

## **Annexure 1: Amended Plans**

COUNCIL PROPOSED PLANE RL 117.10 - 100.90 m  
AREA SCHEDULE

LEFT MAXIMUM SR	LEFT MAXIMUM SQM	PROPOSED GFA	PROPOSED SR
8	16,488	16,488	81
16,488	6,175	5,765	2,861
2,971 (HOTEL & RESIDENTIAL)	22,883	22,883	10,861
10,971 (COMBINED)	2,263	2,263	1,086.1
1,997.1	25,171	24,919	11,951.1

TOTAL DEVELOPMENT (230-238 SUSSEX STREET)		EXISTING HERITAGE BUILDINGS (230-238 SUSSEX STREET)		PROPOSED COMMERCIAL & HOTEL TOWER (234 SUSSEX STREET)	
TOTAL SITE AREA	2,266m <sup>2</sup>	TOTAL SITE AREA	approx. 545m <sup>2</sup>	TOTAL SITE AREA	approx. 1,540m <sup>2</sup>
FLOOR AREA	22,453m <sup>2</sup>	TOTAL FLOOR AREA	994m <sup>2</sup>	TOTAL FLOOR AREA	23,972m <sup>2</sup>
+ 10% GUTT	2,266m <sup>2</sup>	GROUND FLOOR	277m <sup>2</sup>	BASEMENT 4 (CARPARK)	-
TOTAL FLOOR AREA	24,719m <sup>2</sup>	FIRST FLOOR	355m <sup>2</sup>	BASEMENT 3 (CARPARK)	-
		SECOND FLOOR	280m <sup>2</sup>	BASEMENT 2 (CARPARK)	-
		BASEMENT FLOOR	84m <sup>2</sup>	BASEMENT 1 (CARPARK)	-
				GROUND LEVEL (HOTEL/COMBINED)	915m <sup>2</sup>
				LEVEL 1 (HOTEL/COMBINED)	870m <sup>2</sup>
				LEVEL 2 (HOTEL)	870m <sup>2</sup>
				LEVEL 3 (HOTEL)	1,065m <sup>2</sup>
				LEVEL 4 (HOTEL)	797m <sup>2</sup>
				LEVEL 5-18 (HOTEL)	10,640m <sup>2</sup>
				LEVEL 19-21 (RESIDENTIAL)	(10,640m <sup>2</sup> )
				LEVEL 22-23 (RESIDENTIAL)	(7,710m <sup>2</sup> )
				LEVEL 24-25 (RESIDENTIAL)	(7,710m <sup>2</sup> )
				LEVEL 26-27 (RESIDENTIAL)	(7,710m <sup>2</sup> )
				LEVEL 28 (HOTEL)	500m <sup>2</sup>
				LEVEL 29 (HOTEL)	500m <sup>2</sup>
				LEVEL 30 (HOTEL)	500m <sup>2</sup>
				LEVEL 31 (HOTEL)	500m <sup>2</sup>

USE SCHEDULE		230 SUSSEX STREET		234 SUSSEX STREET	
BASEMENT	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL
GROUND FLOOR	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 1	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 2	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 3	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 4	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 5	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 6	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 7	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 8	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 9	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 10	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 11	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 12	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 13	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 14	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 15	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 16	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 17	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 18	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 19	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 20	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 21	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 22	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 23	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 24	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 25	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 26	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 27	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 28	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 29	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 30	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 31	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 32	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 33	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 34	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 35	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 36	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 37	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 38	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 39	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 40	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 41	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 42	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 43	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 44	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 45	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 46	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 47	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 48	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 49	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 50	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 51	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 52	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 53	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 54	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 55	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 56	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 57	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 58	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 59	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 60	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 61	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 62	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 63	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 64	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 65	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 66	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 67	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 68	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 69	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 70	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 71	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 72	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 73	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 74	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 75	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 76	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 77	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 78	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 79	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 80	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 81	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 82	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 83	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 84	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 85	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 86	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 87	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 88	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 89	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 90	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 91	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 92	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 93	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 94	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 95	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 96	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 97	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 98	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 99	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL
LEVEL 100	RETAIL	RETAIL	HOTEL	HOTEL	HOTEL

DRAWING LIST

- SK 000 SUSSEX STREET
  - SK 010 SUSSEX STREET
  - SK 011 SUSSEX STREET
  - SK 012 SUSSEX STREET
  - SK 013 SUSSEX STREET
  - SK 014 SUSSEX STREET
  - SK 015 SUSSEX STREET
  - SK 016 SUSSEX STREET
  - SK 017 SUSSEX STREET
  - SK 018 SUSSEX STREET
  - SK 019 SUSSEX STREET
  - SK 020 SUSSEX STREET
  - SK 031 SUSSEX STREET
  - SK 032 SUSSEX STREET
  - SK 033 SUSSEX STREET
  - SK 050 SUSSEX STREET
  - SK 052 SUSSEX STREET
  - SK 053 SUSSEX STREET
  - SK 054 SUSSEX STREET
- HOTEL COVER SHEET  
HOTEL BASEMENT PLAN  
HOTEL GROUND FLOOR PLAN  
HOTEL FIRST FLOOR PLAN  
HOTEL SECOND FLOOR PLAN  
HOTEL THIRD FLOOR PLAN  
HOTEL TYPICAL FLOOR PLAN - HOTEL  
HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL  
HOTEL TYPICAL FLOOR LAYOUT PLAN - HOTEL  
HOTEL TYPICAL FLOOR LAYOUT PLAN - RESIDENTIAL  
HOTEL SECTION  
HOTEL WEST ELEVATION  
HOTEL SOUTH ELEVATION  
HOTEL SOUTH ACCESS STUDY  
HOTEL 3D SITE CONTEXT  
HOTEL GFA AREA PLAN  
HOTEL SHADOW DIAGRAM



Client

Project

PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

Title

SK 000 - SUSSEX STREET - HOTEL - COVER SHEET

Scale

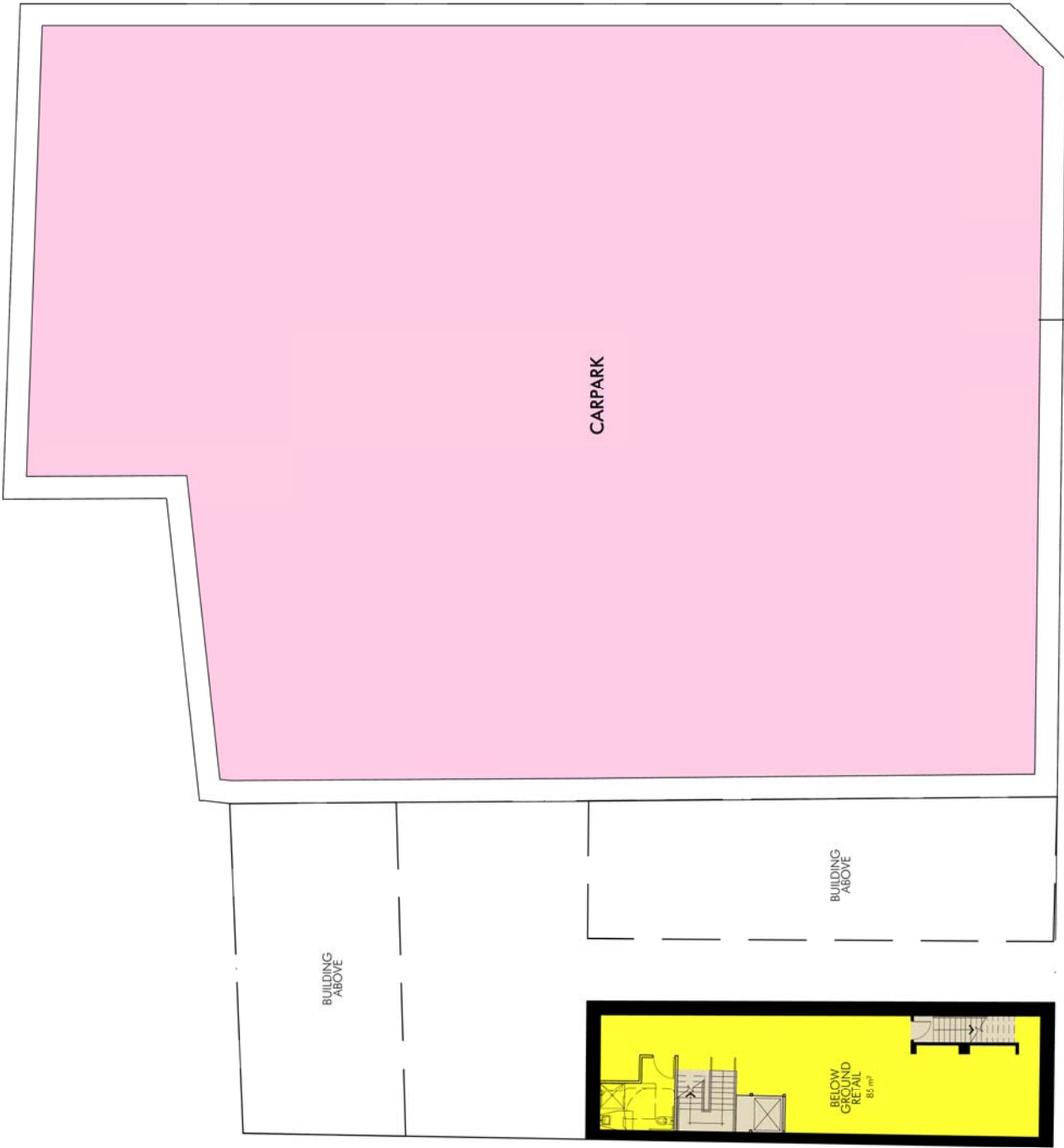
1 : 200 @ A3

Date

17th June 2015

Number

4495\_SK000



**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	HOTEL
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:#D2B48C;"></span>	SERVICES + PLANT
<span style="display:inline-block; width:15px; height:15px; background-color:#FFB6C1;"></span>	CARPARK

01 PROPOSED BASEMENT  
1:200@A3

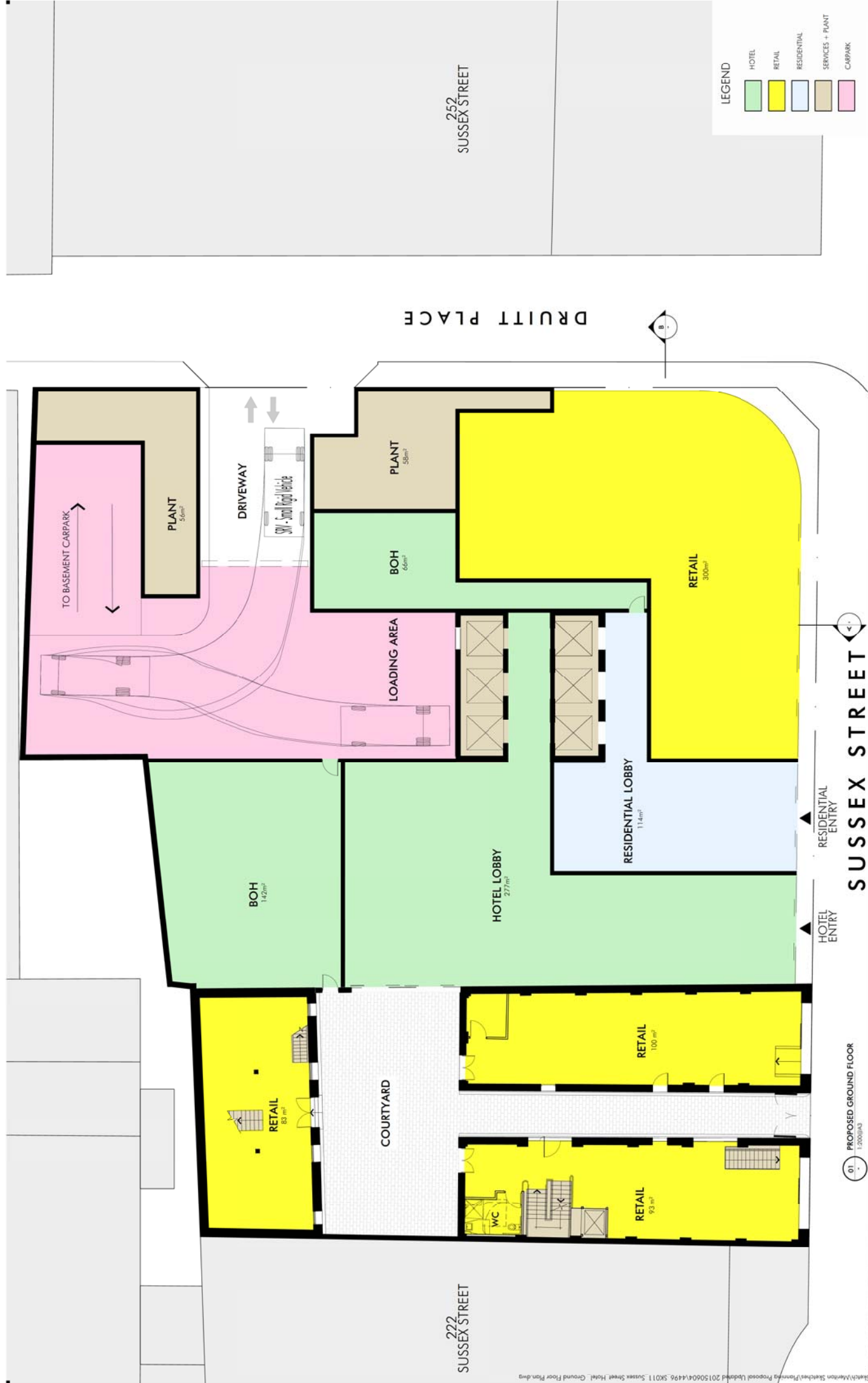
Client

Title  
Scale  
Date  
Number

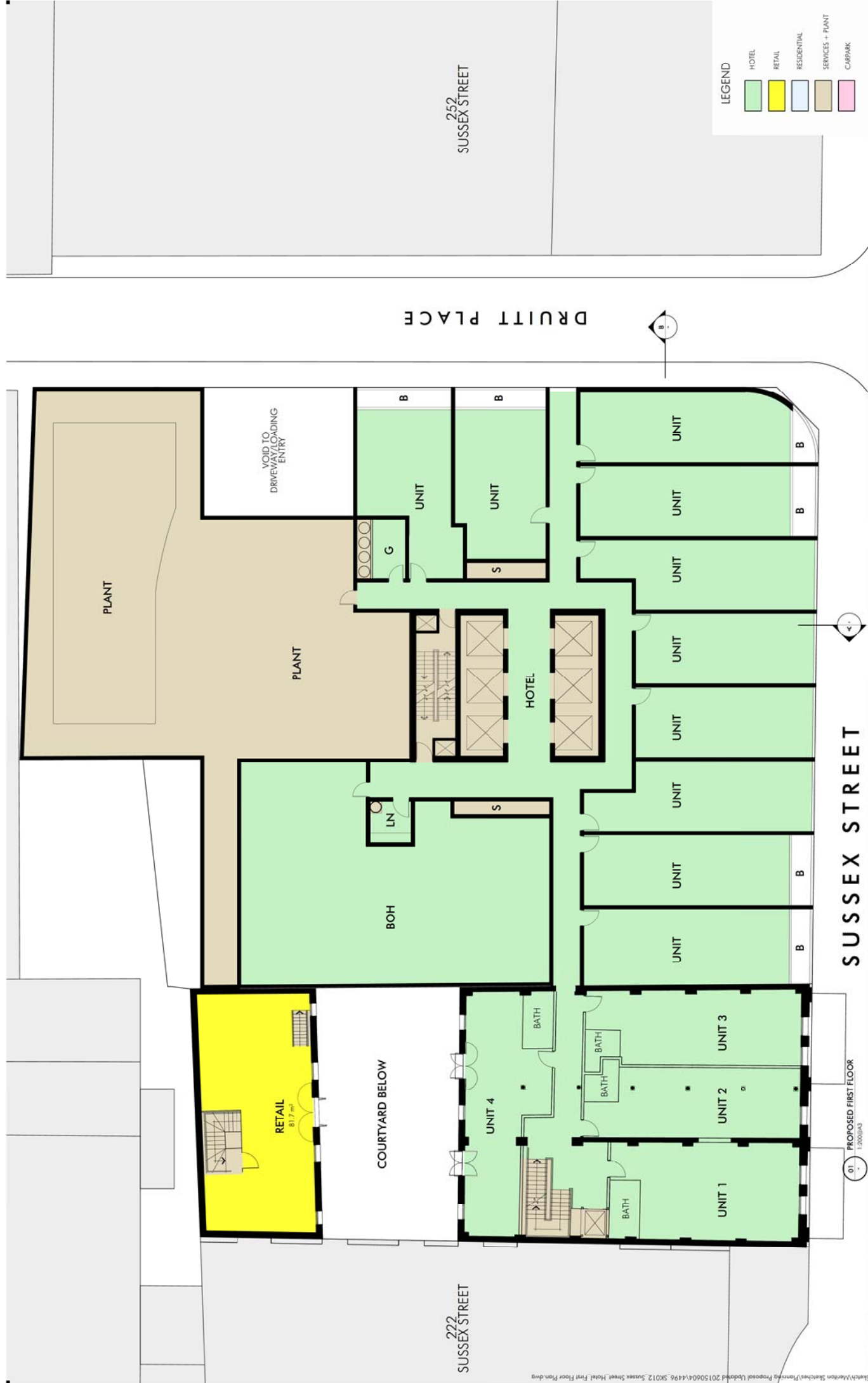
PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

SK 010 - SUSSEX STREET - HOTEL - BASEMENT PLAN  
1 : 200 @ A3  
17th June 2015  
4496\_SK010



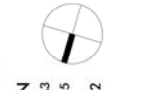


Title	Scale	Date	Number



LEGEND

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Blue Box]	RESIDENTIAL
[Tan Box]	SERVICES + PLANT
[Pink Box]	CARPARK



SK 012 - SUSSEX STREET - HOTEL - FIRST FLOOR PLAN  
 1 : 200 @ A3  
 17th June 2015  
 4496\_SK012

PLANNING PROPOSAL  
 230-238 SUSSEX STREET, SYDNEY

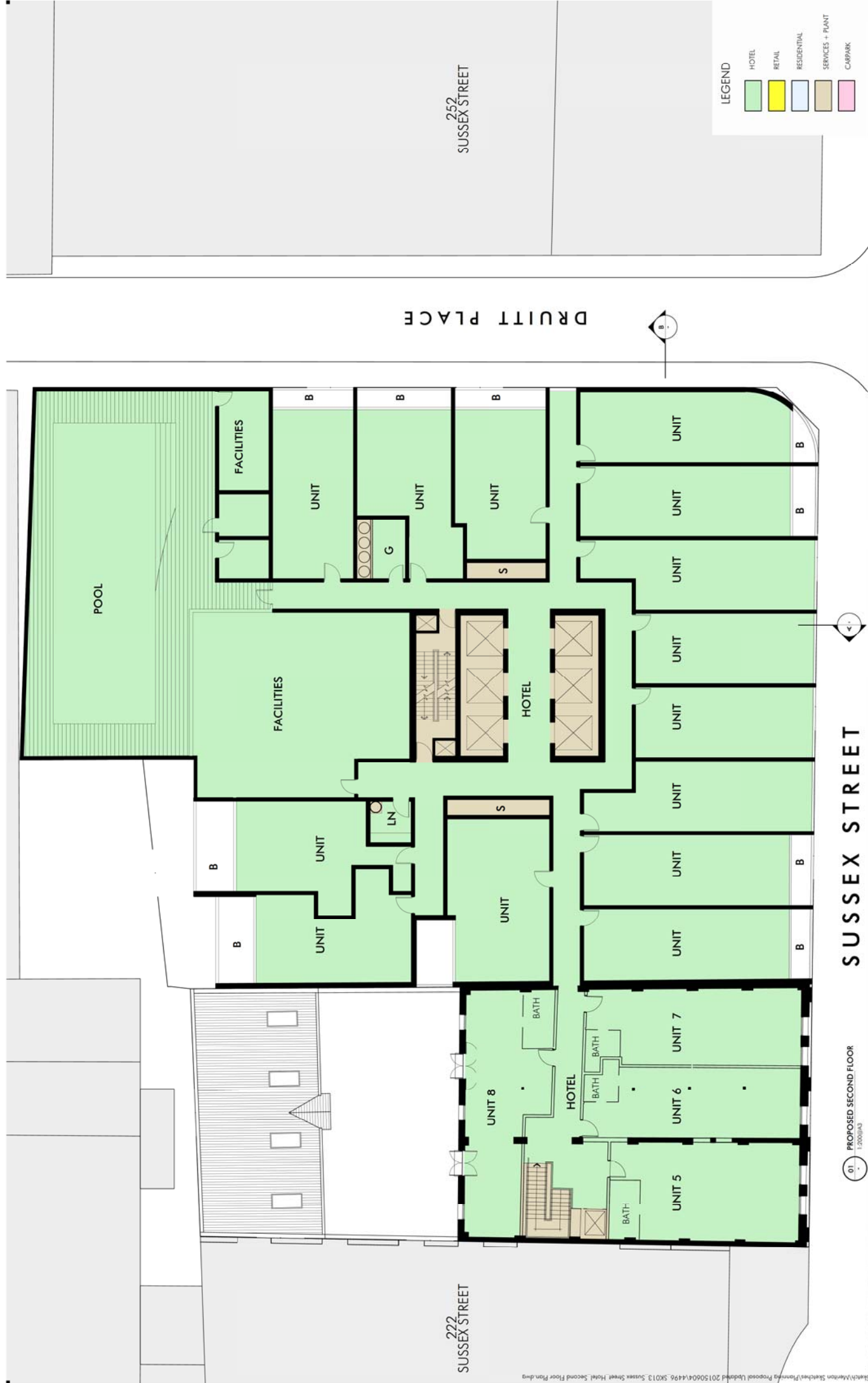
Client

Project

01 - PROPOSED FIRST FLOOR  
 1:200@A3

Title  
 Scale  
 Date  
 Number

Jun 17, 2015 - 12:34pm P:\4496\Sketch\Meriton\Planning\Proposals\230-238 Sussex Street Hotel First Floor Plan.dwg



**LEGEND**

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Blue Box]	RESIDENTIAL
[Brown Box]	SERVICES + PLANT
[Pink Box]	CARPARK

**SUSSEX STREET**

**DROUITT PLACE**

252  
SUSSEX STREET

222  
SUSSEX STREET

01  
PROPOSED SECOND FLOOR  
1:200@A3



SK 013 - SUSSEX STREET - HOTEL - SECOND FLOOR PLAN  
1:200 @ A3  
17th June 2015  
4496\_SK013

Client  
Project  
Title  
Scale  
Date  
Number

PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY





LEGEND

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Light Blue Box]	RESIDENTIAL
[Light Brown Box]	SERVICES + PLANT
[Pink Box]	CARPARK

**SUSSEX STREET**

**PROPOSED THIRD FLOOR**  
1:200@A3



SK 014 - SUSSEX STREET - HOTEL - THIRD FLOOR PLAN  
1 : 200 @ A3  
17th June 2015  
4496\_SK014

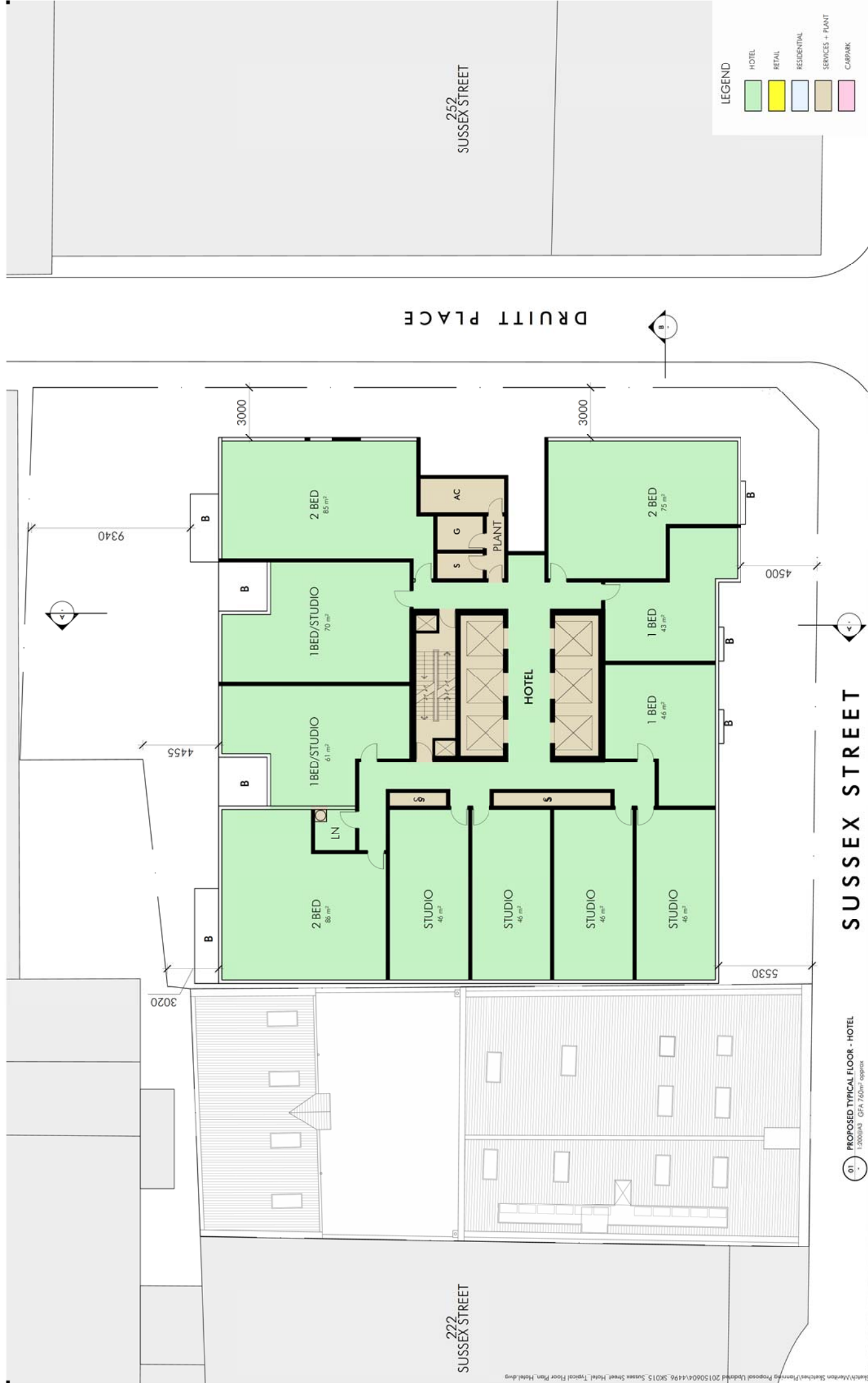
Title  
Scale  
Date  
Number

PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

Project



Client



LEGEND

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Light Blue Box]	RESIDENTIAL
[Tan Box]	SERVICES + PLANT
[Pink Box]	CARPARK

SUSSEX STREET

61 PROPOSED TYPICAL FLOOR - HOTEL  
1:200@A3 GFA 7560m² approx



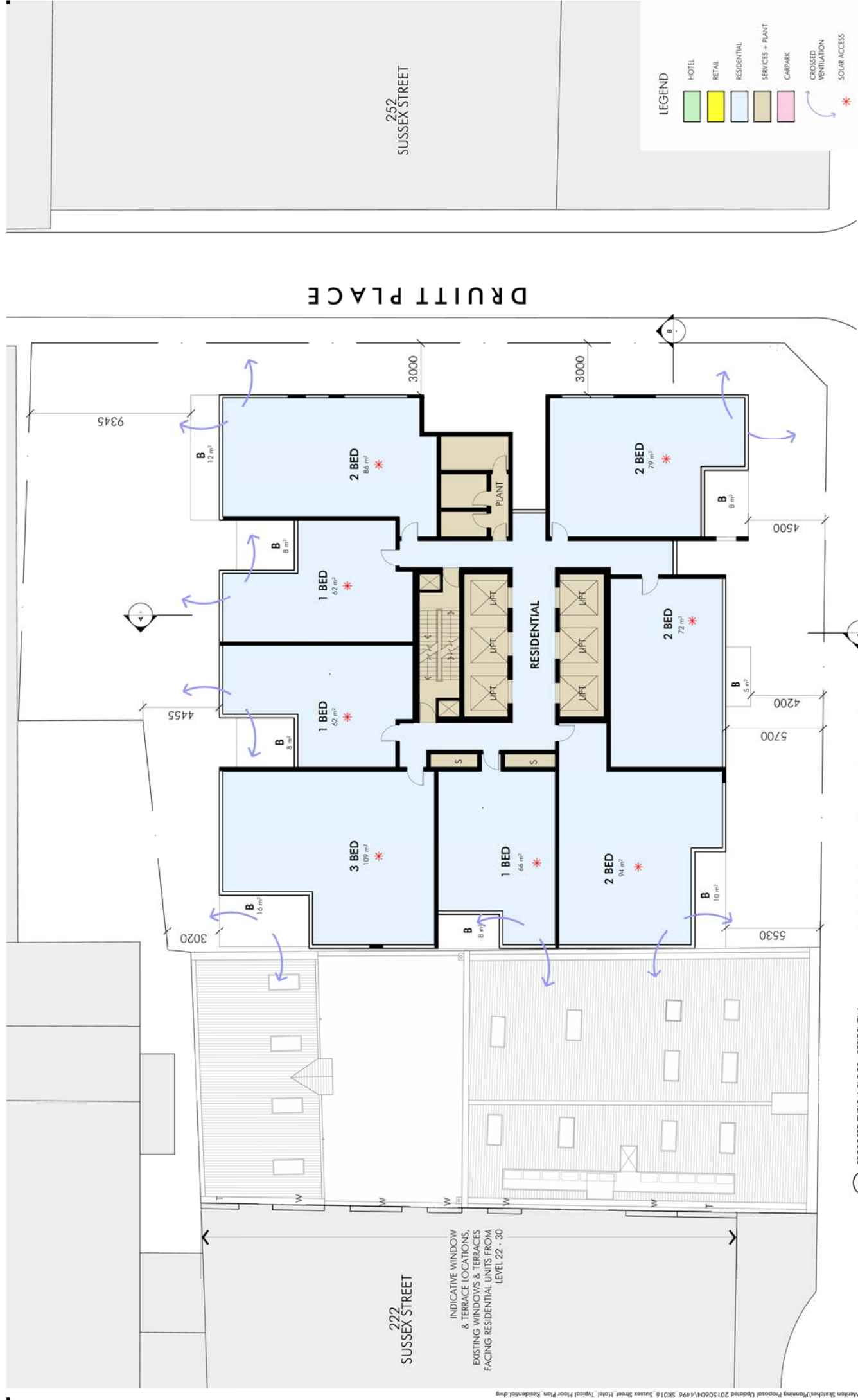
Client  
Project  
PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

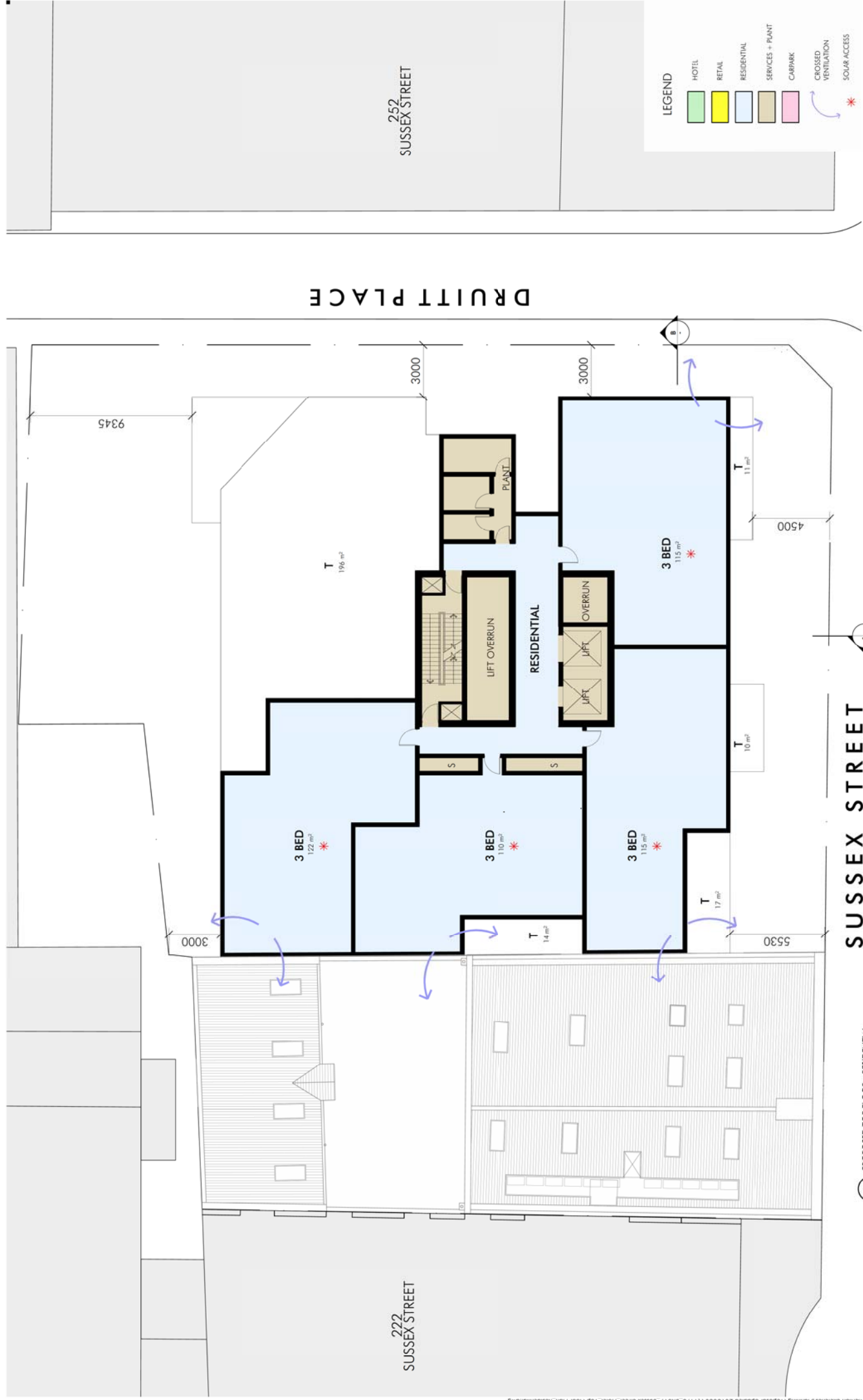
Title  
Scale  
Date  
Number

SK 015 - SUSSEX STREET - HOTEL - TYPICAL FLOOR PLAN - HOTEL  
1 : 200 @ A3  
17th June 2015  
4496\_SK015









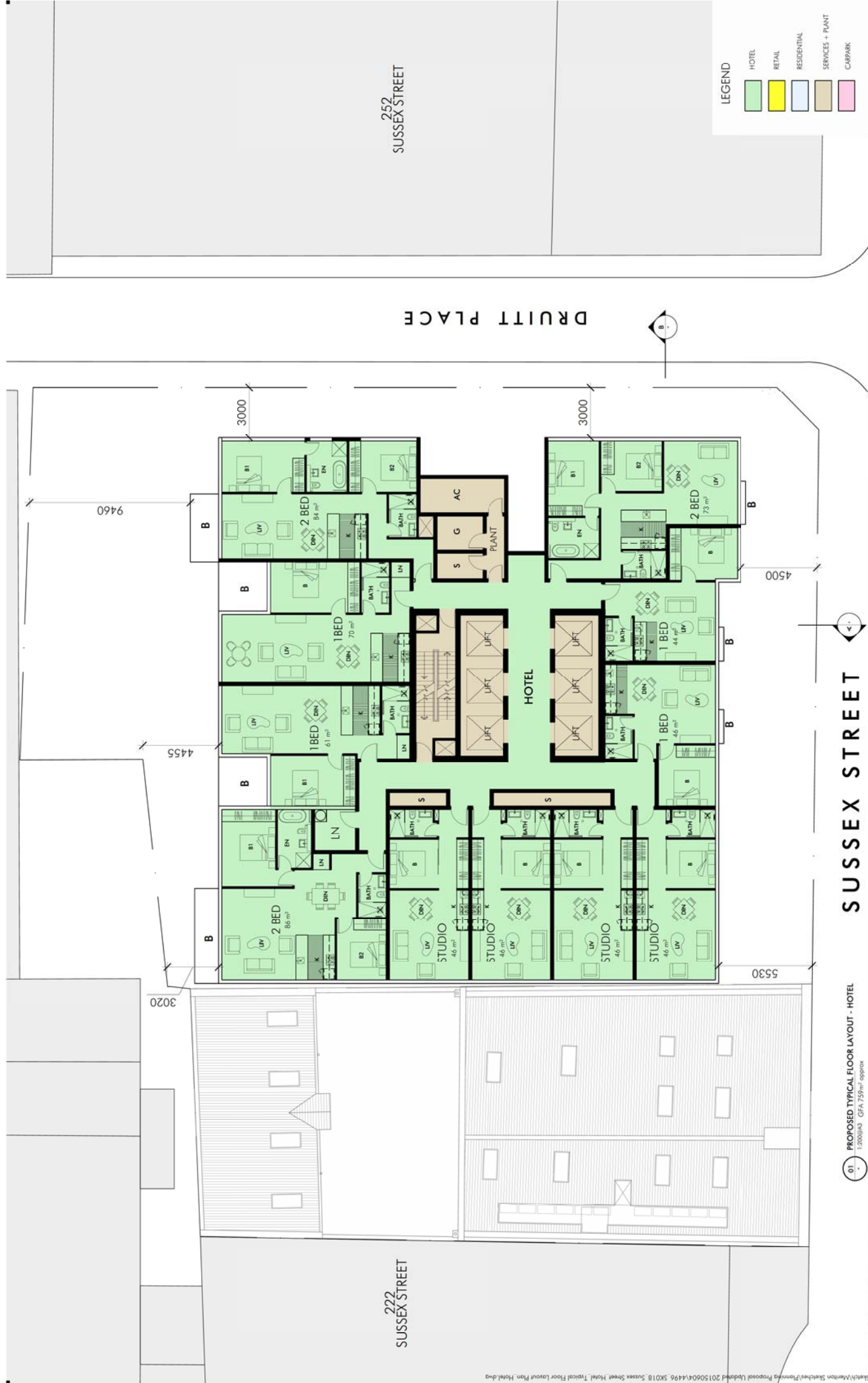
01 PROPOSED TOP FLOOR - RESIDENTIAL  
 1:200@A3 GFA 530m<sup>2</sup> approx

SUSSEX STREET

DRUITT PLACE

252  
 SUSSEX STREET

222  
 SUSSEX STREET



**LEGEND**

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Light Blue Box]	RESIDENTIAL
[Light Brown Box]	SERVICES + PLANT
[Pink Box]	CARPARK

**SUSSEX STREET**

**PROPOSED TYPICAL FLOOR LAYOUT - HOTEL**  
 1:200@A3  
 GFA 7559m² approx

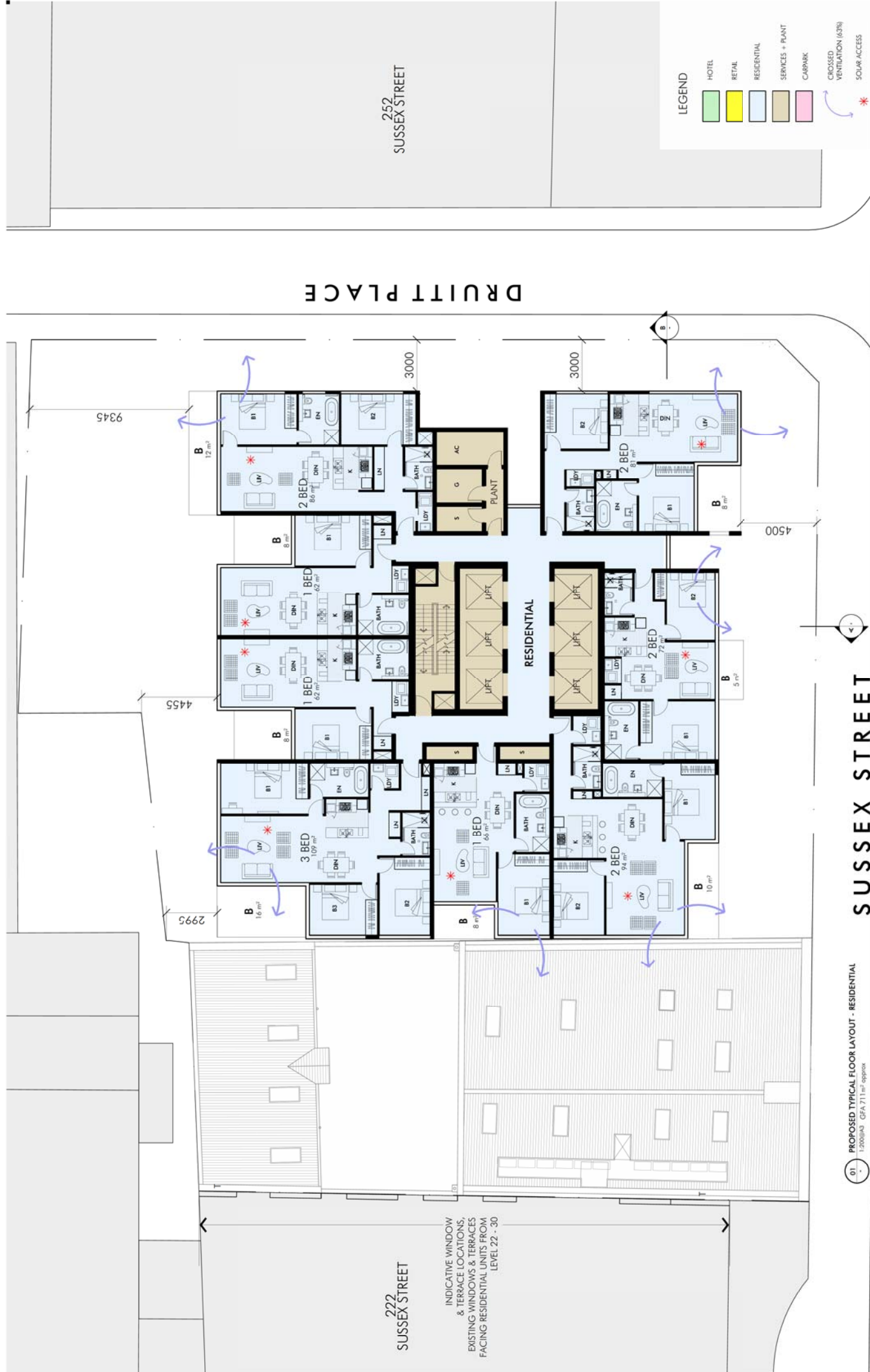
**SK 018 - SUSSEX STREET - HOTEL - TYPICAL FLOOR LAYOUT PLAN - HOTEL**  
 1:200 @ A3  
 17th June 2015  
 4496\_SK018



**PLANNING PROPOSAL**  
 230-238 SUSSEX STREET, SYDNEY

Title	Scale	Date	Number





222  
SUSSEX STREET

INDICATIVE WINDOW  
& TERRACE LOCATIONS,  
EXISTING WINDOWS & TERRACES  
FACING RESIDENTIAL UNITS FROM  
LEVEL 22 - 30

DRUITT PLACE

252  
SUSSEX STREET

**LEGEND**

- HOTEL
- RETAIL
- RESIDENTIAL
- SERVICES + PLANT
- CARPARK
- CROSSED VENTILATION (6.3%)
- SOLAR ACCESS

01  
PROPOSED TYPICAL FLOOR LAYOUT - RESIDENTIAL  
1:2000A3 - GFA 711 m<sup>2</sup> approx

SUSSEX STREET

Client

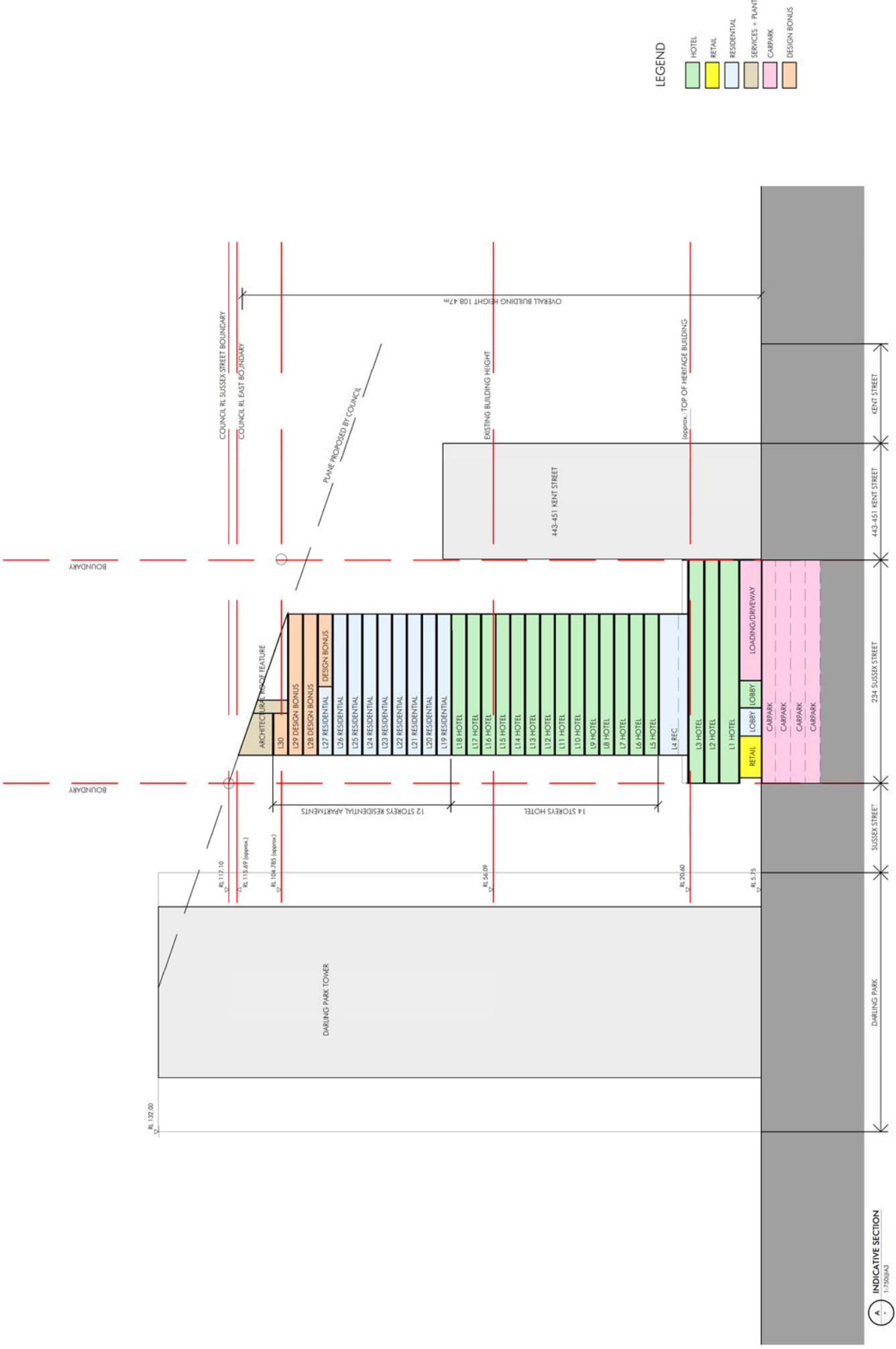
Project

Title  
Scale  
Date  
Number

SK 0119 - SUSSEX STREET - TYPICAL FLOOR LAYOUT PLAN - RESIDENTIAL  
1 : 200 @ A3  
17th June 2015  
4496\_SK019

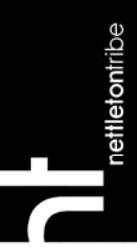
PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY





**LEGEND**

[Green Box]	HOTEL
[Yellow Box]	RETAIL
[Light Blue Box]	RESIDENTIAL
[Light Green Box]	SERVICES + PLANT
[Pink Box]	CARPARK
[Orange Box]	DESIGN BONUS



**SK 030 - SUSSEX STREET - HOTEL - SECTION**  
 1 : 200 @ A3  
 17th June 2015  
 4496\_SK030

Title  
 Scale  
 Date  
 Number

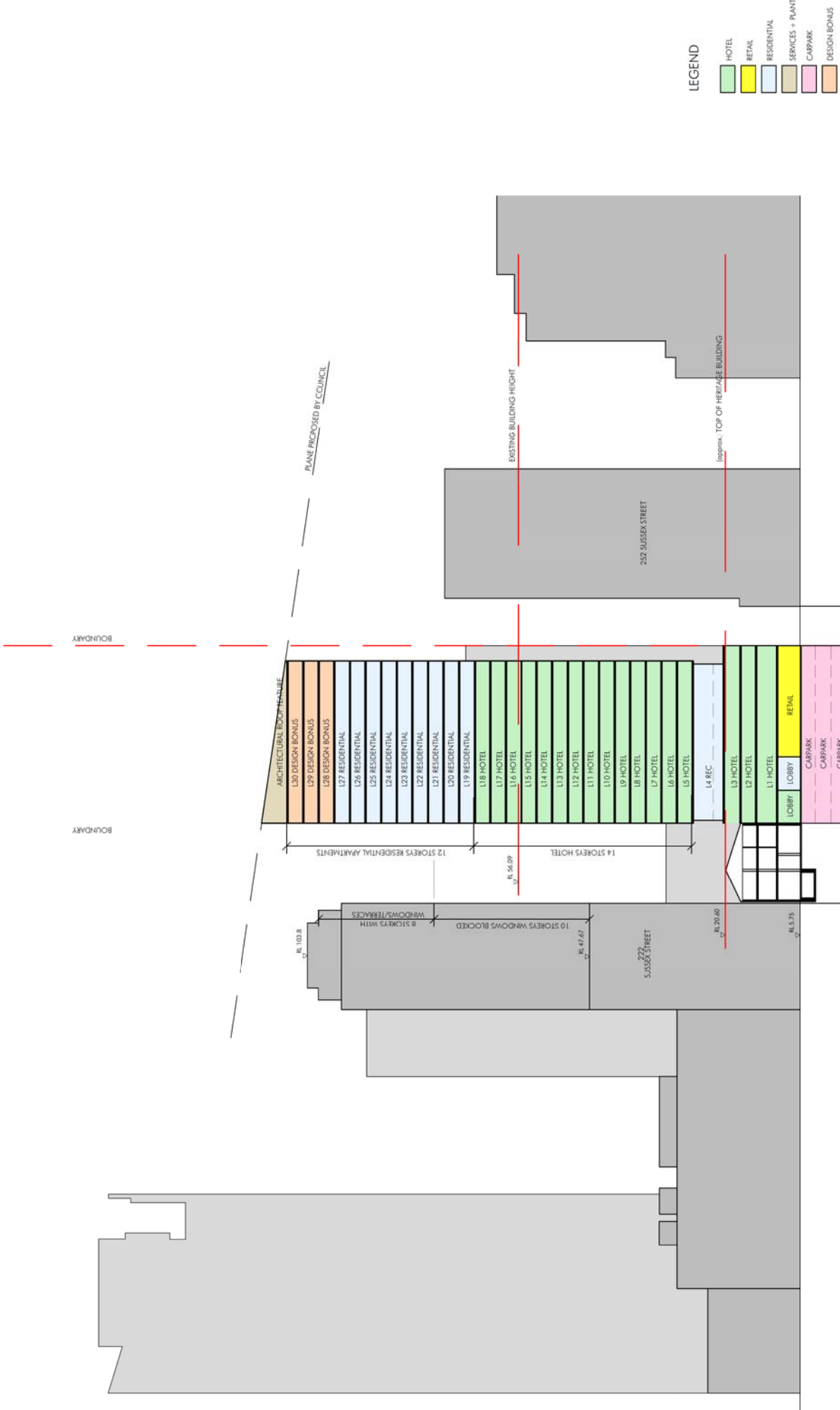
**PLANNING PROPOSAL**  
**230-238 SUSSEX STREET, SYDNEY**

Project



**A**  
 INDICATIVE SECTION  
 1:2500/A3

Client



B INDICATIVE SECTION  
1:2500(A3)

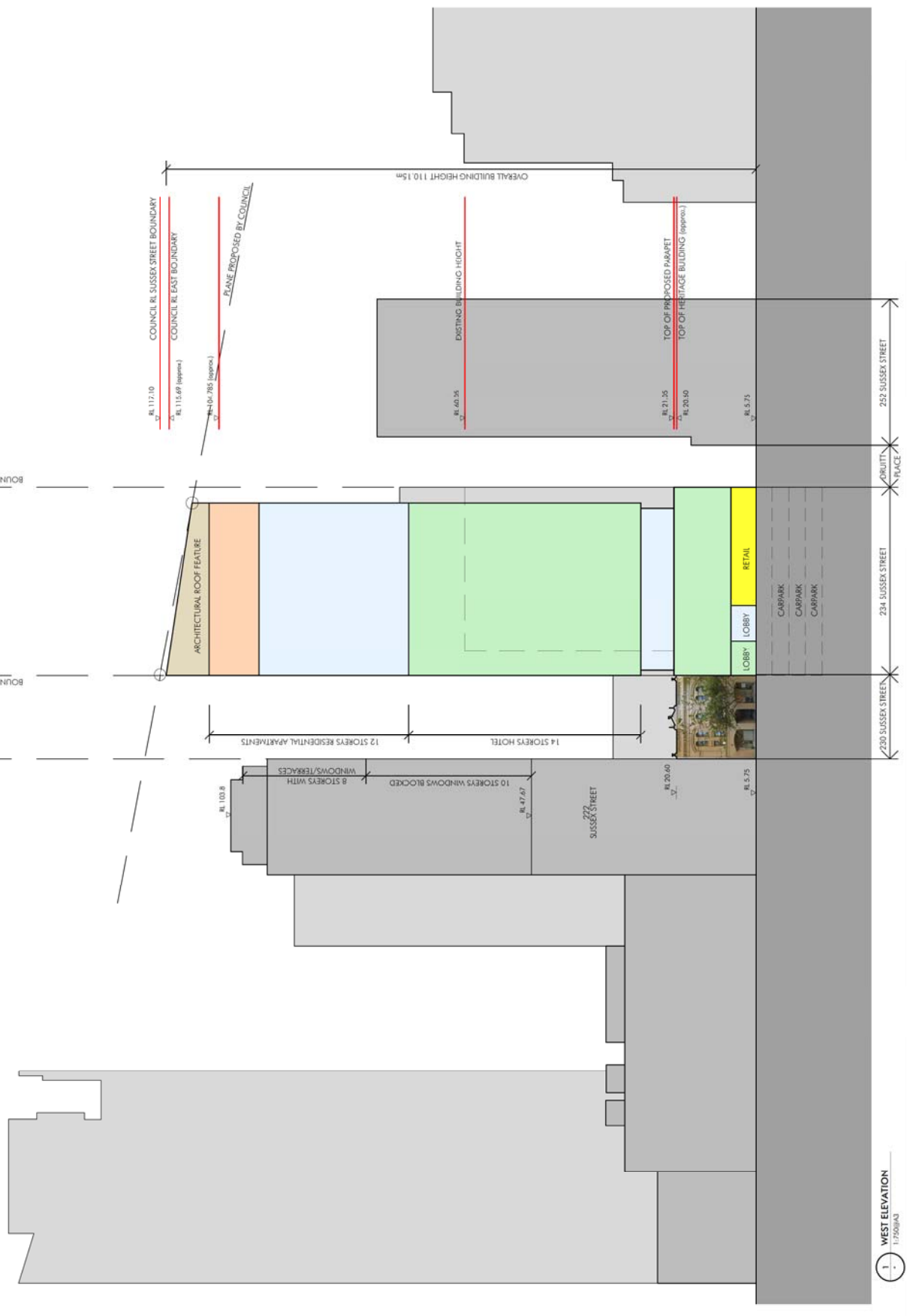
Project

Title  
Scale  
Date  
Number

PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

SK 031 - SUSSEX STREET - HOTEL - SECTION  
1 : 200 @ A3  
17th June 2015  
4496\_SK031





- LEGEND**
- HOTEL
  - RETAIL
  - RESIDENTIAL
  - SERVICES + PLANT
  - CARPARK
  - DESIGN BONUS

1 WEST ELEVATION  
1:2500/A3

Client

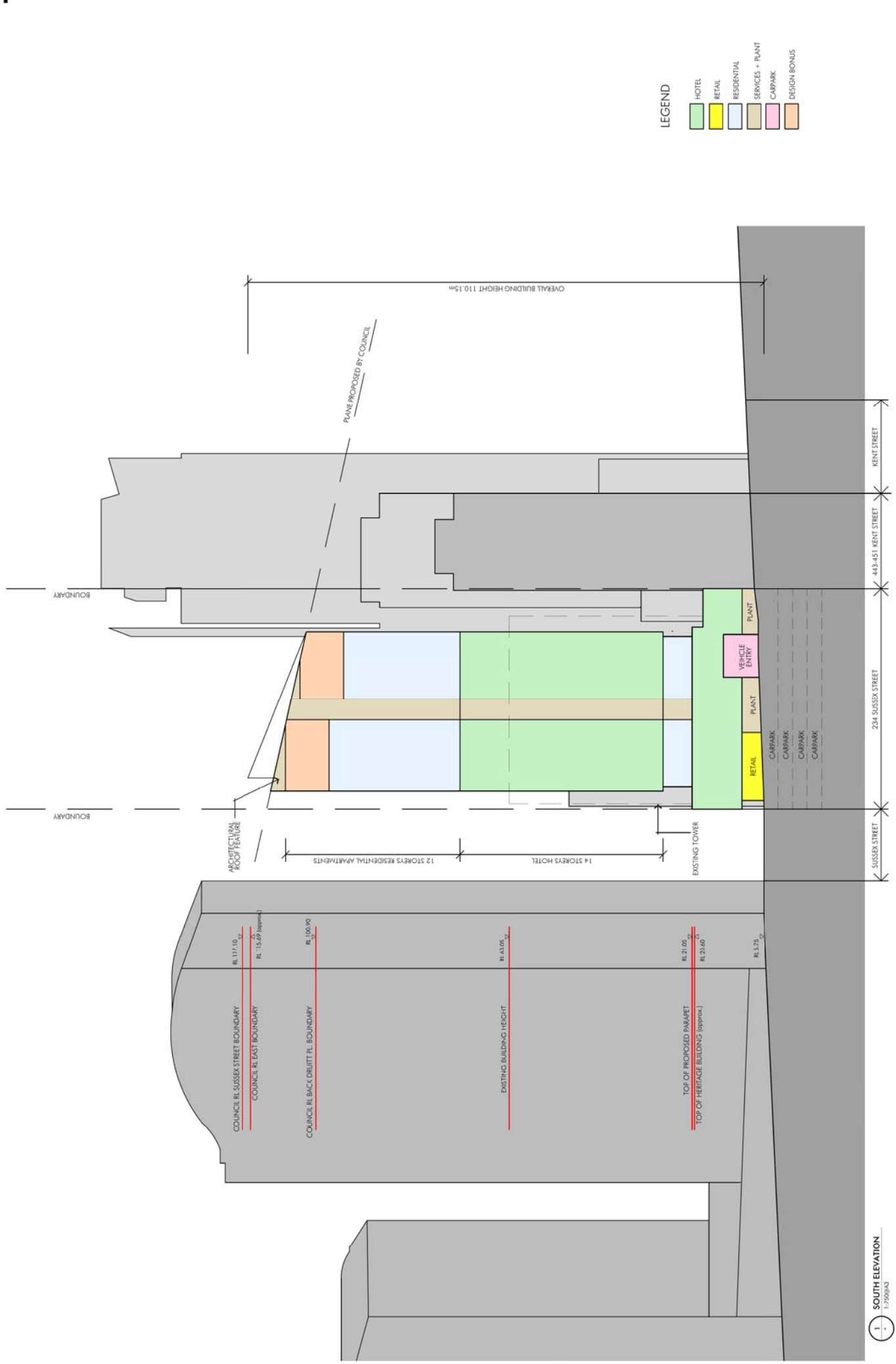
Project

Title  
Scale  
Date  
Number

**PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY**

**SK 032 - SUSSEX STREET - HOTEL - WEST ELEVATION**  
1 : 200 @ A3  
17th June 2015  
4496\_SK032





- LEGEND**
- HOTEL
  - RETAIL
  - RESIDENTIAL
  - SERVICES + PLANT
  - CARPARK
  - DESIGN BONUS

1 SOUTH ELEVATION  
1:7500/A3

Client

Project

Title  
Scale  
Date  
Number



PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

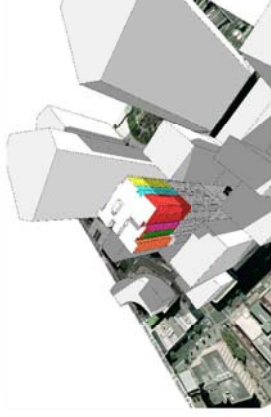
SK 033 - SUSSEX STREET - HOTEL - SOUTH ELEVATION  
1 : 750 @ A3  
17th June 2015  
4496\_SK033



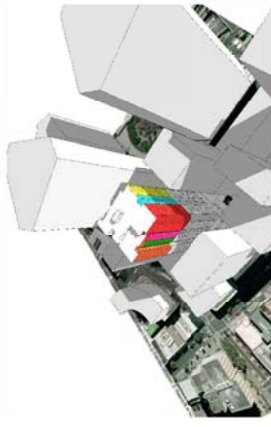


Number of units with minimum 2 hour solar access:

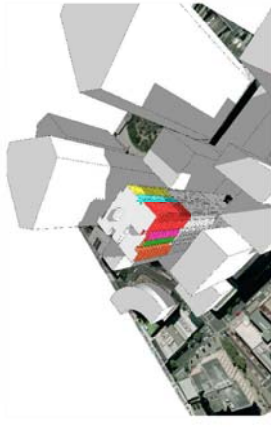
Orange:	L19 - L29.....	11 Units
Green:	L19 - L28.....	10 Units
Pink:	L19 - L28.....	10 Units
Red:	L19 - L30.....	12 Units
Blue:	L23 - L30.....	8 Units



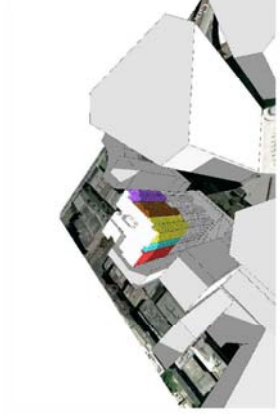
Jun 22 - 12 pm



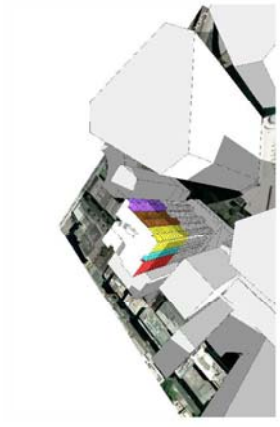
Jun 22 - 11 am



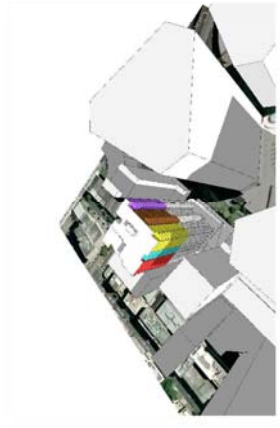
Jun 22 - 10 am



Jun 22 - 03 pm



Jun 22 - 02 pm



Jun 22 - 01 pm

Yellow:	L26 - L30.....	5 Units
Brown:	L29.....	1 Units
Purple:	L27 - L30.....	4 Units

Total:		61 Units
Total number of units:	8 x 10+5+4 =	89 Units
Percentage:		68.5 %







Client  
Project  
Title  
Scale  
Date  
Number

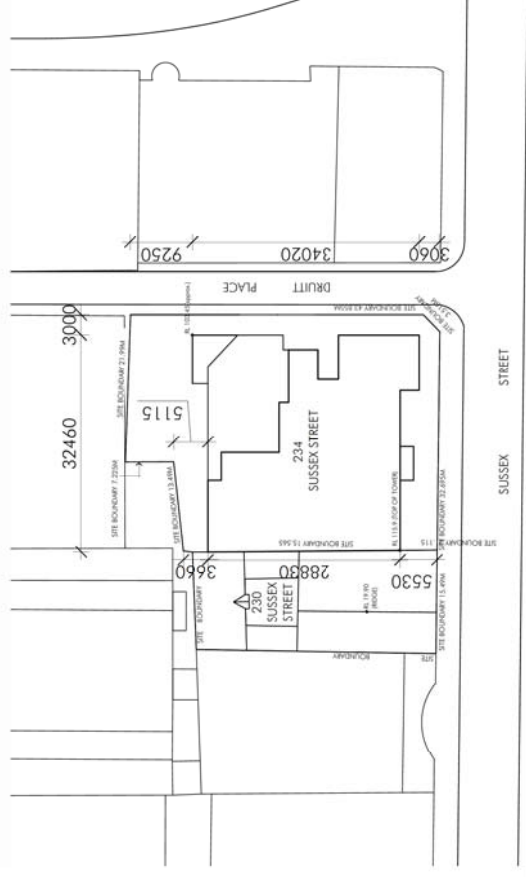
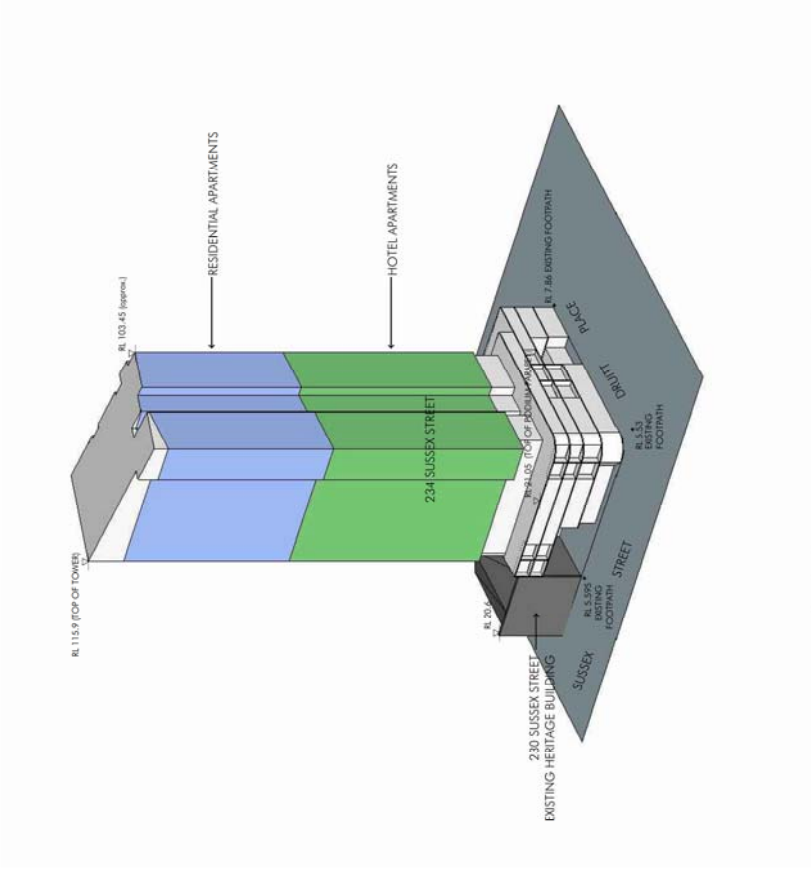
PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

SK 050 - SUSSEX STREET - HOTEL - SOLAR ACCESS STUDY  
1 : 200 @ A3  
February 2015  
4496\_SK050



**LEGEND**

	HERITAGE BUILDING
	PROPOSED PODIUM REC. & PLANT
	PROPOSED RESIDENTIAL APT.
	PROPOSED HOTEL APT.



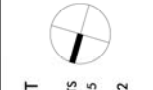
**Client**



**Project**

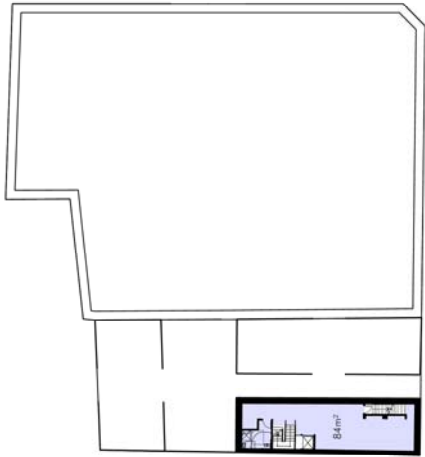
PLANNING PROPOSAL  
230-238 SUSSEX STREET, SYDNEY

Title	Scale	Date	Number
SK 052 - SUSSEX STREET - HOTEL - 3D SITE CONTEXT	NTS	17th June 2015	4496_SK052

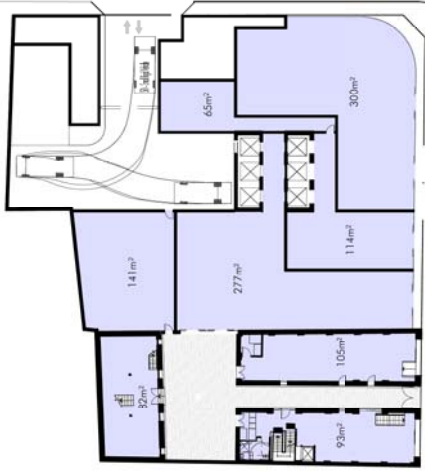


**nt**

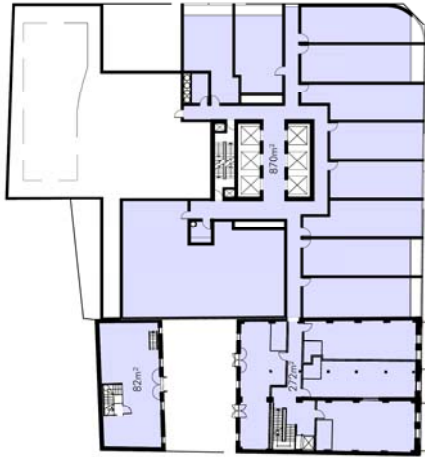
nettleontribe



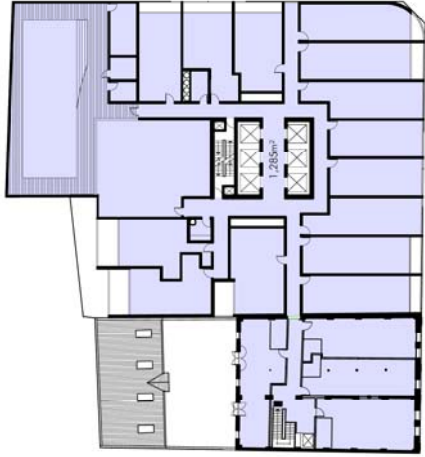
01. PROPOSED BASEMENT  
NTS



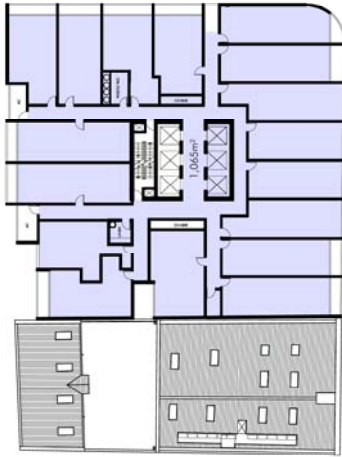
02. PROPOSED GROUND FLOOR PLAN  
NTS



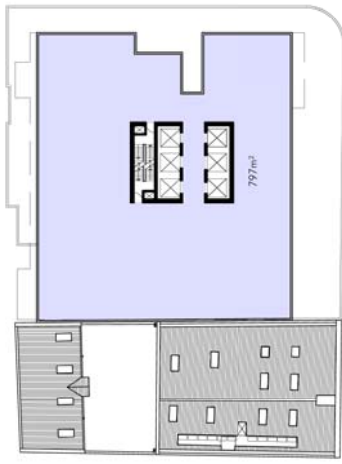
03. PROPOSED FIRST FLOOR PLAN  
NTS



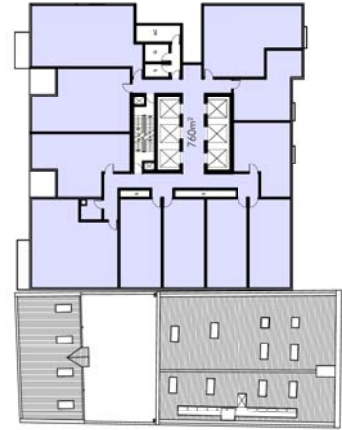
04. PROPOSED SECOND FLOOR PLAN  
NTS



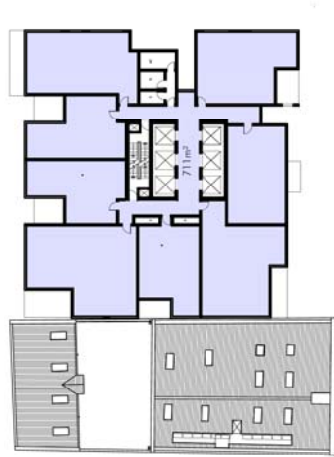
05. PROPOSED THIRD FLOOR PLAN  
NTS



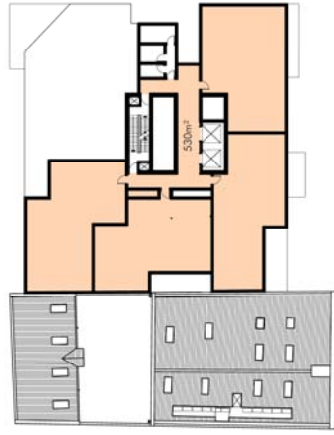
06. PROPOSED FOURTH FLOOR PLAN  
NTS



07. PROPOSED TYPICAL HOTEL FLOOR PLAN  
NTS



08. PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN  
NTS



09. PROPOSED RESIDENTIAL TOP FLOOR PLAN  
NTS

230-238 Sussex Street - AREAS (m <sup>2</sup> )		230 Sussex Street	234 Sussex Street	230-238 Sussex Street
Floors		GFA	GFA	PROPOSED GFA
P1				
P2				
P3				
BASEMENT		84		
GROUND		277	915	
LEVEL 1 (HOTEL)		355	870	
LEVEL 2 (HOTEL)		280	1,285	
LEVEL 3 (HOTEL)			1,065	
LEVEL 4 (HOTEL)			797	
LEVEL 5 (HOTEL)			760	
LEVEL 6 (HOTEL)			760	
LEVEL 7 (HOTEL)			760	
LEVEL 8 (HOTEL)			760	
LEVEL 9 (HOTEL)			760	
LEVEL 10 (HOTEL)			760	
LEVEL 11 (HOTEL)			760	
LEVEL 12 (HOTEL)			760	
LEVEL 13 (HOTEL)			760	
LEVEL 14 (HOTEL)			760	
LEVEL 15 (HOTEL)			760	
LEVEL 16 (HOTEL)			760	
LEVEL 17 (HOTEL)			760	
LEVEL 18 (HOTEL)			760	
LEVEL 19 (RESIDENTIAL)			711	
LEVEL 20 (RESIDENTIAL)			711	
LEVEL 21 (RESIDENTIAL)			711	
LEVEL 22 (RESIDENTIAL)			711	
LEVEL 23 (RESIDENTIAL)			711	
LEVEL 24 (RESIDENTIAL)			711	
LEVEL 25 (RESIDENTIAL)			711	
LEVEL 26 (RESIDENTIAL)			397	
LEVEL 27 (DESIGN BONUS)				314
LEVEL 28 (DESIGN BONUS)				711
LEVEL 29 (DESIGN BONUS)				711
LEVEL 30 (DESIGN BONUS)				530
LEVEL 31 (PLANT)				
<b>TOTAL GFA</b>		<b>996</b>	<b>21,657</b>	<b>22,666</b>
				<b>24,912</b>

**SYDNEY CITY COUNCIL LEP GFA DEFINITION**

gross floor area means the sum of the floor areas of each floor of a building measured from the internal face of external walls, or from the internal face of walls supporting the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shops, auditorium, cinema, and the like, in a basement or attic,
- any area for common vertical circulation, such as lifts and stairs, and
- any storage, and
- vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

Client

Project

NTS

17th June 2015

4496\_SK053

PLANNING PROPOSAL

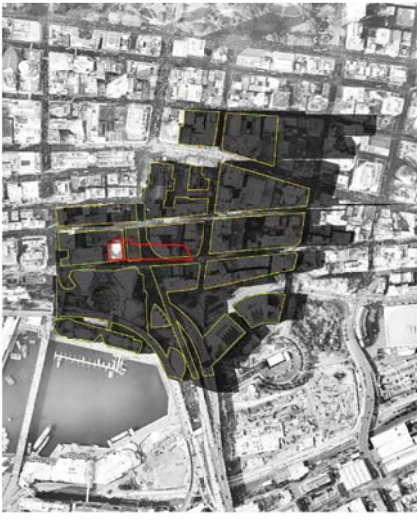
230-238 SUSSEX STREET, SYDNEY

SK 053 - SUSSEX STREET - HOTEL - GFA AREA PLAN

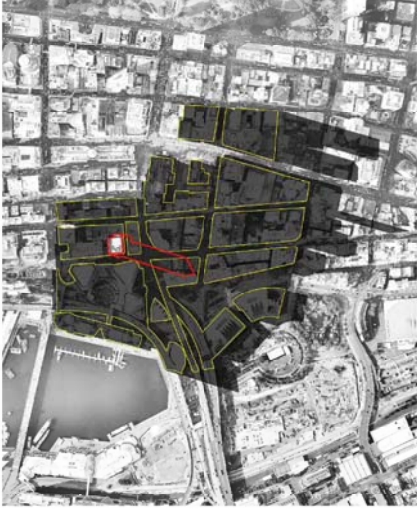
NTS

17th June 2015

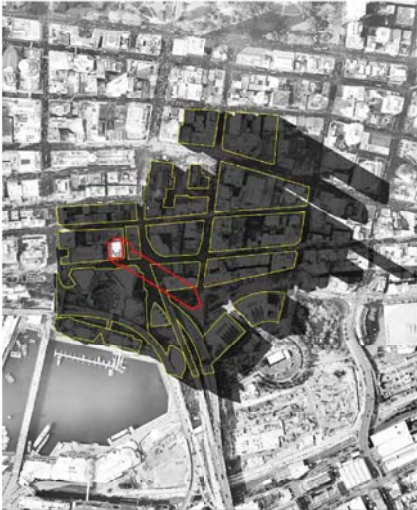
4496\_SK053



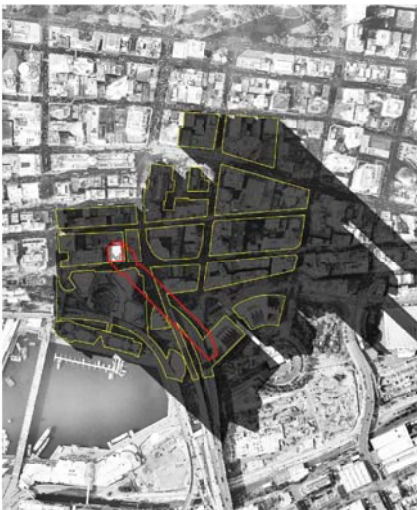
04 21st June - 12pm  
NTS



03 21st June - 11pm  
NTS



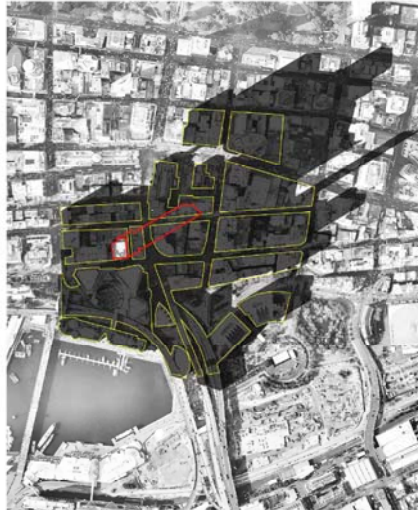
02 21st June - 10pm  
NTS



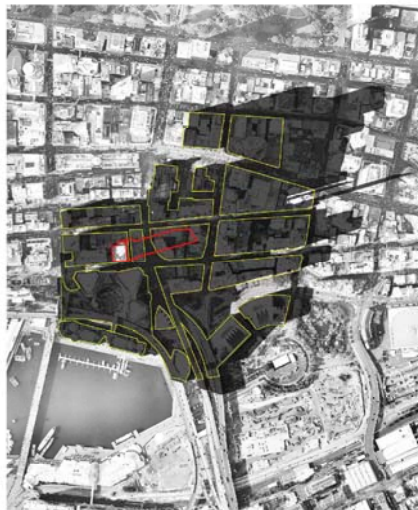
01 21st June - 9am  
NTS



07 21st June - 3pm  
NTS



06 21st June - 2pm  
NTS



05 21st June - 1pm  
NTS

LEGEND  
 FOOTPRINT OF EXISTING BUILDING MODELS  
 SHADOW CAST BY PROPOSED BUILDING

Client

Project

Title  
 Scale  
 Date  
 Number

SK 053 - SUSSEX STREET - HOTEL - SHADOW DIAGRAM (21ST JUNE)  
 NTS  
 17th June 2015  
 4496\_SK054



234 SUSSEX STREET, SYDNEY

