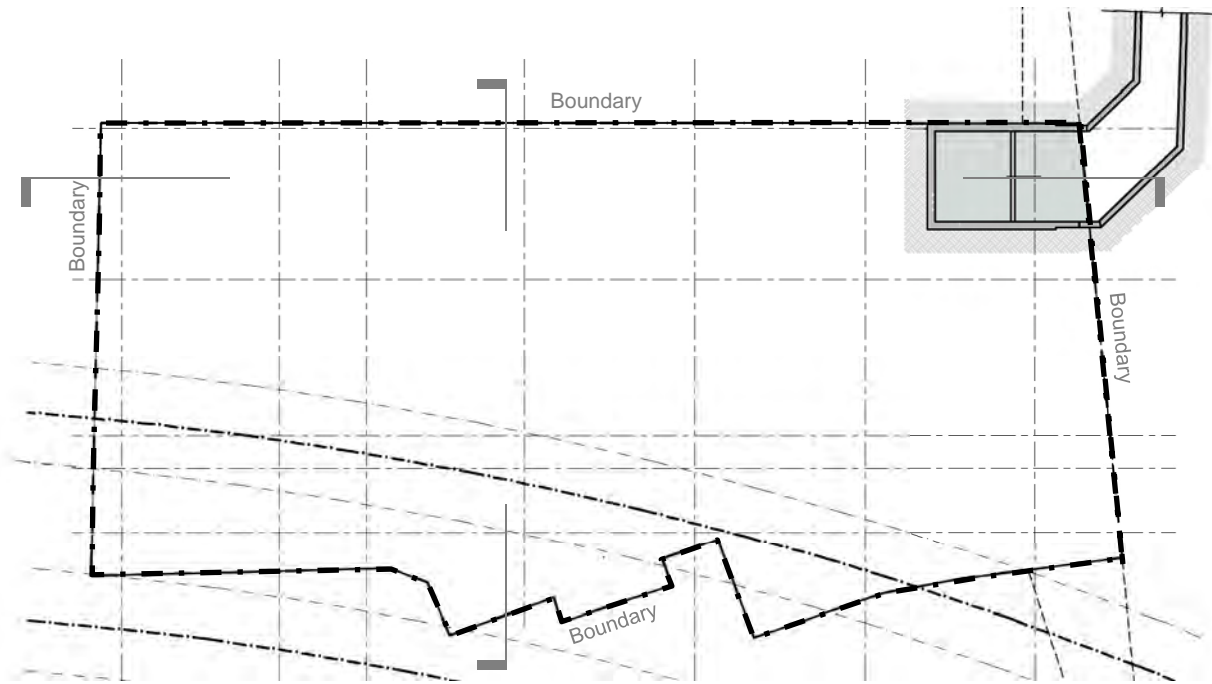


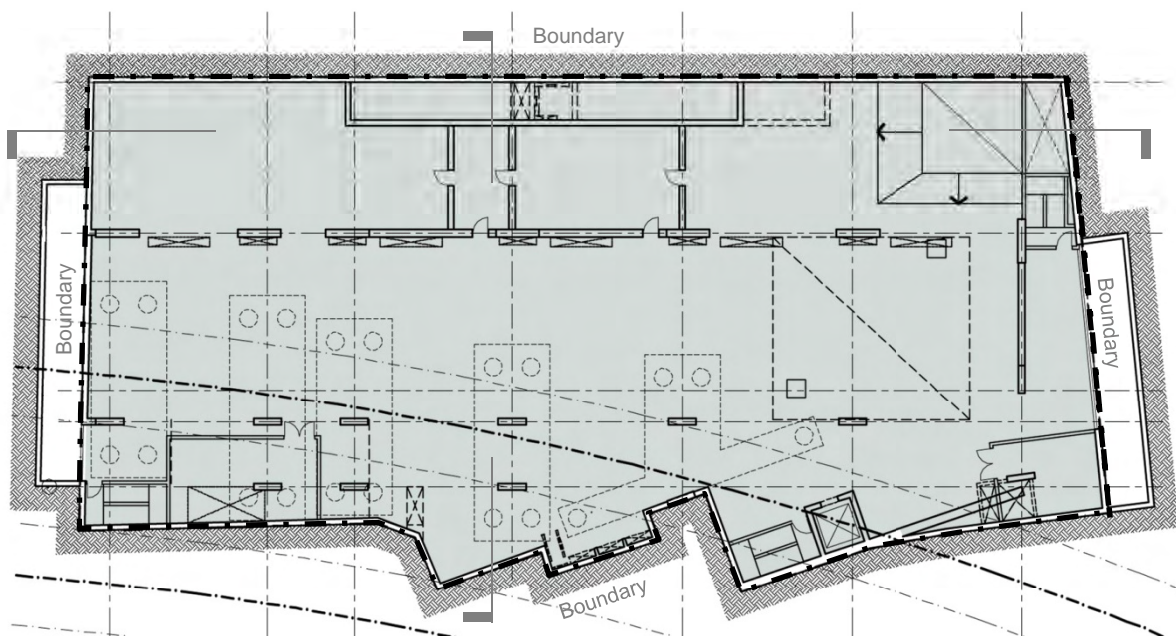
5. DESCRIPTION OF PROPOSAL

5.2. Basement: Zone Substation & Car Parking



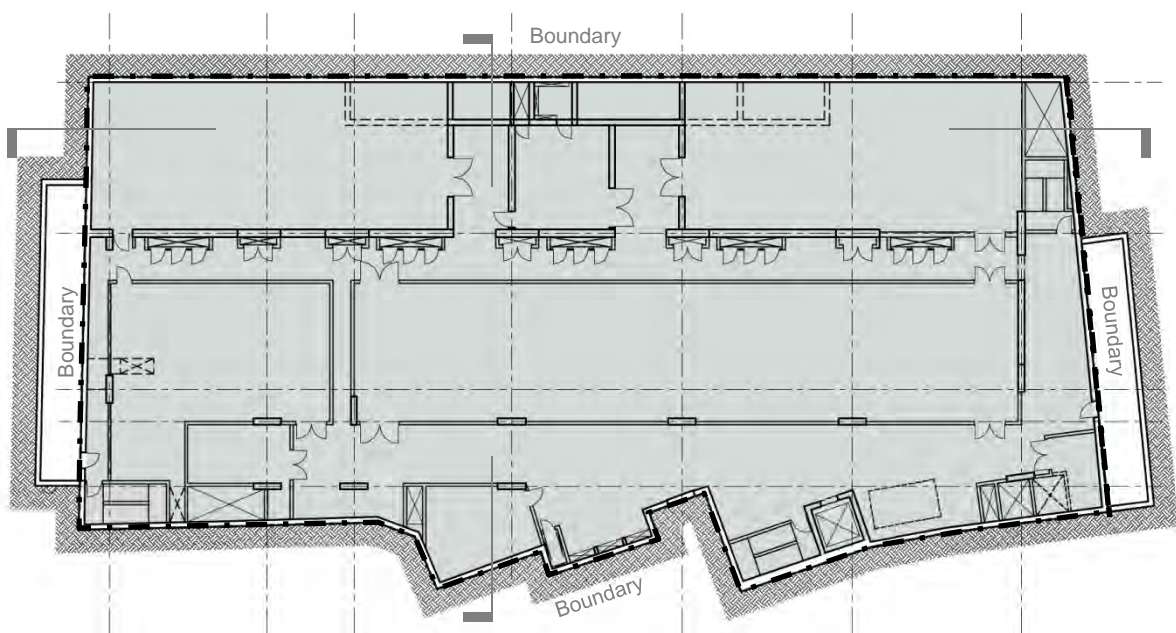
5.2.1. Level 00 Substation Plan

- Substation cable shaft and City East cable tunnel link



5.2.2. Basement Level 01 Plan

- Level 01 substation plan
- Cable riser shafts to O'Connell and Blich Street frontages



5.2.3. Basement Level 02 Plan

- Level 02 substation plan
- Cable riser shafts to O'Connell and Blich Street frontages

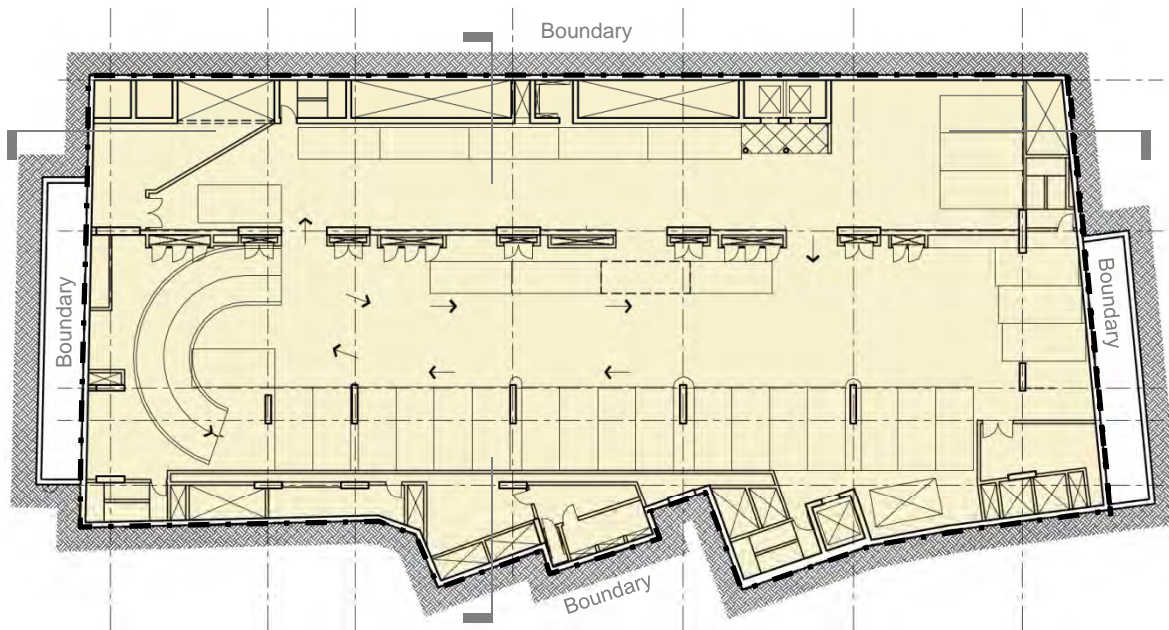
LEGEND

- Substation
- Substation and commercial use
- Commercial
- Commercial core

5 0 5 10 15 20m Scale 1:500

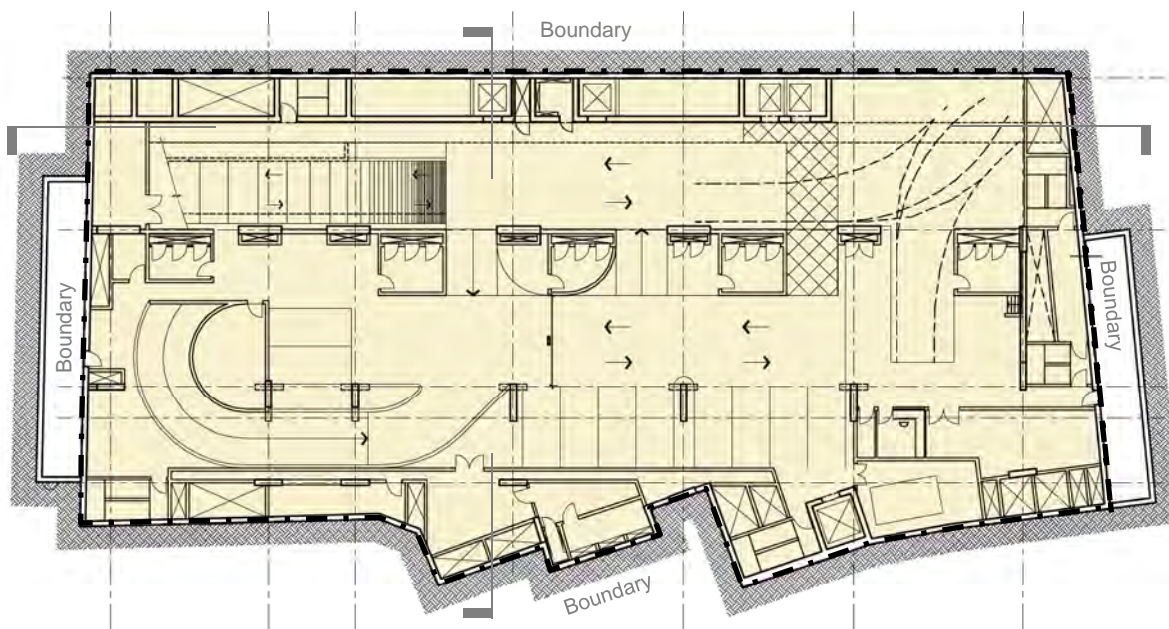
5. DESCRIPTION OF PROPOSAL

5.2. Basement: Zone Substation & Car Parking



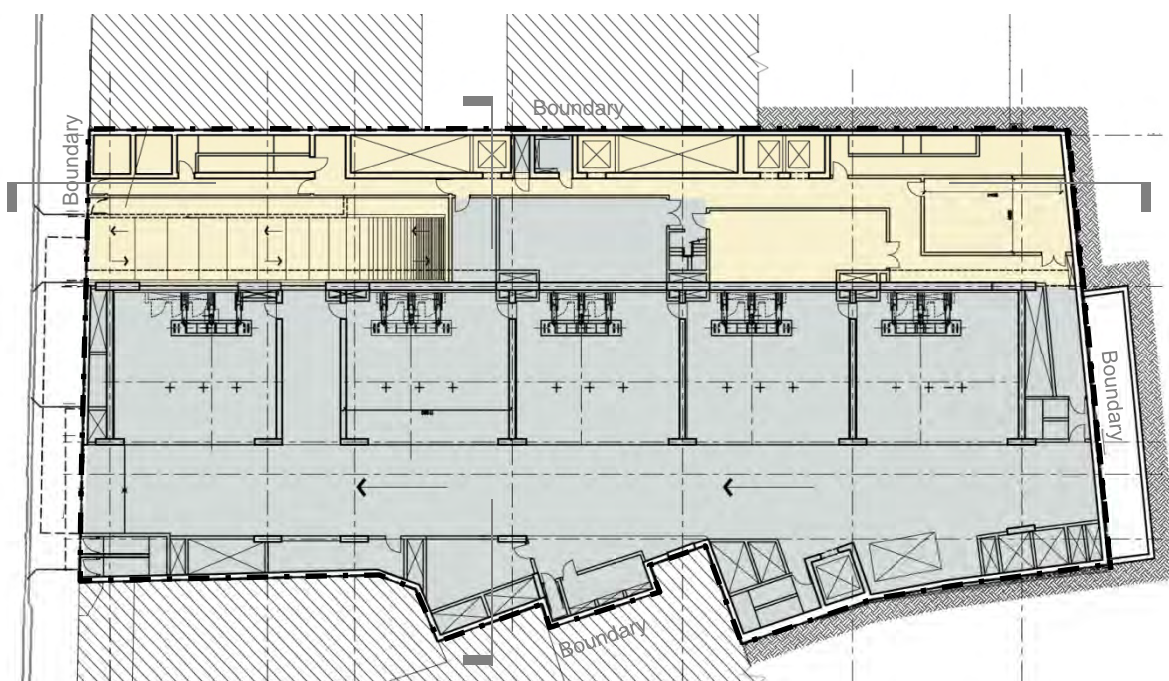
5.2.4. Basement Level 03 Plan

- Car park serving the office component – 34 spaces
- Lift access to lobby level for office personnel
- Substation cable risers
- Cable riser shafts



5.2.5. Basement Level 04 Plan

- Loading dock and 6 car spaces for the office component
- Waste handling room for the office component
- Car parking for substation personnel – 3 car spaces
- Building management
- Lift access to lobby level for office personnel
- Substation cable risers
- Cable risers to O'Connell and Bligh Street frontages



5.2.6. O'Connell Street Level 05 Plan

- Substation transformer bays and driveway off O'Connell Street
- Plant and equipment
- Substation cable
- Vehicle drive and ramp off O'Connell Street to loading dock and office car park levels

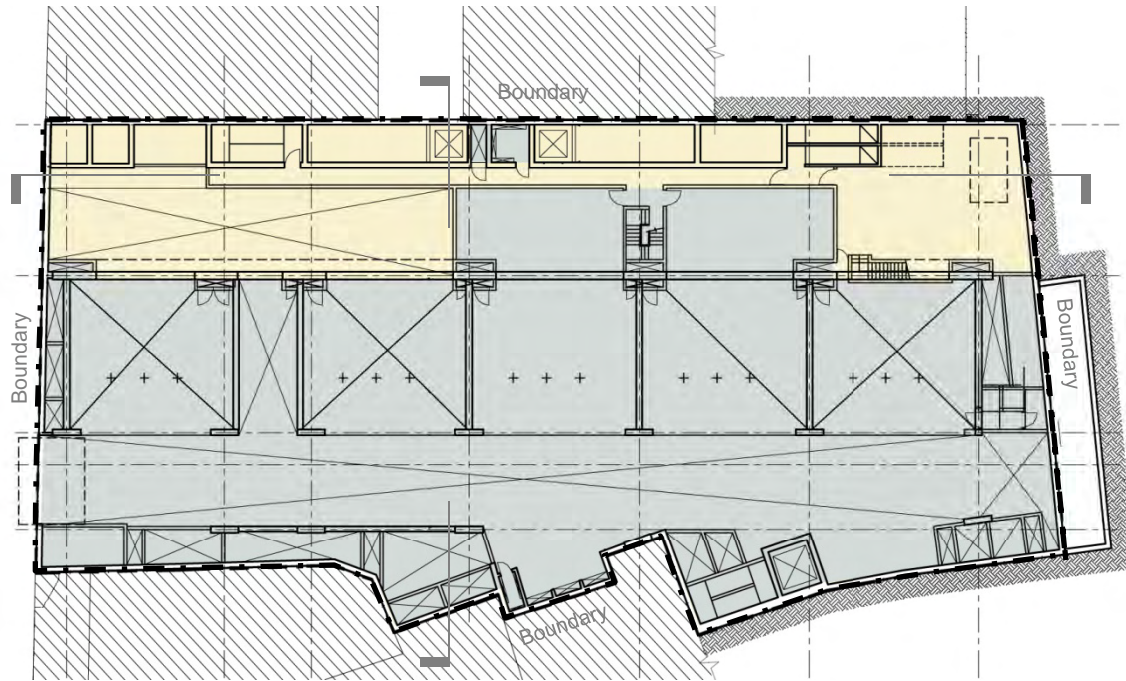
LEGEND

- Substation
- Substation and commercial use
- Commercial
- Commercial core

5 0 5 10 15 20m Scale 1:500

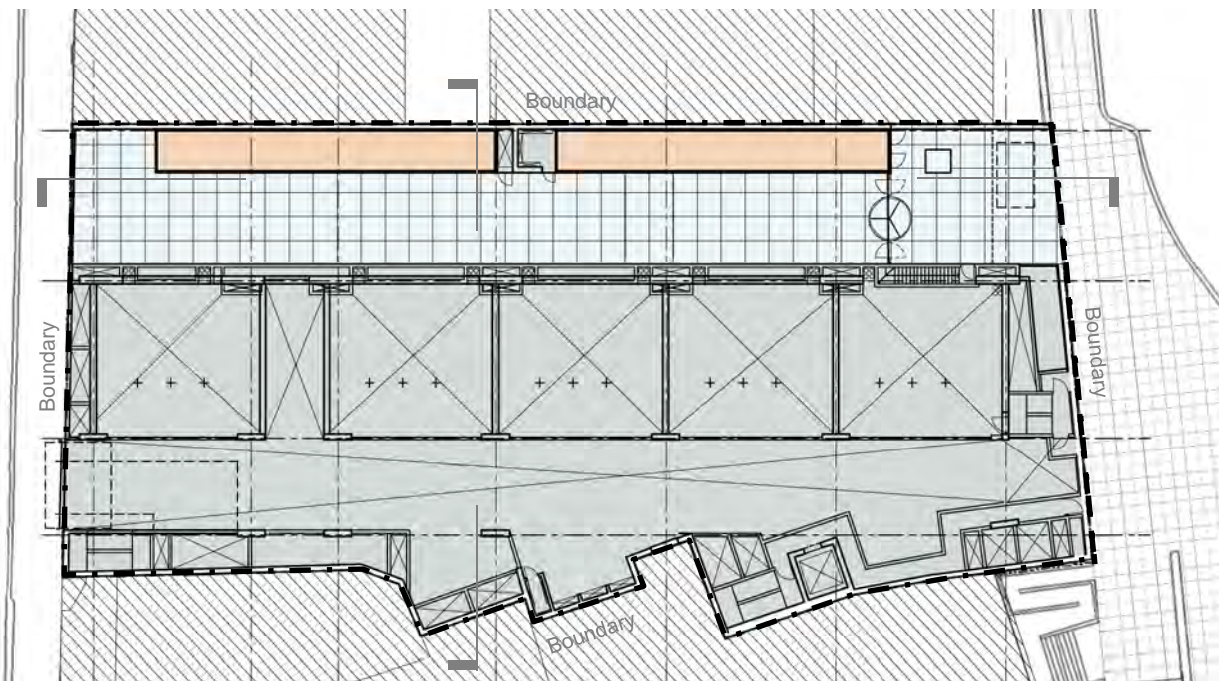
5. DESCRIPTION OF PROPOSAL

5.3. Podium: Zone Substation & Commercial Entry



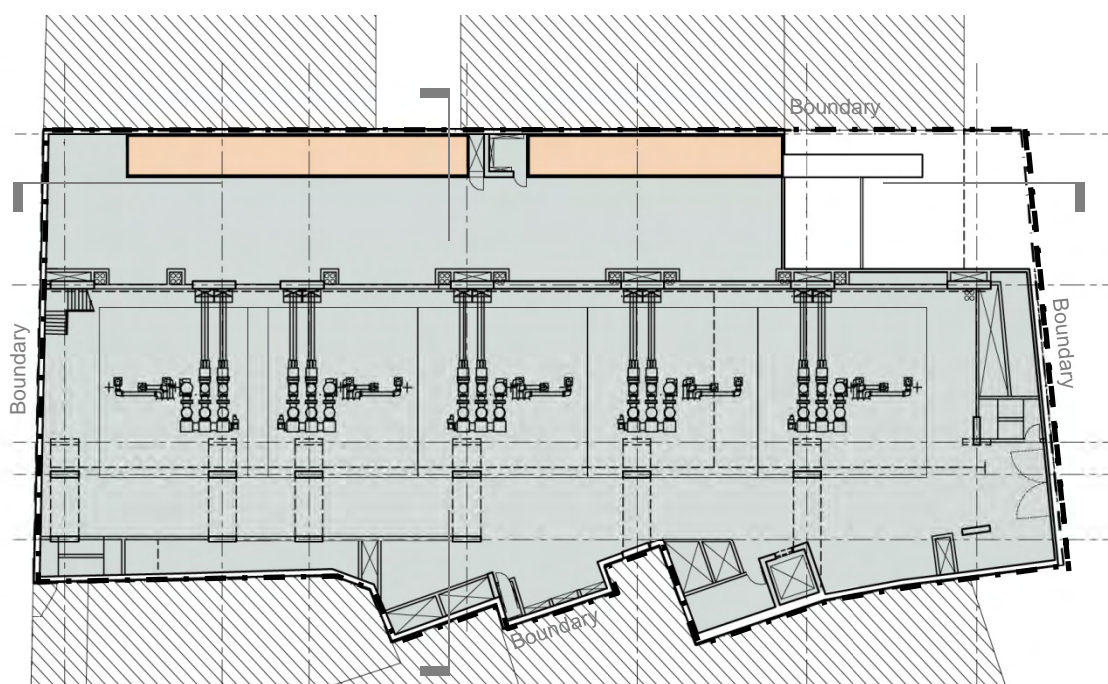
5.3.1. Basement Level 06 Plan

- Void over sub-station transformer bays, transformer bay drive way
- Amenities for sub-station personnel
- Plant rooms



5.3.2. Bligh Street Level 07 Plan

- Office lobby entry approximately 9 metres in width adjacent to the heritage building creating a signature entry position
- Low rise and high rise lift core for the office tower located along the northern boundary
- The functional requirements of the sub-station component require full utilization of the balance of the Bligh Street frontage
- There is no possibility for any further activation of the Bligh Street frontage other than for the office lobby entry
- The transformer bays and transformer bay driveway are approximately 6 metres below the Bligh Street level and are accessed off O'Connell Street



5.3.3. Substation Level 08 Plan

- Level 05 substation plan
- The floor plate is articulated in the north-east corner to accommodate the approximately 9 metre wide setback for the office entry below
- Low rise and high rise core serving the office levels positioned along the northern boundary
- Sub-station ventilation, services risers and lift shaft located along the southern boundary

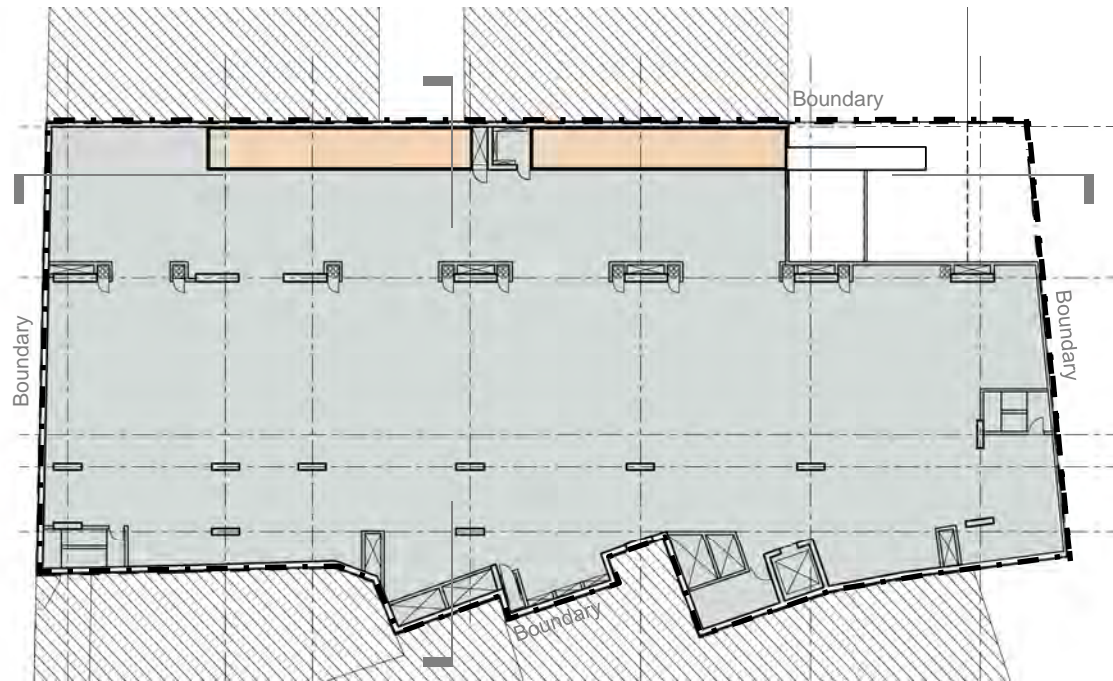
LEGEND

- Substation
- Substation and commercial use
- Commercial
- Commercial core

5 0 5 10 15 20m Scale 1:500

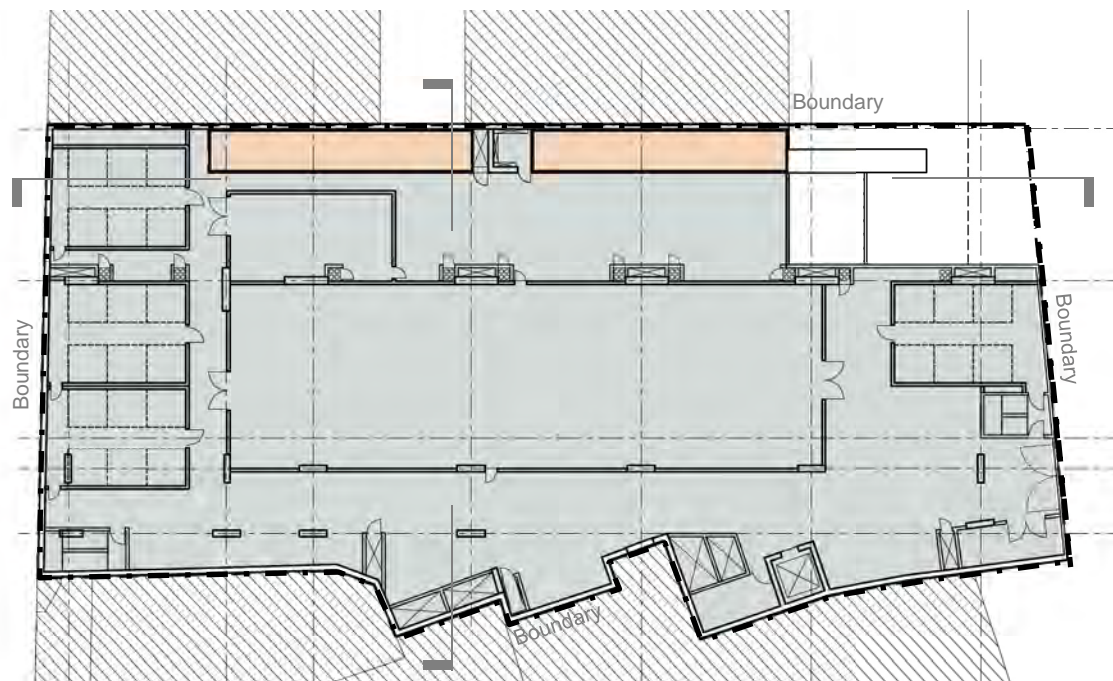
5. DESCRIPTION OF PROPOSAL

5.4. Podium: Zone Substation



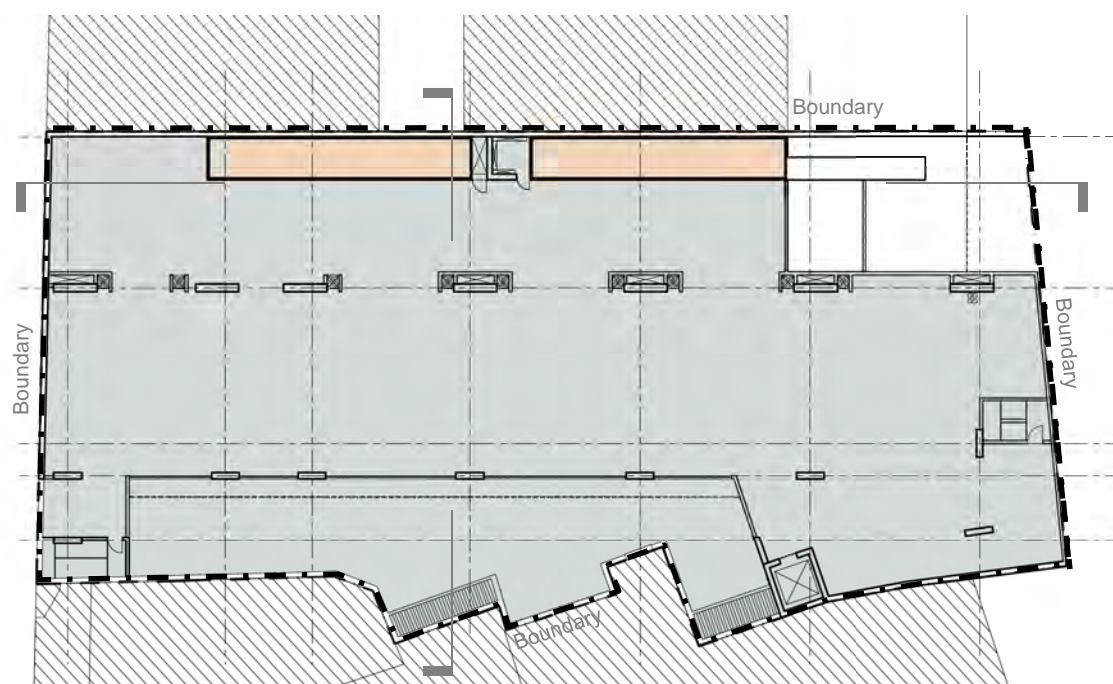
5.4.1. Substation Level 09 Plan

- Level 06 substation plan
- The floor plate is articulated in the north-east corner to accommodate the approximately 9 metre wide setback for the office entry below
- The low and high rise office lifts' core is positioned along the northern boundary
- The substation ventilation, services risers and lift shaft located along the southern boundary



5.4.2. Substation Level 10 Plan

- Level 07 substation plan
- The floor plate is articulated in the north-east corner to accommodate the approximately 9 metre wide setback for the office entry below
- The low and high rise office lifts' core is positioned along the northern boundary
- The substation ventilation, services risers and lift shaft located along the southern boundary



5.4.3. Substation Level 11 Plan

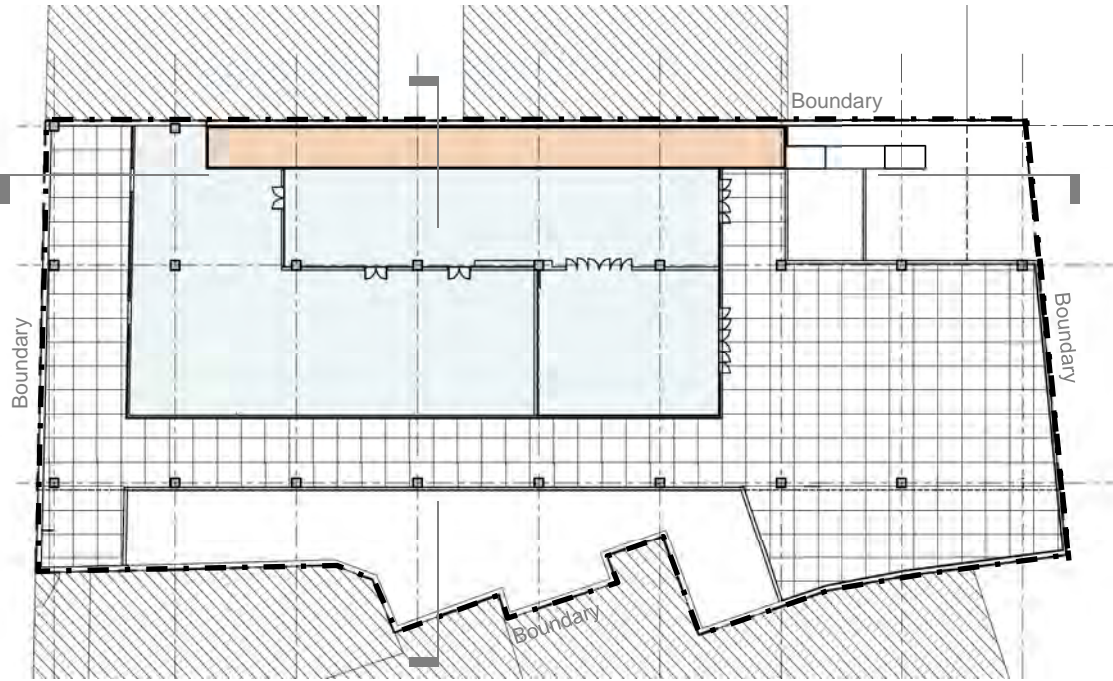
- Level 08 substation plan
- The floor plate is articulated in the north-east corner to accommodate the approximately 9 metre wide setback for the office entry below
- The low and high rise office lifts' core is positioned along the northern boundary
- The sub-station ventilation, services risers and lift shaft located along the southern boundary

LEGEND

- Substation
- Substation and commercial use
- Commercial
- Commercial core

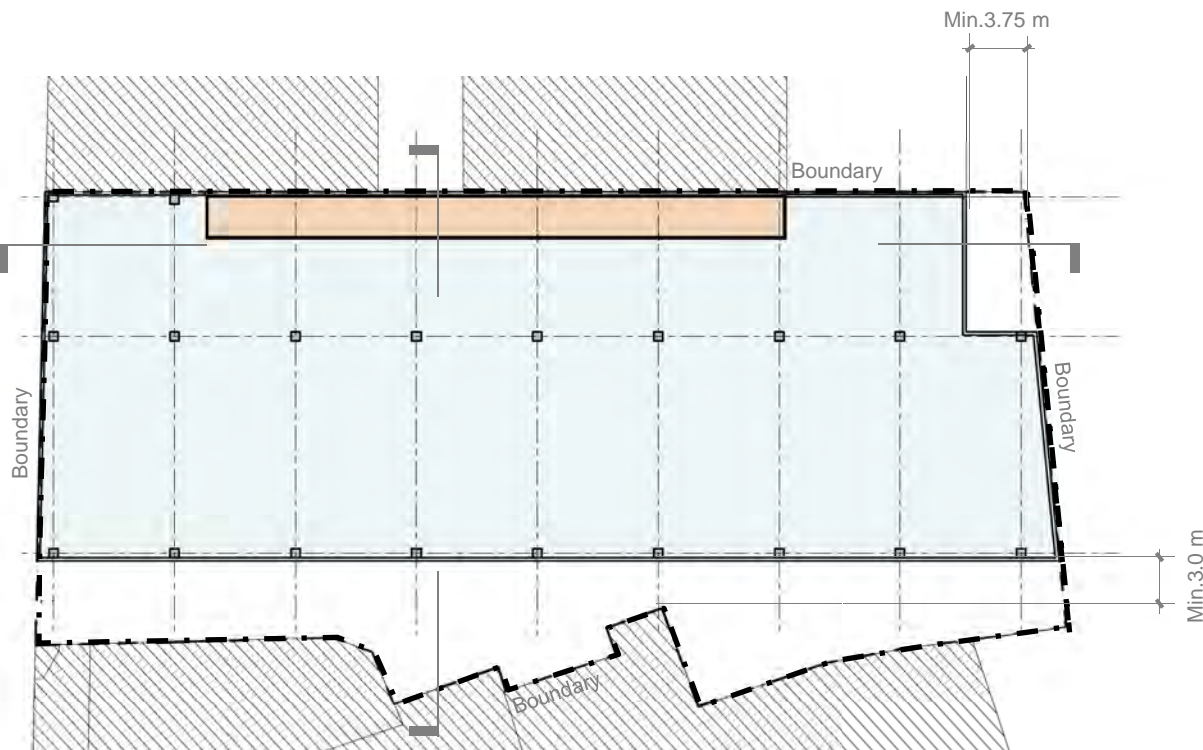
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5. DESCRIPTION OF PROPOSAL
5.5. Commercial Tower



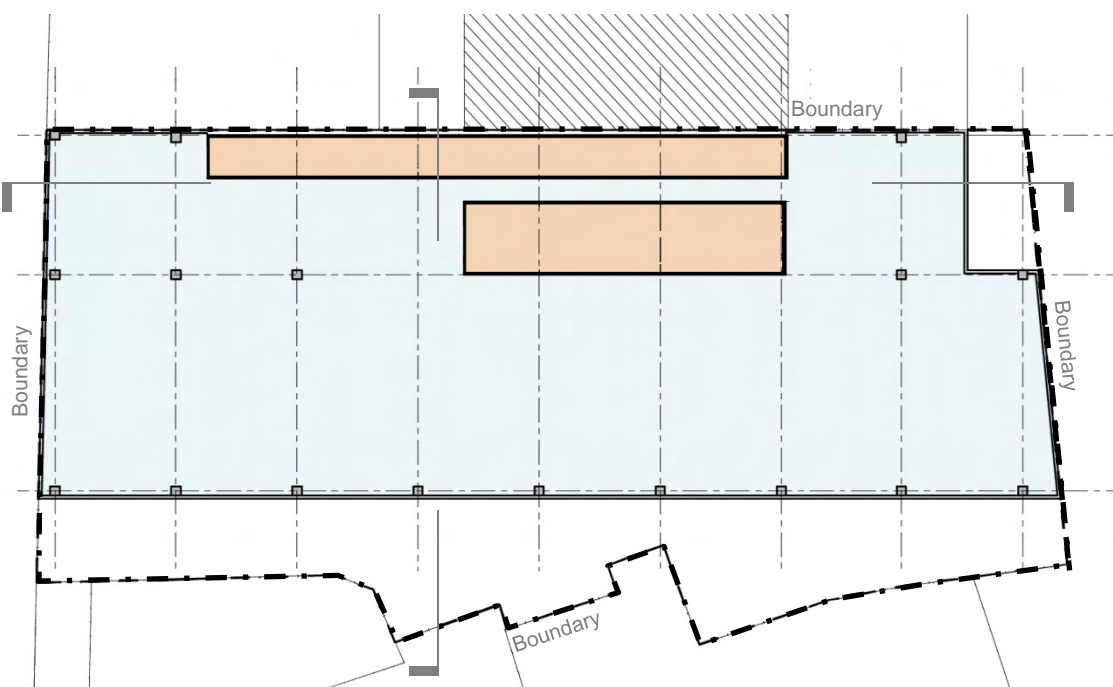
5.5.1. Commercial Level 12 Plan

- First level of the office component
- Sky lobby, communal landscaped terraces, lobby cafe, gymnasium and amenities for the office personnel



5.5.2. Commercial Level 13 Plan





- Office tower plant room



5.5.3. Commercial Levels 14-22 Plan

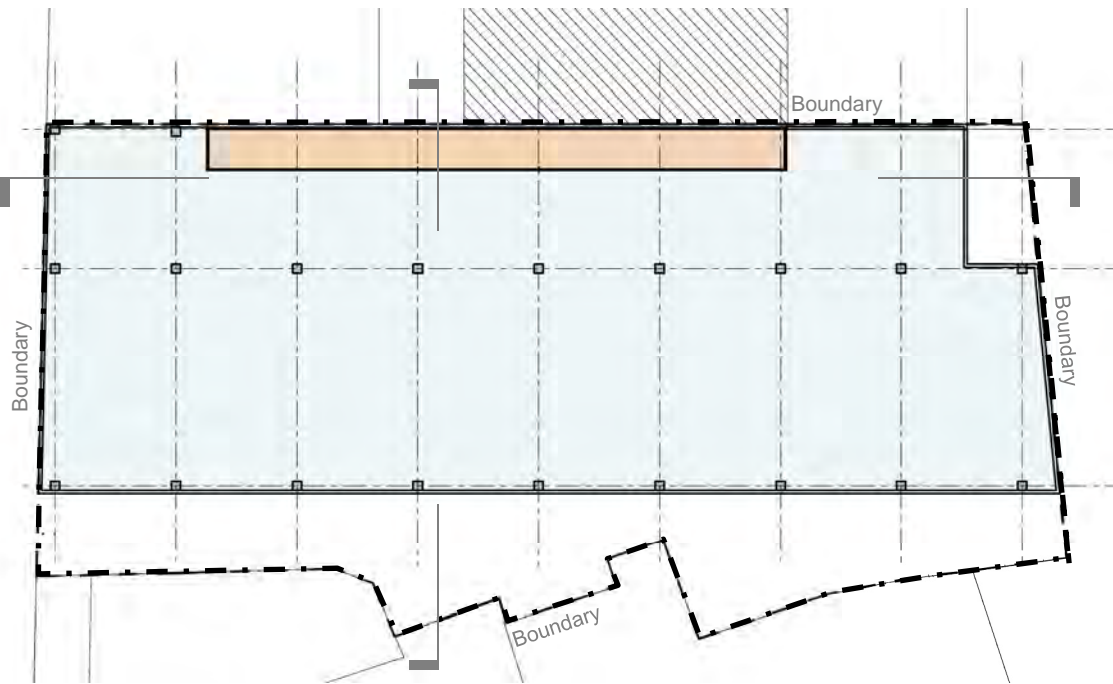
- Low rise office levels

LEGEND

-  Substation
-  Substation and commercial use
-  Commercial
-  Commercial core

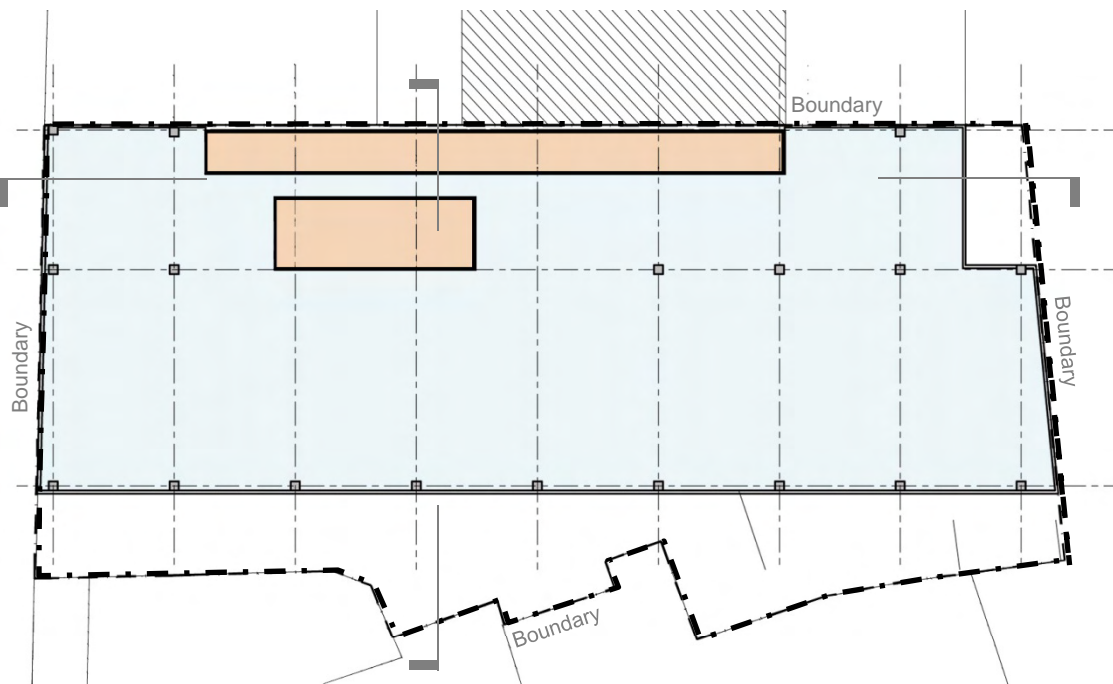
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5. DESCRIPTION OF PROPOSAL
5.5. Commercial Tower



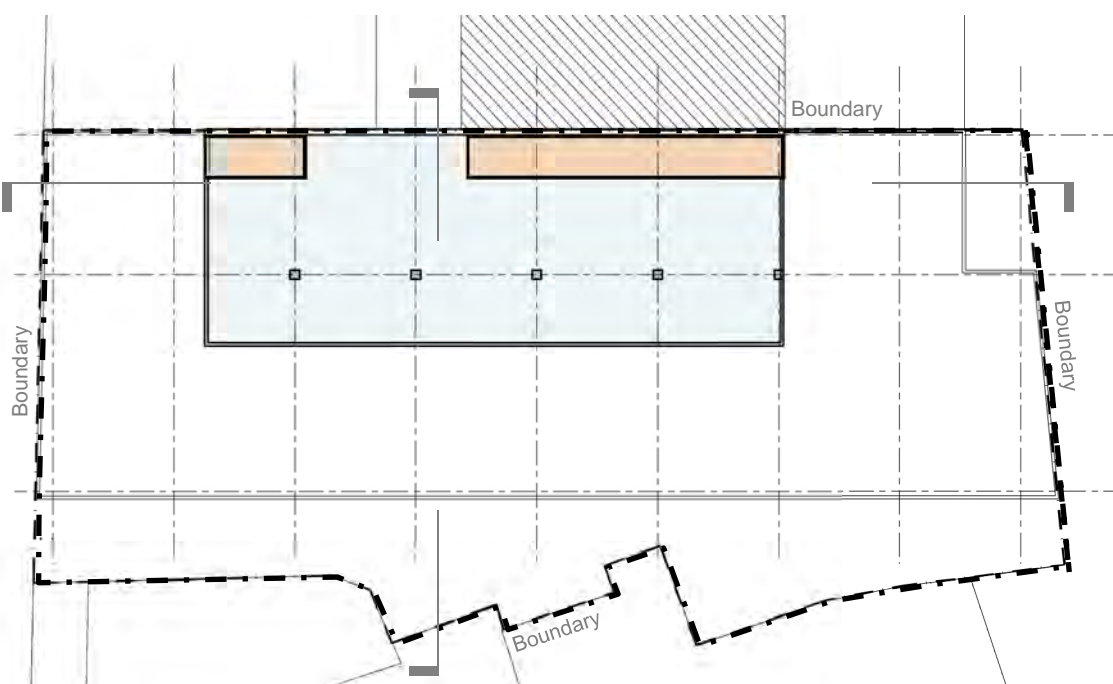
5.5.4. Commercial Level 23 Plan

- Mid rise plant room



5.5.5. Commercial Levels 24-33 Plan





- High rise office levels



5.5.6. Commercial Level 34 Plan

- Roof level plant room

LEGEND

-  Substation
-  Substation and commercial use
-  Commercial
-  Commercial core

5 0 5 10 15 20m Scale 1:500