

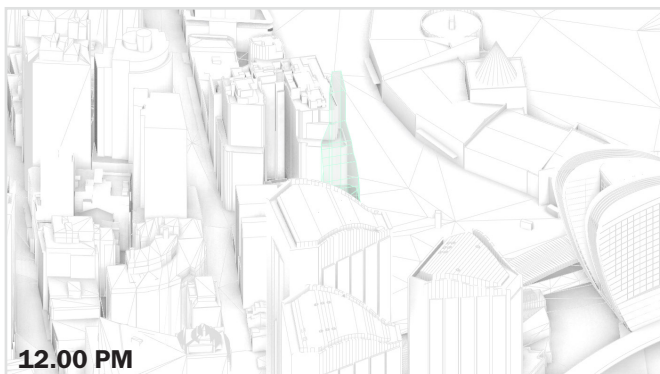
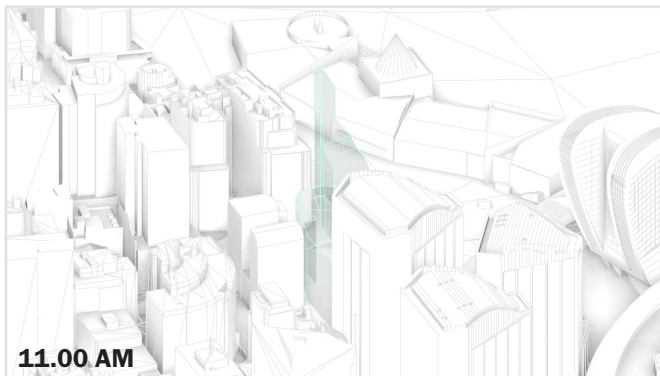
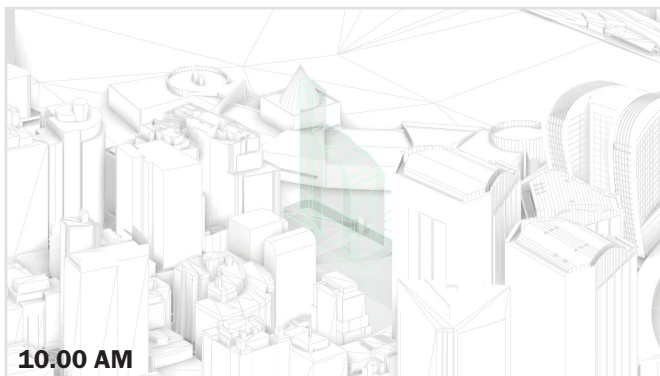
Attachment A2

Urban Design Report (Part 4)

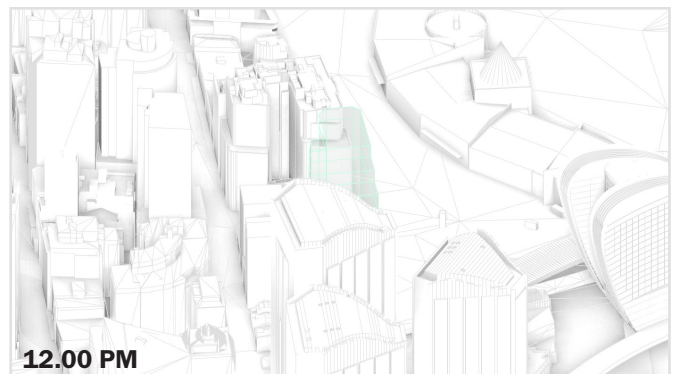
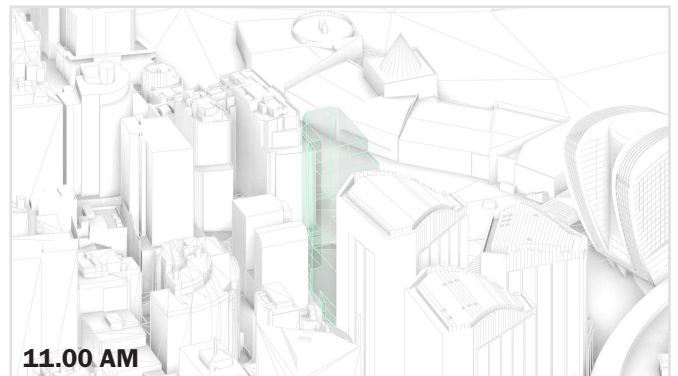
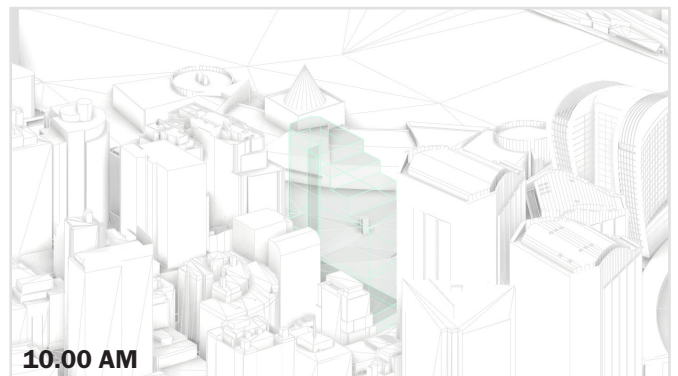
ATTACHMENT B: VIEWS FROM THE SUN

VIEW FROM THE SUN - WINTER SOLSTICE

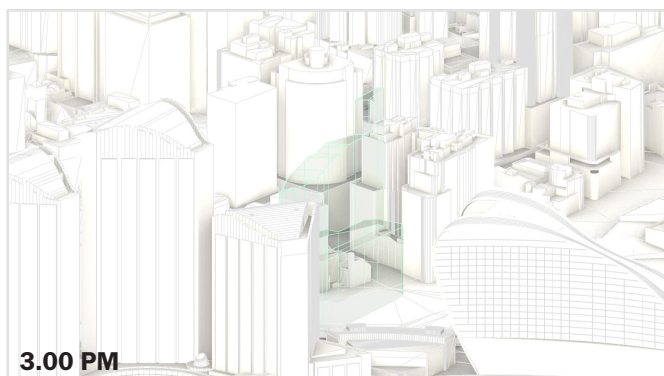
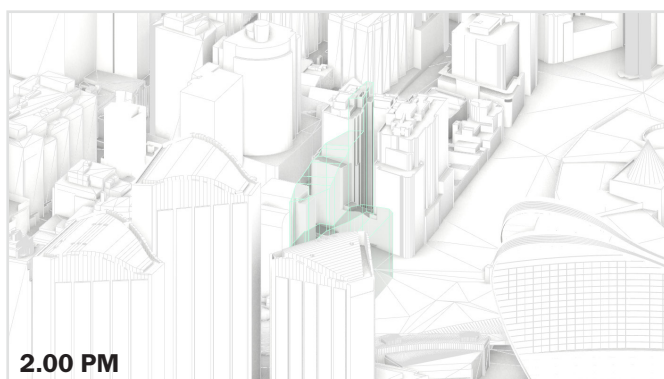
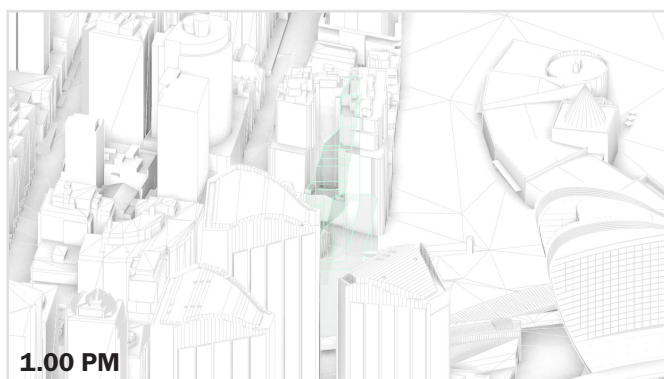
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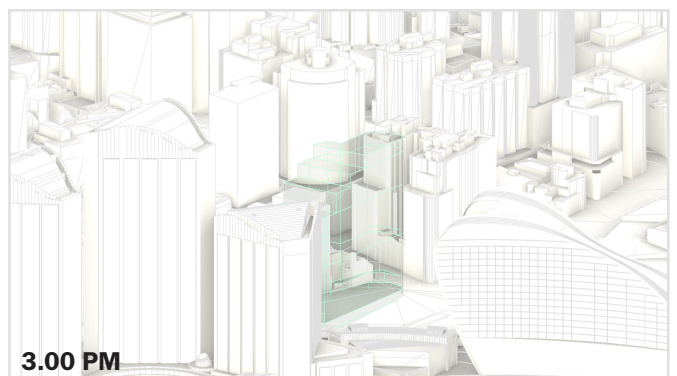
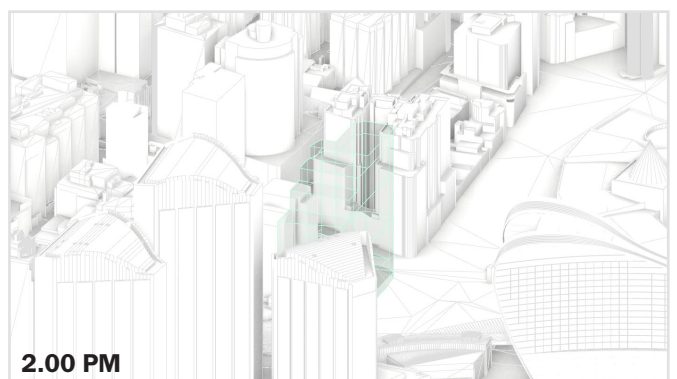
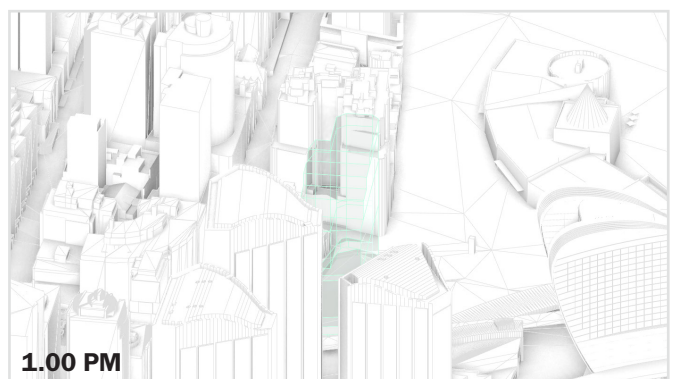
The Proposed Massing:



The Expected Envelope:



The Proposed Massing:

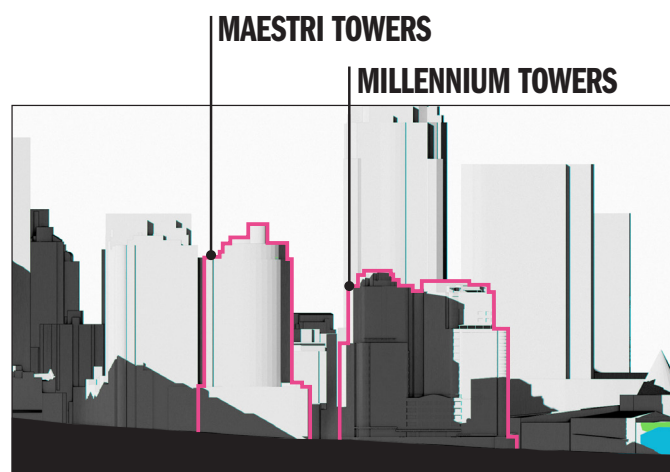


ATTACHMENT C: OVERSHADOWING ELEVATIONS

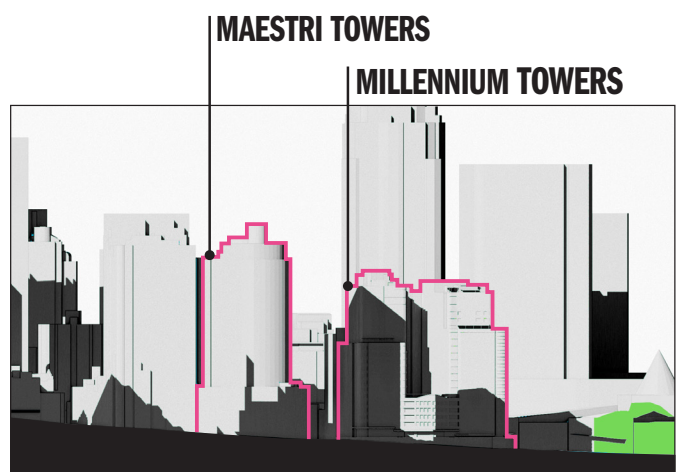
OVERSHADOWING IMPACT TO SOUTH

Bathurst Street Elevation

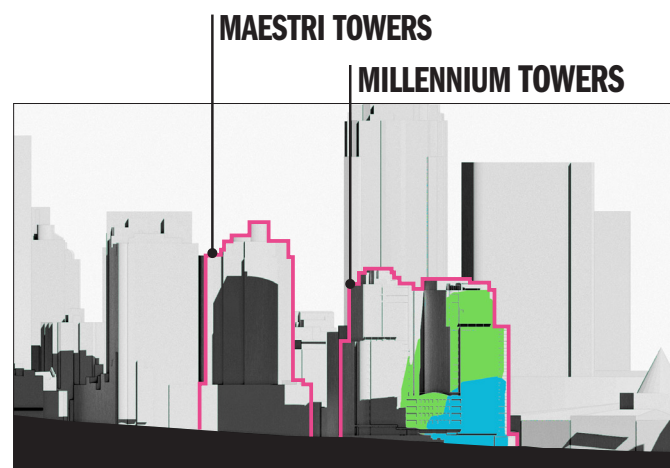
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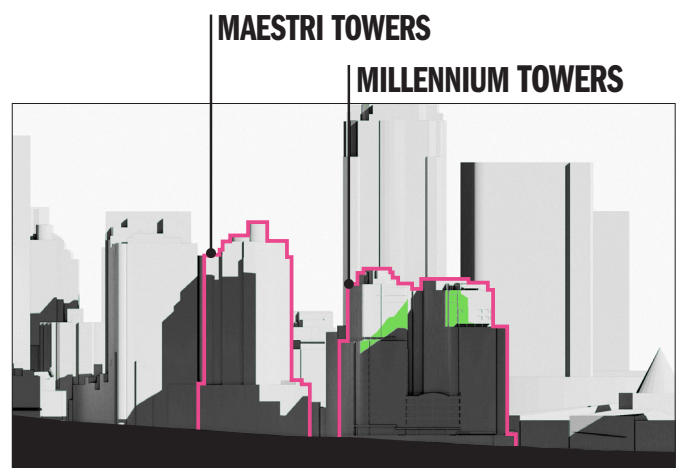
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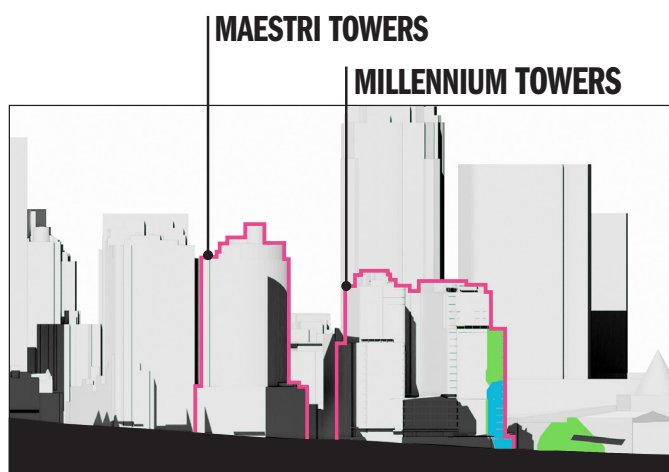
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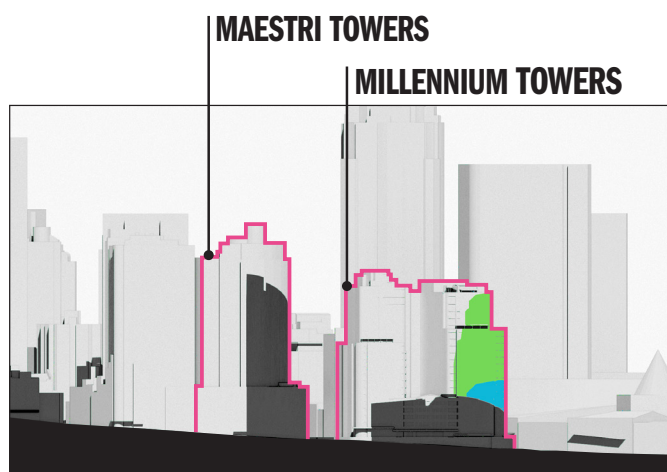
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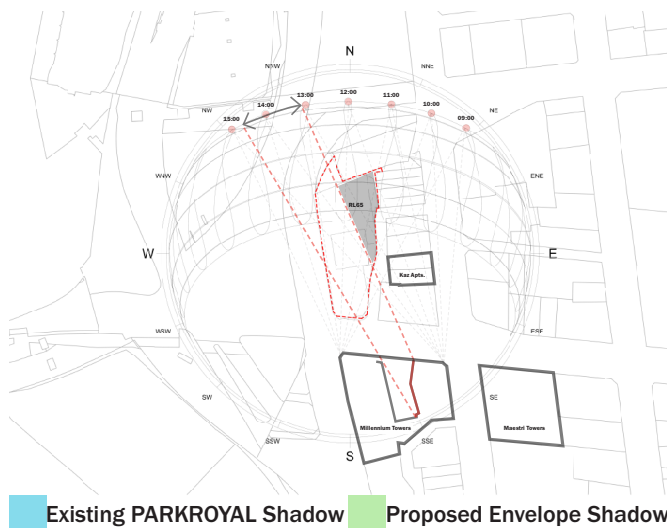
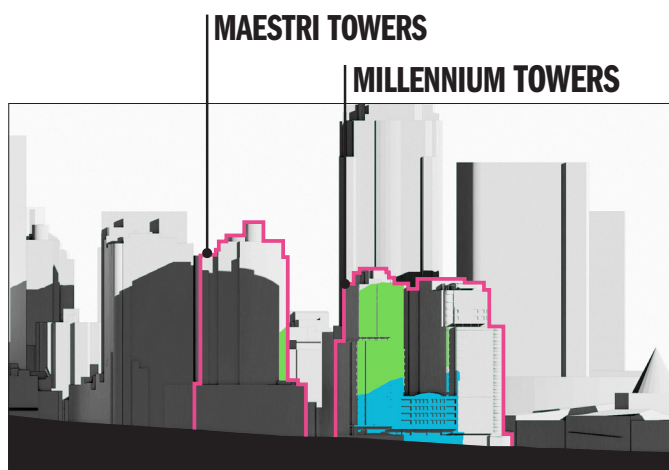
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12:00



15:00

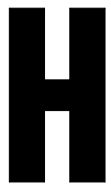


ATTACHMENT D: REFERENCE SCHEME DRAWINGS

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



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REFERENCE

NORTH

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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
COVER SHEET

REVIEWED
AC

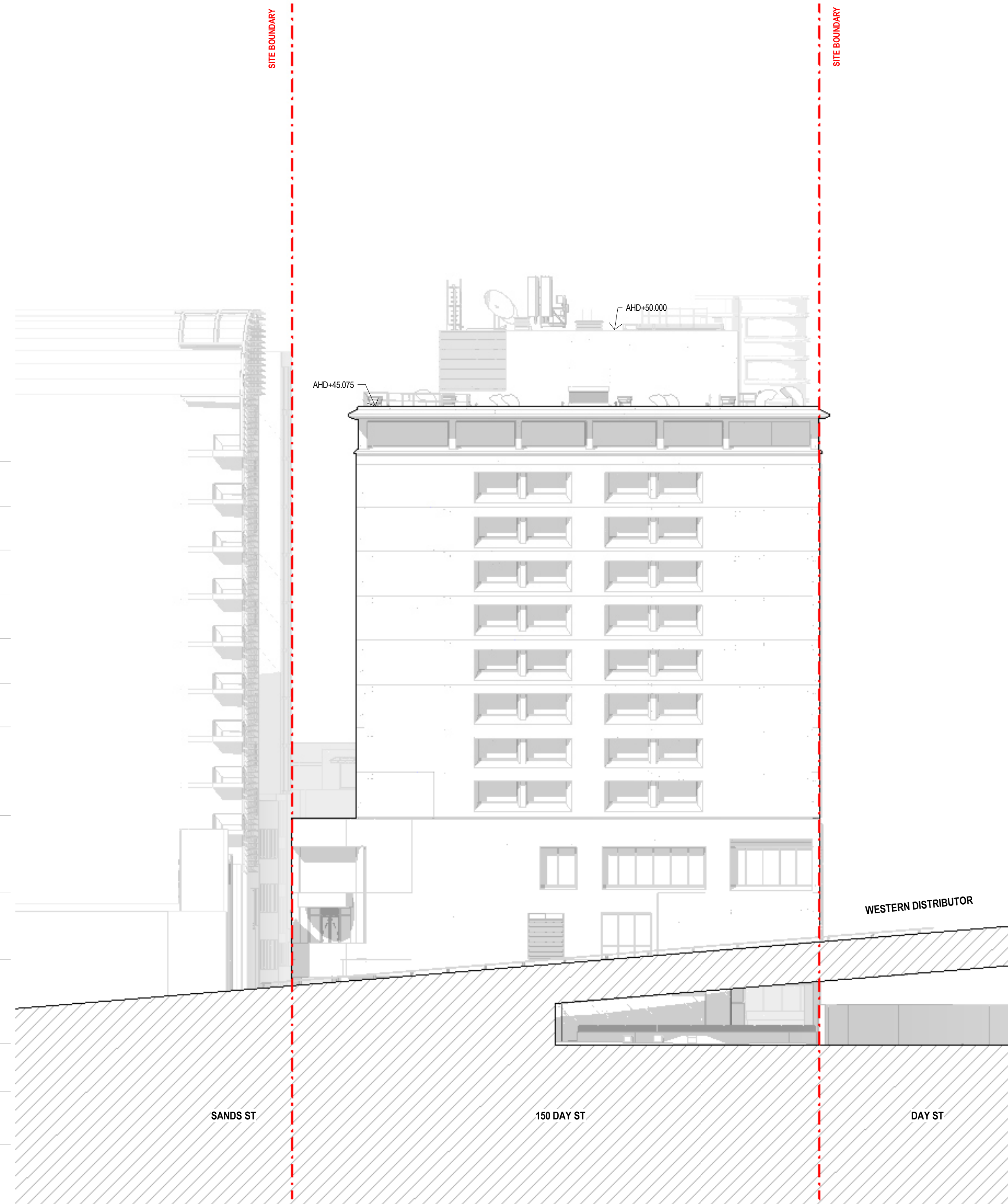
APPROVED
AK

DRAWING NO.
RS_000

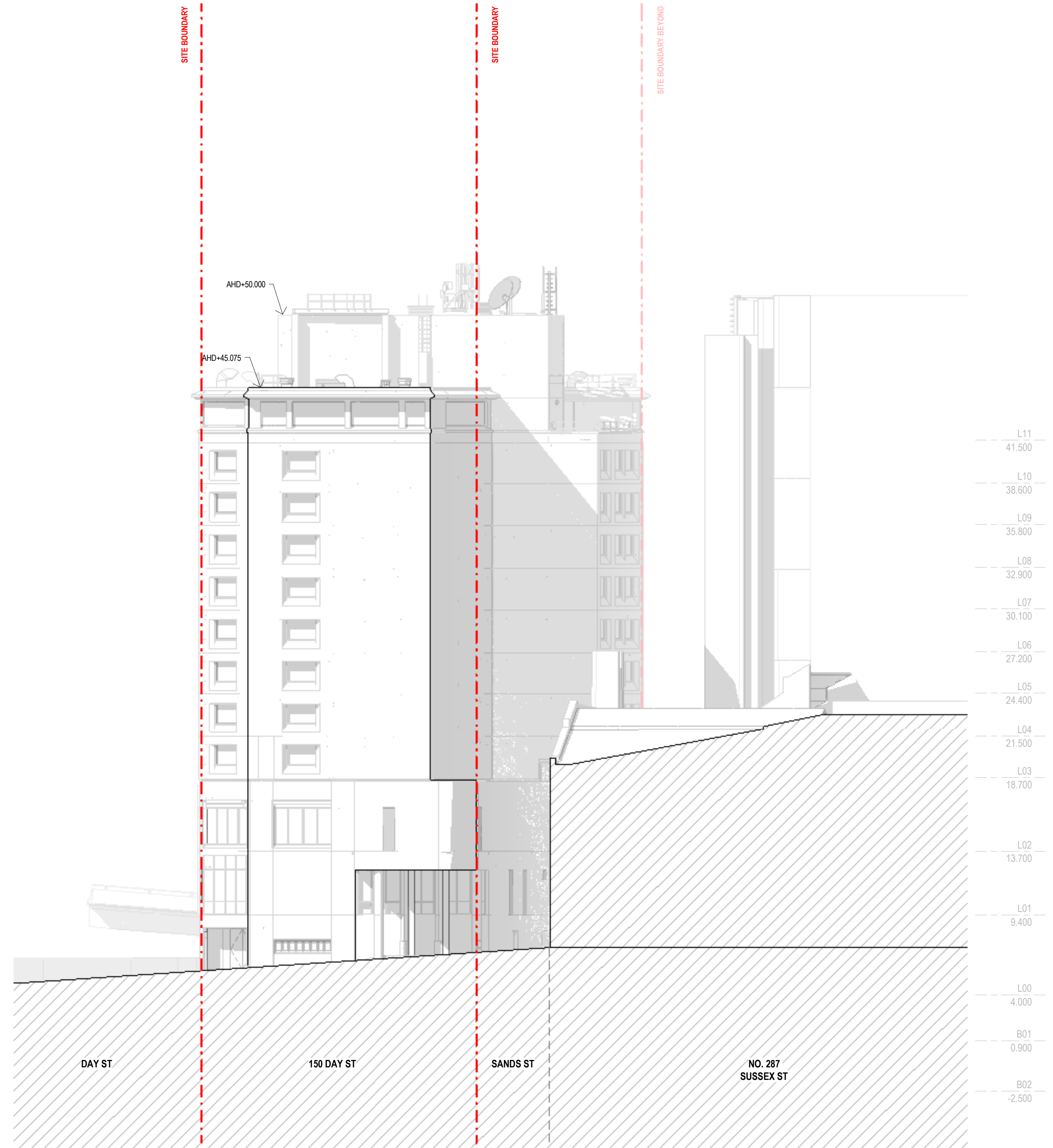
SCALE @ A1

PROJECT NO.
016185

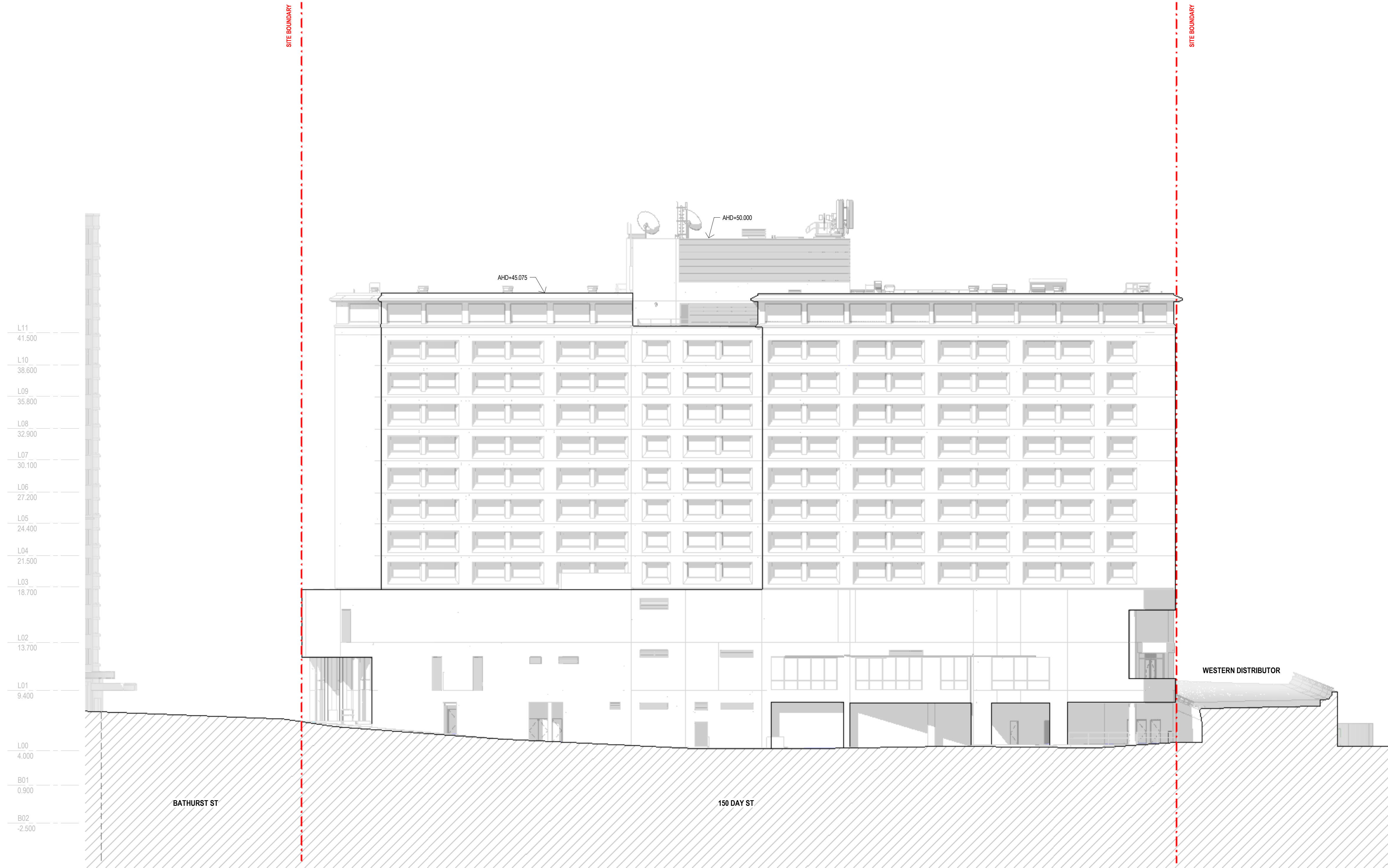
REV NO.
C



1 EXISTING NORTH ELEVATION
1:200



2 EXISTING SOUTH ELEVATION - BATHURST ST
1:200



1 EXISTING EAST ELEVATION - SANDS ST
1:200



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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

EXISTING EAST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_021

SCALE @ A1

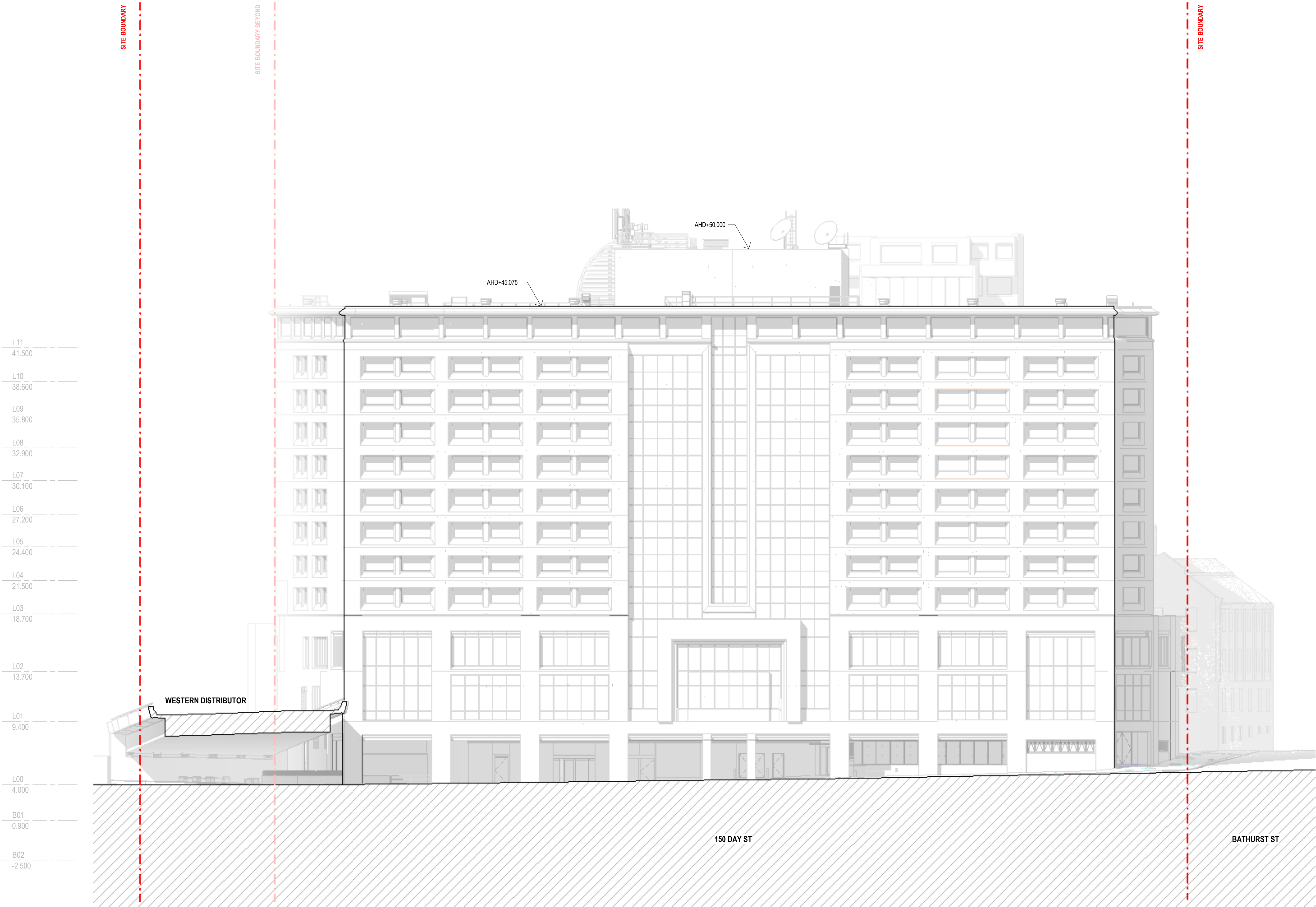
1 : 200

PROJECT NO.

016185

REV NO.

A



1 EXISTING WEST ELEVATION - DAY ST
1:200



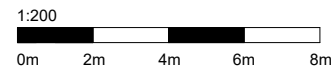
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

EXISTING WEST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_022

SCALE @ A1

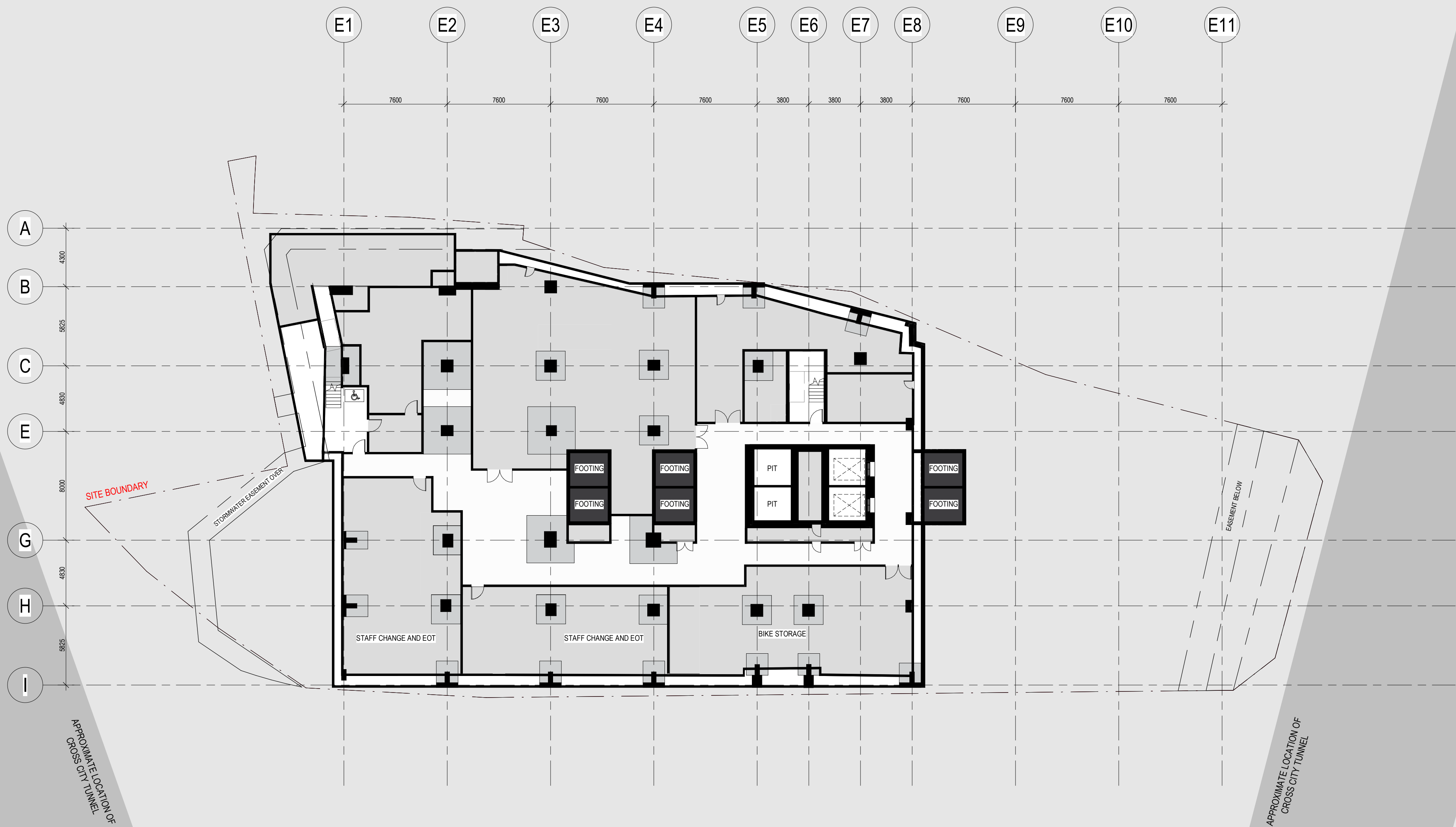
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PROJECT NO.

016185

REV NO.

A



1 BASEMENT 02 PLAN
RS_020 1:200



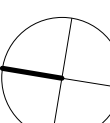
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| A | Planning Proposal |
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| C | Planning Proposal Updates 02 |

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| 15/04/25 |
| 30/07/25 |

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
BASEMENT 02 PLAN

REVIEWED
AC

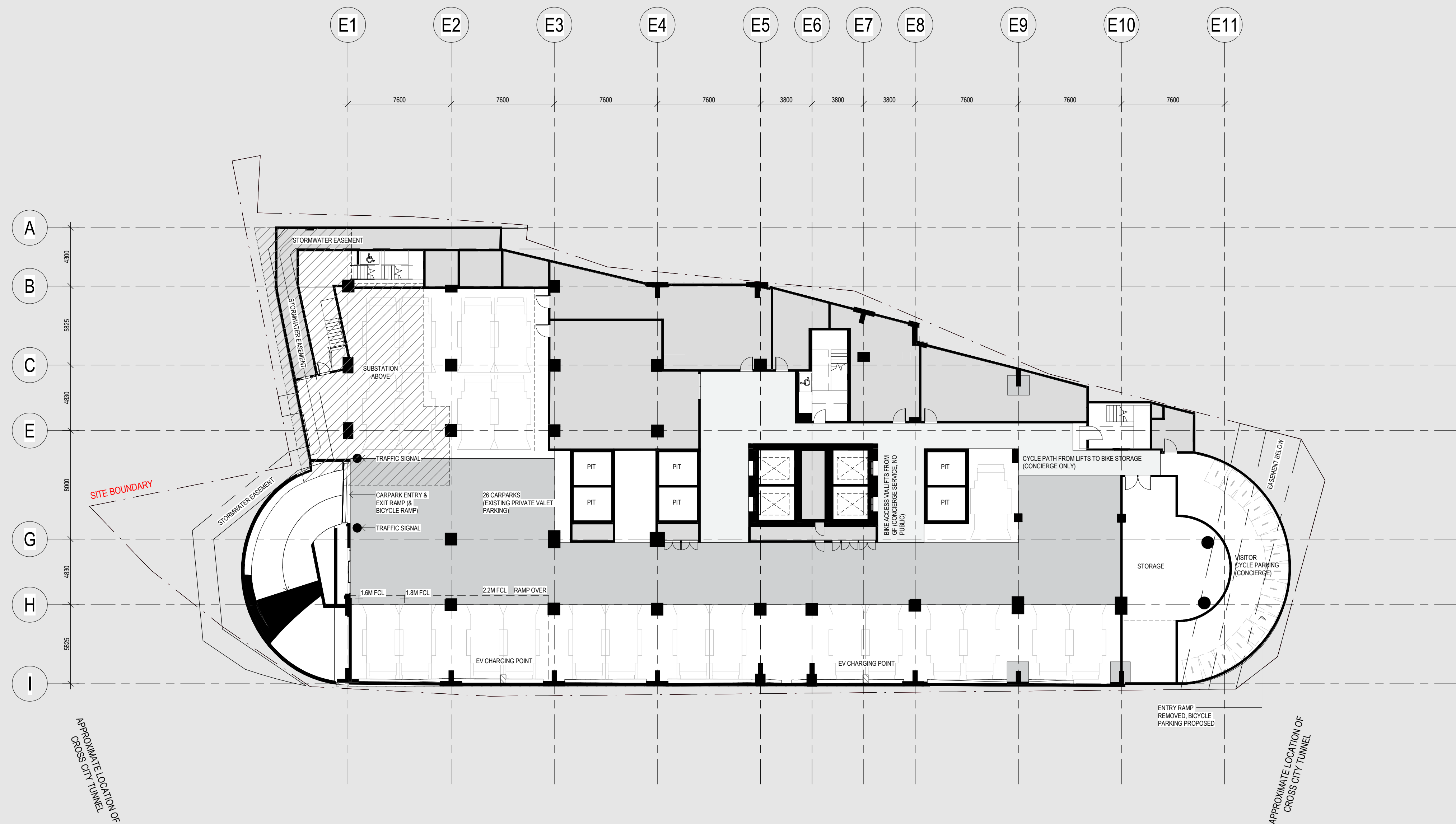
APPROVED
AK

DRAWING NO.
RS_098

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
C



1 BASEMENT B01 PLAN
RS_020 1:200



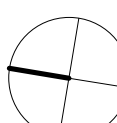
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| A | Planning Proposal |
| B | Planning Proposal Updates |
| C | Planning Proposal Updates 02 |

DATE

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

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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



RS_020 1:200



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1:200



0m 2m 4m 6m 8m

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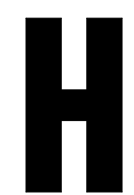
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REVIEWED	SCALE @ A1
AC	1 : 200
APPROVED	PROJECT NO.
AK	016185
DRAWING NO.	REV NO.
RS_100	C



1 L01 PLAN
RS_020 1:200



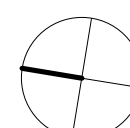
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NORTH



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 01 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_101

SCALE @ A1

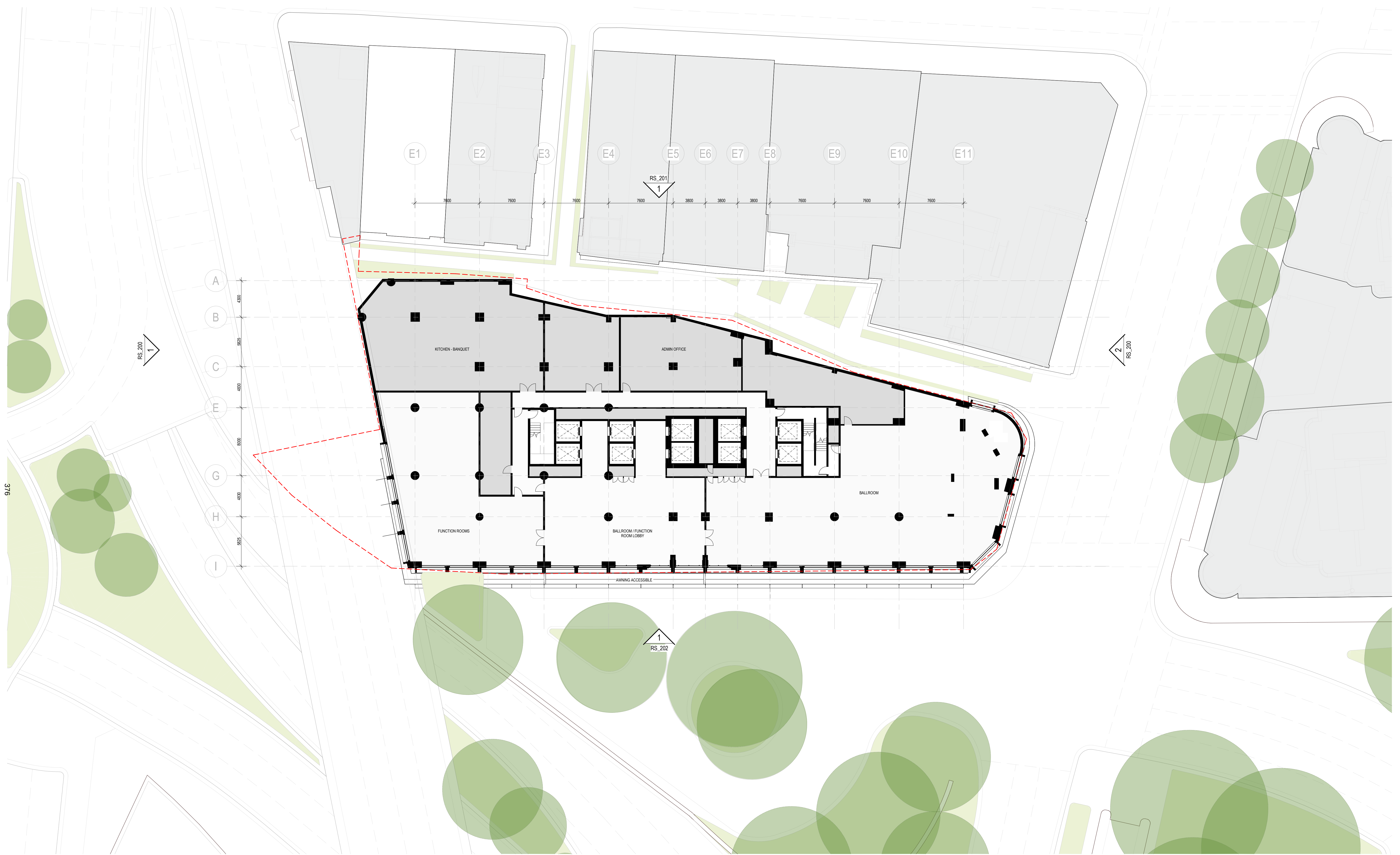
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PROJECT NO.

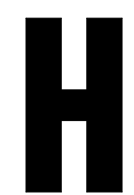
016185

REV NO.

A



1 L02 PLAN
RS_020 1:200



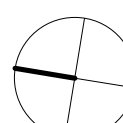
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 02 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_102

SCALE @ A1

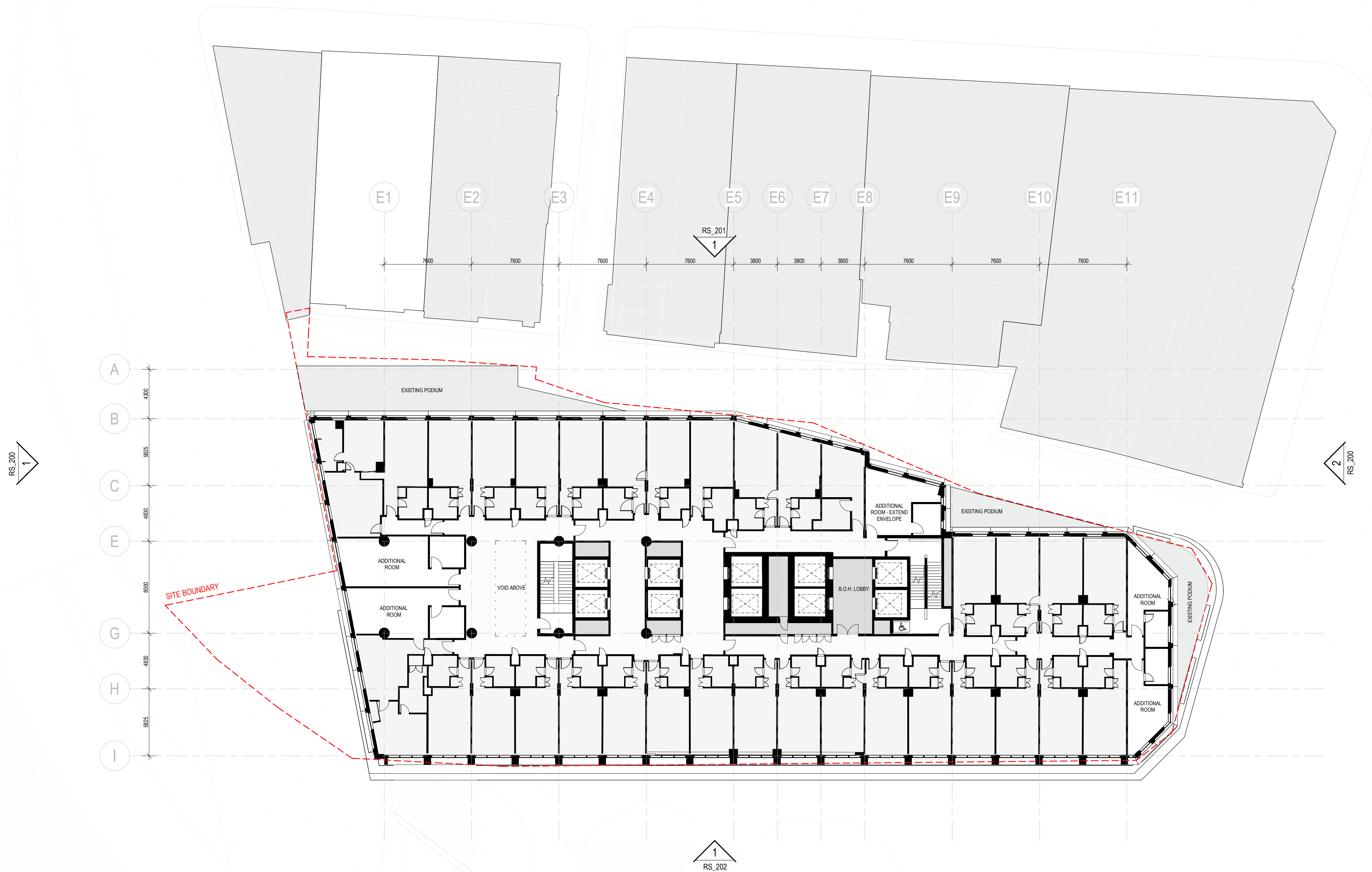
1:200

PROJECT NO.

016185

REV NO.

A



1 L03 PLAN
RS_020 1:200



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REFERENCE

NORTH



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 03 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_103

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L04 PLAN
RS_020 1:200



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NORTH



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

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 04 PLAN

REVIEWED
AC

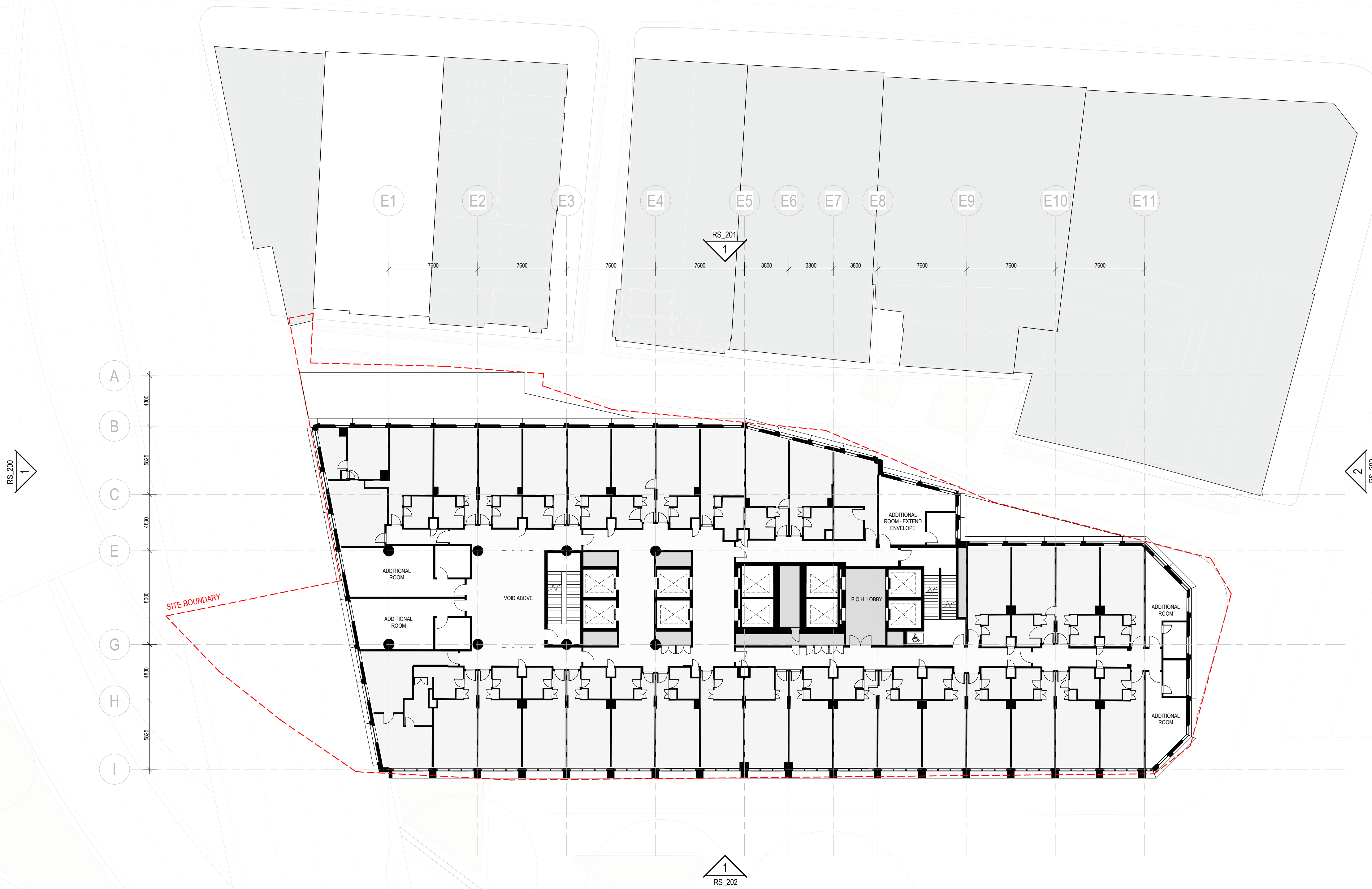
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AK

DRAWING NO.
RS_104

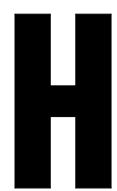
SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L05 PLAN
RS_020 1:200



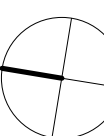
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Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



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

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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 05 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_105

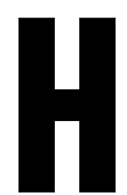
SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L06 PLAN
RS_020 1:200



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NORTH



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 06 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_106

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L07 PLAN
RS_020 1:200

H

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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 07 PLAN

REVIEWED
AC

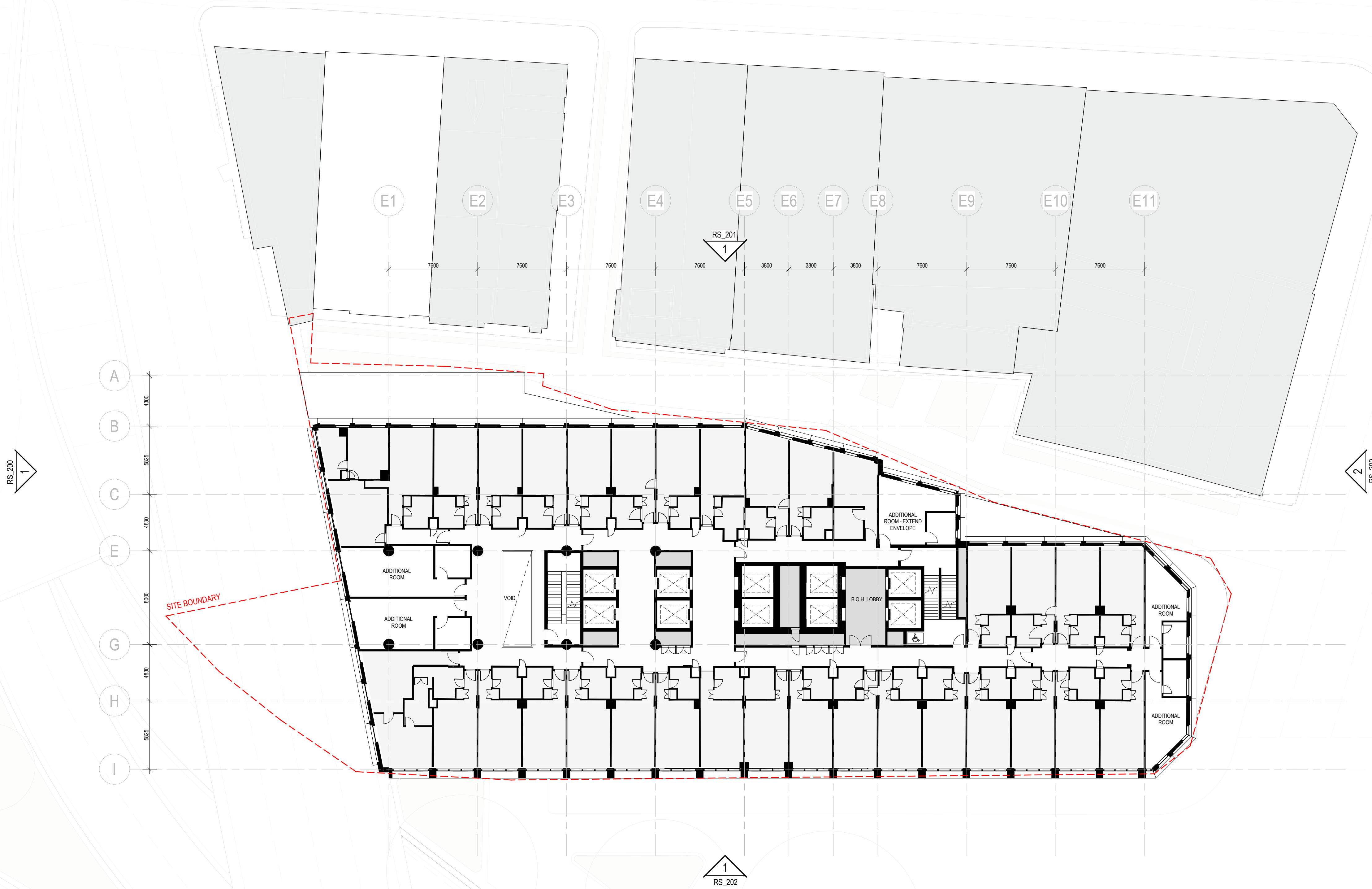
APPROVED
AK

DRAWING NO.
RS_107

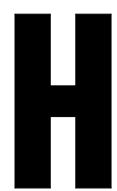
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PROJECT NO.
016185

REV NO.
A



1 L08 PLAN
RS_020 1:200



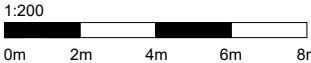
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 08 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_108

SCALE @ A1

1:200

PROJECT NO.

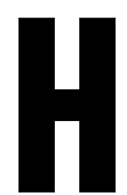
016185

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1 L09 PLAN
RS_020 1:200



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 09 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_109

SCALE @ A1

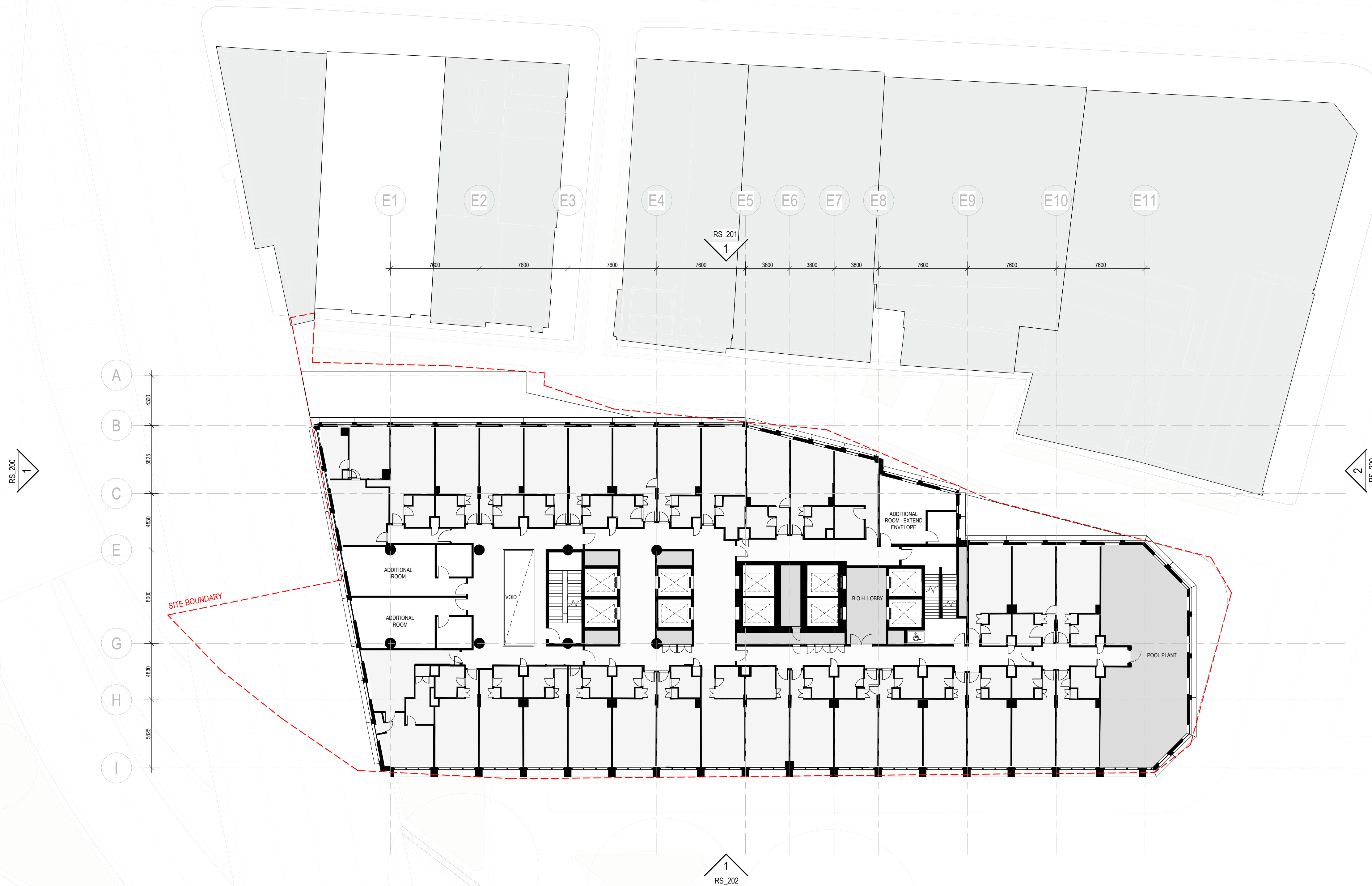
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PROJECT NO.

016185

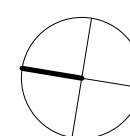
REV NO.

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1:200



0m 2m 4m 6m 8m

NOTES

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REV	DESCRIPTION
A	Planning Proposal

DATE _____

DATE
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 10 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_110

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 L11 PLAN - TRANSFER FLOOR
RS_020 1:200



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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 11 PLAN TRANSFER FLOOR

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_111

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L12 PLAN
RS_200 1:200



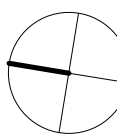
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 12 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_112

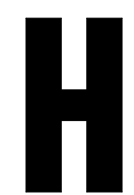
SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
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1 L13 PLAN
RS_200 1:200



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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 13 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_113

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
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1 L14 PLAN
RS_200 1:200



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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 14 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_114

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L15 PLAN
RS_200 1:200



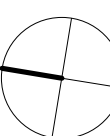
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 15 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_115

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A

RS_200
1

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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

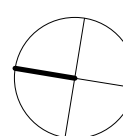
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NORTH

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

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UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 16 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_116

SCALE @ A1

1:200

PROJECT NO.

016185

REV NO.

A

RS_200
1

A

B

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NG

SITE BOUNDARY

4300
3625
4800
1450
3300
1285
4300
3625

N1

N2

N3

N4

N5

N6

N7

N8

N9

RS_201
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9000

9000

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RS_202
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21 L17 PLAN
RS_200 1:200

H

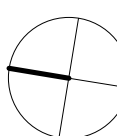
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 17 PLANREVIEWED
ACAPPROVED
AKDRAWING NO.
RS_117SCALE @ A1
1:200PROJECT NO.
016185REV NO.
A

1 L18 PLAN
RS_200 1:200



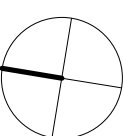
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1:200
0m 2m 4m 6m 8m

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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



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NORTH



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

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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

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

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CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 20 PLAN

REVIEWED
AC

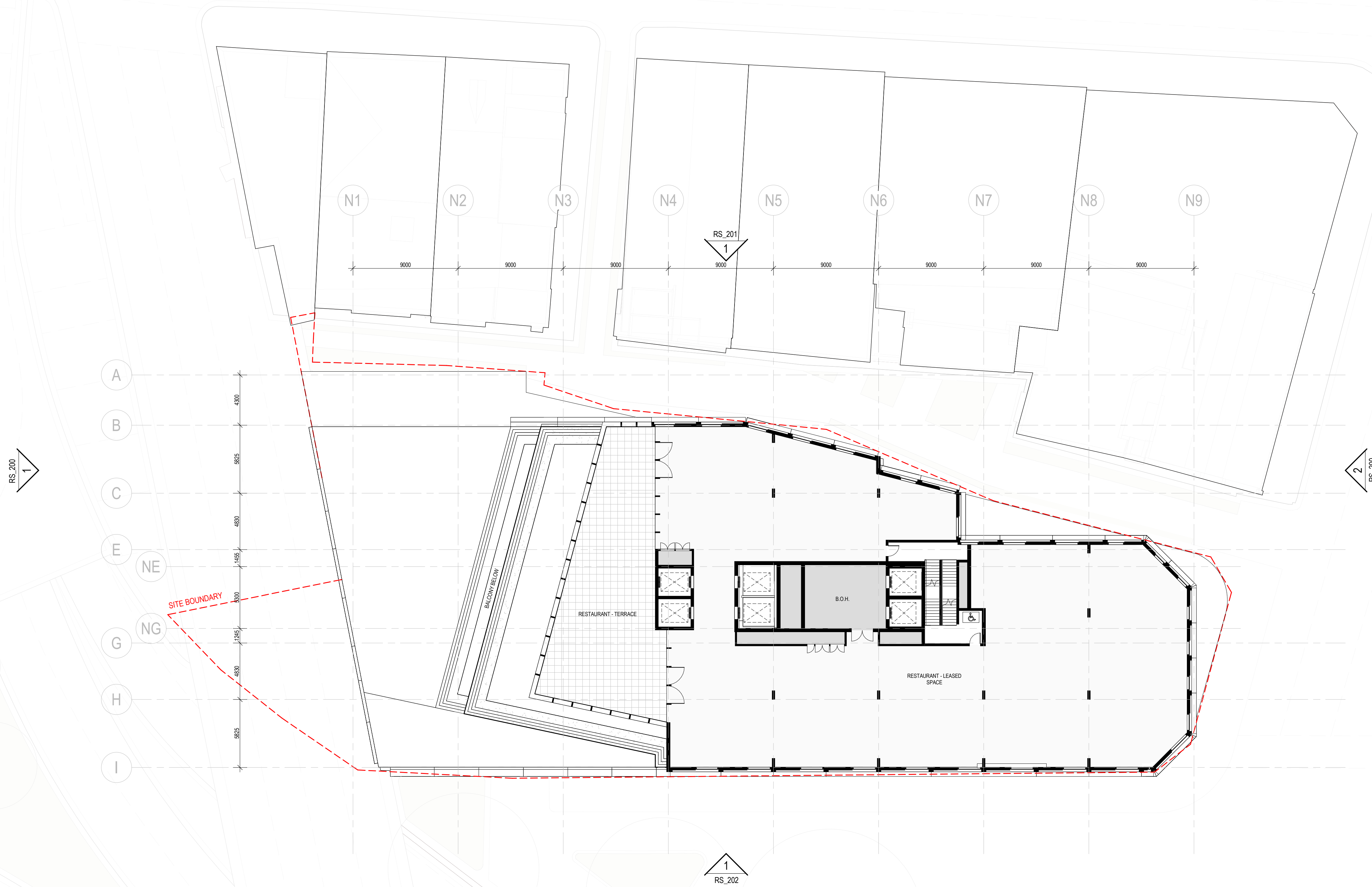
APPROVED
AK

DRAWING NO.
RS_120

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 L21 PLAN
RS_200 1:200



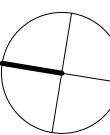
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NORTH



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

NOTES

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UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

LEVEL 21 PLAN - RESTAURANT

REVIEWED
AC

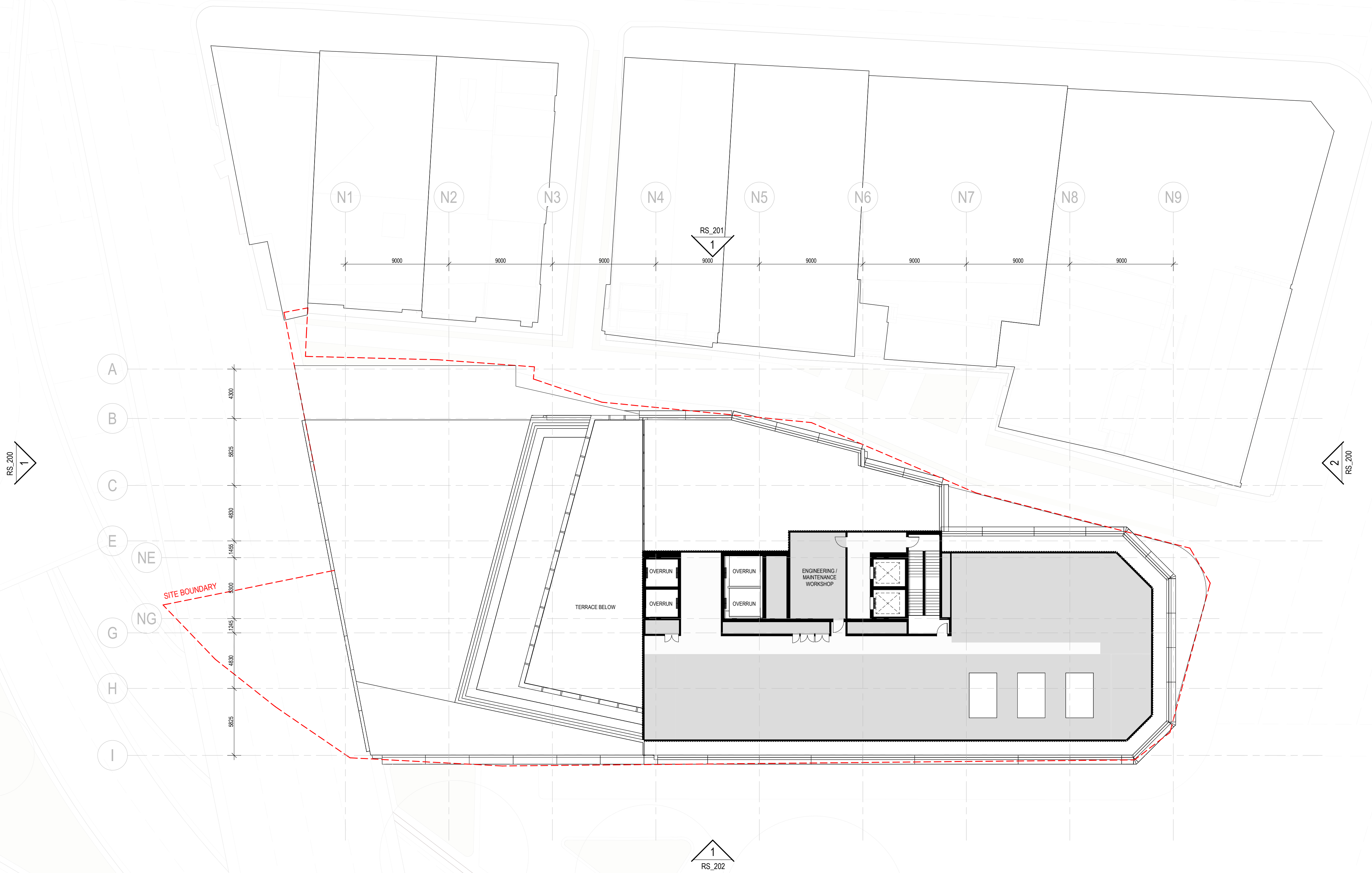
APPROVED
AK

DRAWING NO.
RS_121

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 L22 PLAN - PLANT
RS_200 1:200



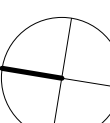
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Glenn Scott 6842
Ross de la Motte 7398

REFERENCE

NORTH



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

NOTES

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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 22 PLAN - PLANT

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_122

SCALE @ A1

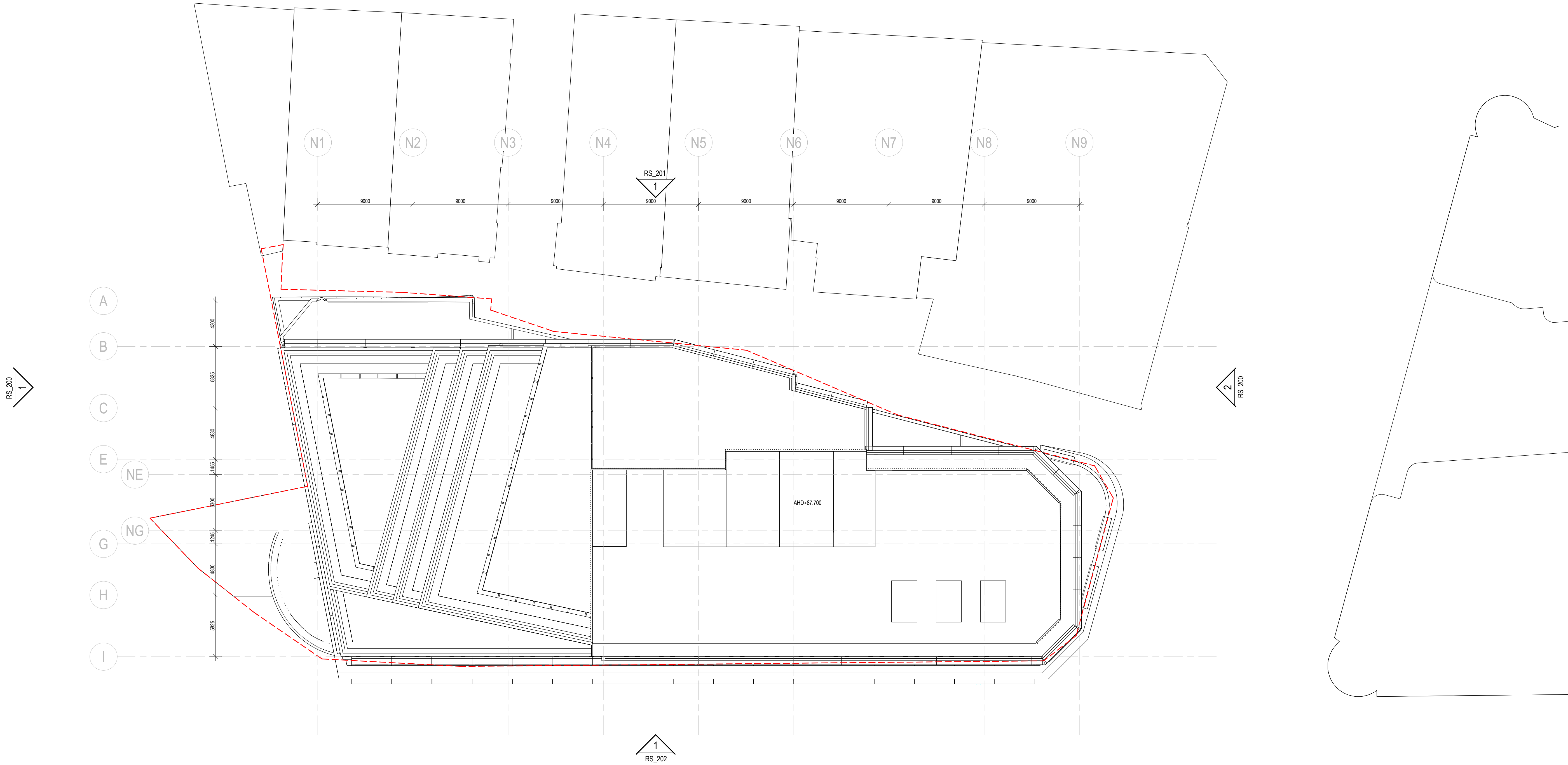
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PROJECT NO.

016185

REV NO.

A



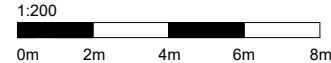
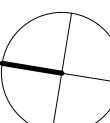
CONSULTANT

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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

LEVEL 23 PLAN - ROOFPLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_123

SCALE @ A1

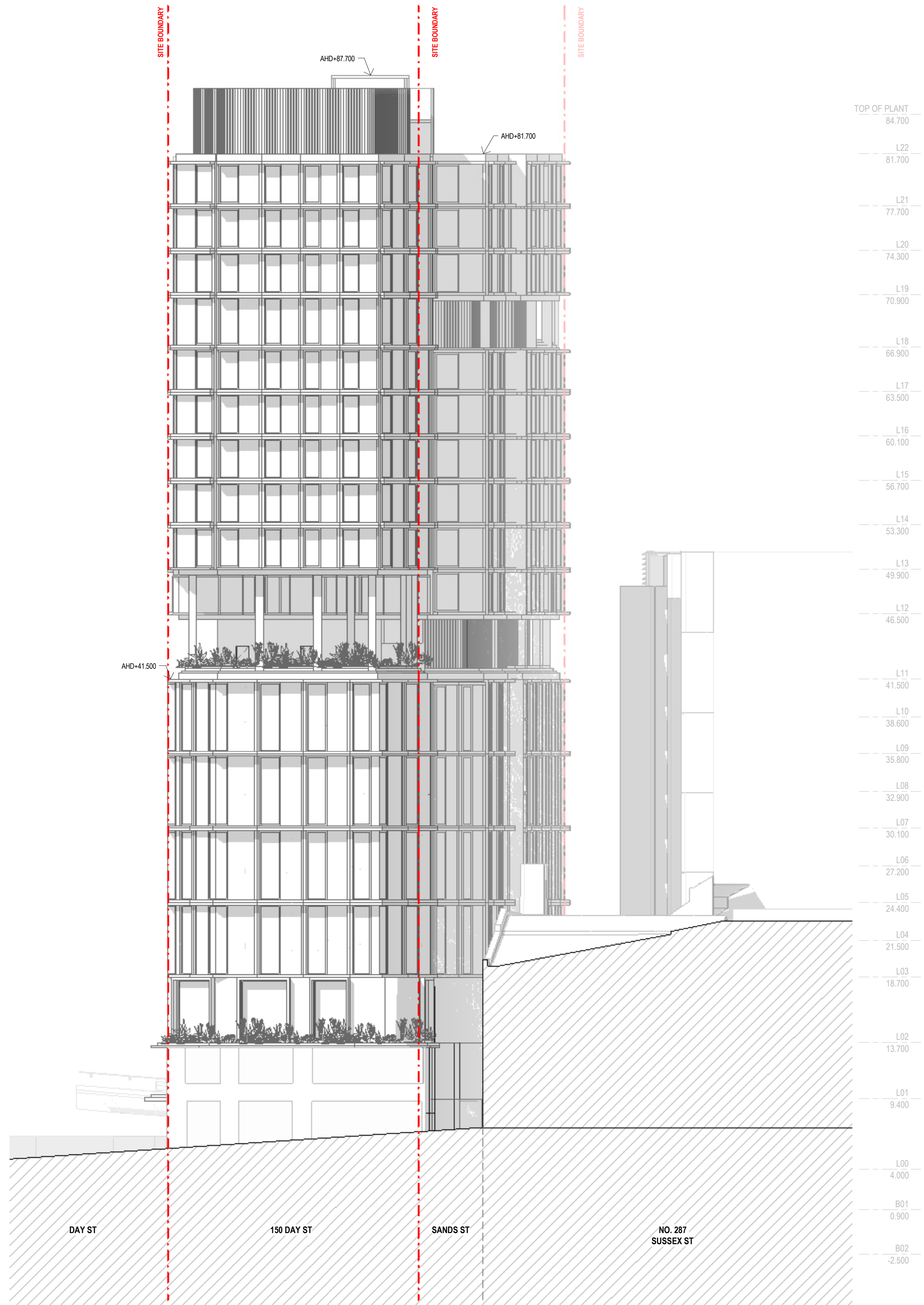
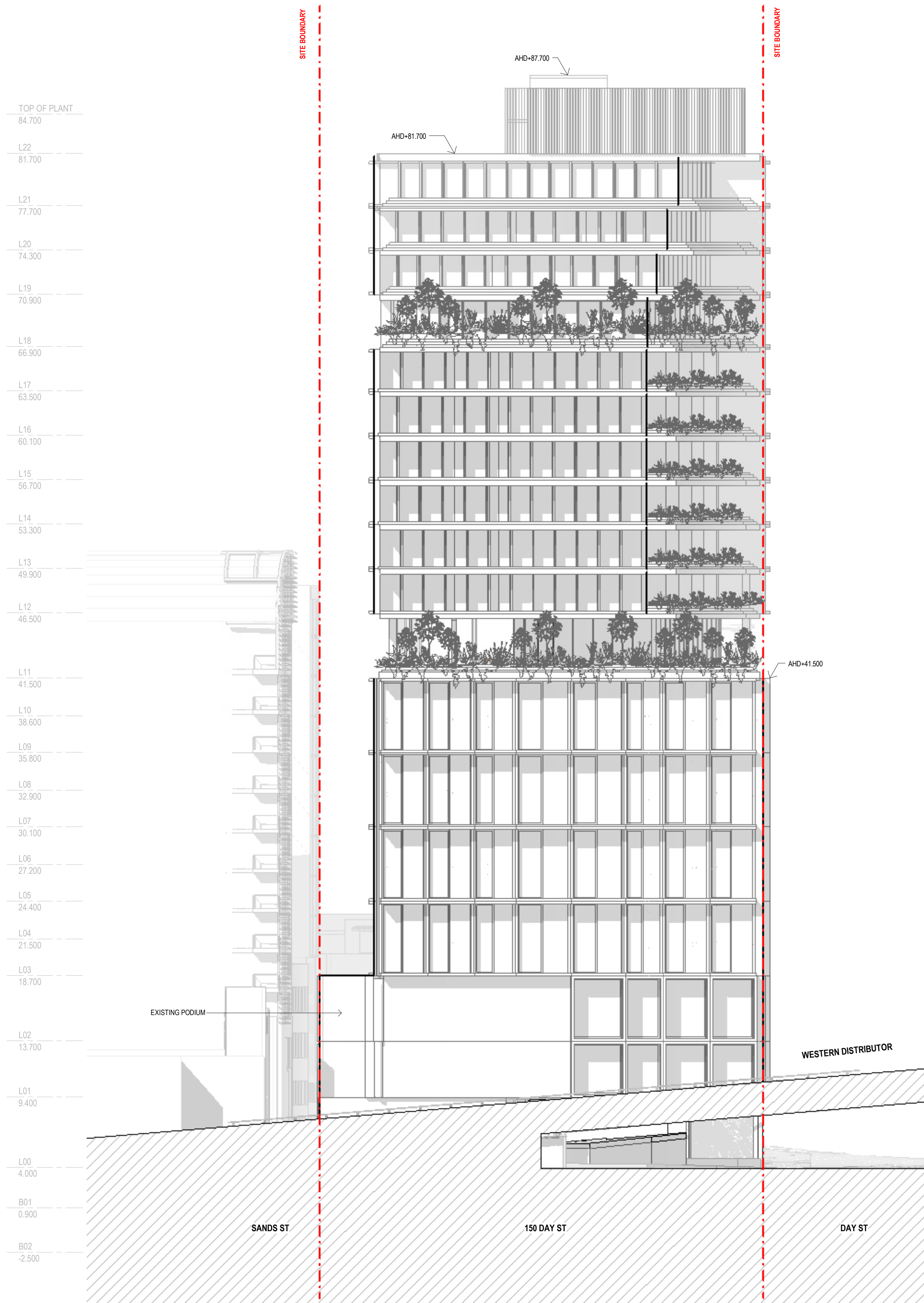
1 : 200

PROJECT NO.

016185

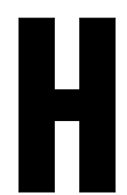
REV NO.

A



1 PROPOSED NORTH ELEVATION
DD_501 1:200

2 PROPOSED SOUTH ELEVATION - BATHURST ST
DD_501 1:200



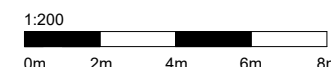
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REFERENCE

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
PROPOSED NORTH & SOUTH ELEVATION

REVIEWED
AC

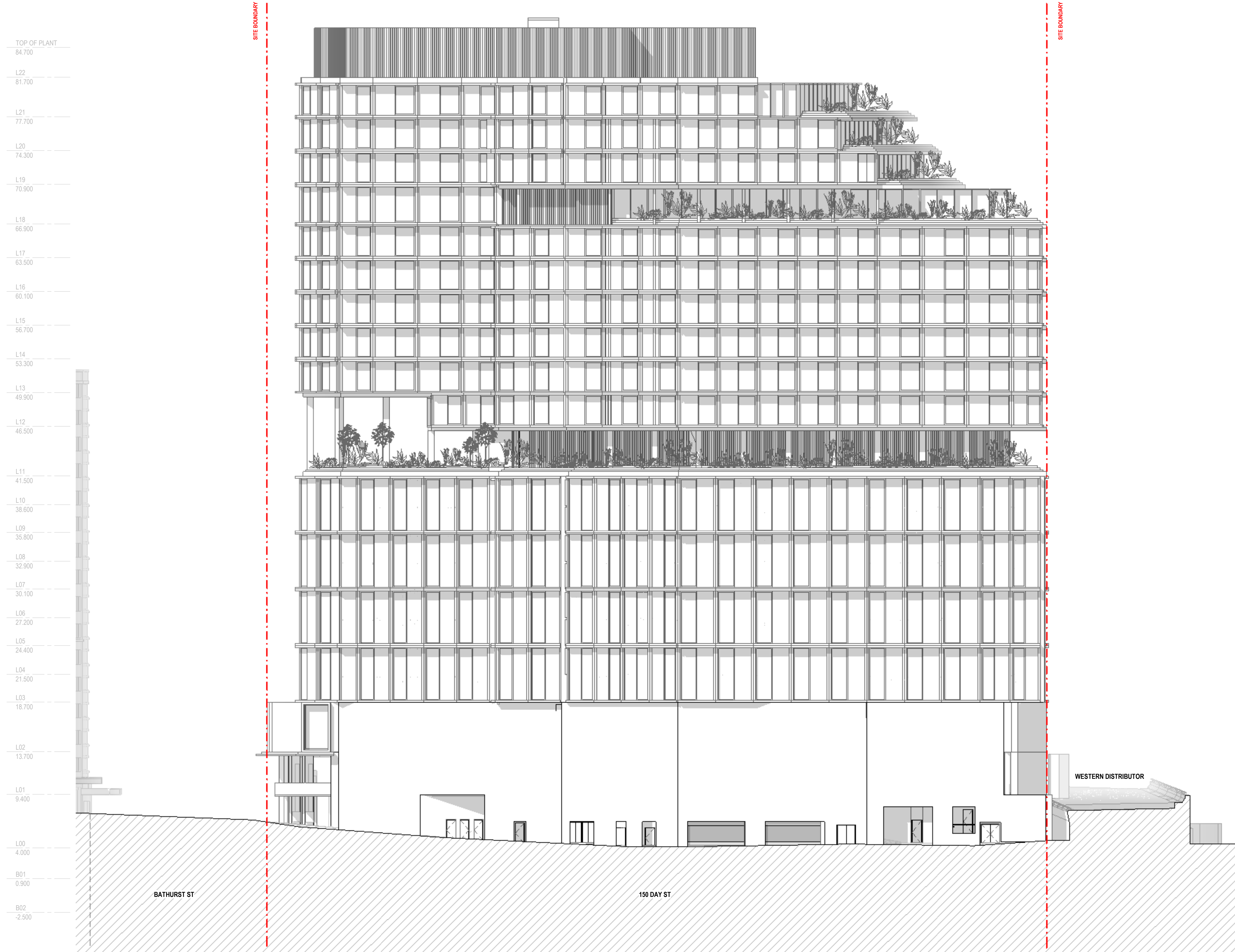
APPROVED
AK

DRAWING NO.
RS_200

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 PROPOSED EAST ELEVATION - SANDS ST
DD_501 1:200



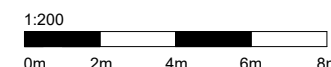
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REFERENCE

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
PROPOSED EAST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_201

SCALE @ A1

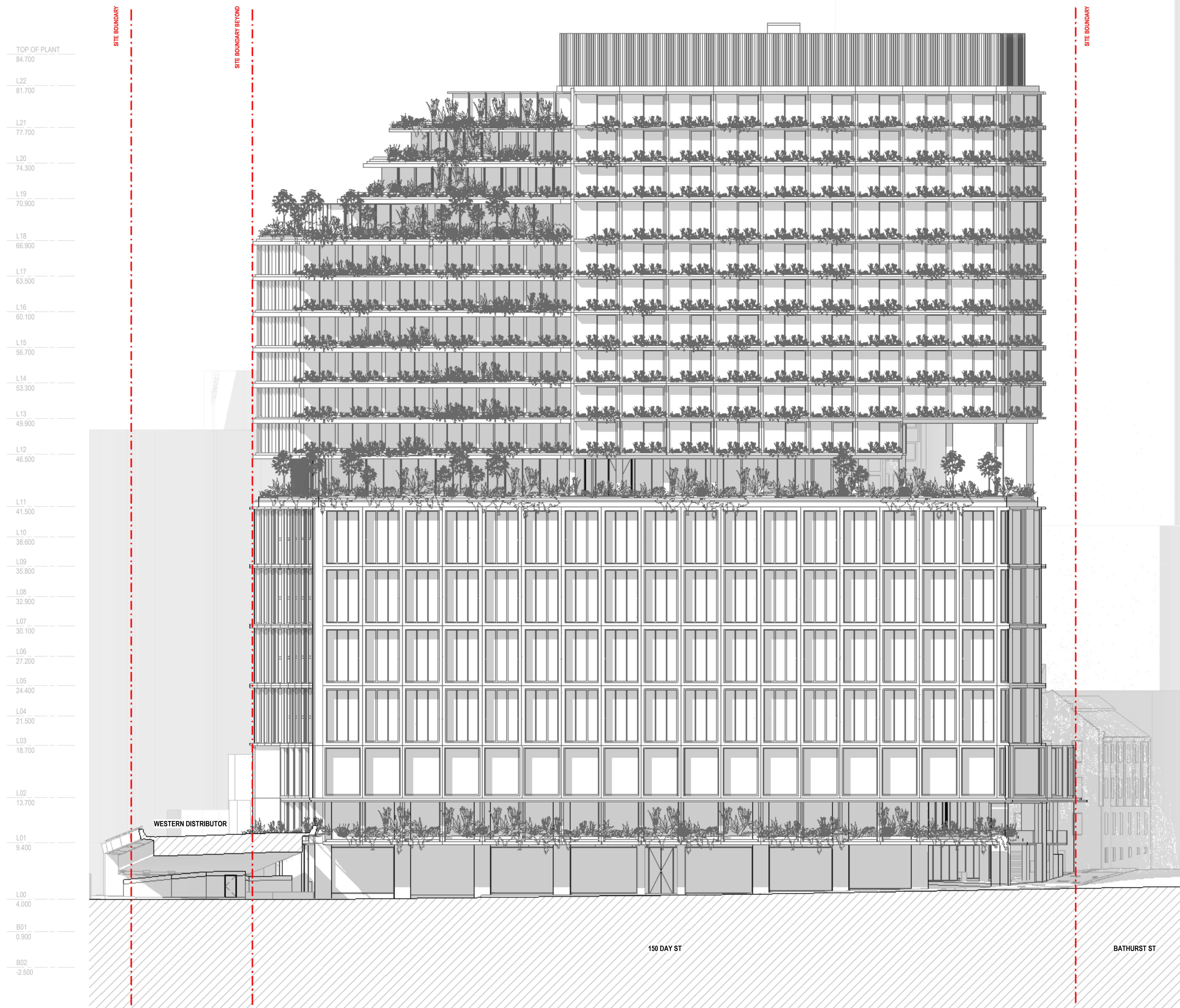
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PROJECT NO.

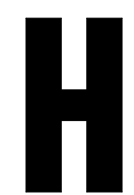
016185

REV NO.

A



1 PROPOSED WEST ELEVATION - DAY ST
DD_501 1:200



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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

PROPOSED WEST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_202

SCALE @ A1

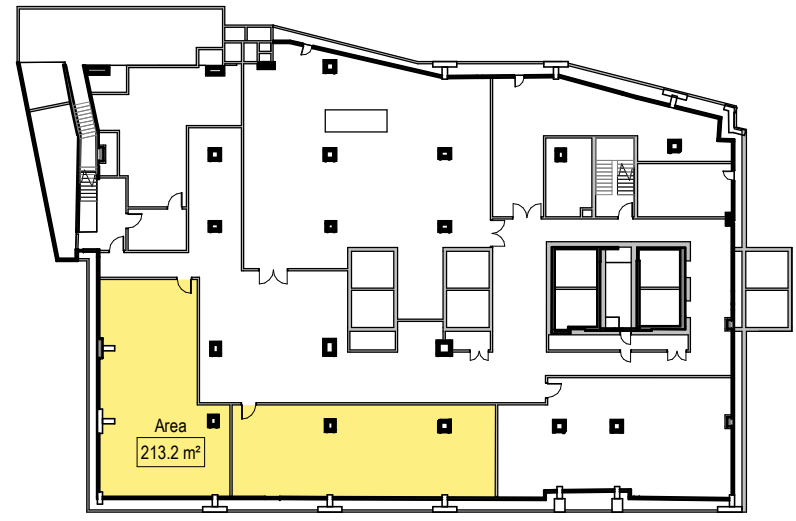
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PROJECT NO.

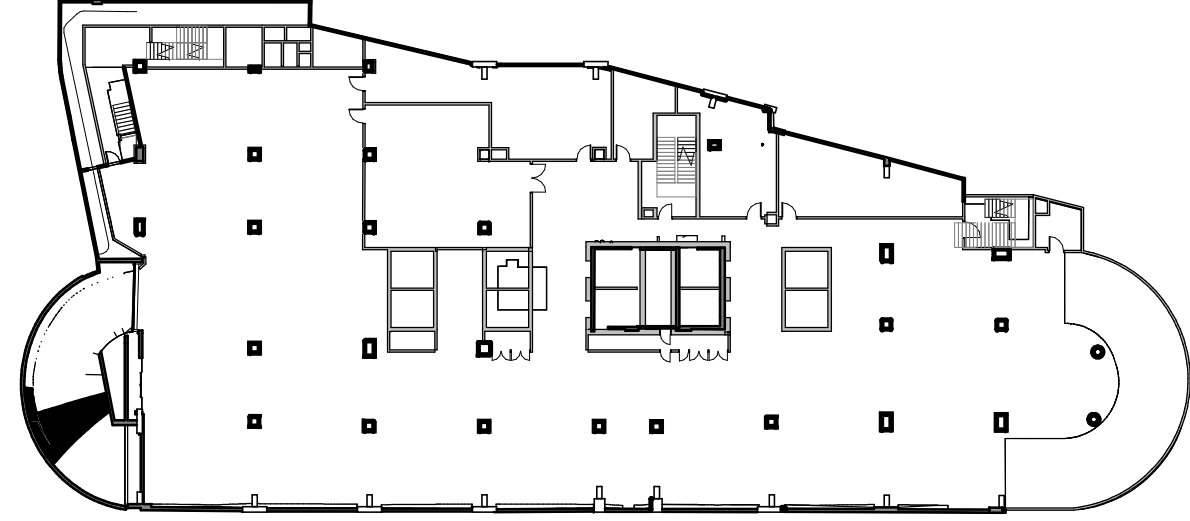
016185

REV NO.

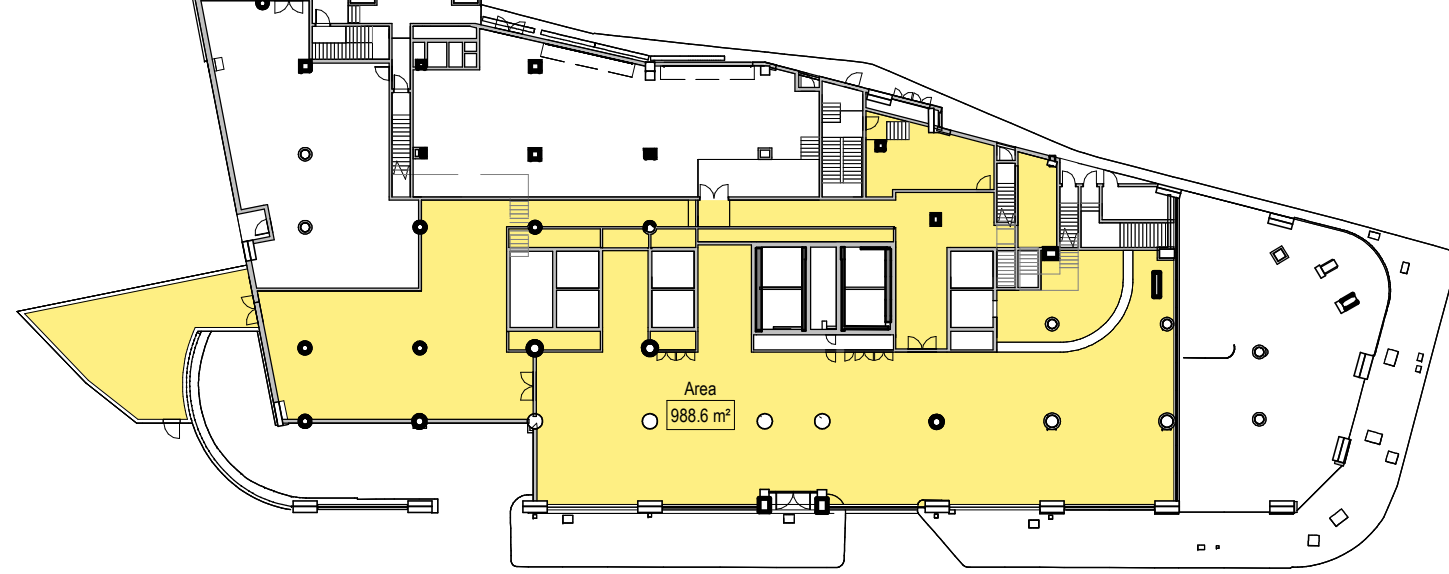
A



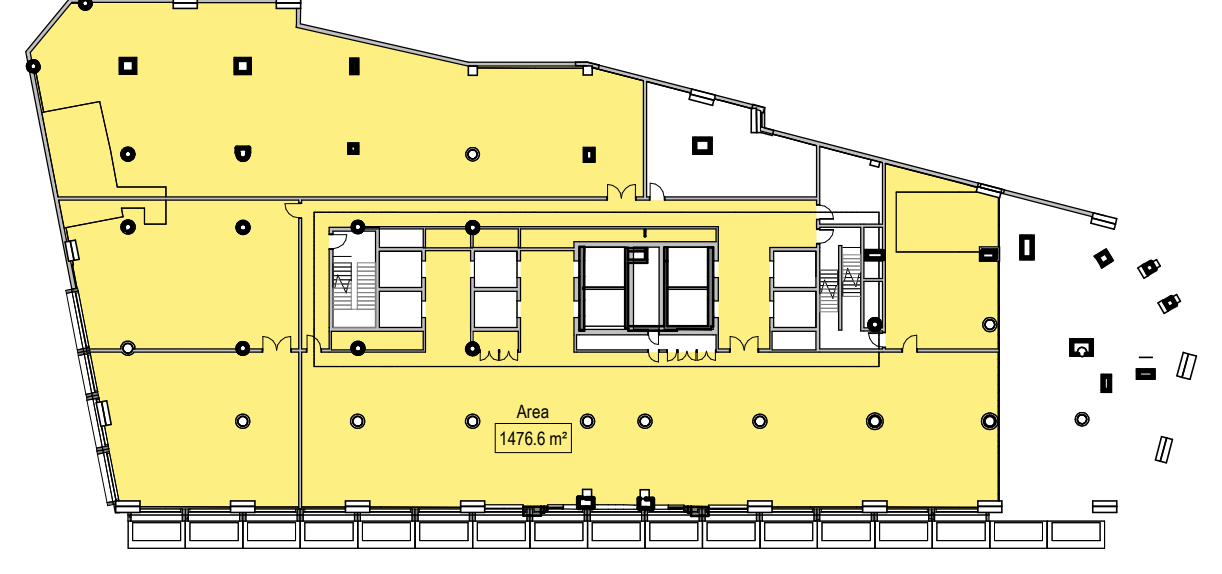
1 B02
RS_020 1:500



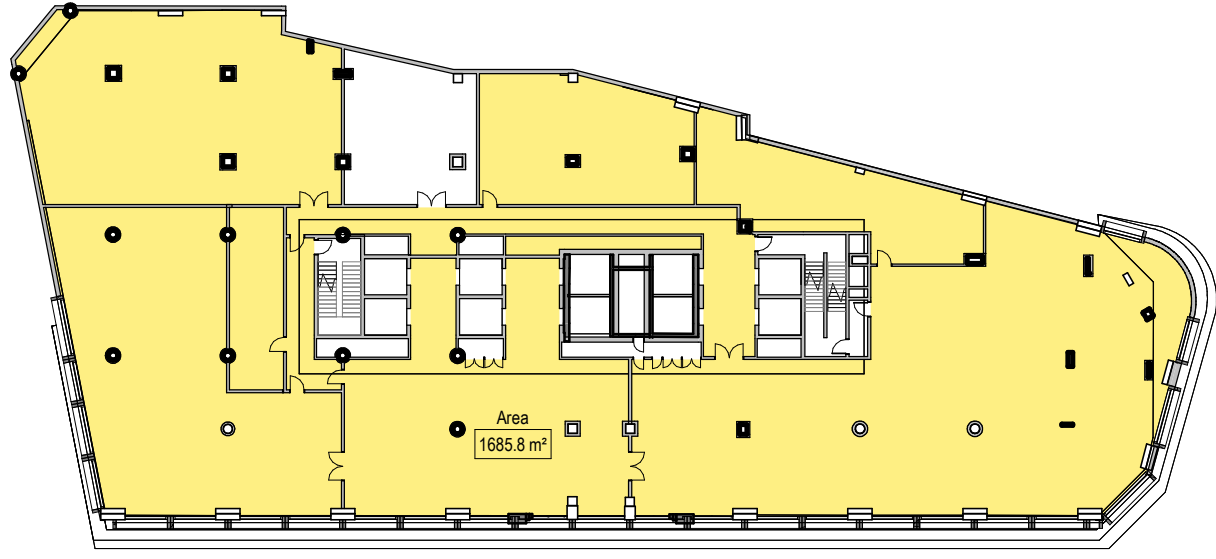
2 B01
RS_020 1:500



3 L00
RS_020 1:500



4 L01
RS_020 1:500



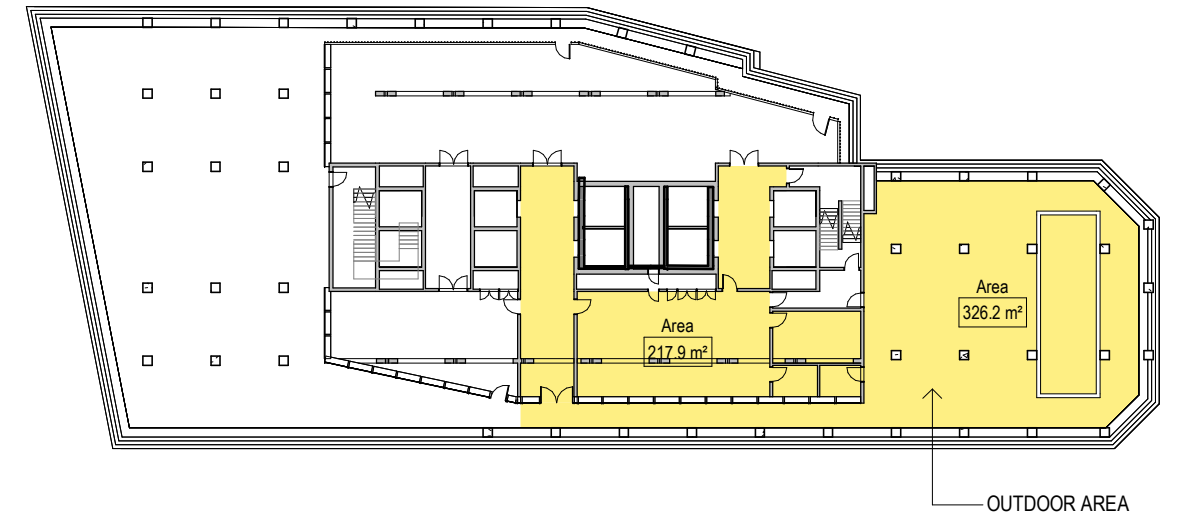
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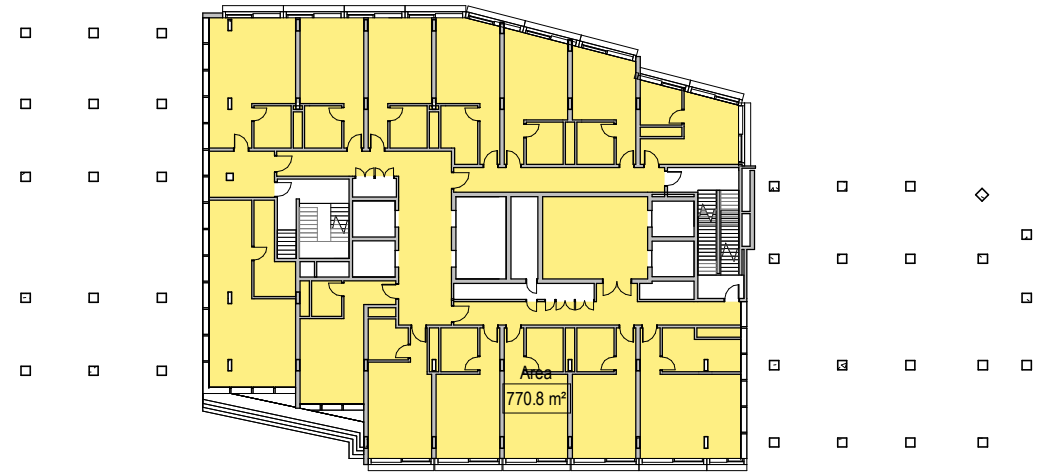
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RS_020 1:500



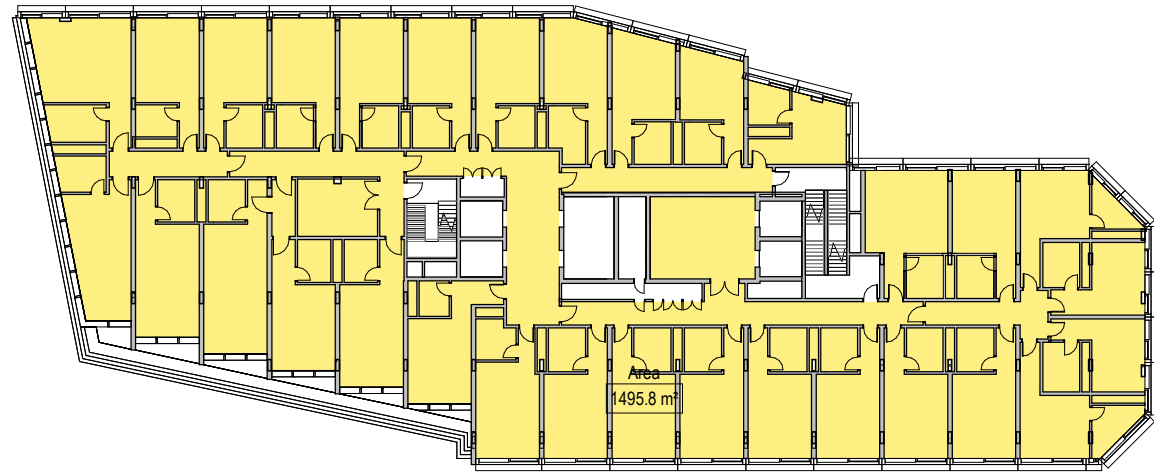
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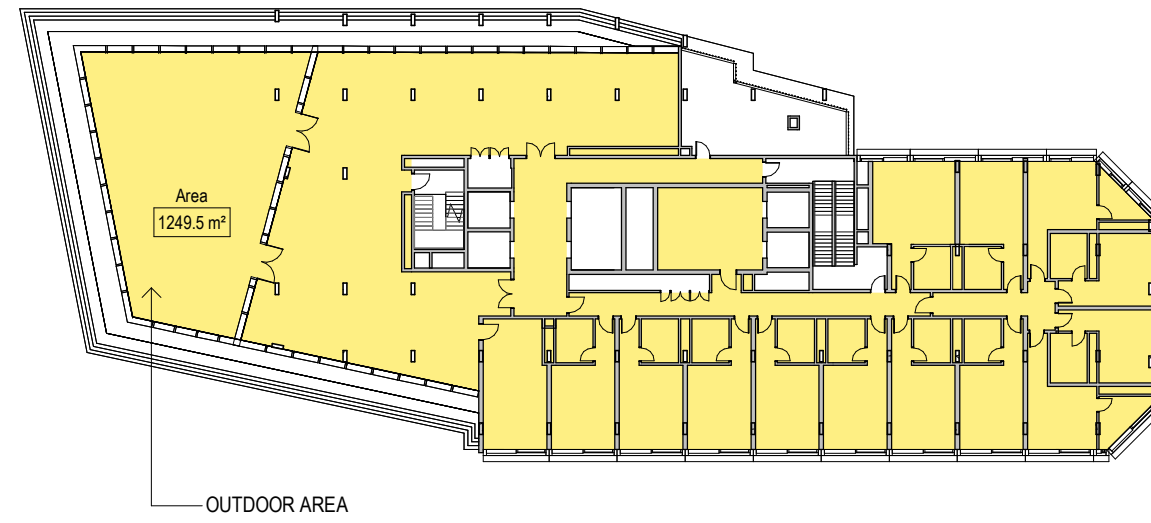
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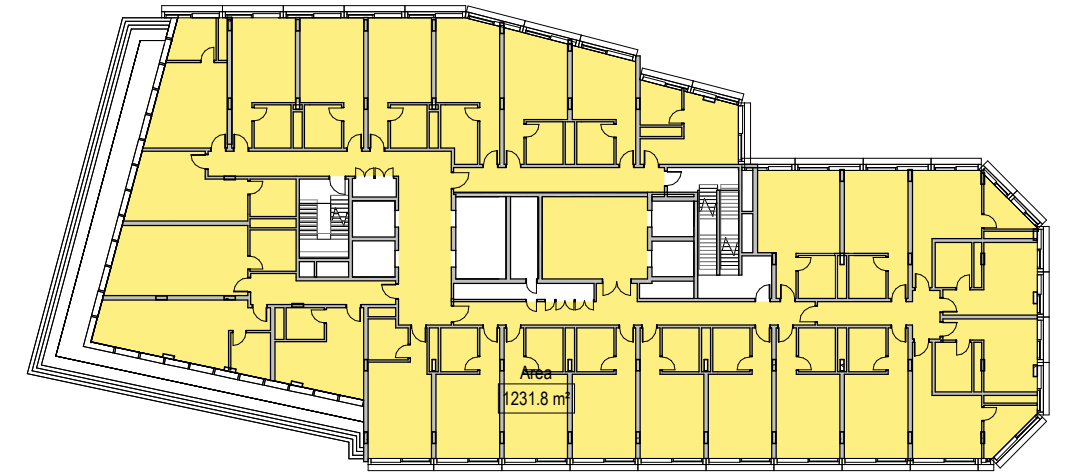
9 L12
RS_200 1:500



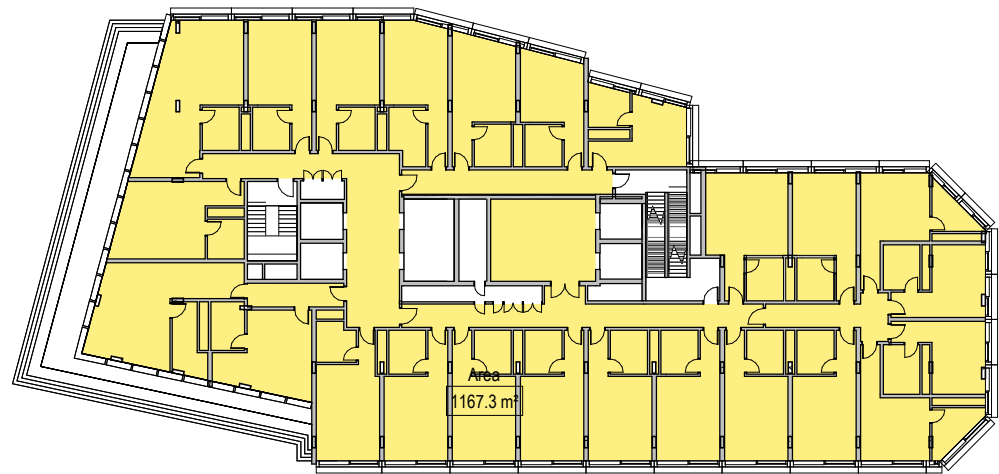
10 L13 - L17
RS_200 1:500



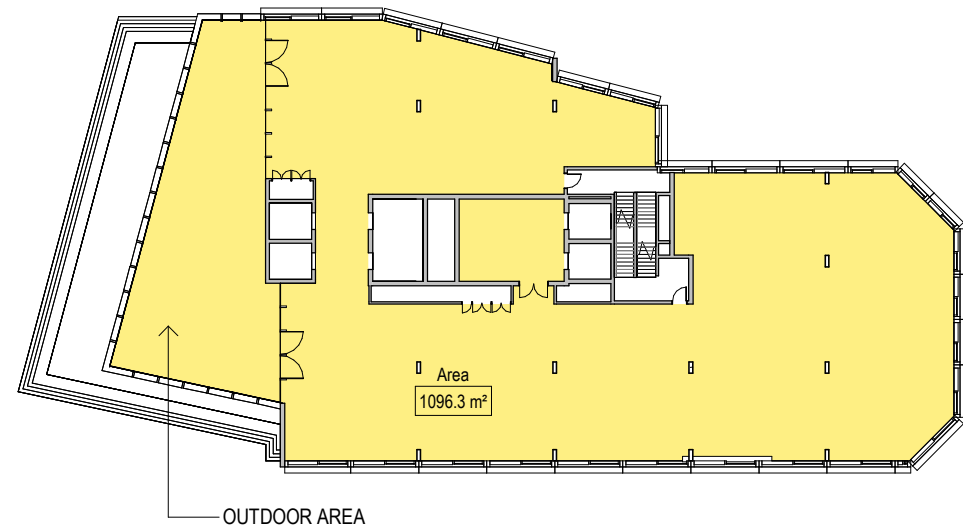
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RS_200 1:500



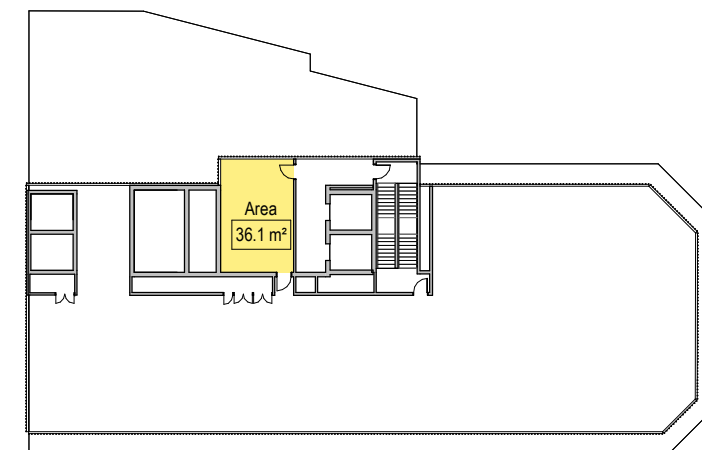
12 L19
RS_200 1:500



13 L20
RS_200 1:500



14 L21
RS_200 1:500



15 L22
RS_200 1:500

PROPOSED GFA AREA SCHEDULE	
Level	Area
B02	213 m²
L00	989 m²
L01	1477 m²
L02	1686 m²
L03	1612 m²
L04	1590 m²
L05	1612 m²
L06	1590 m²
L07	1612 m²
L08	1590 m²
L09	1612 m²
L10	1462 m²
L11	544 m²
L12	771 m²
L13	1496 m²
L14	1496 m²
L15	1496 m²
L16	1496 m²
L17	1496 m²
L18	1249 m²
L19	1232 m²
L20	1167 m²
L21	1096 m²
L22	36 m²
Grand total: 25 30617 m²	

401



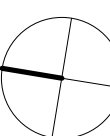
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Ross de la Motte 7398

REFERENCE

NORTH



1:500
0m 5m 10m 15m 20m

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REV DESCRIPTION

A Planning Proposal Updates

DATE

15/04/25

CLIENT

UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

PROPOSED - GFA PLANS & SCHEDULE

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

RS_800

SCALE @ A1

1:500

PROJECT NO.

016185

REV NO.

A