

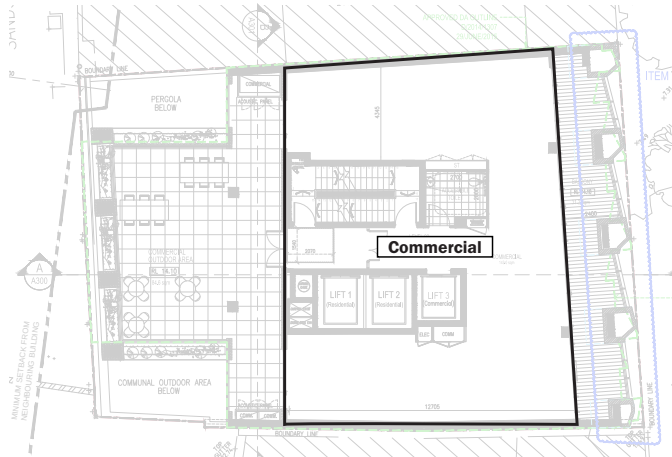
Attachment A2

Urban design report - Part 5

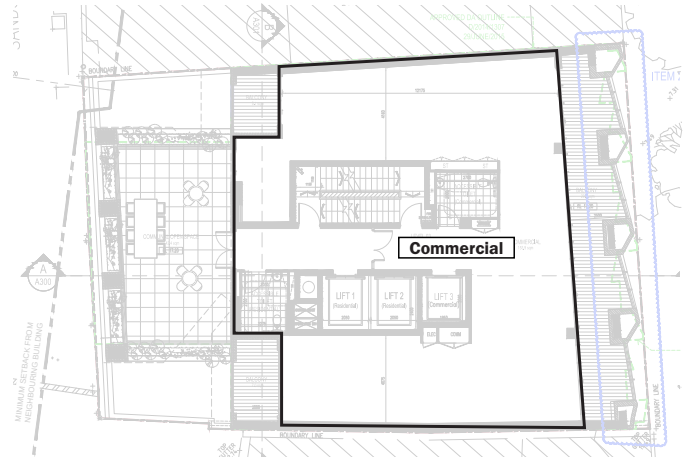
APARTMENT CONFIGURATION

D/2014/1307/B

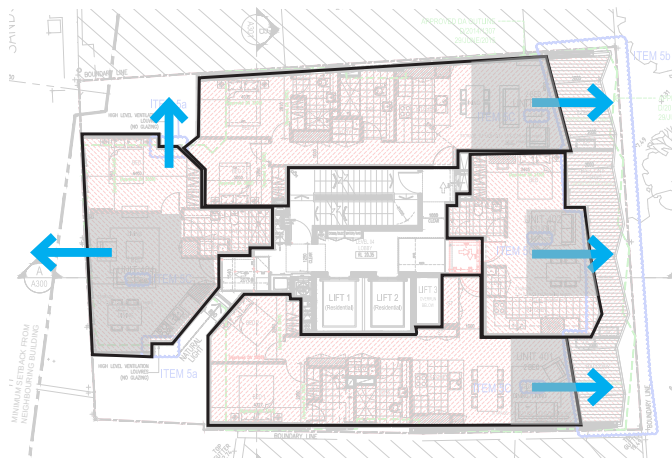
Level 2



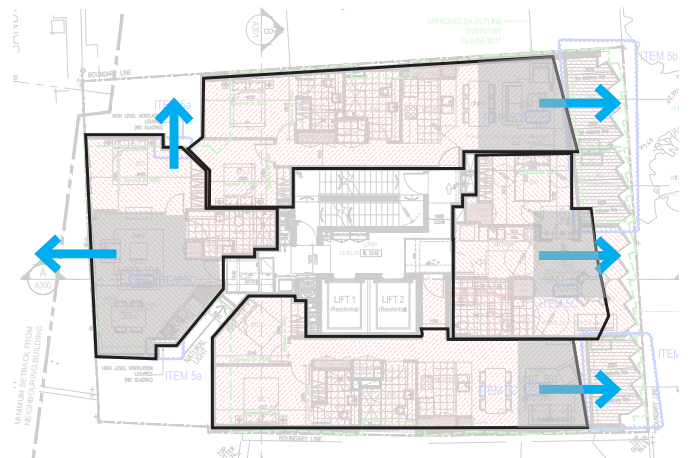
Level 3



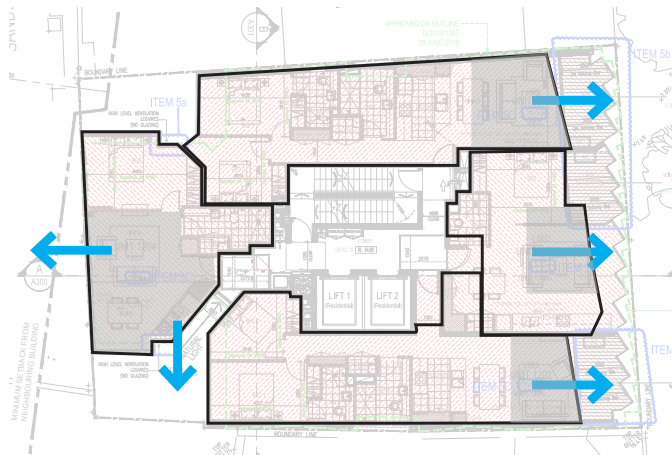
Level 4-8



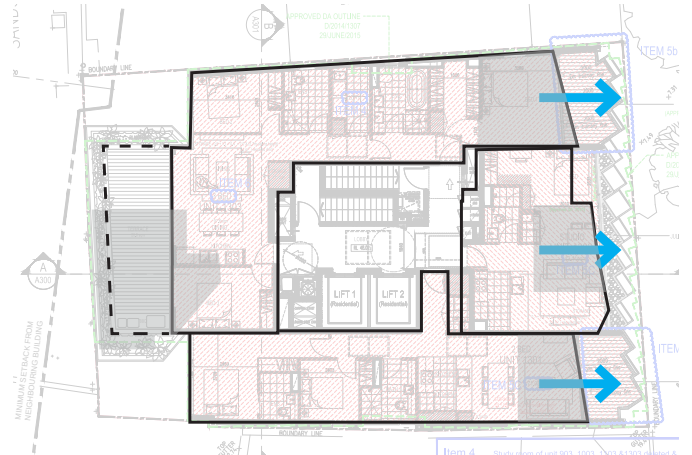
Level 9-11



Level 12



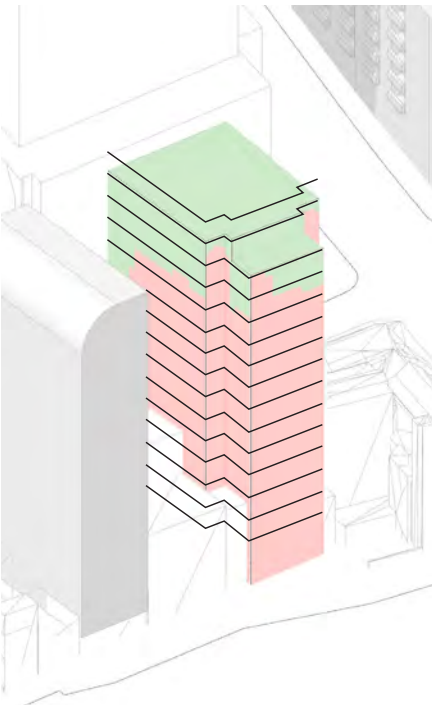
Level 13



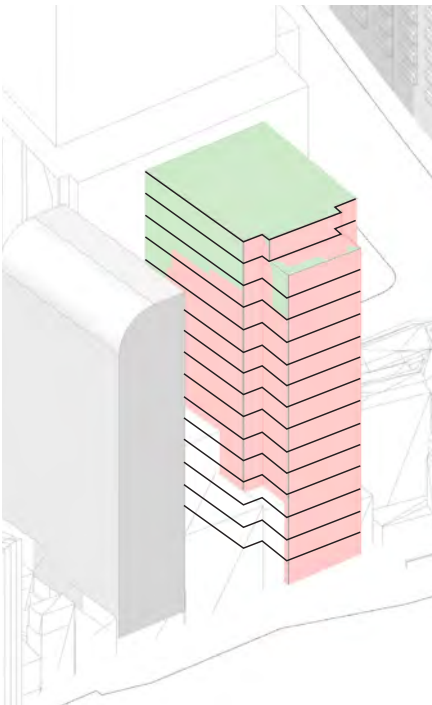
OVERSHADOWING: JUNE (WINTER SOLSTICE)

Kaz Apartments - Existing vs Proposed

June Existing



June Proposed



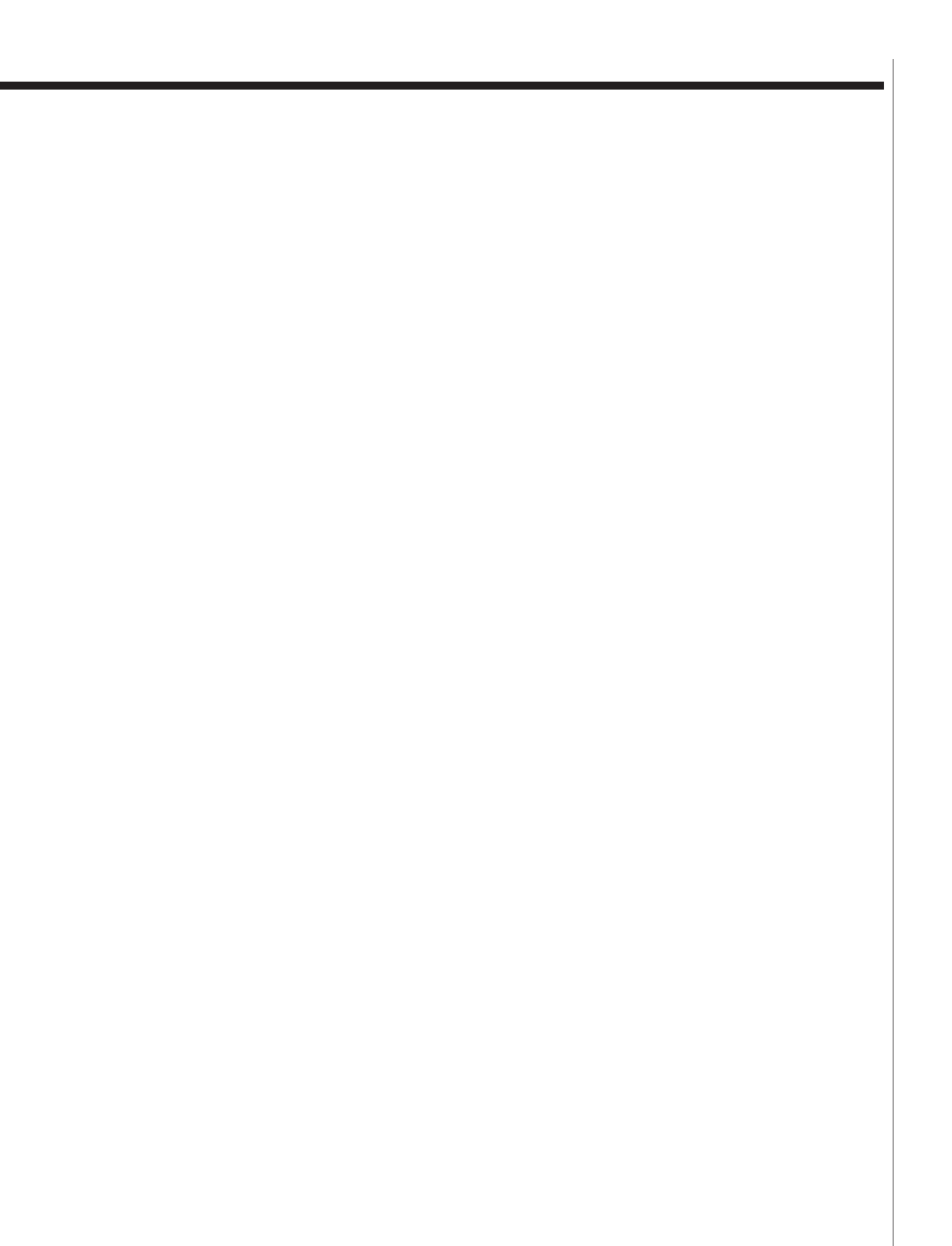
2 Affected Units



Receives Sunlight > 2 Hours
Receives Sunlight < 2 Hours

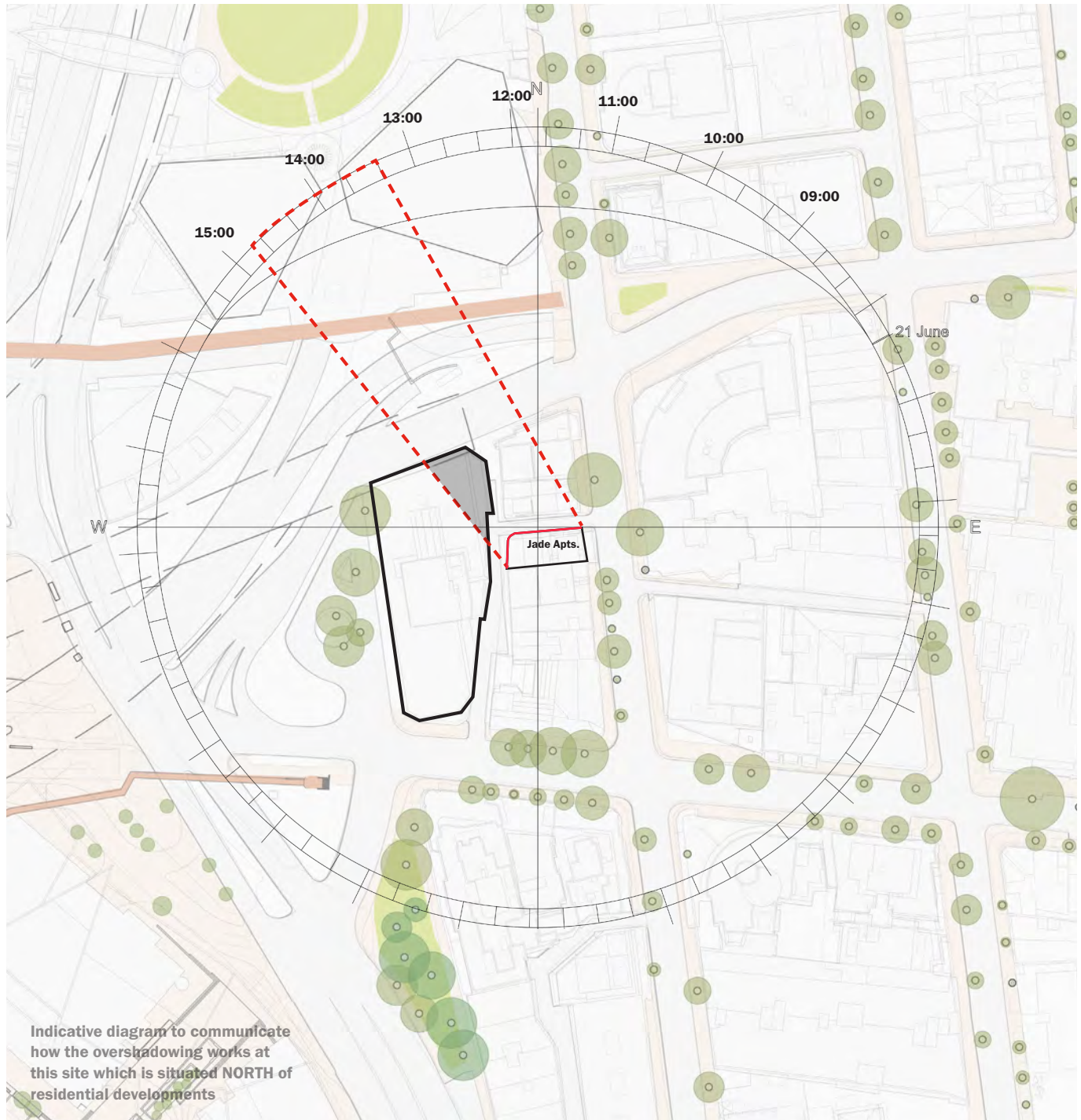
Average Change Per Apartment (%)	Existing Above 2 Hours	Proposed Above 2 Hours	x>2 to x<2
	21/36	19/36	2
-5%	58%	53%	6%

TOTAL AVERAGE IMPACT IS LESS THAN 20% ACROSS 36 APARTMENTS



JADE APARTMENTS

OVERSHADOWING OVERVIEW



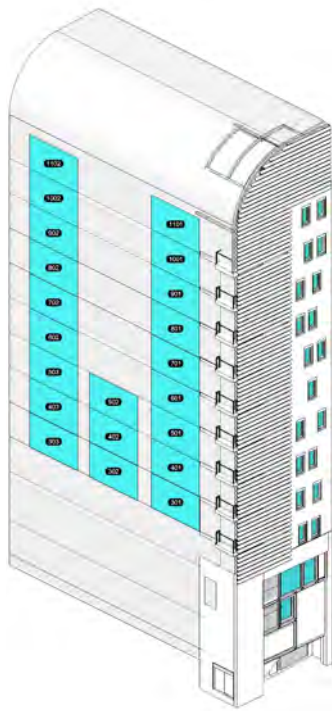
- Jade Tower sits east of 150 Day st and it is therefore affected by the proposed development.
- The building contains 21 apartments on 11 floors. All living spaces receive sun access from the north elevation.
- The impact on Jade tower occurs in the afternoon between 13.30 and 3 pm.
- Because the existing building is already affecting Jade tower, the additional overshadowing is minimal.

→ The overshadowing impact is greater during the Winter solstice but remains fairly consistent through out the year.

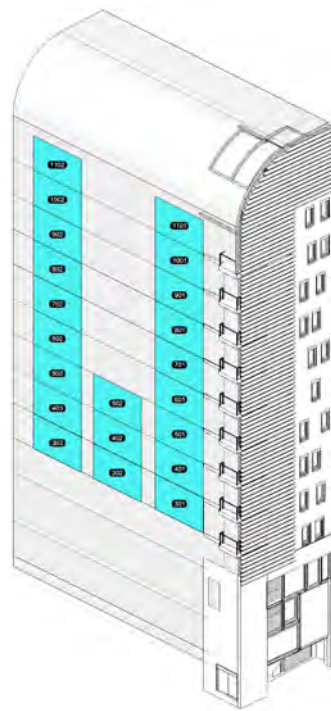
APARTMENT CONFIGURATION

D/2010/1358-02

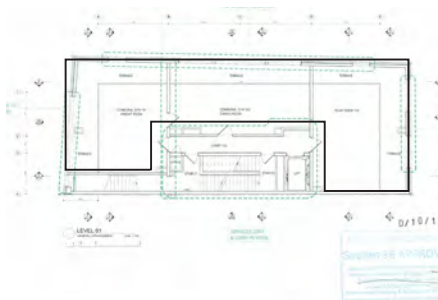
All Windows



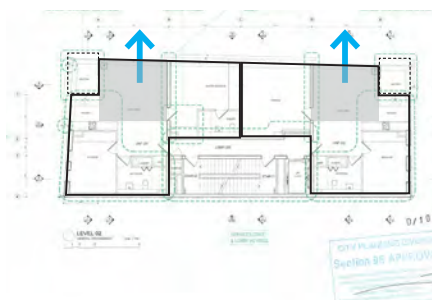
Living Area Windows



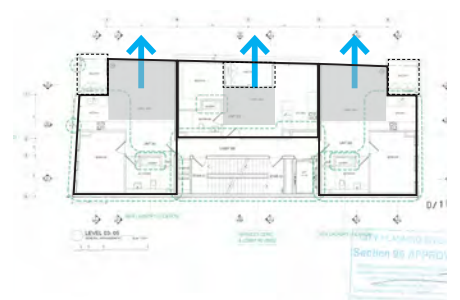
Level 1



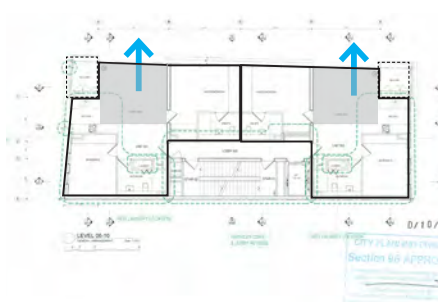
Level 2



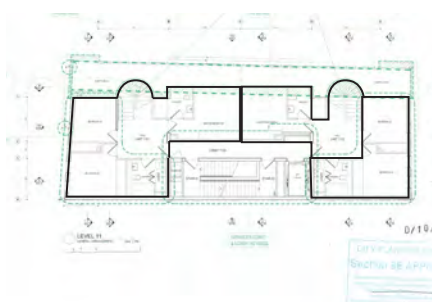
Level 3-5



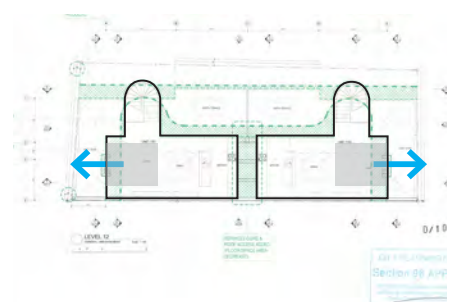
Level 6-10



Level 11



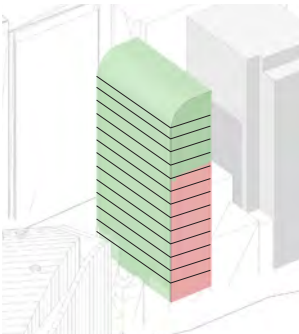
Level 12



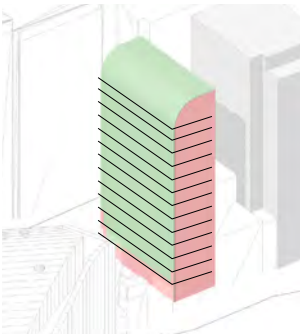
ADDITIONAL OVERSHADOWING:

Existing Vs. Proposed

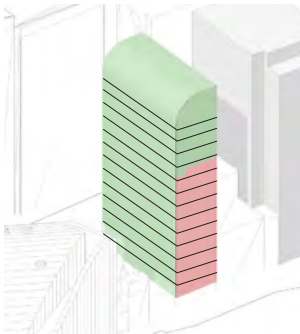
March Existing



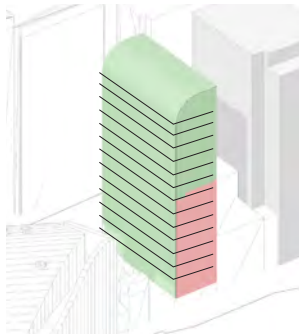
June Existing



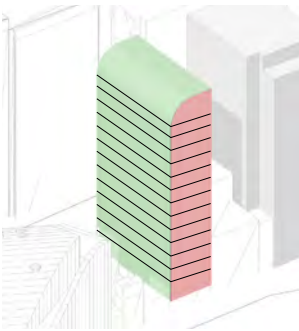
September Existing



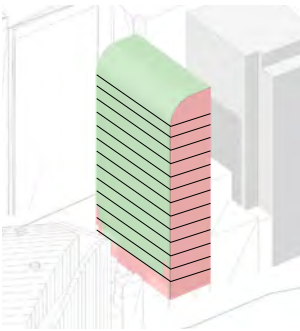
December Existing



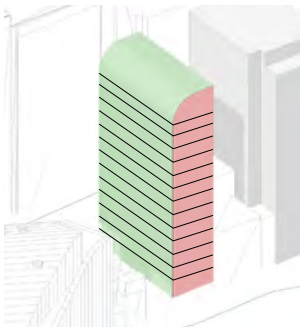
March Proposed



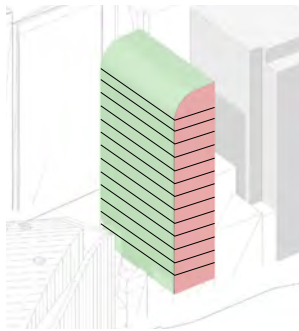
June Proposed



September Proposed



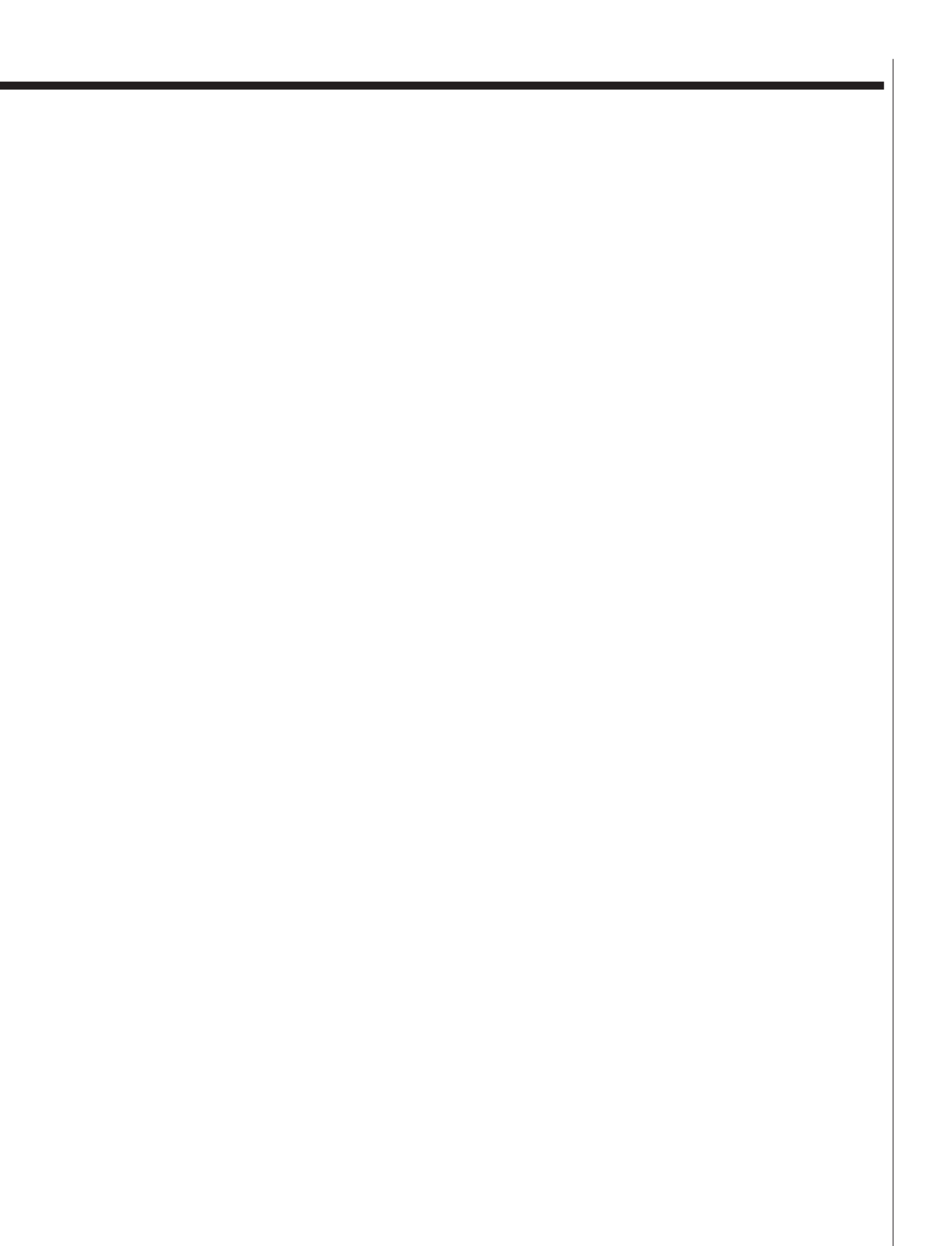
December Proposed



 Receives Sunlight > 2 Hours
 Receives Sunlight < 2 Hours

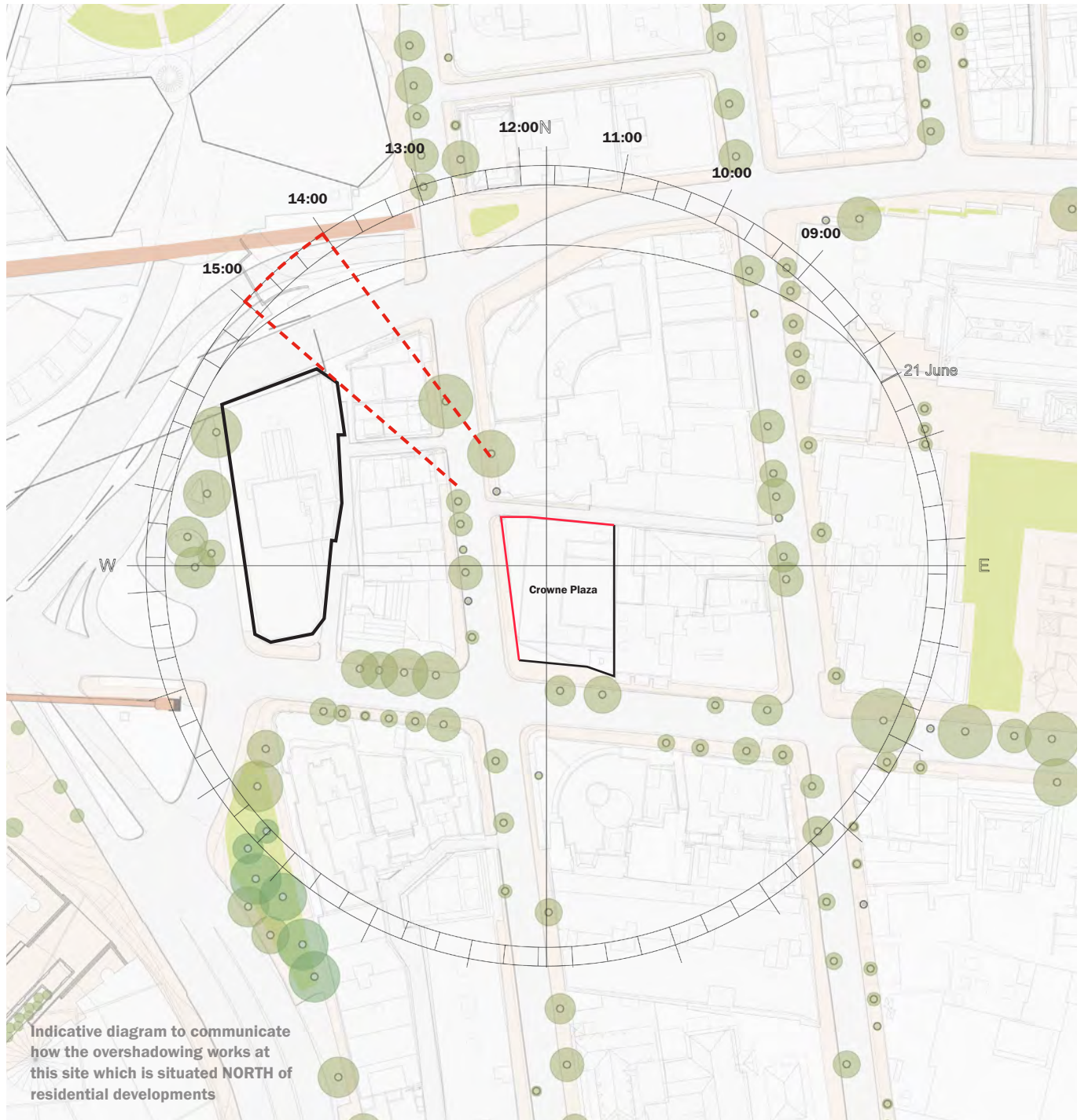
Average Change Per Apartment (%)	Existing Above 2 Hours	Proposed Above 2 Hours	x>2 to x<2
	20/21	20/21	
0%	95%	95%	0%

TOTAL IMPACT TO LIVING AREAS IS 0% ACROSS 21 APARTMENTS



CROWNE PLAZA

OVERSHADOWING OVERVIEW

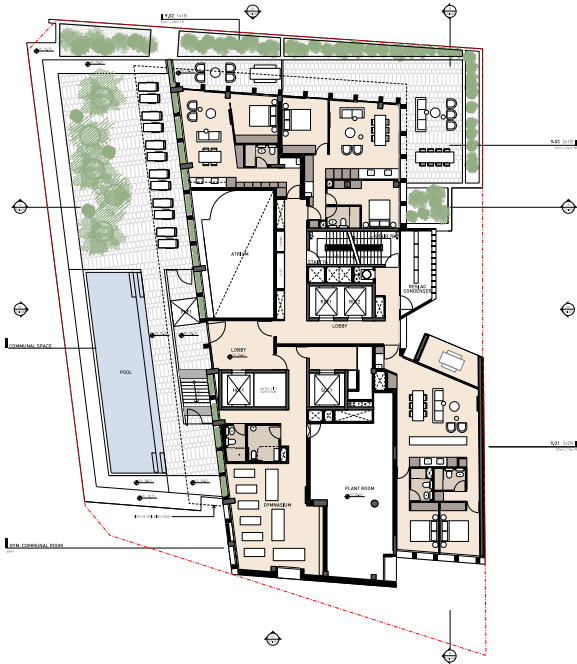


- The Crowne Plaza Solar Plane establishes the maximum allowable height for any building volumes to ensure no additional shadows are cast on Town Hall Square. This plane is defined as the lowest surface created by connecting points from the Town Hall to the Crowne Plaza.
- The boundary of the Crowne Solar Plane is defined by connecting (a) the far northeast point from Town Hall Square and the far northwest point of Crowne Plaza;

(b) the far southeast point from Town Hall Square and the far south point of Crowne Plaza. The Crowne Solar Plane is generated by connecting and extending the two boundaries.

APARTMENT CONFIGURATION

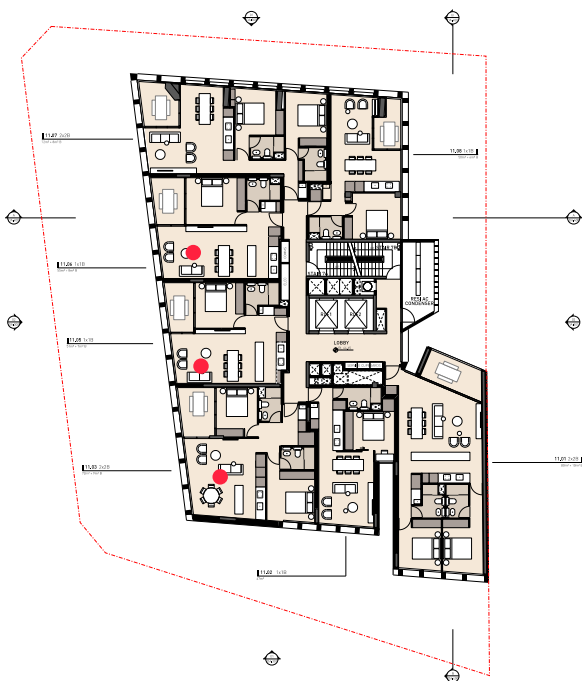
Level 09 (First Residential Floor)



**Level 10: 4 Units
2 Units Face West**



**Level 11-16: 7 Units
3 Units Face West**



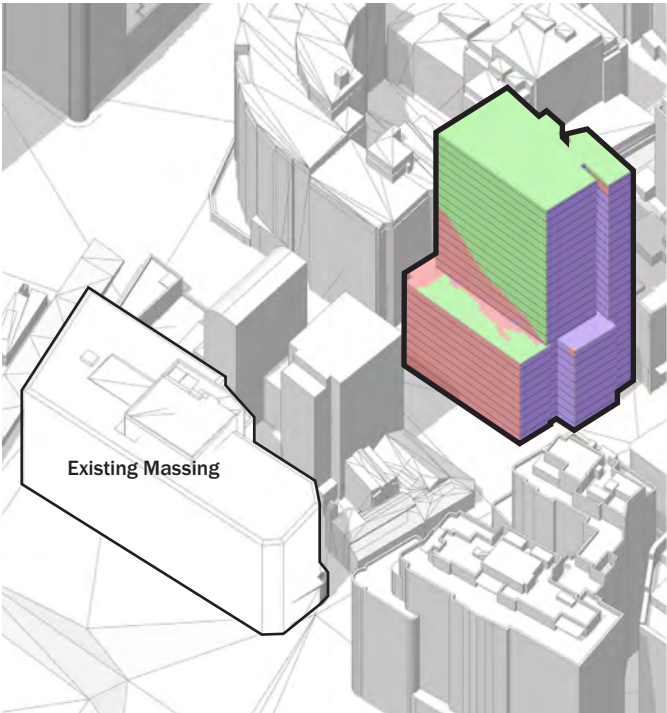
**Level 17-20: 6 Units
2 Units Face West**



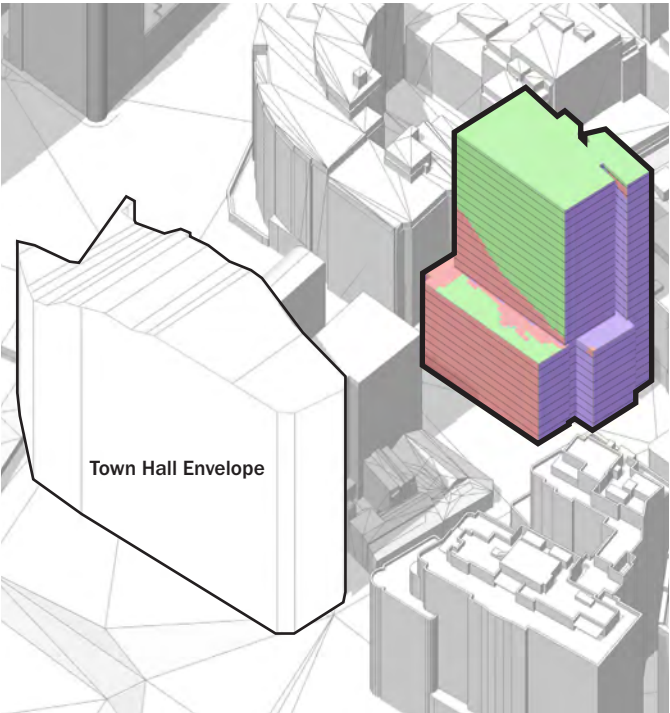
OVERSHADOWING: JUNE (WINTER SOLSTICE)

Existing Vs. Proposed

Existing



Proposed

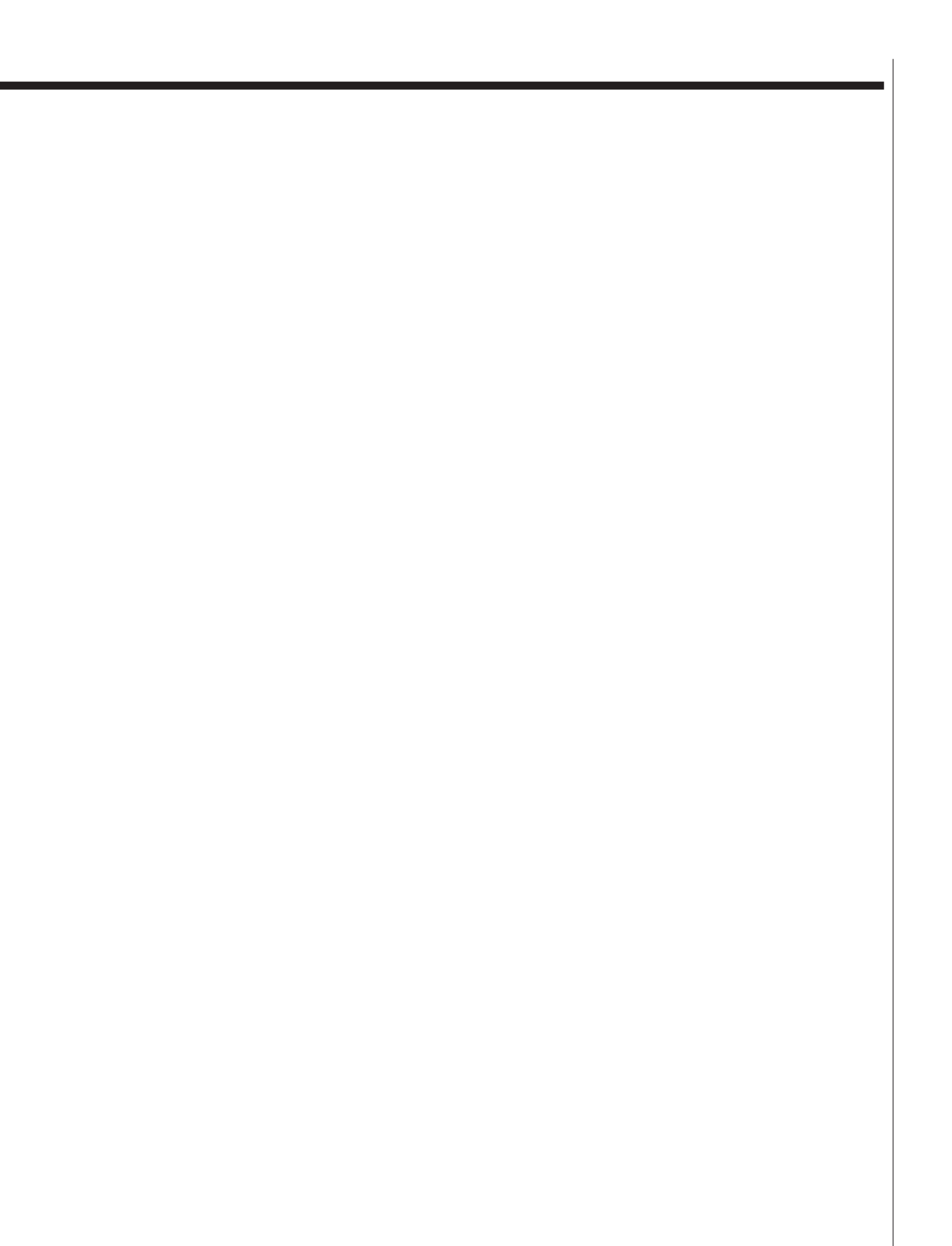


Receives Sunlight > 2 Hours
Receives Sunlight < 2 Hours
Receives Sunlight < 15 Minutes

Impacted < 2 Hours

Average Change Per Apartment (%)	Existing Above 2 Hours	Proposed Above 2 Hours	x>2 to x<2
	67/95	67/95	0
0	71%	71%	0

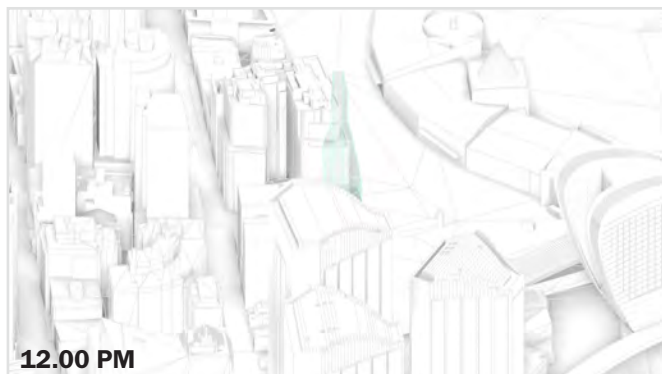
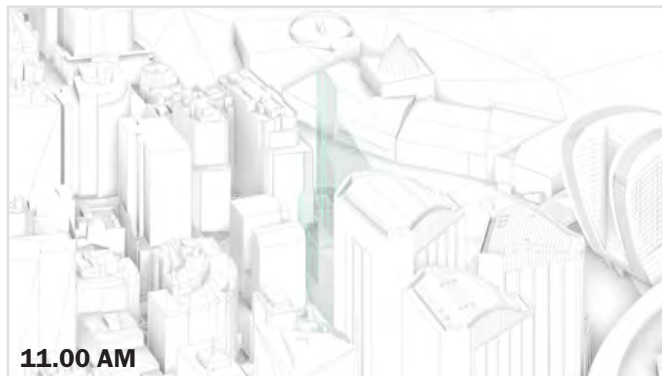
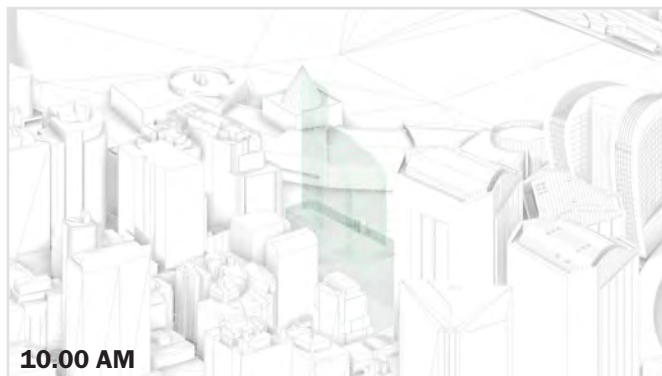
TOTAL IMPACT TO LIVING AREAS IS 0% ACROSS 95 APARTMENTS (NOT INCLUSIVE OF COMMERCIAL PODIUM)



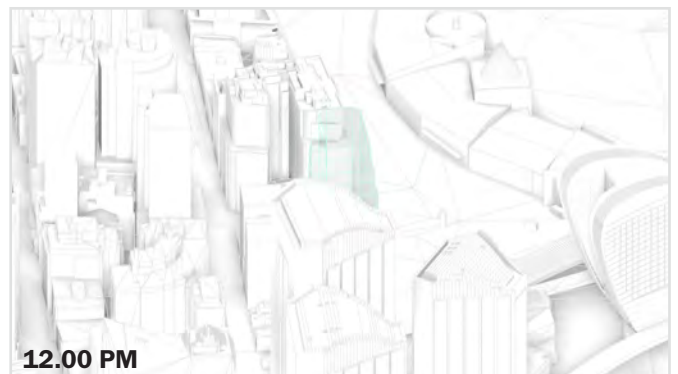
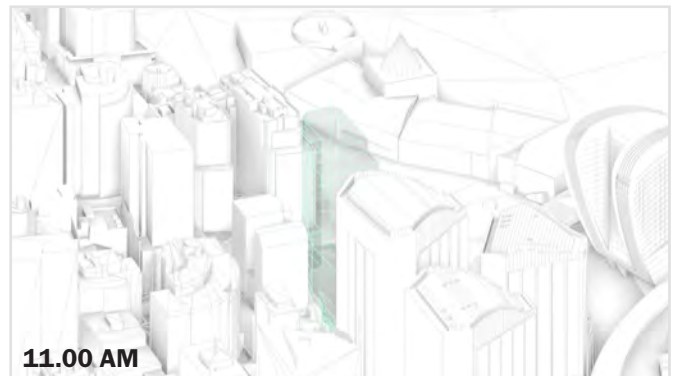
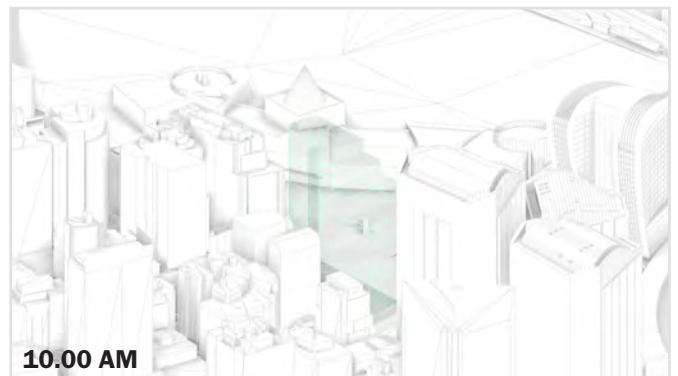
ATTACHMENT B: VIEWS FROM THE SUN

VIEW FROM THE SUN - WINTER SOLSTICE

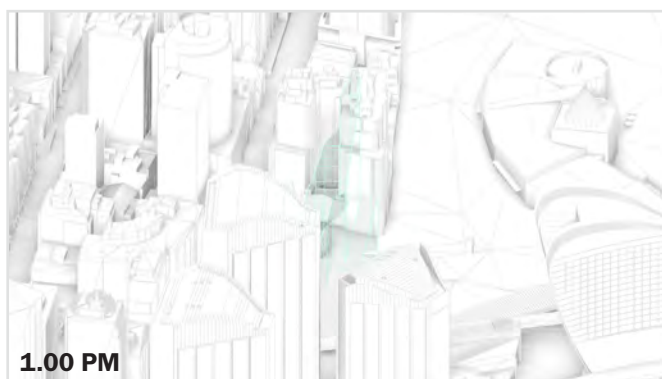
The Expected Envelope:



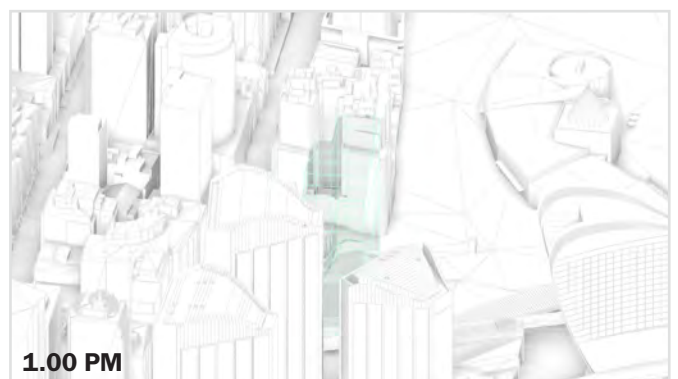
The Proposed Massing:



The Expected Envelope:



The Proposed Massing:

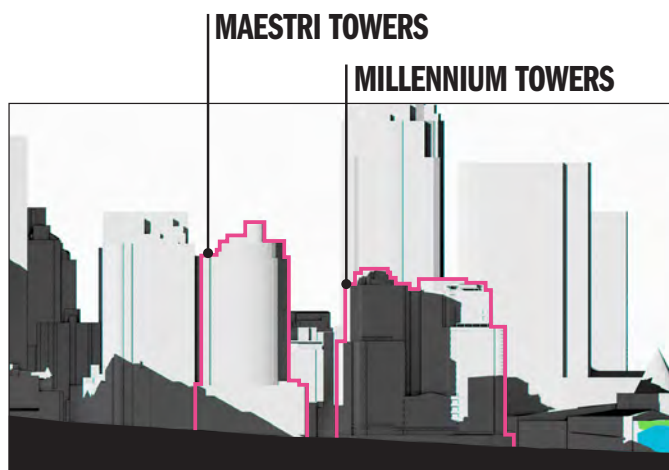


ATTACHMENT C: OVERSHADOWING ELEVATIONS

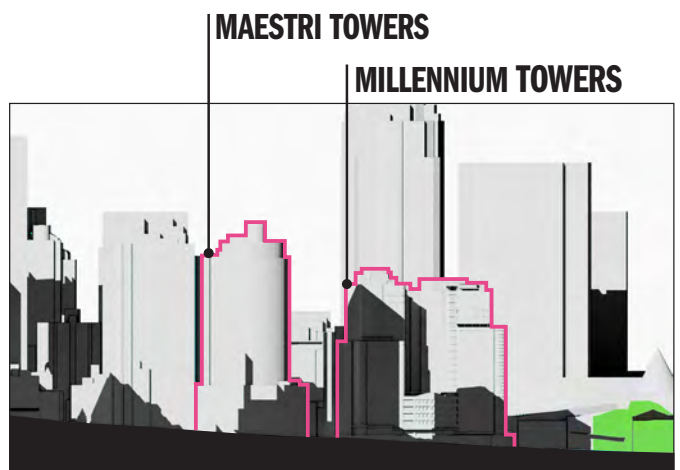
OVERSHADOWING IMPACT TO SOUTH

Bathurst Street Elevation

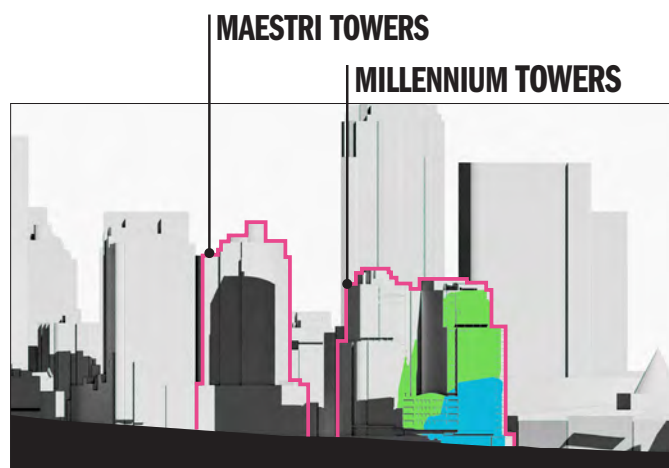
9:00



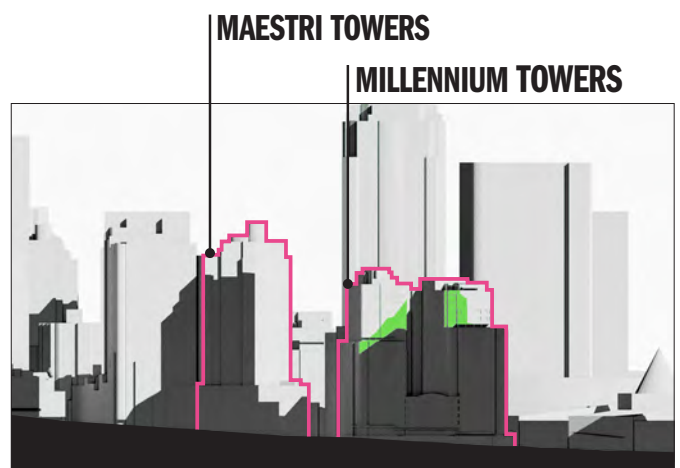
10:00



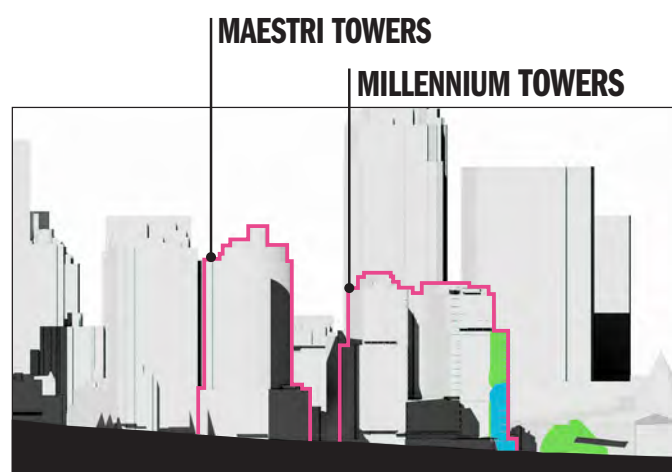
13:00



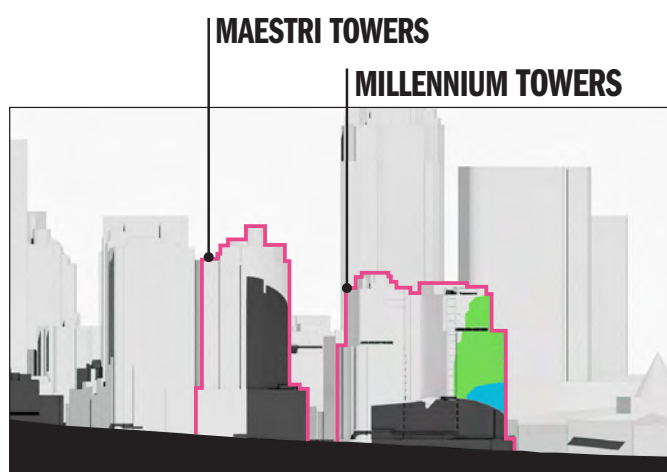
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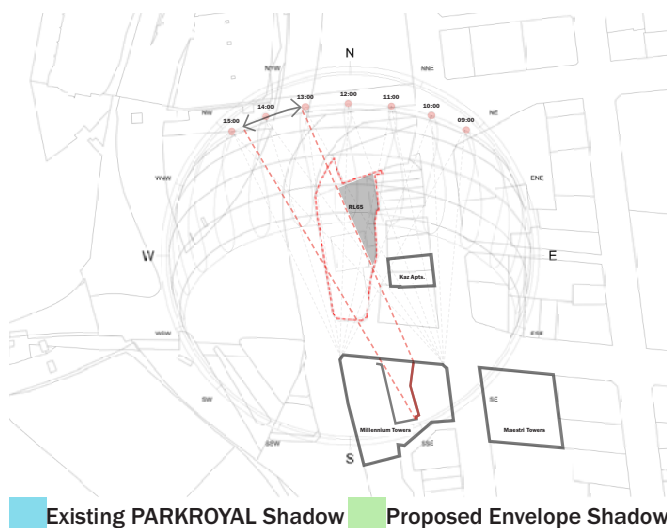
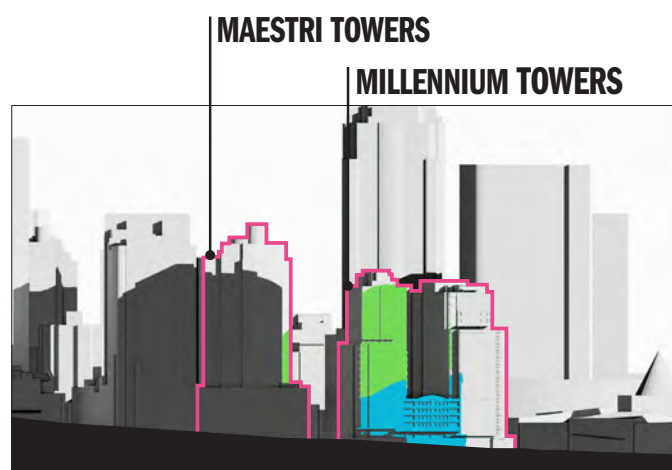
11:00



12:00



15:00



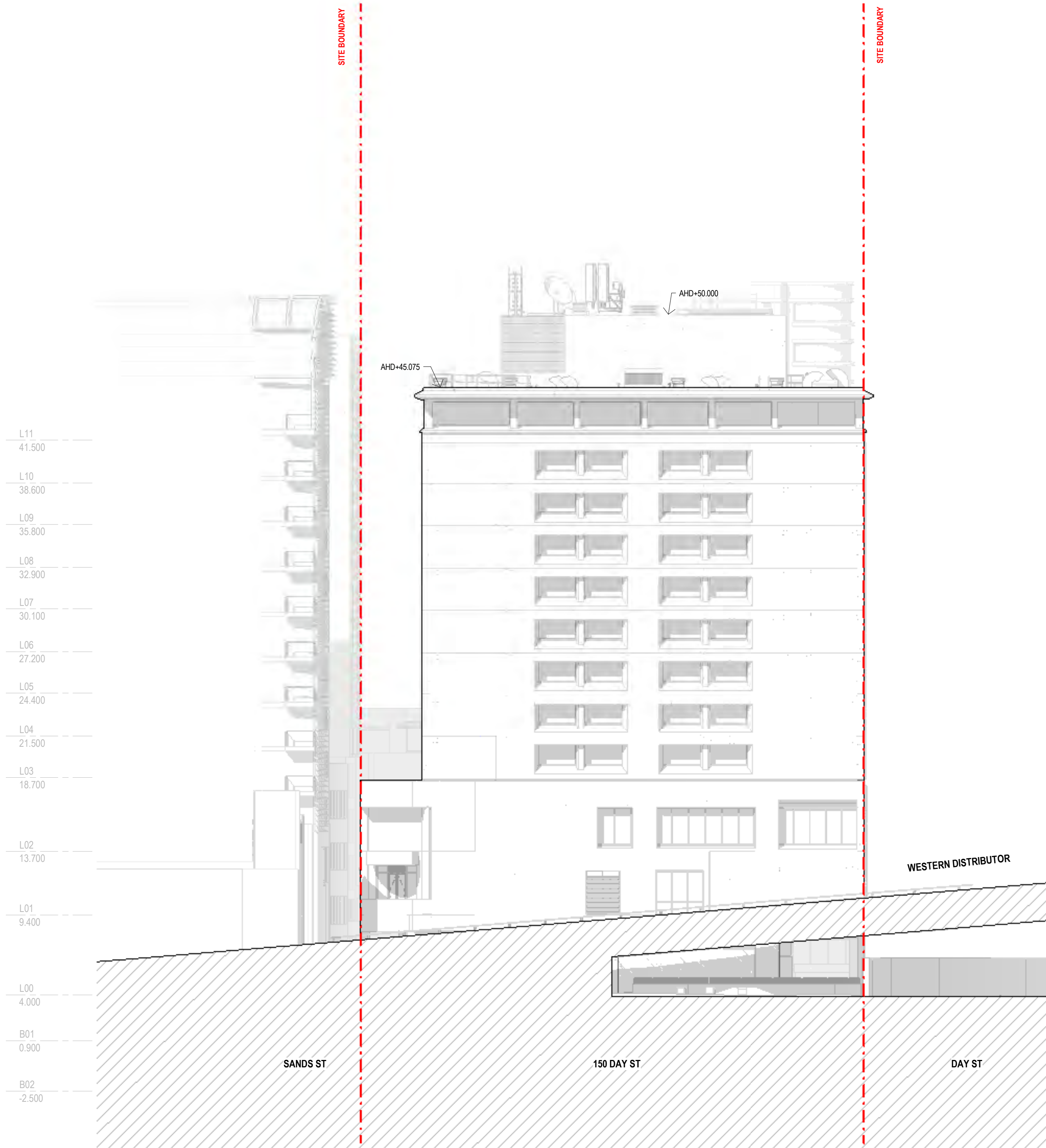
ATTACHMENT D: REFERENCE SCHEME DRAWINGS

REFERENCE SCHEME SHEET LIST				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
RS_000	COVER SHEET	C	30/07/25	Planning Proposal Updates 02
RS_020	EXISTING NORTH & SOUTH ELEVATION	B	15/04/25	Planning Proposal Updates
RS_021	EXISTING EAST ELEVATION	B	15/04/25	Planning Proposal Updates
RS_022	EXISTING WEST ELEVATION	B	15/04/25	Planning Proposal Updates
RS_050	SITE PLAN	B	15/04/25	Planning Proposal Updates
RS_098	BASEMENT 02 PLAN	C	30/07/25	Planning Proposal Updates 02
RS_099	BASEMENT 01 PLAN	C	30/07/25	Planning Proposal Updates 02
RS_100	GROUND FLOOR PLAN	C	30/07/25	Planning Proposal Updates 02
RS_101	LEVEL 01 PLAN	B	15/04/25	Planning Proposal Updates
RS_102	LEVEL 02 PLAN	B	15/04/25	Planning Proposal Updates
RS_103	LEVEL 03 PLAN	B	15/04/25	Planning Proposal Updates
RS_104	LEVEL 04 PLAN	B	15/04/25	Planning Proposal Updates
RS_105	LEVEL 05 PLAN	B	15/04/25	Planning Proposal Updates
RS_106	LEVEL 06 PLAN	B	15/04/25	Planning Proposal Updates
RS_107	LEVEL 07 PLAN	B	15/04/25	Planning Proposal Updates
RS_108	LEVEL 08 PLAN	B	15/04/25	Planning Proposal Updates
RS_109	LEVEL 09 PLAN	B	15/04/25	Planning Proposal Updates
RS_110	LEVEL 10 PLAN	B	15/04/25	Planning Proposal Updates
RS_111	LEVEL 11 PLAN TRANSFER FLOOR	B	15/04/25	Planning Proposal Updates
RS_112	LEVEL 12 PLAN	B	15/04/25	Planning Proposal Updates
RS_113	LEVEL 13 PLAN	B	15/04/25	Planning Proposal Updates
RS_114	LEVEL 14 PLAN	B	15/04/25	Planning Proposal Updates
RS_115	LEVEL 15 PLAN	B	15/04/25	Planning Proposal Updates
RS_116	LEVEL 16 PLAN	B	15/04/25	Planning Proposal Updates
RS_117	LEVEL 17 PLAN	B	15/04/25	Planning Proposal Updates
RS_118	LEVEL 18 PLAN - HOTEL AMENITY	B	15/04/25	Planning Proposal Updates
RS_119	LEVEL 19 PLAN	B	15/04/25	Planning Proposal Updates
RS_120	LEVEL 20 PLAN	B	15/04/25	Planning Proposal Updates
RS_121	LEVEL 21 PLAN - RESTAURANT	B	15/04/25	Planning Proposal Updates
RS_122	LEVEL 22 PLAN - PLANT	B	15/04/25	Planning Proposal Updates
RS_123	LEVEL 23 PLAN - ROOFPAN	B	15/04/25	Planning Proposal Updates
RS_200	PROPOSED NORTH & SOUTH ELEVATION	B	15/04/25	Planning Proposal Updates
RS_201	PROPOSED EAST ELEVATION	B	15/04/25	Planning Proposal Updates
RS_202	PROPOSED WEST ELEVATION	B	15/04/25	Planning Proposal Updates
RS_800	PROPOSED - GFA PLANS & SCHEDULE	A	15/04/25	Planning Proposal Updates

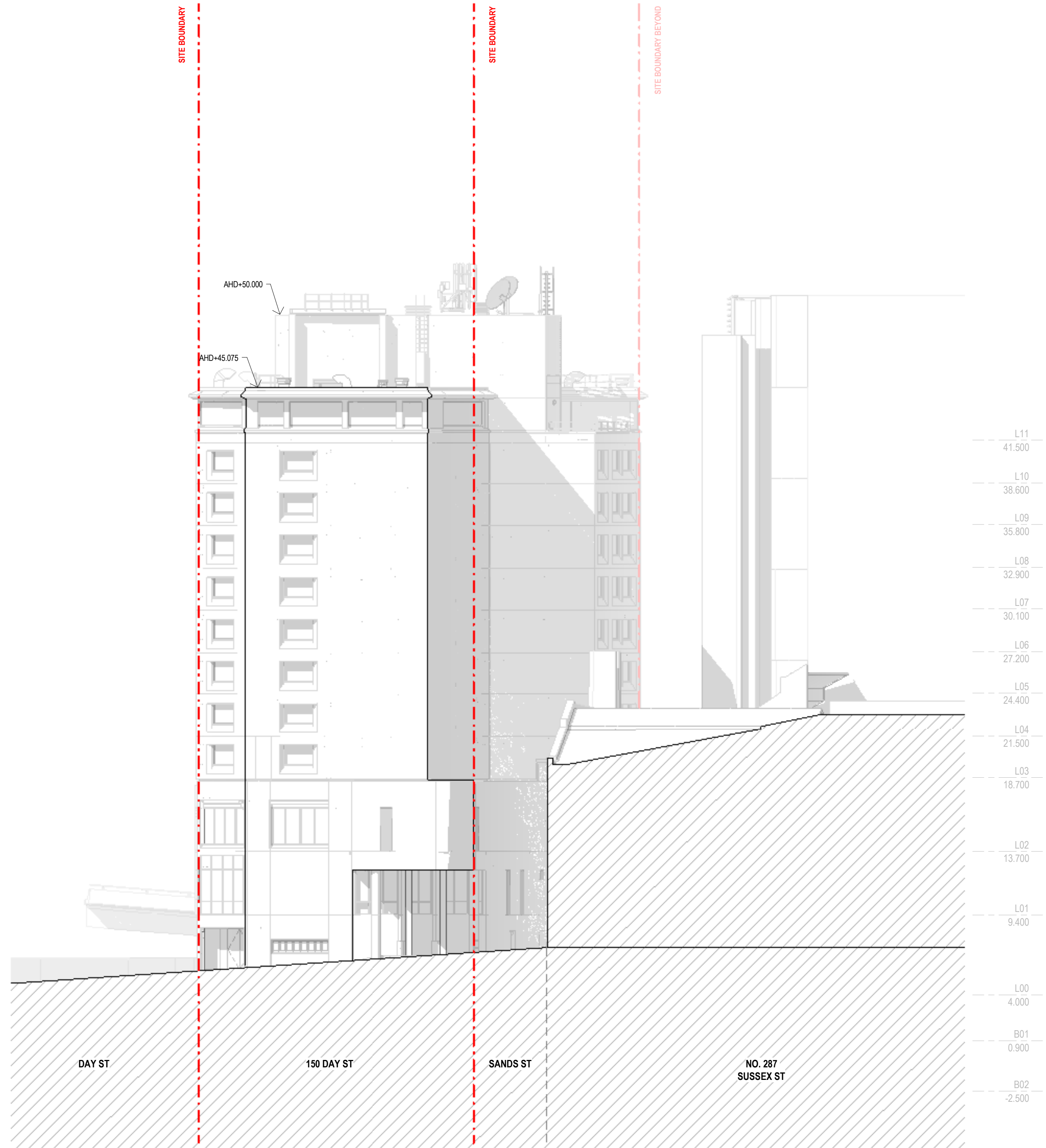
150 DAY ST, SYDNEY 2000

ARCHITECTURE - PLANNING PROPOSAL REFERENCE SCHEME

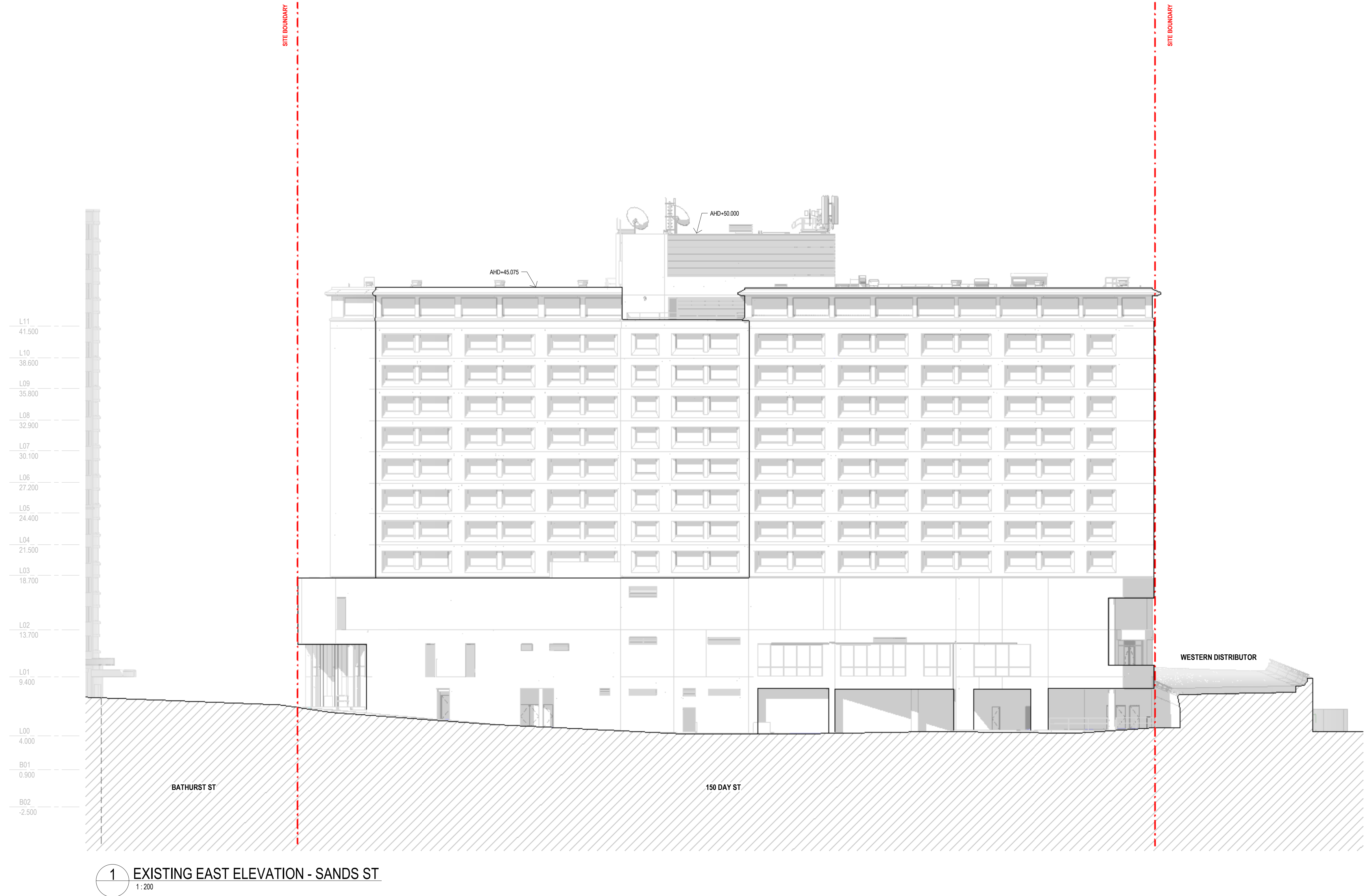




1 EXISTING NORTH ELEVATION
1:200



2 EXISTING SOUTH ELEVATION - BATHURST ST
1:200



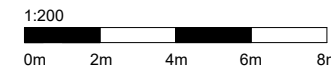
CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



NOTES

1. Do not scale drawing. Written dimensions govern
 2. All dimensions are in millimeters unless noted otherwise
 3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
 4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings
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REV DESCRIPTION

A Planning Proposal

DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
EXISTING EAST ELEVATION

REVIEWED
AC

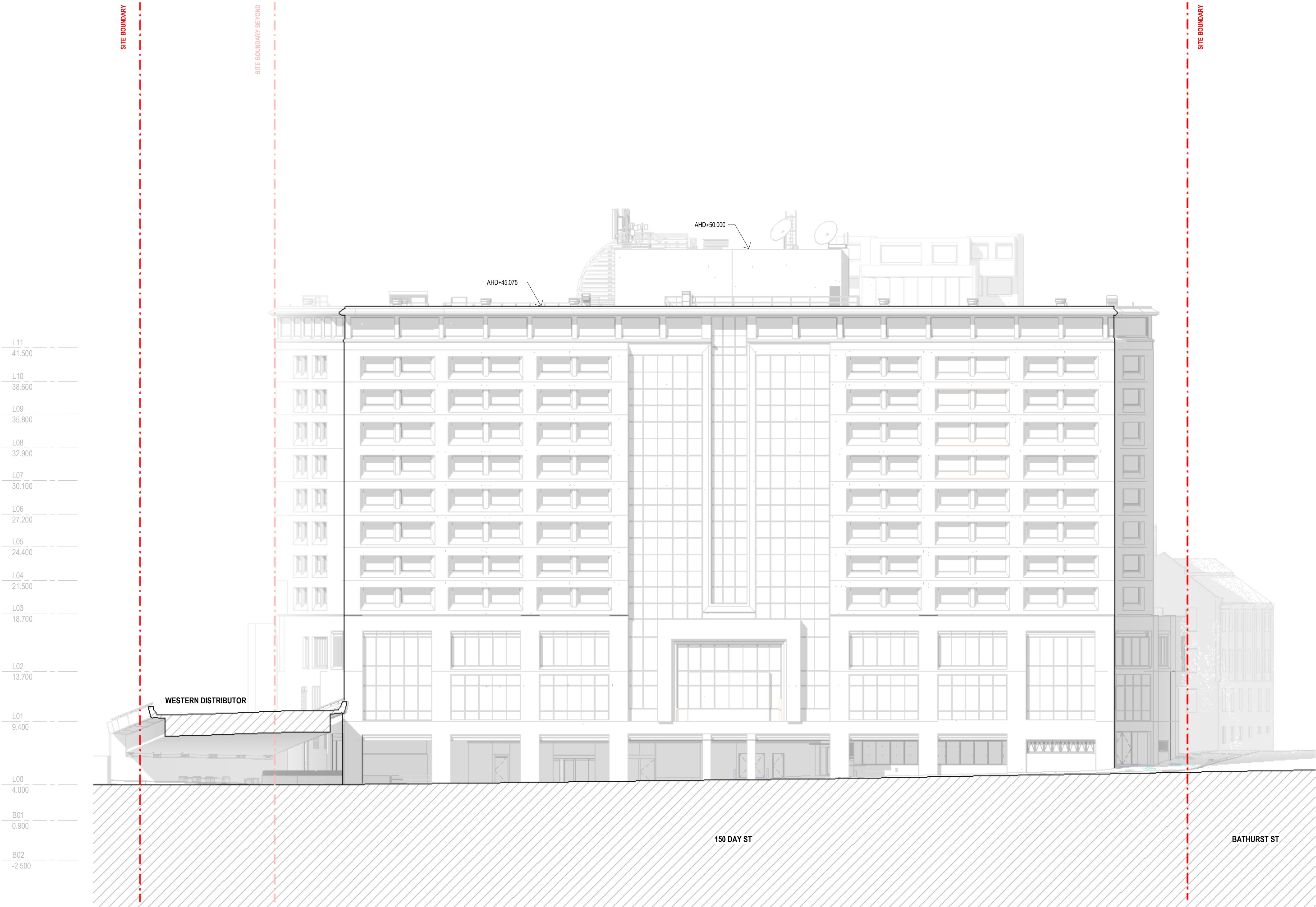
APPROVED
AK

DRAWING NO.
RS_021

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 EXISTING WEST ELEVATION - DAY ST
1:200



CONSULTANT

Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9,23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



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REV DESCRIPTION

A Planning Proposal

DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

EXISTING WEST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_022

SCALE @ A1

1:200

PROJECT NO.

016185

REV NO.

A



377

2 SITE PLAN
RS_200 1:500



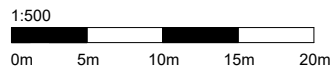
CONSULTANT

Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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Ross de la Motte 7398

REFERENCE

NORTH



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REV DESCRIPTION

A Planning Proposal

DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
SITE PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_050

SCALE @ A1

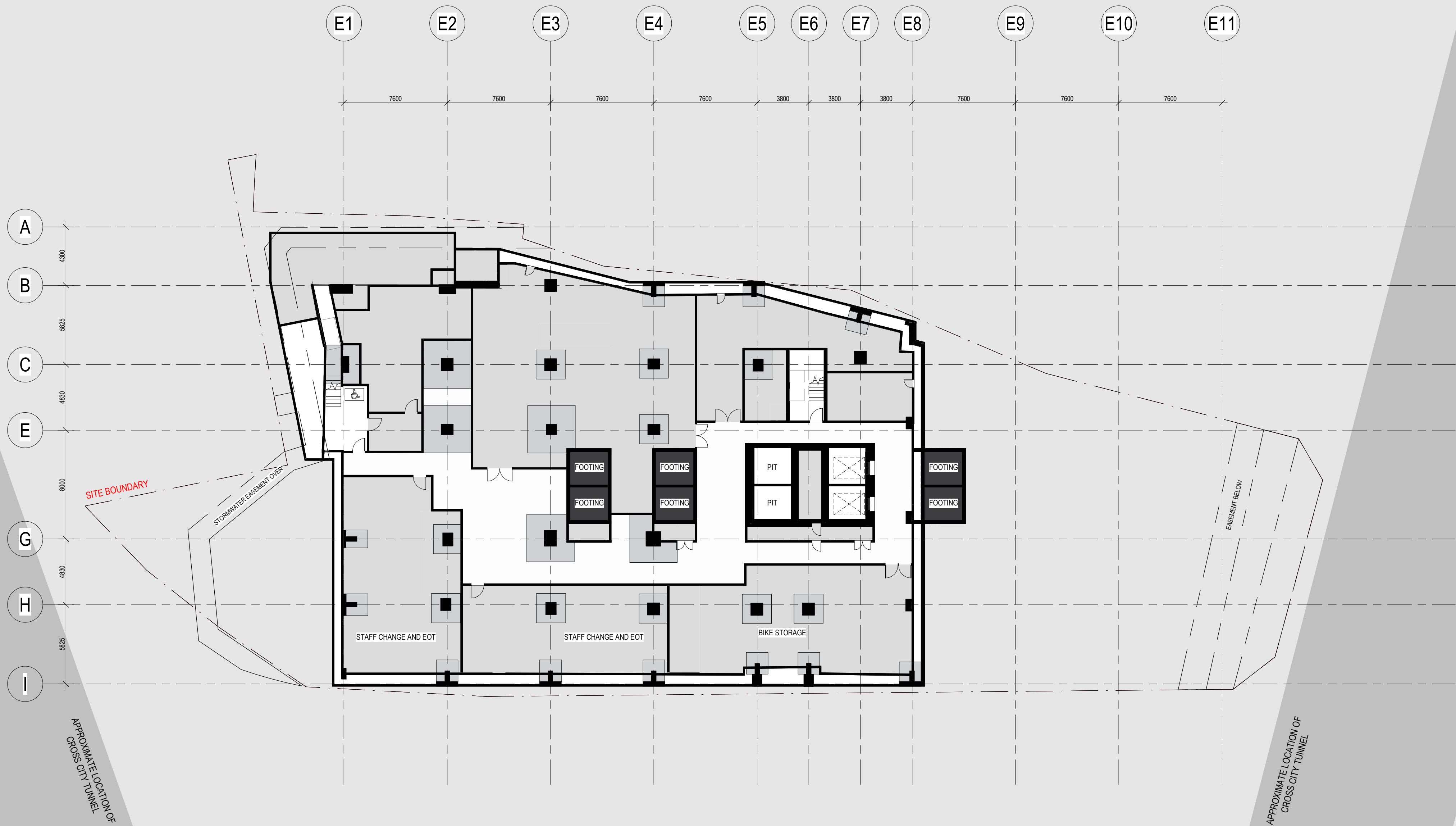
1 : 500

PROJECT NO.

016185

REV NO.

A



1 BASEMENT 02 PLAN
RS_020 1:200



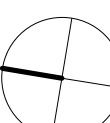
CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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Glenn Scott 6942
Ross de la Motte 7398

REFERENCE

NORTH



NOTES

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REV

DESCRIPTION

- | | |
|---|------------------------------|
| A | Planning Proposal |
| B | Planning Proposal Updates |
| C | Planning Proposal Updates 02 |

DATE

- | |
|----------|
| 21/03/25 |
| 15/04/25 |
| 30/07/25 |

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
BASEMENT 02 PLAN

REVIEWED
AC

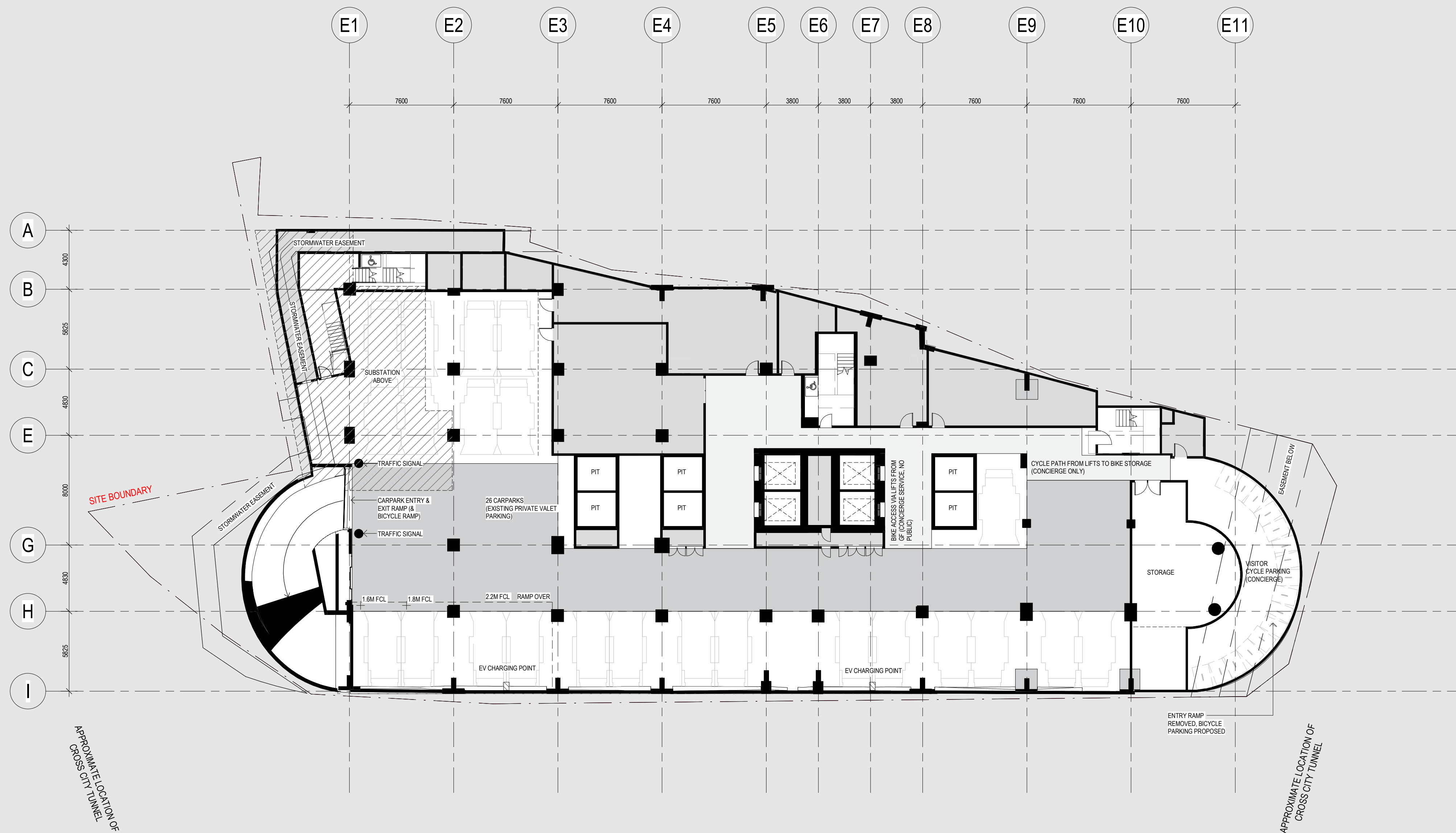
APPROVED
AK

DRAWING NO.
RS_098

SCALE @ A1
1 : 200

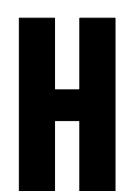
PROJECT NO.
016185

REV NO.
C



379

1 BASEMENT B01 PLAN
RS_020 1:200

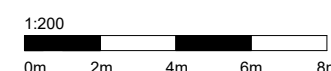
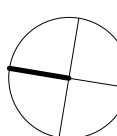


CONSULTANT

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
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A Planning Proposal
B Planning Proposal Updates
C Planning Proposal Updates 02

DATE

21/03/25
15/04/25
30/07/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
BASEMENT 01 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_099

SCALE @ A1

1 : 200

PROJECT NO.

016185

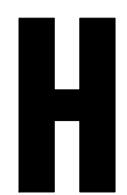
REV NO.

C





1 L01 PLAN
RS_020 1:200



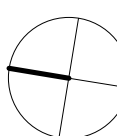
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Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 01 PLAN

REVIEWED

AC

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AK

DRAWING NO.

RS_101

SCALE @ A1

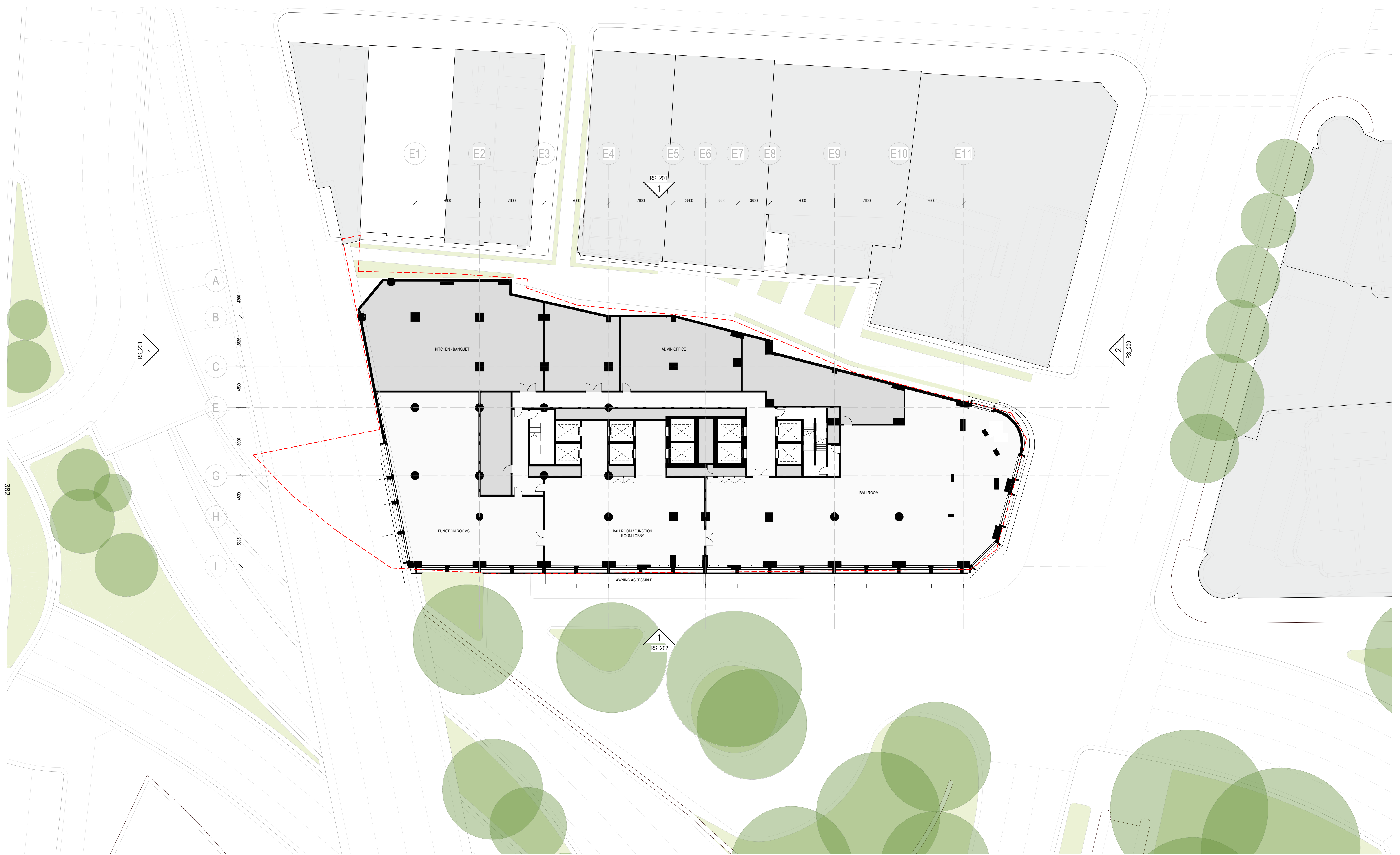
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016185

REV NO.

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1 L02 PLAN
RS_020 1:200



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Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 02 PLAN

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AK

DRAWING NO.

RS_102

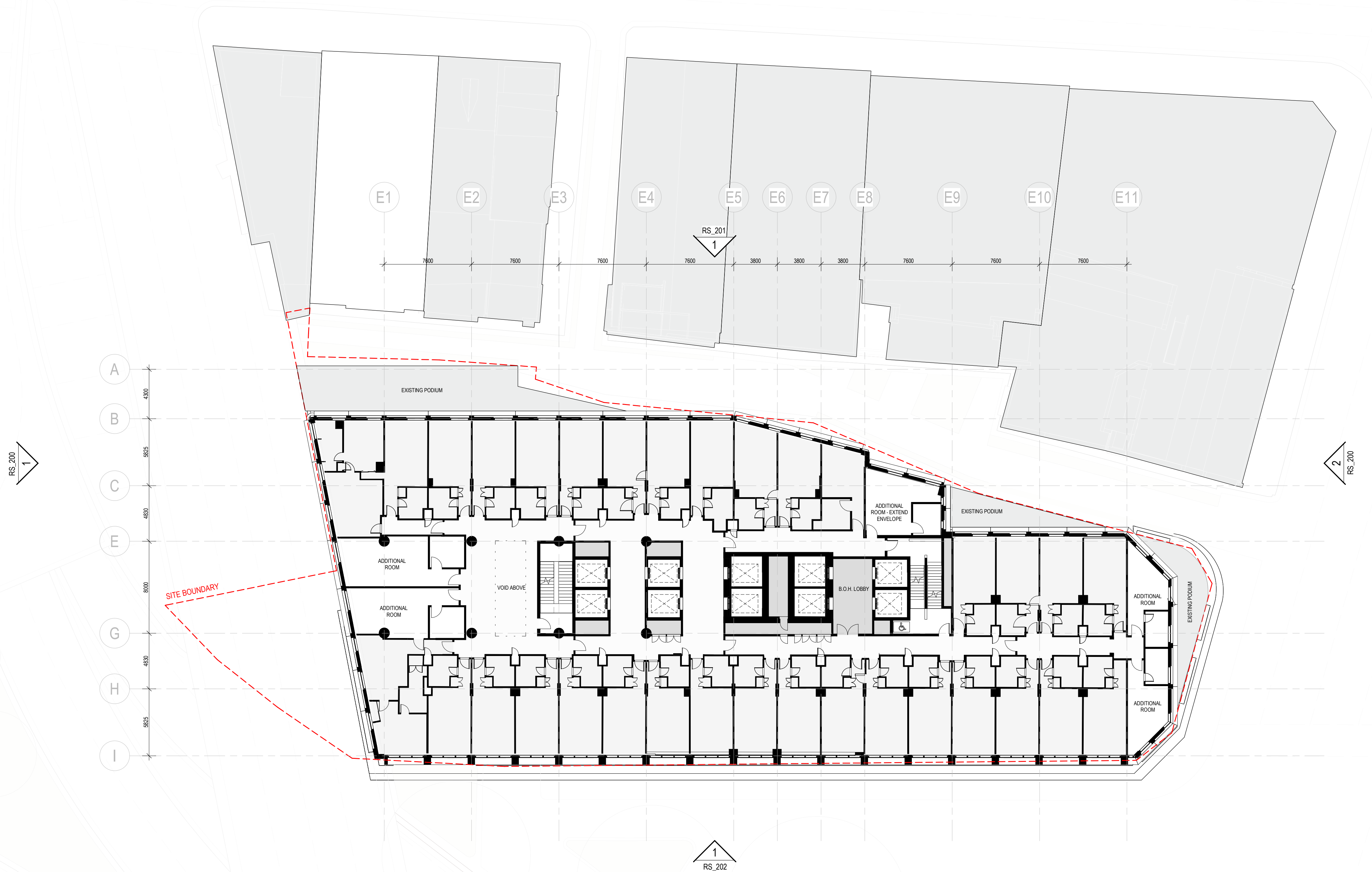
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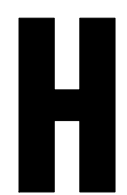
PROJECT NO.
016185

REV NO.

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1 L03 PLAN
RS_020 1:200



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Sydney NSW 2000 Australia
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F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 03 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_103

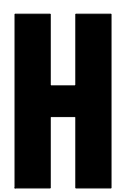
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PROJECT NO.
016185

REV NO.
A



1 L04 PLAN
RS_020 1:200



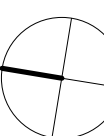
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Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 04 PLAN

REVIEWED
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RS_104

SCALE @ A1
1:200

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1 L05 PLAN
RS_020 1:200

H

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Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
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F +61 2 9101 2100
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LEVEL 05 PLAN

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DRAWING NO.
RS_105

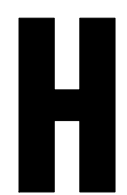
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1 L06 PLAN
RS_020 1:200



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Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
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F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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150 Day Street - Park Royal Darling Harbour

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DRAWING TITLE
LEVEL 06 PLAN

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AC

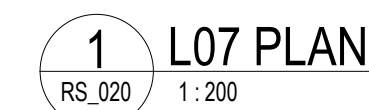
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DRAWING NO.
RS_106

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



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														PROJECT NO. 016185					
																DRAWING NO. RS_107		REV NO. A	
														150 Day Street - Park Royal Darling Harbour					



1 L08 PLAN
RS_020 1:200



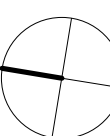
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Ross de la Motte 7398

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1:200
0m 2m 4m 6m 8m

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21/03/25

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 08 PLAN

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DRAWING NO.
RS_108

SCALE @ A1
1:200

PROJECT NO.
016185

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1 L09 PLAN
RS_020 1:200



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sydney@hassellstudio.com
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 09 PLAN

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APPROVED
AK

DRAWING NO.
RS_109

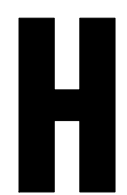
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PROJECT NO.
016185

REV NO.
A



1 L10 PLAN
RS_020 1:200



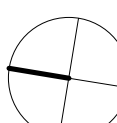
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Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
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0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 10 PLAN

REVIEWED
AC

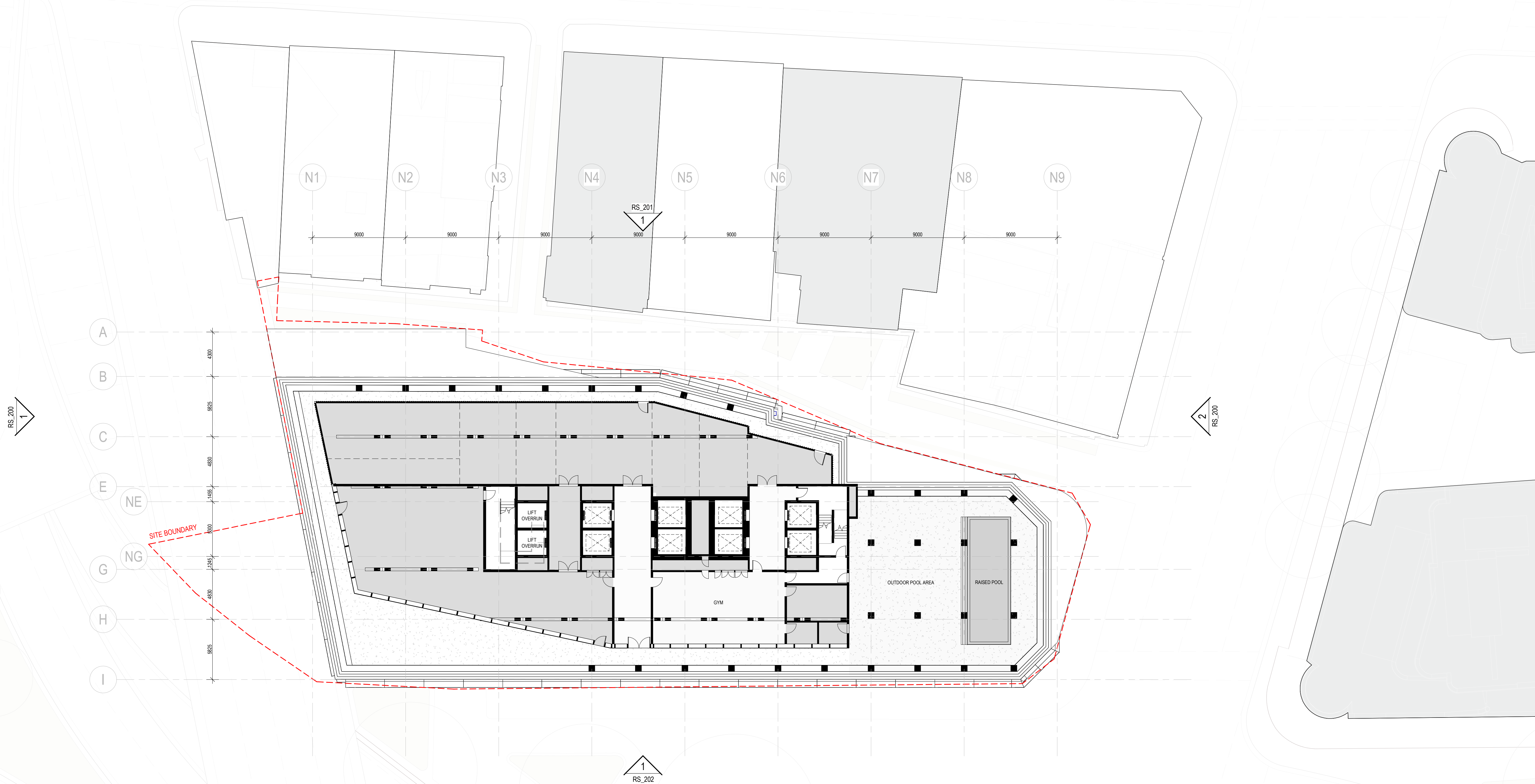
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RS_110

SCALE @ A1
1:200

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016185

REV NO.
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1 L11 PLAN - TRANSFER FLOOR
RS_020 1:200

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0m 2m 4m 6m 8m

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21/03/25

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 11 PLAN TRANSFER FLOOR

REVIEWED
AC

APPROVED
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RS_111

SCALE @ A1
1 : 200

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016185

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1 L12 PLAN
RS_200 1:200



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Sydney NSW 2000 Australia
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F +61 2 9101 2100
sydney@hassellstudio.com
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 12 PLAN

REVIEWED
AC

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AK

DRAWING NO.
RS_112

SCALE @ A1
1:200

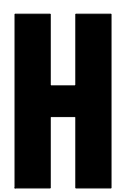
PROJECT NO.
016185

REV NO.
A

393



1 L13 PLAN
RS_200 1:200



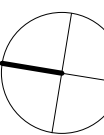
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Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9,23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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1:200
0m 2m 4m 6m 8m

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21/03/25

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 13 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_113

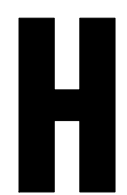
SCALE @ A1
1:200

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1 L14 PLAN
RS_200 1:200



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Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
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F +61 2 9101 2100
sydney@hassellstudio.com
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0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 14 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_114

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



H

REV NO.
A

RS_200
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NG

SITE BOUNDARY

4300
3625
4800
1450
3300
1285
4800
3625

N1

N2

N3

N4

N5

N6

N7

N8

N9

RS_201
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9000 9000 9000 9000 9000 9000 9000 9000

RS_200
2RS_202
11 L16 PLAN
RS_200 1:200

H

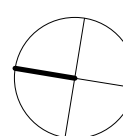
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Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 16 PLANREVIEWED
ACAPPROVED
AKDRAWING NO.
RS_116SCALE @ A1
1:200PROJECT NO.
016185REV NO.
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1 L17 PLAN
RS_200 1:200



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Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
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REV DESCRIPTION

A Planning Proposal

DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 17 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_117

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L18 PLAN
RS_200 1:200



CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



1:200
0m 2m 4m 6m 8m

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DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 18 PLAN - HOTEL AMENITY

REVIEWED
AC

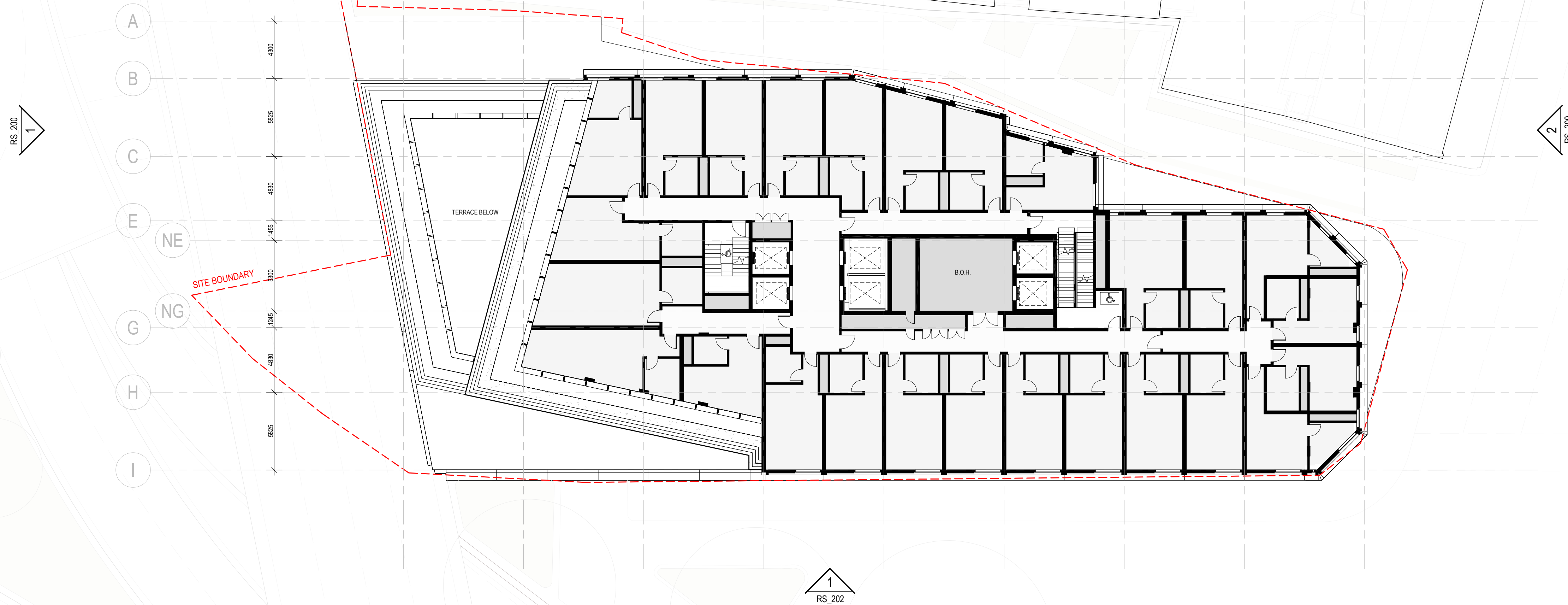
APPROVED
AK

DRAWING NO.
RS_118

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L19 PLAN
RS_200 1:200

H

CONSULTANT

Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



1:200
0m 2m 4m 6m 8m

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21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 19 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_119

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L20 PLAN
RS_200 1:200



CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

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NORTH



1:200
0m 2m 4m 6m 8m

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DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 20 PLAN

REVIEWED
AC

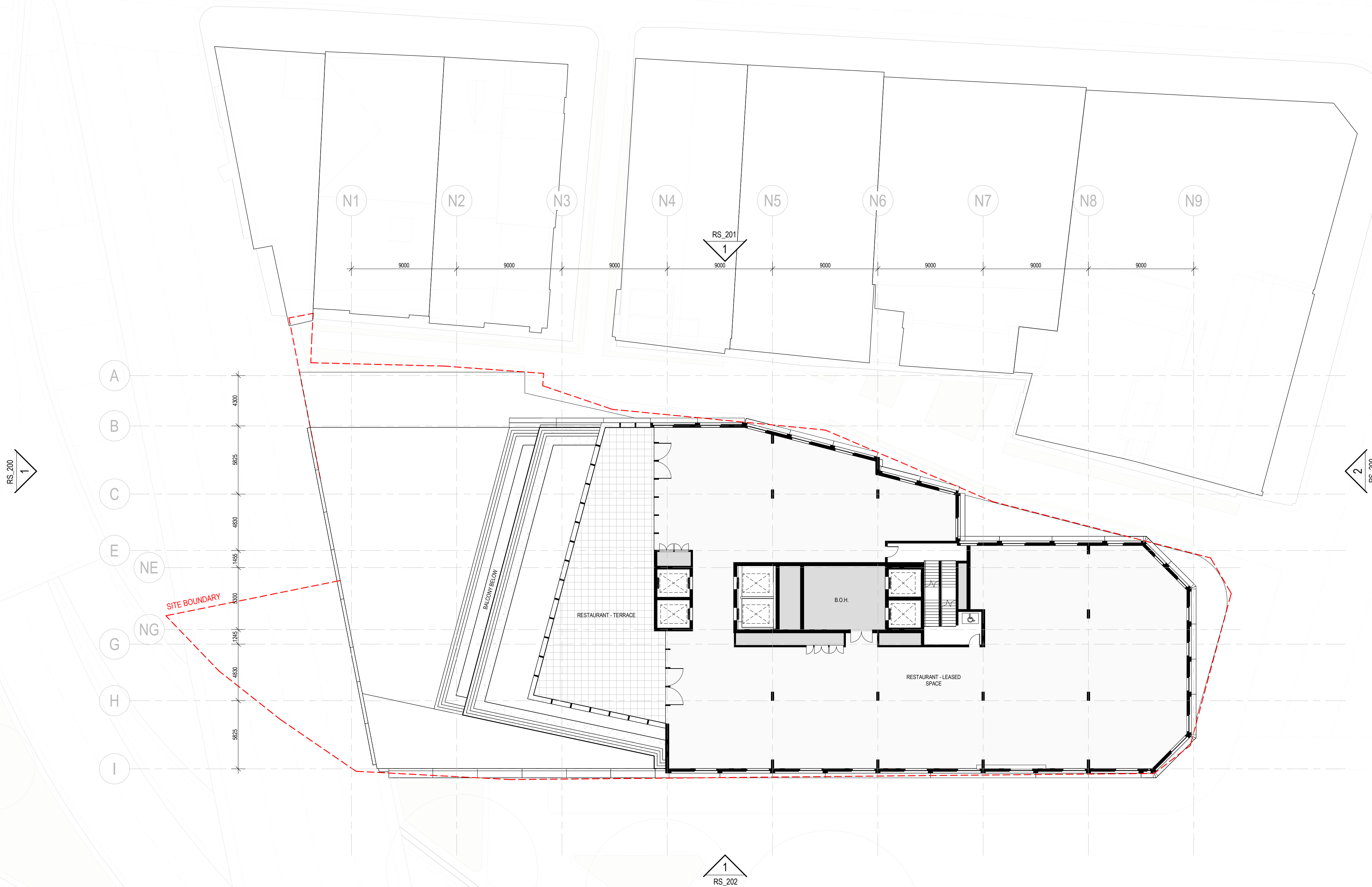
APPROVED
AK

DRAWING NO.
RS_120

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L21 PLAN
RS_200 1:200



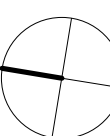
CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

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NORTH



1:200
0m 2m 4m 6m 8m

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21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

LEVEL 21 PLAN - RESTAURANT

REVIEWED
AC

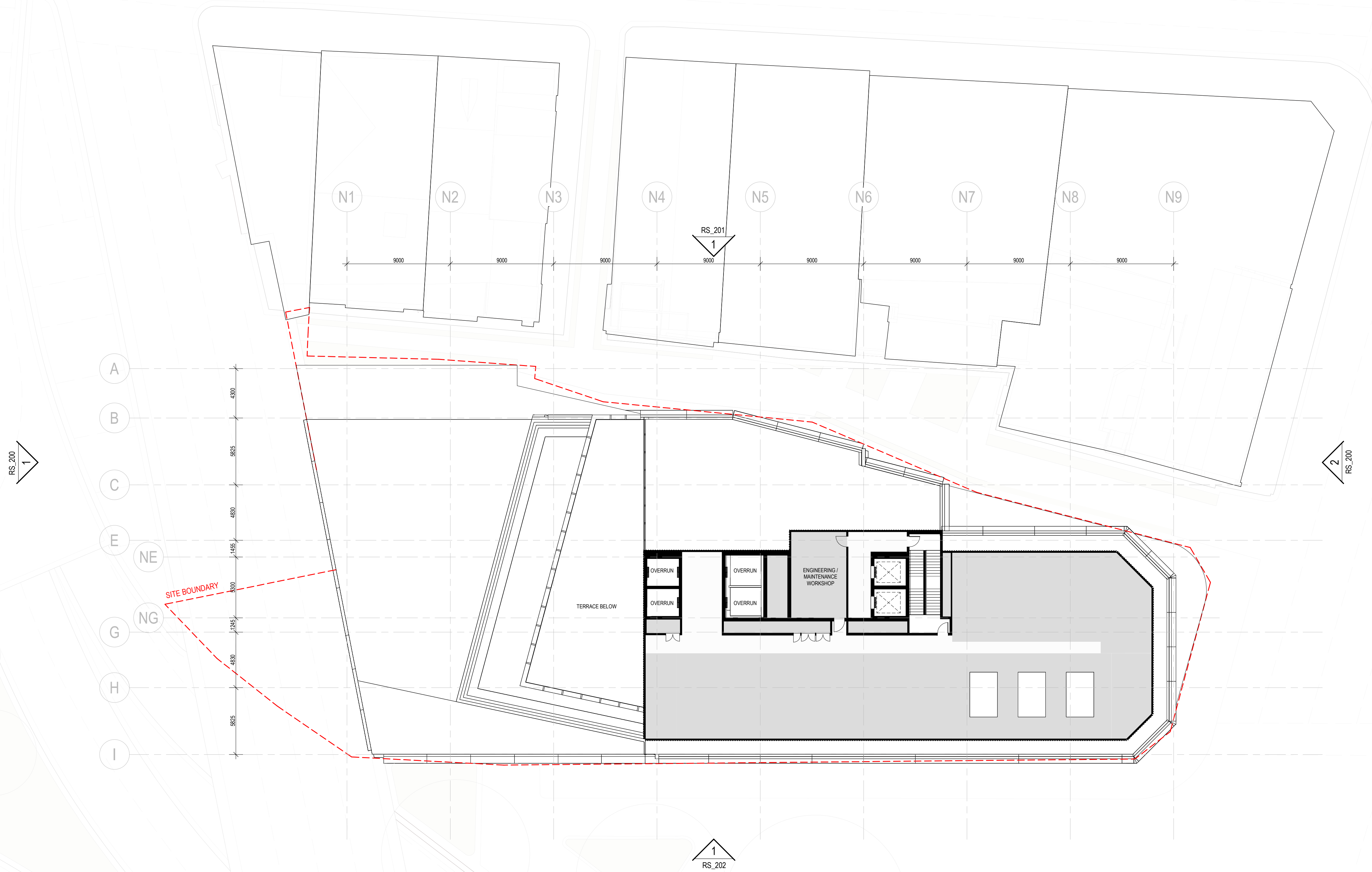
APPROVED
AK

DRAWING NO.
RS_121

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 L22 PLAN - PLANT
RS_200 1:200



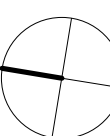
CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



1:200
0m 2m 4m 6m 8m

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21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 22 PLAN - PLANT

REVIEWED
AC

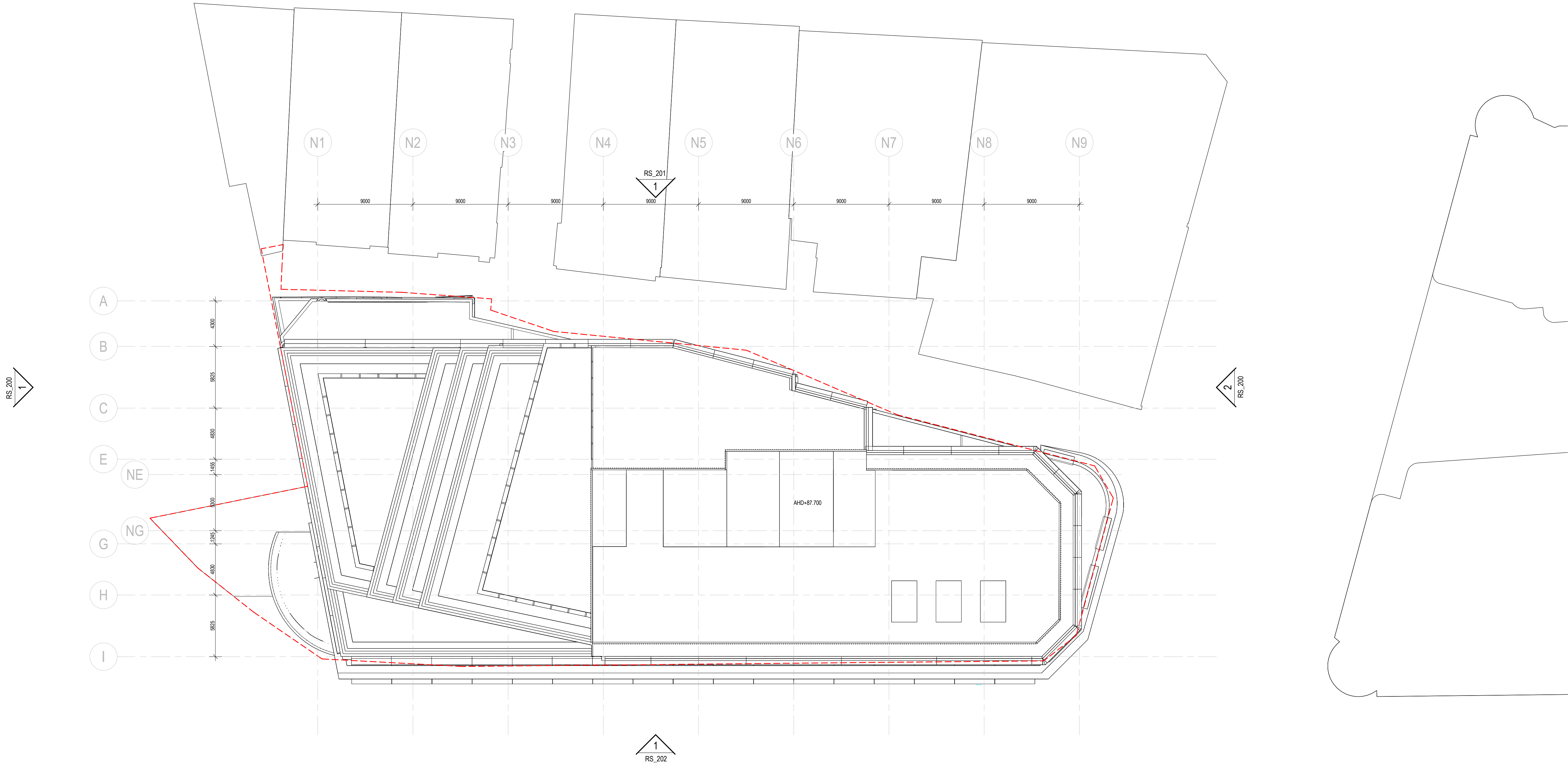
APPROVED
AK

DRAWING NO.
RS_122

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



CONSULTANT

Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9,23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

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NORTH



1:200
0m 2m 4m 6m 8m

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21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

LEVEL 23 PLAN - ROOFPLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_123

SCALE @ A1

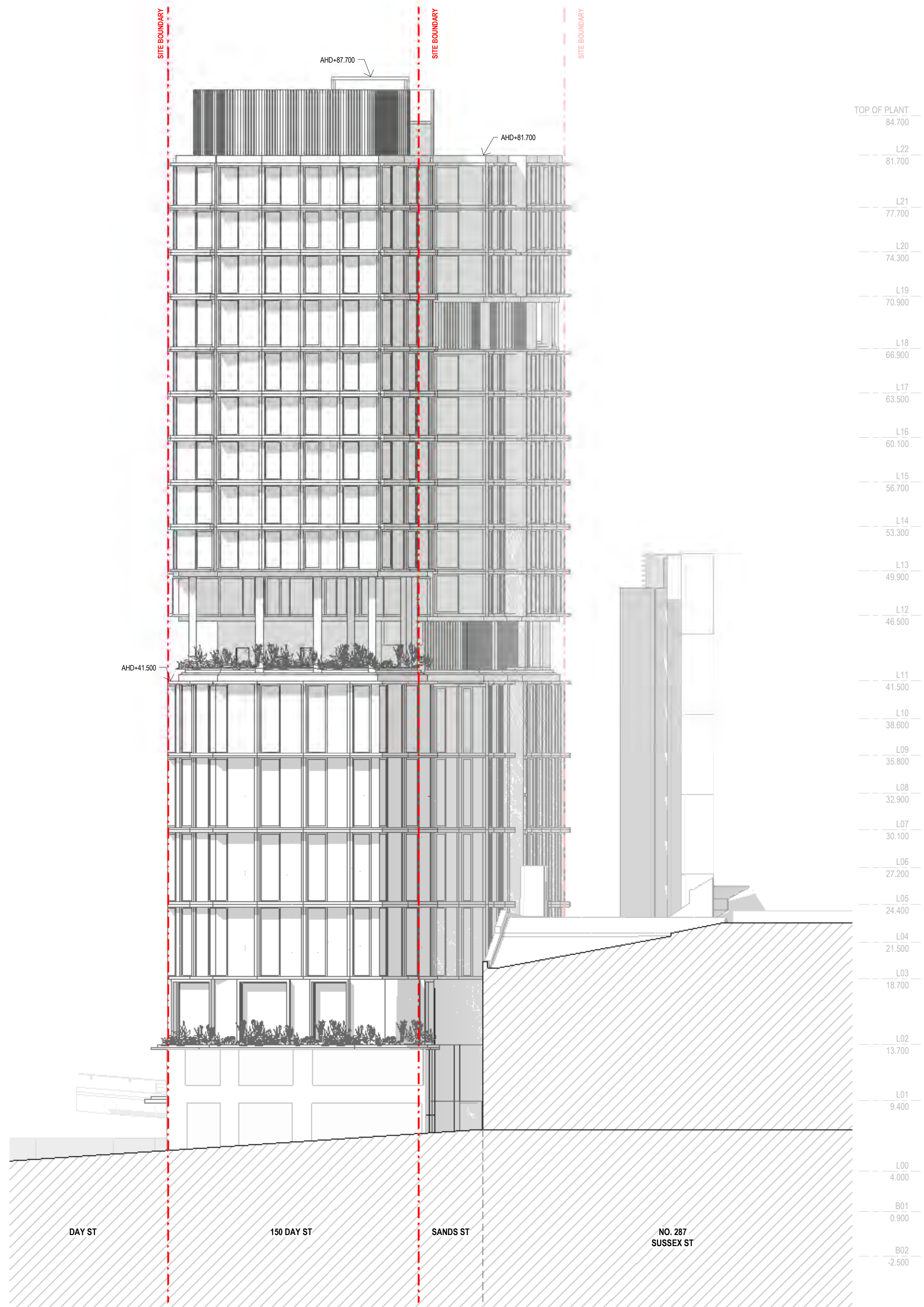
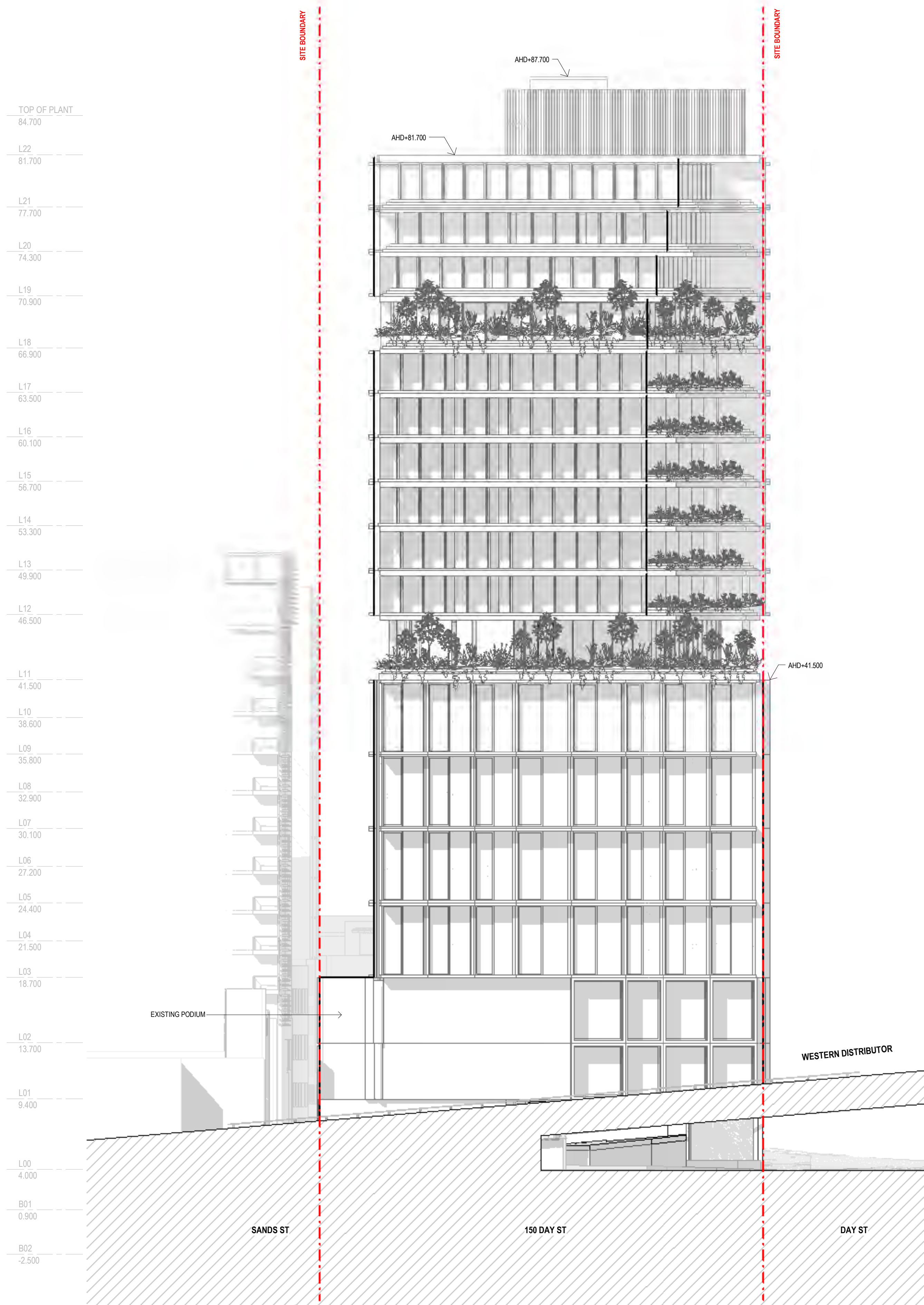
1 : 200

PROJECT NO.

016185

REV NO.

A



1 PROPOSED NORTH ELEVATION
DD_501 1:200

2 PROPOSED SOUTH ELEVATION - BATHURST ST
DD_501 1:200



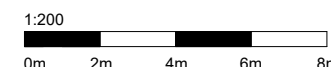
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Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
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DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
PROPOSED NORTH & SOUTH ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_200

SCALE @ A1

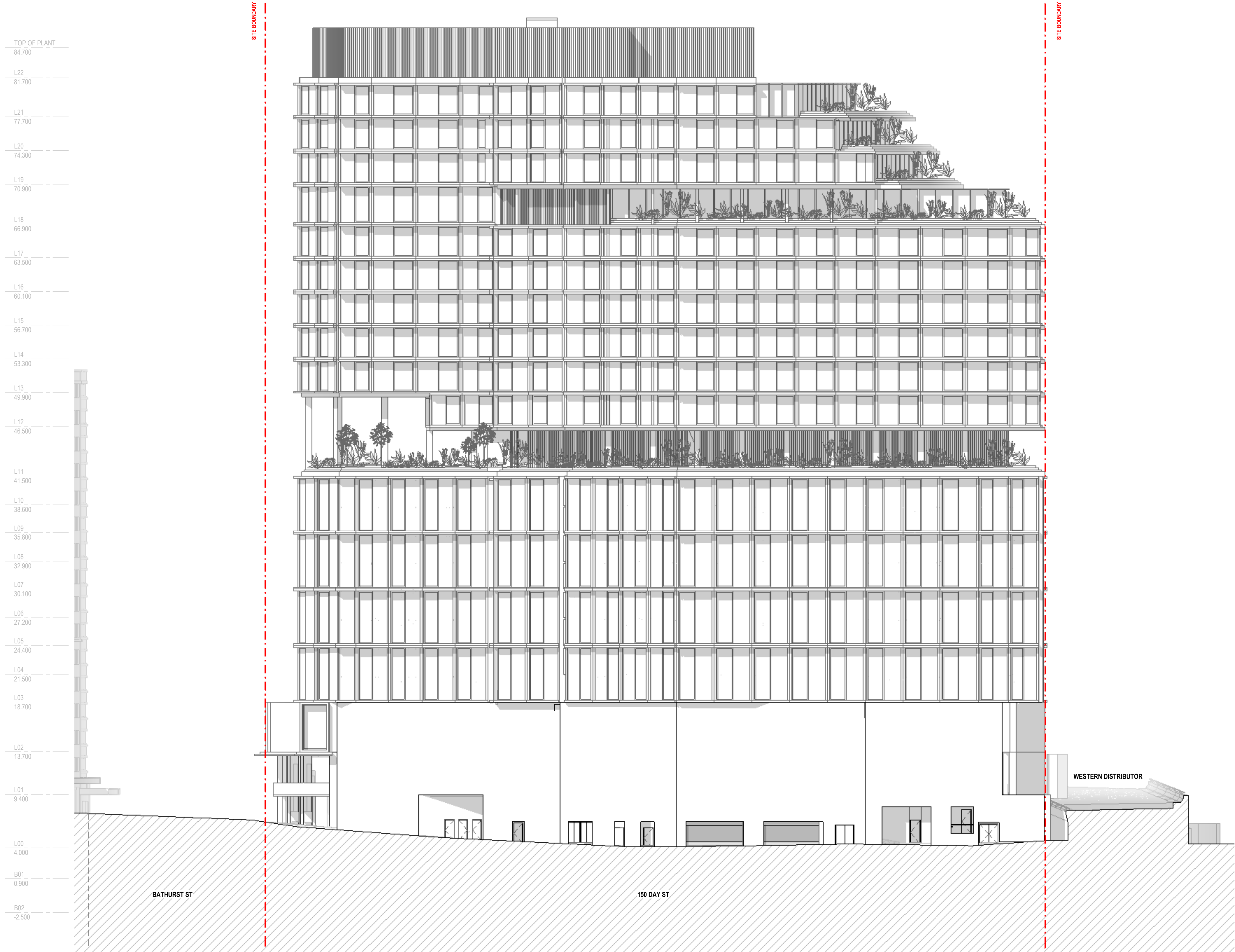
1 : 200

PROJECT NO.

016185

REV NO.

A



1 PROPOSED EAST ELEVATION - SANDS ST
DD_501 1:200

CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 2, Pier 8/9 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
sydney@hassellstudio.com
Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
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A Planning Proposal

DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
PROPOSED EAST ELEVATION

REVIEWED
AC

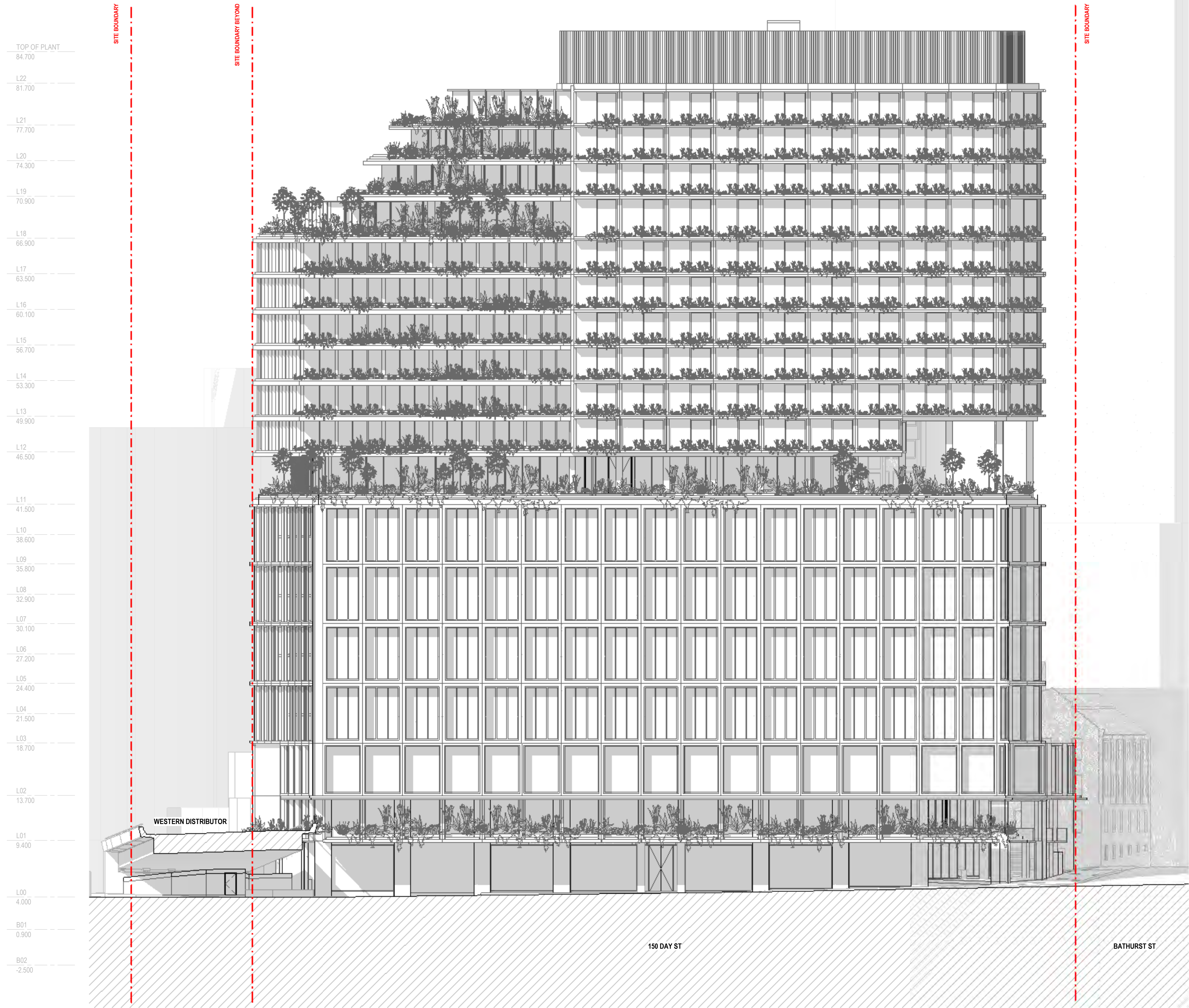
APPROVED
AK

DRAWING NO.
RS_201

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 PROPOSED WEST ELEVATION - DAY ST
DD_501 1:200



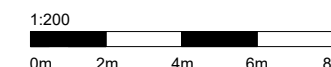
CONSULTANT

Hassell

Hassell LTD ABN:24 007 711 435
Level 2, Pier 8/9, 23 Hickson Rd
Sydney NSW 2000 Australia
T +61 2 9101 2000
F +61 2 9101 2100
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DATE

21/03/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
PROPOSED WEST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_202

SCALE @ A1

1 : 200

PROJECT NO.

016185

REV NO.

A