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GQ HASSALL STREET PTY LTD

Preliminary Site Investigation

12 Hassall Street, Parramatta NSW

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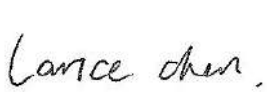	
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Executive Summary

GQ Hassall Street Pty Ltd engaged EI Australia to conduct a Preliminary Site Investigation for the property located at 12 Hassall Street, Parramatta NSW (herein referred to as 'the site'). The purpose of this investigation was to characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

The preliminary investigation works involved:

- Review of relevant topographical, geological, hydrogeological, soil landscape and Acid Sulfate Soil maps for the project area;
- Search of historical aerial photographs to review previous site use and the historical sequence of land development in the neighbouring area;
- Land titles search,
- Site history survey involving a detailed search of Council records for information relating to operational site history;
- Search through the NSW EPA/OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997);
- Review of existing underground services on site;
- Detailed site walkover inspection; and
- Data interpretation and reporting.

Key Findings

Based on the desktop review and detailed site walkover inspection, the following conclusions were made:

- The site consisted of an unoccupied dwelling, two storey commercial building use as a site office for the neighbouring redevelopment, and on-grade concrete sealed driveway / car park between the two buildings;
- Based on the historical search (titles, historical aerial photographs and council records), the site was low density residential in use from at least 1927 until the 1960s when the eastern portion of the site was developed into a Police Citizens Boys Club then converted for office uses. Surrounding land has undergone significant commercial / high density residential development in the vicinity of the Parramatta central business district and Parramatta train station.
- SafeWork NSW held no records relating to the storage of hazardous chemicals on the site (including a UPSS or UST).
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- Visual evidence of gross contamination was not observed on any part of the site. There was no evidence that a UST was present. No AST was identified.

- With reference to the CSM (refer to Section 4.5) there is a low to medium contamination risk at the site. The potential sources of contamination identified included fill soils, of unknown quality or origin, located beneath site structures and concrete slabs; spillage of petroleum products from vehicle; pesticide use under existing structures; uncontrolled demolition of former structures; weathering of existing building structures; and historical neighbouring commercial uses. Further investigation of soil and groundwater required for site characterisation purposes.
- However as the proposed development at the site will consist of a basement excavation that cover the majority of the site and potential contamination in soils will likely be appropriately dealt with during bulk excavation.

Based on the findings of this assessment, and with consideration of the Statement of Limitations (**Section 8**), EI considered there is low to medium contamination risk at the site. Based on the proposed development EI consider the site can be made suitable for the proposed development subject to the implementation of the recommendation presented below.

- Completion of a Detailed Site Investigation (DSI), with soil and groundwater sampling and associated laboratory analysis for the identified COPC.
    - Should the findings of the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a remedial works strategy to mitigate any associated risks and make the site suitable for the proposed land use.
- Prior to site demolition, carry out a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition;
- Post site demolition a site walkover is to be conducted by a qualified and experienced environmental scientist/engineer to assess any visual signs of contamination and buried building waste (potentially containing asbestos) that may have been buried beneath site buildings and pavements; and
- Soil materials to be removed from site as part of any excavation works (including *virgin excavated natural material* (VENM)) are to be classified prior to off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines*.
- Any material being imported onto the site (i.e. for landscaping purposes) should be assessed for potential contamination in accordance with NSW EPA guidelines. All such material should be classified as VENM.
- Although not expected, should contamination (including buried hazardous (asbestos) materials, an abandoned UST and odorous / stained soils) be identified during site redevelopment, all works should cease and a suitability qualified environmental consultant engaged to suitably address the issue.

1. Introduction

1.1 Background and Purpose

Michael Skala of GQ Hassall Street Pty Ltd engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for 12 Hassall Street, Parramatta NSW (herein referred to as the 'the site').

The site is located approximately 9 km to the west of the Sydney Central Business District (CBD) (**Figure 1, Appendix A**), within the Local Government Area (LGA) of City of Parramatta Council. The land parcel comprises Lot 156 of DP1240854, covering a total area of approximately 2,048 m^2, as shown in **Figure 2** (**Appendix A**). The site is currently occupied by two commercial buildings and a concrete sealed driveway / car parking.

The aim of this investigation was to appraise the environmental condition of the site, more specifically the potential for contamination, in support of the proposed development outlined in **Section 1.2**.

1.2 Proposed Development

The following documents supplied by the Client were used to assist with the preparation of this PSI report (**Appendix B**):

- Architectural drawings prepared by PTW Architects – Project No. PA 030501(Rev. A), dated 28 March 2022;
- Site survey plans prepared by H Ramsay Surveyors – Reference No. 8228, Sheet 1 to 3 of 3, Dated 12 September 2018.

Based on the provided documents, EI understands that the proposed development involves the demolition of the existing site structures and the construction of a high rise mixed commercial and residential building overlying a six level basement carpark (Level B1M to Level B5) and one level basement for Lift pits (Level B6). Basement of Level B1M to Level B5 was proposed to cover the entire site area with excavations of up to 16.95m anticipated. Basement Level B6 was proposed to cover the central portion of the site only with excavations of up to 22.77m anticipated.

1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) Guidelines for the NSW Site Auditor Scheme (2nd Edition);
- NEPC (2013) Schedule B(2) Guideline on Site Characterisation;
- *Contaminated Land Management Act 1997*;
- *State Environment Protection Policy 55* (SEPP 55) Remediation of Land under the Environmental Planning and Assessment Act 1997;
- *State Environmental Planning Policy* (Gosford City Centre, 2018);
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011; and

- EPA (2020) *Consultants reporting on contaminated land (Contaminated land guidelines),* Doc. EPA 2020P2233, April 2020.

1.4 Project Objectives

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 Scope of Works

In order to achieve the above objectives and in keeping the project cost-effective while generally complying with the EPA (2020), the scope of works was as follows:

1.5.1 Desktop Study

- A review of relevant (hydro)geological and soil landscape maps for the project area;
- A search of groundwater bore records within close vicinity to the site;
- A review of previous environmental reports;
- A search of historical aerial photographs archived at NSW Land Registry Services (formally NSW Land and Property Information), in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search;
- A search of property files archived by Council, for information relating to operational site history;
- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the List of NSW Contaminated Sites Notified to the EPA; and
- A detailed site walkover inspection.

1.5.2 Data Analysis and Reporting

Following the desktop assessment and site inspection, this PSI report documents the contaminated land appraisal and discusses the findings of the investigation with respect to potential risks to human health, the environment and the aesthetic enjoyment of the land. It also provides recommendations regarding further assessment, to enable mitigation/management of any risks.

2. Site Description

2.1 Property Identification

The site identification details and associated information are presented in **Table 2-1** while the site locality is shown in **Figure 1** (**Appendix A**).

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	12 Hassall Street, Parramatta NSW
Location Description	Approx. 9 km west of Sydney CBD. The site is bounded by commercial lots to the north, east and west, and Hassall Street to the south.
Site Coordinates	Coordinates on the south western corner of the site (under GDA2020-MGA56): Easting: 315670.613 Northing: 6256294.346 (Source: https://maps.six.nsw.gov.au/)
Site Area	Approx. 2,048 m^2 (H Ramsay & Co. Surveyors, ref. 8288, dated 12/9/18)
Lot and Deposited Plan (DP)	Lot 156 of DP1240854
State Survey Marks	Six State Survey (SS) marks are situated closest to the site (<200m): ▪ SS58175: corner of Charles Street and Hassall Street; ▪ SS76533 on Hassall Street; ▪ SS76534 corner of Parkes Street and Hassall Street; ▪ SS76643 corner of Station Street and Hassall Street; and ▪ SS46847 adjacent rail corridor on Station Street. (Source: https://maps.six.nsw.gov.au/).
LGA	City of Parramatta Council
Parish	St John
County	Cumberland
Current Zoning	B4 – Mixed Use (Parramatta LEP, 2011)
Site Description	The site is currently occupied by two commercial buildings and a concrete sealed driveway / car parking.

2.2 Local Land Use

The site is situated within a mixed use zoning area, including high density residential, infrastructure, enterprise corridor and public recreation land zones. The surrounding land uses was described in **Table 2-2**, which the local sensitive receptors were also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (distance from site)
North	High density residential / commercial followed by Little Street	-

Direction	Land Use Description	Sensitive Receptors (distance from site)
South	Hassall Street followed by high density residential / commercial	-
East	Wigram Street followed by high density residential and recreational open space	Residents and users of recreational open space
West	High density residential / commercial followed by Station Street and Rail corridor	-

Sensitive land uses within the vicinity of the site include local residents and environmental receptors (vegetation in local recreational parklands and open stormwater canal which feeds the Parramatta River).

2.3 Regional Setting

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Regional Setting Information

Attribute	Description
Topography	The site is generally level with a slight slope toward the north-east. Locally the topography is comprised of gently undulating rises on Wianamatta Shale in local relief 10-30m and slopes generally >5% and occasionally 10%. Crests and ridges are broad (200-600m) and rounded with convex upper slopes grading to concave lower slopes (Chapman & Murphy, 1989; Soil Landscapes of Sydney 1:100 000 Sheet report, Department of Conservation and Land Management, Sydney).
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to be collected by pit and pipe drainage, and drain to the open storm water canal (Clay Cliff Creek) approximately 0.5 km south of the site, and discharge into the Parramatta River.
Regional Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources *Sydney 1:100,000 Geological Series Sheet 9130* indicates the site is underlain by Triassic Ashfield Shale of the Wianamatta Group; consisting of laminite and dark grey siltstone.
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of Sydney 1:100,000 Sheets indicates that the site is underlain by the Blacktown residual soil group which is comprised of shallow to moderately deep (>100cm) hard-setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.
Acid Sulfate Soil Risk	With reference to the *Parramatta - Prospect Acid Sulfate Soil Risk Map* (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. *Parramatta Local Environmental Plan 2011 Acid Sulfate Soils Map* (Sheet ASS_001) shows the site to be mapped in a *Class 5* are with regards to the ASS risk. In such cases, acid sulfate soils (ASS) are not know or expected to occur and "land management activities are not likely to be affected by ASS materials". EI consider ASS is not likely to affect the development of the site.
Nearest Surface Water Feature	Concrete lined, open storm water canal (Clay Cliff Creek) 0.5km south of the site, which discharges into the Parramatta River (discharge point is approximately 1.2 km north-east of the site).

Attribute	Description
Anticipated Groundwater Flow Direction	North –east towards the Parramatta River

2.4 Groundwater Bore Records and Local Groundwater Use

A search for registered groundwater bores was conducted through Water NSW data base (realtimedata.water.nsw.gov.au/water.stm) on 08 July 2020. The search identified one registered bores within a 1km radius of the site.

The drilled bore (GW024667) was advanced to a total depth of 4.57 mBGL, with an approximate standing water level of 2.40 mBGL and used for domestic purposes.

2.5 Site Walkover Inspection

Site observations were recorded during a site walkover inspection of the site on 9 July 2020 summarised below. Refer to photographs attached in **Appendix C.**

- Currently site uses and details were outlined as follows:
  - Unoccupied brick and tiled roof dwelling on the western portion of the site;
  - Two storey commercial building (brick with corrugated iron roof). At the time of inspection this building the site office for a neighbouring redevelopment. Previously this building was used as a PCYC, including a floorboard basketball court on ground floor.
  - In between the buildings a site boundaries were concrete sealed driveways and car parking areas. The concrete was found to be moderate condition with cracking present.
- No visual evidence of contamination was observed at the time of the inspection on the ground surfaces of the site. A hazardous building material inspection was not conducted as part of the site walk-over.
- No visual evidence of infrastructure associated with under-/above-ground storage tanks (UST/AST) was observed on the site.
- No obvious unusual odours were observed in any part of the site during site inspection.

3. Site History and Searches

3.1 Site Land Titles Information / Historical Aerial Review

A historical land titles search was conducted through InfoTrack Pty Ltd on 18 June 2020. Copies of relevant documents resulting from this search are presented in **Appendix D**. A summary of previous and current registered proprietors is provided in **Table 4-1.** Information relating to past potential land uses, as obtained from the available historical aerial photographs is summarised in **Table 4-2**. The historical aerial photographs reviewed as part of this PSI were the following:

- **1940:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **1950:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **1960:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **1970:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **1980:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **1990:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **2000:** Department of Finance, Service & Innovation; Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html
- **2016:** maps.six.nsw.gov.au.

Table 3-1 Summary of Owner History

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
Area 1 in Cadastral Records Enquiry Report	
07.04.1927 (1927 to 1942)	Isabel Jarvis (Married Woman)
14.09.1942 (1942 to 1951)	Ivy Best (Spinster) Hilary Susan Best (Spinster) Winifred Best (Spinster)
14.06.1951 (1951 to 1963)	Ivy Best (Spinster) Winifred Best (Spinster)
12.03.1963 (1963 to 1965)	Winifred Best (Spinster)
18.03.1965 (1965 to 2016)	Federation of New South Wales Police Citizens Boys' Clubs Now

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
	Police Citizens Youth Clubs NSW Ltd
Area 2 in Cadastral Records Enquiry Report	
30.03.1928 (1928 to 1942)	Eliza Jenkins (Married Woman) (& her deceased estate) Alice Scott (Married Woman)
30.04.1942 (1942 to 1953)	Eliza Jenkins (Married Woman) (& her deceased estate) (Transmission Application not investigated)
24.04.1953 (1953 to 1957)	Patrick Howard Speight (Medical Practitioner) Zara Marie Speight (Married Woman)
13.08.1957 (1957 to 1960)	Daniel Thomas Noonan (Grazier)
07.07.1960 (1960 to 2016)	Federation of New South Wales Police Citizens Boys' Clubs Now Police Citizens Youth Clubs NSW Ltd
11.07.2016 (2016 to date)	# Parra Rise Pty Ltd

Note 1 # denotes current registered proprietor

Table 3-2 Summary of Aerial Photograph History

Aerial Photograph	Site Description and Surrounding Land Use	Land use
1940	• Site appears medium density residential in land use; • Surrounding land is medium density residential; • Meandering storm water canal observed approx. 0.5km south of the site; • Cleared open space, possibly industrial, 0.1km north-west of the site (cross gradient from the site); and • Parramatta Train Station and rail corridor approx. 0.2km west of site.	Residential
1950	• Site remains unchanged; • Commercial, saw-toothed roof, warehouse erected to north-east of the site; • Commercial development erected on lot to north-west of the site.	Residential
1960	• Commercial development erected west of rail corridor; • Site developed into multi-storey building; and • Commercial site to the north-west of the site has large number of vehicles parked on the site.	Commercial / Recreational
1970	• Large open space to the north-east of the site has been converted into a recreational space / sporting field; • Surrounding lots have been developed into multi-storey buildings of unknown use;	Commercial / Recreational

Aerial Photograph	Site Description and Surrounding Land Use	Land use
	• Significant commercial developments erected to the north and south of Parramatta train station; • Significant development to school property north of the site, with new buildings and sporting fields;	
1980	• Large commercial development to east and west of the site; • Lot immediately west of the site has in-ground swimming pool; • Continued commercial developments erected to the north and south of Parramatta train station;	Commercial / Recreational
1990	• Lot immediately east of the site has been demolished; • Continued commercial developments erected to the north and south of Parramatta train station;	Commercial / Recreational
2000	• Large commercial development to east and south of the site; • Continued commercial developments erected to the north and south of Parramatta train station;	Commercial / Recreational
2016	• Industrial site to the north-east has been demolished and cleared; • Multiple, large scale, active construction sites to the north; • Continued commercial developments erected to the north and south of Parramatta train station;	Commercial / Recreational

In summary, review of land titles records and historic aerial photography indicated that the site was predominantly residential from at least 1927 until 1950 when it was developed into a Police Citizens Boys Club (sports club). Surrounding land has undergone significant commercial / high density residential development in the vicinity of the Parramatta central business district and Parramatta train station.

3.2 Council Information

A request to access council documents was made by EI on 24 June 2020. The Council information received indicated that the site was used a police boys club (sports club) from at least the 1960s and then converted for use as an office in 2004. Council documents that were made available to EI are presented in **Appendix D**.

3.3 SafeWork NSW Dangerous Goods Register Records

A site search request was submitted to SafeWork NSW during this PSI, as a means to gain information relating to the storage of hazardous chemicals (dangerous goods).

SafeWork NSW did not identify any licenses to store hazardous chemicals including underground tank at property. SafeWork NSW search results are presented in **Appendix E**.

3.4 EPA Online Records

3.4.1 Contaminated Land – Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted 09 July 2020. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Notices available to the public under Section 58 of the CLM Act;

- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

The contaminated land record search found:

- No penalty notices for any properties within the suburb of Parramatta;

3.4.2 List of NSW contaminated sites notified to EPA

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was conducted on 09 July 2020. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA. The search did not identify any notified properties within 250 m of the site.

3.4.3 POEO Public Register

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 09 July 2020. The public register contains records for Parramatta relating to environmental protection licences, applications, notices, audits, pollution studies, and waste reduction programmes. A number of POEO licences were identified for the suburb of Parramatta, including the following:

- Australia Red Cross; 4 George Street, Parramatta (No longer in force, 26 June 2000);
- CPB Contractors Pty Ltd; Pitt Street and Homebush Bay Drive, Parramatta (Surrendered 20 April 2015);
- CPB Contractors Pty Ltd; Package 4, Parramatta (Issued 03 January 2020); and
- Endeavour Energy; 3-9 Brabyn Street, Parramatta (Surrendered 18 February 2002).

4. Conceptual Site Model

4.1 Overview

In accordance with NEPC (2013) *Schedule B2 - Guideline on Site Characterisation* and to aid the assessment of data collected for the site, a preliminary conceptual site model (CSM) was developed. The CSM was used to provide a representation of site-related information regarding contamination sources, receptors and exposure pathways.

4.2 Potential Contamination Sources

This appraisal indicated that there was potential for contamination to exist on the site. This was based on:

- The presence of fill materials beneath site structures and slabs, of unknown quality and source;
- Minor leakage of petroleum hydrocarbons from vehicles in the car parking area;
- Uncontrolled demolition of former site strucutres;
- The presence of hazardous building materials, from the weathering of exposed and former building fabrics and uncontrolled demolition practices (including potential ACM, lead-based paints and metallic surfaces);
- Migration of contamination onto the site from adjoining properties (including large scale commercial developments and the rail corridor); and
- Application of pesticides around building footings.

4.3 Potential Contaminants

An assessment of the corresponding likelihood for contamination from each source is outlined in **Table 4-1**.

Table 4-1 Potential Sources of Contamination

Potential Source	Impacted Media	Likelihood (Risk) for Contamination
Importation of fill of unknown origin and quality	Surface soil	**Low to Medium** Based on site observations imported fill soils likely to have been used for levelling purposes.
Leakage of petroleum products from vehicles in car parking areas	Surface soil	**Low** Car parking areas consists of a concrete hardstand of moderate condition. Any impacts will be limited to surface soils.
Hazardous materials contained in existing and former site structures	Building fabrics	**Low to Medium** Unknown quality of former demolition; No materials of concern identified during the site inspection on existing structures. All painted surfaces were in good condition; no (damaged) FCS was observed; no electrical equipment of significance was present.
Application of pesticides	Near surface soil (building footings)	**Low** If present, pesticides are expected to be limited to shallow, building footprint soils, due to the nature

Potential Source	Impacted Media	Likelihood (Risk) for Contamination
		of their application.
Off-site migration from neighbouring (commercial) properties	Groundwater	**Low to medium** Surrounding land uses were historically used for commercial purposes.

4.4 Other Considerations

4.4.1 Per or Poly-Fluoroalkyl Substances (PFAS)

EPA (2017) requires that PFAS is considered in assessing land contamination. A PFAS probability of occurrence desktop information survey is provided in **Table 4-2** based on the PFAS National Environmental Management Plan (NEMP 2018).

Table 4-2 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence1
Is the past or present site activity listed in the NEMP (2018)2 as being an activity with risk of fire. If so list activity: Past commercial site activity - likelihood of general chemical storage (1969 – 2019);	L
Is the past or present off-site activity up-gradient or adjacent to the site listed in the NEMP (2018)2 as being an activity with risk of fire. If so list activity:	L
Did fire training involving the use of suppressants occur on-site ?	L
Did fire training occur up-gradient of or adjacent to the site?3	L
Have “fuel” fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?	L
Have PFAS been used in manufacturing or stored on-site ?4	L
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP (2018)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? 5	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (incl. ASLP testing) and waters?	No fire damage was observed in the building structure and the ground slab appeared to be intact.

Notes:

1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or “-“)]

2 Activities listed in Appendix B of the NEMP (2018). Further information, refer to https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf

3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas)

5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program

4.4.2 Emerging chemicals

The EPA uses chemical control orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their

potential impact on the environment. CCOs provide the EPA a flexible mechanism for responding to emerging chemical issues. As with PFAS, EI considered chemicals controlled by CCOs, as well as other emerging chemicals, in this assessment, as outlined in **Table 4-3**.

Table 4-3 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or Emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO,1986)?	No
Do dioxin contaminated wastes (CCO,1986) have the potential to impact the site? [1]	No
Were organotin products (CCO,1989) used or stored on site ? [2]	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? [3]	No
Were scheduled chemical or wastes (CCO, 2004) used or stored? [4]	No
Are other emerging chemicals suspected? [5]	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	N/A

Notes:

1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
2 From anti-fouling paints used or removed at boat & ship yards and marinas.
3 From older transformer oils & electrical capacitors.
4 Twenty-four mostly organochlorine pesticides and industrial by-products.
5 Other chemicals considered as emerging (e.g. 1,4 dioxane, associated with some CVOC).

4.5 Preliminary Conceptual Site Model

The preliminary Conceptual Site Model, including potential contamination sources, exposure pathways and human and environmental receptors, is presented in **Table 4-4**, along with a qualitative assessment of the potential risks posed by complete exposure pathways.

Table 4-4 Preliminary Conceptual Site Model

Potential Sources	Impacted Area	Potential Contaminants	Media	Sensitive Receptor	Transport Mechanisms	Exposure Pathways	Potential Likelihood of Complete Exposure Pathway
Imported fill soils from unknown origin with unknown quality	Site wide	Asbestos, Metals, TRH, BTEX, PAHs, Phenols, OCP, OPP, PCB	Soil, Groundwater	Site workers during construction Future site residents Aquatic environment off-site	Leaching Site earthworks Environmental erosion Surface runoff Groundwater transport	Inhalation of asbestos fibres Inhalation of vapour Dermal contact Ingestion	Moderate
Historical activities					Waste management Leaching Surface runoff Groundwater transport		Low
Hazardous materials contained in existing and former site structures / leakage of petroleum vehicles		Asbestos and Lead	Surface and near surface soils		Site earthworks Environmental erosion Surface runoff	Inhalation of asbestos fibres Dermal contact Ingestion	Moderate
Historical application of pesticide/insecticide chemicals		OPP, OCP	Soil, Groundwater	Site workers during construction Future site residents Off-site Aquatic environment	Direct spraying Leaching Site earthworks Environmental erosion Surface runoff	Dermal contact Ingestion	Moderate
Migration of contaminants from offsite sources located up-gradient (including rail corridor)		Asbestos, Metals, TRH, BTEX, PAHs, Phenols, OCP, OPP, PCB	Groundwater	Site workers during construction Future site residents Aquatic environment	Leaching Environmental erosion Surface runoff Groundwater transport Wind dispersion	Inhalation of asbestos fibres Inhalation of vapour Dermal contact Ingestion	Moderate

5. Site Characterisation

5.1 Overview

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to or during any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on commercial sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- Anecdotal evidence regarding management practices on the site, as revealed during interviews with current staff;
- The geological and hydrological setting of the site; and
- Professional judgement based on the CSM and on previous experience on similar educational and hospital facilities.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

5.2 Historical Site Use and Generic Risks

The available historical information indicates that the site was residential from at least the 1940s until 1965, when it was developed into a multi-storey commercial / recreational building. The site has remained in its current configuration since 1965. As such, the risk of historic contaminating activities is considered to be low to medium. Surrounding land uses included commercial with potential risk of on-site migration of contaminants in groundwater identified.

5.3 Risk of Significant Spillage/Product Release

No toxic materials/chemicals were observed on site. The risk of significant spillage or product release on site is considered to be low.

5.4 Data Gaps

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the quality of site soil and groundwater is unknown and warrant closure via intrusive investigation.

6. Conclusions

GQ Hassall Street Pty Ltd engaged EI Australia to conduct a Preliminary Site Investigation for the property located at 12 Hassall Street, Parramatta NSW (herein referred to as 'the site'). The purpose of this investigation was to characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

Based on the desktop review and detailed site walkover inspection, the following conclusions were made:

- The site consisted of an unoccupied dwelling, two storey commercial building use as a site office for the neighbouring redevelopment, and on-grade concrete sealed driveway / car park between the two buildings;
- Based on the historical search (titles, historical aerial photographs and council records), the site was low density residential in use from at least 1927 until the 1960s when the eastern portion of the site was developed into a Police Citizens Boys Club then converted for office uses. Surrounding land has undergone significant commercial / high density residential development in the vicinity of the Parramatta central business district and Parramatta train station.
- SafeWork NSW held no records relating to the storage of hazardous chemicals on the site (including a UPSS or UST).
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- Visual evidence of gross contamination was not observed on any part of the site. There was no evidence that a UST was present. No AST was identified.
- With reference to the CSM (refer to Section 4.5) there is a low to medium contamination risk at the site. The potential sources of contamination identified included fill soils, of unknown quality or origin, located beneath site structures and concrete slabs; spillage of petroleum products from vehicle; pesticide use under existing structures; uncontrolled demolition of former structures; weathering of existing building structures; and historical neighbouring commercial uses. Further investigation of soil and groundwater required for site characterisation purposes.
- However as the proposed development at the site will consist of a basement excavation that cover the majority of the site and potential contamination in soils will be appropriately dealt with during bulk excavation.

Based on the findings of this assessment, and with consideration of the Statement of Limitations (**Section 8**), EI considered there is low to medium contamination risk at the site. Based on the proposed development EI consider the site can be made suitable for the proposed development subject to the implementation of the recommendation presented in **Section 7**.

7. Recommendation

Based on the CSM developed for the site and the findings presented above, EI provide the following recommendations:

- Completion of a Detailed Site Investigation (DSI), with soil and groundwater sampling and associated laboratory analysis for the identified COPC.
  - Should the findings of the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a remedial works strategy to mitigate any associated risks and make the site suitable for the proposed land use.
- Prior to site demolition, carry out a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition;
- Post site demolition a site walkover is to be conducted by a qualified and experienced environmental scientist/engineer to assess any visual signs of contamination and buried building waste (potentially containing asbestos) that may have been buried beneath site buildings and pavements; and
- Soil materials to be removed from site as part of any excavation works (including *virgin excavated natural material* (VENM)) are to be classified prior to off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines*.
- Any material being imported onto the site (i.e. for landscaping purposes) should be assessed for potential contamination in accordance with NSW EPA guidelines. All such material should be classified as VENM.
- Although not expected, should contamination (including buried hazardous (asbestos) materials, an abandoned UST and odorous / stained soils) be identified during site redevelopment, all works should cease and a suitability qualified environmental consultant engaged to suitably address the issue.

8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of GQ Hassall Street Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with the client (GQ Hassall Street Pty Ltd) on 04 June 2020 (refer to Proposal ref: P18244.1).

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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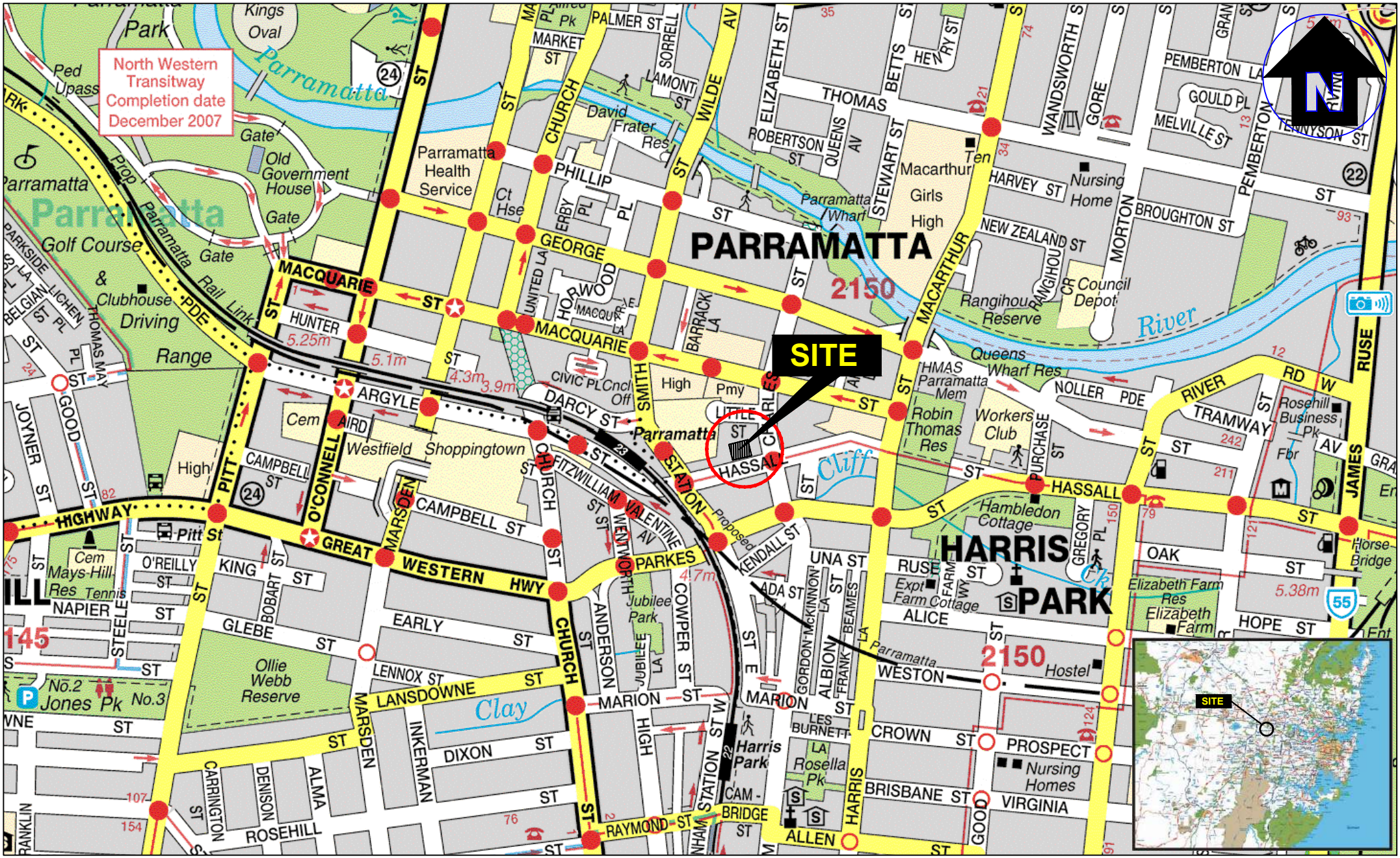
NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure 1999*, National Environment Protection Council, April 2013.

Abbreviations

ACM	Asbestos Containing Material
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
B(a)P	Benzo(a)Pyrene
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds (a sub-set of the VOC suite)
DA	Development Application
DP	Deposited Plan
DSI	Detailed Site Investigation
EI	EI Australia
EPA	Environment Protection Authority (of New South Wales)
FCS	Fibre Cement Sheeting
FFL	Finished Floor Level
HM	Heavy Metals
km	Kilometres
L	Litres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
SCID	Stored Chemical Information Database (maintained by SafeWork NSW)
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UPSS	Underground Petroleum Storage System
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds

Appendix A - Figures



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Drawn:	L.C.
Approved:	E.W.
Date:	31-03-22
Scale:	Not To Scale

GQ Hassall Street Pty Ltd
Preliminary Site Investigation
12 Hassall St, Parramatta NSW

Site Locality Plan

Figure: 1

Project: E24713 E01_Rev1

LEGEND (All locations are approximate)

- Site boundary
- Proposed basement boundary

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Drawn:	L.C.
Approved:	E.W.
Date:	31-03-22

GQ Hassall Street Pty Ltd
Preliminary Site Investigation
12 Hassall St, Parramatta NSW

Site Layout Plan

Figure: 2

Project: E24713.E01_Rev1

Appendix B –Site Survey Plans and Proposed Development Plans

7
DP 128820

100
DP 1055253

M.G.A.

DRIVEWAY

MULTI STOREY
OFFICE BUILDING
'NSW POLICE HEADQUARTERS'

TERRACE

CONCRETE

GRASS

WALL

SIP

GRAVEL

BORE

2048m²
(BY CALC)

CONCRETE

BRICK BUILDING
TILE ROOF
No 10

VERANDAH

METAL FENCE & GATE

1 & 2 STOREY
BRICK BUILDING
METAL ROOF
'PCYC'

156
DP 1240854

MULTI STOREY

UNIT BUILDING

PODIUM

AWNING

3 STOREY
BRICK BUILDING
TILE ROOF
No 6

BALCONY

WALL UNDER
UP TO LEVEL 1

ROOF RIDGE RL 22.96

20.52 TG

20.55 TG

W1 W2 W3 W4 W5 W6 W7 W8 W9 W10

ADJOINING WINDOW & DOOR LEVELS

GROUND LEVEL		
No	HEAD	SILL
W1	14.81	13.67
W2	14.81	13.84
W3	14.81	13.31
W4	14.81	13.84
W5	14.81	13.31
D6	14.09	

LEVEL 2			LEVEL 3		
No	HEAD	SILL	No	HEAD	SILL
W1	17.56	16.41	W1	20.36	19.23
W2	17.56	16.59	W2	20.36	19.40
W3	17.56	16.06	W3	20.36	18.87
W4	17.56	16.58	W4	20.36	19.40
W5	17.56	16.04	W5	20.36	18.87
W6	16.84	15.23	W6	19.84	18.16
W7	17.56	16.56	W7	20.36	19.40
W8	17.56	16.38	W8	20.36	19.22
D9	17.44	15.31	D9	18.24	20.34
W10	17.44	15.63	W10	20.36	18.87

LEGEND

BOLL	BOLLARD
COMM	COMMUNICATION PIT
D	DOOR
FFW	FIRST FLOOR WINDOW
FL	FLOOR LEVEL
GFW	GROUND FLOOR WINDOW
HYD	HYDRANT
P.P.	POWER POLE
SIP	SEWER INSPECTION POINT
SV	STOP VALVE
TG	TOP OF GUTTER
TK	TOP OF KERB
TW	TOP OF WALL
UK PIT	UNKNOWN PIT
V.C.	VEHICULAR CROSSING
W	WINDOW

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DATE	DESCRIPTION
3-10-18	ADJOINING BUILDINGS ADDED

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LOCALITY:	PARRAMATTA
INSTRUCTED BY:	D KREPP
RE:	TOPLACE ARCHITECTS

H RAMSAY & CO.
SURVEYORS EST. 1962
Ramsay Surveyors Pty Limited ACN 607 389 748
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PLAN SHOWING DETAIL AND LEVELS OVER LOT 156 IN DP 1240854 PCYC HASSALL STREET, PARRAMATTA

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DRAWN	CSM
DATE	12/9/18
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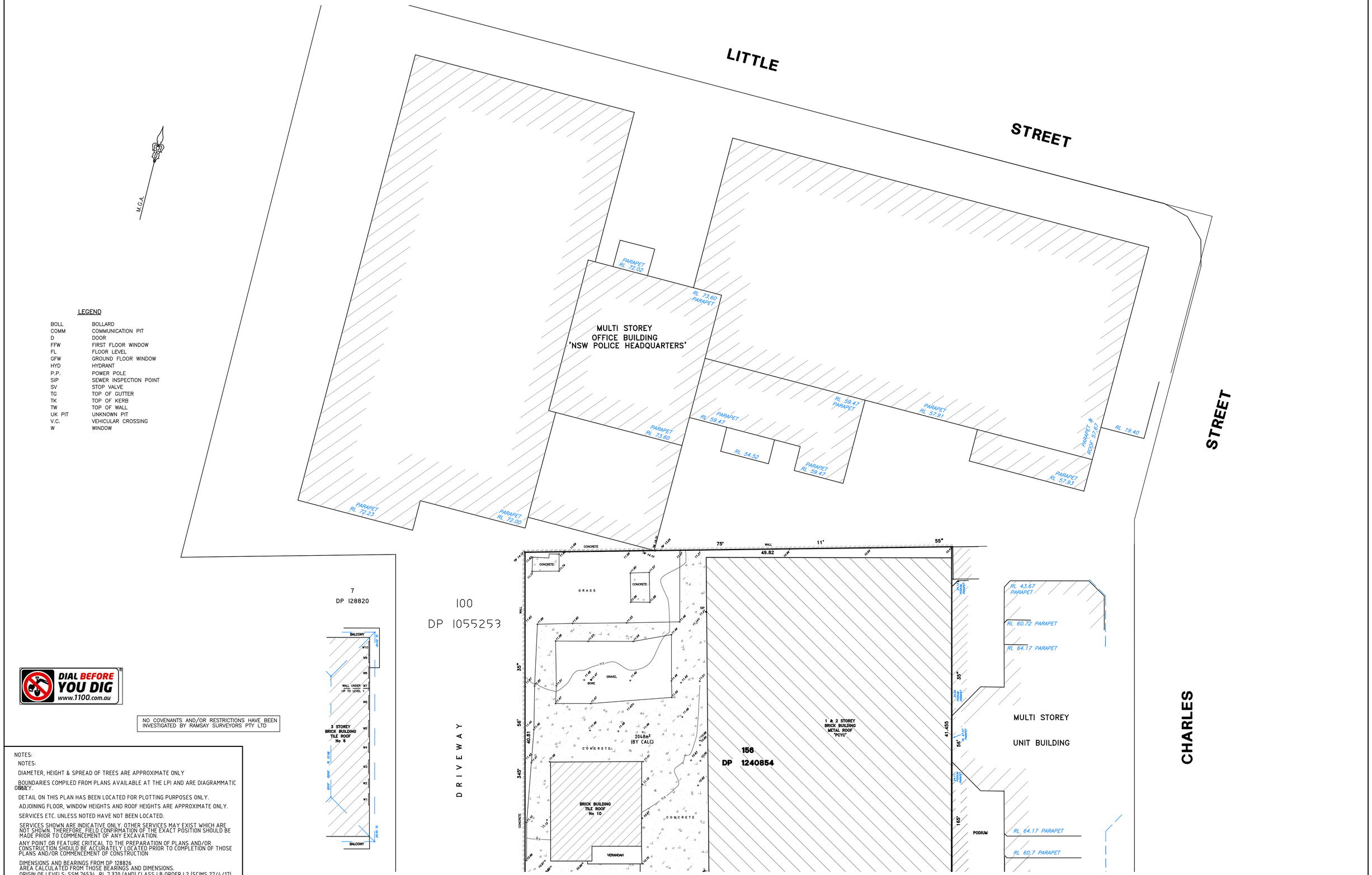

LEGEND

BOLL	BOLLARD
COMM	COMMUNICATION PIT
D	DOOR
FFW	FIRST FLOOR WINDOW
FL	FLOOR LEVEL
GFW	GROUND FLOOR WINDOW
HYD	HYDRANT
P.P.	POWER POLE
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W	WINDOW

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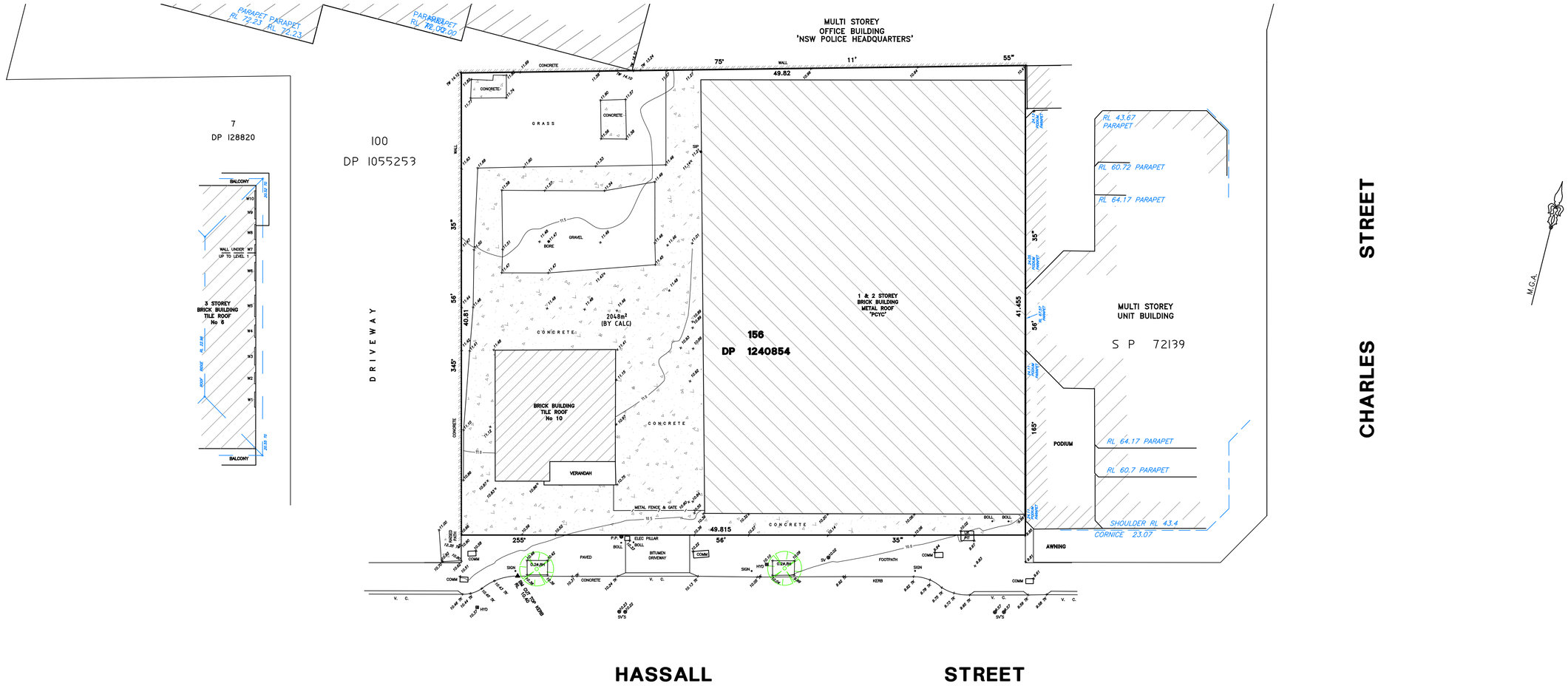
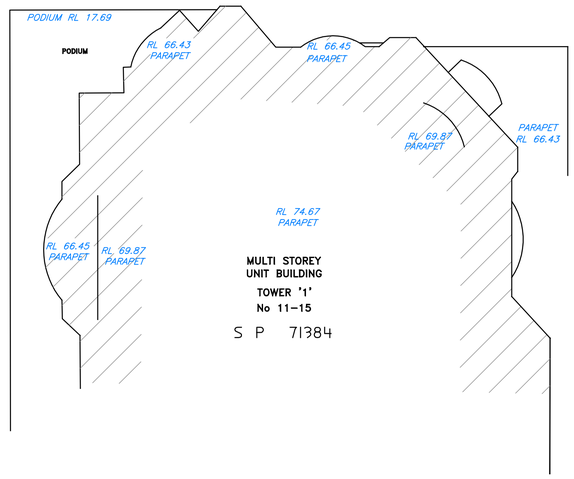
DRAWN	CSM
DATE	12/9/18
OUR REF	8288
SHEET 2 OF 3 SHEETS	





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DATUM	AHD
SURVEY	GC NM
DRAWN	CSM
DATE	12/9/18
OUR REF	8288
SHEET	3 OF 3 SHEETS

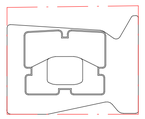
STATE SIGNIFICANT DEVELOPMENT APPLICATION

12 HASSALL STREET PARRAMATTA

NEW MIXED USE BUILD TO RENT DEVELOPMENT

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

Key Plan:



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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
A-GENERAL INFORMATION
COVER PAGE

Drawing Number DA-00-0000

Revision A

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01 ARCHITECTURAL DRAWINGS

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DA-07-1000	DEVELOPMENT DATA SHEET	A
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SITE SURVEY: H RAMSAY & CO 31/01/2022

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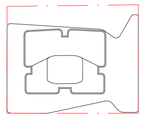

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12 Hassall St
12 Hassall St, Parramatta

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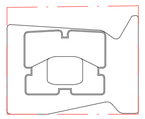

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Project PA030501

12 Hassall St
12 Hassall St, Parramatta

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A-GENERAL INFORMATION
VIEW FROM BARRACK PLACE

Drawing Number DA-00-0300

Revision A

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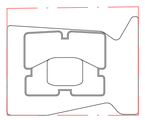

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12 Hassall St
12 Hassall St, Parramatta

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DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
LOCATION PLAN

Drawing Number DA-00-0400
Revision A

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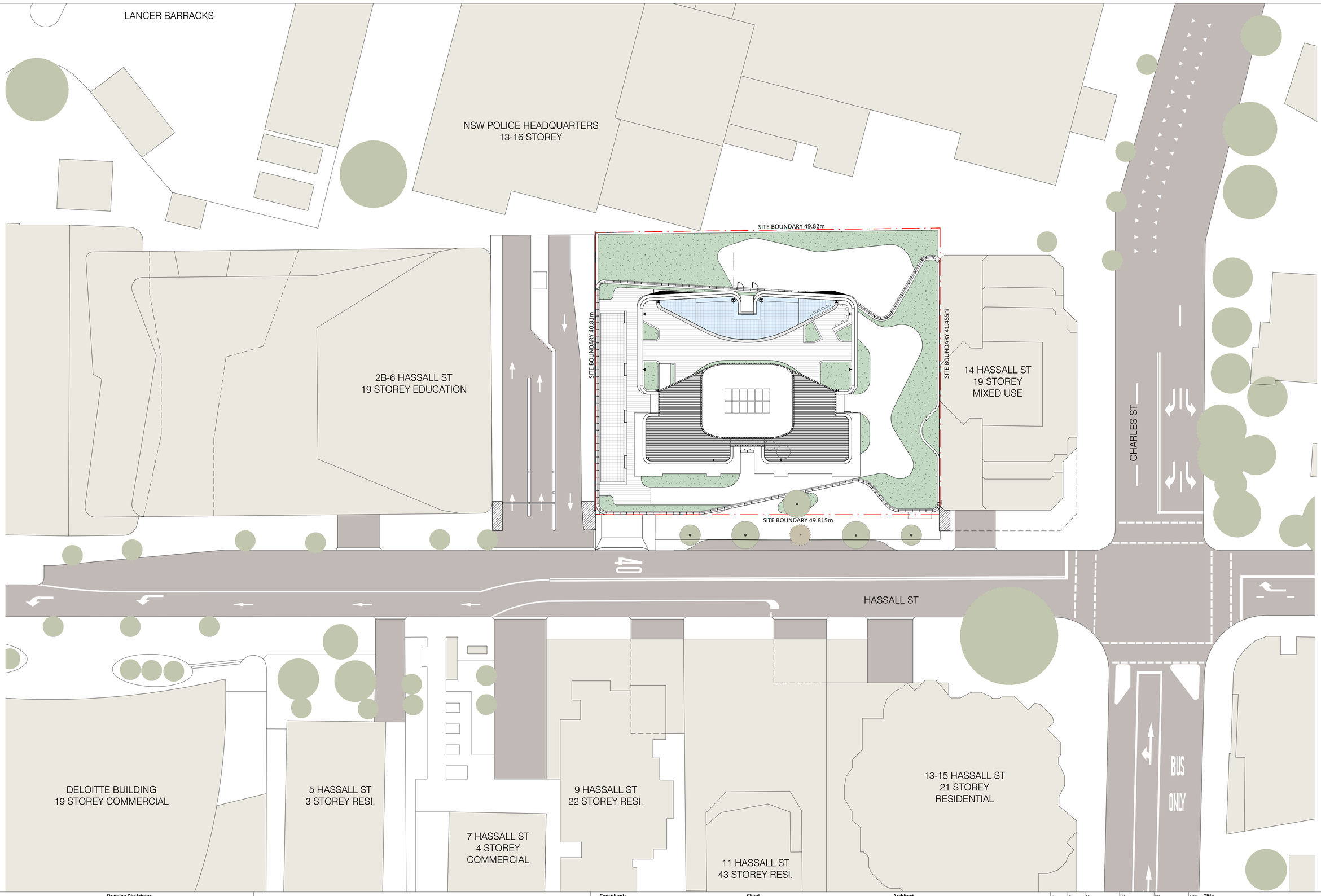

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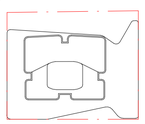

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Project PA030501

12 Hassall St

12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
SITE PLAN

Drawing Number DA-05-1000

Revision A

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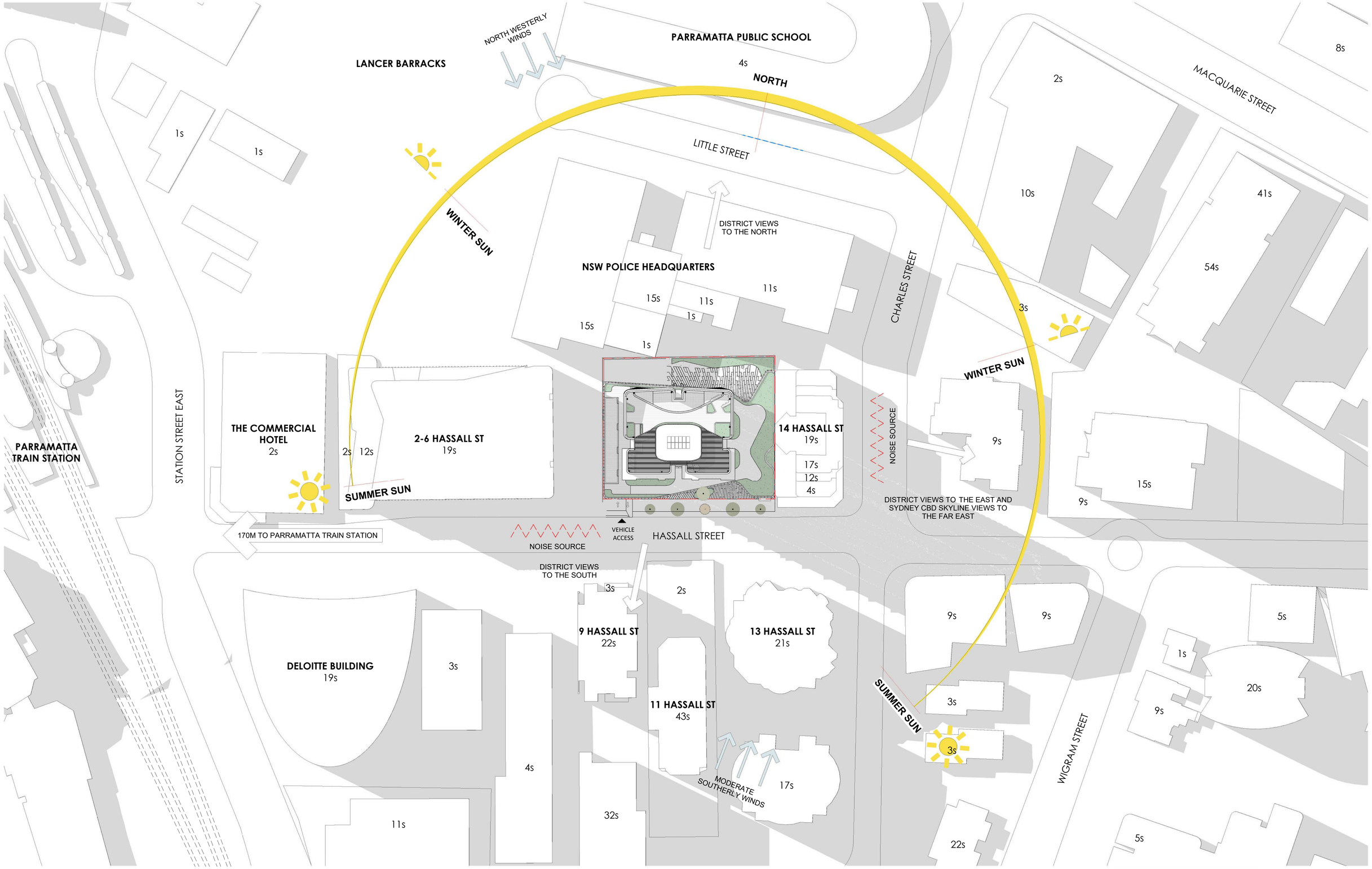

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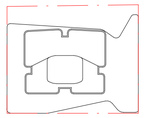

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

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Title
A-GENERAL INFORMATION
SITE ANALYSIS PLAN

Drawing Number DA-05-1100
Revision A

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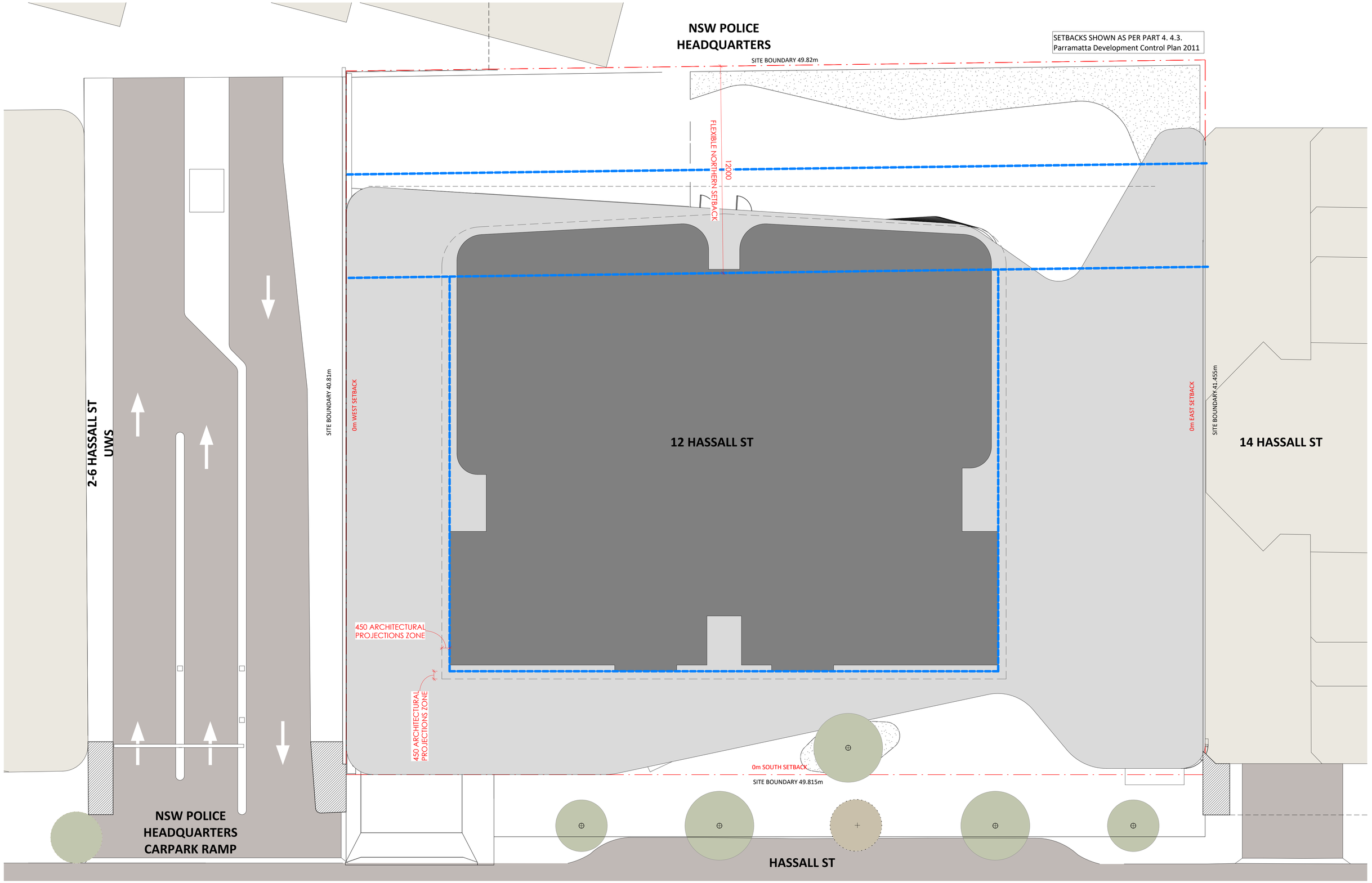

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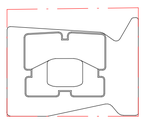

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Project PA030501

12 Hassall St
12 Hassall St, Parramatta

Status

Title
A-GENERAL INFORMATION
BUILDING CONTROL ENVELOPE DIAGRAM

Drawing Number DA-05-1200

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SITE AREA: 2055 m²

TARGET GFA

TYPE	AREA	FSR
Residential	28,770m²	14:1
Non Residential	2,055m² MAX	1:1
Commercial	2,055m² MIN	1:1
Total	**32,880m²**	**16:1**

PROPOSED SCHEME

GFA

	AREA	FSR
Residential	28770 m²	14.0 :1
Non-Residential	1275 m²	0.6 :1
Commercial	2503 m²	1.2 :1
Total	32548 m²	15.9

TOTAL YIELD

APARTMENT TYPE	NO. OF APARTMENTS	YIELD	
1B	38	10%	
1B+M	58	15%	30%
1B+S	20	5%	
2B	60	15%	
2B+M	90	23%	40%
2B+S	8	2%	
3B	20	5%	
S	97	25%	
TOTAL	391	100%	

ADAPTABLE UNITS

APARTMENT
APARTMENT: 46
Total: 46

ADAPTABLE APARTMENTS REQUIRED (10%) 40

LIVABLE UNITS

APARTMENT
APARTMENT: 94
Total: 94

LIVABLE APARTMENTS REQUIRED (20%) 79

COMMUNAL OPEN SPACE

LEVEL	AREA	%
L04	892.77 m²	44%
L60	233.75 m²	11%
L60	327.85 m²	16%
		71%

SOLAR ACCESS

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

NATURAL CROSS VENTILATION

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

BICYCLE PARKING VERTICAL

LEVEL	NUMBER
B5	68
B4	40
B3	40
B2	40
B1	26
Total	214

RETAIL/COMMERCIAL	19
RESIDENTIAL	195
TOTAL BICYCLES	**214**

MOTORBIKE PARKING

LEVEL	NUMBER
B1	4
Total	4

PARKING SCHEDULE

B5	ADAPTABLE	10
B5	CAR WASH BAY	1
B5	RESIDENTIAL	33
B5: 44		44
B4	ADAPTABLE	10
B4	RESIDENTIAL	30
B4: 40		40
B3	ADAPTABLE	10
B3	RESIDENTIAL	30
B3: 40		40
B2	ADAPTABLE	10
B2	RESIDENTIAL	30
B2: 40		40

PARKING SCHEDULE

B1	CAR SHARE	1
B1	COMMERCIAL	1
B1	COMMERCIAL ACCESSIBLE	1
B1	DELIVERY	2
B1	ELECTRICAL VEHICLE	2
B1	RETAIL	1
B1	RETAIL ACCESSIBLE	1
B1: 9		9
B1 M	VALET	2
B1 M: 2		2
Total		175

MAX. PARKING RATE SCHEDULE

TYPE	MAX. CARPARK RATE	NO./GFA	ACCESSIBLE PARKING RATE
Residential			
Studio (97)	0	0	One accessible car parking space is to be provided for every adaptable residential unit.
1B (38)	0.3	12	
2B (138)	0.7	197	
3B (20)	1.0	20	
Carwash Bay	1	1	
Sub Total		**230**	
Non-Residential			
Retail	M = (G x A) / (50 x T)	2.5	One accessible car parking space for every 50 spaces or part thereof.
Commercial Premises	M = (G x A) / (50 x T)	2.5	One accessible car parking space for every 100 spaces or part thereof.
Sub Total		5	
Grand Total		**235**	
Residential Carshare		1	
Delivery Vehicle		1	Parramatta DCP 2011
Motorbike Parking	motorcycle parking 1 per 50 spaces	5	
Bicycle Parking			
Residential	1 per 2 dwellings	195	Parramatta DCP 2011
Retail/ Commercial	1 per 200m² GFA	19	
Bicycle Total		**214**	

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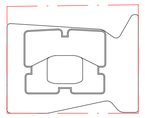

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Rev	Amendment	By	Chk* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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

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PTW Architects
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Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle 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

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
DEVELOPMENT DATA SHEET

Drawing Number DA-07-1000
Revision A

28/03/2022 10:25:52 PM

A1

LEVEL	UNIT NUMBER	TYPE	ADAPTABLE	LIVABLE	SOLAR ACCESS	CROSS VENTILATION	INTERNAL AREA	EXTERNAL AREA
L05	501	2B+S			0HRS	YES	89 m²	21 m²
L05	502	1B+M			0HRS	NO	54 m²	13 m²
L05	503	1B+M			0HRS	NO	54 m²	13 m²
L05	504	2B+S			0HRS	YES	89 m²	21 m²
L05	505	2B			<2HRS	YES	76 m²	10 m²
L05	506	2B			0HRS	YES	76 m²	10 m²
6							437 m²	86 m²
L06	601	2B+S			0HRS	YES	90 m²	21 m²
L06	602	1B+M			0HRS	NO	54 m²	13 m²
L06	603	1B+M			0HRS	NO	54 m²	13 m²
L06	604	2B+S			0HRS	YES	90 m²	21 m²
L06	605	2B			<2HRS	YES	76 m²	10 m²
L06	606	2B			0HRS	YES	76 m²	10 m²
6							439 m²	87 m²
L07	701	2B+S			0HRS	YES	90 m²	21 m²
L07	702	1B+M			0HRS	NO	54 m²	13 m²
L07	703	1B+M			0HRS	NO	54 m²	13 m²
L07	704	2B+S			0HRS	YES	90 m²	21 m²
L07	705	2B			<2HRS	YES	76 m²	10 m²
L07	706	2B			0HRS	YES	76 m²	10 m²
6							439 m²	87 m²
L08	801	2B+S			0HRS	YES	90 m²	21 m²
L08	802	1B+M			0HRS	NO	54 m²	13 m²
L08	803	1B+M			<2HRS	NO	54 m²	13 m²
L08	804	2B+S			<2HRS	YES	90 m²	21 m²
L08	805	2B			<2HRS	YES	76 m²	10 m²
L08	806	2B			0HRS	YES	76 m²	10 m²
6							439 m²	87 m²
L09	901	S			<2HRS		38 m²	19 m²
L09	902	S	Adaptable	Livable	0HRS		40 m²	9 m²
L09	903	S	Adaptable	Livable	0HRS		40 m²	9 m²
L09	904	S			<2HRS		38 m²	19 m²
L09	905	S			<2HRS		43 m²	5 m²
L09	906	S			<2HRS		35 m²	5 m²
L09	907	1B			<2HRS		57 m²	9 m²
L09	908	1B			0HRS		57 m²	9 m²
L09	909	S			0HRS		35 m²	5 m²
L09	910	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L10	1001	S			>2HRS		38 m²	19 m²
L10	1002	S	Adaptable	Livable	<2HRS		40 m²	9 m²
L10	1003	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L10	1004	S			>2HRS		38 m²	19 m²
L10	1005	S			>2HRS		43 m²	5 m²
L10	1006	S			<2HRS		35 m²	5 m²
L10	1007	1B			<2HRS		57 m²	9 m²
L10	1008	1B			0HRS		57 m²	9 m²
L10	1009	S			0HRS		35 m²	5 m²
L10	1010	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L11	1101	S			>2HRS		38 m²	19 m²
L11	1102	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L11	1103	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L11	1104	S			>2HRS		38 m²	19 m²
L11	1105	S			>2HRS		43 m²	5 m²
L11	1106	S			<2HRS		35 m²	5 m²
L11	1107	1B			<2HRS		57 m²	9 m²
L11	1108	1B			0HRS		57 m²	9 m²
L11	1109	S			<2HRS		35 m²	5 m²
L11	1110	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L12	1201	S			>2HRS		38 m²	19 m²
L12	1202	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L12	1203	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L12	1204	S			>2HRS		38 m²	19 m²
L12	1205	S			>2HRS		43 m²	5 m²
L12	1206	S			<2HRS		35 m²	5 m²
L12	1207	1B			<2HRS		57 m²	9 m²
L12	1208	1B			0HRS		57 m²	9 m²
L12	1209	S			<2HRS		35 m²	5 m²
L12	1210	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L13	1301	S			>2HRS		38 m²	19 m²
L13	1302	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L13	1303	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L13	1304	S			>2HRS		38 m²	19 m²
L13	1305	S			>2HRS		43 m²	5 m²
L13	1306	S			<2HRS		35 m²	5 m²
L13	1307	1B			<2HRS		57 m²	9 m²
L13	1308	1B			0HRS		57 m²	9 m²
L13	1309	S			<2HRS		35 m²	5 m²
L13	1310	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L14	1401	S			>2HRS		38 m²	19 m²
L14	1402	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L14	1403	S	Adaptable	Livable	>2HRS		40 m²	9 m²
L14	1404	S			>2HRS		38 m²	19 m²
L14	1405	S			>2HRS		43 m²	5 m²
L14	1406	S			<2HRS		35 m²	5 m²
L14	1407	1B			<2HRS		57 m²	9 m²
L14	1408	1B			<2HRS		57 m²	9 m²
L14	1409	S			<2HRS		35 m²	5 m²
L14	1410	S			0HRS		43 m²	5 m²
10							425 m²	94 m²
L15	1501	2B+M			>2HRS		75 m²	13 m²
L15	1502	1B+M		Livable	>2HRS		54 m²	13 m²
L15	1503	1B+M		Livable	>2HRS		55 m²	13 m²
L15	1504	2B+M			>2HRS		75 m²	13 m²
L15	1505	S			>2HRS		35 m²	4 m²
L15	1506	1B			>2HRS		58 m²	12 m²
L15	1507	1B			<2HRS		58 m²	12 m²
L15	1508	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L16	1601	2B+M			>2HRS		75 m²	13 m²
L16	1602	1B+M		Livable	>2HRS		54 m²	13 m²
L16	1603	1B+M		Livable	>2HRS		55 m²	13 m²
L16	1604	2B+M			>2HRS		75 m²	13 m²
L16	1605	S			>2HRS		35 m²	4 m²
L16	1606	1B			>2HRS		58 m²	12 m²
L16	1607	1B			<2HRS		58 m²	12 m²
L16	1608	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L17	1701	2B+M			>2HRS		75 m²	13 m²
L17	1702	1B+M		Livable	>2HRS		54 m²	13 m²
L17	1703	1B+M		Livable	>2HRS		55 m²	13 m²
L17	1704	2B+M			>2HRS		75 m²	13 m²
L17	1705	S			>2HRS		35 m²	4 m²
L17	1706	1B			>2HRS		58 m²	12 m²
L17	1707	1B			<2HRS		58 m²	12 m²
L17	1708	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²

LEVEL	UNIT NUMBER	TYPE	ADAPTABLE	LIVABLE	SOLAR ACCESS	CROSS VENTILATION	INTERNAL AREA	EXTERNAL AREA
L18	1801	2B+M			>2HRS		75 m²	13 m²
L18	1802	1B+M		Livable	>2HRS		54 m²	13 m²
L18	1803	1B+M		Livable	>2HRS		55 m²	13 m²
L18	1804	2B+M			>2HRS		75 m²	13 m²
L18	1805	S			>2HRS		35 m²	4 m²
L18	1806	1B			>2HRS		58 m²	12 m²
L18	1807	1B			<2HRS		58 m²	12 m²
L18	1808	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L19	1901	2B+M			>2HRS		75 m²	13 m²
L19	1902	1B+M		Livable	>2HRS		54 m²	13 m²
L19	1903	1B+M		Livable	>2HRS		55 m²	13 m²
L19	1904	2B+M			>2HRS		75 m²	13 m²
L19	1905	S			>2HRS		35 m²	4 m²
L19	1906	1B			>2HRS		58 m²	12 m²
L19	1907	1B			<2HRS		58 m²	12 m²
L19	1908	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L20	2001	2B+M			>2HRS		75 m²	13 m²
L20	2002	1B+M		Livable	>2HRS		54 m²	13 m²
L20	2003	1B+M		Livable	>2HRS		55 m²	13 m²
L20	2004	2B+M			>2HRS		75 m²	13 m²
L20	2005	S			>2HRS		35 m²	4 m²
L20	2006	1B			>2HRS		58 m²	12 m²
L20	2007	1B			<2HRS		57 m²	12 m²
L20	2008	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L21	2101	2B+M			>2HRS		75 m²	13 m²
L21	2102	1B+M		Livable	>2HRS		54 m²	13 m²
L21	2103	1B+M		Livable	>2HRS		55 m²	13 m²
L21	2104	2B+M			>2HRS		75 m²	13 m²
L21	2105	S			>2HRS		35 m²	4 m²
L21	2106	1B			>2HRS		58 m²	12 m²
L21	2107	1B			<2HRS		58 m²	12 m²
L21	2108	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L22	2201	2B+M			>2HRS		75 m²	13 m²
L22	2202	1B+M		Livable	>2HRS		54 m²	13 m²
L22	2203	1B+M		Livable	>2HRS		55 m²	13 m²
L22	2204	2B+M			>2HRS		75 m²	13 m²
L22	2205	S			>2HRS		35 m²	4 m²
L22	2206	1B			>2HRS		58 m²	12 m²
L22	2207	1B			<2HRS		58 m²	12 m²
L22	2208	S			>2HRS		35 m²	4 m²
8							444 m²	84 m²
L23	2301	2B+M			>2HRS		75 m²	13 m²
L23	2302	1B+M		Livable	>2HRS		54 m²	13 m²
L23	2303	1B+M		Livable	>2HRS		55 m²	13 m²
L23	2304	2B+M			>2HRS		75 m²	13 m²
L23	2305	S			>2HRS		35 m²	4 m²
L23	2306	1B			>2HRS		58 m²	12 m²
L23	2307	1B			<2HRS		58 m²	12 m²
L23	2308	S			>2HRS		35 m²	4 m²
8							444 m²	85 m²
L24	2401	2B+M			>2HRS		75 m²	13 m²
L24	2402	1B+M		Livable	>2HRS		54 m²	13 m²
L24	2403	1B+M		Livable	>2HRS		55 m²	13 m²
L24	2404	2B+M			>2HRS		75 m²	13 m²
L24	2405	S			>2HRS		35 m²	4 m²
L24	2406	1B			>2HRS		58 m²	12 m²
L24	2407	1B			<2HRS		58 m²	12 m²
L24	2408	S			>2HRS		35 m²	4 m²
8							444 m²	85 m²
L25	2501	2B+M			>2HRS		75 m²	13 m²
L25	2502	1B+M		Livable	>2HRS		54 m²	13 m²
L25	2503	1B+M		Livable	>2HRS		54 m²	13 m²
L25	2504	2B+M			>2HRS		75 m²	13 m²
L25	2505	S			>2HRS		35 m²	4 m²
L25	2506	1B			>2HRS		58 m²	12 m²
L25	2507	1B			<2HRS		58 m²	12 m²
L25	2508	S			>2HRS		35 m²	4 m²
8							443 m²	85 m²
L26	2601	2B+M			>2HRS		75 m²	13 m²
L26	2602	1B+M		Livable	>2HRS		54 m²	14 m²
L26	2603	1B+M		Livable	>2HRS		55 m²	14 m²
L26	2604	2B+M			>2HRS		75 m²	13 m²
L26	2605	S			>2HRS		35 m²	4 m²
L26	2606	1B			>2HRS		58 m²	12 m²
L26	2607	1B			<2HRS		58 m²	12 m²
L26	2608	S			>2HRS		35 m²	4 m²
8							444 m²	86 m²
L27	2701	2B+M			>2HRS		75 m²	14 m²
L27	2702	1B+M		Livable	>2HRS		54 m²	14 m²
L27	2703	1B+M		Livable	>2HRS		55 m²	14 m²
L27	2704	2B+M			>2HRS		75 m²	14 m²
L27	2705	S			>2HRS		35 m²	4 m²
L27	2706	1B			>2HRS		58 m²	12 m²
L27	2707	1B			<2HRS		58 m²	12 m²
L27	2708	S			>2HRS		35 m²	4 m²
8							444 m²	86 m²
L28	2801	2B+M			>2HRS		75 m²	14 m²
L28	2802	1B+M		Livable	>2HRS		55 m²	14 m²
L28	2803	1B+M		Livable	>2HRS		55 m²	14 m²
L28	2804	2B+M			>2HRS		75 m²	14 m²
L28	2805	S			>2HRS		35 m²	4 m²
L28	2806	S			>2HRS		35 m²	5 m²
6							330 m²	64 m²
L29	2901	2B+M			>2HRS		77 m²	14 m²
L29	2902	1B+M		Livable	>2HRS		56 m²	14 m²
L29	2903	1B+M		Livable	>2HRS		56 m²	14 m²
L29	2904	2B+M			>2HRS		77 m²	14 m²
L29	2905	S			>2HRS		36 m²	4 m²
L29	2906	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L29	2907	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L29	2908	S			>2HRS		36 m²	4 m²
8							471 m²	87 m²
L30	3001	2B+M			>2HRS		77 m²	14 m²
L30	3002	1B+M		Livable	>2HRS		56 m²	14 m²
L30	3003	1B+M		Livable	>2HRS		56 m²	14 m²
L30	3004	2B+M			>2HRS		77 m²	14 m²
L30	3005	S			>2HRS		36 m²	4 m²
L30	3006	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L30	3007	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L30	3008	S			>2HRS		36 m²	4 m²
8							471 m²	88 m²

LEVEL	UNIT NUMBER	TYPE	ADAPTABLE	LIVABLE	SOLAR ACCESS	CROSS VENTILATION	INTERNAL AREA	EXTERNAL AREA
L31	3101	2B+M			>2HRS		77 m²	14 m²
L31	3102	1B+M		Livable	>2HRS		56 m²	14 m²
L31	3103	1B+M		Livable	>2HRS		56 m²	14 m²
L31	3104	2B+M			>2HRS		77 m²	14 m²
L31	3105	S			>2HRS		36 m²	4 m²
L31	3106	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L31	3107	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L31	3108	S			>2HRS		36 m²	4 m²
8							471 m²	88 m²
L32	3201	2B+M			>2HRS		77 m²	14 m²
L32	3202	1B+M		Livable	>2HRS		56 m²	14 m²
L32	3203	1B+M		Livable	>2HRS		56 m²	14 m²
L32	3204	2B+M			>2HRS		77 m²	14 m²
L32	3205	S			>2HRS		36 m²	4 m²
L32	3206	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L32	3207	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L32	3208	S			>2HRS		36 m²	4 m²
8							471 m²	89 m²
L33	3301	2B+M			>2HRS		77 m²	14 m²
L33	3302	1B+M		Livable	>2HRS		56 m²	14 m²
L33	3303	1B+M		Livable	>2HRS		56 m²	14 m²
L33	3304	2B+M			>2HRS		77 m²	14 m²
L33	3305	S			>2HRS		36 m²	4 m²
L33	3306	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L33	3307	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L33	3308	S			>2HRS		36 m²	4 m²
8							471 m²	89 m²
L34	3401	2B+M			>2HRS		77 m²	14 m²
L34	3402	1B+M		Livable	>2HRS		56 m²	14 m²
L34	3403	1B+M		Livable	>2HRS		56 m²	14 m²
L34	3404	2B+M			>2HRS		77 m²	14 m²
L34	3405	S			>2HRS		36 m²	4 m²
L34	3406	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L34	3407	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L34	3408	S			>2HRS		36 m²	4 m²
8							471 m²	89 m²
L35	3501	2B+M			>2HRS		77 m²	14 m²
L35	3502	1B+M		Livable	>2HRS		56 m²	14 m²
L35	3503	1B+M		Livable	>2HRS		56 m²	14 m²
L35	3504	2B+M			>2HRS		77 m²	14 m²
L35	3505	S			>2HRS		36 m²	4 m²
L35	3506	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L35	3507	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L35	3508	S			>2HRS		36 m²	4 m²
8							471 m²	90 m²
L36	3601	2B+M			>2HRS		77 m²	14 m²
L36	3602	1B+M		Livable	>2HRS		56 m²	15 m²
L36	3603	1B+M		Livable	>2HRS		56 m²	15 m²
L36	3604	2B+M			>2HRS		77 m²	14 m²
L36	3605	S			>2HRS		36 m²	4 m²
L36	3606	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L36	3607	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L36	3608	S			>2HRS		36 m²	4 m²
8							471 m²	90 m²
L37	3701	2B+M			>2HRS		77 m²	14 m²
L37	3702	1B+M		Livable	>2HRS		56 m²	15 m²
L37	3703	1B+M		Livable	>2HRS		56 m²	15 m²
L37	3704	2B+M			>2HRS		77 m²	14 m²
L37	3705	S			>2HRS		36 m²	4 m²
L37	3706	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L37	3707	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L37	3708	S			>2HRS		36 m²	4 m²
8							471 m²	90 m²
L38	3801	2B+M			>2HRS		77 m²	15 m²
L38	3802	1B+M		Livable	>2HRS		56 m²	15 m²
L38	3803	1B+M		Livable	>2HRS		56 m²	15 m²
L38	3804	2B+M			>2HRS		77 m²	15 m²
L38	3805	S			>2HRS		36 m²	4 m²
L38	3806	1B+S	Adaptable	Livable	>2HRS		67 m²	12 m²
L38	3807	1B+S	Adaptable	Livable	<2HRS		67 m²	12 m²
L38	3808	S			>2HRS		36 m²	4 m²
8							471 m²	91 m²
L39	3901	2B			>2HRS		79 m²	8 m²
L39	3902	2B			>2HRS		76 m²	25 m²
L39	3903	2B			>2HRS		76 m²	25 m²
L39	3904	2B			>2HRS		79 m²	8 m²
L39	3905	2B+M			>2HRS		76 m²	17 m²
L39	3906	2B+M			<2HRS		76 m²	17 m²
6							462 m²	101 m²
L40	4001	2B			>2HRS		79 m²	8 m²
L40	4002	2B			>2HRS		76 m²	25 m²
L40	4003	2B			>2HRS		76 m²	25 m²
L40	4004	2B			>2HRS		79 m²	8 m²
L40	4005	2B+M			>2HRS		76 m²	17 m²
L40	4006	2B+M			<2HRS		76 m²	17 m²
6							462 m²	101 m²
L41	4101	2B			>2HRS		79 m²	9 m²
L41	4102	2B			>2HRS		76 m²	25 m²
L41	4103	2B			>2HRS		76 m²	25 m²
L41	4104	2B			>2HRS		79 m²	9 m²
L41	4105	2B+M			>2HRS		76 m²	17 m²
L41	4106	2B+M			<2HRS		76 m²	17 m²
6							463 m²	102 m²
L42	4201	2B			>2HRS		79 m²	9 m²
L42	4202	2B			>2HRS		76 m²	25 m²
L42	4203	2B			>2HRS		76 m²	9 m²
L42	4204	2B			>2HRS		79 m²	17 m²
L42	4205	2B+M			>2HRS		76 m²	17 m²
L42	4206	2B+M			<2HRS		76 m²	25 m²
6							463 m²	102 m²
L43	4301	2B			>2HRS		79 m²	9 m²
L43	4302	2B			>2HRS		76 m²	25 m²
L43	4303	2B			>2HRS		76 m²	25 m²
L43	4304	2B			>2HRS		79 m²	9 m²
L43	4305	2B+M			>2HRS		76 m²	17 m²
L43	4306	2B+M			<2HRS		76 m²	17 m²
6							463 m²	103 m²
L44	4401	2B			>2HRS		79 m²	9 m²
L44	4402	2B			>2HRS		76 m²	25 m²
L44	4403	2B			>2HRS		76 m²	25 m²
L44	4404	2B			>2HRS		79 m²	9 m²
L44	4405	2B+M			>2HRS		76 m²	17 m²
L44	4406	2B+M			<2HRS		76 m²	17 m²
6							463 m²	103 m²
L45	4501	2B			>2HRS		79 m²	9 m²
L45	4502	2B			>2HRS		76 m²	25 m²
L45	4503	2B			>2HRS		76 m²	25 m²
L45	4504	2B			>2HRS		79 m²	9 m²
L45	4505	2B+M			>2HRS		76 m²	17 m²

LEVEL	UNIT NUMBER	TYPE	ADAPTABLE	LIVABLE	SOLAR ACCESS	CROSS VENTILATION	INTERNAL AREA	EXTERNAL AREA
L45	4506	2B+M			<2HRS		76 m²	17 m²
6							462 m²	103 m²
L46	4601	2B			>2HRS		79 m²	9 m²
L46	4602	2B			>2HRS		76 m²	26 m²
L46	4603	2B			>2HRS		76 m²	26 m²
L46	4604	2B			>2HRS		79 m²	9 m²
L46	4605	2B+M			>2HRS		77 m²	16 m²
L46	4606	2B+M			<2HRS		77 m²	16 m²
6							464 m²	102 m²
L47	4701	2B			>2HRS		79 m²	9 m²
L47	4702	2B			>2HRS		76 m²	26 m²
L47	4703	2B			>2HRS		76 m²	26 m²
L47	4704	2B			>2HRS		79 m²	9 m²
L47	4705	2B+M			>2HRS		76 m²	17 m²
L47	4706	2B+M			<2HRS		76 m²	17 m²
6							463 m²	104 m²
L48	4801	2B			>2HRS		79 m²	9 m²
L48	4802	2B			>2HRS		76 m²	26 m²
L48	4803	2B			>2HRS		76 m²	26 m²
L48	4804	2B			>2HRS		79 m²	9 m²
L48	4805	2B+M			>2HRS		76 m²	17 m²
L48	4806	2B+M			<2HRS		76 m²	17 m²
6							463 m²	105 m²
L49	4901	2B			>2HRS		80 m²	10 m²
L49	4902	2B			>2HRS		76 m²	26 m²
L49	4903	2B			>2HRS		76 m²	26 m²
L49	4904	2B			>2HRS		80 m²	10 m²
L49	4905	2B+M			>2HRS		76 m²	17 m²
L49	4906	2B+M			<2HRS		76 m²	17 m²
6							463 m²	106 m²
L50	5001	2B			>2HRS		80 m²	10 m²
L50	5002	2B			>2HRS		76 m²	27 m²
L50	5003	2B			>2HRS		76 m²	27 m²
L50	5004	2B			>2HRS		80 m²	10 m²
L50	5005	2B+M			>2HRS		76 m²	17 m²
L50	5006	2B+M			<2HRS		76 m²	17 m²
6							464 m²	107 m²
L51	5101	2B			>2HRS		80 m²	10 m²
L51	5102	2B			>2HRS		76 m²	27 m²
L51	5103	2B			>2HRS		76 m²	27 m²
L51	5104	2B			>2HRS		80 m²	10 m²
L51	5105	2B+M			>2HRS		76 m²	17 m²
L51	5106	2B+M			<2HRS		76 m²	17 m²
6							464 m²	107 m²
L52	5201	2B+M			>2HRS		78 m²	17 m²
L52	5202	1B+M			>2HRS		55 m²	16 m²
L52	5203	1B+M			>2HRS		55 m²	16 m²
L52	5204	2B+M			>2HRS		78 m²	17 m²
L52	5205	S			>2HRS		36 m²	4 m²
5							302 m²	71 m²
L53	5301	3B			>2HRS		99 m²	17 m²
L53	5302	3B			>2HRS		106 m²	40 m²
L53	5303	3B			>2HRS		99 m²	17 m²
L53	5304	2B+M	Adaptable	Livable	>2HRS		84 m²	14 m²
L53	5305	2B+M	Adaptable	Livable	<2HRS		84 m²	14 m²
5							472 m²	103 m²
L54	5401	3B			>2HRS		99 m²	17 m²
L54	5402	3B			>2HRS		106 m²	40 m²
L54	5403	3B			>2HRS		99 m²	17 m²
L54	5404	2B+M	Adaptable	Livable	>2HRS		84 m²	14 m²
L54	5405	2B+M	Adaptable	Livable	<2HRS		84 m²	14 m²
5							472 m²	103 m²
L55	5501	3B			>2HRS		99 m²	17 m²
L55	5502	3B			>2HRS		106 m²	40 m²
L55	5503	3B			>2HRS		99 m²	17 m²
L55	5504	2B+M	Adaptable	Livable	>2HRS		84 m²	14 m²
L55	5505	2B+M	Adaptable	Livable	<2HRS		84 m²	14 m²
5							471 m²	103 m²
L56	5601	3B			>2HRS		99 m²	17 m²
L56	5602	3B			>2HRS		106 m²	40 m²
L56	5603	3B			>2HRS		99 m²	17 m²
L56	5604	2B+M	Adaptable	Livable	>2HRS		84 m²	14 m²
L56	5605	2B+M	Adaptable	Livable	<2HRS		84 m²	14 m²
5							472 m²	103 m²
L57	5701	3B			>2HRS		99 m²	17 m²
L57	5702	3B			>2HRS		106 m²	40 m²
L57	5703	3B			>2HRS		99 m²	17 m²
L57	5704	2B+M	Adaptable	Livable	>2HRS		84 m²

APARTMENT STORAGE SCHEDULE

UNIT NUMBER	TYPE	STORAGE
501	2B+S	4.12 m³
502	1B+M	3.96 m³
503	1B+M	3.96 m³
504	2B+S	4.12 m³
505	2B	4.12 m³
506	2B	4.12 m³
601	2B+S	4.12 m³
602	1B+M	3.96 m³
603	1B+M	3.96 m³
604	2B+S	4.12 m³
605	2B	4.12 m³
606	2B	4.12 m³
701	2B+S	4.12 m³
702	1B+M	3.96 m³
703	1B+M	3.96 m³
704	2B+S	4.12 m³
705	2B	4.12 m³
706	2B	4.12 m³
801	2B+S	4.12 m³
802	1B+M	3.96 m³
803	1B+M	3.96 m³
804	2B+S	4.12 m³
805	2B	4.12 m³
806	2B	4.12 m³
901	S	2.01 m³
902	S	1.71 m³
903	S	1.71 m³
904	S	2.01 m³
905	S	2.38 m³
906	S	2.00 m³
907	1B	3.20 m³
908	1B	3.20 m³
909	S	2.00 m³
910	S	2.38 m³
1001	S	2.01 m³
1002	S	1.71 m³
1003	S	1.71 m³
1004	S	2.01 m³
1005	S	2.38 m³
1006	S	2.00 m³
1007	1B	3.20 m³
1008	1B	3.20 m³
1009	S	2.00 m³
1010	S	2.38 m³
1101	S	2.01 m³
1102	S	1.71 m³
1103	S	1.71 m³
1104	S	2.01 m³
1105	S	2.38 m³
1106	S	2.00 m³
1107	1B	3.20 m³
1108	1B	3.20 m³
1109	S	2.00 m³
1110	S	2.38 m³
1201	S	2.01 m³
1202	S	1.71 m³
1203	S	1.71 m³
1204	S	2.01 m³
1205	S	2.38 m³
1206	S	2.00 m³
1207	1B	3.20 m³
1208	1B	3.20 m³
1209	S	2.00 m³
1210	S	2.38 m³
1301	S	2.01 m³
1302	S	1.71 m³
1303	S	1.71 m³
1304	S	2.01 m³
1305	S	2.38 m³
1306	S	2.00 m³
1307	1B	3.20 m³
1308	1B	3.20 m³
1309	S	2.00 m³
1310	S	2.38 m³
1401	S	2.01 m³
1402	S	1.71 m³
1403	S	1.71 m³
1404	S	2.01 m³
1405	S	2.38 m³
1406	S	2.00 m³
1407	1B	3.20 m³
1408	1B	3.20 m³
1409	S	2.00 m³
1410	S	2.38 m³
1501	2B+M	4.15 m³
1502	1B+M	2.48 m³
1503	1B+M	2.48 m³
1504	2B+M	4.15 m³
1505	S	2.00 m³
1506	1B	3.01 m³
1507	1B	3.01 m³
1508	S	2.00 m³
1601	2B+M	4.15 m³
1602	1B+M	2.48 m³
1603	1B+M	2.48 m³
1604	2B+M	4.15 m³
1605	S	2.00 m³
1606	1B	3.01 m³
1607	1B	3.01 m³
1608	S	2.00 m³
1701	2B+M	4.15 m³
1702	1B+M	2.48 m³
1703	1B+M	2.48 m³
1704	2B+M	4.15 m³
1705	S	2.00 m³
1706	1B	3.01 m³
1707	1B	3.01 m³
1708	S	2.00 m³

APARTMENT STORAGE SCHEDULE

UNIT NUMBER	TYPE	STORAGE
1801	2B+M	4.15 m³
1802	1B+M	2.48 m³
1803	1B+M	2.48 m³
1804	2B+M	4.15 m³
1805	S	2.00 m³
1806	1B	3.01 m³
1807	1B	3.01 m³
1808	S	2.00 m³
1901	2B+M	4.15 m³
1902	1B+M	2.48 m³
1903	1B+M	2.48 m³
1904	2B+M	4.15 m³
1905	S	2.00 m³
1906	1B	3.01 m³
1907	1B	3.01 m³
1908	S	2.00 m³
2001	2B+M	4.15 m³
2002	1B+M	2.48 m³
2003	1B+M	2.48 m³
2004	2B+M	4.15 m³
2005	S	2.00 m³
2006	1B	3.01 m³
2007	1B	3.01 m³
2008	S	2.00 m³
2101	2B+M	4.15 m³
2102	1B+M	2.48 m³
2103	1B+M	2.48 m³
2104	2B+M	4.15 m³
2105	S	2.00 m³
2106	1B	3.01 m³
2107	1B	3.01 m³
2108	S	2.00 m³
2201	2B+M	4.15 m³
2202	1B+M	2.48 m³
2203	1B+M	2.48 m³
2204	2B+M	4.15 m³
2205	S	2.00 m³
2206	1B	3.01 m³
2207	1B	3.01 m³
2208	S	2.00 m³
2301	2B+M	4.15 m³
2302	1B+M	2.48 m³
2303	1B+M	2.48 m³
2304	2B+M	4.15 m³
2305	S	2.00 m³
2306	1B	3.01 m³
2307	1B	3.01 m³
2308	S	2.00 m³
2401	2B+M	4.15 m³
2402	1B+M	2.48 m³
2403	1B+M	2.48 m³
2404	2B+M	4.15 m³
2405	S	2.00 m³
2406	1B	3.01 m³
2407	1B	3.01 m³
2408	S	2.00 m³
2501	2B+M	4.15 m³
2502	1B+M	2.48 m³
2503	1B+M	2.48 m³
2504	2B+M	4.15 m³
2505	S	2.00 m³
2506	1B	3.01 m³
2507	1B	3.01 m³
2508	S	2.00 m³
2601	2B+M	4.15 m³
2602	1B+M	2.48 m³
2603	1B+M	2.48 m³
2604	2B+M	4.15 m³
2605	S	2.00 m³
2606	1B	3.01 m³
2607	1B	3.01 m³
2608	S	2.00 m³
2701	2B+M	4.15 m³
2702	1B+M	2.48 m³
2703	1B+M	2.48 m³
2704	2B+M	4.15 m³
2705	S	2.00 m³
2706	1B	3.01 m³
2707	1B	3.01 m³
2708	S	2.00 m³
2801	2B+M	4.15 m³
2802	1B+M	3.06 m³
2803	1B+M	3.06 m³
2804	2B+M	4.15 m³
2805	S	2.00 m³
2806	S	2.00 m³
2901	2B+M	4.10 m³
2902	1B+M	3.07 m³
2903	1B+M	3.07 m³
2904	2B+M	4.10 m³
2905	S	2.02 m³
2906	1B+S	4.02 m³
2907	1B+S	4.02 m³
2908	S	2.02 m³
3001	2B+M	4.10 m³
3002	1B+M	3.07 m³
3003	1B+M	3.07 m³
3004	2B+M	4.10 m³
3005	S	2.02 m³
3006	1B+S	4.02 m³
3007	1B+S	4.02 m³
3008	S	2.02 m³
3101	2B+M	4.10 m³
3102	1B+M	3.07 m³
3103	1B+M	3.07 m³
3104	2B+M	4.10 m³
3105	S	2.02 m³
3106	1B+S	4.02 m³
3107	1B+S	4.02 m³
3108	S	2.02 m³

APARTMENT STORAGE SCHEDULE

UNIT NUMBER	TYPE	STORAGE
3201	2B+M	4.10 m³
3202	1B+M	3.07 m³
3203	1B+M	3.07 m³
3204	2B+M	4.10 m³
3205	S	2.02 m³
3206	1B+S	4.02 m³
3207	1B+S	4.02 m³
3208	S	2.02 m³
3301	2B+M	4.10 m³
3302	1B+M	3.07 m³
3303	1B+M	3.07 m³
3304	2B+M	4.10 m³
3305	S	2.02 m³
3306	1B+S	4.02 m³
3307	1B+S	4.02 m³
3308	S	2.02 m³
3401	2B+M	4.10 m³
3402	1B+M	3.07 m³
3403	1B+M	3.07 m³
3404	2B+M	4.10 m³
3405	S	2.02 m³
3406	1B+S	4.02 m³
3407	1B+S	4.02 m³
3408	S	2.02 m³
3501	2B+M	4.10 m³
3502	1B+M	3.07 m³
3503	1B+M	3.07 m³
3504	2B+M	4.10 m³
3505	S	2.02 m³
3506	1B+S	4.02 m³
3507	1B+S	4.02 m³
3508	S	2.02 m³
3601	2B+M	4.10 m³
3602	1B+M	3.07 m³
3603	1B+M	3.07 m³
3604	2B+M	4.10 m³
3605	S	2.02 m³
3606	1B+S	4.02 m³
3607	1B+S	4.02 m³
3608	S	2.02 m³
3701	2B+M	4.10 m³
3702	1B+M	3.07 m³
3703	1B+M	3.07 m³
3704	2B+M	4.10 m³
3705	S	2.02 m³
3706	1B+S	4.02 m³
3707	1B+S	4.02 m³
3708	S	2.02 m³
3801	2B+M	4.10 m³
3802	1B+M	3.07 m³
3803	1B+M	3.07 m³
3804	2B+M	4.10 m³
3805	S	2.02 m³
3806	1B+S	4.02 m³
3807	1B+S	4.02 m³
3808	S	2.02 m³
3901	2B	5.64 m³
3902	2B	5.24 m³
3903	2B	5.24 m³
3904	2B	5.64 m³
3905	2B+M	4.01 m³
3906	2B+M	4.01 m³
4001	2B	5.64 m³
4002	2B	5.24 m³
4003	2B	5.24 m³
4004	2B	5.64 m³
4005	2B+M	4.01 m³
4006	2B+M	4.01 m³
4101	2B	5.64 m³
4102	2B	5.24 m³
4103	2B	5.24 m³
4104	2B	5.64 m³
4105	2B+M	4.01 m³
4106	2B+M	4.01 m³
4201	2B	5.64 m³
4202	2B	5.24 m³
4203	2B	5.24 m³
4204	2B	5.64 m³
4205	2B+M	4.01 m³
4206	2B+M	4.01 m³
4301	2B	5.64 m³
4302	2B	5.24 m³
4303	2B	5.24 m³
4304	2B	5.64 m³
4305	2B+M	4.01 m³
4306	2B+M	4.01 m³
4401	2B	5.64 m³
4402	2B	5.24 m³
4403	2B	5.24 m³
4404	2B	5.64 m³
4405	2B+M	4.01 m³
4406	2B+M	4.01 m³
4501	2B	5.64 m³
4502	2B	5.24 m³
4503	2B	5.24 m³
4504	2B	5.64 m³
4505	2B+M	4.01 m³
4506	2B+M	4.01 m³
4601	2B	5.64 m³
4602	2B	5.24 m³
4603	2B	5.24 m³
4604	2B	5.64 m³
4605	2B+M	4.01 m³
4606	2B+M	4.01 m³
4701	2B	5.64 m³
4702	2B	5.24 m³
4703	2B	5.24 m³
4704	2B	5.64 m³
4705	2B+M	4.01 m³
4706	2B+M	4.01 m³

APARTMENT STORAGE SCHEDULE

UNIT NUMBER	TYPE	STORAGE
4801	2B	5.64 m³
4802	2B	5.24 m³
4803	2B	5.24 m³
4804	2B	5.64 m³
4805	2B+M	4.01 m³
4806	2B+M	4.01 m³
4901	2B	5.64 m³
4902	2B	5.24 m³
4903	2B	5.24 m³
4904	2B	5.64 m³
4905	2B+M	4.01 m³
4906	2B+M	4.01 m³
5001	2B	5.64 m³
5002	2B	5.24 m³
5003	2B	5.24 m³
5004	2B	5.64 m³
5005	2B+M	4.01 m³
5006	2B+M	4.01 m³
5101	2B	5.64 m³
5102	2B	5.24 m³
5103	2B	5.24 m³
5104	2B	5.64 m³
5105	2B+M	4.01 m³
5106	2B+M	4.01 m³
5201	2B+M	4.04 m³
5202	1B+M	3.51 m³
5203	1B+M	3.51 m³
5204	2B+M	4.04 m³
5205	S	2.02 m³
5301	3B	5.37 m³
5302	3B	6.50 m³
5303	3B	5.37 m³
5304	2B+M	4.06 m³
5305	2B+M	4.06 m³
5401	3B	5.37 m³
5402	3B	6.50 m³
5403	3B	5.37 m³
5404	2B+M	4.06 m³
5405	2B+M	4.06 m³
5501	3B	5.37 m³
5502	3B	6.50 m³
5503	3B	5.37 m³
5504	2B+M	4.06 m³
5505	2B+M	4.06 m³
5601	3B	5.37 m³
5602	3B	6.50 m³
5603	3B	5.37 m³
5604	2B+M	4.06 m³
5605	2B+M	4.06 m³
5701	3B	5.37 m³
5702	3B	6.50 m³
5703	3B	5.37 m³
5704	2B+M	4.06 m³
5705	2B+M	4.06 m³
5801	3B	5.37 m³
5802	3B	6.50 m³
5803	3B	5.37 m³
5804	2B+M	4.06 m³
5805	2B+M	4.06 m³
5901	3B	5.37 m³
5903	3B	5.37 m³
5904	2B+M	4.06 m³
5905	2B+M	4.06 m³

BASEMENT STORAGE SCHEDULE

LEVEL	STORAGE
B5	4.10 m³
B5	3.96 m³
B5	3.96 m³
B5	3.96 m³
B5	2.90 m³
B5	3.96 m³
B5	3.96 m³
B5	3.08 m³
B5	3.08 m³
B5	3.08 m³
B5	4.49 m³
B5	3.08 m³
B5	3.08 m³
B5	3.08 m³
B5	3.22 m³
B5	3.08 m³
B5	3.96 m³
B5	3.96 m³
B5	3.96 m³
B5	5.02 m³
B5	3.96 m³
B5	5.06 m³
B5	3.99 m³
B5	3.99 m³
B5	2.26 m³
B5	2.45 m³
B5	4.73 m³
B5: 27	99.41 m³
B4	4.10 m³
B4	3.96 m³
B4	3.96 m³
B4	3.96 m³
B4	2.90 m³
B4	3.96 m³
B4	3.96 m³
B4	3.08 m³
B4	3.08 m³
B4	3.08 m³
B4	4.49 m³
B4	3.08 m³
B4	3.08 m³
B4	3.22 m³
B4	3.08 m³
B4	3.08 m³
B4	3.96 m³
B4	3.96 m³
B4	5.02 m³
B4	3.96 m³
B4	5.06 m³
B4	3.99 m³
B4	3.99 m³
B4	3.03 m³
B4	3.03 m³
B4	3.03 m³
B4	4.36 m³
B4	2.26 m³
B4	2.45 m³
B4	4.73 m³
B4: 34	123.25 m³

BASEMENT STORAGE SCHEDULE

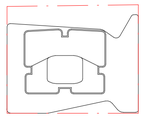
LEVEL	STORAGE
B3	4.10 m³
B3	3.96 m³
B3	3.96 m³
B3	3.96 m³
B3	2.90 m³
B3	3.96 m³
B3	3.96 m³
B3	3.08 m³
B3	3.08 m³
B3	3.08 m³
B3	4.49 m³
B3	3.08 m³
B3	3.08 m³
B3	3.08 m³
B3	3.22 m³
B3	3.08 m³
B3	3.96 m³
B3	3.96 m³
B3	3.96 m³
B3	5.02 m³
B3	3.96 m³
B3	5.06 m³
B3	3.99 m³
B3	3.99 m³
B3	3.03 m³
B3	3.03 m³
B3	3.03 m³
B3	3.03 m³
B3	4.36 m³
B3	2.26 m³
B3	2.45 m³
B3	4.73 m³
B3: 34	123.25 m³
B2	4.10 m³
B2	3.96 m³
B2	3.96 m³
B2	3.96 m³
B2	2.90 m³
B2	3.96 m³
B2	3.96 m³
B2	3.08 m³
B2	3.08 m³
B2	3.08 m³
B2	4.49 m³
B2	3.08 m³
B2	3.08 m³
B2	3.08 m³
B2	3.22 m³
B2	3.08 m³
B2	3.96 m³
B2	3.96 m³
B2	5.02 m³
B2	3.96 m³
B2	5.06 m³
B2	3.99 m³
B2	3.99 m³
B2	3.03 m³
B2	3.03 m³
B2	3.03 m³
B2	3.03 m³
B2	3.03 m³
B2	4.36 m³
B2	4.36 m³
B2	2.26 m³
B2	2.45 m³
B2	4.73 m³
B2: 34	123.25 m³

BASEMENT STORAGE SCHEDULE

LEVEL	STORAGE
B1	3.08 m³
B1	3.08 m³
B1	3.08 m³
B1	3.96 m³
B1	3.08 m³
B1	3.08 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	4.95 m³
B1	5.12 m³
B1	5.12 m³
B1	4.16 m³
B1	5.76 m³
B1	5.76 m³
B1	4.13 m³
B1	3.03 m³
B1	3.03 m³
B1	3.03 m³
B1	3.03 m³
B1	4.13 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	3.96 m³
B1	5.61 m³
B1: 34	133.75 m³
TOTAL: 163	602.91 m³

S: STUDIO
1B: 1 BEDROOM
1B+M: 1 BEDROOM + MEDIA
1B+S: 1 BEDROOM + STUDY
2B: 2 BEDROOM
2B+M: 2 BEDROOM + MEDIA
2B+S: 2 BEDROOM + STUDY
3B: 3 BEDROOM

Key Plan:



HASSALL STREET

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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

PTW

0 1 2 5 8m
@ A1 1 : 1

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
A-GENERAL INFORMATION
UNIT STORAGE SCHEDULE

Drawing Number DA-07-1200
Revision A

28/03/2022 10:26:15 PM

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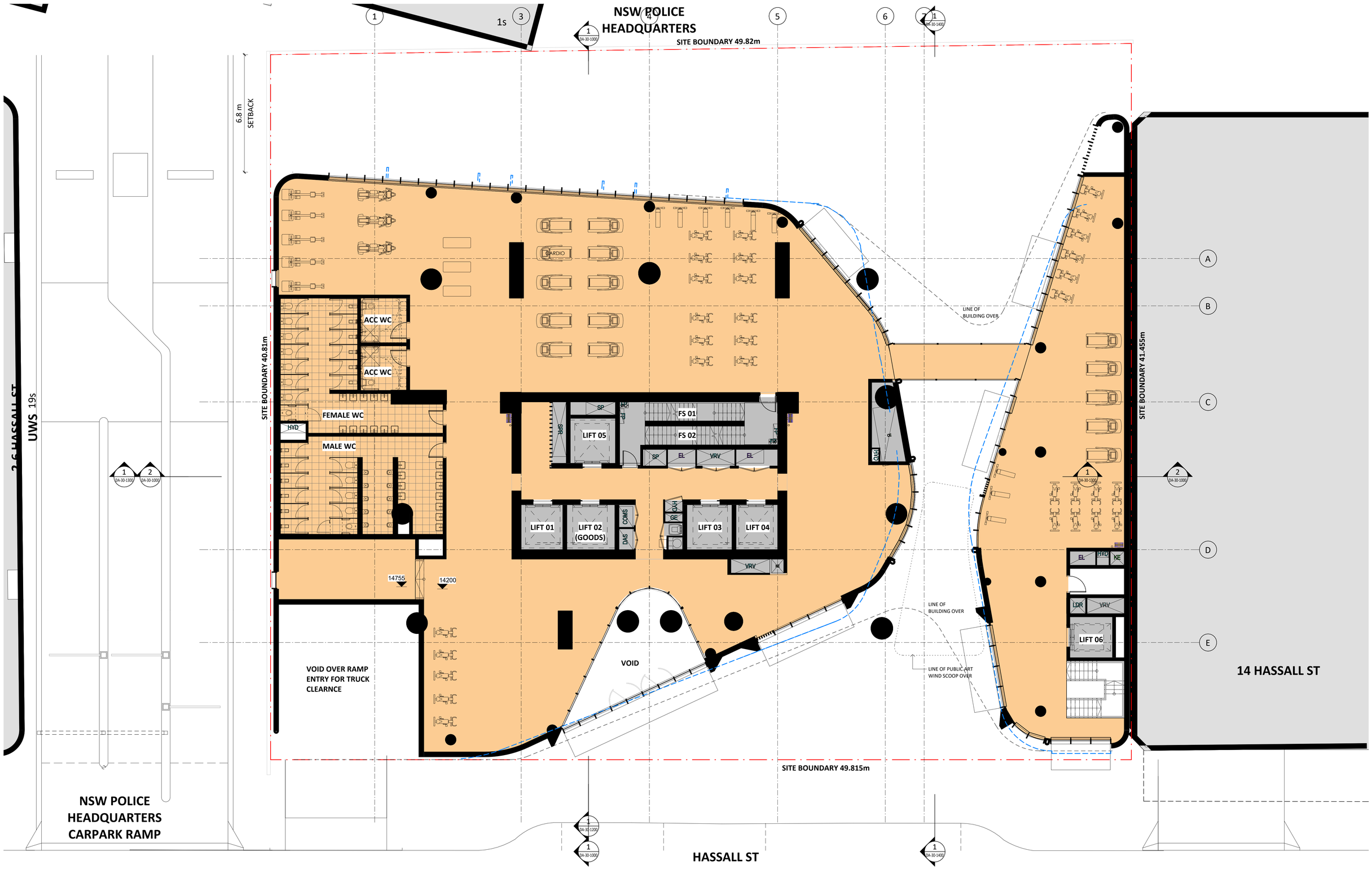
A1



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Key Plan:

HASSALL STREET

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D Jones Architect No.4778

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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
B-GENERAL ARRANGEMENT PLANS
LEVEL 01 FLOOR PLAN

Drawing Number DA-10-1100
Revision A

A1

Key Plan:

HASSALL STREET

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D Jones Architect No.4778

0 1 2 5 8m
@ A1 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 02 FLOOR PLAN

Drawing Number DA-10-1200
Revision A

A1

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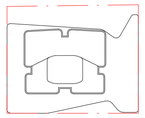
Key Plan:



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N

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D Jones Architect No.4778

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0 1 2 5 8m
@ A1 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

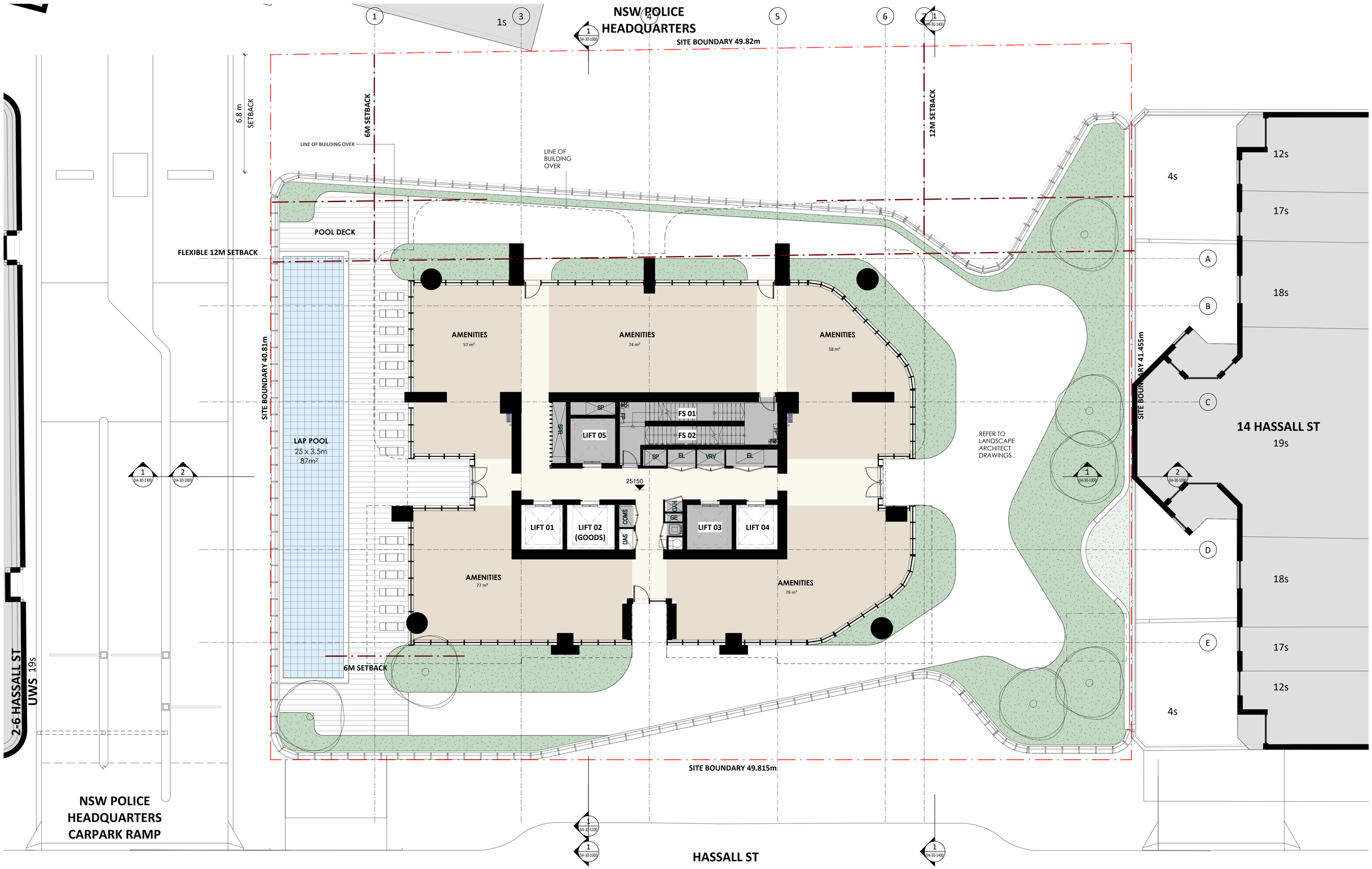
Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 03 FLOOR PLAN

Drawing Number DA-10-1300
Revision A

28/03/2022 10:27:30 PM

A1



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Key Plan:

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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S Parsons Architect No.6098
D Jones Architect No.4778

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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
B-GENERAL ARRANGEMENT PLANS
LEVEL 04 FLOOR PLAN

Drawing Number DA-10-1400
Revision A

A1

NSW POLICE HEADQUARTERS

SITE BOUNDARY 49.82m

6M SETBACK

12M SETBACK

FLEXIBLE 12M SETBACK

LINE OF COMPETITION SCHEME FACADE, DASHED BLUE LINE

PRIVACY FINS L5-16

PRIVACY FINS L5-18

PRIVACY FINS L5-15

SITE BOUNDARY 40.81m

SITE BOUNDARY 41.455m

SITE BOUNDARY 49.815m

6M SETBACK

501 2B+S 89 m²

502 1B+M 54 m²

503 1B+M 54 m²

504 2B+S 89 m²

505 2B 76 m²

506 2B 76 m²

BALC 16 m²

BALC 13 m²

BALC 13 m²

BALC 16 m²

BALC 5 m²

BALC 5 m²

BALC 10 m²

BALC 10 m²

LIFT 01

LIFT 02 (GOODS)

LIFT 03

LIFT 04

LIFT 05

FS 01

FS 02

SP

EL

VRV

DGP

PRV

COMMS

DAS

SSL 28750 (LEVEL 5)

2-6 HASSALL ST UWS 19s

14 HASSALL ST 19s

4s

12s

17s

18s

18s

17s

12s

4s

NSW POLICE HEADQUARTERS CARPARK RAMP

HASSALL ST

STUDIO

1 BED, 1 BED + MEDIA, 1 BED + STUDY

2 BED, 2 BED + MEDIA, 2 BED + STUDY

3 BEDROOM

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Key Plan:

HASSALL STREET

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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D Jones Architect No.4778

0 1 2 5 8m
@ A1 As indicated

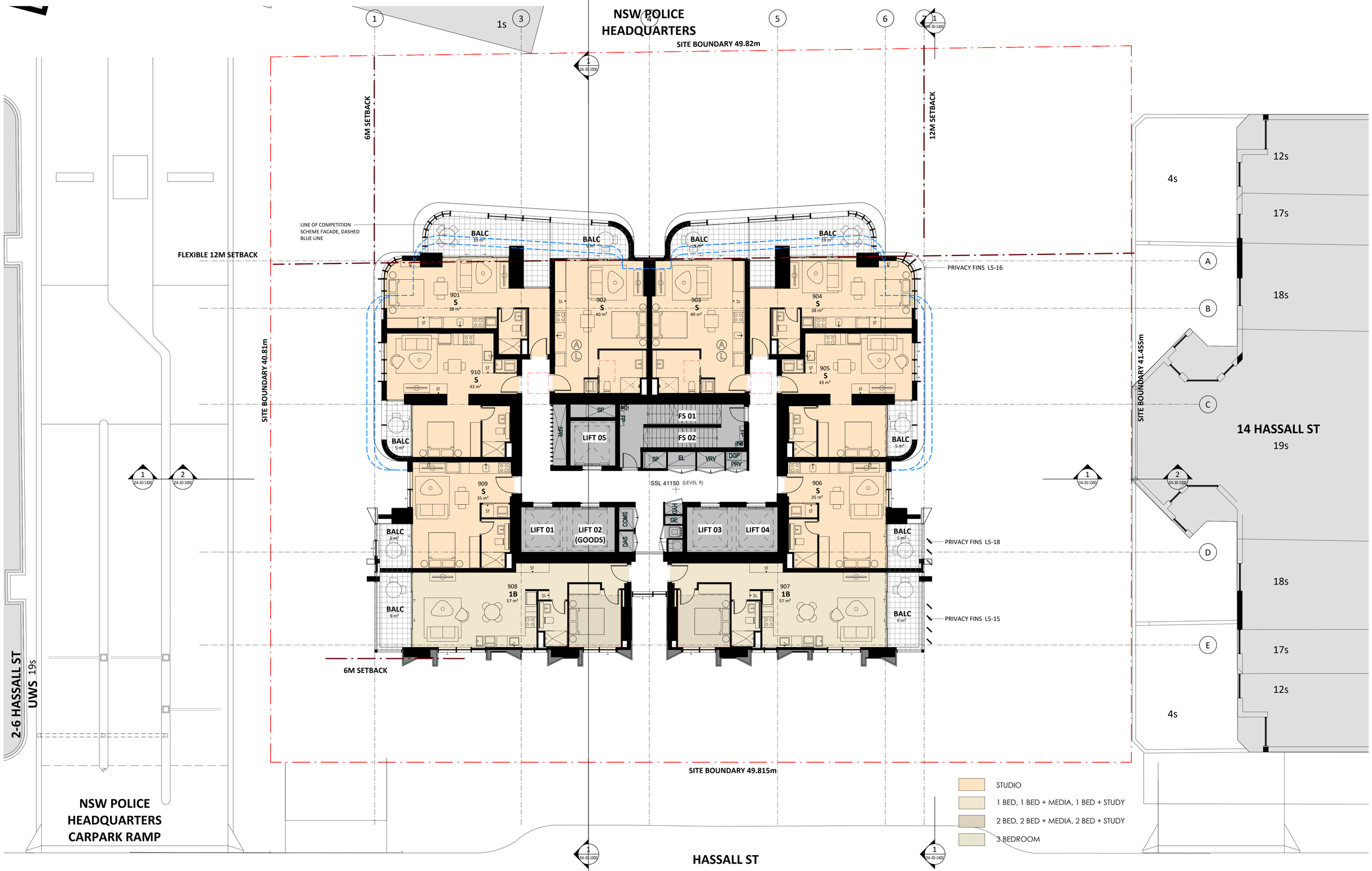
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 05-08 FLOOR PLAN

Drawing Number DA-10-1500
Revision A

A1



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Key Plan:

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D Jones Architect No.4778

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0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

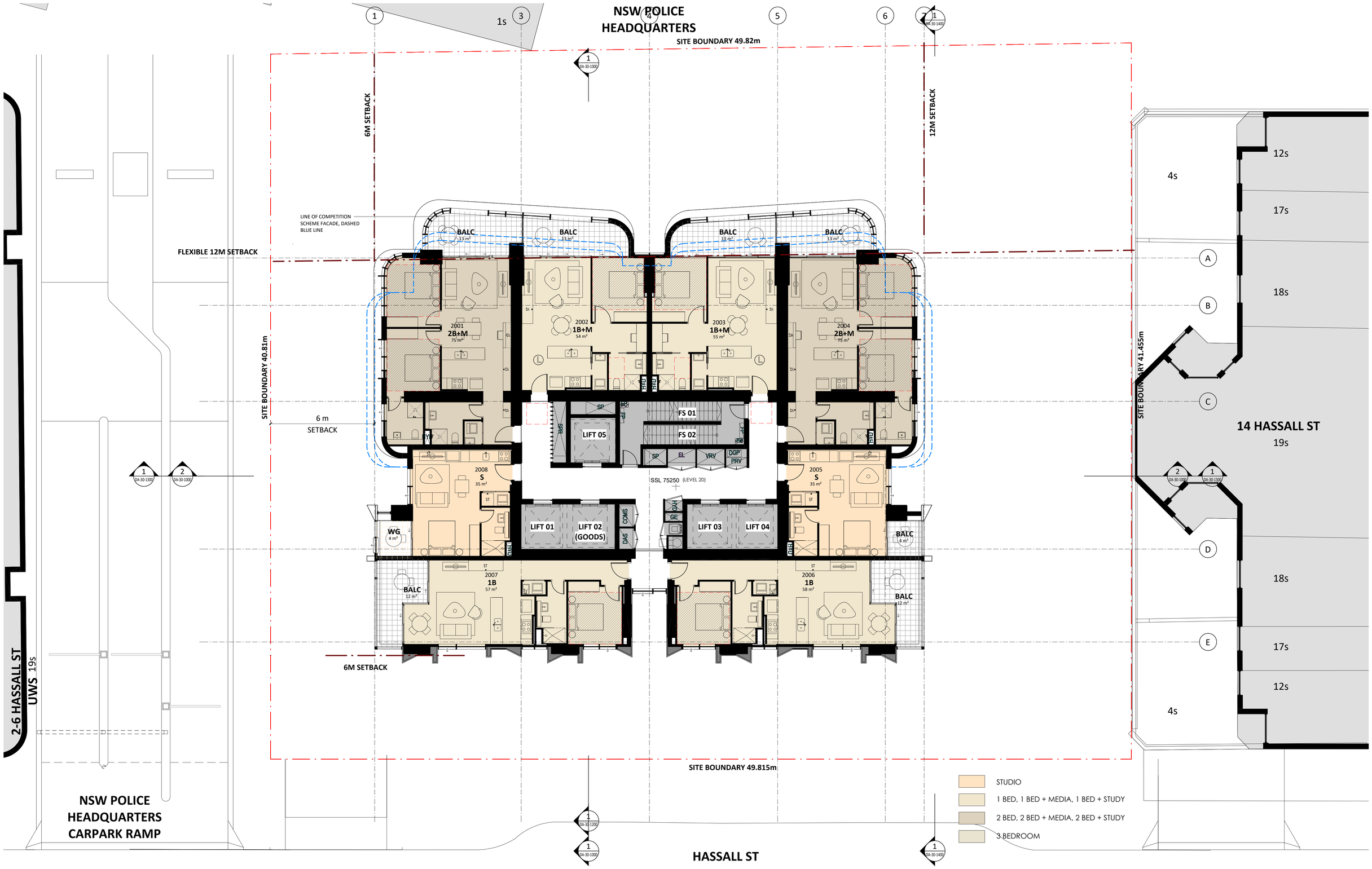
Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 09-14 FLOOR PLAN

Drawing Number DA-10-1900
Revision A

28/03/2022 10:27:50 PM

A1



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Key Plan:

HASSALL STREET

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D Jones Architect No.4778

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0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 15-27 FLOOR PLAN

Drawing Number DA-10-2000
Revision A

A1

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NSW POLICE HEADQUARTERS

SITE BOUNDARY 49.82m

6M SETBACK

12M SETBACK

FLEXIBLE 12M SETBACK

LINE OF COMPETITION SCHEME FACADE, DASHED BLUE LINE

SITE BOUNDARY 40.81m

SITE BOUNDARY 41.455m

SITE BOUNDARY 49.815m

6M SETBACK

BALC 14 m²

2801 2B+M 75 m²

2802 1B+M 55 m²

2803 1B+M 55 m²

2804 2B+M 75 m²

2806 S 35 m²

2805 S 35 m²

WG 5 m²

BALC 8 m²

LIFT 05

LIFT 02

LIFT 03

FS 01

FS 02

SP

EL

VRV

DGP

PRV

SSL 100050 (LEVEL 28)

COMS

DAS

WBT

HWP

ESW

VRV

14 HASSALL ST

19s

17s

12s

4s

2-6 HASSALL ST

UWS 19s

NSW POLICE HEADQUARTERS CARPARK RAMP

HASSALL ST

STUDIO

1 BED, 1 BED + MEDIA, 1 BED + STUDY

2 BED, 2 BED + MEDIA, 2 BED + STUDY

3 BEDROOM

Key Plan:

HASSALL STREET

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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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
B-GENERAL ARRANGEMENT PLANS
LEVEL 28 FLOOR PLAN (PLANT)

Drawing Number DA-10-2500
Revision A

A1

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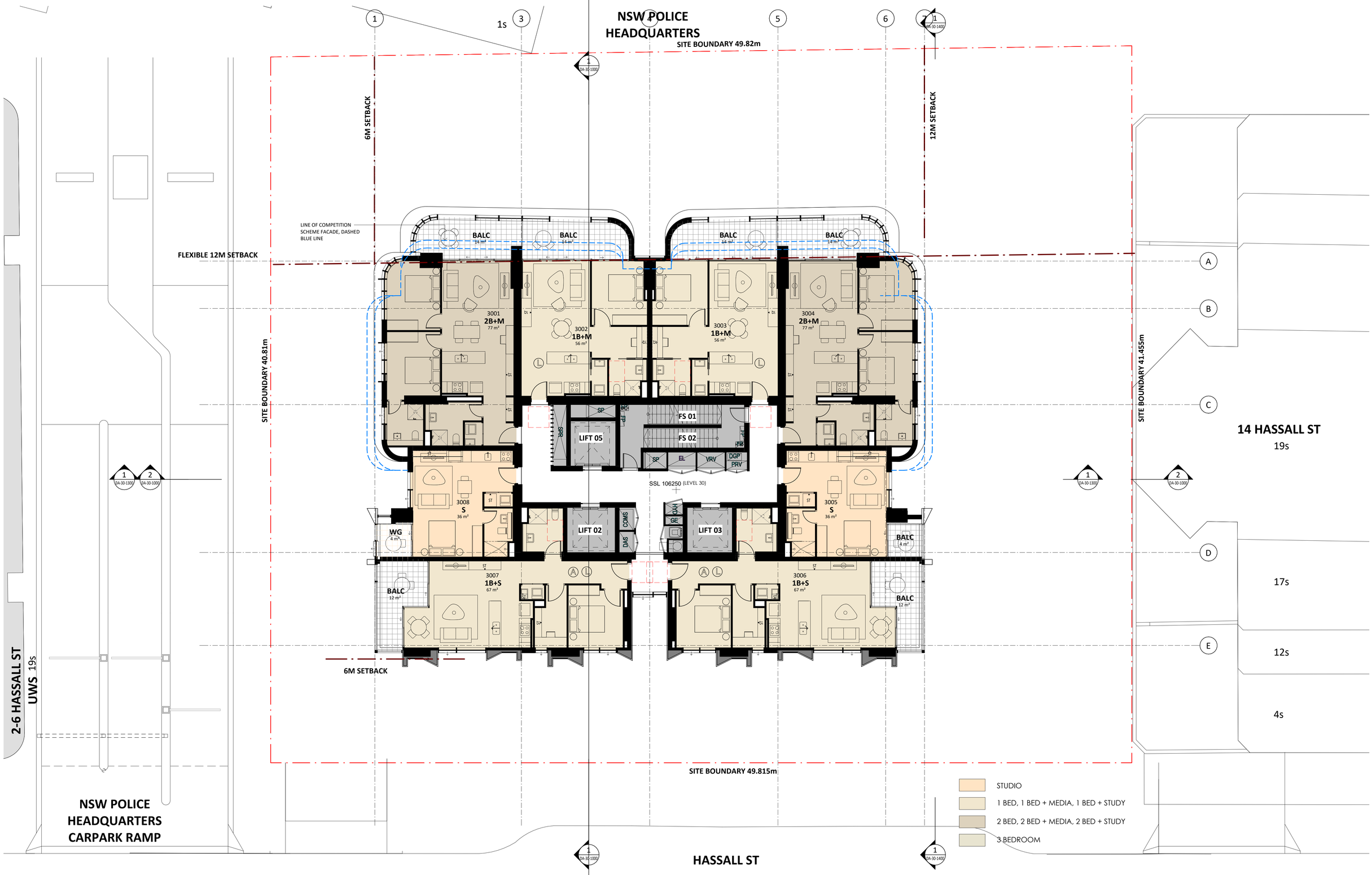

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Key Plan:

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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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

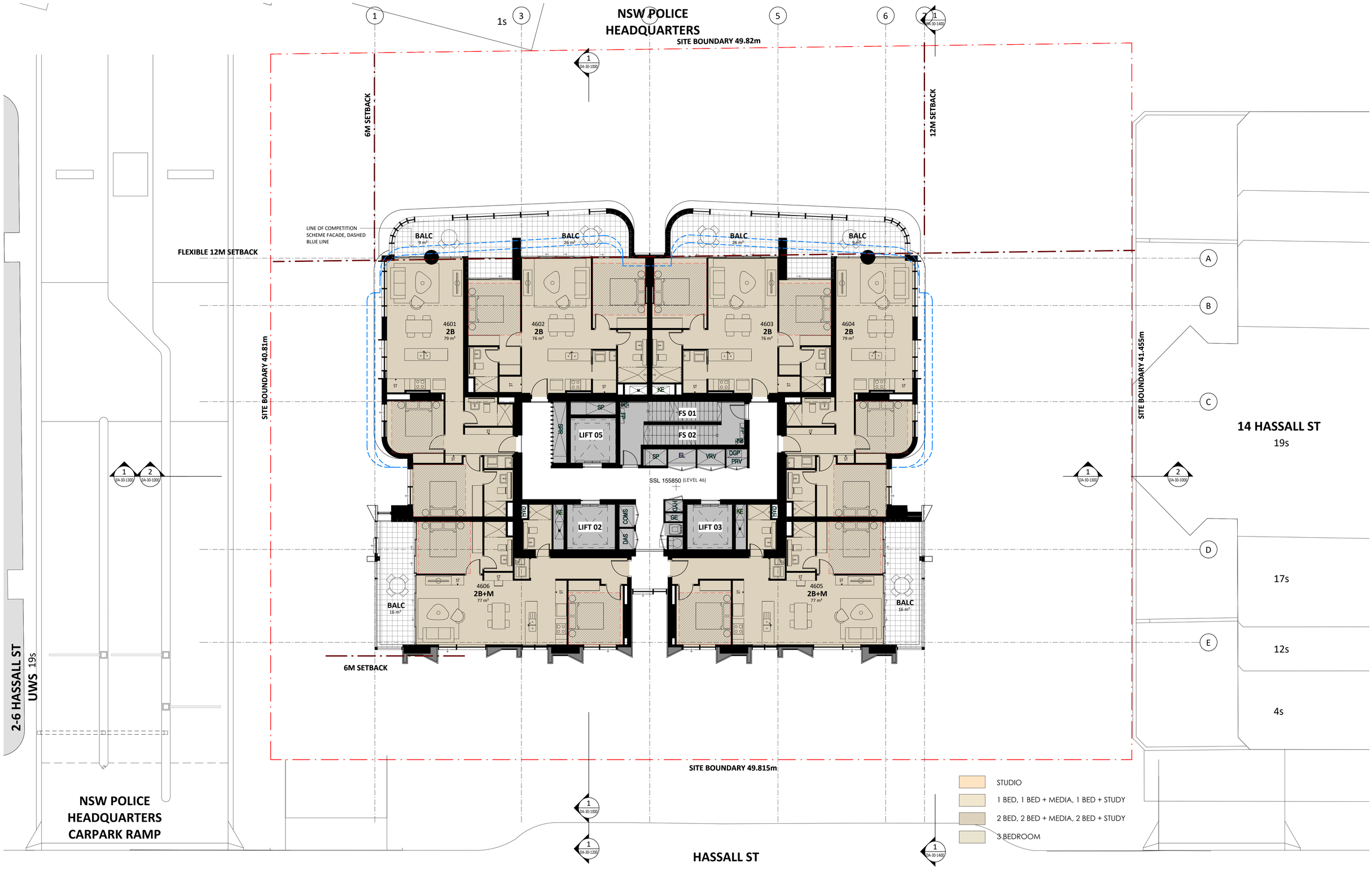
Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 29-38 TYPICAL FLOOR PLAN

Drawing Number DA-10-3000
Revision A

28/03/2022 10:28:10 PM

A1



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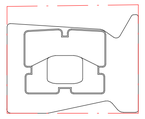

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 39-51 TYPICAL FLOOR PLAN

Drawing Number DA-10-4600
Revision A

28/03/2022 10:28:16 PM

A1

NSW POLICE HEADQUARTERS

SITE BOUNDARY 49.82m

6M SETBACK

12M SETBACK

FLEXIBLE 12M SETBACK

LINE OF COMPETITION SCHEME FACADE, DASHED BLUE LINE

SITE BOUNDARY 40.81m

SITE BOUNDARY 41.455m

SITE BOUNDARY 49.815m

6M SETBACK

BALC 17 m²

BALC 16 m²

BALC 16 m²

BALC 17 m²

5201 2B+M 78 m²

5202 1B+M 55 m²

5203 1B+M 55 m²

5204 2B+M 78 m²

5205 S 36 m²

BALC 4 m²

LIFT 05

LIFT 02

LIFT 03

FS 01

FS 02

SP

EL

VRV

DGP

PRV

COMMS

DAS

HWP

Fire Tank

Fire Tank

FP

FP

SSL 174450 (LEVEL 52)

14 HASSALL ST

19s

17s

12s

4s

2-6 HASSALL ST

UWS 19s

NSW POLICE HEADQUARTERS CARPARK RAMP

HASSALL ST

STUDIO

1 BED, 1 BED + MEDIA, 1 BED + STUDY

2 BED, 2 BED + MEDIA, 2 BED + STUDY

3 BEDROOM

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Key Plan:

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D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

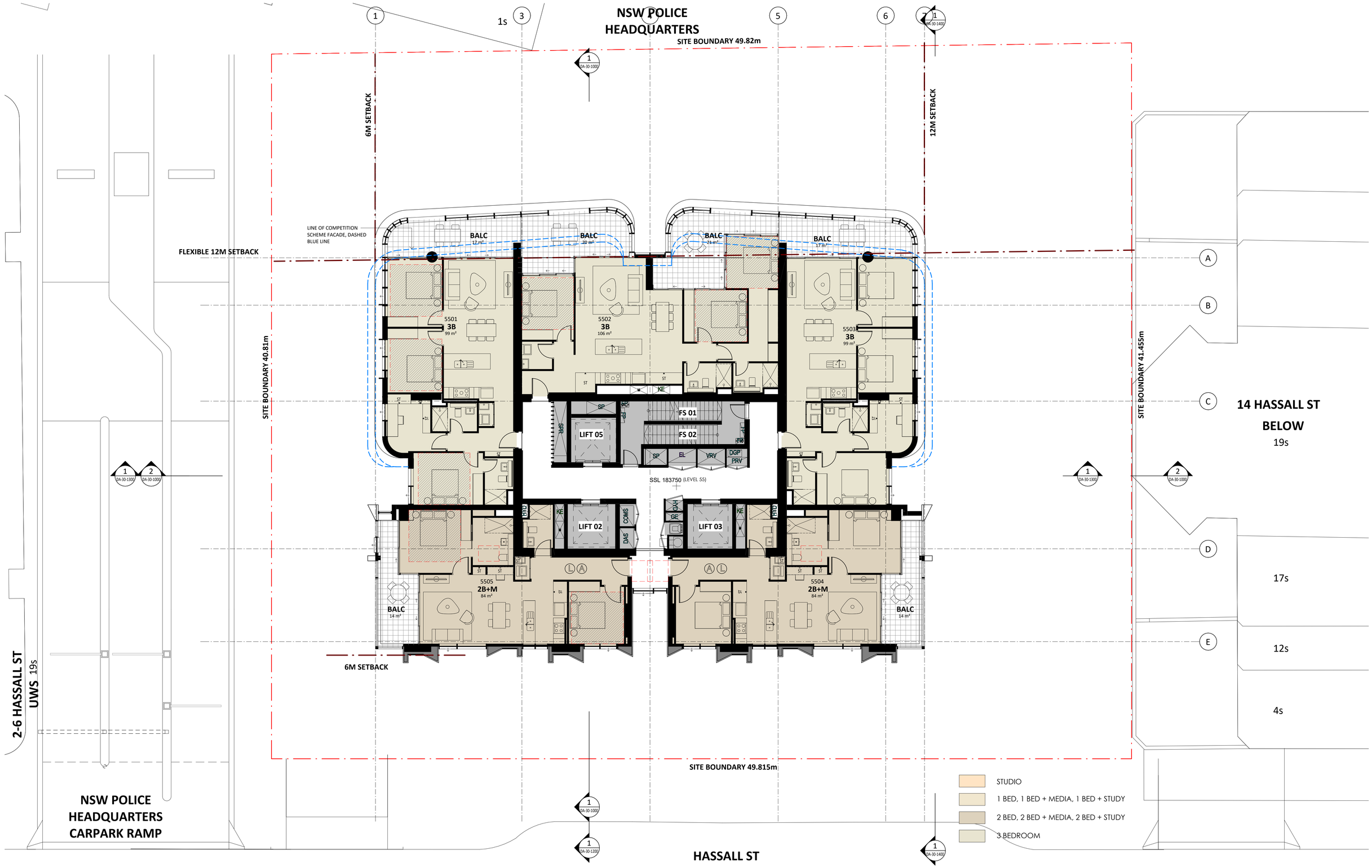
Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 52 FLOOR PLAN (PLANT)

Drawing Number DA-10-4900

Revision A

A1



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Key Plan:

HASSALL STREET

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

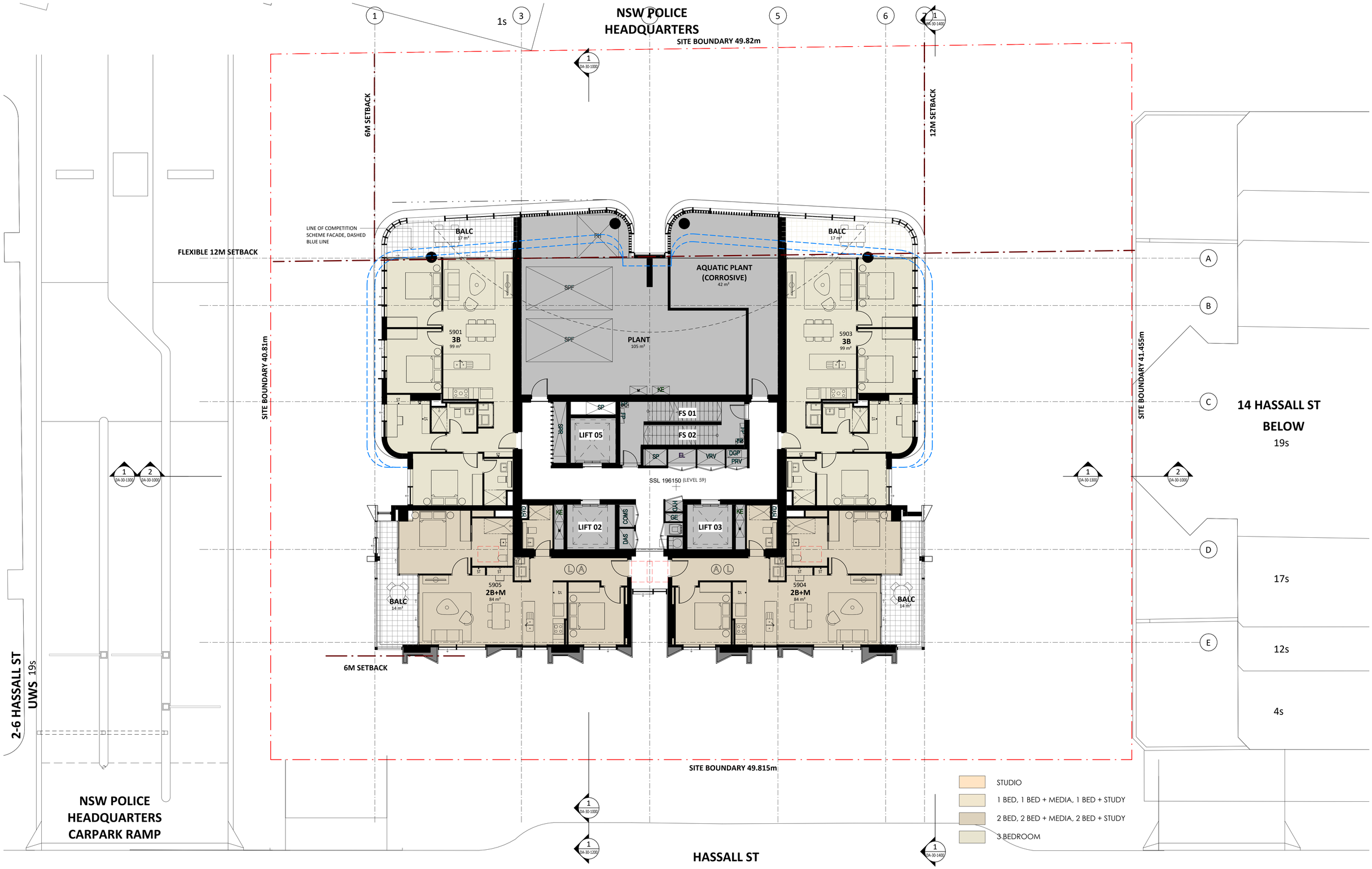
Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVELS 53-58 TYPICAL FLOOR PLAN

Drawing Number DA-10-5500
Revision A

28/03/2022 10:28:28 PM

A1



Key Plan:

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12 Hassall St, Parramatta

Status

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 59 FLOOR PLAN

Drawing Number DA-10-5900
Revision A

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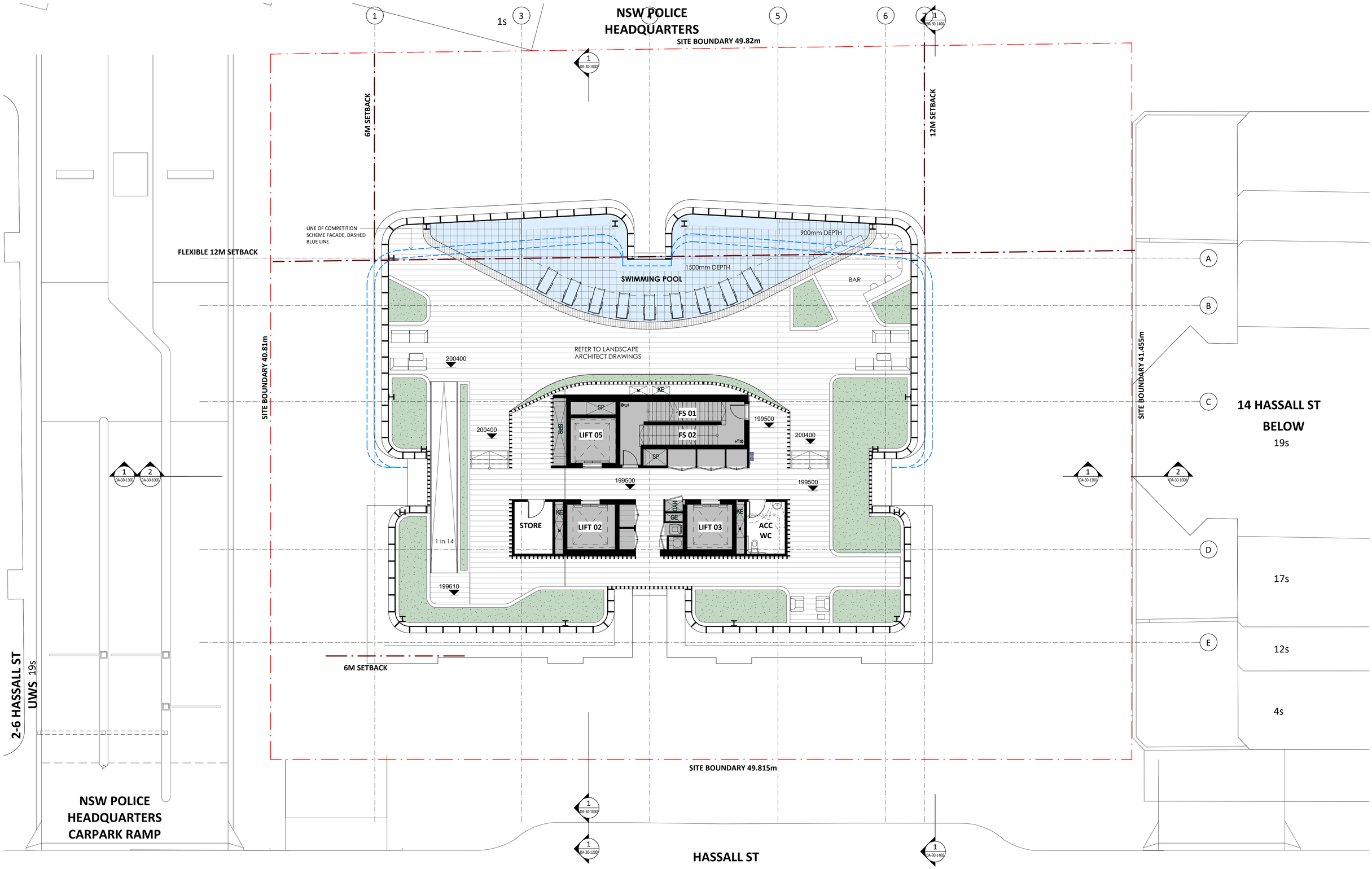

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@ A1 1 : 100

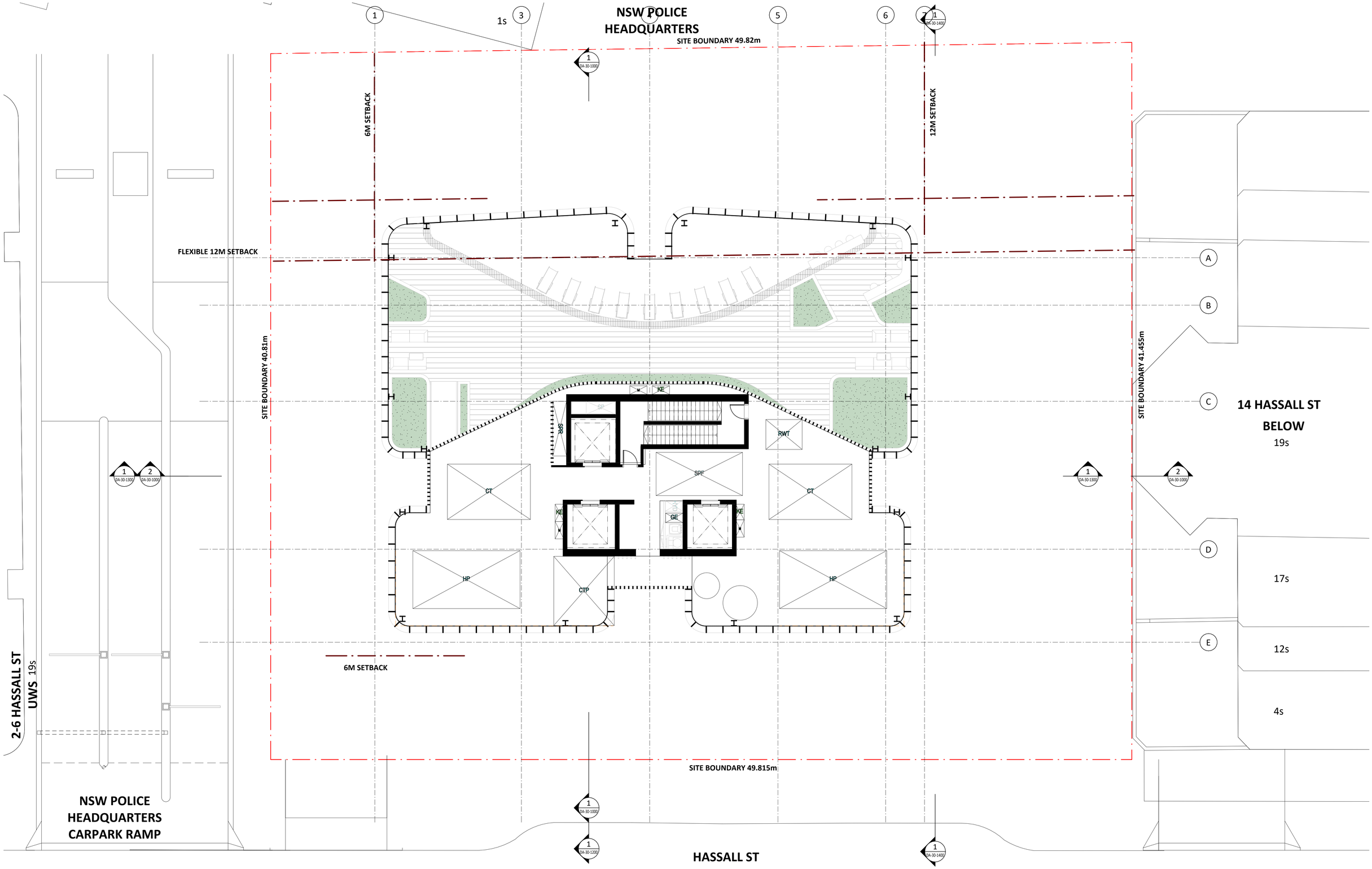
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LEVEL 60 FLOOR PLAN (AMENITIES)

Drawing Number DA-10-6000
Revision A

A1



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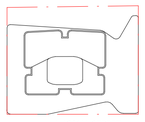

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@ A1 1 : 100

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Status
DEVELOPEMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
PLANT ROOM PLAN

Drawing Number DA-10-6101
Revision A

A1

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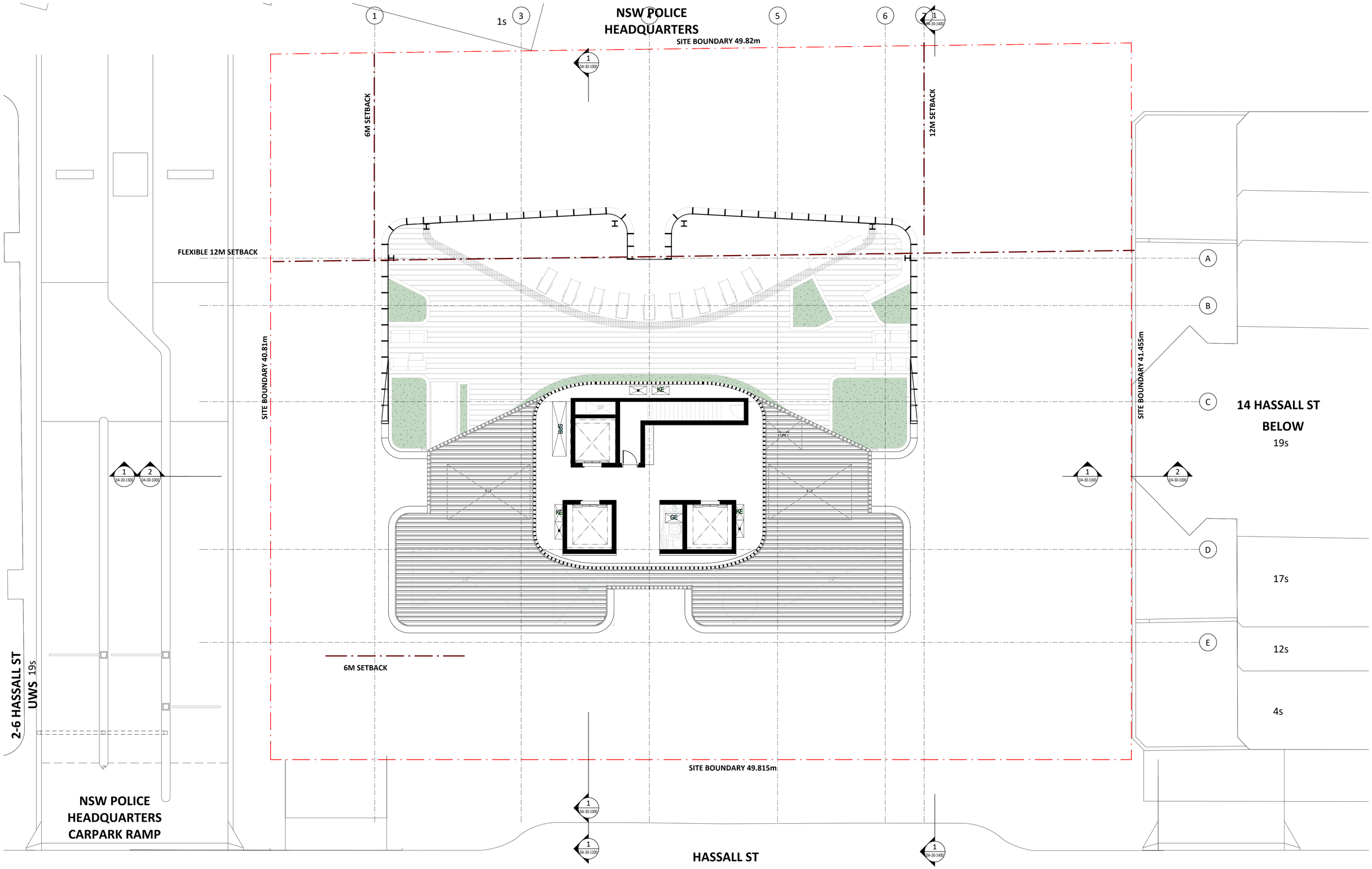

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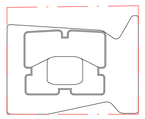

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Status
DEVELOPEMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
LIFT MACHINE ROOM

Drawing Number DA-10-6102
Revision A

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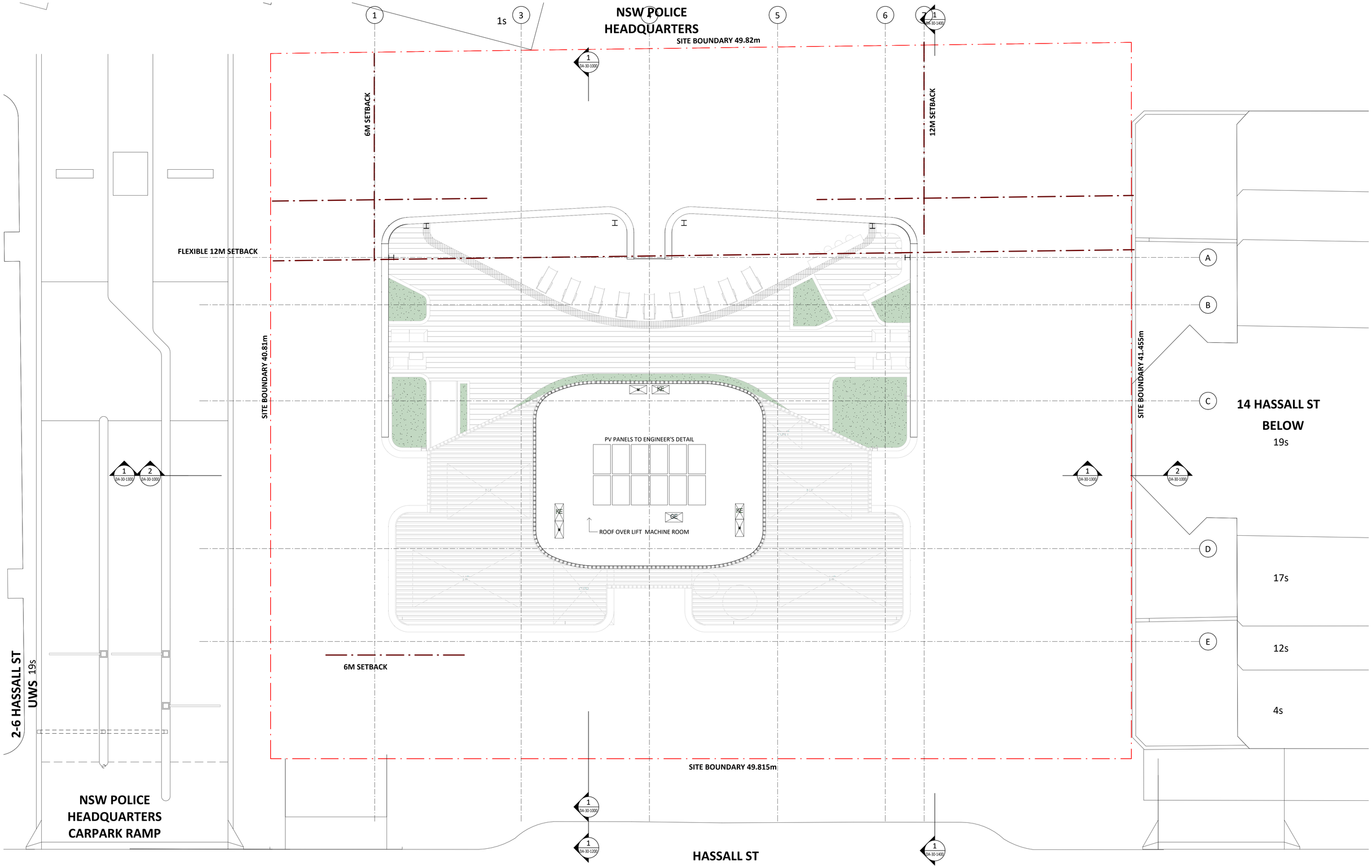
A1



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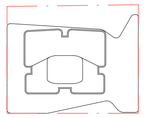

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Project PA030501
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12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
B-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number DA-10-6200
Revision A

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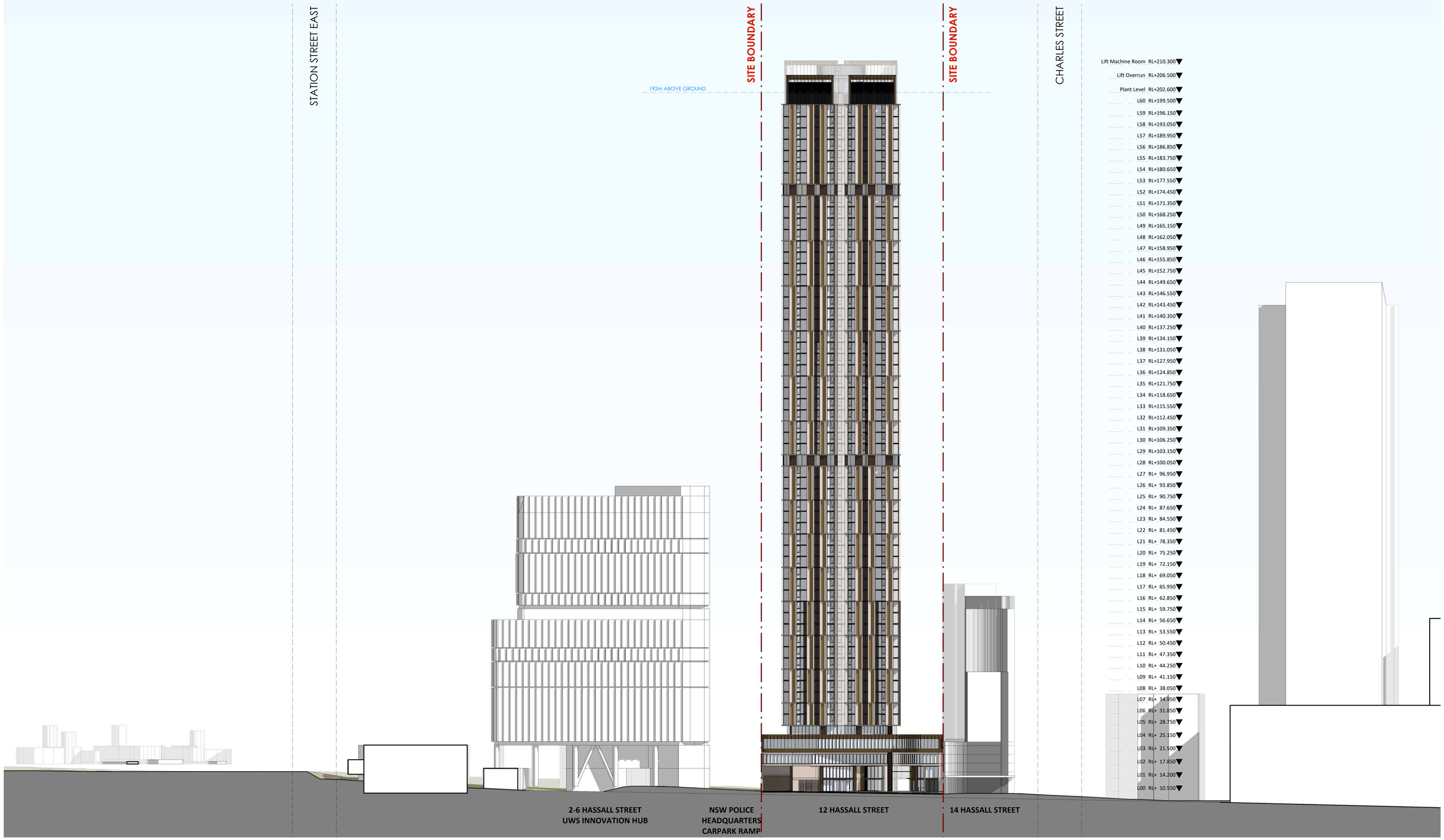
A1



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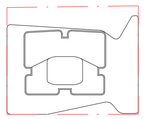

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0 5 10 20 30 40m
@ A1 1 : 500

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

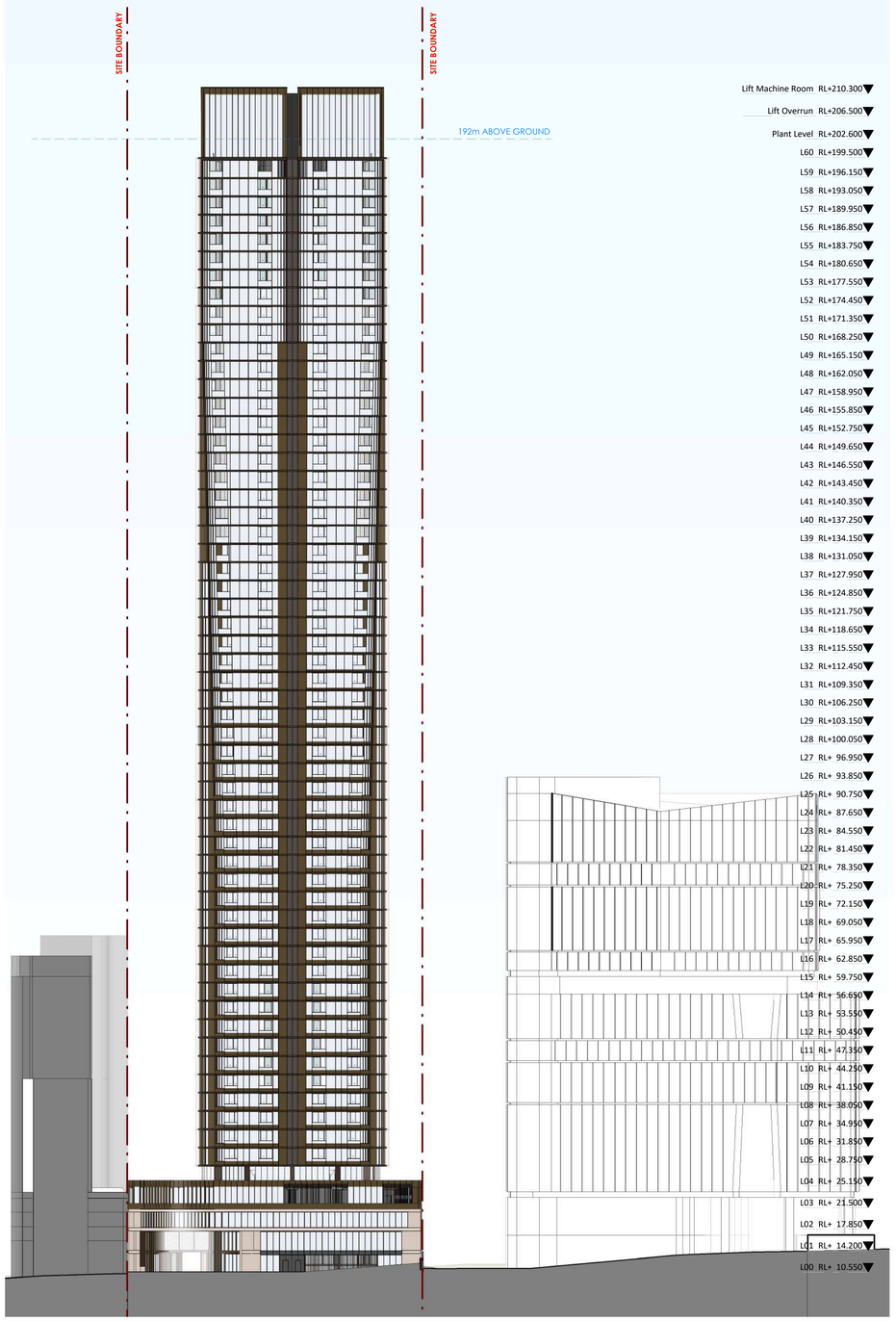
Status
DEVELOPMENT APPLICATION

Title
C-ELEVATIONS
HASSALL STREET ELEVATION
1-500

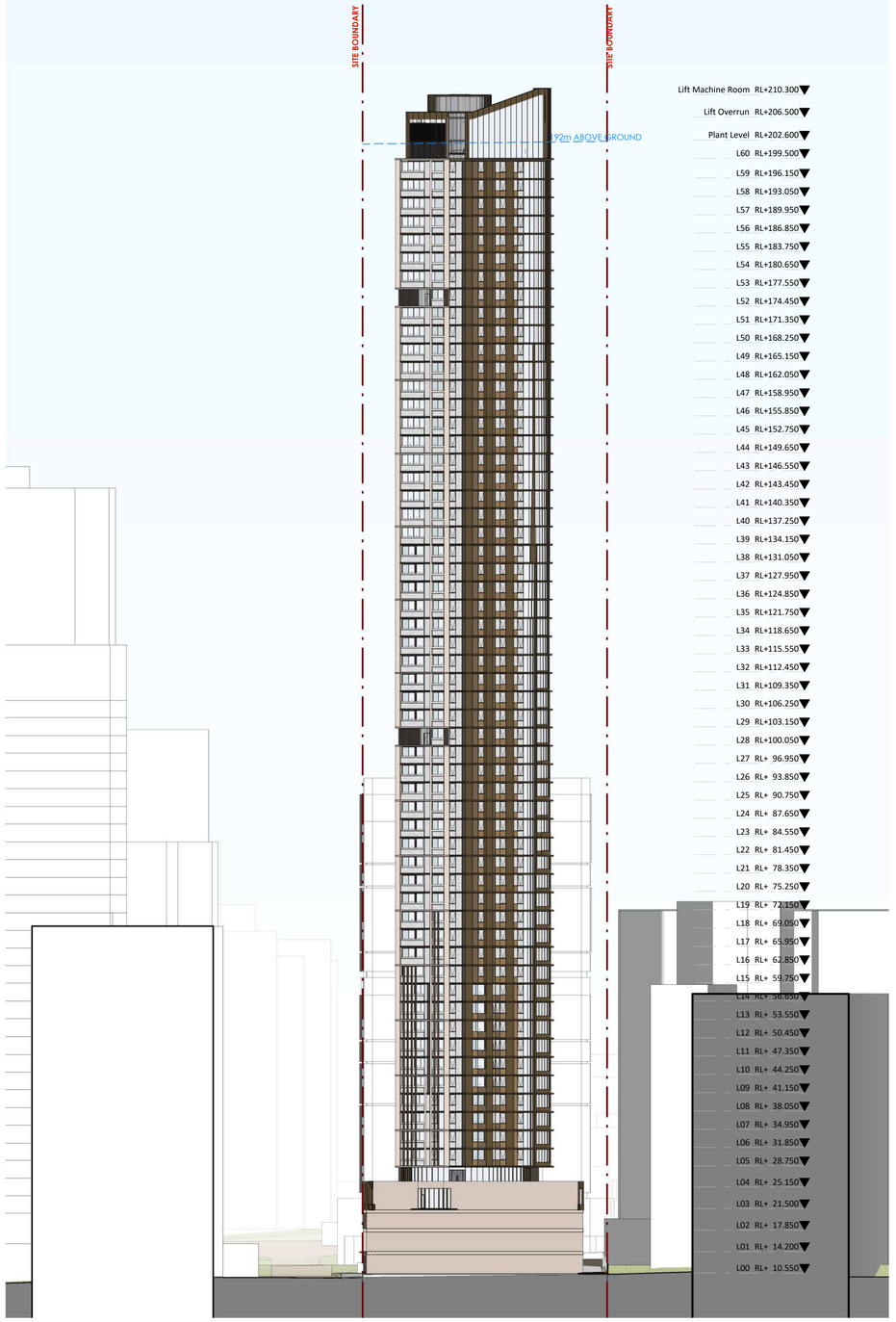
Drawing Number DA-20-1000
Revision A

28/03/2022 10:28:24 PM

A1

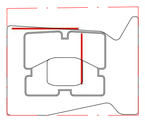


1 NORTH ELEVATION
1 : 500



2 EAST ELEVATION
1 : 500

Key Plan:



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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
NORTH AND EAST ELEVATIONS
1-500

Drawing Number DA-20-1100
Revision A

A1

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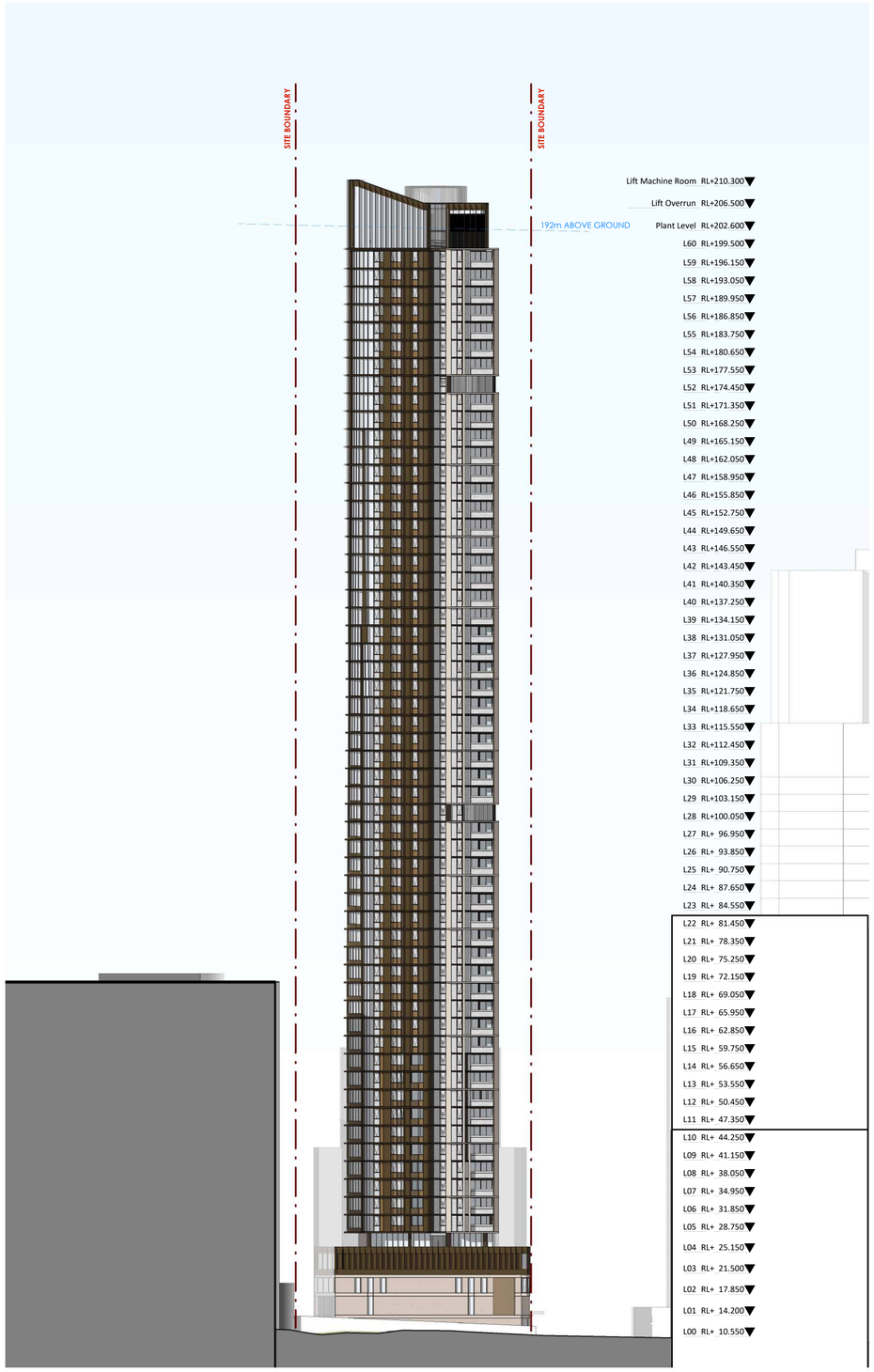
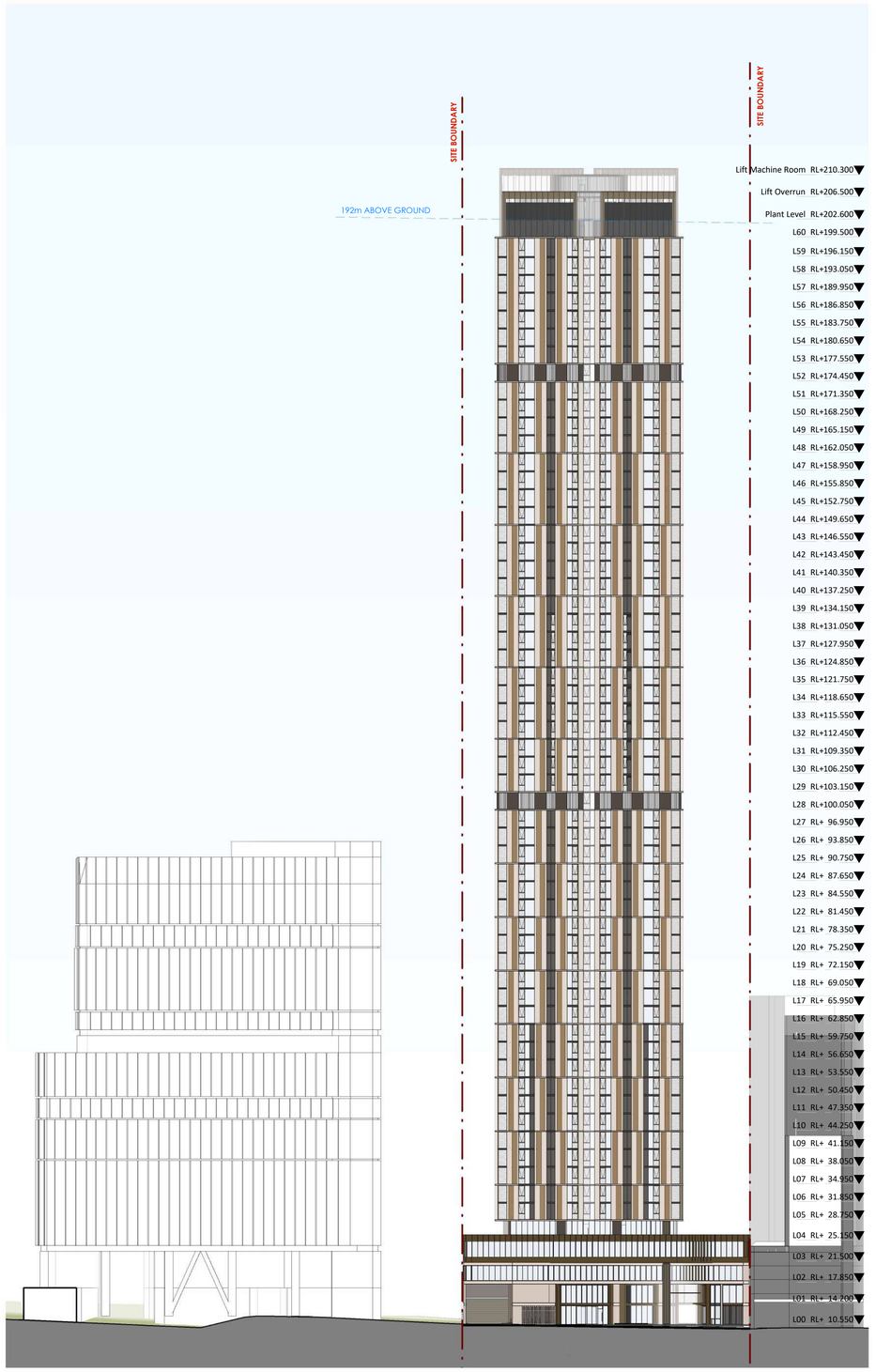


1 WEST ELEVATION
1 : 500



2 SOUTH ELEVATION
1 : 500

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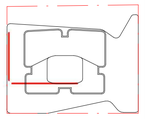

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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

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0 1 2 5 8m
@ A1 1 : 500

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
SOUTH AND WEST ELEVATIONS
1-500

Drawing Number	Revision
DA-20-1200	A

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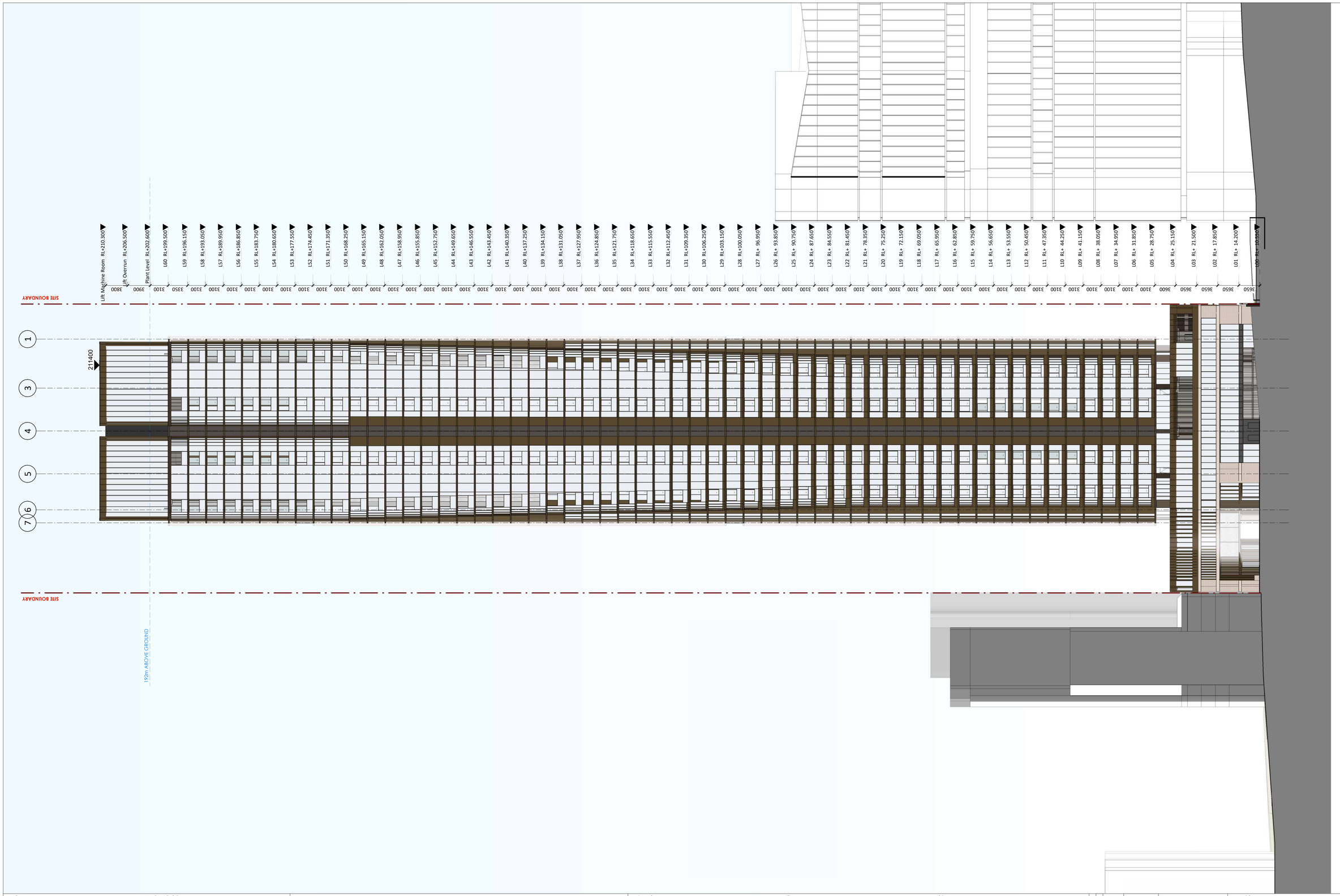
A1



1 NORTH ELEVATION
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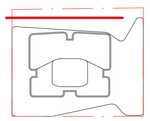
Key Plan:



HASSALL STREET

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0 2 5 10 20m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

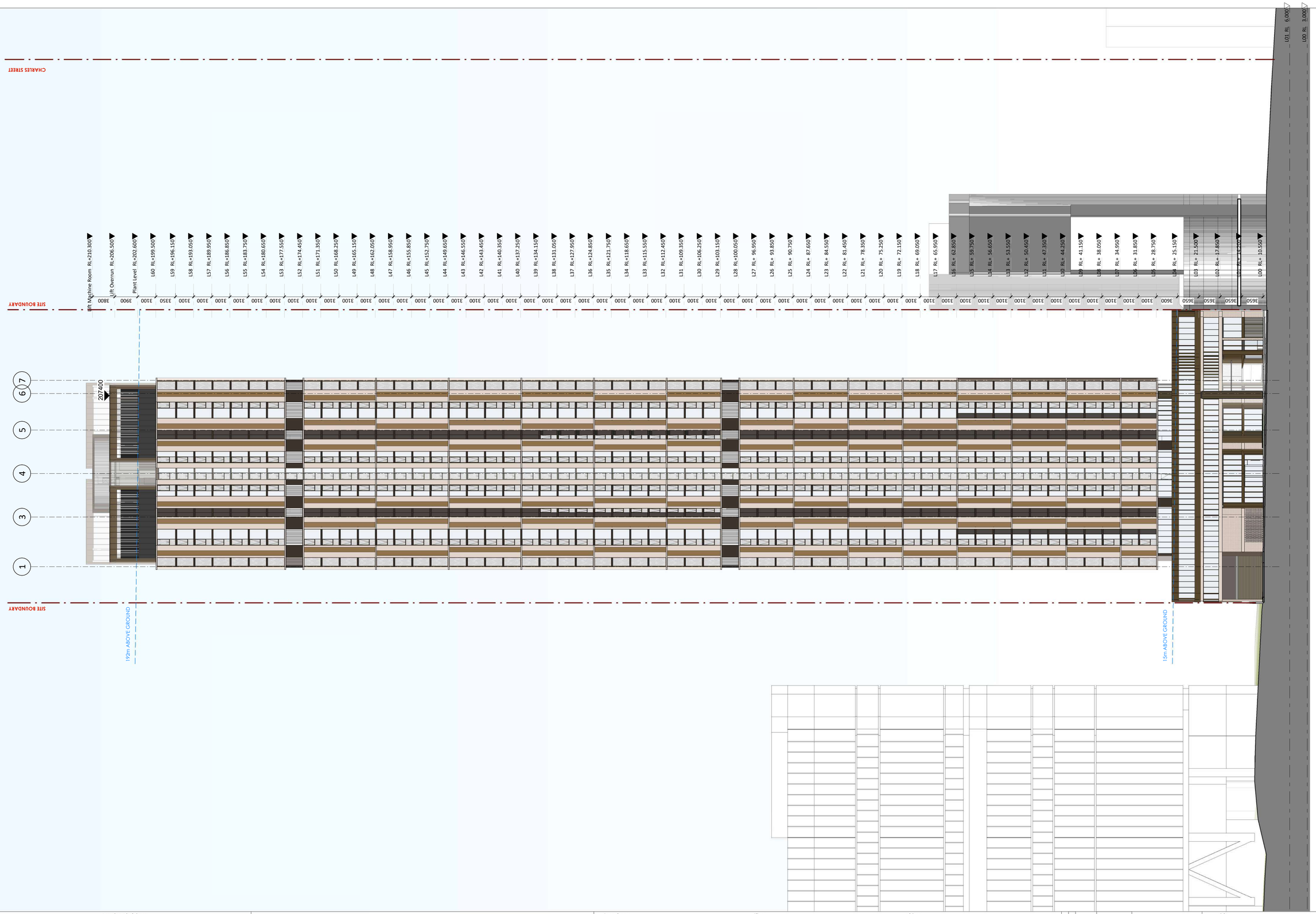
Status
DEVELOPMENT APPLICATION

Title
C-ELEVATIONS
NORTH ELEVATION 1-300

Drawing Number DA-20-1300
Revision A

28/03/2022 10:33:14 PM

A1



1 SOUTH ELEVATION
1 : 300

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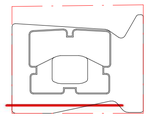

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0 2 5 10 20m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

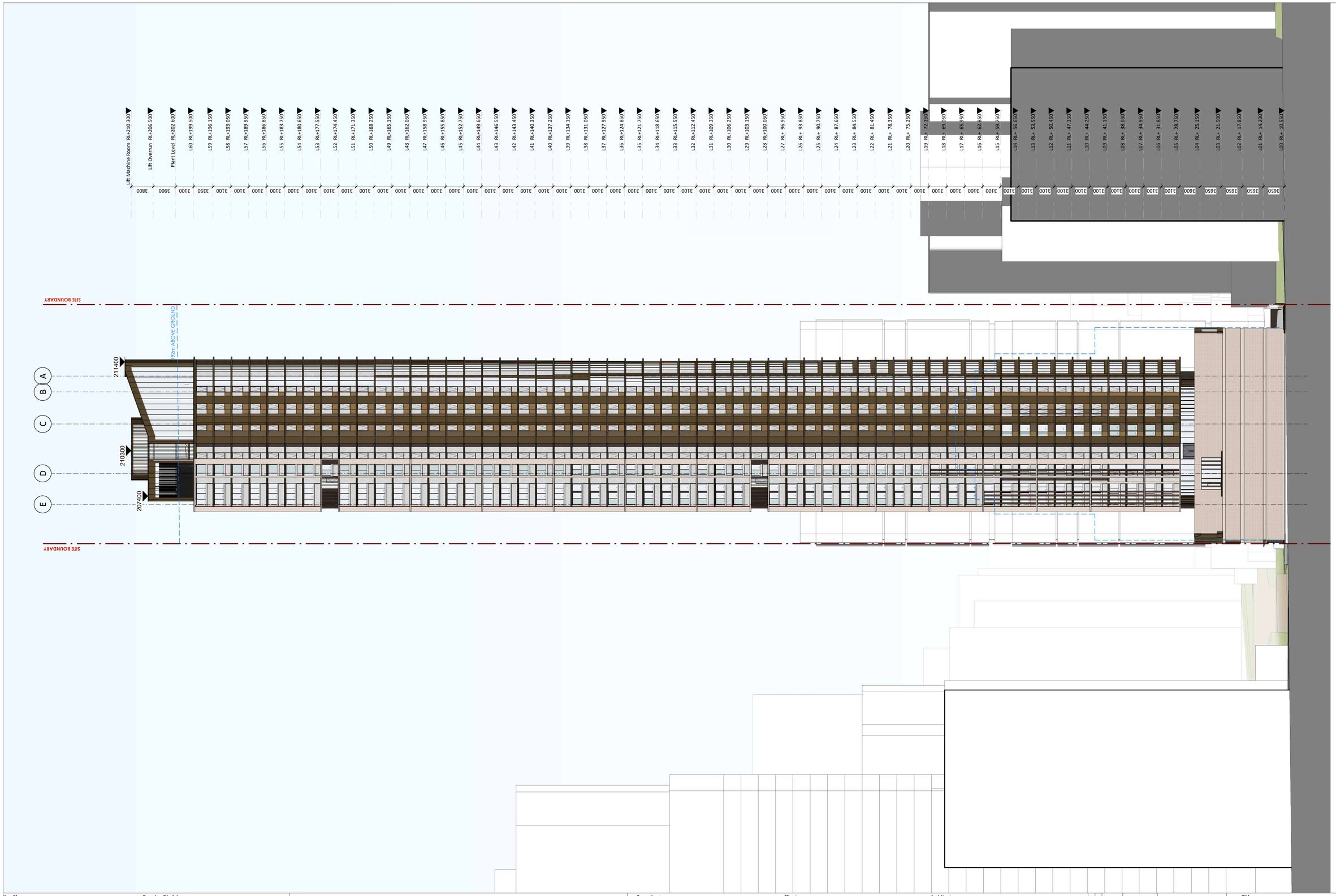
Status
DEVELOPMENT APPLICATION

Title
C-ELEVATIONS
SOUTH ELEVATION (HASSALL STREET) 1-300

Drawing Number DA-20-1400
Revision A

28/03/2022 10:34:12 PM

A1



1 EAST ELEVATION
1 : 300

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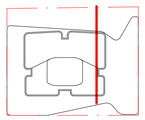

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D Jones Architect No.4778

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0 2 5 10 20m
@ A1 1 : 300

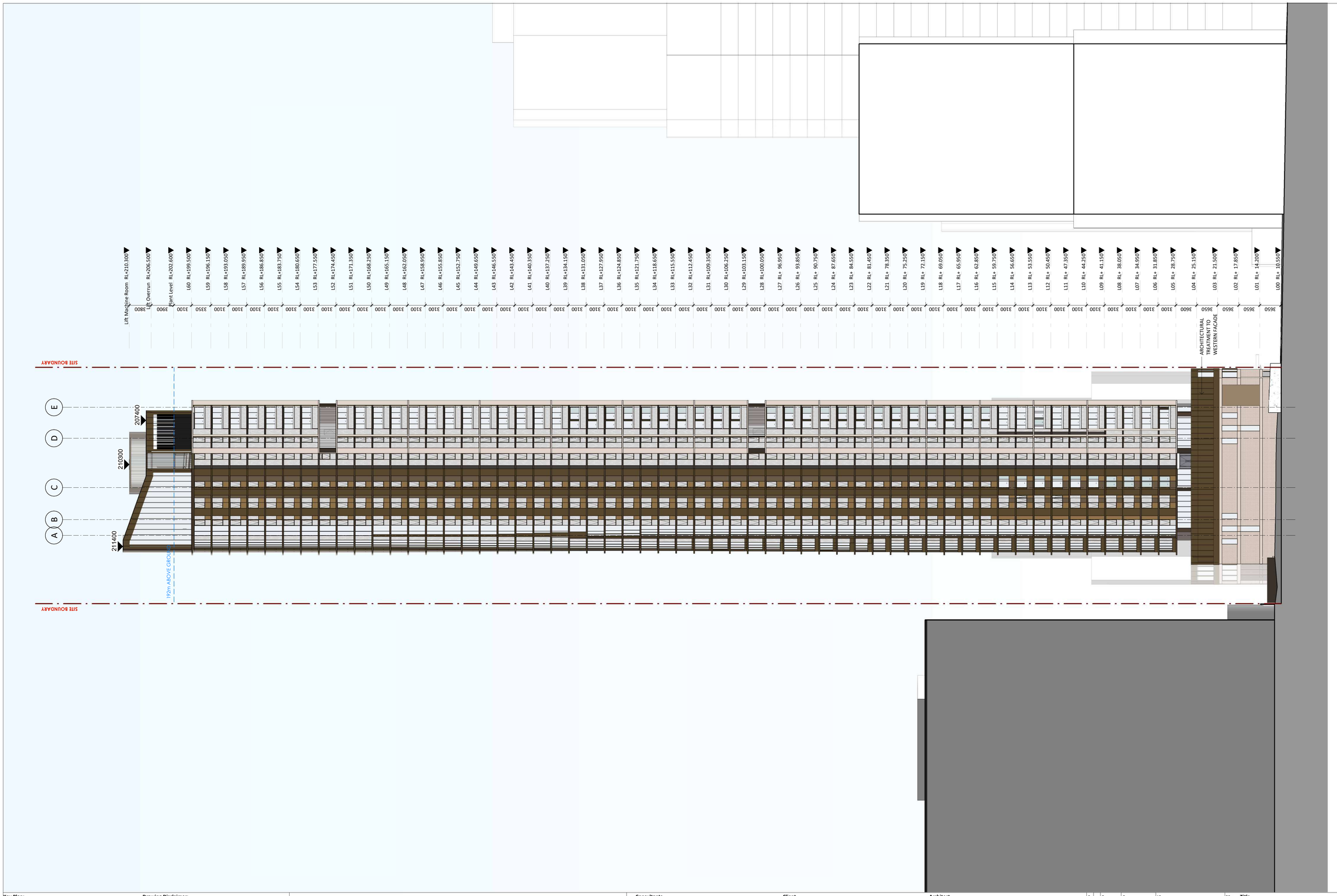
Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
EAST ELEVATION 1-300

Drawing Number	Revision
DA-20-1500	A

A1



1 WEST ELEVATION
1 : 300

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Key Plan:

HASSALL STREET

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0 2 5 10 20m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-ELEVATIONS
WEST ELEVATION 1-300

Drawing Number DA-20-1600
Revision A

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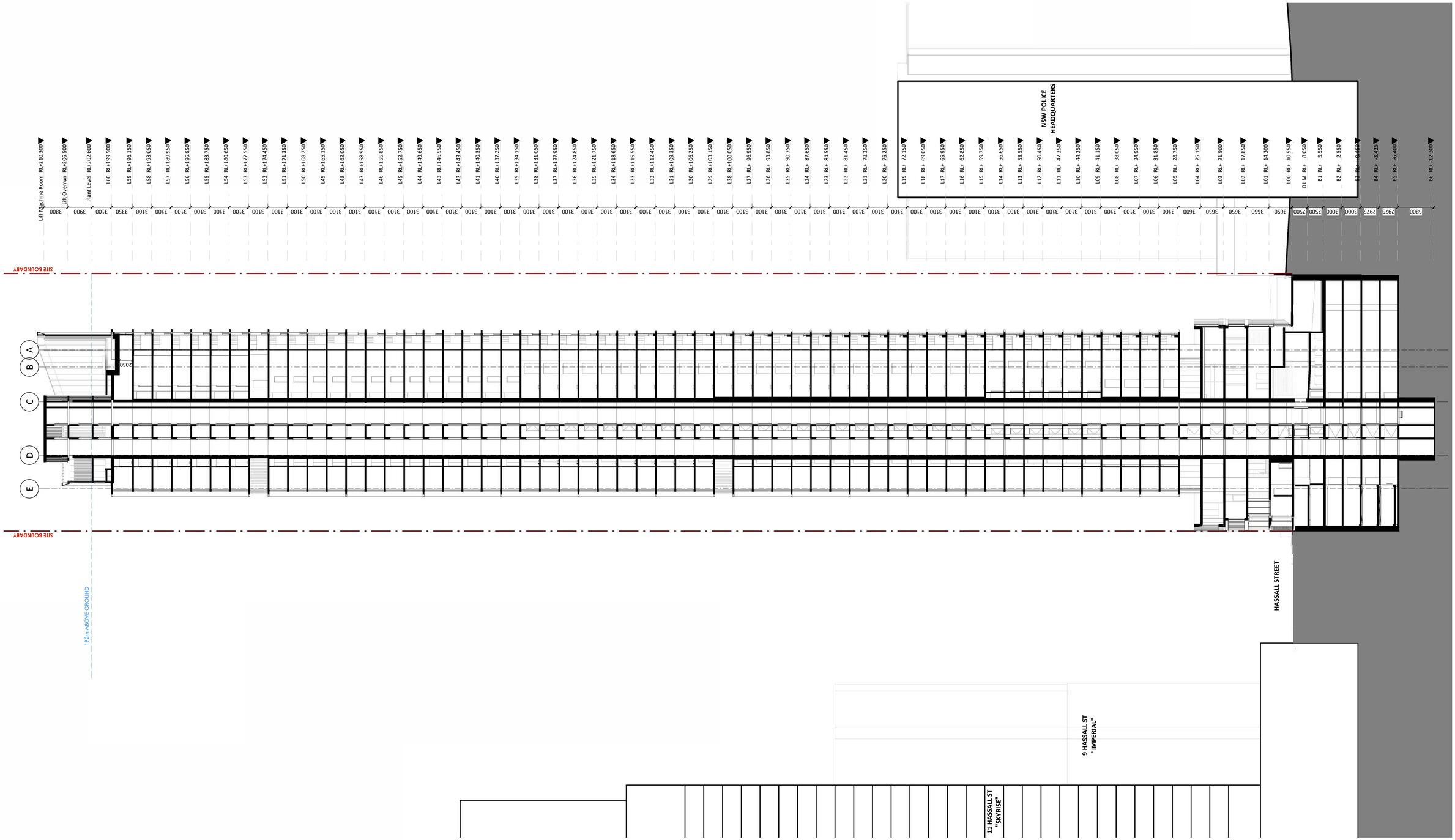

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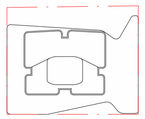

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0 1 2 5 8m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

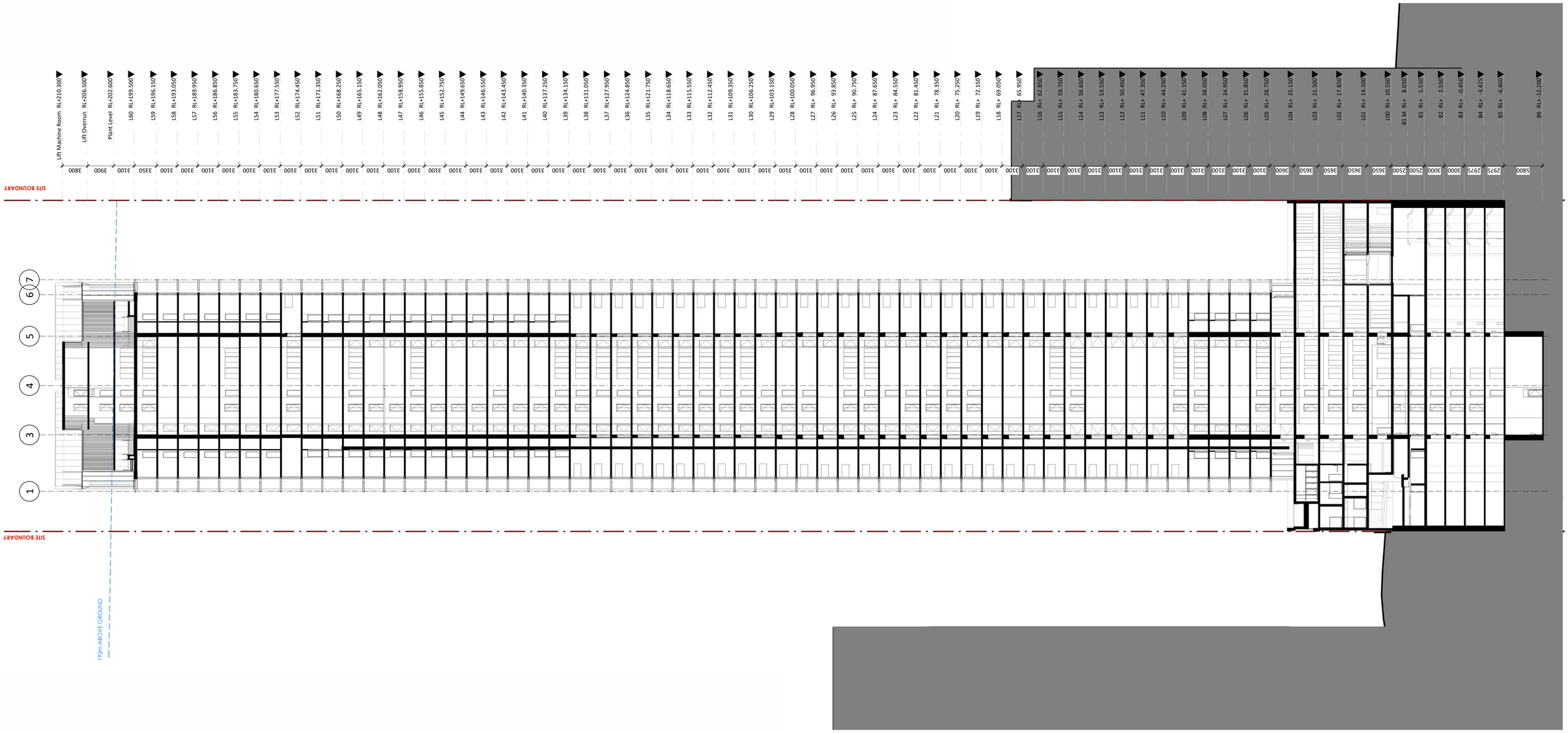
Status

Title
D-SECTIONS
SECTION A 1-300

Drawing Number DA-30-1200

Revision A

A1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Lift Overrun RL+206.500
Plant Level RL+202.600
L60 RL+199.500
L59 RL+196.150
L58 RL+193.050
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L56 RL+186.850
L55 RL+183.750
L54 RL+180.650
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L50 RL+168.250
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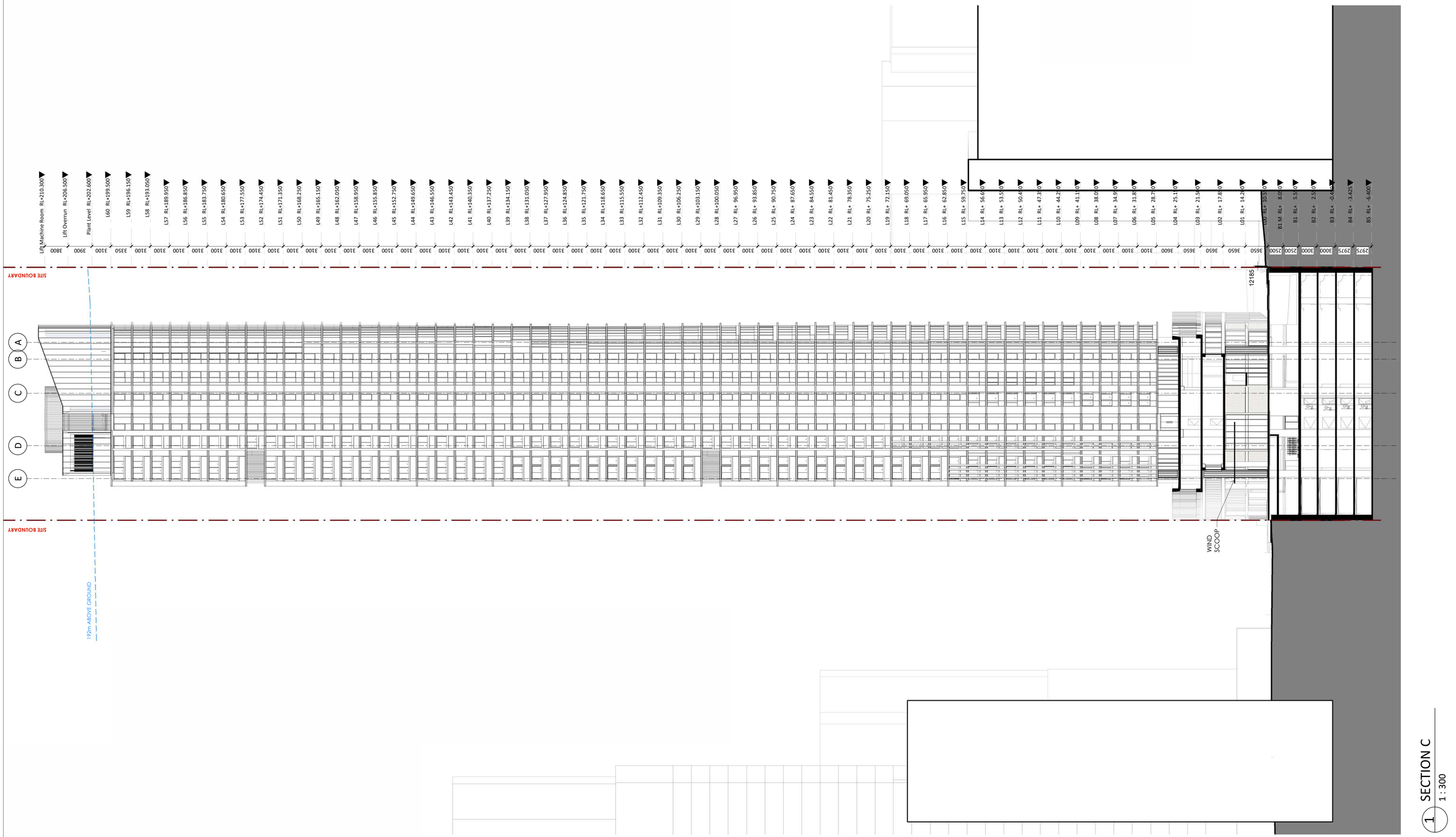

1 SECTION C
1 : 300

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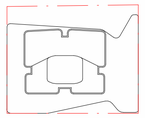

HASSALL STREET

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0 1 2 5 8m
@ A1 1 : 300

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
D-SECTIONS
SECTION C 1-300

Drawing Number DA-30-1400

Revision A

A1

NSW POLICE HEADQUARTERS CARPARK RAMP

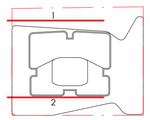
12 HASSALL STREET

14 HASSALL STREET

1 PODIUM ELEVATION - SOUTH (HASSALL ST)

1 : 100 @A1

Key Plan:



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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 SOUTH (HASSALL ST)

Drawing Number DA-40-1100
Revision A

A1

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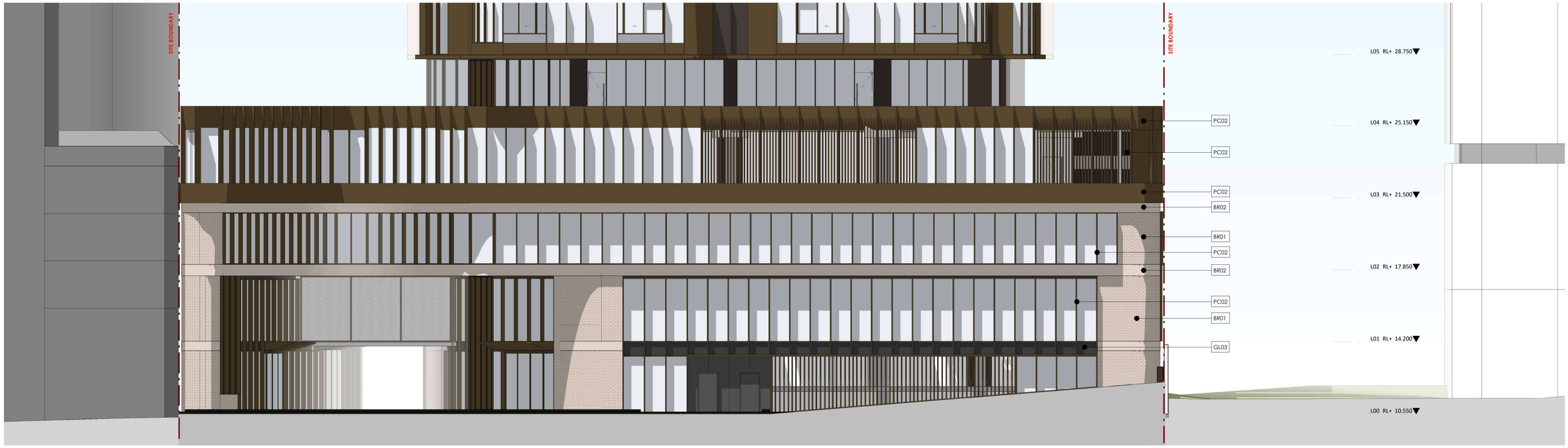


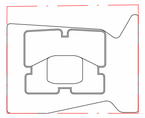
14 HASSALL ST

12 HASSALL ST

NSW POLICE HEADQUARTERS CARPARK RAMP

1 PODIUM ELEVATION - NORTH
1 : 100

Key Plan:



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0 1 2 5 8m
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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-FACADE DETAILS
PODIUM ELEVATION NORTH

Drawing Number DA-40-1200
Revision A

28/03/2022 10:41:03 PM

A1

NSW POLICE HEADQUARTERS

12 HASSALL ST

HASSALL ST

1 PODIUM ELEVATION - WEST

1 : 100

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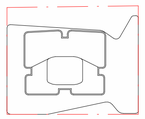
Key Plan:



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Peddle 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 1 : 100

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-FACADE DETAILS
PODIUM ELEVATION WEST

Drawing Number DA-40-1300

Revision A

28/03/2022 10:41:48 PM

A1

2 FACADE DETAIL - PODIUM ELEVATION

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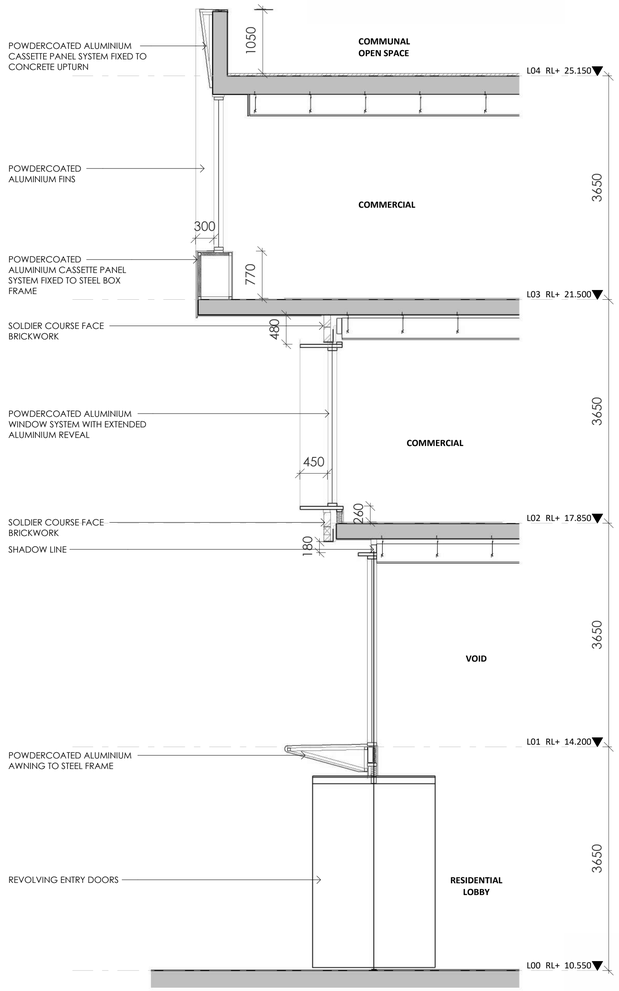

3 FACADE DETAIL PODIUM - SECTION

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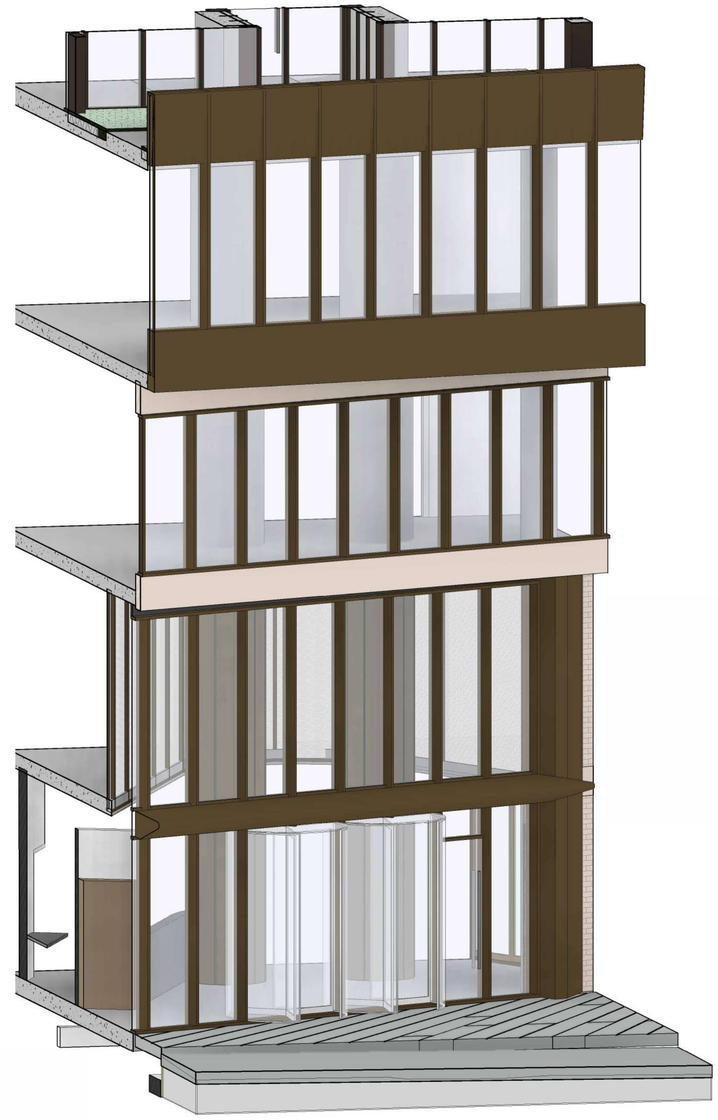
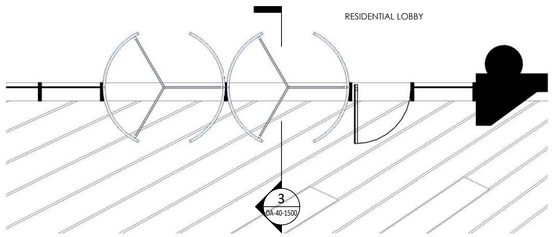


4 3D VIEW - PODIUM FACADE DETAIL



1 FACADE DETAIL PODIUM - PLAN

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

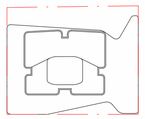
GLAZING

- **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:



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Rev	Amendment	By	Chk* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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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

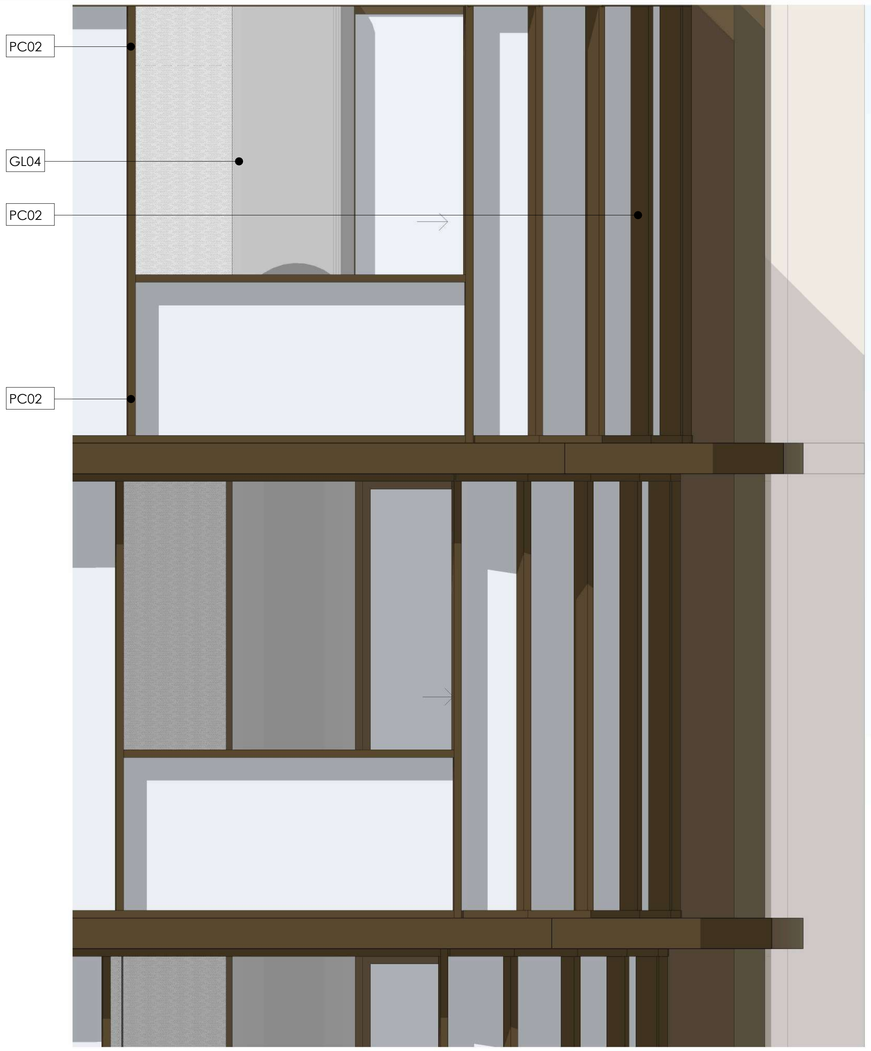
Title
C-FACADE DETAILS
PODIUM FACADE DETAILS

Drawing Number DA-40-1500
Revision A

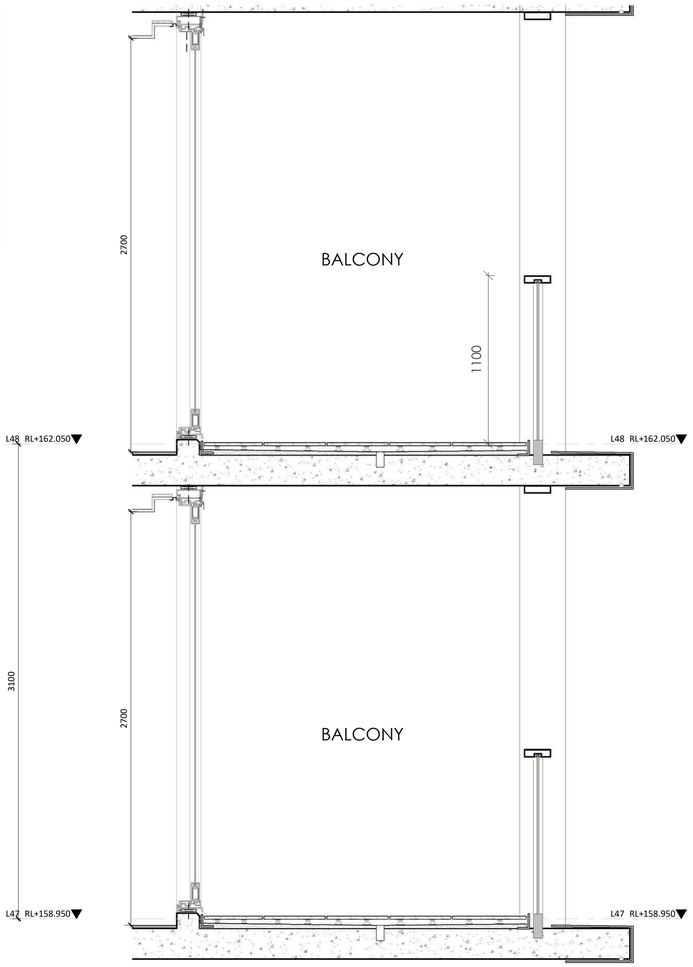
28/03/2022 10:42:26 PM

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

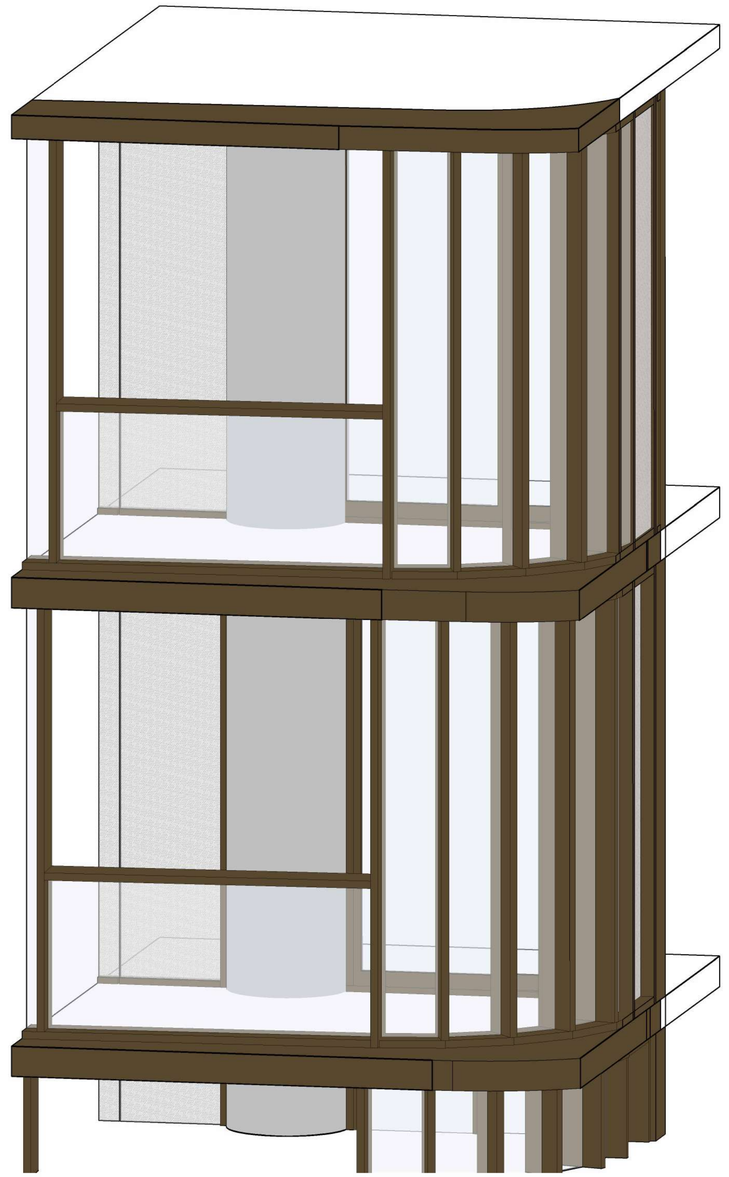
A1



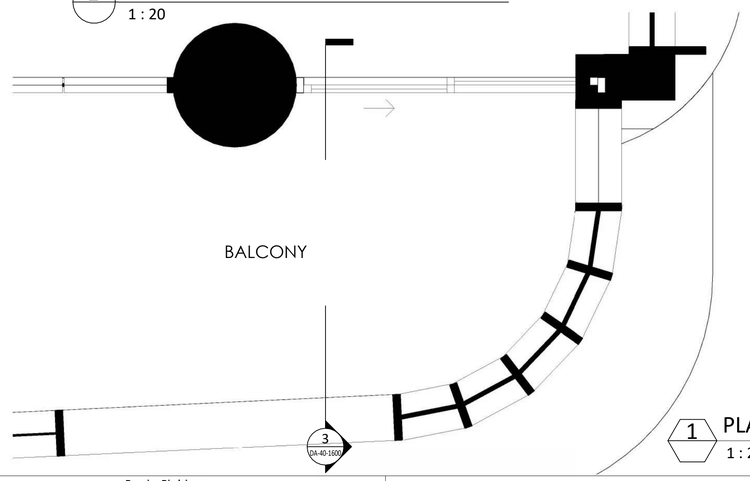
2 FACADE DETAIL - NORTH ELEVATION
1 : 20



3 FACADE DETAIL TOWER - SECTION NORTH
1 : 20



4 3D VIEW - FACADE DETAIL NORTH



1 PLAN
1 : 20

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

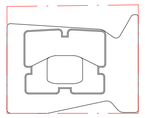
GL04 LOW E PERFORMANCE GLASS CLEAR VISION

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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S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

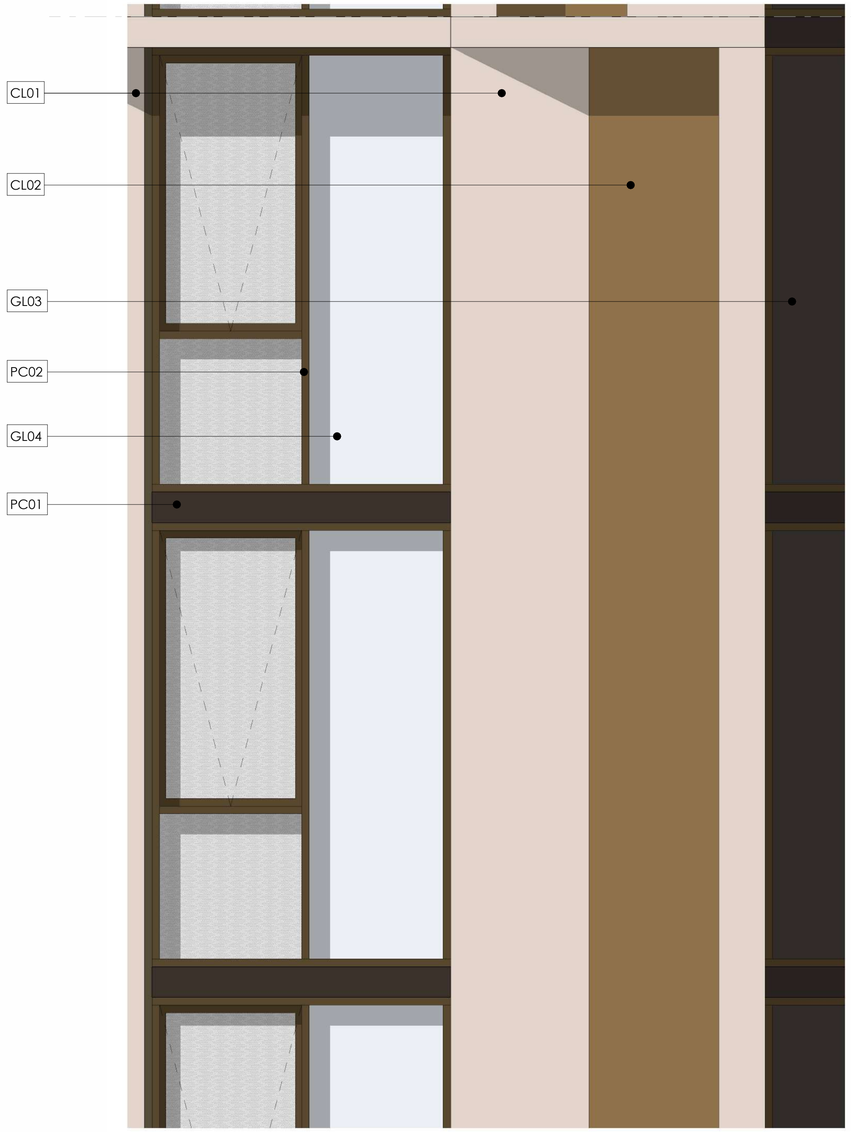
Title
C-FACADE DETAILS
TOWER FACADE DETAILS - NORTH

Drawing Number DA-40-1600
Revision A

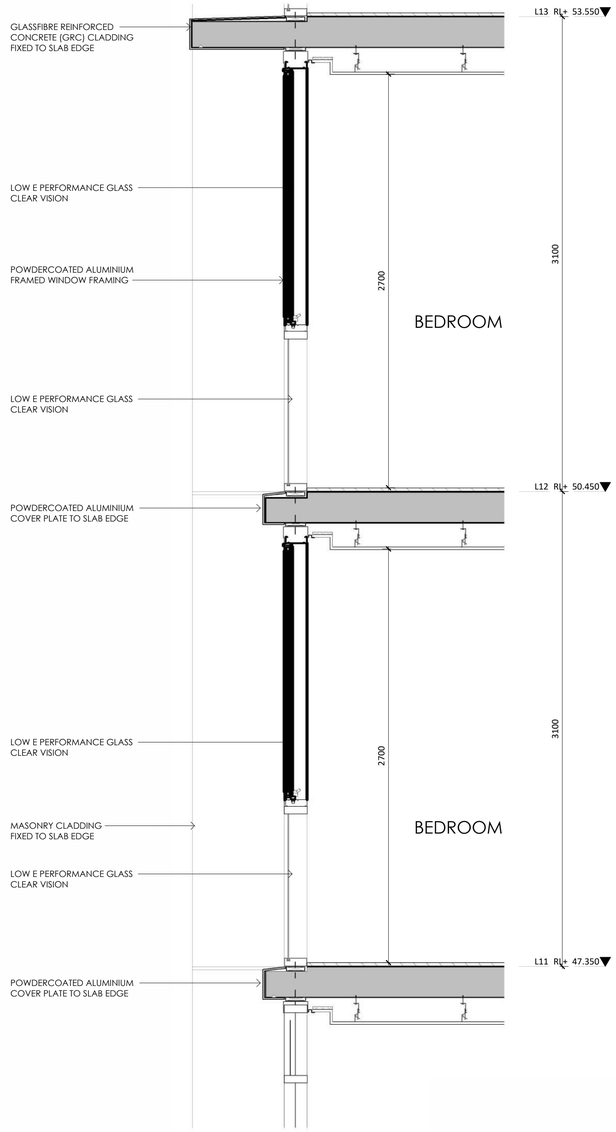
28/03/2022 10:42:55 PM

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

A1

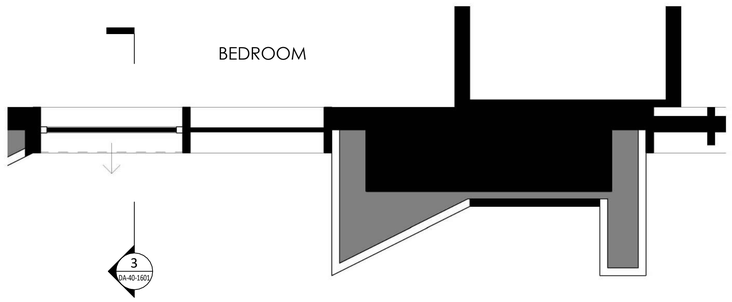


2 SOUTH FACADE DETAIL - ELEVATION
1 : 20



3 SOUTH FACADE DETAIL - SECTION
1 : 20

4 3D VIEW - FACADE DETAIL SOUTH



1 SOUTH FACADE DETAIL - PLAN
1 : 20

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

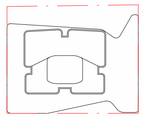
GLAZING

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:



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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

Title
C-FACADE DETAILS
TOWER FACADE DETAILS - SOUTH

Drawing Number DA-40-1601
Revision A

28/03/2022 10:43:29 PM

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

A1

EXTERNAL FINISHES

BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)

BR02 BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

PC01 DULUX POWDERS ELECTRO - DARK BRONZE

PC02 DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

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

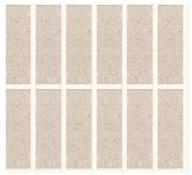
GL04 LOW E PERFORMANCE GLASS CLEAR VISION

CL01 MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE

CL02 MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

BRICK FINISHES

BR01



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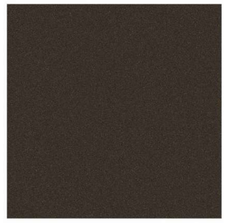
POWDERCOAT FINISHES



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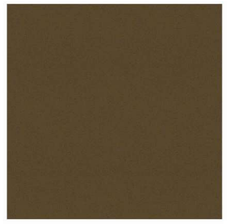
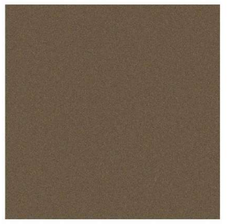


PC02

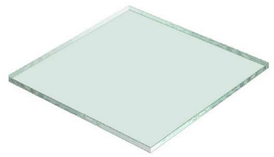
GLAZING

GL01



GL02

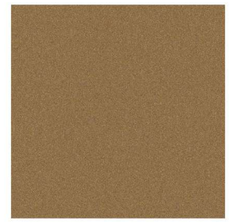
GL03



GL04

MASONRY CLADDING

CL01



CL02

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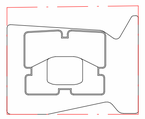

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0 1 2 5 8m
@ A1 1 : 1

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-EXTERNAL MATERIALS FINISHES
EXTERNAL MATERIAL FINISHES + COLOURS BOARD

Drawing Number DA-50-1000
Revision A

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt
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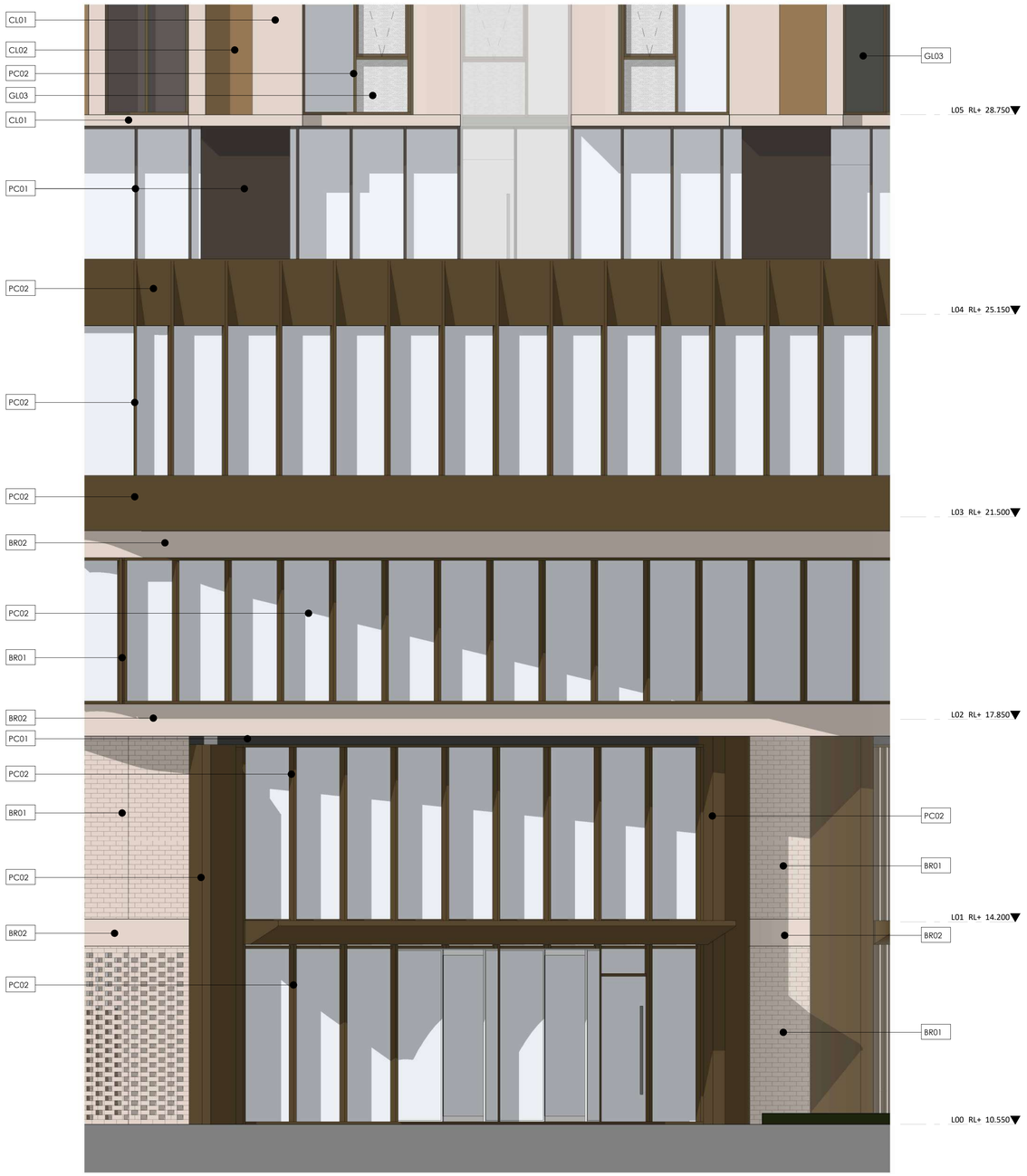

1 HASSALL STREET PODIUM ELEVATION

1 : 50 @A1

EXTERNAL FINISHES

BRICK FINISHES

BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)

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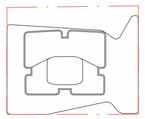
CL01 MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE

CL02 MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

Key Plan:



HASSALL STREET

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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

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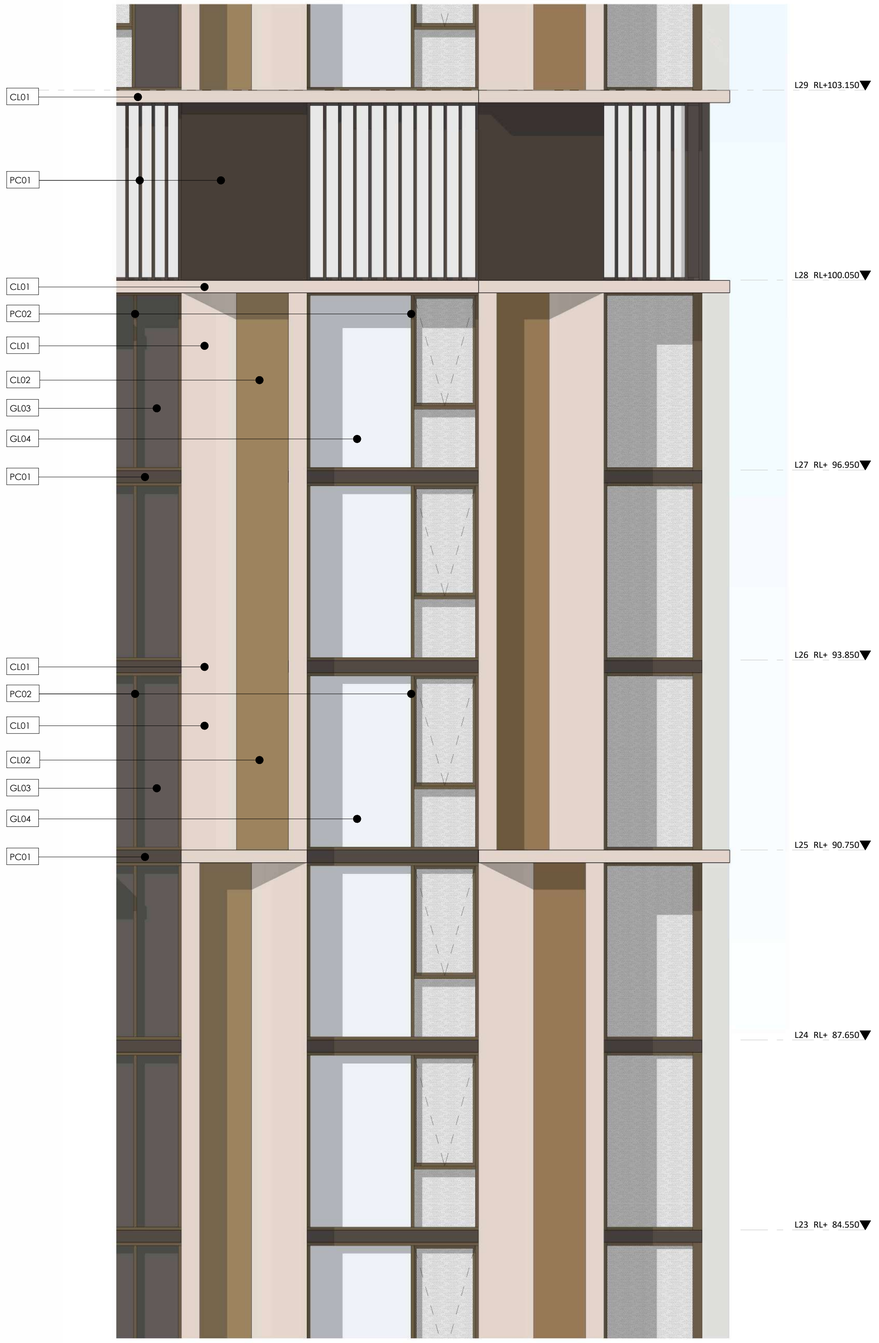

1 HASSALL STREET TOWER (SOUTH) ELEVATION

1 : 50 @A1

2 NORTH TOWER ELEVATION

1 : 50 @A1

EXTERNAL FINISHES

BRICK FINISHES

BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)

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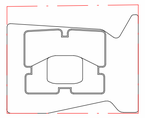

HASSALL STREET

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

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Peddle 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 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

A1

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt
28/03/2022 10:45:26 PM

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

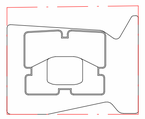
GL04 LOW E PERFORMANCE GLASS CLEAR VISION

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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Rev	Amendment	By	Chk* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
C-EXTERNAL MATERIALS FINISHES
TOWER EXTERNAL MATERIALS FINISHES + COLOURS

Drawing Number DA-50-1300
Revision A

A1

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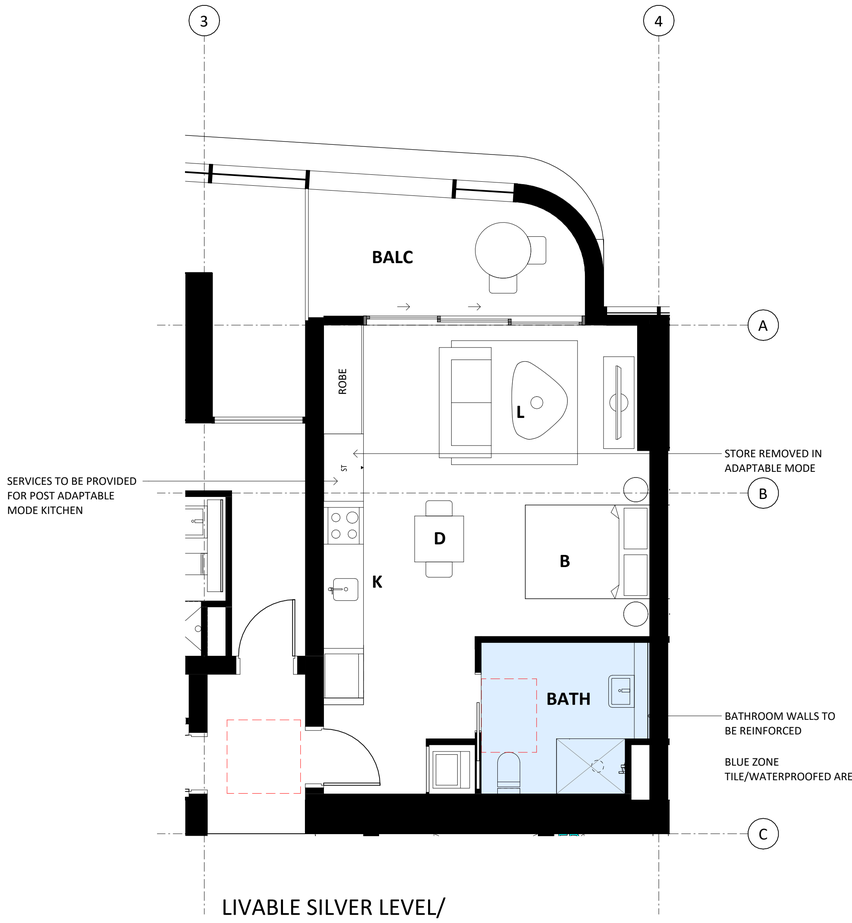
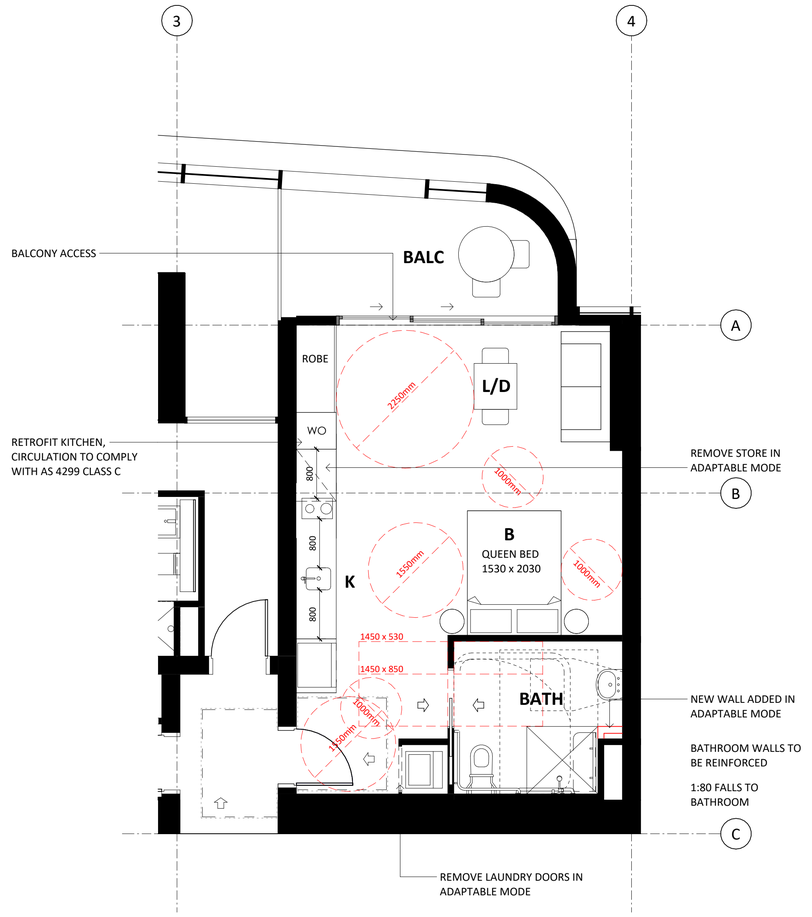


LIVABLE SILVER LEVEL/
1 STUDIO PRE-ADAPTABLE MODE
1 : 50



2 STUDIO POST-ADAPTABLE MODE
1 : 50

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

Seven core livable housing design elements.

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%

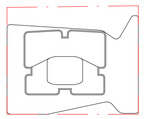
ADAPTABLE UNITS

UNIT NUMBER	UNIT TYPE
902	S
903	S
1002	S
1003	S
1102	S
1103	S
1202	S
1203	S
1302	S
1303	S
1402	S
1403	S
2906	1B+S
2907	1B+S
3006	1B+S
3007	1B+S
3106	1B+S
3107	1B+S
3206	1B+S
3207	1B+S
3306	1B+S
3307	1B+S
3406	1B+S
3407	1B+S

UNIT NUMBER	UNIT TYPE
3506	1B+S
3507	1B+S
3606	1B+S
3607	1B+S
3706	1B+S
3707	1B+S
3806	1B+S
3807	1B+S
5304	2B+M
5305	2B+M
5404	2B+M
5405	2B+M
5504	2B+M
5505	2B+M
5604	2B+M
5605	2B+M
5704	2B+M
5705	2B+M
5804	2B+M
5805	2B+M
5904	2B+M
5905	2B+M

Total: 46

Key Plan:



HASSALL STREET

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0 1 2 5 8m
@ A1 1 : 50

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
G-ADAPTABLE APARTMENTS
ADAPTABLE STUDIO APARTMENT PLANS

Drawing Number DA-80-1000
Revision A

A1

28/03/2022 10:29:09 PM

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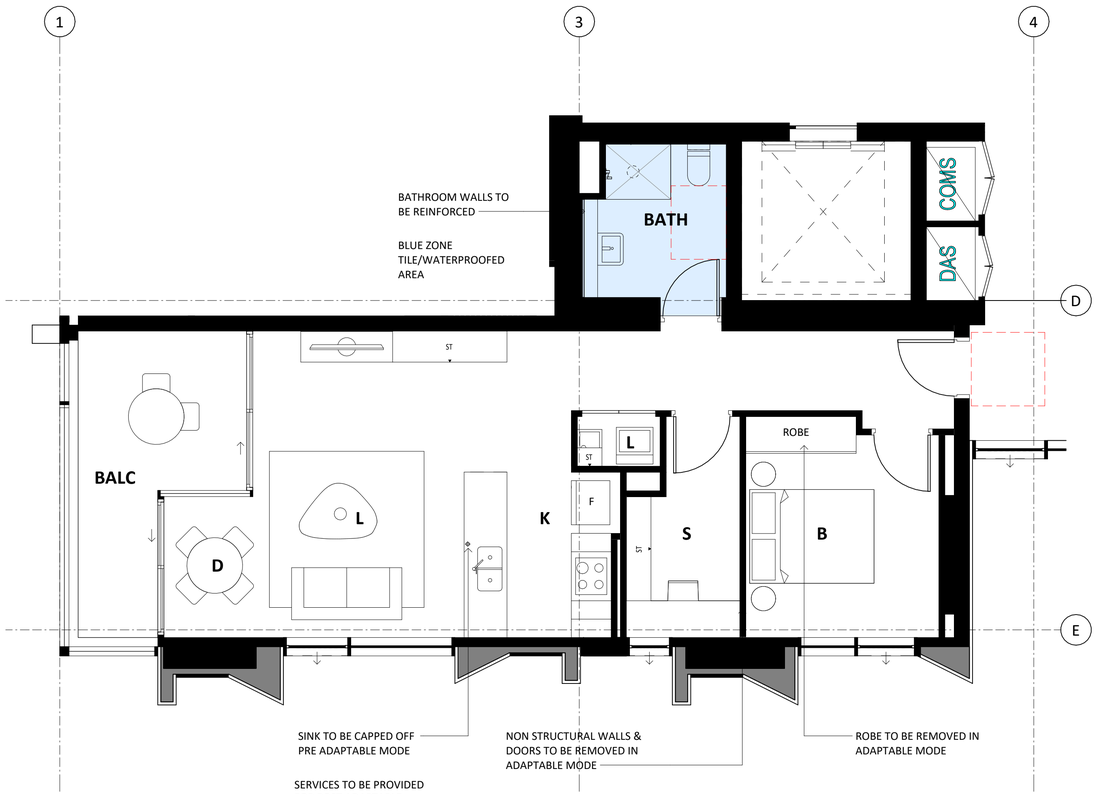
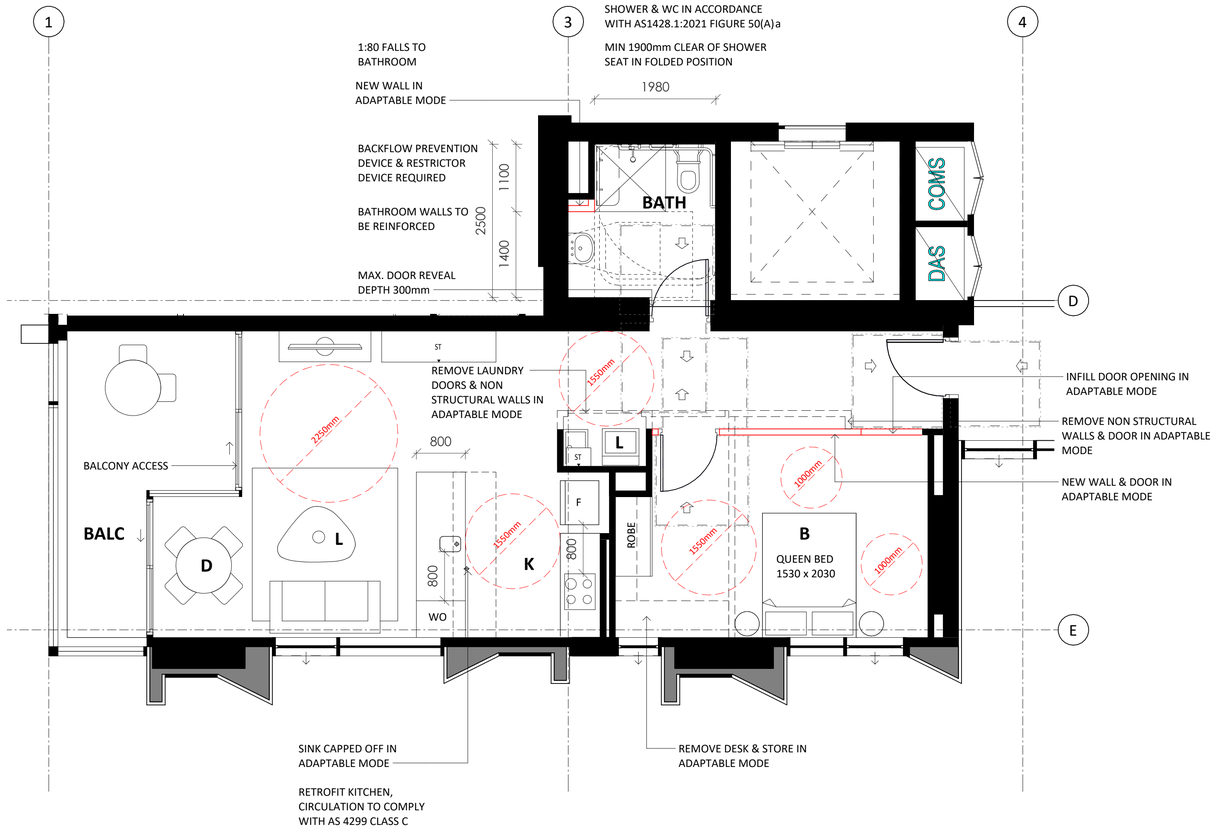


LIVABLE SILVER LEVEL/

1 1 BEDROOM PRE-ADAPTABLE MODE

1 : 50



2 1 BEDROOM POST ADAPTABLE MODE

1 : 50

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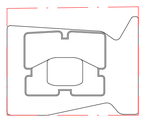

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0 1 2 5 8m
@ A1 1 : 50

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
G-ADAPTABLE APARTMENTS
ADAPTABLE 1B APARTMENT PLANS

Drawing Number DA-80-1100

Revision A

A1

28/03/2022 10:29:15 PM

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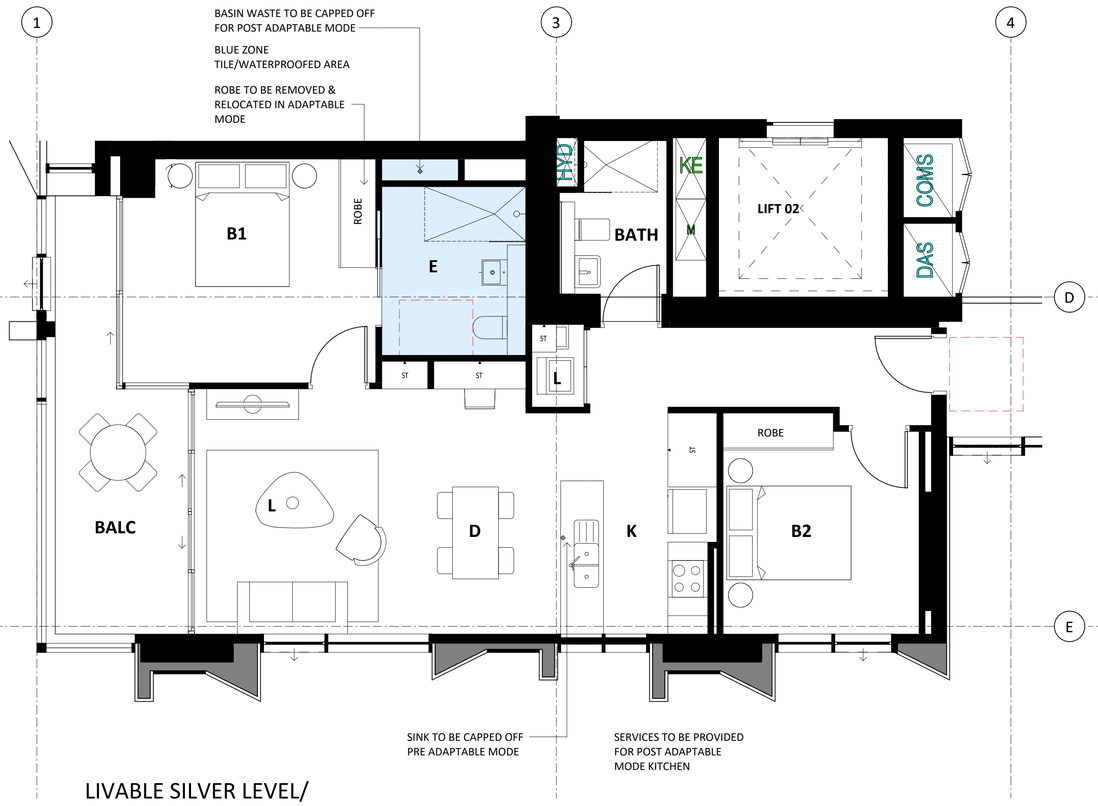
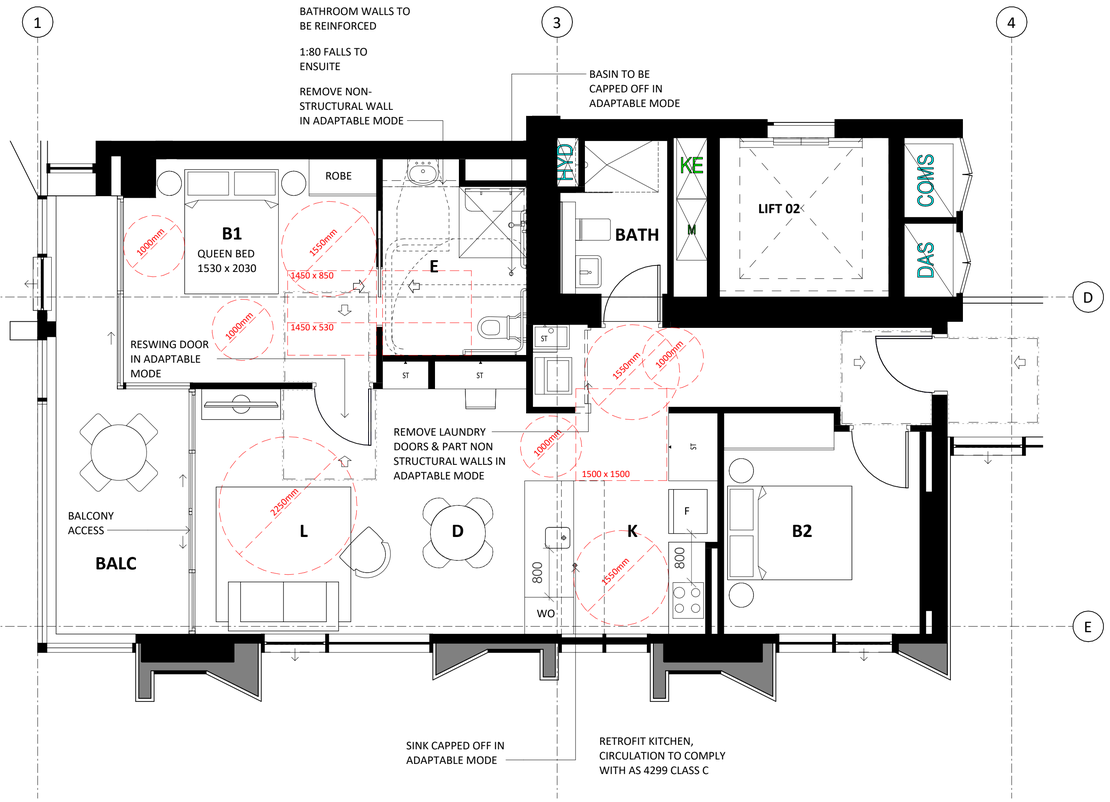
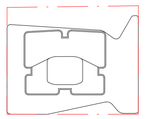


LIVABLE SILVER LEVEL/
1 2 BEDROOM PRE-ADAPTABLE MODE
1 : 50



2 2 BEDROOM POST-ADAPTABLE MODE
1 : 50

Key Plan:



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PTW

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@ A1 1 : 50

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
G-ADAPTABLE APARTMENTS
ADAPTABLE 2B APARTMENT PLANS

Drawing Number DA-80-1200
Revision A

A1

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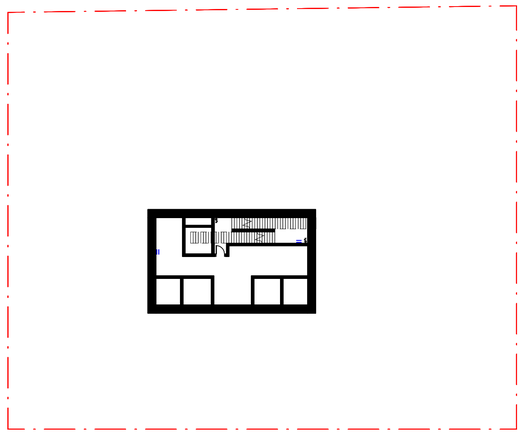

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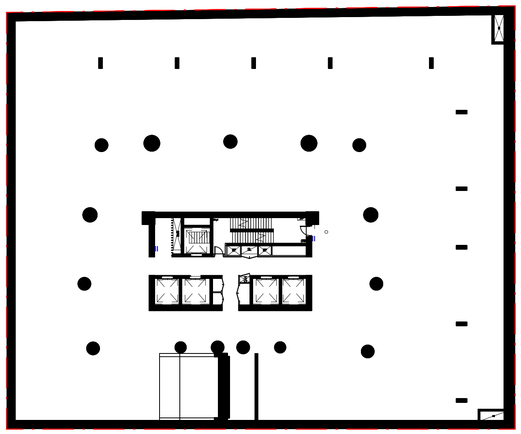

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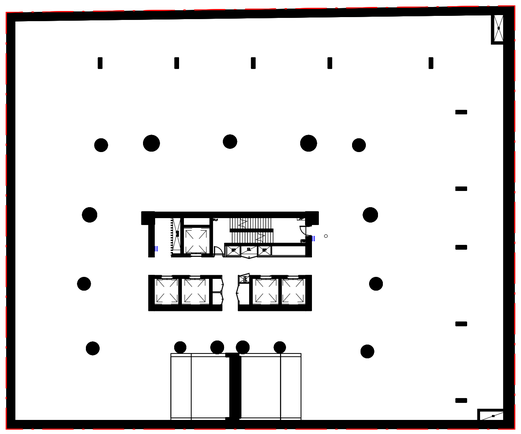

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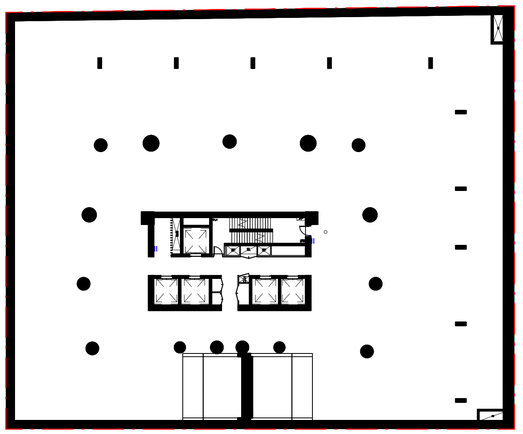

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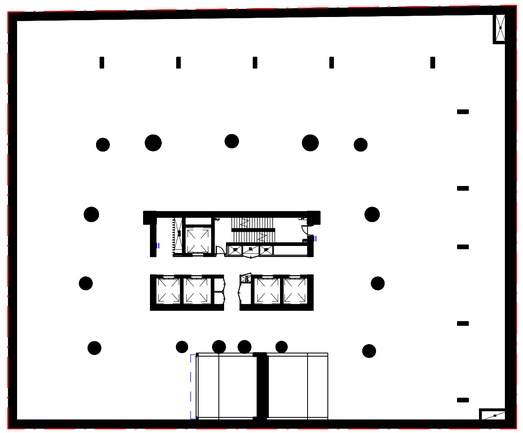

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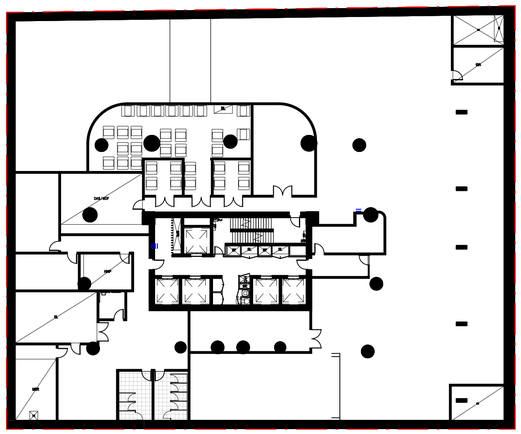

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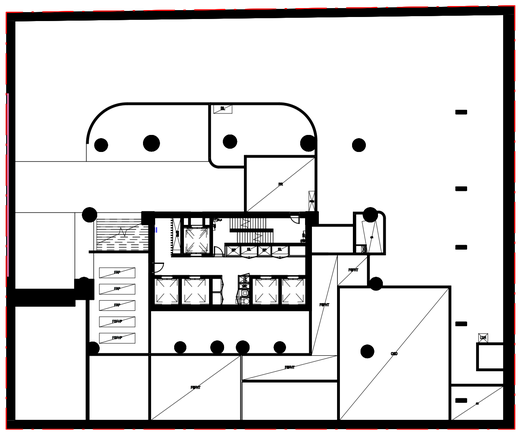
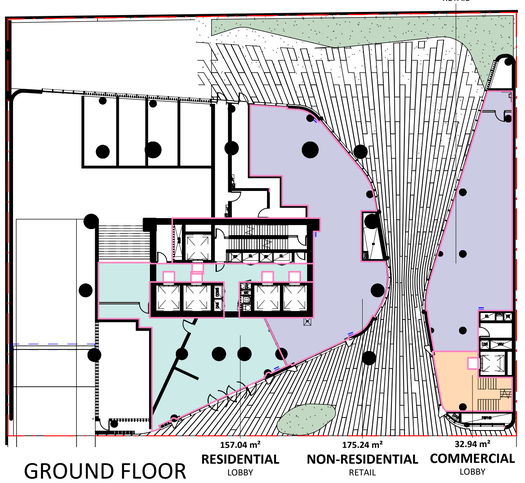


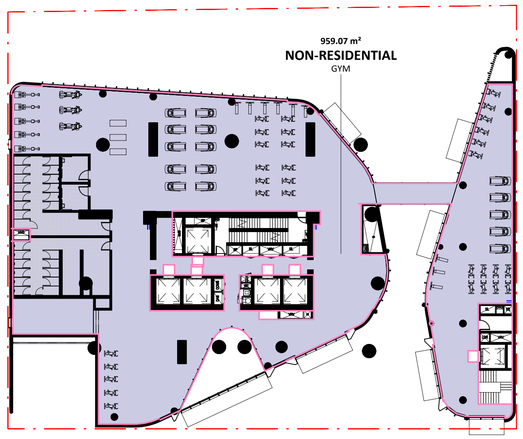
B1M

140.29 m²
NON-RESIDENTIAL
RETAIL



157.04 m² RESIDENTIAL LOBBY
175.24 m² NON-RESIDENTIAL RETAIL
32.94 m² COMMERCIAL LOBBY

GROUND FLOOR



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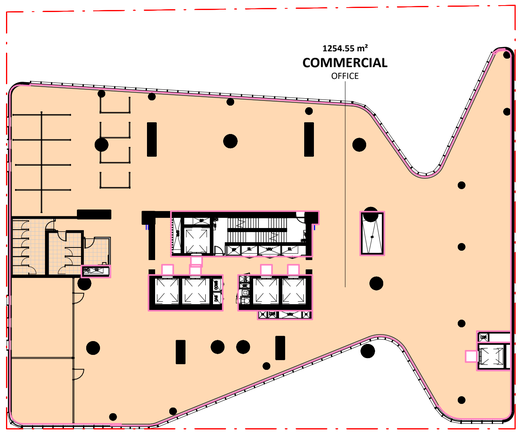

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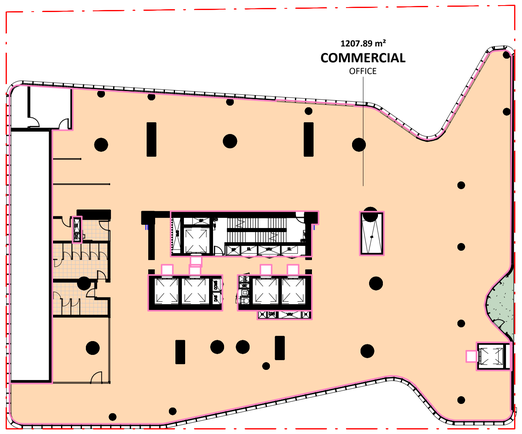

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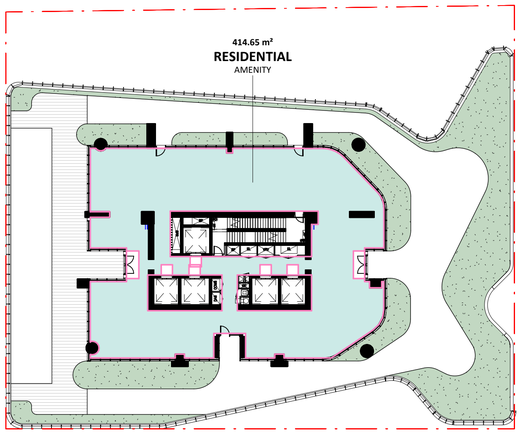
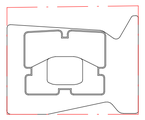


L04

RESIDENTIAL GFA
COMMERCIAL GFA
NON-RESIDENTIAL GFA

NOTE: THE AREAS SHOWN ARE SUBJECT TO A 5% VARIATION AS PER TYPICAL SALES CONTRACTS. FINAL MEASUREMENTS ARE TO BE OBTAINED FROM A REGISTERED SURVEYOR

Key Plan:



HASSALL STREET

N

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12 Hassall St
12 Hassall St, Parramatta

Status

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

Drawing Number DA-91-1000
Revision A

A1

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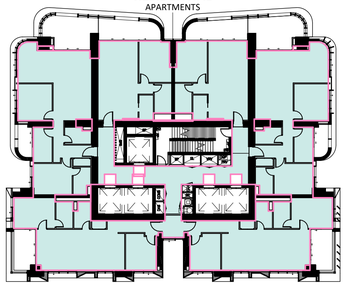

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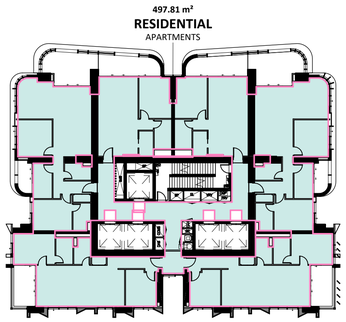

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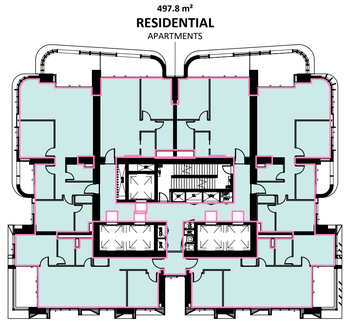

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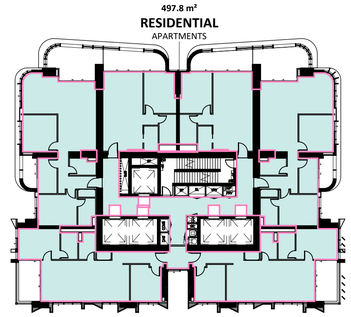

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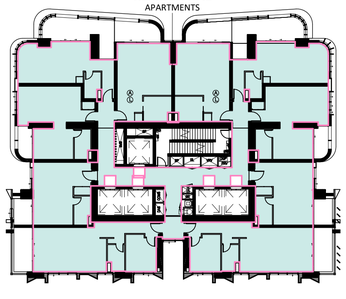

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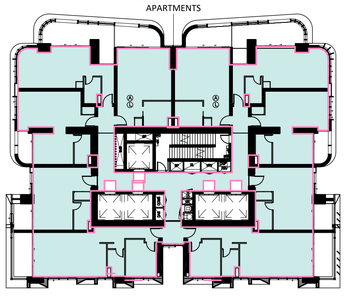

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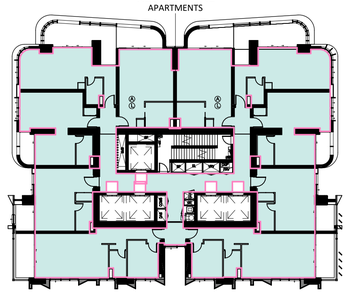

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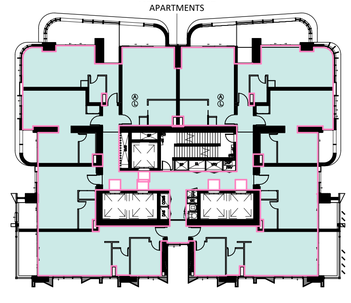

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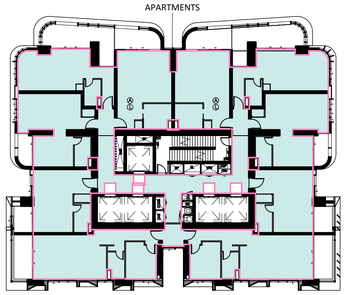

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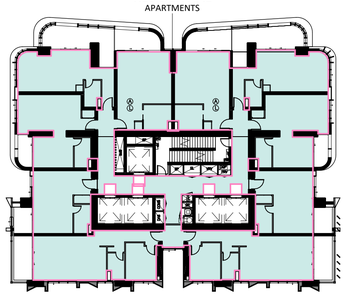

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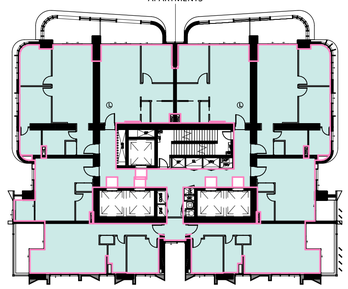

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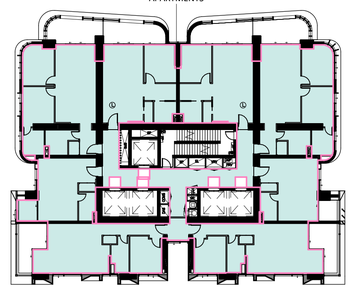


L16

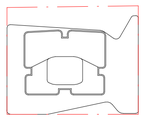
RESIDENTIAL GFA

COMMERCIAL GFA

NON-RESIDENTIAL GFA

NOTE: THE AREAS SHOWN ARE SUBJECT TO A 5% VARIATION AS PER TYPICAL SALES CONTRACTS. FINAL MEASUREMENTS ARE TO BE OBTAINED FROM A REGISTERED SURVEYOR

Key Plan:



HASSALL STREET

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Rev	Amendment	By	Chk* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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ABN 23 000 454 624
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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

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

Drawing Number DA-91-1100
Revision A

A1

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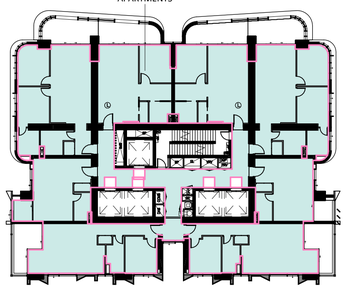

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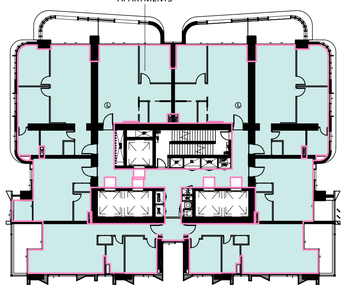

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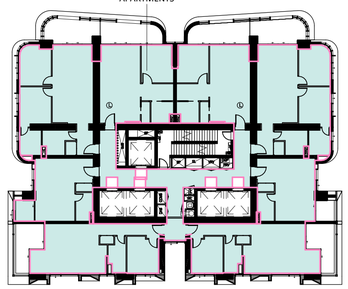

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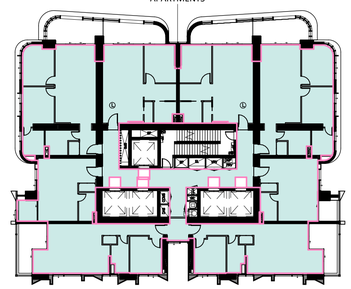

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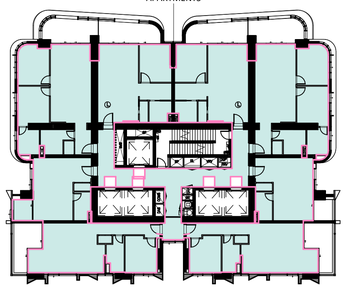

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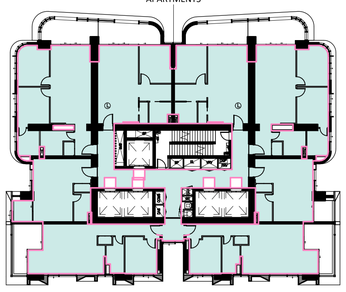

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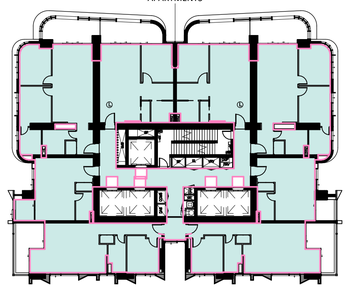

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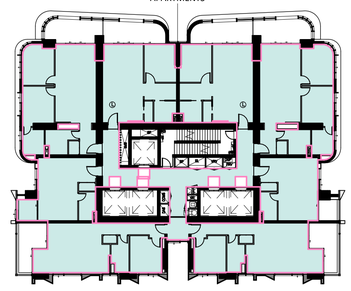

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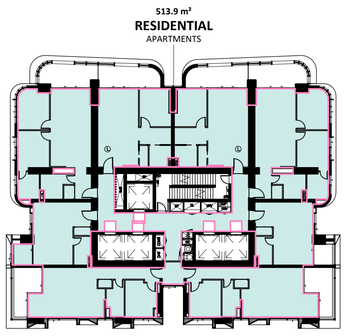

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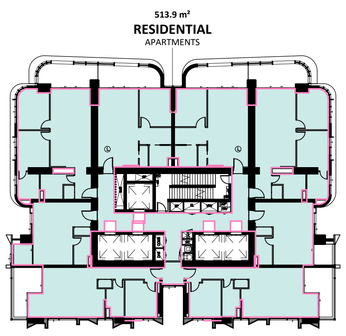

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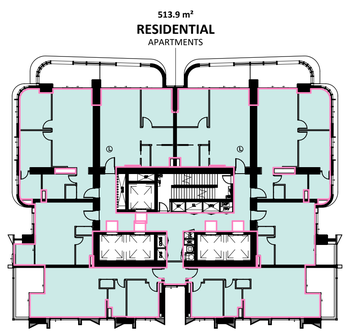

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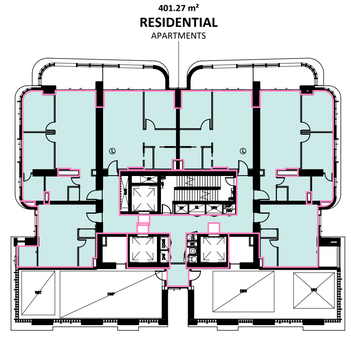

L28

RESIDENTIAL GFA

COMMERCIAL GFA

NON-RESIDENTIAL GFA

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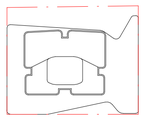
Key Plan:



HASSALL STREET

N

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

Drawing Number DA-91-1200

Revision A

A1

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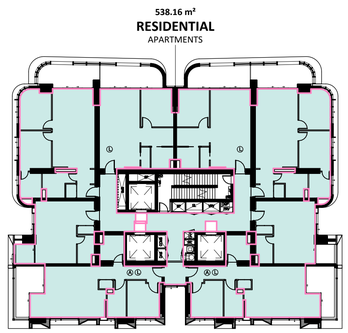

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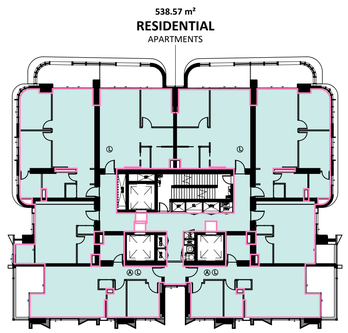

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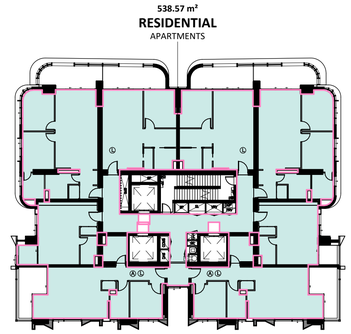

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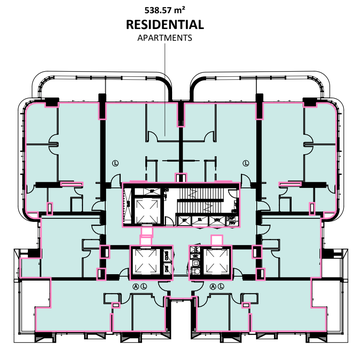

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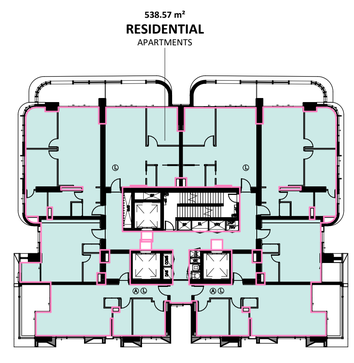

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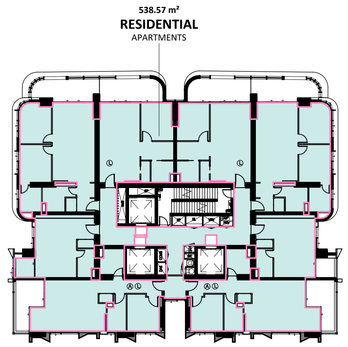

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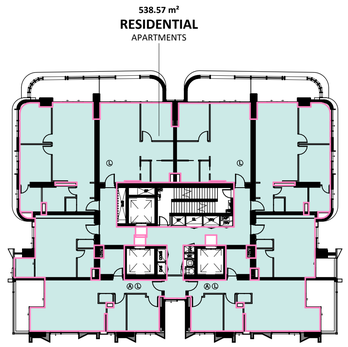

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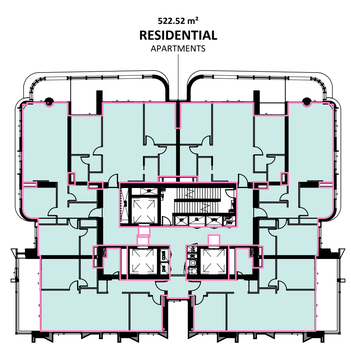

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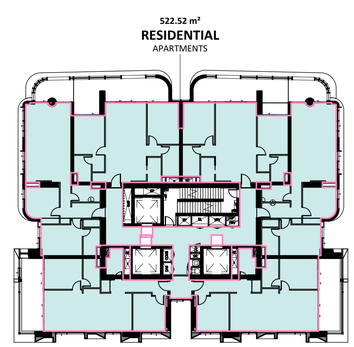

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RESIDENTIAL GFA

COMMERCIAL GFA

NON-RESIDENTIAL GFA

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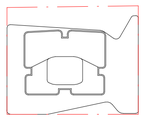
Key Plan:



HASSALL STREET

N

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PTW

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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 4)

Drawing Number DA-91-1300

Revision A

A1

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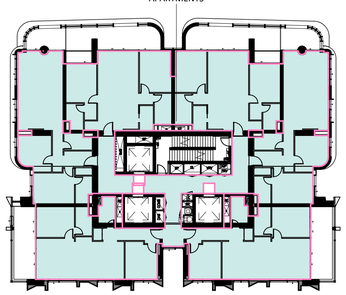

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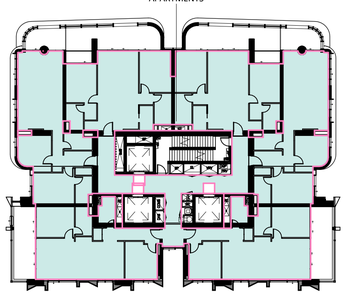

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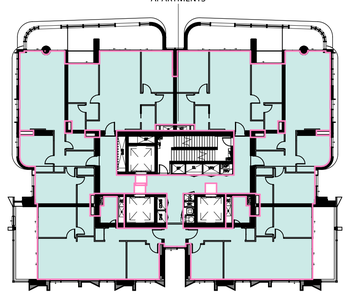

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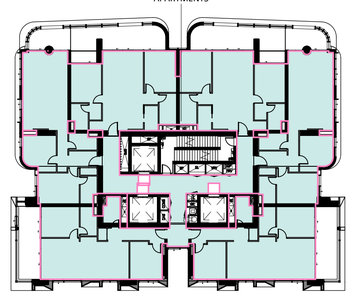

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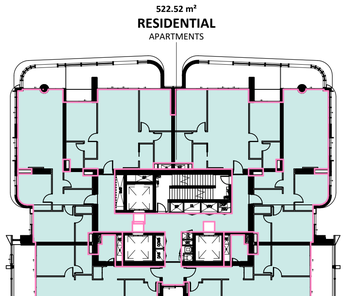

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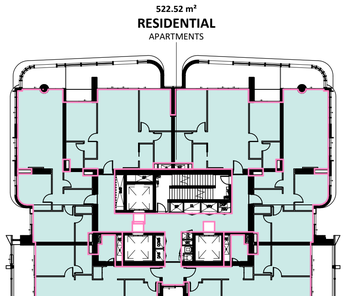

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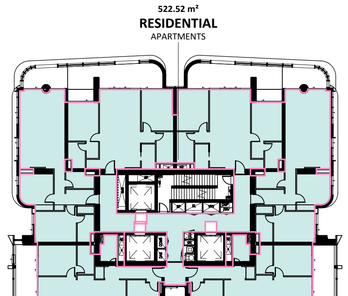

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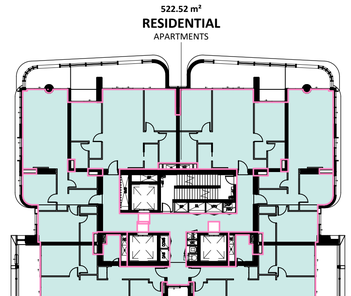

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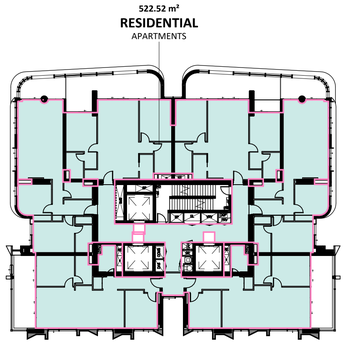

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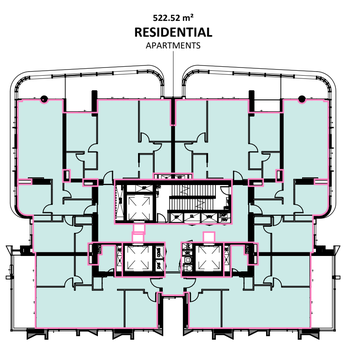

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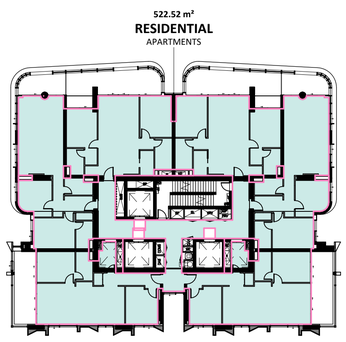

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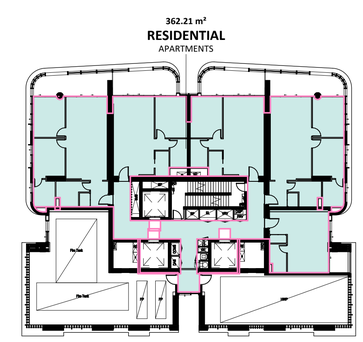

L52

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COMMERCIAL GFA

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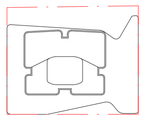

HASSALL STREET

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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 5)

Drawing Number DA-91-1400
Revision A

A1

28/03/2022 9:58:41 PM

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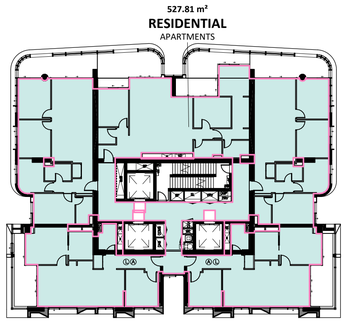

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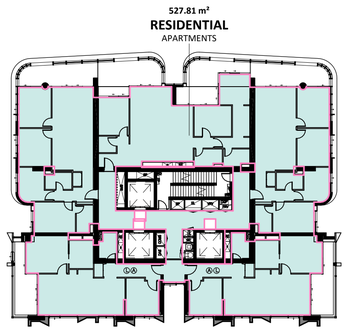

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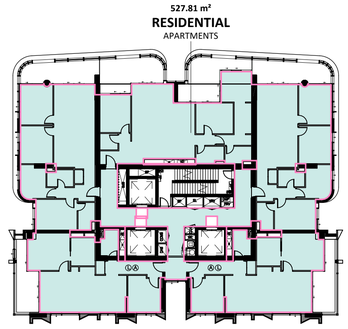

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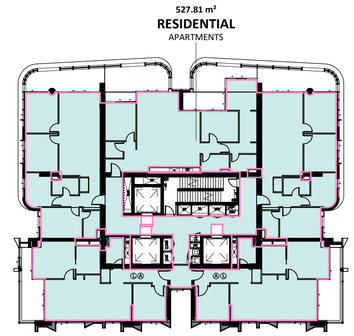

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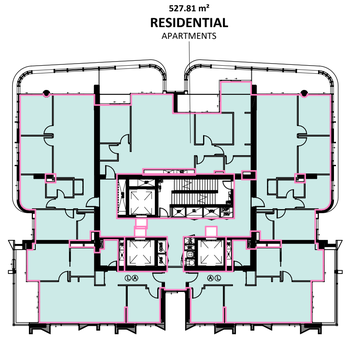

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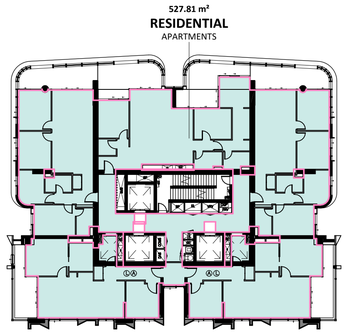

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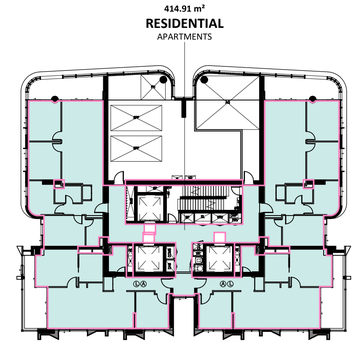

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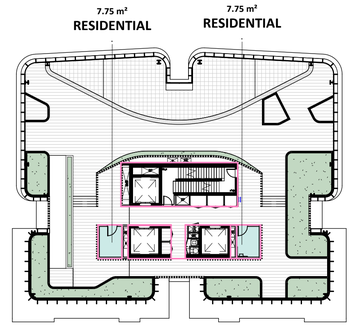


L60

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—

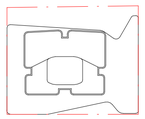
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet 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	GFA FSR	TARGET	
Residential	28770 m²	14.0	Max 28,770 m²	14:1
Non-Residential	1275 m²	0.6	Max 2,055 m²	1:1
Commercial	2503 m²	1.2	Min 2,055 m²	1:1
Total	32548 m²	15.9	Max 32,880 m²	16:1

RESIDENTIAL GFA
COMMERCIAL GFA
NON-RESIDENTIAL GFA

NOTE: THE AREAS SHOWN ARE SUBJECT TO A 5% VARIATION AS PER TYPICAL SALES CONTRACTS. FINAL MEASUREMENTS ARE TO BE OBTAINED FROM A REGISTERED SURVEYOR

Key Plan:



HASSALL STREET

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A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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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

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

Drawing Number DA-91-1500
Revision A

A1

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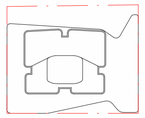
Key Plan:



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D Jones Architect No.4778

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@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 9AM)

Drawing Number DA-93-1000
Revision A

28/03/2022 10:07:45 PM

A1

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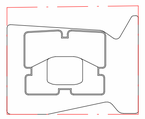

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D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 10AM)

Drawing Number DA-93-1001
Revision A

28/03/2022 10:09:02 PM

A1

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PARRAMATTA RIVER

PARRAMATTA STATION

LANCER BARRACKS

MACQUARIE ST

CHARLES ST

HASSALL ST

ROBIN THOMAS RESERVE

STATION ST E

WIGRAM ST

PARKES ST

HARRIS ST

KENDALL ST

UNA ST

ADA ST

COWPER ST

RUSE ST

ALICE ST

ALBION ST

WESTON ST

EXPERIMENT FARM COTTAGE & ENVIRONS

EXPERIMENT FARM COTTAGE

EXPERIMENT FARM CONSERVATION AREA

HARRIS PARK WEST CONSERVATION AREA

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:

HASSALL STREET

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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

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 11AM)

Drawing Number DA-93-1002
Revision A

28/03/2022 10:10:17 PM

A1

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PARRAMATTA RIVER

PARRAMATTA STATION

LANCER BARRACKS

MACQUARIE ST

CHARLES ST

ROBIN THOMAS RESERVE

HASSALL ST

STATION ST E

WIGRAM ST

PARKES ST

HARRIS ST

KENDALL ST

UNA ST

ADA ST

COWPER ST

RUSE ST

ALICE ST

ALBION ST

WESTON ST

EXPERIMENT FARM COTTAGE & ENVIRONS

EXPERIMENT FARM COTTAGE

EXPERIMENT FARM CONSERVATION AREA

HARRIS PARK WEST CONSERVATION AREA

SUBJECT SITE - 12 HASSALL STREET PARRAMATTA

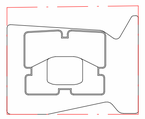
EXTENT OF PROPOSED BUILDING SHADOW TO COMPLIANT HEIGHT (192m)

EXTENT OF PROPOSED BUILDING SHADOW ABOVE THE COMPLIANT HEIGHT (192m)

HERITAGE CONSERVATION AREA

HERITAGE ITEM

Key Plan:



HASSALL STREET

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D Jones Architect No.4778

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0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

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

Drawing Number DA-93-1003
Revision A

28/03/2022 10:11:27 PM

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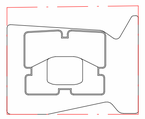

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D Jones Architect No.4778

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0 1 2 5 8m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 1PM)

Drawing Number DA-93-1004
Revision A

28/03/2022 10:12:32 PM

A1

PARRAMATTA RIVER

PARRAMATTA STATION

LANCER BARRACKS

MACQUARIE ST

CHARLES ST

HASSALL ST

ROBIN THOMAS RESERVE

STATION ST E

WIGRAM ST

PARKES ST

HARRIS ST

KENDALL ST

UNA ST

ADA ST

COWPER ST

RUSE ST

ALBION ST

ALICE ST

EXPERIMENT FARM COTTAGE & ENVIRONS

EXPERIMENT FARM COTTAGE

HARRIS PARK WEST CONSERVATION AREA

EXPERIMENT FARM CONSERVATION AREA

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:

HASSALL STREET

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D Jones Architect No.4778

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@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS PLAN (WINTER SOLSTICE 2PM)

Drawing Number DA-93-1005
Revision A

A1

28/03/2022 10:13:41 PM

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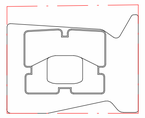
Key Plan:



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D Jones Architect No.4778

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12 Hassall St, Parramatta

Status

Title
R1-SHADOW DIAGRAMS (PLANS)
SHADOW DIAGRAMS (WINTER SOLSTICE 3PM)

Drawing Number DA-93-1006
Revision A

28/03/2022 10:15:03 PM

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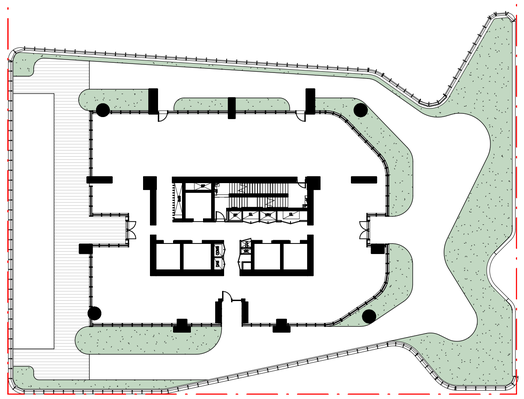

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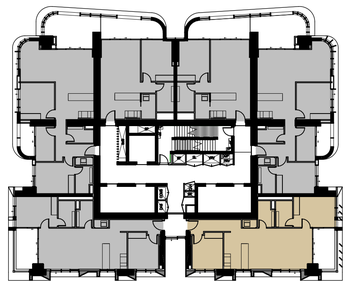

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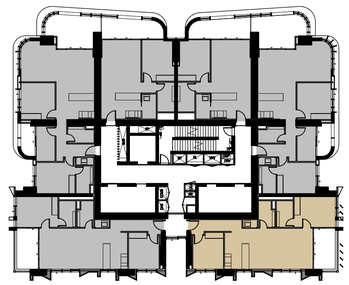

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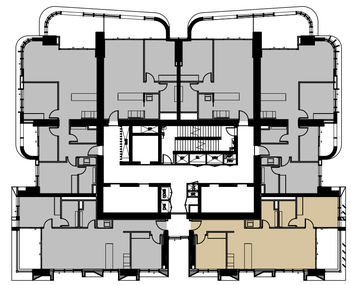

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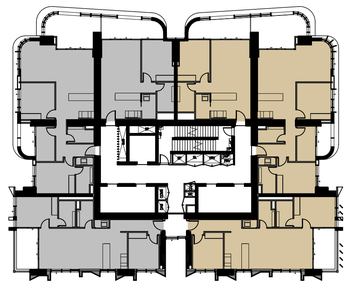


L08

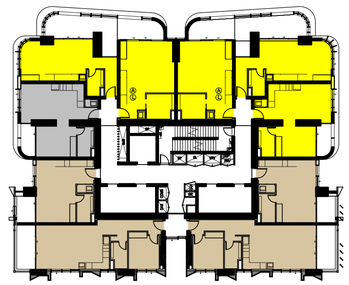
L09

L10

L11

L12

L13



L14

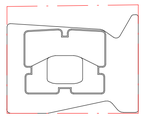
L15

0 HOURS SOLAR ACCESS

< 2 HOURS SOLAR ACCESS

> 2 HOURS SOLAR ACCESS
8am - 4pm

Key Plan:



HASSALL STREET

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Rev	Amendment	By	Chk* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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3 Goldman Lane, Double Bay, NSW 2028

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T +61 2 9232 5877
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Peddle 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

@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

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

Drawing Number DA-93-1500

Revision A

A1

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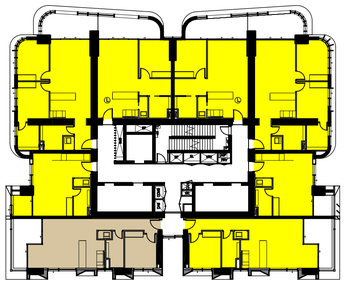

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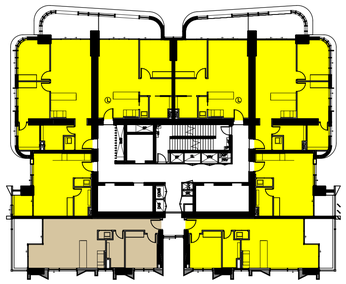

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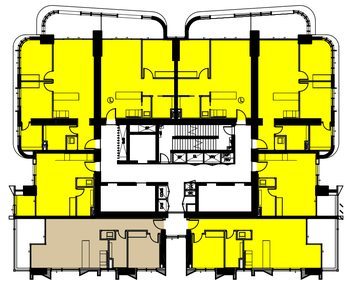

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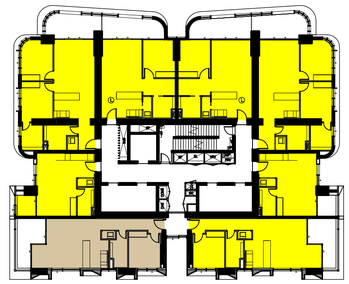

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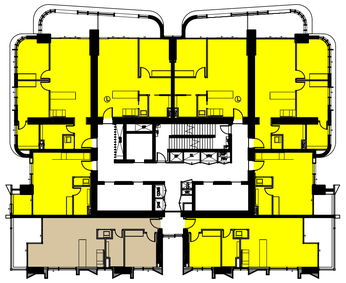

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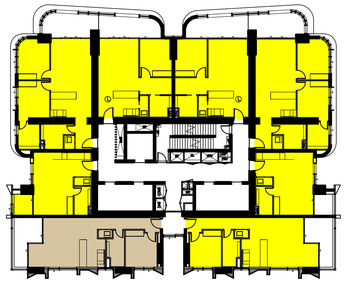

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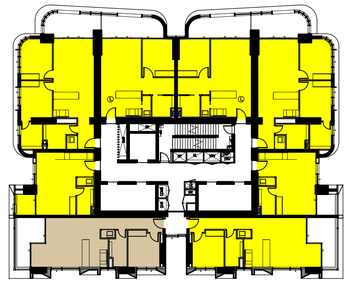

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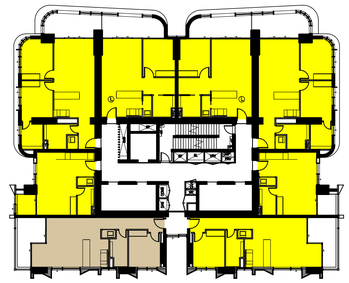

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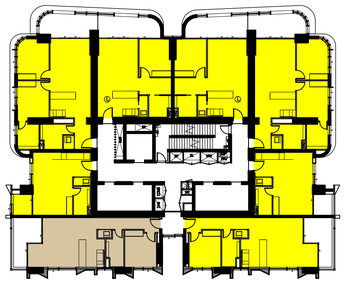

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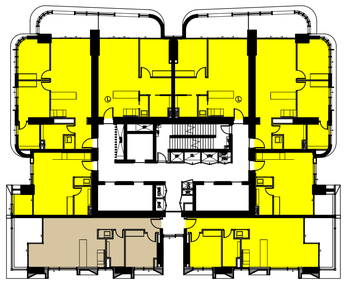

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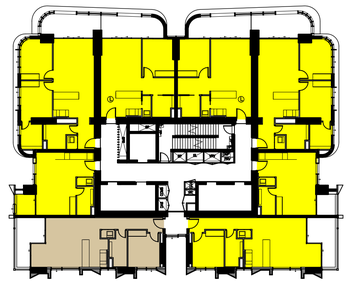

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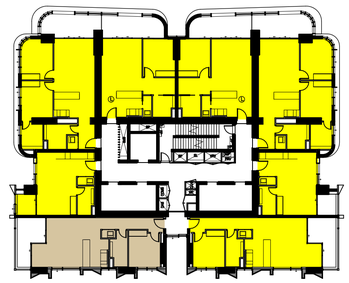

L27

0 HOURS SOLAR ACCESS

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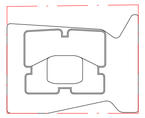
> 2 HOURS SOLAR ACCESS
8am - 4pm

Key Plan:



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D Jones Architect No.4778

PTW

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

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

Drawing Number DA-93-1600

Revision A

A1

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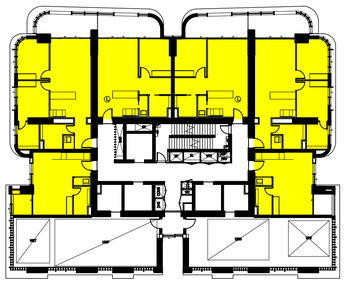

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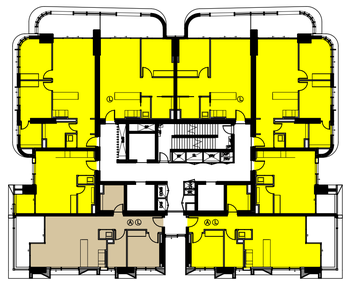

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L30

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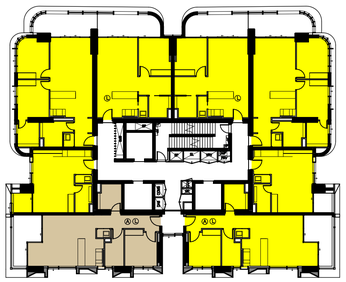

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L33

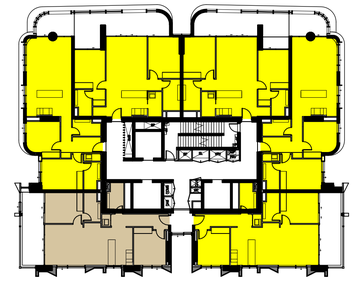
L34

L35

L36

L37

L38



L39

0 HOURS SOLAR ACCESS

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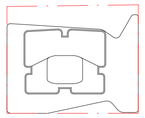
8am - 4pm

Key Plan:



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D Jones Architect No.4778

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Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAMS
SOLAR ACCESS COMPLIANCE DIAGRAMS L28-L39

Drawing Number DA-93-1700
Revision A

A1

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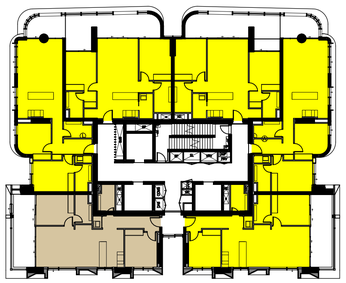

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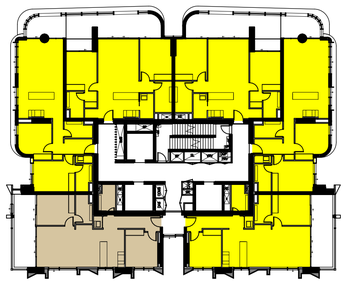

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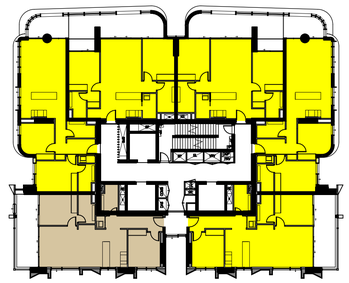

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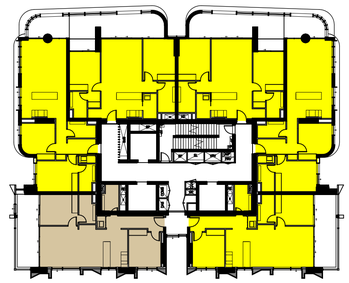

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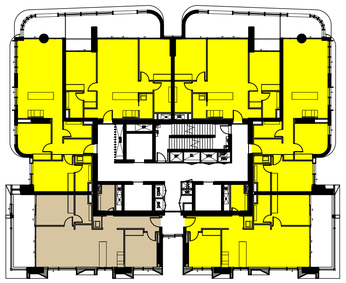

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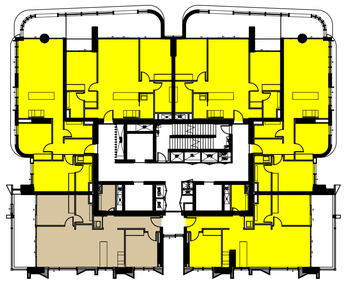

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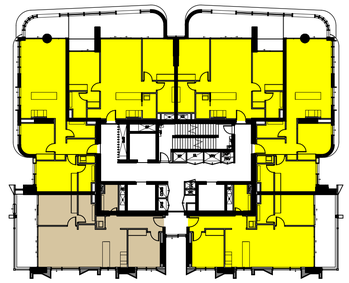

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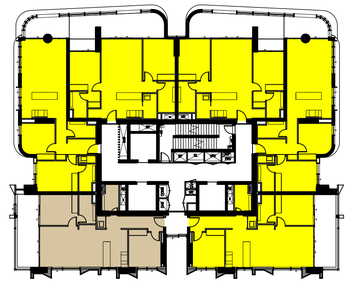

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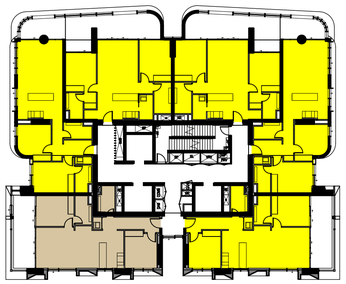

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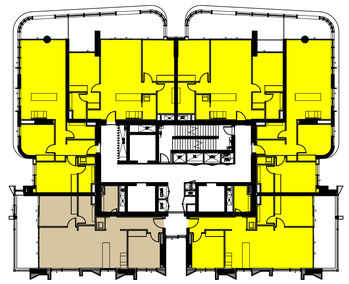
L49



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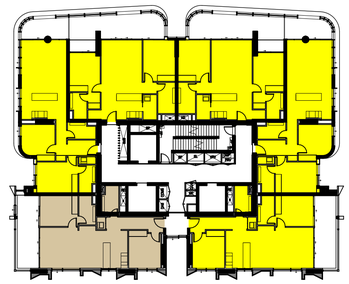

L51

0 HOURS SOLAR ACCESS

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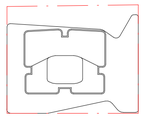
8am - 4pm

Key Plan:



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12 Hassall St
12 Hassall St, Parramatta

Status
DEVELOPMENT APPLICATION

Title
R1-SOLAR ACCESS DIAGRAMS
SOLAR ACCESS COMPLIANCE DIAGRAMS L40-L51

Drawing Number DA-93-1800

Revision A

A1

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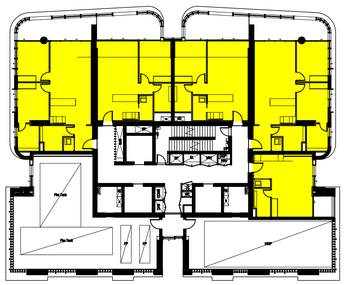

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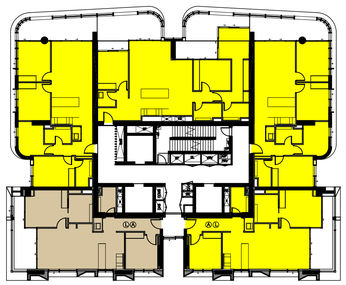

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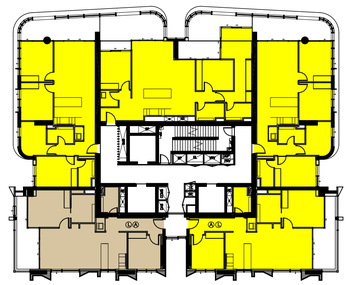

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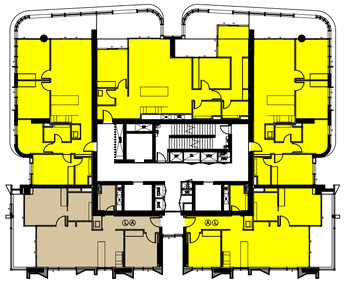

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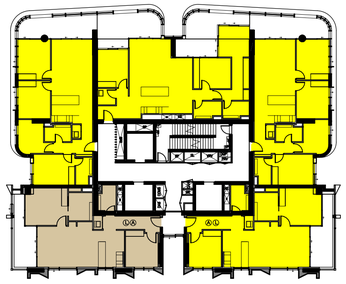

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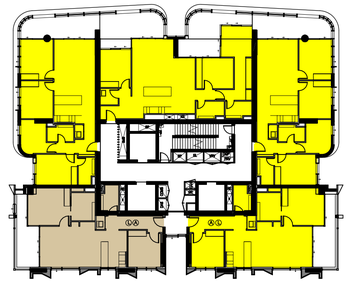

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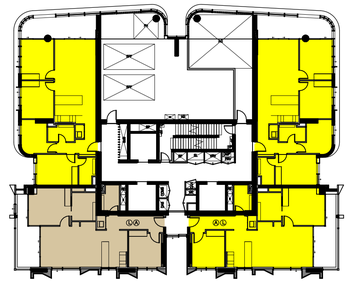


L59

SOLAR ACCESS

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

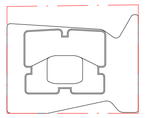
Total: 391

0 HOURS SOLAR ACCESS

< 2 HOURS SOLAR ACCESS

> 2 HOURS SOLAR ACCESS
8am - 4pm

Key Plan:



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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

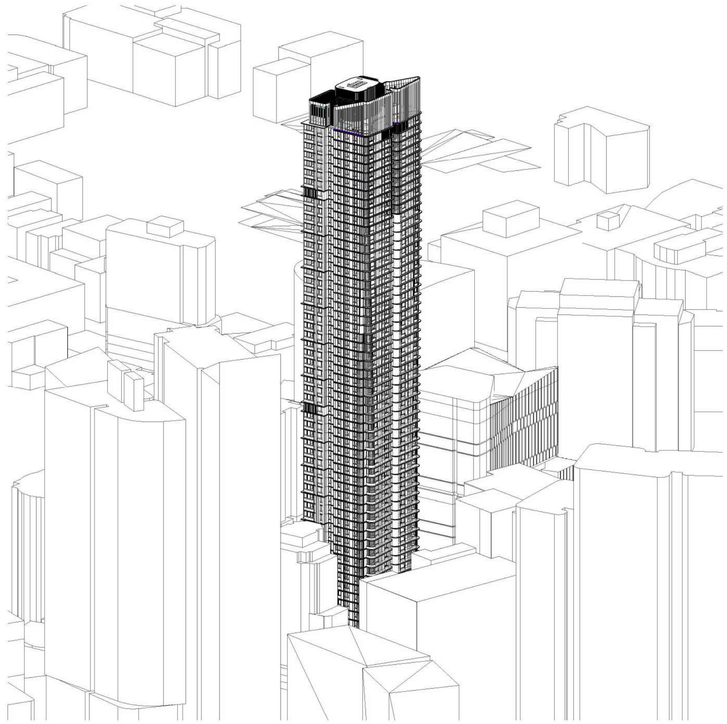
Revision A

A1

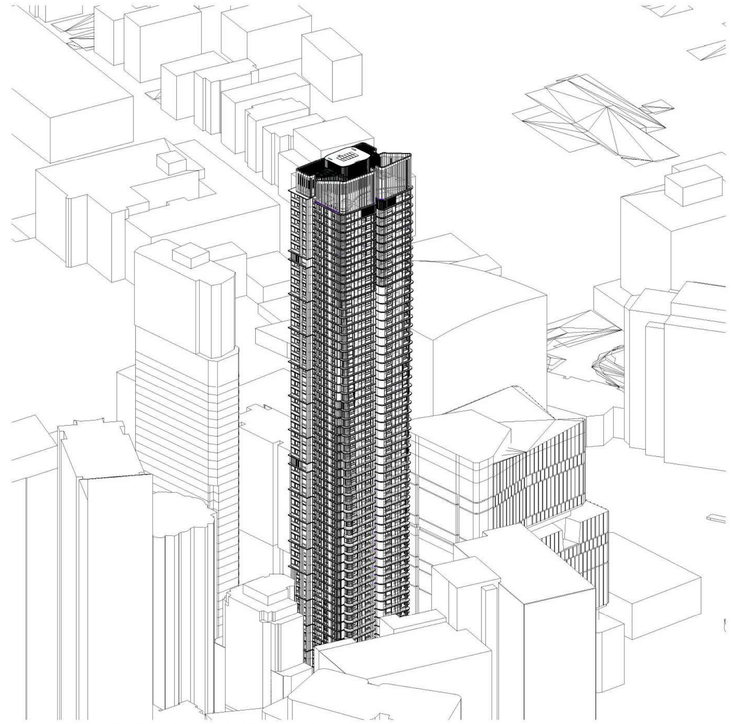
Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

28/03/2022 10:04:05 PM

1 SUN EYE VIEW JUNE 21 8AM

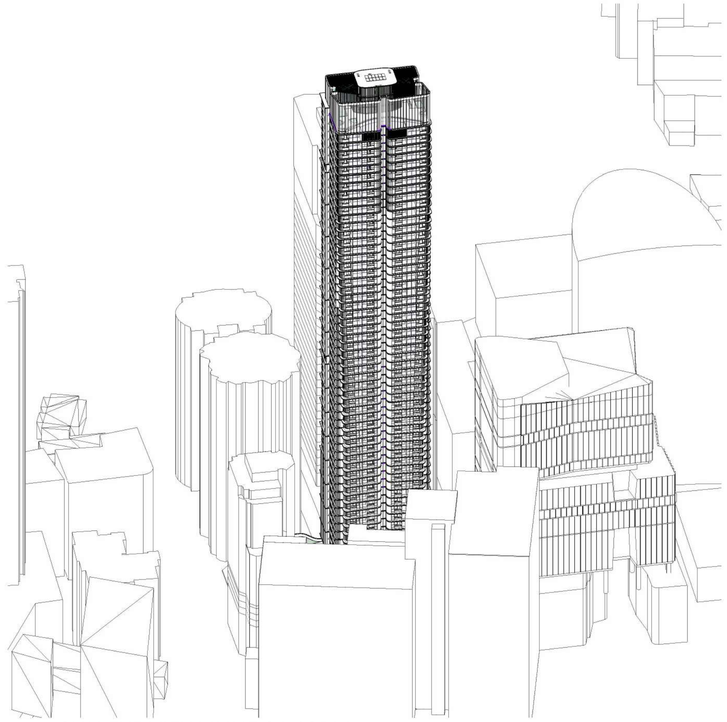


2 SUN EYE VIEW JUNE 21 9AM



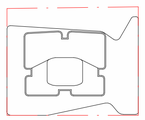
3 SUN EYE VIEW JUNE 21 10AM

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* Reg. Arch	Date
A	STATE SIGNIFICANT DEVELOPMENT APPLICATION ISSUE	PTW		28.03.2022

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Gardner Group
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3 Goldman Lane, Double Bay, NSW 2028

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Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle 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

Project PA030501

12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SUN EYE VIEWS
SUN EYE VIEWS (SHEET 1)

Drawing Number DA-93-2000

Revision A

28/03/2022 10:18:08 PM

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt

A1

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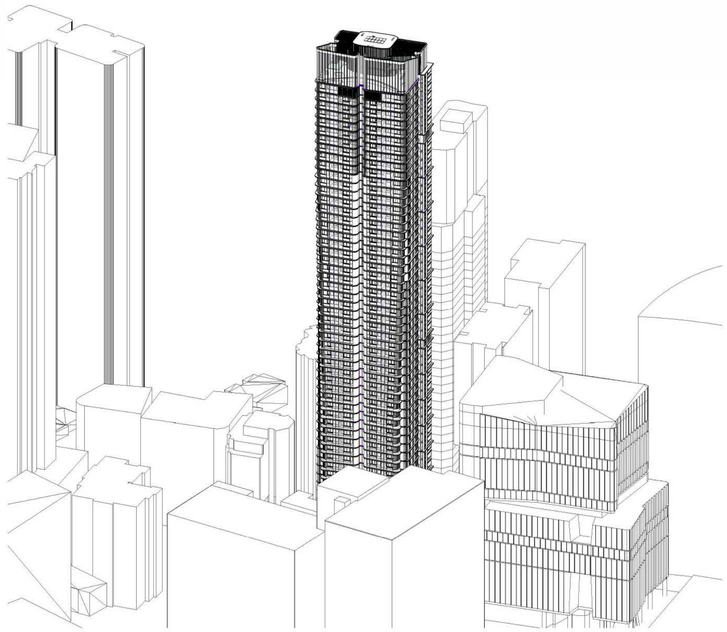

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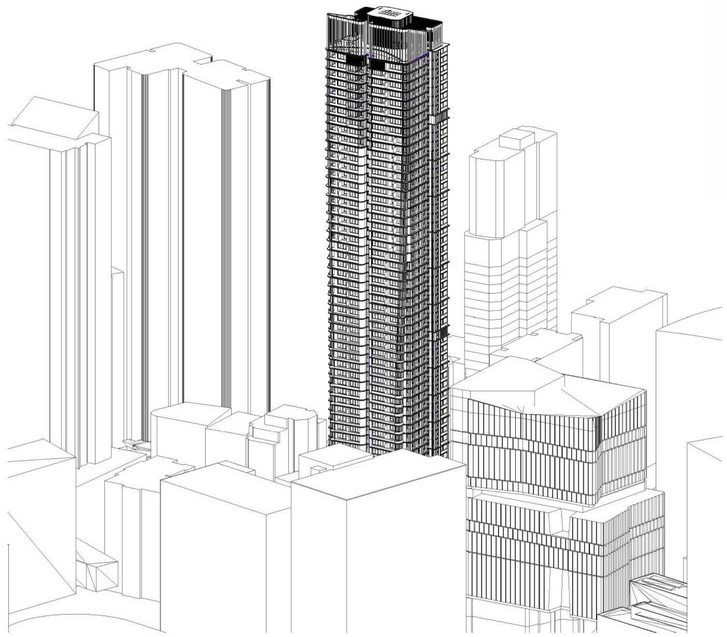

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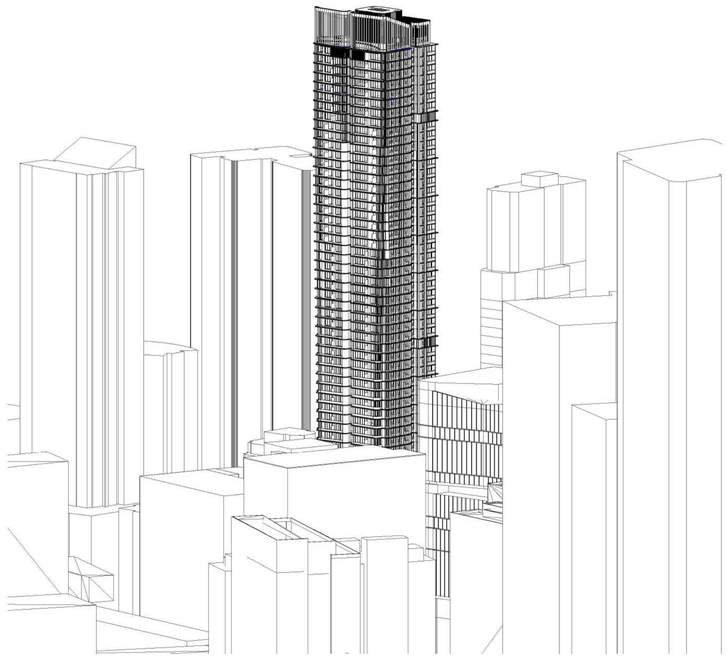

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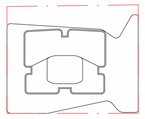
Key Plan:



HASSALL STREET

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S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 8m
@ A1

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status

Title
R1-SUN EYE VIEWS
SUN EYE VIEWS (SHEET 2)

Drawing Number DA-93-2001
Revision A

A1

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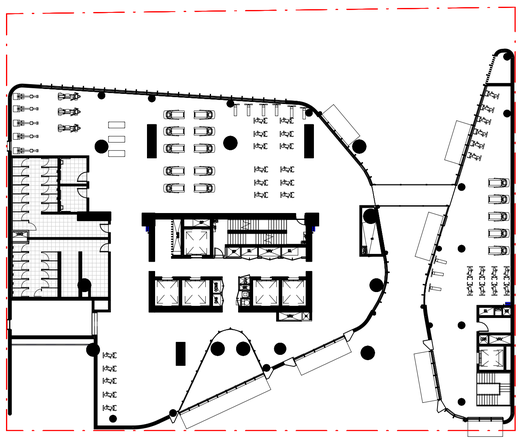

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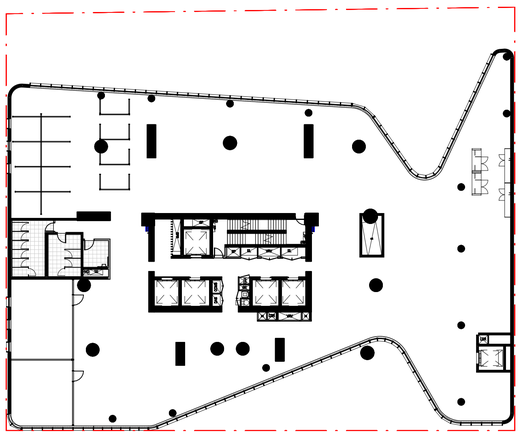

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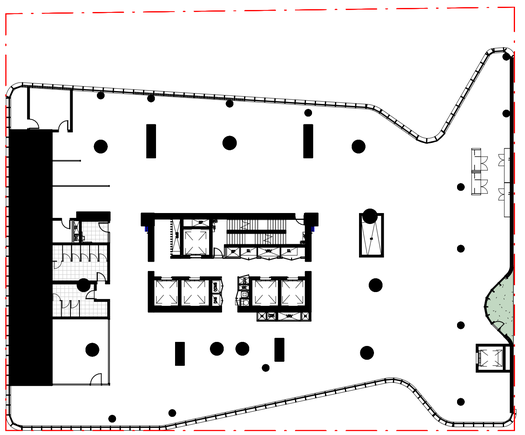

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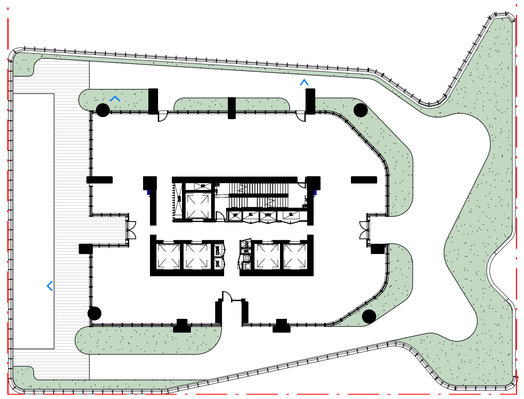

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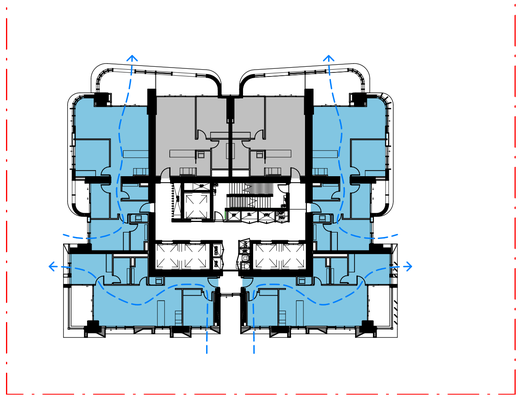

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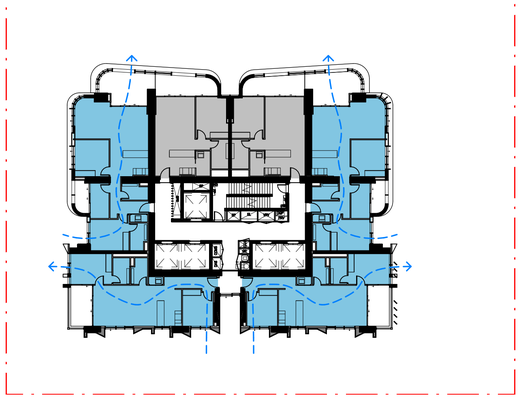

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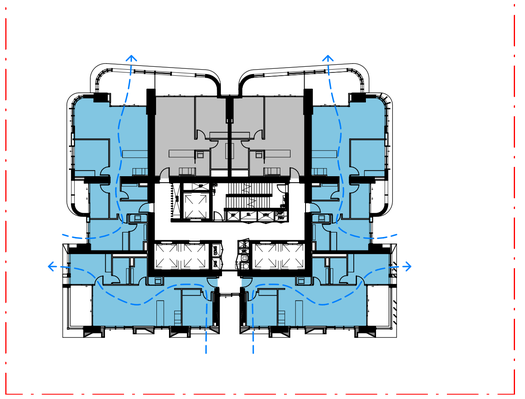

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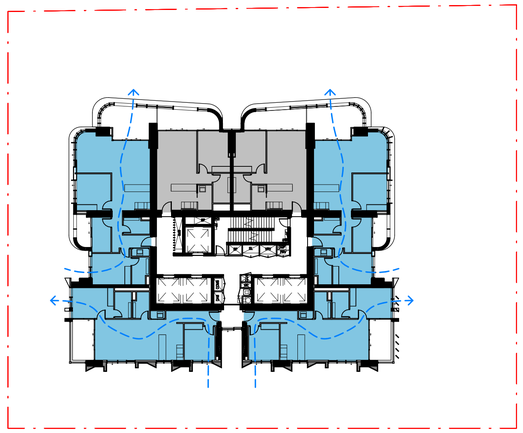


CRVT_L08

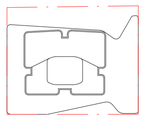
NO NATURAL CROSS VENTILATION

NATURAL CROSS VENTILATION

NATURAL CROSS VENTILATION

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

Key Plan:



HASSALL STREET

N

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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

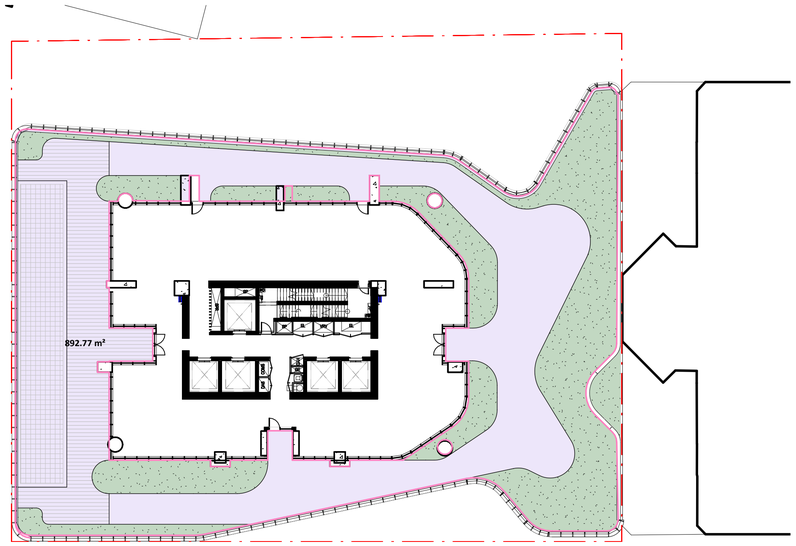
Title
R2-CROSS VENTILATION DIAGRAMS
NATURAL CROSS VENTILATION DIAGRAMS

Drawing Number DA-94-1000

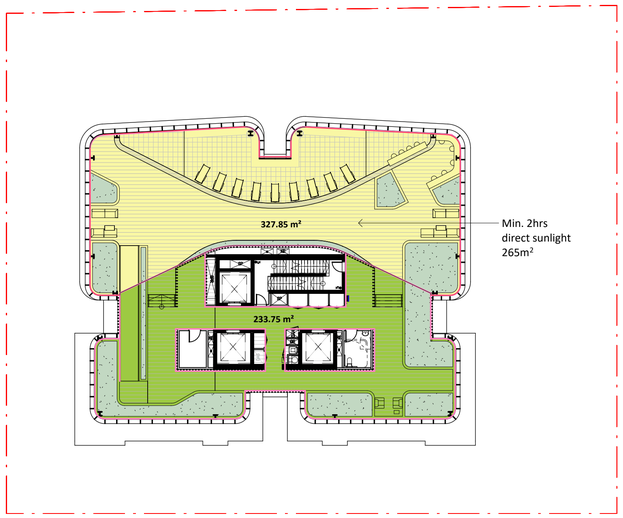
Revision A

A1

Autodesk Docs://12 Hassall Street Gurner/PA030501_12HassallStGurner_AA_AR_DA.rvt
28/03/2022 10:04:55 PM



2 COMMUNAL OPEN SPACE L04
1 : 250



3 COMMUNAL OPEN SPACE L61
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

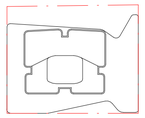
COMMUNAL OPEN SPACE

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

L04 - 894m²
L61 - 315m²
TOTAL - 1209m² = 59% OF SITE AREA

Key Plan:



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D Jones Architect No.4778

PTW

0 2 5 10 20m
@ A1 As indicated

Project PA030501
12 Hassall St
12 Hassall St, Parramatta

Status
STATE SIGNIFICANT DA

Title
R3-DEEP SOIL & COS
COMMUNAL OPEN SPACE DIAGRAM

Drawing Number DA-95-1500
Revision A

A1

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28/03/2022 10:05:03 PM

Appendix C – Photographs

Photograph 1: View of unoccupied dwelling building.

Photograph 2: View of two storey commercial building.

Photograph 3: View of concrete sealed driveway.

Photograph 4: Rear view of the dwelling.

Photograph 5: View of ground floor of the two storey commercial building.

Appendix D – Land Title Search

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 12 Hassall Street, Parramatta

Description: - Lot 156 D.P. 1240854

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
07.04.1927 (1927 to 1942)	Isabel Jarvis (Married Woman)	Vol 3989 Fol 106
14.09.1942 (1942 to 1951)	Ivy Best (Spinster) Hilary Susan Best (Spinster) Winifred Best (Spinster)	Vol 3989 Fol 106
14.06.1951 (1951 to 1963)	Ivy Best (Spinster) Winifred Best (Spinster)	Vol 3989 Fol 106
12.03.1963 (1963 to 1965)	Winifred Best (Spinster)	Vol 3989 Fol 106
18.03.1965 (1965 to 2016)	Federation of New South Wales Police Citizens Boys' Clubs Now Police Citizens Youth Clubs NSW Ltd	Vol 3989 Fol 106 Now 15/128826

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.03.1928 (1928 to 1942)	Eliza Jenkins (Married Woman) (& her deceased estate) Alice Scott (Married Woman)	Vol 4127 Fol's 68 & 69
30.04.1942 (1942 to 1953)	Eliza Jenkins (Married Woman) (& her deceased estate) (Transmission Application not investigated)	Vol 4127 Fol's 68 & 69
24.04.1953 (1953 to 1957)	Patrick Howard Speight (Medical Practitioner) Zara Marie Speight (Married Woman)	Vol 4127 Fol's 68 & 69 Now Vol 6686 Fol 144
13.08.1957 (1957 to 1960)	Daniel Thomas Noonan (Grazier)	Vol 6686 Fol 144
07.07.1960 (1960 to 2016)	Federation of New South Wales Police Citizens Boys' Clubs Now Police Citizens Youth Clubs NSW Ltd	Vol 6686 Fol 144 Now 16/128826

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards the whole of the subject land

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
11.07.2016 (2016 to date)	# Parra Rise Pty Ltd	15/128826 & 16/128826 Now 156/1240854

 # Denotes current registered proprietor

Leases & Easements: - NIL

Yours Sincerely
Mark Groll
5 July 2020

Cadastral Records Enquiry

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Retrieved: 05/07/2020 12:39:10

Cadastral Records Enquiry Report : Lot 156 DP 1240854

Ref : Parramatta 12 Hassall St

Locality : PARRAMATTA
Parish : ST JOHN
LGA : CITY OF PARRAMATTA
County : CUMBERLAND

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	Status	Surv/Comp	Purpose
DP39627			
Lot(s): 396			
DP1055253	REGISTERED	SURVEY	SUBDIVISION
DP108503			
Lot(s): 1			
DP1056929	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
UNCONVERTIBLE TORRENS TITLE LAND COMPRISED WITHIN CERTIFICATE OF TITLE VOLUME 266 FOLIO 250 AND CROWN LAND FORMING PART OF CLAY CLIFF CREEK STORMWATER CHANNEL. CERTIFICATE OF TITLE CREATION WILL REQUIRE A DEPOSITED PLAN OF SURVEY AND A RESUMPTION APPLICATION			
2016M7100 (573) - SYDNEY WATER CORPORATION RECONCILIATION PROJECT - ACTION PENDING			
DP128820			
Lot(s): 7			
DP241	HISTORICAL	COMPILATION	UNRESEARCHED
DP128882			
Lot(s): 10			
DP1083546	REGISTERED	SURVEY	EASEMENT
DP623527			
Lot(s): 1			
SP87771	PRE-ALLOCATED	UNAVAILABLE	STRATA PLAN
SP96111	PRE-ALLOCATED	UNAVAILABLE	STRATA PLAN
DP632003			
Lot(s): 2			
DP1127715	REGISTERED	SURVEY	EASEMENT
DP733457			
Lot(s): 1			
DP1083102	REGISTERED	SURVEY	SUBDIVISION
DP1095620	REGISTERED	SURVEY	SUBDIVISION
DP790287			
Lot(s): 11			
DP1249299	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
DP1055253			
Lot(s): 100			
DP241	HISTORICAL	COMPILATION	UNRESEARCHED
DP7809	HISTORICAL	SURVEY	UNRESEARCHED
DP1077402			
Lot(s): 13			
DP1083546	REGISTERED	SURVEY	EASEMENT
Lot(s): 13, 14			
DP128882	HISTORICAL	COMPILATION	DEPARTMENTAL
DP300938	HISTORICAL	COMPILATION	UNRESEARCHED

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	Status	Surv/Comp	Purpose
DP1095620			
Lot(s): 204			
DP74250	HISTORICAL	SURVEY	UNRESEARCHED
DP74417	HISTORICAL	SURVEY	UNRESEARCHED
DP74592	HISTORICAL	SURVEY	UNRESEARCHED
DP80421	HISTORICAL	SURVEY	UNRESEARCHED
DP180979	HISTORICAL	SURVEY	UNRESEARCHED
DP200432	HISTORICAL	SURVEY	SUBDIVISION
DP202699	HISTORICAL	SURVEY	SUBDIVISION
DP331034	HISTORICAL	SURVEY	UNRESEARCHED
DP384108	HISTORICAL	SURVEY	UNRESEARCHED
DP413622	HISTORICAL	SURVEY	UNRESEARCHED
DP708241	HISTORICAL	COMPILATION	CONSOLIDATION
DP857877	HISTORICAL	SURVEY	SUBDIVISION
DP871688	HISTORICAL	SURVEY	SUBDIVISION
DP1083102	HISTORICAL	SURVEY	SUBDIVISION
NSW GAZ.	24-04-2003		Folio : 4587
LOTS 1-3 DP229310, LOT 1 DP128471, LOT B DP74592, LOT B DP80421, LOTS 1-2 DP202699, LOTS 11-12 DP871688, LOT 1 DP225432, LOT 1 DP80114, LOT 1 DP734131, LOT 1 DP74250, LOT 1 DP708241, LOT B DP331034, LOTS C-D DP413622 AND LOTS 1-2 DP200432 ACQUIRED FOR THE PURPOSES OF THE STATE RAIL AUTHORITY			
DP1119257			
Lot(s): 1, 2			
DP128840	HISTORICAL	COMPILATION	DEPARTMENTAL
NSW GAZ.	29-10-2004		Folio : 8337
LOT 11 DP128840 AND RIGHT OF WAY ACQUIRED FOR THE PURPOSES OF THE TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION			
DP1127781			
Lot(s): 1			
DP108983	HISTORICAL	SURVEY	UNRESEARCHED
DP128818	HISTORICAL	COMPILATION	DEPARTMENTAL
DP325252	HISTORICAL	SURVEY	UNRESEARCHED
DP1177630	REGISTERED	SURVEY	EASEMENT
DP1136922			
Lot(s): 1			
DP128540	HISTORICAL	COMPILATION	DEPARTMENTAL
DP207682	HISTORICAL	SURVEY	SUBDIVISION
DP209425	HISTORICAL	SURVEY	SUBDIVISION
DP323787	HISTORICAL	COMPILATION	UNRESEARCHED
DP324342	HISTORICAL	COMPILATION	UNRESEARCHED
DP511141	HISTORICAL	SURVEY	SUBDIVISION
NSW GAZ.	28-11-2003		Folio : 10916
LOT 1 DP128540, LOT 1 DP209425, LOTS 1-2 DP511141, LOTS 2-3 DP207682, LOT A DP323787 AND LOT A DP324342 ACQUIRED FOR THE PURPOSE OF THE SYDNEY WATER ACT, 1994			

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	Status	Surv/Comp	Purpose
DP1172884			
Lot(s): 301, 302			
DP74250	HISTORICAL	SURVEY	UNRESEARCHED
DP74417	HISTORICAL	SURVEY	UNRESEARCHED
DP74592	HISTORICAL	SURVEY	UNRESEARCHED
DP80421	HISTORICAL	SURVEY	UNRESEARCHED
DP180979	HISTORICAL	SURVEY	UNRESEARCHED
DP200432	HISTORICAL	SURVEY	SUBDIVISION
DP202699	HISTORICAL	SURVEY	SUBDIVISION
DP331034	HISTORICAL	SURVEY	UNRESEARCHED
DP384108	HISTORICAL	SURVEY	UNRESEARCHED
DP413622	HISTORICAL	SURVEY	UNRESEARCHED
DP708241	HISTORICAL	COMPILATION	CONSOLIDATION
DP857877	HISTORICAL	SURVEY	SUBDIVISION
DP871688	HISTORICAL	SURVEY	SUBDIVISION
DP1083102	HISTORICAL	SURVEY	SUBDIVISION
DP1095620	HISTORICAL	SURVEY	SUBDIVISION
DP1213047			
Lot(s): 1			
DP758829	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1214839			
Lot(s): 1			
DP7809	HISTORICAL	SURVEY	UNRESEARCHED
DP128928	HISTORICAL	COMPILATION	DEPARTMENTAL
DP322456	HISTORICAL	COMPILATION	UNRESEARCHED
DP390897	HISTORICAL	SURVEY	UNRESEARCHED
DP555756	HISTORICAL	SURVEY	ROAD OR MOTORWAY
DP706341	HISTORICAL	SURVEY	REDEFINITION
DP758829	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1213047	HISTORICAL	SURVEY	SUBDIVISION
DP1254035	REGISTERED	SURVEY	EASEMENT
DP1257443	PRE-ALLOCATED	UNAVAILABLE	BUILDING STRATUM SUBDIVISION
DP1240854			
Lot(s): 156			
DP128826	HISTORICAL	COMPILATION	DEPARTMENTAL
DP311503	HISTORICAL	SURVEY	UNRESEARCHED
DP1252003			
Lot(s): 50			
DP213798	HISTORICAL	SURVEY	SUBDIVISION
DP1116409	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1158833	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1234735	HISTORICAL	SURVEY	BUILDING STRATUM SUBDIVISION
NSW GAZ. 28-11-2003 Folio : 10916 LOT 1 DP128540, LOT 1 DP209425, LOTS 1-2 DP511141, LOTS 2-3 DP207682, LOT A DP323787 AND LOT A DP324342 ACQUIRED FOR THE PURPOSE OF THE SYDNEY WATER ACT, 1994			
NSW GAZ. 08-07-2011 Folio : 4973 ACQUIRED FOR COUNCIL PURPOSES LOTS 1 AND 2 DP1158833			
PA82959 - LOT 1-2 DP1158833			
NSW GAZ. 05-04-2007 Folio : 2150 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION AFFECTING THE LAND DESCRIBED IN THIS GAZETTE NOTIFICATION			
DP1258419			
Lot(s): 7			
DP128961	HISTORICAL	COMPILATION	DEPARTMENTAL

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	Status	Surv/Comp	Purpose
DP1263669			
Lot(s): 100			
DP654190	HISTORICAL	COMPILATION	DEPARTMENTAL
SP101417	PRE-ALLOCATED	UNAVAILABLE	STRATA PLAN
Road			
Polygon Id(s): 160759346			
NSW GAZ.	06-06-2008		Folio : 4752
DEDICATED PUBLIC ROAD			
LOT 2 DP524788, LOT 4 DP529723, LOT 6 DP540450 AND LOT 5 DP574406			
Polygon Id(s): 160759347			
NSW GAZ.	06-06-2008		Folio : 4752
DEDICATED PUBLIC ROAD			
LOT 15 DP539448, LOT 4 DP575528 AND LOT 1 DP601591			
SP68569			
DP241	HISTORICAL	COMPILATION	UNRESEARCHED
DP390896	HISTORICAL	COMPILATION	UNRESEARCHED
DP1027682	HISTORICAL	SURVEY	CONSOLIDATION
SP70733			
DP241	HISTORICAL	COMPILATION	UNRESEARCHED
DP1031891	HISTORICAL	SURVEY	REDEFINITION
SP71384			
DP632003	HISTORICAL	SURVEY	SUBDIVISION
DP1058986	HISTORICAL	SURVEY	REDEFINITION
SP72219	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP72139			
DP311503	HISTORICAL	SURVEY	UNRESEARCHED
DP1064389	HISTORICAL	SURVEY	SUBDIVISION
SP74874			
DP128524	HISTORICAL	COMPILATION	DEPARTMENTAL
DP174718	HISTORICAL	SURVEY	UNRESEARCHED
DP708277	HISTORICAL	SURVEY	CONSOLIDATION
DP1061850	HISTORICAL	SURVEY	CONSOLIDATION
SP80813			
DP394384	HISTORICAL	SURVEY	UNRESEARCHED
DP632003	HISTORICAL	SURVEY	SUBDIVISION
DP1123072	HISTORICAL	SURVEY	SUBDIVISION
DP1127715	REGISTERED	SURVEY	EASEMENT
SP87452			
DP306066	HISTORICAL	COMPILATION	UNRESEARCHED
DP962151	HISTORICAL	COMPILATION	UNRESEARCHED
DP1171005	HISTORICAL	SURVEY	CONSOLIDATION
SP87783			
DP393819	HISTORICAL	SURVEY	UNRESEARCHED
DP1143784	HISTORICAL	SURVEY	REDEFINITION
SP94558			
DP127809	HISTORICAL	COMPILATION	DEPARTMENTAL
DP318151	HISTORICAL	COMPILATION	UNRESEARCHED
DP1216815	HISTORICAL	SURVEY	CONSOLIDATION
SP98096			
DP951181	HISTORICAL	SURVEY	UNRESEARCHED
DP1223410	HISTORICAL	SURVEY	REDEFINITION
SP99768			
DP126871	HISTORICAL	COMPILATION	DEPARTMENTAL
DP218476	HISTORICAL	SURVEY	SUBDIVISION
DP393819	HISTORICAL	SURVEY	UNRESEARCHED
DP403345	HISTORICAL	SURVEY	UNRESEARCHED
DP502551	HISTORICAL	SURVEY	SUBDIVISION
DP1242843	HISTORICAL	SURVEY	CONSOLIDATION

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	Status	Surv/Comp	Purpose
Road			
Polygon Id(s): 107126620			
DP1086906	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
NSW GAZ. 05-04-2007 Folio : 2150 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION AFFECTING THE LAND DESCRIBED IN THIS GAZETTE NOTIFICATION			
NSW GAZ. 08-07-2011 Folio : 4973 ACQUIRED FOR COUNCIL PURPOSES LOTS 1 AND 2 DP1158833			
PA82959 - LOT 1-2 DP1158833			
Unidentified			
Polygon Id(s): 103850135			
UNCONVERTIBLE TORRENS TITLE RESIDUE BEING PART OF CLAY CLIFF CREEK. FEE IS COMPRISED WITHIN CERTIFICATE OF TITLE VOLUME 370 FOLIO 184. TITLE CREATION WILL REQUIRE A DEPOSITED PLAN OF SURVEY AND AN RP POSSESSORY APPLICATION			
2016M7100 (573) - SYDNEY WATER CORPORATION RECONCILIATION PROJECT - ACTION PENDING			

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Plan	Surv/Comp	Purpose
DP7809	SURVEY	UNRESEARCHED
DP39627	SURVEY	CROWN FOLIO CREATION
DP93897	COMPILATION	DEPARTMENTAL
DP108503	SURVEY	UNRESEARCHED
DP115296	COMPILATION	DEPARTMENTAL
DP128524	COMPILATION	DEPARTMENTAL
DP128820	COMPILATION	DEPARTMENTAL
DP128882	COMPILATION	DEPARTMENTAL
DP129068	COMPILATION	DEPARTMENTAL
DP322456	COMPILATION	UNRESEARCHED
DP370517	SURVEY	UNRESEARCHED
DP375159	COMPILATION	UNRESEARCHED
DP449406	COMPILATION	UNRESEARCHED
DP608861	COMPILATION	CONSOLIDATION
DP610127	SURVEY	OLD SYSTEM CONVERSION
DP615271	SURVEY	SUBDIVISION
DP623527	SURVEY	SUBDIVISION
DP632003	SURVEY	SUBDIVISION
DP733457	SURVEY	RESUMPTION OR ACQUISITION
DP746354	SURVEY	CONSOLIDATION
DP758829	COMPILATION	CROWN ADMIN NO.
DP777428	SURVEY	CONSOLIDATION
DP777917	COMPILATION	SUBDIVISION
DP790287	SURVEY	CONSOLIDATION
DP820542	COMPILATION	CROWN FOLIO CREATION
DP857877	SURVEY	SUBDIVISION
DP905834	COMPILATION	UNRESEARCHED
DP1006215	SURVEY	CONSOLIDATION
DP1055253	SURVEY	SUBDIVISION
DP1077402	SURVEY	SUBDIVISION
DP1119257	SURVEY	RESUMPTION OR ACQUISITION
DP1127781	SURVEY	CONSOLIDATION
DP1136922	COMPILATION	CONSOLIDATION
DP1213047	SURVEY	SUBDIVISION
DP1214839	SURVEY	CONSOLIDATION
DP1233820	SURVEY	CONSOLIDATION
DP1240854	SURVEY	CONSOLIDATION
DP1258419	SURVEY	REDEFINITION
DP1263669	SURVEY	REDEFINITION
SP5628	COMPILATION	STRATA PLAN
SP5758	COMPILATION	STRATA PLAN
SP19041	COMPILATION	STRATA PLAN
SP19863	COMPILATION	STRATA PLAN
SP19939	COMPILATION	STRATA PLAN
SP20004	COMPILATION	STRATA PLAN
SP68569	COMPILATION	STRATA PLAN
SP70733	COMPILATION	STRATA PLAN
SP71384	COMPILATION	STRATA PLAN
SP72139	COMPILATION	STRATA PLAN
SP74874	COMPILATION	STRATA PLAN
SP80813	COMPILATION	STRATA PLAN
SP87452	COMPILATION	STRATA PLAN
SP87452	UNRESEARCHED	STRATA PLAN
SP87783	COMPILATION	STRATA PLAN
SP94558	COMPILATION	STRATA PLAN
SP94558	UNRESEARCHED	STRATA PLAN
SP98096	COMPILATION	STRATA PLAN
SP99768	COMPILATION	STRATA PLAN
SP99768	UNRESEARCHED	STRATA PLAN

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Appendix E – SafeWork NSW Search Result

NSW GOVERNMENT | SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D20/144533

3 July 2020

Mr Liangshi Chen
EI Australia
Suite 6.01, 55 Miller St
PYRMONT NSW 2009

Dear Mr Chen

RE SITE: 12 Hassall St, Parramatta NSW 2150

I refer to your site search request received by SafeWork NSW on 1 July 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.auw

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

EFTPOS FROM WESTPAC
SAFEWORK NSW
92 TO 100 DONNISON STR
GOSFORD 2250
Australia

TIME 01JUL20 14:05
MID 26234691
TSP 100381916593
RRN 200701055017
Mastercard(M) CR
CARD.....2705
AUTH 032632

MOTO AUD310.86

(000) APPROVED

CUSTOMER COPY

Appendix F – Council Documentation

6708/F/163/~~782~~ 737 AK/CS

327/11/63/737

[redacted]
General Secretary,
Federation of N.S.W. Police-
Citizens Boys' Clubs,
749 Bourke Street,
REDFERN.

Dear Sir,

I refer to your letter of February 15, FLW:GO, concerning the erection of a Police-Citizens Boys' Club at No. 12 Hassall Street, Parramatta.

The Council will give favourable consideration to your application subject to the following conditionst-

(a) A parking area of adequate size being provided for officials and instructors.
(b) The Architect keeping in mind in the design the reduction of noise where possible.
(c) Set back of buildings to be a minimum of 15 feet.
(d) Submission of satisfactory building plans.
(e) Owner's consent to the application being received.

If these conditions are acceptable to you, please contact this Council at your earliest convenience.

Yours faithfully,

[redacted]
(E.B. JAMESON)
Town Clerk.

Federation of N.S.W. Police-Citizen Boys' Clubs (6703/F, 15/2/60) seeking approval for the erection of a Police-Citizens Boys' Club at No. 12 Hassall Street - Engineer's report that at present a "Private Hotel" building occupies the site and the zoning is "Business Centre". It is considered that since the site is of reasonable size (96' 5" x 142' 9") and the building would be of modern design the noise factor could be kept at a minimum. The development could therefore be one acceptable in the locality which is predominately residential and recommending approval subject to:-

(a) A parking area of adequate size being provided for officials and instructors.
(b) The Architect keeping in mind in the design the reduction of noise where possible.
(c) Set back of buildings to be a minimum of 15 feet.
(d) Submission of satisfactory building plans.
(e) Owner's consent to the application being received.

Recommendation: That the Engineer's conditionally favourable report be adopted.

BEFORE COUNCIL 23 MAR 1960 Minute No.

26

REPORT OF CITY ENGINEER.

6703/F/163/792

12 HASSALL STREET. PROPOSED POLICE-CITIZENS BOYS' CLUB.

FEDERATION OF N.S.W. POLICE-CITIZENS BOYS' CLUB.

---

1. An application has been received requesting approval for the erection of a Police-Citizens Boys' Club at No. 12 Hassall Street.

2. The site being Lot B, Section 1 is on the north side of Hassall Street between Station Street and Charles Street.

At present a "Private Hotel" building occupies the site. Land size is 96'5" x 142'9". It is owned by D.T. Noonan, 10 Elizabeth Street, Parramatta.

3. Zoning is "Business Centre".

4. The present Boy's Club is situated in George Street. An application was previously made to relocate the Club in Phillip Street on the same land.

5. The new site now applied for is considered by the applicants to have several advantages -

(a) Close to Parramatta and Harris Park Stations.

(b) Bus services are available from the Railway Station.

(c) Only one street has to be crossed by the boys coming and going from the station or bus terminus.

(d) The site is more economical as the foundation work would be less difficult than the Phillip Street site.

6. It is considered that since the site is of reasonable size and the building would be of modern design the noise factor could be kept at a minimum. The development could therefore be one acceptable in the locality which is predominately residential.

7. It is therefore recommended that the application be approved subject to -

(a) A parking area of adequate size being provided for officials and instructors.

(b) The Architect keeping in mind the design of the reduction of noise where possible.

(c) Set back of buildings to be a minimum of 15 feet.

(d) Submission of satisfactory building plans.

(e) Owner's consent to the application being received.

[redacted]
(F.C. Smale)
CITY ENGINEER.

4th March, 1960.

4794/D/163/792 ESJ/JC

17 MAR 1959

Mr. D.T. Noonan,
10 Elizabeth Street,
PARRAMATTA.

Dear Sir,

With reference to your letter of February 2 applying for approval to convert a house at 12 Hassall Street to use for the purpose of a Boarding House, I have pleasure in informing you that approval is granted.

I point out that if any structural work be proposed it will be necessary for you to submit the usual formal building application for approval.

Yours faithfully,

[redacted]

(E.S. JAMESON)
Town Clerk.

17 [illegible] to ENGINEER 11583

Mr Fowler.

Mr Pierce's note on correct card. Ref 2813.

[illegible] 2813 Noted J.P. 1/4/59

31 [illegible] DRAINAGE SUPERVISOR

180
143

10 MAR

54. Noonan, D.T. (4794/D, 2/2/59) applying for approval to convert premises 12 Hassall Street to a boarding house - Engineer's report that the area is zoned as business centre and that the establishment of a boarding house in this area would provide an additional amenity, and approval is recommended.
Recommendation: That the Engineer's report be adopted.

34
33

REPORT OF CITY ENGINEER

4994/D/163/792

12 HASSALL STREET, PARRAMATTA. PROPOSED BOARDING HOUSE.

D.J. NOONAN.

---

1. An application has been received from the above for permission to convert No. 12 Hassall Street into a boarding house.

2. The existing house is situated on the north side of Hassall Street between Allen Street and Charles Street.

3. This area tends towards high density development. A hotel and two blocks of flats exist in this street.

4. The area is zoned as "Business Centre".

5. It is considered that the establishment of a boarding house in this area would provide an additional amenity to the community, and it is recommended that approval be granted.

[redacted]
(F.C. Smale)
CITY ENGINEER

23rd February, 1959

RCT:DW: 73/601/57 4681/Z/163/792 RBS/EB

The General Secretary,
Federation of N.S.W. Police-Citizens Boys Club,
Box 19, P.O.,
SURRY HILLS. 2010

8 DEC 1977

Dear Sir,

Re: Police-Citizens Boys' Club - Alternate Site

Further to my letter of July 17, concerning your request for the Council's assistance in locating a suitable site for the relocation of the Parramatta Police-Citizens Boys Club, I wish to advise that this matter has now been carefully considered by the Council following a report submitted by its City Engineer.

However, there would appear to be no suitable parcels of freehold land owned by the Council that would be suitable for the purpose of the Club.

I have been directed by the Council to inform you that it is considered the existing site is suitable and only rendered unsuitable by virtue of a limitation in area. It is suggested that this may be overcome by either re-building on the existing site, probably multi-storey development, or extending the existing site by including adjacent properties which may include properties fronting Little Street.

I regret that I am unable to be of further assistance to you in this matter.

Yours faithfully,

[redacted]
(K. H. WILLIS)
Town Clerk.

FILE

10 DEC 1973

PARRAMATTA COMMITTEE

38. City Engineer (4681/Z, 5/12/73) reporting as directed concerning suitable sites that may be available for the relocation of the Police Citizens Boys Club in Hassall Street, Parramatta.

Recommendation: That the Club be advised that it is considered that the existing site is suitable and only rendered unsuitable by virtue of a limitation in area and it is suggested that this may be overcome by either rebuilding on the existing site (probably multi-storey development) or extending the existing site by including adjacent properties which may include properties fronting Little Street.

17 DEC 1973
MINUTE NO

Cl.38 P.C.

REPORT OF CITY ENGINEER

4681/2/163/792

FEDERATION OF N.S.W. POLICE CITIZENS BOYS CLUBS
NEW SITE

1. The City Engineer has been requested - P.W.C. (60) B/C 16th July, 1973 - to "report as to sites that may be available" for the relocation of the present Police Citizens Boys' Club in Hassall Street, Parramatta.

2. In some respects the circumstances are similar to those of the Boy Scouts except that the scale of development is greater and such clubs are subsidised by the State Government and staffed by the State Government, and ~~it is~~ are more universal in character. In the recent past, Council has found it difficult to locate such uses. The limitations imposed on Council using dedicated park lands (no doubt rightly so) virtually require that suitably zoned private land must be acquired.

3. The multi-uses that the Police Citizens Boys Club premises are put to make it difficult to recommend any location bounding upon residential areas. The purpose of use must fall within the definition of a "Club".

4. Apart from the premises being used for programmed activities and meeting rooms for members, the premises are also hired out fairly consistently for dances, and wedding reception activities and other public and private uses. This results in traffic and noise being generated often well into the night, so that any neighbouring residents would be apt to express dissatisfaction at this interference with neighbourhood amenity. For this reason, land adjoining commercial or light industrial areas would be more appropriate.

5. In consultation with Mr. R. C. Thrower, General Secretary of the Federation of N.S.W. Police Citizens Boys Clubs it appears that location near to public transport is not particularly important (most members come by car) but that it may be more desirable to locate nearby to established playing fields. Also, within the Parramatta area, a north-easterly location is preferred as it is from this quarter that most of the members are drawn.

6. The Federation has made reference to the use of Council or Crown land and its use on the basis of either freehold, lease or crown grant or dedication.

7. Council's legal advice has recently been that Crown Grants or dedications to Council cannot be offered to an organisation such as the Federation in the present circumstances.

8. So far as is known, there are no suitable parcels of land owned freehold by Council that would be suitable, ~~with one possible exception listed below~~.

9. Some suggested sites (apart from the obvious Business zonings) and comments concerning availability, zoning and location are given below:

a) Between Robin Thomas Reserve and George Street, Parramatta. Evidently suggested by the D.C.O. to the Federation, zoned Reservation for Open Space, contains privately owned service station, cottages and convalescent home, a small part is owned by Council. A variation to the proposed reservation would be required. This location would be an unfortunate intrusion of a large structure dividing the open space.

SCA

REFERRED TO SEN. CLERK ADM.

6 DEC 1973

..../2

Cl. 38 P.C

FEDERATION OF N.S.W. POLICE CITIZENS BOYS' CLUBS
NEW SITE

b) Area at north-west corner of Gladstone Street & Webb Street, North Parramatta. Proposed to be zoned Residential A1, containing several houses privately owned; backing onto old Parramatta Sale Yards; could be developed so that impact on neighbouring houses would be minimal. A variation to the proposed zone would be required - could be a suitable location if adequately screened.

c) Portion of old Parramatta Sale Yards, off Gladstone Street, North Parramatta, zoned as Reservation Open Space, presently privately owned, a variation to the proposed zone would be required, site is adjacent to existing playing fields (Jeffery Reserve) - could be a suitable location.

d) Portion of land on north eastern corner of Burnside Street and Bellevue Street, North Parramatta, zoned Residential A1, presently privately owned, backs onto County Road under construction, would require a variation to the proposed zone - could be a suitable location if properly screened and access was available off Macarthur Street.

e) Western end Victoria Street, Granville:

(i) residential A1 land on south side backing onto 3(b);

(ii) residential A1 on north side fronting Duke Street.

(or their amalgamation)

Either of these areas would require a variation in the proposed zone - the former possibly by the extension of the adjacent 3(b) zone. The area is comparatively isolated but there would be some limited impact on few residences.

10. The site presently occupied by the Police Boys' Club in Hassall Street is zoned 3(f). If rebuilt or extended onto adjacent property it would be presumably quite satisfactory.

11. Summary:

a) The uses to which the Police Boys' "Club" will be put have conflicting requirements. The purpose of use conforms to that of a "Club".

b) The more appropriate zonings for the commercial aspects of the Police Boys' premiscs are Business Zones 3(a), (b), (c), (e), (f) and (g). Club premises are presently situated in a 3(f) zone.

c) Location is suggested by the Federation in outer areas where zoning suspension (under the Local Scheme) would be necessary or use may be permissible with consent under the County Scheme to accommodate the Club, and the potential for conflict with neighbouring residents is higher. Suggested sites indicated are suggested because of their degrees of isolation from residences.

d) It is considered inappropriate to rezone land to cater for a particular sectional group such as Clubs generally. but it could be acceptable on the basis of a mined variation to include land in one use ownership.

..../3

C1 38 PC

FEDERATION OF N.S.W. POLICE CITIZENS BOYS' CLUBS
NEW SITE

e) The zonings which the Club would be allowed to develop (with Council's consent) are Business 3(a), (b), (c), (e) (f) and (g). These zones are considered appropriate to the type of development contemplated.

12. In general it is considered that the existing site is suitable and only rendered unsuitable by virtue of a limitation in area. It could be suggested that this may be overcome by either rebuilding on the existing site (probably multi-storey development) or extending the existing site by including adjacent properties which may include properties fronting Little Street.

[redacted]

(F. C. SMALE)
CITY ENGINEER

WJH
5/12/73

Note:- Dwelling houses in Little St currently display "For Sale" notices.

4156/S/163/792 LJ:KG

24 DEC 1971

Mr. C.H. Hansen,
Secretary Supervisor,
Police Citizens Boys Club,
12 Hassall Street,
PARRAMATTA. 2150.

Dear Sir,

Development Application 12 Hassall Street

I refer to my previous letter to you dated December 8, 1971 advising that Council granted conditional approval to your application and further that Council had referred the matter of financial assistance to the Finance Committee for its consideration.

I now wish to advise that Council considered the matter of financial assistance at the meeting held on December 17, 1971 and I am pleased to advise that Council agreed to grant to the Police Citizens Boys Club an amount of $5,000 per annum for a period of ten (10) years.

Provision of $5,000 will be made in the 1972 Estimates but it must be noted that the grant is contingent upon completion of building works in accordance with the development proposals in the years subsequent to 1972.

3 DEC 1971

Yours faithfully,

[redacted]

09 FEB 1972

K.H. WILLIS
Town Clerk.

CT For inclusion in supplementary item in 1972 Estimates

16/2/72

DTC
24.12.71.

DCO - see minute

POLICE CITIZENS BOYS CLUB

F/C MEETING 17/12/71

Recommendation: That Council agree to grant $5000 per annum for 10 years, that provision be made in the 1972 Estimates, and that the grant be contigent upon completion of building works in accordance with the development proposals on the years subsequent to 1972.

-8 DEC 1971

4356/3/153/72 RBG/PL

[redacted]
Secretary Supervisor,
Police Citizens Boys Club,
12 Macquall Street,
PARRAMATTA 2150

Dear Sir,

Development Application 12 Macquall Street, Parramatta

I refer to a development application submitted by you on November 16, for approval to extend the existing Club premises at the abovementioned location to incorporate additional facilities, and requesting financial assistance from the Council towards the cost of the proposal, and I wish to inform you that the Council has approved your application subject to the following conditions:

(a) Submission of building plans and specifications to Council's satisfaction embodying:
   (i) Building lines, height and offsets to be observed as shown.
   (ii) The building to be of pleasing elevation in design and construction to Council's satisfaction.
(b) Compliance with all requirements of the City Health Surveyor and Principal Building Inspector.
(c) Provision of suitable car parking facilities to Council's satisfaction.
(d) Provision of adequate loading and unloading facilities to Council's satisfaction including adequate provision for garbage facilities. The aspect of garbage disposal to be fully discussed with the City Health Surveyor prior to preparation of detail plans.
(e) Provision of separate detail plans of beautification (3 copies(to be approved by Council prior to release of building plans showing:
   (i) Details of treatment of all unbuilt upon areas of the site.
   (ii) Full details of roof top treatment which is to be aesthetically pleasing.
   (iii) Full specific details of planting, surfacing, external lighting and external signs.
(f) Provision of evidence prior to release of building plans that the following are satisfied with the proposal:
   (i) The Prospect County Council regarding electricity supply and any installation required shall be a component of the building.
   (ii) The P.M.G. regarding mail delivery and telephone systems.
   (iii) The M.M.S. & D.B. regarding adequacy of water and sewerage facilities.
(g) Drainage of the site to be carried out to the satisfaction of the City Engineer and this aspect to be discussed with the Engineering Department prior to preparation of detail plans.
(h) Written acceptance of these conditions prior to release of building plans.

The Council has also resolved that the matter of financial assistance be referred to the Finance Committee for its consideration.

With respect to the latter, as soon as a final decision has been made, I will write to you again.

Yours faithfully,

[redacted]
(K.H. WILLIS)
Town Clerk

Drainage Dept. 9-12-71.

CF (2/-) Consents Card
Entered 9/2/72 cm

91. Police Citizens Boys Club (4156/S, 16/11/71) applying for approval to extend the existing club premises at 12 Hassall Street, Parramatta to incorporate additional facilities and requesting financial assistance from the Council towards the cost of the proposal. Copy of Development Control Officer's report attached.

Recommendation: That the application be approved subject to the following conditions:

(a) Submission of building plans and specifications to Council's satisfaction embodying:
  (i) Building lines, height and offsets to be observed as shown.
  (ii) The building to be of pleasing elevation in design and construction to Council's satisfaction.
(b) Compliance with all requirements of the City Health Surveyor and Principal Building Inspector.
(c) Provision of suitable car parking facilities to Council's satisfaction.
(d) Provision of adequate loading and unloading facilities to Council's satisfaction including adequate provision for garbage facilities. The aspect of garbage disposal to be fully discussed with the City Health Surveyor prior to preparation of detail plans.
(e) Provision of separate detail plans of beautification (3 copies) to be approved by Council prior to release of building plans showing:
  (i) Details of treatment of all unbuilt upon areas of the site.
  (ii) Full details of roof top treatment which is to be aesthetically pleasing.
  (iii) Full specific details of planting, surfacing, external lighting and external signs.
(f) Provision of evidence prior to release of building plans that the following are satisfied with the proposal:
  (i) The Prospect County Coundl regarding electricity supply and any installation required shall be a component of the building.
  (ii) The P.M.G. regarding mail delivery and telephone systems.
  (iii) The M.W.S. & D.B. regarding adequacy of water and sewerage facilities.
(g) Drainage of the site to be carried out to the satisfaction of the City Engineer and this aspect to be discussed with the Engineering Department prior to preparation of detail plans.
(h) Written acceptance of these conditions prior to release of building plans.

BEFORE COUNCIL [illegible]

C/M 6/12/71- Min. No. 34385.

Resolved on the motion of Alderman Ryan - "That the recommendation of the Committee be adopted with an addendum and also that the matter of financial assistance be referred to the Finance Committee for consideration."

(91) ITEM 91 P.W.C.

REPORT TO DEVELOPMENTAL CONTROL OFFICER

No.12 HASSALL STREET, PARRAMATTA 4156/S/163/792

EXTENSIONS TO POLICE-CITIZENS BOYS CLUB

PROPOSAL: Extend existing club premises to incorporate additional facilities.

SITE: Part Lots A & B MPS (RP) 11503 117'/163' x 134'/144' 23,213 sq ft on the northern side of Hassall St between Station St and Charles St, Parramatta.

ZONING: County Scheme: Business & Commercial Centre (District)
Proposed Parramatta Scheme: Business 3(f) Sub Regional Centre
8 ft road widening has already been implemented.

PRESENT USE: Police Citizens Boys Club building.

DETAILS OF PROPOSED DEVELOPMENT: Site area 23,213 sq ft.

Ground floor:	18,524 sq ft
First floor:	11,304 sq ft
TOTAL	29,828 sq ft.

F.S.R. 1.2:1

Height: 22' - 34'

Elevations: Plans of elevations to all boundaries have been submitted and these all appear satisfactory.

Building Lines: Hassall St alignment 7 ft.
Western boundary 4 ft to 12 ft.
Northern boundary 2 ft
Eastern boundary 0 - 14 ft.

Car parking: No car parking areas have been nominated on the site but it appears that some vehicles could be accommodated in the existing driveway situated at the eastern end of the building. The Clubs bus now occupies this section of the site.

Loading and Unloading facilities could also be provided in the existing driveway and this appears to be satisfactory

Pedestrian access: Two pedestrian entrances have been provided, one approx. in the centre of the building off Hassall St and the other at the western end of the building. These entrances have been designed such that in the event of a function being held in one section of the building, normal activities can be carried out without interference to other sections of the development.

Landscaping: No detailed beautification has been provided for the Hassall St frontage. However, a small section along the western boundary of the site is to be landscaped.

Traffic Considerations: The applicant has mentioned in a covering letter that the Club conducts all of its activities in the evenings weekdays and Saturdays and Sundays, hence the clash of peak hour traffic would not eventuate.

GENERAL COMMENTS: The Club at the present time has a total membership of 17,500 persons, of which 1500 persons are engaged in activities eadh week throughout the year.
The existing building use was approved by Council, Item 26 P.W.C. C/M 8th March 1960 and the approval was subject to five conditions:

(a) A parking area of adequate size being provided for officials and instructors.
(b) The architect keeping in mind in the design the reduction of noise where possible.
(c) Setback of buildings to be a minimum of 15 feet
(d) Submission of satisfactory building plans.
(e) Owners consent to the application being received.

A recent inspection of the site indicates that these conditions have been complied with.

The extensions are mainly to provide additional facilities for its club members and one particular aspect will be the provision of a Caberet Hall, kitchen, canteen services.

The building is to contain:

Gymnasium, change rooms, sauna baths, halls administrative offices, boxing room, bandroom, wrestling, judo, and weight lifting facilities. It is also noted that suitable areas have been set aside for use by females.

The club is also seeking some financial assistance from the Council, as the proposed development appears to be beyond the clubs own financial resources.

The use is consistent with the zoning and other development in the area and there is no need to emphasise the need and the service given to the youth of the community by the Police Dept in conducting the Police Boys Club.

RECOMMENDATION: That the application be approved subject to the following conditions:

(a) Submission of building plans and specifications to Councils satisfaction embodying:

(i) Building lines,height and offsets to be observed as shown,

(ii) The building to be of pleasing elevation in design and construction to Councils satisfaction

(b) Compliance with all requirements of the City Health Surveyor and Principal Building Inspector.

(c) Provision of suitable car parking facilities to Councils satisfaction.

(d) Provision of adequate loading and unloading facilities to Councils satisfaction including adequate provision for garbage facilities. The aspect of garbage disposal to be fully discussed with the City Health Surveyor prior to preparation of detail plans.

(e) Provision of separate detail plans of beautification (3 copies) to be approved by Council prior to release of building plans showing:

(i) Details of treatment of all unbuilt upon areas of the site

(ii) Full details of roof top treatment which is to be aesthetically pleasing.

(iii) Full specific details of planting, surfacing, external lighting and external signs.

(f) Provision of evidence prior to release of building plans that the following are satisfied with the proposal;

(i) The Prospect County Council regarding electricity supply and any installation required shall be a component of the building.

(ii) The P.M.G.regarding mail delivery and telephone systems.

(iii) T he M.W.S. & D.B. regarding adequacy of water and sewer-age facilities.

(g) Drainage of the site to be carried out to the satisfaction of the City Engineer and this aspect to be discussed with the Engineering Dept. prior to preparation of detail plans.

(h) Written acceptance of these conditions prior to release of building plans.

[redacted]

(J. CURTIS)
Town Planning Assistant

29th November 1971

DA 1266/04

PARRAMATTA CITY COUNCIL

Environmental Planning and Assessment Act Application

FOR OFFICE USE ONLY

No. DA-1266/2004
Letter Reference
Receipt No. 1947420
Date 14/10/04

DEVELOPMENT CONSENT, CONSTRUCTION CERTIFICATE and/or OTHER APPLICATIONS

TYPES OF CONSENT, CERTIFICATE OR APPROVAL REQUIRED (See Notes) Tick ☐ as applicable

- ☑ Development Consent
- ☐ Tree Removal Only
- ☐ Integrated Development Approval
- ☐ Modification (Section 96) of Development Consent
- ☐ Other Approval under S68 of the Local Govt Act 1993
- ☐ Construction Certificate.
- ☐ Appoint Council as Principal Certifying Authority
- ☐ Occupation Certificate ☐ Interim ☐ Final
- ☐ Subdivision Certificate and Linen Release.
- ☐ Modification to Construction Certificate

COMBINED APPLICATIONS

- ☐ Complying Development Certificate and Occupation Certificate and appoint Council as Principal Certifying Authority.
- ☐ Combine Development Modification (Section 96) and Modification to Construction Certificate.
- ☐ Construction Certificate and Occupation Certificate and appoint Council as Principal Certifying Authority

Description of Property

Street No.	Street	Suburb
142	Hassall St	Parramatta
Lot	**Section**	**DP/SP**

Description of Proposal Indicate if more than one aspect of development is proposed or if deferred commencement or staged development sought (e.g. use of land/building, erection of building, subdivision of land, demolition)

change of use of premises to be used as an office.

Cost of Development (where building/demolition work is involved) $
Contract price or genuine estimated value of proposed work

If this application is for a **Construction Certificate**, please specify the following materials and floor area for the new or additional work

External Walls	Frame	Roof	Floor	Floor Area
				m2

Applicant

Surname / Given Names: Euro Funeral Services
E-mail Address:
Postal Address: 10 Hassall St
Suburb: Parramatta
Daytime Phone and Fax Number: 0416 258 009
Signature / Date:

Builder (If applicable and known)

Surname / Given Names:
E-mail Address:
Postal Address:
Suburb:
Daytime Phone and Fax Number:
Builder/Owner-Builder Licence Permit No:

Consent of Owner – (All owners must sign) If insufficient space, attach a separate letter

	Mr/Mrs/Ms	Surname	Given Names
Names	Police + Youth Club (Community)		
	Street No.	**Street**	**Suburb** **Post Code**
Postal Address	C1273	Church St	Parramatta

Sign [redacted] Date 13/10/04 (Signed on behalf of all.)

I/We [redacted] to this application and consent to Council's Officers entering the Premises during normal office hours for the purpose of conducting inspections relative to this application.

Note: In the case of a body corporate, a seal is required, or if crown land, written authorisation of the relevant statutory authority.

PARRAMATTA CITY COUNCIL

Your Reference:
Our Reference:DA-1266/2004
Contact: Nicholas Clarke
Telephone: 9806 5000
Fax: 9806 5917

Euro Funeral Services
12 Hassall Street
PARRAMATTA NSW 2124

23 November 2004

DEVELOPMENT APPLICATION
NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Sections 80, 80A & 81 (1)(a)

Development Consent No:	DA-1266/2004
Property Address:	Lots 15 & 16 DP 128826, Police Youth Club, 12 Hassall Street, PARRAMATTA NSW 2150
Description:	Change of use of premises to be used as a showroom for a funeral business.
Determination:	**APPROVED SUBJECT TO CONDITIONS**
Determination Date:	18 November 2004
Consent to Operate From:	19 November 2004
Consent to Lapse On:	19 November 2009

You are advised that your application has been **APPROVED** subject to the following conditions:

General Matters:

1. The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Drawing N°	Dated
Floor Plan No. 2004/23 by the Aegean Group Pty Ltd	9 October 2004

Reason: To ensure the work is carried out in accordance with the approved plans.

30 Darcy Street, Parramatta, NSW 2150
PO Box 32, Parramatta, NSW 2124
Tel: 9806 5000 Fax: 9806 5917 DX 8279 Parramatta
ABN 49 907 174 773

2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
Reason: To comply with the Environmental Planning and Assessment Act 1979, as amended and Environmental Planning and Assessment Regulation 2000.

The Use of the Site:

3. The hours of operations being restricted to Monday to Sunday 9.00am to 9.00pm. Any alterations to the above will require further development approval.
Reason: To minimise the impact on the amenity of the area.

4. All works, processes and the storage of materials or goods shall be carried out within the building.

5. To preserve the streetscape, roller shutters are not to be placed over the entrance or the windows of the premises.

6. A sign, legible from the street, shall be permanently displayed to indicate that visitor parking is available on the site and the visitor car parking spaces shall be clearly marked as such.
Reason: To ensure that visitors are aware that parking is available on site and to identify those spaces to visitors.

7. No goods, materials, refuse or containers associated with the use shall be visible from a street or public place.
Reason: To control storage materials outside the building.

8. No goods are to be displayed outside the confines of the building.
Reason: To ensure the building is protected from termite infestation in accordance with the requirements of Building Code Australia and Australia Standards.

9. All loading and unloading in connection with the use of the premises is to be carried out wholly within the site.
Reason: To protect the amenity of the area.

10. No A-frame signs or sandwich boards shall be used in association with the occupancy either on the street or on private property.
Reason: To protect the amenity of the area.

11. No advertisement shall be erected on or in conjunction with the development without prior development consent unless the advertisement is 'exempt development' under Schedule 3 of Parramatta Regional Environmental Plan No. 28.
Reason: To comply with statutory controls.

12. To protect the amenity of the area all signage shall be attached to the façade of the building. Signage shall cover any windows of the premises. Having regarding to the above all proposed signage shall also be in accordance with the requirements of Schedule 3 of Sydney Regional Environmental Plan No. 28.
Reason: To ensure a signage is appropriately located.

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to Review the determination. The request must be made in writing (or on the review application form) within twelve (12) months after the decision date, as specified in this notice of determination, together with payment of the appropriate fee.

Yours faithfully

[redacted]

Nicholas Clarke
Town Planner
Development Application Assessment Team

Parramatta City Council	
L	
File No:	DA04/1266

DEVELOPMENT APPLICATION ASSESSMENT TEAM

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Section 79C, Environmental Planning & Assessment Act, 1979.

Address: 10 Hassall Street, Parramatta

The Proposal: use of premises as a shop front office and showroom for a funeral business.
The site will not operate any mortuary preparation or chapel facilities.
One staff member is to be onsite.
Hours of operation are to be Monday to Sunday 9am – 9pm.
There is provision for off street parking for seven cars.
The existing building is to be repainted with existing colours.
Approval is sought for signage (2x1 metre sign located on a fence that encloses the verandah of the building, showing company name and contact details)

1. MANDATORY REQUIREMENTS *[S.79C(1)(a)]*

Planning Instruments: SREP 28 **Zoning:** City Core Zone (City Centre Precinct)

Draft Instruments: N/A **Zoning:** N/A

√ Permissible ❑ Nominated Integrated ❑ Integrated ❑ Designated ❑ Crown

DCP: PCCPDCP **S.94:**

BCA Classification: Class 6

2. NUMERICAL STANDARDS

N/A

3. LIKELY IMPACT of the DEVELOPMENT *[Section 79C(1)(b)]*

3.1 Site Analysis *(constraints, opportunities, air & microclimate):*
The subject site is located on the northern side of Hassall Street. The site is 2054m2 and is occupied by an existing single storey double front federation style dwelling. Surrounding land use is City Core Zone (City Centre Precinct).

3.2 Siting & Design:
Use of premises to be used as a shop front office and showroom for a funeral business.
The site will not operate any mortuary preparation or chapel facilities.
One staff member is to be onsite.
Hours of operation are to be Monday to Sunday 9am – 9pm.

There is provision for off street parking for seven cars
The existing building is to be repainted with existing colours
Approval is sought for signage (2x1 metre sign located on a fence that encloses the verandah of the building, showing company name and contact details). It is considered that the proposed signage location is inappropriate and should be attached to the building.

3.3 Landscaping, tree removal, flora & fauna:
N/A.

3.4 Access, Traffic & Parking:
Parking is available onsite for up to seven cars. The proposal will not adversely impact the existing levels of access, traffic and parking.

3.5 Utilities/Infrastructure:
Existing connections to utilities will remain.

3.6 BCA Compliance:
No objections are raised to the proposal

3.7 Heritage Impacts:
N/A

3.8 Social & Economic Impact:
The proposal will have no negative social or economic impact.

3.9 Noise & Vibration:
The site is located within the City Core Zone (City Centre Precinct). The surrounding land use is of a similar nature; therefore the proposal will have no negative noise and vibration.

3.10 Water Management *(flooding, OSD, s.73 Certificate):*
The existing stormwater will remain as existing.

3.11 Soil Management/Contamination: *(acid sulphate, sediment & erosion control)*
N/A

3.12 Waste Minimisation/Management:
Condition imposed on the Development Consent to comply with Council requirements.

3.13 Security by Design:
Security measures will remain as existing.

3.14 Impacts during Construction:
No construction to take place.

3.15 ESD & The Cumulative Impact:
N/A

4. SUITABILITY of the SITE for the DEVELOPMENT *[S.79C(1)(c)]*

4.1 Does the Proposal Integrate into the Locality ?
The proposal will not have a detrimental impact on the locality. The proposed is for the use of an existing building to suit the new business and is considered to be acceptable.

4.2 Is the Proposal appropriate for the Site ? *(alternatives/options)*
The proposed development is considered appropriate for the site.

5. PUBLIC INTEREST *[S.79C(1)(d) & (e)]*

The proposal was not notified as it is located in the City Core Zone (City Centre Precinct), with no residences located nearby.
The proposal is considered to be in the public interest.

6. RECOMMENDATION

Conclusion:
The subject application seeks approval for the use of an existing building as a shop front office and showroom for a funeral business.
The application be approved subject to conditions and the relocation of proposed signage.

Conditions: Attached ☑ Free form conditions attached

Report prepared by: Nicholas Clarke **Signature:** [redacted] **Town Planner**	**Date:** 17/11/04
I have read the S79C assessment worksheet and endorse the manner in which the development application has been assessed. I concur with the recommendation and determine this application under **Delegated Authority No.** PB 006 **I authorise the Town Planner whose name appears above to sign all plans and paperwork relation to this determination.** **Name:** Brad Delapierre **Signature:** [redacted] **Peer Reviewer**	**Date:** 18/11/04