

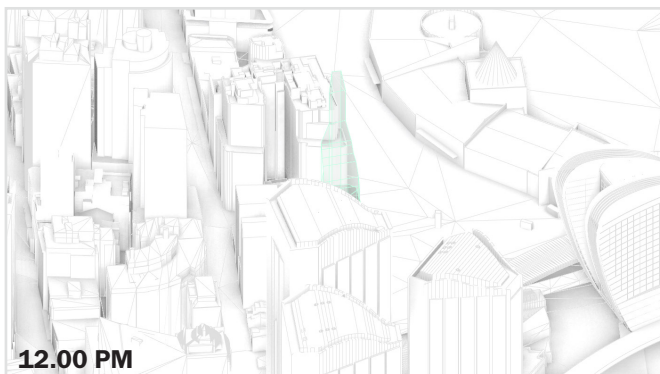
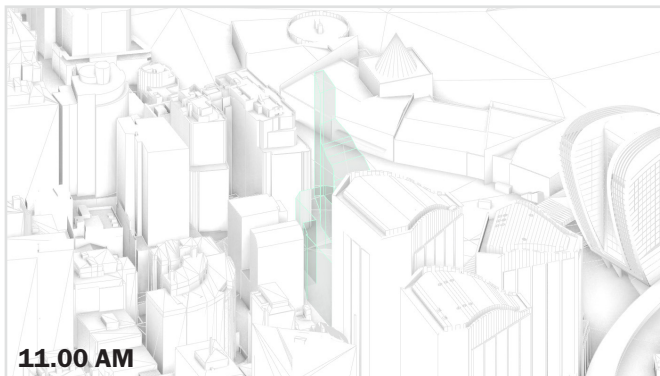
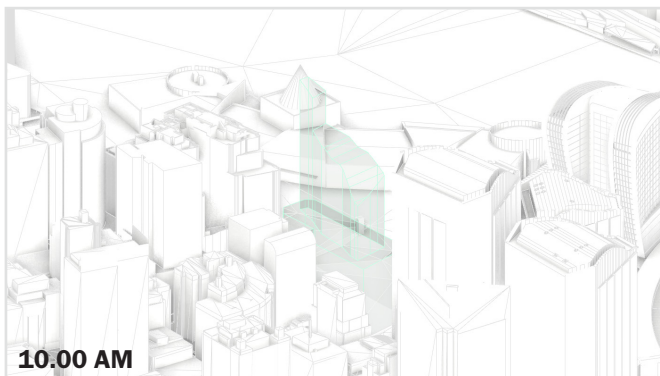
Attachment A2

Urban Design Report (Part 4)

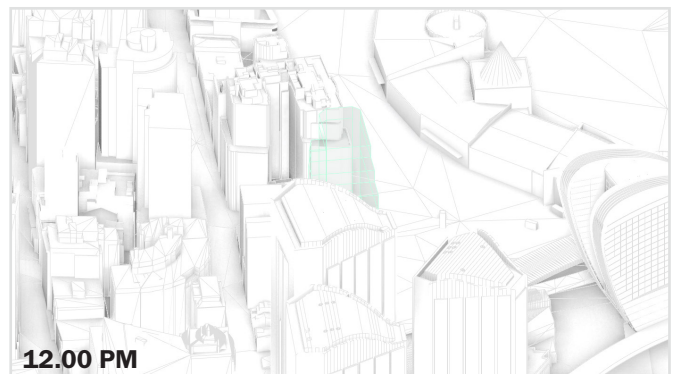
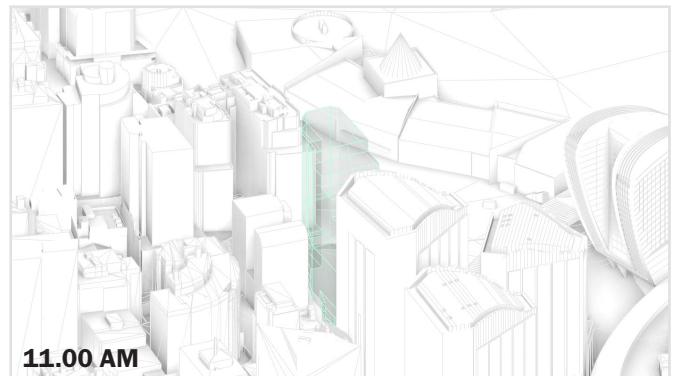
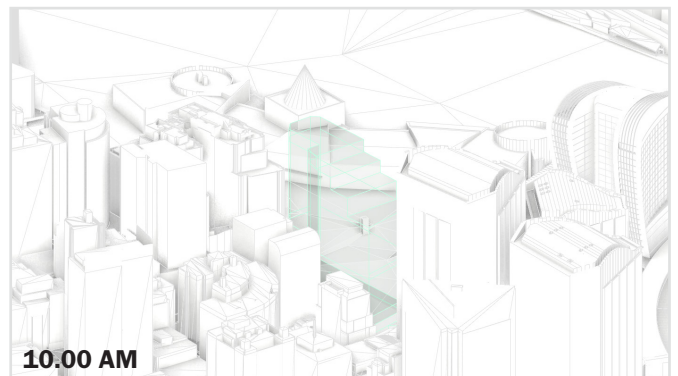
ATTACHMENT B: VIEWS FROM THE SUN

VIEW FROM THE SUN - WINTER SOLSTICE

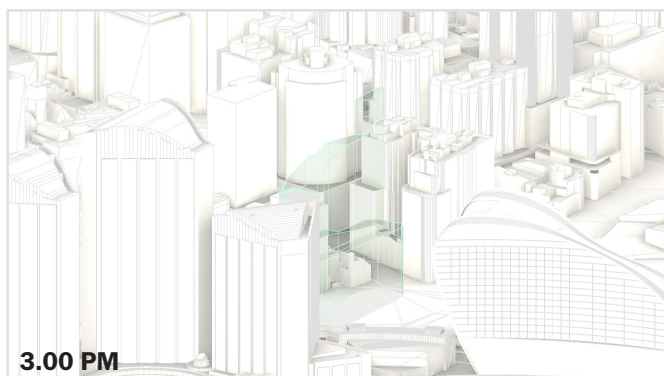
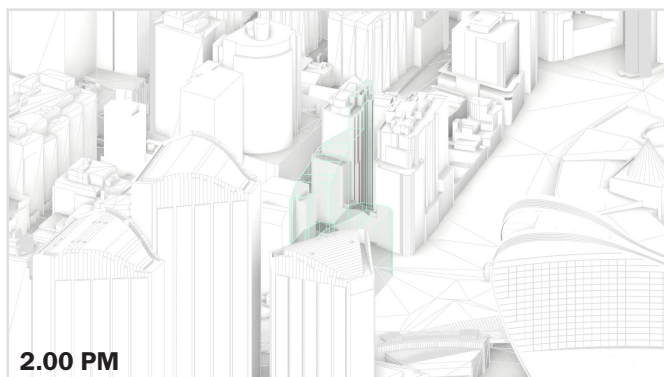
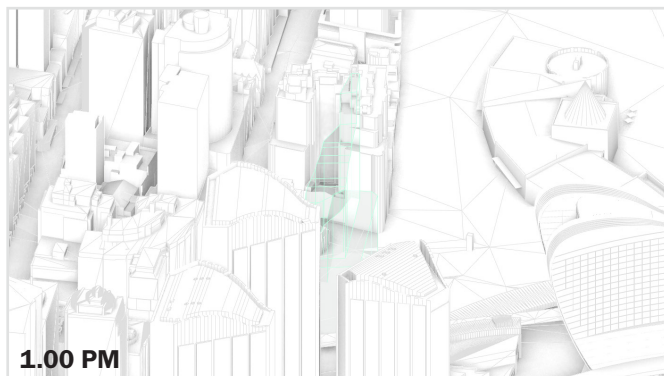
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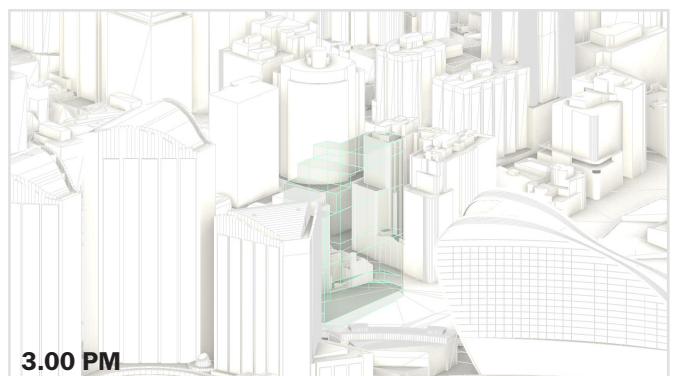
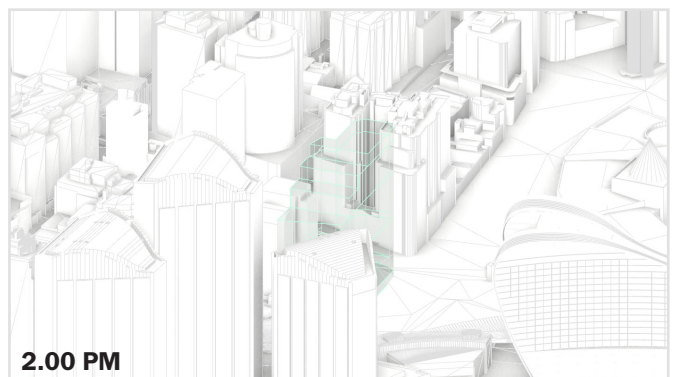
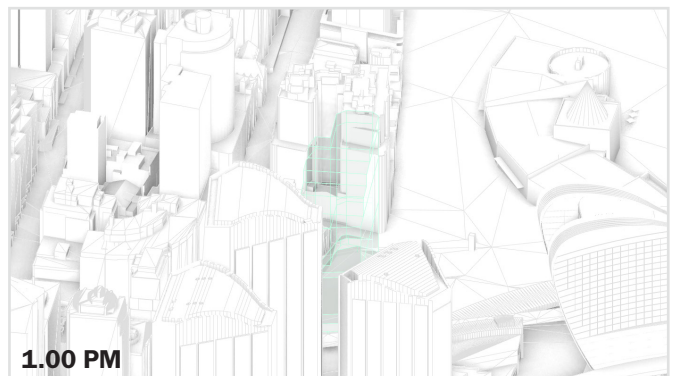
The Proposed Massing:



The Expected Envelope:



The Proposed Massing:

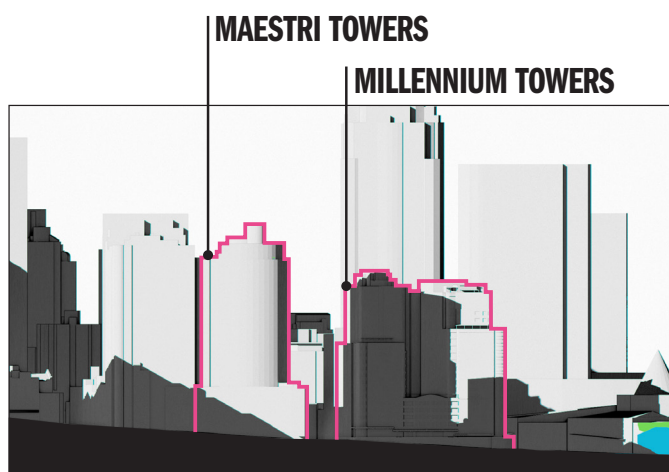


ATTACHMENT C: OVERSHADOWING ELEVATIONS

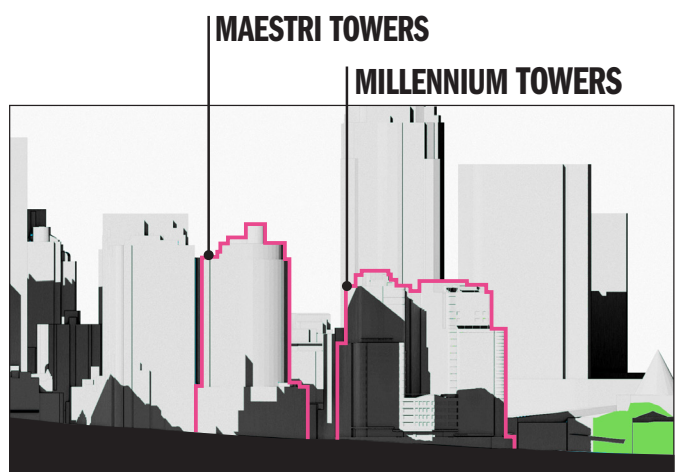
OVERSHADOWING IMPACT TO SOUTH

Bathurst Street Elevation

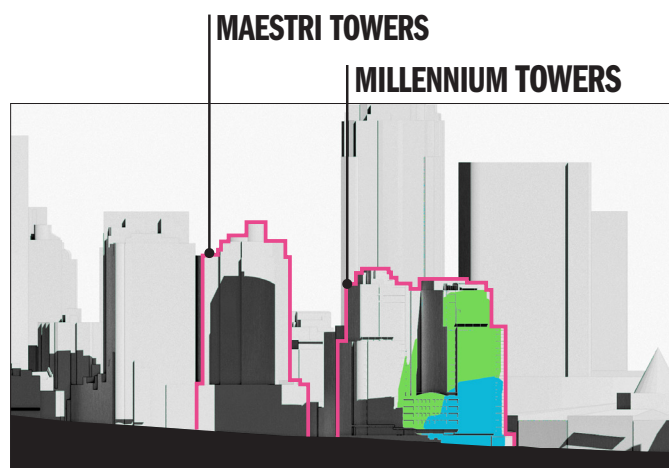
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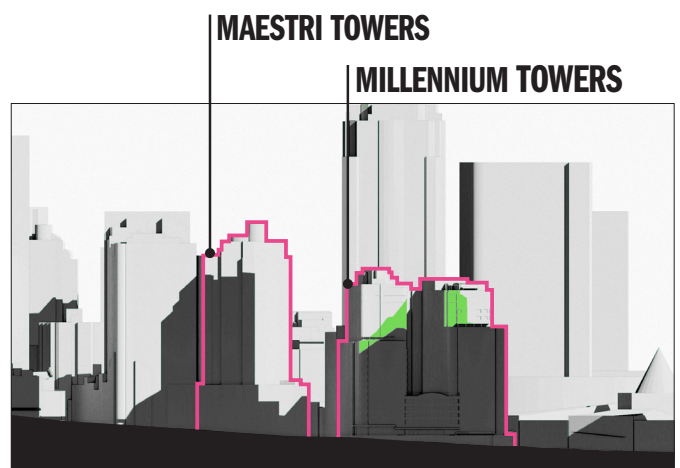
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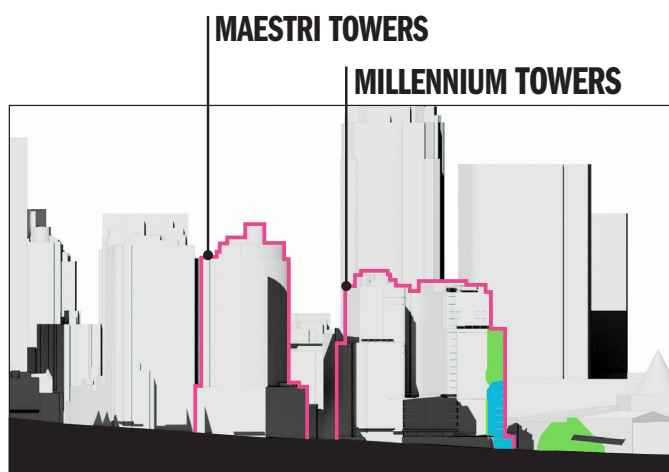
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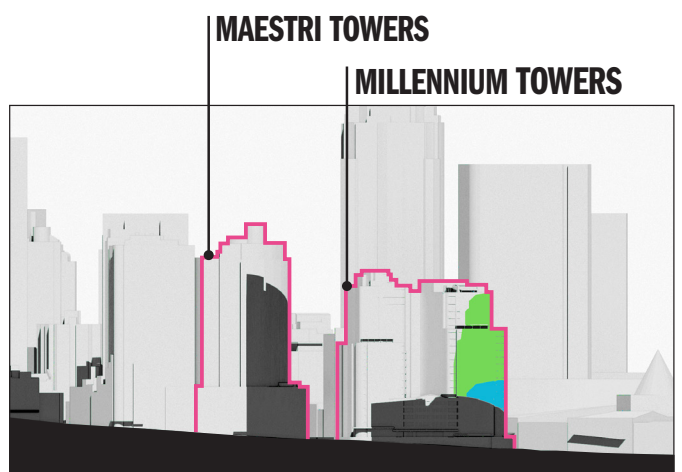
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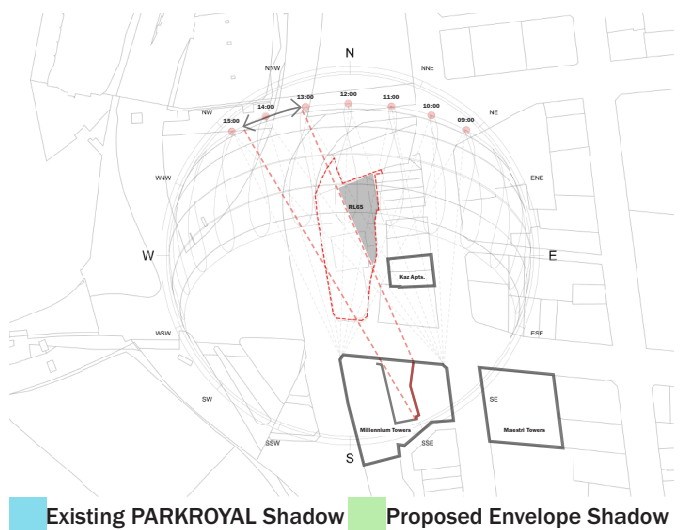
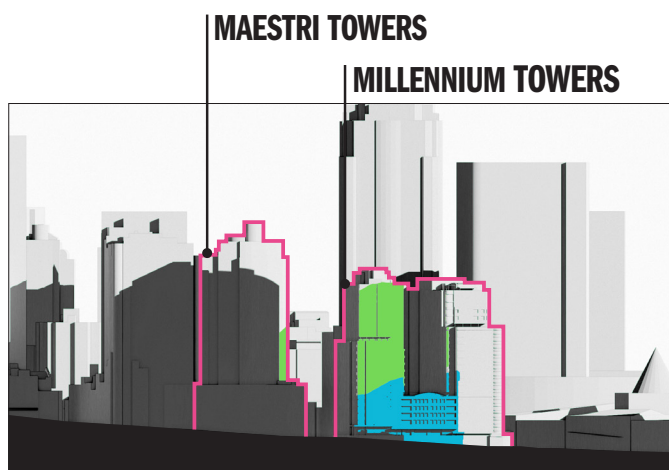
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12:00



15:00



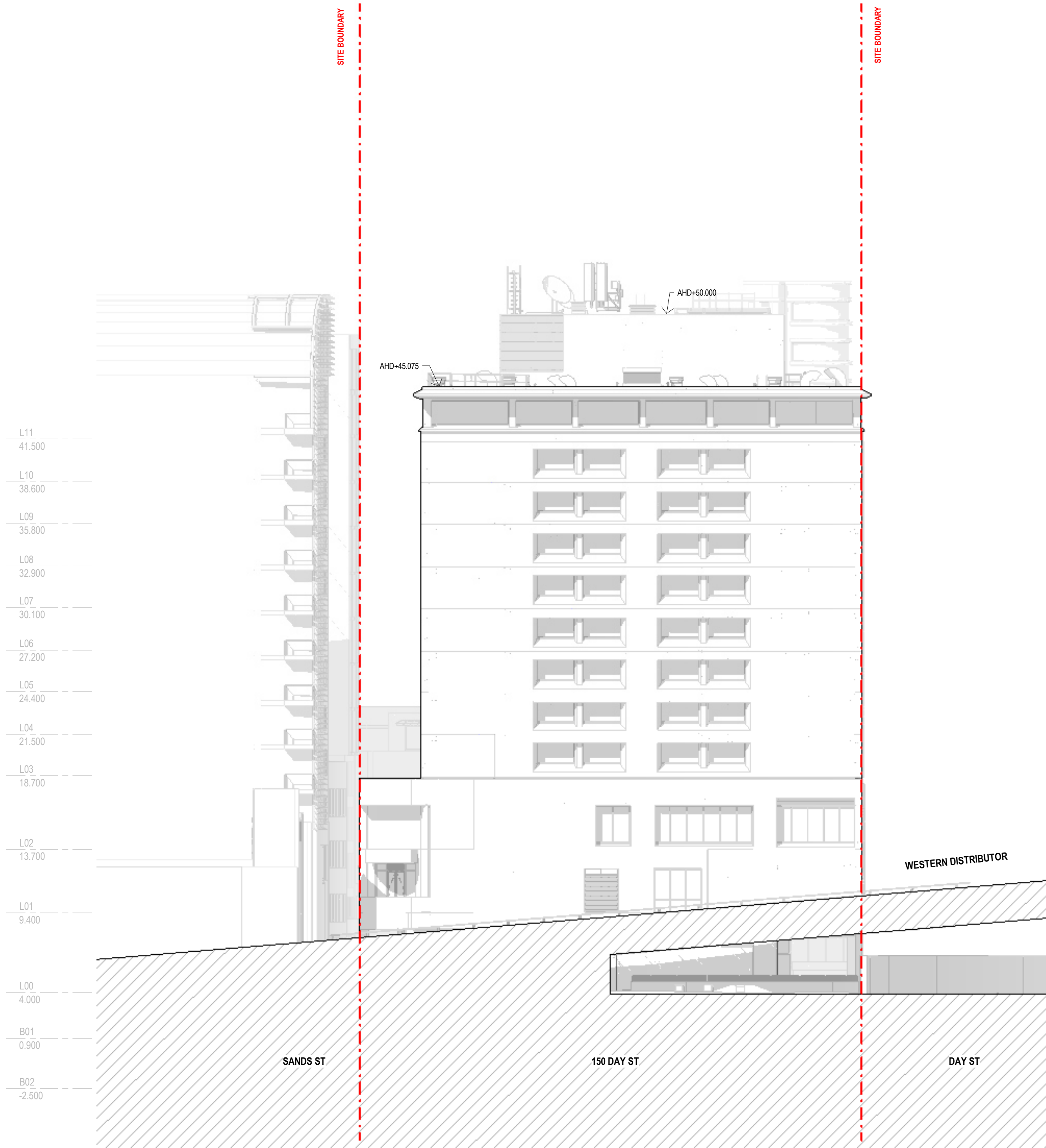
ATTACHMENT D: REFERENCE SCHEME DRAWINGS

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 - ROOFPLAN	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

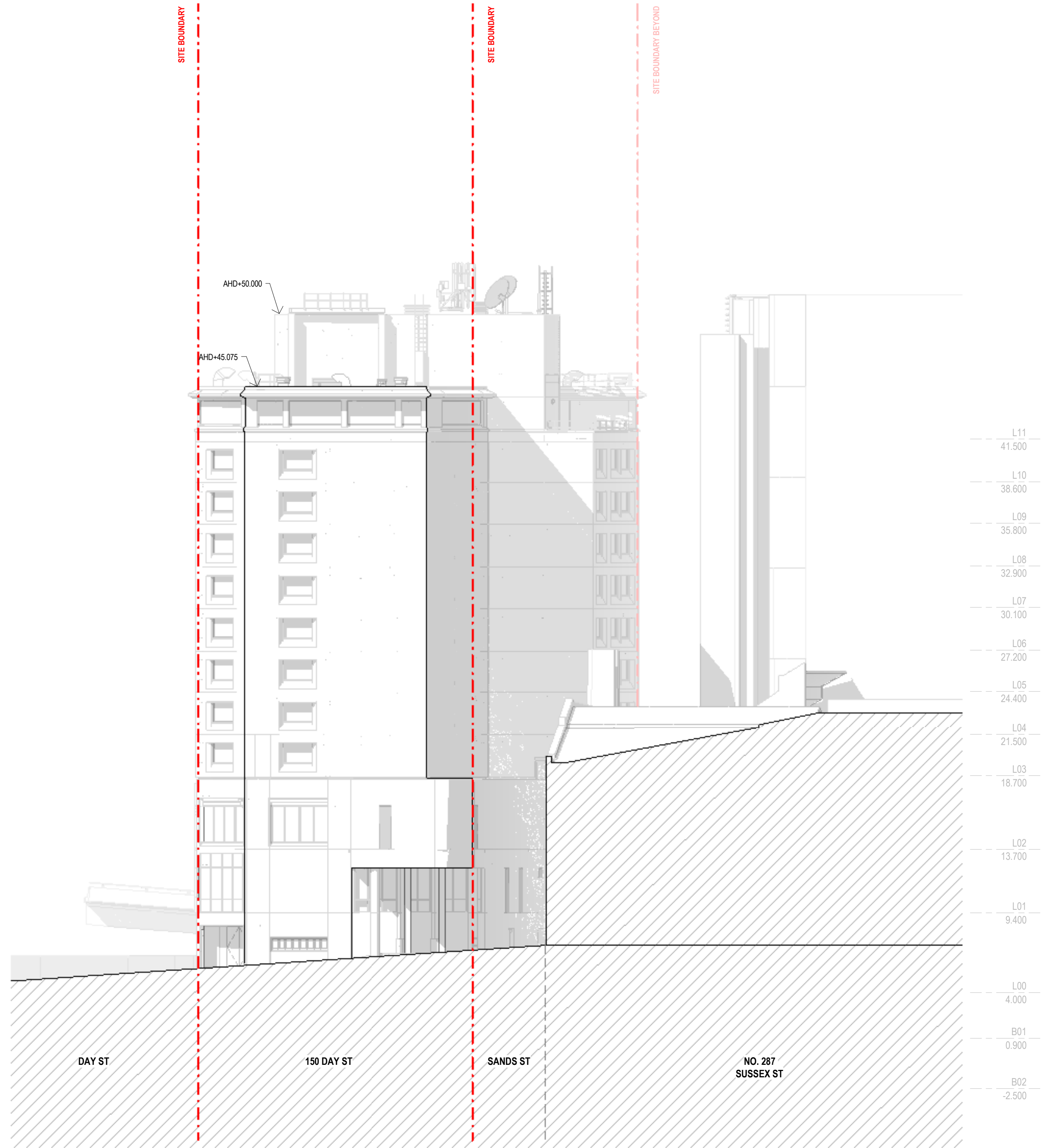
150 DAY ST, SYDNEY 2000

ARCHITECTURE - PLANNING PROPOSAL REFERENCE SCHEME





1 EXISTING NORTH ELEVATION
1:200



2 EXISTING SOUTH ELEVATION - BATHURST ST
1:200



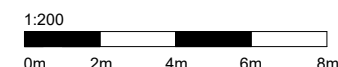
CONSULTANT

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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 NORTH & SOUTH ELEVATION

REVIEWED
AC

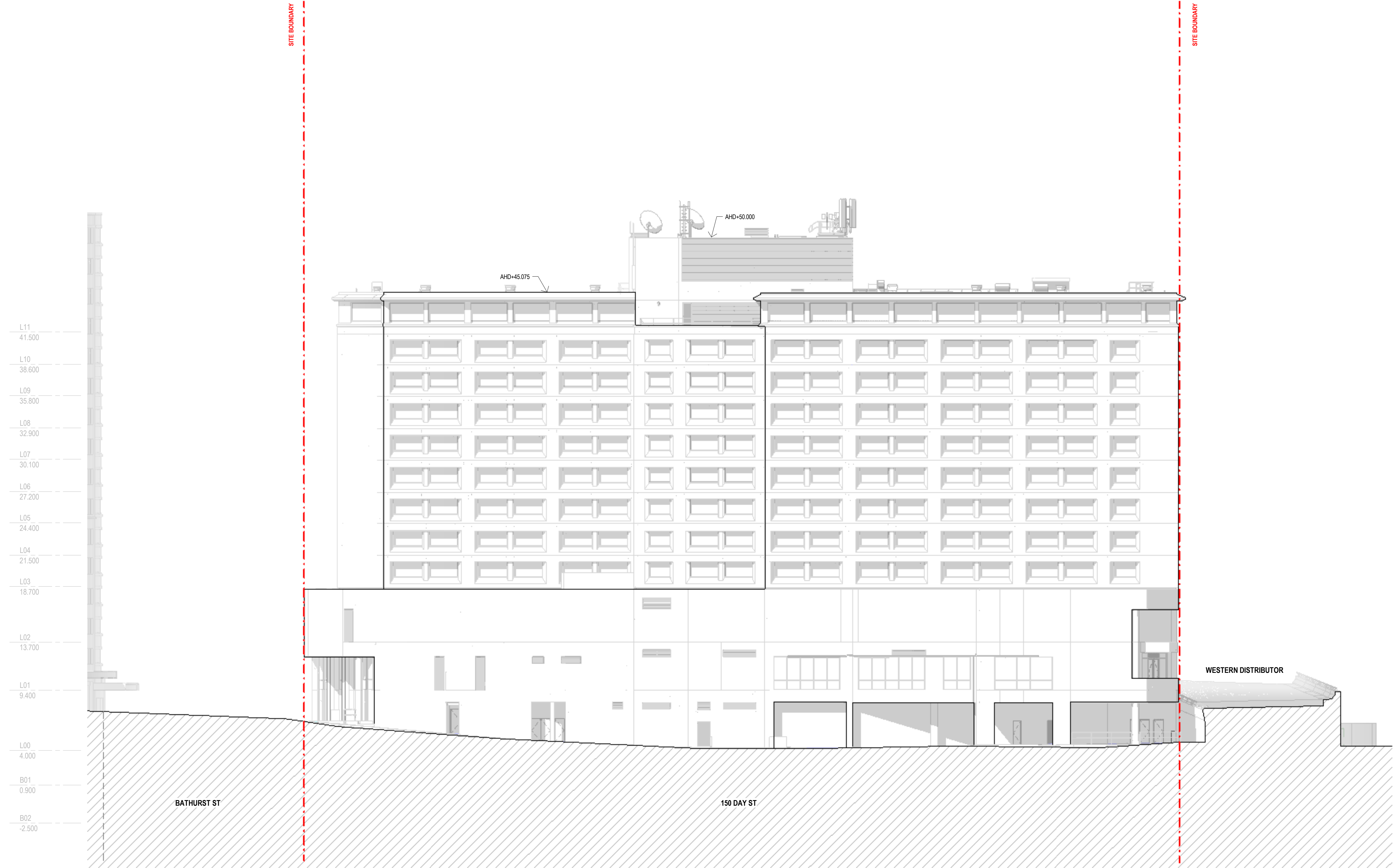
APPROVED
AK

DRAWING NO.
RS_020

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 EXISTING EAST ELEVATION - SANDS ST
1:200



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A Planning Proposal

DATE

21/03/25

CLIENT

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE

EXISTING EAST ELEVATION

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_021

SCALE @ A1

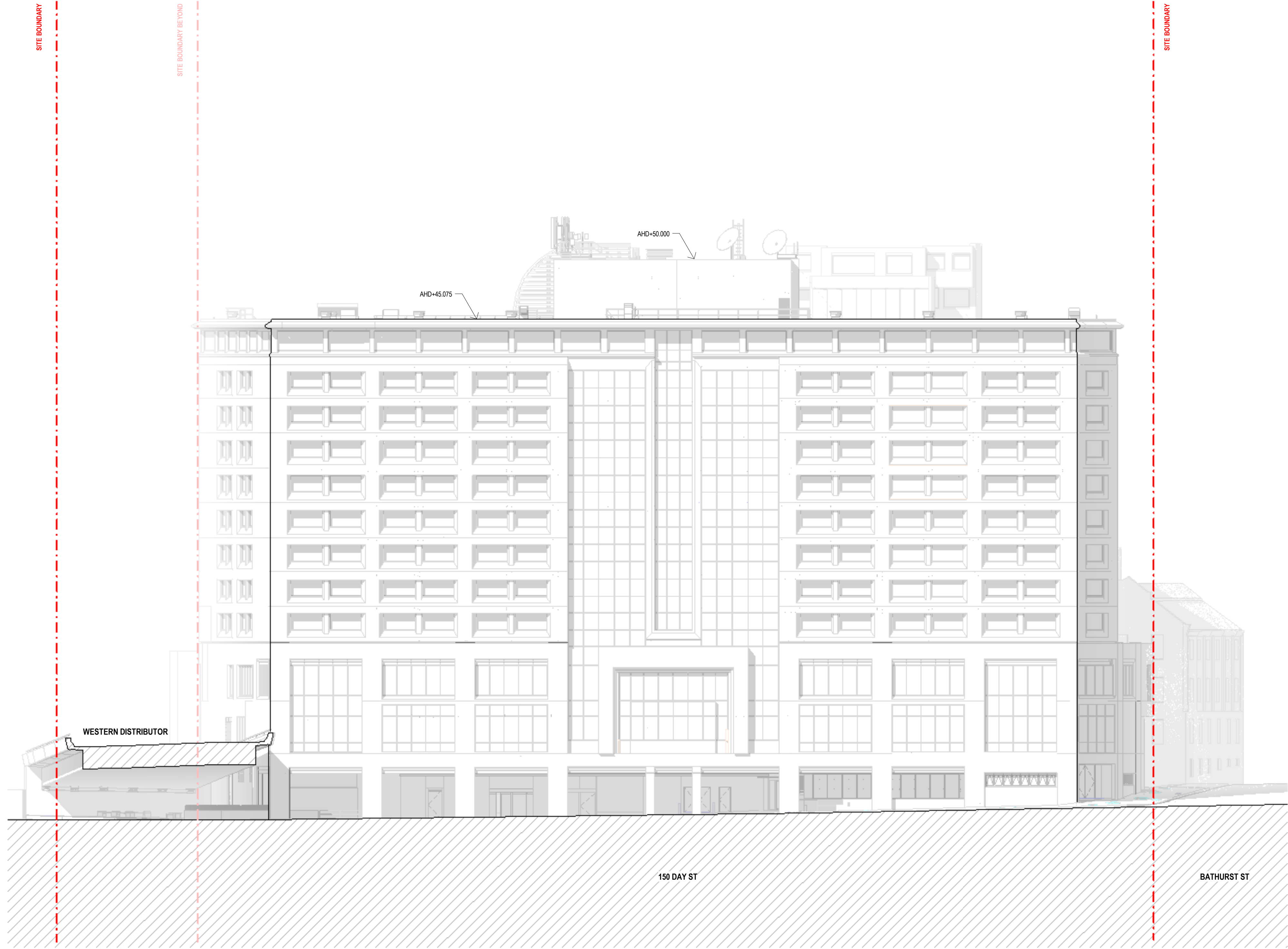
1 : 200

PROJECT NO.

016185

REV NO.

A



1 EXISTING WEST ELEVATION - DAY ST
1:200



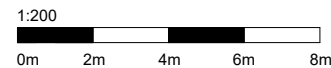
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A Planning Proposal

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



2 SITE PLAN
RS_200 1:500



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NORTH



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
SITE PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_050

SCALE @ A1

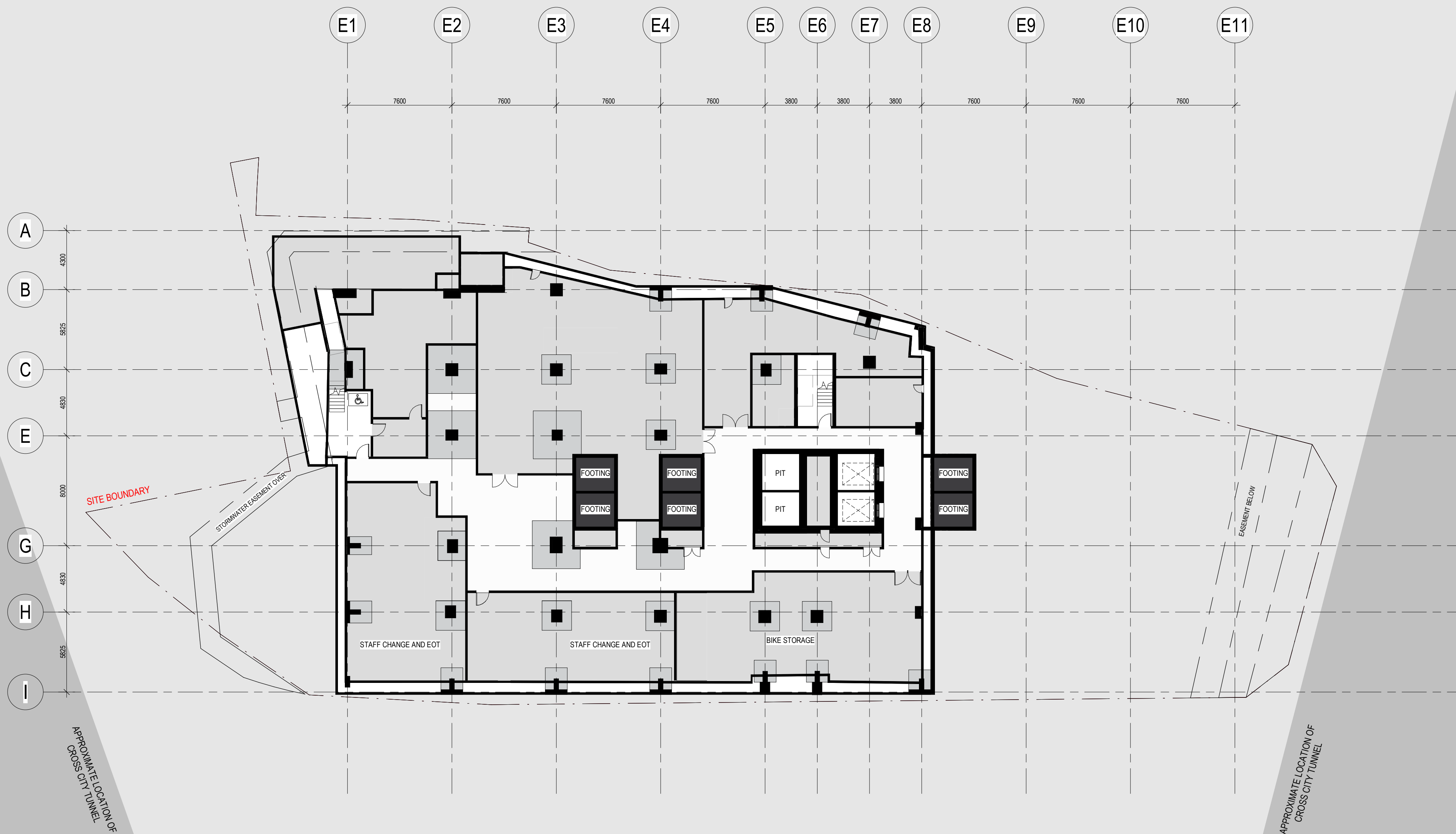
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PROJECT NO.

016185

REV NO.

A



1 BASEMENT 02 PLAN
RS_020 1:200



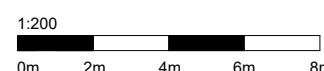
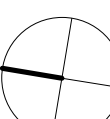
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REV DESCRIPTION

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

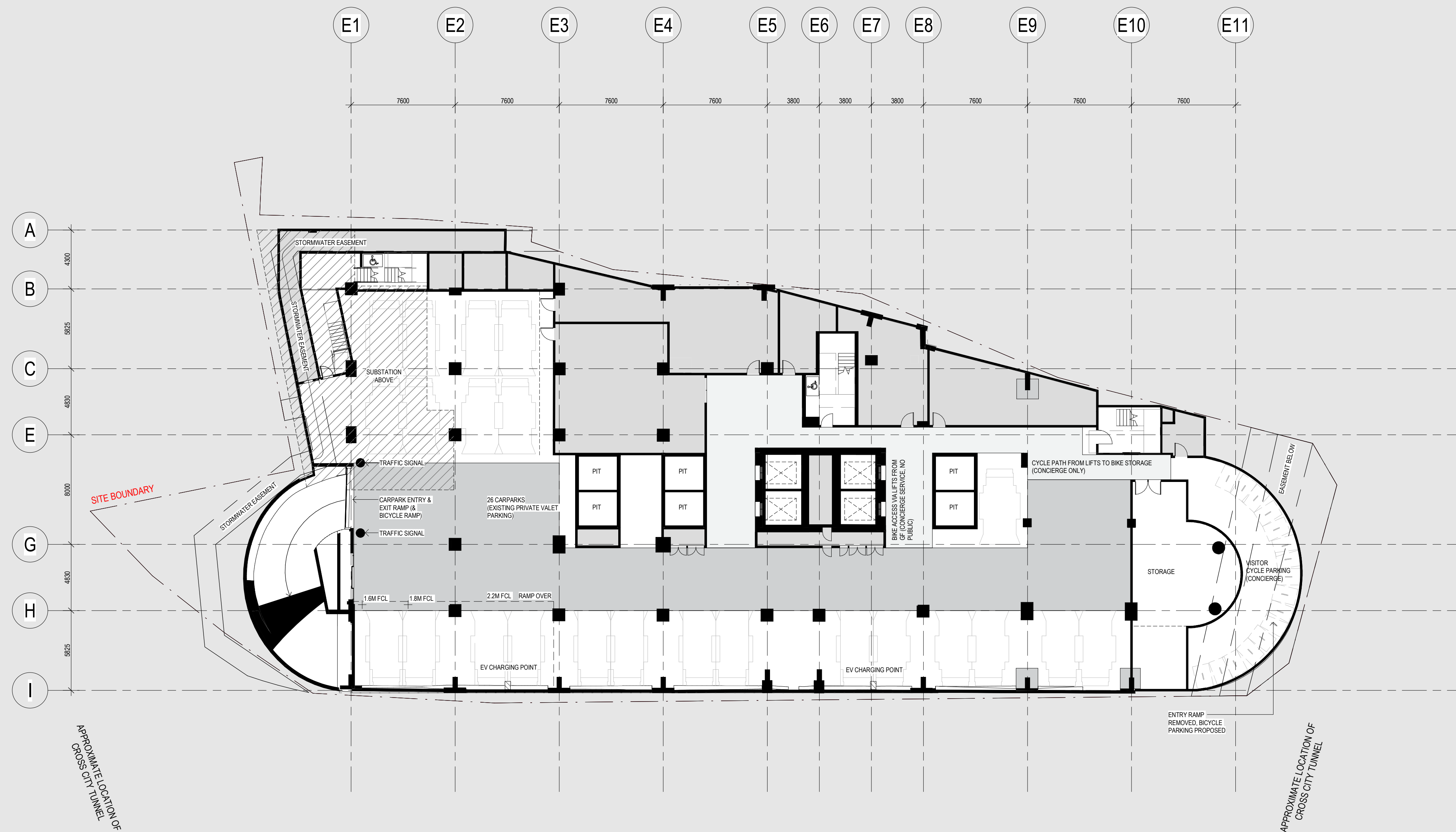
APPROVED
AK

DRAWING NO.
RS_098

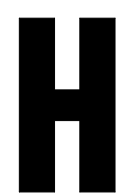
SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
C



1 BASEMENT B01 PLAN
RS_020 1:200



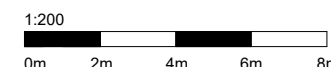
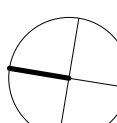
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REV DESCRIPTION

- | | |
|---|------------------------------|
| 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 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



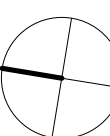
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Ross de la Motte 7398

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NORTH



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 01 PLAN

REVIEWED

AC

APPROVED
AK

DRAWING NO.

RS_101

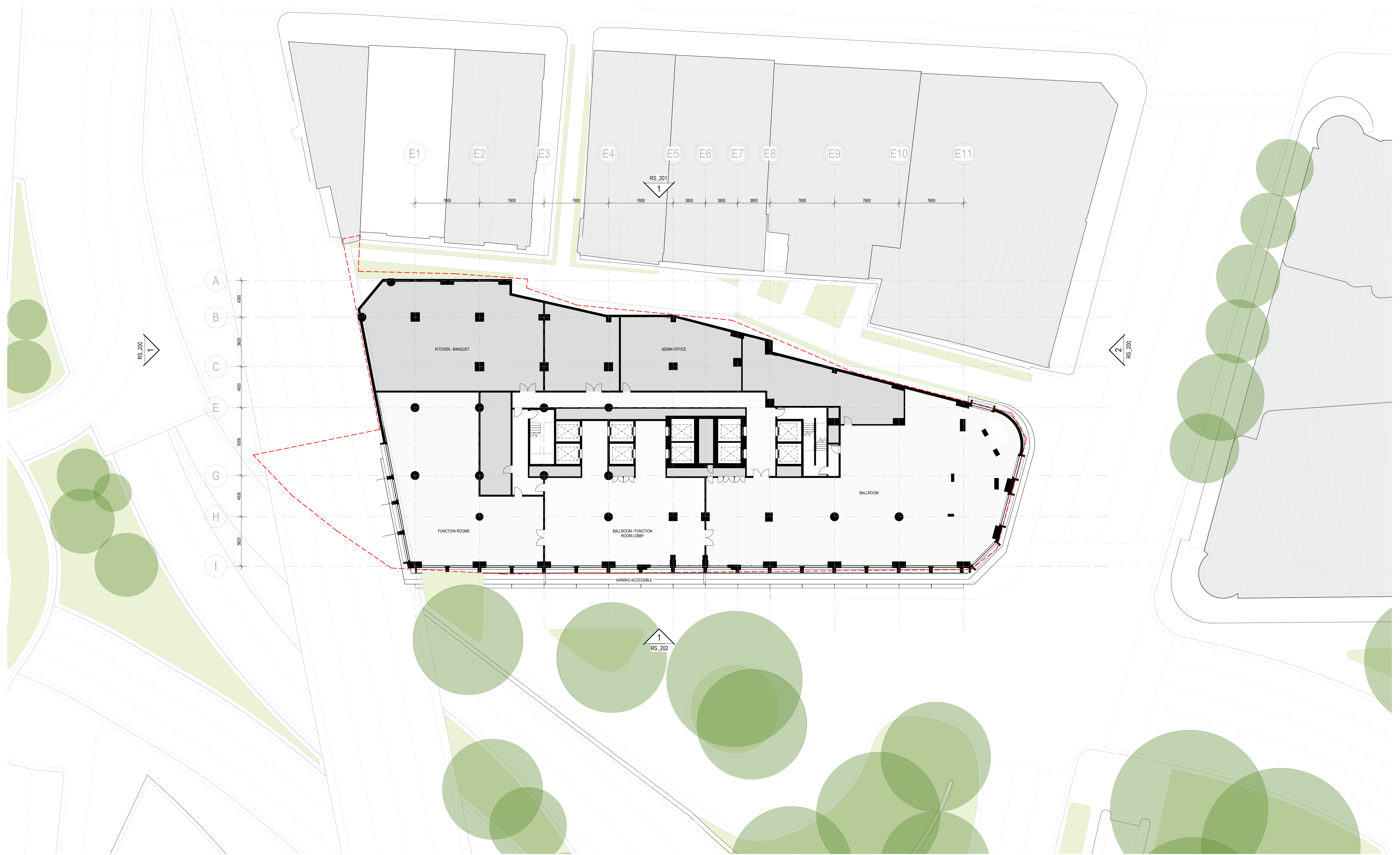
SCALE @ A1

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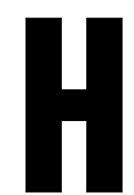
PROJECT NO.
016185

REV NO.

A



1 L02 PLAN
RS_020 1:200



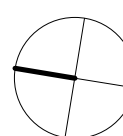
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Glenn Scott 6842
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REFERENCE

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 02 PLAN

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_102

SCALE @ A1

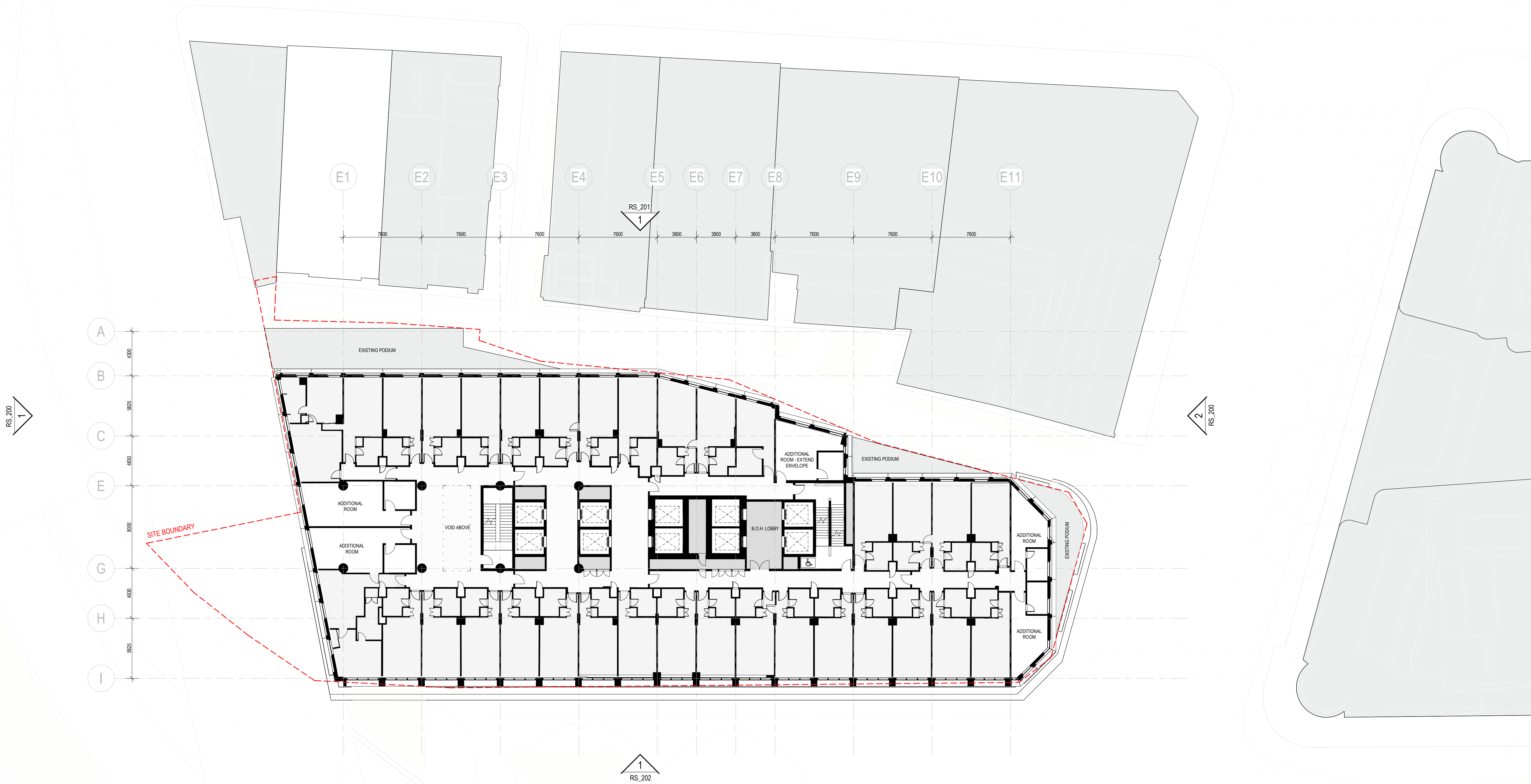
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PROJECT NO.

016185

REV NO.

A



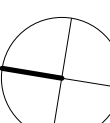
CONSULTANT

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REFERENCE

NORTH



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

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A Planning Proposal

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



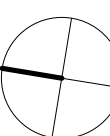
CONSULTANT

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REFERENCE

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

APPROVED
AK

DRAWING NO.

RS_104

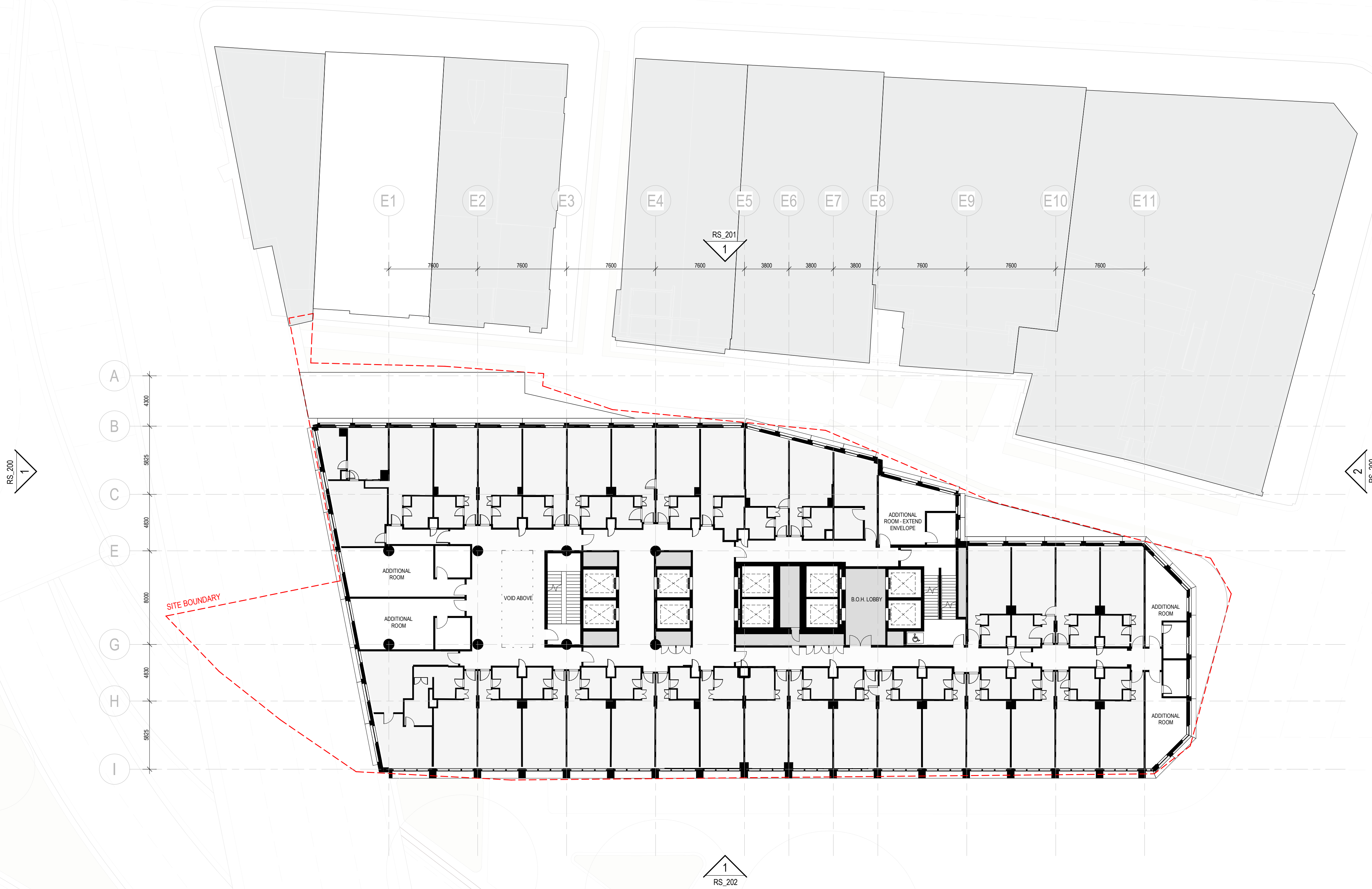
SCALE @ A1

1:200

PROJECT NO.
016185

REV NO.

A



1 L05 PLAN
RS_020 1:200

H

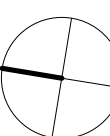
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Glenn Scott 6842
Ross de la Motte 7398

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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 05 PLAN

REVIEWED
AC

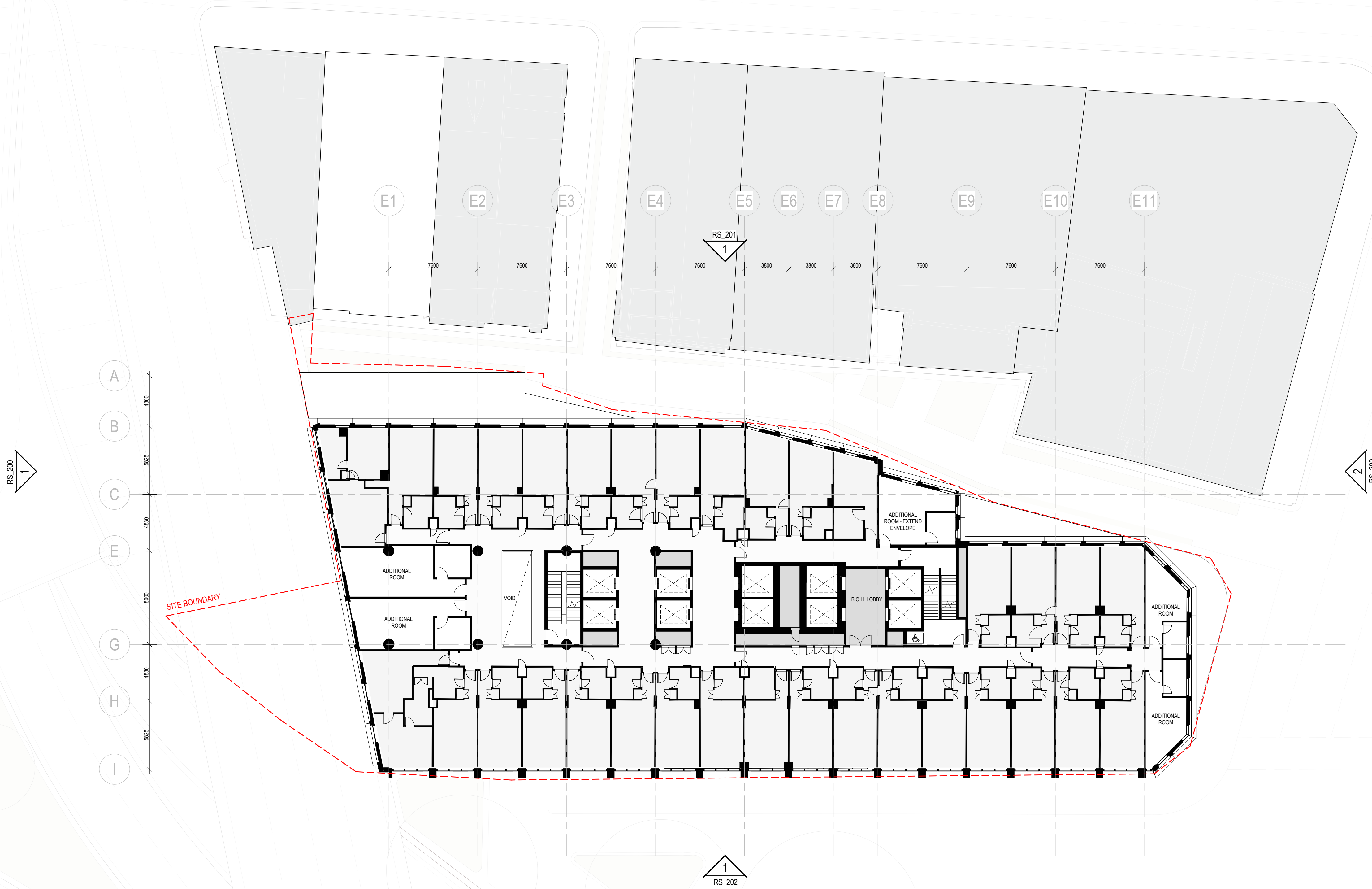
APPROVED
AK

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RS_105

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L06 PLAN
RS_020 1:200



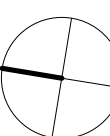
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 06 PLAN

REVIEWED
AC

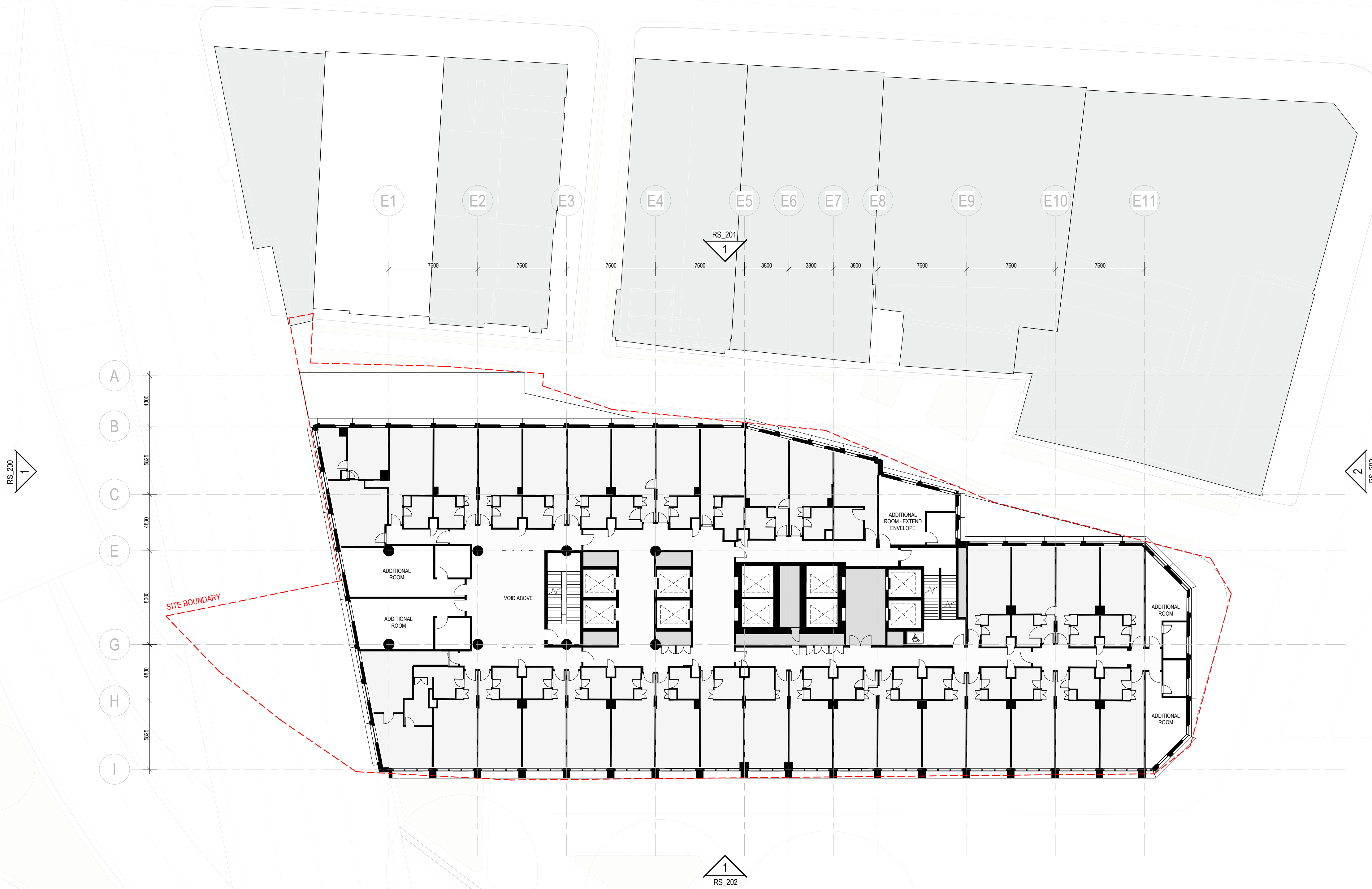
APPROVED
AK

DRAWING NO.
RS_106

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L07 PLAN
RS_020 1:200

H

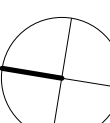
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 07 PLAN

REVIEWED
AC

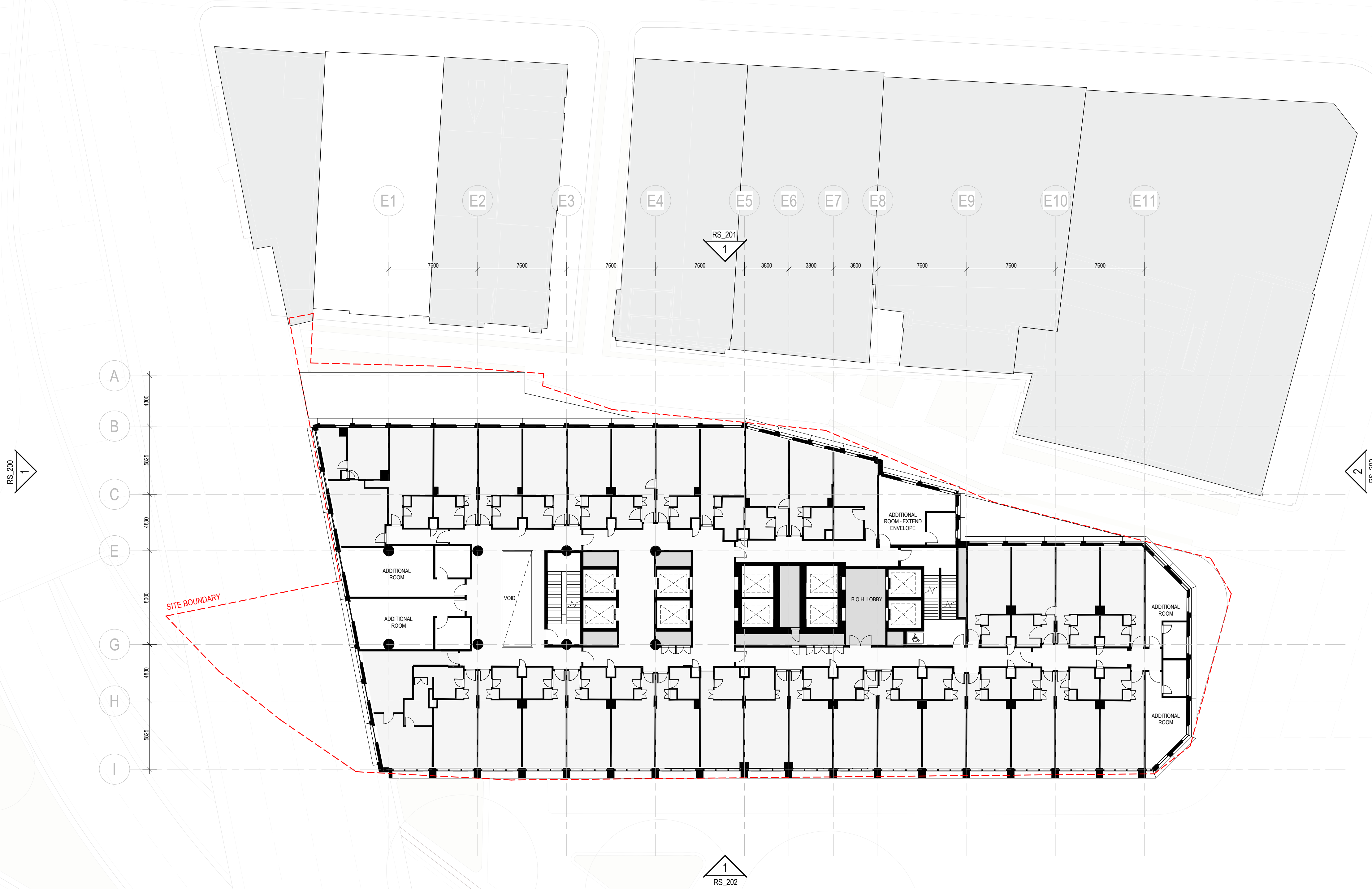
APPROVED
AK

DRAWING NO.
RS_107

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L08 PLAN
RS_020 1:200

H

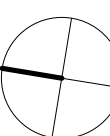
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 08 PLAN

REVIEWED
AC

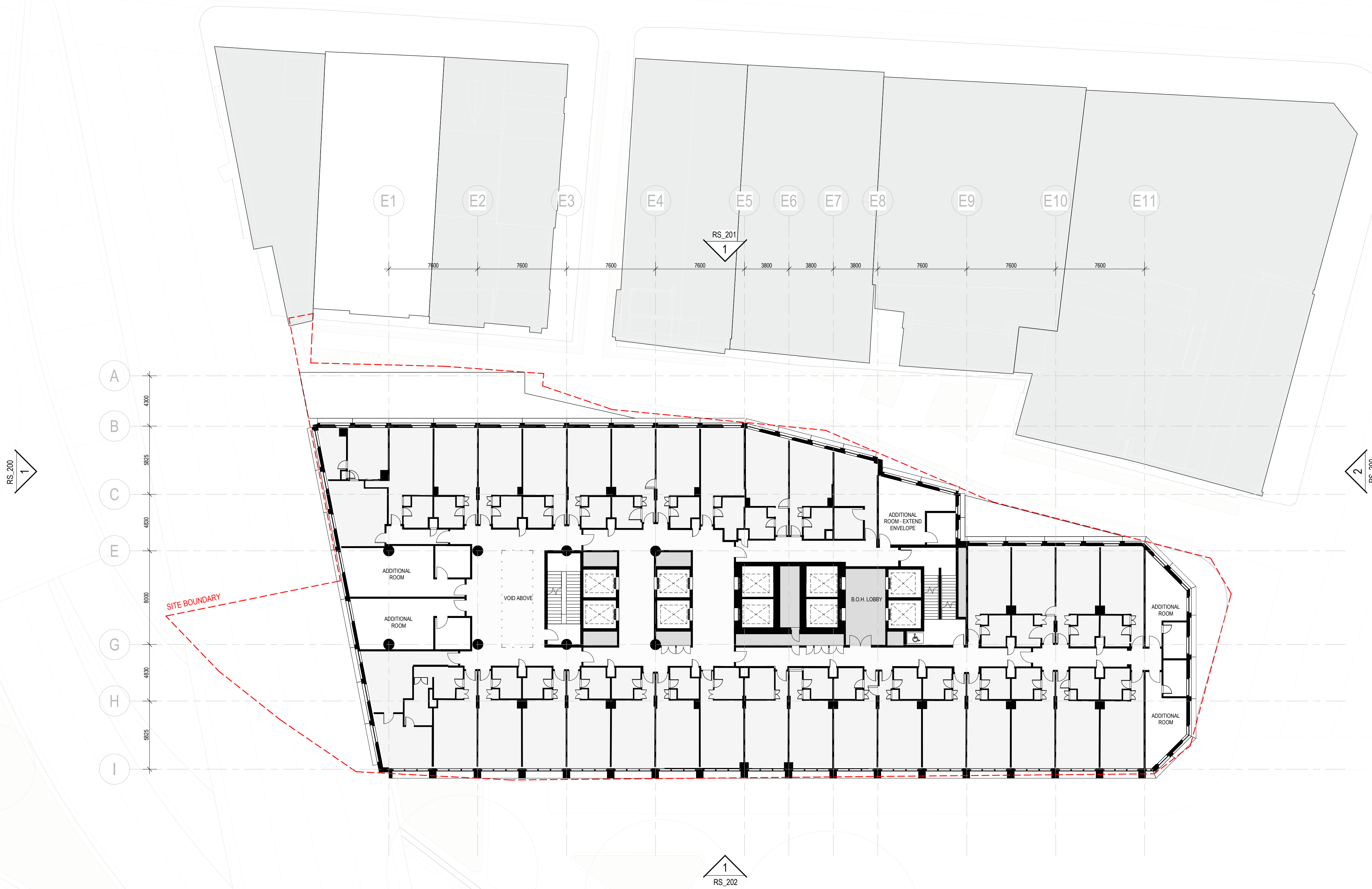
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AK

DRAWING NO.
RS_108

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L09 PLAN
RS_020 1:200

H

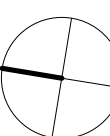
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0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 09 PLAN

REVIEWED
AC

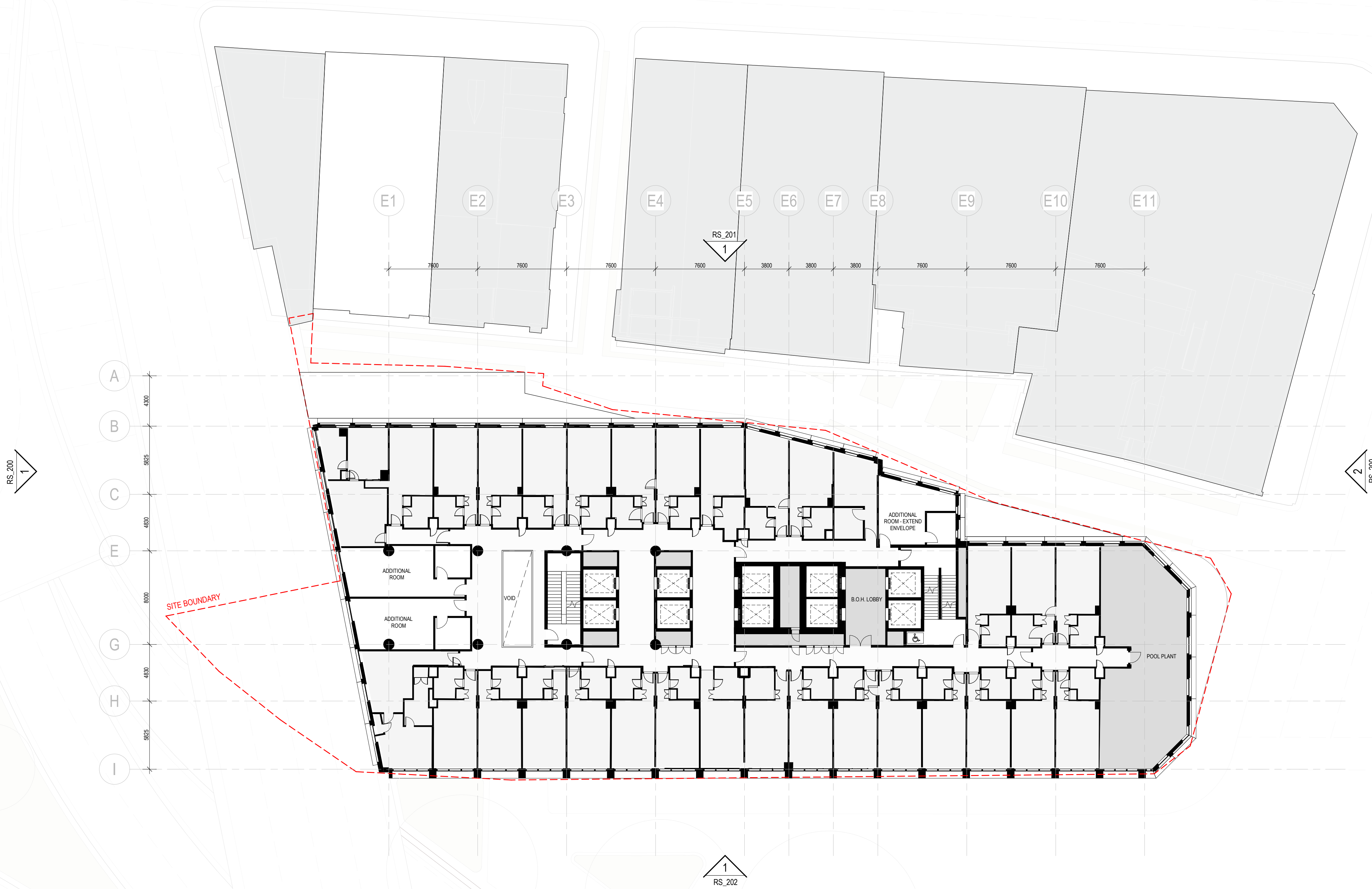
APPROVED
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DRAWING NO.
RS_109

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L10 PLAN
RS_020 1:200



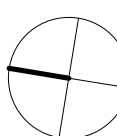
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0m 2m 4m 6m 8m

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150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 10 PLAN

REVIEWED
AC

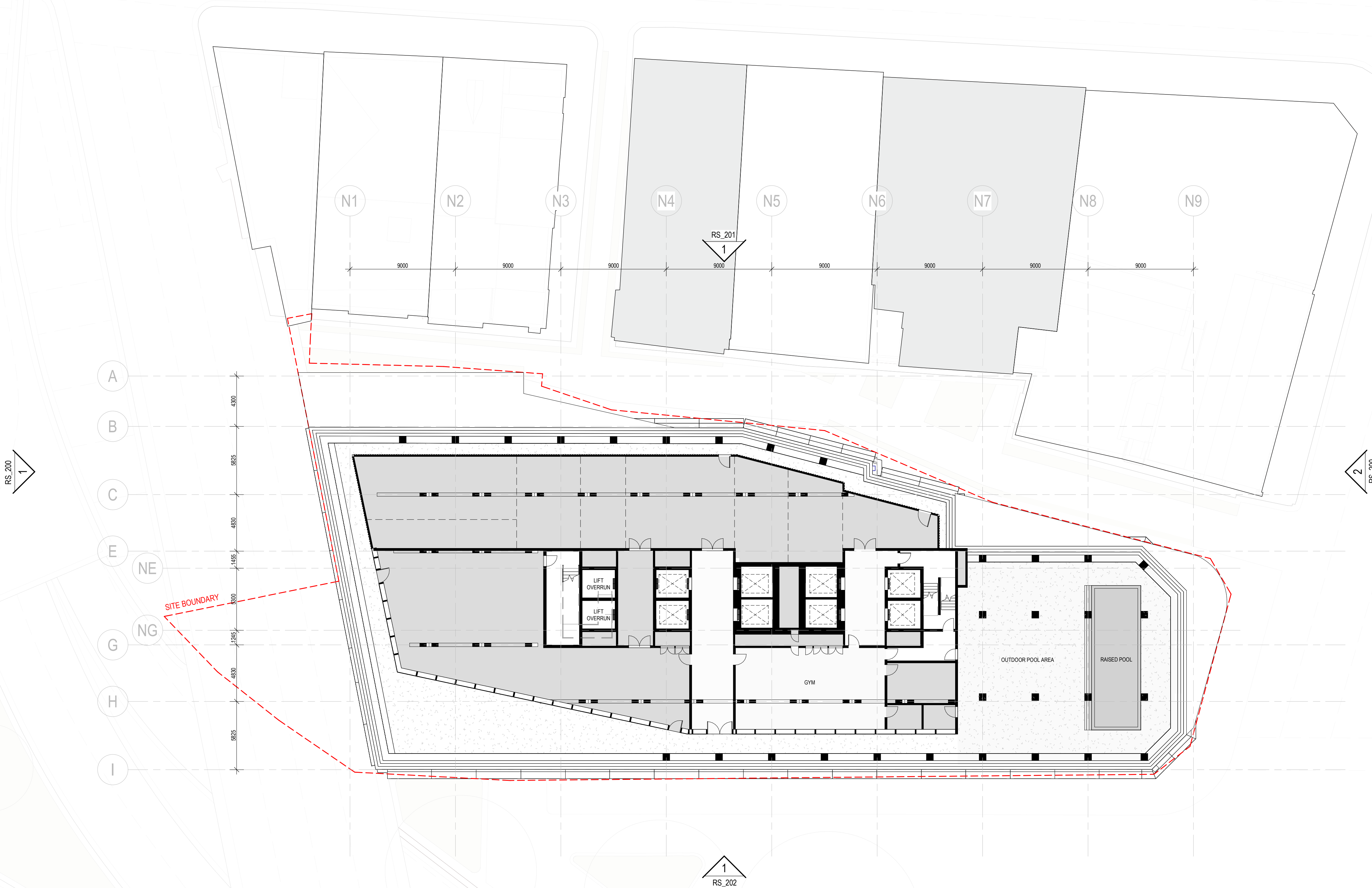
APPROVED
AK

DRAWING NO.
RS_110

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L11 PLAN - TRANSFER FLOOR
RS_020 1:200



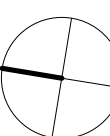
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1:200
0m 2m 4m 6m 8m

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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
RS_200

L12 PLAN
1:200

H

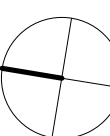
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1:200
0m 2m 4m 6m 8m

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UOL

PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 12 PLAN

REVIEWED
AC

APPROVED
AK

DRAWING NO.
RS_112

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L13 PLAN
RS_200 1:200



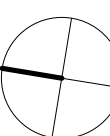
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1:200
0m 2m 4m 6m 8m

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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.
A



1 L14 PLAN
RS_200 1:200



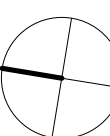
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NORTH



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

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 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



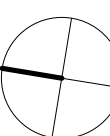
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PROJECT

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



1 L16 PLAN
RS_200 1:200



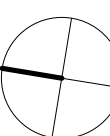
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1:200
0m 2m 4m 6m 8m

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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 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



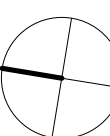
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1:200
0m 2m 4m 6m 8m

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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



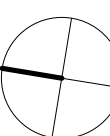
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UOL

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



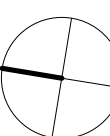
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1:200
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21/03/25

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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



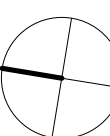
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PROJECT

150 Day Street - Park Royal Darling Harbour

STATUS

DRAWING TITLE
LEVEL 20 PLAN

REVIEWED
AC

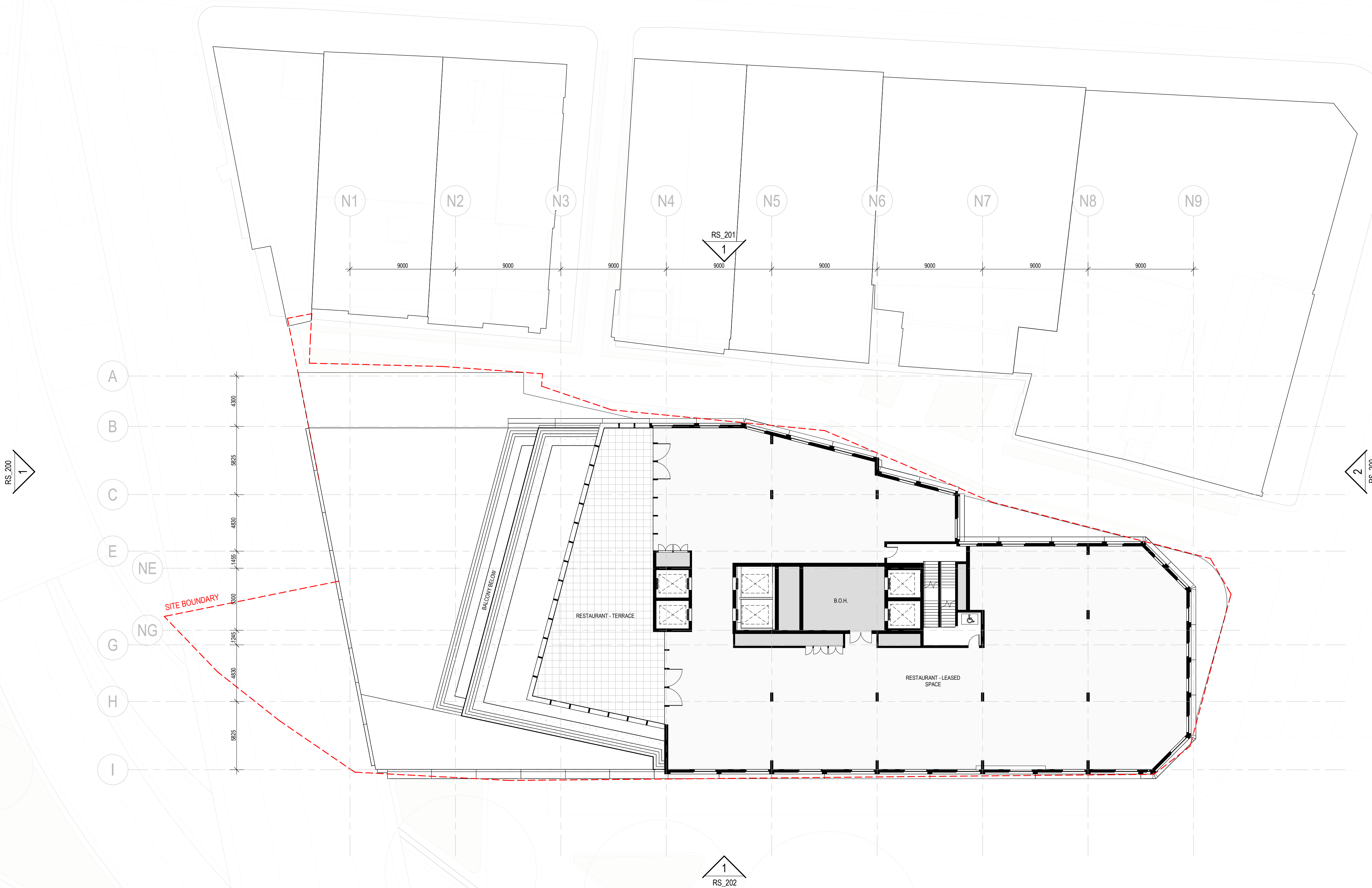
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DRAWING NO.
RS_120

SCALE @ A1
1:200

PROJECT NO.
016185

REV NO.
A



1 L21 PLAN
RS_200 1:200



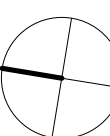
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Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

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 21 PLAN - RESTAURANT

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_121

SCALE @ A1

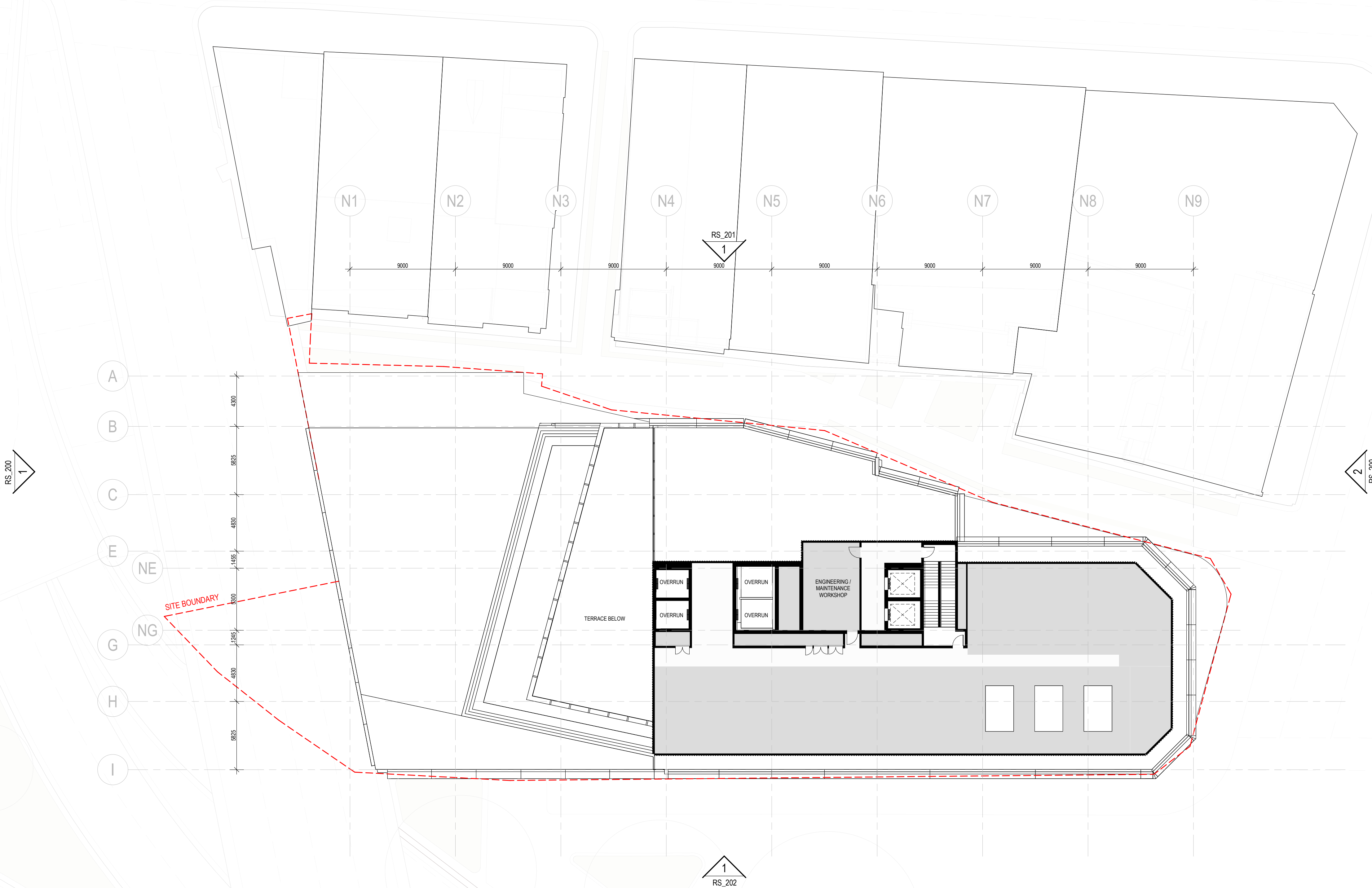
1:200

PROJECT NO.

016185

REV NO.

A



1 L22 PLAN - PLANT
RS_200 1:200



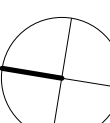
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REFERENCE

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 22 PLAN - PLANT

REVIEWED

AC

APPROVED

AK

DRAWING NO.

RS_122

SCALE @ A1

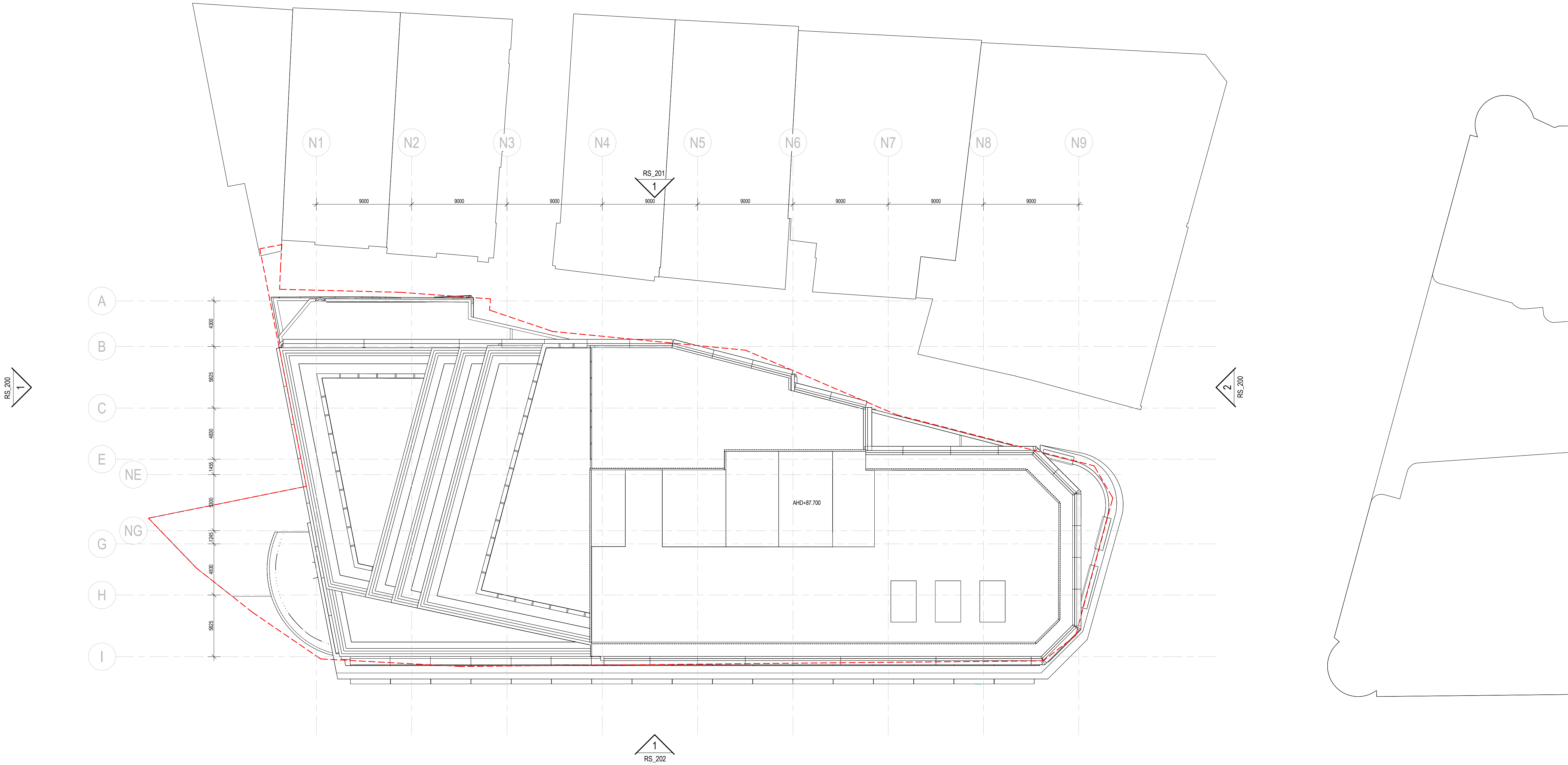
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PROJECT NO.

016185

REV NO.

A



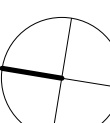
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NORTH



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 23 PLAN - ROOFPAN

REVIEWED
AC

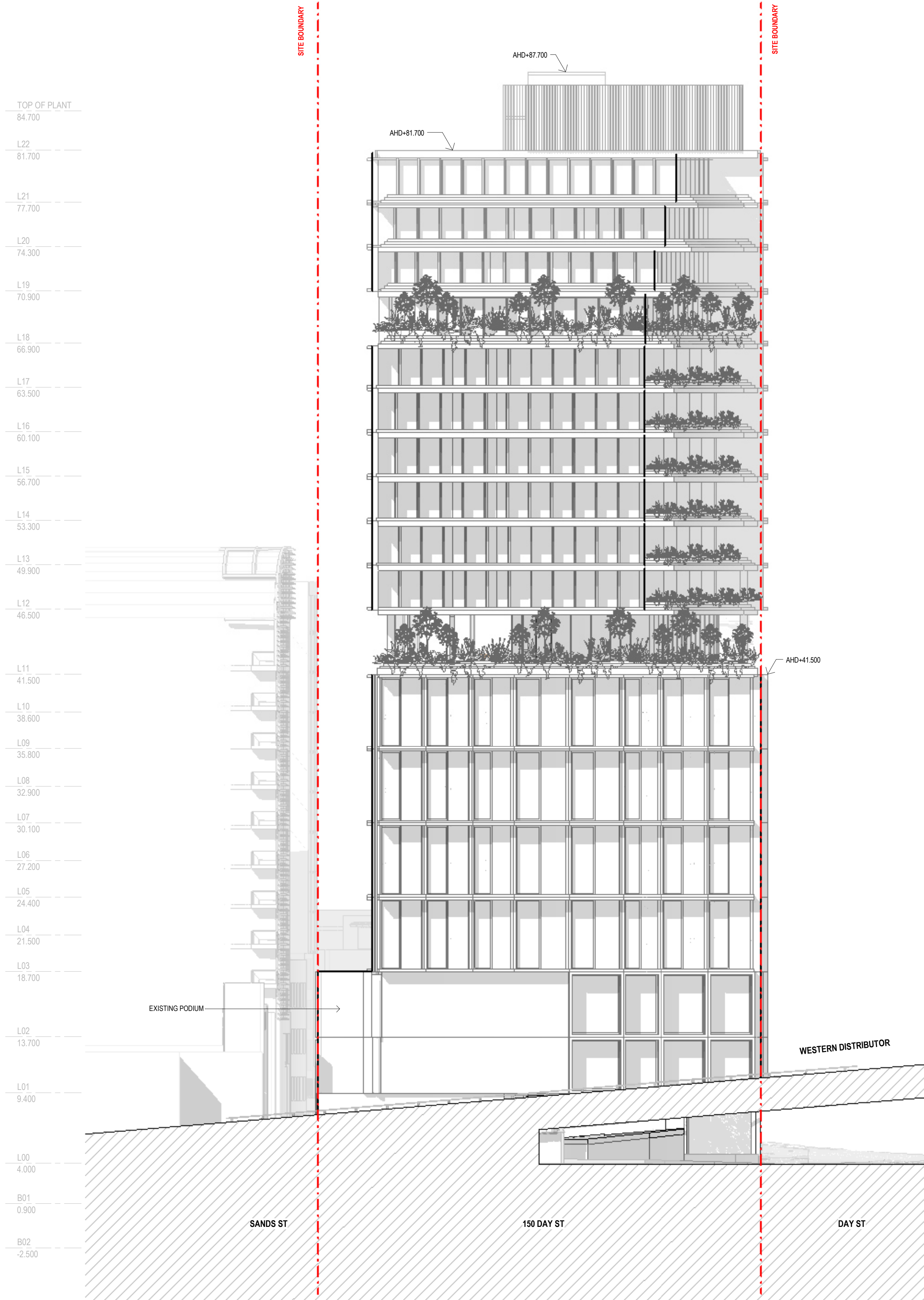
APPROVED
AK

DRAWING NO.
RS_123

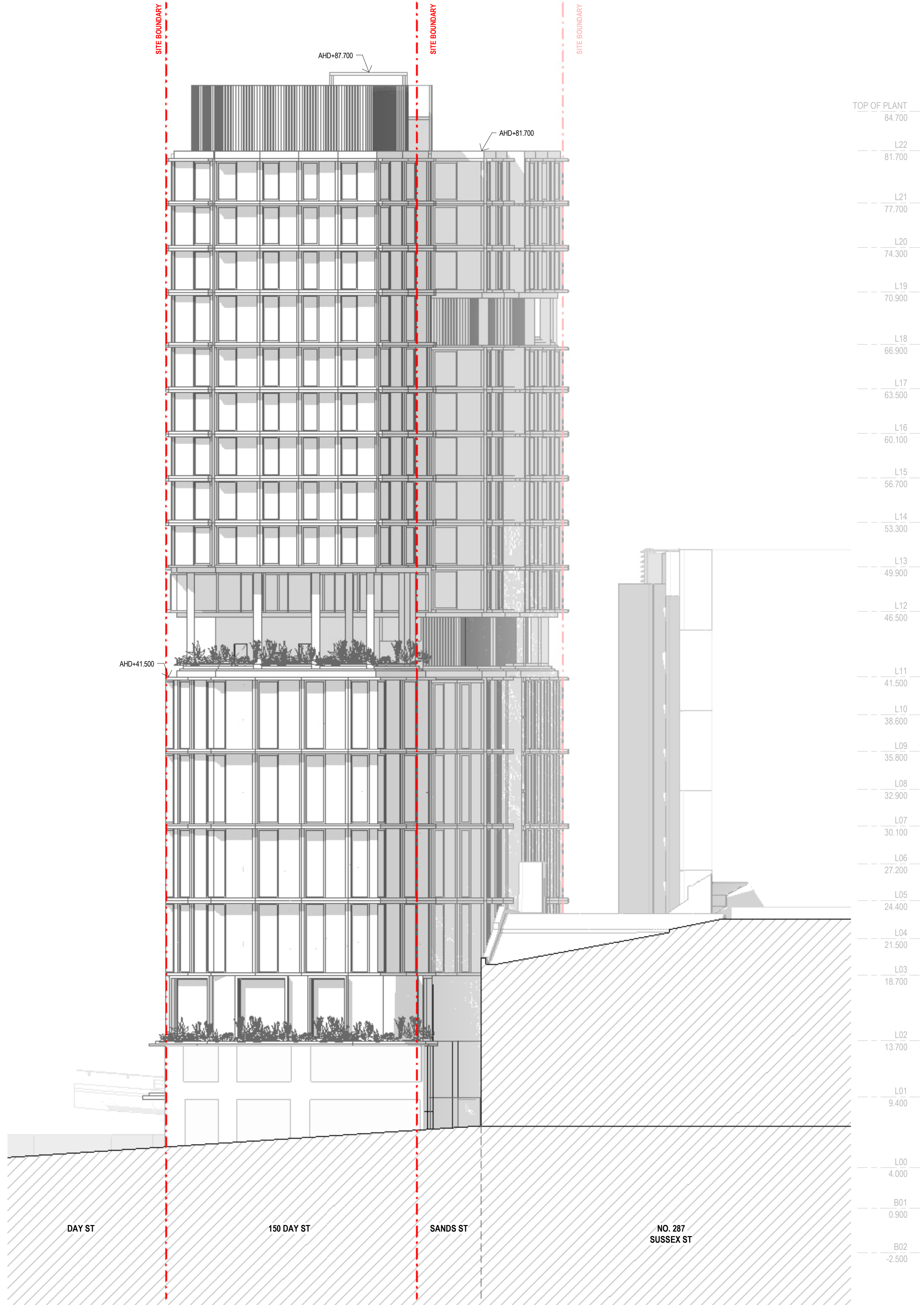
SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 PROPOSED NORTH ELEVATION
DD_501 1:200



2 PROPOSED SOUTH ELEVATION - BATHURST ST
DD_501 1:200

H

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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

TOP OF PLANT
84.700

L22
81.700

L21
77.700

L20
74.300

L19
70.900

L18
66.900

L17
63.500

L16
60.100

L15
56.700

L14
53.300

L13
49.900

L12
46.500

L11
41.500

L10
38.600

L09
35.800

L08
32.900

L07
30.100

L06
27.200

L05
24.400

L04
21.500

L03
18.700

L02
13.700

L01
9.400

L00
4.000

B01
0.900

B02
-2.500

BATHURST ST

150 DAY ST

WESTERN DISTRIBUTOR

1 PROPOSED EAST ELEVATION - SANDS ST
DD_501 1:200

H

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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
PROPOSED EAST ELEVATION

REVIEWED
AC

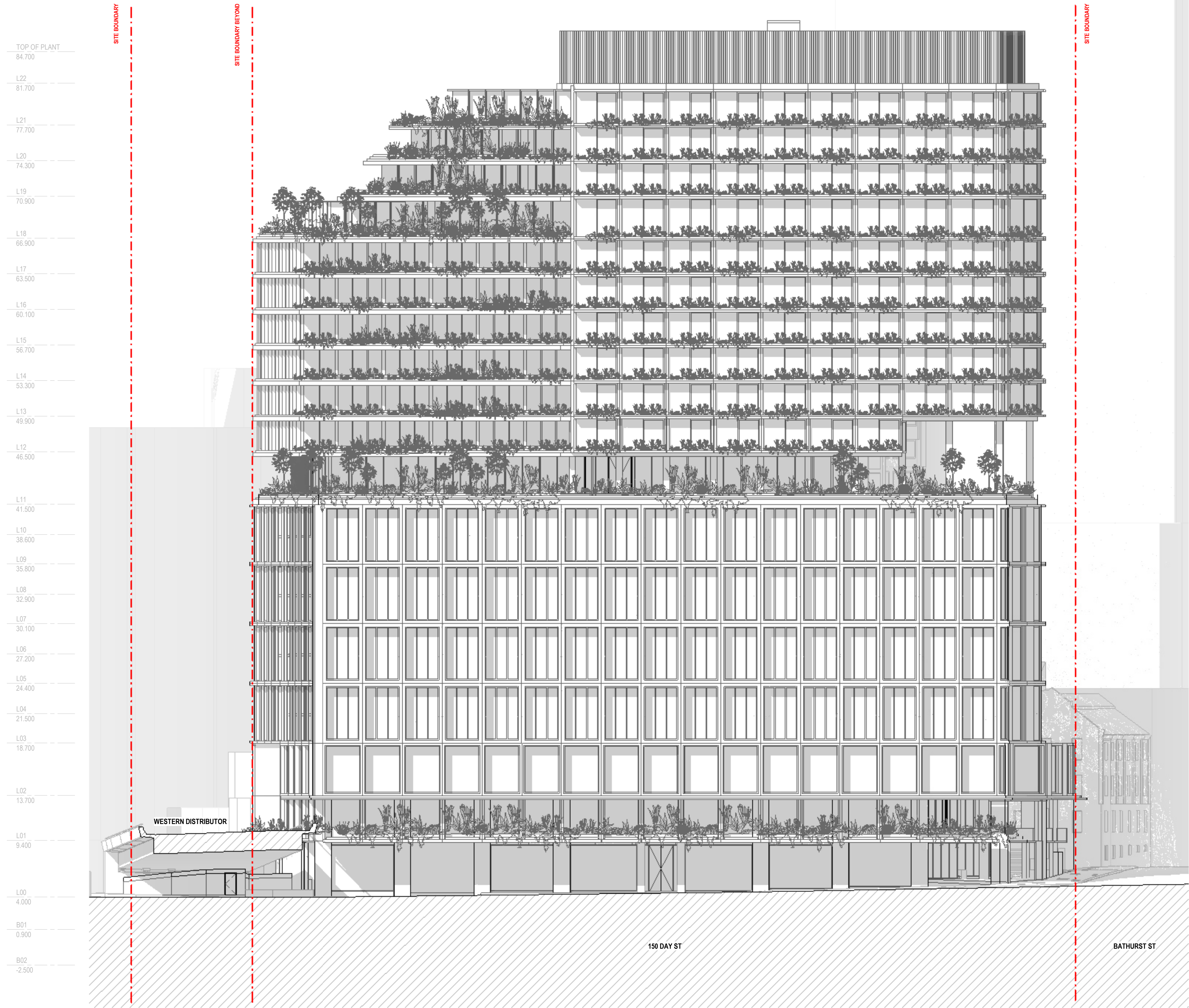
APPROVED
AK

DRAWING NO.
RS_201

SCALE @ A1
1 : 200

PROJECT NO.
016185

REV NO.
A



1 PROPOSED WEST ELEVATION - DAY ST
DD_501 1:200



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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

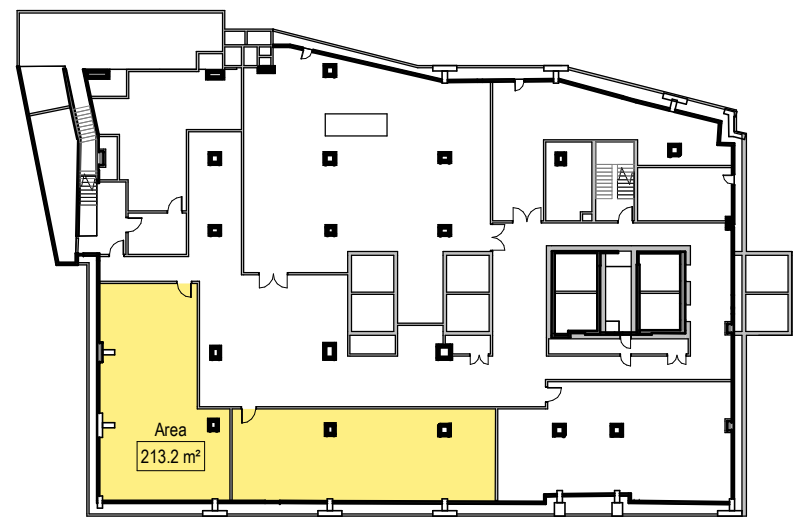
APPROVED
AK

DRAWING NO.
RS_202

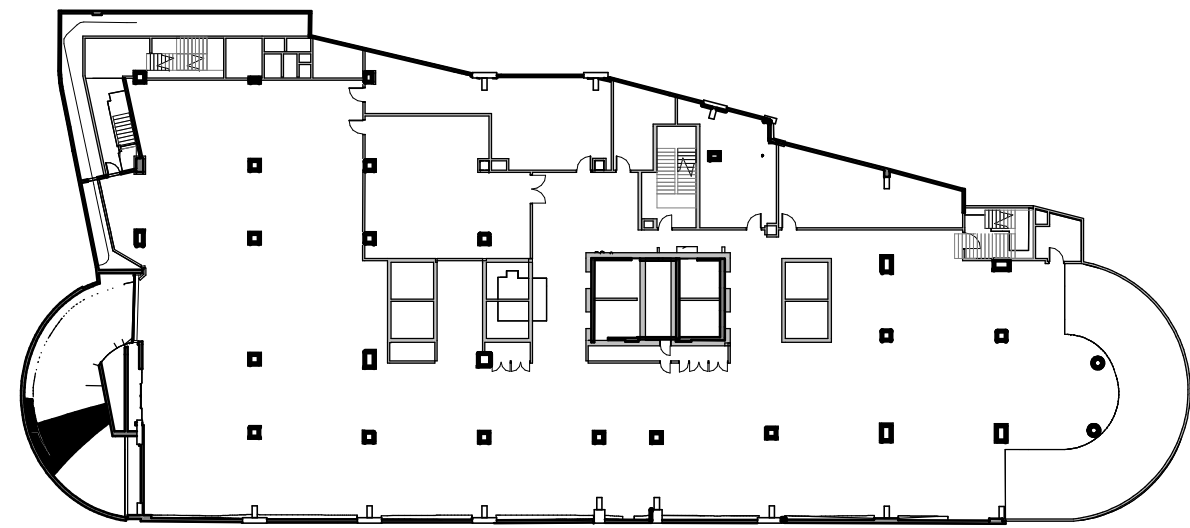
SCALE @ A1
1:200

PROJECT NO.
016185

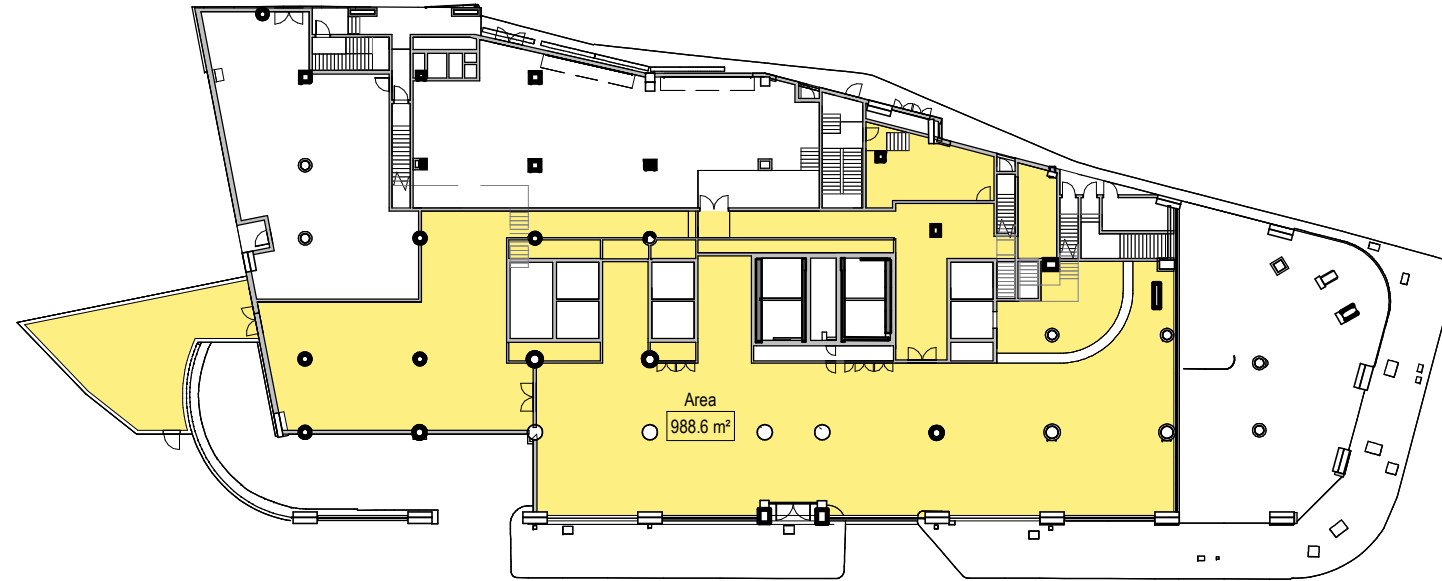
REV NO.
A



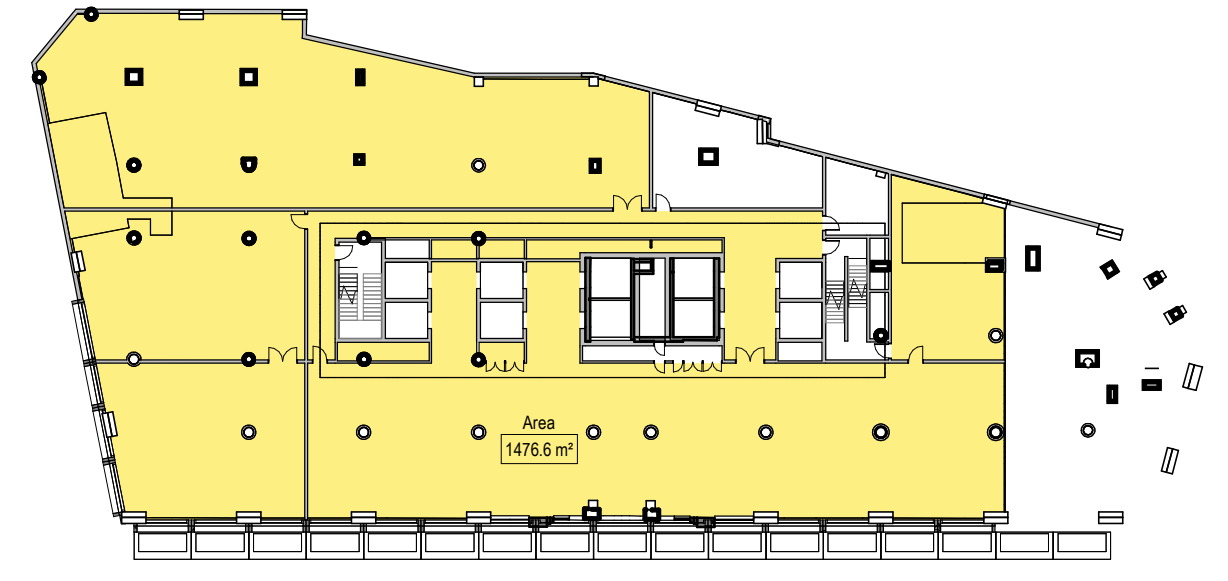
1 B02
RS_020 1:500



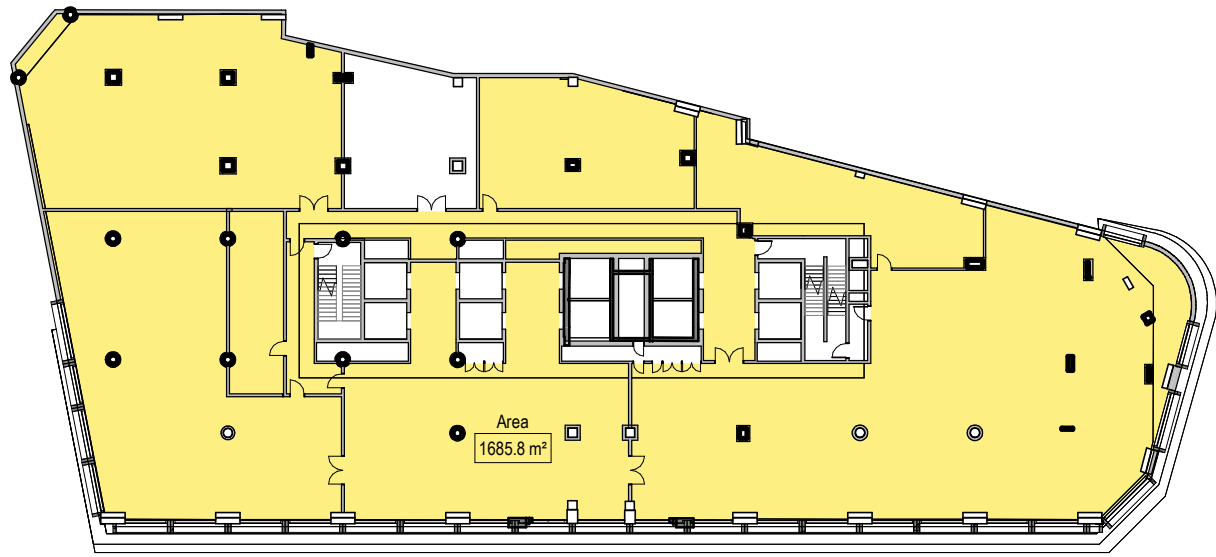
2 B01
RS_020 1:500



3 L00
RS_020 1:500



4 L01
RS_020 1:500



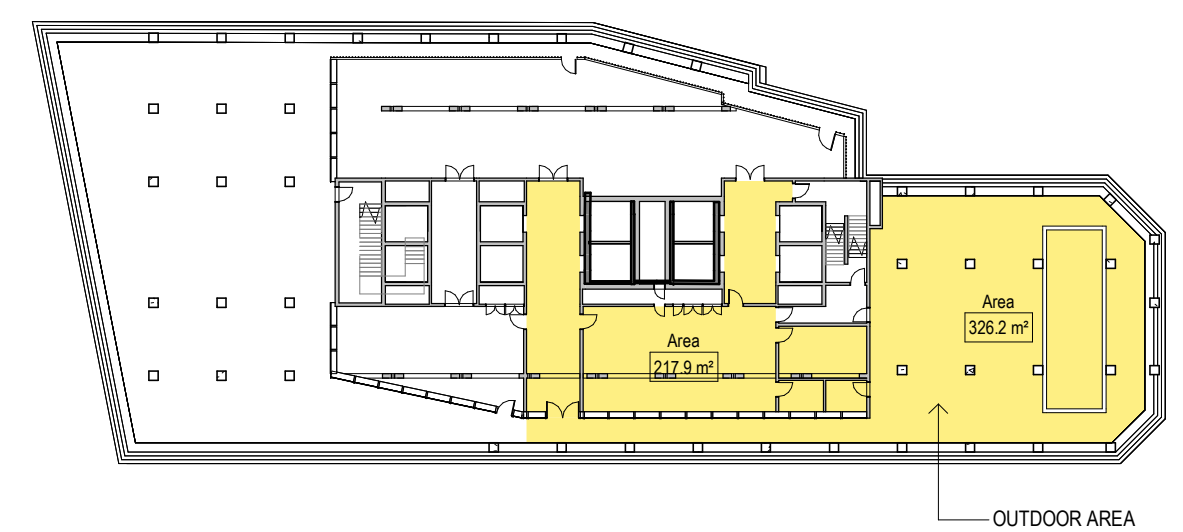
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RS_020 1:500



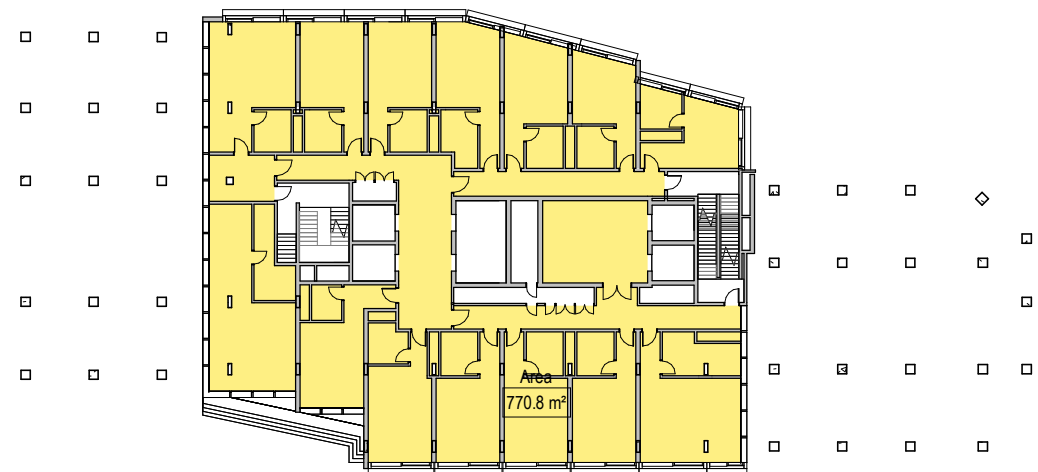
6 L03 - L09
RS_020 1:500



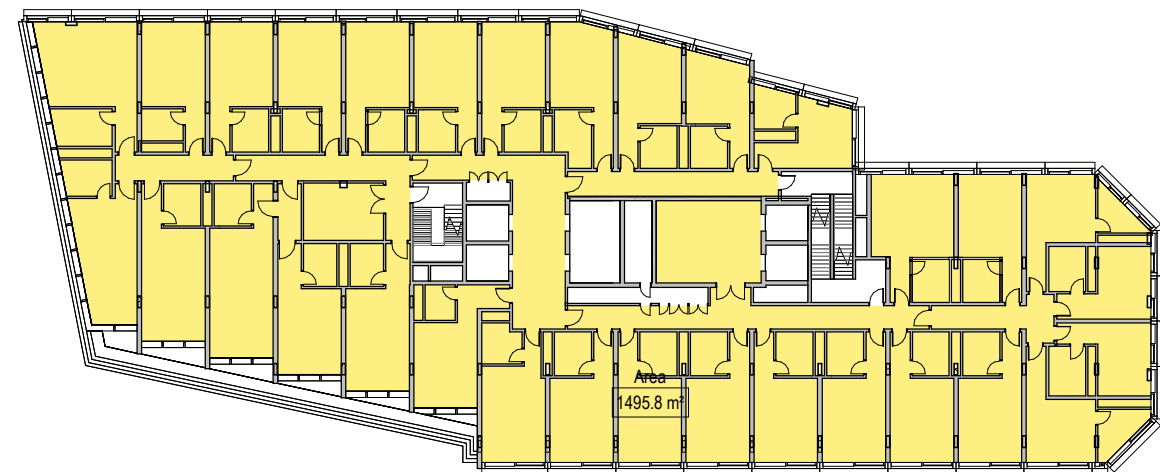
7 L10
RS_020 1:500



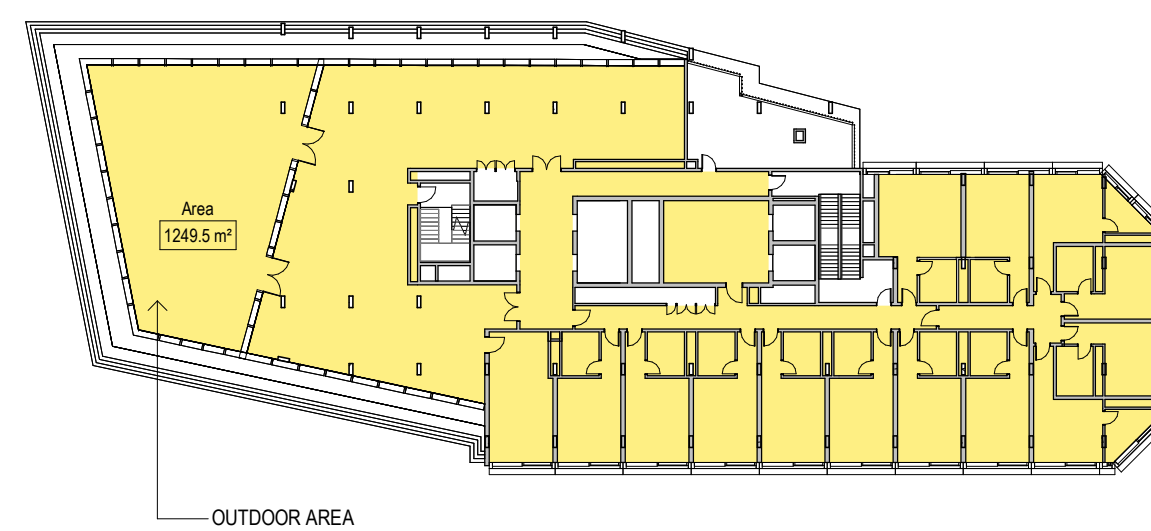
8 L11
RS_020 1:500



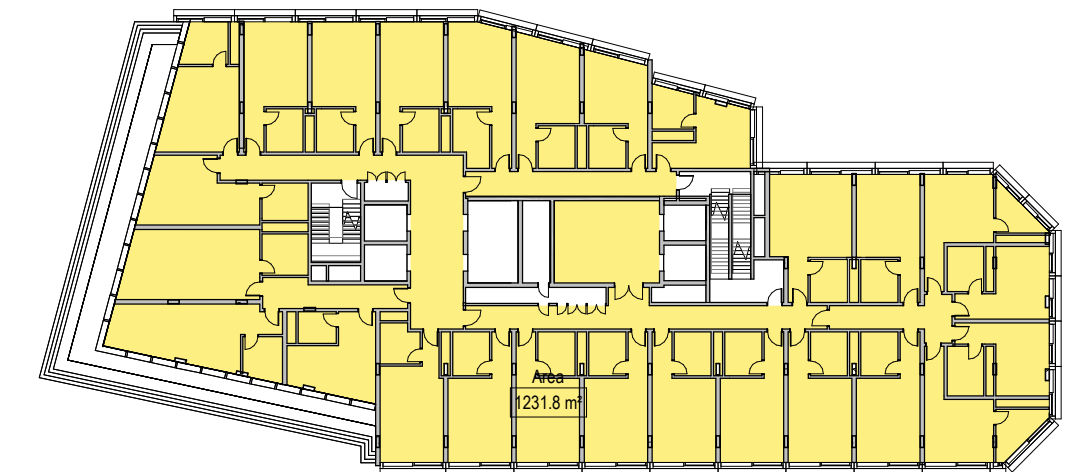
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RS_200 1:500



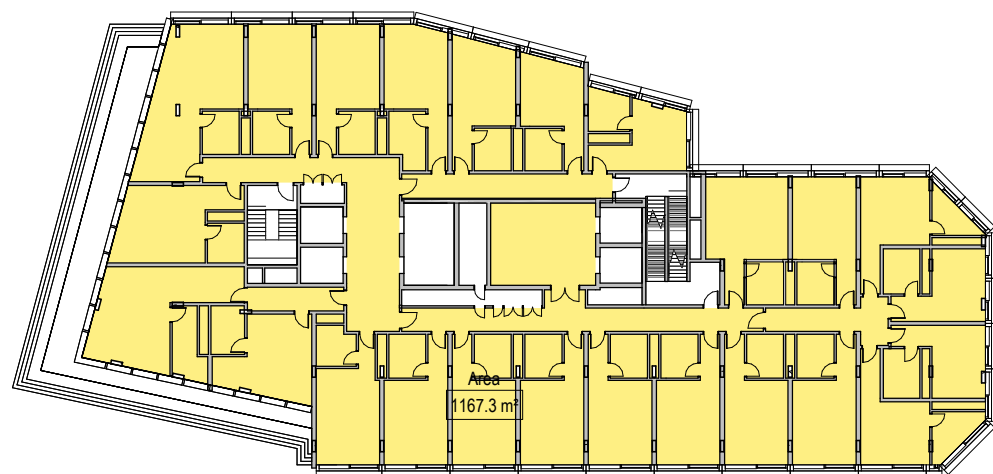
10 L13 - L17
RS_200 1:500



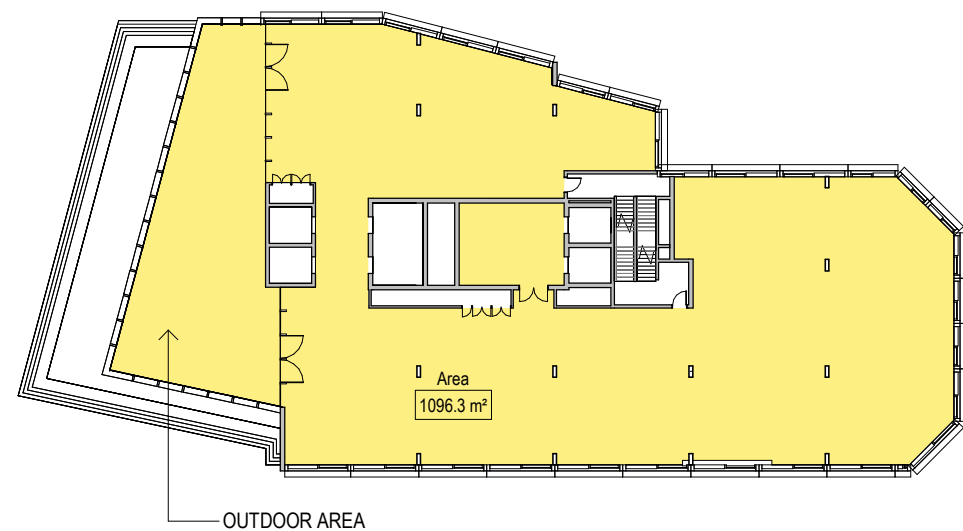
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RS_200 1:500



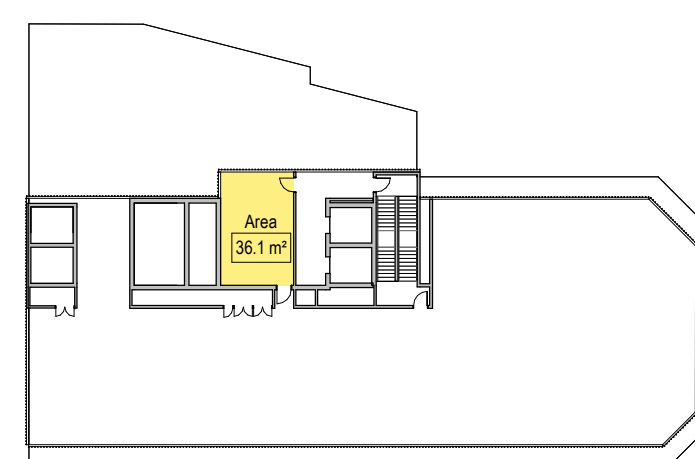
12 L19
RS_200 1:500



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	



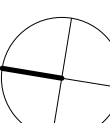
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REFERENCE

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