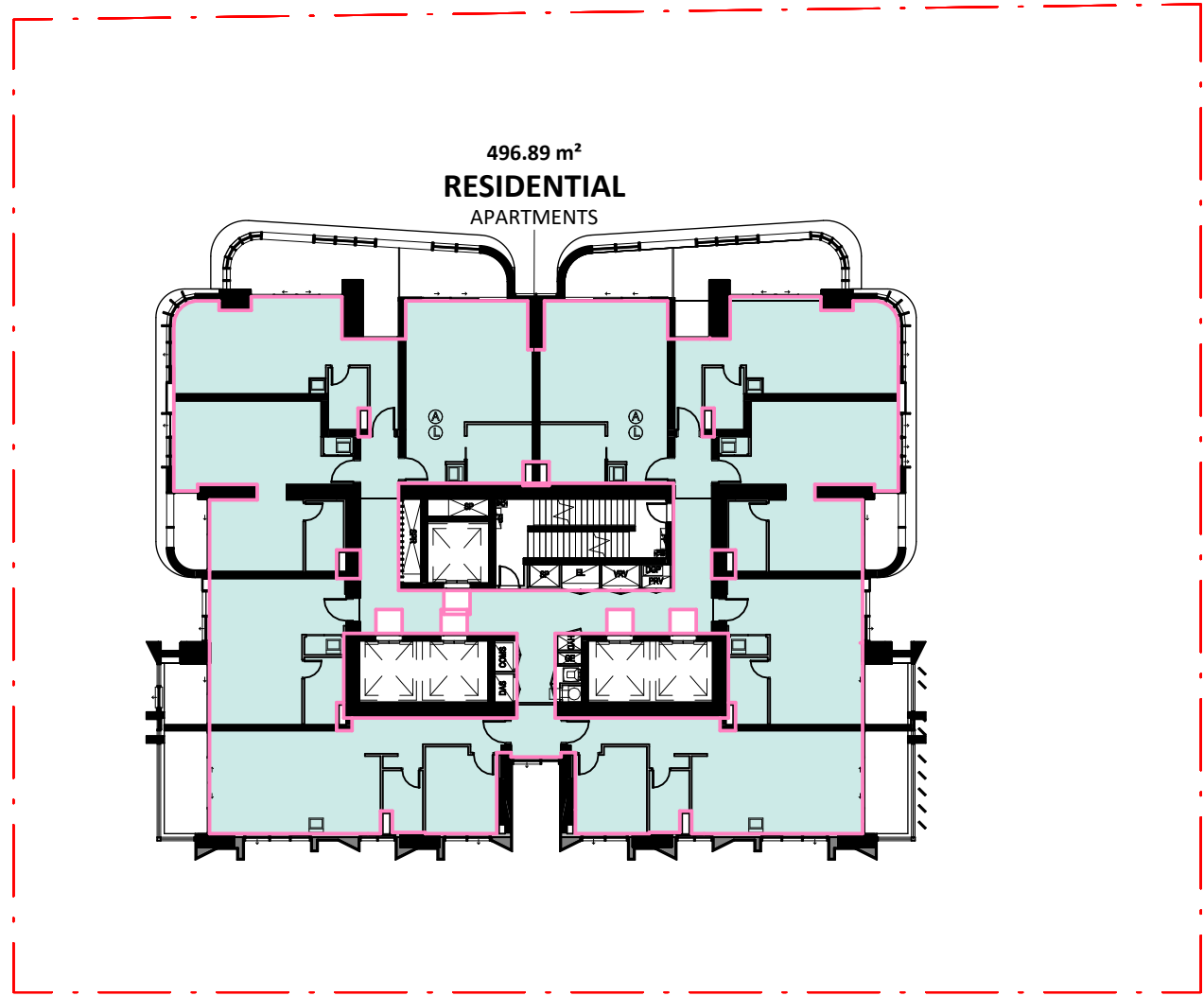
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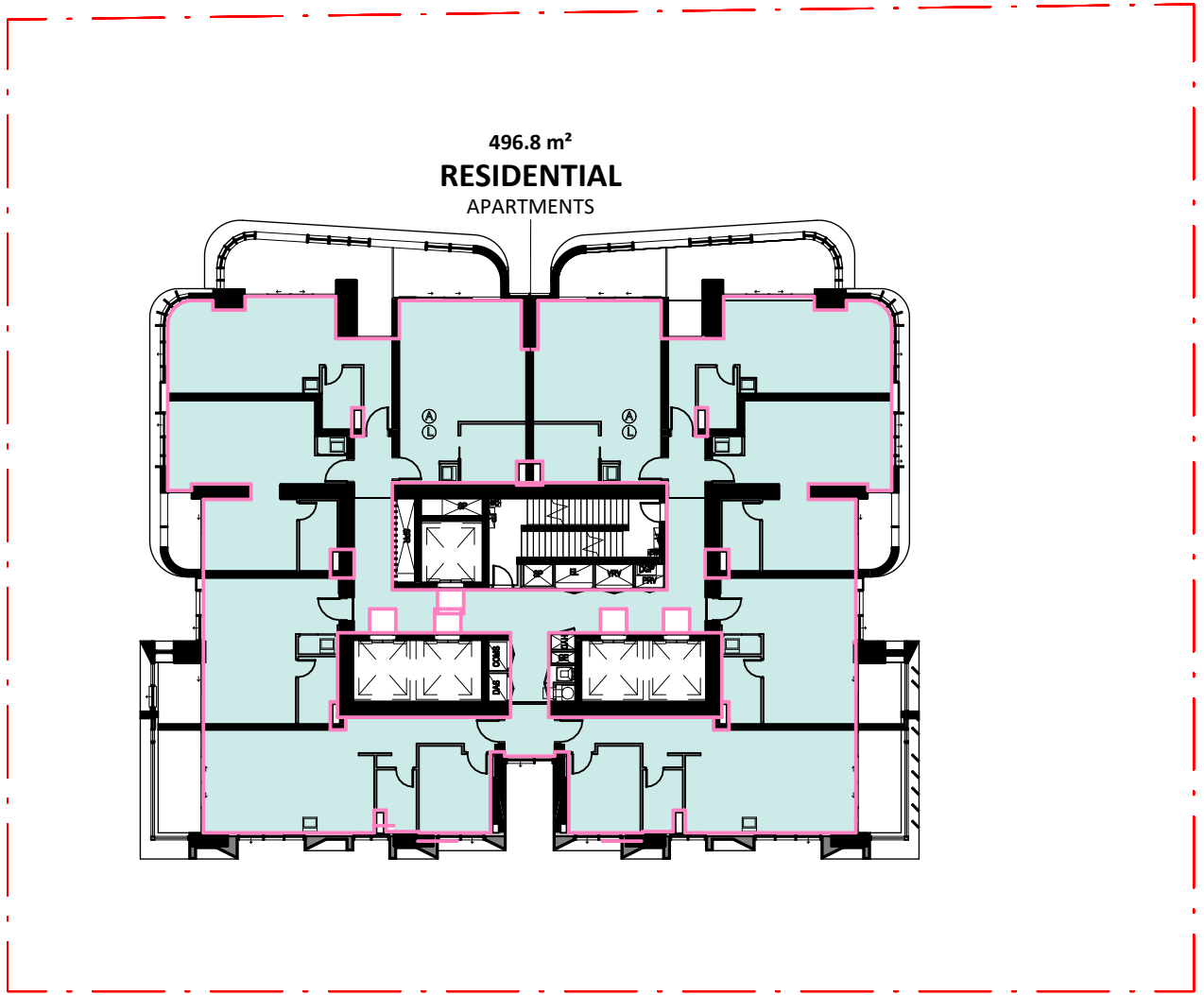
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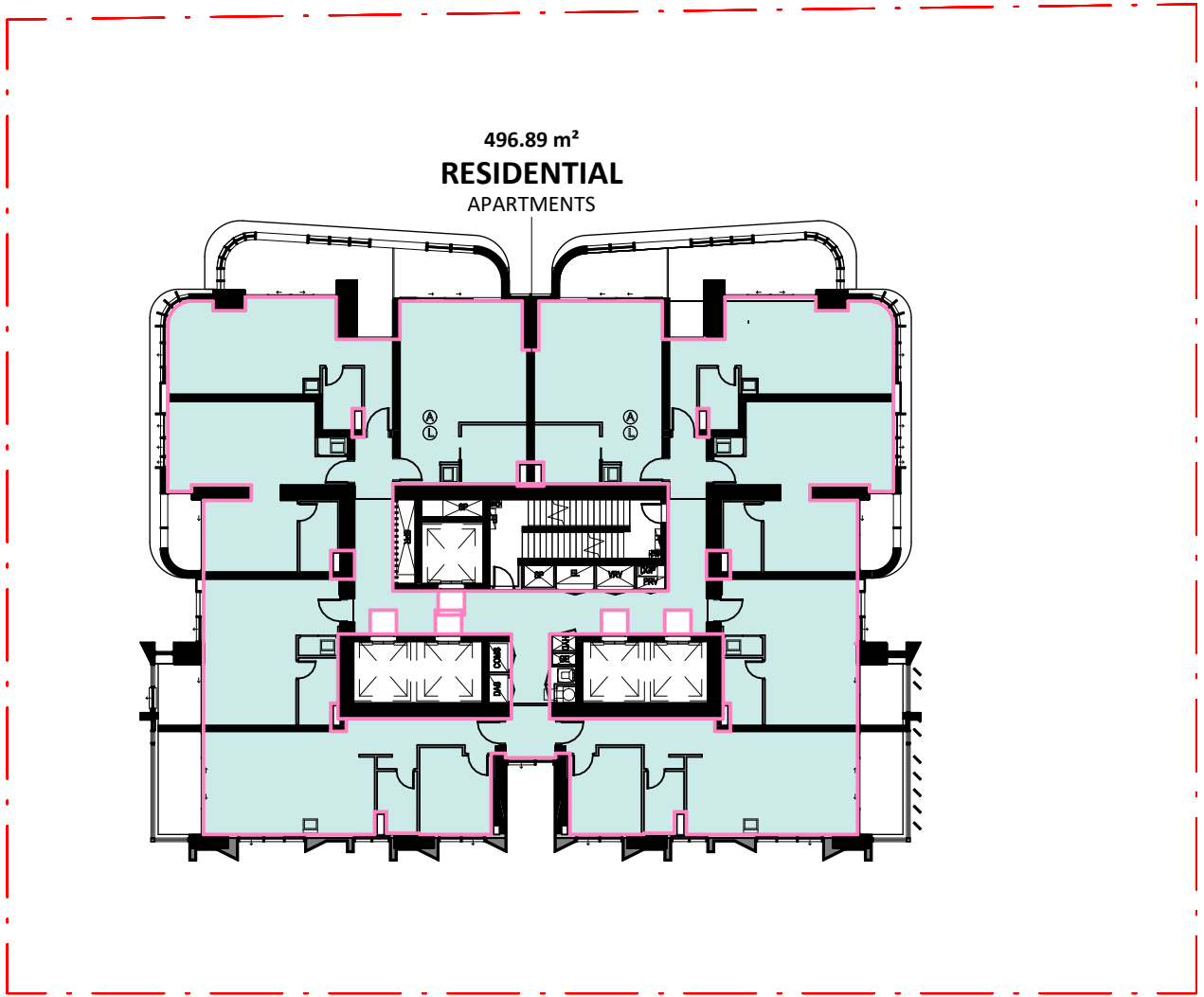
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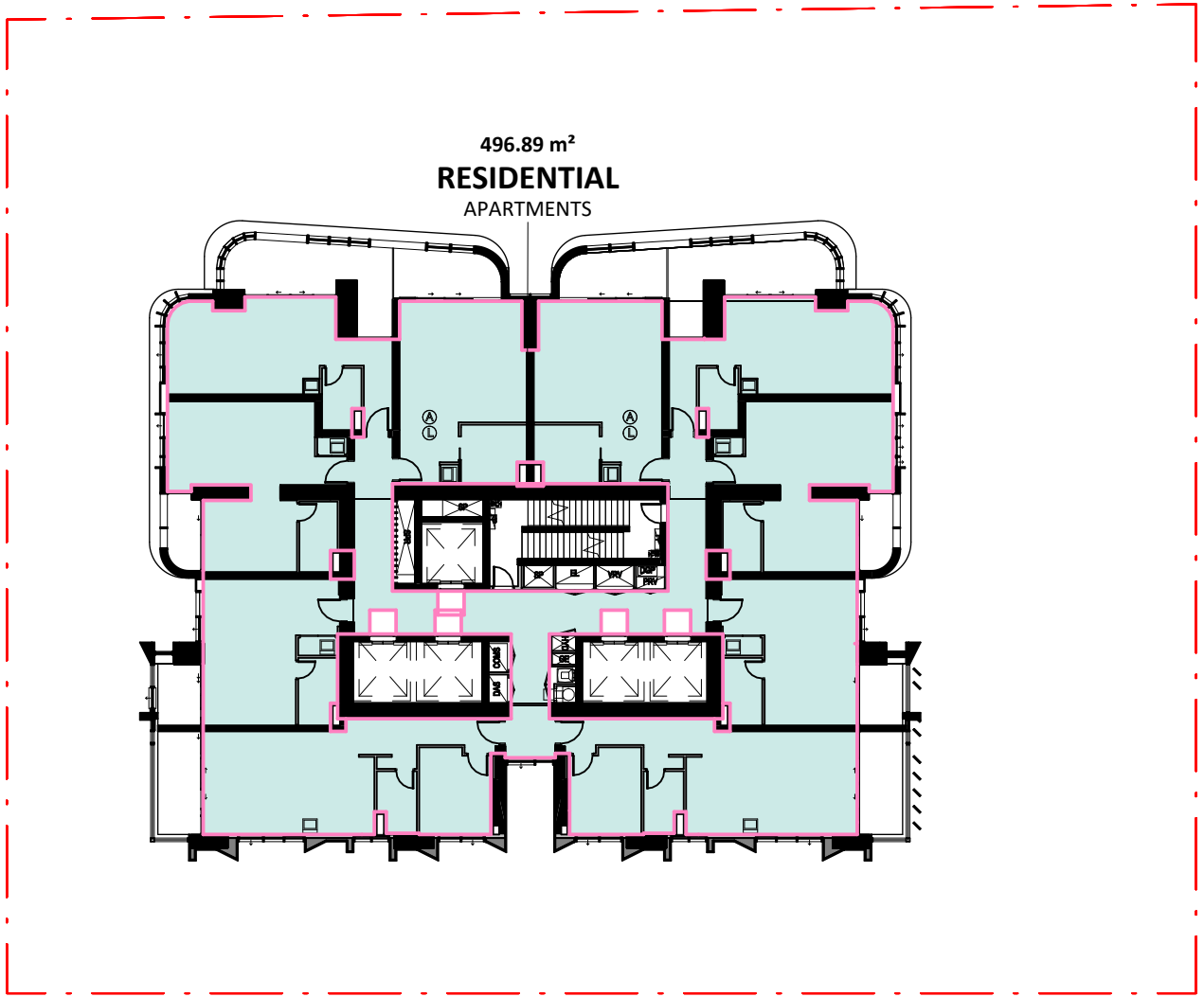
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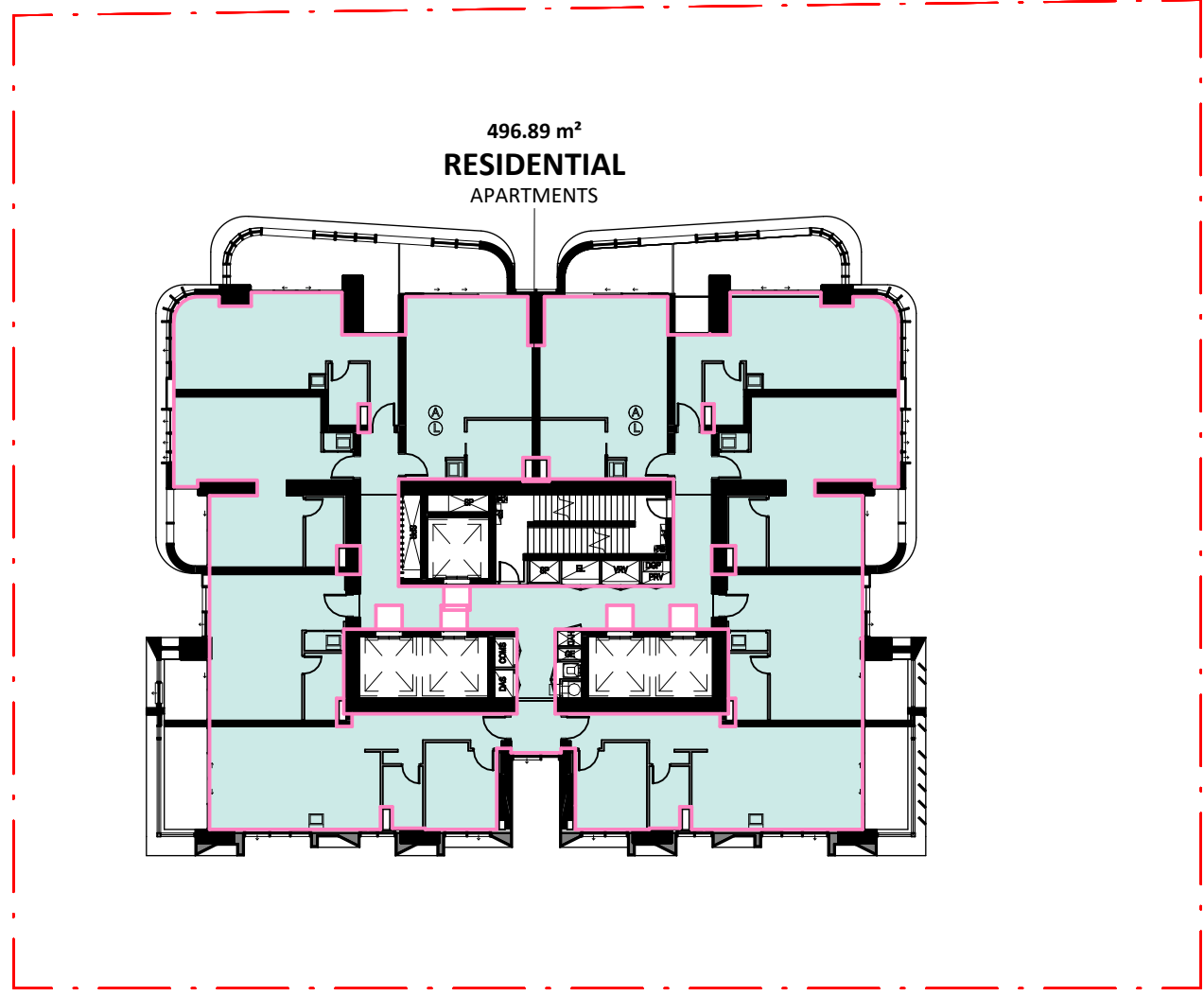
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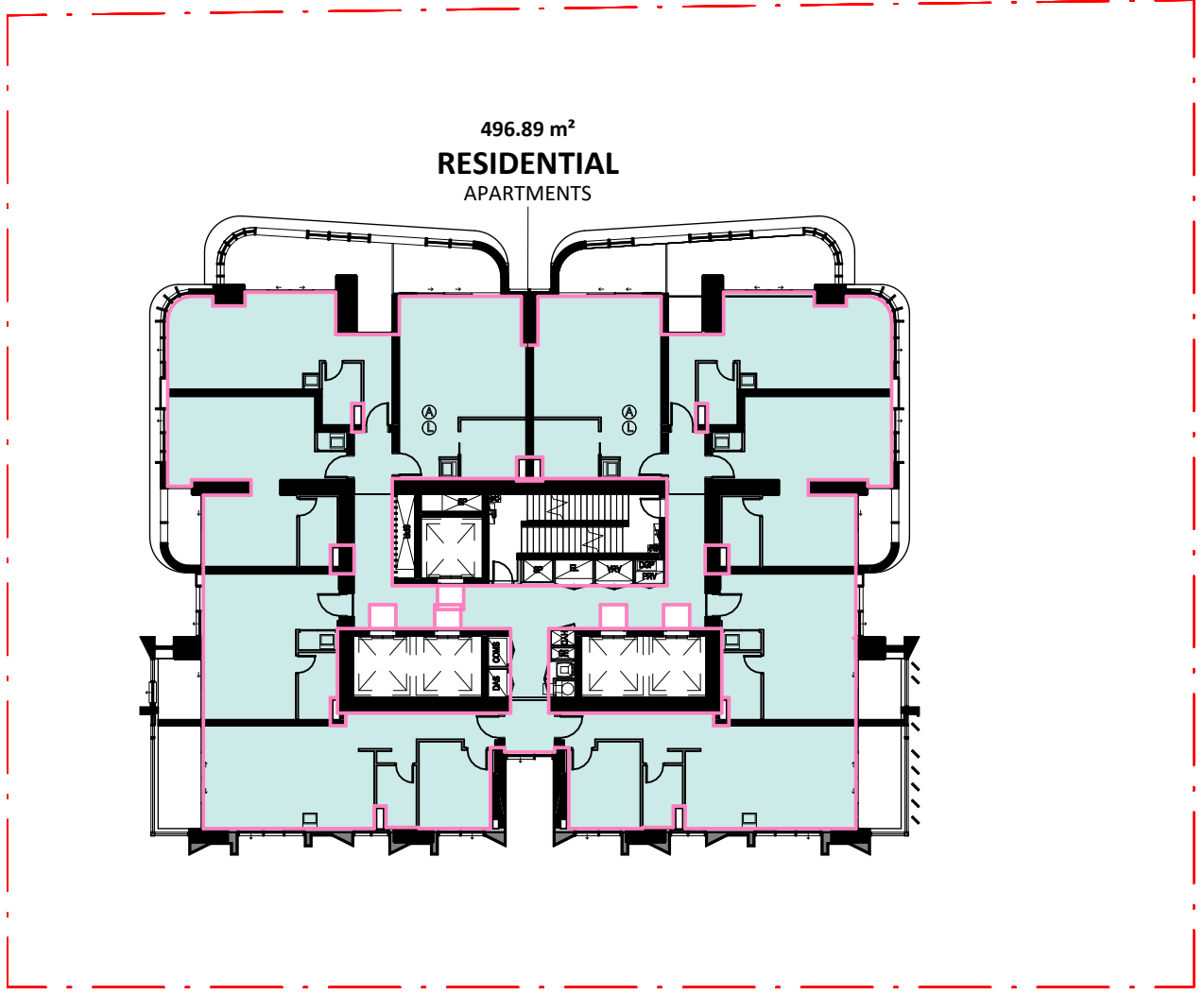
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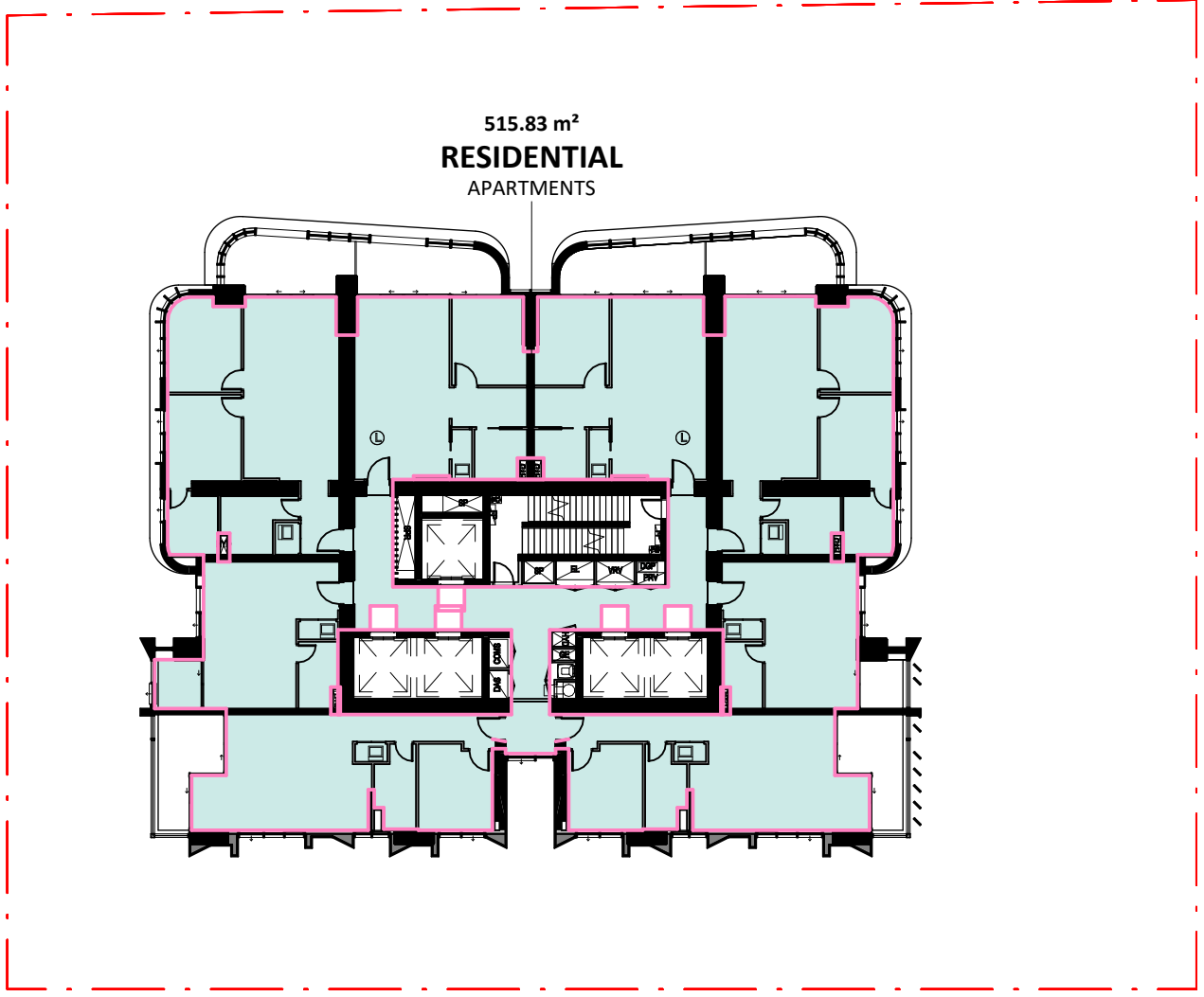
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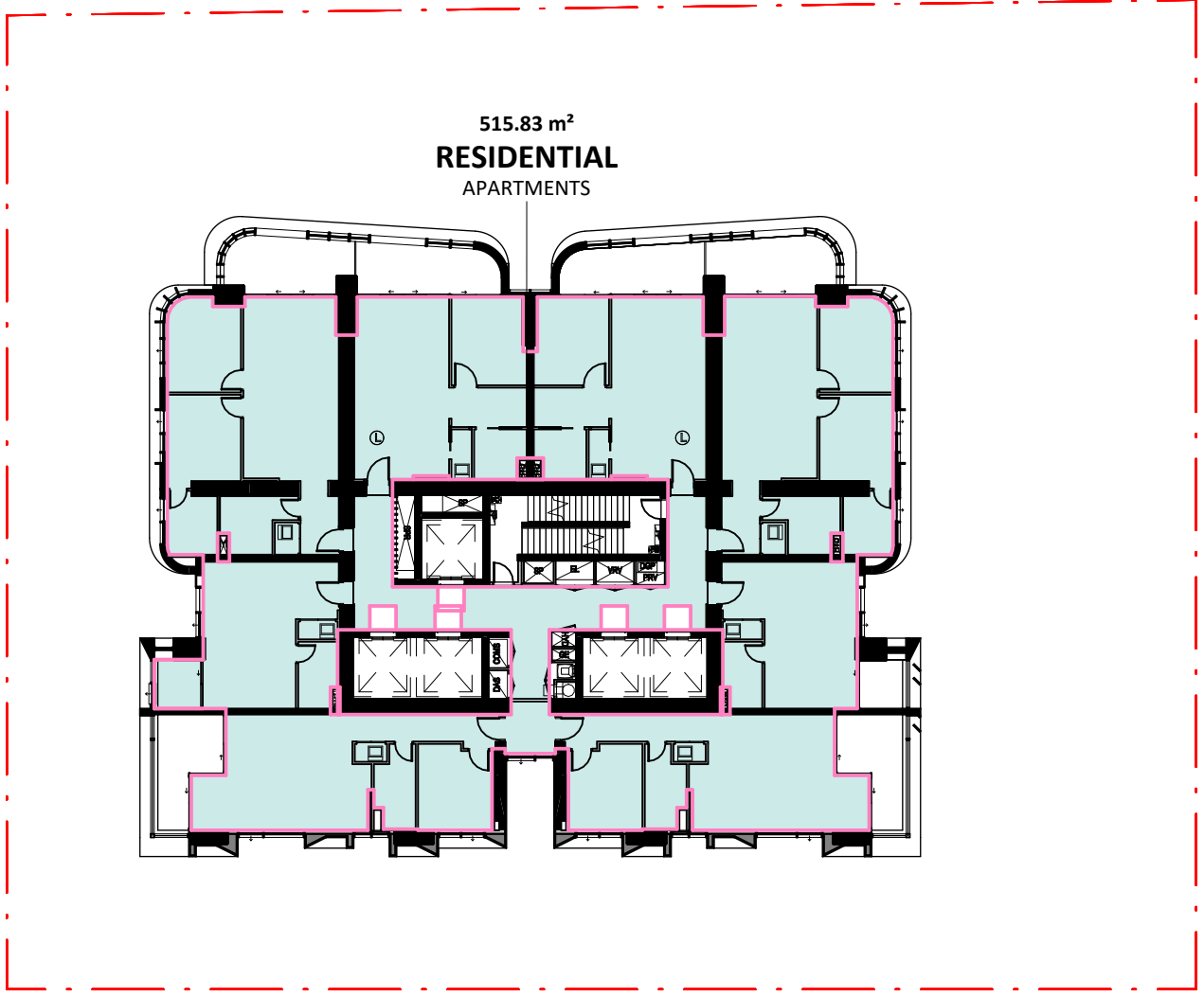
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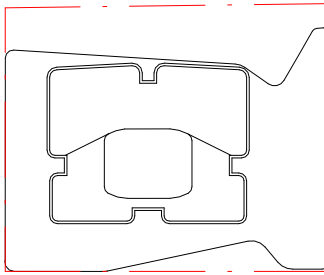


L16

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COMMERCIAL GFA
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PTW 21.04.2022

Rev Amendment

By Chk* Reg. Arch Date

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

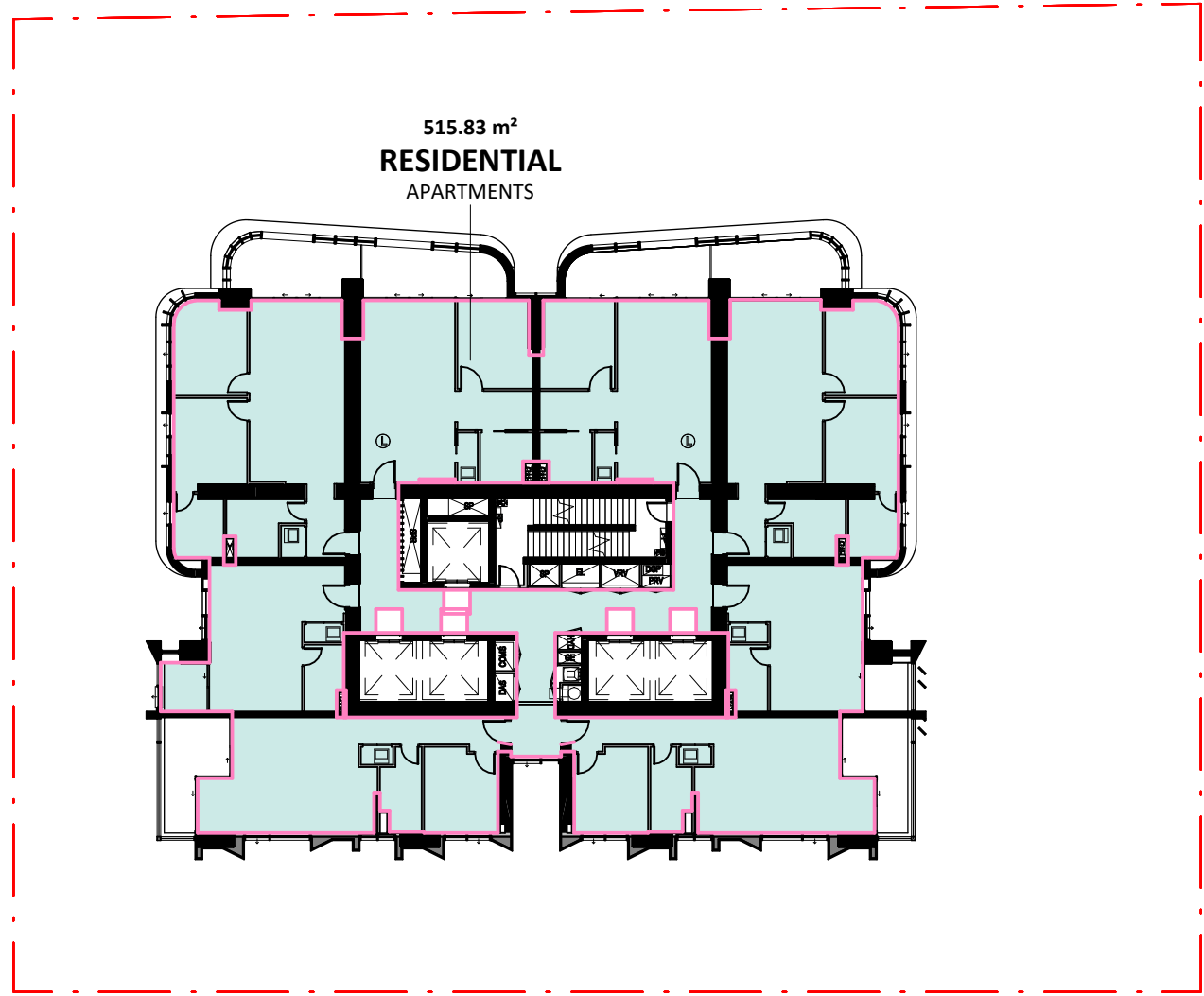
Title
N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 2)

Drawing Number

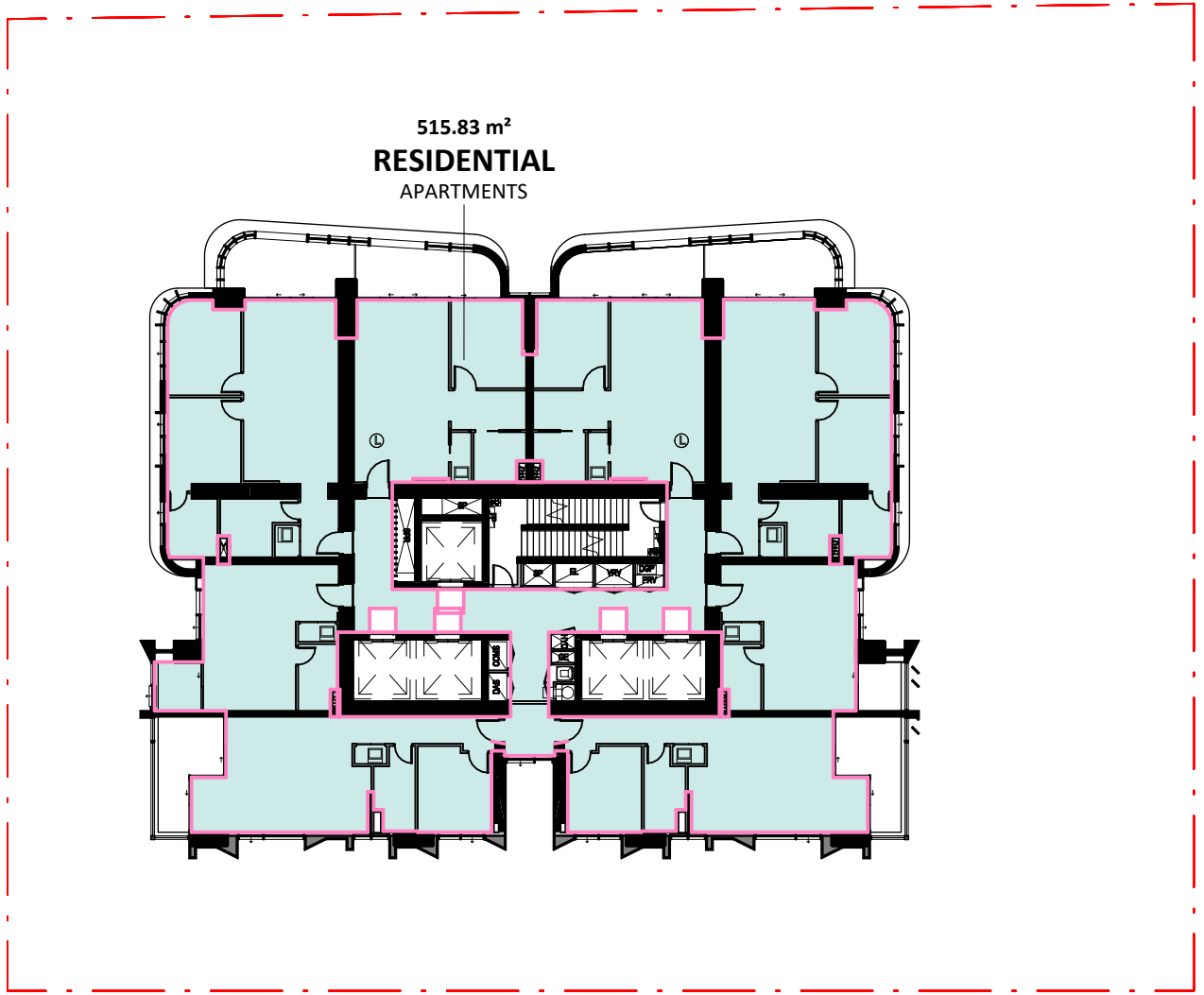
DA-91-1100

Revision

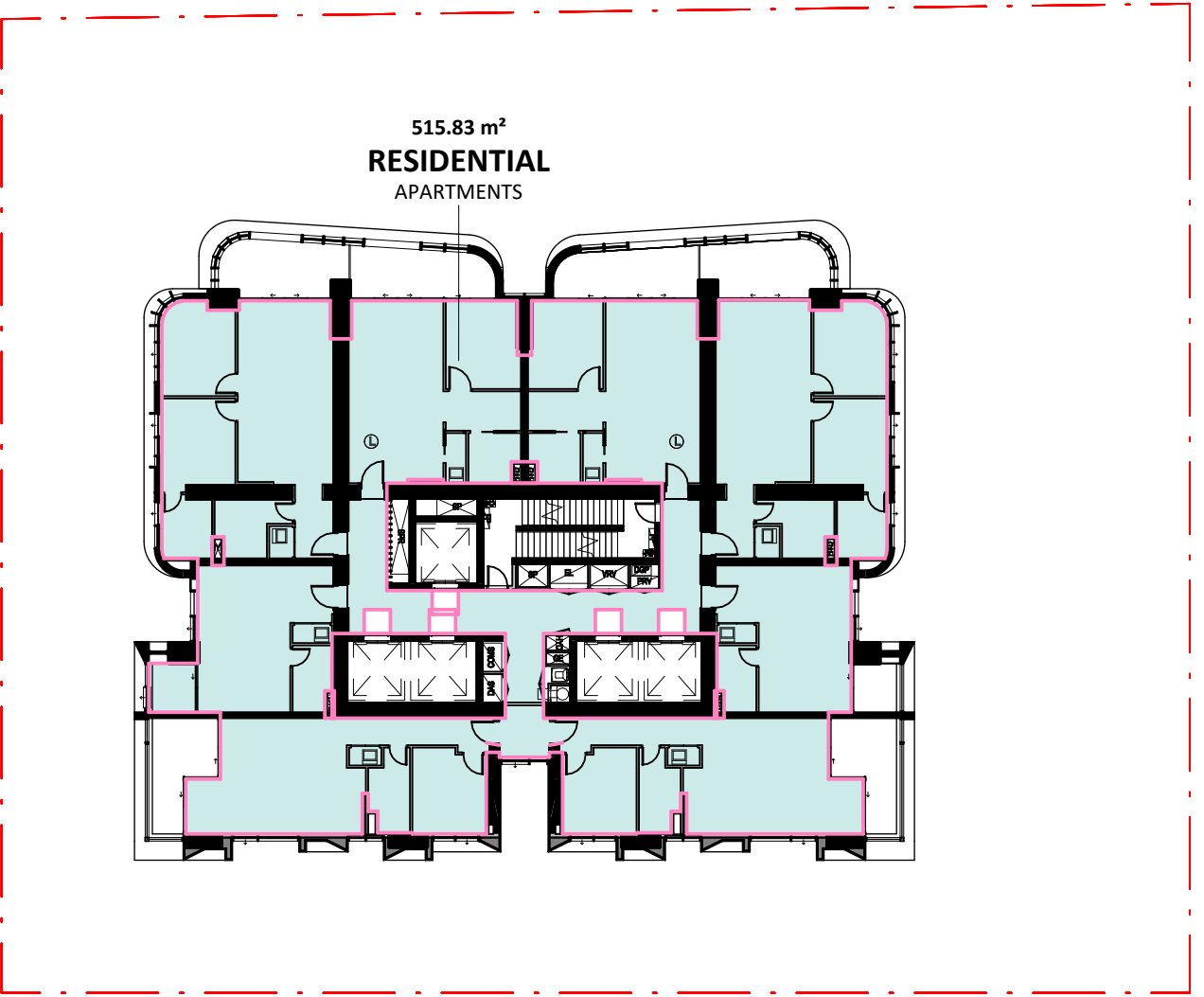
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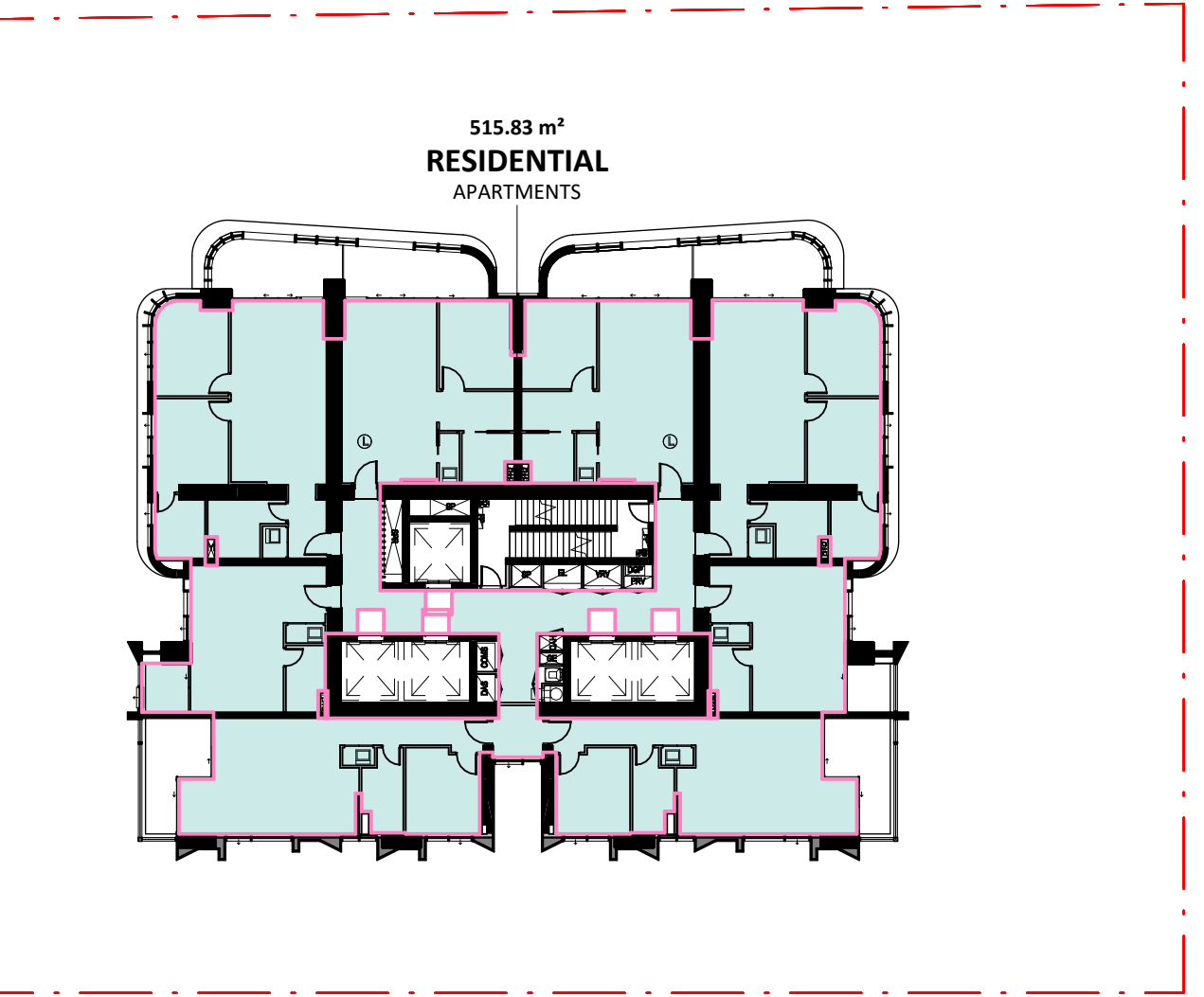
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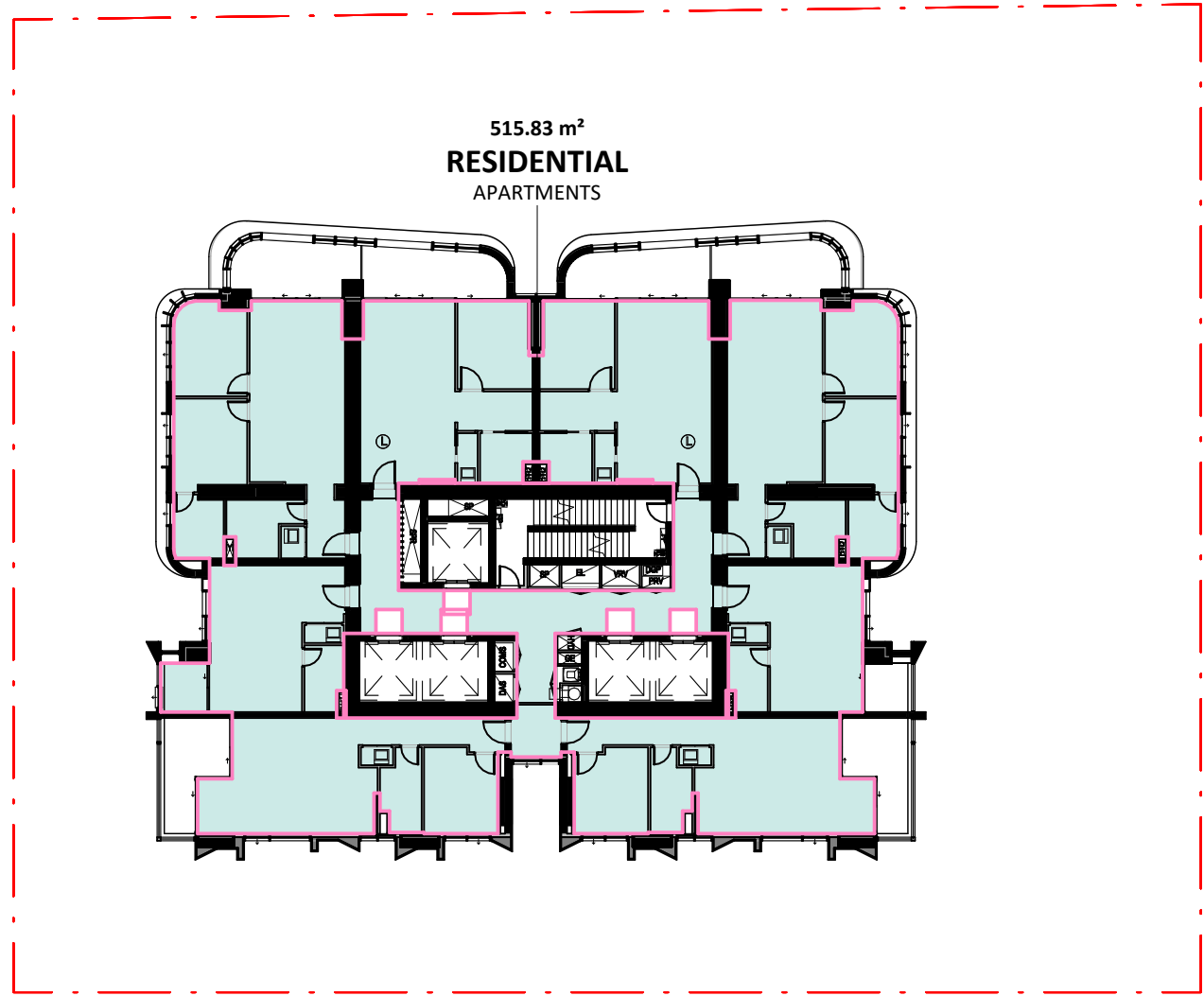
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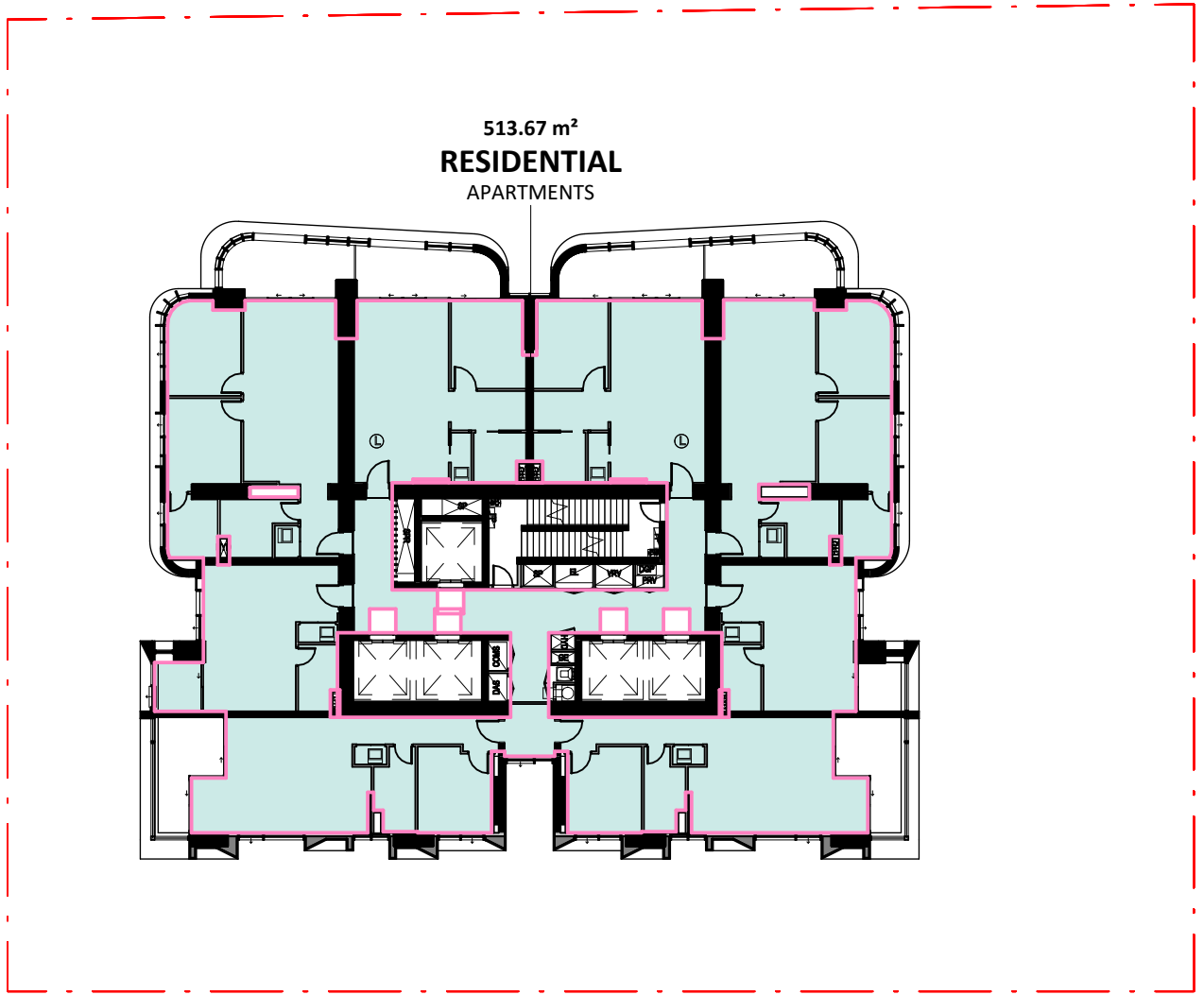
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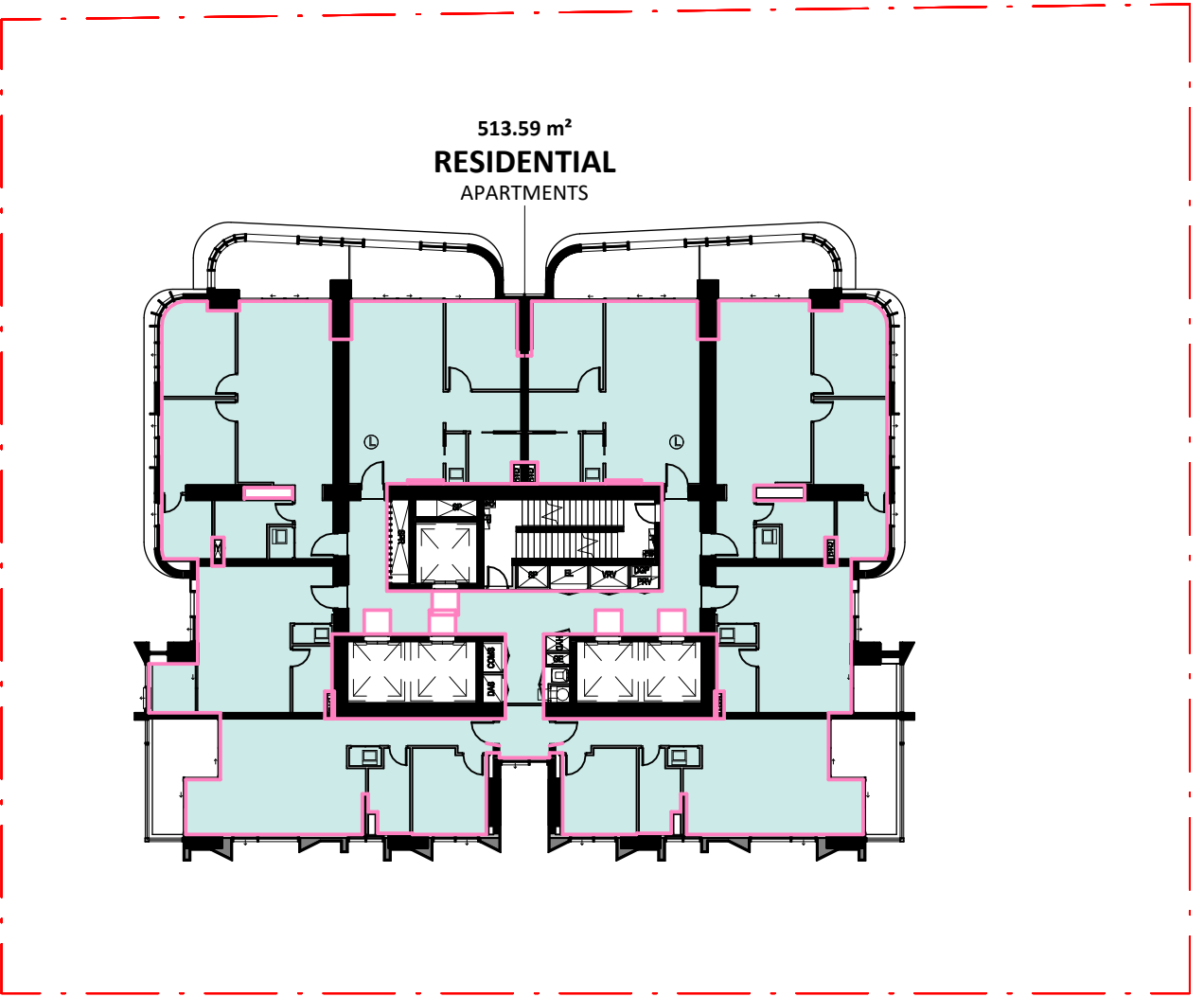
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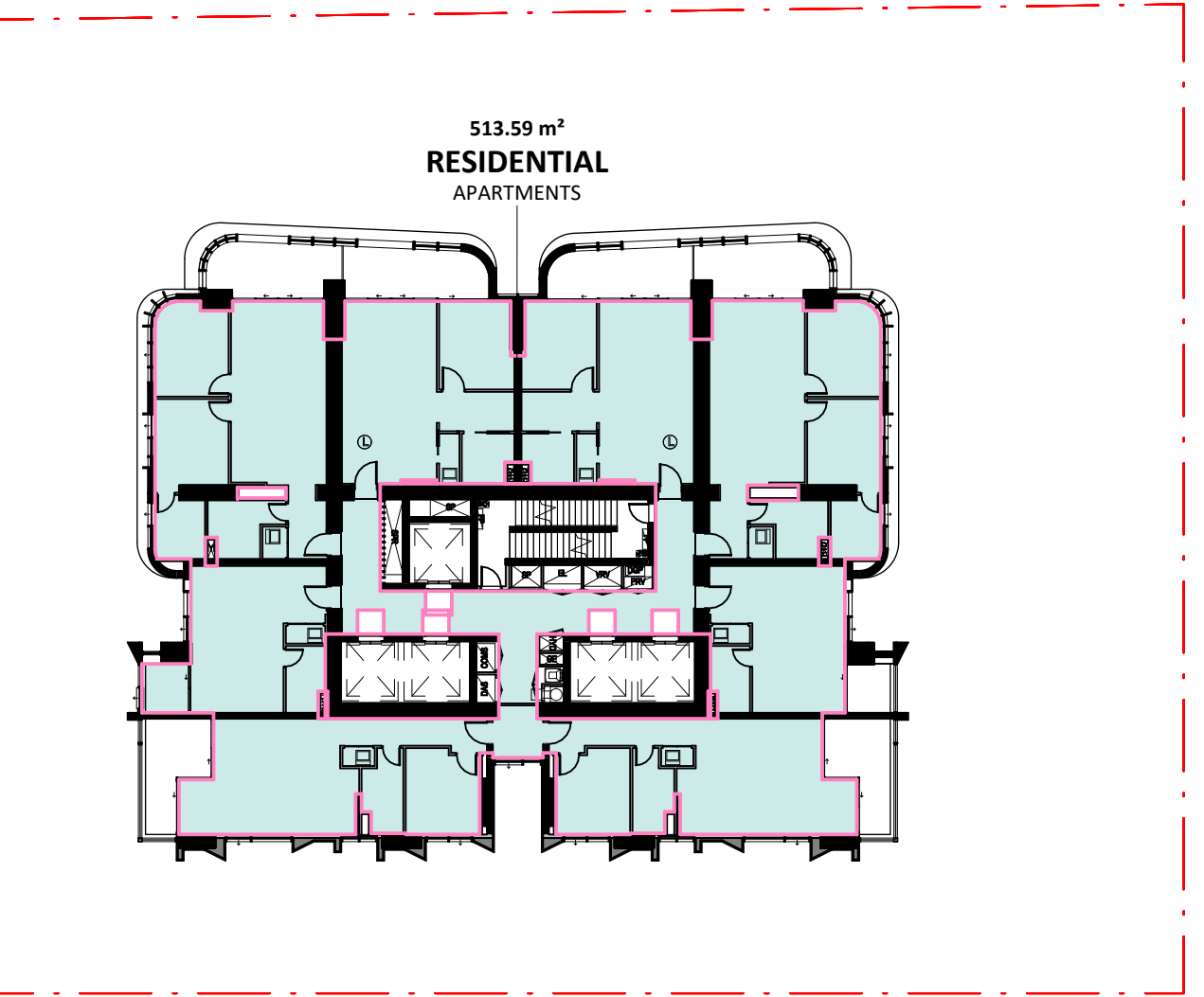
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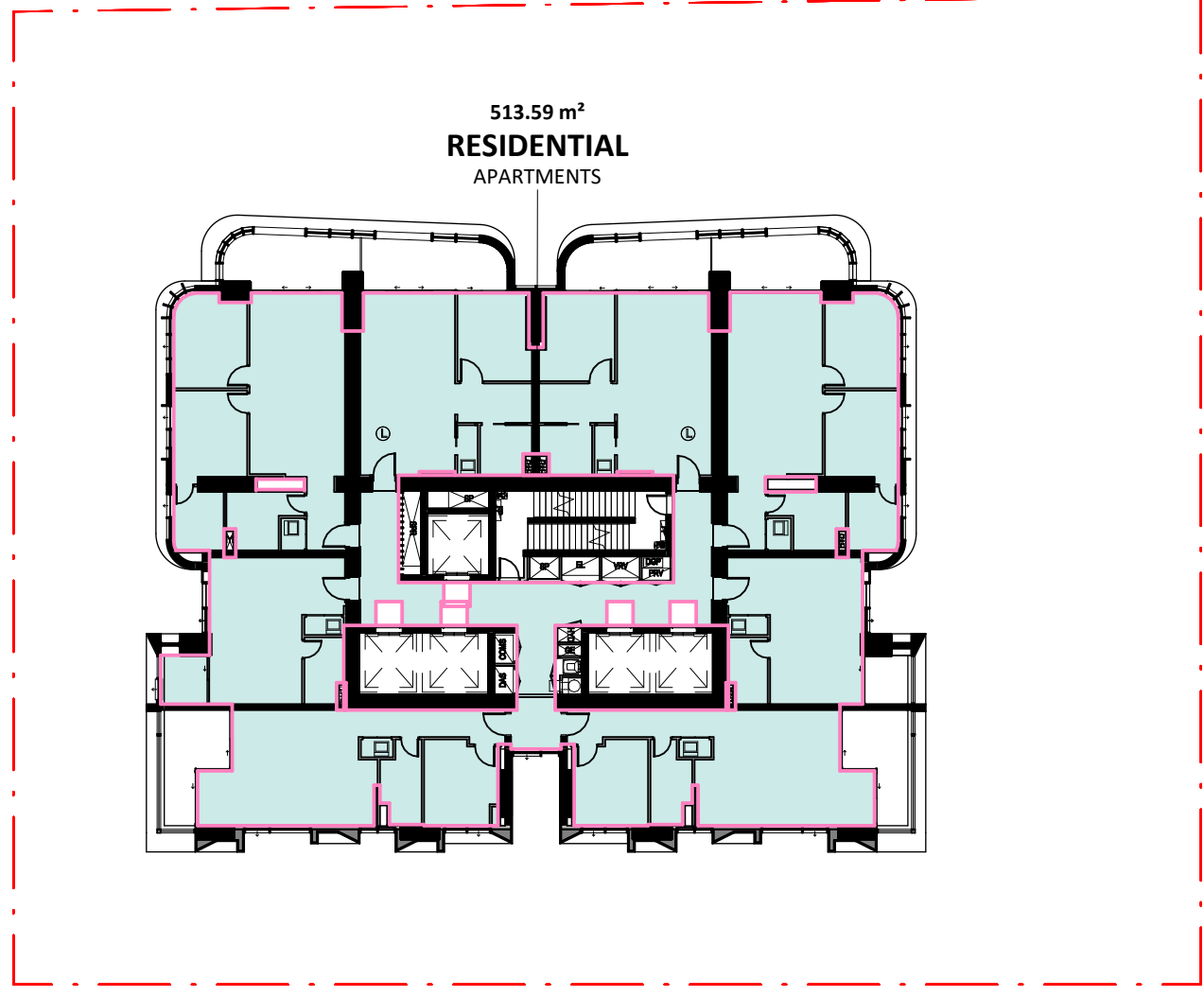
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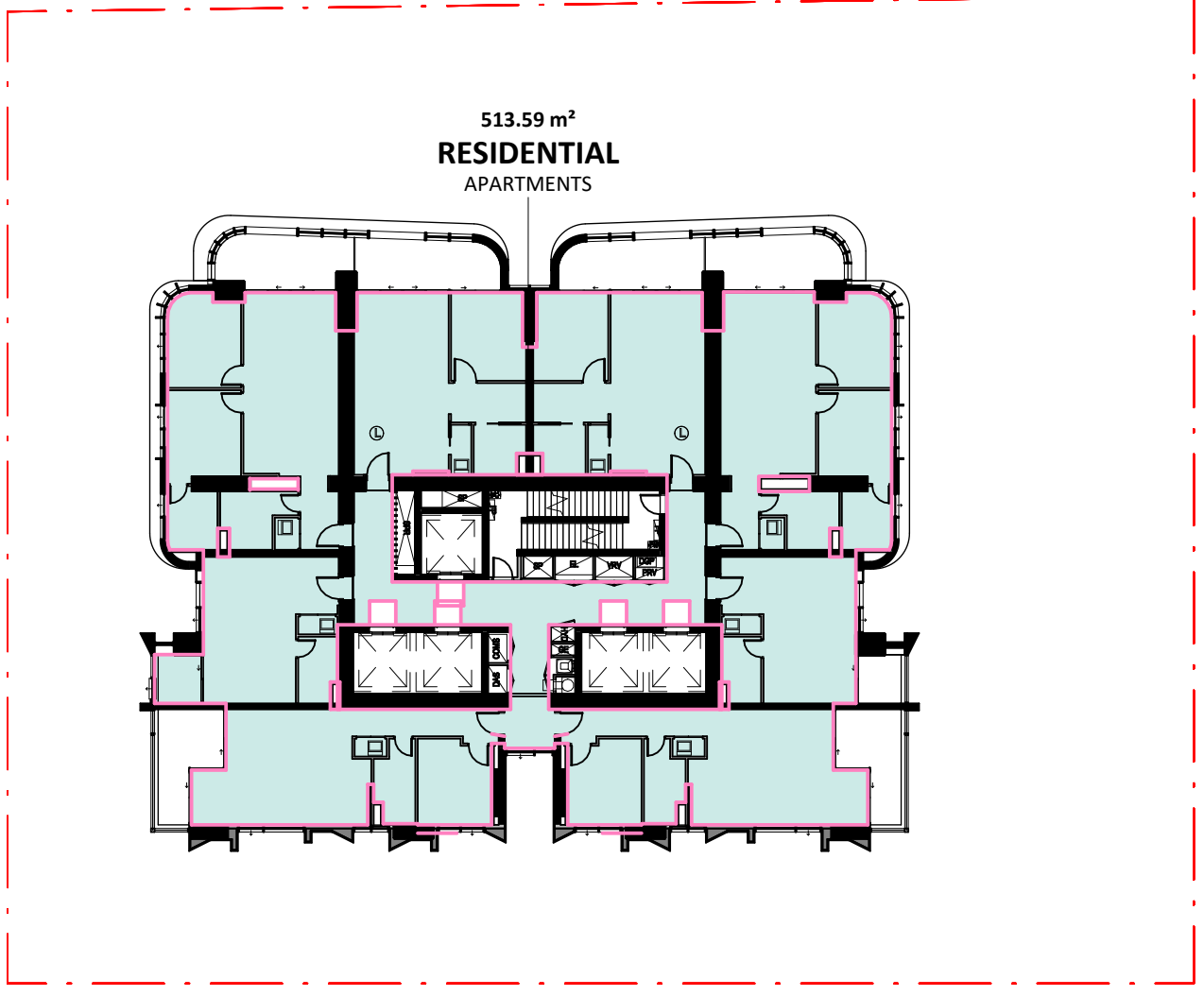
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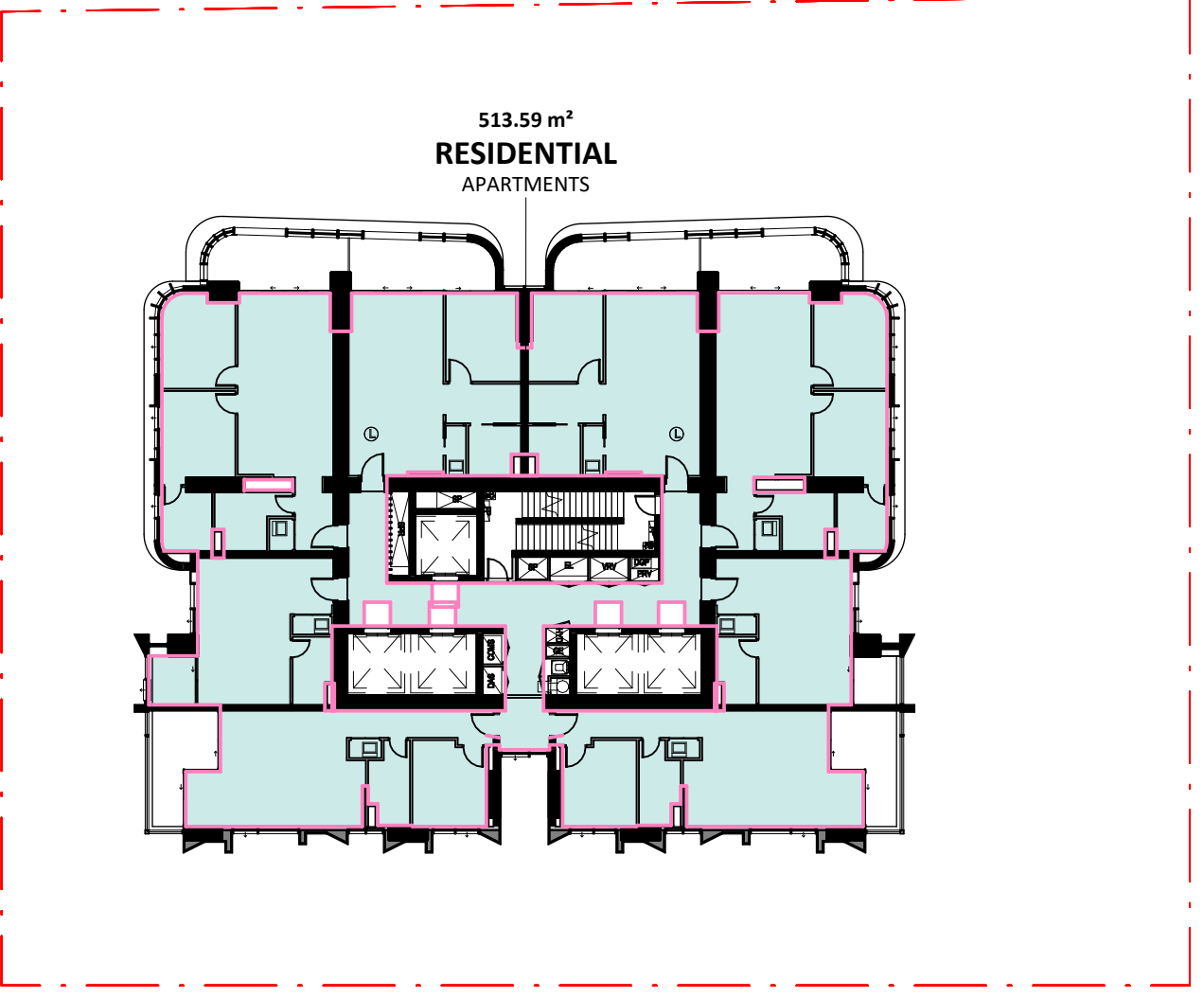
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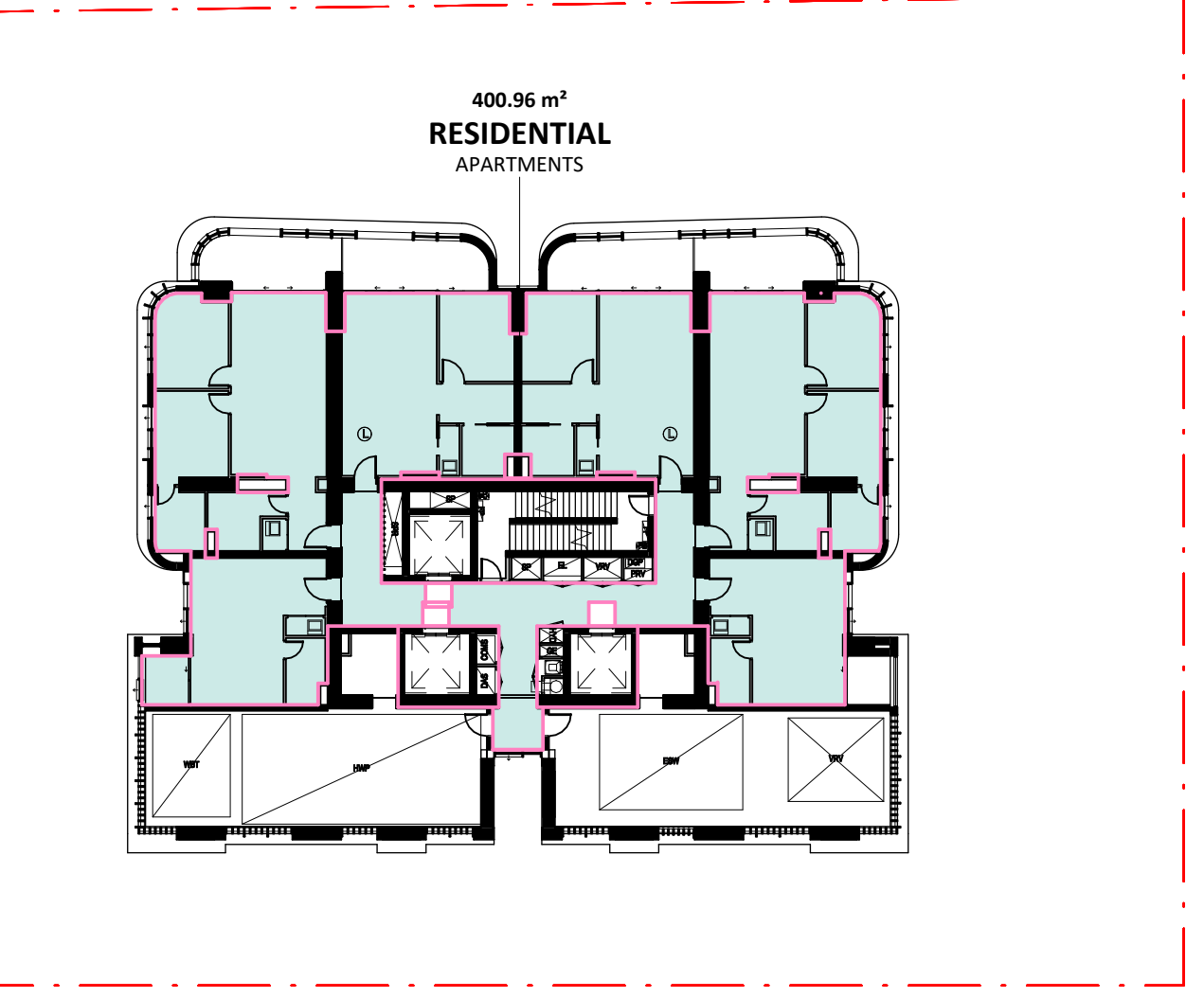
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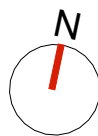
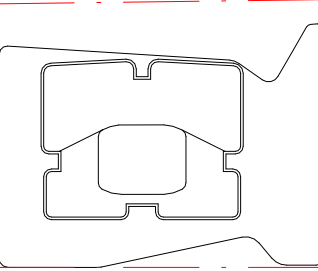


L28

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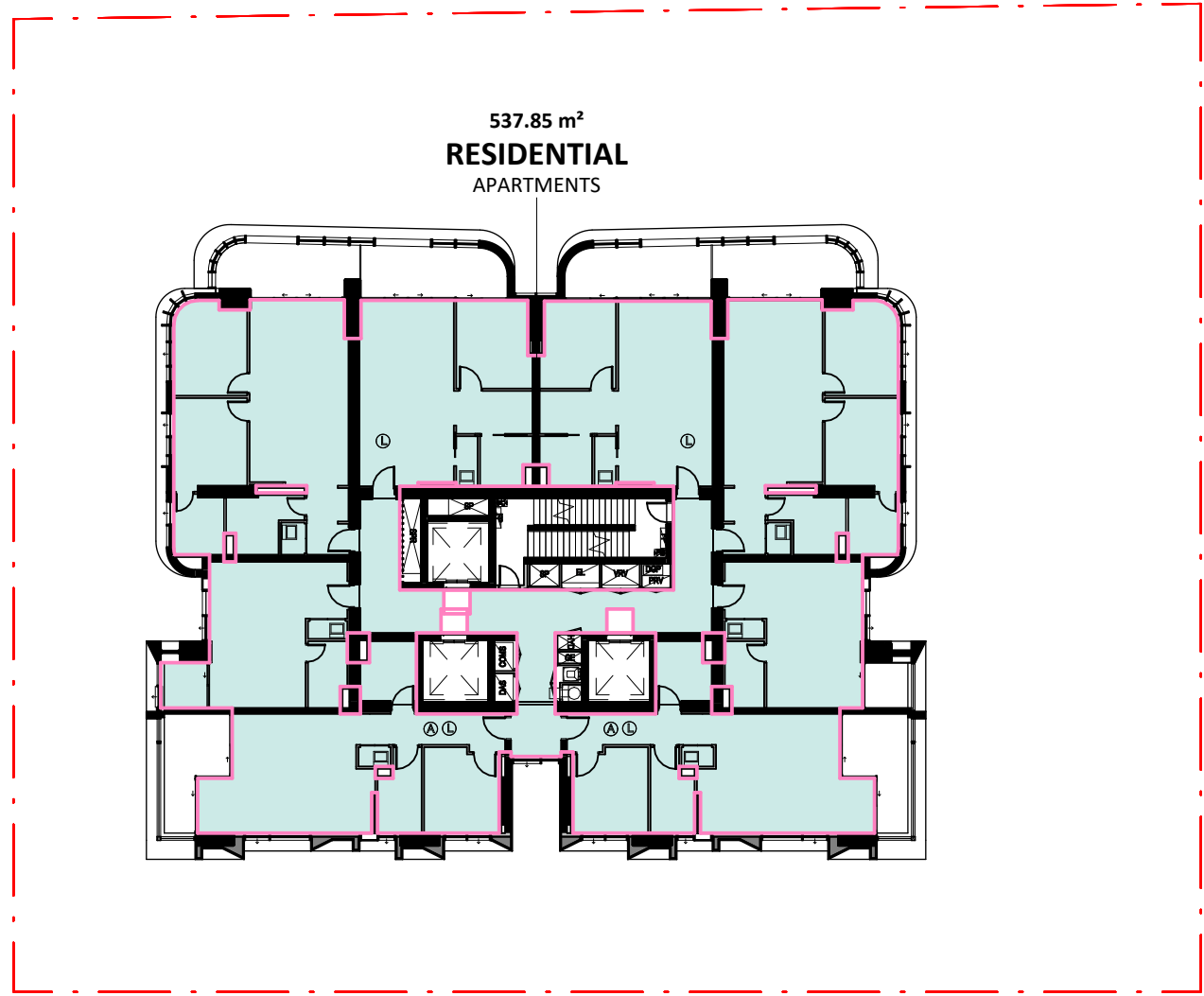
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N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 3)

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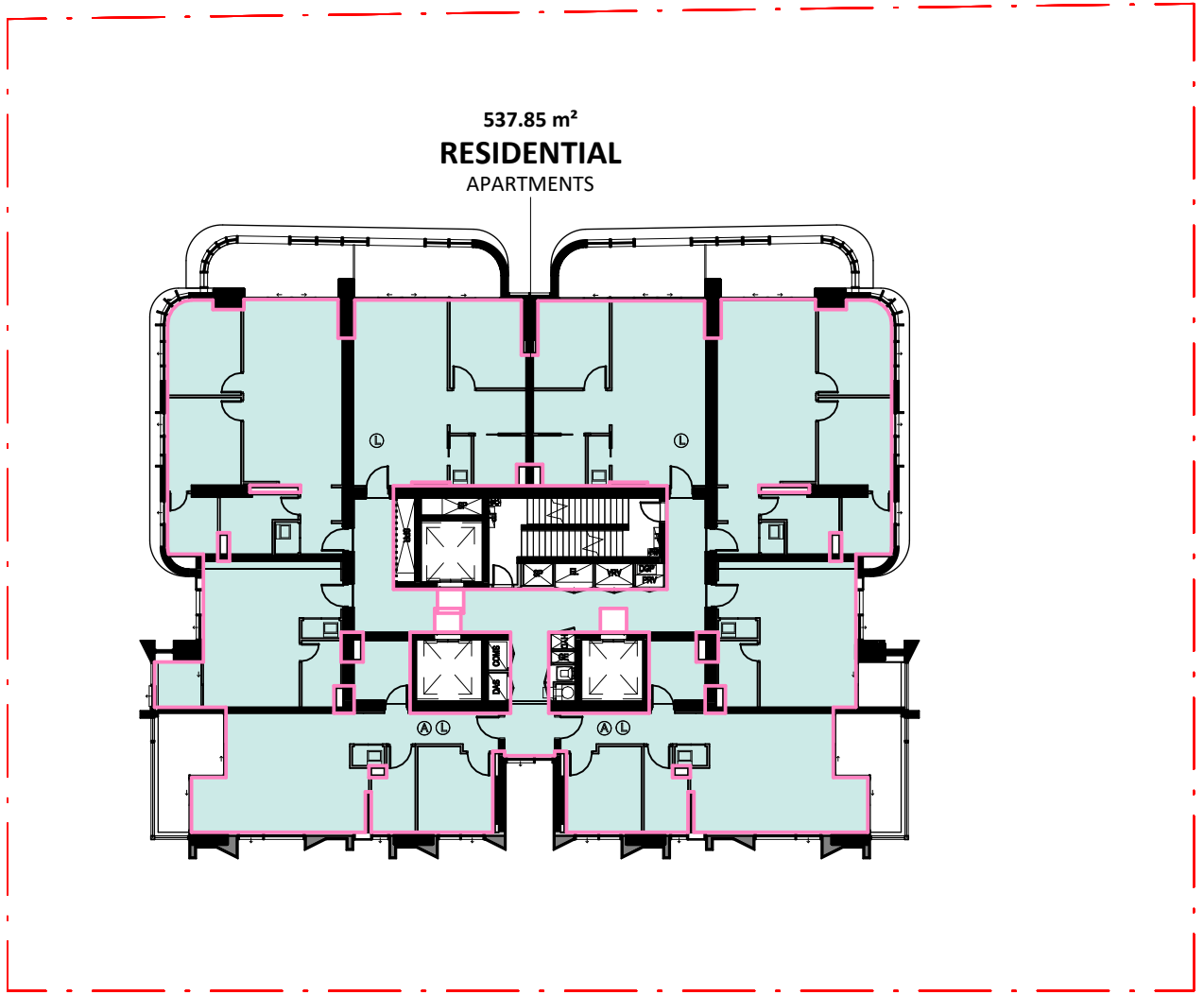
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Revision

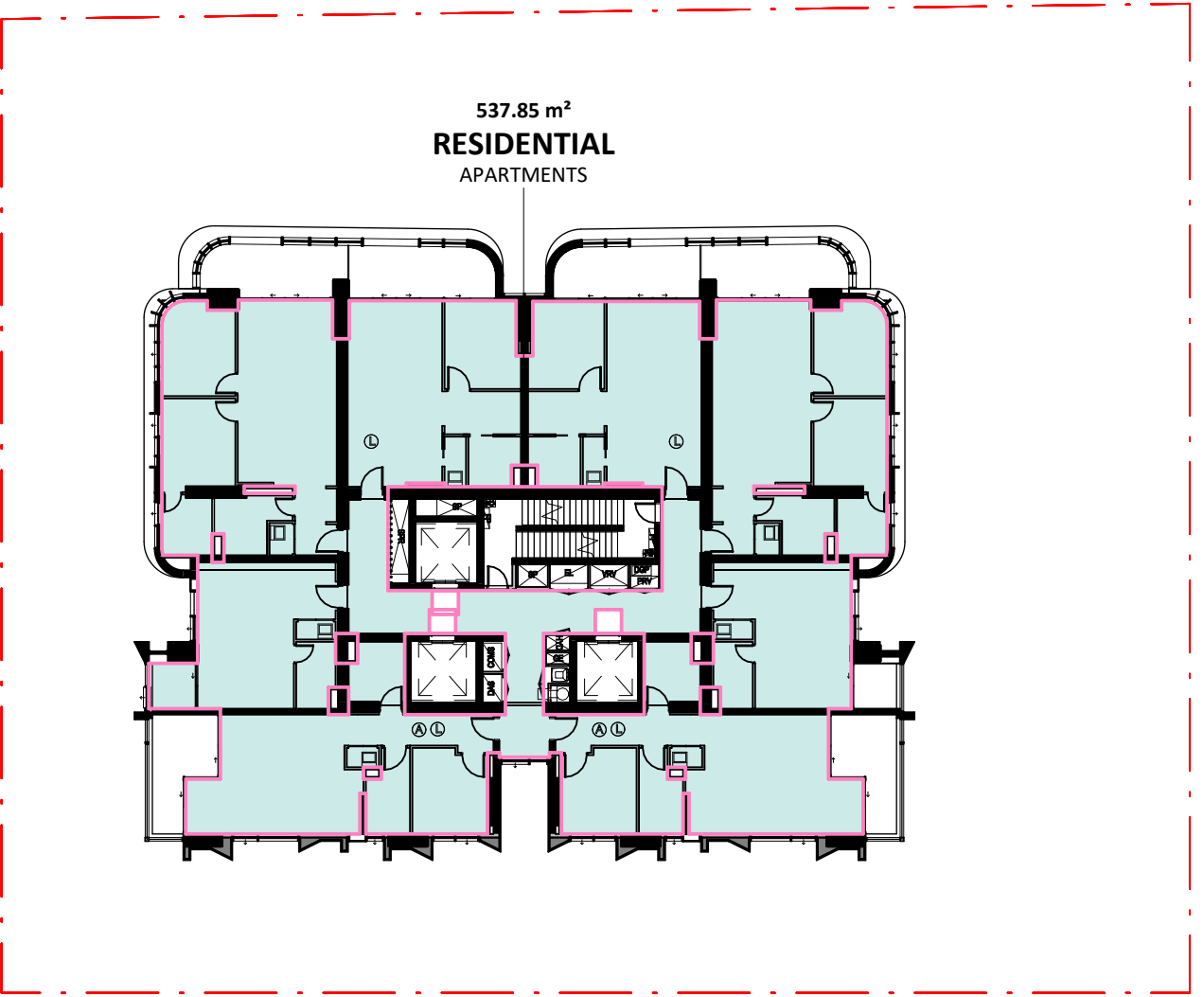
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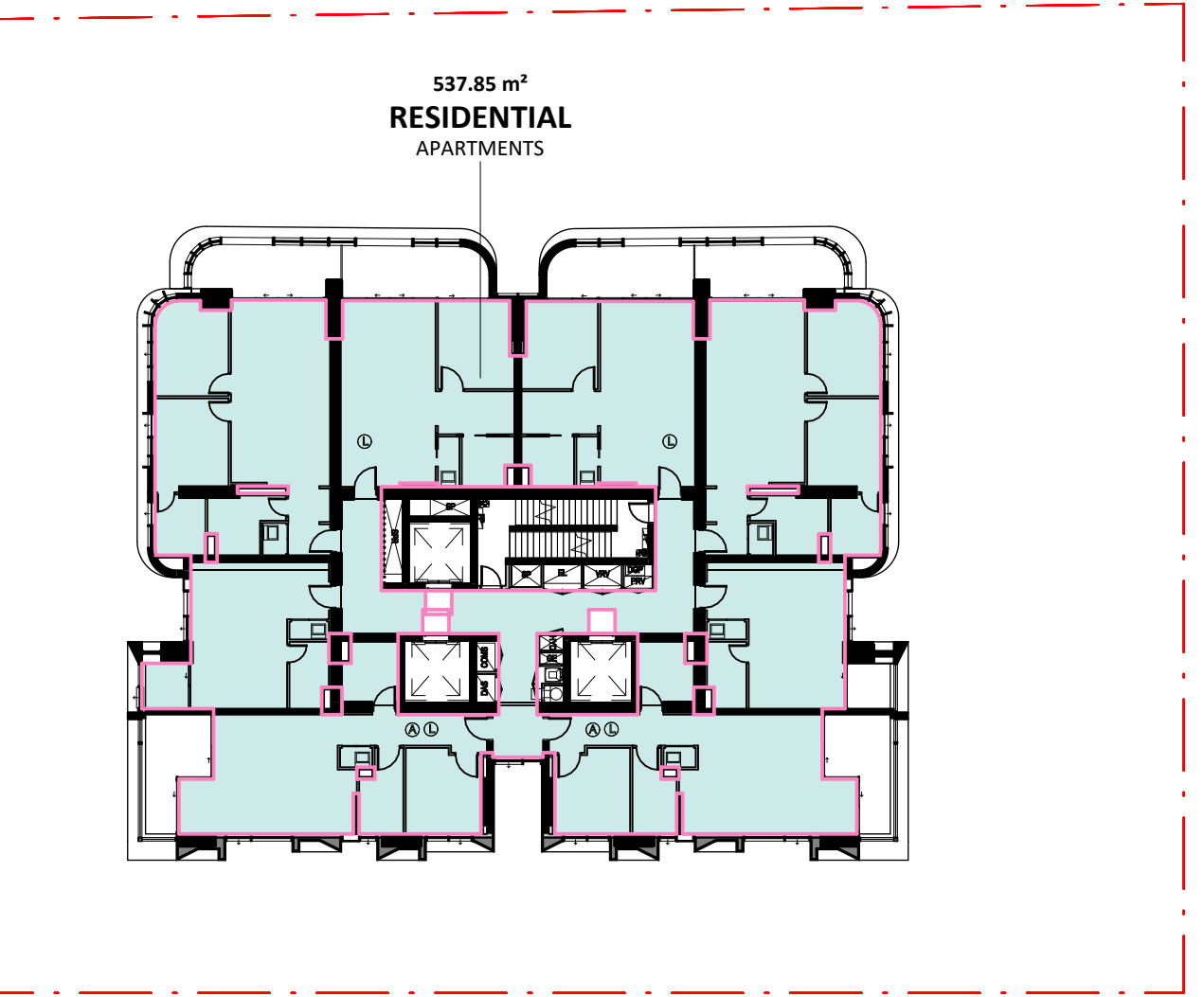
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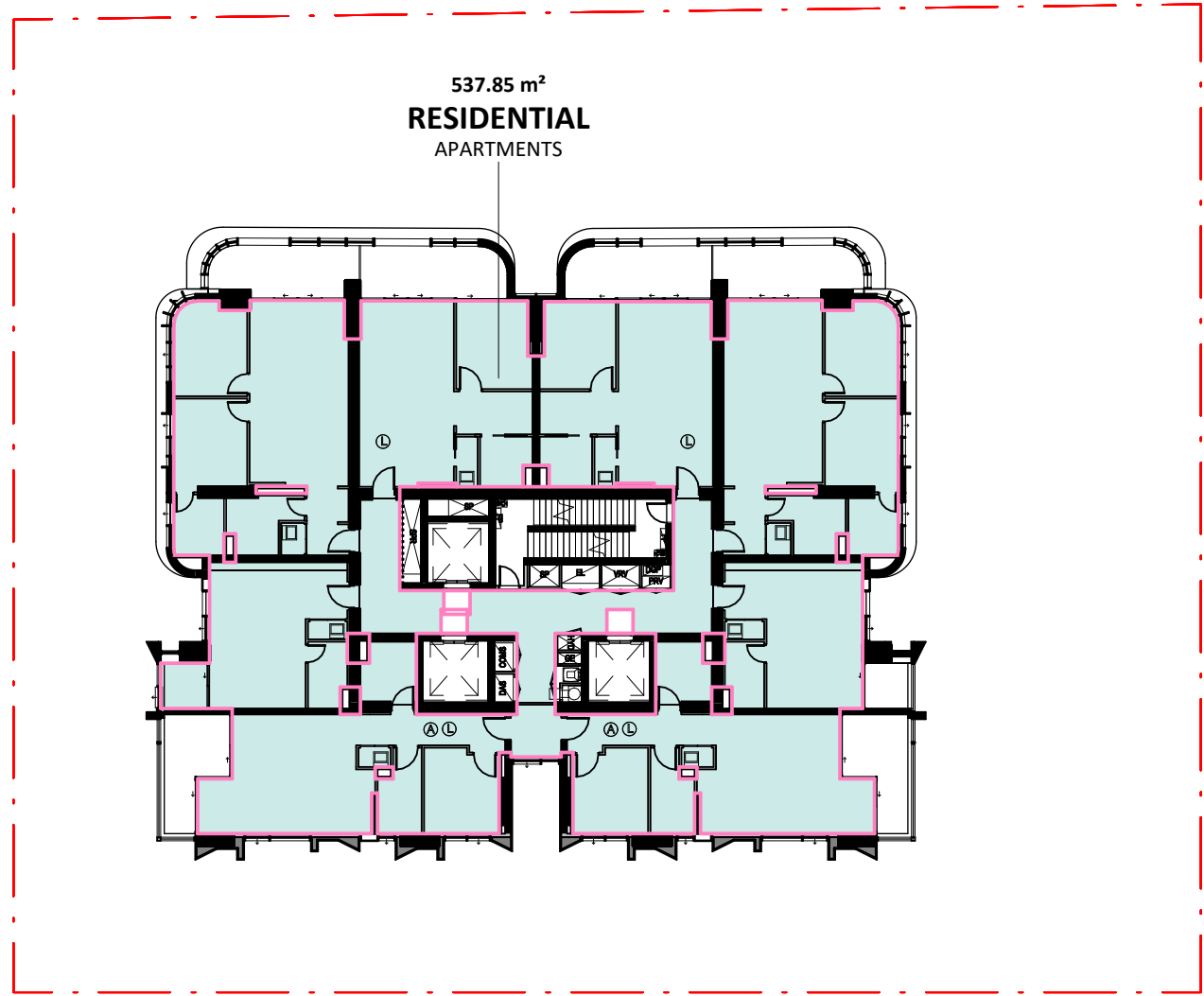
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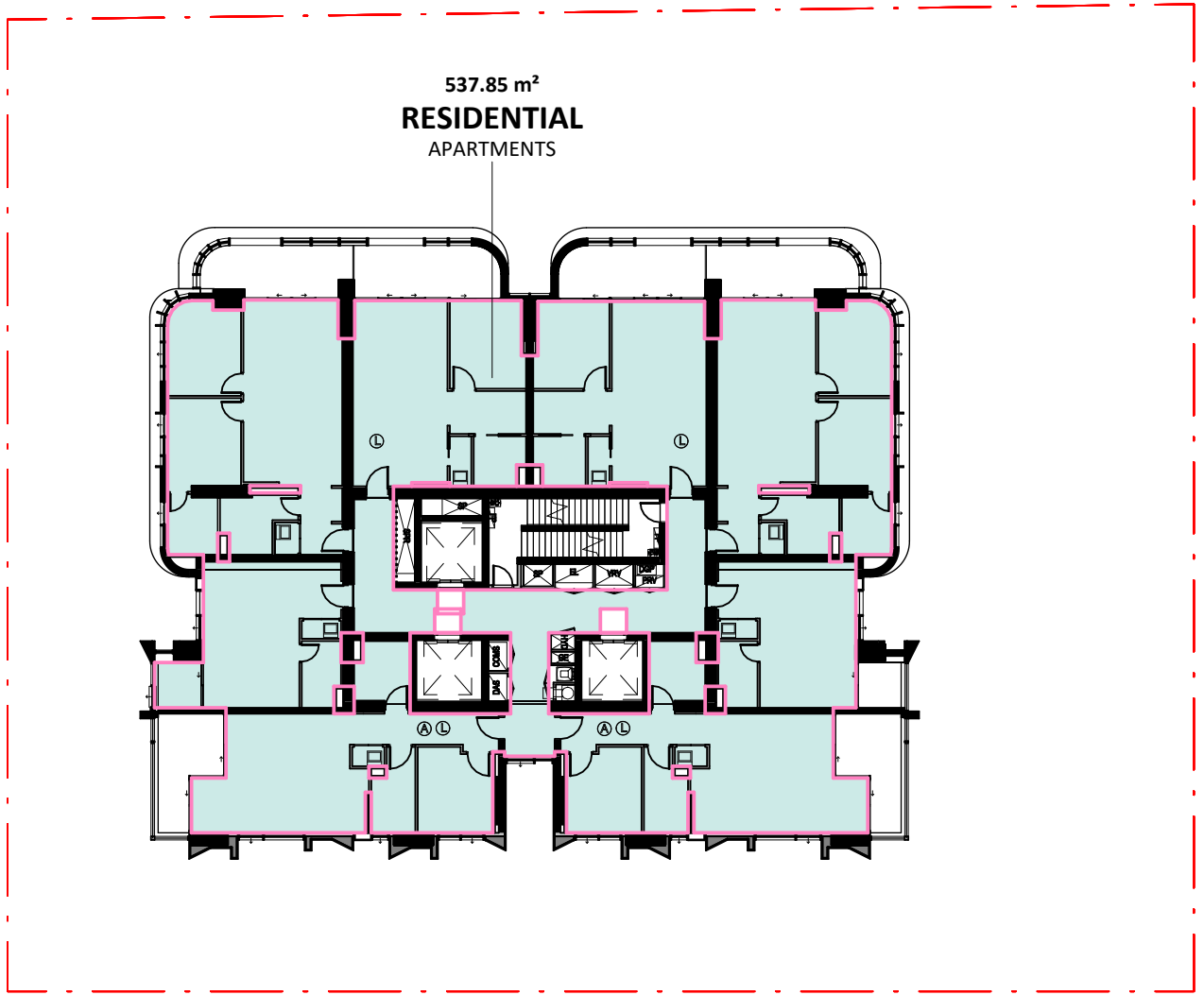
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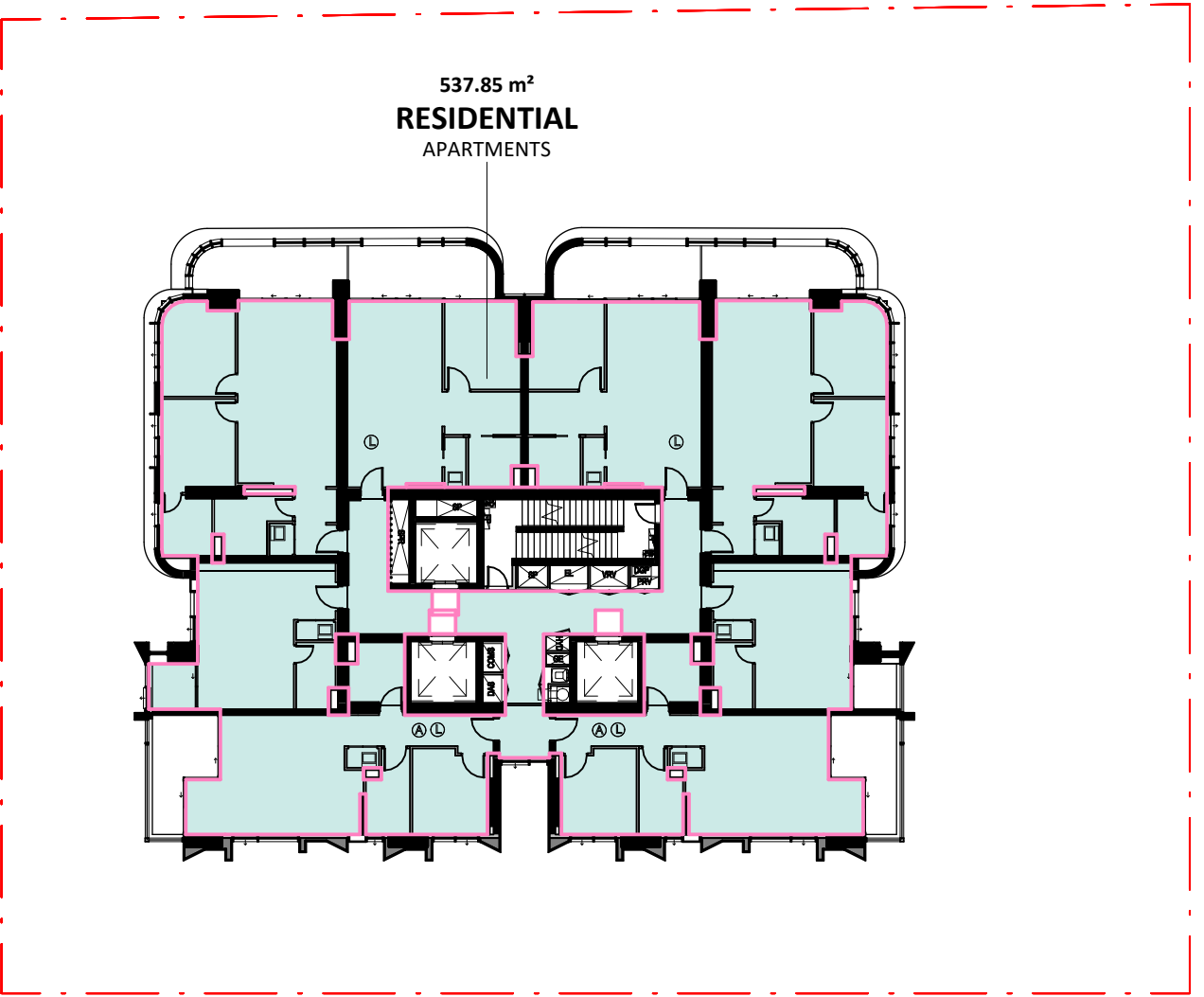
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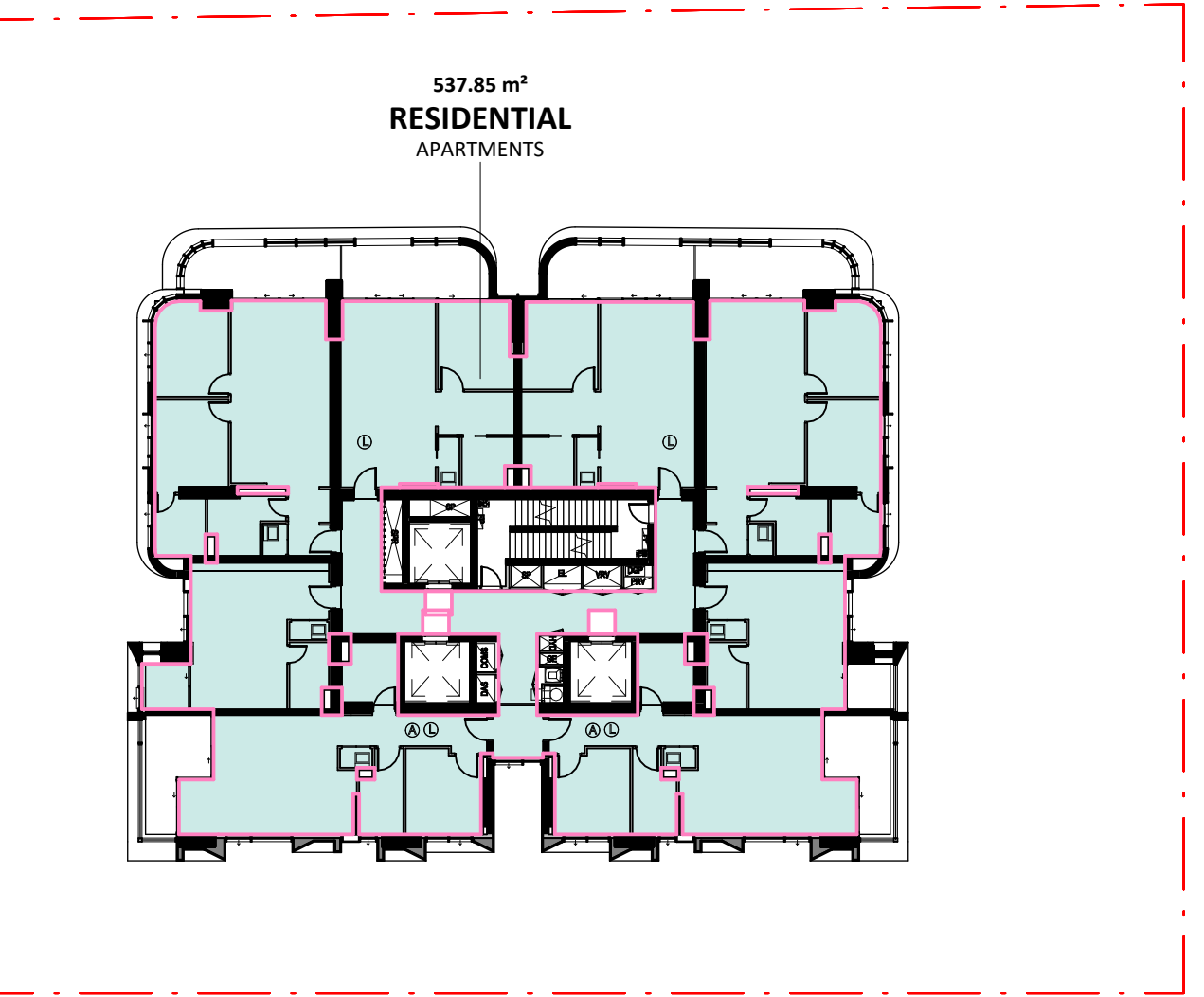
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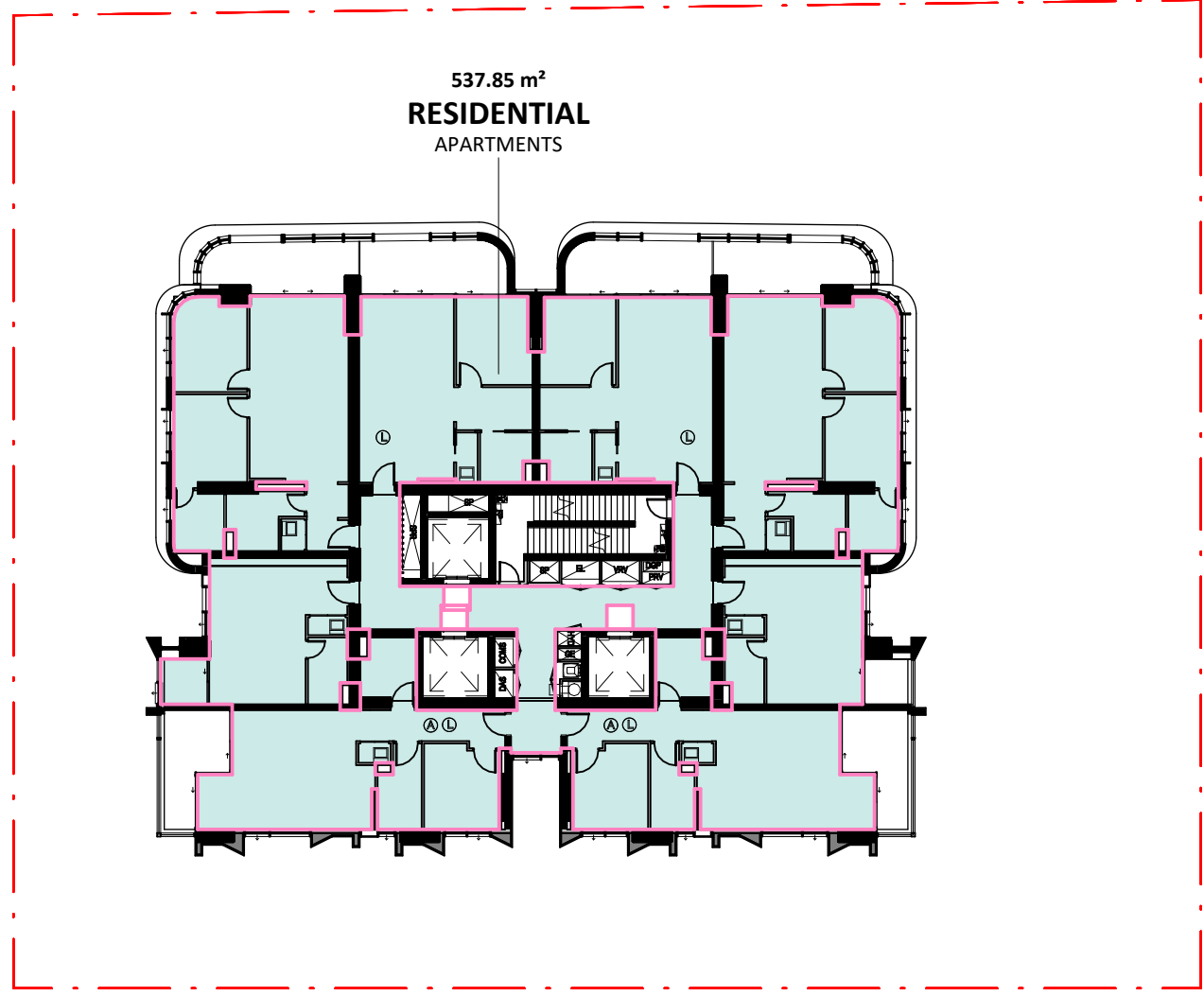
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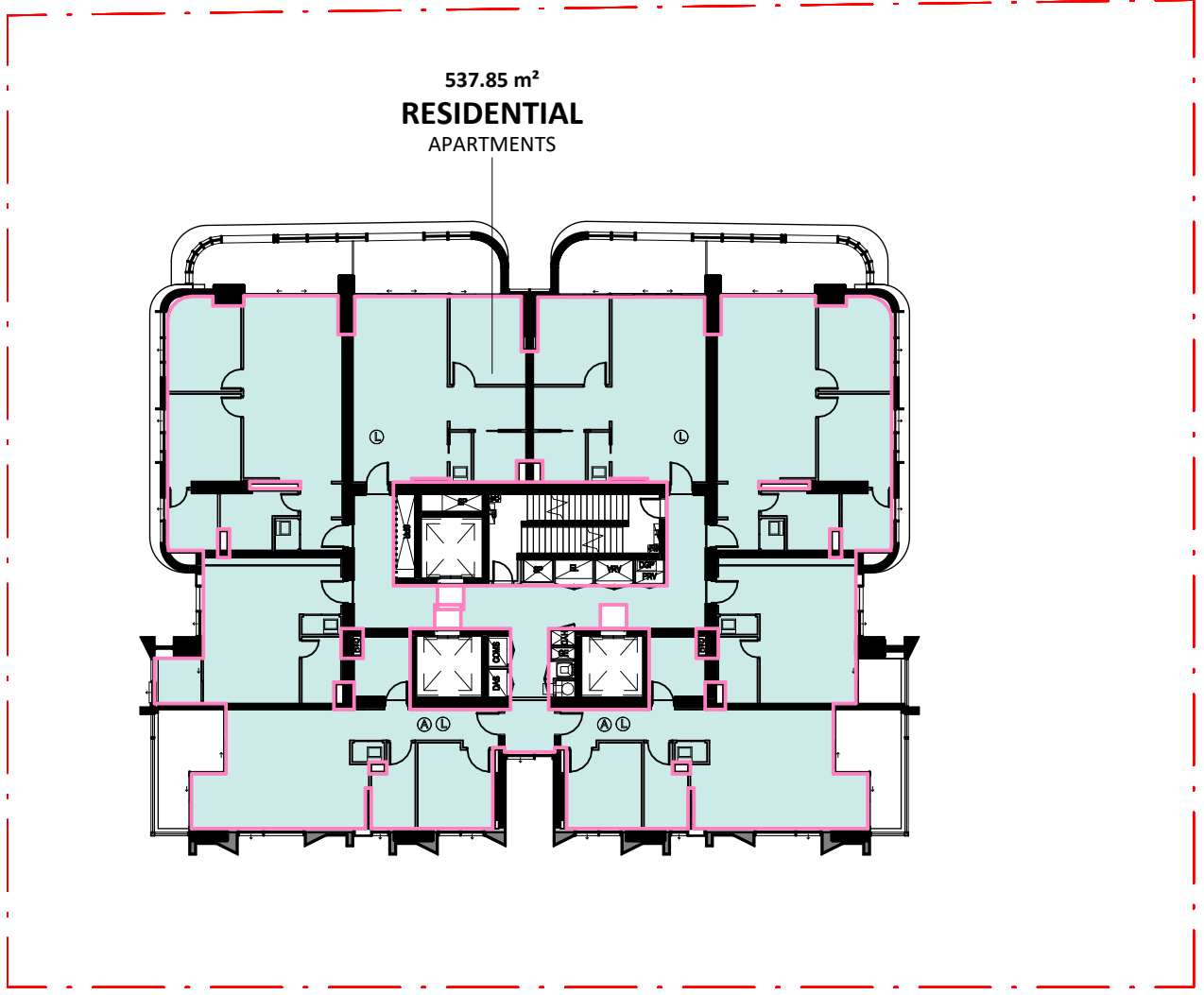
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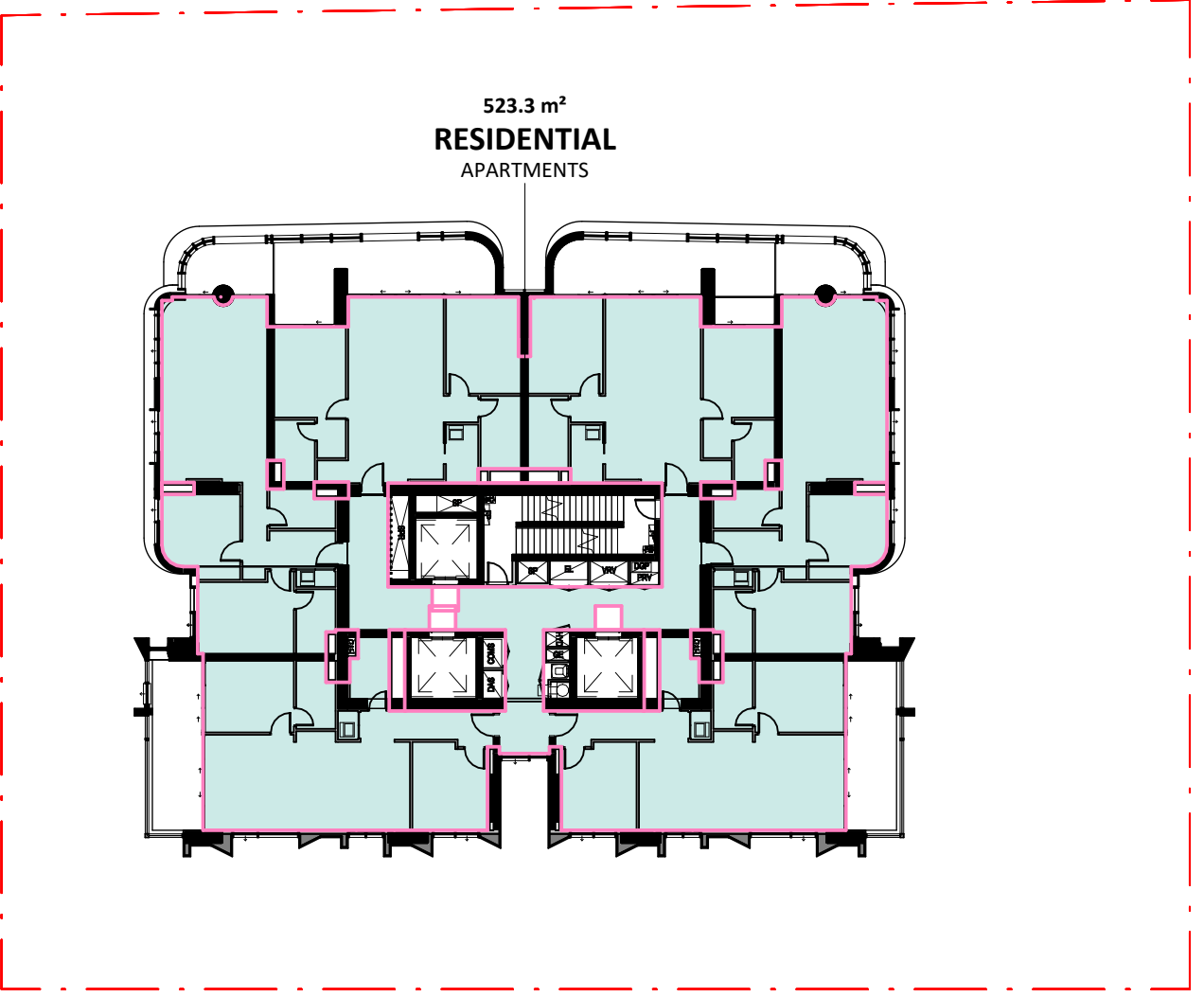
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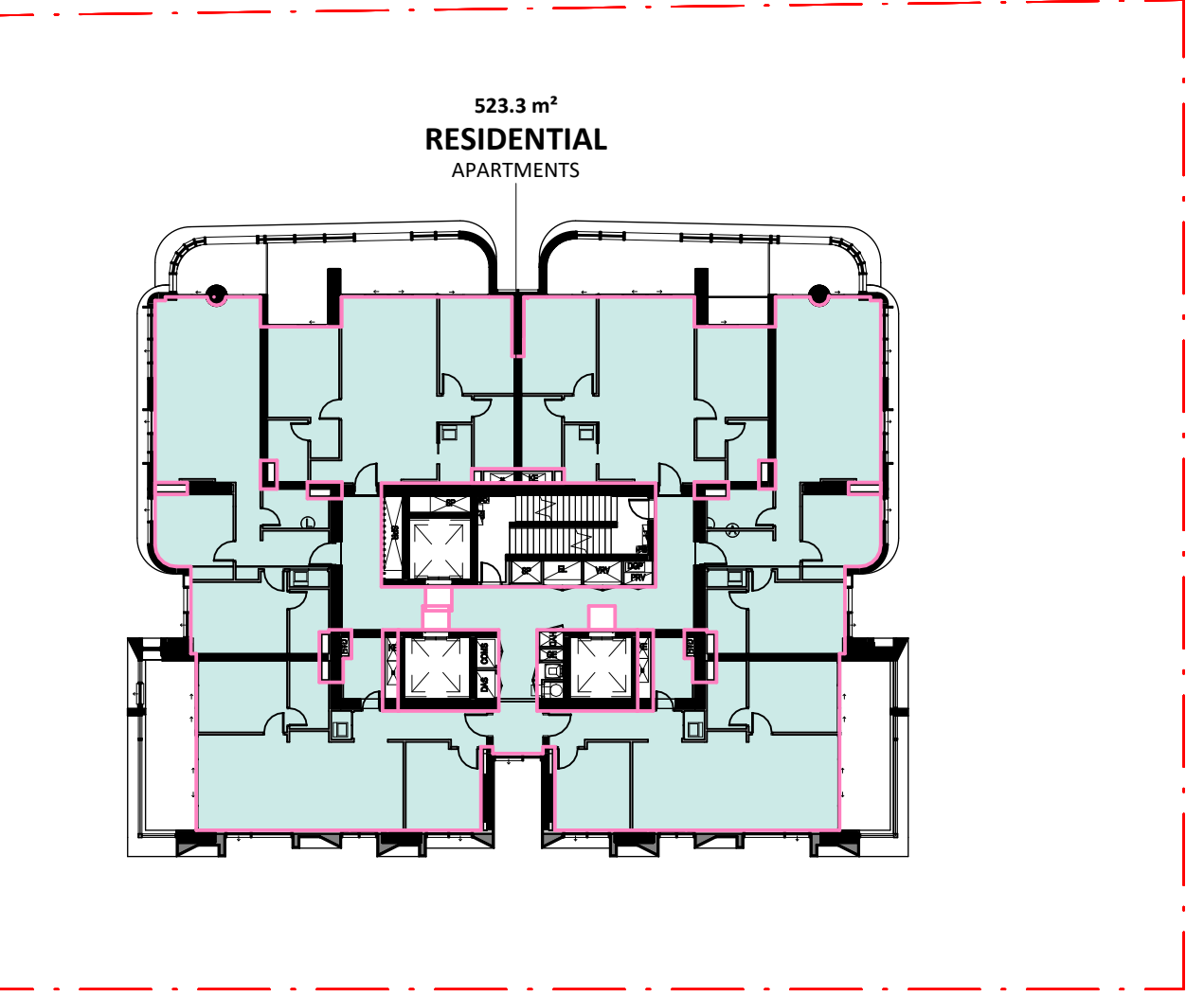
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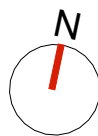
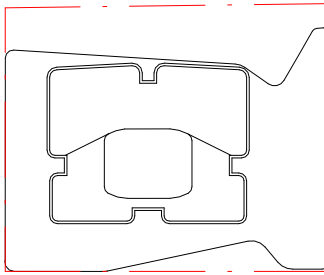


L40

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Rev Amendment

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Project PA030501

12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

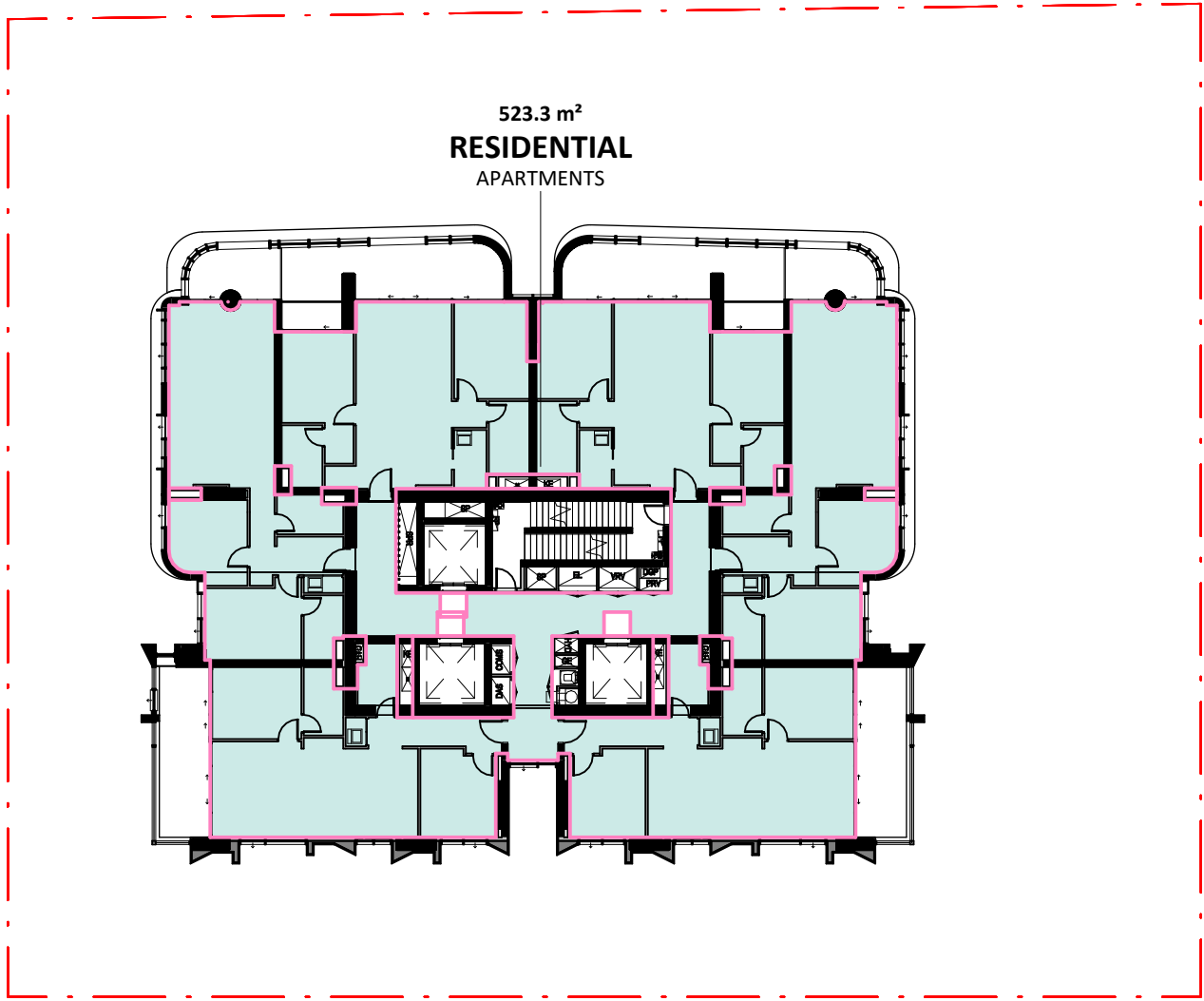
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N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 4)

Drawing Number

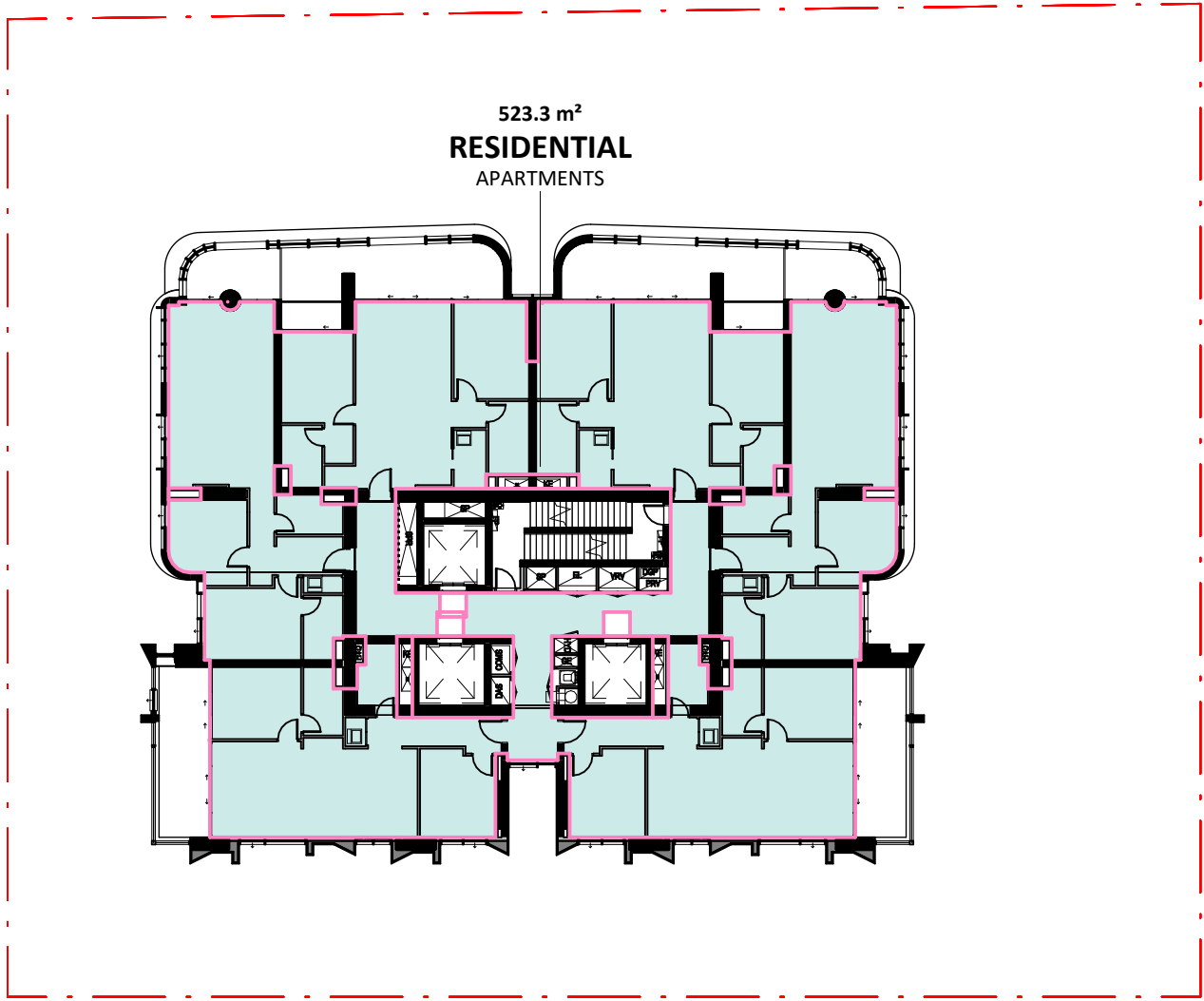
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Revision

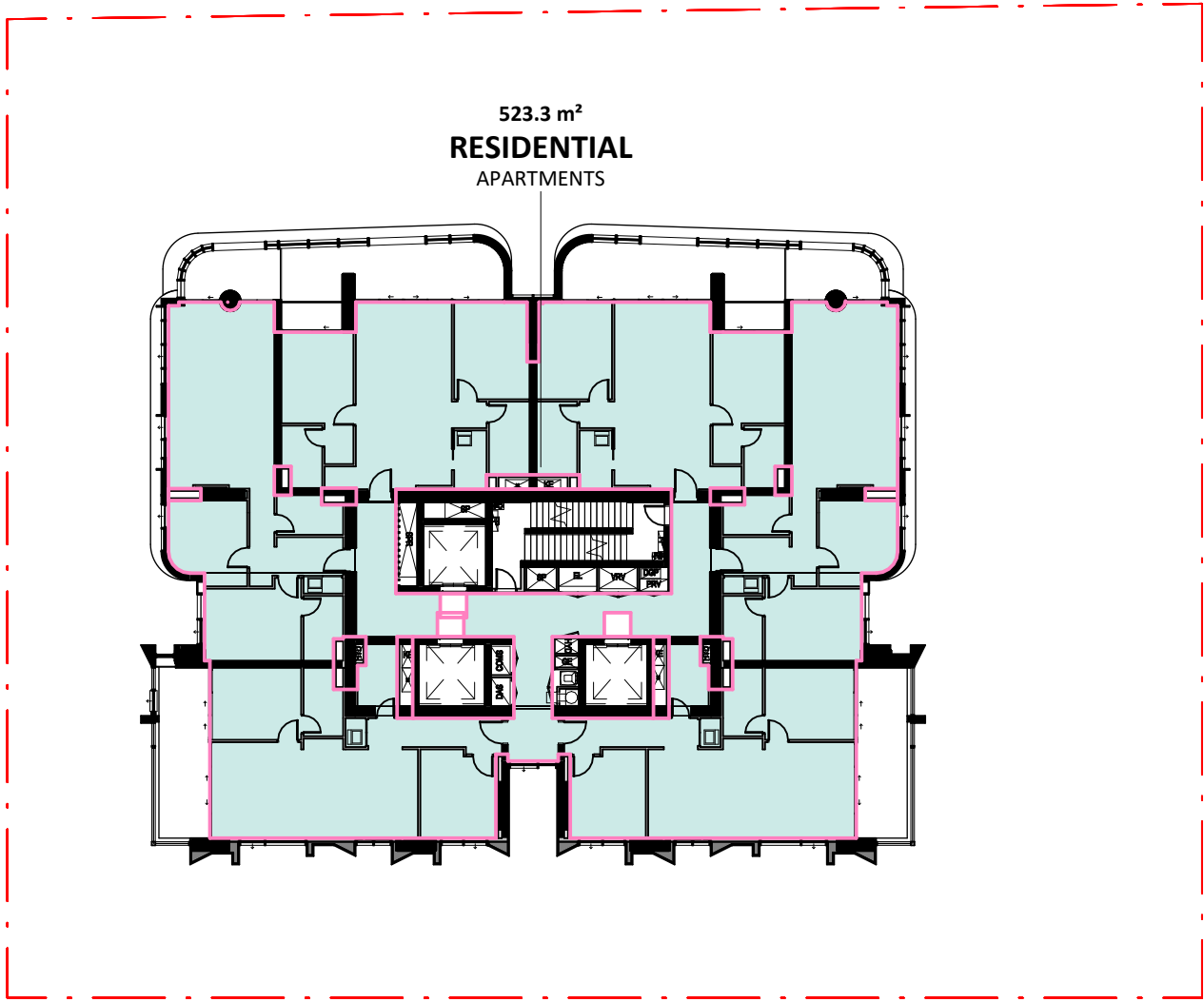
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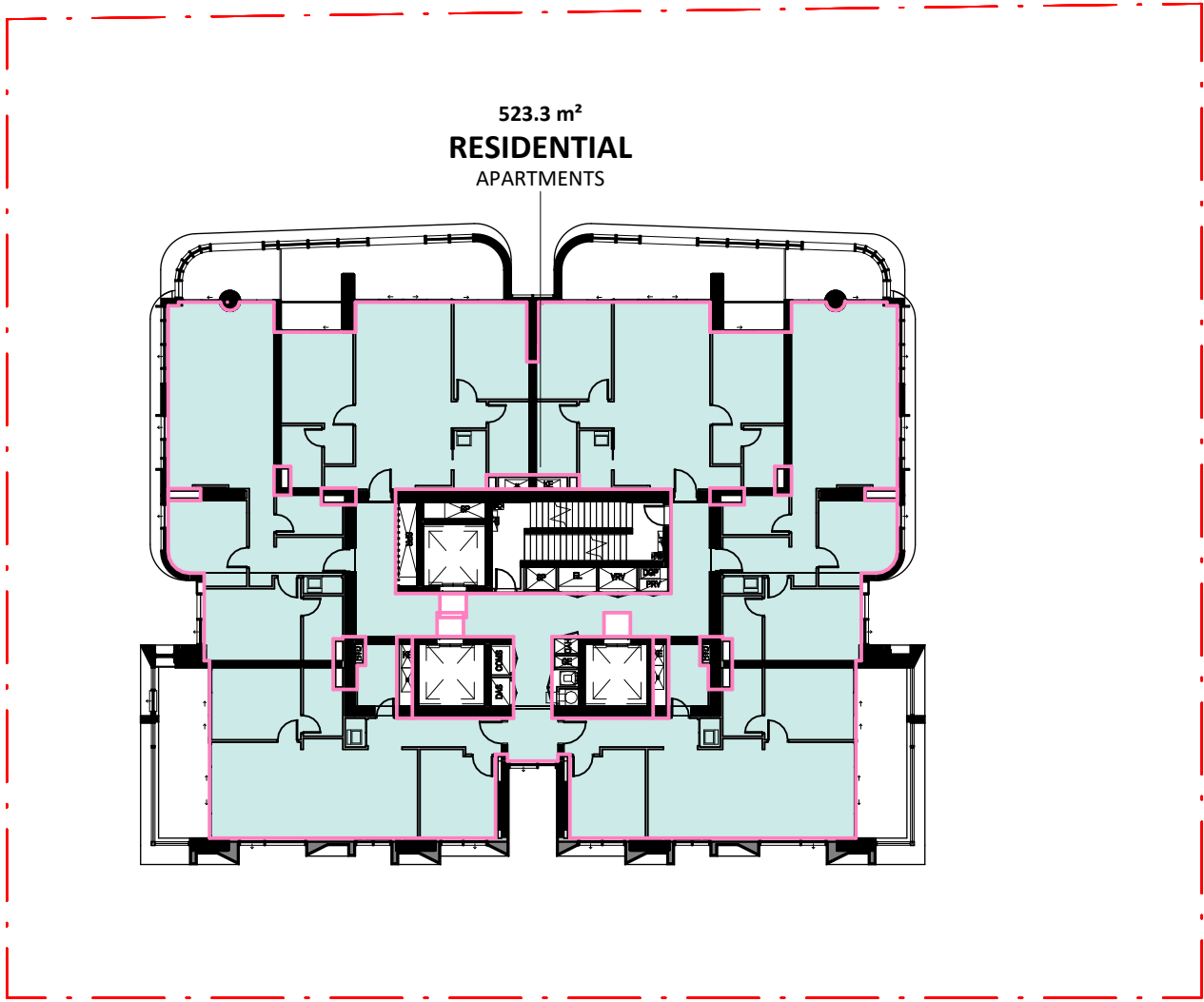
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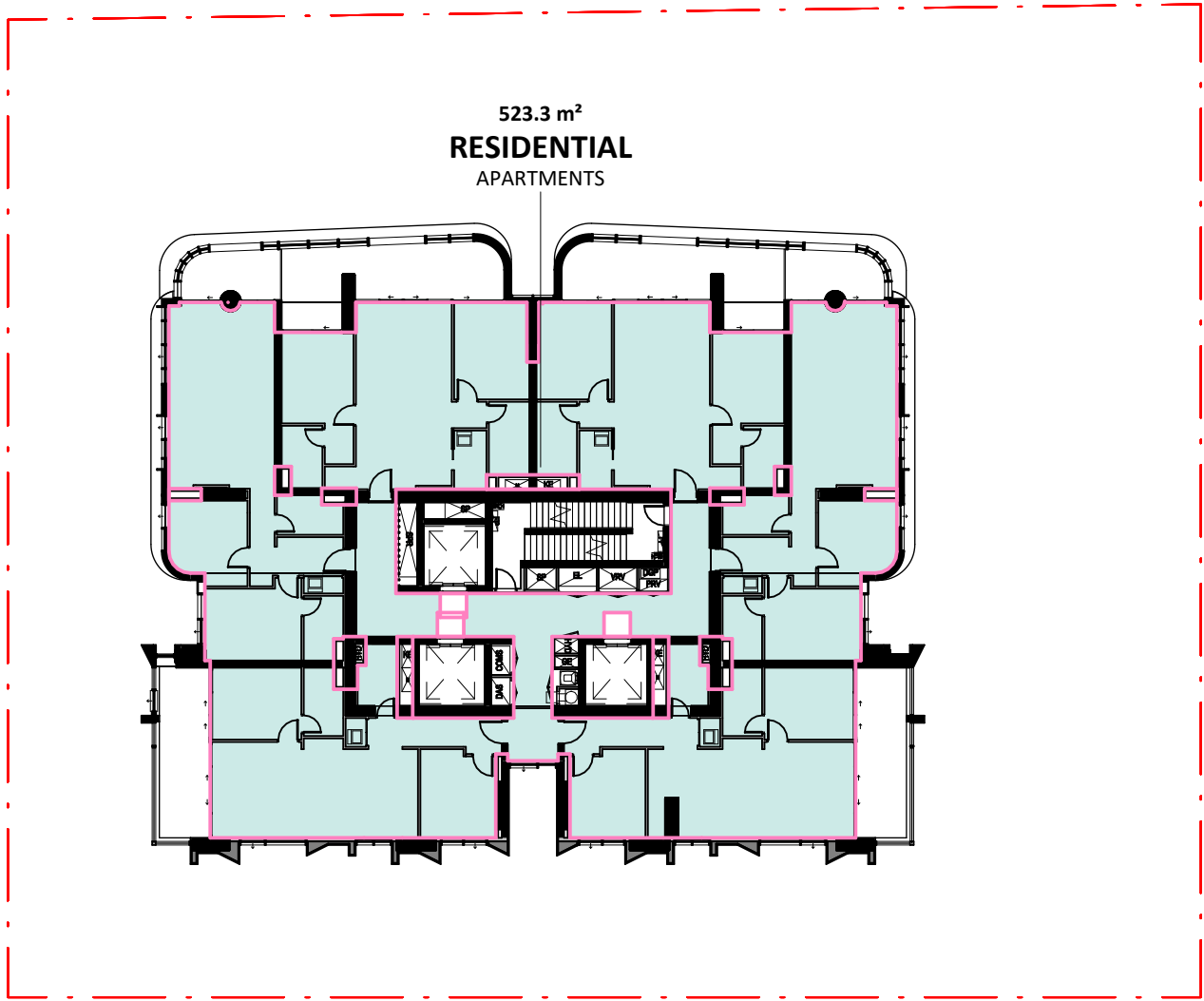
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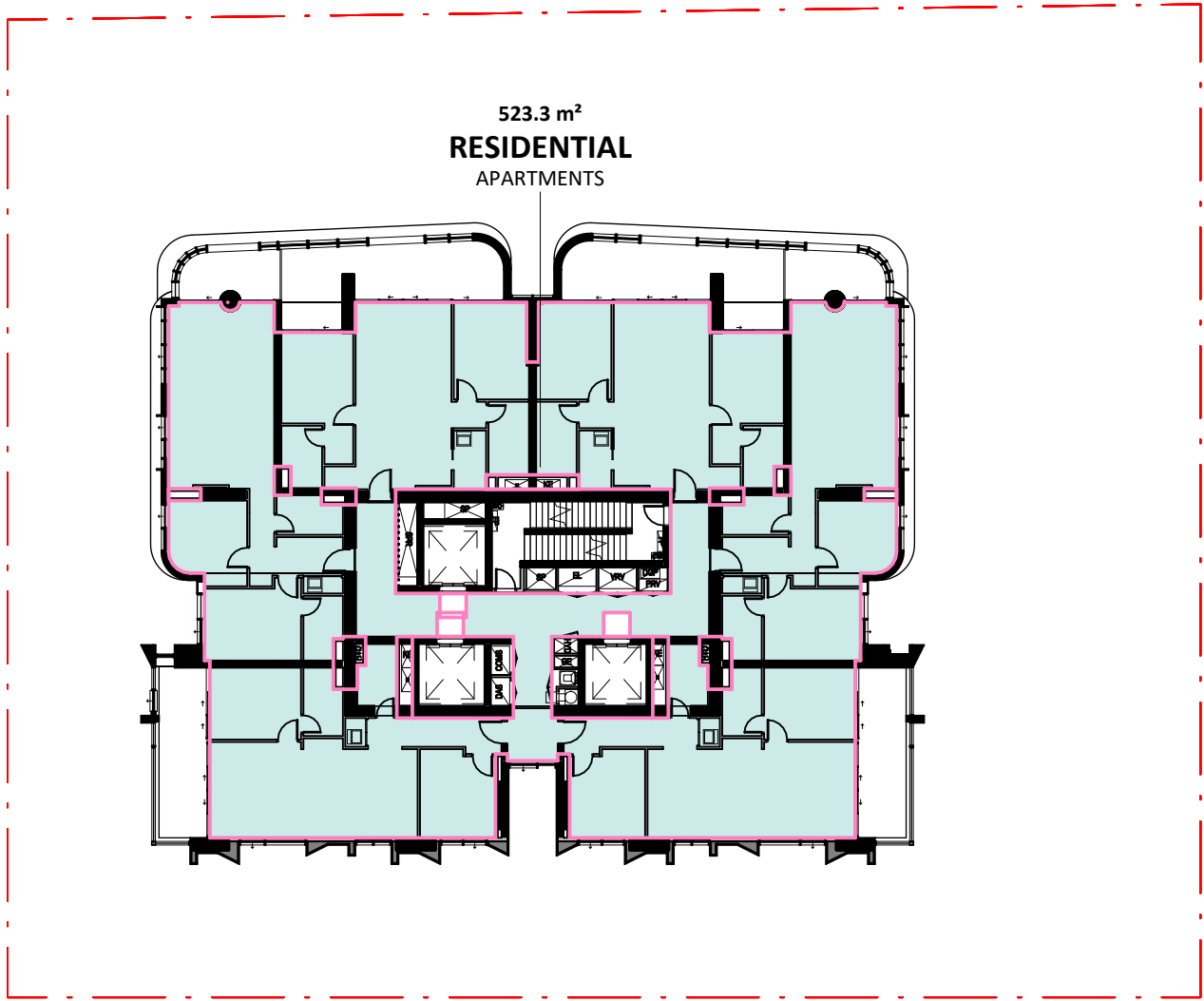
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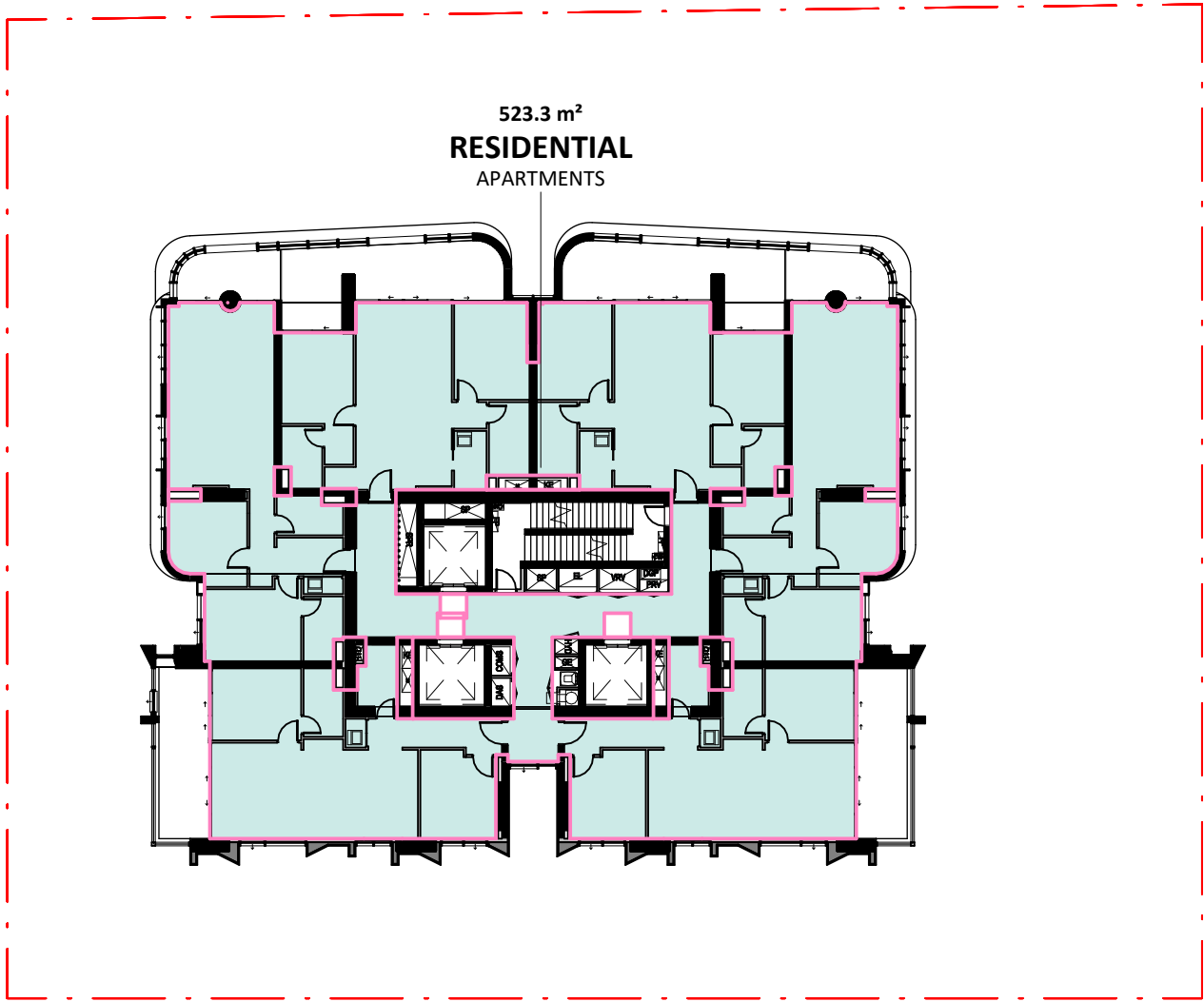
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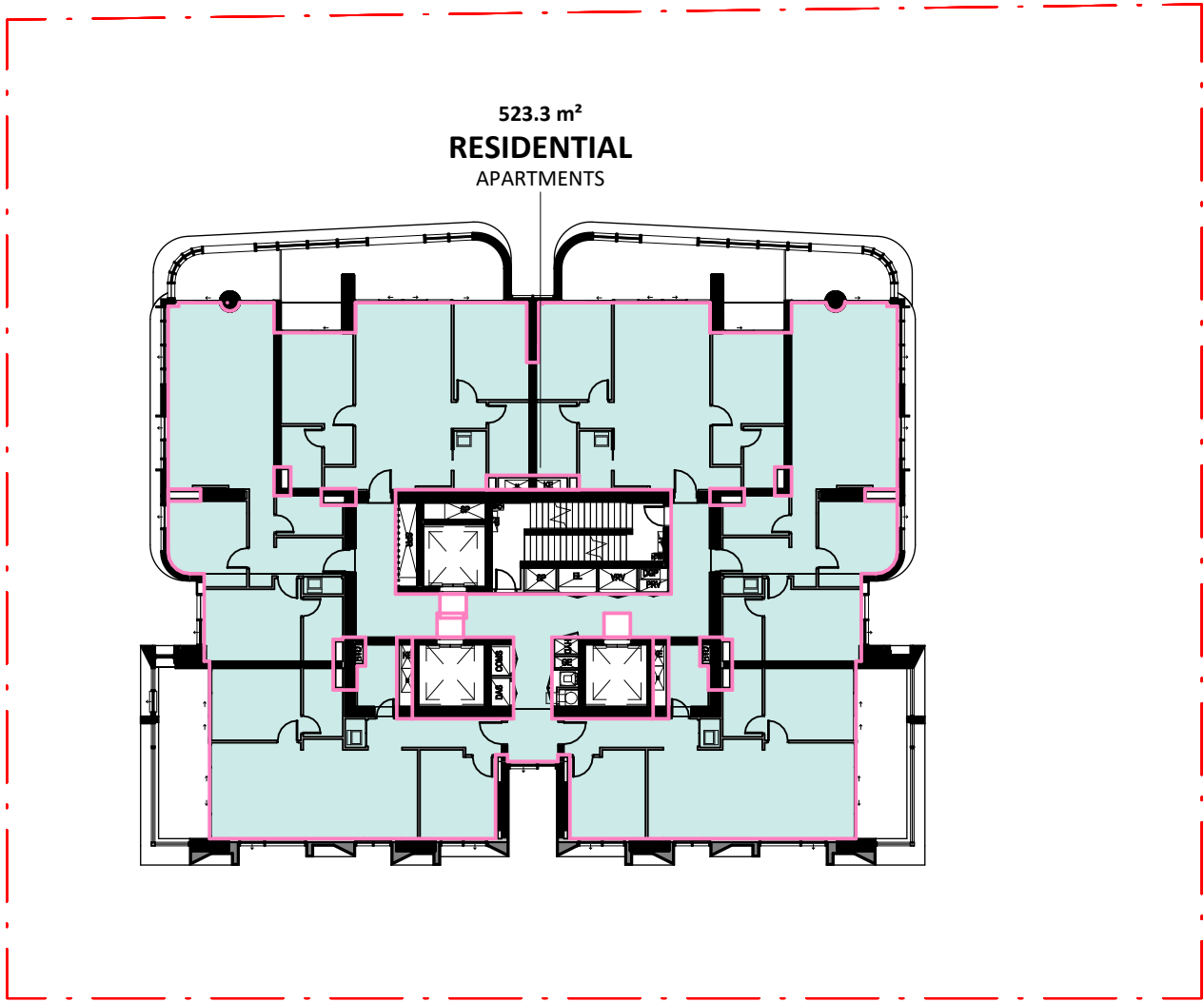
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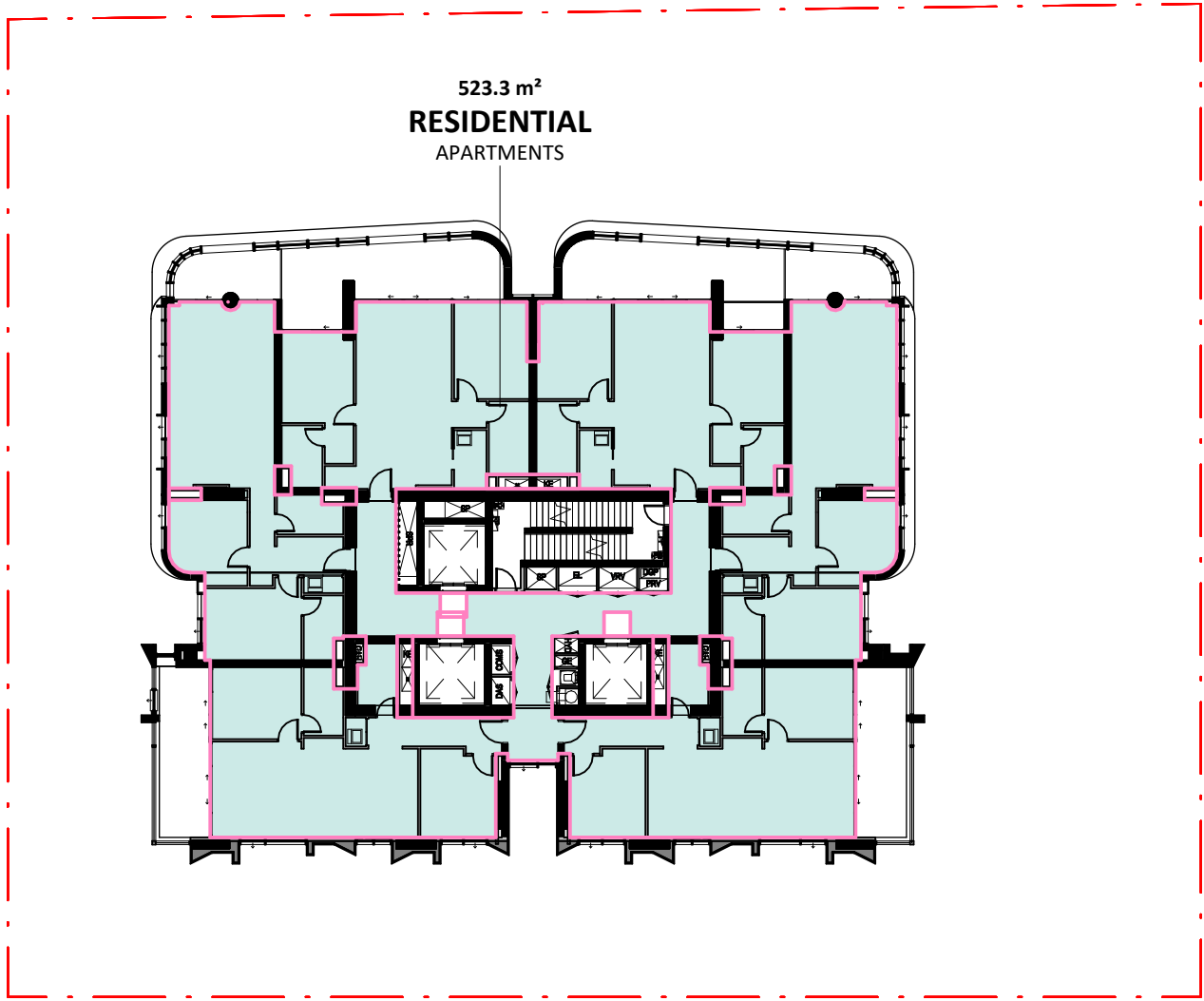
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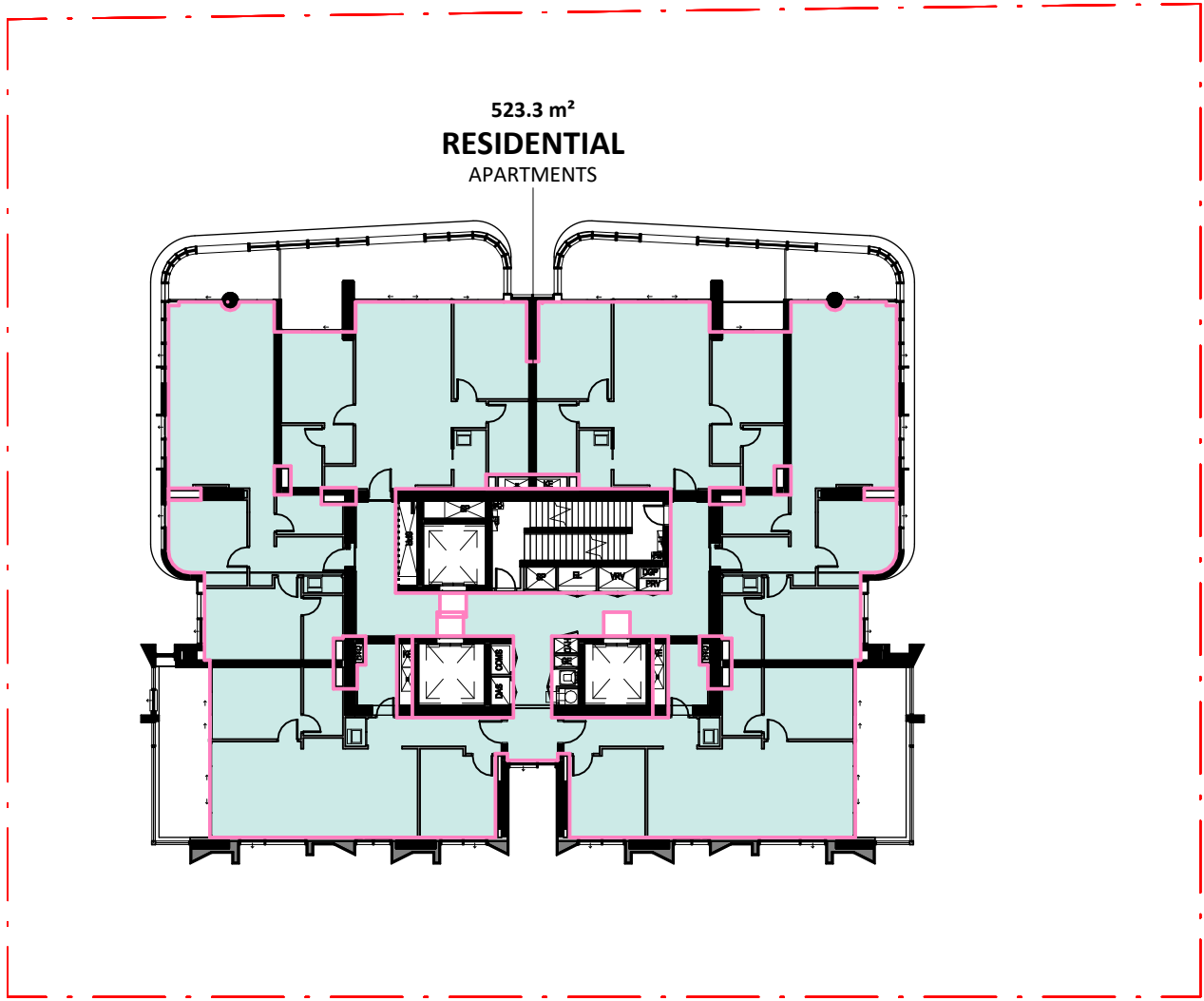
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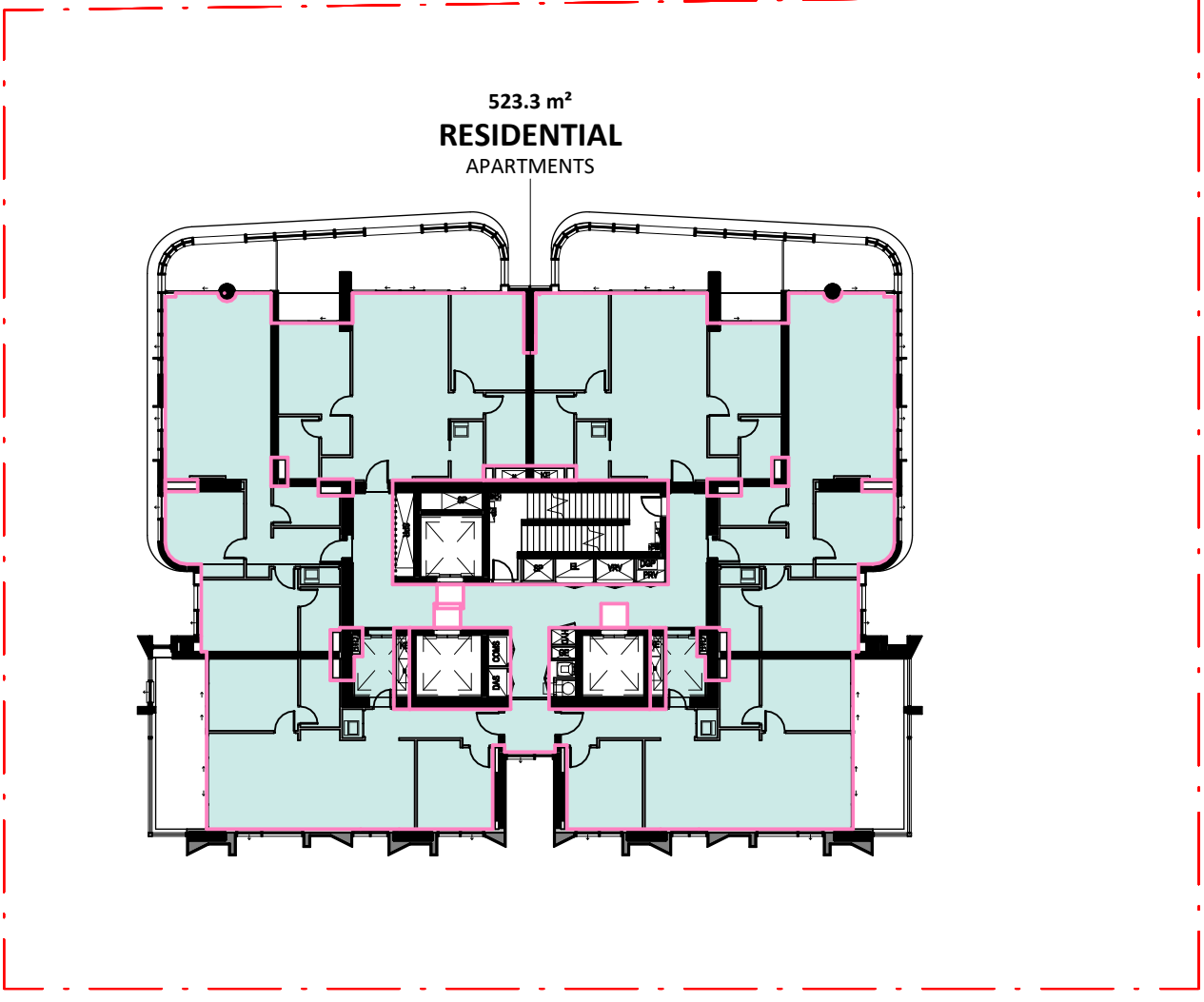
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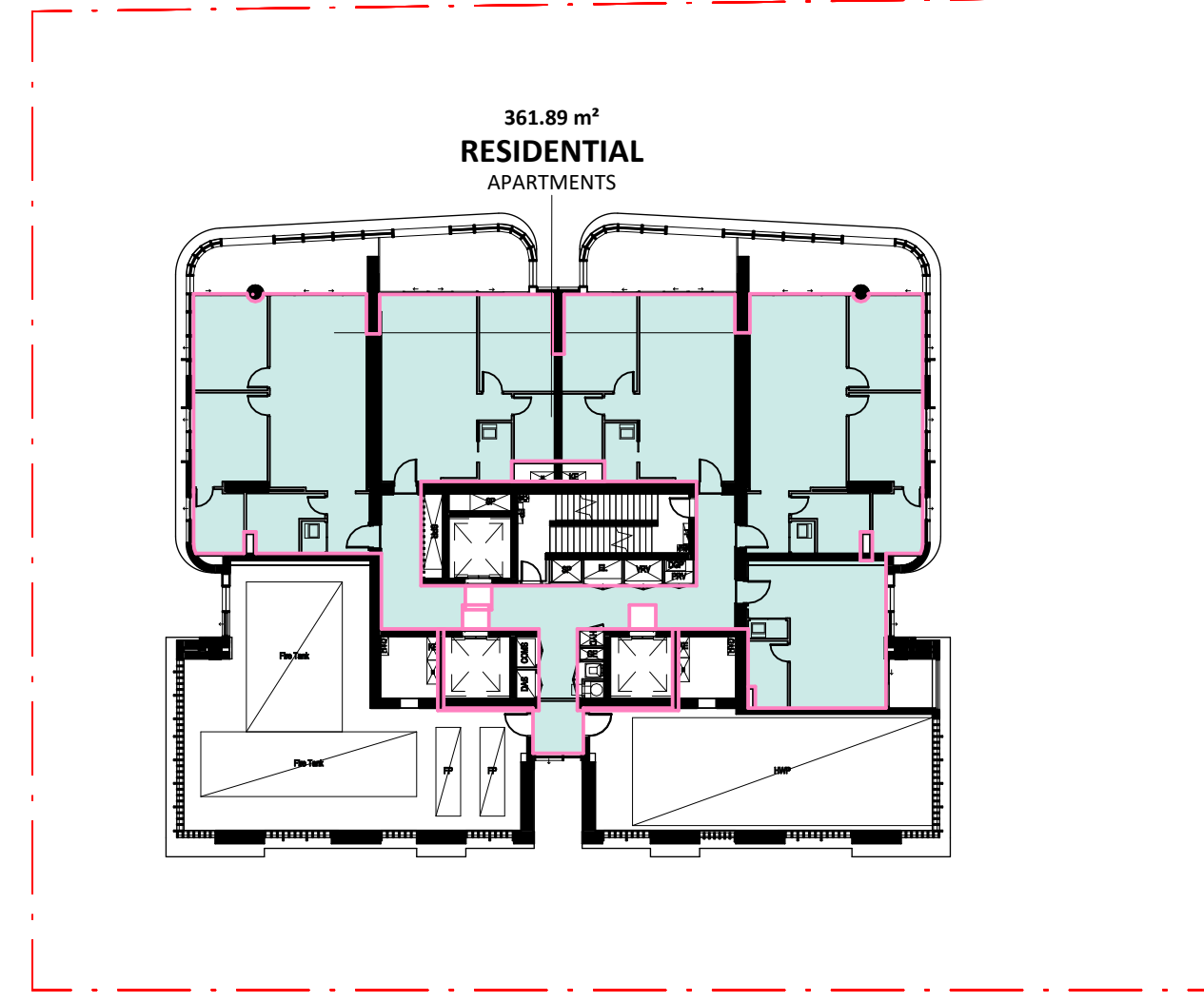
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L50



L51

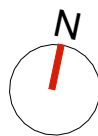
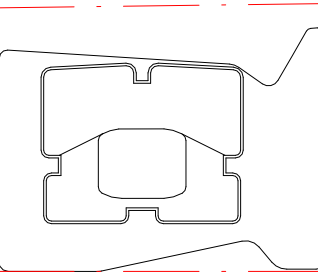


L52

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DEVELOPMENT APPLICATION

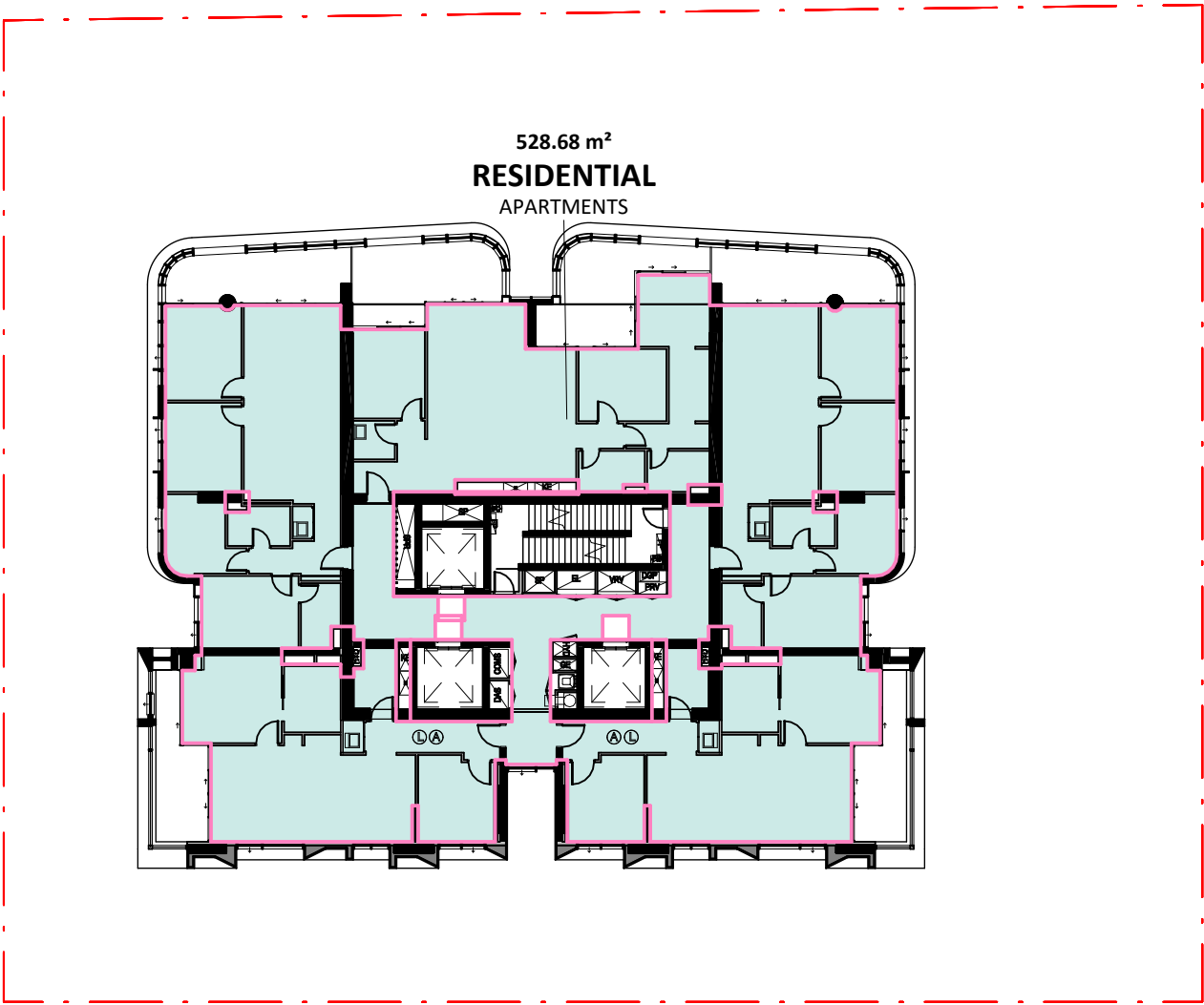
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N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 5)

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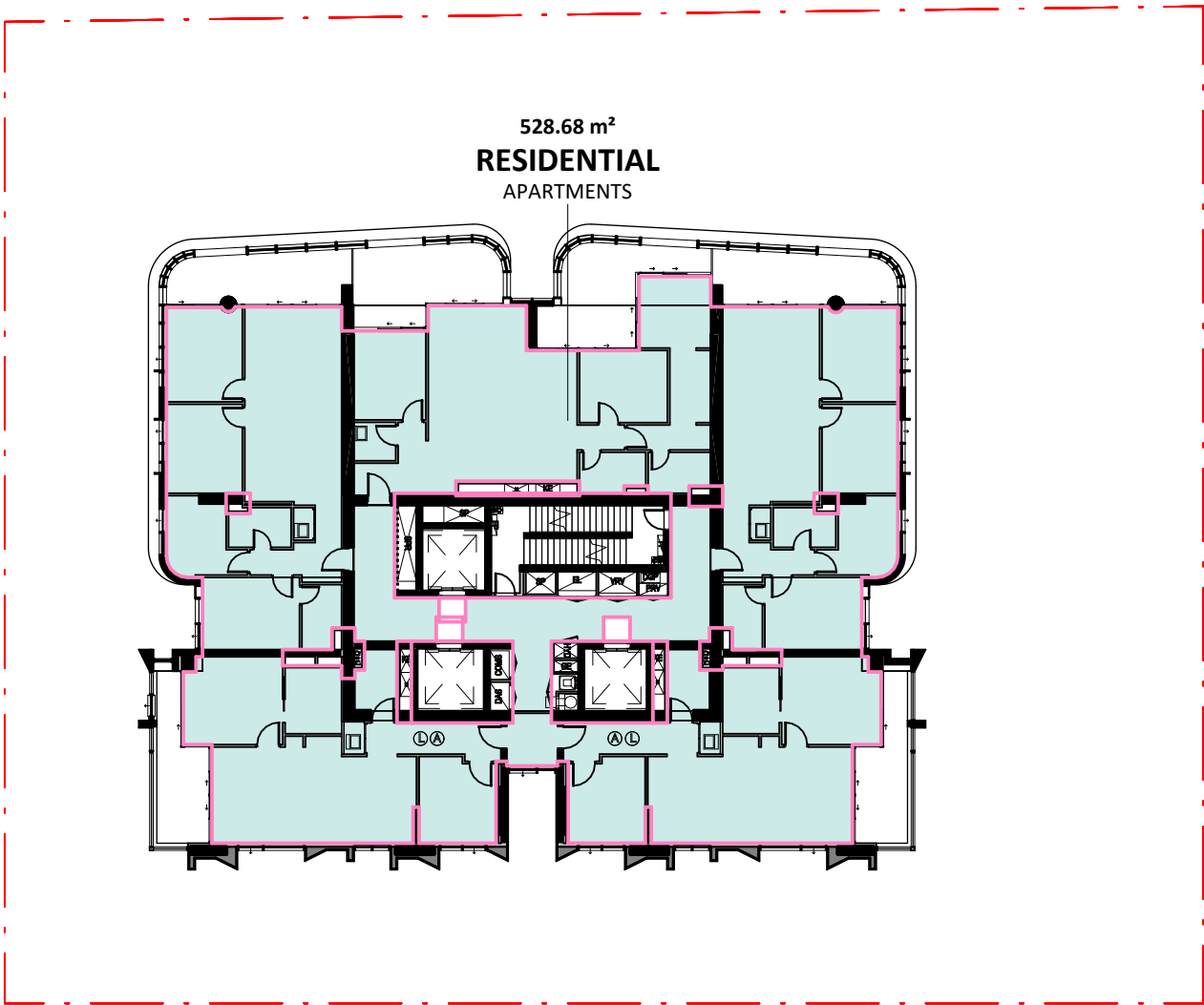
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Revision

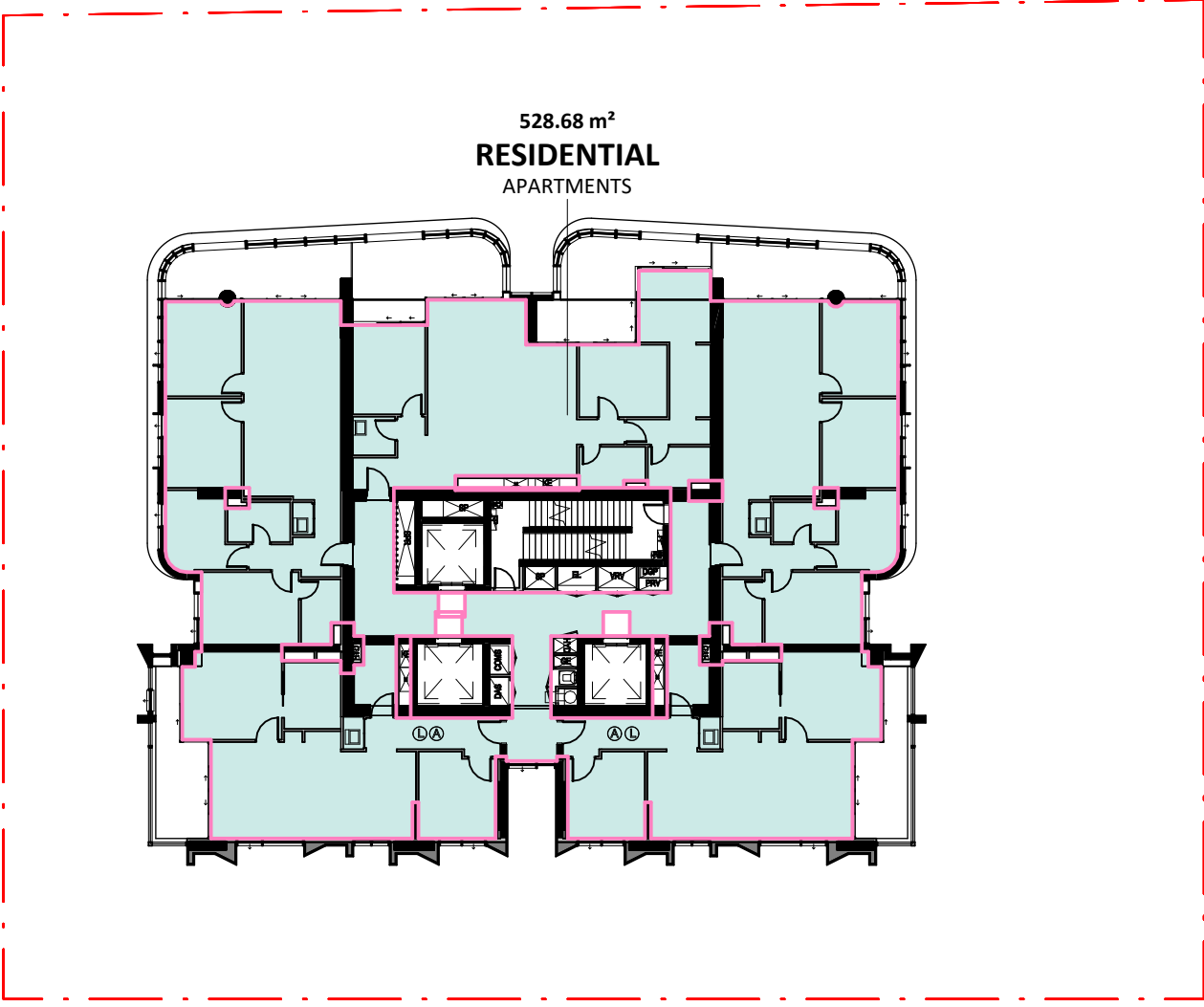
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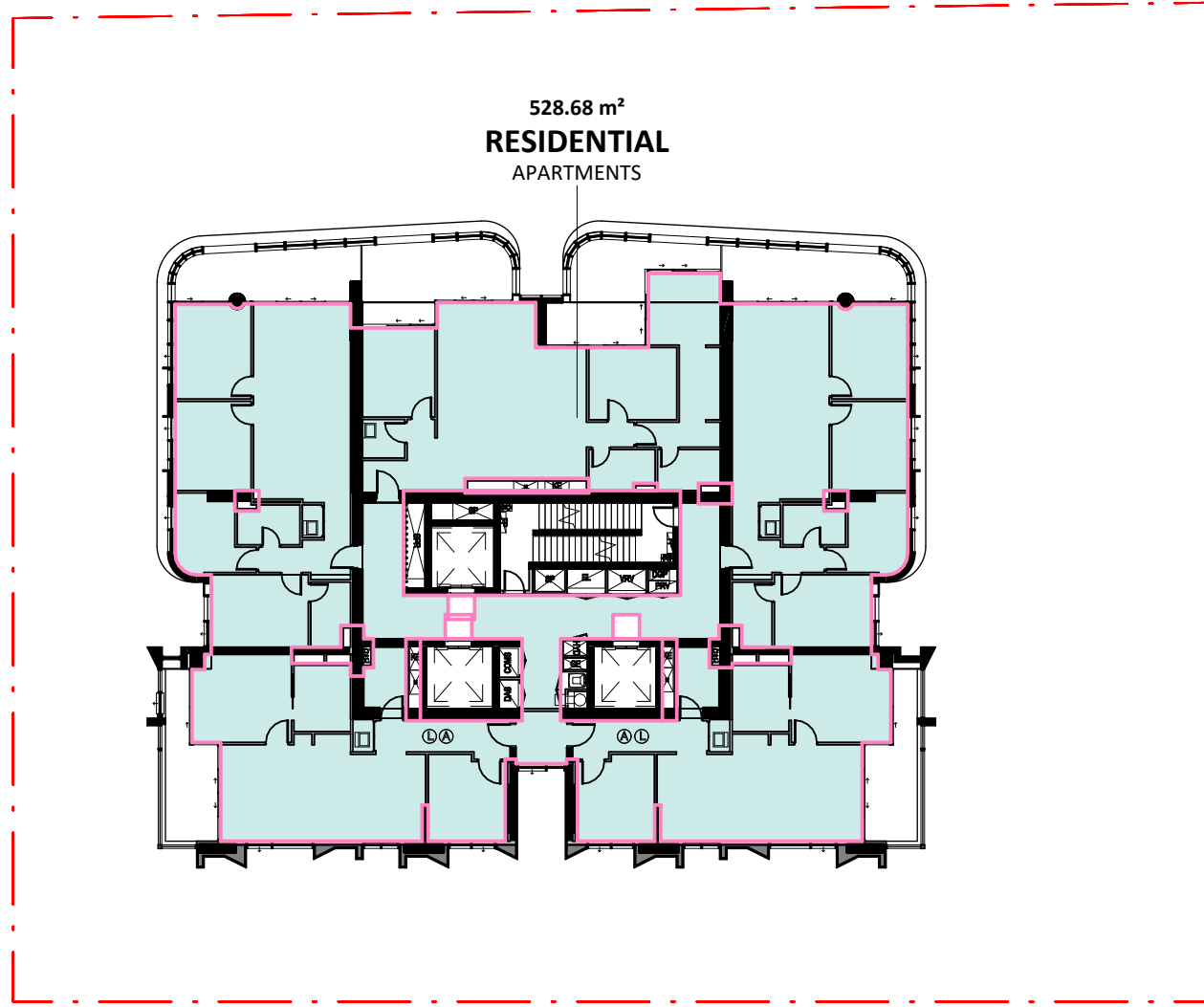
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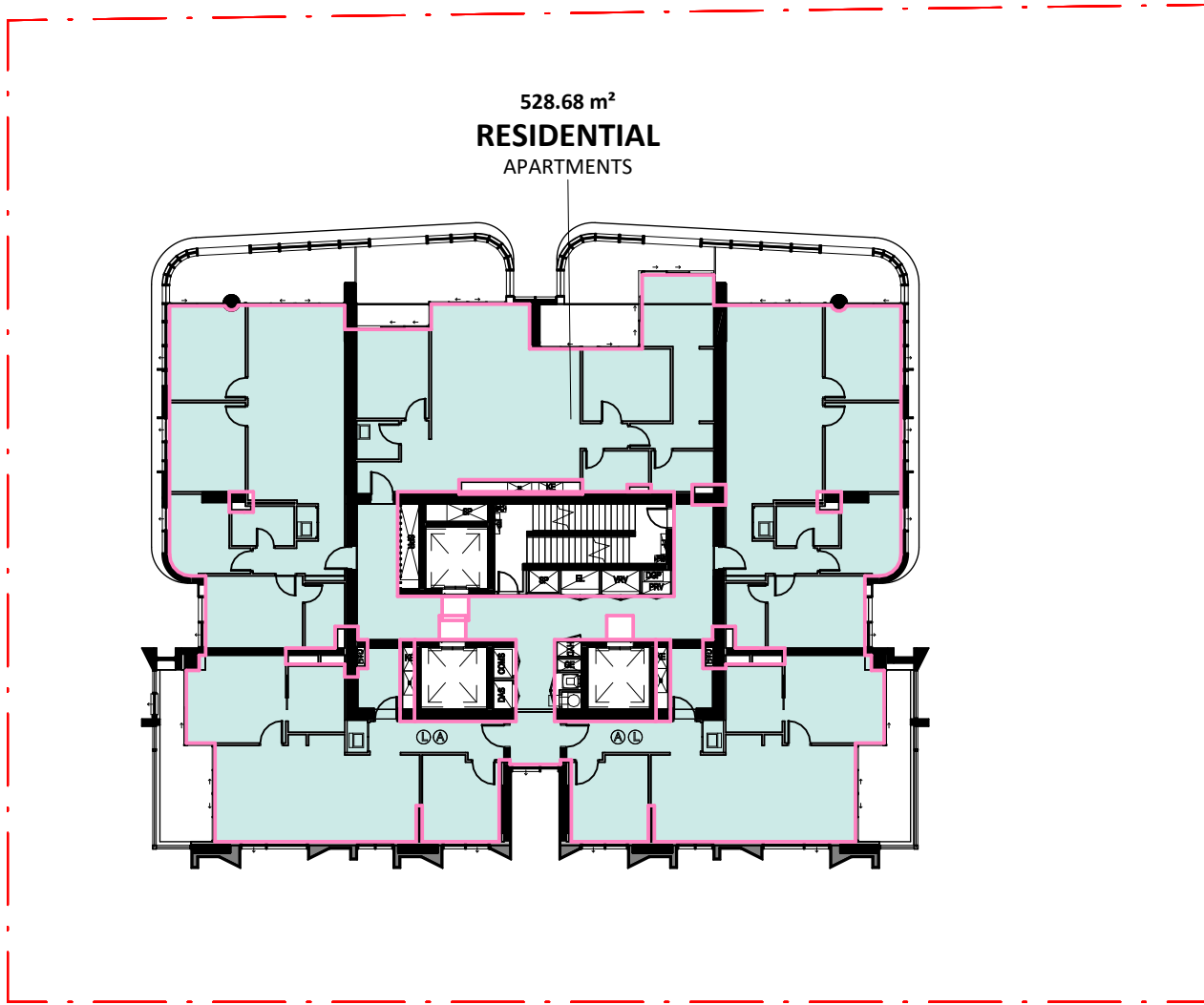
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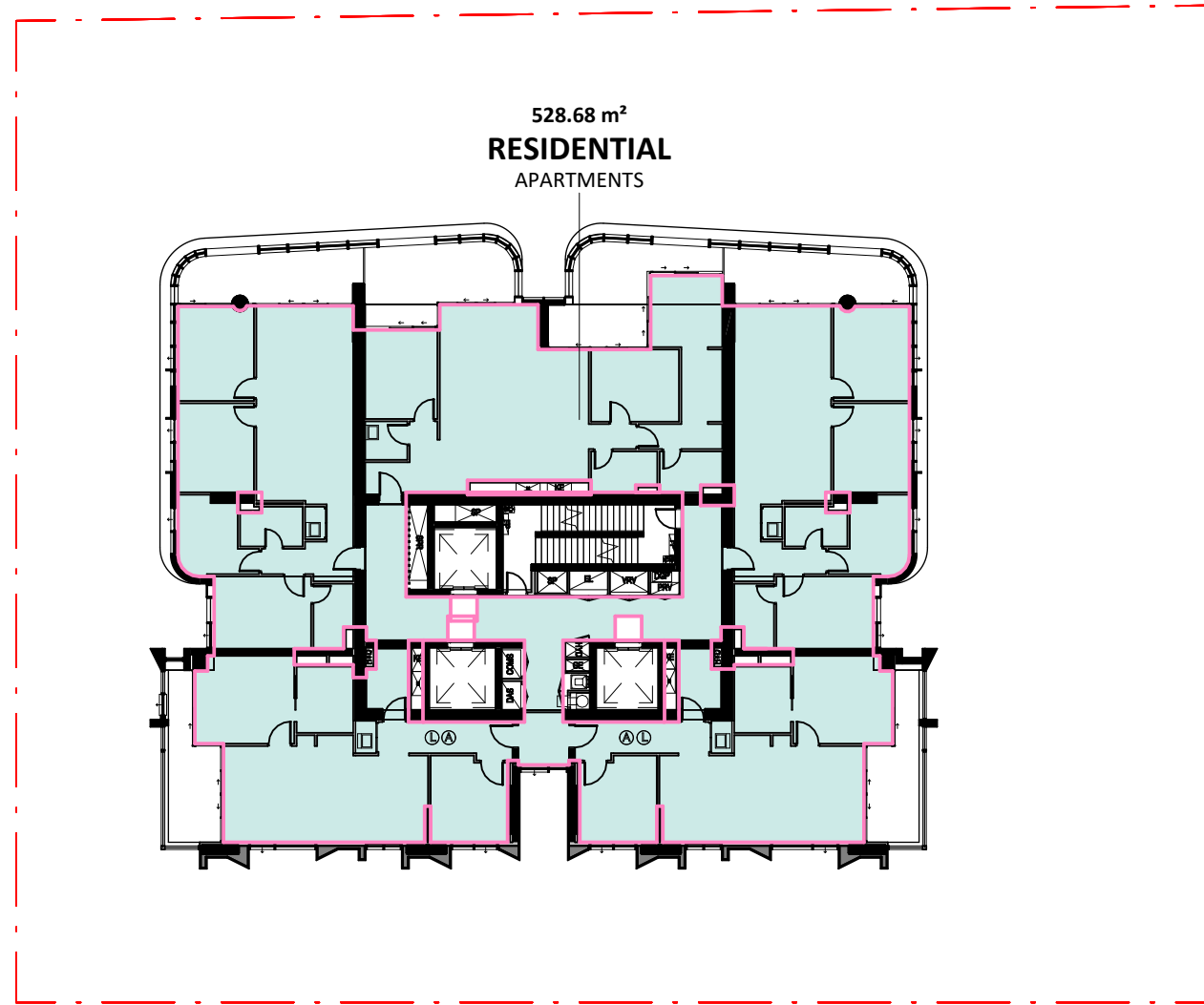
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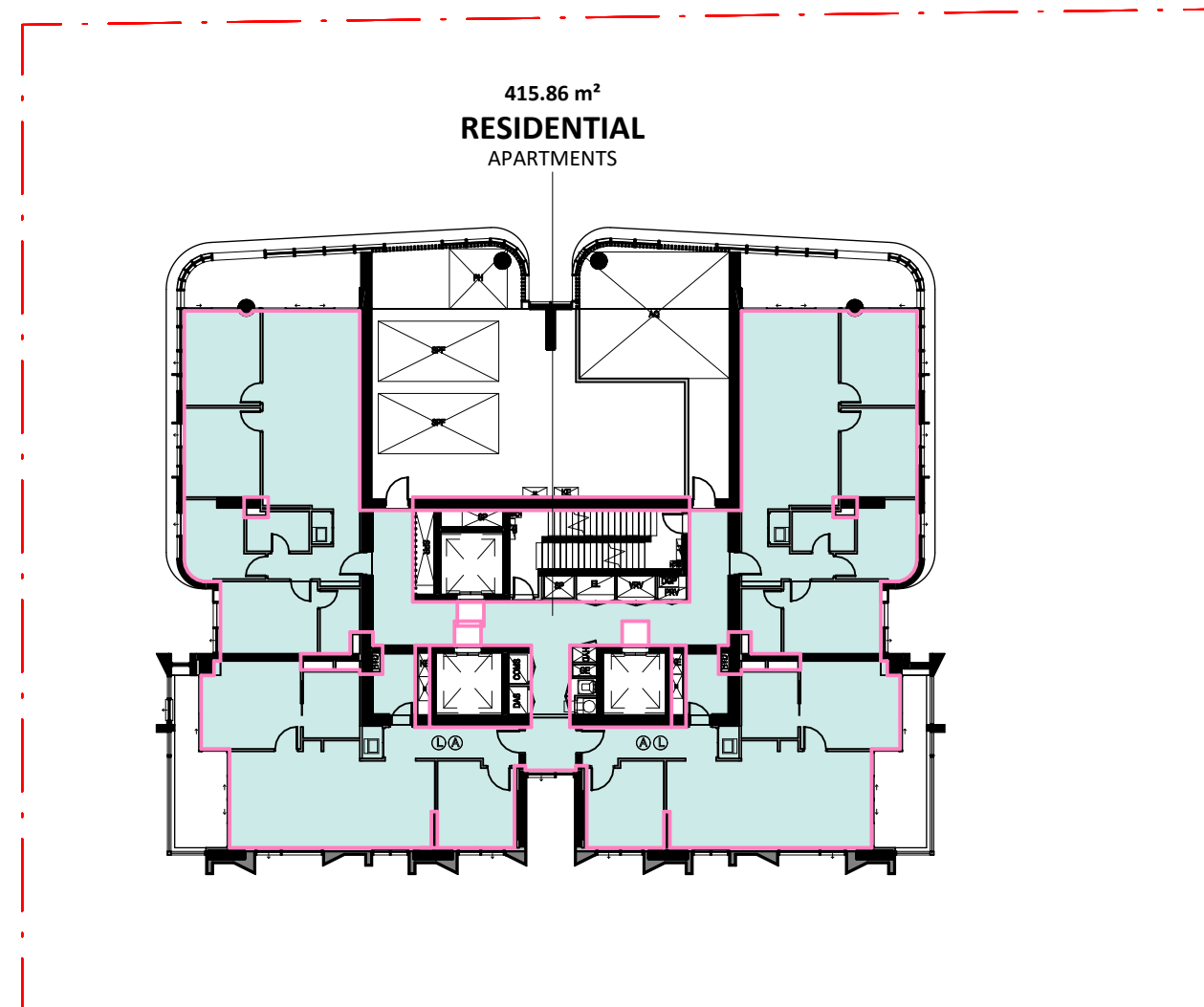
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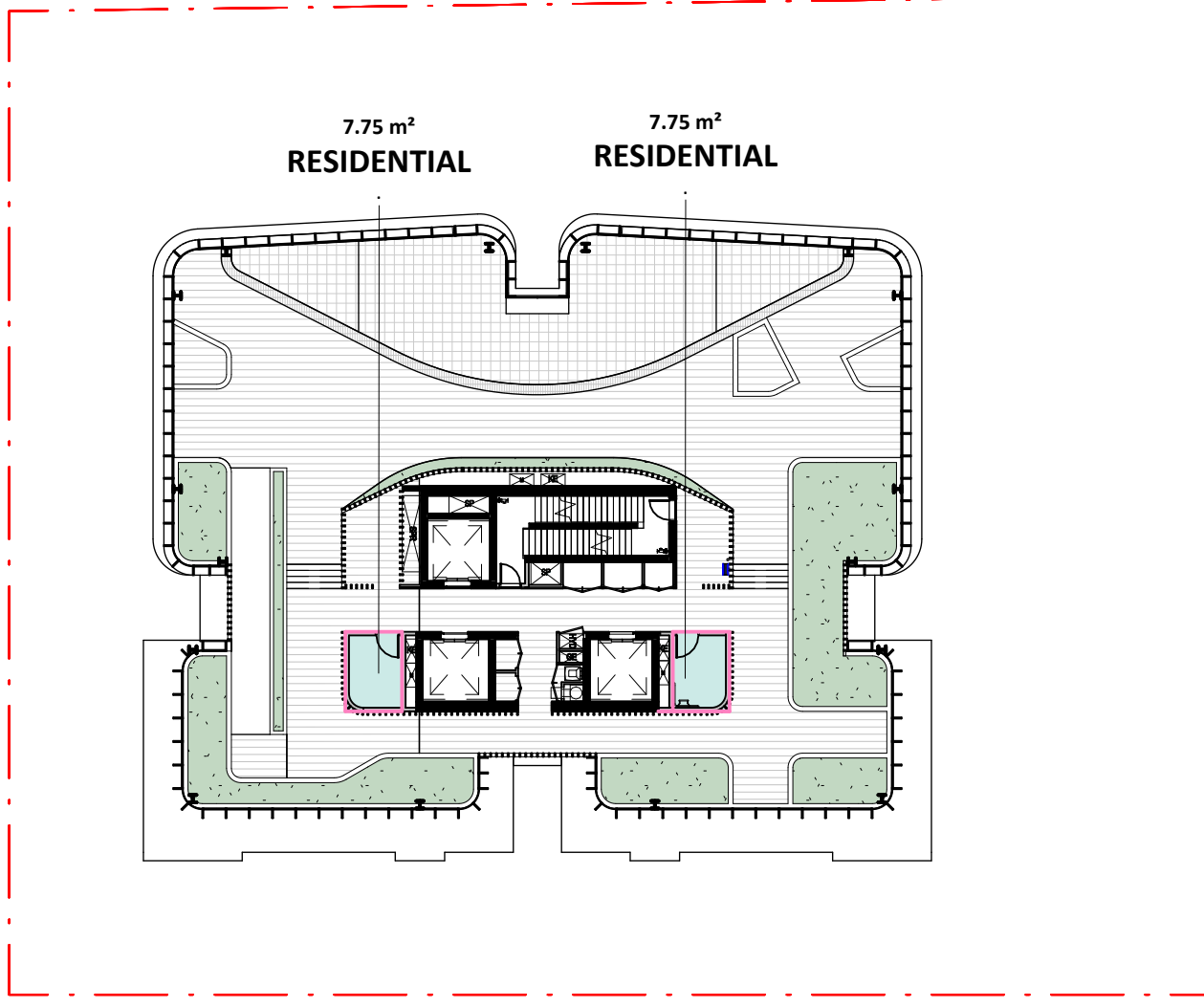
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L58



L59



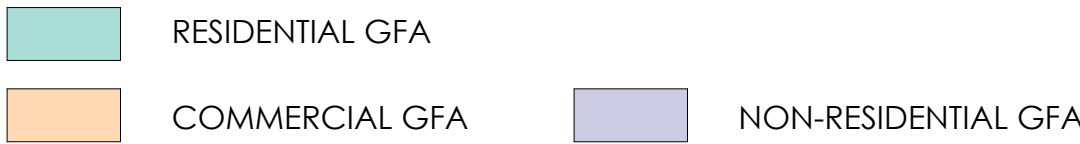
L60

Parramatta Local Environmental Plan 2011

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—

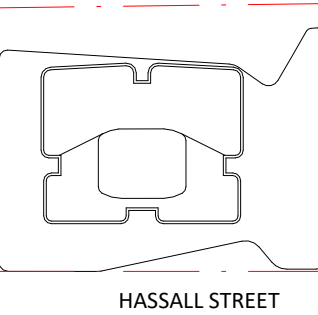
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular 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.

	GFA AREA	FSR	TARGET	
Residential	28770 m²	14.00	Max 28,770 m²	14:1
Non-Residential	1397 m²	0.68	Max 2,055 m²	1:1
Commercial	2626 m²	1.28	Min 2,055 m²	1:1
Total	32794 m²	15.96	Max 32,880 m²	16:1



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

Rev Amendment

PTW 21.04.2022

By Chk* Reg. Arch Date

Consultants
Design Confidence
E-Lab
FCAD
Gardner Group
Webber Design
ADP Consulting
Think Planners
Positive Traffic
Windtech

Client

GURNER™
GROUP

GQ Hassall Street Pty Ltd
3 Goldman Lane, Double Bay, NSW 2028

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

PTW

0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
N-GROSS FLOOR AREA PLANS
GFA DIAGRAMS (SHEET 6)

Drawing Number
DA-91-1500

Revision
A