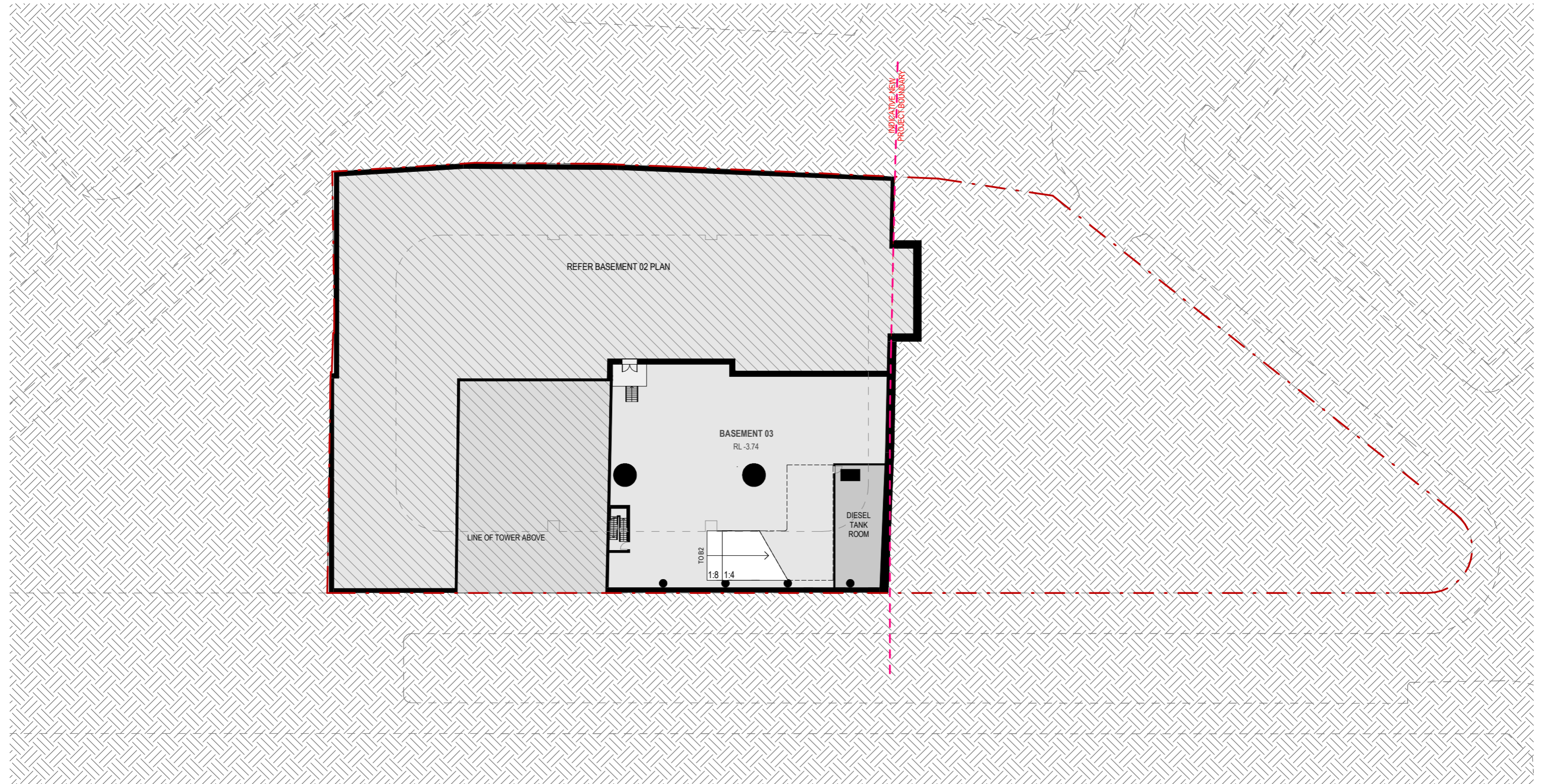


# **Attachment A2**

**Urban Design Report - Part 4**

# 10.12 Reference Scheme 1 Drawing Set

## Side Core Scheme



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
| B   | ISSUED FOR INFORMATION                                   | 31/01/23 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 02/02/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

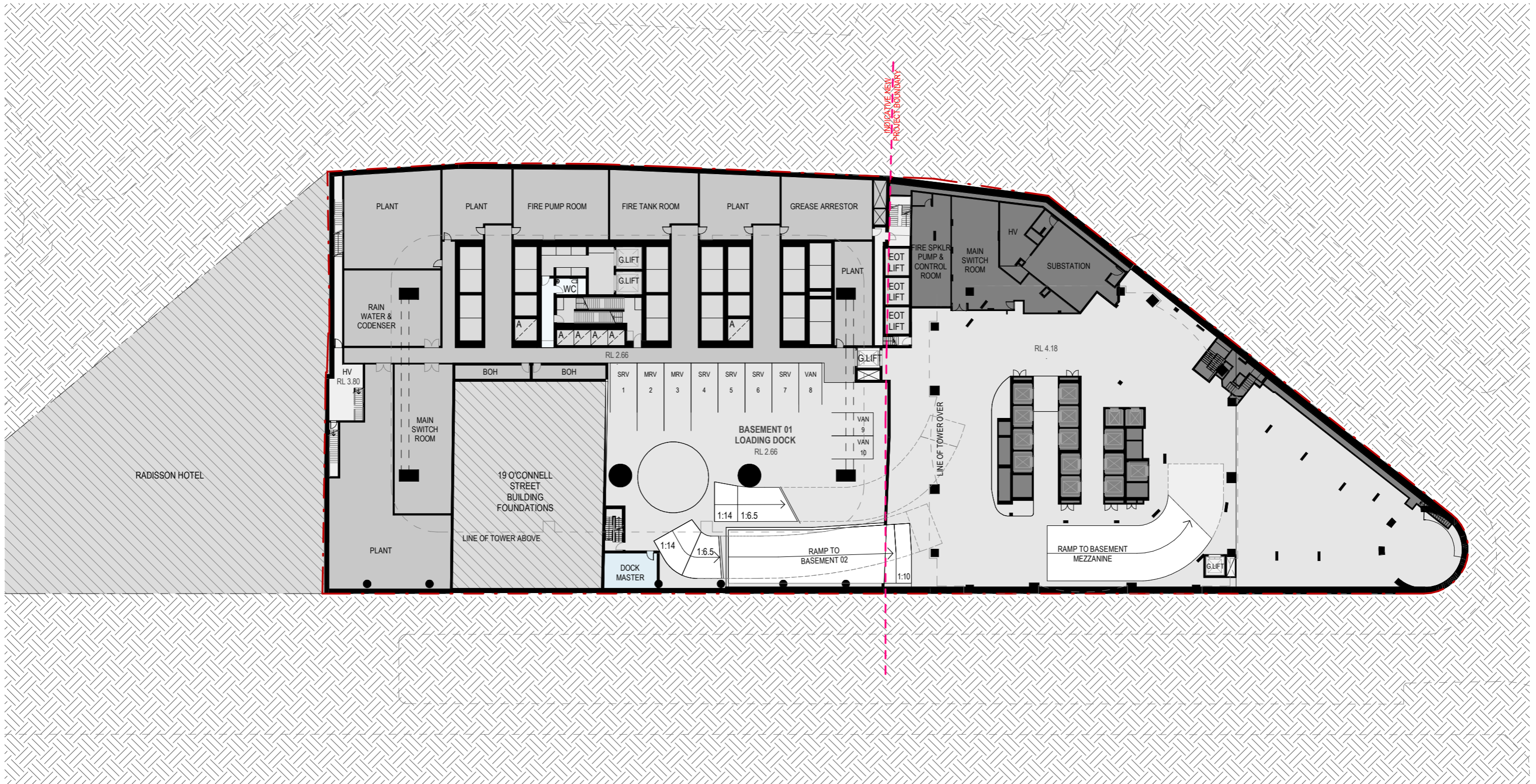


| REV | DESCRIPTION  | DATE     |
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| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
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| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 02/02/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 02**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1001a**  
 REVISION  
**C**

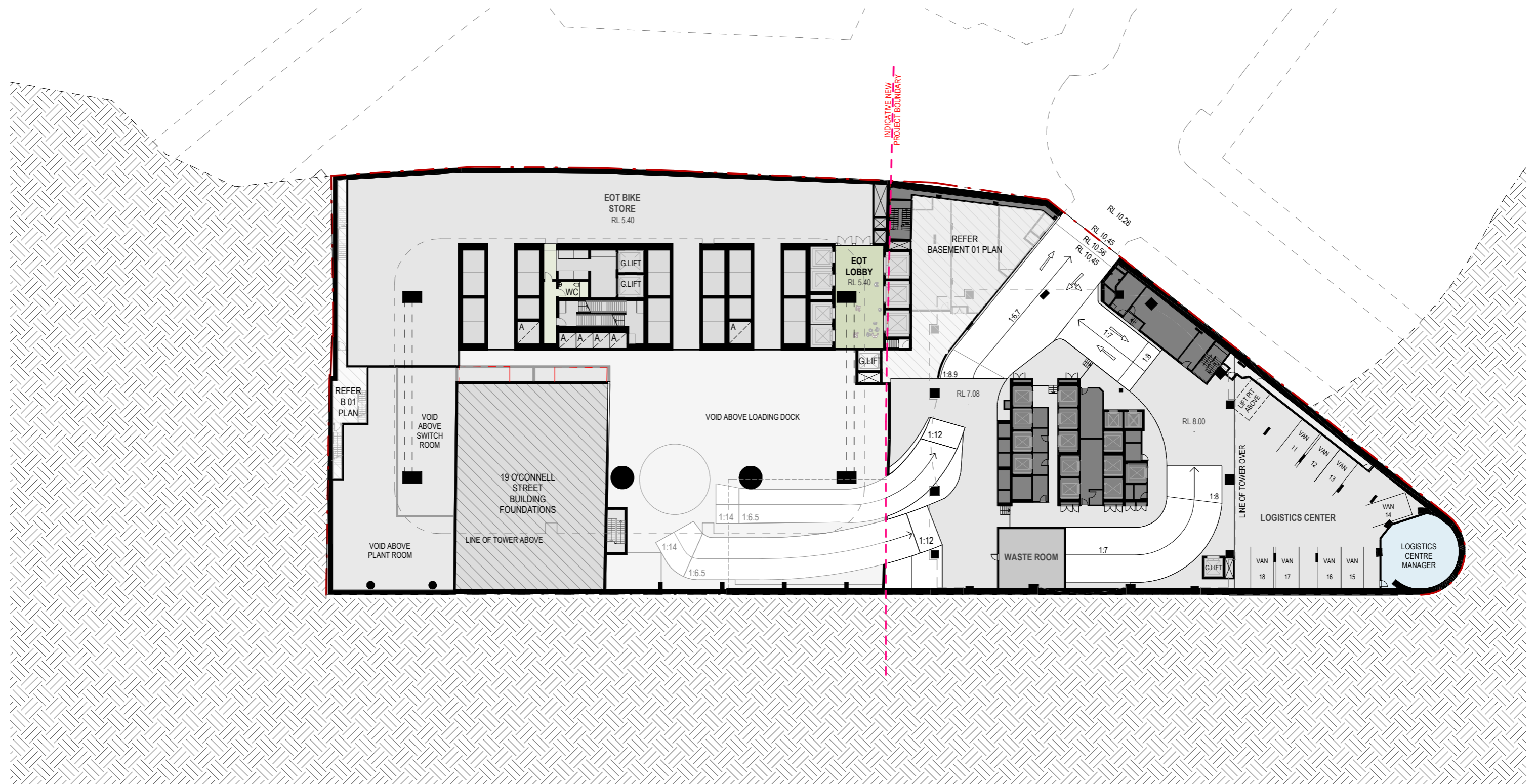


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/23 |
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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 01**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1002a**  
 REVISION  
**C**

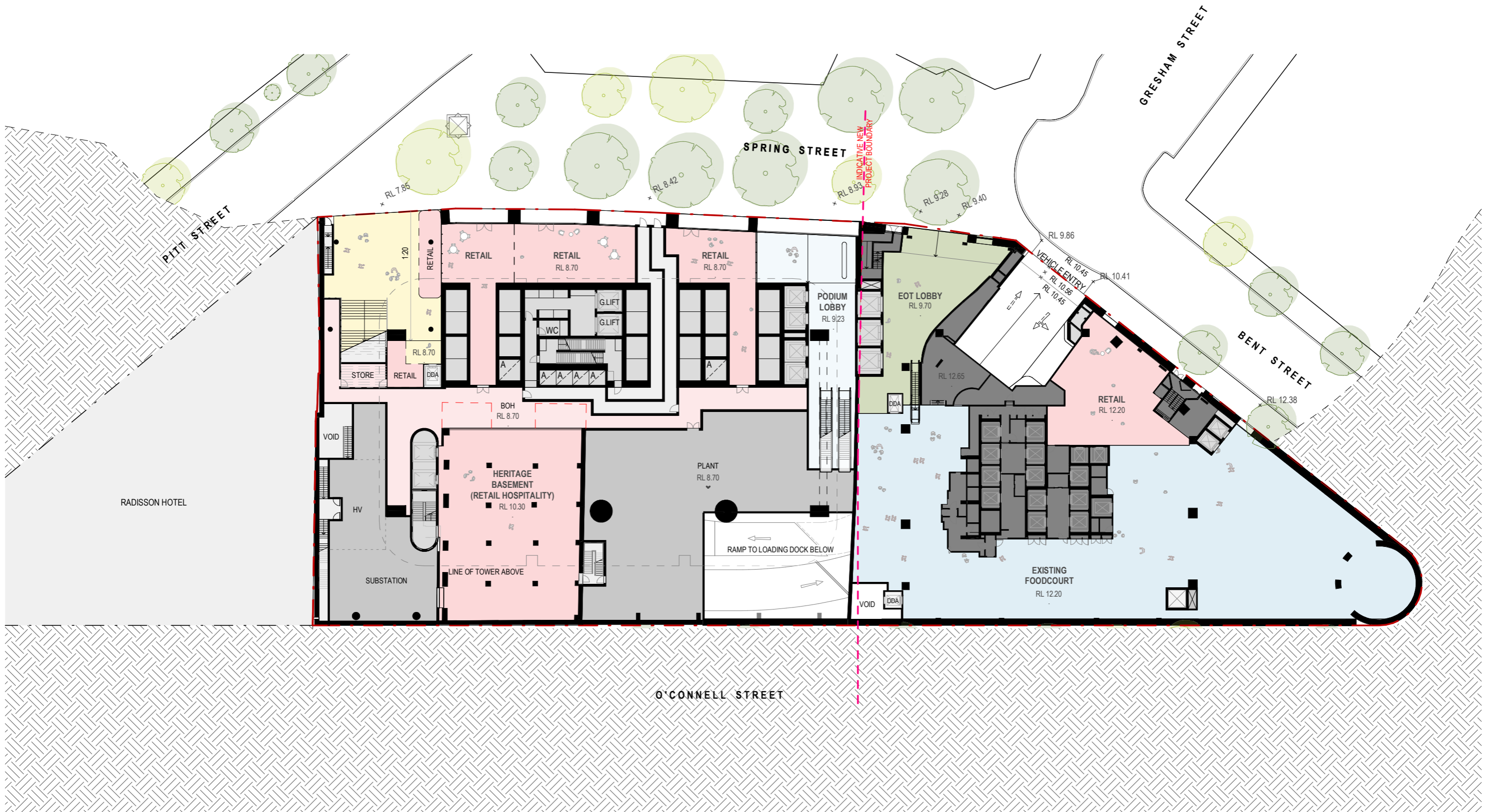


| REV | DESCRIPTION  | DATE     |
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| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
| B   | ISSUE FOR INFORMATION                                    | 02/02/24 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT MEZZANINE**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1003a**  
REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
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|     |  | 01/03/24 |
|     |  | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

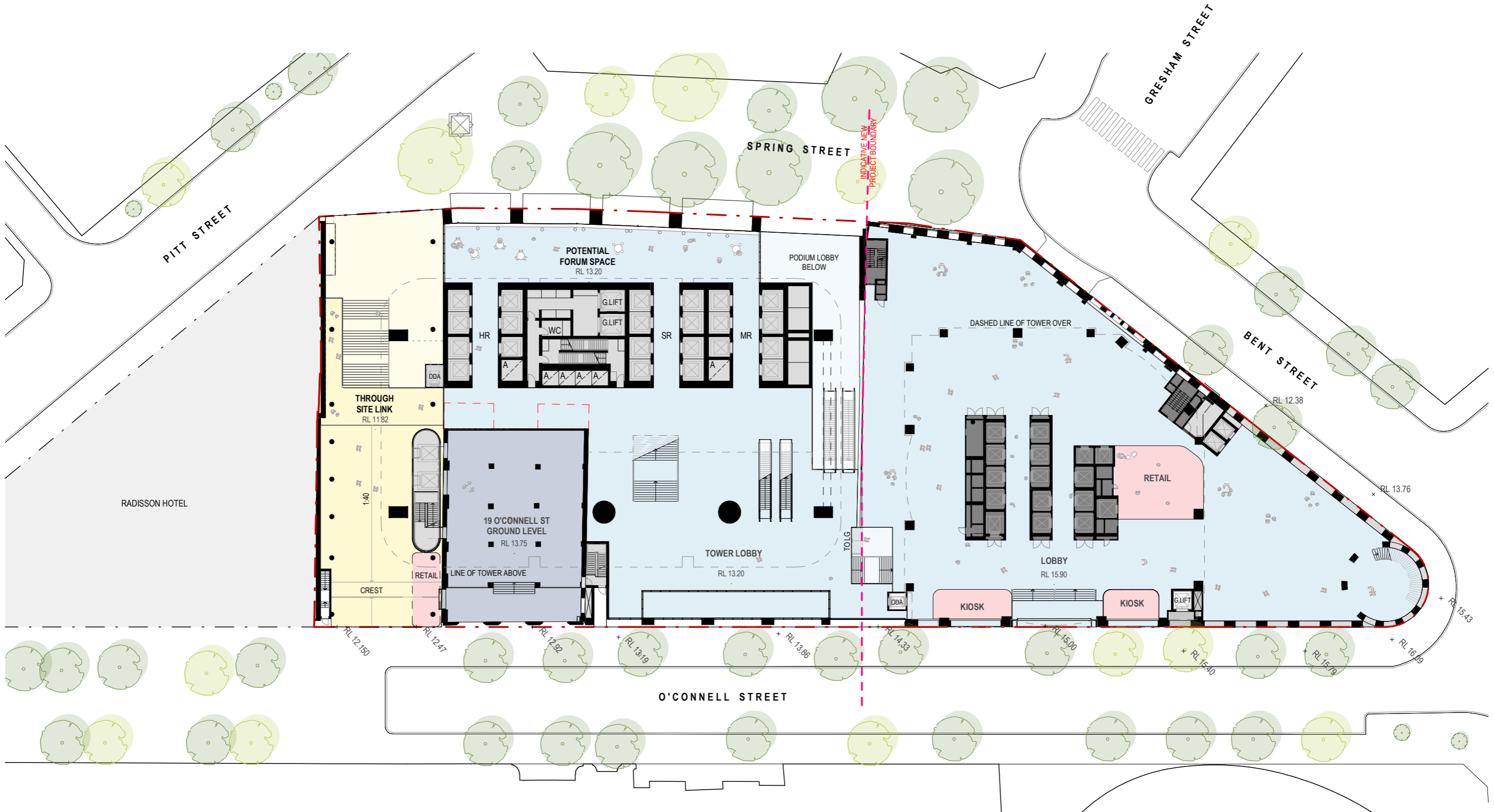
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**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LOWER GROUND**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1004a**

REVISION  
**C**

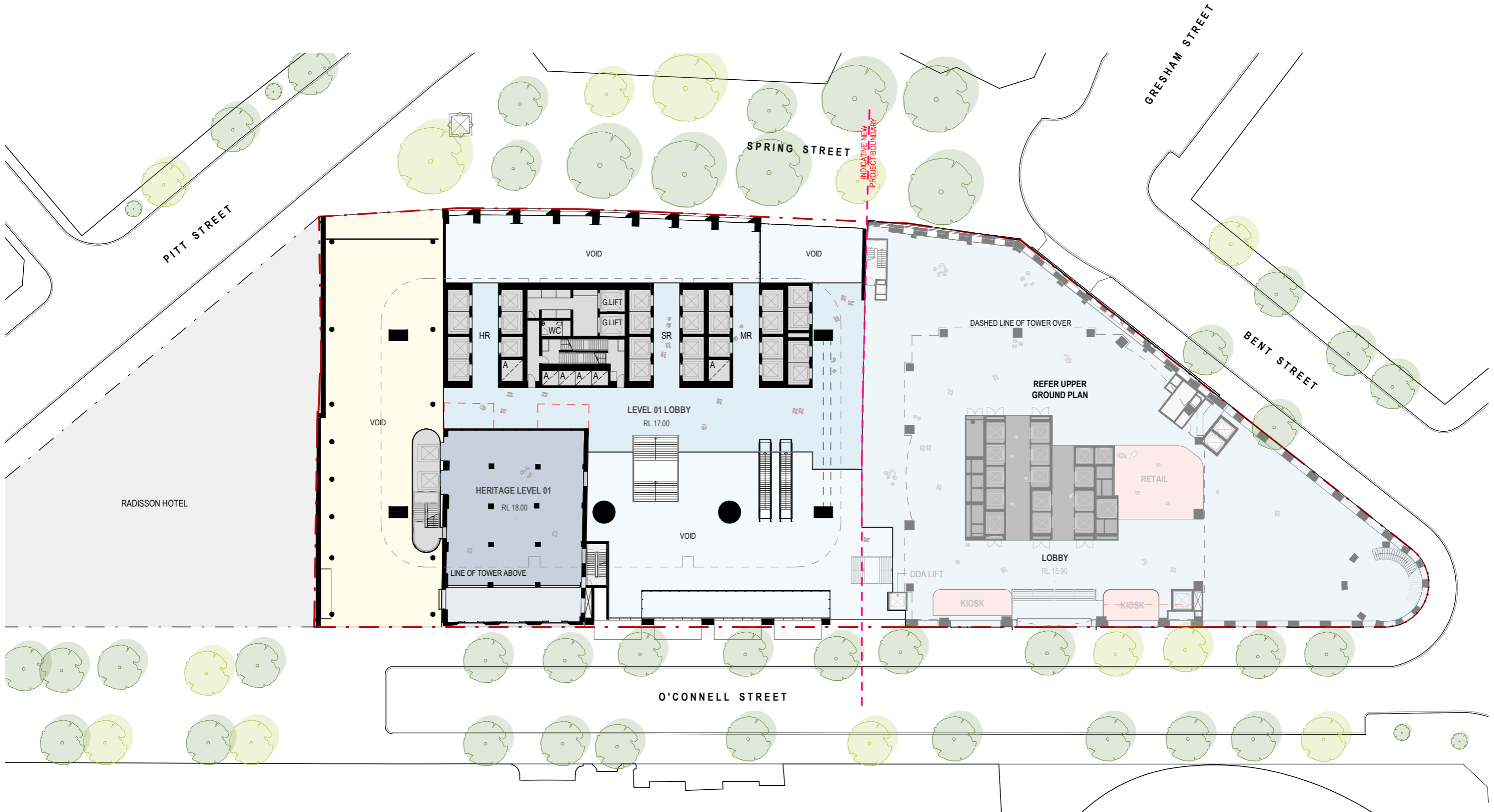


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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**UPPER GROUND**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1005a**  
REVISION  
**C**



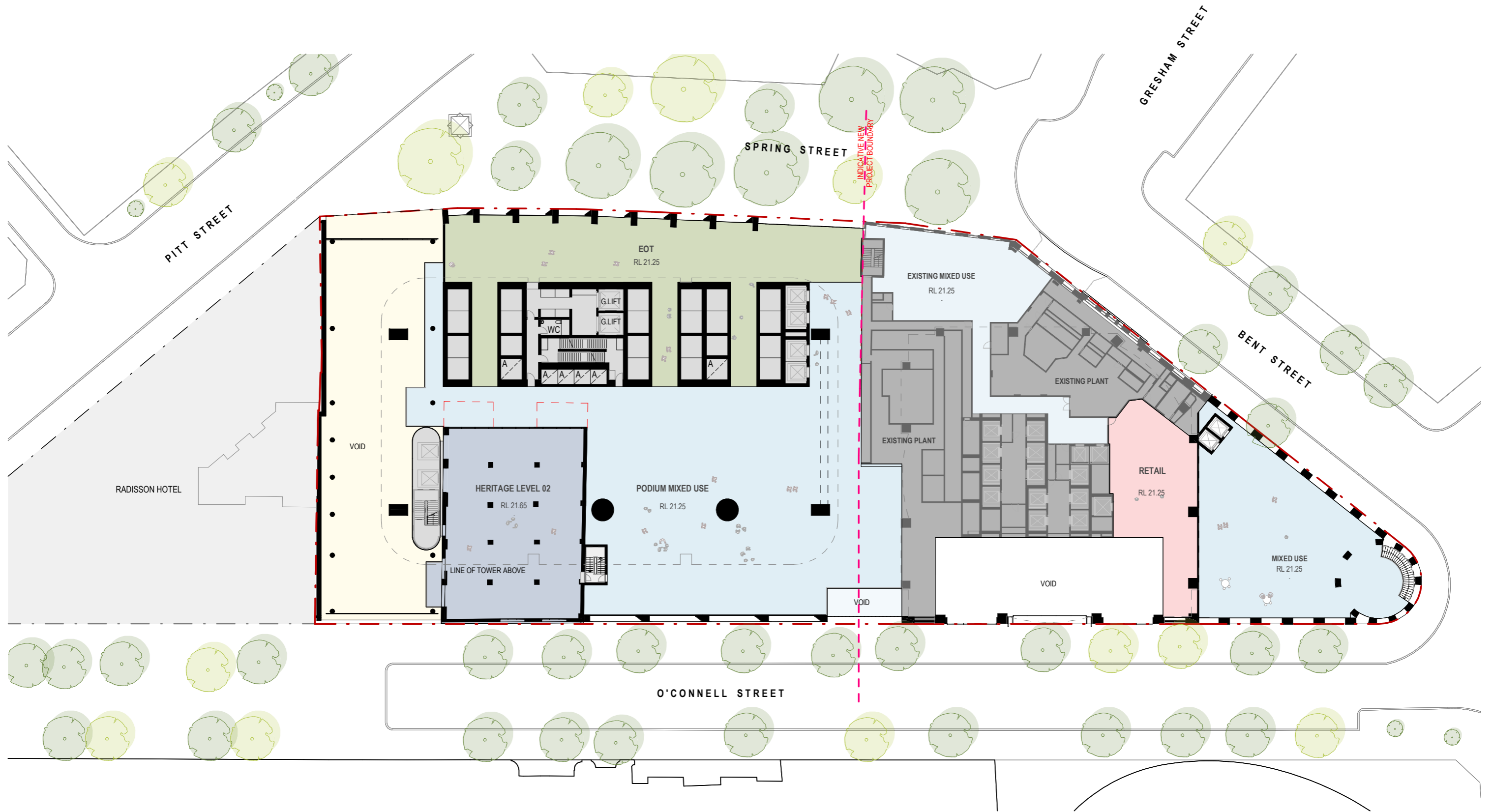
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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 01**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1006a**  
REVISION  
**C**





| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
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PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

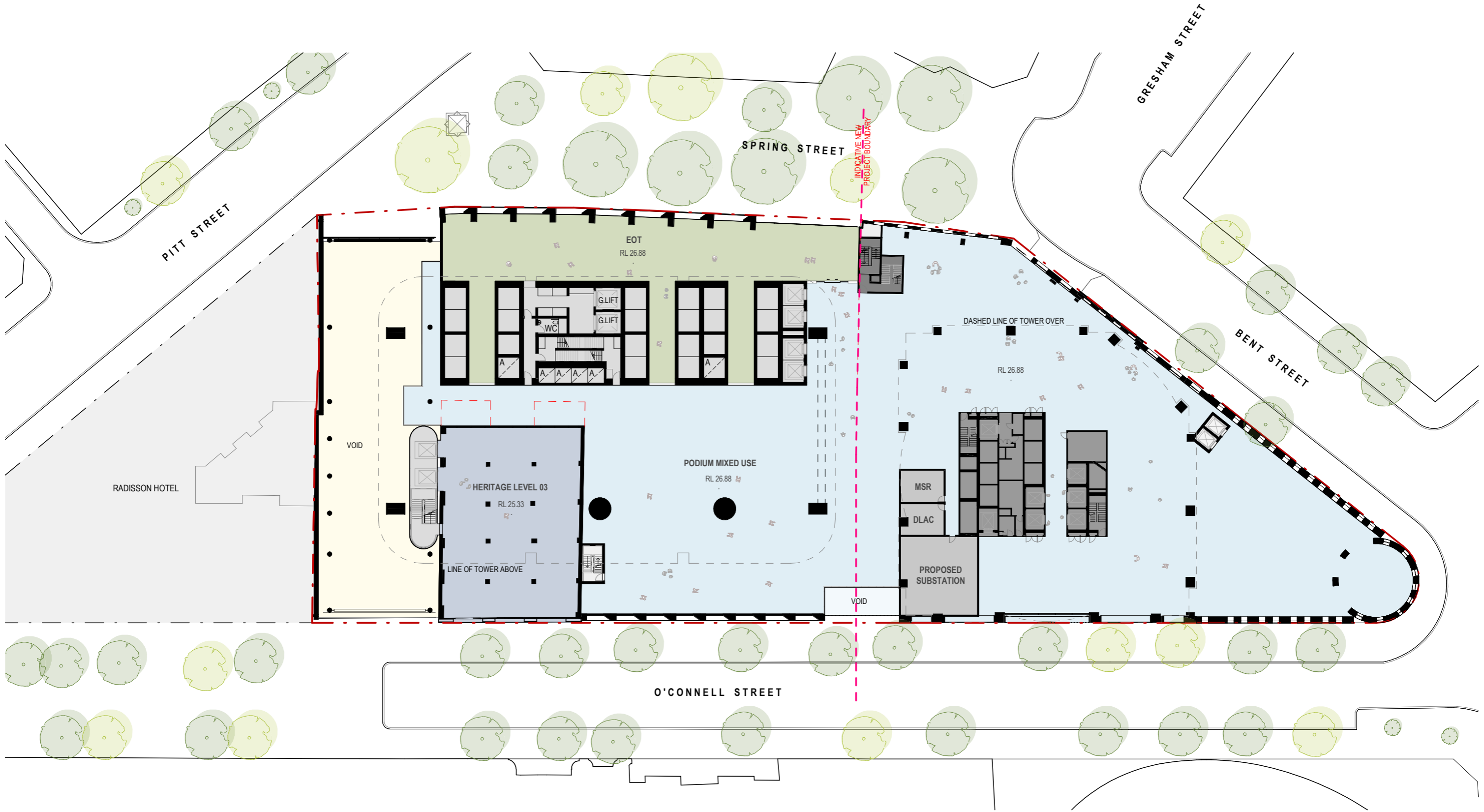
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DRAWING TITLE  
**LEVEL 02**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1007a**

REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
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| B   | ISSUED FOR INFORMATION                                   | 02/02/24 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 03**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1008a**

REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
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| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 02/02/24 |
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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 04**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1009a**  
 REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL PODIUM LEVEL (L05-L07)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1010a**  
 REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 08 (PODIUM ROOF LOWER)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1013a**  
REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
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|     |  | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**UNDERCROFT (L10-L13)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1015a**  
 REVISION  
**C**



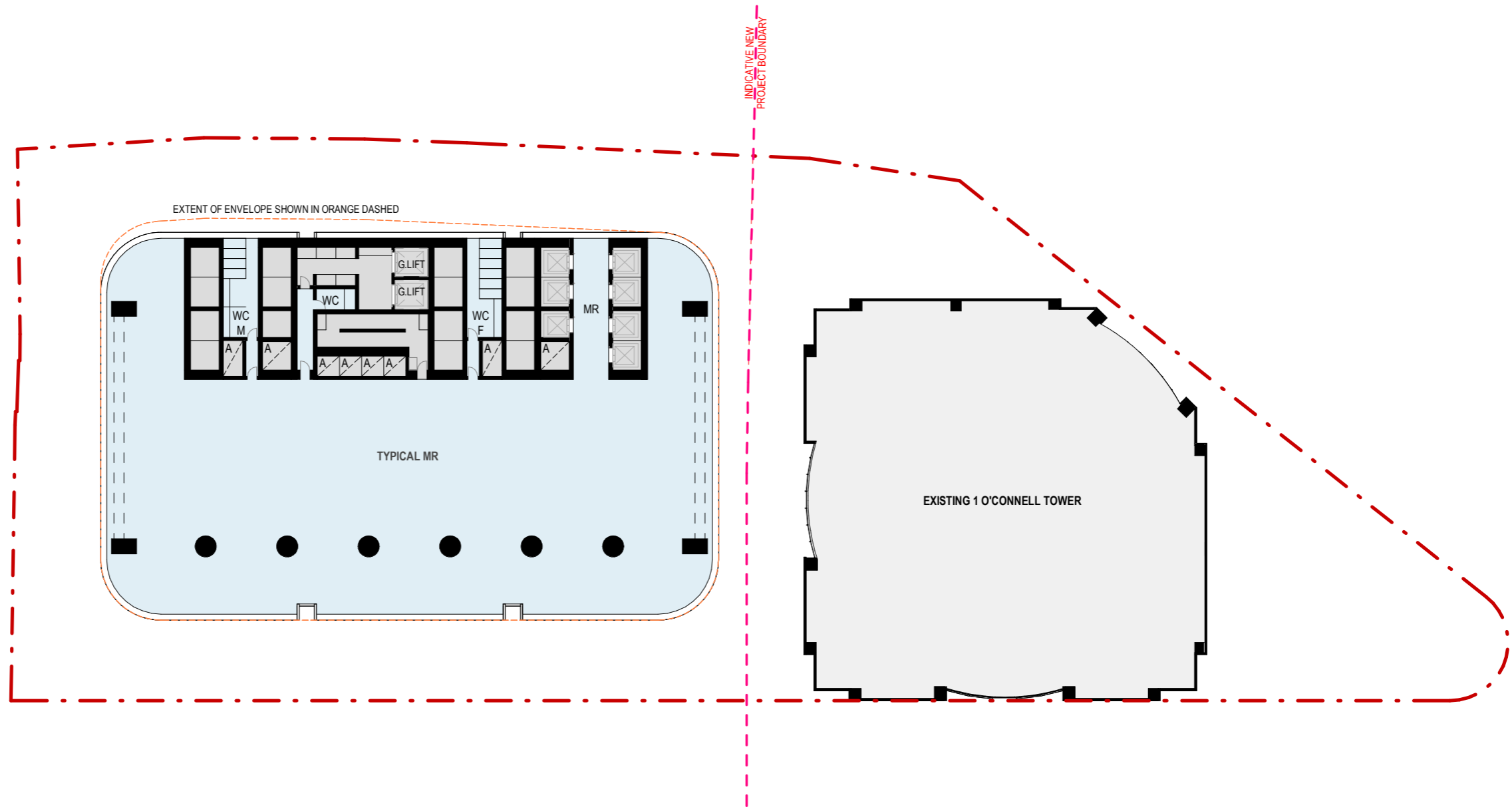
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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**MR PLANT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1017a**  
 REVISION  
**C**



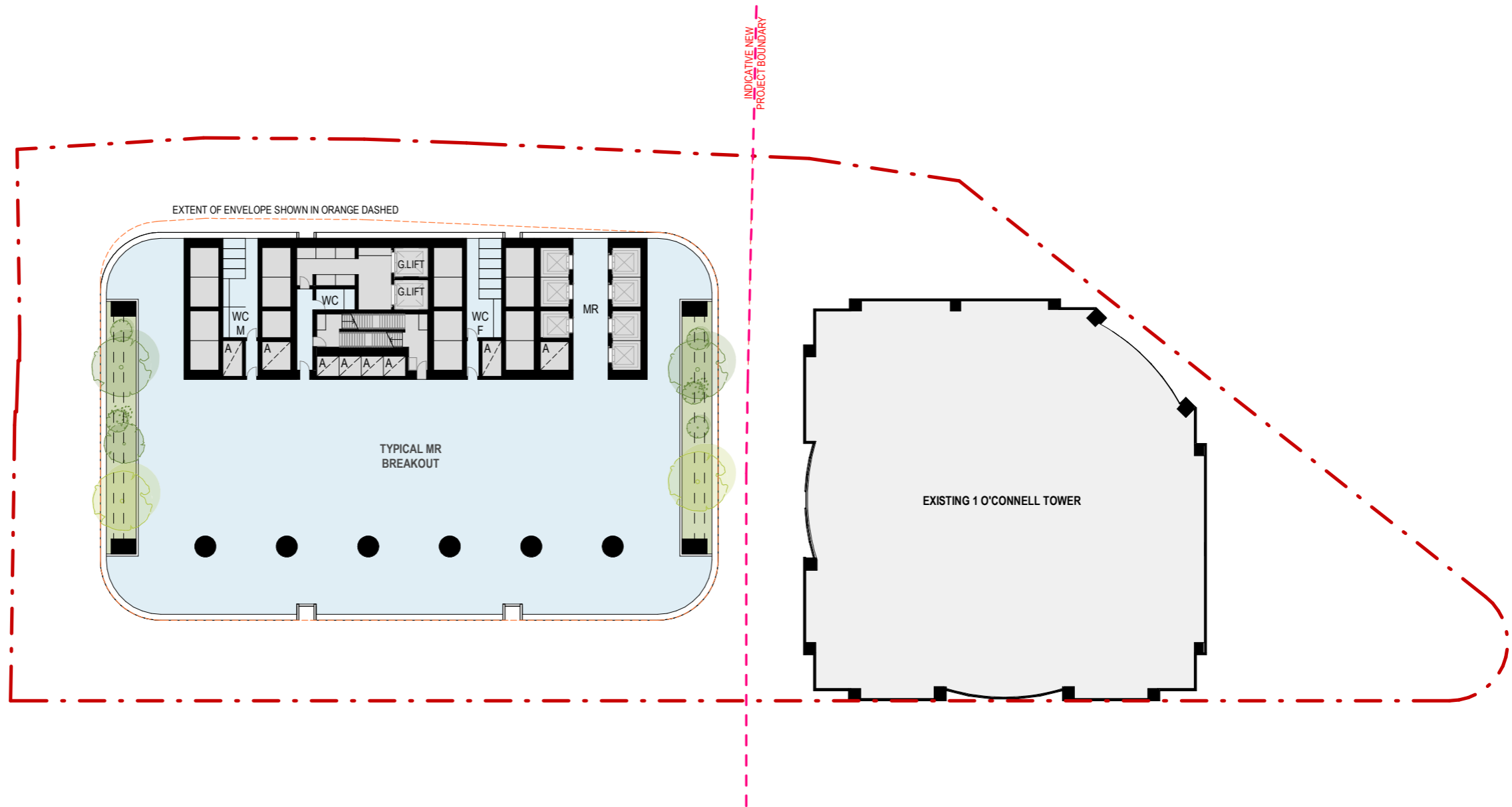


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|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL MID RISE**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1018a**  
 REVISION  
**C**

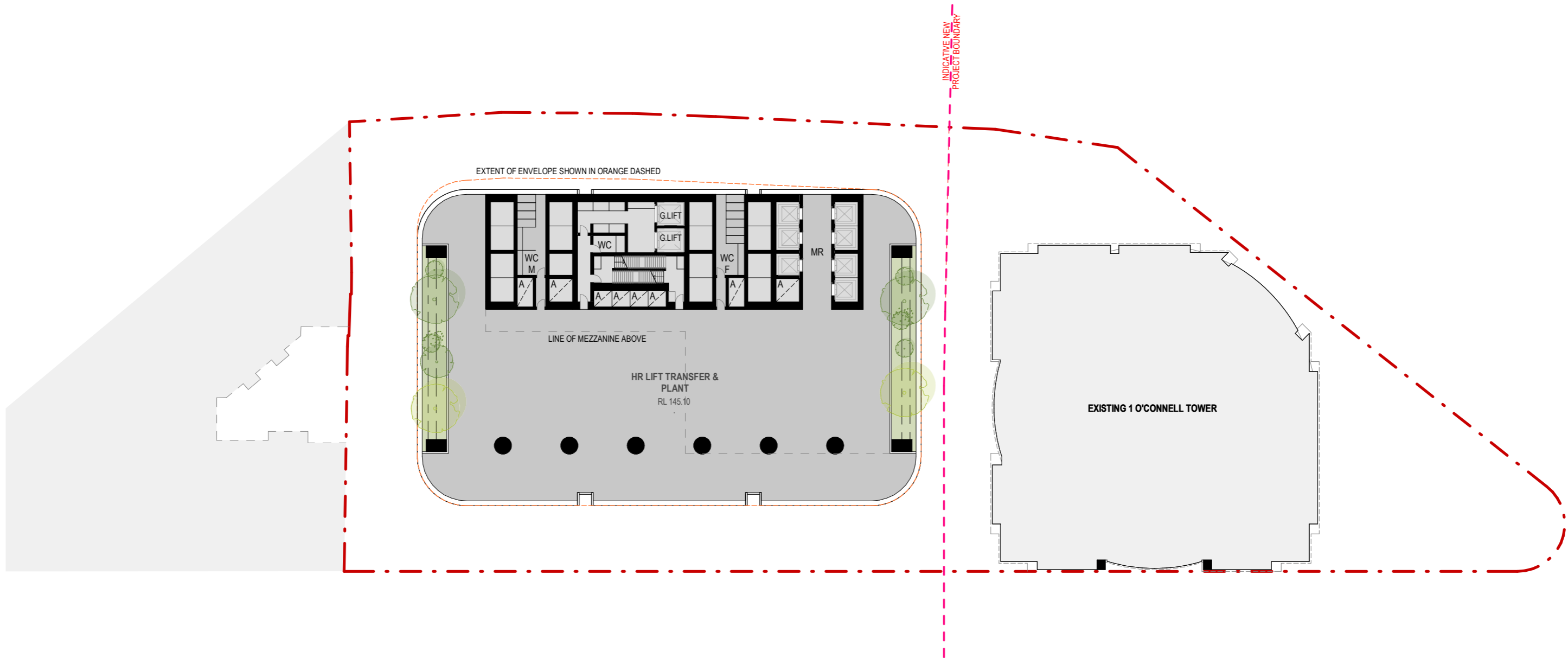


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL MR BREAKOUT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1019a**  
 REVISION  
**C**

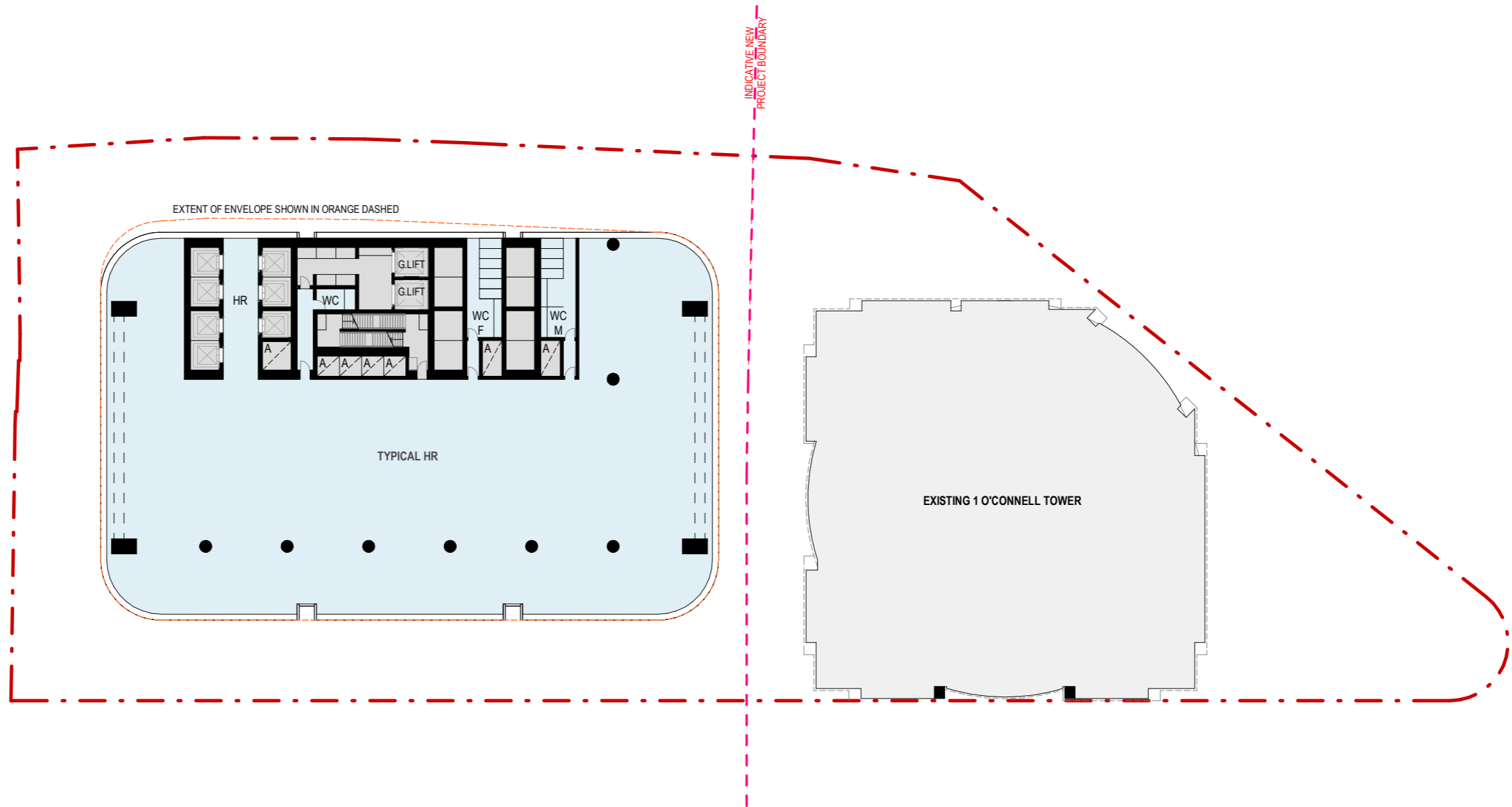


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**HR PLANT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1020a**  
 REVISION  
**C**

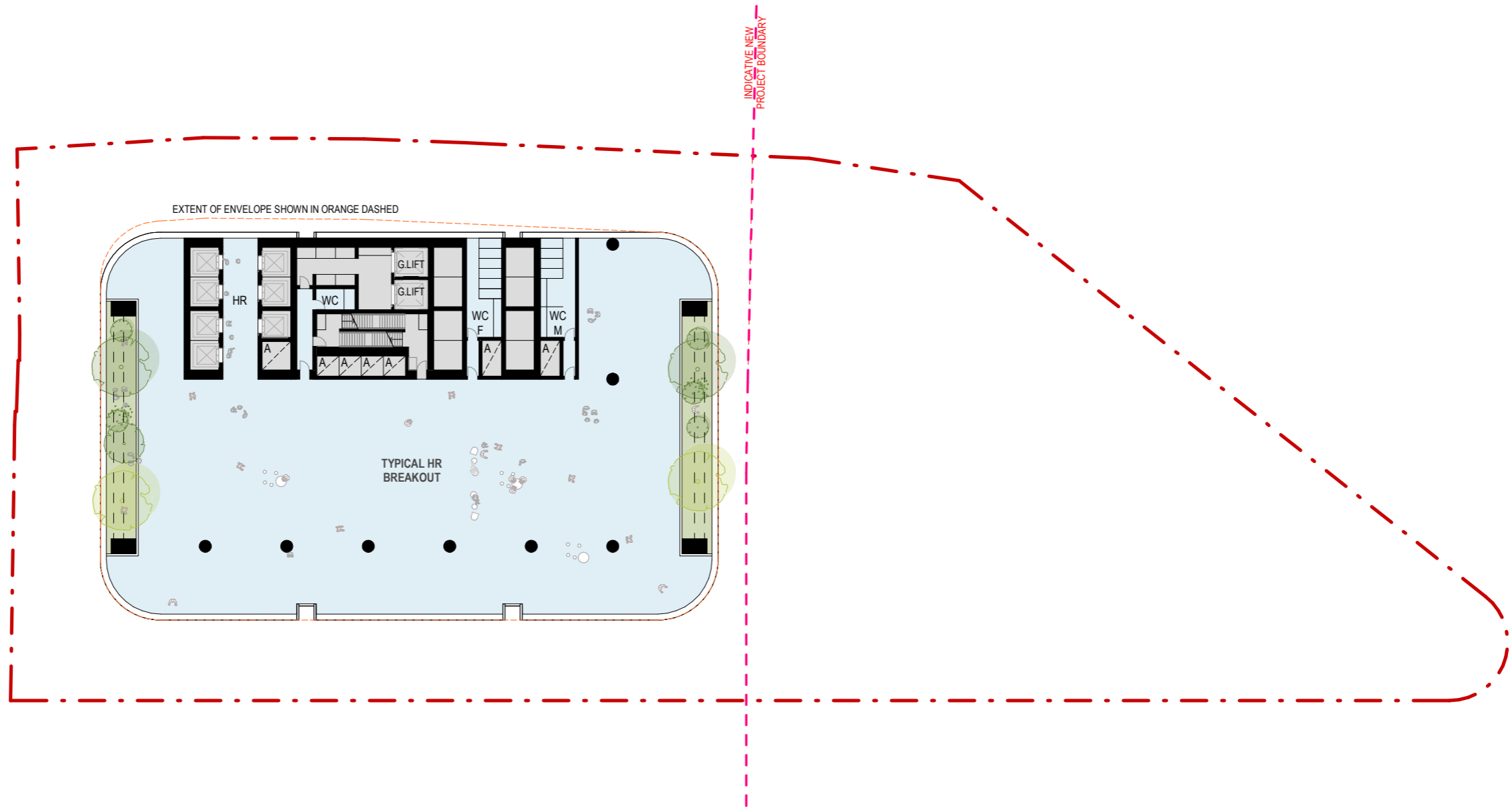


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL HIGH RISE**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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 REVISION  
**C**

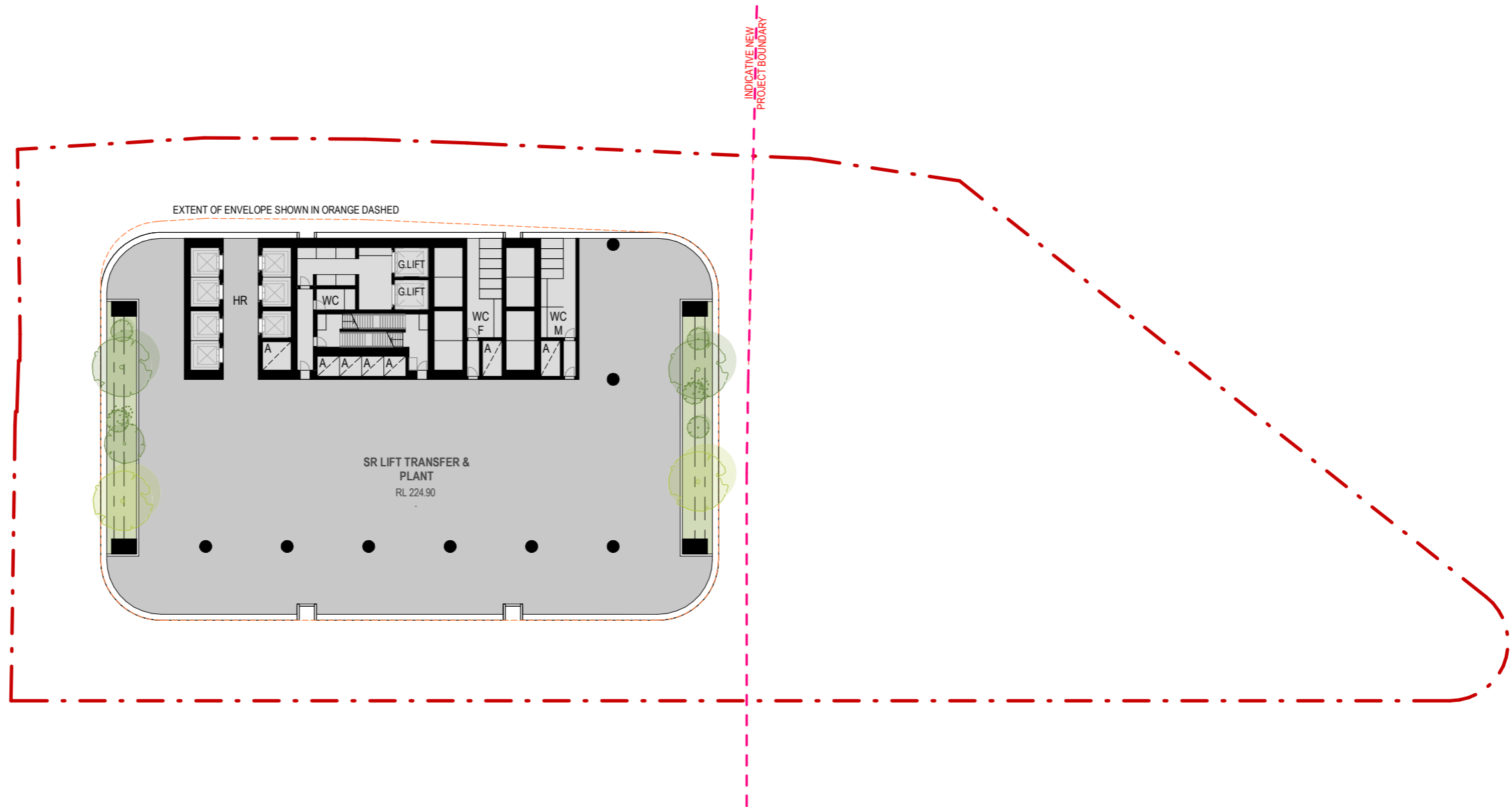


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL HR BREAKOUT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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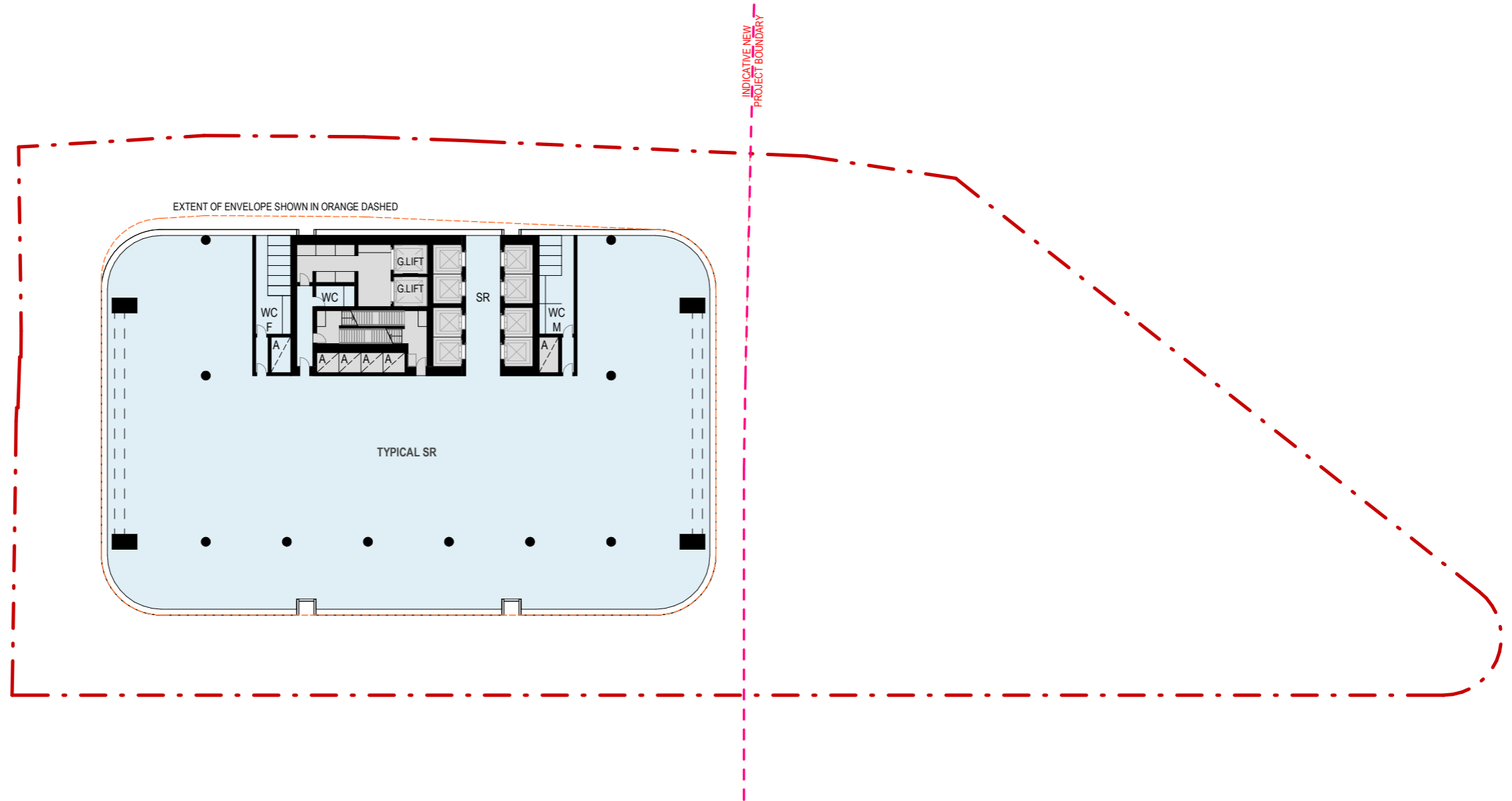


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SR PLANT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1023a**  
 REVISION  
**C**

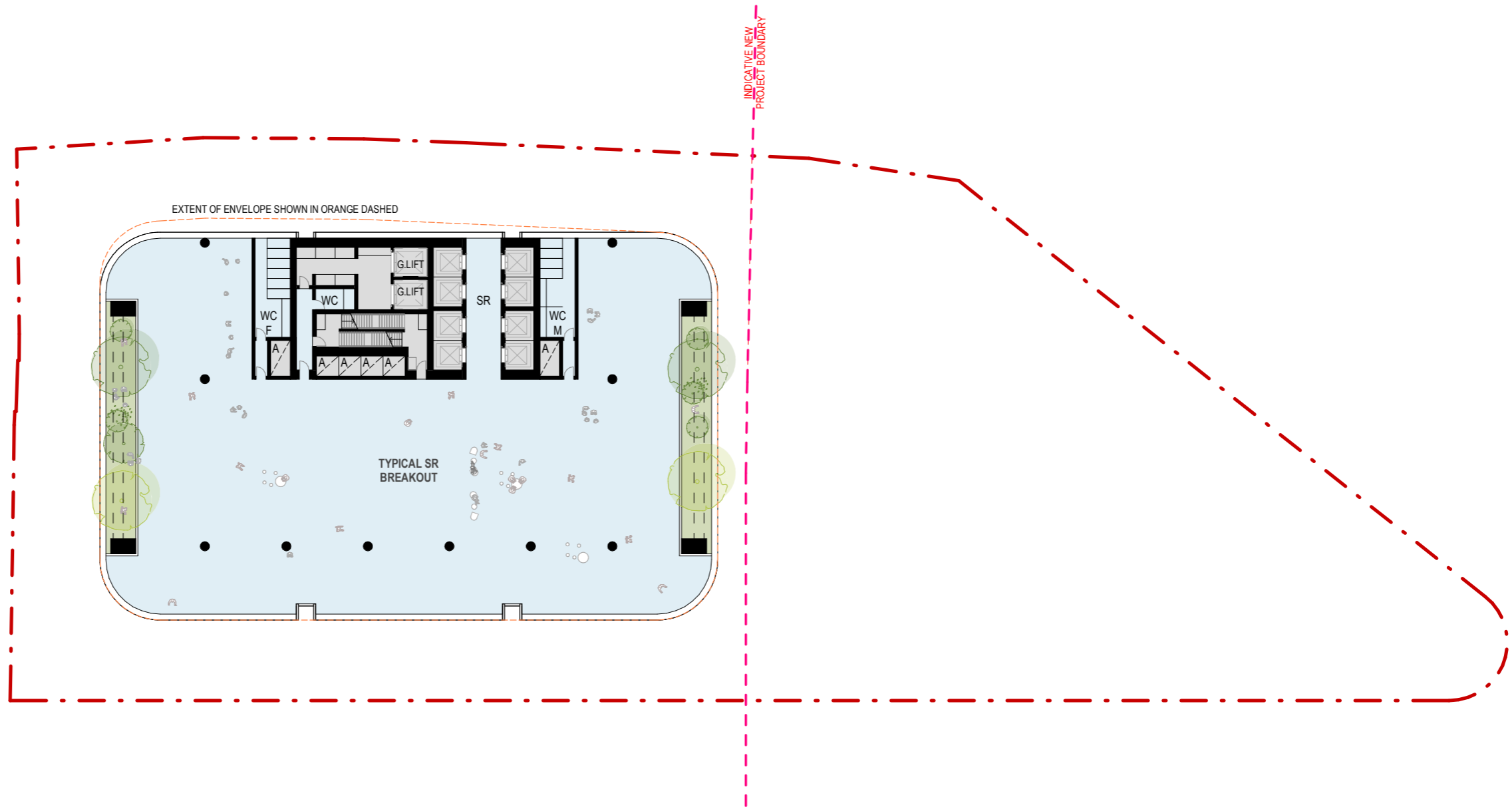


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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL SKY RISE**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1024a**  
 REVISION  
**C**



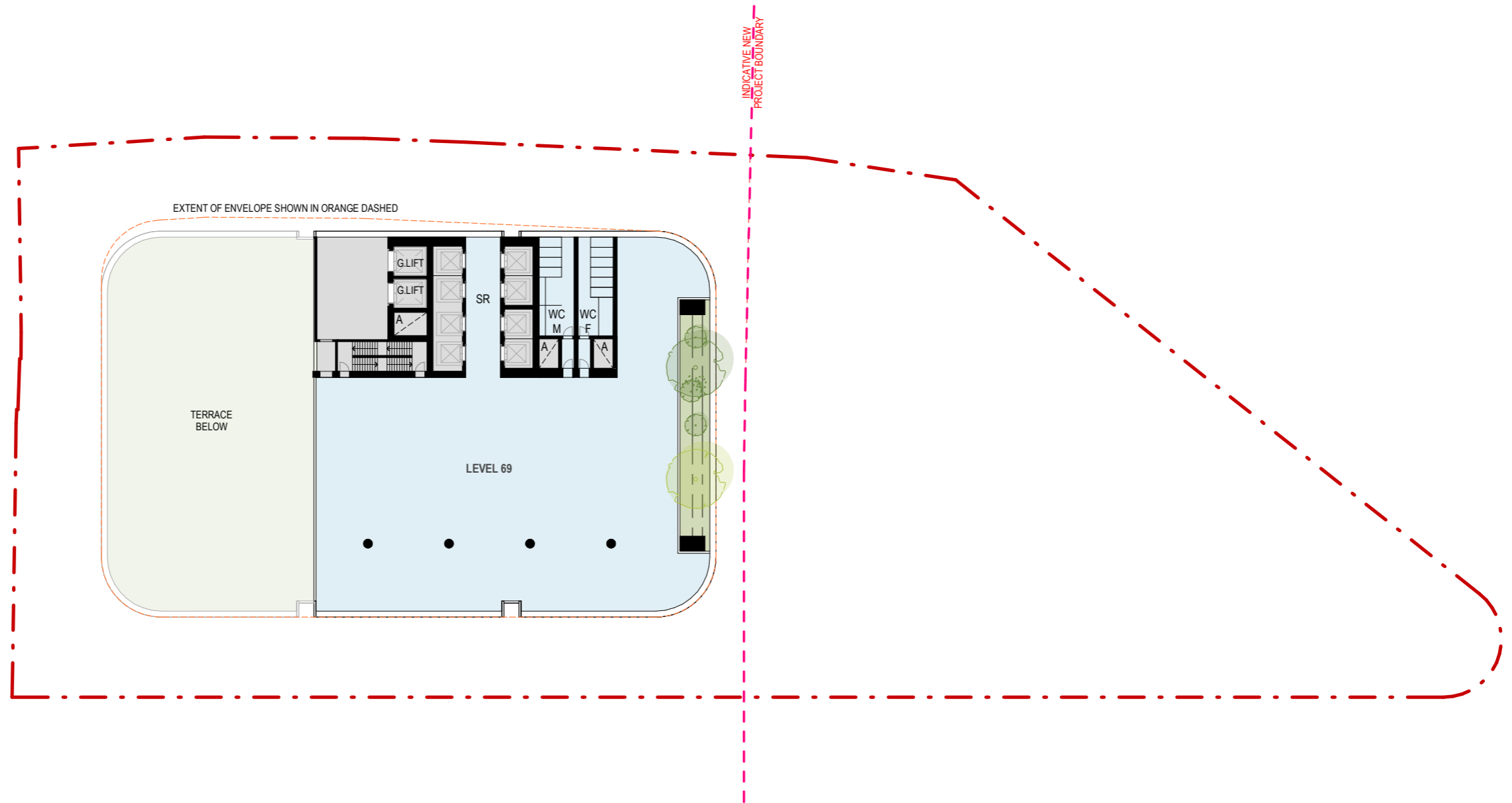
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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL SR BREAKOUT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1025a**  
 REVISION  
**C**





| REV | DESCRIPTION  | DATE     |
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PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL UPPER SR (L69)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
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 REVISION  
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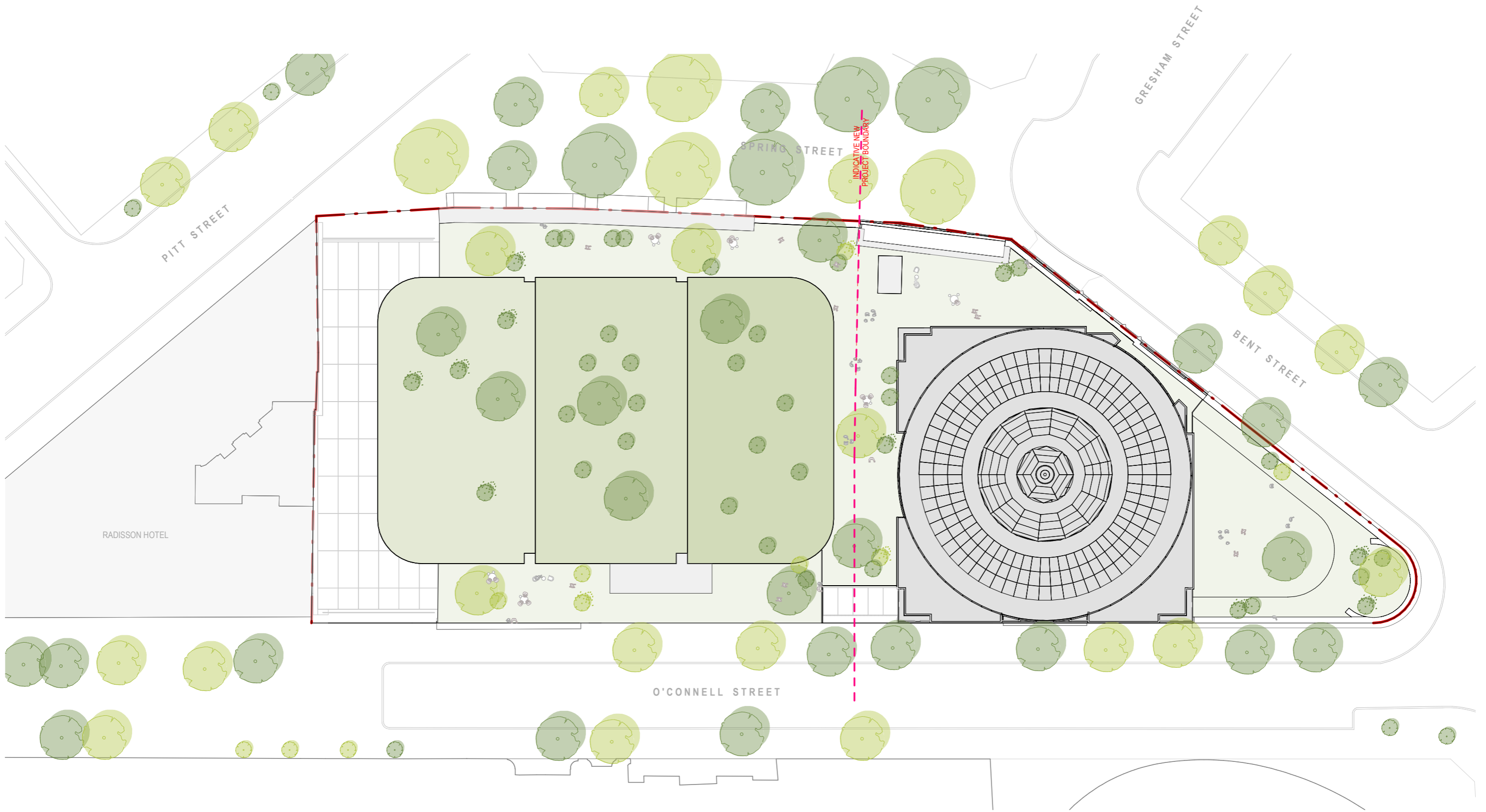


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|     | ISSUED FOR INFORMATION                                   | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL UPPER SR (L70-71)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1027a**  
 REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
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| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**ROOF**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1029a**  
 REVISION  
**C**

RL 319.1

RL 277.8

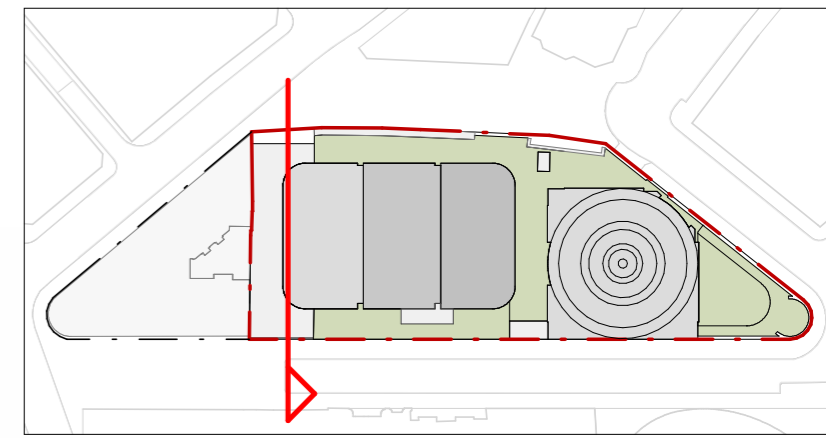
|                                     |
|-------------------------------------|
| L72 Roof Zone RL 289.50             |
| L71 RL 285.70                       |
| L70 RL 281.90                       |
| L69 Breakout RL 278.10              |
| L68 RL 274.30                       |
| L67 RL 270.50                       |
| L66 RL 266.70                       |
| L65 RL 262.90                       |
| L64 RL 259.10                       |
| L63 RL 255.30                       |
| L62 Breakout RL 251.50              |
| L61 RL 247.70                       |
| L60 RL 243.90                       |
| L59 RL 240.10                       |
| L58 RL 236.30                       |
| L57 RL 232.50                       |
| L56 RL 228.70                       |
| L55 Lift Transfer & Plant RL 224.90 |
| L54 RL 221.10                       |
| L53 RL 217.30                       |
| L52 RL 213.50                       |
| L51 RL 209.70                       |
| L50 RL 205.90                       |
| L49 RL 202.10                       |
| L48 Breakout RL 198.30              |
| L47 RL 194.50                       |
| L46 RL 190.70                       |
| L45 RL 186.90                       |
| L44 RL 183.10                       |
| L43 RL 179.30                       |
| L42 RL 175.50                       |
| L41 Breakout RL 171.70              |
| L40 RL 167.90                       |
| L39 RL 164.10                       |
| L38 RL 160.30                       |
| L37 RL 156.50                       |
| L36 RL 152.70                       |
| L35 RL 148.90                       |
| L34 Lift Transfer & Plant RL 145.10 |
| L33 RL 141.30                       |
| L32 RL 137.50                       |
| L31 RL 133.70                       |
| L30 RL 129.90                       |
| L29 RL 126.10                       |
| L28 RL 122.30                       |
| L27 Breakout RL 118.50              |
| L26 RL 114.70                       |
| L25 RL 110.90                       |
| L24 RL 107.10                       |
| L23 RL 103.30                       |
| L22 RL 99.50                        |
| L21 RL 95.70                        |
| L20 Breakout RL 91.90               |
| L19 RL 88.10                        |
| L18 RL 84.30                        |
| L17 RL 80.50                        |
| L16 RL 76.70                        |
| L15 RL 72.90                        |
| L14 RL 69.10                        |
| L13 Lift Transfer & Plant RL 65.30  |
| L08 Podium Lower RL 43.82           |
| L07 RL 38.81                        |
| L05 RL 34.84                        |
| L04 RL 30.86                        |
| L03 RL 26.88                        |
| L02 RL 21.25                        |
| L01 RL 17.00                        |
| Upper Ground RL varies              |
| Basement 03 RL -3.74                |

SPRING STREET

PROPOSED ENVELOPE

O'CONNELL STREET

L06 RL 36.29



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
| B   | ISSUE FOR INFORMATION                                    | 16/12/22 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

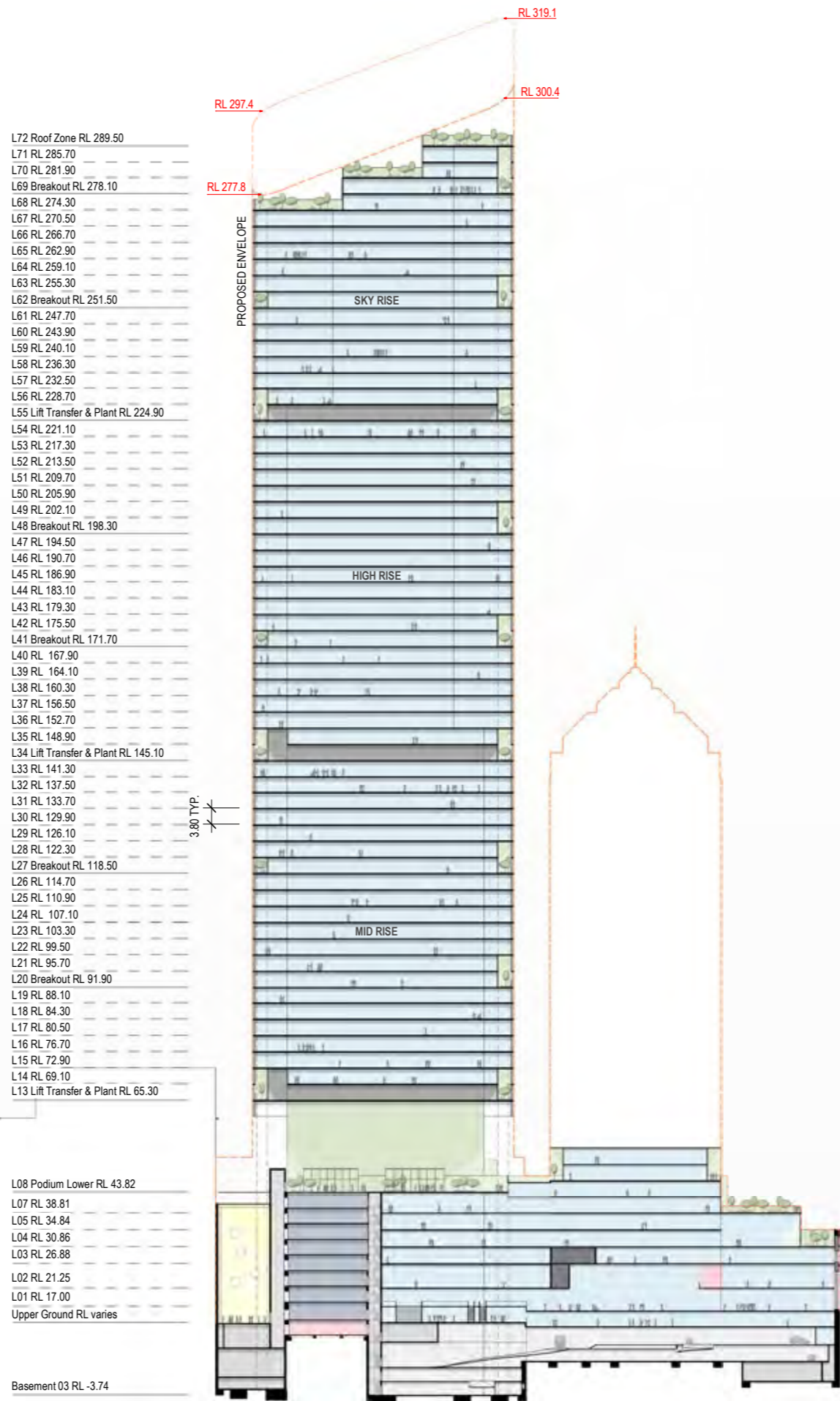
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - THROUGH SITE LINK - FH - SIDE CORE**

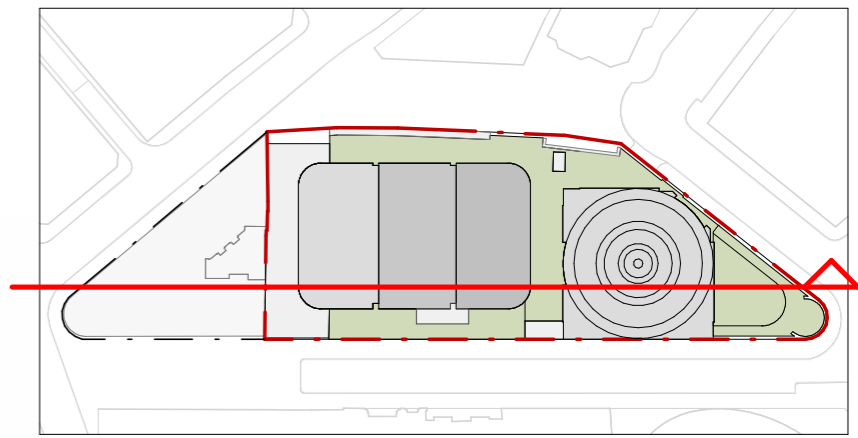
SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3004a**

REVISION  
**C**



|                                    |
|------------------------------------|
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| L71 RL 285.70                      |
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| L69 Breakout RL 278.10             |
| L68 RL 274.30                      |
| L67 RL 270.50                      |
| L66 RL 266.70                      |
| L65 RL 262.90                      |
| L64 RL 259.10                      |
| L63 RL 255.30                      |
| L62 Breakout RL 251.50             |
| L61 RL 247.70                      |
| L60 RL 243.90                      |
| L59 RL 240.10                      |
| L58 RL 236.30                      |
| L57 RL 232.50                      |
| L56 RL 228.70                      |
| L55 LiR Transfer & Plant RL 224.90 |
| L54 RL 221.10                      |
| L53 RL 217.30                      |
| L52 RL 213.50                      |
| L51 RL 209.70                      |
| L50 RL 205.90                      |
| L49 RL 202.10                      |
| L48 Breakout RL 198.30             |
| L47 RL 194.50                      |
| L46 RL 190.70                      |
| L45 RL 186.90                      |
| L44 RL 183.10                      |
| L43 RL 179.30                      |
| L42 RL 175.50                      |
| L41 Breakout RL 171.70             |
| L40 RL 167.90                      |
| L39 RL 164.10                      |
| L38 RL 160.30                      |
| L37 RL 156.50                      |
| L36 RL 152.70                      |
| L35 RL 148.90                      |
| L34 LiR Transfer & Plant RL 145.10 |
| L33 RL 141.30                      |
| L32 RL 137.50                      |
| L31 RL 133.70                      |
| L30 RL 129.90                      |
| L29 RL 126.10                      |
| L28 RL 122.30                      |
| L27 Breakout RL 118.50             |
| L26 RL 114.70                      |
| L25 RL 110.90                      |
| L24 RL 107.10                      |
| L23 RL 103.30                      |
| L22 RL 99.50                       |
| L21 RL 95.70                       |
| L20 Breakout RL 91.90              |
| L19 RL 88.10                       |
| L18 RL 84.30                       |
| L17 RL 80.50                       |
| L16 RL 76.70                       |
| L15 RL 72.90                       |
| L14 RL 69.10                       |
| L13 LiR Transfer & Plant RL 65.30  |
| L08 Podium Lower RL 43.82          |
| L07 RL 38.81                       |
| L05 RL 34.84                       |
| L04 RL 30.86                       |
| L03 RL 26.88                       |
| L02 RL 21.25                       |
| L01 RL 17.00                       |
| Upper Ground RL varies             |
| Basement 03 RL -3.74               |



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
| B   | ISSUE FOR INFORMATION                                    | 16/12/22 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 13/02/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - LONG SECTION - FH - SIDE CORE**

SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3005a**

REVISION  
**C**

# 10.13 Area Schedule

Measured From the Reference Design - Reference Scheme 1

TOTAL PROPOSED FSR:  
23.1:1

|                      | Level          | Description            | Floor to Floor Height (m) | Proposed Envelope Area (m <sup>2</sup> ) | Gross Building Area (m <sup>2</sup> ) | Gross Floor Area (m <sup>2</sup> ) |
|----------------------|----------------|------------------------|---------------------------|--|---------------------------------------|------------------------------------|
| Roof Zone (7)        | Level 78       | Roof zone              | 3.80                      | 39                                       | 0                                     | 0                                  |
|                      | Level 77       | Roof zone              | 3.80                      | 159                                      | 0                                     | 0                                  |
|                      | Level 76       | Roof zone              | 3.80                      | 355                                      | 0                                     | 0                                  |
|                      | Level 75       | Roof zone              | 3.80                      | 625                                      | 0                                     | 0                                  |
|                      | Level 74       | Roof zone              | 3.80                      | 964                                      | 0                                     | 0                                  |
|                      | Level 73       | Roof zone              | 3.80                      | 1,334                                    | 0                                     | 0                                  |
|                      | Level 72       | Roof zone              | 3.80                      | 1,676                                    | 0                                     | 0                                  |
| Sky Rise (16)        | Level 71       | Commercial - breakout  | 3.80                      | 1,955                                    | 667                                   | 525                                |
|                      | Level 70       | Commercial - breakout  | 3.80                      | 2,169                                    | 667                                   | 525                                |
|                      | Level 69       | Commercial - breakout  | 3.80                      | 2,313                                    | 1,413                                 | 1,119                              |
|                      | Level 68       | Commercial             | 3.80                      | 2,387                                    | 1,486                                 | 1,201                              |
|                      | Level 67       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 66       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 65       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 64       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 63       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,844                              |
|                      | Level 62       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,113                                 | 1,788                              |
|                      | Level 61       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 60       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 59       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 58       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 57       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,941                              |
|                      | Level 56       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,844                              |
| Plant                | Level 55       | Plant                  | 3.80                      | 2,391                                    | 2,113                                 | 0                                  |
| High Rise (20)       | Level 54       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 53       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 52       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 51       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 50       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 49       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,745                              |
|                      | Level 48       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,745                              |
|                      | Level 47       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 46       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 45       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 44       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 43       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 42       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,745                              |
|                      | Level 41       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,113                                 | 1,664                              |
|                      | Level 40       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 39       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 38       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 37       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 36       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,826                              |
|                      | Level 35       | Commercial - mezzanine | 3.80                      | 2,391                                    | 1,190                                 | 700                                |
| Level 34             | Plant          | 7.60                   | 2,391                     | 2,113                                    | 0                                     |                                    |
| Mid Rise (20)        | Level 33       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 32       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 31       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 30       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 29       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 28       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,645                              |
|                      | Level 27       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,113                                 | 1,564                              |
|                      | Level 26       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 25       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 24       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 23       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 22       | Commercial             | 3.80                      | 2,391                                    | 2,258                                 | 1,727                              |
|                      | Level 21       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,645                              |
|                      | Level 20       | Commercial - breakout  | 3.80                      | 2,391                                    | 2,185                                 | 1,645                              |
|                      | Level 19       | Commercial             | 3.80                      | 2,391                                    | 2,239                                 | 1,708                              |
|                      | Level 18       | Commercial             | 3.80                      | 2,391                                    | 2,239                                 | 1,708                              |
|                      | Level 17       | Commercial             | 3.80                      | 2,391                                    | 2,220                                 | 1,689                              |
|                      | Level 16       | Commercial             | 3.80                      | 2,391                                    | 2,220                                 | 1,689                              |
|                      | Level 15       | Commercial             | 3.80                      | 2,391                                    | 2,200                                 | 1,670                              |
|                      | Level 14       | Commercial - mezzanine | 3.80                      | 2,391                                    | 1,190                                 | 700                                |
| Level 13             | Plant          | 7.60                   | 2,391                     | 2,041                                    | 0                                     |                                    |
| Tower Undercroft (3) | Level 12       | Undercroft             | 3.80                      | 2,391                                    | 644                                   | 0                                  |
|                      | Level 11       | Undercroft             | 3.80                      | 2,391                                    | 644                                   | 0                                  |
|                      | Level 10       | Undercroft             | 6.00                      | 2,391                                    | 689                                   | 0                                  |
| Podium (11)          | Level 9        | Commercial             | 3.77                      | 3,653                                    | 1,308                                 | 172                                |
|                      | Level 8        | Commercial             | 3.50                      | 3,653                                    | 2,003                                 | 899                                |
|                      | Level 7        | Commercial             | 3.56                      | 4,022                                    | 3,077                                 | 1,910                              |
|                      | Level 6        | Commercial             | 3.65                      | 4,022                                    | 589                                   | 497                                |
|                      | Level 5        | Commercial             | 3.66                      | 4,022                                    | 3,077                                 | 1,910                              |
|                      | Level 4        | Commercial             | 3.65                      | 4,022                                    | 3,158                                 | 2,526                              |
|                      | Level 3        | Commercial             | 3.65                      | 4,022                                    | 3,146                                 | 2,508                              |
|                      | Level 2        | Commercial             | 3.68                      | 4,022                                    | 3,160                                 | 2,522                              |
|                      | Level 1        | Commercial             | 4.66                      | 4,022                                    | 2,986                                 | 1,079                              |
|                      | Upper Ground   | Retail/Lobby           | 3.80                      | 4,022                                    | 3,011                                 | 2,074                              |
|                      | Lower Ground   | Retail/Lobby           | 5.09                      | 4,022                                    | 3,685                                 | 1,520                              |
| Basement (4)         | Basement Mezz. | EOT                    | 2.71                      | -  | 3,540                                 | 114                                |
|                      | Basement 01    | Loading/Plant          | 2.74                      | -  | 3,540                                 | 55                                 |
|                      | Basement 02    | EOT/Parking/Plant      | 3.20                      | -  | 3,540                                 | 226                                |
|                      | Basement 03    | Parking/Plant          | 3.20                      | -  | 1,399                                 | 0                                  |

|                             |
|-----------------------------|
| Site Area (m <sup>2</sup> ) |
| 6,737                       |

|                  | Proposed Envelope Area (m <sup>2</sup> ) | Gross Building Area (m <sup>2</sup> ) | Gross Floor Area (m <sup>2</sup> ) | FSR             |
|------------------|--|---------------------------------------|------------------------------------|-----------------|
| Tower            | 152,654                                  | 126,566                               | 94,240                             | 14.0 : 1        |
| Podium           | 43,504                                   | 29,200                                | 17,617                             | 2.6 : 1         |
| <b>Sub total</b> | <b>196,158</b>                           | <b>155,766</b>                        | <b>111,857</b>                     | <b>16.6 : 1</b> |
| Below Ground     | -  | 12,019                                | 395                                | 0.1 : 1         |
| <b>Sub total</b> | <b>196,158</b>                           | <b>167,785</b>                        | <b>112,252</b>                     | <b>16.7 : 1</b> |
| 1 O'Connell      | -  | -                                     | 43,684                             | 6.5 : 1         |
| <b>TOTAL</b>     |  |                                       | <b>155,936</b>                     | <b>23.1 : 1</b> |

| Building Efficiencies |            |            |  |
|-----------------------|------------|------------|--|
|                       | ENV:GBA    | GBA:GFA    |  |
| Tower                 | 84%        | 74%        |  |
| Podium                | 67%        | 60%        |  |
| <b>TOTAL</b>          | <b>79%</b> | <b>72%</b> |  |

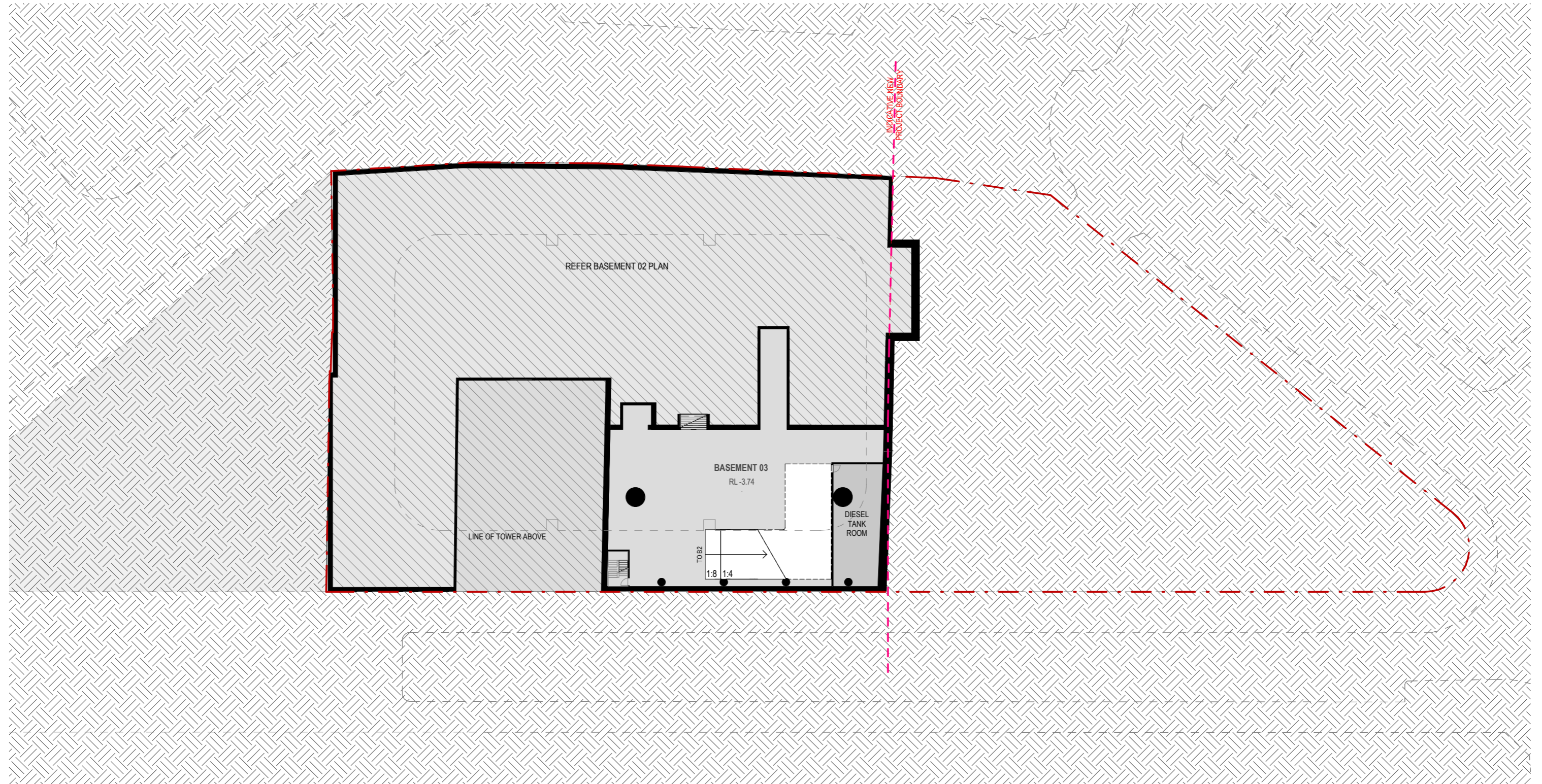
## 1 O'CONNELL STREET GFA

|              | Level (existing building) | Level (new precinct podium) | Description           | Existing GFA as Surveyed (m <sup>2</sup> ) | Existing GFA Removed/ Demolished (approx.) (m <sup>2</sup> ) | Proposed Additional GFA (m <sup>2</sup> ) |
|--------------|---------------------------|-----------------------------|-----------------------|--|--|---|
| Tower        | Levels 13-38              |                             | Commercial            | 27,005                                     | 0  | 0   |
|              | Level 12                  | Level 10                    | Commercial            | 1,264                                      | 644  | 0   |
|              | Level 11                  | Level 9                     | Commercial            | 1,264                                      | 644  | 0   |
| Podium       | Level 10                  | Level 8                     | Commercial            | 1,325                                      | 1  | 483                                       |
|              | Level 9                   | Level 7                     | Commercial            | 1,452                                      | 1  | 361                                       |
|              | Level 8                   | Level 5                     | Commercial            | 1,445                                      | 1  | 358                                       |
|              | Level 7                   | Level 4                     | Commercial            | 1,428                                      | 1  | 678                                       |
|              | Level 6                   | Level 3                     | Commercial            | 1,426                                      | 169  | 923                                       |
|              | Level 5                   | Level 2                     | Commercial            | 1,203                                      | 321  | 314                                       |
|              | -                         | Level 1                     | -                     | 0  | 0  | 0   |
|              | Level 4                   | Upper Ground                | Retail/Lobby          | 2,365                                      | 351  | 289                                       |
|              | Level 3                   | Lower Ground                | Retail/EOT            | 2,200                                      | 363  | 24  |
|              | Basement                  | Level 2                     | Basement Mezz.        | Parking/Plant                              | 376  | 86  |
| Level 1      |                           | Basement 01                 | Loading/Parking/Plant | 0  | 0  | 0   |
| <b>TOTAL</b> |                           |                             | <b>42,753</b>         | <b>2,582</b>                               | <b>3,513</b>   |   |

| Gross Floor Area (m <sup>2</sup> ) |               |
|------------------------------------|---------------|
| Total Existing Surveyed GFA        | 42,753        |
| Total GFA Removed/Demolished       | -2,582        |
| Total Proposed GFA                 | 3,513         |
| <b>TOTAL</b>                       | <b>43,684</b> |

# 10.14 Reference Scheme 2 Drawing Set

Centre Core Scheme



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

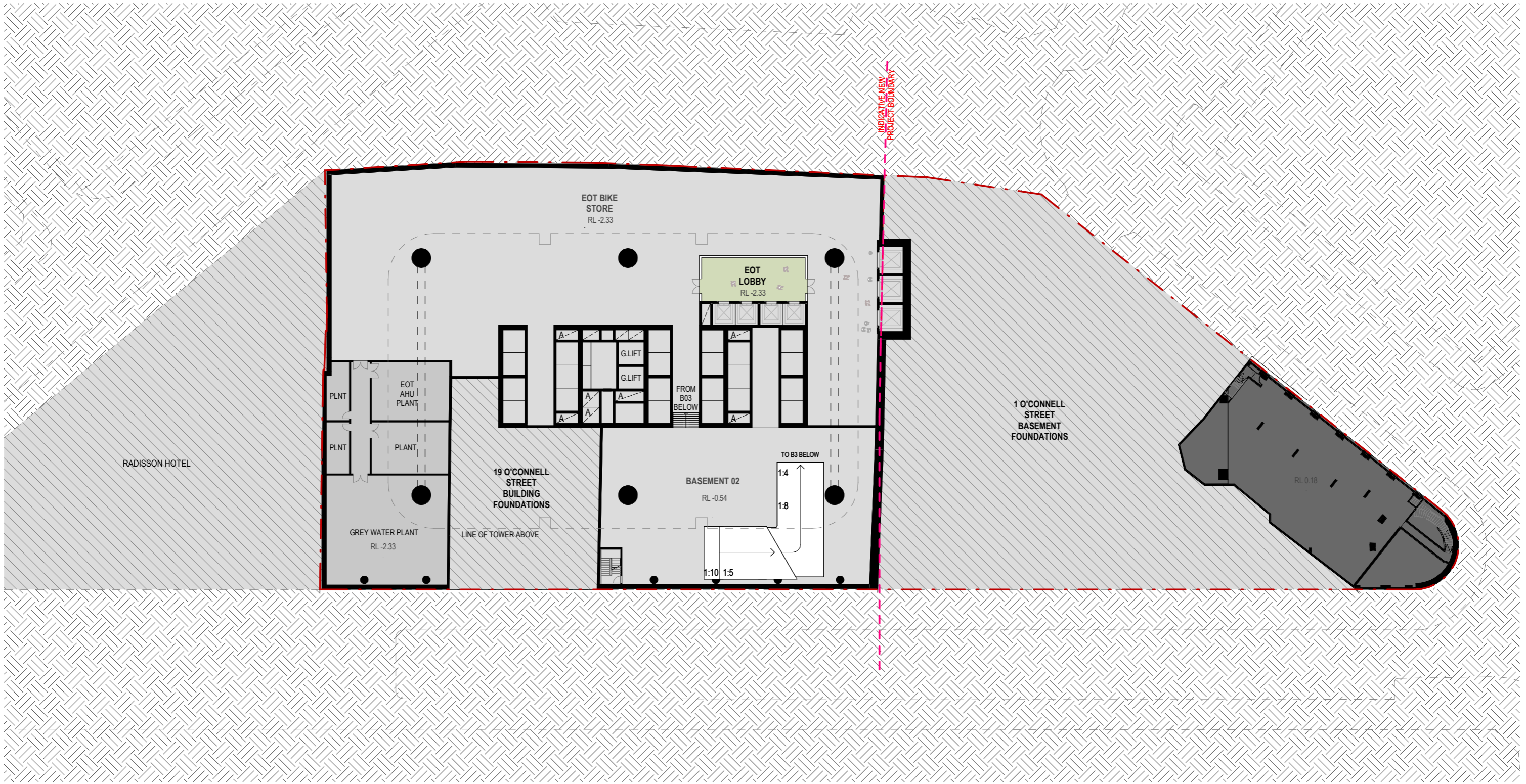
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 03**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1000b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

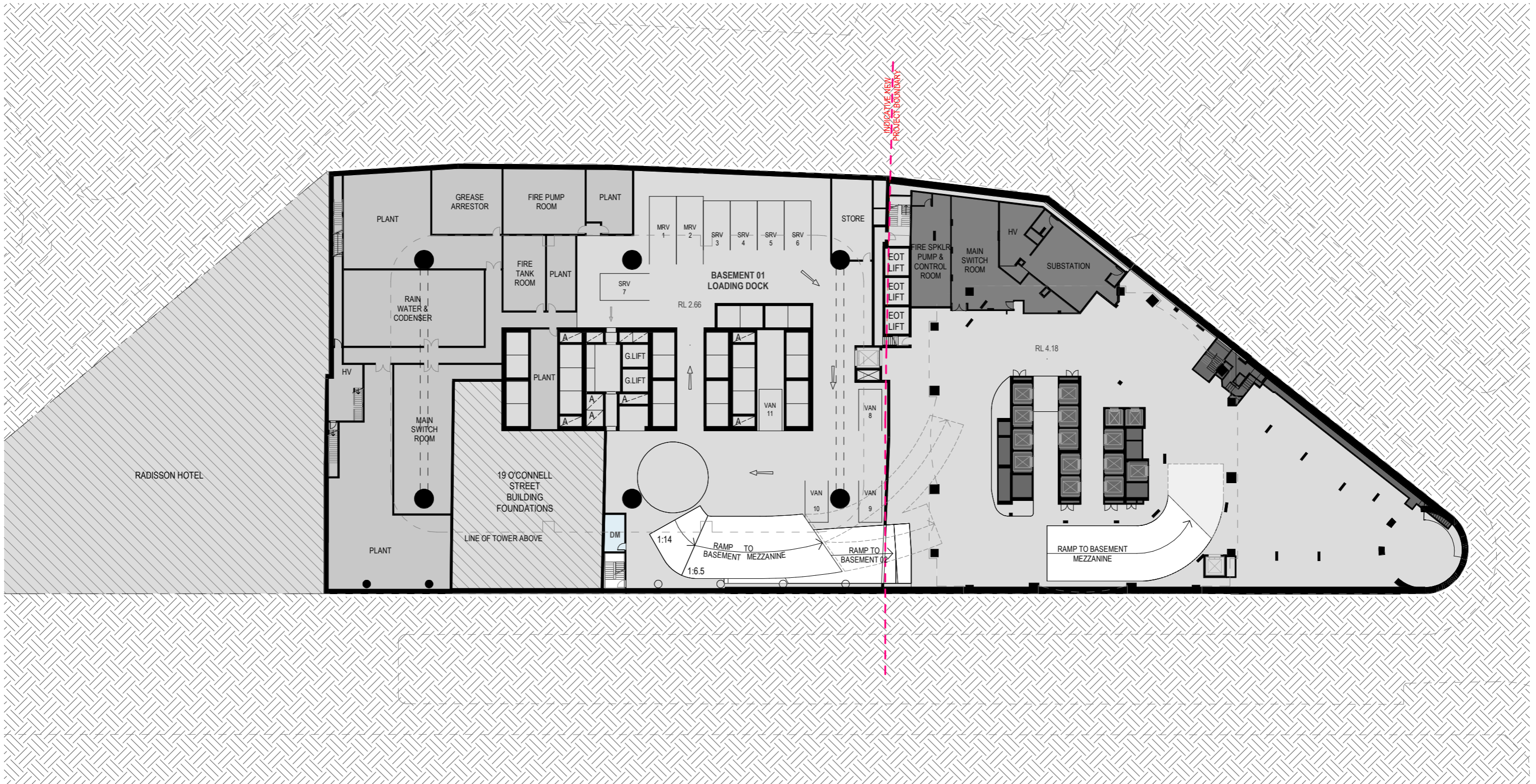
DRAWING TITLE  
**BASEMENT 02**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1001b**

REVISION  
**B**



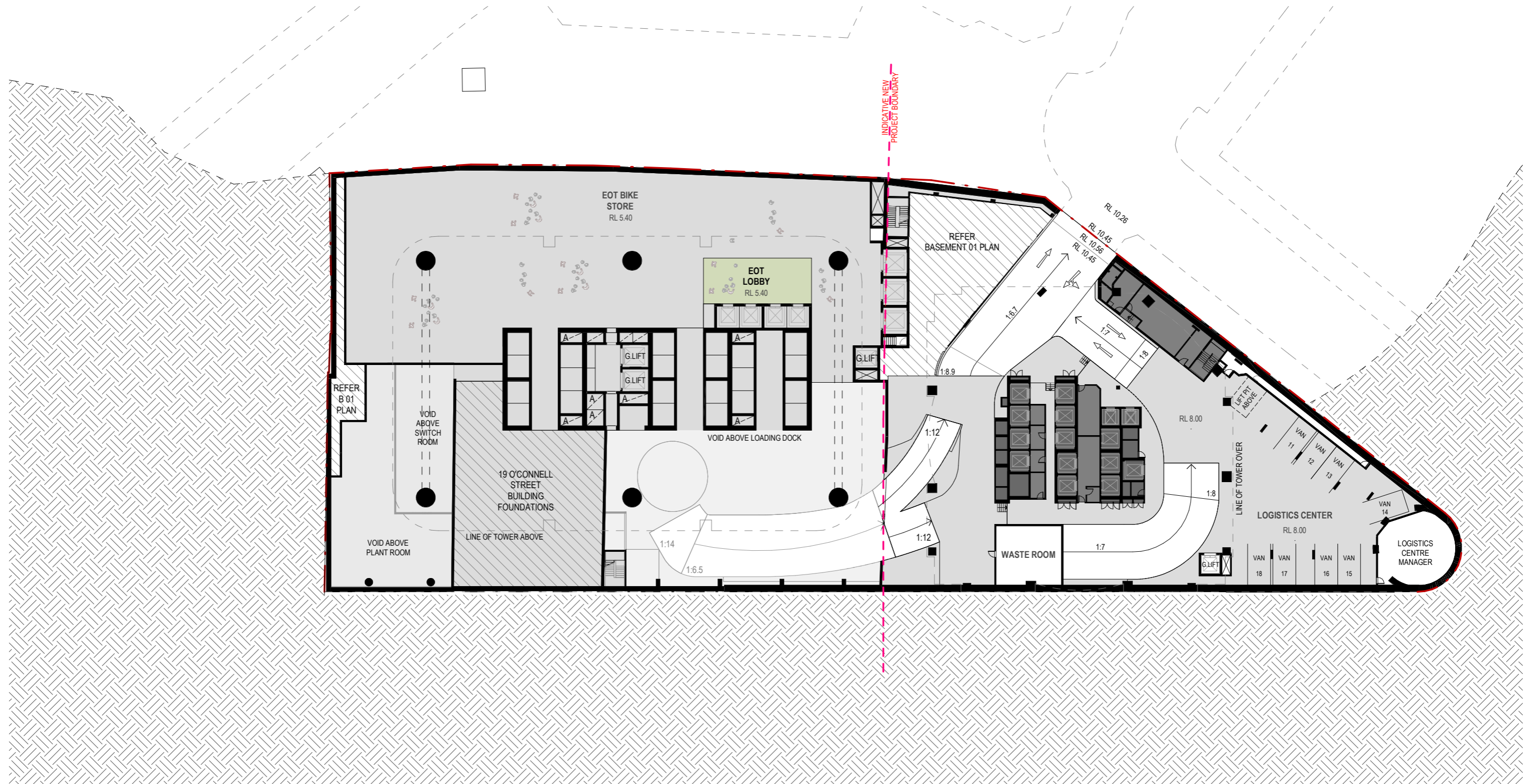


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT 01**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1002b**  
REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

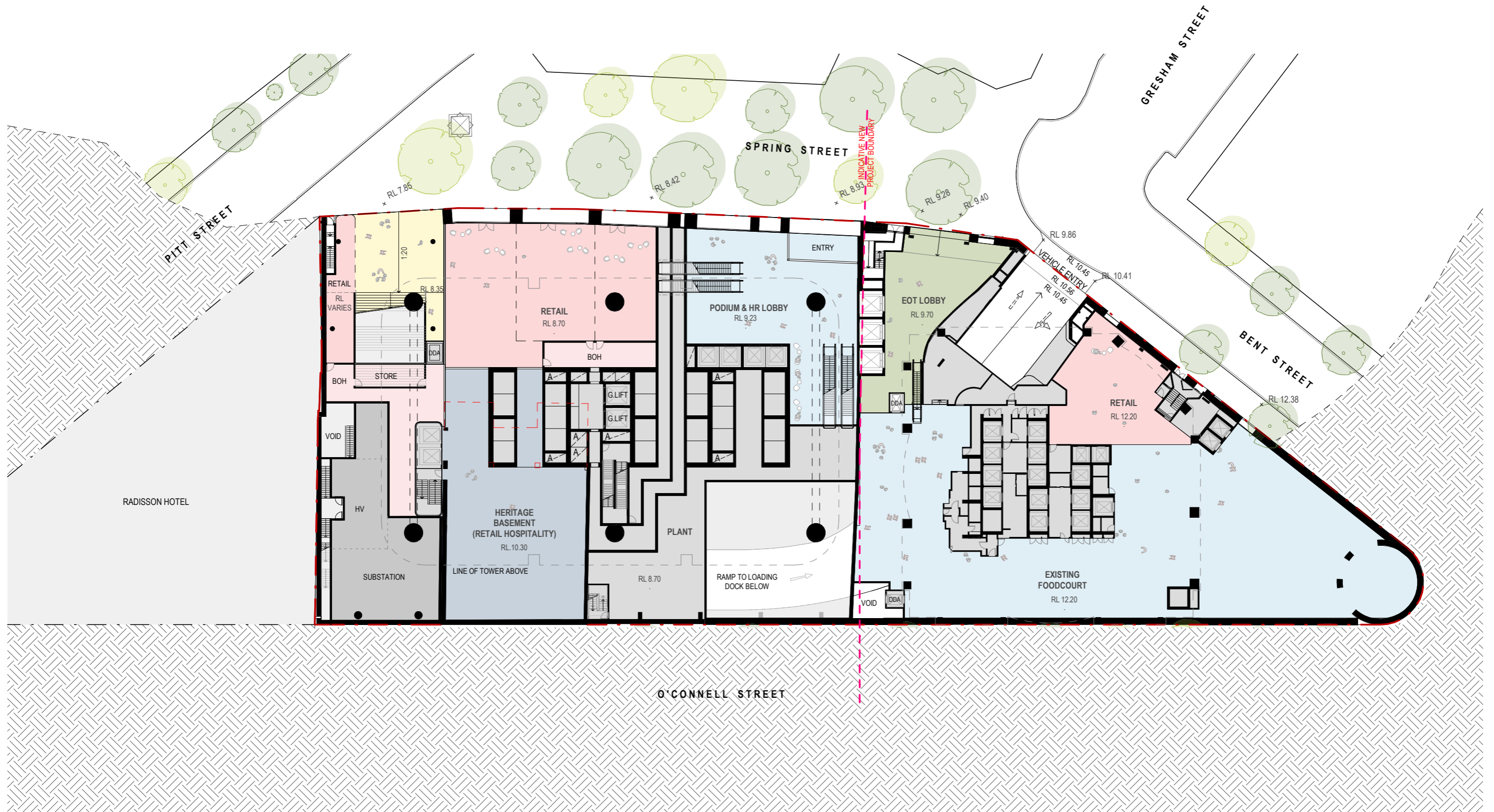
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**BASEMENT MEZZANINE**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1003b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

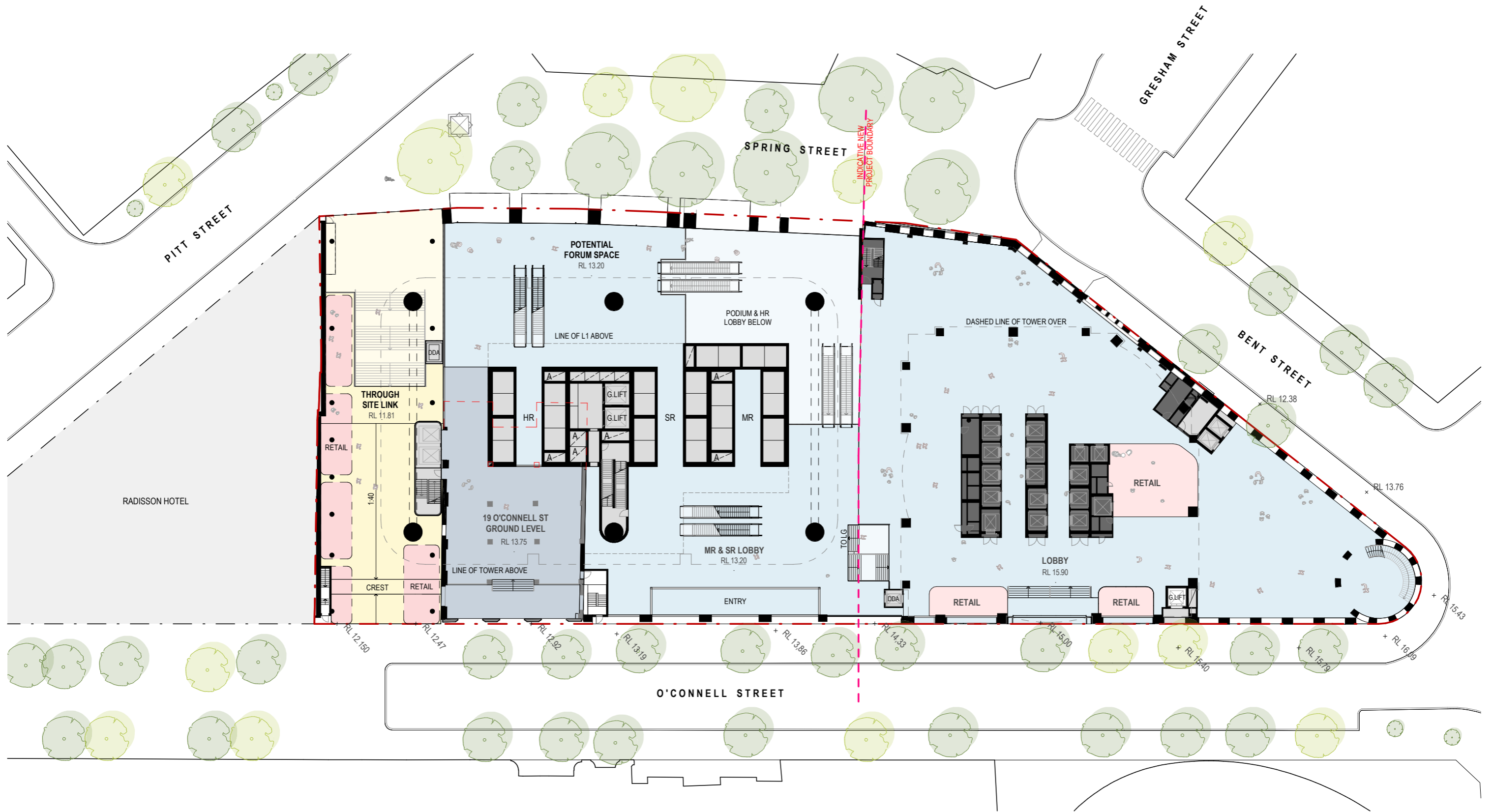
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DRAWING TITLE  
**LOWER GROUND**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1004b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

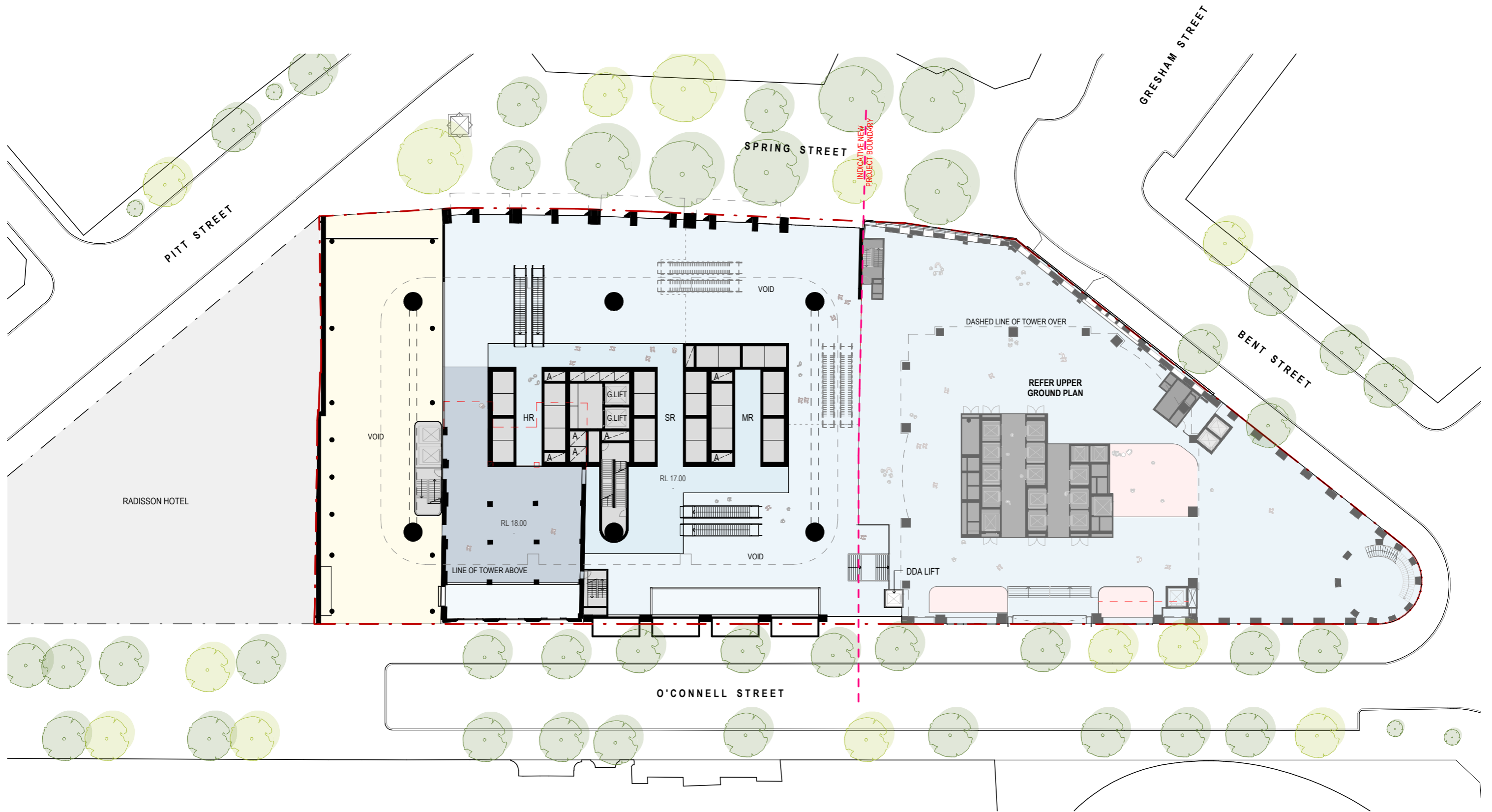
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DRAWING TITLE  
**UPPER GROUND**

SCALE  
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DRAWING NUMBER  
**A1005b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 01**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1006b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

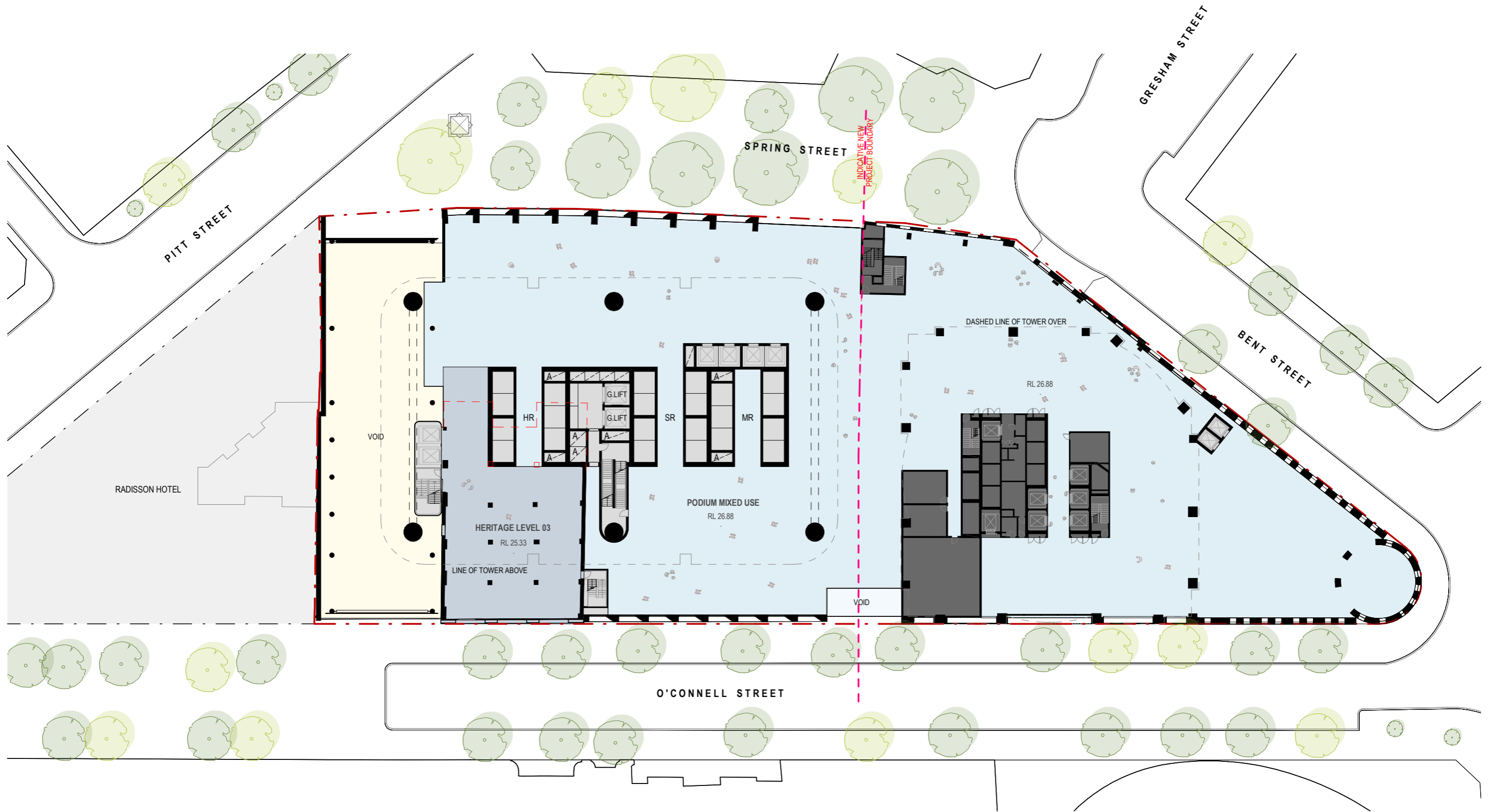
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DRAWING TITLE  
**LEVEL 02**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1007b**

REVISION  
**B**

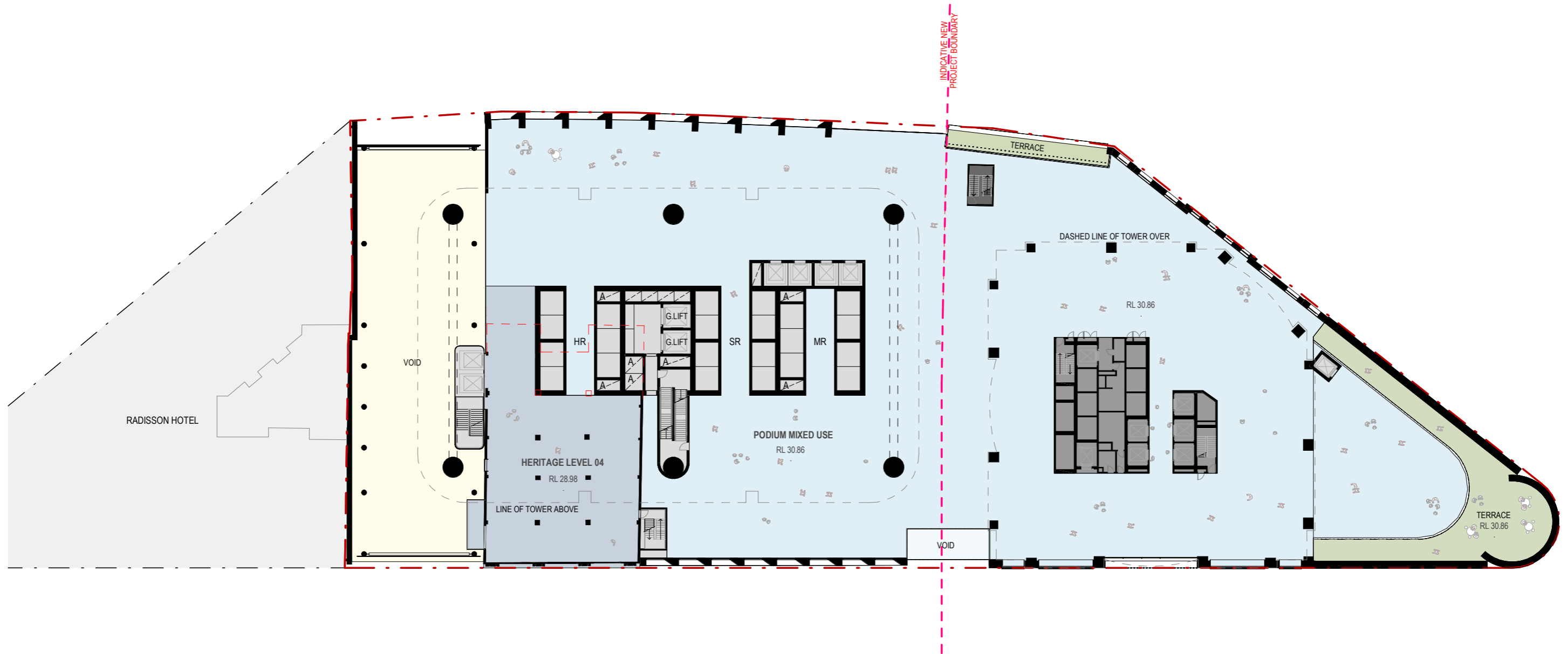


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 03**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1008b**  
REVISION  
**B**



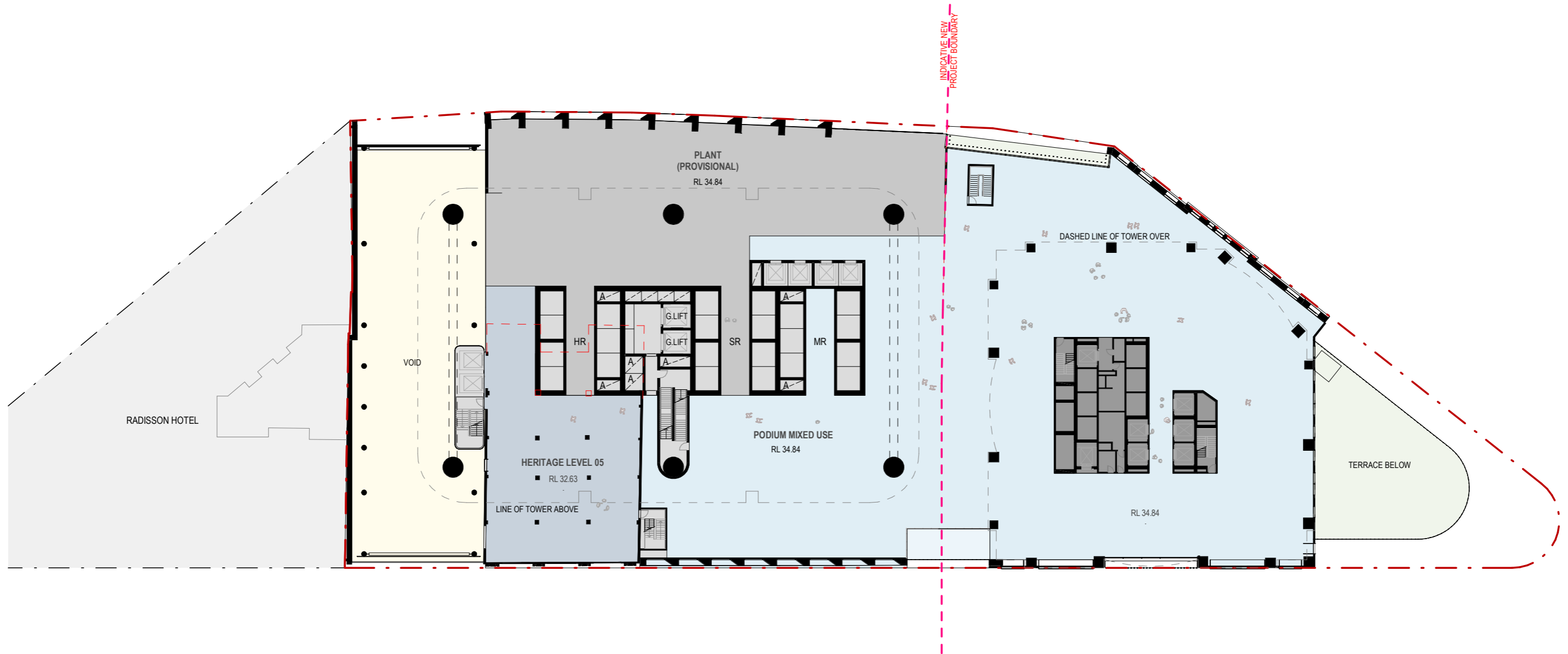
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|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 04**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1009b**  
REVISION  
**B**



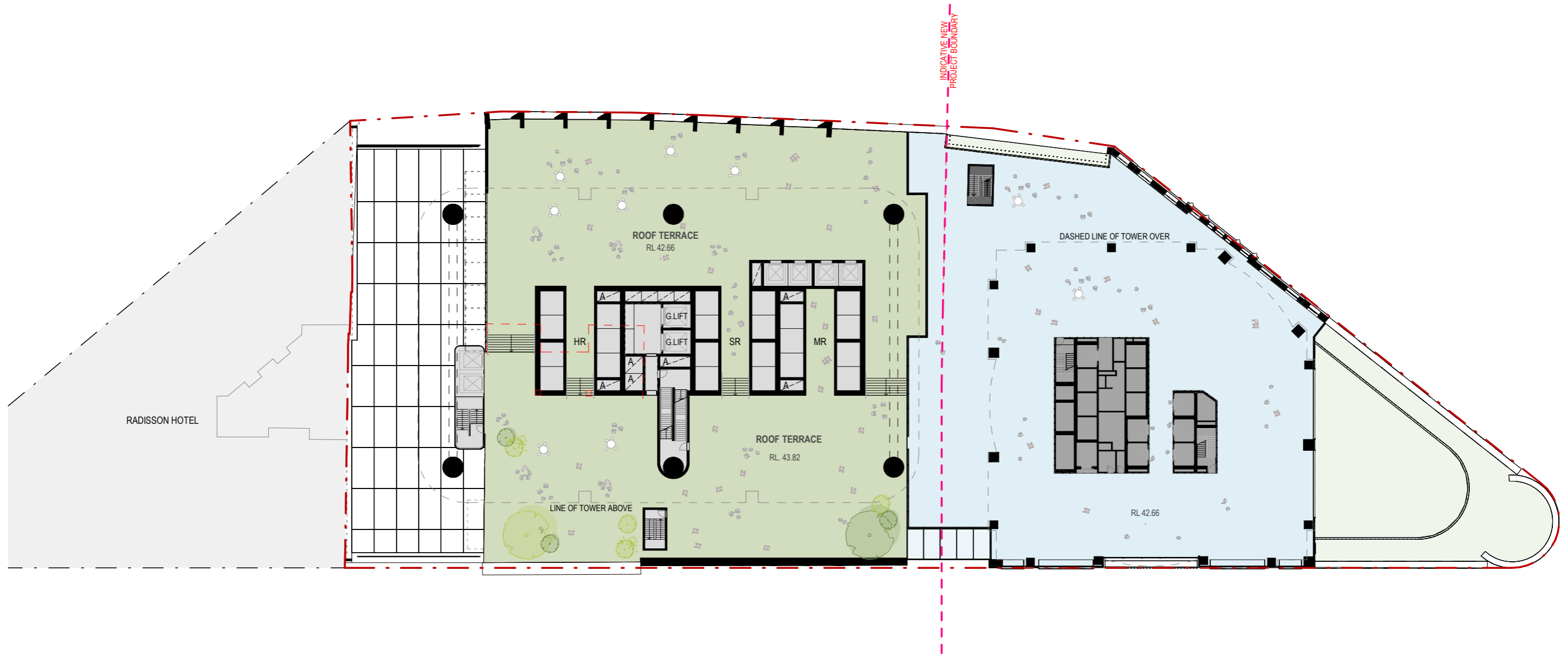


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|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL PODIUM LEVEL (L05-L07)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1010b**  
REVISION  
**B**

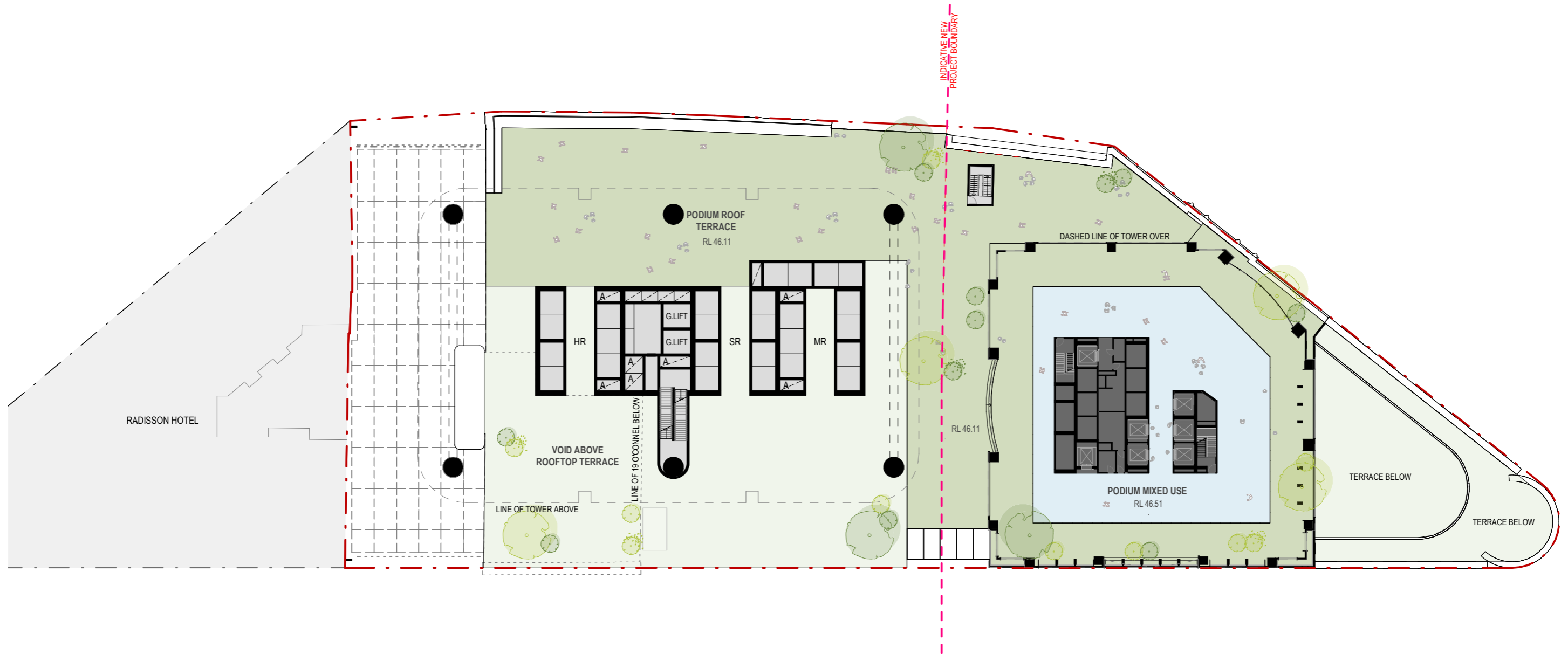


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
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DRAWING TITLE  
**LEVEL 08 (PODIUM ROOF LOWER)**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1013b**  
REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

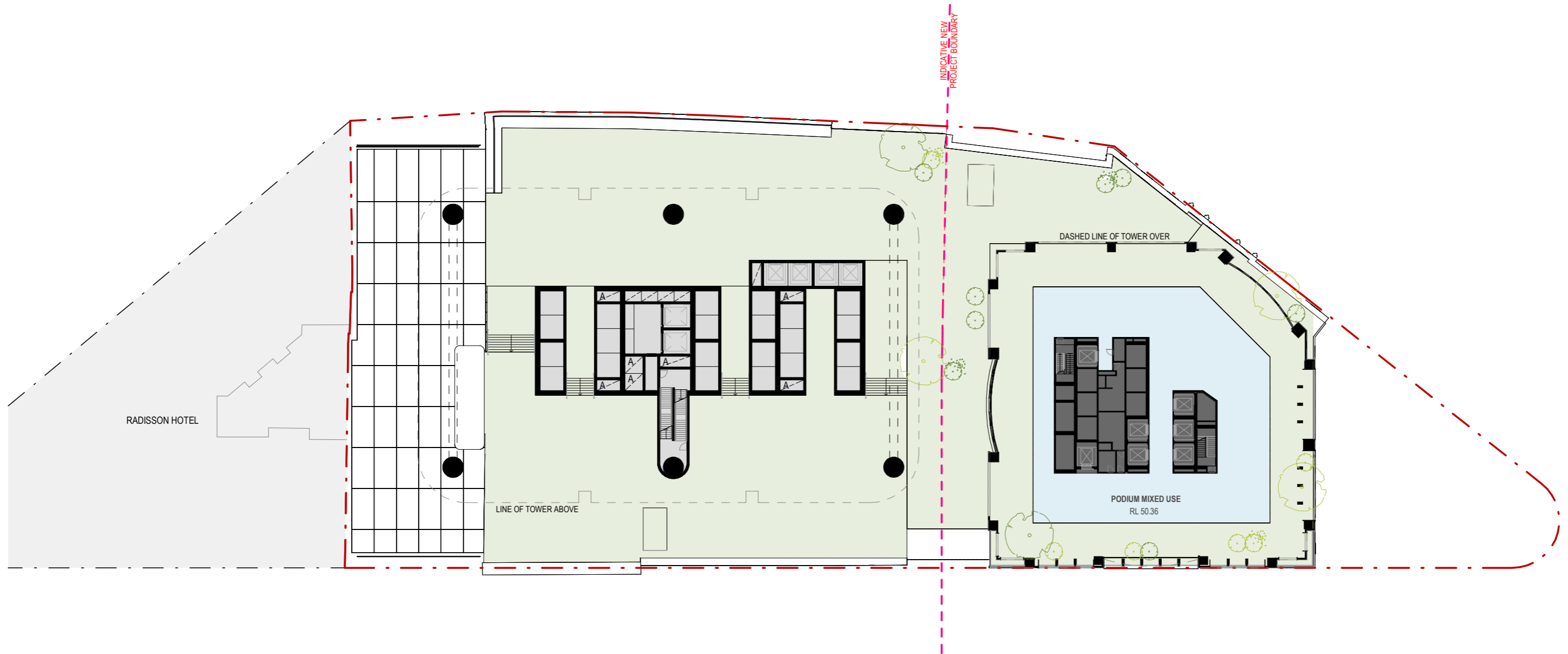
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**LEVEL 09 (PODIUM ROOF UPPER)**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1014b**

REVISION  
**B**

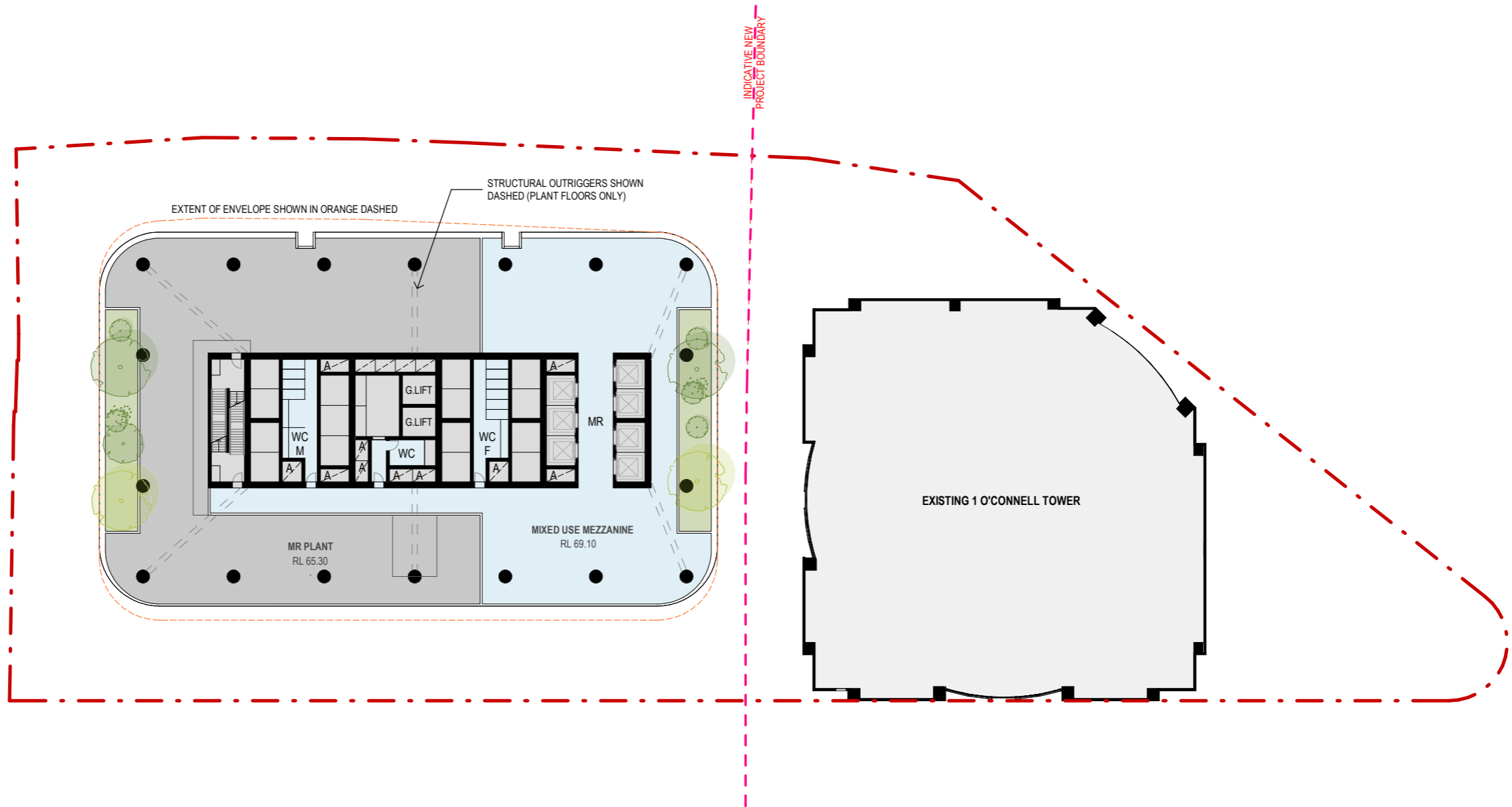


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**UNDERCROFT (L10-L13)**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1015b**  
 REVISION  
**B**

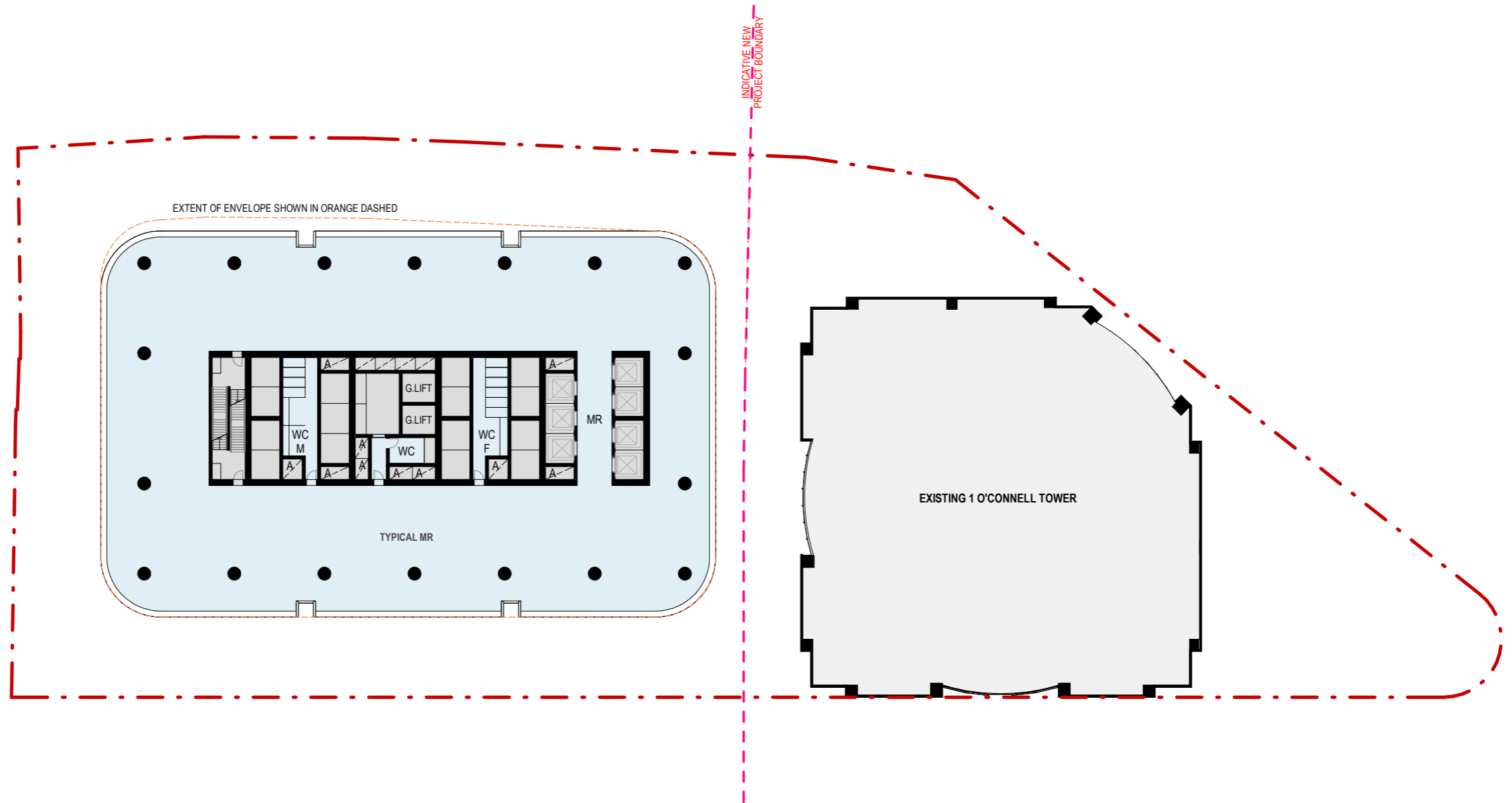


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**MR PLANT**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1017b**  
REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

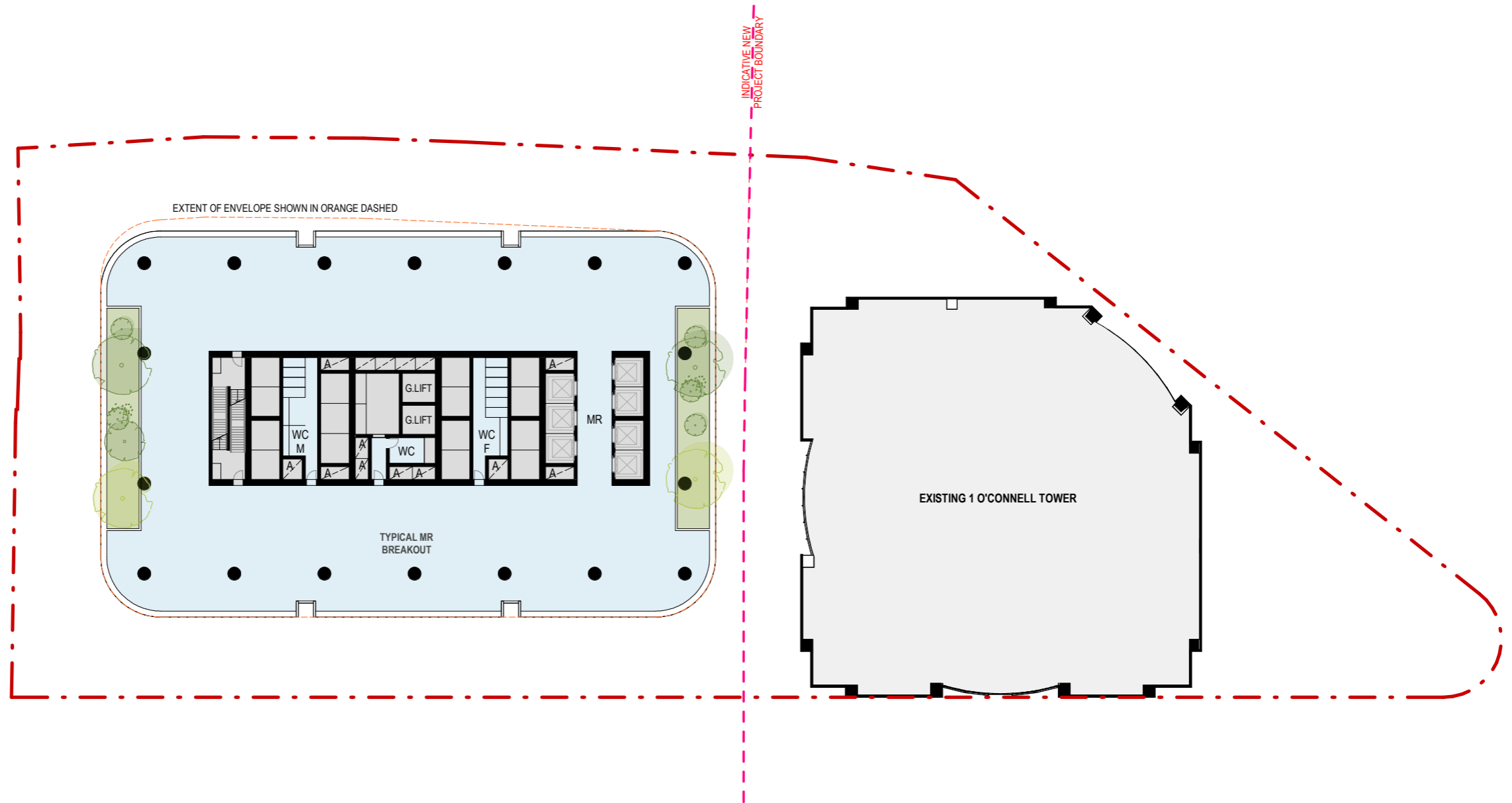
LOCATION  
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DRAWING TITLE  
**TYPICAL MID RISE**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1018b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

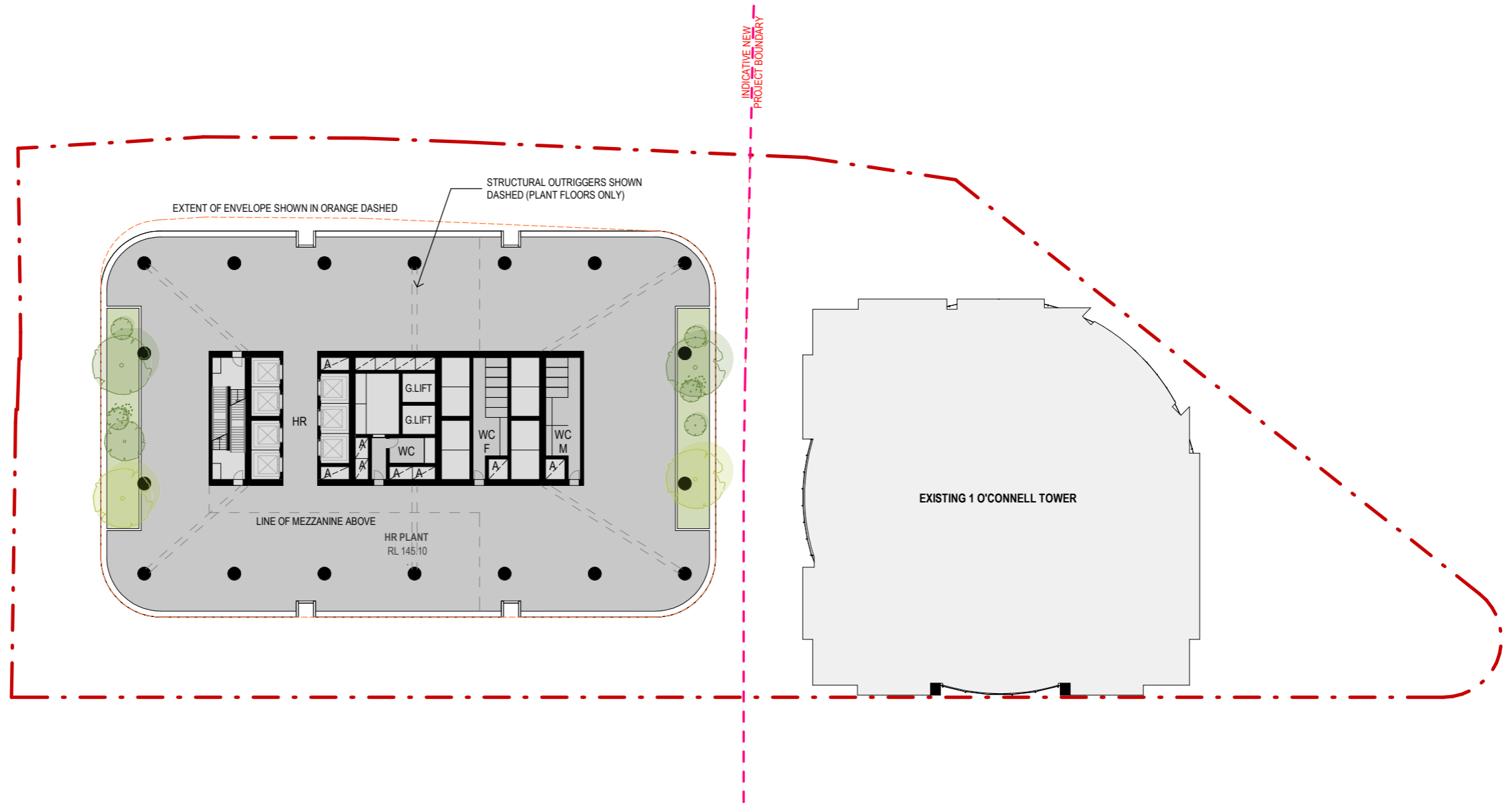
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL MR BREAKOUT**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1019b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

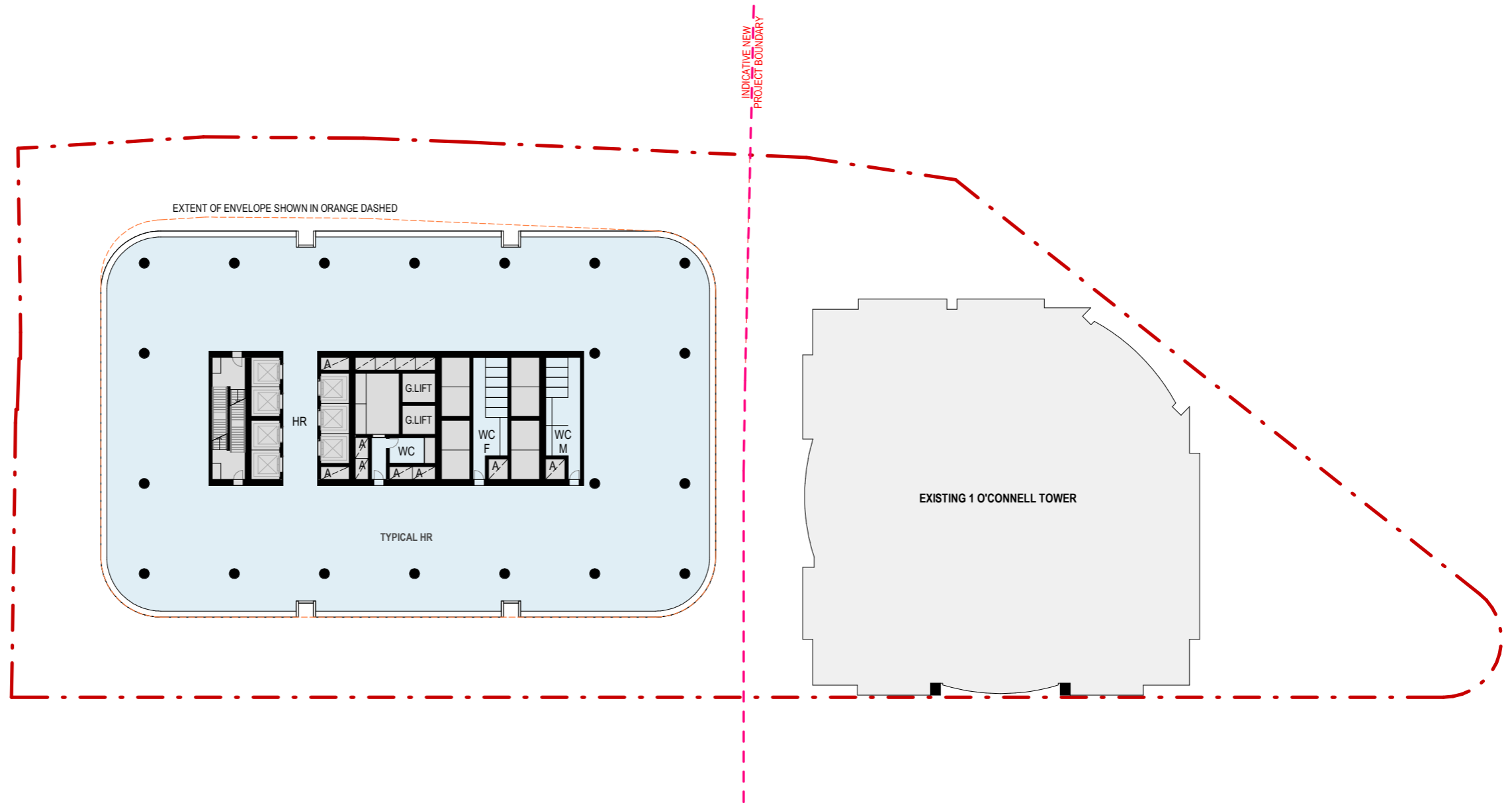
DRAWING TITLE  
**HR PLANT**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1020b**

REVISION  
**B**



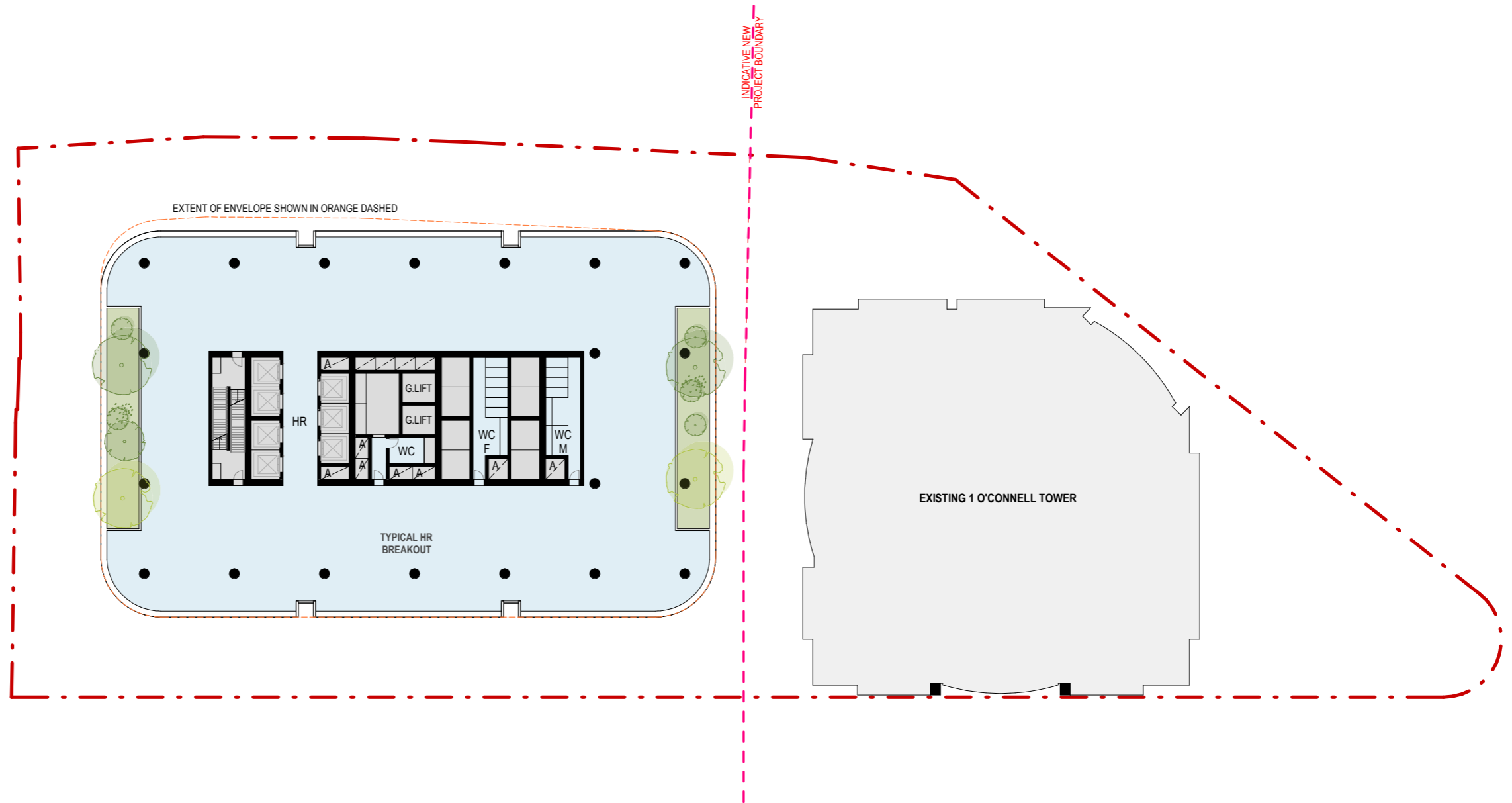


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL HIGH RISE**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1021b**  
REVISION  
**B**

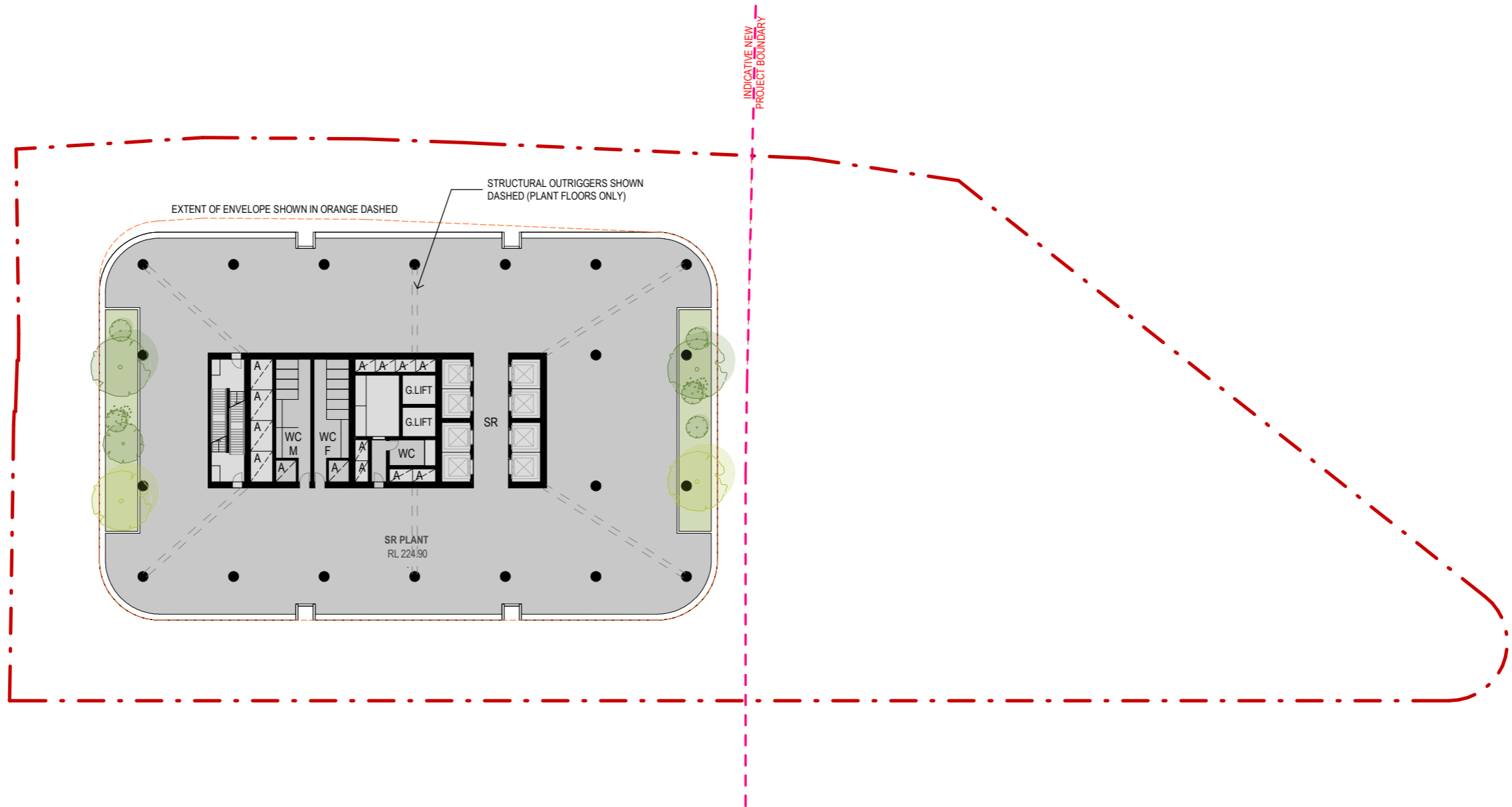


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL HR BREAKOUT**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1022b**  
REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
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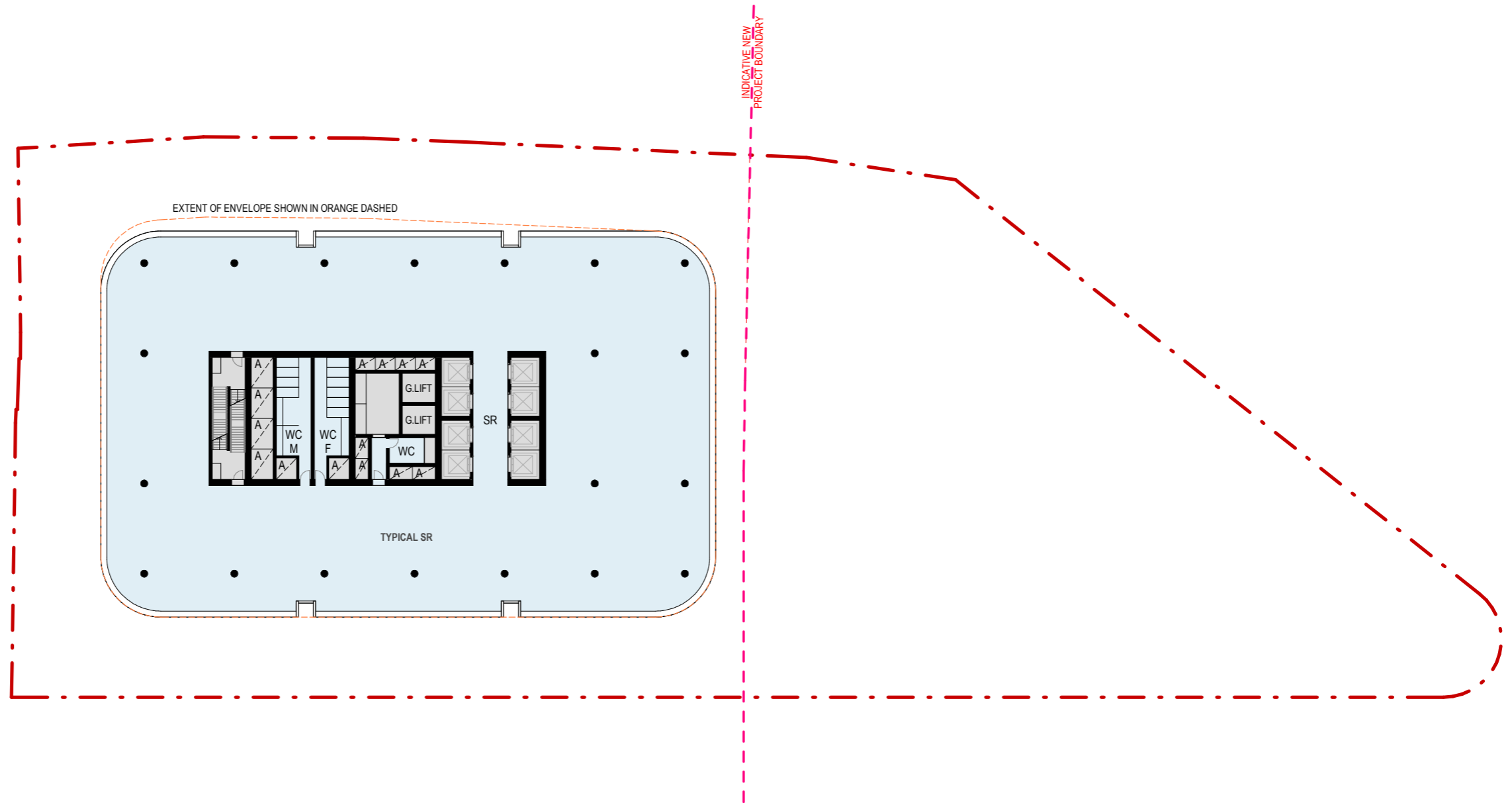
LOCATION  
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DRAWING TITLE  
**SR PLANT**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1023b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

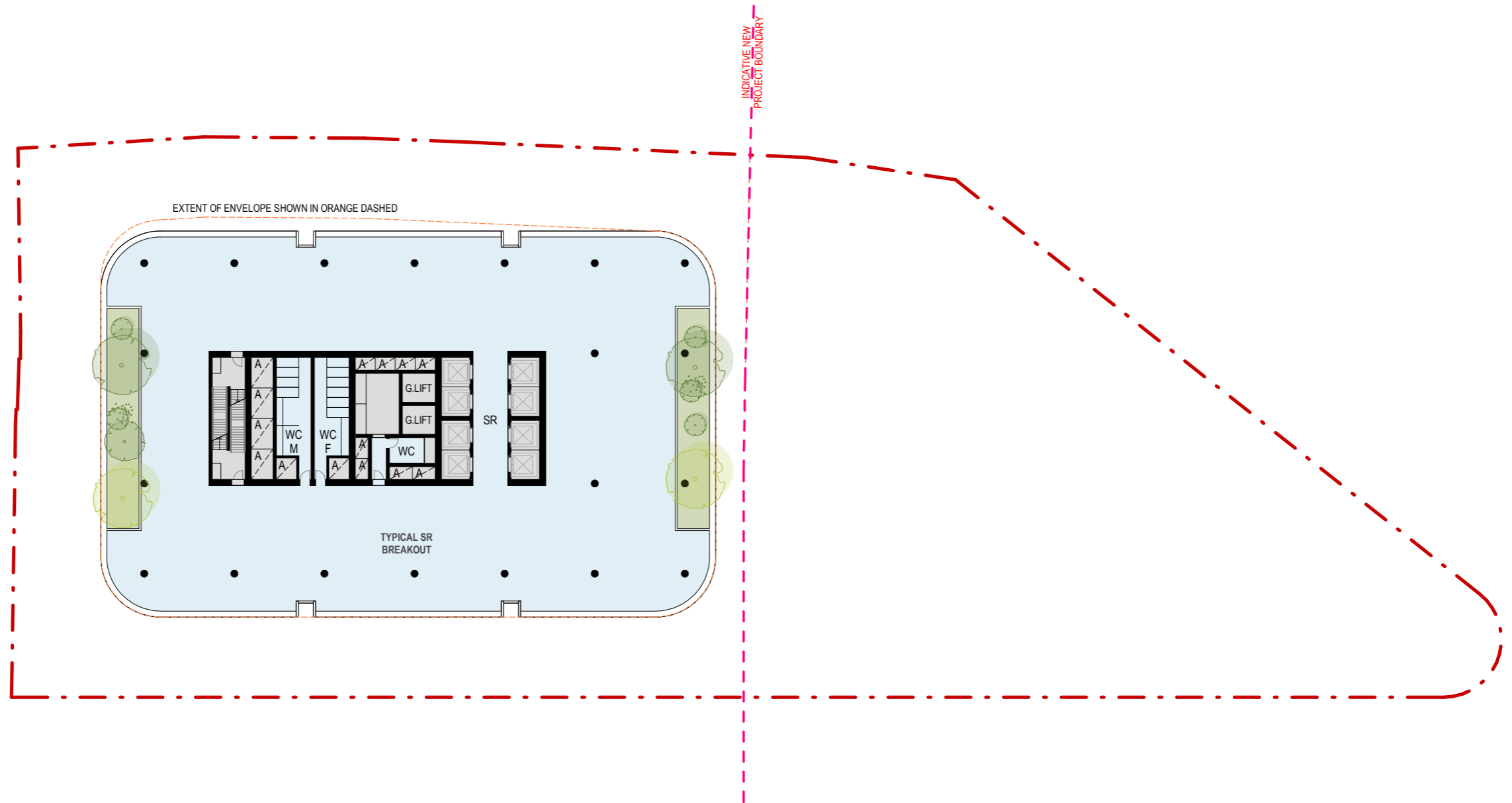
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL SKY RISE**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1024b**

REVISION  
**B**

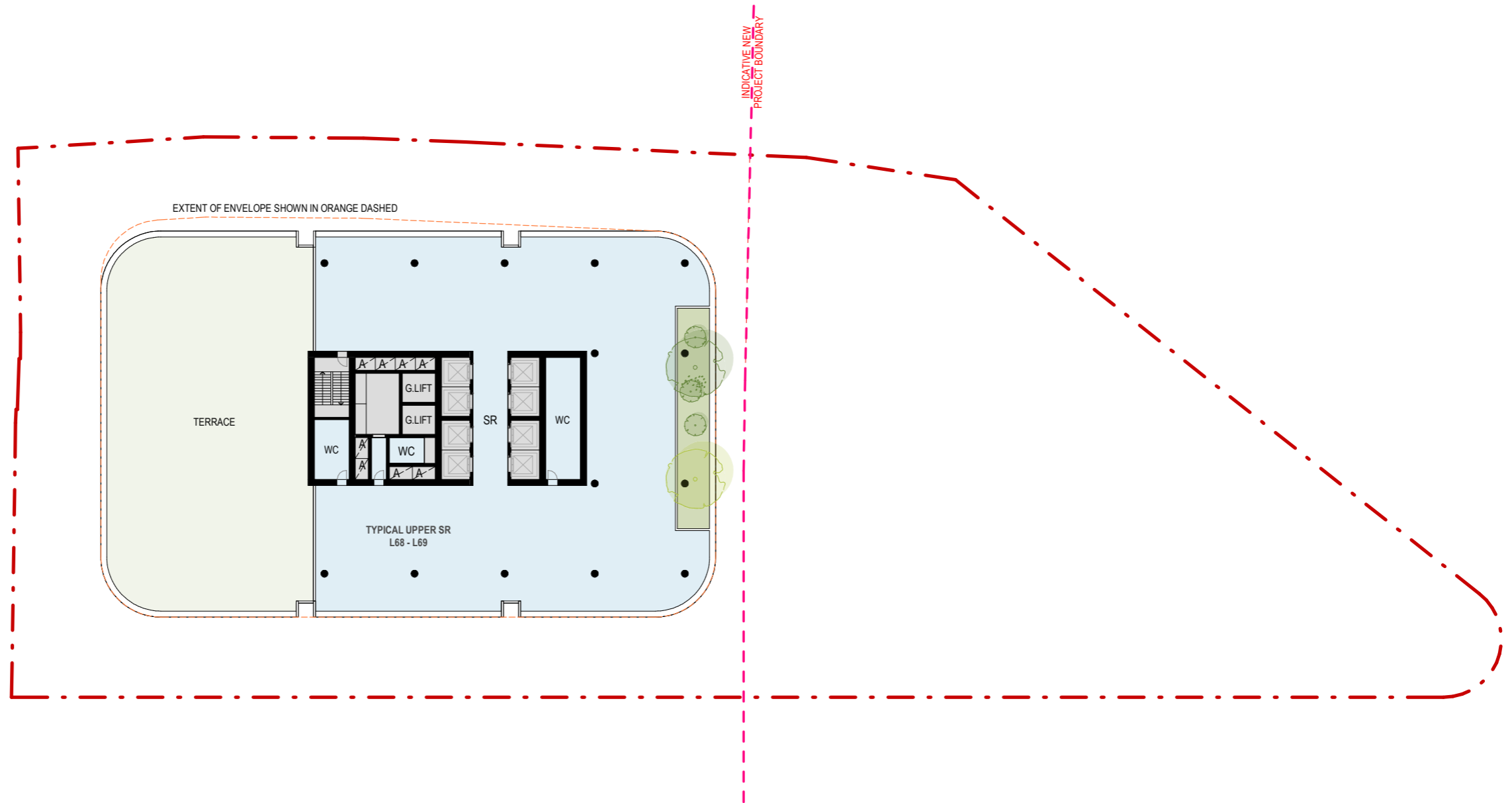


| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**TYPICAL SR BREAKOUT**  
 SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1025b**  
 REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

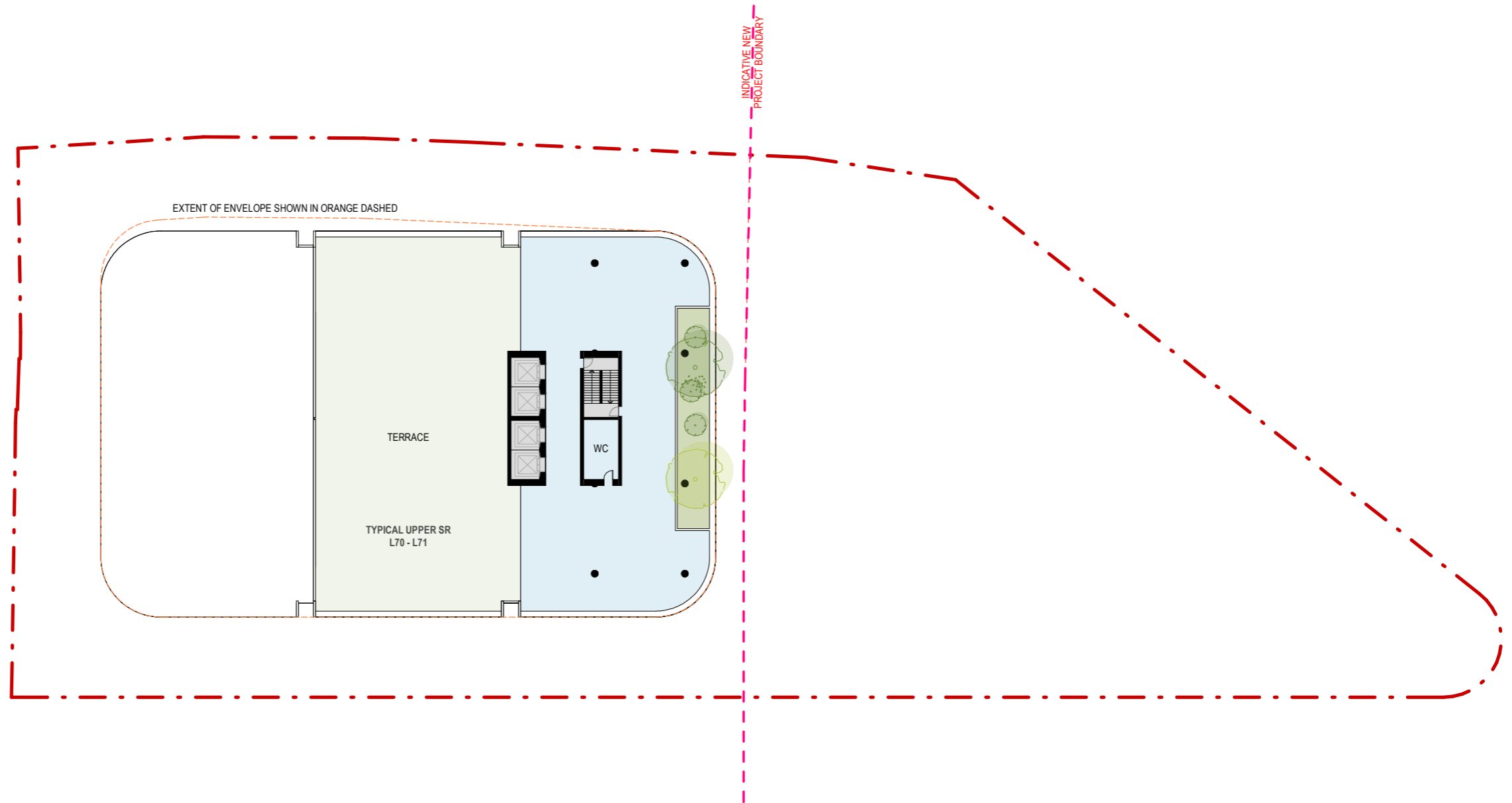
LOCATION  
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DRAWING TITLE  
**TYPICAL UPPER SR (L69)**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1026b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
**2003**

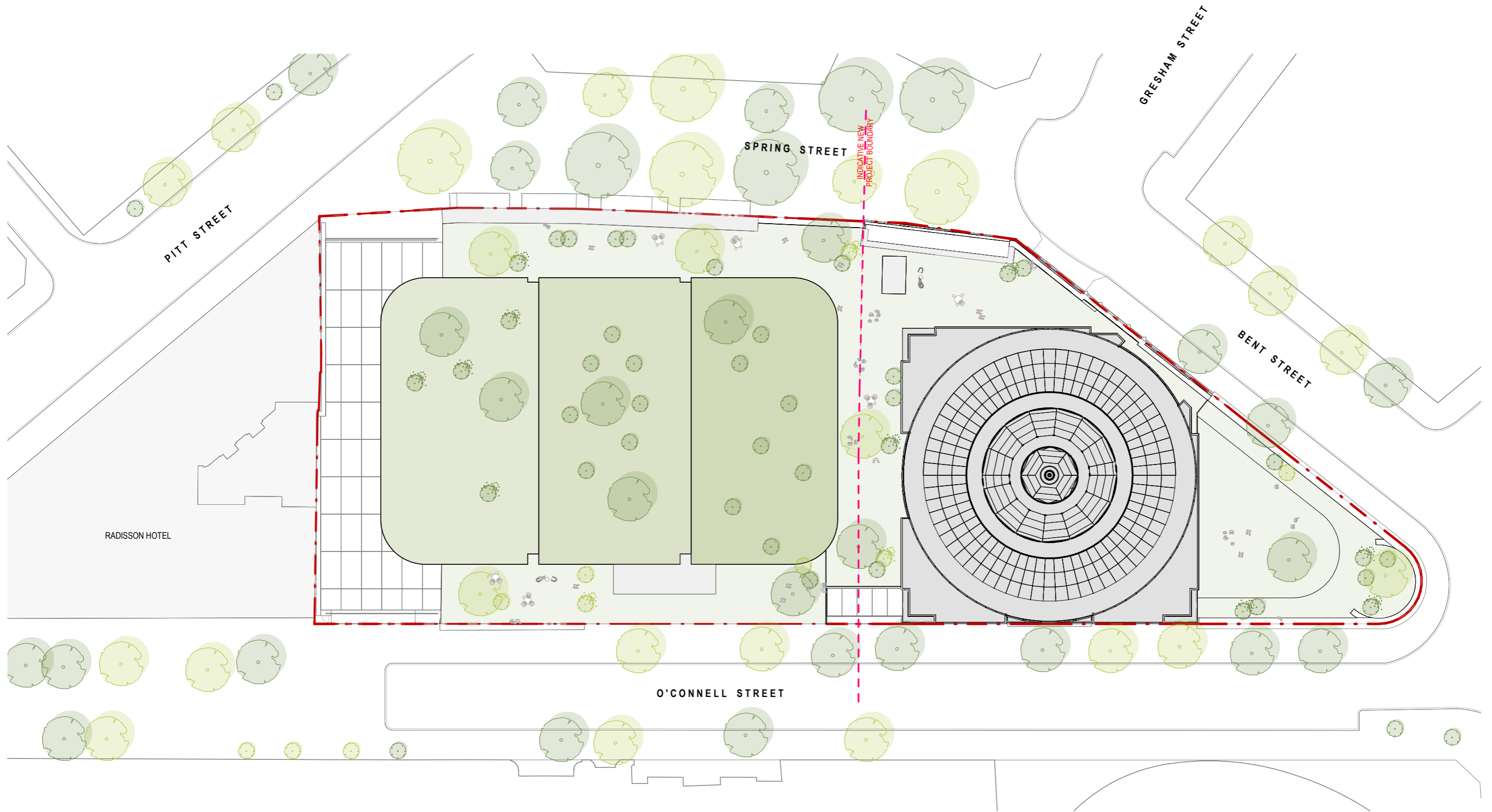
LOCATION  
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DRAWING TITLE  
**TYPICAL UPPER SR (L70-71)**

SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1027b**

REVISION  
**B**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
PROJECT NUMBER  
**2003**  
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**ROOF**  
SCALE  
**1 : 500 @ A3**

DRAWING NUMBER  
**A1029b**  
REVISION  
**B**



RL 319.1

RL 277.8

- L72 Roof Zone RL 289.50
- L71 RL 285.70
- L70 RL 281.90
- L69 Breakout RL 278.10
- L68 RL 274.30
- L67 RL 270.50
- L66 RL 266.70
- L65 RL 262.90
- L64 RL 259.10
- L63 RL 255.30
- L62 Breakout RL 251.50
- L61 RL 247.70
- L60 RL 243.90
- L59 RL 240.10
- L58 RL 236.30
- L57 RL 232.50
- L56 RL 228.70
- L55 Lift Transfer & Plant RL 224.90
- L54 RL 221.10
- L53 RL 217.30
- L52 RL 213.50
- L51 RL 209.70
- L50 RL 205.90
- L49 RL 202.10
- L48 Breakout RL 198.30
- L47 RL 194.50
- L46 RL 190.70
- L45 RL 186.90
- L44 RL 183.10
- L43 RL 179.30
- L42 RL 175.50
- L41 Breakout RL 171.70
- L40 RL 167.90
- L39 RL 164.10
- L38 RL 160.30
- L37 RL 156.50
- L36 RL 152.70
- L35 RL 148.90
- L34 Lift Transfer & Plant RL 145.10
- L33 RL 141.30
- L32 RL 137.50
- L31 RL 133.70
- L30 RL 129.90
- L29 RL 126.10
- L28 RL 122.30
- L27 Breakout RL 118.50
- L26 RL 114.70
- L25 RL 110.90
- L24 RL 107.10
- L23 RL 103.30
- L22 RL 99.50
- L21 RL 95.70
- L20 Breakout RL 91.90
- L19 RL 88.10
- L18 RL 84.30
- L17 RL 80.50
- L16 RL 76.70
- L15 RL 72.90
- L14 RL 69.10
- L13 Lift Transfer & Plant RL 65.30
- L08 Podium Lower RL 43.82
- L07 RL 38.81
- L05 RL 34.84
- L04 RL 30.86
- L03 RL 26.88
- L02 RL 21.25
- L01 RL 17.00
- Upper Ground RL varies
- Basement 03 RL -3.74

SPRING STREET

O'CONNELL STREET

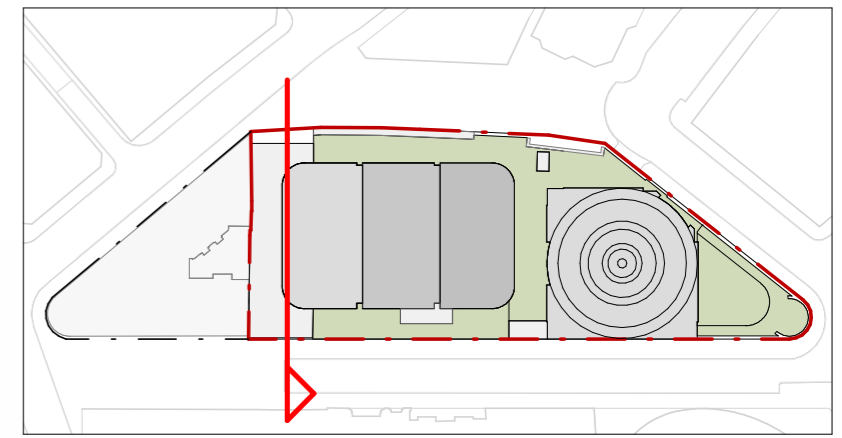
PROPOSED ENVELOPE

SKY RISE

HIGH RISE

LOW RISE

L06 RL 36.29



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
| B   | ISSUED FOR INFORMATION                                   | 16/12/22 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
|     | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**

PROJECT NUMBER  
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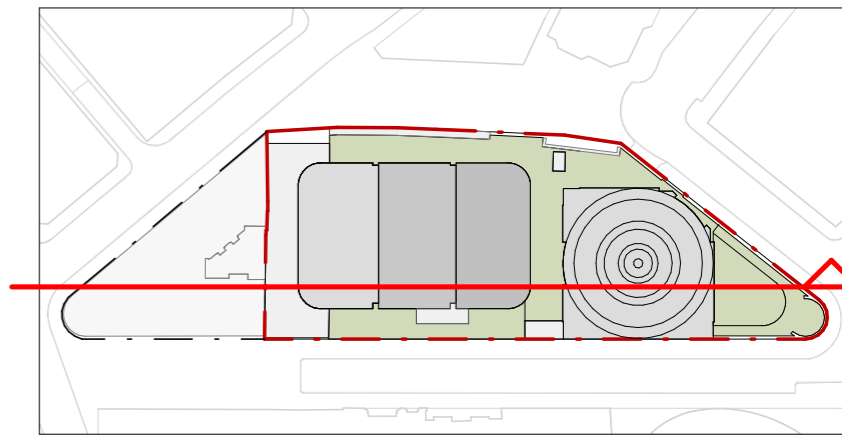
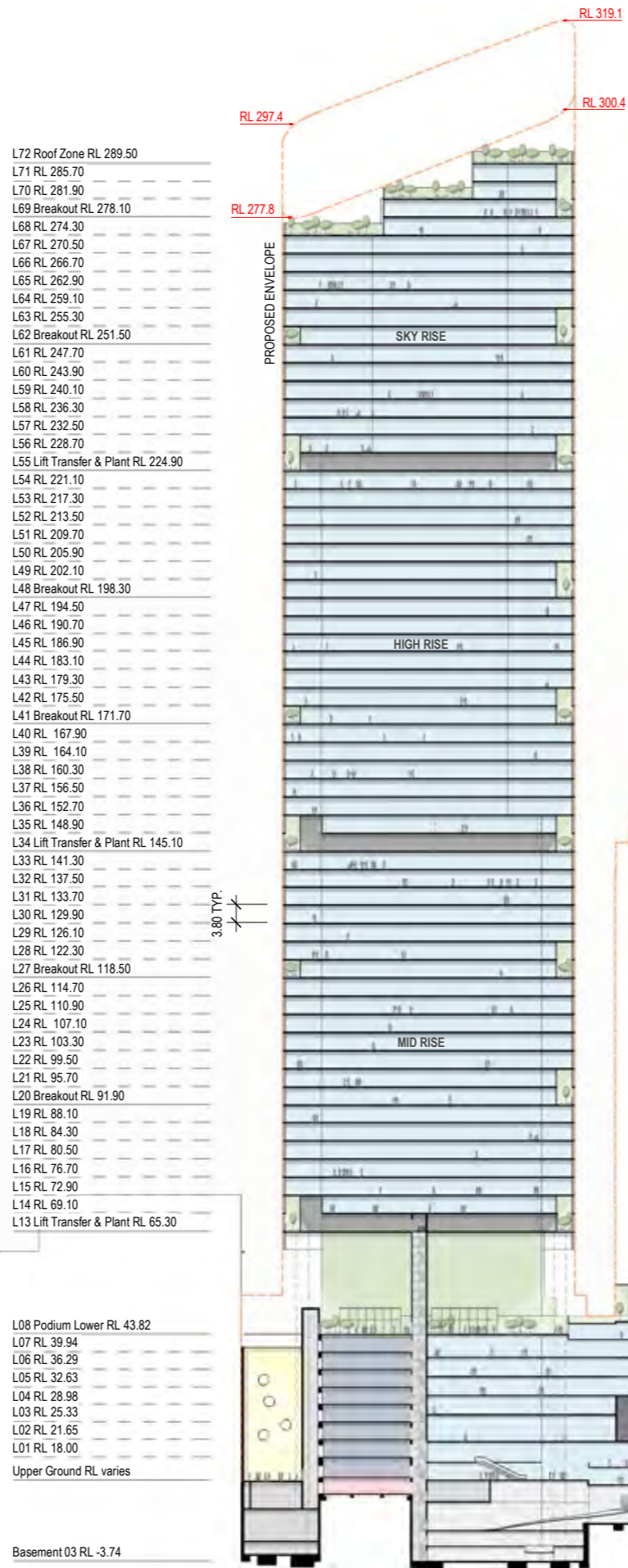
LOCATION  
**O'CONNELL STREET, SYDNEY, NSW, 2000**

DRAWING TITLE  
**SECTION - THROUGH SITE LINK - FH - CENTRE CORE**

SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3004b**

REVISION  
**C**



| REV | DESCRIPTION  | DATE     |
|-----|--|----------|
| A   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 17/11/22 |
|     | ISSUED FOR INFORMATION                                   | 16/12/22 |
|     | ISSUED FOR INFORMATION                                   | 13/02/24 |
| B   | ISSUE - REQUEST FOR PLANNING PROPOSAL - REFERENCE DESIGN | 01/03/24 |
| C   | ISSUE - REQUEST FOR PLANNING PROPOSAL                    | 22/03/24 |

PROJECT NAME  
**THE O'CONNELL PRECINCT**  
 PROJECT NUMBER  
**2003**  
 LOCATION  
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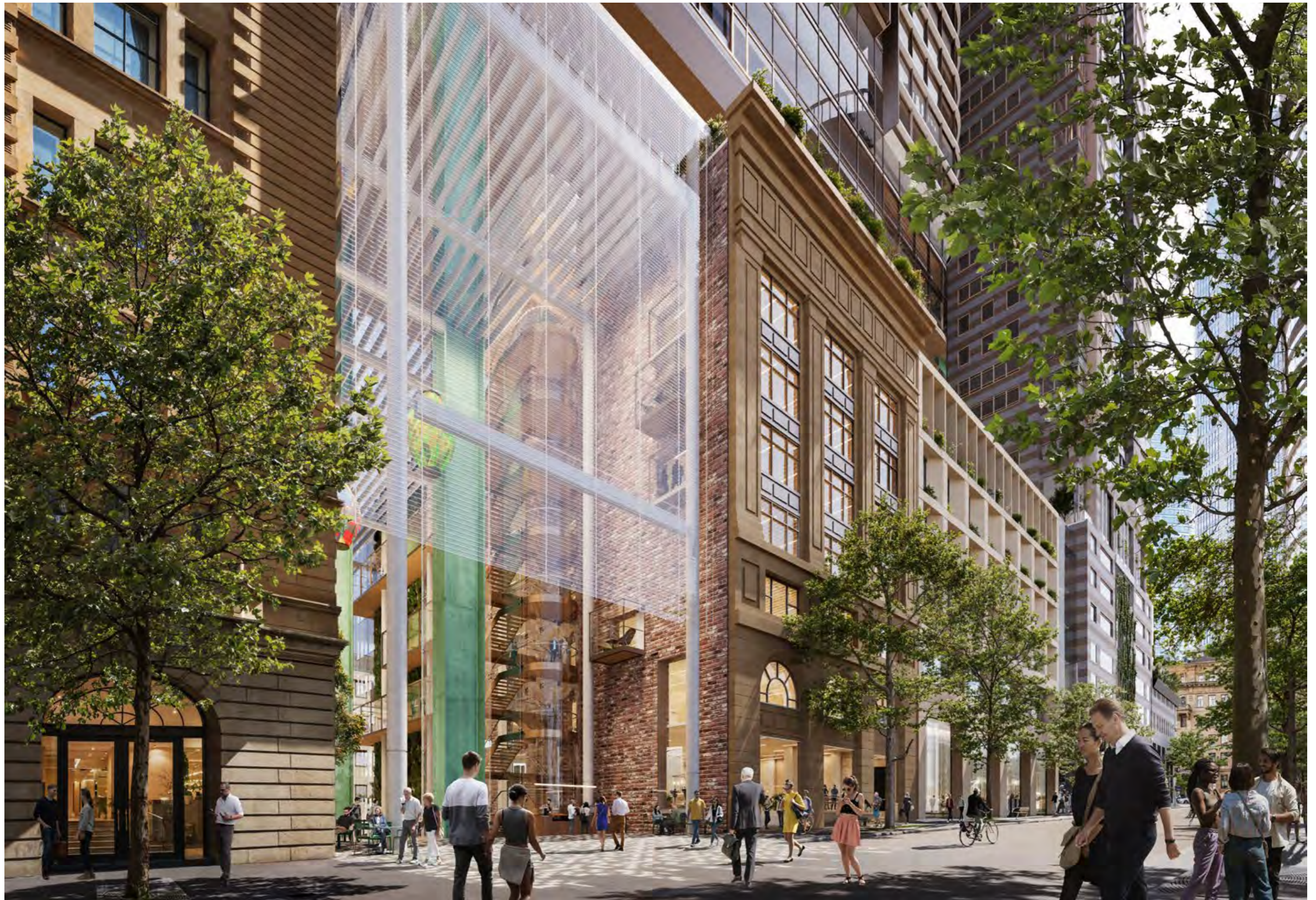
DRAWING TITLE  
**SECTION - LONG SECTION - FH - CENTRE CORE**  
 SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**A3005b**  
 REVISION  
**C**

# 10.15 Artist's Impressions

Images Reflect Reference Scheme 1



















# Appendix A

## Design Advisory Panel Feedback 5 May 2022

The Proponent has engaged in ongoing pre-lodgement discussions with Council and the City of Sydney Design Advisory Panel (DAP) over several years. An overview of this consultation is provided in the Request for a Planning Proposal.

The following table summarises key feedback received from DAP on 5 May 2022.

### DAP Feedback 5 May 2022:

### Addressed:

#### PUBLIC REALM

The proposed public realm improvements be coordinated with the City's urban design and studies for this precinct. The public domain propositions are fundamental to support the proposal.

The Precinct vision for the public realm is consistent with and augments the City of Sydney's public domain vision as set out in the City North Public Domain Plan. The proponent will work closely with the City to ensure an exceptional public domain outcome is achieved for The Precinct.

#### WINTERGARDEN PLAZA

Removal of the [full extent of the] wintergarden to [the face of the 1 O'Connell tower] to create the maximum plaza is not supported. Retention of/or creation of a new building at the intersection of O'Connell and Bent Streets for public uses should be further studied to help define the corner and mitigate wind impacts.

Having heard DAP's feedback, we have studied the potential for the retention/creation of a new building at the intersection of O'Connell and Bent Streets, and arrived at a compromise which provides a balance between some building and some plaza. A 13.5m deep new building is proposed to define the corner and mitigate wind impacts, whilst still providing a publicly accessible plaza. This building has the potential to house a 'First Nations knowledge centre'.

#### WIND ANALYSIS

Full and proper wind analysis for all times of the year must be completed.

A detailed wind study has been undertaken for the site, refer to the Wind Tunnel Report for further information.

#### TOWER SETBACKS

The Panel recommend tower setbacks to be consistent with the minimum in the DCP planning controls, including 10m building separation to the 1 O'Connell Street tower, a 3m setback to the Radisson Hotel, and an 8m street wall setback to O'Connell and Spring Streets.

The recommended tower setbacks have been adopted.

#### TOWER FORM

The undercroft kickback near to the Radisson is supported.

The reference design allocates a component of tower articulation to a stepped and tapering setback, or 'undercroft kickback', that aims to provide increased breathing space to 19 O'Connell Street and the adjacent Radisson Hotel.

# Appendix A

## Design Advisory Panel Feedback 29 September 2023

The adjacent table summarises key feedback received from DAP on 29 September 2023.

### DAP Feedback 29 September 2023:

### Addressed:

#### GENERALLY

1. The preferred envelope will need to address sky view factor, wind impacts, street activation, public access, pedestrian flows, interface with the Radisson Hotel and street wall heights.
2. The retention of the podium element (the Wintergarden) at 1 O'Connell Street will likely require adjusting the tower envelope to DCP setbacks to satisfy sky view factor controls. The proposal would benefit from a reduction in its height and bulk.
3. There is concern that the tower articulation calculation has not been averaged out across its height, leaving the competition tower envelope no flexibility, including impacting its ability to accommodate sun shading devices that would improve sustainability measures.

The final preferred envelope achieves a sky view factor pass, is supported by detailed wind tunnel testing achieving an average wind comfort pass.

The reference designs illustrate a high degree of street activation, generous public access, comfortable pedestrian flows and safeguards future potential connections with the Radisson Hotel.

The preferred envelope has reduced podium street wall heights along O'Connell Street, retains the existing Wintergarden form in full and adopts tower setbacks that are fully DCP compliant.

The full 16% articulation factor is allocated to the tower element and provides sun shading devices entirely within the envelope.

In concert, these measures result in a reduction to street wall heights and tower bulk.

#### THROUGH SITE LINK AND RADISSON INTERFACE

4. Design principles for the through-site link will need to respond to the detailed building design, with the awning, arcade or partially enclosed through-site link approaches all capable of support subject to the broader urban proposition.
5. Principles for the through-site link to include that it be publicly accessible, open 24 hours, be civic in nature and be able to accommodate the pedestrian numbers generated by the new metro station at the peak with adequate level of service.
6. Prepare a clearer analysis of any possible future activation of the through-site link by the Radisson Hotel at its internal ground levels.

The final preferred envelope and supporting urban design report sets out guiding principles for the detailed design of the through site link consistent with the advice provided by DAP and preserves flexibility for the future design competition to resolve this aspect of the design solution.

The final preferred envelope and reference designs illustrate a 24/7 publicly accessible link, sized to accommodate anticipated pedestrian volumes once Metro is operational. The reference designs also illustrate opportunities for public activation and the adoption of a civic character.

Future potential linkages with the Radisson Hotel have been safeguarded within the preliminary design of the through site link, including revealing the boundary wall at points along the length of the through site link.

#### WINTERGARDEN RETENTION

7. The Wintergarden component should be retained in full. If the 1 O'Connell Street tower is to remain, then the building podium in its entirety should also remain. The Panel identified the Wintergarden as a set-piece that defines the edges of Farrer Place.
8. In retaining the Wintergarden, its internal levels may be reworked to better address the street and the surrounding footpaths may be widened by taking up road space.

The final preferred envelope and reference designs have been amended to retain the existing Wintergarden form in full, reflecting the DAP's feedback.

The reference designs illustrate an opportunity to modify internal levels within the Wintergarden to adapt it to new, more public uses better connected to the adjacent street network. A discreet rooftop 'lantern' form set back from the building perimeter is also proposed.

The reference designs also illustrate an opportunity to improve the public domain at street level, widening footpaths and improving pedestrian priority.

#### FUTURE DESIGN COMPETITION

9. Given the complex set of issues that need to be addressed, more time should be allocated to the design competition.

The DAP's advice is noted and will be addressed during the development of the competition brief.

# Appendix B

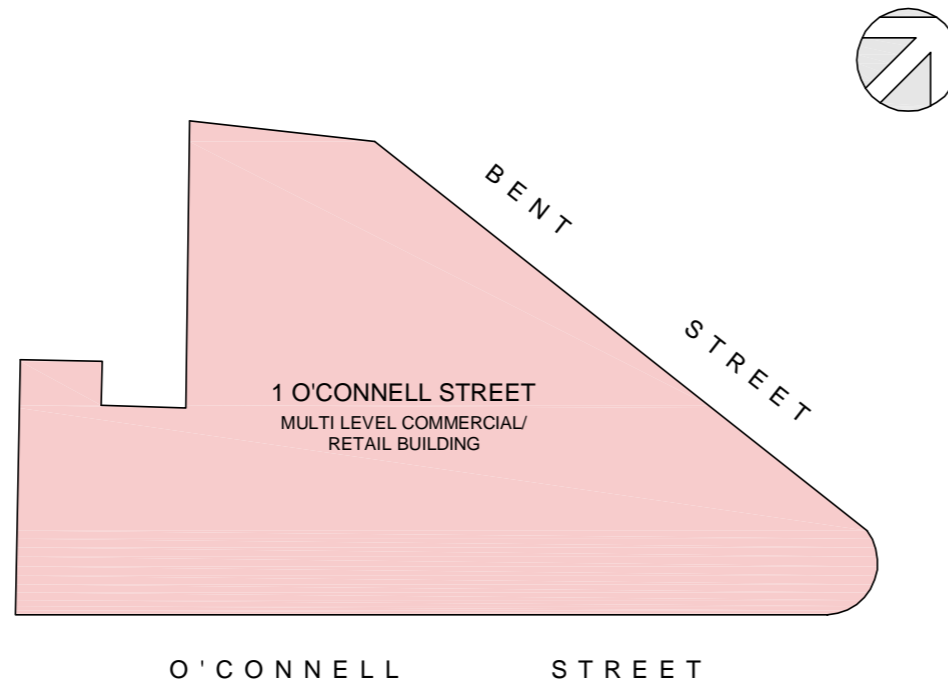
## Site Survey



# Appendix C

## 1 O'Connell Street Existing GFA Survey

### SUMMARY OF AREAS FOR 1 O'CONNELL STREET, SYDNEY, NSW



**METHOD OF MEASUREMENT**

AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH SYDNEY LOCAL ENVIRONMENT PLAN 2012 (GFA DEFINITION)

(SURVEY DATE 10/04/2017)

**GUIDELINES USED**

GROSS FLOOR AREA

### SUMMARY OF AREAS

| LEVEL             |              | GROSS FLOOR AREA              |
|-------------------|--------------|-------------------------------|
| LEVEL 1           | - CARPARK    | -                             |
| LEVEL 2           | (SHEET 2) -  | 376.1m <sup>2</sup>           |
| LEVEL 3           | (SHEET 3) -  | 2,200.0m <sup>2</sup>         |
| LEVEL 4           | (SHEET 4) -  | 2,364.5m <sup>2</sup>         |
| LEVEL 5           | (SHEET 5) -  | 1,202.5m <sup>2</sup>         |
| LEVEL 6           | (SHEET 6) -  | 1,426.2m <sup>2</sup>         |
| LEVEL 7           | (SHEET 7) -  | 1,428.4m <sup>2</sup>         |
| LEVEL 8           | (SHEET 8) -  | 1,444.9m <sup>2</sup>         |
| LEVEL 9           | (SHEET 9) -  | 1,451.6m <sup>2</sup>         |
| LEVEL 10          | (SHEET 10) - | 1,324.9m <sup>2</sup>         |
| LEVEL 11          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 12          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 13          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 14          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 15          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 16          | (SHEET 11) - | 1,264.4m <sup>2</sup>         |
| LEVEL 17          | (SHEET 12) - | 226.6m <sup>2</sup>           |
| LEVEL 18          | - PLANT      | -                             |
| LEVEL 19          | (SHEET 13) - | 1,296.0m <sup>2</sup>         |
| LEVEL 20          | (SHEET 13) - | 1,296.0m <sup>2</sup>         |
| LEVEL 21          | (SHEET 14) - | 1,295.9m <sup>2</sup>         |
| LEVEL 22          | (SHEET 15) - | 1,279.0m <sup>2</sup>         |
| LEVEL 23          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 24          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 25          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 26          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 27          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 28          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 29          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 30          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 31          | (SHEET 16) - | 1,296.0m <sup>2</sup>         |
| LEVEL 32          | (SHEET 17) - | 1,296.0m <sup>2</sup>         |
| LEVEL 33          | (SHEET 18) - | 1,296.0m <sup>2</sup>         |
| LEVEL 34          | (SHEET 19) - | 1,285.4m <sup>2</sup>         |
| LEVEL 35          | (SHEET 20) - | 1,012.7m <sup>2</sup>         |
| LEVEL 36          | - PLANT      | -                             |
| LEVEL 37          | - PLANT      | -                             |
| LEVEL 38          | - PLANT      | -                             |
| <b>TOTAL AREA</b> |              | <b>42,753.1 m<sup>2</sup></b> |

PLAN PREPARED FOR:  
**ICON PROJECT  
MANAGEMENT PTY LTD**

**SUMMARY OF AREAS  
1 O'CONNELL STREET  
SYDNEY, NSW**

|                  |                |        |
|------------------|----------------|--------|
| DATE: 10/04/2017 | REF: 62980     | REV: - |
| DRAWN: JW        | CHECKED: CL    |        |
| SCALE: NT @ A3   | SHEET: 1 of 20 |        |

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