

2nd December, 2020

Director – Transport Assessments  
Department of Planning, Industry and Environment  
Locked Bag 5022,  
PARRAMATTA, NSW 2124



Dear Sir/Madam,

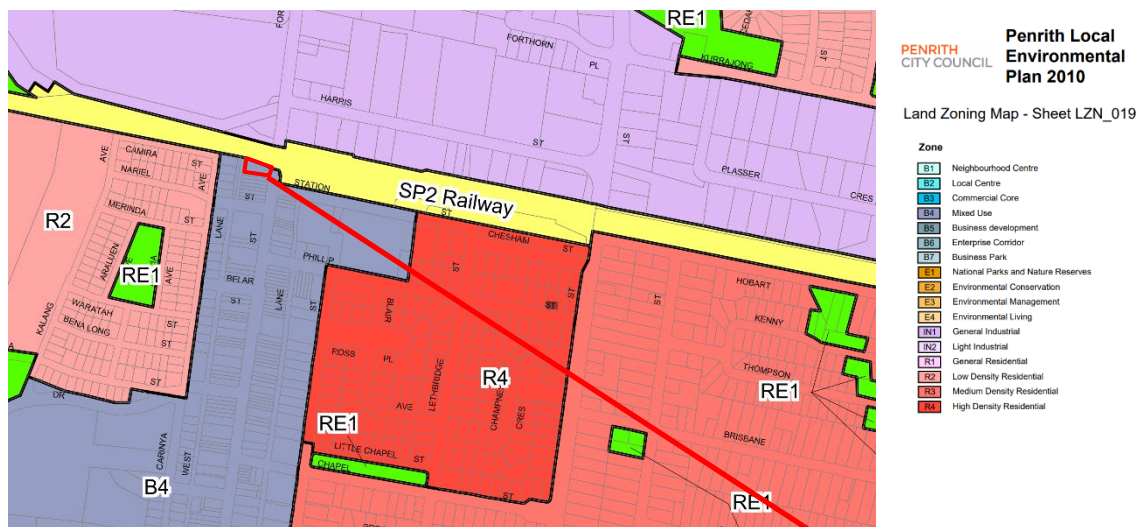
### State Significant Infrastructure - Sydney Metro - Western Sydney Airport

**Land potentially impacted:** 1-7 Queen Street ST MARYS NSW 2760

I refer to the above matter and advise that the development applicant for the above premises have engaged **HDC Planning** to make a submission their behalf as the development site is potentially impacted upon by the proposed Sydney Metro. In this regard we provide the following for your consideration.

### Subject Land

The subject land is located within the Saint Marys Town Centre in close proximity to the proposed St Marys station entrances and directly above proposed metro tunnels. The subject land is shown in the figures below



**Figure 1:** Subject site and land use zone B4- Mixed use

Subject Land

PLANNING

APPROVALS

DEVELOPMENT



**Figure 2:** Subject site, 1-7 Queen Street, St. Marys

Subject Land

### Development Proposal

A proposal has been presented to Penrith City Council for the redevelopment of the subject site for the purposes of a mixed use development comprising:

- basement car parking;
- ground floor commercial premises; and
- shop top housing.

A preliminary elevation and section is provided below.

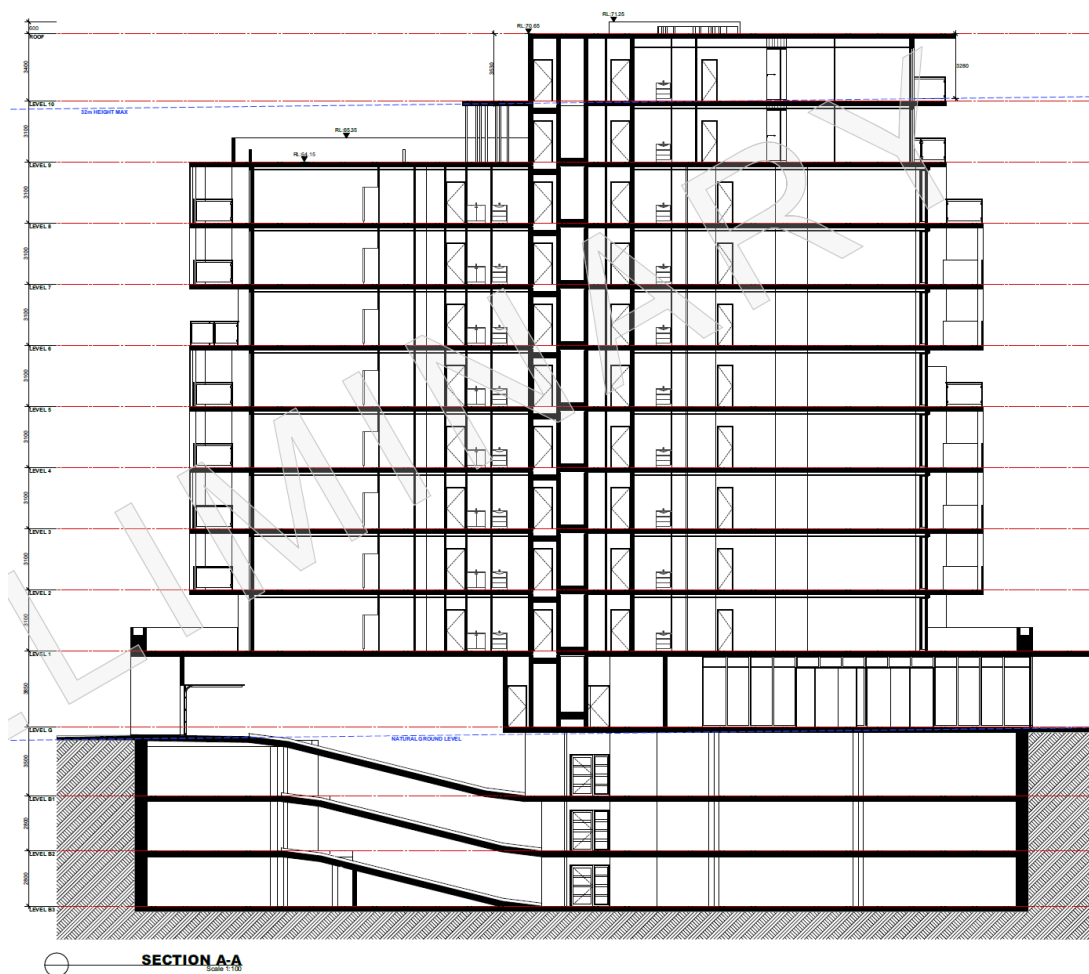


**Figure 3:** Preliminary Elevations

**PLANNING**

**APPROVALS**

**DEVELOPMENT**



**Figure 4:** Preliminary section

**Note** that this proposal would rely upon three (3) levels of basement carparking to meet the needs of the future occupiers of the development.

#### Pre-lodgement advice from Penrith City Council

A copy of the development proposal as submitted to Council is attached to this submission.

The Council's advice relevant to the proposed Sydney Metro project is as follows:

*The proposal is considered premature in terms of the strategic direction for the area. The Sydney Metro - Western Sydney Airport Environmental Impact Statement (EIS) is currently under exhibition, which details that the St Marys Railway Station will be modified to support the transport interchange to the Western Sydney Airport. This transport interchange is identified as a regionally significant strategic centre.*

*This document identifies a plaza and metro station at the northern end of Queen Street and indicates that the metro line tunnels will transect the subject site.*

Our review of the exhibited material indicates that there is sufficient information to confirm that the proposed plaza and metro station will not limit the redevelopment of the subject site. However, the impact of the proposed metro tunnels it is unclear. That is, it seems that the proposed tunnels will pass under the subject site at a considerable depth. However, the depth has not been confirmed.

**PLANNING**

**APPROVALS**

**DEVELOPMENT**

In this regard, tunnel depth should be provided to enable those potentially affected to consider the potential for impact and ensure that building design makes provision for future tunnelling operations.

Council's suggestion that the consideration of development proposals in the St Marys locality be halted until the Metro Project has been finalised is not considered reasonable. The issue of key design parameters to enable development design in the vicinity of the Metro project to proceed in tandem with station and tunnel design. For instance, the issue of tunnel depths and clear identification of Metro project site boundaries/zone could be issued so that redevelopment within the St Marys town centre is not sterilised until the Metro Project is finalised.

If we can be of any further assistance, please feel free to contact me via email on [gilbert@hdcplanning.com.au](mailto:gilbert@hdcplanning.com.au) and on telephone number 0417 253 416.

Yours sincerely

**Haskew de Chalain**



Gilbert Blandin de Chalain MPIA

**Partner**



Building Designers & Consulting Civil & Structural Engineers

## PROPOSED MIXED USE DEVELOPMENT

Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

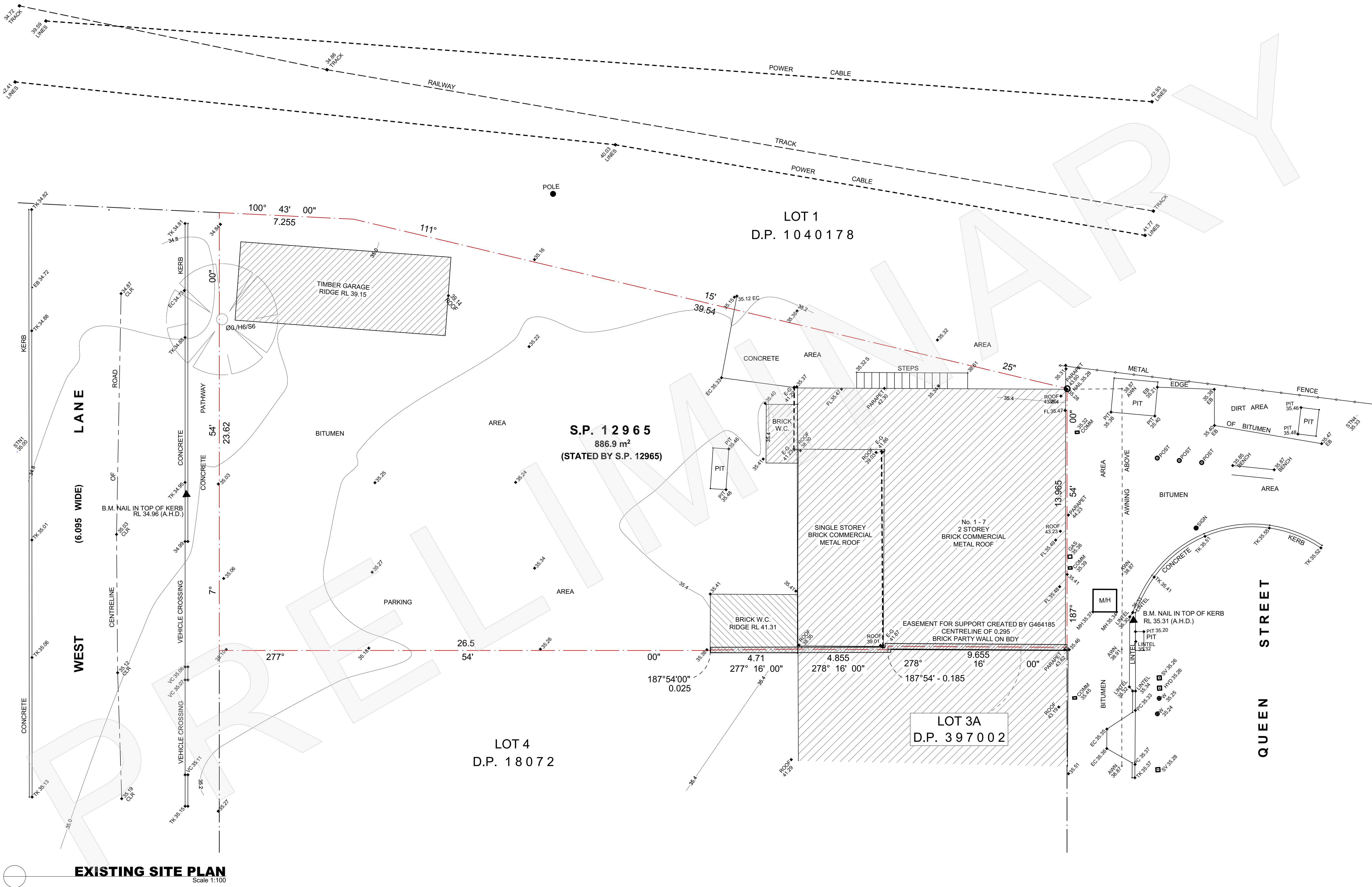
VALLANCE STREET PTY LTD

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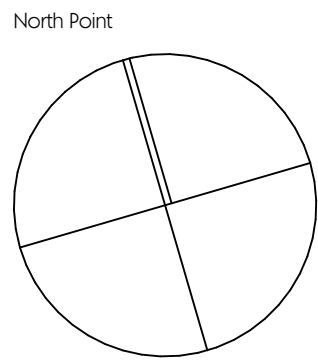


EXISTING SITE PLAN  
Scale 1:100

Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
P02	PRELIMINARY	24.08.2020	DR	CZ
P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

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PRELIMINARY 04  
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Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**EXISTING SITE PLAN**

Drawn  
DR

Checked  
CZ

Date  
JULY 2020

Activity Type  
SK

Job #  
1401-20

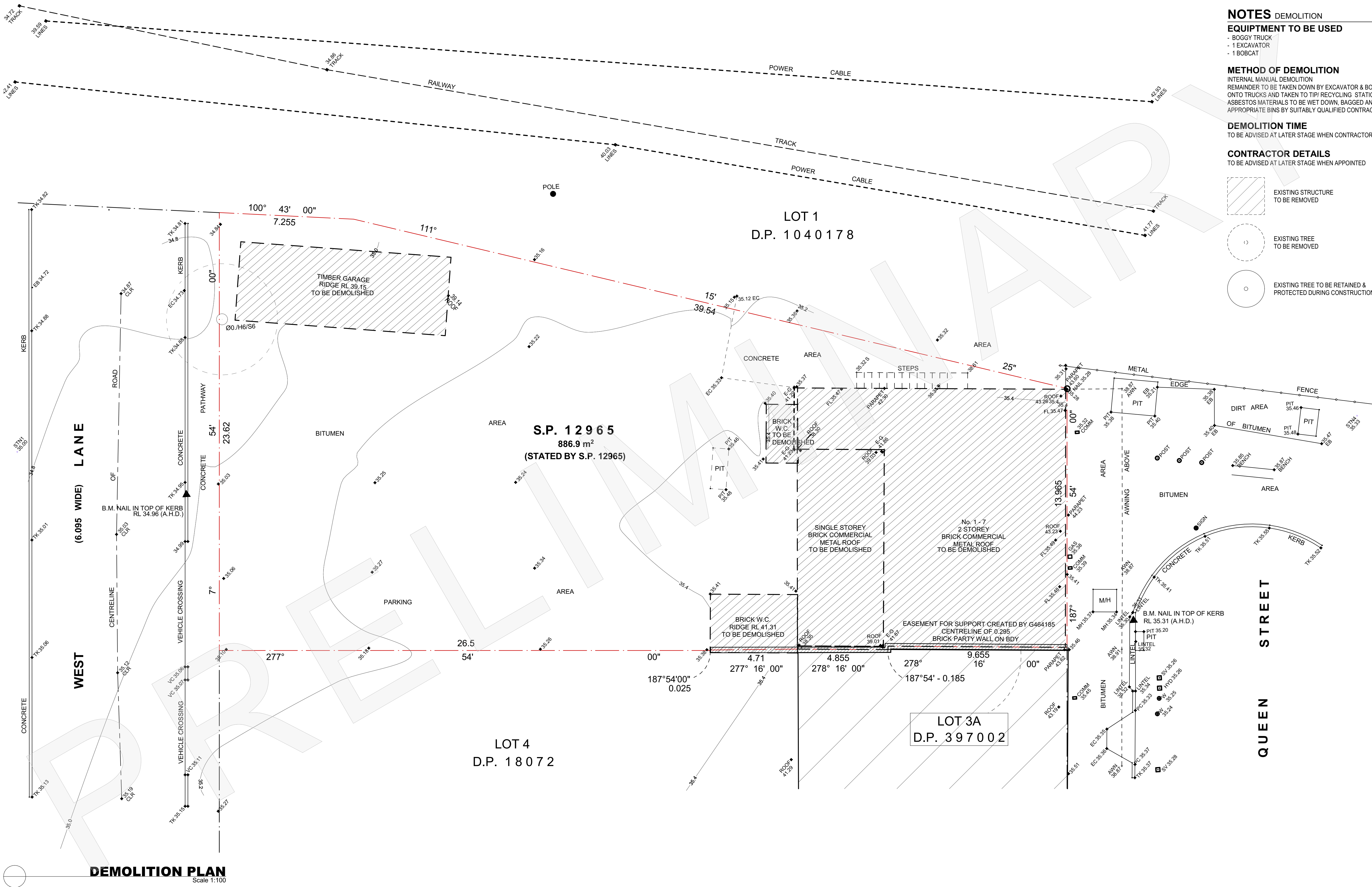
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AS SHOWN

Project #  
P5701

Sheet #  
A104

Issue  
**P04**





# NOTES DEMOLITION

## EQUIPMENT TO BE USED

- BOGGY TRUCK
- 1 EXCAVATOR
- 1 BOBCAT

## METHOD OF DEMOLITION

INTERNAL MANUAL DEMOLITION  
REMAINDER TO BE TAKEN DOWN BY EXCAVATOR & BOBCAT, LOADED ONTO TRUCKS AND TAKEN TO TIP/ RECYCLING STATIONS; ANY ASBESTOS MATERIALS TO BE WET DOWN, BAGGED AND PLACED IN APPROPRIATE BINS BY SUITABLY QUALIFIED CONTRACTORS

## DEMOLITION TIME

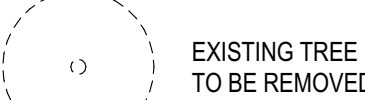
TO BE ADVISED AT LATER STAGE WHEN CONTRACTOR IS APPOINTED

## CONTRACTOR DETAILS

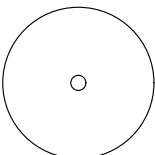
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EXISTING STRUCTURE  
TO BE REMOVED



EXISTING TREE  
TO BE REMOVED



EXISTING TREE TO BE RETAINED &  
PROTECTED DURING CONSTRUCTION

**DEMOLITION PLAN**  
Scale 1:100

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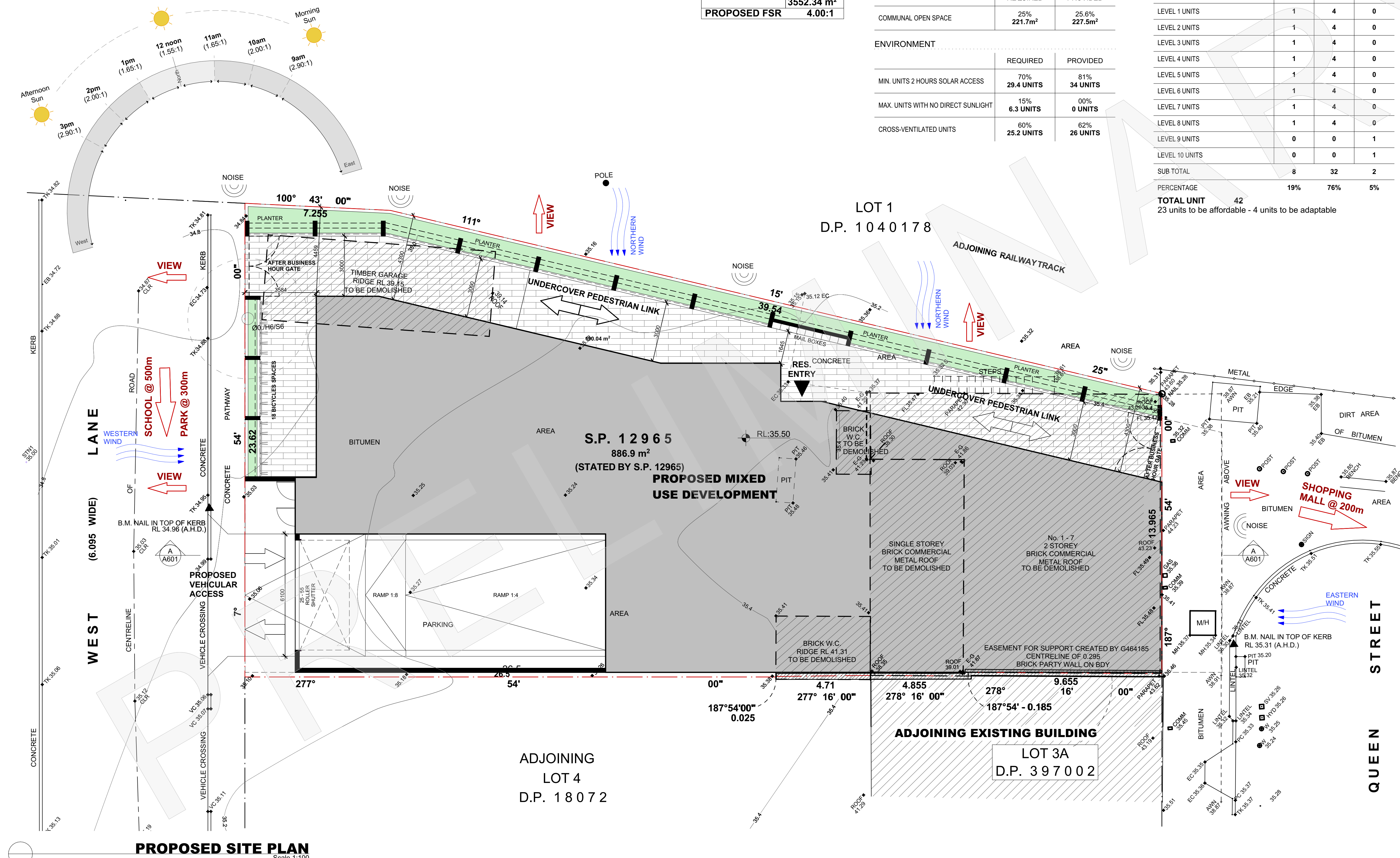
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Project #  
**P5701**

Sheet #  
**A105**

Issue  
**P04**





GROSS FLOOR AREA LEVELS		AREA
LEVEL G		197.38
LEVEL 1		387.16
LEVEL 2		387.16
LEVEL 3		387.16
LEVEL 4		387.16
LEVEL 5		387.16
LEVEL 6		387.16
LEVEL 7		387.16
LEVEL 8		387.16
LEVEL 9		128.84
LEVEL 10		128.84
		<b>3552.34 m<sup>2</sup></b>
<b>PROPOSED FSR</b>		<b>4.00:1</b>

CARPARKING REQUIREMENTS		REQ.	PROV.
1 SPACE x 30m <sup>2</sup> retail		184m <sup>2</sup> + 30 = <b>6.2</b>	
0.6 SPACE / 1 BED UNITS		8 x 0.6 = <b>4.8</b>	<b>8</b>
0.9 SPACE / 2 BED UNITS		32 x 0.9 = <b>28.8</b>	<b>32</b>
1.4 SPACES / 3 BED UNITS		2 x 1.4 = <b>2.8</b>	<b>4</b>
1 VISITOR x 5 UNITS		42 + 5 = <b>8.4</b>	<b>2</b>
NUMBER OF SPACES REQUIRED		<b>51</b>	
SPACES PROVIDED		<b>46</b>	

LANDSCAPING		REQUIRED	PROVIDED
COMMUNAL OPEN SPACE		25% <b>221.7m<sup>2</sup></b>	25.6% <b>227.5m<sup>2</sup></b>

ENVIRONMENT		REQUIRED	PROVIDED
MIN. UNITS 2 HOURS SOLAR ACCESS		70% <b>29.4 UNITS</b>	81% <b>34 UNITS</b>
MAX. UNITS WITH NO DIRECT SUNLIGHT		15% <b>6.3 UNITS</b>	00% <b>0 UNITS</b>
CROSS-VENTILATED UNITS		60% <b>25.2 UNITS</b>	62% <b>26 UNITS</b>

DEVELOPMENT DATA	
SITE AREA	
EXISTING SITE	<b>886.9m<sup>2</sup></b>
ZONE B4-MIXED USE HOB 32m	
FSR 3.5:1 FSR WITH 50% GFA AS PER AFFORDABLE RENTAL HOUSING 3.5 + 0.5 = 4.1	
UNIT BREAKDOWN	

	1 BED	2 BED	3 BED
GROUND LEVEL COMMERCIAL	183.84m <sup>2</sup>	-	-
LEVEL 1 UNITS	1	4	0
LEVEL 2 UNITS	1	4	0
LEVEL 3 UNITS	1	4	0
LEVEL 4 UNITS	1	4	0
LEVEL 5 UNITS	1	4	0
LEVEL 6 UNITS	1	4	0
LEVEL 7 UNITS	1	4	0
LEVEL 8 UNITS	1	4	0
LEVEL 9 UNITS	0	0	1
LEVEL 10 UNITS	0	0	1
SUB TOTAL	8	32	2
PERCENTAGE	19%	76%	5%
TOTAL UNIT	42		
23 units to be affordable - 4 units to be adaptable			

UNIT SCHEDULE			
LEVEL	UNIT #	ZONE NAME	AREA
LEVEL 1			
AFFORDABLE	L1.01	2 BED UNIT	77.71
	L1.01	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
AFFORDABLE	L1.02	2 BED UNIT	82.49
	L1.02	P.O.S.	72.41
			<b>154.88 m<sup>2</sup></b>
ADAPTABLE	L1.03	1 BED UNIT	53.19
	L1.03	P.O.S.	17.03
			<b>70.22 m<sup>2</sup></b>
AFFORDABLE	L1.04	2 BED UNIT	70.28
	L1.04	P.O.S.	31.80
			<b>102.08 m<sup>2</sup></b>
AFFORDABLE	L1.05	2 BED UNIT	78.91
	L1.05	P.O.S.	51.32
			<b>130.23 m<sup>2</sup></b>
LEVEL 2			
AFFORDABLE	L2.06	2 BED UNIT	77.71
	L2.06	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
AFFORDABLE	L2.07	2 BED UNIT	82.49
	L2.07	P.O.S.	19.01
			<b>101.50 m<sup>2</sup></b>
ADAPTABLE	L2.08	1 BED UNIT	53.19
	L2.08	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
AFFORDABLE	L2.09	2 BED UNIT	70.28
	L2.09	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
AFFORDABLE	L2.10	2 BED UNIT	78.91
	L2.10	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 3			
AFFORDABLE	L3.11	2 BED UNIT	77.71
	L3.11	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
AFFORDABLE	L3.12	2 BED UNIT	82.49
	L3.12	P.O.S.	19.01
			<b>101.50 m<sup>2</sup></b>
ADAPTABLE	L3.13	1 BED UNIT	53.19
	L3.13	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
AFFORDABLE	L3.14	2 BED UNIT	70.28
	L3.14	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
AFFORDABLE	L3.15	2 BED UNIT	78.91
	L3.15	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 4			
AFFORDABLE	L4.16	2 BED UNIT	77.71
	L4.16	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
AFFORDABLE	L4.17	2 BED UNIT	82.49
	L4.17	P.O.S.	19.01
			<b>101.50 m<sup>2</sup></b>
ADAPTABLE	L4.18	1 BED UNIT	53.19
	L4.18	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
AFFORDABLE	L4.19	2 BED UNIT	70.28
	L4.19	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
AFFORDABLE	L4.20	2 BED UNIT	78.91
	L4.20	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 5			
AFFORDABLE	L5.21	2 BED UNIT	77.71
	L5.21	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
AFFORDABLE	L5.22	2 BED UNIT	82.49
	L5.22	P.O.S.	19.01
			<b>101.50 m<sup>2</sup></b>
AFFORDABLE	L5.23	1 BED UNIT	53.19
	L5.23	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
	L5.24	2 BED UNIT	70.28
	L5.24	P.O.S.	16.97
			<b>87.25 m<sup>2</sup></b>
	L5.25	2 BED UNIT	78.91
	L5.25	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 6			
	L6.26	2 BED UNIT	77.71
	L6.26	P.O.S.	13.34
			<b>91.25 m<sup>2</sup></b>
	L6.27	2 BED UNIT	82.49
	L6.27	P.O.S.	20.30
			<b>102.79 m<sup>2</sup></b>
	L6.28	1 BED UNIT	53.19
	L6.28	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
	L6.29	2 BED UNIT	70.28
	L6.29	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
	L6.30	2 BED UNIT	78.91
	L6.30	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 7			
	L7.31	2 BED UNIT	77.71
	L7.31	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
	L7.32	2 BED UNIT	82.49
	L7.32	P.O.S.	18.96
			<b>101.45 m<sup>2</sup></b>
	L7.33	1 BED UNIT	53.19
	L7.33	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
	L7.34	2 BED UNIT	70.28
	L7.34	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
	L7.35	2 BED UNIT	78.91
	L7.35	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 8			
	L8.36	2 BED UNIT	77.71
	L8.36	P.O.S.	13.30
			<b>91.01 m<sup>2</sup></b>
	L8.37	2 BED UNIT	82.49
	L8.37	P.O.S.	18.96
			<b>101.45 m<sup>2</sup></b>
	L8.38	1 BED UNIT	53.19
	L8.38	P.O.S.	8.66
			<b>61.85 m<sup>2</sup></b>
	L8.39	2 BED UNIT	70.28
	L8.39	P.O.S.	16.06
			<b>86.34 m<sup>2</sup></b>
	L8.40	2 BED UNIT	78.91
	L8.40	P.O.S.	10.42
			<b>89.33 m<sup>2</sup></b>
LEVEL 9			
	L9.41	3 BED UNIT	111.99
	L9.41	P.O.S.	56.58
			<b>168.57 m<sup>2</sup></b>
LEVEL 10			
	L10.42	3 BED UNIT	111.99
	L10.42	P.O.S.	56.58
			<b>168.57 m<sup>2</sup></b>

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Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**SITE PLAN & DEVELOPMENT DETAILS**

Drawn  
DR

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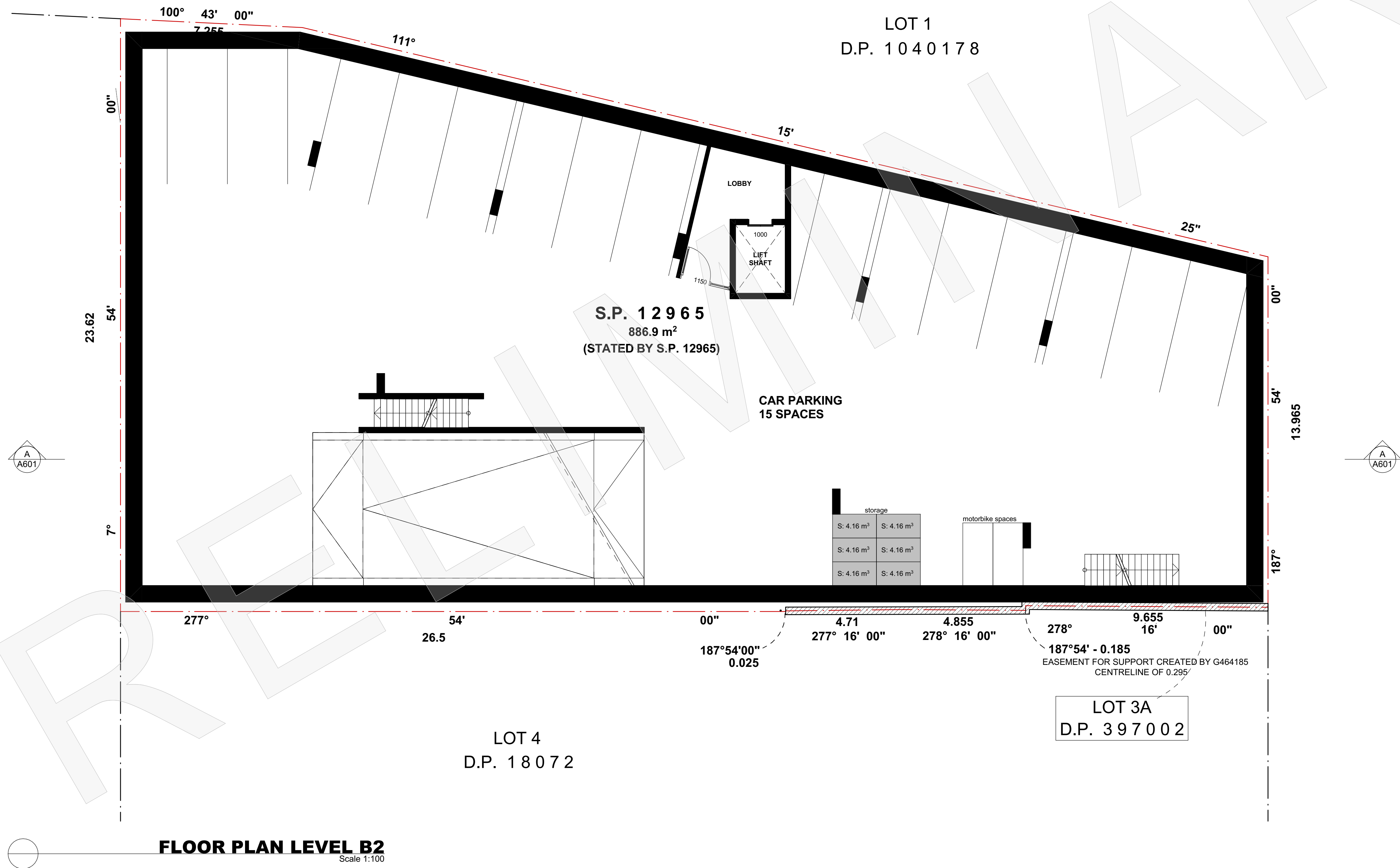
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A107

Issue  
**P04**









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Title  
**FLOOR PLAN**

Drawn  
DR

Checked  
CZ

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Activity Type  
SK

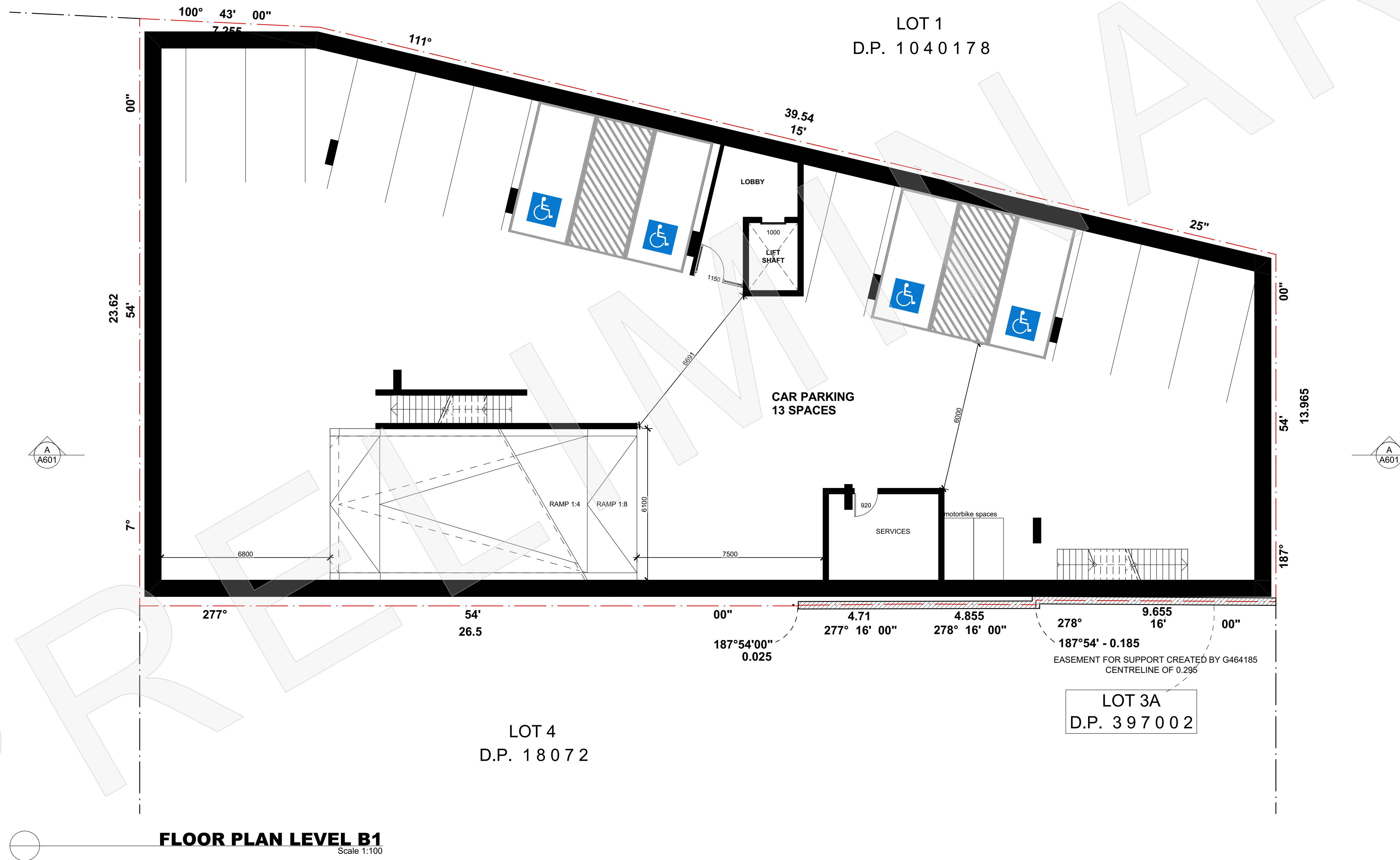
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Scale @ A1  
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Project #  
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Sheet #  
A202

Issue  
**P04**

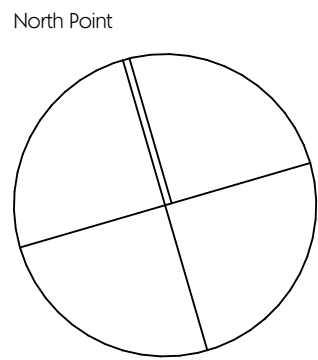


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P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

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**PRELIMINARY 04**  
**DATE: 16.10.2020**

**ALGORRY ZAPPIA & ASSOCIATES** PTY. LTD.  
Building Designers & Consulting Civil & Structural Engineers

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P.O. Box 825, Liverpool Business Centre, NSW 1871  
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e admin@algorryzappia.com.au  
w www.algorryzappia.com.au

ABN 43 064 952 692

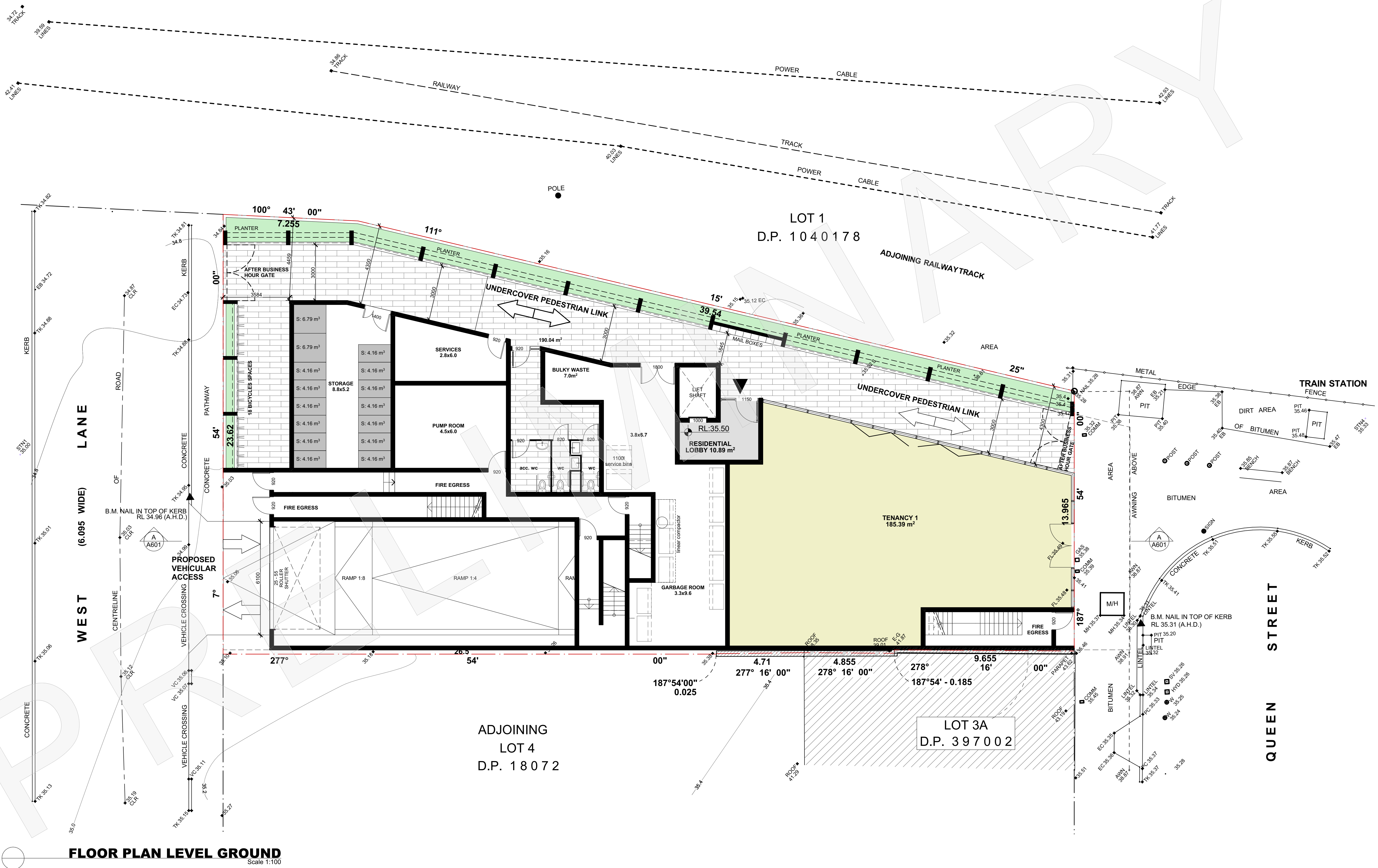
Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**FLOOR PLAN**

Drawn DR	Checked CZ	Date JULY 2020
Activity Type SK	Job # 1401-20	Scale @ A1 AS SHOWN
Project # P5701	Sheet # A203	Issue <b>P04</b>



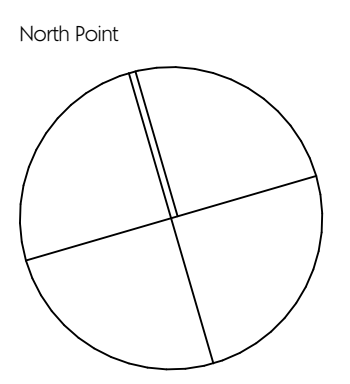


FLOOR PLAN LEVEL GROUND  
Scale 1:100

Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
P02	PRELIMINARY	24.08.2020	DR	CZ
P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

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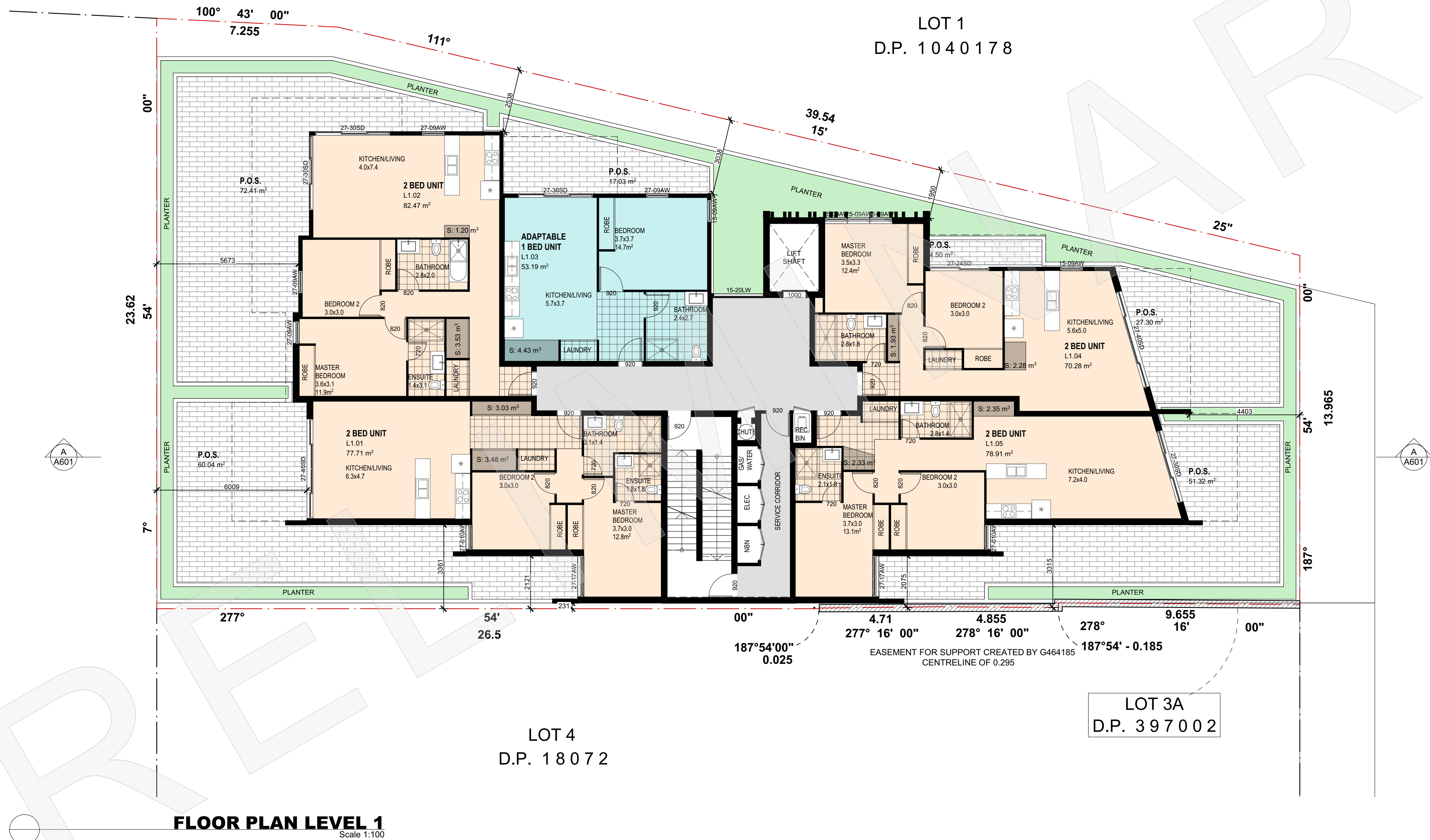
Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**FLOOR PLAN**

Drawn DR	Checked CZ	Date JULY 2020
Activity Type SK	Job # 1401-20	Scale @ A1 AS SHOWN
Project # P5701	Sheet # A204	Issue <b>P04</b>



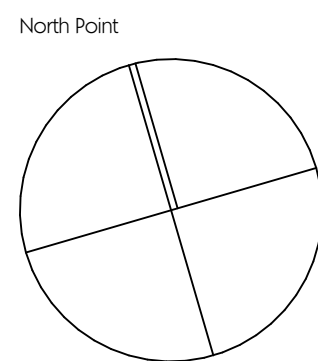


Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
P02	PRELIMINARY	24.08.2020	DR	CZ
P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

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Project

PROPOSED MIXED USE DEVELOPMENT  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client

VALLANCE STREET PTY LTD

Title

FLOOR PLAN

Drawn  
DR

Checked  
CZ

Date  
JULY 2020

Activity Type  
SK

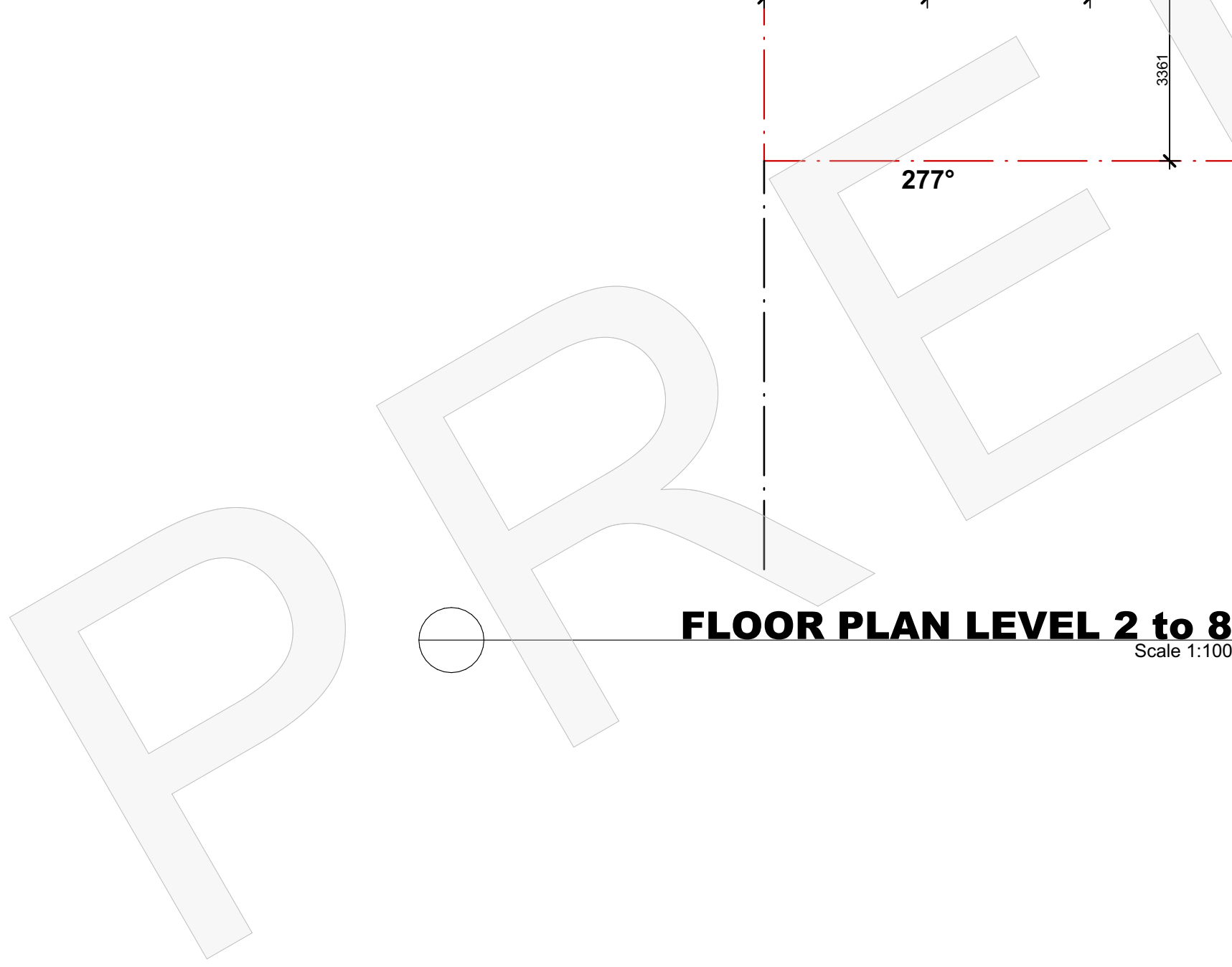
Job #  
1401-20

Scale @ A1  
AS SHOWN

Project #  
P5701

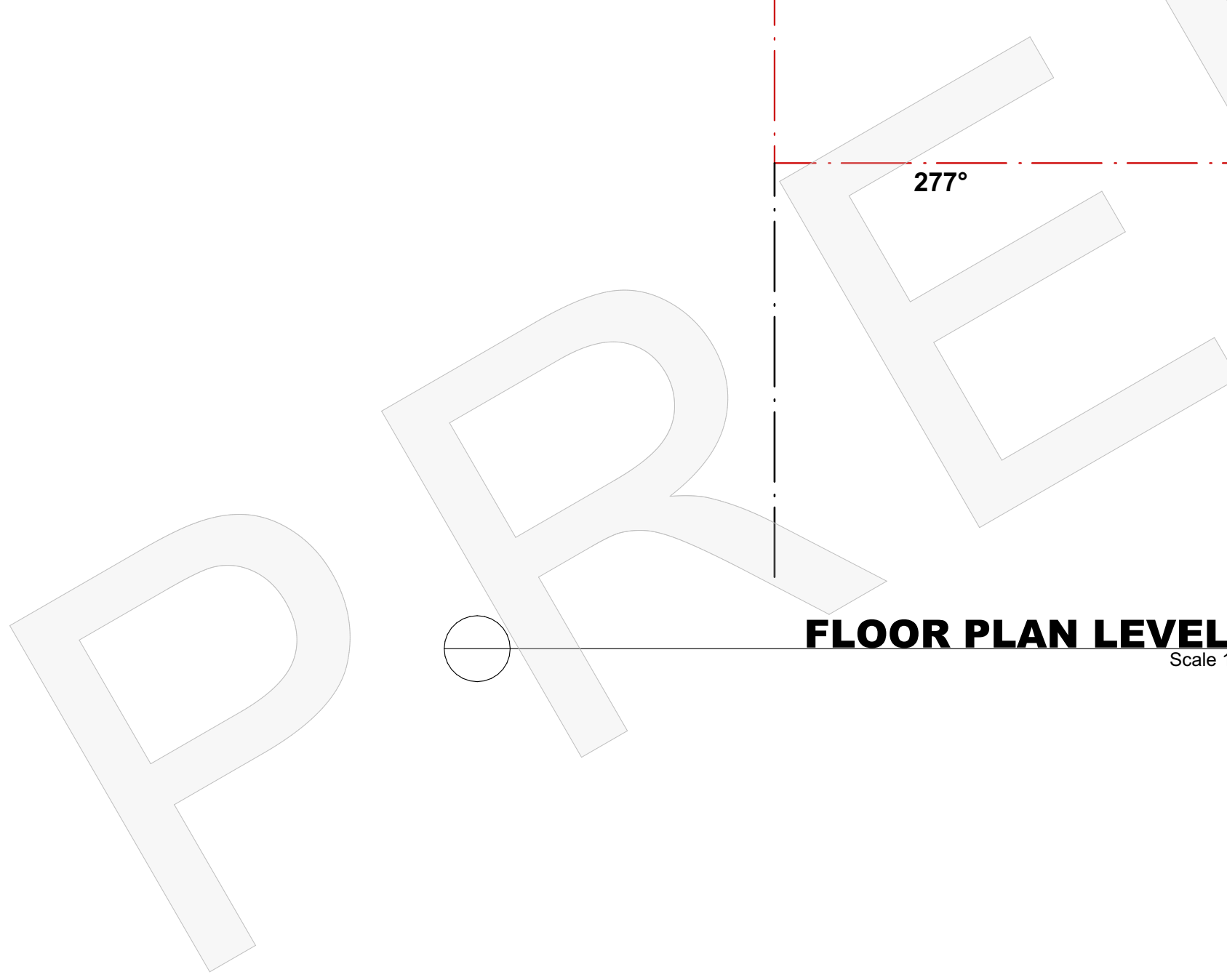
Sheet #  
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Issue  
P04



Project #	Sheet #	Issue
P5701	A206	P04

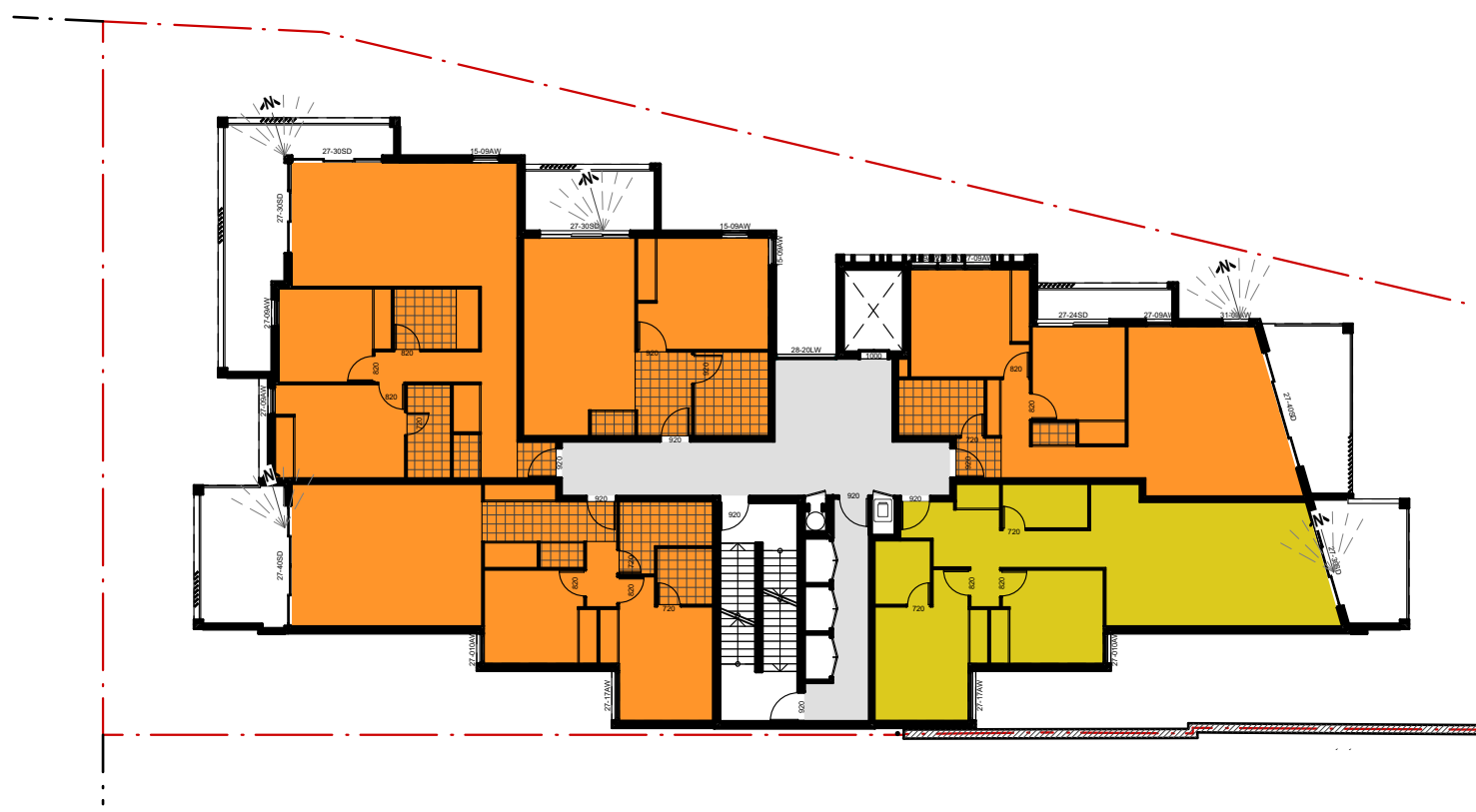




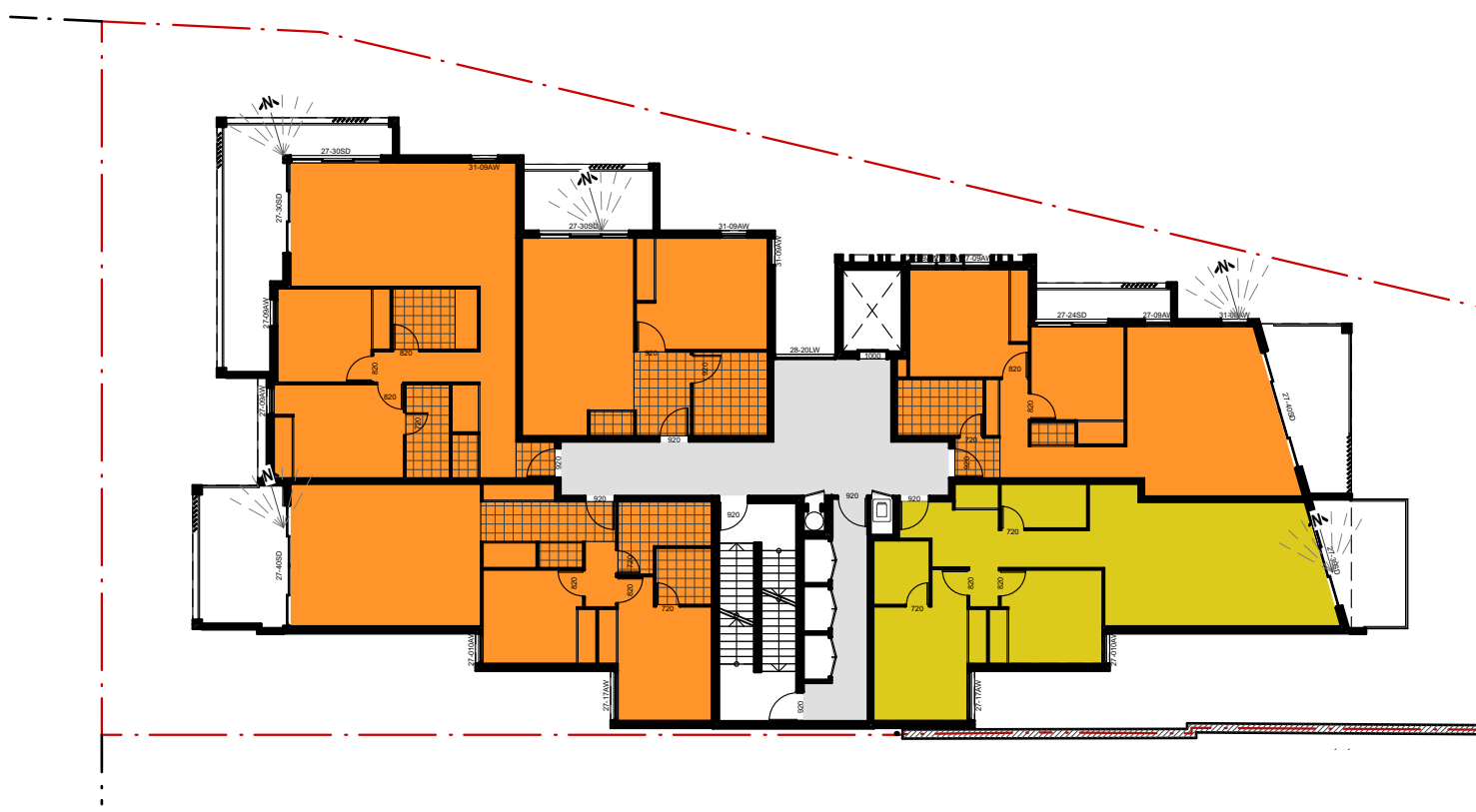
Project #	Sheet #	Issue
P5701	A207	P04



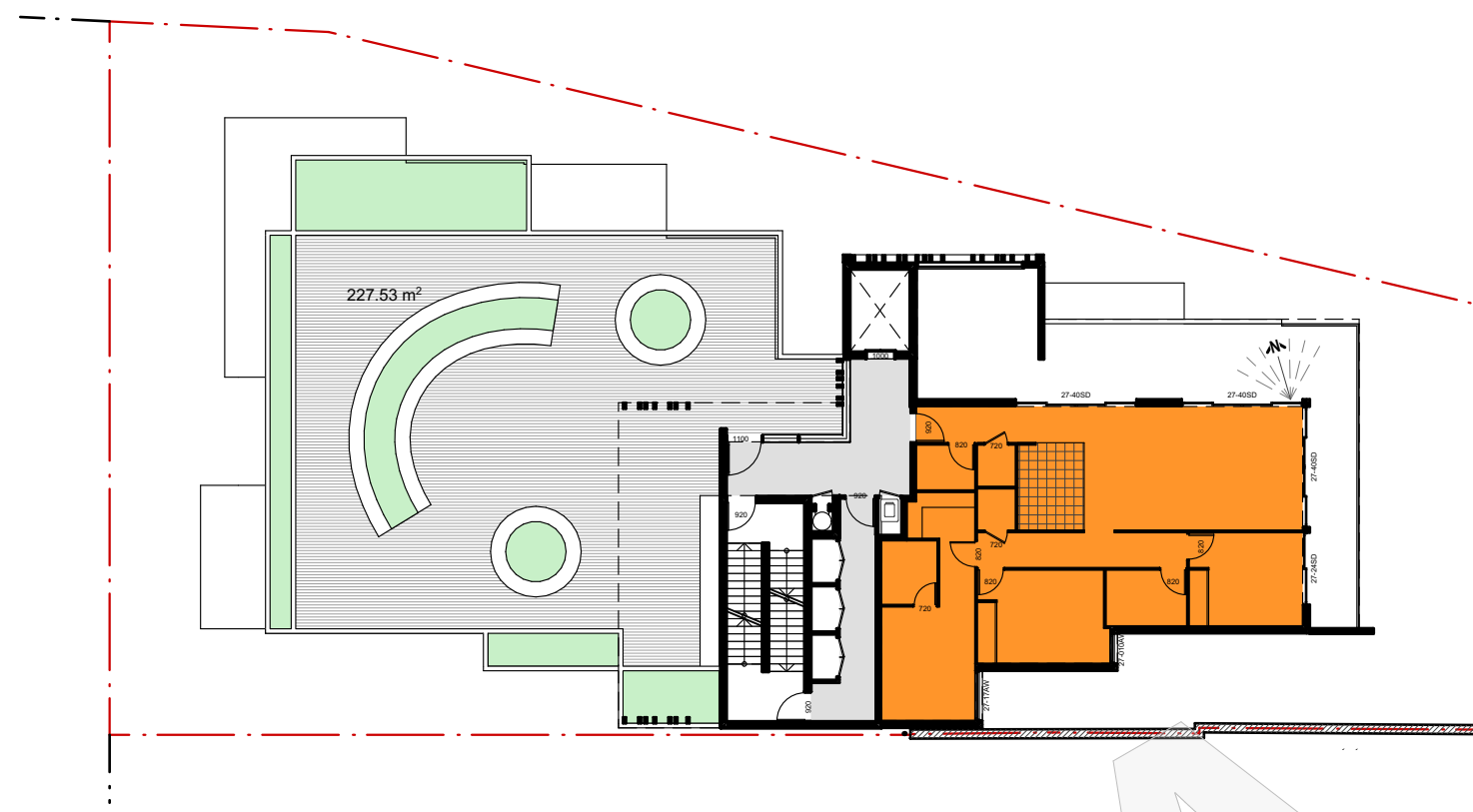




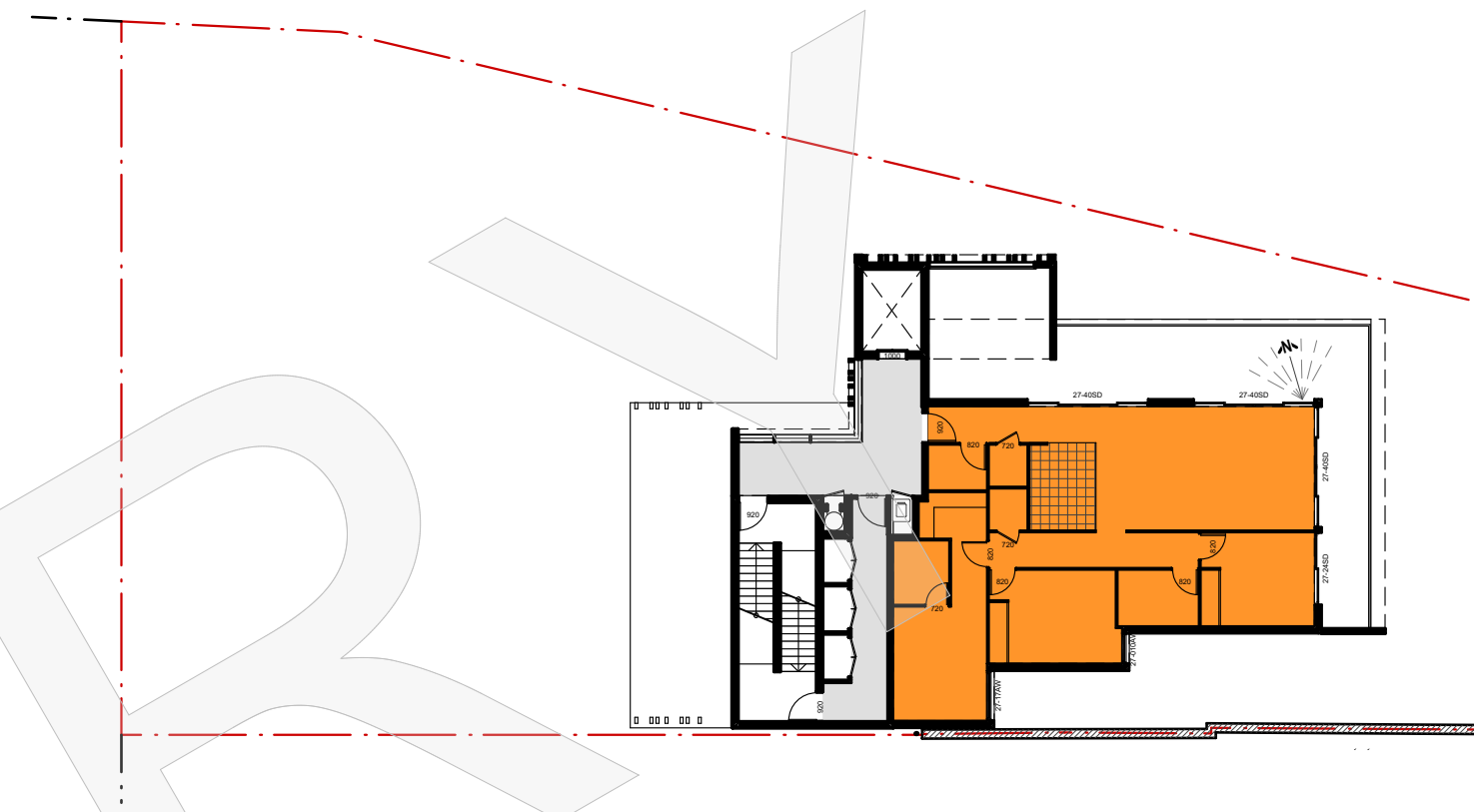
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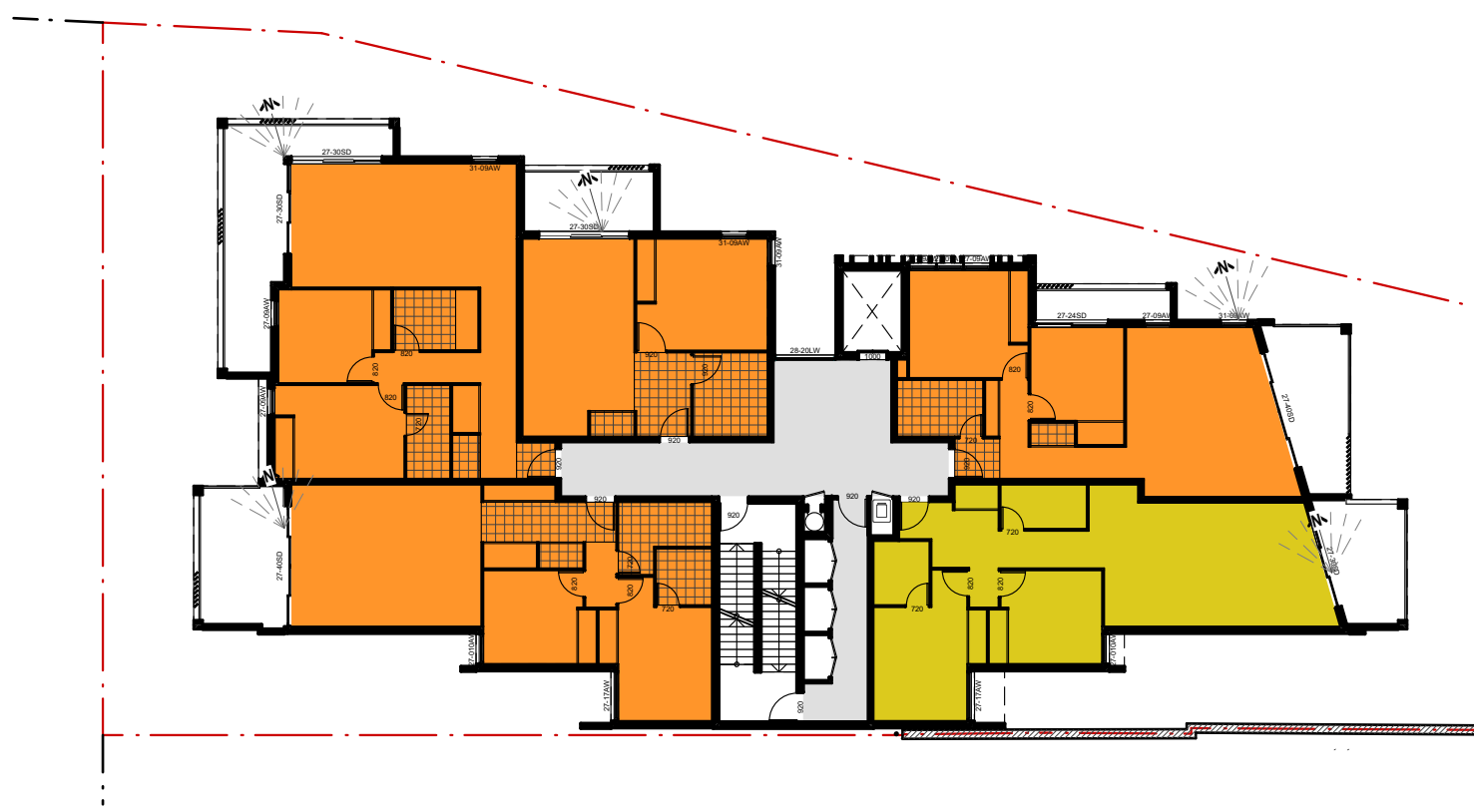
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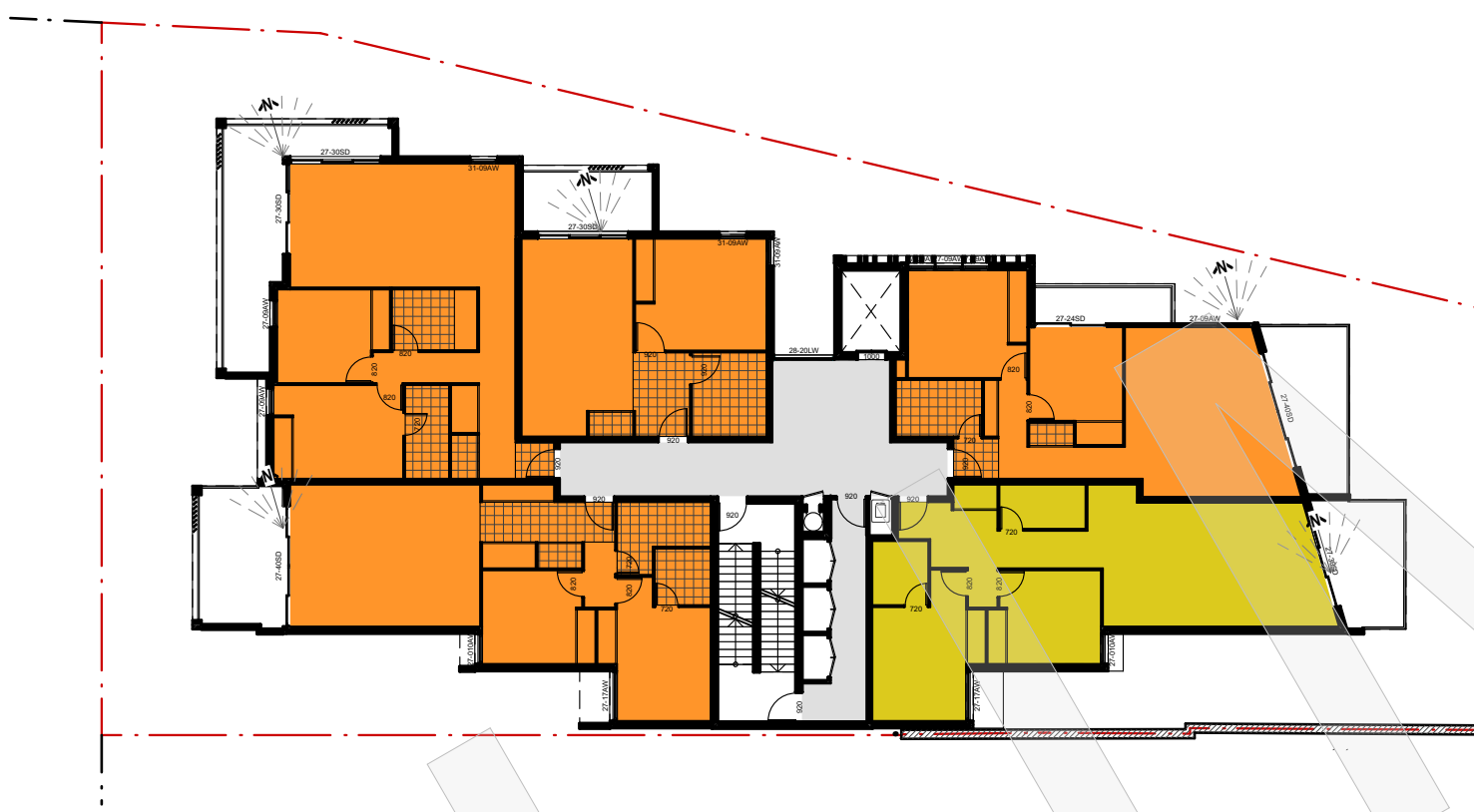
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Scale 1:250



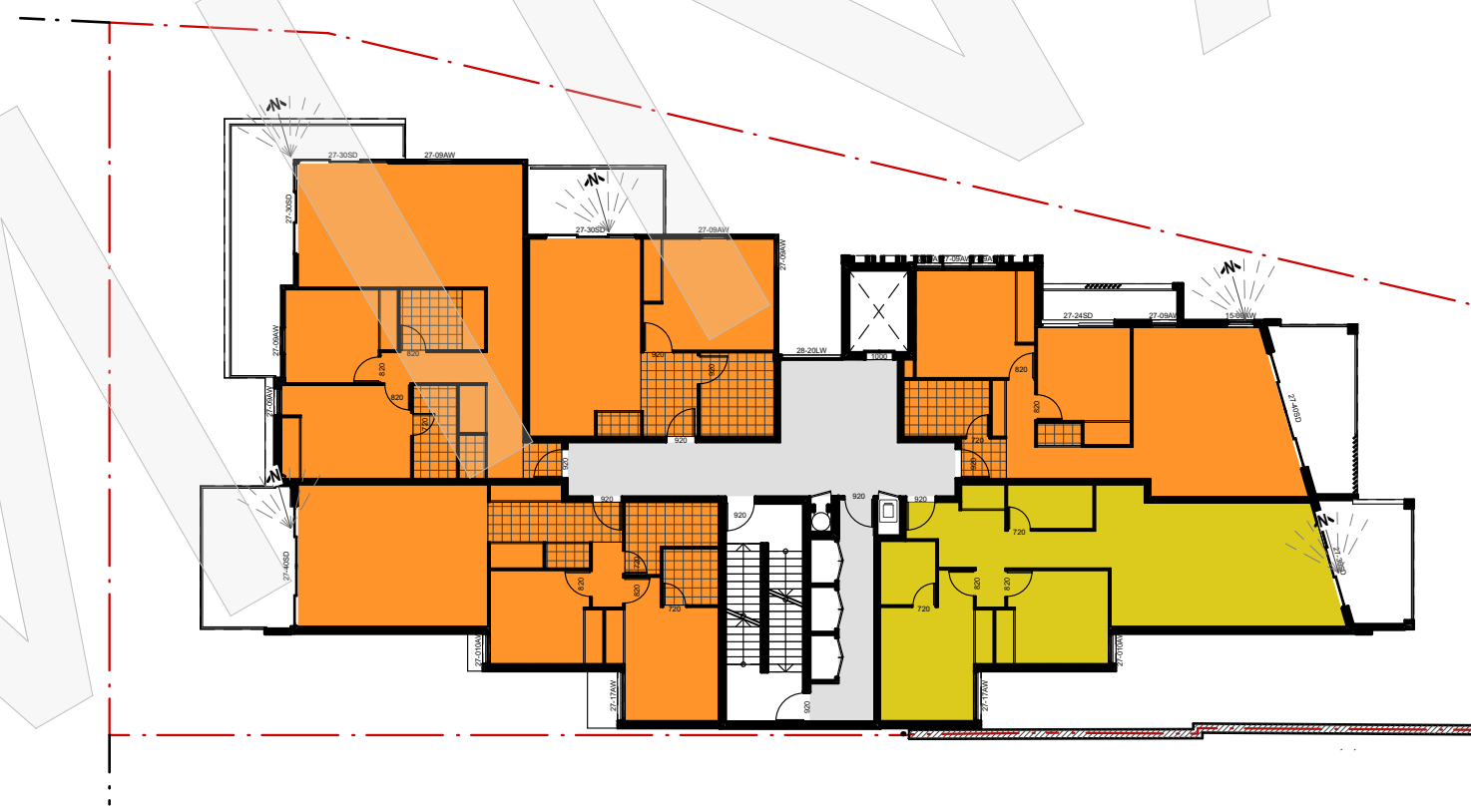
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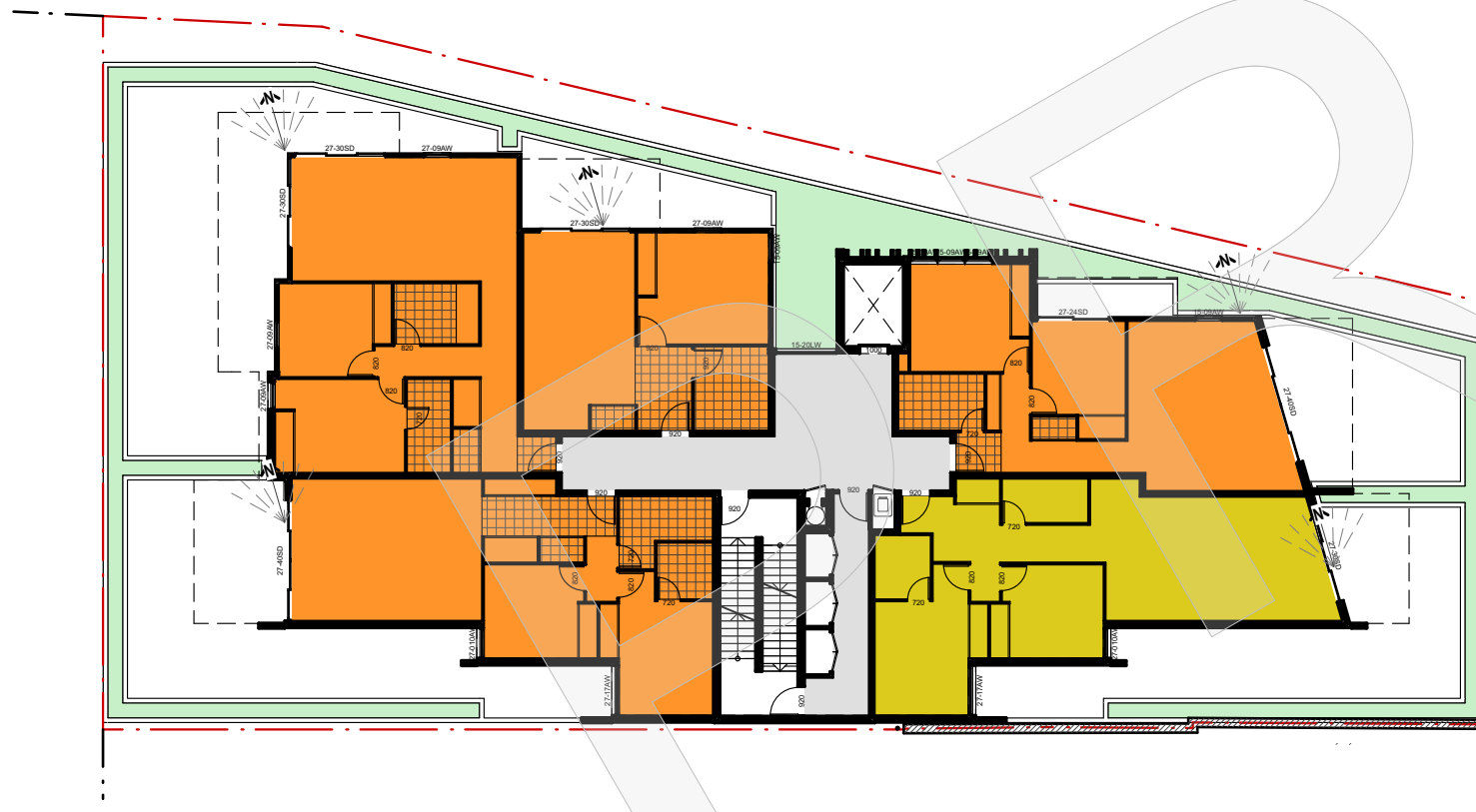
**LEVEL 4**  
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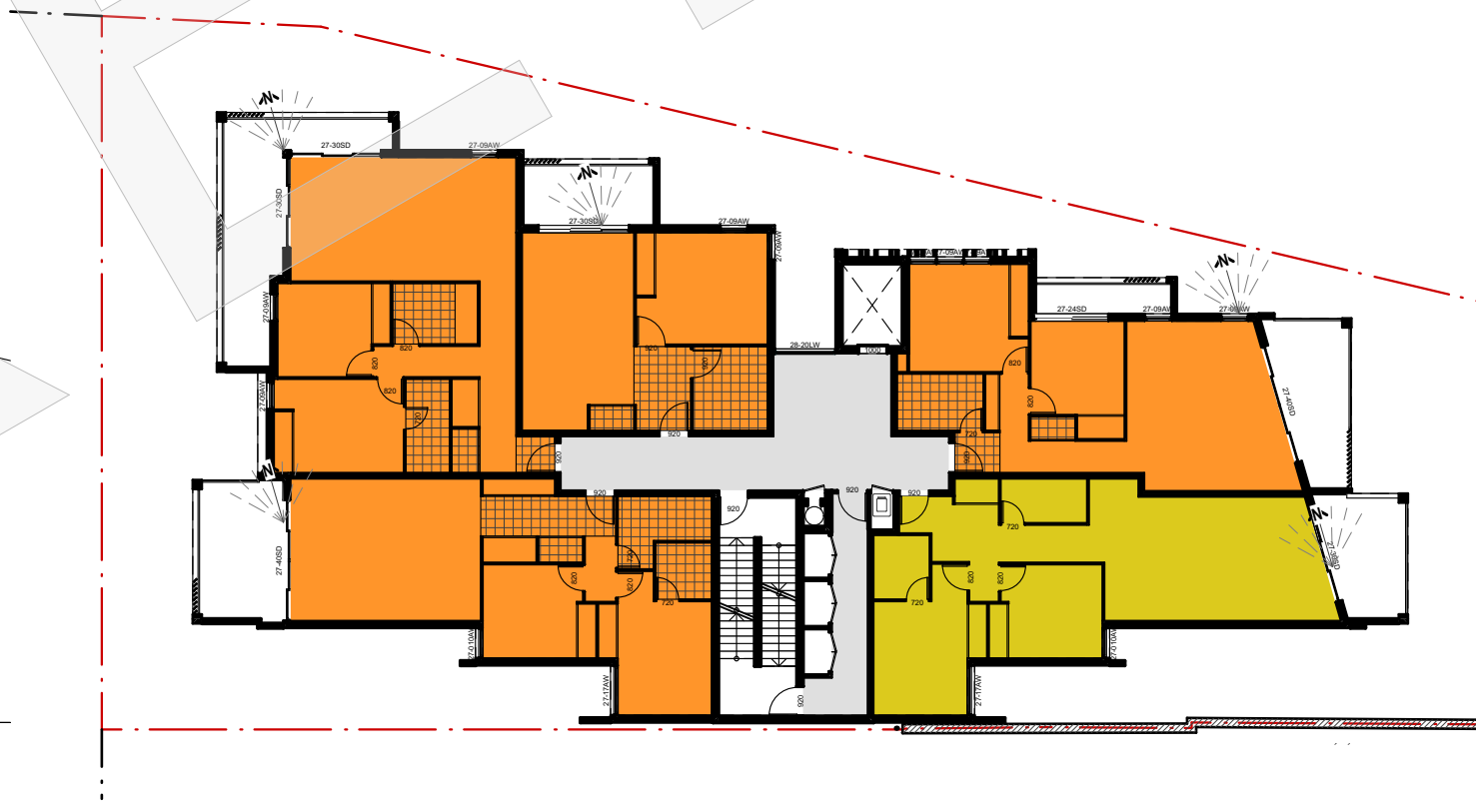
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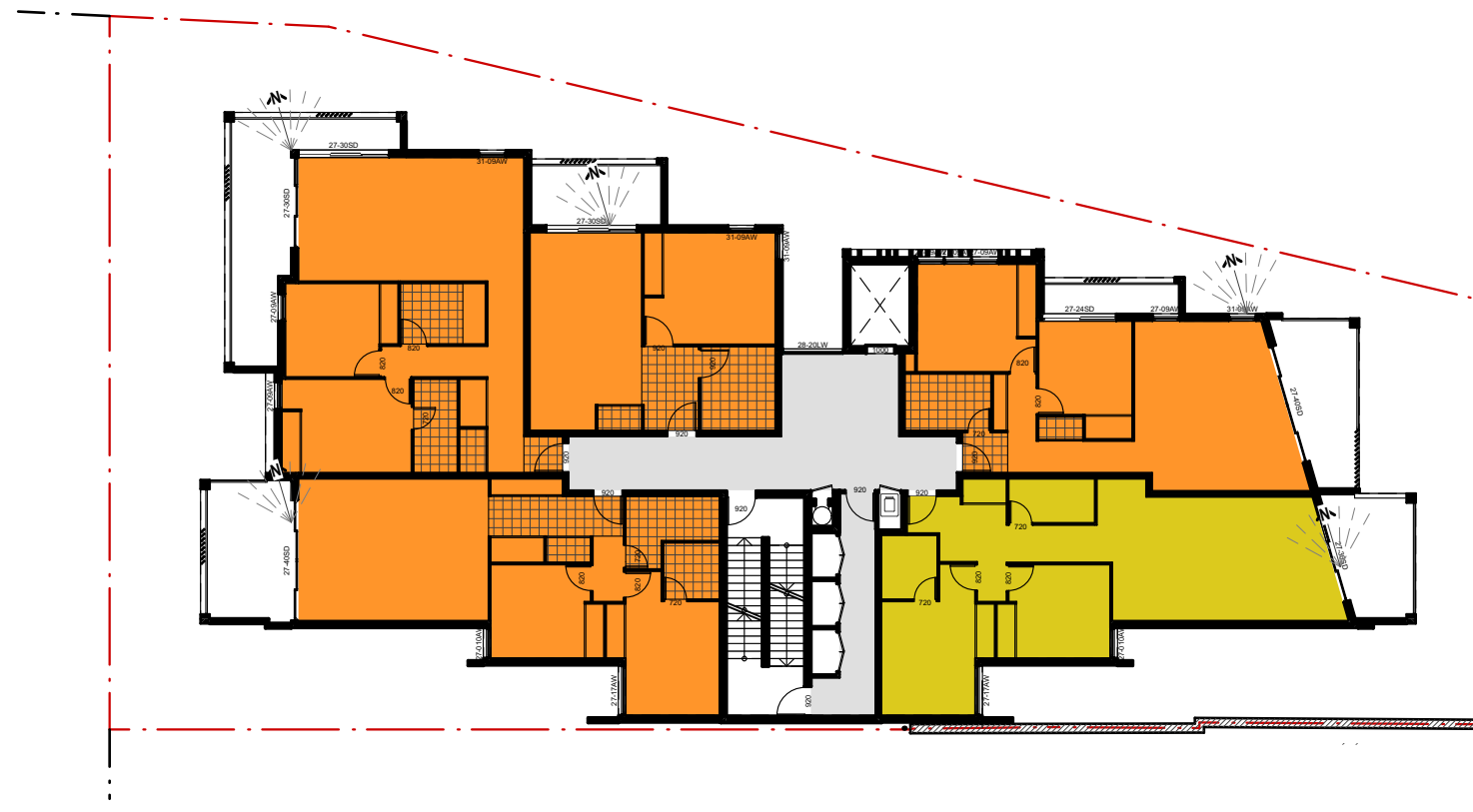
**LEVEL 6**  
Scale 1:250



**LEVEL 1**  
Scale 1:250



**LEVEL 2**  
Scale 1:250



**LEVEL 3**  
Scale 1:250

LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	> 2 HOURS SUNLIGHT
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	< 2 HOURS SUNLIGHT
<span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span>	NO SUNLIGHT

**SEPP 65 - OBJECTIVE 4A-1**

1. Living rooms and private open spaces of at least **70%** of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.

<b>TOTAL APARTMENTS</b>	<b>42</b>
<b>2 HOURS SUNLIGHT</b>	<b>34 apt. = 81%</b>
<b>NO SUNLIGHT</b>	<b>0 apt. = 0%</b>

Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
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ABN 43 064 952 692

Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**SOLAR ACCESS**

Drawn  
DR

Checked  
CZ

Date  
JULY 2020

Activity Type  
SK

Job #  
1401-20

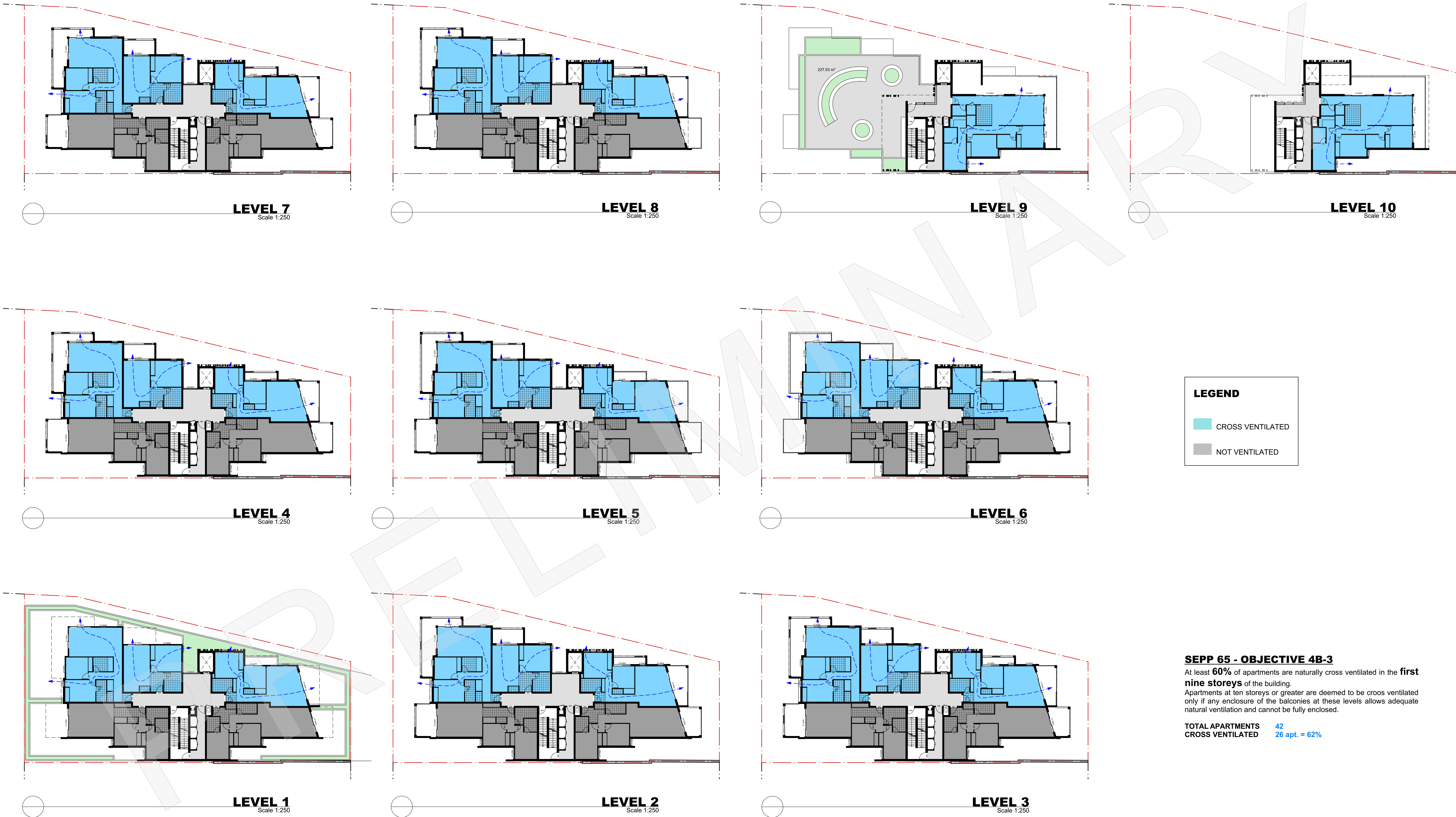
Scale @ A1  
AS SHOWN

Project #  
P5701

Sheet #  
A401

Issue  
**P04**





#### LEGEND

CROSS VENTILATED

NOT VENTILATED

#### SEPP 65 - OBJECTIVE 4B-3

At least **60%** of apartments are naturally cross ventilated in the **first nine storeys** of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

TOTAL APARTMENTS 42  
CROSS VENTILATED 26 apt. = 62%

Issue	Description	Date	Drawn	Issued
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#### Project

**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

#### Client

VALLANCE STREET PTY LTD

#### Title

CROSS VENTILATION

#### Drawn

DR

#### Checked

CZ

#### Date

JULY 2020

#### Activity Type

SK

#### Job #

1401-20

#### Scale @ A1

AS SHOWN

#### Project #

P5701

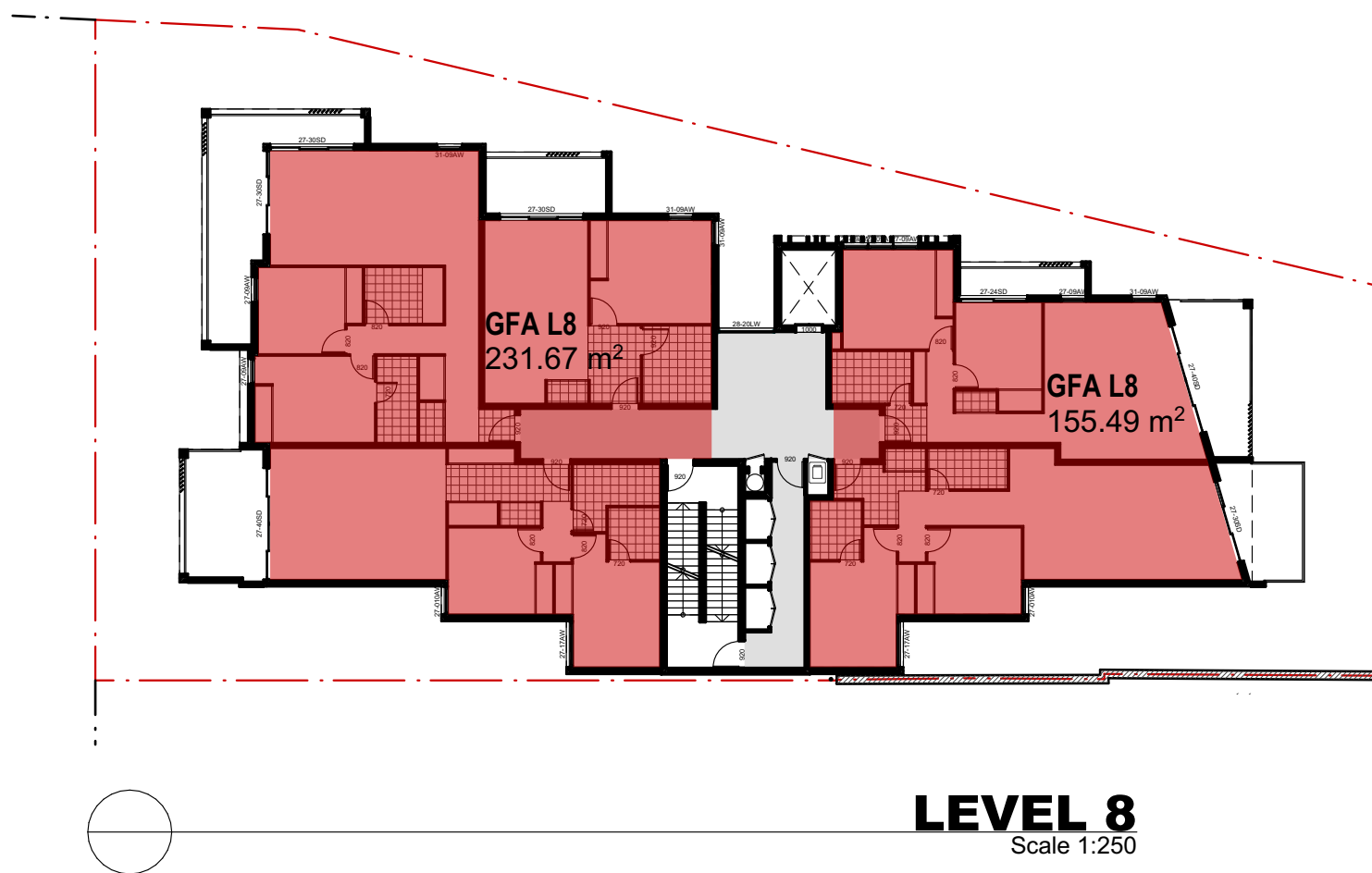
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A402

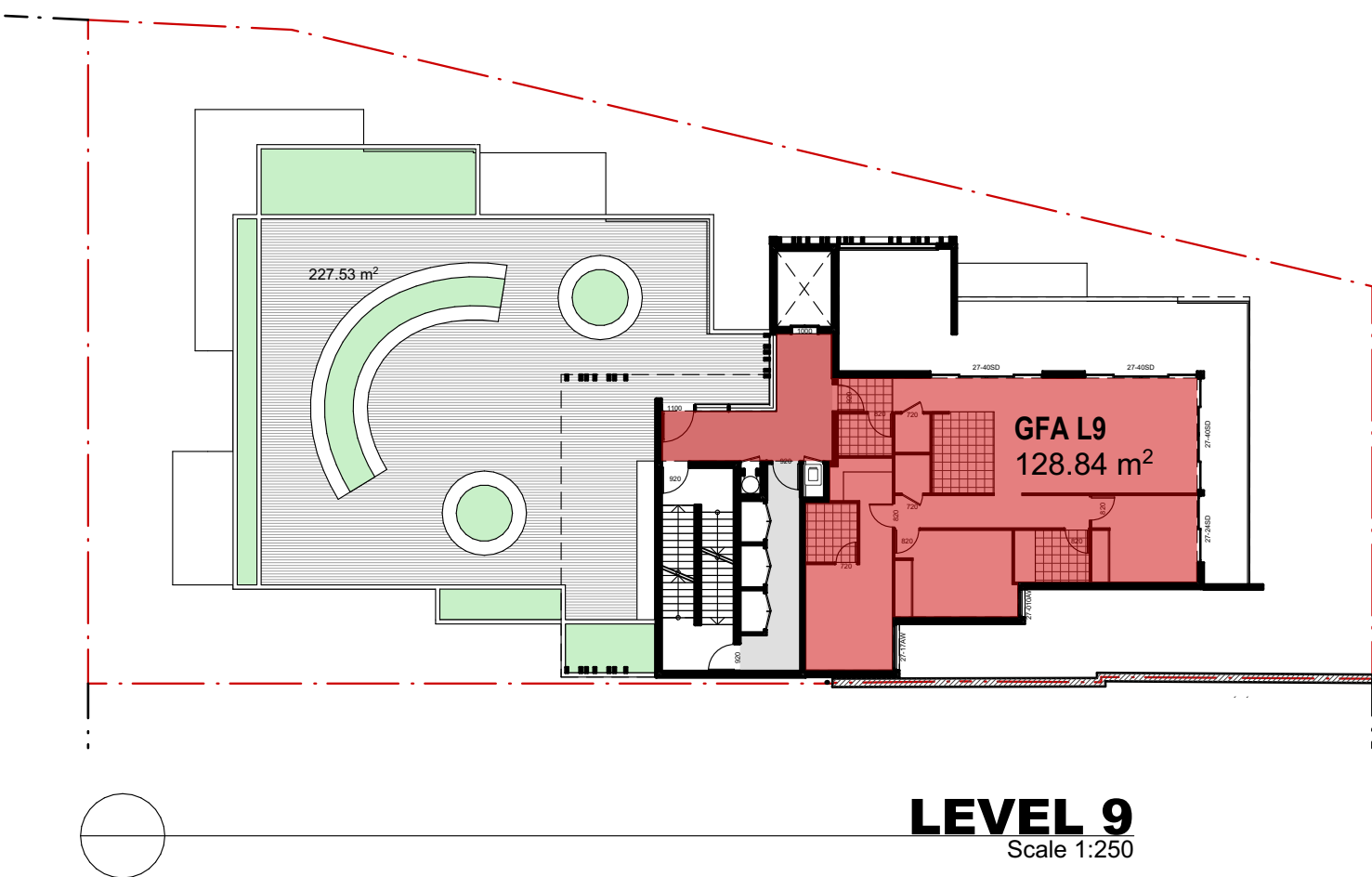
#### Issue

**P04**

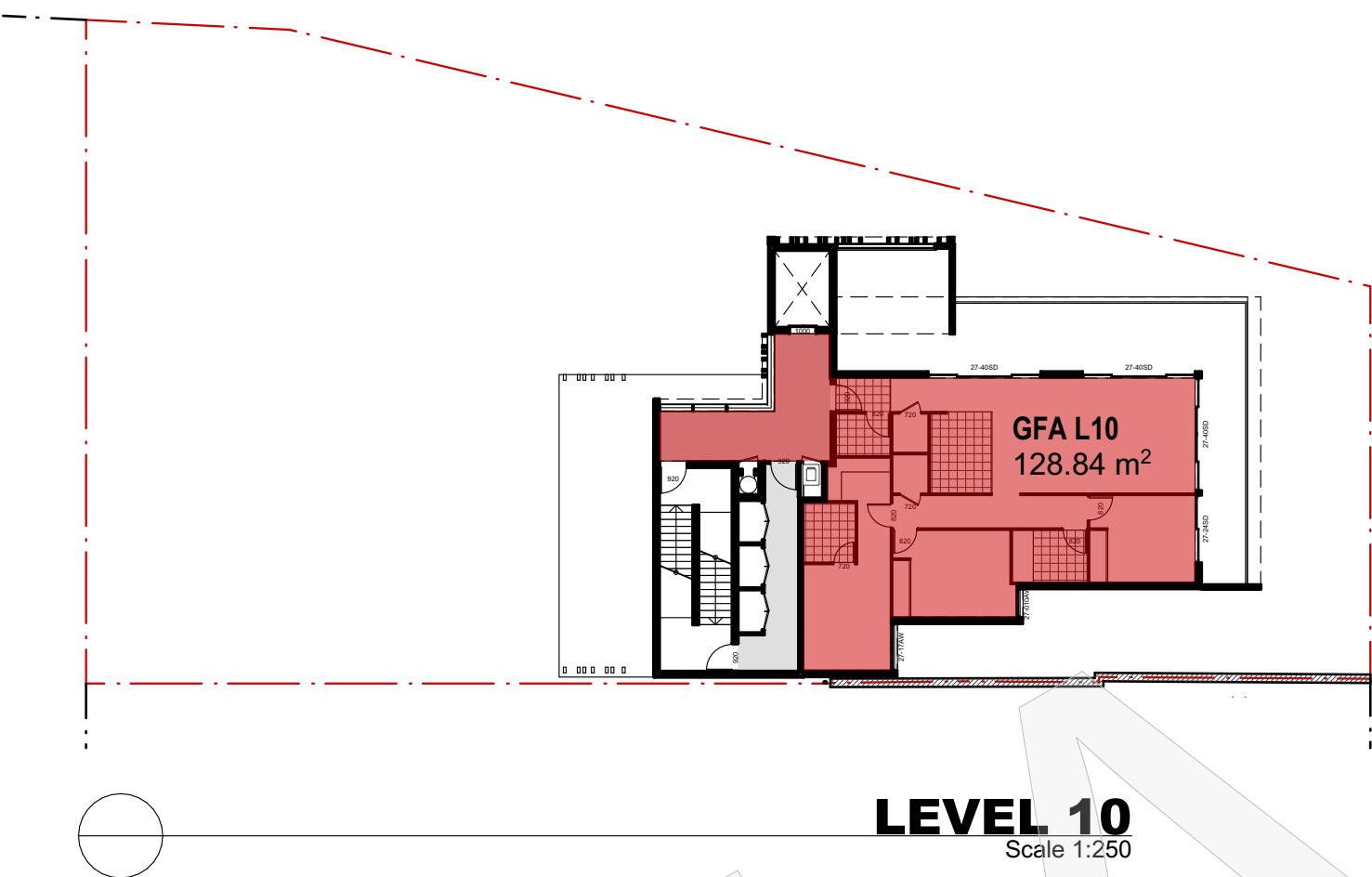




**LEVEL 8**  
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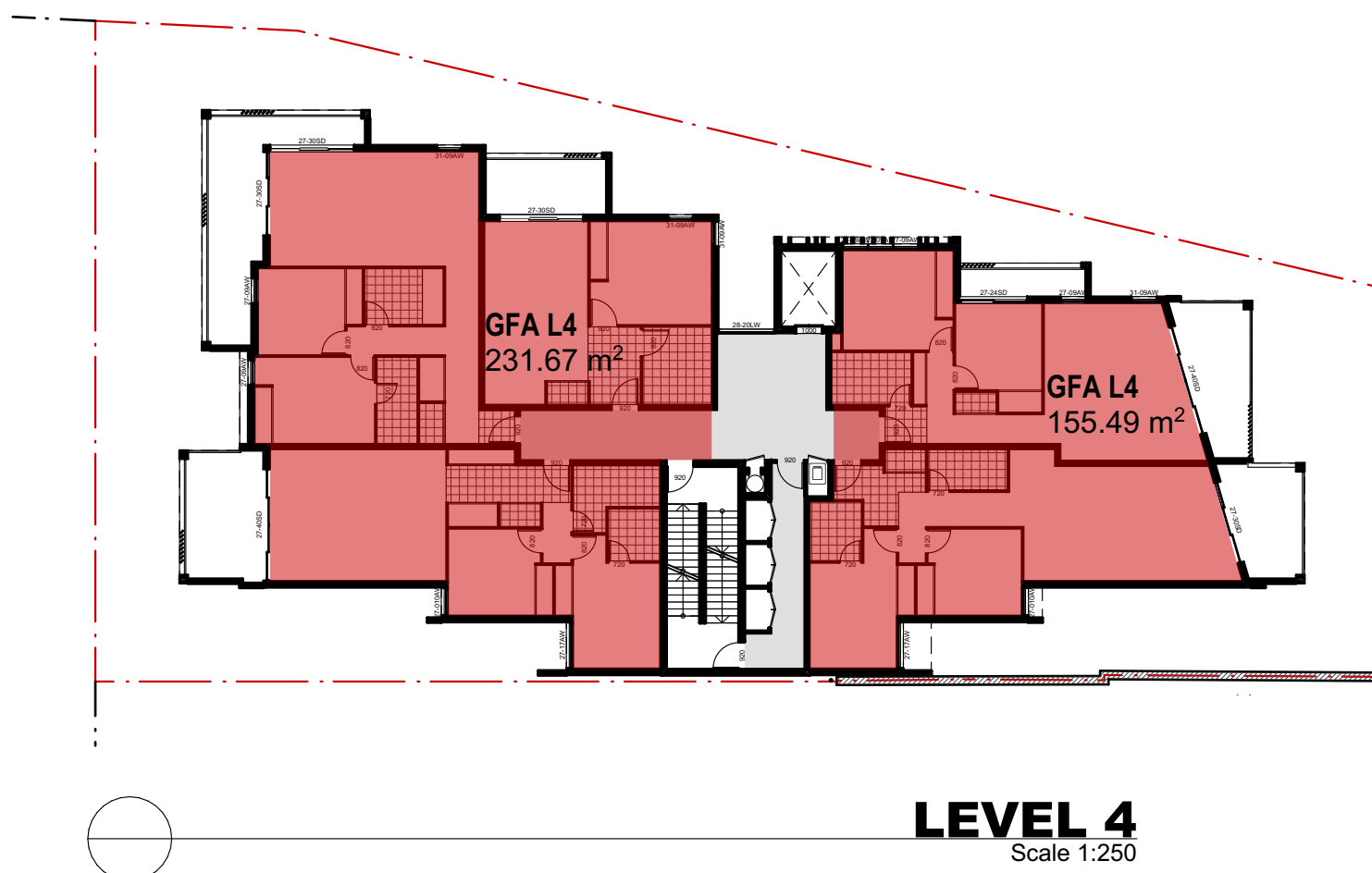


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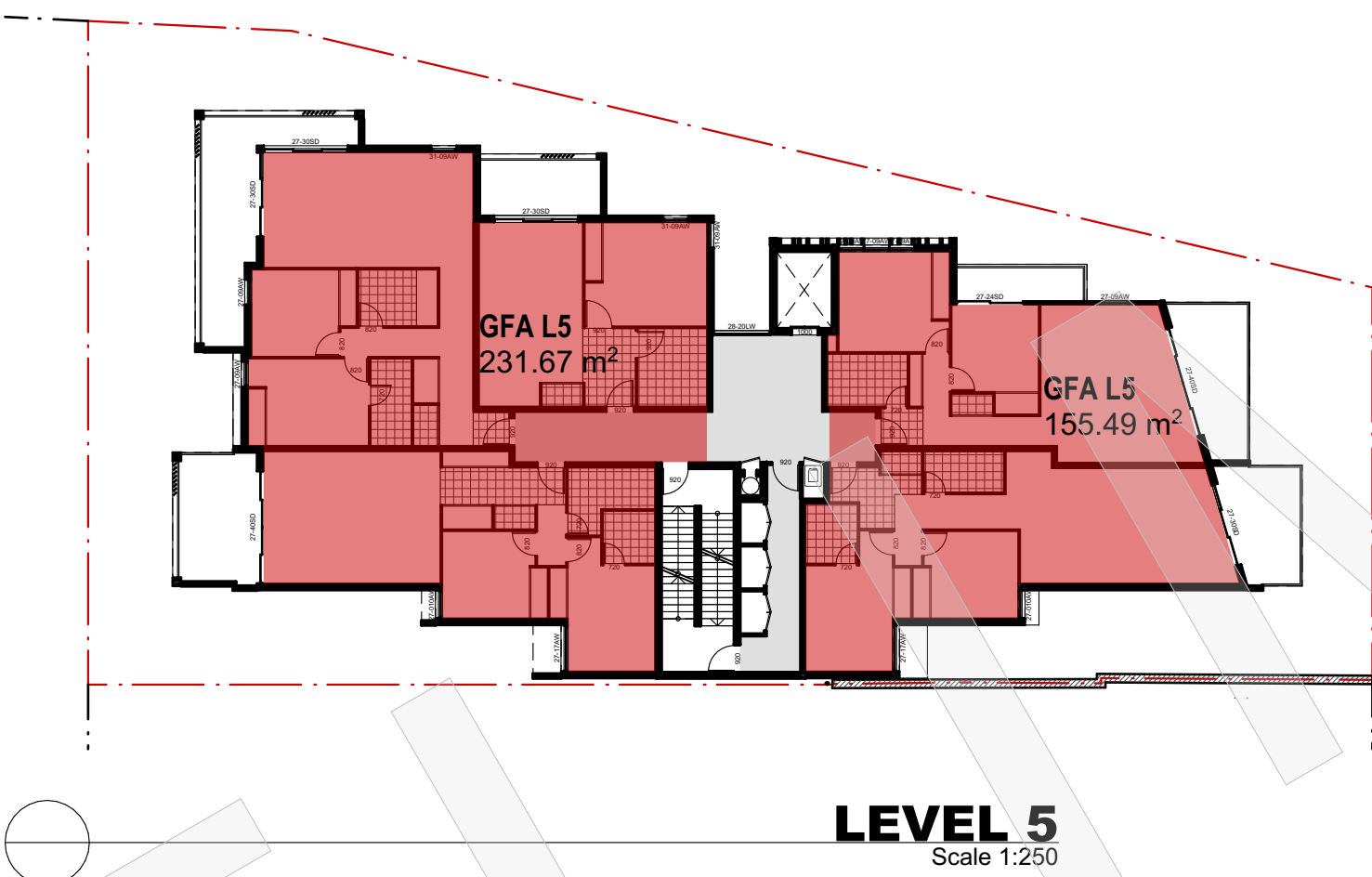


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Scale 1:250

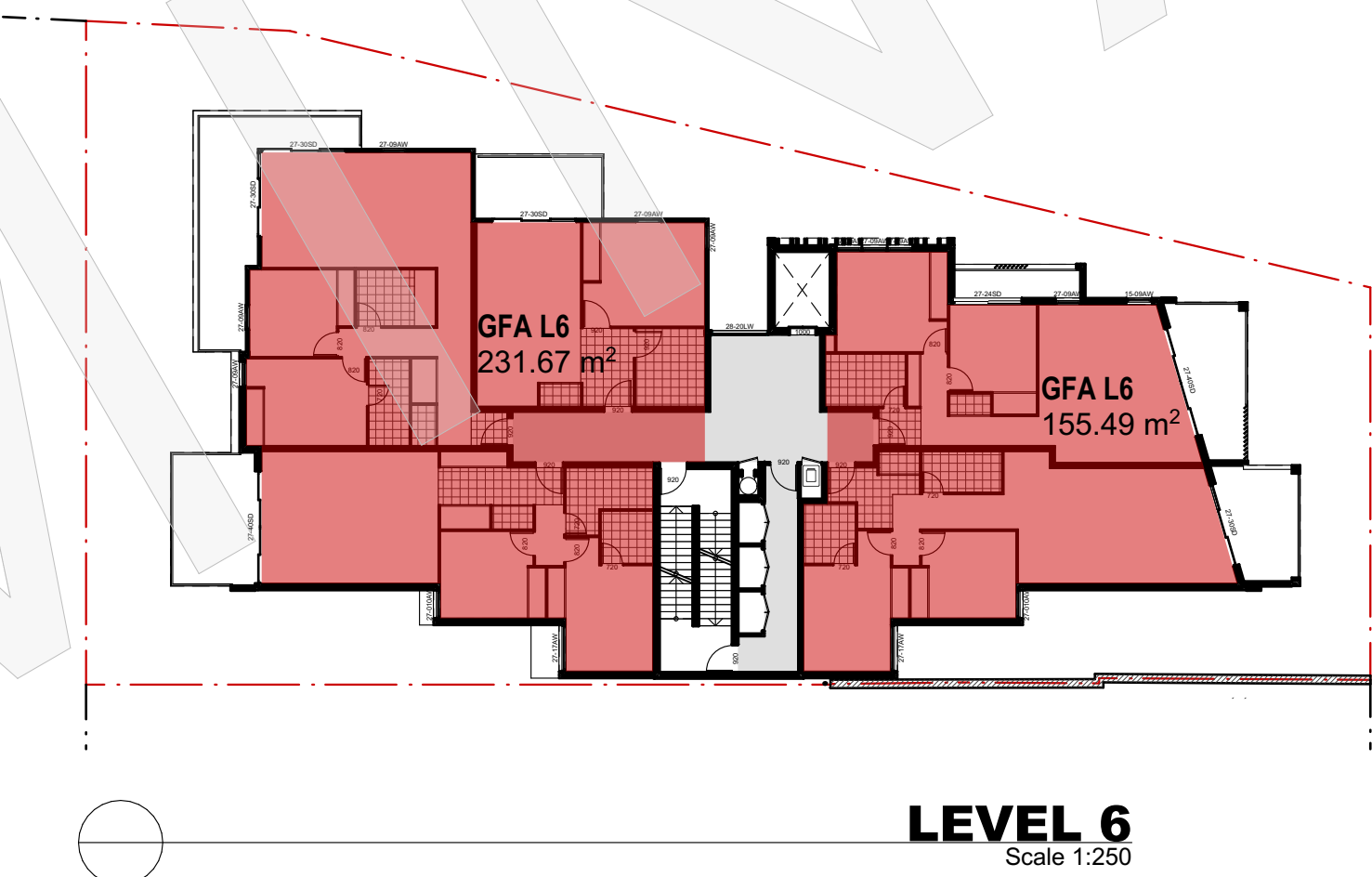
GROSS FLOOR AREA	
LEVELS	AREA
LEVEL G	197.38
LEVEL 1	387.16
LEVEL 2	387.16
LEVEL 3	387.16
LEVEL 4	387.16
LEVEL 5	387.16
LEVEL 6	387.16
LEVEL 7	387.16
LEVEL 8	387.16
LEVEL 9	128.84
LEVEL 10	128.84
	<b>3552.34 m²</b>
PROPOSED FSR	<b>4.00:1</b>



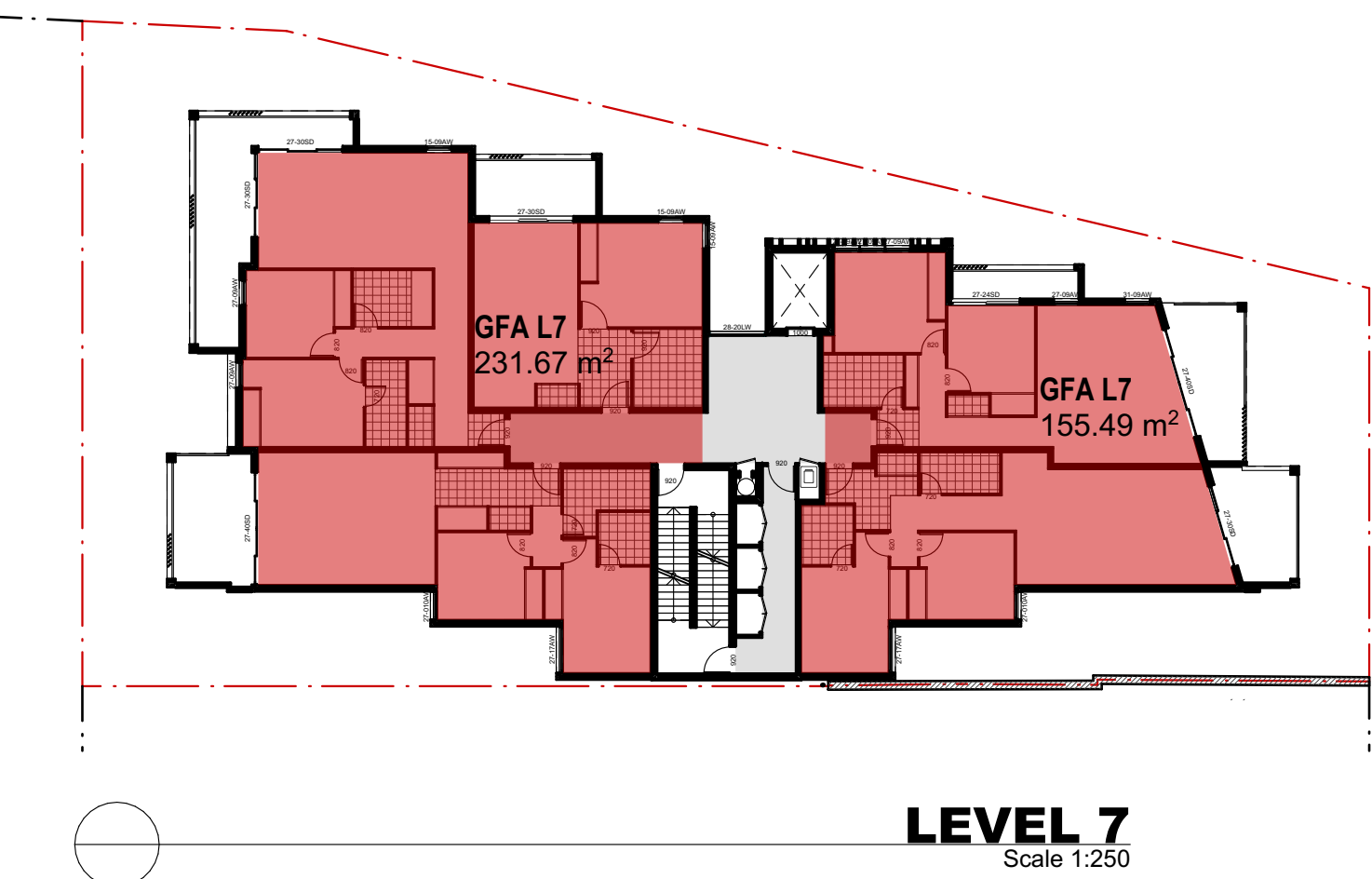
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Scale 1:250



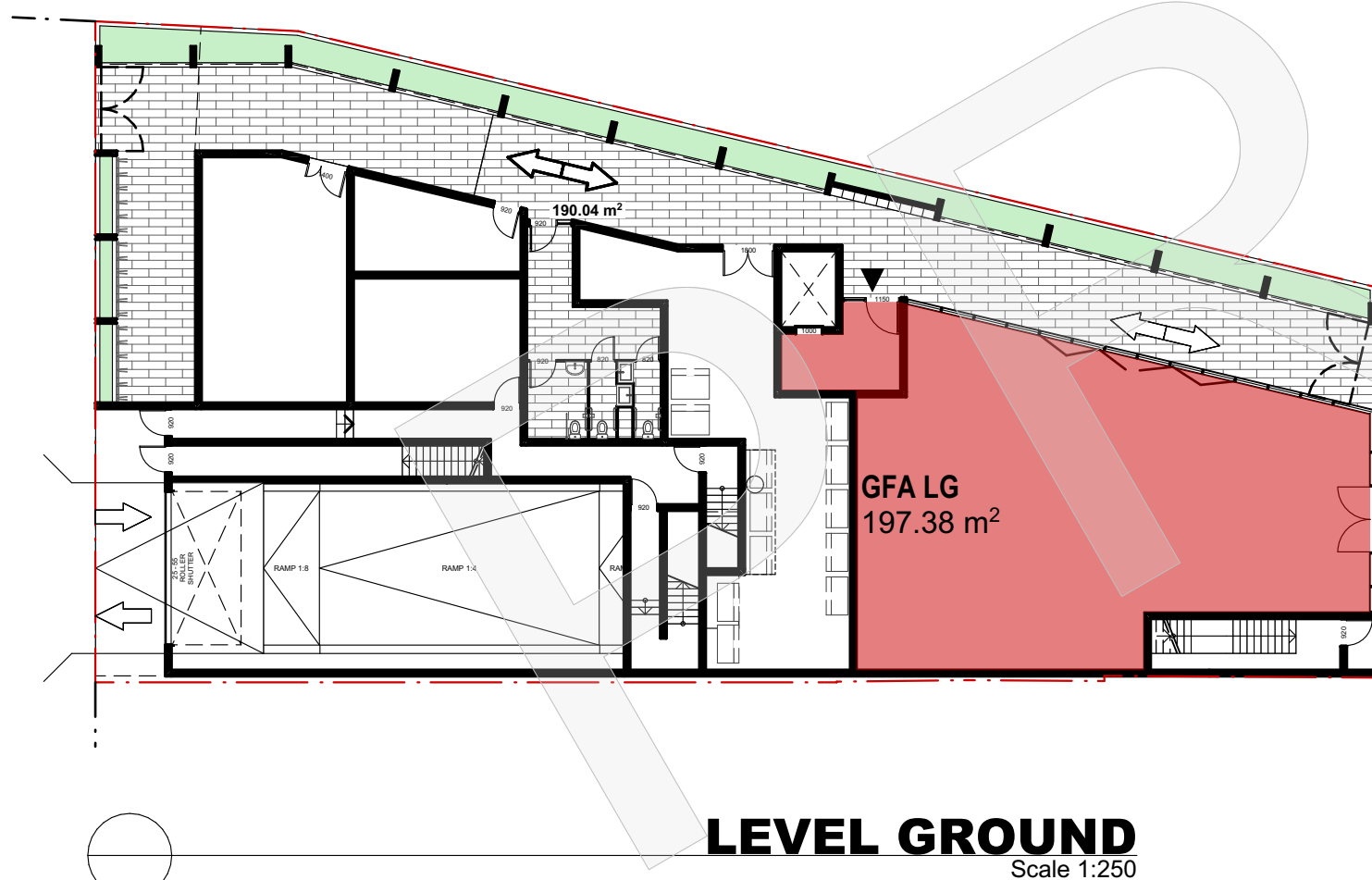
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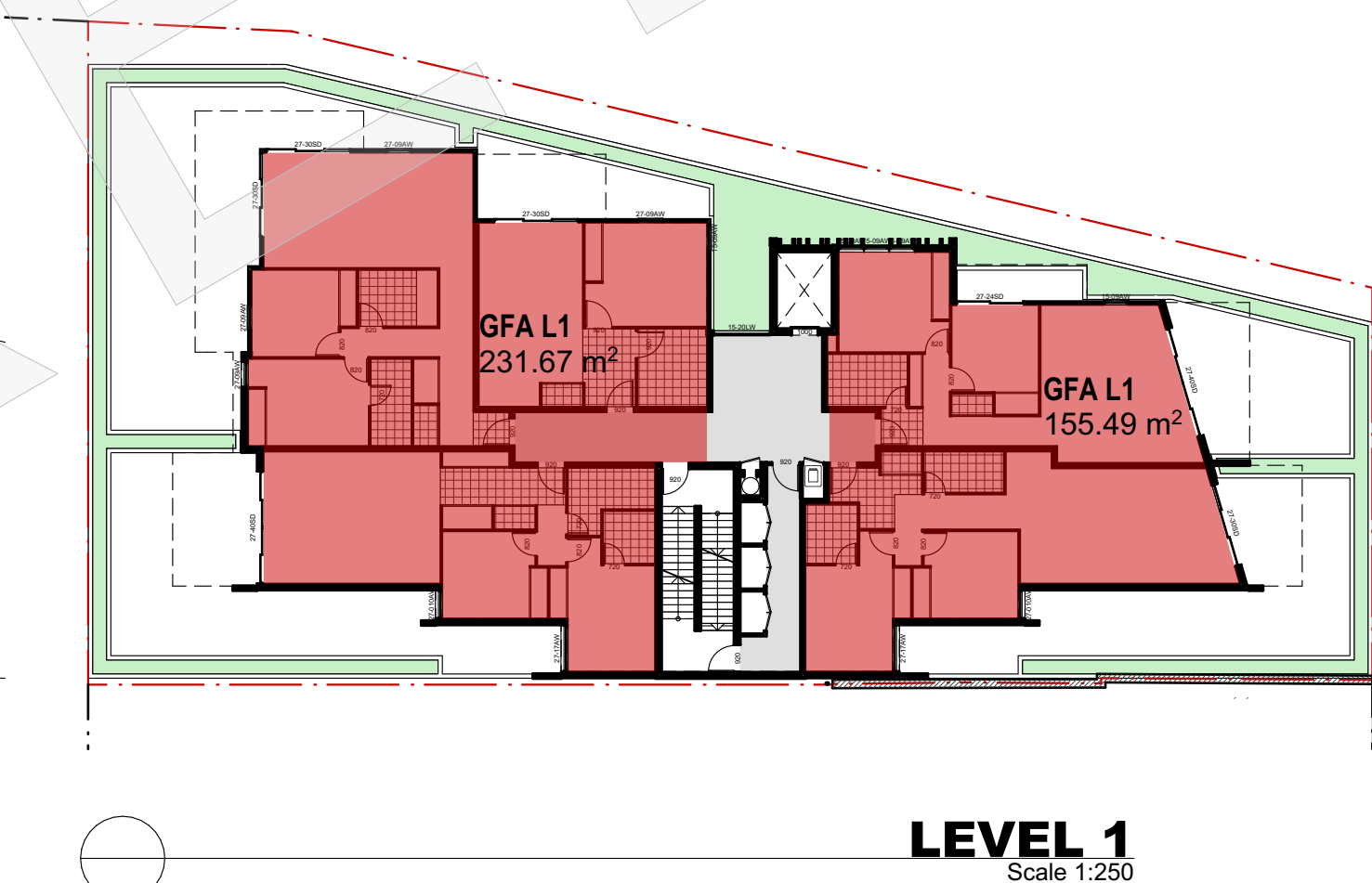
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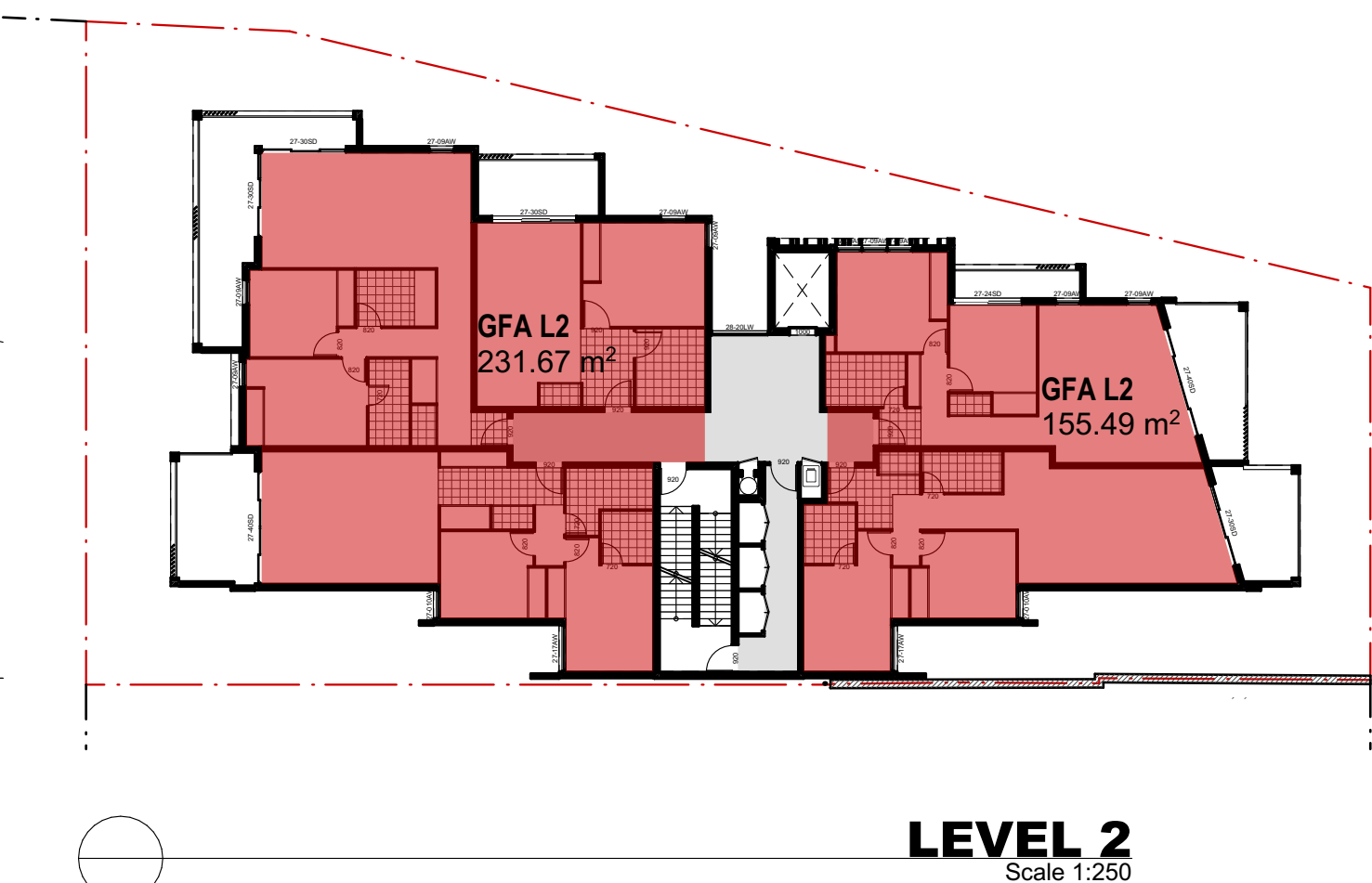
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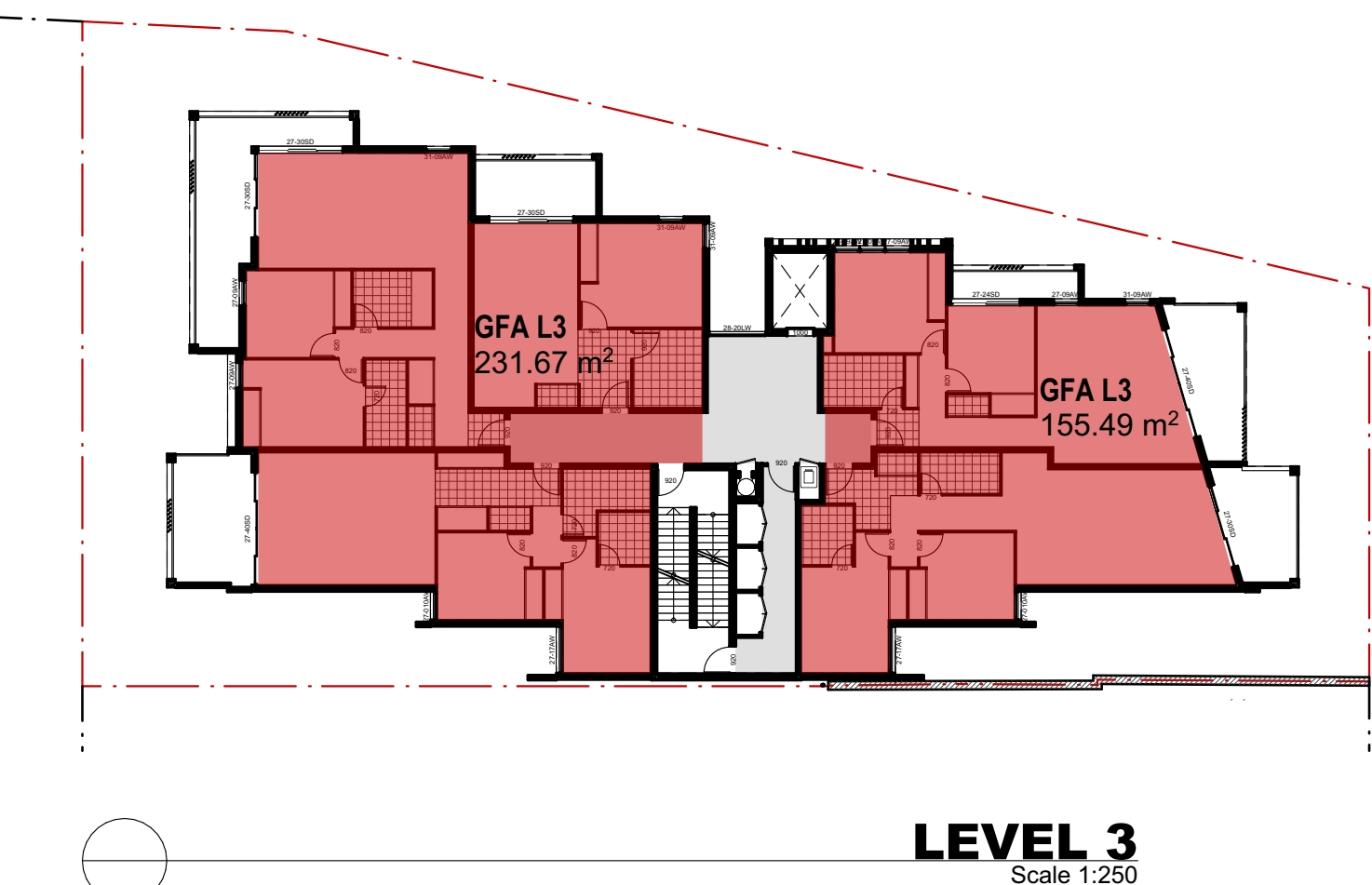
**LEVEL GROUND**  
Scale 1:250



**LEVEL 1**  
Scale 1:250



**LEVEL 2**  
Scale 1:250



**LEVEL 3**  
Scale 1:250

Issue	Description	Date	Drawn	Issued
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P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

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ABN 43 064 952 692

Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**GFA CALCULATION**

Drawn  
DR

Checked  
CZ

Date  
JULY 2020

Activity Type  
SK

Job #  
1401-20

Scale @ A1  
AS SHOWN

Project #  
P5701

Sheet #  
A501

Issue  
**P04**

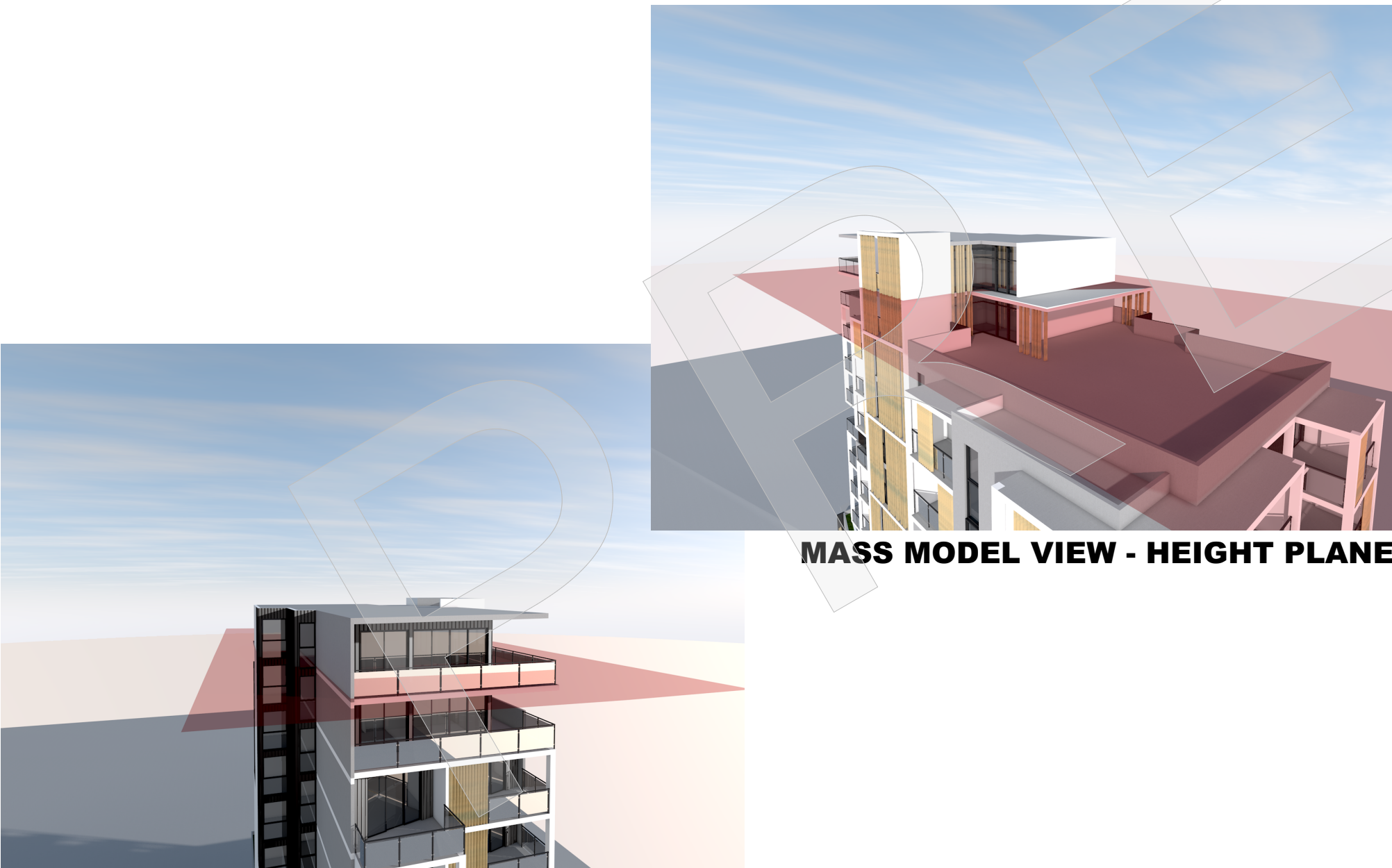




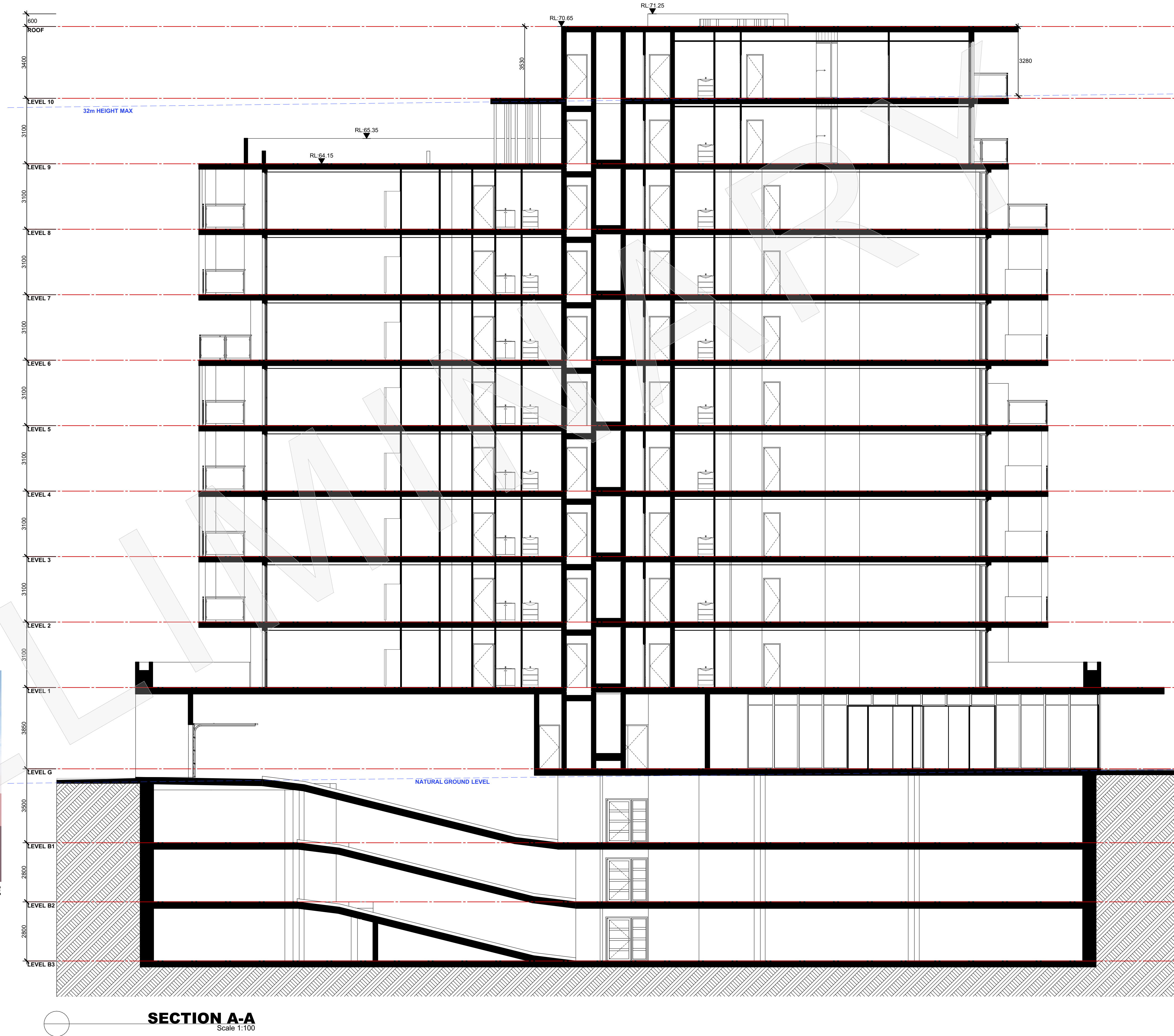
MASS MODEL VIEW - QUEEN STREET SIDE



MASS MODEL VIEW - WEST LANE SIDE



MASS MODEL VIEW - HEIGHT PLANE



Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
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Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**SECTION & MASS MODEL VIEWS**

Drawn DR	Checked CZ	Date JULY 2020
Activity Type SK	Job # 1401-20	Scale @ A1 AS SHOWN
Project # P5701	Sheet # A601	Issue <b>P04</b>





**WEST ELEVATION**  
Scale 1:100



**EAST ELEVATION**  
Scale 1:100

Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
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Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
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Title  
**ELEVATIONS**

Drawn  
DR

Checked  
CZ

Date  
JULY 2020

Activity Type  
SK

Job #  
1401-20

Scale @ A1  
AS SHOWN

Project #  
P5701

Sheet #  
A701

Issue  
**P04**



Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
P02	PRELIMINARY	24.08.2020	DR	CZ
P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

General Notes:

- 1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figured dimensions must be taken in preference to scaling.
- 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Councils' requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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Consultants

**PRELIMINARY 04**  
**DATE: 16.10.2020**

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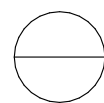
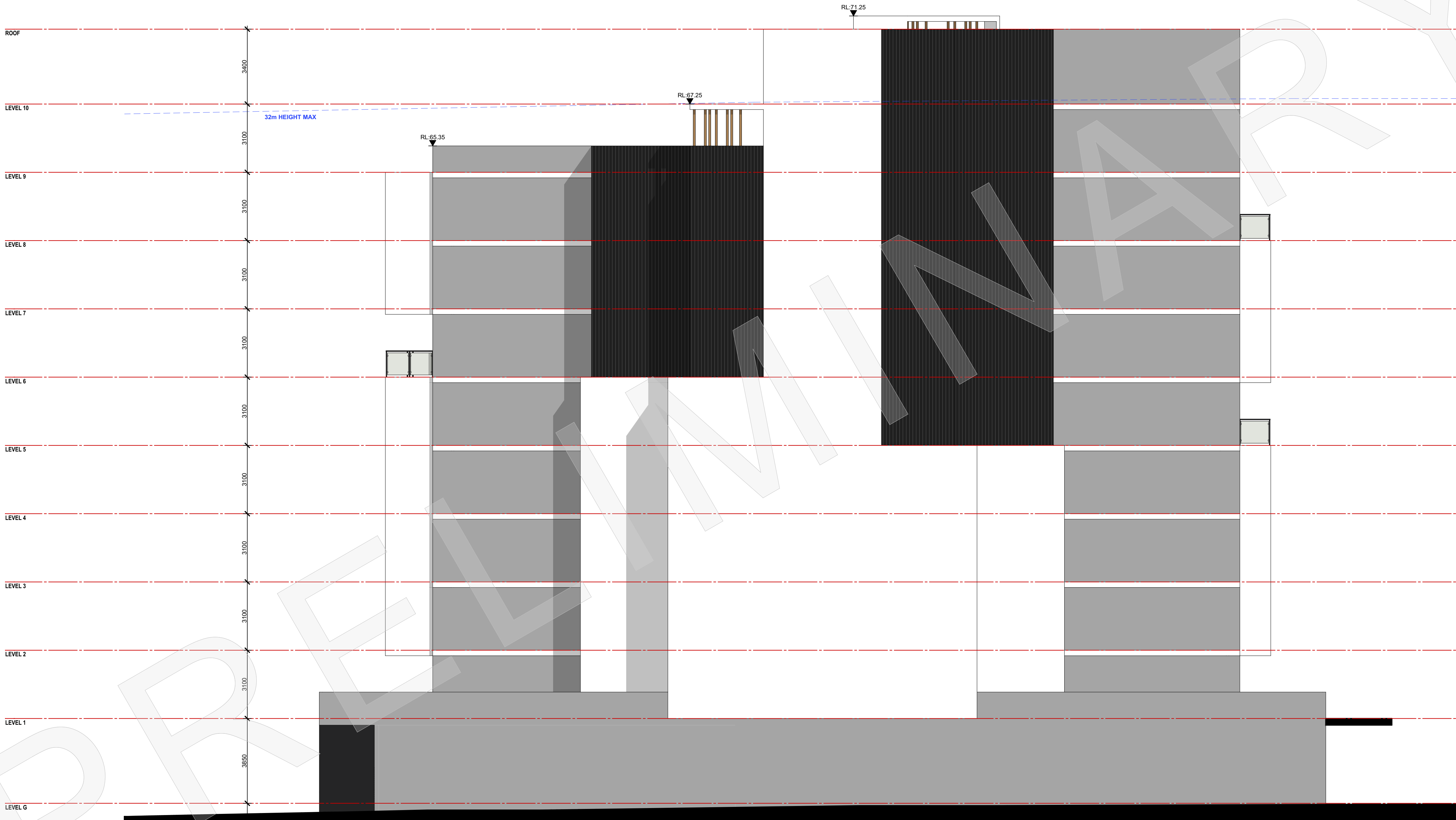
ABN 43 064 952 692

Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
ST MARY'S

Client  
**VALLANCE STREET PTY LTD**

Title  
**ELEVATIONS**

Drawn DR	Checked CZ	Date JULY 2020
Activity Type SK	Job # 1401-20	Scale @ A1 AS SHOWN
Project # P5701	Sheet # A702	Issue <b>P04</b>



**SOUTH ELEVATION**  
Scale 1:100

Issue	Description	Date	Drawn	Issued
P01	PRELIMINARY	31.07.2020	DR	CZ
P02	PRELIMINARY	24.08.2020	DR	CZ
P03	PRELIMINARY	06.10.2020	DR	CZ
P04	PRELIMINARY	16.10.2020	DR	CZ

General Notes:

- 1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figured dimensions must be taken in preference to scaling.
- 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Councils' requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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**PRELIMINARY 04**  
**DATE: 16.10.2020**

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Project  
**PROPOSED MIXED USE DEVELOPMENT**  
Lot.1-4, SP12965, N.1-7 Queen Street  
**ST MARY'S**

Client  
**VALLANCE STREET PTY LTD**

Title  
**ELEVATIONS**

Drawn DR	Checked CZ	Date JULY 2020
Activity Type SK	Job # 1401-20	Scale @ A1 AS SHOWN
Project # P5701	Sheet # A703	Issue <b>P04</b>