



- SUBJECT SITE - 12 HASSALL STREET PARRAMATTA
- EXTENT OF PROPOSED BUILDING SHADOW TO COMPLIANT HEIGHT (192m)
- EXTENT OF PROPOSED BUILDING SHADOW ABOVE THE COMPLIANT HEIGHT (192m)
- HERITAGE CONSERVATION AREA
- HERITAGE ITEM

Key Plan:

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW	21.04.2022	
Rev	Amendment	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

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN
(WINTER SOLSTICE 9AM)
Drawing Number
DA-93-1000

Revision
A



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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN
(WINTER SOLSTICE 10AM)
Drawing Number
DA-93-1001

Revision
A



- SUBJECT SITE - 12 HASSALL STREET PARRAMATTA
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Key Plan:

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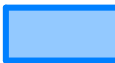
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

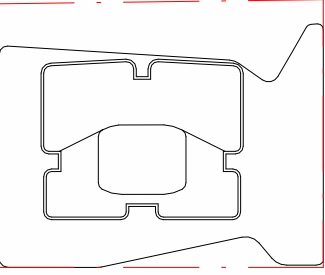
Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN
(WINTER SOLSTICE 11AM)
Drawing Number
DA-93-1002

Revision
A



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-  HERITAGE CONSERVATION AREA
-  HERITAGE ITEM

Key Plan:



HASSALL STREET

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PTW 21.04.2022

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SHADOW DIAGRAMS (PLANS)
**SHADOW DIAGRAMS (WINTER
SOLSTICE 12PM)**

Drawing Number
DA-93-1003

Revision
A



- SUBJECT SITE - 12 HASSALL STREET PARRAMATTA
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Key Plan:

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Project PA030501
12 Hassall St
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Status
DEVELOPMENT APPLICATION

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN
(WINTER SOLSTICE 1PM)
Drawing Number
DA-93-1004

Revision
A



- SUBJECT SITE - 12 HASSALL STREET PARRAMATTA
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Key Plan:

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN
(WINTER SOLSTICE 2PM)
Drawing Number
DA-93-1005

Revision
A



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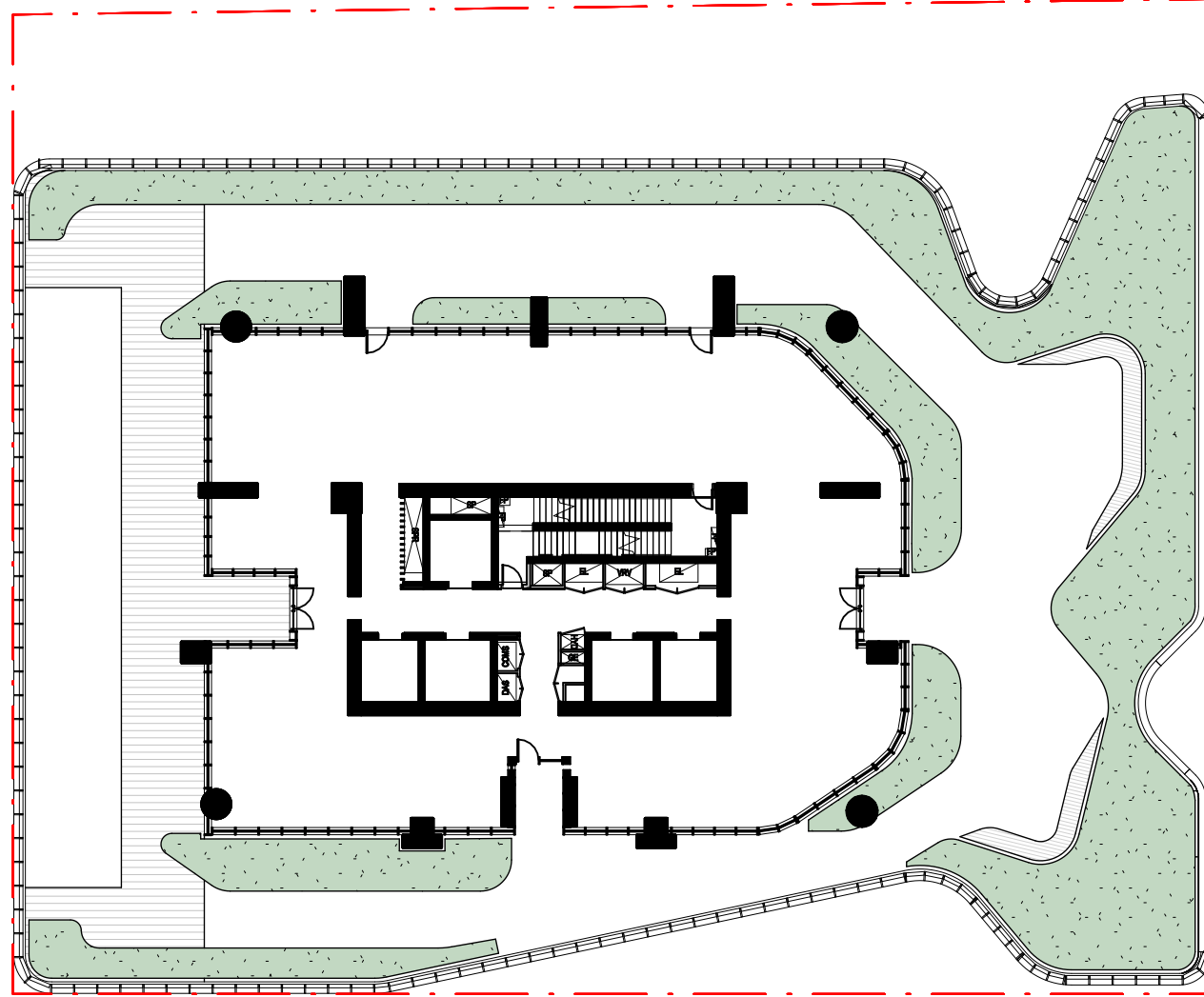
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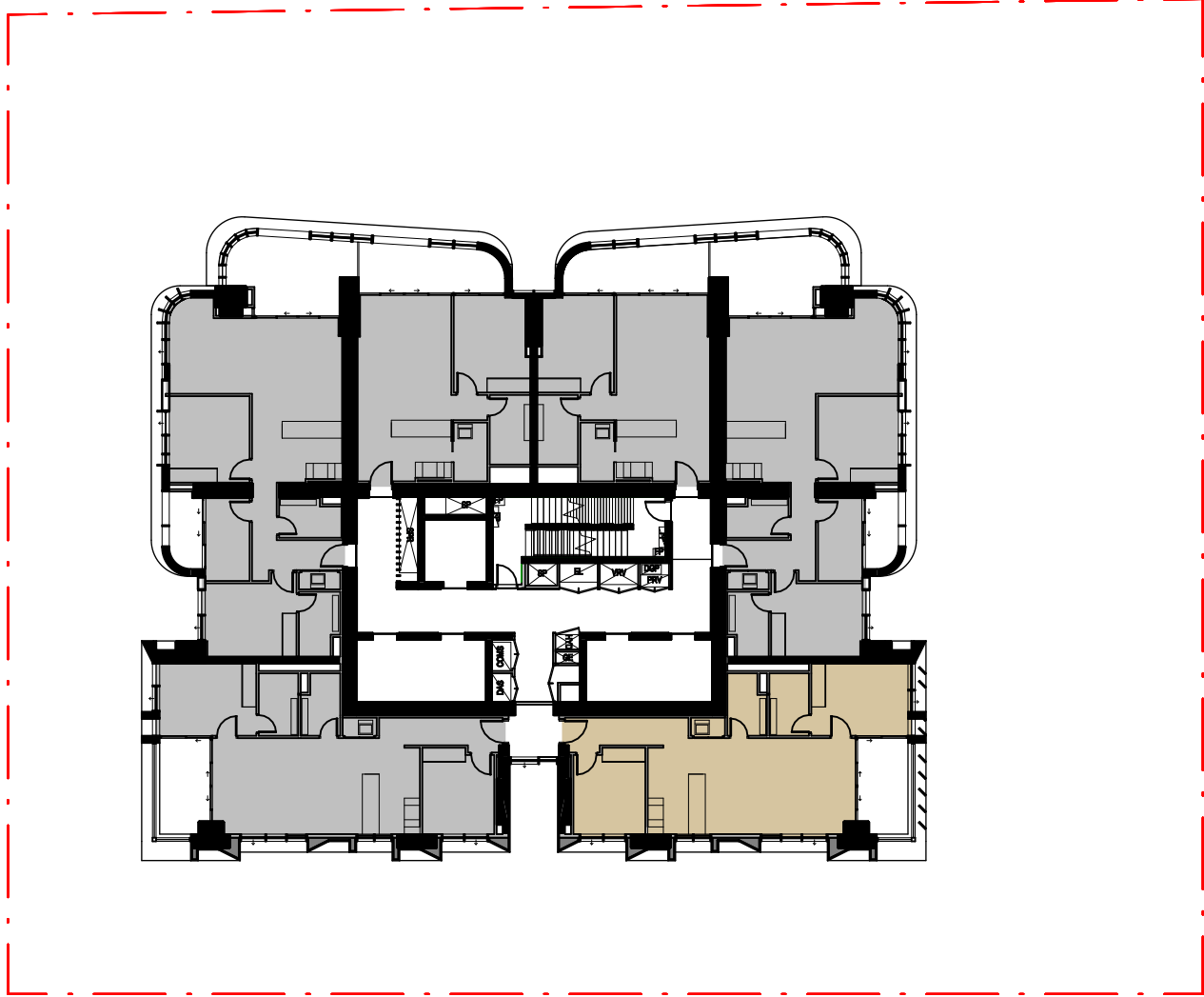
Status
DEVELOPMENT APPLICATION

Title
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Drawing Number
DA-93-1006

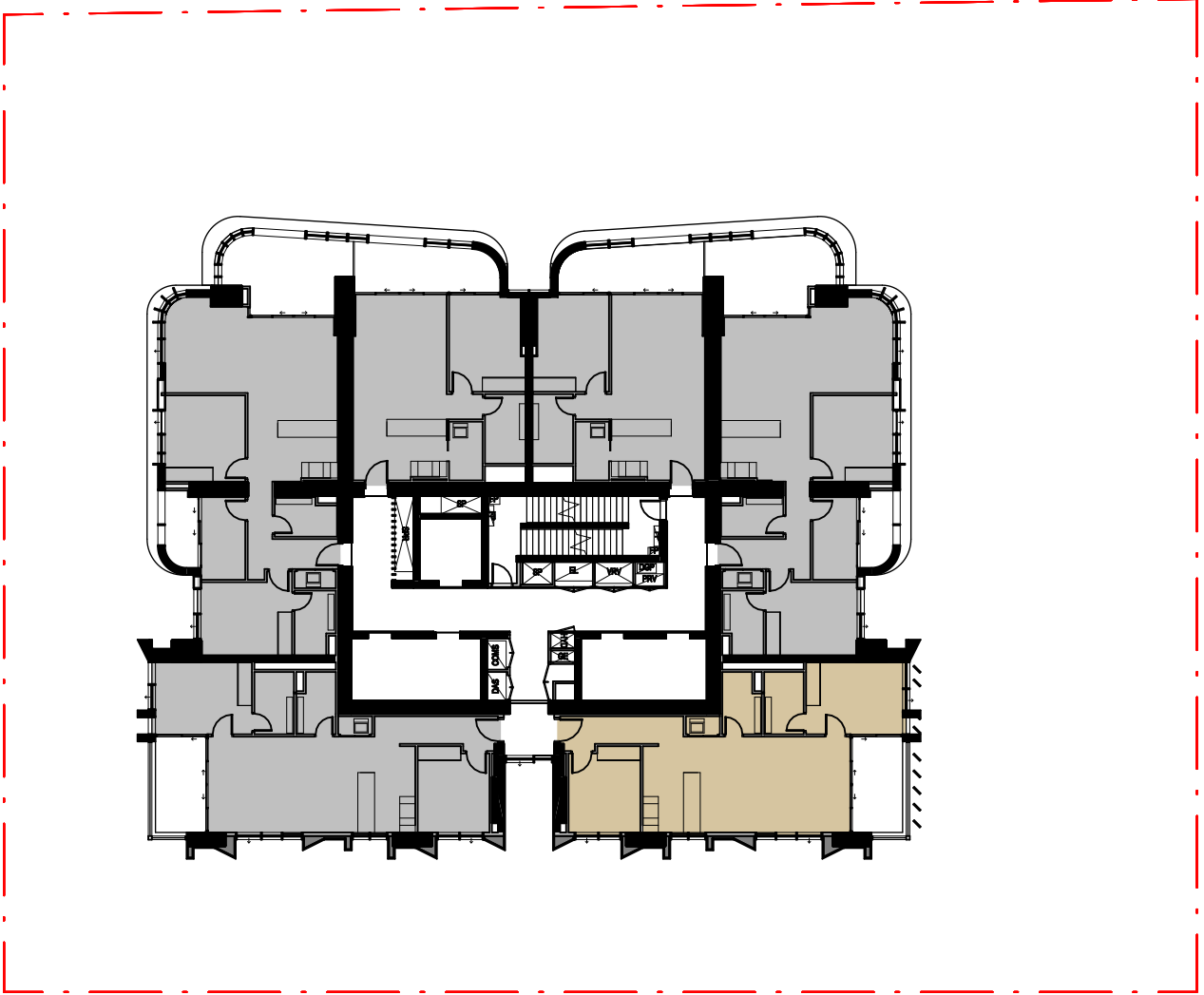
Revision
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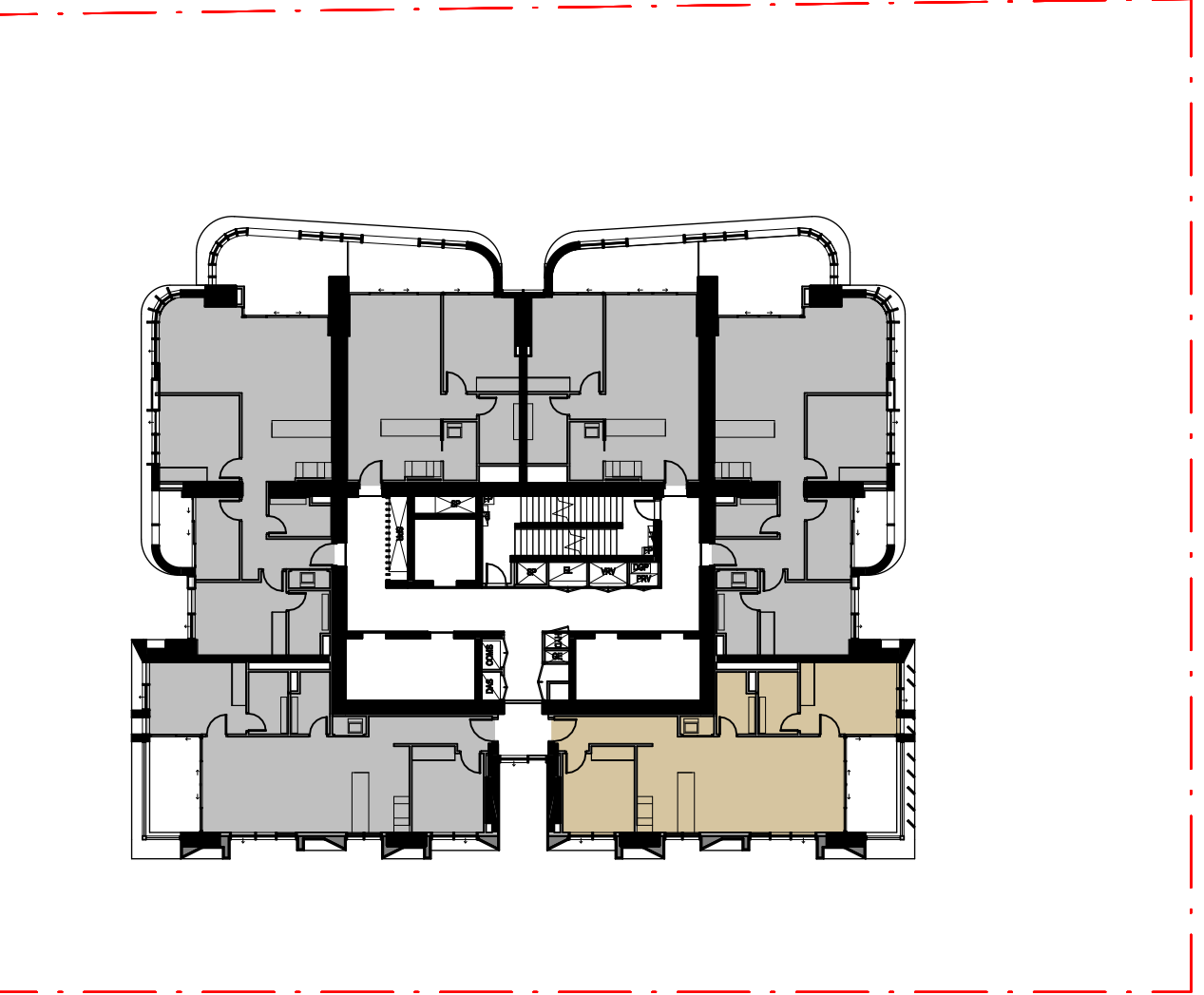
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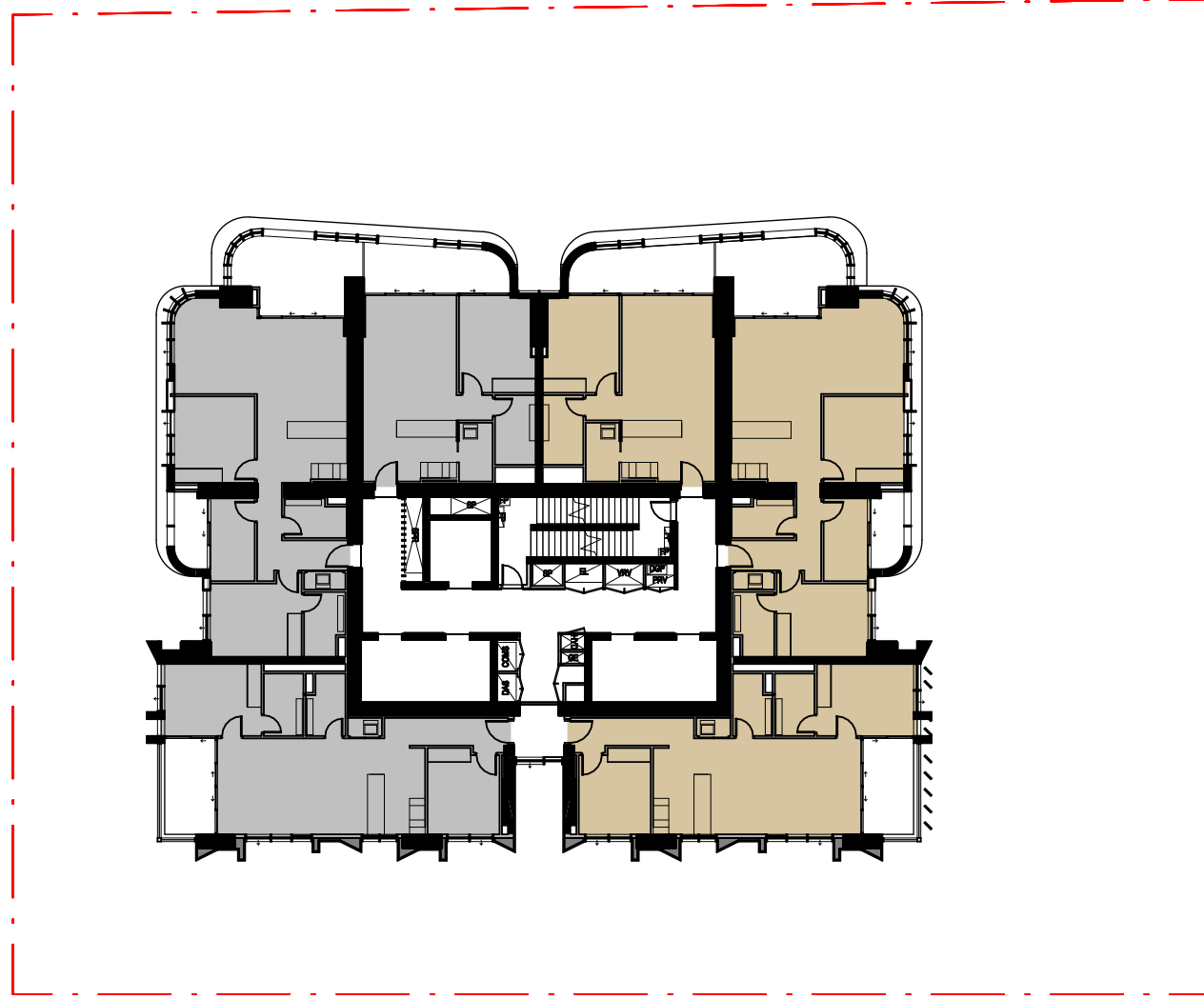
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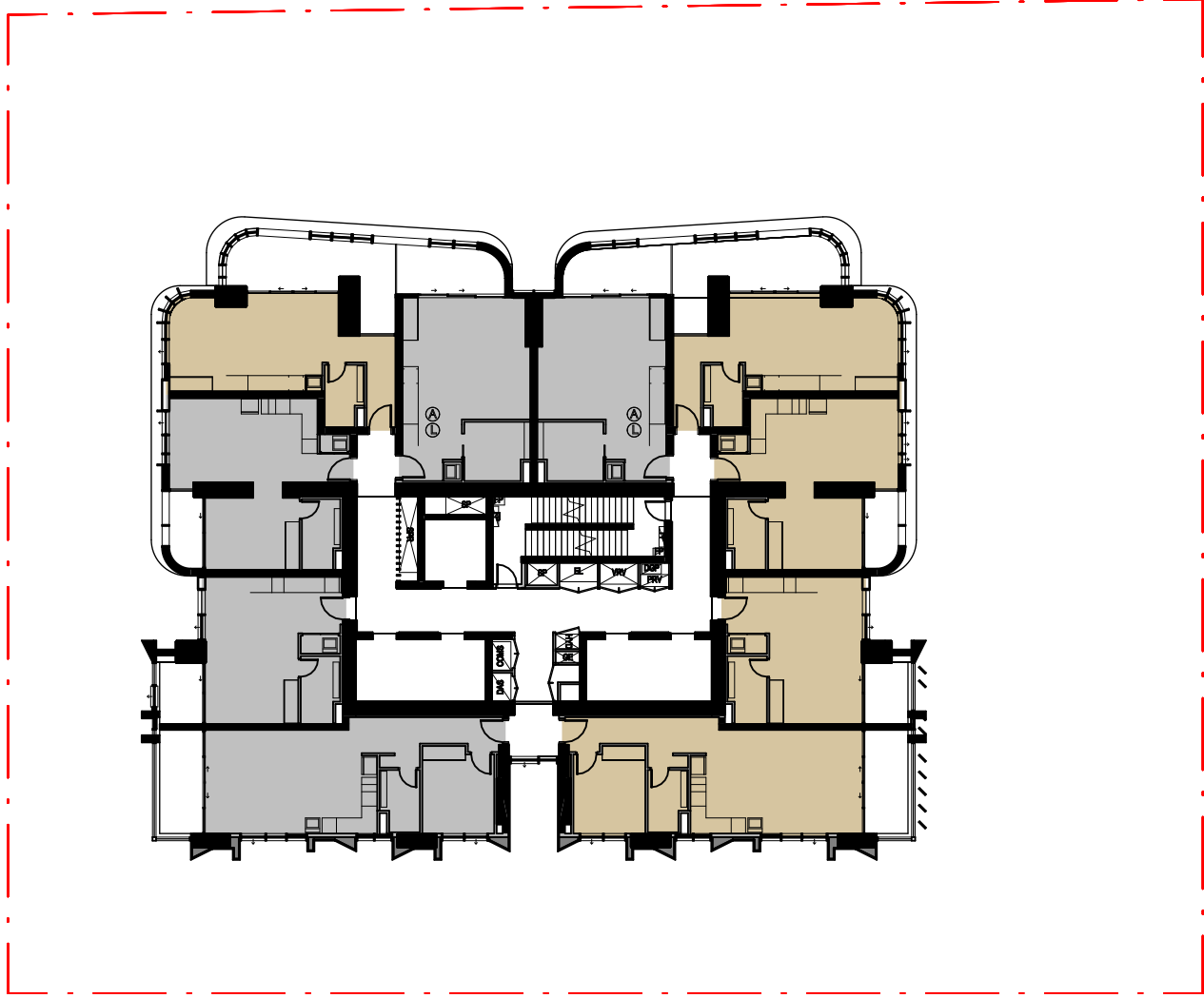
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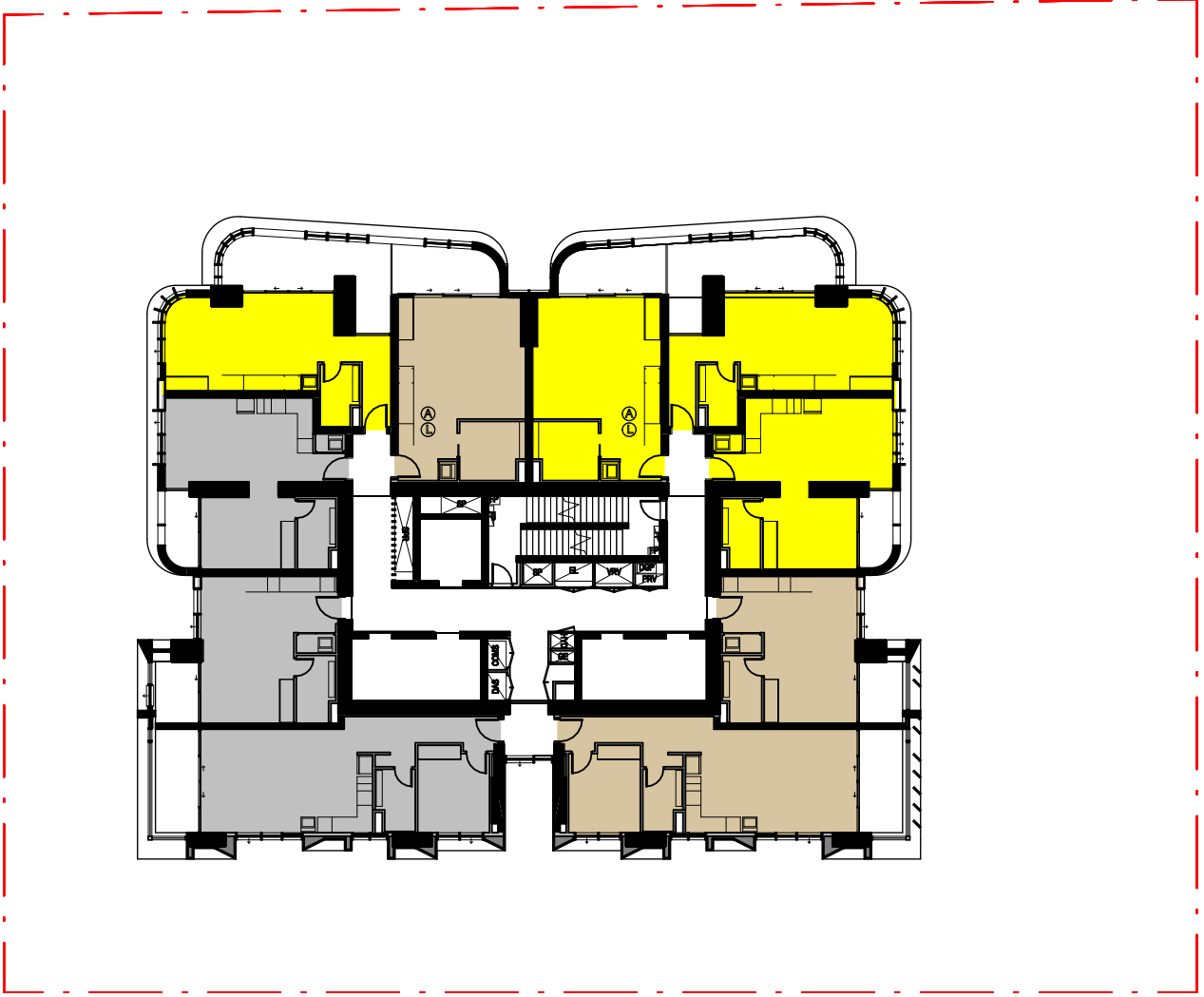
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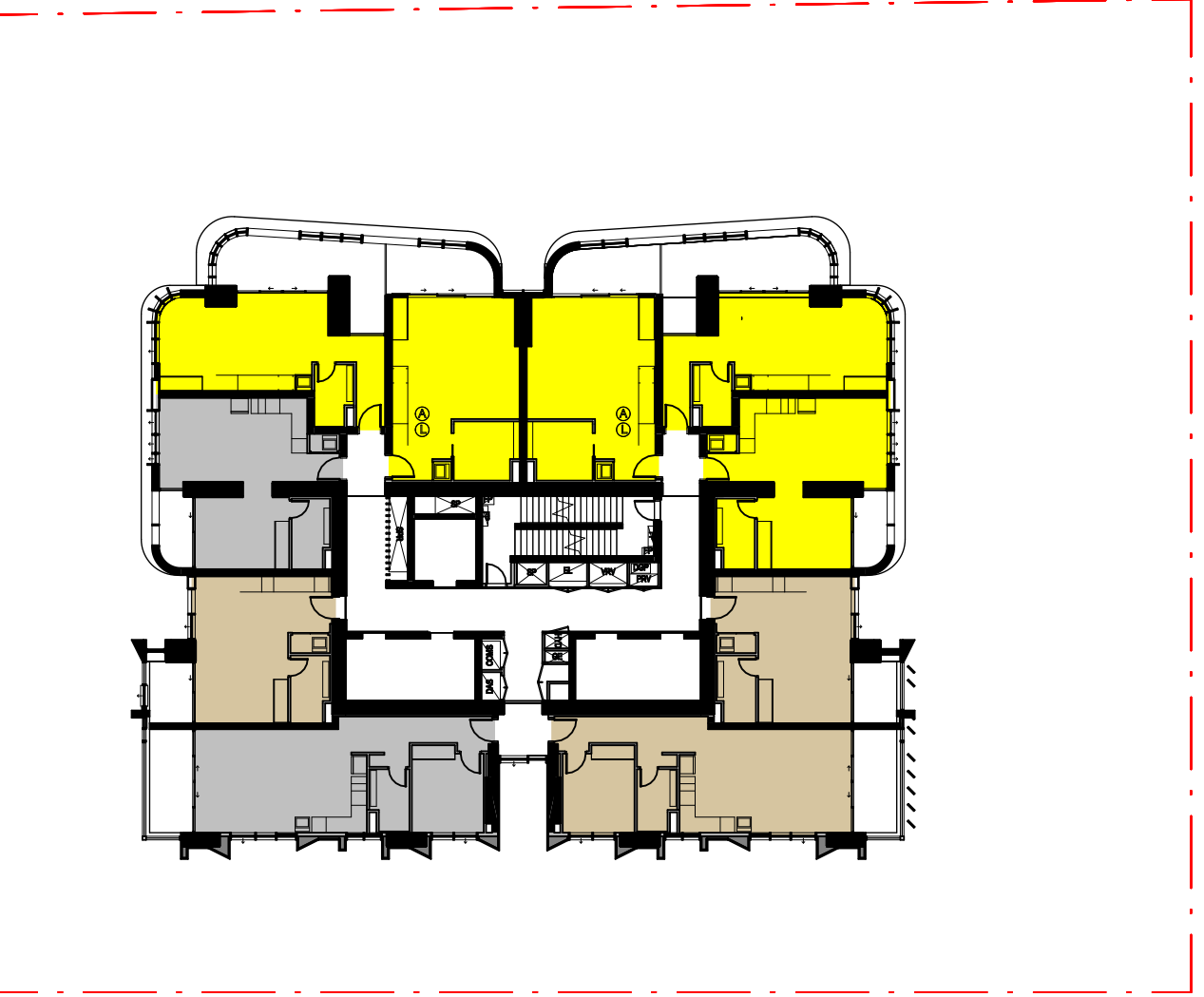
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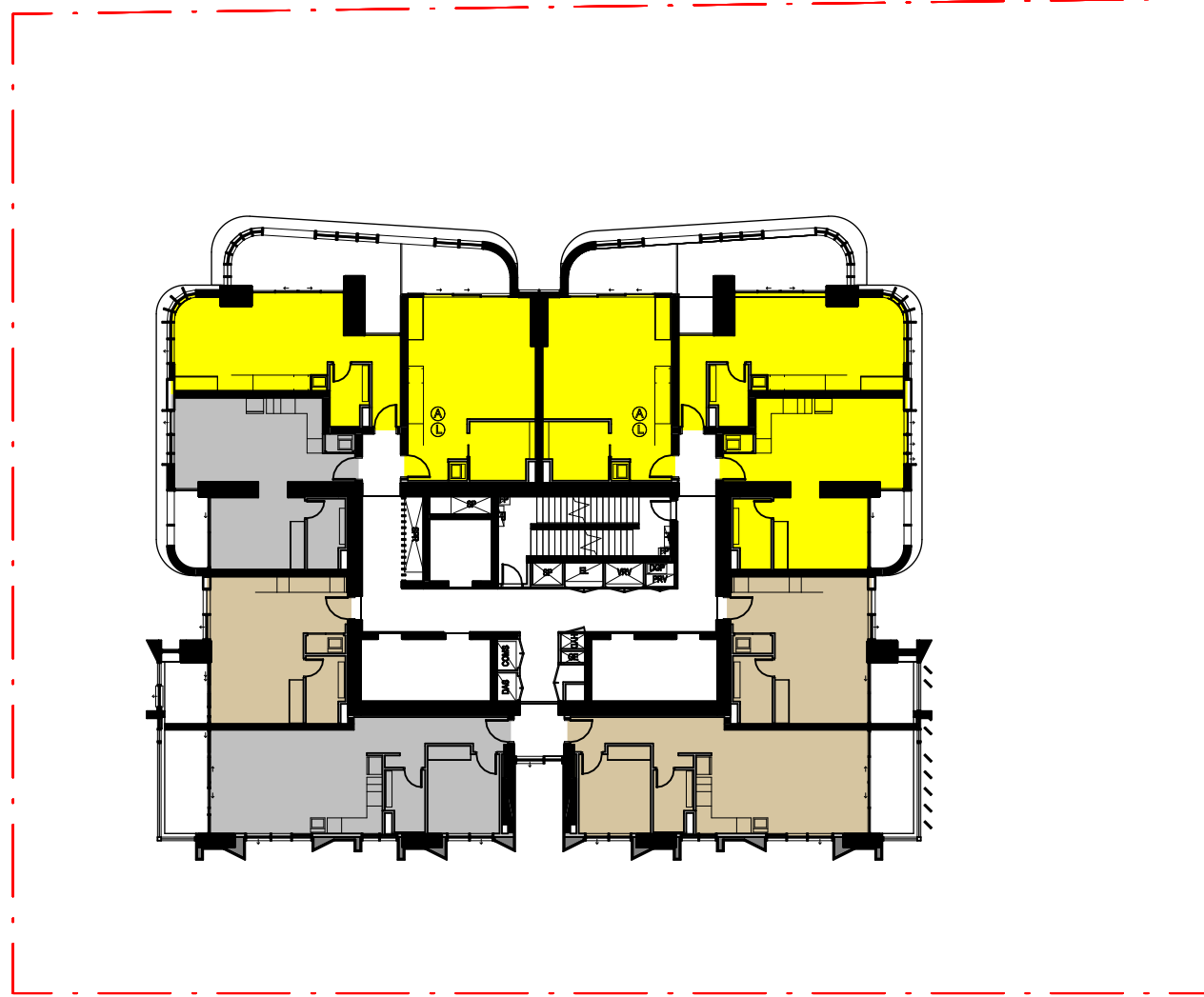
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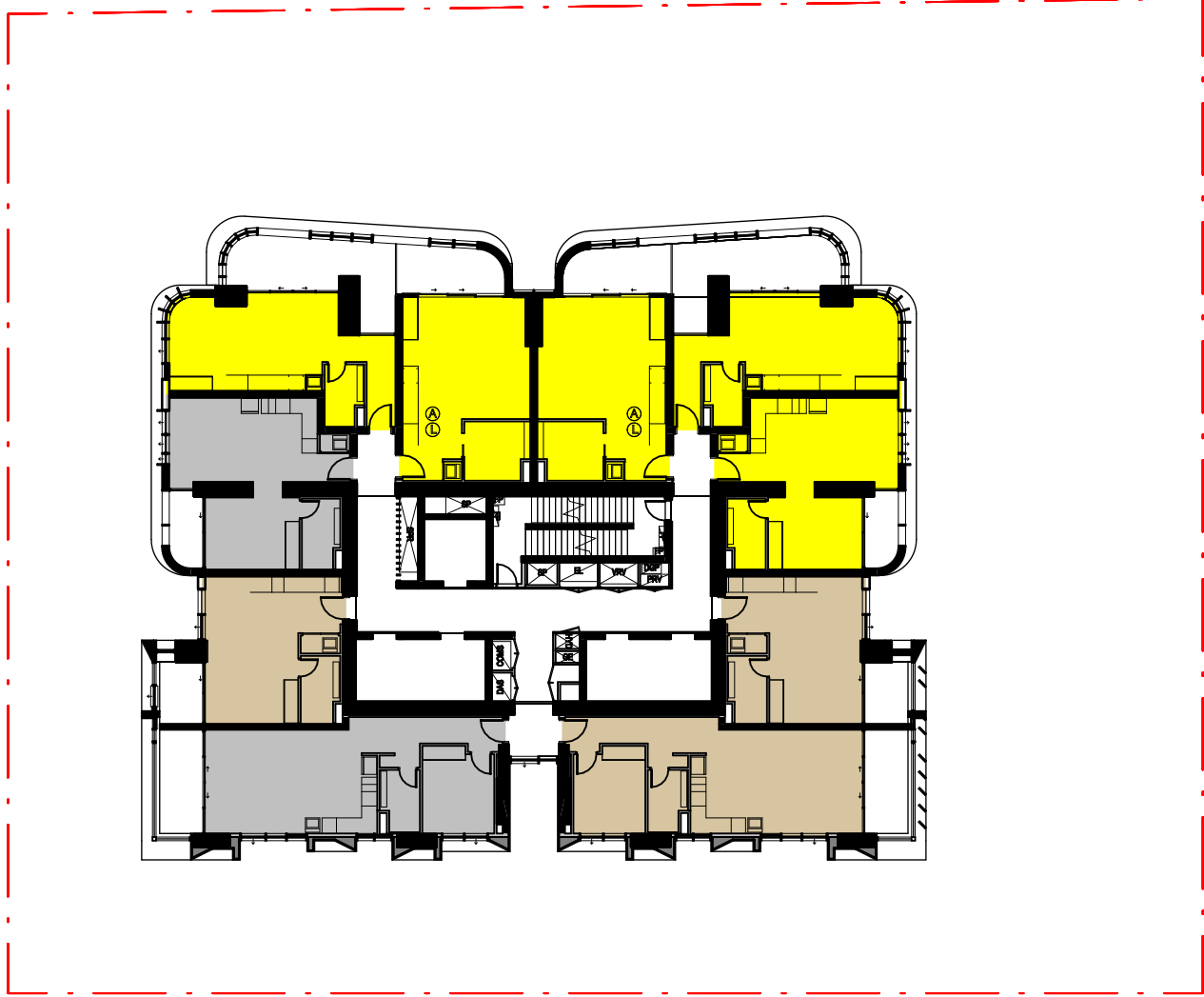
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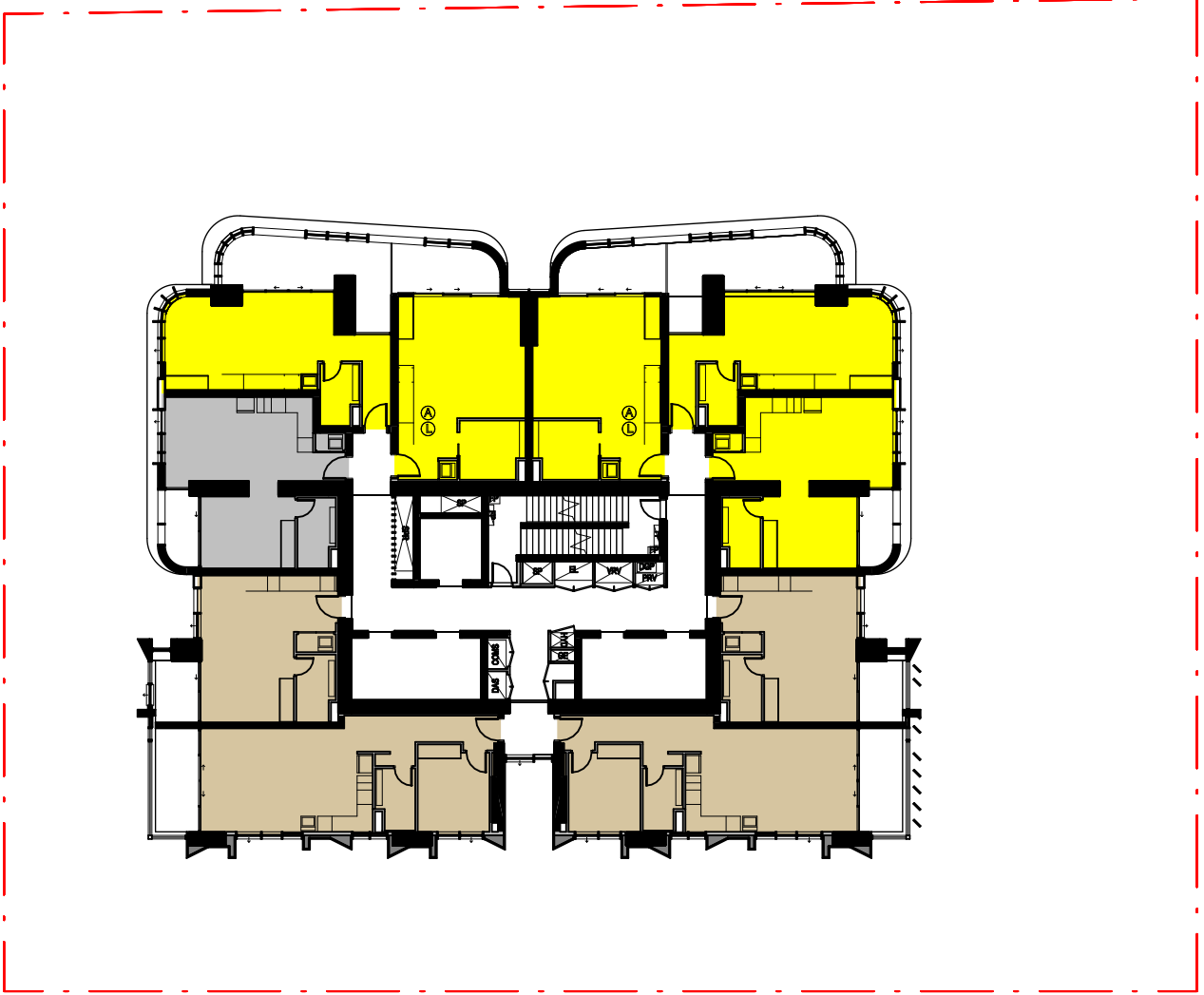
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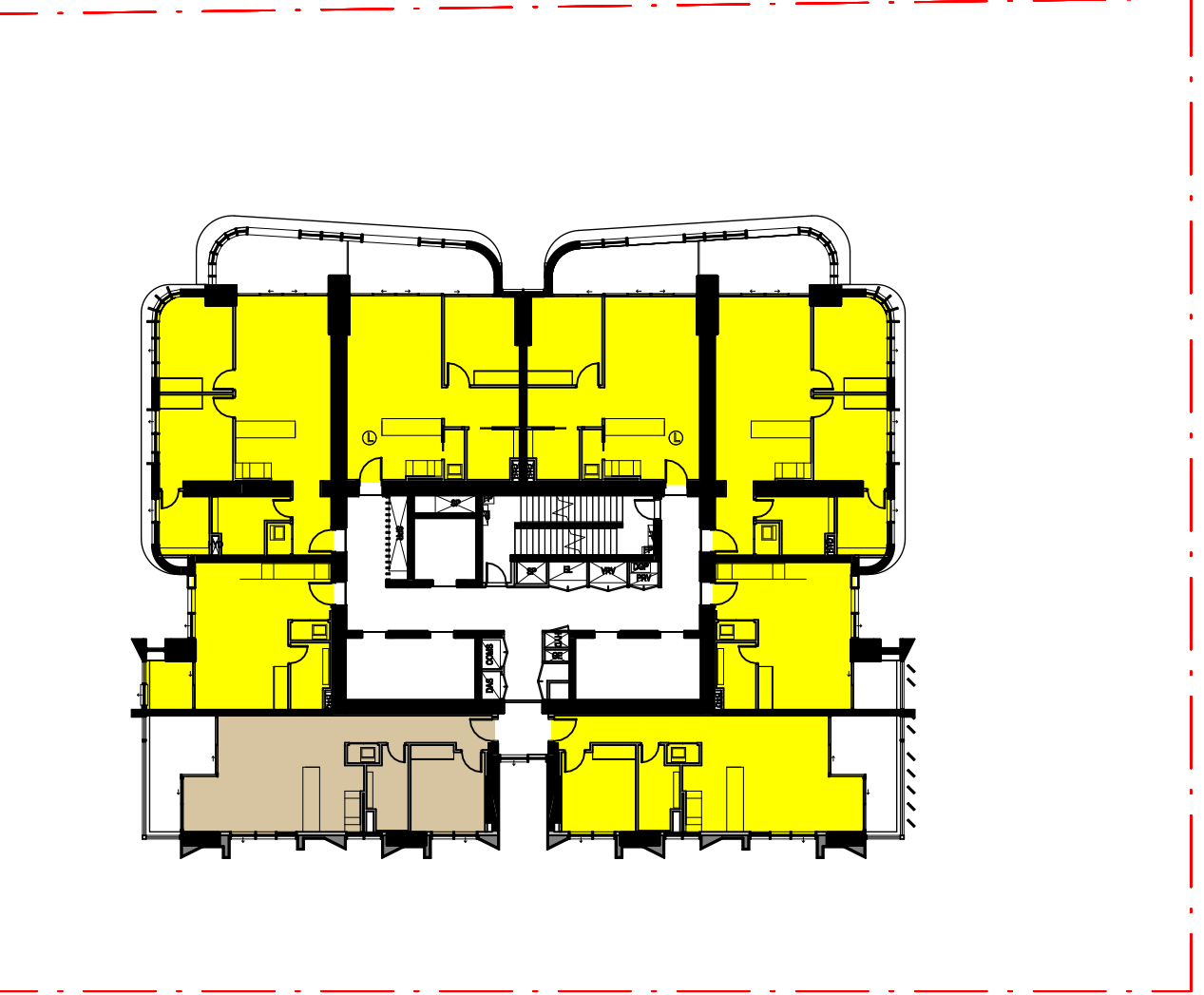
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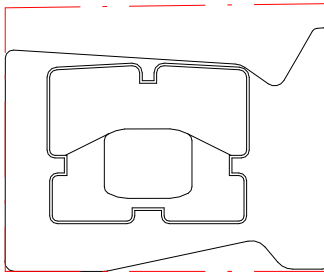
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L15

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Key Plan:



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Rev Amendment

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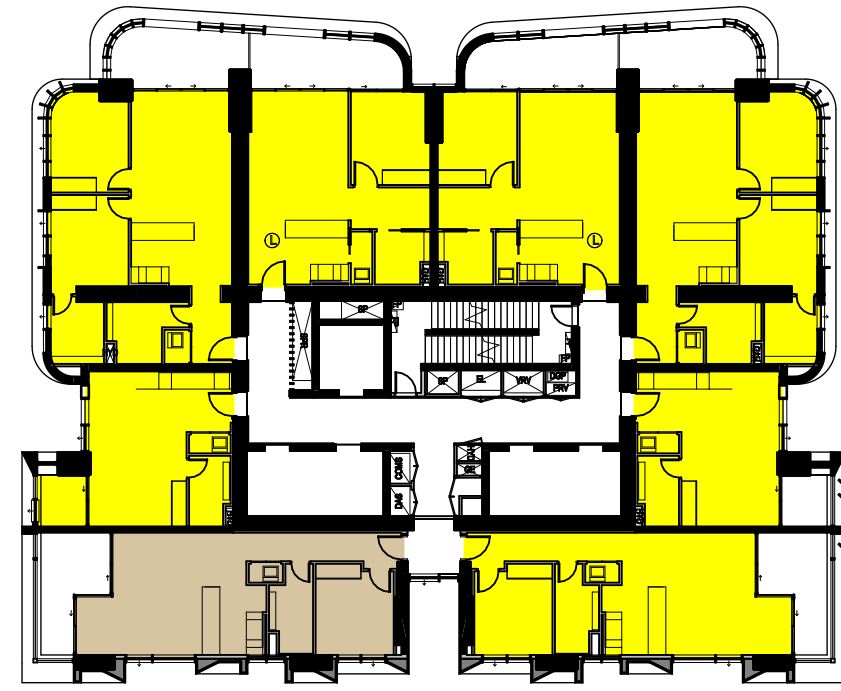
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Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAM
SOLAR ACCESS COMPLIANCE
DIAGRAMS L4-L15

Drawing Number
DA-93-1500

Revision
A



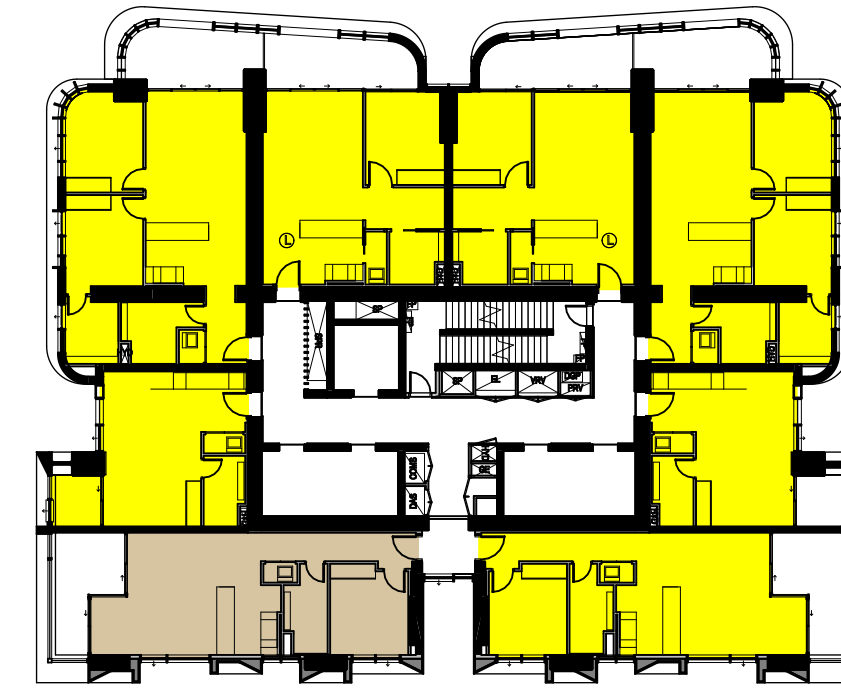
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L17



L18



L19



L20



L21



L22



L23



L24



L25



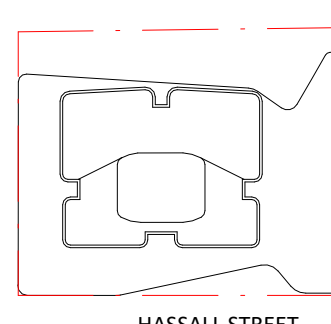
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L27

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Project PA030501

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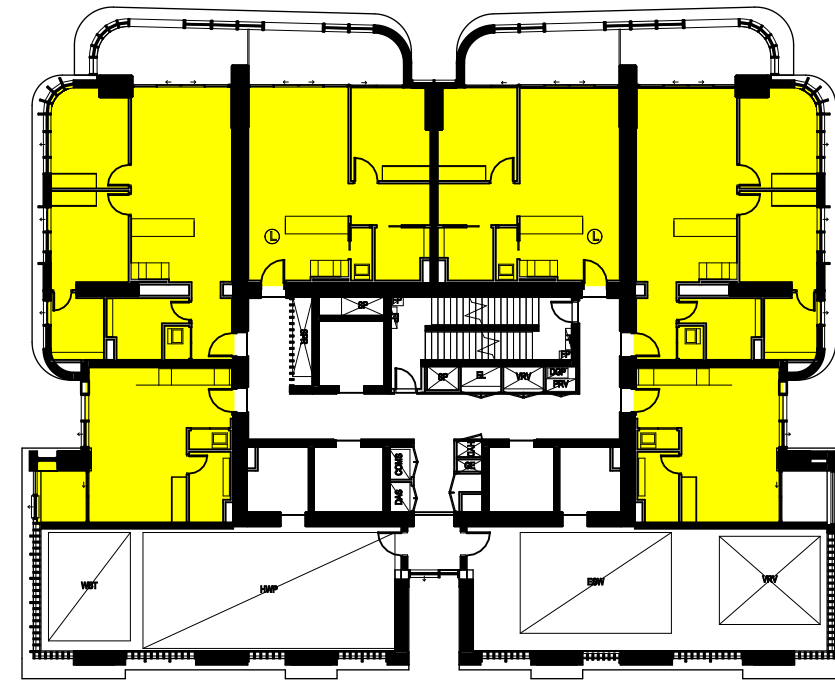
Status
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Title
R1-SOLAR ACCESS DIAGRAM
SOLAR ACCESS COMPLIANCE
DIAGRAMS L16-L27

Drawing Number
DA-93-1600

Revision

A



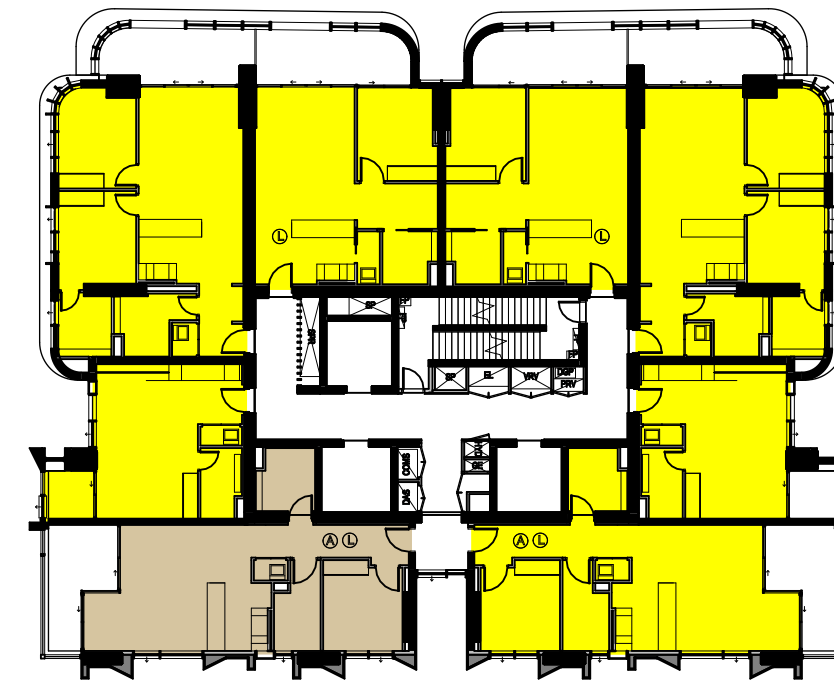
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L29



L30



L31



L32



L33



L34



L35



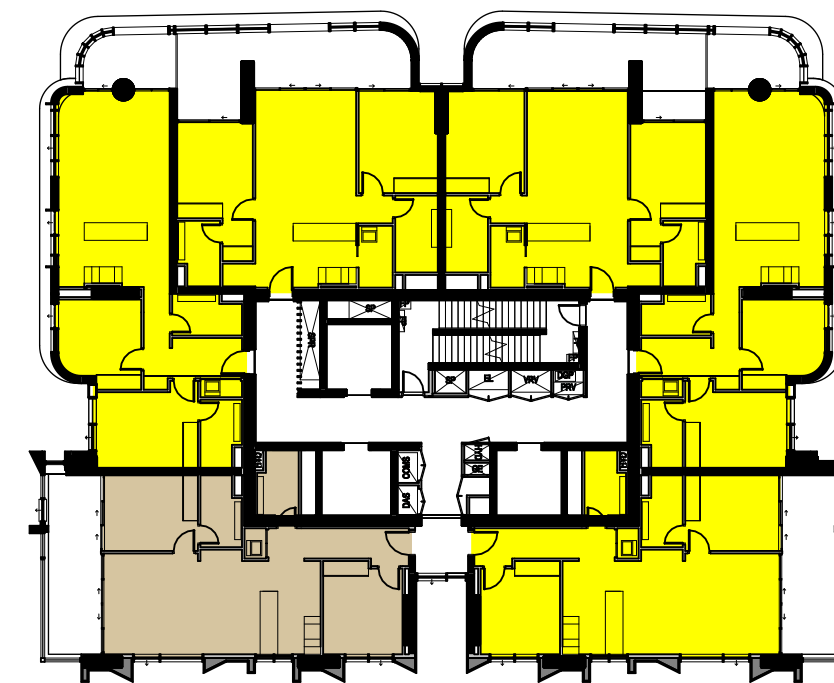
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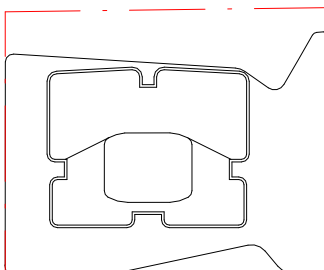
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L39

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Key Plan:



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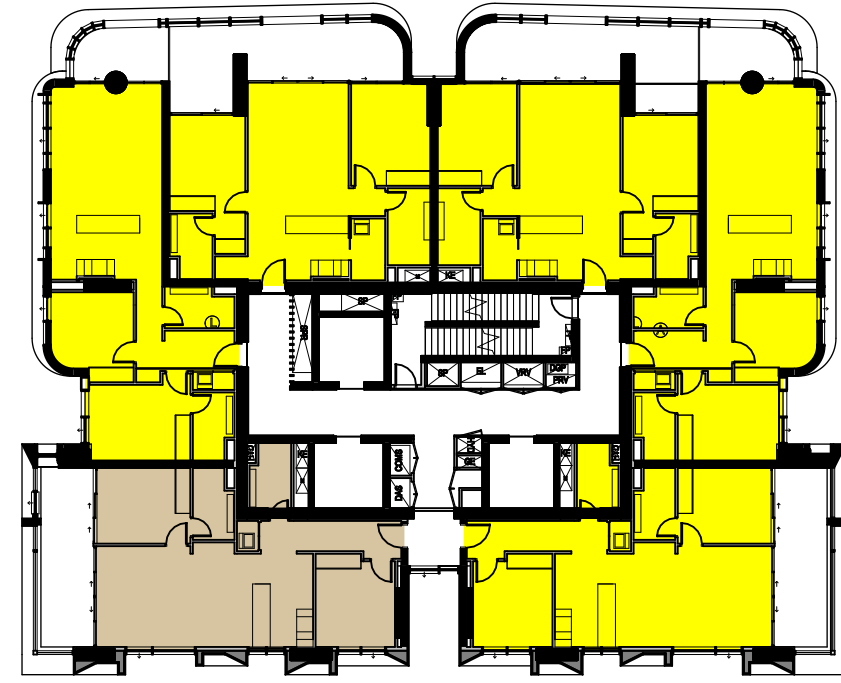
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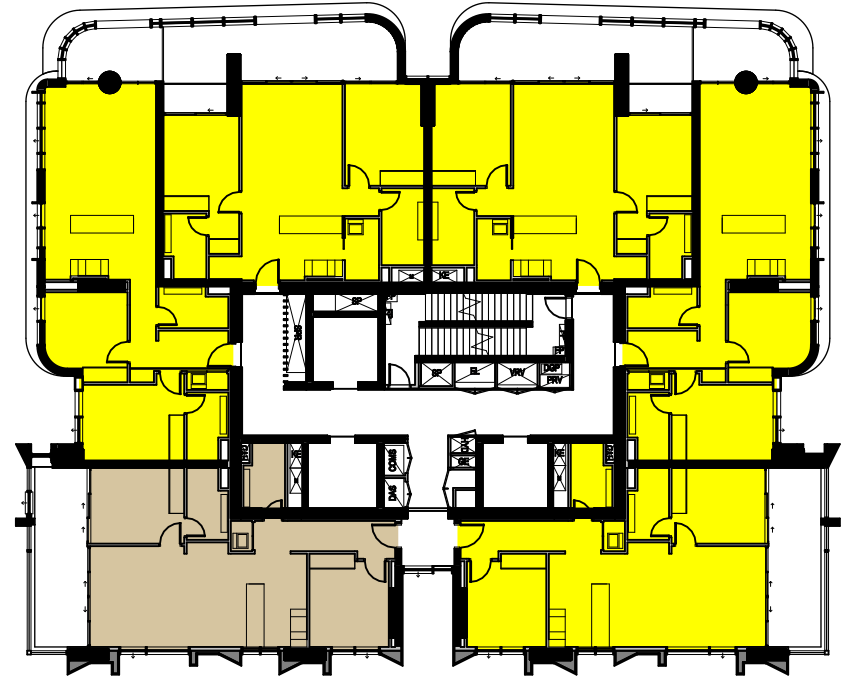
Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAM
SOLAR ACCESS COMPLIANCE
DIAGRAMS L28-L39
Drawing Number
DA-93-1700

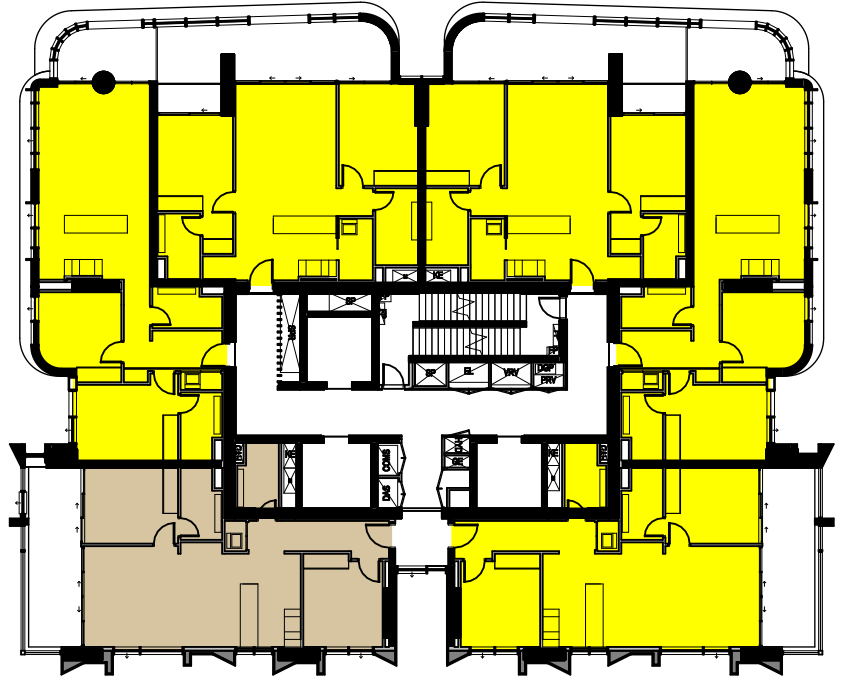
Revision
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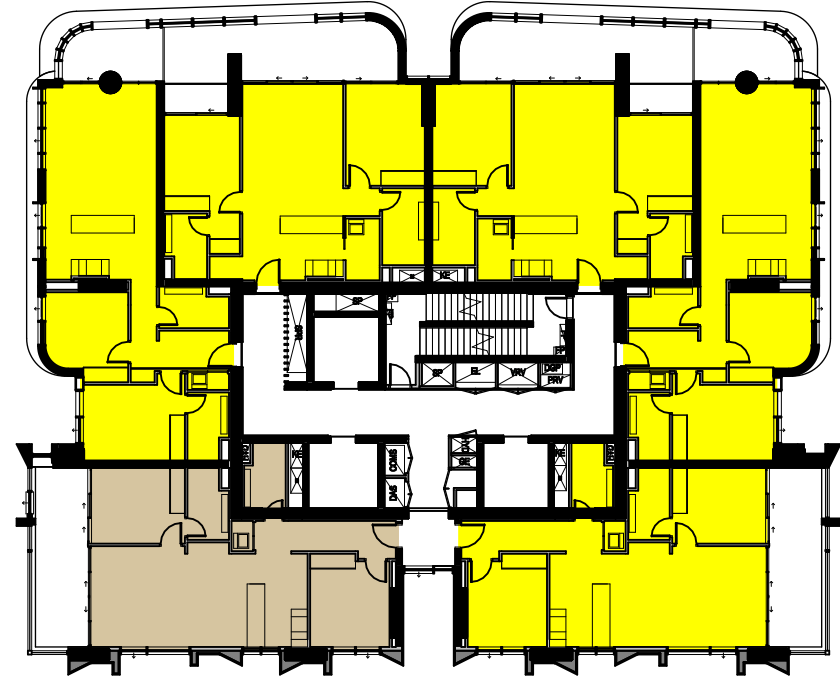
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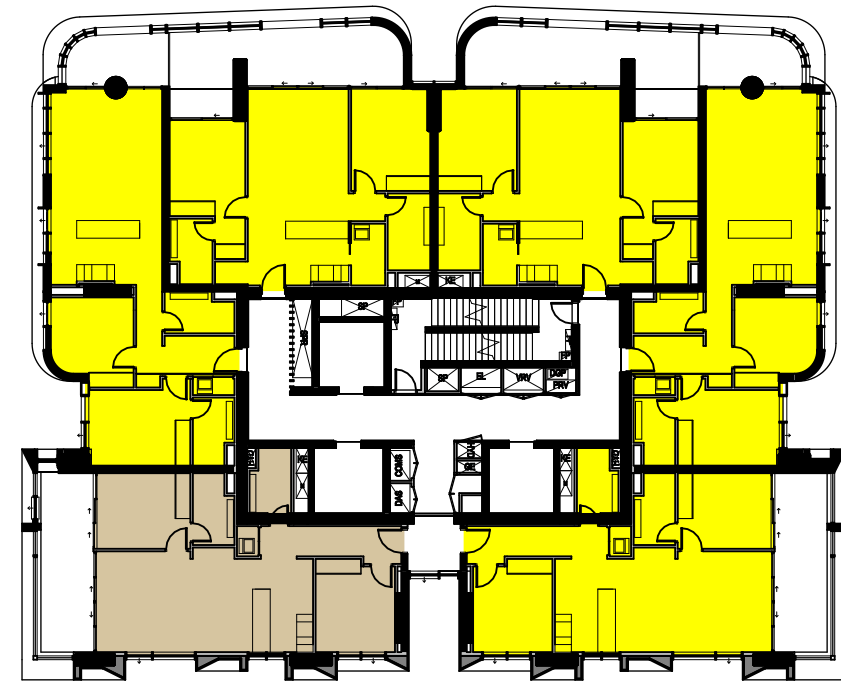
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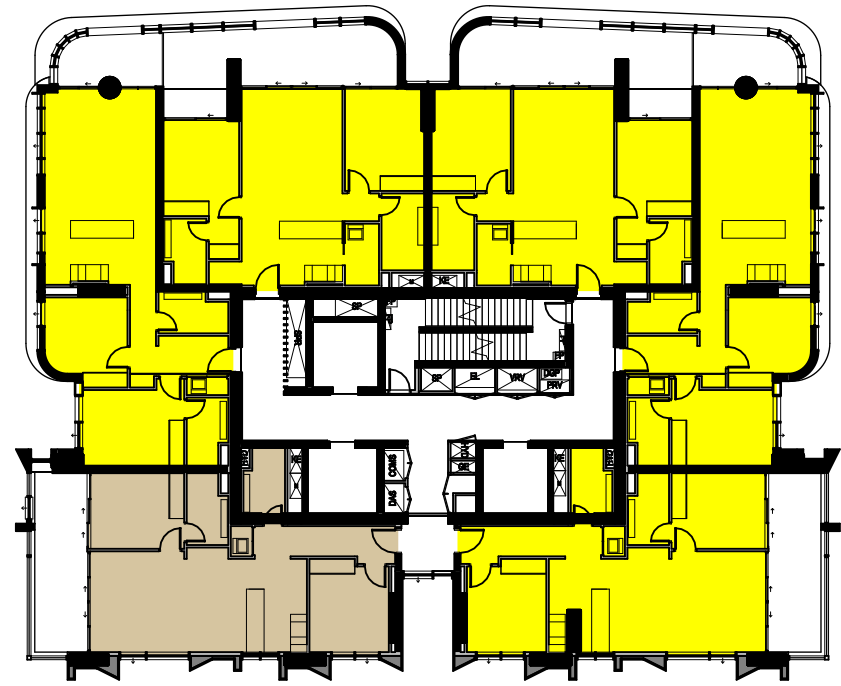
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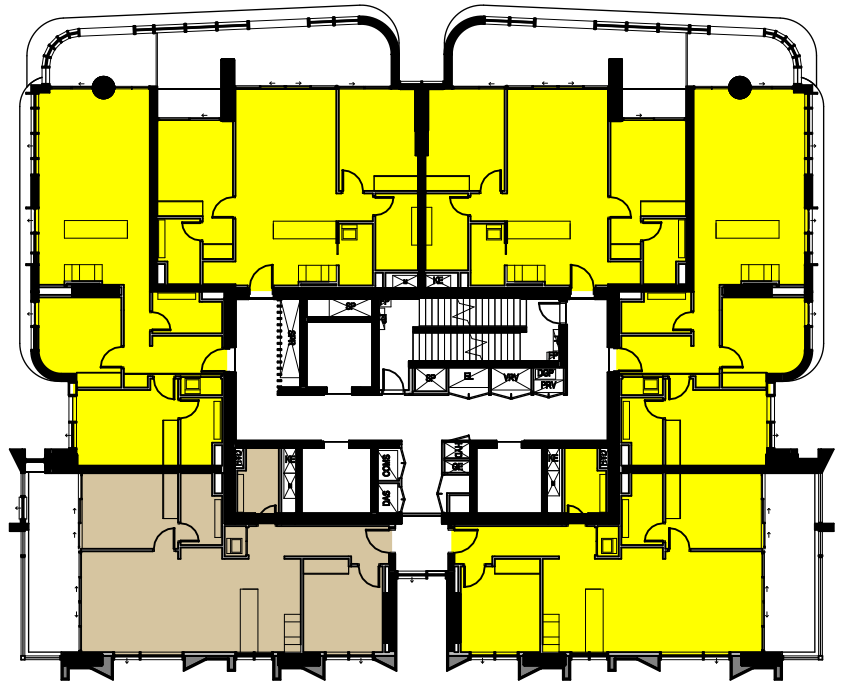
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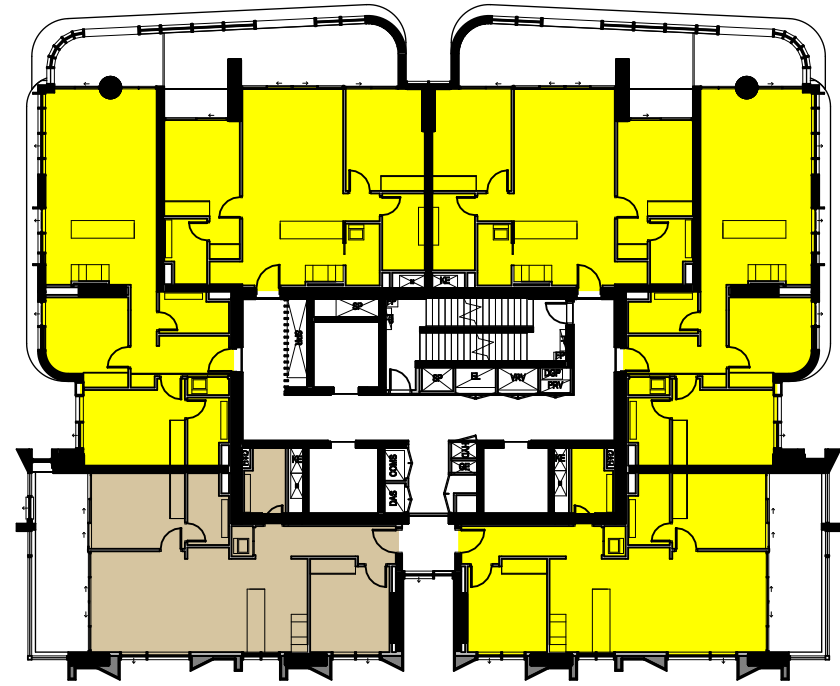
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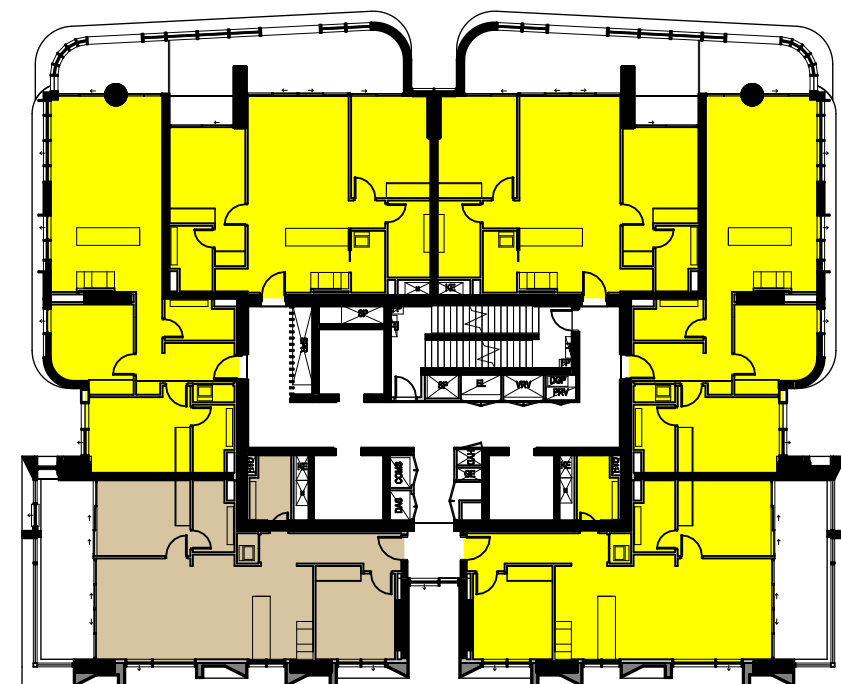
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L46



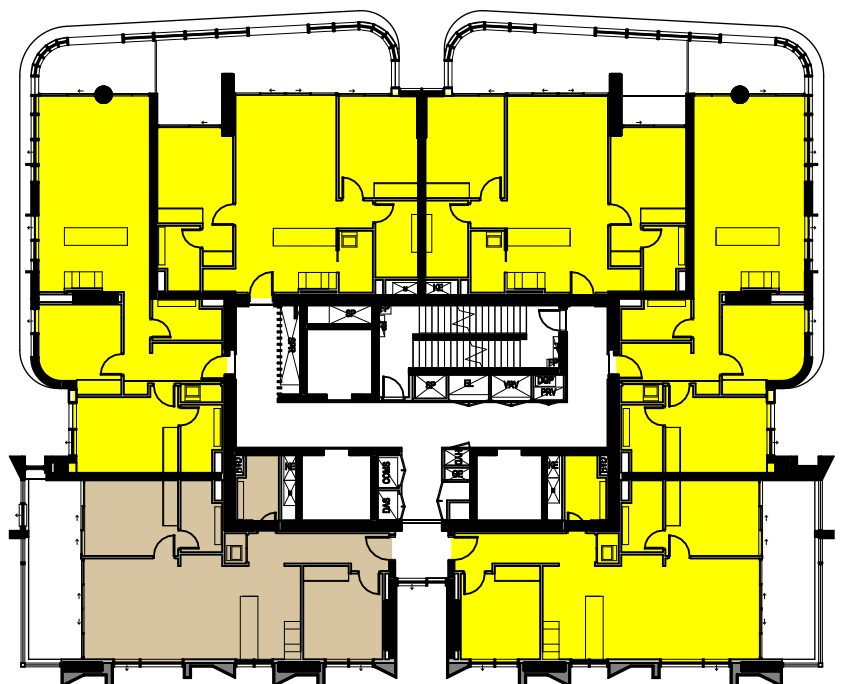
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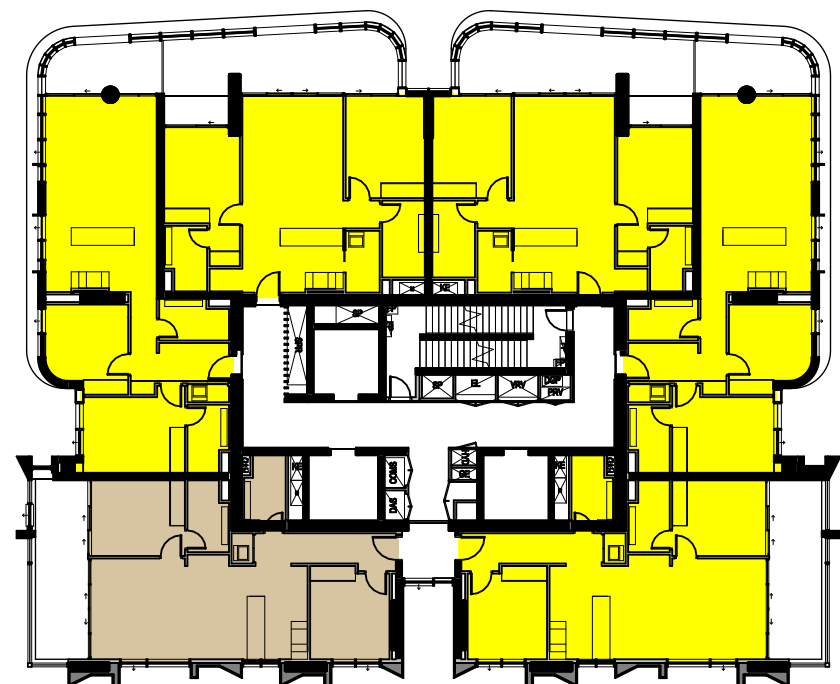
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L49



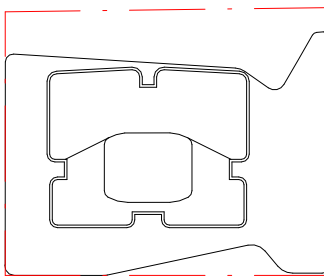
L50



L51

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8am - 4pm

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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Gardner Group
Webber Design
ADP Consulting
Think Planners
Positive Traffic
Windtech

Client
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GROUP

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3 Goldman Lane, Double Bay, NSW 2028

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Sydney NSW 2000 Australia
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ABN 23 000 454 624
trading as PTW Architects

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

PTW

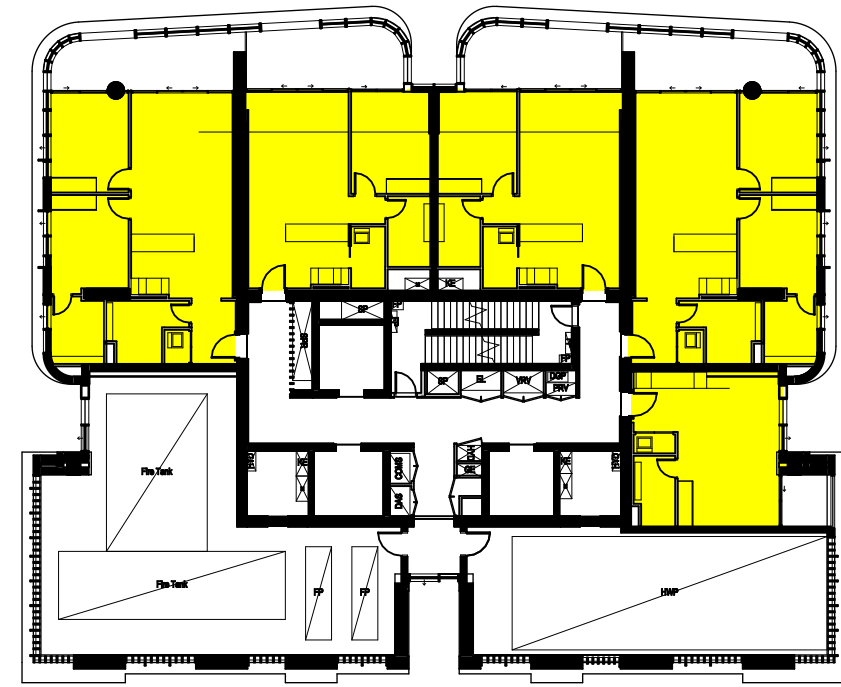
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

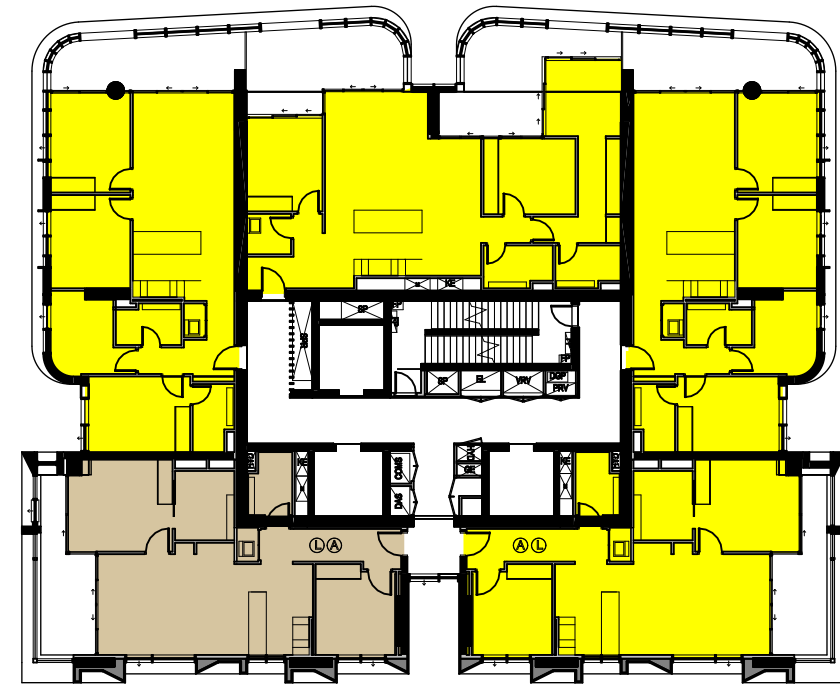
Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAM
SOLAR ACCESS COMPLIANCE
DIAGRAMS L40-L51
Drawing Number
DA-93-1800

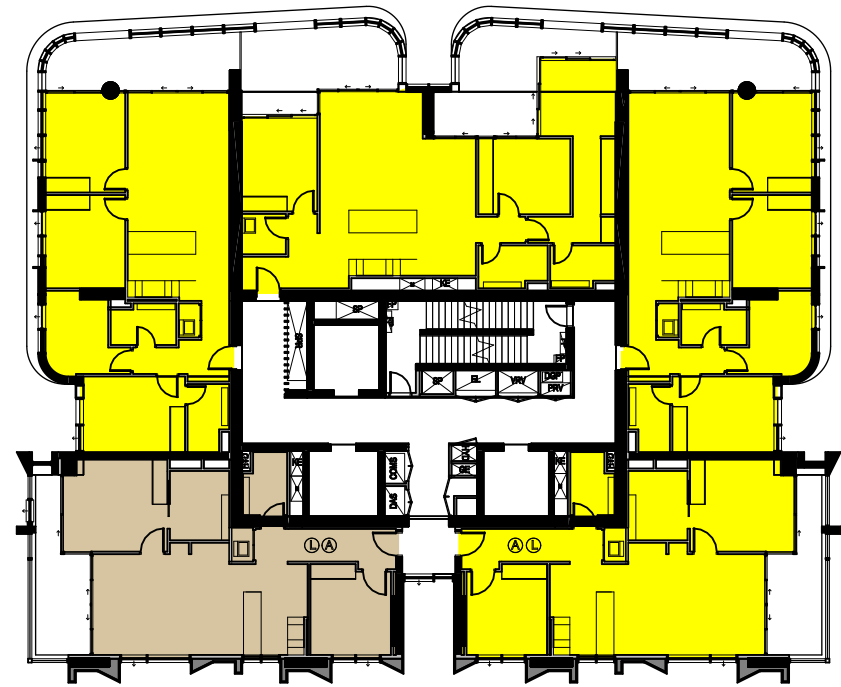
Revision
A



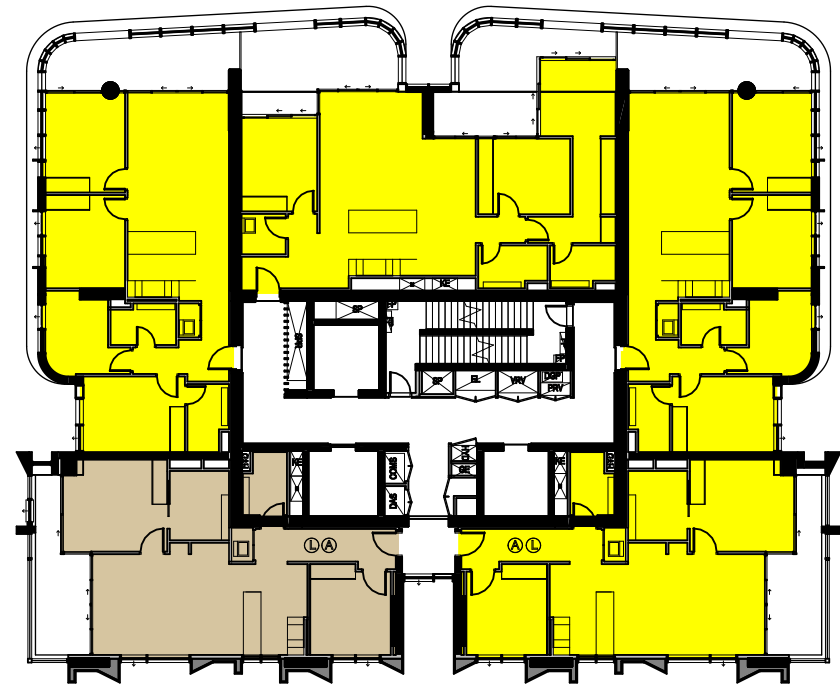
L52



L53



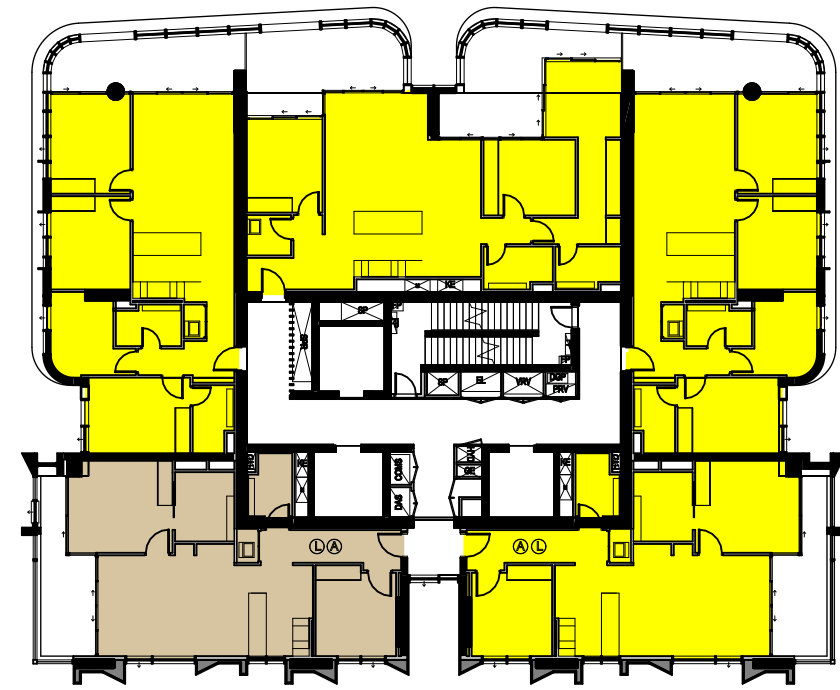
L54



L55



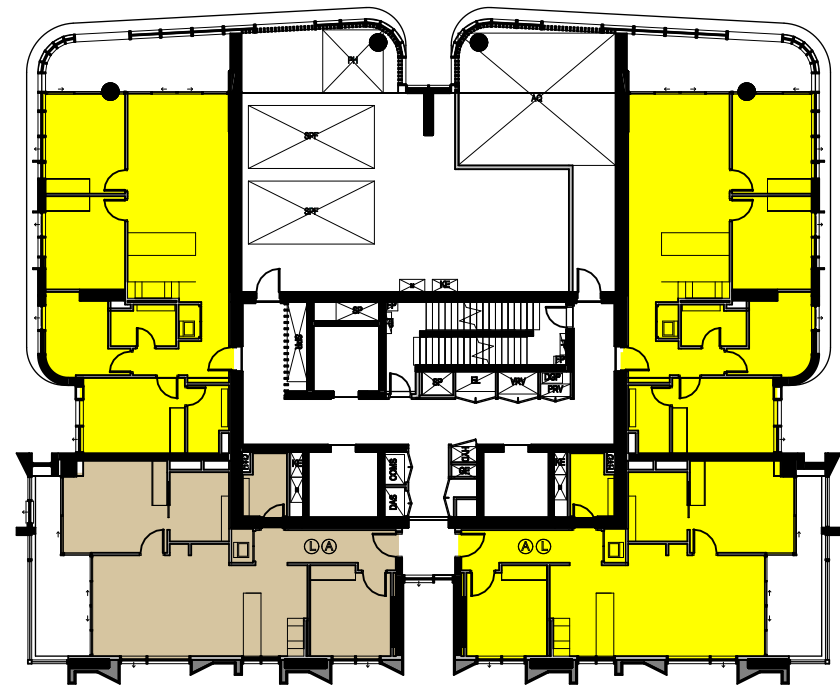
L56



L57

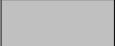


L58

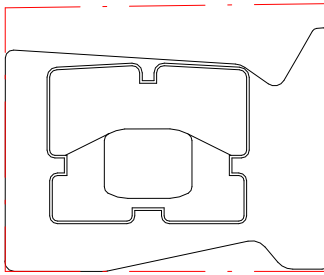


L59

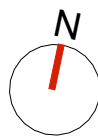
SOLAR ACCESS			TARGET
SOLAR ACCESS	NO. OF APARTMENTS	%	
0HRS	33	8%	MAX 15%
<2HRS	70	18%	
>2HRS	288	74%	MIN 70%
Total: 391			

	0 HOURS SOLAR ACCESS		> 2 HOURS SOLAR ACCESS 8am - 4pm
	< 2 HOURS SOLAR ACCESS		

Key Plan:



HASSALL STREET



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A STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE

PTW 21.04.2022

Rev Amendment

By Chk* Date
Reg. Arch

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

PTW

@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAMS
SOLAR ACCESS COMPLIANCE
DIAGRAMS L52-L60

Drawing Number

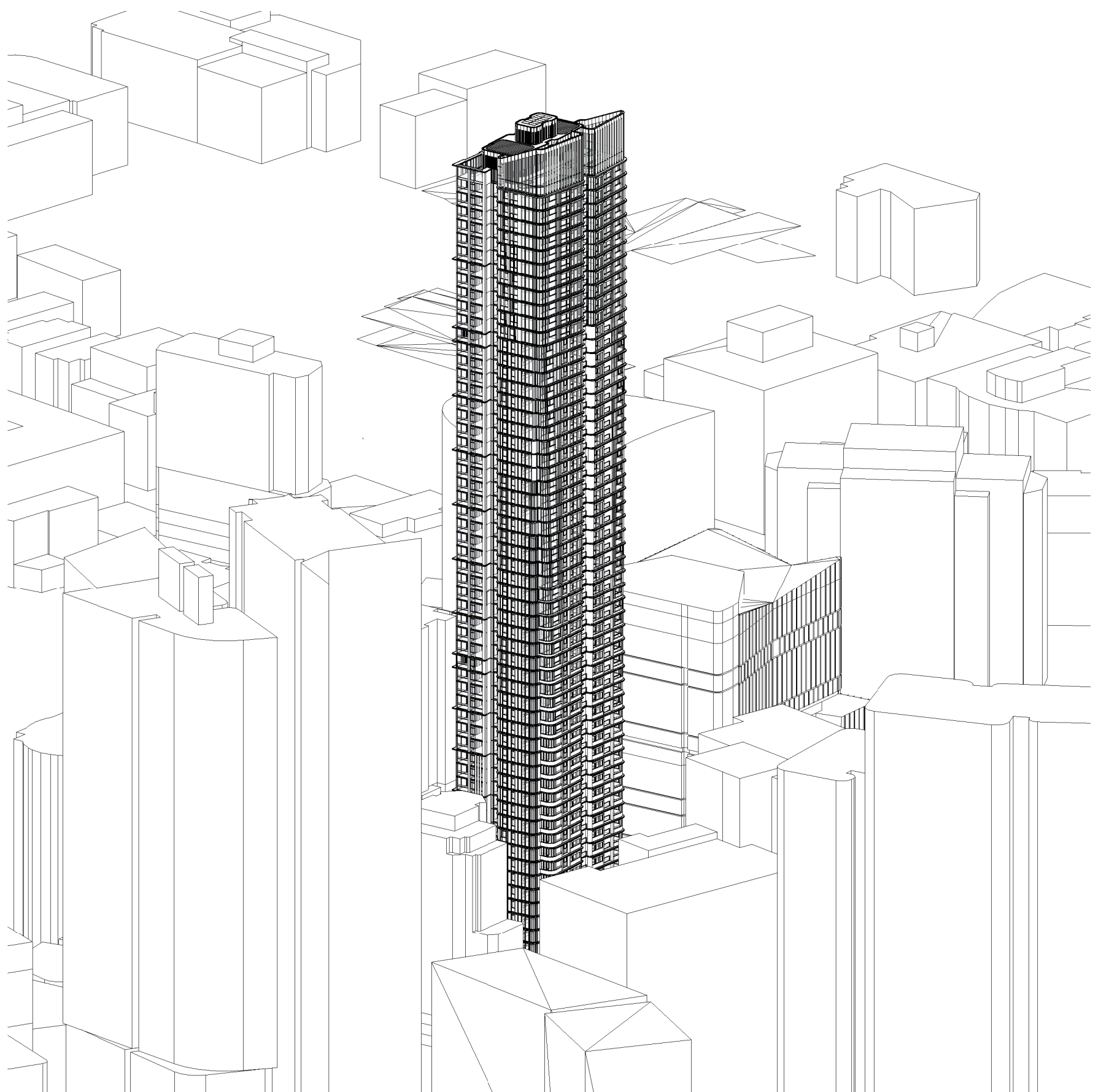
DA-93-1900

Revision

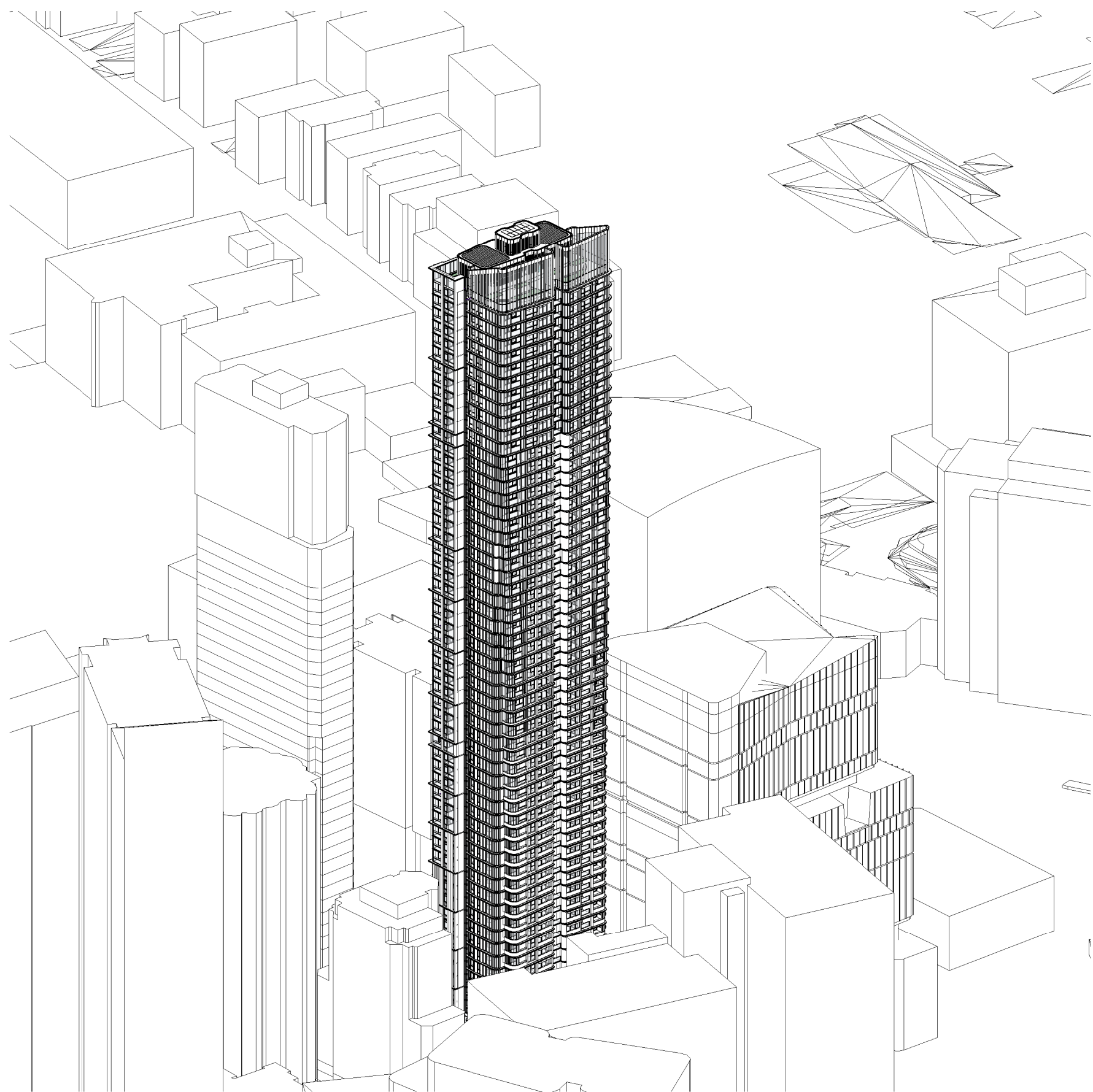
A



1 SUN EYE VIEW JUNE 21 8AM



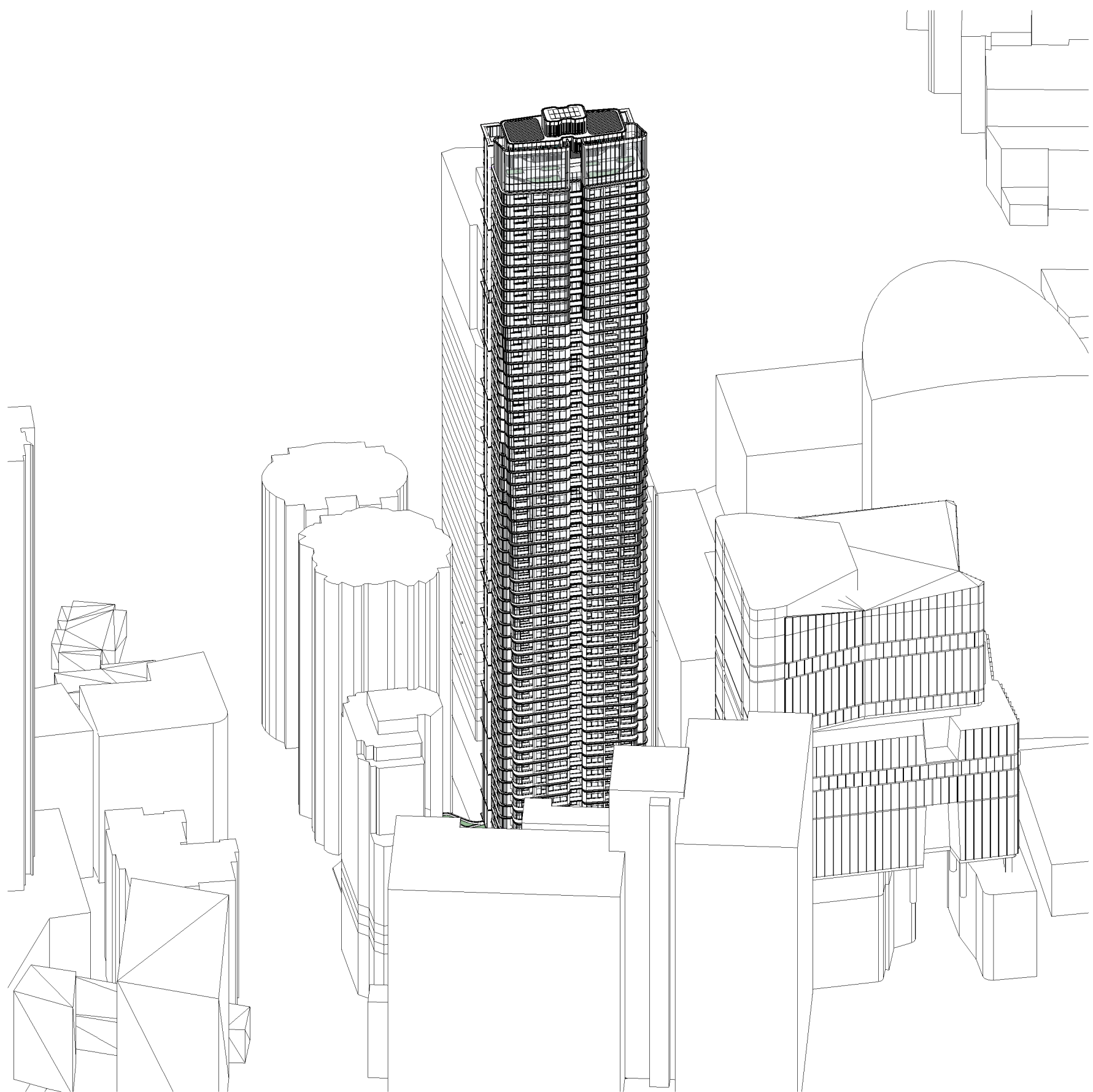
2 SUN EYE VIEW JUNE 21 9AM



3 SUN EYE VIEW JUNE 21 10AM

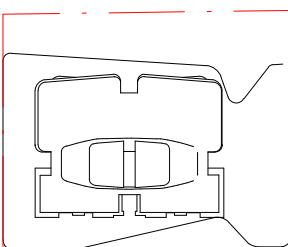


4 SUN EYE VIEW JUNE 21 11AM



5 SUN EYE VIEW JUNE 21 12PM

Key Plan:



HASSALL STREET

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Rev	Amendment	By	Chk*	Date
A	Issue For Development Application	MT/ML		24.11.2021

*Registered Architect			
MT	Michelle Treisman	NSW Arch 5882	
ML	Melinda Lim	NSW Arch 10311	

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Toplace Pty Ltd
121 Majors Bay Road
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NSW Nominated Architects
S Parsons Architect No.6098
© Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1

Project PA030431.01
12 Hassall St
12 Hassall St, Parramatta

Status

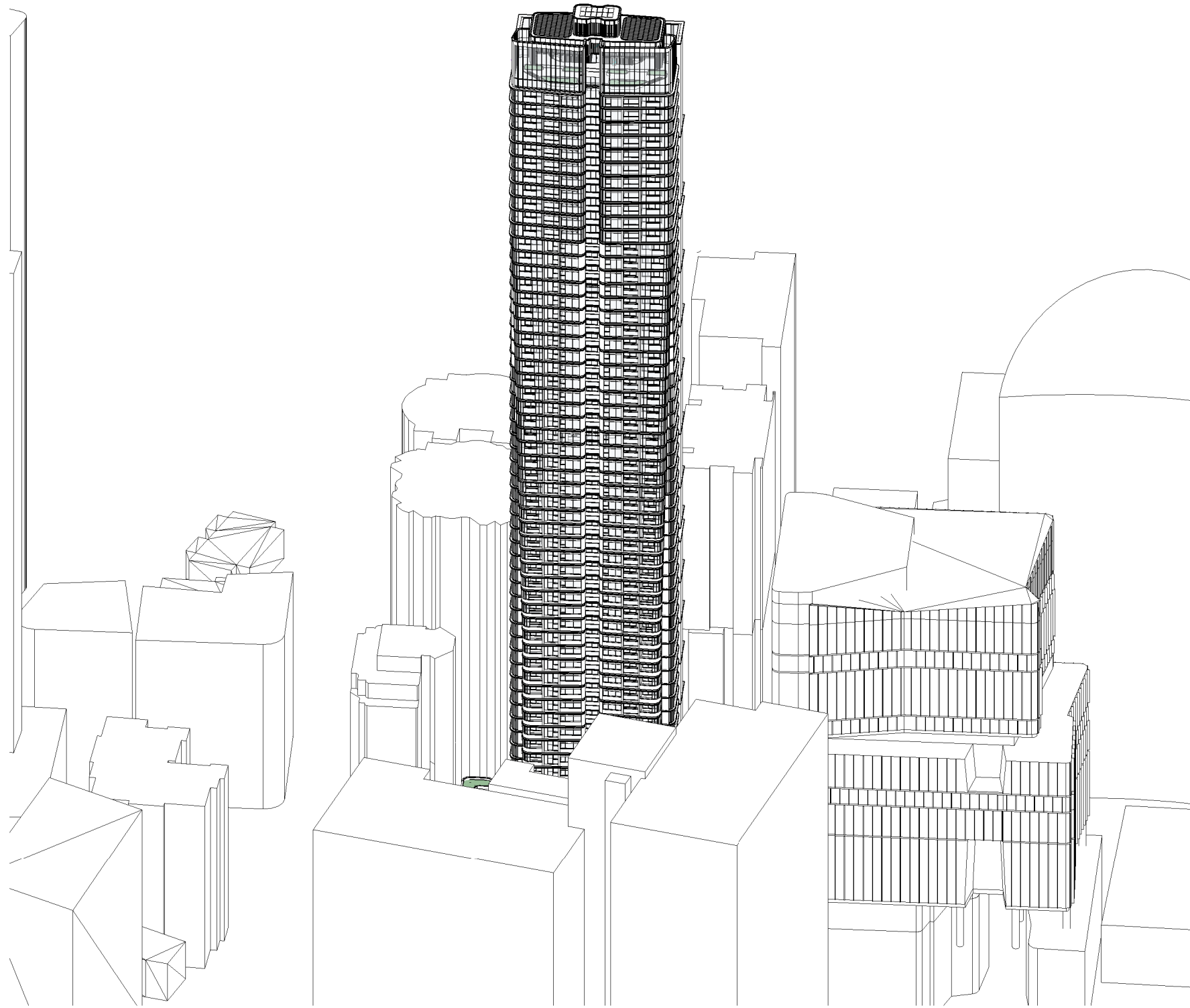
Title
DA-93-SUN EYE VIEWS
SUN EYE VIEWS (SHEET 1)

Drawing Number

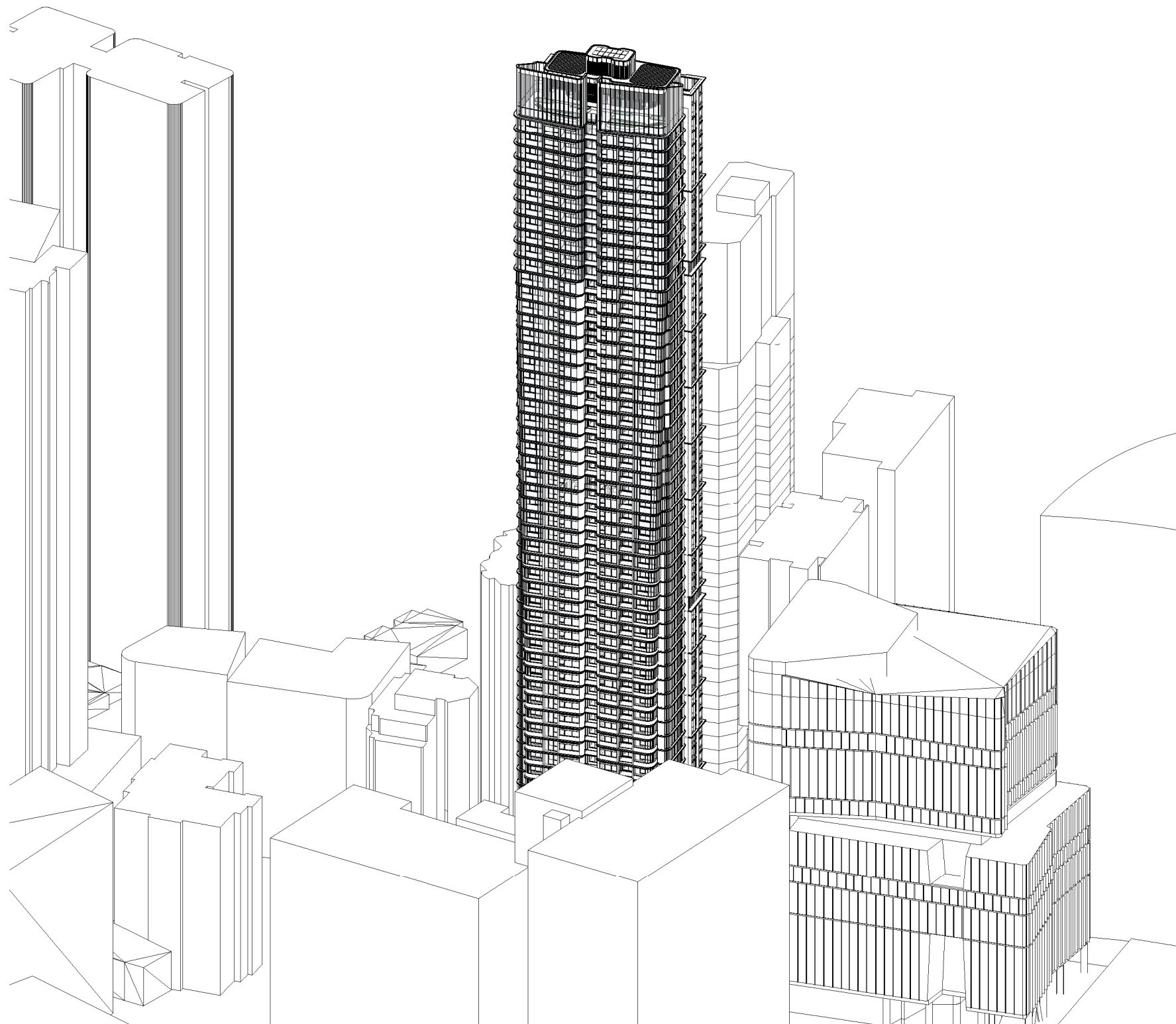
DA-93-2000

Revision

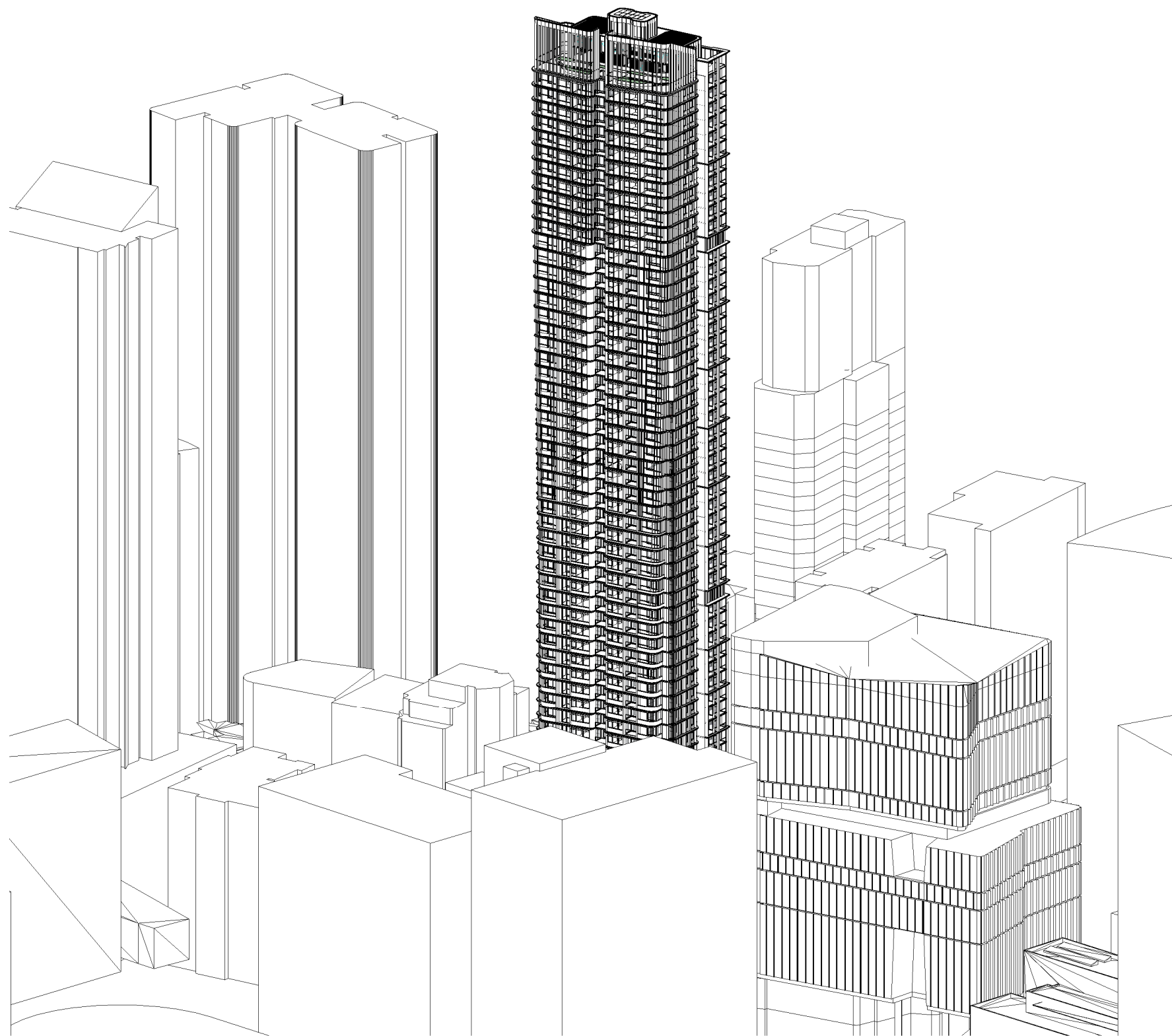
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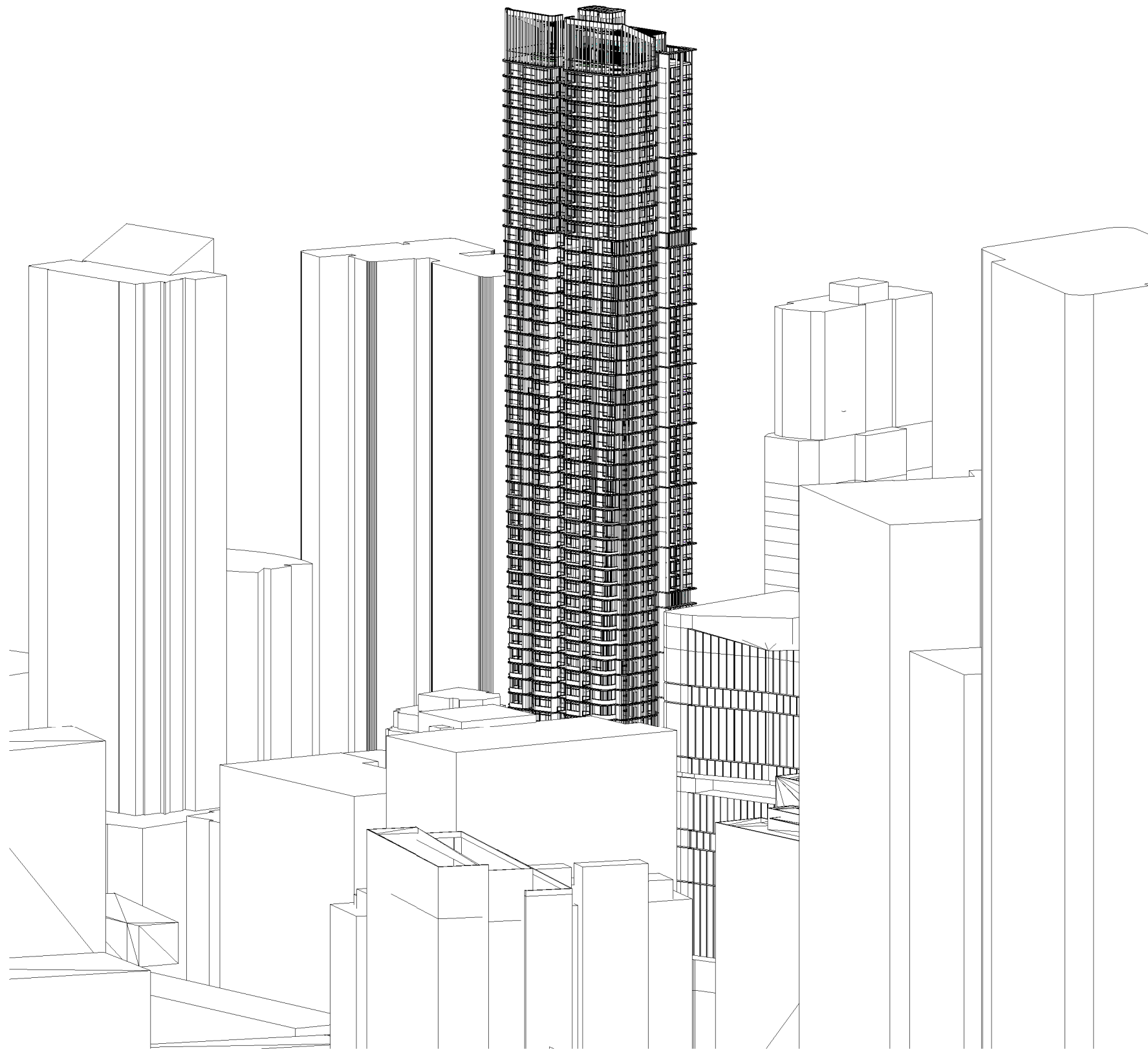
1 SUN EYE VIEW JUNE 21 1PM



2 SUN EYE VIEW JUNE 21 2PM

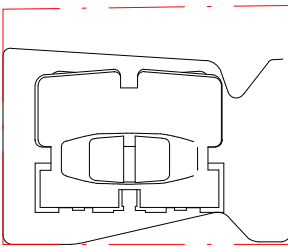


3 SUN EYE VIEW JUNE 21 3PM



4 SUN EYE VIEW JUNE 21 4PM

Key Plan:



HASSALL STREET

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*Registered Architect			
MT	Michelle Treisman	NSW Arch 5882	
ML	Melinda Lim	NSW Arch 10311	

Consultants

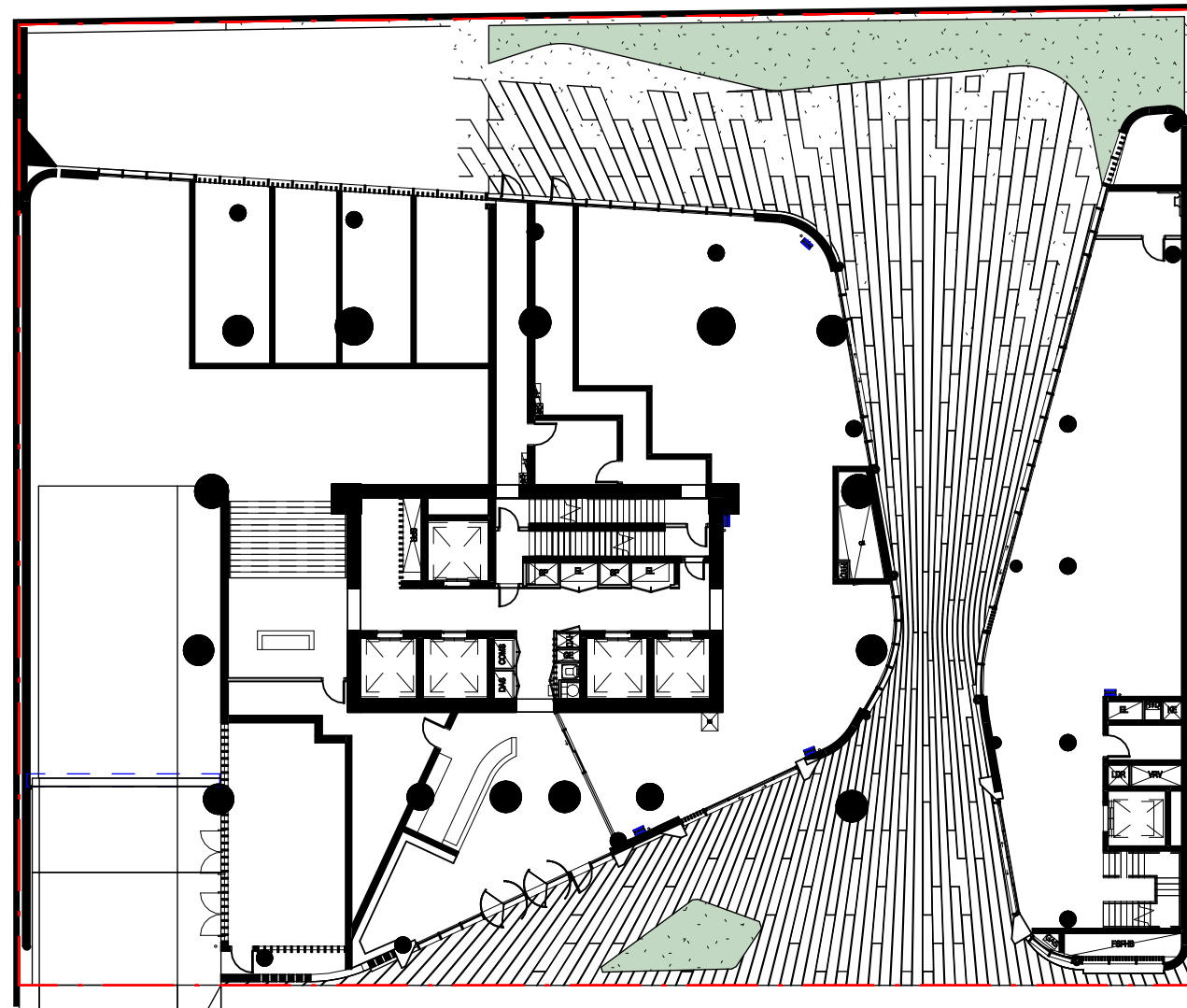
Client
Toplace Pty Ltd 121 Majors Bay Road Concord NSW 2137 Australia T +61 2 9747 0950

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

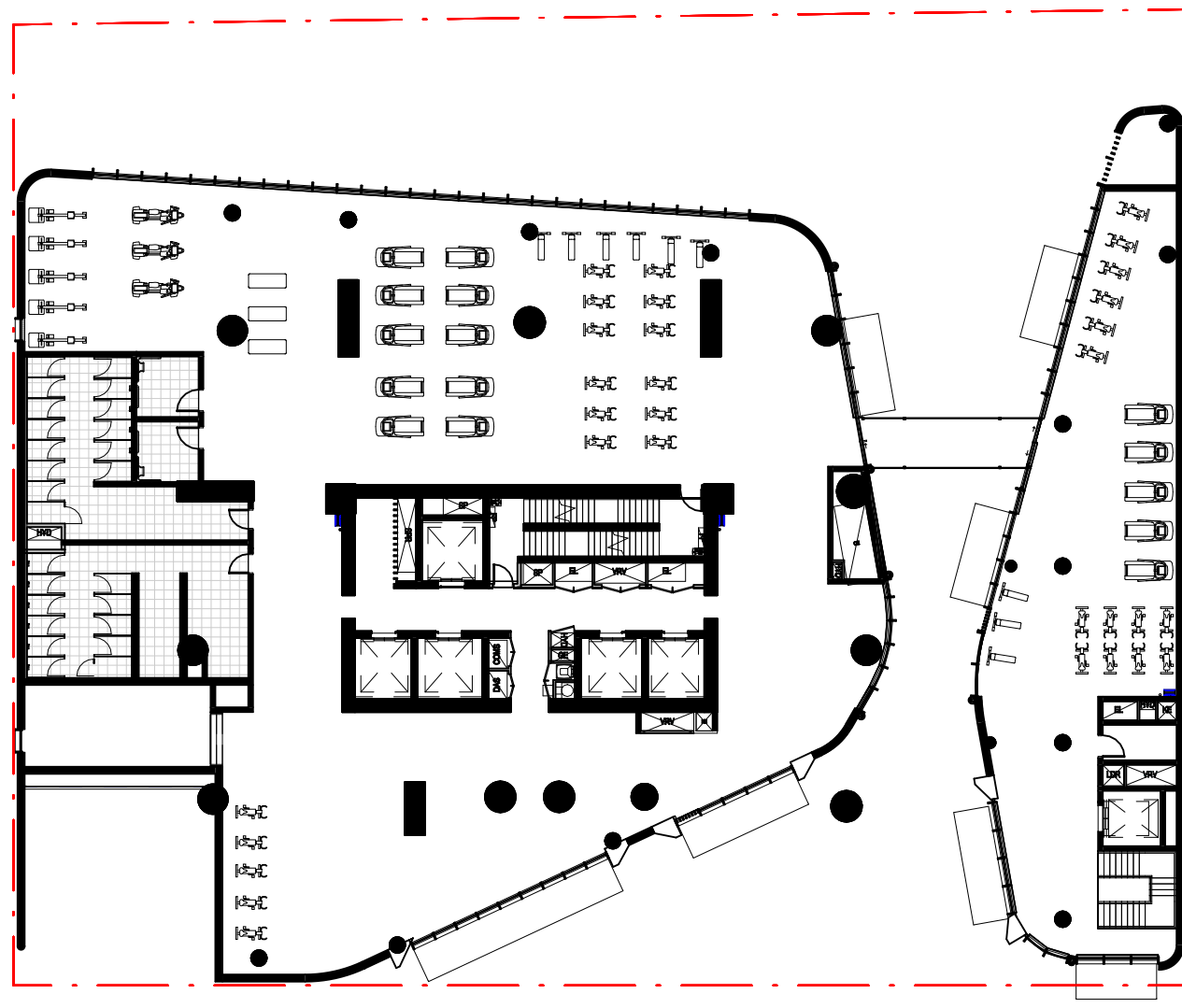
NSW Nominated Architects S Parsons Architect No.6098 © Jones Architect No.4778

PTW	0 1 2 5 8m
	@ A1
	Project PA030431.01
	12 Hassall St 12 Hassall St, Parramatta
Status	

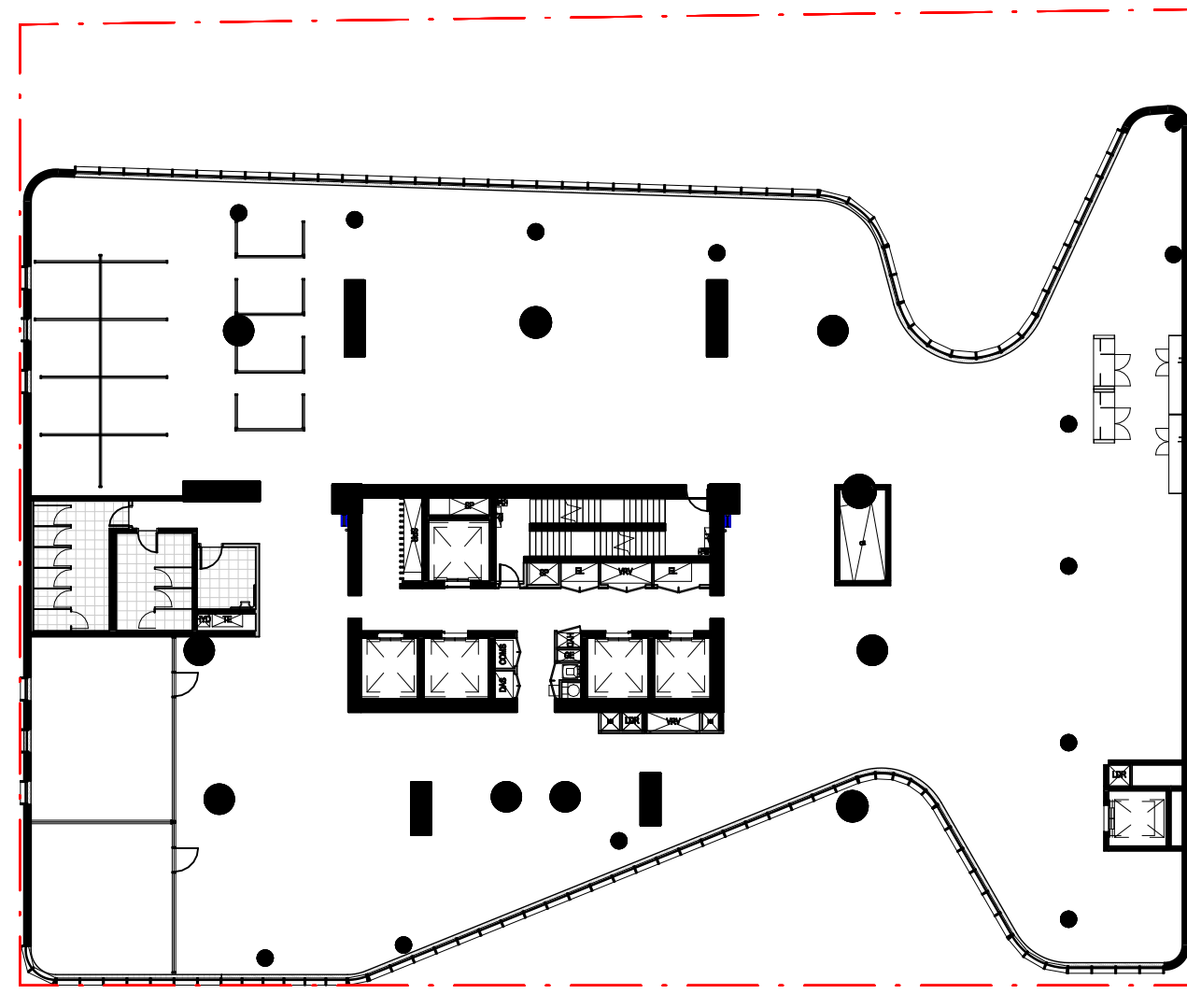
Title DA-93-SUN EYE VIEWS SUN EYE VIEWS (SHEET 2)	
Drawing Number DA-93-2001	Revision A



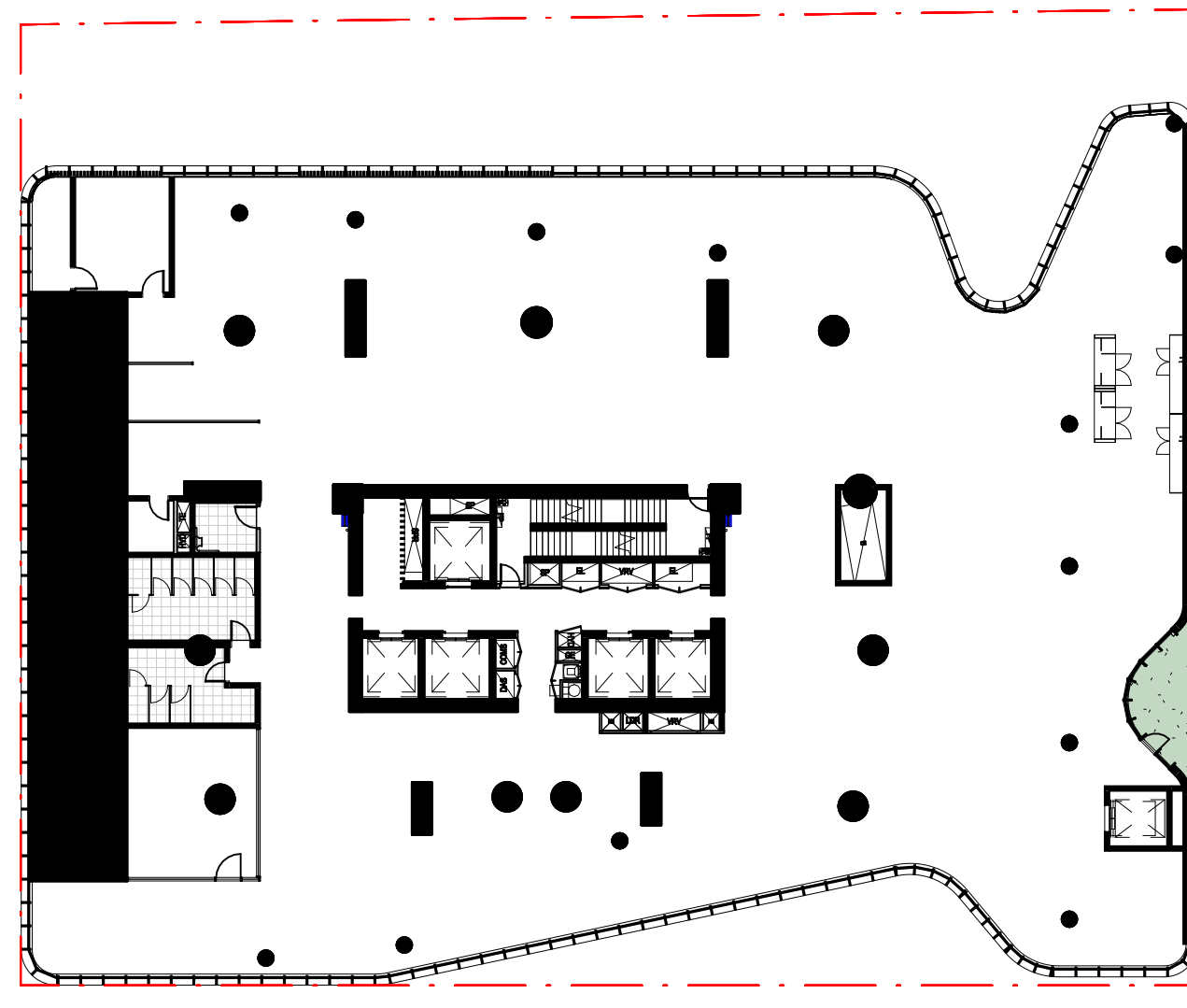
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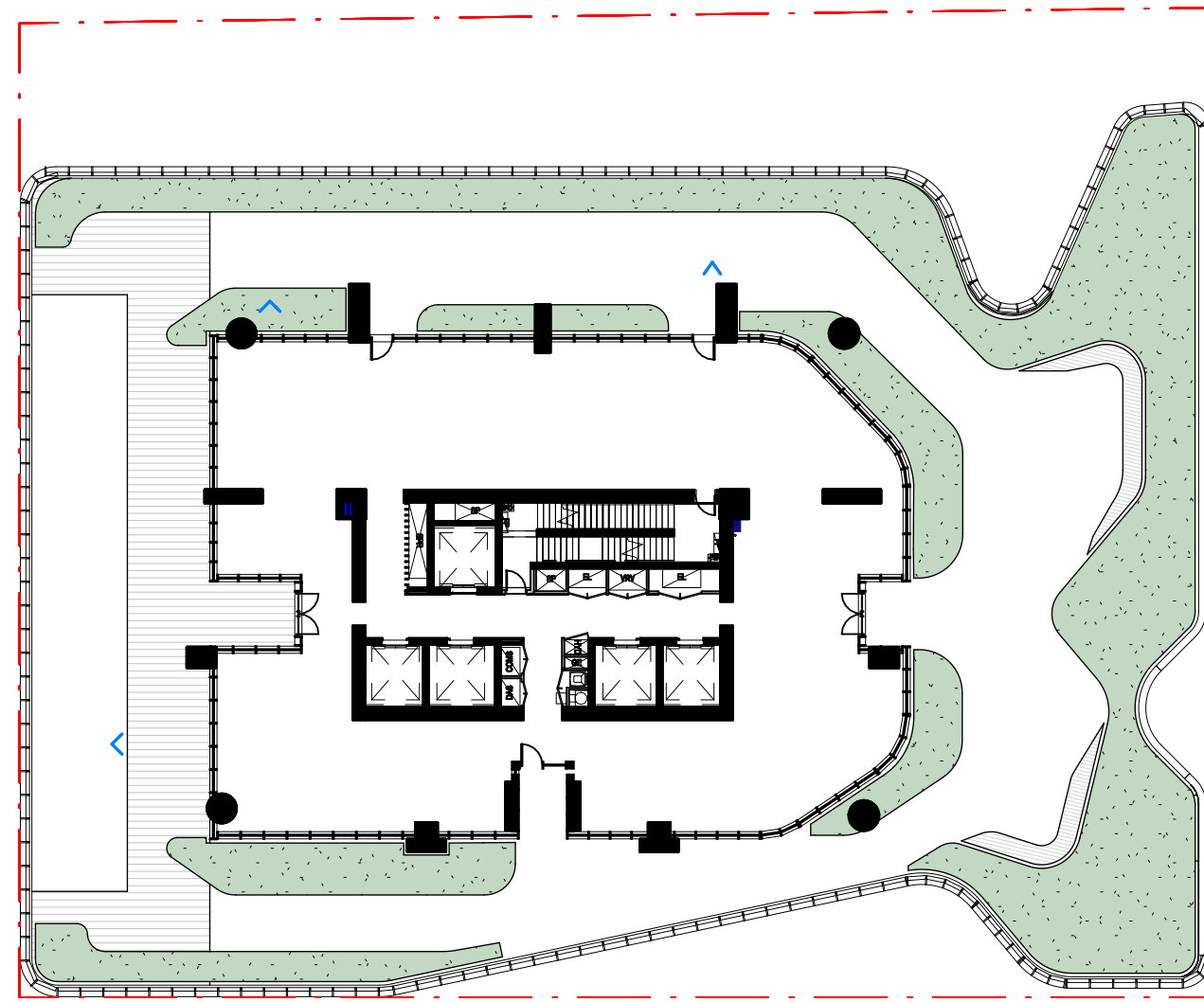
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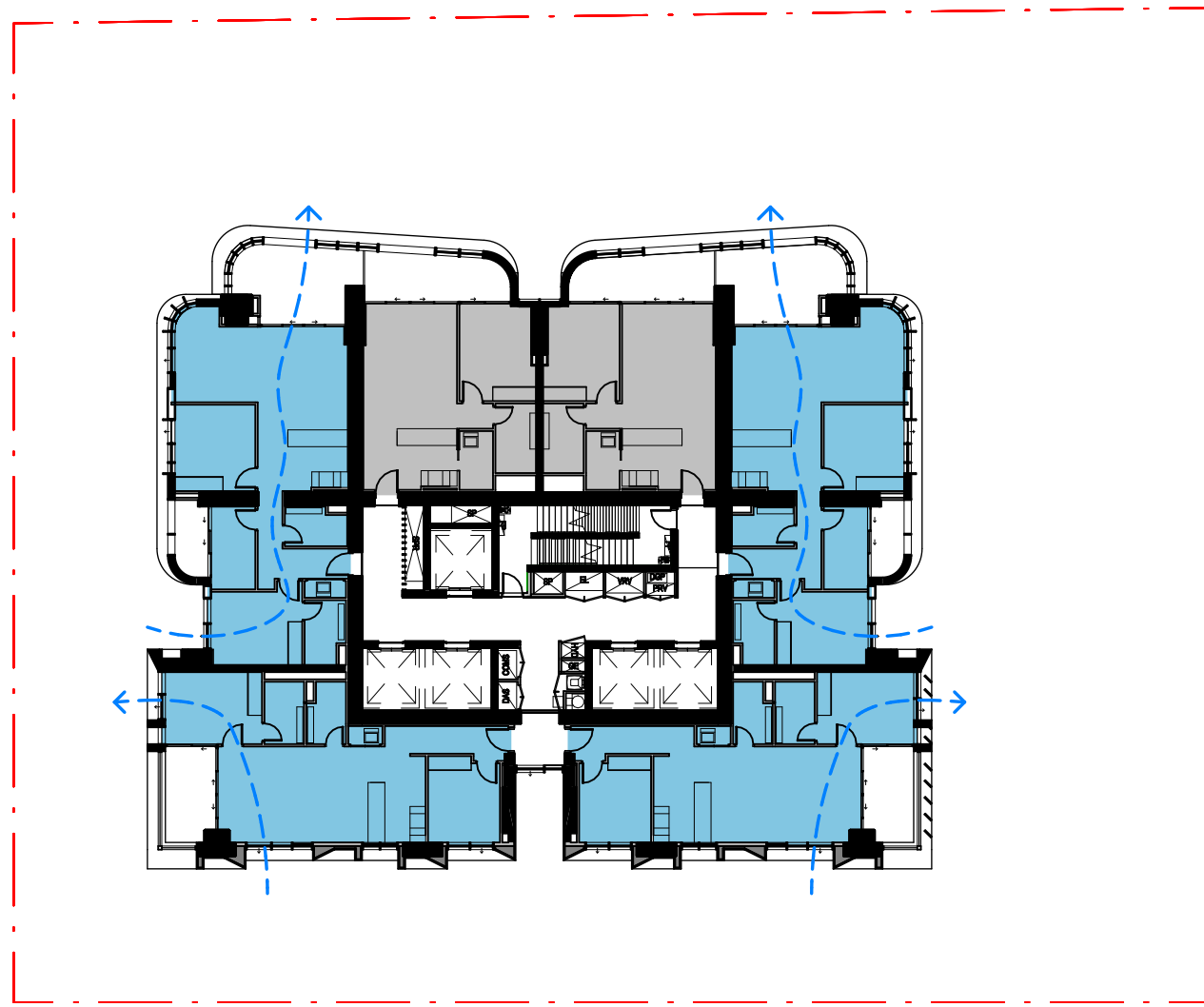
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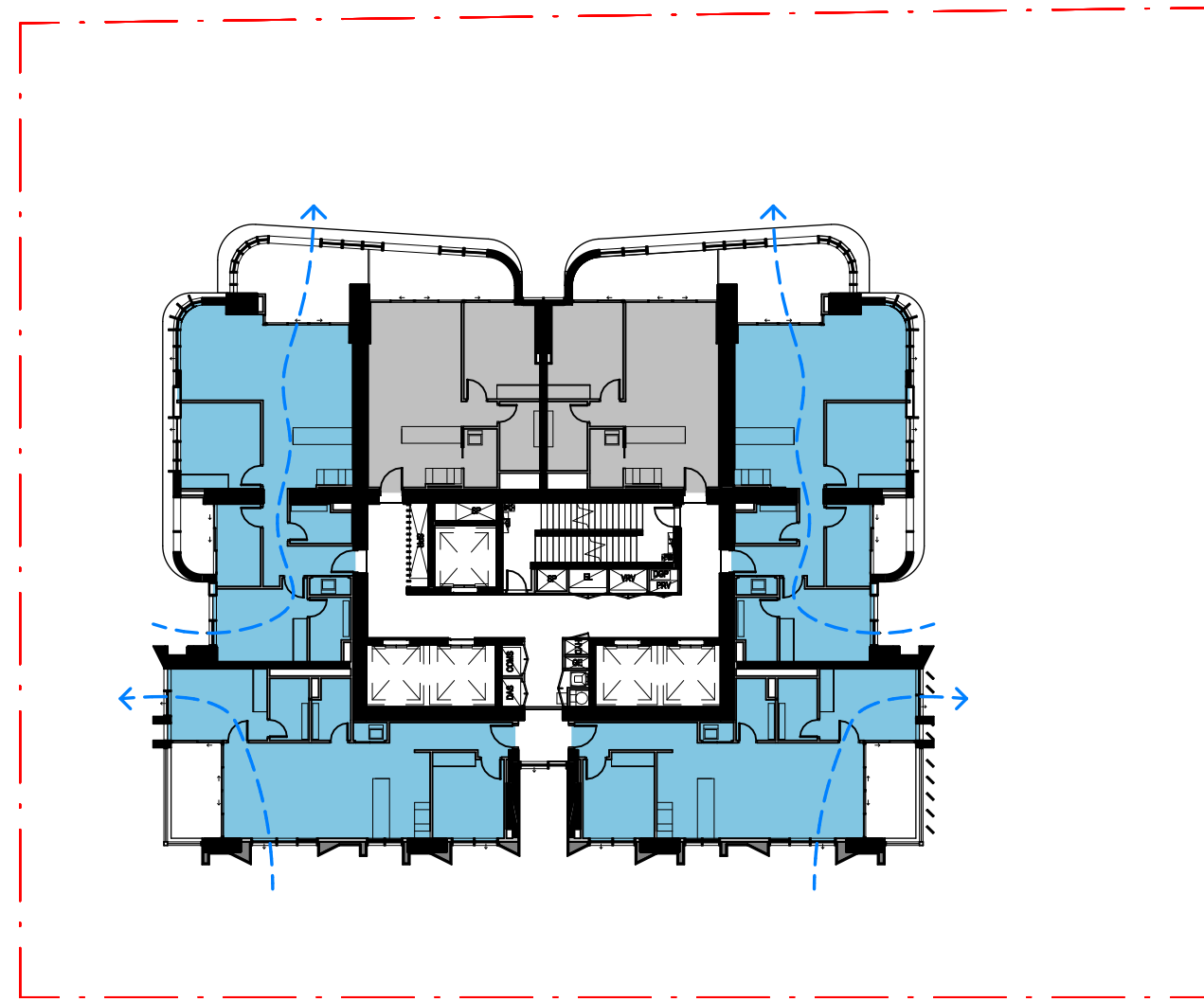
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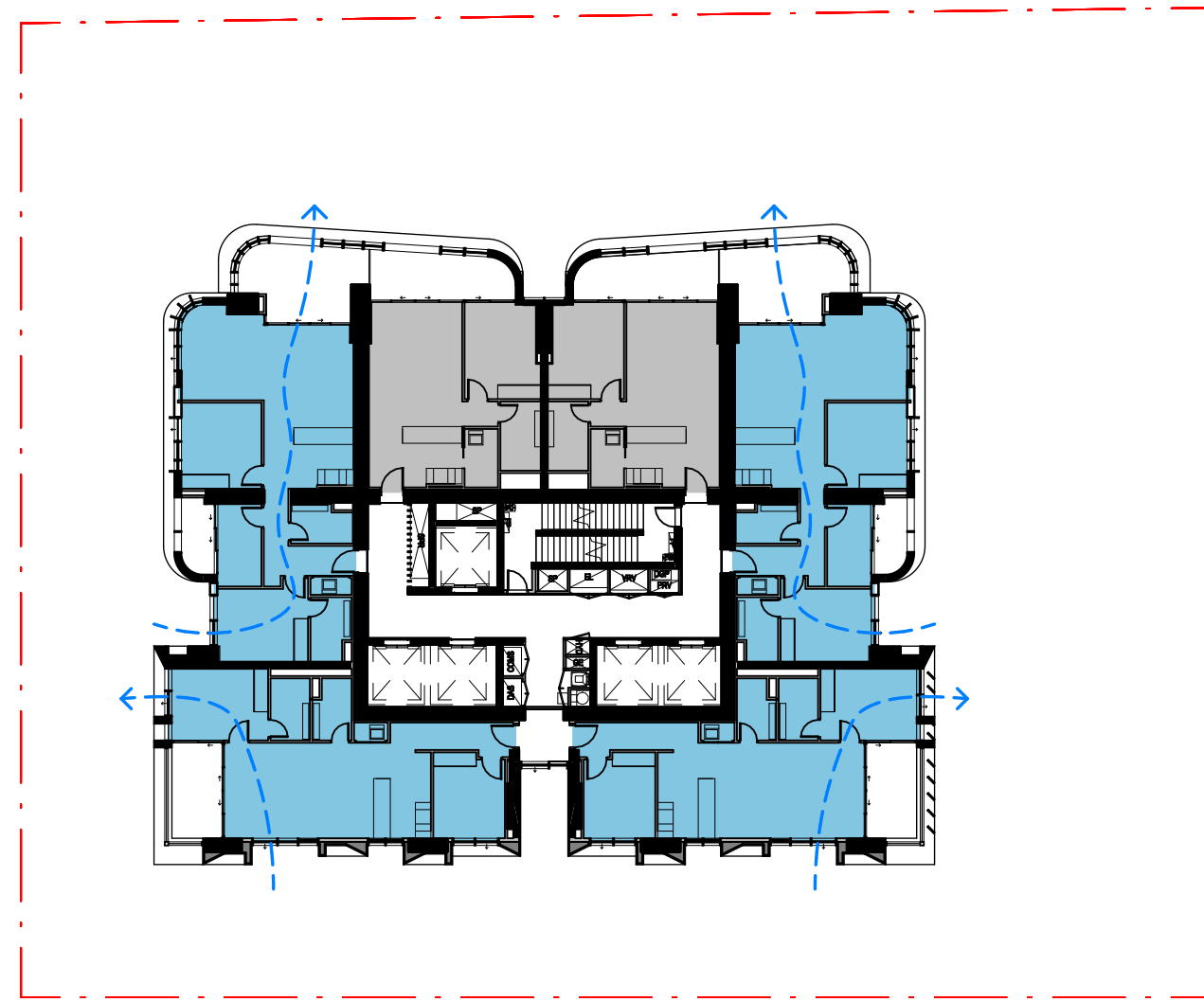
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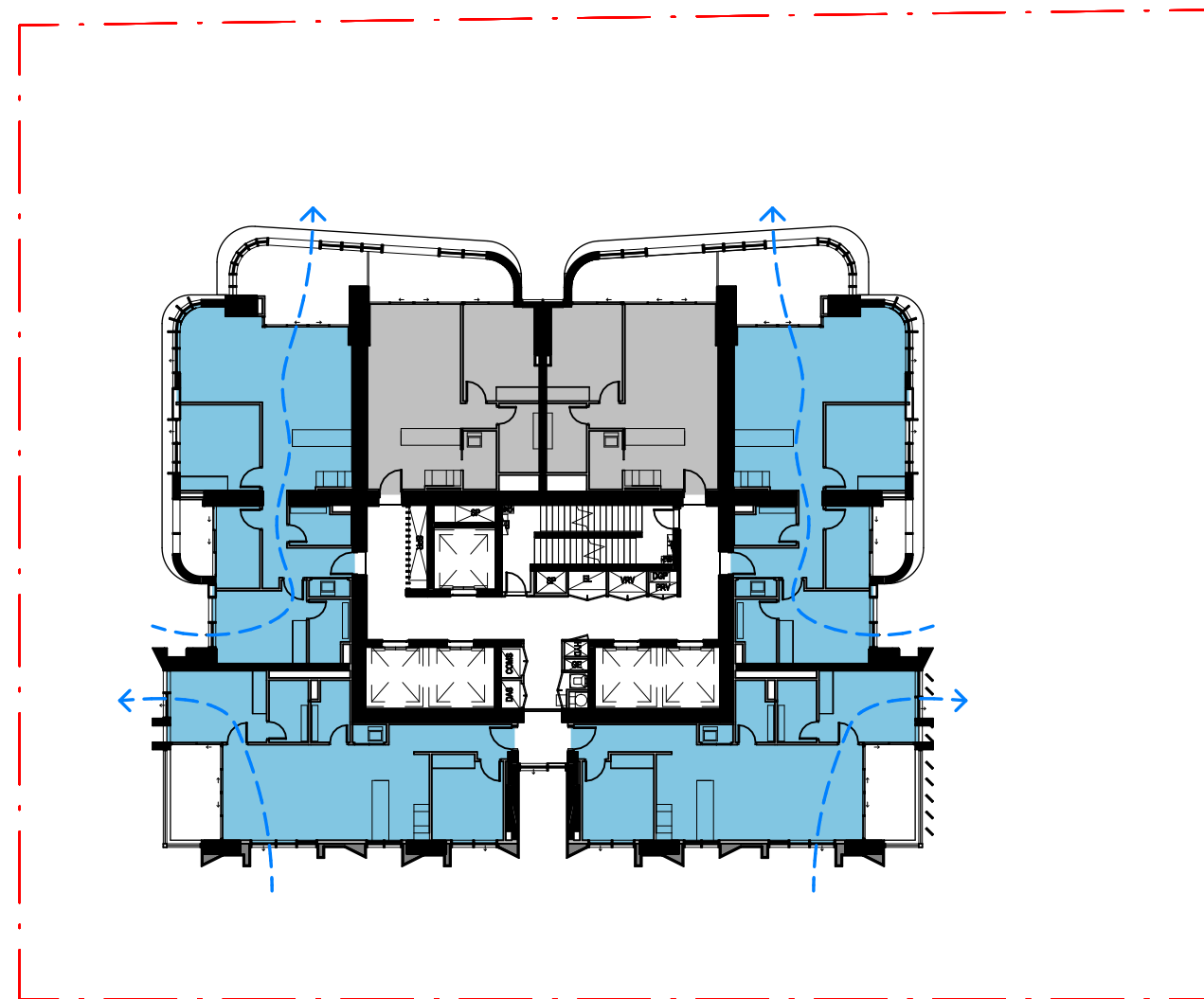
CRVT_L05



CRVT_L06



CRVT_L07

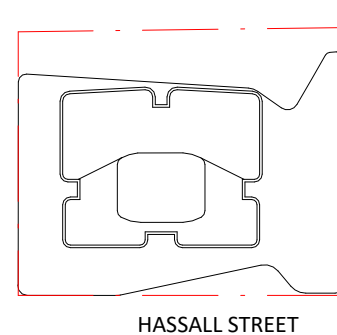


CRVT_L08

NO NATURAL CROSS VENTILATION
NATURAL CROSS VENTILATION

NATURAL CROSS VENTILATION			TARGET
CROSS VENTILATION	NO. OF APARTMENTS	%	
NO	8	33%	MAX 40%
YES	16	67%	MIN 60%

Key Plan:



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PTW 21.04.2022

By Chk* Reg. Arch Date

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Project PA030501

12 Hassall St
12 Hassall St, Parramatta

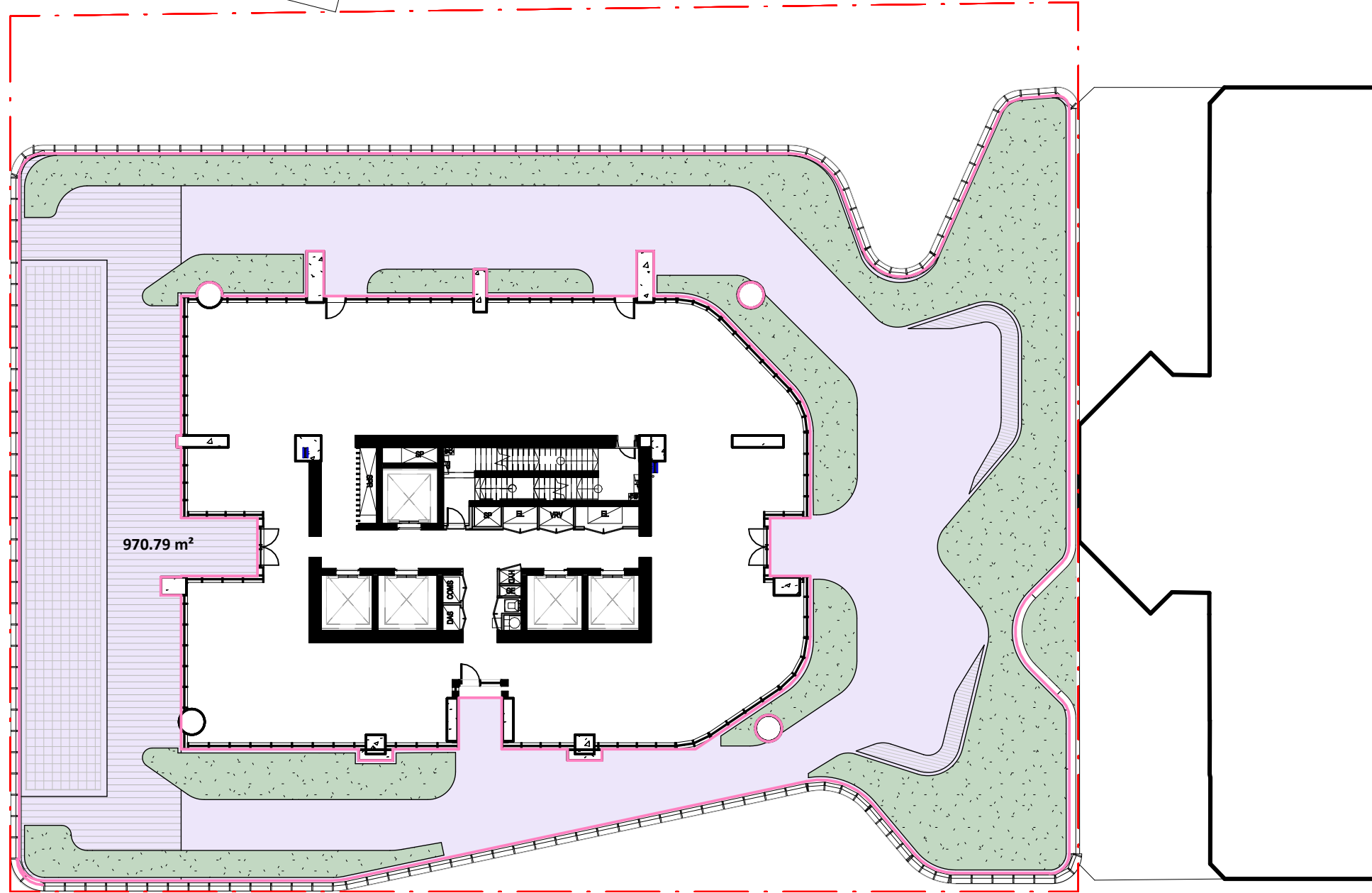
Status
DEVELOPMENT APPLICATION

Title
R2-CROSS VENTILATION DIAGRAMS
NATURAL CROSS VENTILATION
DIAGRAMS

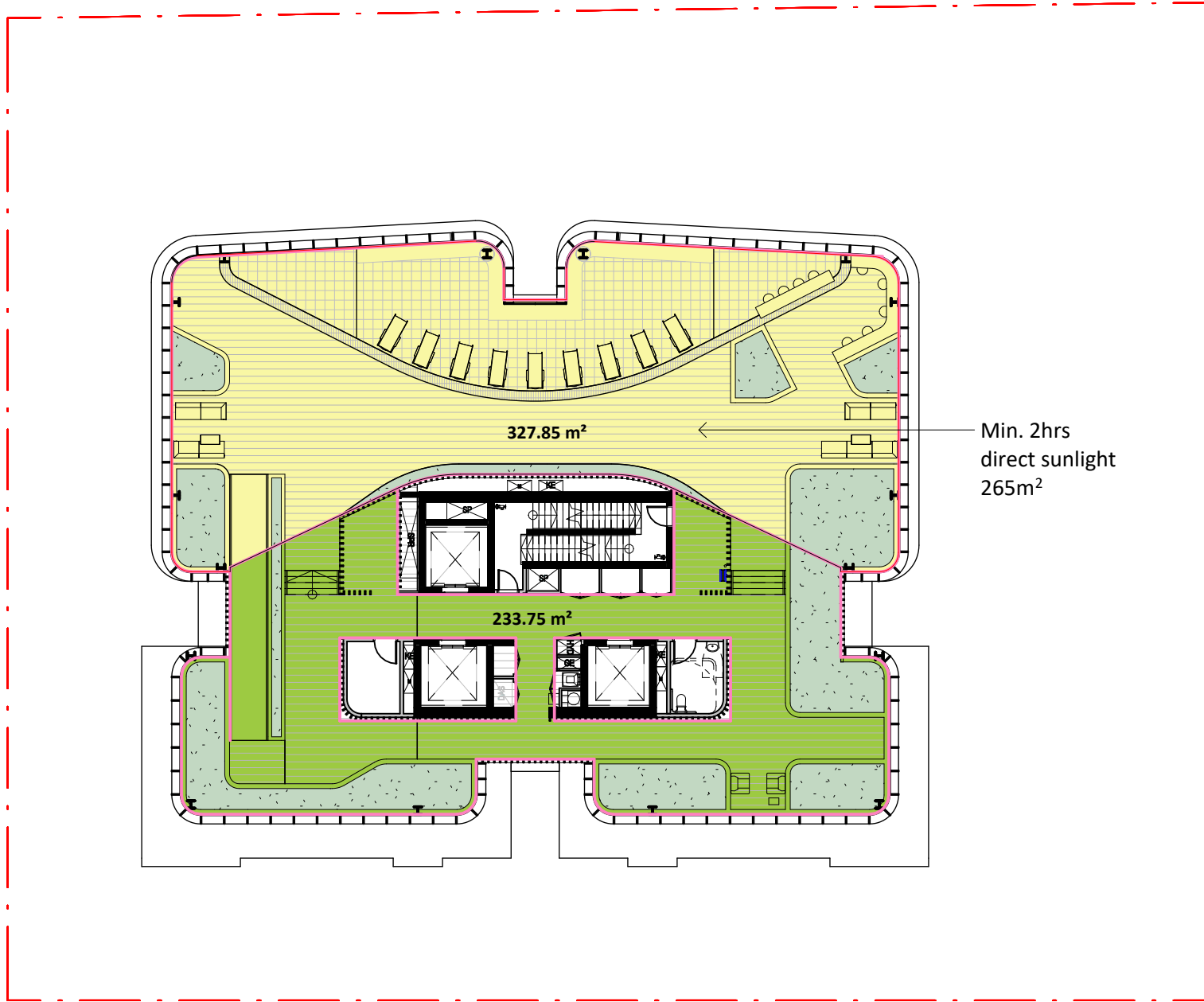
Drawing Number
DA-94-1000

Revision

A



2 COMMUNAL OPEN SPACE L04
1 : 250



3 COMMUNAL OPEN SPACE L60
1 : 250

APARTMENT DESIGN GUIDE

3D Communal and Public Open Space:

1. Communal open space has a minimum area equal to 25% of the site
2. A minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)

Minimum dimension of 3m

COMMUNAL OPEN SPACE

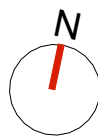
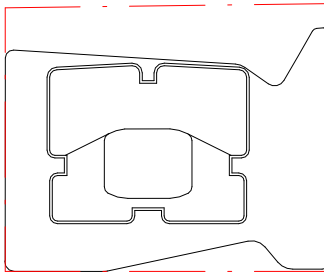
REQUIRED - 25% OF SITE AREA
513.75m²

REQUIRED - 50% direct sunlight to the principal COS for min. 2 hours between 9am and 3pm on 21 June (mid winter)
265m²

Site area = 2,055m²

L04 - 971m²
L60 - 234m² + 328m² = 562m²
TOTAL - 1,533m² = 75% OF SITE AREA

Key Plan:



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0 2 5 10 20m
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R3-DEEP SOIL & COS
COMMUNAL OPEN SPACE
DIAGRAM
Drawing Number
DA-95-1500

Revision
A