

Attachment A3

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

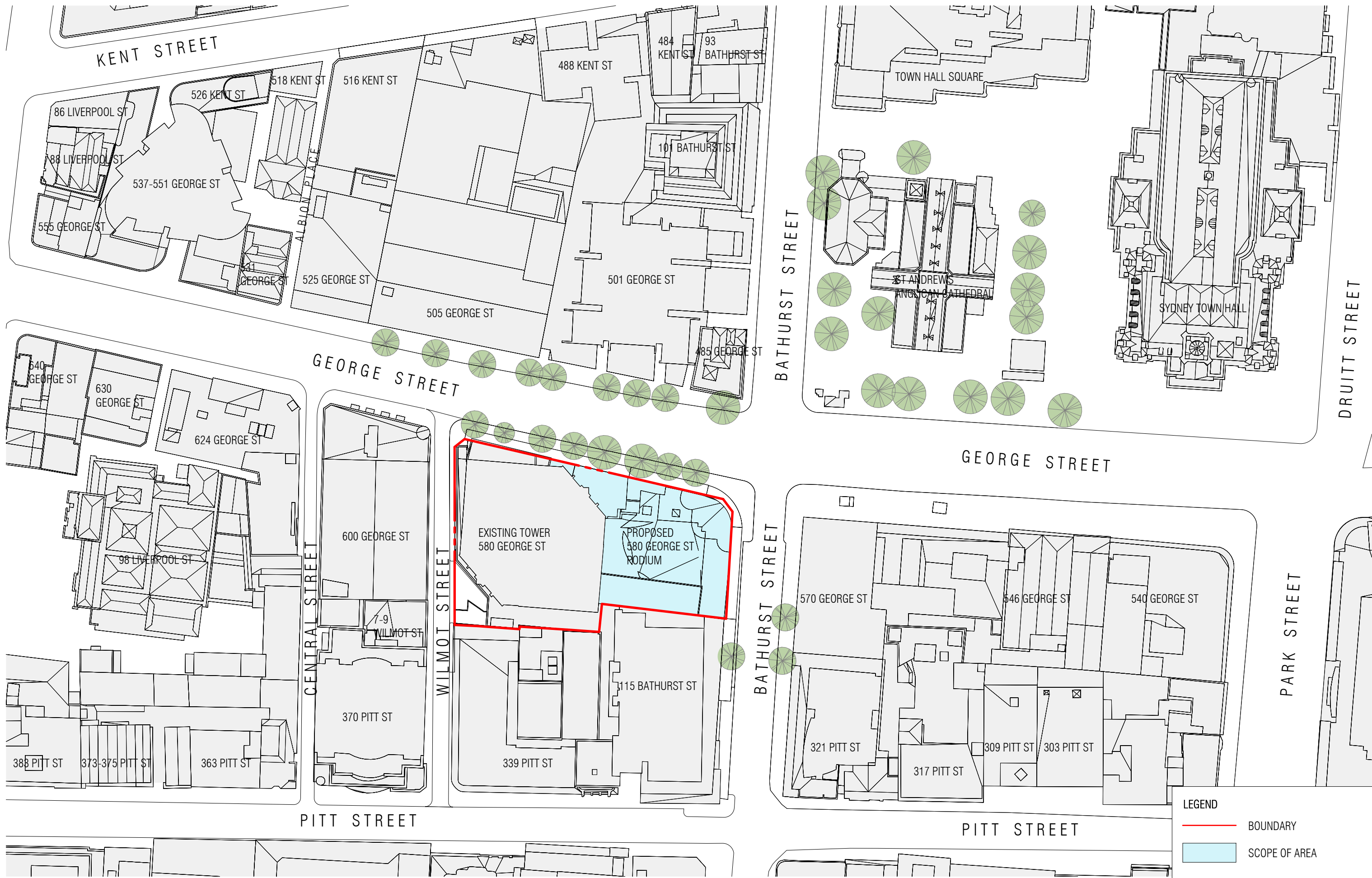


580 George Street

19 September 202

Rev L

Client GPT



| 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 |

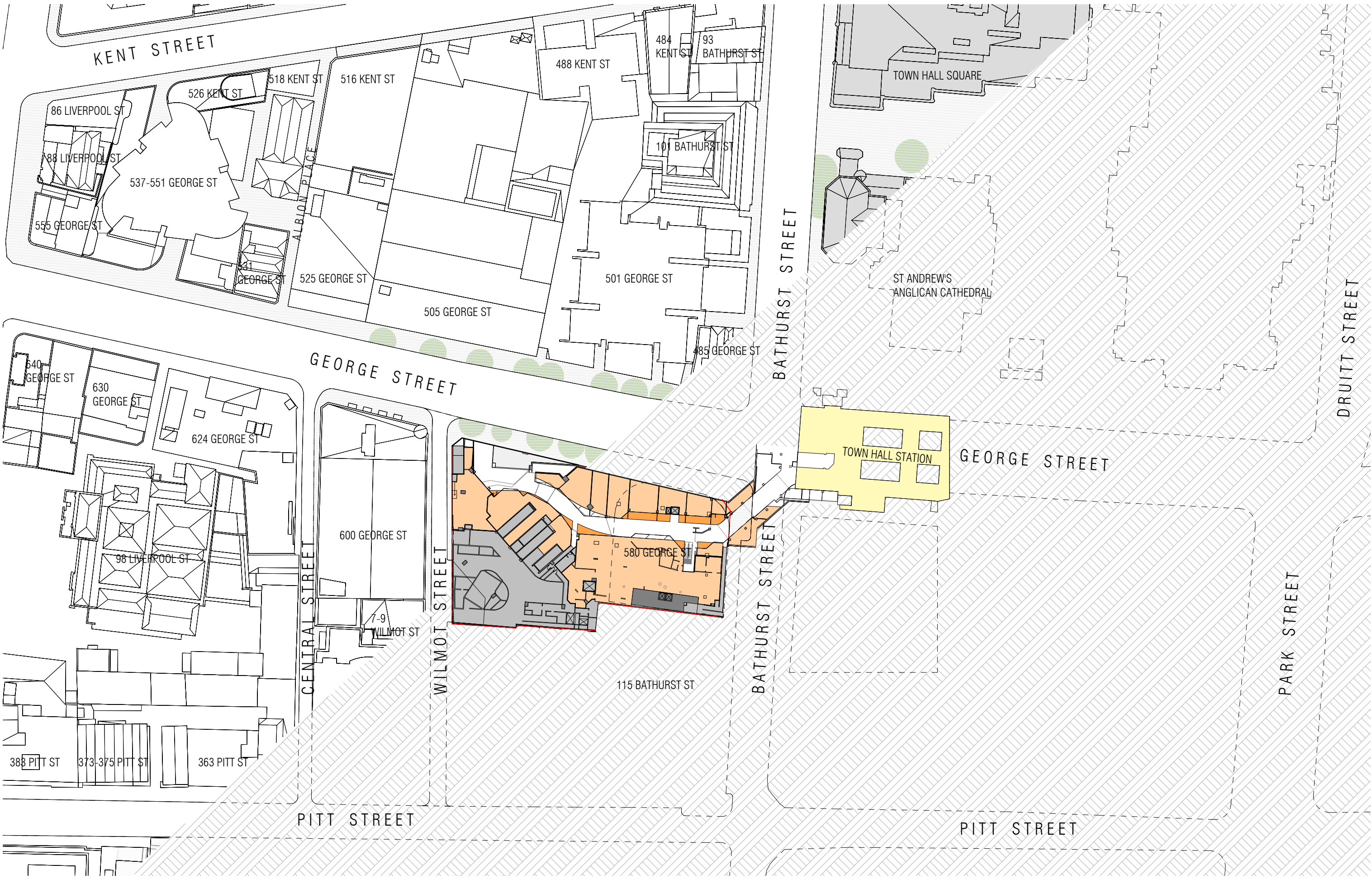


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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

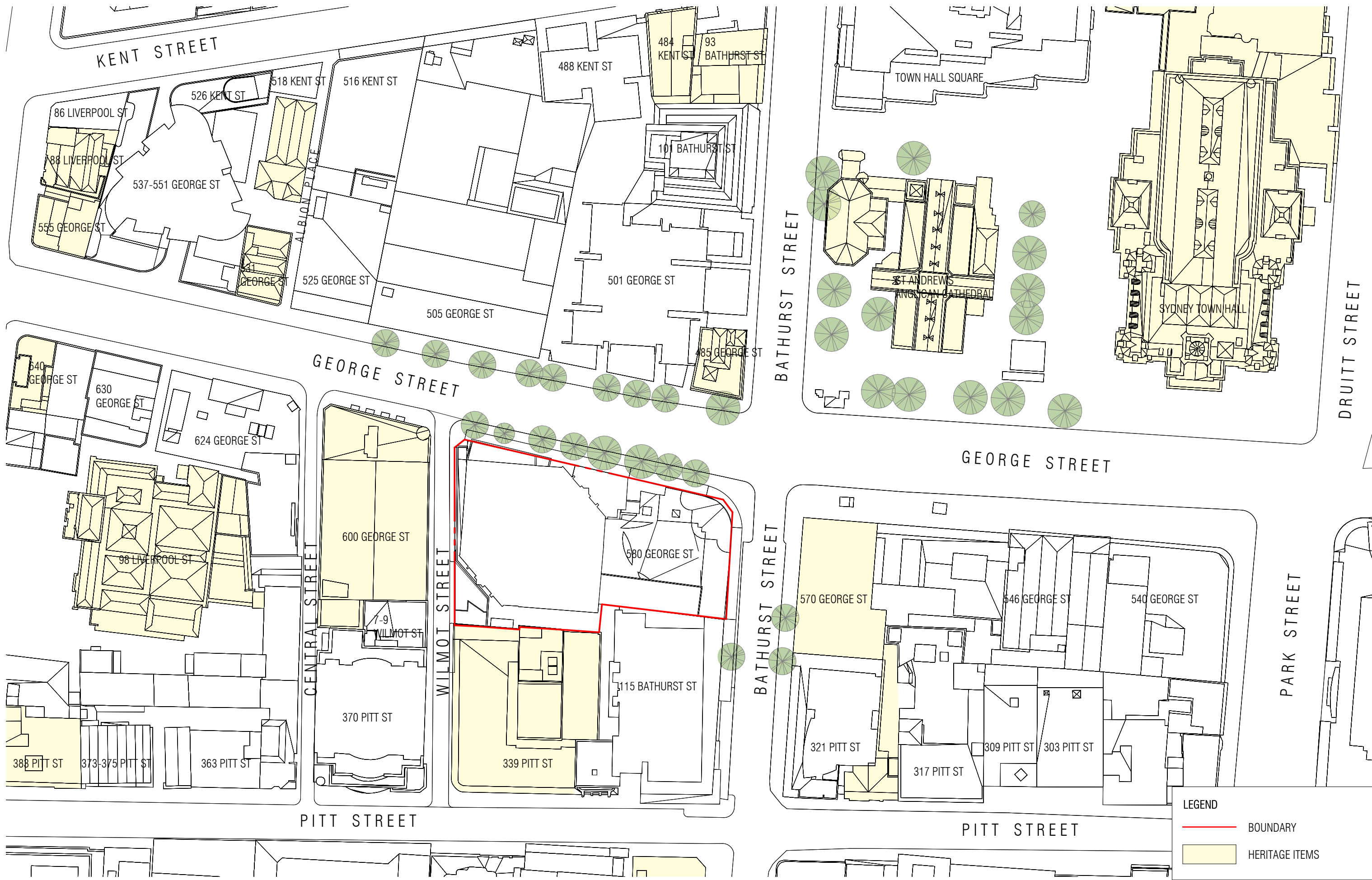
SCALE
1 : 1000 @A3

DRAWING TITLE
LOCATION PLAN - LOWER GROUND

ISSUE PURPOSE
FEASIBILITY

REV

DRAWING NO.
SK013.1



| 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 |

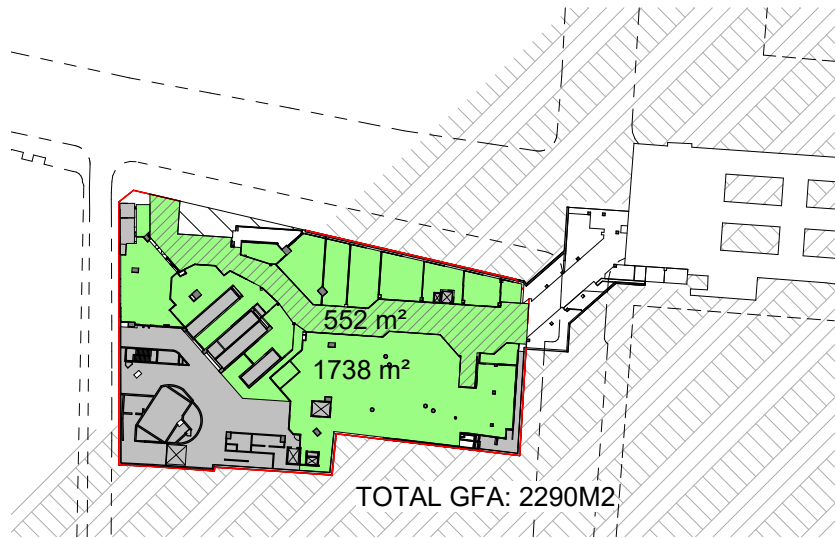


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

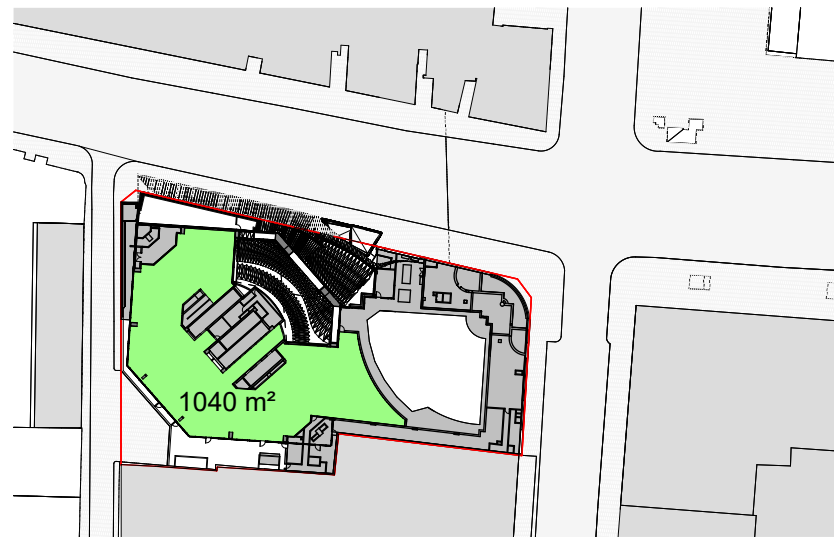
DRAWING TITLE
 HERITAGE PLAN

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

| ISSUE PURPOSE | REV | DRAWING NO. |
|---------------|-----|-------------|
| FEASIBILITY | C | SK012 |



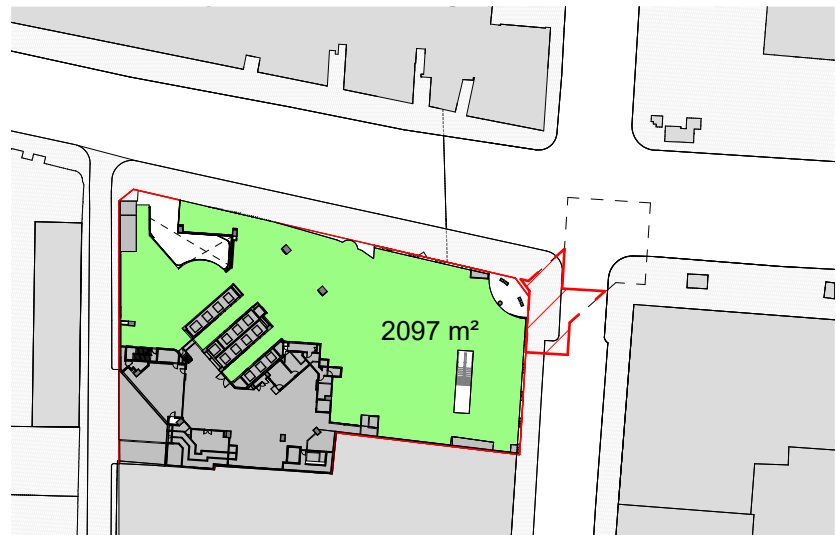
1 GFA - LOWER GROUND - EXISTING
SCALE1 : 1500



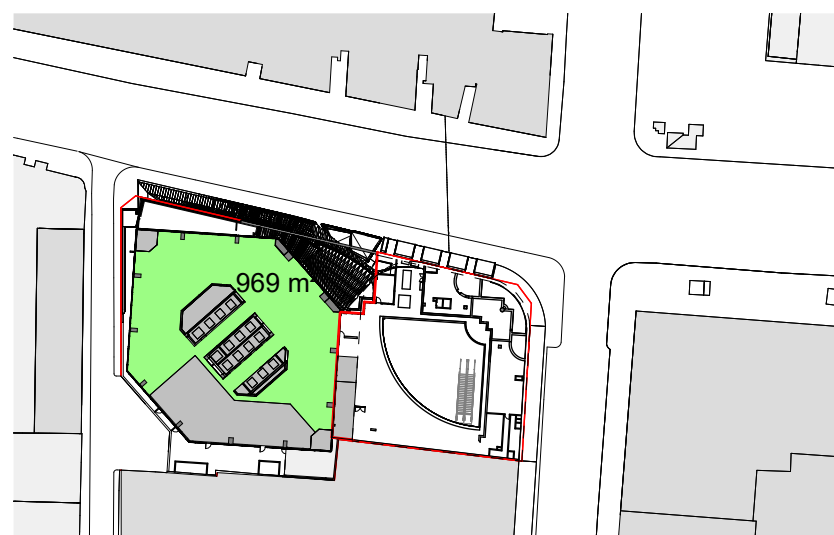
4 GFA - LEVEL 1 - EXISTING
SCALE1 : 1500



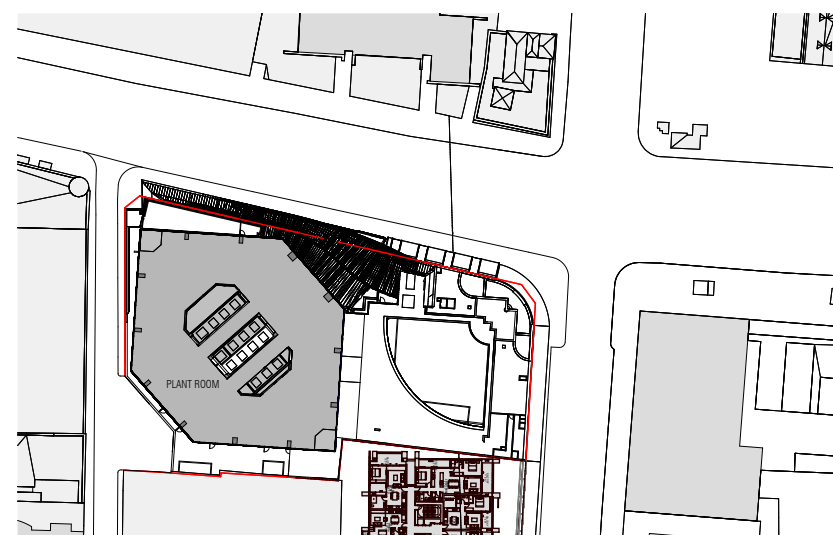
7 GFA - LEVEL 17 - PLANT LEVEL - EXISTING
SCALE1 : 1500



2 GFA - GROUND - EXISTING
SCALE1 : 1500



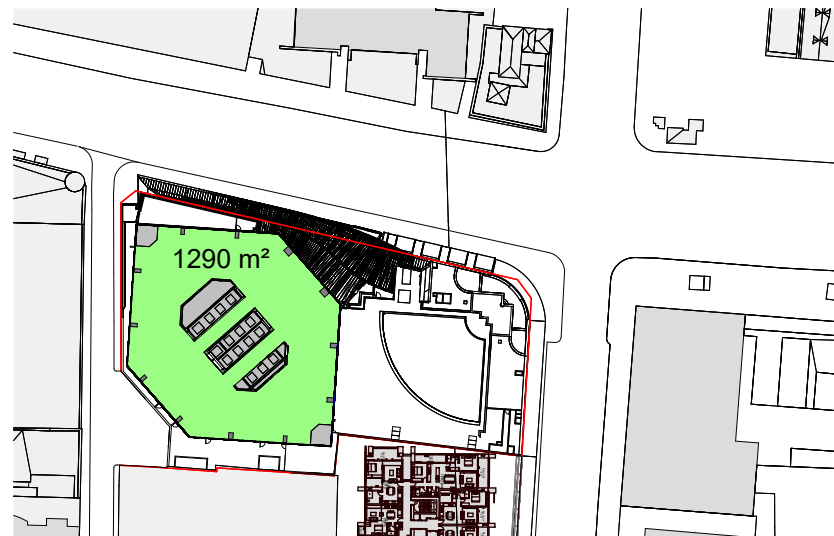
5 GFA - LEVEL 2 - EXISTING
SCALE1 : 1500



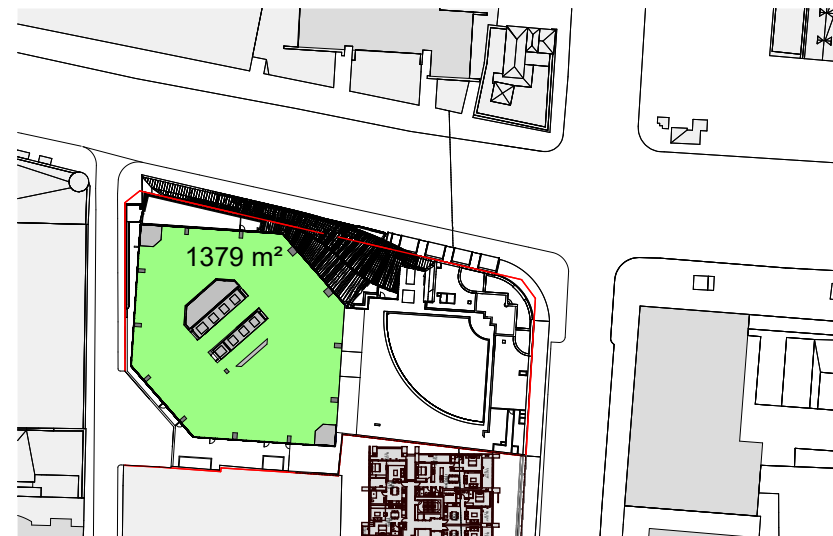
8 GFA - LEVEL 18 - PLANT LEVEL - EXISTING
SCALE1 : 1500



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

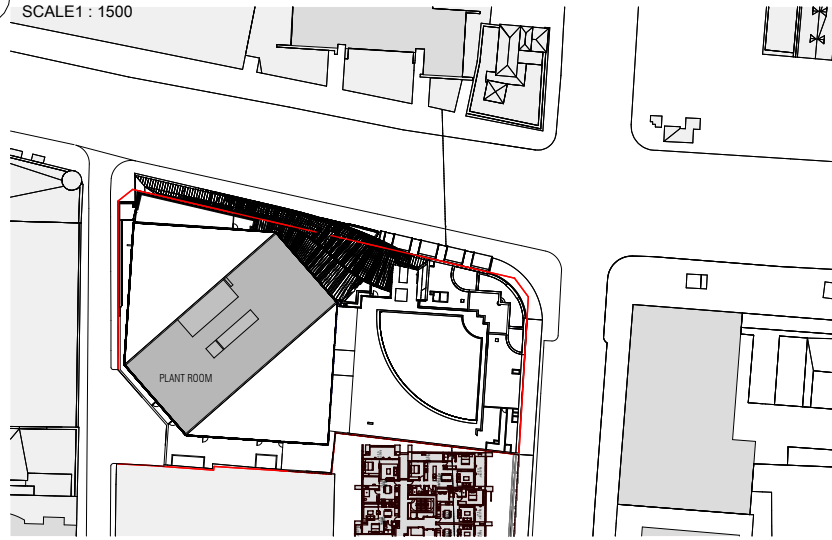
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

| ISSUE PURPOSE | REV | DRAWING NO. |
|------------------|-----|--------------|
| CONCEPT ENVELOPE | E | SK200 |



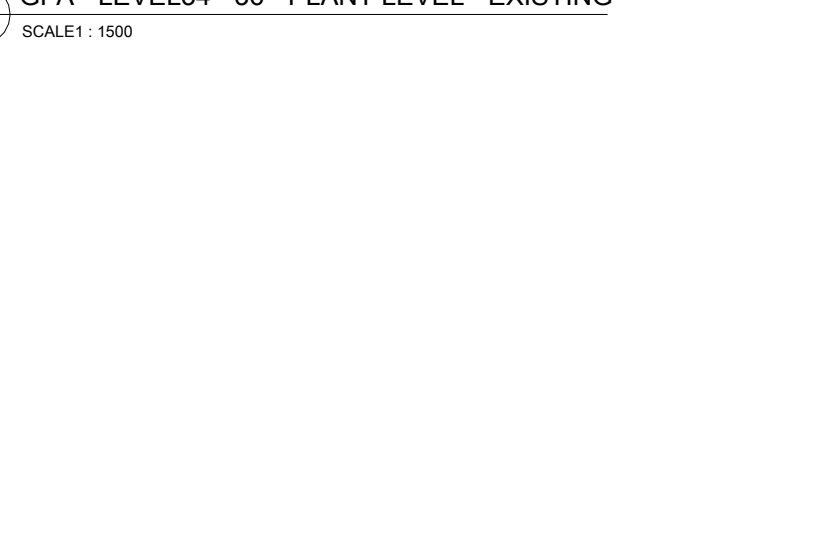
1 GFA - LEVEL 33 - EXISTING

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 | Plant | 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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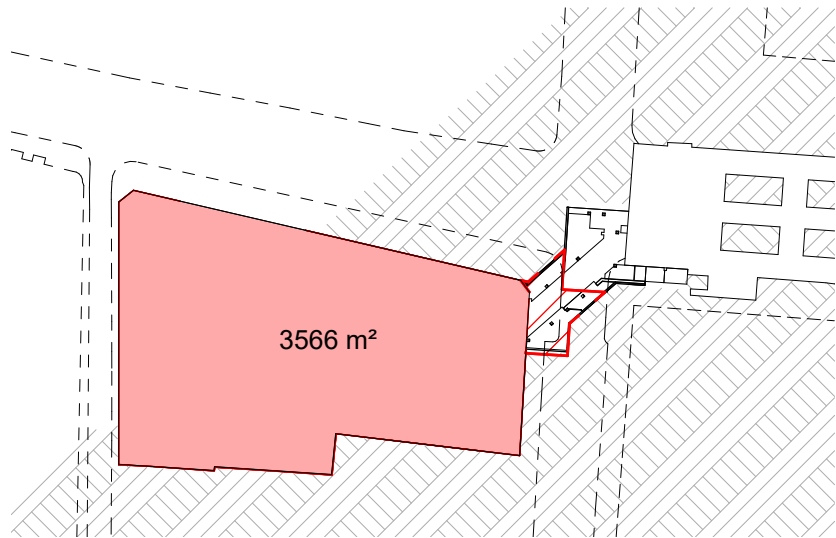
PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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

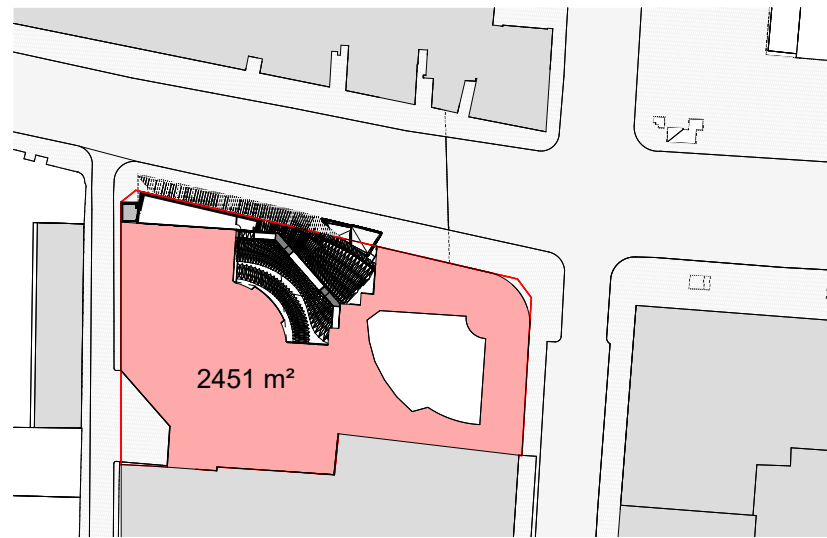
| | | | | | |
|-------|-----------|---------|------------|---------|--------------|
| DRAWN | PLOT DATE | CHECKED | ISSUE DATE | JOB NO. | SCALE |
| KC | 01/11/24 | MC | 06/08/2025 | 21005 | 1 : 1500 @A3 |

DRAWING TITLE
 EXISTING GFA DIAGREMS

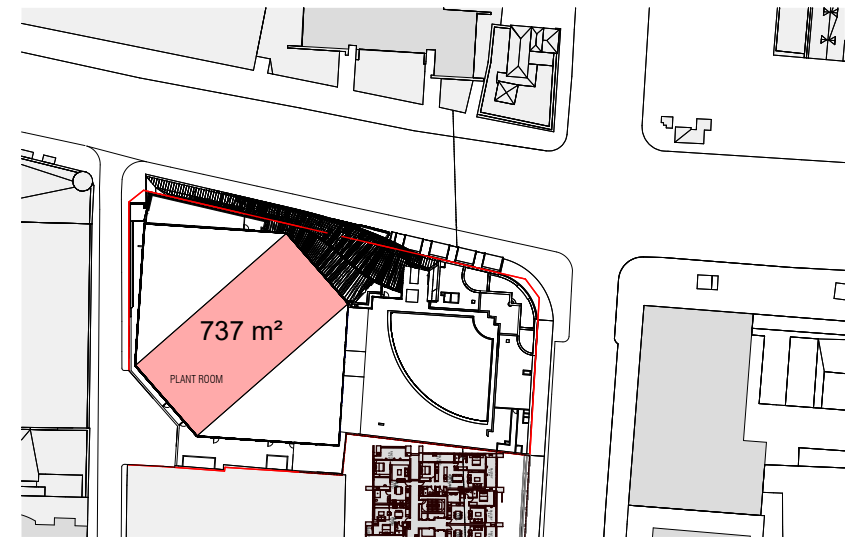
| | | |
|------------------|-----|----------------|
| ISSUE PURPOSE | REV | DRAWING NO. |
| CONCEPT ENVELOPE | A | SK200.1 |



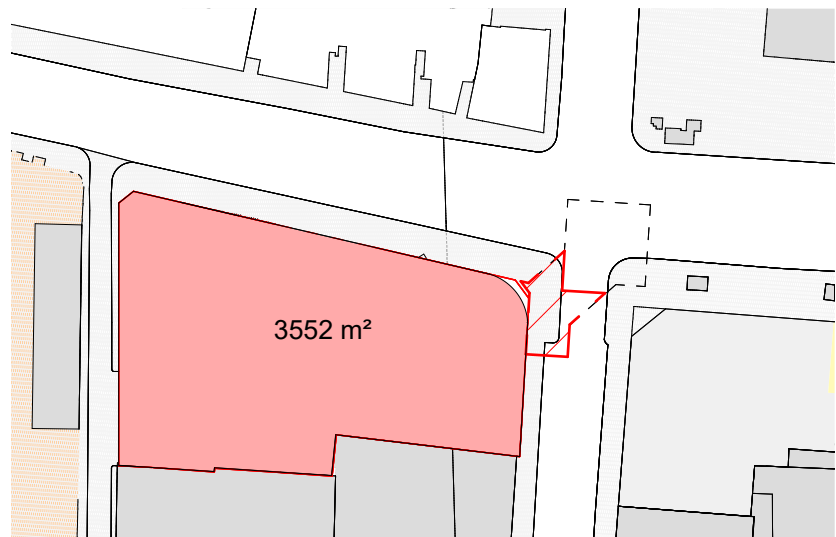
1 GBA - LOWER GROUND - EXISTING
SCALE1 : 1500



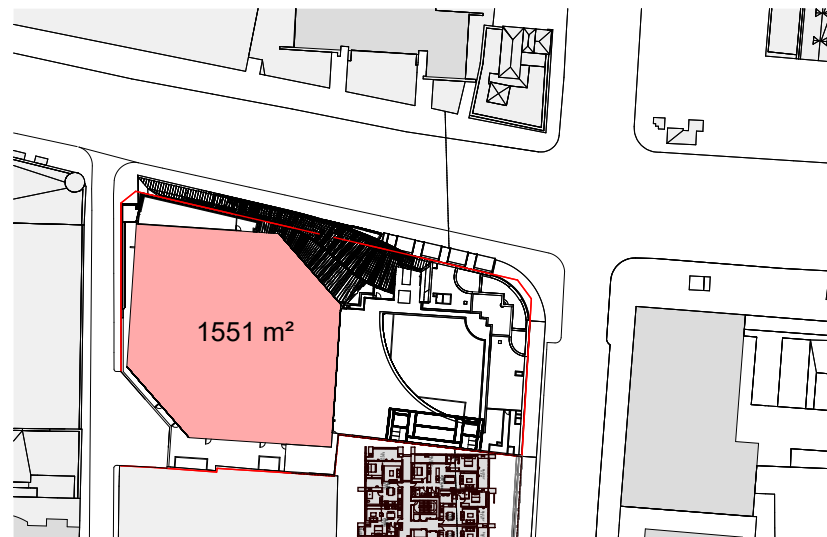
4 GBA - LEVEL 1 - EXISTING
SCALE1 : 1500



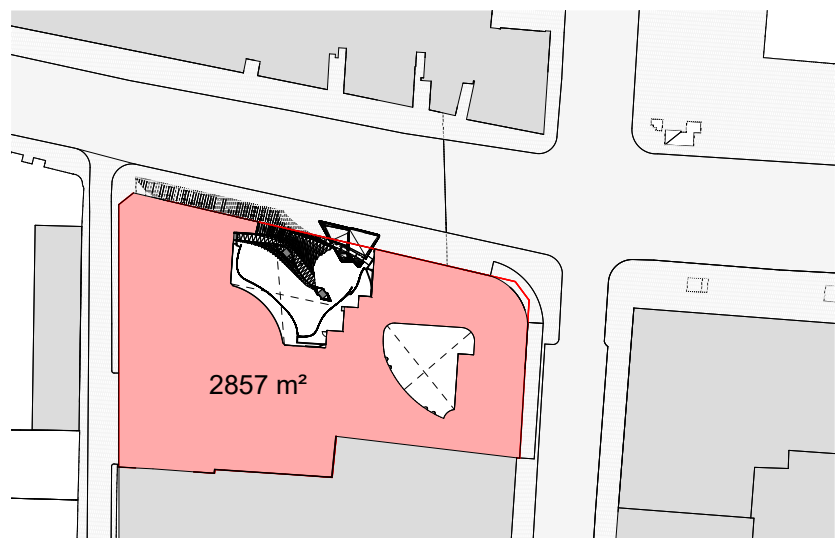
7 GBA - LEVEL34 - 36 - PLANT LEVEL - EXISTING
SCALE1 : 1500



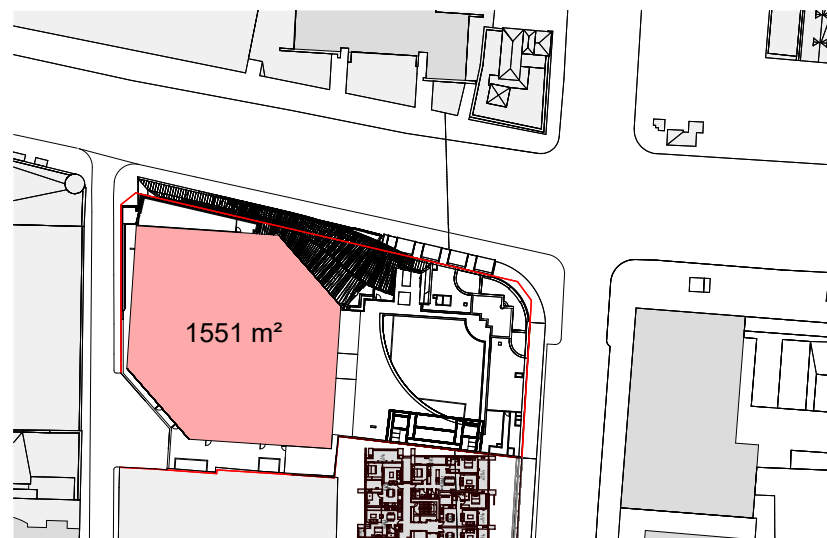
2 GBA - GROUND - EXISTING
SCALE1 : 1500



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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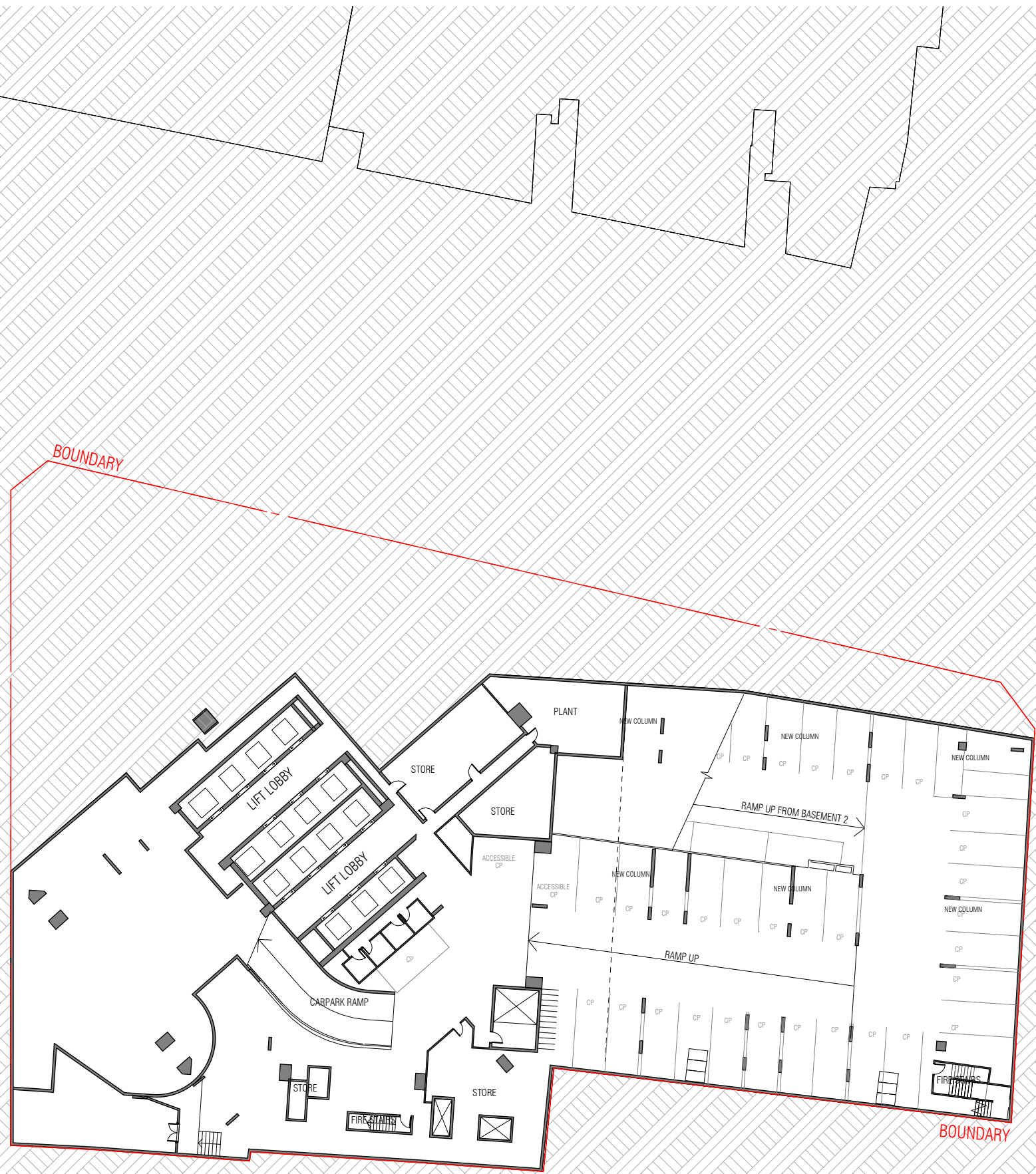
PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

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 GBA DIAGREMS

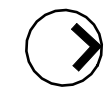
| ISSUE PURPOSE | REV | DRAWING NO. |
|------------------|-----|----------------|
| CONCEPT ENVELOPE | B | SK200.2 |



| 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 |

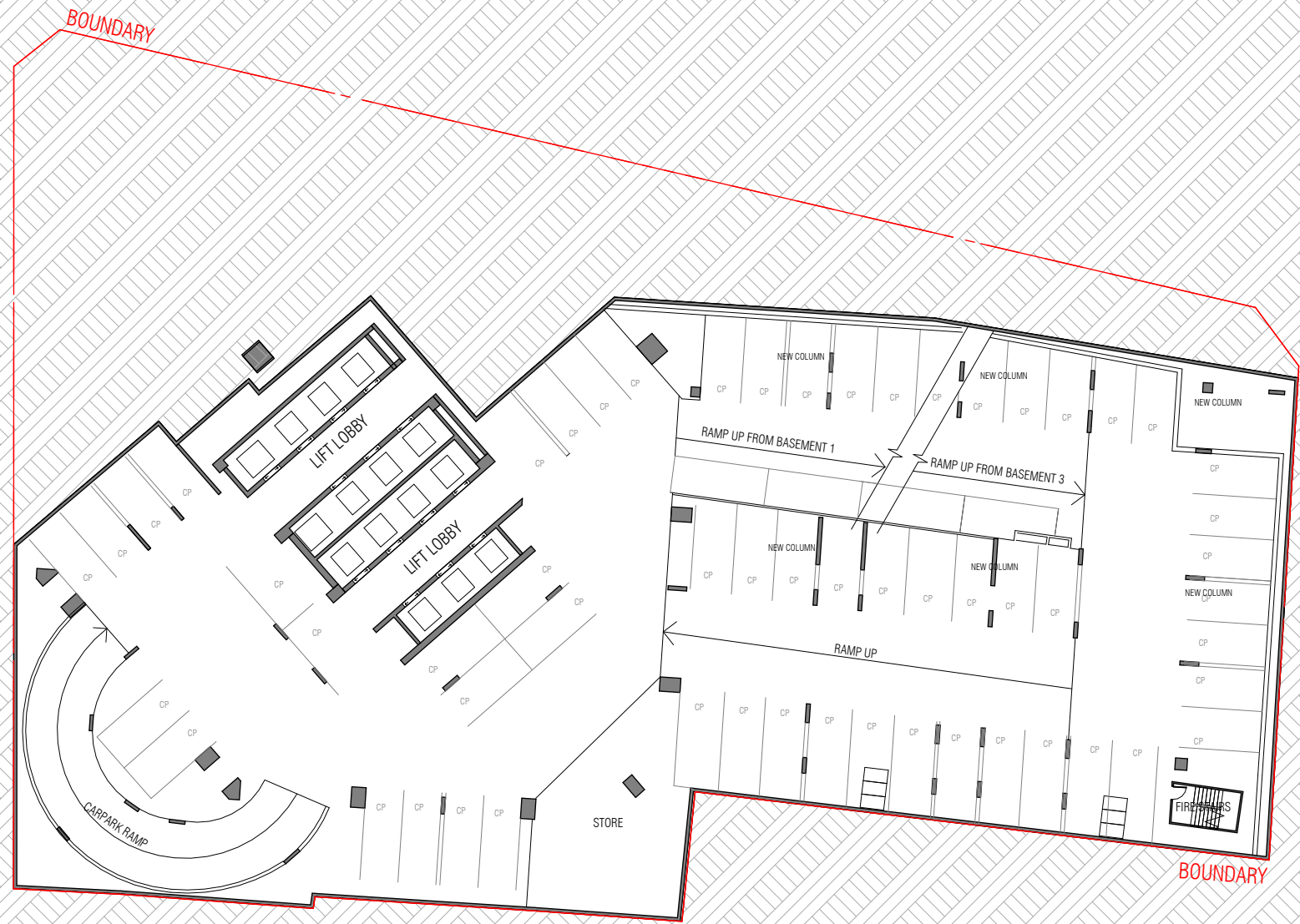


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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 |



| 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 |



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

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|-------|-----------|---------|------------|---------|-------------|
| KC | 01/11/24 | MC | 30/10/2024 | 21005 | 1 : 400 @A3 |

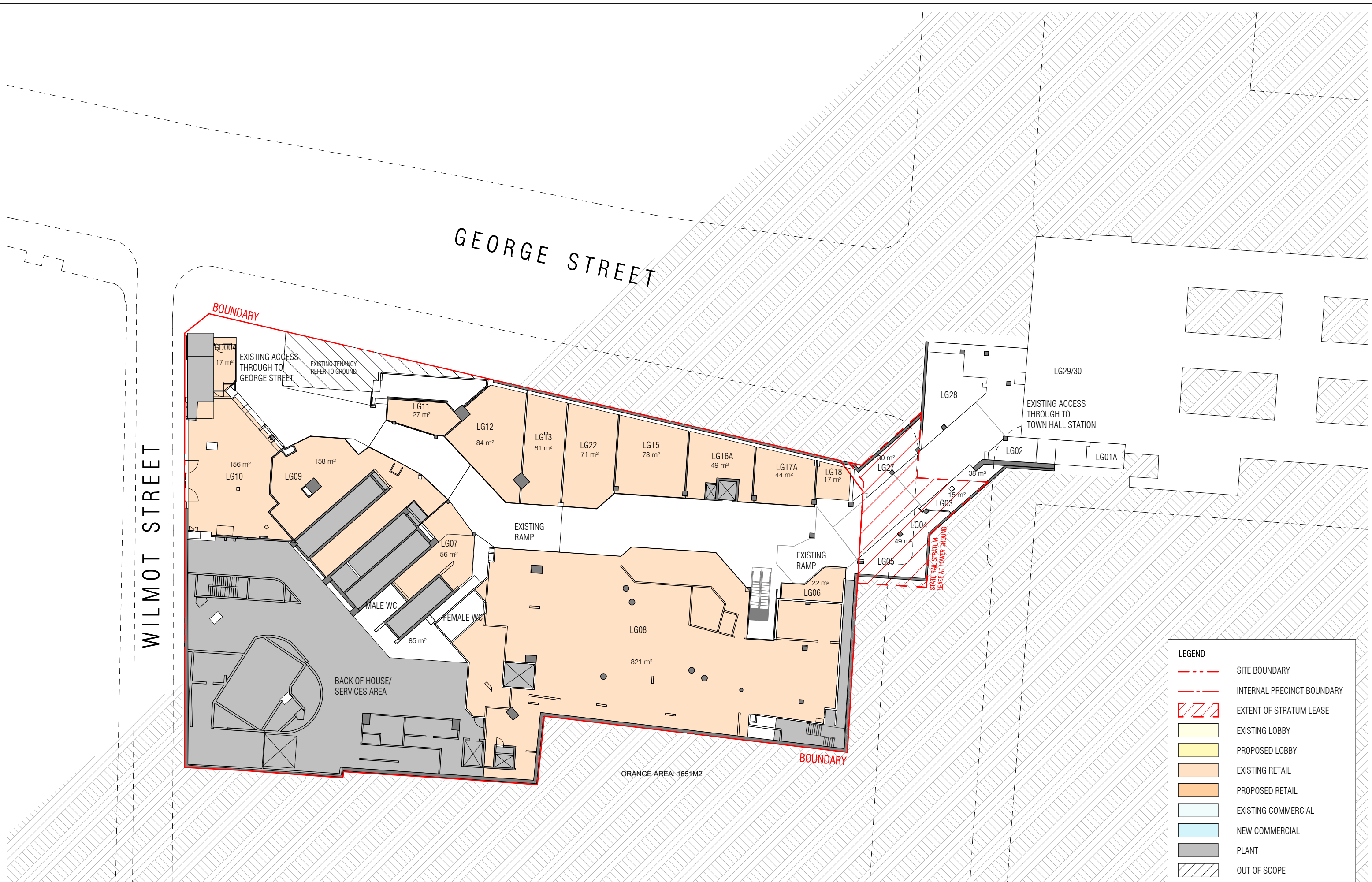


PROJECT ADDRESS
 580 GEORGE STREET
 SYDNEY NSW 2000

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 |



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 |