

Attachment A3

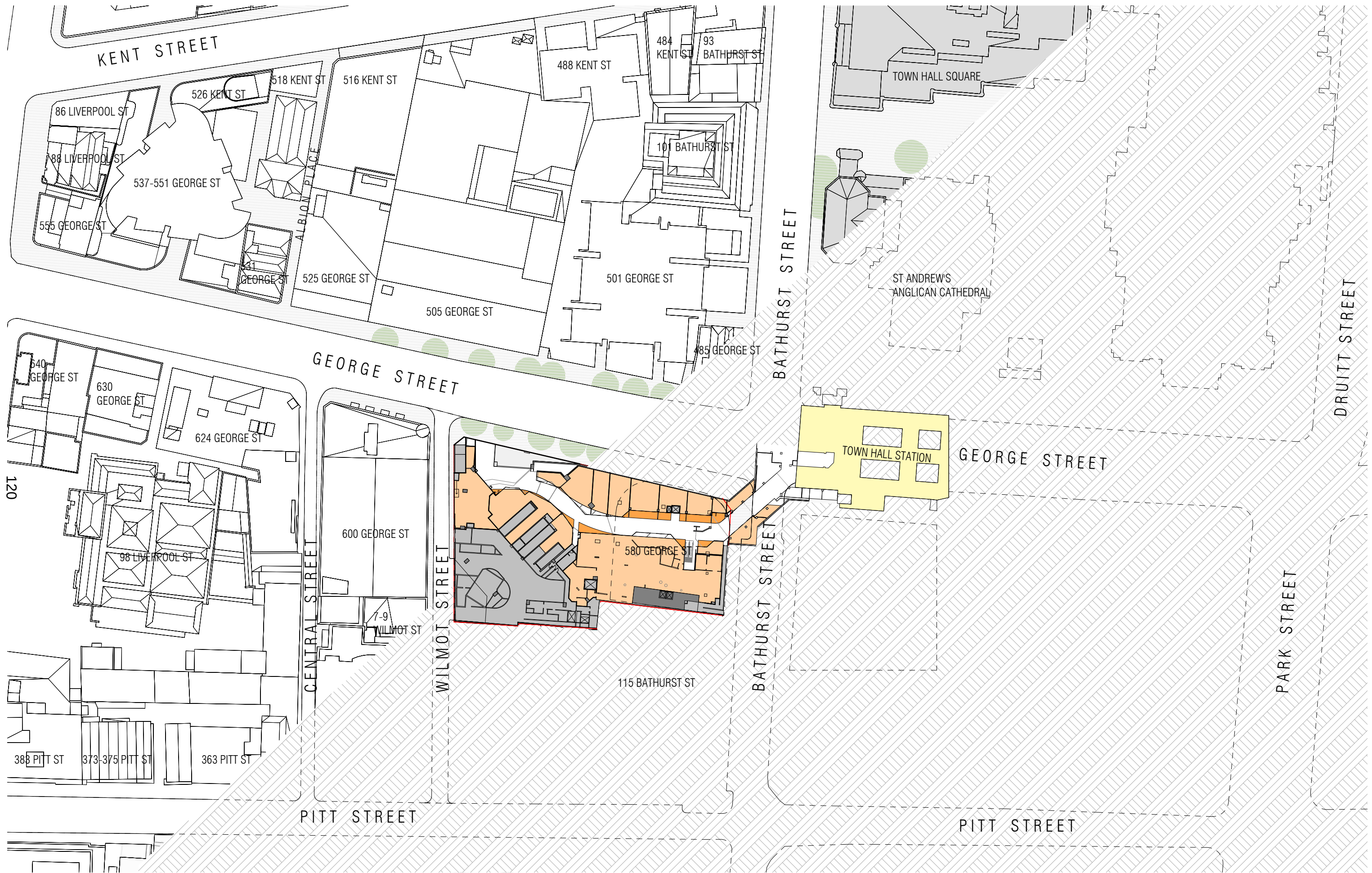
Building envelope and reference plans – Part 1
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580 George Street

19 September 202

Rev L

Client GPT



REVISION

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
Author	11/05/24	Checker		21005	1 : 1000 @A3

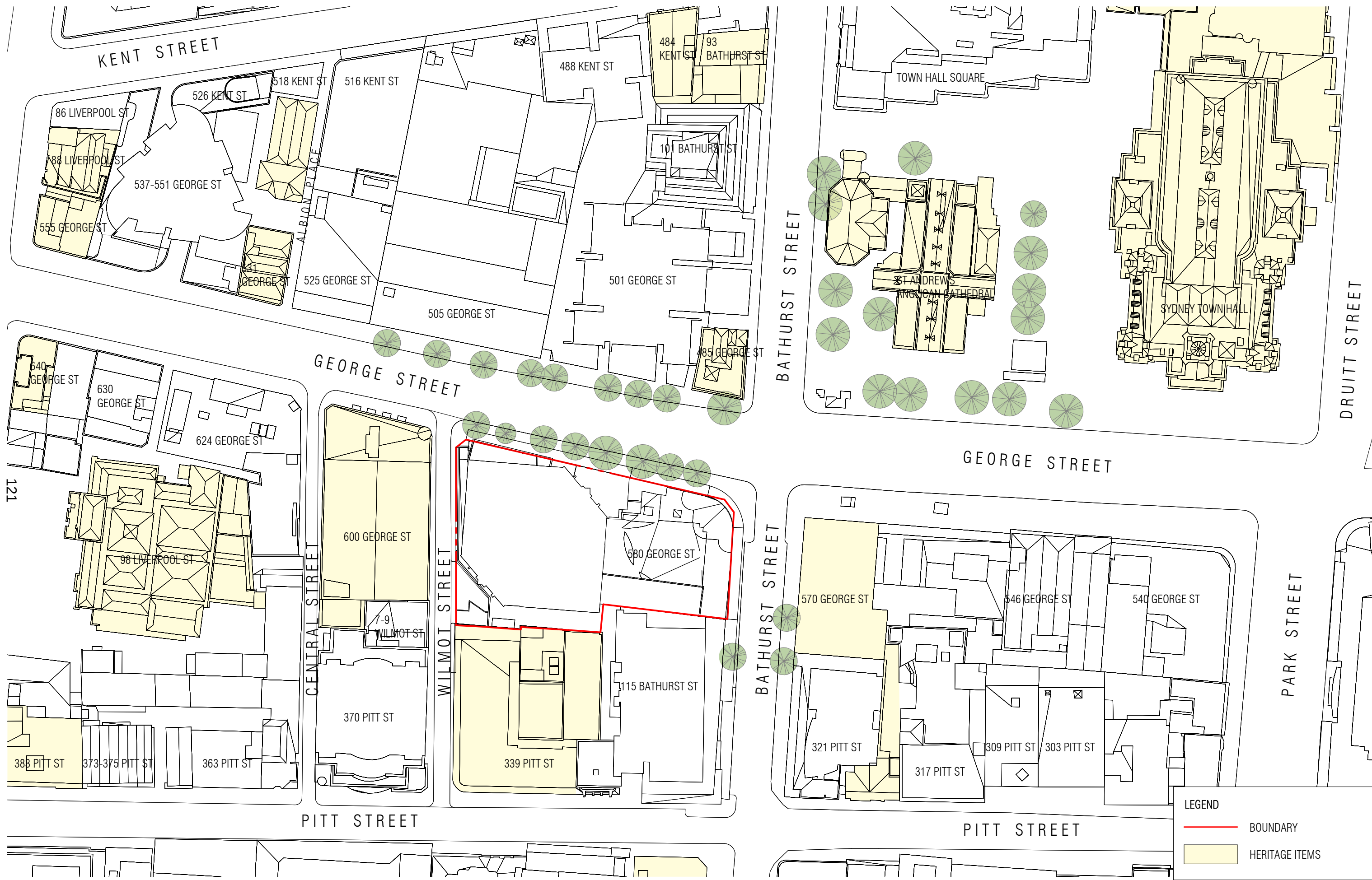


PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
LOCATION PLAN - LOWER GROUND

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
FEASIBILITY		SK013.1



REVISION		
A	FOR INFORMATION	08/07/2024
B	FOR INFORMATION	30/10/2024
C	FOR INFORMATION	01/11/2024

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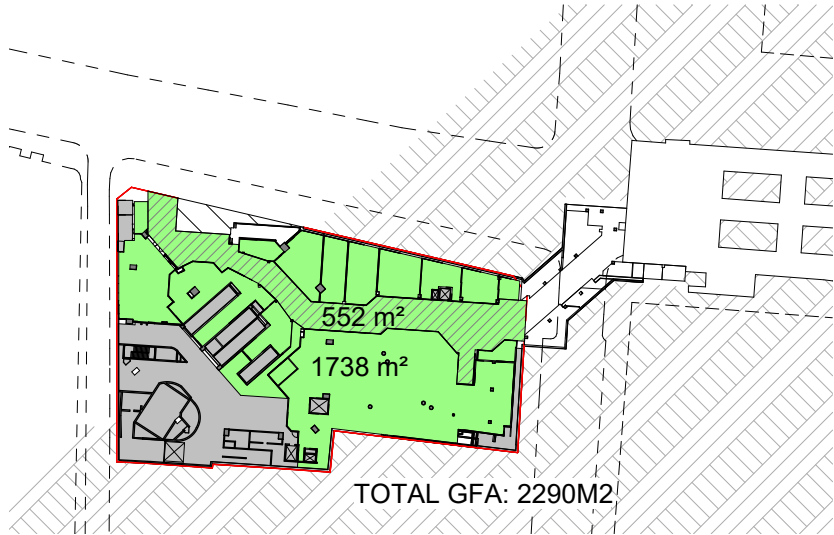
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	As indicated @A3



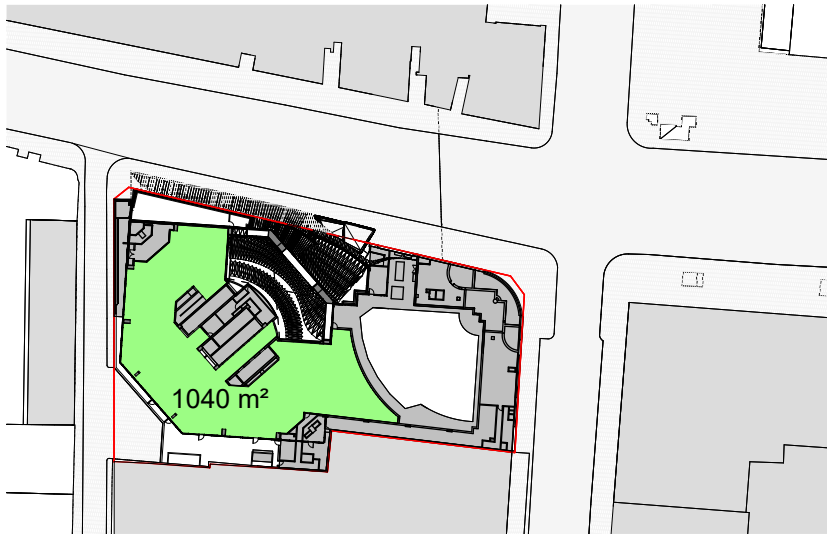
PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
HERITAGE PLAN

CURZON + PARTNERS L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377			ISSUE PURPOSE FEASIBILITY	REV C	DRAWING NO. SK012
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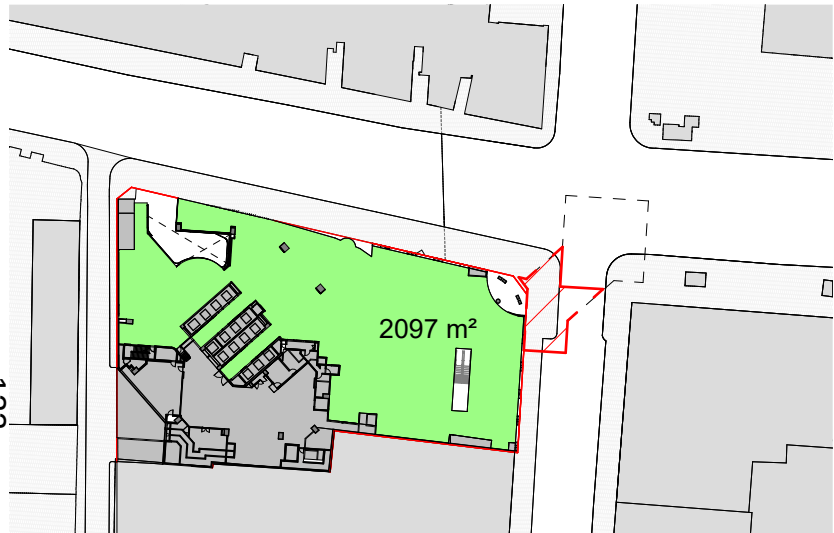
1 GFA - LOWER GROUND - EXISTING
SCALE1 : 1500



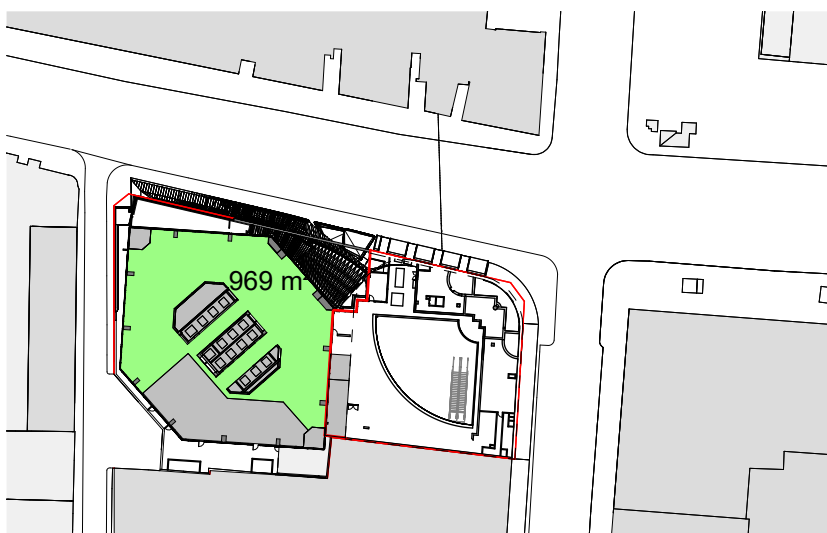
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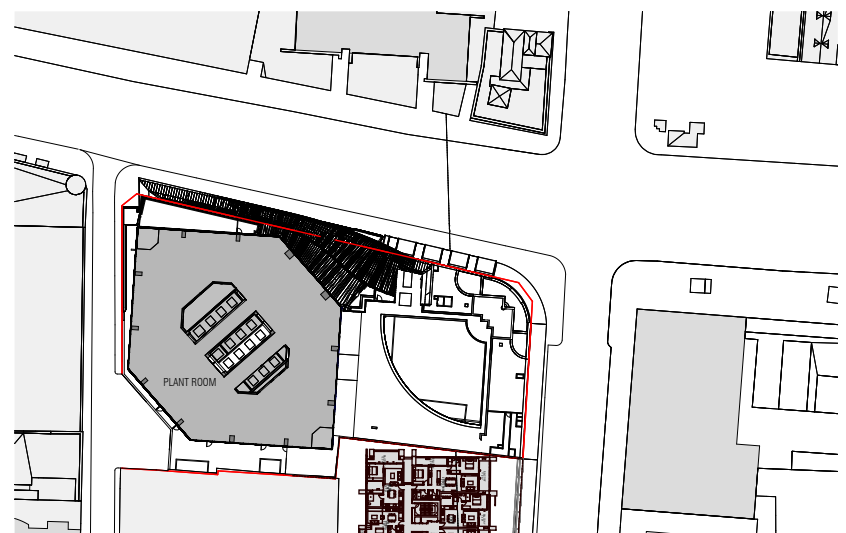
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2 GFA - GROUND - EXISTING
SCALE1 : 1500



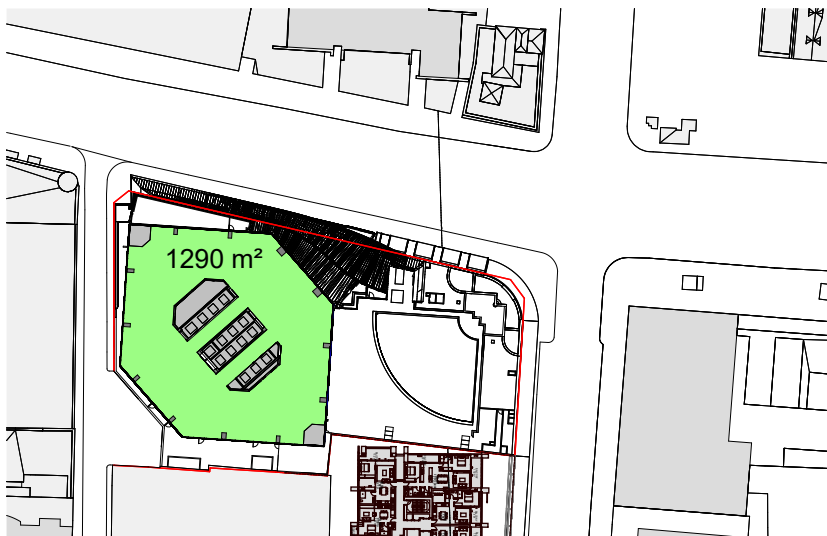
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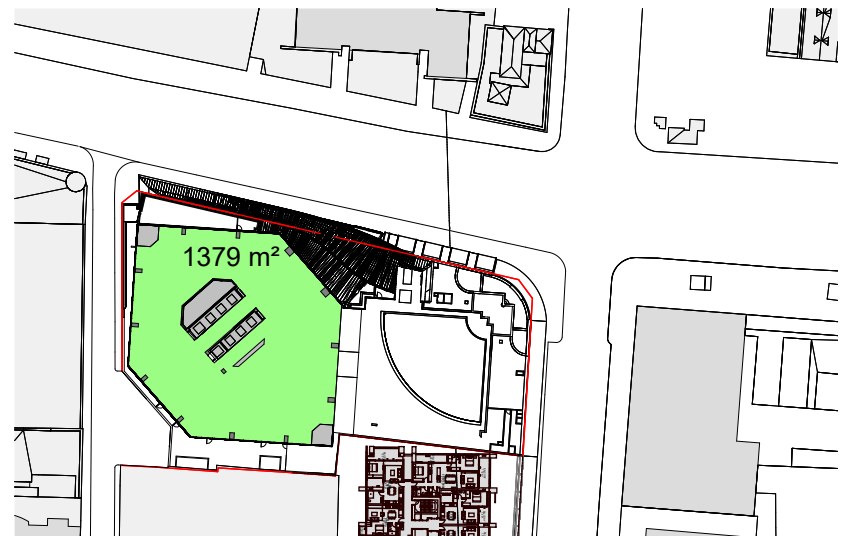
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SCALE1 : 1500



3 GFA - MEZZANINE - EXISTING
SCALE1 : 1500



6 GFA LOWRISE - EXISTING
SCALE1 : 1500



9 GFA HIGHRISE - EXISTING
SCALE1 : 1500

REVISION		
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	22/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3



PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING GFA DIAGRAMS

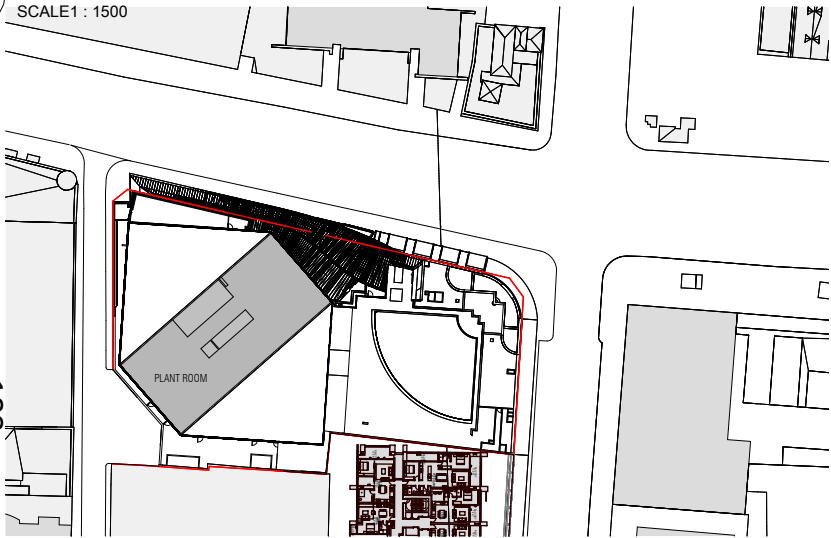
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	SK200



1 GFA - LEVEL 33 - EXISTING

SCALE 1 : 1500



2 GFA - LEVEL 34 - 36 - PLANT LEVEL - EXISTING

SCALE 1 : 1500

Rev C

Area Schedule - Existing Building

Site Area (m²)	3567.00m²
Allowable FSR (x:1)	
Allowable GFA (m2)	
Existing FSR (x:1)	12.9
Existing GFA (m2)	45859m²
Existing GFA (m2)	45859m²
Existing GBA (m2)	64269m²
Existing NLA (m2)	41706m²
Building Height (m)	RL169.300
Height AHD (m)	148.350
Ground Floor RL	RL 23.15

Level	Lift Rise	Use	Height m	GBAm²	GFAm²	NLAm²
Lower Ground	Basement	Basement Retail	3.90	3566	2290	1651
Ground		Lobby/ Retail	4.950	3552	2097	1401
Mezzanine	Podium	Commercial	4.300	2857	1596	1505
Level 1	Low Rise	Commercial	3.7	2451	1040	990
Level 2		Commercial	3.7	1551	969	846
Level 3		Commercial	3.7	1551	1290	1216
Level 4		Commercial	3.7	1551	1290	1217
Level 5		Commercial	3.7	1551	1290	1149
Level 6		Commercial	3.7	1551	1290	1178
Level 7		Commercial	3.7	1551	1290	1233
Level 8		Commercial	3.7	1551	1290	1233
Level 9		Commercial	3.7	1551	1290	1167
Level 10		Commercial	3.7	1551	1290	1224
Level 11		Commercial	3.7	1551	1290	1233
Level 12		Commercial	3.7	1551	1290	1233
Level 13		Commercial	3.7	1551	1290	1227
Level 14		Commercial	3.7	1551	1290	1228
Level 15		Commercial	3.7	1551	1290	1228
Level 16		Commercial	3.7	1551	1290	1165
Level 17	Plant Room	Commercial	3.7	1551	159	97
Level 18	Plant Room	Commercial	3.7	1551	0	0
Level 19	High Rise	Commercial	3.7	1551	1379	1251
Level 20		Commercial	3.7	1551	1379	1300
Level 21		Commercial	3.7	1551	1379	1298
Level 22		Commercial	3.7	1551	1379	1240
Level 23		Commercial	3.7	1551	1379	1300
Level 24		Commercial	3.7	1551	1379	1245
Level 25		Commercial	3.7	1551	1379	1297
Level 26		Commercial	3.7	1551	1379	1296
Level 27		Commercial	3.7	1551	1379	1297
Level 28		Commercial	3.7	1551	1379	1296
Level 29		Commercial	3.7	1551	1379	1297
Level 30		Commercial	3.7	1551	1379	1297
Level 31		Commercial	3.7	1551	1379	1297
Level 32		Commercial	3.7	1551	1379	1297
Level 33		Commercial/Plant	3.7	1551	342	279
Level 34		Plant	2.9	737	0	0
Level 35		Plant	3.8	737	0	0
Level 36		Plant	6.4	737	0	0
Total			148	64269m²	45859m²	41706m²

REVISION

A FOR INFORMATION

06/08/2025

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PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

CURZON + PARTNERS

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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN
KC

PLOT DATE
01/11/24

CHECKED
MC

ISSUE DATE
06/08/2025

JOB NO.
21005

SCALE
1 : 1500 @A3

DRAWING TITLE

EXISTING GFA DIAGREMS

ISSUE PURPOSE

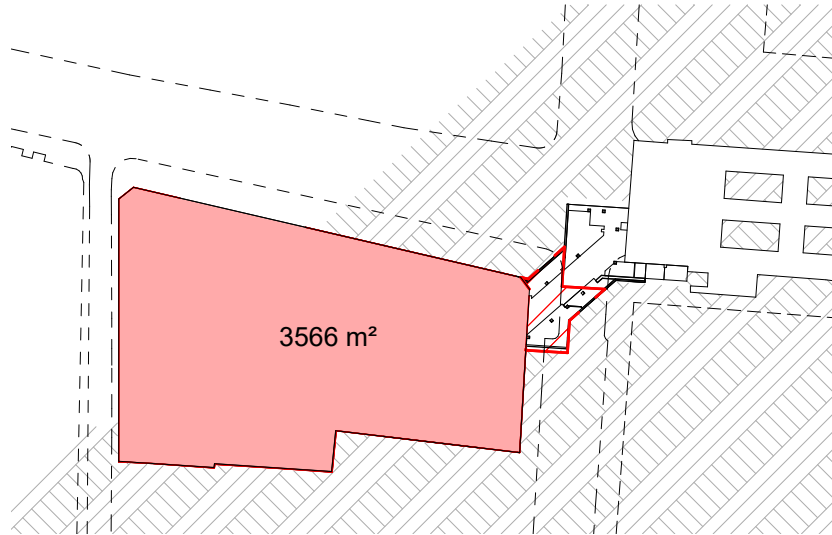
CONCEPT ENVELOPE

REV

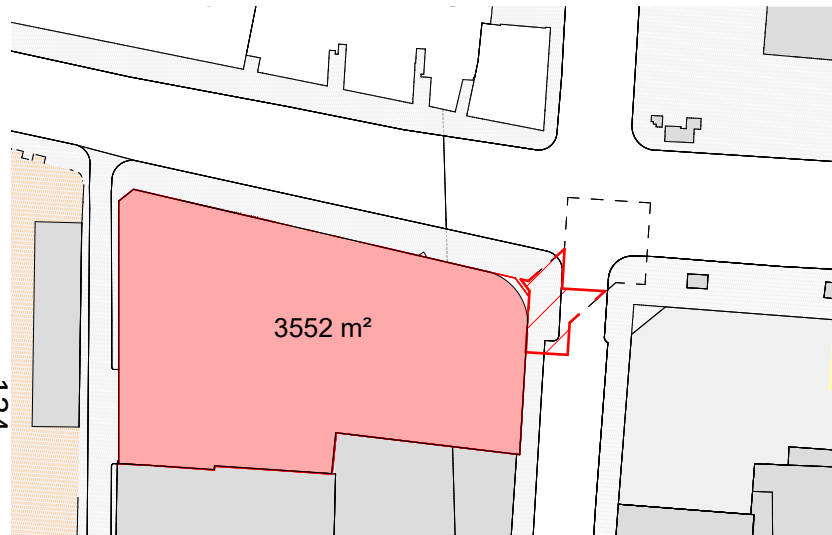
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DRAWING NO.

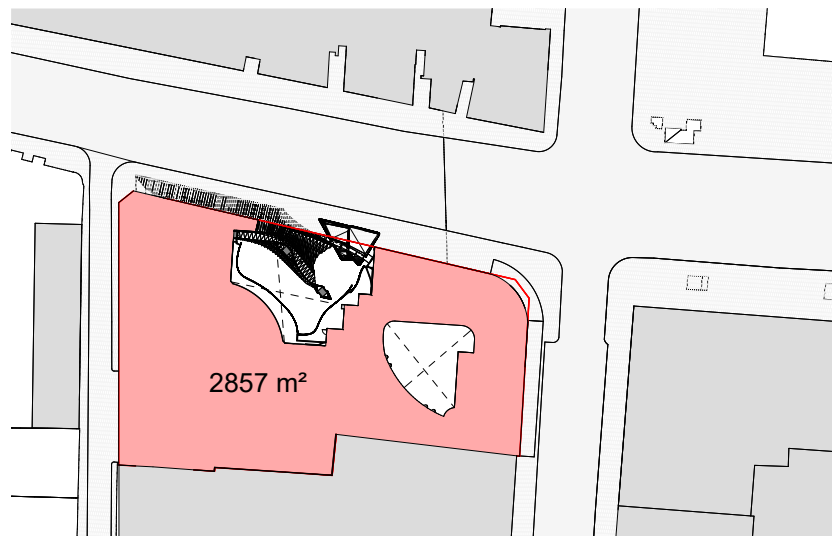
SK200.1



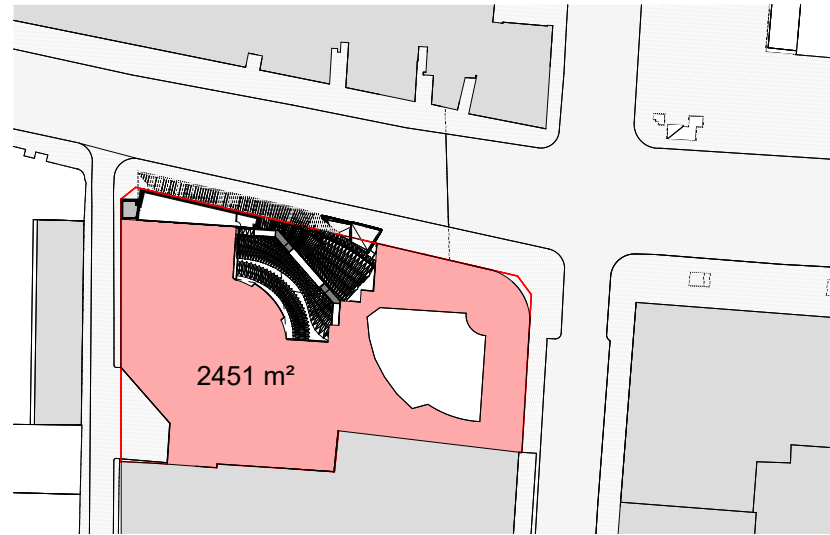
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SCALE1 : 1500



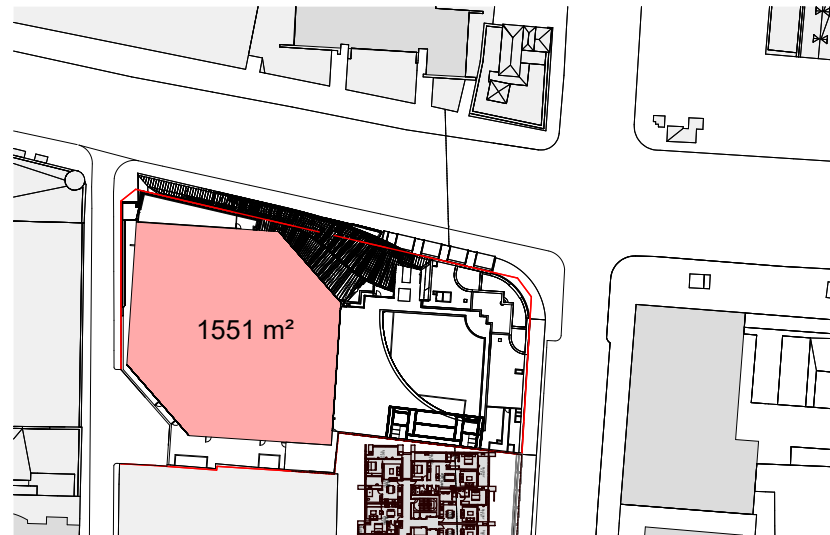
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SCALE1 : 1500



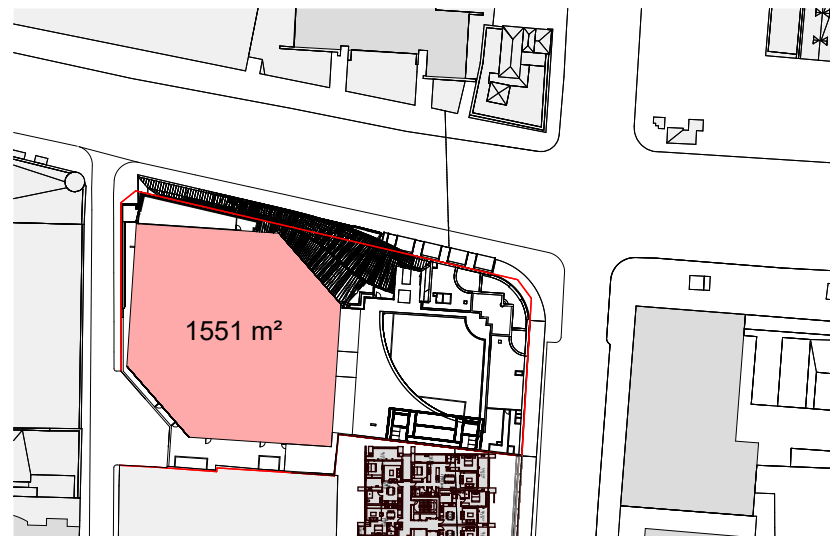
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SCALE1 : 1500



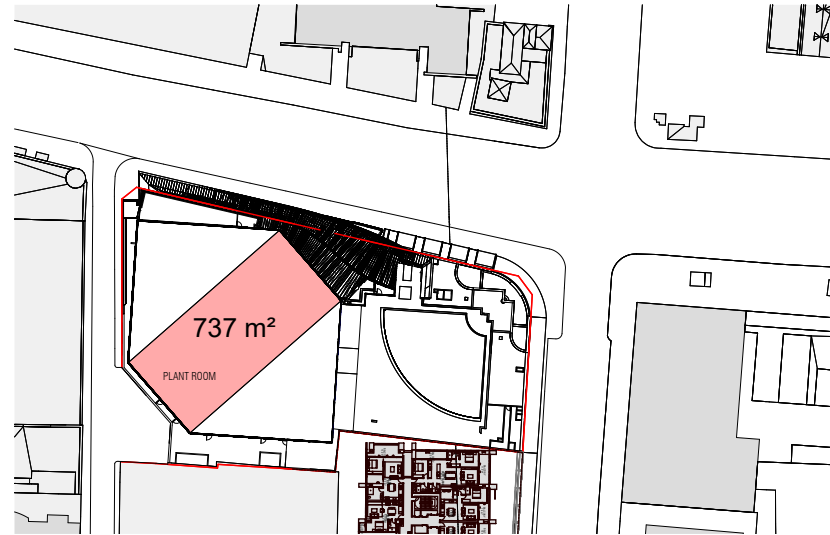
4 GBA - LEVEL 1 - EXISTING
SCALE1 : 1500



5 GBA LOWRISE - EXISTING
SCALE1 : 1500



6 GBA HIGHRISE - EXISTING
SCALE1 : 1500



7 GBA - LEVEL34 - 36 - PLANT LEVEL - EXISTING
SCALE1 : 1500

REVISION		
A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

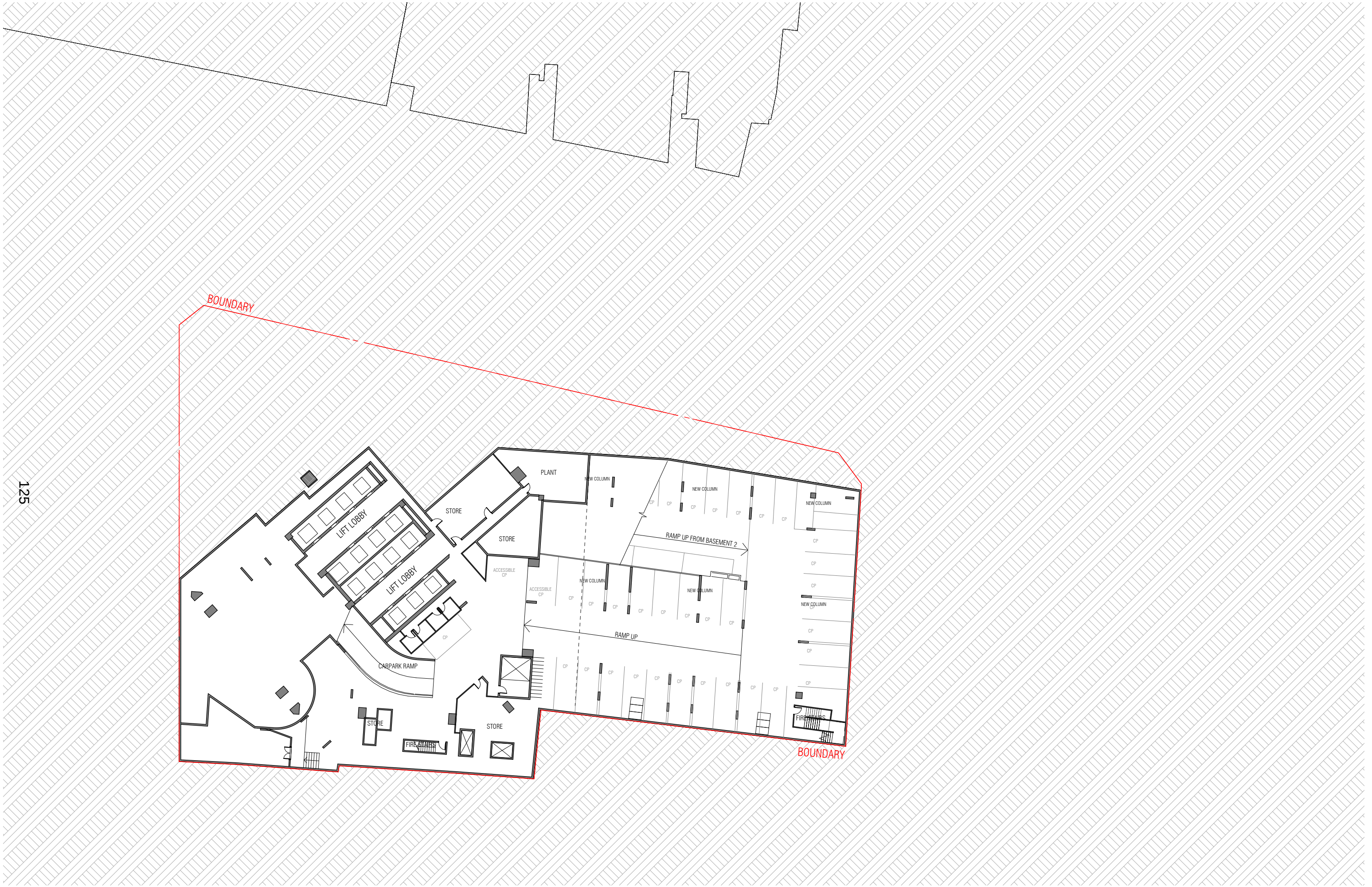


PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING GBA DIAGRAMS

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	SK200.2



125

REVISION		
A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN KC	PLOT DATE 01/11/24	CHECKED MC	ISSUE DATE 01/11/2024	JOB NO. 21005	SCALE 1 : 400 @A3
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PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

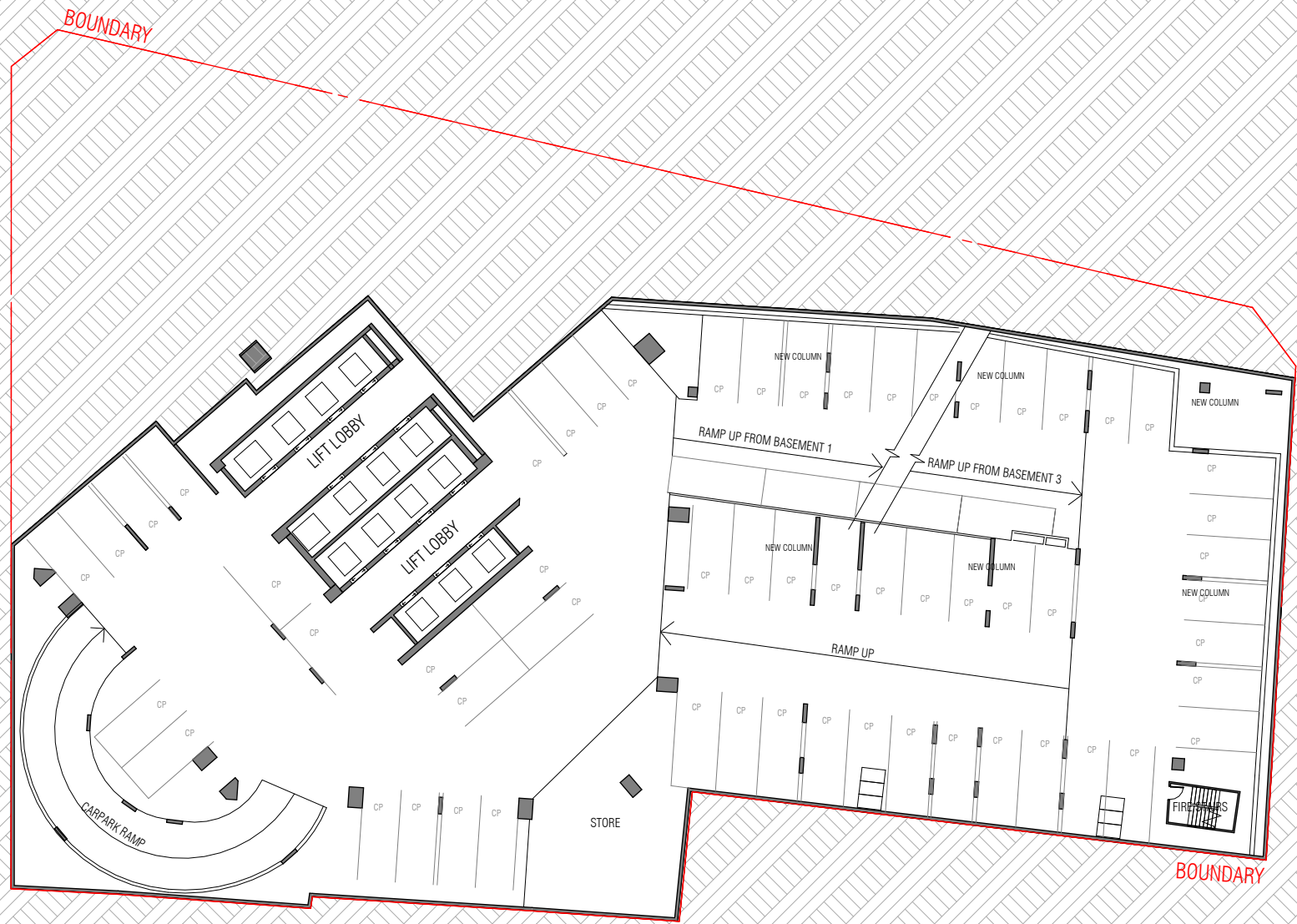
DRAWING TITLE
EXISTING BASEMENT 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
CONCEPT ENVELOPE

REV
D

DRAWING NO.
SK255



126

REVISION		
A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN KC	PLOT DATE 01/11/24	CHECKED MC	ISSUE DATE 01/11/2024	JOB NO. 21005	SCALE 1 : 400 @A3
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PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING BASEMENT 2 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE CONCEPT ENVELOPE	REV D	DRAWING NO. SK255.1
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REVISION		
A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024

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DRAWN KC	PLOT DATE 01/11/24	CHECKED MC	ISSUE DATE 30/10/2024	JOB NO. 21005	SCALE 1 : 400 @A3
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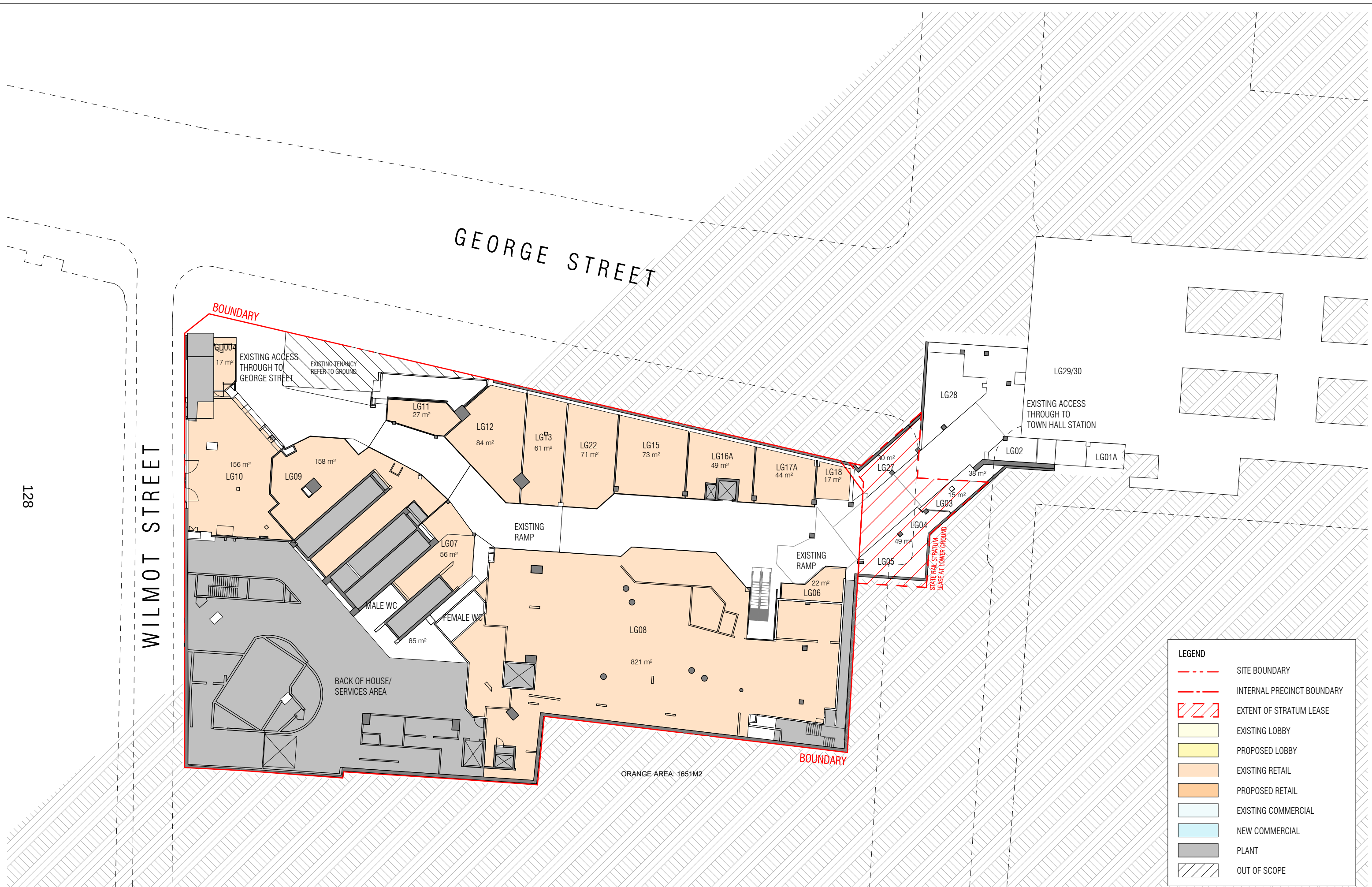


PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING BASEMENT 3 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE CONCEPT ENVELOPE	REV C	DRAWING NO. SK255.2
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REVISION			NOTES			PROJECT ADDRESS			CURZON + PARTNERS		
H	FOR INFORMATION	23/11/2023	THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.			580 GEORGE STREET SYDNEY NSW 2000			L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377		
I	FOR INFORMATION	01/11/2024									
J	FOR INFORMATION	15/07/2025									
K	FOR INFORMATION	17/07/2025									
L	FOR INFORMATION	28/07/2025									
M	FOR INFORMATION	06/08/2025									
			DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE	DRAWING TITLE		
			KC	01/11/24	MC	06/08/2025	21005	As indicated @A3	EXISTING LOWER GROUND FLOOR PLAN		
									ISSUE PURPOSE		
									CONCEPT ENVELOPE		
									REV		
									M		
									DRAWING NO.		
									SK202		