

NOTES

LOT AREAS AND BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS AVAILABLE AT NSW LAND REGISTRY SERVICES (NSW LRS). NO BOUNDARY SURVEY OR INVESTIGATION HAS BEEN MADE AND NO BOUNDARIES HAVE BEEN MARKED. ACCORDINGLY THE POSITION OF IMPROVEMENTS RELATIVE TO BOUNDARIES SHOWN HEREON IS DIAGRAMMATIC ONLY.

BEARINGS SHOWN ON THIS PLAN ARE ORIENTATED TO MGA NORTH VIDE DP 1240854. IF SHADOW DIAGRAMS ARE TO BE CALCULATED THEY MUST BE CALCULATED USING TRUE NORTH.

THE BOUNDARY LOCATIONS SHOWN ON THIS PLAN ARE PROVISIONAL AND SUBJECT TO FURTHER SURVEY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED ON THIS SURVEY. AN UNDERGROUND SERVICES TRACE HAS NOT BEEN UNDERTAKEN.

WHERE THE EXACT LOCATION OF UNDERGROUND SERVICES IS CRITICAL TO THE DESIGN OR CONSTRUCTION THE RELEVANT PARTY SHOULD ARRANGE TO HAVE AN UNDERGROUND SERVICES TRACE CARRIED OUT TO CONFIRM THE SERVICES EXACT LOCATION. IN THIS REGARD ALL PARTIES SHOULD DIAL BEFORE THEY DIG.

CONTOUR INTERVAL 1.0m MAJOR, 0.5m MINOR.

0.3 TRUNK DIAMETER/3m RADIUS/8m HEIGHT
27.63 RL AT BASE OF TREE
TREE SIZES ARE ESTIMATES ONLY



LEGEND

E ELECTRICITY
S SEWER
T TELECOMMUNICATION
W WATER

COMMS - COMMUNICATIONS PIT
FL - FLOOR LEVEL
HYD - HYDRANT
KO - KERB OUTLET
LP - LIGHT POLE
RWB - RETAINING WALL BOTTOM
RWT - RETAINING WALL TOP
SV - STOP VALVE
TG - TOP OF GUTTER
WM - WATER METER

DIAL BEFORE YOU DIG

0 2 4 6 8 10 20
SCALE 1:200

This plan has been prepared to satisfy the project specific brief provided by the client nominated in the title block and should not be relied upon by any third party.

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APPROVED

Amendments		
ISSUE	DATE	DETAILS
INITIAL	03-10-2018	
1	13-11-2018	ADDITIONAL ADJOINING DETAIL ADDED
2	19-01-2019	AS CLOUDED
3	18-01-2019	ADDITIONAL ADJOINING DETAIL ADDED AS CLOUDED

PLAN:

SHOWING DETAIL AND LEVELS
AT No.2B-6 HASSALL STREET, PARRAMATTA
BEING LOT 22 IN DP 608861, LOT 62 IN DP 1006215 AND
LOT 7 IN DP 128820

LGA:

PARRAMATTA

SUBURB:

PARRAMATTA

ORIGIN:

SSM 44977
RL 8.285 AHD
CLASS LB, ORDER L2
SCIMS 21/09/2018

REDUCTION RATIO:

1:200

DATUM:

AHD

DATE OF SURVEY:

25-09-2018

SURVEYED BY:

MH

DRAWN BY:

LL

THIS PLAN HAS BEEN PREPARED IN SUPPORT OF AN EARLY WORKS DEVELOPMENT APPLICATION (DA) AT 2B-6 HASSALL STREET, PARRAMATTA. SPECIFICALLY, THE PROPOSED DEVELOPMENT COMPRISES:

- DEMOLITION OF EXISTING STRUCTURES ON SITE, INCLUDING:
 - A TWO STOREY COMMERCIAL BUILDING WITH A REAR AT GRADE CAR PARK; AND
 - A THREE STOREY RESIDENTIAL FLAT BUILDING.
- ERECTION OF TYPE A AND TYPE B HOARDING STRUCTURE TO HASSALL STREET.

THE PROPOSAL RELATES TO THE BROADER SITE REDEVELOPMENT PLAN WHICH INCLUDES A FUTURE MIXED-USE DEVELOPMENT COMPRISING A TERTIARY INSTITUTION, COMMERCIAL AND RETAIL USES. THE FUTURE DEVELOPMENT IS CLASSIFIED AS STATE SIGNIFICANT DEVELOPMENT AND WILL BE SUBJECT OF SEPARATE DA FOLLOWING THE COMPLETION OF AN ARCHITECTURAL DESIGN COMPETITION. THE BENEFITS OF THIS APPROACH WOULD ALLOW THE EXPEDITED LOCAL ASSESSMENT AND DETERMINATION OF AN APPLICATION FOR THESE ADDITIONAL 'EARLY WORKS', WHICH ARE KEY TO ENSURING THE DEVELOPMENT CAN PROCEED ACCORDING TO THE TIMELINE FOR PROJECT COMPLETION IN Q1 2021.

THIS PLAN IS FOR THE EXCLUSIVE USE OF
**THE TRUSTEE
FOR CHOF5 HASSALL
STREET TRUST**

PLAN REFERENCE
6083-DET

A1

ISSUE

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