



ARTIST IMPRESSION - GOULBURN STREET LOOKING TOWARDS BIGGE PARK

NEW HOSPITAL, RETAIL AND HEALTHCARE FACILITY

PLANNING PROPOSAL, URBAN STUDY AND CONCEPT DESIGN
61-71 GOULBURN ST LIVERPOOL

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ARTIST IMPRESSION - PUBLIC SHARED LANDSCAPE



ARTIST IMPRESSION - GROUND FLOOR CAFE

EXECUTIVE SUMMARY

The proposal for the Sacco Building Groups Liverpool Site is a collaboration to deliver a contemporary private health and education facility across the road from Liverpool Public Hospital, with a pedestrian link bridge connection.

The final health services configuration of the site will reflect the services most needed in the region, these could include a comprehensive suite of inpatient and outpatient services, comprising of radiation oncology & chemotherapy, occupation therapy, DOSA, consulting and educational suites, and general medical wards. The ground floor includes retail and outdoor areas provided for the public, and on-site car parking and loading dock will be provided over four basement levels.

As the proposal forms a distinct and iconic feature on the Liverpool skyline, it is imperative to be designed with delicate consideration of its function and surrounding impact. An extensive overshadowing analysis exercise has been conducted to determine the overall form of the design to minimise overshadowing to existing neighbours, resulting in a slender tower to the north of the site and a carved floorplate of the podium level. The use of façade treatment, colour and articulation is used to breakdown bulk in the form, and additional landscaping on the podium level further reduces visual impact.

Further design development has been conducted in collaboration with Urban and Landscape designers to improve public amenity, by providing dense and screening vegetation around the site, connectivity to Goulburn Street and laneway, and public seating with retail opportunities to achieve alignment with the Liverpool Public Domain Plan.



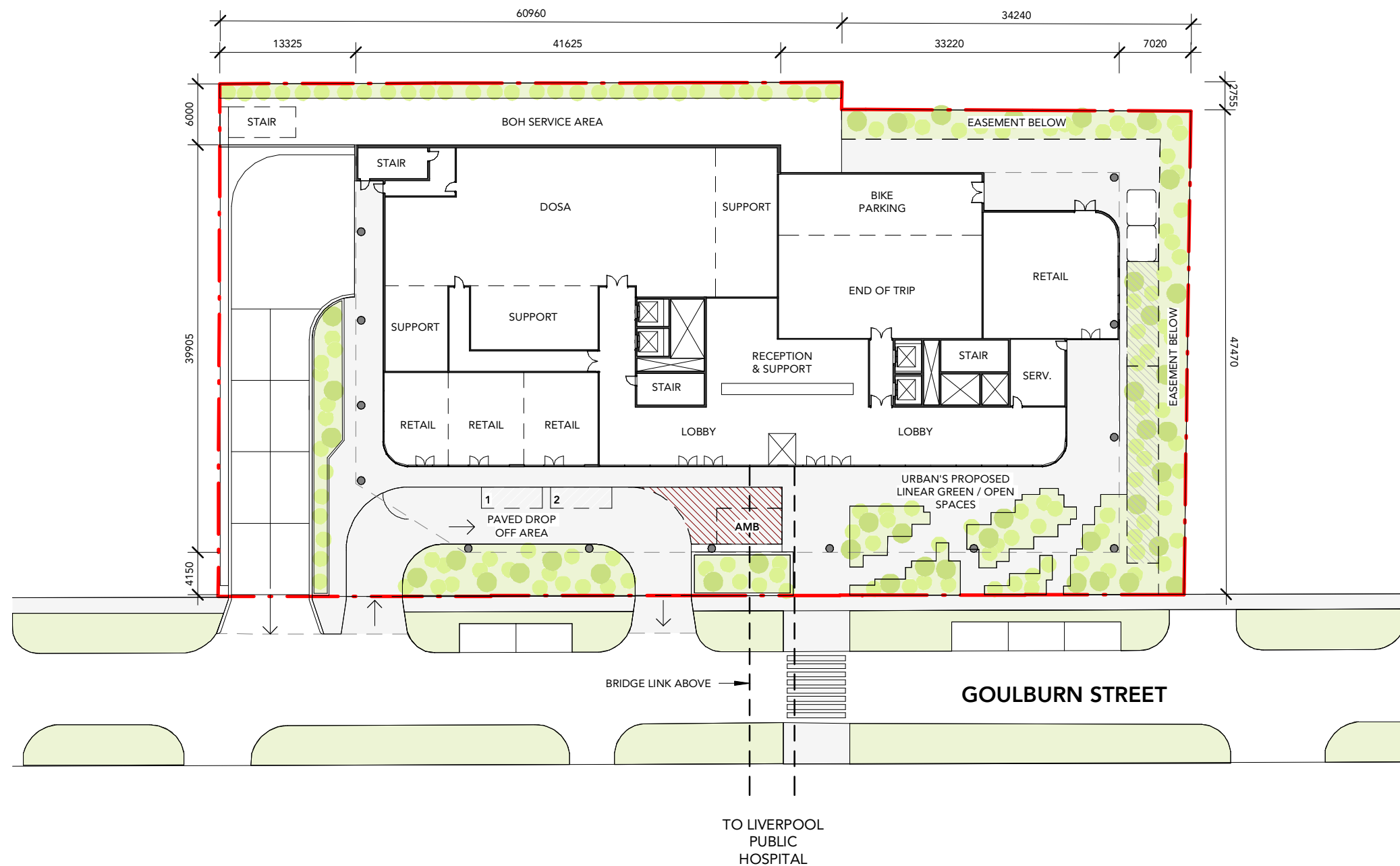
ARTIST IMPRESSION - GOULBURN STREET LOOKING NORTH

Key Characteristics

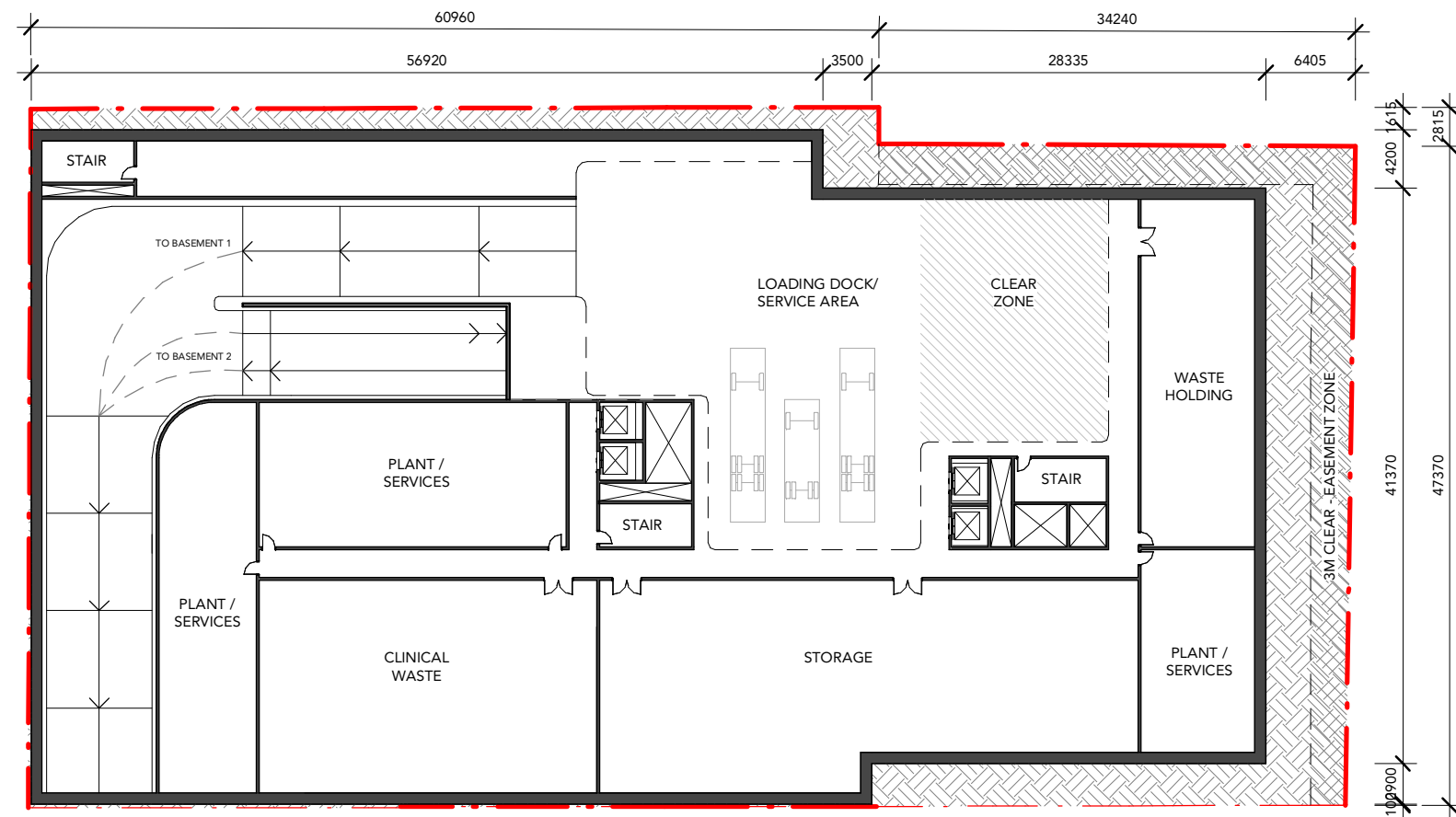
The main characteristics of the subject site are as follows:

- Located on 61-71 Goulburn Street, Liverpool, approximately 30km from the Sydney CBD
- The site is 4674 square metres
- Across the road from the existing Liverpool Public Hospital
- Close proximity to public transport and within 500m from Liverpool Station and 1,300m from Warwick farm station
- Located within walking distance commercial/retail facilities
- Surrounded by a number of supporting public and private medical facilities
- Surrounded by a number of supporting public and private schools
- 2,300m away from the NSW Ambulance

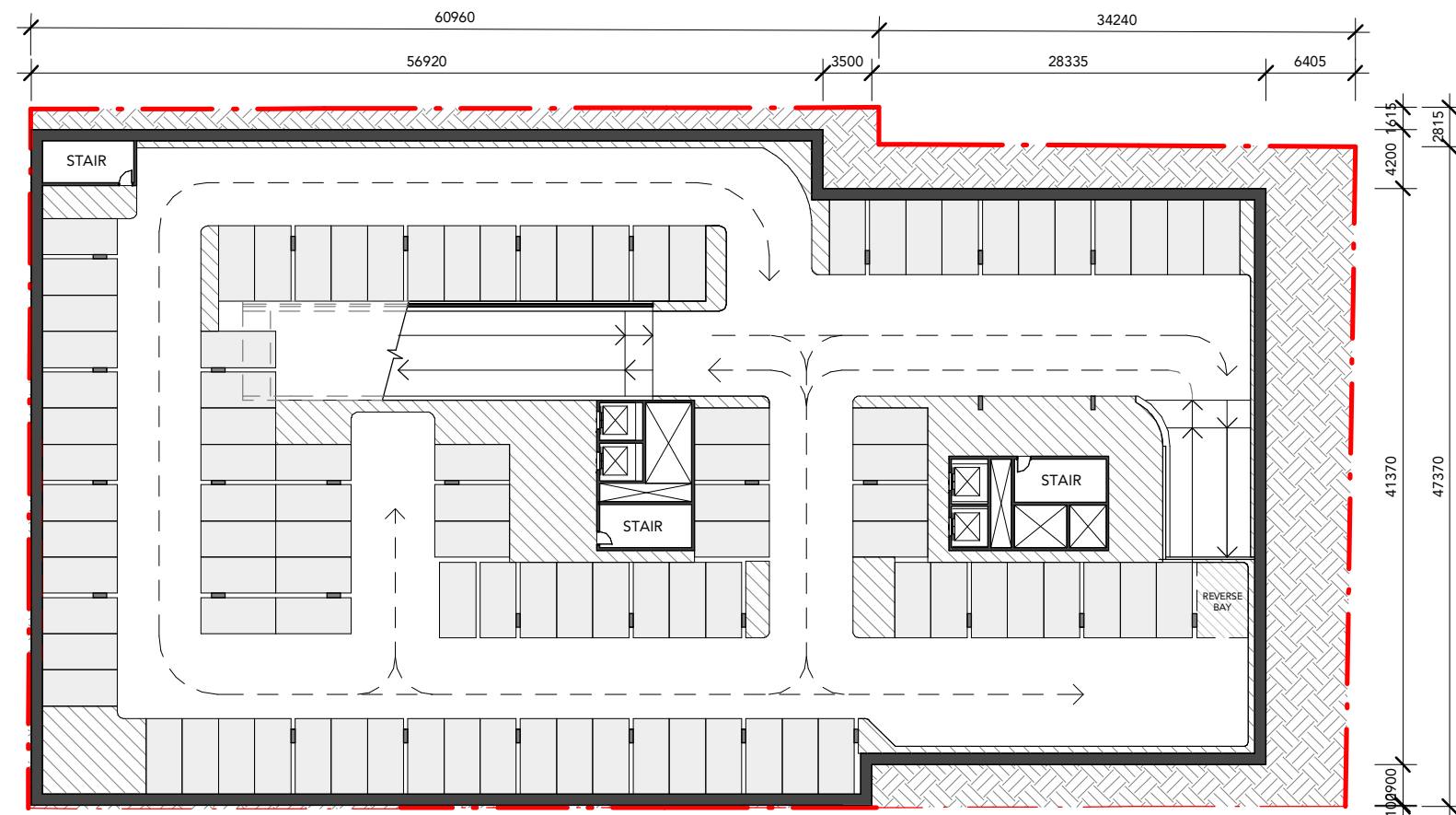




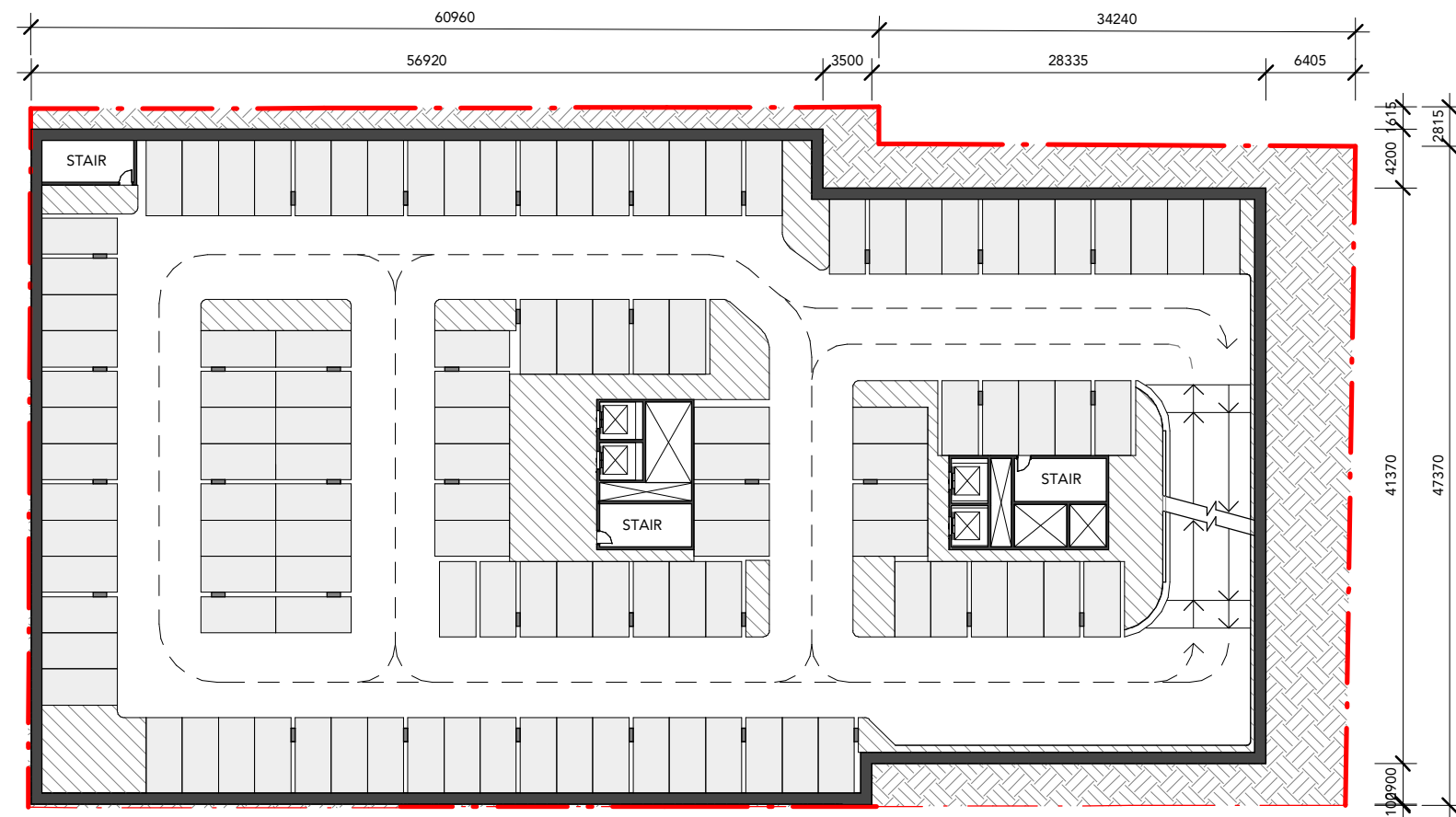
GROUND FLOOR PLAN



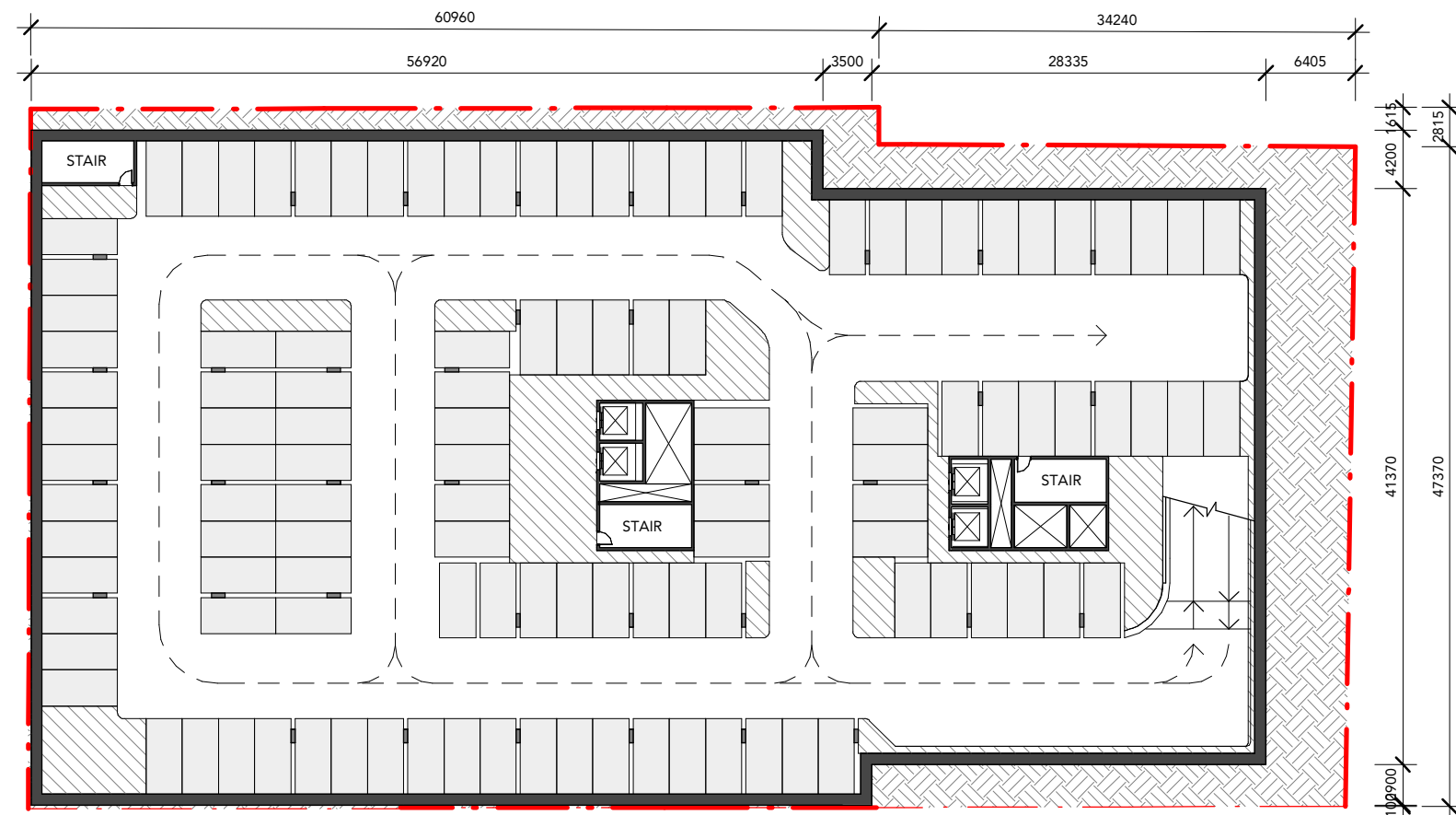
BASEMENT 1 PLAN



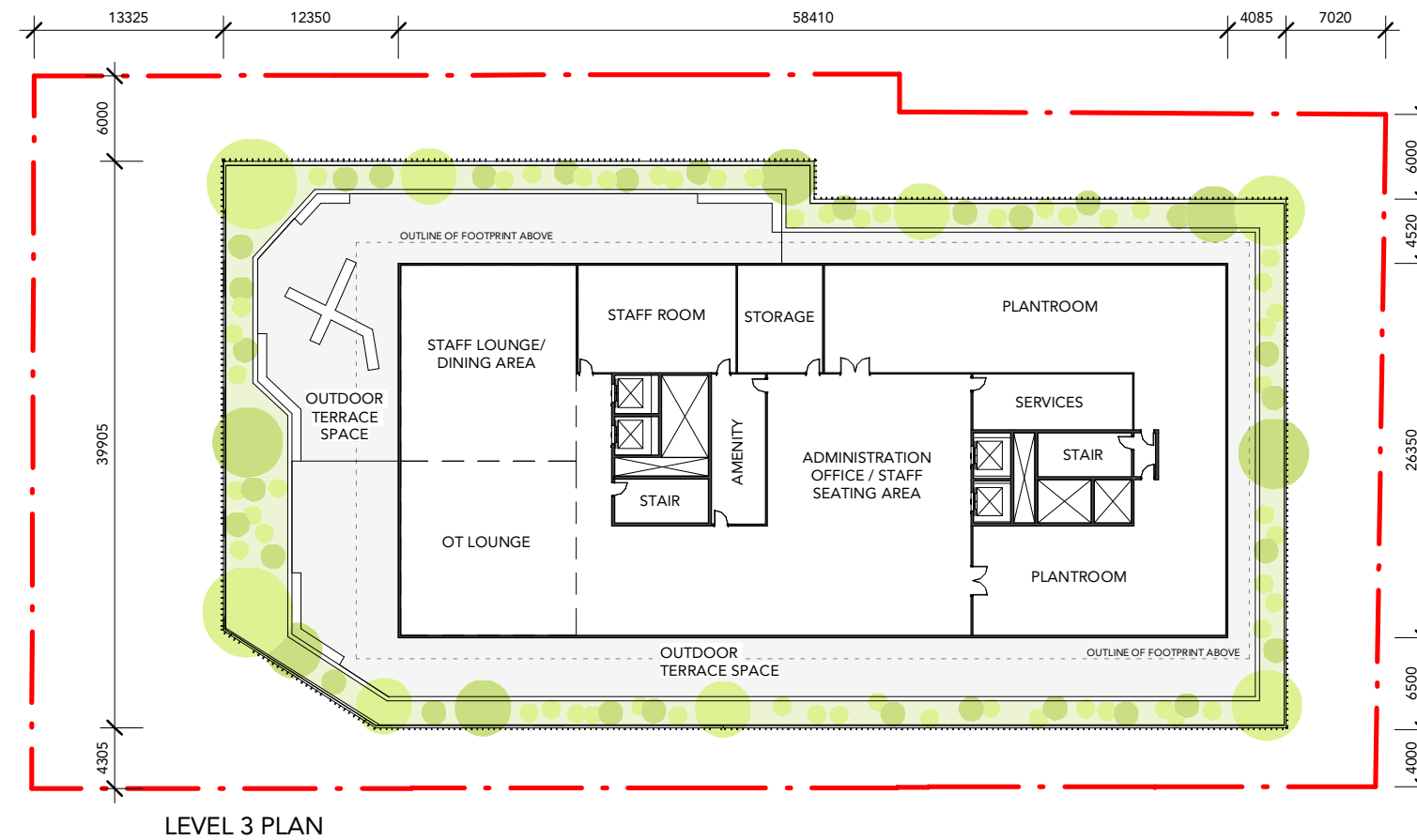
BASEMENT 2 PLAN



BASEMENT 3 PLAN



BASEMENT 4 PLAN



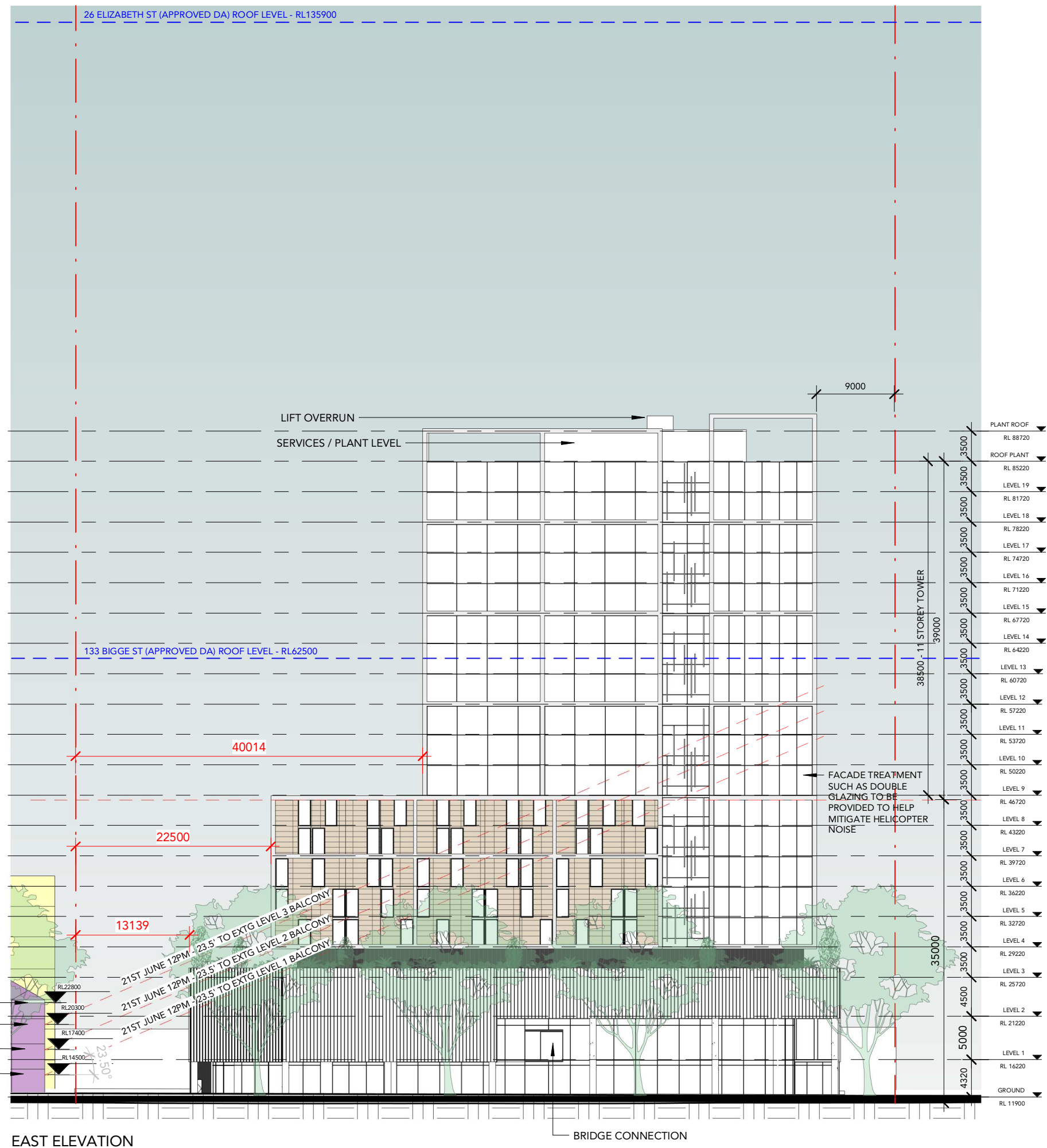
LEVEL 3 PLAN

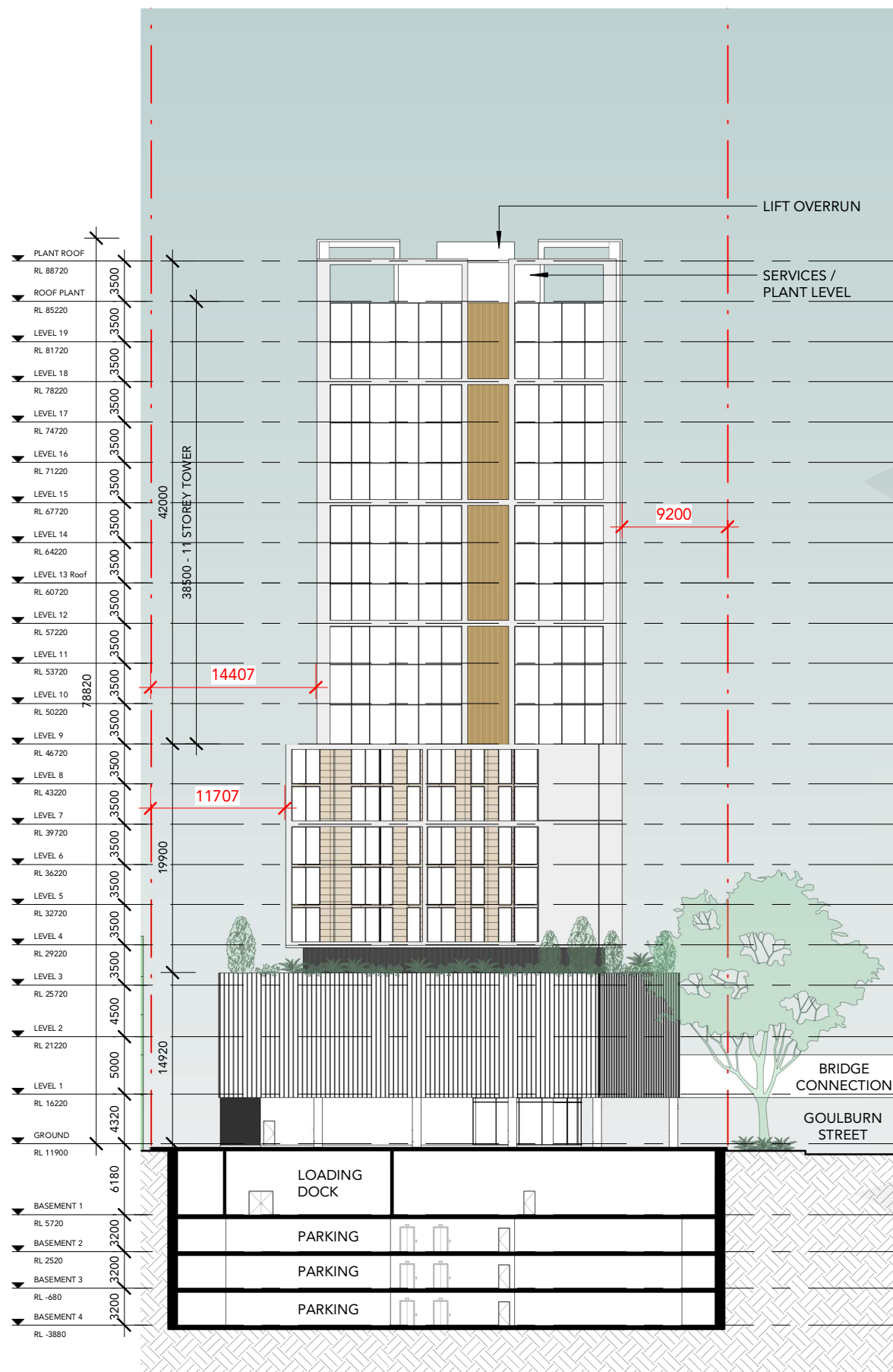


LEVEL 4-8 PLAN

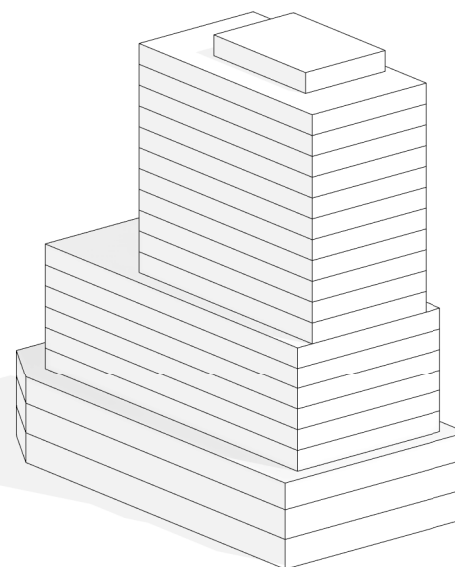
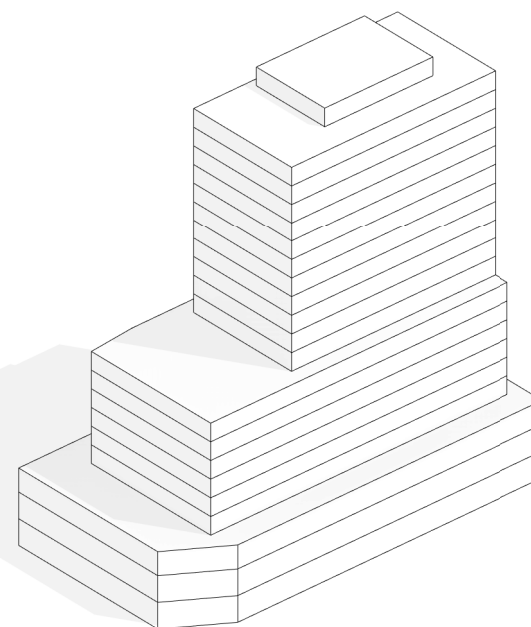


LEVEL 9-19 PLAN





SOUTH ELEVATION



DEPARTMENTS:

Site: 4674m²

Basement 4	3870m ²	– Parking
Basement 3	3870m ²	– Parking
Basement 2	3870m ²	– Parking
Basement 1	3870m ²	– Loading Dock & Storage
Ground	2900m ²	– Lobby, DOSA, EOT & Retail (353m ²)
Level 1	2900m ²	– Ambulatory Care and Radiation Oncology
Level 2	2900m ²	– Theatre & Plant
Level 3	1840m ²	– Plant and Staff Areas
Level 4	1840m ²	– In-patient Unit
Level 5	1840m ²	– In-patient Unit
Level 6	1840m ²	– In-patient Unit
Level 7	1840m ²	– In-patient Unit
Level 8	1840m ²	– In-patient Unit
Level 9	1140m ²	– Consult or Education Suites
Level 10	1140m ²	– Consult or Education Suites
Level 11	1140m ²	– Consult or Education Suites
Level 12	1140m ²	– Consult or Education Suites
Level 13	1140m ²	– Consult or Education Suites
Level 14	1140m ²	– Consult or Education Suites
Level 15	1140m ²	– Consult or Education Suites
Level 16	1140m ²	– Consult or Education Suites
Level 17	1140m ²	– Consult or Education Suites
Level 18	1140m ²	– Consult or Education Suites
Level 19	1140m ²	– Consult or Education Suites
Level 20	– Plant	
TOTAL:	32 280m ²	

This total includes service risers and vertical circulation and any plant other than the roof plant, also does not include basements levels areas.

PARKING NUMBERS UP TO 327 AVAILABLE

REQUIRED RMS PARKING: 174
REQUIRED LEP PARKING: 242

ACCESSIBLE MOTORCYCLE 8
13

PATIENT ROOM NUMBERS 155



FACADE CLADDING

ROOF GARDEN

SLAT FACADE

LINK BRIDGE

STREET INTERFACE



ROOF GARDEN



STREET FRONTAGE



LINK BRIDGE



WALL CLADDING



WALL CLADDING



SLAT FACADE



ATRIUM



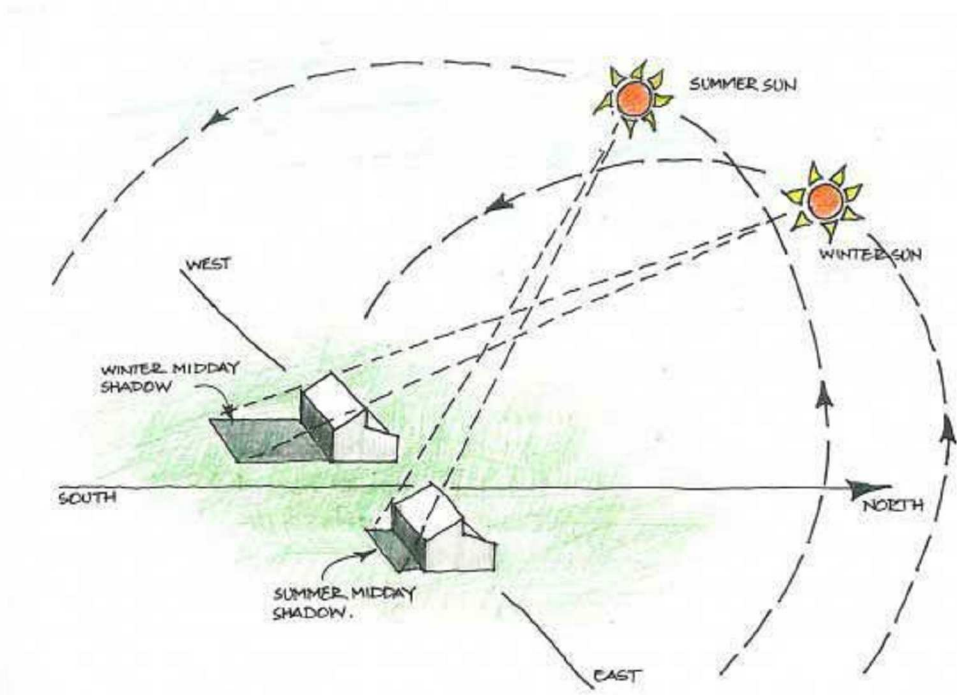
GROUND OPEN SPACE

SHADOW STUDY ON WINTER SOLSTICE (21ST OF JUNE)

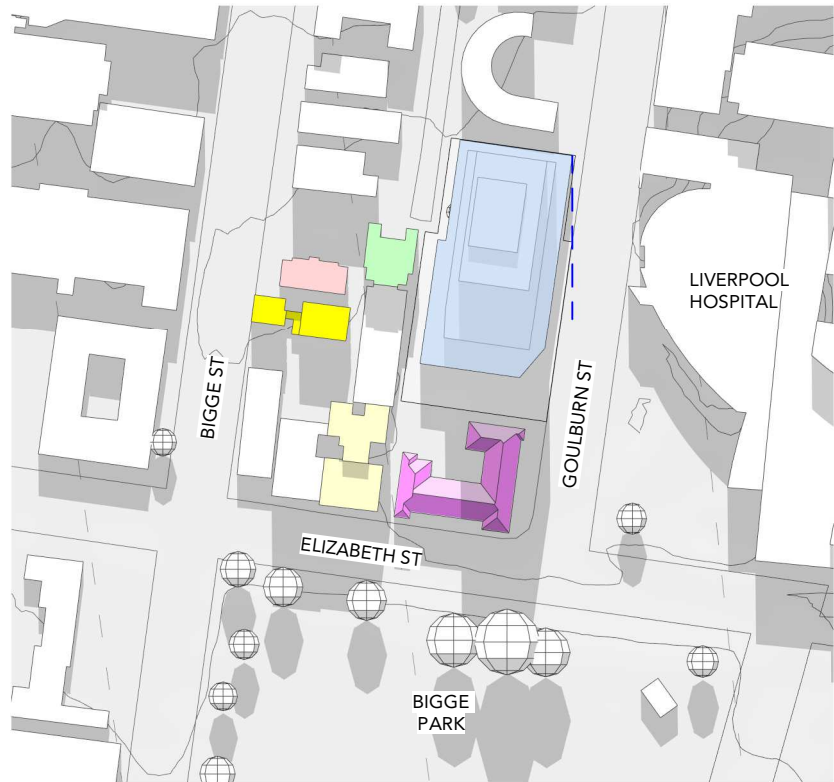
Shadow studies are usually carried out simulating Winter Solstice conditions, which is the time of the year with less hours between sunrise and sunset, or the shortest day of the year as is commonly referred to. During Winter Solstice the sun is lower on the horizon and the shadow casted are long.

A shadow diagram shows the shadow projection on the ground plan. Shadow diagrams are useful to understand the lenght of shadows and how these affect open space (i.e. park or balcony).

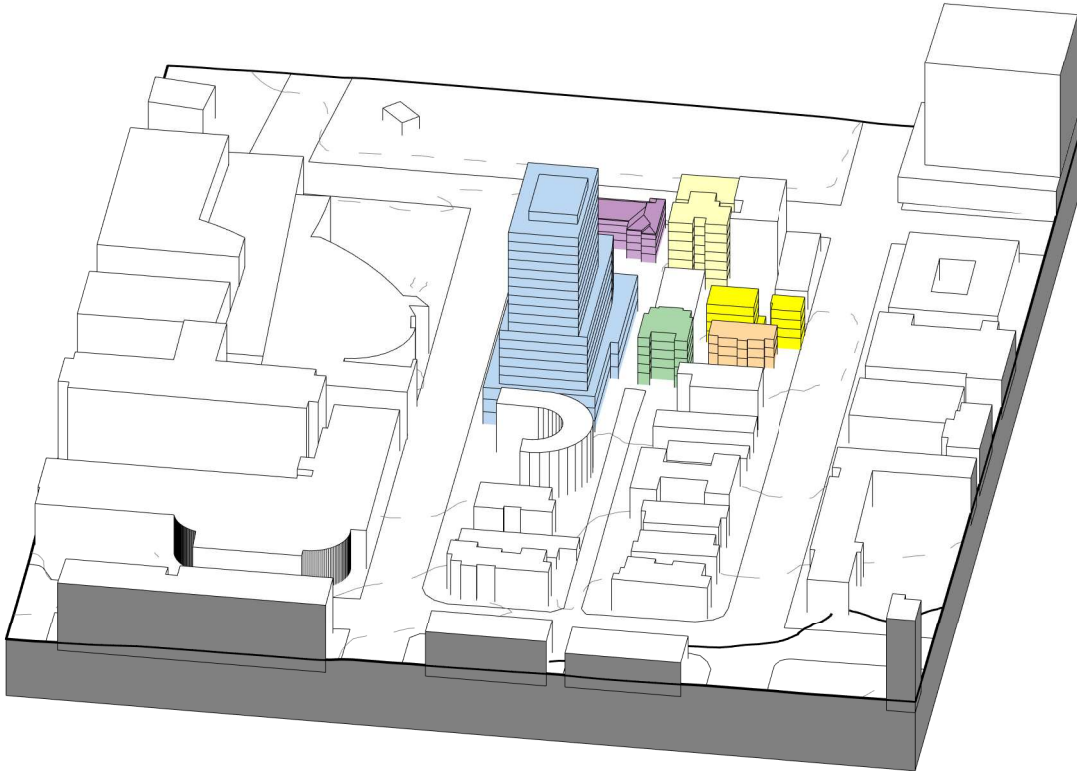
A view from the sun diagram instead, shows the subjects from the sun point of view. The shadows in this case are "hidden" behind the subjects, meaning that what is not visible is in shade. These diagrams are useful to understand when vertical surfaces are in direct sun light.



Diagrammatic path of sun during summer and winter









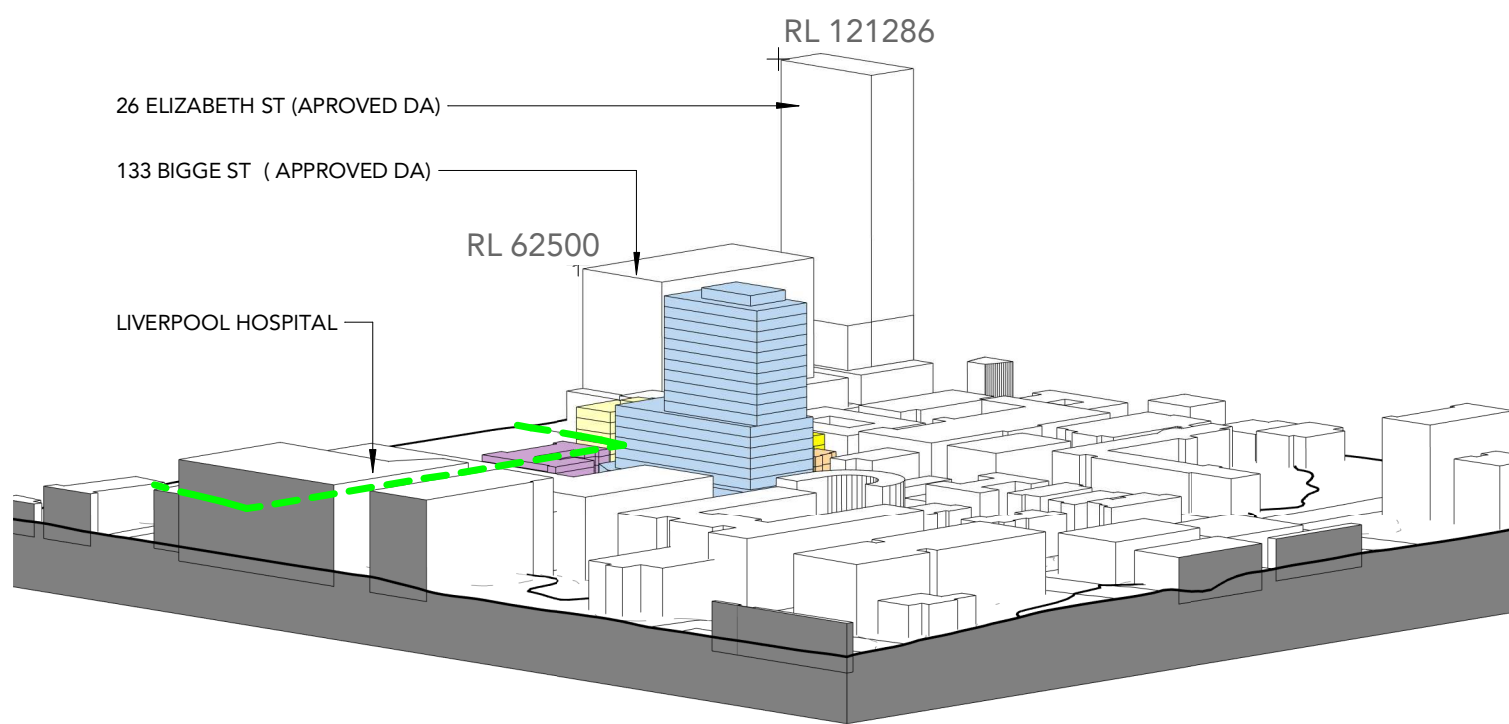
Shadow Diagram - 12PM 21ST JUNE



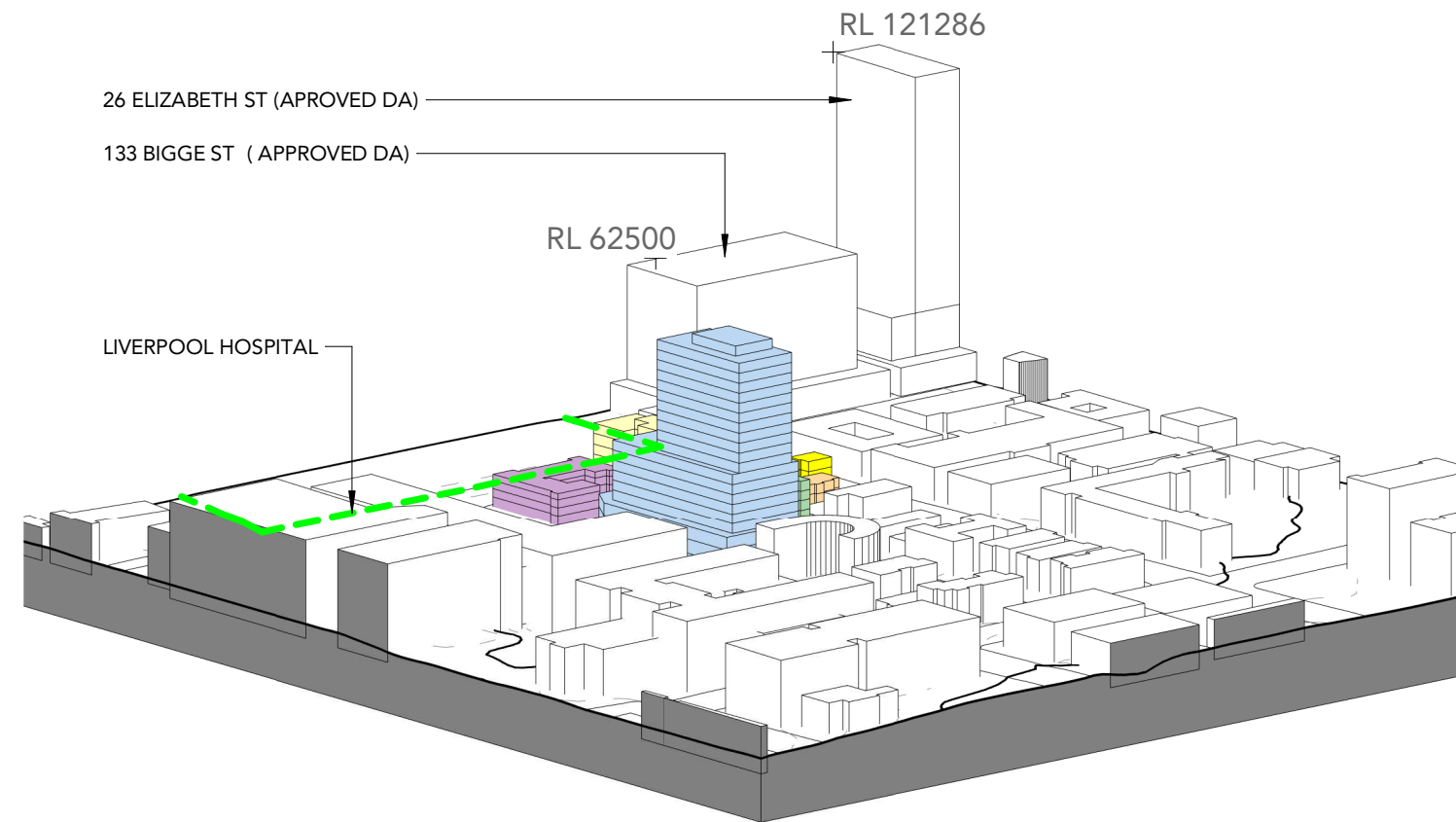
View from Sun - 12PM 21ST JUNE

NEIGHBOURING RESIDENTIAL LEGEND









 9 ELIZABETH STREET (SOUTH BUILDING)	 9 ELIZABETH STREET (NORTH BUILDING)	 73-75 GOULBURN STREET	 108 BIGGE STREET	 116 BIGGE STREET	 PROPOSED DEVELOPMENT
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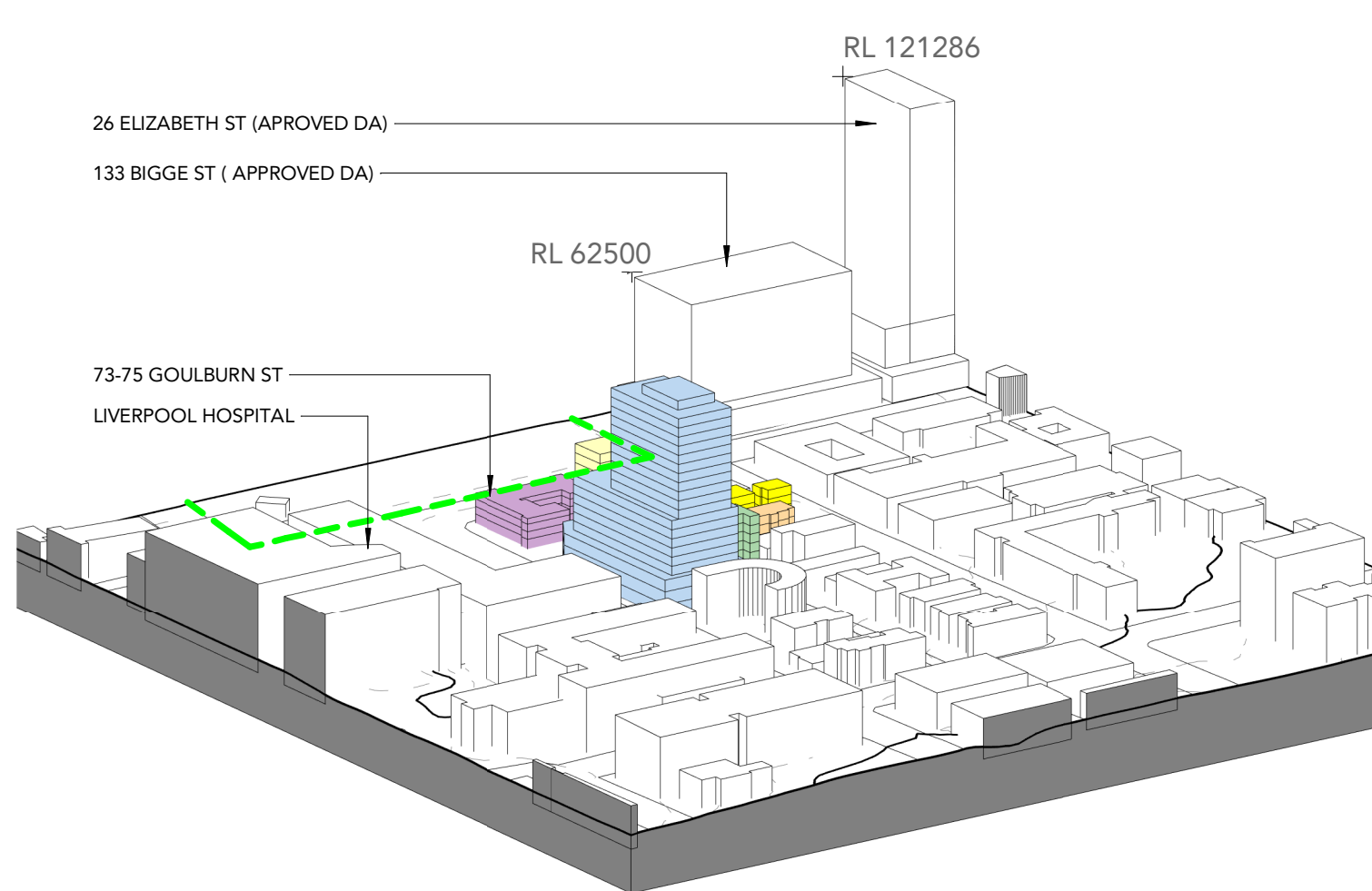


PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 8.00am

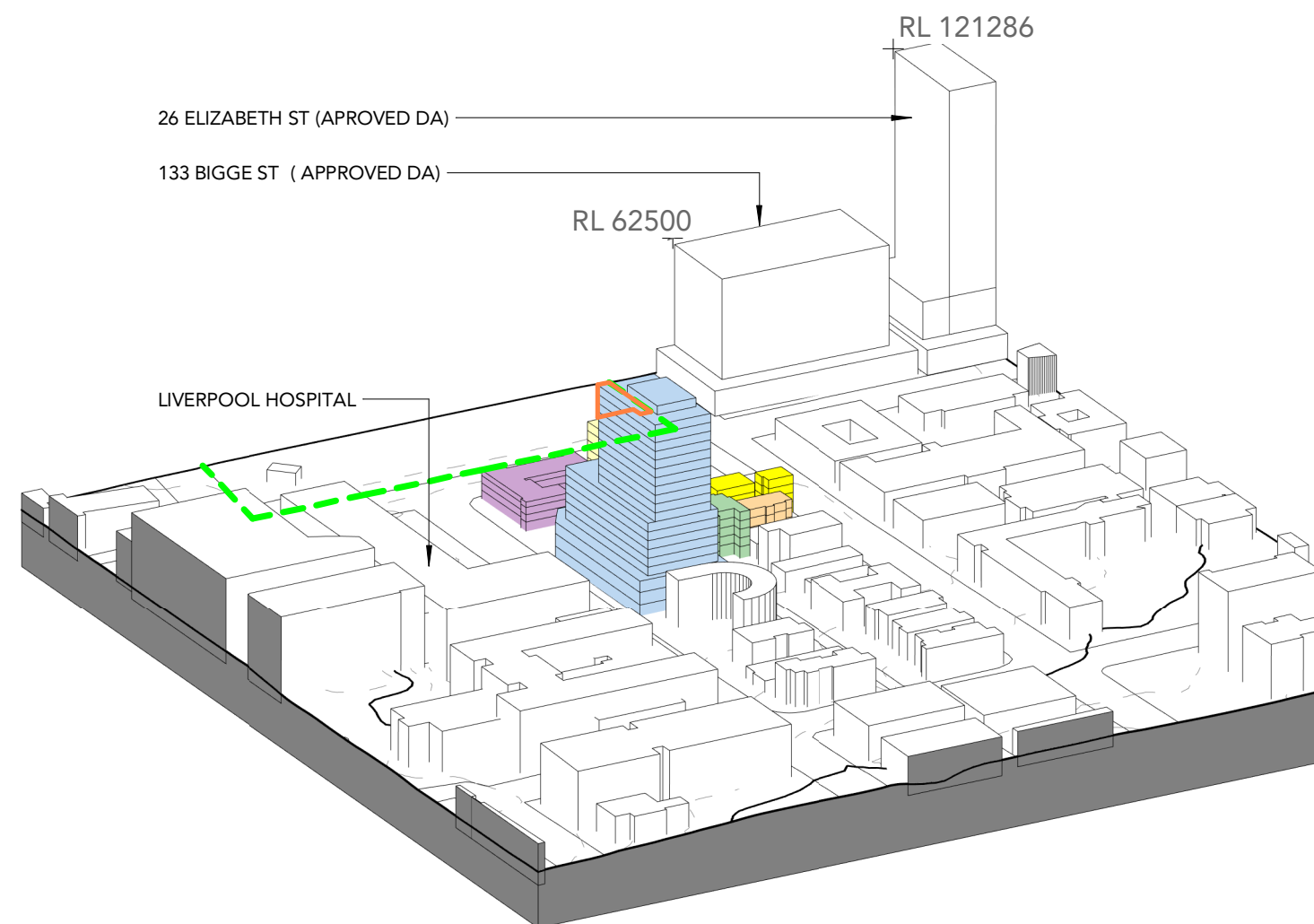


PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 8.30am

NEIGHBOURING RESIDENTIAL LEGEND			
	9 ELIZABETH STREET (SOUTH BUILDING)		9 ELIZABETH STREET (NORTH BUILDING)
	73-75 GOULBURN STREET		PROPOSED DEVELOPMENT
	108 BIGGE STREET		BIGGE PARK EDGE
	116 BIGGE STREET		ADDITIONAL OVERSHADOWING OF BIGGE PARKBY PROPOSAL











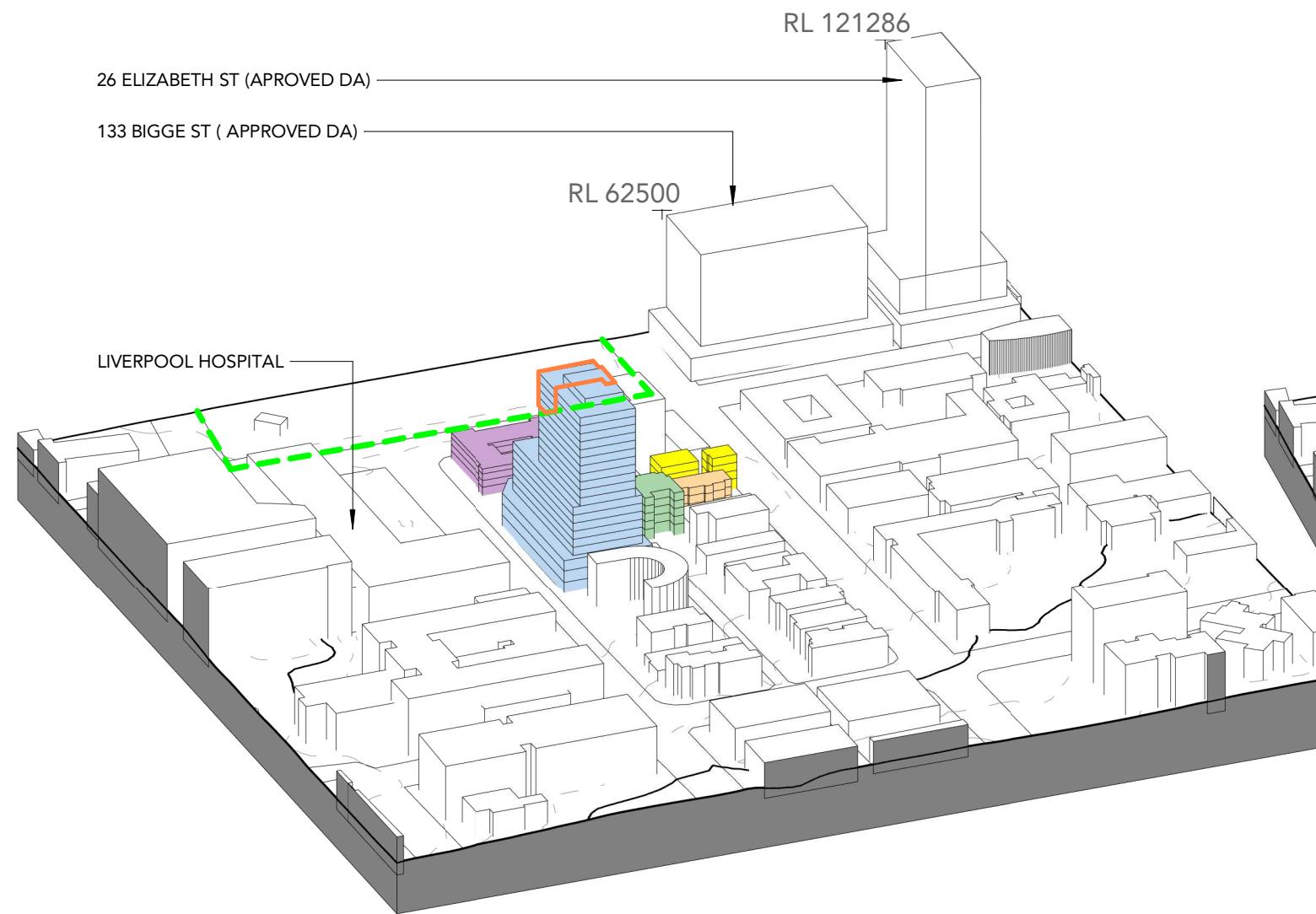
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 9.00am



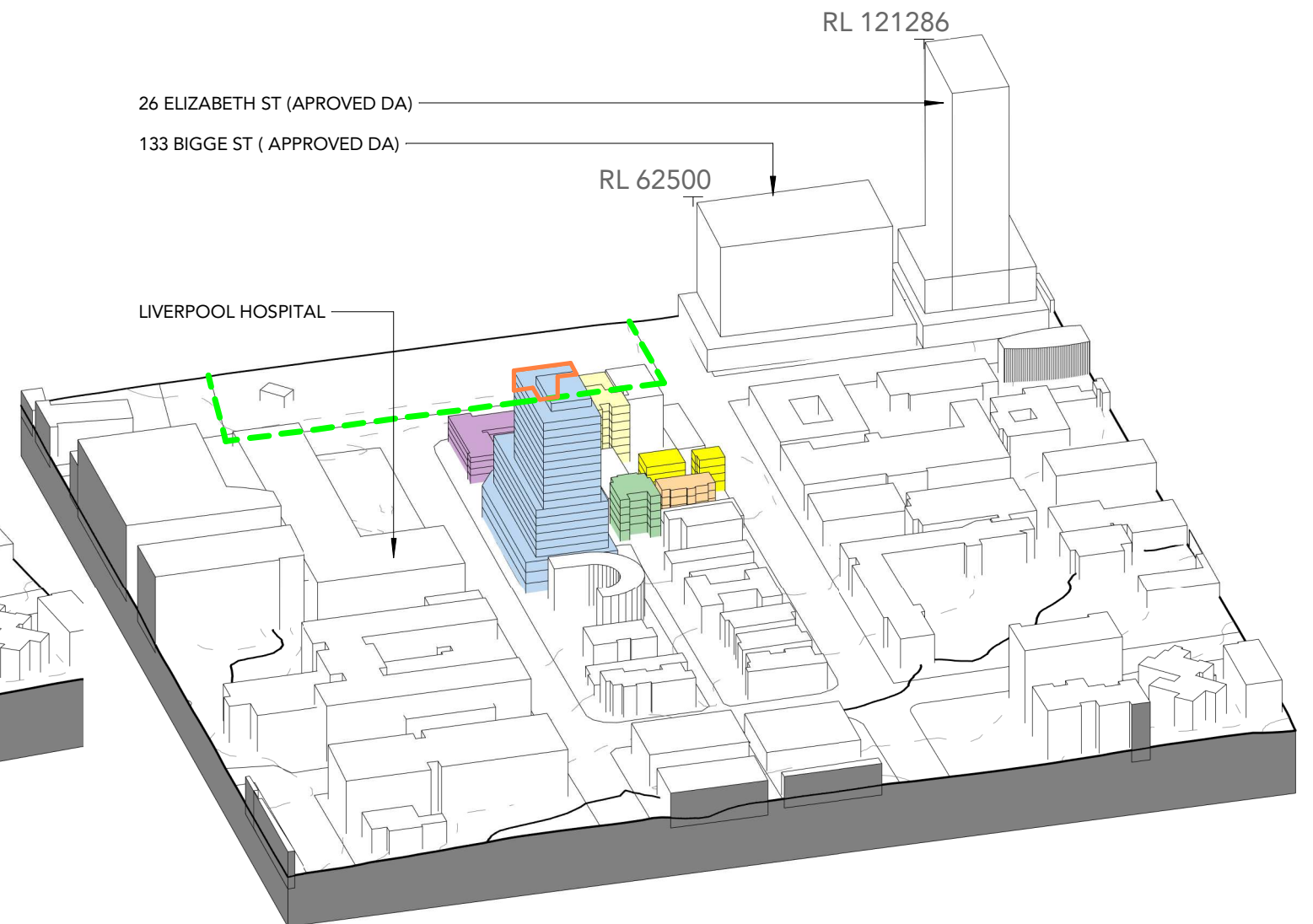
PROPOSED_VFS - W 9.30

NEIGHBOURING RESIDENTIAL LEGEND









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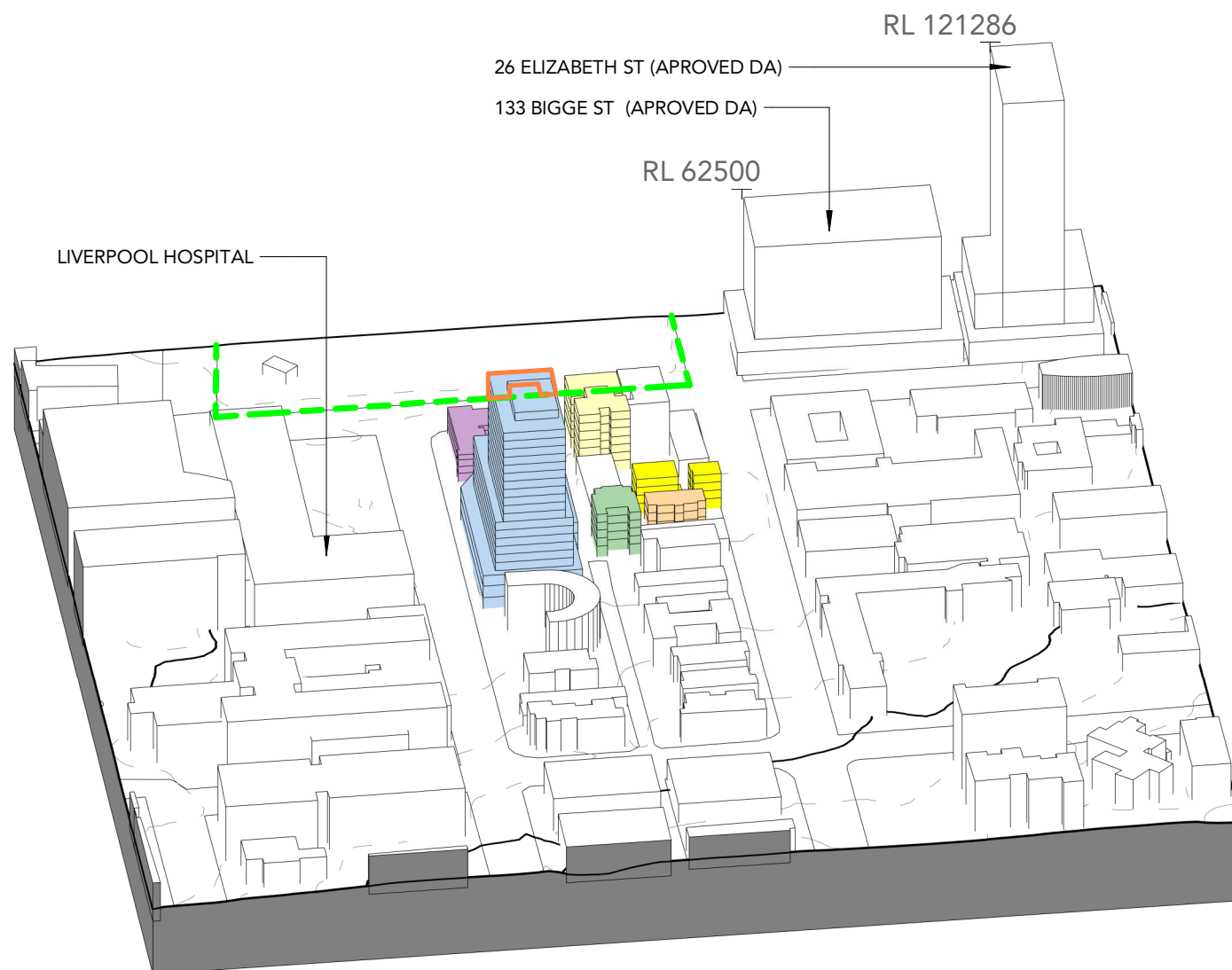


PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 10.00am

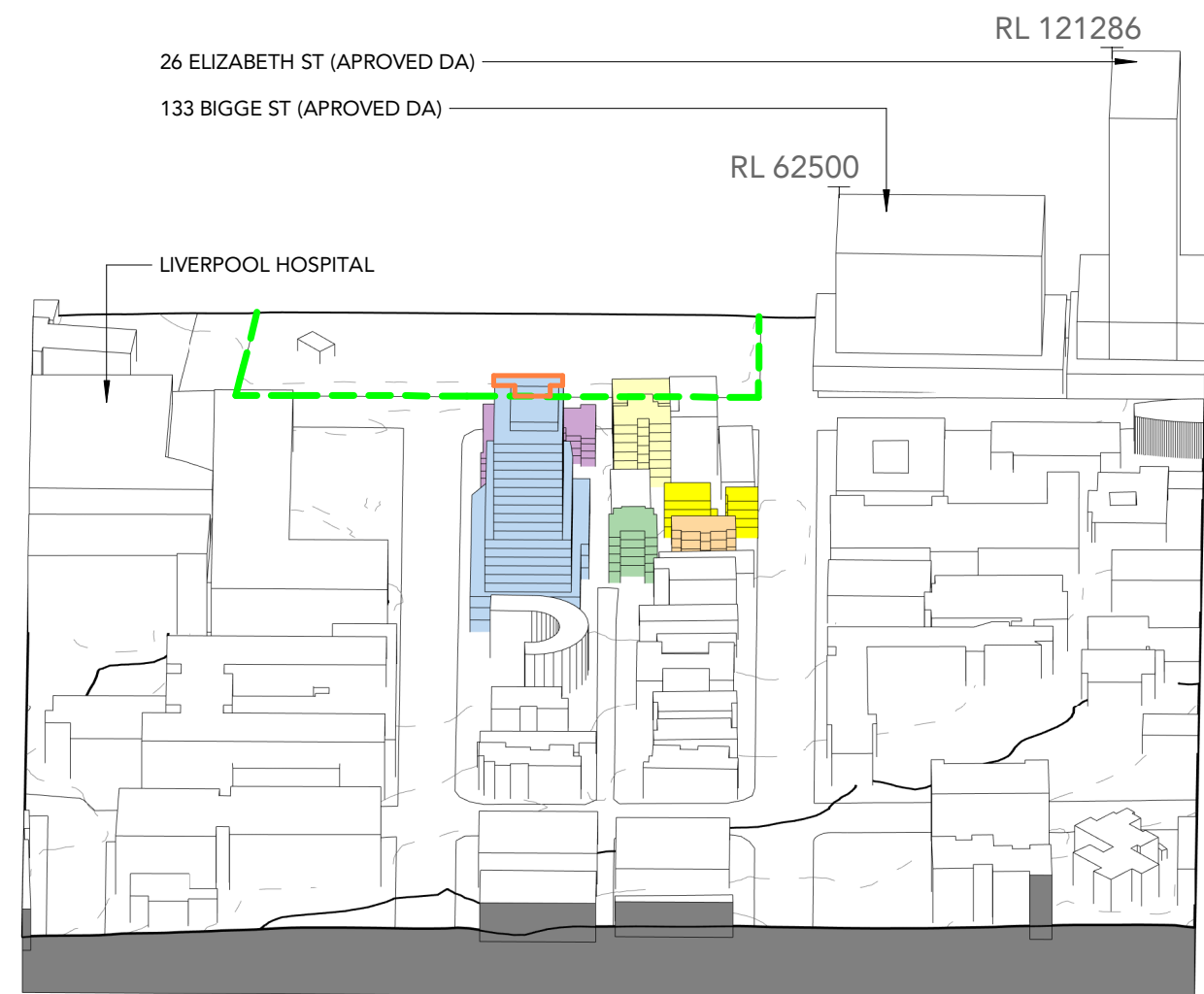


PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 10.30am

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









PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 11.00am



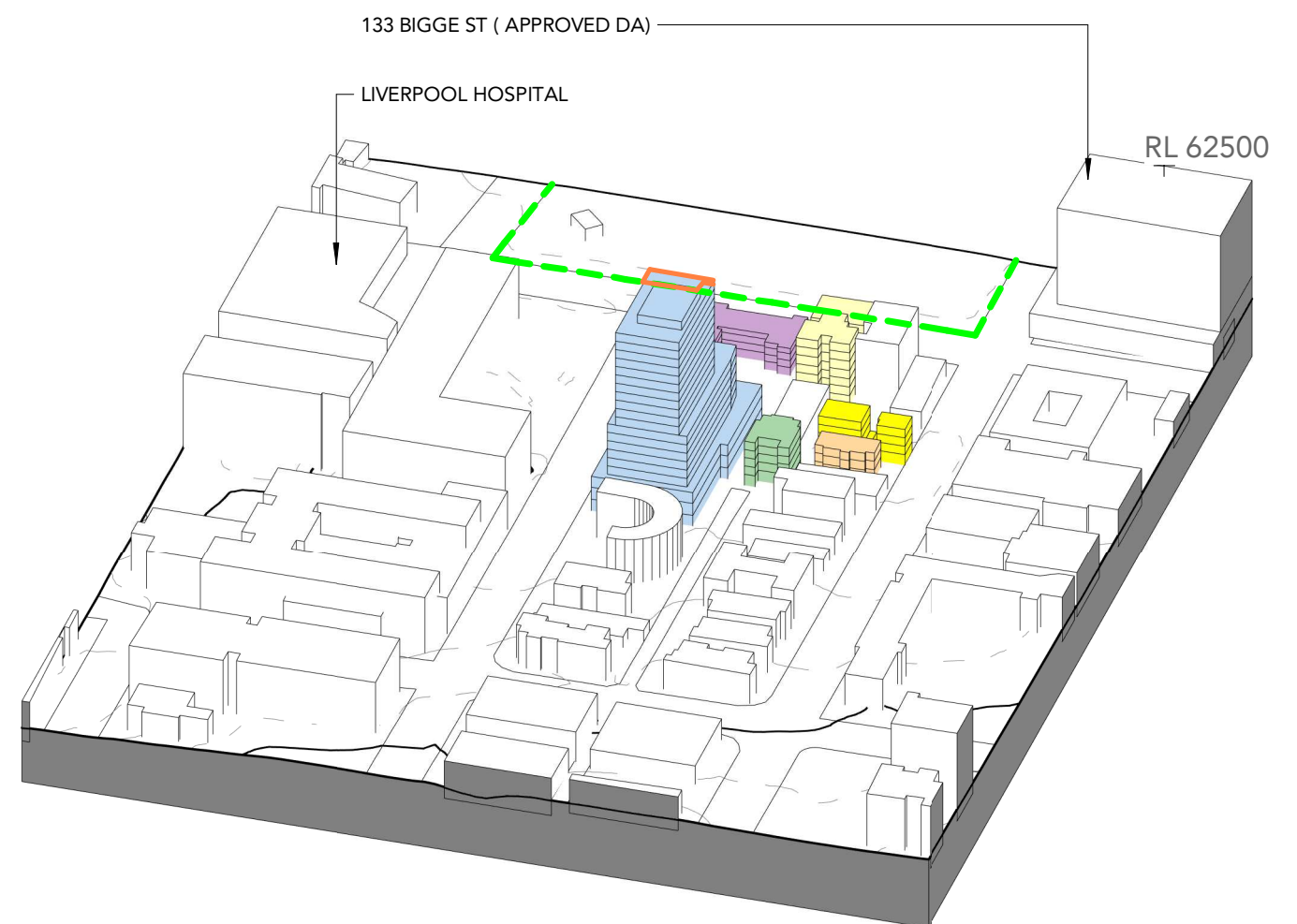
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 11.30am

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









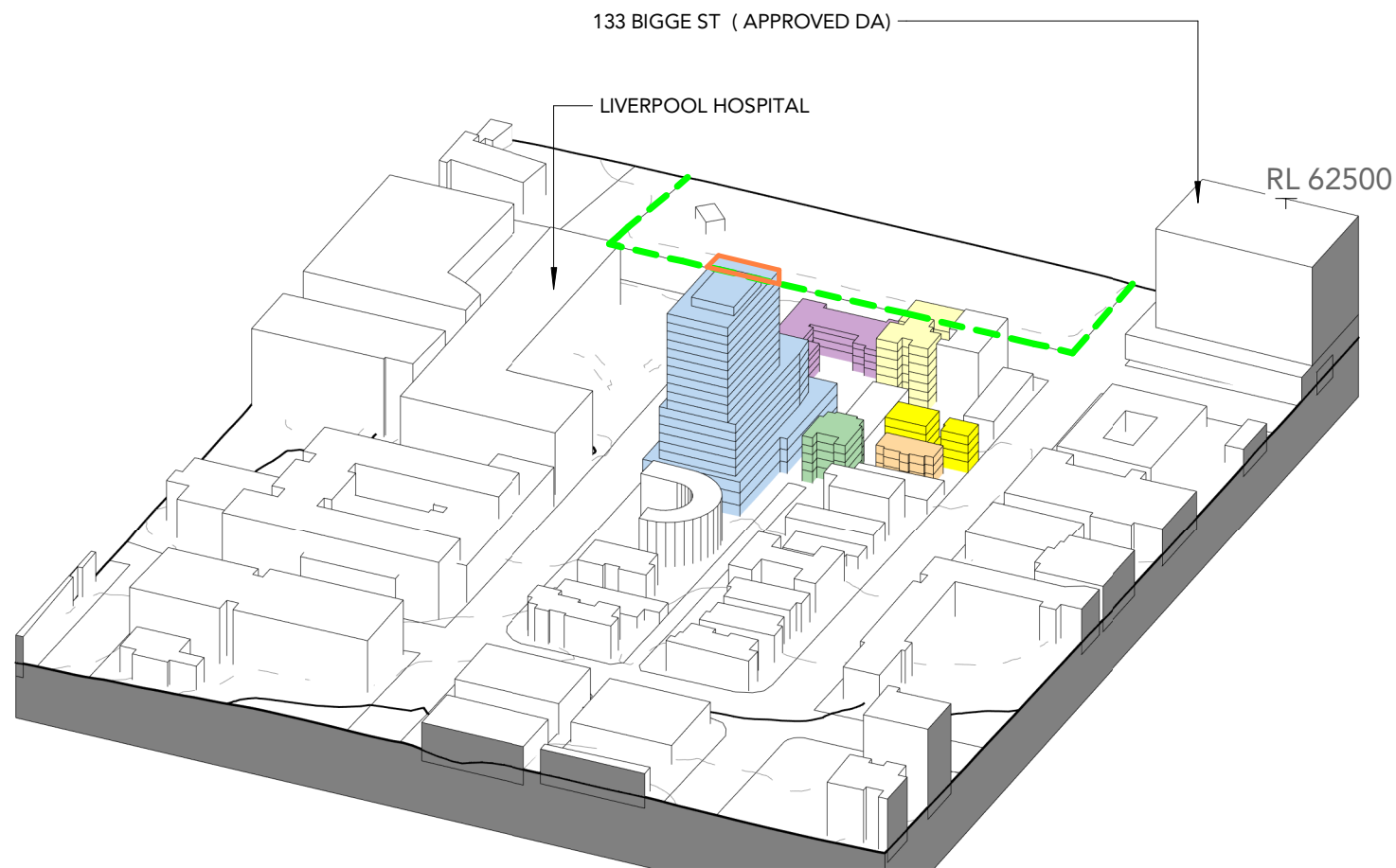
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 12.00pm



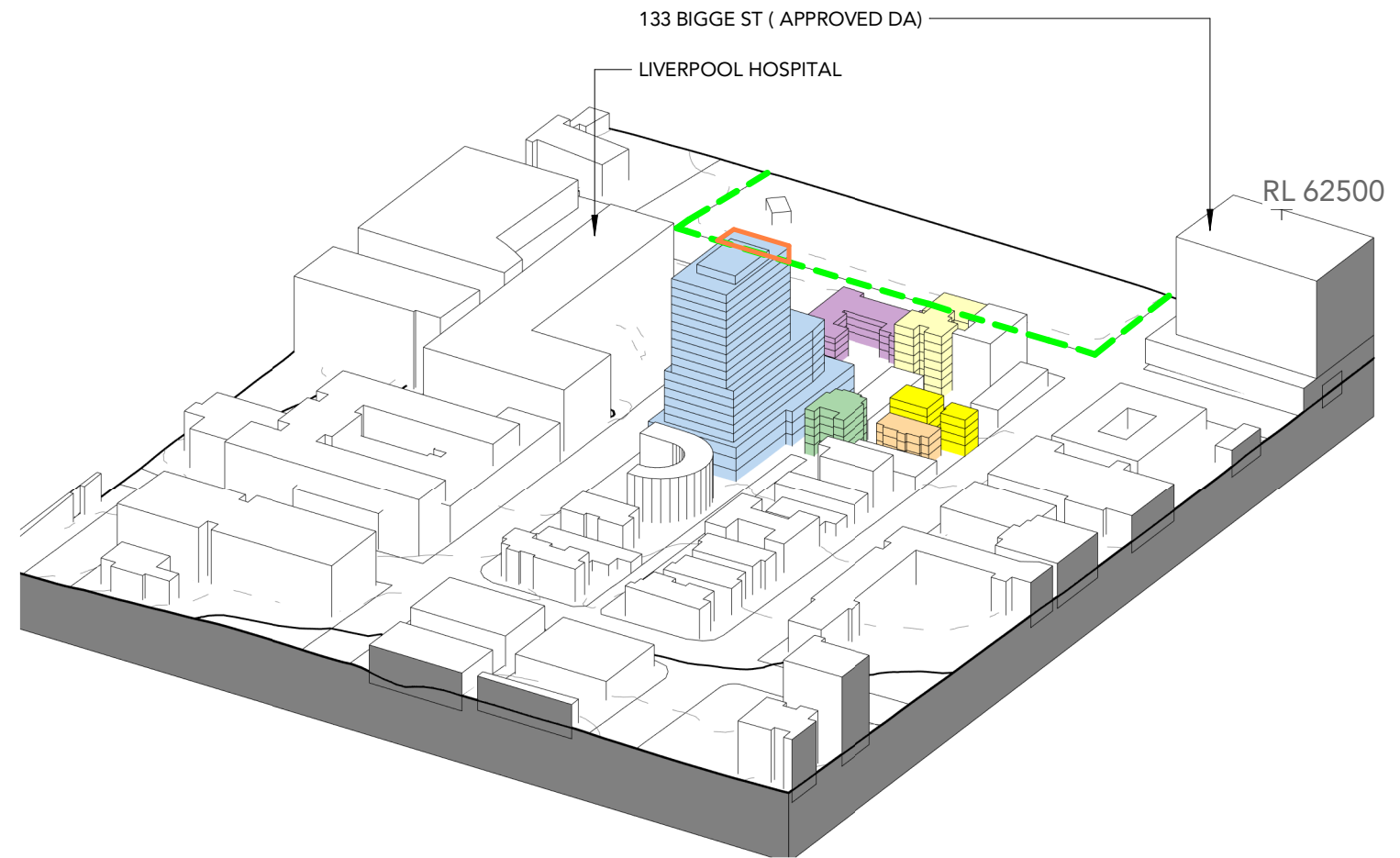
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 12.30pm

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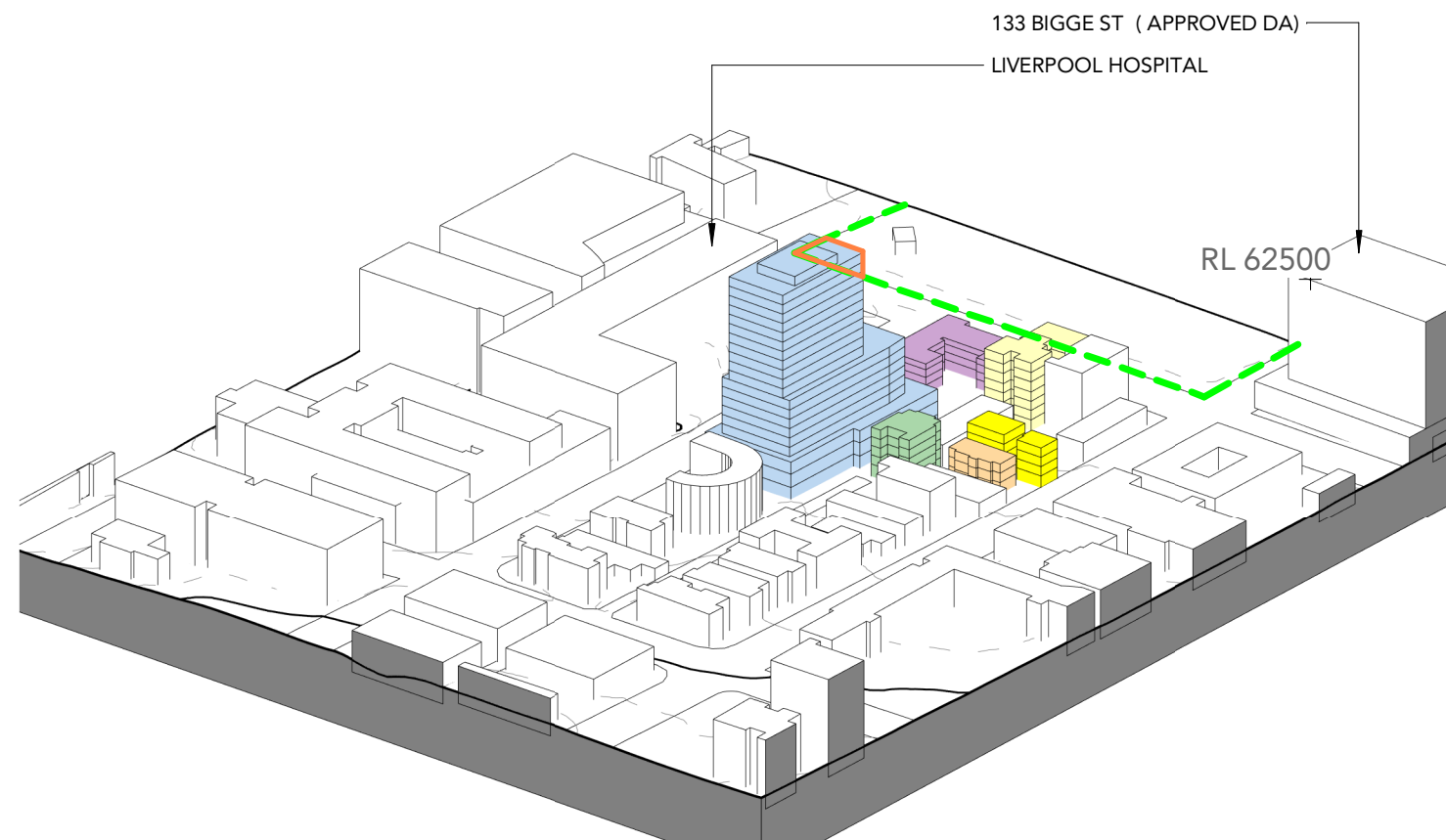
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 1.00pm



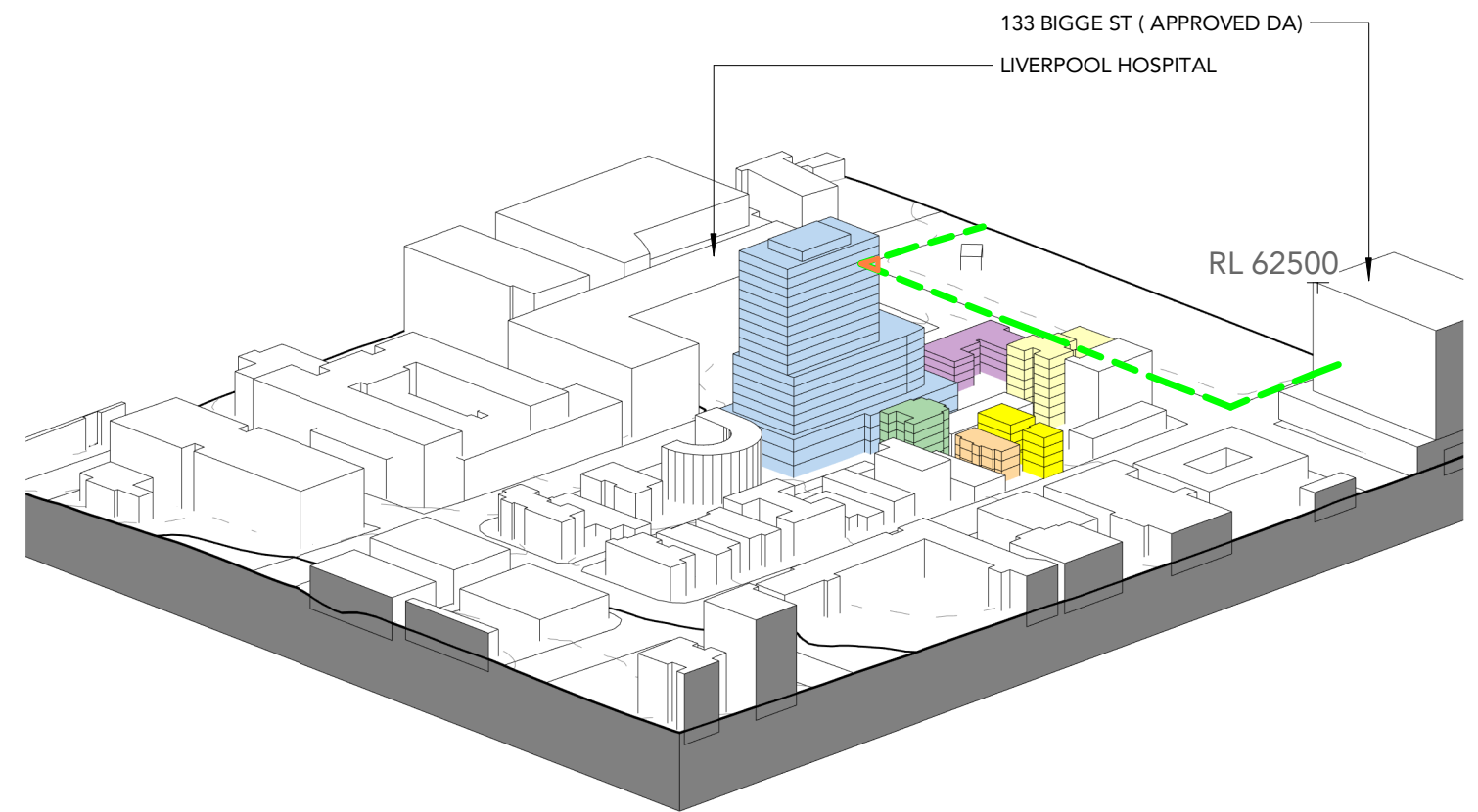
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 1.30pm

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









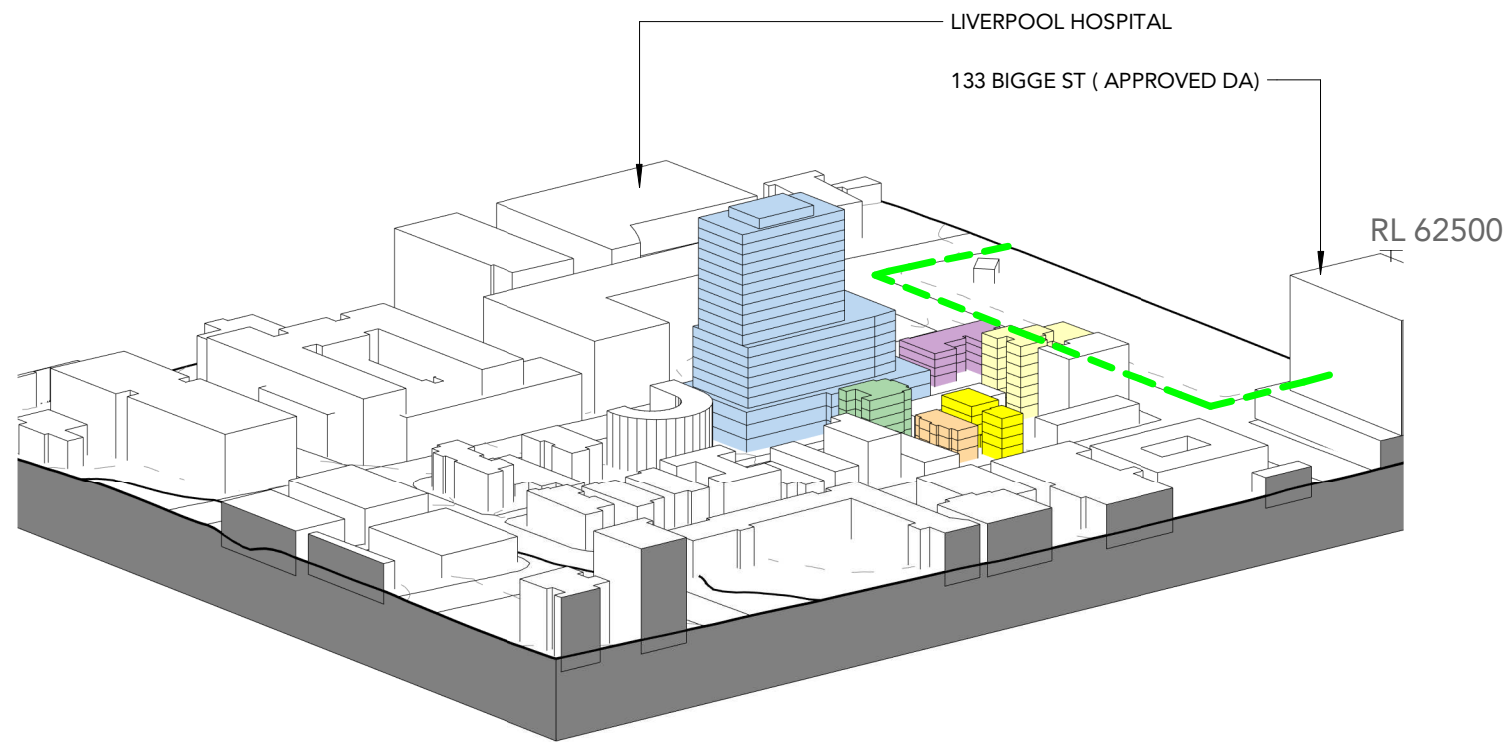
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 2.00pm



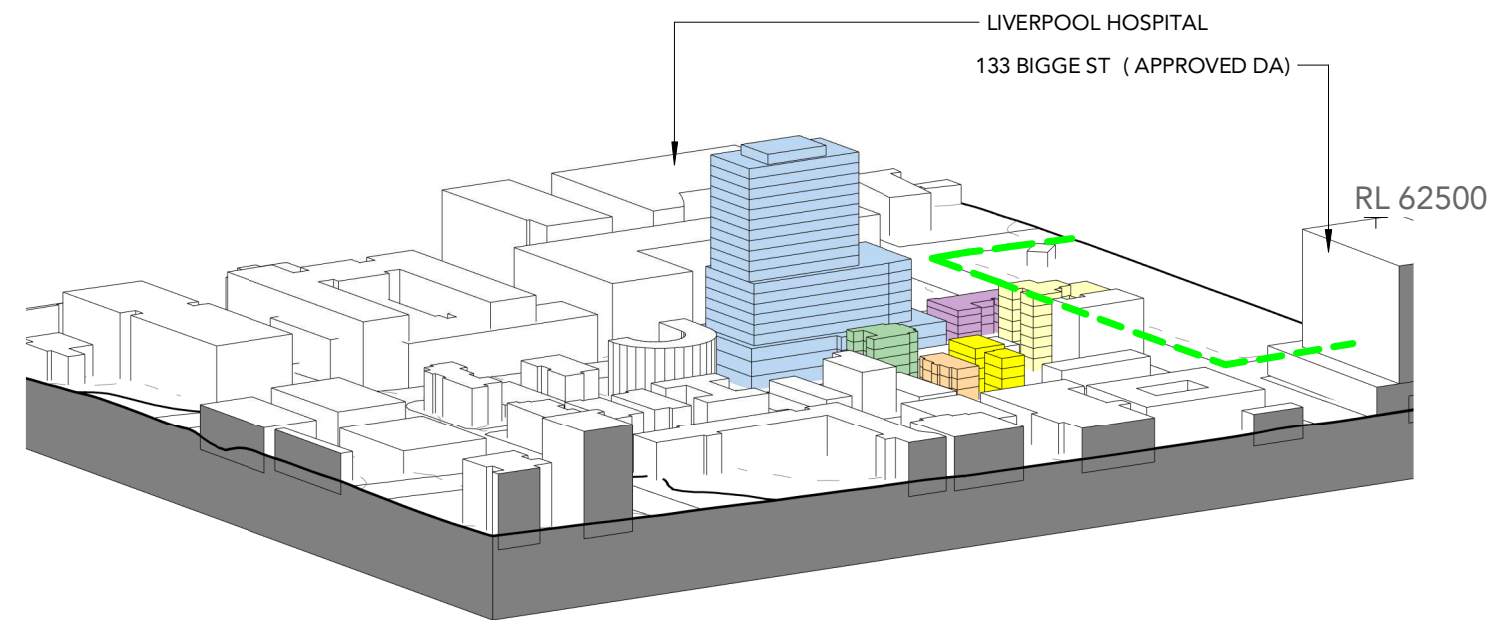
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 2.30pm

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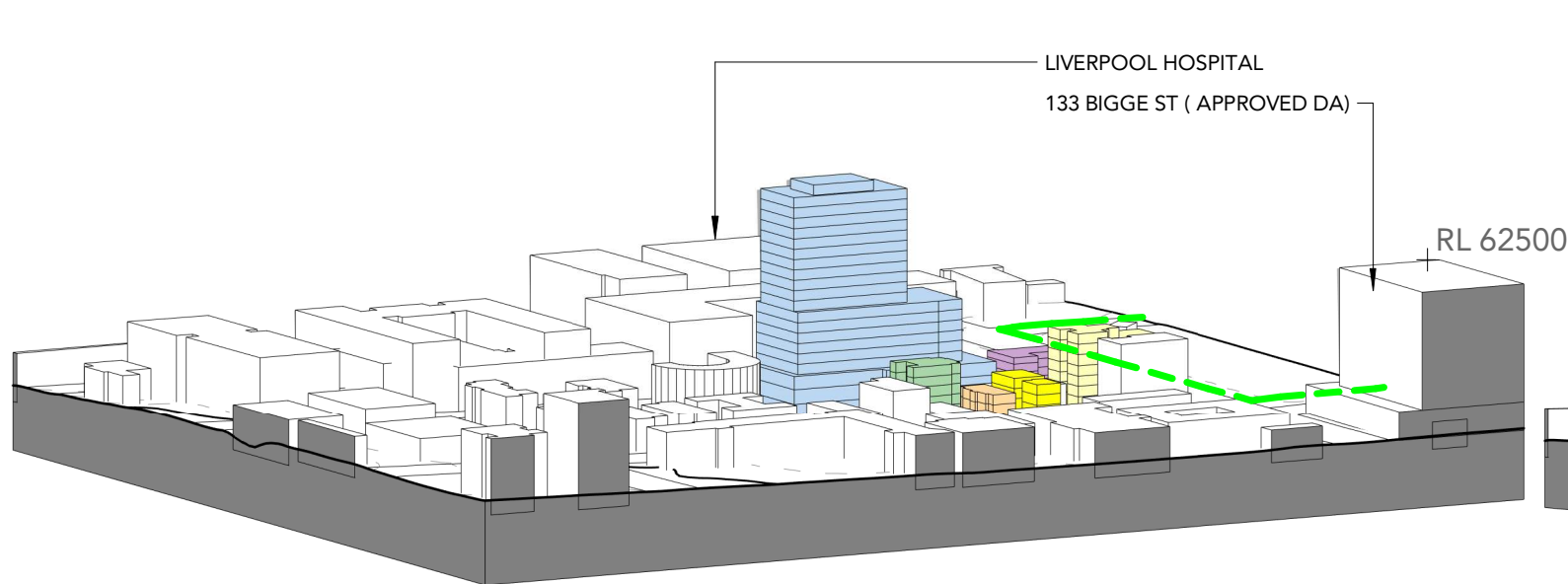
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 3.00pm



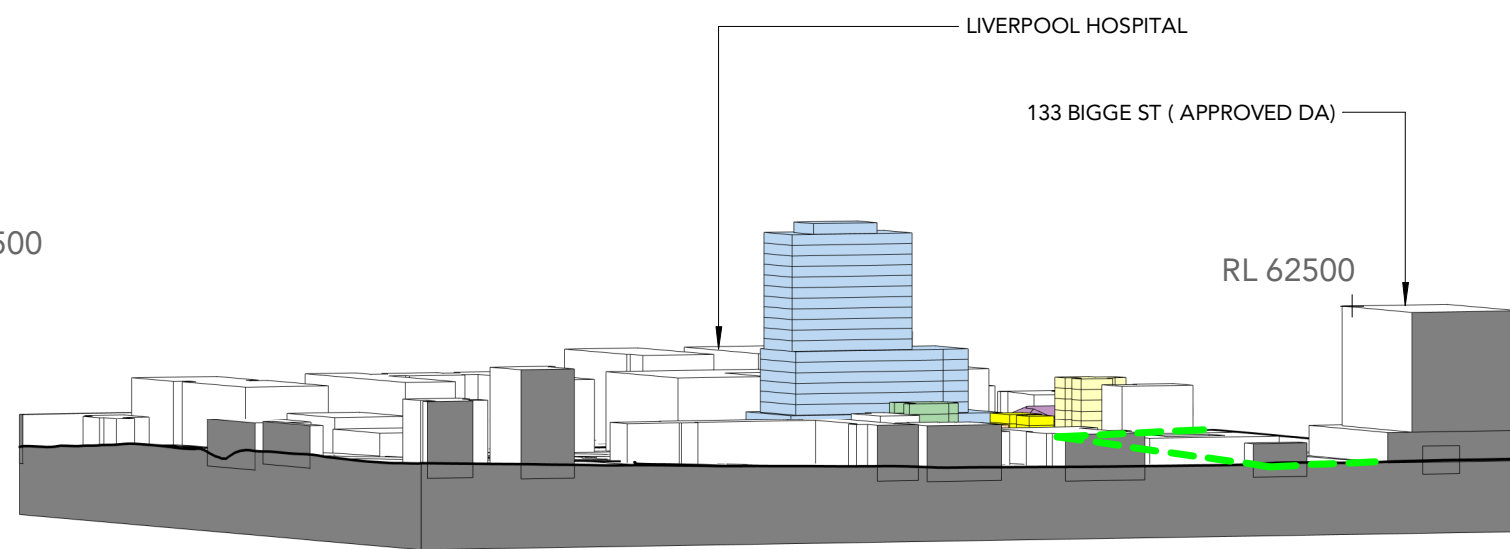
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 3.30pm

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









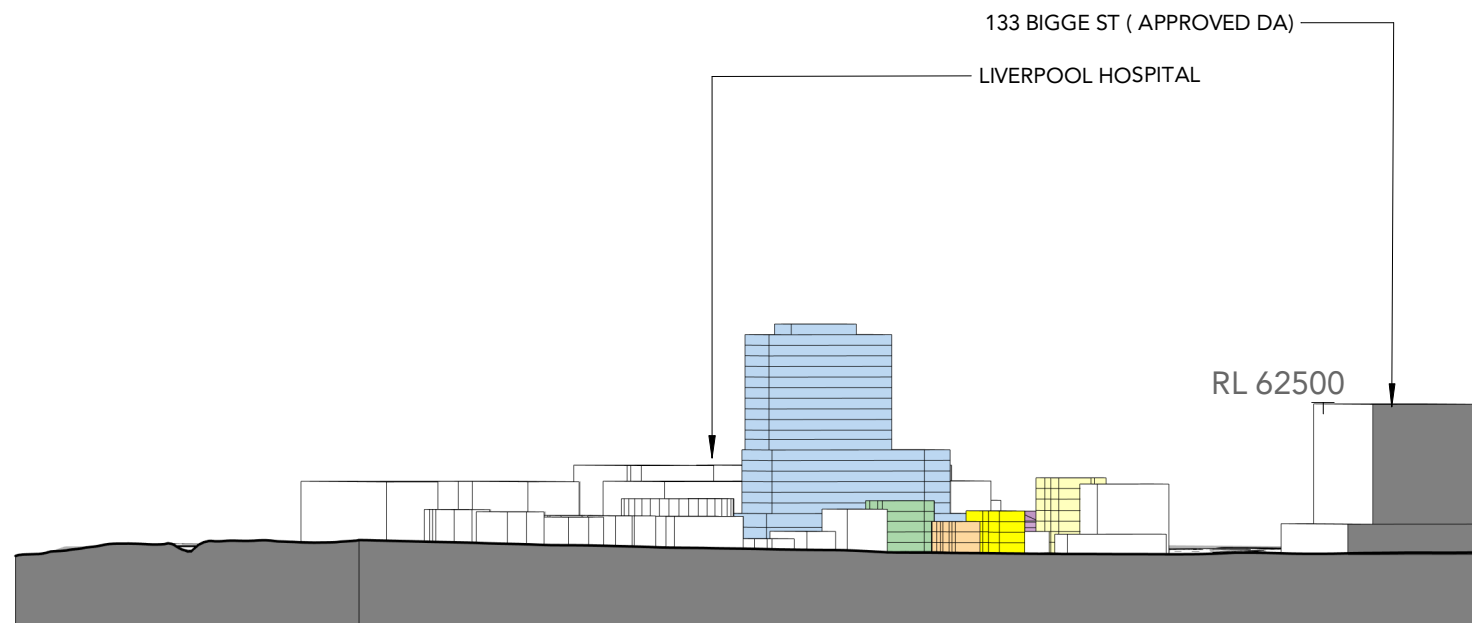
PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 4.00pm










PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 4.30pm

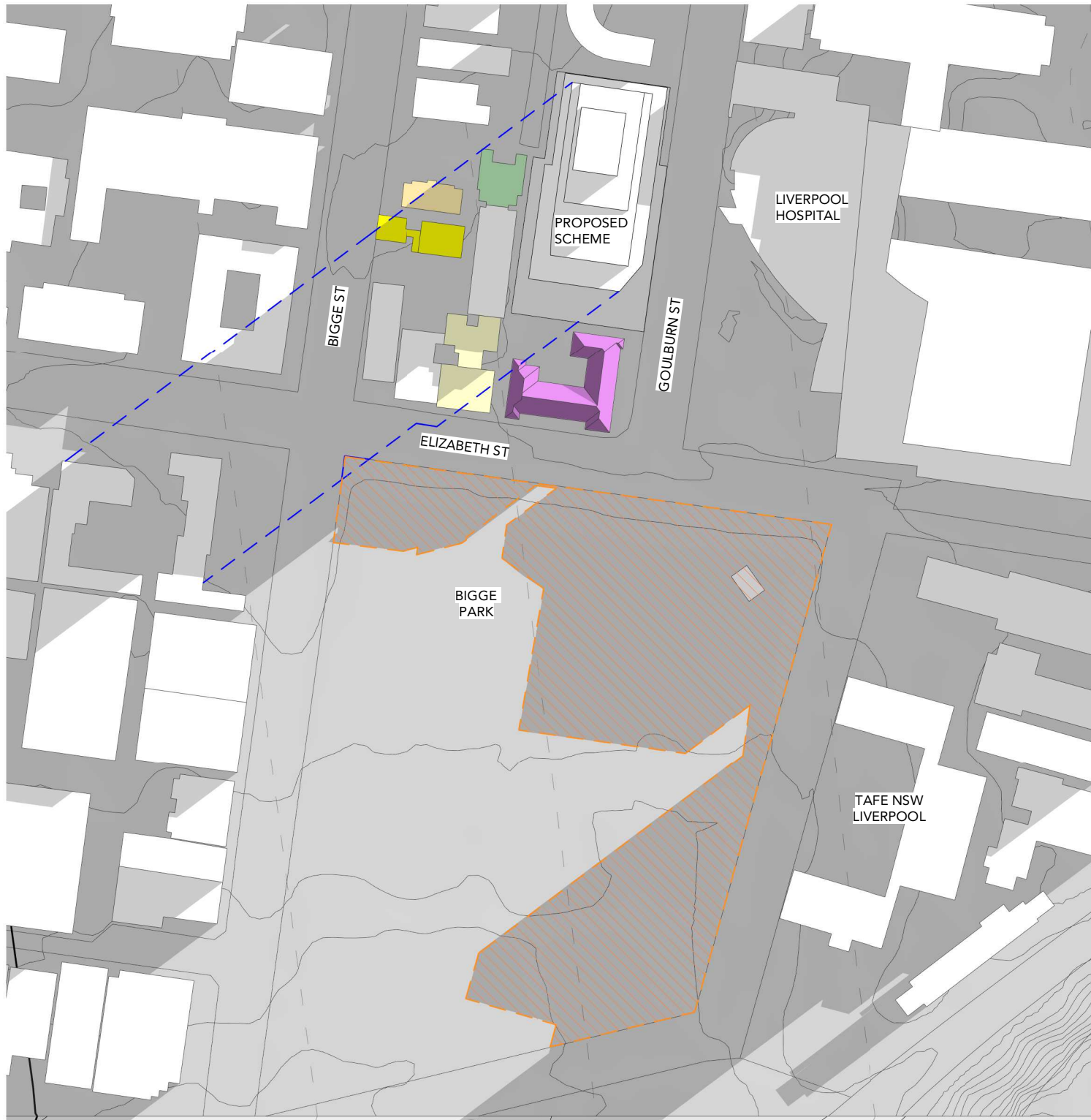
NEIGHBOURING RESIDENTIAL LEGEND

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PROPOSED_VIEW FROM THE SUN - WINTER SOLSTICE 5.00pm

NEIGHBOURING RESIDENTIAL LEGEND			
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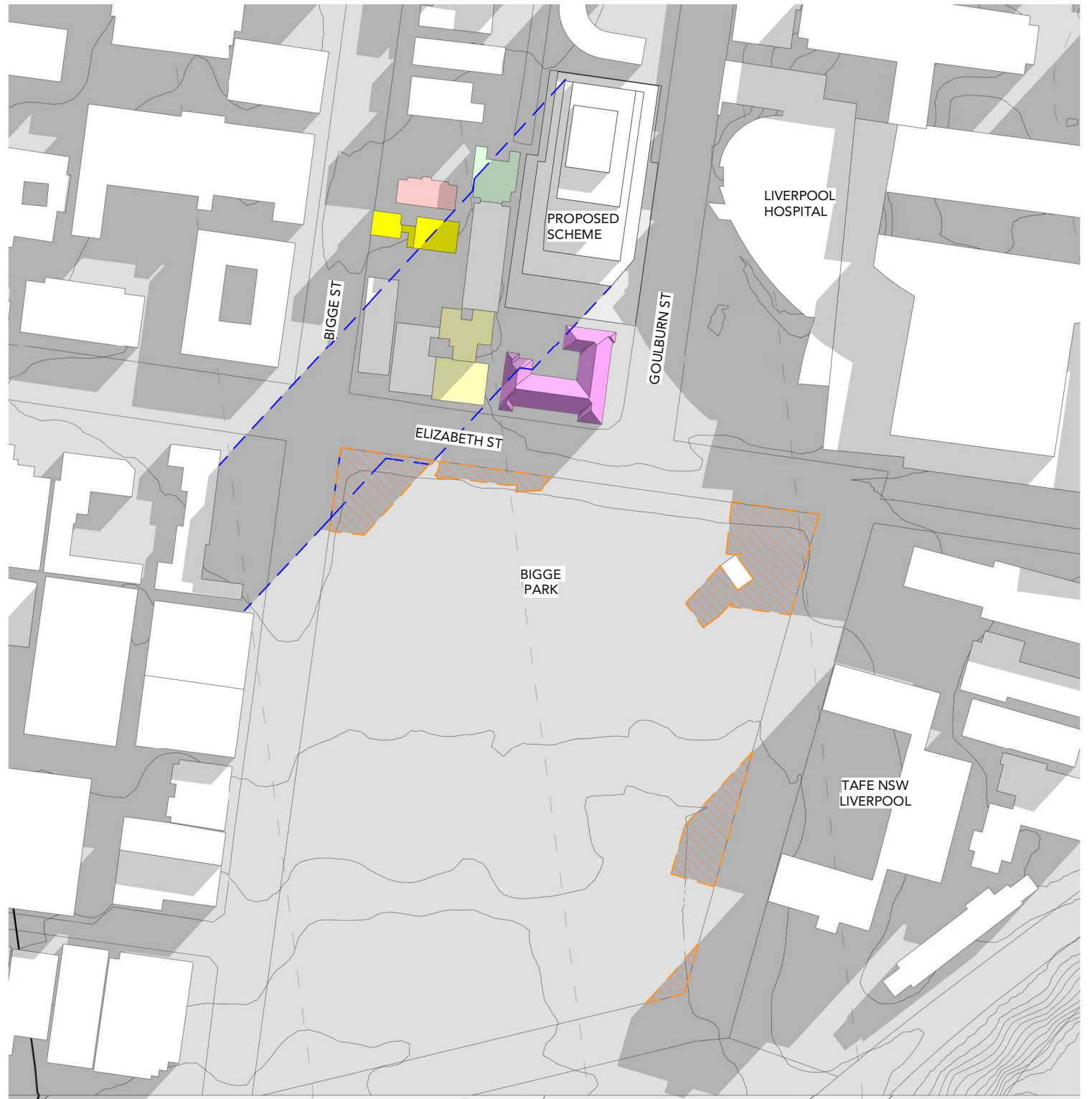
SHADOW DIAGRAM 8AM 21ST JUNE

NEIGHBOURING RESIDENTIAL LEGEND

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
|  | 9 ELIZABETH STREET (SOUTH BUILDING) |  | 9 ELIZABETH STREET (NORTH BUILDING) |
|  | 73-75 GOULBURN STREET | | |
|  | 108 BIGGE STREET | | |
|  | 116 BIGGE STREET | | |





Plan Shadow Diagram - June

61-71 Goulburn St Liverpool



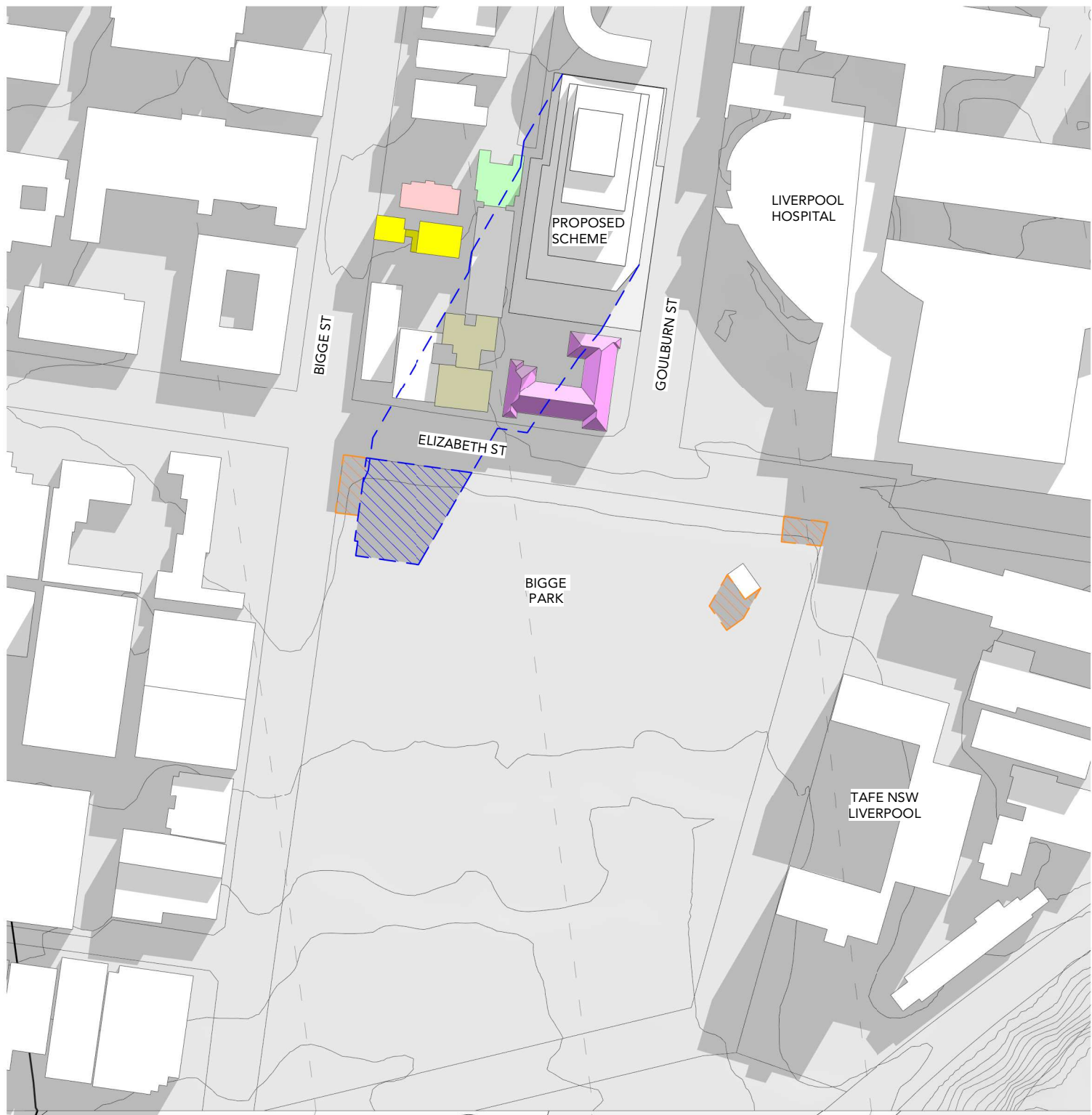
SHADOW DIAGRAM 9AM 21ST JUNE

SHADOW LEGEND






- | | |
|---|---------------------------------------|
|  | EXISTING SHADOW CAST ON BIGGE PARK |
|  | NEW SHADOW CAST OUTSIDE OF BIGGE PARK |
|  | NEW SHADOW CAST ON BIGGE PARK |
|  | OVERALL SHADOW |

TEAM
ARCHITECTS

PP-25

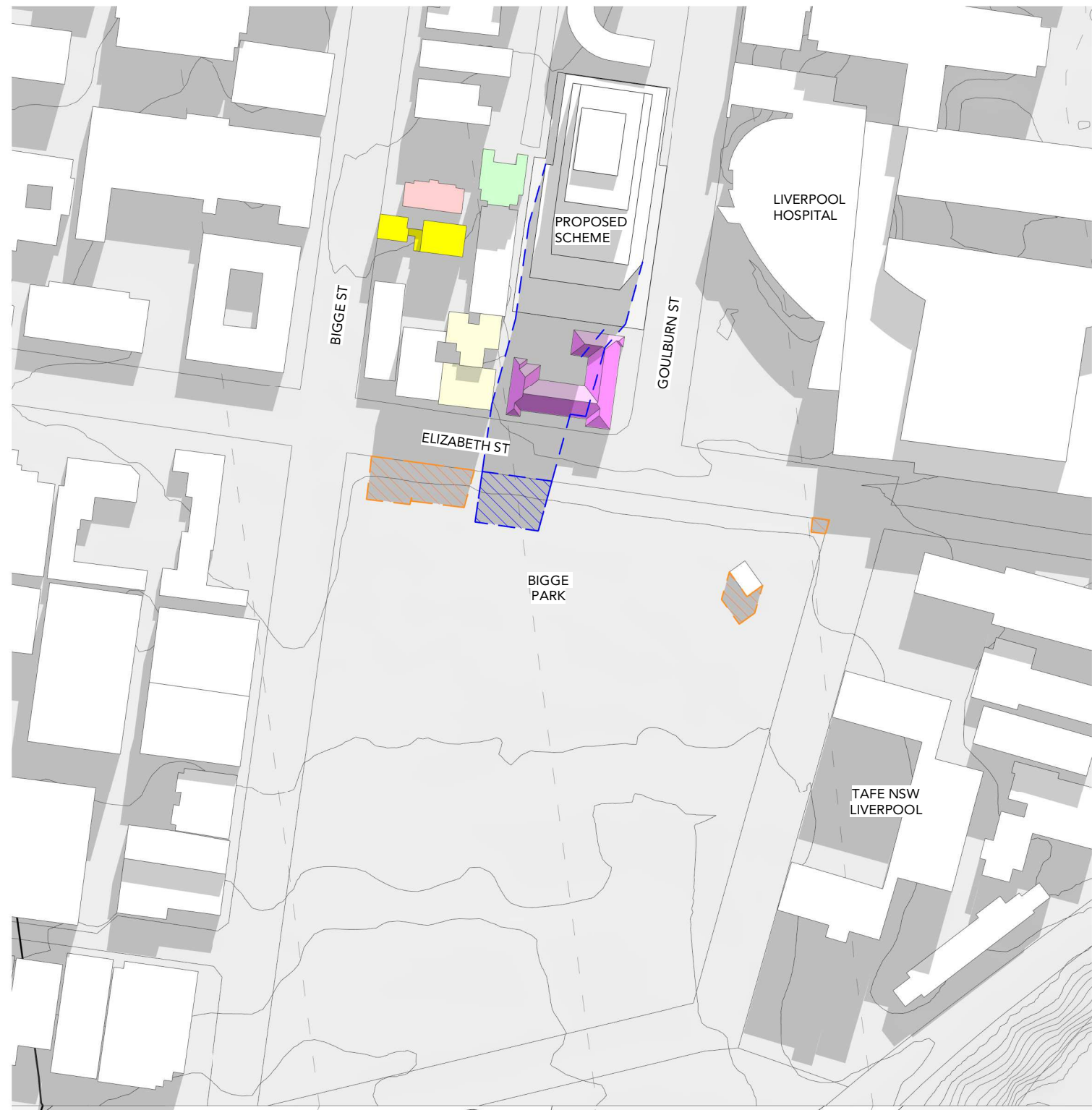


SHADOW DIAGRAM 10AM 21ST JUNE





NEIGHBOURING RESIDENTIAL LEGEND	
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	116 BIGGE STREET

Plan Shadow Diagram - June

61-71 Goulburn St Liverpool



SHADOW DIAGRAM 11AM 21ST JUNE

SHADOW LEGEND	
	EXISTING SHADOW CAST ON BIGGE PARK
	NEW SHADOW CAST OUTSIDE OF BIGGE PARK
	NEW SHADOW CAST ON BIGGE PARK
	OVERALL SHADOW






TEAM
ARCHITECTS

PP-26



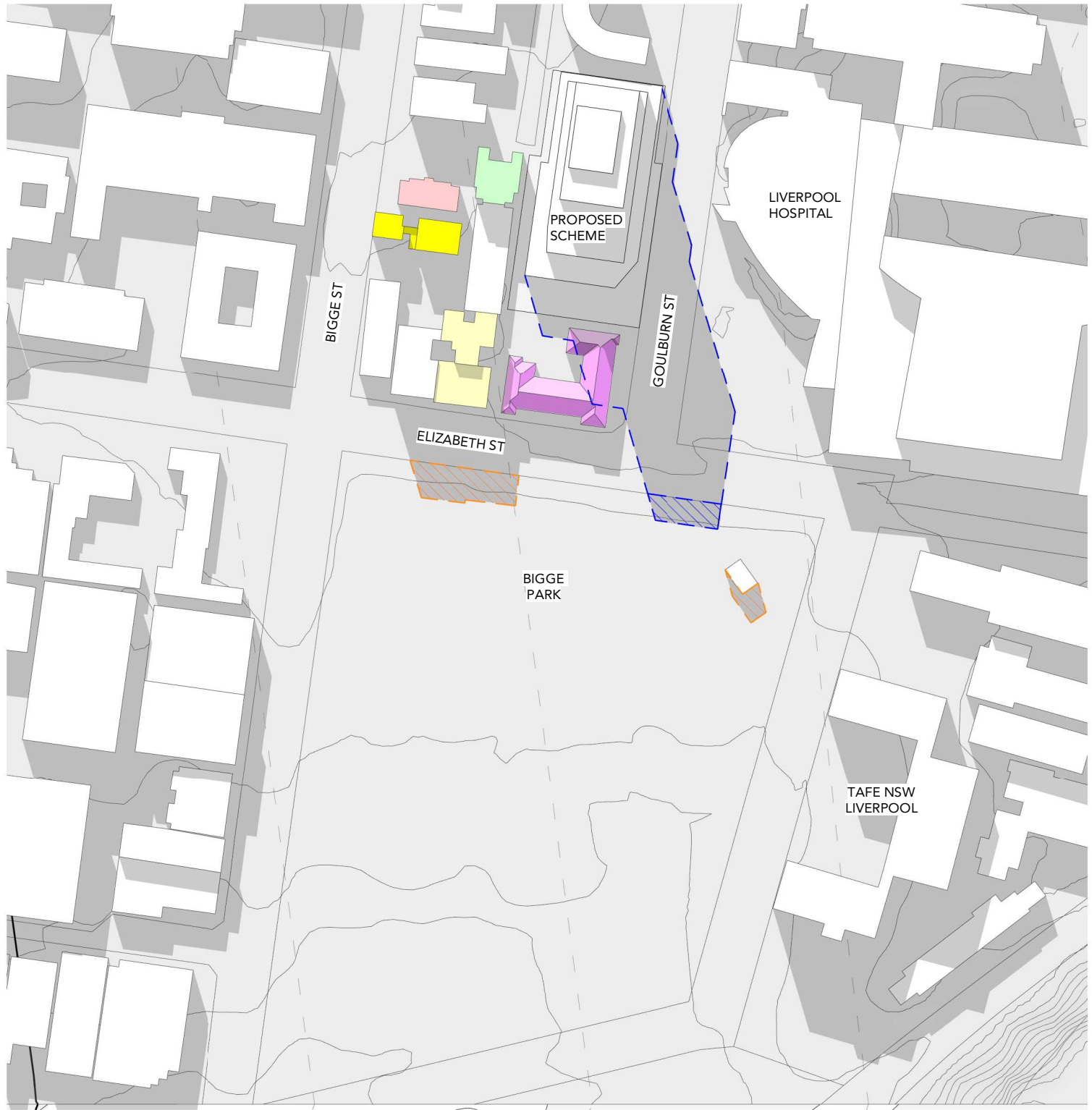
SHADOW DIAGRAM 12PM 21ST JUNE

NEIGHBOURING RESIDENTIAL LEGEND

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
|  | 9 ELIZABETH STREET (SOUTH BUILDING) |  | 9 ELIZABETH STREET (NORTH BUILDING) |
|  | 73-75 GOULBURN STREET | | |
|  | 108 BIGGE STREET | | |
|  | 116 BIGGE STREET | | |





Plan Shadow Diagram - June

61-71 Goulburn St Liverpool



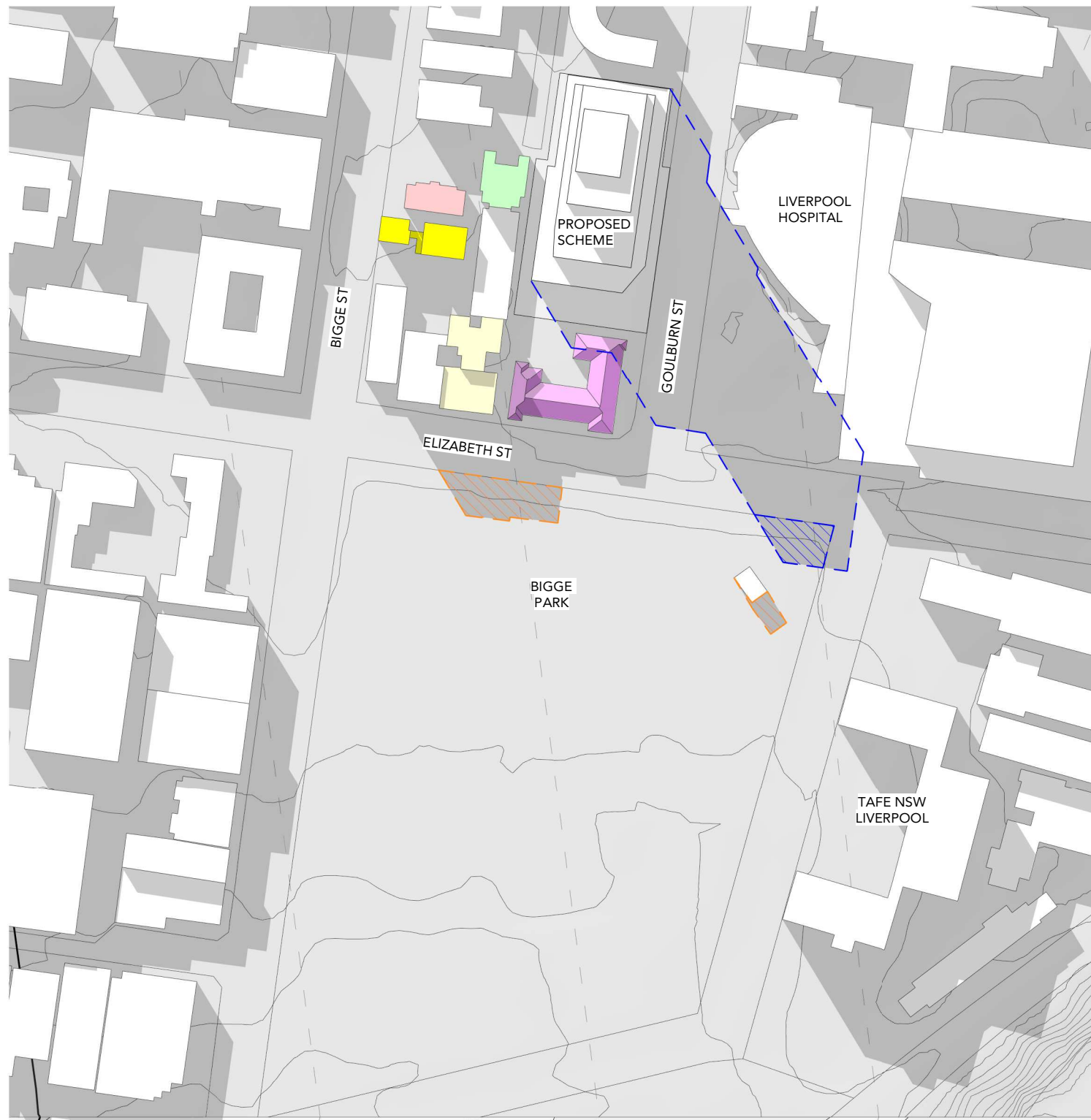
SHADOW DIAGRAM 1PM 21ST JUNE

SHADOW LEGEND






- | | |
|---|---------------------------------------|
|  | EXISTING SHADOW CAST ON BIGGE PARK |
|  | NEW SHADOW CAST OUTSIDE OF BIGGE PARK |
|  | NEW SHADOW CAST ON BIGGE PARK |
|  | OVERALL SHADOW |

TEAM
ARCHITECTS

PP-27



SHADOW DIAGRAM 2PM 21ST JUNE





NEIGHBOURING RESIDENTIAL LEGEND	
	9 ELIZABETH STREET (SOUTH BUILDING)
	9 ELIZABETH STREET (NORTH BUILDING)
	73-75 GOULBURN STREET
	108 BIGGE STREET
	116 BIGGE STREET

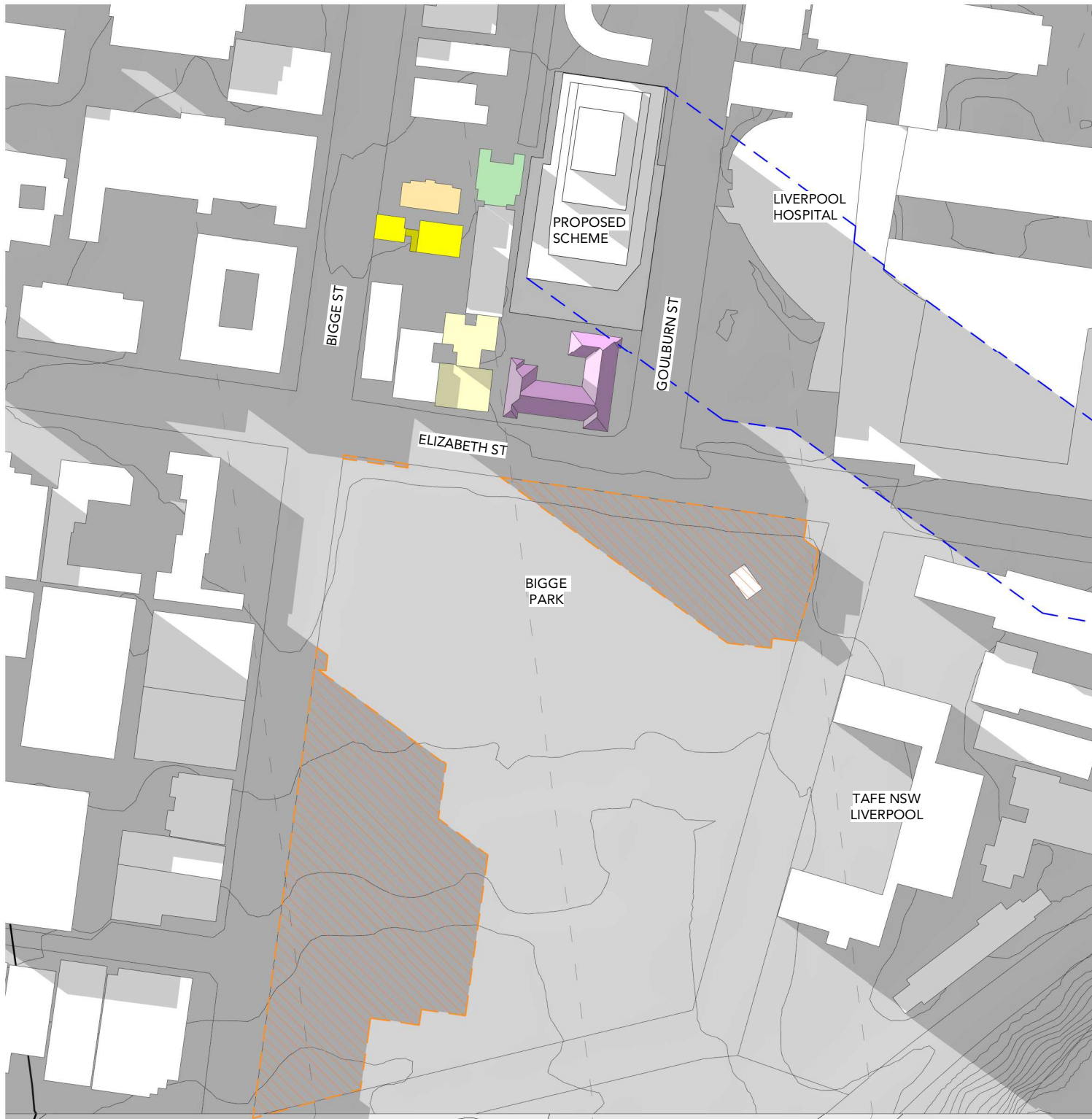
Plan Shadow Diagram - June

61-71 Goulburn St Liverpool








SHADOW DIAGRAM 3PM 21ST JUNE

SHADOW LEGEND	
	EXISTING SHADOW CAST ON BIGGE PARK
	NEW SHADOW CAST OUTSIDE OF BIGGE PARK
	NEW SHADOW CAST ON BIGGE PARK
	OVERALL SHADOW



SHADOW DIAGRAM 4PM 21ST JUNE

NEIGHBOURING RESIDENTIAL LEGEND

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
|  | 9 ELIZABETH STREET (SOUTH BUILDING) |  | 9 ELIZABETH STREET (NORTH BUILDING) |
|  | 73-75 GOULBURN STREET | | |
|  | 108 BIGGE STREET | | |
|  | 116 BIGGE STREET | | |





Plan Shadow Diagram - June

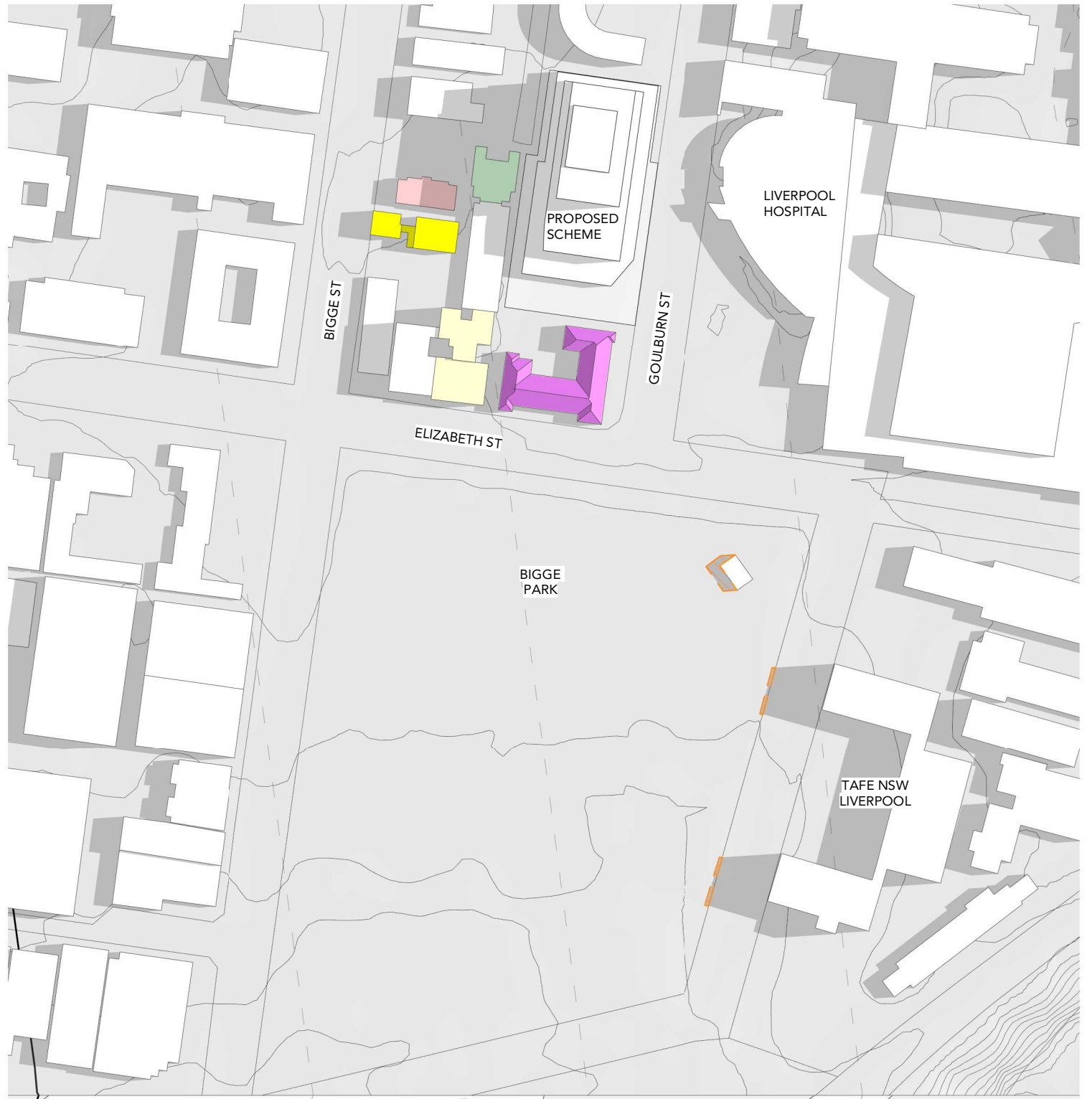
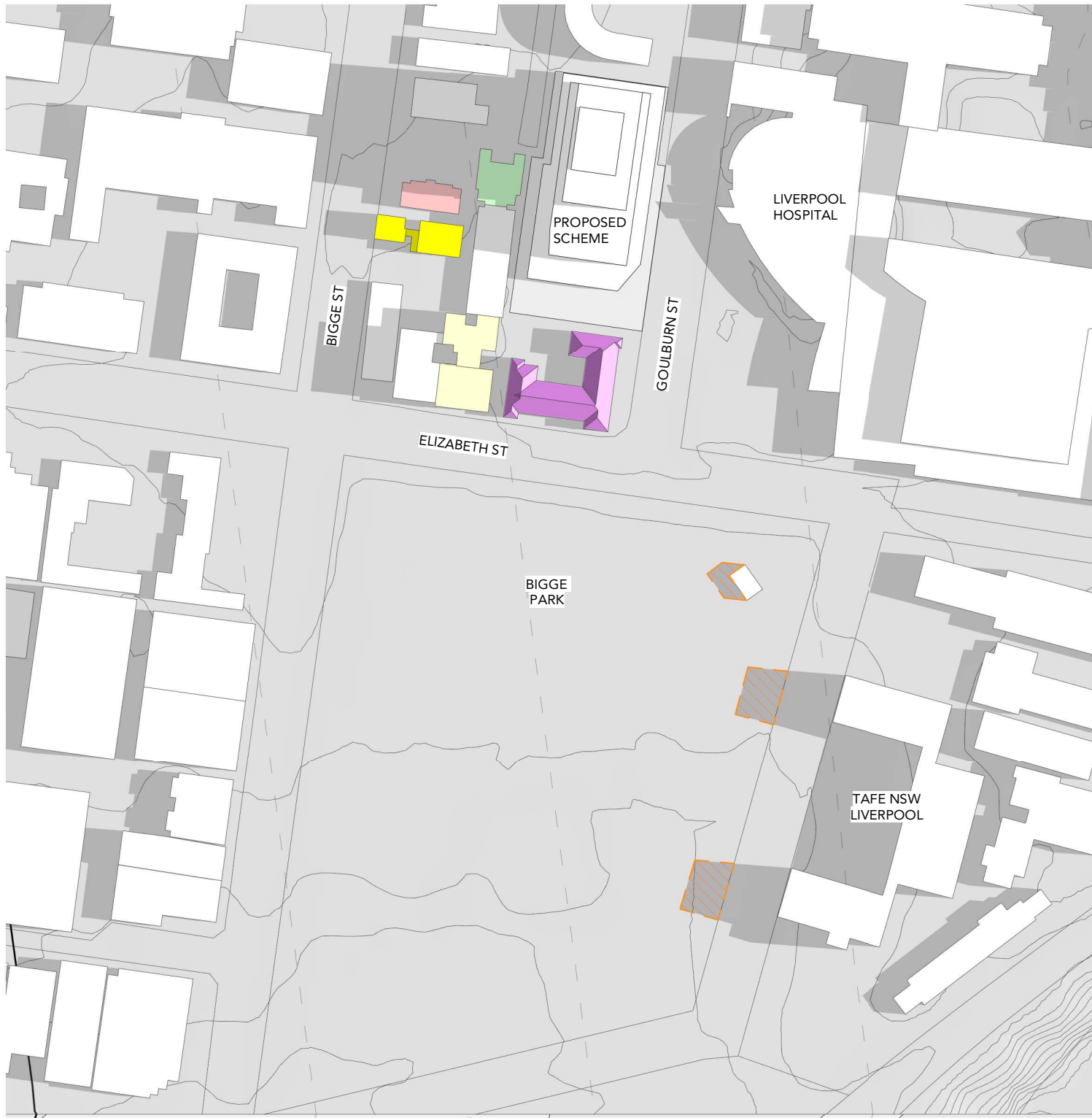
61-71 Goulburn St Liverpool



SHADOW DIAGRAM 5PM 21ST JUNE

SHADOW LEGEND

- | | |
|---|---------------------------------------|
|  | EXISTING SHADOW CAST ON BIGGE PARK |
|  | NEW SHADOW CAST OUTSIDE OF BIGGE PARK |
|  | NEW SHADOW CAST ON BIGGE PARK |
|  | OVERALL SHADOW |

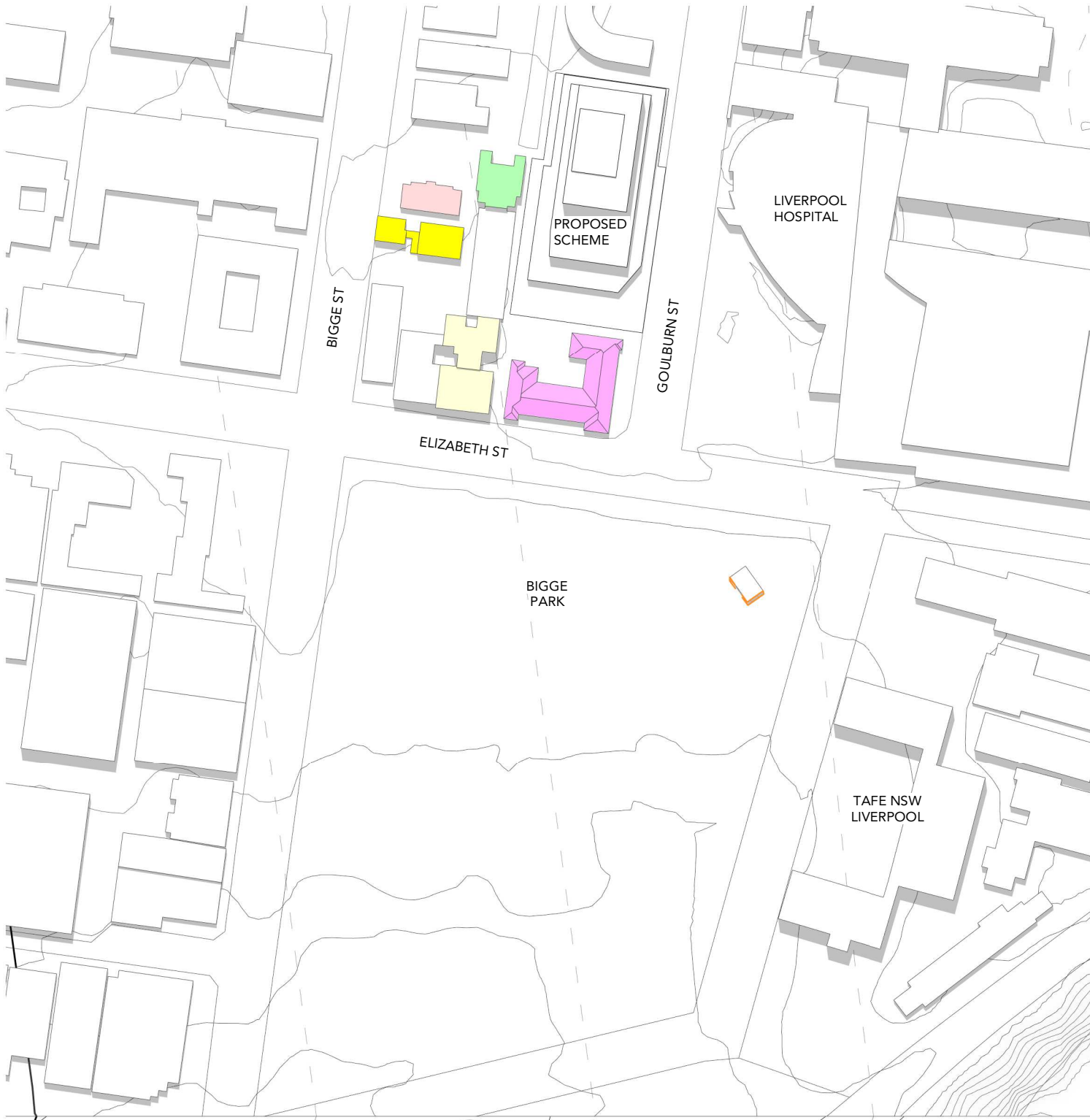


NEIGHBOURING RESIDENTIAL LEGEND






- 9 ELIZABETH STREET (SOUTH BUILDING)
- 9 ELIZABETH STREET (NORTH BUILDING)
- 73-75 GOULBURN STREET
- 108 BIGGE STREET
- 116 BIGGE STREET

SHADOW LEGEND

- EXISTING SHADOW CAST ON BIGGE PARK
- NEW SHADOW CAST OUTSIDE OF BIGGE PARK
- NEW SHADOW CAST ON BIGGE PARK
- OVERALL SHADOW

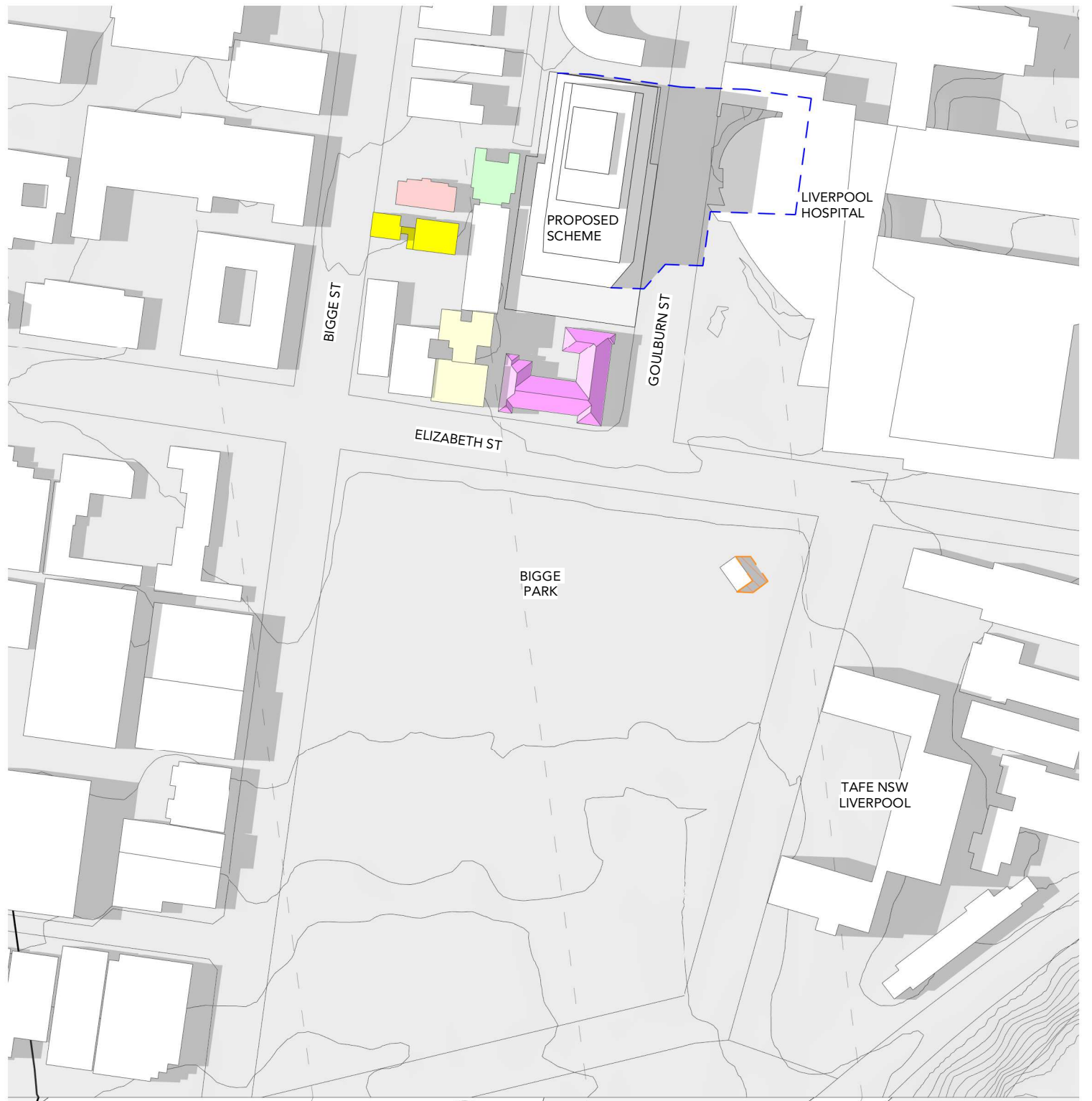


SHADOW DIAGRAM 12PM 21ST DEC

NEIGHBOURING RESIDENTIAL LEGEND	
	9 ELIZABETH STREET (SOUTH BUILDING)
	9 ELIZABETH STREET (NORTH BUILDING)
	73-75 GOULBURN STREET
	108 BIGGE STREET
	116 BIGGE STREET





Plan Shadow Diagram - December

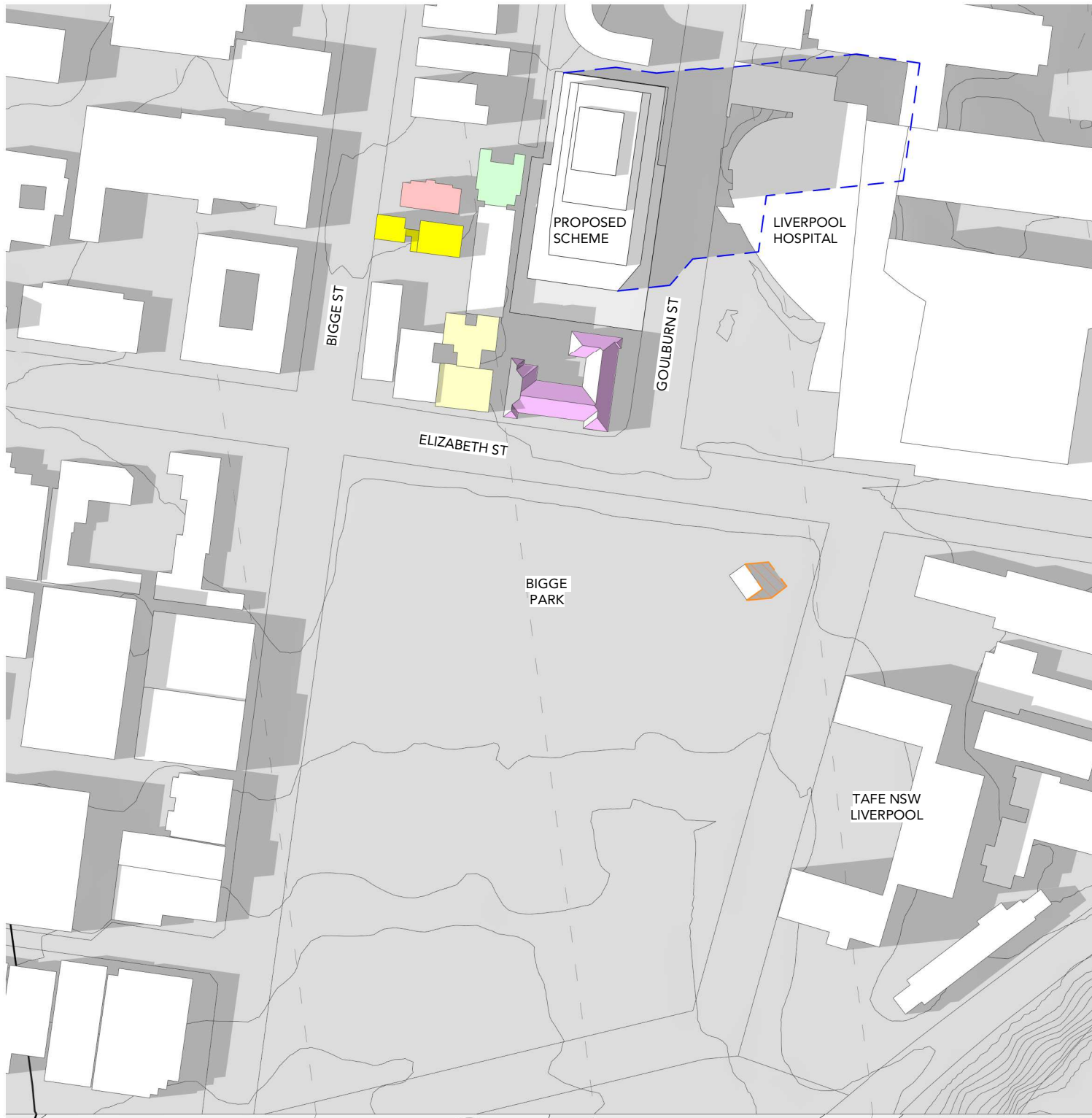
61-71 Goulburn St Liverpool



SHADOW DIAGRAM 3PM 21ST DEC






SHADOW LEGEND

-  EXISTING SHADOW CAST ON BIGGE PARK
-  NEW SHADOW CAST OUTSIDE OF BIGGE PARK
-  NEW SHADOW CAST ON BIGGE PARK
-  OVERALL SHADOW







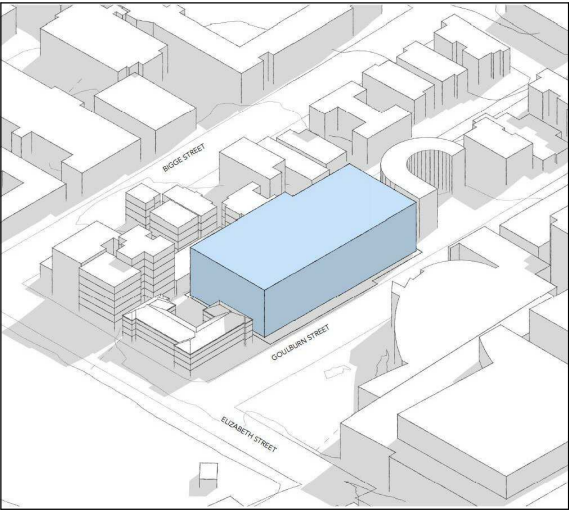
SHADOW DIAGRAM 4PM 21ST DEC

NEIGHBOURING RESIDENTIAL LEGEND

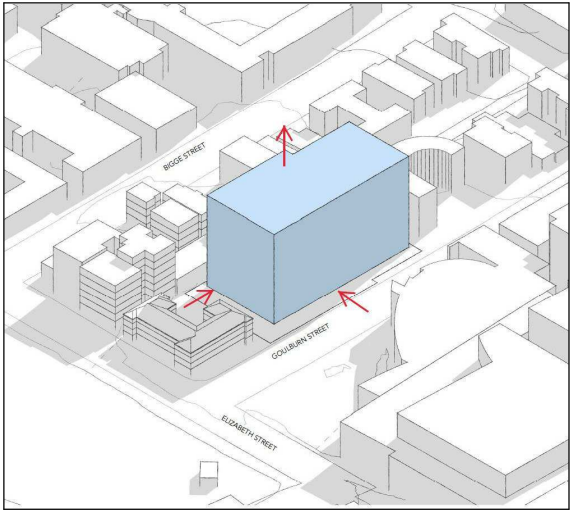
- | | | | |
|---|-------------------------------------|---|-------------------------------------|
|  | 9 ELIZABETH STREET (SOUTH BUILDING) |  | 9 ELIZABETH STREET (NORTH BUILDING) |
|  | 73-75 GOULBURN STREET | | |
|  | 108 BIGGE STREET | | |
|  | 116 BIGGE STREET | | |

SHADOW LEGEND

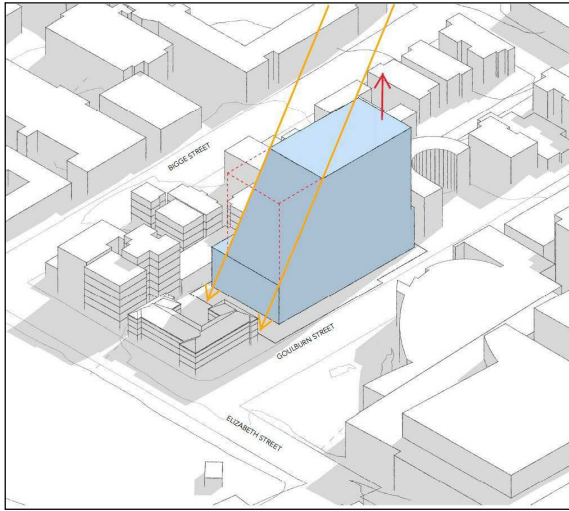
- | | |
|---|---------------------------------------|
|  | EXISTING SHADOW CAST ON BIGGE PARK |
|  | NEW SHADOW CAST OUTSIDE OF BIGGE PARK |
|  | NEW SHADOW CAST ON BIGGE PARK |
|  | OVERALL SHADOW |



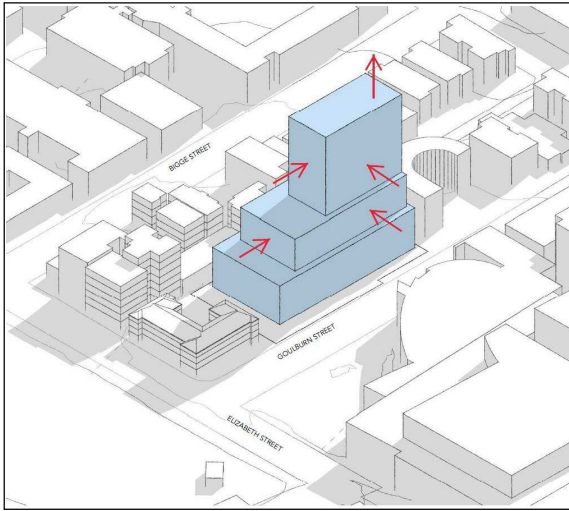
Originally the envelope was dictated by the site constraints and other statutory authorities controls.



The limited setbacks did not allow for meaningful landscape or residential neighbour amenity. The setbacks are increased to trigger a positive urban impact.



Following, the envelope was tapered to further improve sun access to the adjacent residential properties.



Stebacks at various level were makimised to introduce a multilevel landscape. The envelope is made more tall end slender to reduce the width of the shadow cast.

The tables in the upcoming pages show an estimate of the hourly direct sunlight over the living room areas of neighbouring residential properties. The study was undertaken at Winter Solstice through the View from The Sun analysis to determine the impact of the developement on neighbouring residences. To determine the location of living rooms we utilised building images from Google Street view, therefore the unit numbers and levels tabled are only indicative.

Current Council and State regulation ruled that living areas should have access to at least three hours of direct durning winter solstice, which is considered the day with the worst lighting condition.

The study yield a positive result, demonstrating the development will have none or no worsening impact to overall liveability compliaces as descirbed above, and in some cases will improve the daylight access to some properites.

below an example of how to interpret the table. The same analysis was carried out for the current situation and after the proposed development.

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 1)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	6HRS
UNIT 1 (LEVEL 2)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 2)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	6HRS
UNIT 1 (LEVEL 3)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 3)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5HRS

TOTAL HOURS OF DIRECT LIGHT AFTER THE DEVELOPMENT

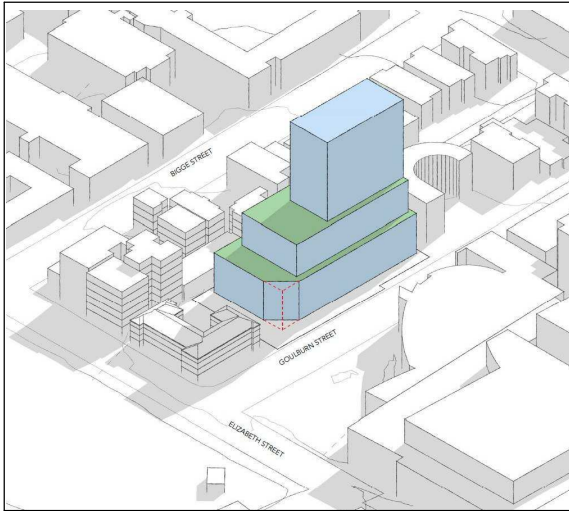
EXISTING SUN ACCESS (21st JUNE) 9 Elizabeth Street-U shape building																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	7.5HRS
UNIT 1 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	7.5HRS
UNIT 1 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS

INDICATIVE UNIT NUMBER/LEVEL

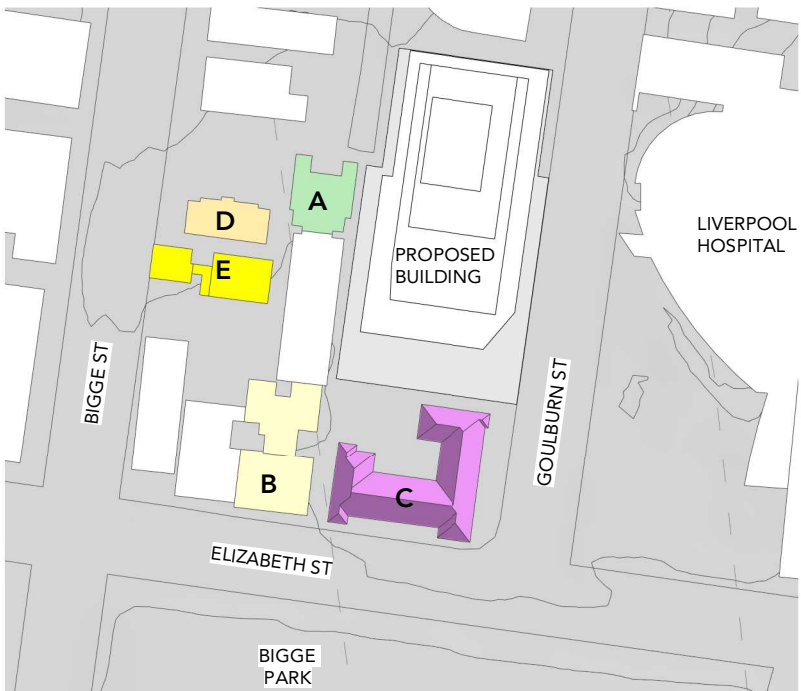
HOURLY DIRECT SUNLIGHT ACCESS TO LIVING AREA (Y=YES, N=NO)

TOTAL HOURS OF DIRECT LIGHT BEFORE THE DEVELOPMENT

PROPOSED ENVELOPE



Lastly the South East corner of the building was shaved to ensure that the neighbouring property receives at least three hours of direct sunlight on winter solstice.



KEYPLAN OF ANALISED BUILDINGS

- A 9 ELIZABETH STREET (NORTH BUILDING)
- B 9 ELIZABETH STREET (SOUTH BUILDING)
- C 73-75 GOULBURN STREET
- D 108 BIGGE STREET
- E 116 BIGGE STREET

114-116 BIGGE STREET, LIVERPOOL (KEYPLAN E)

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 1)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	1.5HRS
UNIT 3 (LEVEL 1)	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	6HRS
UNIT 1 (LEVEL 2)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 2)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	2HRS
UNIT 3 (LEVEL 2)	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	6HRS
UNIT 1 (LEVEL 3)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 3)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 3 (LEVEL 3)	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	6HRS

EXISTING SUN ACCESS (21st JUNE) 114-116 Bigge street																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 1)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	1.5HRS
UNIT 3 (LEVEL 1)	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	6HRS
UNIT 1 (LEVEL 2)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 2)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	2HRS
UNIT 3 (LEVEL 2)	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5HRS
UNIT 1 (LEVEL 3)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 2 (LEVEL 3)	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	4HRS
UNIT 3 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS

9 ELIZABETH STREET, LIVERPOOL (SOUTH BUILDING, KEYPLAN B)

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																			
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM		TOTAL
UNIT 1 (LEVEL 1)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 2 (LEVEL 1)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 3 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 2)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 2 (LEVEL 2)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 3 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 3)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 2 (LEVEL 3)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 3 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 4)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 2 (LEVEL 4)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 3 (LEVEL 4)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 4)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 5)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 2 (LEVEL 5)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS
UNIT 3 (LEVEL 5)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 5)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 6)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		5HRS
UNIT 2 (LEVEL 6)	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		4HRS

EXISTING SUN ACCESS (21st JUNE) 9 Elizabeth street																			
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM		TOTAL
UNIT 1 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		6.5HRS
UNIT 3 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 2)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		6.5HRS
UNIT 3 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 3)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		6.5HRS
UNIT 3 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 4)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 4)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		6.5HRS
UNIT 3 (LEVEL 4)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 4)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 5)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 5)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		6.5HRS
UNIT 3 (LEVEL 5)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 4 (LEVEL 5)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0HRS
UNIT 1 (LEVEL 6)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8HRS
UNIT 2 (LEVEL 6)	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N		7HRS

9 ELIZABETH STREET, LIVERPOOL (NORTH BUILDING, KEYPLAN A)

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 1)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	6HRS
UNIT 1 (LEVEL 2)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 2)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	6HRS
UNIT 1 (LEVEL 3)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	7HRS
UNIT 2 (LEVEL 3)	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5HRS

EXISTING SUN ACCESS (21st JUNE) 9 Elizabeth Street-U shape building																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	7.5HRS
UNIT 1 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	7.5HRS
UNIT 1 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS
UNIT 2 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8HRS

108 BIGGE STREET, LIVERPOOL (KEYPLAN D)

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 2 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 1 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 2 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS

EXISTING SUN ACCESS (21st JUNE) 108 Bigge Street																		
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM	TOTAL
UNIT 1 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 2 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 1 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS
UNIT 2 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0HRS

73-75 GOULBURN STREET, LIVERPOOL (KEYPLAN C)

AFTER DEVELOPMENT SUN ACCESS CONTROL (21st JUNE)																			TOTAL
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM		
UNIT 1 (LEVEL 1)	N	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y		4.5 HRS
UNIT 2 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 3 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 4 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 5 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 1)	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N		3.5 HRS
UNIT 1 (LEVEL 2)	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y		5 HRS
UNIT 2 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 3 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 4 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 5 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 2)	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N		3.5 HRS
UNIT 1 (LEVEL 3)	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y		5 HRS
UNIT 2 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 3 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 4 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 5 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 3)	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N		3.5 HRS

EXISTING SUN ACCESS (21st JUNE) 73-75 Goulburn St																			TOTAL
	8AM	830AM	9AM	930AM	10AM	1030AM	11AM	1130AM	12PM	1230PM	1PM	130PM	2PM	230PM	3PM	330PM	4PM		
UNIT 1 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 2 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 3 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 4 (LEVEL 1)	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		2.5 HRS
UNIT 5 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 1)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N		6 HRS
UNIT 1 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8 HRS
UNIT 2 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 3 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 4 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 5 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 2)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N		6 HRS
UNIT 1 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		8 HRS
UNIT 2 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 3 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 4 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N		3 HRS
UNIT 5 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 6 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 7 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 8 (LEVEL 3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		0 HRS
UNIT 9 (LEVEL 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N		6 HRS

73-75 Goulburn Street - Future Development

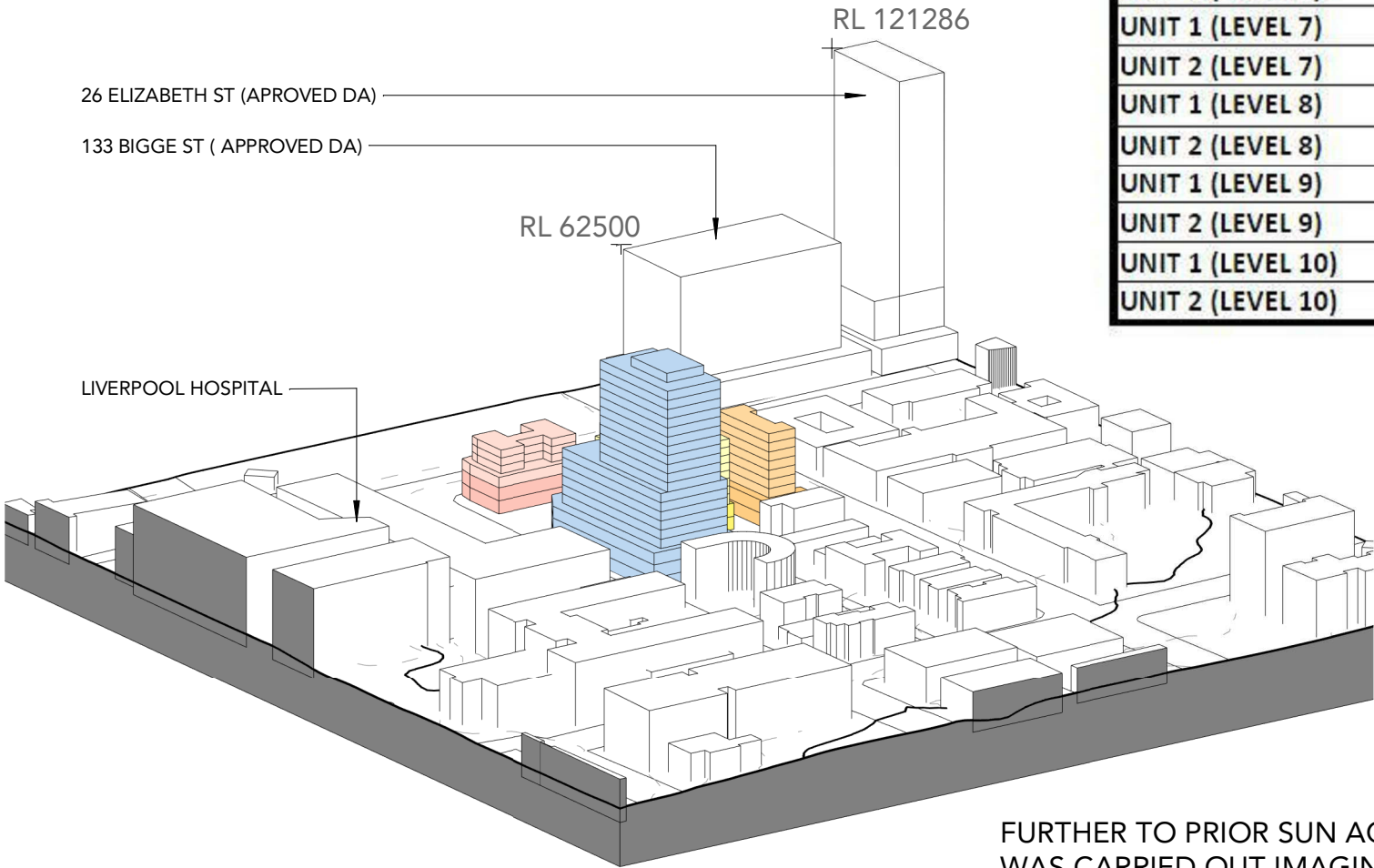
SUN ACCESS CONTROL (21st JUNE)			
	9AM		
UNIT 1 (LEVEL 3)	N		
UNIT 2 (LEVEL 3)	Y		
UNIT 3 (LEVEL 3)	Y		
UNIT 4 (LEVEL 3)	N		
UNIT 1 (LEVEL 4)	N		
UNIT 2 (LEVEL 4)	Y		
UNIT 3 (LEVEL 4)	Y		
UNIT 4 (LEVEL 4)	N		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	Y		
UNIT 3 (LEVEL 5)	Y		
UNIT 4 (LEVEL 5)	N		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	Y		
UNIT 3 (LEVEL 6)	Y		
UNIT 4 (LEVEL 6)	N		

9-13 Elizabeth St,118 Bigge-Future Development

SUN ACCESS CONTROL (21st JUNE)			
	9AM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	N		
UNIT 3 (LEVEL 3)	N		
UNIT 4 (LEVEL 3)	N		
UNIT 5 (LEVEL 3)	N		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	N		
UNIT 3 (LEVEL 4)	N		
UNIT 4 (LEVEL 4)	N		
UNIT 5 (LEVEL 4)	N		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	N		
UNIT 3 (LEVEL 5)	N		
UNIT 4 (LEVEL 5)	N		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	N		
UNIT 3 (LEVEL 6)	N		
UNIT 4 (LEVEL 6)	N		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	N		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	N		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	N		
UNIT 1 (LEVEL 10)	Y		
UNIT 2 (LEVEL 10)	N		

102,108,114-116 Bigge St-Future Development

SUN ACCESS CONTROL (21st JUNE)			
	9AM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	N		
UNIT 3 (LEVEL 3)	N		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	N		
UNIT 3 (LEVEL 4)	N		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	N		
UNIT 3 (LEVEL 5)	N		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	N		
UNIT 3 (LEVEL 6)	N		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	N		
UNIT 3 (LEVEL 7)	N		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	N		
UNIT 3 (LEVEL 8)	N		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	N		
UNIT 3 (LEVEL 9)	Y		



FURTHER TO PRIOR SUN ACCESS STUDIES, THE ANALYSIS WAS CARRIED OUT IMAGINING A FUTURE NEIGHBOURHOOD CHARACTER. THE IMPACT DETECTED WAS MINOR AND IS IT IS SHOWN AS THE PROPOSED DEVELOPEMENT IS IN LINE WITH THE LIVERPOOL CITY CENTRE PLAN OF GROWTH.

NEIGHBOURING FUTURE DEVELOPEMENT RESIDENTIAL LEGEND

9-13 ELIZABETH STREET + 118 BIGGE STREET (FUTURE DEVELOPMENT)	COMMERCIAL
102,108,114-116 BIGGE STREET (FUTURE DEVELOPMENT)	COMMERCIAL
73-75 GOULBURN STREET (FUTURE DEVELOPMENT)	COMMERCIAL
PROPOSED DEVELOPMENT	

1 FUTURE_VIEW FROM THE SUN - WINTER SOLSTICE 9.00am
N.T.S

Shadow Diagram - View from Sun - Future Development

73-75 Goulburn Street - Future Development

SUN ACCESS CONTROL (21st JUNE)			
	12PM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	N		
UNIT 3 (LEVEL 3)	N		
UNIT 4 (LEVEL 3)	Y		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	N		
UNIT 3 (LEVEL 4)	N		
UNIT 4 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	N		
UNIT 3 (LEVEL 5)	N		
UNIT 4 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	N		
UNIT 3 (LEVEL 6)	N		
UNIT 4 (LEVEL 6)	Y		

9-13 Elizabeth St,118 Bigge-Future Development

SUN ACCESS CONTROL (21st JUNE)			
	12PM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	Y		
UNIT 3 (LEVEL 3)	Y		
UNIT 4 (LEVEL 3)	Y		
UNIT 5 (LEVEL 3)	Y		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	Y		
UNIT 3 (LEVEL 4)	Y		
UNIT 4 (LEVEL 4)	Y		
UNIT 5 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	Y		
UNIT 3 (LEVEL 5)	Y		
UNIT 4 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	Y		
UNIT 3 (LEVEL 6)	Y		
UNIT 4 (LEVEL 6)	Y		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	Y		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	Y		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	Y		
UNIT 1 (LEVEL 10)	Y		
UNIT 2 (LEVEL 10)	Y		








102,108,114-116 Bigge St-Future Development

SUN ACCESS CONTROL (21st JUNE)			
	12PM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	N		
UNIT 3 (LEVEL 3)	Y		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	N		
UNIT 3 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	N		
UNIT 3 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	N		
UNIT 3 (LEVEL 6)	Y		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	Y		
UNIT 3 (LEVEL 7)	Y		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	Y		
UNIT 3 (LEVEL 8)	Y		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	Y		
UNIT 3 (LEVEL 9)	Y		



1 FUTURE_VIEW FROM THE SUN - WINTER SOLSTICE 12.00pm
N.T.S

Shadow Diagram - View from Sun - Future Development

NEIGHBOURING FUTURE DEVELOPEMENT RESIDENTIAL LEGEND			
	9-13 ELIZABETH STREET + 118 BIGGE STREET (FUTURE DEVELOPMENT)		COMMERCIAL
	102,108,114-116 BIGGE STREET (FUTURE DEVELOPMENT)		COMMERCIAL
	73-75 GOULBURN STREET (FUTURE DEVELOPMENT)		COMMERCIAL
	PROPOSED DEVELOPMENT		

73-75 Goulburn Street - Future Development

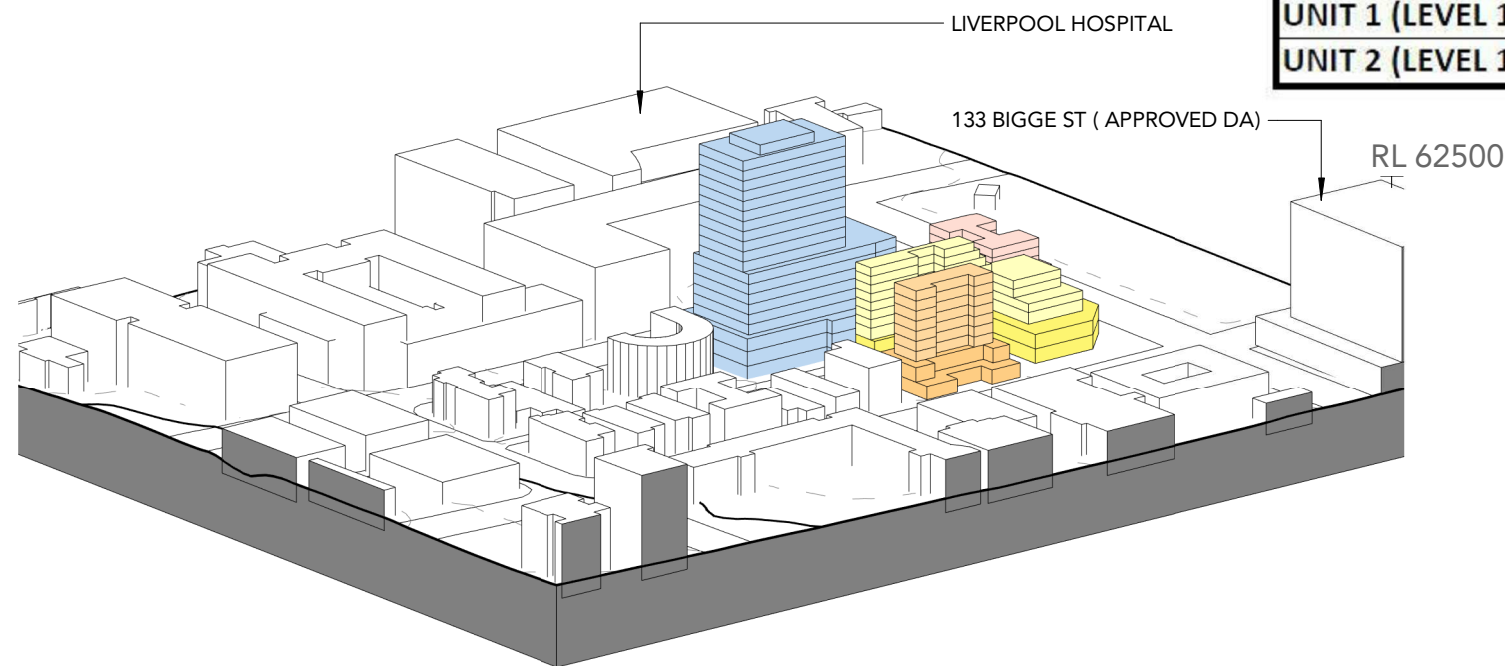
SUN ACCESS CONTROL (21st JUNE)			
	3PM		
UNIT 1 (LEVEL 3)	N		
UNIT 2 (LEVEL 3)	N		
UNIT 3 (LEVEL 3)	N		
UNIT 4 (LEVEL 3)	N		
UNIT 1 (LEVEL 4)	N		
UNIT 2 (LEVEL 4)	Y		
UNIT 3 (LEVEL 4)	N		
UNIT 4 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	Y		
UNIT 3 (LEVEL 5)	Y		
UNIT 4 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	Y		
UNIT 3 (LEVEL 6)	Y		
UNIT 4 (LEVEL 6)	Y		

9-13 Elizabeth St,118 Bigge - Future Development

SUN ACCESS CONTROL (21st JUNE)			
	3PM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	Y		
UNIT 3 (LEVEL 3)	Y		
UNIT 4 (LEVEL 3)	Y		
UNIT 5 (LEVEL 3)	Y		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	Y		
UNIT 3 (LEVEL 4)	Y		
UNIT 4 (LEVEL 4)	Y		
UNIT 5 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	Y		
UNIT 3 (LEVEL 5)	Y		
UNIT 4 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	Y		
UNIT 3 (LEVEL 6)	Y		
UNIT 4 (LEVEL 6)	Y		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	Y		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	Y		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	Y		
UNIT 1 (LEVEL 10)	Y		
UNIT 2 (LEVEL 10)	Y		

102,108,114-116 Bigge St-Future Development

SUN ACCESS CONTROL (21st JUNE)			
	3PM		
UNIT 1 (LEVEL 3)	Y		
UNIT 2 (LEVEL 3)	Y		
UNIT 3 (LEVEL 3)	Y		
UNIT 1 (LEVEL 4)	Y		
UNIT 2 (LEVEL 4)	Y		
UNIT 3 (LEVEL 4)	Y		
UNIT 1 (LEVEL 5)	Y		
UNIT 2 (LEVEL 5)	Y		
UNIT 3 (LEVEL 5)	Y		
UNIT 1 (LEVEL 6)	Y		
UNIT 2 (LEVEL 6)	Y		
UNIT 3 (LEVEL 6)	Y		
UNIT 1 (LEVEL 7)	Y		
UNIT 2 (LEVEL 7)	Y		
UNIT 3 (LEVEL 7)	Y		
UNIT 1 (LEVEL 8)	Y		
UNIT 2 (LEVEL 8)	Y		
UNIT 3 (LEVEL 8)	Y		
UNIT 1 (LEVEL 9)	Y		
UNIT 2 (LEVEL 9)	Y		
UNIT 3 (LEVEL 9)	Y		



NEIGHBOURING FUTURE DEVELOPEMENT RESIDENTIAL LEGEND

 9-13 ELIZABETH STREET + 118 BIGGE STREET (FUTURE DEVELOPMENT)	 COMMERCIAL
 102,108,114-116 BIGGE STREET (FUTURE DEVELOPMENT)	 COMMERCIAL
 73-75 GOULBURN STREET (FUTURE DEVELOPMENT)	 COMMERCIAL
 PROPOSED DEVELOPMENT	

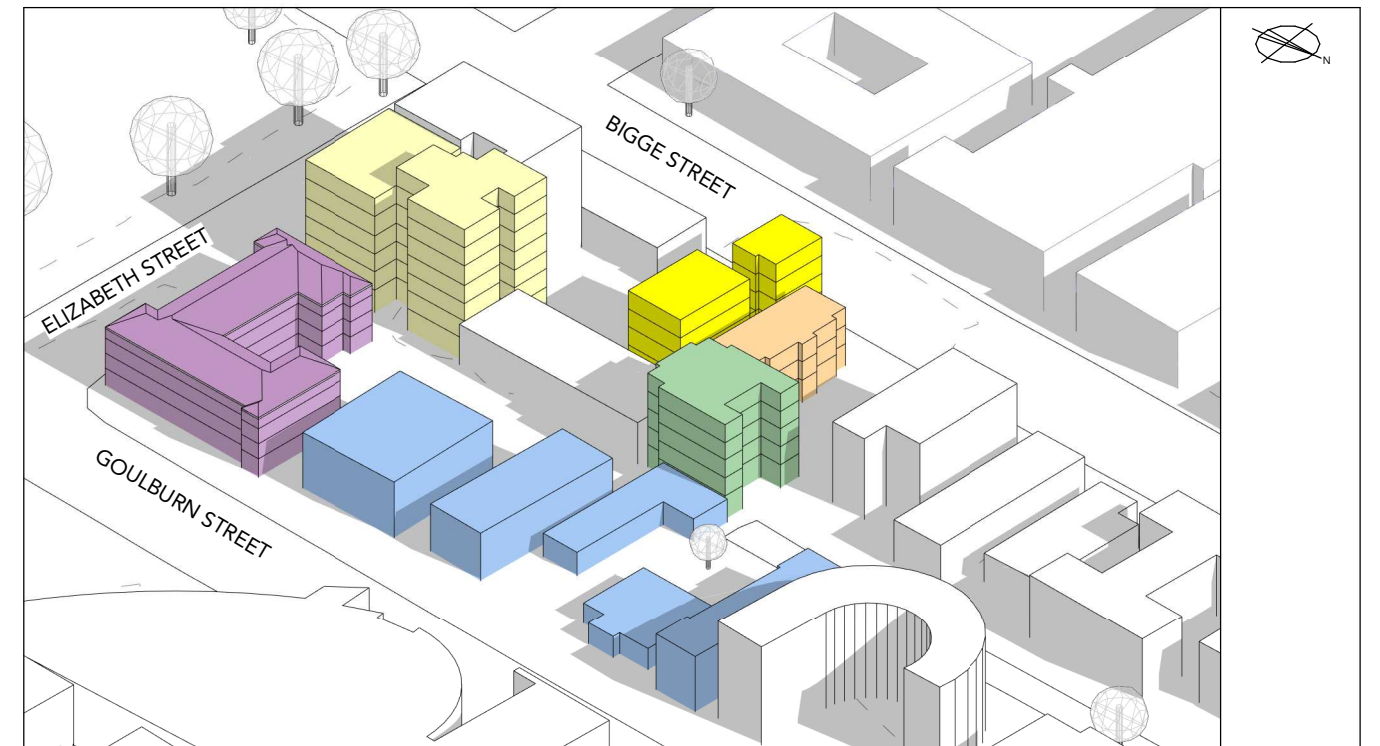
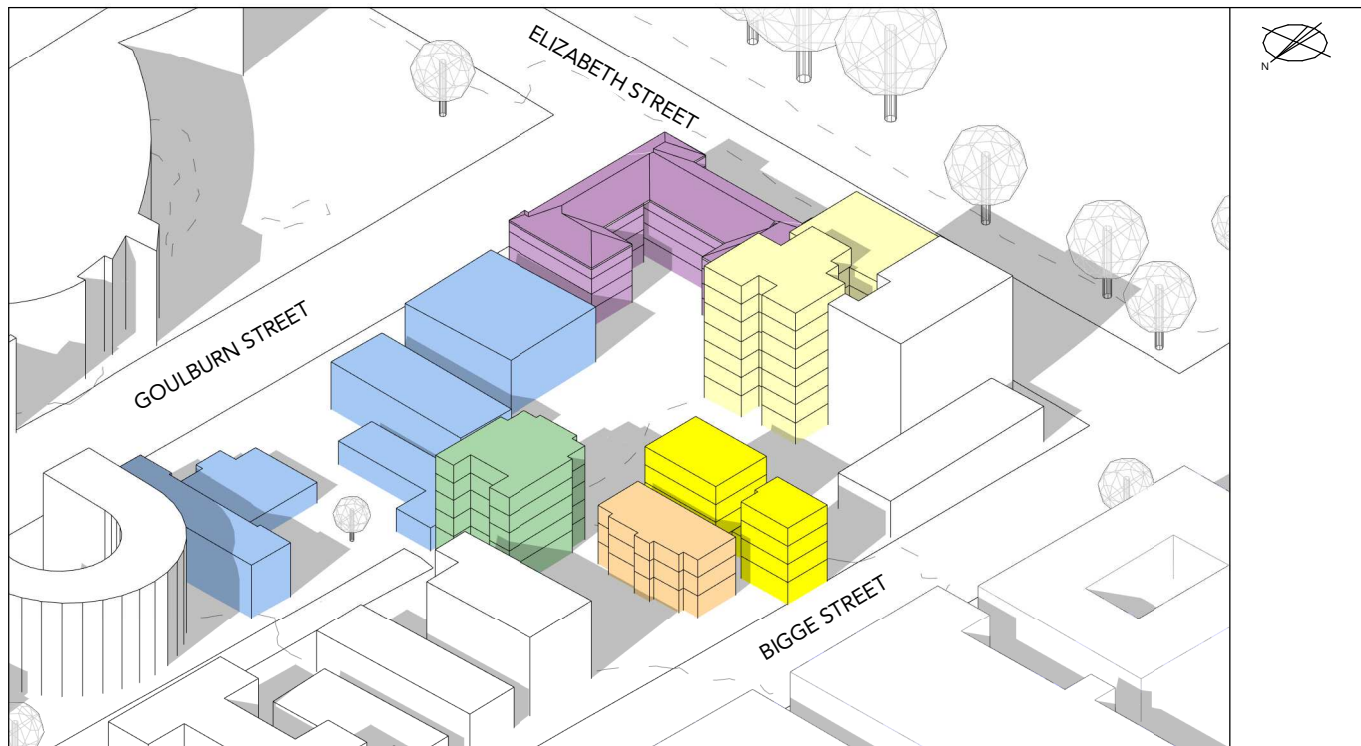
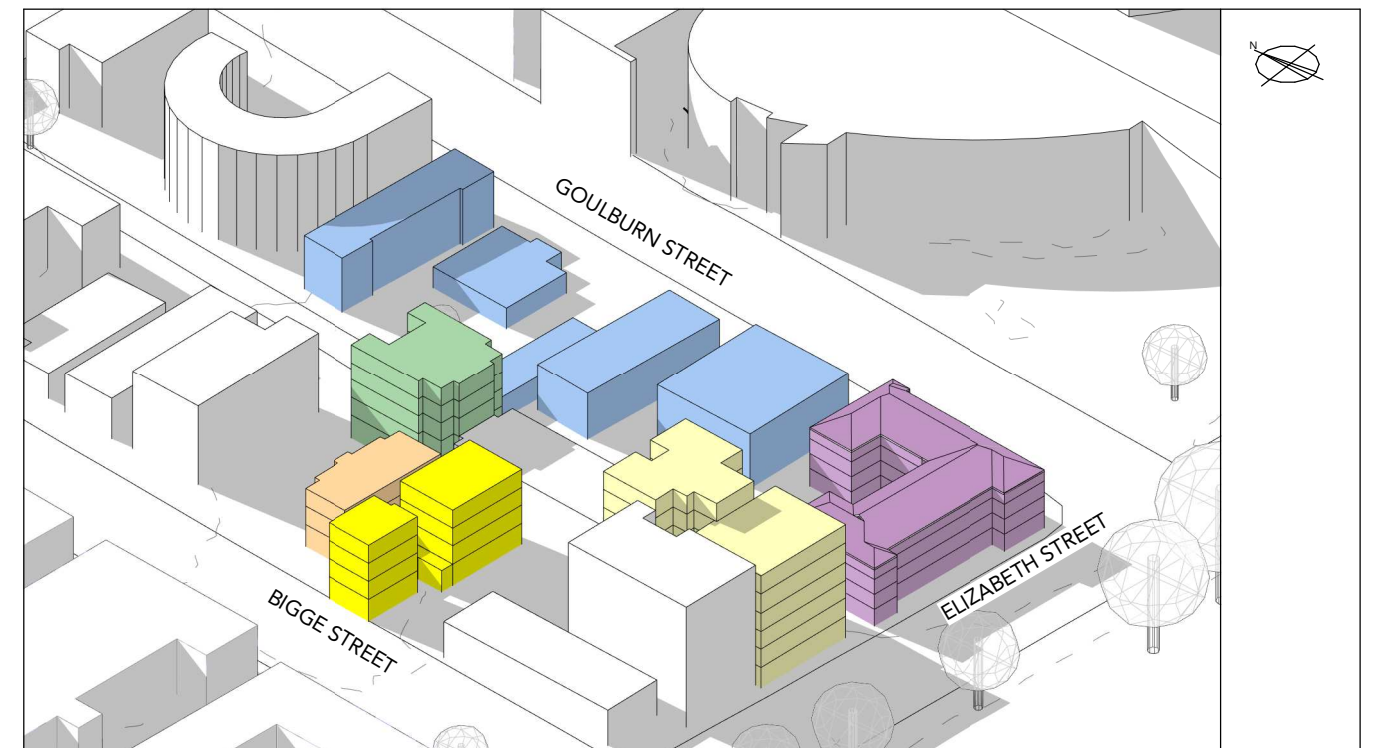
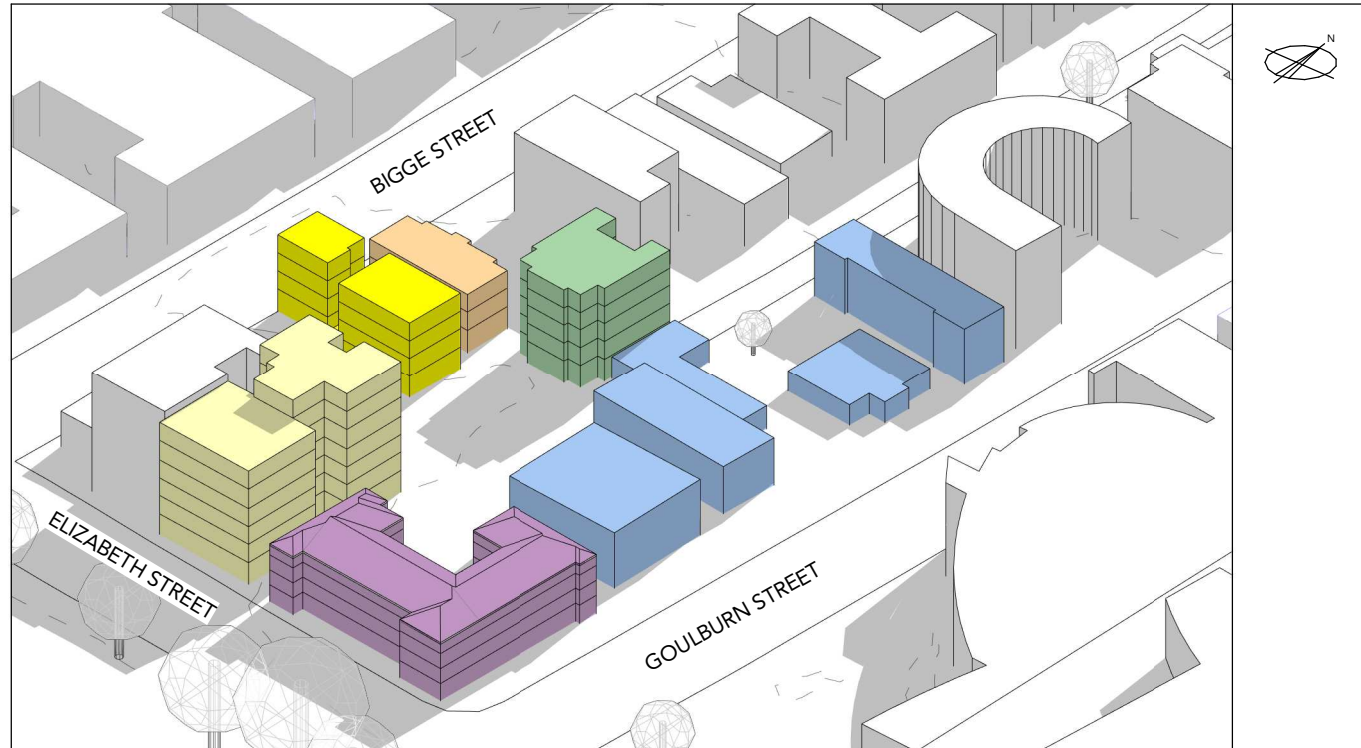
1 FUTURE_VIEW FROM THE SUN - WINTER SOLSTICE 3.00pm
N.T.S







Shadow Diagram - View from Sun - Future Development

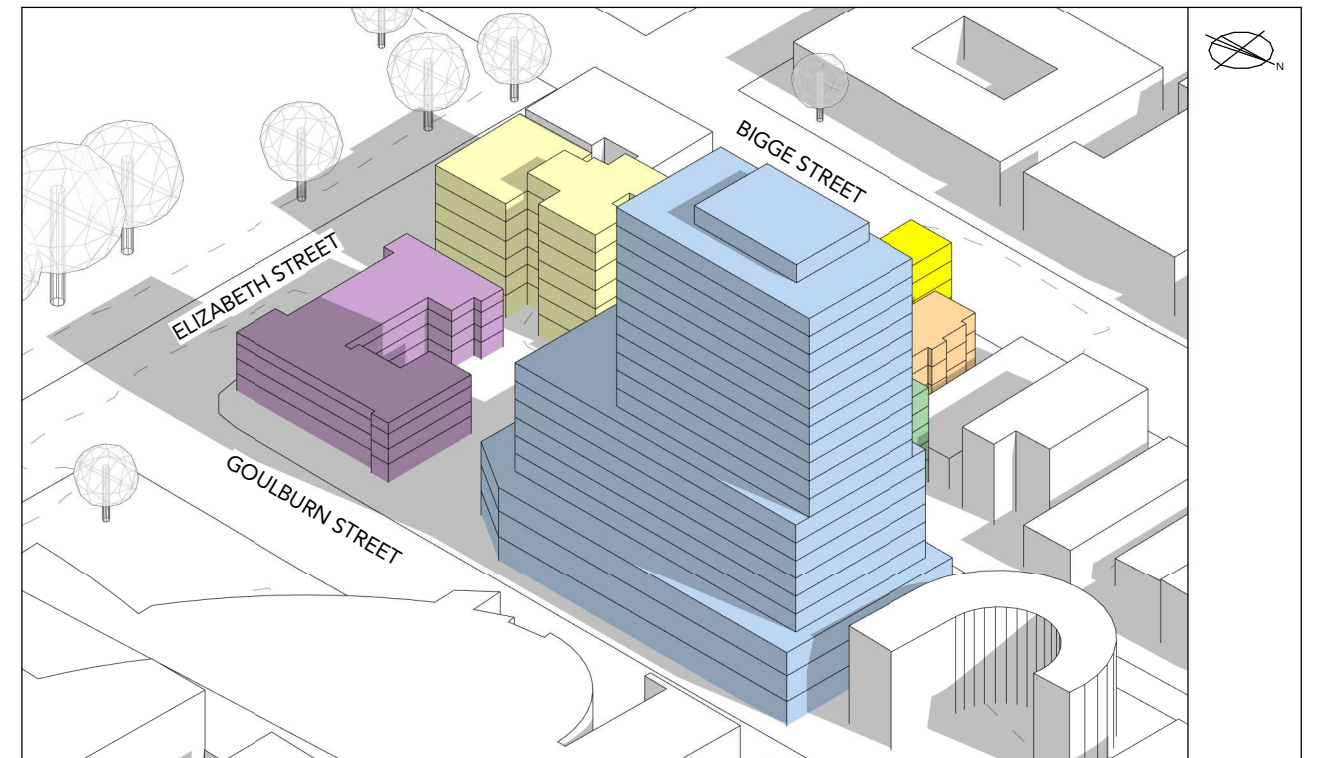
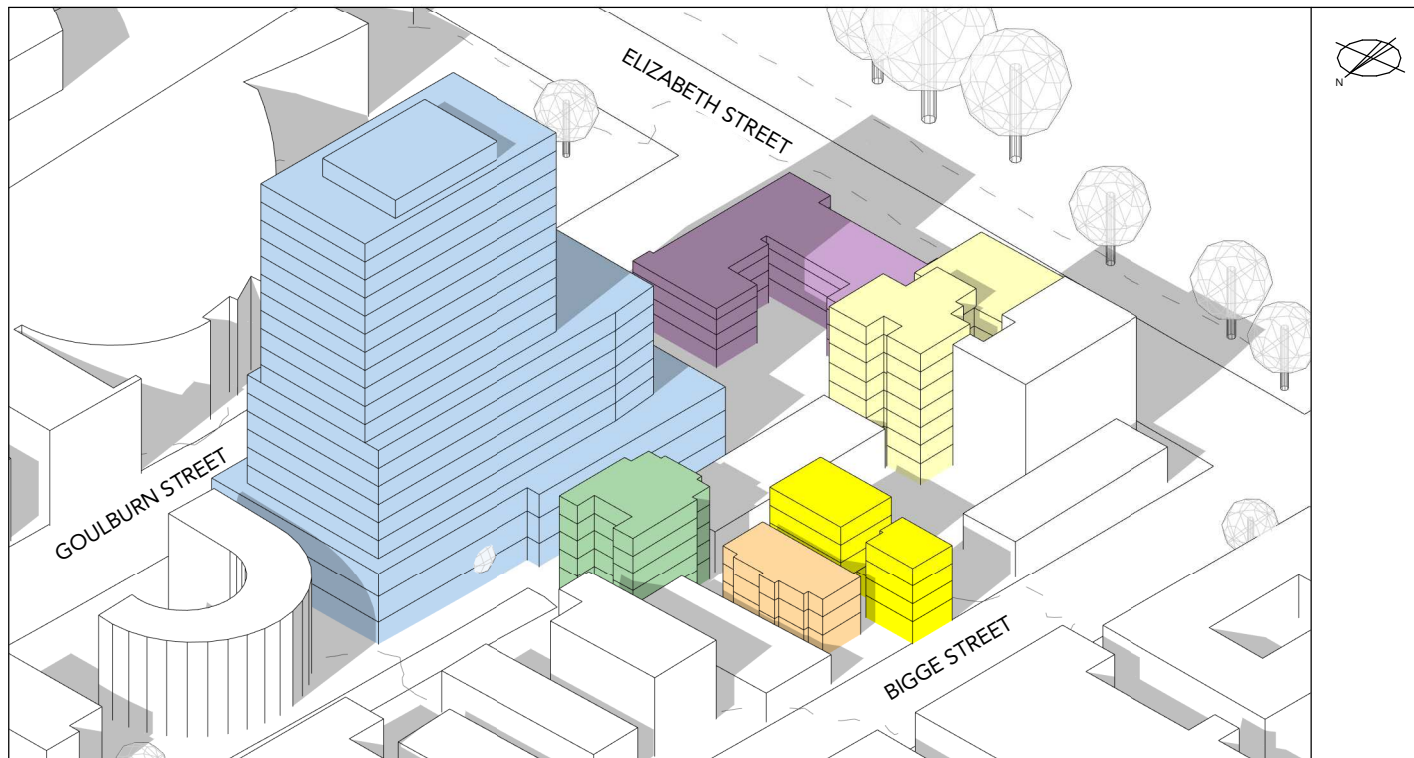
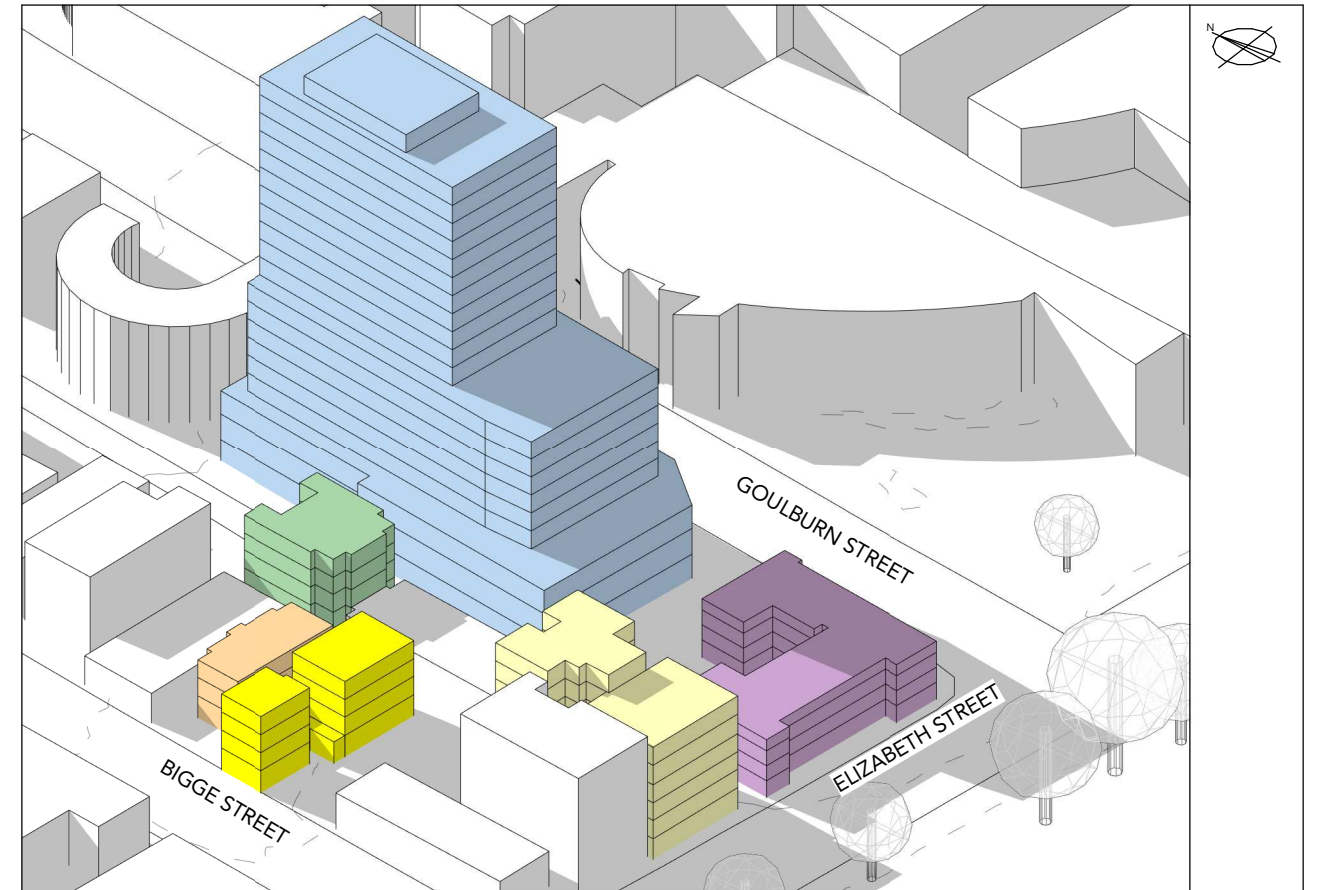
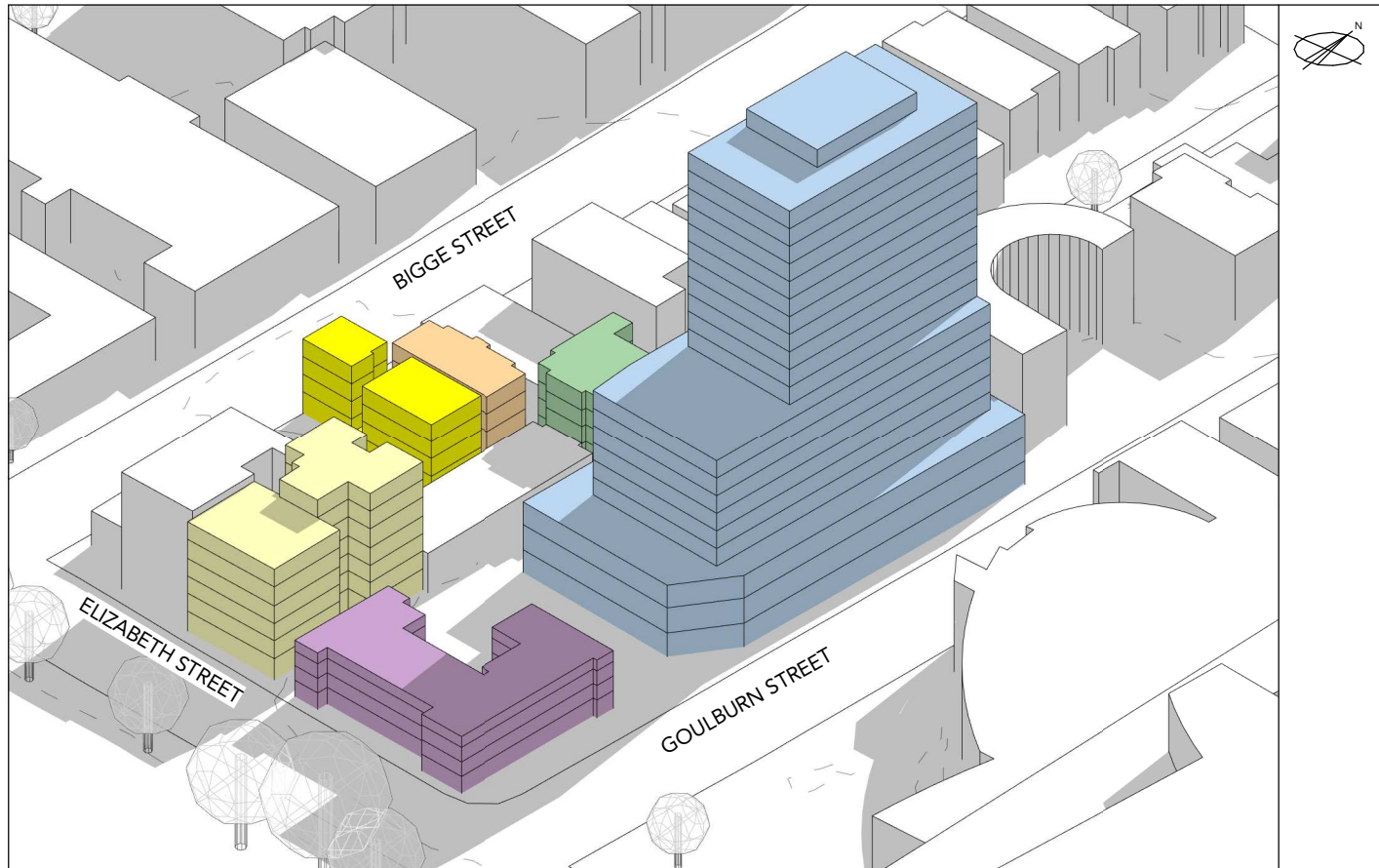
61-71 Goulburn St Liverpool







TEAM
ARCHITECTS

PP-40

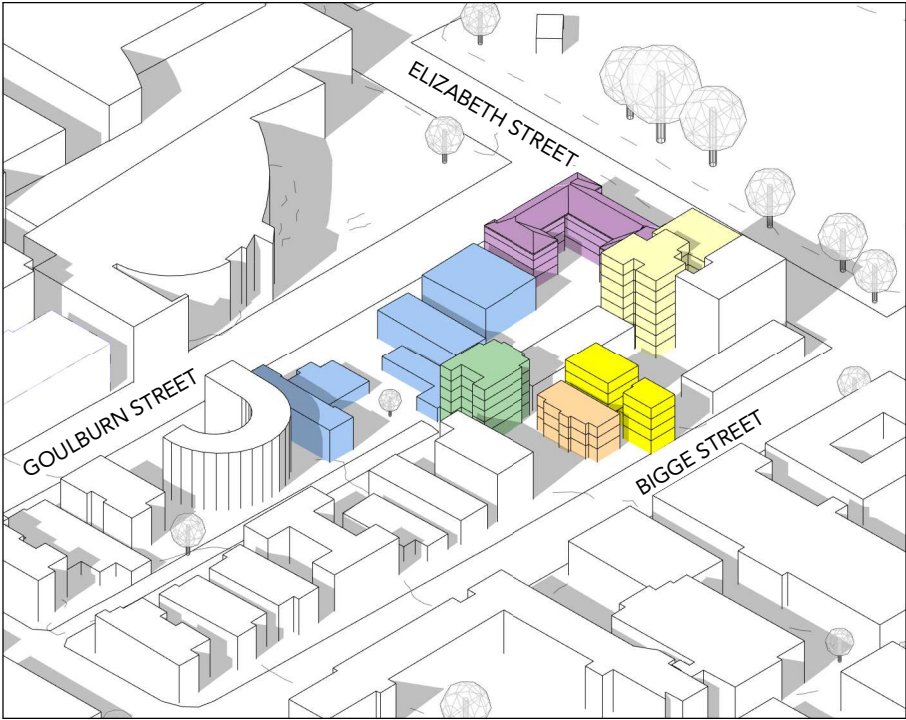


NEIGHBOURING RESIDENTIAL LEGEND					
	9 ELIZABETH STREET (SOUTH BUILDING)		9 ELIZABETH STREET (NORTH BUILDING)		73-75 GOULBURN STREET
	108 BIGGE STREET		116 BIGGE STREET		EXISTING BUILDINGS - 61-71 GOULBURN STREET

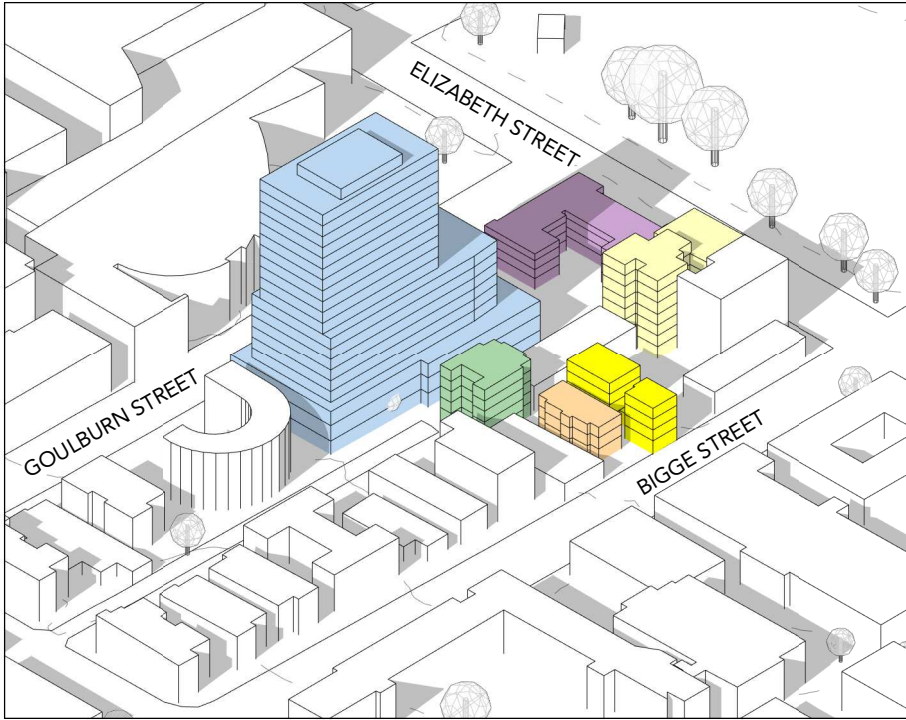


NEIGHBOURING RESIDENTIAL LEGEND					
	9 ELIZABETH STREET (SOUTH BUILDING)		9 ELIZABETH STREET (NORTH BUILDING)		73-75 GOULBURN STREET
	108 BIGGE STREET		116 BIGGE STREET		PROPOSED DEVELOPMENT

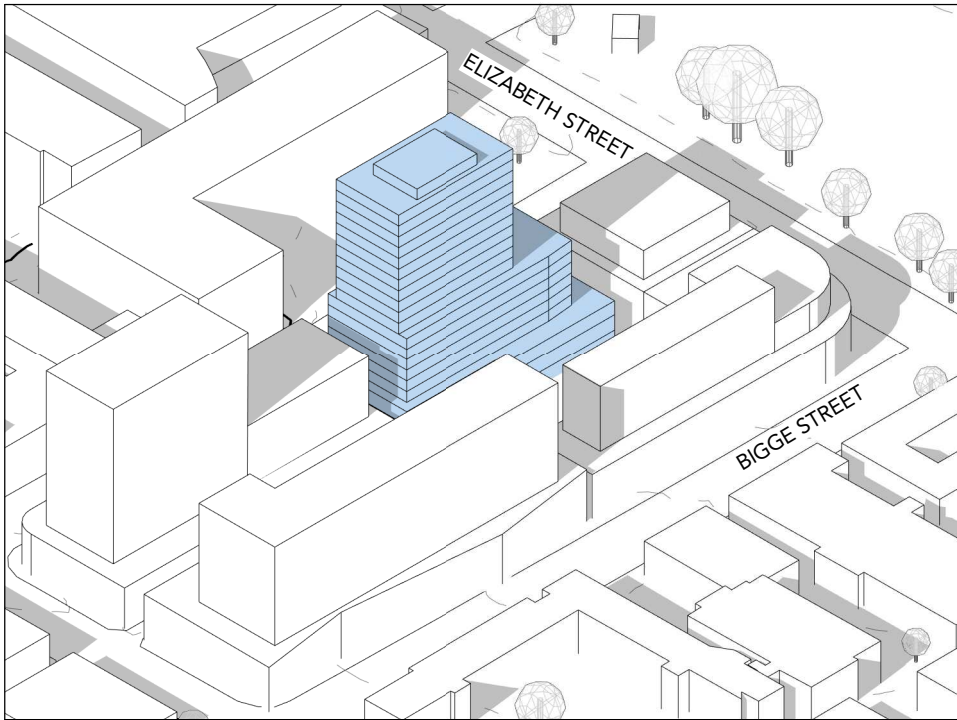
COMPARISON DIAGRAMS - SHADOW AT 12PM, 21ST JUNE



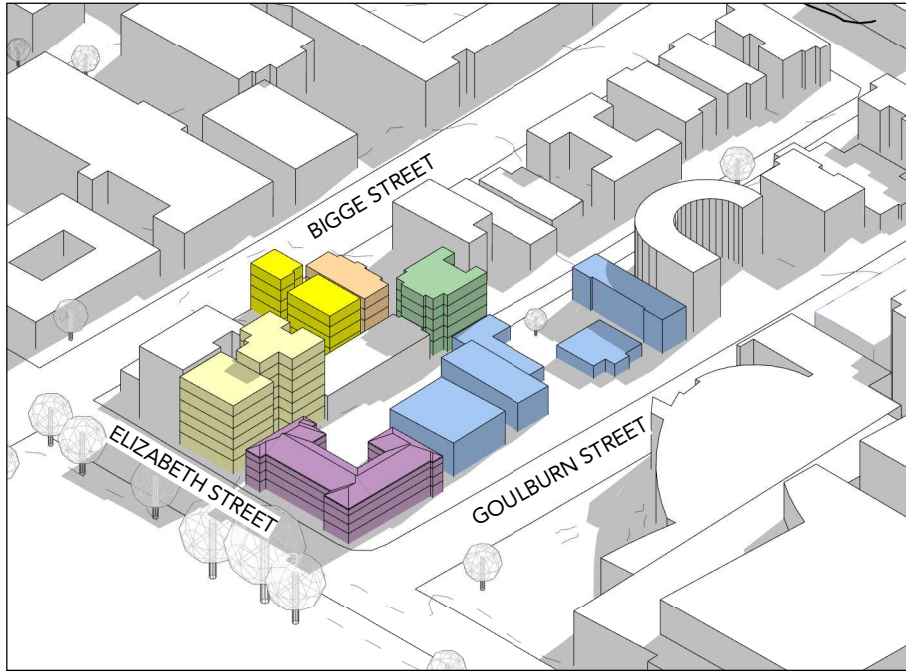
EXISTING BUILDINGS - VIEW 1



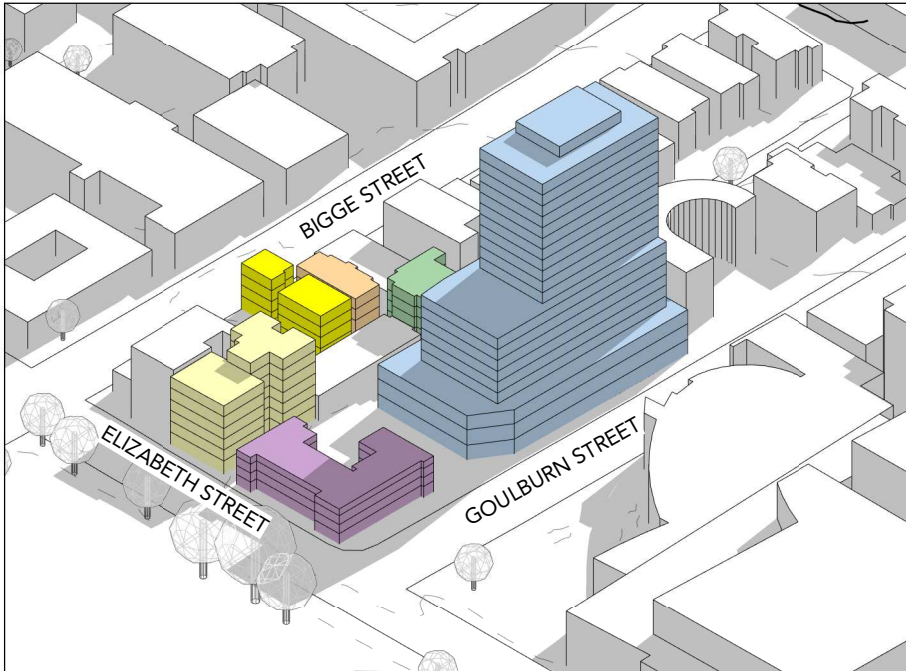
PROPOSED DEVELOPMENT - VIEW 1



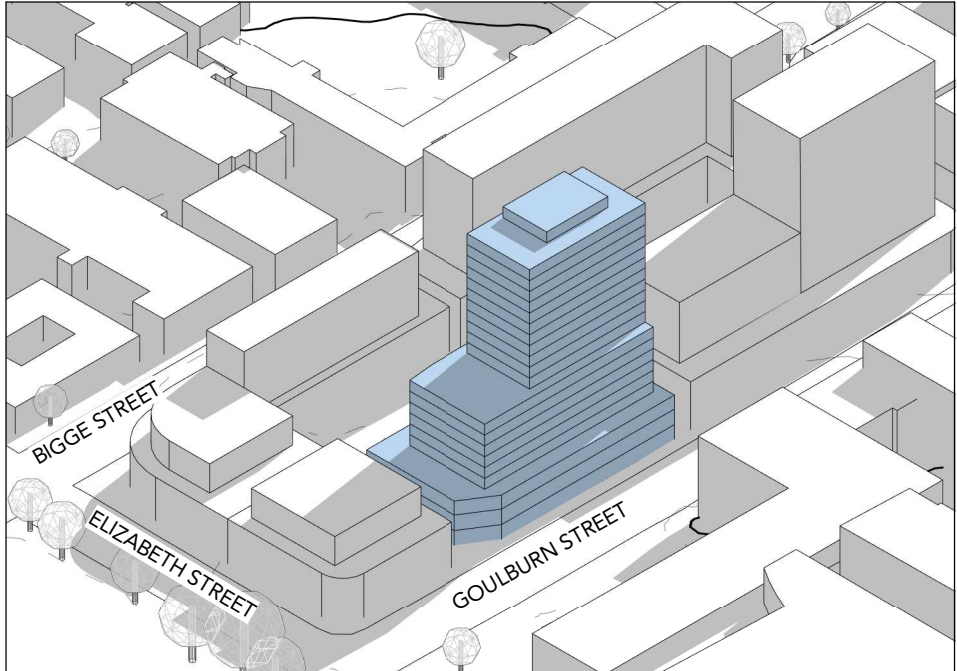
FUTURE DEVELOPMENT - VIEW 1



EXISTING BUILDINGS - VIEW 2



PROPOSED DEVELOPMENT - VIEW 2



FUTURE DEVELOPMENT - VIEW 2

NEIGHBOURING RESIDENTIAL LEGEND

9 ELIZABETH STREET
(SOUTH BUILDING)

9 ELIZABETH STREET
(NORTH BUILDING)

73-75 GOULBURN STREET

108 BIGGE STREET

116 BIGGE STREET

PROPOSED DEVELOPMENT
/ EXISTING BUILDINGS
61-71 GOULBURN STREET