

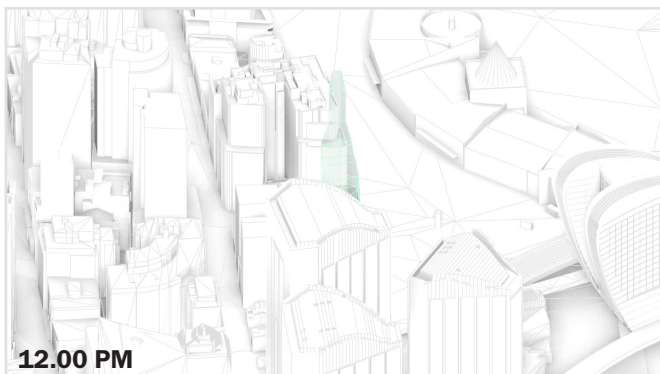
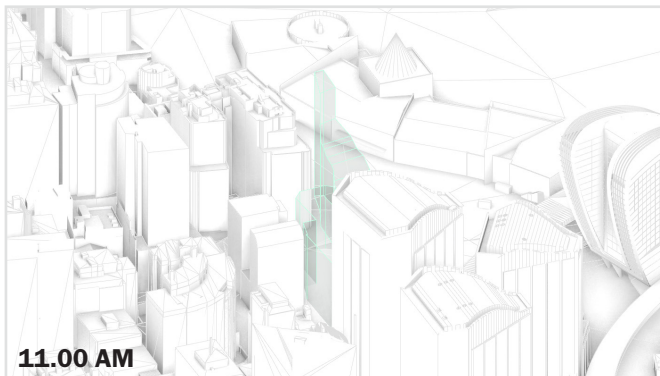
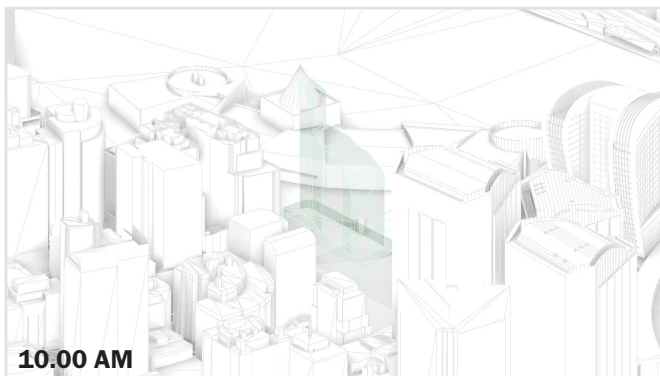
Attachment A2

Urban Design Report (Part 4)

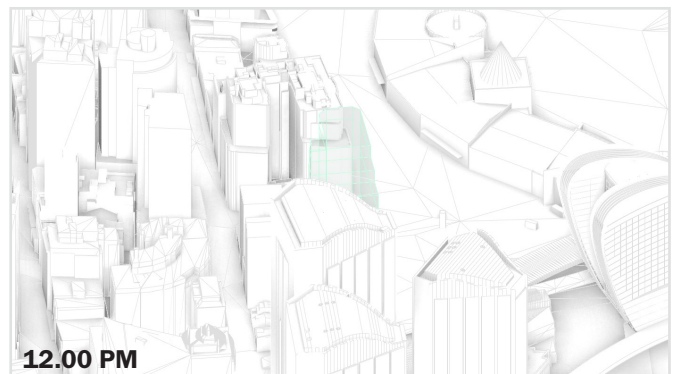
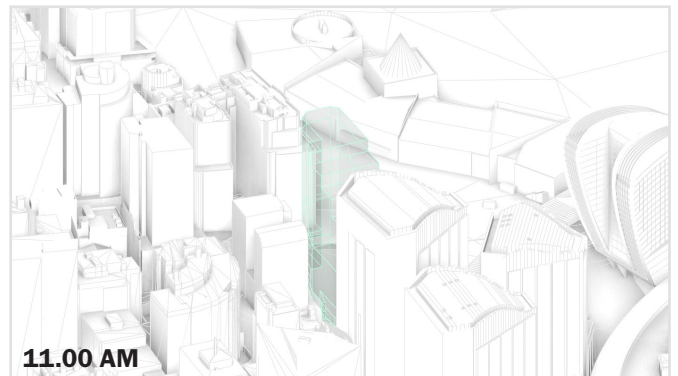
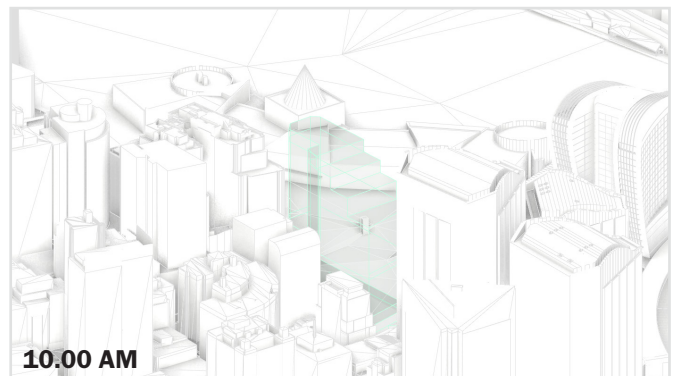
ATTACHMENT B: VIEWS FROM THE SUN

VIEW FROM THE SUN - WINTER SOLSTICE

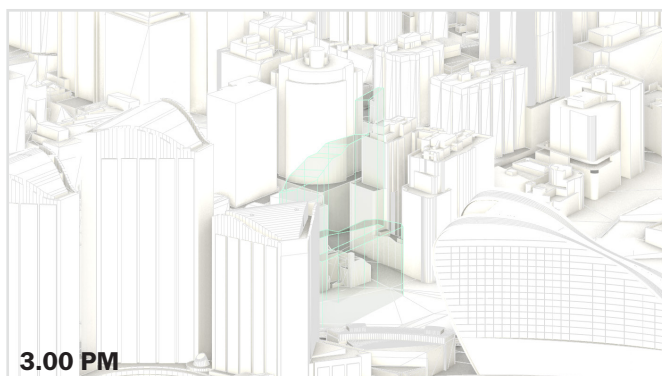
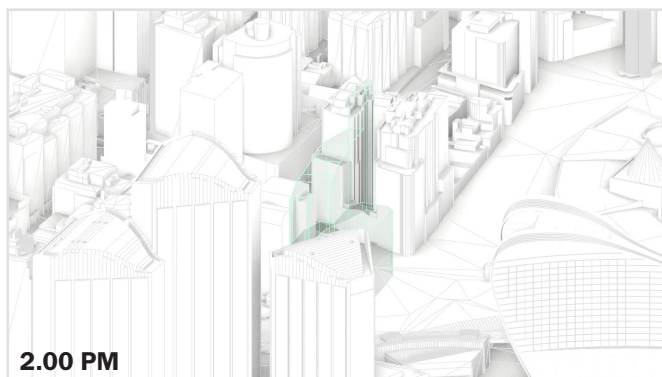
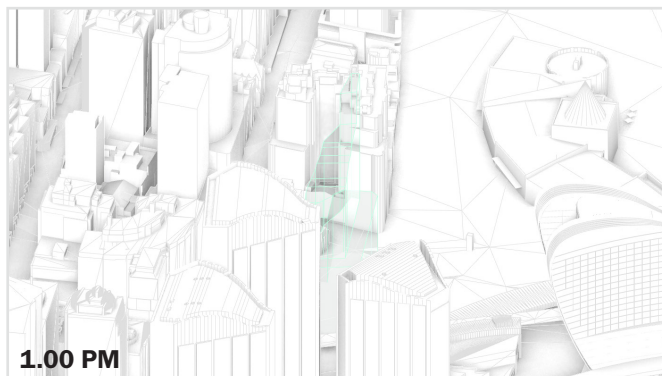
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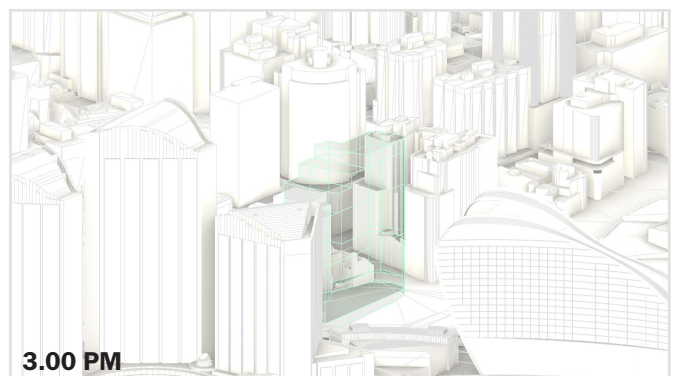
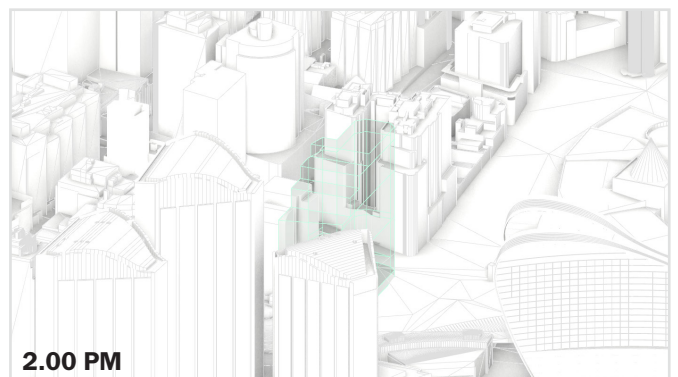
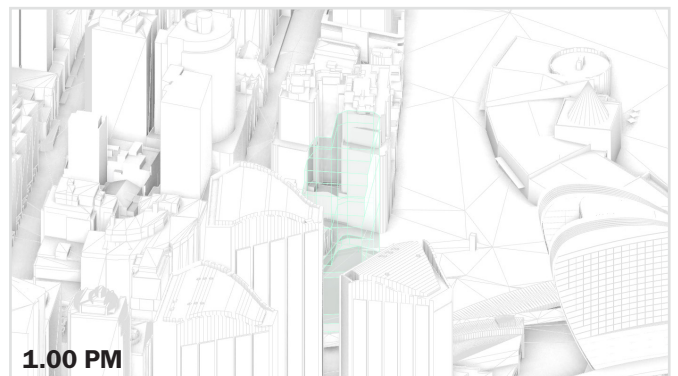
The Proposed Massing:



The Expected Envelope:



The Proposed Massing:

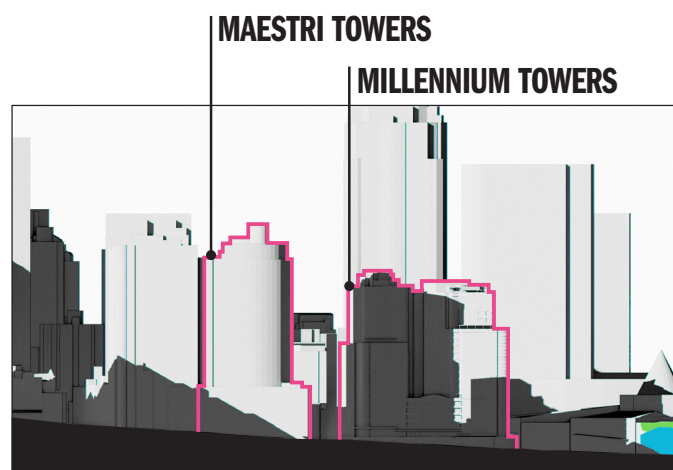


ATTACHMENT C: OVERSHADOWING ELEVATIONS

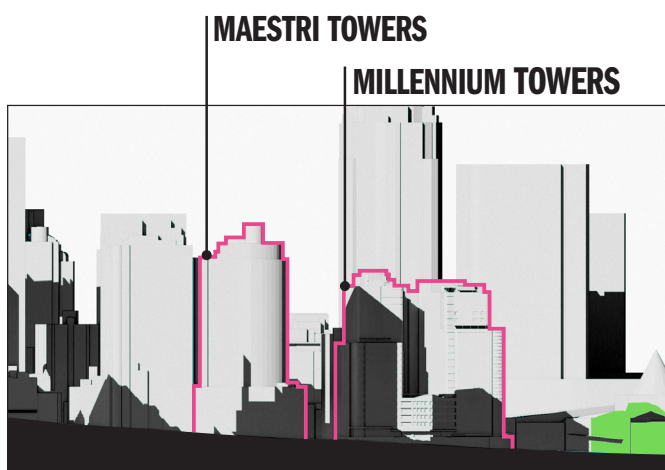
OVERSHADOWING IMPACT TO SOUTH

Bathurst Street Elevation

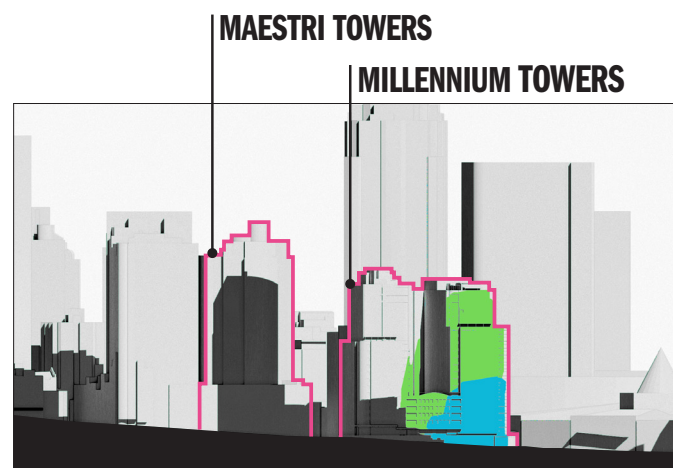
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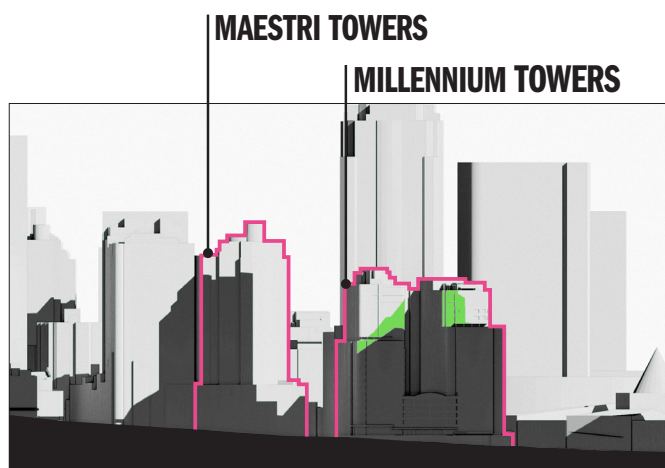
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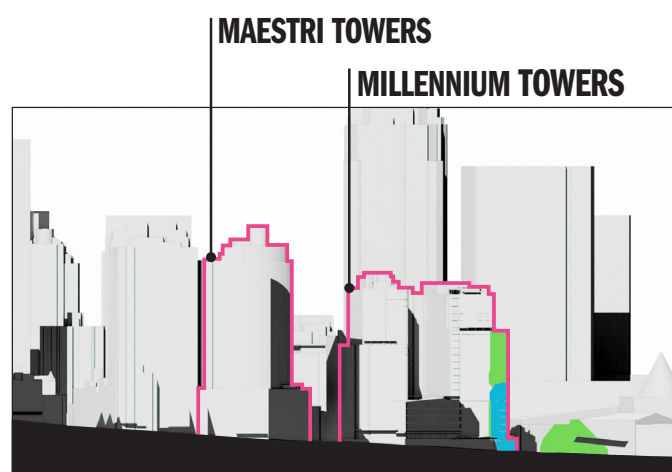
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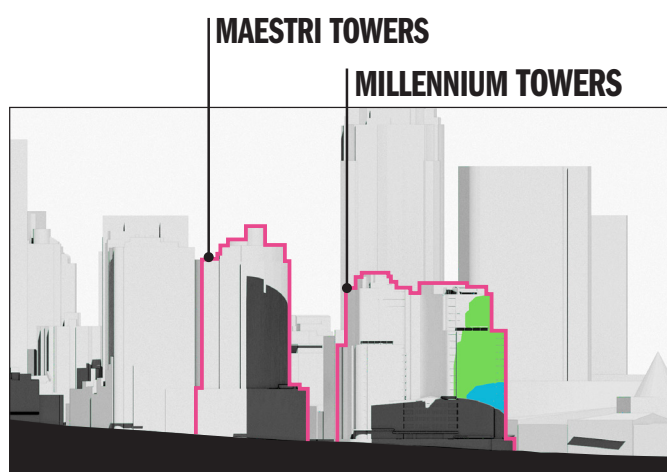
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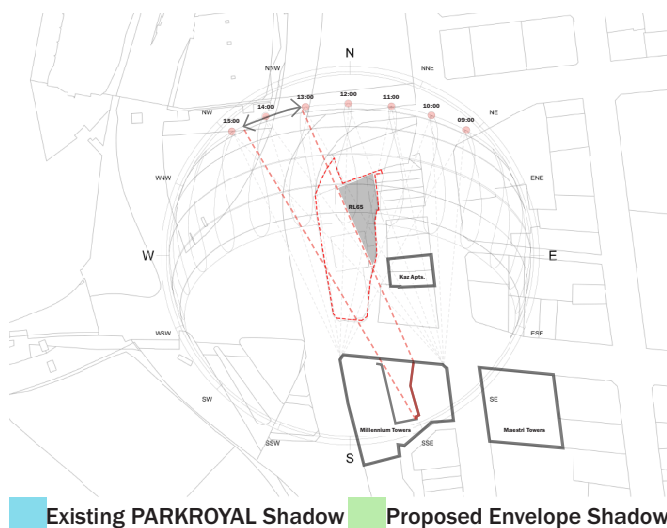
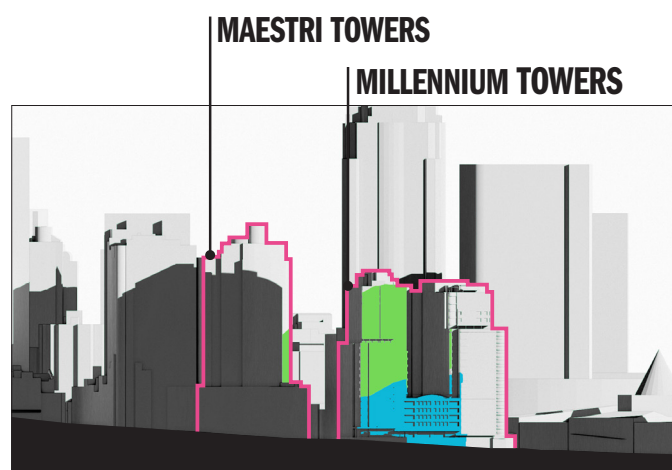
11:00



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



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Glenn Scott 6942
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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
COVER SHEET

REVIEWED
AC

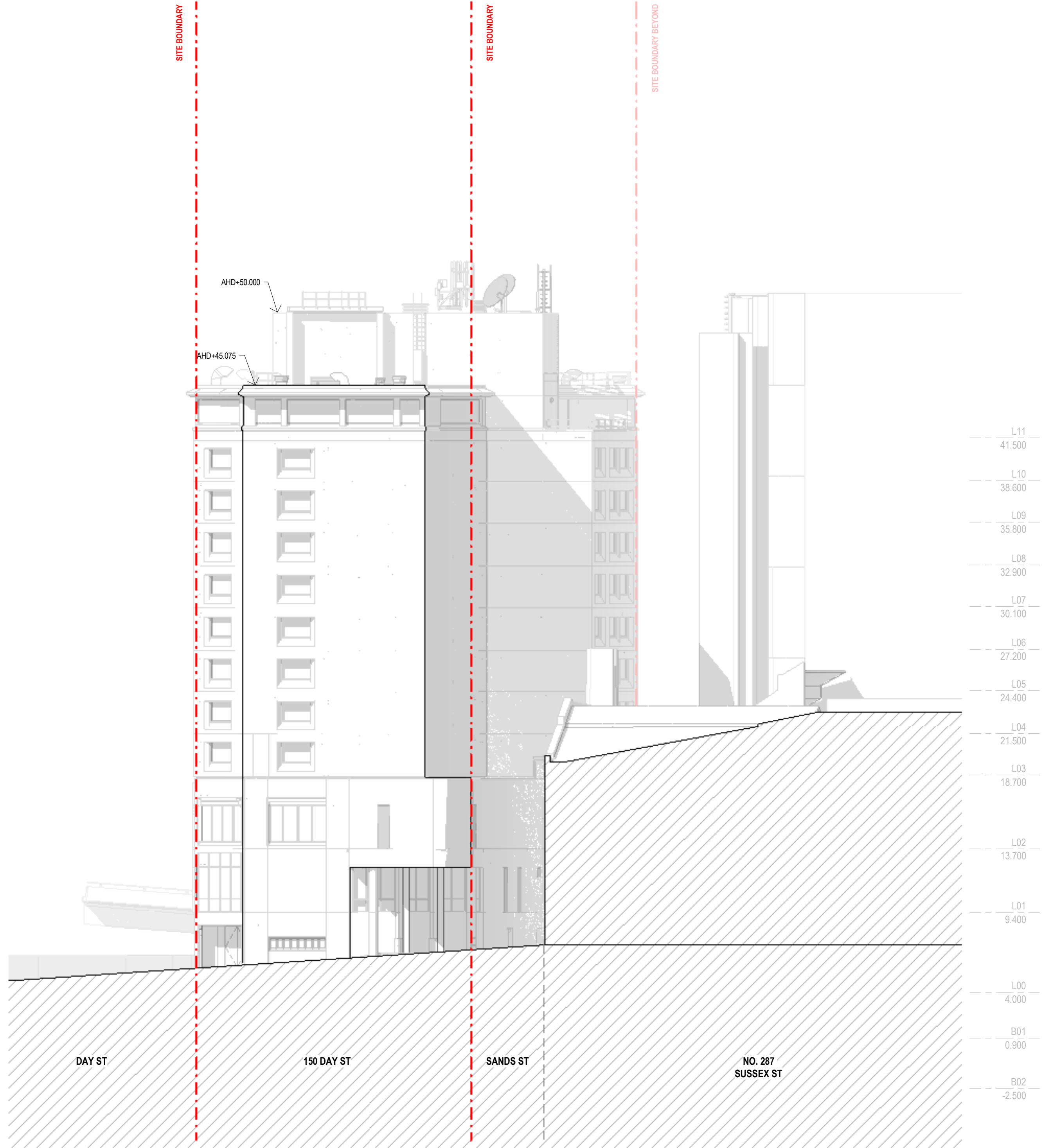
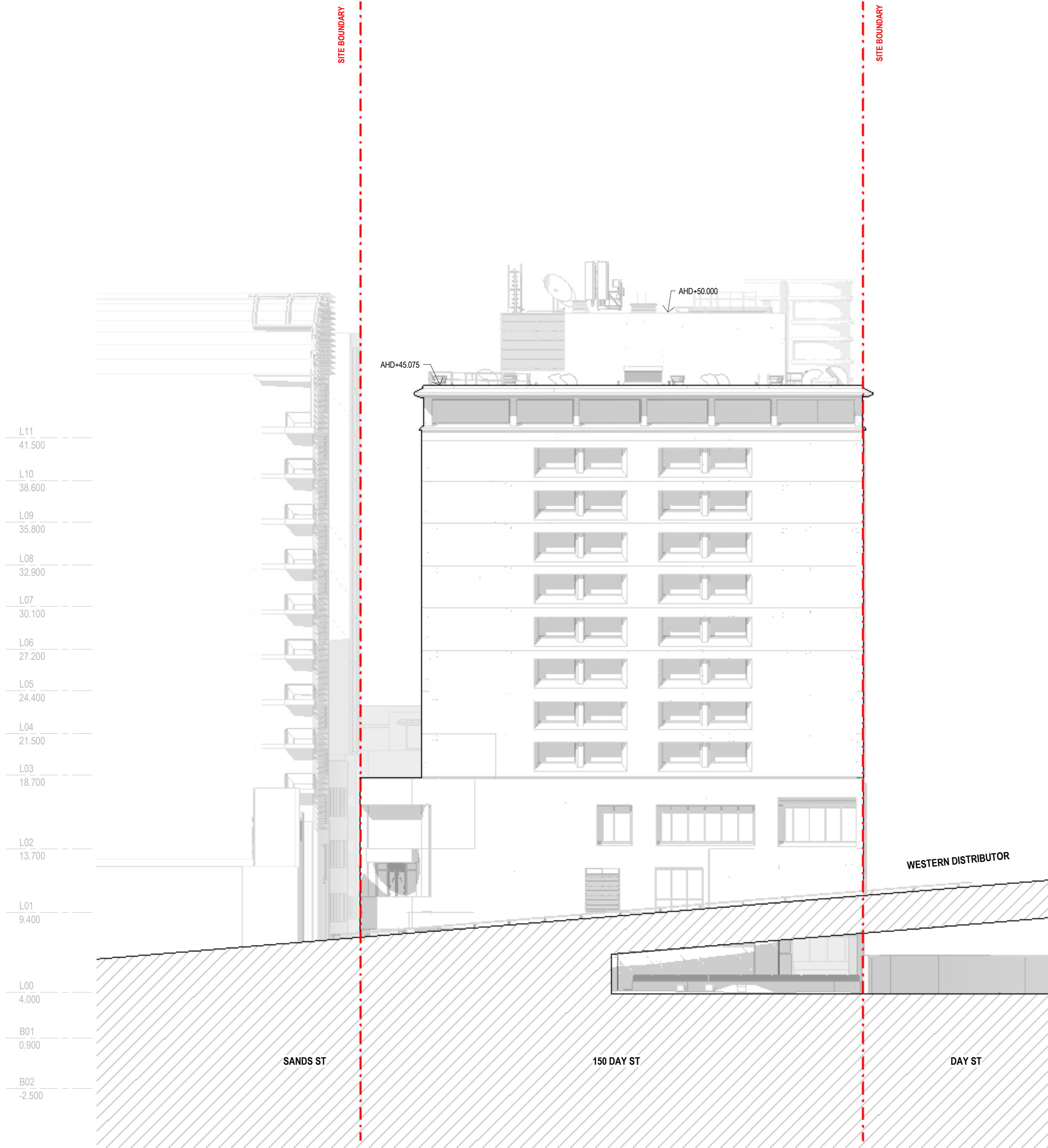
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AK

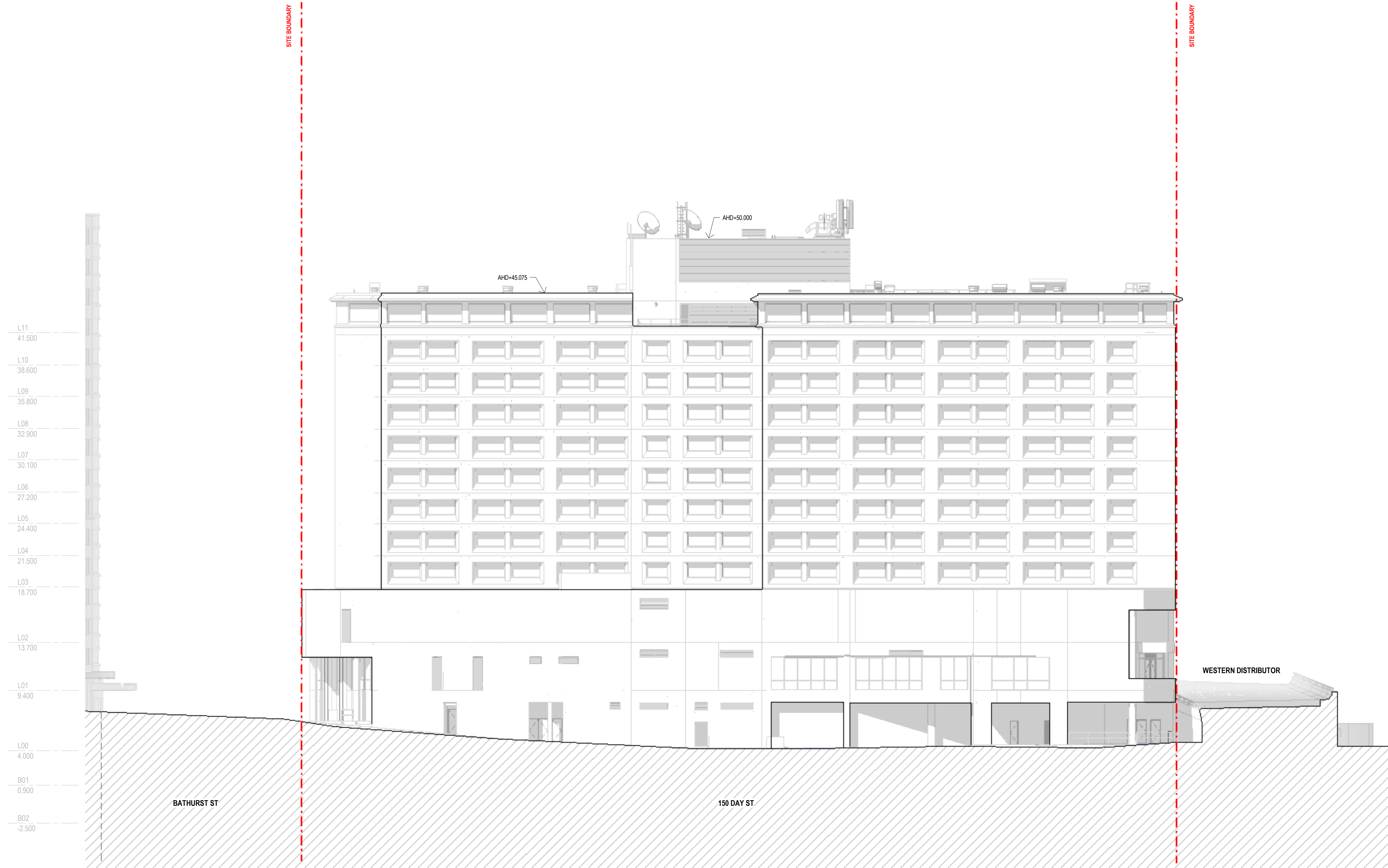
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RS_000

SCALE @ A1

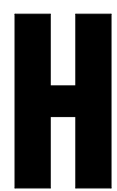
PROJECT NO.
016185

REV NO.
C





1 EXISTING EAST ELEVATION - SANDS ST
1:200



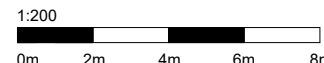
CONSULTANT

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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

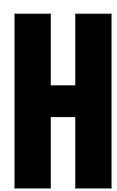
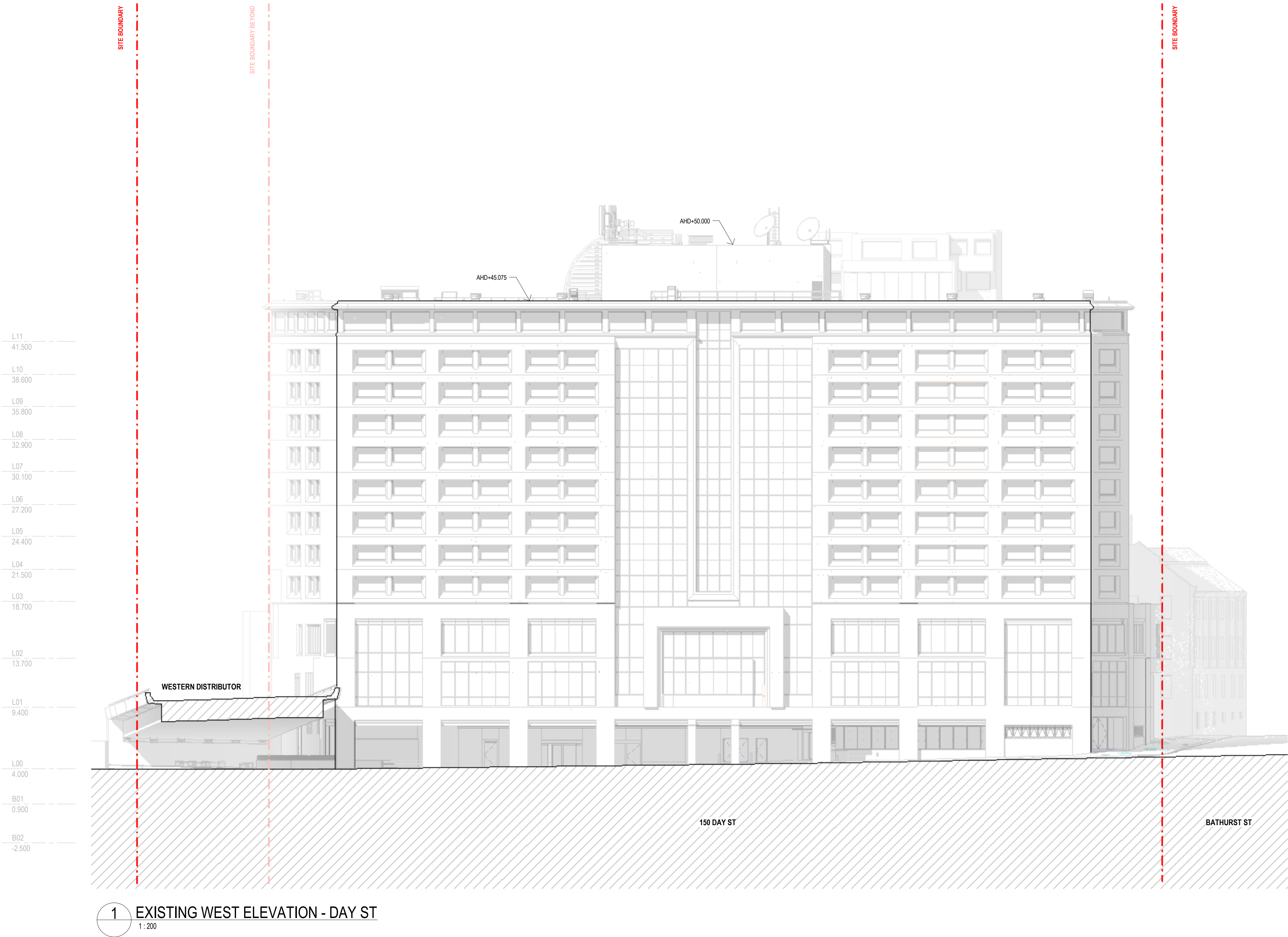
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016185

REV NO.

A



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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
EXISTING WEST ELEVATION

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_022

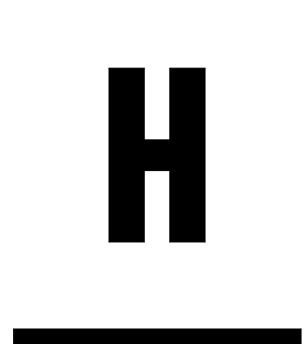
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PROJECT NO.
016185

REV NO.
A



2 SITE PLAN
RS_200 1: 500



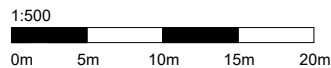
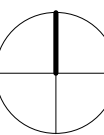
CONSULTANT

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
SITE PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_050

SCALE @ A1

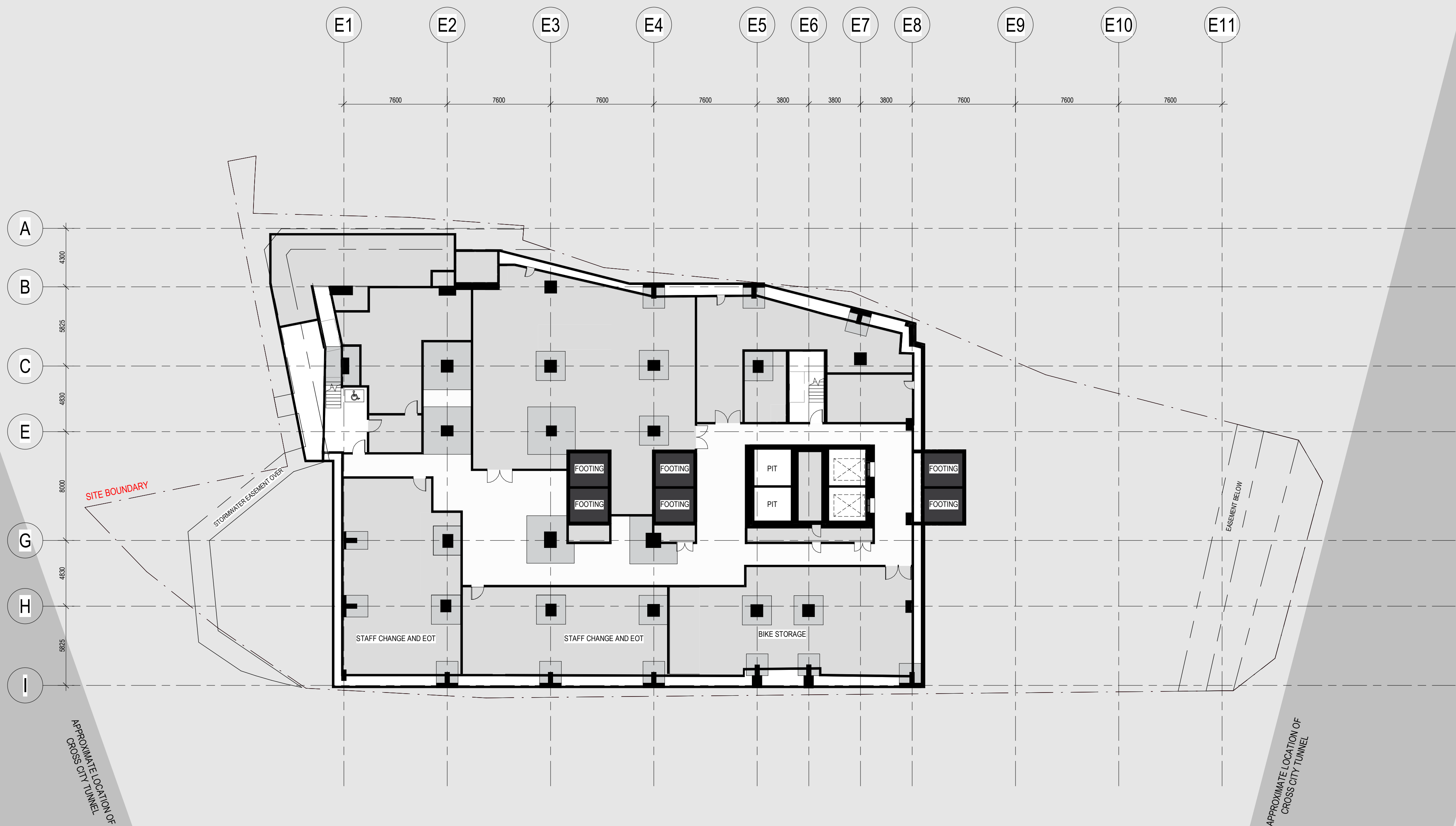
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PROJECT NO.

016185

REV NO.

A



1 BASEMENT 02 PLAN
RS_020 1:200



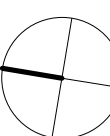
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REV DESCRIPTION

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

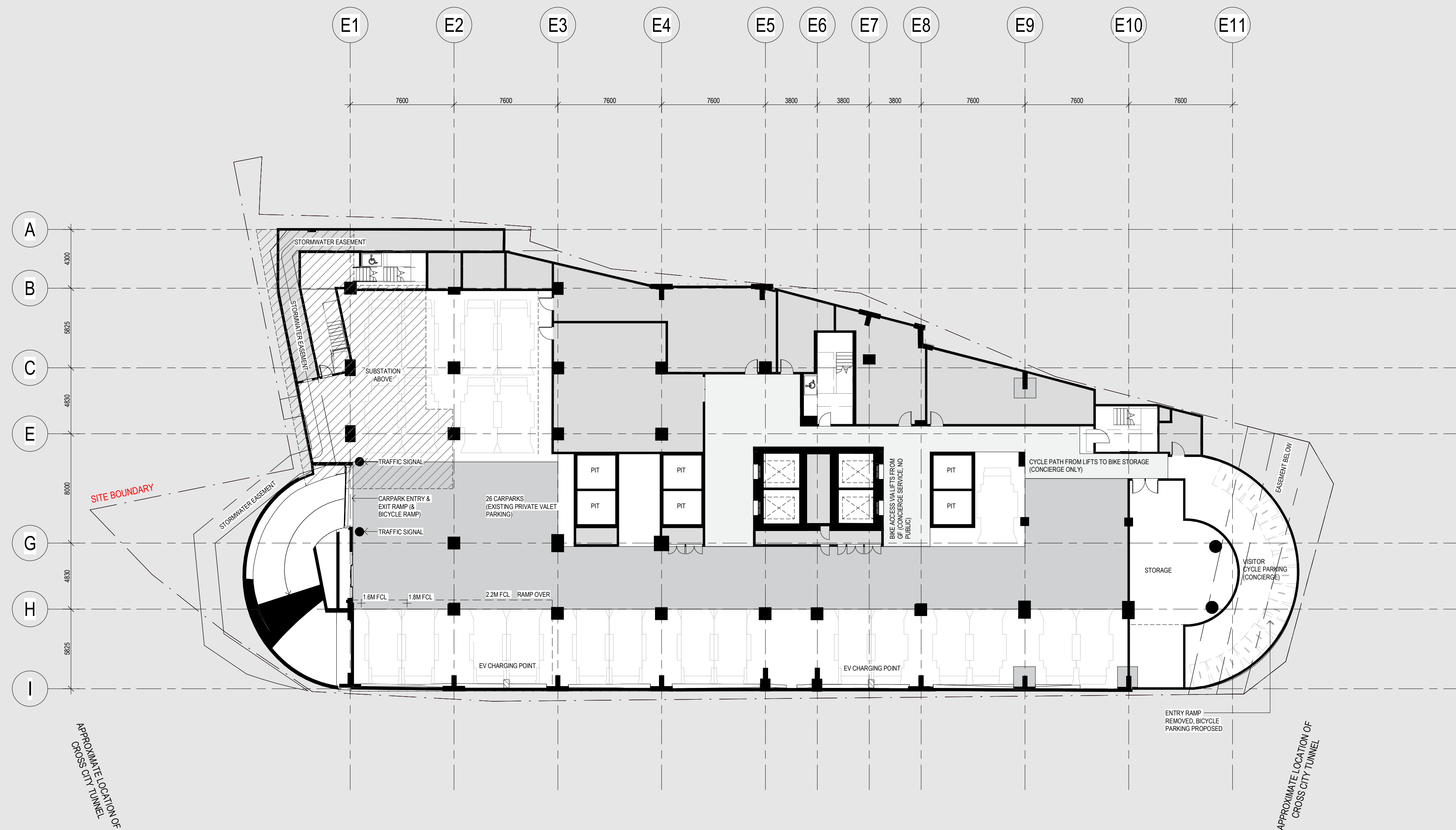
APPROVED
AK

DRAWING NO.
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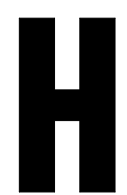
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PROJECT NO.
016185

REV NO.
C



1 BASEMENT B01 PLAN
RS_020 1:200

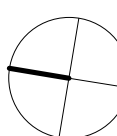


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1:200
0m 2m 4m 6m 8m

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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 01 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_099

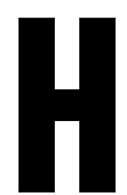
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PROJECT NO.
016185

REV NO.
C



1 L01 PLAN
RS_020 1:200



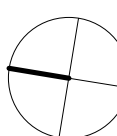
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1:200
0m 2m 4m 6m 8m

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A Planning Proposal

DATE

21/03/25

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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

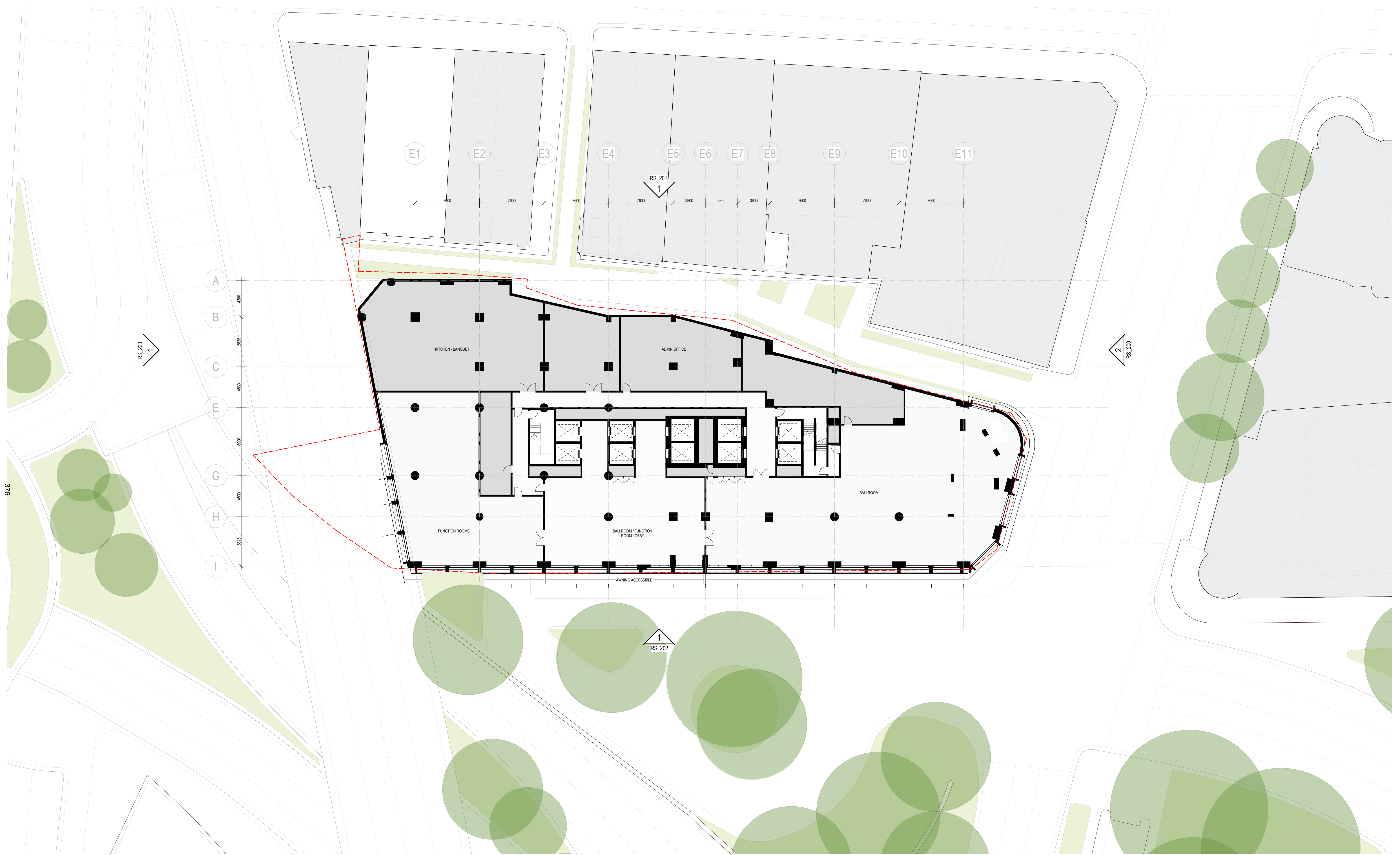
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PROJECT NO.

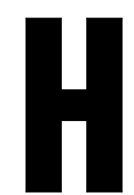
016185

REV NO.

A



1 L02 PLAN
RS_020 1:200



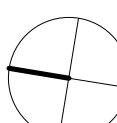
CONSULTANT

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NORTH



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 02 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_102

SCALE @ A1

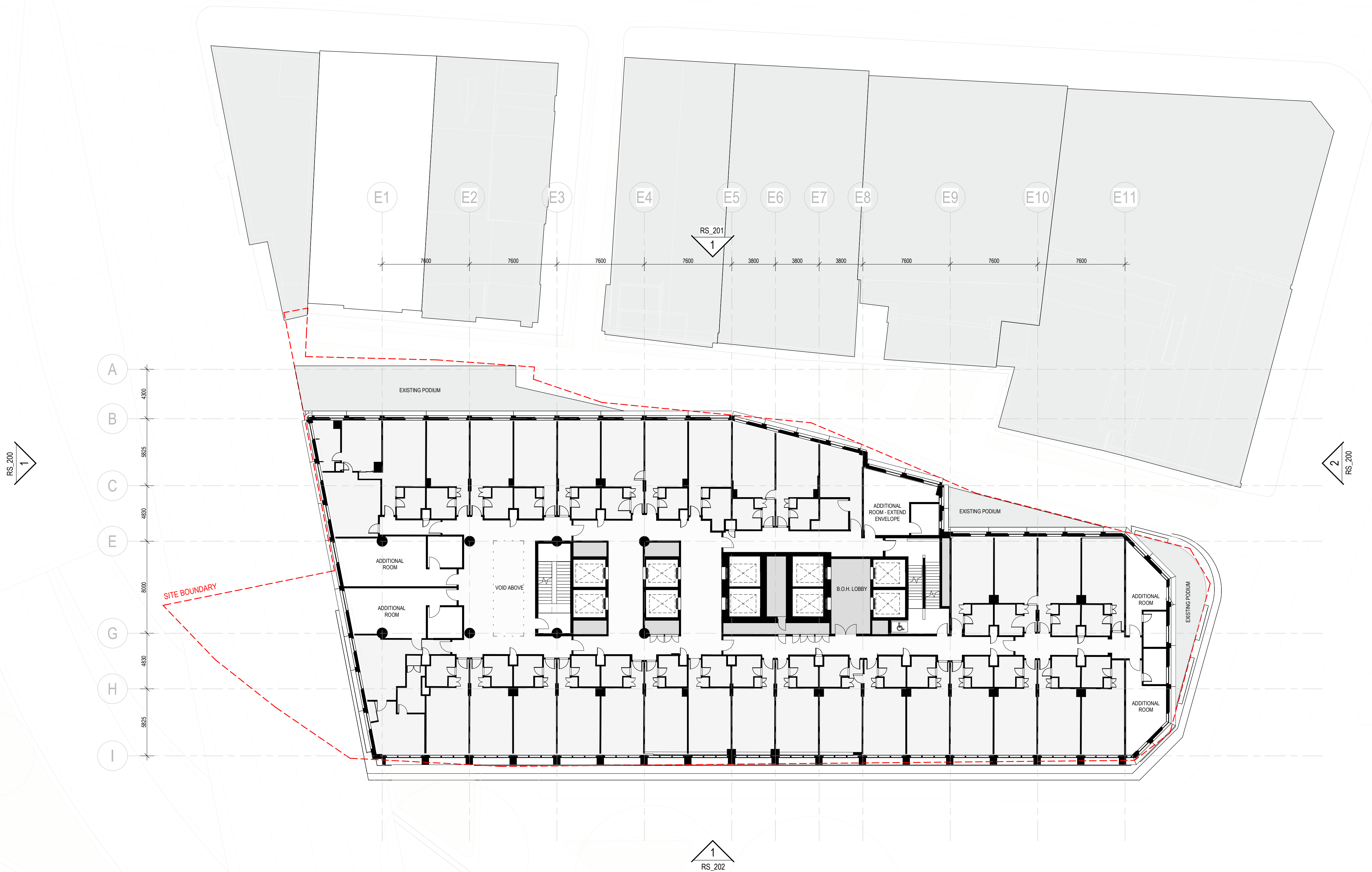
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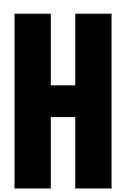
016185

REV NO.

A



1 L03 PLAN
RS_020 1:200



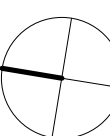
CONSULTANT

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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 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



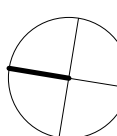
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Glenn Scott 6842
Ross de la Motte 7398

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 04 PLAN

REVIEWED
AC

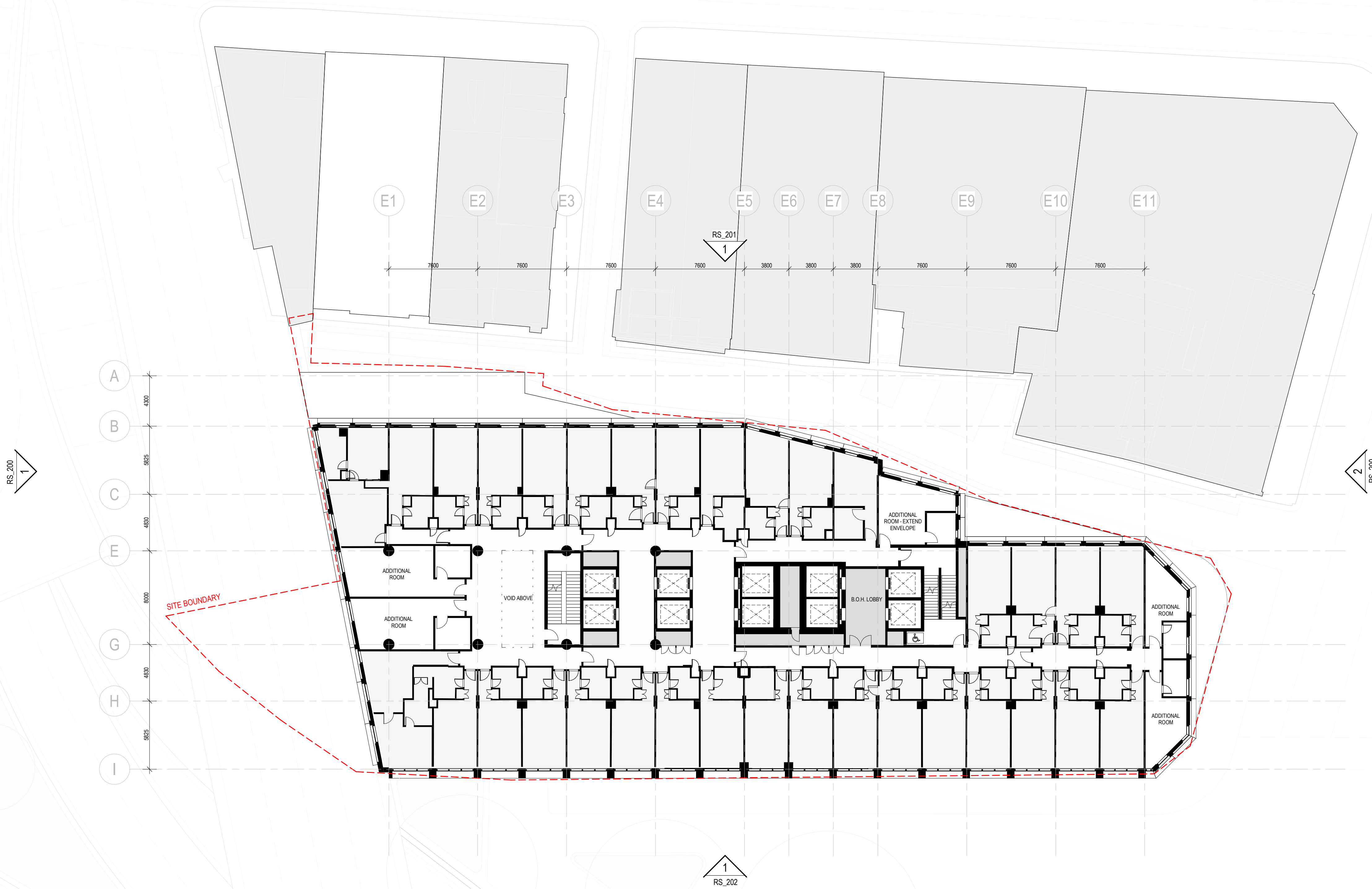
APPROVED
AK

DRAWING NO.
RS_104

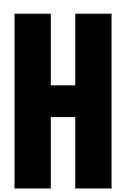
SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L05 PLAN
RS_020 1:200



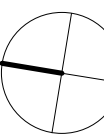
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 05 PLAN

REVIEWED
AC

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DRAWING NO.
RS_105

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L06 PLAN
RS_020 1:200



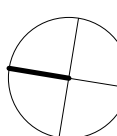
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0m 2m 4m 6m 8m

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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



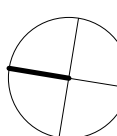
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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 07 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_107

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L08 PLAN
RS_020 1:200



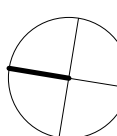
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 08 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_108

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L09 PLAN
RS_020 1:200



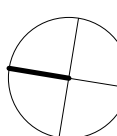
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1:200
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 09 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_109

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L10 PLAN
RS_020 1:200



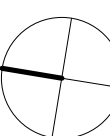
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 10 PLAN

REVIEWED
AC

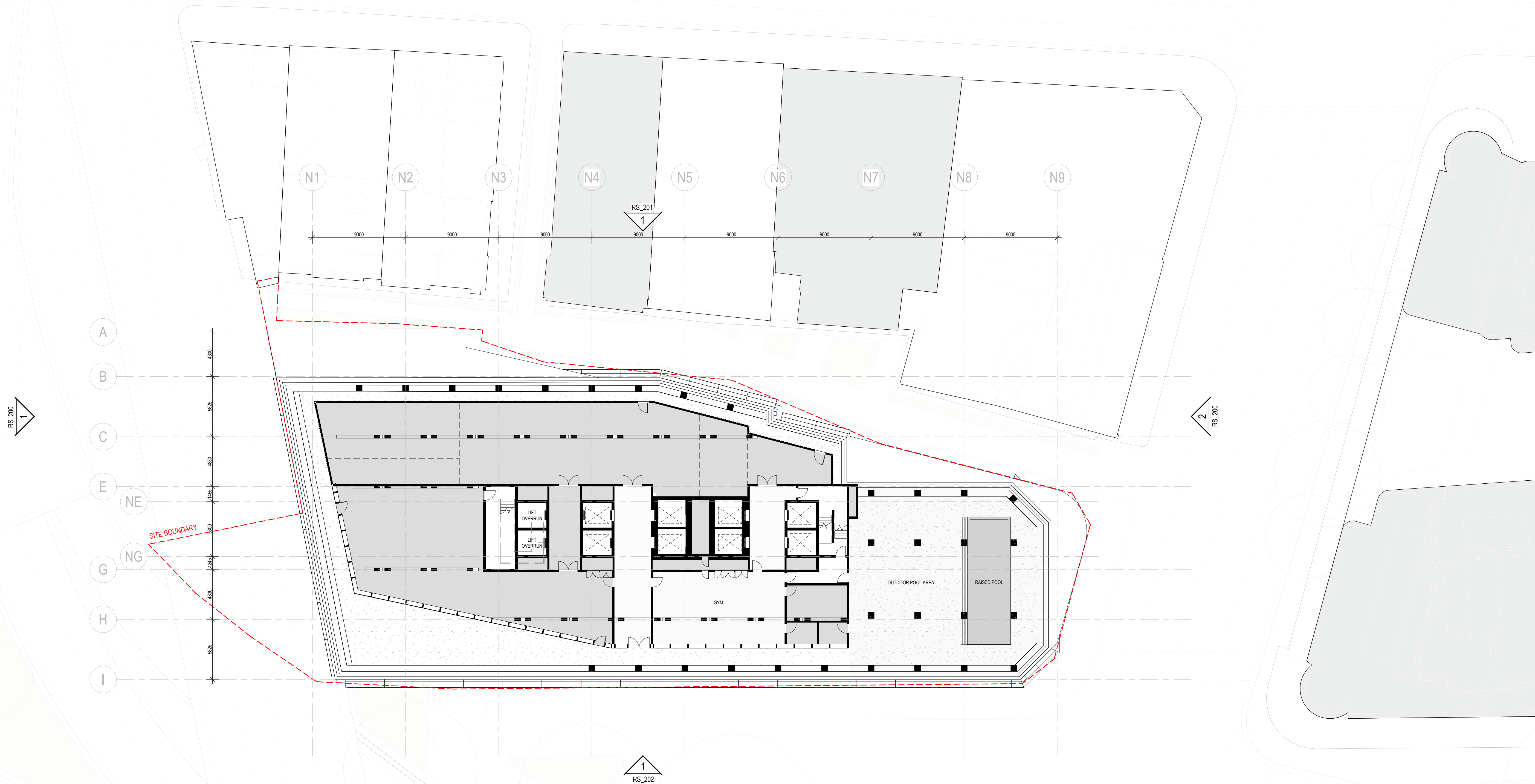
APPROVED
AK

DRAWING NO.
RS_110

SCALE @ A1
1:200

PROJECT NO.
016185

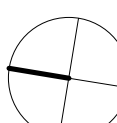
REV NO.
A



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



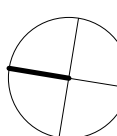
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 12 PLAN

REVIEWED
AC

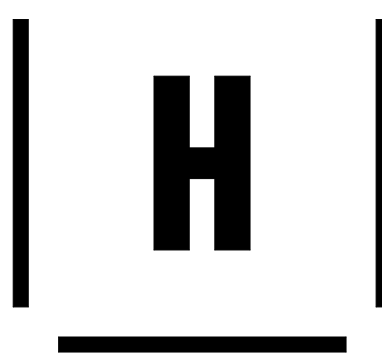
APPROVED
AK

DRAWING NO.
RS_112

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



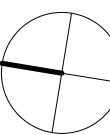
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1:200
0m 2m 4m 6m 8m

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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.
A





1 L14 PLAN
RS_200 1:200



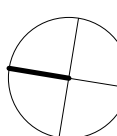
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1:200
0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 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



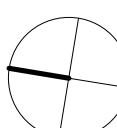
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1:200
0m 2m 4m 6m 8m

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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

A

B

C

E

G

H

I

NE

NG

SITE BOUNDARY

4300

3625

4800

1450

3300

1285

4800

3625

N1

N2

N3

N4

N5

N6

N7

N8

N9

RS_201
1

9000

9000

9000

9000

9000

9000

9000

9000

9000

RS_200
2RS_202
1

1

L16 PLAN

RS_200

1:200



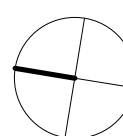
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1:200
0m 2m 4m 6m 8m

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DATE

21/03/25

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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



1 L17 PLAN
RS_200 1:200

H

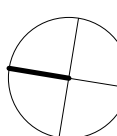
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 17 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



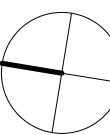
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1:200
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PROJECT

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



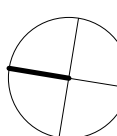
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1:200
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21/03/25

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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

H

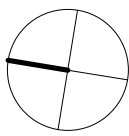
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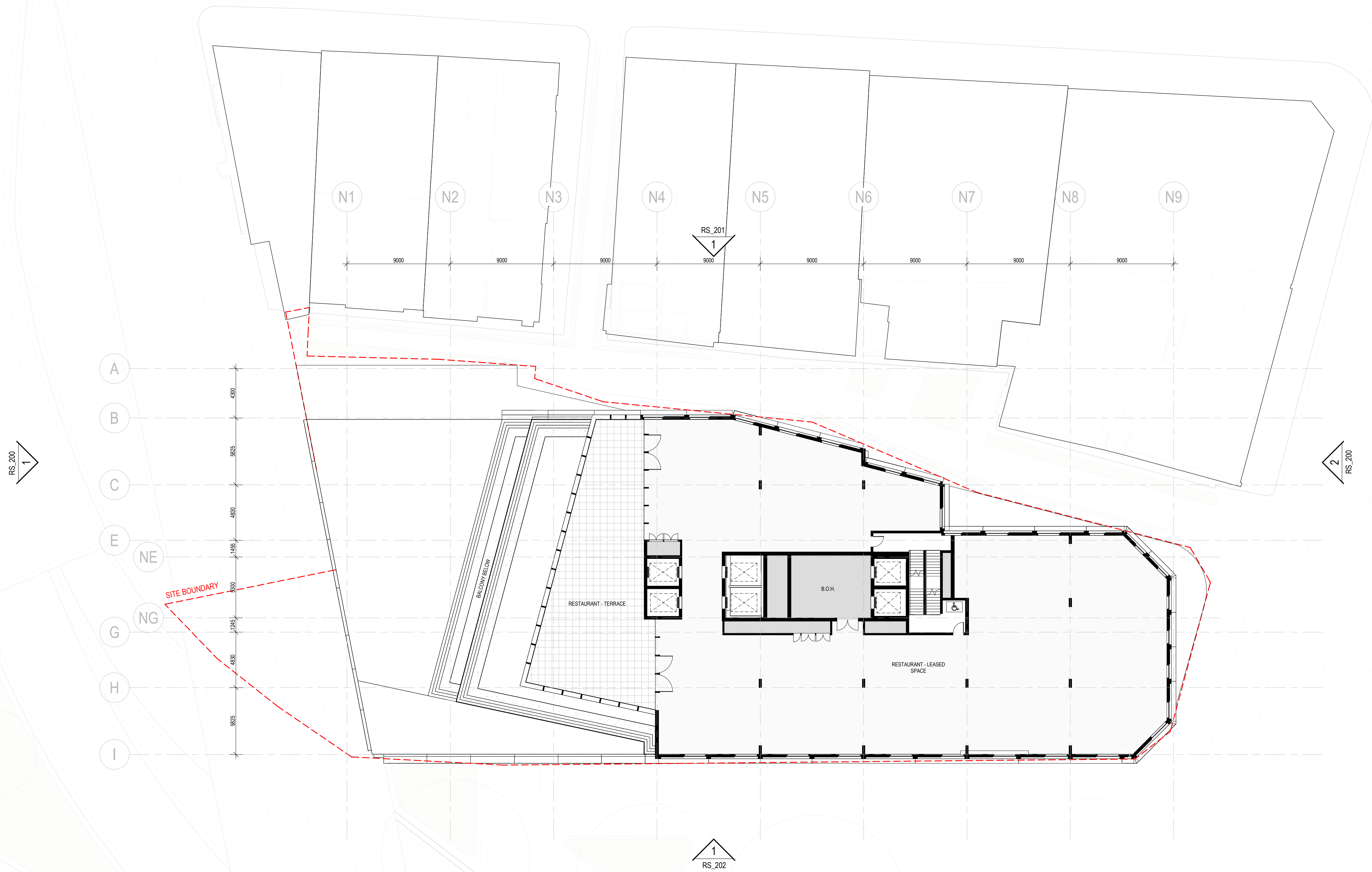
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PROJECT
150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 20 PLAN

REVIEWED AC	SCALE @ A1 1 : 200
APPROVED AK	PROJECT NO. 016185
DRAWING NO. RS_120	REV NO. A



1 L21 PLAN
RS_200 1:200

H

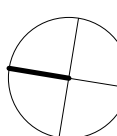
CONSULTANT

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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 21 PLAN - RESTAURANT

REVIEWED
AC

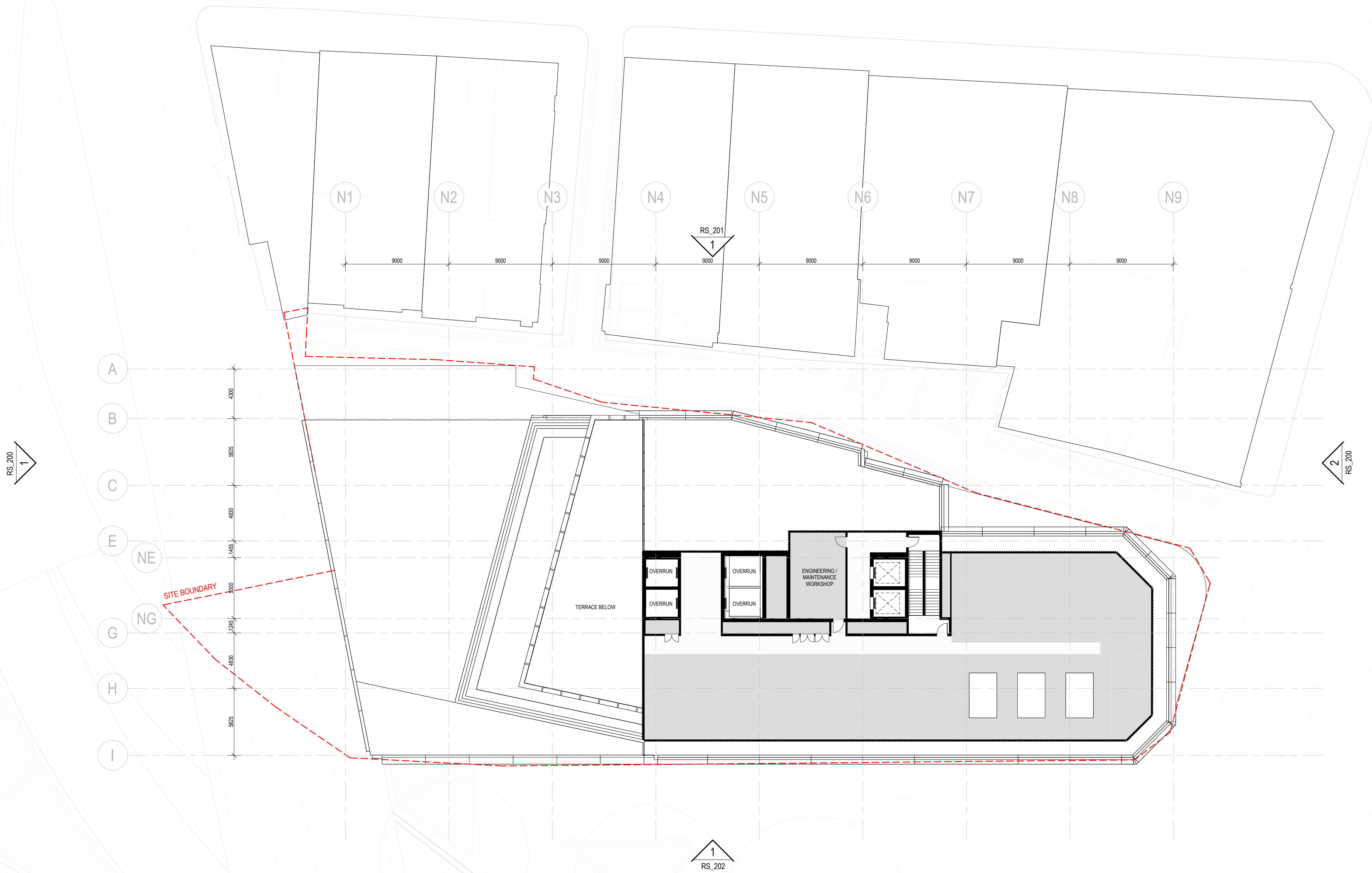
APPROVED
AK

DRAWING NO.
RS_121

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 L22 PLAN - PLANT
RS_200 1:200



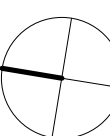
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1:200
0m 2m 4m 6m 8m

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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 22 PLAN - PLANT

REVIEWED
AC

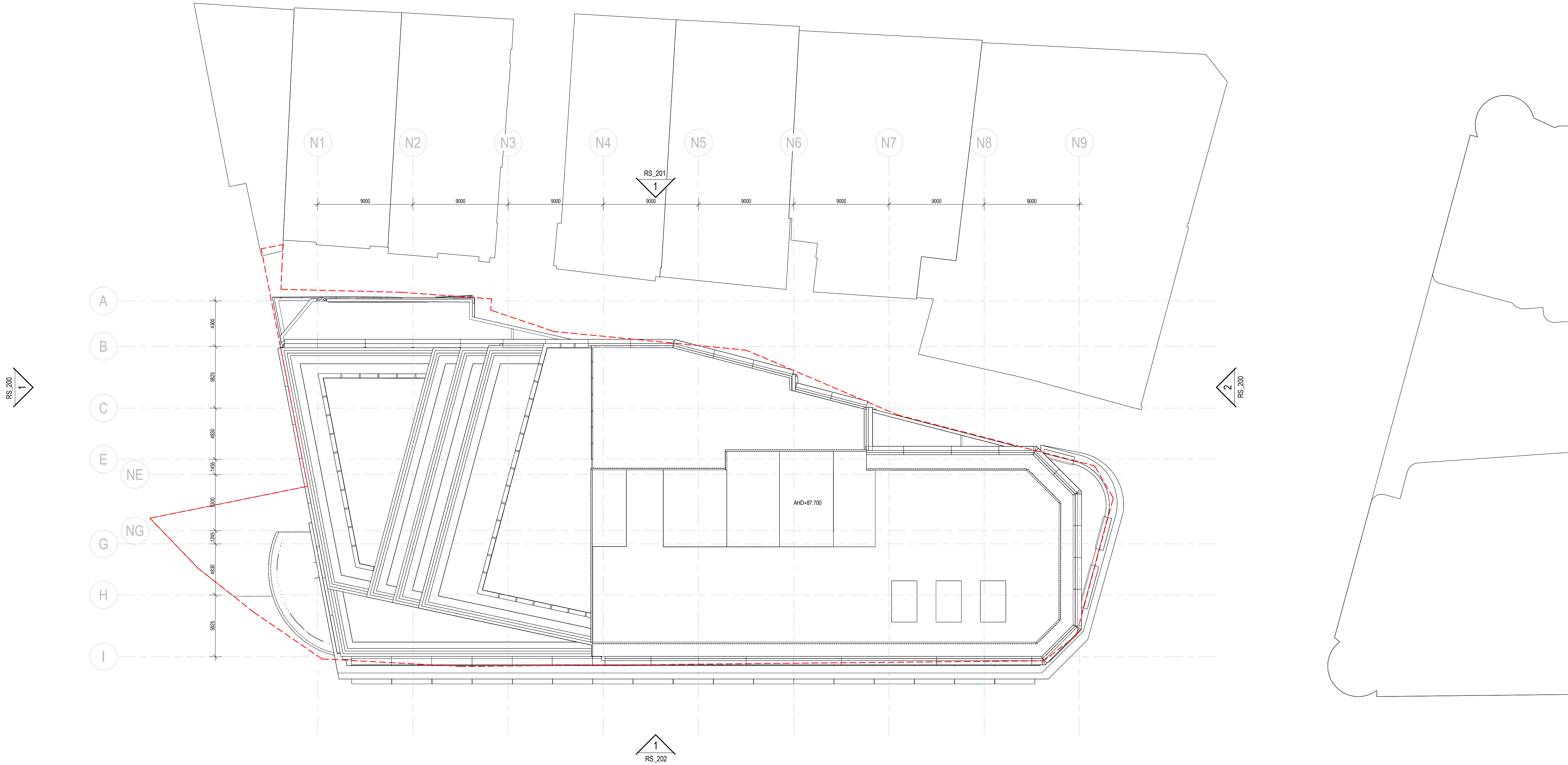
APPROVED
AK

DRAWING NO.
RS_122

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



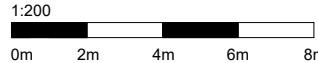
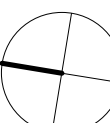
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REFERENCE

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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 - ROOFPAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_123

SCALE @ A1

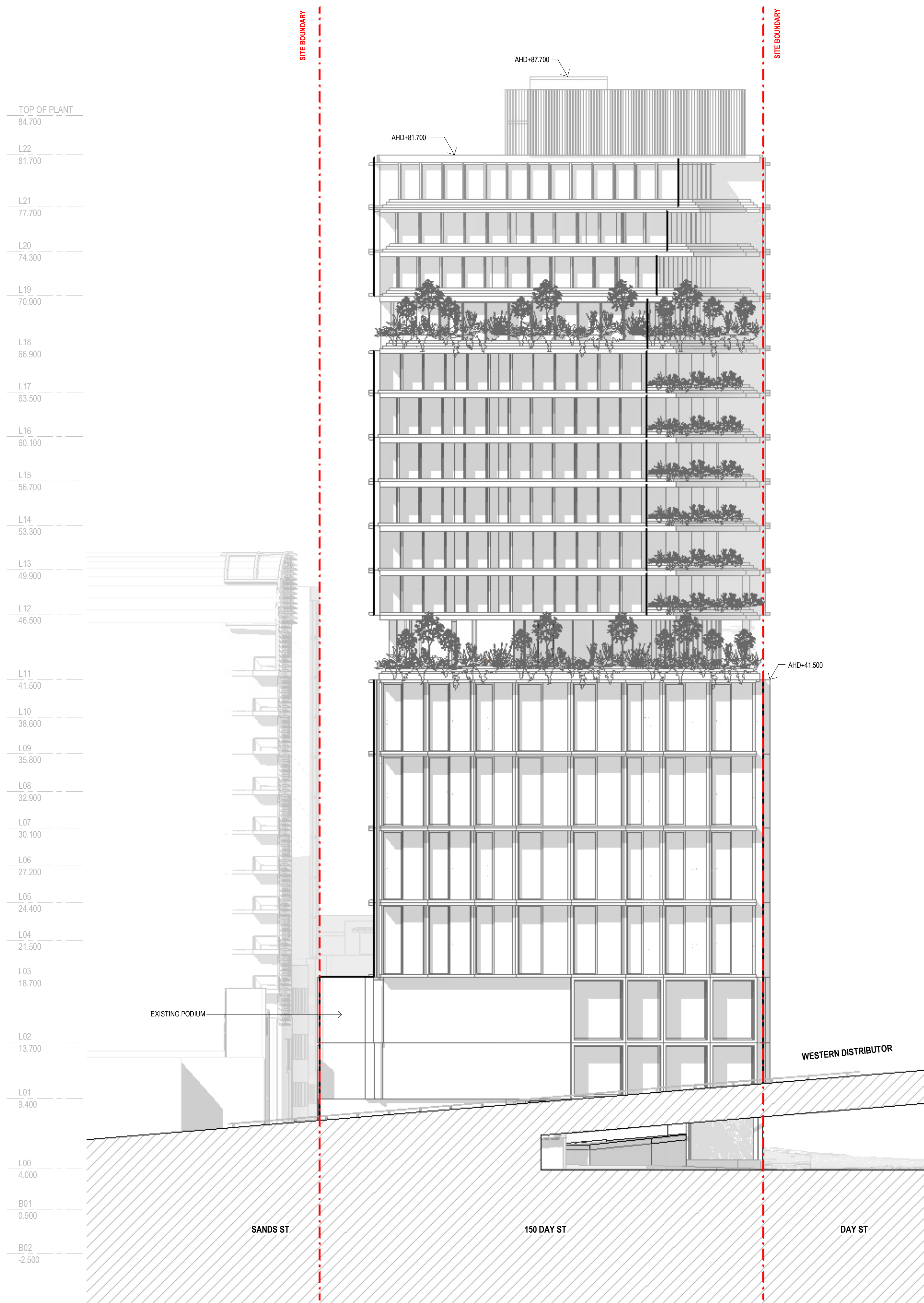
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PROJECT NO.

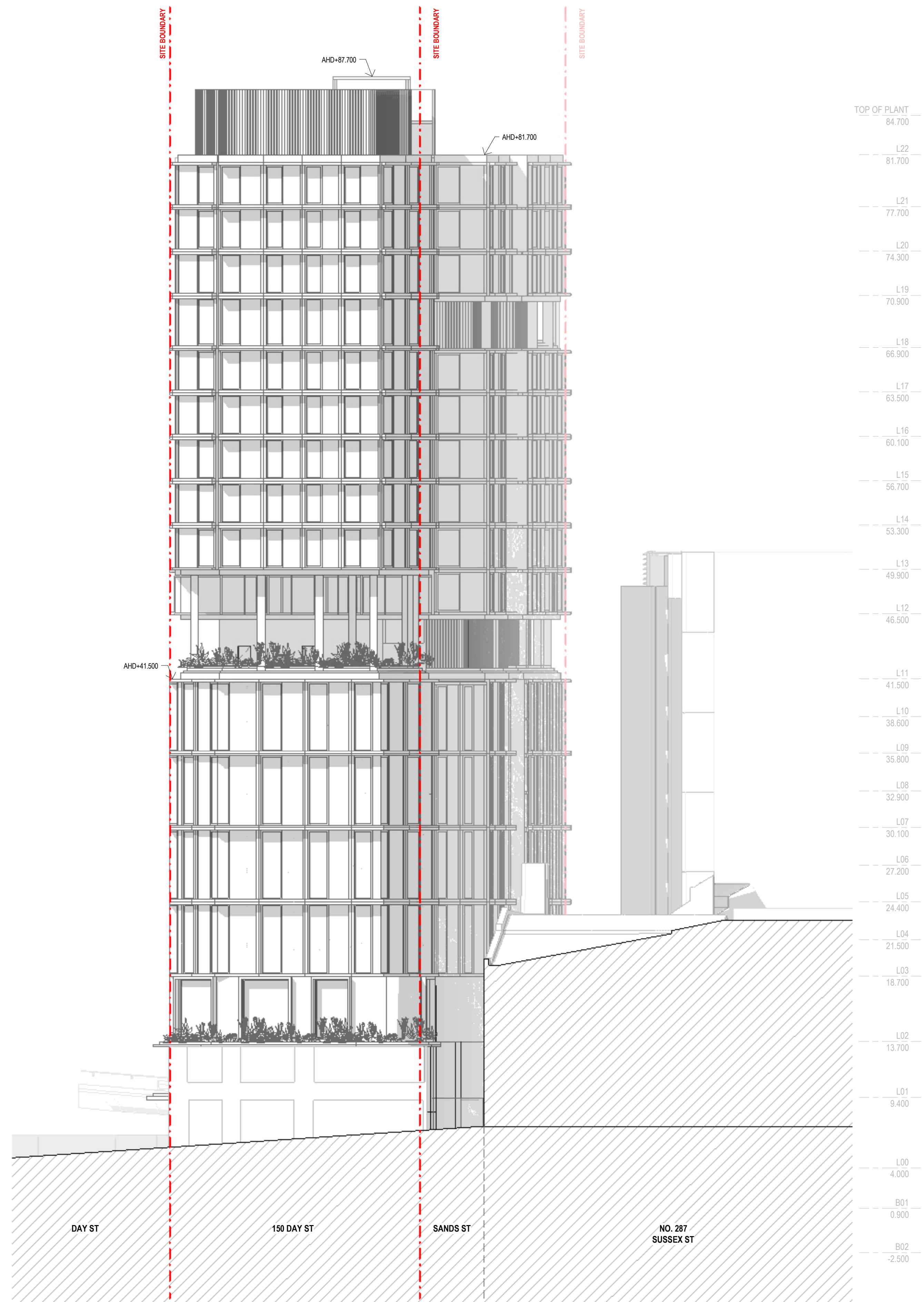
016185

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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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

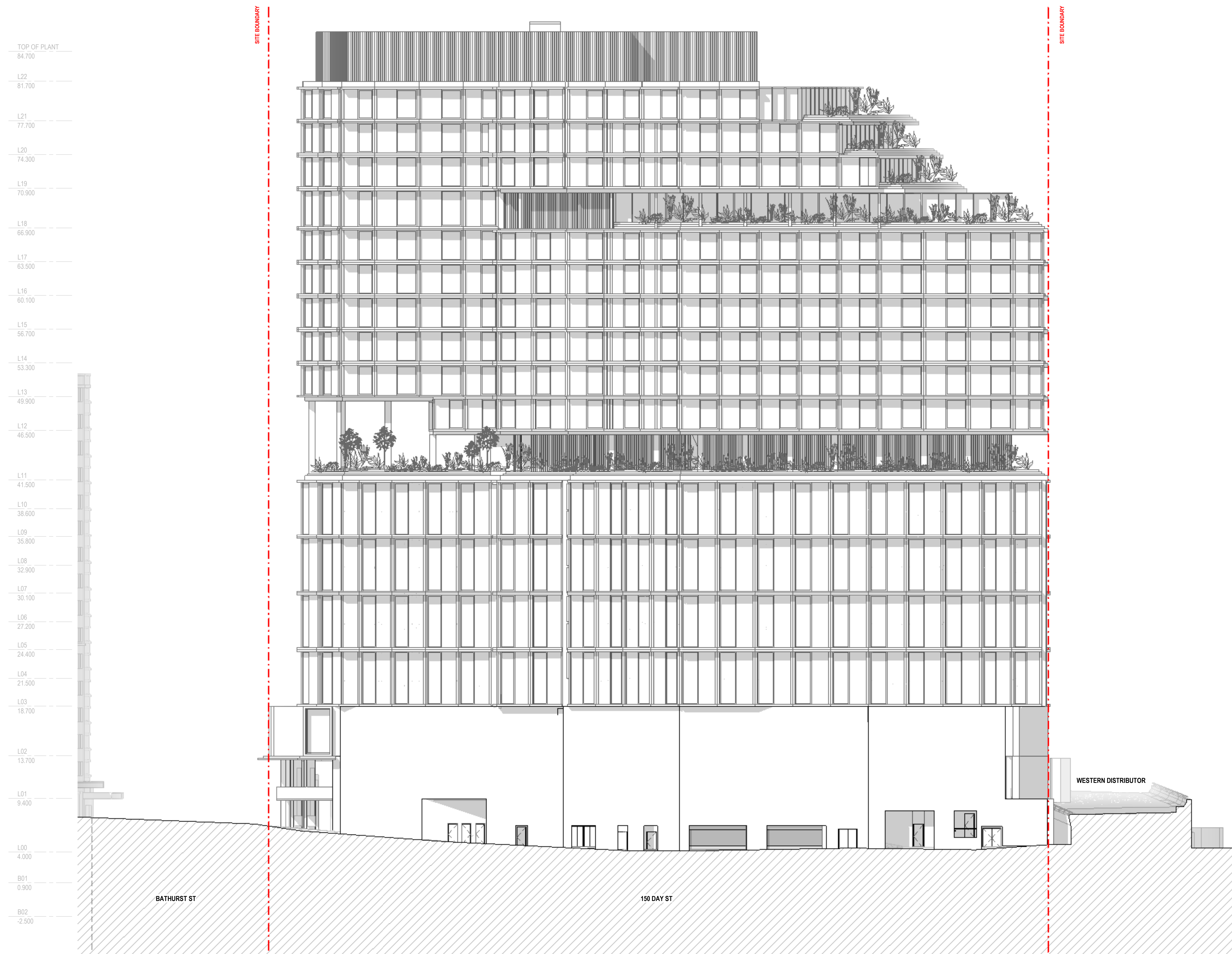
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PROJECT NO.

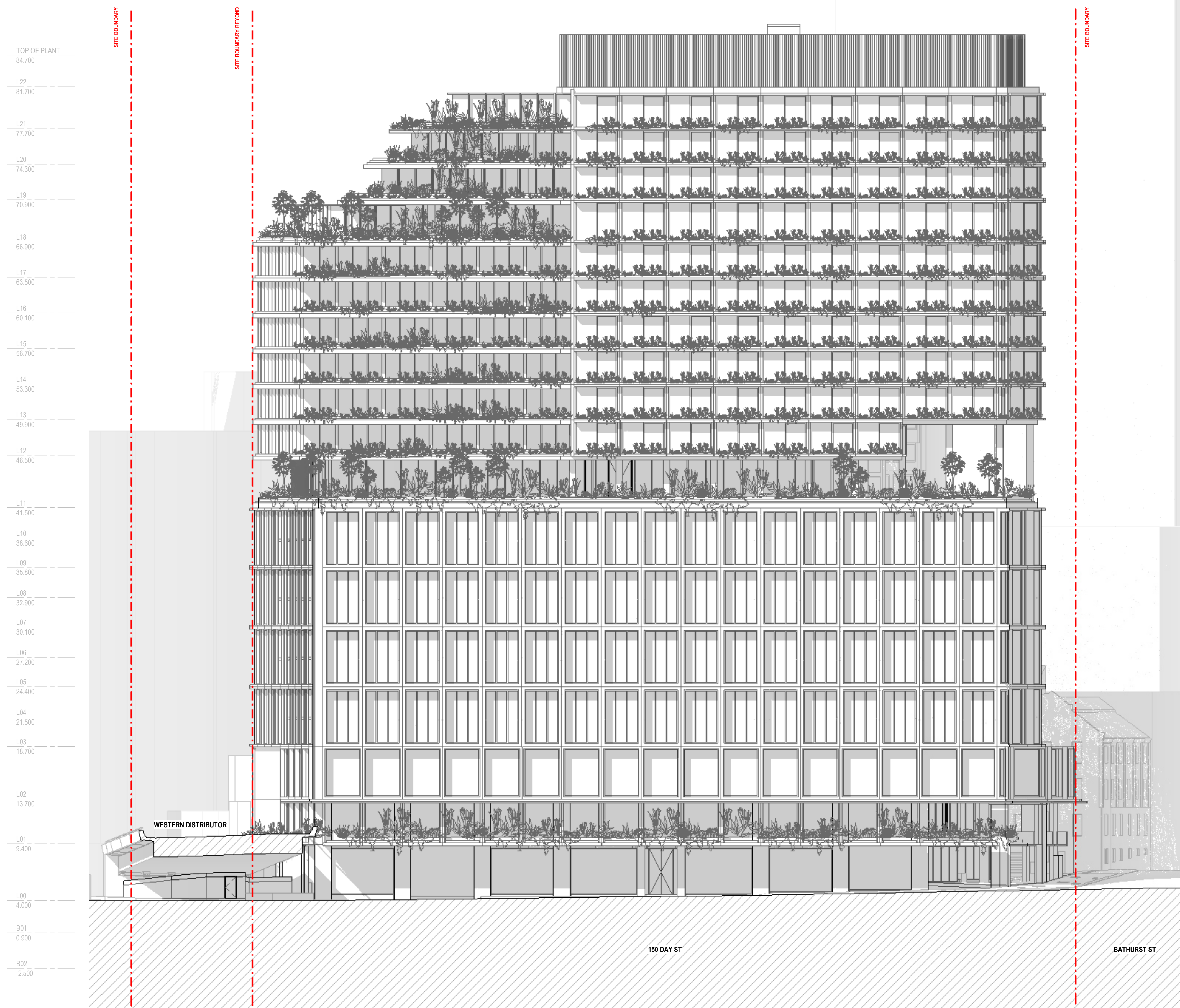
016185

REV NO.

A



1 PROPOSED EAST ELEVATION - SANDS ST
DD_501 1:200



1 PROPOSED WEST ELEVATION - DAY ST
DD_501 1:200

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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

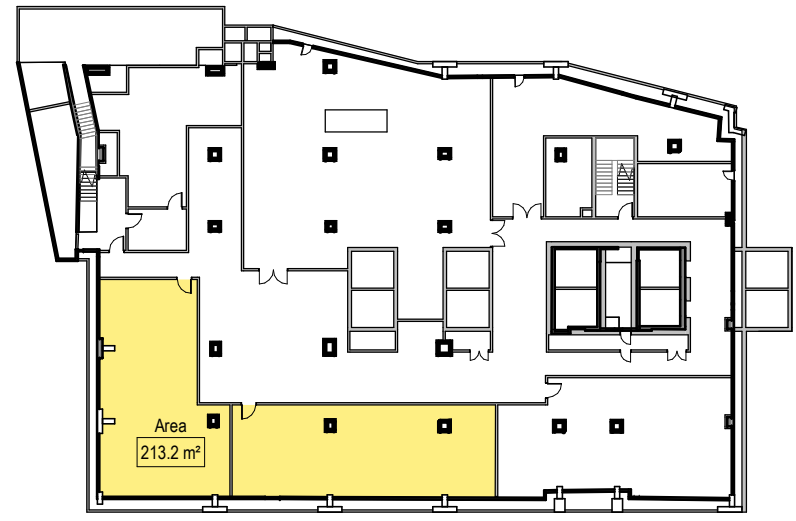
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PROJECT NO.

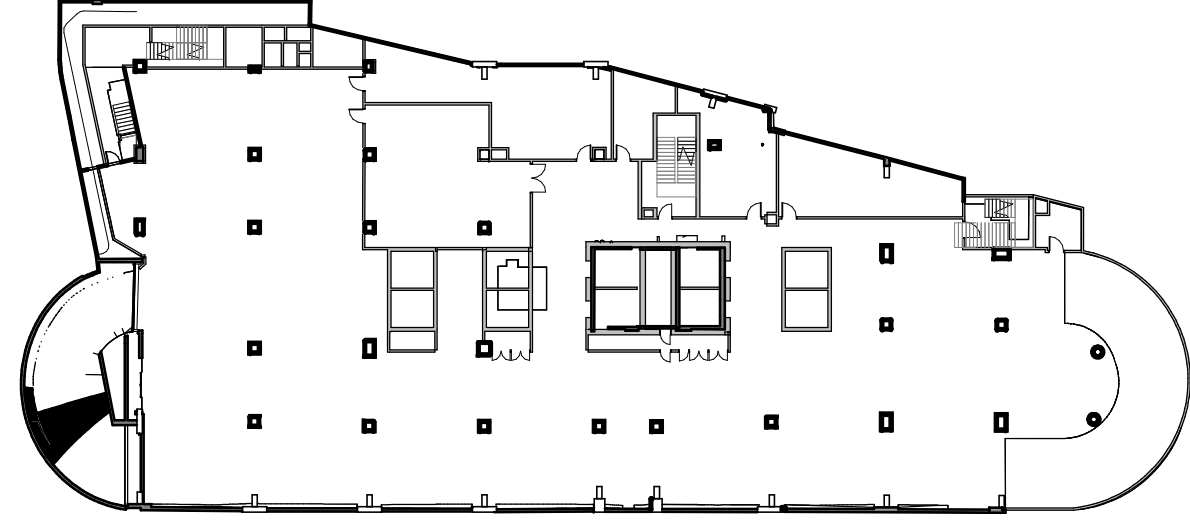
016185

REV NO.

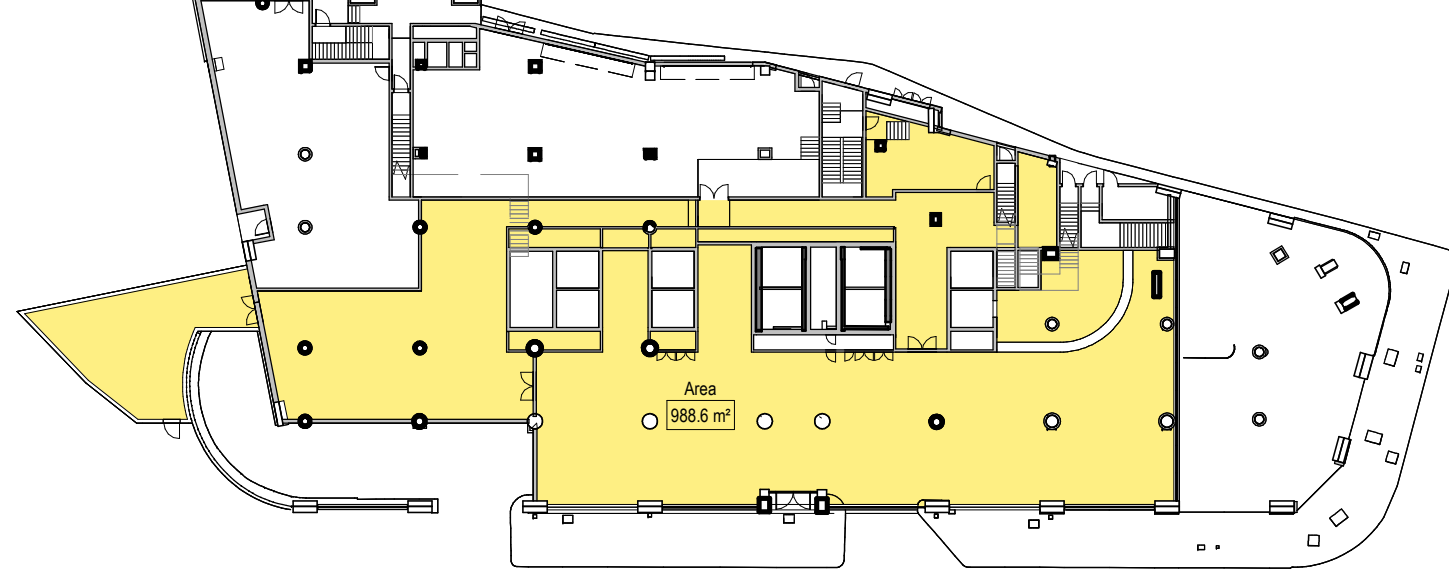
A



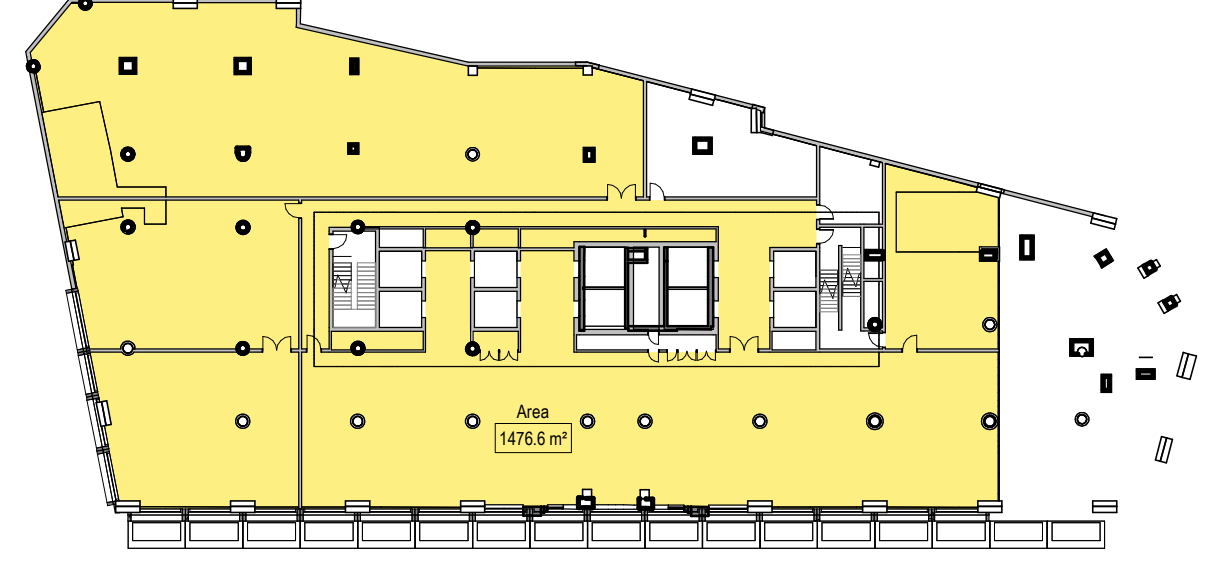
1 B02
RS_020 1:500



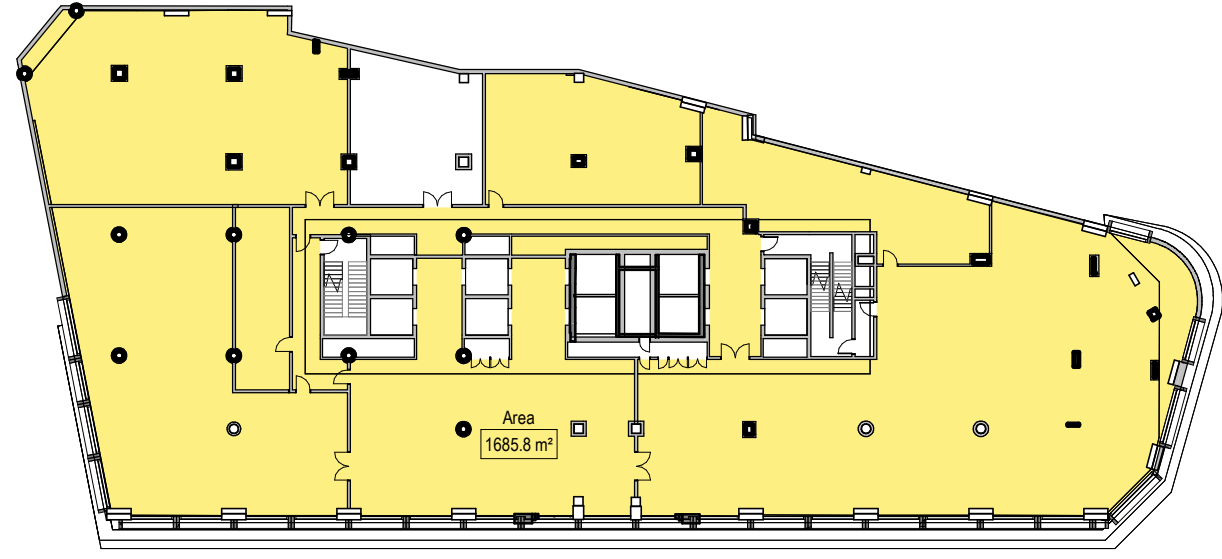
2 B01
RS_020 1:500



3 L00
RS_020 1:500



4 L01
RS_020 1:500



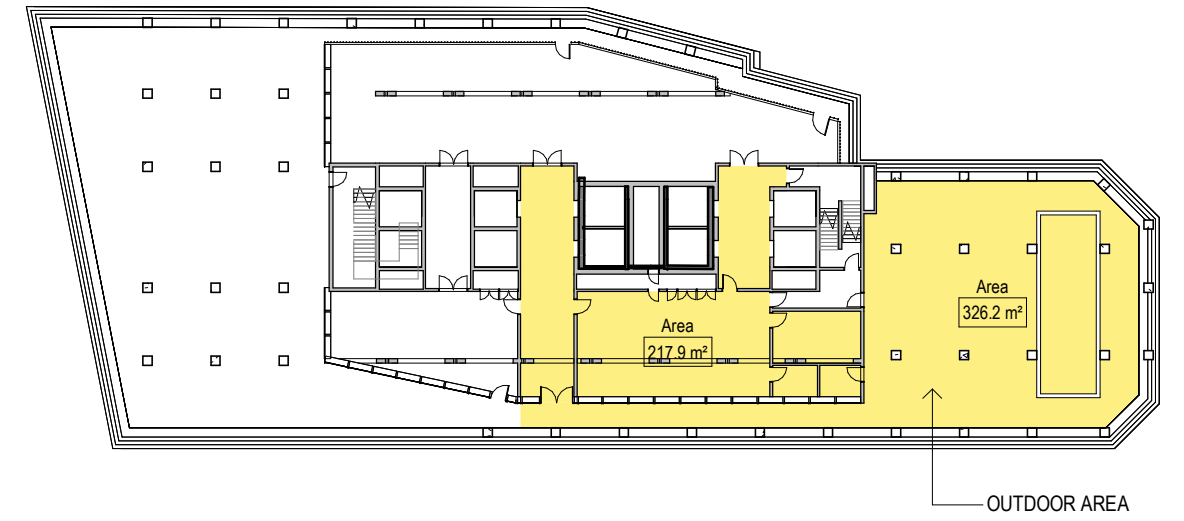
5 L02
RS_020 1:500



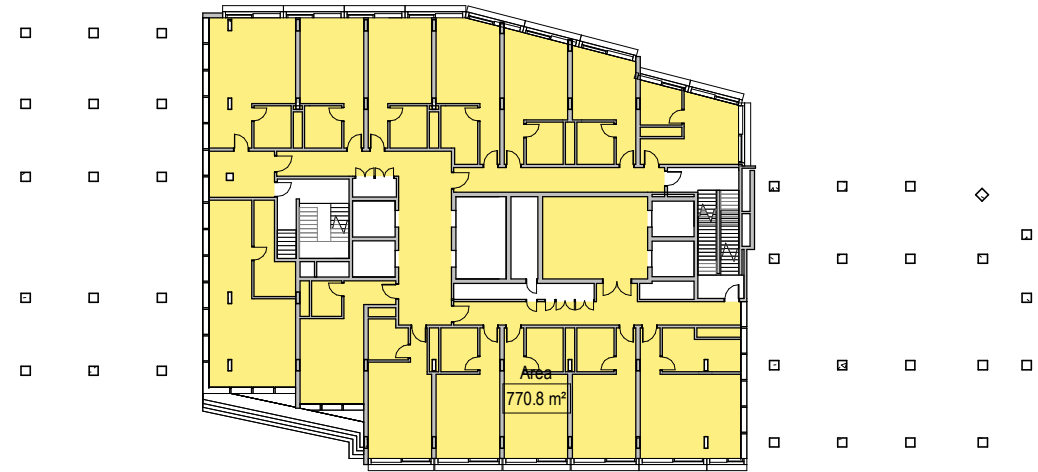
6 L03 - L09
RS_020 1:500



7 L10
RS_020 1:500



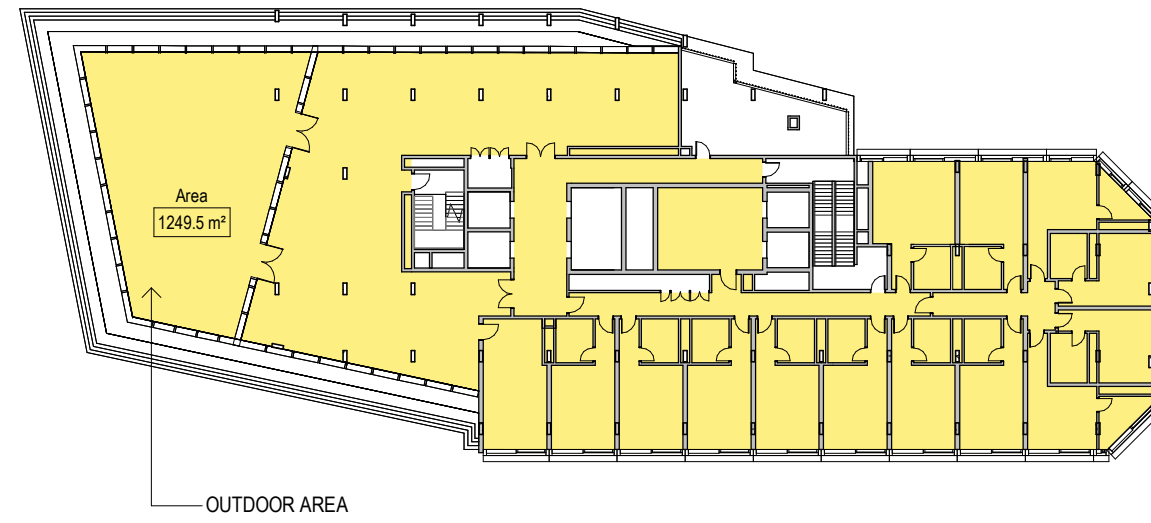
8 L11
RS_020 1:500



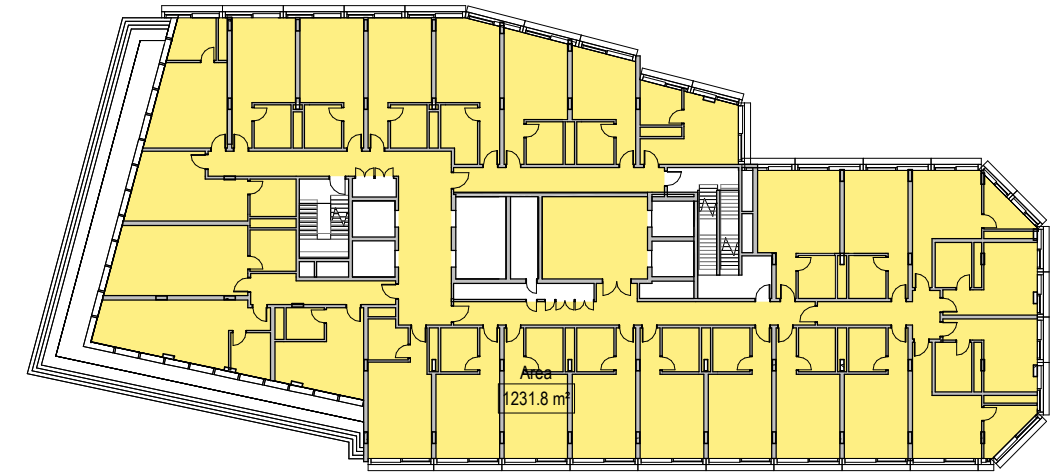
9 L12
RS_200 1:500



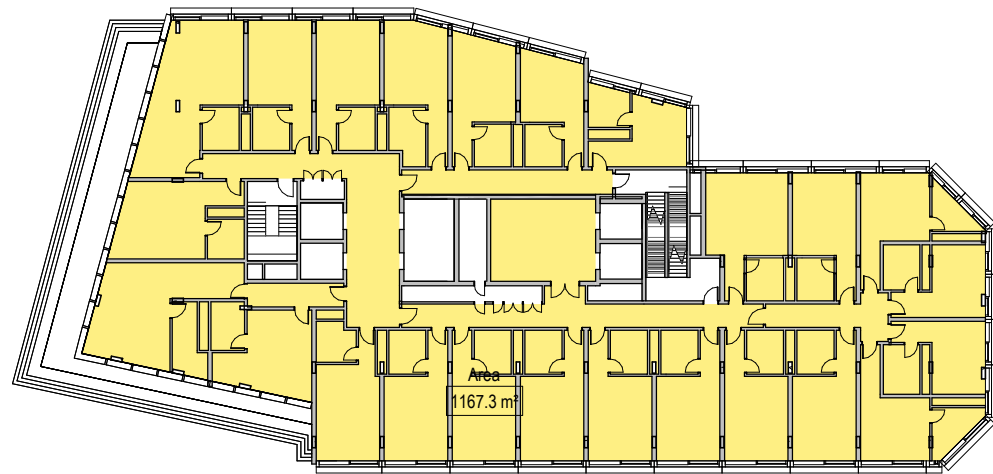
10 L13 - L17
RS_200 1:500



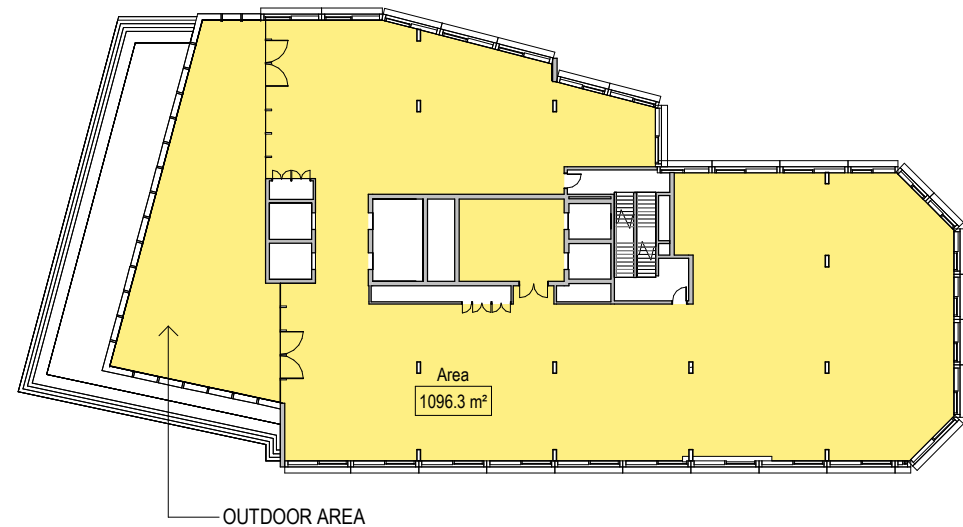
11 L18
RS_200 1:500



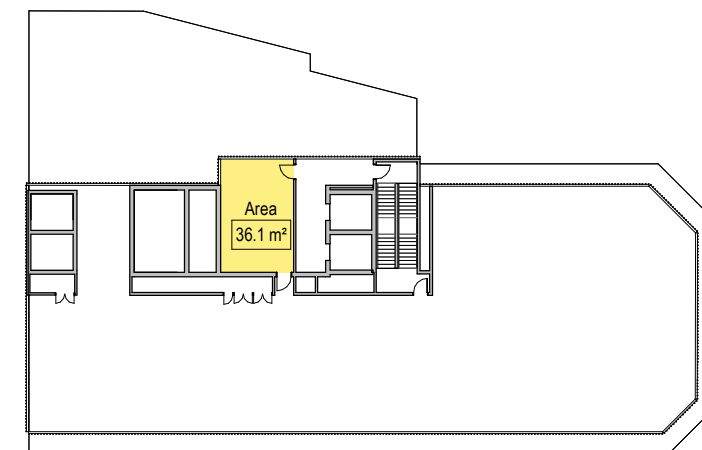
12 L19
RS_200 1:500



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	

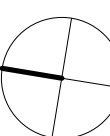


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REFERENCE

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