

# **Attachment A3**

**Building envelope and reference plans –  
Part 2**



REVISION		
I	FOR INFORMATION	30/10/2024
J	FOR INFORMATION	01/11/2024
K	FOR INFORMATION	15/07/2025
L	FOR INFORMATION	17/07/2025
M	FOR INFORMATION	28/07/2025
N	FOR INFORMATION	06/08/2025

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

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

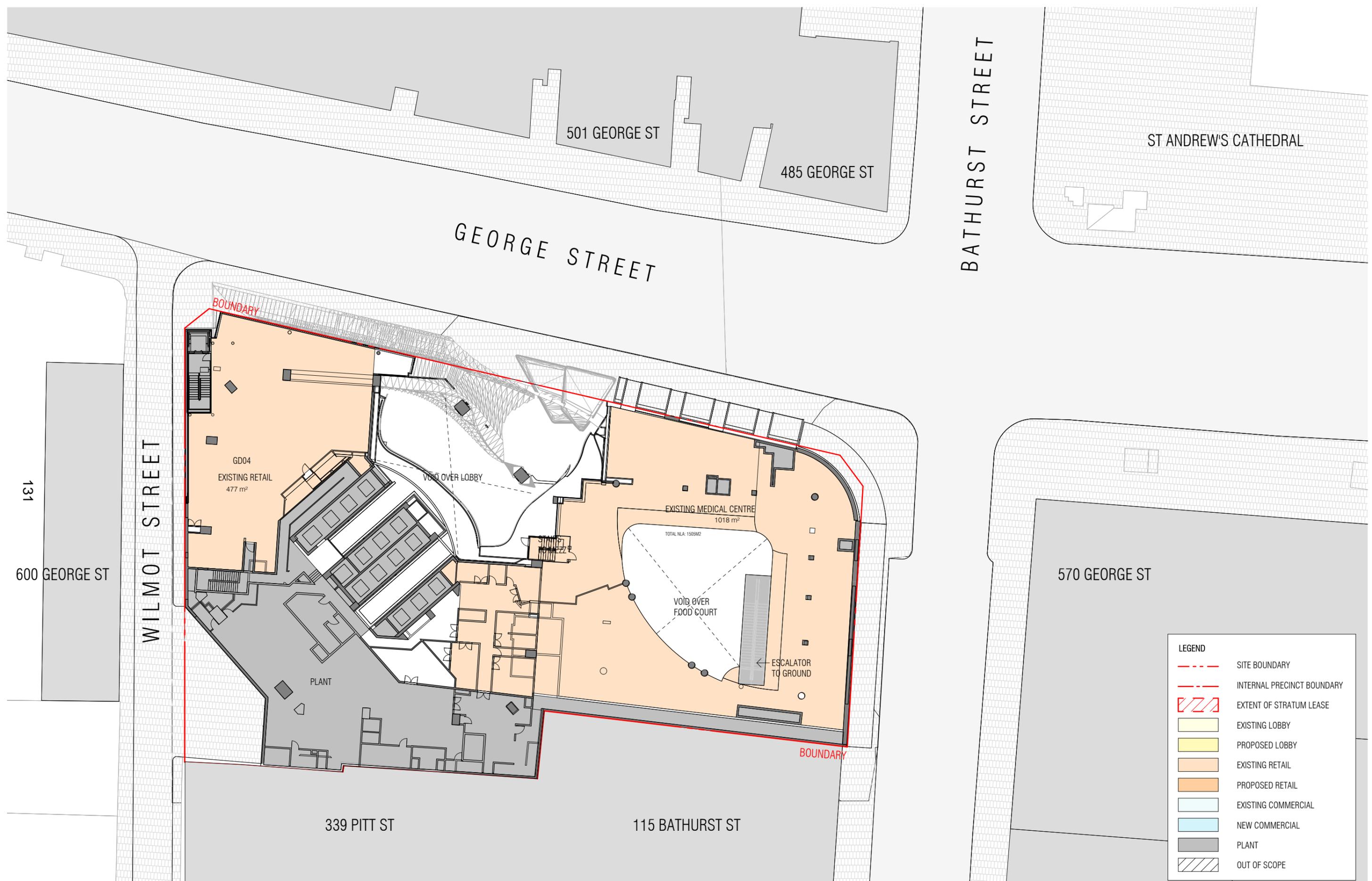
**DRAWING TITLE**  
 EXISTING GROUND FLOOR PLAN

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

**ISSUE PURPOSE**  
 CONCEPT ENVELOPE

**REV**  
 N

**DRAWING NO.**  
**SK203**



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

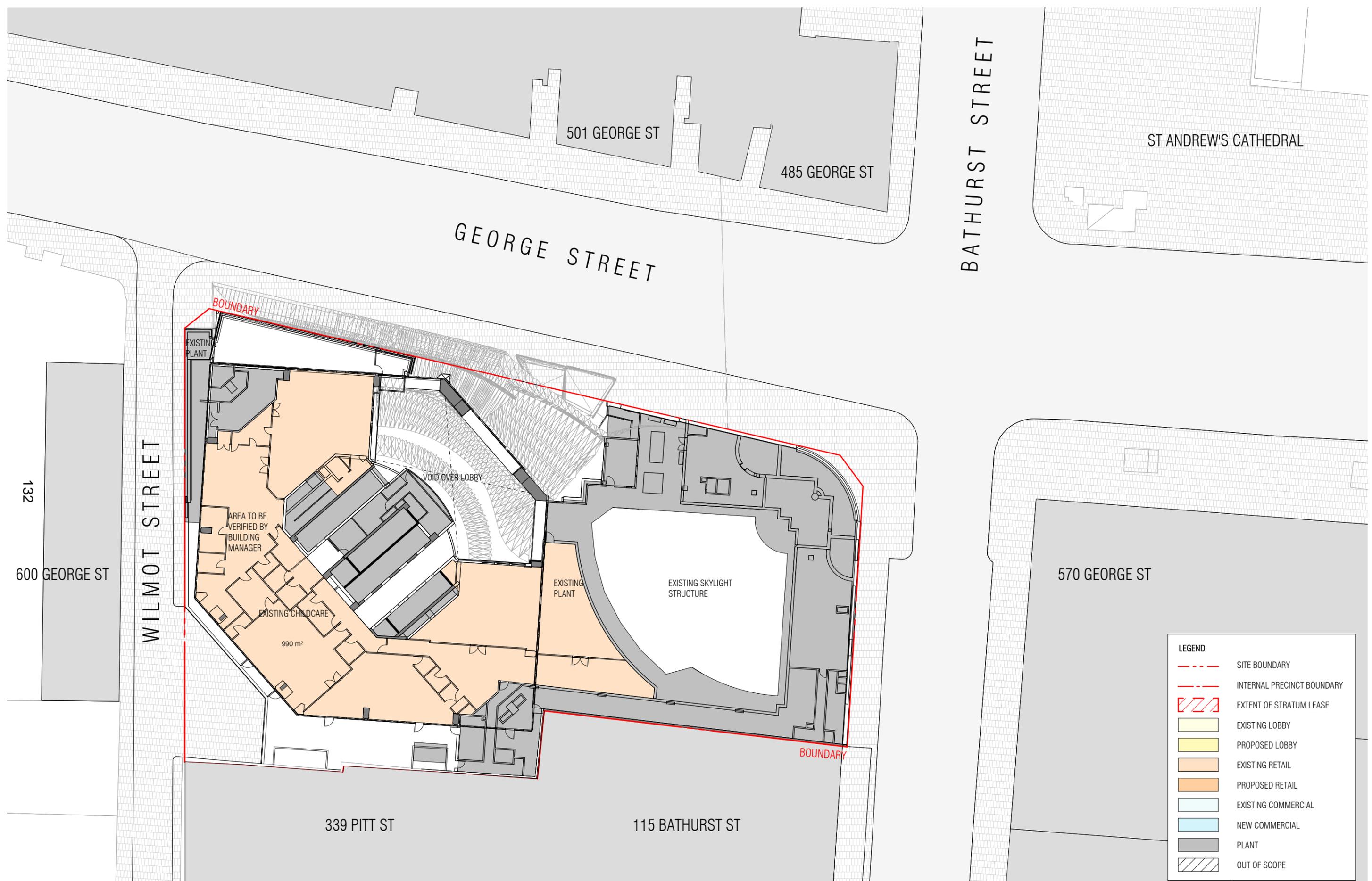
REVISION		
I	FOR INFORMATION	30/10/2024
J	FOR INFORMATION	01/11/2024
K	FOR INFORMATION	15/07/2025
L	FOR INFORMATION	17/07/2025
M	FOR INFORMATION	22/07/2025
N	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED
KC	01/11/24	MC

NOTES					
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 MEZZANINE 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	N	SK204



REVISION		
G	FOR INFORMATION	23/11/2023
H	FOR INFORMATION	30/10/2024
I	FOR INFORMATION	01/11/2024
J	FOR INFORMATION	15/07/2025
K	FOR INFORMATION	17/07/2025
L	FOR INFORMATION	06/08/2025

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

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 580 GEORGE STREET  
 SYDNEY NSW 2000

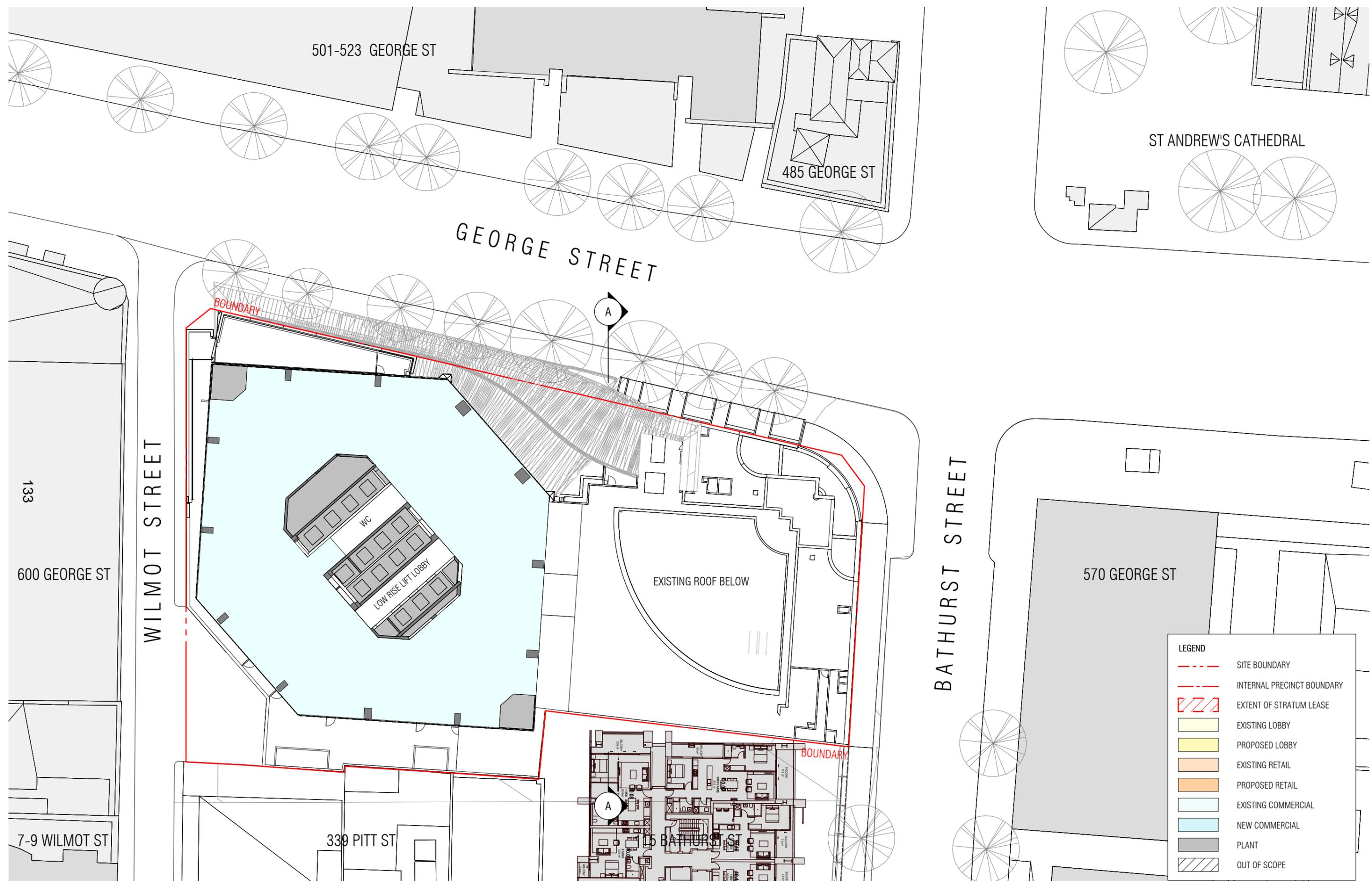
**DRAWING TITLE**  
 EXISTING LEVEL 1 FLOOR PLAN

**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**  
 L

**DRAWING NO.**  
**SK205**



REVISION	DESCRIPTION	DATE
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	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

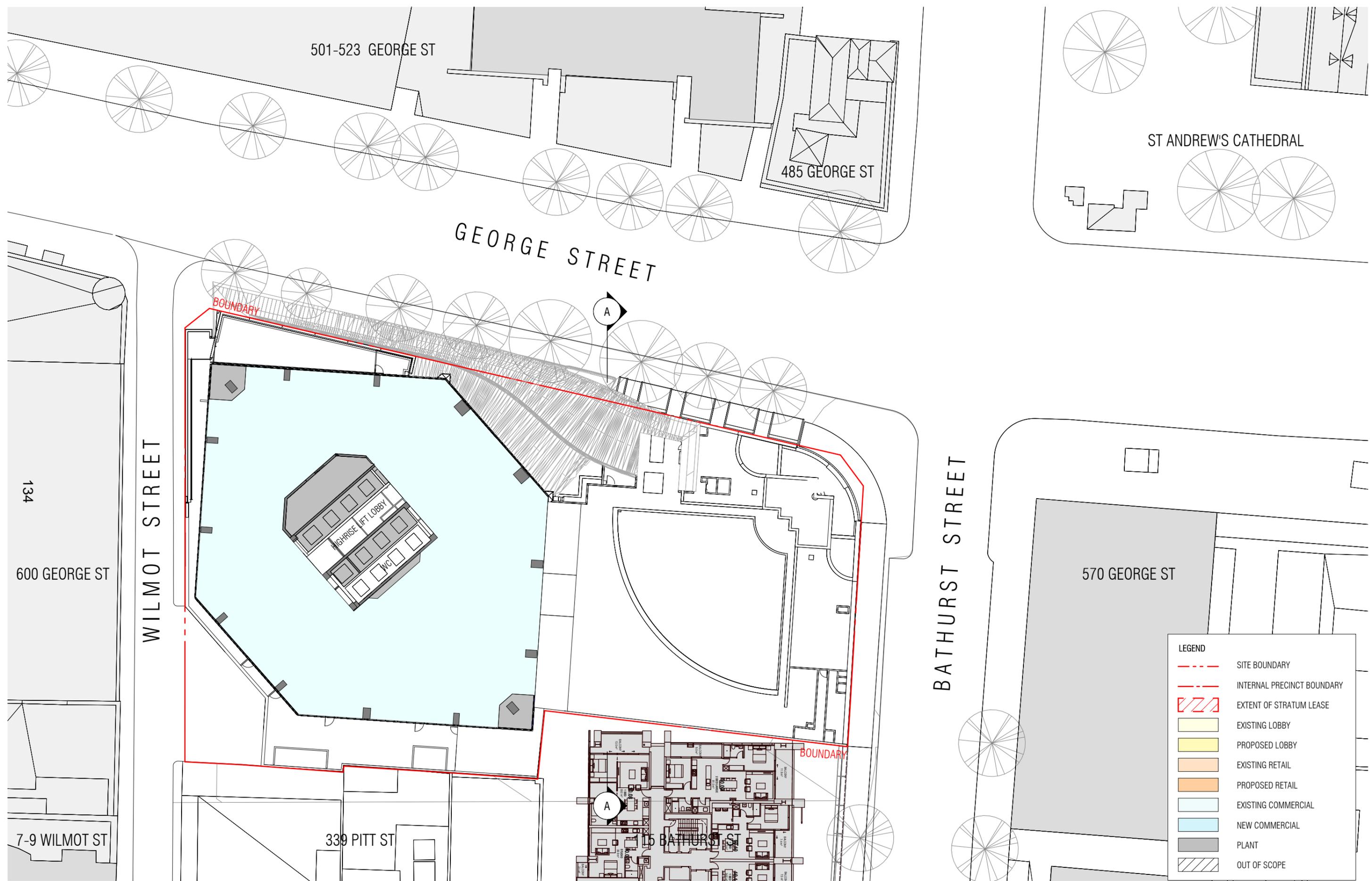
**DRAWING TITLE**  
 EXISTING LOWRISE PLAN

**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.**  
 SK207



REVISION		
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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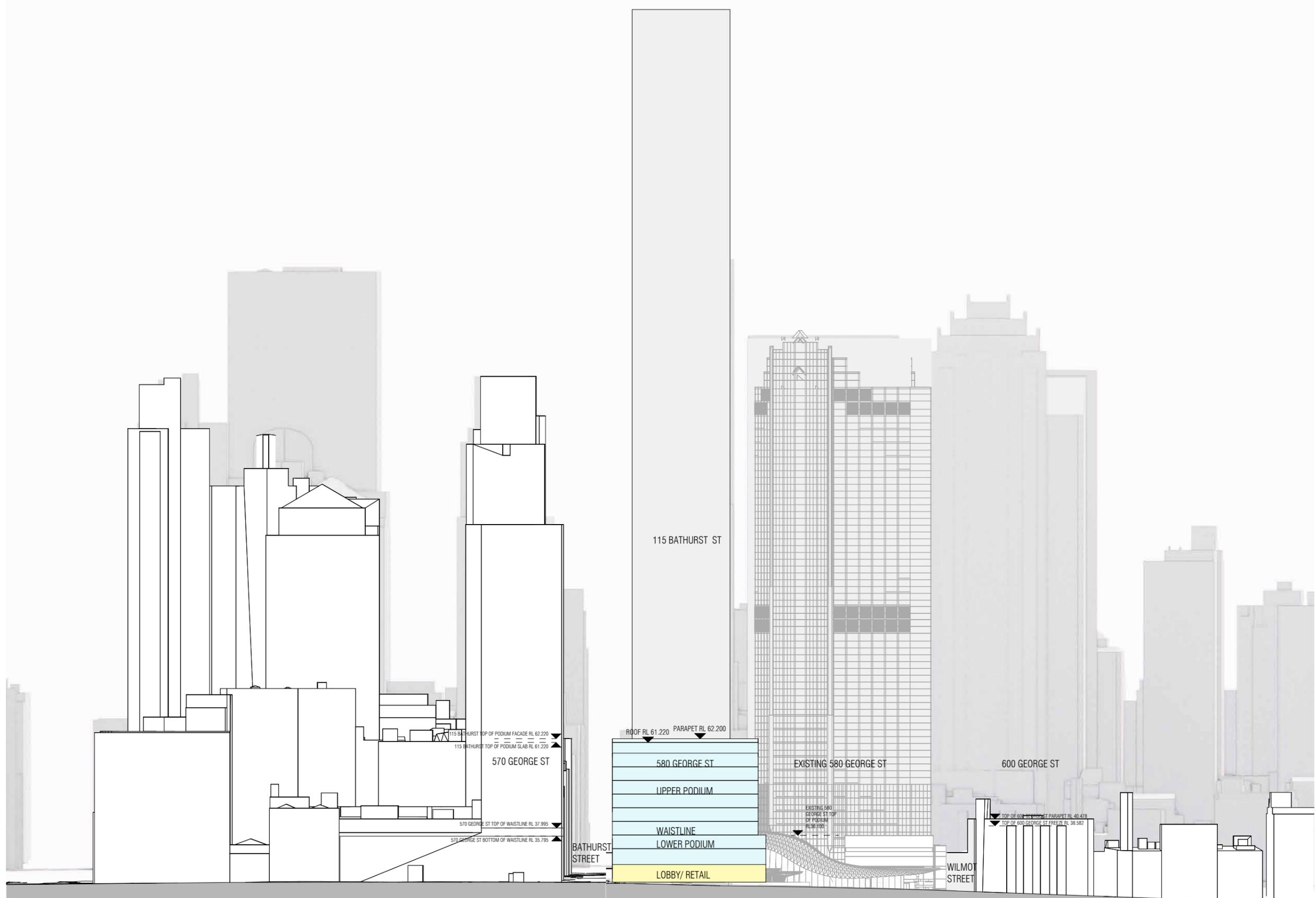
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 EXISTING HIGHRISE 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	<b>SK216</b>



1 WEST ELEVATION GEORGE ST  
SCALE 1 : 1000

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
JJ	01/11/24	MC	01/11/2024	21005	1 : 1000 @A3

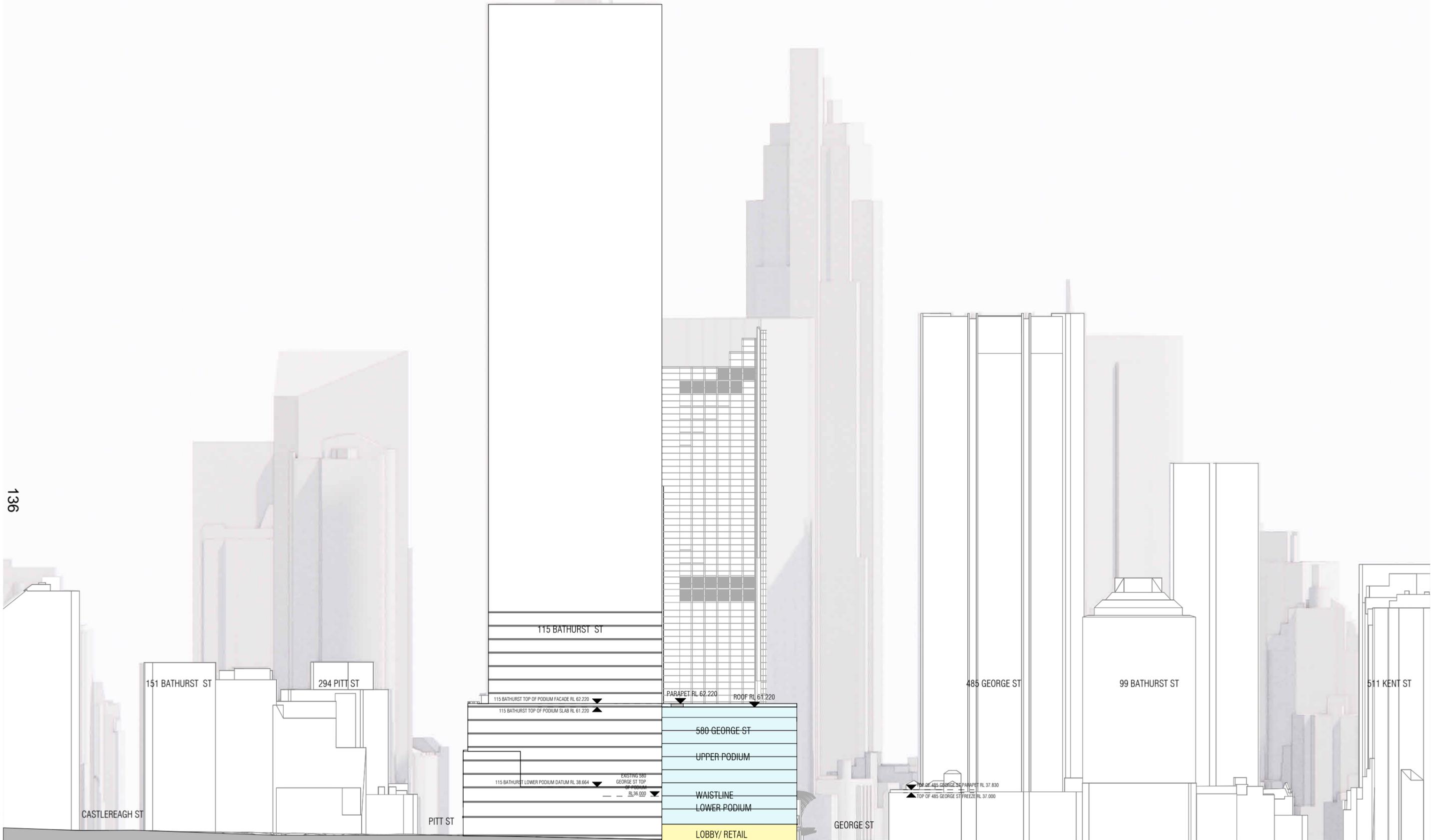
**PROJECT ADDRESS**  
580 GEORGE STREET  
SYDNEY NSW 2000

**DRAWING TITLE**  
WEST CONTEXT ELEVATION-GEORGE ST

**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	<b>SK315</b>

136



**1** NORTH ELEVATION BATHURST ST  
SCALE 1 : 1000

REVISION		
A	FOR INFORMATION	05/07/2024
B	FOR INFORMATION	08/07/2024
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
JJ	01/11/24	MC	01/11/2024	21005	1 : 1000 @A3

**PROJECT ADDRESS**  
580 GEORGE STREET  
SYDNEY NSW 2000

**DRAWING TITLE**  
NORTH CONTEXT ELEVATION-BATHURST ST

<b>CURZON + PARTNERS</b>		
L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377		
<b>ISSUE PURPOSE</b>	<b>REV</b>	<b>DRAWING NO.</b>
CONCEPT ENVELOPE	D	<b>SK316</b>



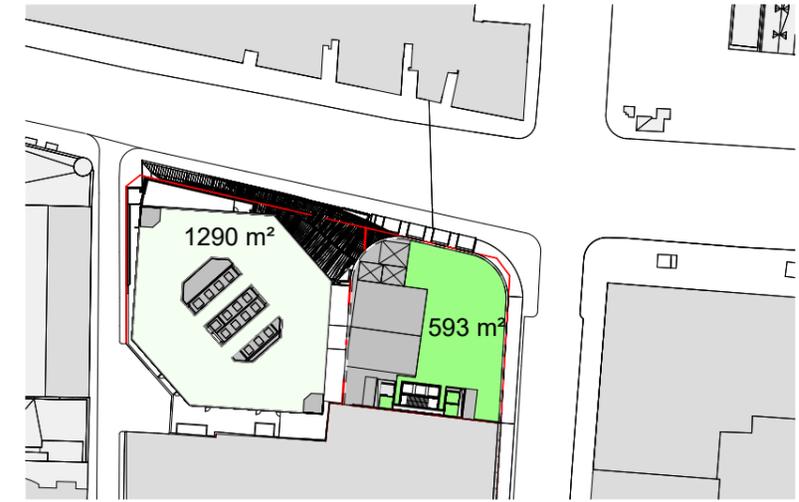
1 GFA - LOWER GROUND - PROPOSED

SCALE1 : 1500



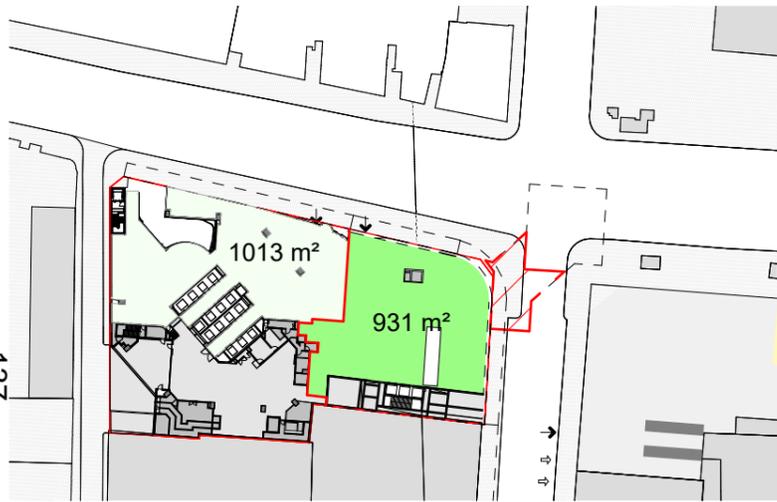
4 GFA - LEVEL 1 - PROPOSED

SCALE1 : 1500



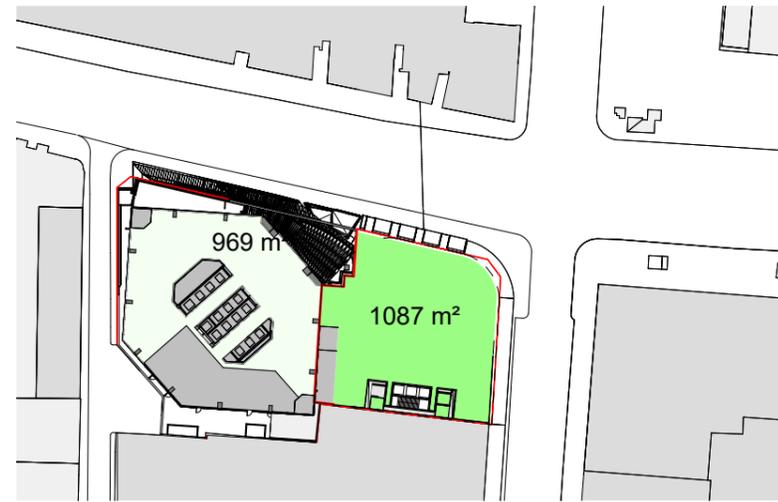
7 GFA - LEVEL8 - PROPOSED

SCALE1 : 1500



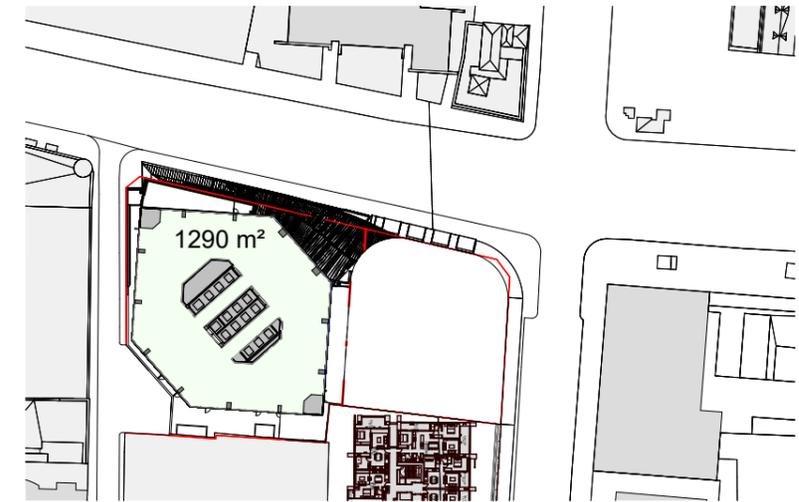
2 GFA - GROUND - PROPOSED

SCALE1 : 1500



5 GFA - LEVEL 2 - PROPOSED

SCALE1 : 1500



8 GFA - LOWRISE - PROPOSED

SCALE1 : 1500



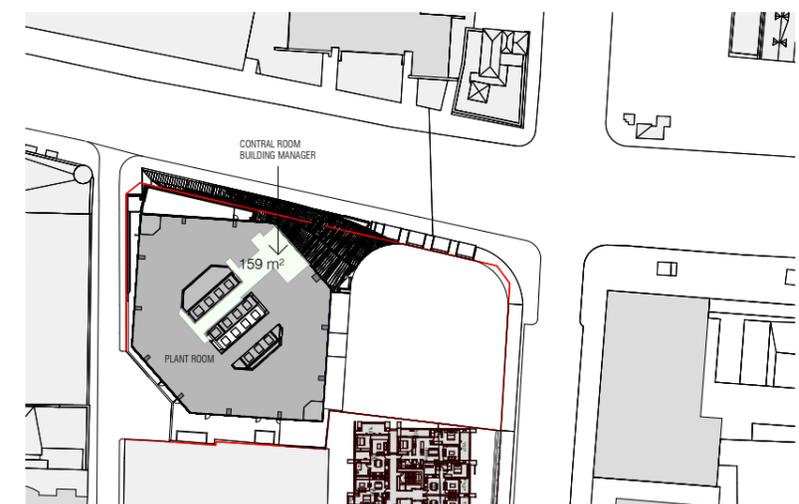
3 GFA - MEZZANINE - PROPOSED

SCALE1 : 1500



6 GFA - LEVEL 3 - 7 - PROPOSED

SCALE1 : 1500



9 GFA - LEVEL 17 - PLANT LEVEL - PROPOSED

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

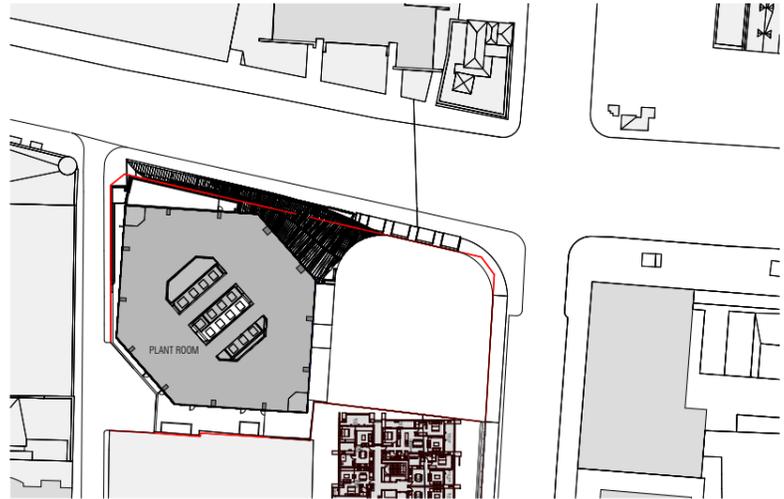


PROJECT ADDRESS  
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SYDNEY NSW 2000

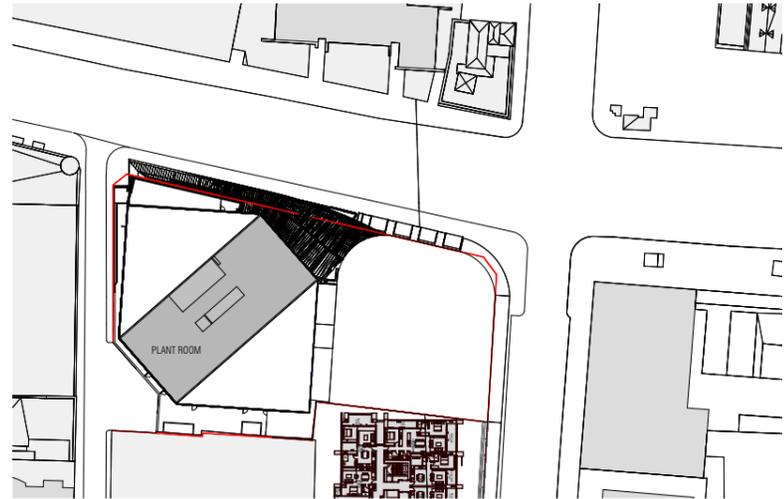
DRAWING TITLE  
PROPOSED GFA DIAGRAMS

**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	<b>SK360</b>



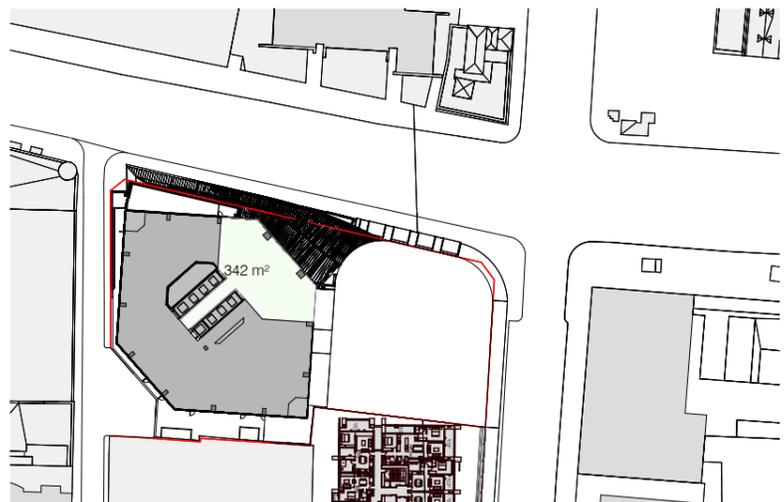
1 GFA - LEVEL 18 - PLANT LEVEL - PROPOSED  
SCALE 1 : 1500



4 GFA - LEVEL 34 - 37 - PLANT LEVEL - PROPOSED  
SCALE 1 : 1500



2 GFA - HIGHRISE - PROPOSED  
SCALE 1 : 1500



3 GFA - LEVEL 33 - PROPOSED  
SCALE 1 : 1500

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

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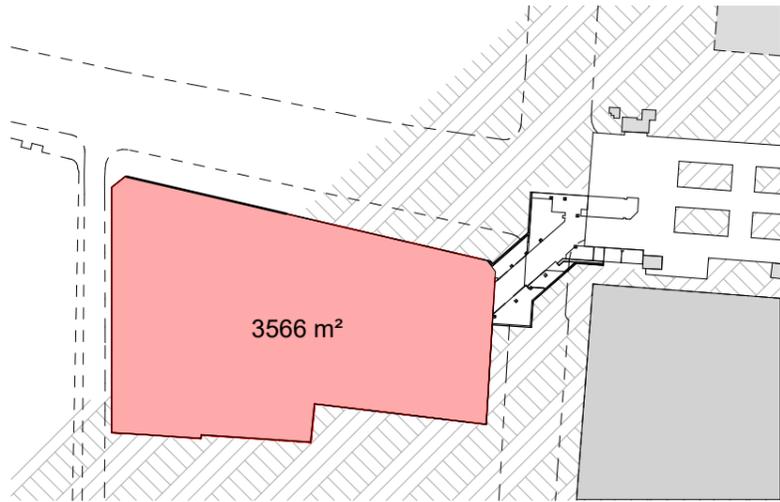
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

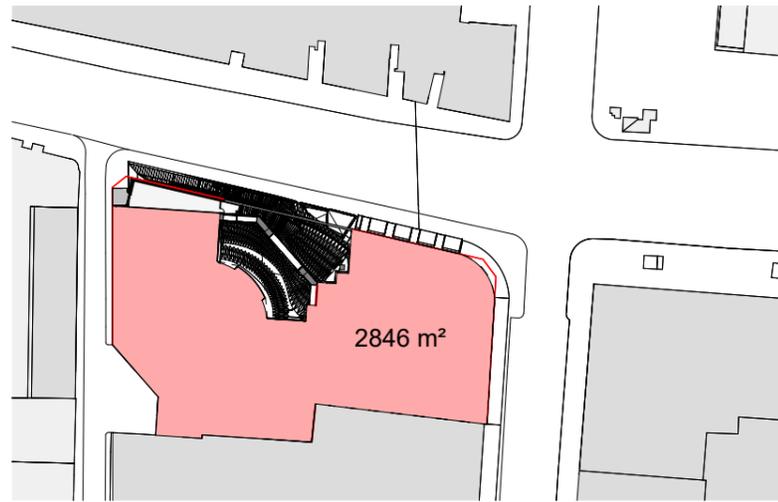
DRAWING TITLE  
PROPOSED GFA DIAGRAMS

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

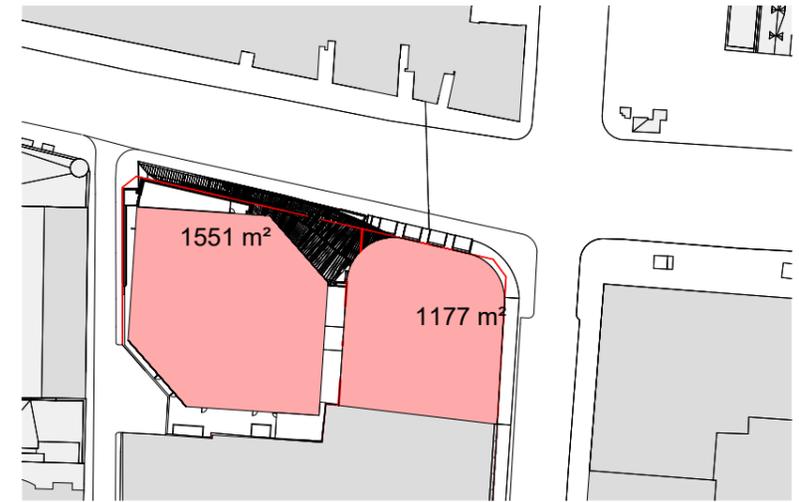
ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	<b>SK360.1</b>



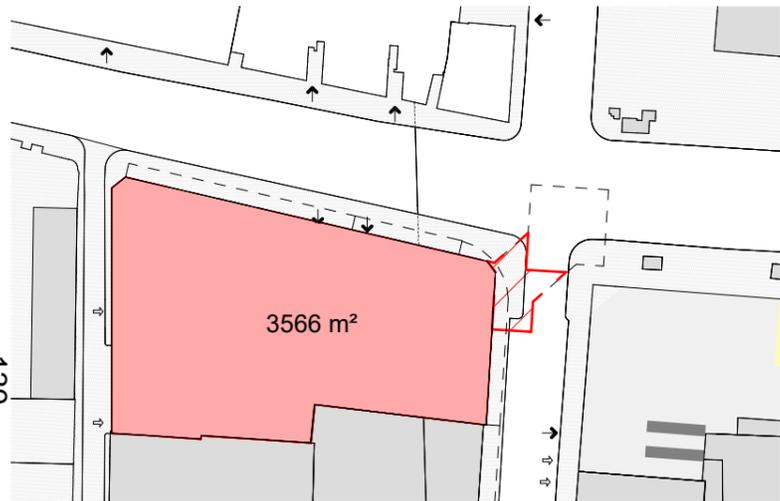
1 GBA - LOWER GROUND - PROPOSED  
SCALE1 : 1500



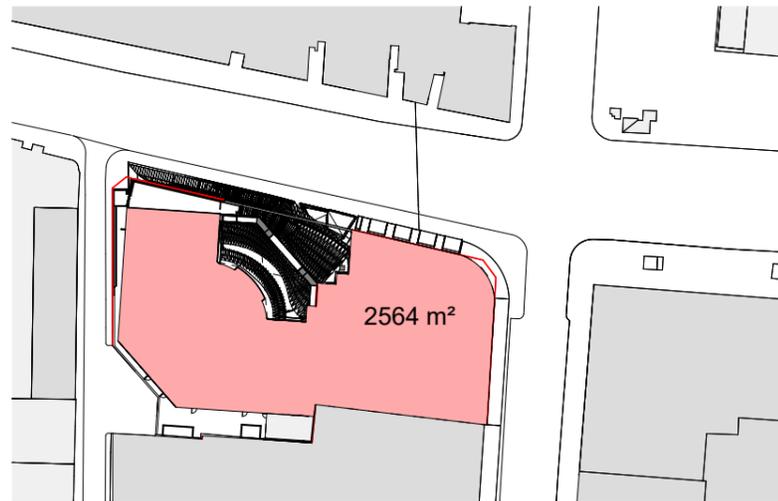
4 GBA - LEVEL 1 - PROPOSED  
SCALE1 : 1500



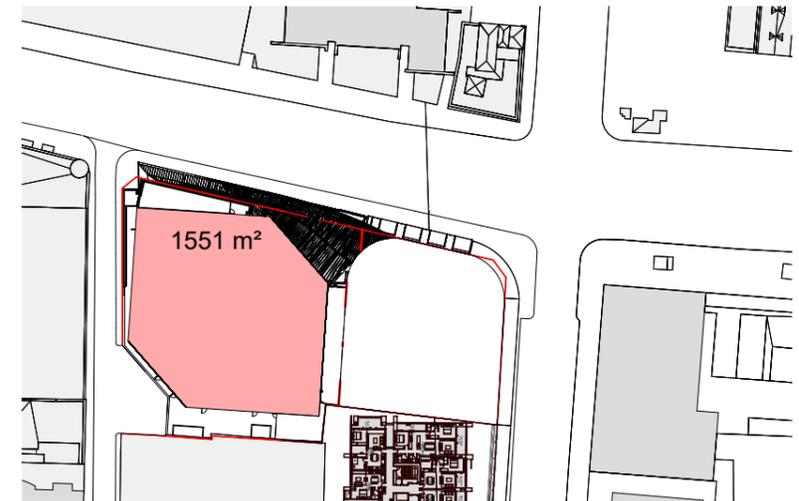
7 GBA - LEVEL 8 - PROPOSED  
SCALE1 : 1500



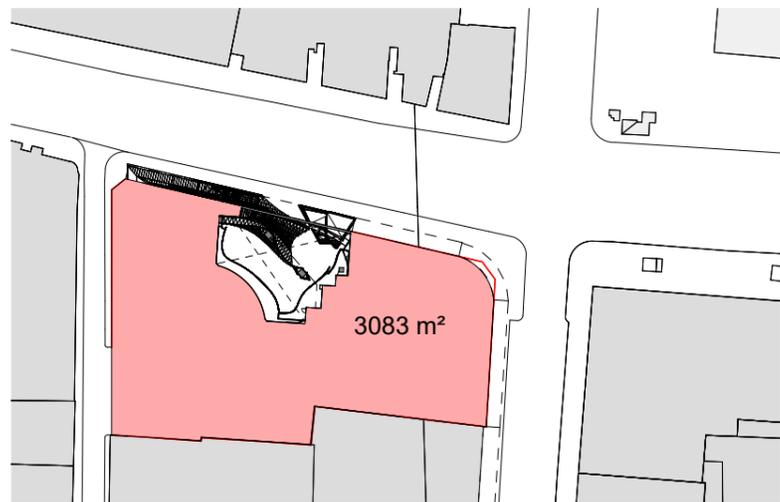
2 GBA - GROUND - PROPOSED  
SCALE1 : 1500



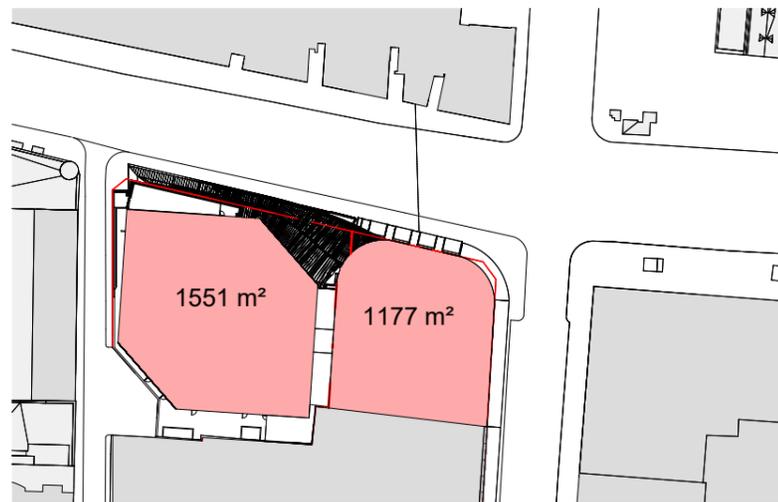
5 GBA - LEVEL 2 - PROPOSED  
SCALE1 : 1500



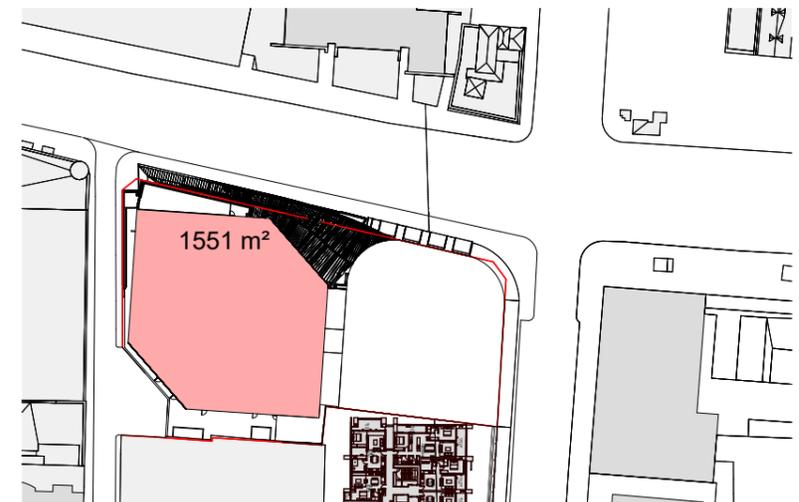
8 GBA - LOWRISE - PROPOSED  
SCALE1 : 1500



3 GBA - MEZZANINE - PROPOSED  
SCALE1 : 1500



6 GBA - LEVEL 3 - 7 - PROPOSED  
SCALE1 : 1500



9 GBA - HIGHRISE - PROPOSED  
SCALE1 : 1500

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

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KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3



PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

DRAWING TITLE  
PROPOSED 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	<b>SK360.2</b>



1 GBA - LEVEL34 - 36 - PLANT LEVEL - PROPOSED  
SCALE 1 : 1500

140

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

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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

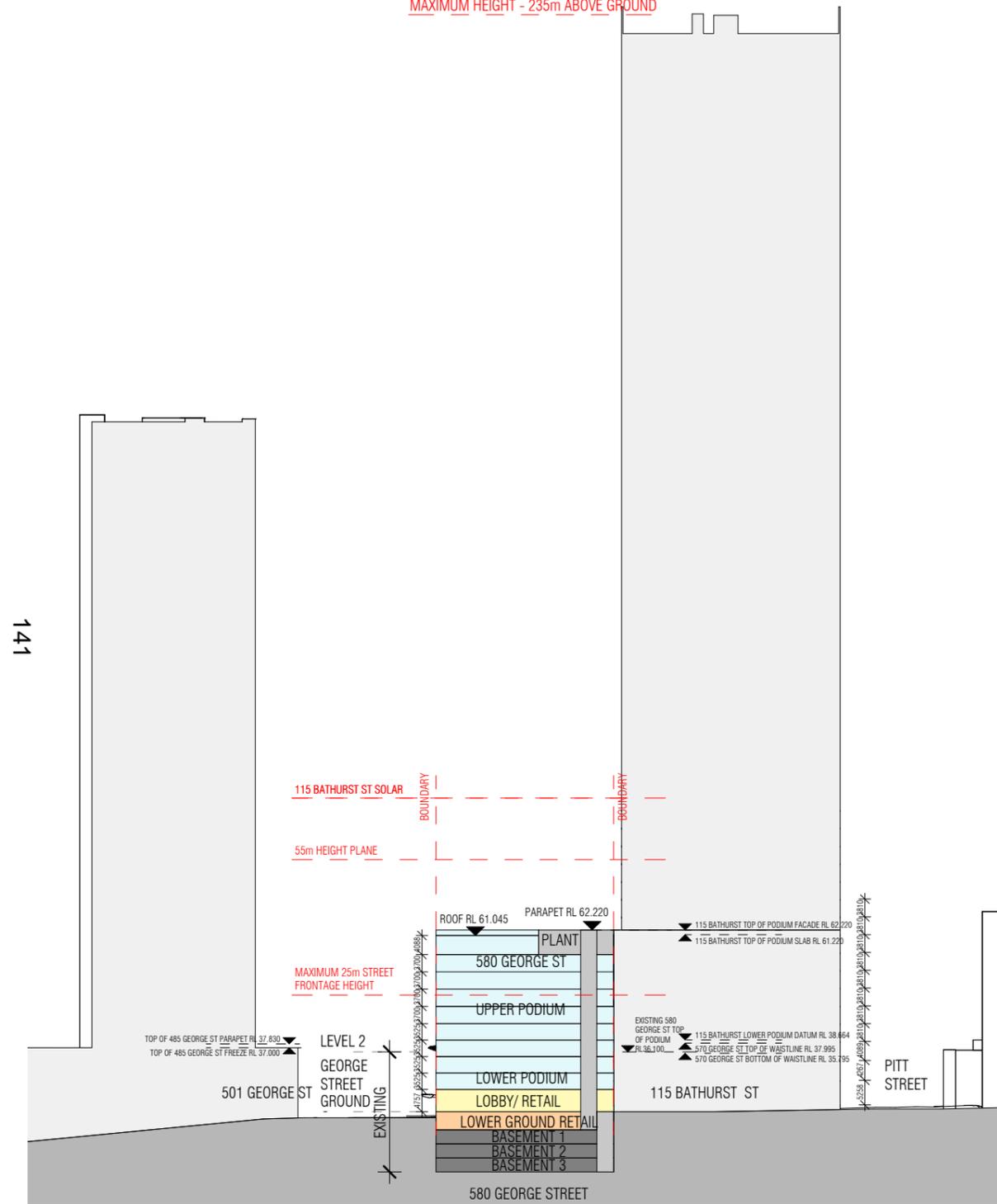
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

**DRAWING TITLE**  
PROPOSED GBA DIAGREMS

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	<b>SK360.3</b>

MAXIMUM HEIGHT + 10% DESIGN EXCELLENCE IF CLAIMED -  
258.5m ABOVE GROUND

MAXIMUM HEIGHT - 235m ABOVE GROUND



**A SECTION AA**  
SCALE 1 : 1250

Rev E

**Area Schedule - Joint Precinct (Standalone Competition Area + Existing Tower Schedule)**

Site Area (m<sup>2</sup>) 3567.00m<sup>2</sup>  
 Allowable FSR (x:1) 18.75  
 Allowable GFA (m<sup>2</sup>) 66881.3m<sup>2</sup>  
 Base FSR 8:1 + Area 2 Additional Accommodation 4.5:1 FSR = 12.5:1

**RETAIL NLA  
 COMMERCIAL/OFFICE  
 NLA**

Proposed FSR (x:1) 15.1  
 Existing Tower Only GFA 43757m<sup>2</sup> Existing Precinct GFA 45,859m<sup>2</sup>  
 New Podium GFA (m<sup>2</sup>) 10030m<sup>2</sup> Existing Precinct NLA 41,706m<sup>2</sup>

Proposed GFA (m<sup>2</sup>) 53787m<sup>2</sup> Increased GFA = Existing Precinct GFA 45,859m<sup>2</sup> - Proposed Precinct GFA 53,787m<sup>2</sup>  
 = Total GFA Increase 7,928m<sup>2</sup>

GFA Includes the existing lower ground through site link

Building Height (m)	37.745	EXISTING TOWER	PROPOSED PODIUM	EXISTING TOWER	PROPOSED PODIUM	TOTAL PROPOSED	TOTAL GBA	
Height AHD (m)	61.045	Height m	Height m	GFAm <sup>2</sup>	GFAm <sup>2</sup>	GFAm <sup>2</sup>	GFAm <sup>2</sup>	
GF RL	23.3	Level	Lift Rise	Use	EXISTING TOWER	PROPOSED PODIUM	TOTAL GBA	
Level	Lift Rise	Use	Height m	Height m	GFAm <sup>2</sup>	GFAm <sup>2</sup>	GFAm <sup>2</sup>	
Lower Ground	Basement	Basement Retail	3.90	3.90	2290	-70	2220	
Ground		Lobby/ Retail	4.950	4.757	1013	931	1944	
Mezzanine		Commercial	3.7	3.525	715	1136	1851	
Level 1		Commercial	3.7	3.525	903	1153	2056	
Level 2		Commercial	3.7	3.525	969	1087	2056	
Level 3	Waistline	Commercial	3.7	3.525	1290	1040	2330	
Level 4		Commercial	3.7	3.700	1290	1040	2330	
Level 5		Commercial	3.7	3.700	1290	1040	2330	
Level 6		Commercial	3.7	3.700	1290	1040	2330	
Level 7		Commercial	3.7	3.700	1290	1040	2330	
Level 8		Commercial	3.7	4.088	1290	593	1883	
Level 9		Commercial	3.7		1290		1551	
Level 10		Commercial	3.7		1290		1551	
Level 11		Commercial	3.7		1290		1551	
Level 12		Commercial	3.7		1290		1551	
Level 13	Low Rise	Commercial	3.7		1290		1551	
Level 14		Commercial	3.7		1290		1551	
Level 15	Transfer Level	Commercial	3.7		1290		1551	
Level 16		Commercial	3.7		1290		1551	
Level 17		Commercial	3.7		159		1551	
Level 18		Commercial	3.7		0		1551	
Level 19		Commercial	3.7		1379		1551	
Level 20		Commercial	3.7		1379		1551	
Level 21		Commercial	3.7		1379		1551	
Level 22		Commercial	3.7		1379		1551	
Level 23		Commercial	3.7		1379		1551	
Level 24		Commercial	3.7		1379		1551	
Level 25	High Rise	Commercial	3.7		1379		1551	
Level 26		Commercial	3.7		1379		1551	
Level 27		Commercial	3.7		1379		1551	
Level 28		Commercial	3.7		1379		1551	
Level 29		Commercial	3.7		1379		1551	
Level 30		Commercial	3.7		1379		1551	
Level 31		Commercial	3.7		1379		1551	
Level 32		Commercial	3.7		1379		1551	
Level 33		Commercial/Plant	5		342		1551	
Level 34		Plant	2.9		0		737	
Level 35	Plant	Plant	3.8		0		737	
Level 36		Plant	6.4		0		737	
<b>Grand Total</b>			<b>145.150</b>	<b>37.75</b>	<b>43757m<sup>2</sup></b>	<b>10030m<sup>2</sup></b>	<b>23660m<sup>2</sup></b>	<b>72979m<sup>2</sup></b>

REVISION		
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	22/07/2025
E	FOR INFORMATION	28/07/2025
F	FOR INFORMATION	06/08/2025
G	FOR INFORMATION	08/12/2025

NOTES	PROJECT ADDRESS
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DRAWN KC	DRAWING TITLE
PLOT DATE 01/11/24	JOINT PRECINCT - PROPOSED SECTION AND AREA
CHECKED MC	ISSUE PURPOSE
ISSUE DATE 08/12/2025	CONCEPT ENVELOPE
JOB NO. 21005	REV G
SCALE 1 : 1250 @A3	DRAWING NO. SK355

PROJECT ADDRESS	CURZON + PARTNERS
580 GEORGE STREET SYDNEY NSW 2000	L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377
DRAWING TITLE	ISSUE PURPOSE
JOINT PRECINCT - PROPOSED SECTION AND AREA	CONCEPT ENVELOPE
ISSUE PURPOSE	REV G
CONCEPT ENVELOPE	DRAWING NO. SK355



142

BASEMENT 3 CARPARK SPACE  
NEW NUMBER: 39

 CARPARK SPACE LOST 2

REVISION		
A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	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 : 400 @A3



PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

DRAWING TITLE  
JOINT PRECINCT - PROPOSED 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	<b>SK343</b>

143



BASEMENT 2 CARPARK SPACE  
NEW NUMBER: 44

 CARPARK SPACE LOST: 16

REVISION		DATE
A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	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 : 400 @A3

DRAWING TITLE  
JOINT PRECINCT - PROPOSED BASEMENT 2  
PLAN

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	<b>SK344</b>



144

SUMMARY

CARPARK SPACE LOST:

B1	14
B2	16
B3	2
TOTAL	32

BASEMENT 1 CARPARK SPACE  
NEW NUMBER: 22

 CARPARK SPACE LOST: 14

REVISION		DATE
A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	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 : 400 @A3

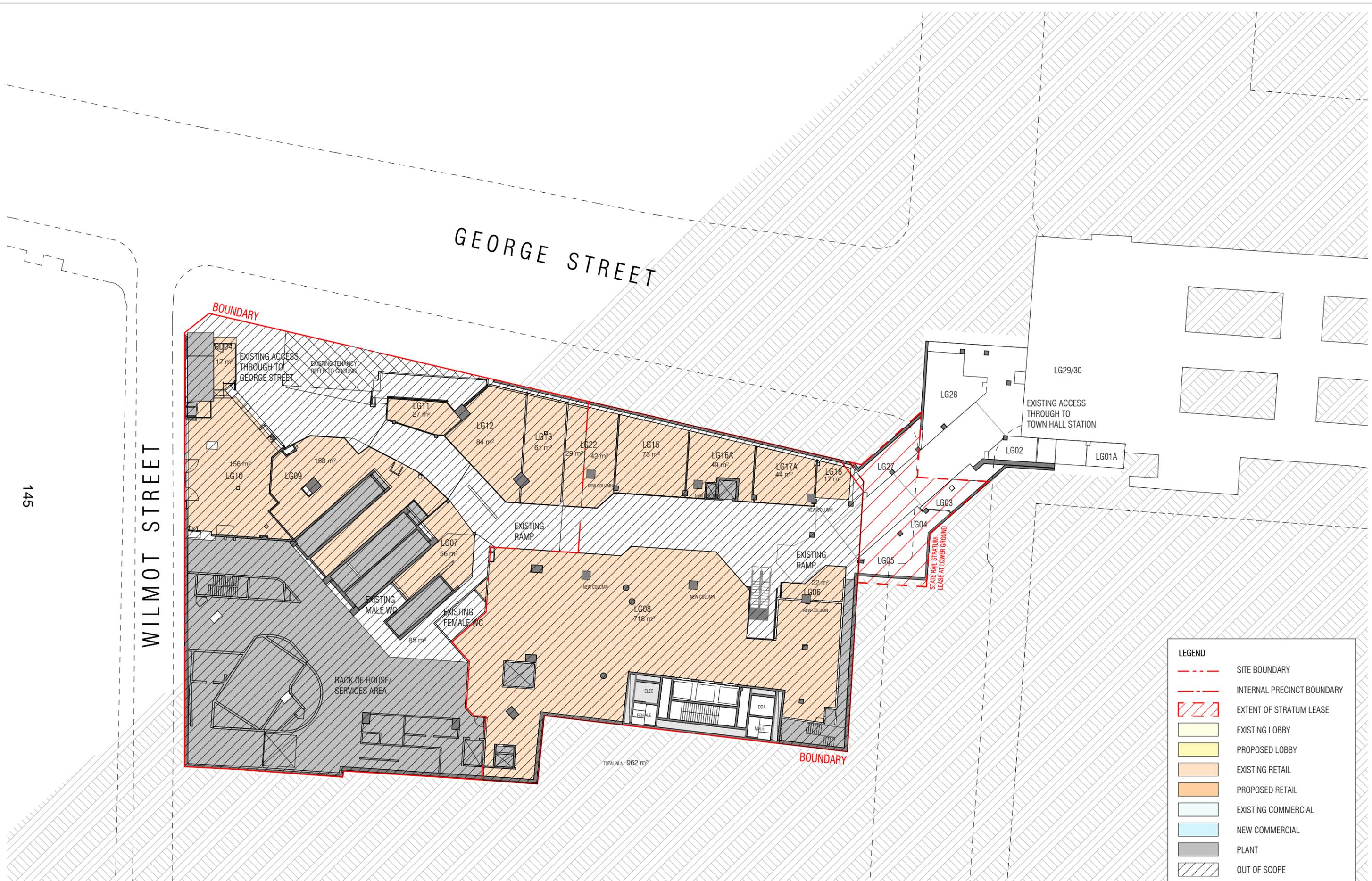


PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

DRAWING TITLE  
JOINT PRECINCT - PROPOSED 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	C	<b>SK345</b>



145

WILMOT STREET

GEORGE STREET

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

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



PROJECT ADDRESS  
 580 GEORGE STREET  
 SYDNEY NSW 2000

DRAWING TITLE  
 JOINT PRECINCT - PROPOSED 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	D	<b>SK346.1</b>



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

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

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

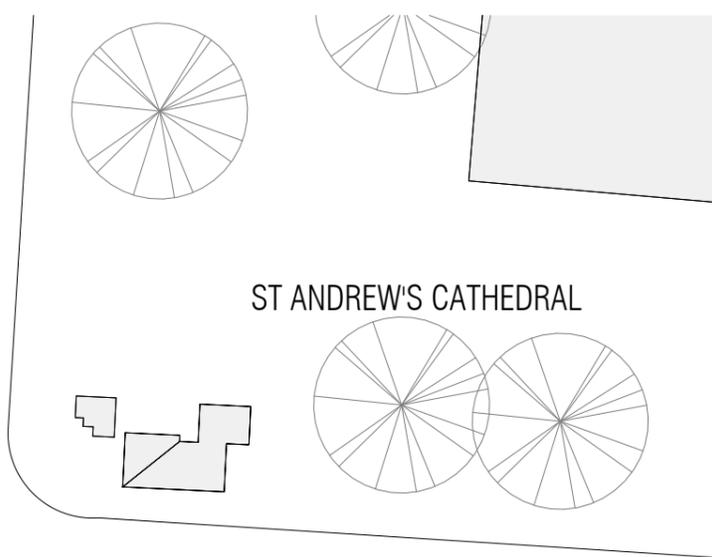
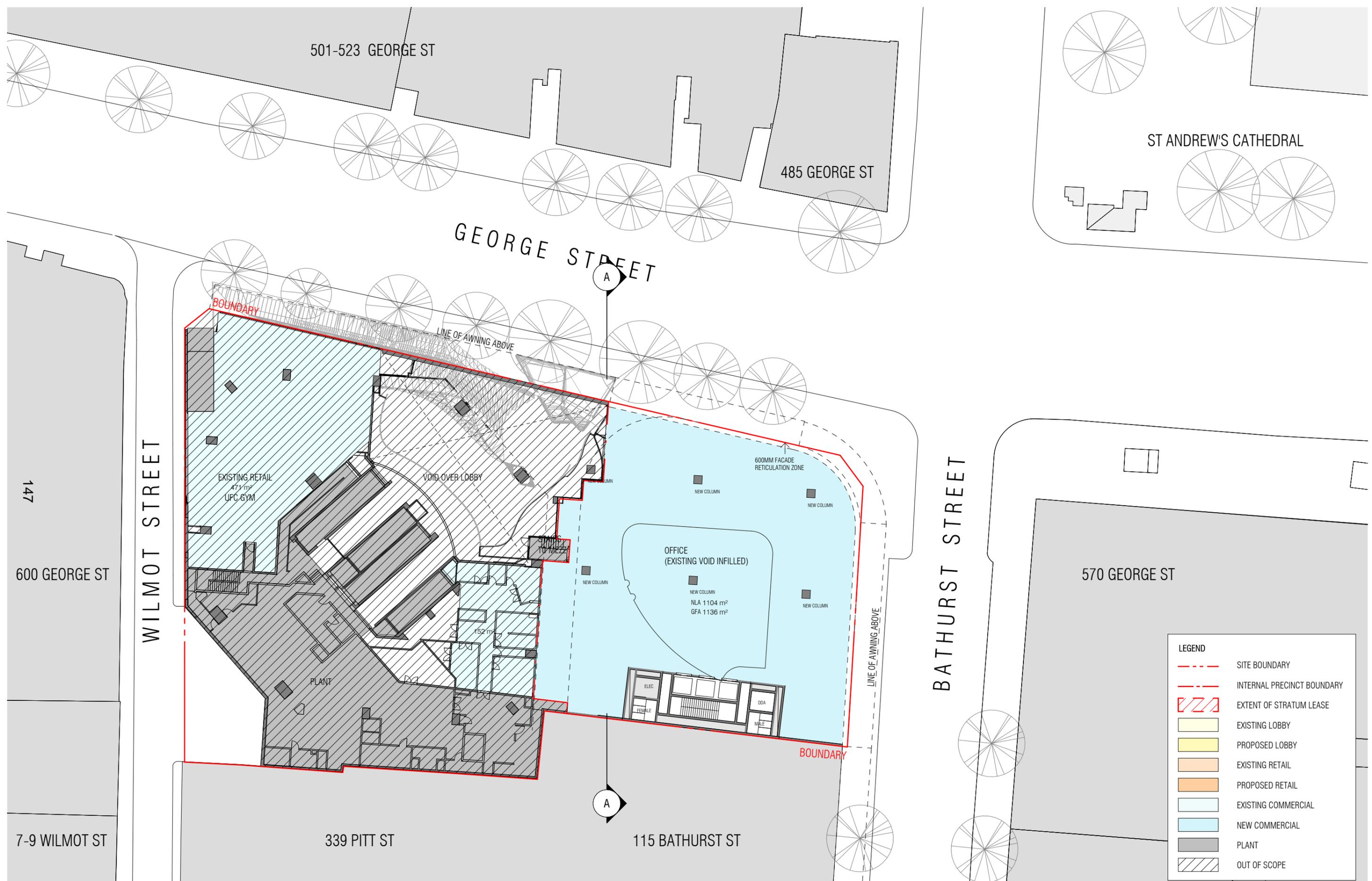
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED GROUND  
 FLOOR PLAN

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

**ISSUE PURPOSE**  
 CONCEPT ENVELOPE

**REV**  
 F

**DRAWING NO.**  
**SK347**



**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		DATE
A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	22/07/2025
E	FOR INFORMATION	28/07/2025
F	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

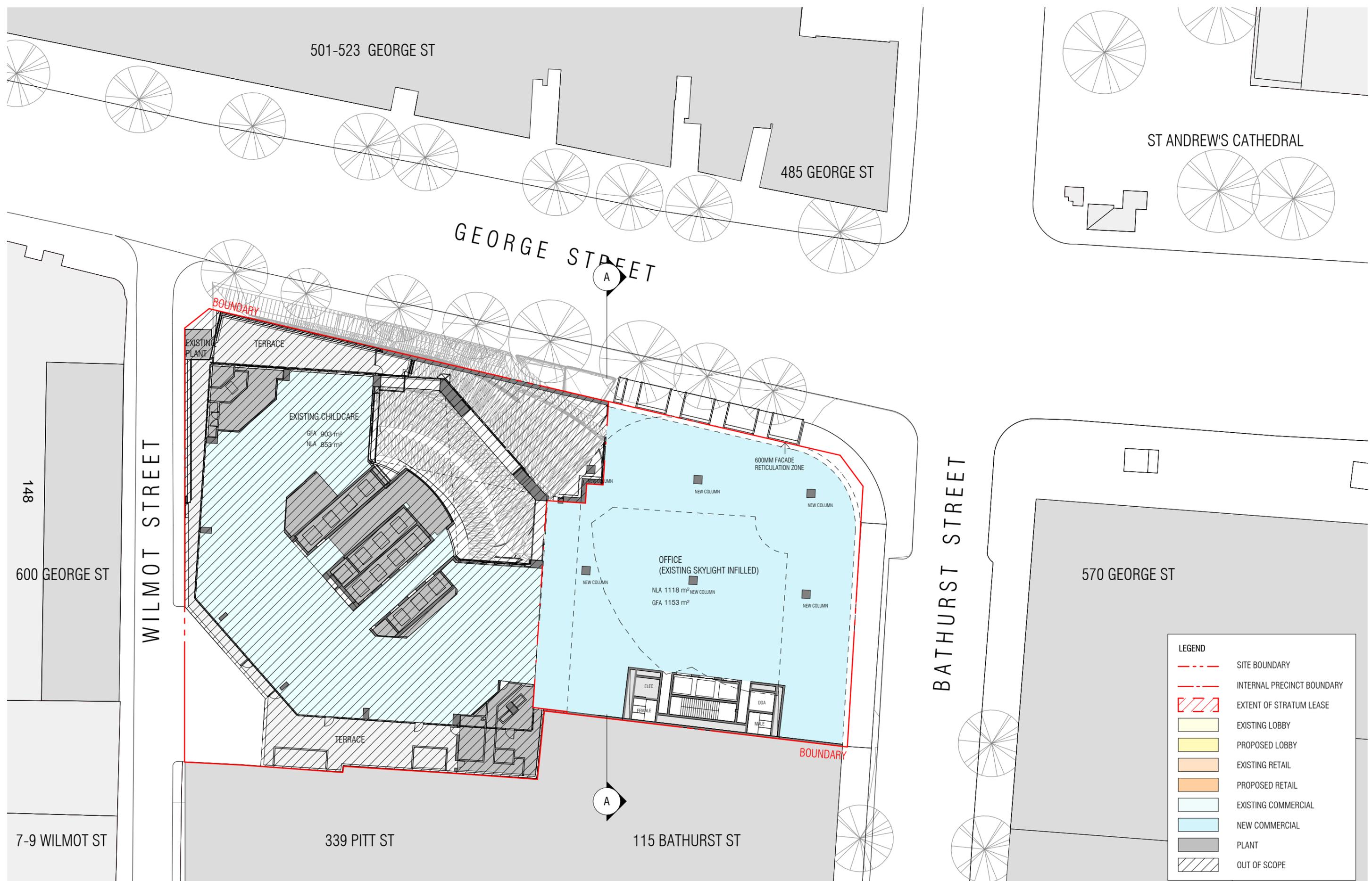
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED MEZZANINE  
 FLOOR PLAN

**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**  
 F

**DRAWING NO.**  
**SK348**



REVISION		
A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	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

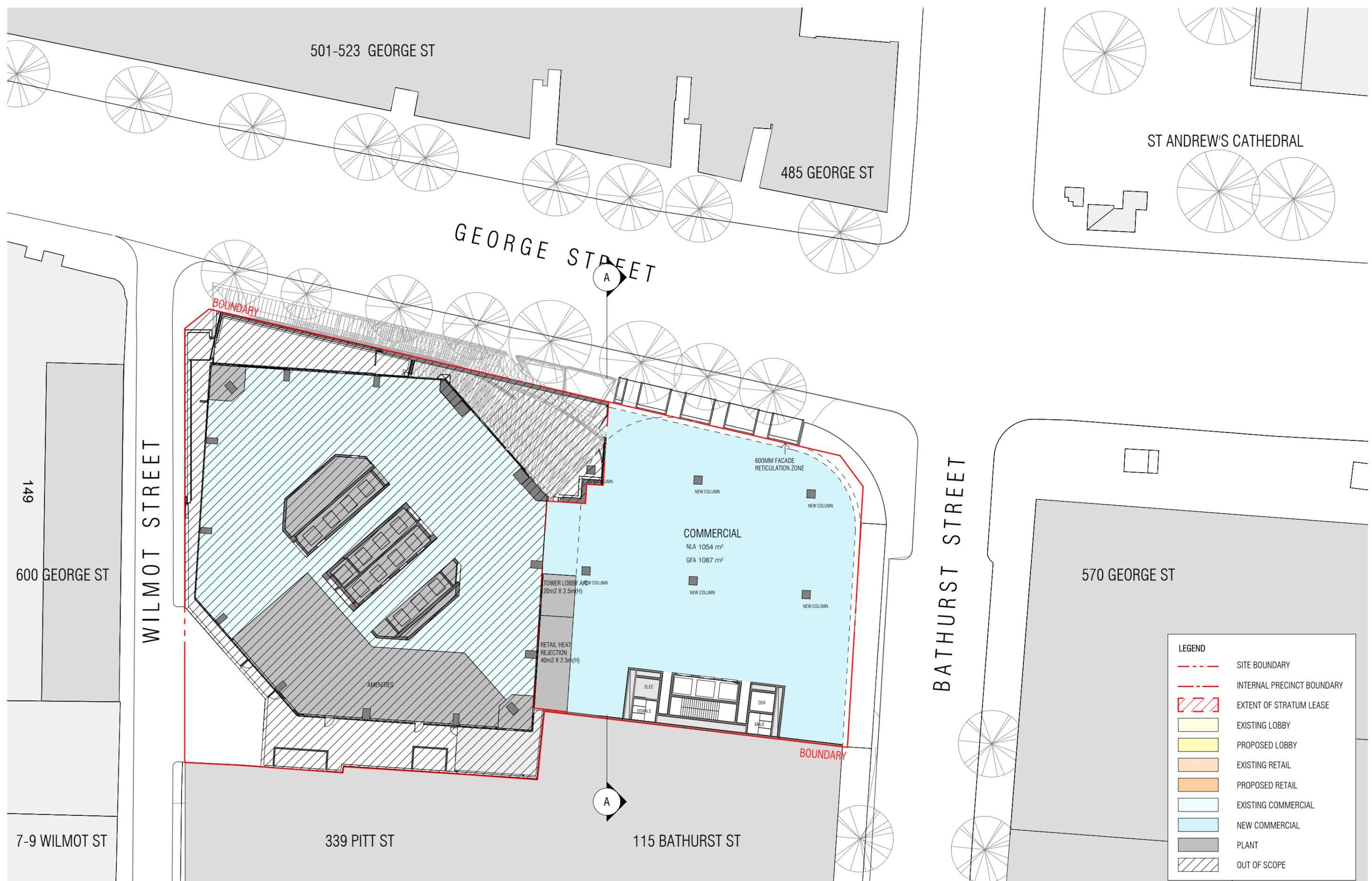
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED LEVEL 1  
 PLAN

**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.**  
**SK349**



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

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

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

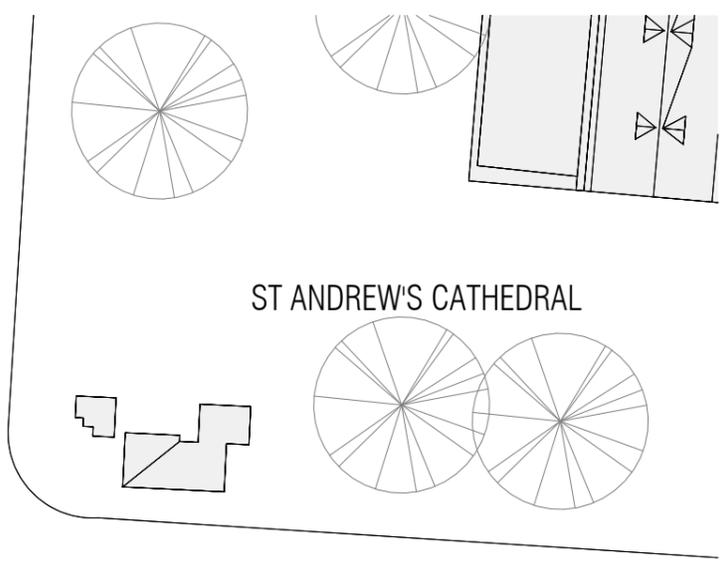
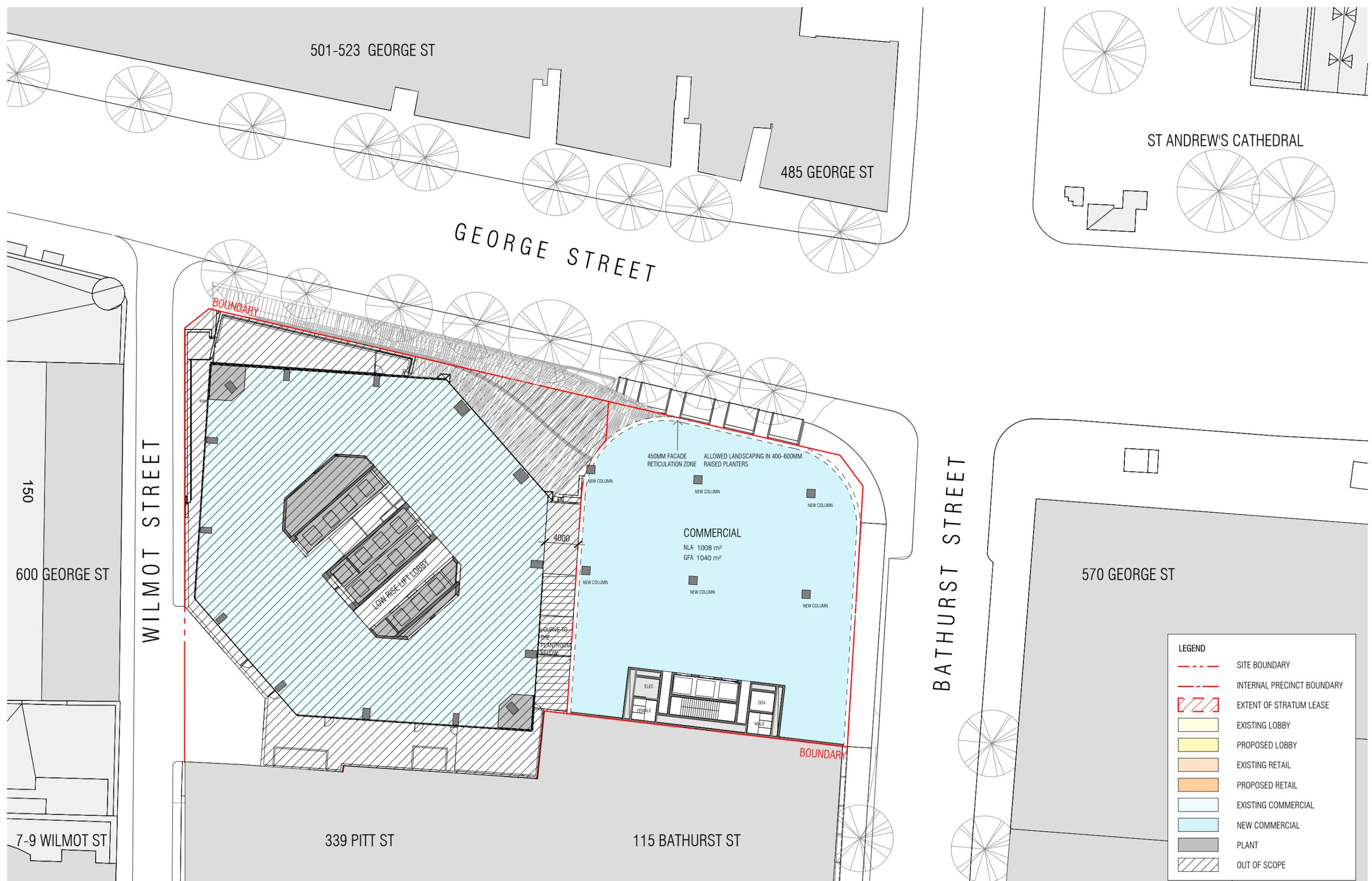
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED LEVEL 2  
 PLAN

**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**  
 E

**DRAWING NO.**  
**SK350**



**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**

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025
F	FOR INFORMATION	19/09/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	19/09/2025	21005	As indicated @A3



**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

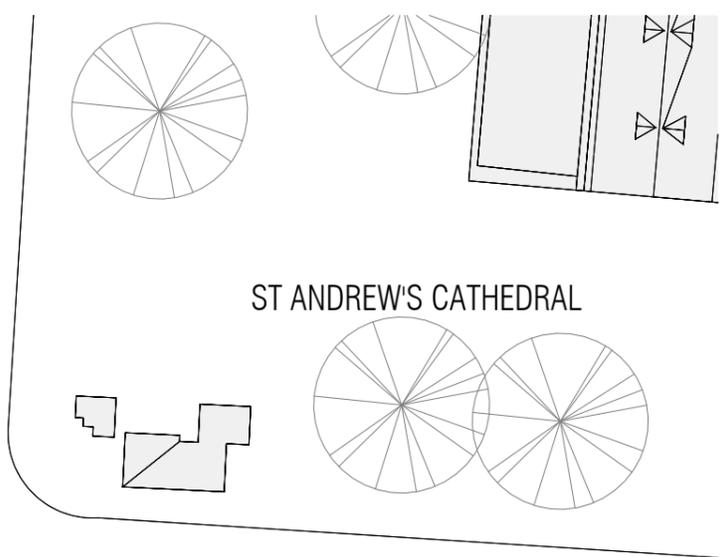
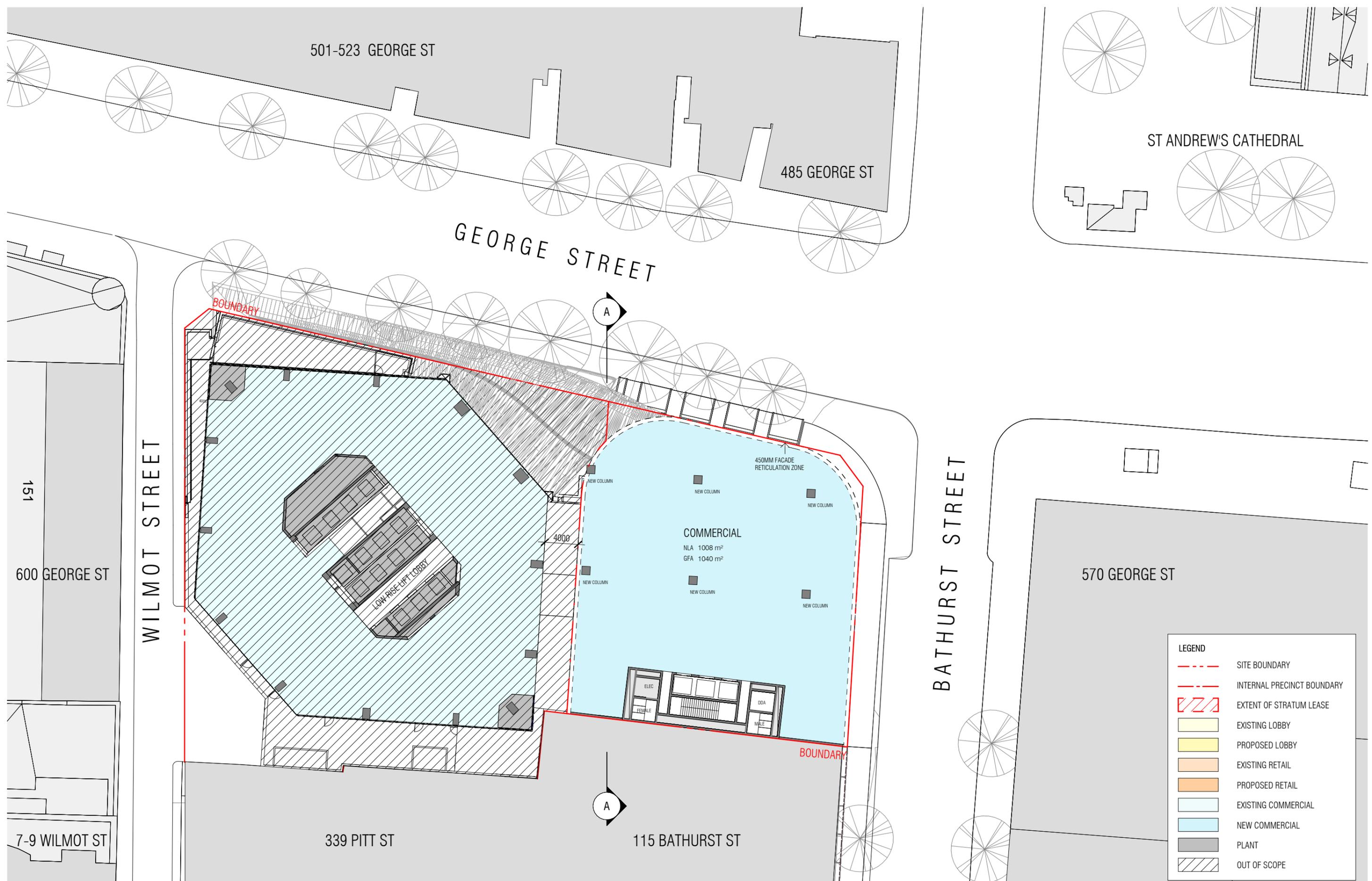
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED LEVEL 3  
 WAISTLINE PLAN

**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**  
 F

**DRAWING NO.**  
**SK351**



**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**

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
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	As indicated @A3



**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

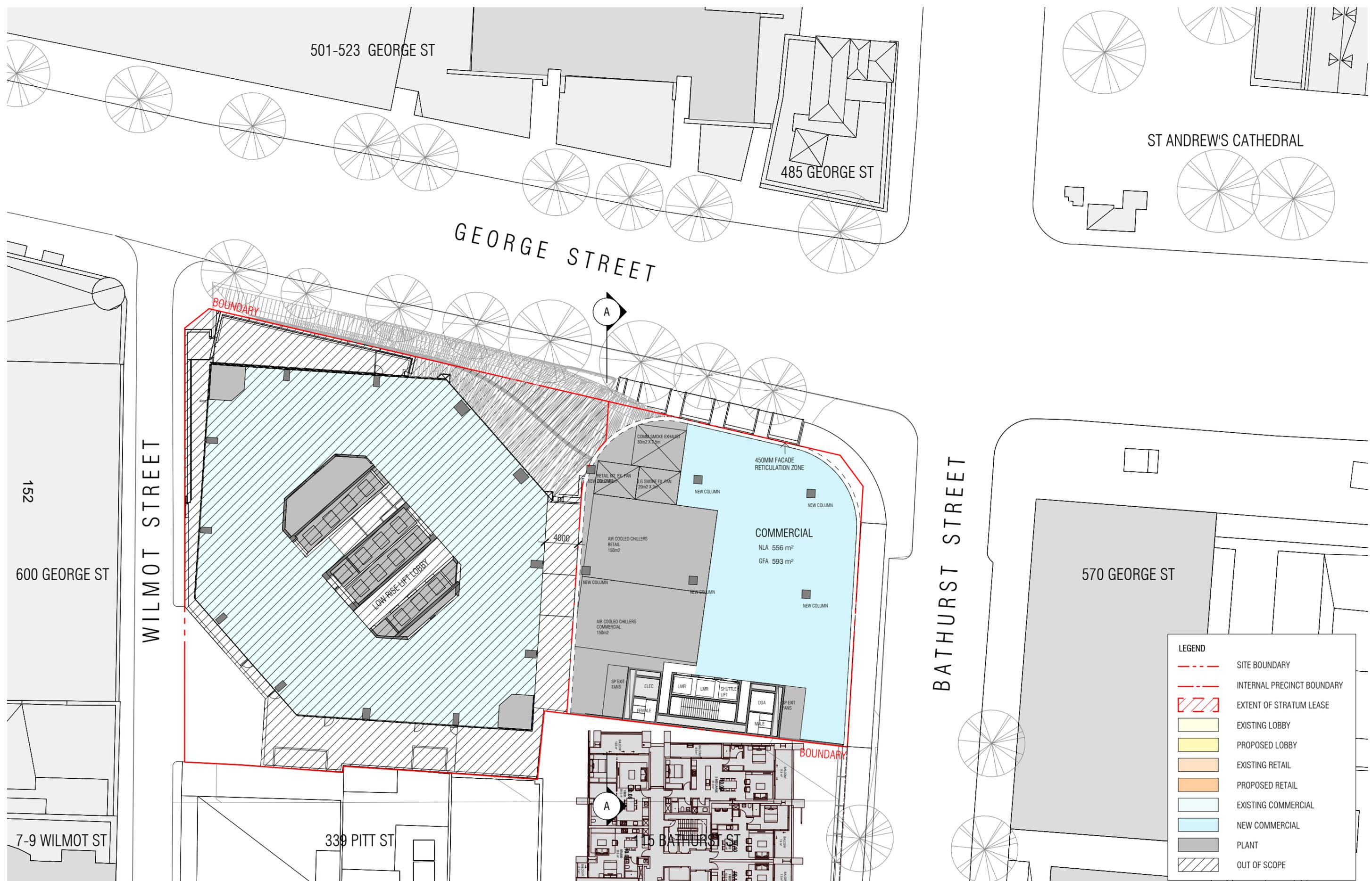
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED TYPICAL  
 UPPER PODIUM PLAN

**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**  
 E

**DRAWING NO.**  
**SK352**



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

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

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

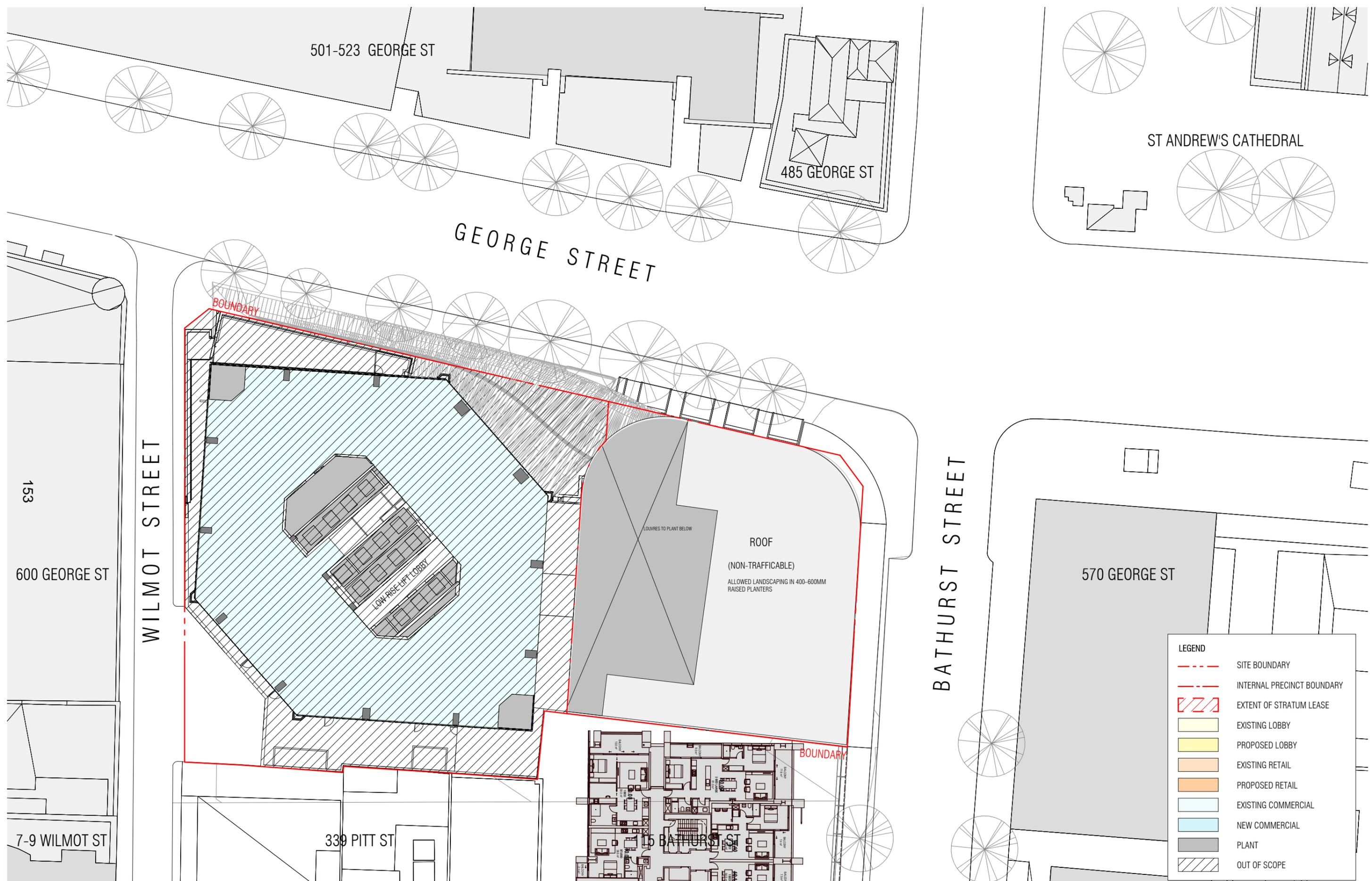
**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED LEVEL 8  
 PLAN

**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**  
 E

**DRAWING NO.**  
**SK353**



REVISION		
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025
F	FOR INFORMATION	29/08/2025
G	FOR INFORMATION	19/09/2025

DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	19/09/2025	21005	As indicated @A3

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 JOINT PRECINCT - PROPOSED ROOF PLAN

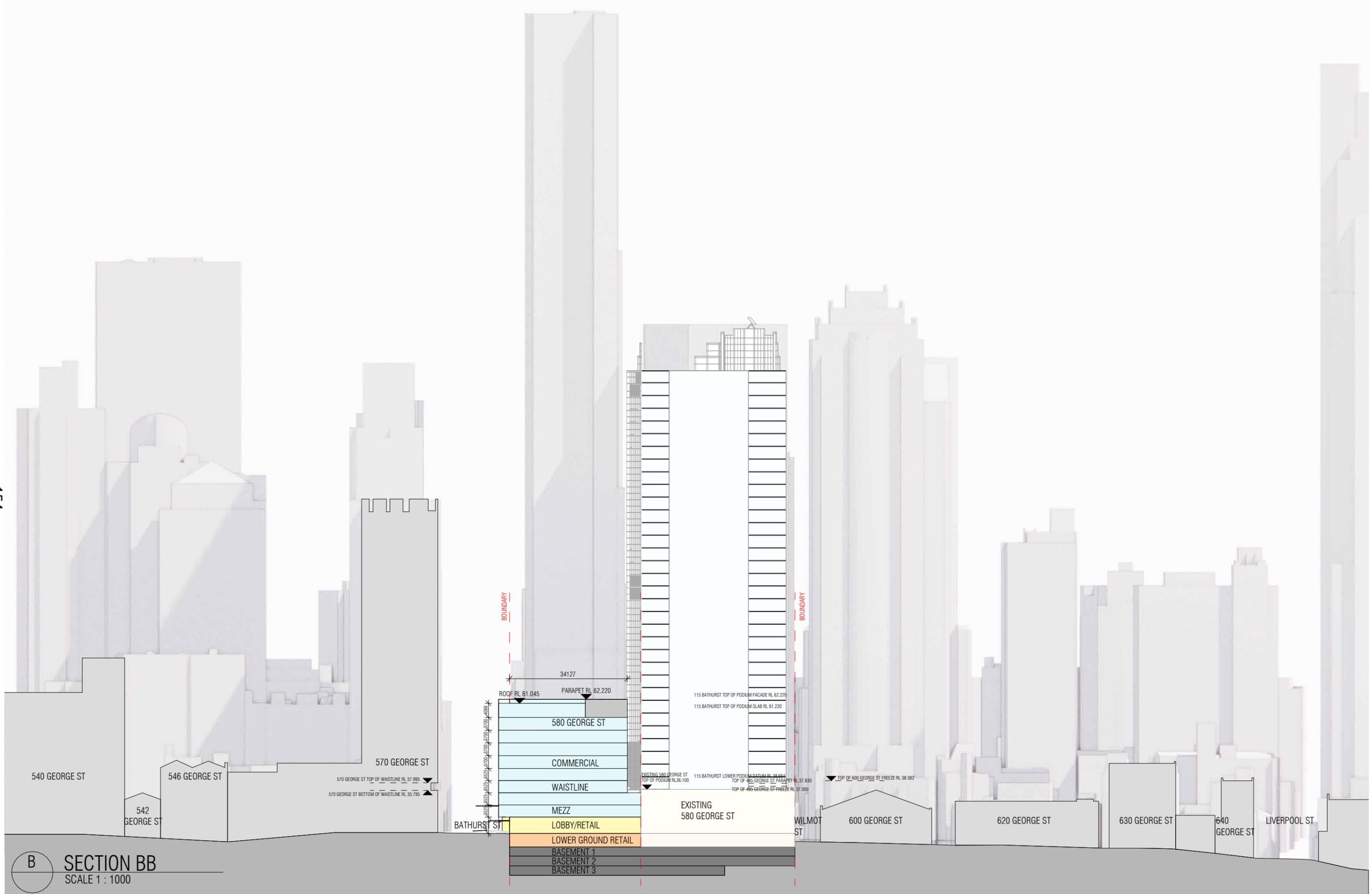
**CURZON + PARTNERS**  
 L 13, 234 GEORGE STREET  
 SYDNEY NSW 2000  
 T: +61 87055475  
 CURZON AND PARTNERS PTY LTD ACN 649993377

**ISSUE PURPOSE**  
 CONCEPT ENVELOPE

**REV**  
 G

**DRAWING NO.**  
**SK354**

154



**B** SECTION BB  
SCALE 1 : 1000

REVISION		
A	FOR INFORMATION	05/07/2024
B	FOR INFORMATION	08/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024
E	FOR INFORMATION	17/07/2025
F	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
JJ	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

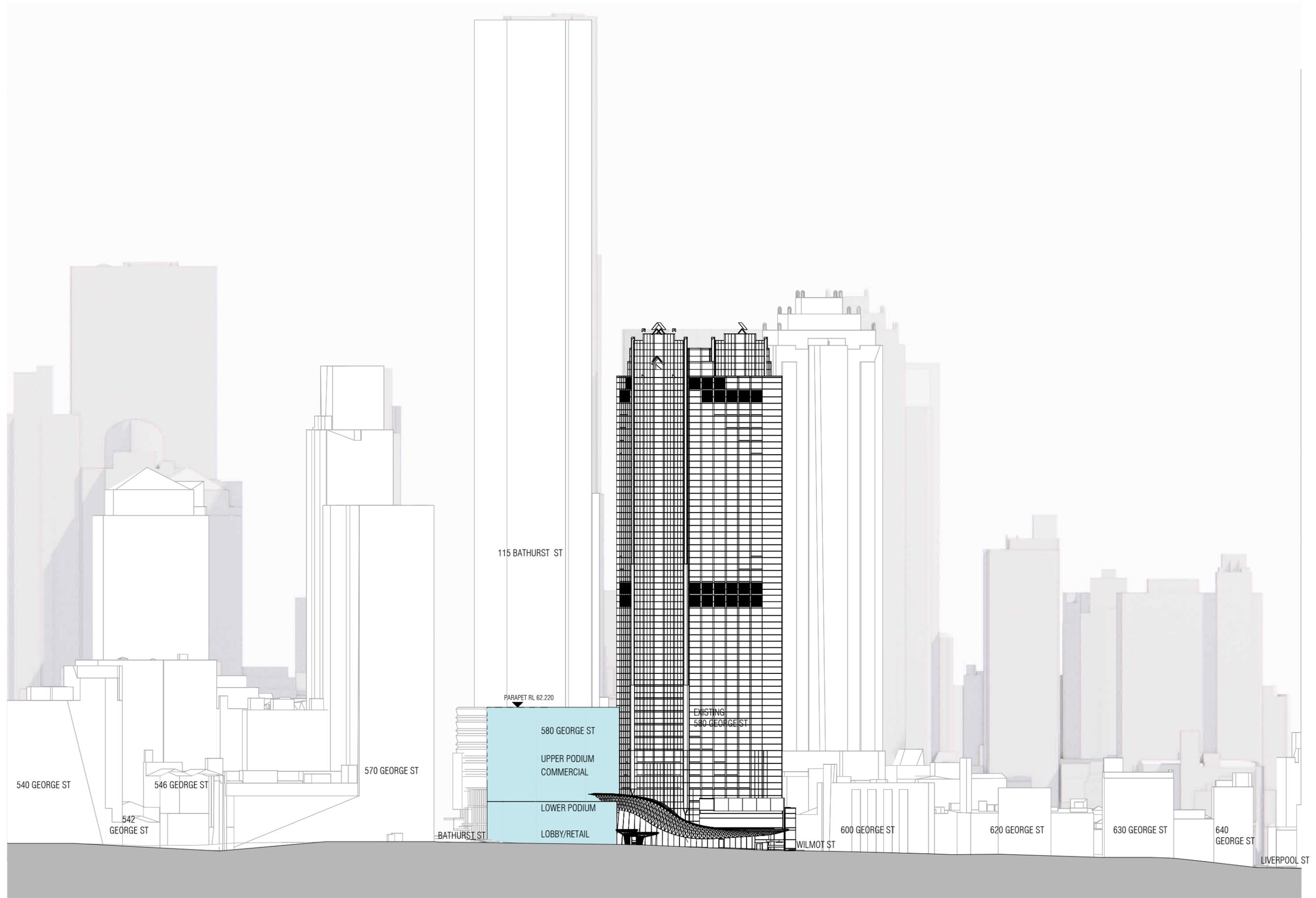
**PROJECT ADDRESS**  
580 GEORGE STREET  
SYDNEY NSW 2000

**DRAWING TITLE**  
PROPOSED CONTEXTUAL SECTION THRU  
GEORGE ST

**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	F	<b>SK356</b>

155



REVISION		
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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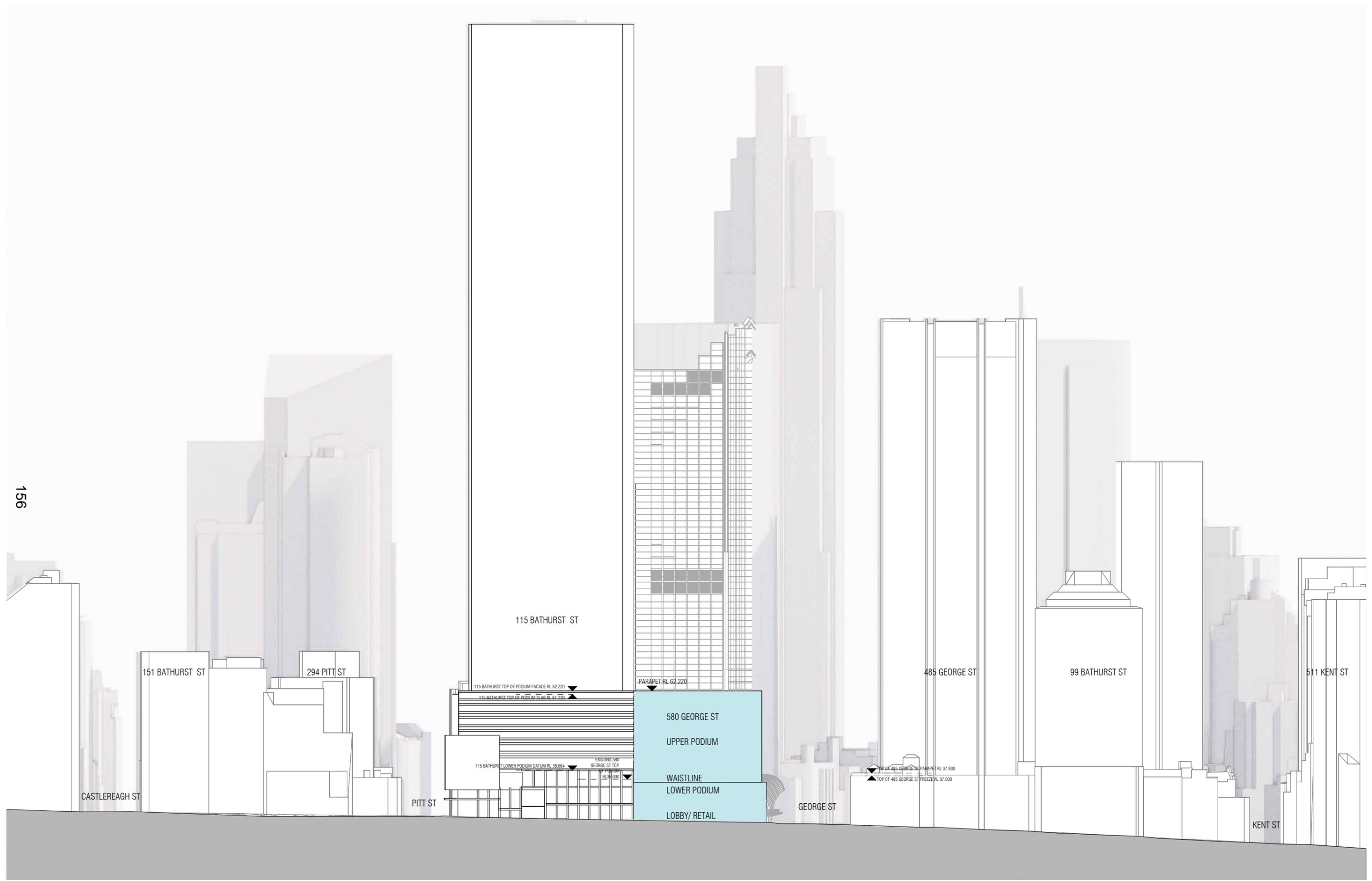
**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**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 : 1000 @A3

**DRAWING TITLE**  
 PROPOSED EAST ELEVATION

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	<b>SK361</b>



REVISION		
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

**NOTES**  
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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 : 1000 @A3

**DRAWING TITLE**  
 PROPOSED NORTH ELEVATION

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	<b>SK362</b>

157



REVISION		
A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024
E	FOR INFORMATION	28/07/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	28/07/2025	21005	@A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 VIEW FROM GEORGE ST LOOKING SOUTH

**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	<b>SK404</b>



REVISION	
A	FOR INFORMATION
B	FOR INFORMATION
C	FOR INFORMATION
D	FOR INFORMATION
E	FOR INFORMATION

21/06/2024
05/07/2024
30/10/2024
01/11/2024
28/07/2025

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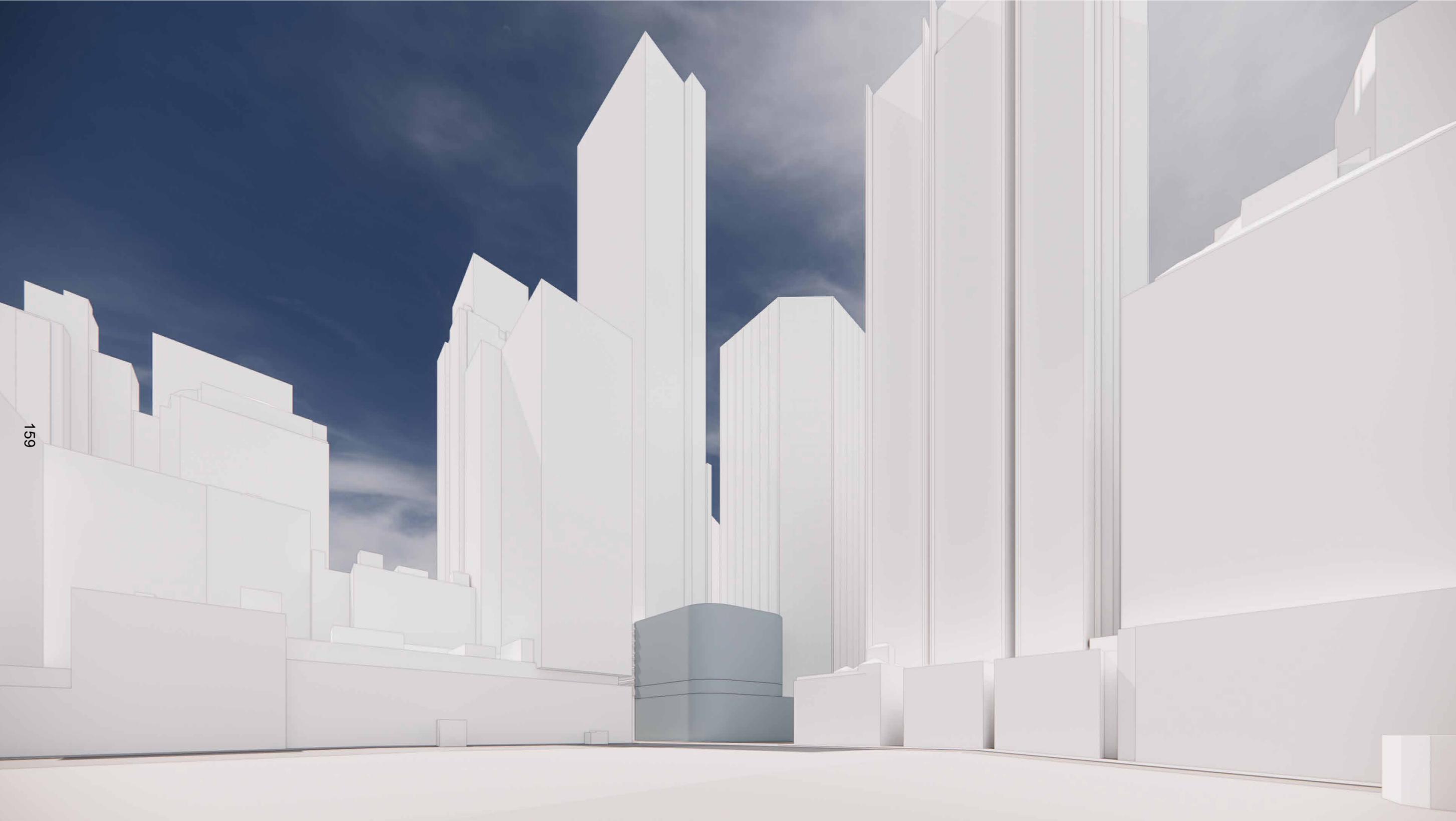
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	28/07/2025	21005	@A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 VIEW FROM GEORGE ST LOOKING NORTH

**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	<b>SK405</b>



REVISION	
A	FOR INFORMATION 21/06/2024
B	FOR INFORMATION 05/07/2024
C	FOR INFORMATION 30/10/2024
D	FOR INFORMATION 01/11/2024

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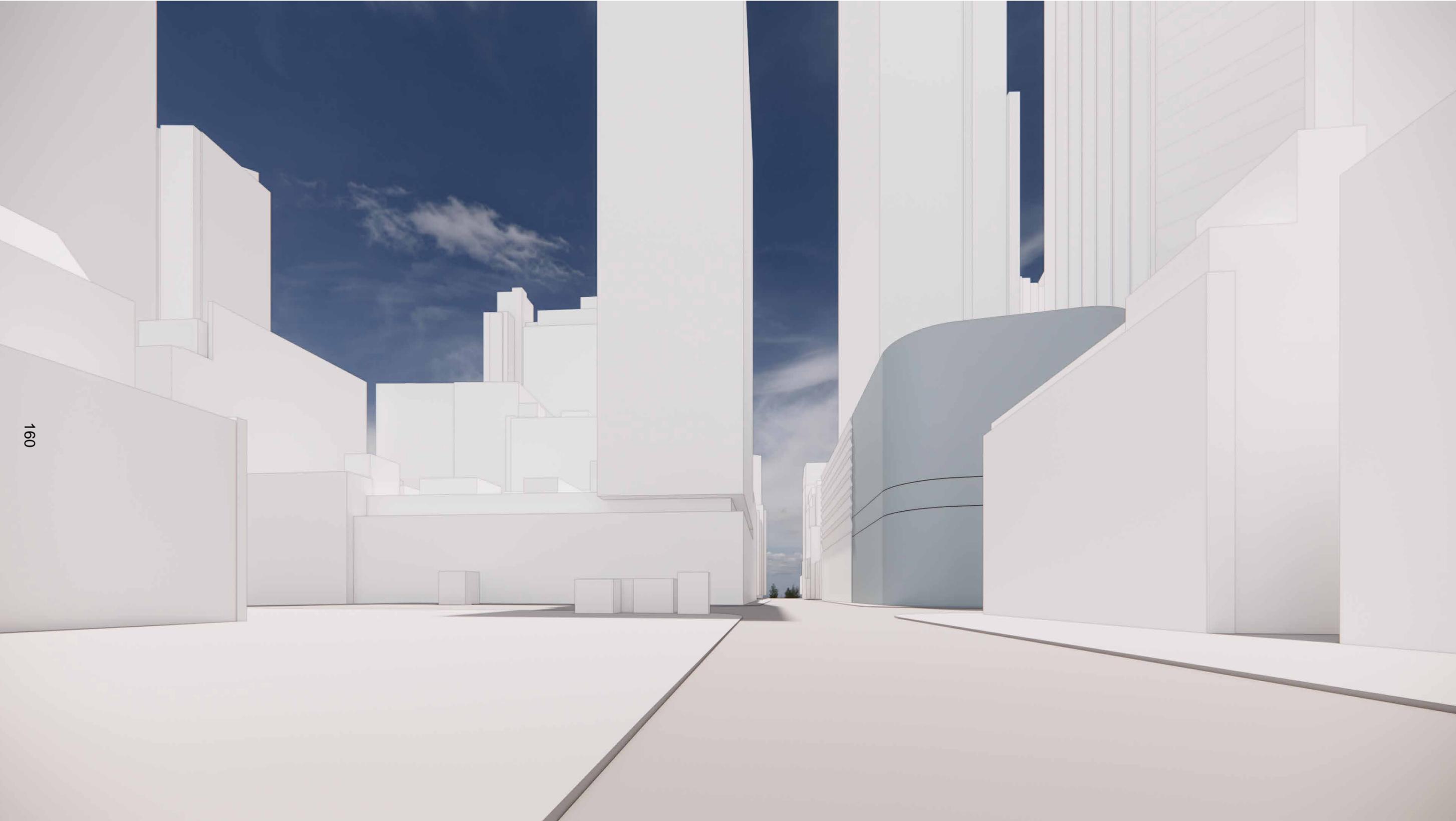
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	@A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 STREET CORNER VIEW

**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	<b>SK406</b>



160

REVISION	
A	FOR INFORMATION
B	FOR INFORMATION
C	FOR INFORMATION
D	FOR INFORMATION

21/06/2024  
05/07/2024  
30/10/2024  
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	@A3

**PROJECT ADDRESS**  
580 GEORGE STREET  
SYDNEY NSW 2000

**DRAWING TITLE**  
VIEW FROM BATHURST ST LOOKING EAST

**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	<b>SK407</b>

161



REVISION		
A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
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	@A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 VIEW FROM BATHURST ST LOOKING WEST

**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	<b>SK408</b>

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

23095

1600

25970

31350

BOUNDARY

33934

570 GEORGE ST

BATHURST STREET

WILMOT STREET

162

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION	
A	FOR INFORMATION
B	FOR INFORMATION

28/07/2025  
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 : 400 @A3

DRAWING TITLE  
CONCEPT ENVELOPE - FLOOR PLAN

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	SK381

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

600

31350

BOUNDARY

33892

570 GEORGE ST

BATHURST STREET

WILMOT STREET

163

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION	
A	FOR INFORMATION
B	FOR INFORMATION

28/07/2025  
06/08/2025

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PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

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L 13, 234 GEORGE STREET  
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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 : 400 @A3

DRAWING TITLE  
CONCEPT ENVELOPE - MEZZANINE FLOOR  
PLAN

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	<b>SK382</b>

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

23045

R 10000

31360

BOUNDARY

BATHURST STREET

570 GEORGE ST

164

WILMOT STREET

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION	
A	FOR INFORMATION
B	FOR INFORMATION

28/07/2025  
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 : 400 @A3



PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

DRAWING TITLE  
CONCEPT ENVELOPE - LEVEL 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	B	<b>SK383</b>

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

600

31350

PODIUM  
RL. 35.107

BOUNDARY

BATHURST STREET

570 GEORGE ST

WILMOT STREET

165

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION	
A	FOR INFORMATION
B	FOR INFORMATION

28/07/2025  
06/08/2025

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PROJECT ADDRESS  
580 GEORGE STREET  
SYDNEY NSW 2000

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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 : 400 @A3

DRAWING TITLE  
CONCEPT ENVELOPE - LEVEL 2 PLAN

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	<b>SK384</b>

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

9216

34067

13829

5465

38116

TOP OF TOWER  
RL. 62.220

5380

31350

33892

BOUNDARY

WILMOT STREET

BATHURST STREET

166

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION

A FOR INFORMATION  
B FOR INFORMATION

28/07/2025  
06/08/2025

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PROJECT ADDRESS

580 GEORGE STREET  
SYDNEY NSW 2000

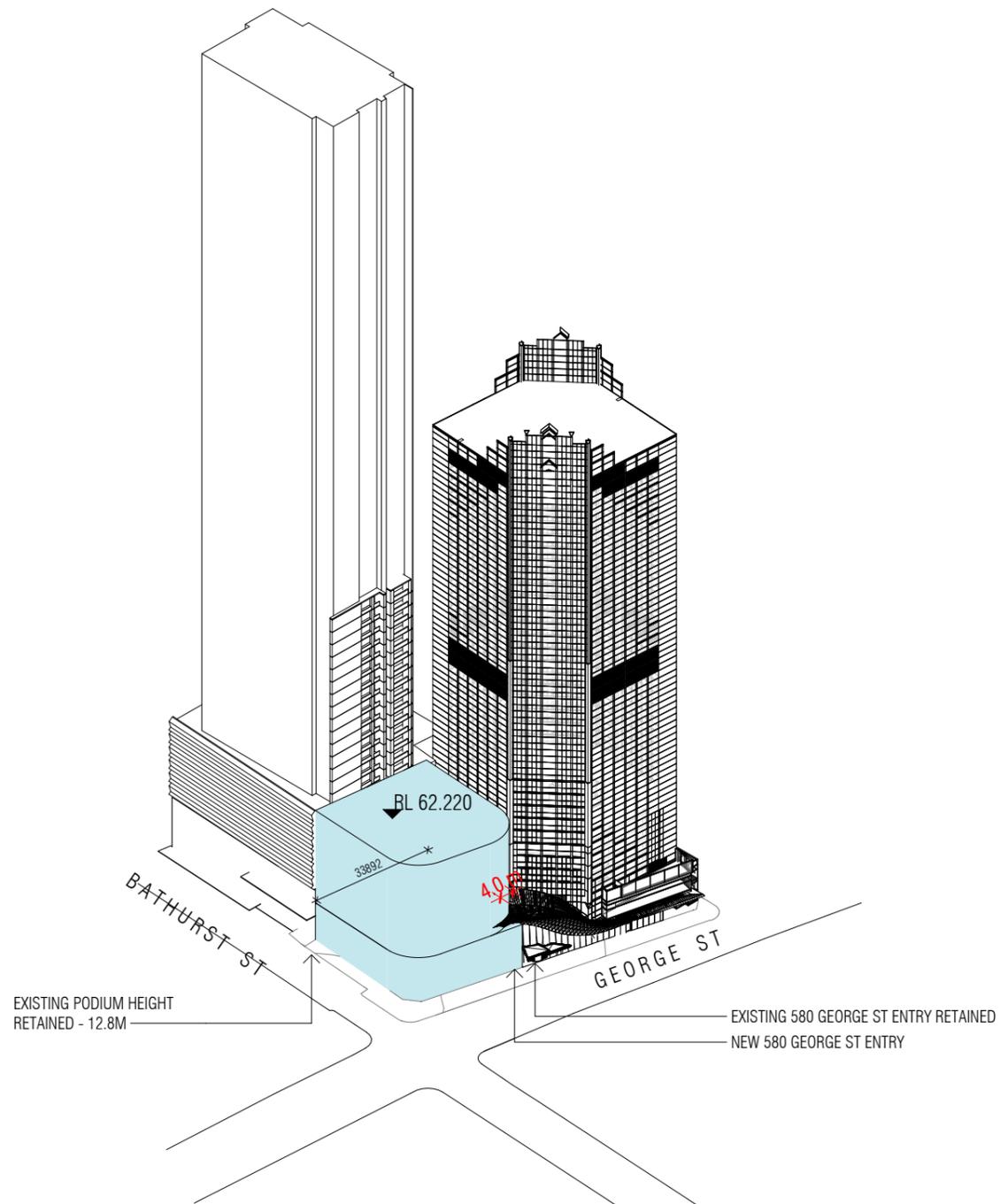
CURZON + PARTNERS

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

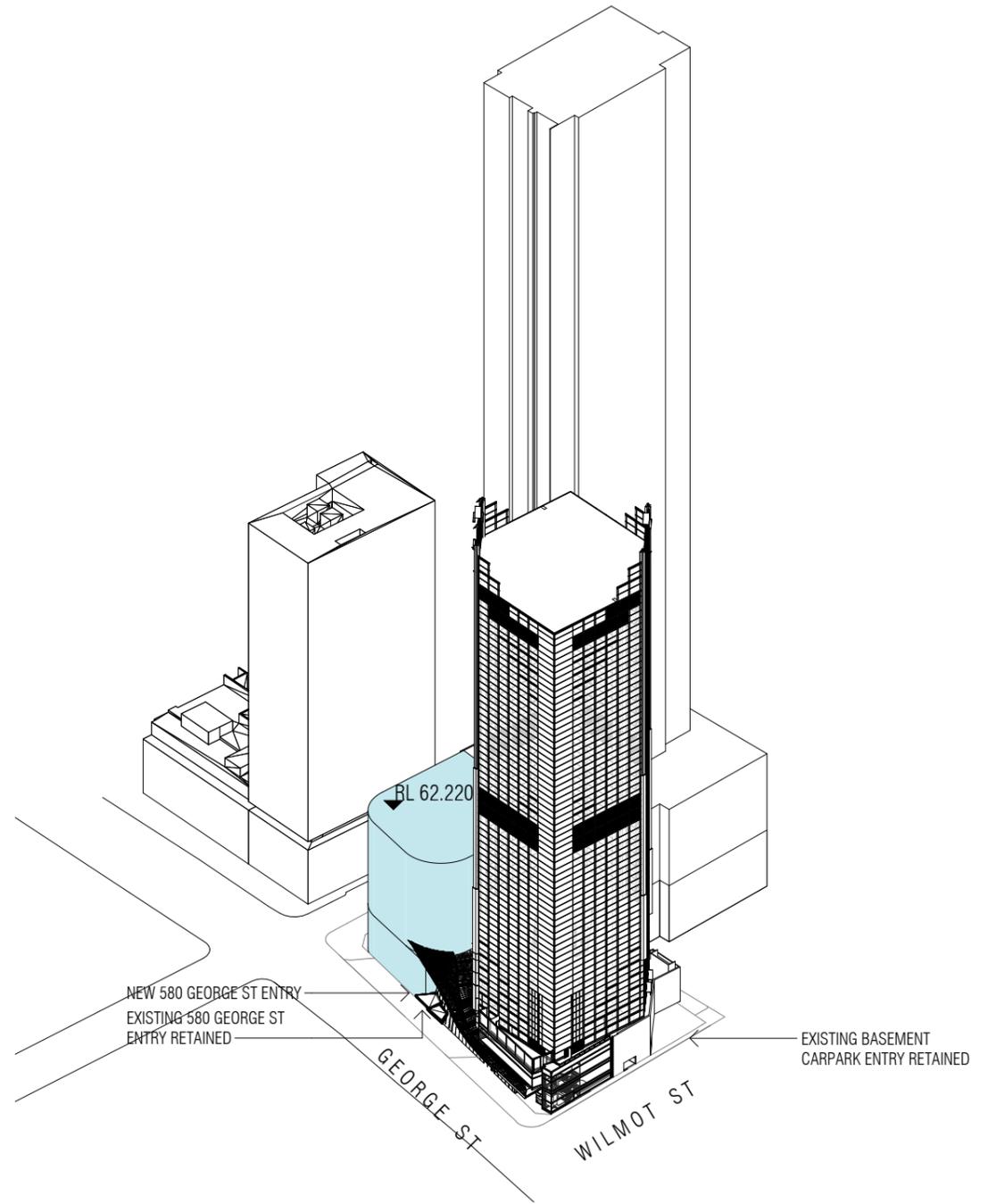
DRAWN KC PLOT DATE 01/11/24 CHECKED MC ISSUE DATE 06/08/2025 JOB NO. 21005 SCALE 1 : 400 @A3

DRAWING TITLE  
CONCEPT ENVELOPE - TYPICAL PLAN

ISSUE PURPOSE CONCEPT ENVELOPE REV B DRAWING NO. SK385



1 NORTH WEST VIEW



2 SOUTH WEST VIEW

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

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

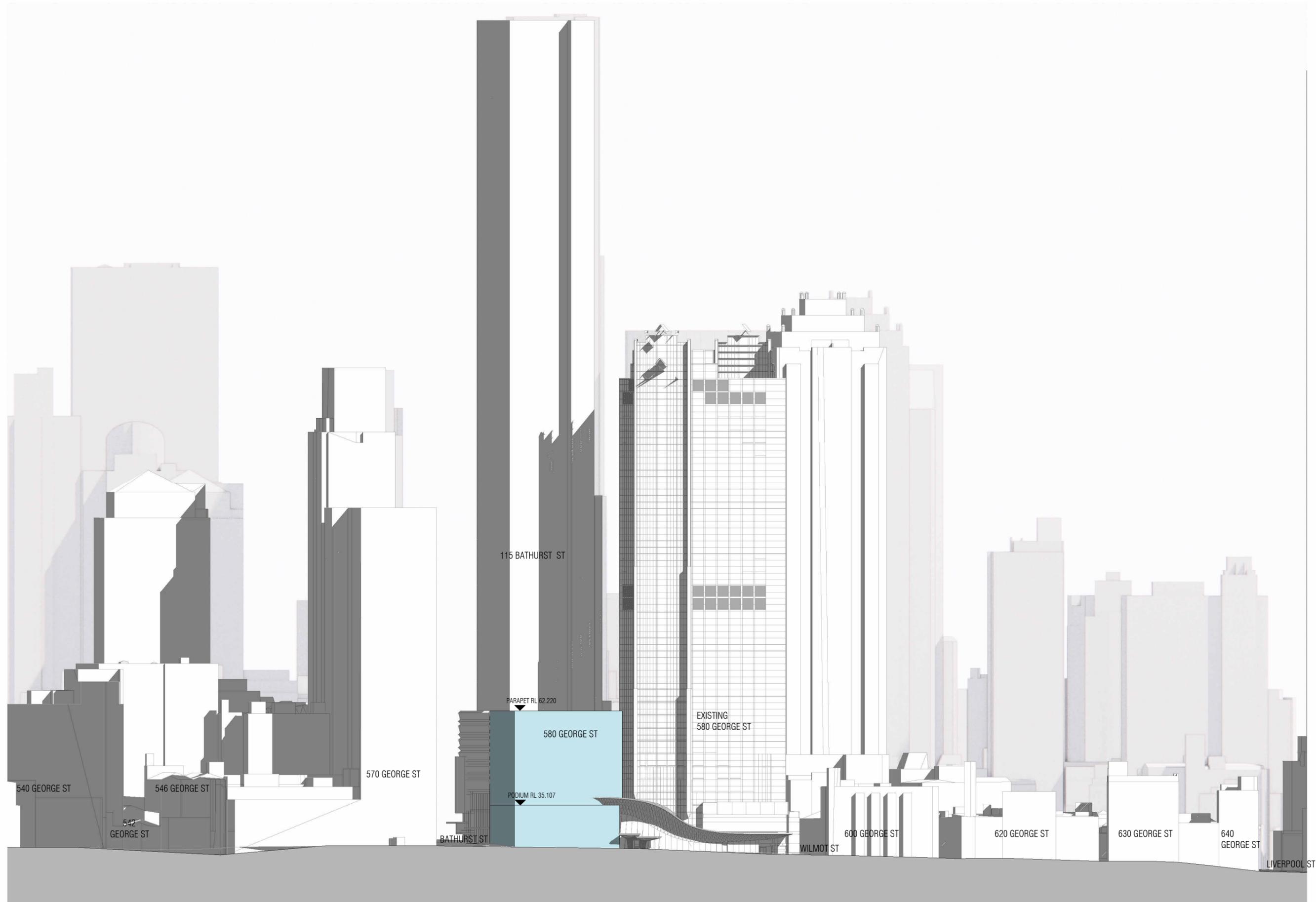
**CURZON + PARTNERS**  
 L 13, 234 GEORGE STREET  
 SYDNEY NSW 2000  
 T: +61 87055475  
 CURZON AND PARTNERS PTY LTD ACN 649993377

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

**DRAWING TITLE**  
 BLOCK OF ICE

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	<b>SK386</b>

168



REVISION		DATE
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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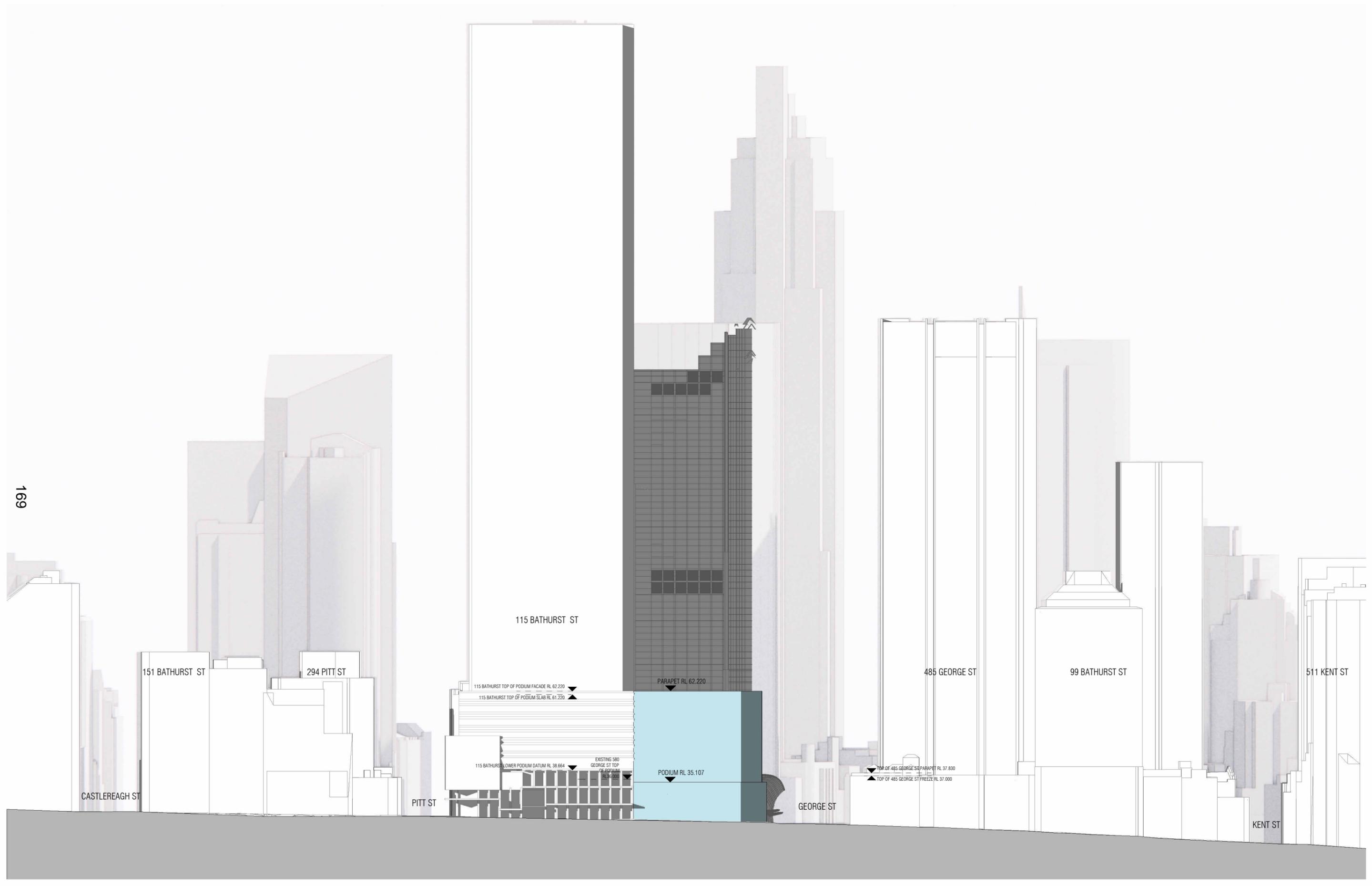
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

**DRAWING TITLE**  
 CONCEPT ENVELOPE - PROPOSED EAST  
 ELEVATION

**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	<b>SK390</b>



REVISION		
A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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**PROJECT ADDRESS**  
 580 GEORGE STREET  
 SYDNEY NSW 2000

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 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 : 1000 @A3

**DRAWING TITLE**  
 CONCEPT ENVELOPE - PROPOSED NORTH  
 ELEVATION

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	<b>SK391</b>