DRAWING LIST

01	COVER SHEET
02	LOCAL CHARACTER AND CONTEXT - THE STREET SCALE
03	EXTENDED SITE PLAN
04	CONCEPT RIVER FRONT ELEVATION
05	CONCEPT SECTION- CHARLES ST
06	CHARLES STREET SQUARE STRATEGY CONCEPT MASTERPLAN
07	CONCEPT PUBLIC BENEFIT PLAN
08	CONCEPT GROUND FLOOR PLAN
09	CONCEPT GROUND FLOOR CROSS SECTION
10	CONCEPT PERSPECTIVE
11	CONCEPT PERSPECTIVE
12	GFA & FSR CALCULATIONS- FSR 15.4:1, HOB 153M
13	SHADOW DIAGRAMS 9AM & 10AM
14	SHADOW DIAGRAMS 11AM & 12PM
15	SHADOW DIAGRAMS 1PM & 2PM
16	SHADOW DIAGRAMS 3PM

PLANNING PROPOSAL

90-94 PHILLIP ST, PARRAMATTA

PREPARED FOR

BUILDUP PHILLIP PTY LTD

ARCHITECTURE
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 050 071 022

1 LOCAL CHARACTER AND CONTEXT - THE STREET SCALE (1)
1:2000

ARCHITECTURE
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P1	PRELIMINARY- WIP	VD	14.03.24
P2	PRELIMINARY- WIP	VD	19.03.24
P3	PRELIMINARY- WIP	VD	20.03.24
P4	DRAFT FOR COUNCIL REVIEW	VD	22.03.24
P5	DRAFT FOR COUNCIL REVIEW- FSR 18:1	VD	17.04.24
P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

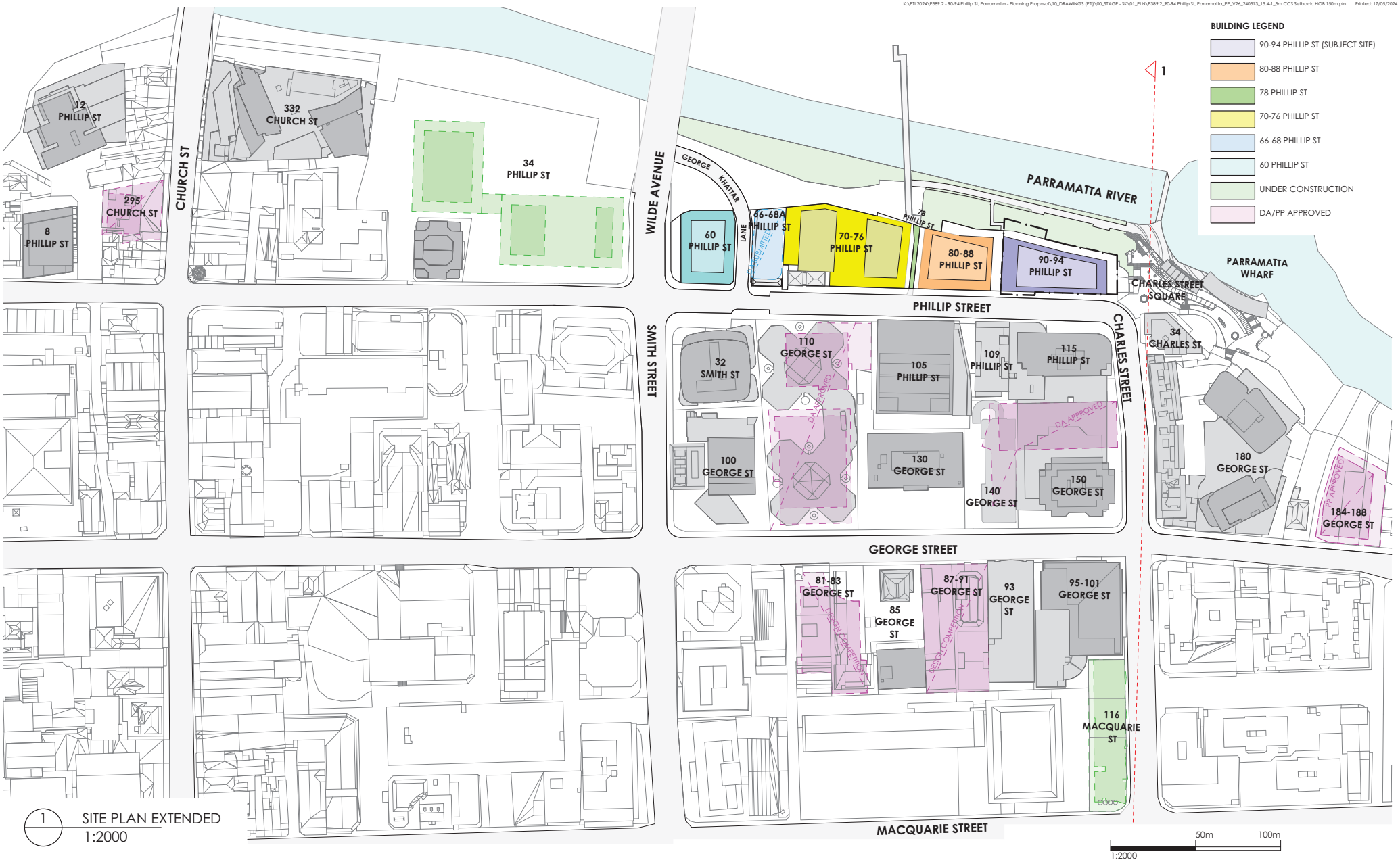
DRAWING TITLE:
LOCAL CHARACTER AND CONTEXT - THE STREET SCALE

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:2000 AT A3
PROJECT No: P389

PP stage. 02 dwg no. P6 revision

K:\PTI 2024\P389.2 - 90-94 Phillip St, Parramatta - Planning Proposal\10_DRAWINGS (PTI)\00_STAGE - SK\01_PLN\P389.2_90-94 Phillip St, Parramatta_PP_V26_240513_15.4-1_3m CCS Setback, HOB 150m.pln Printed: 17/05/2024



1 SITE PLAN EXTENDED
1:2000

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CLIENT:
BUILDUP PHILLIP PTY LTD

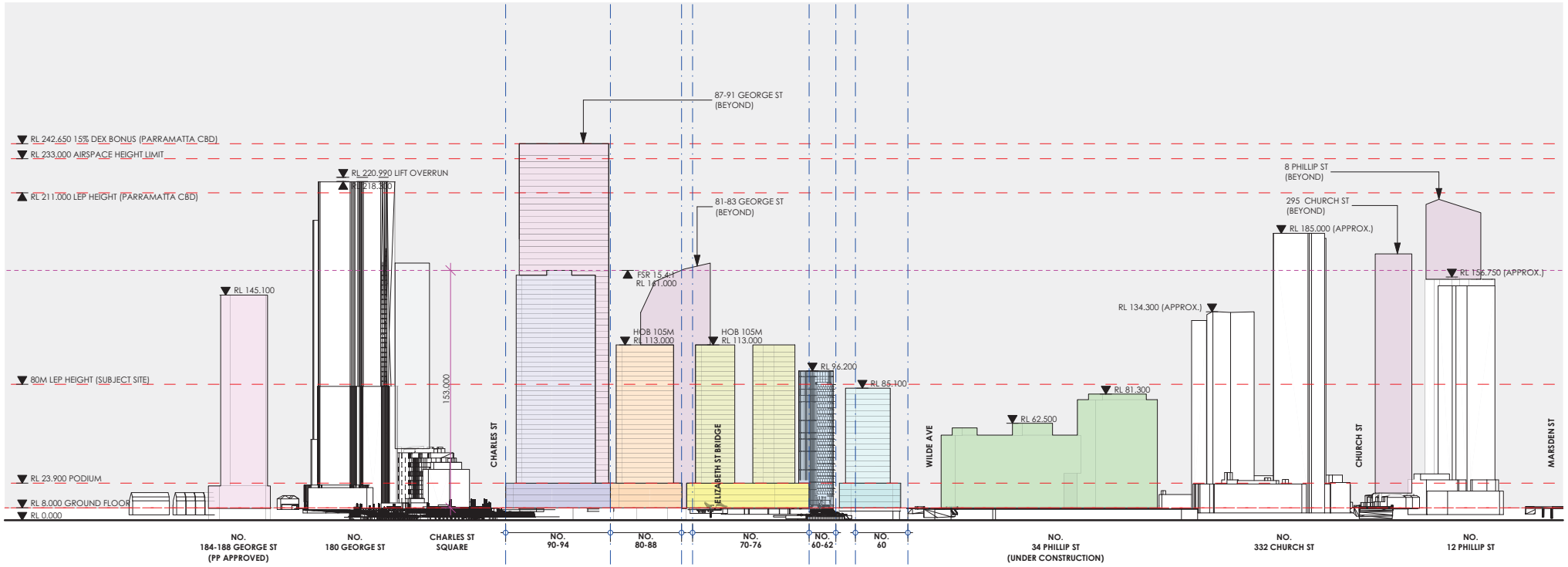
PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
EXTENDED SITE PLAN

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:2000, 1:100 AT A3
PROJECT No: P389

PP (stage.) 03 (dwg no.) P6 (revision)



1 RIVER FRONT ELEVATION
1:2500

50m 150m
1:2500

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P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT RIVER FRONT ELEVATION

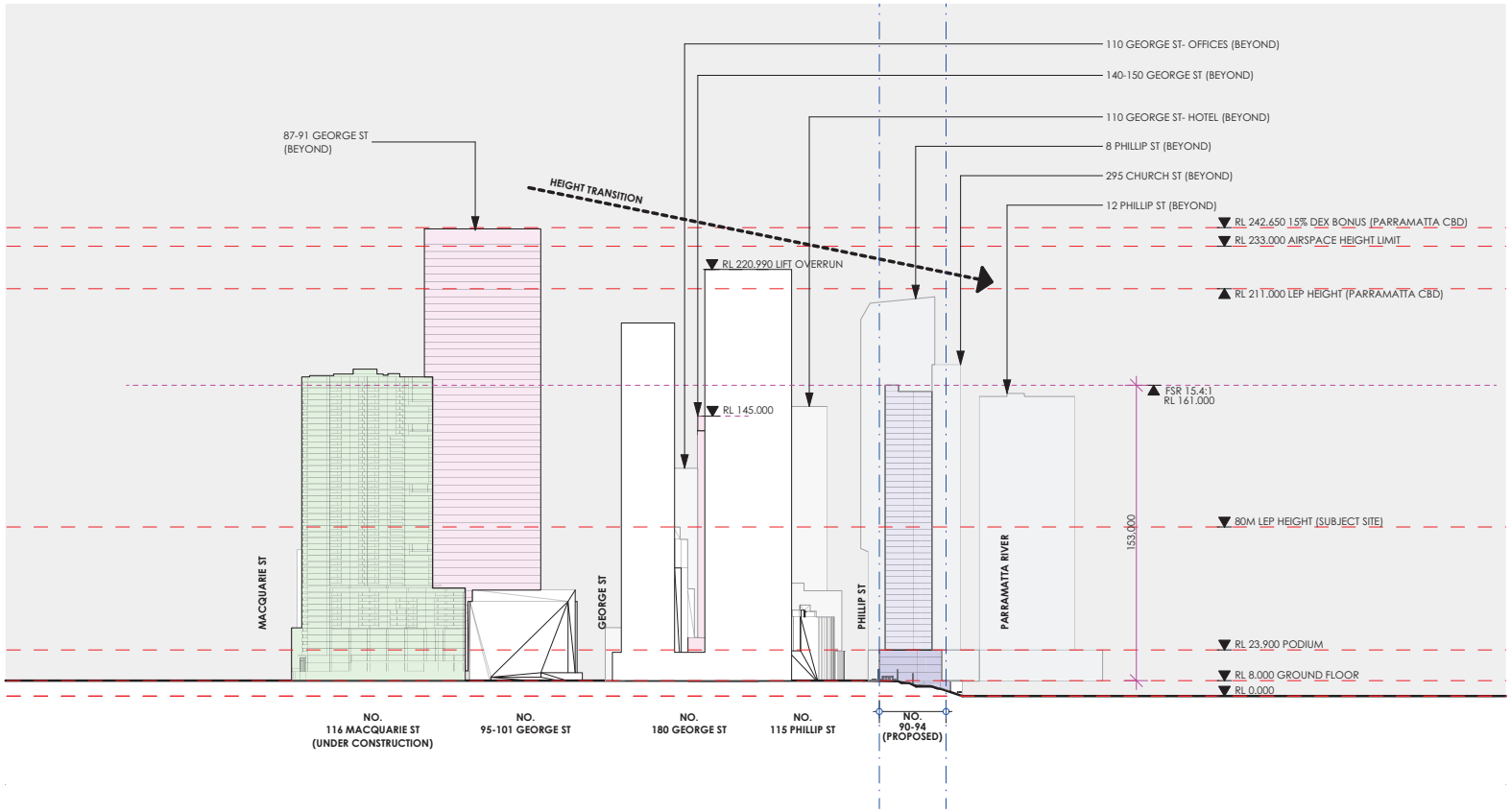
NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:2500 AT A3
PROJECT No: P389

PP (stage.) 04 (dwg no.) P6 (revision)

BUILDING LEGEND

- 90-94 PHILLIP ST (SUBJECT SITE)
- 80-88 PHILLIP ST
- 78 PHILLIP ST
- 70-76 PHILLIP ST
- 66-68 PHILLIP ST
- 60 PHILLIP ST
- UNDER CONSTRUCTION
- DA/PP APPROVED



1 **SECTION 1 - CHARLES ST**
1:2500

50m 150m
1:2500

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CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT SECTION- CHARLES ST

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:2500, 1:100 AT A3
PROJECT No: P389

PP (stage.) 05 (dwg no.) P6 (revision)

5/2024

Riverfront walk
1 Timber shelter
2 Public art
3 Ramped walkways
4 Stairs

River Amphitheatre
5 Floral display
6 Terraced seating
7 Existing trees
8 Proposed tree removal
9 New trees

Garden Terrace
10 Bench seating
11 Drinking fountain
12 Bike parking
13 Ferry site office
14 Storeroom

Public Square
15 Feature tree and seating
16 Roaming information kiosk (multiple locations)
17 Public amenities
18 Existing driveway

0 5 10 m 1:300

N

verfront path

Small retaining walls prevent flood scouring

Double handrail

Extra trees

More rain/shade protection

River Amphitheatre

Riverfront Walk

Clear width increased

Overflow queuing area for ferry wharf 20m x 3m

Parramatta Wharf

fire exit

garage door

Extra tree

Small retaining walls prevent flood scouring

Riverfront path >

94 Phillip Street

Public Square

More soft landscape

More soft landscape

Double handrail

Garden Terrace

bus

Right of carriageway

36 Charles Street

Provision for visitor interface at Ferry Office improves wayfinding

Extra tree

PHILLIP STREET

34 Charles Street

Adjustment to levels and refurbishment of adjacent public space

To George St >

fire exit

CHARL

1 CHARLES STREET SQUARE STRATEGY CONCEPT MASTERPLAN
1:300

ARCHITECTURE Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

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CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

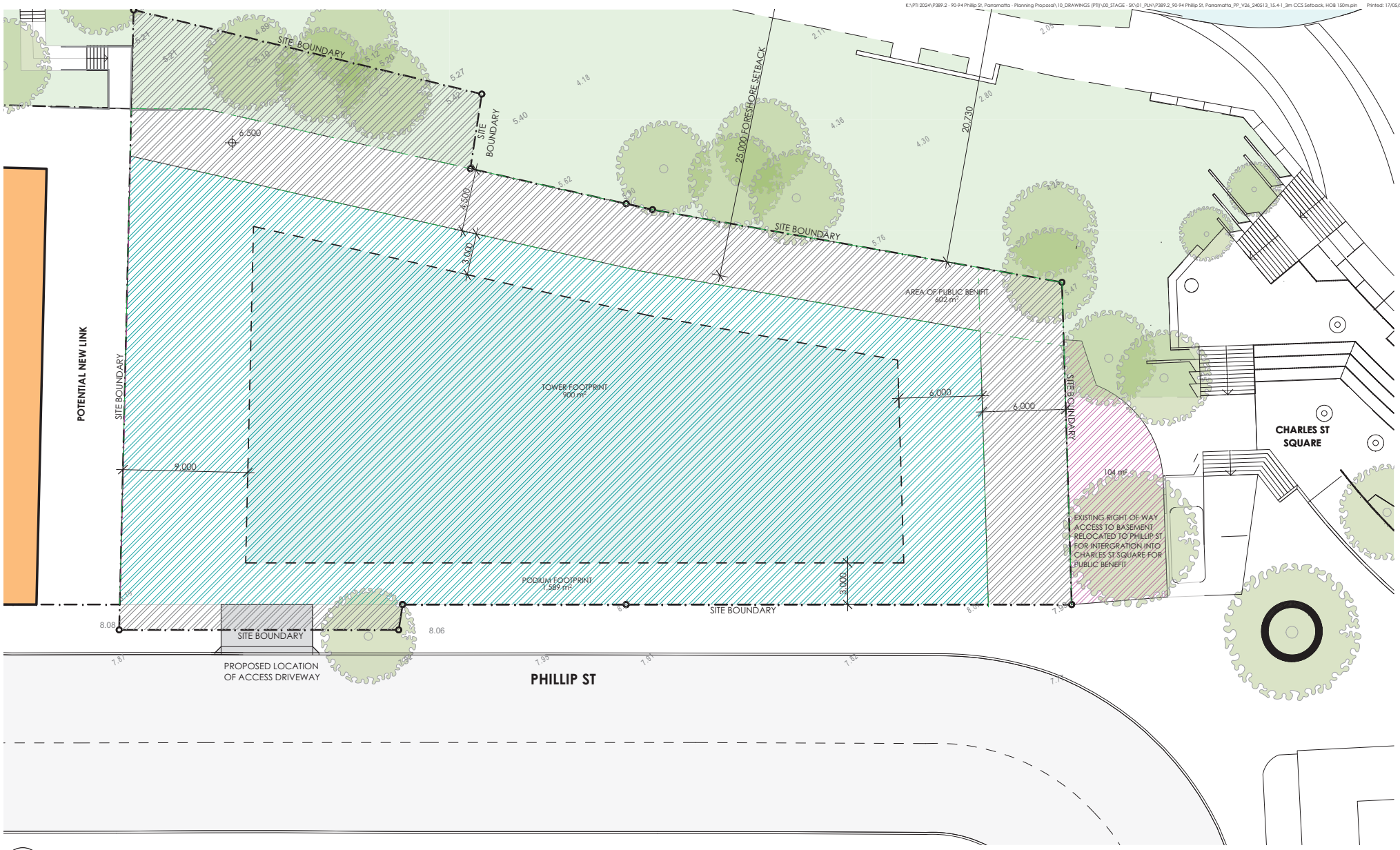
DRAWING TITLE:
CHARLES STREET SQUARE STRATEGY CONCEPT MASTERPLAN

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:300 AT A3
PROJECT No: P389

PP (stage) 06 (dwg no.) P6 (revision)

K:\PTI 2024\P389.2 - 90-94 Phillip St, Parramatta - Planning Proposal\10_DRAWINGS (PTI)\00_STAGE - SK\01_PLN\P389.2_90-94 Phillip St, Parramatta_PP_V26_240513_15.4-1_3m CCS Setback, HOB 150m.pln Printed: 17/05/2024



1 CONCEPT PUBLIC BENEFIT PLAN
1:250

ARCHITECTURE
Tourism + Residential

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CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

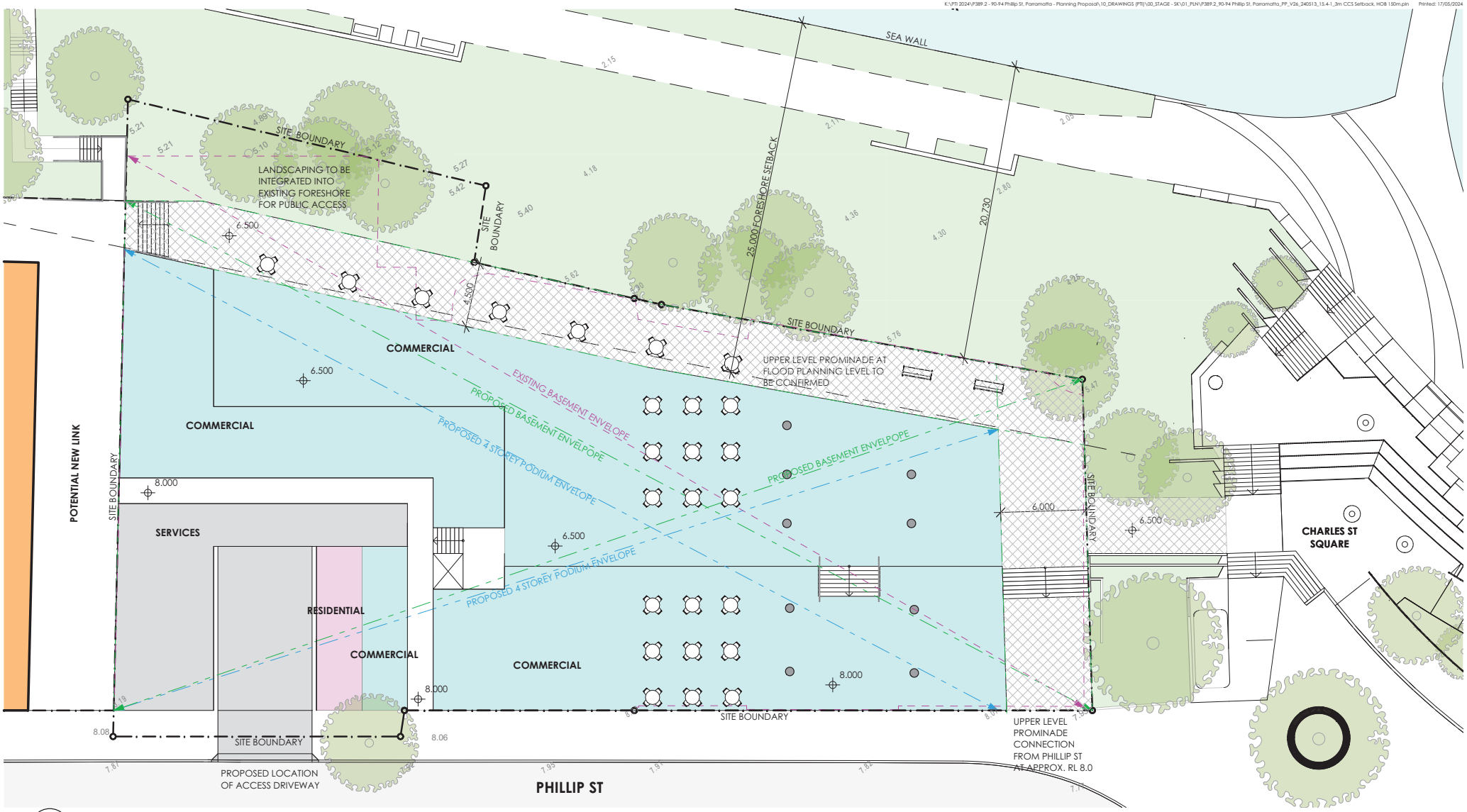
DRAWING TITLE:
CONCEPT PUBLIC BENEFIT PLAN

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P389

PP (stage) 07 (dwg no.) P6 (revision)

K:\PTI 2024\P389.2 - 90-94 Phillip St, Parramatta - Planning Proposal\10_DRAWINGS (PTI)\00_STAGE - SK\01_PLN\P389.2_90-94 Phillip St, Parramatta_PP_V26_240513_15.4-1_3m CCS Setback, HOB 150m.pln Printed: 17/05/2024



1 CONCEPT GROUND FLOOR PLAN
1:250

5m 15m
1:250

ARCHITECTURE
Tourism + Residential

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CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT GROUND FLOOR PLAN

NORTH POINT:

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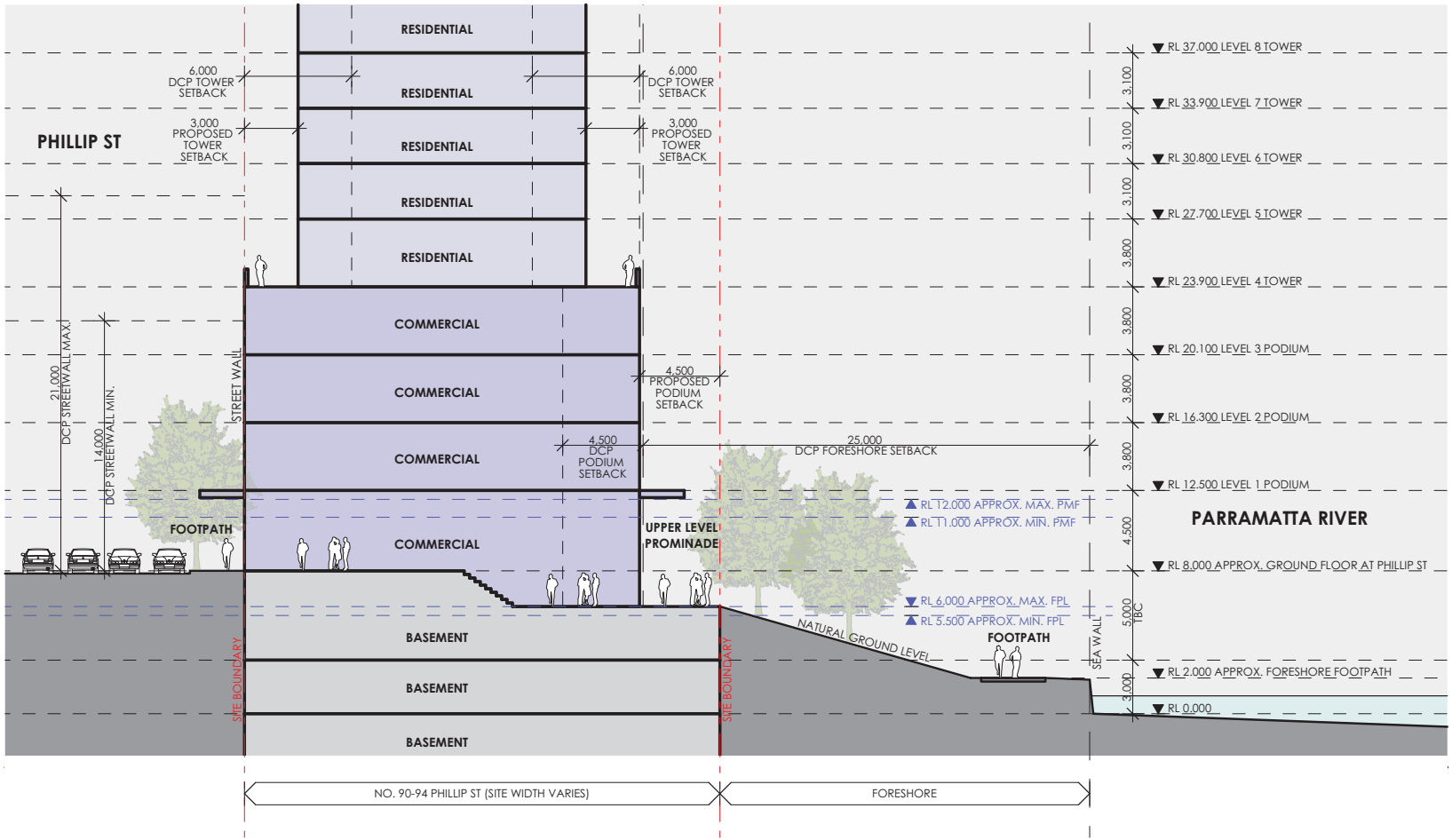
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P389

PP stage. 08 dwg no. P6 revision



1 CONCEPT CROSS SECTION
1:250

5m 15m
1:250

ARCHITECTURE
Tourism + Residential

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P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

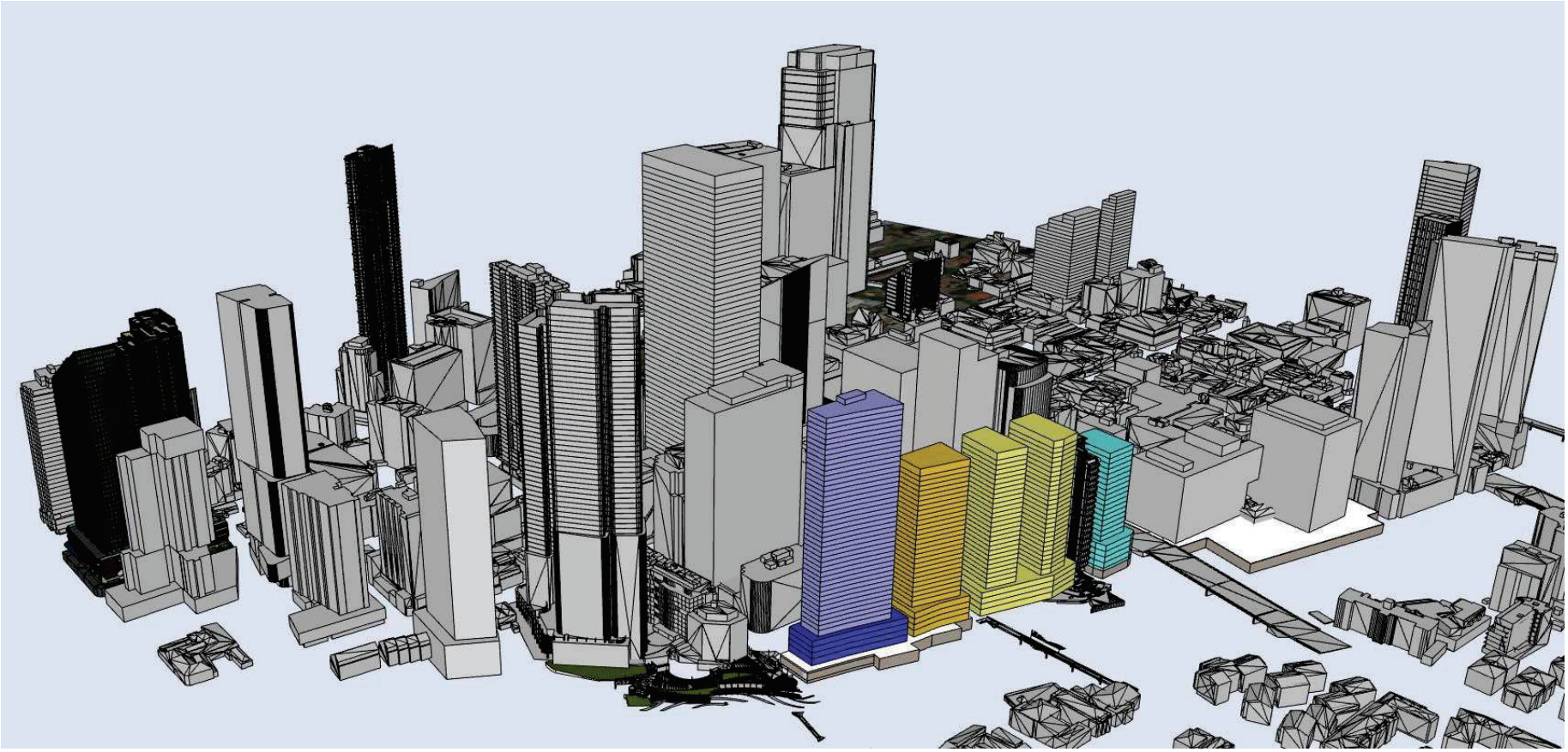
PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT GROUND FLOOR CROSS SECTION

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:250 AT A3
PROJECT No: P389

PP (stage.) 09 (dwg no.) P6 (revision)



1 AERIAL LOOKING SOUTH-WEST

ARCHITECTURE
Tourism + Residential

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CLIENT:
BUILDUP PHILLIP PTY LTD

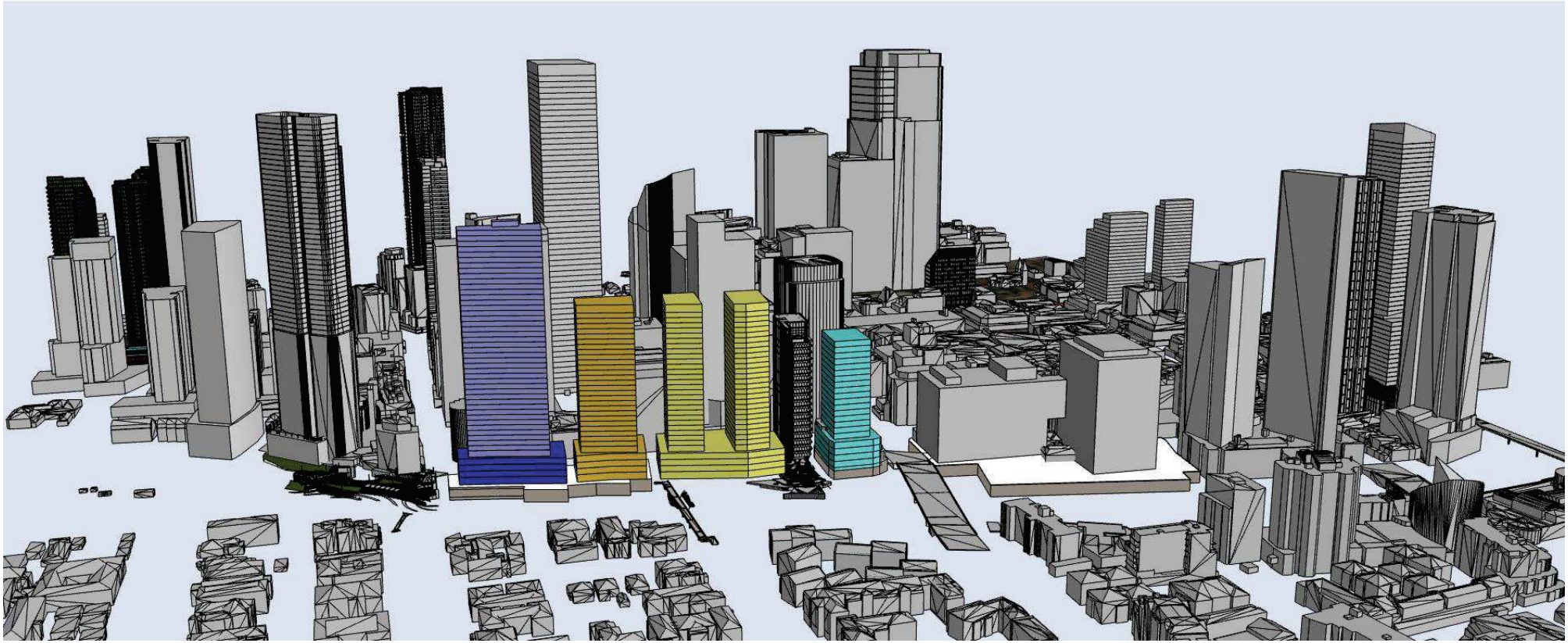
PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT PERSPECTIVE

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:1000 AT A3
PROJECT No: P389

PP stage. 10 dwg no. P6 revision



1 AERIAL LOOKING SOUTH

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BUILDUP PHILLIP PTY LTD

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PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT PERSPECTIVE

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:1000 AT A3
PROJECT No: P389

PP (stage.) 11 (dwg no.) P6 (revision)

FEASIBILY STUDY FSR 15.4:1 (6M TOWER SETBACK TO EAST)
PROJECT NO.: P389.2
ADDRESS: 90-94 PHILLIP ST, PARRAMATTA
REVISION/ DATE: 13.05.24

EFFICIENCY ESTIMATE

COMMERCIAL- GROUND FLOOR	33%
COMMERICAL	85%
RESIDENTIAL	75%

BUILDING ENVELOPE & GFA CALCULATION

LEVEL	USE	BUILDING ENVELOPE AREA (sqm)	RESIDENTIAL EFFICIENCY (%)	RESIDENTIAL GFA (sqm)	COMMERCIAL EFFICIENCY (%)	COMMERCIAL GFA (sqm)	TOTAL GFA (sqm)
GF	COMMERCIAL	1,589	0%	-	33%	524	524
L1	COMMERCIAL	1,589	0%	-	85%	1,351	1,351
L2	COMMERCIAL	1,589	0%	-	85%	1,351	1,351
L3	COMMERCIAL	1,589	0%	-	85%	1,351	1,351
L4	RESIDENTIAL	900	75%	675	0%	-	675
L5	RESIDENTIAL	900	75%	675	0%	-	675
L6	RESIDENTIAL	900	75%	675	0%	-	675
L7	RESIDENTIAL	900	75%	675	0%	-	675
L8	RESIDENTIAL	900	75%	675	0%	-	675
L9	RESIDENTIAL	900	75%	675	0%	-	675
L10	RESIDENTIAL	900	75%	675	0%	-	675
L11	RESIDENTIAL	900	75%	675	0%	-	675
L12	RESIDENTIAL	900	75%	675	0%	-	675
L13	RESIDENTIAL	900	75%	675	0%	-	675
L14	RESIDENTIAL	900	75%	675	0%	-	675
L15	RESIDENTIAL	900	75%	675	0%	-	675
L16	RESIDENTIAL	900	75%	675	0%	-	675
L17	RESIDENTIAL	900	75%	675	0%	-	675
L18	RESIDENTIAL	900	75%	675	0%	-	675
L19	RESIDENTIAL	900	75%	675	0%	-	675
L20	RESIDENTIAL	900	75%	675	0%	-	675
L21	RESIDENTIAL	900	75%	675	0%	-	675
L22	RESIDENTIAL	900	75%	675	0%	-	675
L23	RESIDENTIAL	900	75%	675	0%	-	675
L24	RESIDENTIAL	900	75%	675	0%	-	675
L25	RESIDENTIAL	900	75%	675	0%	-	675
L26	RESIDENTIAL	900	75%	675	0%	-	675
L27	RESIDENTIAL	900	75%	675	0%	-	675
L28	RESIDENTIAL	900	75%	675	0%	-	675
L29	RESIDENTIAL	900	75%	675	0%	-	675
L30	RESIDENTIAL	900	75%	675	0%	-	675
L31	RESIDENTIAL	900	75%	675	0%	-	675
L32	RESIDENTIAL	900	75%	675	0%	-	675
L33	RESIDENTIAL	900	75%	675	0%	-	675
L34	RESIDENTIAL	900	75%	675	0%	-	675
L35	RESIDENTIAL	900	75%	675	0%	-	675
L36	RESIDENTIAL	900	75%	675	0%	-	675
L37	RESIDENTIAL	900	75%	675	0%	-	675
L38	RESIDENTIAL	900	75%	675	0%	-	675
L39	RESIDENTIAL	900	75%	675	0%	-	675
L40	RESIDENTIAL	900	75%	675	0%	-	675
L41	RESIDENTIAL	900	75%	675	0%	-	675
L42	RESIDENTIAL	900	75%	675	0%	-	675
L43	RESIDENTIAL	900	75%	675	0%	-	675
L44	RESIDENTIAL	900	75%	675	0%	-	675
L45	RESIDENTIAL	900	75%	675	0%	-	675
L46	RESIDENTIAL	900	75%	675	0%	-	675
	LIFT OVER RUN	-	0%	-	0%	-	-
	TOTAL (sqm)	**45,056**		**29,025**		**4,576**	**33,601**
	USE MIX (%)			**86%**		**14%**	**100%**

HEIGHT OF BUILDING

FLOOR TO FLOOR (m)	REDUCED LEVEL (RL)
4.50	8.00
3.80	12.50
3.80	16.30
3.80	20.10
3.80	23.90
3.10	27.70
3.10	30.80
3.10	33.90
3.10	37.00
3.10	40.10
3.10	43.20
3.10	46.30
3.10	49.40
3.10	52.50
3.10	55.60
3.10	58.70
3.10	61.80
3.10	64.90
3.10	68.00
3.10	71.10
3.10	74.20
3.10	77.30
3.10	80.40
3.10	83.50
3.10	86.60
3.10	89.70
3.10	92.80
3.10	95.90
3.10	99.00
3.10	102.10
3.10	105.20
3.10	108.30
3.10	111.40
3.10	114.50
3.10	117.60
3.10	120.70
3.10	123.80
3.10	126.90
3.10	130.00
3.10	133.10
3.10	136.20
3.10	139.30
3.10	142.40
3.10	145.50
3.10	148.60
3.10	151.70
3.10	154.80
3.10	157.90
153.00	**161.00**

PLANNING CONTROL CALCULATIONS

DESCRIPTION	PLANNING INSTRUMENT	BONUS (%)	(m/ X:1/ sqm/ %)	COMPLIANCE Y/N
SITE AREA				
MIN. SITE AREA (sqm)	LEP		1,800	
SUBJECT SITE AREA (sqm)			**2,192**	
HEIGHT OF BUILDING				
AIRSPACE HEIGHT LIMIT (RL)			233.00	
CBD HEIGHT LIMIT (RL)			211.00	
LEP HEIGHT LIMIT (m)			80.00	
PROPOSED HOB (RL)			**161.00**	
PROPOSED HOB (m)			**153.00**	
FLOOR SPACE RATIO				
MAX. FSR INCLUSIVE OF BONUSES (X:1)			15.40	
MIN. COMMERCIAL INCLUSIVE IN MAX. (X:1)			1.00	
PROPOSED FSR (:1)			**15.33**	
GROSS FLOOR AREA				
MAX. GFA INCLUSIVE OF BONUSES(sqm)			33,757	
MIN. COMMERCIAL GFA INCLUSIVE IN MAX. (sqm)			2,192	
PROPOSED GFA (sqm)			**33,601**	

APPROXIMATE APARTMENT YIELD

UNIT TYPE	AVERAGE APARTMENT SIZE (sqm)	APARTMENT MIX (%)	RESIDENTIAL GFA (sqm)	TOTAL UNITS (qty)
STUDIO	40	0%	-	-
1 BED	55	30%	8,708	158
2 BED	80	60%	17,415	218
3 BED	100	10%	2,903	29
TOTAL (qty)		**100%**	**29,025**	**405**

ARCHITECTURE
Tourism + Residential

Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5094)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
P1	PRELIMINARY- WIP	VD	14.03.24
P2	PRELIMINARY- WIP	VD	19.03.24
P3	PRELIMINARY- WIP	VD	20.03.24
P4	DRAFT FOR COUNCIL REVIEW	VD	22.03.24
P5	DRAFT FOR COUNCIL REVIEW- FSR 18:1	VD	17.04.24
P6	PLANNING PROPOSAL FSR 15.4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
GFA & FSR CALCULATIONS- FSR 15.4:1, HOB 153M

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P389

PP (stage.) 12 (dwg no.) P6 (revision)

1 JUNE 21 9AM
1:5000

2 JUNE 21 10AM
1:5000

100m 300m
1:5000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60

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P5	DRAFT FOR COUNCIL REVIEW- FSR 18:1	VD	17.04.24
P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS 9AM & 10AM

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP stage. 13 dwg no. P6 revision

1 JUNE 21 11AM
1:5000

2 JUNE 21 12PM
1:5000

100m 300m
1:5000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60

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P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

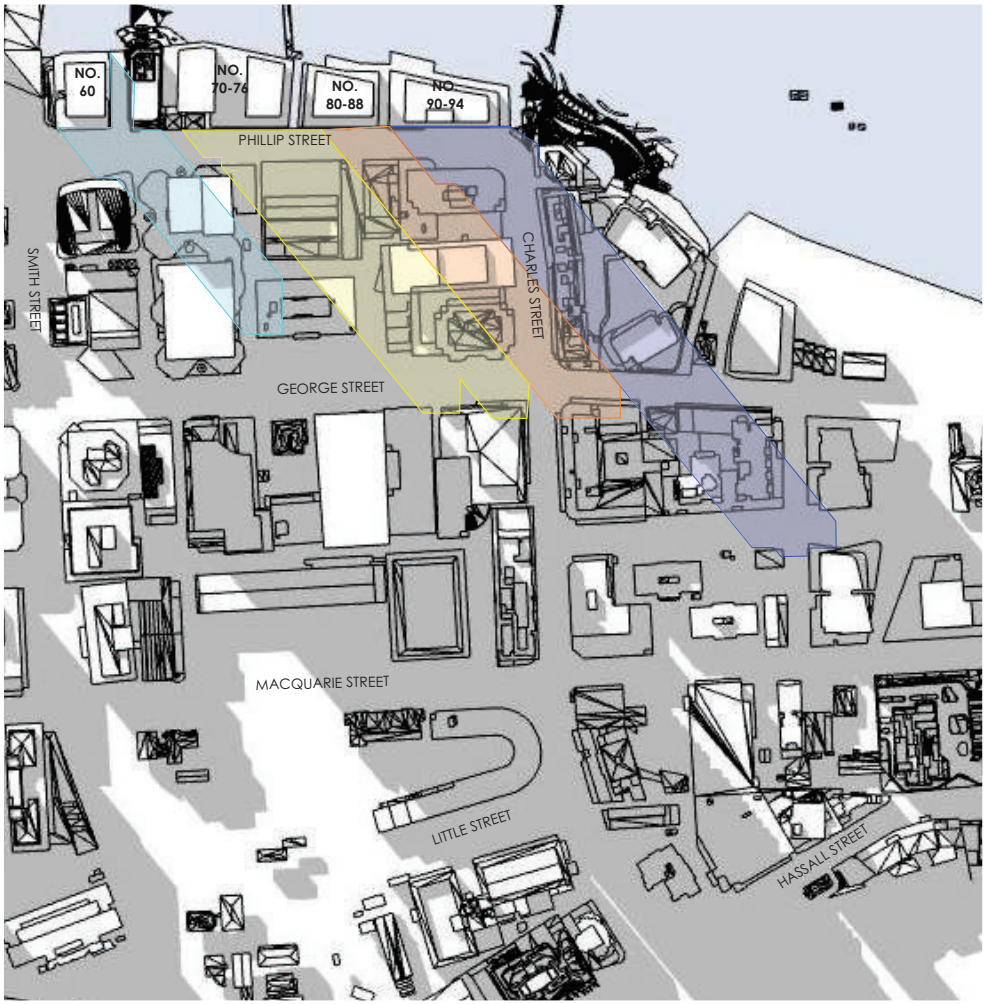
DRAWING TITLE:
SHADOW DIAGRAMS 11AM & 12PM

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP stage. 14 dwg no. P6 revision

1 JUNE 21 1PM
1:5000



2 JUNE 21 2PM
1:5000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60

100m 300m
1:5000

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P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24

CLIENT:
BUILDUP PHILLIP PTY LTD

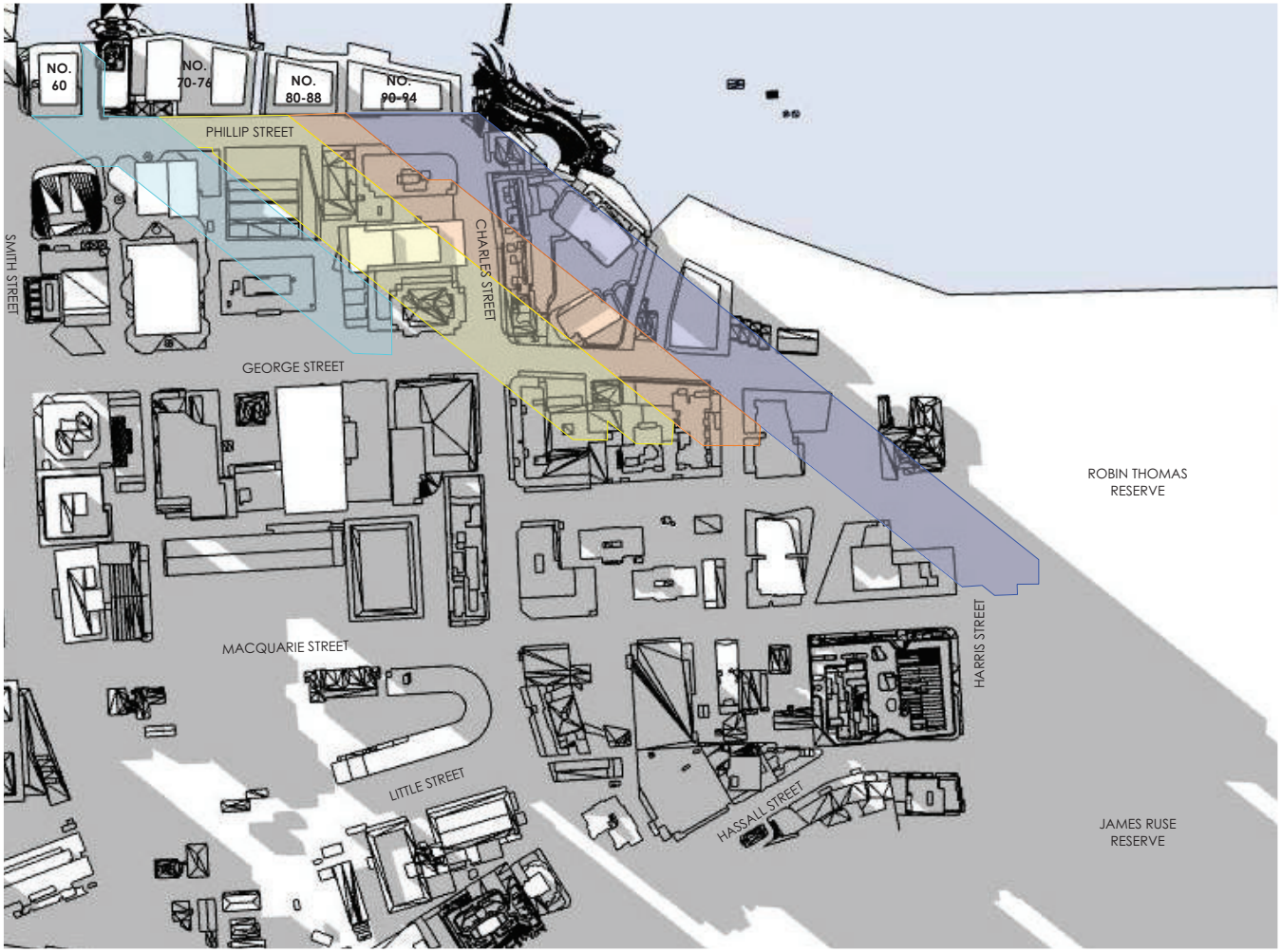
PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS 1PM & 2PM

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP stage. 15 dwg no. P6 revision



1 JUNE 21 3PM
1:5000

SHADOW IMPACT LEGEND

- EXISTING SHADOWS
- EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76
- EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60

100m 300m
1:5000

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CLIENT:
BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
SHADOW DIAGRAMS 3PM

NORTH POINT:

DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP (stage) 16 (dwg no.) P6 (revision)