

05

POTENTIAL PLANNING OPTION

PLANS

ELEVATION

SECTIONS

SHADOW DIAGRAMS

VIEW ANALYSIS



PLANS - LOWER GROUND LEVEL
Scale 1:500





PLANS - GROUND LEVEL

Scale 1:500





PLANS - LEVEL 01

Scale 1:500





PLANS - LEVEL 02

Scale 1:500





PLANS - LEVEL 03

Scale 1:500





PLANS - LEVEL 04
Scale 1:500

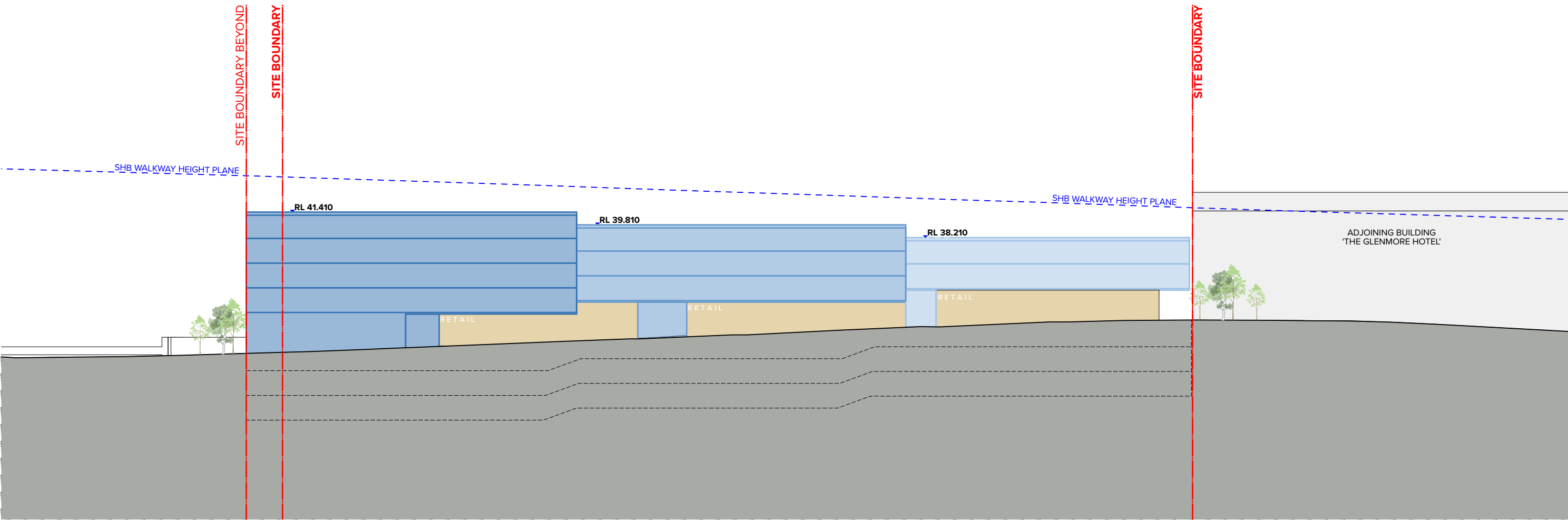
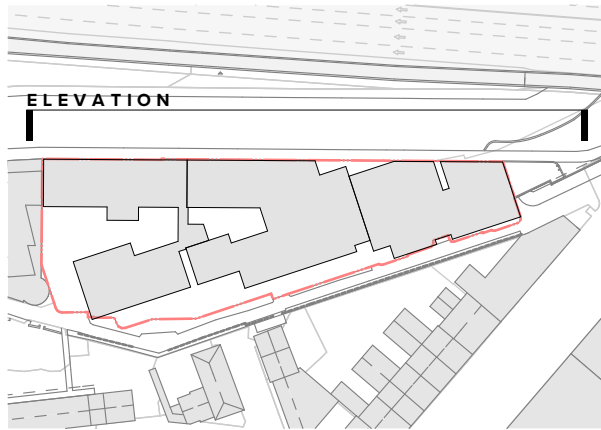




PLANS - ROOF LEVEL

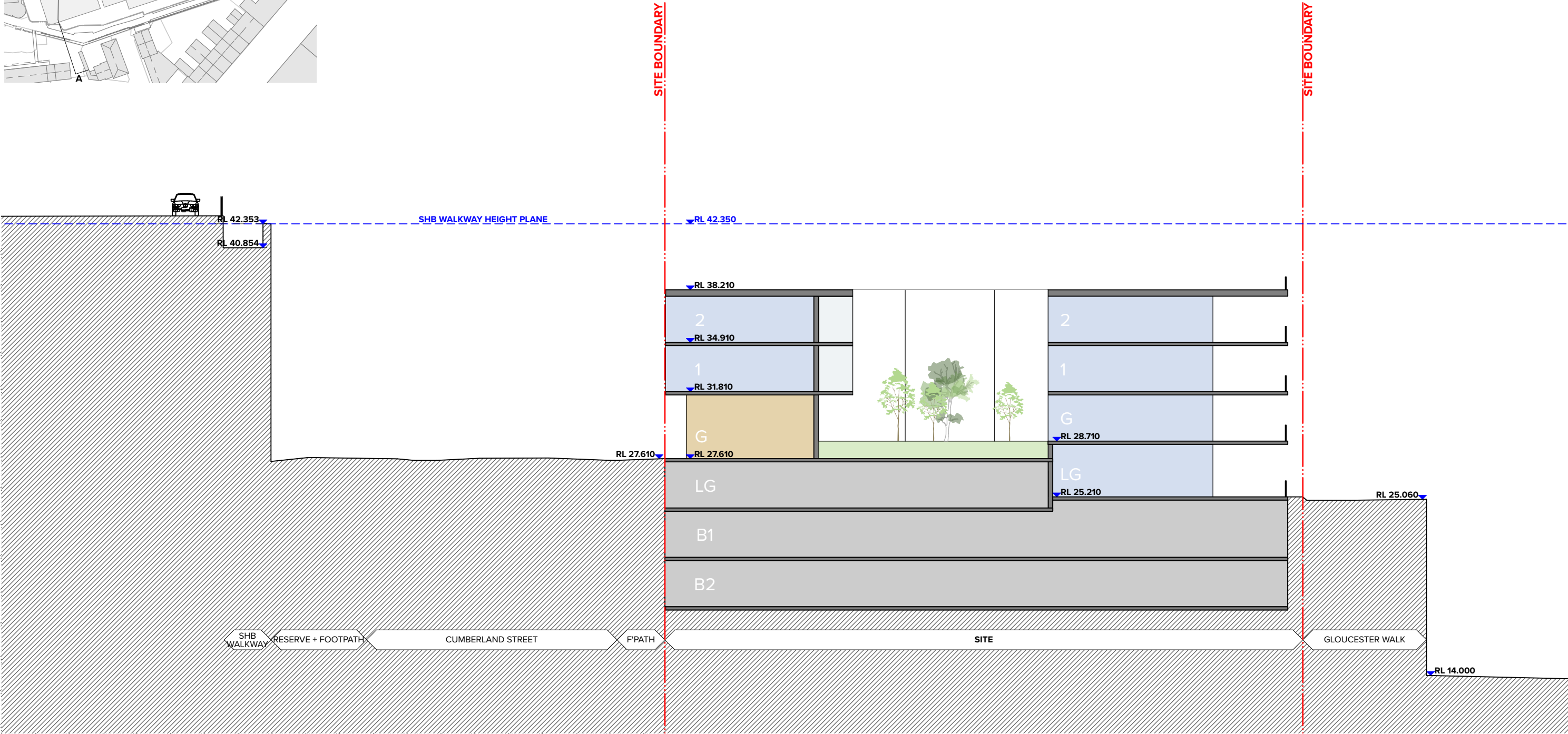
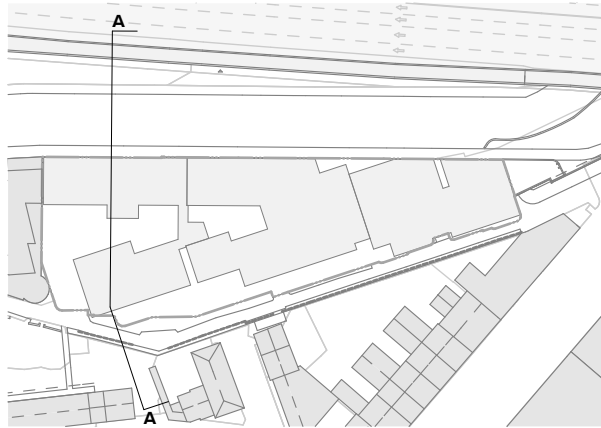
Scale 1:500



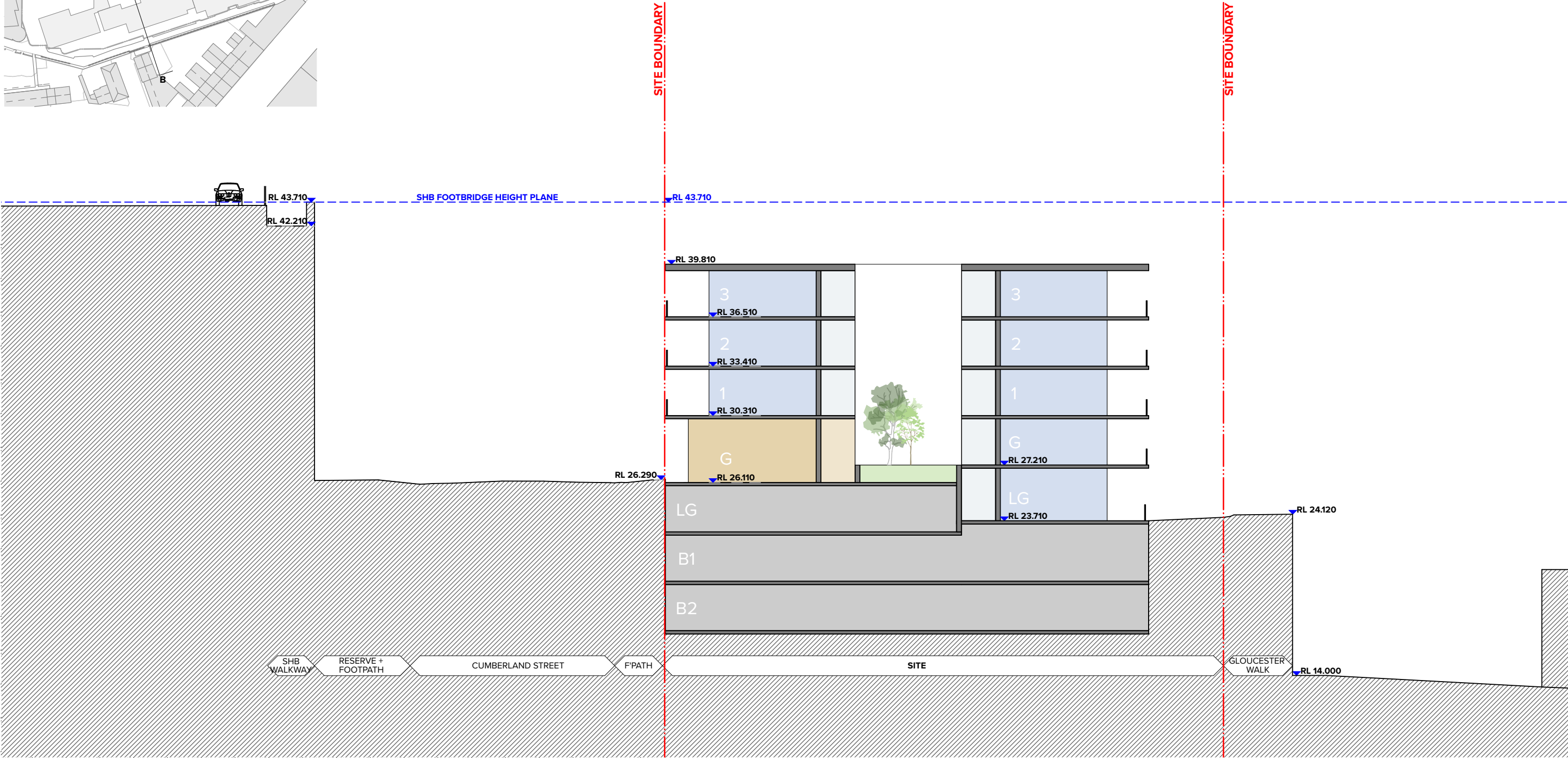
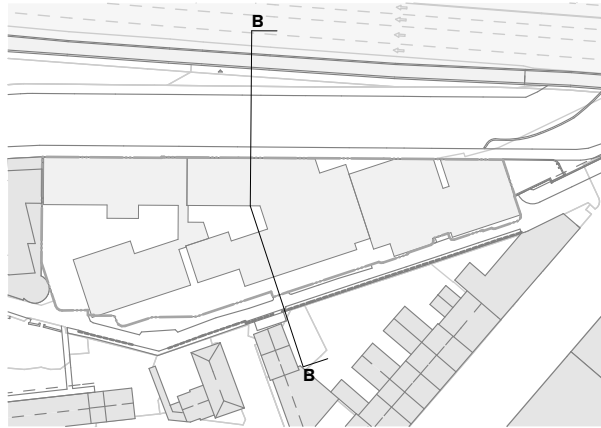


ELEVATION - CUMBERLAND STREET

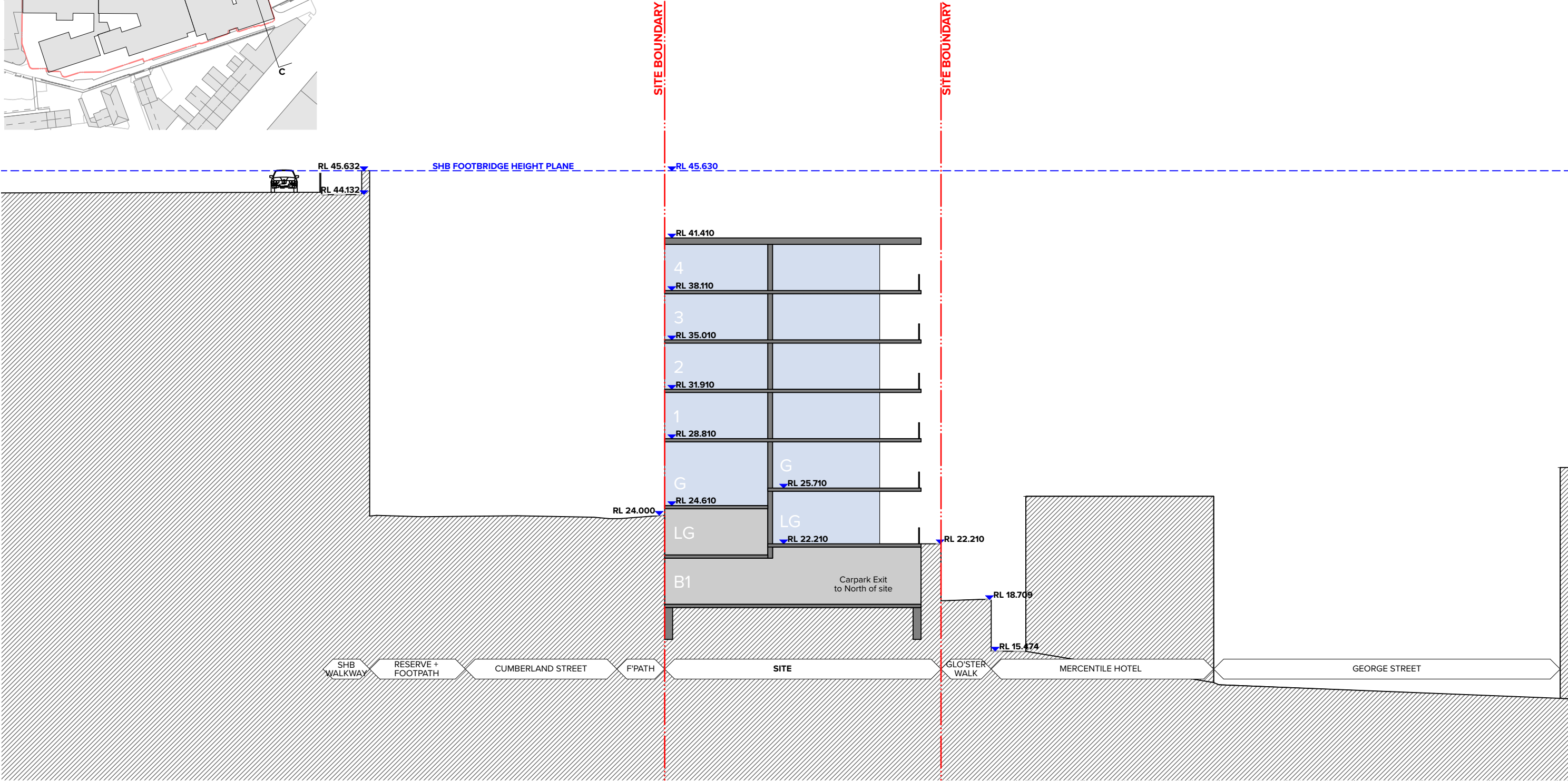
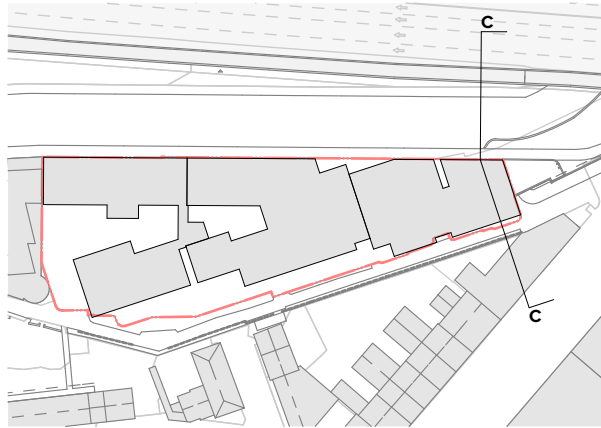
Scale 1:500



SECTION AA - SOUTH VOLUME
Scale 1:250



SECTION BB - MID VOLUME
Scale 1:250



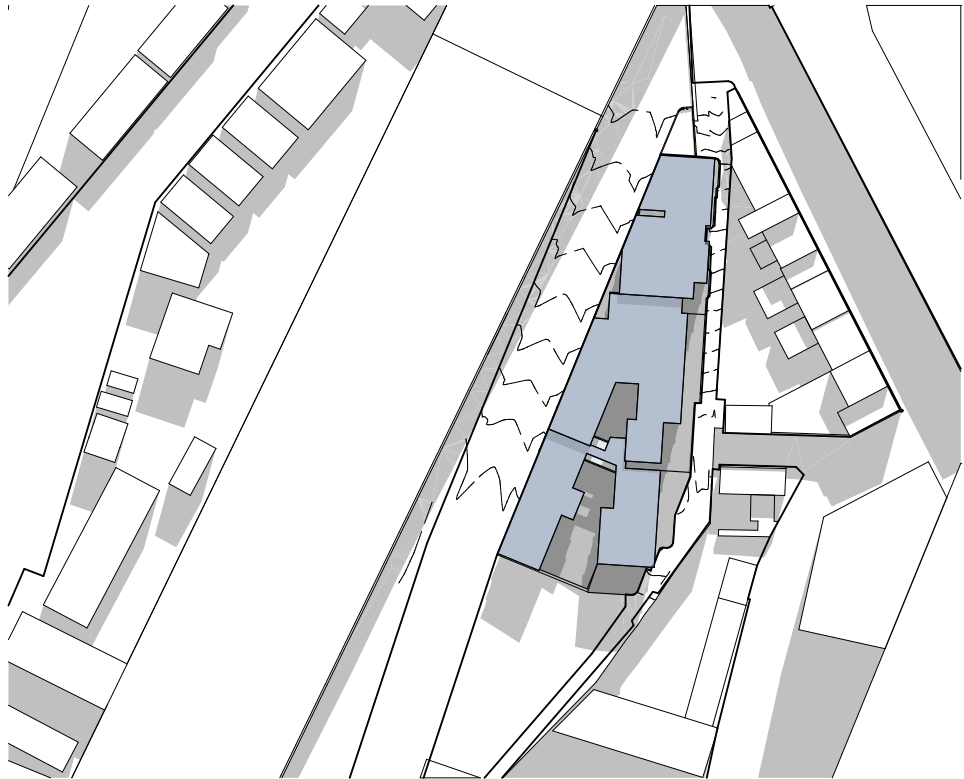
SECTION CC - NORTH VOLUME
Scale 1:250



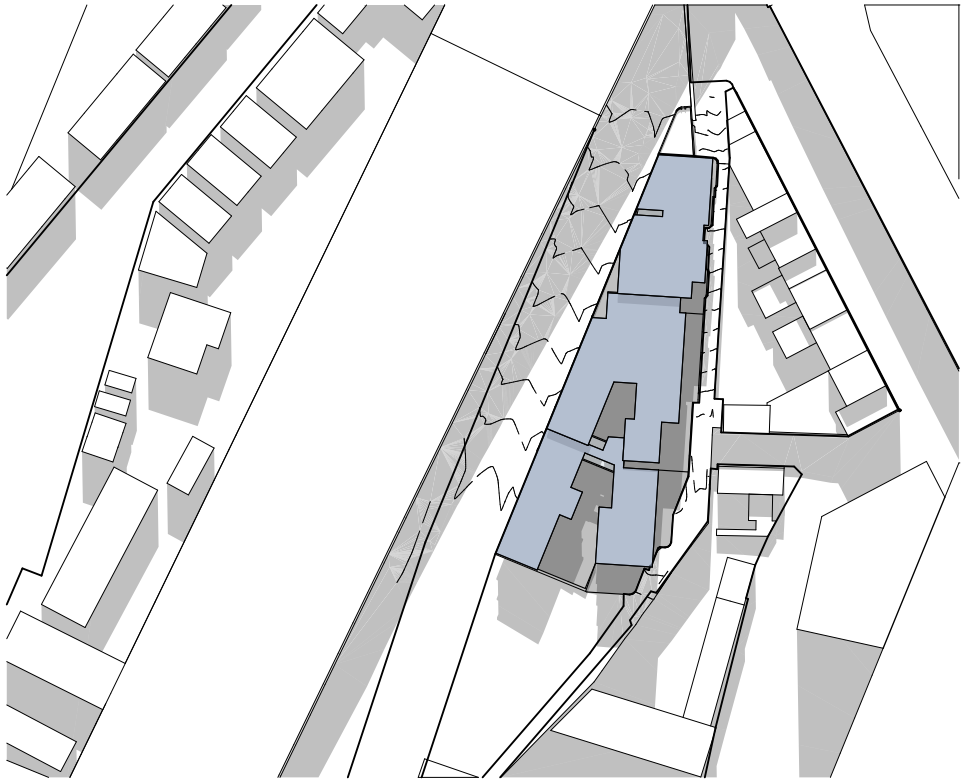
21st June 9am



21st June 10am



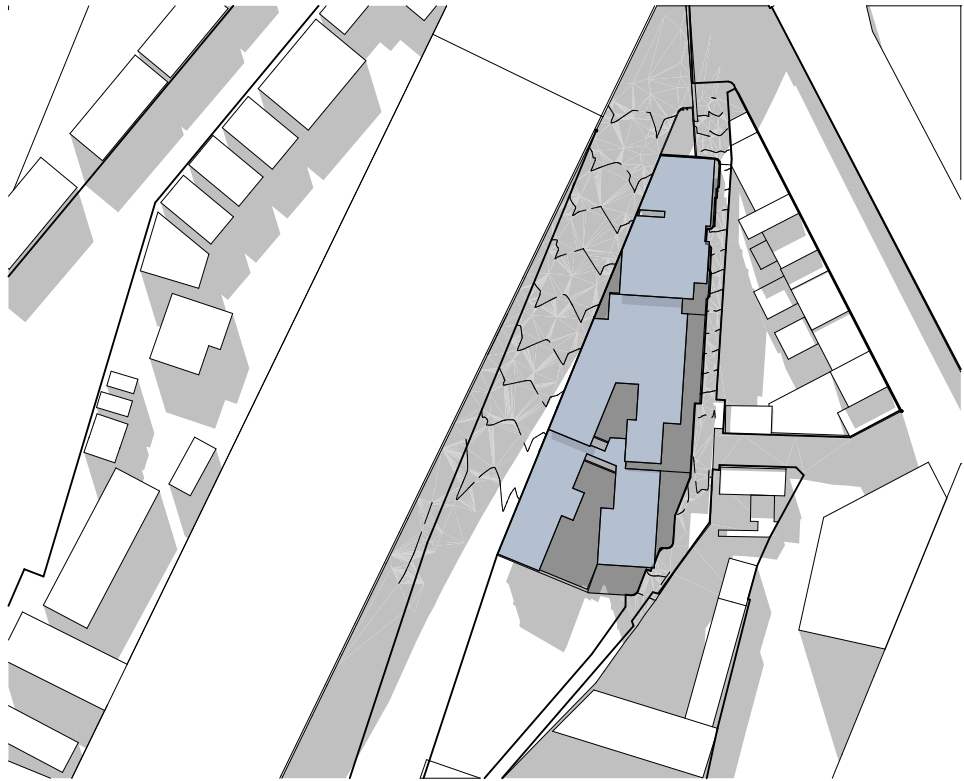
21st June 11am



21st June 12pm

SHADOW DIAGRAMS
Scale 1:2000





21st June 1pm



21st June 2pm

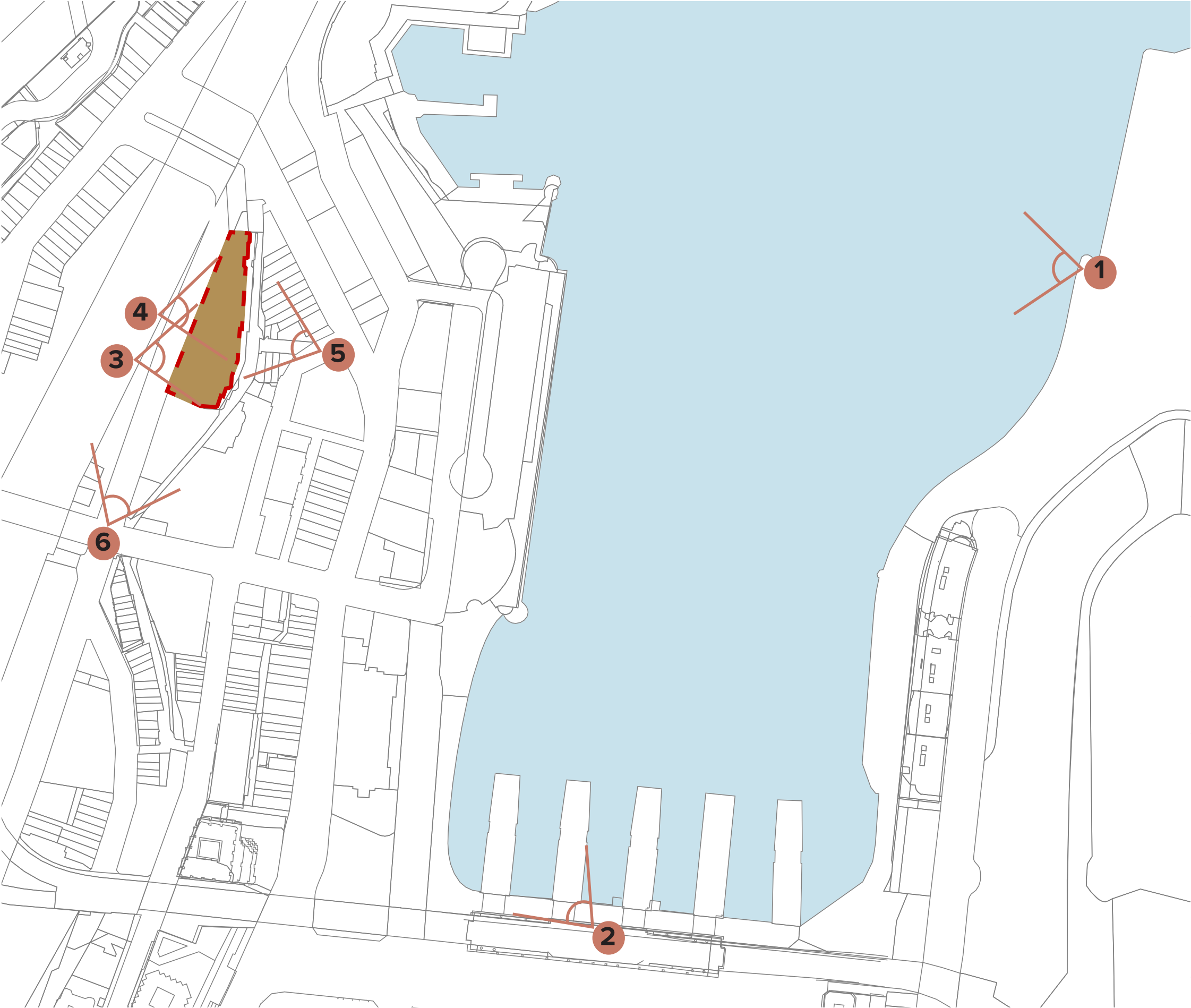


21st June 3pm

SHADOW DIAGRAMS
Scale 1:2000



VIEW ANALYSIS

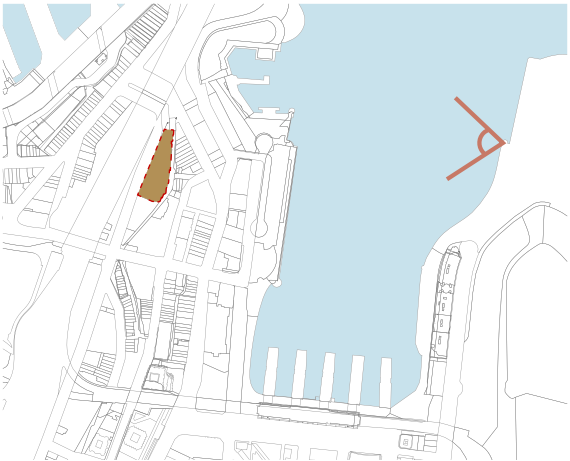


-  SITE
-  VIEWPOINT



VIEW ANALYSIS

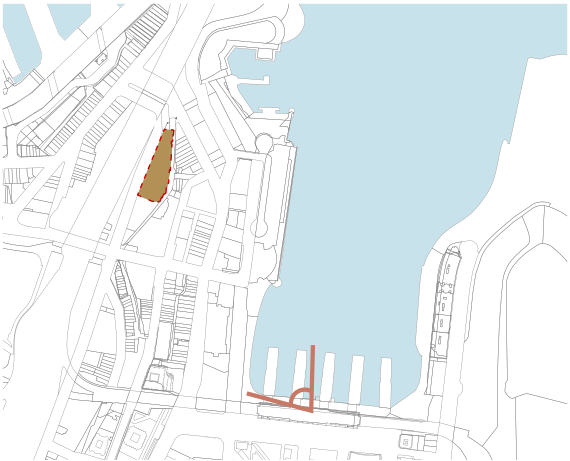
VIEW 1: VIEW FROM OPERA HOUSE FORECOURT



1 Existing building with potential building volume

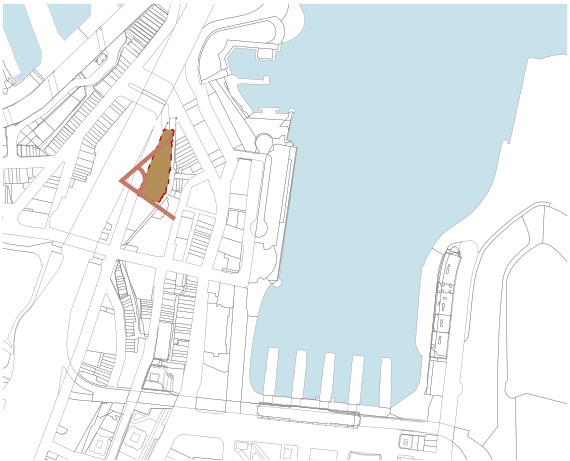
2 Potential building volume

VIEW ANALYSIS
VIEW 2: VIEW FROM CAHILL EXPRESSWAY



1 Existing building with potential building volume
2 Potential building volume

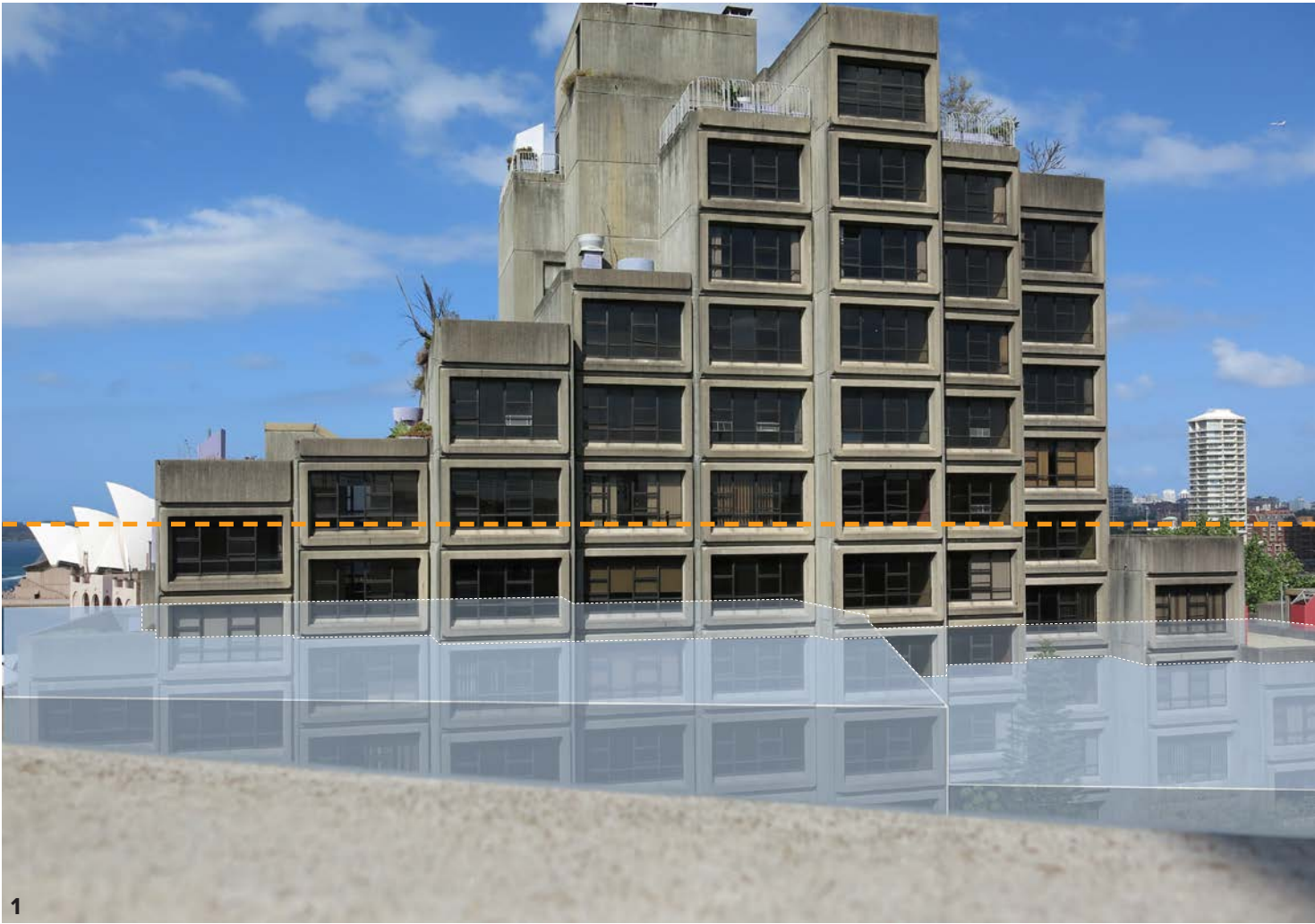
VIEW ANALYSIS
VIEW 3: VIEW FROM BRIDGE WALKWAY



- 1 Existing building with potential building volume
- 2 Potential building volume
- Horizon Line 0°

VIEW ANALYSIS

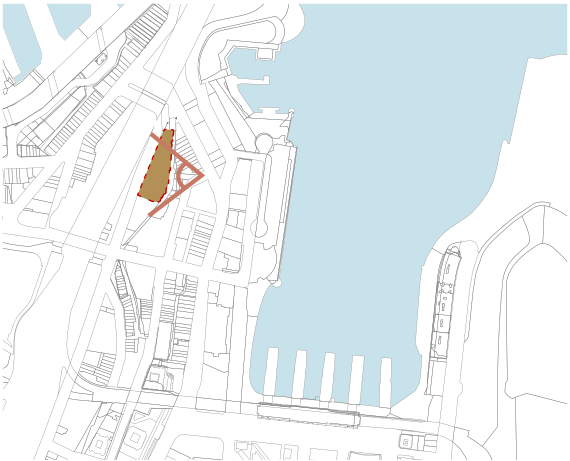
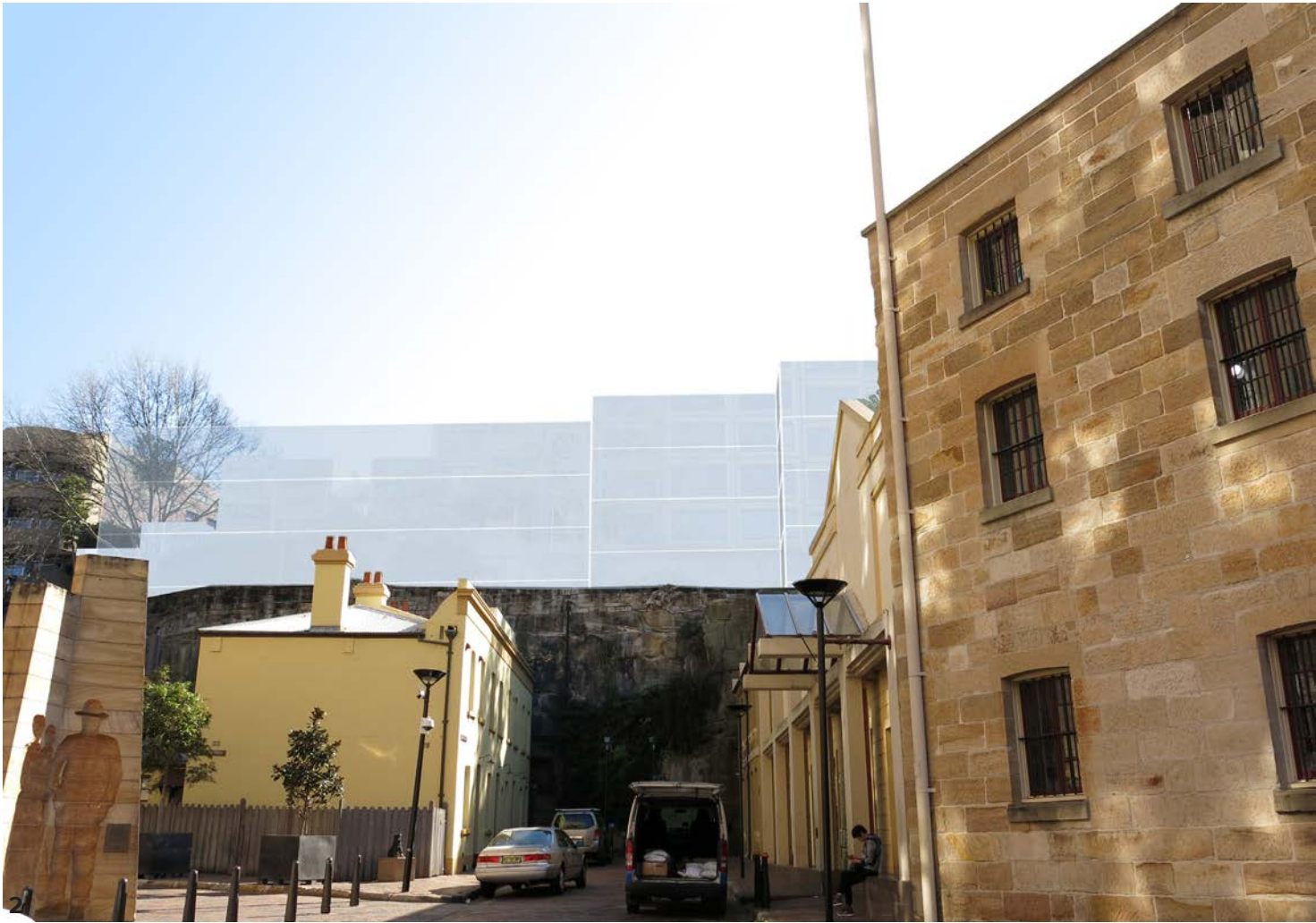
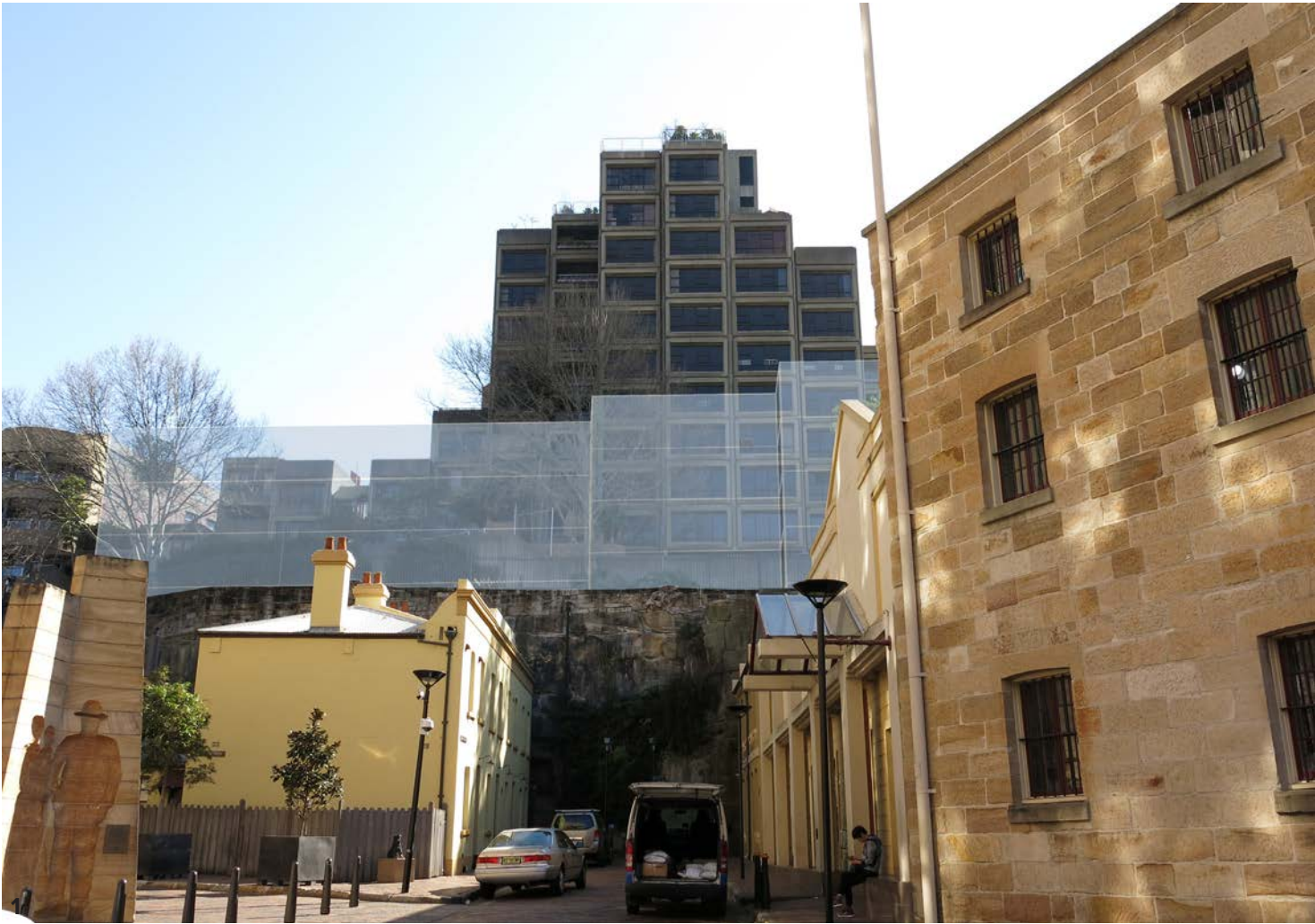
VIEW 4: VIEW FROM BRIDGE WALKWAY



- 1 Existing building with potential building volume
- 2 Potential building volume
- Horizon Line 0°

VIEW ANALYSIS

VIEW 5: VIEW FROM ATHERDEN STREET

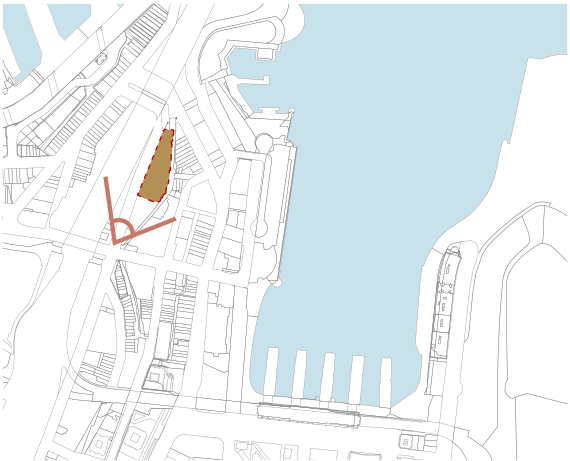


1 Existing building with potential building volume

2 Potential building volume

VIEW ANALYSIS

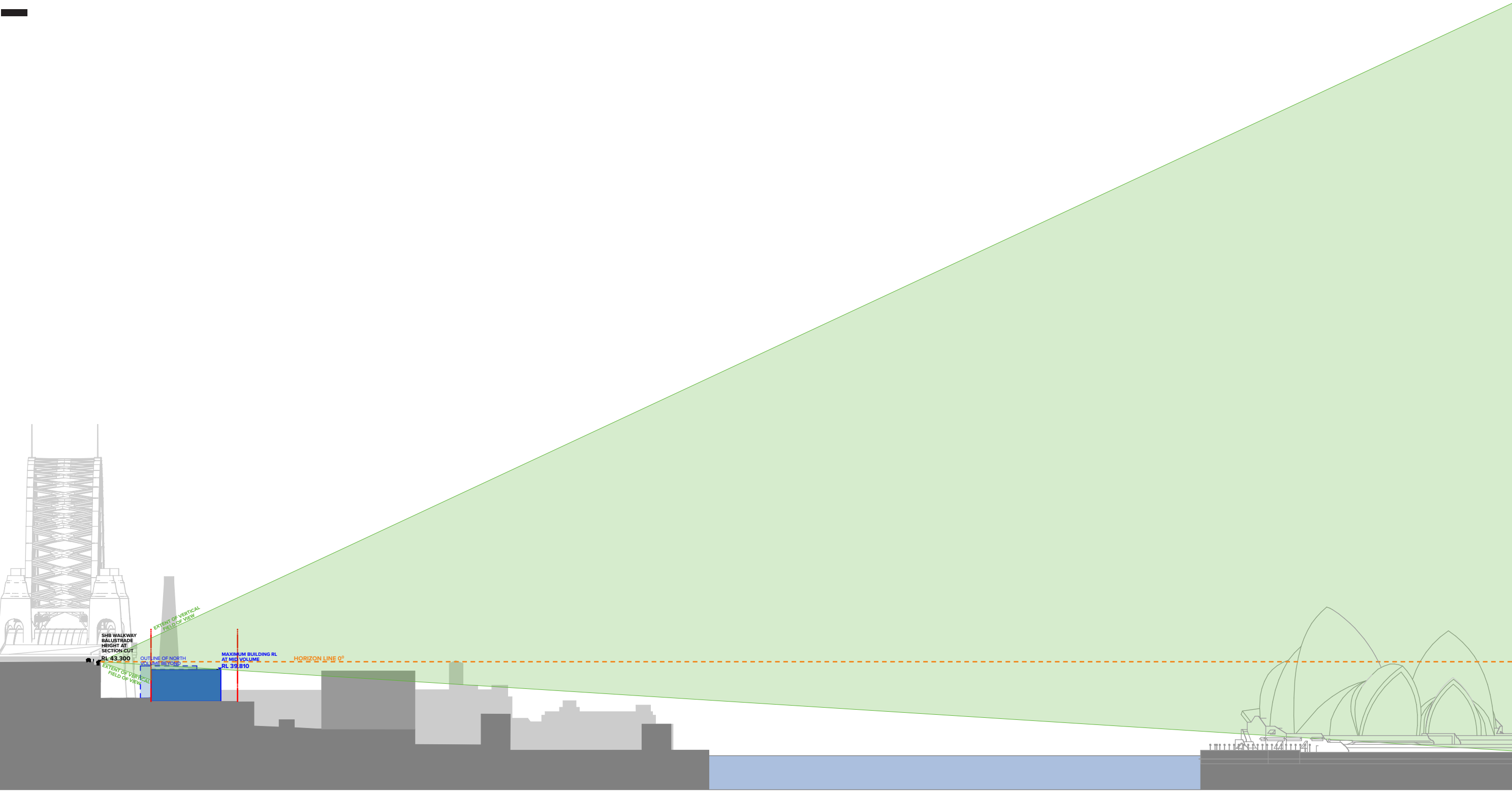
VIEW 6: VIEW FROM CUMBERLAND STREET AT THE GLENMORE HOTEL



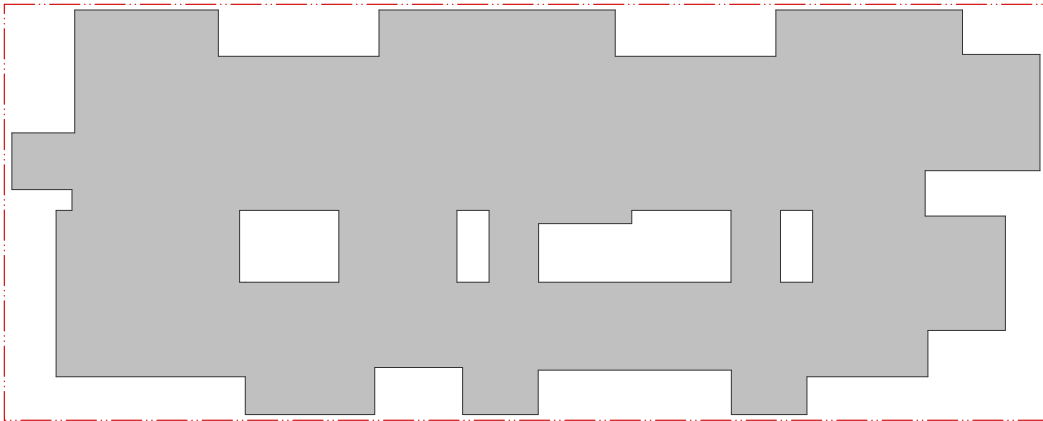
1 Existing building with potential building volume

2 Potential building volume

VIEW ANALYSIS
VIEW CONE FROM SHB WALKWAY



APPENDIX A
AREA CALCULATION GUIDE



Gross Floor Area (GFA) example

Gross Floor Area (GFA)

Sourced from Standard Instrument—Principal Local Environmental Plan
under the Environmental Planning and Assessment Act 1979

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

An aerial photograph of a coastal urban area, likely in Sydney, Australia. The image shows a central water body (Cumberland Harbour) surrounded by land parcels. The land is densely built up with residential and commercial structures. A prominent road or railway line runs along the left side of the water body. The overall scene is a mix of urban development and natural coastal features.

36-50 CUMBERLAND STREET, THE ROCKS

URBAN DESIGN REPORT