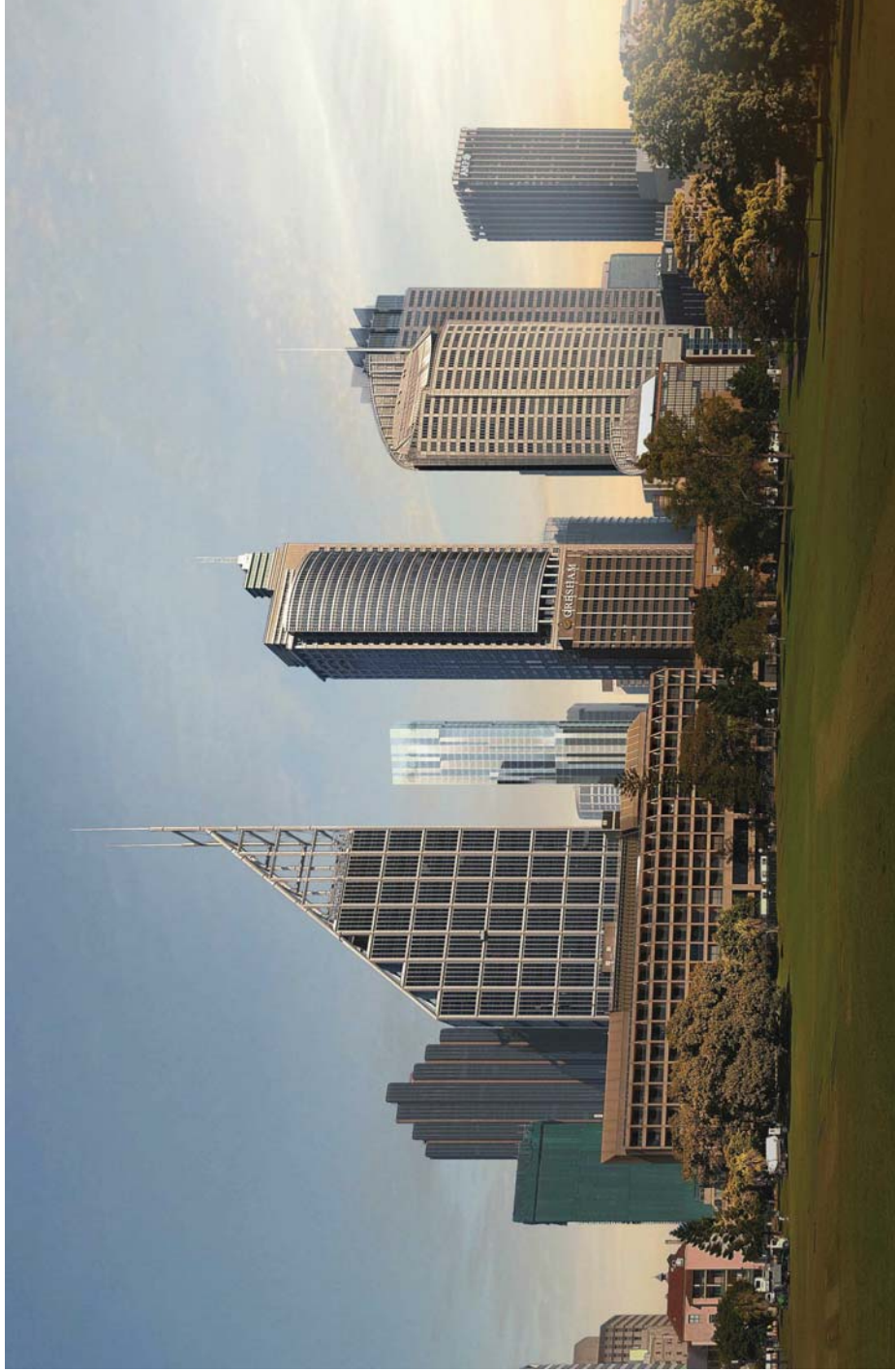


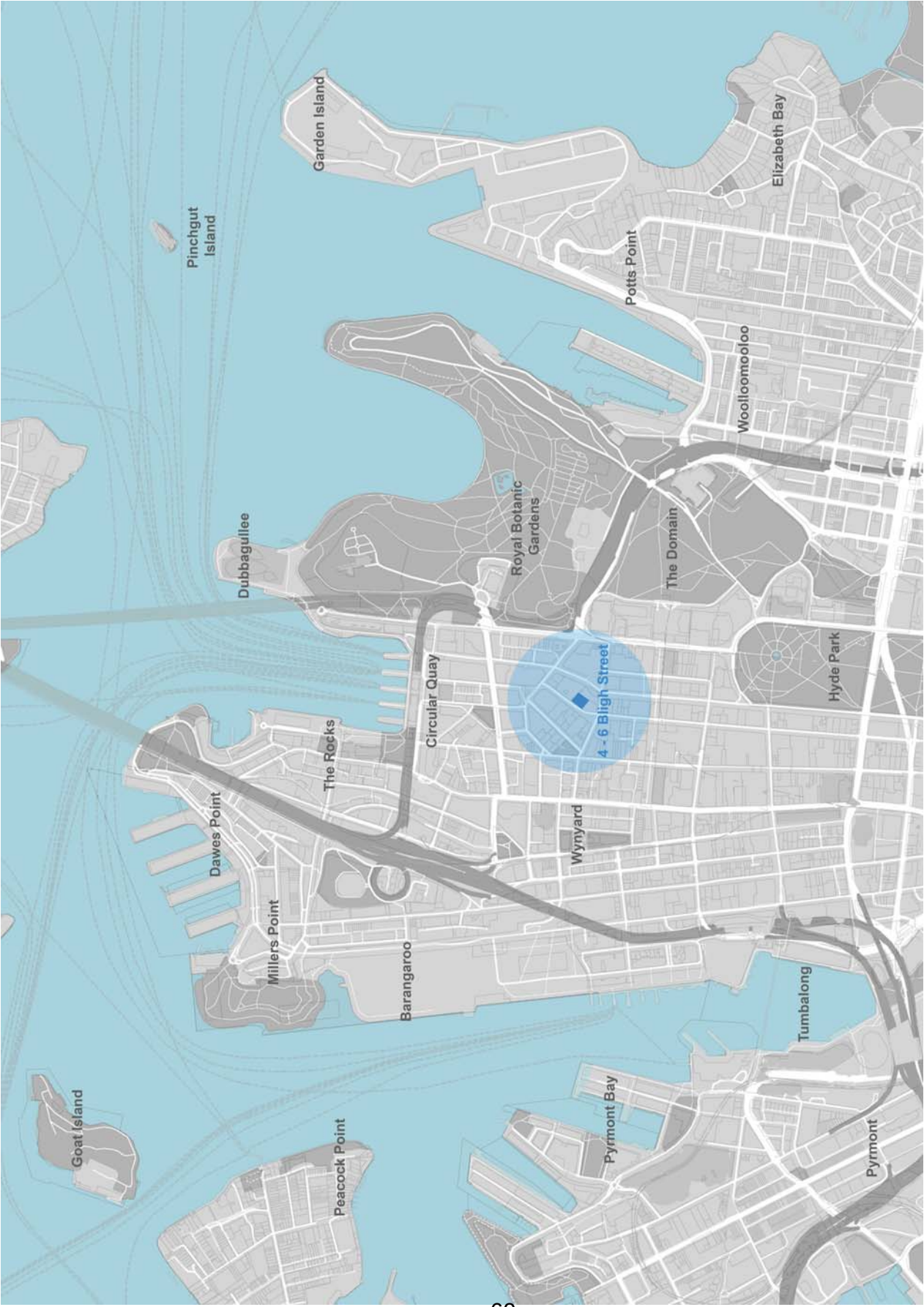
4-6 Bligh Street, Sydney

Building Envelope and Urban Design Study

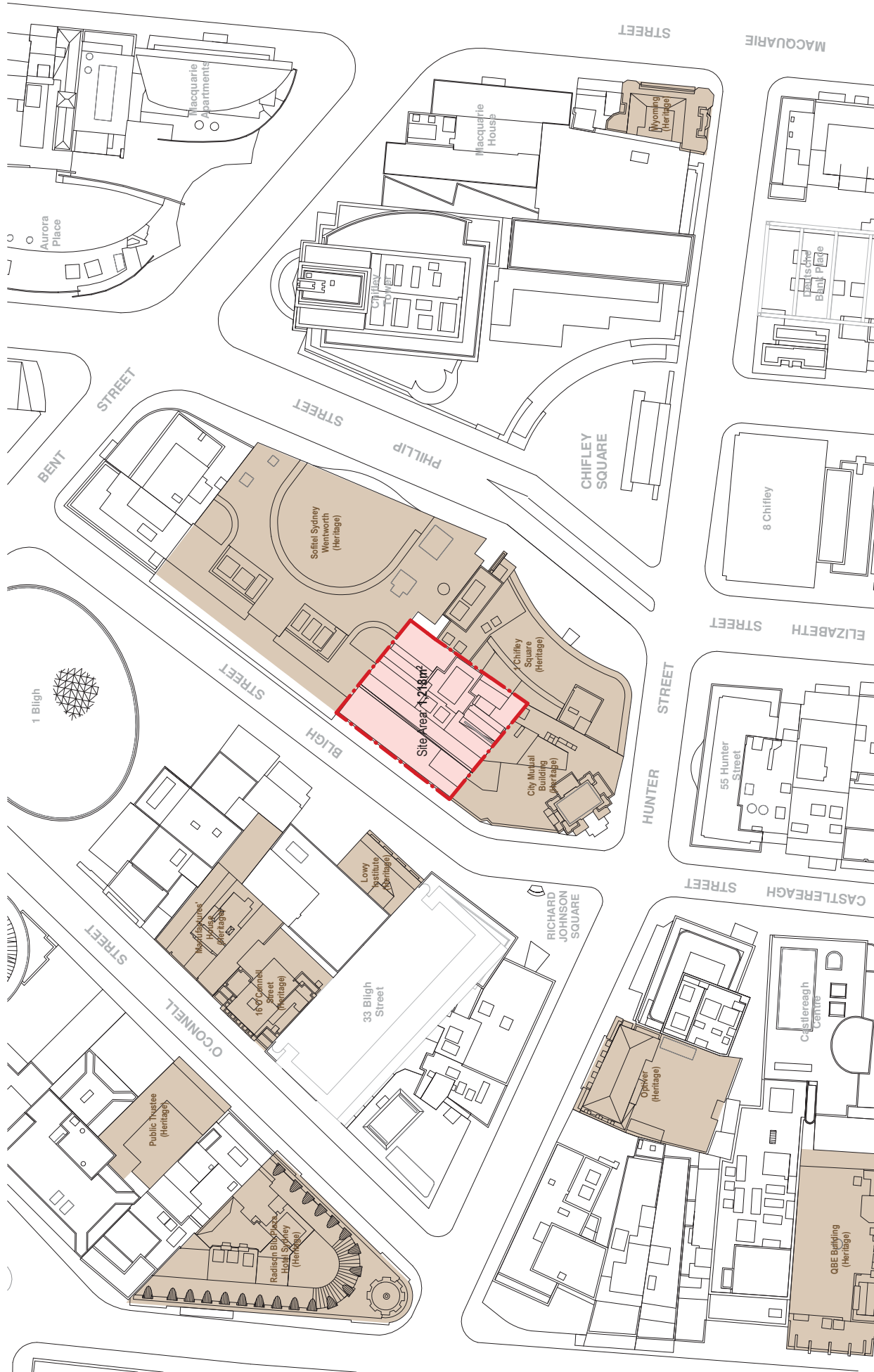
Sheet Number	Sheet Name	Current Revision Date
PP0000	Cover Sheet	31/01/18
PP0001	Location Plan	2007/17
PP0002	Site Plan	31/01/18
PP0003	Residential Impact Analysis	31/01/18
PP0004	No Overshadowing Height Limit	2007/17
PP0005	Controls DCSPS - Setbacks	2007/17
PP0006	Controls DCSPS - Building Envelope	01/08/17
PP1000	Building Envelope - Basement	2007/17
PP1001	Building Envelope - Ground Plan	31/07/17
PP1002	Building Envelope - Podium Levels	2007/17
PP1003	Building Envelope - Tower Levels	31/07/17
PP1004	Building Envelope - Massing	01/08/17
PP1005	Building Envelope - Visual Impact	01/08/17
PP2000	Building Envelope - Sections	31/07/17
PP3000	Photomontage - The Domain	2007/17
PP3001	Photomontage - Bligh Street	2007/17
PP3002	Shadow Analysis - Winter Solstice	01/08/17
PP3003	Shadow Analysis - Equinox	01/08/17
PP3004	Shadow Analysis - Summer Solstice	01/08/17
PP3005	Shadow Analysis - Chifley Square	01/08/17



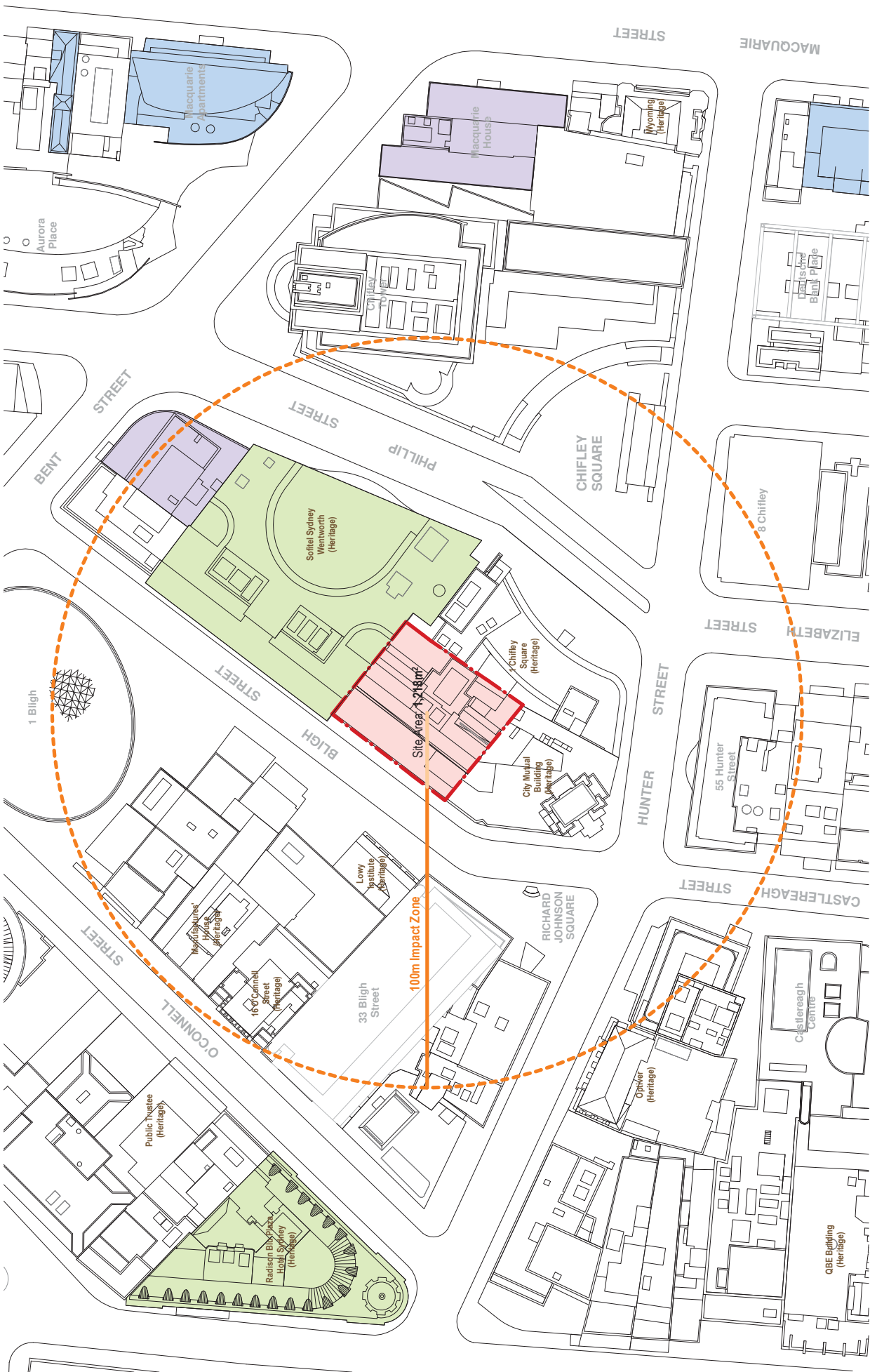
Location Plan



Site Plan



Residential, Hotel & Private Clubs Impact Analysis



4-6 Bligh Street, Sydney

Drawing no: PP0003
Issue: Scale @ A1:
Date: 31/01/18

Residential Impact Analysis

Legend

- Residential
- Hotel
- Private Clubs

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No Overshadowing Height Limit - Pitt Street Mall

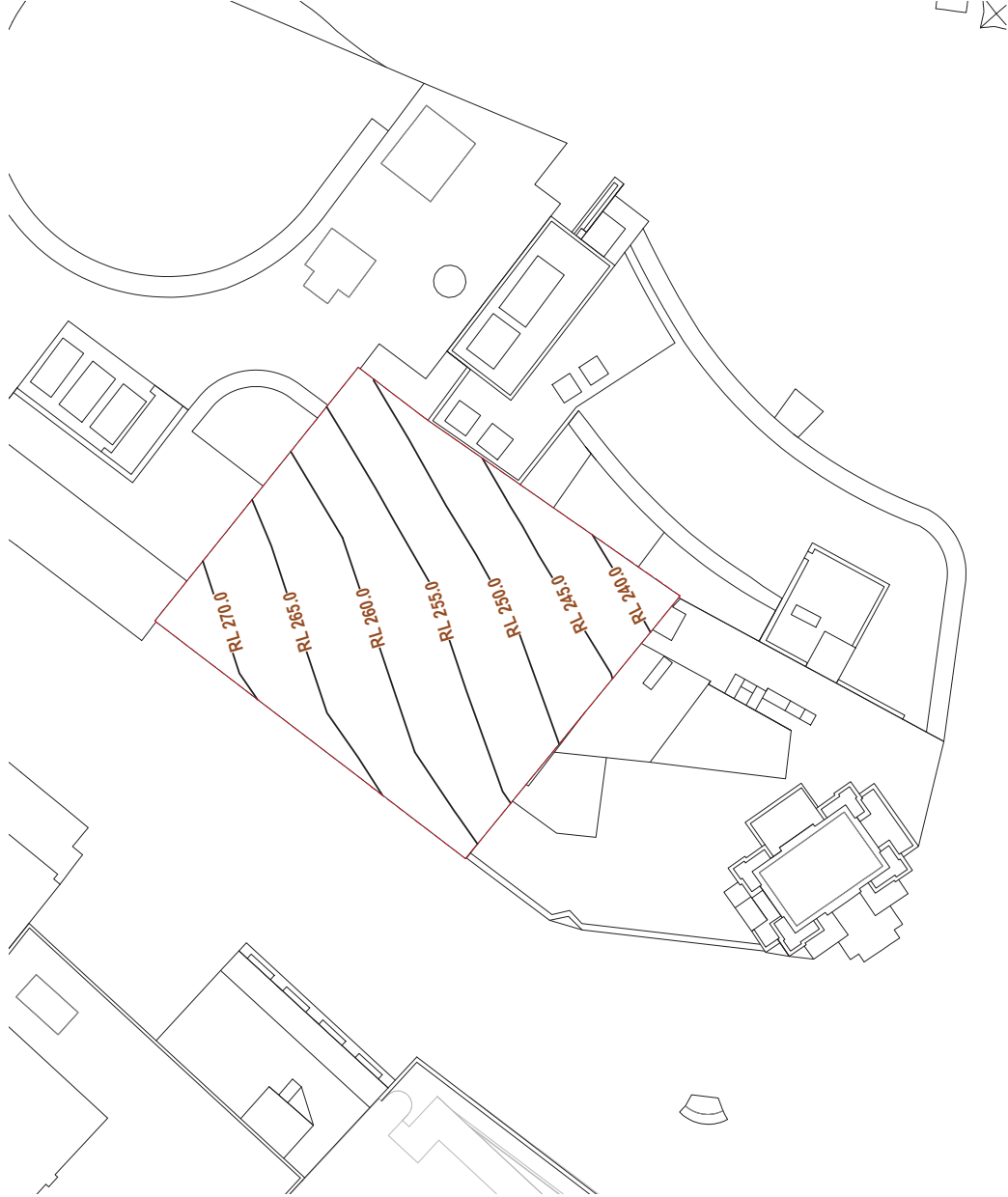
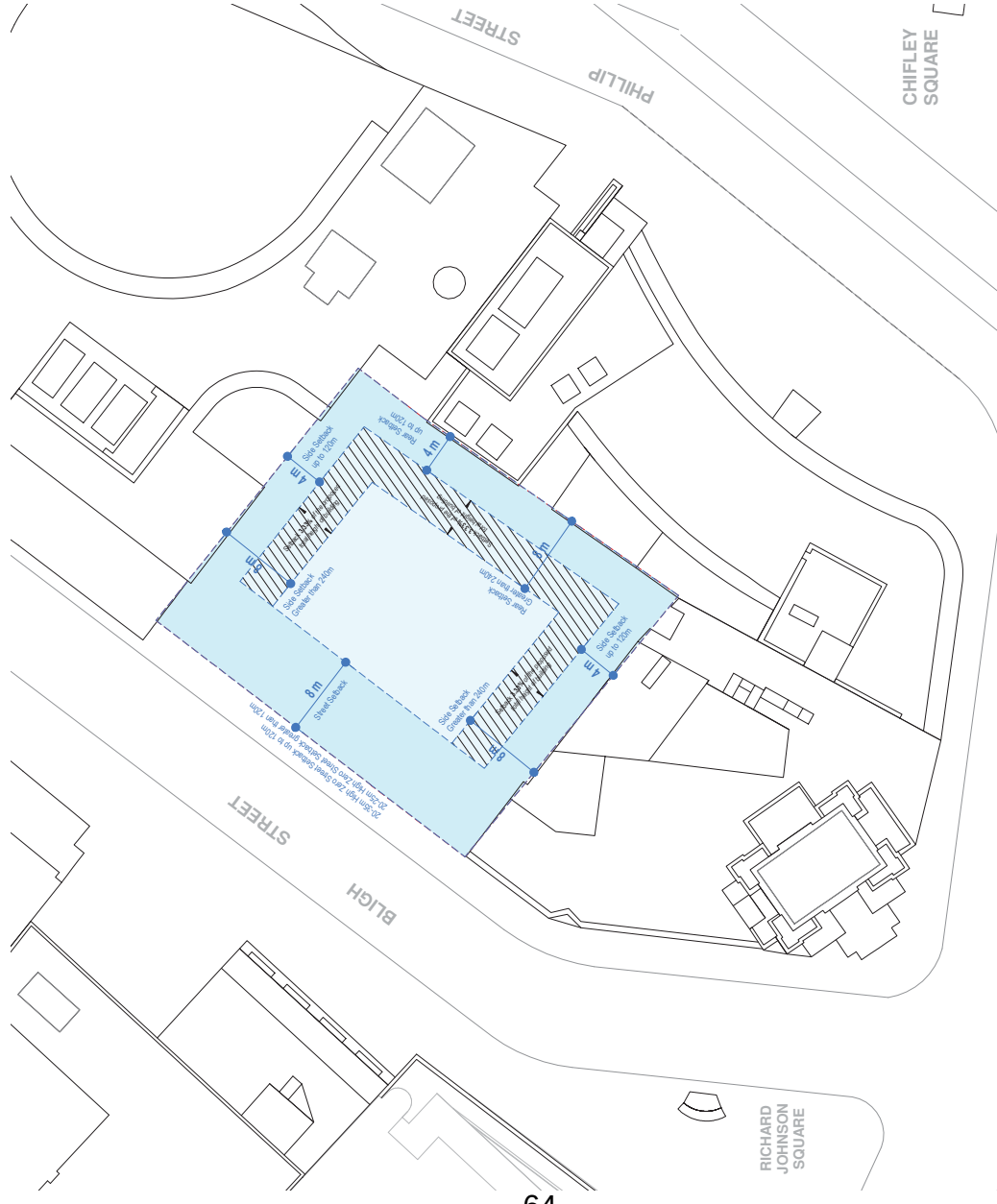


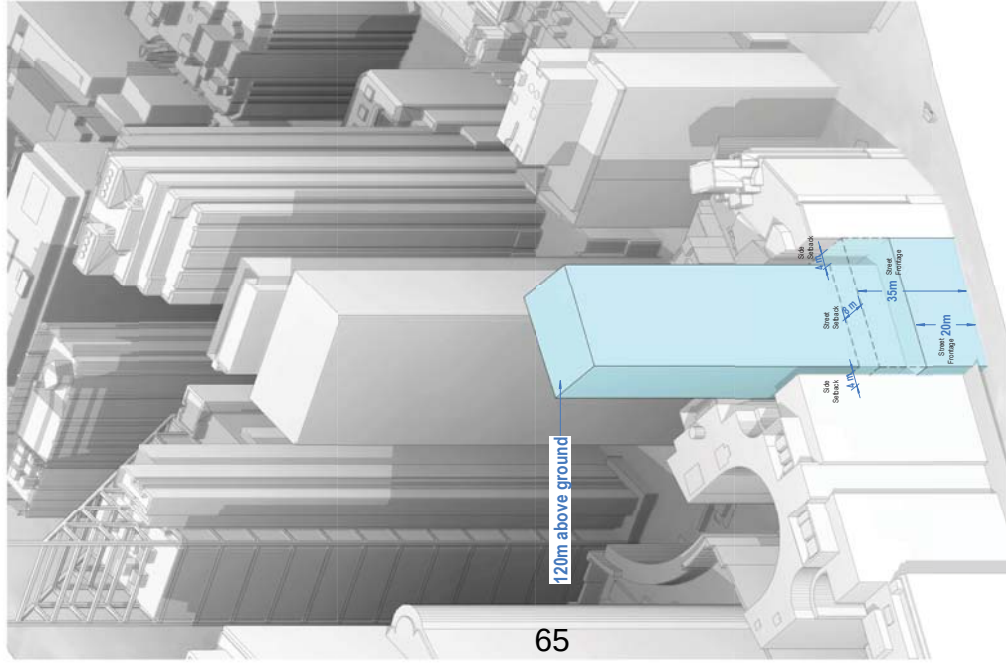
Figure 5.37: Pitt Street Mall No Additional Overshadowing



Draft Central Sydney Planning Strategy - Tower Setbacks

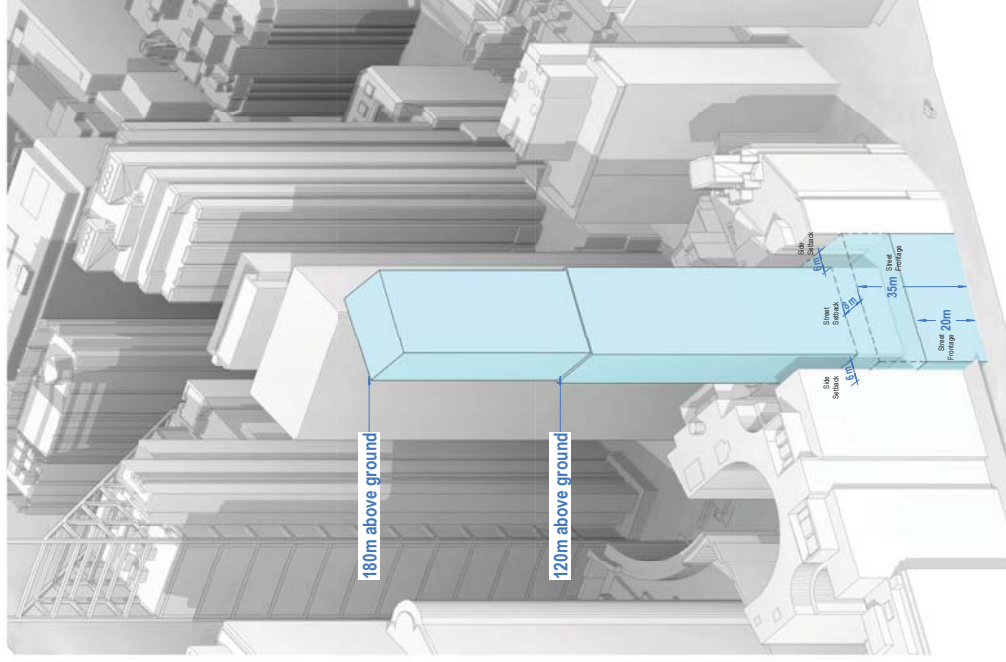


Draft Central Sydney Planning Strategy - Building Envelope

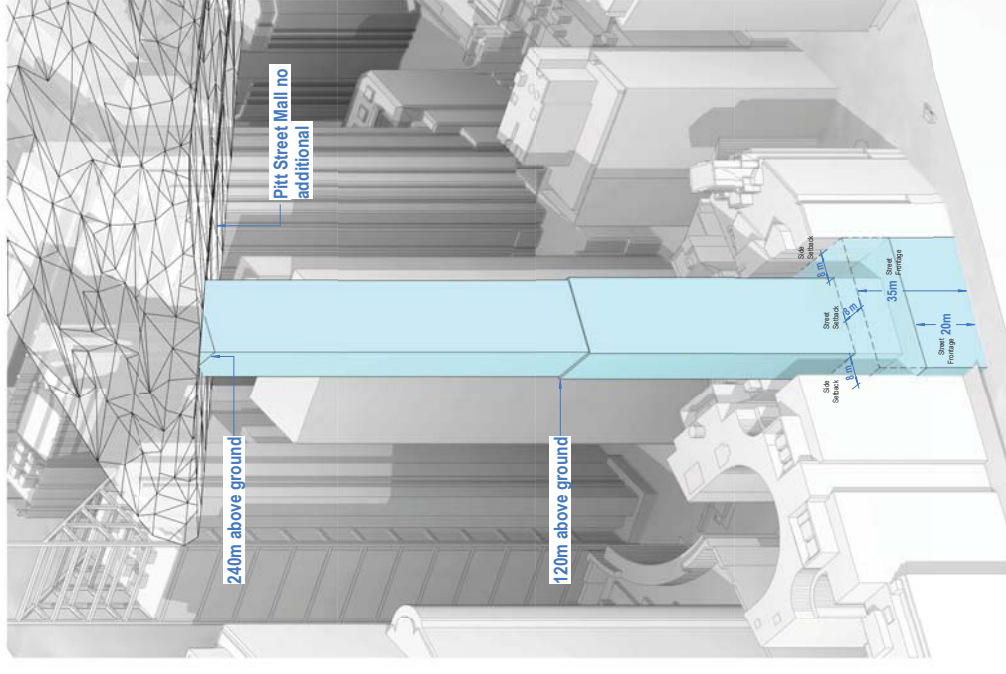


65

120m Above Ground

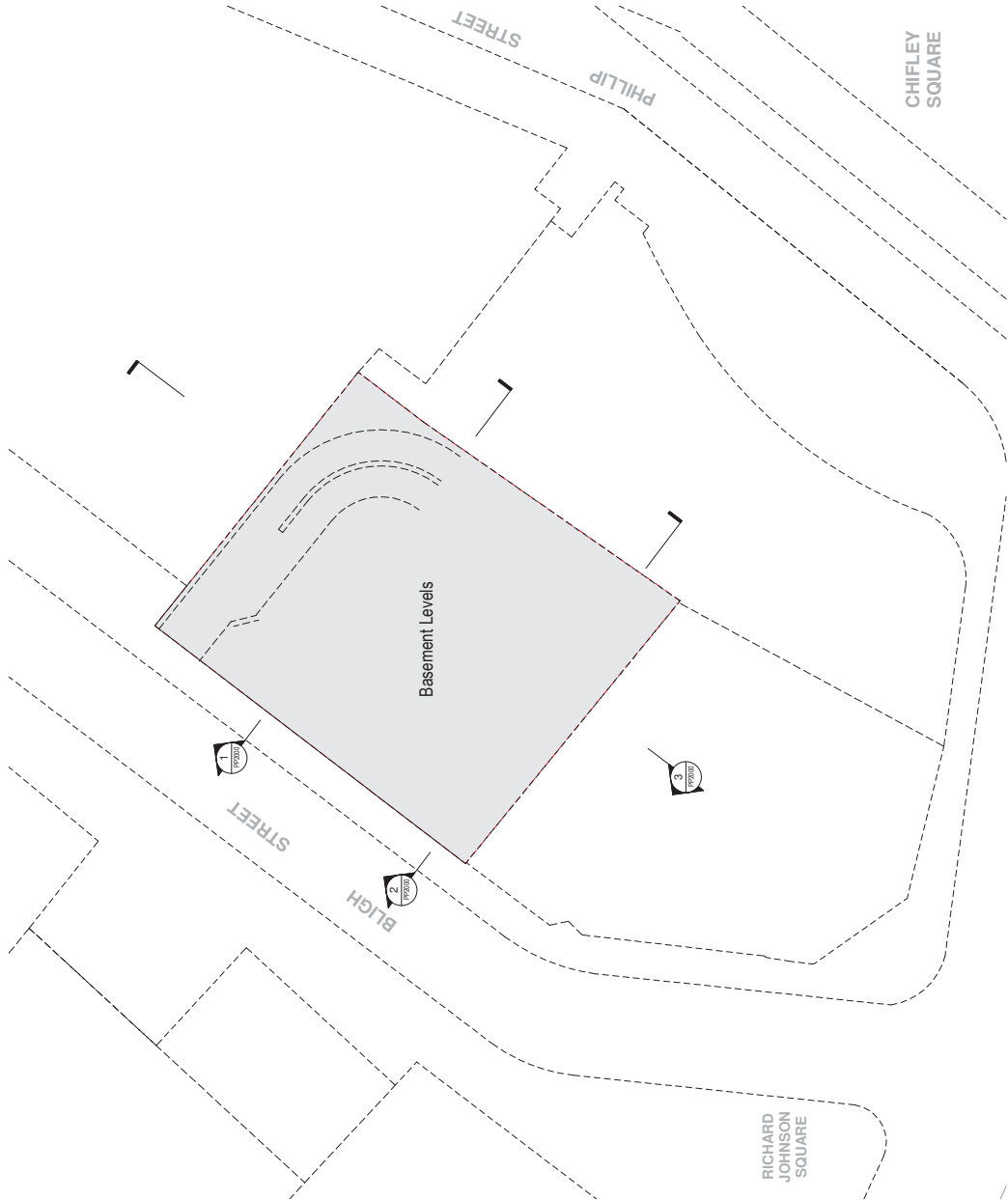


180m Above Ground



Maximum Permissible Building Height

Building Envelope - Basement Levels



4-6 Bligh Street, Sydney

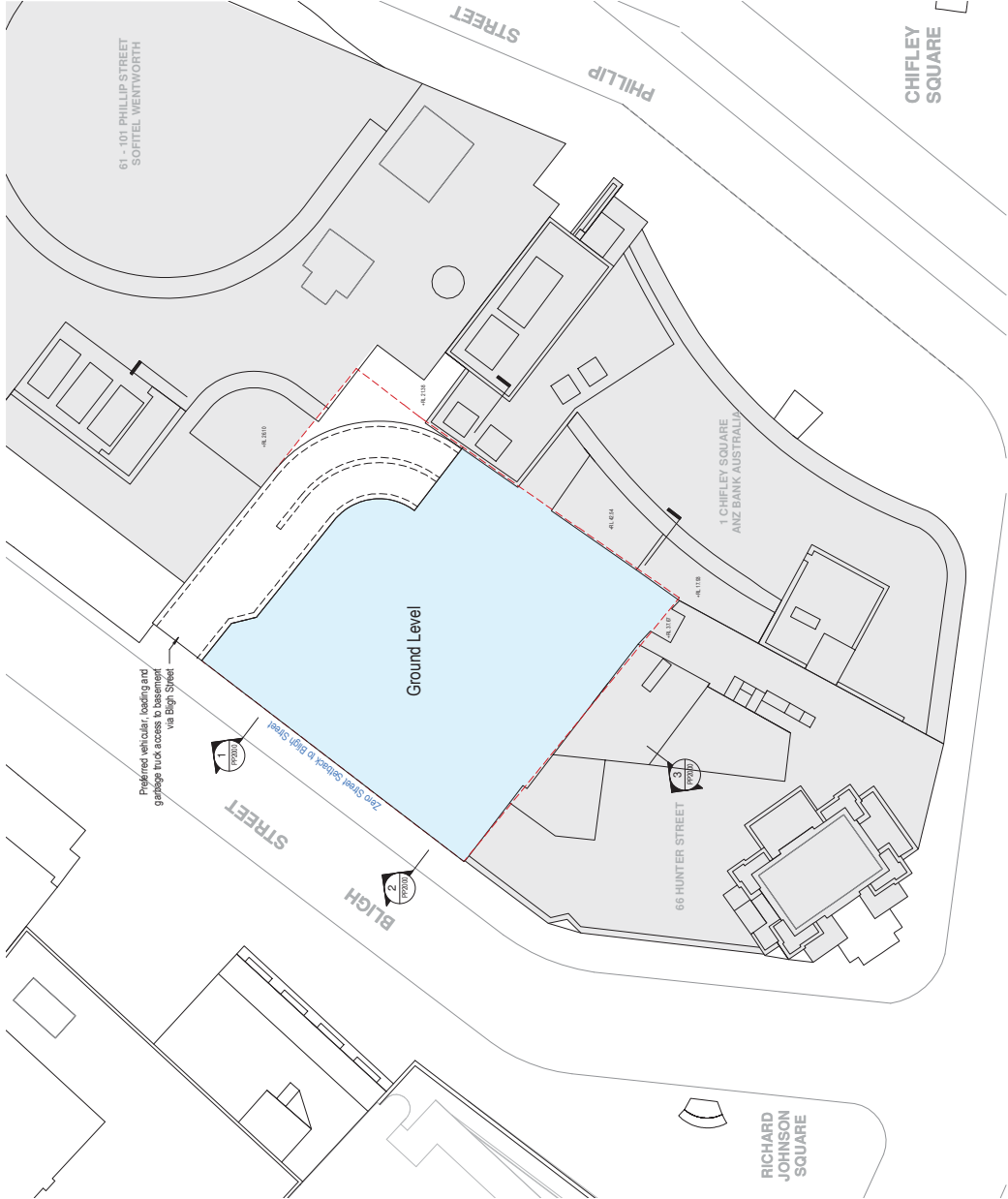
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Scale @ A1: 20/07/17
Date



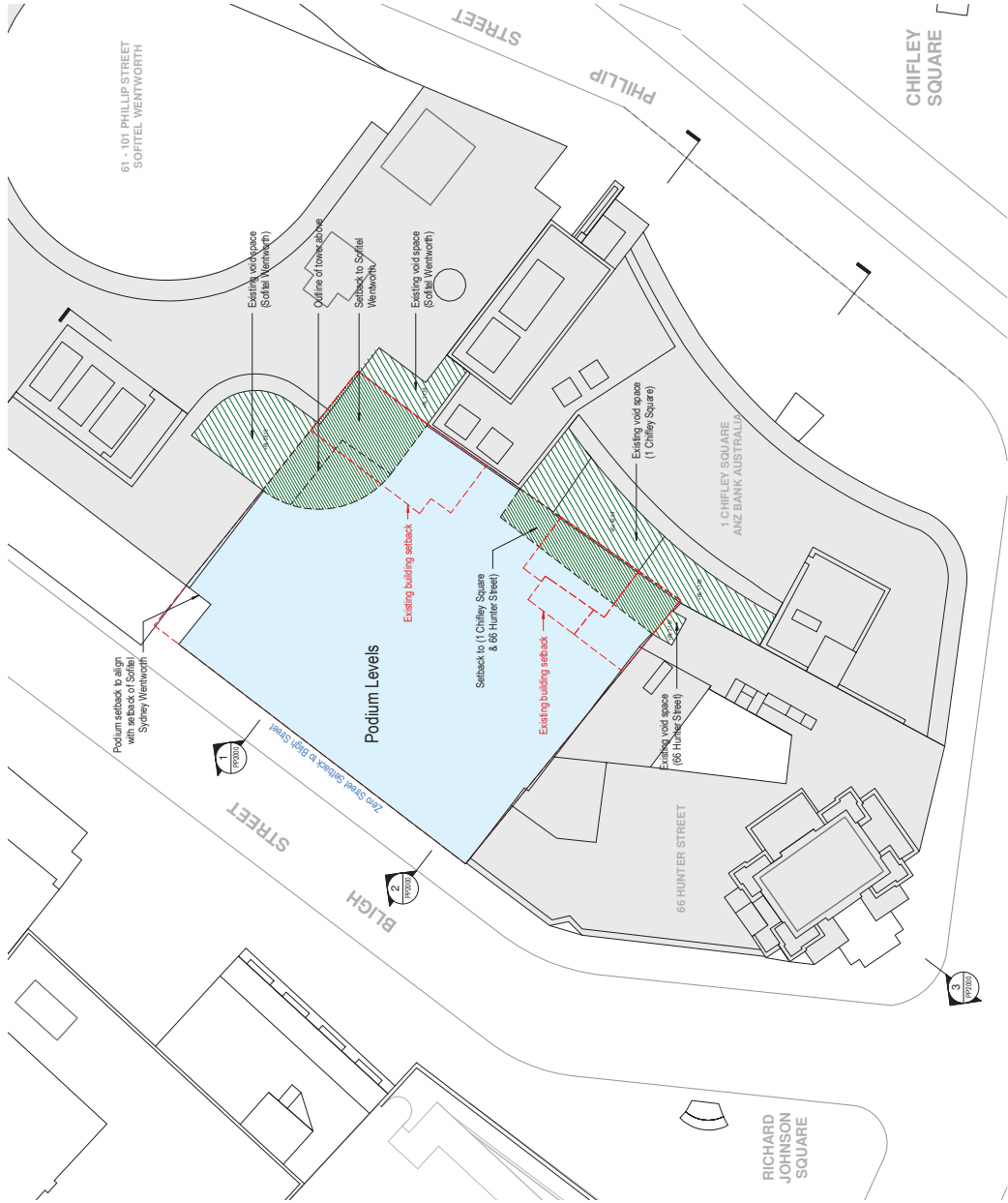
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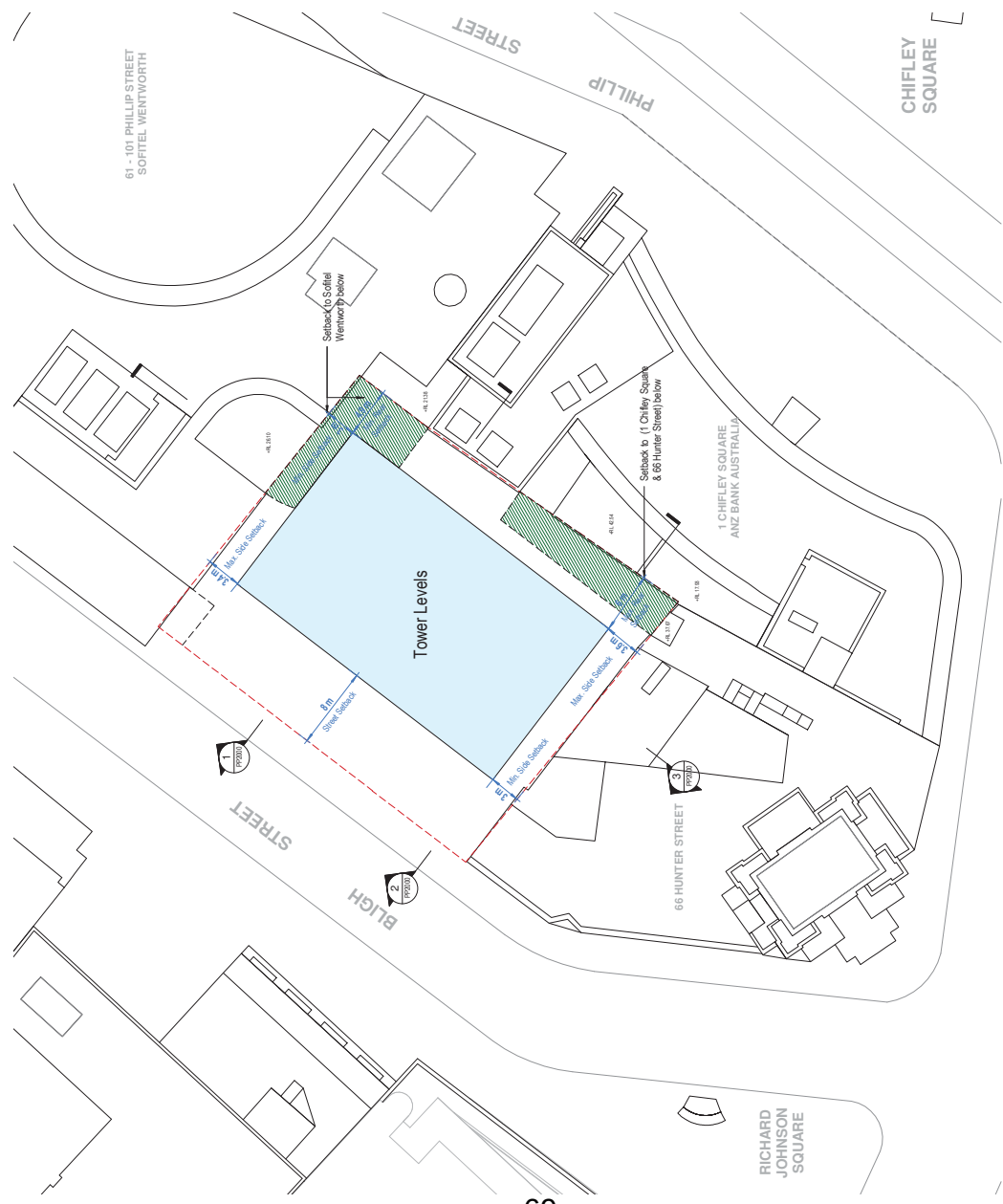
Building Envelope - Ground Level



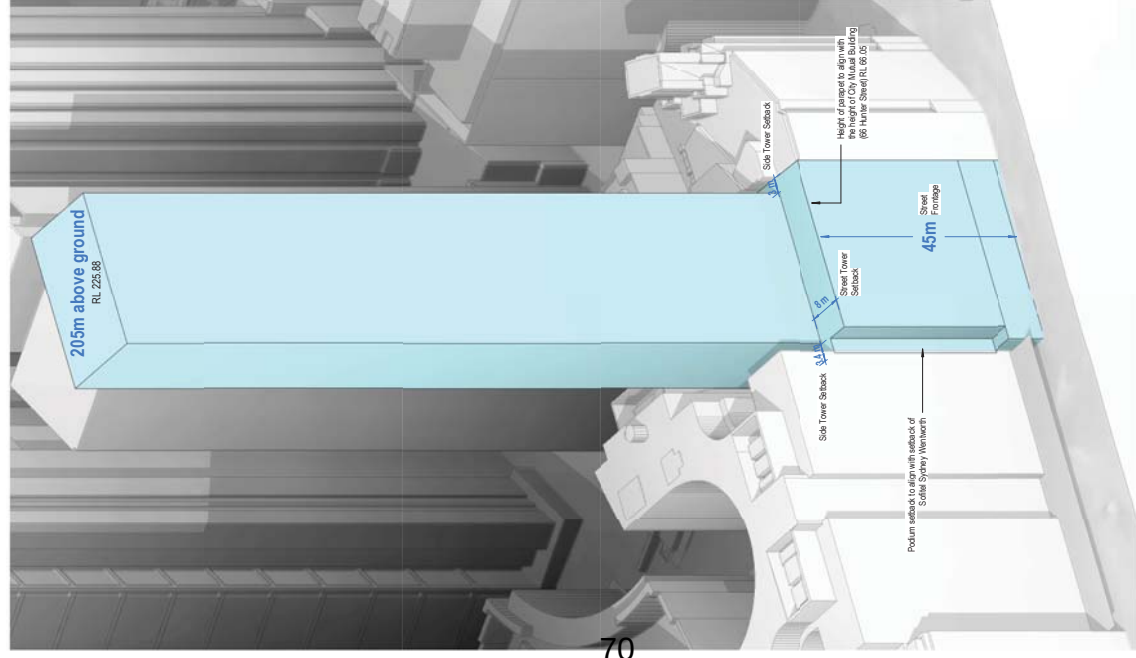
Building Envelope - Podium Levels



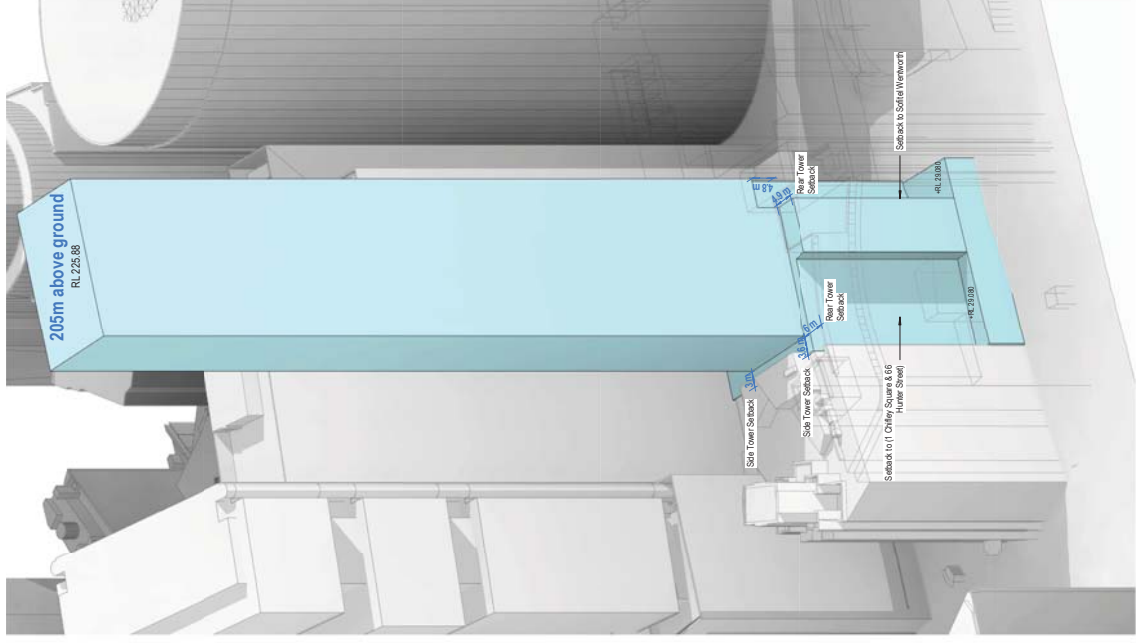
Building Envelope - Tower Levels



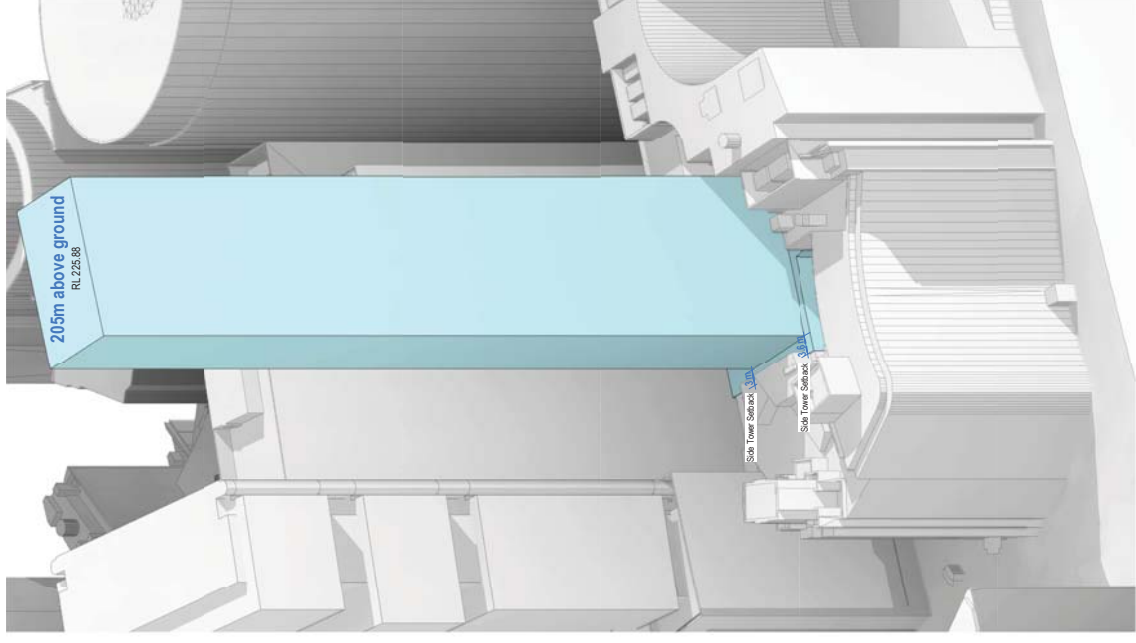
Building Envelope - Massing



North



South



South

4-6 Bligh Street, Sydney

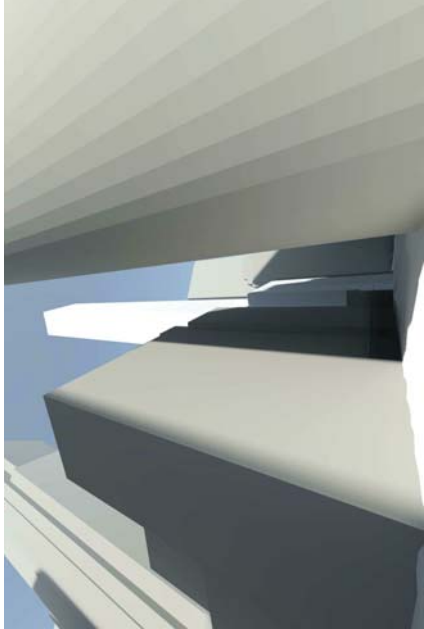
Building Envelope - Massing
PP1004

Drawing no:
Issue:
Scale @ A1:
Date

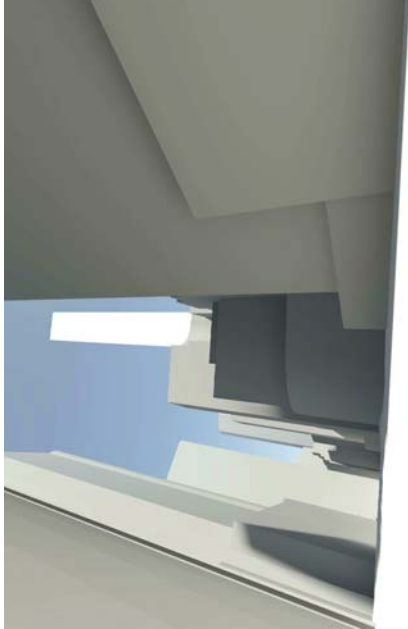
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Building Envelope - Visual Impact



1. Bligh Street (Looking South)



2. Phillip Street (Looking South)



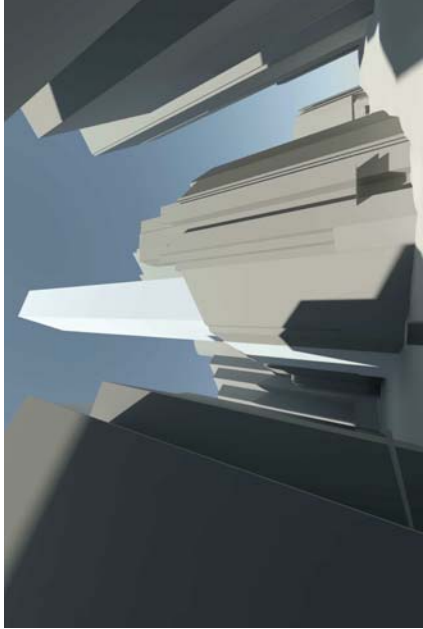
3. The Domain (Looking West)



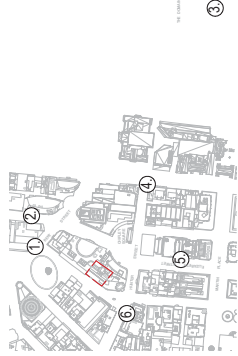
4. Hunter Street (Looking West)



5. Elizabeth Street (Looking North)



6. Corner of Hunter Street & Bligh Street



Photomontage - The Domain



Existing



Proposed

Photomontage - Bligh Street



Existing



Proposed

4-6 Bligh Street, Sydney

Photomontage - Bligh Street
PP3001

Drawing:
Drawing no:
Issue:
Scale (@ A1):
Date

20/07/17



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Shadow Analysis - Winter Solstice - 21st June



Existing 9:00am



Existing 12:00pm



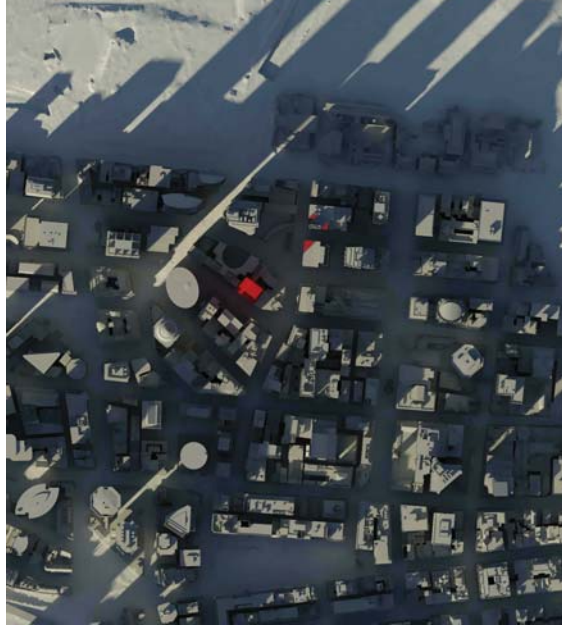
Existing 3:00pm



Proposed 9:00am



Proposed 12:00pm



Proposed 3:00pm

4-6 Bligh Street, Sydney

Shadow Analysis - Winter Solstice
PP3002

Drawing no:
Issue:
Scale @ A1:
Date

01/08/17



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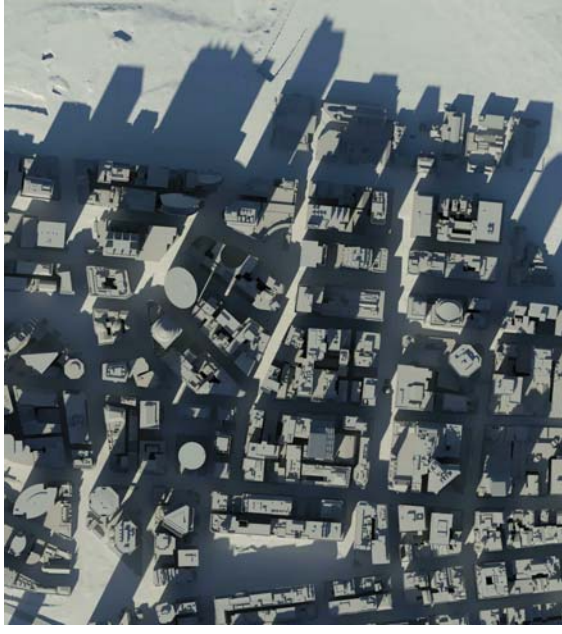
Shadow Analysis - Equinox - 23rd September



Existing 9:00am



Existing 12:00pm



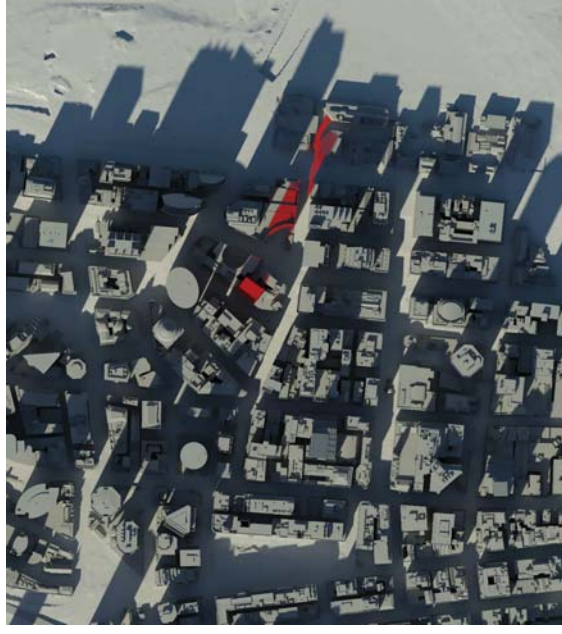
Existing 3:00pm



Proposed 9:00am



Proposed 12:00pm



Proposed 3:00pm

4-6 Bligh Street, Sydney

Shadow Analysis - Equinox
PP3003

Drawing no:
Issue:
Scale @ A1:
Date

01/08/17



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Shadow Analysis - Summer Solstice - 21st December



Existing 9:00am



Existing 12:00pm



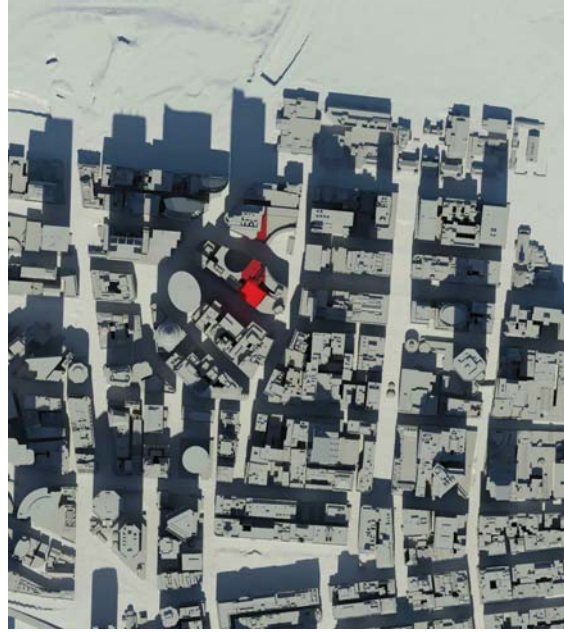
Existing 3:00pm



Proposed 9:00am



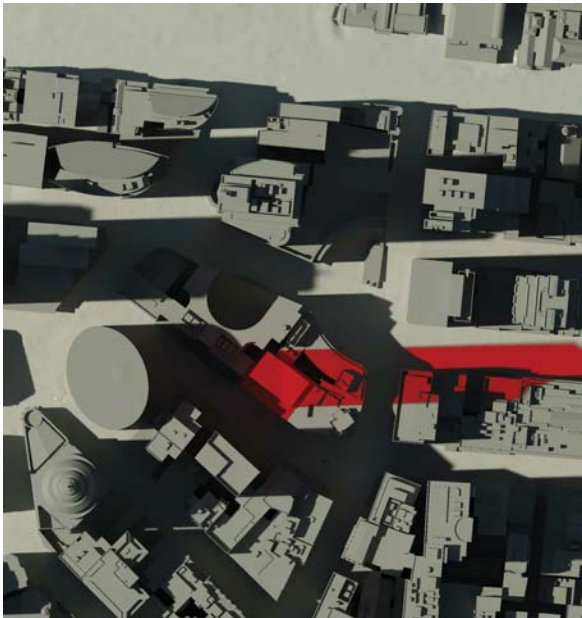
Proposed 12:00pm



Proposed 3:00pm



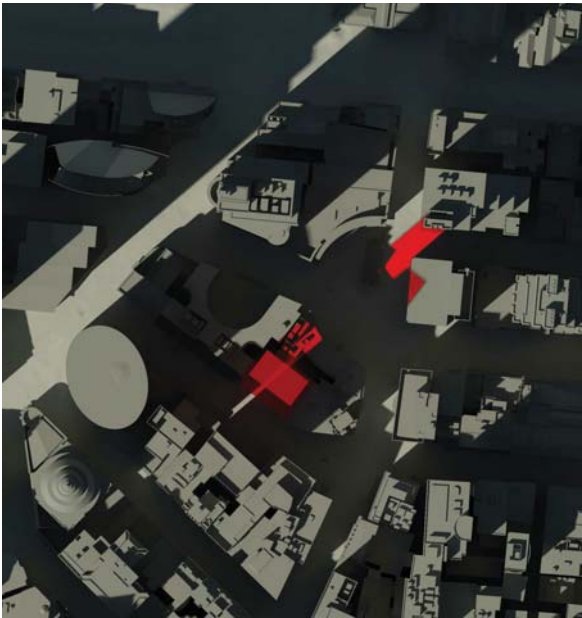
Shadow Analysis - Chifley Square - 14th April



Proposed 12:00pm



Proposed 1:00pm



Proposed 2:00pm

