

204-205 Fitzwilliam Street

SEARS Application

Prepared for
Urban Property Group

Issued

21 October 2022

Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

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SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian

Note: this report incorporates information and events up to the issued date only. The Consultant, SJB Architects NSW (hereafter SJB), prepared this report on the instructions, and for the benefit only, of the Client for the purpose of the project named on the cover of this report, and not for any other purpose or use. This report has been prepared with appropriate due care, and the assumptions and recommendations contained within are made in good faith, and on the basis of information supplied to SJB at the date of this report. No responsibility is accepted by SJB or any of its employees for any errors in data which is either supplied by the Client, a third party to SJB, or which SJB is required to estimate, provided that this will not absolve SJB from liability arising from an opinion expressed recklessly or in bad faith. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of SJB.



Certified Management Systems

ISO 9001:2015
ISO 45001:2018
ISO 14001:2015

Quality Management System
Occupational Health & Safety Management System
Environmental Management System

Version: 01

Prepared by: JM, JT
Checked by: FL

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SJB Architecture (NSW) Pty Ltd
ABN 20 310 373 425
ACN 081 094 724

Nominated Architects
Adam Haddow 7188
John Pradel 7004

The Site

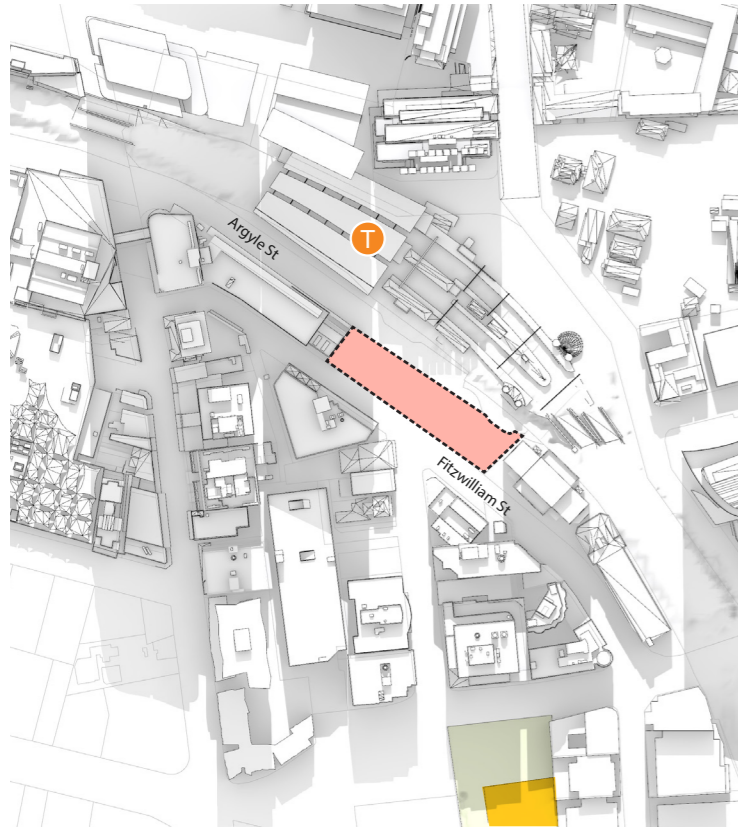


Existing Shadow Diagrams

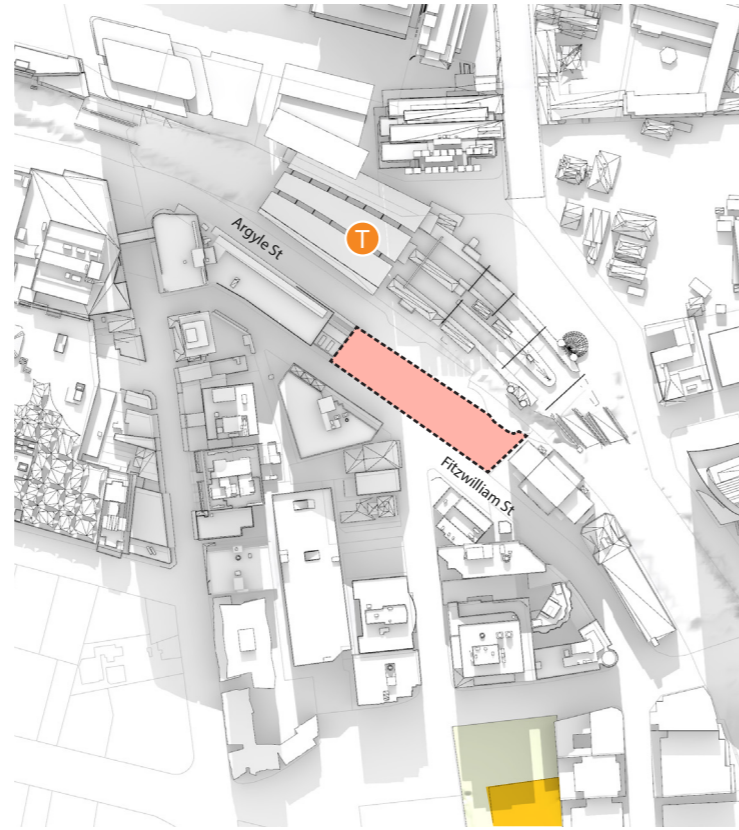
Key

Site

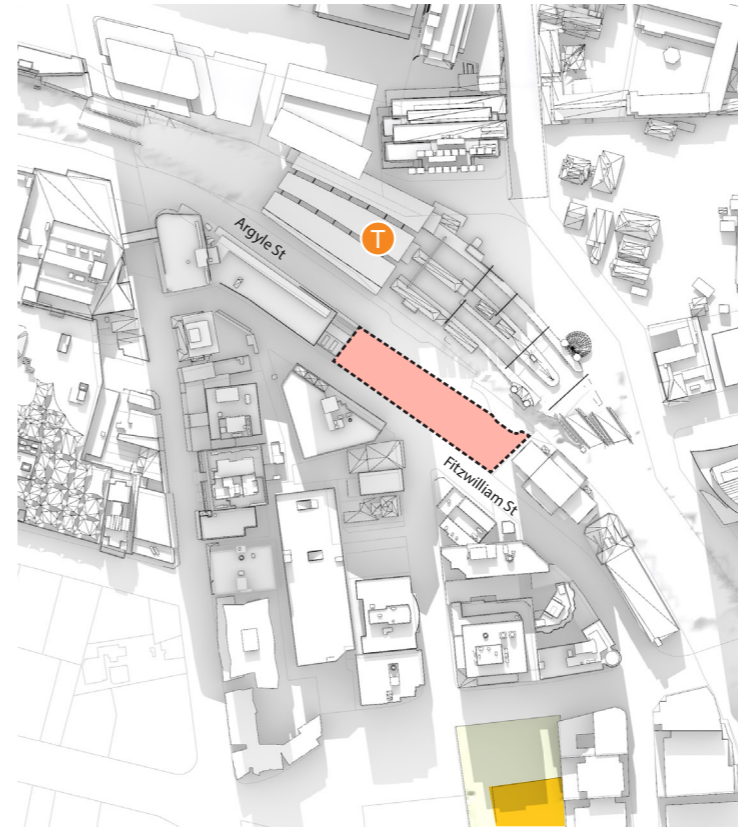
No Overshadowing of Jubilee Park



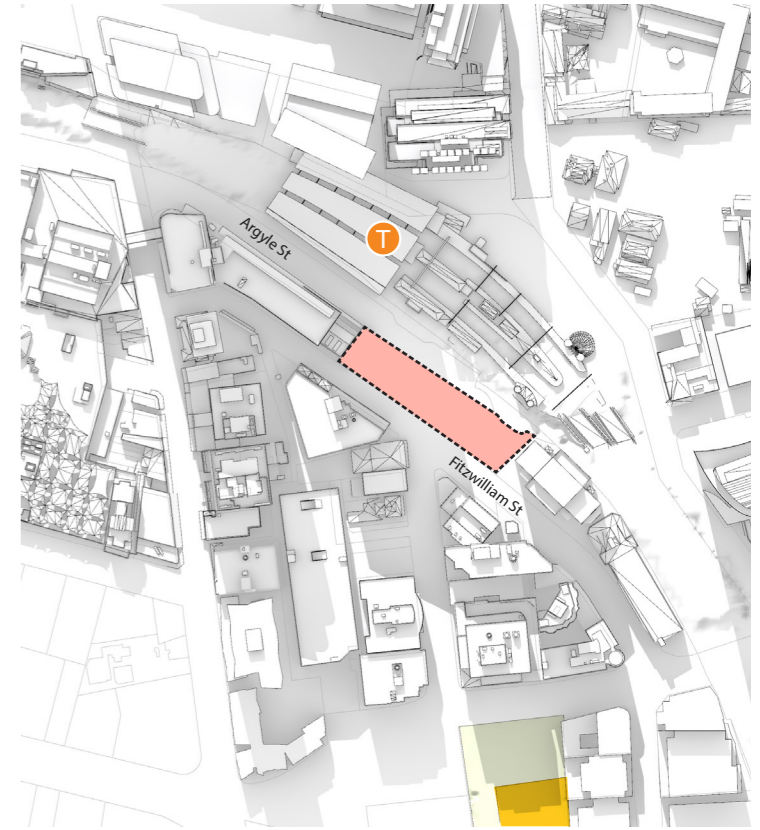
12pm - Winter Solstice



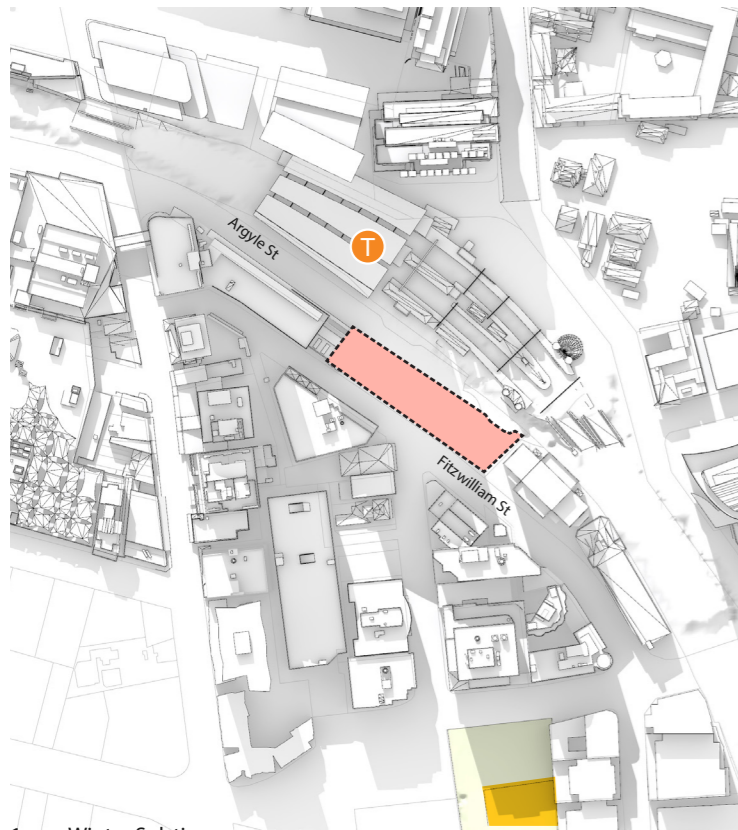
12.15pm - Winter Solstice



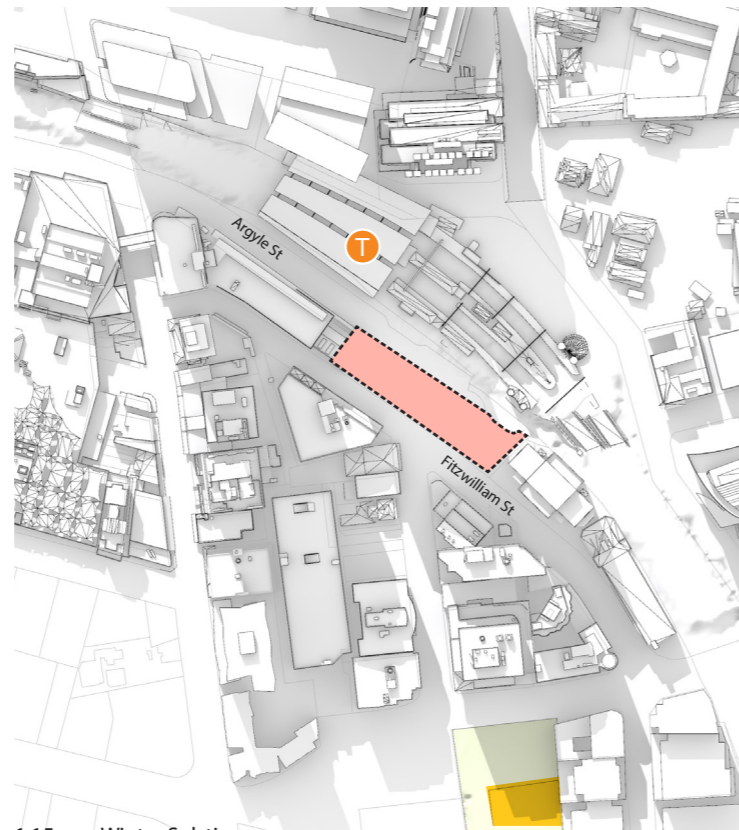
12.30pm - Winter Solstice



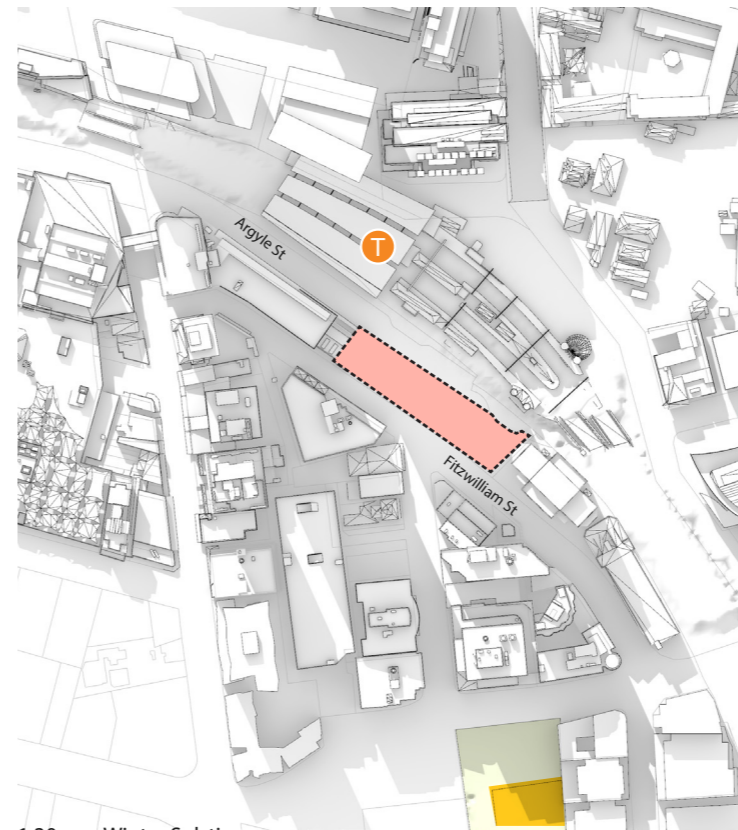
12.45pm - Winter Solstice



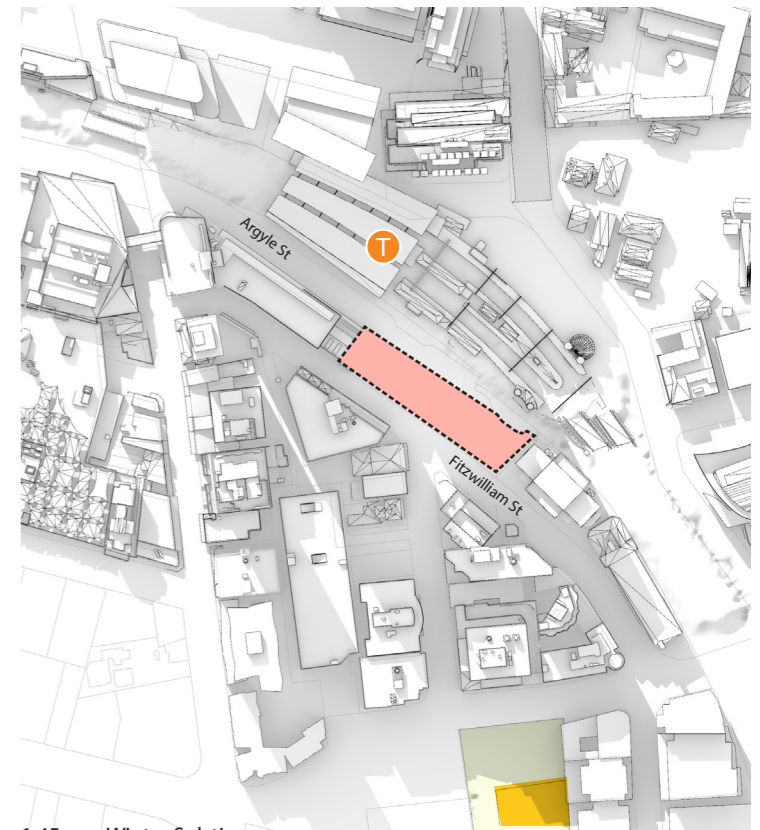
1pm - Winter Solstice



1.15pm - Winter Solstice



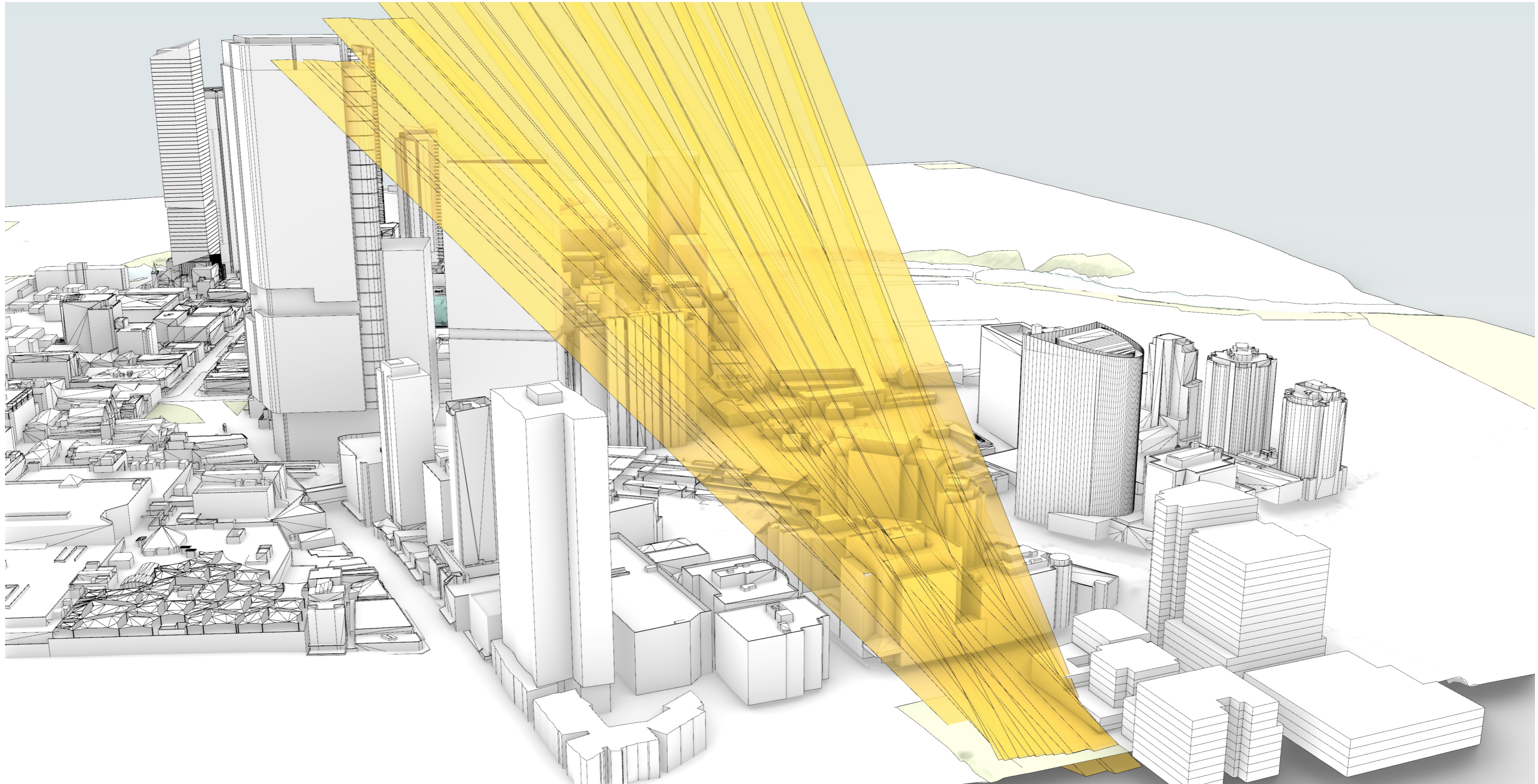
1.30pm - Winter Solstice



1.45pm - Winter Solstice

Solar Fan

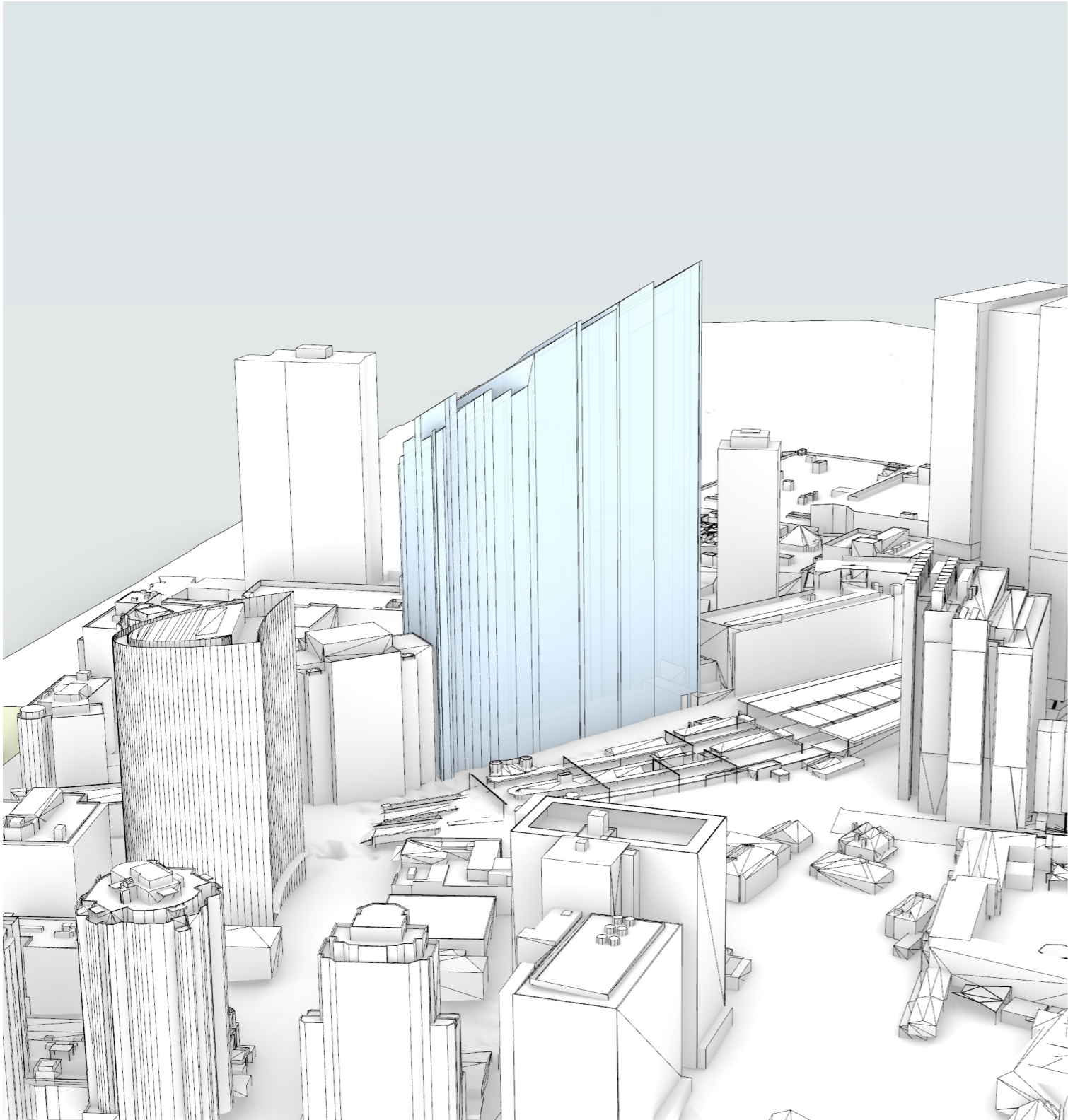
 Solar Fan



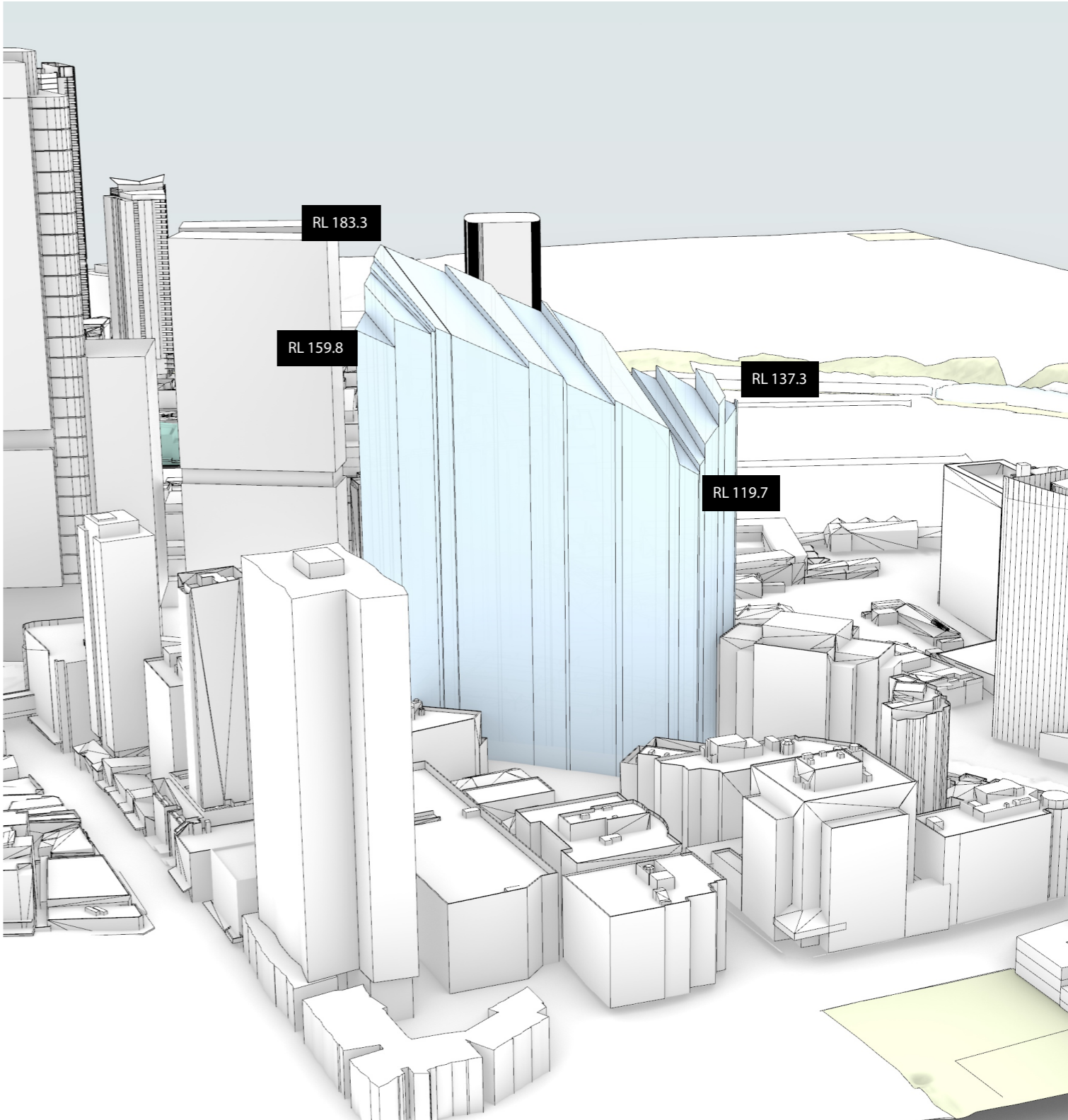
Massing Envelope

Key

 Envelope



View from the east

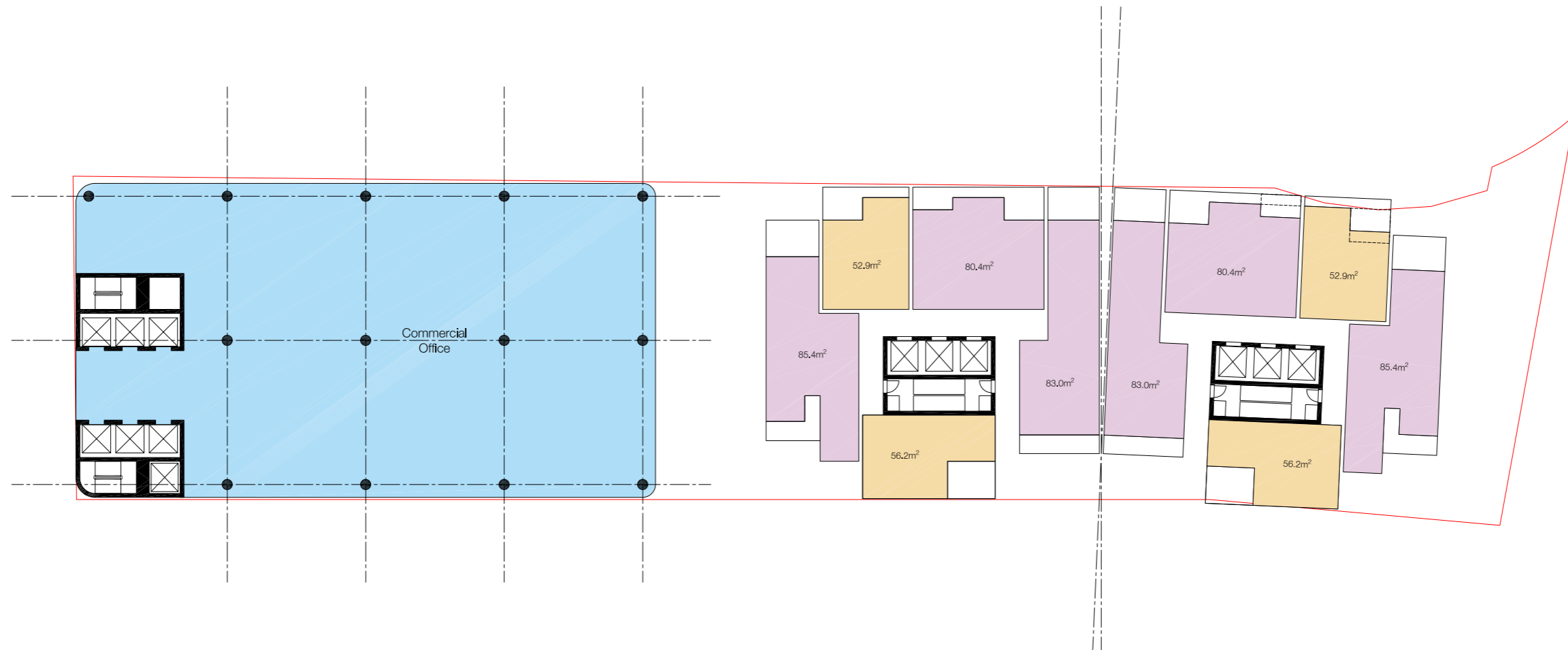


View from the south

2

Massing Option

Typical Floor Plan - levels 5 to 38



1 4 2 6 3 -

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The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.



Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev. Date	Revision	By	Chk.	Rev. Date	Revision	By	Chk.	Rev. Date	Revision	By	Chk.	Rev. Date	Revision	By	Chk.

Project
Fitzwilliam Street Parramatta

Drawing Name
FLOOR PLAN TYPICAL L05 - L38

Date
21.10.2022

Scale
1:200

Sheet Size
@ A1

Drawn
JT

Chk.
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Job No.
6713

Drawing No.
A-0201

Revision
/ 1

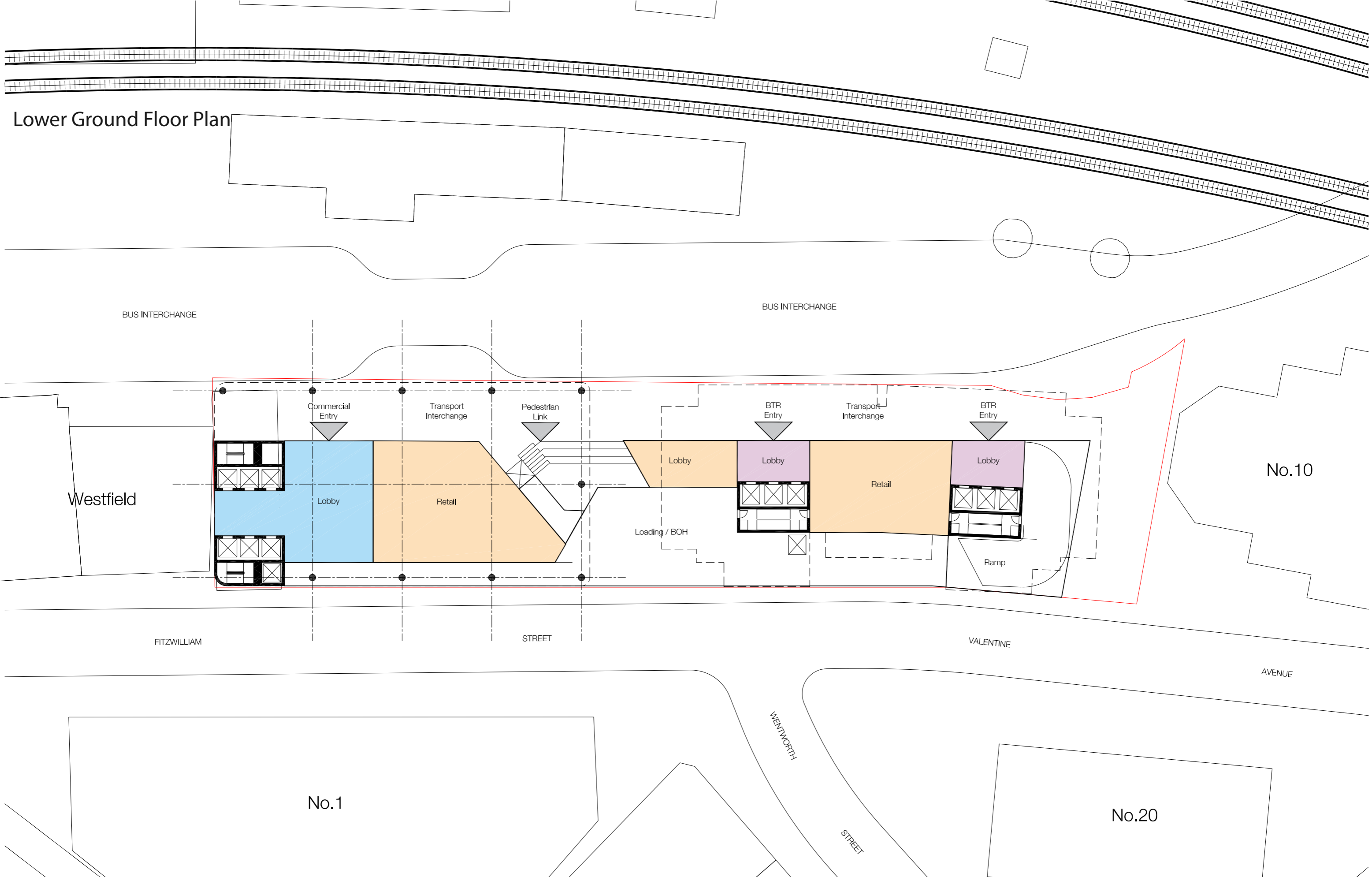
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Lower Ground Floor Plan



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Project
**Fitzwilliam Street
 Parramatta**

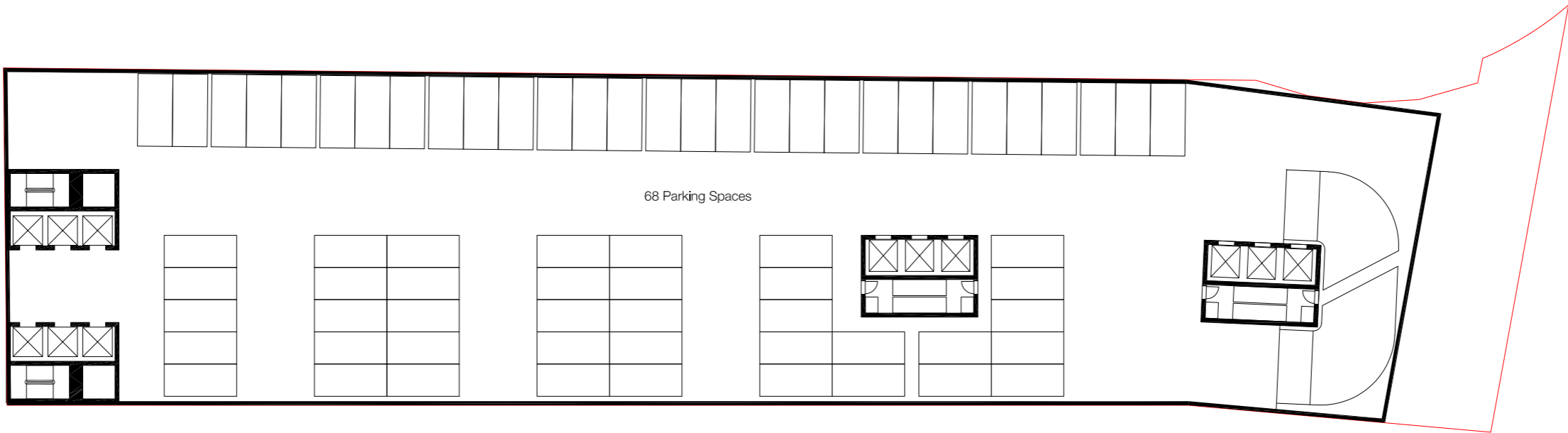
Drawing Name
**FLOOR PLAN
 LOWER GROUND**

Date	Scale	Sheet Size
21.10.2022	1:200	@ A1
Drawn	Chk.	
JT		
Job No.	Drawing No.	Revision
6713	A-0203	/ 1

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Basement Plan



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Nominated Architects Adam Haddow 7188 John Pradel 7004

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Project
**Fitzwilliam Street
 Parramatta**

Drawing Name
**FLOOR PLAN
 TYPICAL BASEMENT**

Date
21.10.2022

Scale
1:200

Sheet Size
@ A1

Drawn
JT

Chk.
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Job No.
6713

Drawing No.
A-0204

Revision
/ 1

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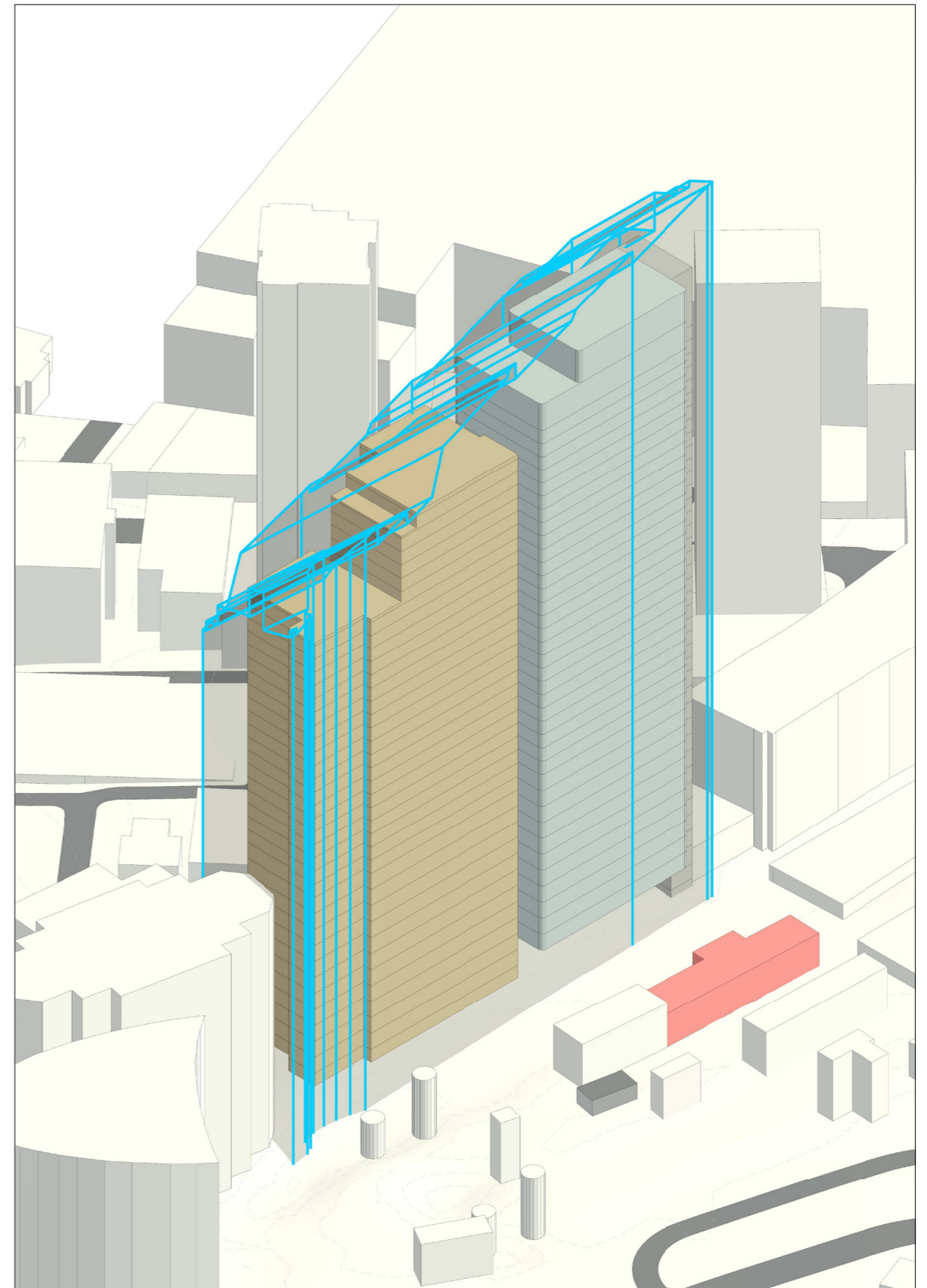
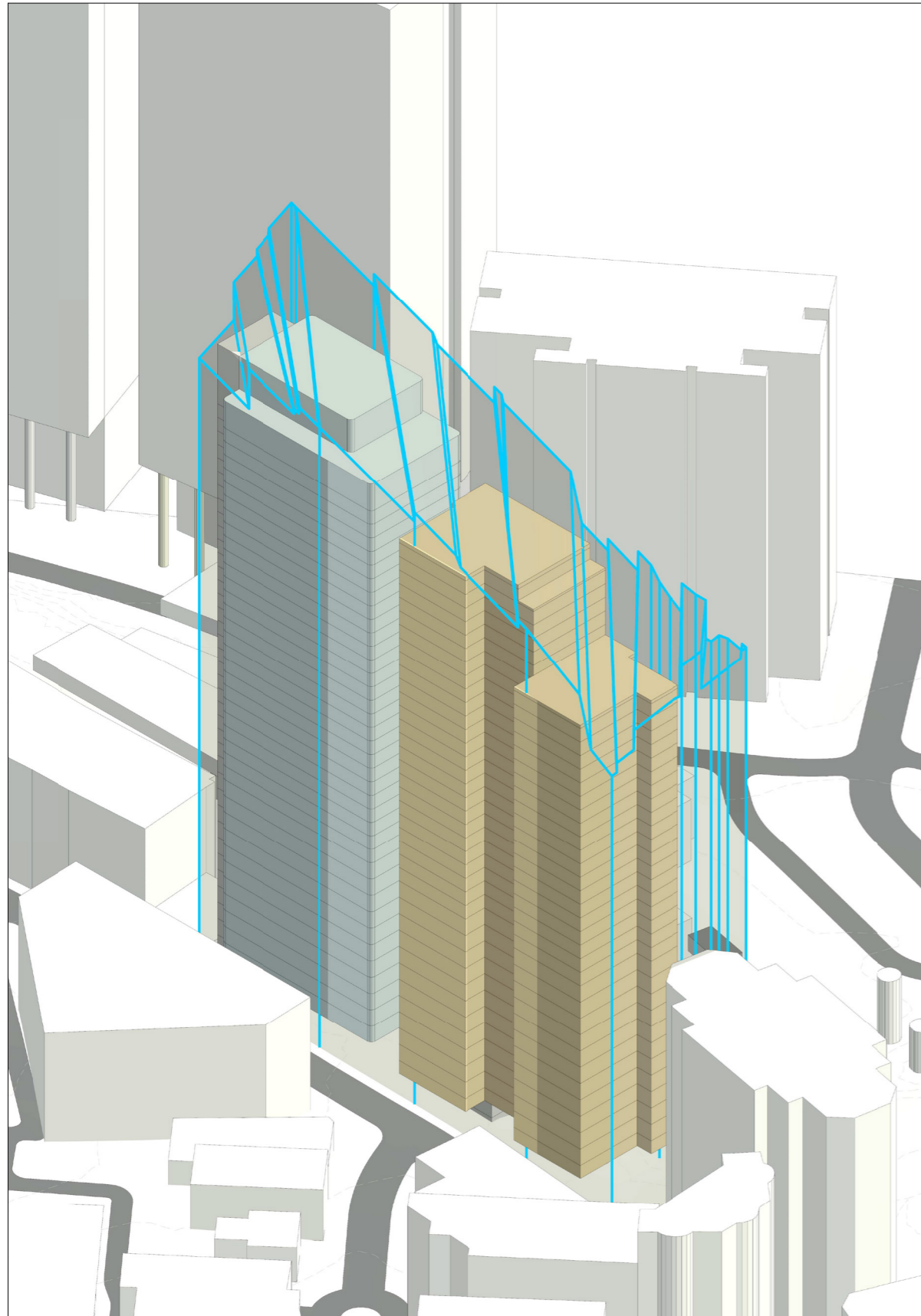
GFA Table

Commercial

	LEVEL	RL	FLOORS	GFA
TOP	Roof	160.600		
38	Level 37	156.800	3.80	550
37	Level 36	153.000	3.80	550
36	Level 35	149.200	3.80	1,005
35	Level 34	145.400	3.80	1,005
34	Level 33	141.600	3.80	1,005
33	Level 32	137.800	3.80	1,005
32	Level 31	134.000	3.80	1,005
31	Level 30	130.200	3.80	1,005
30	Level 29	126.400	3.80	1,005
29	Level 28	122.600	3.80	1,005
28	Level 27	118.800	3.80	1,005
27	Level 26	115.000	3.80	1,005
26	Level 25	111.200	3.80	1,005
25	Level 24	107.400	3.80	1,005
24	Level 23	103.600	3.80	1,005
23	Level 22	99.800	3.80	1,005
22	Level 21	96.000	3.80	1,005
21	Level 20	92.200	3.80	1,005
20	Level 19	88.400	3.80	1,005
19	Level 18	84.600	3.80	1,005
18	Level 17	80.800	3.80	1,005
17	Level 16	77.000	3.80	1,005
16	Level 15	73.200	3.80	1,005
15	Level 14	69.400	3.80	1,005
14	Level 13	65.600	3.80	1,005
13	Level 12	61.800	3.80	1,005
12	Level 11	58.000	3.80	1,005
11	Level 10	54.200	3.80	1,005
10	Level 9	50.400	3.80	1,005
09	Level 8	46.600	3.80	1,005
08	Level 7	42.800	3.80	1,005
07	Level 6	39.000	3.80	1,005
06	Level 5	35.200	3.80	1,005
05	Level 4	31.400	3.80	1,005
04	Level 3	27.600	3.80	1,005
03	Level 2	23.800	3.80	1,005
02	Level 1	20.000	3.80	1,005
01	Ground	15.000	5.00	500
SUB-TOTALS				36,775

BTR

	LEVEL	RL	FLOORS	GFA	Studio	1 Bed	2 Bed	3 Bed	TOTAL	SOLAR	VENT
TOP	Roof	144.500									
41	Level 40	140.900	3.60	458			2	2	4	4	
40	Level 39	137.800	3.10	537			3	2	5	3	
39	Level 38	134.700	3.10	537			3	2	5	3	
38	Level 37	131.600	3.10	537			3	2	5	3	
37	Level 36	128.500	3.10	537			3	2	5	3	
36	Level 35	125.400	3.10	537			3	2	5	3	
35	Level 34	122.300	3.10	873			6	2	8	7	
34	Level 33	119.200	3.10	873			6	2	8	6	
33	Level 32	116.100	3.10	873			6	2	8	6	
32	Level 31	113.000	3.10	873			6	2	8	6	
31	Level 30	109.900	3.10	873			6	2	8	6	
30	Level 29	106.800	3.10	873			6	2	8	6	
29	Level 28	103.700	3.10	873			6	2	8	6	
28	Level 27	100.600	3.10	873			6	2	8	6	
27	Level 26	97.500	3.10	873			6	2	8	6	
26	Level 25	94.400	3.10	873			6	2	8	6	
25	Level 24	91.300	3.10	873			6	2	8	6	
24	Level 23	88.200	3.10	896	2	6	4		12	8	
23	Level 22	85.100	3.10	896	2	6	4		12	8	
22	Level 21	82.000	3.10	896	2	6	4		12	8	
21	Level 20	78.900	3.10	896	2	6	4		12	8	
20	Level 19	75.800	3.10	896	2	6	4		12	8	
19	Level 18	72.700	3.10	896	2	6	4		12	8	
18	Level 17	69.600	3.10	896	2	6	4		12	8	
17	Level 16	66.500	3.10	896	2	6	4		12	8	
16	Level 15	63.400	3.10	896	2	6	4		12	8	
15	Level 14	60.300	3.10	896	2	6	4		12	8	
14	Level 13	57.200	3.10	896	2	6	4		12	8	
13	Level 12	54.100	3.10	896	2	6	4		12	8	
12	Level 11	51.000	3.10	896	2	6	4		12	8	
11	Level 10	47.900	3.10	896	2	6	4		12	8	
10	Level 9	44.800	3.10	896	2	6	4		12	8	
09	Level 8	41.700	3.10	896		10	2		12	8	8
08	Level 7	38.600	3.10	881		10	2		12	8	8
07	Level 6	35.500	3.10	881		10	2		12	8	8
06	Level 5	32.400	3.10	881		10	2		12	8	8
05	Level 4	29.300	3.10	881		10	2		12	8	8
04	Level 3	26.200	3.10	881		10	2		12	8	8
03	Level 2	23.100	3.10	881		10	2		12	8	8
02	Level 1	20.000	3.10	881		10	2		12	8	8
01	Ground	15.000	5.00	500					0		
SUB-TOTALS				33,749	30	170	159	34	393	270	64
GRAND TOTALS				70,524	8%	43%	40%	9%	393	69%	67%



SJB is passionate about the possibilities of architecture, interiors, urban design and

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