



Liverpool City Centre Aerial

Legend

- Broader Study Site
- Scenic Site
- Liverpool City Centre Boundary

0 20m 40m 100m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
LIVERPOOL CBD AERIAL

DATE:
20th JUNE 2017

SKETCH NO:
SK_0002

REVISION:
02

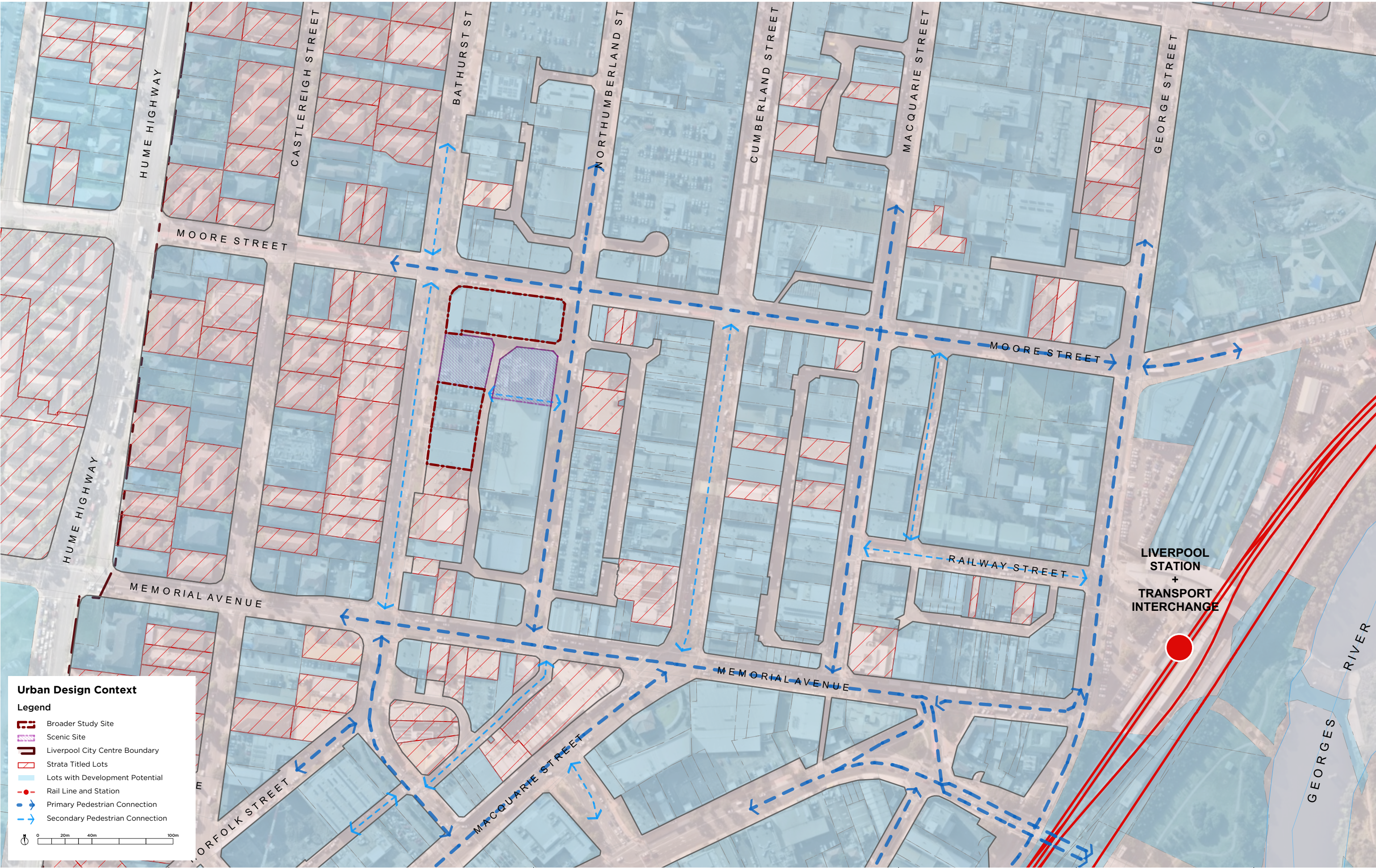
SCALE:
1 : 2,500

PURPOSE:
FOR INFORMATION

e8urban

33 Hall Street
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NSW 2026

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office@e8urban.com



Urban Design Context

Legend

Broader Study Site

Scenic Site

Liverpool City Centre Boundary

0

20m

40m

100m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
URBAN DESIGN CONTEXT

DATE:
20th JUNE 2017

SKETCH NO:
SK_0010

REVISION:
02

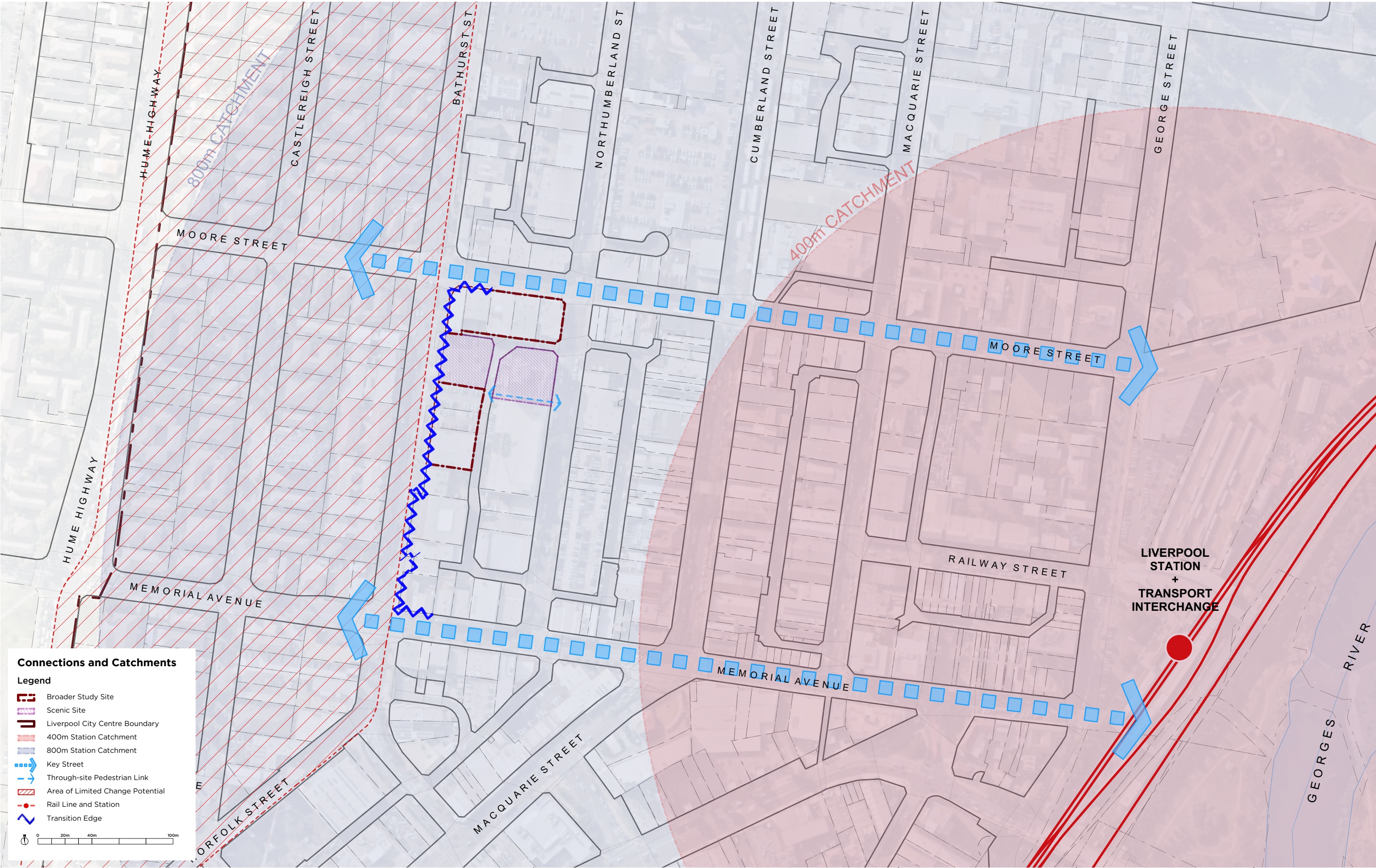
SCALE:
1 : 2,500

PURPOSE:
FOR INFORMATION

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NSW 2026

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Connections and Catchments

Legend

- Broader Study Site
- Scenic Site
- Liverpool City Centre Boundary
- 400m Station Catchment
- 800m Station Catchment
- Key Street
- Through-site Pedestrian Link
- Area of Limited Change Potential
- Rail Line and Station
- Transition Edge

0 20m 40m 100m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
CBD CONNECTIONS AND
TRAIN STATION CATCHMENTS

DATE:
20th JUNE 2017

SKETCH NO:
SK_0011

REVISION:
02

SCALE:
1 : 2,500

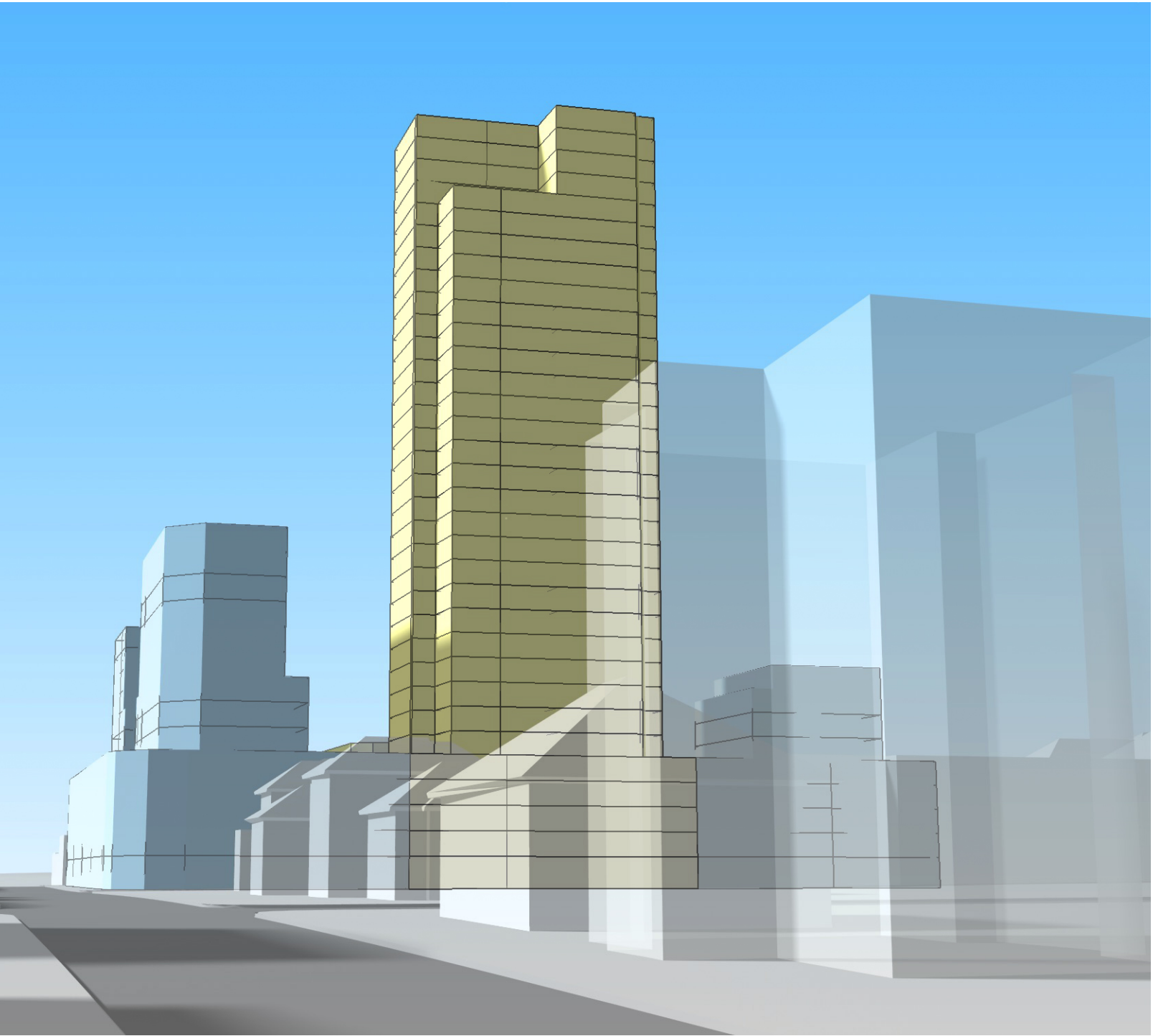
PURPOSE:
FOR INFORMATION

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SCHEME 1 - MOSCA PSERRAS ARCHITECTS

				COMMERCIAL			RESIDENTIAL																
Lot	Lot Area	Site Name	Site Area	Floor Plate Area 01	No. Levels	Total Floor Plate Area 01 GBA	Floor Plate Area 02	No. Levels	Total Floor Plate Area 02 GBA	Floor Plate Area 03	No. Levels	Total Floor Plate Area 03 GBA	Floor Plate Area 04	No. Levels	Total Floor Plate Area 04 GBA	Total Levels	Proposed Height	Permitted Height	Proposed GBA	Proposed GFA	Permitted GFA	Proposed FSR	Permitted FSR
LOT 1 LOT 2 LOT 3	390.9 m2 599.2 m2 589.5 m2	BUILDING 1	1,579.6 m2	1,579.6 m2	1.0 lvl	1,579.6 m2	1,301.9 m2	4.0 lvl	5,207.6 m2	621.7 m2	3.0 lvl	1,865.1 m2	470.4 m2	6.0 lvl	2,822.4 m2	14 Levels	46.1 m	100.0 m	11,474.7 m2	8,914.5 m2	9,779.0 m2	5.64 : 1	6.16 : 1
LOT 4 LOT 22	603.7 m2 590.0 m2	BUILDING 2	1,193.7 m2	1,193.8 m2	1.0 lvl	1,193.8 m2	993.4 m2	4.0 lvl	3,973.6 m2	405.0 m2	3.0 lvl	1,215.0 m2	270.9 m2	4.0 lvl	1,083.6 m2	12 Levels	39.7 m	100.0 m	7,466.0 m2	5,808.5 m2	6,224.0 m2	4.87 : 1	5.39 : 1
LOT 10	1,331.0 m2	SCENIC NSW DEVELOPMENT	2,924.0 m2	AS PER MOSCA PSERRAS SCHEME Drawing No. 14031 AP02 issue F (16.01.2015)												28 Levels	90.1 m	100.0 m		19,524.0 m2	23,392.0 m2	6.68 : 1	8.0 : 1
	1,593.0 m2																						
LOT 104 LOT 150	620.4 m2 506.1 m2	BUILDING 3	1,126.5 m2	1,112.8 m2	1.0 lvl	1,112.8 m2	828.2 m2	4.0 lvl	3,312.8 m2	395.7 m2	3.0 lvl	1,187.1 m2	330.0 m2	1.0 lvl	330.0 m2	9 Levels	30.1 m	100.0 m	5,942.7 m2	4,631.5 m2	5,698.0 m2	4.11 : 1	5.25 : 1

GBA to GFA Conversion Percentage

Commercial	82%
Residential	77%

Floor to Floor Heights

Ground Floor	Com Standard	Res Standard
4.5 m	4.0 m	3.2 m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 1 - MOSCA PSERRAS SCHEME
3D ENVELOPE AND YIELD OUTCOME

DATE:
20th JUNE 2017

SKETCH NO:
SK_0021

REVISION:
02

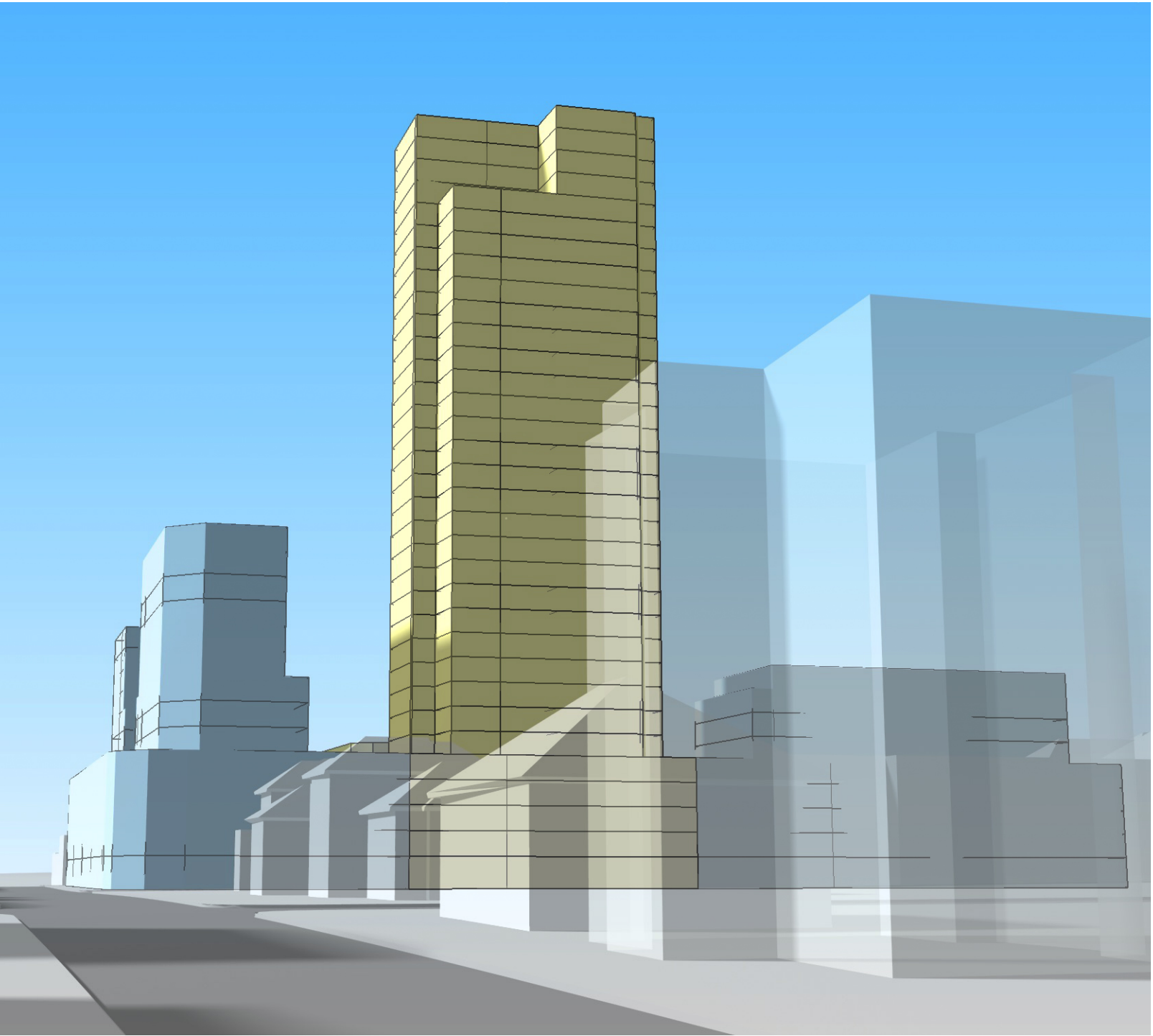
SCALE:
N/A

PURPOSE:
FOR INFORMATION

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SCHEME 2 - MOSCA PSERRAS ARCHITECTS (E8U EXTENDED)

				COMMERCIAL			RESIDENTIAL																
Lot	Lot Area	Site Name	Site Area	Floor Plate Area 01	No. Levels	Total Floor Plate Area 01 GBA	Setback Area 02	No. Levels	Setback 02 GBA	Setback Area 03	No. Levels	Setback 03 GBA	Setback Area 04	No. Levels	Setback 04 GBA	Total Levels	Proposed Height	Permitted Height	Proposed GBA	Proposed GFA	Permitted GFA	Proposed FSR	Permitted FSR
LOT 1	390.9 m2	BUILDING 1	1,579.6 m2	1,579.6 m2	1.0 lvl	1,579.6 m2	1,301.9 m2	4.0 lvl	5,207.6 m2	621.7 m2	3.0 lvl	1,865.1 m2	470.4 m2	6.0 lvl	2,822.4 m2	14 Levels	46.1 m	100.0 m	11,474.7 m2	8,914.5 m2	9,779.0 m2	5.64 : 1	6.16 : 1
LOT 2	599.2 m2																						
LOT 3	589.5 m2																						
LOT 4	603.7 m2	BUILDING 2	1,193.7 m2	1,193.8 m2	1.0 lvl	1,193.8 m2	993.4 m2	4.0 lvl	3,973.6 m2	405.0 m2	3.0 lvl	1,215.0 m2	270.9 m2	4.0 lvl	1,083.6 m2	12 Levels	39.7 m	100.0 m	7,466.0 m2	5,808.5 m2	6,224.0 m2	4.87 : 1	5.39 : 1
LOT 22	590.0 m2																						
LOT 10	1,331.0 m2																						
	1,593.0 m2																						
LOT 104	620.4 m2	BUILDING 3	2,060.9 m2	2,047.2 m2	1.0 lvl	2,047.2 m2	1,523.8 m2	4.0 lvl	6,095.2 m2	1,004.3 m2	3.0 lvl	3,012.9 m2	938.7 m2	1.0 lvl	938.7 m2	9 Levels	30.1 m	100.0 m	12,094.0 m2	9,414.7 m2	9,414.7 m2	4.57 : 1	7.12 : 1
LOT 150	506.1 m2																						
LOT 6	934.4 m2																						

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 2 - MOSCA PSERRAS SCHEME (E8U EXTENDED)
3D ENVELOPE AND YIELD OUTCOME

DATE:
20th JUNE 2017

SKETCH NO:
SK_0026

REVISION:
02

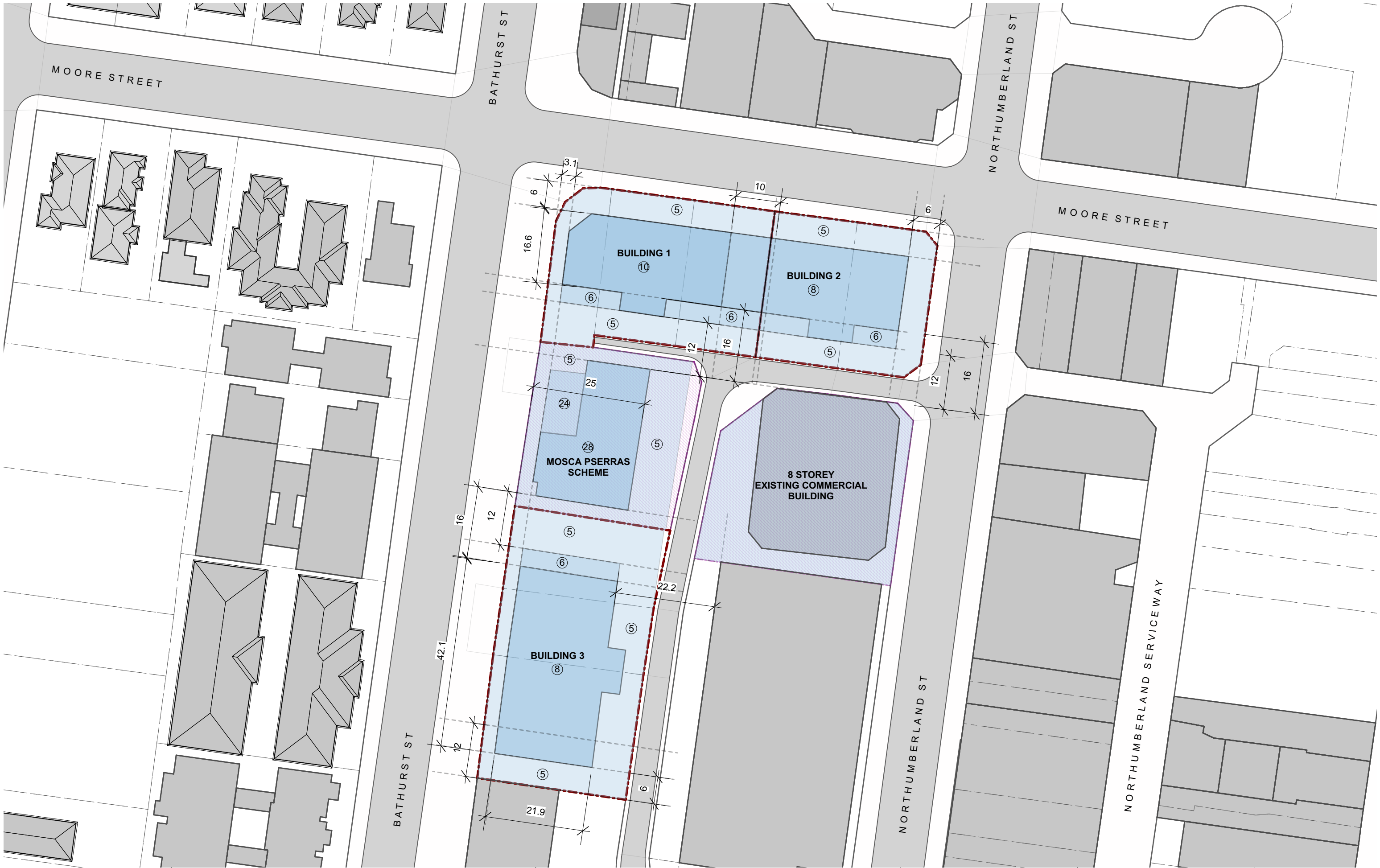
SCALE:
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PURPOSE:
FOR INFORMATION

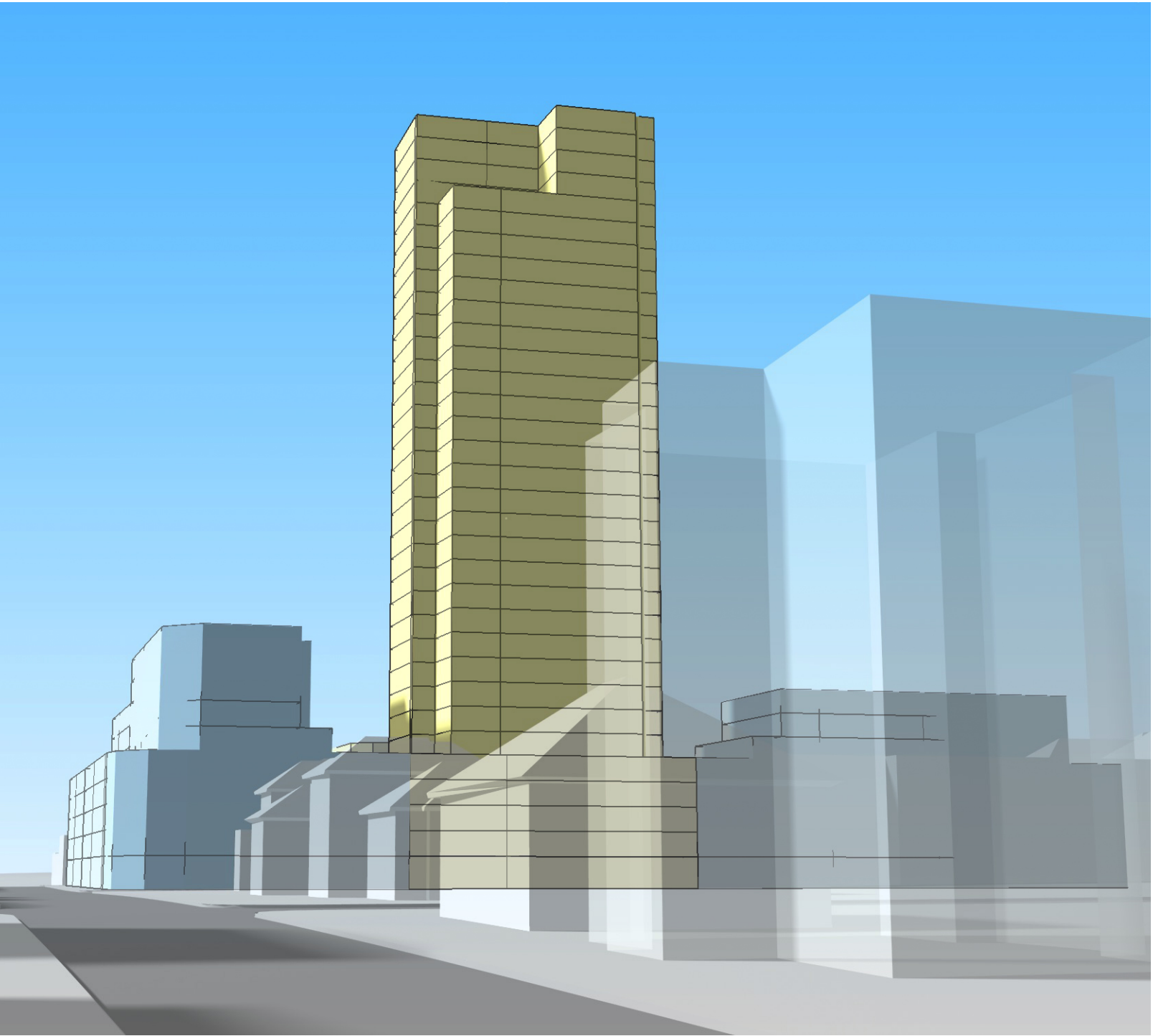
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PROJECT: 64 BATHURST STREET, LIVERPOOL CLIENT:	DRAWING: SCHEME 3 - E8U PROPOSAL 01 SETBACKS AND HEIGHT MAP DATE: 20th JUNE 2017	SKETCH NO: SK_0030 REVISION: 02	SCALE: 1 : 750 PURPOSE: FOR INFORMATION	e8urban 33 Hall Street BondiBeach NSW 2026 www.e8urban.com office@e8urban.com
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SCHEME 03 - E8U PROPOSAL 01

				COMMERCIAL			RESIDENTIAL																
Lot	Lot Area	Site Name	Site Area	Floor Plate Area 01	No. Levels	Total Floor Plate Area 01 GBA	Setback Area 02	No. Levels	Setback 02 GBA	Setback Area 03	No. Levels	Setback 03 GBA	Setback Area 04	No. Levels	Setback 04 GBA	Total Levels	Proposed Height	Permitted Height	Proposed GBA	Proposed GFA	Permitted GFA	Proposed FSR	Permitted FSR
LOT 1 LOT 2 LOT 3	390.9 m2 599.2 m2 589.5 m2	BUILDING 1	1,579.6 m2	1,579.6 m2	5.0 lvl	7,898.0 m2	912.0 m2	1.0 lvl	912.0 m2	733.1 m2	4.0 lvl	2,932.4 m2				10 Levels	36.5 m	100.0 m	11,742.4 m2	9,436.5 m2	9,779.0 m2	5.97 : 1	6.16 : 1
LOT 4 LOT 22	603.7 m2 590.0 m2	BUILDING 2	1,193.7 m2	1,193.8 m2	5.0 lvl	5,969.0 m2	641.2 m2	1.0 lvl	641.2 m2	558.1 m2	2.0 lvl	1,116.2 m2				8 Levels	30.1 m	100.0 m	7,726.4 m2	6,247.8 m2	6,224.0 m2	5.23 : 1	5.39 : 1
LOT 10	1,331.0 m2	SCENIC NSW DEVELOPMENT	2,924.0 m2	AS PER MOSCA PSERRAS SCHEME Drawing No. 14031 AP02 issue F (16.01.2015)												28 Levels	90.1 m	100.0 m		19,524.0 m2	23,392.0 m2	6.68 : 1	8.0 : 1
	1,593.0 m2																						
LOT 104 LOT 150 LOT 6	620.4 m2 506.1 m2 934.4 m2	BUILDING 3	2,060.9 m2	2,047.2 m2	5.0 lvl	10,236.0 m2	1,044.4 m2	1.0 lvl	1,044.4 m2	956.7 m2	2.0 lvl	1,913.4 m2				8 Levels	30.1 m	100.0 m	13,193.8 m2	10,671.0 m2	14,677.3 m2	5.18 : 1	7.12 : 1

GBA to GFA Conversion Percentage

Commercial	82%
Residential	77%

Floor to Floor Heights

Ground Floor	Com Standard	Res Standard
4.5 m	4.0 m	3.2 m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 3 - E8U PROPOSAL 01
3D ENVELOPE AND YIELD OUTCOME

DATE:
20th JUNE 2017

SKETCH NO:
SK_0031

REVISION:
02

SCALE:
N/A

PURPOSE:
FOR INFORMATION

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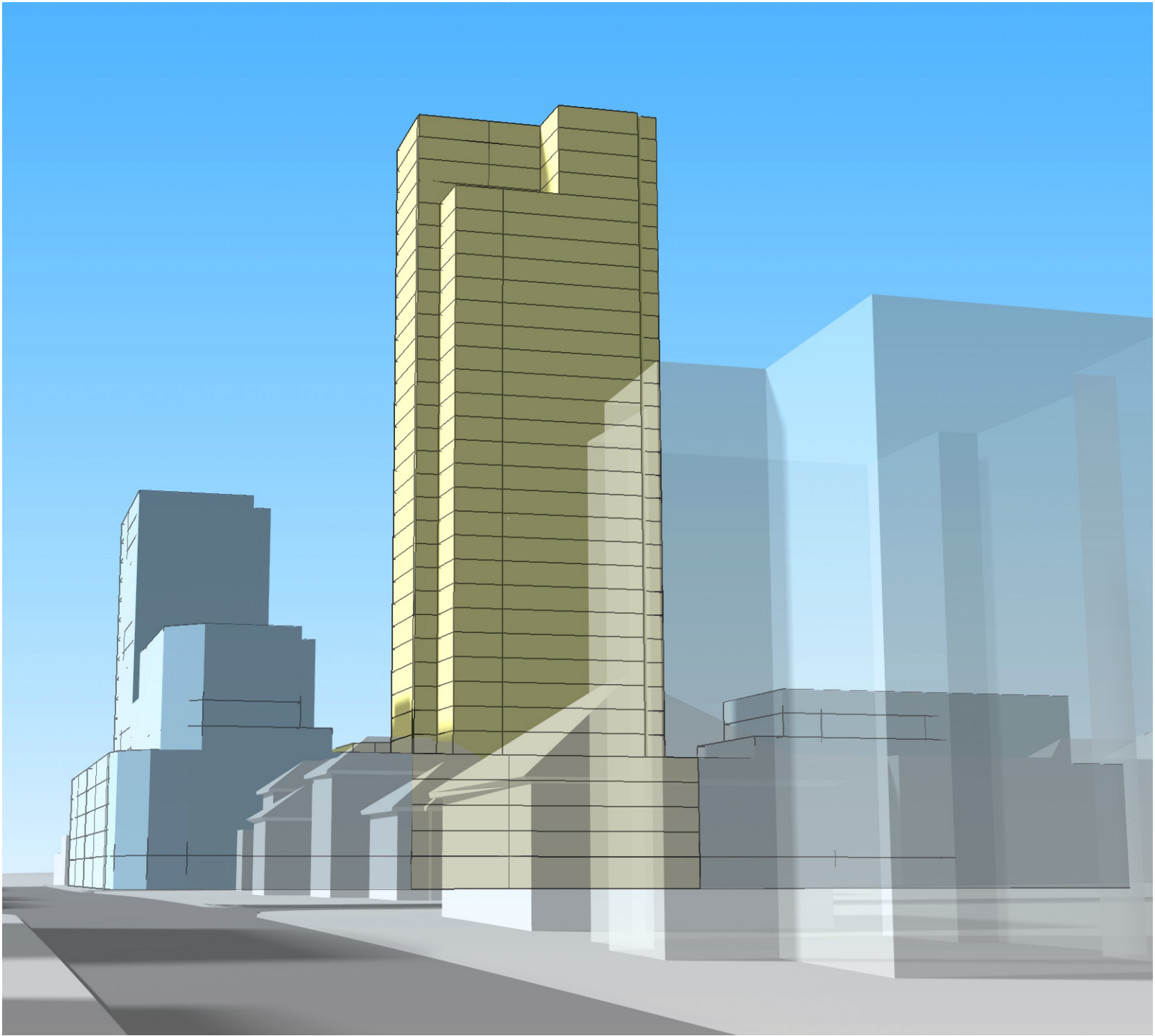
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PROJECT: 64 BATHURST STREET, LIVERPOOL CLIENT:	DRAWING: SCHEME 4 - E8U PROPOSAL 02 (EXTENDED - 8:1) SETBACKS AND HEIGHT MAP DATE: 20th JUNE 2017	SKETCH NO: SK_0035 REVISION: 02	SCALE: 1 : 750 PURPOSE: FOR INFORMATION	e8urban 33 Hall Street BondiBeach NSW 2026 www.e8urban.com office@e8urban.com
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BIRDSEYE VIEW FROM NORTH-WEST



STREET VIEW FROM MOORE STREET TOWARDS SITE

SCHEME 04 - E8U PROPOSAL 02

				COMMERCIAL			RESIDENTIAL																
Lot	Lot Area	Site Name	Site Area	Floor Plate Area 01	No. Levels	Total Floor Plate Area 01 GBA	Setback Area 02	No. Levels	Setback 02 GBA	Setback Area 03	No. Levels	Setback 03 GBA	Setback Area 04	No. Levels	Setback 04 GBA	Total Levels	Proposed Height	Permitted Height	Proposed GBA	Proposed GFA	Permitted GFA	Proposed FSR	Permitted FSR
LOT 1	390.9 m2	BUILDING 1	2,773.3 m2	2,773.4 m2	5.0 lvl	13,867.0 m2	1,547.7 m2	1.0 lvl	1,547.7 m2	1,322.1 m2	2.0 lvl	2,644.2 m2	621.7 m2	2.0 lvl	1,243.4 m2	18 Levels	62.1 m	100.0 m	24,684.3 m2	19,700.3 m2	22,186.4 m2	7.10 : 1	8.0 : 1
LOT 2	599.2 m2												538.2 m2	10.0 lvl	5,382.0 m2								
LOT 3	589.5 m2																						
LOT 4	603.7 m2	TOWER 1	590.0 m2	2,773.4 m2	5.0 lvl	13,867.0 m2	1,547.7 m2	1.0 lvl	1,547.7 m2	1,322.1 m2	2.0 lvl	2,644.2 m2	538.2 m2	10.0 lvl	5,382.0 m2	18 Levels	62.1 m	100.0 m	24,684.3 m2	19,700.3 m2	22,186.4 m2	7.10 : 1	8.0 : 1
LOT 22	590.0 m2																						
LOT 10	1,331.0 m2	SCENIC NSW DEVELOPMENT	2,924.0 m2	AS PER MOSCA PSERRAS SCHEME Drawing No. 14031 AP02 issue F (16.01.2015)												28 Levels	90.1 m	100.0 m		19,524.0 m2	23,392.0 m2	6.68 : 1	8.0 : 1
	1,593.0 m2																						
LOT 104	620.4 m2	BUILDING 3	2,060.9 m2	2,047.2 m2	5.0 lvl	10,236.0 m2	1,044.4 m2	1.0 lvl	1,044.4 m2	956.7 m2	2.0 lvl	1,913.4 m2				8 Levels	30.1 m	100.0 m	13,193.8 m2	10,671.0 m2	14,677.3 m2	5.18 : 1	7.12 : 1
LOT 150	506.1 m2																						
LOT 6	934.4 m2																						

GBA to GFA Conversion Percentage

Commercial	82%
Residential	77%

Floor to Floor Heights

Ground Floor	Com Standard	Res Standard
4.5 m	4.0 m	3.2 m

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 4 - E8U PROPOSAL 02 (EXTENDED - 8:1)
3D ENVELOPE AND YIELD OUTCOME

DATE:
20th JUNE 2017

SKETCH NO:
SK_0036

REVISION:
02

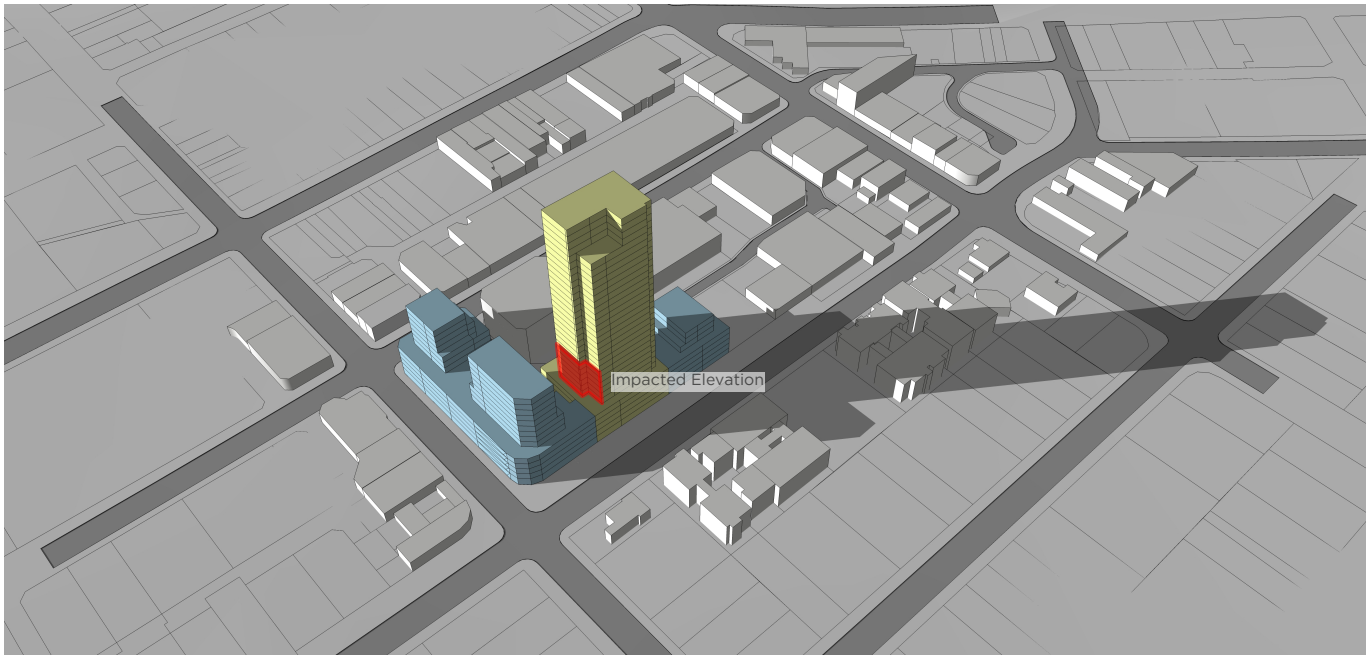
SCALE:
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PURPOSE:
FOR INFORMATION

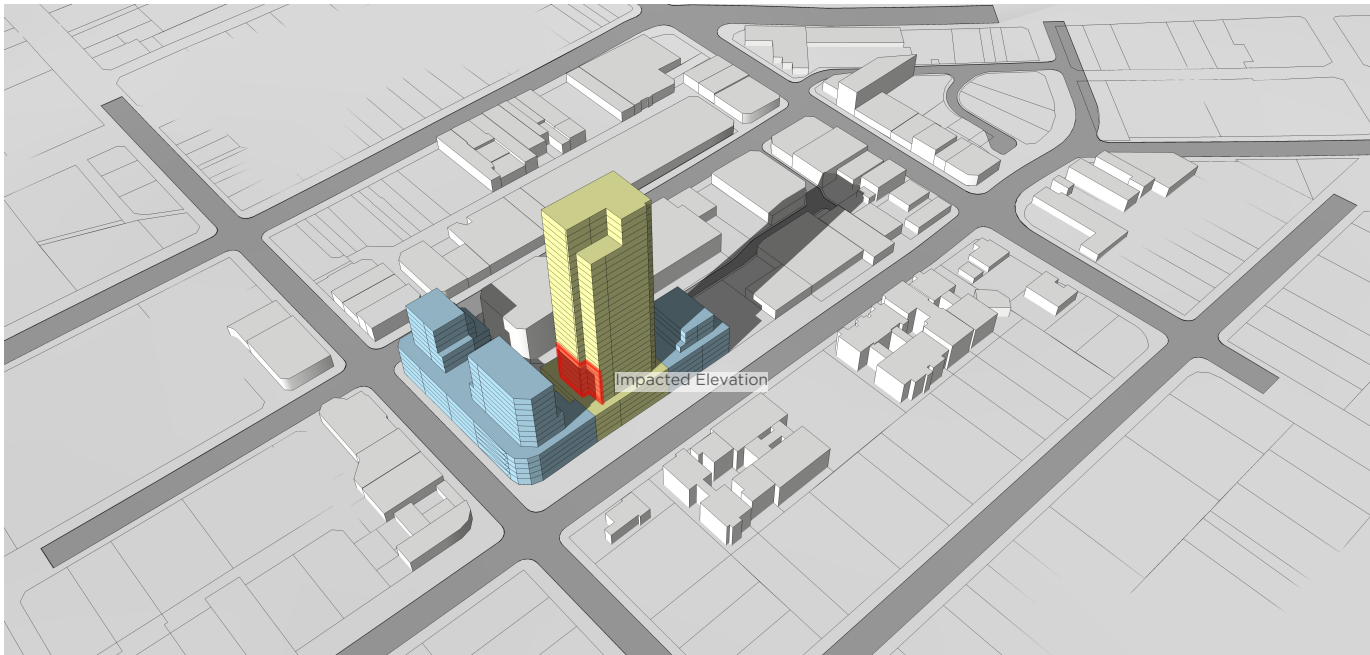
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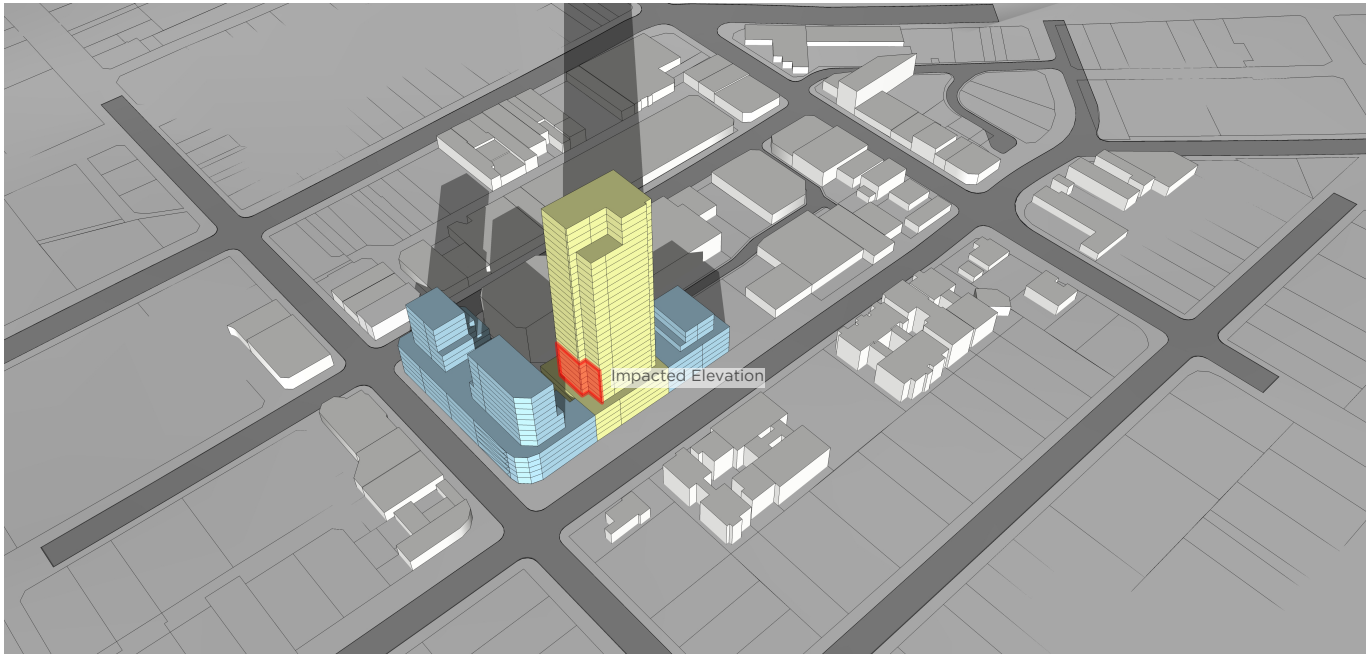
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9am 21 June



12pm 21 June



3pm 21 June

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 1 - MOSCA PSERRAS SCHEME
SHADOW STUDY

DATE:
20th JUNE 2017

SKETCH NO:
SK_0037

REVISION:
02

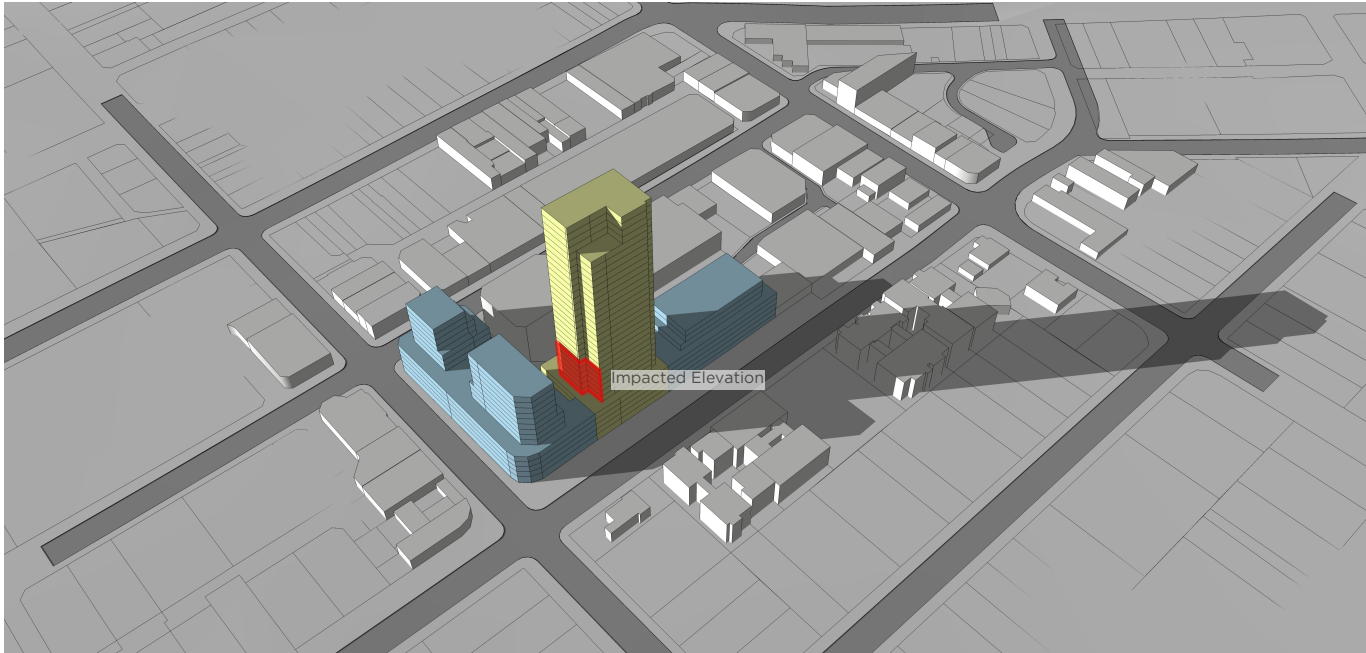
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PURPOSE:
FOR INFORMATION

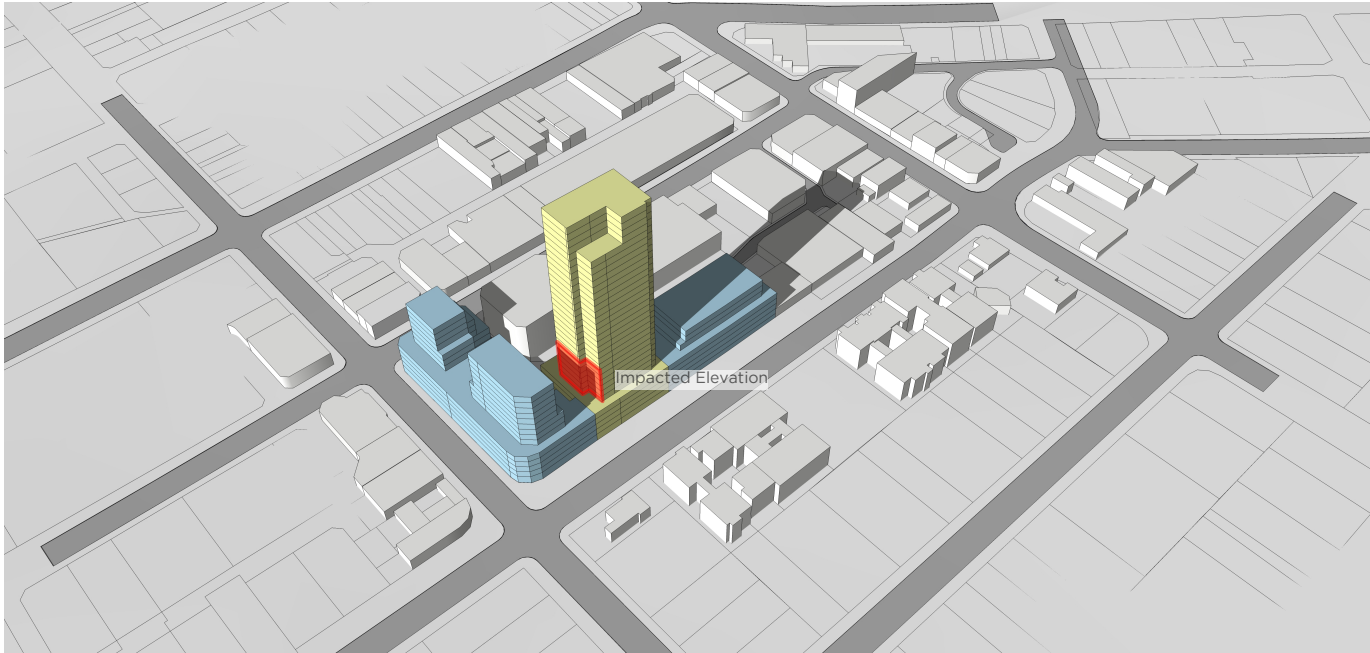
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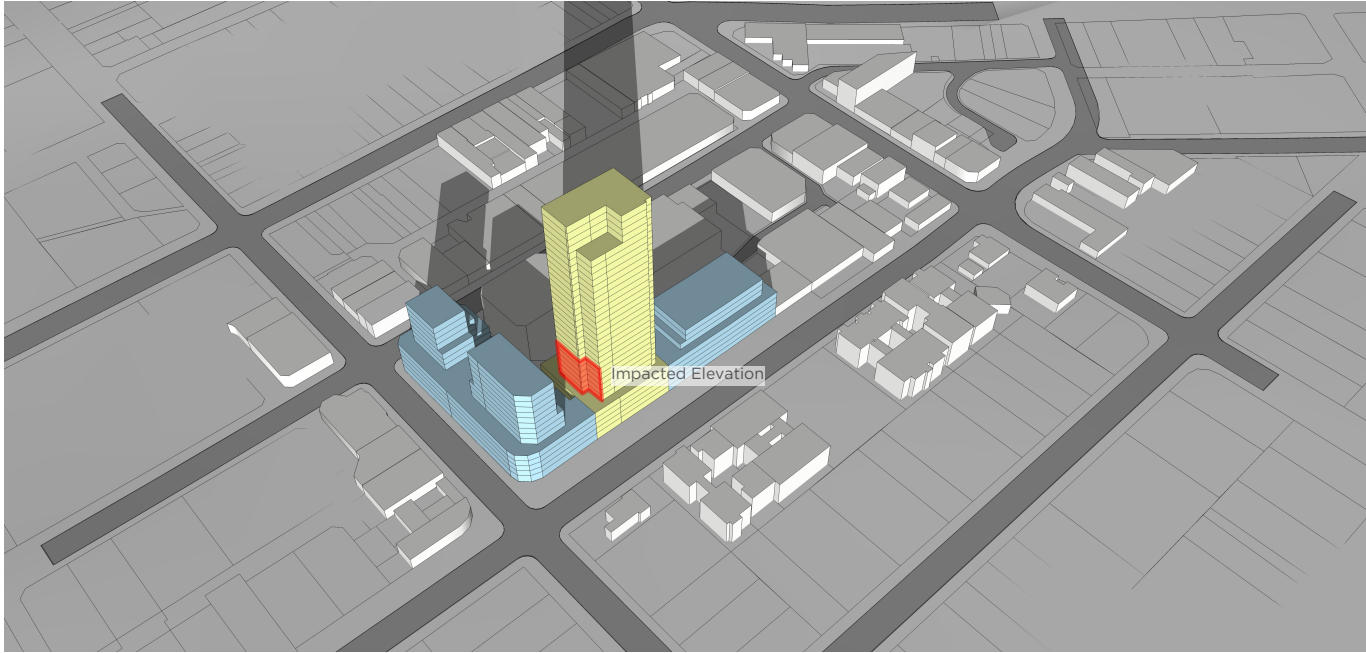
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9am 21 June



12pm 21 June



3pm 21 June

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 2 - MOSCA PSERRAS SCHEME (E8U EXTENDED)
SHADOW STUDY

DATE:
20th JUNE 2017

SKETCH NO:
SK_0038

REVISION:
02

SCALE:
N/A

PURPOSE:
FOR INFORMATION

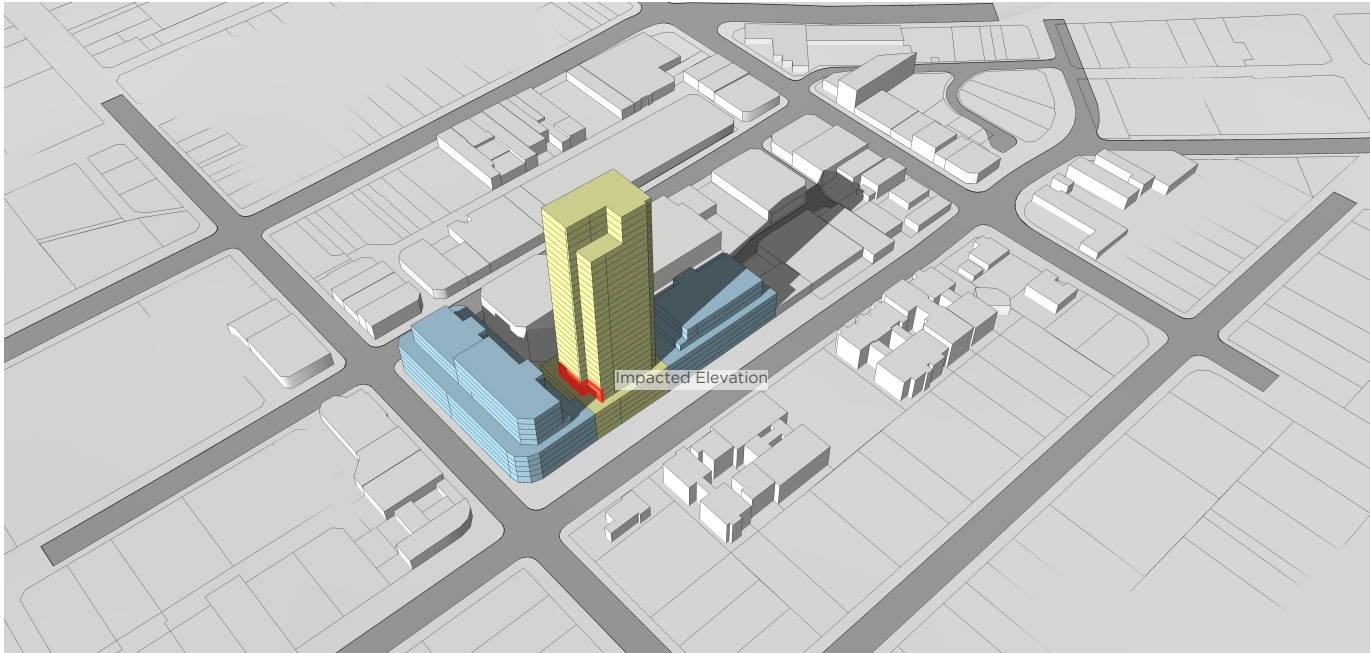
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NSW 2026

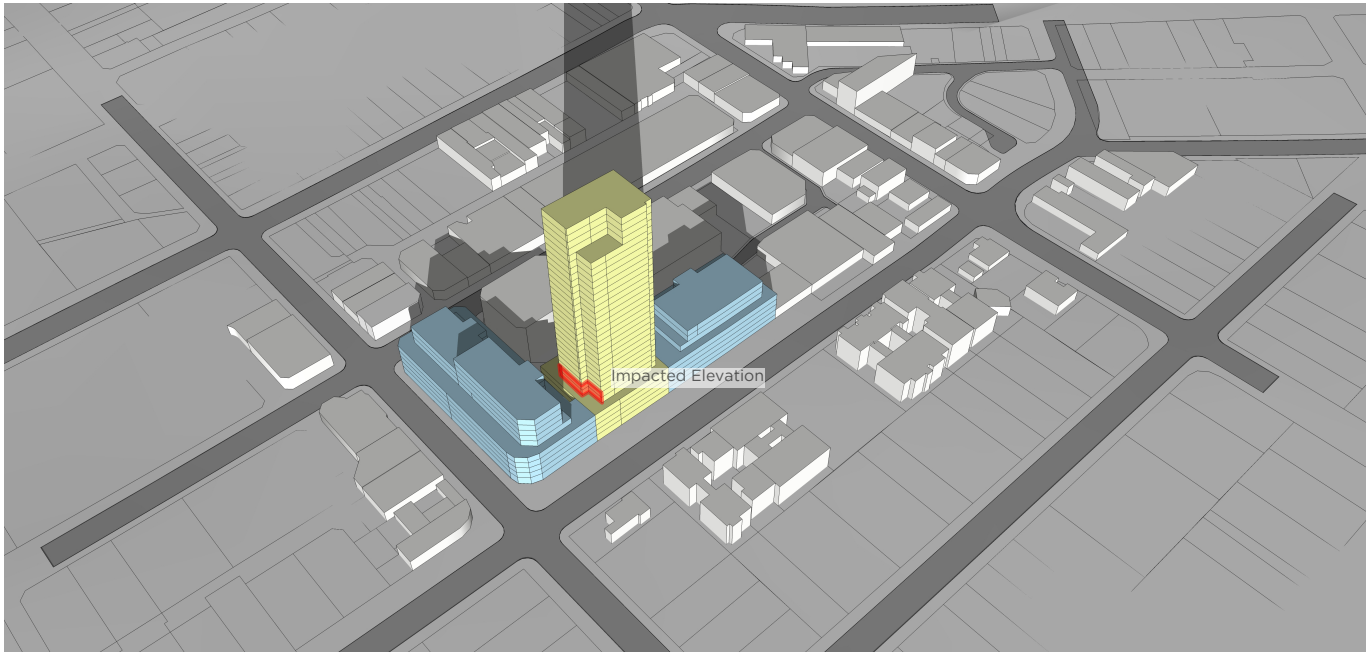
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9am 21 June



12pm 21 June



3pm 21 June

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 3 - E8U PROPOSAL 01
SHADOW STUDY

DATE:
20th JUNE 2017

SKETCH NO:
SK_0039

REVISION:
02

SCALE:
N/A

PURPOSE:
FOR INFORMATION

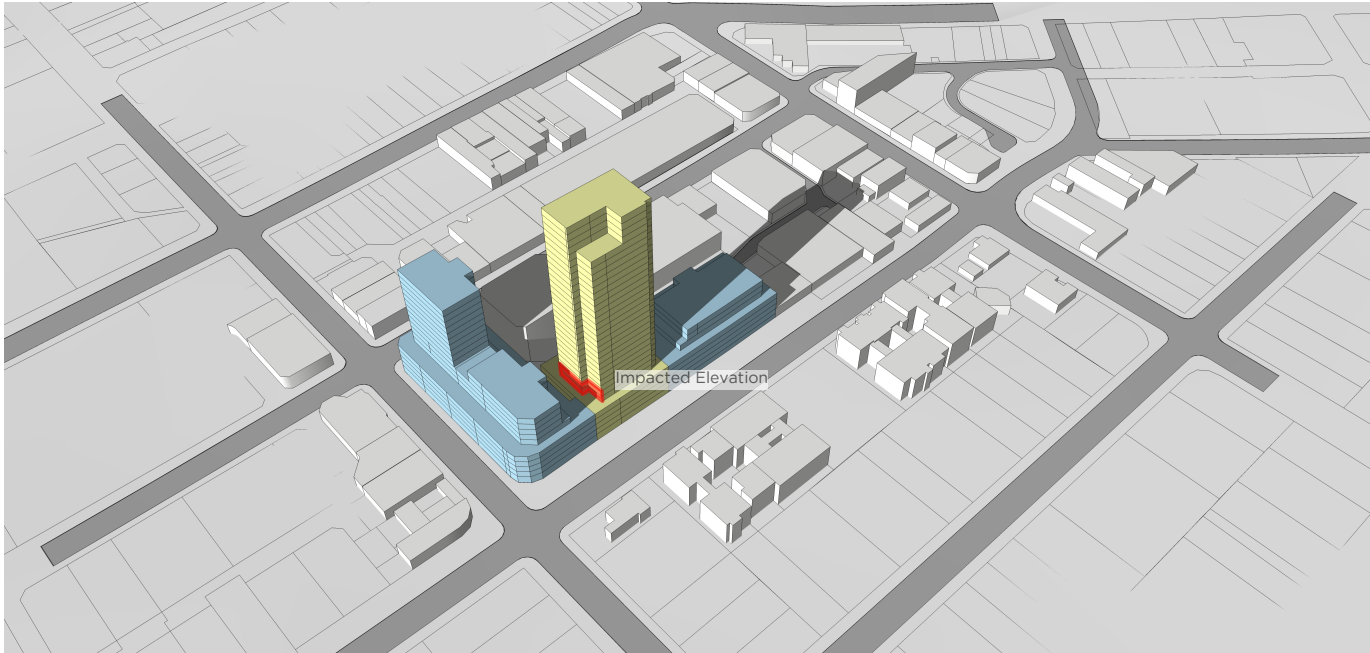
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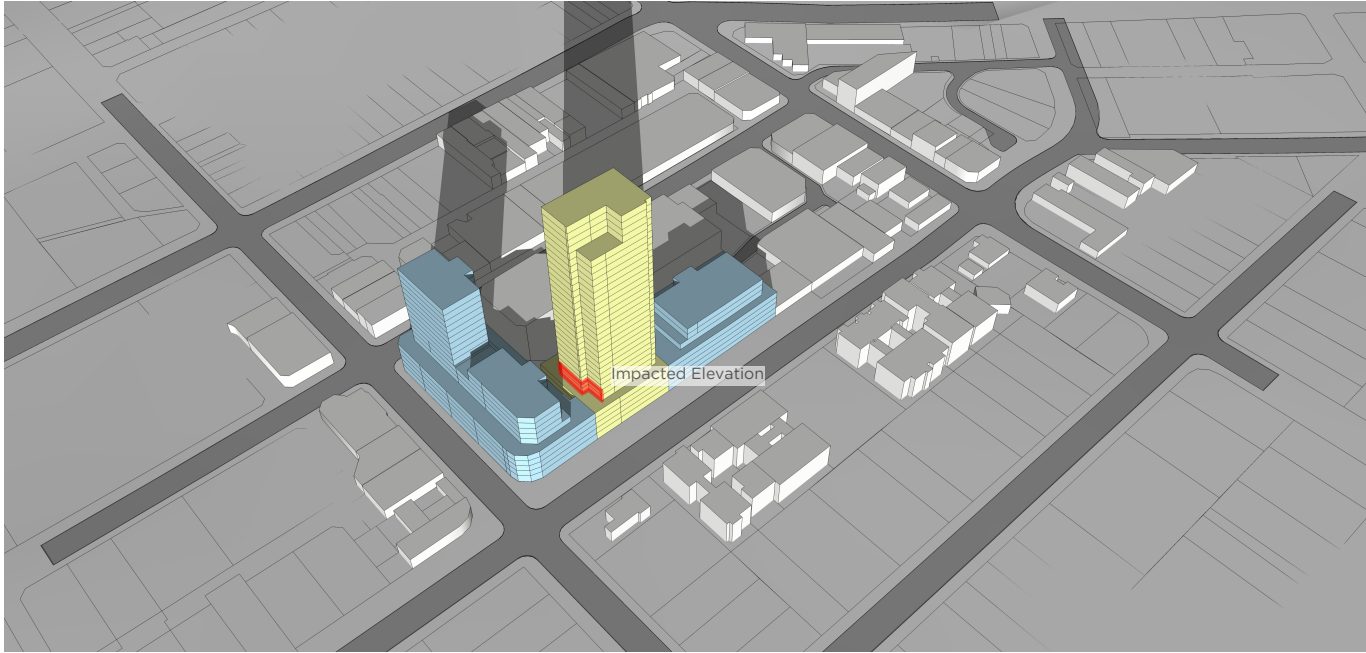
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9am 21 June



12pm 21 June



3pm 21 June

PROJECT:
64 BATHURST STREET, LIVERPOOL

CLIENT:

DRAWING:
SCHEME 4 - E8U PROPOSAL 02 (EXTENDED - 8:1)
SHADOW STUDY

DATE:
20th JUNE 2017

SKETCH NO:
SK_0040

REVISION:
02

SCALE:
N/A

PURPOSE:
FOR INFORMATION

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