

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
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10	CONCEPT PERSPECTIVE
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12	GFA & FSR CALCULATIONS- FSR 16.56:1, HOB 153M
13	SHADOW DIAGRAMS 9AM & 10AM
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15	SHADOW DIAGRAMS 1PM & 2PM
16	SHADOW DIAGRAMS 3PM



PLANNING PROPOSAL

90-94 PHILLIP ST, PARRAMATTA

PREPARED FOR

BUILDUP PHILLIP PTY LTD



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

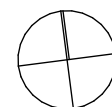
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P2	PRELIMINARY- WIP	VD	19.03.24
P3	PRELIMINARY- WIP	VD	20.03.24
P4	DRAFT FOR COUNCIL REVIEW	VD	22.03.24
P5	DRAFT FOR COUNCIL REVIEW- FSR 18:1	VD	17.04.24
P6	PLANNING PROPOSAL FSR 15:4:1, HOB 1.53M	VD	17.05.24
P7	FPL & PMF CLARIFIED	VD	19.08.24
P8	SITE AREA REDUCED, FSR INCREASED	VD	22.08.24

CLIENT:
BUILDUP PHILLIP PTY LTD

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

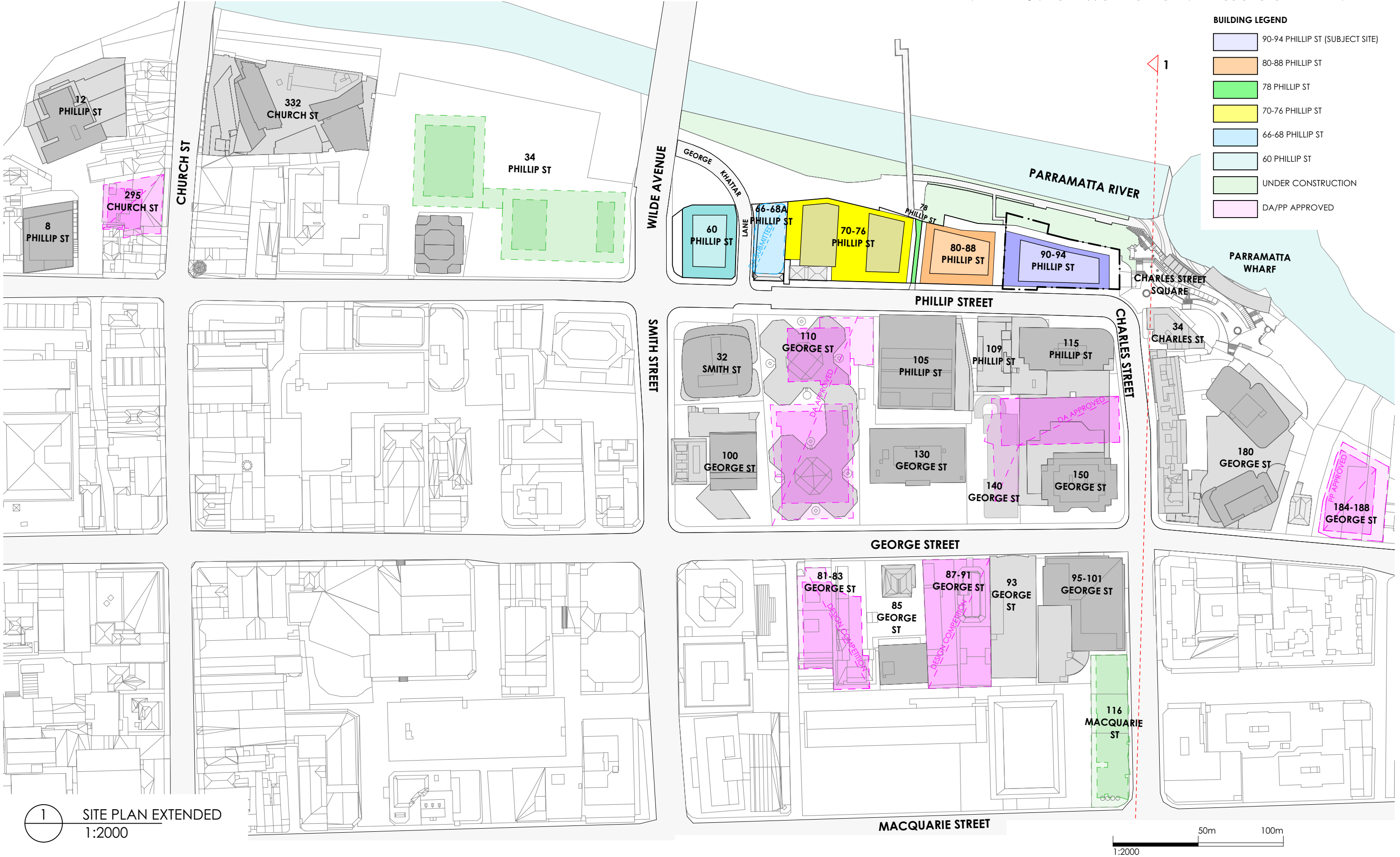
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LOCAL CHARACTER AND CONTEXT -
THE STREET SCALE

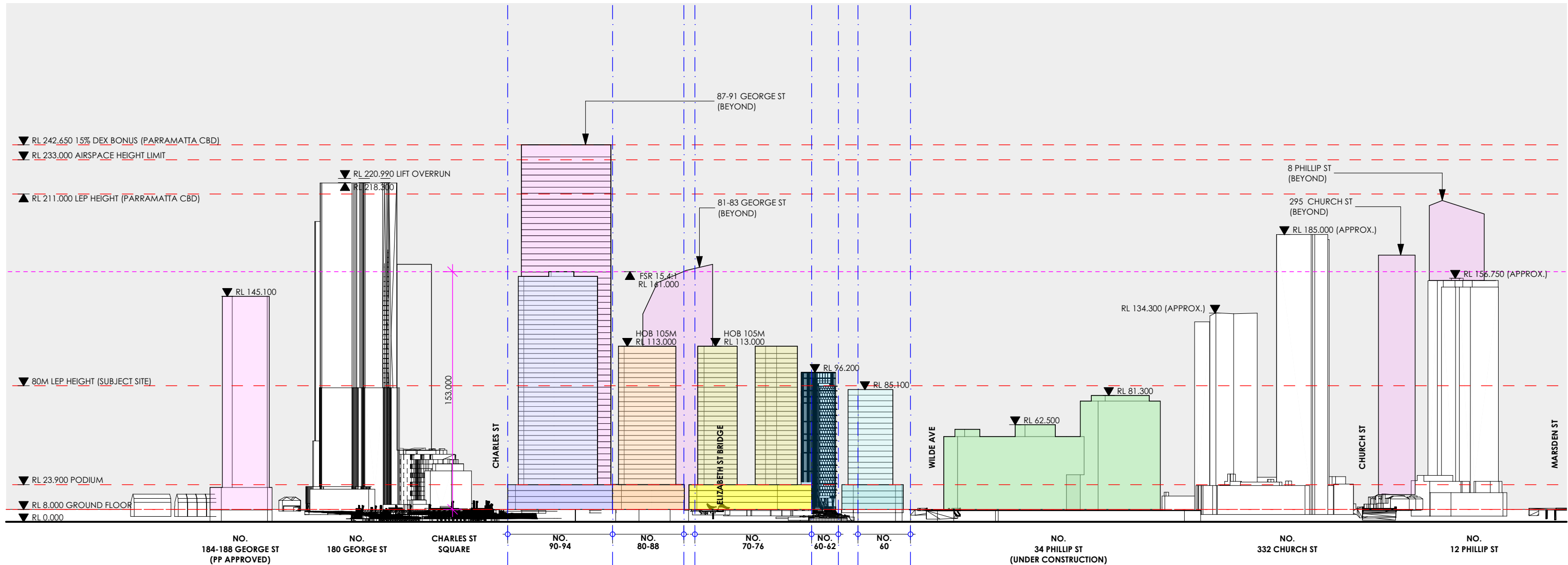
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DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:2000 AT A3
PROJECT No: P389

PP 02 P8
stage. dwg no. revision

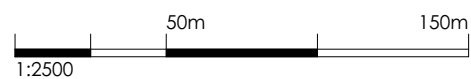




1

RIVER FRONT ELEVATION
1:2500

1:2500



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P6	PLANNING PROPOSAL FSR 15:4:1, HOB 153M	VD	17.05.24
P7	FPL & PMF CLARIFIED	VD	19.08.24
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BUILDUP PHILLIP PTY LTD

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PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:

CONCEPT RIVER FRONT ELEVATION

NORTH POINT:

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SCALE: 1:2500 AT A3

PROJECT No: P389

PP
stage.

04
dwg no.

P8
Revision

BUILDING LEGEND

90-94 PHILLIP ST (SUBJECT SITE)

80-88 PHILLIP ST

78 PHILLIP ST

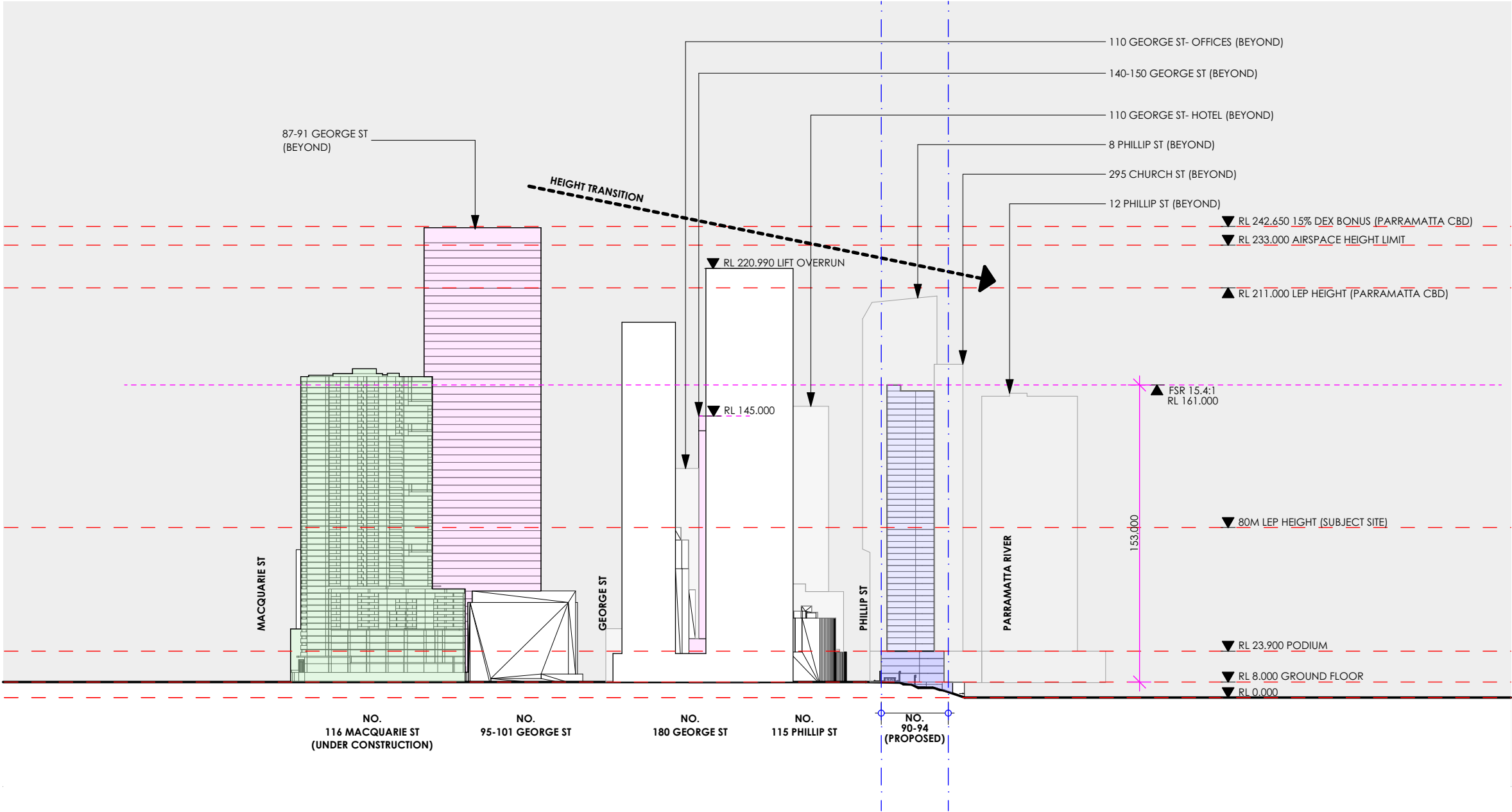
70-76 PHILLIP ST

66-68 PHILLIP ST

60 PHILLIP ST

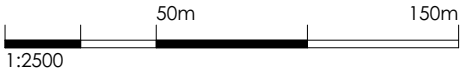
UNDER CONSTRUCTION

DA/PP APPROVED



1

SECTION 1 - CHARLES ST
1:2500



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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

05

P8

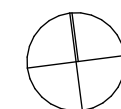
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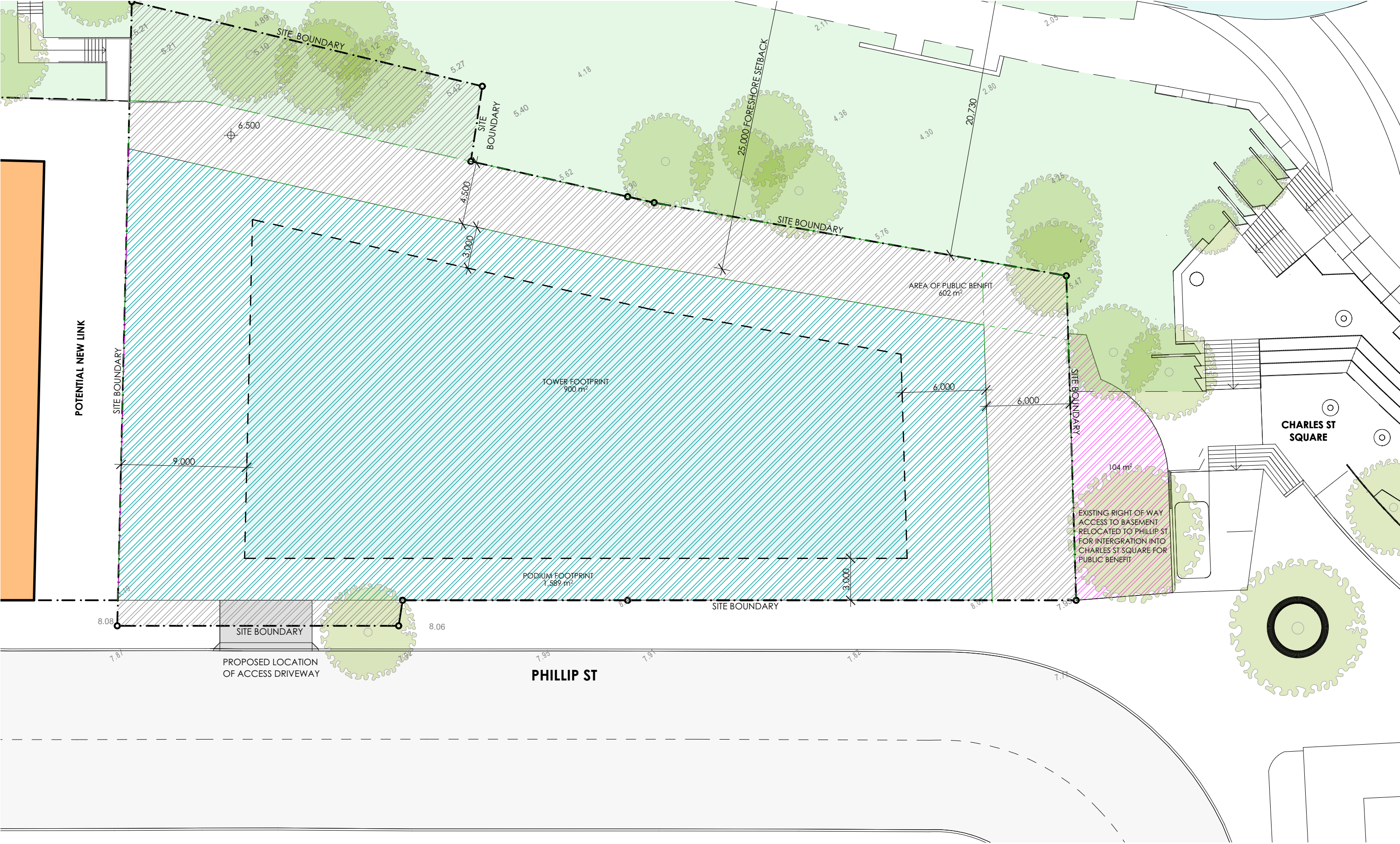
dwg no.

revision



1 CHARLES STREET SQUARE STRATEGY CONCEPT MASTERPLAN
1:300





1 CONCEPT PUBLIC BENEFIT PLAN
1:250

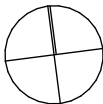
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90-94 PHILLIP ST, PARRAMATTA

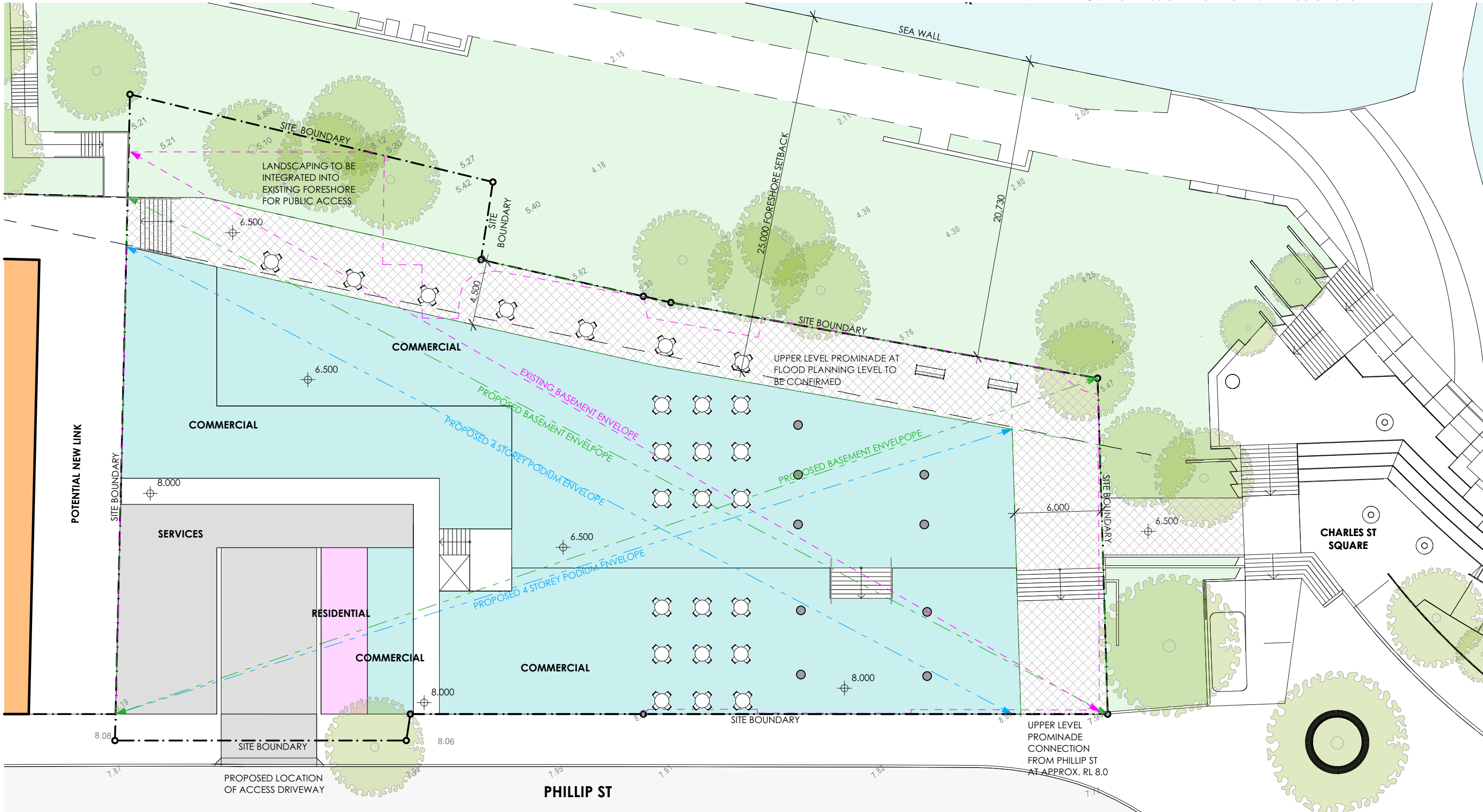
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CONCEPT PUBLIC BENEFIT PLAN

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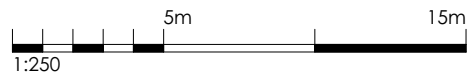


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SCALE: AT A3
PROJECT No: P389

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stage. dwg no. revision



1 CONCEPT GROUND FLOOR PLAN
1:250



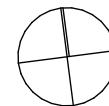
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PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

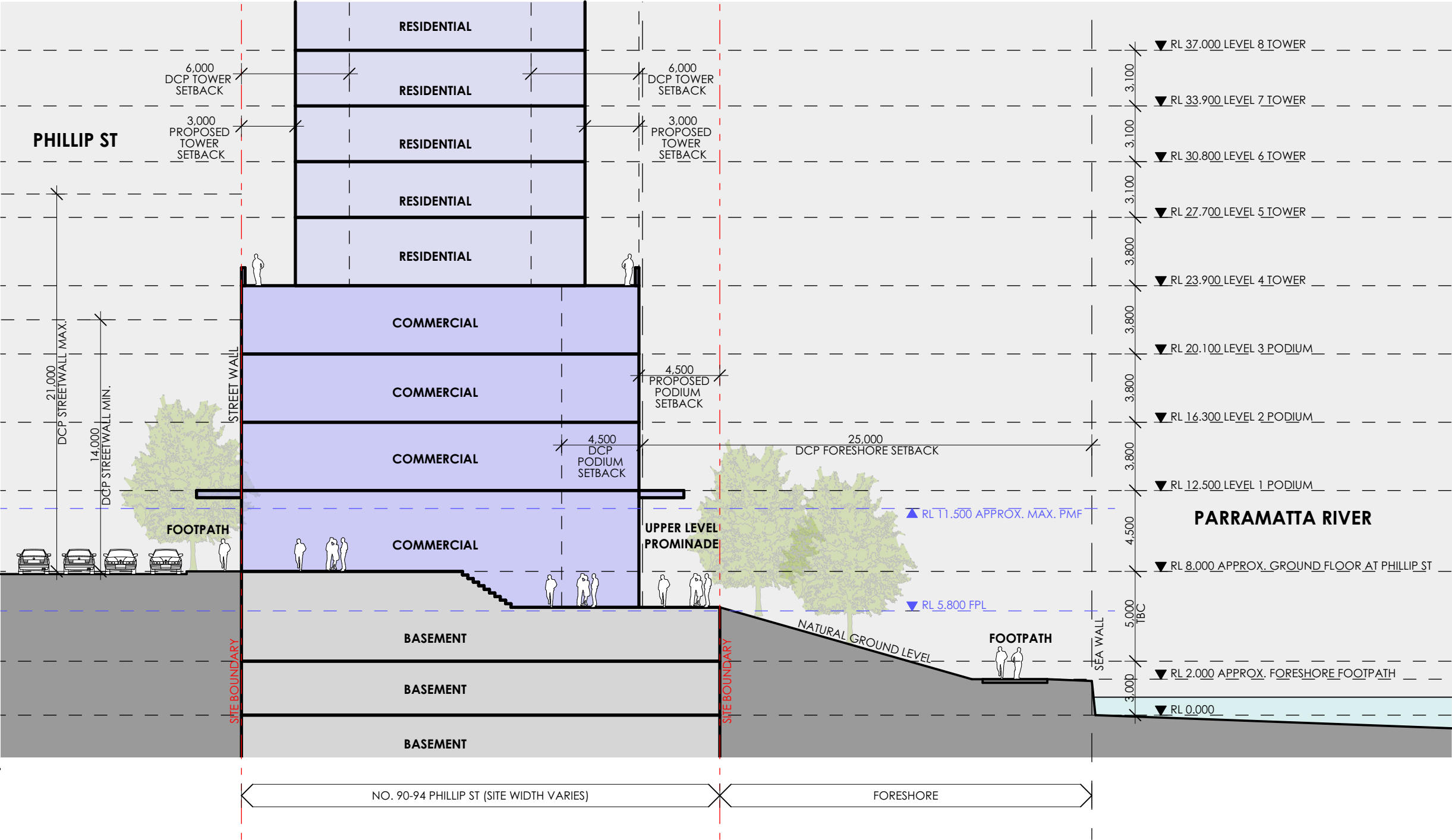
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CONCEPT GROUND FLOOR PLAN

NORTH POINT:



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

PP 08 P8
stage. dwg no. revision



1 CONCEPT CROSS SECTION
1:250



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CLIENT:
BUILDUP PHILLIP PTY LTD

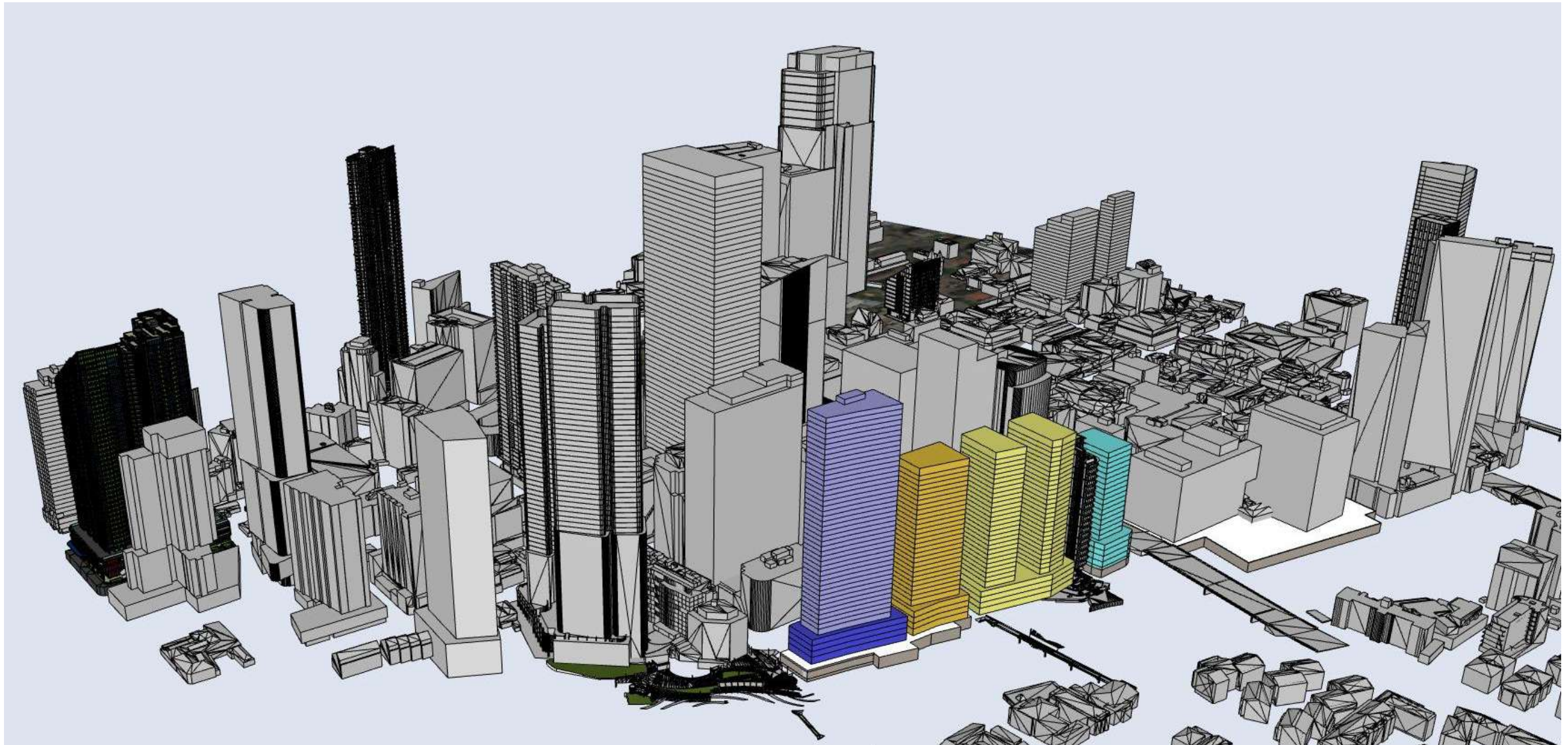
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PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA

DRAWING TITLE:
CONCEPT GROUND FLOOR CROSS
SECTION

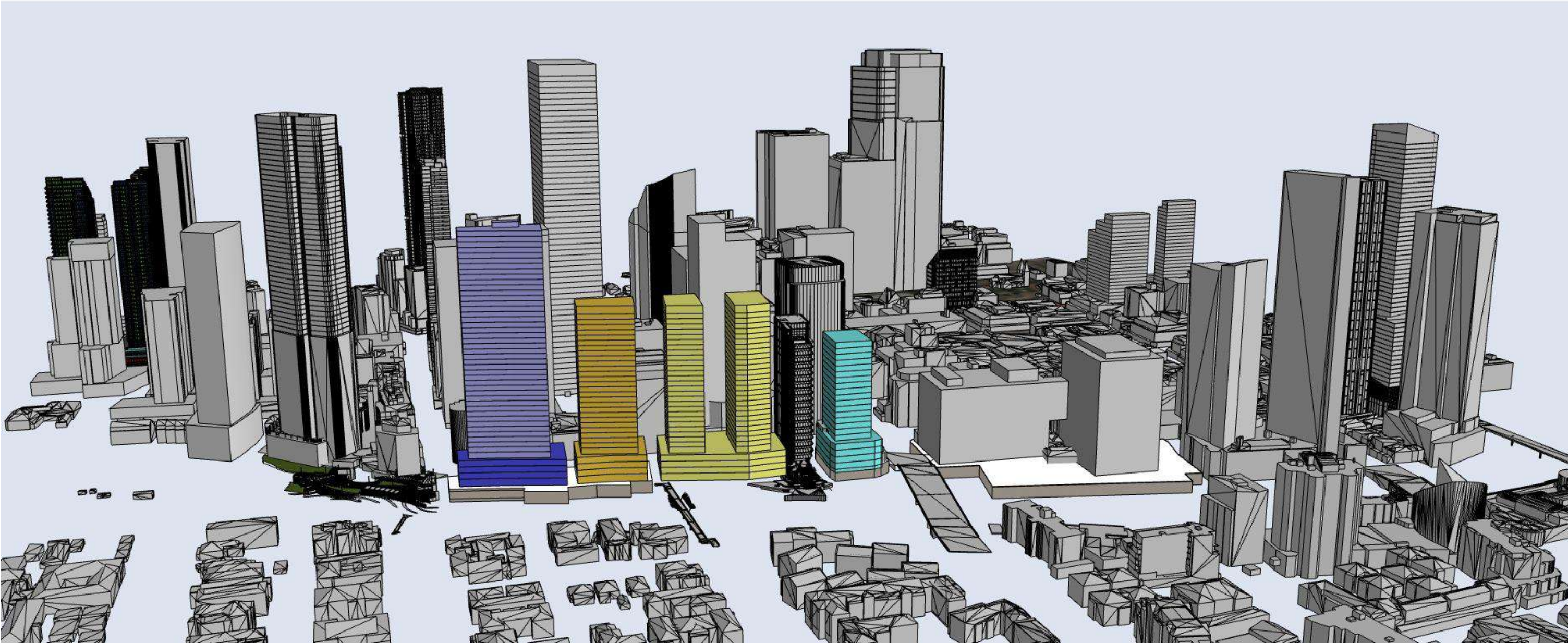
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DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:250 AT A3
PROJECT No: P389

PP P8
stage. revision



1 AERIAL LOOKING SOUTH-WEST



1 AERIAL LOOKING SOUTH

REV	DESCRIPTION	BY	DATE
P1	PRELIMINARY- WIP	VD	14.03.24
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P7	FPL & PMF CLARIFIED	VD	19.08.24
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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	11	P8
stage.	dwg no.	revision

FEASIBLY STUDY FSR 16.56:1 (6M TOWER SETBACK TO EAST)	
PROJECT NO.: P389.2	
ADDRESS: 90-94 PHILLIP ST, PARRAMATTA	
REVISION/ DATE: 22.08.24	

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

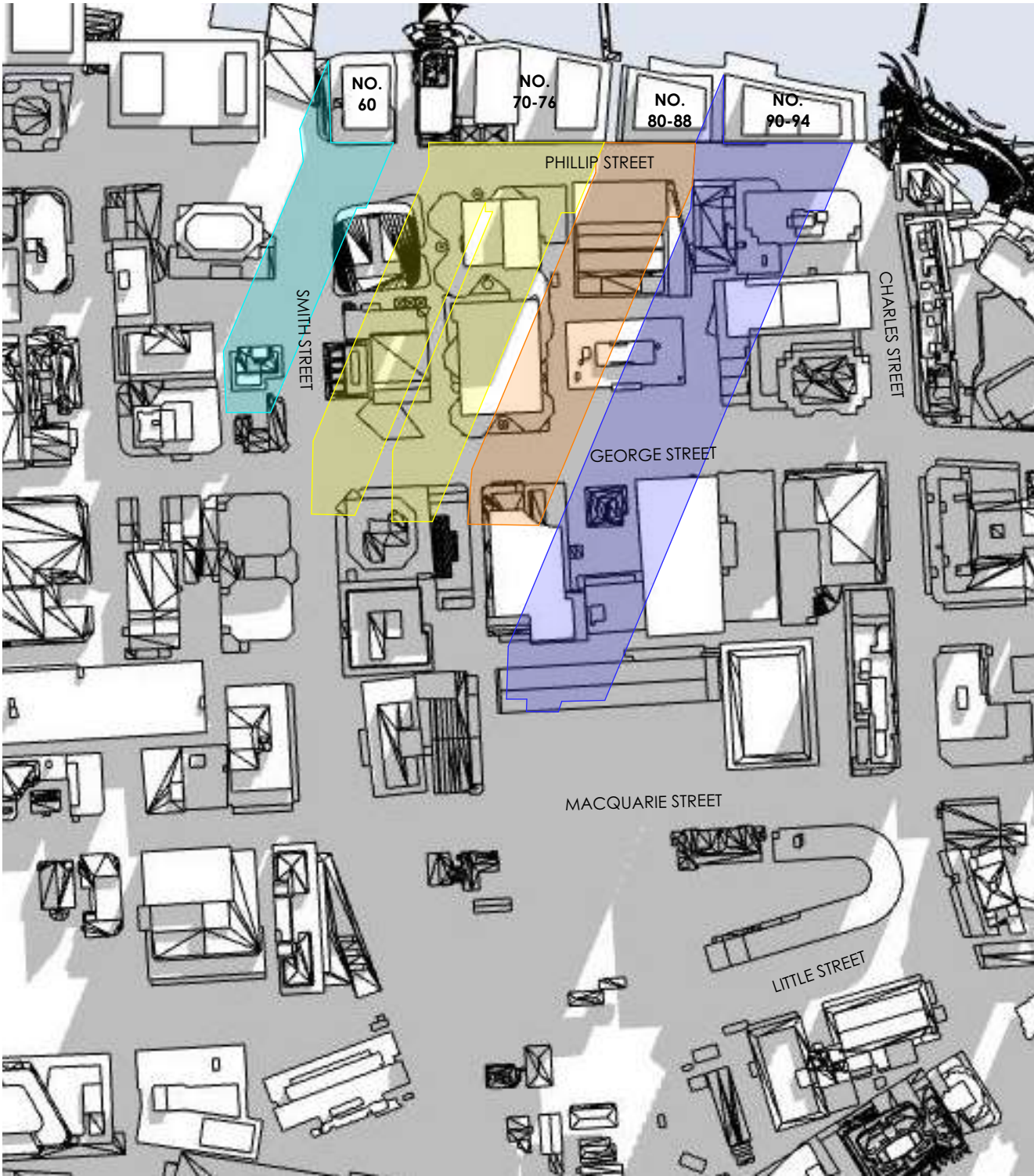
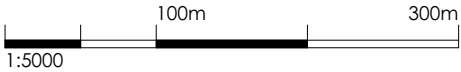
BUILDING ENVELOPE & GFA CALCULATION						
LEVEL	USE	BUILDING ENVELOPE AREA (sqm)	RESIDENTIAL EFFICIENCY (%)	RESIDENTIAL GFA (sqm)	COMMERCIAL EFFICIENCY (%)	COMMERCIAL GFA (sqm)
GF	COMMERCIAL	1,589	0.00%	-	32.90%	523
L1	COMMERCIAL	1,589	0.00%	-	85.00%	1,351
L2	COMMERCIAL	1,589	0.00%	-	85.00%	1,351
L3	COMMERCIAL	1,589	0.00%	-	85.00%	1,351
L4	RESIDENTIAL	900	75.17%	677	0.00%	-
L5	RESIDENTIAL	900	75.17%	677	0.00%	-
L6	RESIDENTIAL	900	75.17%	677	0.00%	-
L7	RESIDENTIAL	900	75.17%	677	0.00%	-
L8	RESIDENTIAL	900	75.17%	677	0.00%	-
L9	RESIDENTIAL	900	75.17%	677	0.00%	-
L10	RESIDENTIAL	900	75.17%	677	0.00%	-
L11	RESIDENTIAL	900	75.17%	677	0.00%	-
L12	RESIDENTIAL	900	75.17%	677	0.00%	-
L13	RESIDENTIAL	900	75.17%	677	0.00%	-
L14	RESIDENTIAL	900	75.17%	677	0.00%	-
L15	RESIDENTIAL	900	75.17%	677	0.00%	-
L16	RESIDENTIAL	900	75.17%	677	0.00%	-
L17	RESIDENTIAL	900	75.17%	677	0.00%	-
L18	RESIDENTIAL	900	75.17%	677	0.00%	-
L19	RESIDENTIAL	900	75.17%	677	0.00%	-
L20	RESIDENTIAL	900	75.17%	677	0.00%	-
L21	RESIDENTIAL	900	75.17%	677	0.00%	-
L22	RESIDENTIAL	900	75.17%	677	0.00%	-
L23	RESIDENTIAL	900	75.17%	677	0.00%	-
L24	RESIDENTIAL	900	75.17%	677	0.00%	-
L25	RESIDENTIAL	900	75.17%	677	0.00%	-
L26	RESIDENTIAL	900	75.17%	677	0.00%	-
L27	RESIDENTIAL	900	75.17%	677	0.00%	-
L28	RESIDENTIAL	900	75.17%	677	0.00%	-
L29	RESIDENTIAL	900	75.17%	677	0.00%	-
L30	RESIDENTIAL	900	75.17%	677	0.00%	-
L31	RESIDENTIAL	900	75.17%	677	0.00%	-
L32	RESIDENTIAL	900	75.17%	677	0.00%	-
L33	RESIDENTIAL	900	75.17%	677	0.00%	-
L34	RESIDENTIAL	900	75.17%	677	0.00%	-
L35	RESIDENTIAL	900	75.17%	677	0.00%	-
L36	RESIDENTIAL	900	75.17%	677	0.00%	-
L37	RESIDENTIAL	900	75.17%	677	0.00%	-
L38	RESIDENTIAL	900	75.17%	677	0.00%	-
L39	RESIDENTIAL	900	75.17%	677	0.00%	-
L40	RESIDENTIAL	900	75.17%	677	0.00%	-
L41	RESIDENTIAL	900	75.17%	677	0.00%	-
L42	RESIDENTIAL	900	75.17%	677	0.00%	-
L43	RESIDENTIAL	900	75.17%	677	0.00%	-
L44	RESIDENTIAL	900	75.17%	677	0.00%	-
L45	RESIDENTIAL	900	75.17%	677	0.00%	-
L46	RESIDENTIAL	900	75.17%	677	0.00%	-
LIFT OVER RUN		-	0.00%	-	0.00%	-
TOTAL (sqm)		45,056		29,091		4,575
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)			2,033	
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)			16.56	
MIN. COMMERCIAL INCLUSIVE IN MAX. (X:1)			1.00	
PROPOSED FSR (:1)			16.56	
GROSS FLOOR AREA				
MAX. GFA INCLUSIVE OF BONUSES(sqm)			33,666	
MIN. COMMERCIAL GFA INCLUSIVE IN MAX. (sqm)			2,033	
PROPOSED GFA (sqm)			33,666	



1 JUNE 21 9AM
1:5000



2 JUNE 21 10AM
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

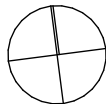
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90-94 PHILLIP ST, PARRAMATTA

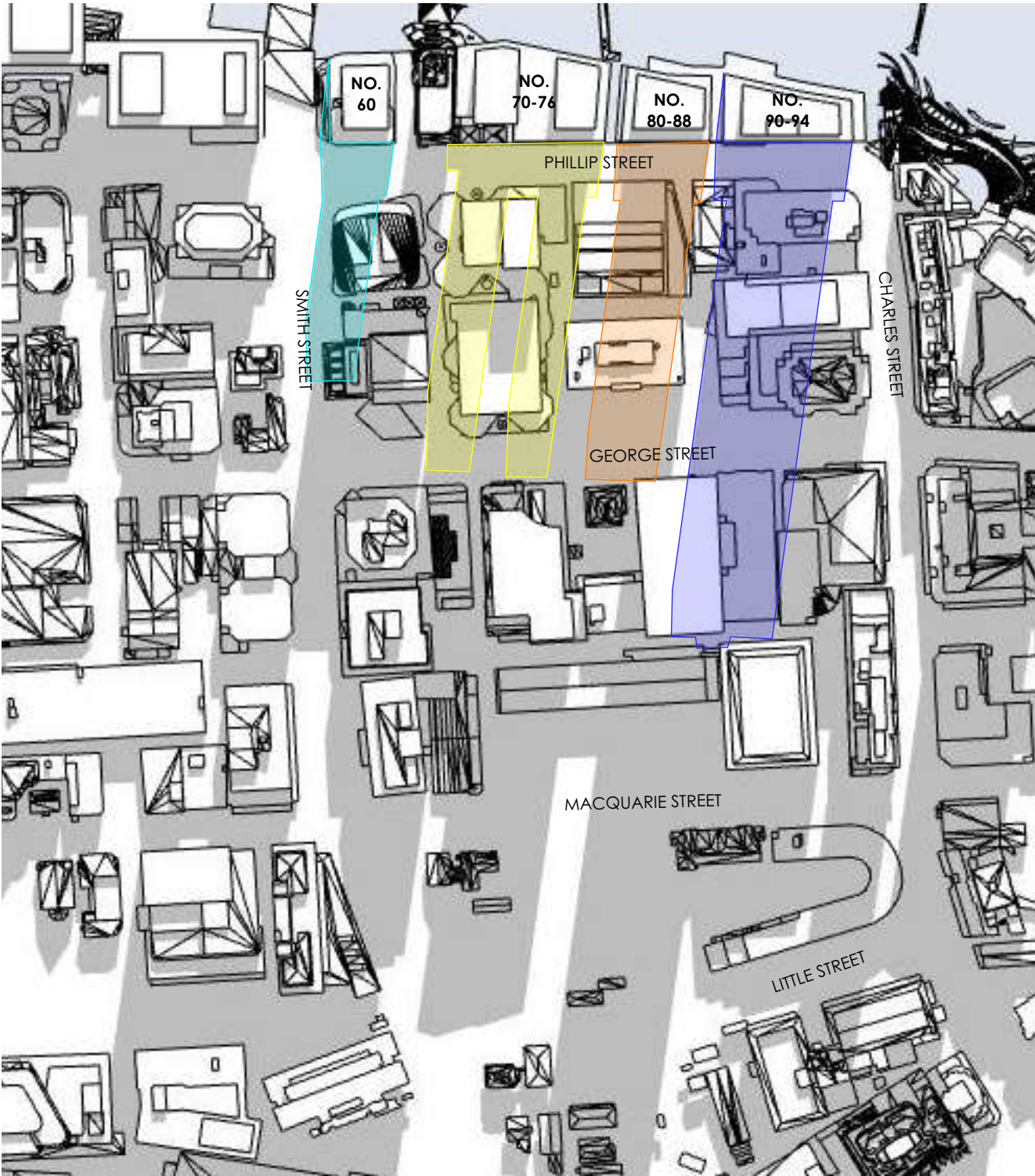
DRAWING TITLE:
SHADOW DIAGRAMS 9AM & 10AM

NORTH POINT:

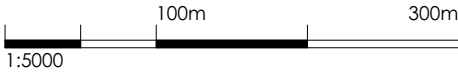


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CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP 13 P8
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1 JUNE 21 11AM
1:5000



2 JUNE 21 12PM
1:5000

SHADOW IMPACT LEGEND

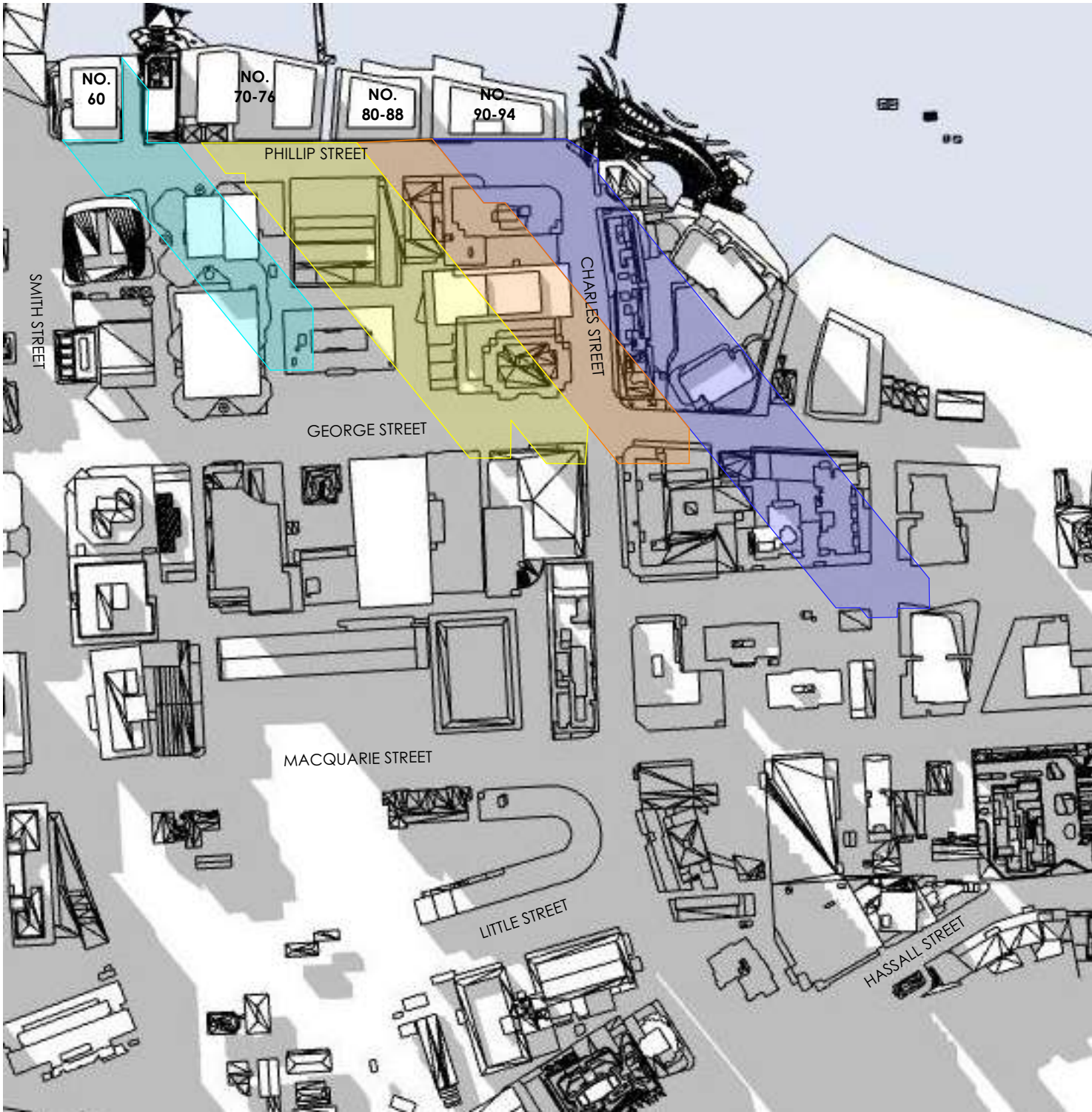
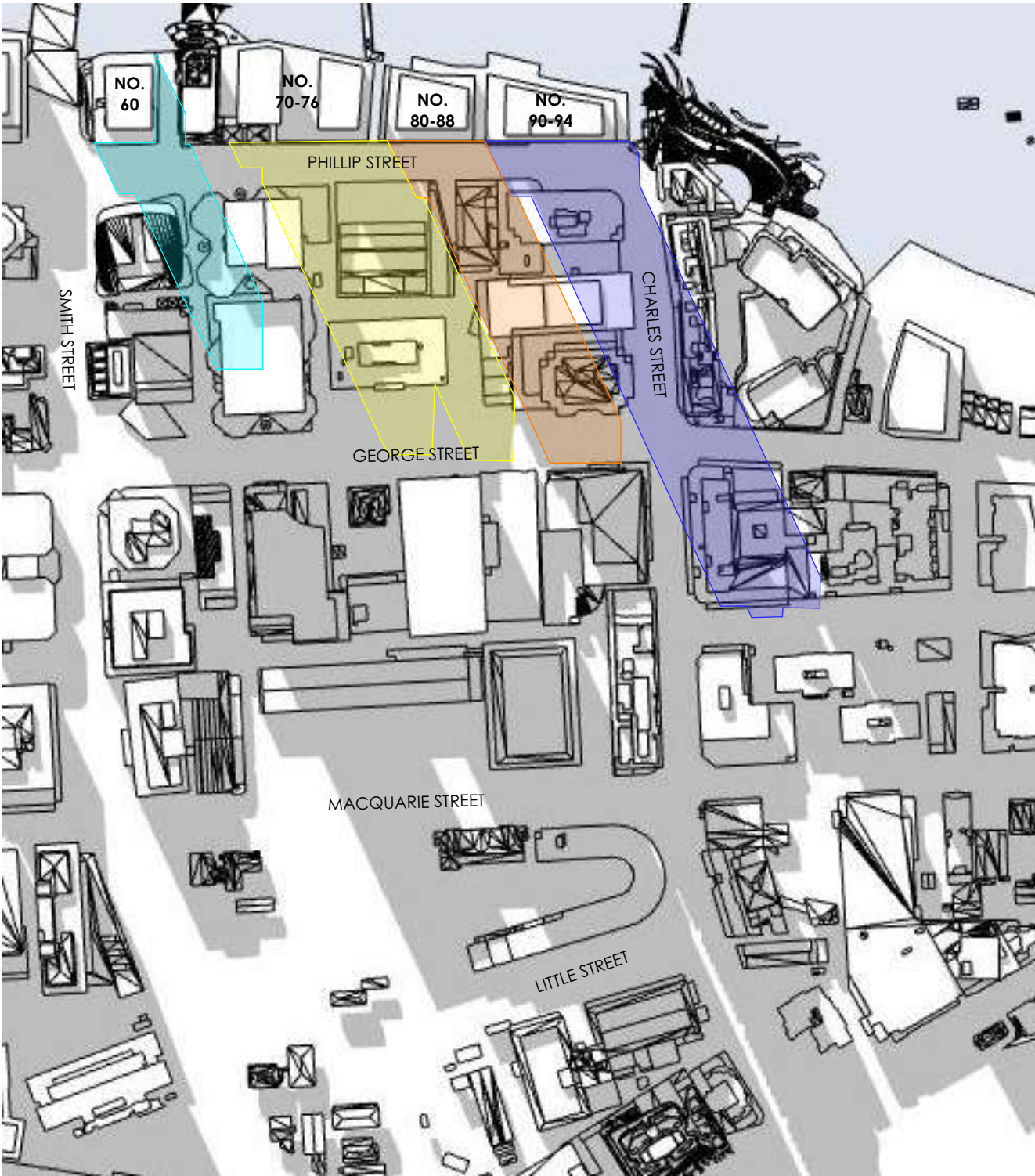
EXISTING SHADOWS	EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76
EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94	EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60
EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88	

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BUILDUP PHILLIP PTY LTD

PROJECT TITLE:
PLANNING PROPOSAL
90-94 PHILLIP ST, PARRAMATTA
DRAWING TITLE:
SHADOW DIAGRAMS 11AM & 12PM

NORTH POINT:
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CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389
PP stage, 14 dwg no., P8 revision



1 JUNE 21 1PM
1:5000

2 JUNE 21 2PM
1:5000

SHADOW IMPACT LEGEND

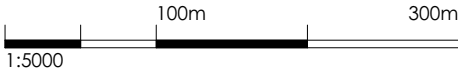
EXISTING SHADOWS

EXTENT OF SHADOW CAST BY PROPOSED BUILDING NO.90-94

EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.80-88

EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.70-76

EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60



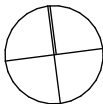
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P1	PRELIMINARY- WIP	VD	14.03.24
P2	PRELIMINARY- WIP	VD	19.03.24
P3	PRELIMINARY- WIP	VD	20.03.24
P4	DRAFT FOR COUNCIL REVIEW	VD	22.03.24
P5	DRAFT FOR COUNCIL REVIEW- FSR 18:1	VD	17.04.24
P6	PLANNING PROPOSAL FSR 15:4:1, HOB 1.53M	VD	17.05.24
P7	FPL & PMF CLARIFIED	VD	19.08.24
P8	SITE AREA REDUCED, FSR INCREASED	VD	22.08.24

CLIENT:
BUILDUP PHILLIP PTY LTD

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

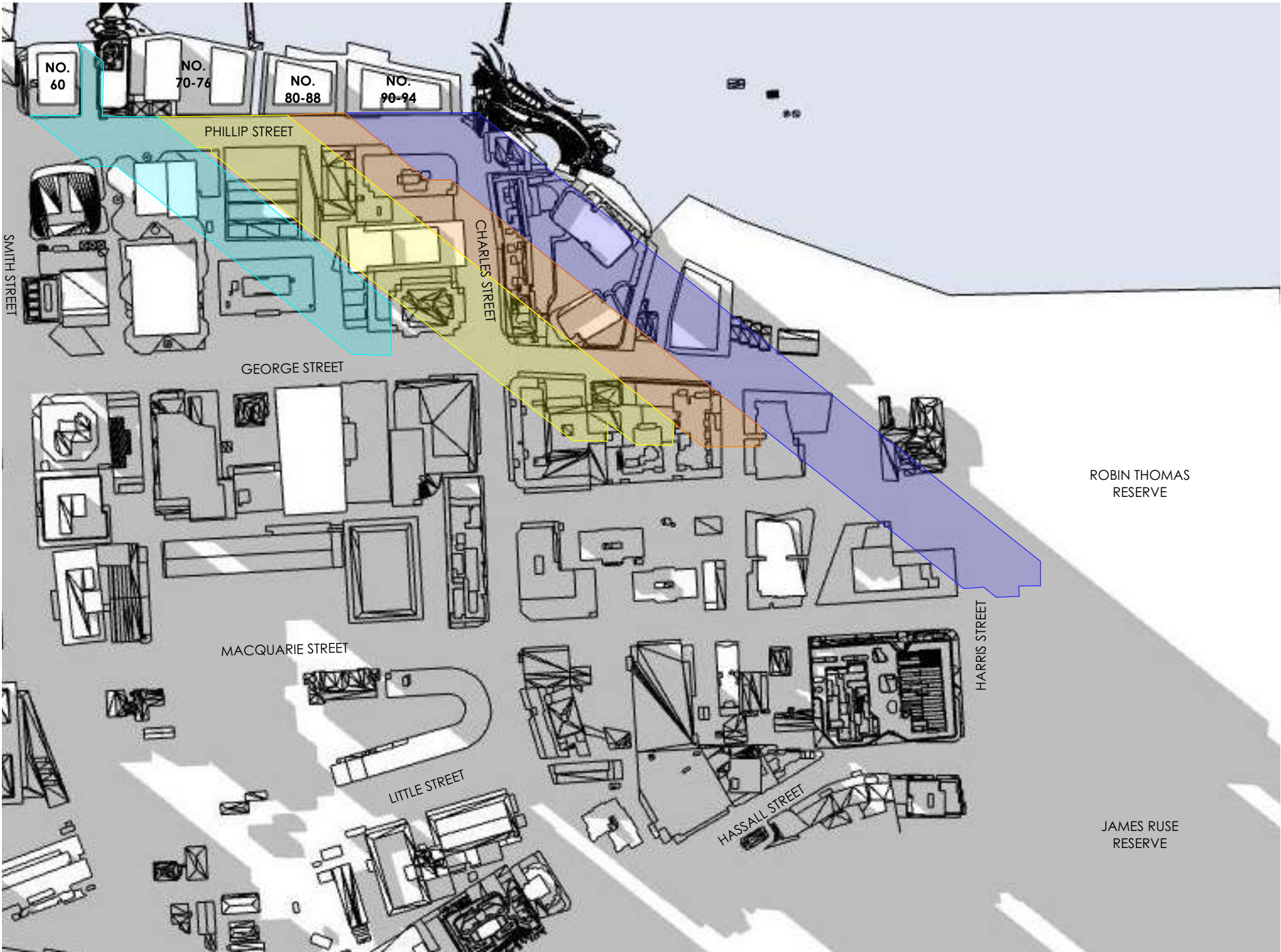
DRAWING TITLE:
SHADOW DIAGRAMS 1PM & 2PM

NORTH POINT:

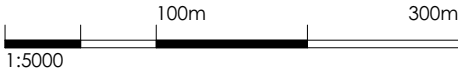


DRAWN BY: JR, LL & VD
CHECKED BY: PI
SCALE: 1:5000 AT A3
PROJECT No: P389

PP 15 P8
stage. dwg no. 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

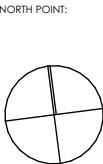
EXTENT OF SHADOW CAST BY POTENTIAL BUILDING NO.60

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 1.53M	VD	17.05.24
P7	FPL & PMF CLARIFIED	VD	19.08.24
P8	SITE AREA REDUCED, FSR INCREASED	VD	22.08.24

CLIENT:
BUILDUP PHILLIP PTY LTD

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

DRAWING TITLE:
SHADOW DIAGRAMS 3PM



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

PP	16	P8
stage.	dwg no.	revision