

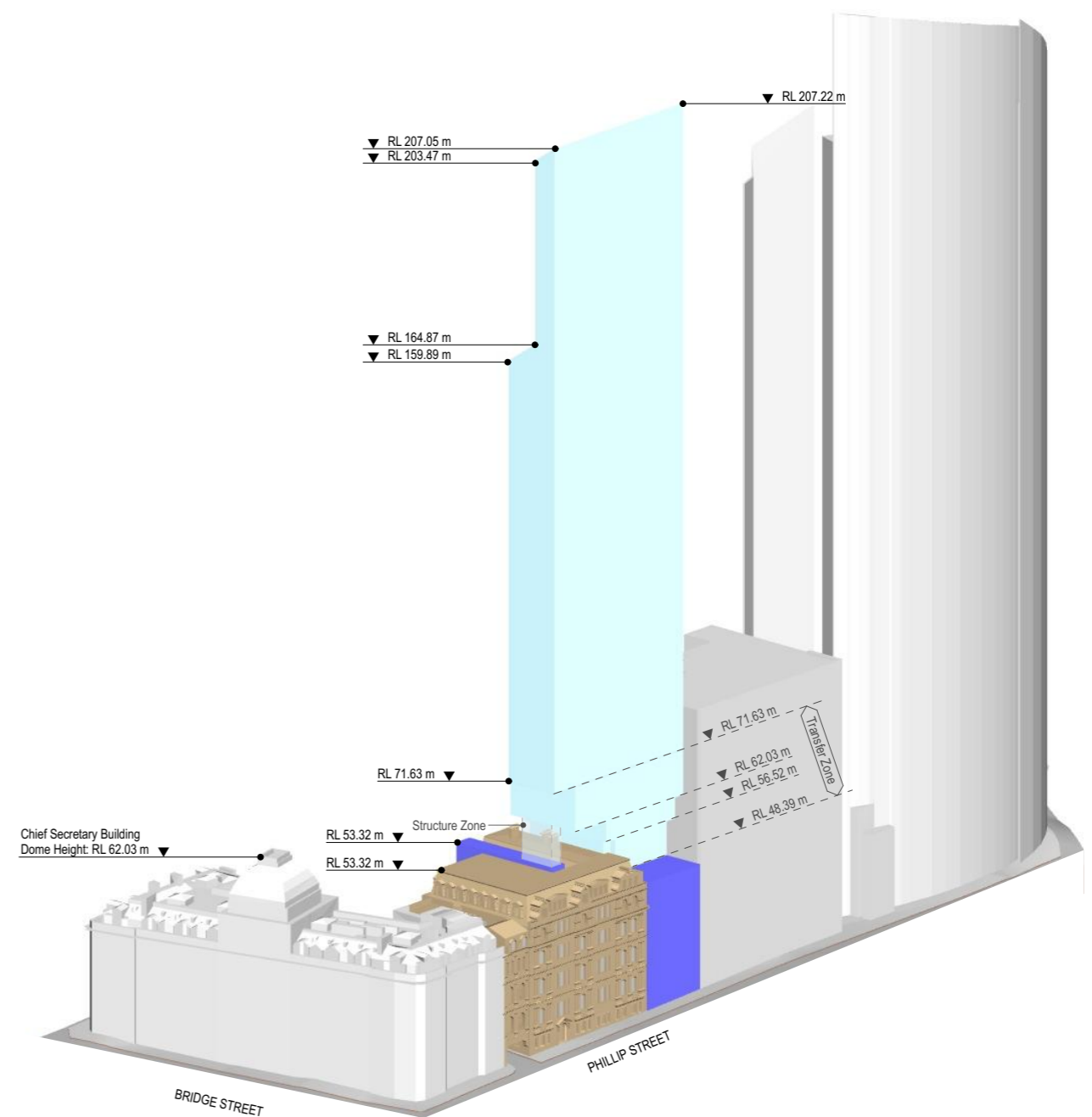
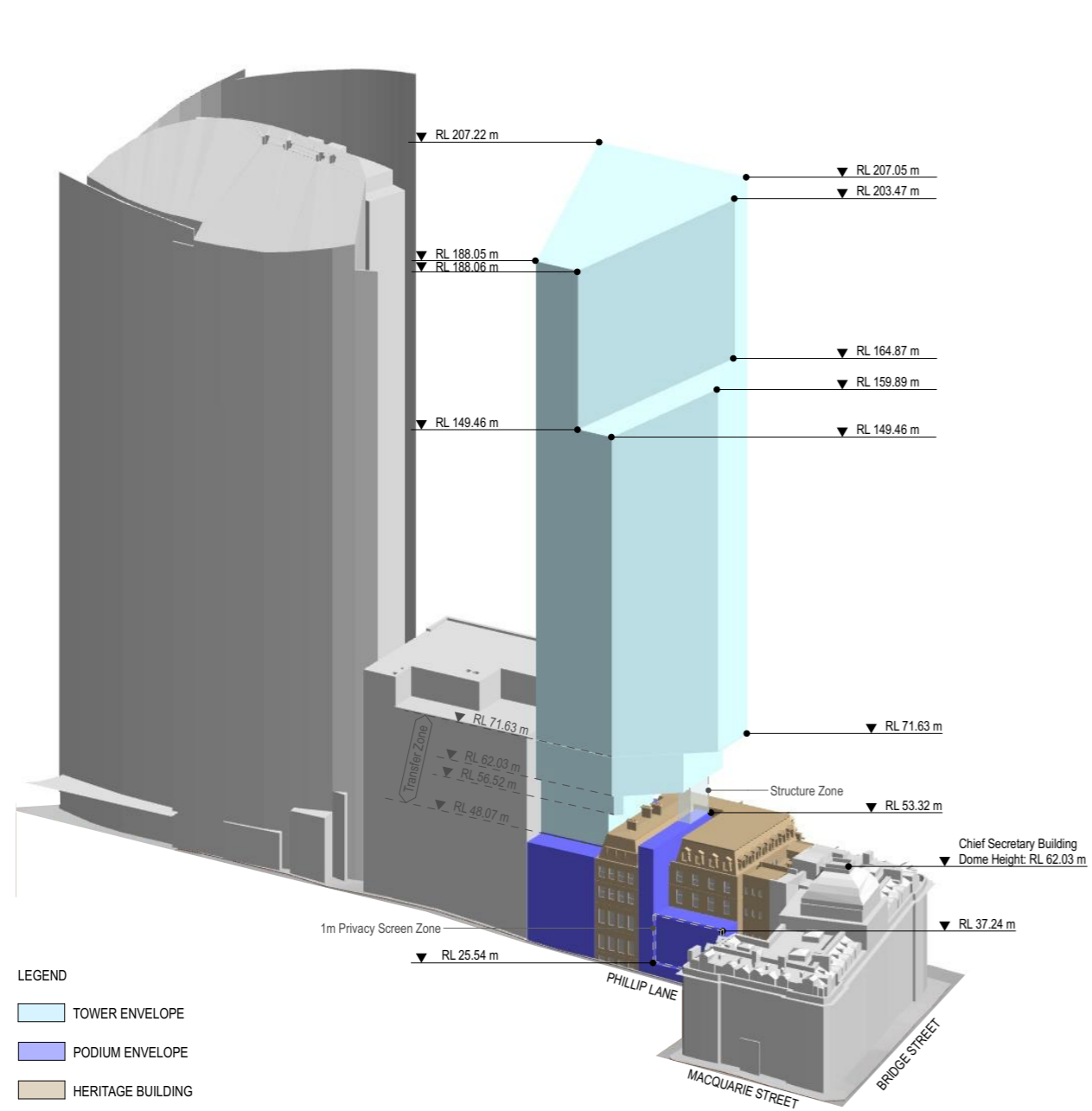
## 3 Proposed Envelope

### 3.1 Proposed Envelope

The proposed envelope consists of tower component and podium component.

The proposed tower components are a tower envelope mainly above 52 Phillip Street, a structure zone above a light well in 50 Phillip Street and a transition zone as an interface between tower envelope and podium envelope.

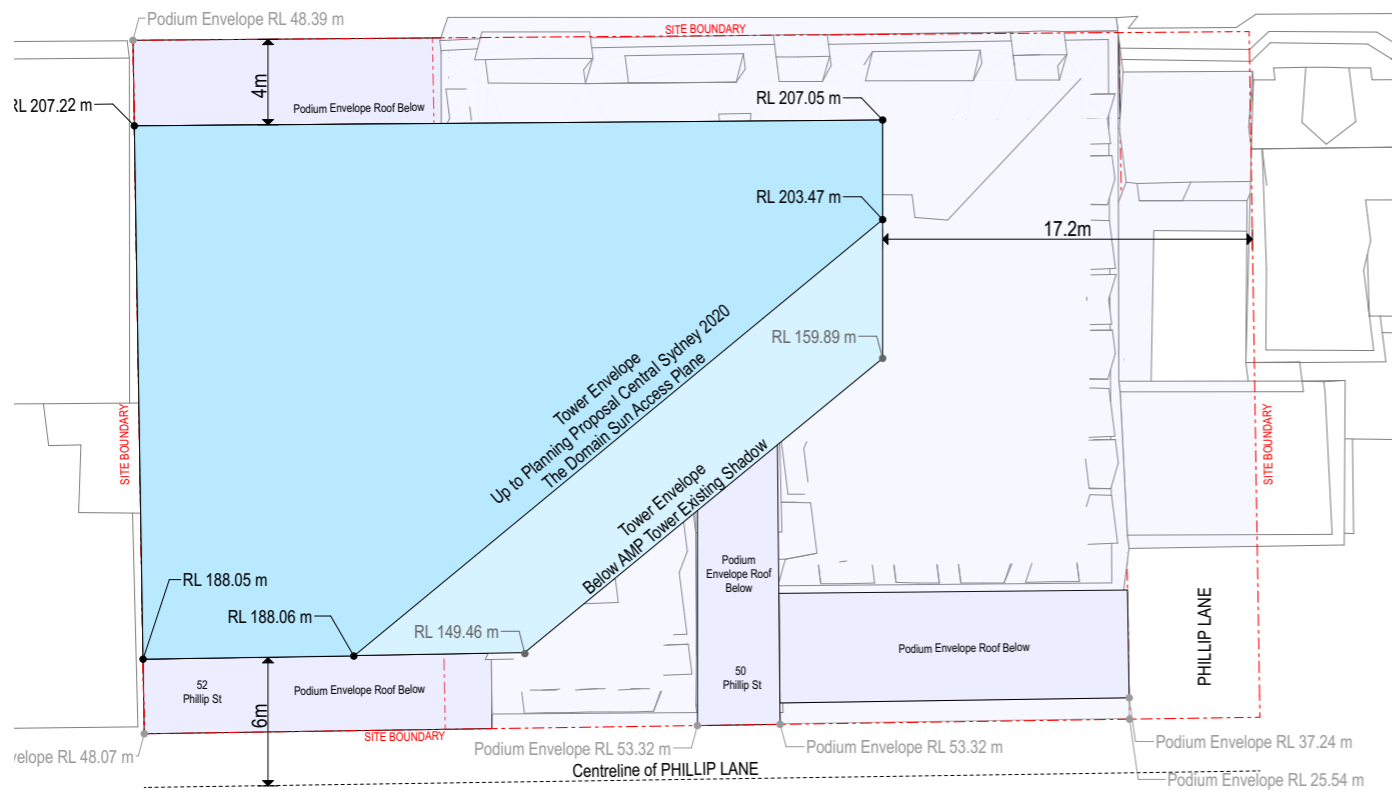
The proposed podium components are an existing 50 Phillip Street significant heritage building, new volume insertions to 52 Phillip Street, to the light well and to above the car park entry, and a privacy screen zone facing to Phillip Lane.



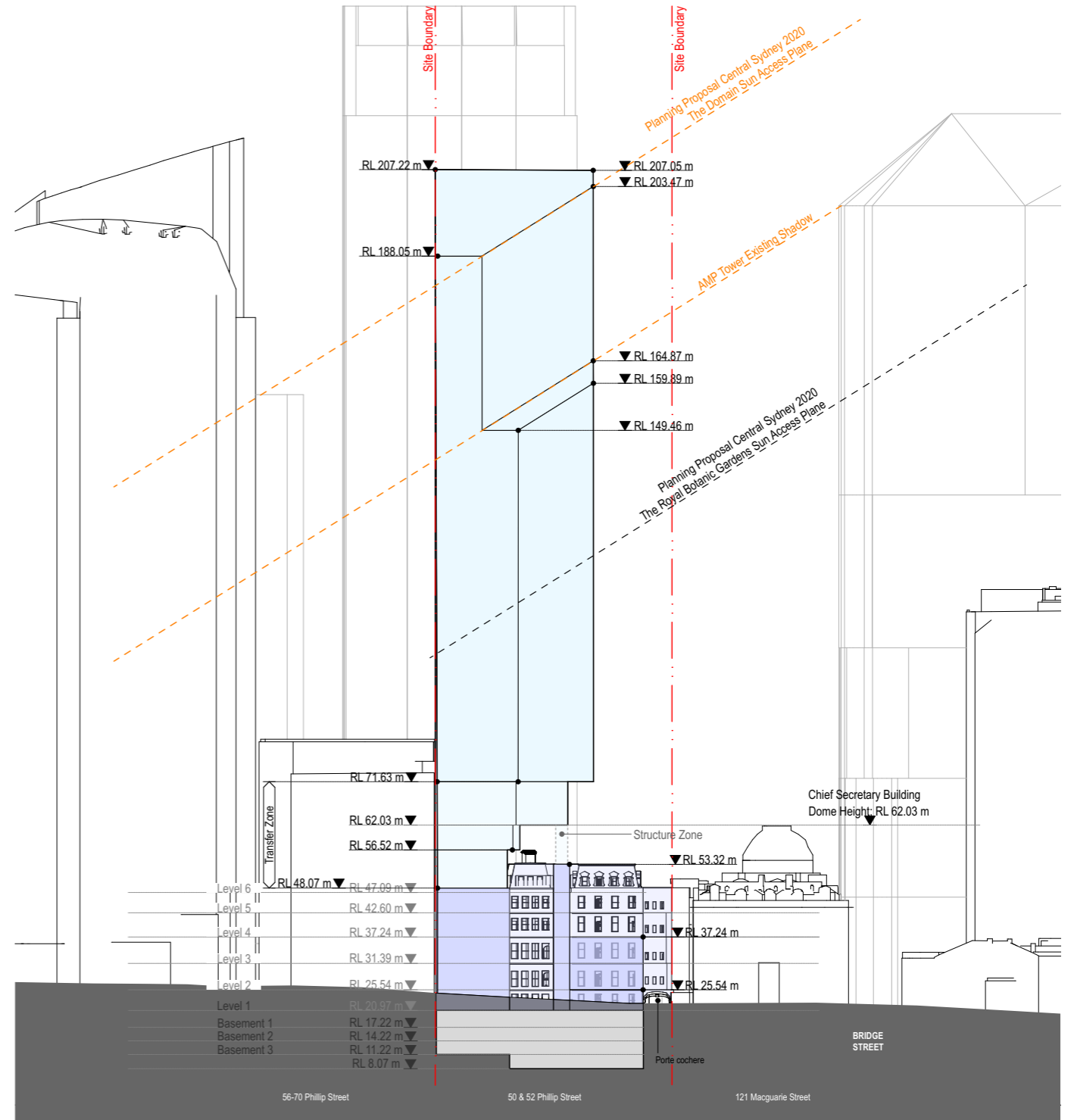
### 3.1.1 Tower Envelope

Tower envelope has 4m setback from Phillip Street, 6m setback from the centre line of Phillip Lane and 17.2m setback from northern site boundary, which are carefully set to respect to the existing significant heritage building below and an alignment of street setbacks of adjacent neighbouring buildings.

The higher portion of the tower envelope is to RL 207.22m ( approx. 186.26m above the ground level ) which is below the Domain Sun Access Plane defined by the Central Sydney Planning Proposal 2020. The lower portion of the tower envelope is to RL 164.87m ( approx. 143.91m above the ground level ) which is under the existing overshadowing of Quay Quarter Tower.



Proposed Envelope - Tower Roof Plan



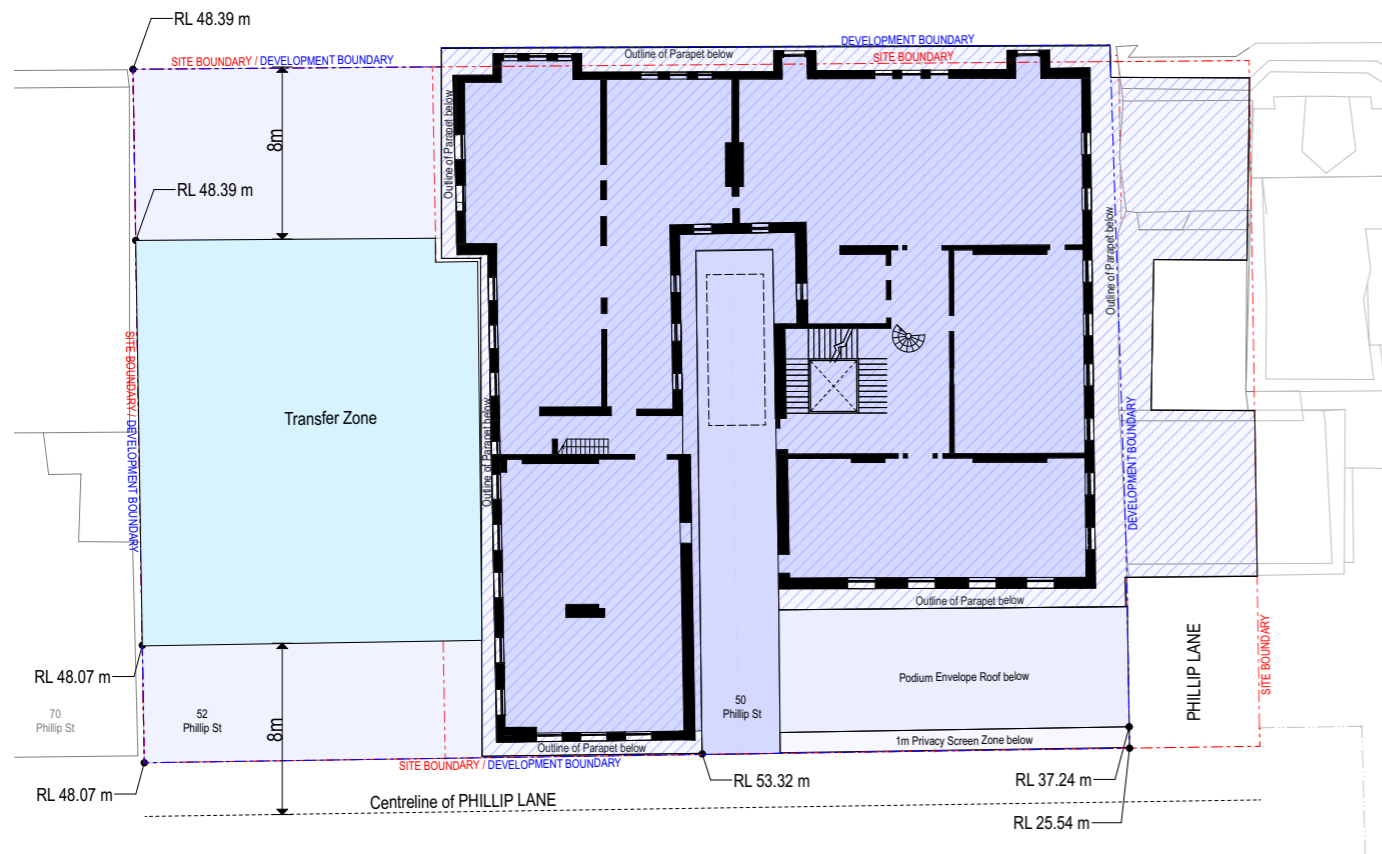
Proposed Envelope - East Elevation

### 3.1.2 Transition Zone and Structure Zone

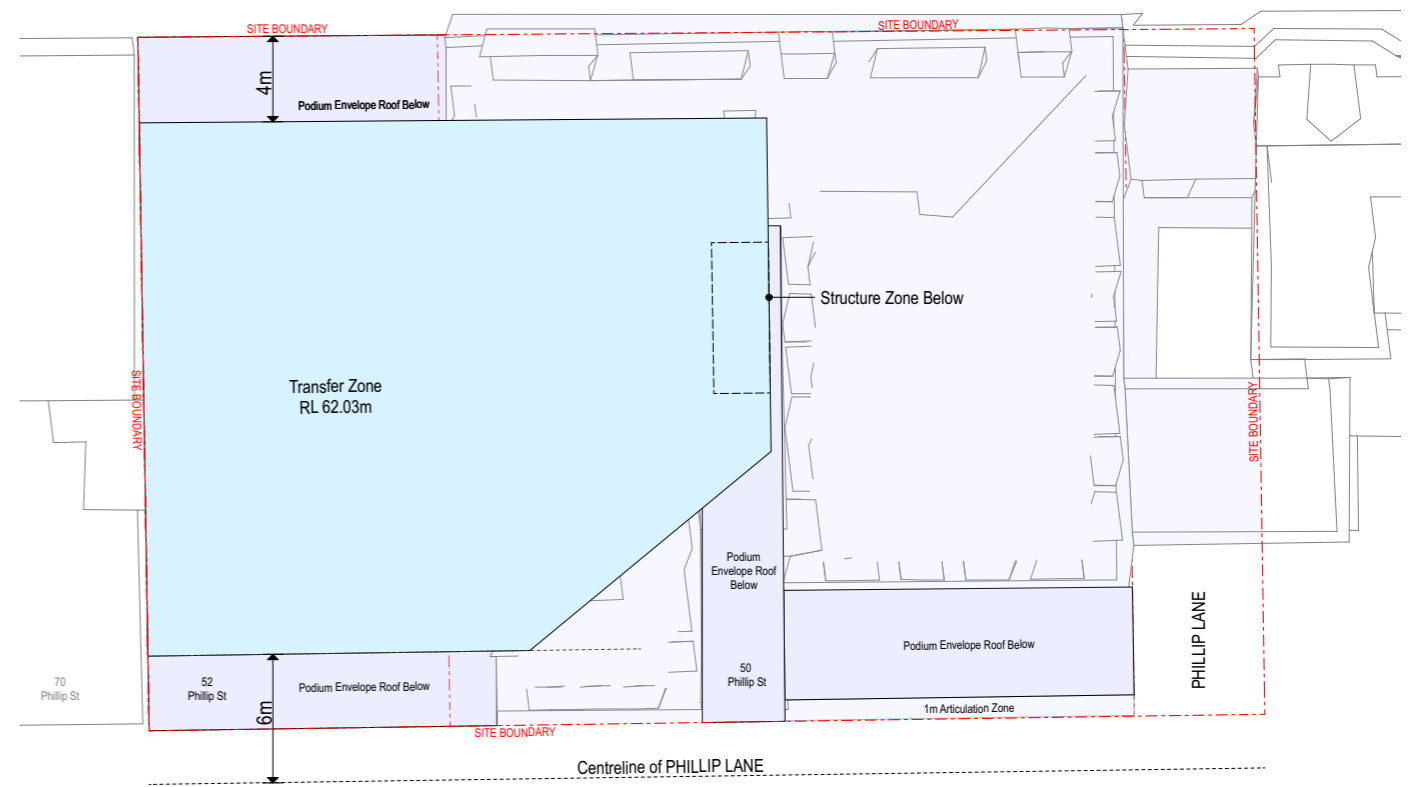
A transition zone is an interface between the tower envelope and the podium envelope. The zone accommodates three dimensional average street setback, which mitigates a visual impact from the street level. At the bottom of the transition zone, street setbacks are 8m from Phillip Street and 8m from the centre line of Phillip Lane, which complies with the current DCP requirement.

A structure zone is an above the light well in 50 Phillip Street. The tower support structure which will be proposed in detailed design phase needs to respect the heritage facade facing to the light well and also make sure to maintain minimum 550mm gap from the any part of heritage fabric including window sills and architraves.

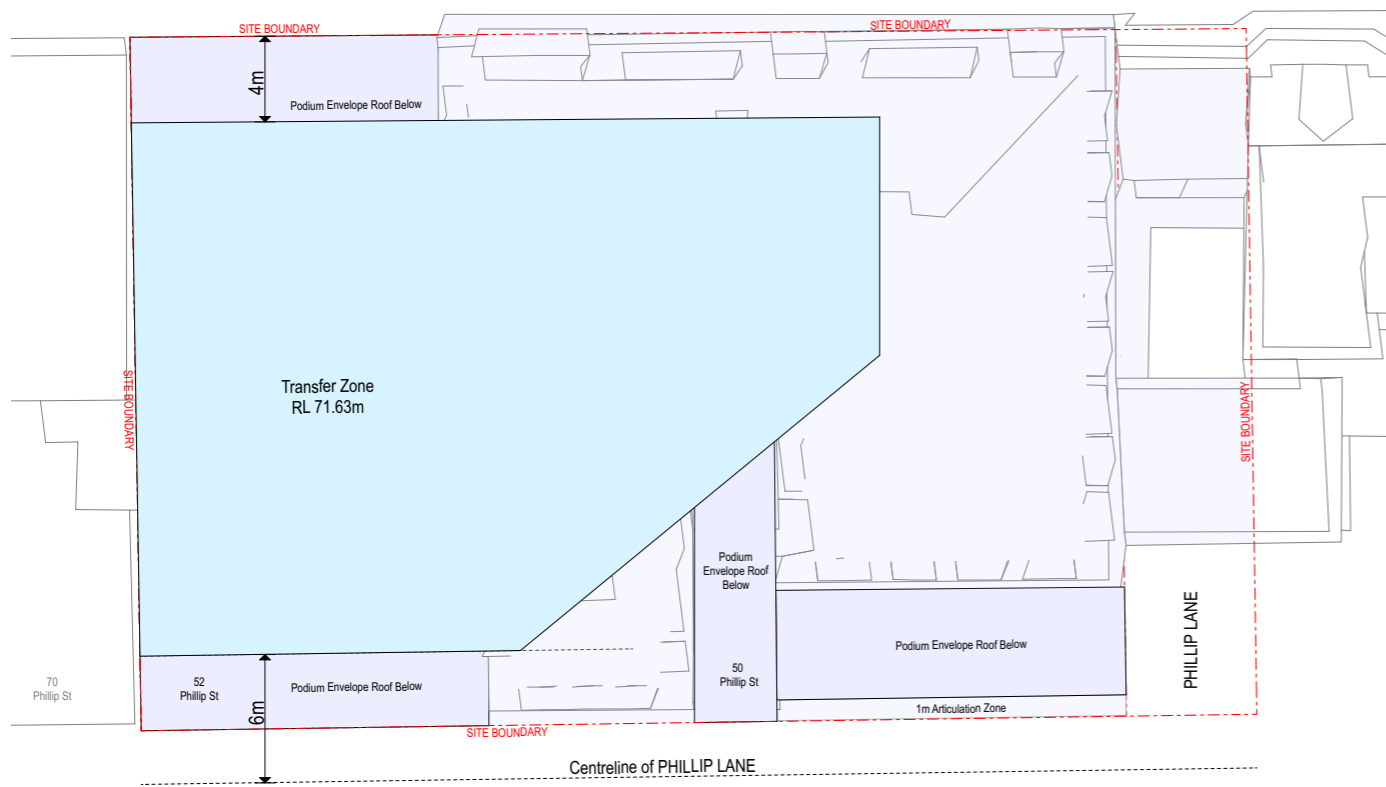
The transition zone interfacing to the structure zone respects the dome height of Chief Secretary's Building on RL 62.03m and set above this height, which reserves a large gap space between the future tower building and the below existing heritage building.



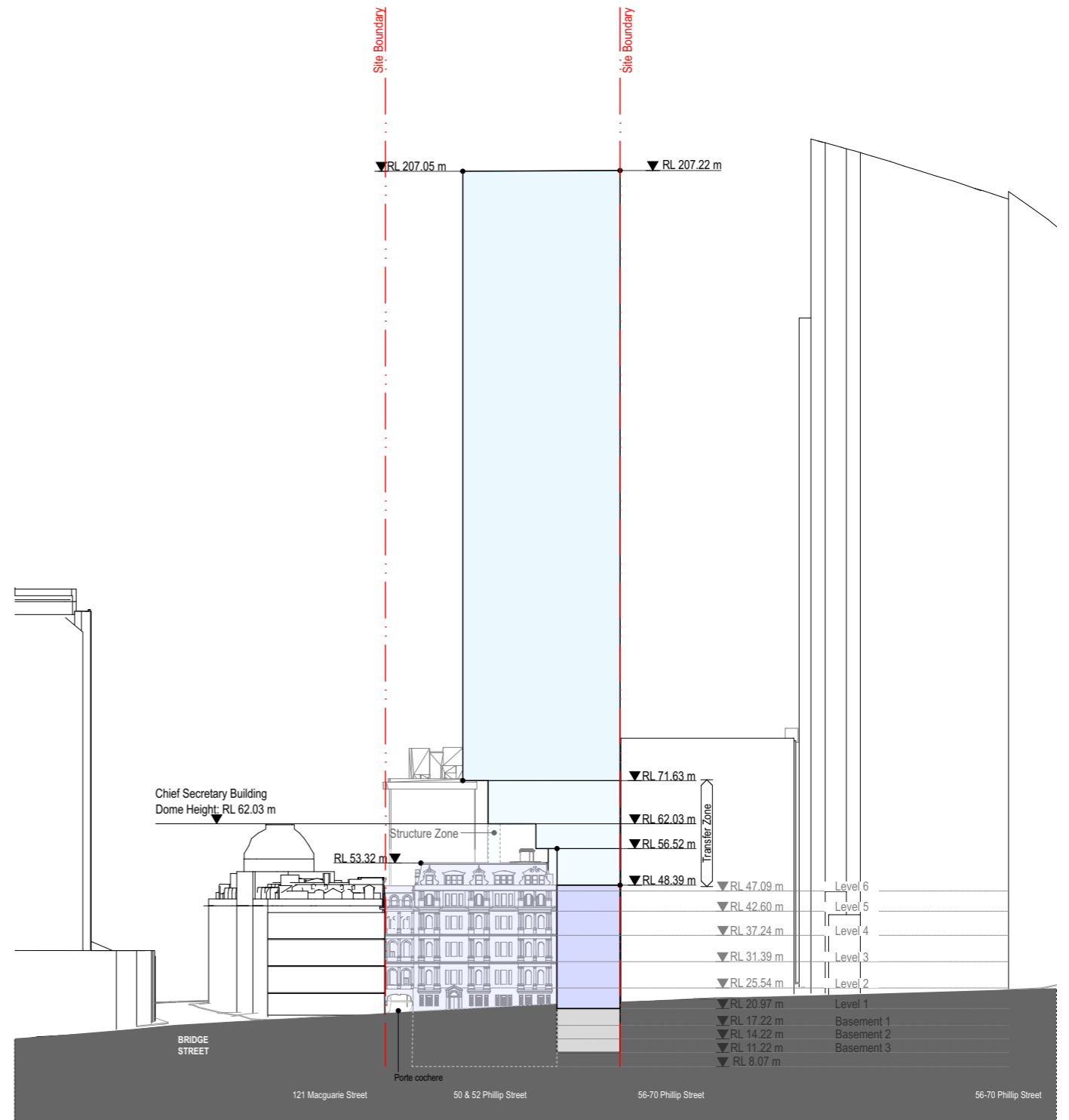
Proposed Envelope - Level 6



Proposed Envelope - Transfer Zone RL 62.03m



Proposed Envelope - Transfer Zone RL 71.63m



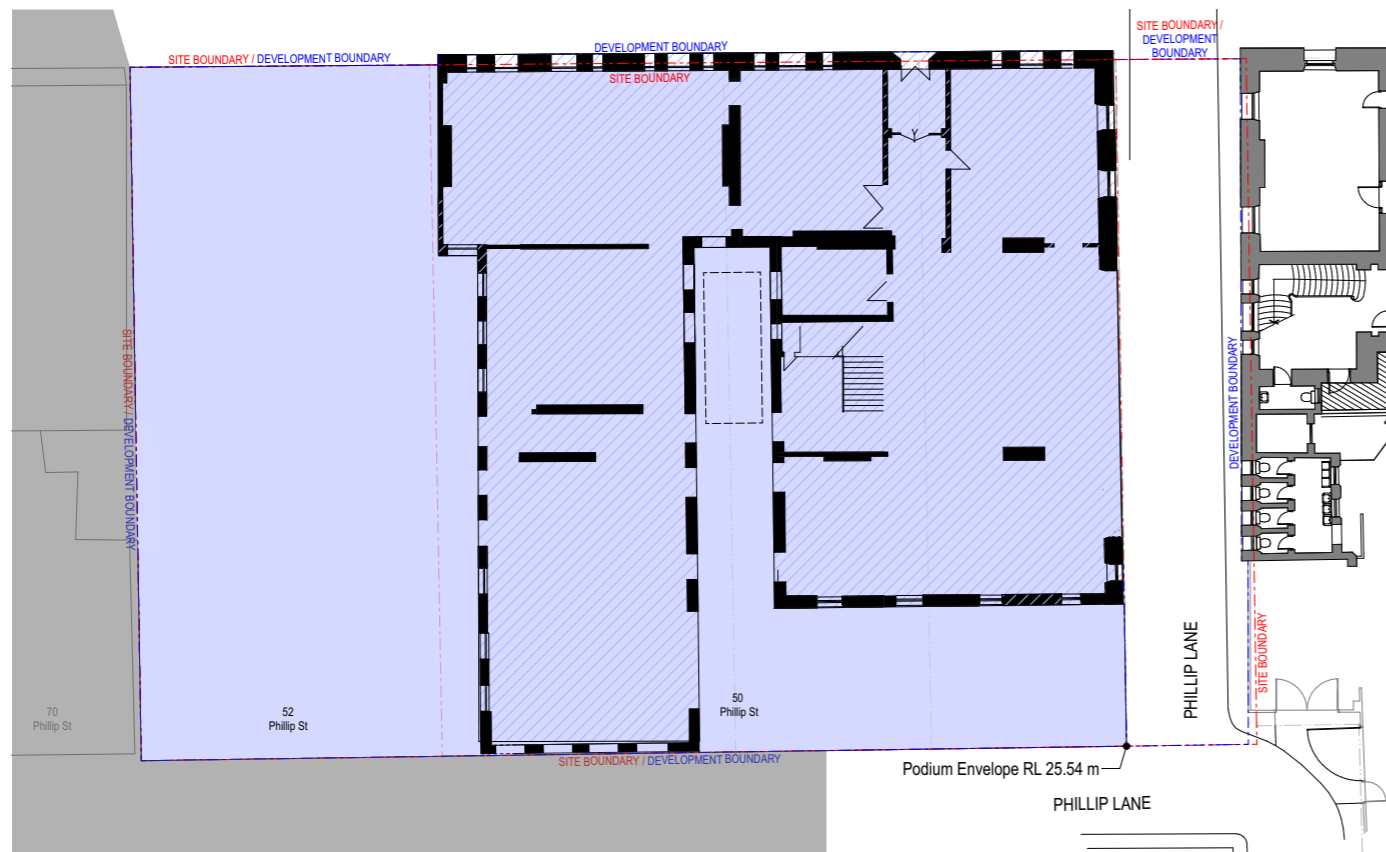
Proposed Envelope - West Elevation

### 3.1.3 Podium Envelope

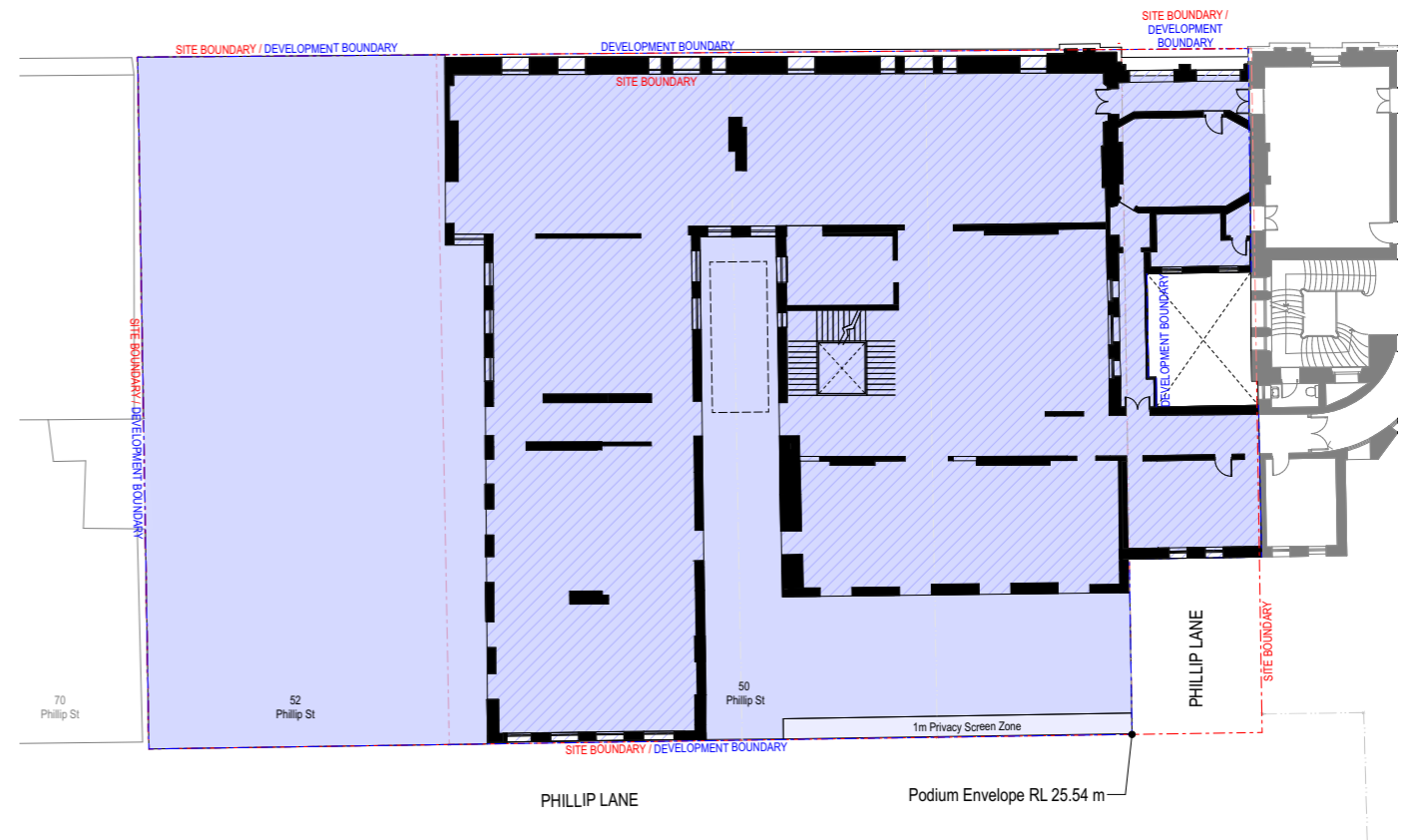
The proposed podium components are an existing 50 Phillip Street significant heritage building, new volume insertions to 52 Phillip Street and the light well of 50 Phillip Street, rear additions above the carpark entry in 50 Phillip Street and a privacy screen zone facing to Phillip Lane.

The existing heritage building in 50 Phillip Street will be retained with minimum changes for the proposed adaptive reuse, and the intrusive elements will be removed based on the Heritage Significance Mapping to restore original heritage fabric.

The new volume insertion to 52 Phillip Street is aligned with the parapet height of the Former Public Works Building to both Phillip Street and Phillip Lane. The another new volume insertion to the light well in 50 Phillip Street is aligned with the roof height of the Former Public Works Building to provide a floor access inside the roof space.

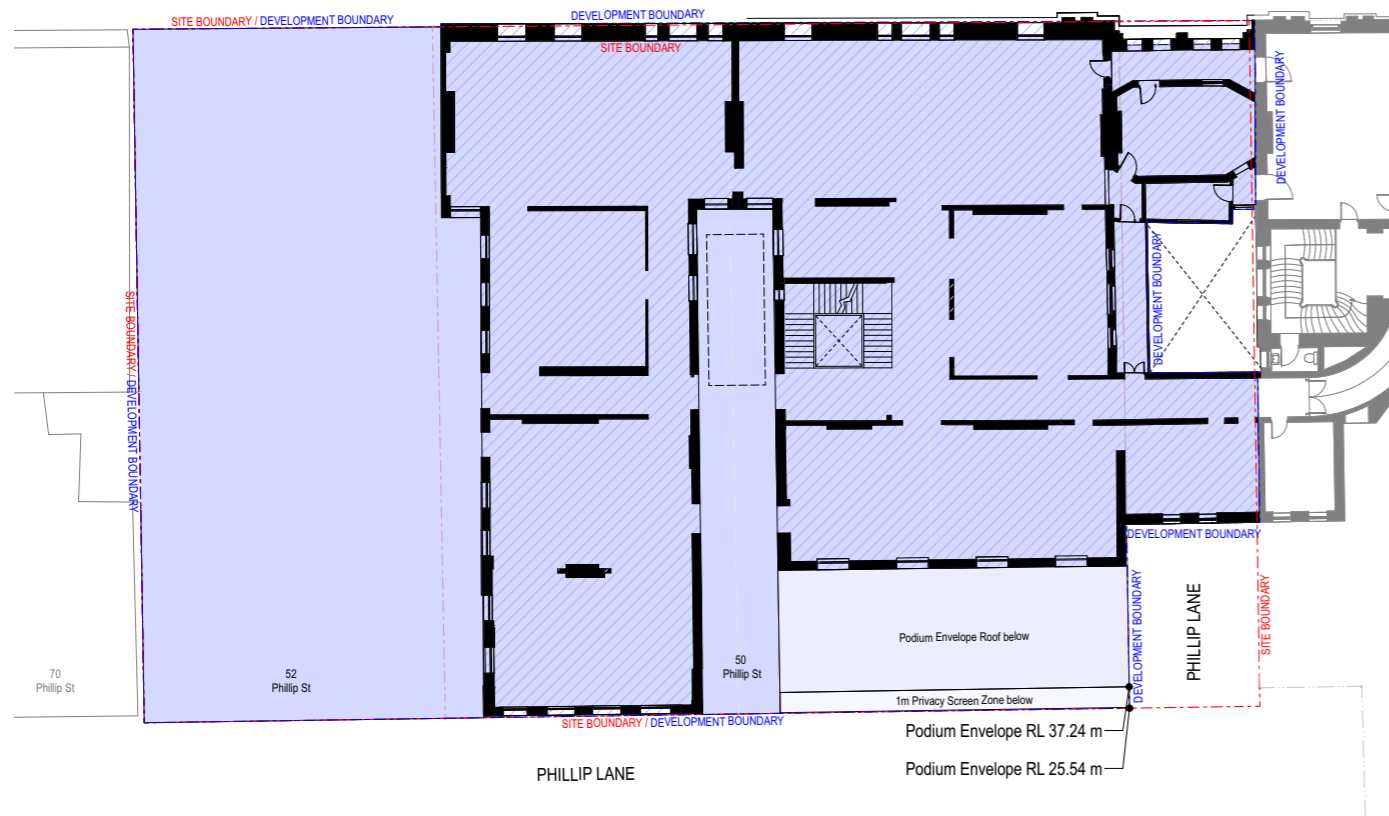


Proposed Envelope - Level 1

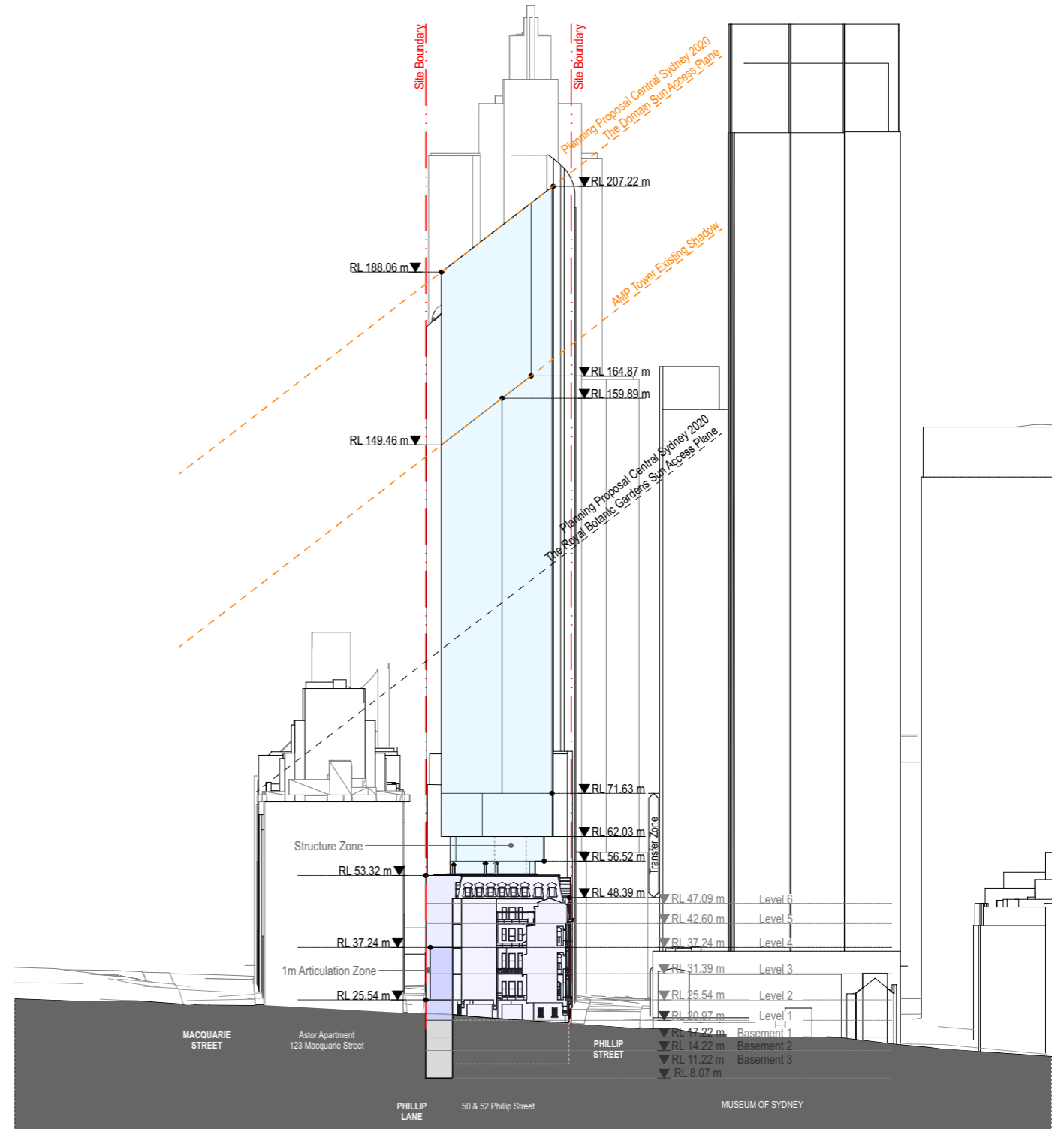


Proposed Envelope - Level 3

The rear additions above the carpark entry in 50 Phillip Street is proposed to be aligned with Level 3 of the Former Public Works Building. The privacy screen zone is proposed in front of the rear additions to protect a privacy of neighbouring residential building.



Proposed Envelope - Level 4



Proposed Envelope - North Phillip Lane Elevation



## 4 Assessment of Proposed Envelope

#### 4.1 Overshadowing Study

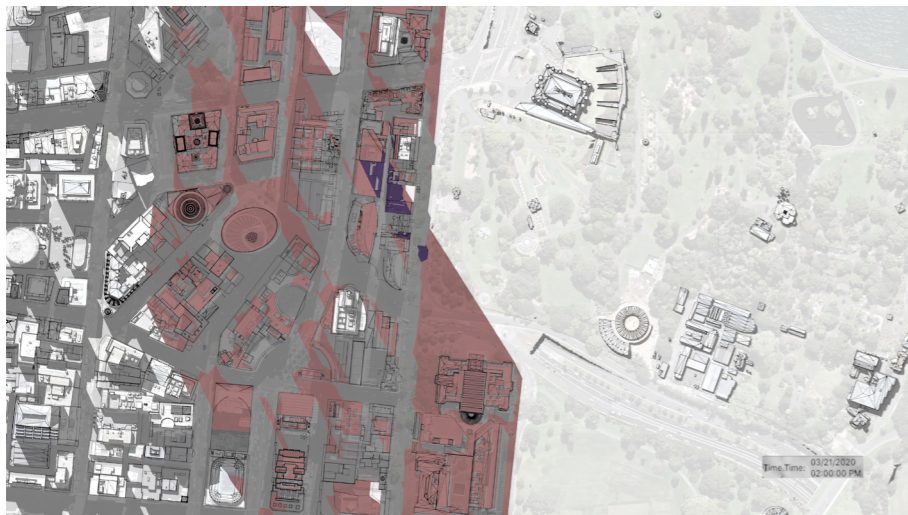
The Royal Botanic Gardens Sun Access Plane and the Domain Sun Access Plane protect those public domains from the additional overshadowing. This study was undertaken to analyse an overshadowing impact of the proposed envelope based on the suggestion of City of Sydney.

The detail of study is as follows ;

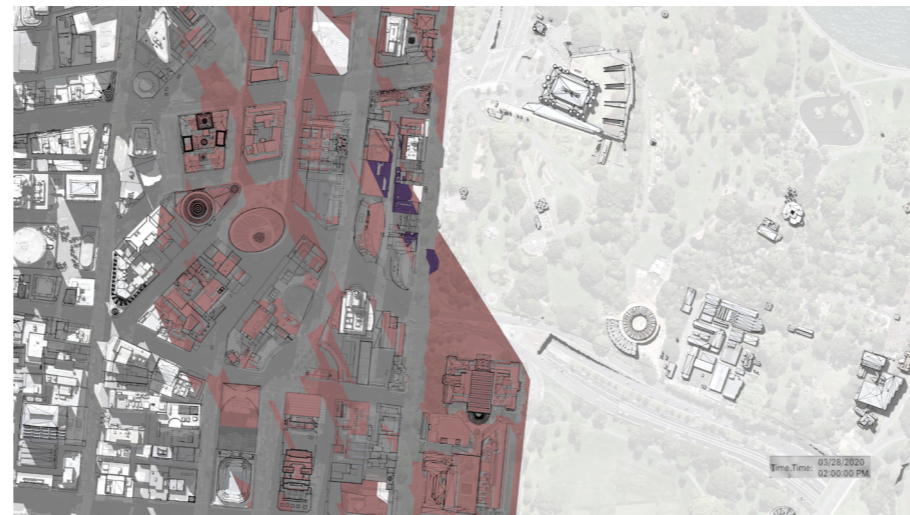
Study Period : From equinox in March to equinox in September

Time : 2pm / weekly

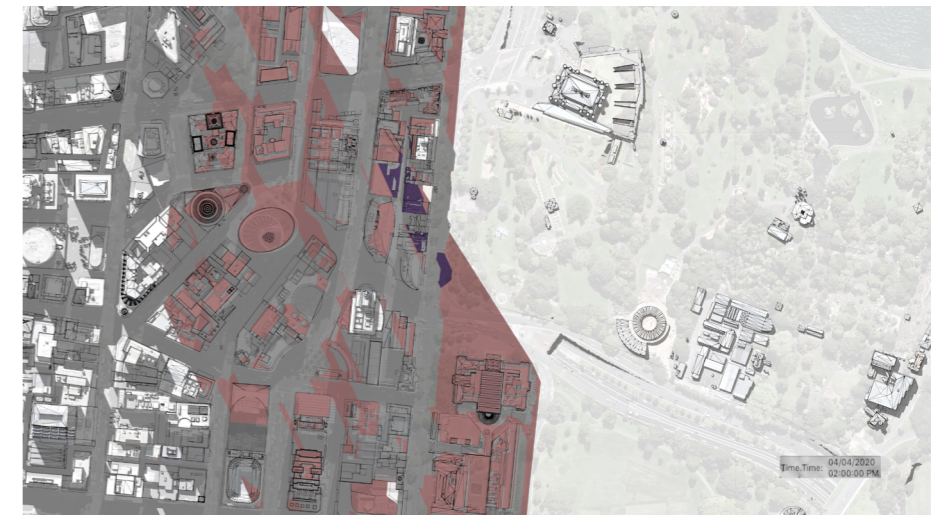
Through the study period from equinox in March to equinox in September, the proposed envelope shadow is always under the shadow of the Domain Sun Access Plane and the existing building shadows. Consequently there is no additional overshadowing impact resulted by the proposed envelope.



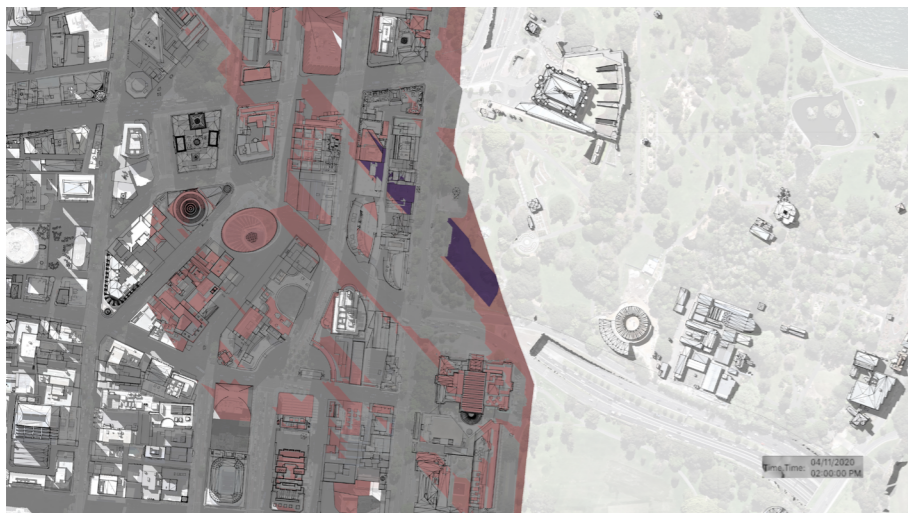
2PM - 21/03/2020 (Equinox)



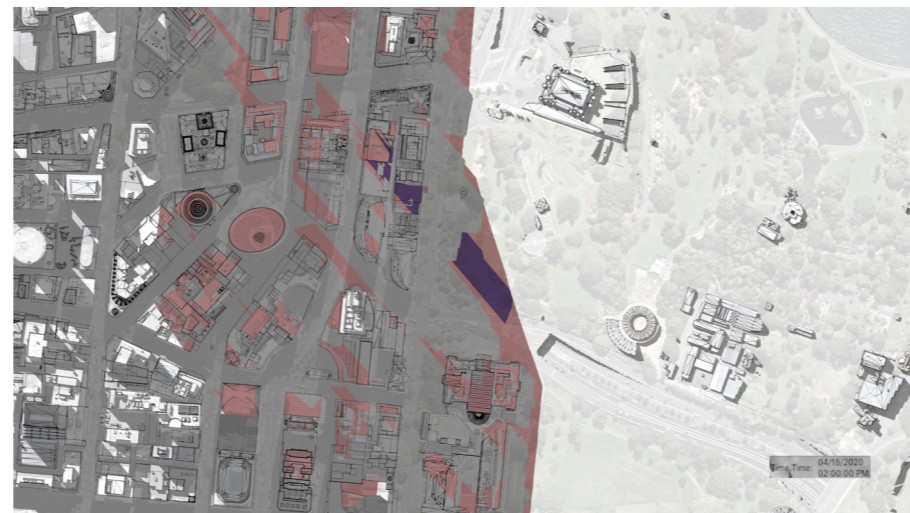
2PM - 28/03/2020



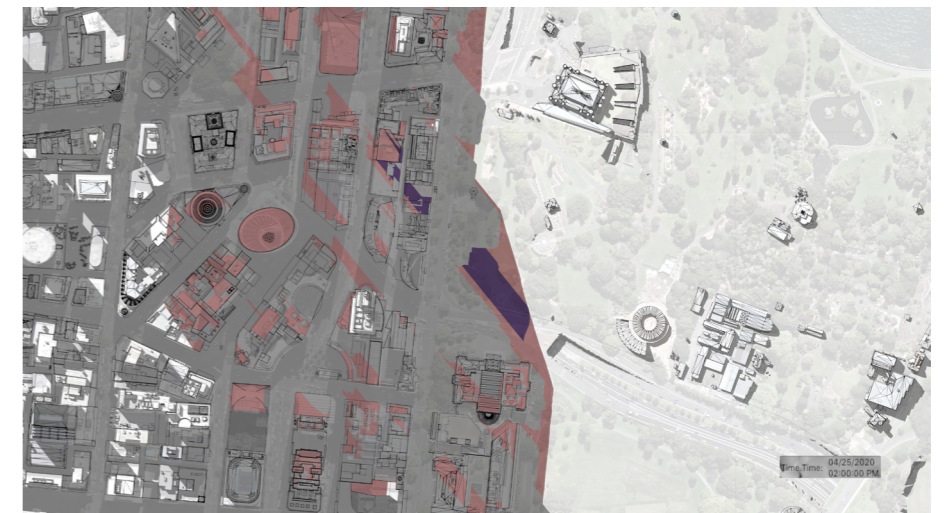
2PM - 04/04/2020





2PM - 11/04/2020



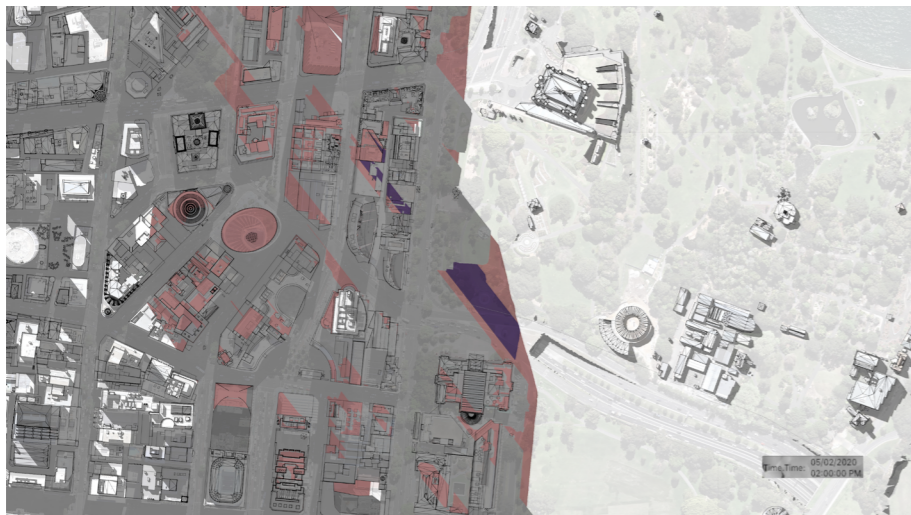
2PM - 18/04/2020



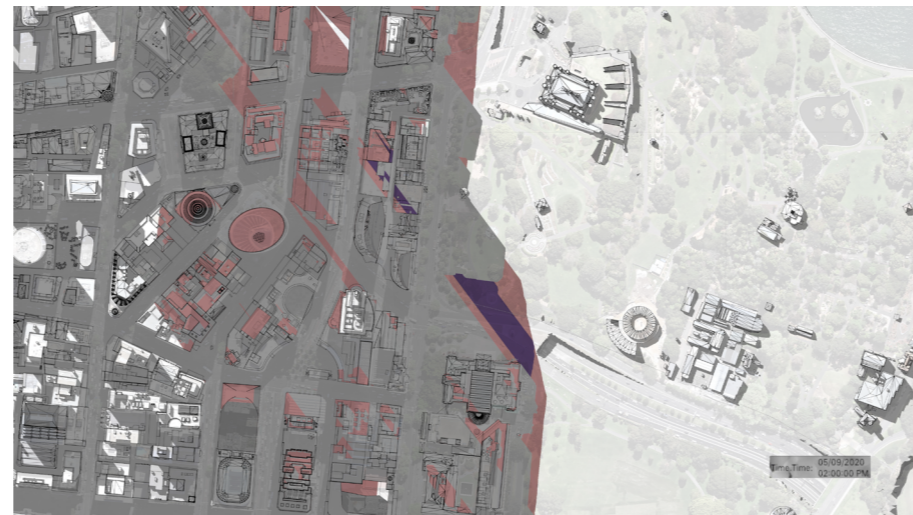
2PM - 27/04/2020

 Proposed Tower Shadow  
 Sun Access Plane Protection Zone

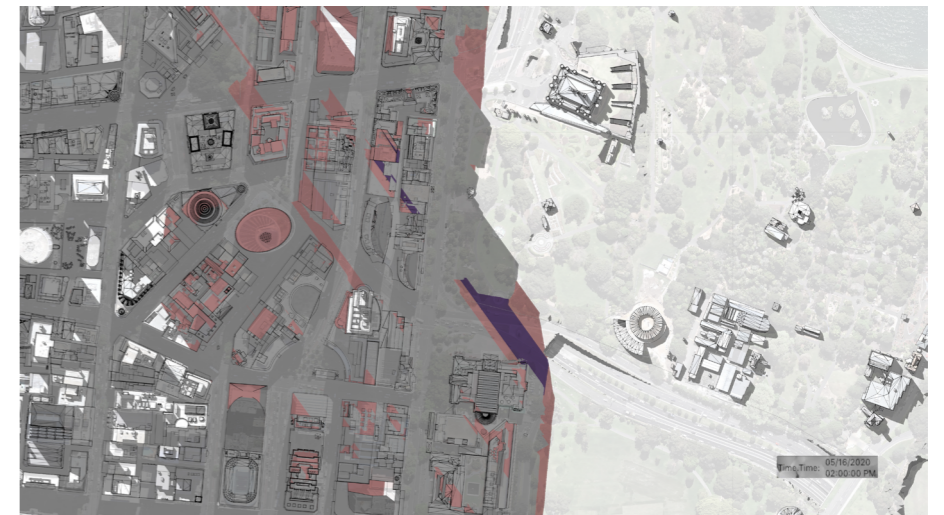




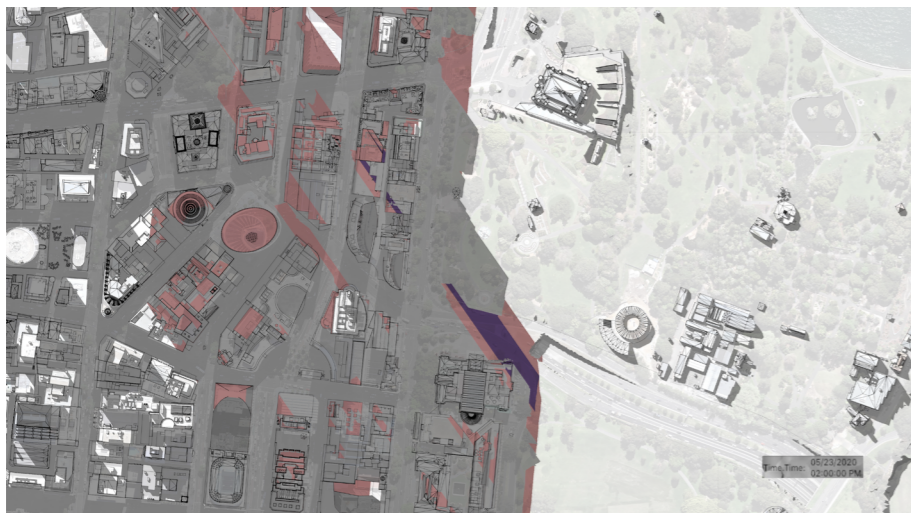
2PM - 02/05/2020



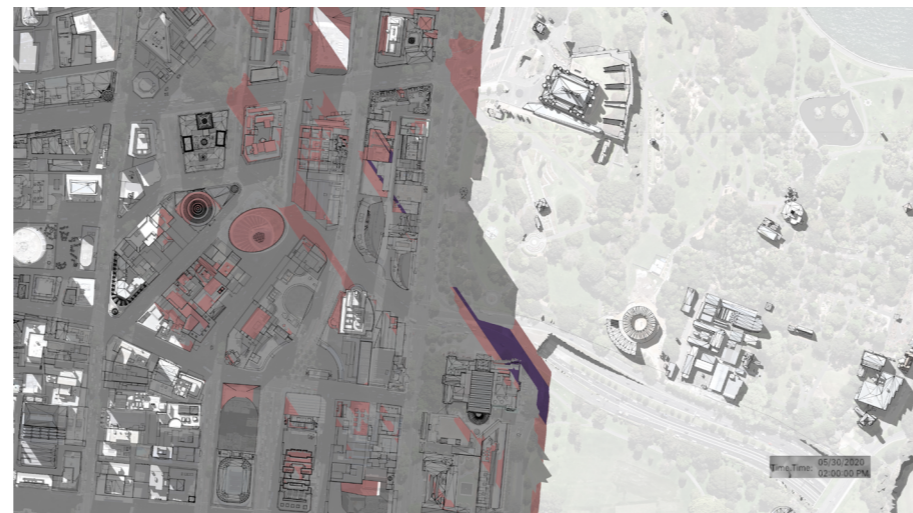
2PM - 09/05/2020



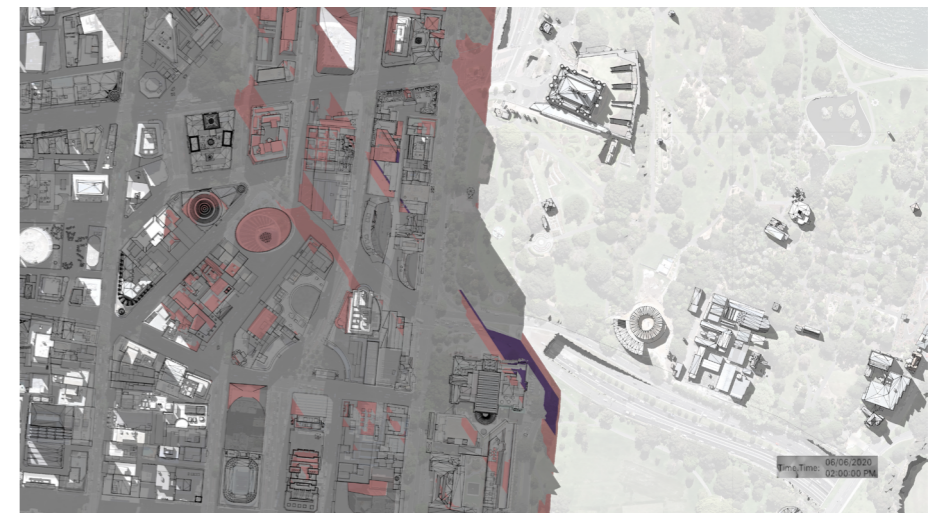
2PM - 16/05/2020



2PM - 23/05/2020



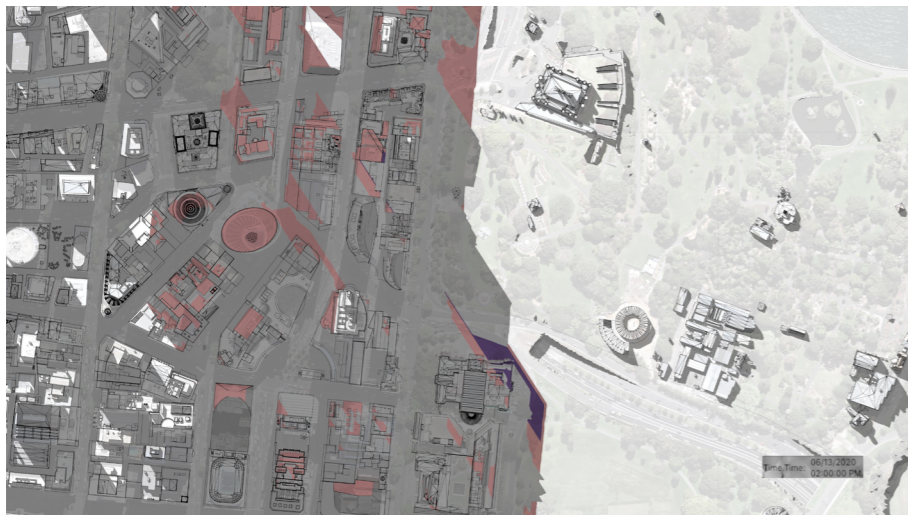
2PM - 30/05/2020



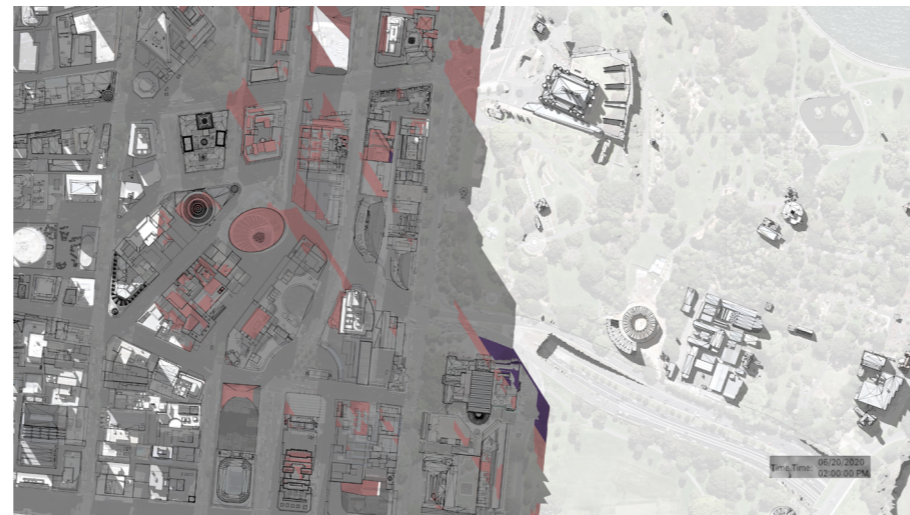
2PM - 06/06/2020

- Proposed Tower Shadow
- Sun Access Plane Protection Zone

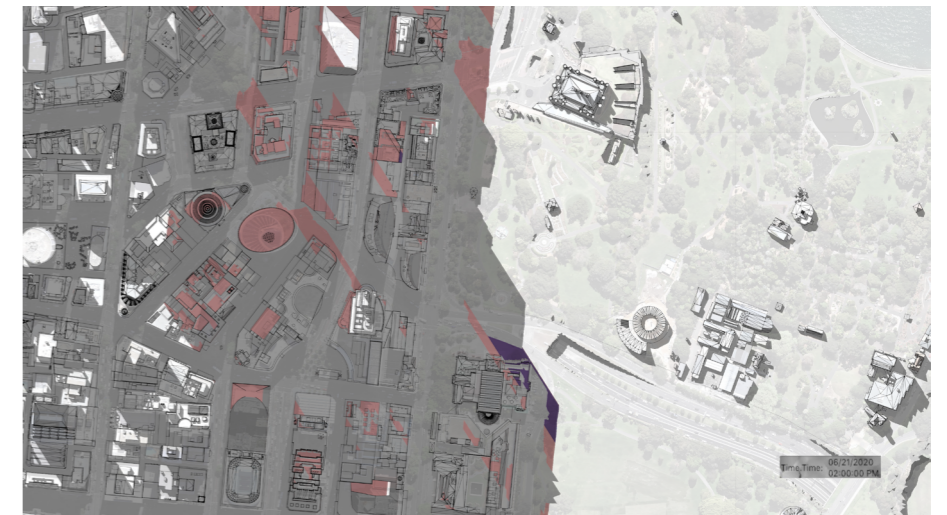




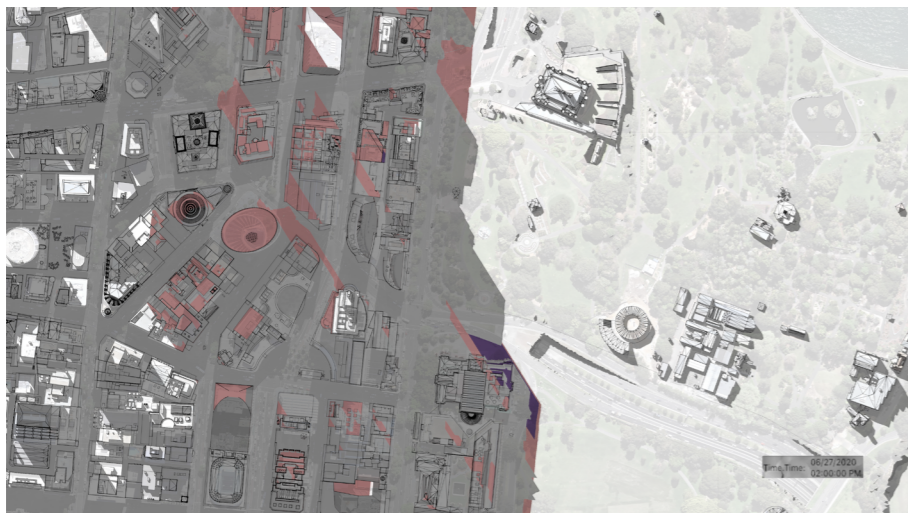
2PM - 13/06/2020



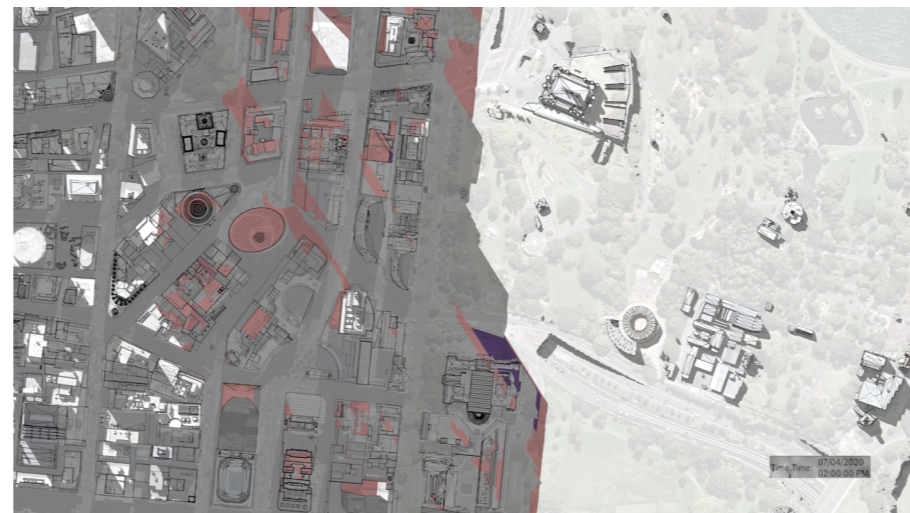
2PM - 20/06/2020



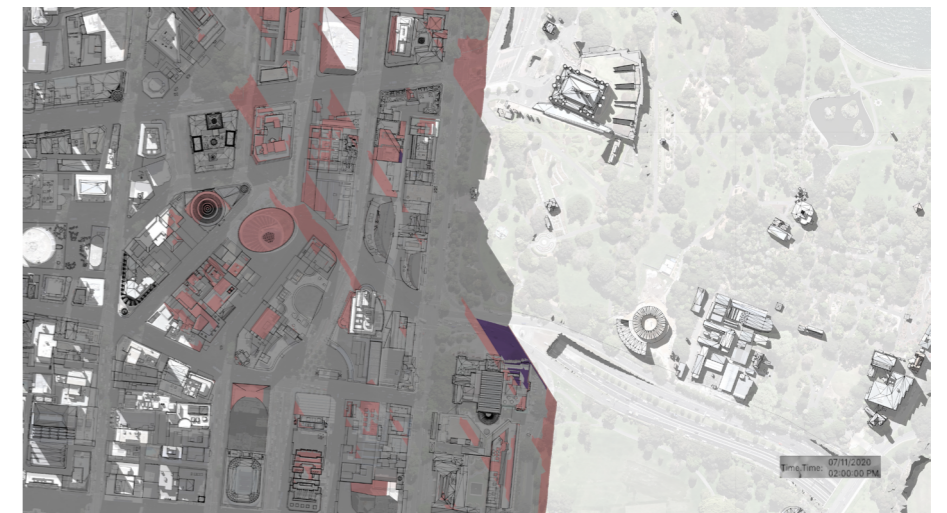
2PM - 21/06/2020 (Solstice)



2PM - 27/07/2020



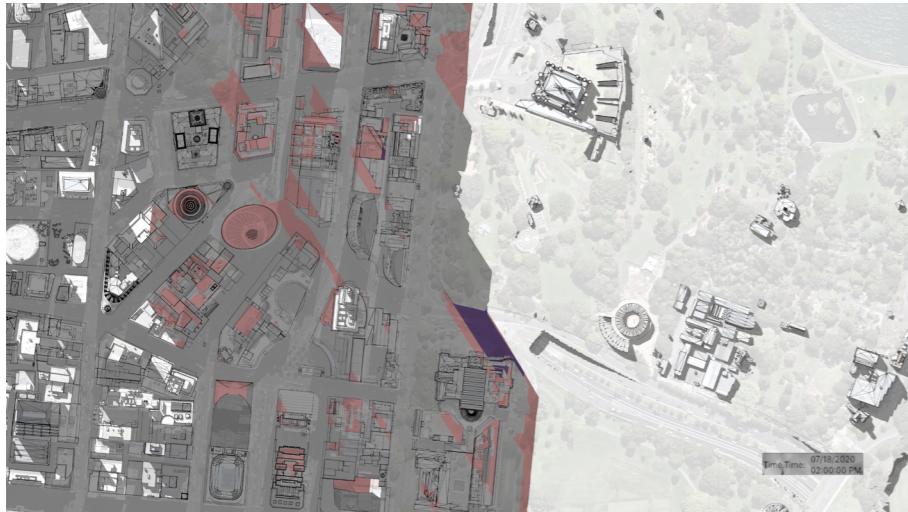
2PM - 04/07/2020



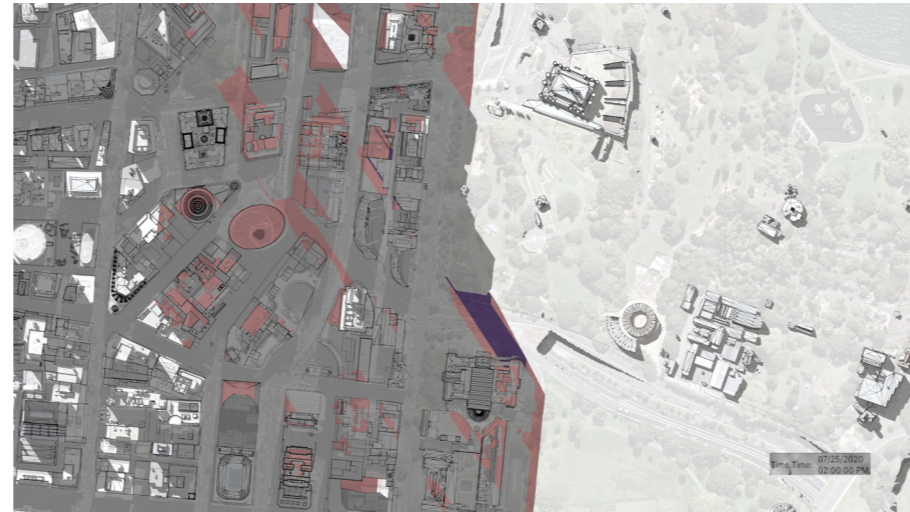
2PM - 11/07/2020

Proposed Tower Shadow  
 Sun Access Plane Protection Zone

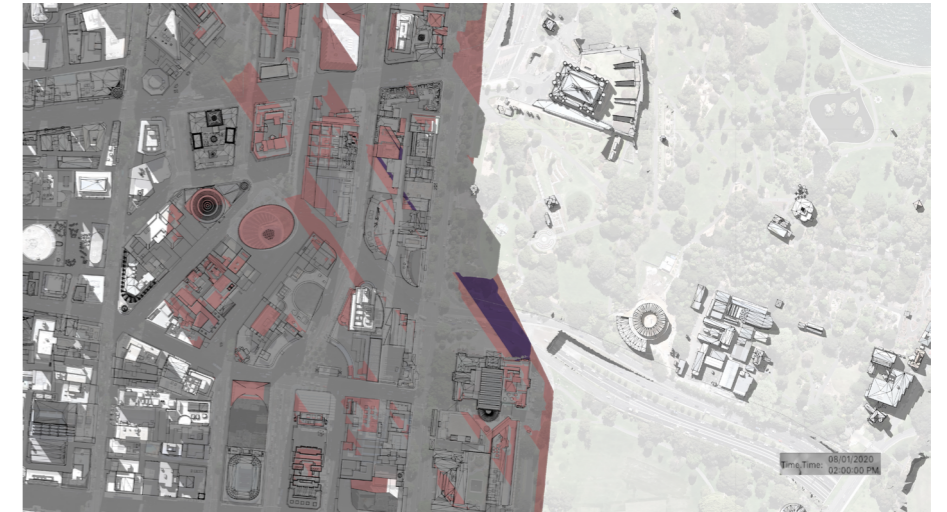




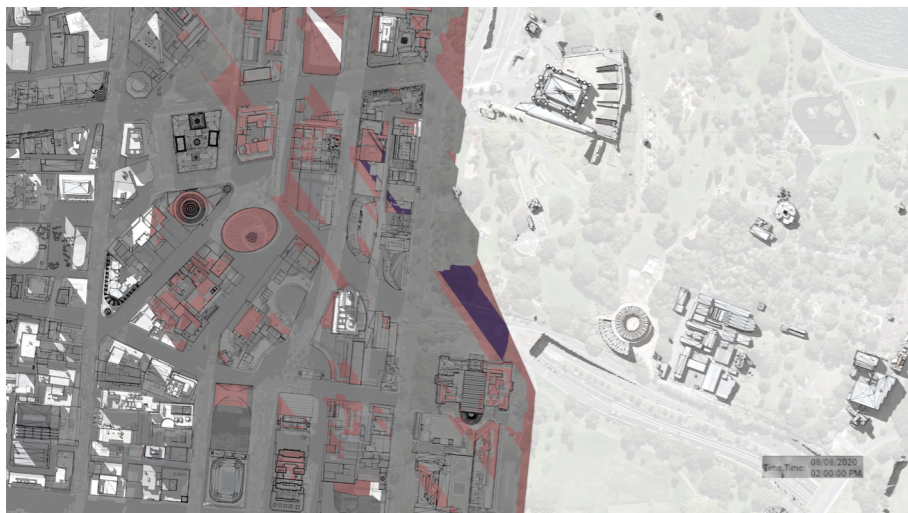
2PM - 18/07/2020



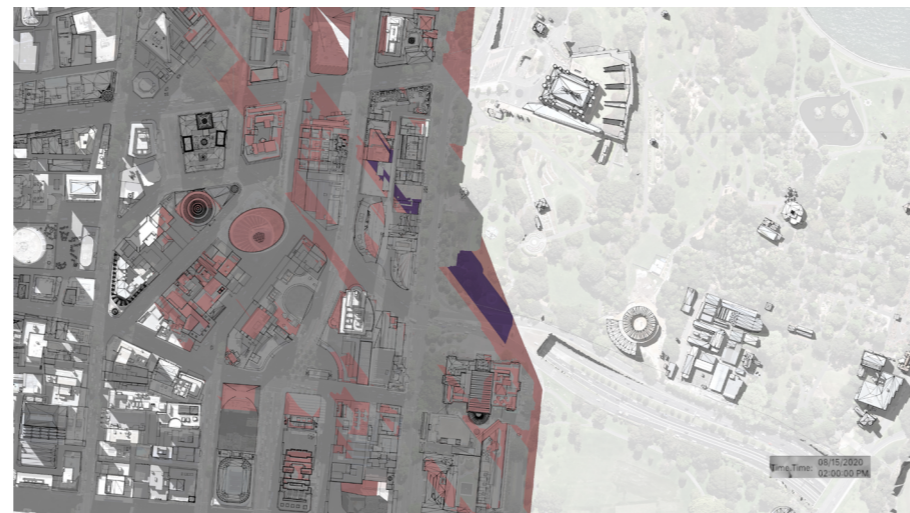
2PM - 25/07/2020



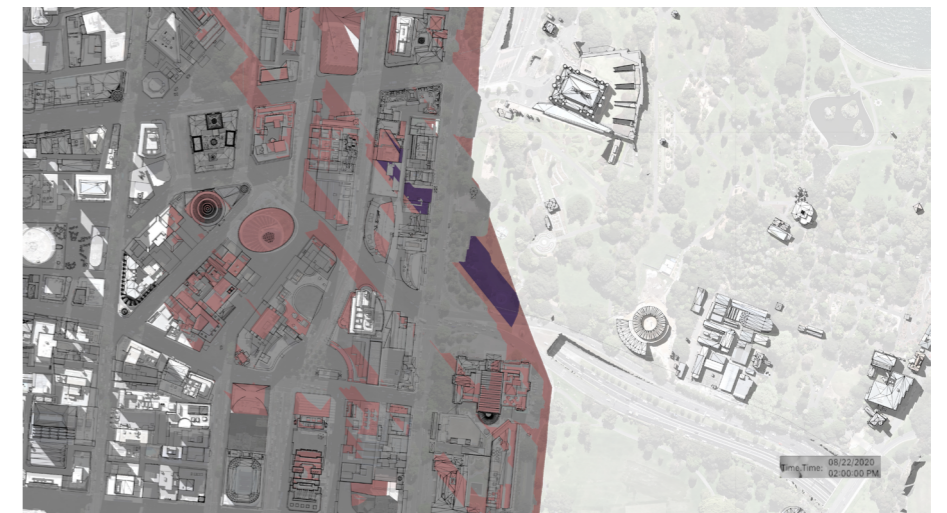
2PM - 01/08/2020





2PM - 08/08/2020



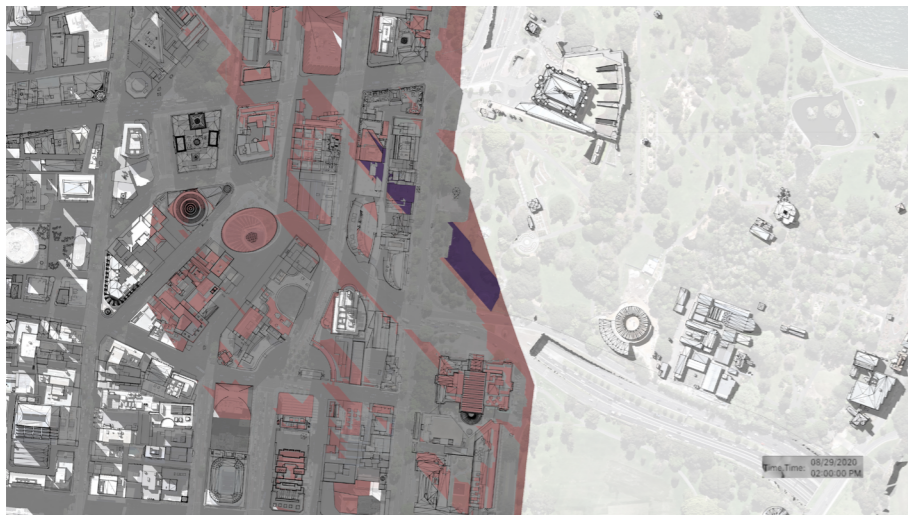
2PM - 15/08/2020



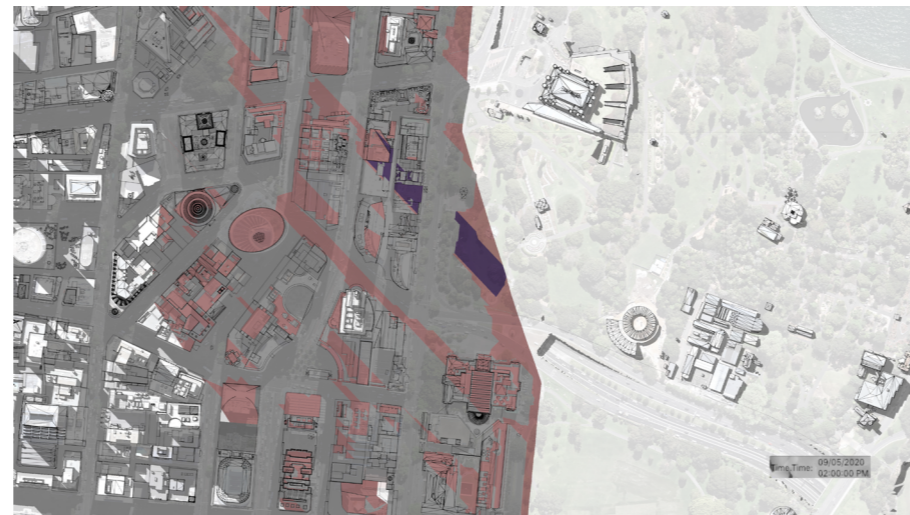
2PM - 22/08/2020

-  Proposed Tower Shadow
-  Sun Access Plane Protection Zone

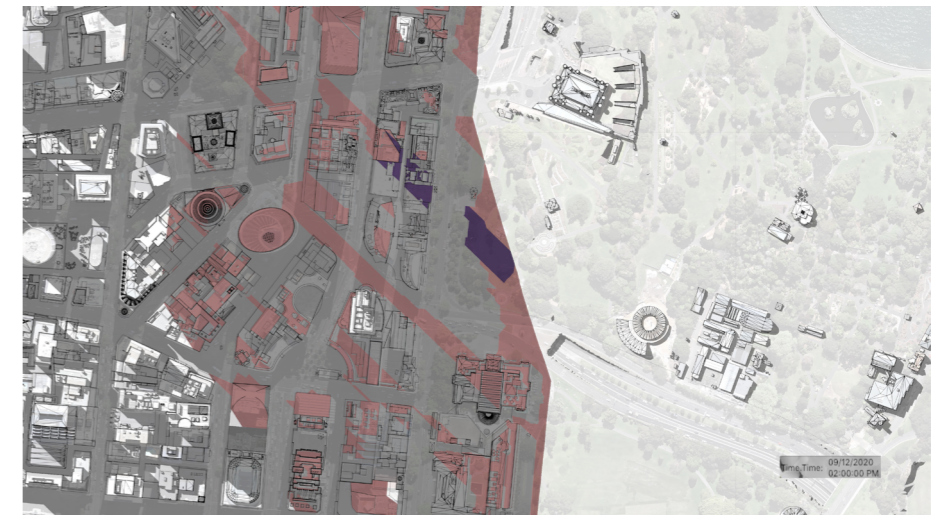




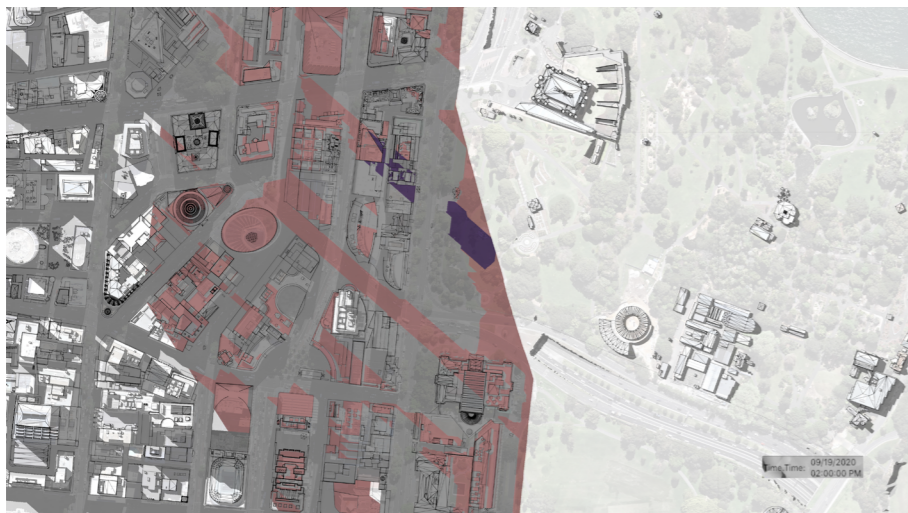
2PM - 29/08/2020



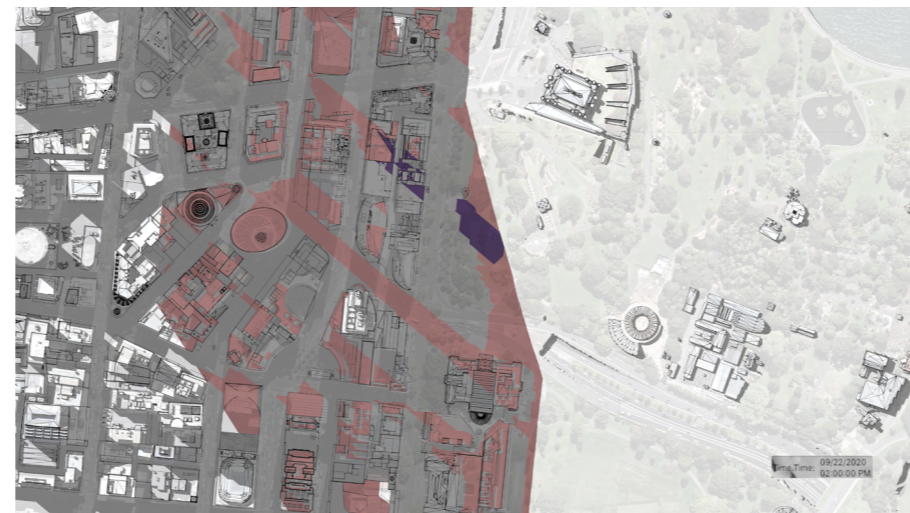
2PM - 05/09/2020



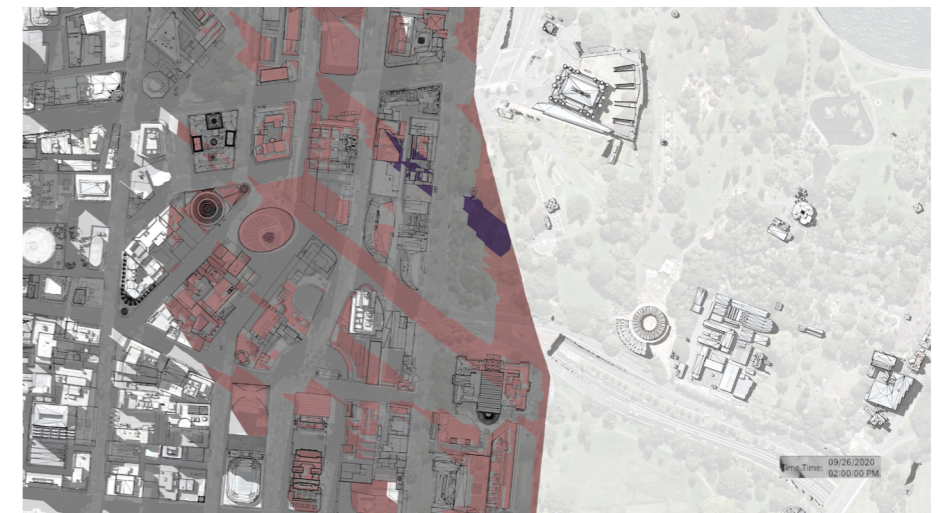
2PM - 12/09/2020





2PM - 19/09/2020



2PM - 22/09/2020 (Equinox)



2PM - 26/09/2020

-  Proposed Tower Shadow
-  Sun Access Plane Protection Zone



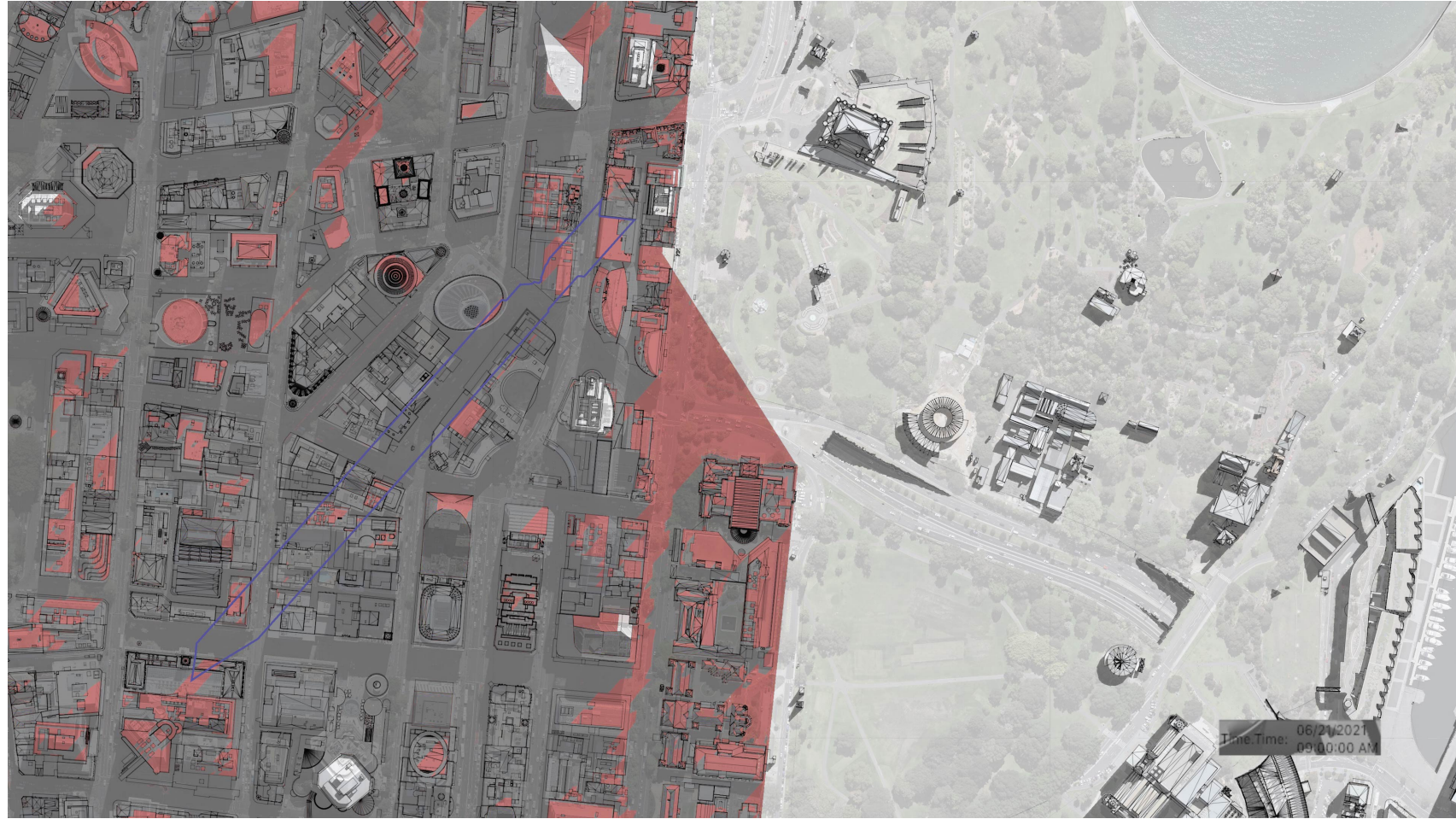
# 50 and 52 Phillip Street

## Overshadow Study

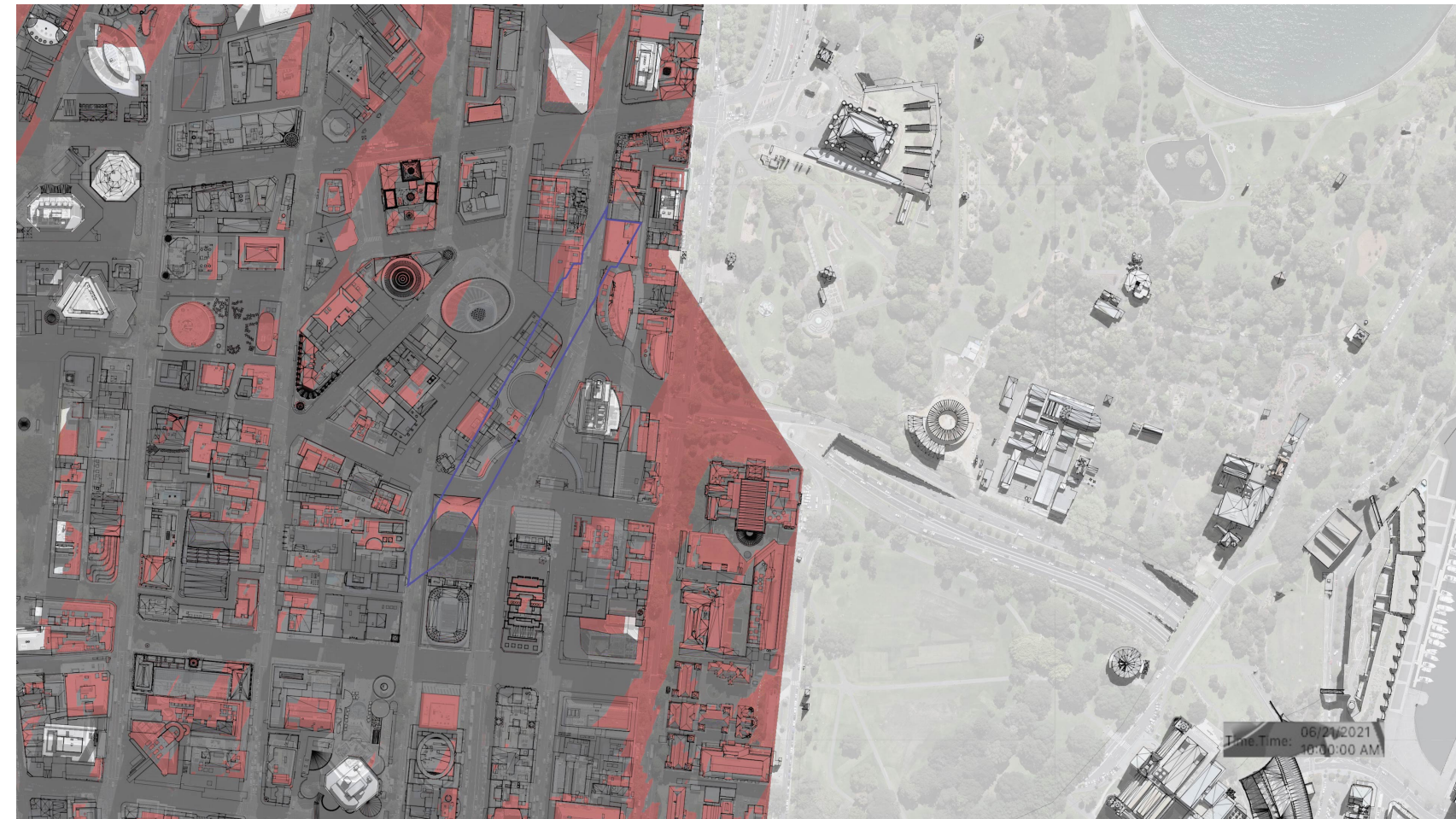
- **Winter Solstice - 21 June**
- **Equinox - 23 September**
- **Summer Solstice - 22 December**
- **Equinox - 20 March**

# Overshadowing Study

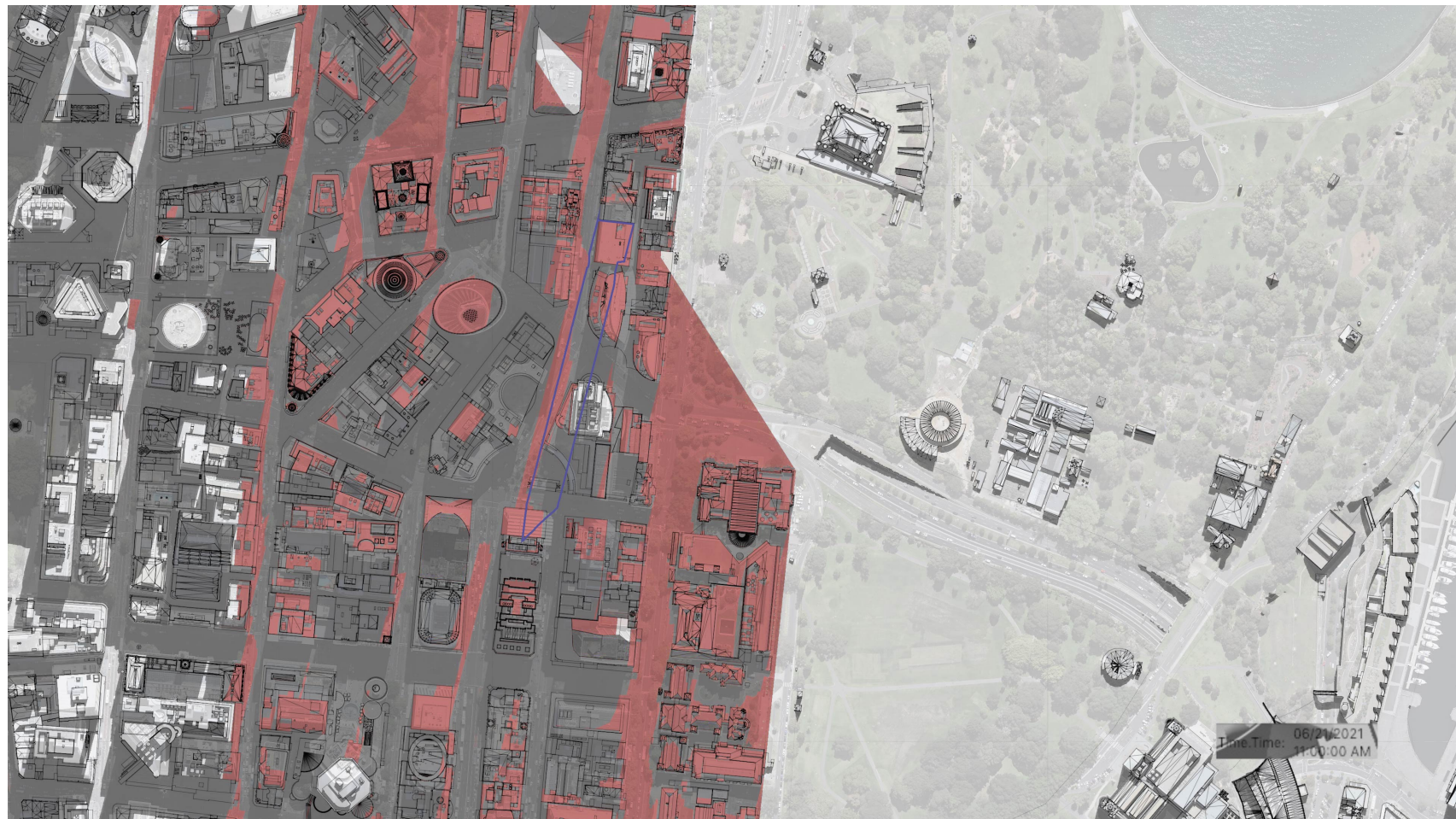
## Winter Solstice, 21st June



9am AEST, 21st June



10am AEST, 21st June



11am AEST, 21st June

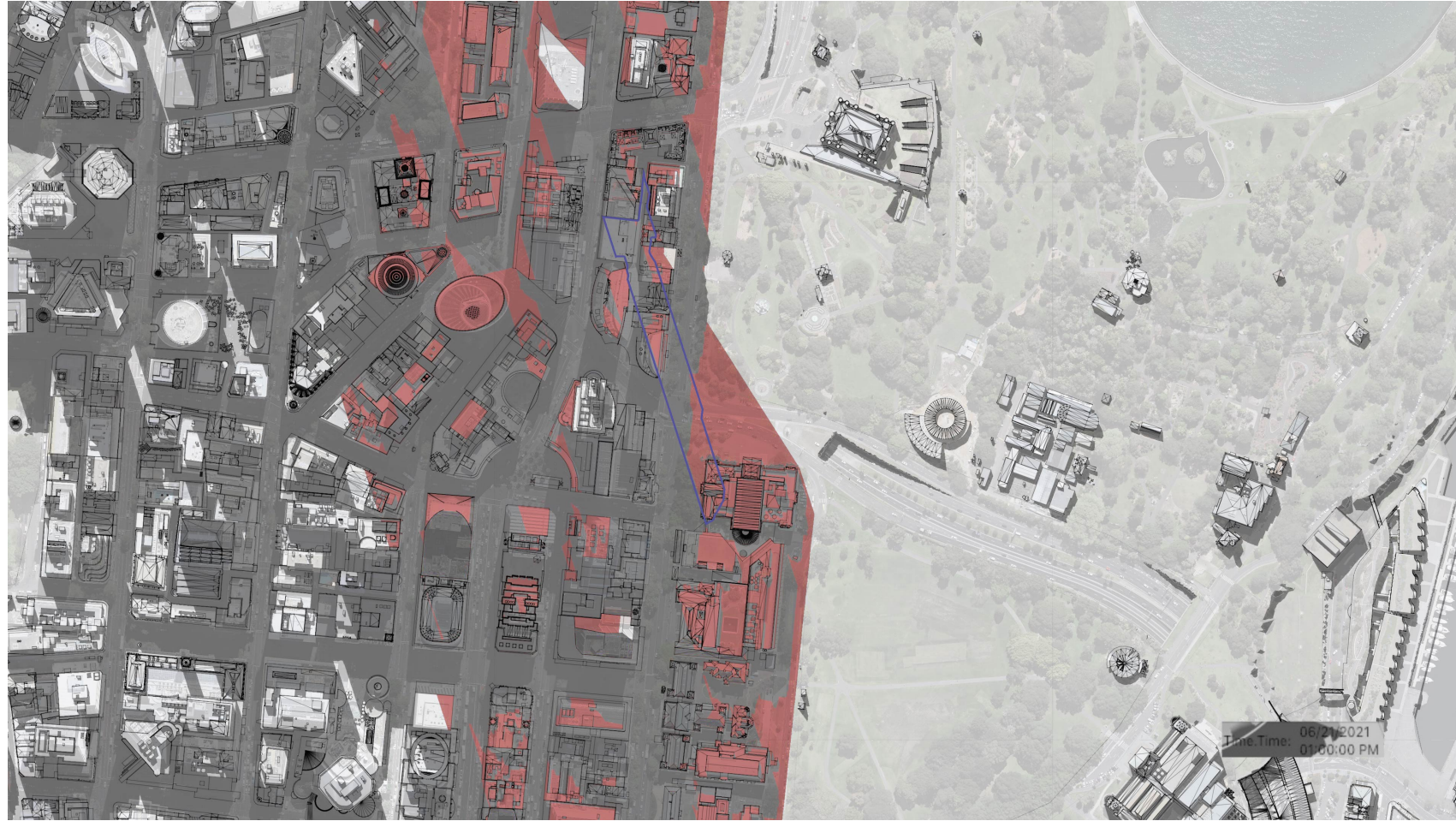


12pm AEST, 21st June

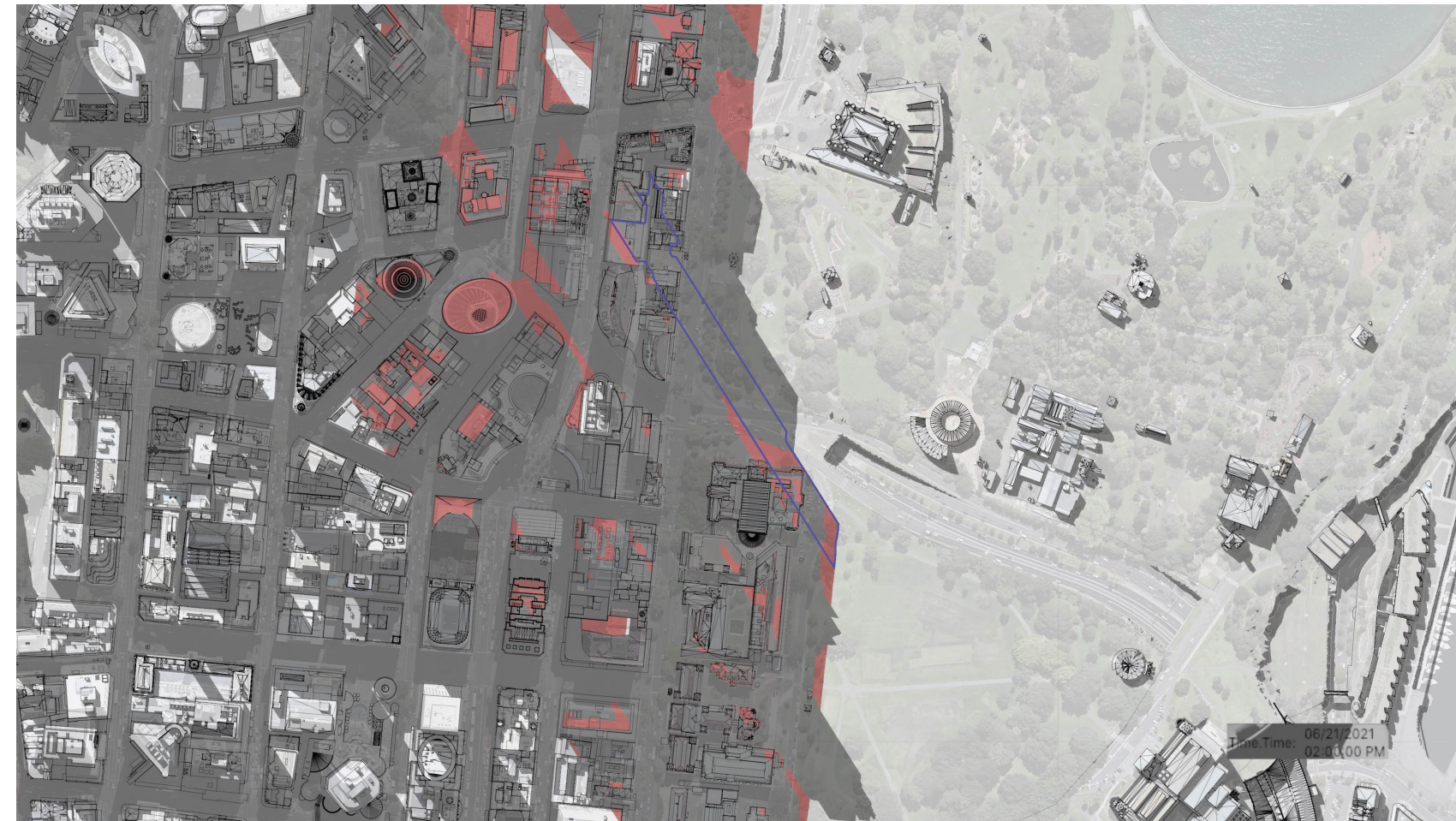
 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

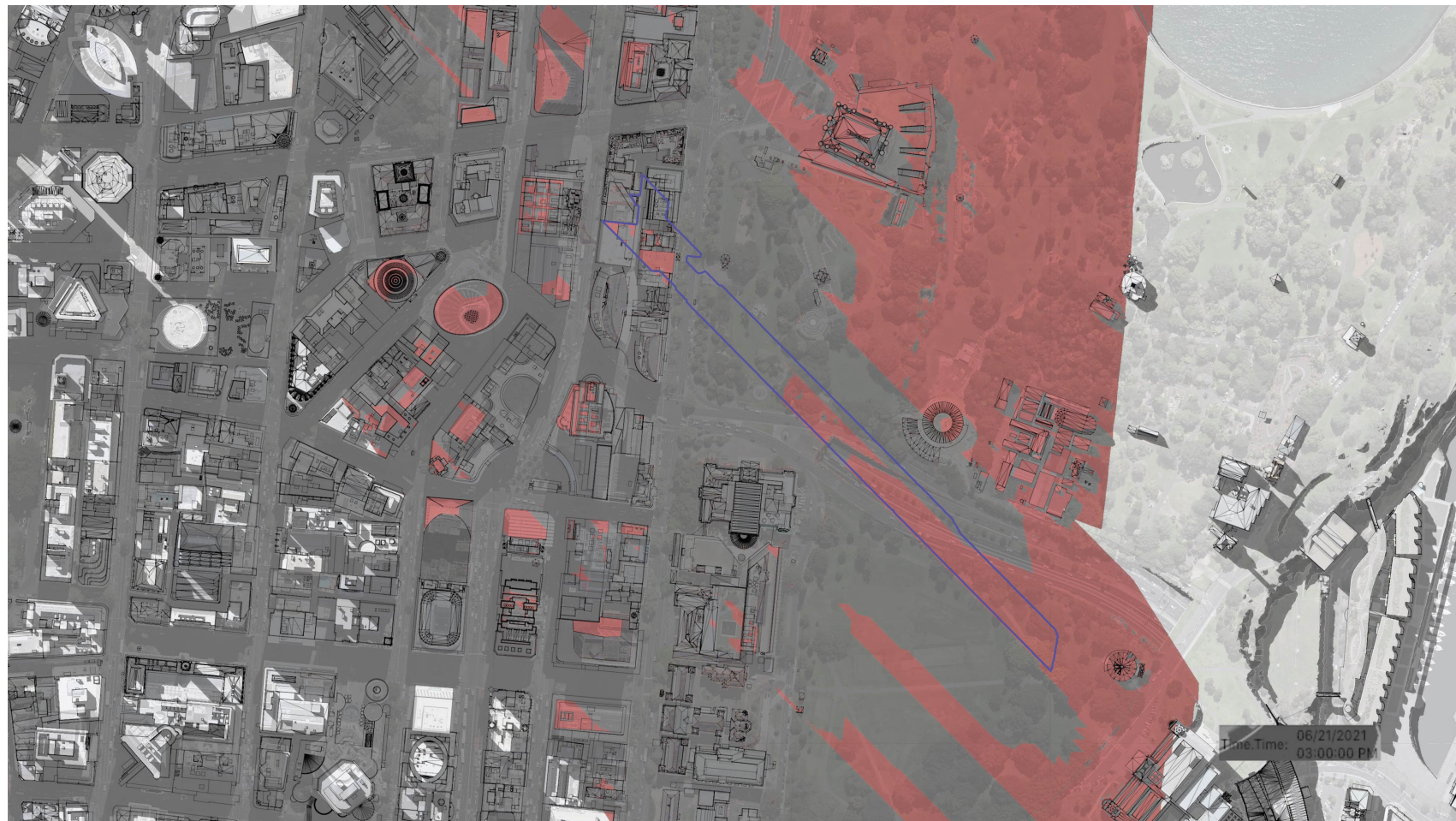
## Winter Solstice, 21st June



1pm AEST, 21st June



2pm AEST, 21st June

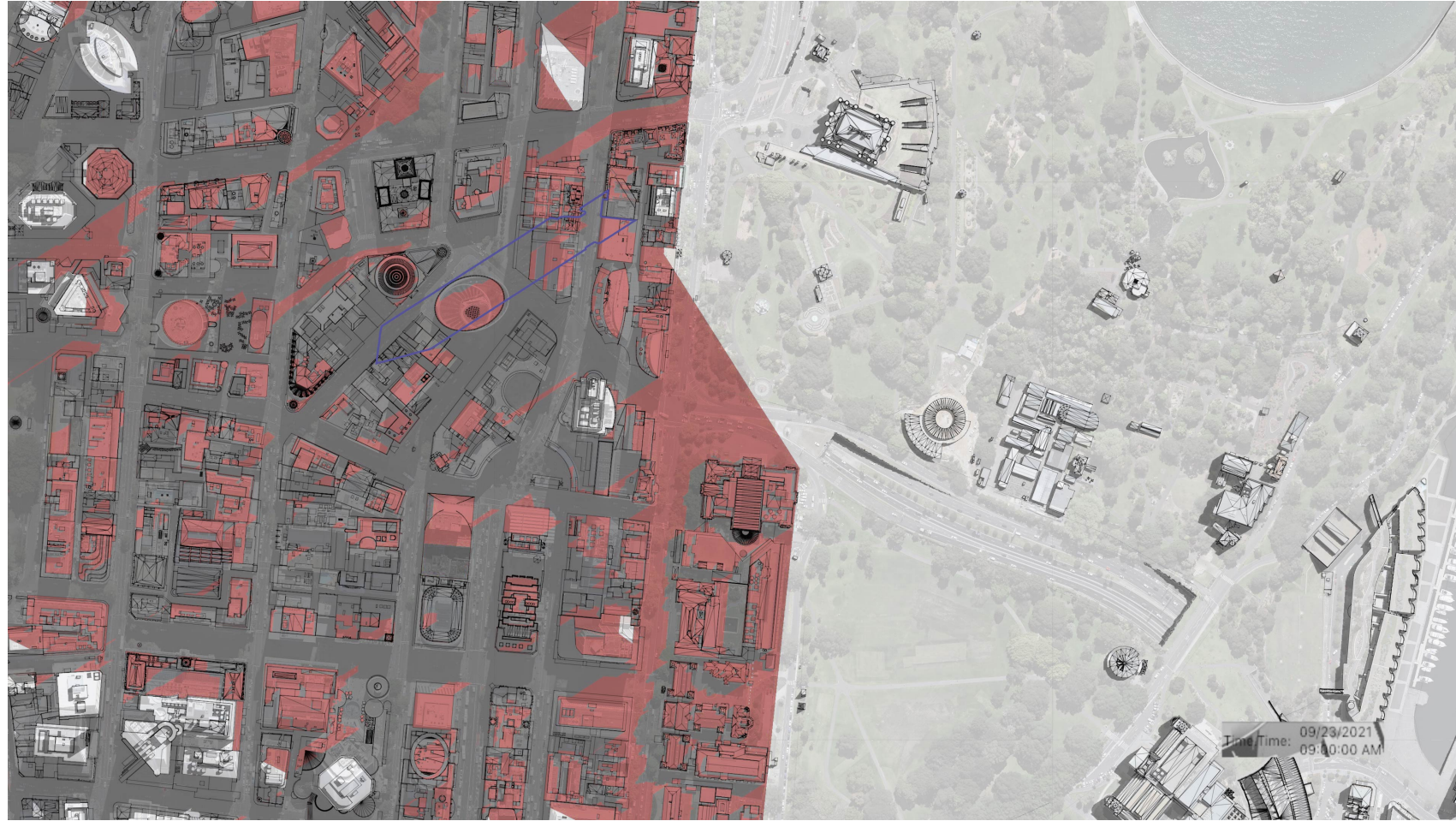


3pm AEST, 21st June

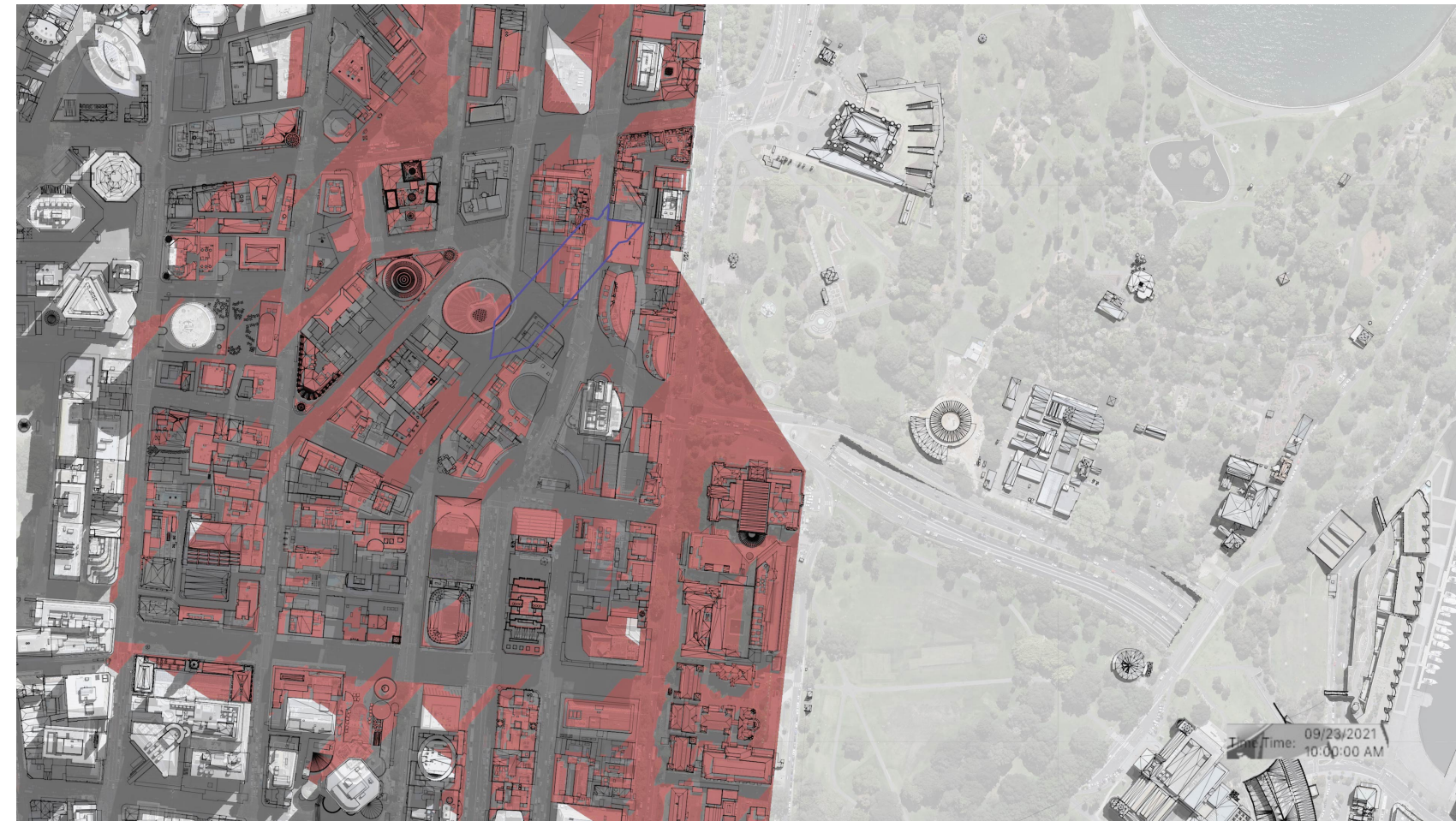
 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

## Equinox, 23rd September



9am AEST, 23rd September



10am AEST, 23rd September



11am AEST, 23rd September

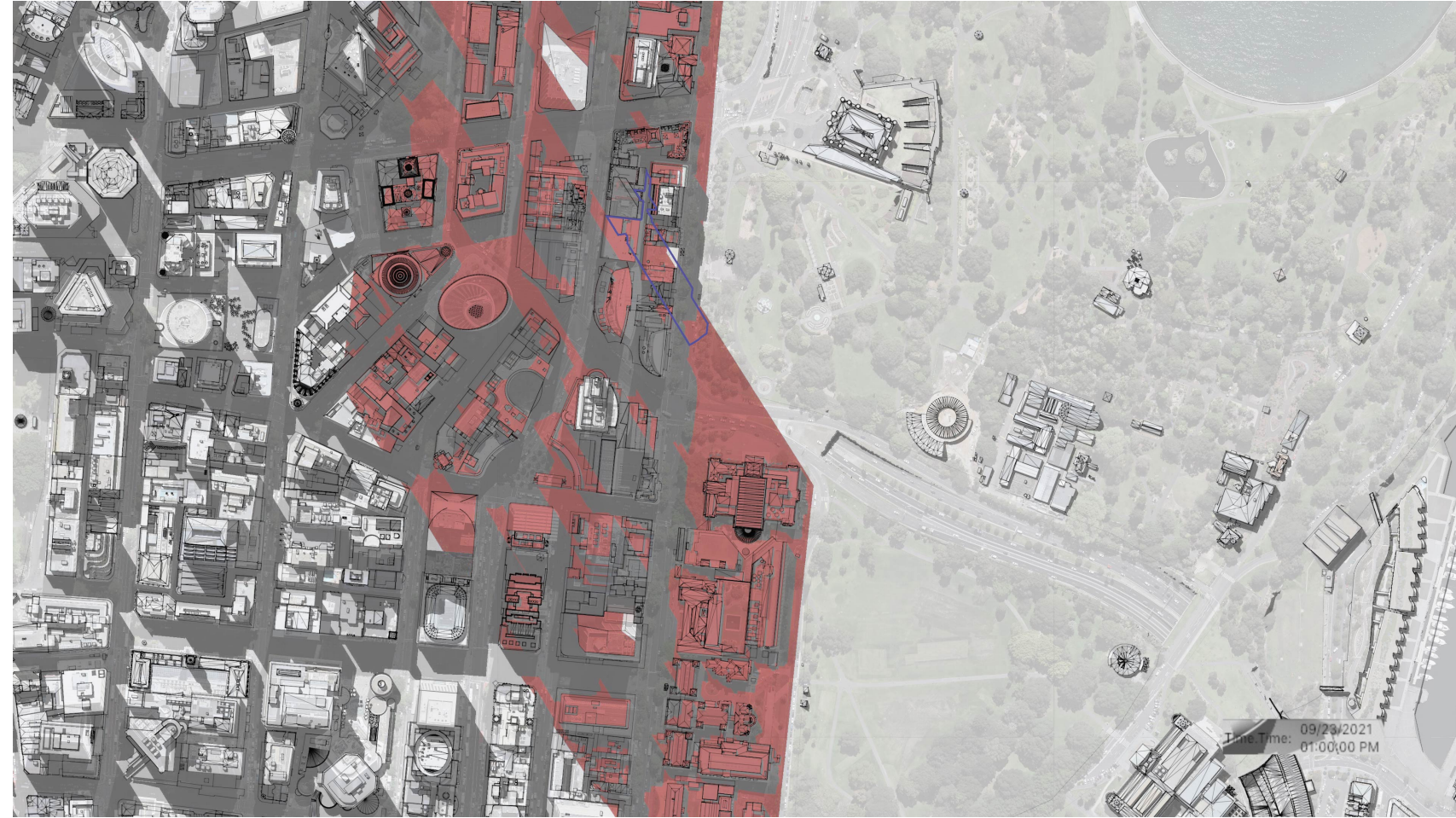


12pm AEST, 23rd September

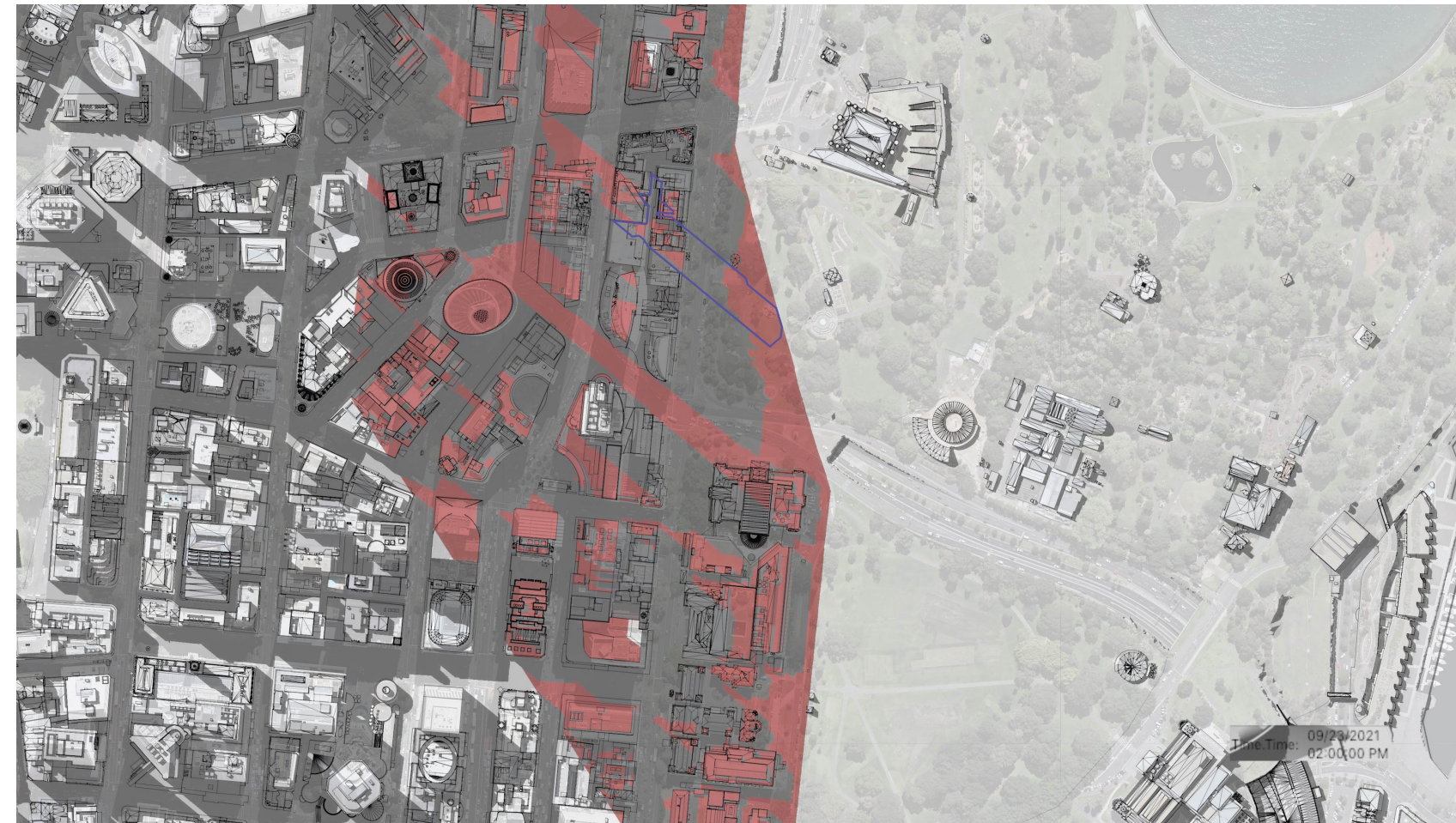
 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

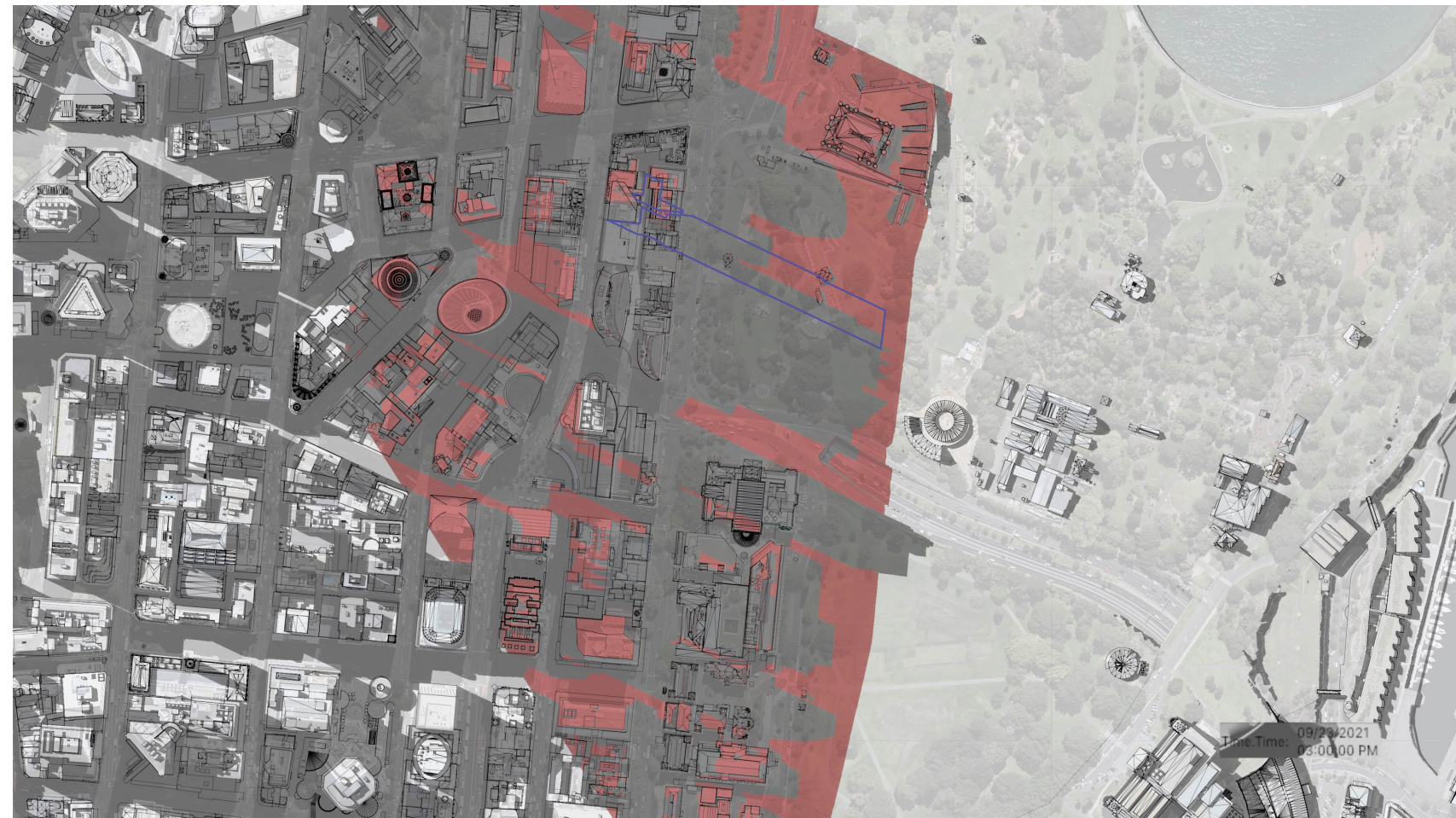
## Equinox, 23rd September



1pm AEST, 23rd September



2pm AEST, 23rd September

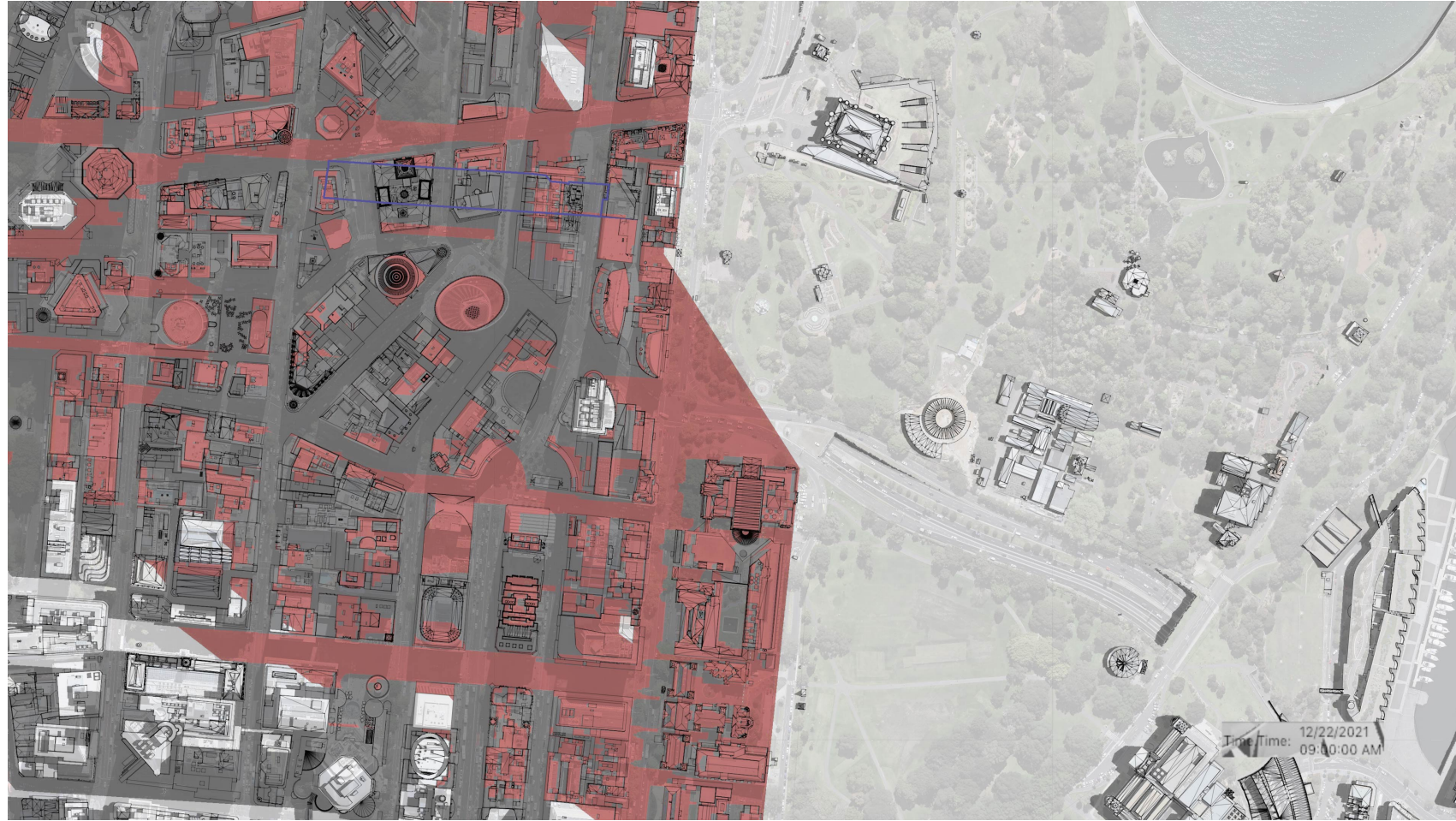


3pm AEST, 23rd September

 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

## Summer Solstice, 22nd December



9am AEDT (8am AEST), 22nd December



10am AEDT (9am AEST), 22nd December



11am AEDT (10am AEST), 22nd December



12pm AEDT (11am AEST), 22nd December

 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

## Summer Solstice, 22nd December



1pm AEDT (12pm AEST), 22nd December



2pm AEDT (1pm AEST), 22nd December

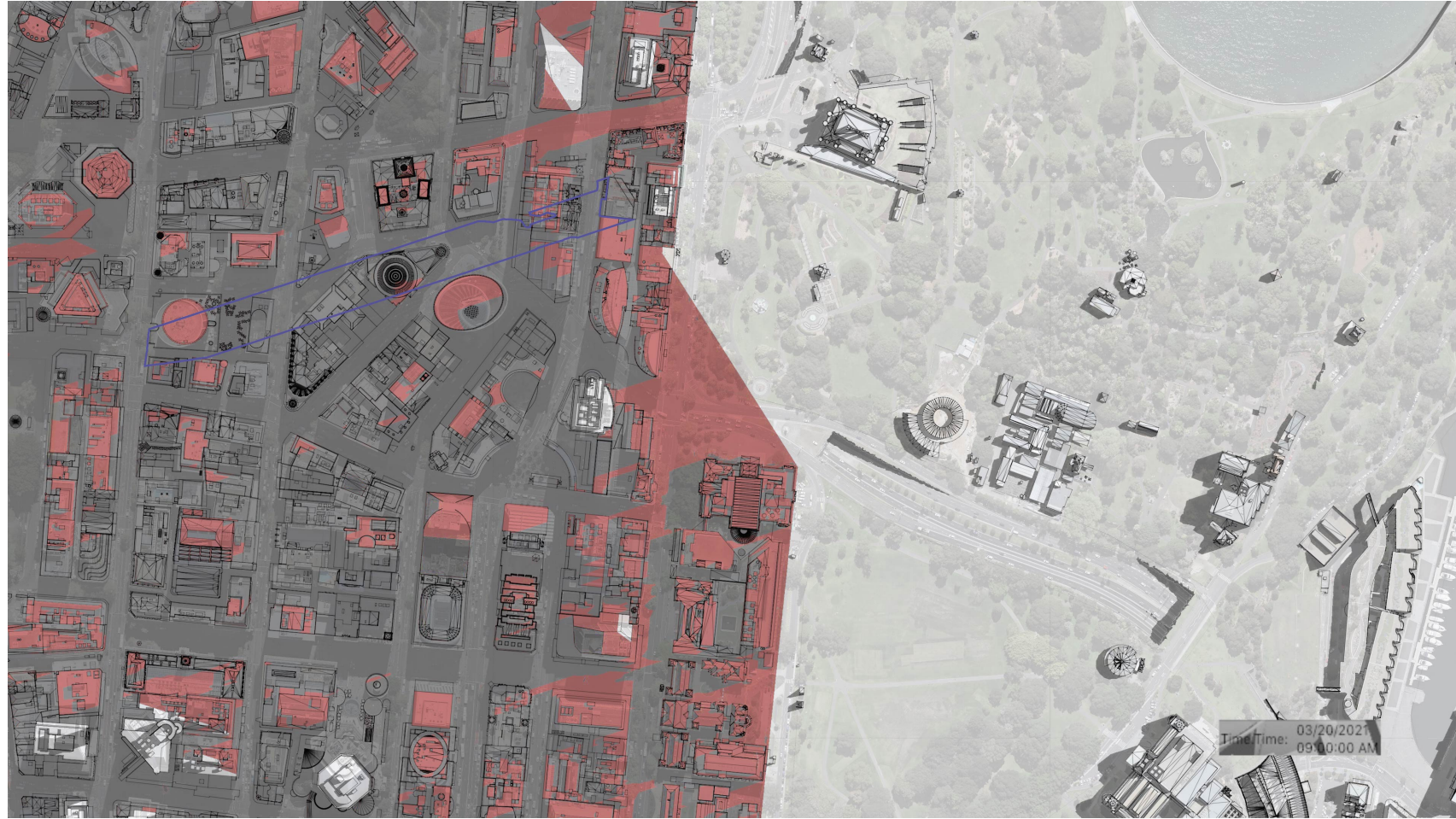


3pm AEDT (2pm AEST), 22nd December

 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

## Equinox, 20th March



9am AEDT (8am AEST), 20th March



10am AEDT (9am AEST), 20th March



11am AEDT (10am AEST), 20th March



12pm AEDT (11am AEST), 20th March

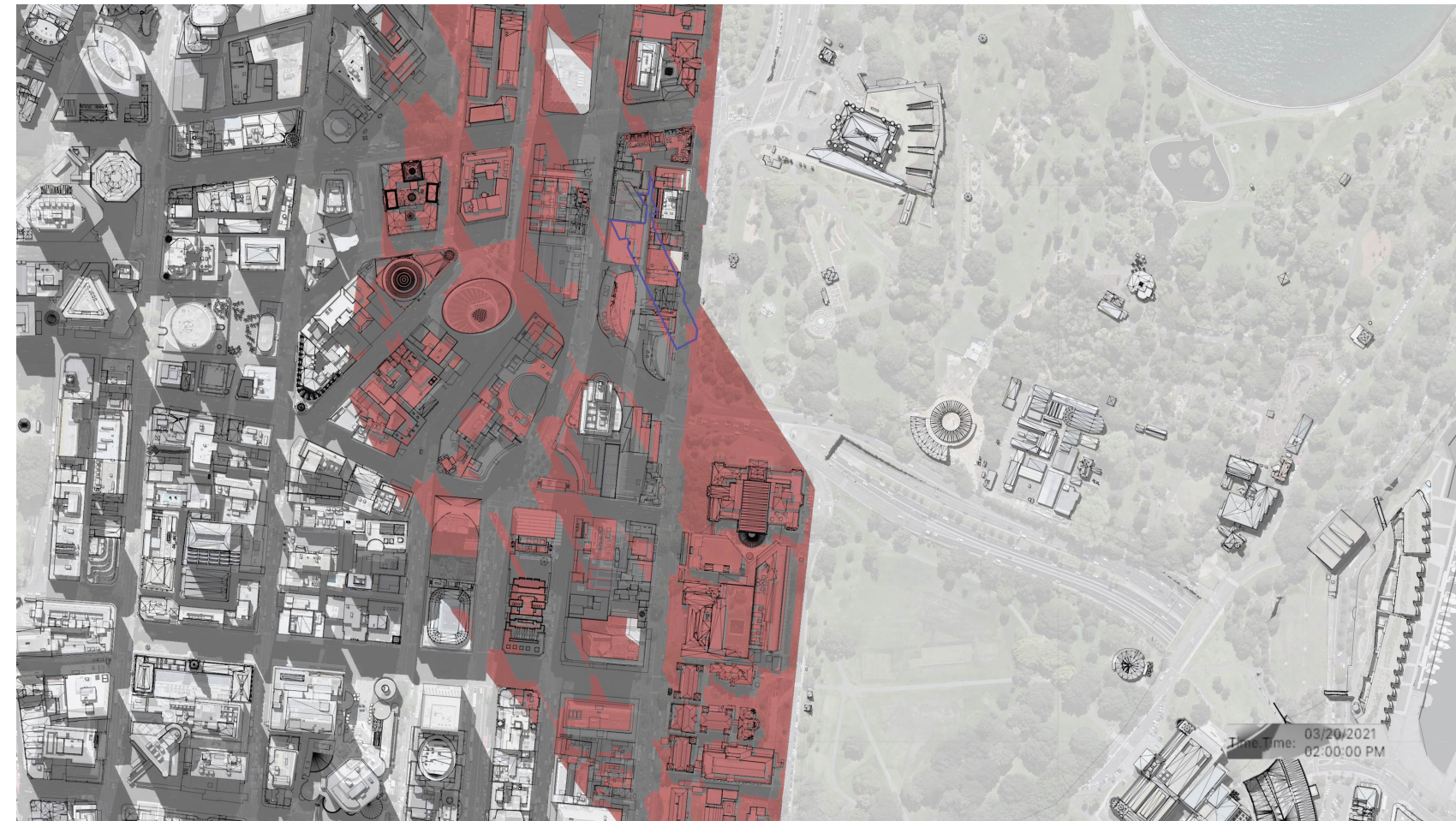
 Proposed Tower Shadow  Sun Access Plane Protection Zone

# Overshadowing Study

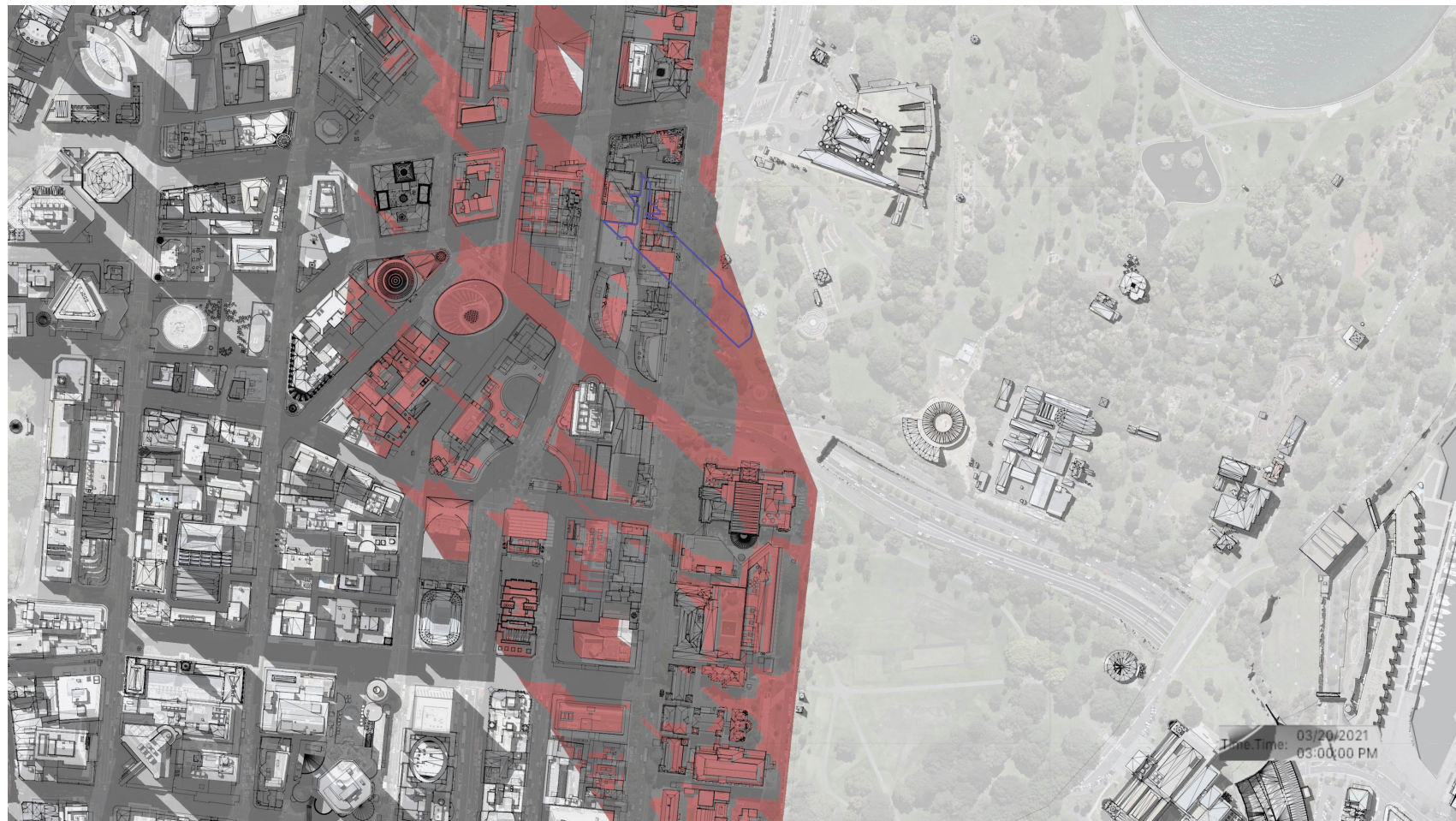
## Summer Solstice, 22nd December



1pm AEDT (12pm AEST), 20th March



2pm AEDT (1pm AEST), 20th March



3pm AEDT (2pm AEST), 20th March

 Proposed Tower Shadow  Sun Access Plane Protection Zone

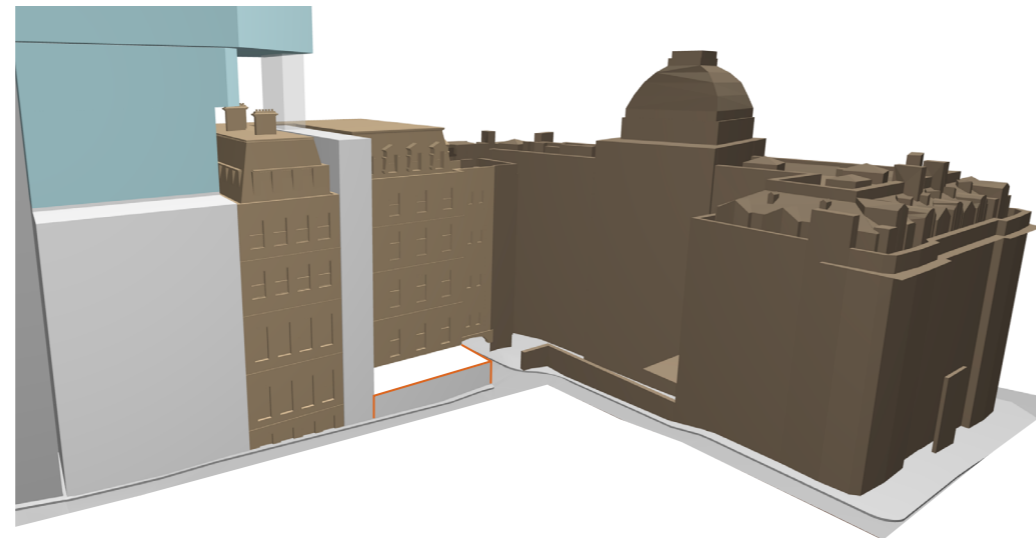
## 4.2 Visual Impact Analysis Phillip Lane

### Proposed Rear Additions

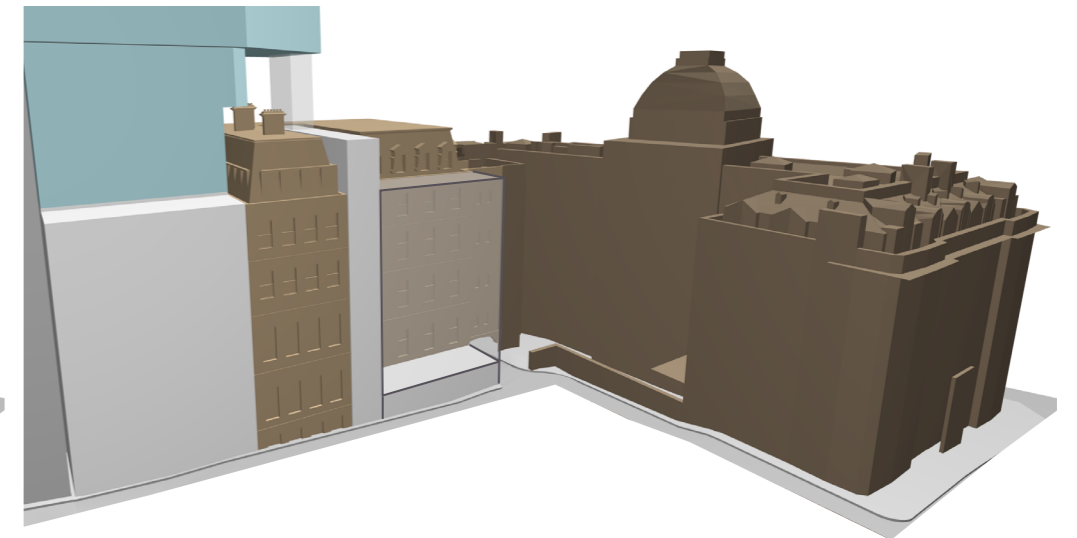
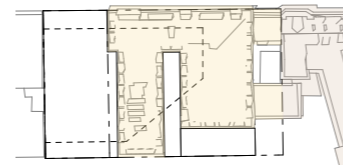
A range of options have been considered for potential rear additions above the existing service entry in 50 Phillip Street with respect to the surrounding heritage buildings.

The following 3D view studies indicate the sequential visual impact through the Phillip Lane from the south to the north for three of the options: Carpark entry only, 0m setback volume up to the street wall height and 1m setback volume up to the existing building level 3.

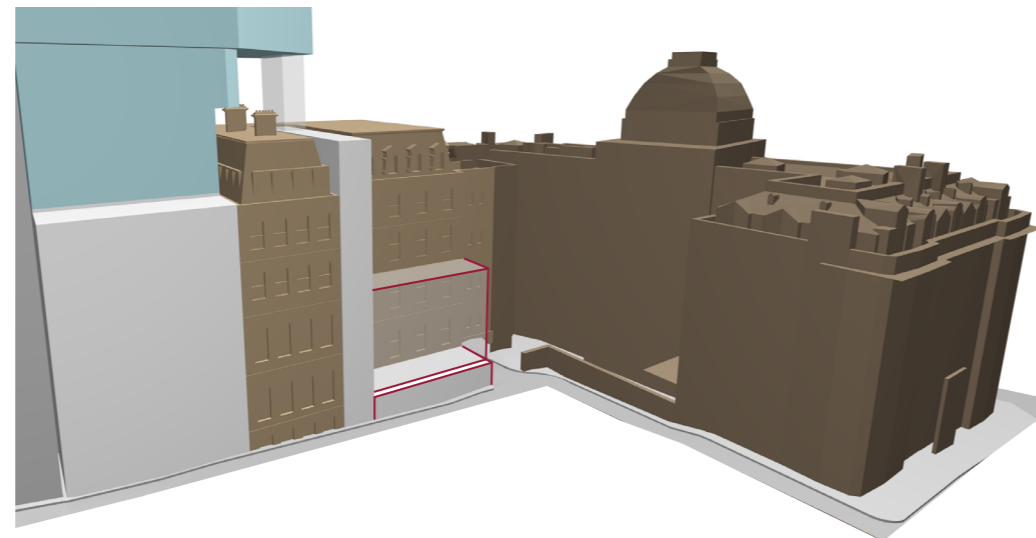
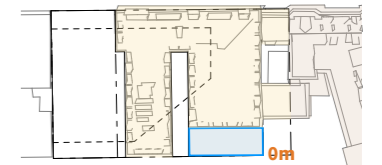
Actual photo image is also provided to comparing the relative visual impact of those three options to the existing state.



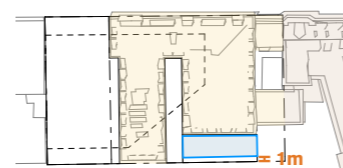
Option 1: Carpark Entry Only  
(No Rear Additions)



Option 2: Option Considered  
(0m Setback volume up to the street wall height)



Option 3: Proposed  
(1m Setback volume up to the existing building level 3)



- Option 1: Carpark Entry Only  
(No Rear Additions)
- Option 2: Option Considered  
(0m Setback volume up to the street wall height)
- Option 3: Proposed  
(1m Setback volume up to the existing building level 3)



**Visual Impact Analysis Phillip Lane**

When a person stands at the southern positions of Phillip Lane such as view 1 and view 2, there is almost no difference between three options since the visible rear additions is close to parallel to the view cone due to the long distance. When a person walk down to the northern position, such as view 3 and view 4, difference starts appearing to the each option.

**View 3**

Option 2 covers one whole line of windows of Chief Secretary`s Building and also sky above.  
 Option 3 covers half of those windows however the sky around the dome is clear which is same as Option 1.  
 All three options do not obstacle the view towards the dome structure of the Chief Secretary`s Building from Phillip Lane.

**View 4**

The dome structure of the Chief Secretary`s Building is not visible from Phillip Lane unless looking up to capture it due to the close position to the building.  
 Considering the amount of visible heritage elements from this position, the visual impact of three options are very similar.

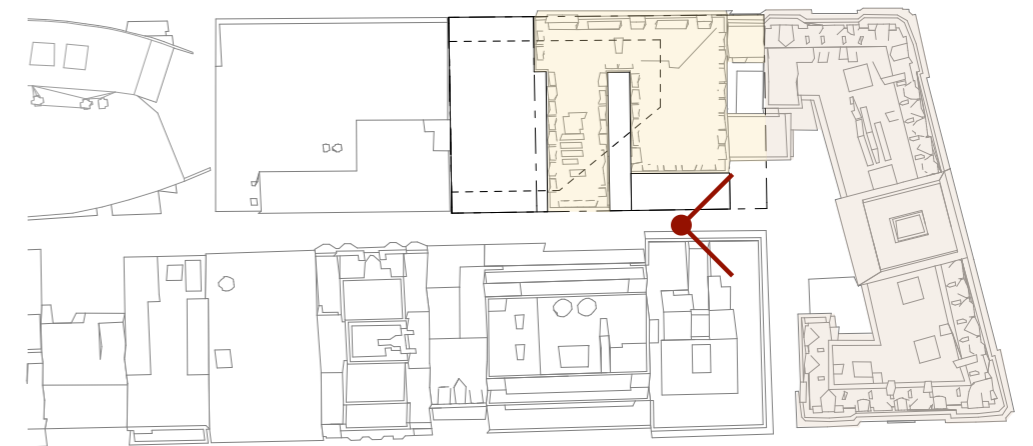
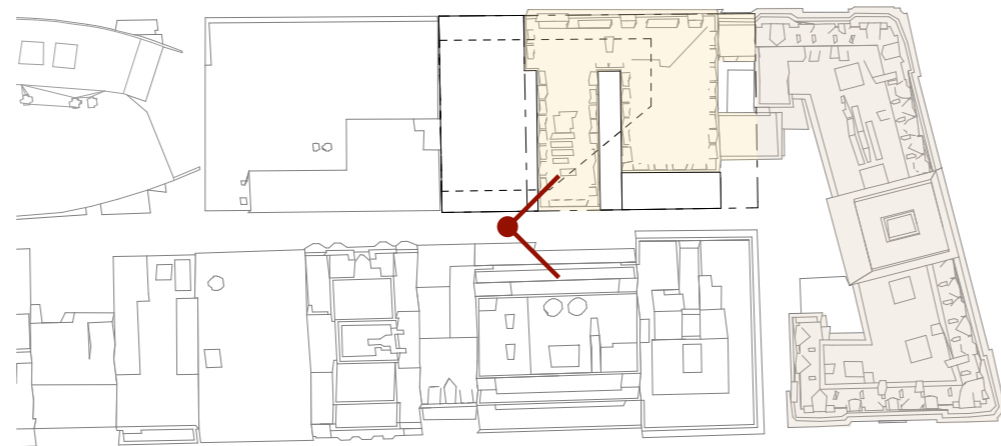
In conclusion, considering an importance of the clear visibility towards the dome structure of Chief Secretary`s Building from Phillip Lane, the proposed Option 2 has a similar minimum impact with the Option 1 having minimum volume for carpark entry.



View 3



View 4



- Option 1: Carpark Entry Only (No Rear Additions)
- Option 2: Option Considered (0m Setback volume up to the street wall height)
- Option 3: Proposed (1m Setback volume up to the existing building level 3)



View 1



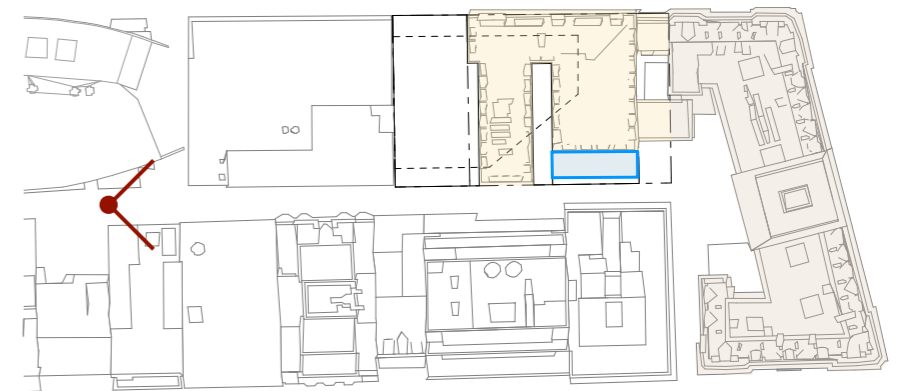
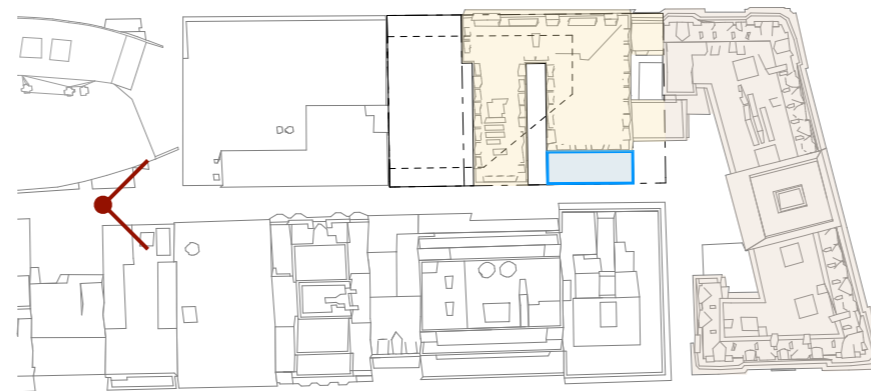
Option 1: Carpark Entry Only  
( No Rear Additions )



Option 2: Option Considered  
( 0m Setback volume up to the street wall height )



Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



- Option 1: Carpark Entry Only  
( No Rear Additions )
- Option 2: Option Considered  
( 0m Setback volume up to the street wall height )
- Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



View 2



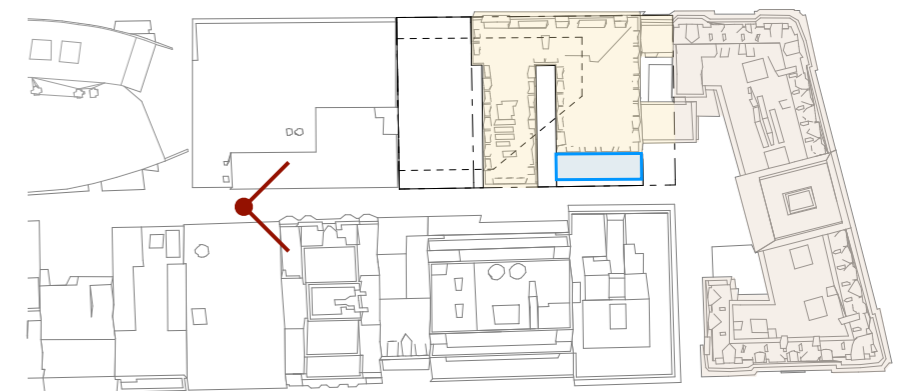
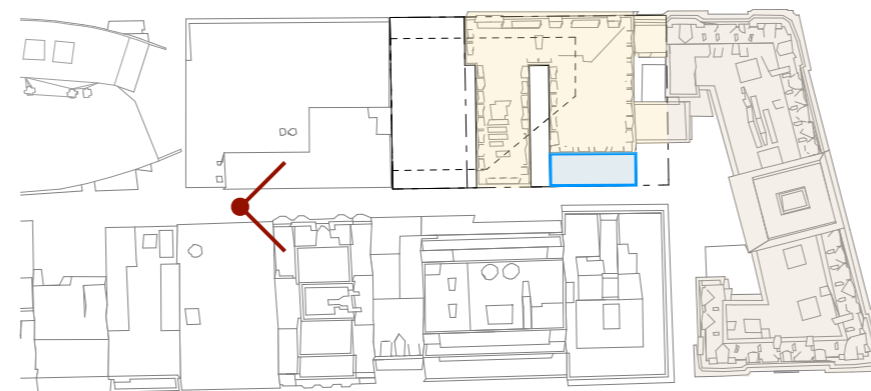
Option 1: Carpark Entry Only  
( No Rear Additions )



Option 2: Option Considered  
( 0m Setback volume up to the street wall height )



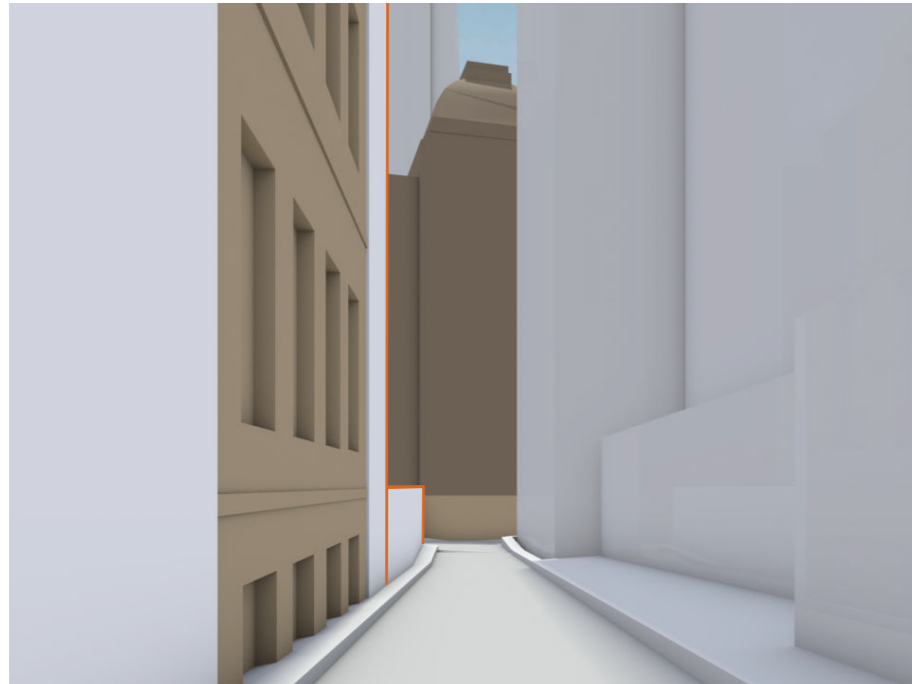
Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



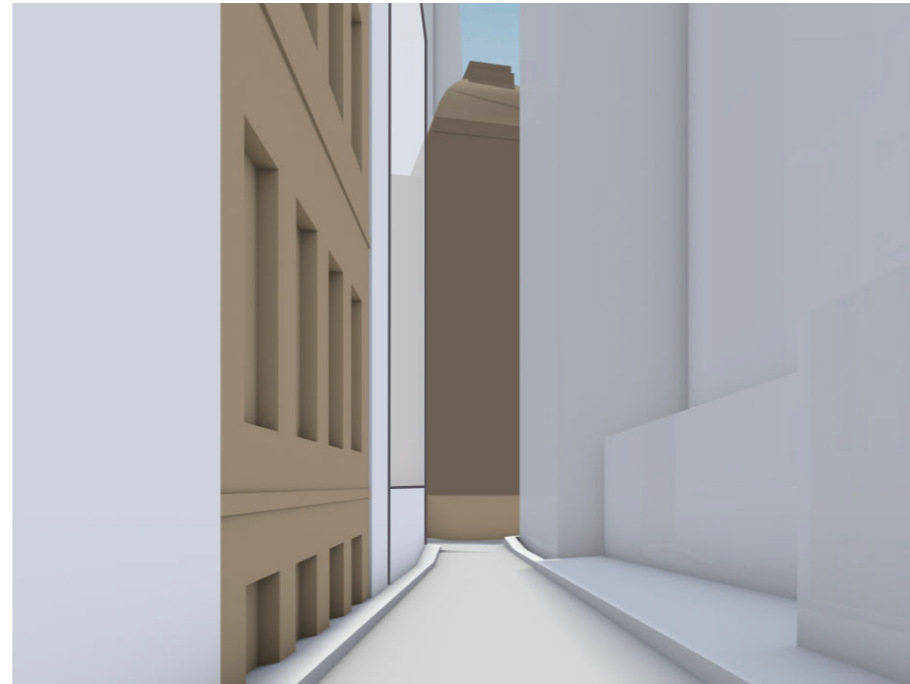
- Option 1: Carpark Entry Only  
( No Rear Additions )
- Option 2: Option Considered  
( 0m Setback volume up to the street wall height )
- Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



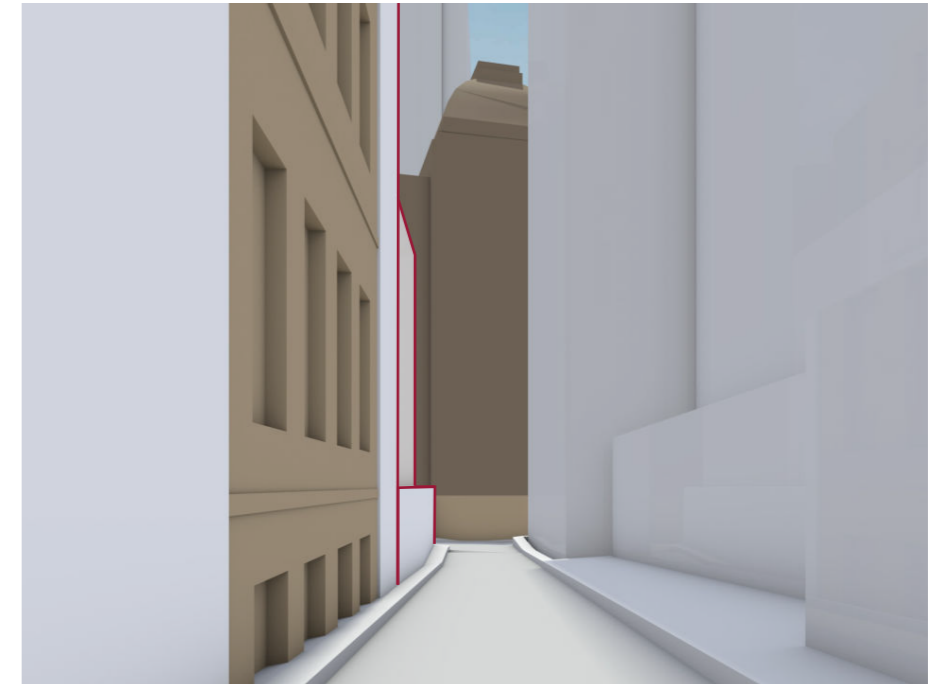
View 3



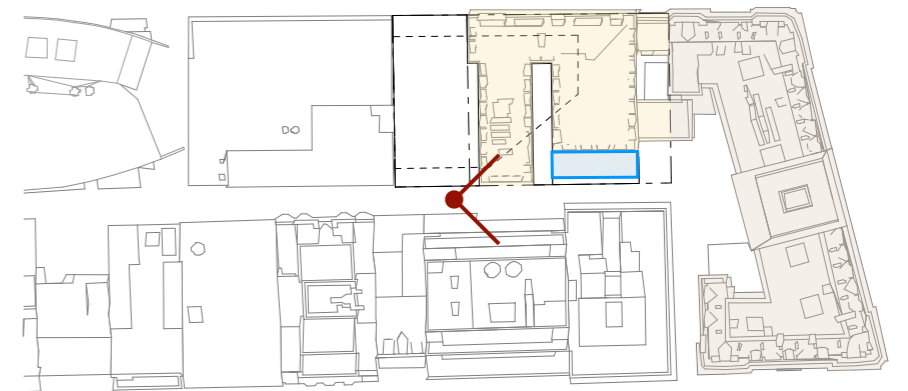
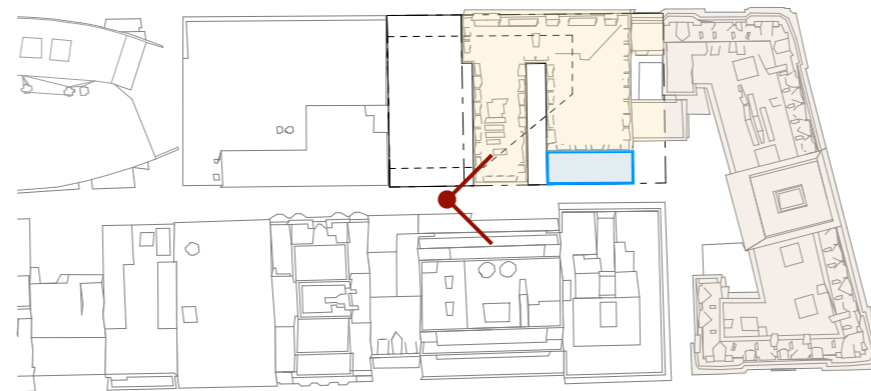
Option 1: Carpark Entry Only  
( No Rear Additions )



Option 2: Option Considered  
( 0m Setback volume up to the street wall height )



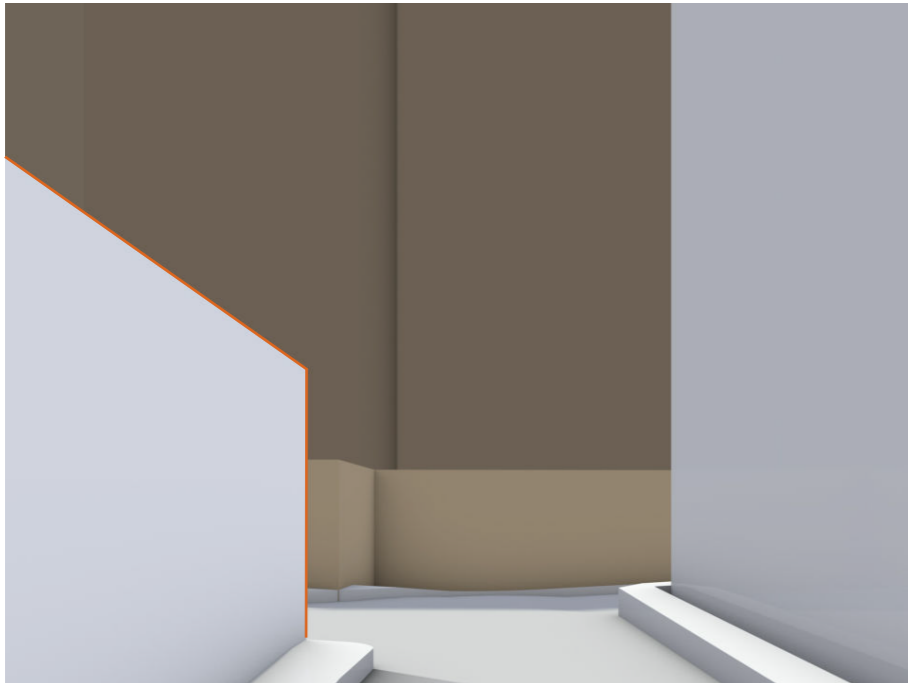
Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



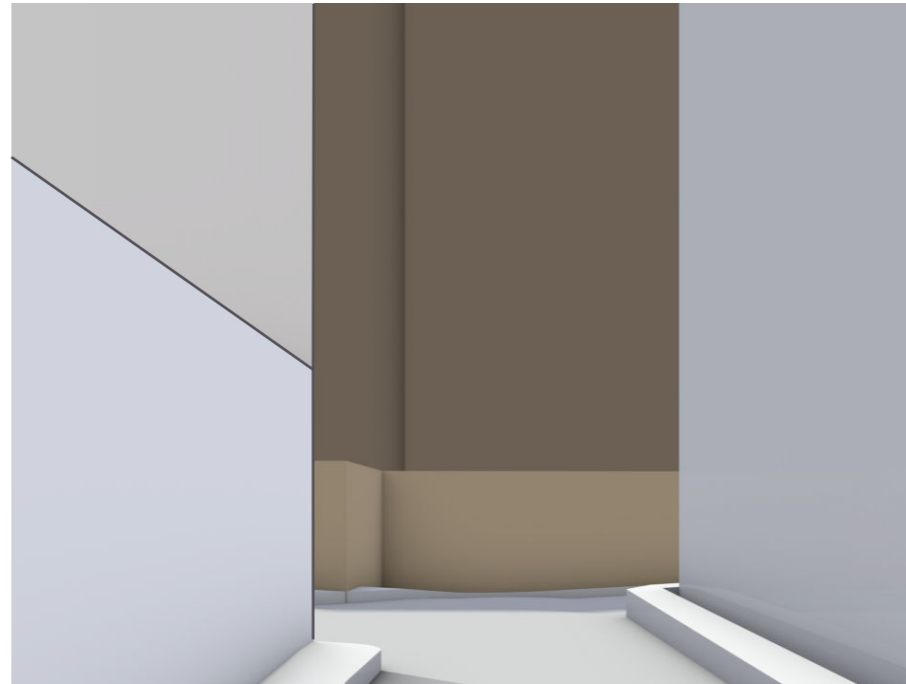
- Option 1: Carpark Entry Only  
( No Rear Additions )
- Option 2: Option Considered  
( 0m Setback volume up to the street wall height )
- Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



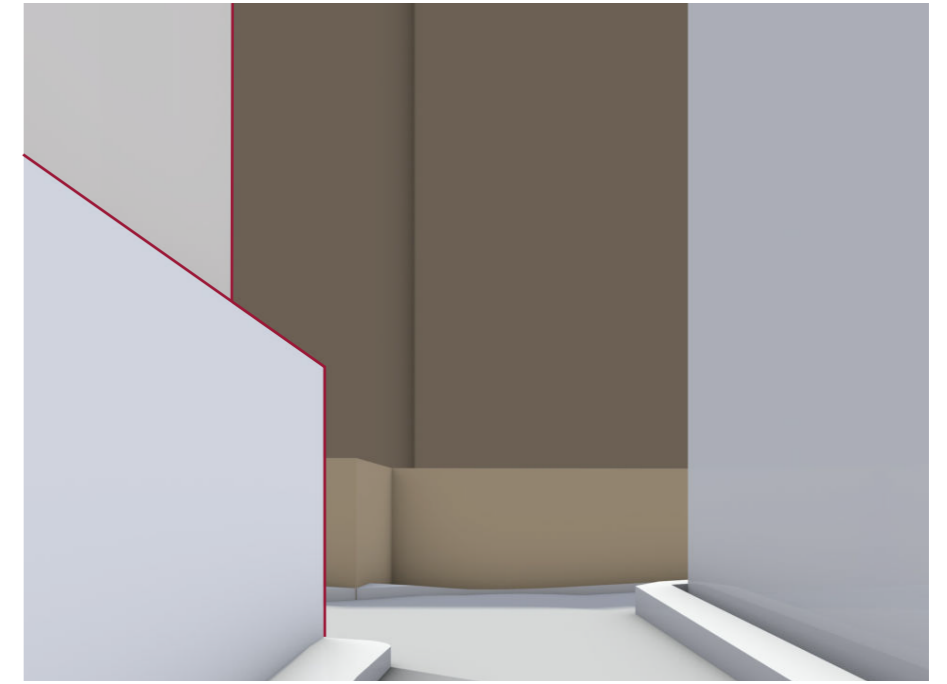
View 4



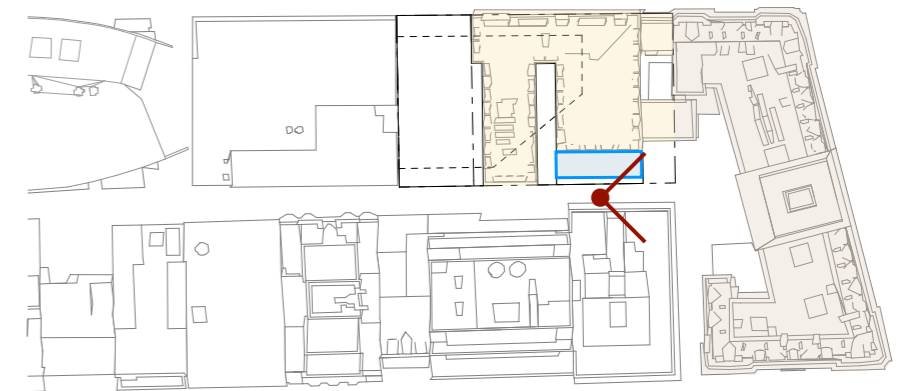
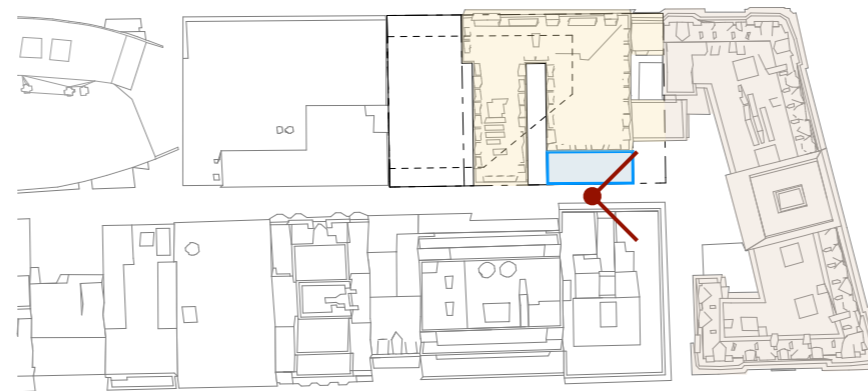
Option 1: Carpark Entry Only  
( No Rear Additions )



Option 2: Option Considered  
( 0m Setback volume up to the street wall height )



Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



- Option 1: Carpark Entry Only  
( No Rear Additions )
- Option 2: Option Considered  
( 0m Setback volume up to the street wall height )
- Option 3: Proposed  
( 1m Setback volume up to the existing building level 3 )



### 4.3 Setbacks to Neighbouring Buildings

#### 4.3.1 Visual Privacy

Apartment Design Guide is not applied to the podium hotel of 50 and 52 Phillip Street, however it has been considered as a design guideline.

An initial residential visual privacy study has been undertaken for the adjacent Neighbouring residential building with referring to below.

Apartment Design Guide (reference only)

Objective 3F-1

*Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.*

Design criteria 1

*Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:*

Building height up to 12m ( 4 storeys )

- Habitable rooms and balconies : 6m

- Non-habitable rooms : 3m

Building height up to 25m ( 5-8 storeys )

- Habitable rooms and balconies : 9m

- Non-habitable rooms : 4.5m

Building height over 25m ( 9+ storeys )

- Habitable rooms and balconies : 12m

- Non-habitable rooms : 6m

Neighbouring Residential Building :  
123 Macquarie Street ( Astor Apartments )

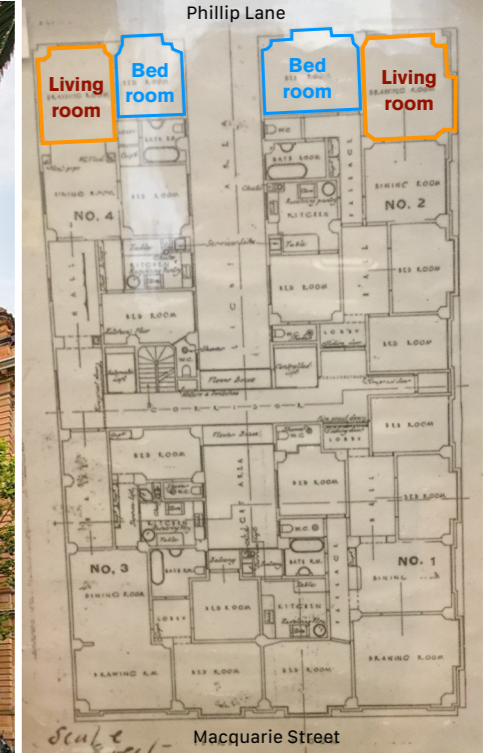
The Astor Apartments consists of 13 residential floors from ground floor to level 12, and lower ground retails facing to Phillip Lane. The majority of residential floors have two apartments facing to Macquarie Street at the west and the other two apartments facing to Phillip Lane at the east.

There are living rooms and bed rooms with windows at the Phillip Lane facade above ground floor.

The Astor Apartments is built to boundary without setbacks, so that the windows are relying on the facing Phillip Lane for light and air.



Astor Apartments



Astor Apartments - Typical Plan



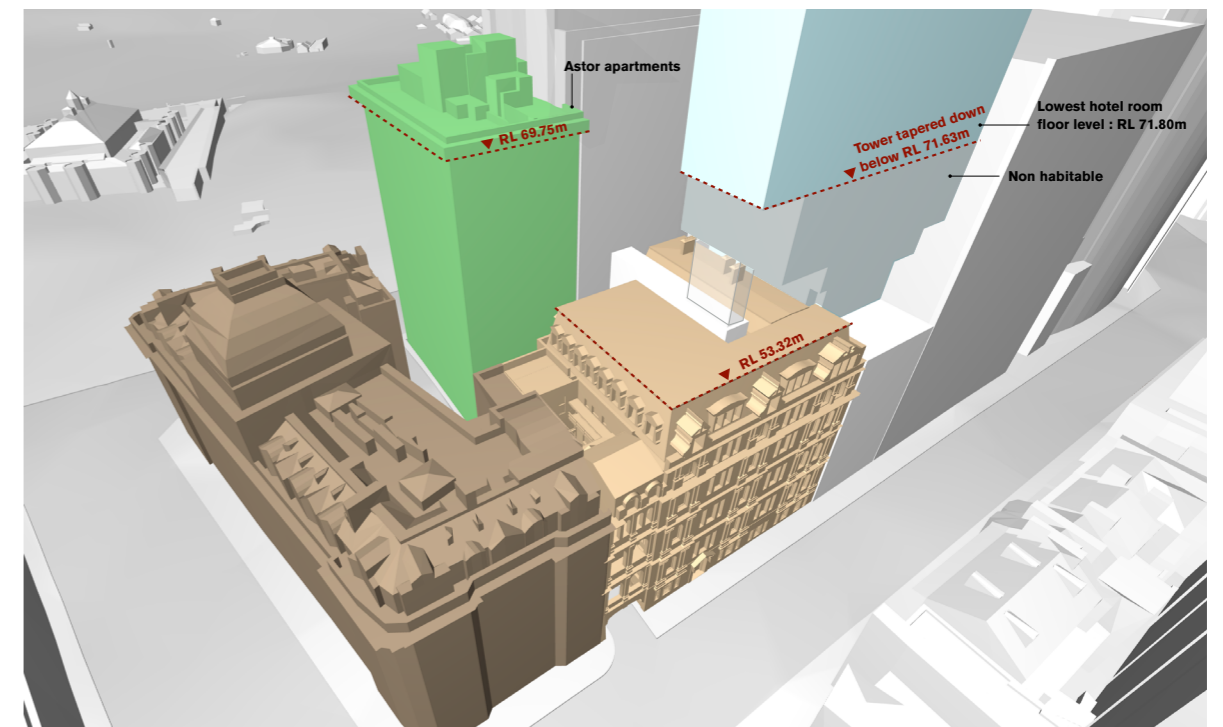
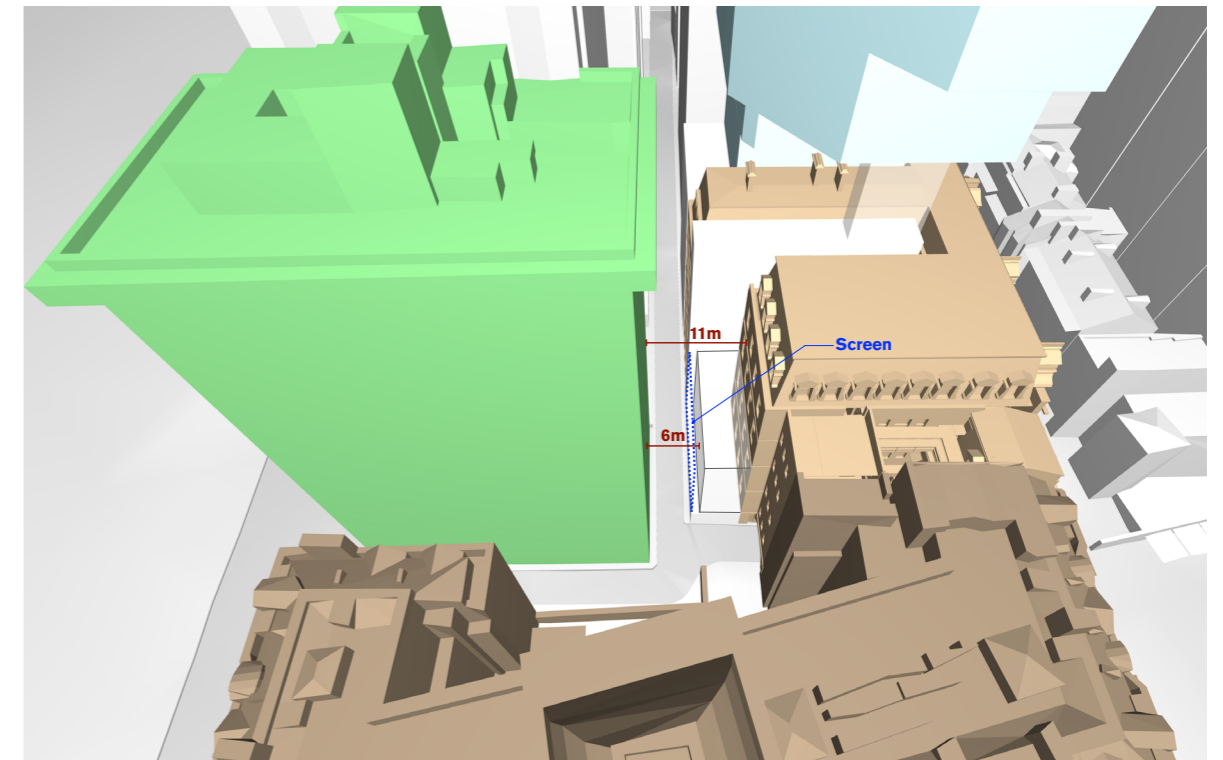
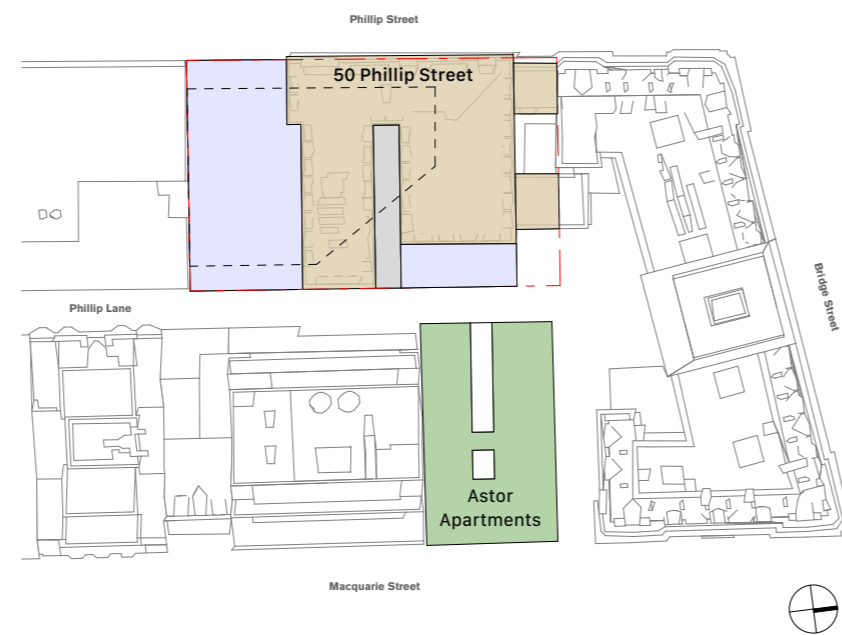
Astor Apartments - Phillip Lane Facade

## Visual Privacy

### Proposed Tower

The majority of proposed tower volume sits above 52 Phillip Street. Some extension of the tower exists above 50 Phillip Street, however the tower volume is largely setback from the northwestern corner and also three-dimensionally stepped down to land on 52 Phillip Street site, which provide a great distance and visual separation from the Astor apartment to the proposed tower.

In addition, proposed first hotel floor on RL71.80m is above the last residential floor of Astor apartment on RL 69.75m, the tower volume below RL71.80 is all non-habitable, which does not impact on the visual privacy of the habitable rooms of the Astor Apartments.

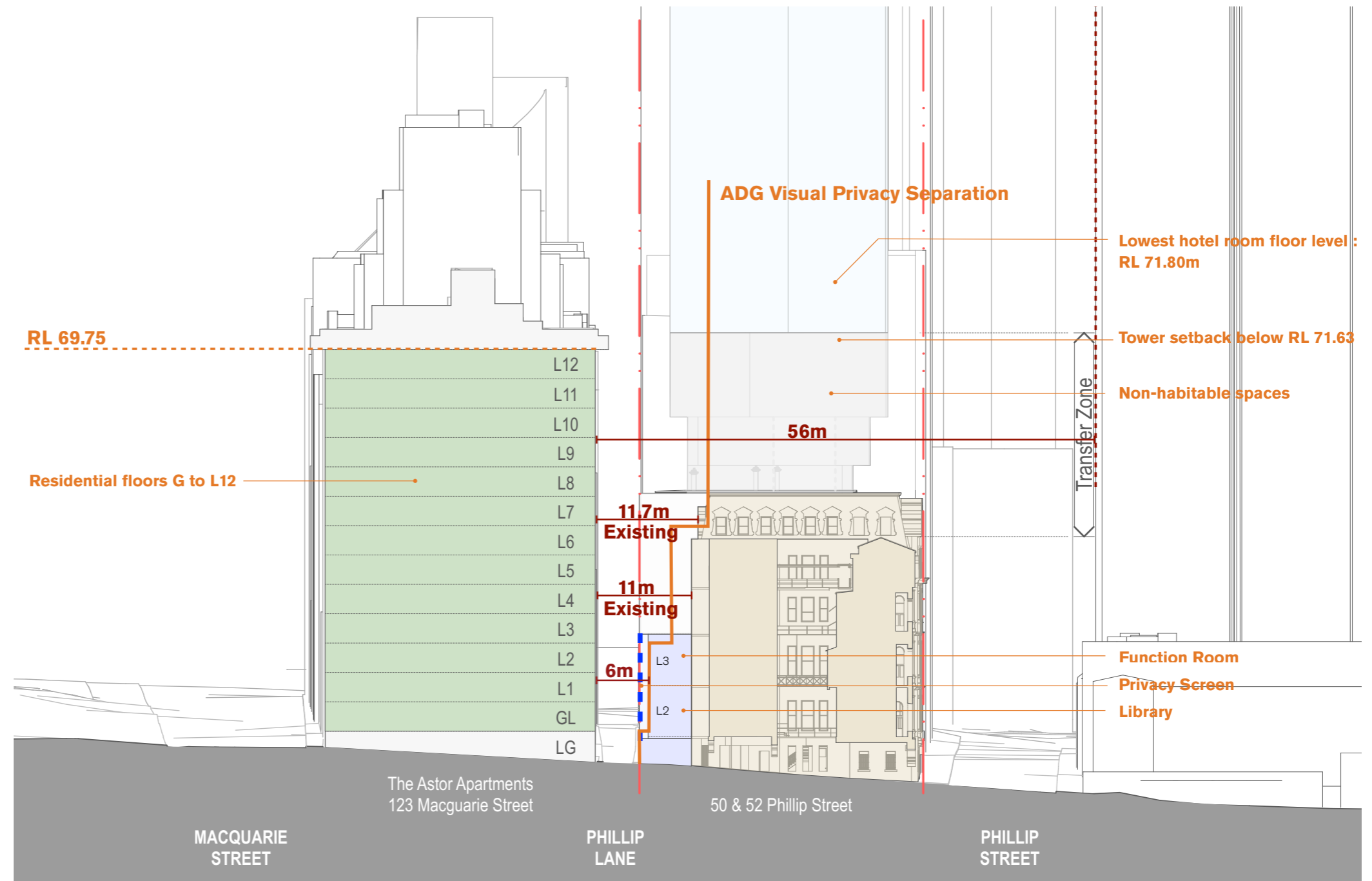


## Visual Privacy - Mitigation

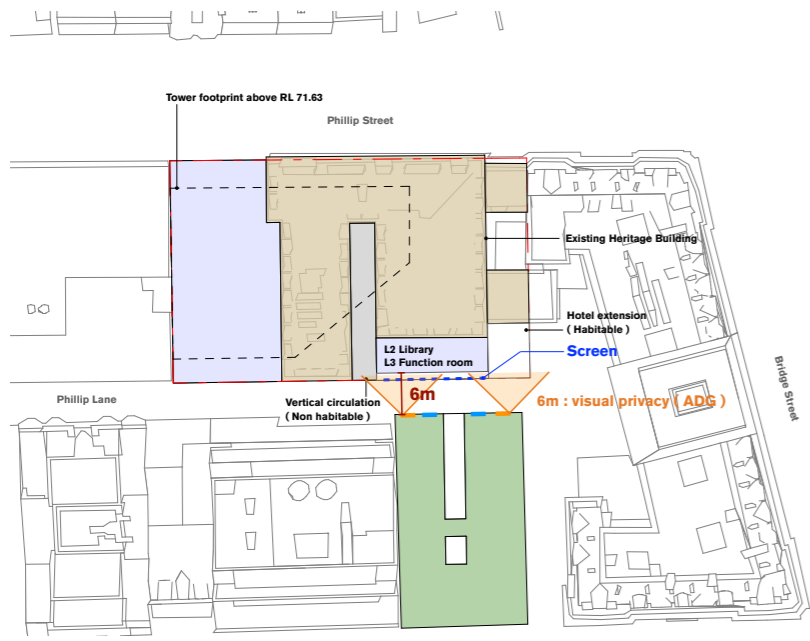
### Proposed Podium

Two levels of rear additions facing to Phillip Lane is proposed above the existing service entry on 50 Phillip Street, which is in front of the residential floor of Astor apartments on ground floor to level 2. The use of those extension floors consist of a library on L2 and a function room on L3, which are habitable rooms however having less privacy impact than hotel rooms.

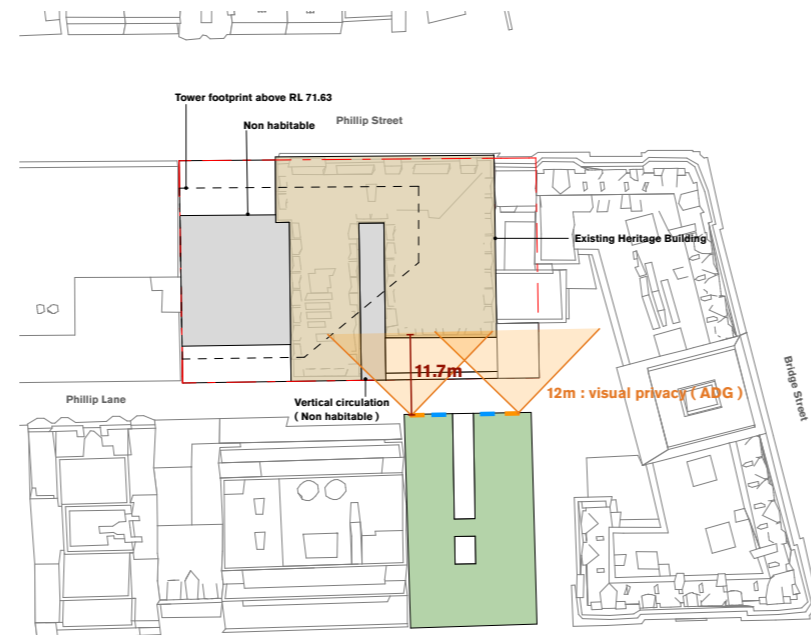
A privacy screen is proposed to be installed to the facade of the extension volume, which protects the visual privacy of Astor apartments and also protect them from the light coming from the library and the function room at the night time.



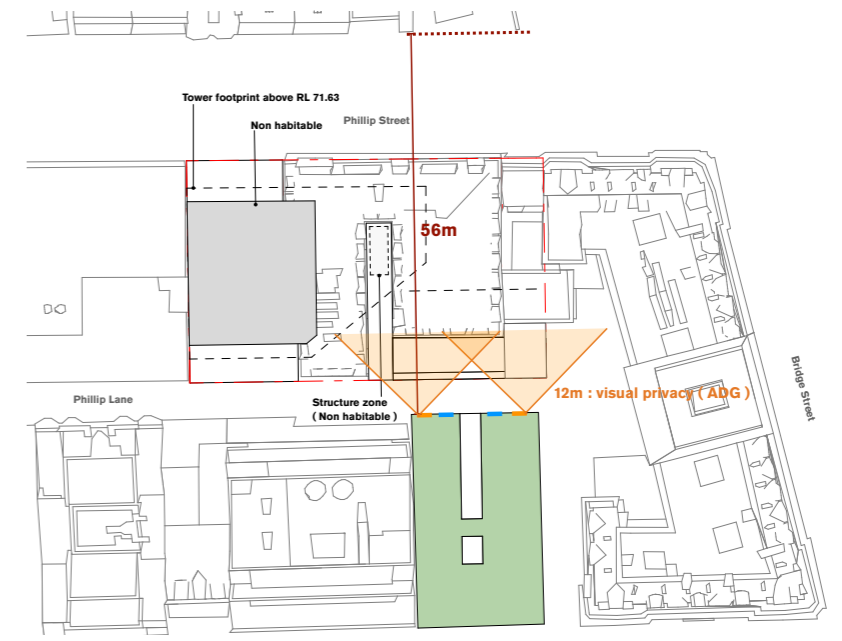
East-west Section



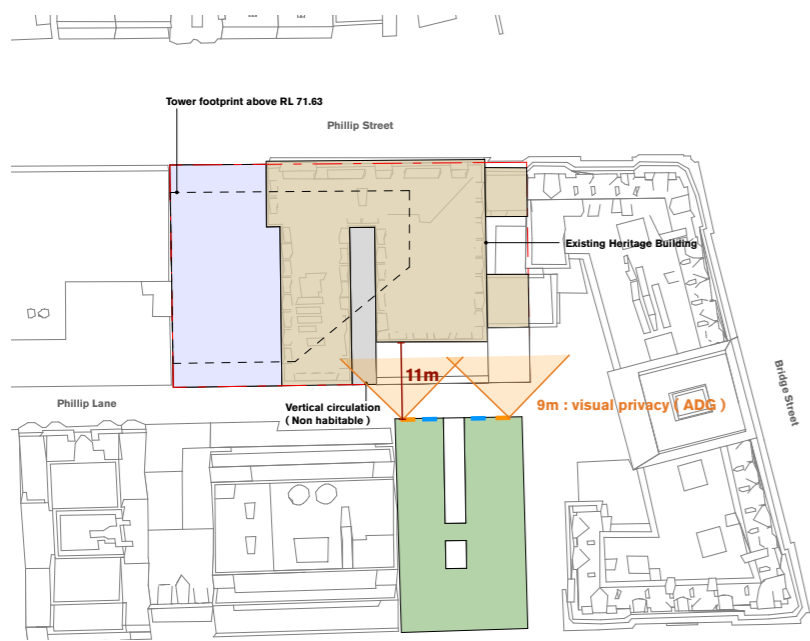
Level GL - 2



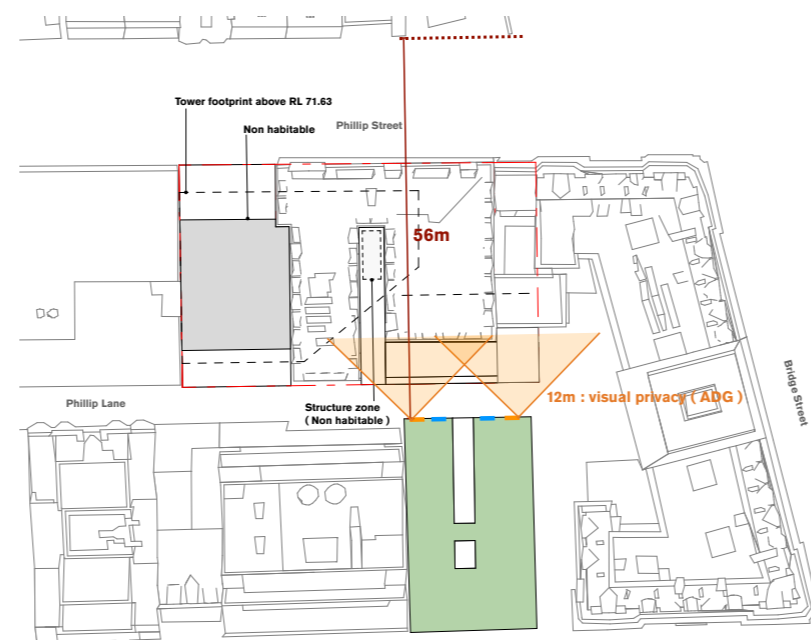
Level 7



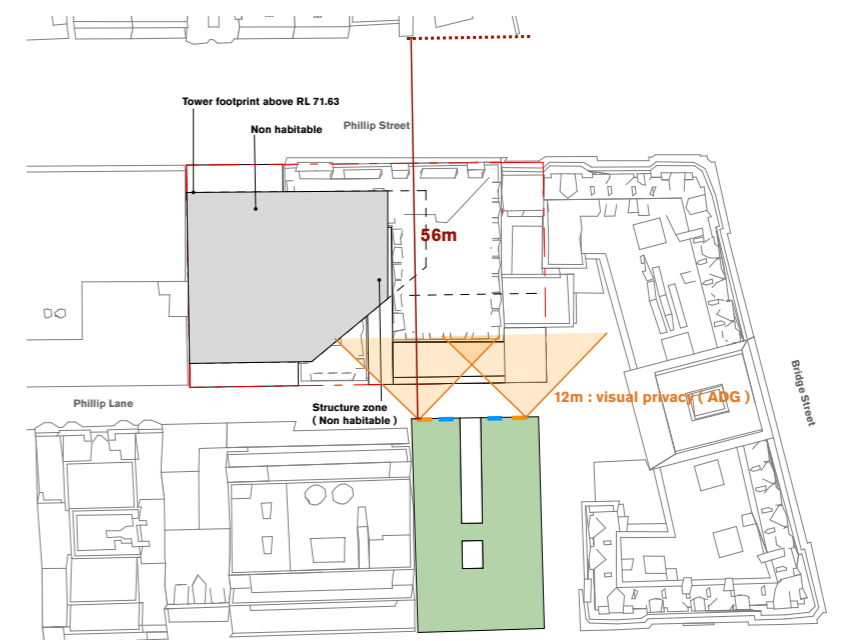
Level 9-10



Level 3-6



Level 8



Level 11-12

- ▬ Living Room Windows
- ▬ Bedroom Windows



#### 4.4 Visual Impact Analysis

The visual impact analysis is conducted based on the surveyed photography. The camera positions were carefully selected by the discretion of heritage consultant and town planner. The detailed methodology refers to the VIA report.



Phillip Street View



Bridge Street View 1



Visual Impact Analysis



Bridge Street View 2



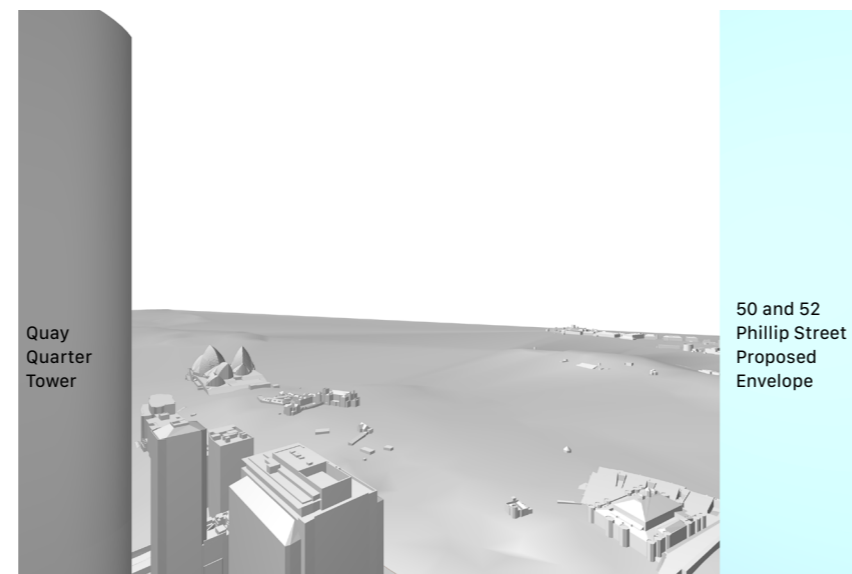
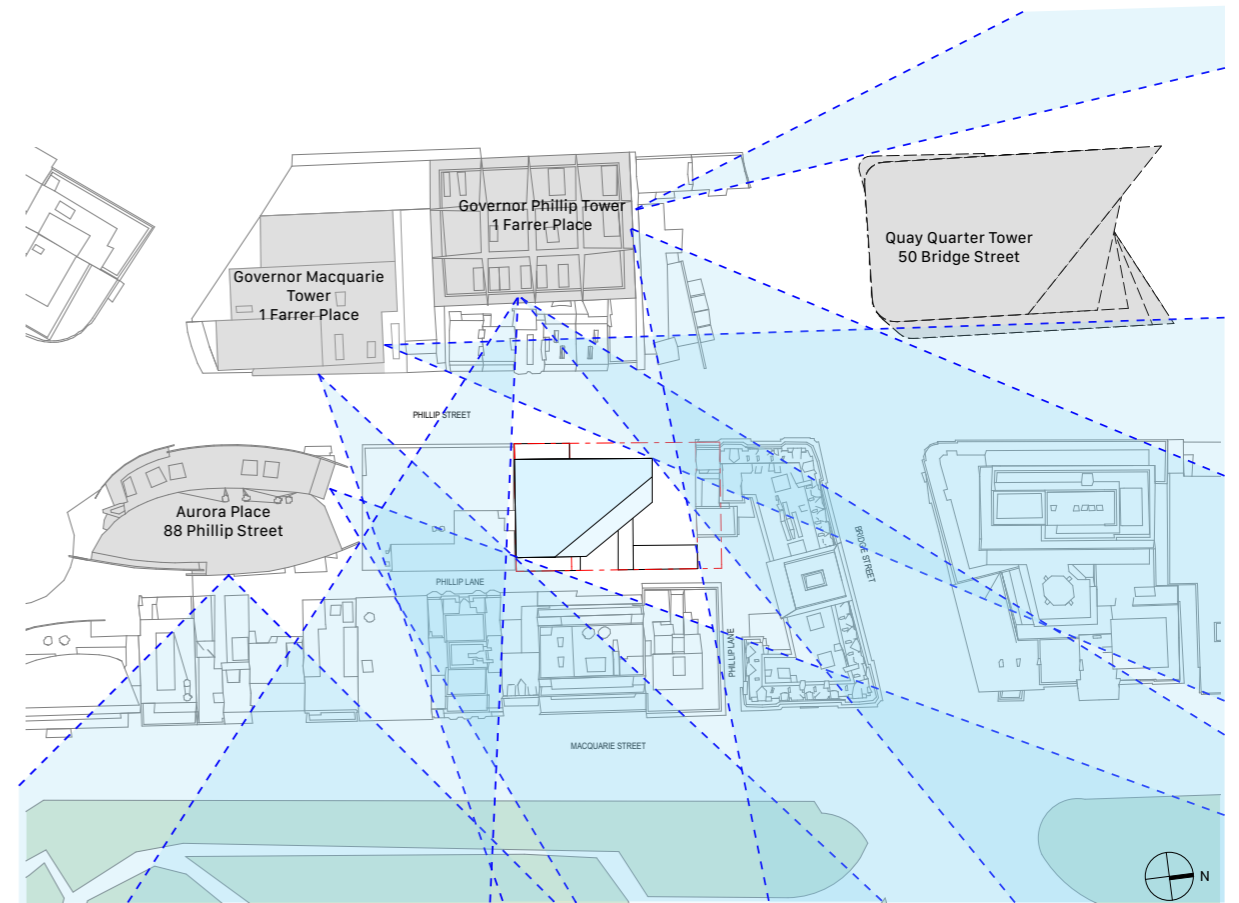
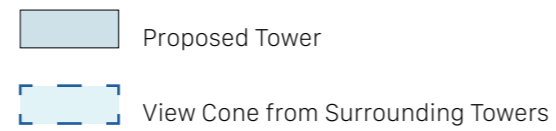
Conservatorium Road View



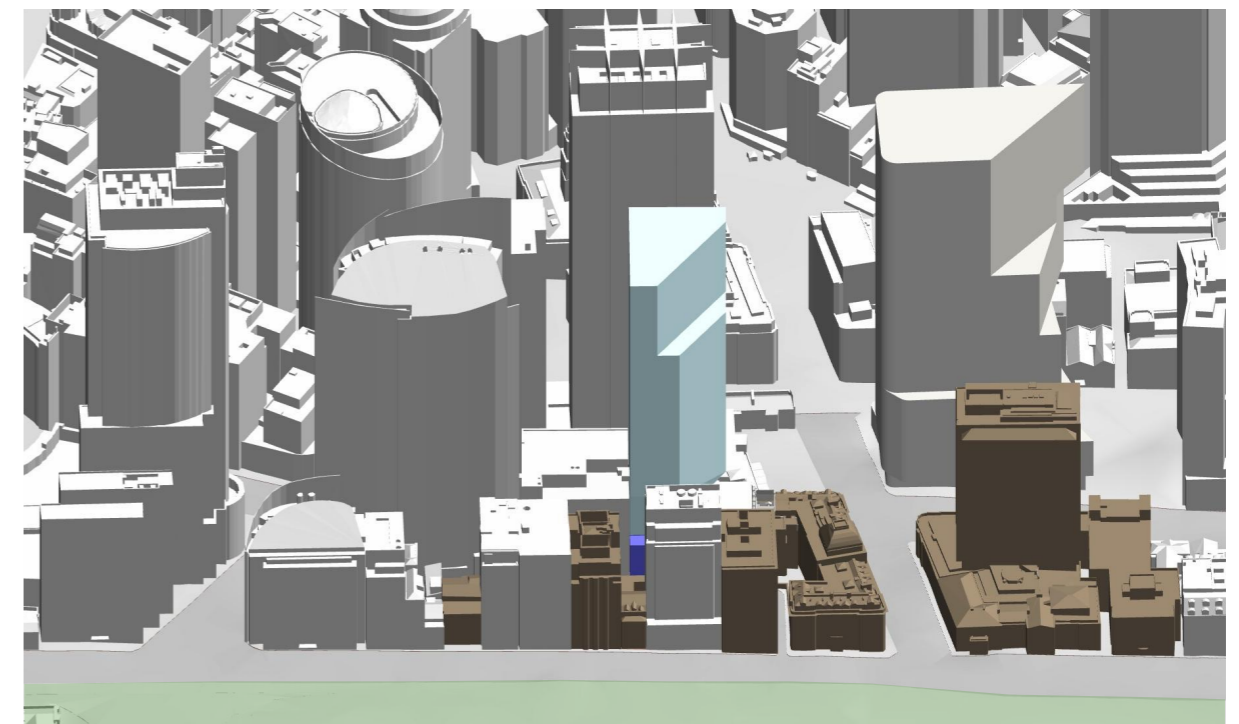
4.5 View sharing

A slender tower separated from the surrounding buildings maintains view access from them.

The diagram on this page illustrates that northern and eastern harbour views remain available to the existing commercial buildings behind the proposed new tower.



View from Northeastern corner of Governor Phillip Tower - RL 165m



Aerial view from east

#### 4.6 Pedestrian Wind Comfort and Safety

A wind tunnel study has been conducted on a 1/400 scale model of the proposed 50 Phillip Street Development. The model of the Development within surrounding buildings was tested in a simulated upstream boundary layer of the natural wind to determine the likely environmental wind conditions. These wind conditions have been related to the Sydney Design Control Plan 2016 and assessed with respect to the Safety standard as well as the Walking, Standing and Sitting comfort standards.

In Proposed Configuration, the wind conditions around the 50 Phillip Street Development have been shown to satisfy the standing criterion or better for most Test Locations, except for Test Locations 12, 13 and 16 that have been shown to satisfy the walking criterion.

The wind conditions for the Existing Conditions at all Test Locations around the Development have been presented for comparison and show that the Proposed Configuration would not have significant impact on these wind conditions.

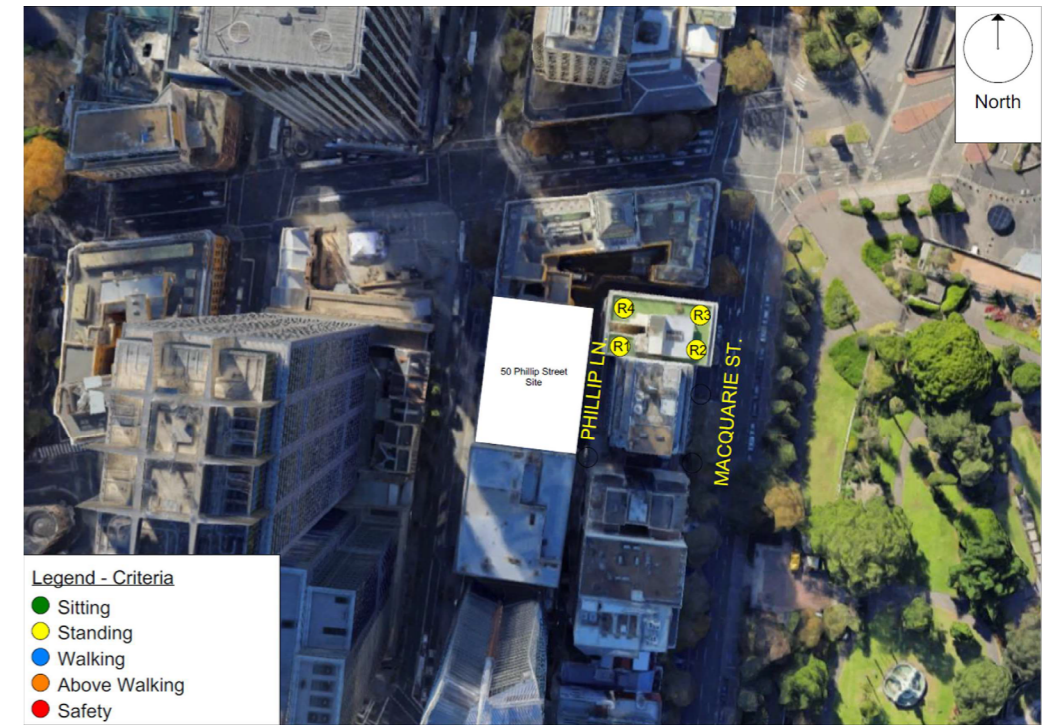
The wind conditions at all measured Test Locations have been shown to satisfy the Safety standard.

( Environmental Wind Speed Measurements on a Wind Tunnel Model of the 50 Phillip Street Development, Sydney by MEL Consultant )



Summary of Ground Level wind conditions for the Proposed Configuration for 360 degrees of wind direction

Point Location	Existing	Proposed	Point Location	Existing	Proposed
1	●	●	20	●	●
2	●	●	21	●	●
3	●	●	22	●	●
4	●	●	23	●	●
5	●	●	24	●	●
6	●	●	25	●	●
7	●	●	26	●	●
8	●	●	27	●	●
9	●	●	28	●	●
10	●	●	29	●	●
11	●	●	30	●	●
12	●	●	31	●	●
13	●	●	32	●	●
14	●	●	33	●	●
15	●	●	34	●	●
16	●	●	35	●	●
17	●	●	36	●	●
18	●	●			
19	●	●			



Summary of Rooftop wind conditions for the Proposed Configuration for 360 degrees of wind direction

Point Location	Existing	Proposed
R1	●	●
R2	●	●
R3	●	●
R4	●	●



1/400 scale Proposed Configuration model of the 50 Phillip Street Development in the wind tunnel



## 5 Indicative Design

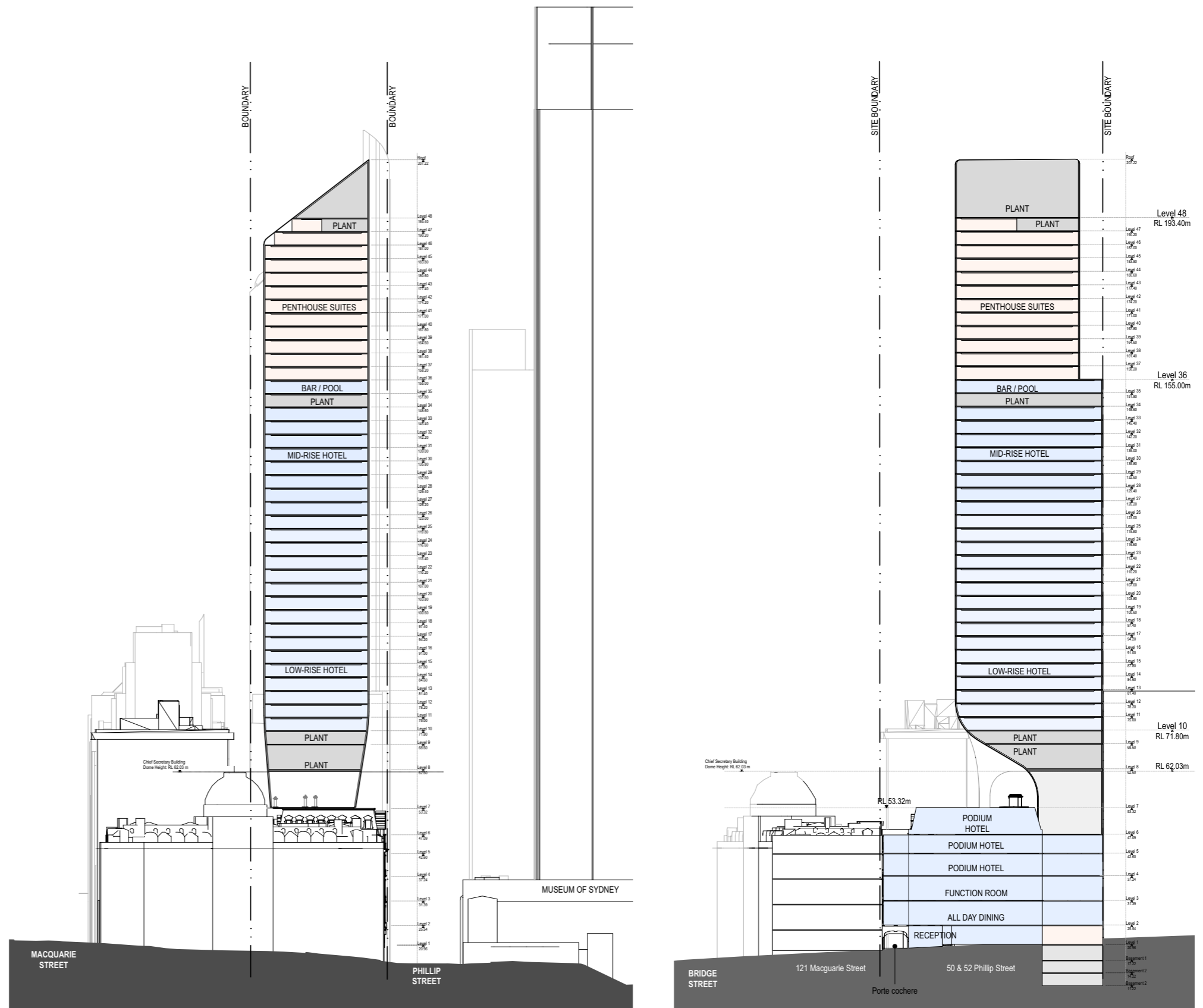
## 5.1 Building Use and Mix

Many options have been considered as a possibility for the site and remain possible within the proposed envelope. This proposal combines podium hotel and tower hotel up to the proposed swimming pool level under the existing overshadowing of Quay Quarter Tower and upper portion of tower penthouse suites.

50 and 52 Phillip Street has several ground levels facing to each street frontages, the proposal utilises those varied street levels and addresses entry of each use, such as a penthouse suites entry to southern Phillip Street, a main hotel entry to northern Phillip Street, a hotel drop off to northern Phillip Lane below the heritage bridge link and a service access to southeastern Phillip Lane.

### Legend

- Hotel Rooms
- Function / All day dining / Lounge / Ba
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



## 5.2 Indicative Design

The proposed indicative design is carefully designed with respect to the proposed envelope, which represents possible use, GFA allocations and structure and service systems in conjunction with the significant heritage fabric.

### Indicative Design Plan - Level 1







On level 1, the hotel and the penthouse suites entries and street activations are proposed along with Phillip Street and northern Phillip Lane.

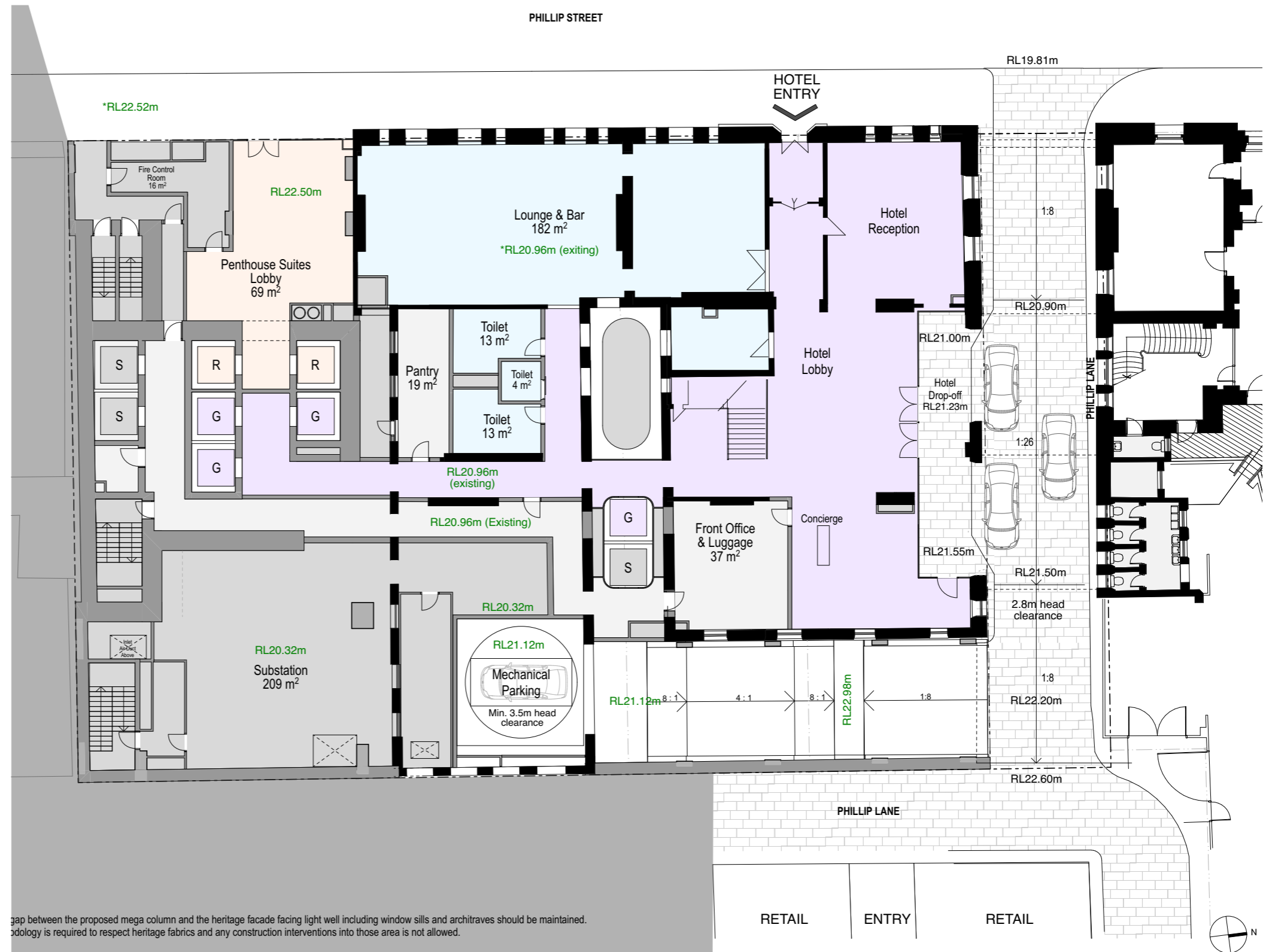
The penthouse suites entry is proposed in 52 Phillip Street facing to southern Phillip Street, adjacent to the tower lift core which is only able to be located in 52 Phillip Street due to the significant heritage fabric in 50 Phillip Street.

The main hotel entry is provided from northern Phillip Street, which internally connects through the hotel lobby to the hotel drop off entry. The hotel drop off is proposed below the heritage bridge link between the Former Public Works Building and the Chief Secretary's Building utilising a significant heritage fabric, which provides a great experience of hotel arrival. Both of the hotel entries activate southern Phillip Street and Northern Phillip Lane by attracting people walking through the Laneway towards Castlereagh Street and the Royal Botanic Gardens at the east.

The penthouse suites carpark entry is located through the hotel drop off, however the access is controlled and limited to 23 cars only for the penthouse residents.

#### Legend

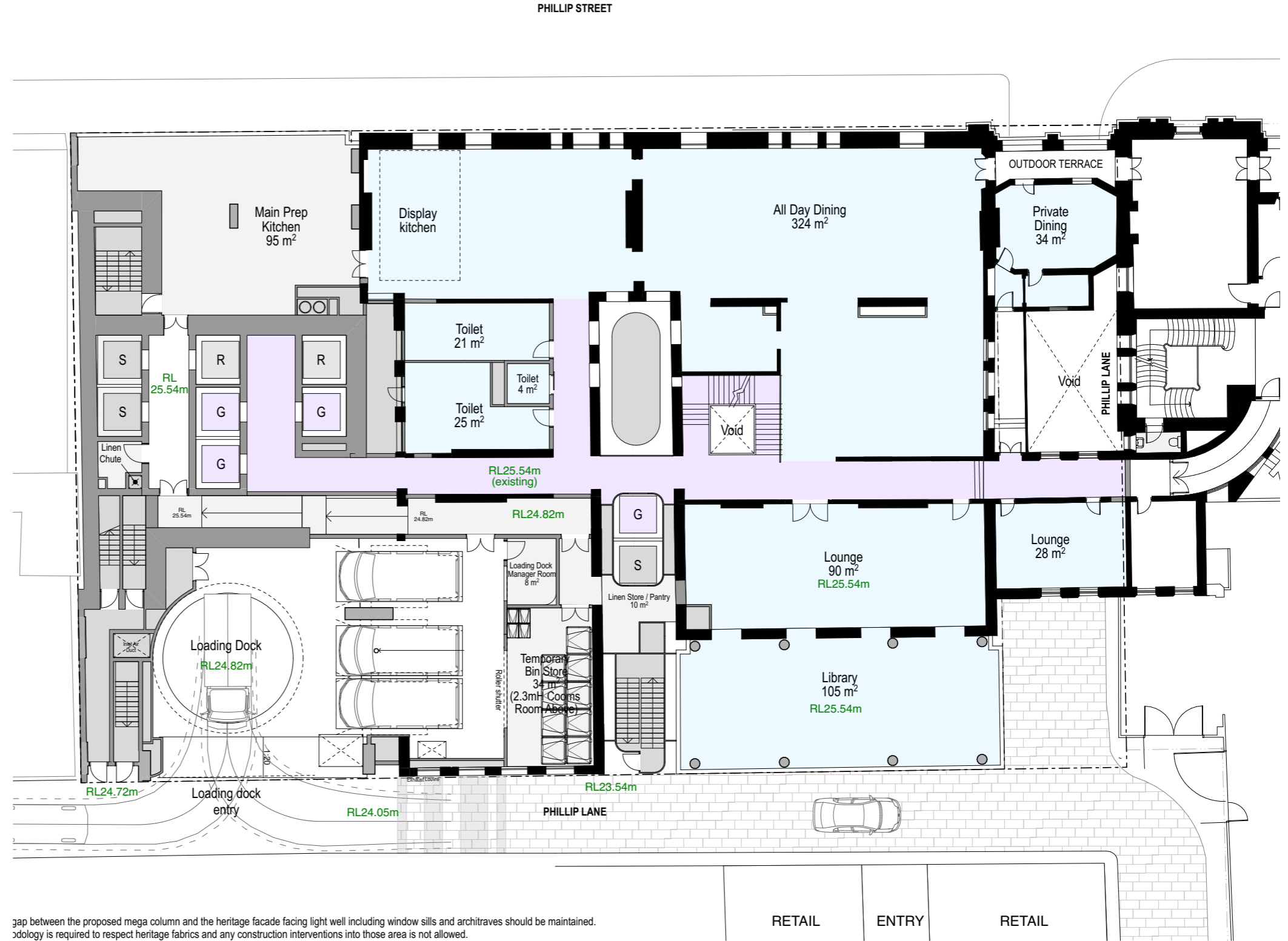
	Hotel Rooms
	Function / All day dining / Lounge / Ba
	Hotel Reception / Circulation
	Hotel BOH
	Plant
	Penthouse Suites



**Indicative Design Plan - Level 2**

On level 2, publicly accessible hotel all day dining and lounge are proposed to the inside of heritage building with respect to the original heritage fabric and circulations, and hotel library is proposed as rear additions facing to Phillip Lane above the carpark entry in 50 Phillip Street. A Main preparation kitchen is located in 52 Phillip Street with direct access to the service lifts.

The service entry and loading dock are designed in 52 Phillip Street facing to southeastern Phillip Lane which is approximately 2m above Phillip Street penthouse suites entry on Level 1. This proposed service entry location is carefully designed with consideration of heritage constraints and back-of-house access from the loading dock. Phillip Lane is currently shared and used for servicing by several adjoining buildings, which will be clearly separated from the main pedestrian circulation and private vehicle access from northern Phillip Street.



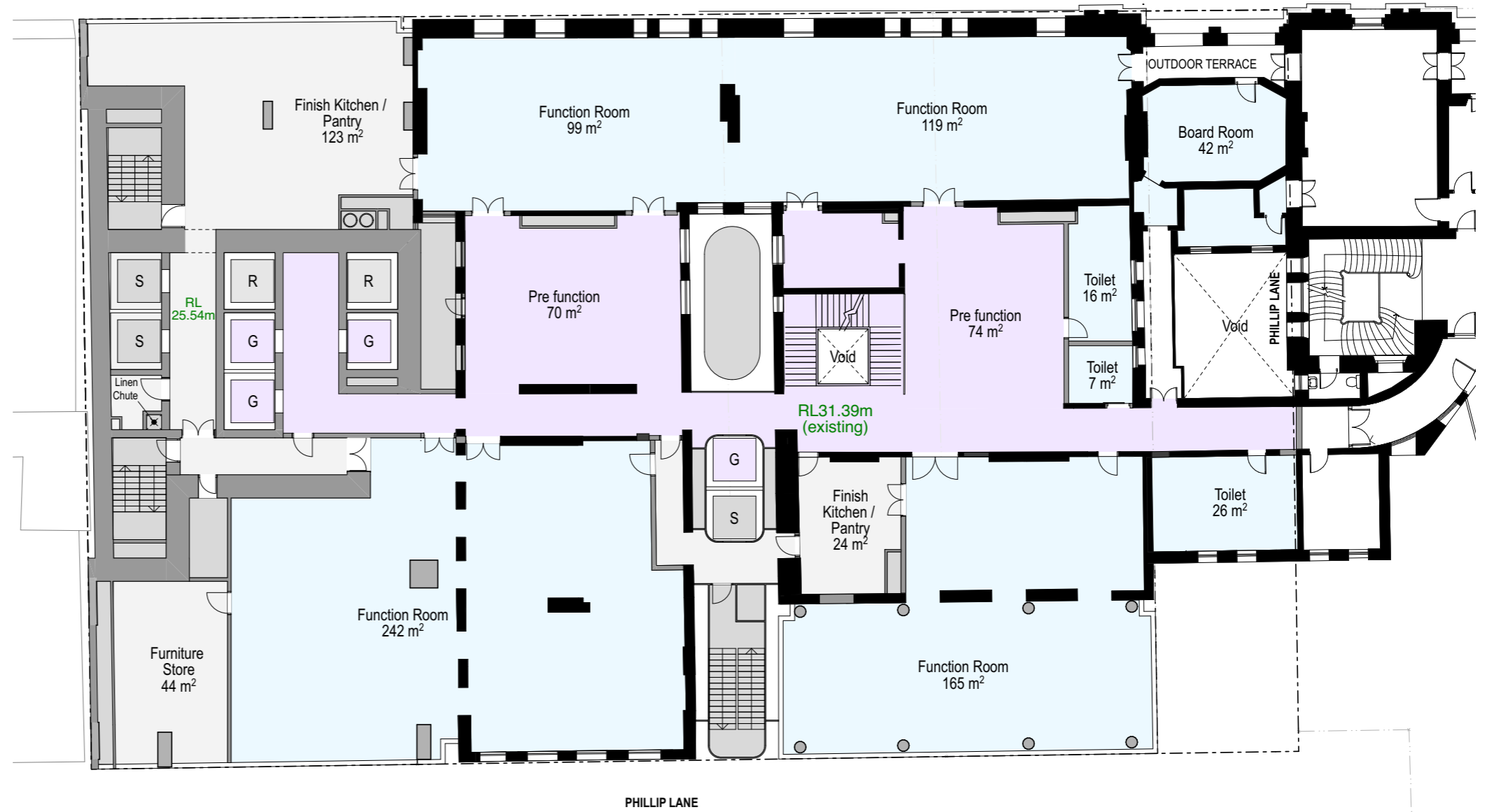
- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



PHILLIP STREET

**Indicative Design Plan - Level 3**

On level 3, publicly accessible hotel function rooms are proposed to the inside of heritage building with respect to the original heritage fabric and circulations, and one of the function room is proposed as rear additions facing to Phillip Lane above the car park entry in 50 Phillip Street. A finishing kitchen serving to the function rooms is located in 52 Phillip Street with direct access to service lifts.



**Legend**

- Hotel Rooms
- Function / All day dining / Lounge / Ba
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained. methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

**Indicative Design Plan - Level 4**

On level 4, hotel guest rooms are proposed to the inside of heritage building with respect to the original heritage fabric and circulations. Two hotel rooms are located in 52 Phillip Street facing to Phillip Street which is accessed through the hotel lift lobby.

Back-of-house functions are located in southeastern corner of 50 Phillip Street and 52 Phillip Street facing to Phillip Lane with dedicated service corridor to access to the service lifts.



- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

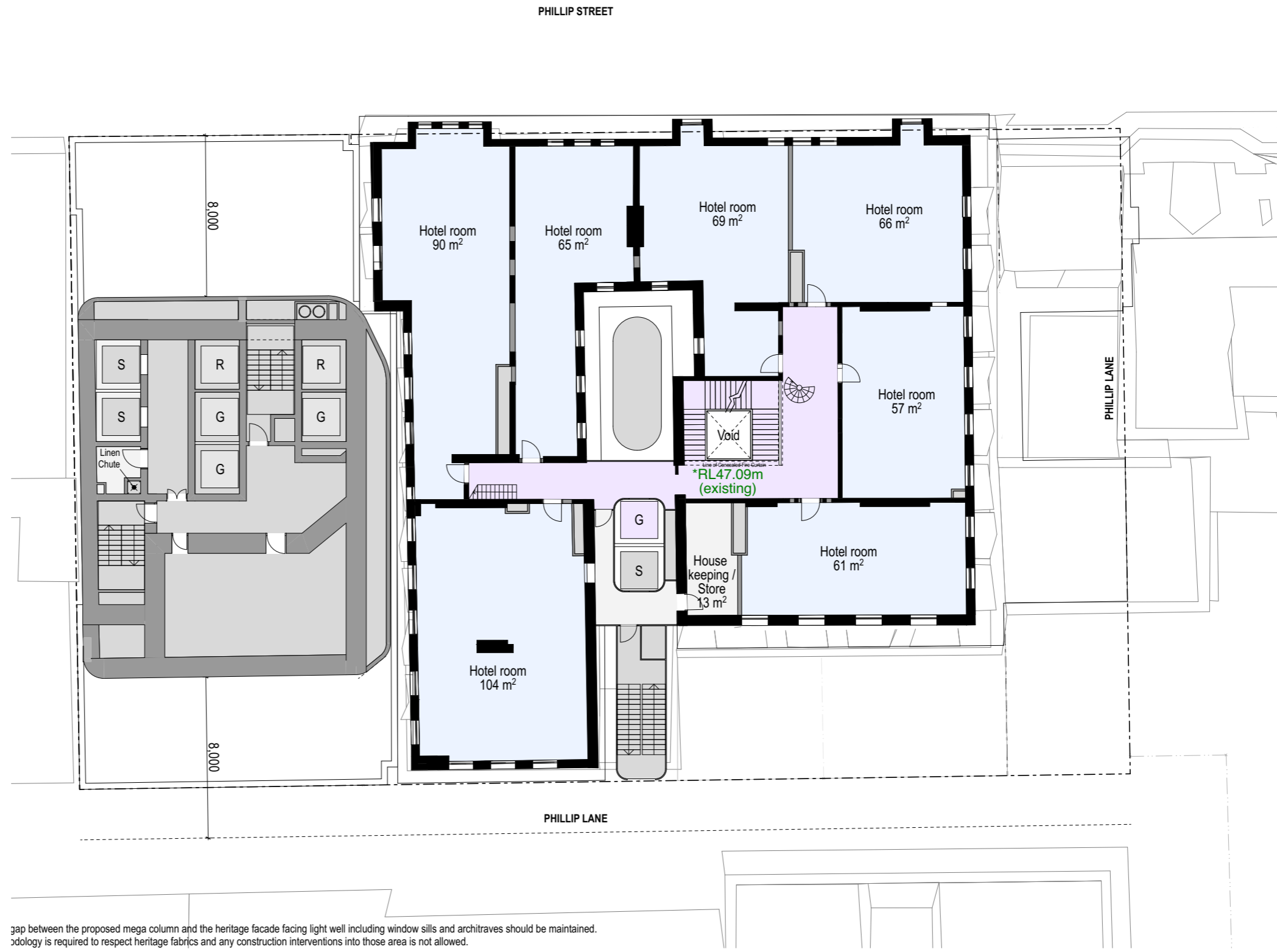


gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained. methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

**Indicative Design Plan - Level 6**

On level 6 inside of heritage roof, hotel guest rooms are proposed with respect to the original heritage fabric and circulations.

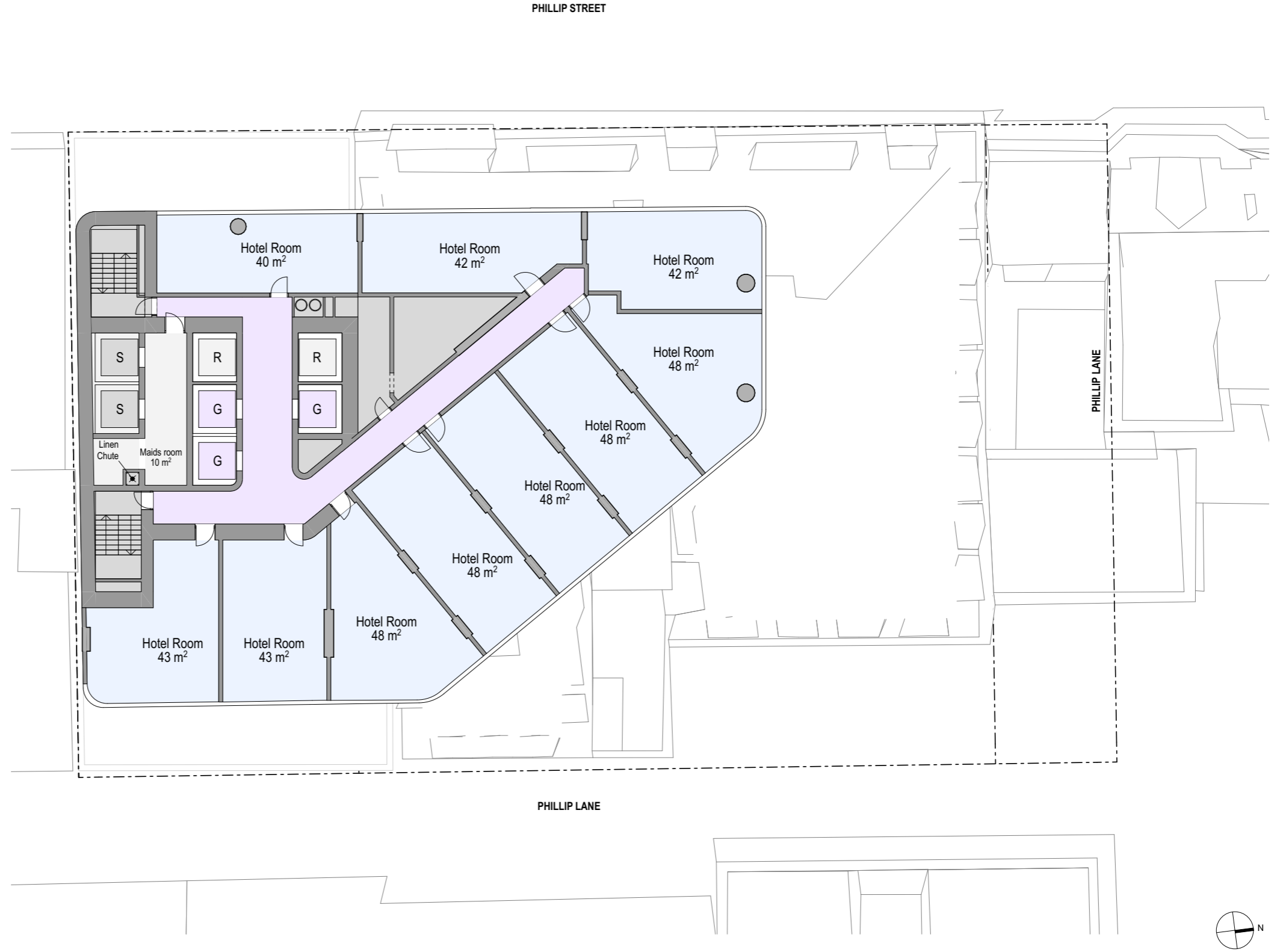
A tower lift core and fire stairs in 52 Phillip Street are not accessible from 50 Phillip Street to retain exceptionally significant heritage roof windows of the Former Public Works Building. To provide sufficient fire egress to this floor, glass fire stair is proposed behind the service lift in the eastern heritage light well. The interface of glass fire stair mitigates a visual impact to the significant heritage facade facing to eastern Phillip Lane.



- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

**Indicative Design Plan - Typical Tower Hotel**

From level 10 to level 34 are tower hotel floors.  
 A typical tower hotel floor accommodates 10 hotel rooms.  
 8 rooms per each floor have the most spectacular northern and western harbour view in Sydney, which is protected by the Royal Botanic Gardens Sun Access Plane and the Domain Sun Access Plane.

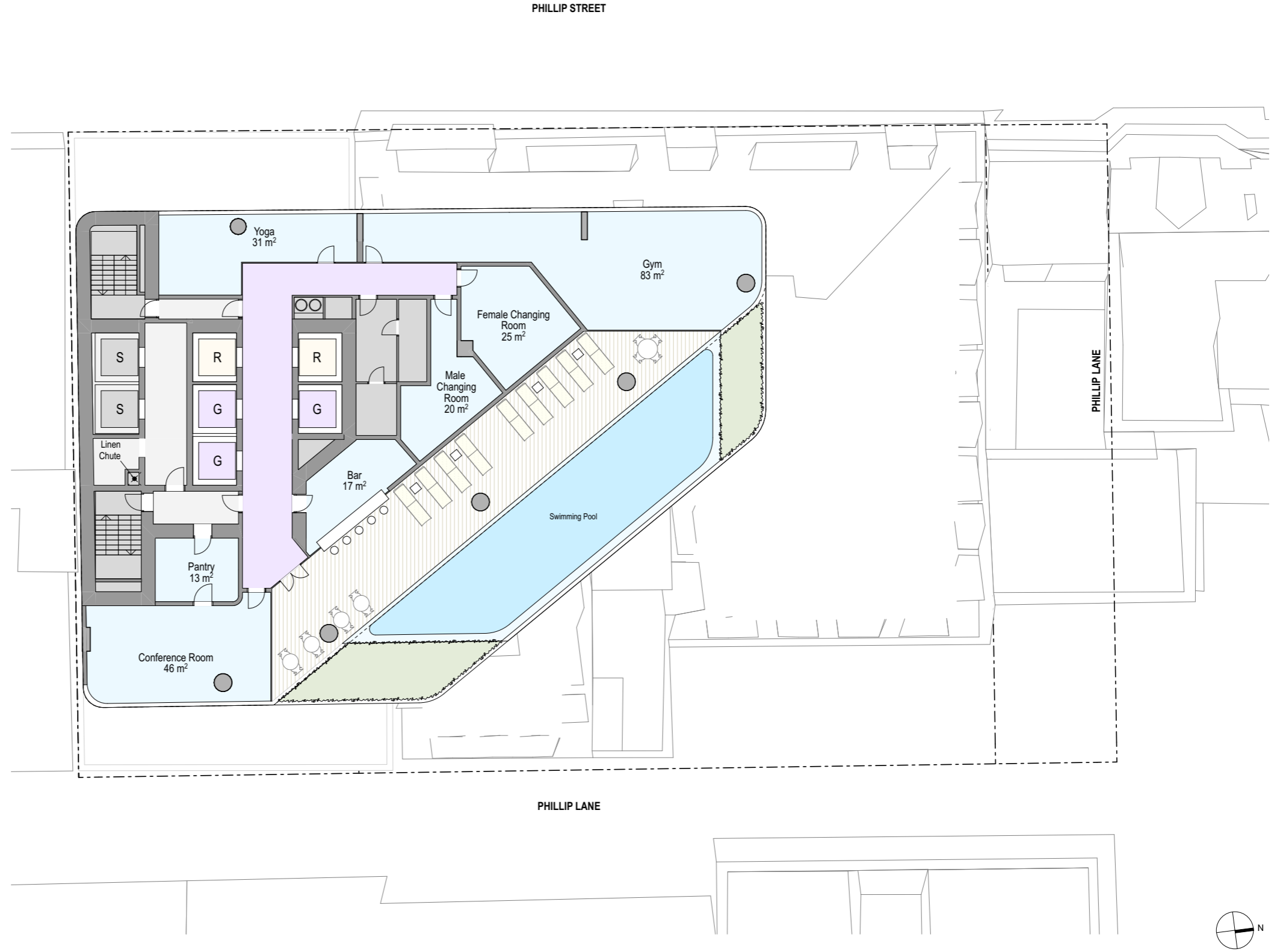


- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



**Indicative Design Plan - Level 35 Swimming Pool**

On level 35, a communal swimming pool is proposed for both hotel and penthouse suites.  
 The swimming pool will be protected from the northeastern wind by glass upstand, and a pool deck is shaded by above tower volume.  
 Also a yoga studio, a gym and a conference room are proposed as shared facility for hotel and penthouse suites on this floor.

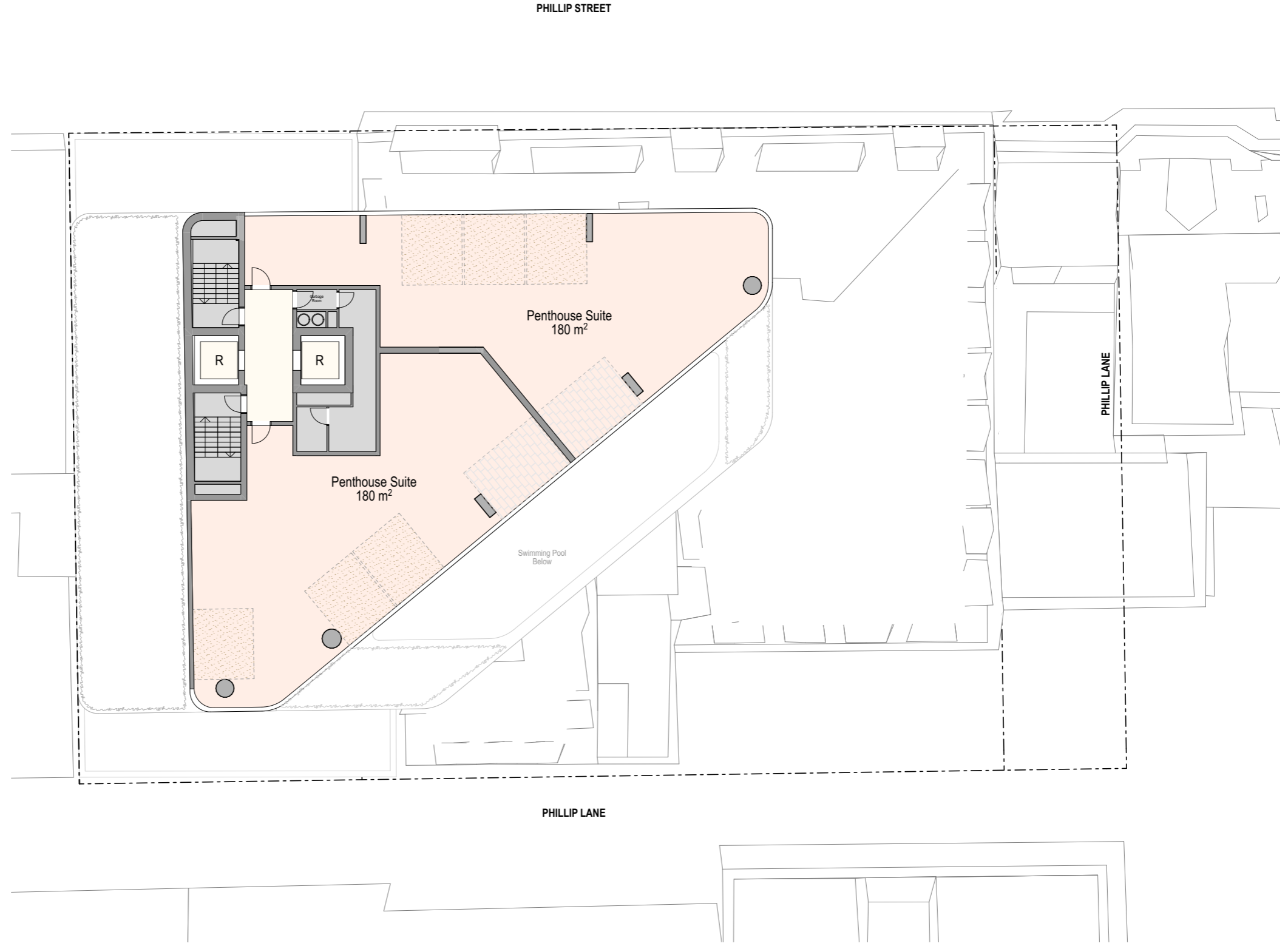


- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



**Indicative Design Plan - Typical Penthouse Suites**

From level 36 to level 47 are penthouse floors.  
 A typical floor accommodates 2 penthouse suites. All balconies of penthouse suites are facing to the most spectacular northwestern harbour view in Sydney, which is protected by the Royal Botanic Gardens Sun Access Plane and the Domain Sun Access Plane.



- Legend**
- Hotel Rooms
  - Function / All day dining / Lounge / Ba
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



### 5.3 Residential Amenity

#### 5.3.1 Solar access




##### Apartment Design Guide Objective 4A-1 (1) & (3)

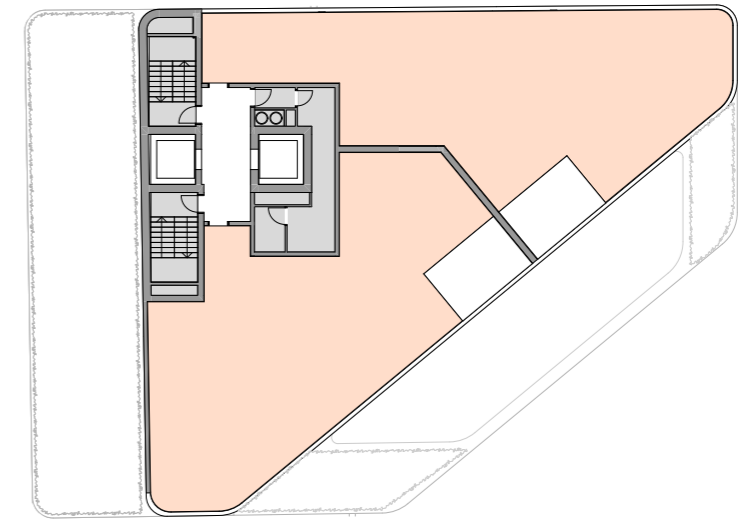
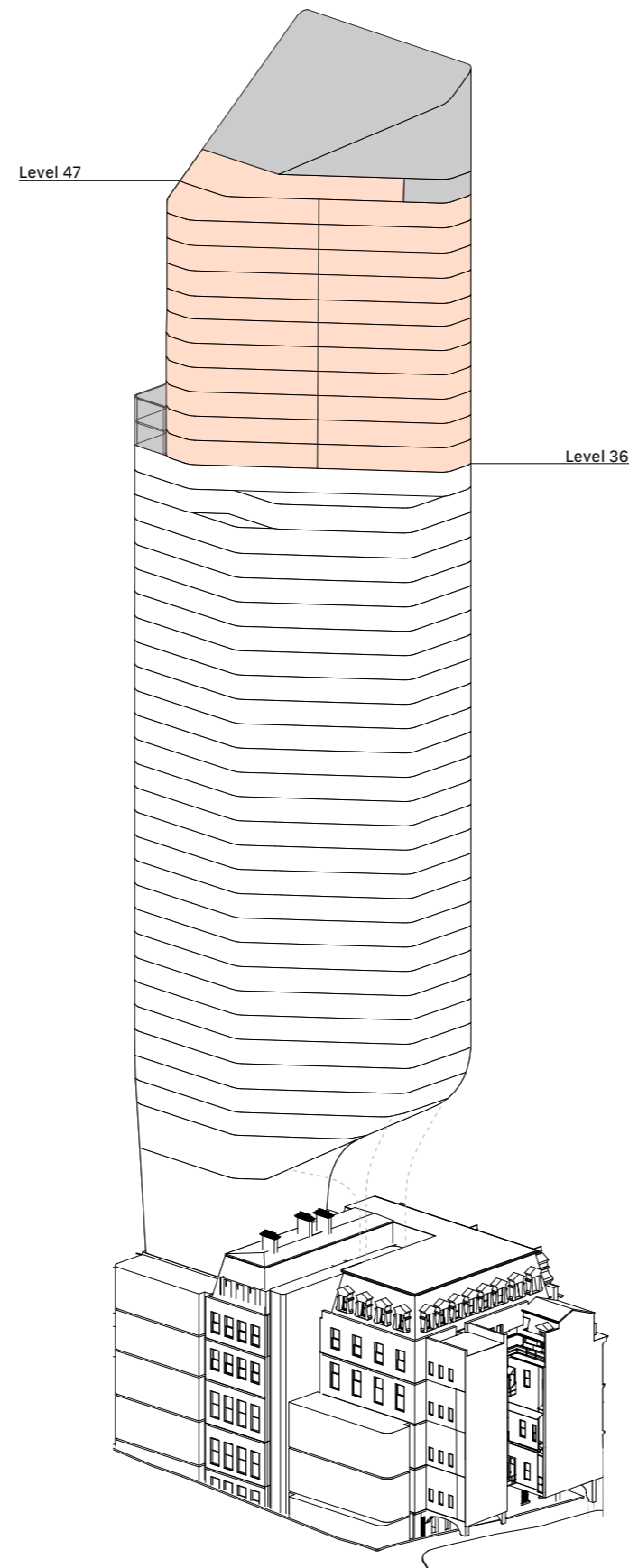
The key design criteria for solar access relates to 70% of living rooms and private open spaces (balconies/winter gardens/loggias) receiving "a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area".

**Indicative Concept Scheme : 100% ( Comply )**

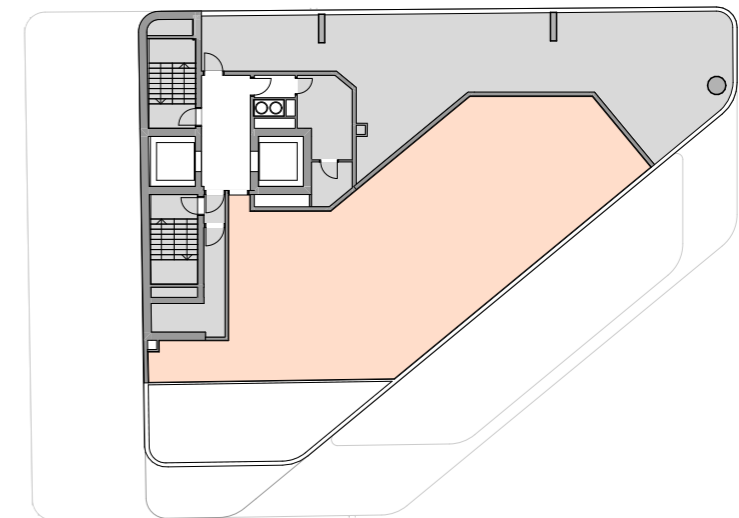
"A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter."

**Indicative Concept Scheme : 0% ( Comply )**

-  2 Hours Sun Access Or Greater
-  Less Than 2 Hours Sun Light
-  No Direct Sun Light



Typical Penthouse L36 - L46

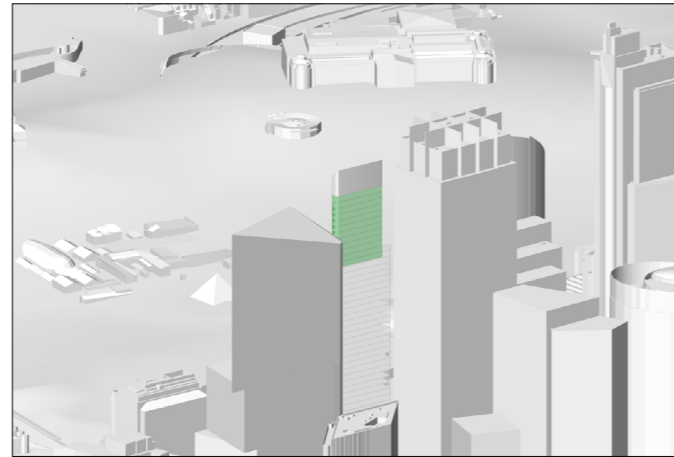


Level 47 Penthouse

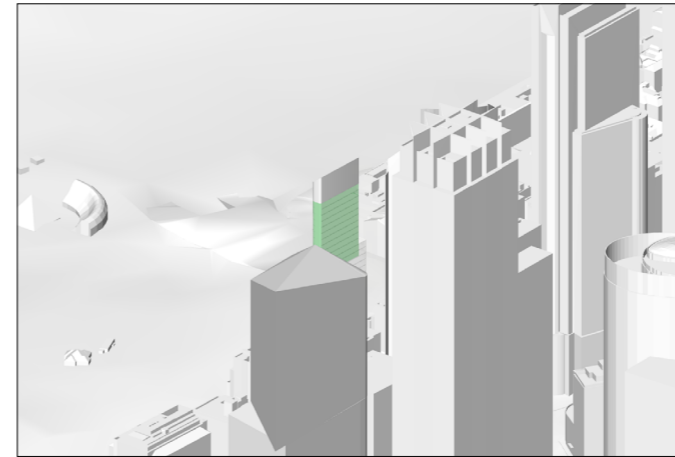


Sun Eye View Analysis

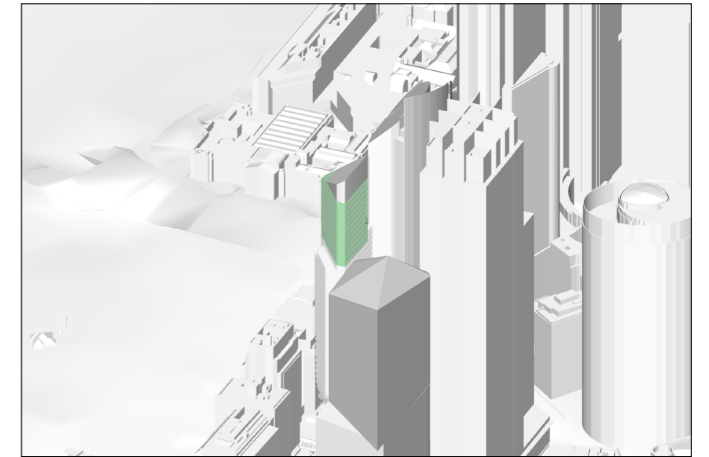
21st June 9am - 3pm



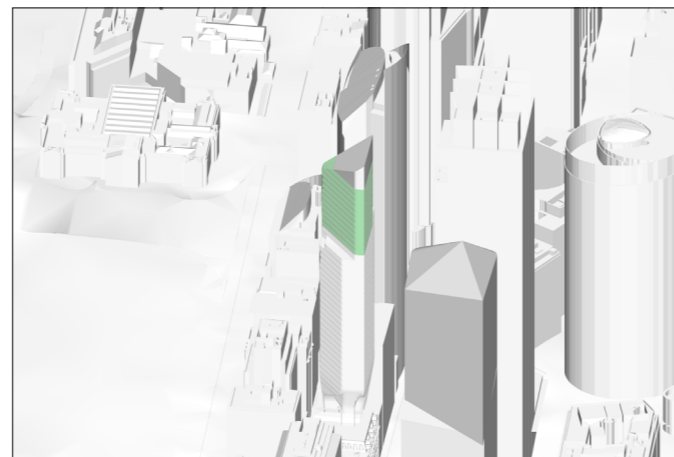
9 AM - 21st June



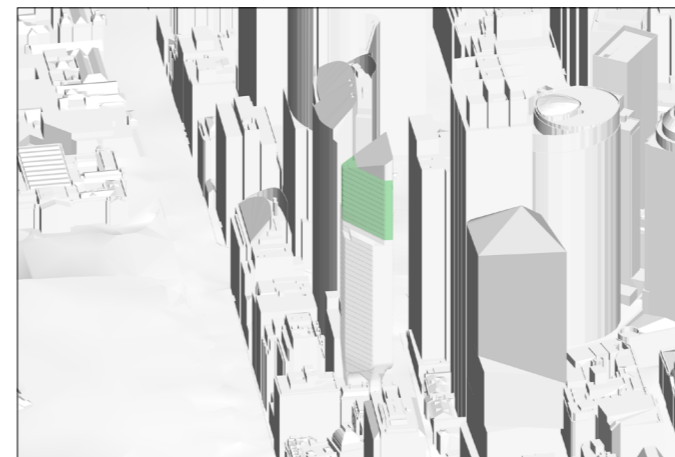
10 AM - 21st June



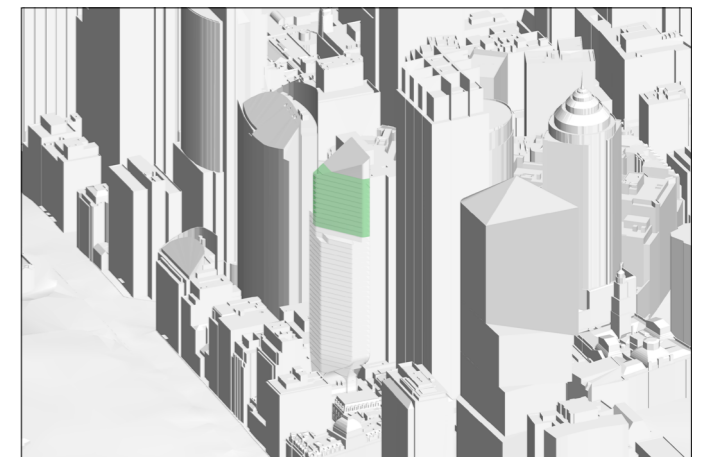
11 AM - 21st June



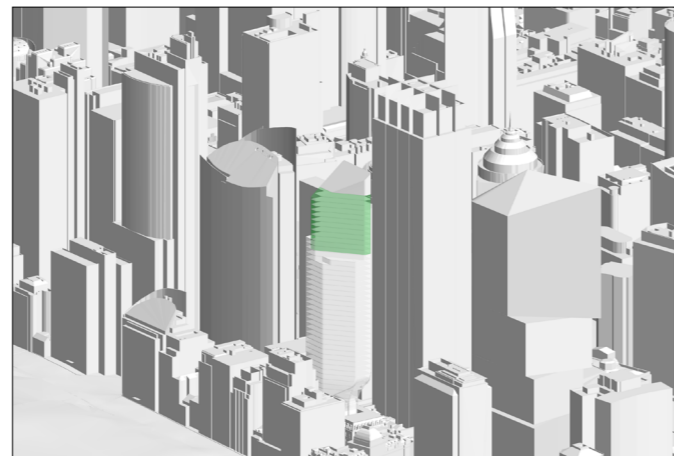
12 PM - 21st June



1 PM - 21st June



2 PM - 21st June



3 PM - 21st June

 Residential

### 5.3.2 Cross ventilation

#### Apartment Design Guide Objective 4B-3

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

**Indicative Concept Scheme : Not applicable**  
(The first 9 storeys of the building are non residential.)



South-North Elevation

### 5.3.3 Apartment mix

#### Apartment Mix

#### Sydney Development Control Plan 2012

#### 4.2.3.12 Provisions (1)

Developments that propose more than 20 dwellings are to provide a mix of dwellings consistent with the following percentage mix:

- (a) Studio: 5 - 10%;
- (b) 1 bedroom: 10 - 30%
- (c) 2 bedroom: 40 - 75%; and
- (d) 3+ bedroom: 10 - 100%

The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed.

#### Indicative Concept Scheme :


- (a) Studio: 0% ( Comply )
- (b) 1 bedroom: 0% ( Comply )
- (c) 2 bedroom: 0% ( Comply )
- (d) 3+ bedroom: 100% ( Comply )

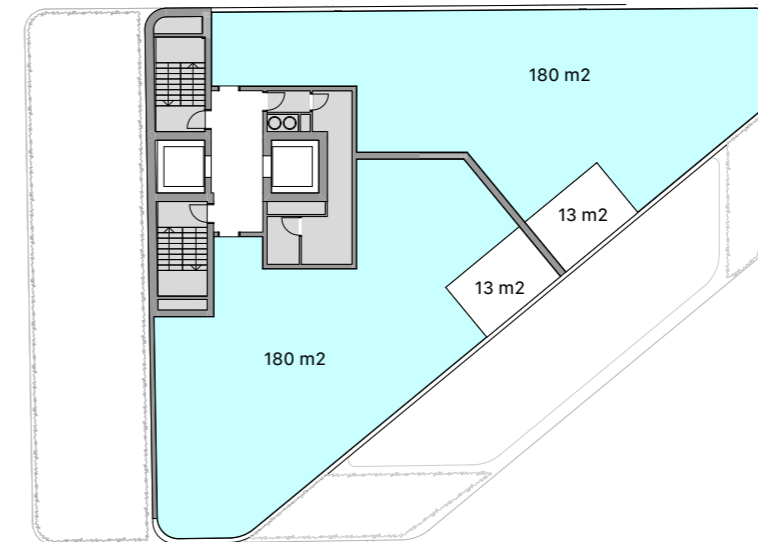
#### Apartment Design Guide Objective 4D-1

Apartments are required to have the following minimum internal areas:

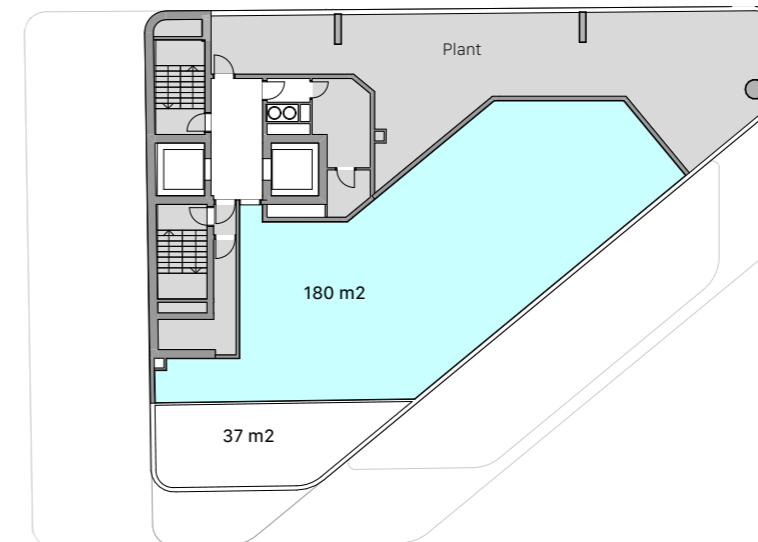
- Studio : 35m<sup>2</sup>
- 1 bedroom : 50m<sup>2</sup>
- 2 bedroom : 70m<sup>2</sup>
- 3 bedroom : 90m<sup>2</sup>

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.

 3 Beds Apartment Unit



Typical Penthouse Unit



Level 47 Penthouse

### 5.3.4 Communal Open Spaces

#### Apartment Design Guide Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

#### Design criteria:

1. Communal open space has a minimum area equal to 25% of the site
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

#### Design guidance:

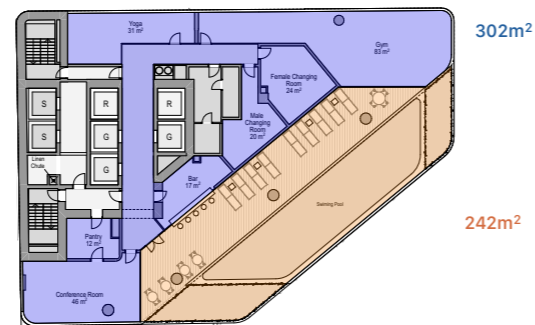
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- Provide larger balconies or increased private open space for apartments
- Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

#### Proposed Indicative Design :

Compliant to demonstrate above Design guidance.

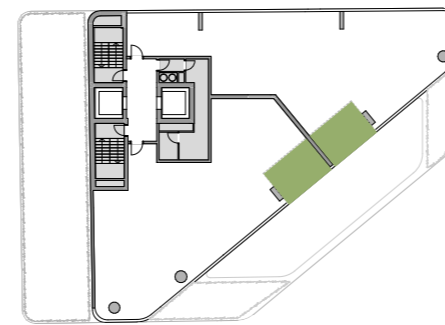
1. Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room



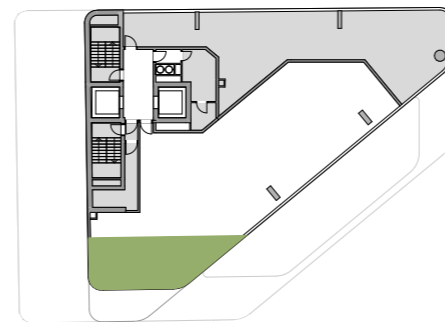
Internal Communal Area: 302m<sup>2</sup>  
External Communal Area: 242m<sup>2</sup>  
Total Area: 544m<sup>2</sup>

Level 35 - Communal Gym and Swimming Pool

2. provide larger balconies or increased private open space for apartments



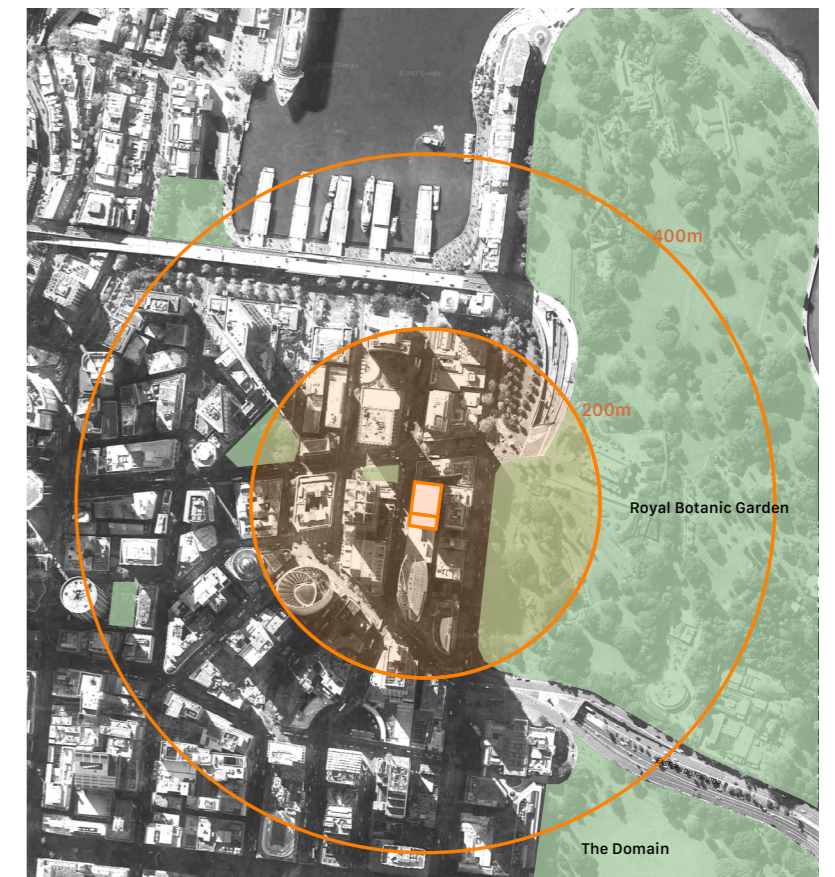
Level 36-46 Typical Penthouse



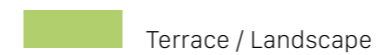
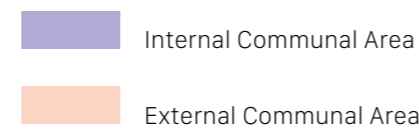
Level 47 Penthouse



3. demonstrate good proximity to public open space and facilities and/or provide contributions to public open space



Site Plan - proximity to public open space



### 5.3.5 Building separation

#### Existing Condition

##### Apartment Design Guide Objective 2F

The key design criteria for the tower building the minimum separation increase proportionally to the building height as follow.

Minimum separation distances for buildings are:

##### Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

##### Five to eight storeys (approximately 25m):

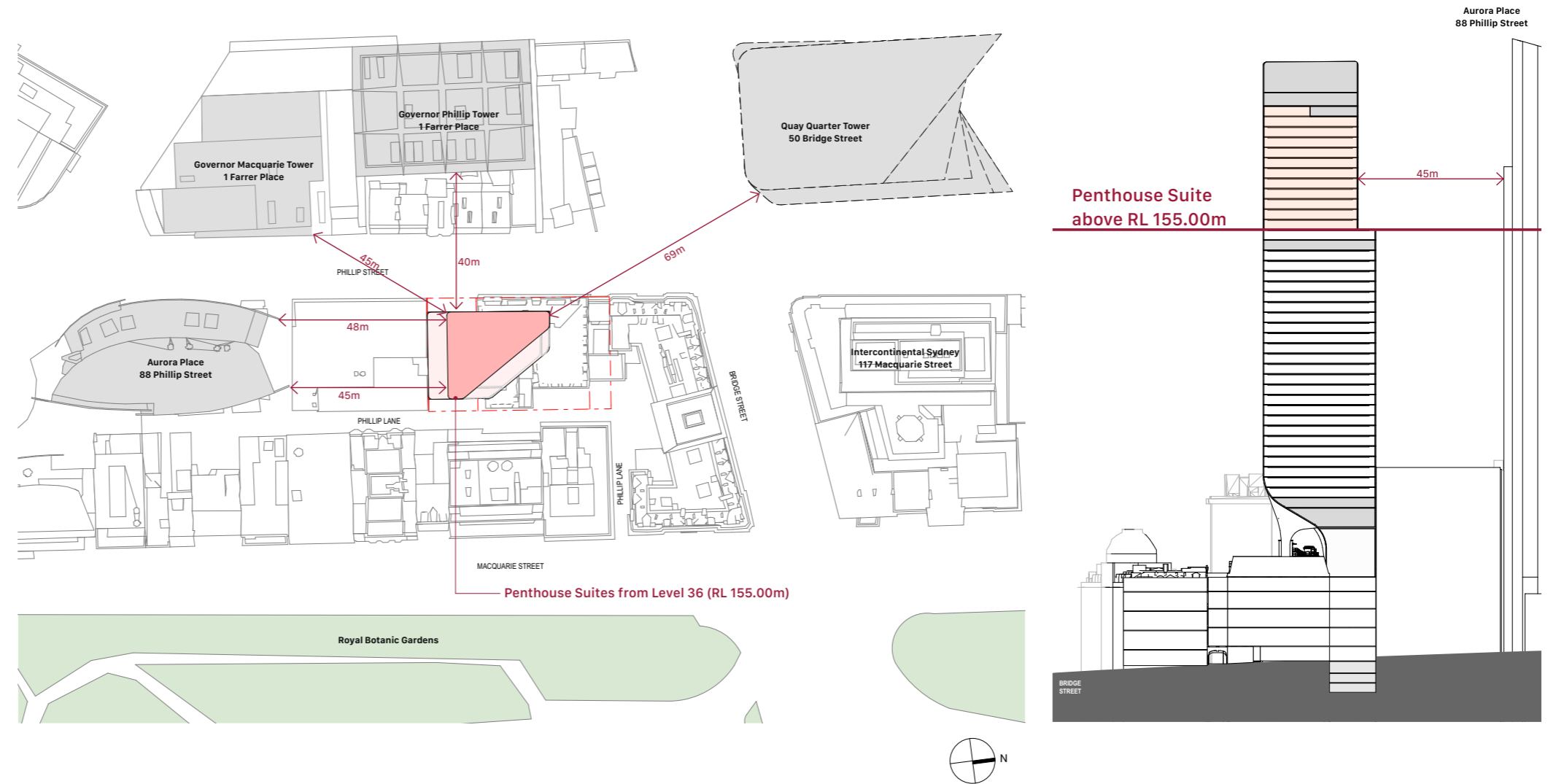
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

##### Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

#### Proposed Indicative Design :

Compliant with building separation requirement in all residential levels.



- Proposed Penthouse Levels
- Surrounding Tower above RL 155.00m
- Building below RL 155.00m

## 5.4 SEPP 65 Compliance Statement

### Principle 1 : Context and neighbourhood character

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*

*Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

The proposal responds directly to the Sydney CBD, City Core precinct and public domains in surrounding area. The conservation of the significant heritage facades will contribute to the streetscape in Phillip Street and Phillip Lane, and are also valuable to the adjoining developments and heritage buildings. The proposed hotel drop-off on northern Phillip Street assist to link pedestrian activities from First Government House Site to Phillip Lane, Macquarie Street, and the Royal Botanic Gardens. This pedestrian linkage will be clearly separated from the characteristic of eastern Phillip Lane, which is currently shared and used for service access by neighbouring buildings.

### Principle 2 : Built form and scale

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

*Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*

*Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

*The proposed built forms embody a classic tower/podium configuration. Setbacks, articulation levels and parapet heights are carefully aligned consistent with the precinct, and reinforce a geometry that contributes and enhances each respective street frontage and city skyline articulation.*

The podium envelope consists of the existing significant heritage building on 50 Phillip Street, the Former Department of Public Works Building and three infill volumes carefully designed with respect to the heritage fabric.

As a result, the proposed infill volume on 52 Phillip Street is much smaller than the existing volume, the other infill volumes to the heritage light well and above proposed carpark entry facing to Phillip Lane are similar scale to the existing volumes which are aligning to the street wall height or the roof height of 50 Phillip Street.

The floor plate extent and location of tower envelope are carefully set with considering the minimum impact to the significant heritage building on site and also maximum distance from the Chief Secretary`s Building on neighbouring site. Some extension of the tower exists above 50 Phillip Street, however the majority of the tower volume is located above 52 Phillip Street.

At the bottom of the tower envelope steps back from Phillip Street, northern Phillip Lane and eastern Phillip Lane with respect to the dome height of the Chief Secretary`s Building. Consequently the tower volume is only landing on 52 Phillip Street, and minimum structure zone is proposed to support the tower at the heritage light well on 50 Phillip Street, which achieves minimum visual impact of tower volume to the heritage building below as well as great distance from the Chief secretary`s Building on 121 Macquarie Street.

The height of the tower follows the defined requirements of the Planning Proposal Central Sydney 2020.

### Principle 3 : Density

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

As part of the Sydney CBD and acknowledgment of the anticipated population growth of the area, the proposed development seeks to provide high quality penthouse suites above the proposed hotel tower. The proposed density is consistent with the floor space ratio for the subject site.

### Principle 4 : Sustainability

*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

The "Sustainability" issues will be carefully addressed in detailed design.

### Principle 5 : Landscape

*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

The "Landscape" issues will be carefully addressed in detailed design.

#### **Principle 6 : Amenity**

*Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well being.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

The carefully considered built form allow for positive living environments with adequate natural daylight access, natural ventilation and privacy.

#### **Principle 7 : Safety**

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

The "Safety" issues will be carefully addressed in detailed design.

#### **Principle 8 : Housing diversity and social interaction**

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.*

*Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.*

The main portion of the proposal is a hotel development, and a small number of penthouse suites are proposed at the top of the tower. However the "Housing diversity and social interaction" issues will be carefully addressed in the detailed design.

#### **Principle 9 : Aesthetics**

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

A central ambition for this development is to create a building that is supportive to the needs and aspirations of its future residents, hotel guests and of the city of Sydney. Aesthetically pleasing buildings characterise all great cities and every development should be seen as an opportunity to enhance that collective beauty. Those buildings also improve the values of existing buildings in their vicinity and provide an uplifting influence on the character of a neighbourhood as well as significant heritage building retained on site.

This proposal represents a carefully proportioned envelope, articulated by its site constraints. The envelope is able to contain refined and composed forms appear sculpted from afar, and yet tactile and sophisticated when experienced more intimately. Through the conservation of heritage building and human scaled street activations, the proposed development demonstrates a timeless composition that will elevate the standard, and positively contribute to the urban fabric of Sydney CBD.

Further, a competitive design process will be conducted for the detailed design of the proposed development based on the proposed building envelope.

5.5 Development Summary

SUMMARY PLANNING CONTROLS

Control	notes
Site Area	1,681.1 m2 (surveyed)
Base FSR	8 : 1
Hotel FSR	14 : 1
Residential FSR	12.5 : 1
Subtotal FSR	14 : 1 proportionate land-use
Subtotal GFA	23,068 m2
Bonus floor space	2,307 m2 10% design excellence
Total allowable FSR	15.1 : 1 10% design excellence
<b>Total allowable GFA</b>	<b>25,374.5 m2</b>

ACHIEVED LAND-USE

Hotel GFA	19,668 m2	81.5%
Residential GFA	4,478 m2	18.5%
<b>Total GFA</b>	<b>24,146.6 m2</b>	<b>100.0%</b>

ACHIEVED CARPARK NUMBER

<b>Residential Carparks</b>	<b>23 Spaces</b>
-----------------------------	------------------

						50 & 52 Phillip Street					
						Hotel		Residential		Hotel Rooms	Resi
						GBA	GFA	GBA	GFA		
		RL	Floors	Height							
49	Roof	207.22		186.26				475			
48	level 48	Plant	13.82	172.44				475			
47	level 47	Residential/ Plant	3.20	169.24				475	205		1
46	level 46	Residential	3.20	166.04				475	382		2
45	level 45	Residential	3.20	162.84				475	382		2
44	level 44	Residential	3.20	159.64				475	382		2
43	level 43	Residential	3.20	156.44				475	382		2
42	level 42	Residential	3.20	153.24				475	382		2
41	level 41	Residential	3.20	150.04				475	382		2
40	level 40	Residential	3.20	146.84				475	382		2
39	level 39	Residential	3.20	143.64				475	382		2
38	level 38	Residential	3.20	140.44				475	382		2
37	level 37	Residential	3.20	137.24				475	382		2
36	level 36	Residential	3.20	134.04				475	382		2
35	level 35	Swimming Pool / Bar	3.20	130.84		741	334				0
34	level 34	Plant / Pool Well	3.20	127.64		741					0
33	level 33	Hotel - Presidential Suite	3.20	124.44		741	565				4
32	level 32	Hotel - Mid-rise typical	3.20	121.24		741	571				9
31	level 31	Hotel - Mid-rise typical	3.20	118.04		741	571				9
30	level 30	Hotel - Mid-rise typical	3.20	114.84		741	571				9
29	level 29	Hotel - Mid-rise typical	3.20	111.64		741	571				9
28	level 28	Hotel - Mid-rise typical	3.20	108.44		741	571				9
27	level 27	Hotel - Mid-rise typical	3.20	105.24		741	571				9
26	level 26	Hotel - Mid-rise typical	3.20	102.04		741	571				9
25	level 25	Hotel - Low-rise typical	3.20	98.84		741	571				10
24	level 24	Hotel - Low-rise typical	3.20	95.64		741	571				10
23	level 23	Hotel - Low-rise typical	3.20	92.44		741	571				10
22	level 22	Hotel - Low-rise typical	3.20	89.24		741	571				10
21	level 21	Hotel - Low-rise typical	3.20	86.04		741	571				10
20	level 20	Hotel - Low-rise typical	3.20	82.84		741	571				10
19	level 19	Hotel - Low-rise typical	3.20	79.64		741	571				10
18	level 18	Hotel - Low-rise typical	3.20	76.44		741	571				10
17	level 17	Hotel - Low-rise typical	3.20	73.24		741	571				10
16	level 16	Hotel - Low-rise typical	3.20	70.04		741	571				10
15	level 15	Hotel - Low-rise	3.20	66.84		741	571				10
14	level 14	Hotel - Low-rise	3.20	63.64		741	571				10
13	level 13	Hotel - Low-rise	3.20	60.44		741	571				10
12	level 12	Hotel - Low-rise	3.20	57.24		735	566				8
11	level 11	Hotel - Low-rise	3.20	54.04		729	562				8
10	level 10	Hotel - Low-rise	3.20	50.84		698	538				6
9	level 9	Plant	3.20	47.64		639					
8	level 8	Plant	6.00	41.64		490					
<b>subtotal</b>						<b>20,334</b>	<b>13,985</b>	<b>6,650</b>	<b>4,409</b>	<b>219</b>	<b>23</b>
7	level 7	Gap	9.28	32.36							
6	level 6	Hotel - Podium / BOH/ Plant	6.23	26.13		1265	617				7
5	level 5	Hotel - Podium / BOH	4.49	21.64		1489	1134				9
4	level 4	Hotel - Podium / BOH	5.36	16.28		1578	1115				9
3	level 3	Function rooms / BOH	5.85	10.43		1575	1218				
2	level 2	Lounge / ADD / BOH/ Loading	5.85	4.58		1572	955				
1	level 1	Hotel Lobby/ Residential Lobby/ Retail	4.58	0.00		1491	645	148	69		
<b>subtotal</b>						<b>8,969</b>	<b>5,683</b>	<b>148</b>	<b>69</b>	<b>25</b>	<b>0</b>
B1	Basement 1	Hotel EOT/ Carpark/ Plant				714					
B2	Basement 2	Resi Bikepark&Wasteroom/Plant/Carpark				714					
B3	Basement 3	Hotel Waste Room/ Plant/Carpark				714					
<b>total</b>						<b>31,445</b>	<b>19,668</b>	<b>6,798</b>	<b>4,478</b>	<b>244</b>	<b>23</b>





## 6 Appendices

## 6.1 Site Survey

DETAIL SURVEY MGA 94 - SHEET 3

DETAIL SURVEY MGA 94 - SHEET 2

DETAIL SURVEY MGA 94 - SHEET 1

DETAIL SURVEY MGA 94 - ELEVATION A-A

DETAIL SURVEY MGA 94 - ELEVATION B-B

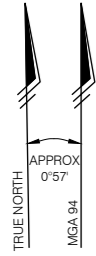
BOUNDARY PROTRUSION

DETAIL SURVEY MGA 94 - COVER

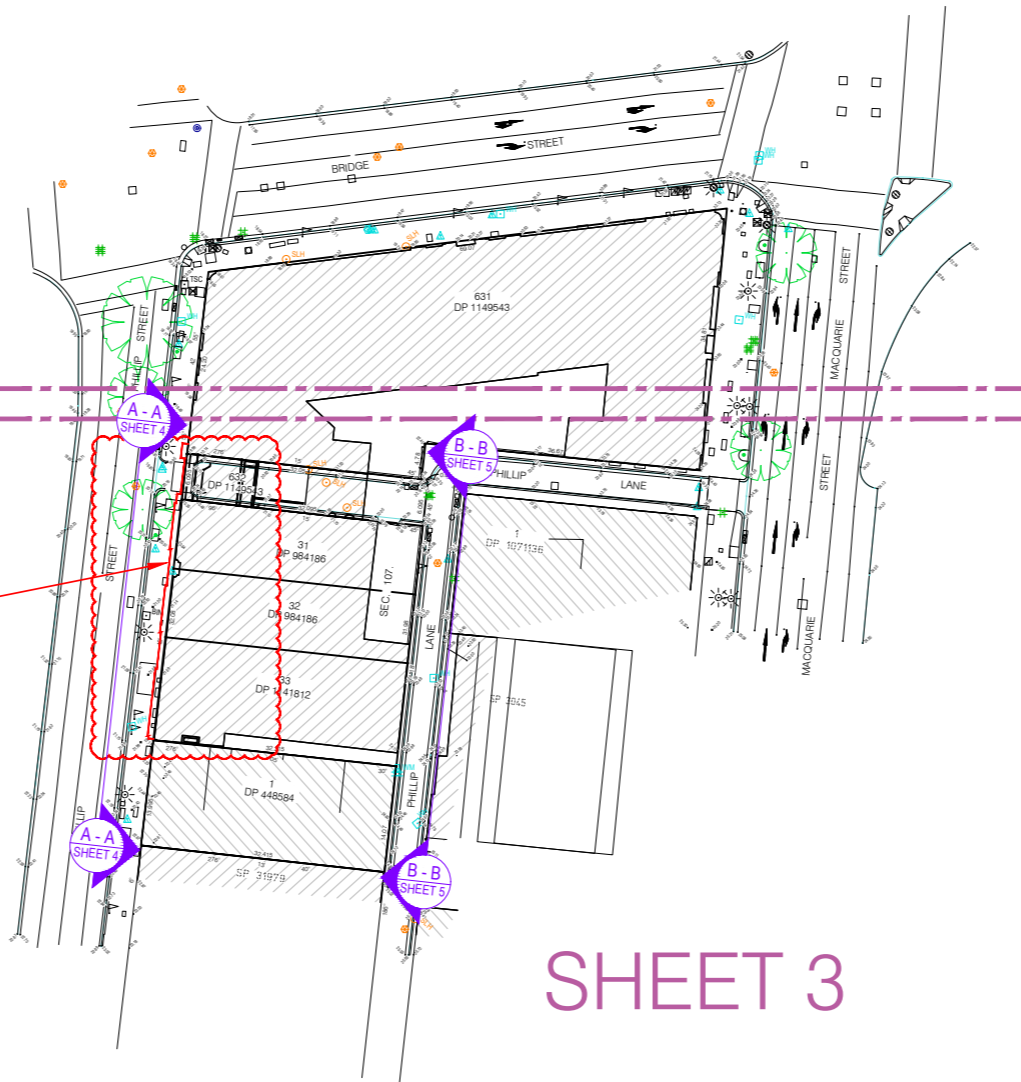
SYDNEY LEP 2012 SUN ACCESS PLANE

DRAFT CSPS SUN ACCESS PLANE

IDENTIFICATION OF KERB LINES WITHIN SHAKESPEARE PLACE AND HOSPITAL ROAD



# SHEET 2



# SHEET 3

SEE SHEET 6 FOR DETAILS OF OVERHANGING FAÇADE



Issue	Amendment	Date

LEGEND	
	TRAFFIC CONTROL SIGNAL
	TRAFFIC JUNCTION BOX
	KERB INLET DRAINAGE
	ELECTRIC POLE LIGHT
	MALBOX
	WATER MAIN MARKER
	WATER STOP VALVE
	WATER HYDRANT
	WATER TAP
	GAS VALVE BOX
	SIGN POST
	TREE
	RUBBISH BIN
	DRAINAGE PIT
	TELSTRA PIT
	UNIDENTIFIED SERVICE
	ELECTRICAL PIT
	SEAT
	VENTILATION GATE
	TELSTRA TUNNEL ACCESS
	SEWER MANHOLE
	SEWER LAMPHOLE
	EXTENT OF PROTRUSION

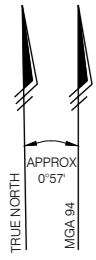
CLIENT
BUILT DEVELOPMENT (PHILLIP STREET)

PROJECT
50 & 52 PHILLIP STREET, SYDNEY
DRAWING TITLE
DETAIL SURVEY MGA 94

TITLE INFORMATION
Lot: -
Plan No.: -
Title / Folio: -
L.G.A.: SYDNEY
Parish: ALEXANDRIA
County: CUMBERLAND

QUALITY ASSURANCE
Surveyed: BJ
Drawn: ME
Checked by: TM & VG Date: 28/08/2020
Approved by: TM & VG Date: 28/08/2020

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Date of Survey: 01/04/2020
Date of Plan: 28/08/2020
Datum: AHD
Co-ords: MGA
50 and 52 Phillip Street - SSD DA
Sheet 1 of 6
Cad ref: 202183-DETL-001H.DWG
JOB NUMBER: 202183
DRAWING NUMBER / ISSUE: DETL-001 / H



SCHEDULE OF TITLE INFORMATION			
LOT & DP NUMBER	TITLE	COMMENT	APPROX. AREA
33 DP 1141812	FI 33 / 1141812	OLD SYSTEMS	442.8 m <sup>2</sup>
32 SEC 107 DP 984186	FI 32 / 107 / 984186	OLD SYSTEMS	294.3 m <sup>2</sup>
31 SEC 107 DP 984186	FI 31 / 107 / 984186	OLD SYSTEMS	294.3 m <sup>2</sup>
632 DP 1149543	FI 632 / 1149543	OLD SYSTEMS + LANE STRATUM	195.5 m <sup>2</sup>
631 DP 1149543	FI 631 / 1149543	OLD SYSTEMS	1987 m <sup>2</sup>
1 DP 448584	FI 1 / 448584	TORRENS	454.2 m <sup>2</sup>

**Boundary Note:**

All the titles within the subject site are Old System Title, and are noted as being qualified & limited in accordance with sections 28J & 28T(4) of the Real Property Act 1900.

A plan of redefinition of the properties is recommended, together with a real property application.

Lot 632 in DP 1149543 comprises a 'LANE' Way. The Lane Way may become public road, limited in stratum by the existing building.

Boundary and MGA Coordinate Details added to Plan by Registered Surveyor Tasy Moraitis of Veris Australia - Suite 301 Level 3 55 Holt Street Surry Hills

**Notes:**

An appropriate initial boundary survey has been undertaken. The properties are Old Systems Land. A real property application with full plan of redefinition is recommended if the project develops.

Bearings relate to MGA 94 Grid North. See North Point for approximate relationship to True North.

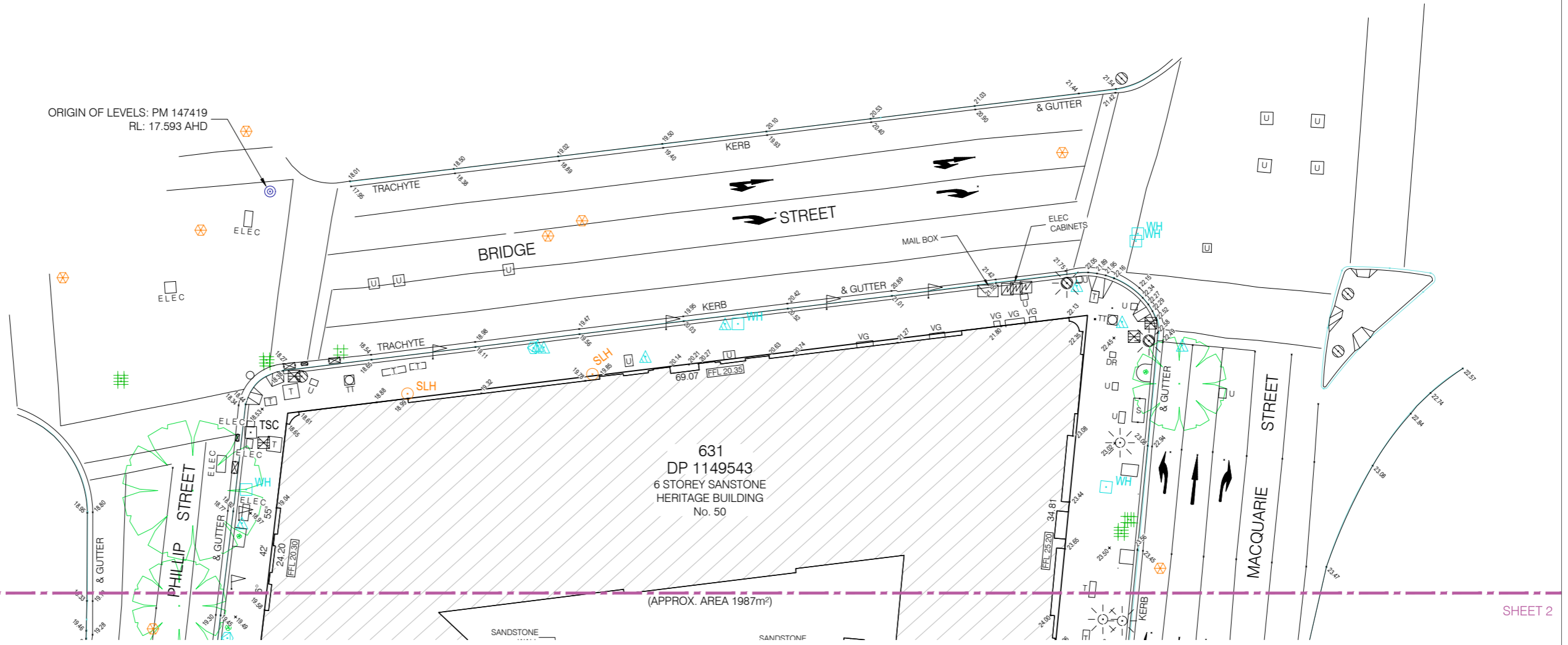
Dimensions shown are approximate only and are subject to confirmation by boundary survey.

Services shown are indicative only. Positions are based on surface indicator(s) located during field survey. Confirmation of the exact position should be made to the relevant authorities prior to any excavation work. Other services may exist which are not shown.

Levels are based on Australian Height Datum (AHD) using PM 147419, with a reduced level 17.593. MGA Easting: 334603.343. MGA Northing: 6251564.548.

Origin of co-ordinates PM 147419.

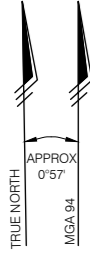
Adjoining buildings have been plotted for diagrammatic purposes only.



SHEET 2

SHEET 2

	Head Office (NSW) Suite 1, Level 5, 8 Australia Ave Olympic Park NSW 2127 PO Box 6606, Silverwater, NSW 2128 T: 1300 765 315 F: 1300 765 316 E: info.nsw@veris.com.au W: www.veris.com.au ABN 53 615 735 727	Issue: _____ Amendment: _____ Date: _____	<b>LEGEND</b> [Symbol] TRAFFIC CONTROL SIGNAL [Symbol] TRAFFIC JUNCTION BOX [Symbol] KERB INLET DRAINAGE [Symbol] ELECTRIC POLE LIGHT [Symbol] MAILBOX [Symbol] WATER MAIN MARKER [Symbol] WATER STOP VALVE [Symbol] WATER HYDRANT [Symbol] WATER TAP [Symbol] GAS VALVE BOX [Symbol] SIGN POST [Symbol] TREE [Symbol] RUBBISH BIN [Symbol] DRAINAGE PIT [Symbol] TELSTRA PIT [Symbol] UNIDENTIFIED SERVICE [Symbol] ELECTRICAL PIT [Symbol] SEAT [Symbol] VENTILATION GATE [Symbol] TELSTRA TUNNEL ACCESS [Symbol] SEWER MANHOLE [Symbol] SEWER LAMPHOLE [Symbol] EXTENT OF PROTRUSION	<b>CLIENT</b> BUILT DEVELOPMENT (PHILLIP STREET)	<b>PROJECT</b> 50 & 52 PHILLIP STREET, SYDNEY <b>DRAWING TITLE</b> DETAIL SURVEY MGA 94	<b>TITLE INFORMATION</b> Lot: - Plan No.: - Title / Folio: - L.G.A.: SYDNEY Parish: ALEXANDRIA County: CUMBERLAND	<b>QUALITY ASSURANCE</b> Surveyor: BJ Designer: ME Checker: TM & VG Approved by: TM & VG Date: 28/08/2020	Copyright © Date of Survey: 01/04/2020 Date of Plan: 28/08/2020 Datum: AHD Co-ords: MGA Job Number: 202183 Drawing Number / Issue: DETL-001 / H
	This document is both electronic and hard-copy. It is the property of Veris Australia Pty Ltd and shall not be reproduced or used in any form without the written approval of Veris Australia Pty Ltd. Cad ref: 202183-DETL-001H.DWG Sheet 2 of 6 DRAWING NUMBER / ISSUE: DETL-001 / H							



SEE SHEET 6 FOR DETAILS OF OVERHANGING FAÇADE



E 334601.313  
N 6251515.448

E 334597.561  
N 6251483.591

SCHEDULE OF TITLE INFORMATION			
LOT & DP NUMBER	TITLE	COMMENT	APPROX. AREA
33 DP 1141812	FI 33 / 1141812	OLD SYSTEMS	442.8 m <sup>2</sup>
32 SEC 107 DP 984186	FI 32 / 107 / 984186	OLD SYSTEMS	294.3 m <sup>2</sup>
31 SEC 107 DP 984186	FI 31 / 107 / 984186	OLD SYSTEMS	294.3 m <sup>2</sup>
632 DP 1149543	FI 632 / 1149543	OLD SYSTEMS + LANE STRATUM	195.5 m <sup>2</sup>
631 DP 1149543	FI 631 / 1149543	OLD SYSTEMS	1987 m <sup>2</sup>
1 DP 448584	FI 1 / 448584	TORRENS	454.2 m <sup>2</sup>

**Boundary Note:**  
All the titles within the subject site are Old System Title, and are noted as being qualified & limited in accordance with sections 28J & 28T(4) of the Real Property Act 1900.

A plan of redefinition of the properties is recommended, together with a real property application.

Lot 632 in DP 1149543 comprises a 'LANE' Way. The Lane Way may become public road, limited in stratum by the existing building.

**Notes:**  
An appropriate initial boundary survey has been undertaken. The properties are Old Systems Land. A real property application with full plan of redefinition is recommended if the project develops.

Bearings relate to MGA 94 Grid North. See North Point for approximate relationship to True North.

Dimensions shown are approximate only and are subject to confirmation by boundary survey.

Services shown are indicative only. Positions are based on surface indicator(s) located during field survey. Confirmation of the exact position should be made to the relevant authorities prior to any excavation work. Other services may exist which are not shown.

Levels are based on Australian Height Datum (AHD) using PM 147419, with a reduced level 17.593. MGA Easting: 334603.343, MGA Northing: 6251564.548.

Origin of co-ordinates PM 147419.

Adjoining buildings have been plotted for diagrammatic purposes only.

Boundary and MGA Coordinate Details added to Plan by Registered Surveyor Tasy Moraitis of Veris Australia - Suite 301 Level 3 55 Holt Street Surry Hills

Issue	Amendment	Date

LEGEND	
	TRAFFIC CONTROL SIGNAL
	TRAFFIC JUNCTION BOX
	KERB INLET DRAINAGE
	ELECTRIC POLE LIGHT
	MAILBOX
	WATER MAIN MARKER
	WATER STOP VALVE
	WATER HYDRANT
	WATER TAP
	GAS VALVE BOX
	SIGN POST
	TREE
	RUBBISH BIN
	DRAINAGE PIT
	TELSTRA PIT
	UNIDENTIFIED SERVICE
	ELECTRICAL PIT
	SEAT
	VENTILATION GATE
	TELSTRA TUNNEL ACCESS
	SEWER MANHOLE
	SEWER LAMP HOLE
	EXTENT OF PROTRUSION

CLIENT  
**BUILT DEVELOPMENT (PHILLIP STREET)**

PROJECT  
**50 & 52 PHILLIP STREET, SYDNEY**

TITLE INFORMATION  
Lot: -  
Plan No.: -  
Title / Folio: -  
L.G.A.: SYDNEY  
Parish: ALEXANDRIA  
County: CUMBERLAND

QUALITY ASSURANCE  
Surveyor: BJ  
Drawn: ME  
Checked by: TM & VG Date: 28/08/2020  
Approved by: TM & VG Date: 28/08/2020

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50 and 52 Phillip Street - SSD	DA (original size A1)	
Cad ref: 202183-DETL-001H.DWG	Sheet 3 of 6	
JOB NUMBER: 202183	DRAWING NUMBER / ISSUE: DETL-001 / H	



NOTE: SOME SILL HEIGHTS ARE NOT VISIBLE FROM STREET LEVEL.

(No. 50 PHILLIP STREET)

(No. 52 PHILLIP STREET)

**ELEVATION A-A**  
**PHILLIP STREET WEST ELEVATION**

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Issue	Amendment	Date

LEGEND	
	TRAFFIC CONTROL SIGNAL
	TRAFFIC JUNCTION BOX
	KERB INLET DRAINAGE
	ELECTRIC POLE LIGHT
	MAILBOX
	WATER MAIN MARKER
	WATER STOP VALVE
	WATER HYDRANT
	WATER TAP
	GAS VALVE BOX
	SIGN POST
	TREE
	RUBBISH BIN
	DRAINAGE PIT
	TELSTRA PIT
	UNIDENTIFIED SERVICE
	ELECTRICAL PIT
	SEAT
	VENTILATION GATE
	TELSTRA TUNNEL ACCESS
	SEWER MANHOLE
	SEWER LAMPHOLE
	EXTENT OF PROTRUSION

CLIENT
BUILT DEVELOPMENT (PHILLIP STREET)

PROJECT
50 & 52 PHILLIP STREET, SYDNEY
DRAWING TITLE DETAIL SURVEY MGA 94

TITLE INFORMATION
Lot: -
Plan No: -
Title / Folio: -
L.G.A.: SYDNEY
Parish: ALEXANDRIA
County: CUMBERLAND

QUALITY ASSURANCE
Surveyor: BJ
Drawn: ME
Checked by: TM & VG
Approved by: TM & VG
Date: 28/08/2020

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Cad ref: 202183-DETL-001H.DWG	JOB NUMBER 202183	DRAWING NUMBER / ISSUE DETL-001 / H



(No. 52 PHILLIP LANE)

(No. 50 PHILLIP LANE)

ELEVATION B-B  
PHILLIP LANE EAST ELEVATION

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ABN 53 615 735 727

Issue	Amendment	Date

LEGEND	
	TRAFFIC CONTROL SIGNAL
	TRAFFIC JUNCTION BOX
	KERB INLET DRAINAGE
	ELECTRIC POLE LIGHT
	MAILBOX
	WATER MAIN MARKER
	WATER STOP VALVE
	WATER HYDRANT
	WATER TAP
	GAS VALVE BOX
	SIGN POST
	TREE
	RUBBISH BIN
	DRAINAGE PIT
	TELSTRA PIT
	UNIDENTIFIED SERVICE
	ELECTRICAL PIT
	SEAT
	VENTILATION GATE
	TELSTRA TUNNEL ACCESS
	SEWER MANHOLE
	SEWER LAMPHOLE
	EXTENT OF PROTRUSION

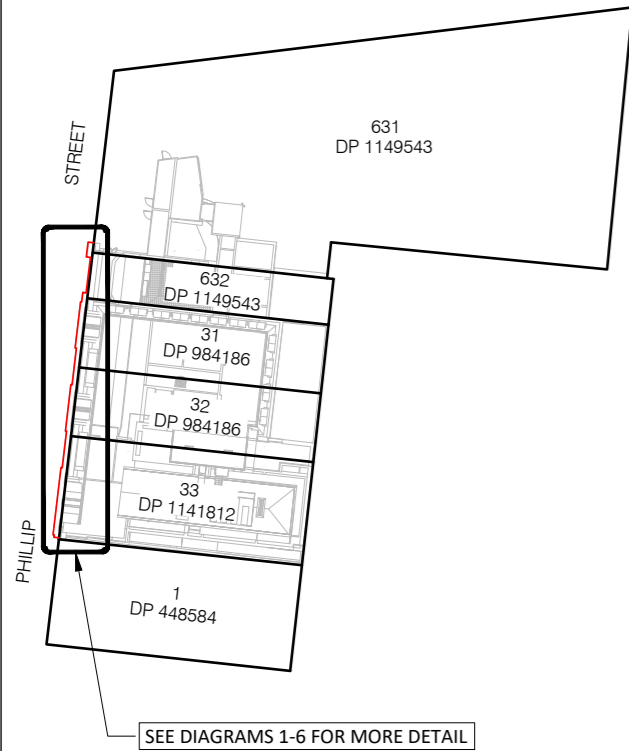
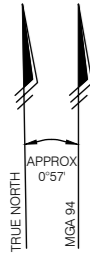
CLIENT
BUILT DEVELOPMENT (PHILLIP STREET)

PROJECT
50 & 52 PHILLIP STREET, SYDNEY
DRAWING TITLE
DETAIL SURVEY MGA 94

TITLE INFORMATION
Lot: -
Plan No.: -
Title / Folio: -
L.G.A.: SYDNEY
Parish: ALEXANDRIA
County: CUMBERLAND

QUALITY ASSURANCE
Surveyor: BJ
Drawn: ME
Checked by: TM & VG Date: 28/08/2020
Approved by: TM & VG Date: 28/08/2020

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Date of Plan: 28/08/2020
Datum: AHD
Co-ords: MGA
50 and 52 Phillip Street - SSD (A1)
Cad ref: 202183-DET-001H.DWG
Sheet 5 of 6
JOB NUMBER: 202183
DRAWING NUMBER / ISSUE: DETL-001 / H



LOCATION MAP  
SCALE 1:500

SEE DIAGRAMS 1-6 FOR MORE DETAIL

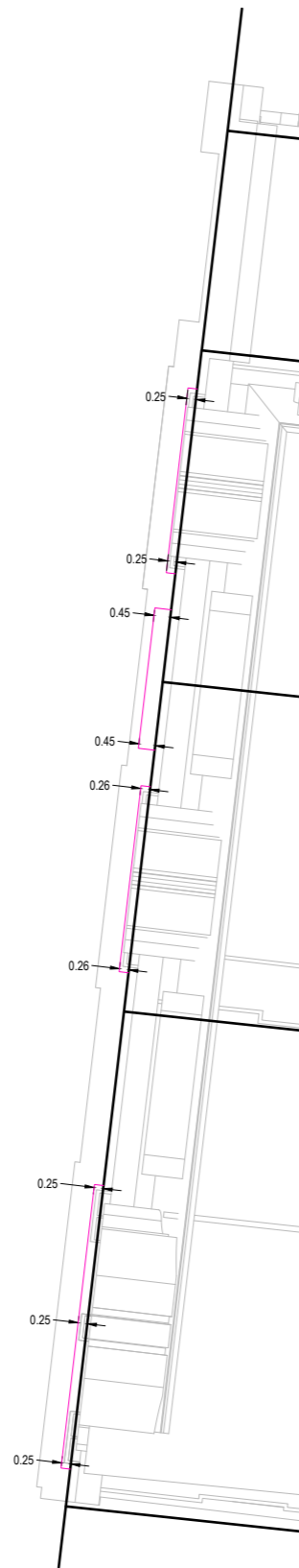


DIAGRAM 1  
GROUND LEVEL PROTRUSION

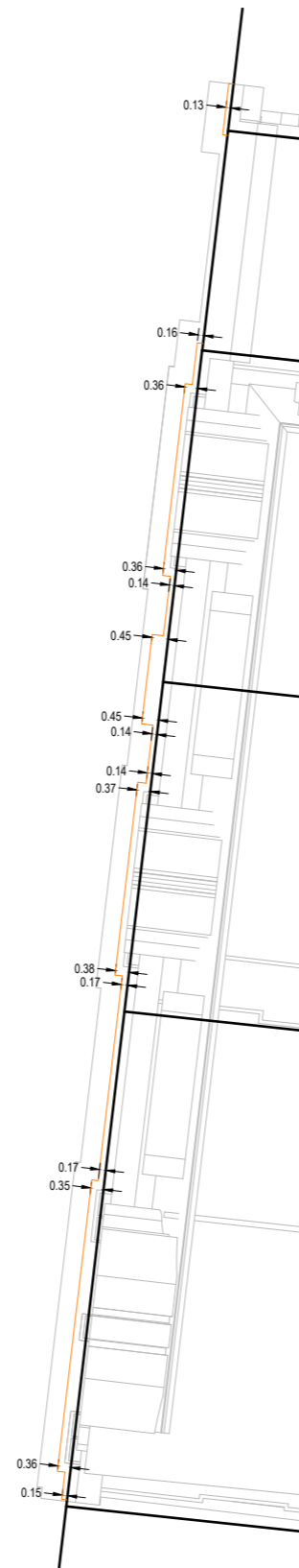


DIAGRAM 2  
FIRST LEVEL PROTRUSION

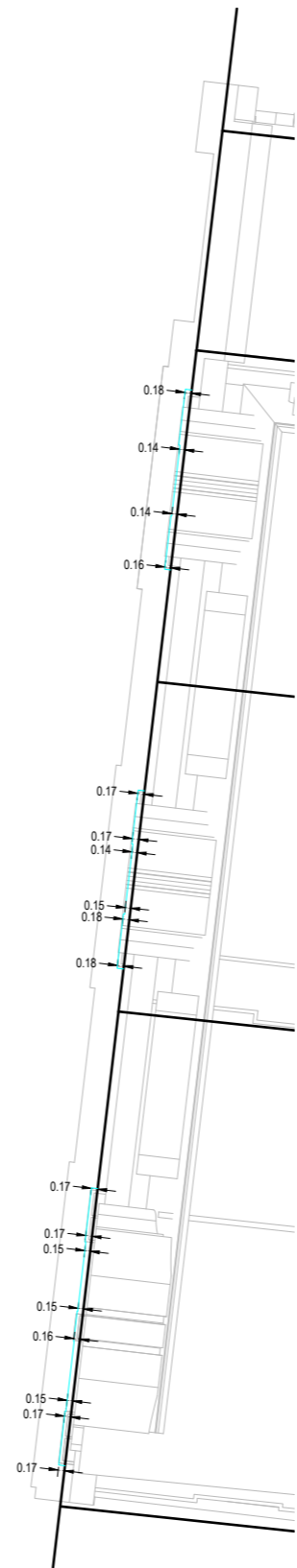


DIAGRAM 3  
SECOND LEVEL PROTRUSION

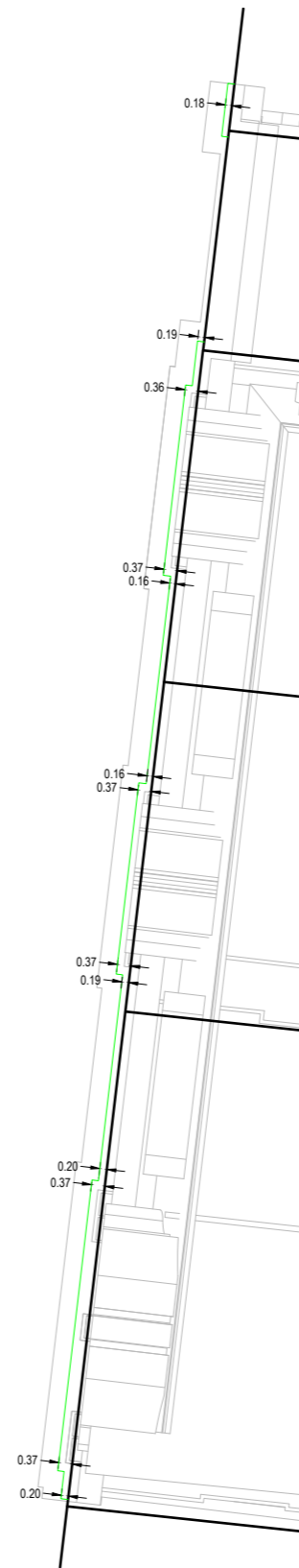


DIAGRAM 4  
LEVEL THREE PROTRUSION

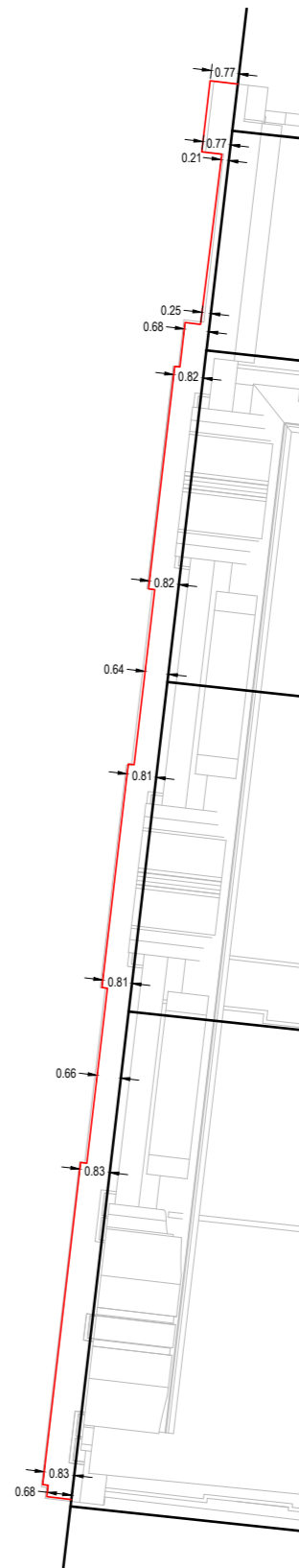


DIAGRAM 5  
LEVEL FOUR PROTRUSION

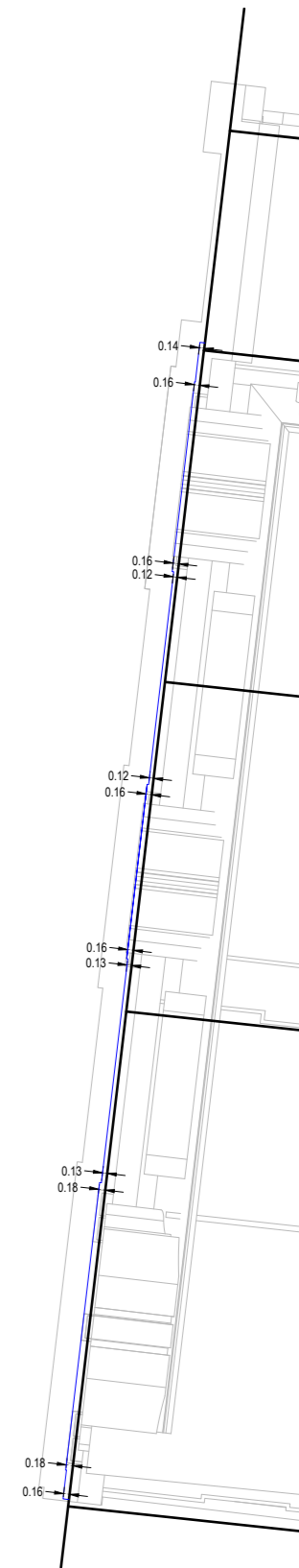


DIAGRAM 6  
LEVEL FIVE PROTRUSION

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Issue	Amendment	Date

LEGEND	
	TRAFFIC CONTROL SIGNAL
	TRAFFIC JUNCTION BOX
	KERB INLET DRAINAGE
	ELECTRIC POLE LIGHT
	MAILBOX
	WATER MAIN MARKER
	WATER STOP VALVE
	WATER HYDRANT
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	ELECTRICAL PIT
	SEAT
	VENTILATION GATE
	TELSTRA TUNNEL ACCESS
	SEWER MANHOLE
	SEWER LAMPHOLE
	EXTENT OF PROTRUSION

CLIENT  
BUILT DEVELOPMENT  
(PHILLIP STREET)

PROJECT  
50 & 52 PHILLIP STREET,  
SYDNEY

DRAWING TITLE  
BOUNDARY PROTRUSION

TITLE INFORMATION  
Lot: -  
Plan No: -  
Title / Folio: -  
L.G.A.: SYDNEY  
Parish: ALEXANDRIA  
County: CUMBERLAND

QUALITY ASSURANCE  
Surveyor: BJ  
Drawn: ME  
Checked: TM & VG  
Approved by: TM & VG  
Date: 28/08/2020

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Date of Plan: 28/08/2020  
Datum: AHD  
Co-ords: MGA  
Sheet 6 of 6  
DRAWING NUMBER / ISSUE  
202183 DETL-001 / H

**PROJECT INFORMATION**

VERIS PROJECT REF: 202183-01  
 PROJECT NAME: 52 PHILIP STREET  
 PROJECT ADDRESS: 52 PHILIP STREET, SYDNEY, NSW 2000

CLIENT



CLIENT NAME: BUILT  
 CLIENT ADDRESS: 7 / 343 GEORGE ST, SYDNEY, NSW 2000

PROJECT MANAGER: VASSILI GALETTIS  
 LEAD SURVEYOR: BEN JOHNSTON  
 MODEL AUTHOR: DEAN DAVIS  
 DATE OF ORIGINAL SURVEY: JUNE 2020  
 FIRST ISSUE DATE: 26.06.2020  
 CURRENT ISSUE DATE: 12.08.2020  
 REVIT SOFTWARE VERSION: 2020



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PROJECT ORIGINATOR VOLUME LEVEL TYPE ROLE NUMBER DESCRIPTION  
**202183-01 - VERIS -ZZ - ZZ - M3 - G - 0001 - RM**

STATUS SUITABILITY DESCRIPTION  
**S1** SUITABLE FOR CO-ORDINATION

REVISION REVISION DESCRIPTION  
**P03** PRELIMINARY

REV.	DESCRIPTION	DATE
P01.01	WORK IN PROGRESS ISSUE	26.06.2020
P01.02	WORK IN PROGRESS ISSUE	06.07.2020
P01	FIRST ISSUE	10.07.2020
P02	SECOND ISSUE	14.07.2020
P03	THIRD ISSUE	12.08.2020

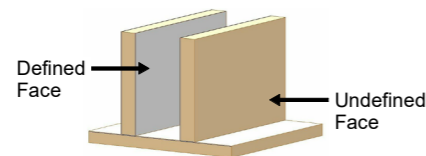
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**STANDARD NOTES**

- Model units are in millimetres. All quoted dimensions on sheets are in metres.
- This model has been produced for the purpose of the original commissioning agent. VERIS will accept no responsibility for details that are subsequently found to be the consequence of undisclosed facts or that were obscured from view at the time of survey or that have been altered since the survey. All data remains the property of VERIS until full payment has been received.
- All model information plotted to paper may be stretched and distorted. Dimensions scaled from paper plots should therefore be treated with caution.
- Unless specifically requested, survey grids are positioned on Map Grid of Australia (MGA) and Australian Height Datum (AHD).
- Unless specifically requested, the survey undertaken is not intrusive and as such the true build-up of elements and associated materials are to be treated as indicative only.
- Materials found within this model have been interpreted and as such are to be treated as indicative only.
- This model is intended to be used in conjunction with the relevant pointcloud data if supplied.

**Defined and Undefined elements:**

- VERIS typically do not undertake intrusive surveys. The model authoring is limited to the scan data collected, and as such a true representation of the element build up is not known.
- Known faces are highlighted by the use of G-VERIS-MATERIAL-WHITE and unknown faces (including assumed core internals) are highlighted by the use of G-VERIS-MATERIAL-UNDEFINED.
- This definition is found within the "structure" of the family type.
- For further clarity, "UNDEFINED" is embedded within all related family type names.



**PROJECT SPECIFIC NOTES / ASSUMPTIONS**

The client has requested the model start from RL0, Veris notes that no data has been collected below ground and therefore model walls that extend below ground level should be treated as indicative.

**LEVEL OF DEFINITION**

The following table provides the outline Level of Detail (LOD) and Level of Information (LOI) authored within the model:

	LOD	LOI
EXTERNAL	300	200
INTERNAL	200	200

Exceptions:







## 6.2 Existing Plans

LEVEL 1 PLAN - EXISTING  
LEVEL 2 PLAN - EXISTING  
LEVEL 3 PLAN - EXISTING  
LEVEL 4 PLAN - EXISTING  
LEVEL 5 PLAN - EXISTING  
LEVEL 6 PLAN - EXISTING

PHILLIP STREET

\*RL22.52m

RL20.96m  
(existing)

PHILLIP LANE

PHILLIP LANE

RETAIL

ENTRY

RETAIL

PHILLIP STREET



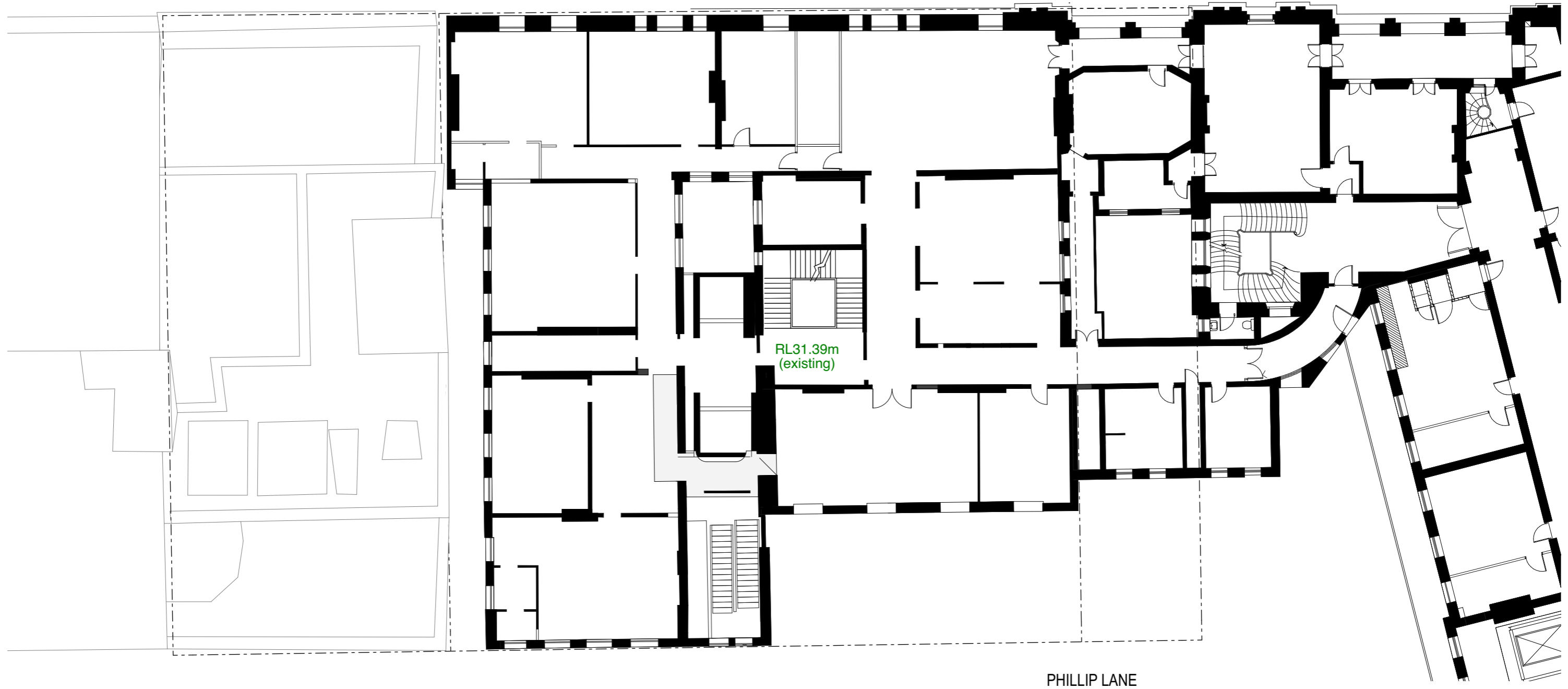
PHILLIP LANE

RETAIL

ENTRY

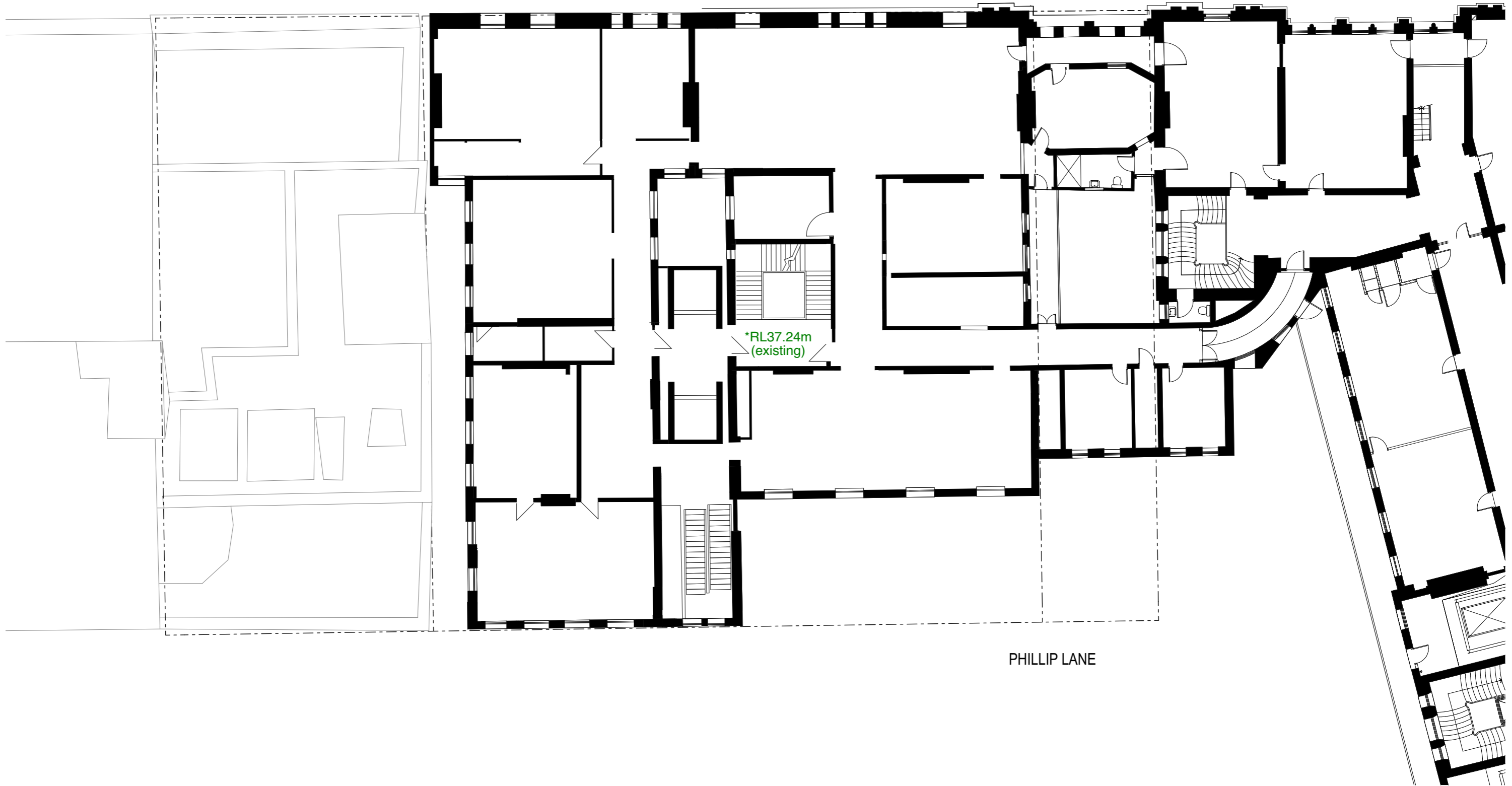
RETAIL

PHILLIP STREET



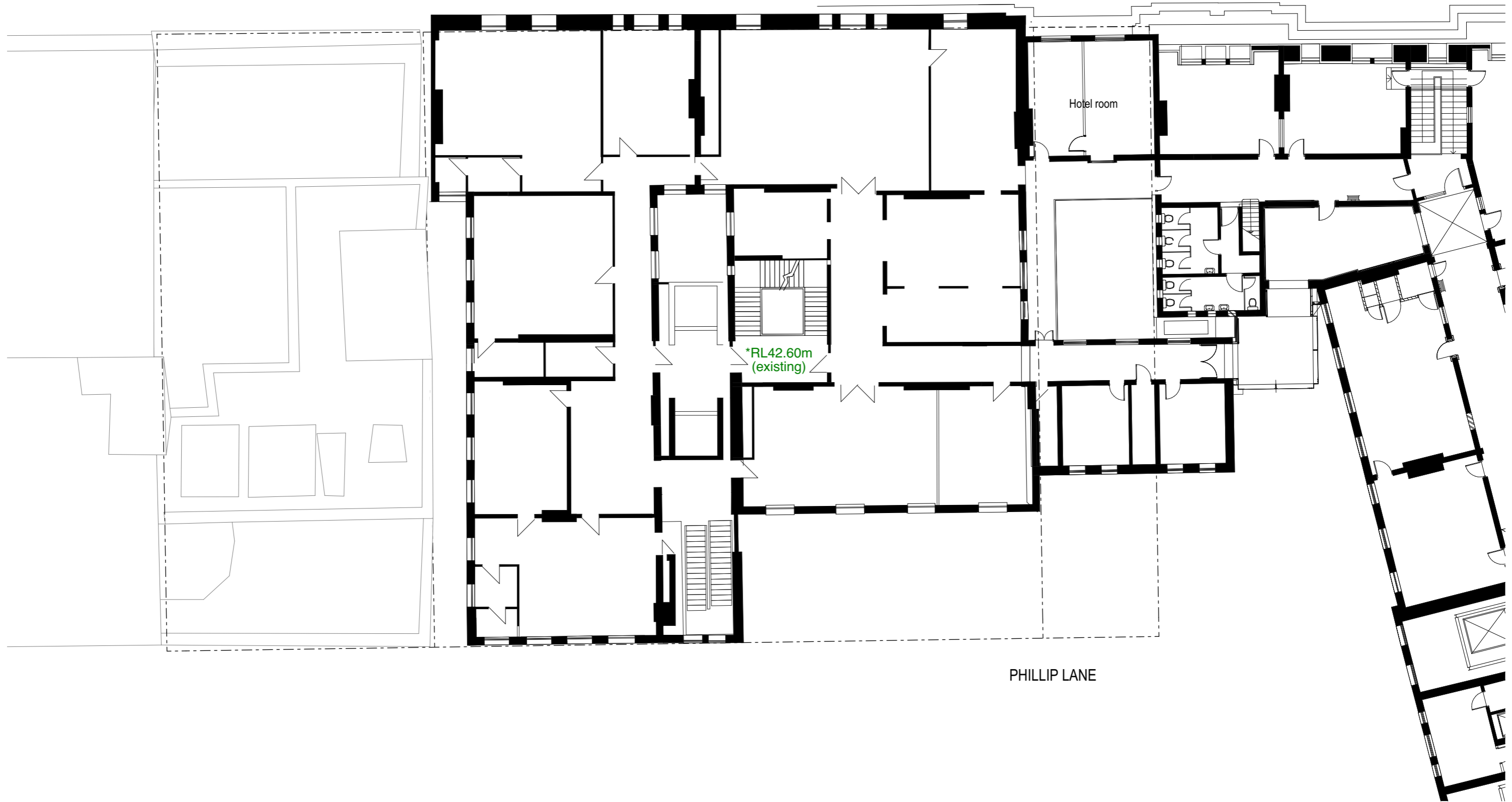
PHILLIP LANE

PHILLIP STREET



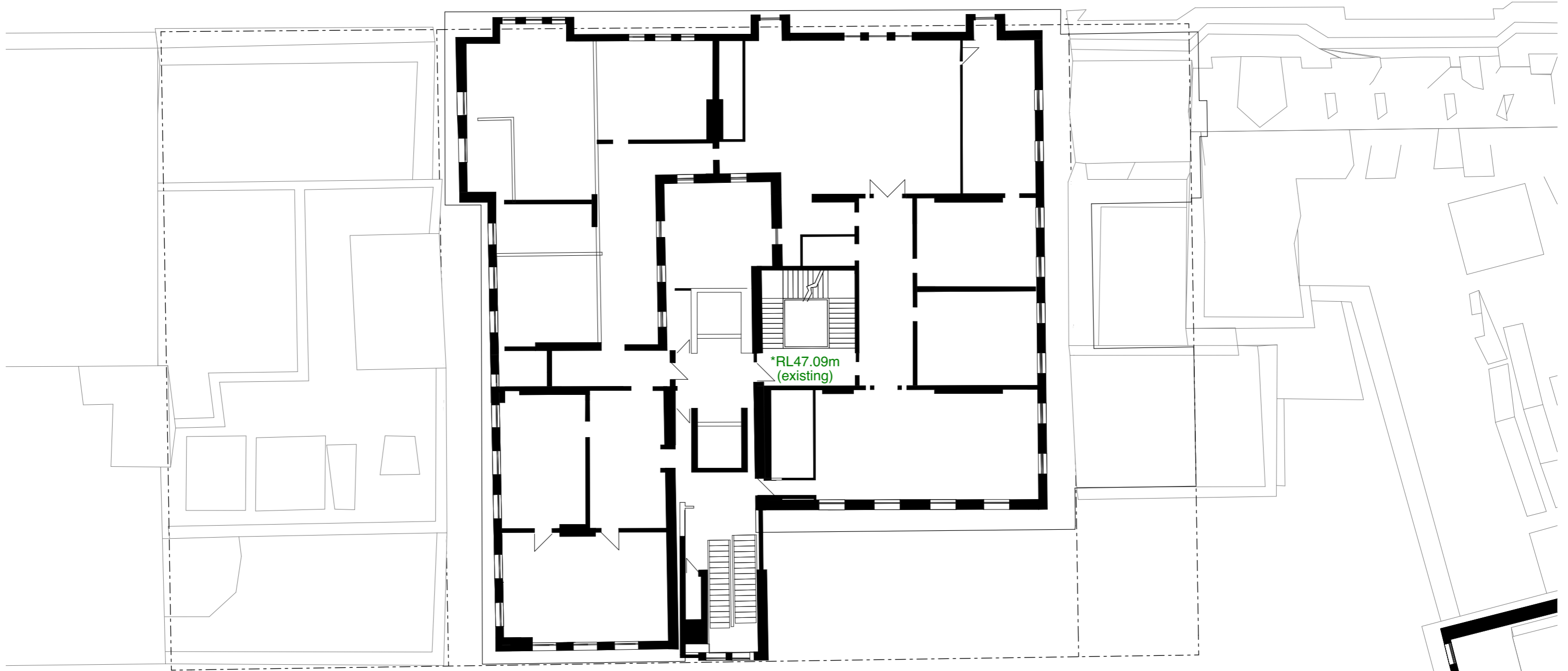
PHILLIP LANE

PHILLIP STREET



PHILLIP LANE

PHILLIP STREET



PHILLIP LANE

### 6.3 Demolition Plans

LEVEL 1 PLAN - DEMOLITION  
LEVEL 2 PLAN - DEMOLITION  
LEVEL 3 PLAN - DEMOLITION  
LEVEL 4 PLAN - DEMOLITION  
LEVEL 5 PLAN - DEMOLITION  
LEVEL 6 PLAN - DEMOLITION  
ROOF PLAN - DEMOLITION

PHILLIP STREET

\*RL22.52m

RL20.96m  
(existing)

52  
PHILLIP  
STREET

50  
PHILLIP  
STREET

PHILLIP LANE







PHILLIP LANE

RETAIL

ENTRY

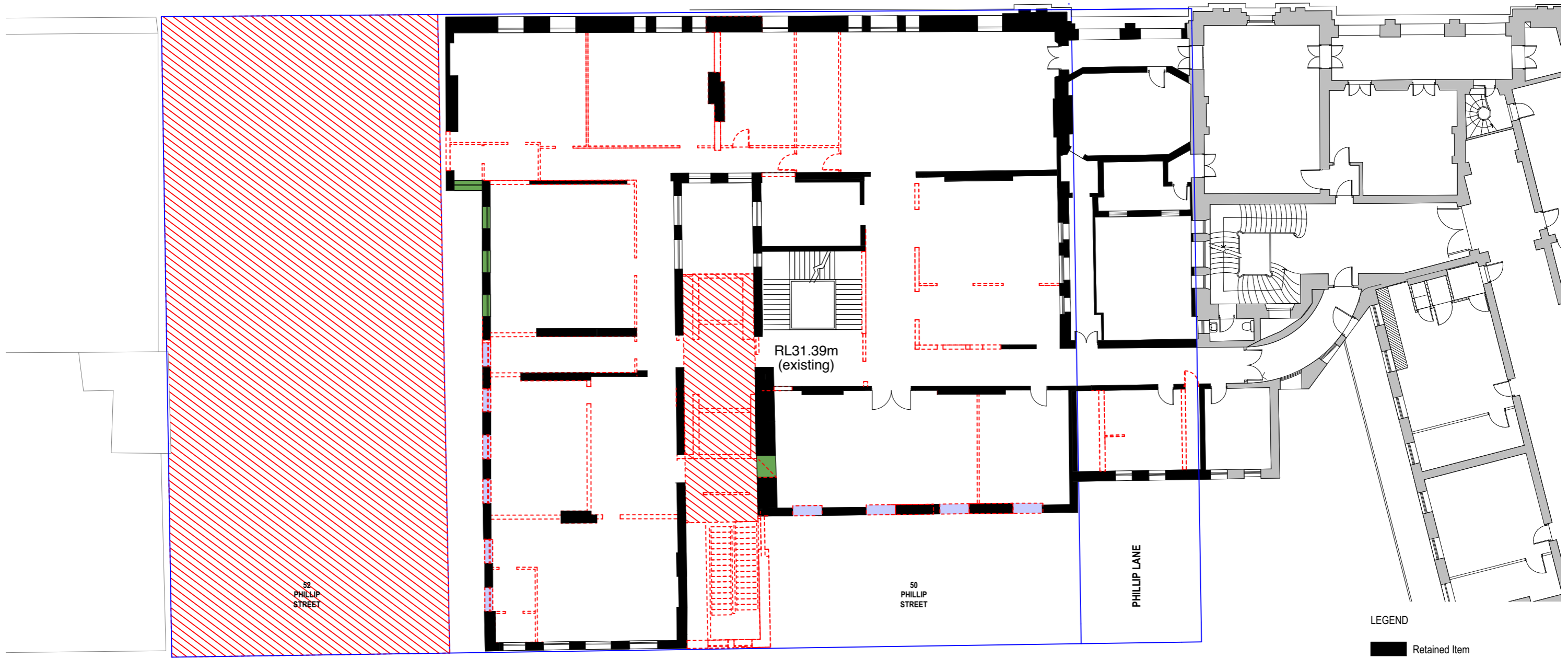
RETAIL

LEGEND

-  Retained Item
-  Blocking Openings without Demolition
-  Remove Sills
-  Extend of Demolished Slab
-  Demolished Item
-  Site Boundary



PHILLIP STREET



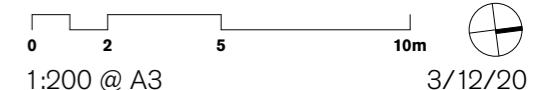
- LEGEND
- Retained Item
  - Blocking Openings without Demolition
  - Remove Sills
  - Extend of Demolished Slab
  - Demolished Item
  - Sire Boundary

PHILLIP LANE



**LEVEL 3 PLAN -Demolition**

BUILT - 50 & 52 Phillip Street



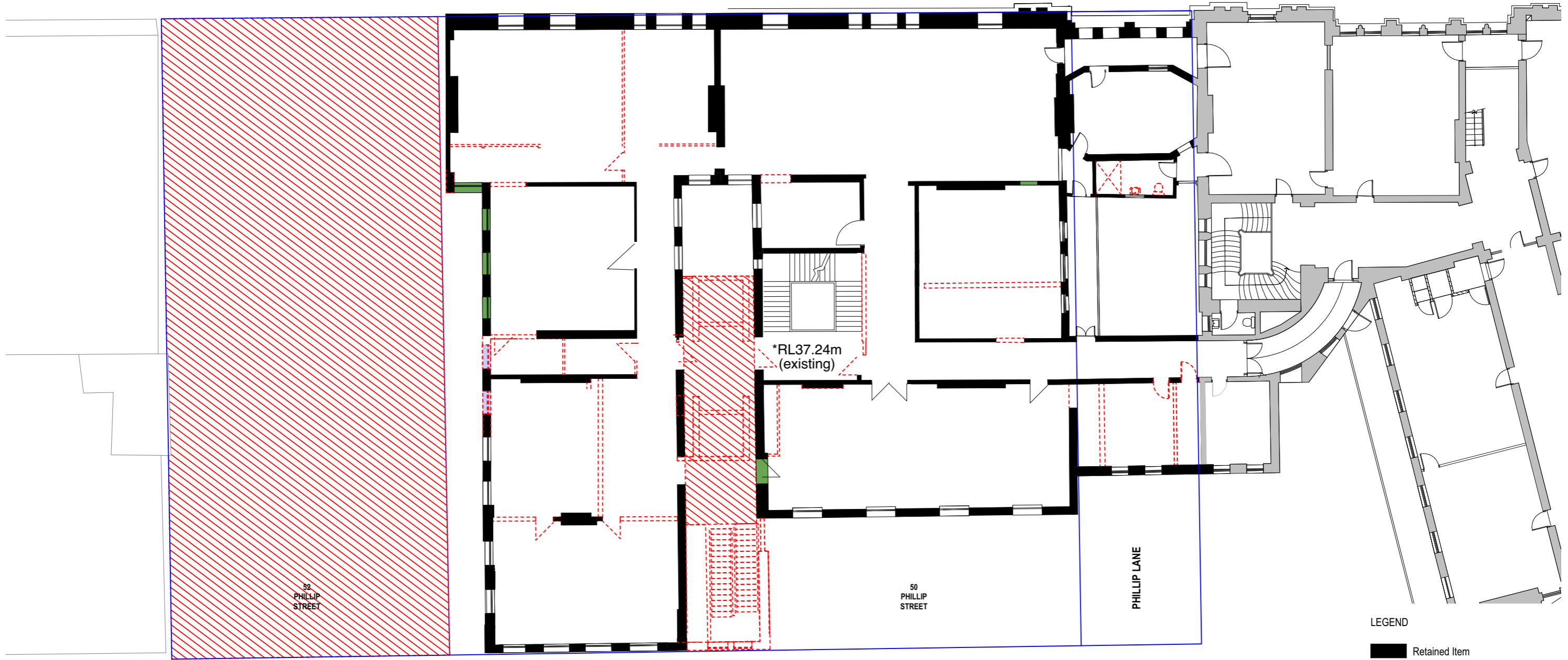
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3/12/20

For Information

2204

PHILLIP STREET



52  
PHILLIP  
STREET

50  
PHILLIP  
STREET

PHILLIP LANE

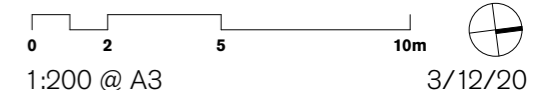
PHILLIP LANE

- LEGEND
- Retained Item
  - Blocking Openings without Demolition
  - Remove Sills
  - Extend of Demolished Slab
  - Demolished Item
  - Sire Boundary



**LEVEL 4 PLAN -Demolition**

BUILT - 50 & 52 Phillip Street



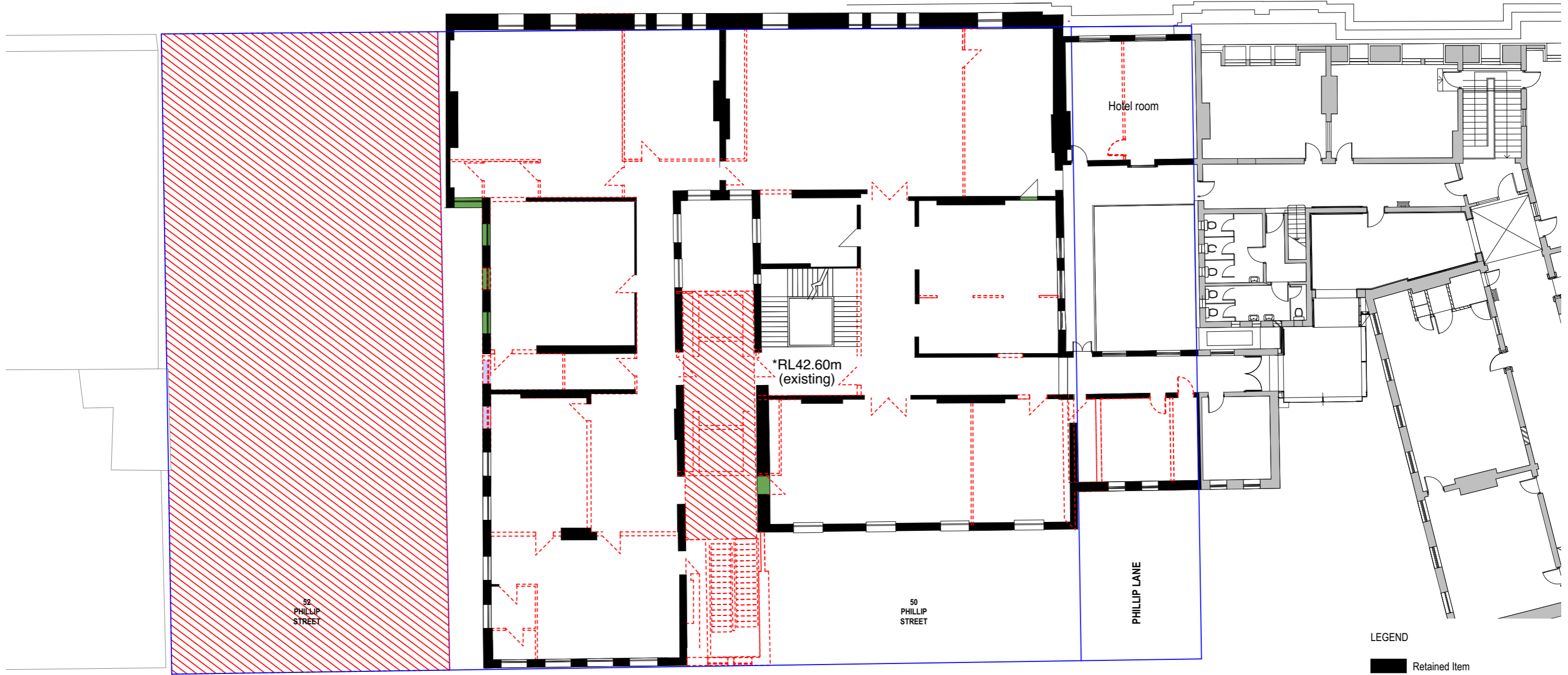
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3/12/20

For Information

2205

PHILLIP STREET

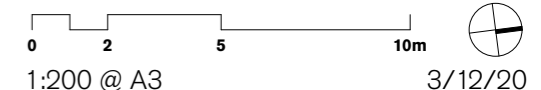


- LEGEND
- Retained Item
  - Blocking Openings without Demolition
  - Remove Sills
  - Extend of Demolished Slab
  - Demolished Item
  - Sire Boundary



**LEVEL 5 PLAN -Demolition**

BUILT - 50 & 52 Phillip Street



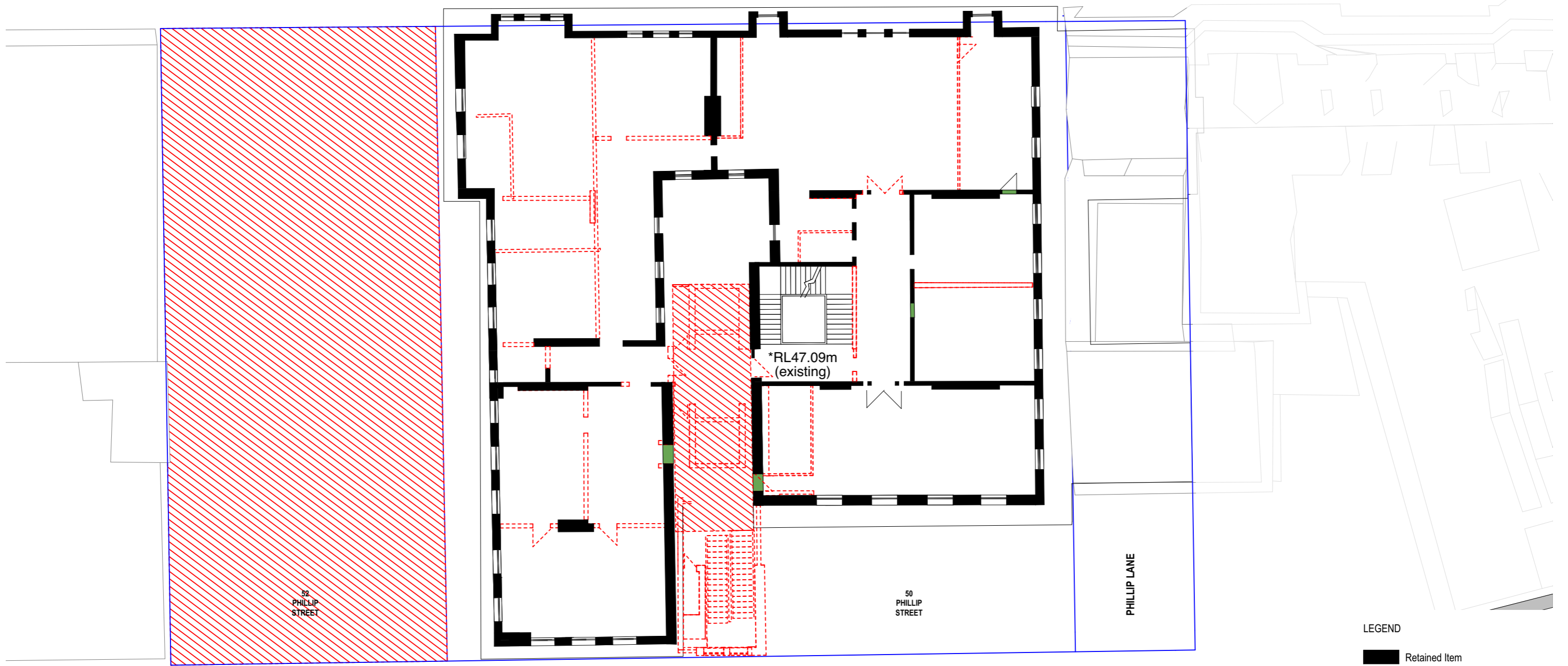
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3/12/20

For Information

2206

PHILLIP STREET



52  
PHILLIP  
STREET

50  
PHILLIP  
STREET

PHILLIP LANE

PHILLIP LANE

- LEGEND
- Retained Item
  - Blocking Openings without Demolition
  - Remove Sills
  - Extend of Demolished Slab
  - Demolished Item
  - Site Boundary



**LEVEL 6 PLAN -Demolition**

BUILT - 50 & 52 Phillip Street

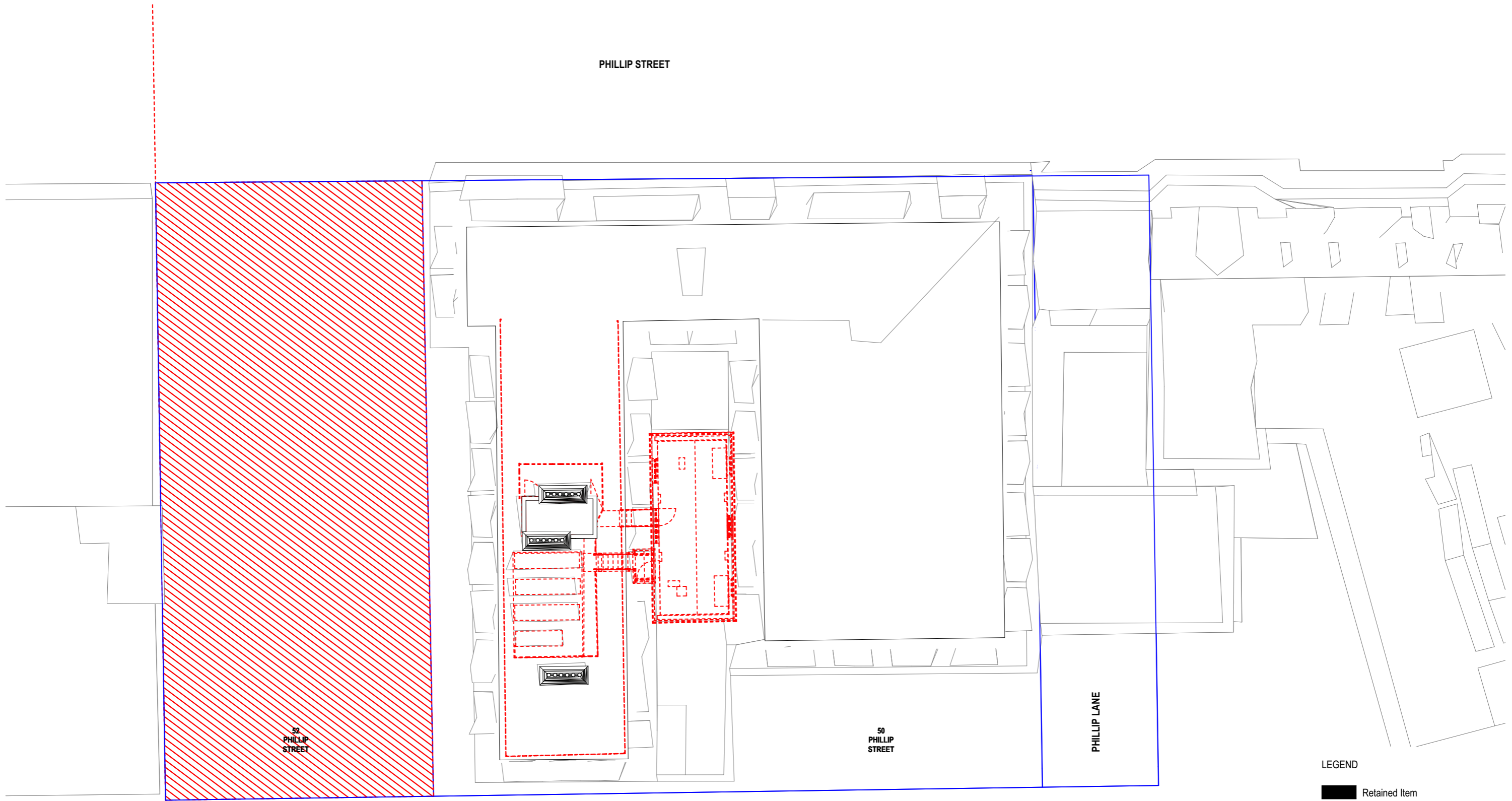


1:200 @ A3

3/12/20

For Information

2207



- LEGEND
- Retained Item
  - Blocking Openings without Demolition
  - Remove Sills
  - Extend of Demolished Slab
  - Demolished Item
  - Sire Boundary

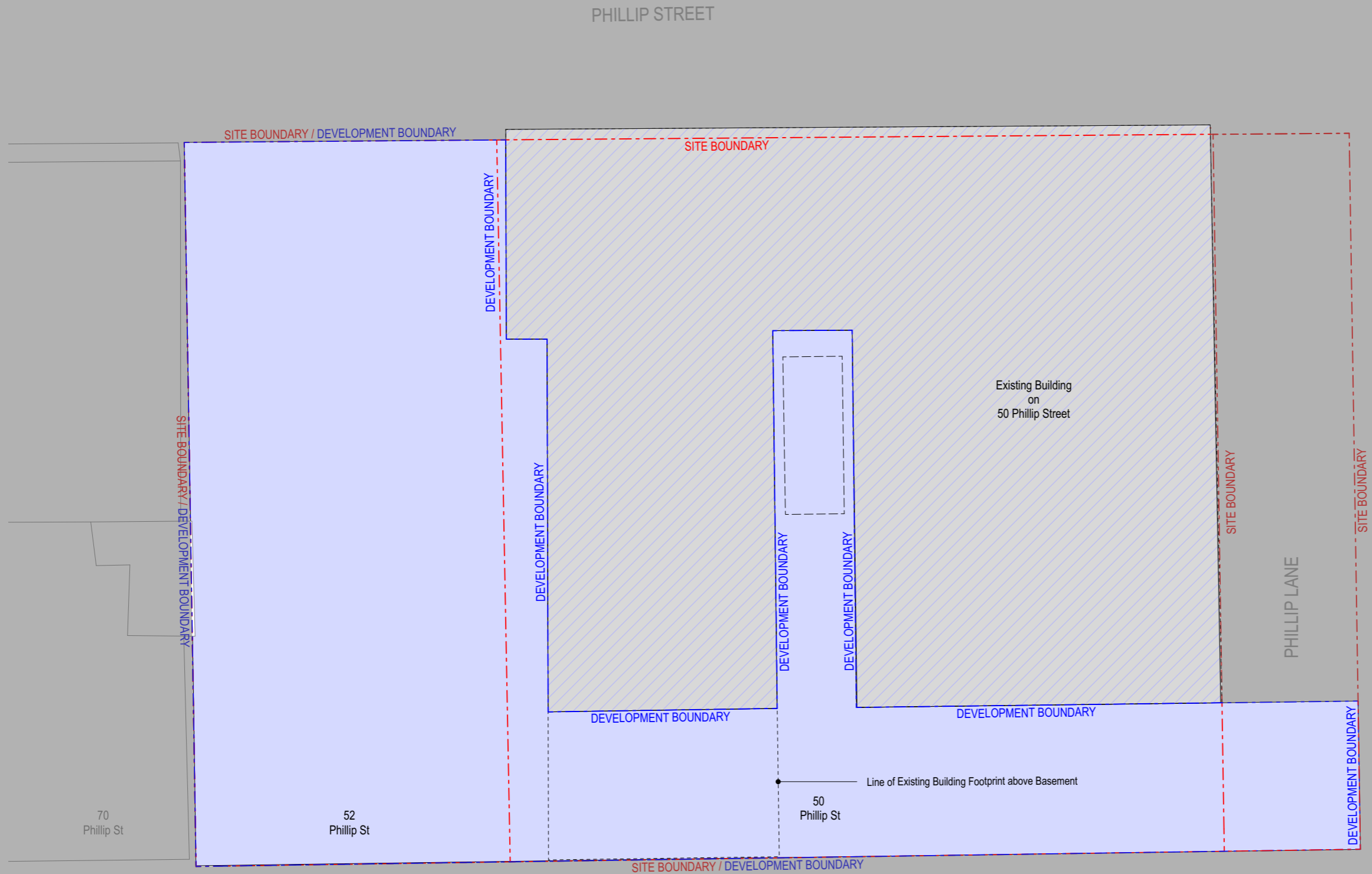


**Roof PLAN -Domolition**  
BUILT - 50 & 52 Phillip Street

0 2 5 10m  
1:200 @ A3  
3/12/20  
For Information **2208**

#### 6.4 Proposed Envelope Plans

PROPOSED ENVELOPE - BASEMENT PLAN  
PROPOSED ENVELOPE - PODIUM LEVEL 1 PLAN  
PROPOSED ENVELOPE - PODIUM LEVEL 2 PLAN  
PROPOSED ENVELOPE - PODIUM LEVEL 3 PLAN  
PROPOSED ENVELOPE - PODIUM LEVEL 4 PLAN  
PROPOSED ENVELOPE - PODIUM LEVEL 6 PLAN  
PROPOSED ENVELOPE - TRANSFER ZONE RL 56.52m  
PROPOSED ENVELOPE - TRANSFER ZONE RL 62.03m  
PROPOSED ENVELOPE - TRANSFER ZONE RL 71.63m  
PROPOSED ENVELOPE - TOWER ROOF  
PROPOSED ENVELOPE - WEST ELEVATION - PHILLIP STREET ELEVATION  
PROPOSED ENVELOPE - NORTH ELEVATION - BRIDGE STREET ELEVATION  
PROPOSED ENVELOPE - NORTH ELEVATION - NORTH PHILLIP LANE ELEVATION  
PROPOSED ENVELOPE - EAST ELEVATION - PHILLIP LANE ELEVATION  
PROPOSED ENVELOPE - SOUTH ELEVATION - THROUGH SITE LINK ON 88 PHILLIP STREET  
PROPOSED ENVELOPE - AXONOMETRIC VIEW - PHILLIP STREET  
PROPOSED ENVELOPE - AXONOMETRIC VIEW - PHILLIP LANE.



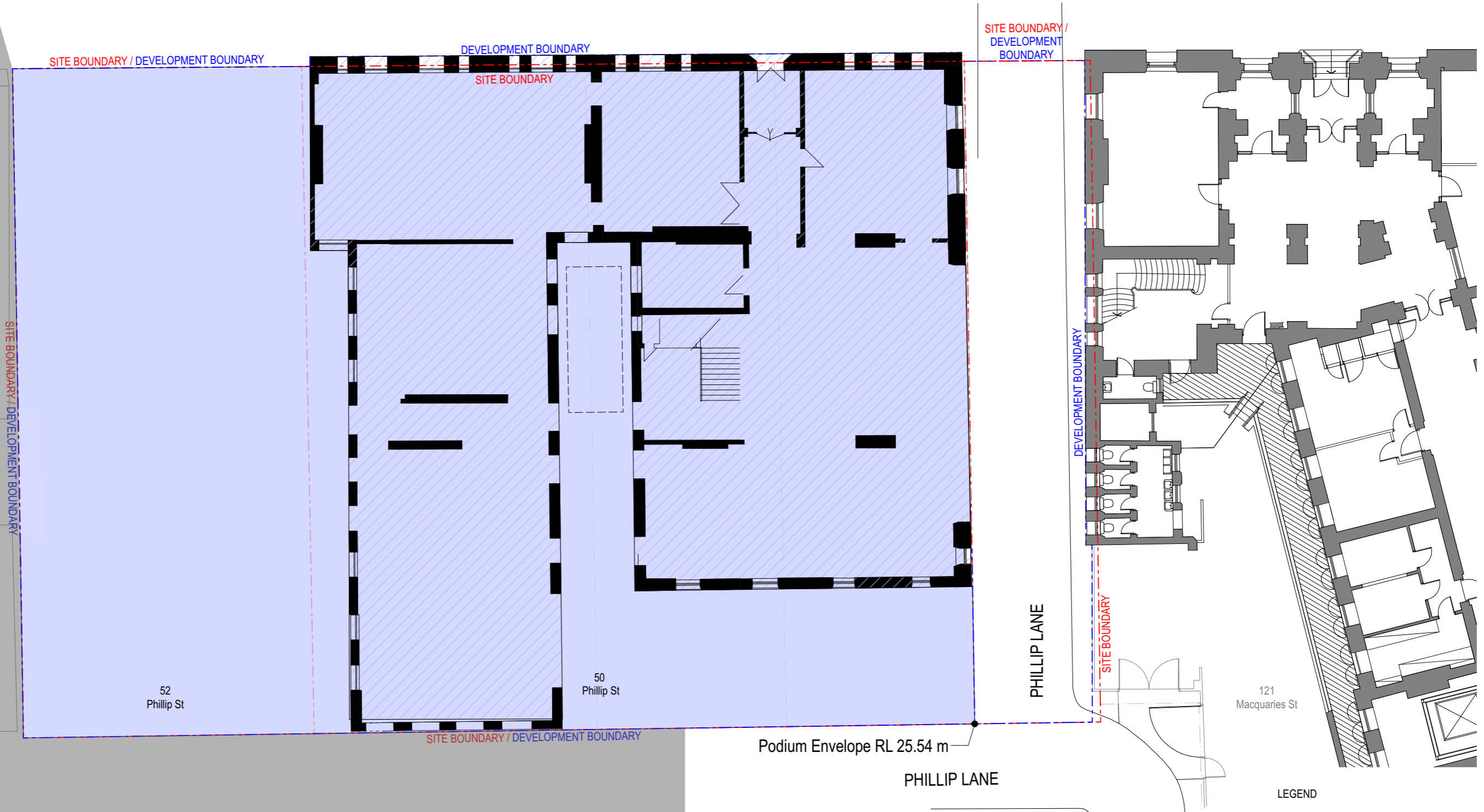
**NOTE:**

- The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.
- The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

**LEGEND**

- Tower Envelope
- Podium and Basement Envelope
- Existing Heritage Building to be Retained

PHILLIP STREET



NOTE:  
 - The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.  
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- LEGEND
- Tower Envelope
  - Podium Envelope
  - Existing Heritage Building to be Retained



PROPOSED ENVELOPE - PODIUM LEVEL 1 PLAN

BUILT - 50 & 52 Phillip Street

PHILLIP STREET



NOTE:  
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- LEGEND
- Tower Envelope
  - Podium Envelope
  - Existing Heritage Building to be Retained

PHILLIP STREET



NOTE:

- The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.
- The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

LEGEND

- Tower Envelope
- Podium Envelope
- Existing Heritage Building to be Retained



1:200 @ A3 2/12/20

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For Information

2304

PHILLIP STREET



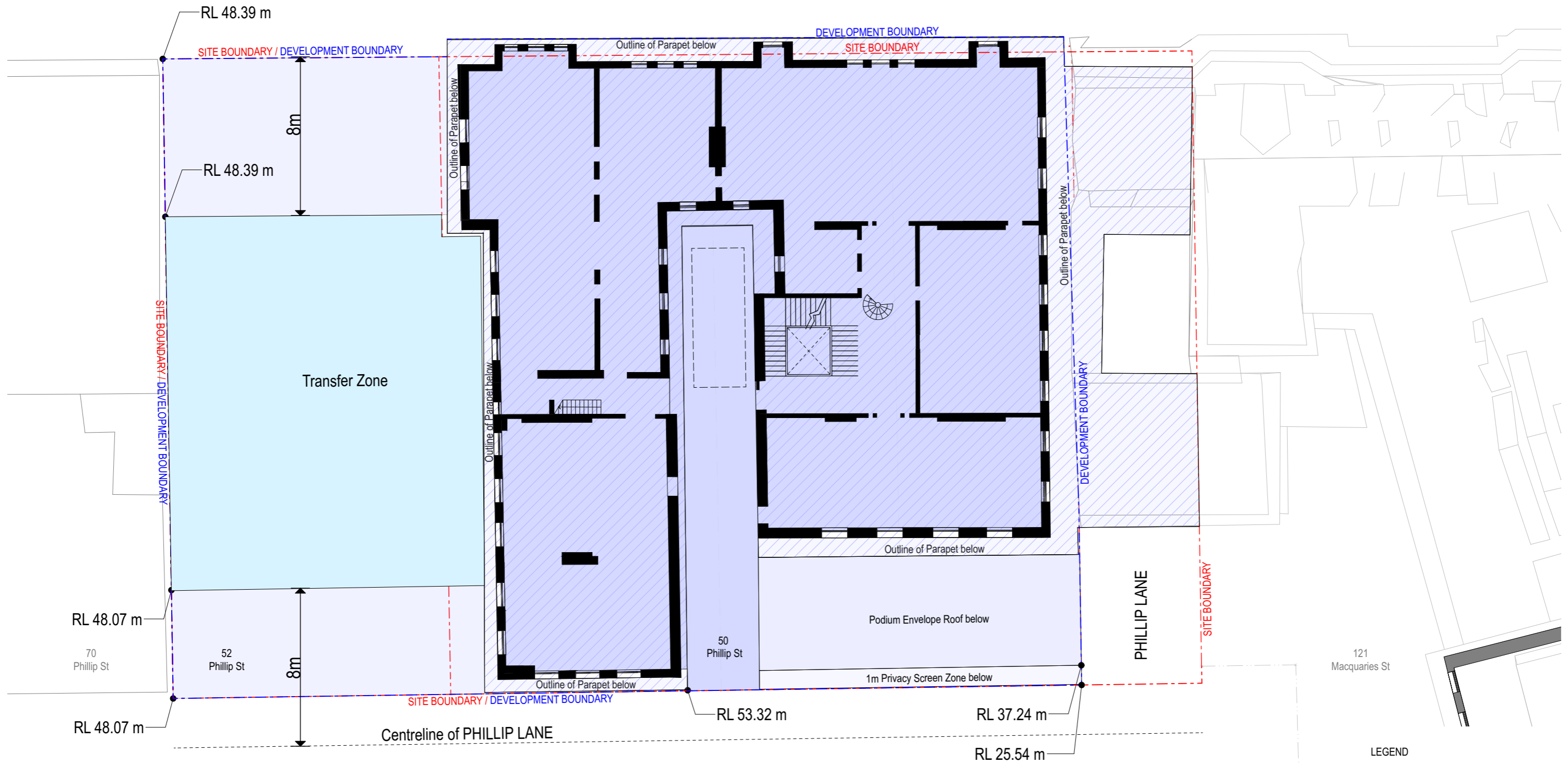
NOTE:

- The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.
- The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

LEGEND

- Tower Envelope
- Podium Envelope
- Existing Heritage Building to be Retained

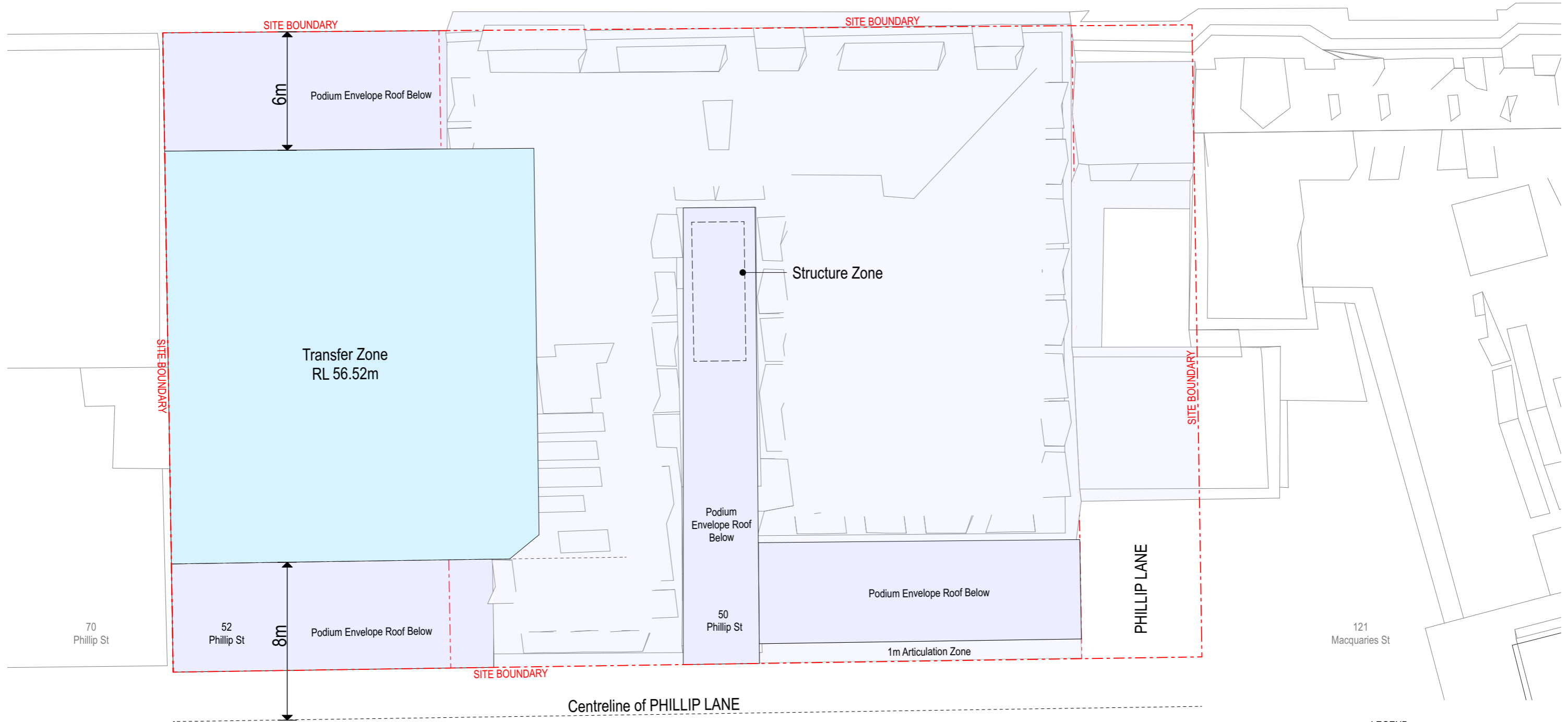
PHILLIP STREET



NOTE:  
 - The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.  
 - The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

- LEGEND
- Tower Envelope
  - Podium Envelope
  - Existing Heritage Building to be Retained

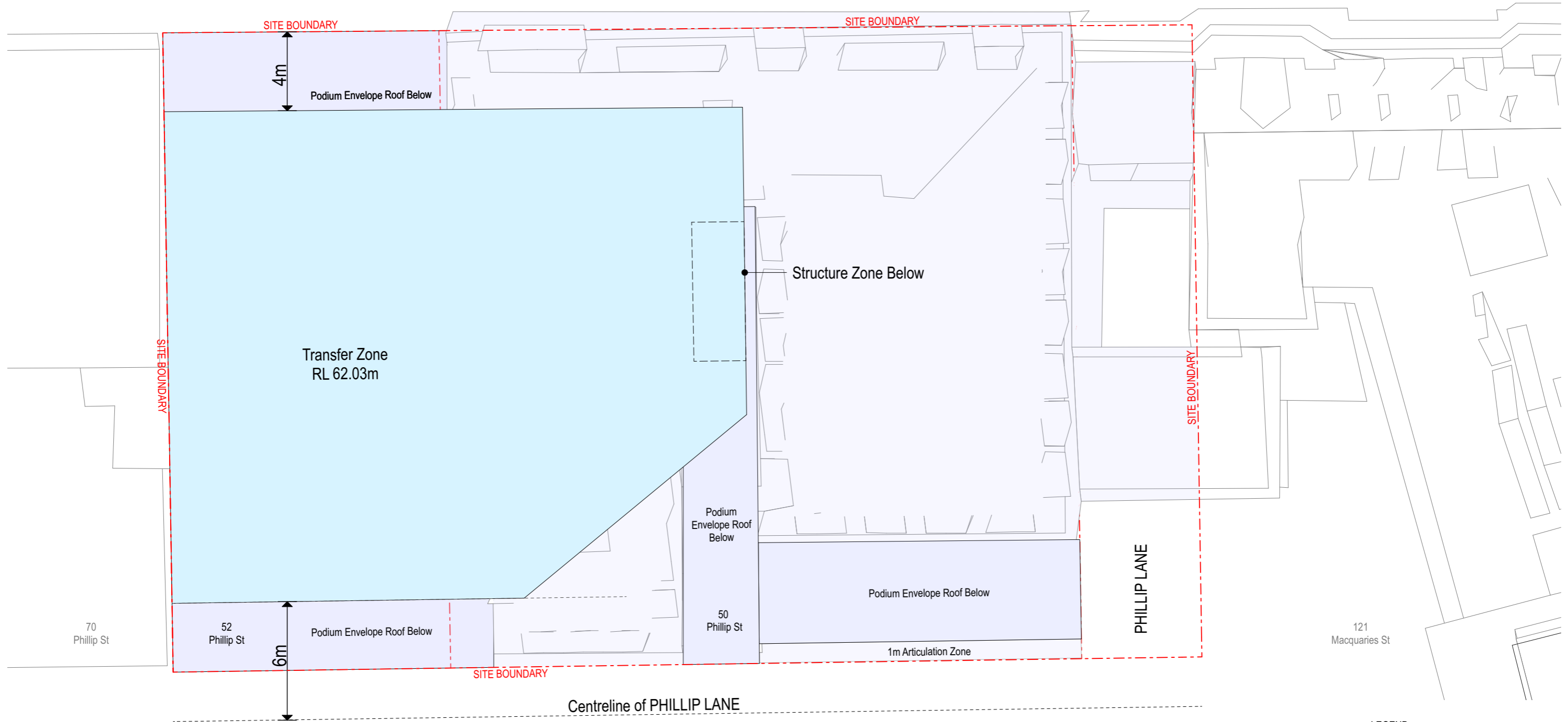
PHILLIP STREET



NOTE:  
 - The Minimum 550mm gap between the proposed structure and the heritage facade facing light well including window sills and architraves should be maintained.  
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- LEGEND
- Tower Envelope
  - Podium Envelope
  - Existing Heritage Building to be Retained

PHILLIP STREET



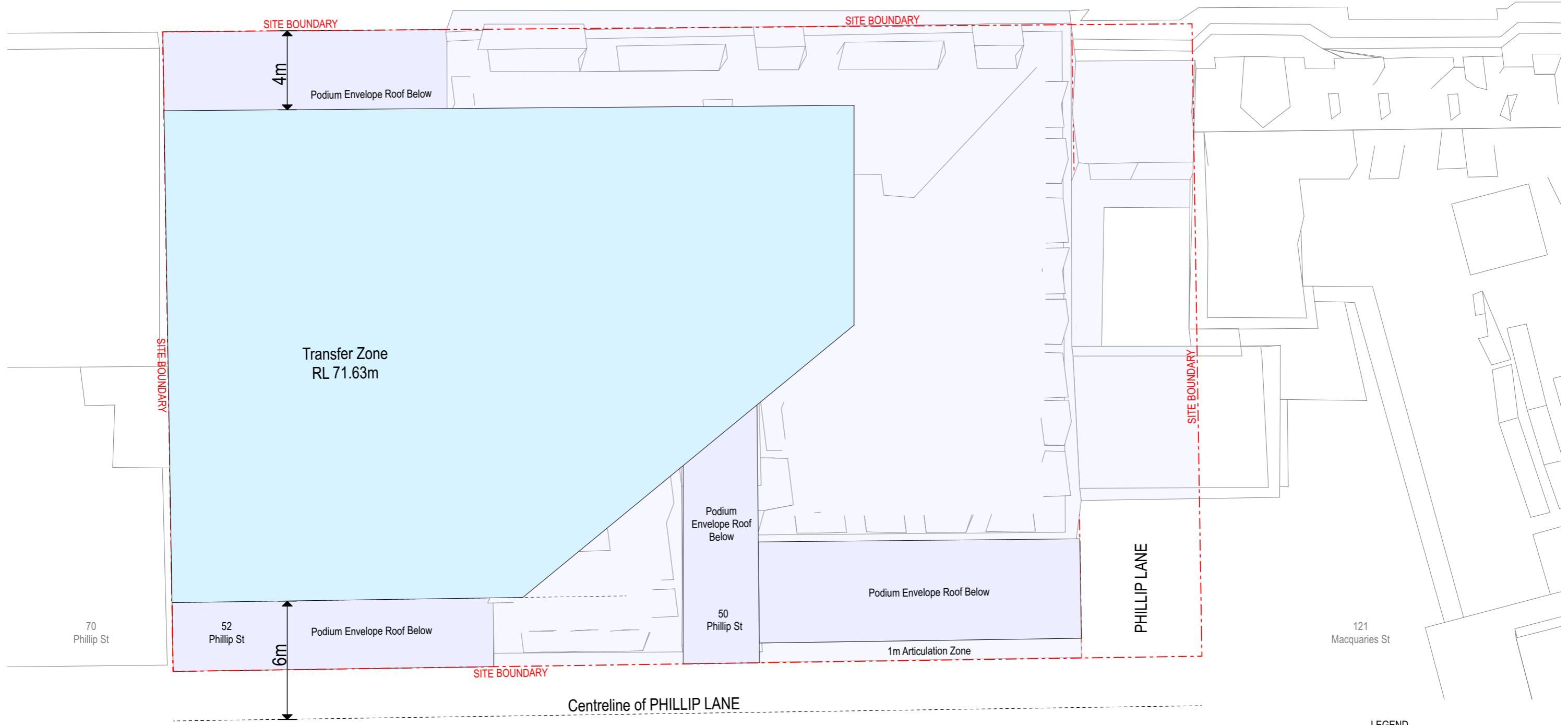
NOTE:

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LEGEND

- Tower Envelope
- Podium Envelope
- Existing Heritage Building to be Retained

PHILLIP STREET



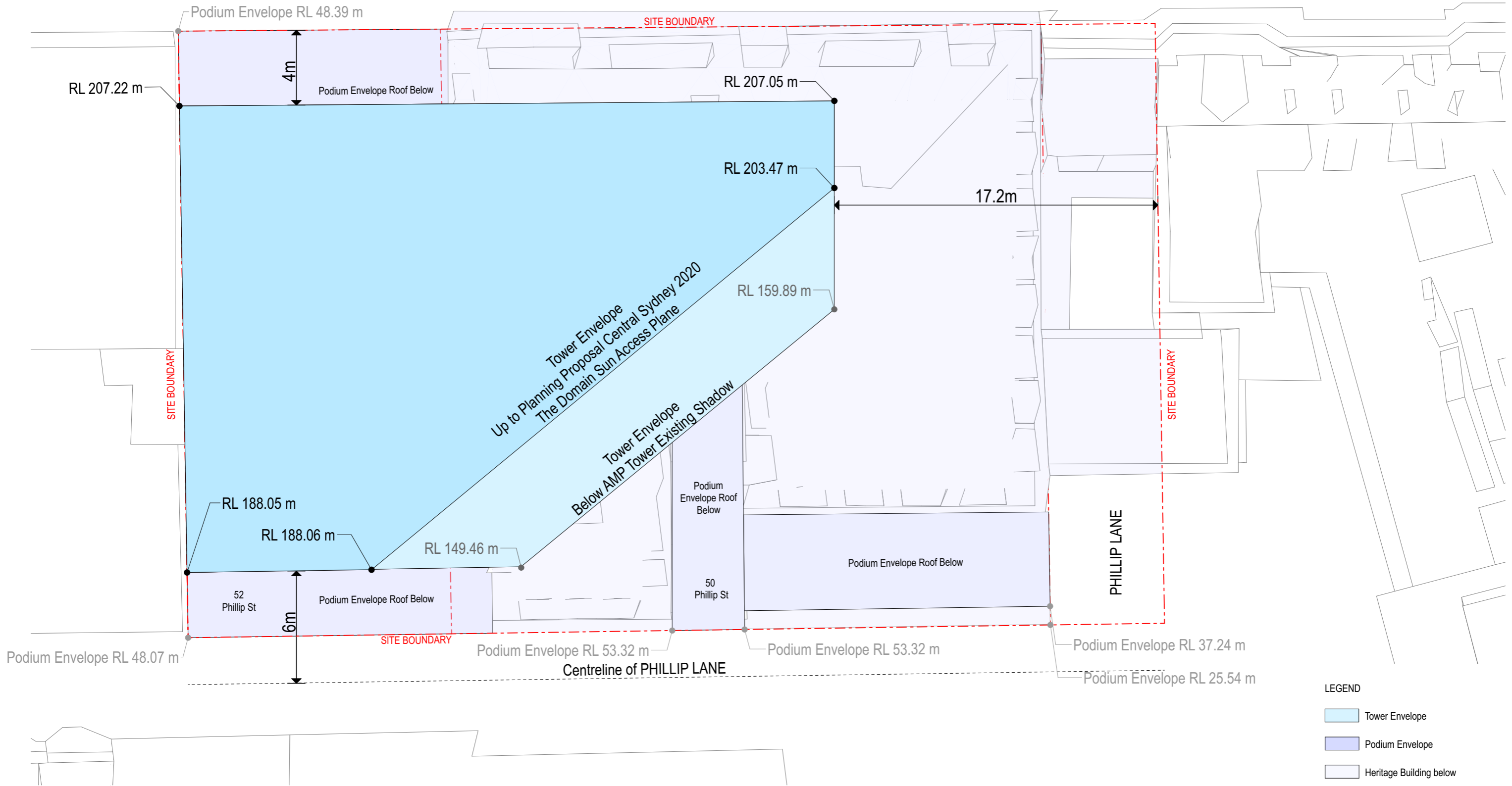
- LEGEND
- Tower Envelope
  - Podium Envelope
  - Existing Heritage Building to be Retained



**PROPOSED ENVELOPE - TRANSFER ZONE RL 71.63m**

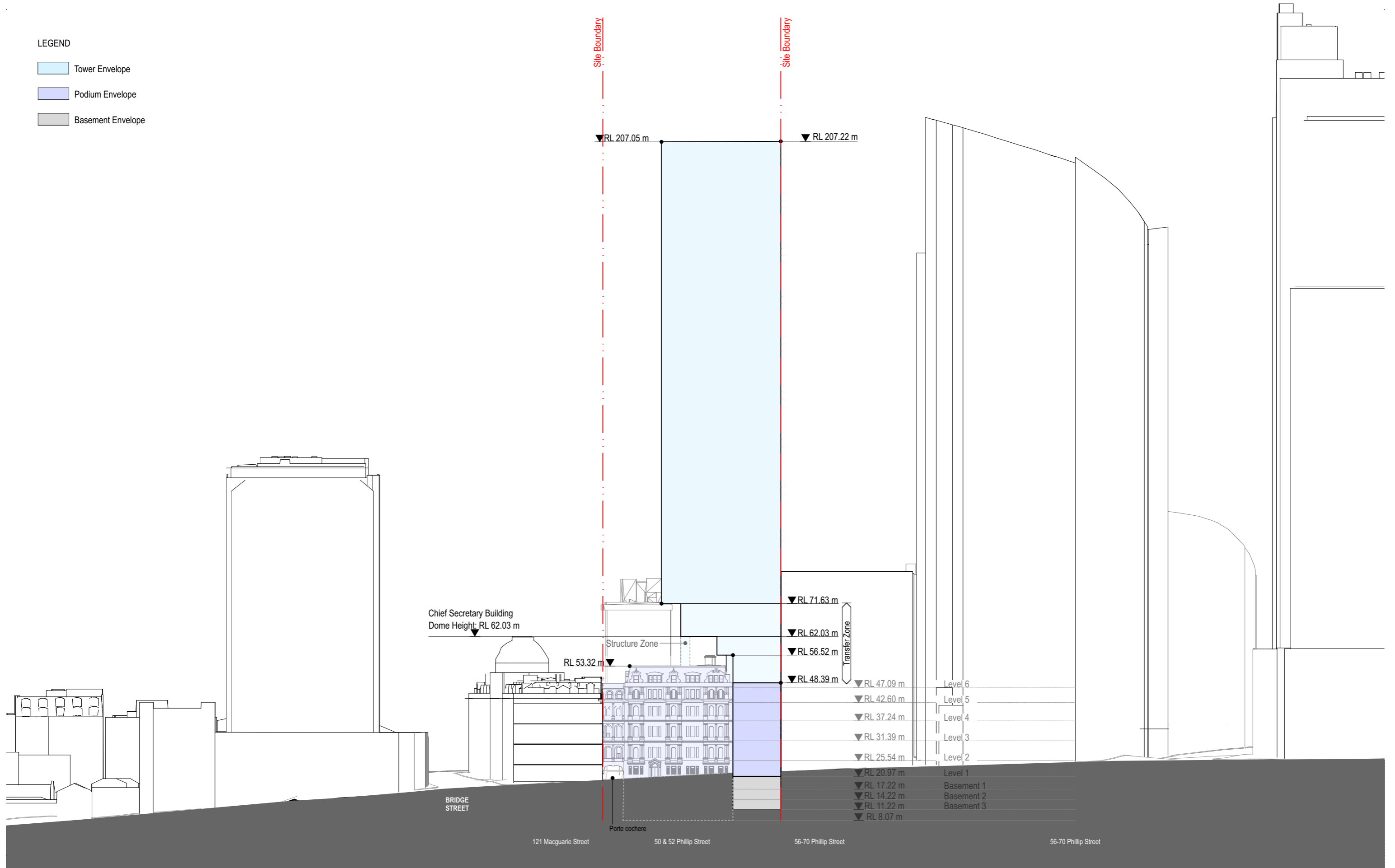
BUILT - 50 & 52 Phillip Street

PHILLIP STREET



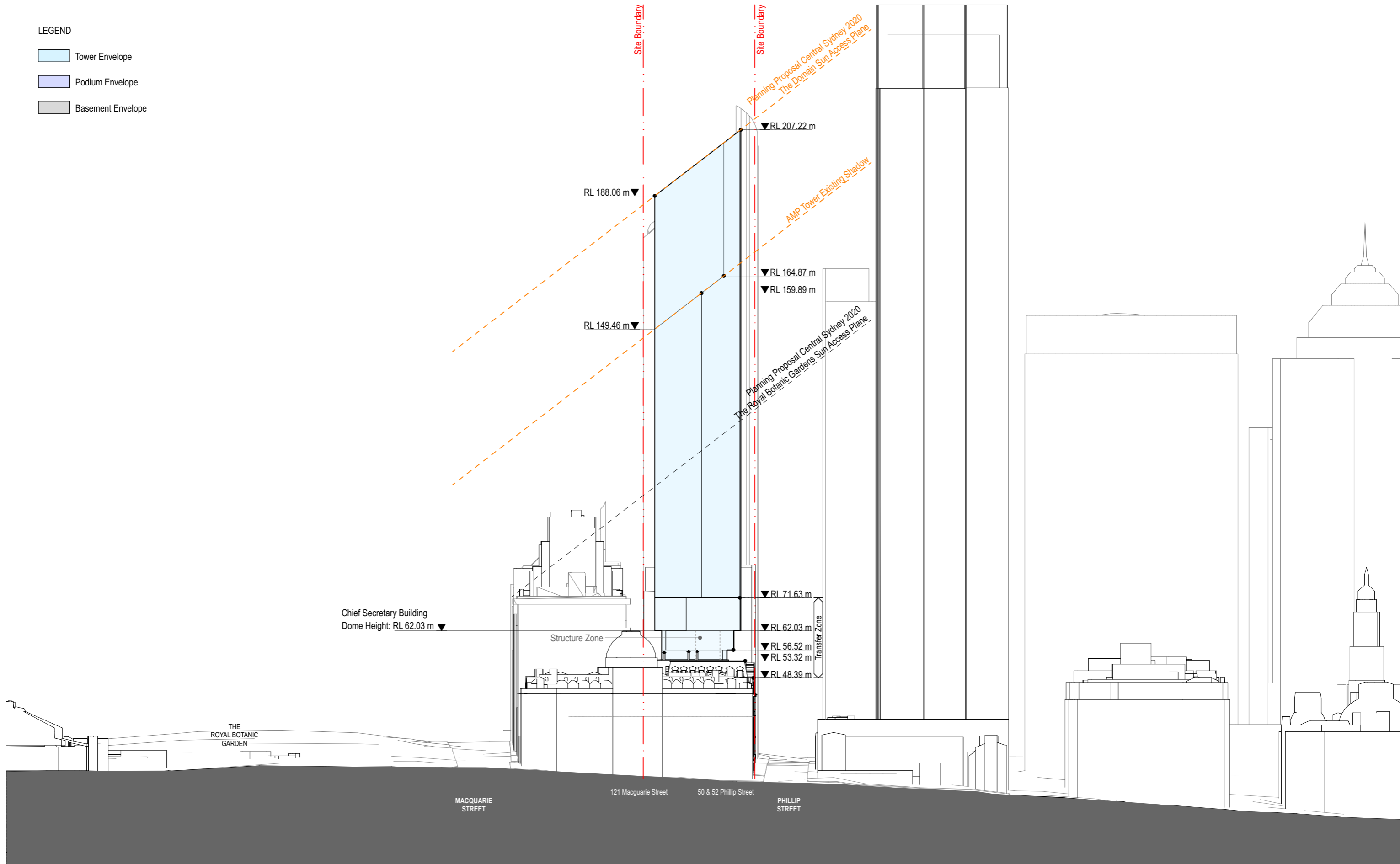
LEGEND

- Tower Envelope
- Podium Envelope
- Basement Envelope



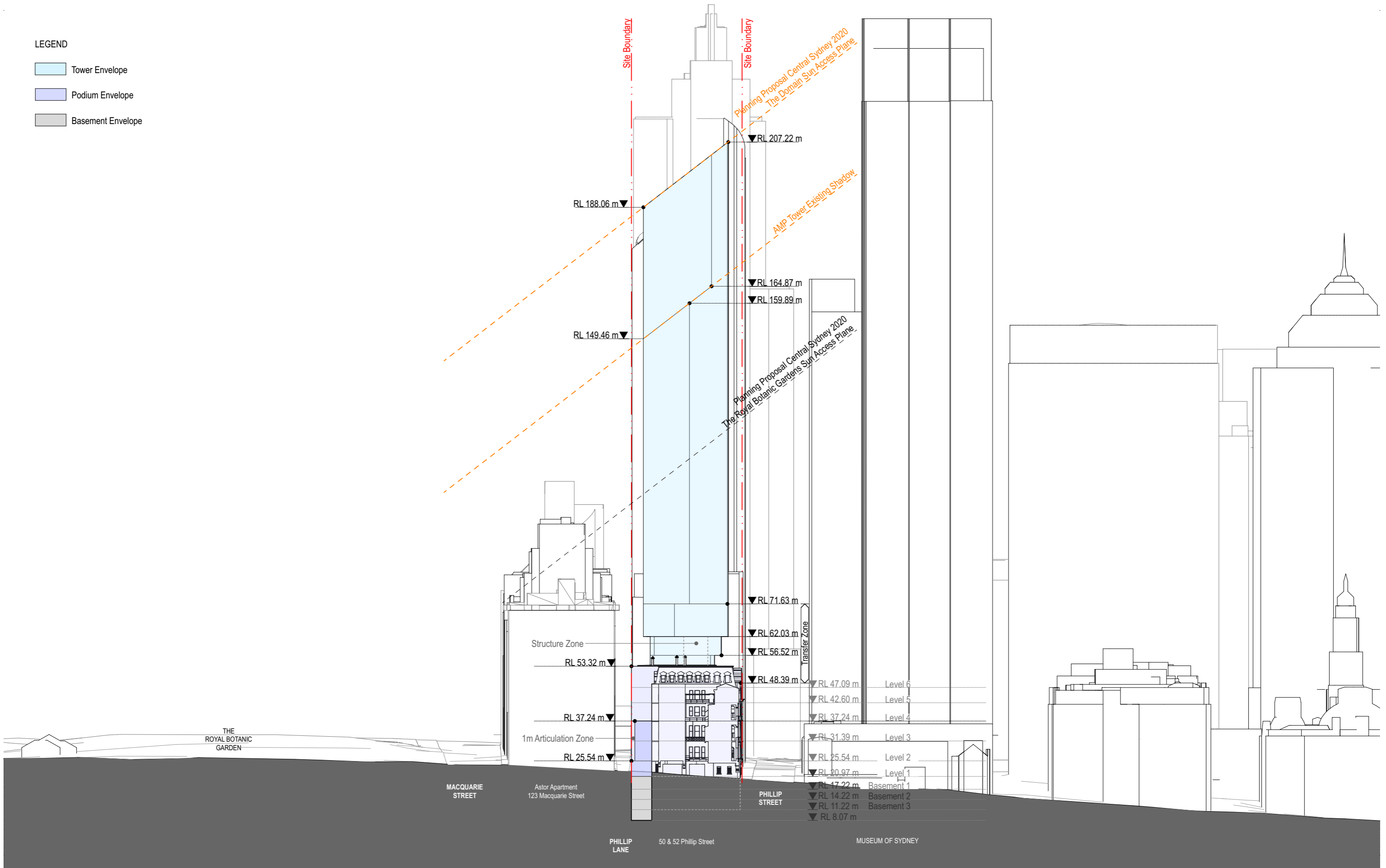
LEGEND

- Tower Envelope
- Podium Envelope
- Basement Envelope



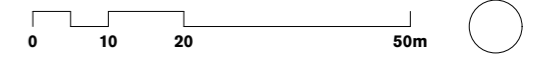
LEGEND

- Tower Envelope
- Podium Envelope
- Basement Envelope



PROPOSED ENVELOPE - NORTH ELEVATION - NORTH PHILLIP LANE ELEVATION

BUILT - 50 & 52 Phillip Street



1:1000 @ A3

50 and 52 Phillip Street - SSD DA

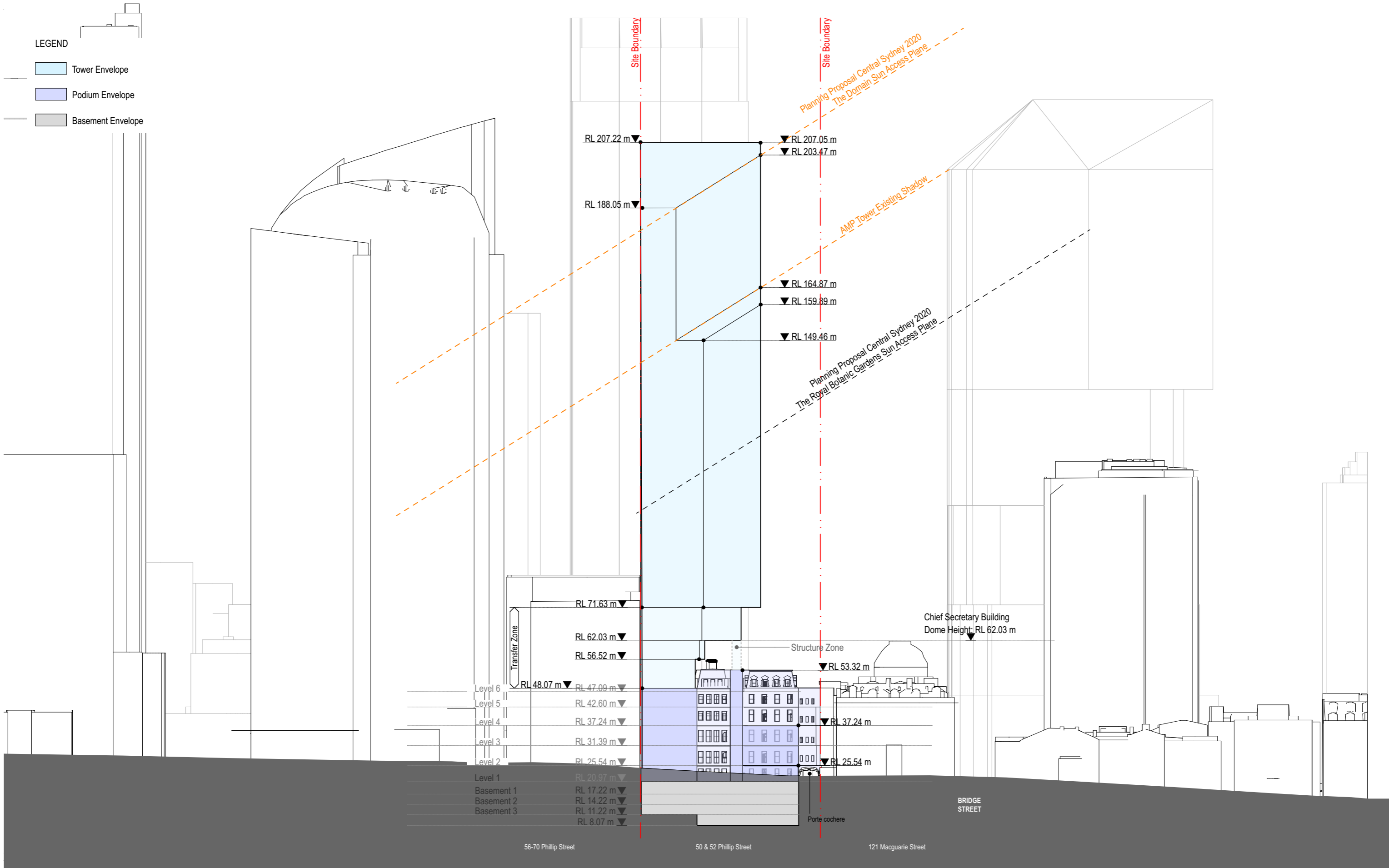
For Information

2/12/20

2312

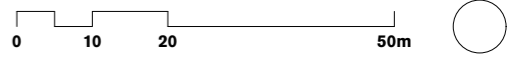
LEGEND

- Tower Envelope
- Podium Envelope
- Basement Envelope



**PROPOSED ENVELOPE - EAST ELEVATION - PHILLIP LANE ELEVATION**

BUILT - 50 & 52 Phillip Street



1:1000 @ A3

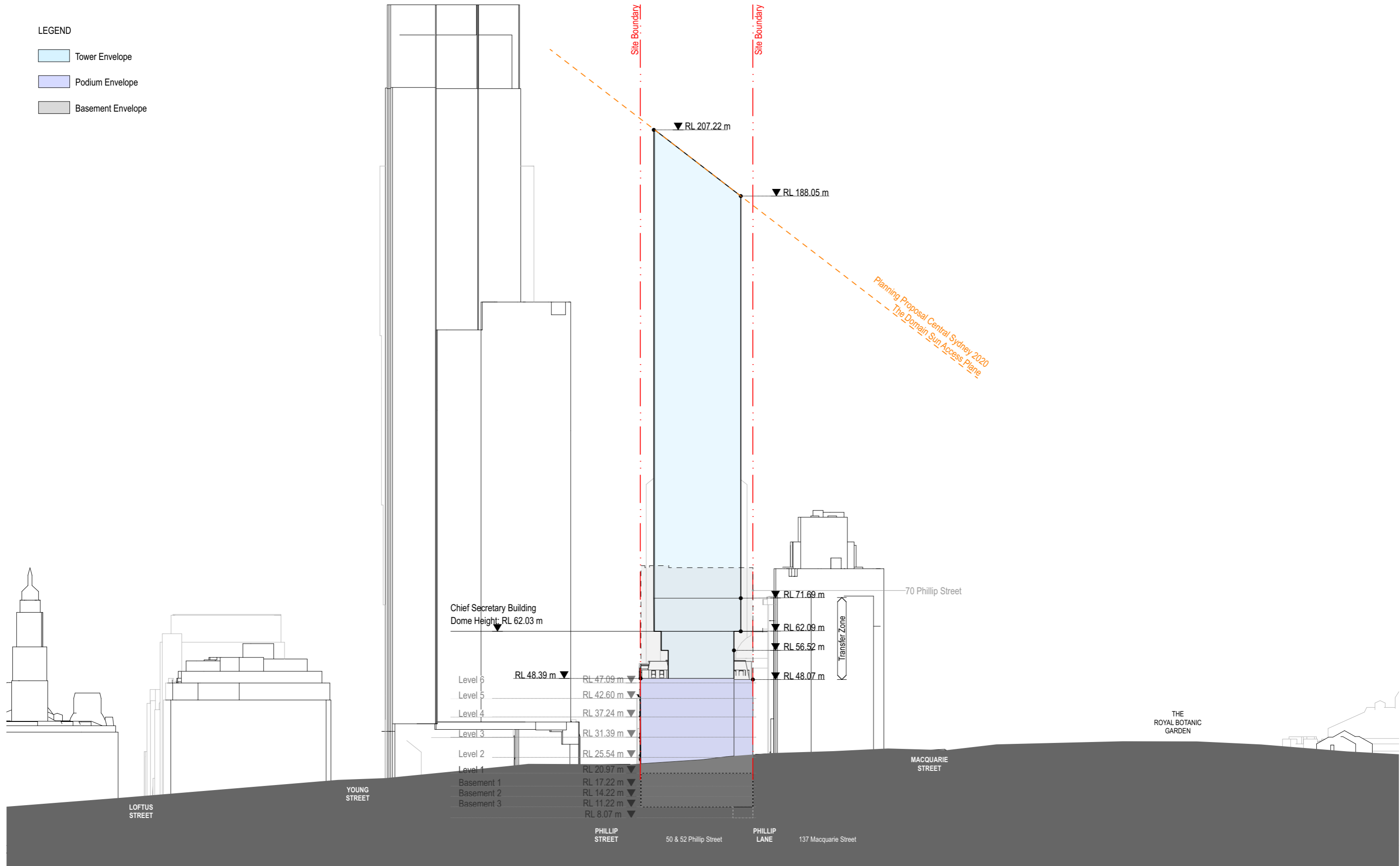
fjmtstudio / architecture / interiors / urban / landscape / community  
For Information

2/12/20

2313

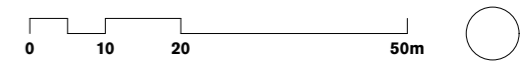
LEGEND

- Tower Envelope
- Podium Envelope
- Basement Envelope



**PROPOSED ENVELOPE - SOUTH ELEVATION - THROUGH SITE LINK ON 88 PHILLIP STREET**

BUILT - 50 & 52 Phillip Street

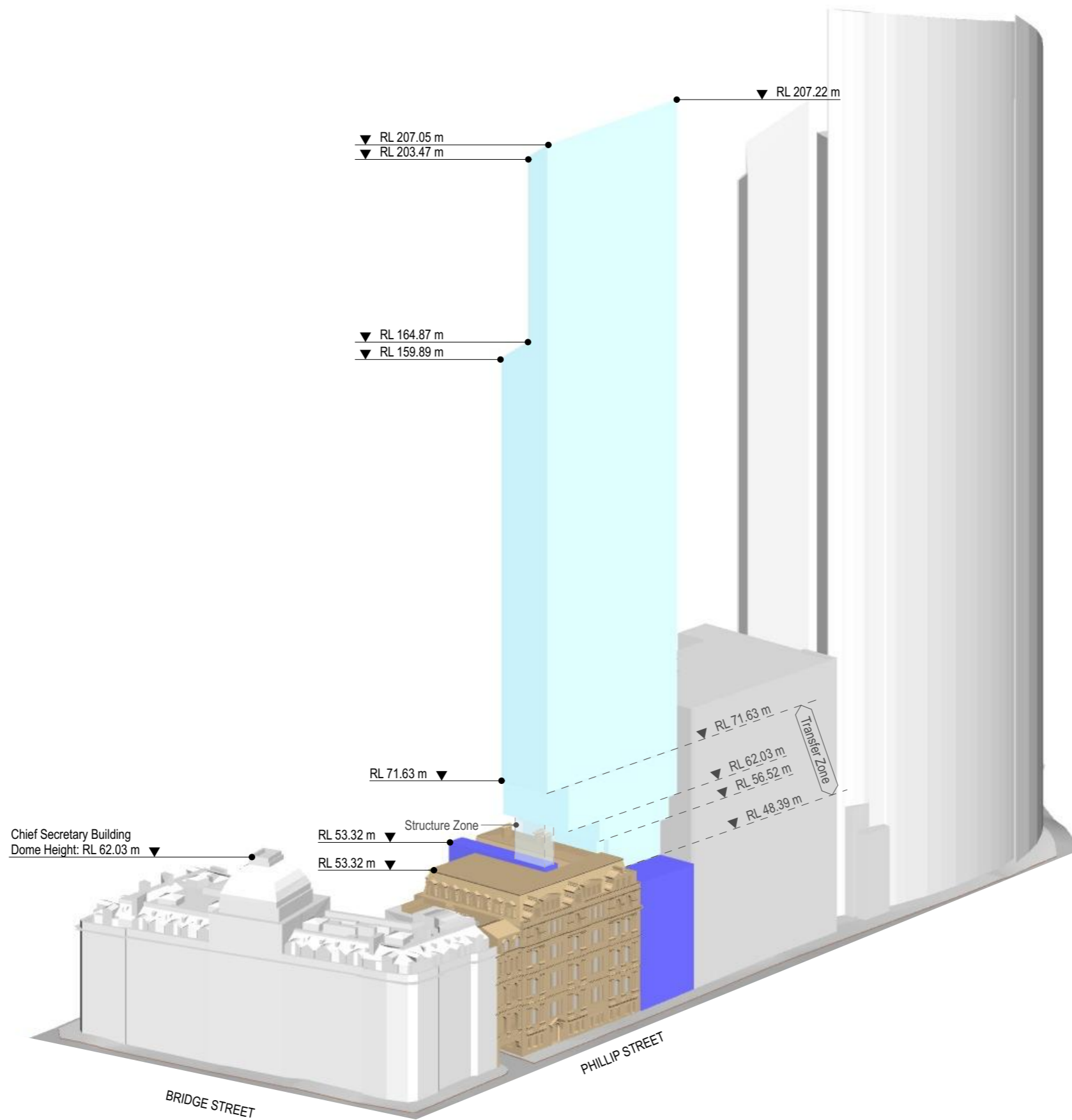


1:1000 @ A3 2/12/20

50 and 52 Phillip Street - SSD DA For Information **2314**

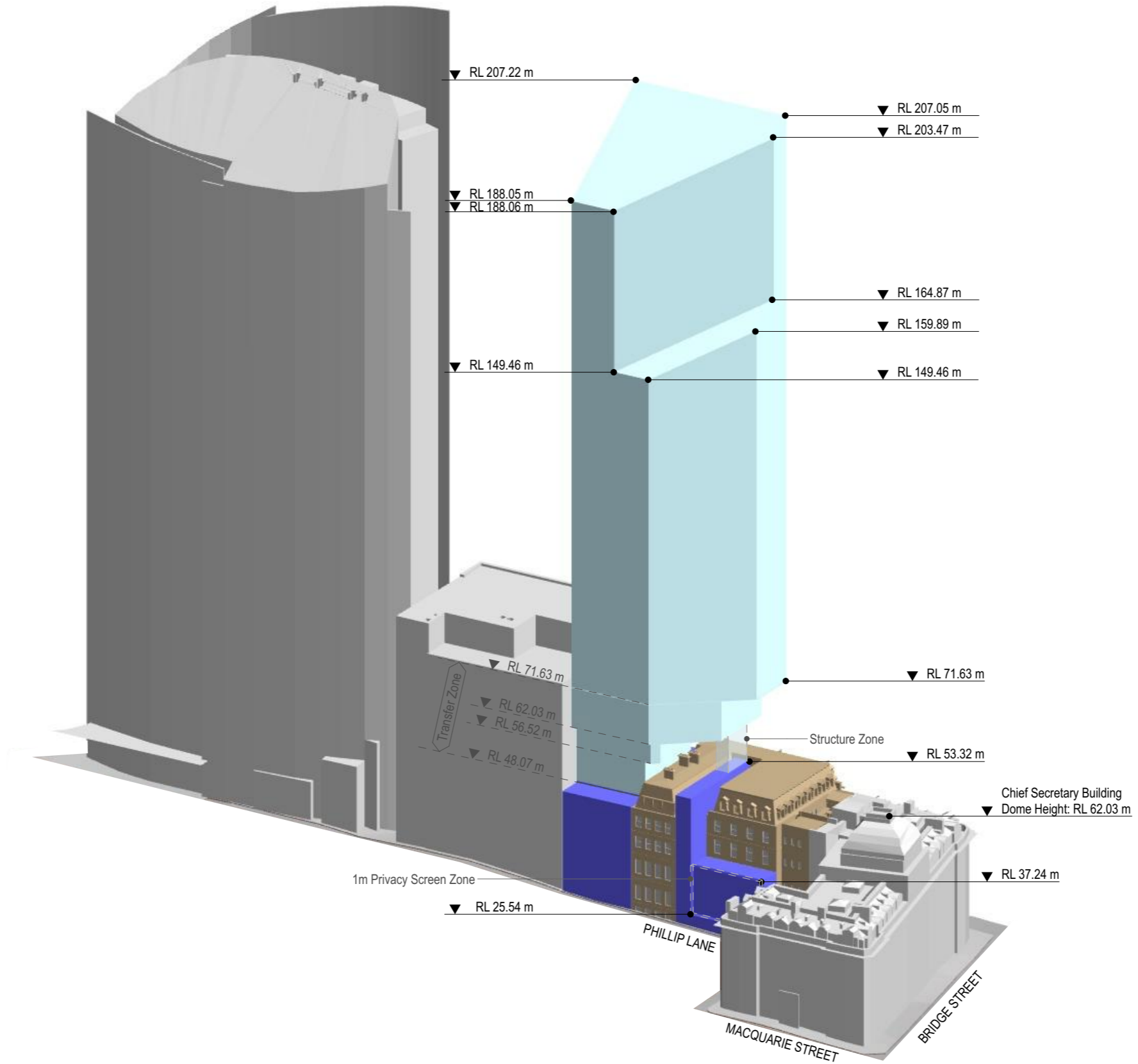
LEGEND

- TOWER ENVELOPE
- PODIUM ENVELOPE
- HERITAGE BUILDING



LEGEND

- TOWER ENVELOPE
- PODIUM ENVELOPE
- HERITAGE BUILDING



## 6.5 Indicative Design Plans

CONTEXT PLAN

SITE PLAN

BASEMENT 3 PLAN

BASEMENT 2 PLAN

BASEMENT 1 PLAN

LEVEL 1 PLAN

LEVEL 2 PLAN

LEVEL 3 PLAN

LEVEL 4 PLAN

LEVEL 5 PLAN

LEVEL 6 PLAN

LEVEL 9 PLAN - LOWER PLANT

TYPICAL HOTEL LOW RISE PLAN

TYPICAL HOTEL MID RISE PLAN

HOTEL SUITE PLAN

LEVEL 34 PLAN - SWIMMING POOL WELL \_ PLANT

LEVEL 35 PLAN - SWIMMING POOL

TYPICAL PENTHOUSE PLAN

LEVEL 47 PLAN - PENTHOUSE \_ PLANT

LEVEL 48 PLAN - PLANT

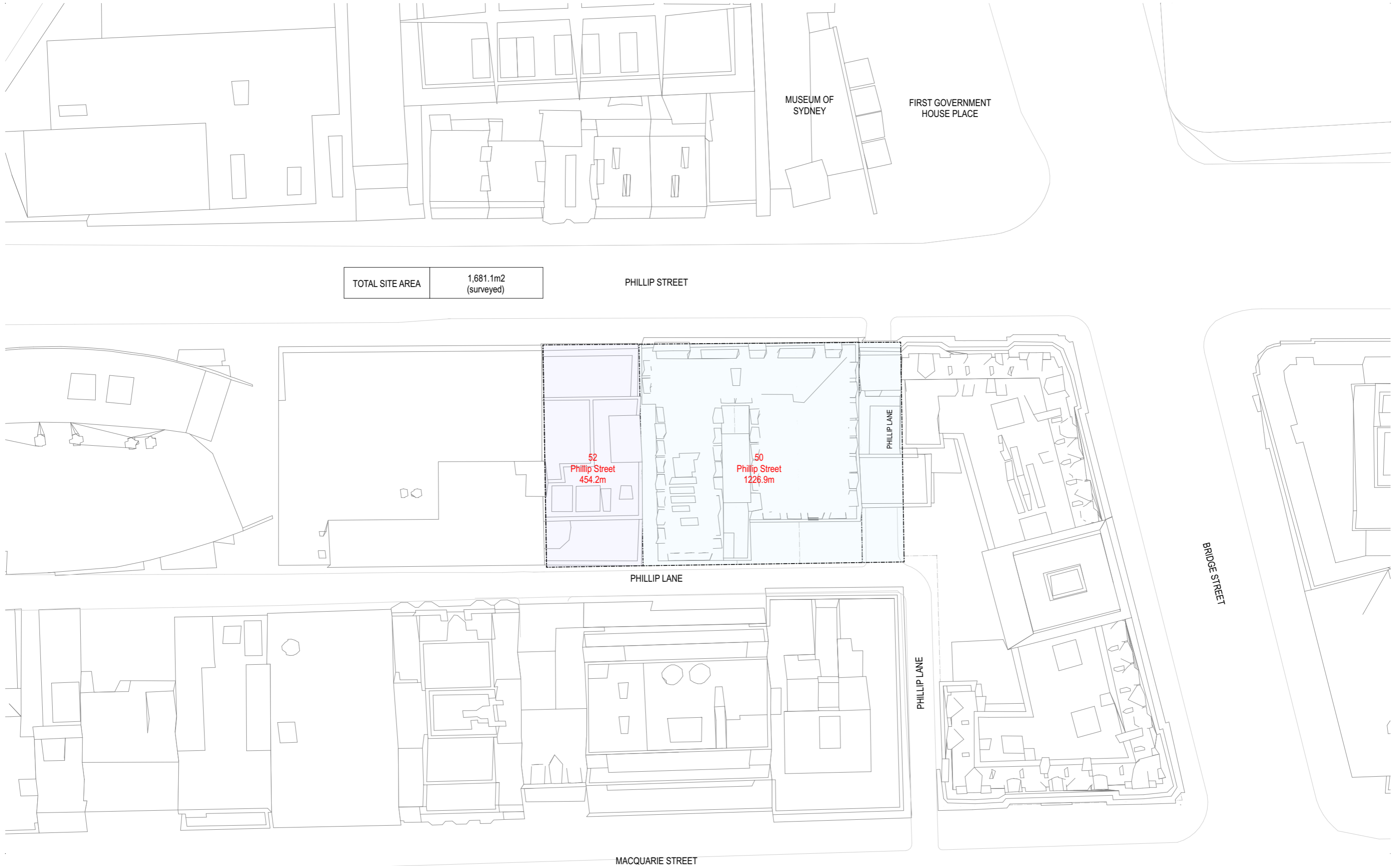
EAST-WEST ELEVATION DIAGRAM

NORTH-SOUTH ELEVATION DIAGRAM \_ PHILLIP STREET

NORTH-SOUTH ELEVATION DIAGRAM \_ PHILLIP LANE

EAST- ELEVATION DIAGRAM\_ - THROUGH SITE LINK ON 88 PHILLIP STREET

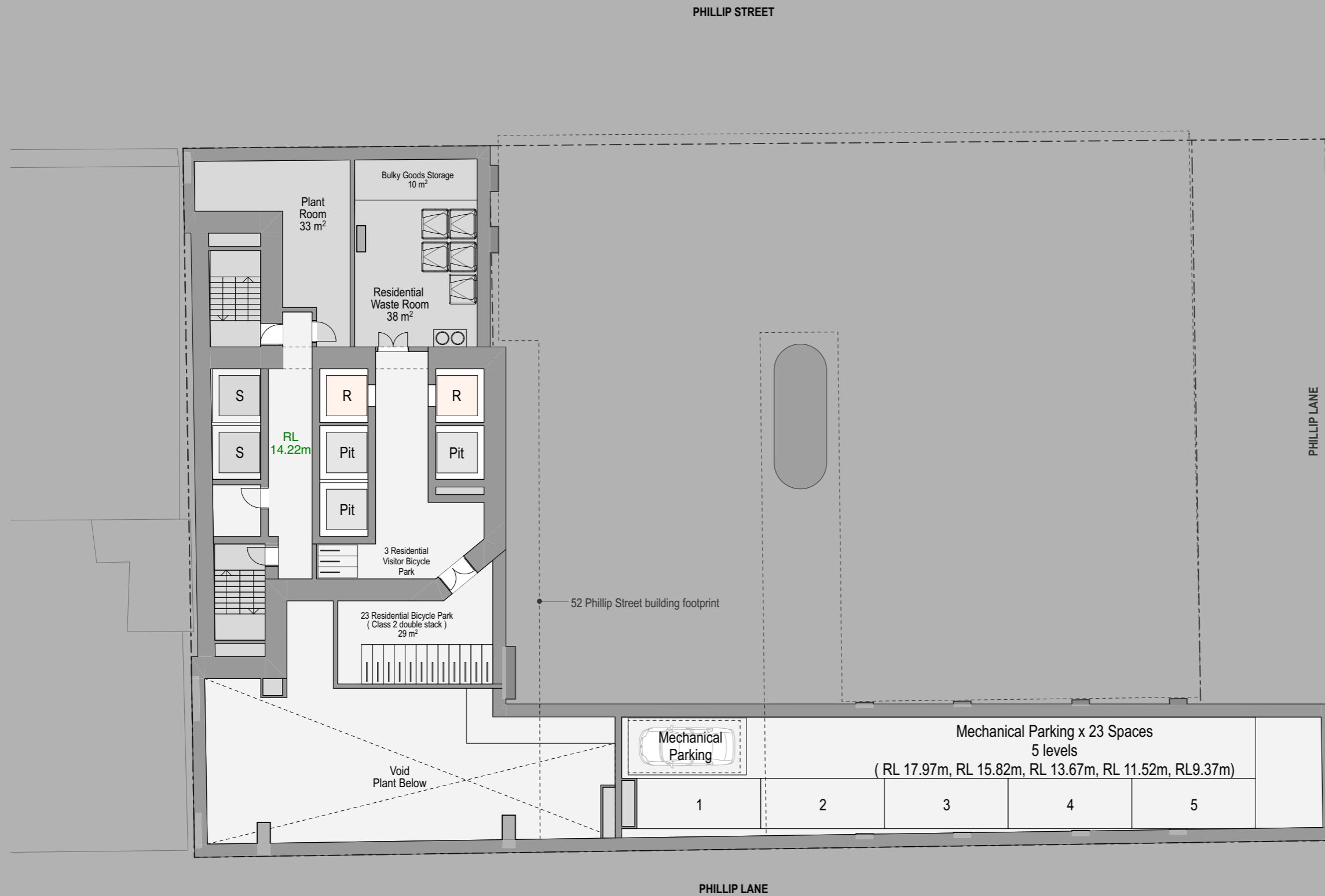
NORTH-SOUTH SECTION DIAGRAM





NOTE:  
 - The Minimum 550mm gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained.  
 - The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



NOTE:  
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- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



NOTE:  
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- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

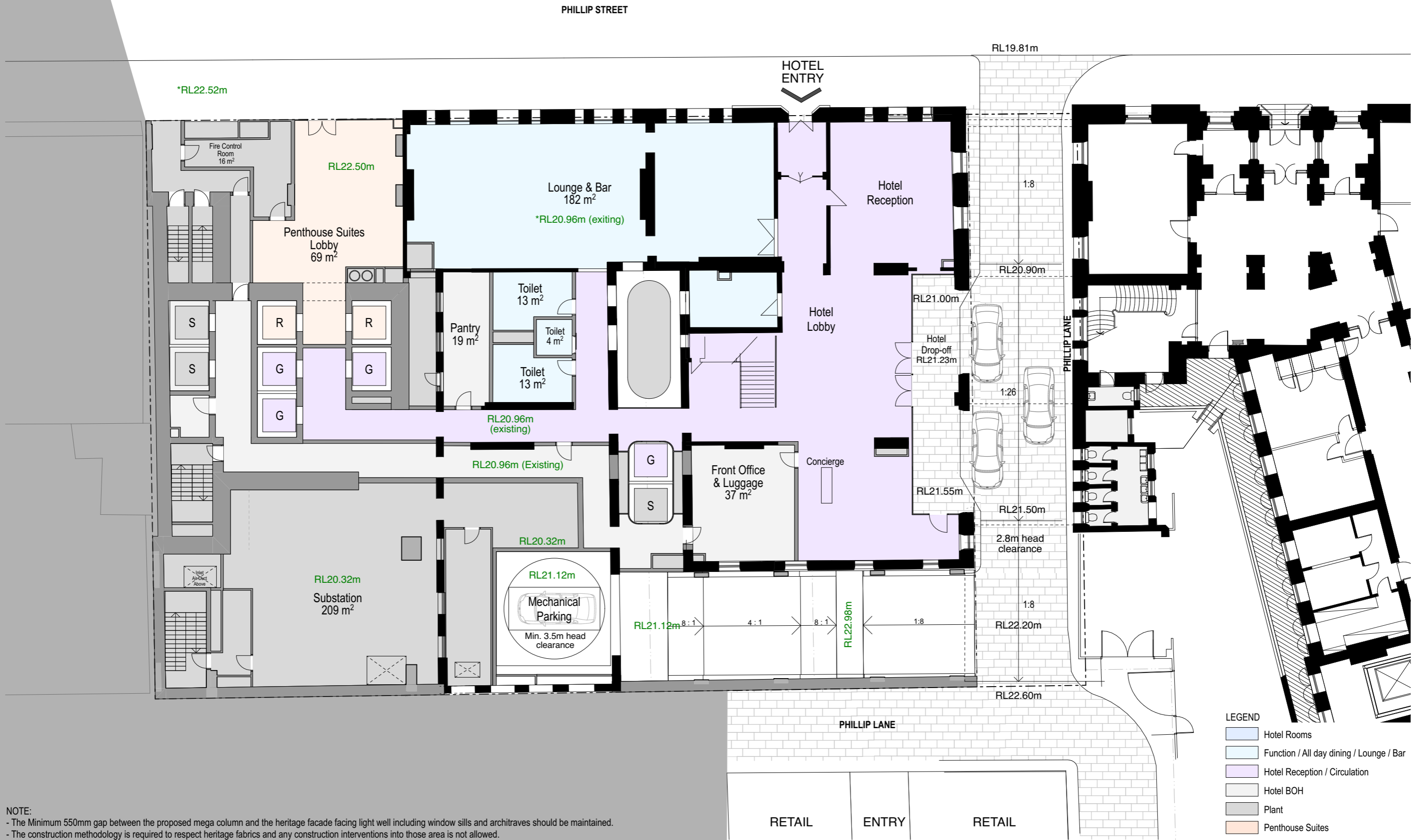


**BASEMENT 1 PLAN**  
 BUILT - 50 & 52 Phillip Street

0 2 5 10m

1:200 @ A3 19/11/20

For Information **2410**



NOTE:  
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**LEGEND**

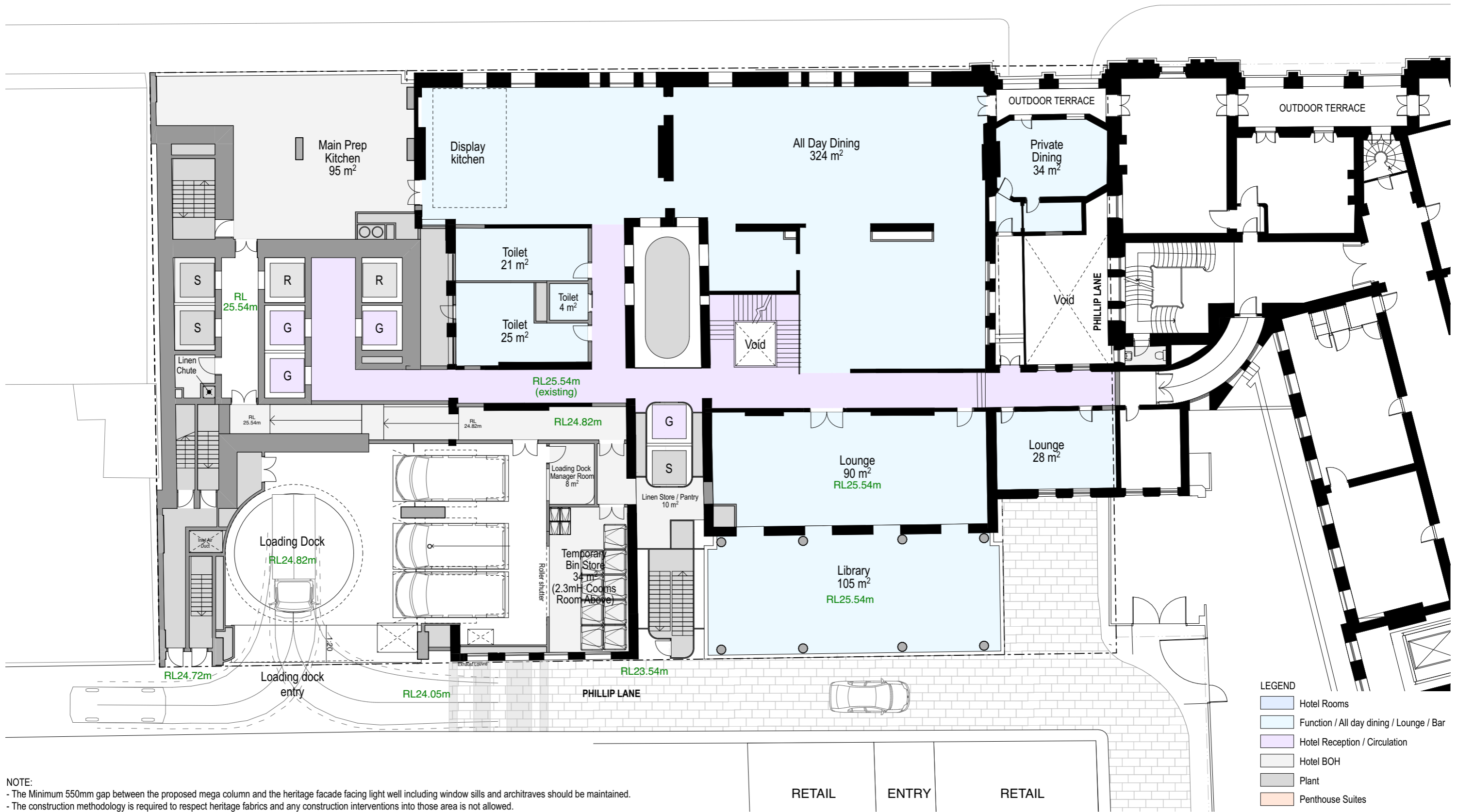
- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



**LEVEL 1 PLAN**  
 BUILT - 50 & 52 Phillip Street

0 2 5 10m  
 1:200 @ A3  
 2/12/20

PHILLIP STREET



**LEGEND**

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites

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RETAIL      ENTRY      RETAIL



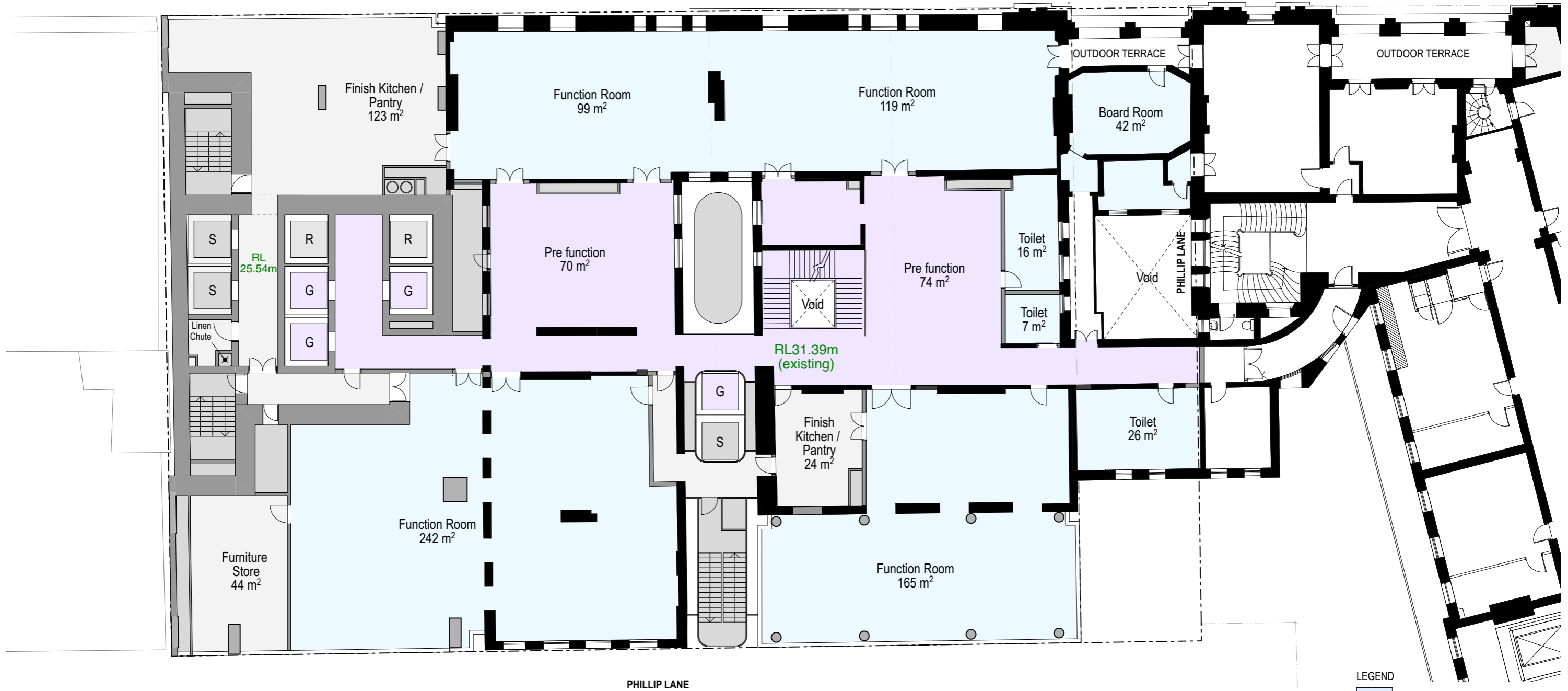
**LEVEL 2 PLAN**  
 BUILT - 50 & 52 Phillip Street

0 2 5 10m

1:200 @ A3

2/12/20

PHILLIP STREET



- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

NOTE:  
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**LEVEL 3 PLAN**

BUILT - 50 & 52 Phillip Street



1:200 @ A3

2/12/20

For Information

2413

PHILLIP STREET



PHILLIP LANE

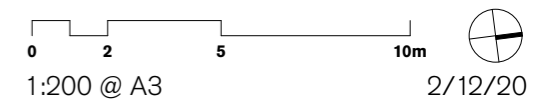
- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

NOTE:  
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**LEVEL 4 PLAN**

BUILT - 50 & 52 Phillip Street



For Information

2414

PHILLIP STREET



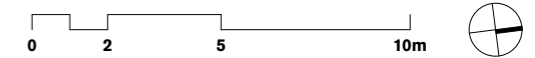
- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

NOTE:  
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**LEVEL 5 PLAN**

BUILT - 50 & 52 Phillip Street

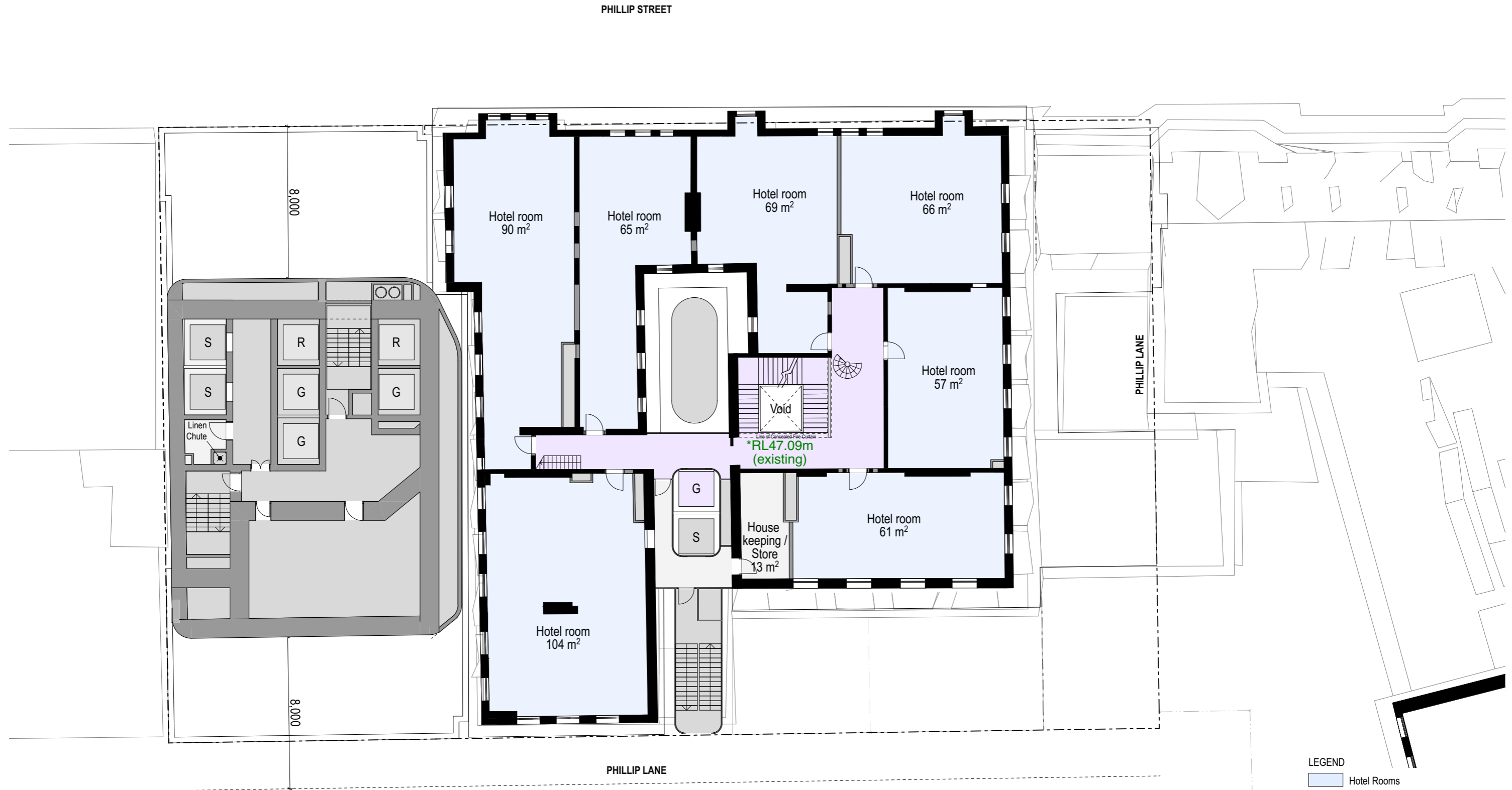


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19/11/20

For Information

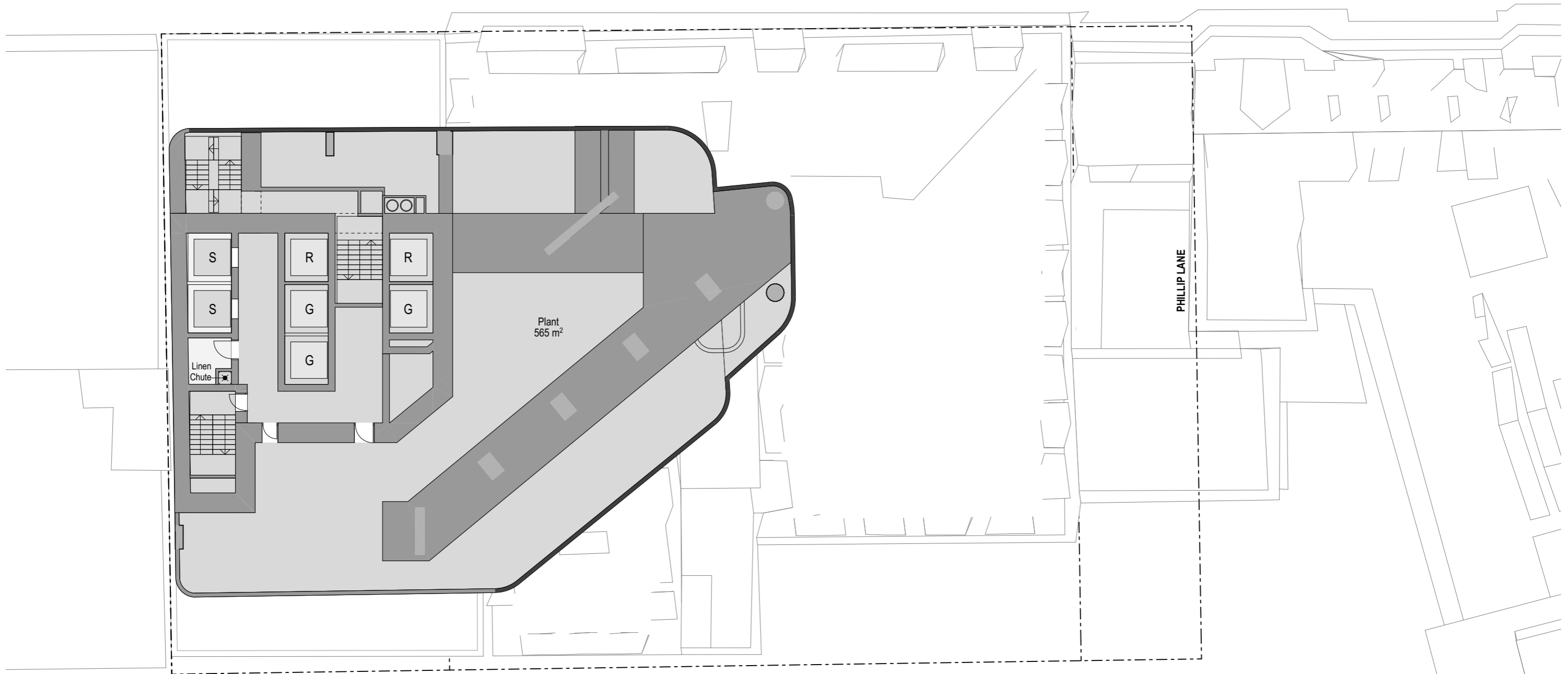
2415



- LEGEND**
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites

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PHILLIP STREET

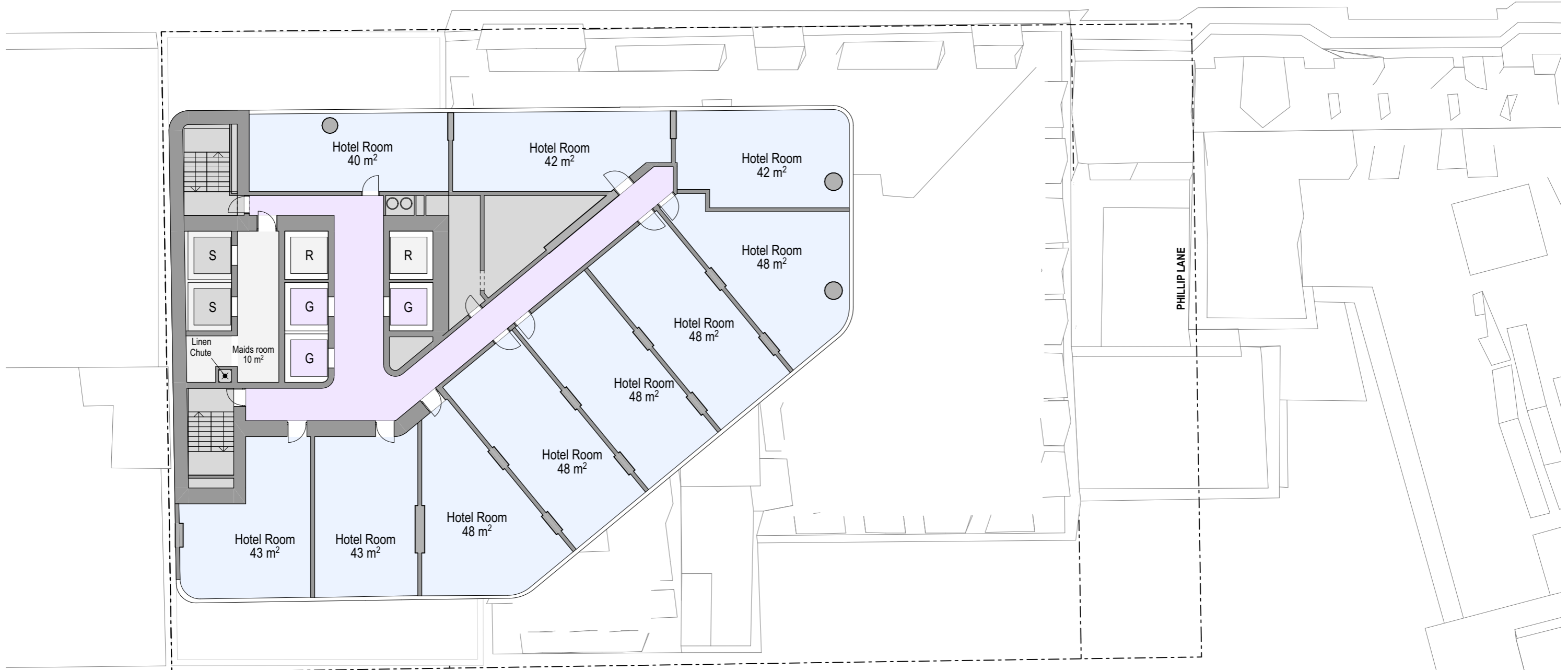


PHILLIP LANE

LEGEND

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites

PHILLIP STREET



PHILLIP LANE

- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



TYPICAL HOTEL LOW RISE PLAN

BUILT - 50 & 52 Phillip Street



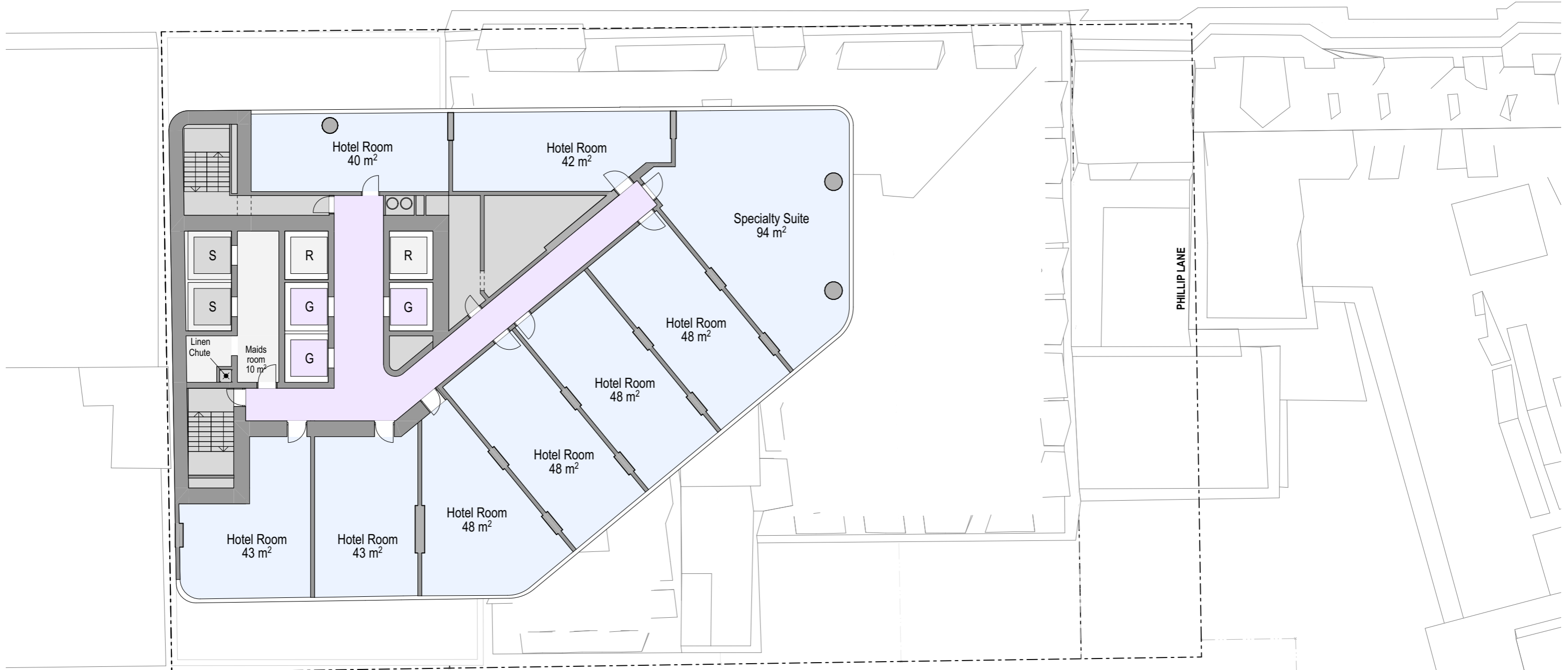
1:200 @ A3

19/11/20

For Information

2419

PHILLIP STREET



PHILLIP LANE

LEGEND

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



TYPICAL HOTEL MID RISE PLAN

BUILT - 50 & 52 Phillip Street



1:200 @ A3

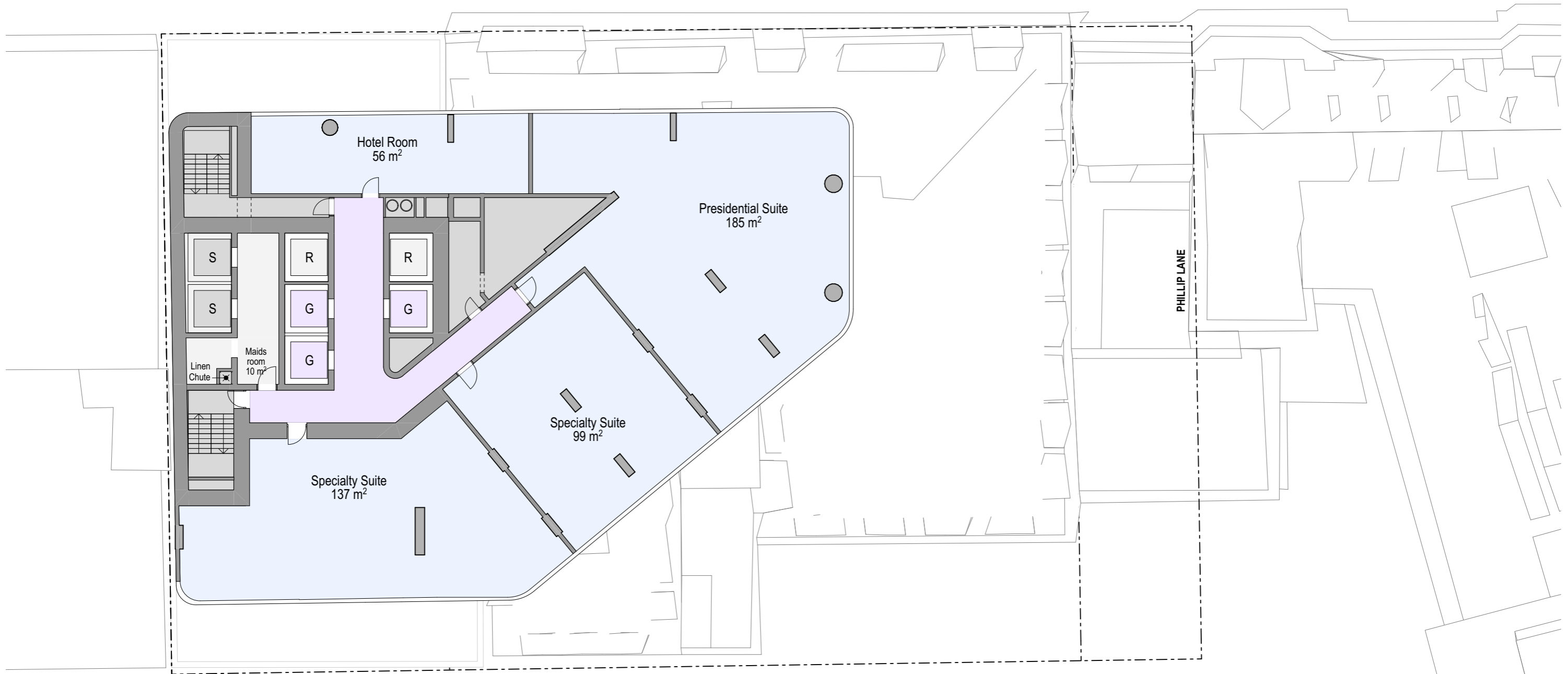


19/11/20

For Information

2420

PHILLIP STREET



PHILLIP LANE

LEGEND

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites

PHILLIP STREET

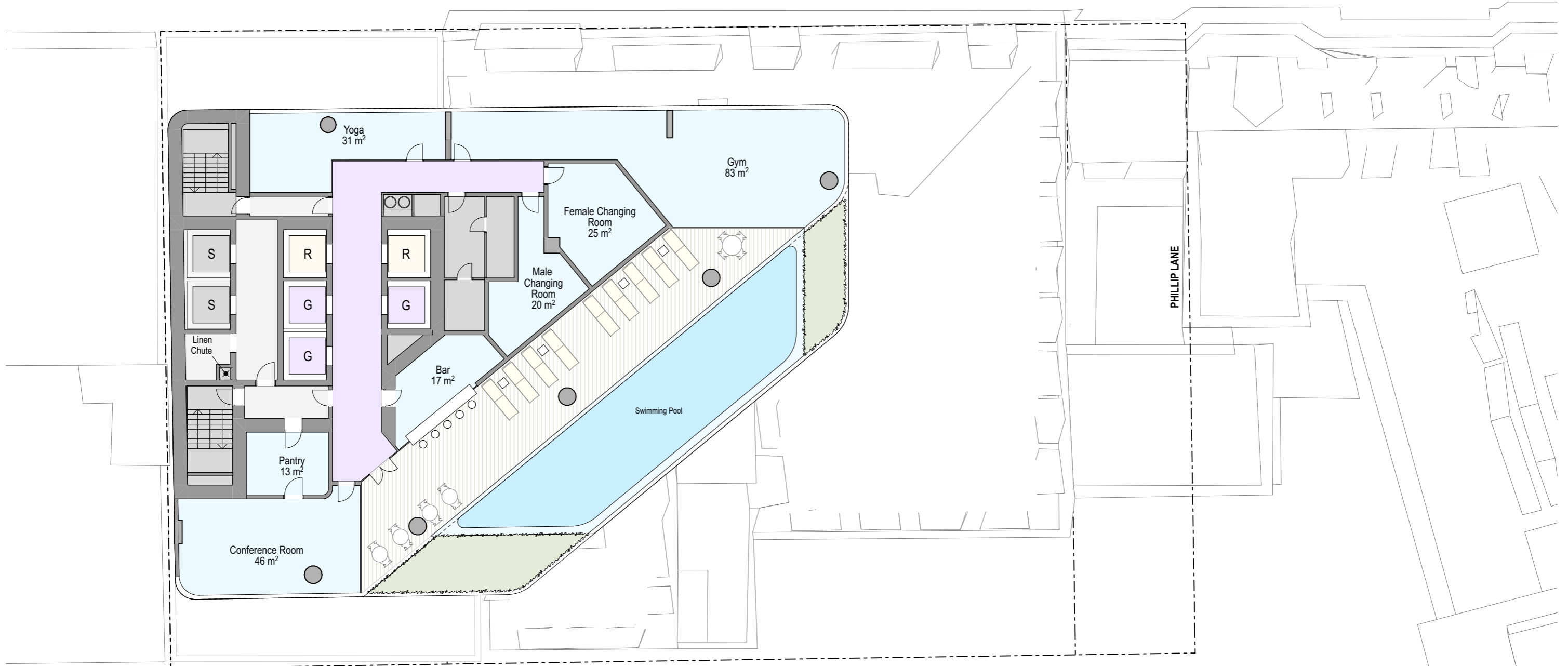


PHILLIP LANE

LEGEND

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites

PHILLIP STREET



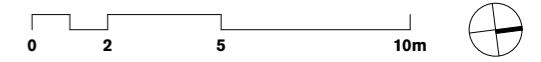
PHILLIP LANE

- LEGEND
- Hotel Rooms
  - Function / All day dining / Lounge / Bar
  - Hotel Reception / Circulation
  - Hotel BOH
  - Plant
  - Penthouse Suites



**LEVEL 35 PLAN - SWIMMING POOL**

BUILT - 50 & 52 Phillip Street



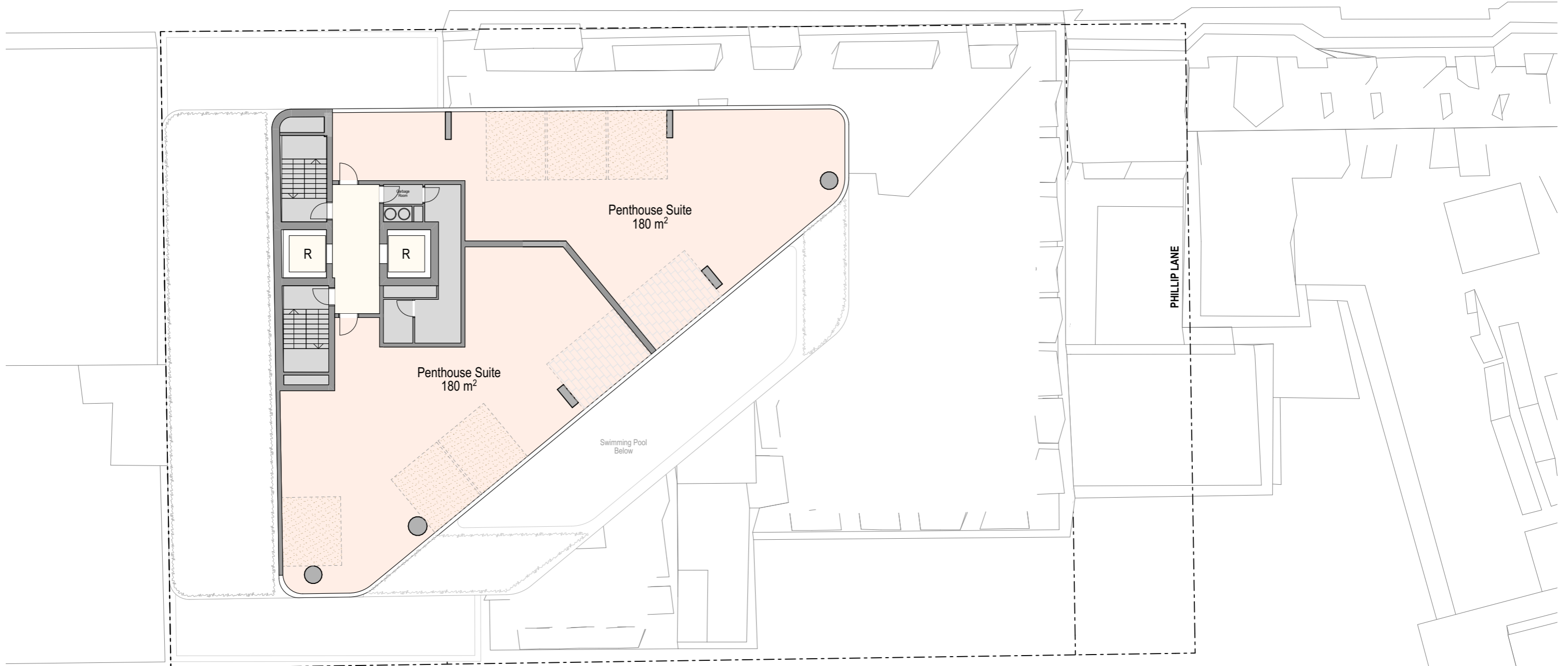
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19/11/20

For Information

2425

PHILLIP STREET



PHILLIP LANE

PHILLIP LANE

**LEGEND**

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



**TYPICAL PENTHOUSE PLAN**

BUILT - 50 & 52 Phillip Street

0 2 5 10m

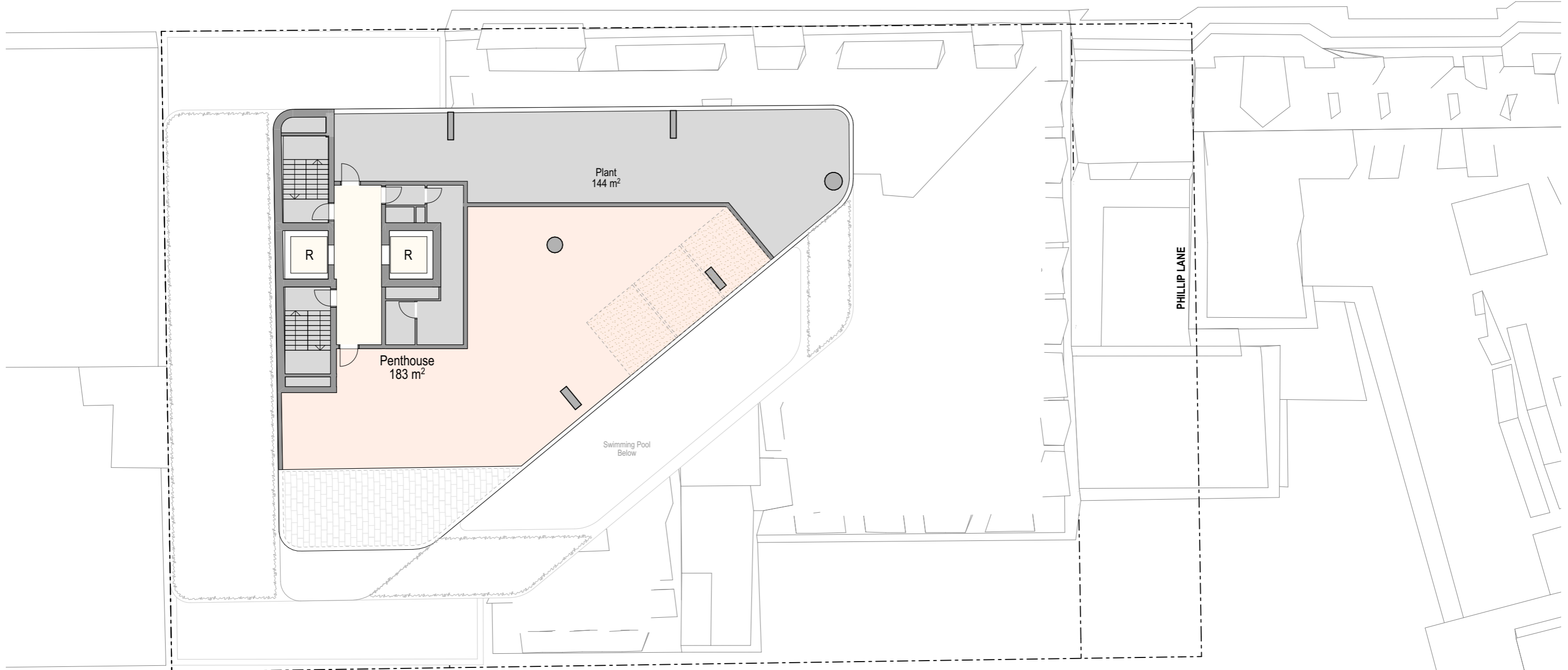
1:200 @ A3

19/11/20

For Information

2430

PHILLIP STREET



PHILLIP LANE

LEGEND

- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites



LEVEL 47 PLAN - PENTHOUSE / PLANT

BUILT - 50 & 52 Phillip Street



1:200 @ A3

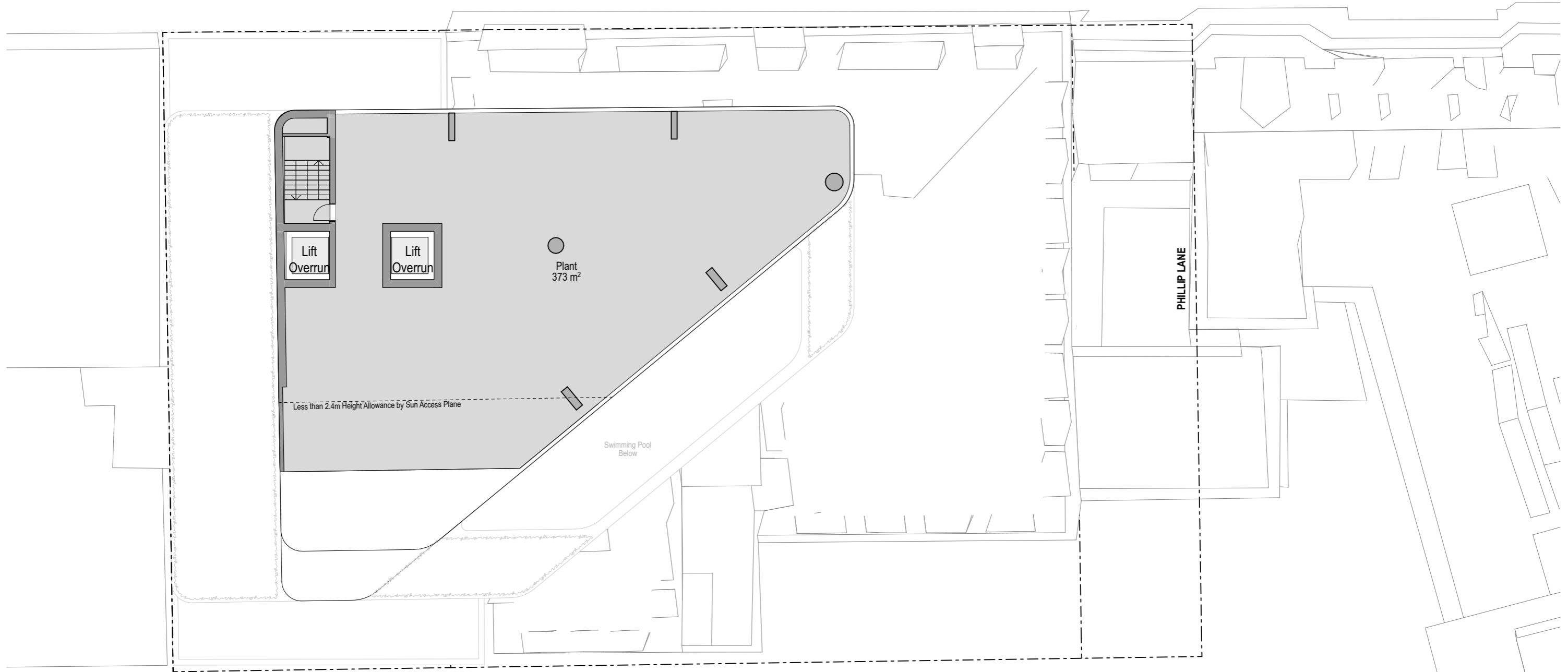


19/11/20

For Information

2431

PHILLIP STREET



PHILLIP LANE

LEGEND

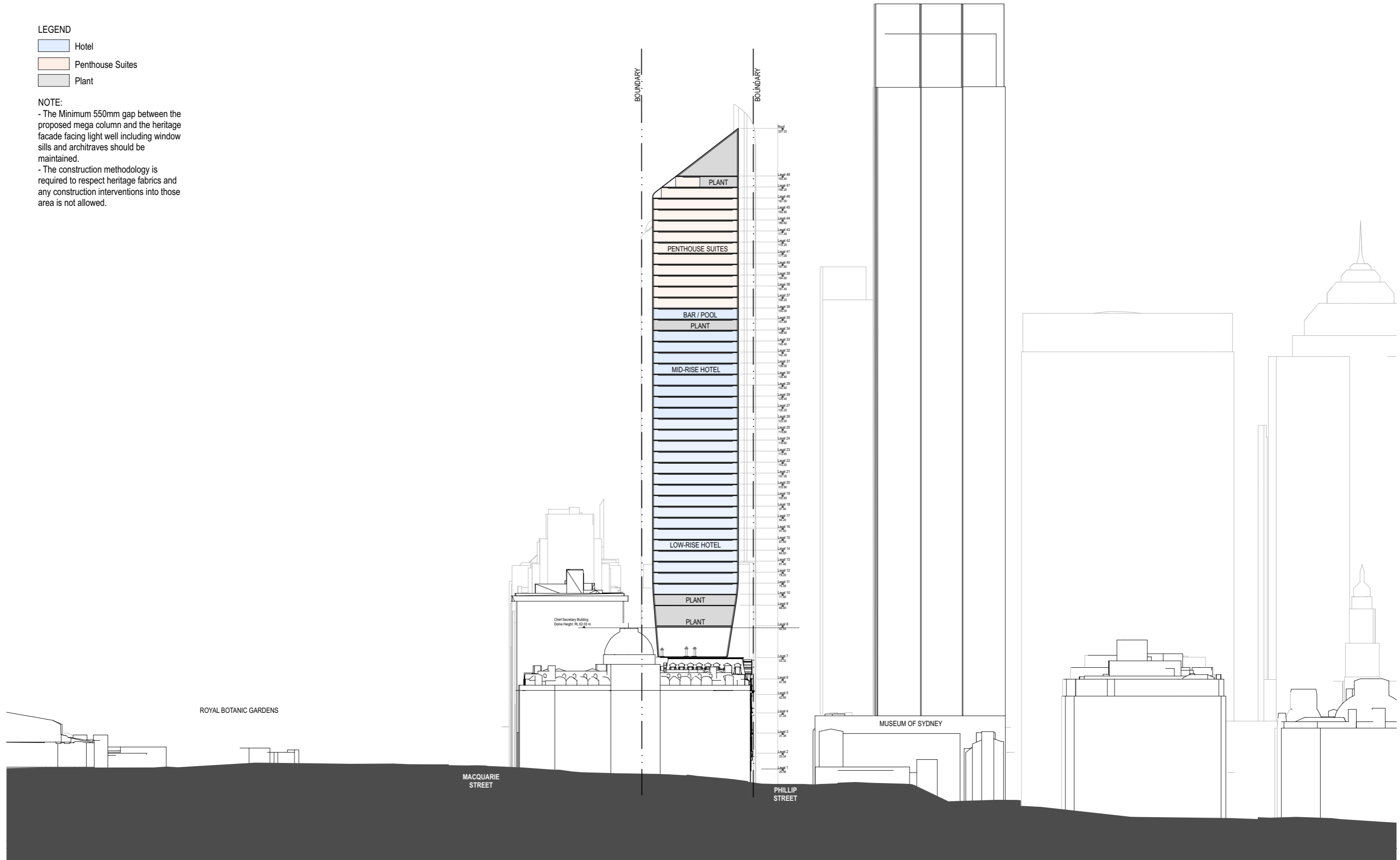
- Hotel Rooms
- Function / All day dining / Lounge / Bar
- Hotel Reception / Circulation
- Hotel BOH
- Plant
- Penthouse Suites

LEGEND

- Hotel
- Penthouse Suites
- Plant

NOTE:

- The Minimum 550mm gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained.
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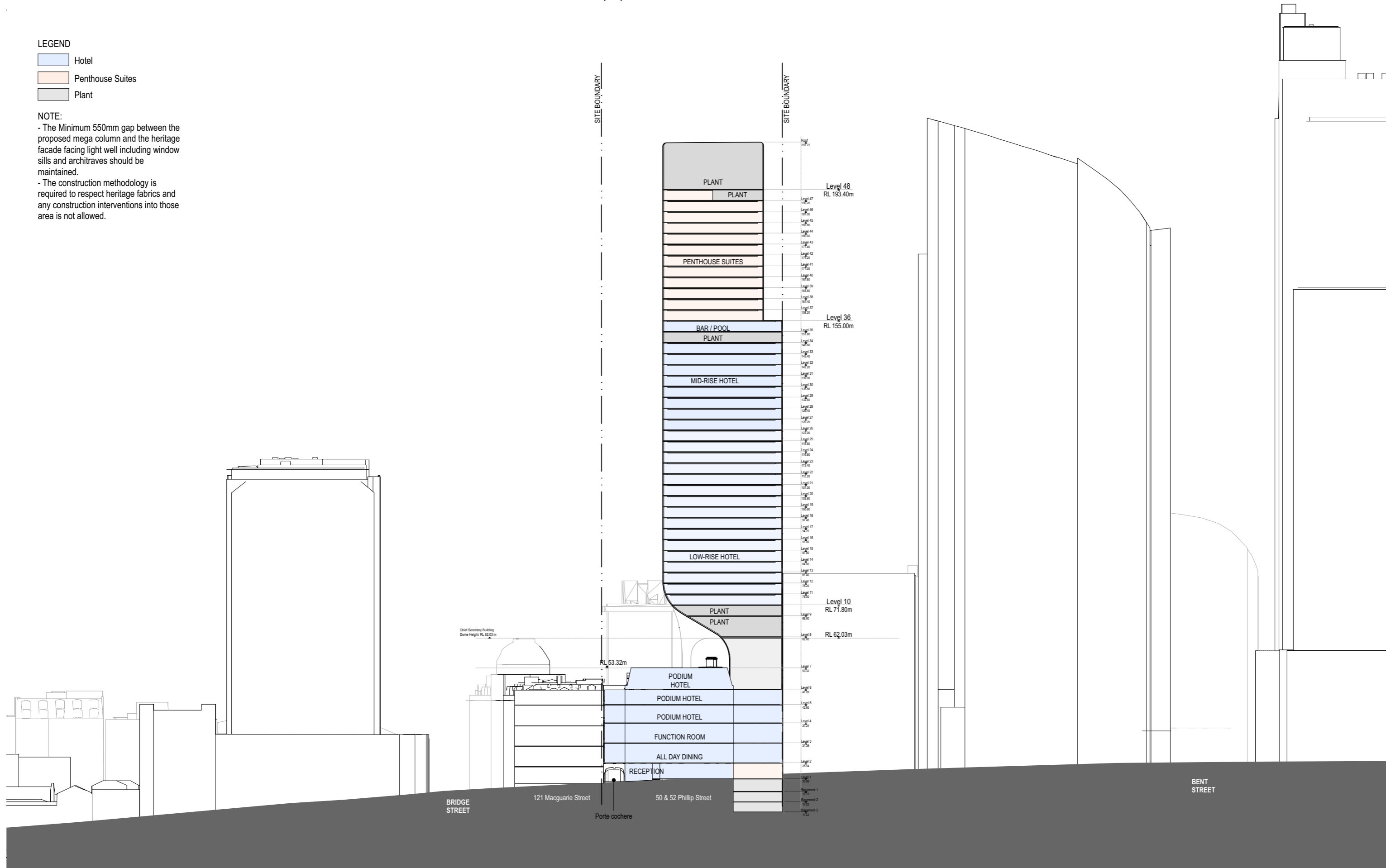


LEGEND

- Hotel
- Penthouse Suites
- Plant

NOTE:

- The Minimum 550mm gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained.
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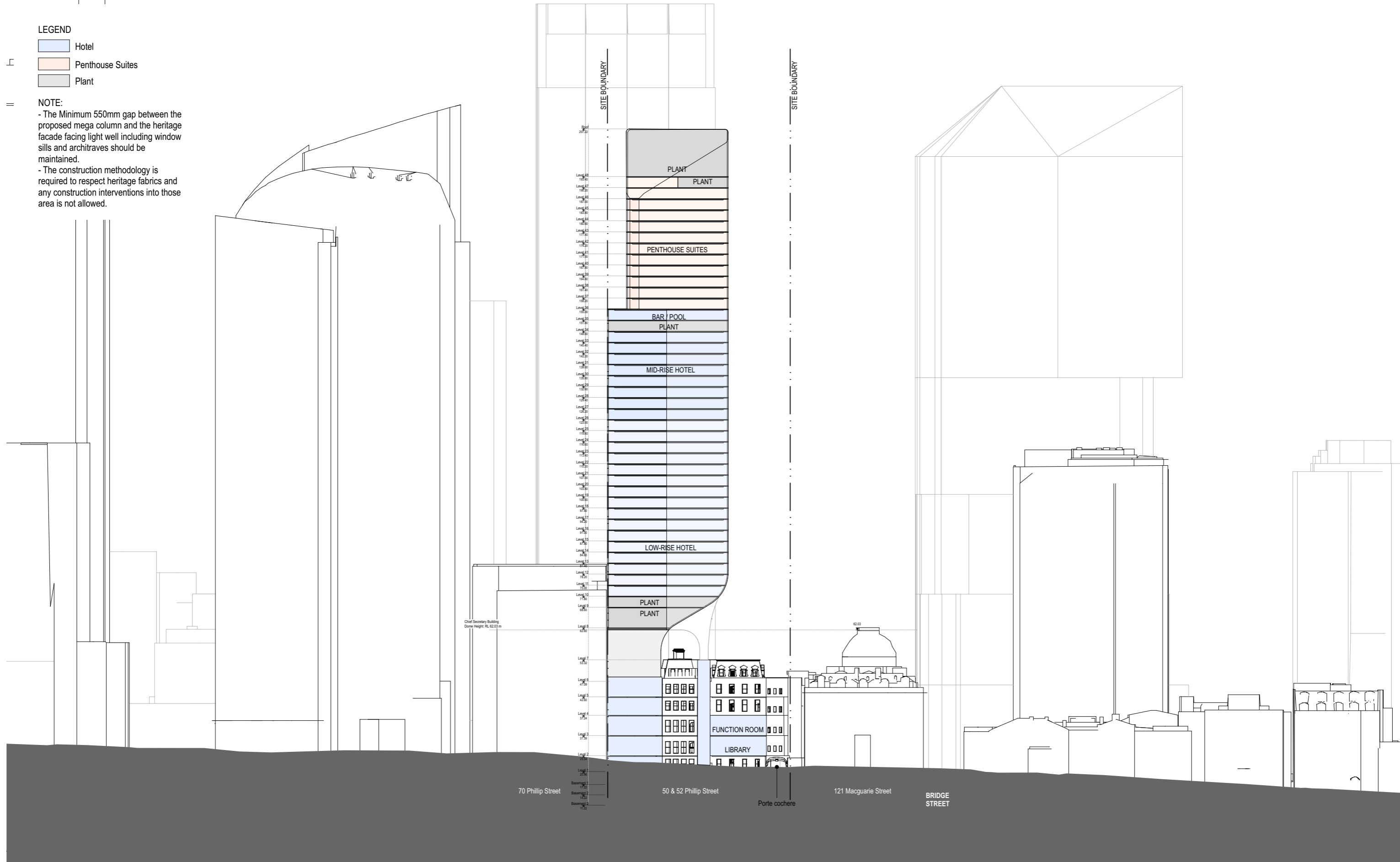


LEGEND

- Hotel
- Penthouse Suites
- Plant

NOTE:

- The Minimum 550mm gap between the proposed mega column and the heritage facade facing light well including window sills and architraves should be maintained.
- The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.

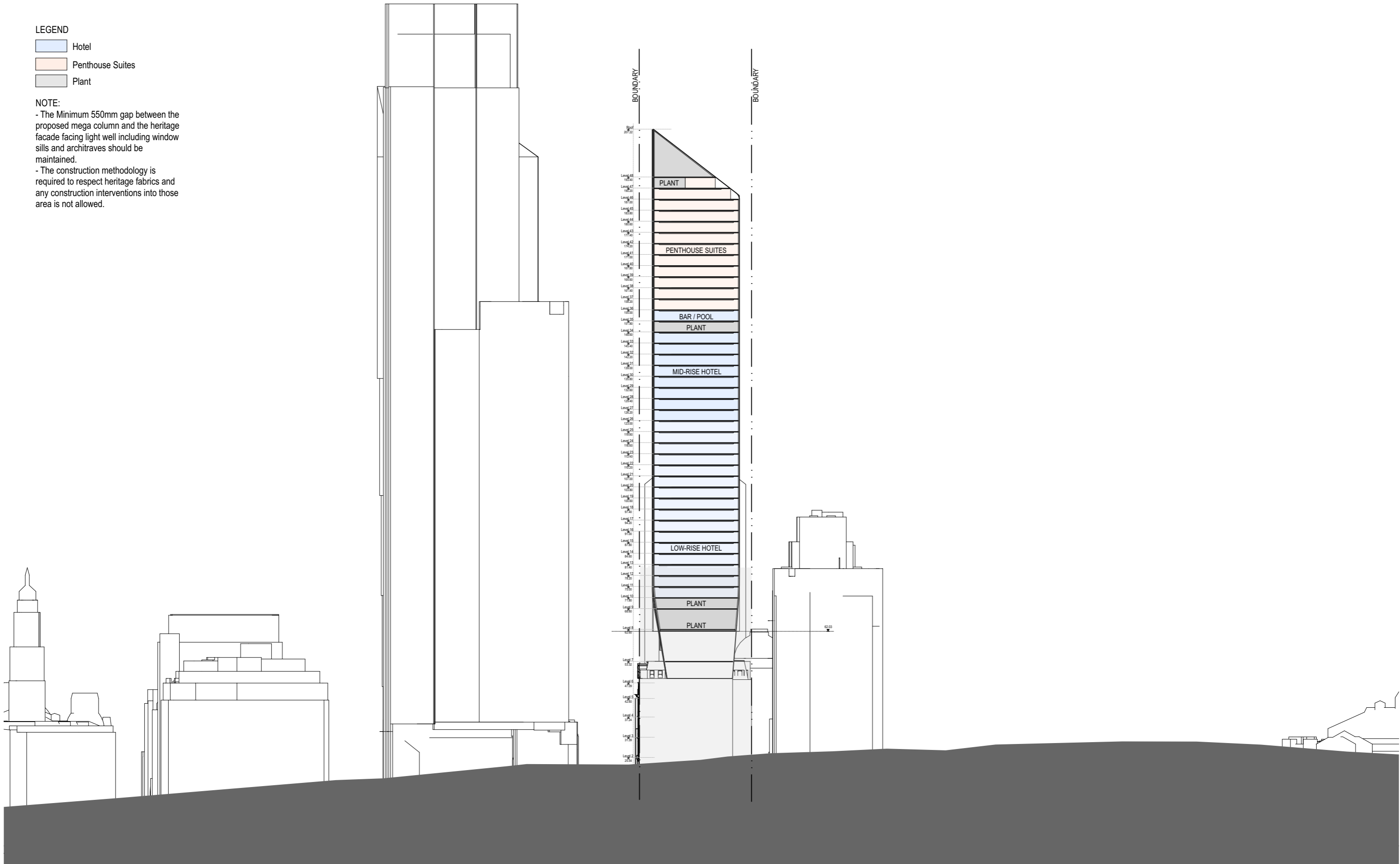


LEGEND

- Hotel
- Penthouse Suites
- Plant

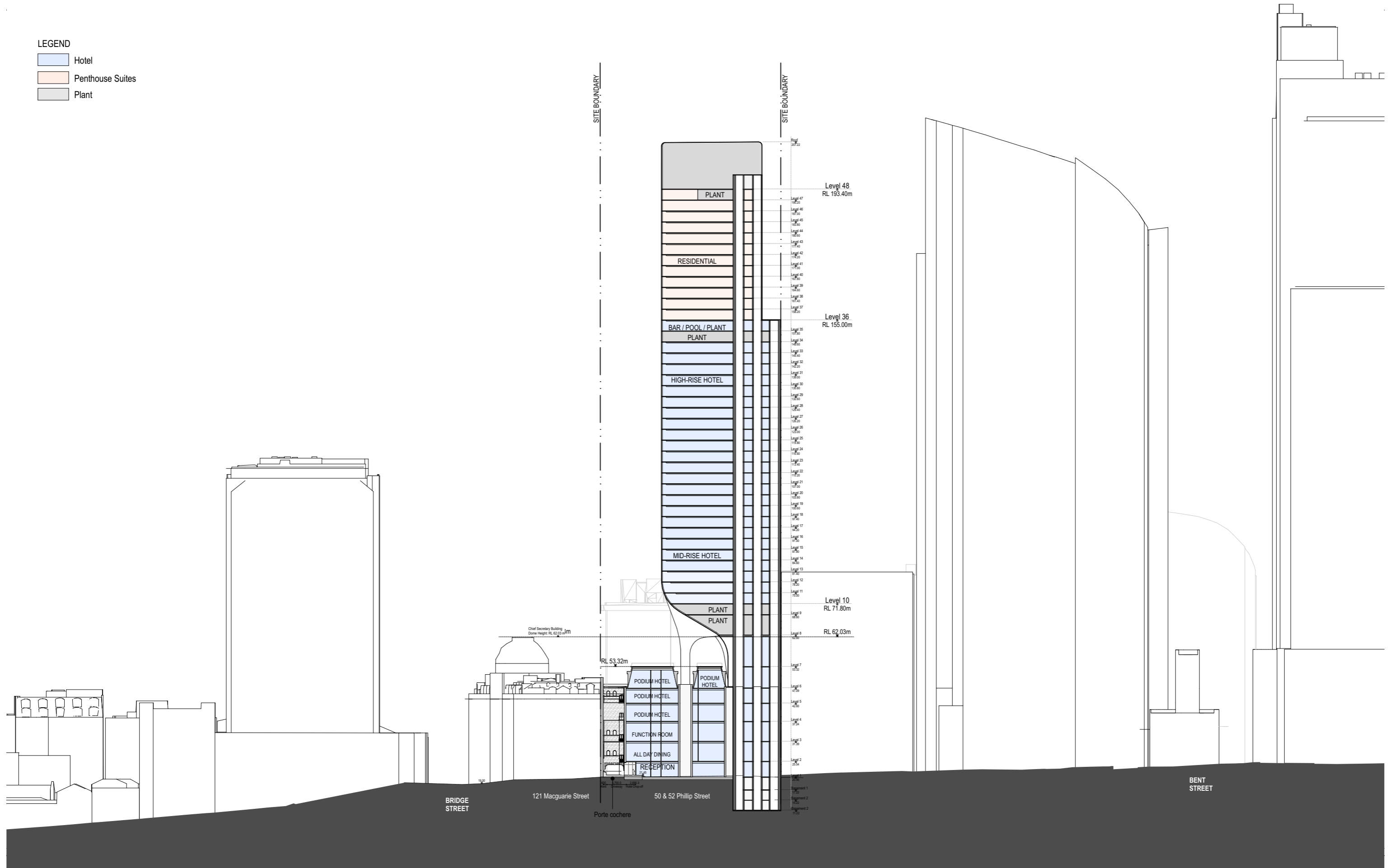
NOTE:

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- The construction methodology is required to respect heritage fabrics and any construction interventions into those area is not allowed.



LEGEND

- Hotel
- Penthouse Suites
- Plant



NORTH-SOUTH SECTION DIAGRAM

BUILT - 50 & 52 Phillip Street



1:1000 @ A3

28/10/20

For Information

4211

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Nominated architect Richard Francis-Jones ARBNSW 5301  
Registered architect Richard Francis-Jones  
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

