

Attachment A3

**Building envelope and reference plans –
Part 1**

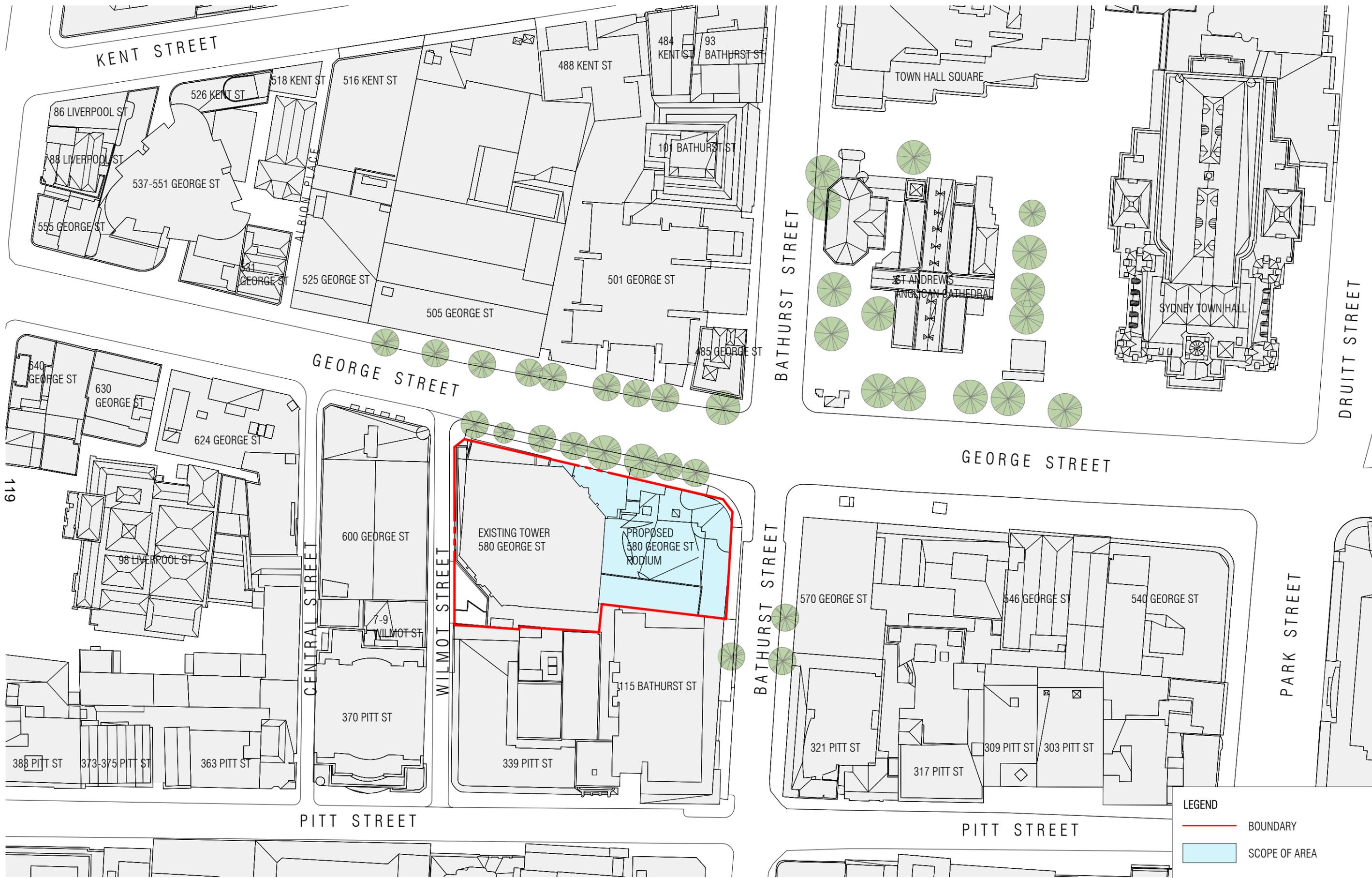
580 George Street

19 September 202

Rev L

Client GPT

118



LEGEND

- BOUNDARY
- SCOPE OF AREA

REVISION		
A	FEASIBILITY STUDY	07/07/2023
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	08/07/2024
D	FOR INFORMATION	30/10/2024
E	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

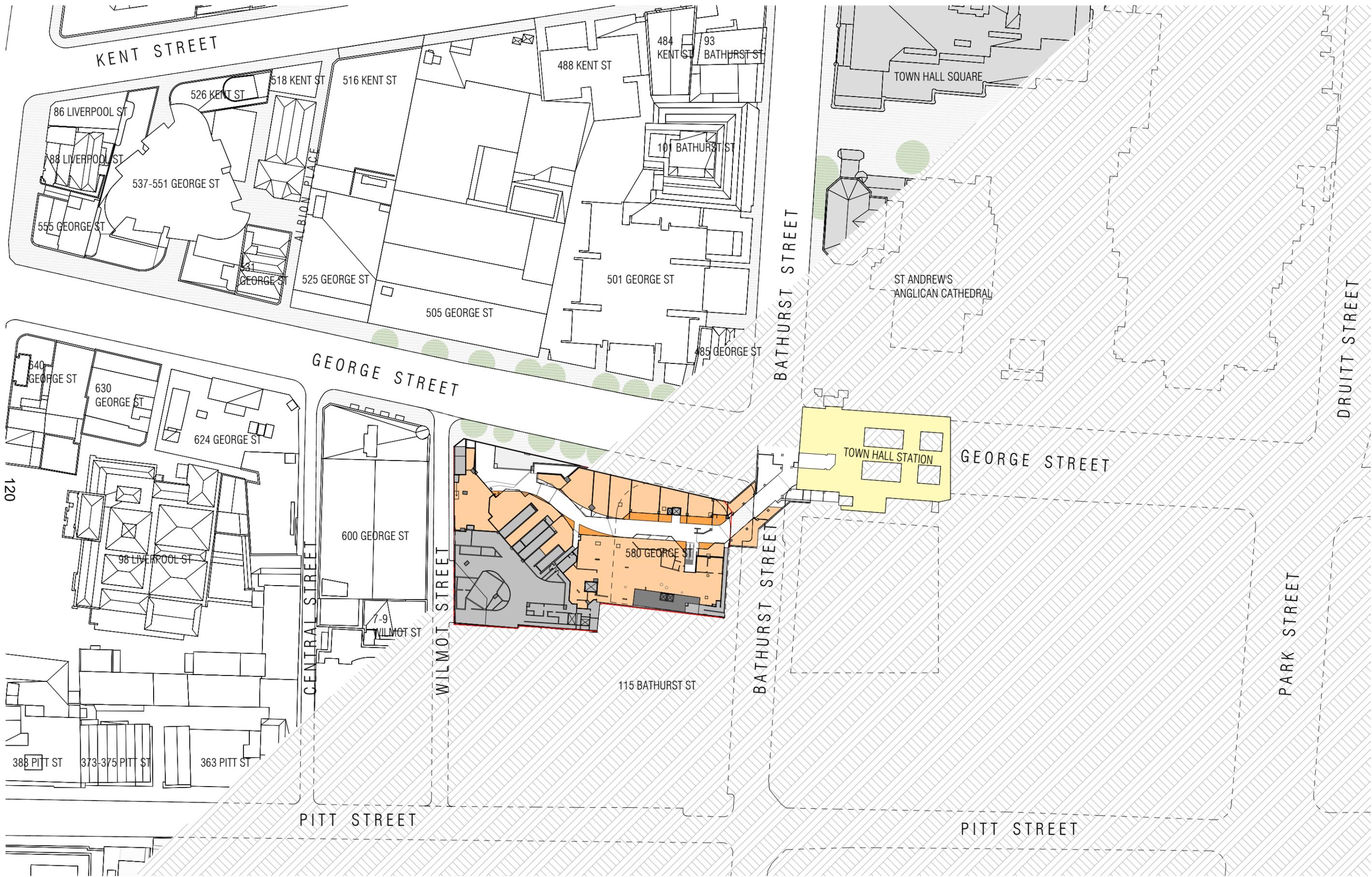


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

DRAWING TITLE
 LOCATION PLAN

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	E	SK010



REVISION

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PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

CURZON + PARTNERS

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

DRAWN
Author

PLOT DATE
11/05/24

CHECKED
Checker

ISSUE DATE

JOB NO.
21005

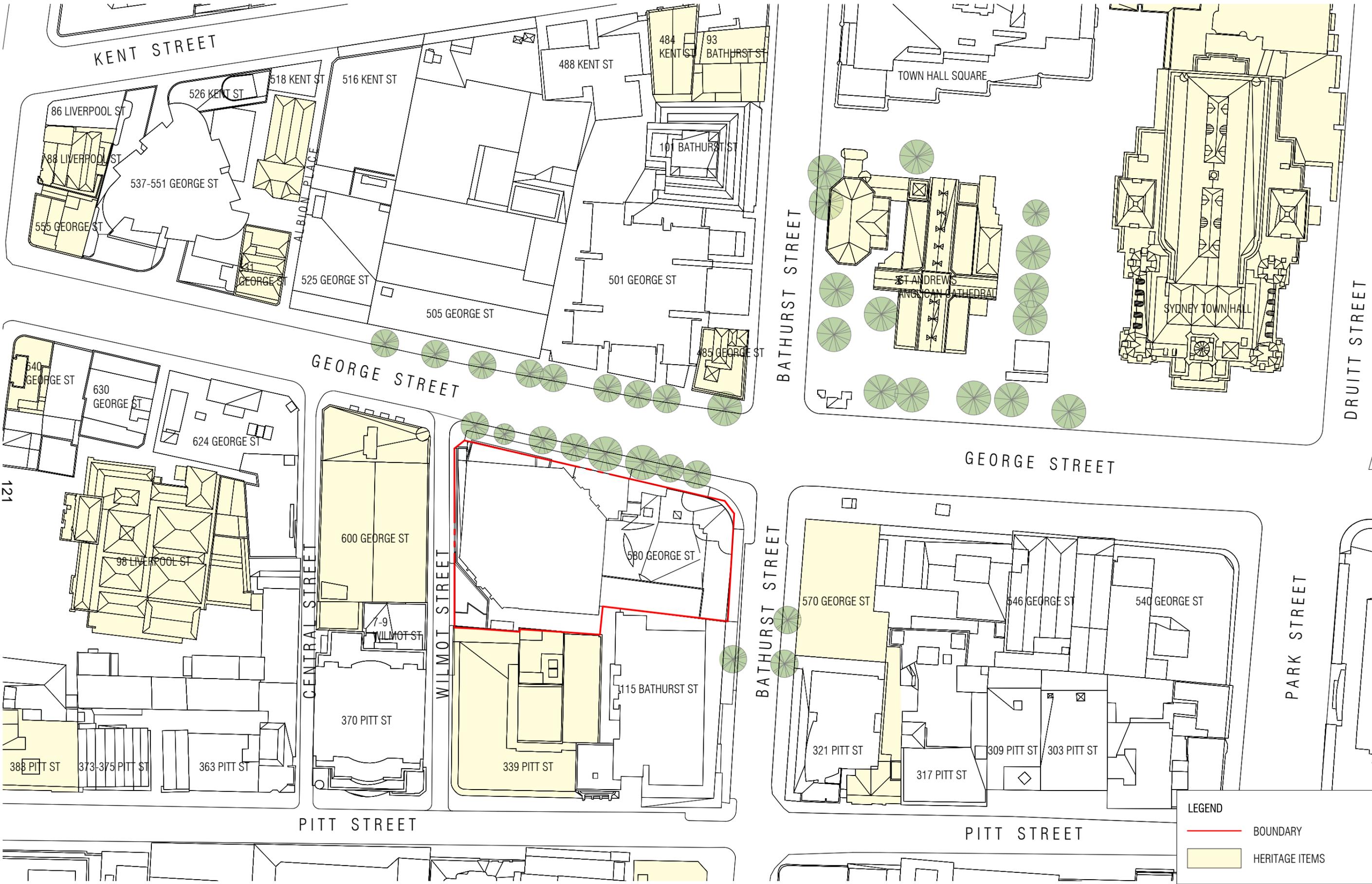
SCALE
1 : 1000 @A3

DRAWING TITLE
LOCATION PLAN - LOWER GROUND

ISSUE PURPOSE
FEASIBILITY

REV

DRAWING NO.
SK013.1



LEGEND

- BOUNDARY
- HERITAGE ITEMS

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

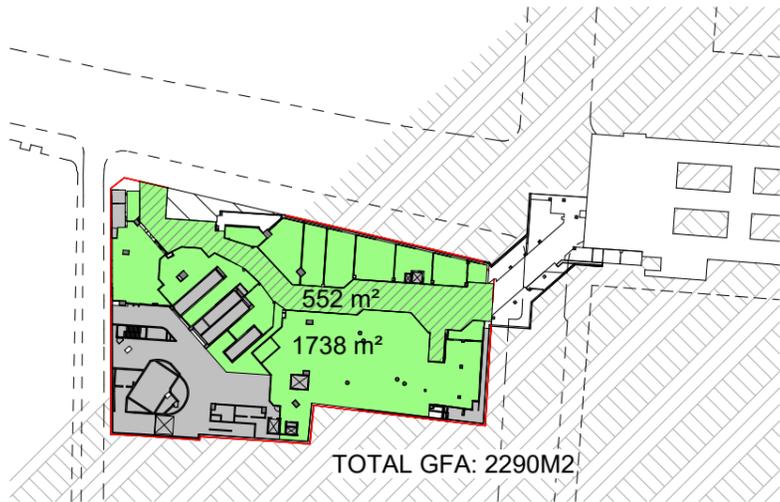


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 580 GEORGE STREET
 SYDNEY NSW 2000

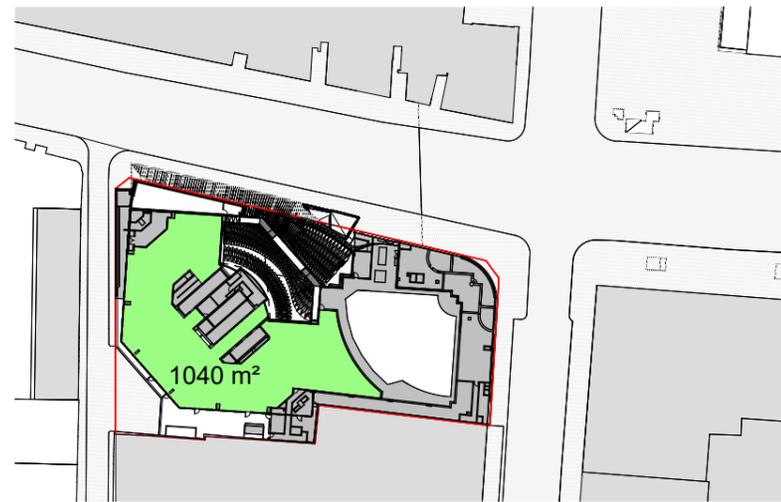
DRAWING TITLE
 HERITAGE PLAN

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

ISSUE PURPOSE	REV	DRAWING NO.
FEASIBILITY	C	SK012



1 GFA - LOWER GROUND - EXISTING
SCALE1 : 1500



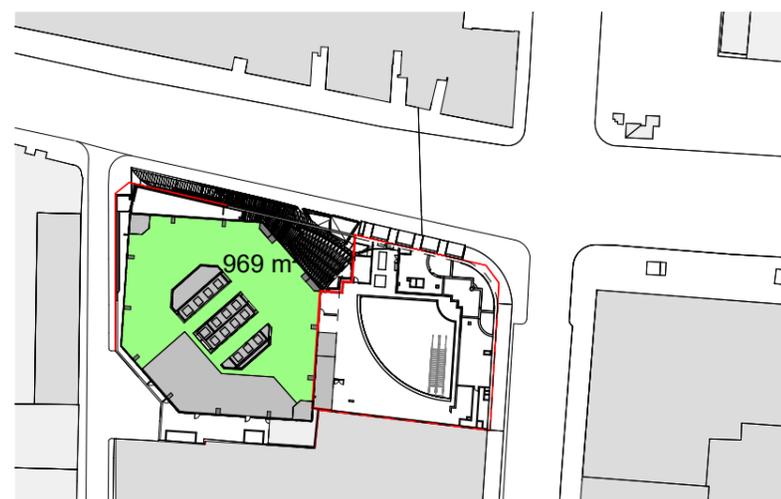
4 GFA - LEVEL 1 - EXISTING
SCALE1 : 1500



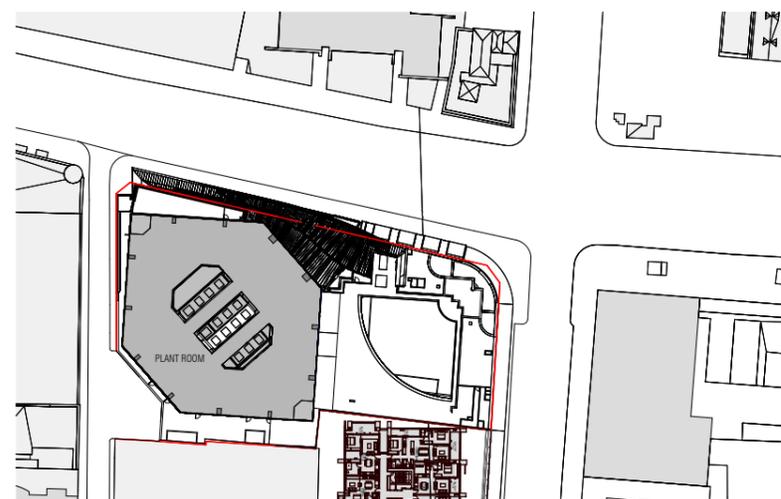
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SCALE1 : 1500



2 GFA - GROUND - EXISTING
SCALE1 : 1500



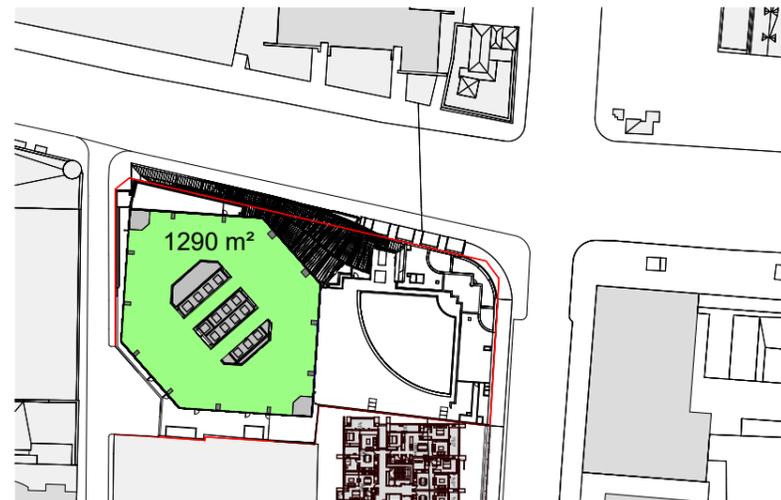
5 GFA - LEVEL 2 - EXISTING
SCALE1 : 1500



8 GFA - LEVEL 18 - PLANT LEVEL - EXISTING
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 DIAGREMS

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 (m ²)	3567.00m ²
Allowable FSR (x:1)	
Allowable GFA (m ²)	
Existing FSR (x:1)	12.9
Existing GFA (m ²)	45859m ²
Existing GFA (m ²)	45859m ²
Existing GBA (m ²)	64269m ²
Existing NLA (m ²)	41706m ²
Building Height (m)	RL169.300
Height AHD (m)	148.350
Ground Floor RL	RL 23.15

Level	Lift Rise	Use	Height m	GBAm ²	GFAm ²	NLA ²	
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	Plant Room	Commercial	3.7	1551	1290	1233	
Level 12		Commercial	3.7	1551	1290	1233	
Level 13	High Rise	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		Commercial	3.7	1551	159	97	
Level 18		Commercial	3.7	1551	0	0	
Level 19		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	High Rise	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	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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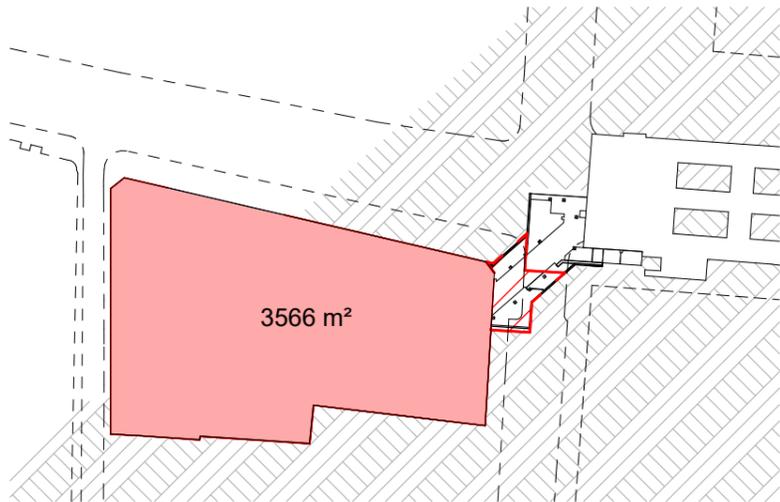
PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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

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

DRAWING TITLE
 EXISTING GFA DIAGREMS

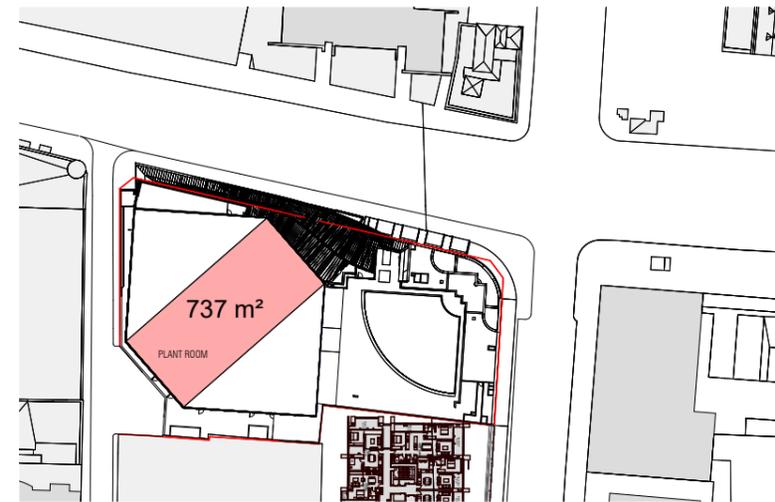
ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	A	SK200.1



1 GBA - LOWER GROUND - EXISTING
SCALE1 : 1500



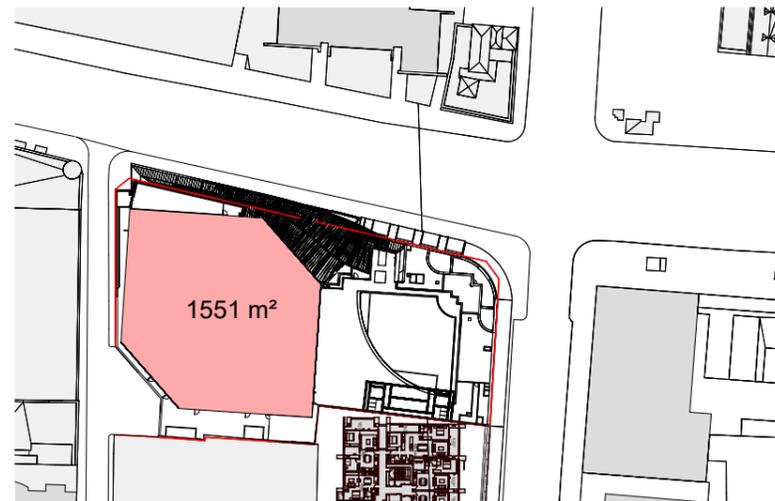
4 GBA - LEVEL 1 - EXISTING
SCALE1 : 1500



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



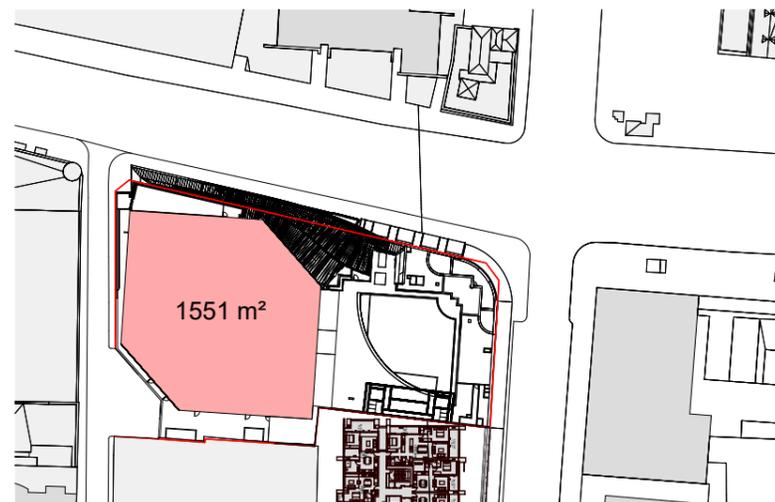
2 GBA - GROUND - EXISTING
SCALE1 : 1500



5 GBA LOWRISE - EXISTING
SCALE1 : 1500



3 GBA - MEZZANINE - EXISTING
SCALE1 : 1500



6 GBA HIGHRISE - EXISTING
SCALE1 : 1500

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

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CURZON AND PARTNERS PTY LTD ACN 649993377

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

DRAWING TITLE
EXISTING GBA DIAGREMS

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



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

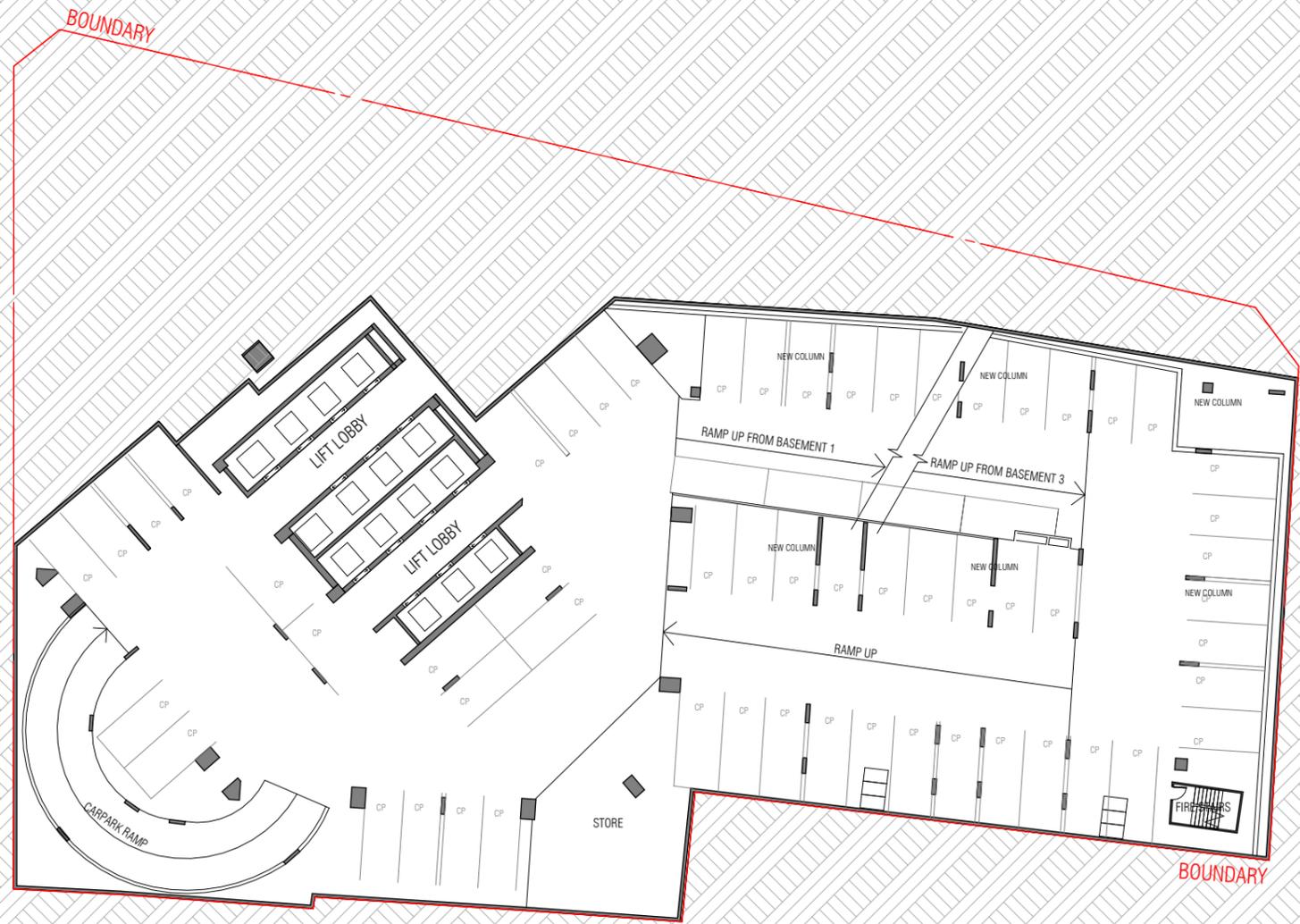


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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	REV	DRAWING NO.
CONCEPT ENVELOPE	D	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	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	1 : 400 @A3



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	REV	DRAWING NO.
CONCEPT ENVELOPE	D	SK255.1



127

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

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

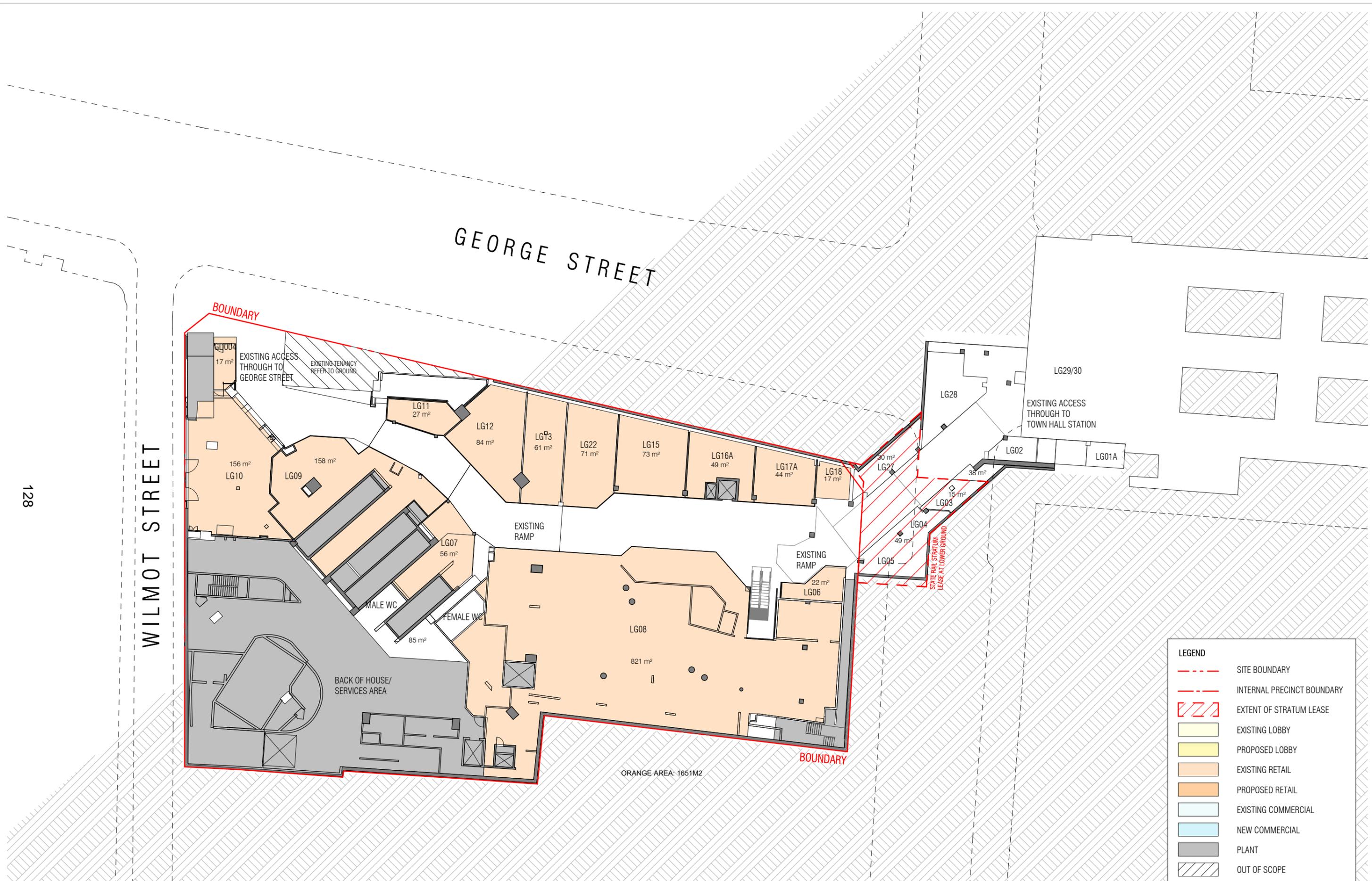


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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	REV	DRAWING NO.
CONCEPT ENVELOPE	C	SK255.2



128

WILMOT STREET

GEORGE STREET

BOUNDARY

BOUNDARY

ORANGE AREA: 1651M2

LEGEND	
	SITE BOUNDARY
	INTERNAL PRECINCT BOUNDARY
	EXTENT OF STRATUM LEASE
	EXISTING LOBBY
	PROPOSED LOBBY
	EXISTING RETAIL
	PROPOSED RETAIL
	EXISTING COMMERCIAL
	NEW COMMERCIAL
	PLANT
	OUT OF SCOPE

REVISION		
H	FOR INFORMATION	23/11/2023
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

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



PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

DRAWING TITLE
 EXISTING LOWER GROUND FLOOR PLAN

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	M	SK202