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# PLANNING PROPOSAL

## 90-94 PHILLIP ST, PARRAMATTA

REVISION: C

PREPARED FOR

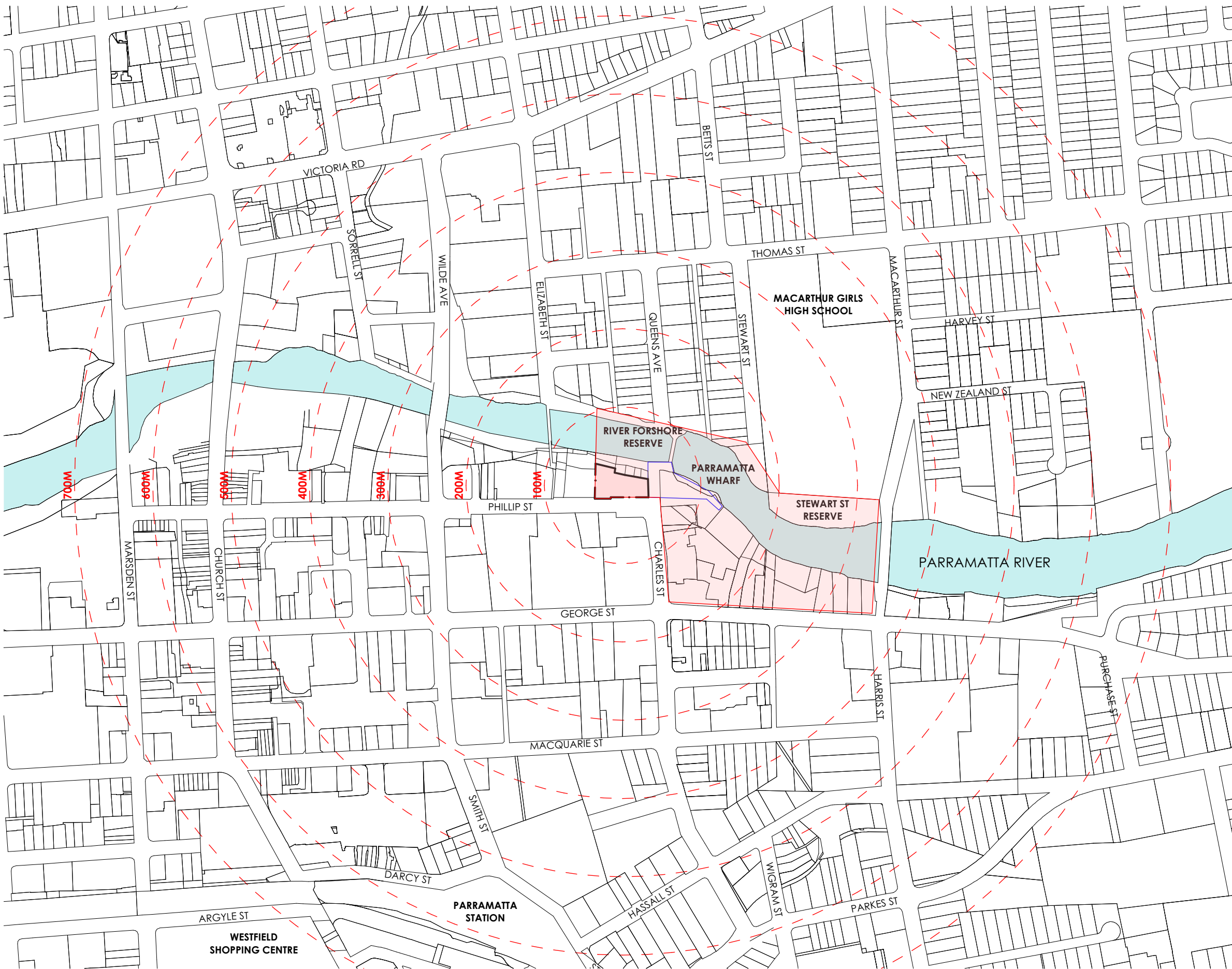
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


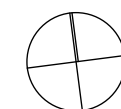
## LOCATION PLAN

The site is located at the junction of Phillip Street and Charles Street. It is within 100m of Parramatta Wharf, 600m of Parramatta Railway Station and 700m of Westfield Shopping Center.

The site forms part of Parramatta Quay and plays an important role in Councils future vision of Charles Street Square as it is the connection point between the Ferry Wharf and the Parramatta CBD.



-  SUBJECT SITE
-  PARRAMATTA QUAY
-  CHARLES ST SQUARE
-  PARRAMATTA RIVER



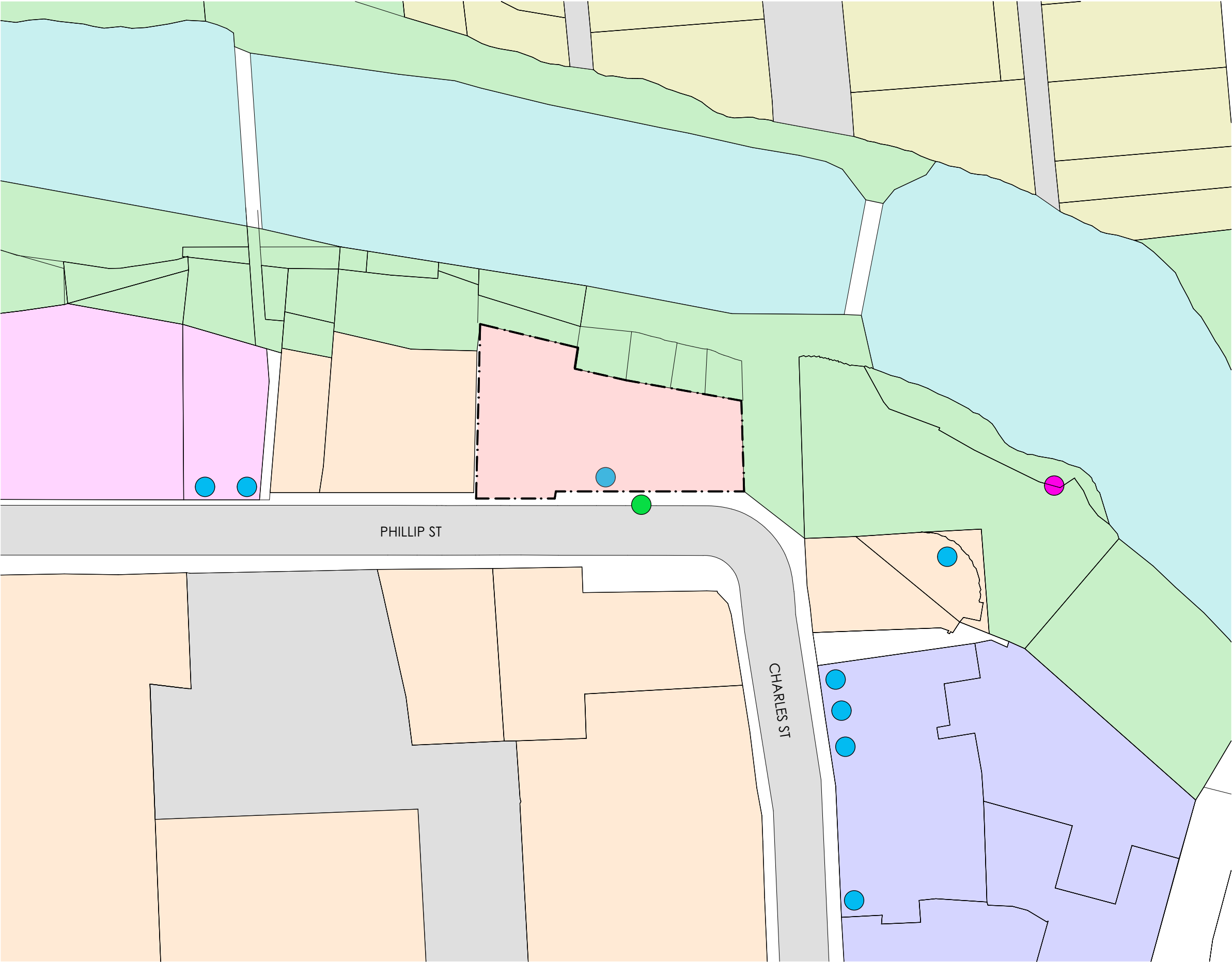


EXISTING CONTEXT ANALYSIS

The site is located in a B4 Mixed Use zone and sits amongst a mix of retail, commercial and short term accomodation developments. It is bounded by Parramatta River to the North, Charles Street Square to the East, and Phillip Street to the South.

The immediate context at ground level has a mix of cafes and restaurants that provide activation to the street.

A bus stop is located in front of the site on Phillip St and Parramatta Wharf is adjacent to the site to the east, providing direct access to alternative modes of public transportation.



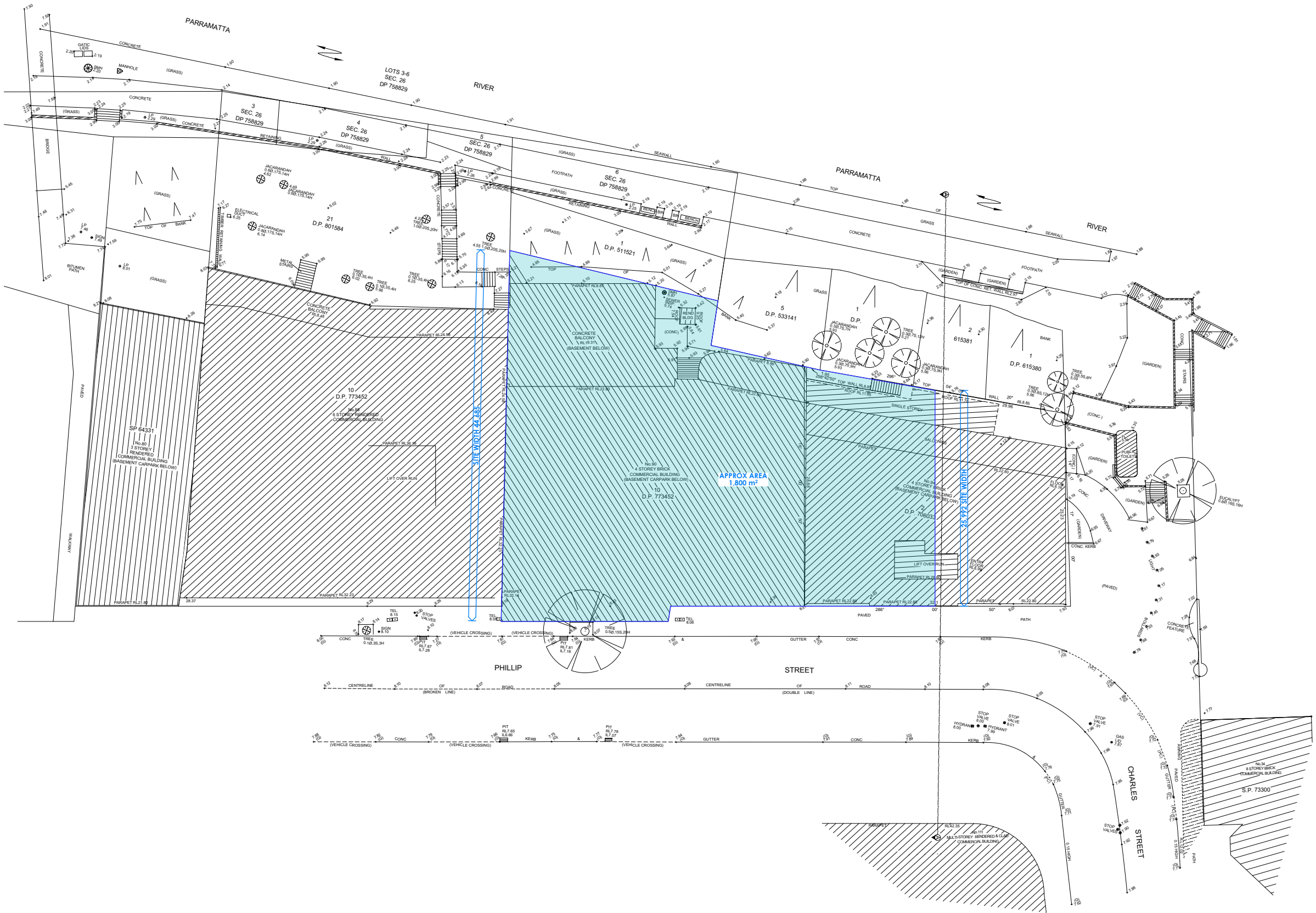
- SUBJECT SITE
- PUBLIC OPEN SPACE
- RETAIL/ COMMERCIAL DEVELOPMENT
- SERVICED APARTMENT DEVELOPMENT
- RESIDENTIAL DEVELOPMENT
- MIXED USE DEVELOPMENT
- PARRAMATTA RIVER
- ROADWAYS/ CAR PARKING
- PEDESTRIAN
- STREET LEVEL CAFE/ RESTAURANT
- BUS STOP
- FERRY WHARF



EXISTING SITE SURVEY

Survey prepared by Norton Survey Partners

AVERAGE SITE WIDTH  
35,338m<sup>2</sup>





EXISTING SITE PHOTOGRAPHS

- 1. Phillip Street, looking east
- 2. Phillip Street, looking west
- 3. Corner of Phillip Street and Charles Street, looking south
- 4. Charles Street Square, looking north-east
- 5. Charles Street Square, looking west
- 6. Parramatta River, looking south-west
- 7. Charles Street Square, looking-west
- 8. Charles Street Square, looking east
- 9. Forshore, looking east



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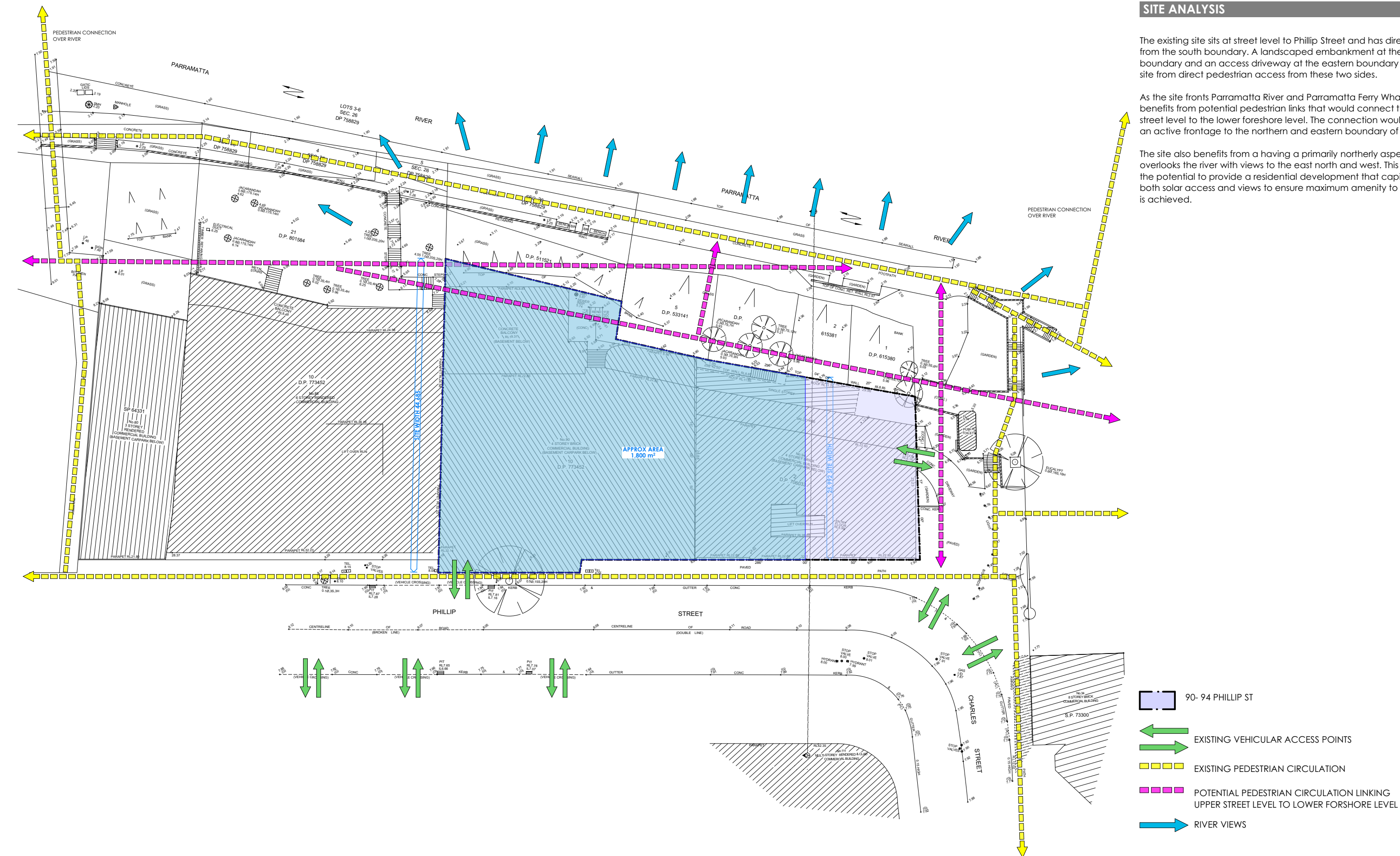


## SITE ANALYSIS

The existing site sits at street level to Phillip Street and has direct access from the south boundary. A landscaped embankment at the northern boundary and an access driveway at the eastern boundary restricts the site from direct pedestrian access from these two sides.

As the site fronts Parramatta River and Parramatta Ferry Wharf, the site benefits from potential pedestrian links that would connect the upper street level to the lower foreshore level. The connection would provide an active frontage to the northern and eastern boundary of the site.

The site also benefits from having a primarily northerly aspect that overlooks the river with views to the east north and west. This allows for the potential to provide a residential development that capitalises on both solar access and views to ensure maximum amenity to apartments is achieved.







Proposed Landscape Concept based on drawing by Site Image

## CHARLES STREET SQUARE STRATEGY CONCEPT MASTERPLAN

Charles Street Square is located directly adjacent the site to the east. It is an important node on the Parramatta River that connects Parramatta Ferry Wharf to the CBD. The design of Charles Street Square plays a critical role in how 90-94 Phillip Street interacts with, and addresses, the public domain.

The *Charles Street Square Strategy* sets out Parramatta Council's vision for the Square and explores design concepts for the space, based on three principals: arrival, dispersal and meeting. The subject site has a fundamental role to play in acheiving connectivity between the foreshore and George St.

From these three principals, three design approaches were developed to explore the potential of the public domain and open discussions between Council and stakeholders regarding the opportunities and constraints available. The three design approaches included:

1. Charles Street Steps
2. Phillip Street Extension
3. Terraced Bank

The Charles Street Steps was the preferred approach as it created a distinct place, direct paths and connections, opened views to the river, had the potential for events and gatherings, and was capable of accessibility compliance.



Opportunities & constraints diagram from Charles Street Square Strategy prepared by Hassell



## CHARLES STREET SQUARE STRATEGY COMPLIANCE

### Principle 1: Align building setbacks with Charles and Phillip Streets

The eastern building edge at ground floor is aligned with the setbacks on Charles Street.

### Principle 2: Activate edges at street and river levels

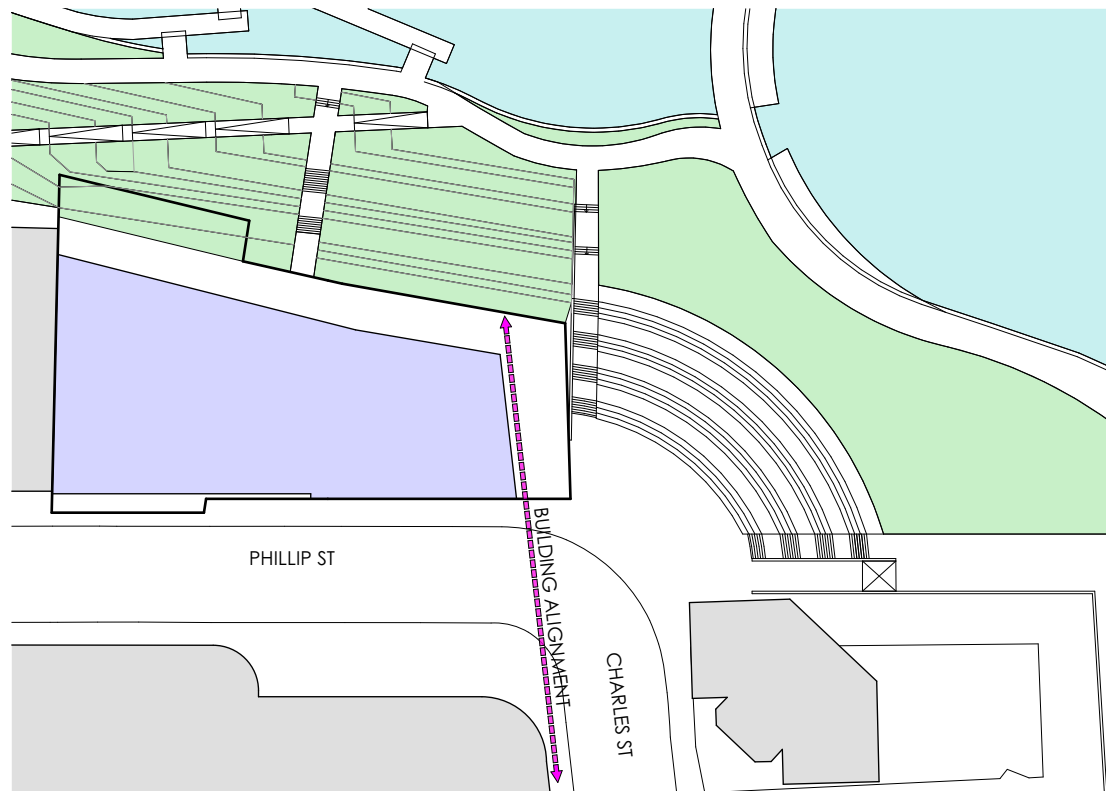
The northern, eastern and southern edges are active frontages through the use of commercial and residential entry points off Phillip Street frontage, and retail entry points off the foreshore frontage.

### Principle 3: Establish a clear and continuous foreshore path

The foreshore pathways are extended to enhance the lower level movement along the river edge. The foreshore path is also connected to the upper level walkway to address the transtion in level difference.

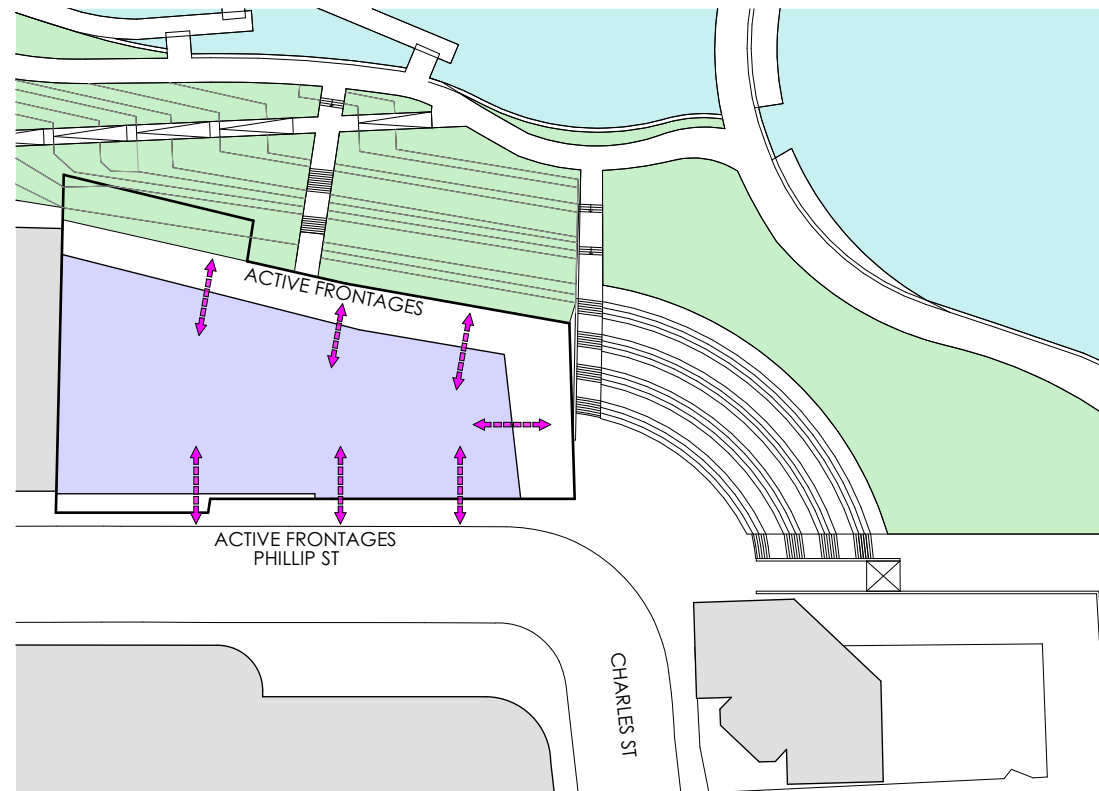
### Principle 4: Integrate upper level walkways and establish continuous setbacks

The upper level connection at RL7.6 connects the subject site to the adjacent properties to align closely with street level and provides refuge for potential flooding.



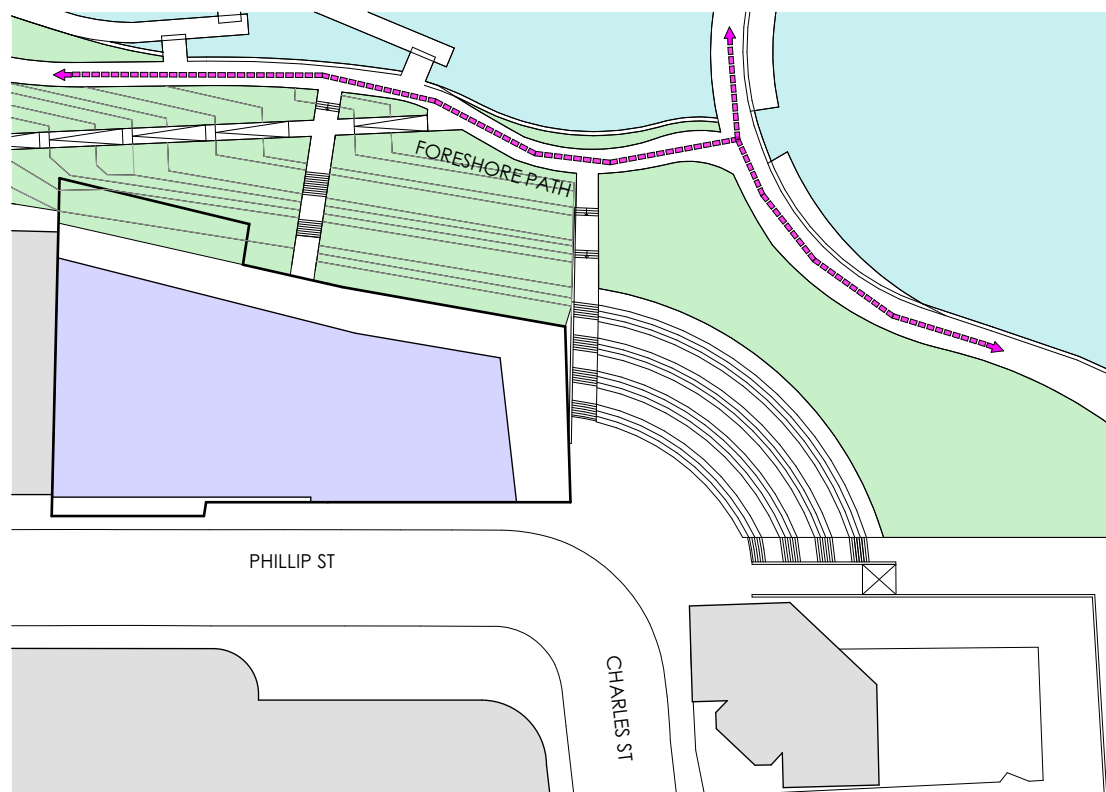
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## PRINCIPLE 1



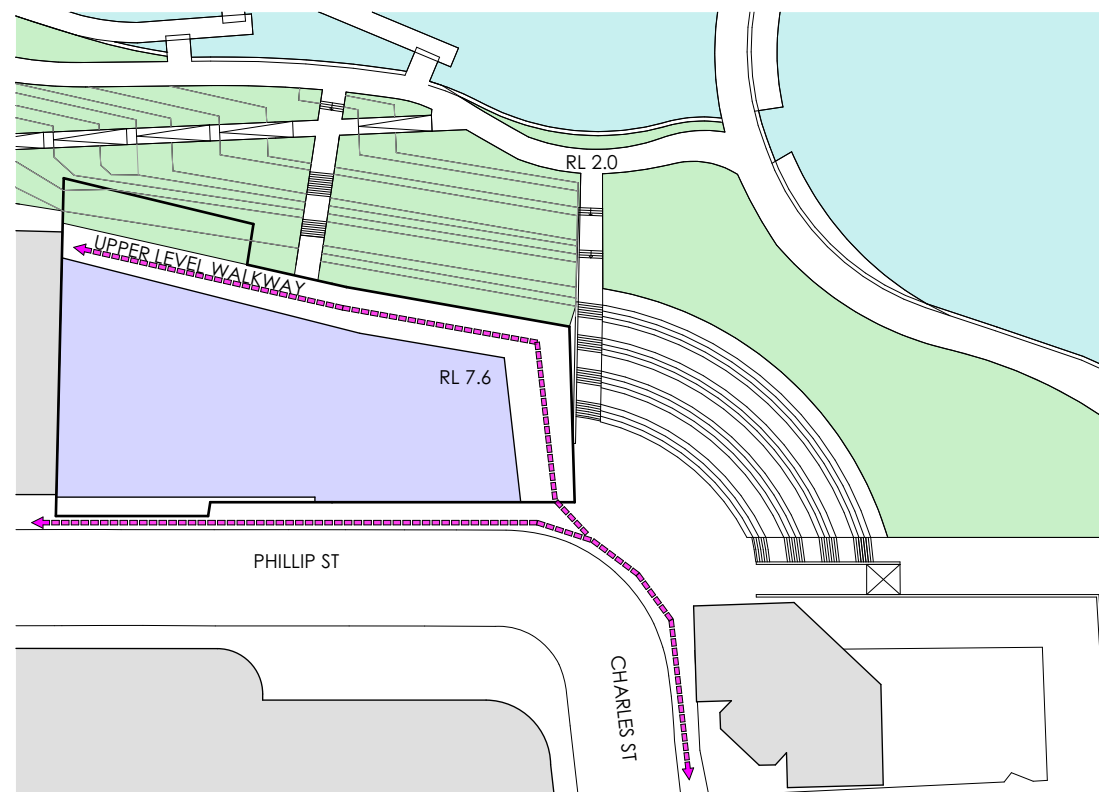
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## PRINCIPLE 2



3

## PRINCIPLE 3



4

## PRINCIPLE 4

REV	DESCRIPTION
A	PLANNING PROPOSAL
B	REVISED PLANNING PROPOSAL
C	REVISED PLANNING PROPOSAL

BY	CHK	DATE
VD	PI	27.08.18
VD	PI	02.05.19
FW	PI	28.11.19

CLIENT:

ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

PROJECT TITLE:

PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA

NORTH POINT:



SCALE: 1:1000 AT A3

PROJECT No: P389

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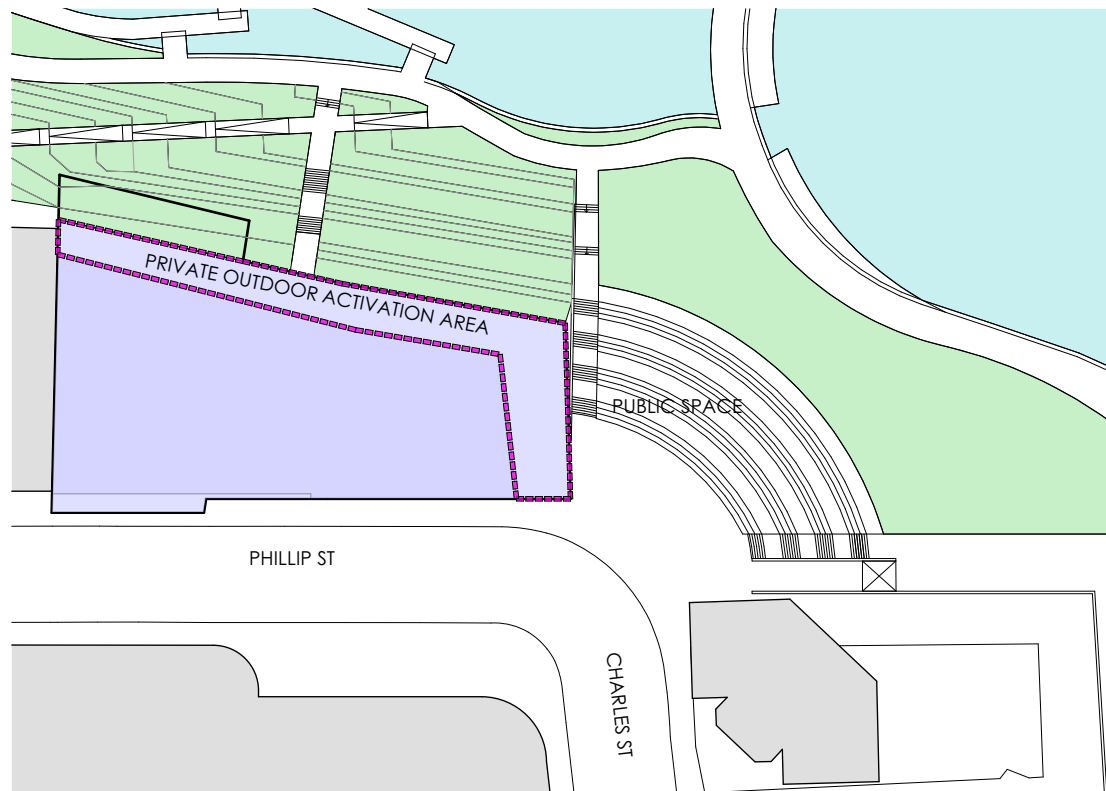
## CHARLES STREET SQUARE STRATEGY COMPLIANCE

**Principle 5: Provide clear delineation between public and private**  
Clearly defined boundaries are established between private outdoor spaces and public spaces to ensure clear paths of movement.

**Principle 6: Establish clearly defined public space**  
The public space will be vastly improved and clearly defined within a 25m foreshore zone along the river for public access. Various landscaping and paving treatments for the upper level connection, foreshore, and transition spaces will articulate public and private land uses.

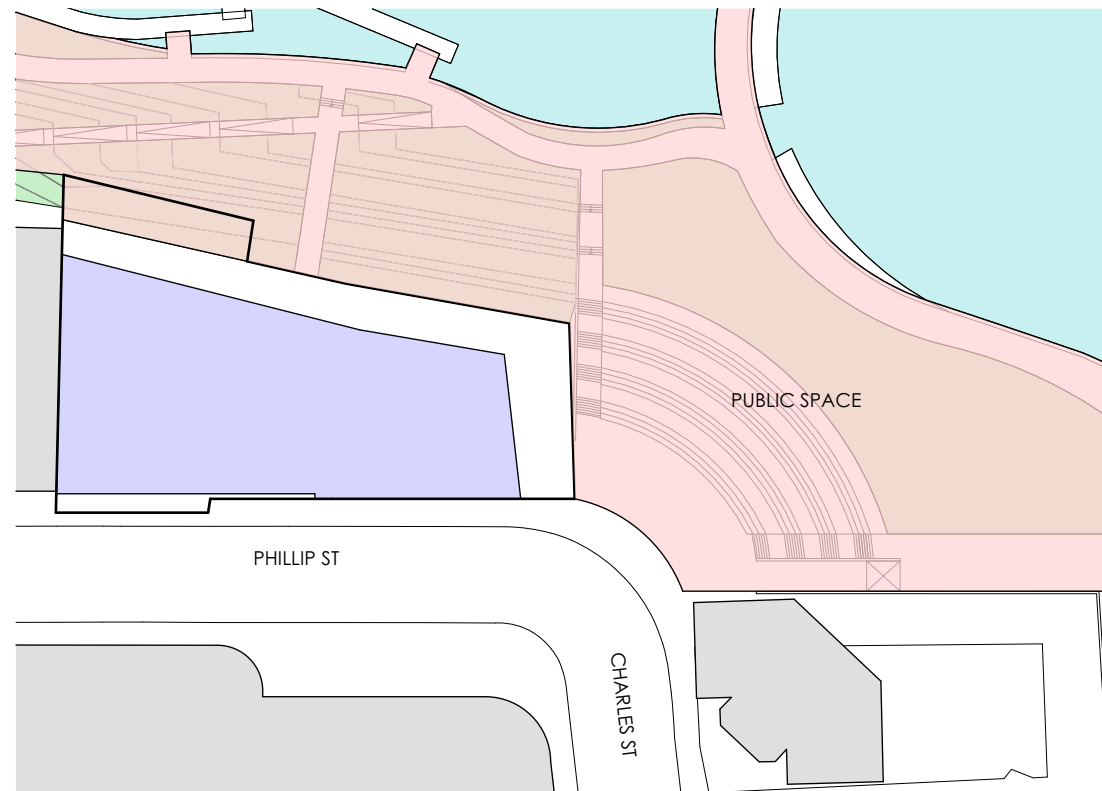
**Principle 7: Create an equitable interchange**  
A direct path of movement between the upper street level and lower foreshore level provides easy accessibility to all users between the ferry wharf and bus stop. A direct line of sight also provides a visual connection.

**Principle 8: Remove vehicular access**  
The existing vehicular access point to the site on the eastern boundary has been relocated to Phillip Street. This removes the conflict between vehicles and pedestrians accessing Charles Street Square.



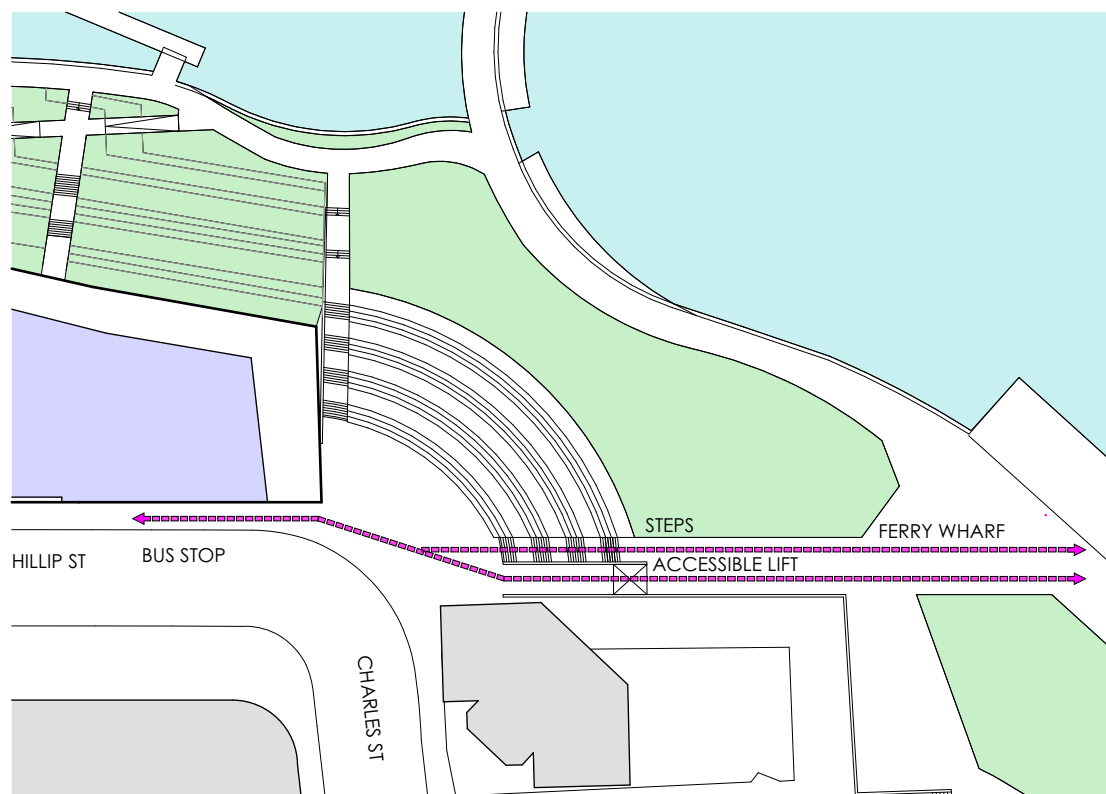
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### PRINCIPLE 5



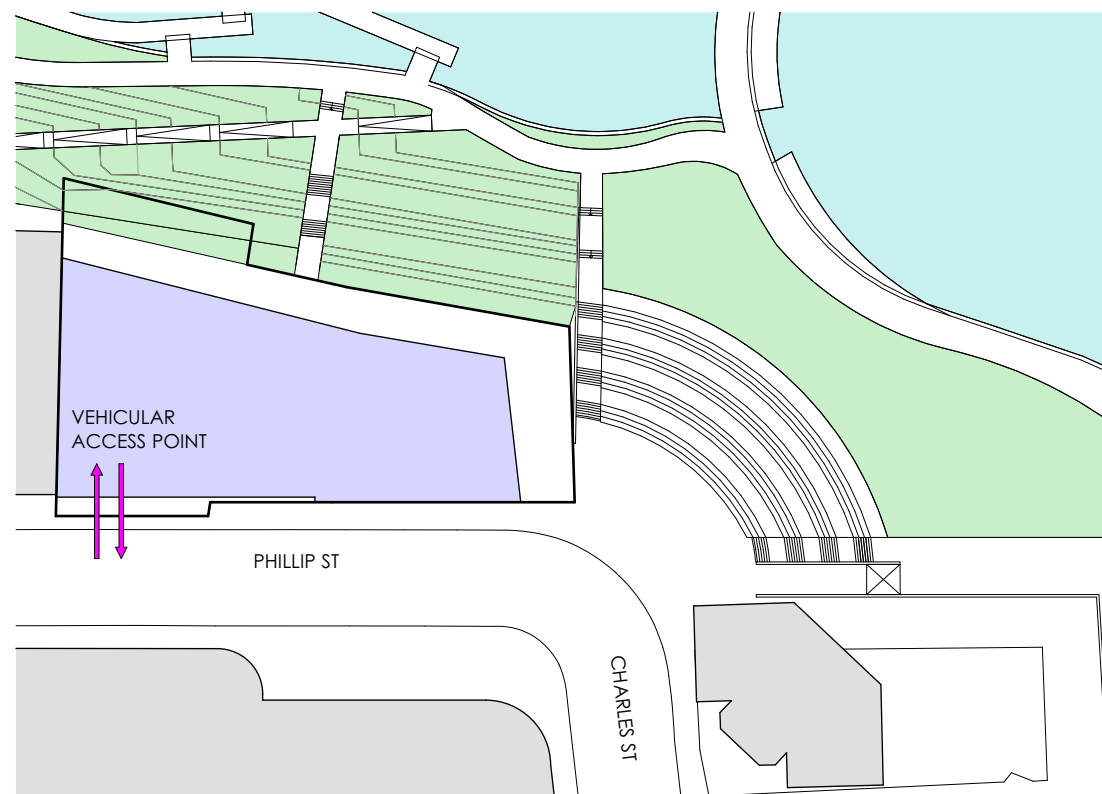
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### PRINCIPLE 6



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### PRINCIPLE 7



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### PRINCIPLE 8

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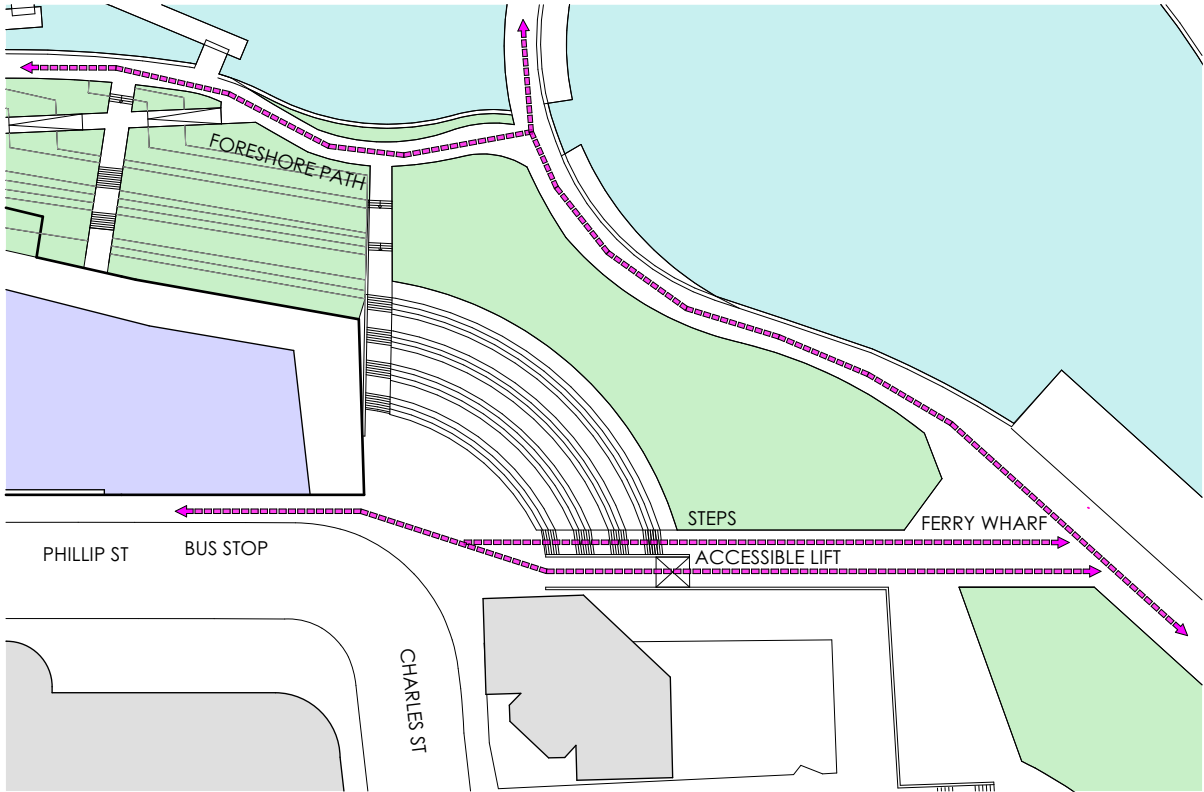
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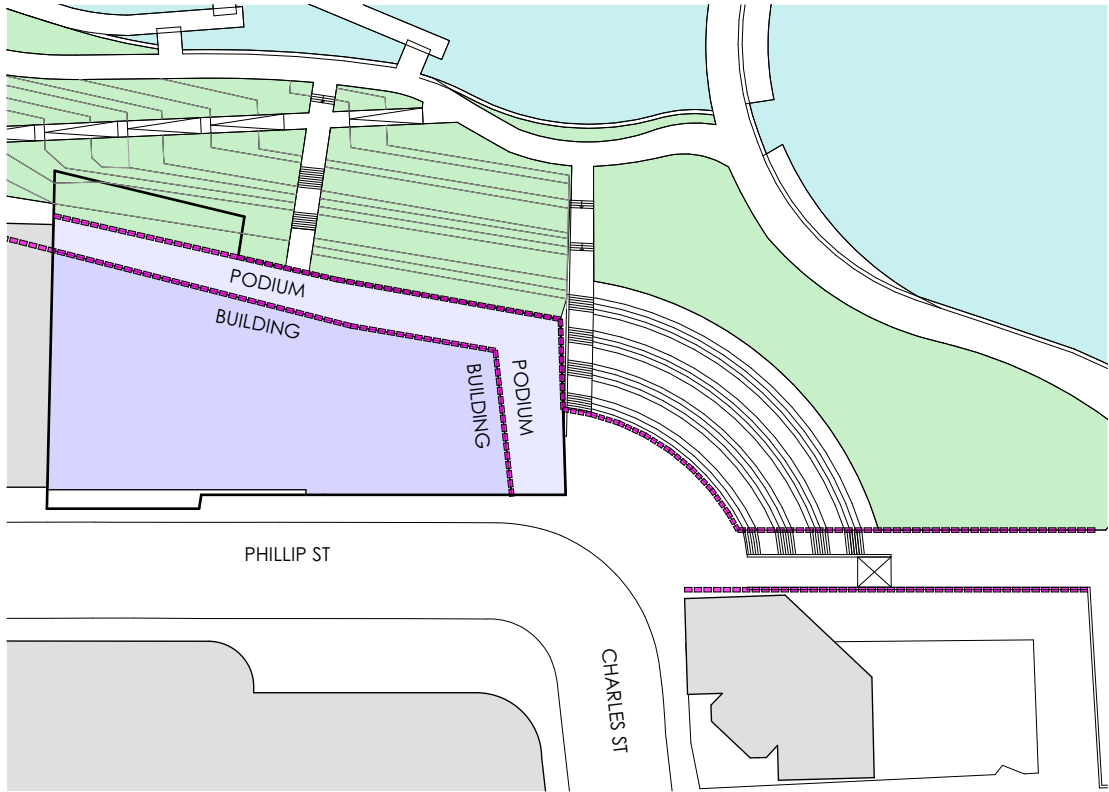
CHARLES STREET SQUARE STRATEGY COMPLIANCE

**Principle 9: Optimise ferry location**  
A direct path of movement between the upper street level and lower foreshore level provides easy accessibility to all users between the ferry wharf and bus stop. A direct line of sight also provides a visual connection.

**Principle 10: Consistent built form to address foreshore**  
A consistent built form addresses the foreshore and river through a strong podium and setbacks that will continue along the adjoining sites.



1 PRINCIPLE 9



2 PRINCIPLE 10



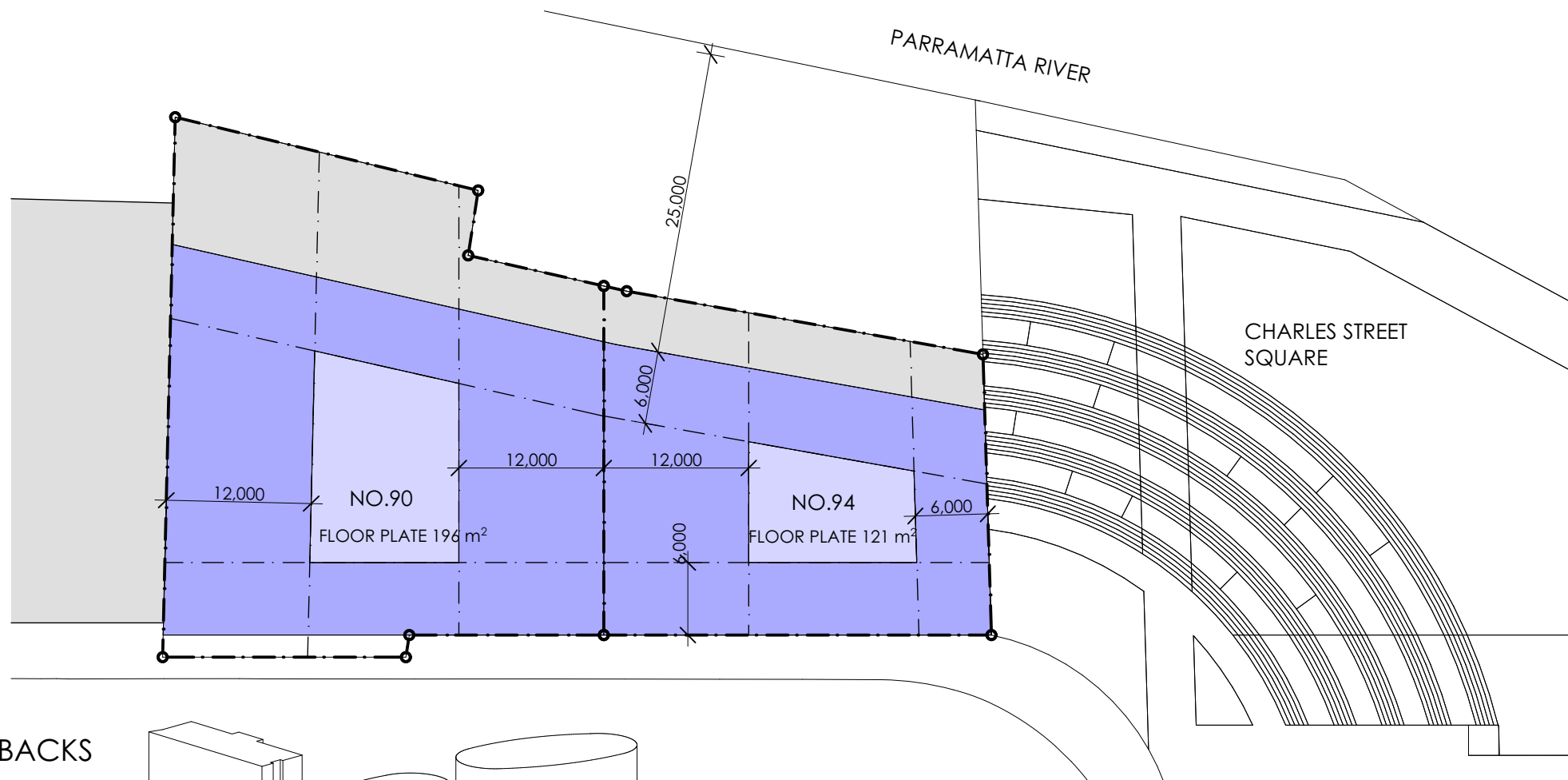
## BUILDING ENVELOPE ANALYSIS- SEPARATE SITES WITH TWO TOWERS UNDER CURRENT LEP & DCP CONTROLS

The Parramatta DCP Part 4 sets out the applicable setbacks for developments in the Parramatta City Centre. The setbacks apply to a 14m high podium with 0m setbacks to Phillip St and Charles St Square, and 25m setback to the foreshore. The DCP applies a further 6m setback to the tower.

Under the current Parramatta LEP 2011, the maximum building height is 80m (AB1 category) and the maximum FSR is 6:1 (AA1 category).

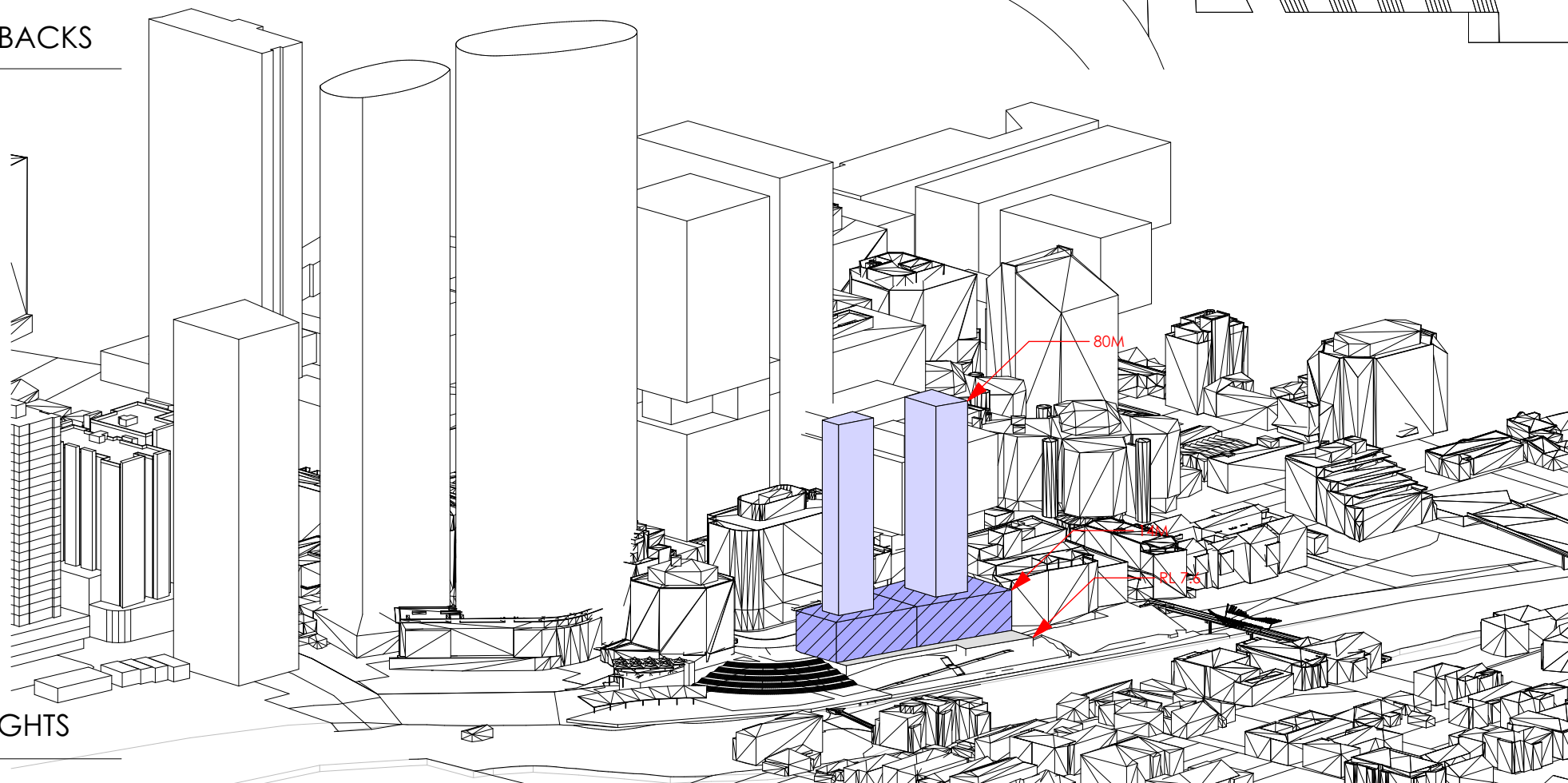
A scheme in which both sites were developed separately would result in two small towers where No.90 would have a floorplate of 196m<sup>2</sup>, and No.94 would have a floorplate of 121m<sup>2</sup>. This would result in inefficient floor plates that would not maximise the sites given building separation requirements to comply with the ADG. Such developments would not be financially viable and redevelopment would not occur.

This scheme would result in No.90 achieving a residential FSR of 2.4:1 for the within the tower, and No.94 achieving a residential FSR of 2.2:1 within the tower. Each site would achieve a minimum of FSR of 1:1 FSR for the commercial use within the podium.



1

### SETBACKS



2

### HEIGHTS

- UPPER LEVEL CONNECTION
- PODIUM
- TOWER
- COMMERCIAL USE

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90-94 PHILLIP ST, PARRAMATTA

NORTH POINT:



SCALE: 1:500 AT A3

PROJECT No: P389

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CITY MASSING CONTEXT- SEPARATE SITES WITH TWO TOWERS UNDER CURRENT LEP & DCP CONTROLS

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- 90-94 Phillip Street- RL 87.6 (80m high)

15-60 Station Street- RL 100 (90m high)

142- 154 Macquarie Street- RL 127.9 (121m high)

142- 154 Macquarie Street- RL 200.9 (194m high)

142- 154 Macquarie Street- RL 93.9 (87m high)

140 George Street- RL 144.7 (137m high)

11 Hassall Street- RL 147.3 (140m high)

330 Church Street- RL 109.7 (103m high)

330 Church Street- RL 181.2 (173m high)

333 Church Street- RL 150.7 (143m high)

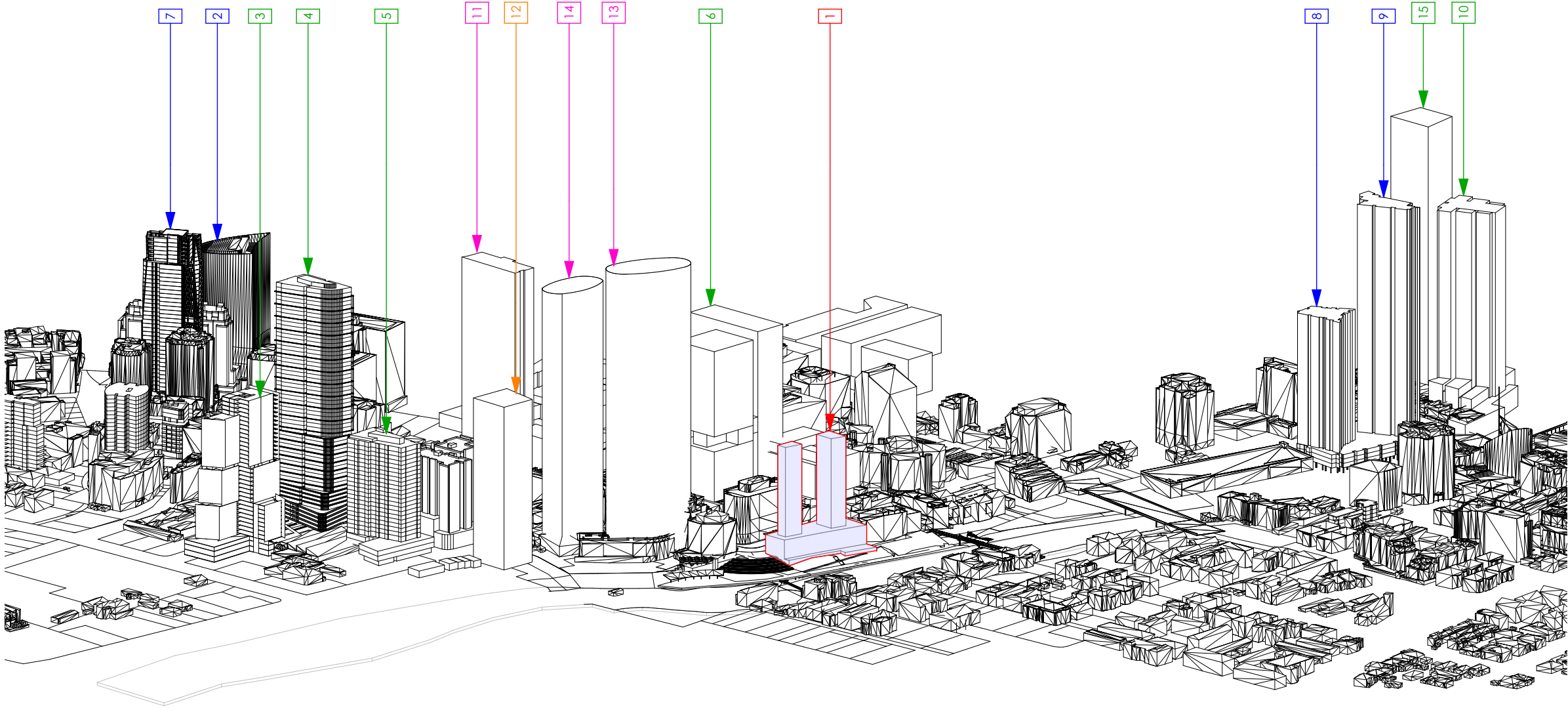
5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)

184-188 George Street- RL 124.8 (120m high)

180 George Street- RL 218.3 (210m high)

180 George Street- RL 193.5 (185m High)

2-10 Phillip- RL 208.7 (199m high)



- PROPOSED DEVELOPMENTS

EXISTING DEVELOPMENTS

DA APPROVED DEVELOPMENTS

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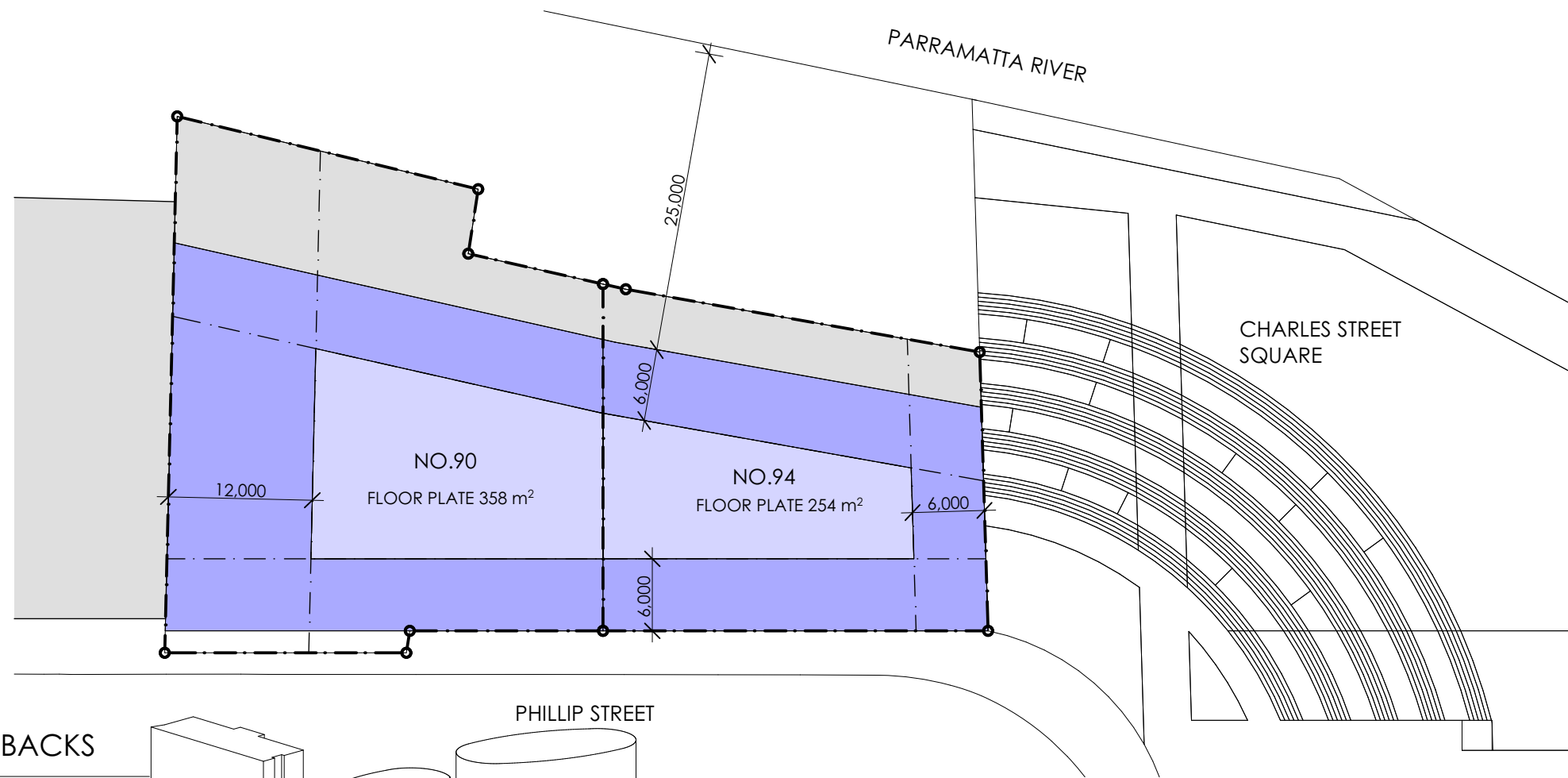


**BUILDING ENVELOPE ANALYSIS- SEPARATE SITES WITH SINGLE TOWER UNDER CURRENT LEP & DCP CONTROLS**

A scheme in which the both sites were developed separately yet directly adjacent each other to maximise the floor plate would result in a single tower where No.90 would have a floorplate of 385m² and No.94 would have a floorplate of 254m².

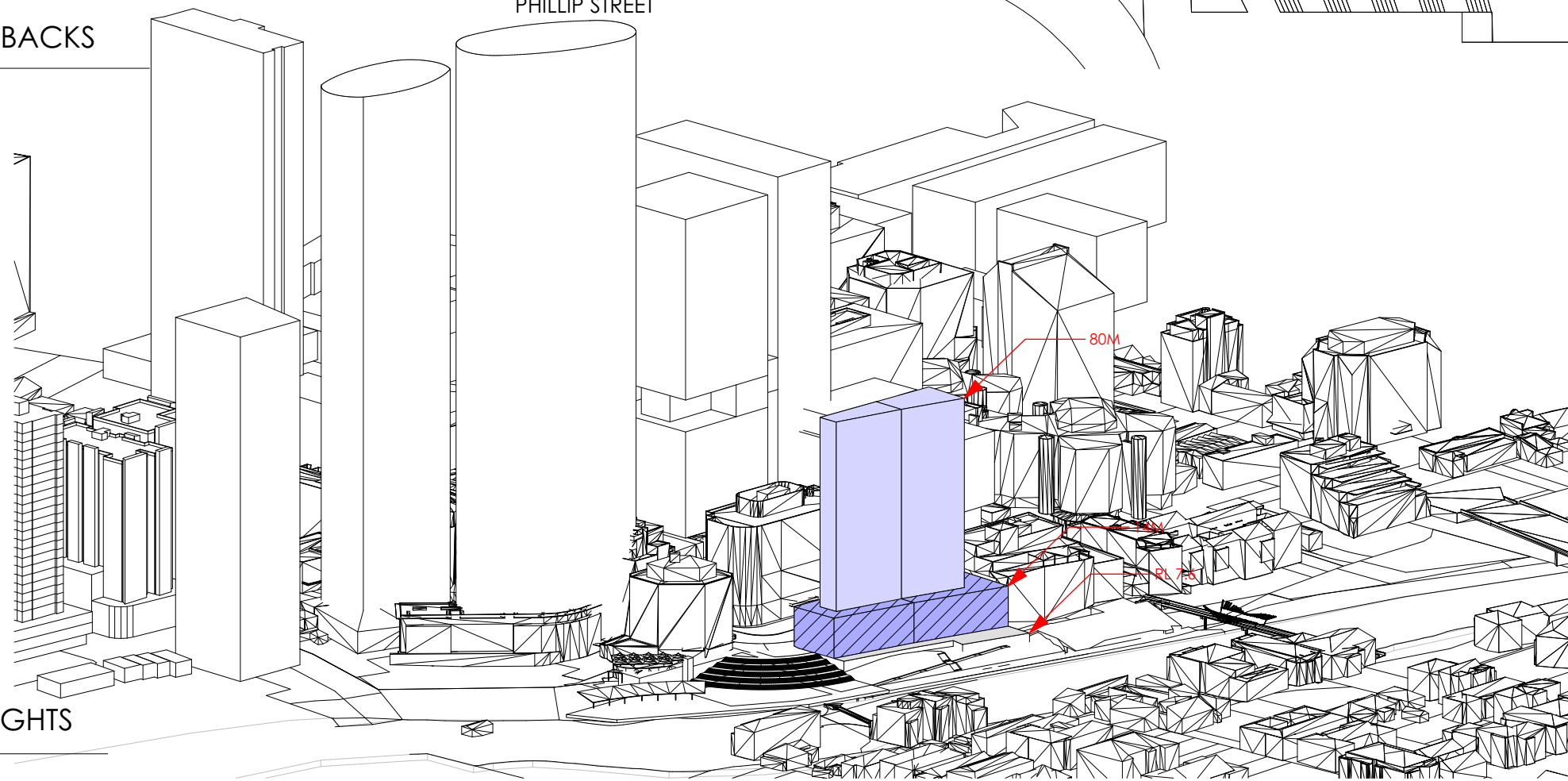
This would result in larger and more efficient floor plates that would maximise the developable area of each site given that building separation requirements would not be applicable; however, two cores would still be required to service each site individually, thus not maximising efficiency.

This scheme would achieve a residential FSR of 5:1 in the tower component and a minimum FSR of 1:1 for commercial use within the podium.



1

**SETBACKS**



2

**HIEGHTS**

- UPPER LEVEL CONNECTION
- PODIUM
- TOWER
- COMMERCIAL USE

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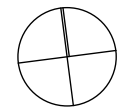
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SCALE: 1:500 AT A3

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stage.

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dwg no.

C  
revision



CITY MASSING CONTEXT- SEPARATE SITES WITH SINGLE TOWER UNDER CURRENT LEP & DCP CONTROLS

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142- 154 Macquarie Street- RL 93.9 (87m high)

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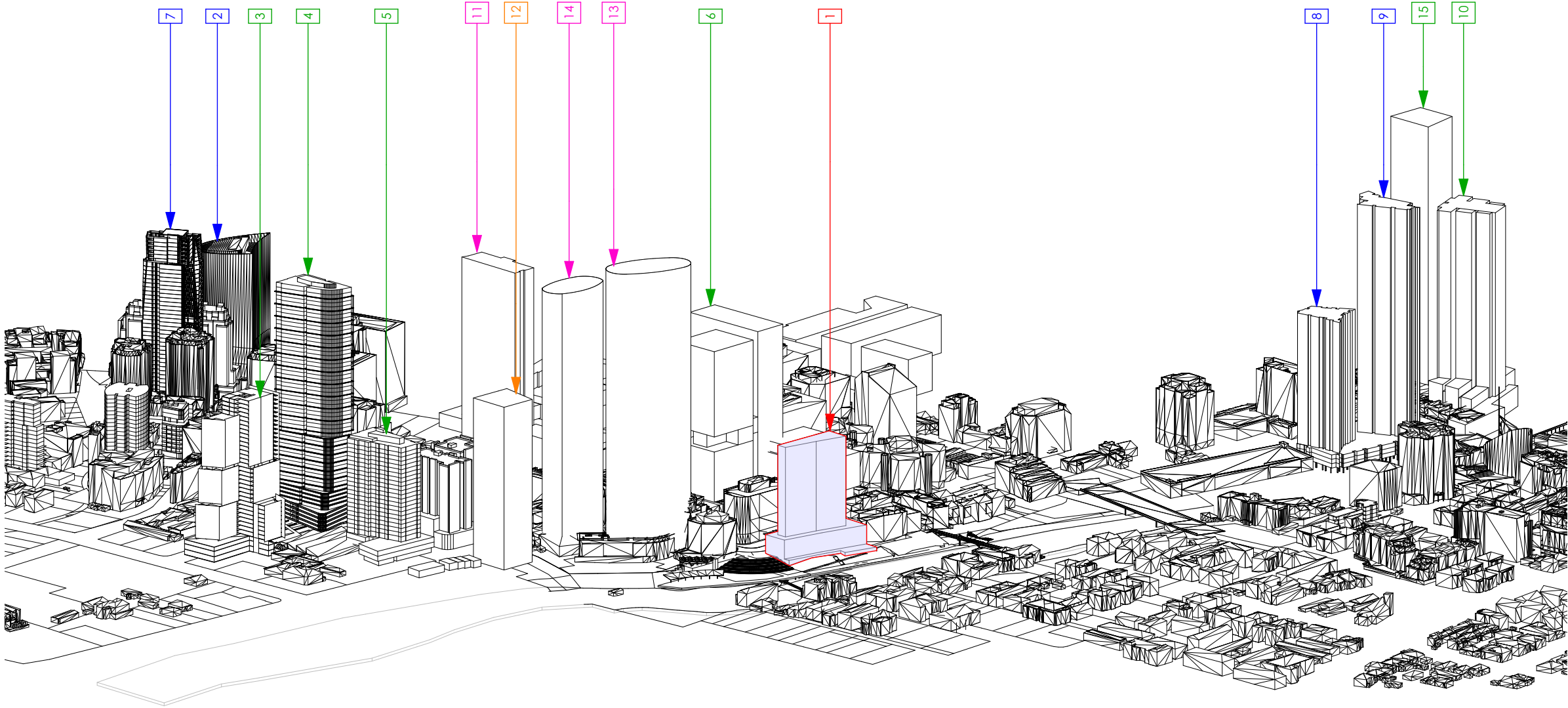
5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)

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180 George Street- RL 218.3 (210m high)

180 George Street- RL 193.5 (185m High)

2-10 Phillip- RL 208.7 (199m high)



- PROPOSED DEVELOPMENTS

EXISTING DEVELOPMENTS

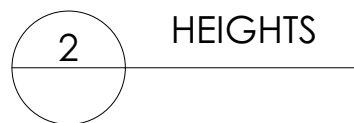
DA APPROVED DEVELOPMENTS





PLANNING PROPOSAL APPROVED  
DA LODGED

PLANNING PROPOSAL APPROVED  
NO DA LODGED



- Amalgamation of sites allows for greater flexibility of form, larger building footprints and therefore a more feasible development outcome
- Consolidation of vehicular access removes vehicle movements from the public domain
- SEPP 65 controls for building separation would be achieved

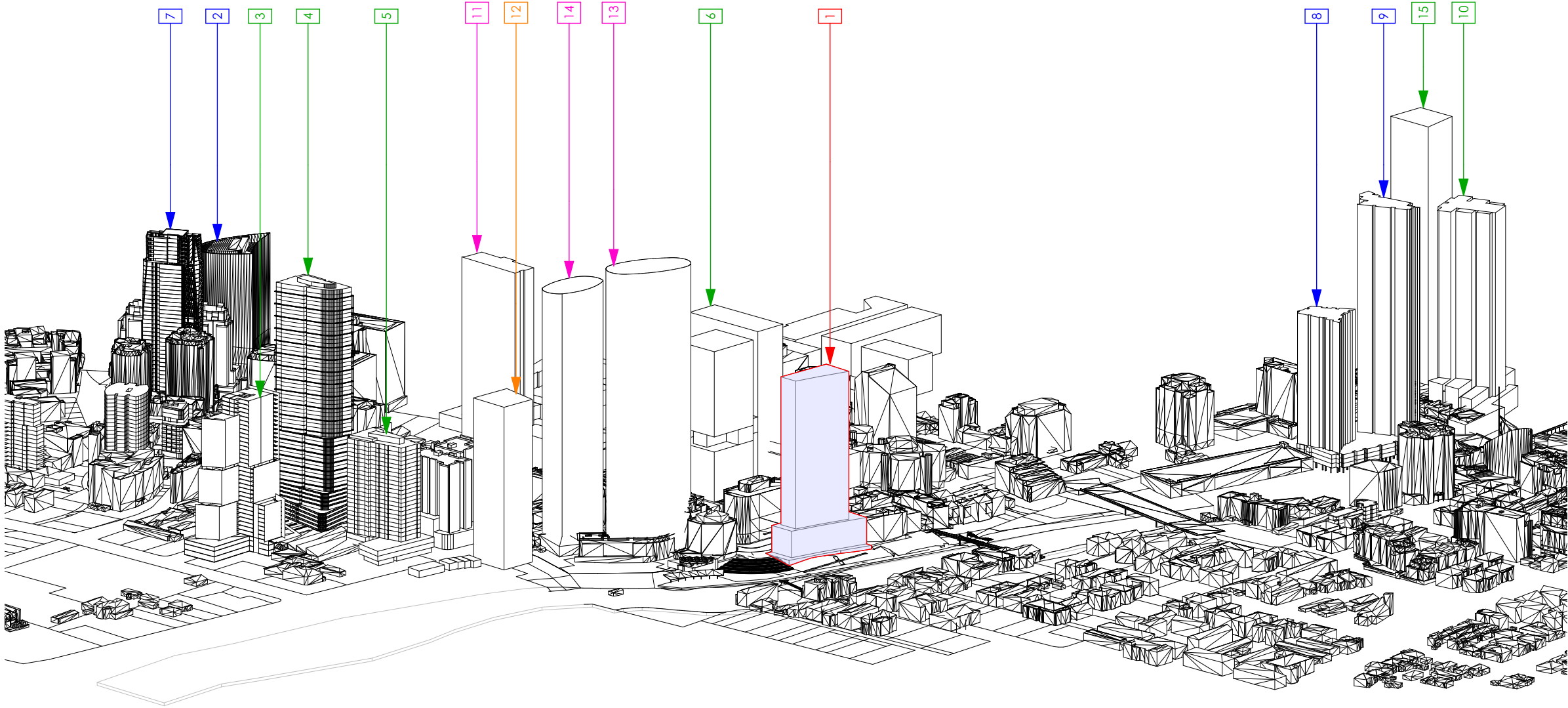


 UPPER LEVEL CONNECTION  
 PODIUM  
 TOWER  
 COMMERCIAL USE



CITY MASSING CONTEXT- CHARLES STREET SQUARE STRATEGY

1. 90-94 Phillip Street- RL 136.1 (128.5m high)
2. 15-60 Station Street- RL 100 (90m high)
3. 142- 154 Macquarie Street- RL 127.9 (121m high)
4. 142- 154 Macquarie Street- RL 200.9 (194m high)
5. 142- 154 Macquarie Street- RL 93.9 (87m high)
6. 140 George Street- RL 144.7 (137m high)
7. 11 Hassall Street- RL 147.3 (140m high)
8. 330 Church Street- RL 109.7 (103m high)
9. 330 Church Street- RL 181.2 (173m high)
10. 333 Church Street- RL 150.7 (143m high)
11. 5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)
12. 184-188 George Street- RL 124.8 (120m high)
13. 180 George Street- RL 218.3 (210m high)
14. 180 George Street- RL 193.5 (185m High)
15. 2-10 Phillip- RL 208.7 (199m high)



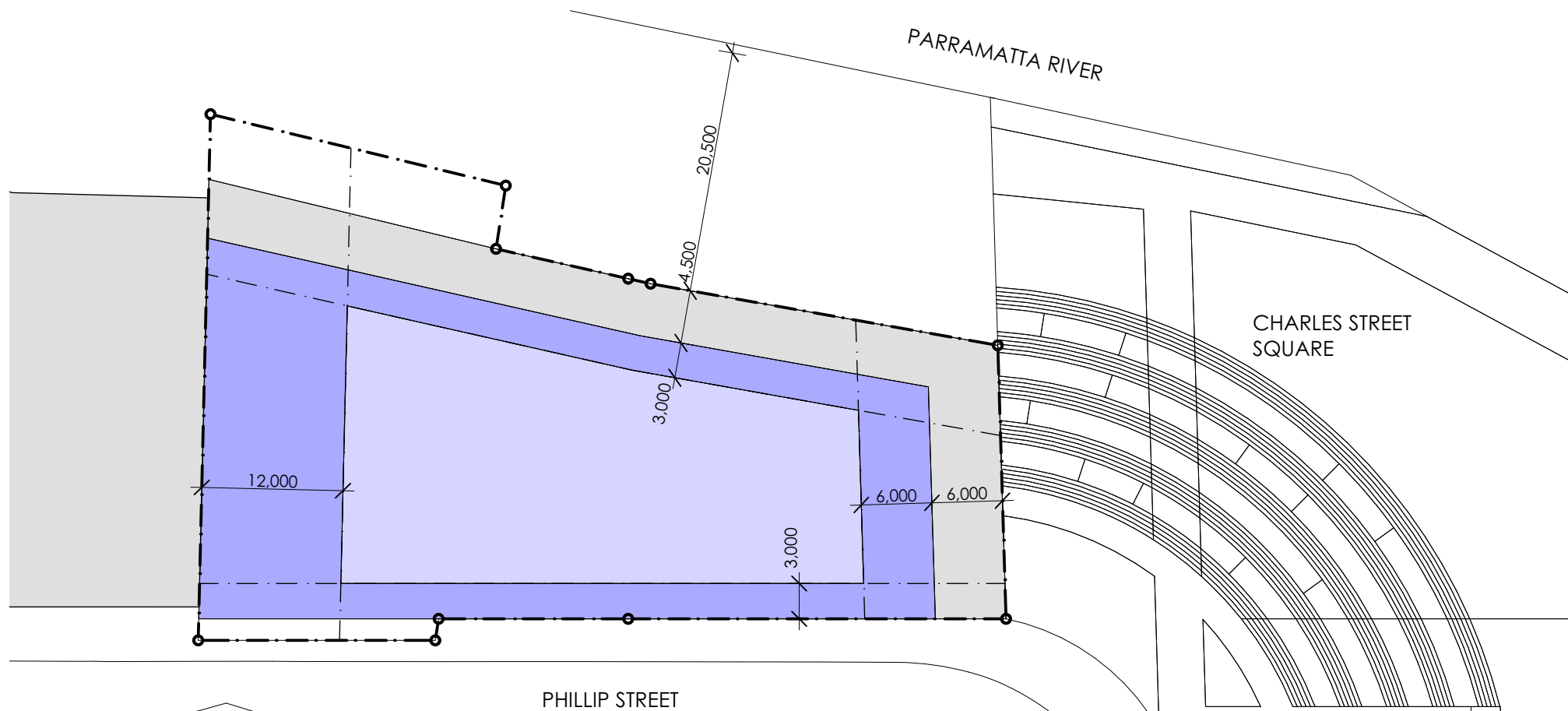
- PROPOSED DEVELOPMENTS
- EXISTING DEVELOPMENTS
- DA APPROVED DEVELOPMENTS
- PLANNING PROPOSAL APPROVED  
DA LODGED
- PLANNING PROPOSAL APPROVED  
NO DA LODGED



## BUILDING ENVELOPE ANALYSIS- 15:1 FSR OPPORTUNITY SITE

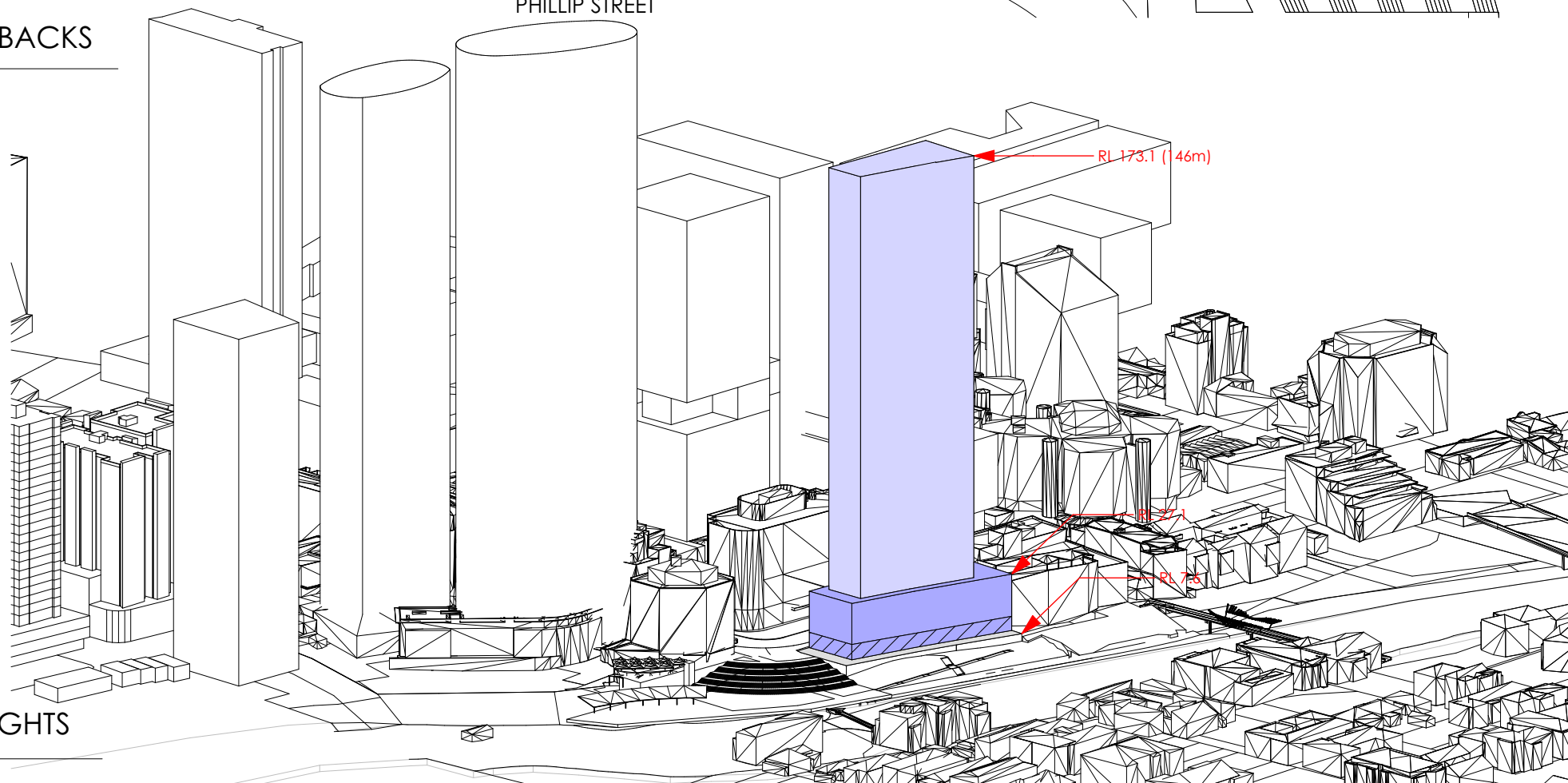
A scheme that amalgamates both sites together and achieves an FSR of 15:1, whilst utilising the setbacks based on the Charles Street Square Strategy would result in a 146m high tower.

This scheme achieves a maximum FSR of 14:1 for the residential component within the tower and podium, and an FSR of 1:1 for the commercial use within the podium. To ensure a financially viable outcome, the commercial use is limited to the minimum requirement FSR of 1:1



1

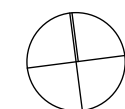
### SETBACKS



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### HEIGHTS

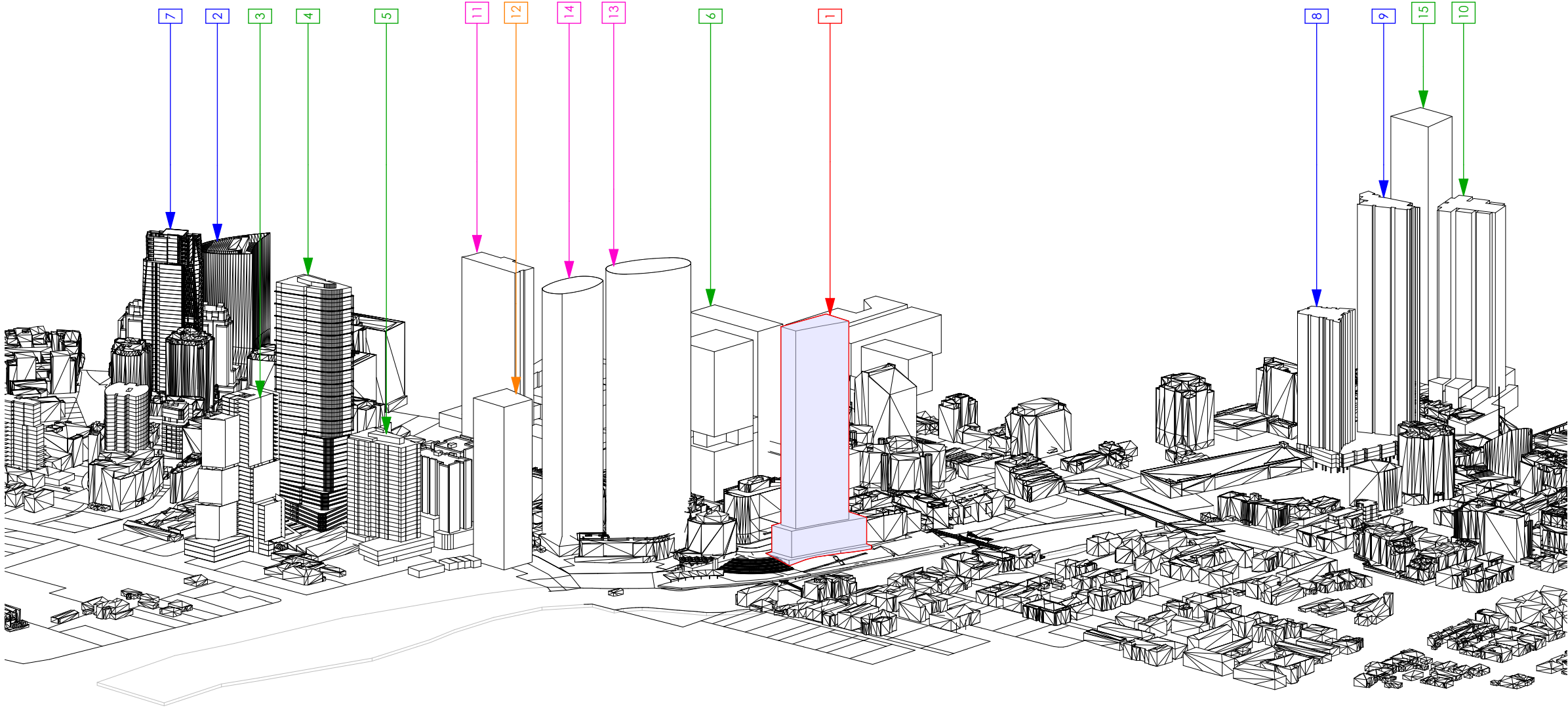
- UPPER LEVEL CONNECTION
- PODIUM
- TOWER
- COMMERCIAL USE





CITY MASSING CONTEXT- 15:1 FSR OPPORTUNITY SITE

1. 90-94 Phillip Street- RL 194.6 (187m high)
2. 15-60 Station Street- RL 100 (90m high)
3. 142- 154 Macquarie Street- RL 127.9 (121m high)
4. 142- 154 Macquarie Street- RL 200.9 (194m high)
5. 142- 154 Macquarie Street- RL 93.9 (87m high)
6. 140 George Street- RL 144.7 (137m high)
7. 11 Hassall Street- RL 147.3 (140m high)
8. 330 Church Street- RL 109.7 (103m high)
9. 330 Church Street- RL 181.2 (173m high)
10. 333 Church Street- RL 150.7 (143m high)
11. 5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)
12. 184-188 George Street- RL 124.8 (120m high)
13. 180 George Street- RL 218.3 (210m high)
14. 180 George Street- RL 193.5 (185m High)
15. 2-10 Phillip- RL 208.7 (199m high)



- PROPOSED DEVELOPMENTS
- EXISTING DEVELOPMENTS
- DA APPROVED DEVELOPMENTS
- PLANNING PROPOSAL APPROVED  
DA LODGED
- PLANNING PROPOSAL APPROVED  
NO DA LODGED



**BUILDING ENVELOPE ANALYSIS- PROPOSED**

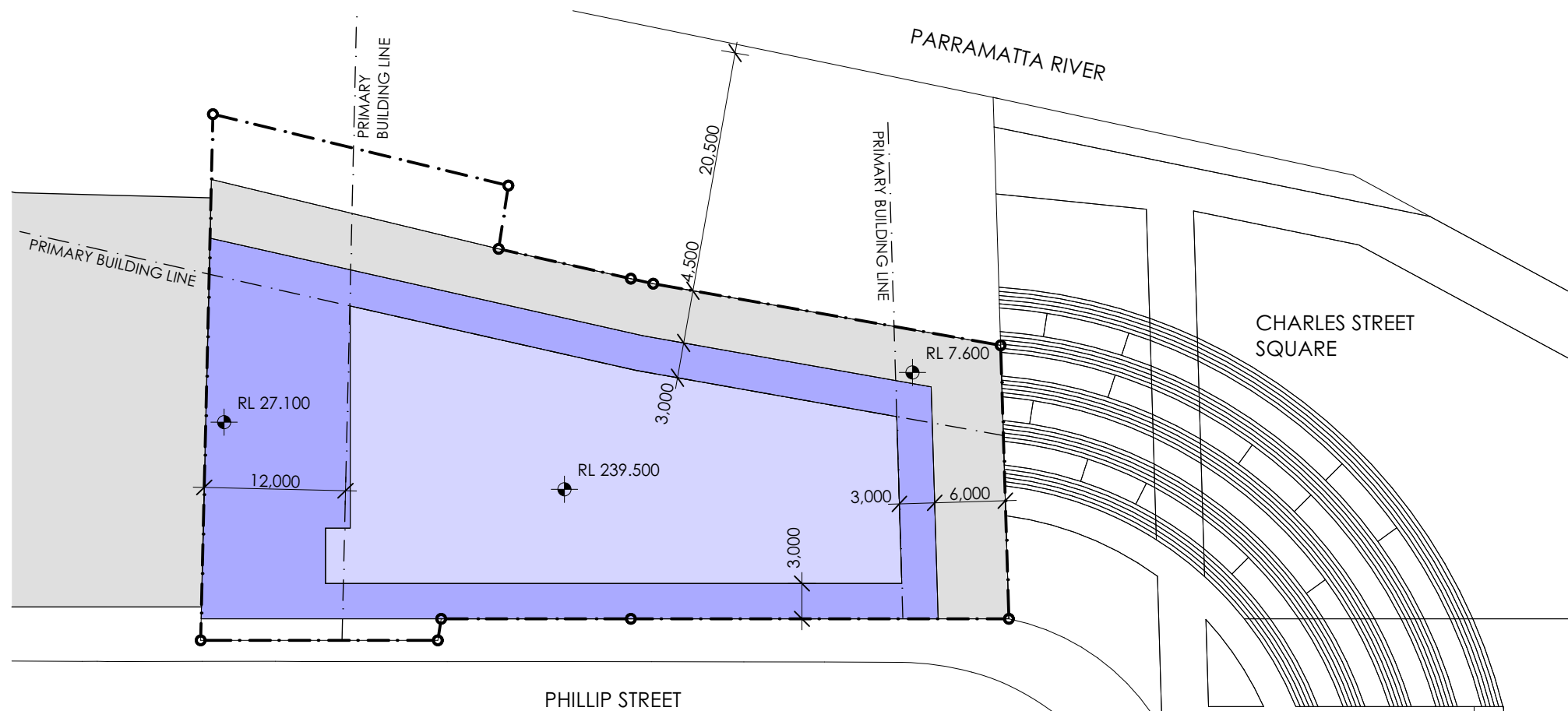
The setbacks in this Planning Proposal seek to reduce the setbacks to the tower by incorporating an articulation zone on the towers northern, eastern and western facades. The articulation zone is the mid-point between the podium setback and the tower setback as per the Charles Street Square Strategy, with the intent that primarily only balconies would protrude into the articulation zone for expressed facade treatments to break up the buildings form and provide a high degree of visual interest to the building facade.

The maximum building height proposed is 229.4m. This height is also keeping within the surrounding recently approved development heights.

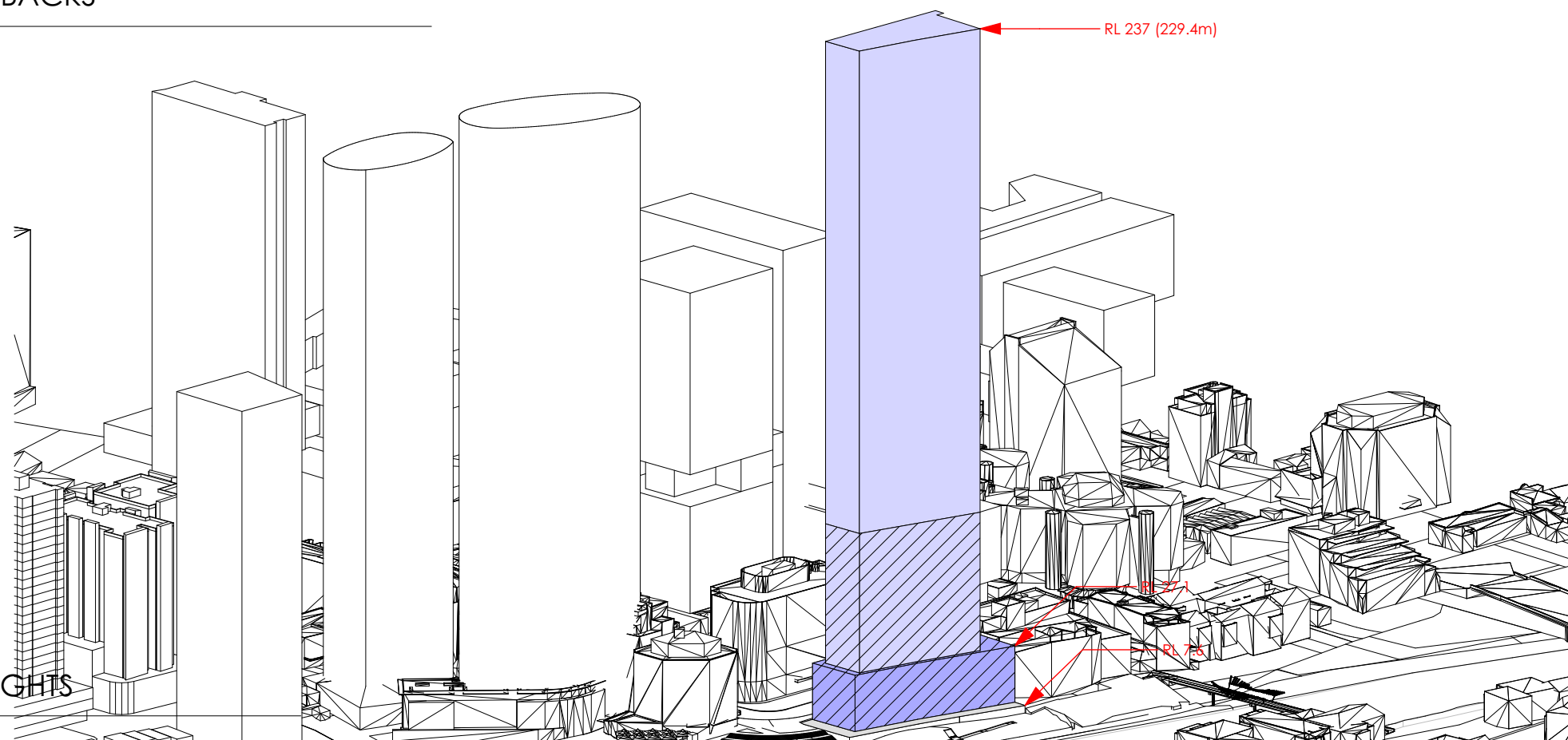
This scheme achieves a maximum FSR of 15.5:1 for the residential use within the tower, and an FSR of 6.5:1 for the commercial use within the podium and tower.

The total FSR proposed is 22:1. Taking into account that commercial FSR over 1:1 is excluded, the proposed scheme achieves the FSR of 16.5:1.

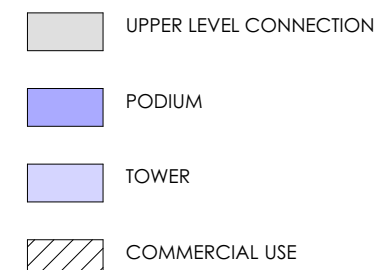
The basis for the additional commercial FSR is to ensure that the building form maximises all possible opportunities for employment- generating uses. Being that the site is within a B4 Mixed Use zone, the proposal seeks to ensure balance between residential and non- residential uses.



1

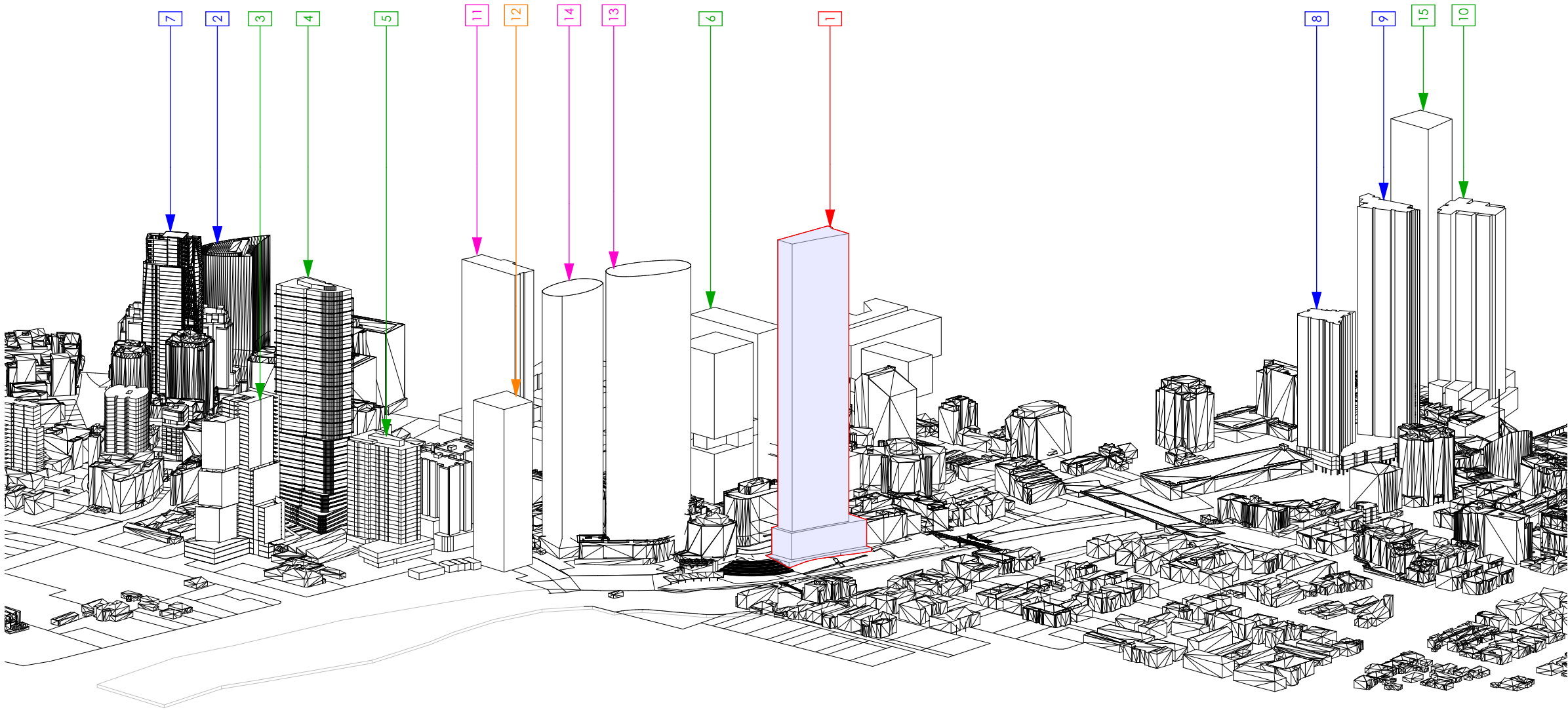
**SETBACKS**

2

**HEIGHTS**

CITY MASSING CONTEXT- PROPOSED

- 1. 90-94 Phillip Street- RL 237 (229.4m high)
- 2. 15-60 Station Street- RL 100 (90m high)
- 3. 142- 154 Macquarie Street- RL 127.9 (121m high)
- 4. 142- 154 Macquarie Street- RL 200.9 (194m high)
- 5. 142- 154 Macquarie Street- RL 93.9 (87m high)
- 6. 140 George Street- RL 144.7 (137m high)
- 7. 11 Hassall Street- RL 147.3 (140m high)
- 8. 330 Church Street- RL 109.7 (103m high)
- 9. 330 Church Street- RL 181.2 (173m high)
- 10. 333 Church Street- RL 150.7 (143m high)
- 11. 5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)
- 12. 184-188 George Street- RL 124.8 (120m high)
- 13. 180 George Street- RL 218.3 (210m high)
- 14. 180 George Street- RL 193.5 (185m High)
- 15. 2-10 Phillip- RL 208.7 (199m high)

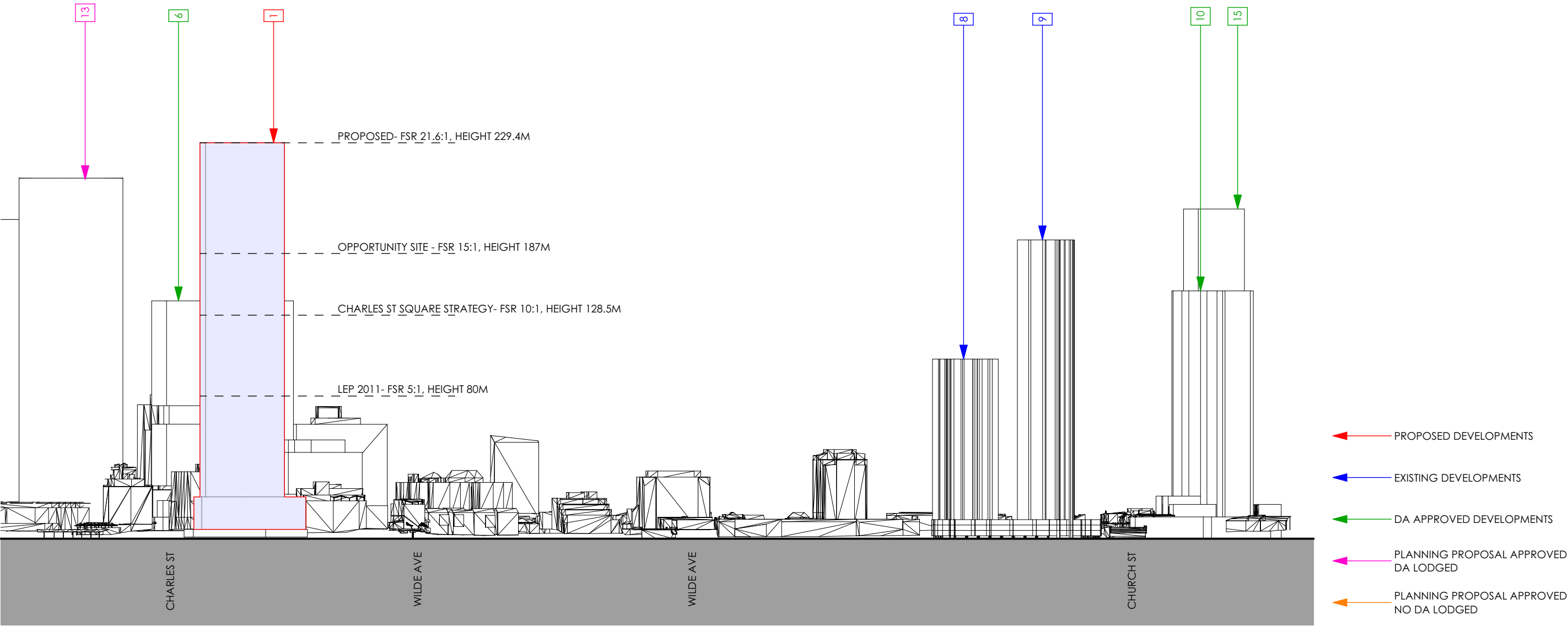


- PROPOSED DEVELOPMENTS
- EXISTING DEVELOPMENTS
- DA APPROVED DEVELOPMENTS
- PLANNING PROPOSAL APPROVED DA LODGED
- PLANNING PROPOSAL APPROVED NO DA LODGED



HEIGHT ANALYSIS- PARRAMATTA RIVER

1. 90-94 Phillip Street
2. 15-60 Station Street- RL 100 (90m high)
3. 142- 154 Macquarie Street- RL 127.9 (121m high)
4. 142- 154 Macquarie Street- RL 200.9 (194m high)
5. 142- 154 Macquarie Street- RL 93.9 (87m high)
6. 140 George Street- RL 144.7 (137m high)
7. 11 Hassall Street- RL 147.3 (140m high)
8. 330 Church Street- RL 109.7 (103m high)
9. 330 Church Street- RL 181.2 (173m high)
10. 333 Church Street- RL 150.7 (143m high)
11. 5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)
12. 184-188 George Street- RL 124.8 (120m high)
13. 180 George Street- RL 218.3 (210m high)
14. 180 George Street- RL 193.5 (185m High)
15. 2-10 Phillip- RL 208.7 (199m high)



HEIGHT ANALYSIS- EASTERN EDGE

1.

90-94 Phillip Street
2.

15-60 Station Street- RL 100 (90m high)
3.

142- 154 Macquarie Street- RL 127.9 (121m high)
4.

142- 154 Macquarie Street- RL 200.9 (194m high)
5.

142- 154 Macquarie Street- RL 93.9 (87m high)
6.

140 George Street- RL 144.7 (137m high)
7.

11 Hassall Street- RL 147.3 (140m high)
8.

330 Church Street- RL 109.7 (103m high)
9.

330 Church Street- RL 181.2 (173m high)
10.

333 Church Street- RL 150.7 (143m high)
11.

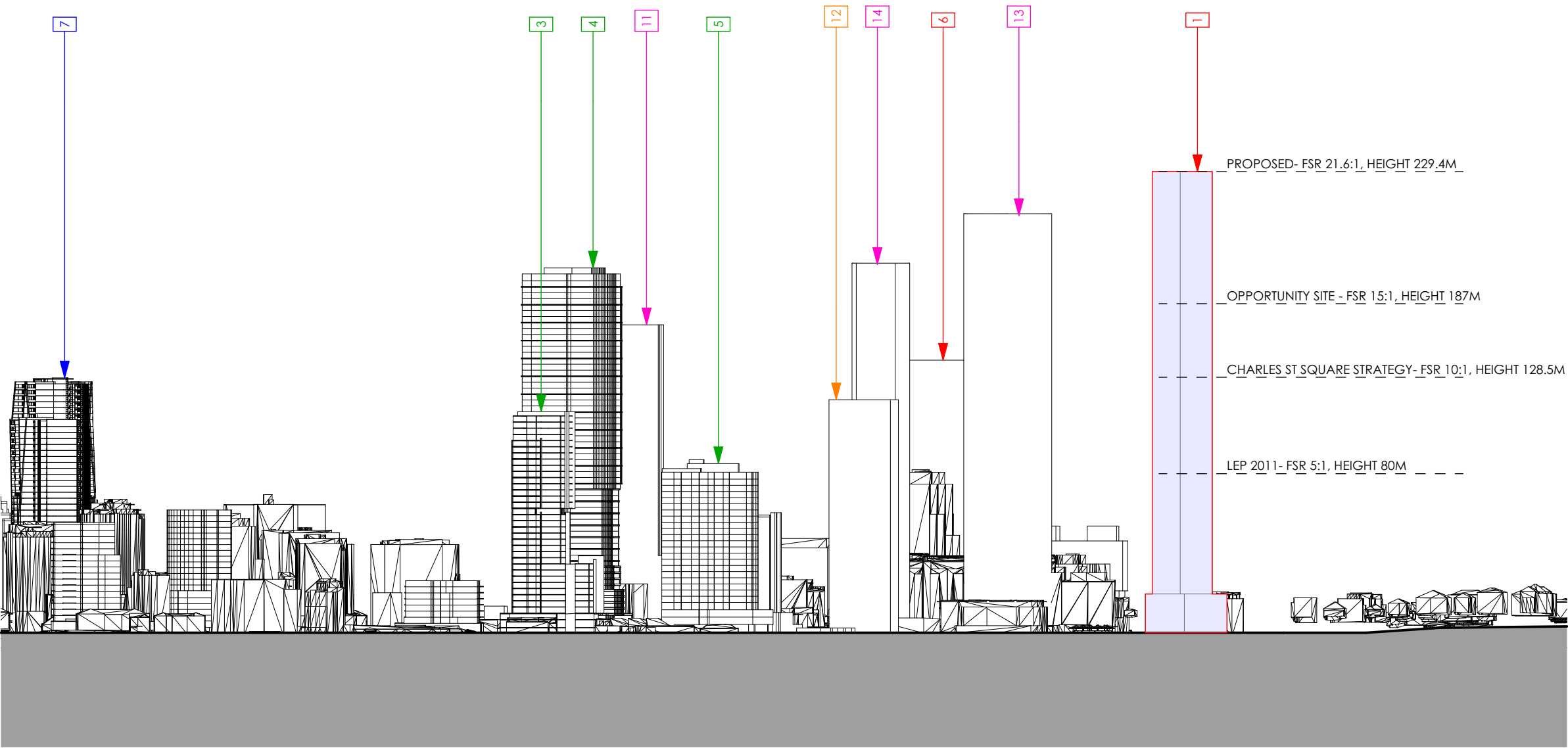
5-7 Charles Street, 116 Macquarie- RL 162.5 (156m high)
12.

184-188 George Street- RL 124.8 (120m high)
13.

180 George Street- RL 218.3 (210m high)
14.

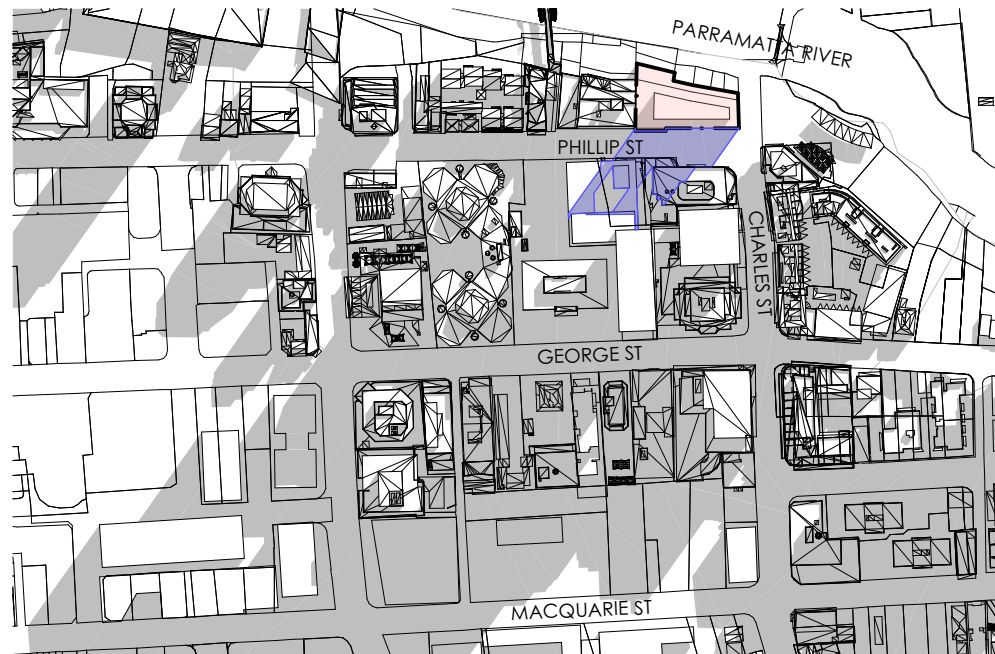
180 George Street- RL 193.5 (185m High)
15.

2-10 Phillip- RL 208.7 (199m high)

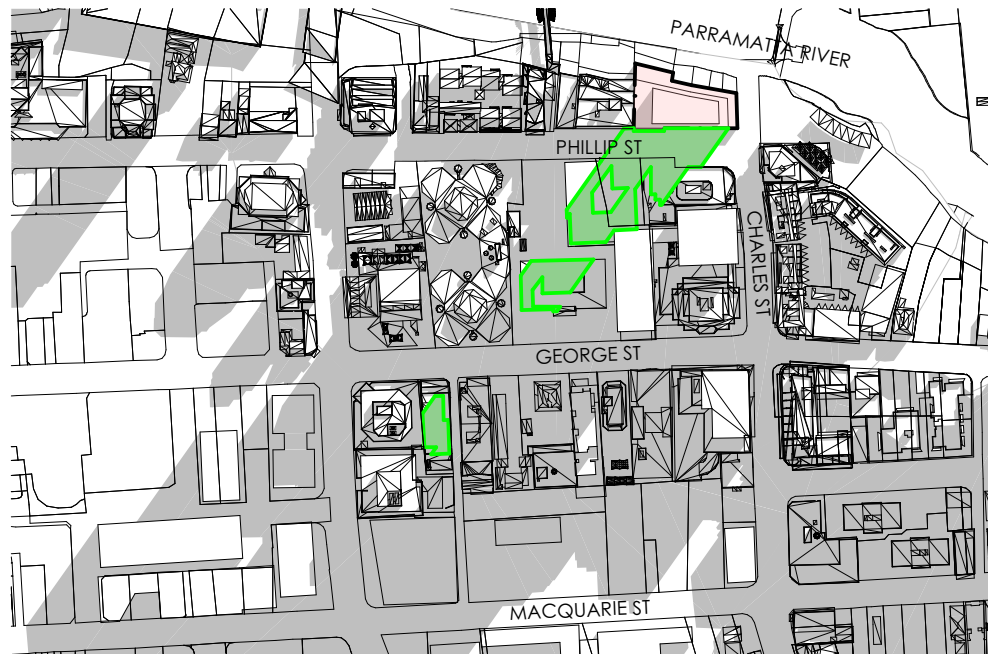




## SHADOW IMPACT STUDY JUNE 21 9AM



1 9AM









2 9AM

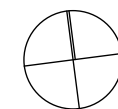
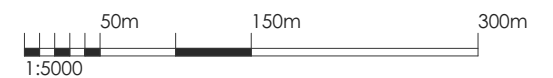


3 9AM



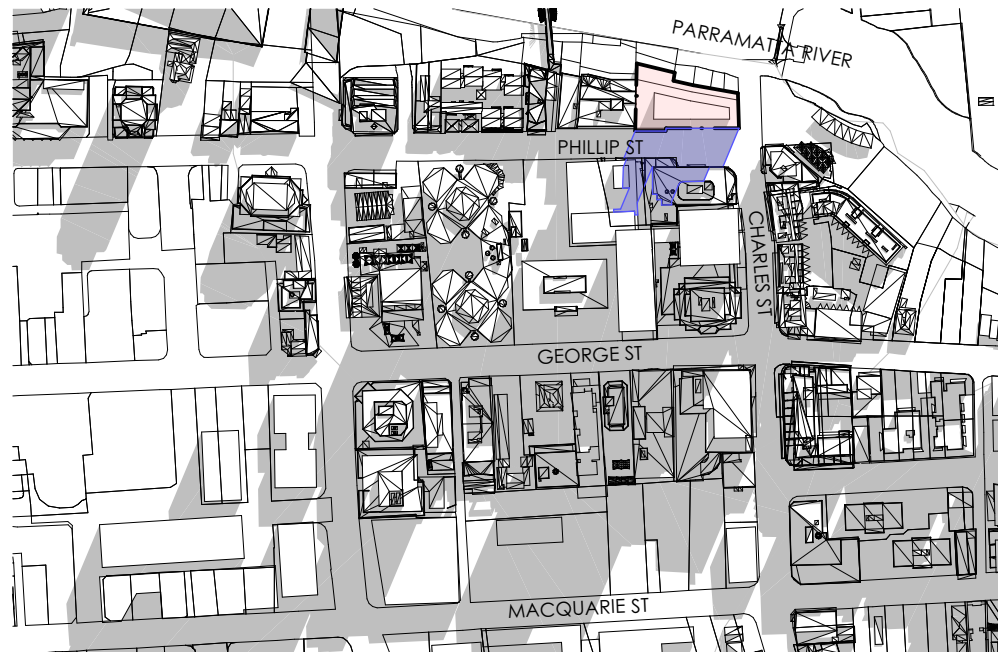
4 9AM

-  SUBJECT SITE
-  SHADOWS CAST BY EXISTING BUILDINGS
-  SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
-  SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
-  SHADOW CAST BY FSR 15:1 ENVELOPE
-  SHADOW CAST BY PROPOSED ENVELOPE

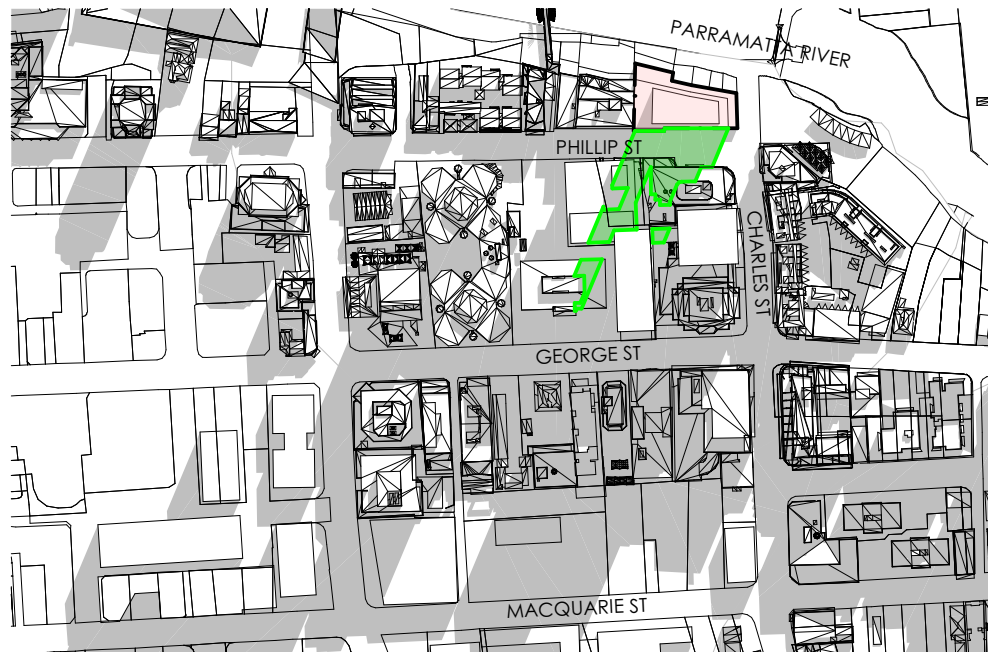




SHADOW IMPACT STUDY JUNE 21 10AM



1 10AM



2 10AM

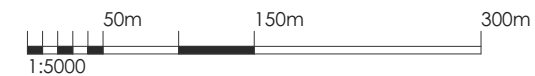


3 10AM



4 10AM

- SUBJECT SITE
- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
- SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE



NORTH POINT: SCALE: 1:5000 AT A3

PROJECT No: P389

PP  
stage.

23  
dwg no.

C  
revision

REV	DESCRIPTION
A	PLANNING PROPOSAL
B	REVISED PLANNING PROPOSAL
C	REVISED PLANNING PROPOSAL

BY	CHK	DATE
VD	PI	27.08.18
VD	PI	02.05.19
FW	PI	28.11.19

CLIENT:

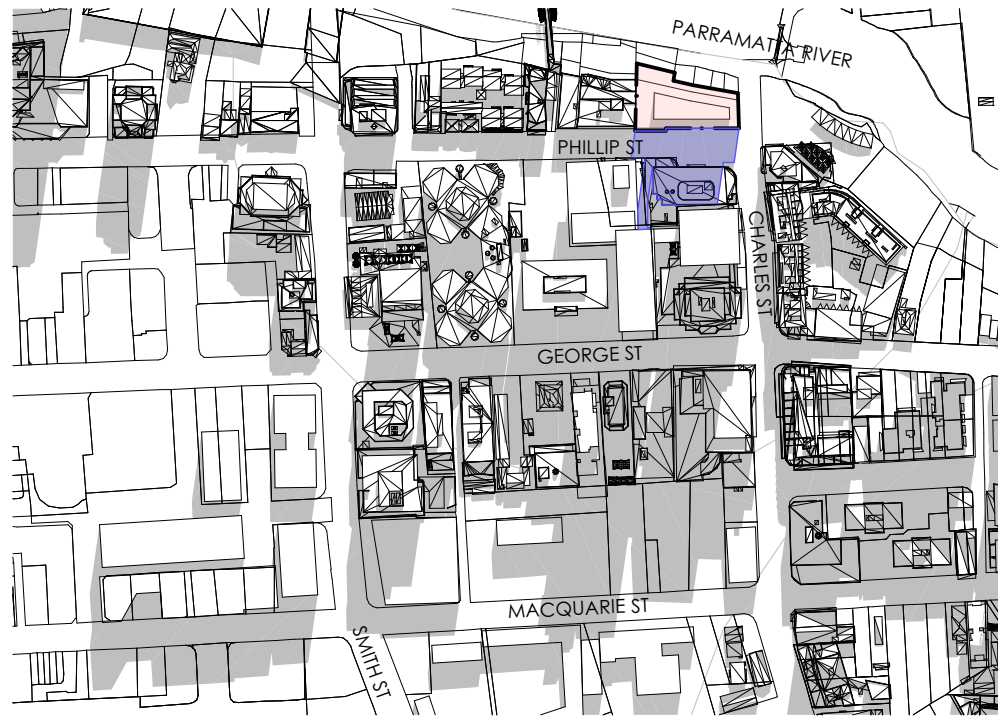
ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

PROJECT TITLE:

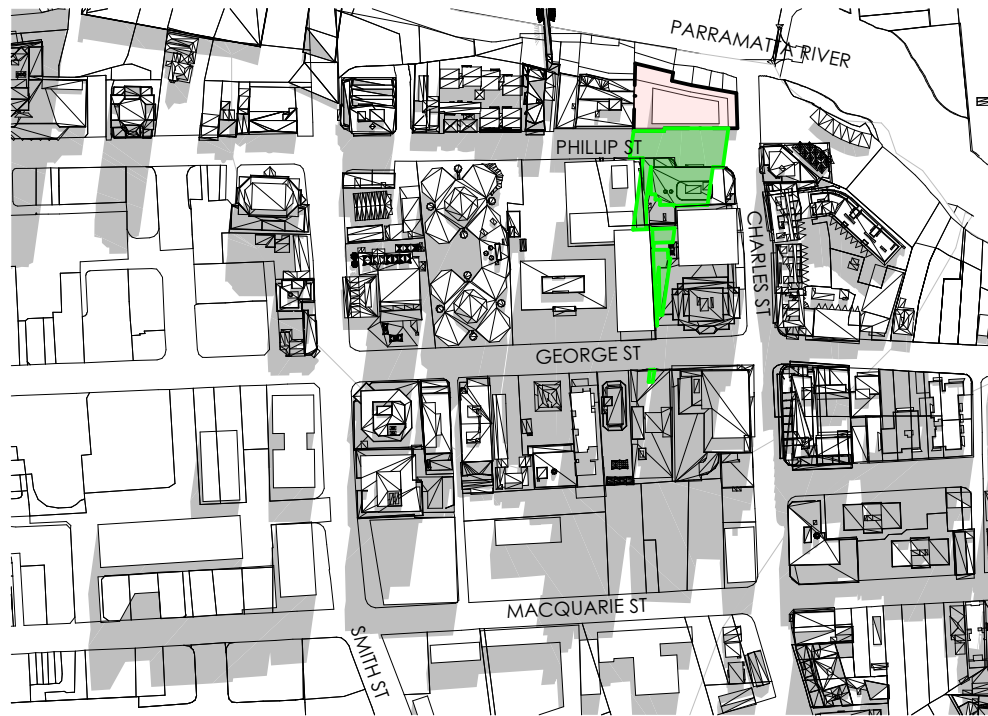
PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA



SHADOW IMPACT STUDY JUNE 21 11AM



1 11AM



2 11AM

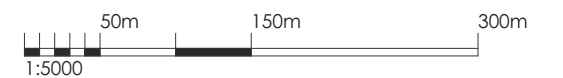


3 11AM



4 11AM

- SUBJECT SITE
- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
- SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE



NORTH POINT: SCALE: 1:5000, 1:1 AT A3

PROJECT No: P389



PP  
stage.

24  
dwg no.

C  
revision

REV	DESCRIPTION
A	PLANNING PROPOSAL
B	REVISED PLANNING PROPOSAL
C	REVISED PLANNING PROPOSAL

BY	CHK	DATE
VD	PI	27.08.18
VD	PI	02.05.19
FW	PI	28.11.19

CLIENT:

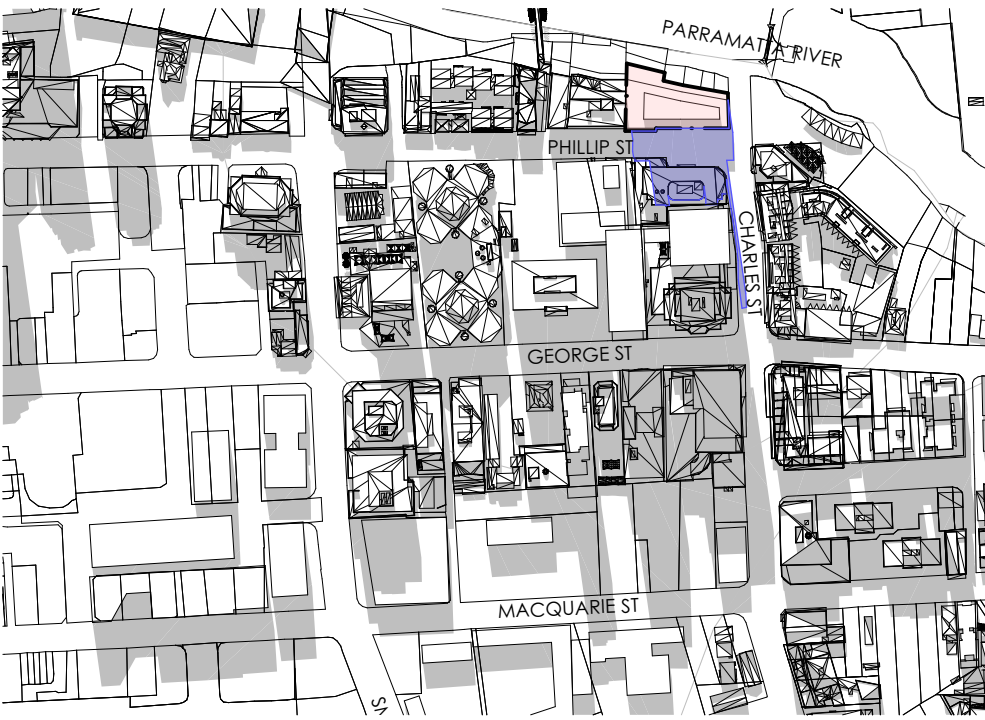
ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

PROJECT TITLE:

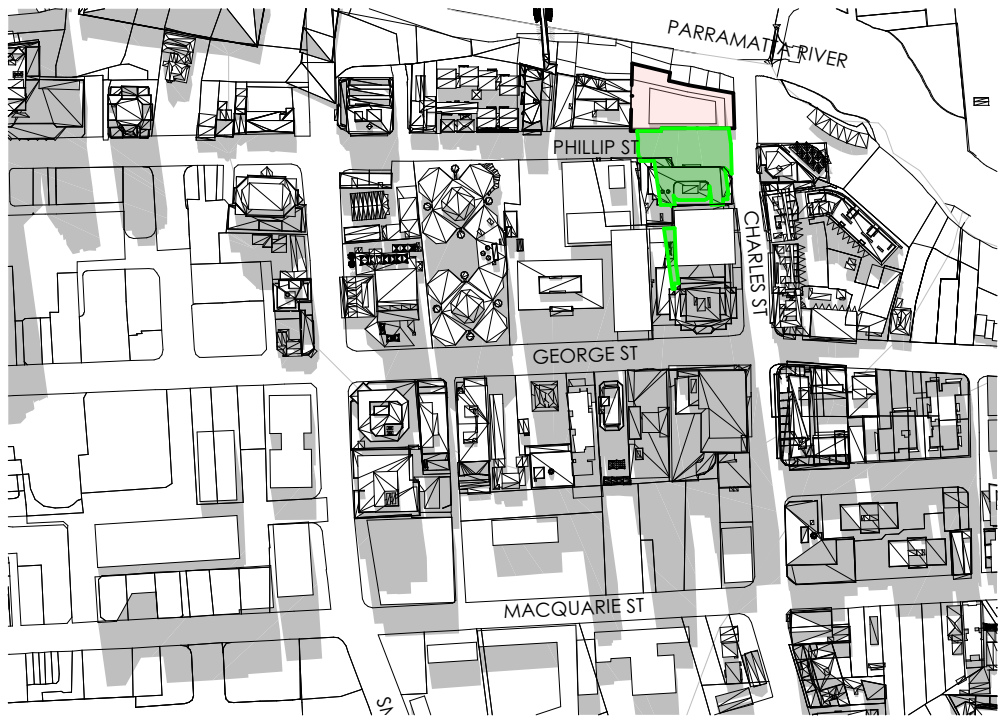
PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA



SHADOW IMPACT STUDY JUNE 21 12PM



1 12PM



2 12PM

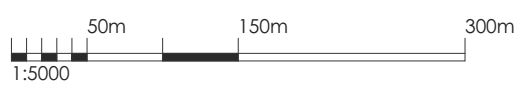


3 12PM



4 12PM

- SUBJECT SITE
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- SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
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- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE



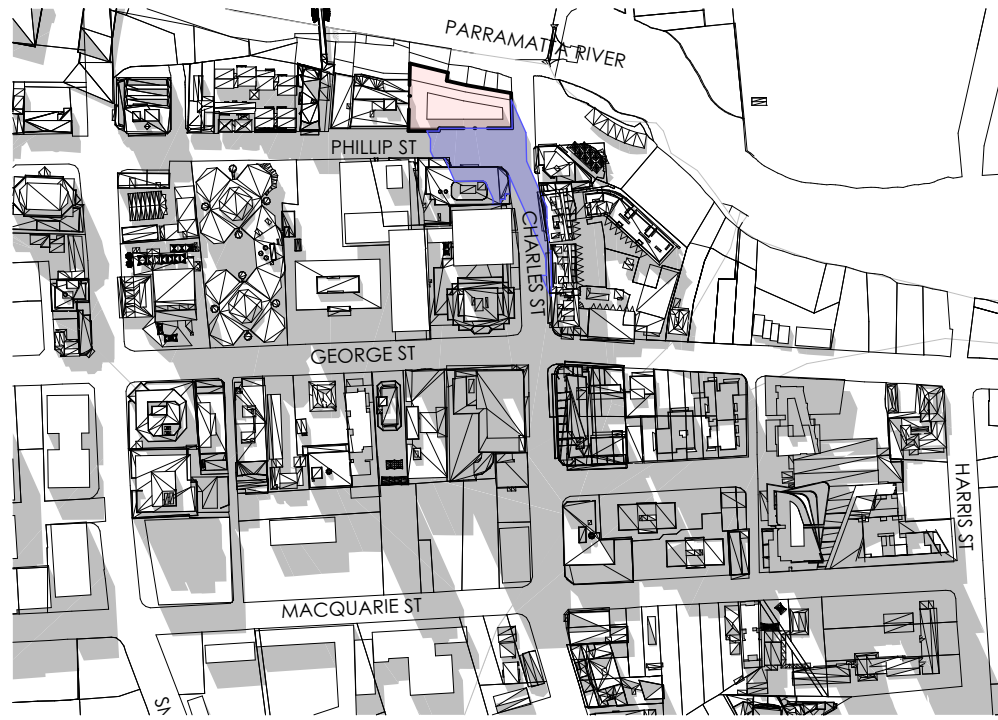
REV	DESCRIPTION	BY	CHK	DATE
A	PLANNING PROPOSAL	VD	PI	27.08.18
B	REVISED PLANNING PROPOSAL	VD	PI	02.05.19
C	REVISED PLANNING PROPOSAL	FW	PI	28.11.19

CLIENT:  
**ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT**

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



SHADOW IMPACT STUDY JUNE 21 1PM



1 1PM



2 1PM

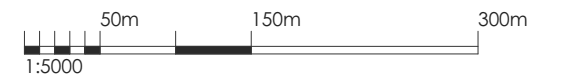


3 1PM



4 1PM

- SUBJECT SITE
- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
- SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE



NORTH POINT: SCALE: 1:5000, 1:1 AT A3

PROJECT No: P389

PP 26 C  
stage. dwg no. revision



## SHADOW IMPACT STUDY JUNE 21 2PM



1 2PM



2 2PM

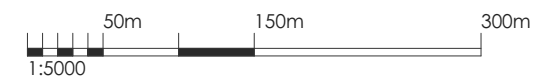


3 2PM



4 2PM

- SUBJECT SITE
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- SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE





SHADOW IMPACT STUDY JUNE 21 3PM



1 3PM



2 3PM

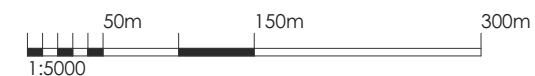


3 3PM



4 3PM

- SUBJECT SITE
- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOW CAST BY CURRENT LEP/DCP ENVELOPE
- SHADOW CAST BY CHARLES ST SQUARE STRATEGY ENVELOPE
- SHADOW CAST BY FSR 15:1 ENVELOPE
- SHADOW CAST BY PROPOSED ENVELOPE



NORTH POINT: SCALE: 1:5000 AT A3

PROJECT No: P389

PP  
stage.

28  
dwg no.

C  
revision

CLIENT:

ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

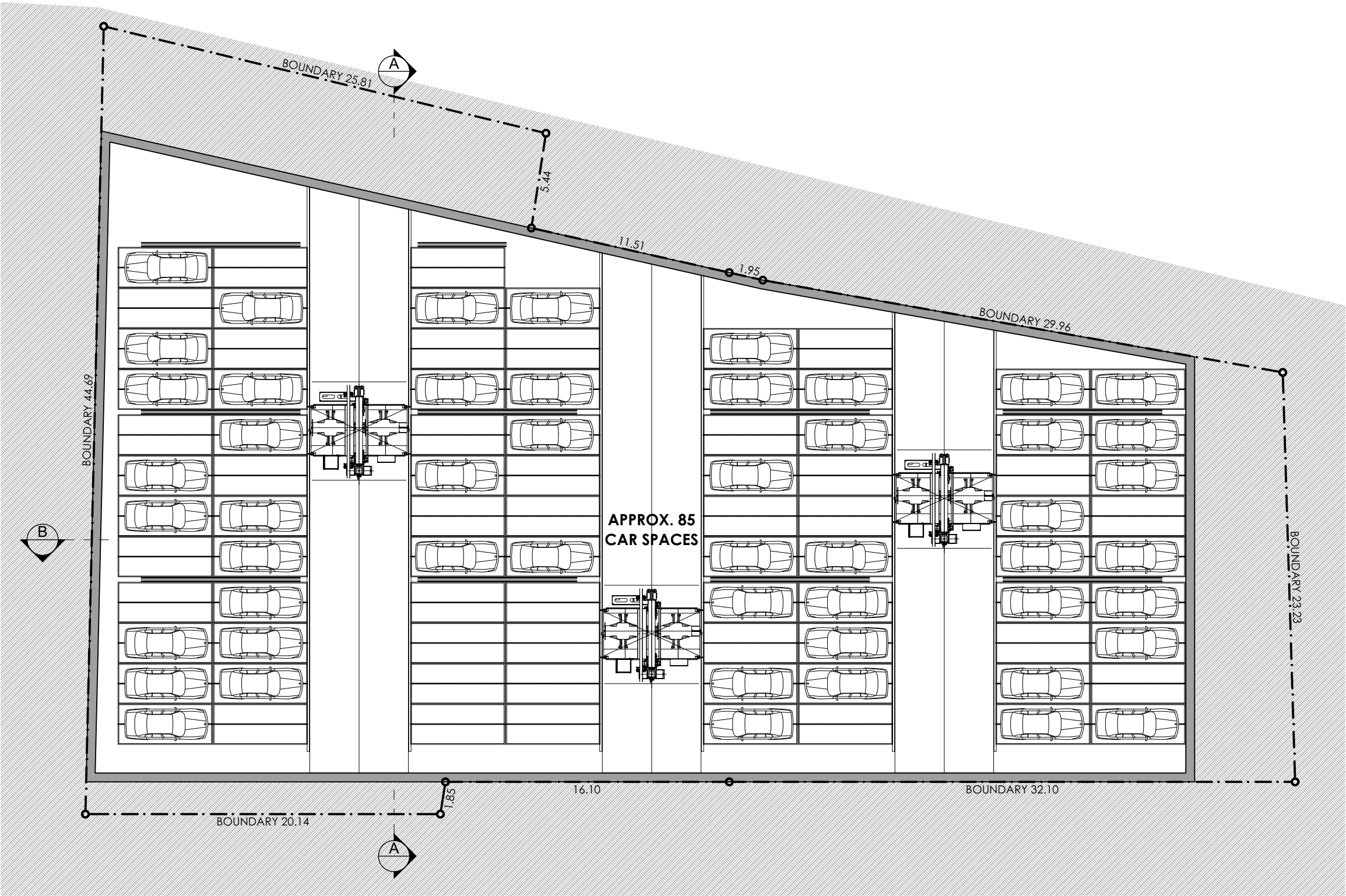
PROJECT TITLE:

PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA



INDICATIVE TYPICAL BASEMENT CAR PARK PLAN

The proposal would utilise a fully automated car parking system to minimise the extent of basement required to ensure the most efficient outcome. A typical basement floor would hold up to 85 vehicles. The number of car parking spaces will comply with the maximum permitted provision.



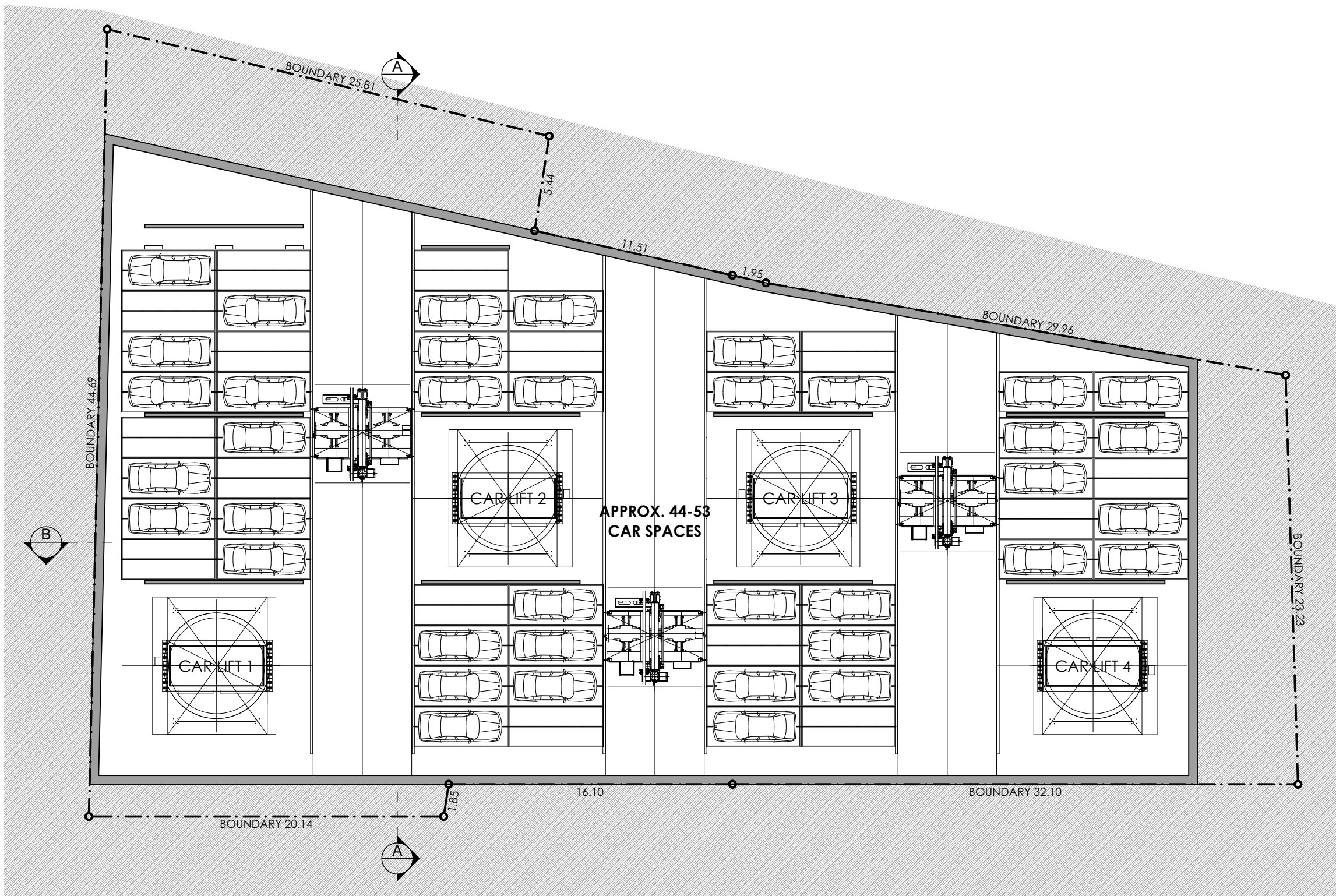
- PENTHOUSE APARTMENTS
- GENERAL RESIDENTIAL
- COMMERCIAL/ RETAIL
- BACK OF HOUSE





## INDICTIVE BASEMENT 2 & 3 CAR PARK PLAN

The system uses 4 car lifts that contain turn tables. These lifts vertically transport the vehicles from Basement Level 1, downwards. These levels hold up to 53 cars.



- PENTHOUSE APARTMENTS
- GENERAL RESIDENTIAL
- COMMERCIAL/ RETAIL
- BACK OF HOUSE





## INDICATIVE BASEMENT 1 CAR PARK PLAN

Basement Level 1 contains the entry/ exit cabins for the automated car parking system. There are also spaces for conventional parking provide to maximise the efficiency.

Waste rooms for both residential and commercial uses are also located on this Level. The bins are transported to the loading dock at Ground Level for collection via a dedicated service lift.

All lifts service Basement Level 1.



- PENTHOUSE APARTMENTS
- GENERAL RESIDENTIAL
- COMMERCIAL/ RETAIL
- BACK OF HOUSE





## INDICATIVE GROUND PLAN

The ground floor contains retail spaces that fronts Phillip St, Charles St Square, and the river foreshore. This allows the space to have active frontages with the public domain at Phillip St and the proposed upper level connection. Additional stairs linking the upper level connection to the lower river forshore provides direct pedestrian access.

The residential and commercial lobby address Phillip St.

Building servicing such as waste collection & deliveries takes place at ground level with a MRV turntable to maximise retail floor area. Both the servicing driveway and the basement car parking entry points are located away from the active frontages to mitigate traffic clashes with pedestrian movement.

All lifts service Ground Floor.



REV	DESCRIPTION
A	PLANNING PROPOSAL
B	REVISED PLANNING PROPOSAL
C	REVISED PLANNING PROPOSAL

BY	CHK	DATE
VD	PI	27.08.18
VD	PI	02.05.19
FW	PI	28.11.19

CLIENT:

ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

PROJECT TITLE:

PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA

NORTH POINT:

SCALE: 1:250 AT A3

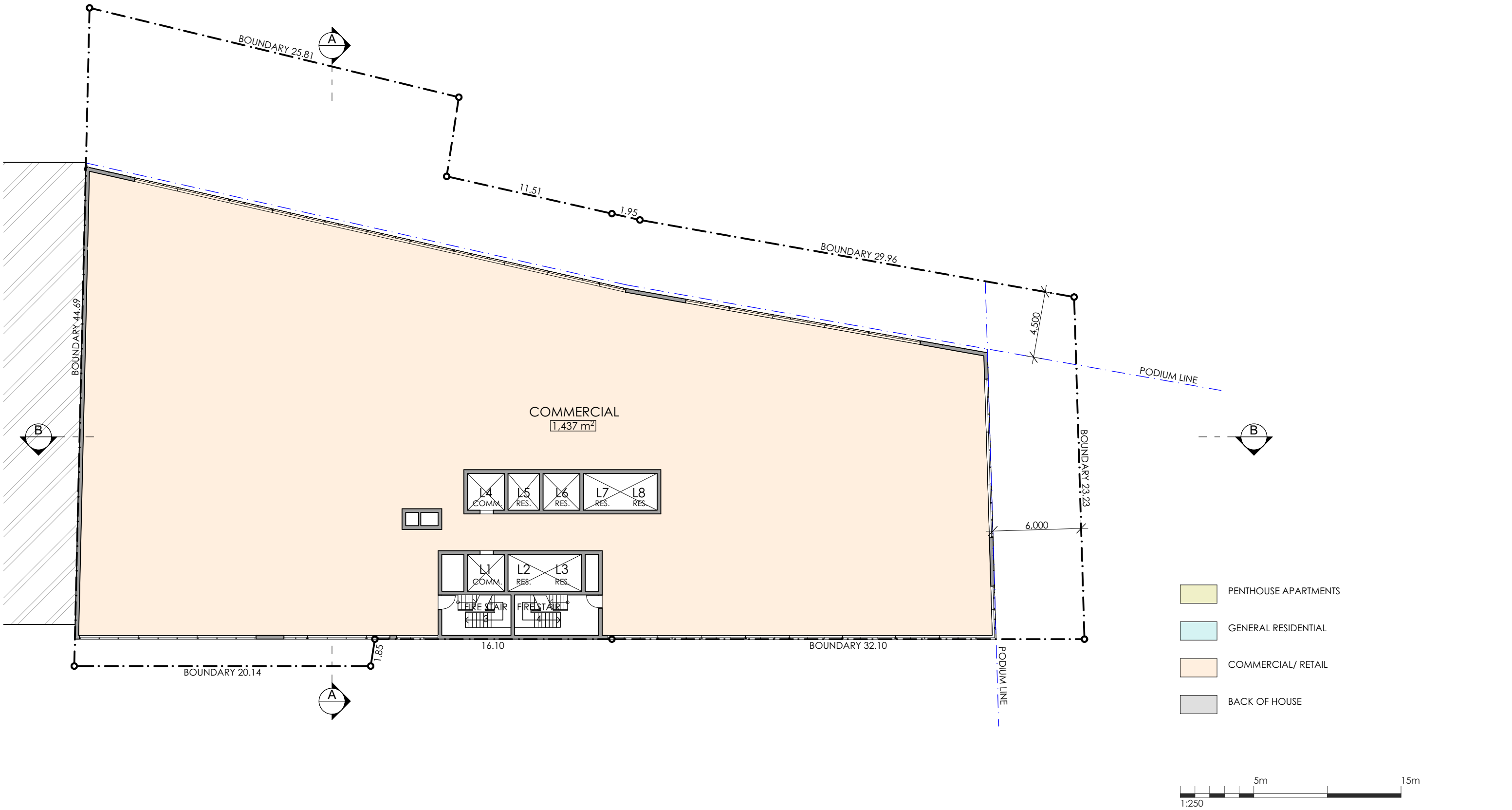
PROJECT No: P389

PP  
stage.32  
dwg no.C  
revision

INDICATIVE LEVELS 1 TO 2- COMMERCIAL

Levels 1 & 2 contain commercial space that has the potential to be leased as one space, or divided up into smaller spaces for multiple tenancies.

Lifts 1 & 4 service commercial Levels 1 & 2.



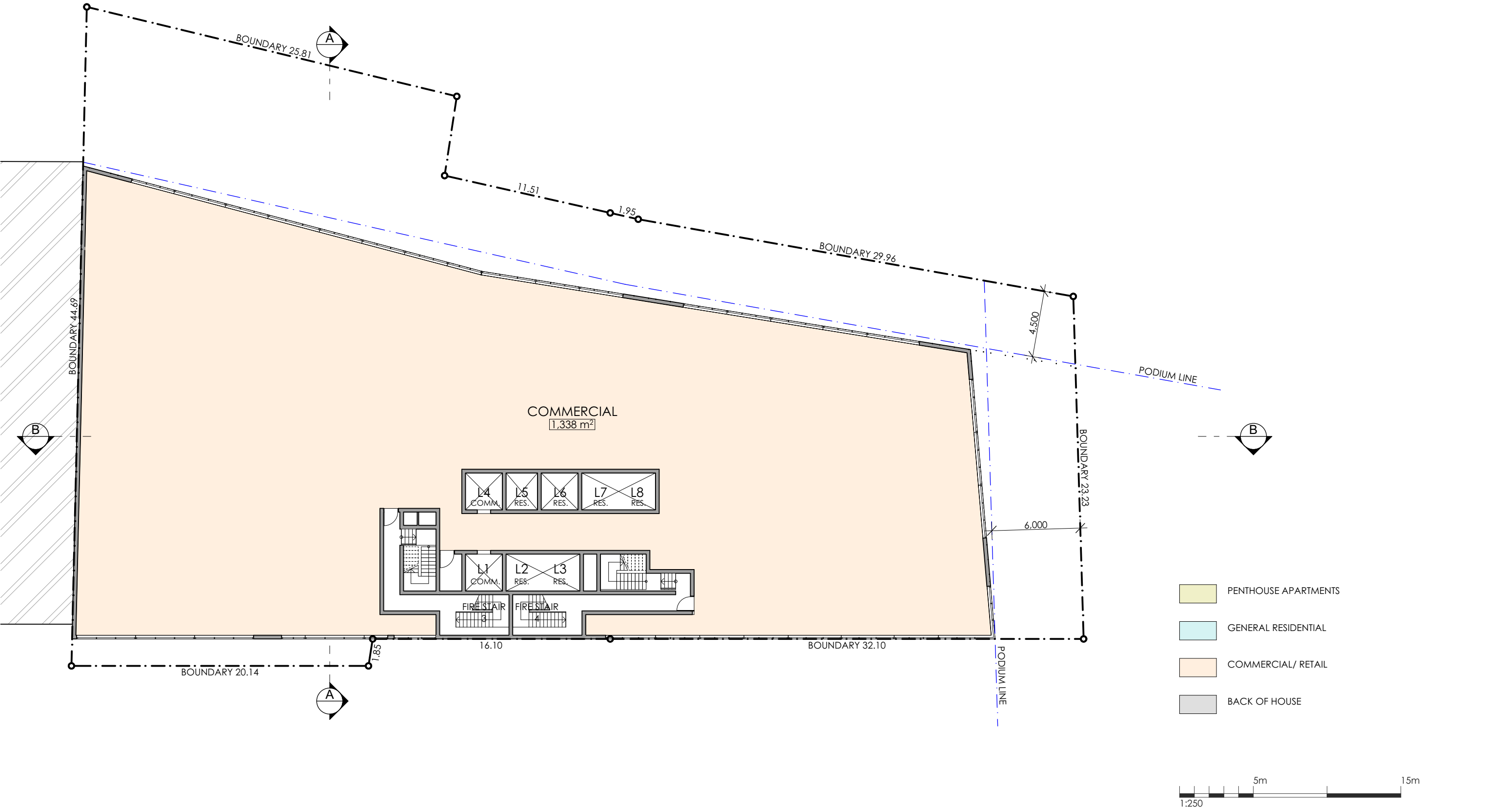


INDICATIVE LEVEL 3- COMMERCIAL

Level 3 contains commercial space that has the potential to be leased as one space, or divided up into smaller spaces for multiple tenancies.

Level 3 is also the transfer level for fire egress stairs.

Lifts 1 & 4 services commercial Level 3

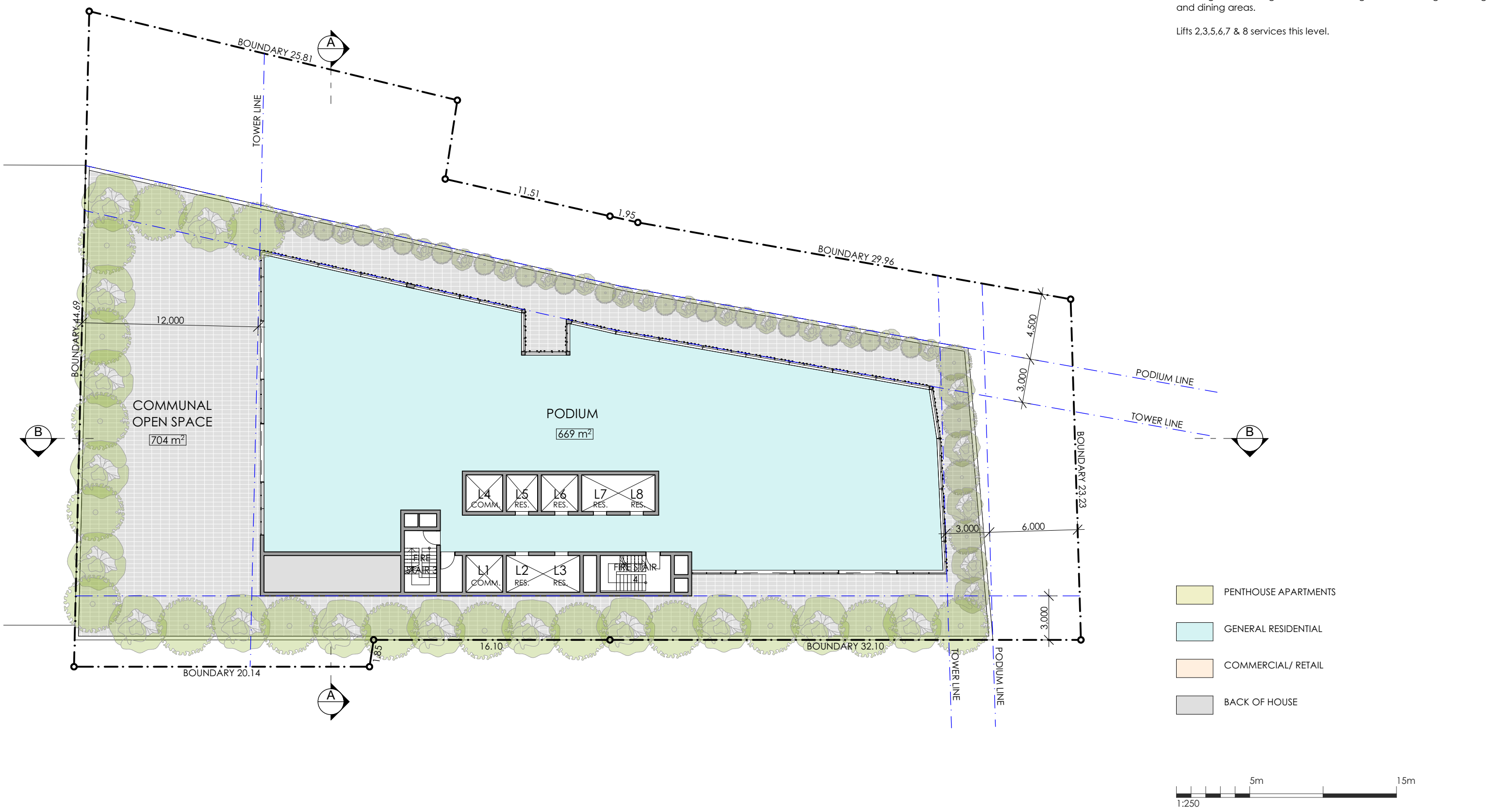


# INDICATIVE LEVEL 4- RESIDENTIAL PODIUM

Level 4 Podium contains the intenal and external communal spaces for residential apartments. The spaces take advantage of the northerly aspect and views over the river.

This space has the potential to include swimming pool, gymnasium, meeting rooms, lounge areas and seating areas, concierge, cooking and dining areas.

Lifts 2,3,5,6,7 & 8 services this level.

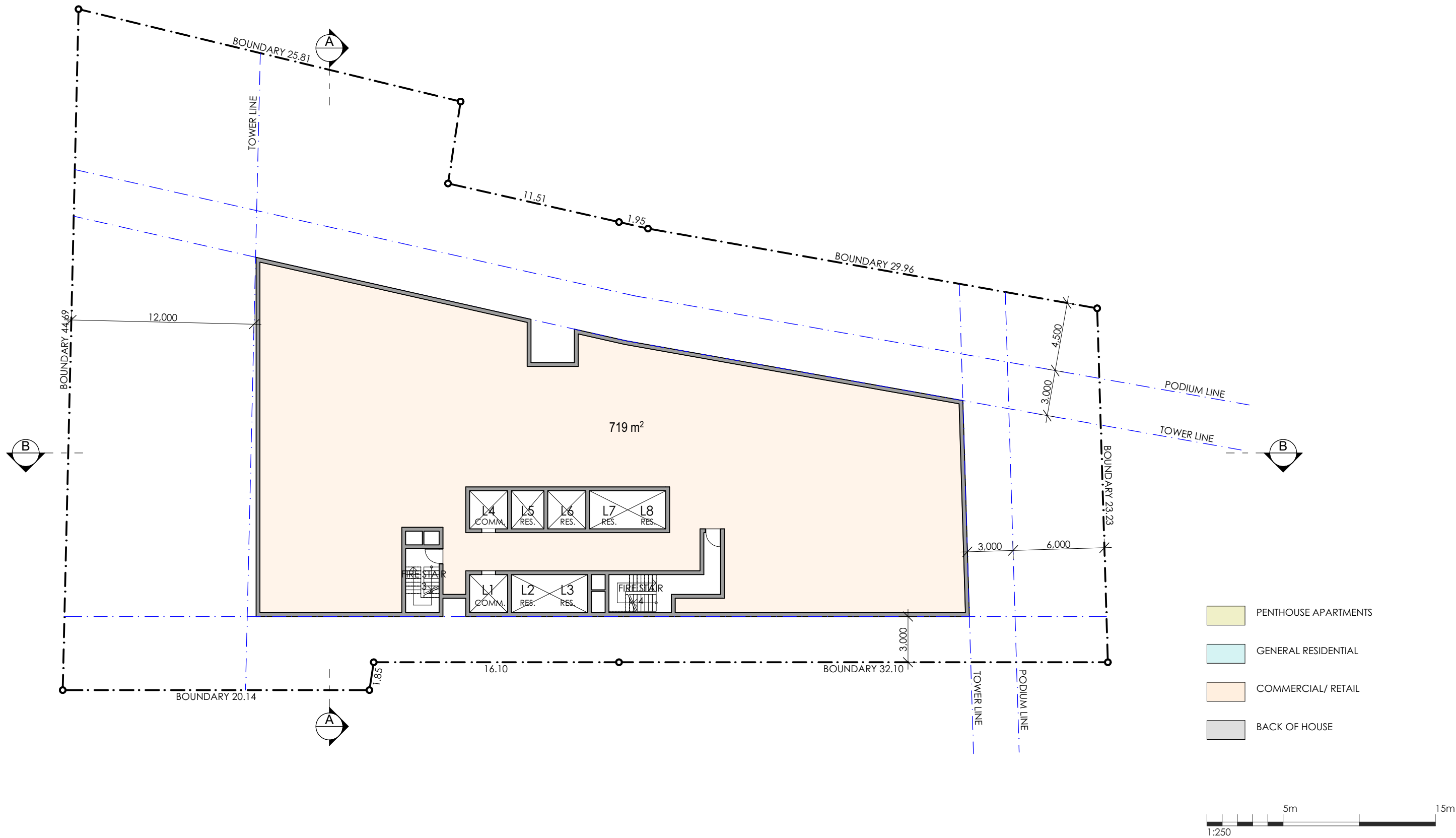




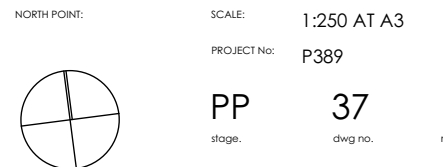
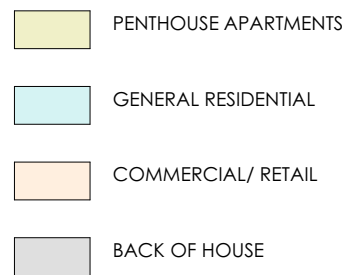
INDICATIVE LEVELS 5 TO 15 - COMMERCIAL

Levels 5 -15 contains commercial space that has the potenial to be leased as one space, or divided up into smaller spaces for multiple tenancies.

Lifts 1 & 4 services these levels.



Lifts 2,3,5,6,7 & 8 services these levels.

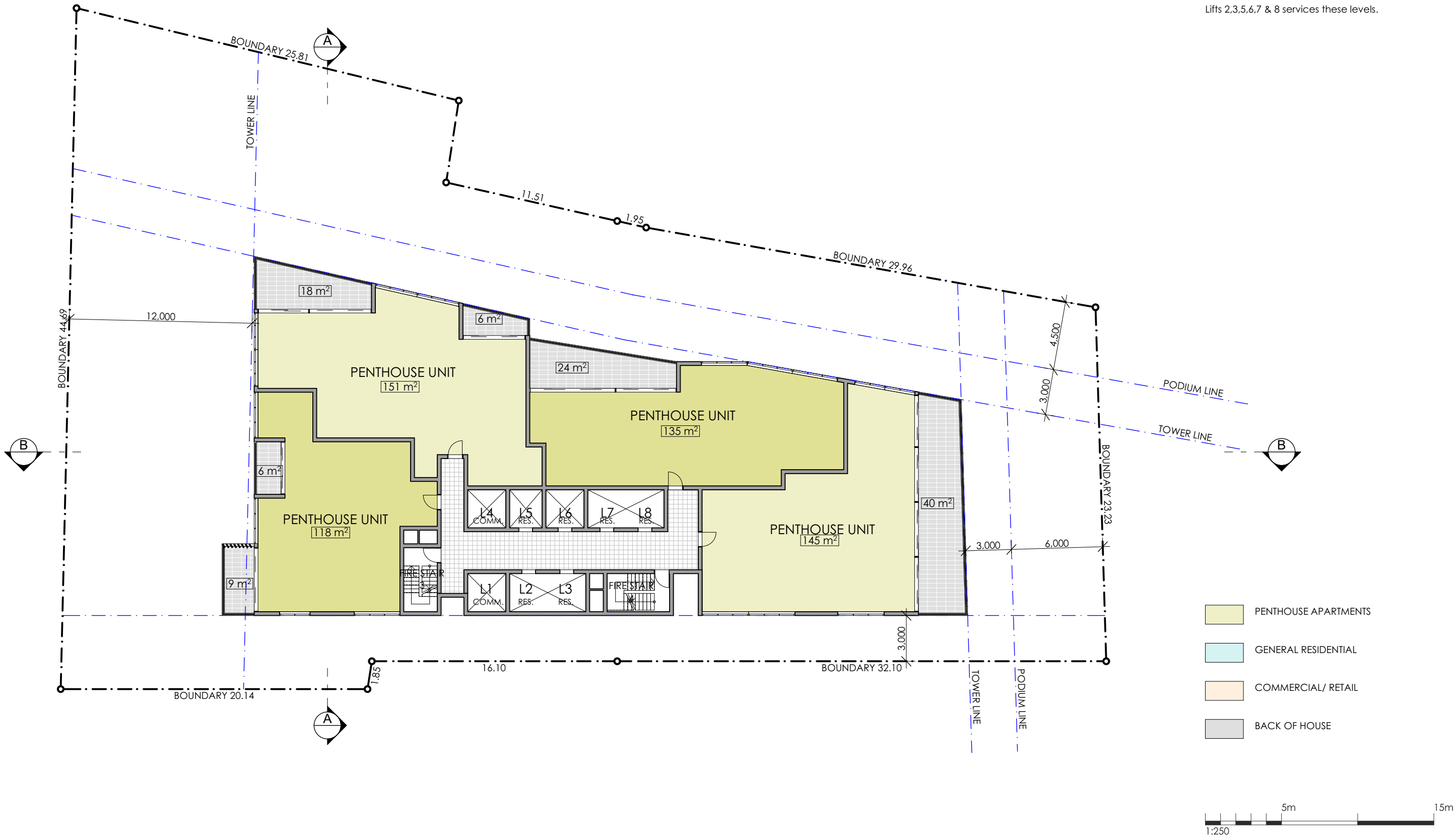




# INDICATIVE LEVELS 60 TO 66 - PENTHOUSE APARTMENTS

Levels 60 - 66 contains 4 residential penthouse apartments. Apartments are arranged to maximise amenity such as views, solar access, and visual privacy. The common corridor also has the potential to receive natural light and ventilation.

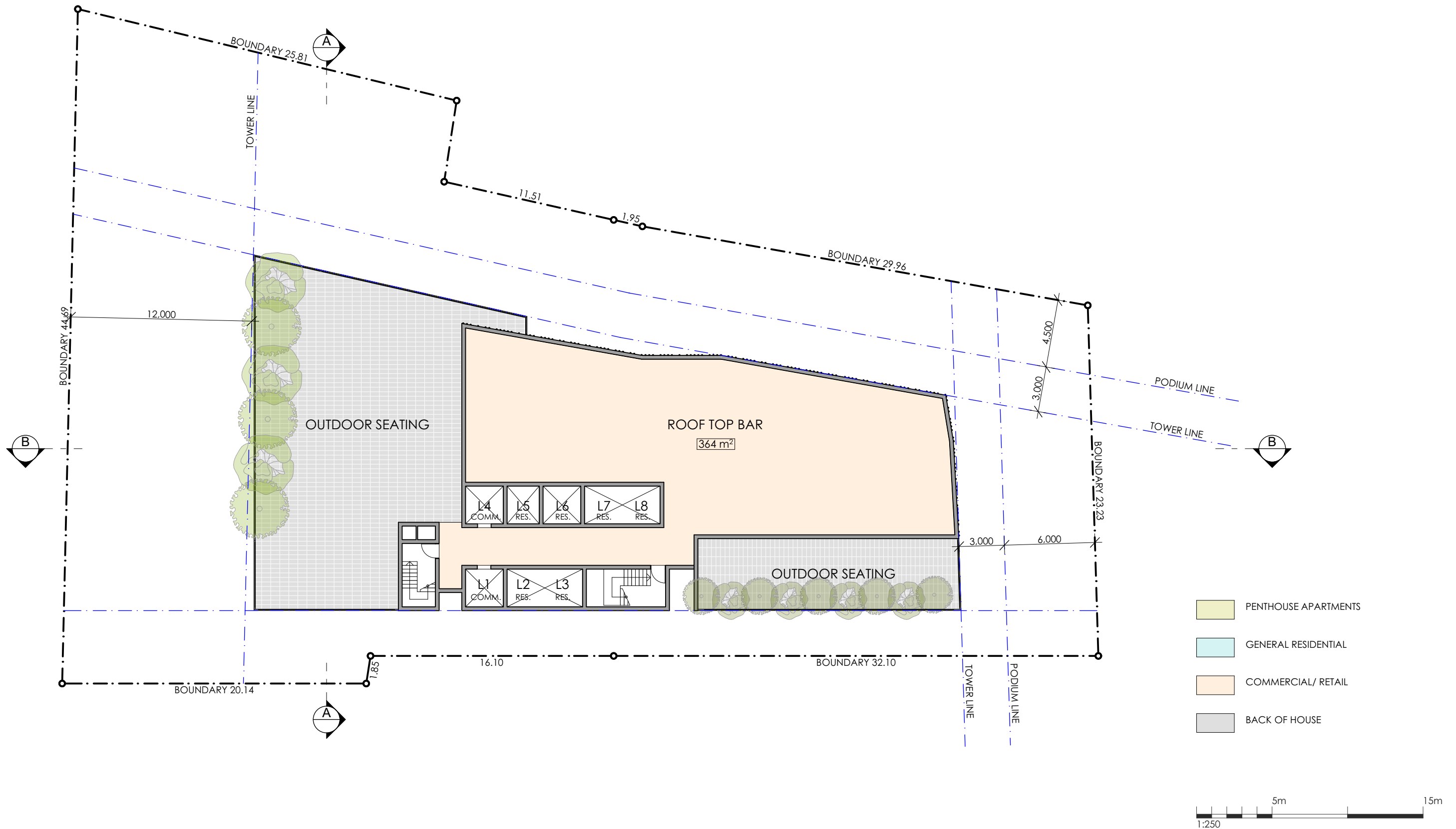
Lifts 2,3,5,6,7 & 8 services these levels.



- PENTHOUSE APARTMENTS
- GENERAL RESIDENTIAL
- COMMERCIAL/ RETAIL
- BACK OF HOUSE

**INDICATIVE LEVEL 67- ROOF TOP BAR**

Level 67 contains commercial space for a potential roof bar/ restaurant. The space provides both internal and external dining and seating areas which takes advantage of the location and 360 degree views around Parramatta.





CROSS SECTION A

ROOF TOP BAR

PENTHOUSE APARTMENTS

RESIDENTIAL APARTMENTS

COMMERCIAL

RESIDENTIAL PODIUM

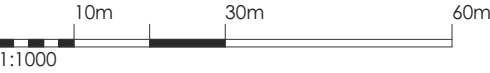
COMMERCIAL

PARRAMATTA RIVER

CAR PARK

PHILLIP ST

- PENTHOUSE APARTMENTS
- GENERAL RESIDENTIAL
- COMMERCIAL/ RETAIL
- BACK OF HOUSE



REV	DESCRIPTION	BY	CHK	DATE
A	PLANNING PROPOSAL	VD	PI	27.08.18
B	REVISED PLANNING PROPOSAL	VD	PI	02.05.19
C	REVISED PLANNING PROPOSAL	FW	PI	28.11.19

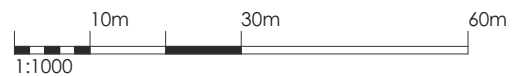
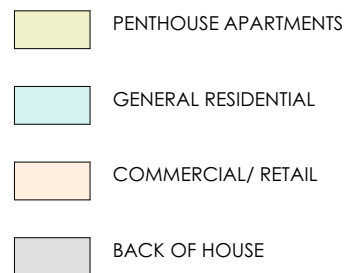
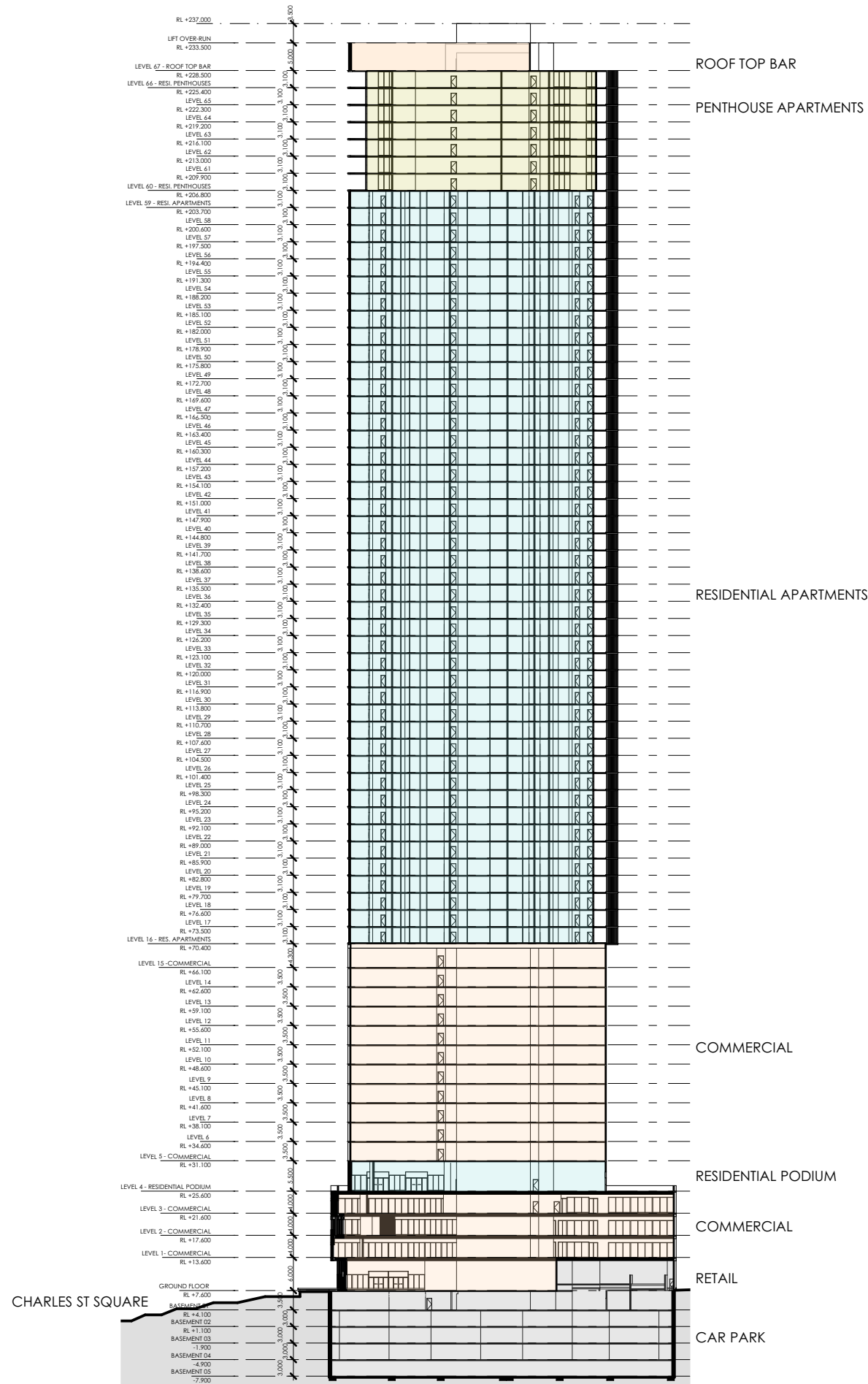
CLIENT:  
**ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT**

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

NORTH POINT:  
SCALE: **AT A3**  
PROJECT No: **P389**

**PP** **40** **C**  
stage. dwg no. revision

CROSS SECTION B





REVISION/ DATE: 19.11.29

DEVELOPMENT INFORMATION

UNIT SUMMARY						GFA CALCULATION			
LEVEL	1 BED	2 BED	3 BED	PH	TOTAL	USE	RESIDENTIAL	COMMERCIAL	TOTAL
GF	0	0	0	0	0	LOBBY/ RETAIL	50	861	911
L1	0	0	0	0	0	COMMERCIAL	0	1437	1437
L2	0	0	0	0	0	COMMERCIAL	0	1437	1437
L3	0	0	0	0	0	COMMERCIAL	0	1338	1338
L4	0	0	0	0	0	RESIDENTIAL PODIUM	669	0	669
L5	0	0	0	0	0	COMMERCIAL	0	719	719
L6	0	0	0	0	0	COMMERCIAL	0	719	719
L7	0	0	0	0	0	COMMERCIAL	0	719	719
L8	0	0	0	0	0	COMMERCIAL	0	719	719
L9	0	0	0	0	0	COMMERCIAL	0	719	719
L10	0	0	0	0	0	COMMERCIAL	0	719	719
L11	0	0	0	0	0	COMMERCIAL	0	719	719
L12	0	0	0	0	0	COMMERCIAL	0	719	719
L13	0	0	0	0	0	COMMERCIAL	0	719	719
L14	0	0	0	0	0	COMMERCIAL	0	719	719
L15	0	0	0	0	0	COMMERCIAL	0	719	719
L16	2	5	1	0	8	RESIDENTIAL	657	0	657
L17	2	5	1	0	8	RESIDENTIAL	657	0	657
L18	2	5	1	0	8	RESIDENTIAL	657	0	657
L19	2	5	1	0	8	RESIDENTIAL	657	0	657
L20	2	5	1	0	8	RESIDENTIAL	657	0	657
L21	2	5	1	0	8	RESIDENTIAL	657	0	657
L22	2	5	1	0	8	RESIDENTIAL	657	0	657
L23	2	5	1	0	8	RESIDENTIAL	657	0	657
L24	2	5	1	0	8	RESIDENTIAL	657	0	657
L25	2	5	1	0	8	RESIDENTIAL	657	0	657
L26	2	5	1	0	8	RESIDENTIAL	657	0	657
L27	2	5	1	0	8	RESIDENTIAL	657	0	657
L28	2	5	1	0	8	RESIDENTIAL	657	0	657
L29	2	5	1	0	8	RESIDENTIAL	657	0	657
L30	2	5	1	0	8	RESIDENTIAL	657	0	657
L31	2	5	1	0	8	RESIDENTIAL	657	0	657
L32	2	5	1	0	8	RESIDENTIAL	657	0	657
L33	2	5	1	0	8	RESIDENTIAL	657	0	657
L34	2	5	1	0	8	RESIDENTIAL	657	0	657
L35	2	5	1	0	8	RESIDENTIAL	657	0	657
L36	2	5	1	0	8	RESIDENTIAL	657	0	657
L37	2	5	1	0	8	RESIDENTIAL	657	0	657
L38	2	5	1	0	8	RESIDENTIAL	657	0	657
L39	2	5	1	0	8	RESIDENTIAL	657	0	657
L40	2	5	1	0	8	RESIDENTIAL	657	0	657
L41	2	5	1	0	8	RESIDENTIAL	657	0	657
L42	2	5	1	0	8	RESIDENTIAL	657	0	657
L43	2	5	1	0	8	RESIDENTIAL	657	0	657
L44	2	5	1	0	8	RESIDENTIAL	657	0	657
L45	2	5	1	0	8	RESIDENTIAL	657	0	657
L46	2	5	1	0	8	RESIDENTIAL	657	0	657
L47	2	5	1	0	8	RESIDENTIAL	657	0	657
L48	2	5	1	0	8	RESIDENTIAL	657	0	657
L49	2	5	1	0	8	RESIDENTIAL	657	0	657
L50	2	5	1	0	8	RESIDENTIAL	657	0	657
L51	2	5	1	0	8	RESIDENTIAL	657	0	657
L52	2	5	1	0	8	RESIDENTIAL	657	0	657
L53	2	5	1	0	8	RESIDENTIAL	657	0	657
L54	2	5	1	0	8	RESIDENTIAL	657	0	657
L55	2	5	1	0	8	RESIDENTIAL	657	0	657
L56	2	5	1	0	8	RESIDENTIAL	657	0	657
L57	2	5	1	0	8	RESIDENTIAL	657	0	657
L58	2	5	1	0	8	RESIDENTIAL	657	0	657
L59	2	5	1	0	8	RESIDENTIAL	657	0	657
L60	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L61	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L62	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L63	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L64	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L65	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L66	0	0	0	4	4	RESIDENTIAL PENTHOUSES	620	0	620
L67	0	0	0	0	0	ROOF BAR	0	378	378
UNITS	88	220	44	28	380	GFA (sqm)	33967	13360	47327
UNIT MIX	23%	58%	12%	7%	100%	USE MIX	72%	28%	100%

FSR CALCULATION	
DESCRIPTION	AREA (sqm)
SITE AREA	2192
MAXIMUM RESIDENTIAL FSR	14
MAXIMUM COMMERCIAL FSR	NA
PROPOSED RESIDENTIAL FSR	15.50
PROPOSED COMMERCIAL FSR	6.09
TOTAL FSR	21.6
COMMUNAL OPEN SPACE AREA	526
SITE MIX	24%
SOFT LANDSCAPING AREA	143
SITE MIX	7%
DEEP SOIL LANDSCAPING AREA	143

CAR PARKING CALCULATION	
LEVEL	CAR SPACES
B1	7
B2	44
B3	53
B4	85
B5	58
TOTAL	247

REV	DESCRIPTION
A	PLANNING PROPOSAL
B	REVISED PLANNING PROPOSAL
C	REVISED PLANNING PROPOSAL

BY	CHK	DATE
VD	PI	27.08.18
VD	PI	02.05.19
FW	PI	28.11.19

CLIENT:

ACADEMY CONSTRUCTION &  
DEVELOPMENT &  
BUILDUP DEVELOPMENT

PROJECT TITLE:

PLANNING PROPOSAL  
90-94 PHILLIP ST, PARRAMATTA

NORTH POINT:

SCALE: 1:1 AT A3

PROJECT No: P389

PP  
stage.

42  
dwg no.

C  
revision



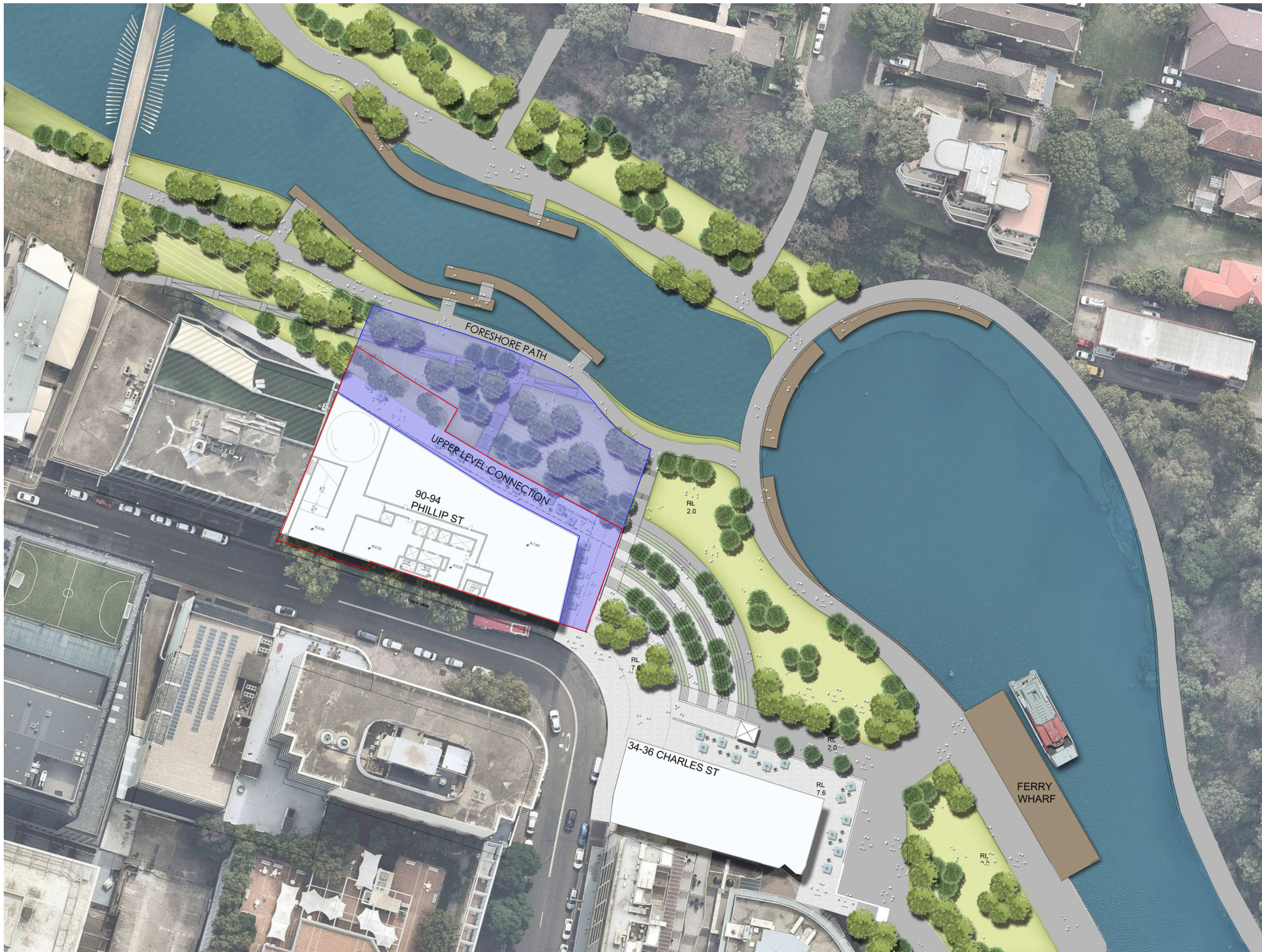
Level 10, 263 Clarence Street, Sydney NSW 2000  
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Nominated Registered Architect: Peter Israel (reg no 5064)  
ABN 90 050 071 022





## VOLUNTARY PLANNING AGREEMENT

The voluntary planning agreement works area covers the area between the site boundary and the foreshore path.

This includes the upper level connection that runs within the site boundary and the landscaped foreshore area north of the site boundary.



Proposed Landscape Concept based on drawing by Site Image

-  VOLUNTARY PLANNING AGREEMENT AREA
-  SITE BOUNDARY





