

ATTACHMENT A

ATTACHMENT A

SELECTED DRAWINGS

148-160 KING STREET, SYDNEY

ATTACHMENT A

SITE BOUNDARY



PROPOSED ENVELOPE
STAGE 1 DA



KANNFINCH + **UP**
ARCHITECTS IN COLLABORATION
URBAN POSSIBLE

ARCHITECTS IN COLLABORATION
KANNFINCH ARCHITECTS
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.URBANPOSSIBLE.COM

ARCHITECTURE
KANN FINCH
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.URBANPOSSIBLE.COM

ARCHITECTS IN COLLABORATION
KANNFINCH ARCHITECTS
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.URBANPOSSIBLE.COM

ARCHITECTURE
KANN FINCH
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000
WWW.URBANPOSSIBLE.COM

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
SOUTH YARRA, PHILLIP STREET, SUITE 100
MELBOURNE VIC 3000

galileo

PLANNING CONSULTANT
URBIS
LEVEL 25, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

STRUCTURAL ENGINEER
AURECON GROUP
LEVEL 25, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

SERVICES ENGINEER
URS GROUP
LEVEL 25, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

TRAFFIC ENGINEER
GTA CONSULTANTS
SUITE 100, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

WATER MANAGEMENT
ELEPHANTS FOOT
SUITE 100, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

DEVELOPING CONSULTANT
DAVID MARCH
SUITE 100, 100 WILSON STREET, SUITE 100
MELBOURNE VIC 3000

REV. DATE FOR
01 01/2020 FOR INFORMATION ONLY

DRAWING KEY



PROJECT
171 - 173 PHILLIP STREET

ADDRESS
171 - 173 PHILLIP STREET
MELBOURNE VIC 3000

PROJECT NO.
1501

NORTH

SCALE
1:200 @ A1

STATUS
STAGE 1 DA

DRAWING NUMBER
A02_1001_DA

REVISION
01

DRAWING
**BASEMENT 02-06
PROPOSED ENVELOPE**

DRAWN
SC SF

CHECKED
MG

AUTHORISED
MG

DRAWING NUMBER
A02_1001_DA

REVISION
01

ATTACHMENT A

SITE BOUNDARY



PROPOSED ENVELOPE
STAGE 1 DA



KANNFINCH + **UP**
ARCHITECTS IN COLLABORATION
URBAN POSSIBLE

UP ARCHITECTS IN COLLABORATION WITH KANNFINCH ARCHITECTS AND URBAN POSSIBLE ARCHITECTS HAS PREPARED THIS DOCUMENT FOR THE CLIENT. THE CLIENT HAS REVIEWED AND APPROVED THIS DOCUMENT FOR THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THIS DOCUMENT FOR THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THIS DOCUMENT FOR THE PROJECT.

ARCHITECTURE
KANN FINCH
171-173 PHILLIP STREET
SYDNEY NSW 2011
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
171-173 PHILLIP STREET
SYDNEY NSW 2011
WWW.URBANPOSSIBLE.COM

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
171-173 PHILLIP STREET
SYDNEY NSW 2011

GALILEO GROUP PTY LTD
171-173 PHILLIP STREET
SYDNEY NSW 2011

galileo

PLANNING CONSULTANT
URBIS
LEVEL 25, CHAMPERS SQUARE, SYDNEY NSW 2010

STRUCTURAL ENGINEER
AURECON GROUP
LEVEL 15, 171-173 PHILLIP STREET, SYDNEY NSW 2011

SERVICES ENGINEER
URS GROUP
LEVEL 25, CHAMPERS SQUARE, SYDNEY NSW 2010

TRAFFIC ENGINEER
GTA CONSULTANTS
171-173 PHILLIP STREET, SYDNEY NSW 2011

WATER MANAGEMENT
ELEPHANTS FOOT
171-173 PHILLIP STREET, SYDNEY NSW 2011

DEVELOPING CONSULTANT
DAVID MARCH
171-173 PHILLIP STREET, SYDNEY NSW 2011

REV. **DATE** **FOR**
01 01/2020 FOR INFORMATION

DRAWING KEY



PROJECT
171-173 PHILLIP STREET

ADDRESS
171-173 PHILLIP STREET
SYDNEY NSW 2011

PROJECT NO.
1501

NORTH

SCALE
1:200 @ A1

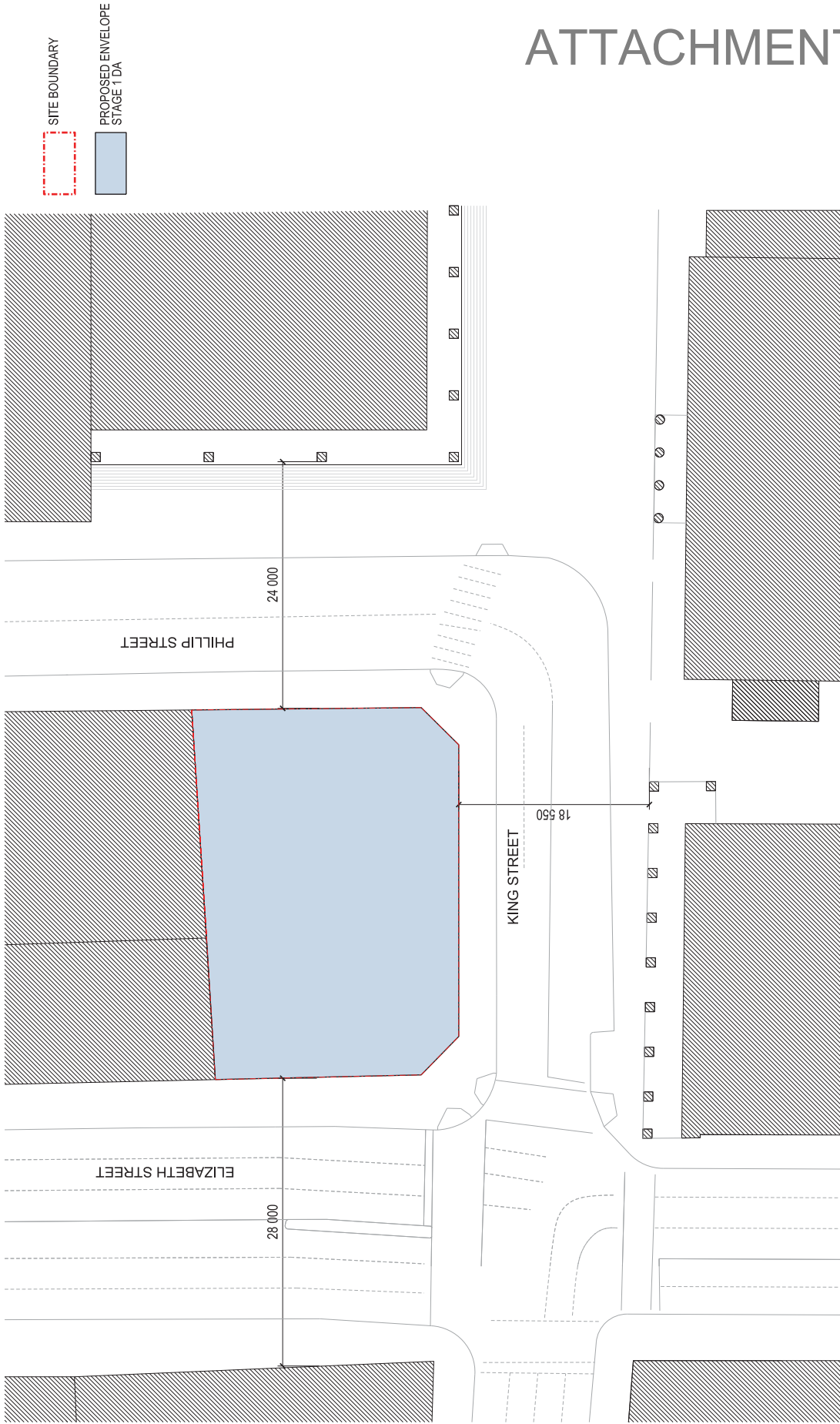
STATUS
STAGE 1 DA

DRAWING
BASEMENT 01
PROPOSED ENVELOPE

DRAWN SC **CHECKED** SF **AUTHORISED** MG

DRAWING NUMBER A02_1002_DA **REVISION** 01

ATTACHMENT A



SITE BOUNDARY

PROPOSED ENVELOPE
STAGE 1 DA



ARCHITECTS IN COLLABORATION
KANNFINCH + **UP**
 URBAN POSSIBLE
 ARCHITECTS IN COLLABORATION
 KANNFINCH ARCHITECTS PTY LTD
 10/110 COLLEGE STREET, SYDNEY NSW 2000
 PH: (02) 9232 4000
 WWW.KANNFINCH.COM.AU
 UP ARCHITECTS PTY LTD
 10/110 COLLEGE STREET, SYDNEY NSW 2000
 PH: (02) 9232 4000
 WWW.URBANPOSSIBLE.COM.AU

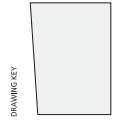
ARCHITECTURE
KANN FINCH
 10/110 COLLEGE STREET, SYDNEY NSW 2000
 PH: (02) 9232 4000
 WWW.KANNFINCH.COM.AU
URBAN POSSIBLE
 10/110 COLLEGE STREET, SYDNEY NSW 2000
 PH: (02) 9232 4000
 WWW.URBANPOSSIBLE.COM.AU

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
 171-173 PHILLIP STREET, SYDNEY NSW 2000
GALILEO GROUP PTY LTD
 171-173 PHILLIP STREET, SYDNEY NSW 2000
galileo

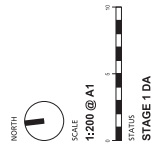
PLANNING CONSULTANT
URBIS
 10/110 COLLEGE STREET, SYDNEY NSW 2000
STRUCTURAL ENGINEER
AURECON GROUP
 10/110 COLLEGE STREET, SYDNEY NSW 2000
SERVICES ENGINEER
URS GROUP
 10/110 COLLEGE STREET, SYDNEY NSW 2000

TRAFFIC ENGINEER
GTA CONSULTANTS
 10/110 COLLEGE STREET, SYDNEY NSW 2000
WATER MANAGEMENT
ELEPHANTS FOOT
 10/110 COLLEGE STREET, SYDNEY NSW 2000
DAVIDING CONSULTANT
DAVIDING CONSULTANTS
 10/110 COLLEGE STREET, SYDNEY NSW 2000

REV. **DATE** **FOR**
 01 15/03/2024 FOR STAGE 1 DA
 02 20/03/2024 FOR STAGE 1 DA
 03 20/03/2024 FOR STAGE 1 DA

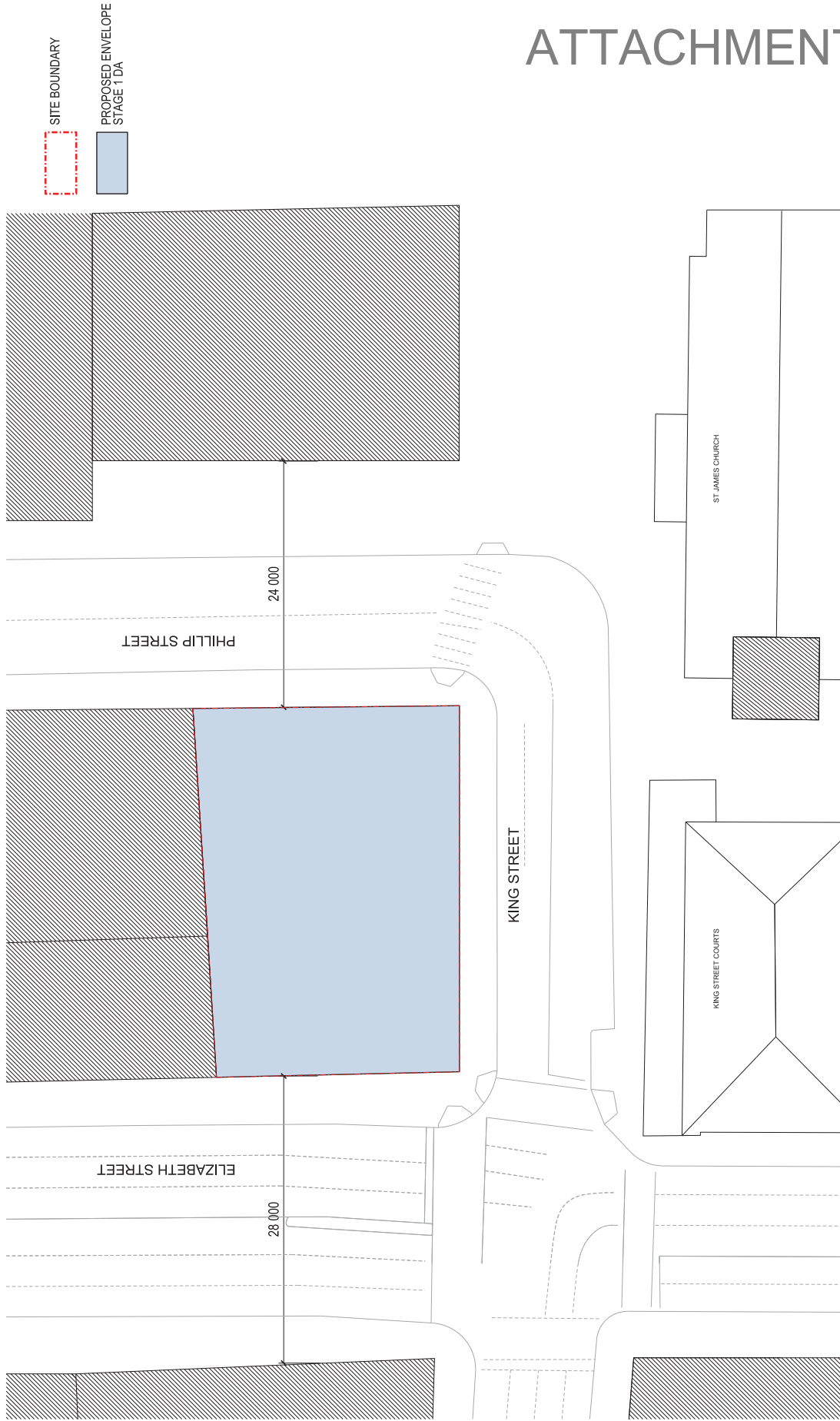


PROJECT
171 - 173 PHILLIP STREET
ADDRESS
171 - 173 PHILLIP STREET
 SYDNEY NSW 2000
PROJECT NO.
1901

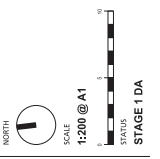


DRAWING
GROUND LEVEL + LEVEL 01
PROPOSED ENVELOPE
DRAWN SC **CHECKED** SF **AUTHORISED** MG
DRAWING NUMBER A02_1003_DA
REVISION 01

ATTACHMENT A



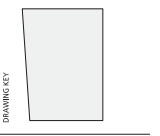
DRAWING	TYPICAL LOWER LEVEL LEVELS 02-13	PROPOSED ENVELOPE	REVISION
DRAWN	SC	CHECKED	SF
DRAWN	SC	CHECKED	MG
DRAWING NUMBER	A02_1004_DA	AUTHORISED	01



PROJECT
171 - 173 PHILLIP STREET

ADDRESS
171 - 173 PHILLIP STREET
SYDNEY NSW 2000

PROJECT NO.
1901



REV. **DATE** **FOR**

BY REVISIONS INFORMATION/COMMENTS

TRAFFIC ENGINEER
GTA CONSULTANTS
10/111 PHILLIP STREET, SYDNEY NSW 2000

WATER MANAGEMENT
ELEPHANTS FOOT
10/111 PHILLIP STREET, SYDNEY NSW 2000

DAVIDING CONSULTANT
DAVIDING CONSULTANTS
10/111 PHILLIP STREET, SYDNEY NSW 2000

PLANNING CONSULTANT
URBIS
LEVEL 15, 100 MARK ST, SYDNEY NSW 2000

CIVIL ELECTRICAL ENGINEER
AURECON GROUP
10/111 PHILLIP STREET, SYDNEY NSW 2000

SERVICES ENGINEER
URS GROUP
10/111 PHILLIP STREET, SYDNEY NSW 2000

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
SOUTH BRIDGE ROAD, SUITE 101, SINGAPORE 068973

GALILEO GROUP PTY LTD
10/111 PHILLIP STREET, SYDNEY NSW 2000

galileo

ARCHITECTURE
KANN FINCH
LEVEL 15, 100 MARK STREET, SYDNEY NSW 2000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
10/111 PHILLIP STREET, SYDNEY NSW 2000
WWW.URBANPOSSIBLE.COM

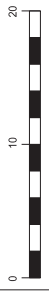
UP
URBAN POSSIBLE

KANNFINCH

ARCHITECTS IN COLLABORATION
KANN FINCH ARCHITECTS PTY LTD
LEVEL 15, 100 MARK STREET, SYDNEY NSW 2000
WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
10/111 PHILLIP STREET, SYDNEY NSW 2000
WWW.URBANPOSSIBLE.COM

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ATTACHMENT A

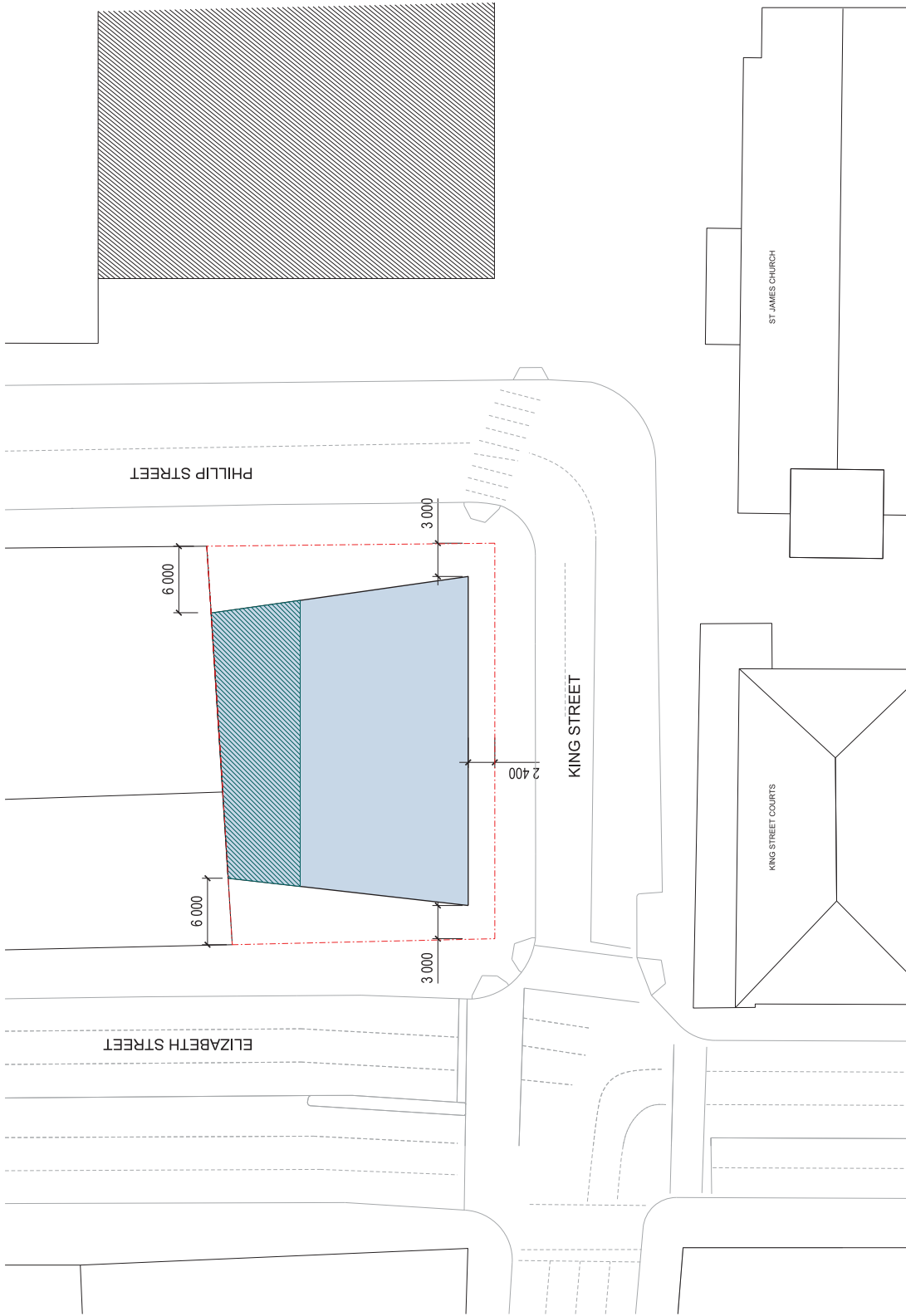
SITE BOUNDARY



PROPOSED ENVELOPE
STAGE 1 DA



10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



ARCHITECTS IN COLLABORATION
 KANNFINCH ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.KANNFINCH.COM
 URBAN POSSIBLE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.URBANPOSSIBLE.COM

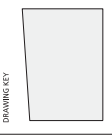
ARCHITECTURE
KANN FINCH
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.KANNFINCH.COM
URBAN POSSIBLE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.URBANPOSSIBLE.COM

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
 171-173 PHILLIP STREET, SUITE 100
 PHILLIP STREET, PHILLIP
GALILEO GROUP PTY LTD
 171-173 PHILLIP STREET, SUITE 100
 PHILLIP STREET, PHILLIP
galileo

PLANNING CONSULTANT
URBIS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
STRUCTURAL ENGINEER
AURECON GROUP
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
SERVICES ENGINEER
URS GROUP
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

TRAFFIC ENGINEER
GTA CONSULTANTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
MASTER PLANNING
ELEPHANTS FOOT
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
DEVELOPING CONSULTANT
DAVID MARCH
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

REV. **DATE** **FOR**
 01 15/03/2023 FOR APPROVAL OF STAGE 1 DA
 02 20/03/2023 FOR APPROVAL OF STAGE 1 DA
 03 20/03/2023 FOR APPROVAL OF STAGE 1 DA



PROJECT
171 - 173 PHILLIP STREET
ADDRESS
171 - 173 PHILLIP STREET
 PHILLIP STREET, PHILLIP
PROJECT NO.
1501

NORTH

SCALE
1:200 @ A1
STATUS
STAGE 1 DA

DRAWING
TYPICAL UPPER LEVEL LEVELS 14-18
PROPOSED ENVELOPE
DRAWN SC **CHECKED** SF **AUTHORISED** MG
DRAWING NUMBER
A02_1005_DA
REVISION
02

ATTACHMENT A

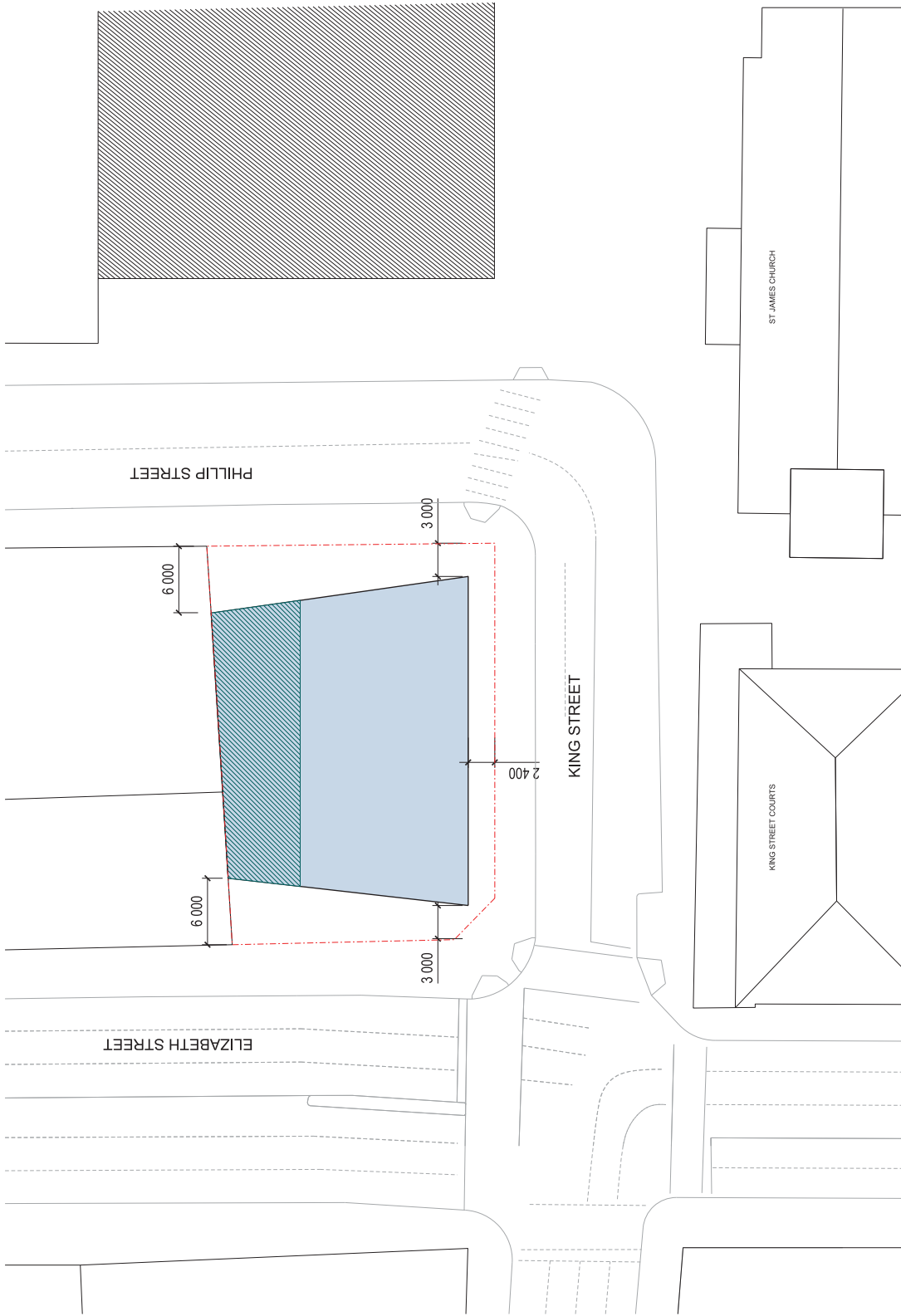
SITE BOUNDARY



PROPOSED ENVELOPE
STAGE 1 DA



10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



ARCHITECTS IN COLLABORATION
 KANNFINCH ARCHITECTS
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
 WWW.KANNFINCH.COM
 URBAN POSSIBLE
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
 WWW.URBANPOSSIBLE.COM

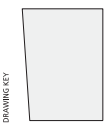
ARCHITECTURE
KANN FINCH
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
 WWW.KANNFINCH.COM
URBAN POSSIBLE
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
 WWW.URBANPOSSIBLE.COM

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
GALILEO GROUP PTY LTD
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
galileo

PLANNING CONSULTANT
URBIS
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
STRUCTURAL ENGINEER
AURECON GROUP
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
SERVICES ENGINEER
URS GROUP
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6

TRAFFIC ENGINEER
GTA CONSULTANTS
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
MASTER PLANNING
ELEPHANTS FOOT
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6
DEVELOPMENT CONSULTANT
THE ARCHITECTS
 1000 BAYVIEW AVENUE, SUITE 1000
 VICTORIA, BC V8M 2M6

REV. **DATE** **FOR**
 01 15/03/2024 FOR APPROVAL
 02 20/03/2024 FOR APPROVAL
 03 25/03/2024 FOR APPROVAL



PROJECT
171 - 173 PHILLIP STREET
ADDRESS
171 - 173 PHILLIP STREET
 VICTORIA, BC V8M 2M6
PROJECT NO.
1501

DRAWING KEY
 NORTH
 SCALE
 1:200 @ A1
 STATUS
 STAGE 1 DA

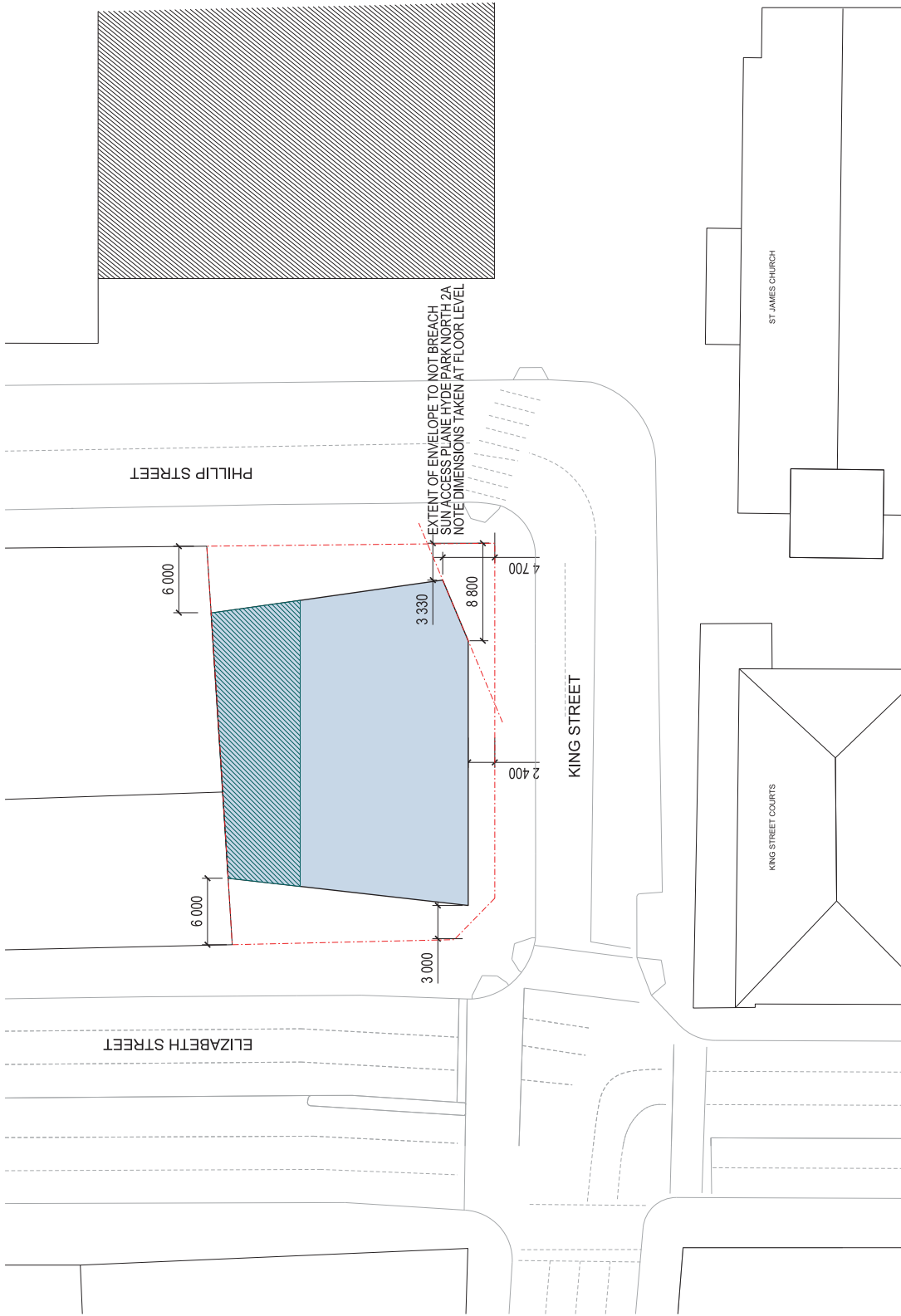
DRAWING
 TYPICAL UPPER LEVEL
 LEVELS 19-22
 PROPOSED ENVELOPE
DRAWN SC SF
CHECKED SC SF
AUTHORED MG
REVISION
 DRAWING NUMBER
 A02_1006_DA
 02

ATTACHMENT A

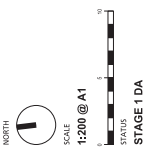
SITE BOUNDARY

PROPOSED ENVELOPE
STAGE 1 DA

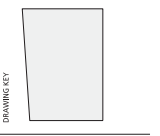
10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



DRAWING	LEVEL 23
PROPOSED ENVELOPE	
DRAWN	SC
CHECKED	SF
AUTHORED	MG
REVISION	03
DRAWING NUMBER	A02_1007_DA



PROJECT	171 - 173 PHILLIP STREET
ADDRESS	171 - 173 PHILLIP STREET
PROJECT NO.	1901



REV.	DATE	FOR
01	10/01/2023	FOR PRELIMINARY DESIGN
02	10/01/2023	FOR PRELIMINARY DESIGN
03	10/01/2023	FOR PRELIMINARY DESIGN

TIME ENGINEERS	GTA CONSULTANTS
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET
ELPHANTS FOOT	ELPHANTS FOOT
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

PLANNING CONSULTANT	URBIS
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET
AURECON GROUP	AURECON GROUP
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

CLIENT	GALILEO PHILLIP STREET JV PTY LTD
GALILEO GROUP PTY LTD	GALILEO GROUP PTY LTD
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

ARCHITECTURE	KANN FINCH
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET
URBAN POSSIBLE	URBAN POSSIBLE
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

PLANNING CONSULTANT	URBIS
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET
AURECON GROUP	AURECON GROUP
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

CLIENT	GALILEO PHILLIP STREET JV PTY LTD
GALILEO GROUP PTY LTD	GALILEO GROUP PTY LTD
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

ARCHITECTURE	KANN FINCH
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET
URBAN POSSIBLE	URBAN POSSIBLE
171 - 173 PHILLIP STREET	171 - 173 PHILLIP STREET

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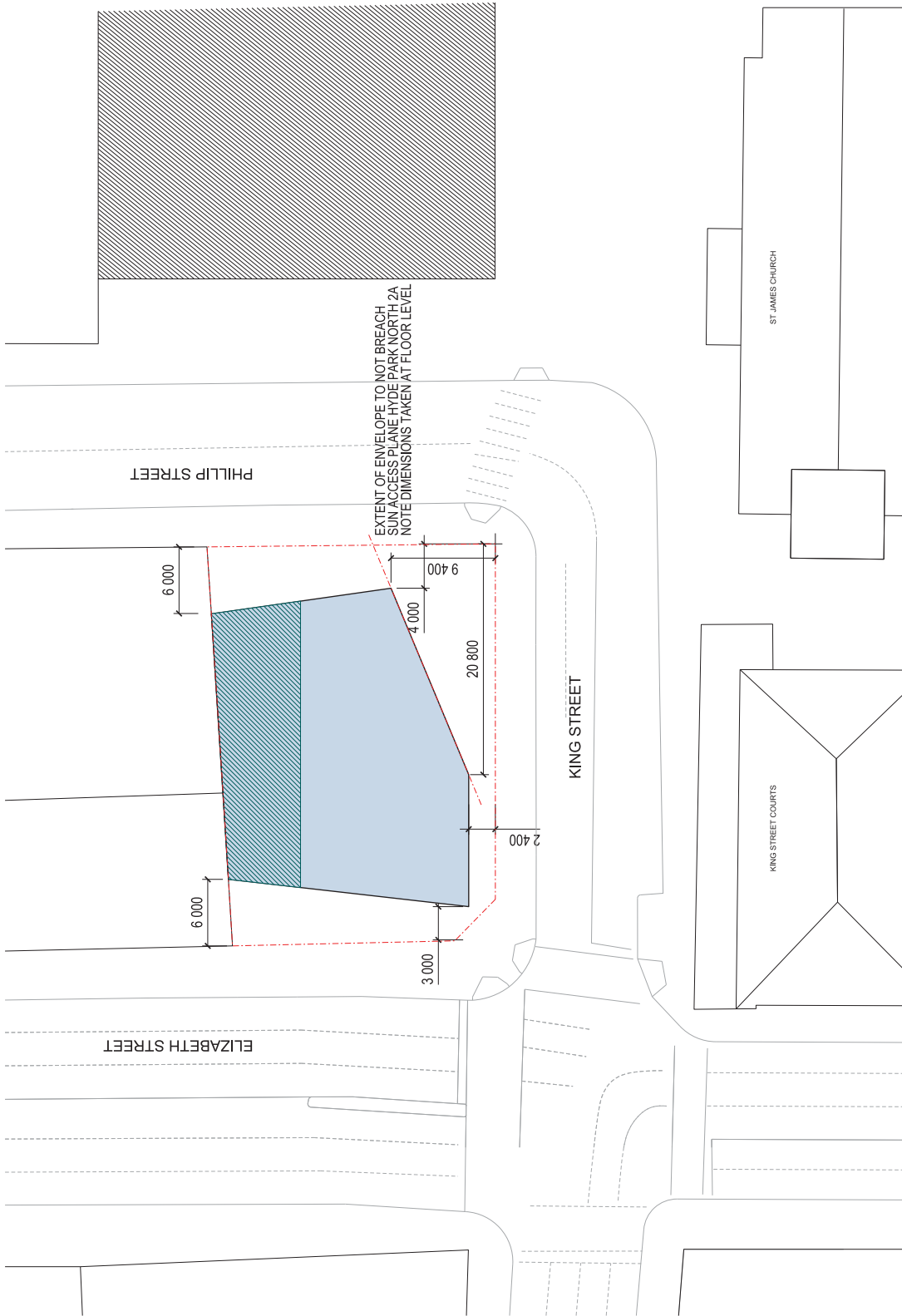


ATTACHMENT A

SITE BOUNDARY

PROPOSED ENVELOPE
STAGE 1 DA

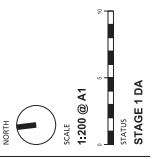
10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



DRAWING LEVEL 24
PROPOSED ENVELOPE

DRAWN SC
CHECKED SF
AUTHORISED MG

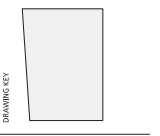
DRAWING NUMBER A02_1008_DA
REVISION 03



PROJECT 171 - 173 PHILLIP STREET

ADDRESS 171 - 173 PHILLIP STREET
BENTLEY VIC 3084

PROJECT NO. 1501



REV. DATE FOR

01 20/03/2024 FOR PRELIMINARY DESIGN

02 20/03/2024 FOR PRELIMINARY DESIGN

03 20/03/2024 FOR PRELIMINARY DESIGN

TRAFFIC ENGINEERS
GTA CONSULTANTS
171-173 PHILLIP STREET, BENTLEY VIC 3084

MASTER PLANNING
ELEPHANTS FOOT
171-173 PHILLIP STREET, BENTLEY VIC 3084

ENVIRONMENTAL CONSULTANT
MUELLER PARTNERSHIP
171-173 PHILLIP STREET, BENTLEY VIC 3084

PLANNING CONSULTANT
URBIS
171-173 PHILLIP STREET, BENTLEY VIC 3084

STRUCTURAL ENGINEERS
AURECON GROUP
171-173 PHILLIP STREET, BENTLEY VIC 3084

SERVICES ENGINEER
URS GROUP
171-173 PHILLIP STREET, BENTLEY VIC 3084

CLIENT
GALILEO PHILLIP STREET
JV PTY LTD
SOUTHVIEW CENTRE, 171-173 PHILLIP STREET, BENTLEY VIC 3084

GALILEO GROUP PTY LTD
171-173 PHILLIP STREET, BENTLEY VIC 3084

galileo

ARCHITECTURE
KANN FINCH
171-173 PHILLIP STREET, BENTLEY VIC 3084

URBAN POSSIBLE
171-173 PHILLIP STREET, BENTLEY VIC 3084

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ATTACHMENT A

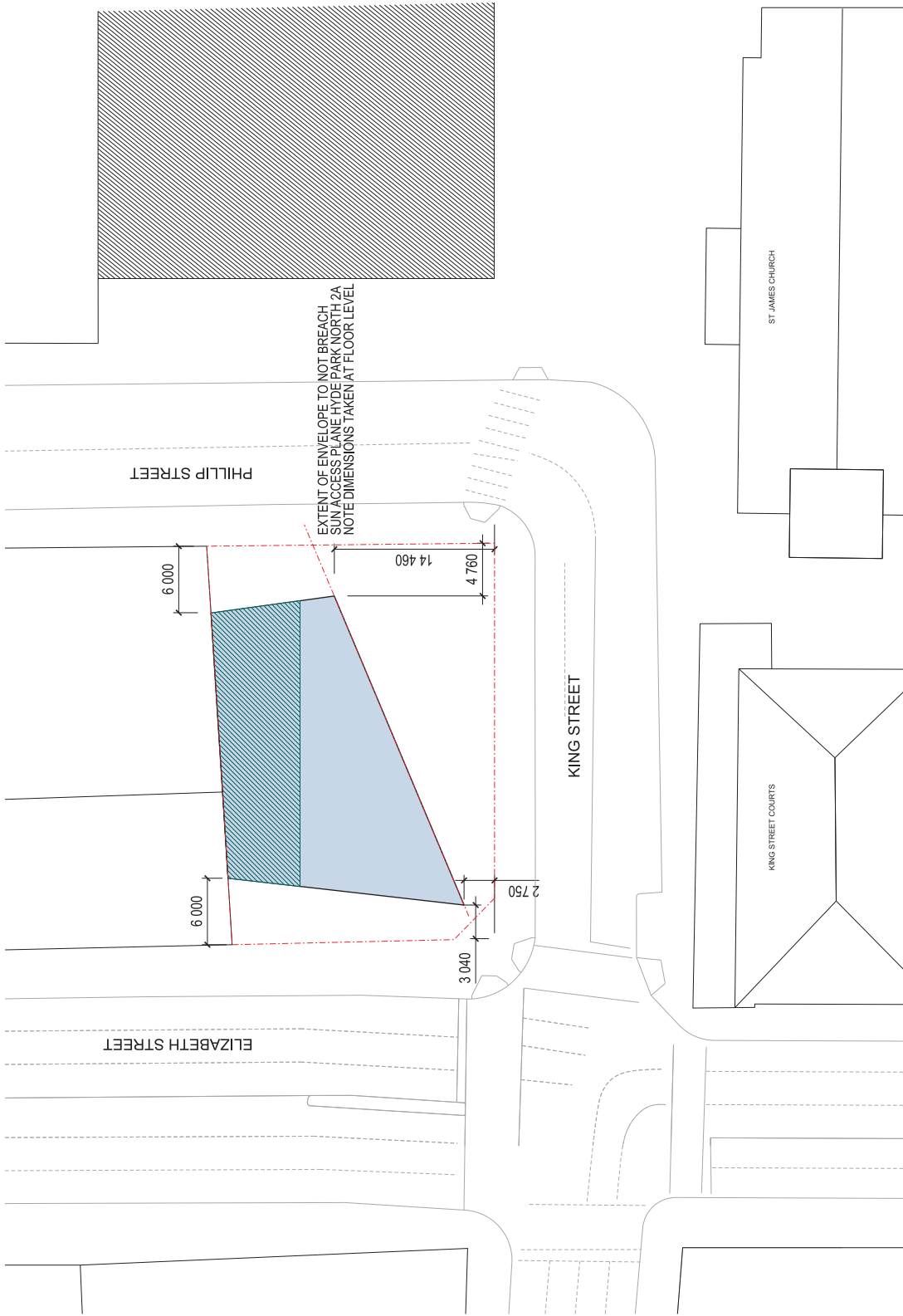
SITE BOUNDARY

PROPOSED ENVELOPE
STAGE 1 DA

10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



EXTENT OF ENVELOPE TO NOT BREACH
SUN ACCESS PLANE HYDE PARK NORTH 2A
NOTE DIMENSIONS TAKEN AT FLOOR LEVEL



ARCHITECTS IN COLLABORATION
 KANNFINCH ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.KANNFINCH.COM
 URBAN POSSIBLE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.URBANPOSSIBLE.COM

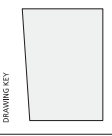
ARCHITECTURE
KANN FINCH
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.KANNFINCH.COM
URBAN POSSIBLE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 WWW.URBANPOSSIBLE.COM

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
GALILEO GROUP PTY LTD
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
galileo

PLANNING CONSULTANT
URBIS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
STRUCTURAL ENGINEER
AURECON GROUP
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
SERVICES ENGINEER
URS GROUP
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

TRAFFIC ENGINEER
GTA CONSULTANTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
MASTER PLANNING
ELEPHANTS FOOT
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
DEVELOPING CONSULTANT
THE ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

REV. **DATE** **FOR**
 01 15/03/2023 01/2023 FOR PERMITTING
 02 22/03/2023 02/2023 FOR PERMITTING



PROJECT
171 - 173 PHILLIP STREET
ADDRESS
171 - 173 PHILLIP STREET
 DENVER, CO 80202
PROJECT NO.
1501

DRAWING KEY
 NORTH
 SCALE
1:200 @ A1
 STATUS
STAGE 1 DA

DRAWING LEVEL 25
PROPOSED ENVELOPE
DRAWN SC **CHECKED SF** **AUTHORED MG**
DRAWING NUMBER
A02_1009_DA **REVISION**
02

ATTACHMENT A

SITE BOUNDARY



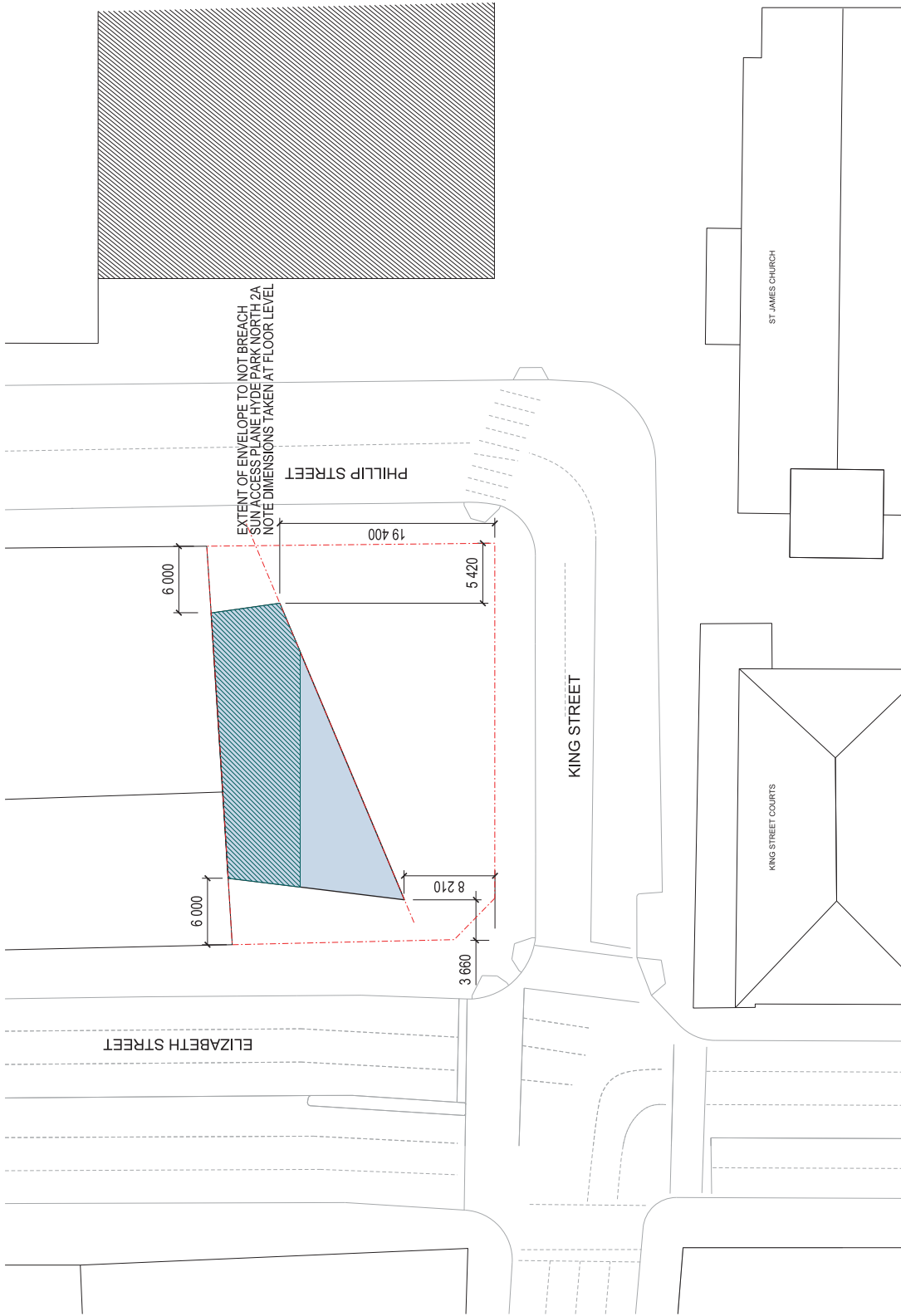
PROPOSED ENVELOPE
STAGE 1 DA



10% ADDITIONAL DESIGN
EXCELLENCE BONUS
FLOOR SPACE



EXTENT OF ENVELOPE TO NOT BREACH
SUN ACCESS PLANE HYDE PARK NORTH 2A
NOTE DIMENSIONS TAKEN AT FLOOR LEVEL



UP
URBAN POSSIBLE

ARCHITECTURE
KANN FINCH
100 WILSON STREET
SYDNEY NSW 2000
WWW.KANNFINCH.COM.AU

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
SUNBELT PROPERTY GROUP
GALILEO GROUP PTY LTD
100 WILSON STREET, SYDNEY
NSW 2000

PLANNING CONSULTANT
URBIS
LEVEL 25, 100 WILSON STREET, SYDNEY
NSW 2000

TRAFFIC ENGINEERS
GTA CONSULTANTS
100 WILSON STREET, SYDNEY
NSW 2000

MASTER PLANNING
ELEPHANTS FOOT
100 WILSON STREET, SYDNEY
NSW 2000

DEVELOPMENT CONSULTANT
STALENT PARTNERS
100 WILSON STREET, SYDNEY
NSW 2000

PROJECT
171 - 173 PHILLIP STREET

ADDRESS
171 - 173 PHILLIP STREET
SYDNEY NSW 2000

PROJECT NO.
1501

DRAWING
LEVEL 28
PROPOSED ENVELOPE

DRAWN
SC SF

CHECKED
MG

AUTHORISED
MG

DRAWING NUMBER
A02_1010_DA

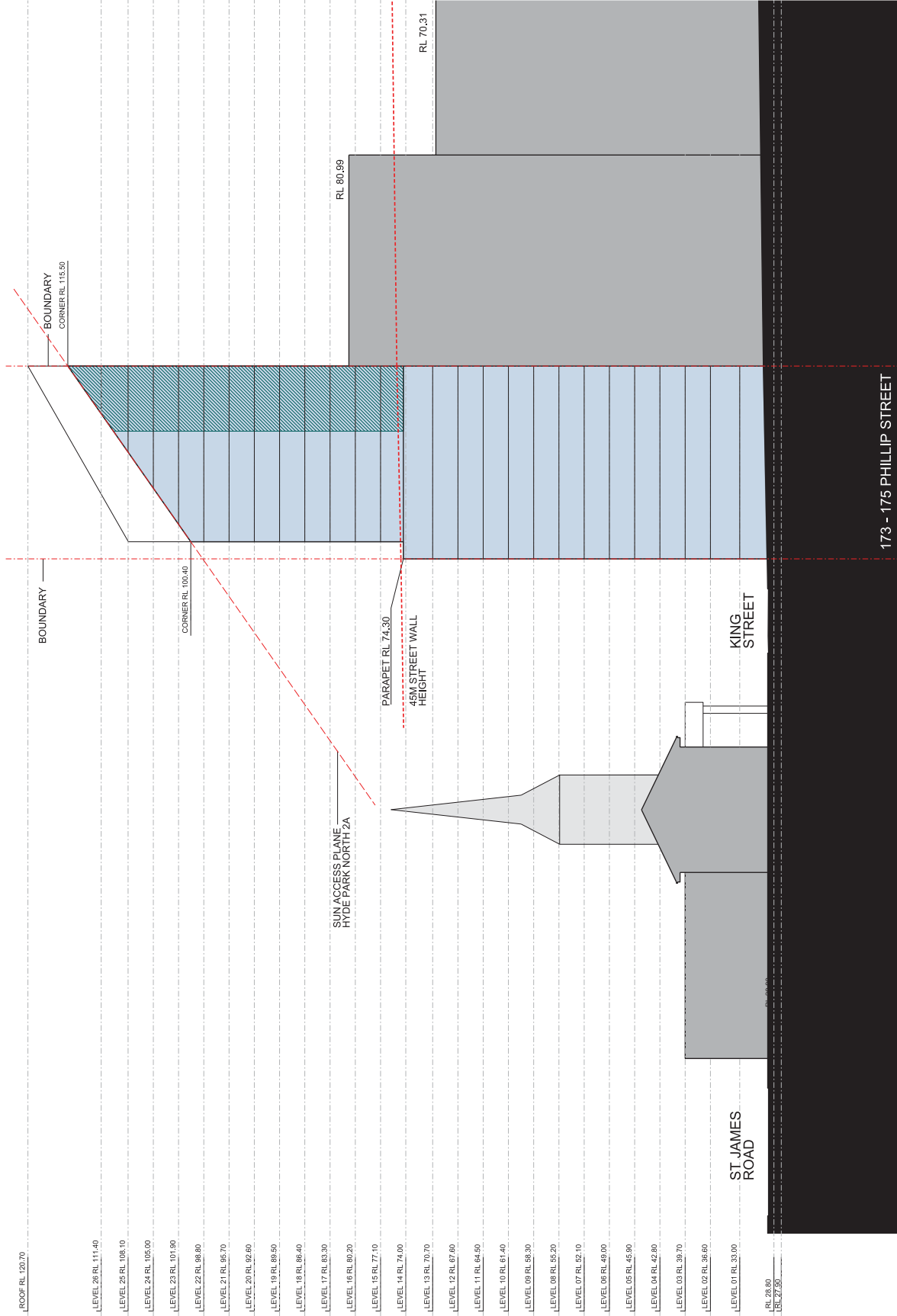
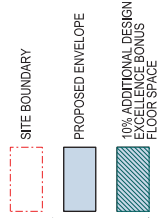
REVISION
02

SCALE
1:200 @ A1

STATUS
STAGE 1 DA



ATTACHMENT A



KANNFINCH + **UP**
ARCHITECTS IN COLLABORATION
 URBAN POSSIBLE

ARCHITECTURE
KANN FINCH
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.URBANPOSSIBLE.COM

FOR THE PURPOSES OF THIS DOCUMENT, THE CLIENT HAS AGREED TO HOLD KANNFINCH AND UP ARCHITECTS IN COLLABORATION (KANNFINCH) AND URBAN POSSIBLE (UP) AS ARCHITECTS IN COLLABORATION (A/C) RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT HAS AGREED TO HOLD KANNFINCH AND UP ARCHITECTS IN COLLABORATION (KANNFINCH) AND URBAN POSSIBLE (UP) AS ARCHITECTS IN COLLABORATION (A/C) RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
 17/185 PHILLIP STREET
 SYDNEY NSW 2010

ARCHITECTURE
KANN FINCH
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.URBANPOSSIBLE.COM

PLANNING CONSULTANT
URBIS
 17/185 PHILLIP STREET
 SYDNEY NSW 2010

ARCHITECTURE
KANN FINCH
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.URBANPOSSIBLE.COM

TEMP ENGINEER
GTA CONSULTANTS
 17/185 PHILLIP STREET
 SYDNEY NSW 2010

ARCHITECTURE
KANN FINCH
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.KANNFINCH.COM.AU

URBAN POSSIBLE
 17/185 PHILLIP STREET
 SYDNEY NSW 2010
 WWW.URBANPOSSIBLE.COM

REV. DATE FOR
 01 02/2018 FOR PRELIMINARY DESIGN
 02 03/2018 FOR PRELIMINARY DESIGN

PLANNING KEY
 171 - 173 PHILLIP STREET
 ADDRESS
 171 - 173 PHILLIP STREET
 PROJECT NO.
 1501

DRAWING KEY
 171 - 173 PHILLIP STREET
 ADDRESS
 171 - 173 PHILLIP STREET
 PROJECT NO.
 1501

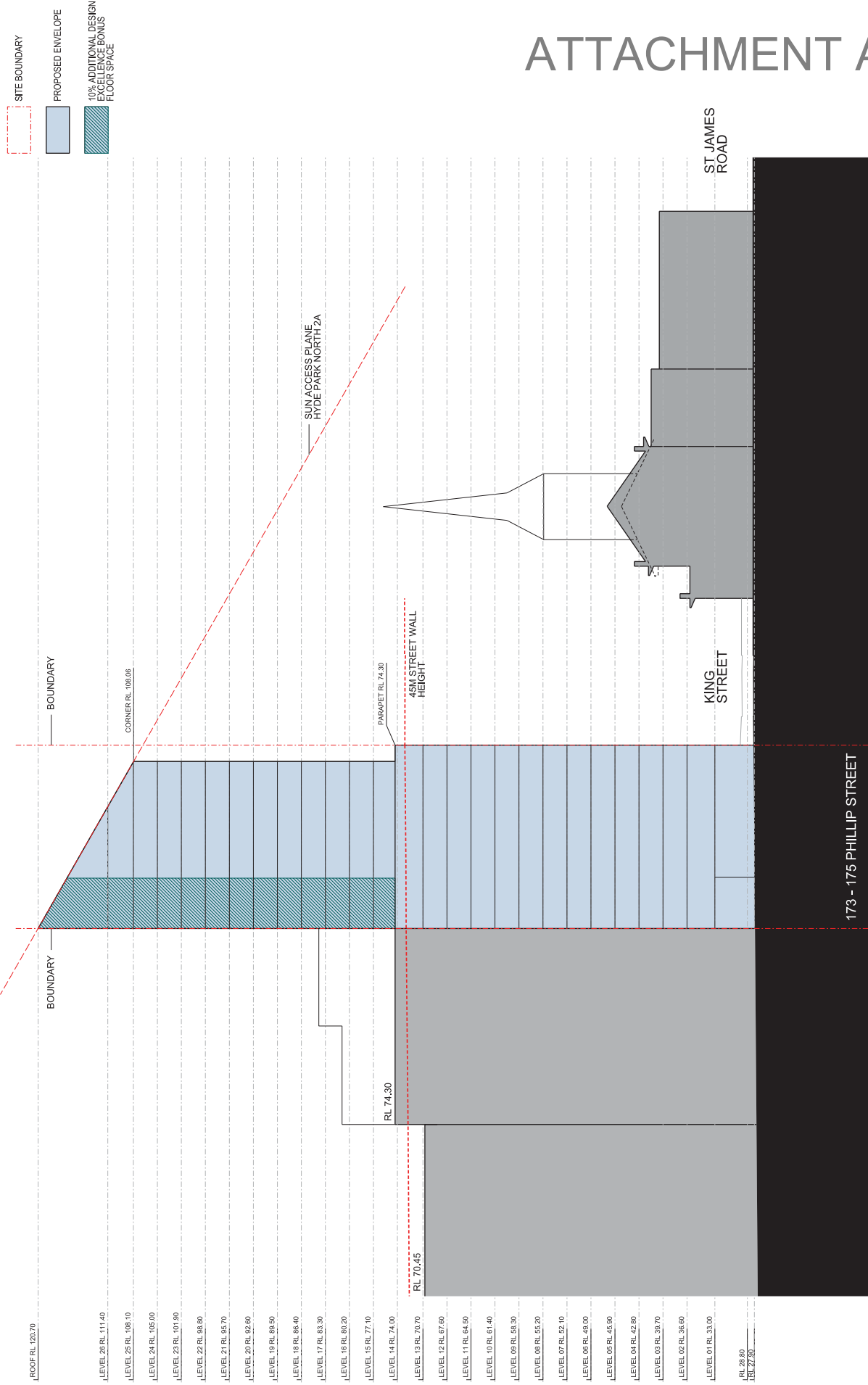
STATUS
 STAGE 1 DA

DRAWING
PROPOSED EAST ELEVATION PHILLIP STREET
 DRAWN SC CHECKED SF AUTHORIZED MG

SCALE
 1:250 @ A1

REVISION
 AUG_1001_DA 02

ATTACHMENT A



KANNFINCH
 ARCHITECTS IN COLLABORATION
 URBAN POSSIBLE
 ARCHITECTURE
KANN FINCH
 URBAN POSSIBLE
 ARCHITECTS IN COLLABORATION
 URBAN POSSIBLE

ARCHITECTURE
KANN FINCH
 URBAN POSSIBLE
 ARCHITECTS IN COLLABORATION
 URBAN POSSIBLE

CLIENT
GALILEO PHILLIP STREET JV PTY LTD
GALILEO GROUP PTY LTD
galileo

PLANNING CONSULTANT
URBIS
AURECON GROUP
URBIS GROUP

TRAFFIC ENGINEER
GTA CONSULTANTS
ELEPHANTS FOOT
DEVELOPING CONSULTANT
THE ARCHITECTS

REV. **DATE** **FOR**
 01 15/03/2024 FOR PRELIMINARY DEVELOPMENT PERMITS
 02 20/03/2024 FOR PRELIMINARY DEVELOPMENT PERMITS

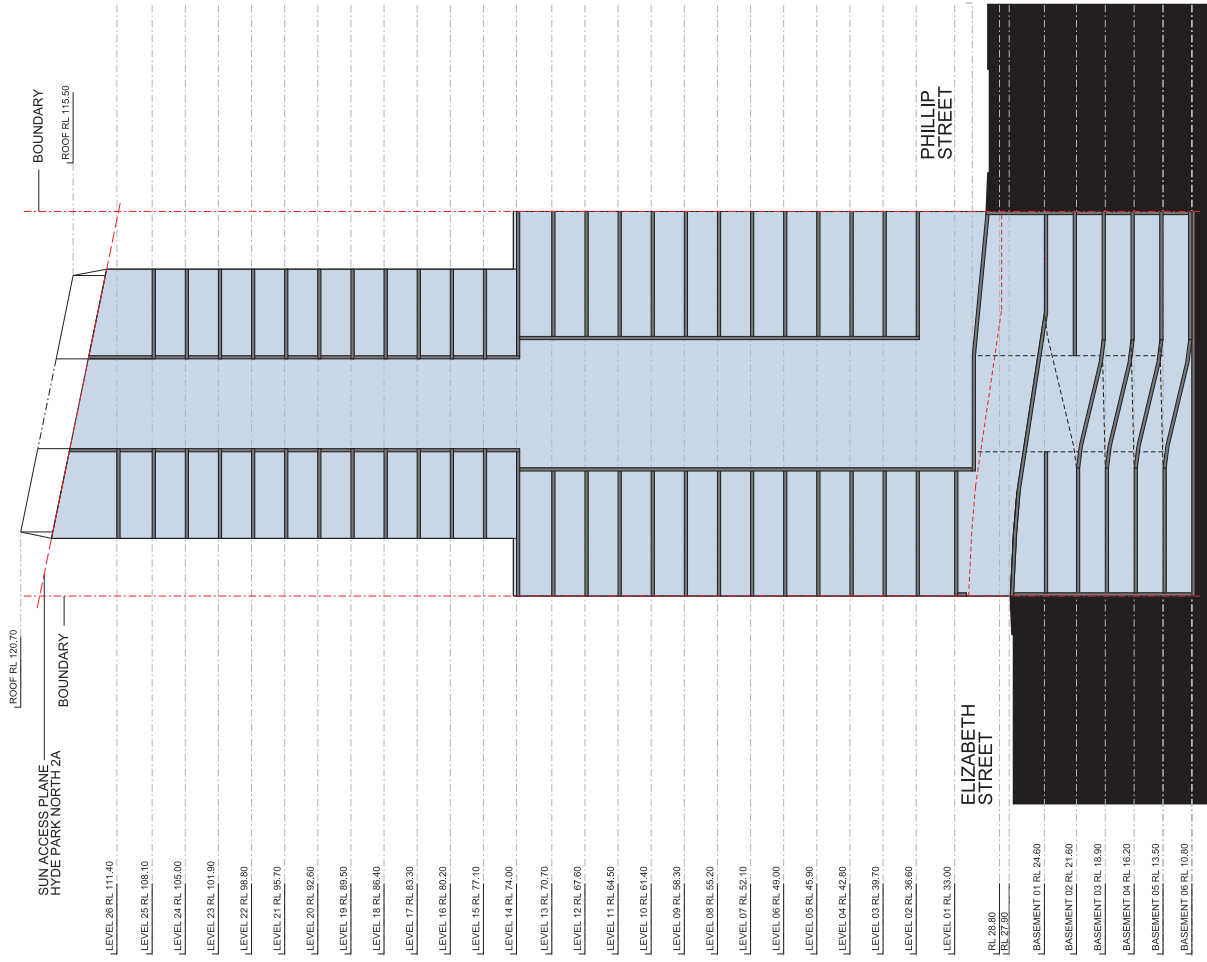
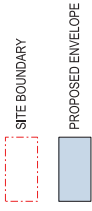
DRAWING KEY
 (Diagram showing drawing key symbols)

PROJECT
 171 - 173 PHILLIP STREET
ADDRESS
 171 - 173 PHILLIP STREET
PROJECT NO.
 1901

SCALE
 1:250 @ A1
STATUS
 STAGE 1 DA

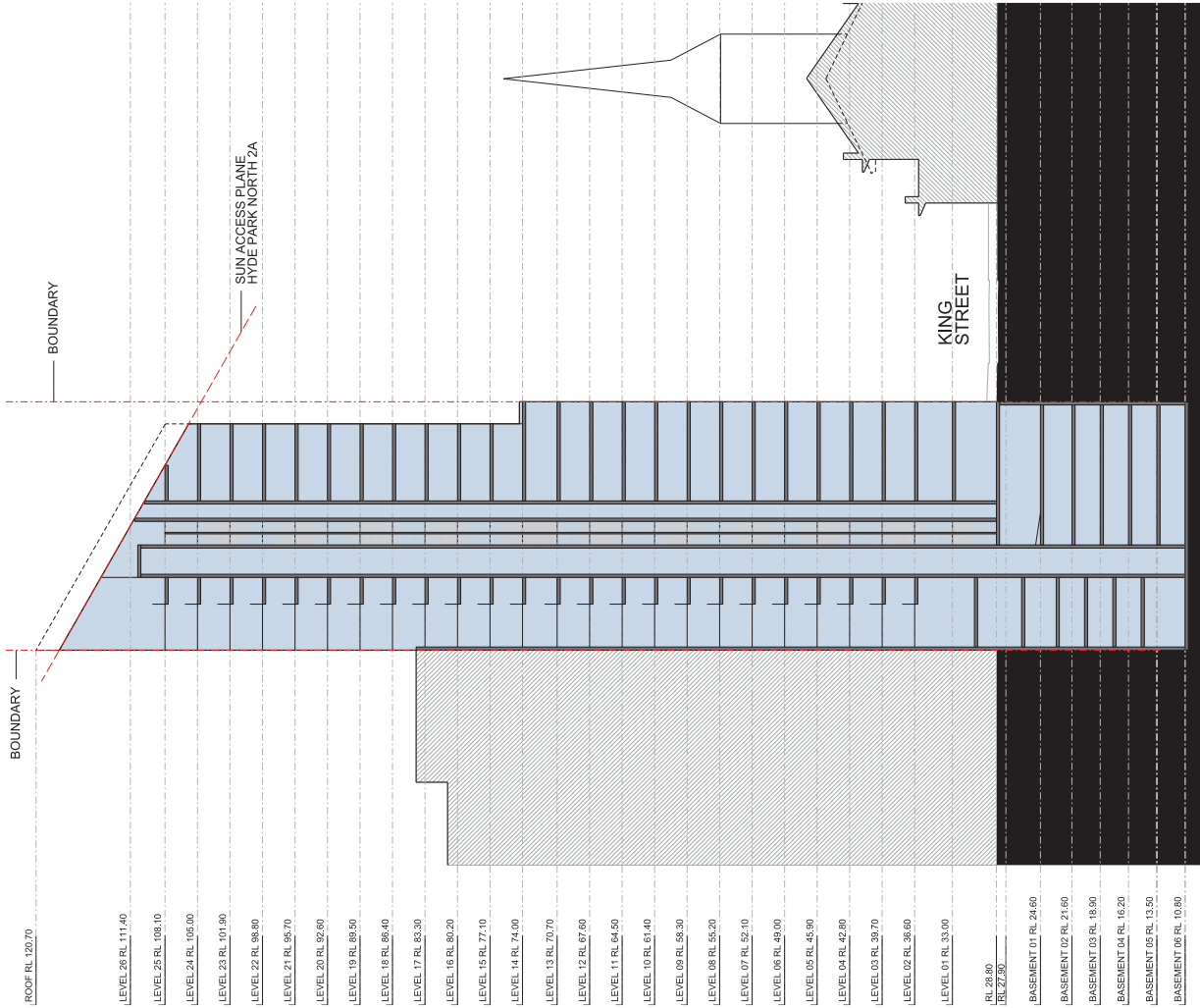
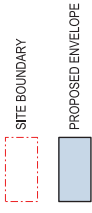
DRAWING
 PROPOSED WEST ELEVATION
ELIZABETH STREET
SC **SF** **MG**
DRAWN **CHECKED** **AUTHORISED**
DRAWING NUMBER
 A05_1003_DA
REVISION
 02

ATTACHMENT A



PROPOSED ENVELOPE | EAST WEST SECTION

ATTACHMENT A



20

PROPOSED ENVELOPE | NORTH SOUTH SECTION

ATTACHMENT A

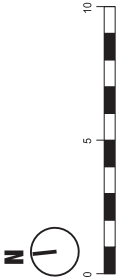


INDICATIVE CONCEPT SCHEME | BASEMENT LEVEL 06

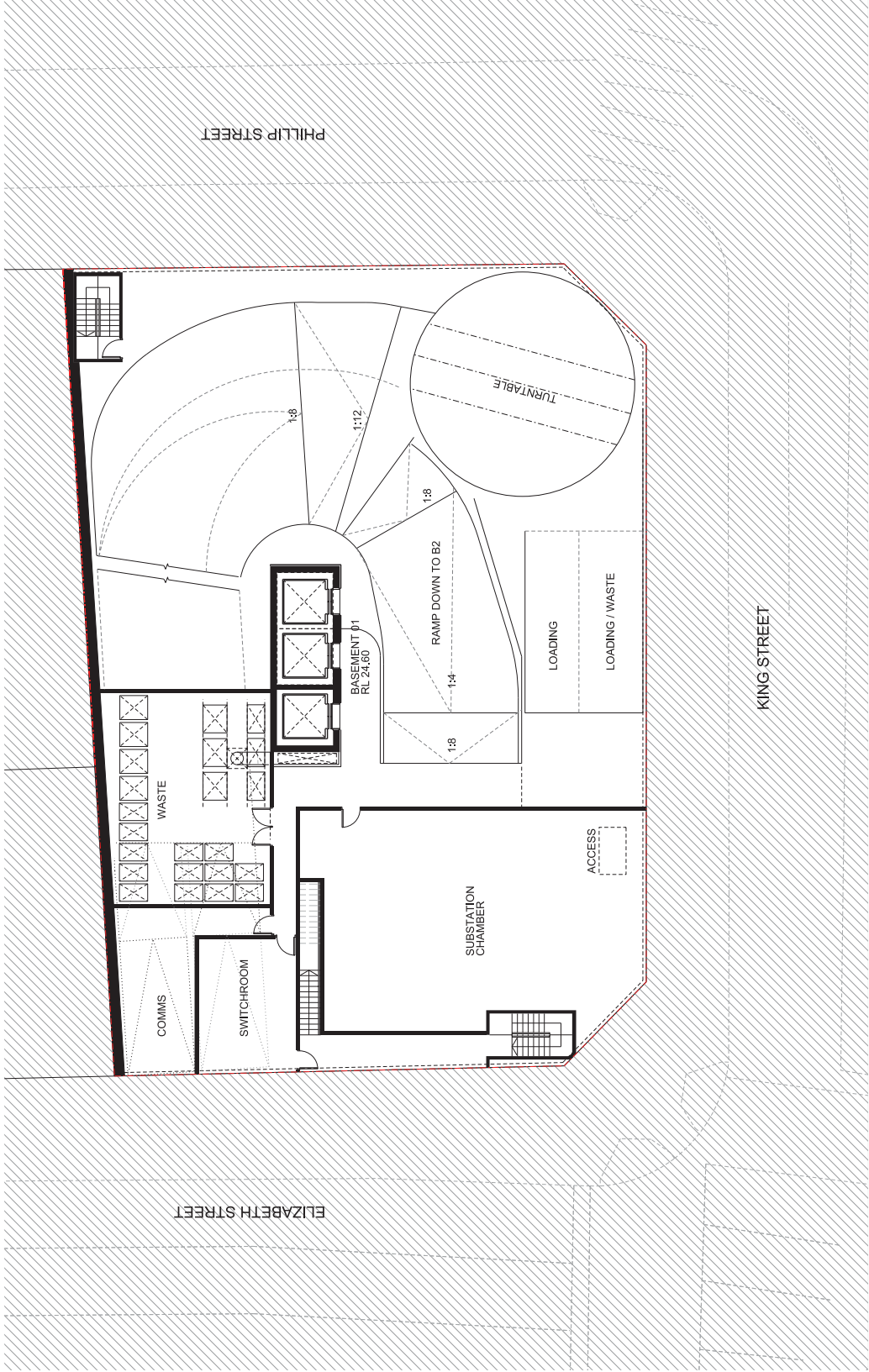
ATTACHMENT A



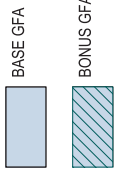
INDICATIVE CONCEPT SCHEME | BASEMENT LEVEL 02



ATTACHMENT A

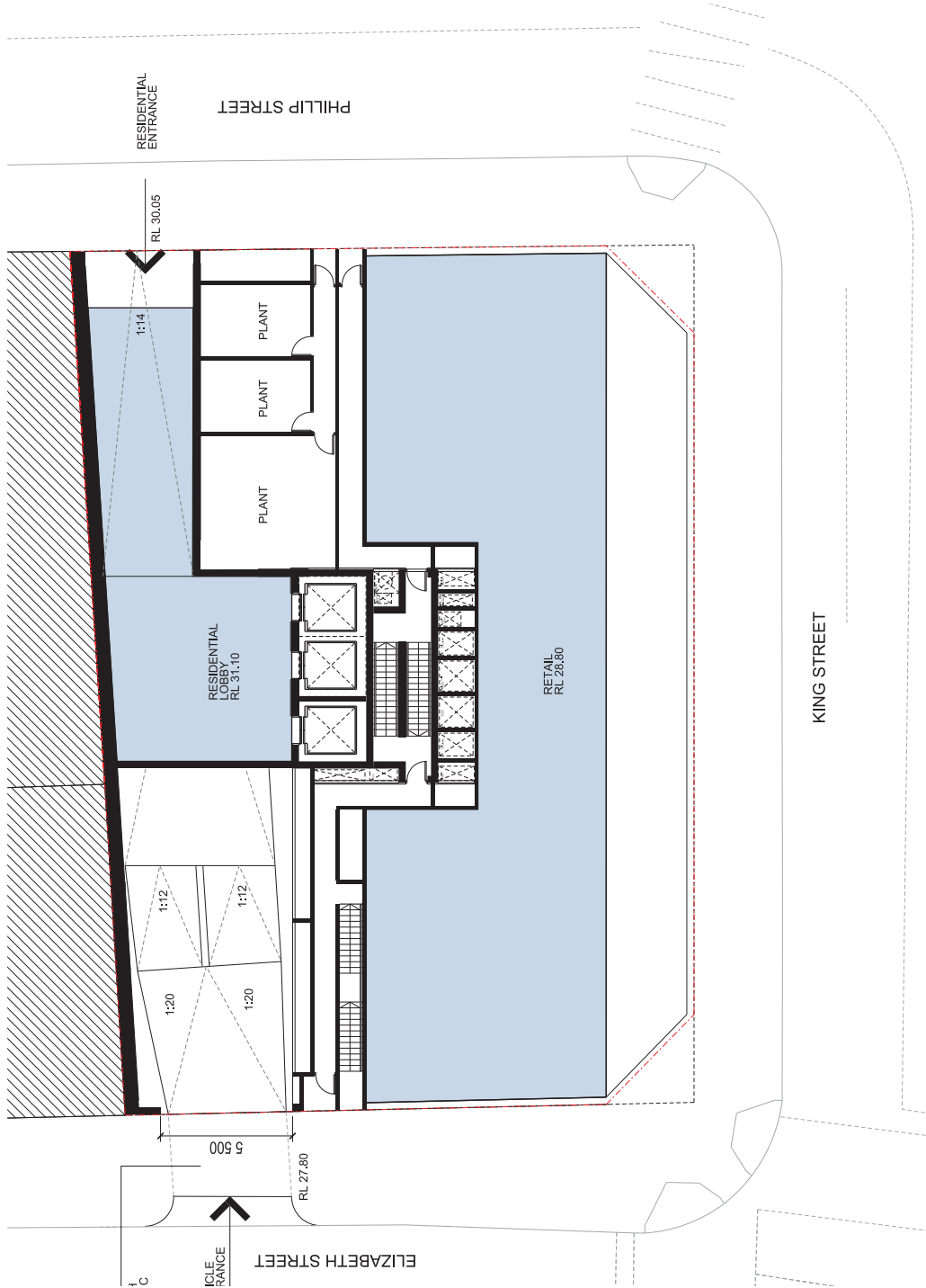


INDICATIVE CONCEPT SCHEME | BASEMENT LEVEL 01

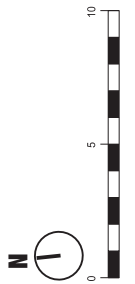


GFA AREA SCHEDULE

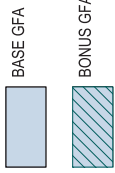
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | GROUND FLOOR

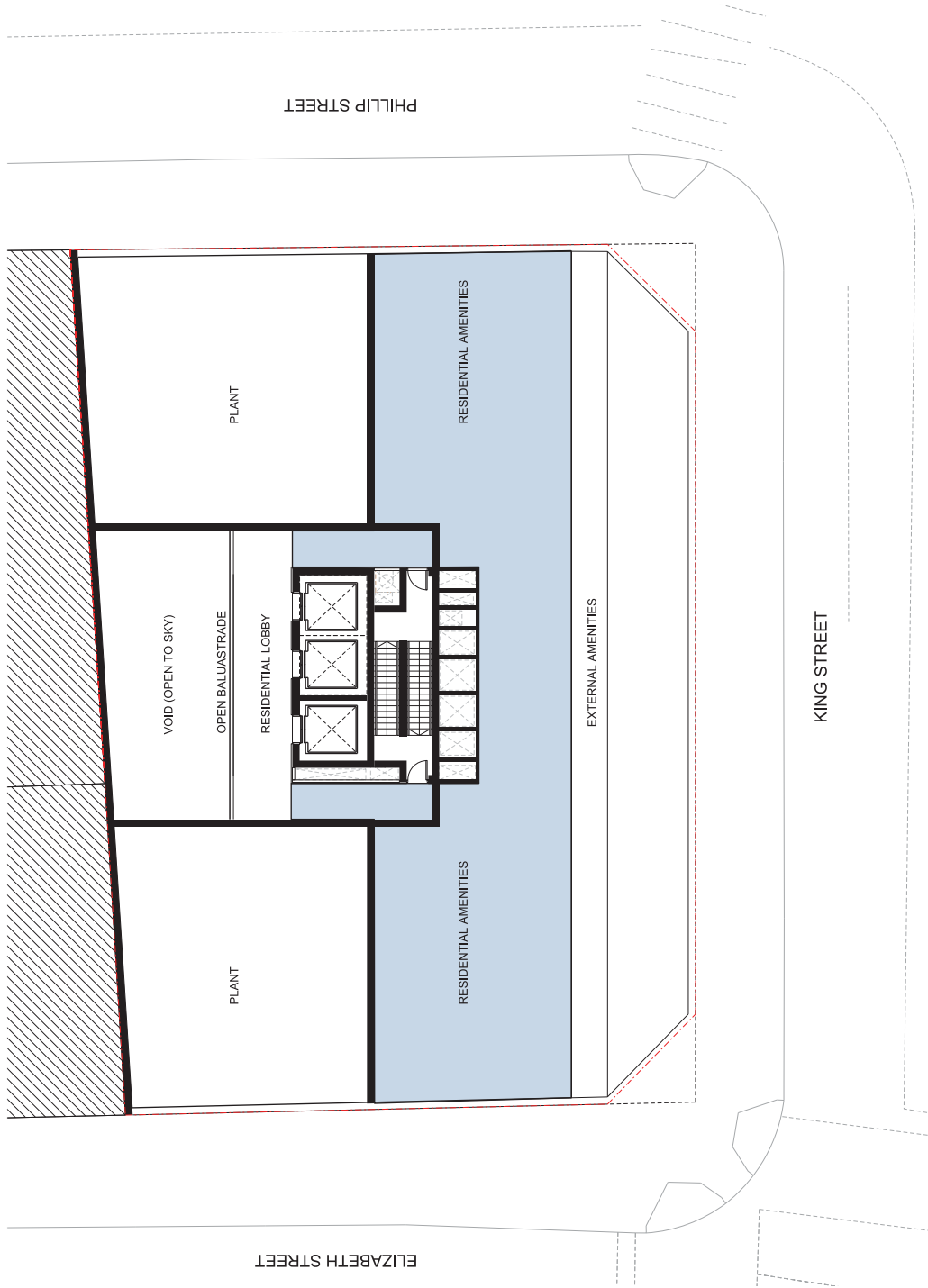


ATTACHMENT A



GFA AREA SCHEDULE

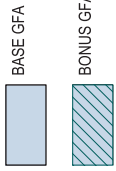
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVEL 01



ATTACHMENT A



GFA AREA SCHEDULE

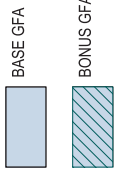
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVEL 02



ATTACHMENT A



GFA AREA SCHEDULE

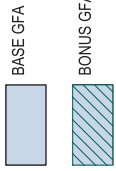
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVELS 03 - 07



ATTACHMENT A

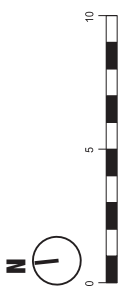


GFA AREA SCHEDULE

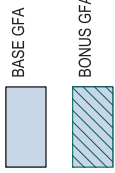
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	390	0	390
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVEL 08 - LEVEL 12



ATTACHMENT A



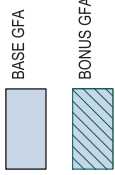
GFA AREA SCHEDULE

	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVEL 13



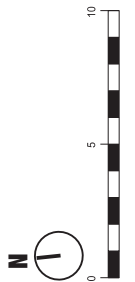


GFA AREA SCHEDULE

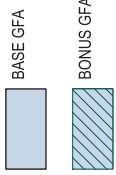
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M2	1,095M2	12,050M2



INDICATIVE CONCEPT SCHEME | LEVELS 14 - 22



ATTACHMENT A



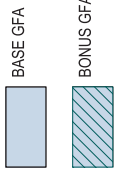
GFA AREA SCHEDULE

	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M ²	1,095M ²	12,050M ²



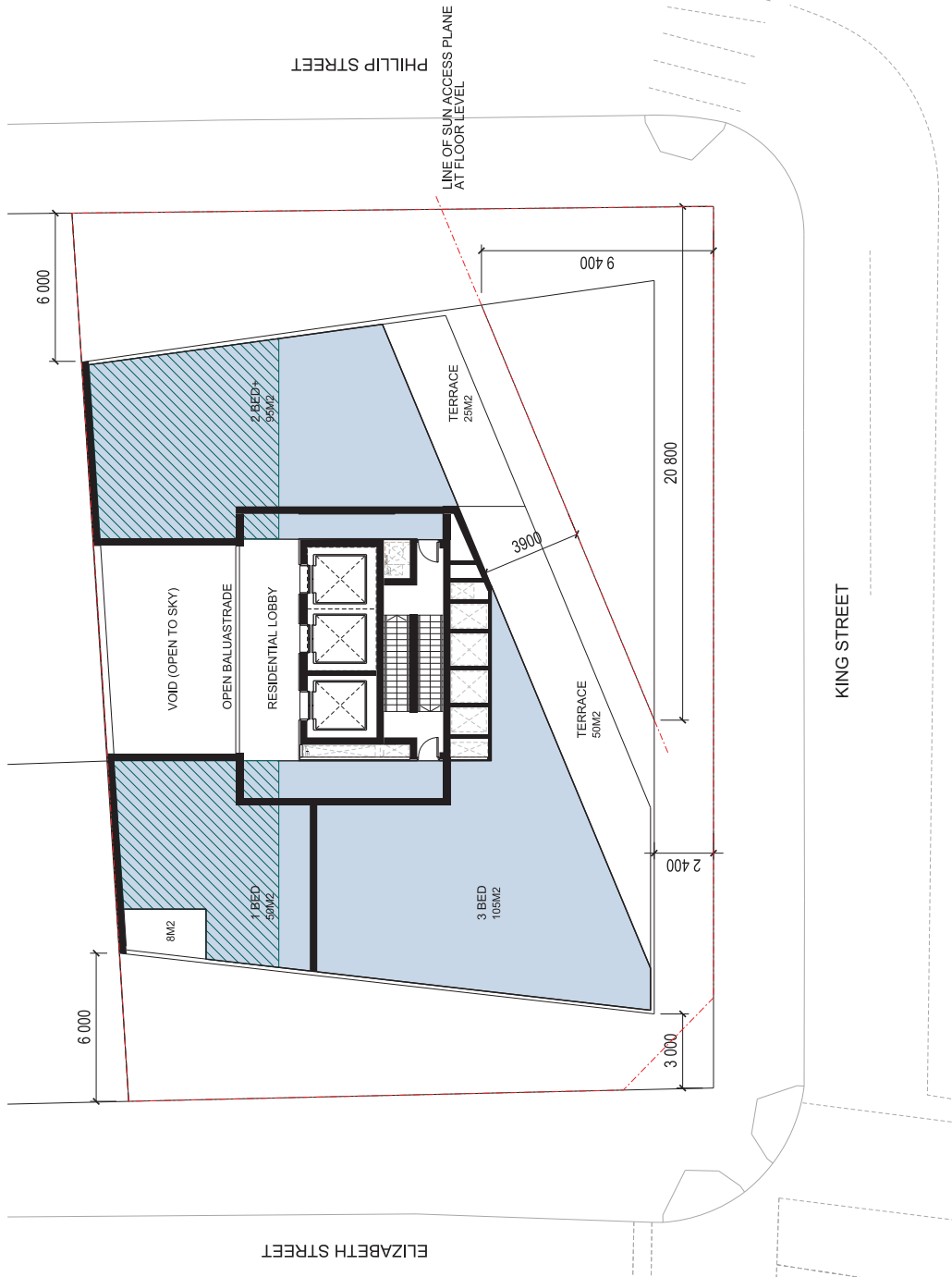
INDICATIVE CONCEPT SCHEME | LEVEL 23





GFA AREA SCHEDULE

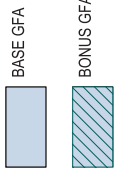
	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M ²	1,095M ²	12,050M ²



INDICATIVE CONCEPT SCHEME | LEVEL 24

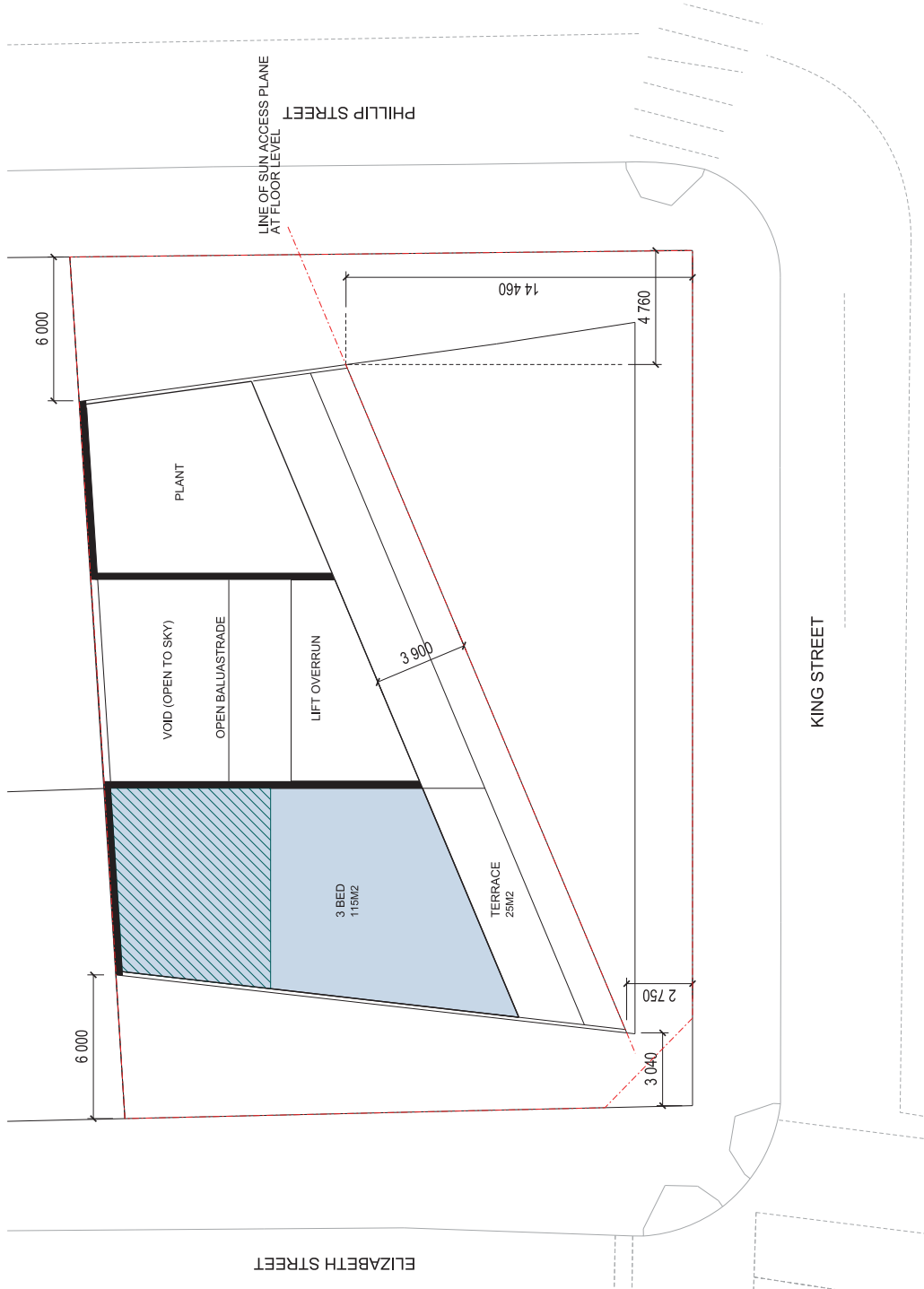


ATTACHMENT A



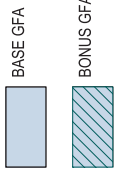
GFA AREA SCHEDULE

	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M ²	1,095M ²	12,050M ²



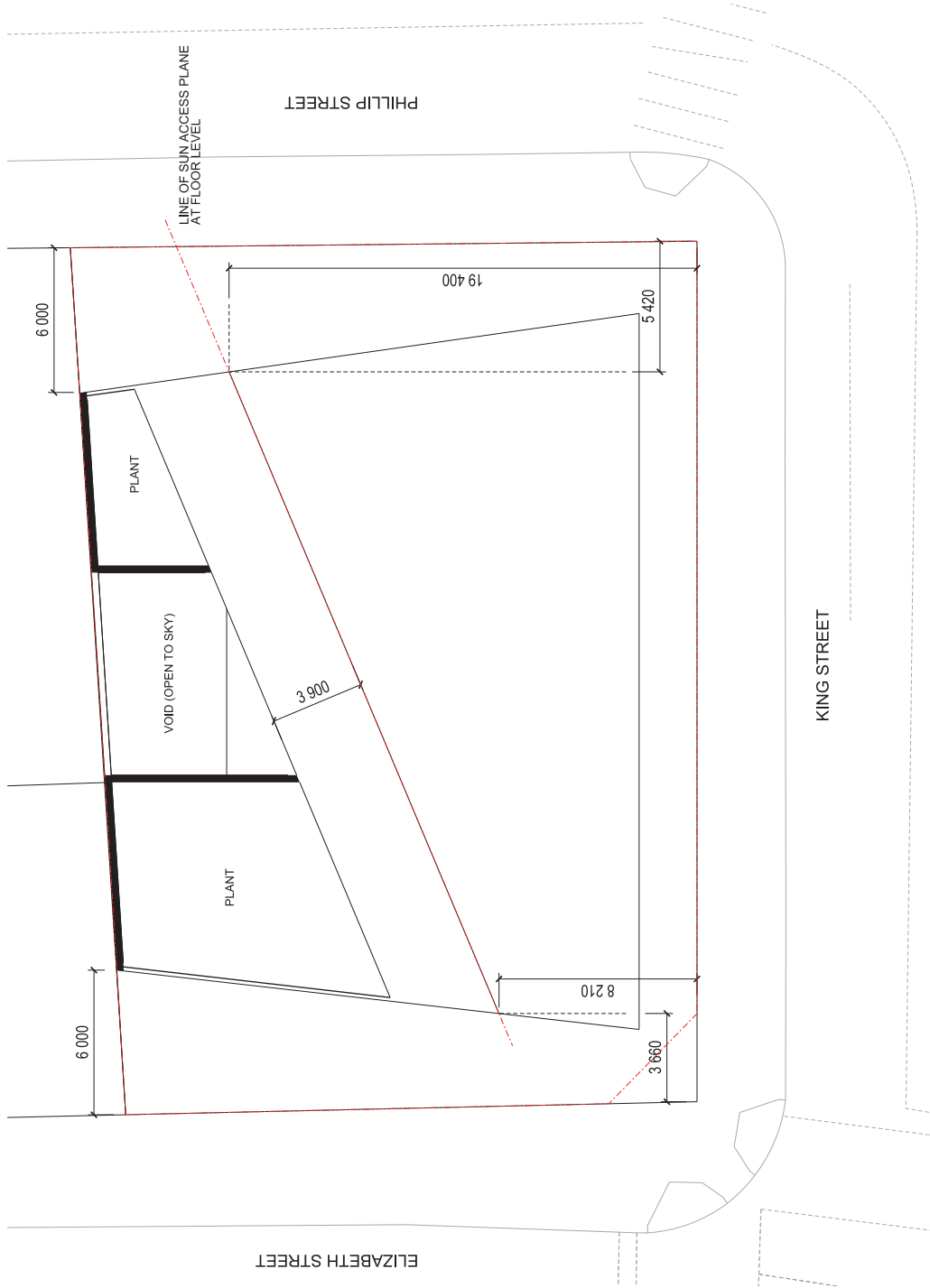
INDICATIVE CONCEPT SCHEME | LEVEL 25





GFA AREA SCHEDULE

	BASE GFA	BONUS GFA	TOTAL GFA
GROUND	380	0	380
LEVEL 01	260	0	260
LEVEL 02	390	0	390
LEVEL 03	606	0	606
LEVEL 04	606	0	606
LEVEL 05	606	0	606
LEVEL 06	606	0	606
LEVEL 07	606	0	606
LEVEL 08	601	0	601
LEVEL 09	601	0	601
LEVEL 10	601	0	601
LEVEL 11	601	0	601
LEVEL 12	601	0	601
LEVEL 13	618	0	618
LEVEL 14	303	95	398
LEVEL 15	303	95	398
LEVEL 16	303	95	398
LEVEL 17	303	95	398
LEVEL 18	303	95	398
LEVEL 19	303	95	398
LEVEL 20	303	95	398
LEVEL 21	303	95	398
LEVEL 22	303	95	398
LEVEL 23	275	95	370
LEVEL 24	190	100	290
LEVEL 25	70	45	115
LEVEL 26	0	0	0
TOTAL	10,955M ²	1,095M ²	12,050M ²



INDICATIVE CONCEPT SCHEME | LEVEL 26

