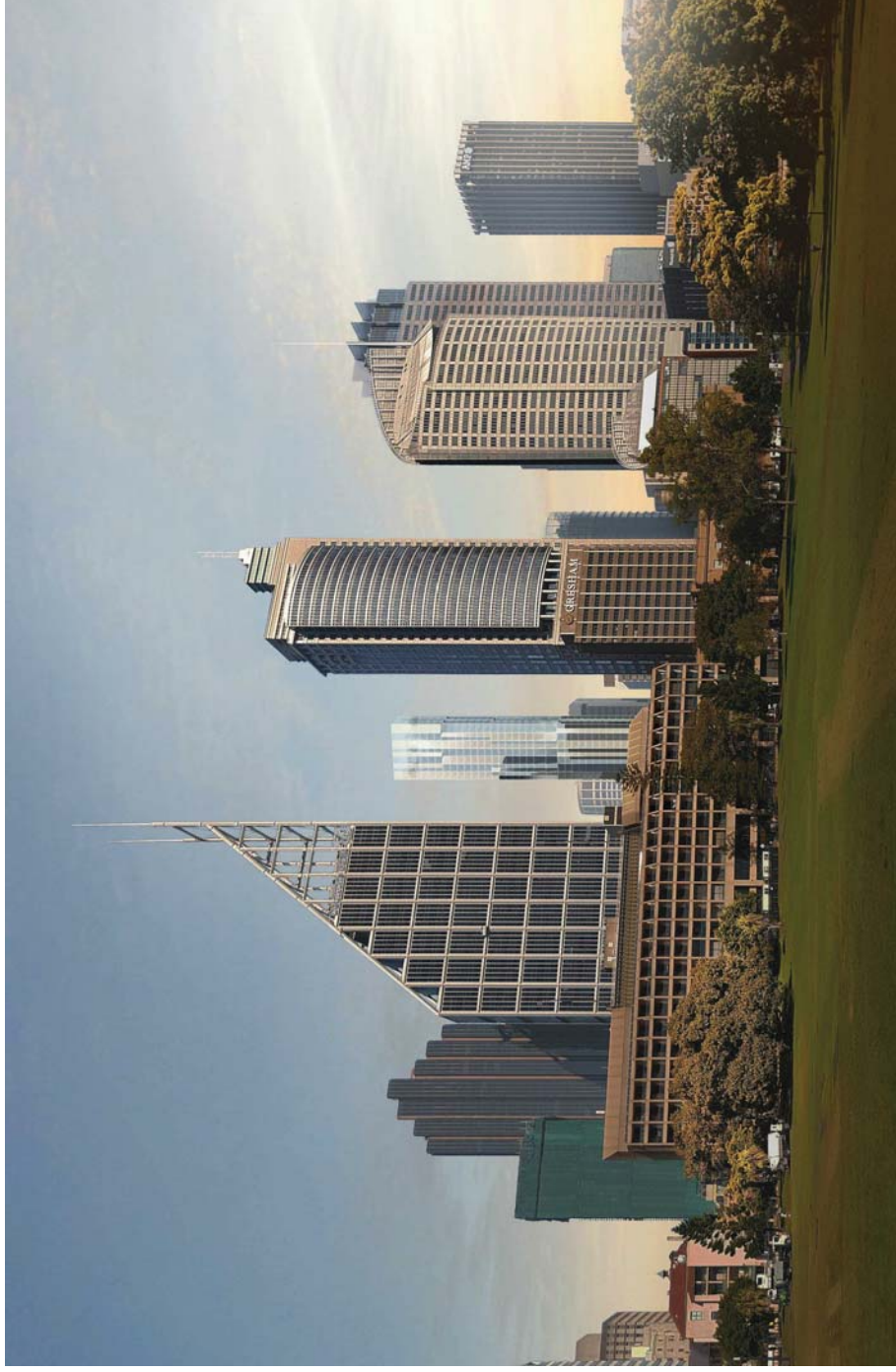


4-6 Bligh Street, Sydney

Reference Design



Sheet Number Sheet Name Current Revision Date

RD0000	Cover Sheet	31/01/18
RD1001	Basement Level 04 Plan	31/01/18
RD1002	Basement Level 03 Plan	31/01/18
RD1003	Basement Level 02 Plan	31/01/18
RD1004	Basement Level 01 Plan	31/01/18
RD1005	Ground Level Plan	24/07/17
RD1006	Level 01 Plan (Commercial)	31/01/18
RD1007	Level 02 Plan (Podium Plant)	31/01/18
RD1008	Level 03-09 Plan (Typical Commercial)	31/01/18
RD1010	Level 10 Plan (Commercial)	31/01/18
RD1011	Level 11 Plan (Podium Roof/Hotel Lobby)	31/01/18
RD1012	Level 12 Plan (Podium Transfer/Plant)	31/01/18
RD1013	Typical Hotel Plan	31/07/17
RD1014	Level 31 Plan (Mid Plant Level)	31/01/18
RD1015	Level 51 Plan (Hotel Club Lounge)	31/01/18
RD1016	Level 52 Plan (Function)	31/01/18
RD1017	Level 53 Plan (Hotel Roof Terrace)	31/01/18
RD1018	Level 54 Plan (Hotel Roof Mezzanine)	31/01/18
RD1019	Level 55 Plan (Tower Roof Plant)	31/01/18
RD2001	Section	31/01/18
RD3001	Area Schedule	31/01/18
RD4000	3D Perspectives (Indicative Only) - 01	20/07/17
RD4001	3D Perspectives (Indicative Only) - 02	20/07/17
RD4002	3D Perspectives (Indicative Only) - 03	20/07/17

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Drawing: **Cover Sheet**
Drawing no: **RD0000**
Issue: **9**
Scale @ A3:
Date: **31/01/18**

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GA - Basement Level 04 Plan (Gym & Pool)



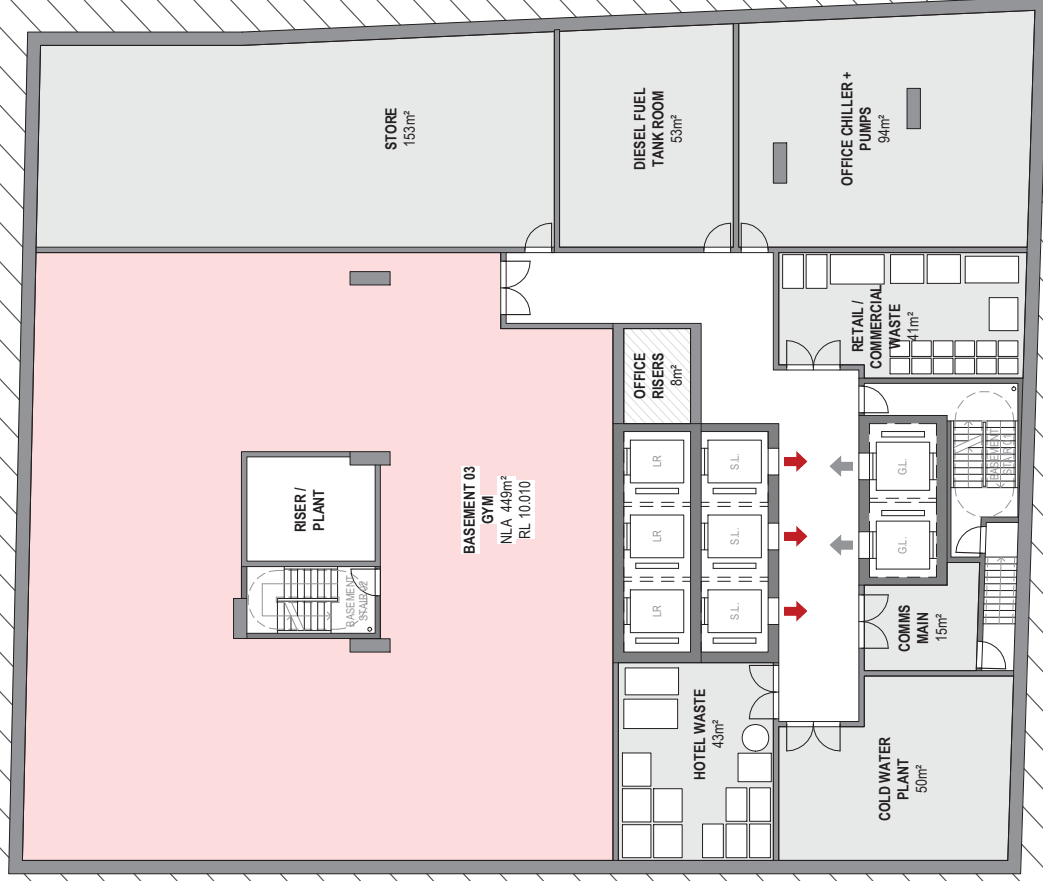
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 Drawing no: **RD1001**
 Issue: **7**
 Scale @ A3: **1 : 200**
 Date: **31/01/18**

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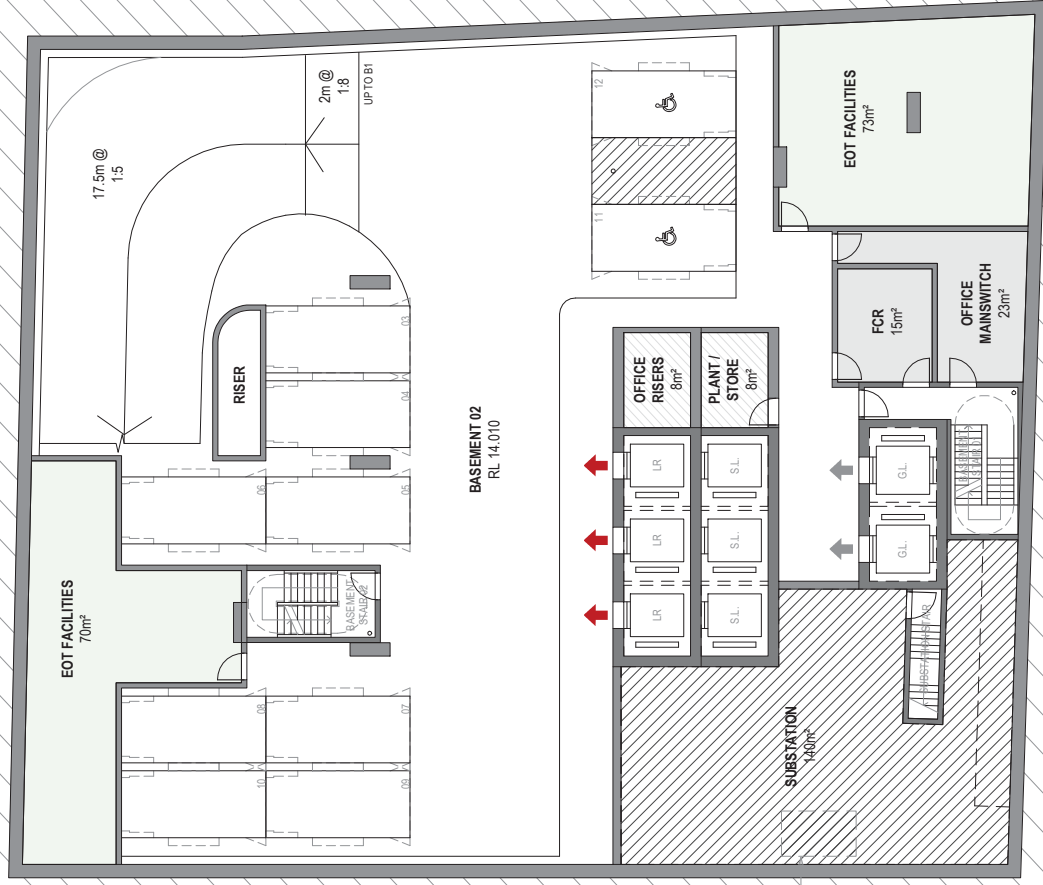


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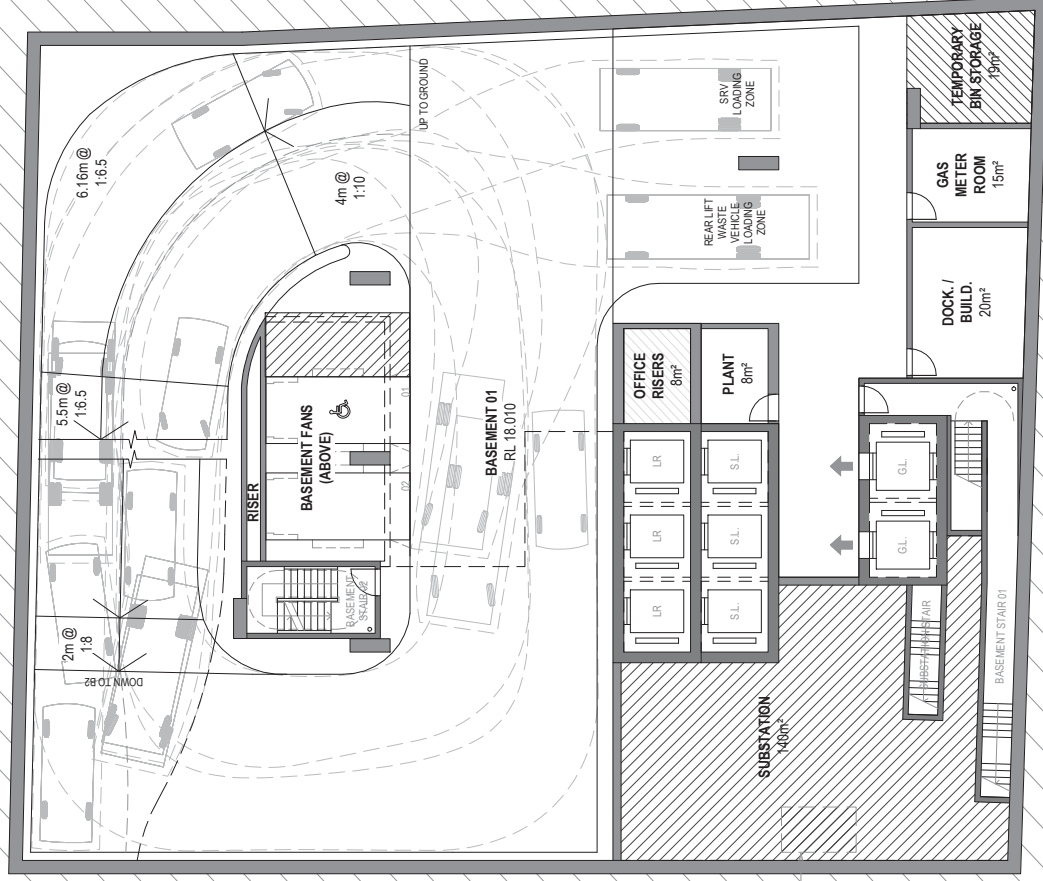
GA - Basement Level 03 Plan (Gym)



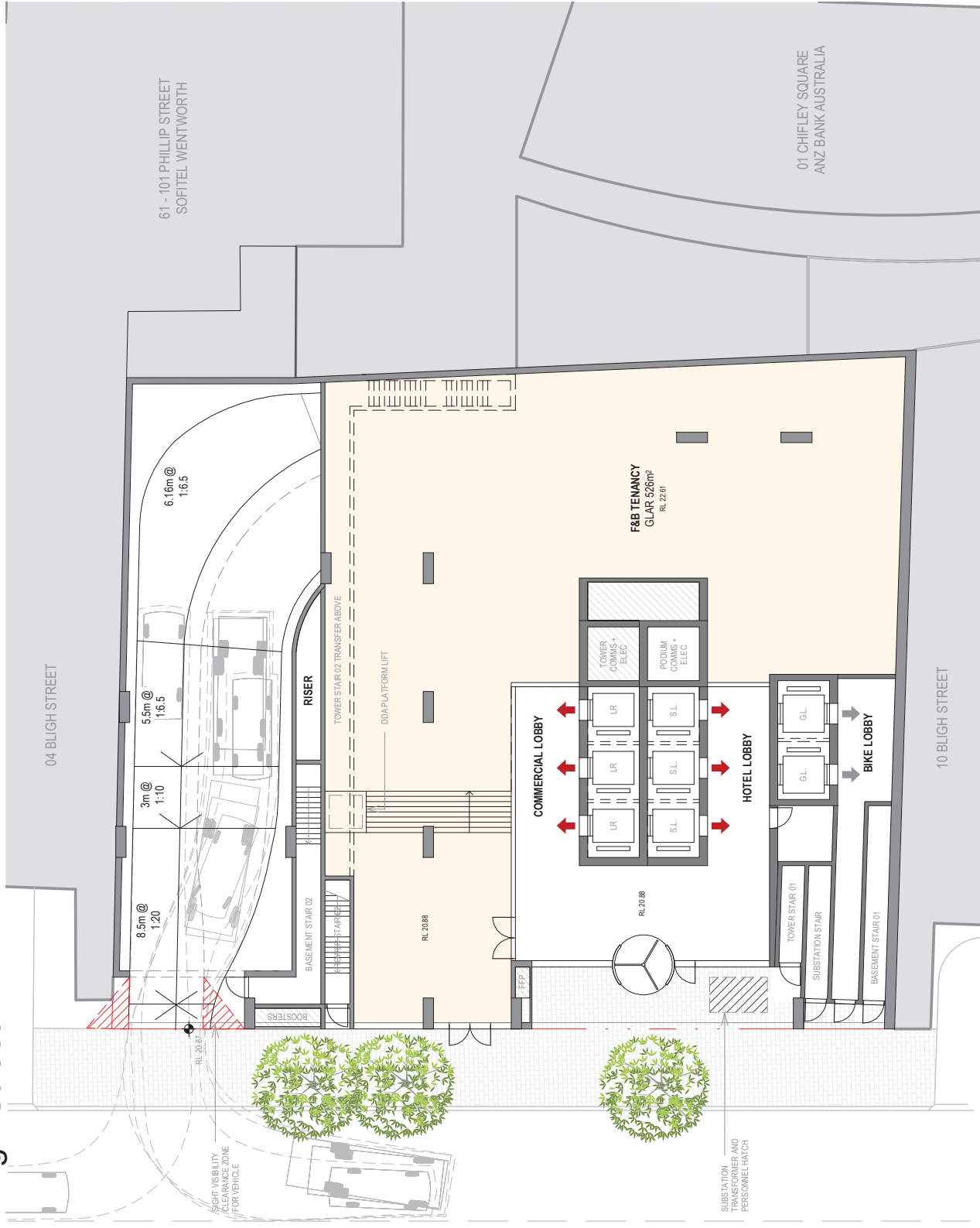
GA - Basement Level 02 Plan



GA - Basement Level 01 Plan



GA - Ground Level Plan - Bligh Street



Drawing: Ground Level Plan
 Drawing no: RD1005
 Issue: 7
 Scale @ A3: 1:200
 Date: 24/07/17

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GA - Level 01 Plan (Commercial)



Drawing:
 Drawing no: RD1006
 Issue: 8
 Scale @ A3: 1 : 200
 Date: 31/01/18

Level 01 Plan (Commercial)



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GA - Level 02 Plan (Podium Plant)



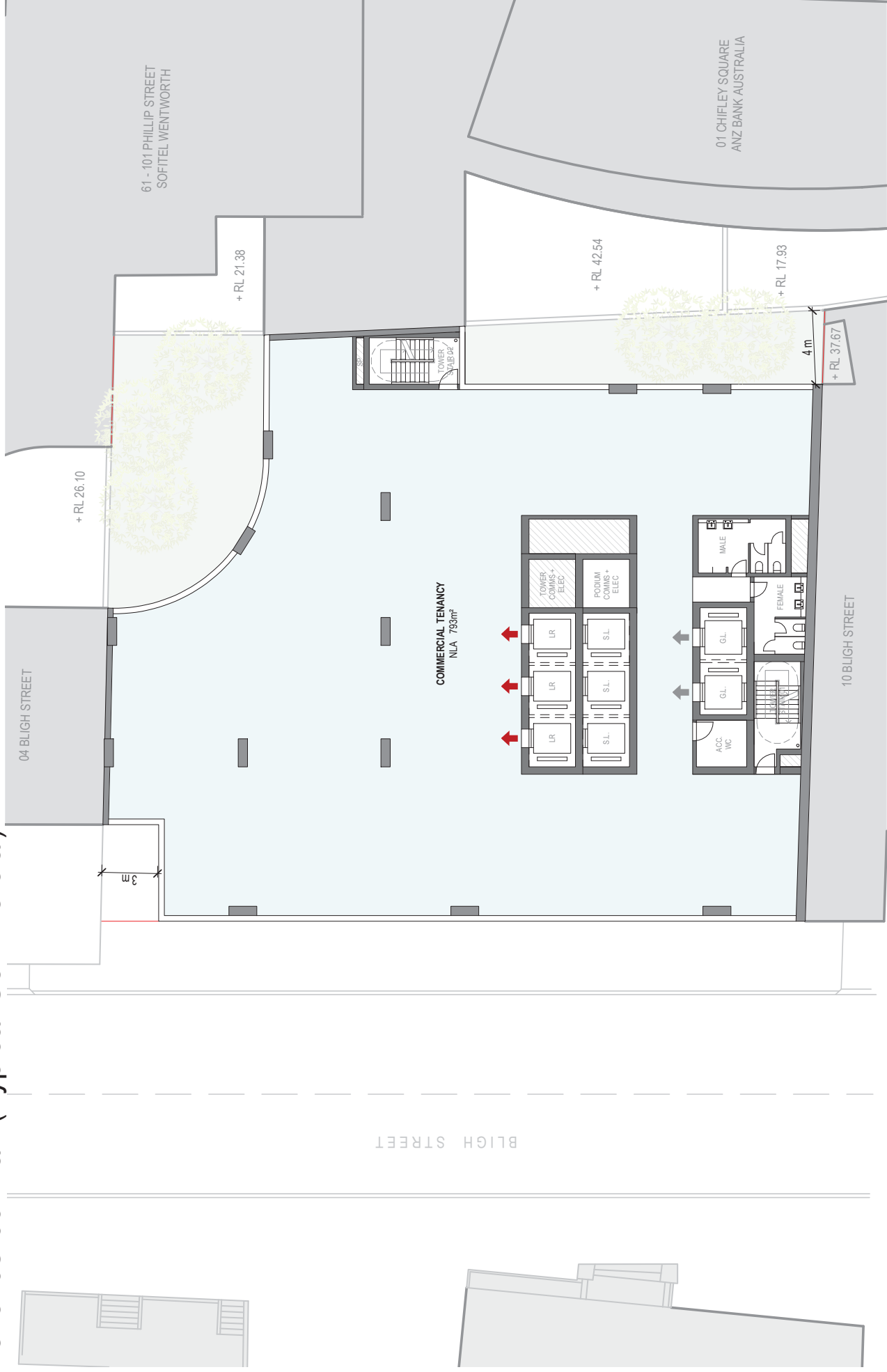
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 Issue: 8
 Scale @ A3: 1 : 200
 Date: 31/01/18

Level 02 Plan (Podium Plant)
 8
 1 : 200
 31/01/18



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GA - Level 03-09 Plan (Typical Commercial)



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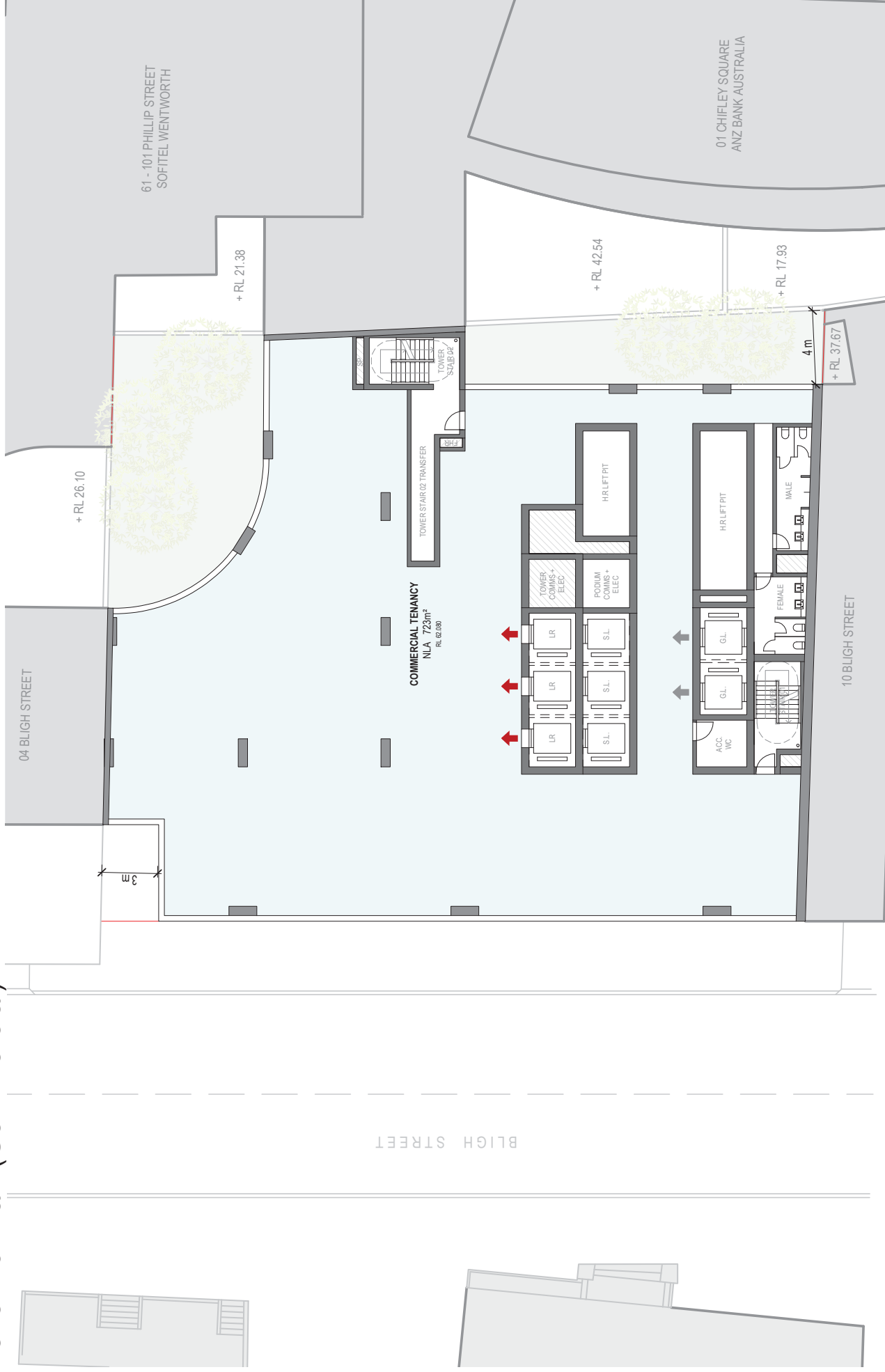
Drawing:
 Drawing no:
 Issue:
 Scale @ A3:
 Date

Level 03-09 Plan (Typical Commercial)
 RD1008
 8
 1 : 200
 31/01/18



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GA - Level 10 Plan (Commercial)



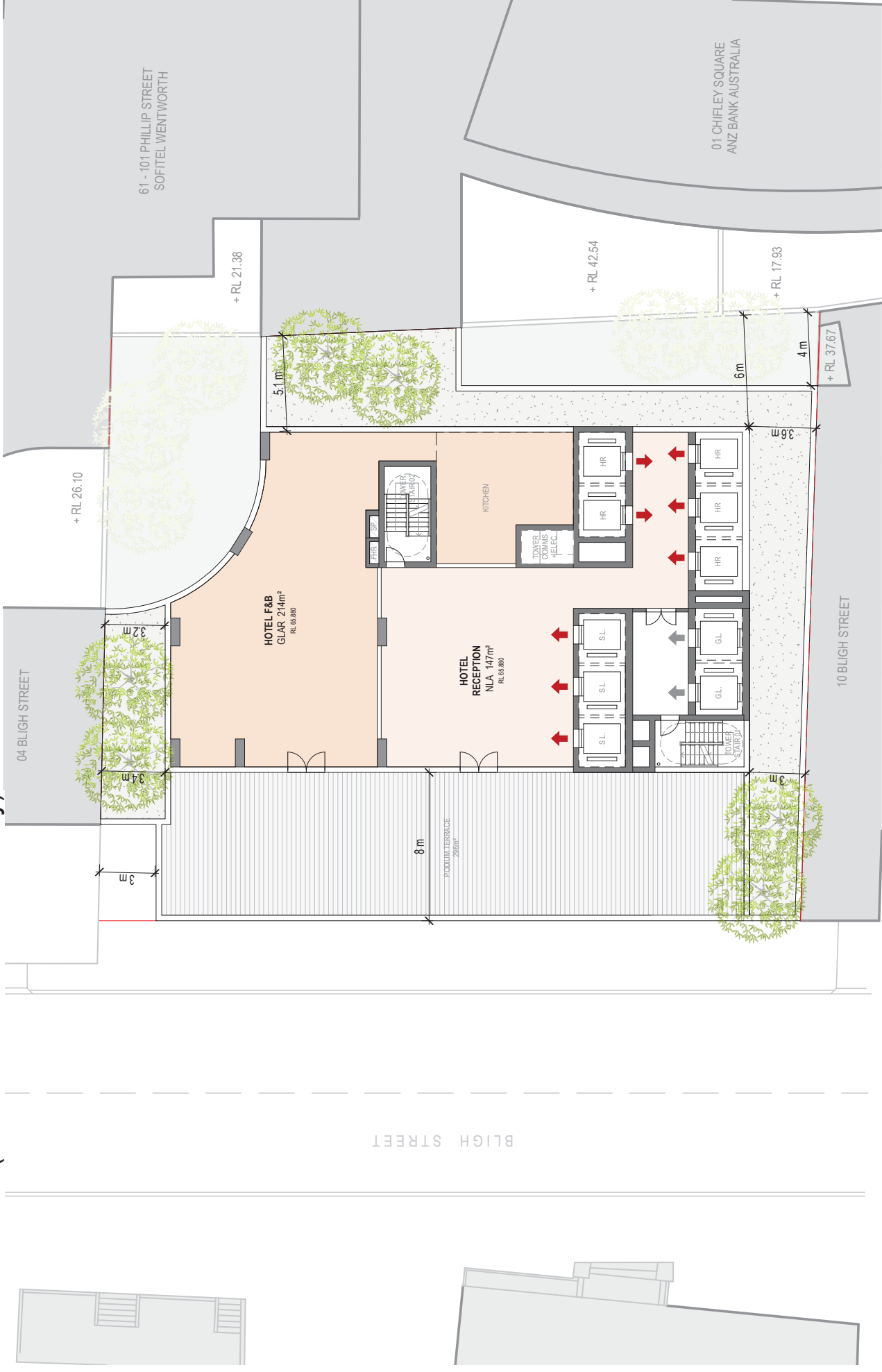
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Drawing: Level 10 Plan (Commercial)
 Drawing no: RD1010
 Issue: 5
 Scale @ A3: 1 : 200
 Date: 31/01/18



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GA - Level 11 Plan (Podium Roof/Hotel Lobby)



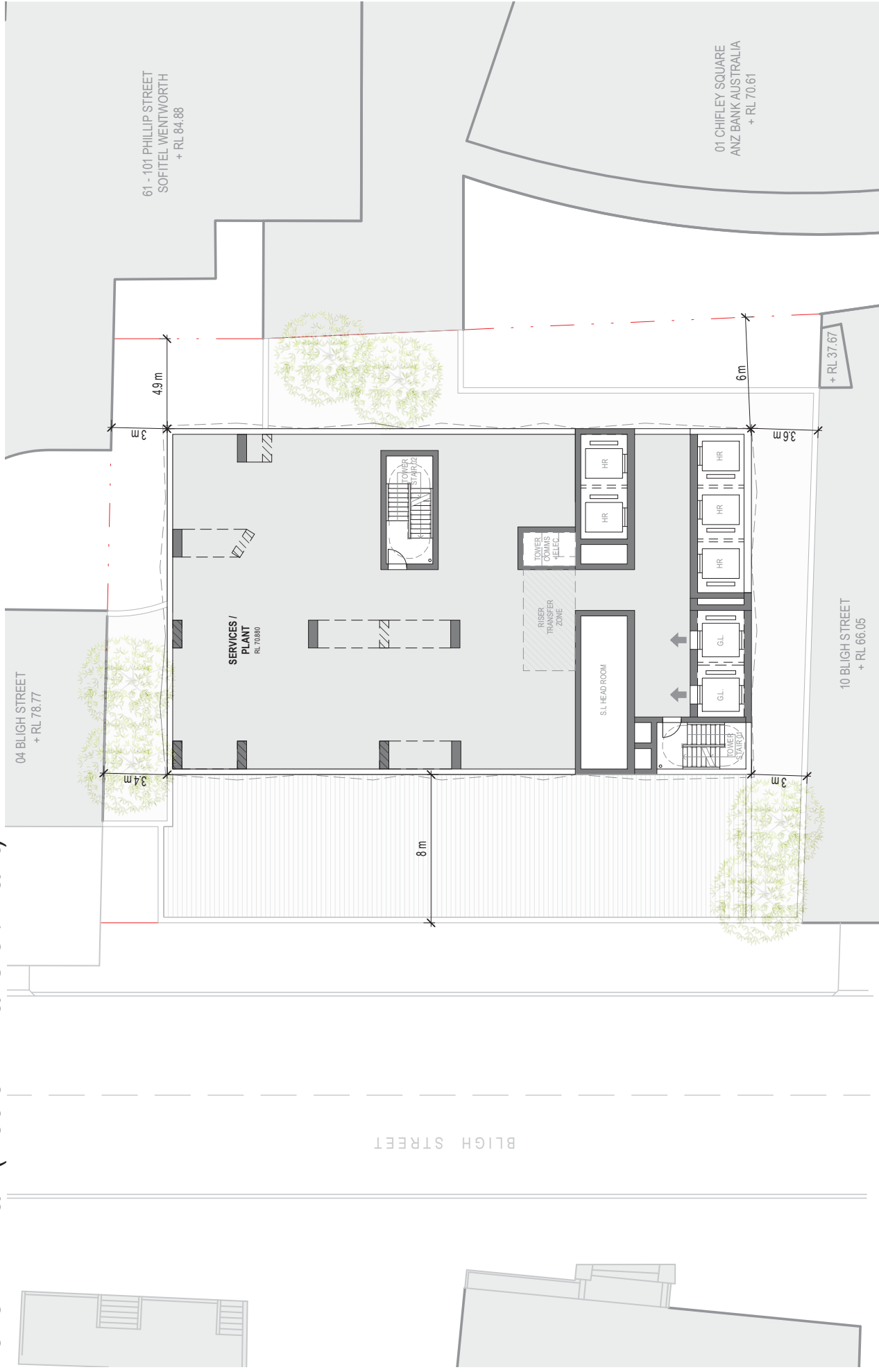
Drawing:
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 Issue: 7
 Scale @ A3: 1:200
 Date: 31/01/18

Level 11 Plan (Podium Roof/Hotel Lobby)
 7
 1:200
 31/01/18



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GA - Level 12 Plan (Podium Transfer/Plant)



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Drawing:
 Drawing no: RD1012
 Issue: 7
 Scale @ A3: 1 : 200
 Date: 31/01/18

Level 12 Plan (Podium Transfer/Plant)
 RD1012
 7
 1 : 200
 31/01/18



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GA - Typical Hotel Plan



Drawing:
 Drawing no: RD1013
 Issue: 6
 Scale: @ A3:
 Date: 31/07/17

Typical Hotel Plan
 RD1013
 6
 1 : 200
 31/07/17

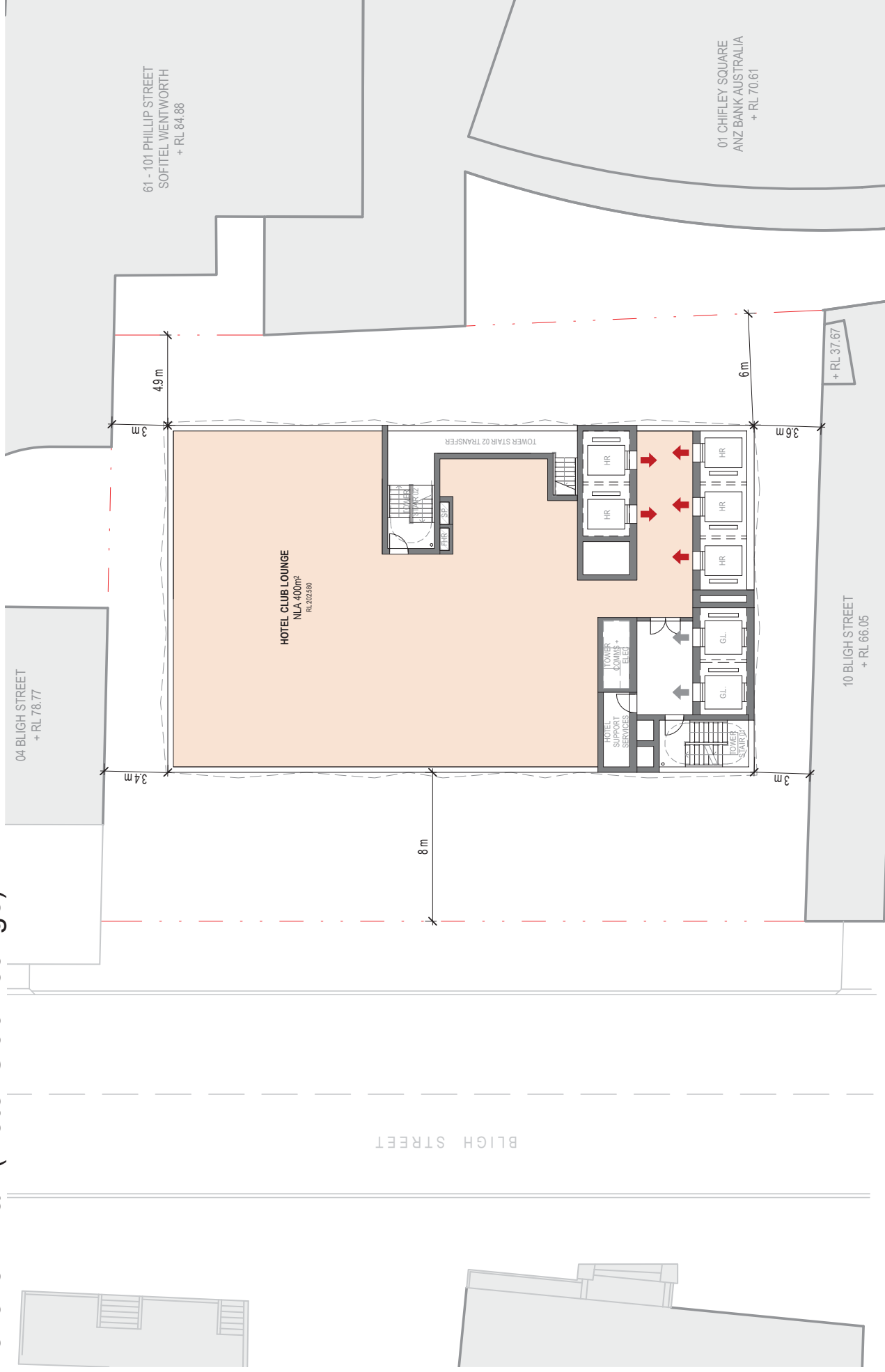


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GA - Level 51 Plan (Hotel Club Lounge)



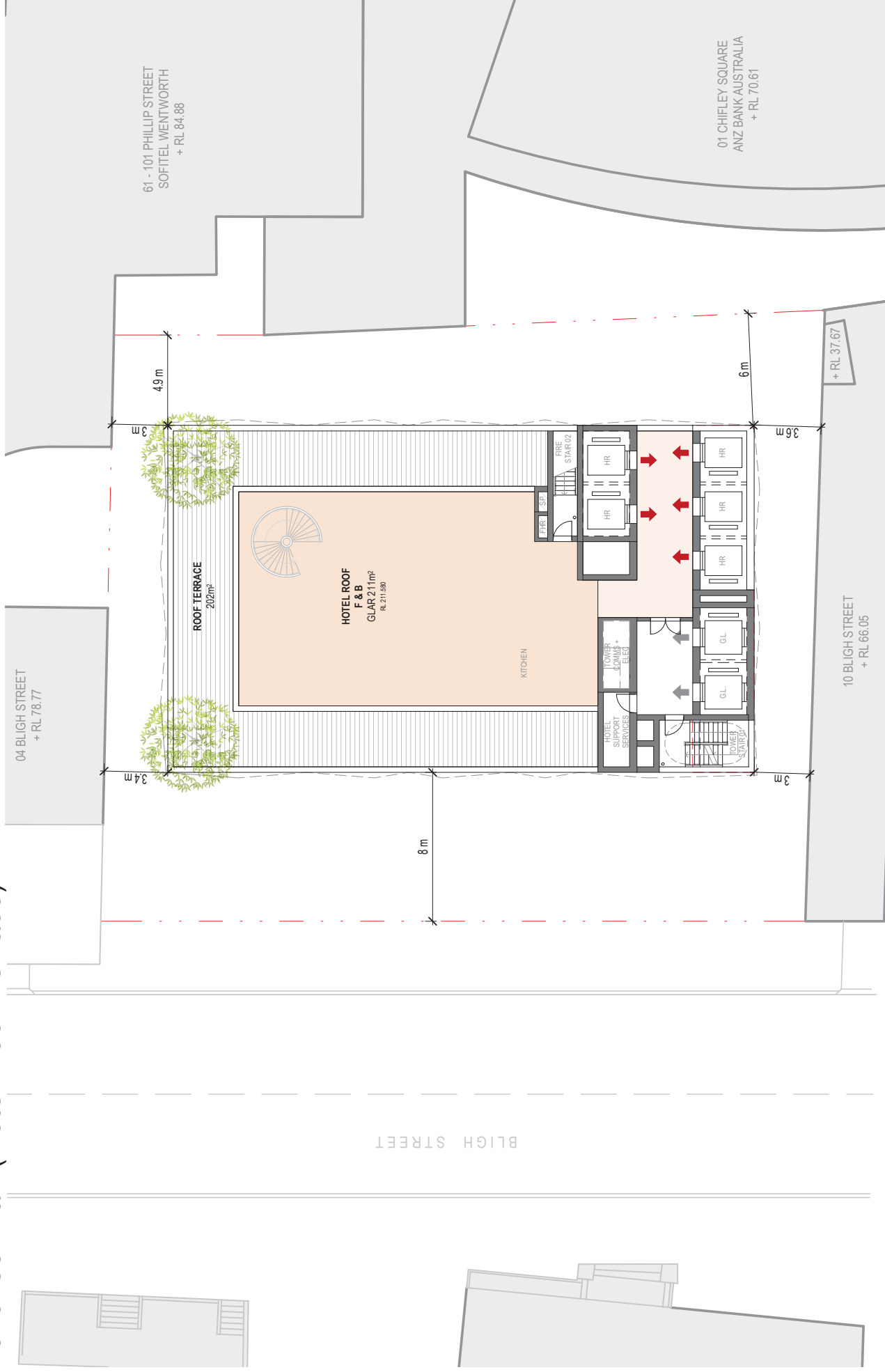
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 Issue: 6
 Scale: @ A3:
 Date: 31/01/18

Level 51 Plan (Hotel Club Lounge)
 RD1015
 6
 1 : 200
 31/01/18



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GA - Level 53 Plan (Hotel Roof Terrace)



4-6 Bligh Street, Sydney

Level 53 Plan (Hotel Roof Terrace)

RD1017

8

1 : 200

31/01/18

Drawing:
Drawing no:

Issue:
Scale @ A3:

Date

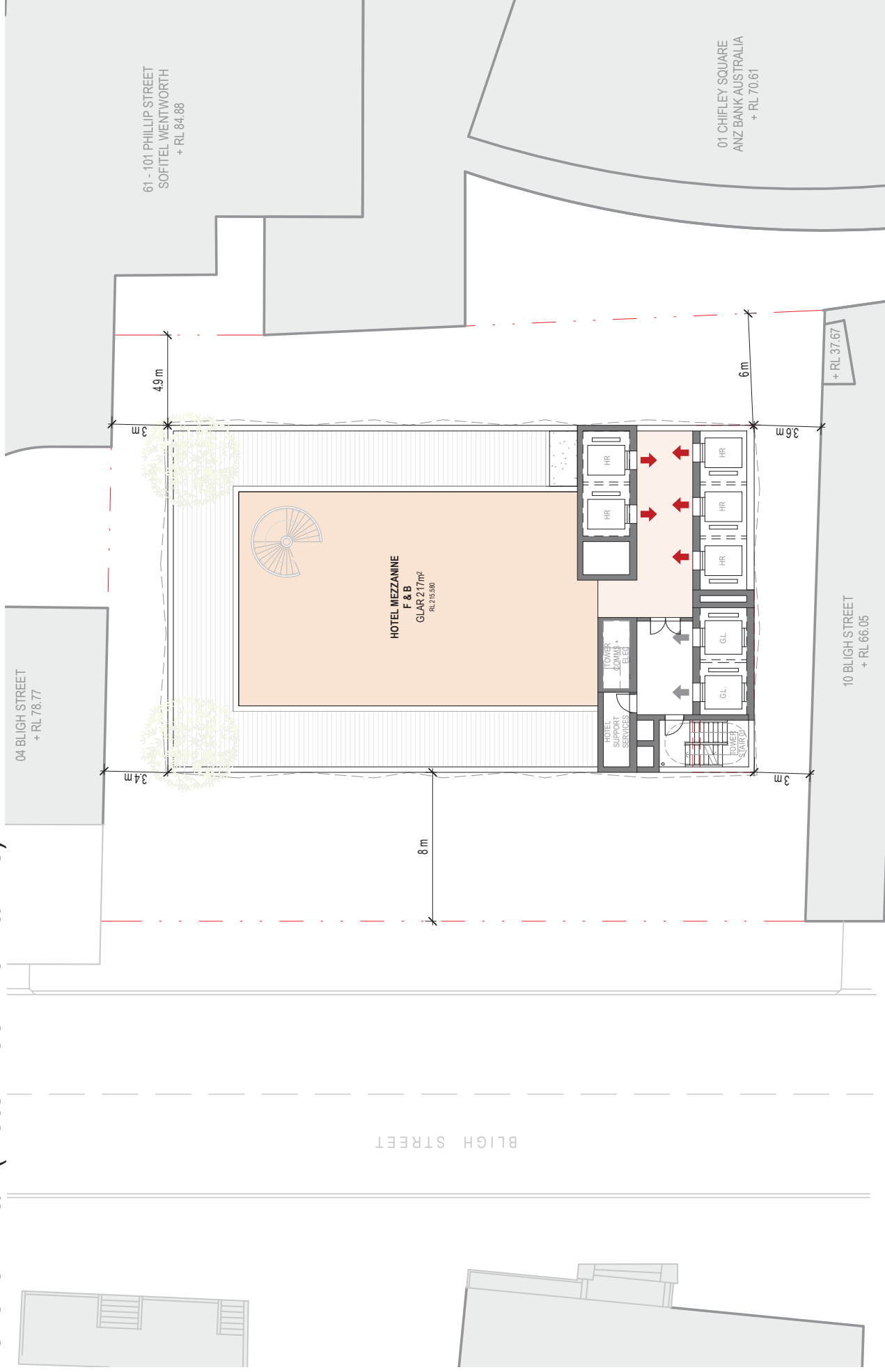


North

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GA - Level 54 Plan (Hotel Roof Mezzanine)



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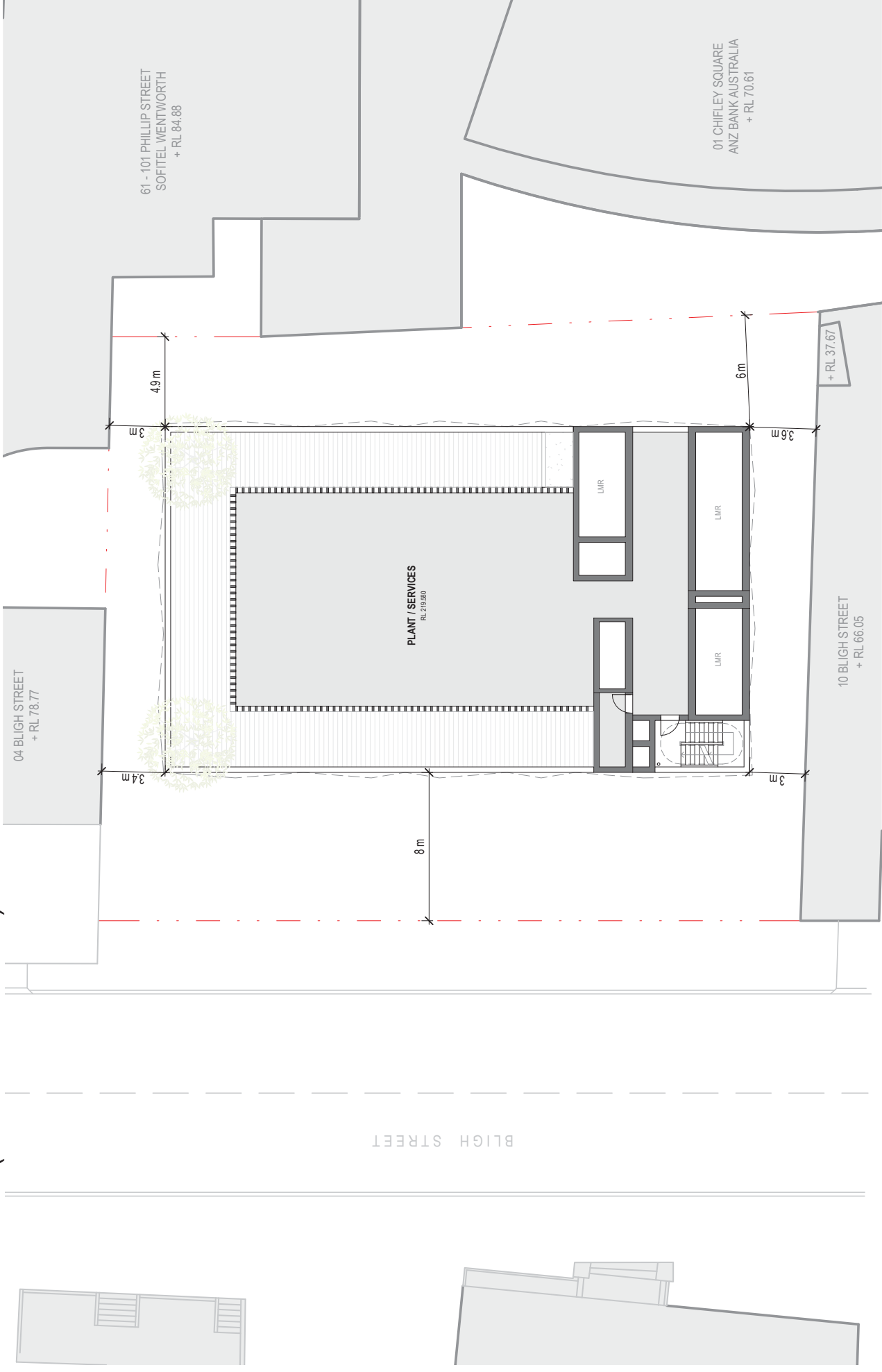
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 Issue: 8
 Scale @ A3: 1 : 200
 Date: 31/01/18

Level 54 Plan (Hotel Roof Mezzanine)



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GA - Level 55 Plan (Tower Roof Plant)



Drawing:
 Drawing no: RD1019
 Issue: 7
 Scale @ A3: 1 : 200
 Date: 31/01/18

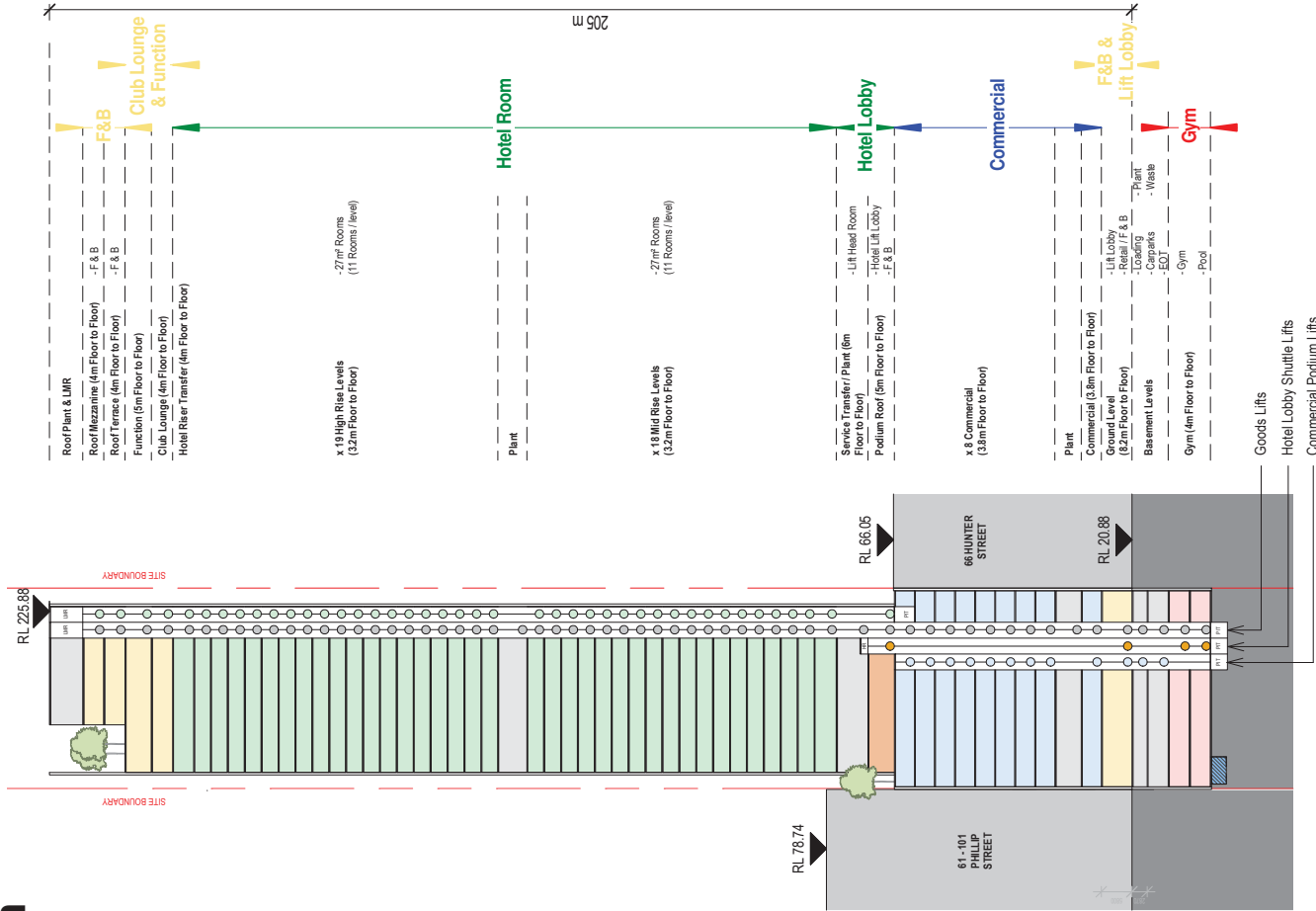
Level 55 Plan (Tower Roof Plant)
 RD1019
 7
 1 : 200
 31/01/18



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Section

RD - Roof	RL 225.88
RD - Level 55	RL 213.00
RD - Level 54	RL 213.00
RD - Level 53	RL 213.00
RD - Level 52	RL 213.00
RD - Level 51	RL 213.00
RD - Level 50	RL 213.00
RD - Level 49	RL 213.00
RD - Level 48	RL 213.00
RD - Level 47	RL 213.00
RD - Level 46	RL 213.00
RD - Level 45	RL 213.00
RD - Level 44	RL 213.00
RD - Level 43	RL 213.00
RD - Level 42	RL 213.00
RD - Level 41	RL 213.00
RD - Level 40	RL 213.00
RD - Level 39	RL 213.00
RD - Level 38	RL 213.00
RD - Level 37	RL 213.00
RD - Level 36	RL 213.00
RD - Level 35	RL 213.00
RD - Level 34	RL 213.00
RD - Level 33	RL 213.00
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RD - Level 30	RL 213.00
RD - Level 29	RL 213.00
RD - Level 28	RL 213.00
RD - Level 27	RL 213.00
RD - Level 26	RL 213.00
RD - Level 25	RL 213.00
RD - Level 24	RL 213.00
RD - Level 23	RL 213.00
RD - Level 22	RL 213.00
RD - Level 21	RL 213.00
RD - Level 20	RL 213.00
RD - Level 19	RL 213.00
RD - Level 18	RL 213.00
RD - Level 17	RL 213.00
RD - Level 16	RL 213.00
RD - Level 15	RL 213.00
RD - Level 14	RL 213.00
RD - Level 13	RL 213.00
RD - Level 12	RL 213.00
RD - Level 11	RL 213.00
RD - Level 10	RL 213.00
RD - Level 09	RL 213.00
RD - Level 08	RL 213.00
RD - Level 07	RL 213.00
RD - Level 06	RL 213.00
RD - Level 05	RL 213.00
RD - Level 04	RL 213.00
RD - Level 03	RL 213.00
RD - Level 02	RL 213.00
RD - Level 01	RL 213.00
RD - Mezzanine	RL 213.00
RD - Ground Level	RL 213.00
RD - Basement 01	RL 213.00
RD - Basement 02	RL 213.00
RD - Basement 03	RL 213.00
RD - Basement 04	RL 213.00



Key

- Hotel
- Hotel Lobby
- Commercial
- Retail / F & B / Function / Club Lounge
- Gym
- Pool
- Plant

Area Schedule

4-6 Bligh Street, Sydney
Planning Proposal - Reference Design

Site Area: 1218 m²
 *Proposed FSR: 22.1
 Reference Design FSR: 22.0
 Reference Design GFA: 20733 m²
 Total Retail (GLAR): 1168 m²
 Total Commercial (NLA): 7979 m²
 Total Hotel (NLA): 15051 m²

Roomset	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
B4	Open Plaza / Deck		6.01	4	449	449	
B5	Open / Deck		10.71	4	508	508	
B2	EDF Car Parking / Deck		14.01	6			
B1	Car Parking / Deck		15.73	5.8			
Total				14.8	957	957	957

Product	F.A.B. Commercial / Lift Lobby / Hotel Suite	20.08	1.9	668		668	668
L1	Commercial	26.66	3.8	514		514	795
L2	Commercial	35.48	3.8	514		514	795
L3	Commercial	39.28	3.8	514		514	795
L4	Commercial	44.08	3.8	514		514	795
L5	Commercial	48.88	3.8	514		514	795
L6	Commercial	53.68	3.8	514		514	795
L7	Commercial	58.48	3.8	514		514	795
L8	Commercial	63.28	3.8	514		514	795
L9	Commercial	68.08	3.8	514		514	795
L10	Commercial	72.88	3.8	514		514	795
Total		621.99	3.8	795	723	723	526

Product	Hotel Lift Lobby / A.B.	46.88	5	311 <th>147 <th>214 </th></th>	147 <th>214 </th>	214
L11	Hotel Lift Lobby / A.B.	73.88	6	381	147	214
Total				381	147	214

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
H01	Hotel		78.88	4.2	425	425	314
H02	Hotel		81.28	3.2	425	425	314
H03	Hotel		83.68	3.2	425	425	314
H04	Hotel		86.08	3.2	425	425	314
H05	Hotel		88.48	3.2	425	425	314
H06	Hotel		90.88	3.2	425	425	314
H07	Hotel		93.28	3.2	425	425	314
H08	Hotel		95.68	3.2	425	425	314
H09	Hotel		98.08	3.2	425	425	314
H10	Hotel		100.48	3.2	425	425	314
H11	Hotel		102.88	3.2	425	425	314
H12	Hotel		105.28	3.2	425	425	314
H13	Hotel		107.68	3.2	425	425	314
H14	Hotel		110.08	3.2	425	425	314
H15	Hotel		112.48	3.2	425	425	314
H16	Hotel		114.88	3.2	425	425	314
H17	Hotel		117.28	3.2	425	425	314
H18	Hotel		119.68	3.2	425	425	314
H19	Hotel		122.08	3.2	425	425	314
H20	Hotel		124.48	3.2	425	425	314
H21	Hotel		126.88	3.2	425	425	314
H22	Hotel		129.28	3.2	425	425	314
Total	18		132.28	3.2	7653	7653	5600

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
L1	Hotel		135.88	5.5			
Total							

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
H23	Hotel		143.88	3.2	425	425	314
H24	Hotel		146.28	3.2	425	425	314
H25	Hotel		148.68	3.2	425	425	314
H26	Hotel		151.08	3.2	425	425	314
H27	Hotel		153.48	3.2	425	425	314
H28	Hotel		155.88	3.2	425	425	314
H29	Hotel		158.28	3.2	425	425	314
H30	Hotel		160.68	3.2	425	425	314
H31	Hotel		163.08	3.2	425	425	314
H32	Hotel		165.48	3.2	425	425	314
H33	Hotel		167.88	3.2	425	425	314
H34	Hotel		170.28	3.2	425	425	314
H35	Hotel		172.68	3.2	425	425	314
H36	Hotel		175.08	3.2	425	425	314
H37	Hotel		177.48	3.2	425	425	314
H38	Hotel		179.88	3.2	425	425	314
H39	Hotel		182.28	3.2	425	425	314
H40	Hotel		184.68	3.2	425	425	314
H41	Hotel		187.08	3.2	425	425	314
H42	Hotel		189.48	3.2	425	425	314
H43	Hotel		191.88	3.2	425	425	314
H44	Hotel		194.28	3.2	425	425	314
H45	Hotel		196.68	3.2	425	425	314
H46	Hotel		199.08	3.2	425	425	314
H47	Hotel		201.48	3.2	425	425	314
H48	Hotel		203.88	3.2	425	425	314
H49	Hotel		206.28	3.2	425	425	314
H50	Hotel		208.68	3.2	425	425	314
Total	18		141.68	3.2	7653	7653	5600

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
L1	Hotel / Club Lounge		202.88	4	423	423	200
L2	Hotel / Club Lounge		205.28	4	449	449	211
L3	Hotel / Club Lounge		207.68	4	475	475	222
L4	Hotel / Club Lounge		210.08	4	501	501	233
Total	4		210.56	17	1888	1888	427
Total	1		210.56	6.3			

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
S1	Street		224.88	200.00	28773	28773	28773
Total	18				28773	28773	28773

Room	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
L1	Hotel Room		11	198			
L2	Hotel Room		11	198			
L3	Hotel Room		11	198			
L4	Hotel Room		11	198			
L5	Hotel Room		11	198			
L6	Hotel Room		11	198			
L7	Hotel Room		11	198			
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L80	Hotel Room		11	198			
L81	Hotel Room		11	198			



3D Perspective (Indicative Only) - Roof Bar & Restaurant

4-6 Bligh Street, Sydney

Drawing: 3D Perspectives (Indicative Only) - 01
Drawing no: RD4000
Issue: 1
Scale @ A3: 1
Date: 20/07/17

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3D Perspective (Indicative Only) - View from Bligh Street



3D Perspectives (Indicative Only) - View from the Domain

4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

3D Perspectives (Indicative Only) - 03
RD4002
1
20/07/17

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