

4-6 Bligh Street, Sydney

Reference Design

Current Revision Date

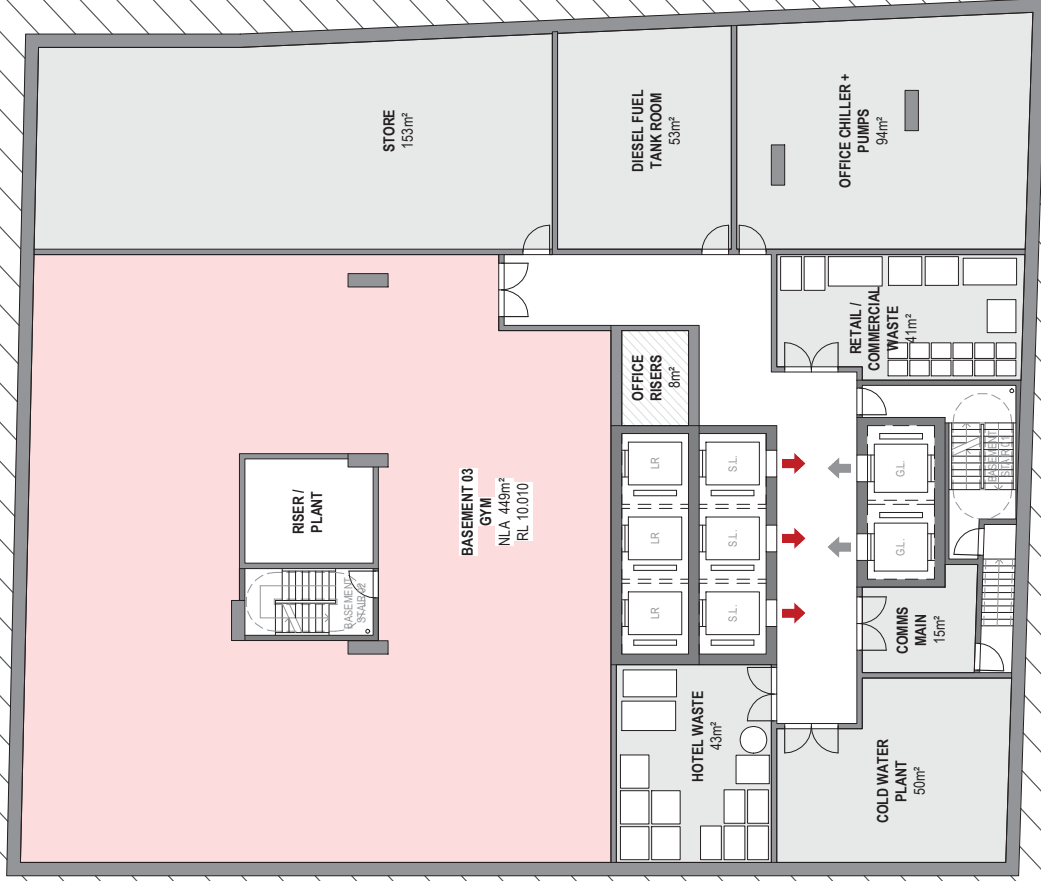
Sheet Number	Sheet Name	Current Revision Date
RD0000	Cover Sheet	31/01/18
RD1001	Basement Level 04 Plan	31/01/18
RD1002	Basement Level 03 Plan	31/01/18
RD1003	Basement Level 02 Plan	31/01/18
RD1004	Basement Level 01 Plan	31/01/18
RD1005	Ground Level Plan	24/07/17
RD1006	Level 01 Plan (Commercial)	31/01/18
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	2007/17
RD4001	3D Perspectives (Indicative Only) - 02	2007/17
RD4002	3D Perspectives (Indicative Only) - 03	2007/17



GA - Basement Level 04 Plan (Gym & Pool)



Basement Level 03 Plan (Gym)



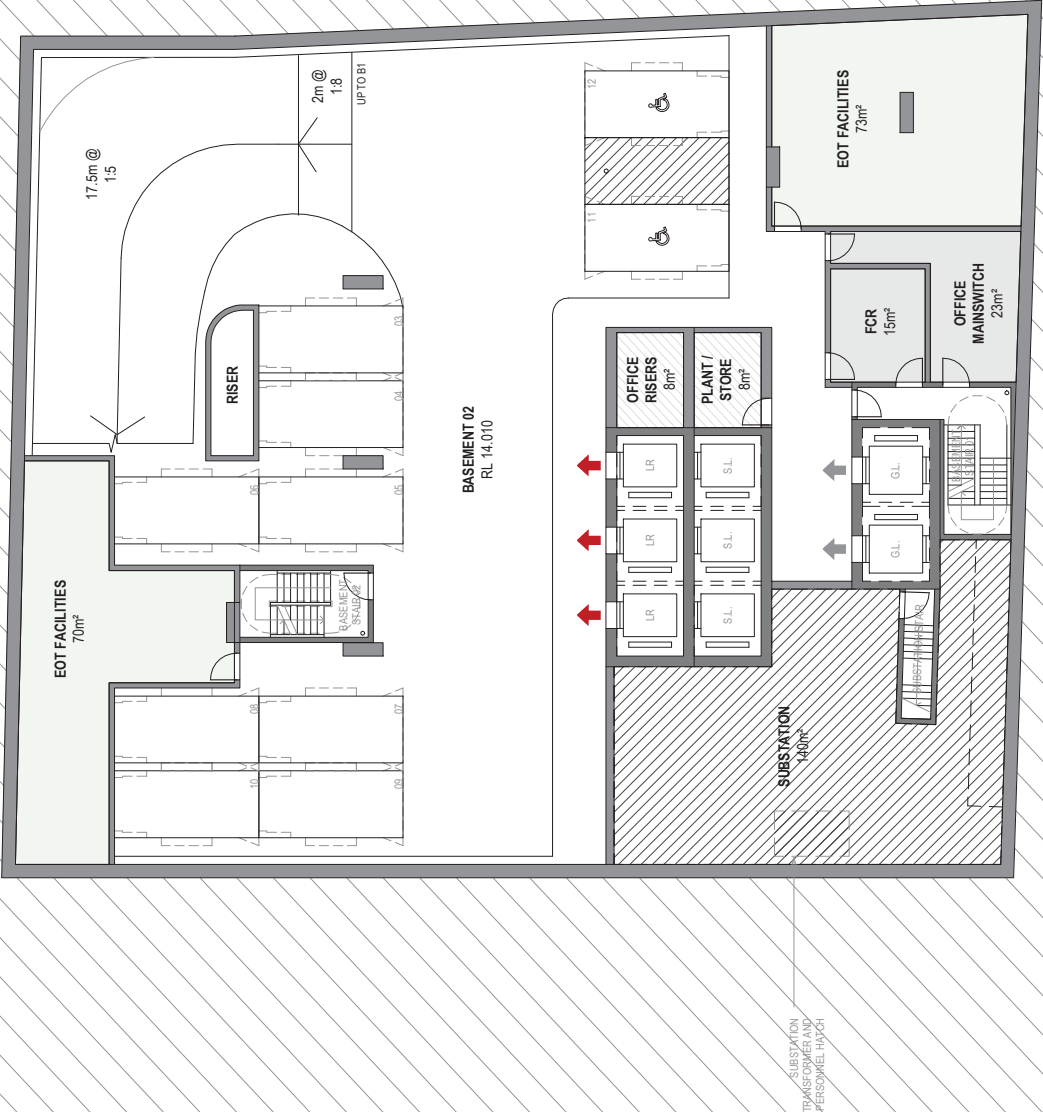
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Drawing: **Basement Level 03 Plan**
Drawing no: **RD1002**
Issue: **7**
Scale @ A3: **1 : 200**
Date **31/01/18**

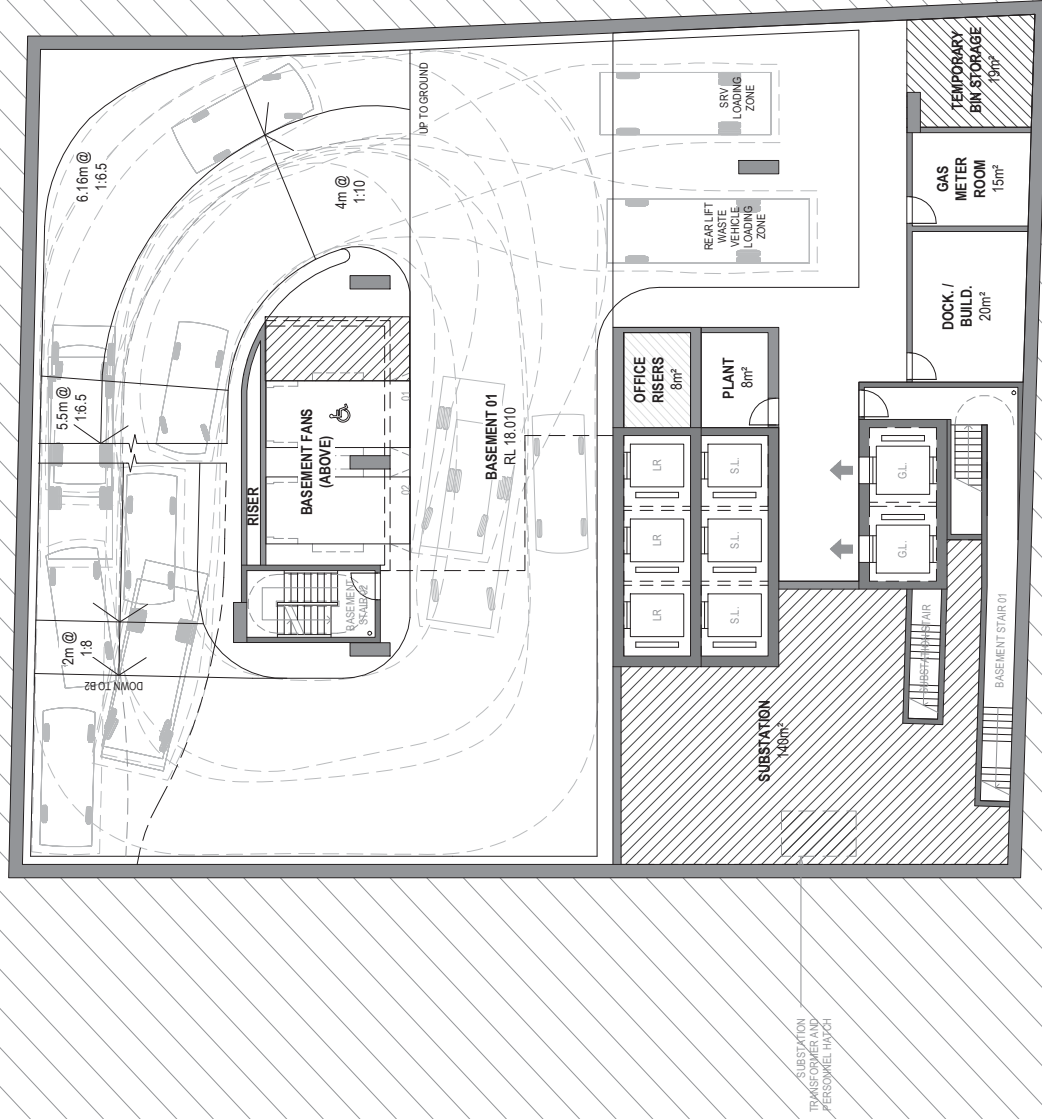
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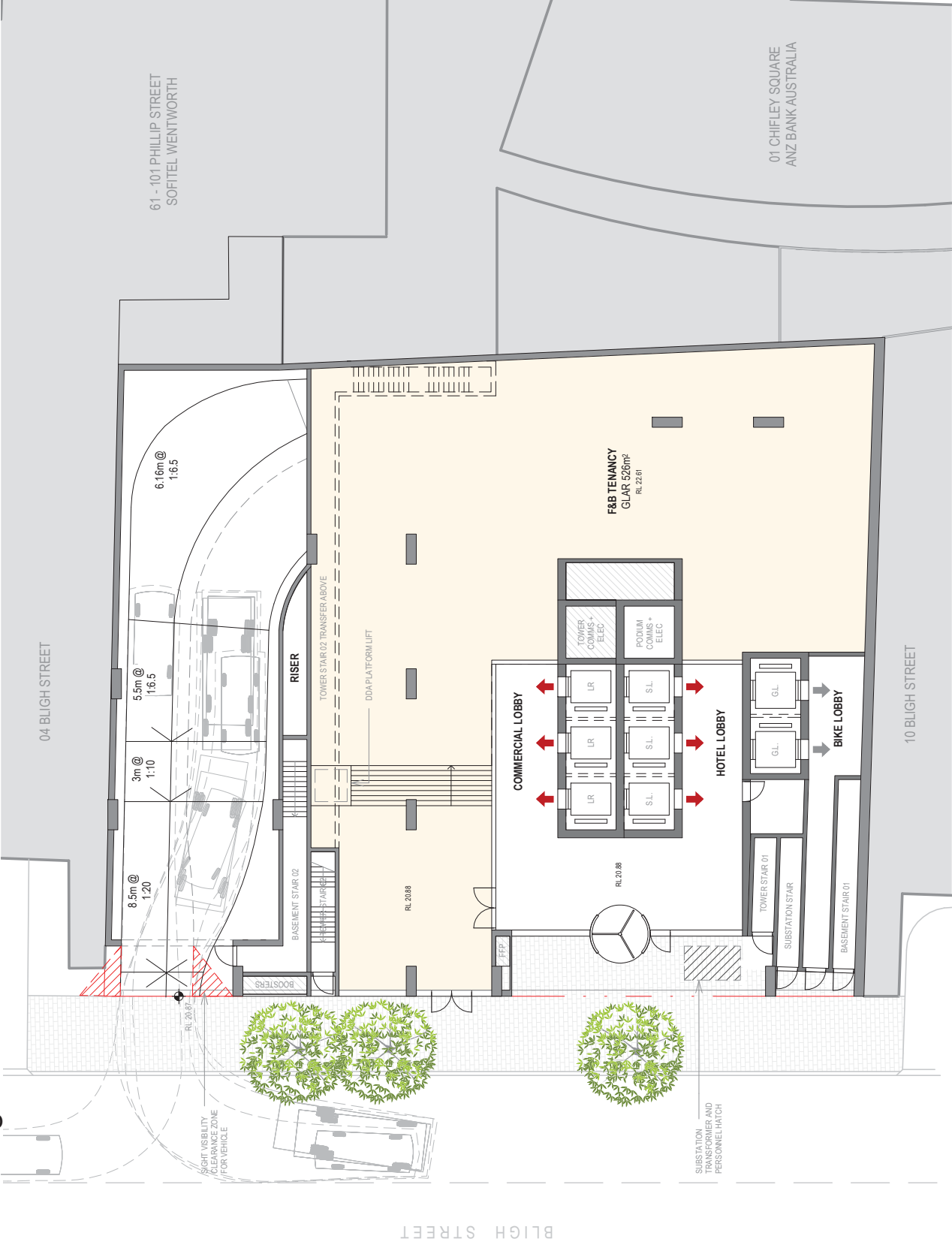
GA - Basement Level 02 Plan



GA - Basement Level 01 Plan



GA - Ground Level Plan - Bligh Street



Drawing:
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Scale @ A3:
Date

Ground Level Plan
RD1005
7
1:200
24/07/17

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GA - Level 01 Plan (Commercial)



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Issue:
Scale @ A3:
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Level 01 Plan (Commercial)
RD1006
8
1:200
31/01/18



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GA - Level 02 Plan (Podium Plant)



GA - Level 03-09 Plan (Typical Commercial)



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Drawing:
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Scale @ A3:
Date

Level 03-09 Plan (Typical Commercial)
RD1008
8
1 : 200
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North

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GA - Level 10 Plan (Commercial)



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Issue:
Scale @ A3:
Date

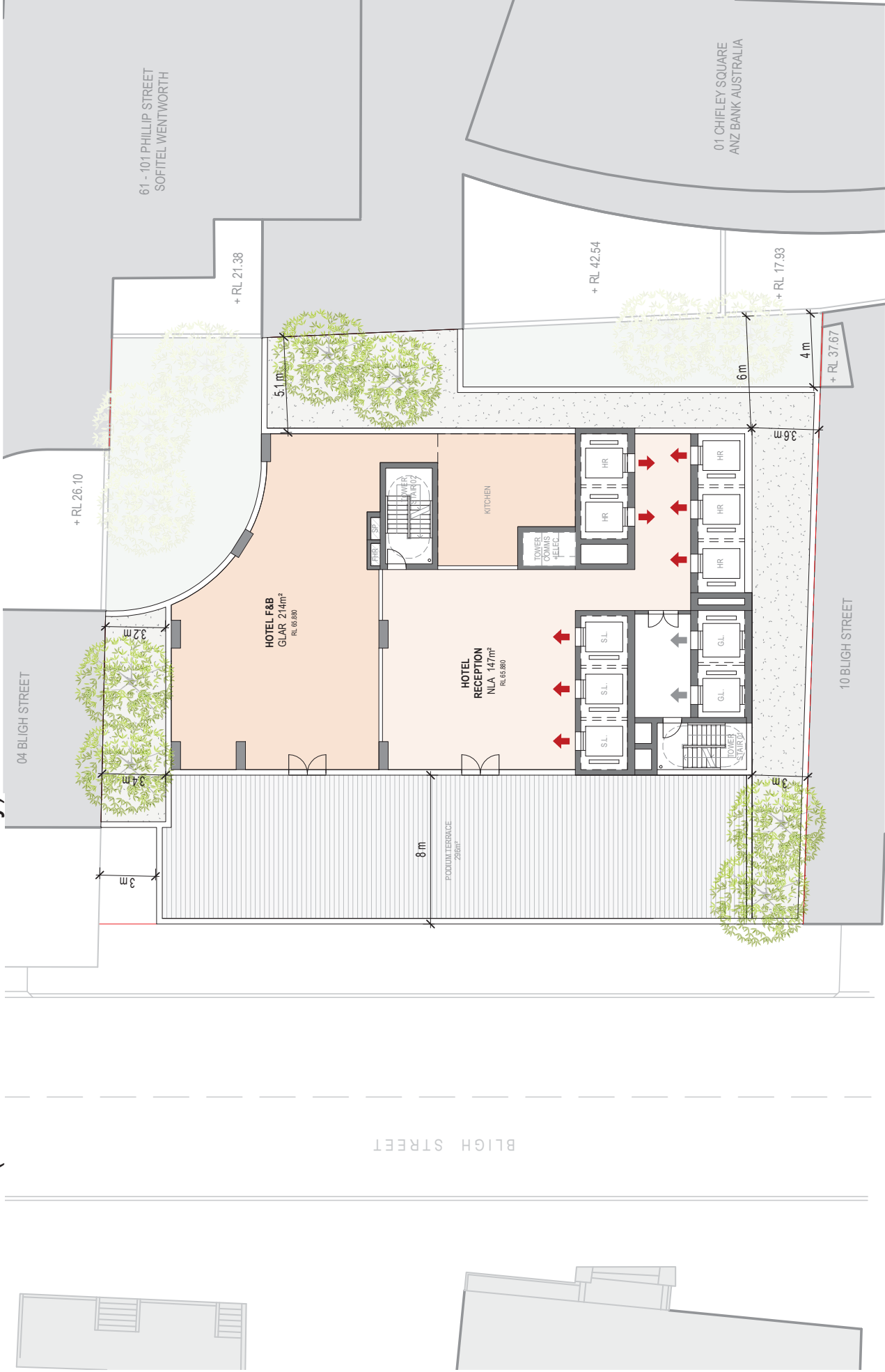
Level 10 Plan (Commercial)
RD1010
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1 : 200
31/01/18



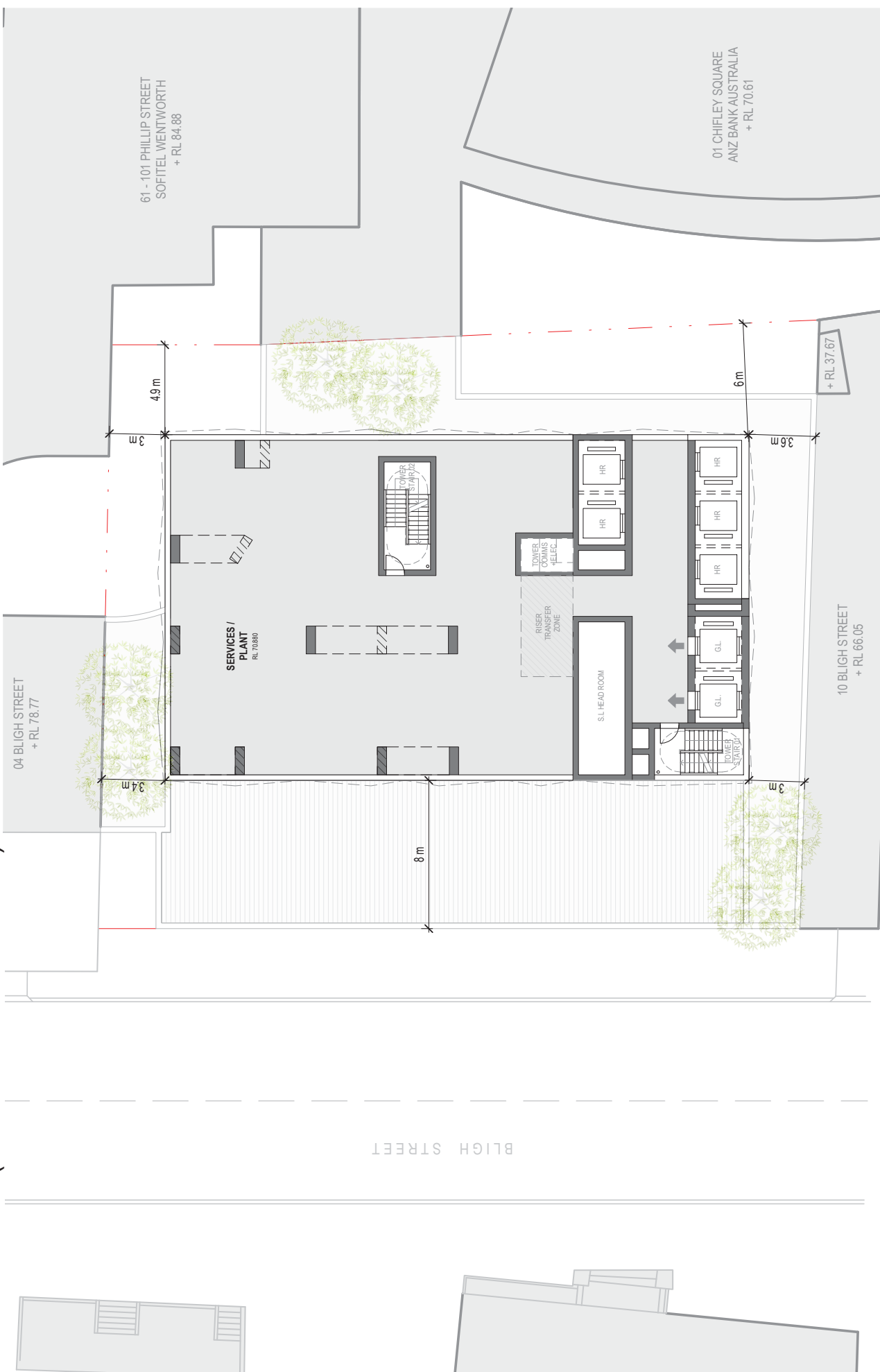
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GA - Level 11 Plan (Podium Roof/Hotel Lobby)



GA - Level 12 Plan (Podium Transfer/Plant)





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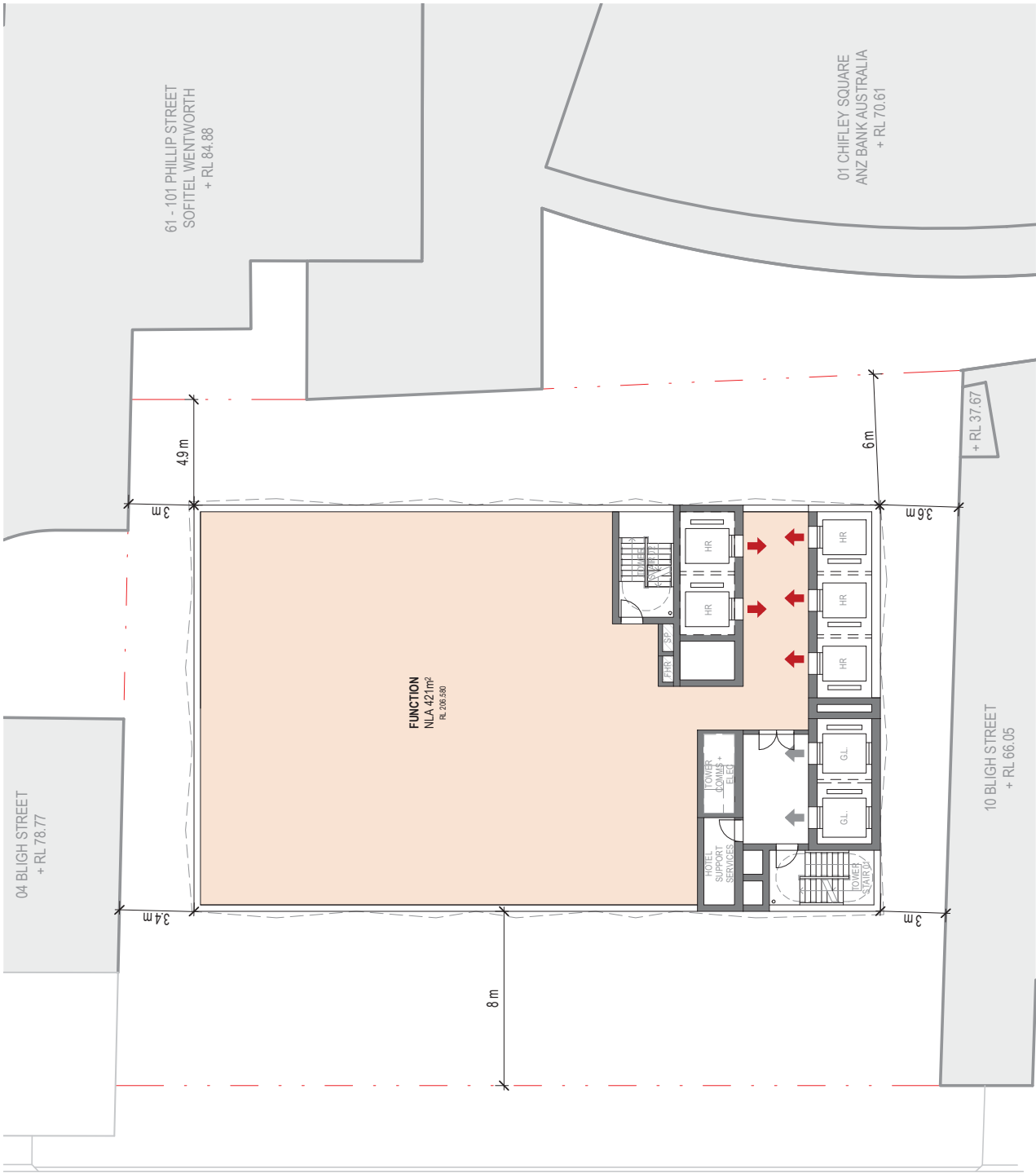
GA - Level 31 Plan (Mid Plant Level)



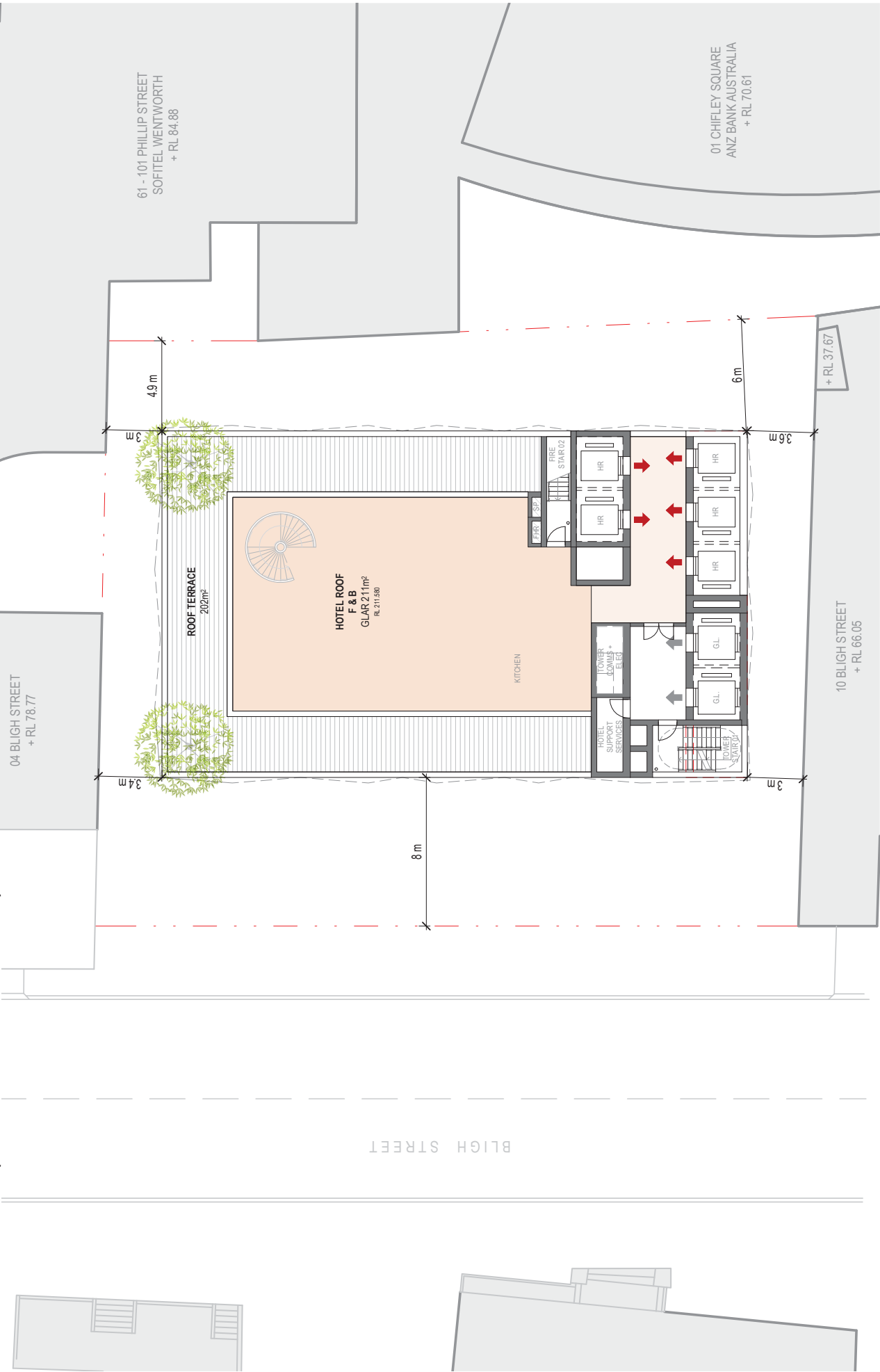
GA - Level 51 Plan (Hotel Club Lounge)



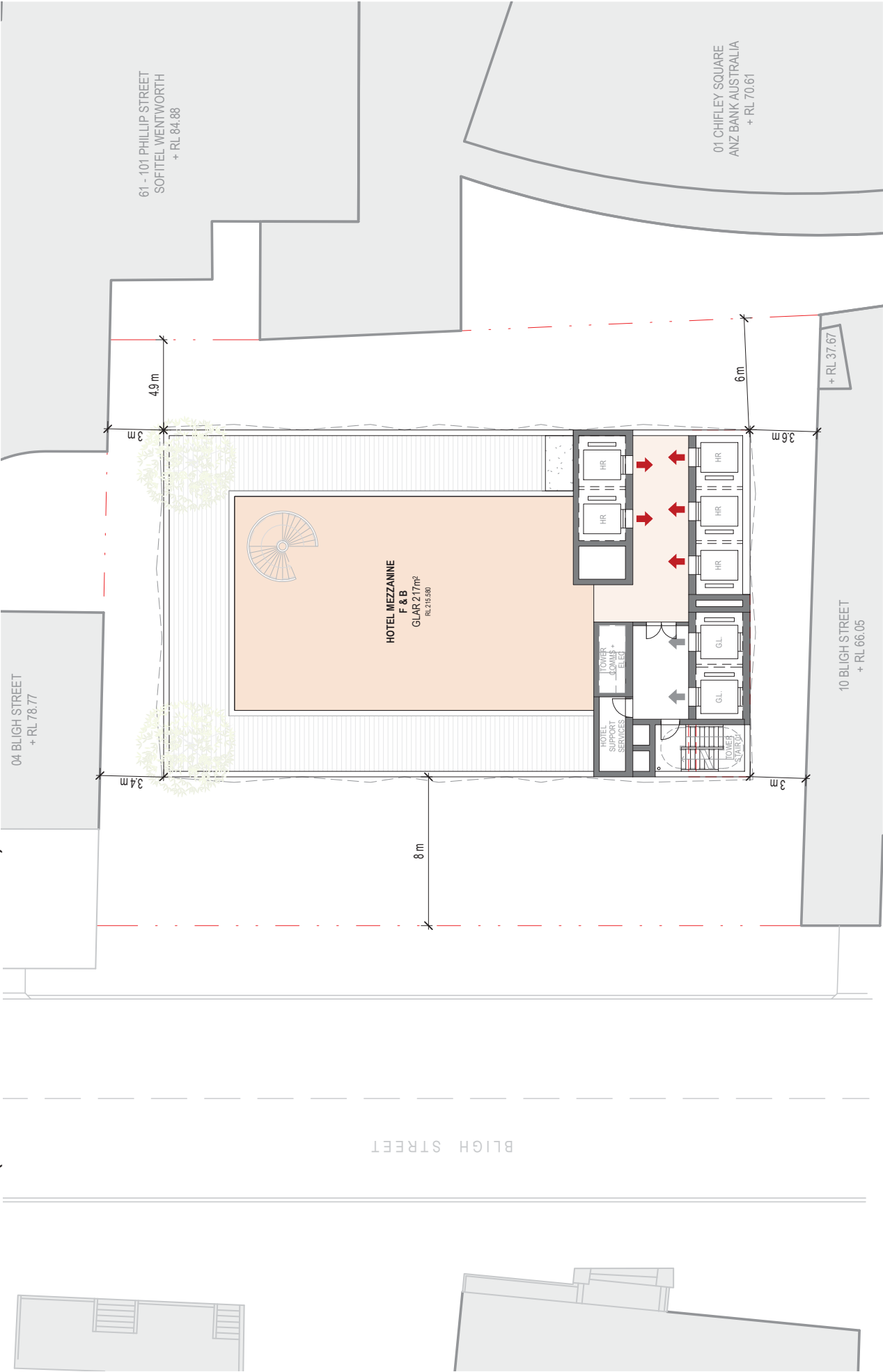
GA - Level 52 (Function)



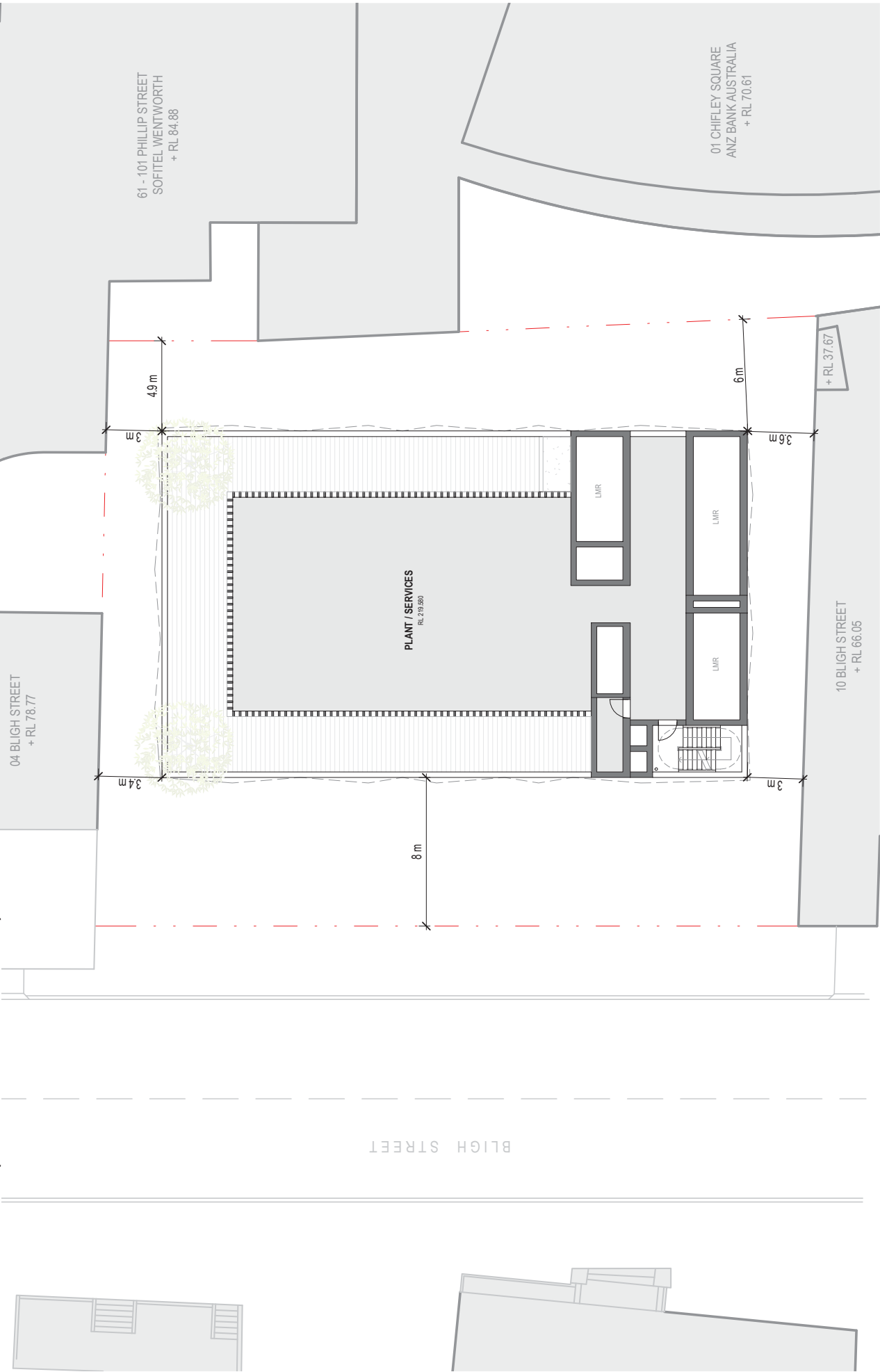
GA - Level 53 Plan (Hotel Roof Terrace)



GA - Level 54 Plan (Hotel Roof Mezzanine)



GA - Level 55 Plan (Tower Roof Plant)



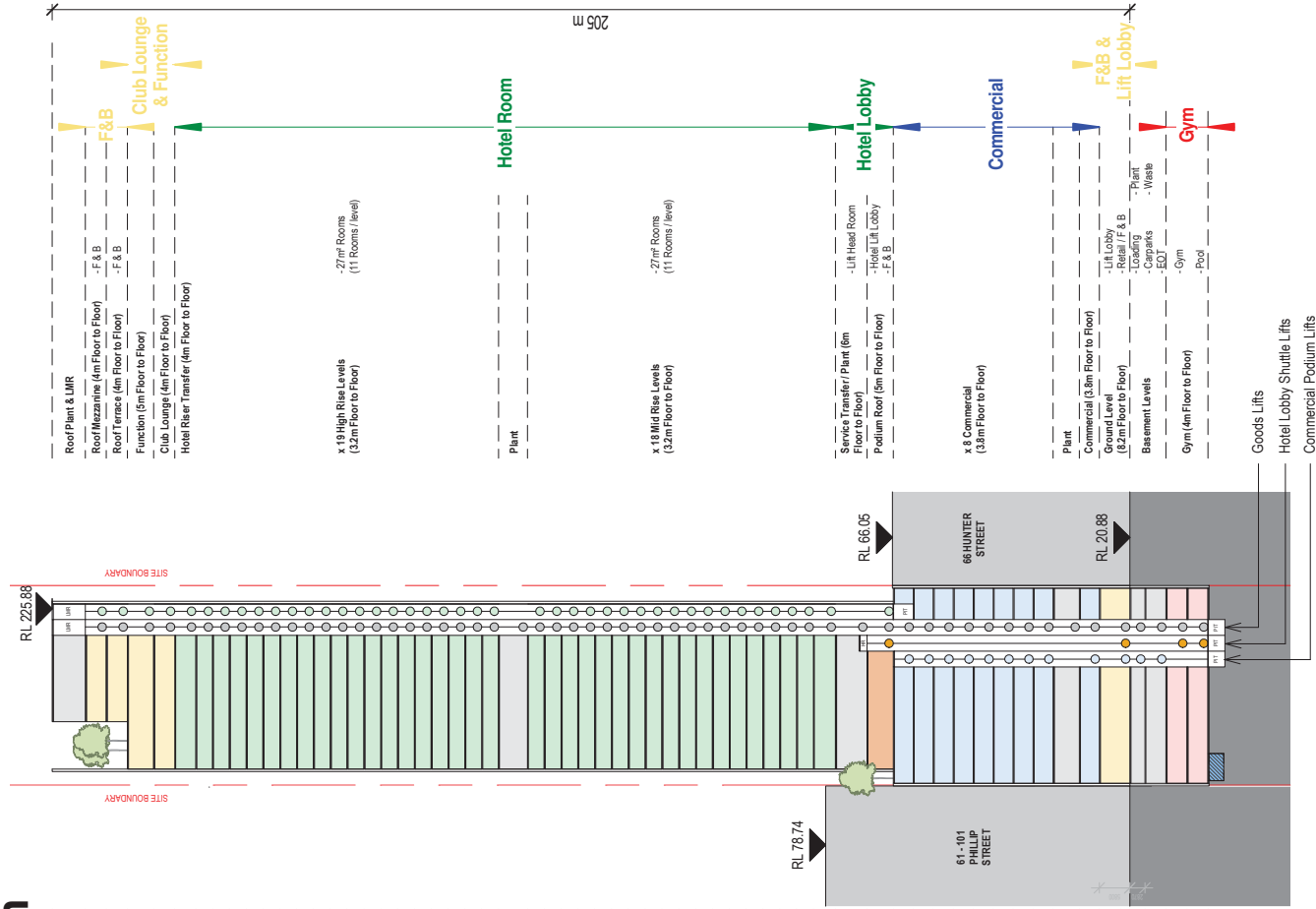
Drawing:
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Issue:
Scale @ A3:
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Level 55 Plan (Tower Roof Plant)
RD1019
7
1 : 200
31/01/18



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Area Schedule

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

Site Area:	1218 m ²
*Proposed FSR:	22.1
Reference Design FSR:	22.0
Reference Design GFA:	20793 m ²
Total Retail (GLA/R):	1168 m ²
Total Commercial (NLA):	789 m ²
Total Hotel (NLA):	1505 m ²

Roomset	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLA/R (m ²)
B4	84	Open Plaza / Pool	6.01	4	448	448	448
B3	83	Open Plaza	10.01	4	508	508	
B2	82	EDF Car Parking / Pool	14.01	4			
B1	81	Underground Car Parking / Pool	18.01	5			
Total				14.8	957	957	957

Podium	GF	F & B Commercial / Lift Lobby / Hotel Suite	20.88	5.5	668		628
		Lift Lobby					
	L1	Commercial	26.08	3.8	534	534	793
	L2	Commercial	31.28	3.8	534	534	793
	L3	Commercial	36.48	3.8	534	534	793
	L4	Commercial	39.28	3.8	534	534	793
	L5	Commercial	42.08	3.8	534	534	793
	L6	Commercial	44.88	3.8	534	534	793
	L7	Commercial	50.08	3.8	534	534	793
	L8	Commercial	54.88	3.8	534	534	793
	L9	Commercial	59.68	3.8	534	534	793
	L10	Commercial	64.48	3.8	534	534	793
	L11	Commercial	69.68	3.8	534	534	793
Total	11			45	6132	789	528

Podium Roof	L11	Hotel Lift Lobby / F & B	65.88	5	381	147	214
	L12	Service Transfer / Pool	70.88	6			
Total	2			11	381	147	214

Mid-Rise	L13	Hotel	76.88	4.2	425	425	314
	L14	Hotel	81.88	4.2	425	425	314
	L15	Hotel	86.88	4.2	425	425	314
	L16	Hotel	91.88	4.2	425	425	314
	L17	Hotel	96.88	4.2	425	425	314
	L18	Hotel	101.88	4.2	425	425	314
	L19	Hotel	106.88	4.2	425	425	314
	L20	Hotel	111.88	4.2	425	425	314
	L21	Hotel	116.88	4.2	425	425	314
	L22	Hotel	121.88	4.2	425	425	314
	L23	Hotel	126.88	4.2	425	425	314
	L24	Hotel	131.88	4.2	425	425	314
	L25	Hotel	136.88	4.2	425	425	314
	L26	Hotel	141.88	4.2	425	425	314
	L27	Hotel	146.88	4.2	425	425	314
	L28	Hotel	151.88	4.2	425	425	314
	L29	Hotel	156.88	4.2	425	425	314
	L30	Hotel	161.88	4.2	425	425	314
Total	18			89	7853	314	5600

Pool	L31		136.88	5.5			
Total	1			5.5			

High-Rise	L32	Hotel	143.88	3.2	425	425	314
	L33	Hotel	148.88	3.2	425	425	314
	L34	Hotel	153.88	3.2	425	425	314
	L35	Hotel	158.88	3.2	425	425	314
	L36	Hotel	163.88	3.2	425	425	314
	L37	Hotel	168.88	3.2	425	425	314
	L38	Hotel	173.88	3.2	425	425	314
	L39	Hotel	178.88	3.2	425	425	314
	L40	Hotel	183.88	3.2	425	425	314
	L41	Hotel	188.88	3.2	425	425	314
	L42	Hotel	193.88	3.2	425	425	314
	L43	Hotel	198.88	3.2	425	425	314
	L44	Hotel	203.88	3.2	425	425	314
	L45	Hotel	208.88	3.2	425	425	314
	L46	Hotel	213.88	3.2	425	425	314
	L47	Hotel	218.88	3.2	425	425	314
	L48	Hotel	223.88	3.2	425	425	314
	L49	Hotel	228.88	3.2	425	425	314
	L50	Hotel	233.88	3.2	425	425	314
Total	19			81.8	8075	314	5844

Hotel Roof	L51	Hotel Club Lounge	202.88	4	425	425	425
	L52	Hotel Club Lounge	207.88	4	425	425	425
	L53	Hotel Terrace / F&B	212.88	4	448	34	211
	L54	Hotel Terrace / F&B	217.88	4	273	34	217
Total	4			17	1880	889	427

Pool	L55		218.88	6.3			
Total	1			6.3			

Grand Total	58		224.880	285.000	28793	28877	1188
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Hotel Room	Levels	Rooms / Level	Rooms
Low Rise Typical	18	11	198
Mid Rise Typical	19	11	207
High Rise	1	11	425

*The accompanying indicative architectural scheme provides for a new mixed use hotel and commercial building with height of 56-storeys or 205 metres / RL 225.880, and FSR of 22.1

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Area Schedule
RD3001
9
31/01/18

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

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Drawing:
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3D Perspectives (Indicative Only) - 01
RD4000
1
20/07/17

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



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