

ATTACHMENT A

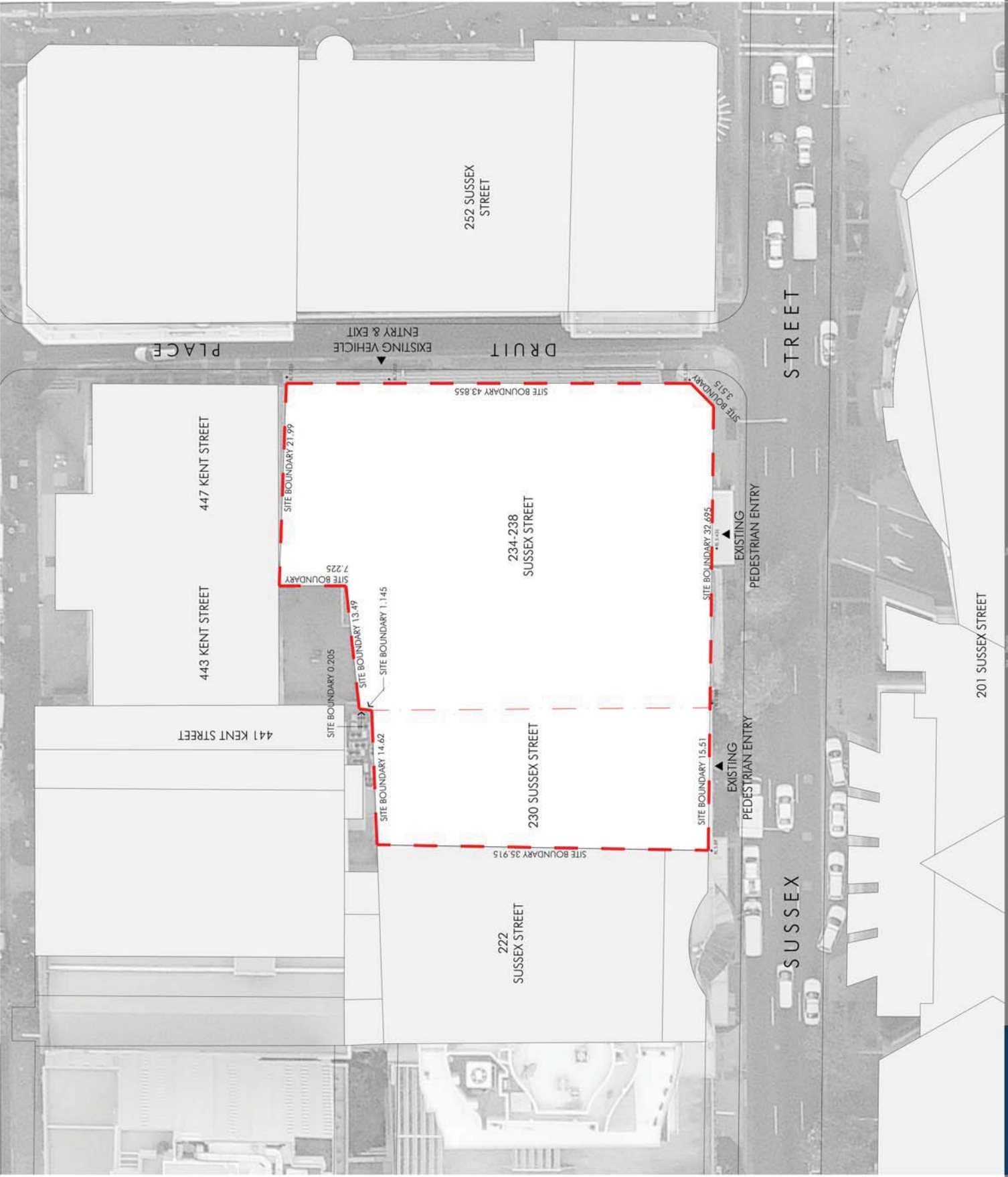
# **ATTACHMENT A**

**SELECTED DRAWINGS**

**230-238 SUSSEX STREET SYDNEY**



# ATTACHMENT A



1:200@A1  
1:400@A3  
06th Nov. 15 ES

## SITE PLAN

NO.	DATE	DESCRIPTION
1	15/11/15	ISSUED FOR TENDERS
2	15/11/15	ISSUED FOR TENDERS

230-238 SUSSEX STREET  
SYDNEY

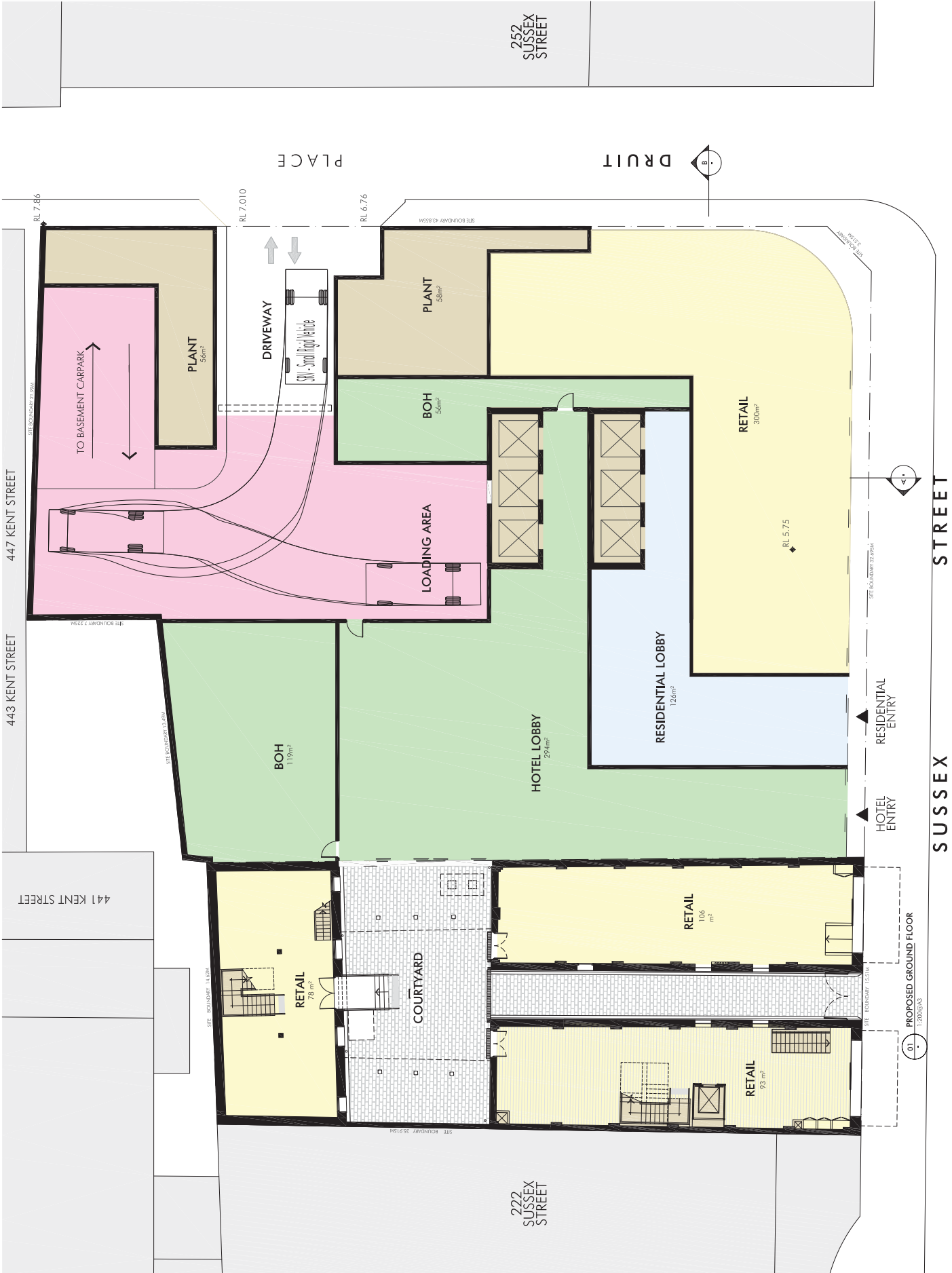


# ATTACHMENT A



**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



4496\_011[B]

1:100@A1  
1:200@A3  
23rd Feb. '16 ES

**INDICATIVE SCHEME**  
Ground Floor Plan

NO.	DESCRIPTION	DATE
1	Issue for	20/02/16
2	Issue for	20/02/16
3	Issue for	20/02/16

**230-238 SUSSEX STREET**  
SYDNEY

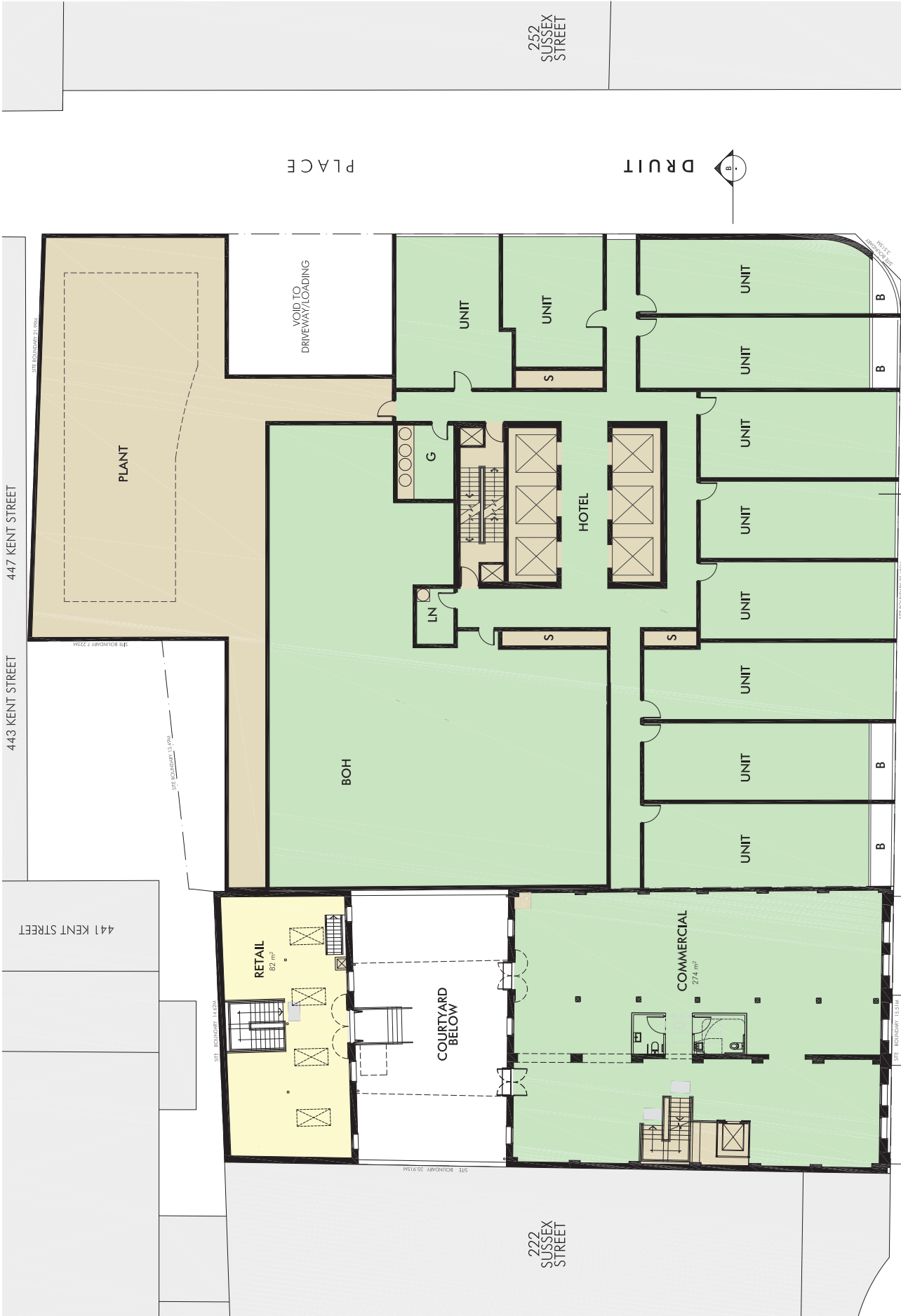


# ATTACHMENT A



**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



4496\_012[A]

1:100@A1  
1:200@A3  
06th Nov. 15 ES

**INDICATIVE SCHEME**  
LEVEL 1 Floor Plan

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	06/11/15	AS	AS	ISSUED FOR PERMIT

**230-238 SUSSEX STREET**  
SYDNEY



# ATTACHMENT A



**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



4496\_013[A]

1:100@A1  
1:200@A3  
5th Nov. 15 ES

**INDICATIVE SCHEME**  
Level 2 Floor Plan

DATE	BY	CHKD

230-238 SUSSEX STREET  
SYDNEY



# ATTACHMENT A



**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



4496\_014[A]

1:100@A1  
1:200@A3  
5th Nov. 15 ES

**INDICATIVE SCHEME**  
Level 3 Floor Plan

NO.	REVISION	DATE
1	Issue for Approval	05/11/15
2	Issue for Approval	05/11/15

230-238 SUSSEX STREET  
SYDNEY

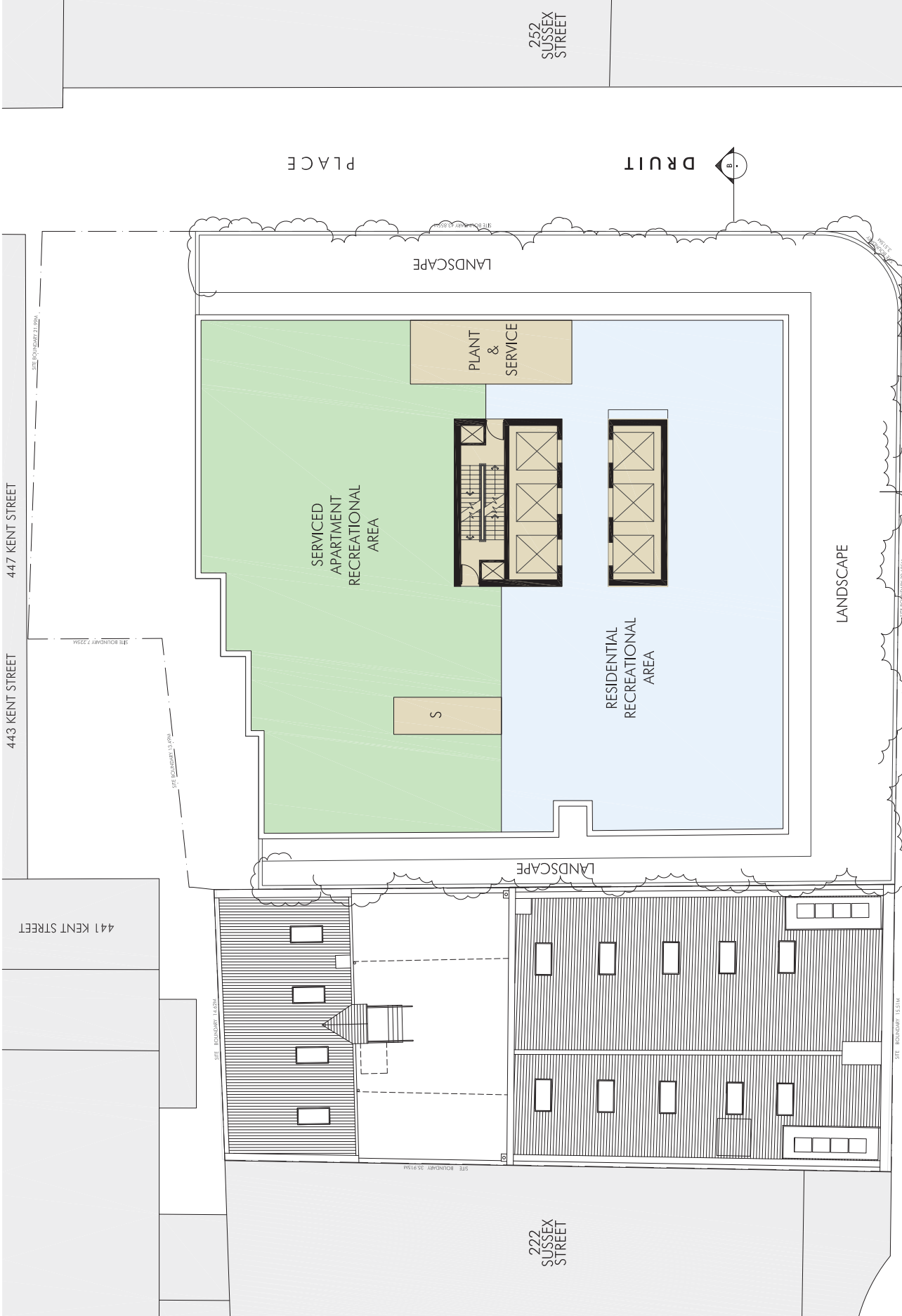


# ATTACHMENT A



**LEGEND**

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<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



NO.	DATE	DESCRIPTION
1	15/11/2024	ISSUED FOR PERMIT
2	15/11/2024	ISSUED FOR PERMIT



# ATTACHMENT A



**LEGEND**

<span style="color: green;">■</span>	HOTEL
<span style="color: yellow;">■</span>	RETAIL
<span style="color: lightblue;">■</span>	RESIDENTIAL
<span style="color: lightgreen;">■</span>	SERVICES + PLANT
<span style="color: pink;">■</span>	CARPARK



**SUSSEX STREET**

**SUSSEX STREET**

01 PROPOSED TYPICAL FLOOR - HOTEL  
1:200 (SAS) - GIA 740m² approx

4496\_016[C]

1:100@A1  
1:200@A3  
23rd Feb. 16 ES

**INDICATIVE SCHEME**  
Typical Serviced Apartment Floor (5th-18th Floor)

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

**230-238 SUSSEX STREET**  
SYDNEY

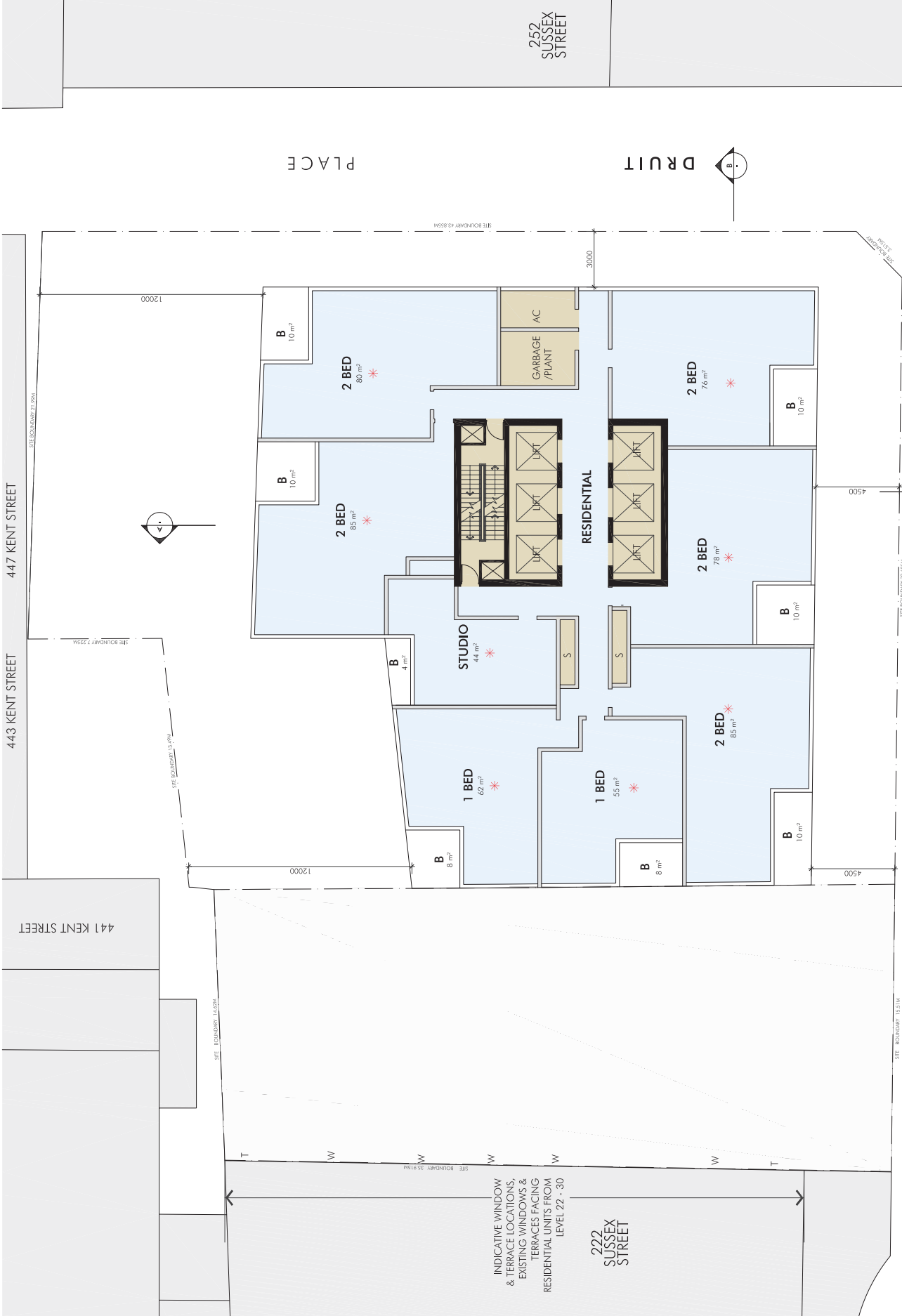


# ATTACHMENT A



**LEGEND**

<span style="color: green;">■</span>	HOTEL
<span style="color: yellow;">■</span>	RETAIL
<span style="color: lightblue;">■</span>	RESIDENTIAL
<span style="color: brown;">■</span>	SERVICES + PLANT
<span style="color: pink;">■</span>	CARPARK
*	SOLAR ACCESS



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

01 PROPOSED TYPICAL FLOOR - RESIDENTIAL  
1:200@A3 GFA: 655m²

4496\_017[B]

1:100@A1  
1:200@A3  
23rd Feb. '16 ES

INDICATIVE SCHEME  
Typical Residential Floor (L23-28)

DATE	BY	CHKD BY
16/02/16	16/02/16	16/02/16
16/02/16	16/02/16	16/02/16
16/02/16	16/02/16	16/02/16

230-238 SUSSEX STREET  
SYDNEY

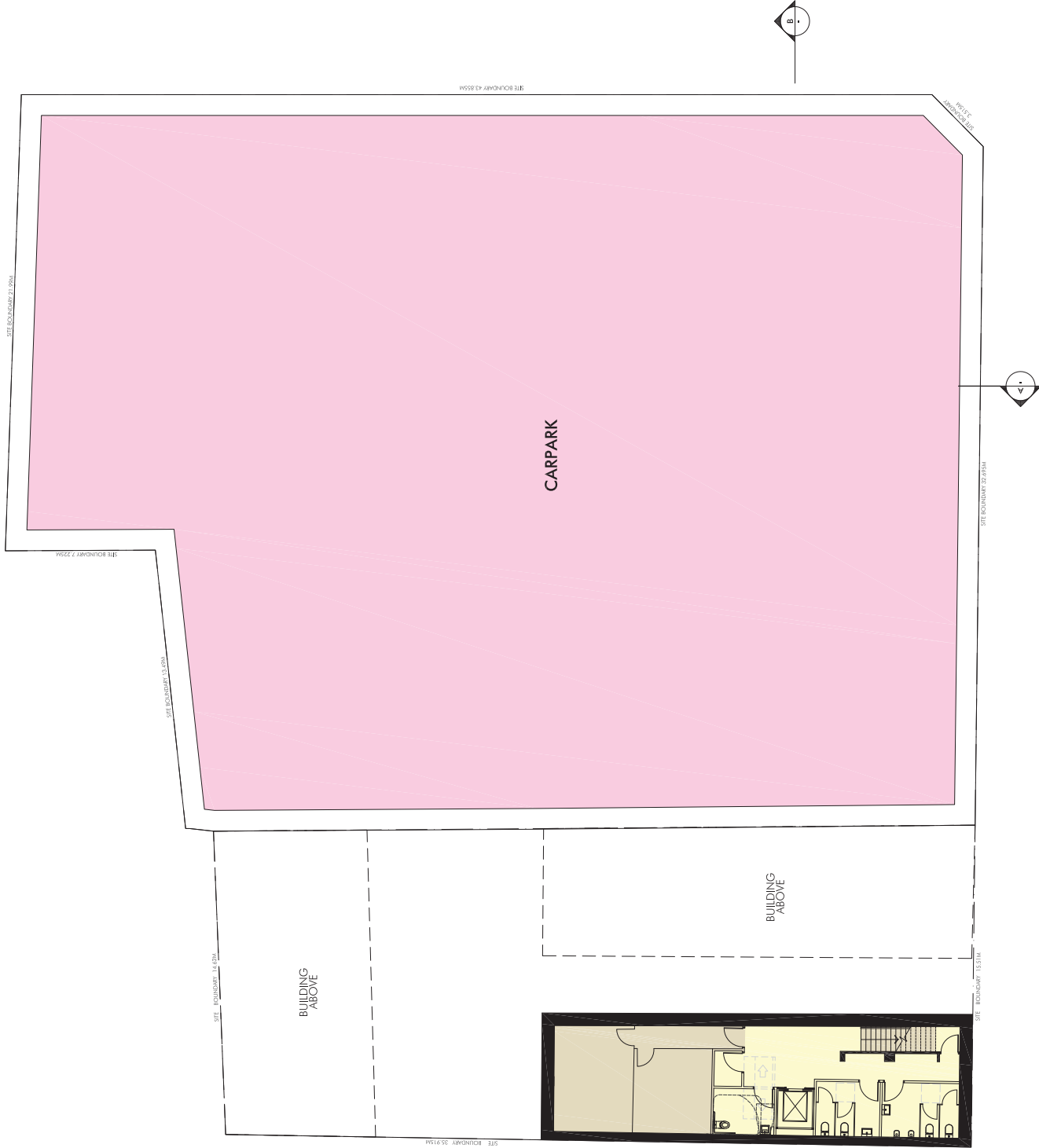


# ATTACHMENT A



## LEGEND

- HOTEL
- RETAIL
- RESIDENTIAL
- SERVICES + PLANT
- CARPARK



4496\_018[A]

1:100@A1  
1:200@A3  
06th Nov. 15 ES

**INDICATIVE SCHEME**  
Basement 1 Floor

NO.	REVISION	DATE
1	Issue for	10/11/15
2	Final	10/11/15

**230-238 SUSSEX STREET**  
SYDNEY





# ATTACHMENT A



**LEGEND**

<span style="color: green;">■</span>	HOTEL
<span style="color: yellow;">■</span>	RETAIL
<span style="color: lightblue;">■</span>	RESIDENTIAL
<span style="color: lightgreen;">■</span>	SERVICES + PLANT
<span style="color: pink;">■</span>	CARPARK



01 PROPOSED TYPICAL FLOOR - HOTEL  
1:200 (N/A) - GIA 777 m² approx

4496\_022[B]

1:100@A1  
1:200@A3  
23rd Feb. 16 ES

**INDICATIVE SCHEME**  
Typical Serviced Apartment Floor Layout (5th-18th Floor)

NO.	DESCRIPTION	DATE
1	Issue for DA	15/02/2016
2	Issue for DA	15/02/2016

**230-238 SUSSEX STREET**  
SYDNEY





# ATTACHMENT A



- LEGEND**
- HOTEL
  - RETAIL
  - RESIDENTIAL
  - SERVICES + PLANT
  - CARPARK
  - SOLAR ACCESS



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

222  
SUSSEX  
STREET

01 PROPOSED TYPICAL FLOOR - RESIDENTIAL  
1:200/A3 GFA: 658m<sup>2</sup>

SUSSEX STREET

230-238 SUSSEX STREET  
SYDNEY



INDICATIVE SCHEME  
Typical Residential Floor (L19-22)

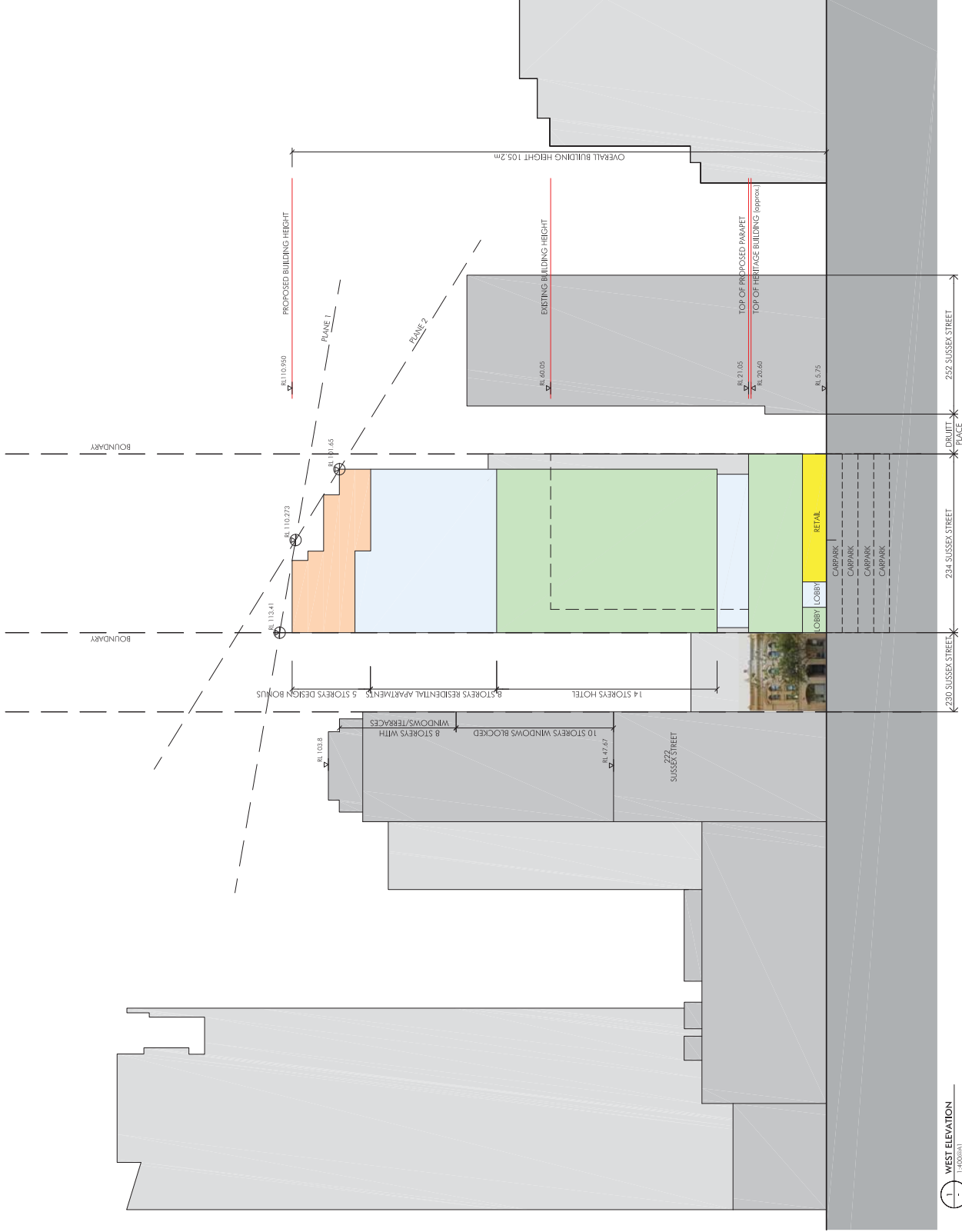
1:100/A1  
1:200/A3  
23rd Feb. '16 ES

4496\_024[B]

LEGEND

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

# ATTACHMENT A



NO.	DESCRIPTION	DATE
1	Issue for	10/10/20
2	Issue for	10/10/20
3	Issue for	10/10/20
4	Issue for	10/10/20
5	Issue for	10/10/20

**230-238 SUSSEX STREET**  
SYDNEY

**INDICATIVE SCHEME**  
Elevation\_West

1:400@A1  
1:800@A3  
23rd Feb. '16 SH

4496\_201[C]









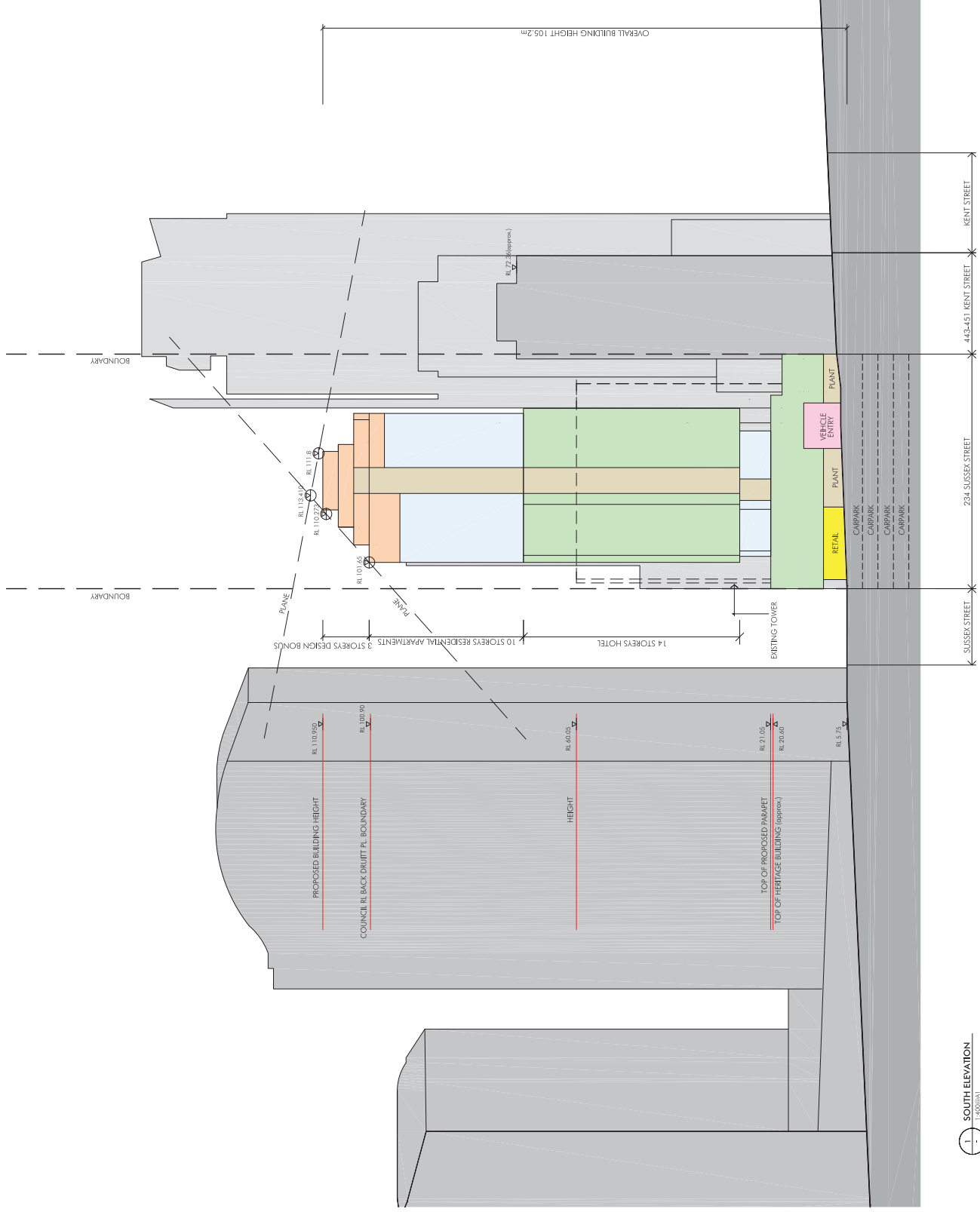
1 WEST ELEVATION  
1:400@A1



# ATTACHMENT A

## LEGEND

	HOTEL
	RETAIL
	RESIDENTIAL
	SERVICES + PLANT
	CARPARK
	DESIGN BONUS



1 SOUTH ELEVATION  
1:400@A1

4496\_202[C]

1:400@A1  
1:800@A3  
23rd Feb. '16 SH

INDICATIVE SCHEME  
Elevation\_South

NO.	DATE	BY	CHKD BY
1	16/02/16	...	...
2	16/02/16	...	...
3	16/02/16	...	...
4	16/02/16	...	...
5	16/02/16	...	...
6	16/02/16	...	...
7	16/02/16	...	...
8	16/02/16	...	...
9	16/02/16	...	...
10	16/02/16	...	...

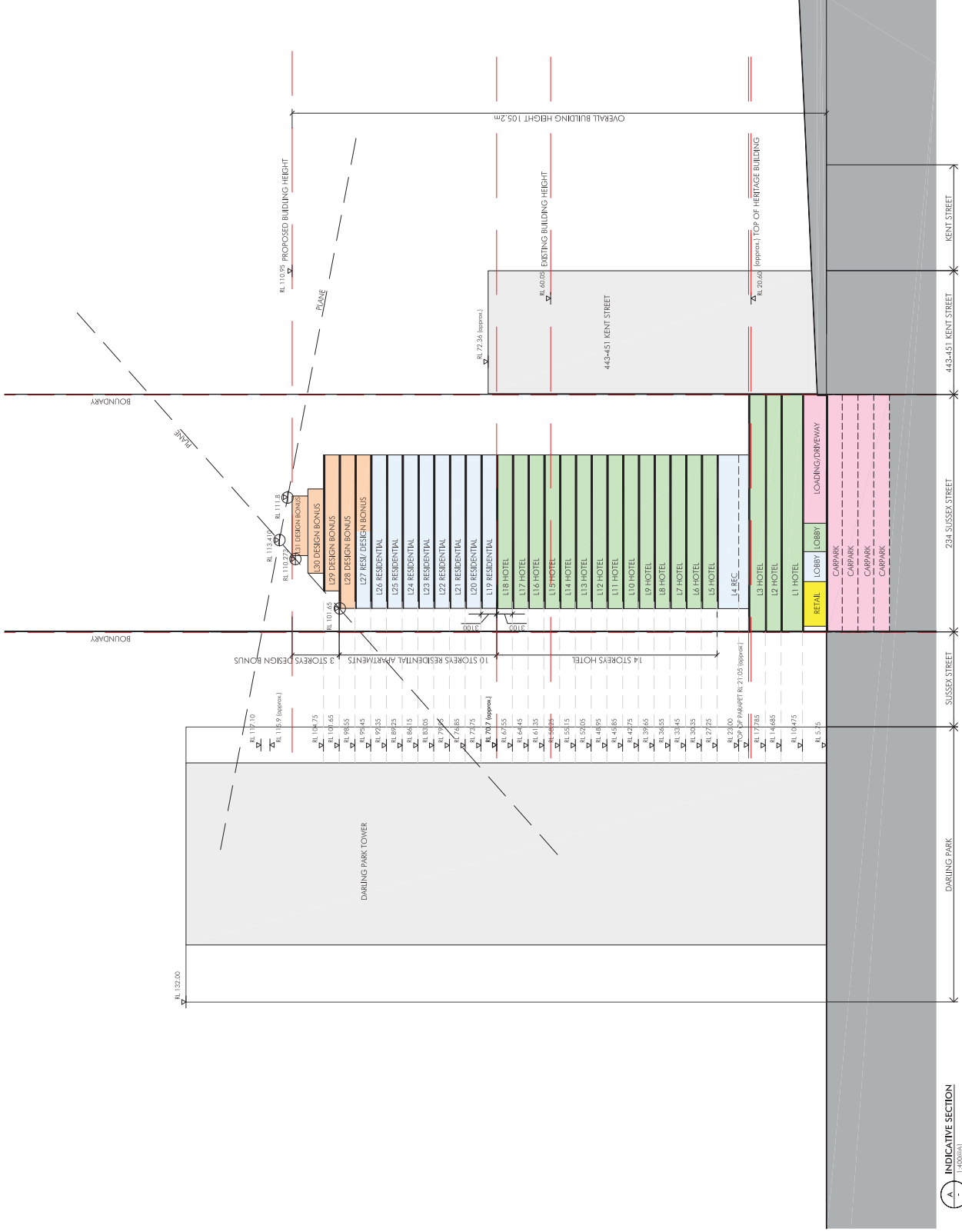
230-238 SUSSEX STREET  
SYDNEY



LEGEND

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

# ATTACHMENT A









A INDICATIVE SECTION  
1:400@A1

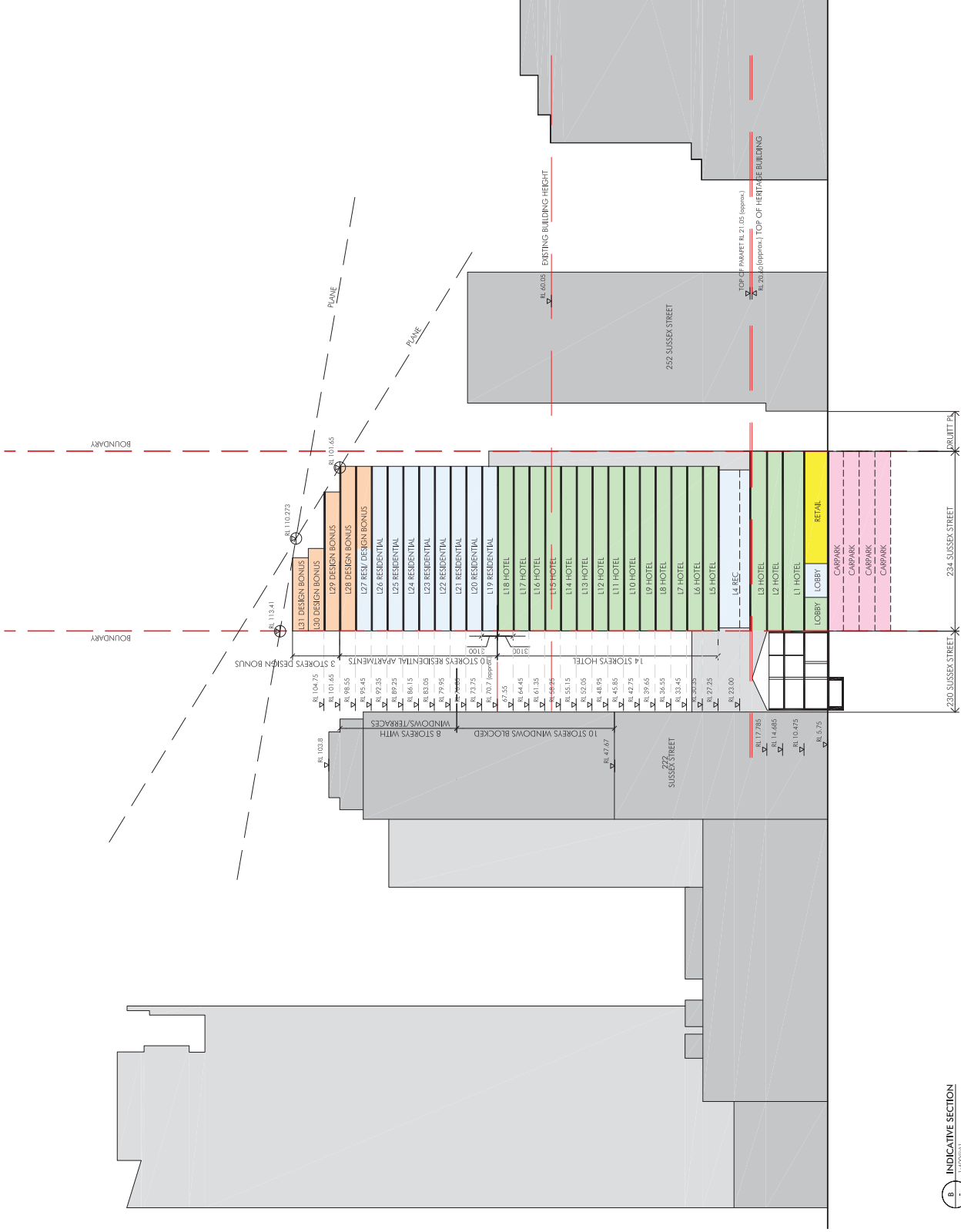
REV	DATE	DESCRIPTION
1	16/02/16	ISSUED FOR PERMIT
2	16/02/16	REVISED
3	16/02/16	REVISED
4	16/02/16	REVISED



# ATTACHMENT A

## LEGEND

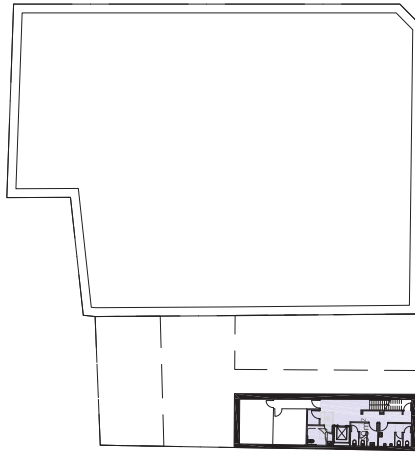
	HOTEL
	RETAIL
	RESIDENTIAL
	SERVICES + PLANT
	CARPARK
	DESIGN BONUS



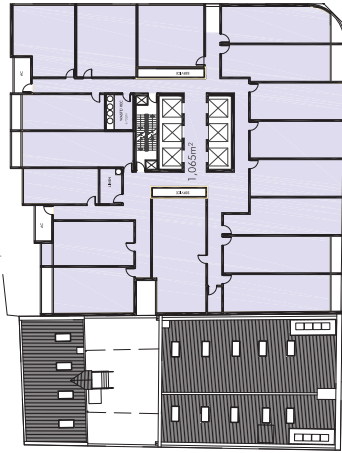
B INDICATIVE SECTION  
1:400(A1)

Rev	Description	Date
A	Revised DA	10/01/23
B	Revised DA	20/02/23

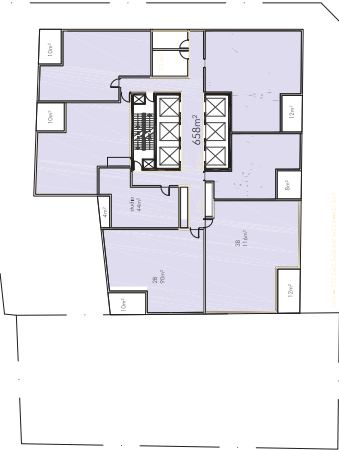




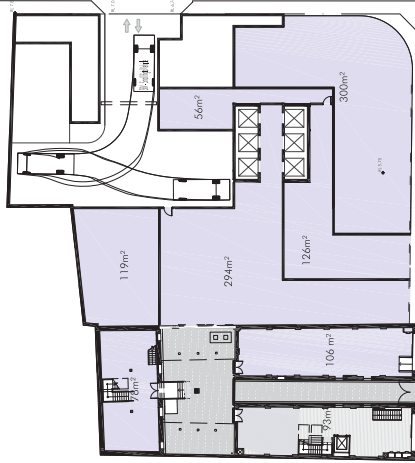
01 PROPOSED BASEMENT  
NTS



05 PROPOSED THIRD FLOOR PLAN  
NTS



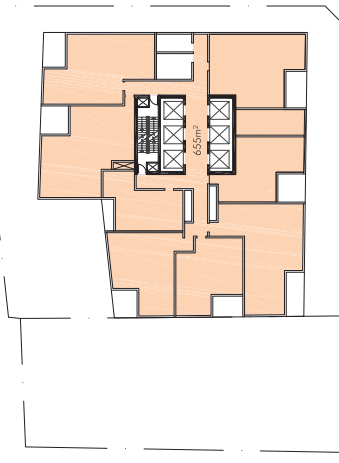
09 PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN (L19-22)  
NTS



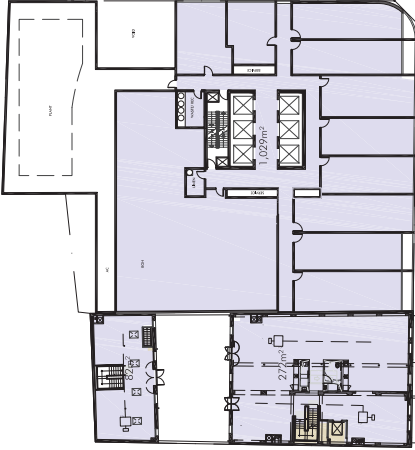
02 PROPOSED GROUND FLOOR PLAN  
NTS



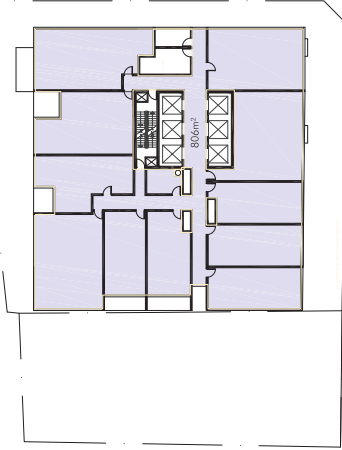
06 PROPOSED FOURTH FLOOR PLAN  
NTS



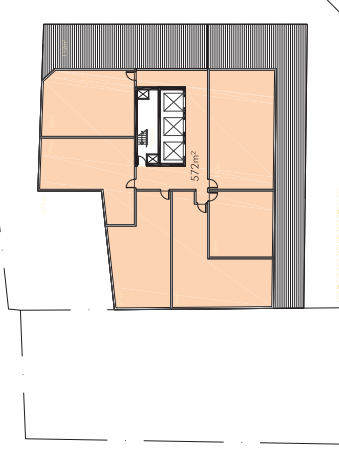
08 PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN (L23-28)  
NTS



03 PROPOSED FIRST FLOOR PLAN  
NTS



07 PROPOSED TYPICAL HOTEL FLOOR PLAN (L5-L18)  
NTS



10 PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN (L29)  
NTS



04 PROPOSED SECOND FLOOR PLAN  
NTS

SYDNEY CITY COUNCIL LEP GFA

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

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any space used for the loading or unloading of goods (including access to it), and
- (d) any space used for the storage of goods (including access to it), and
- (e) voids above a floor at the level of a storey or storey above.

- (f) vehicular access, loading areas, garages and services,
- (g) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (h) any space used for the storage of goods (including access to it), and
- (i) voids above a floor at the level of a storey or storey above.

# ATTACHMENT A

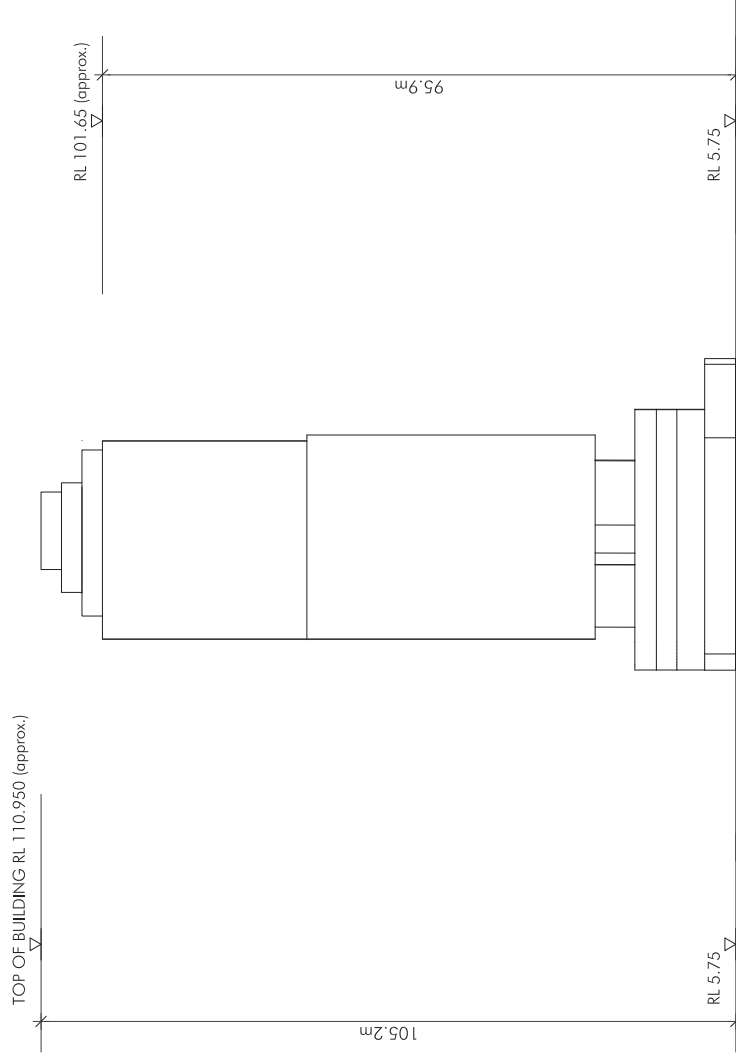


**nettleontribe**  
230-238 Sussex Street - ADE50m<sup>1</sup>

Room	230 Sussex Street GFA	232 Sussex Street GFA	234 Sussex Street GFA	236 Sussex Street GFA	238 Sussex Street GFA	239-238 Sussex Street GFA
ADJACENT	0	0	0	0	0	0
LEVEL 1	10	10	10	10	10	10
LEVEL 2	10	10	10	10	10	10
LEVEL 3	10	10	10	10	10	10
LEVEL 4	10	10	10	10	10	10
LEVEL 5	10	10	10	10	10	10
LEVEL 6	10	10	10	10	10	10
LEVEL 7	10	10	10	10	10	10
LEVEL 8	10	10	10	10	10	10
LEVEL 9	10	10	10	10	10	10
LEVEL 10	10	10	10	10	10	10
LEVEL 11	10	10	10	10	10	10
LEVEL 12	10	10	10	10	10	10
LEVEL 13	10	10	10	10	10	10
LEVEL 14	10	10	10	10	10	10
LEVEL 15	10	10	10	10	10	10
LEVEL 16	10	10	10	10	10	10
LEVEL 17	10	10	10	10	10	10
LEVEL 18	10	10	10	10	10	10
LEVEL 19	10	10	10	10	10	10
LEVEL 20	10	10	10	10	10	10
LEVEL 21	10	10	10	10	10	10
LEVEL 22	10	10	10	10	10	10
LEVEL 23	10	10	10	10	10	10
LEVEL 24	10	10	10	10	10	10
LEVEL 25	10	10	10	10	10	10
LEVEL 26	10	10	10	10	10	10
LEVEL 27	10	10	10	10	10	10
LEVEL 28	10	10	10	10	10	10
LEVEL 29	10	10	10	10	10	10
LEVEL 30	10	10	10	10	10	10
LEVEL 31	10	10	10	10	10	10
LEVEL 32	10	10	10	10	10	10
LEVEL 33	10	10	10	10	10	10
LEVEL 34	10	10	10	10	10	10
LEVEL 35	10	10	10	10	10	10
LEVEL 36	10	10	10	10	10	10
LEVEL 37	10	10	10	10	10	10
LEVEL 38	10	10	10	10	10	10
LEVEL 39	10	10	10	10	10	10
LEVEL 40	10	10	10	10	10	10
LEVEL 41	10	10	10	10	10	10
LEVEL 42	10	10	10	10	10	10
LEVEL 43	10	10	10	10	10	10
LEVEL 44	10	10	10	10	10	10
LEVEL 45	10	10	10	10	10	10
LEVEL 46	10	10	10	10	10	10
LEVEL 47	10	10	10	10	10	10
LEVEL 48	10	10	10	10	10	10
LEVEL 49	10	10	10	10	10	10
LEVEL 50	10	10	10	10	10	10
LEVEL 51	10	10	10	10	10	10
LEVEL 52	10	10	10	10	10	10
LEVEL 53	10	10	10	10	10	10
LEVEL 54	10	10	10	10	10	10
LEVEL 55	10	10	10	10	10	10
LEVEL 56	10	10	10	10	10	10
LEVEL 57	10	10	10	10	10	10
LEVEL 58	10	10	10	10	10	10
LEVEL 59	10	10	10	10	10	10
LEVEL 60	10	10	10	10	10	10
LEVEL 61	10	10	10	10	10	10
LEVEL 62	10	10	10	10	10	10
LEVEL 63	10	10	10	10	10	10
LEVEL 64	10	10	10	10	10	10
LEVEL 65	10	10	10	10	10	10
LEVEL 66	10	10	10	10	10	10
LEVEL 67	10	10	10	10	10	10
LEVEL 68	10	10	10	10	10	10
LEVEL 69	10	10	10	10	10	10
LEVEL 70	10	10	10	10	10	10
LEVEL 71	10	10	10	10	10	10
LEVEL 72	10	10	10	10	10	10
LEVEL 73	10	10	10	10	10	10
LEVEL 74	10	10	10	10	10	10
LEVEL 75	10	10	10	10	10	10
LEVEL 76	10	10	10	10	10	10
LEVEL 77	10	10	10	10	10	10
LEVEL 78	10	10	10	10	10	10
LEVEL 79	10	10	10	10	10	10
LEVEL 80	10	10	10	10	10	10
LEVEL 81	10	10	10	10	10	10
LEVEL 82	10	10	10	10	10	10
LEVEL 83	10	10	10	10	10	10
LEVEL 84	10	10	10	10	10	10
LEVEL 85	10	10	10	10	10	10
LEVEL 86	10	10	10	10	10	10
LEVEL 87	10	10	10	10	10	10
LEVEL 88	10	10	10	10	10	10
LEVEL 89	10	10	10	10	10	10
LEVEL 90	10	10	10	10	10	10
LEVEL 91	10	10	10	10	10	10
LEVEL 92	10	10	10	10	10	10
LEVEL 93	10	10	10	10	10	10
LEVEL 94	10	10	10	10	10	10
LEVEL 95	10	10	10	10	10	10
LEVEL 96	10	10	10	10	10	10
LEVEL 97	10	10	10	10	10	10
LEVEL 98	10	10	10	10	10	10
LEVEL 99	10	10	10	10	10	10
LEVEL 100	10	10	10	10	10	10

NOTE: REFER TO 409 FOR LEVELS 30 & 31.

# ATTACHMENT A

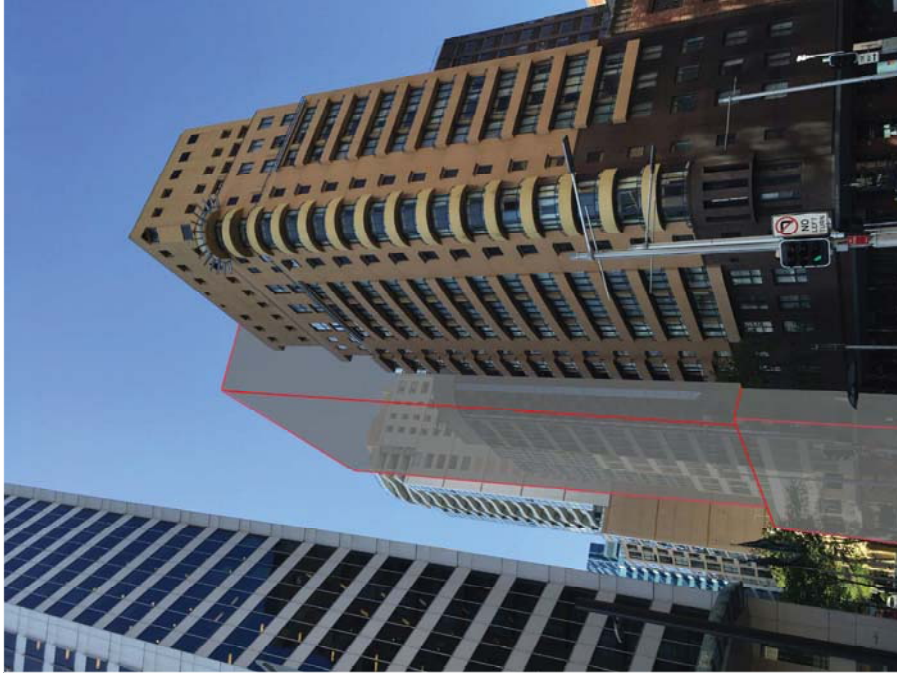


Rev	Description	Date
A	Revised DA	06/10/15
B	Revised DA	23/02/16
C	Revised DA	23/02/16

# ATTACHMENT A

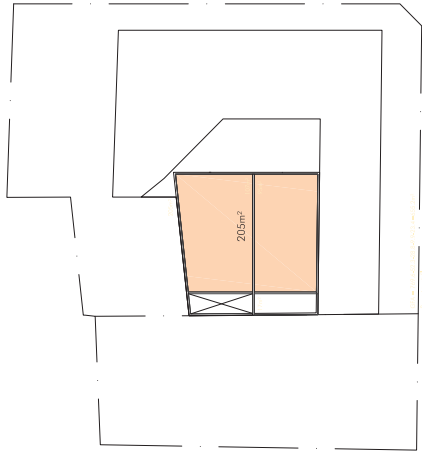


1  
NTS  
Indicative Photomontage - Viewed from Darling Harbour

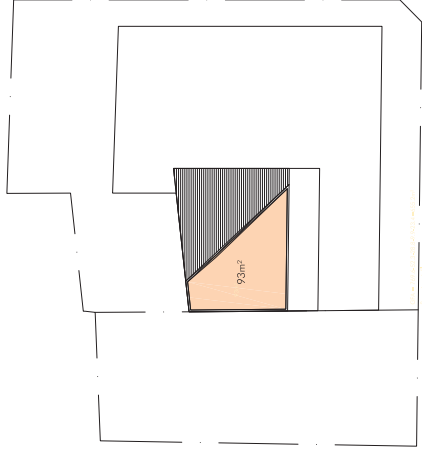


2  
NTS  
Indicative Photomontage - Viewed cnr. Sussex St & Droitt St

NO.	DATE	DESCRIPTION
1	10/01/15	ISSUED FOR RFI
2	23/02/16	ISSUED FOR RFI



11  
NIS  
PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN (L30)



12  
NIS  
PROPOSED TYPICAL RESIDENTIAL FLOOR PLAN (L31)

SYDNEY CITY COUNCIL LEP GFA

DEFINITION

- gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls supporting the walls, or from the internal face of walls measured at a height of 1.4 metres above the floor, and includes:
- (a) the area of a mezzanine, and
  - (b) any stage, auditorium, cinema, or the like, in a basement garage,
  - (c) any area for common vertical circulation, such as lifts, and stairs, and
  - (d) any basement
  - (e) atrium, and
  - (f) any area:
- (i) vehicular access, including areas, garages and services, and
  - (ii) plant rooms, lift towers and other areas used exclusively for the building, and
  - (iii) any area used for the building, and
  - (iv) any area used for the building, and
  - (v) any space used for the loading or unloading of goods
  - (vi) terraces and balconies with outer walls less than 1.4 metres high, and
  - (vii) any area above a floor of the level of a storey or storey above.

# ATTACHMENT A



NOTE: REFER TO 406 FOR B-L29 PLANS.

nettleontribe  
230-238 Sussex Street - AEGASION 1

Floor	230 Sussex Street GFA	234 Sussex Street GFA	230-238 Sussex Street NETTLEONTRIBE GFA
P1	95	185	
P2	277	1,281	
GROUND	274	1,281	
LEVEL 1	193	1,281	
LEVEL 2	193	1,281	
LEVEL 3	193	1,281	
LEVEL 4	193	1,281	
LEVEL 5	193	1,281	
LEVEL 6	193	1,281	
LEVEL 7	193	1,281	
LEVEL 8	193	1,281	
LEVEL 9	193	1,281	
LEVEL 10	193	1,281	
LEVEL 11	193	1,281	
LEVEL 12	193	1,281	
LEVEL 13	193	1,281	
LEVEL 14	193	1,281	
LEVEL 15	193	1,281	
LEVEL 16	193	1,281	
LEVEL 17	193	1,281	
LEVEL 18	193	1,281	
LEVEL 19	193	1,281	
LEVEL 20	193	1,281	
LEVEL 21	193	1,281	
LEVEL 22	193	1,281	
LEVEL 23	193	1,281	
LEVEL 24	193	1,281	
LEVEL 25	193	1,281	
LEVEL 26	193	1,281	
LEVEL 27	193	1,281	
LEVEL 28	193	1,281	
LEVEL 29	193	1,281	
LEVEL 30	193	1,281	
LEVEL 31	193	1,281	
LEVEL 32	193	1,281	
LEVEL 33	193	1,281	
LEVEL 34	193	1,281	
LEVEL 35	193	1,281	
LEVEL 36	193	1,281	
LEVEL 37	193	1,281	
LEVEL 38	193	1,281	
LEVEL 39	193	1,281	
LEVEL 40	193	1,281	
LEVEL 41	193	1,281	
LEVEL 42	193	1,281	
LEVEL 43	193	1,281	
LEVEL 44	193	1,281	
LEVEL 45	193	1,281	
LEVEL 46	193	1,281	
LEVEL 47	193	1,281	
LEVEL 48	193	1,281	
LEVEL 49	193	1,281	
LEVEL 50	193	1,281	
LEVEL 51	193	1,281	
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LEVEL 63	193	1,281	
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LEVEL 72	193	1,281	
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LEVEL 75	193	1,281	
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LEVEL 78	193	1,281	
LEVEL 79	193	1,281	
LEVEL 80	193	1,281	
LEVEL 81	193	1,281	
LEVEL 82	193	1,281	
LEVEL 83	193	1,281	
LEVEL 84	193	1,281	
LEVEL 85	193	1,281	
LEVEL 86	193	1,281	
LEVEL 87	193	1,281	
LEVEL 88	193	1,281	
LEVEL 89	193	1,281	
LEVEL 90	193	1,281	
LEVEL 91	193	1,281	
LEVEL 92	193	1,281	
LEVEL 93	193	1,281	
LEVEL 94	193	1,281	
LEVEL 95	193	1,281	
LEVEL 96	193	1,281	
LEVEL 97	193	1,281	
LEVEL 98	193	1,281	
LEVEL 99	193	1,281	
LEVEL 100	193	1,281	
TOTAL GFA	957	2,183	1,807
			2,437

DATE	23/02/24
BY	
CHECKED BY	
APPROVED BY	

230-238 SUSSEX STREET  
SYDNEY



INDICATIVE SCHEME  
Area Plan

Not To Scale  
23rd Feb. 16 SH

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