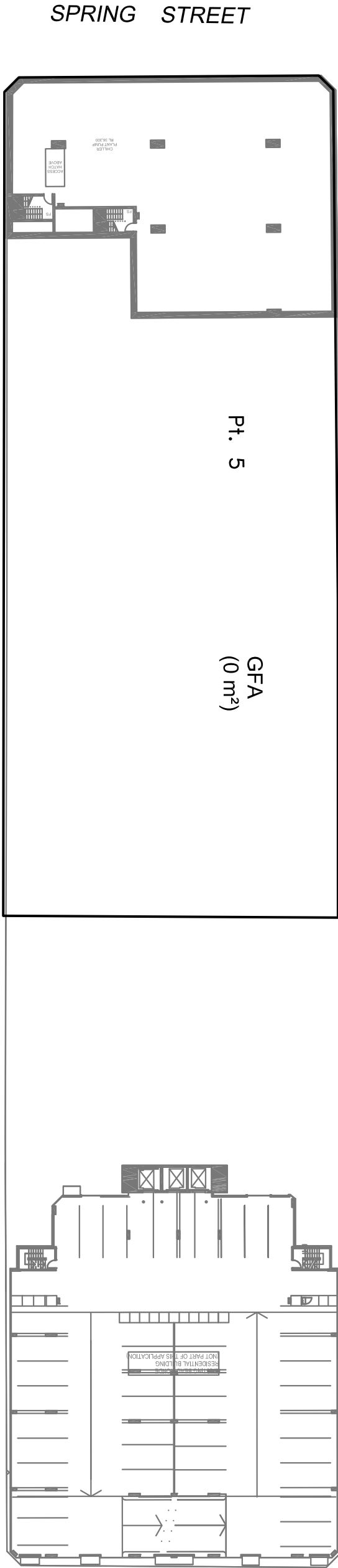


PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



DENISON

STREET



SPRING STREET

BERRY STREET

LITTLE

SPRING

STREET

BASEMENT 5

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.07.10 Ref. 32401-72

DENISON

STREET



BERRY STREET

BASEMENT 3

LITTLE

SPRING

STREET

DENISON

STREET



BERRY STREET

LITTLE

SPRING

STREET

BASEMENT 4

FRANK M. MASON & CO. PTY LIMITED

Land & Engineering Surveyors
Consultants in Land Development

Email

info@mason.net.au

2 Winslow Street

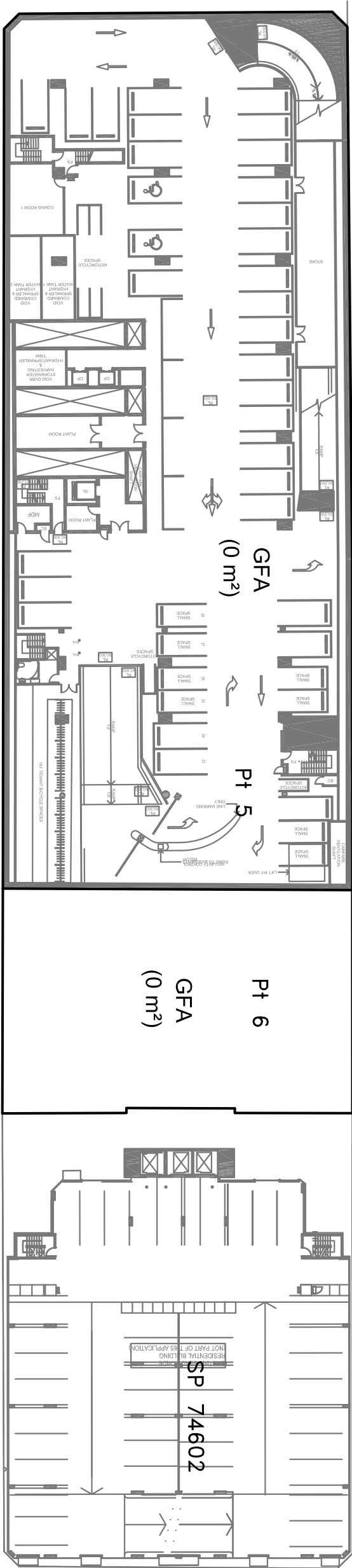
AREA SCALED FROM ARCHITECTURAL PLANS

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY

DENISON

STREET



SPRING STREET

BERRY STREET

LITTLE

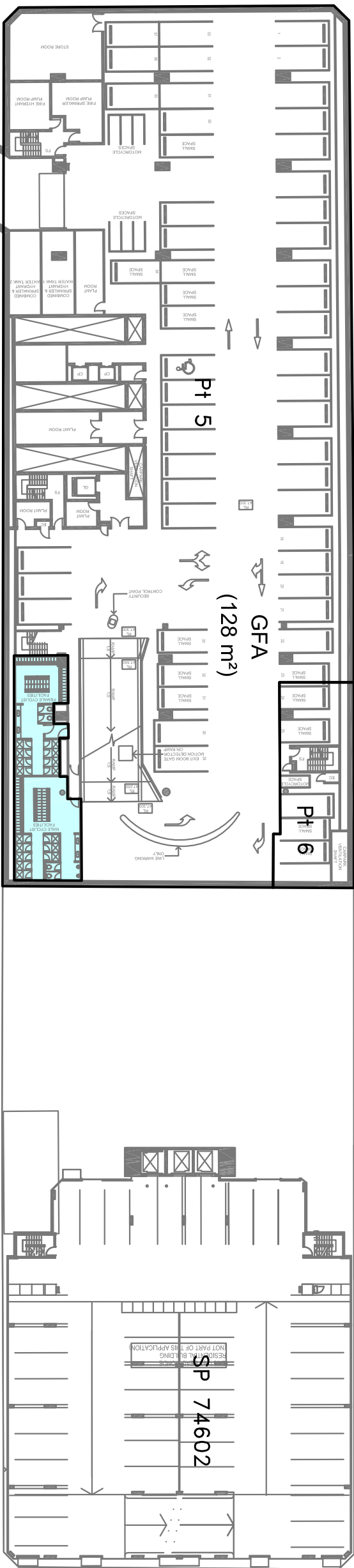
SPRING

STREET

BASEMENT 1

DENISON

STREET



SPRING STREET

BERRY STREET

LITTLE

SPRING

STREET

BASEMENT 2

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

FRANK M. MASON & CO. PTY LIMITED

Land & Engineering Surveyors
Consultants in Land Development

Email

info@mason.net.au

2 Winslow Street

9929 6233

Kirribilli 2061

9955 5385

Red. Ratio 1:500 Date 22.07.10 Ref.32401-74

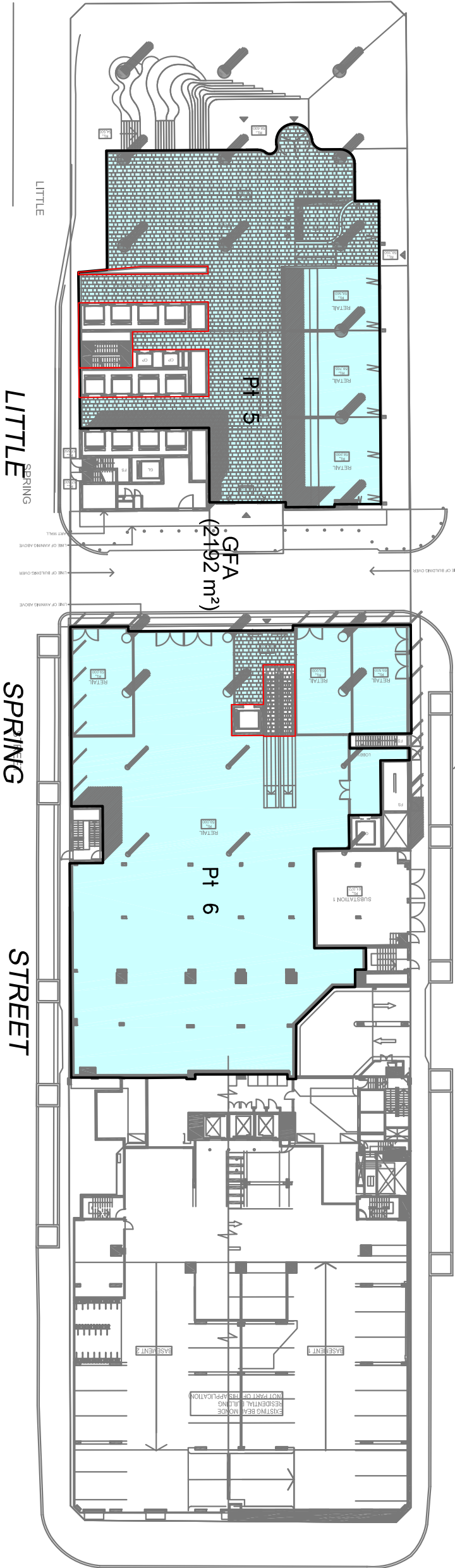
AREA SCALED
FROM ARCHITECTURAL PLANS

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING

77-81 BERRY STREET NORTH SYDNEY

DENISON

SPRING STREET



BERRY STREET

LITTLE SPRING

SPRING STREET

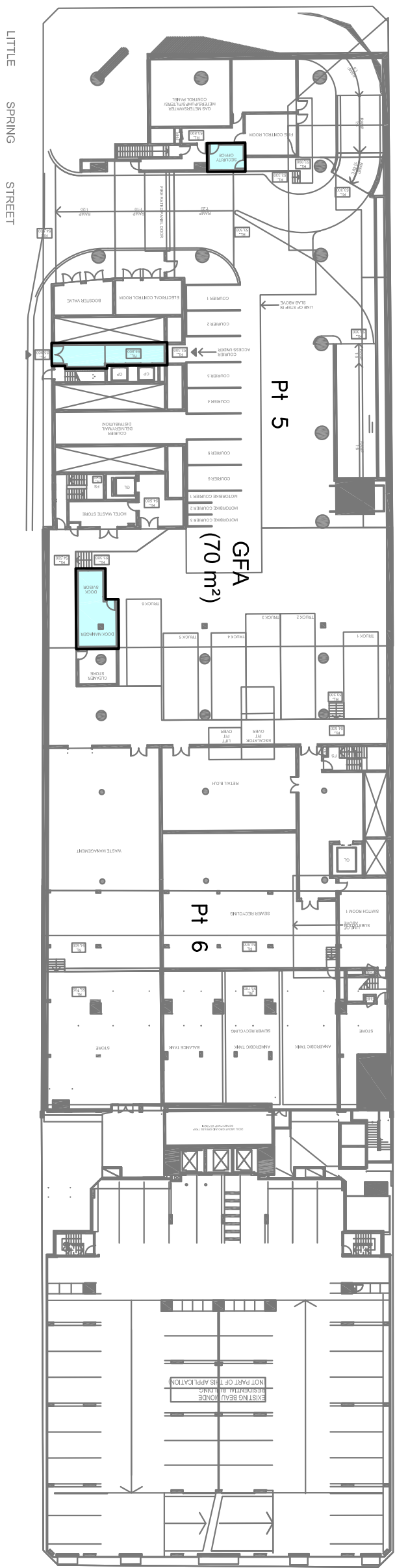
STREET

GROUND LEVEL

DENISON

STREET

SPRING STREET



BERRY STREET

LITTLE SPRING

SPRING STREET

STREET

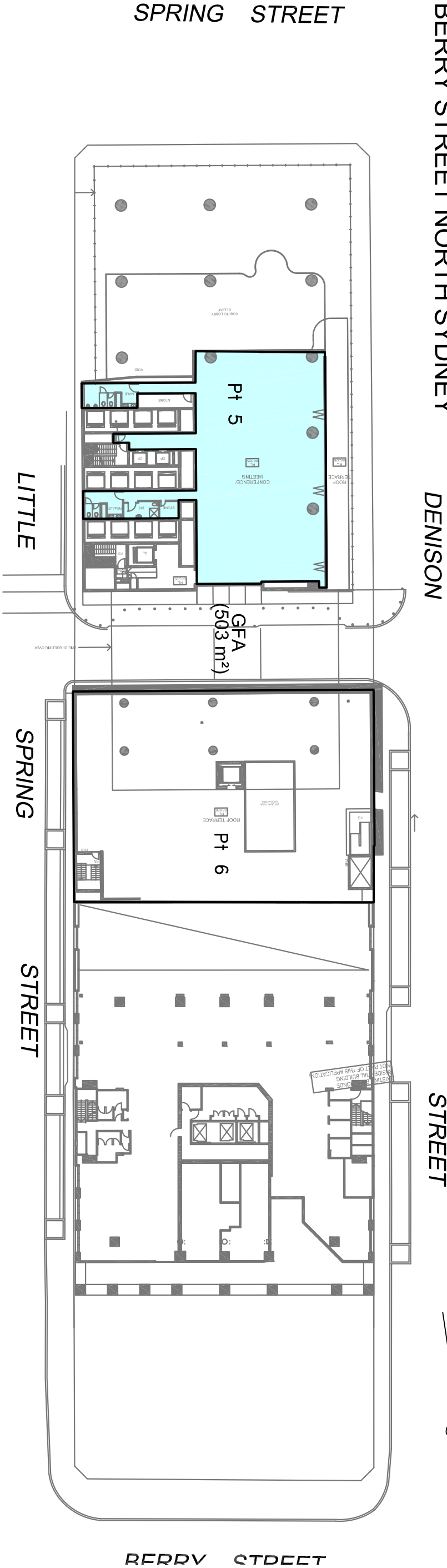
LOWER GROUND FLOOR

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 62335
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.07.10 Ref.32401-75

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



LEVEL 2

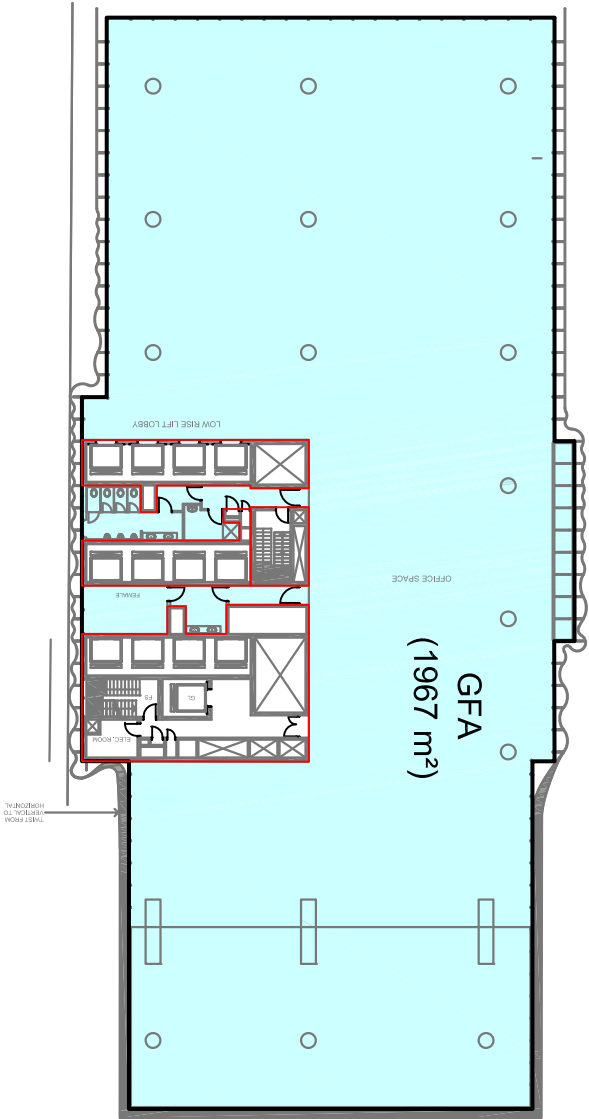


NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.07.10 Ref.32401-76

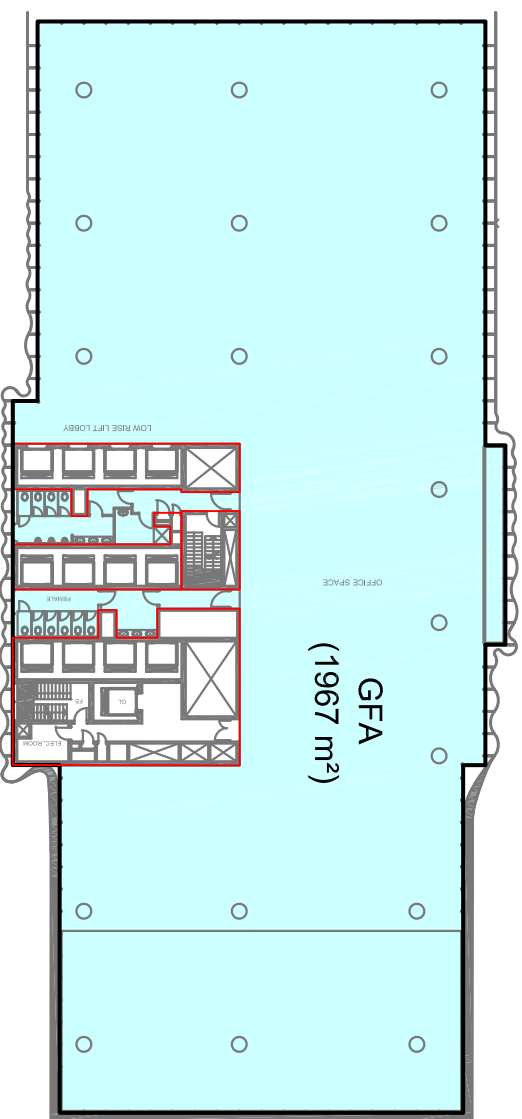
PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



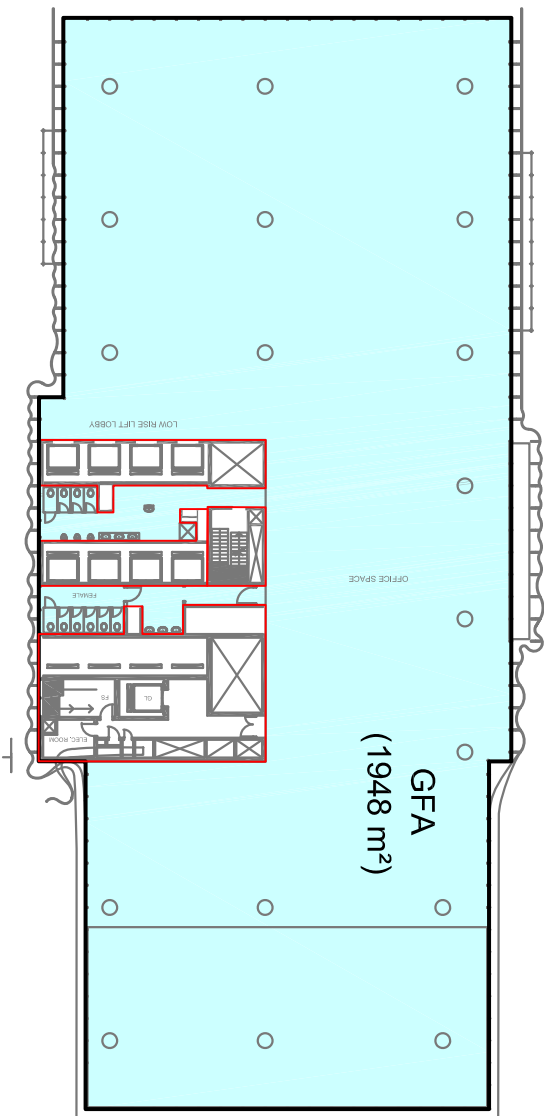
OFFICE LEVEL 5
5. LR OFFICE 5.DWG



OFFICE LEVEL 6
6. LR OFFICE 6.DWG



OFFICE LEVEL 7
7. LR OFFICE 7.DWG



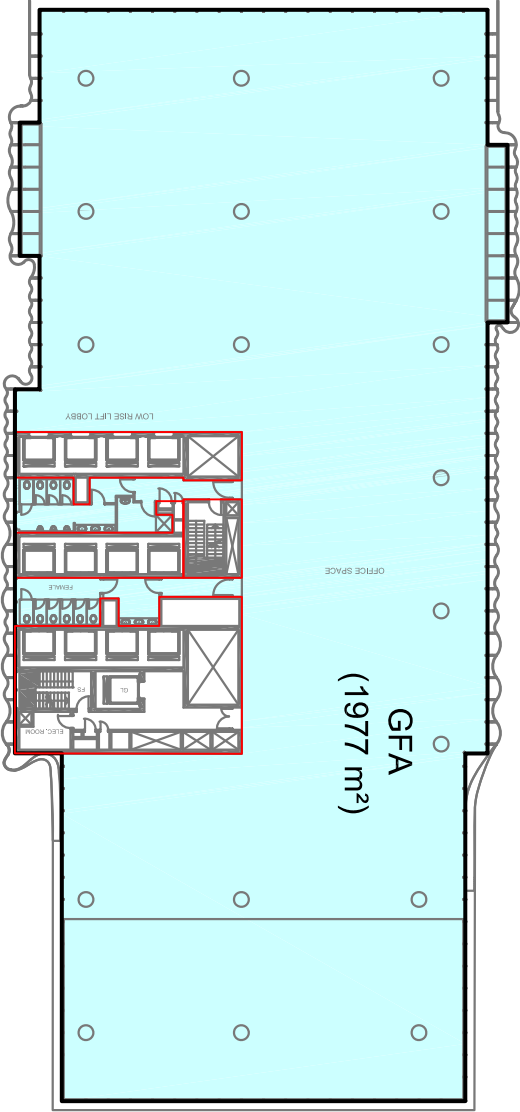
OFFICE LEVEL 8
8. LR OFFICE 8.DWG

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

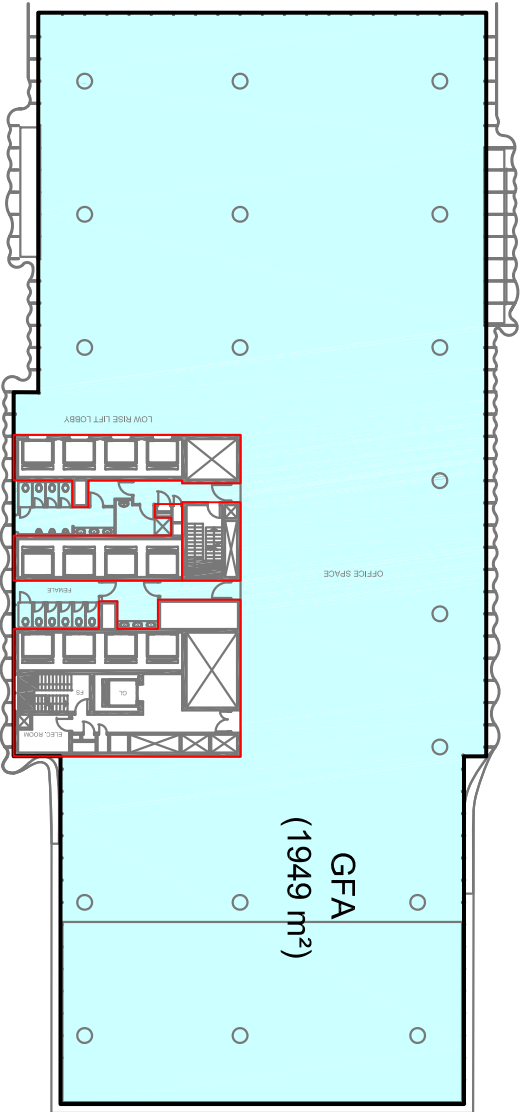
FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.10.10 Ref. 32401-77

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



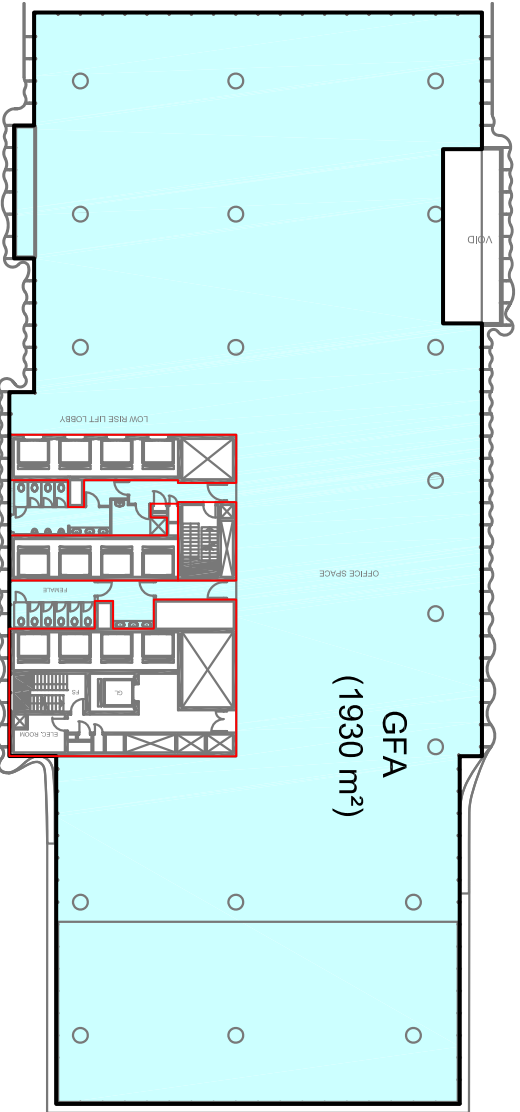
LITTLE SPRING STREET

OFFICE LEVEL 9
9. LR OFFICE 9.DWG



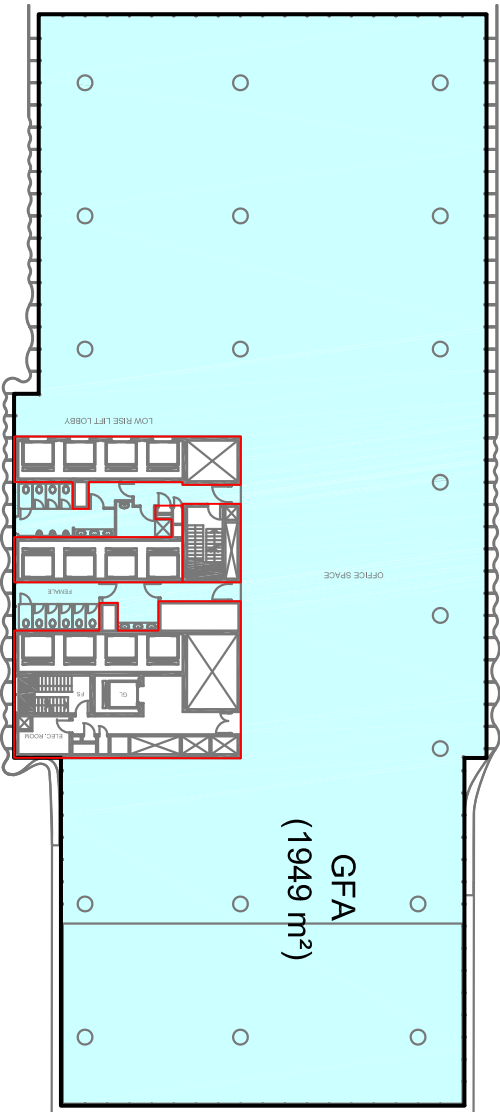
LITTLE SPRING STREET

OFFICE LEVEL 11
11. LR OFFICE 11.DWG



LITTLE SPRING STREET

OFFICE LEVEL 10
10. LR OFFICE 10.DWG



LITTLE SPRING STREET

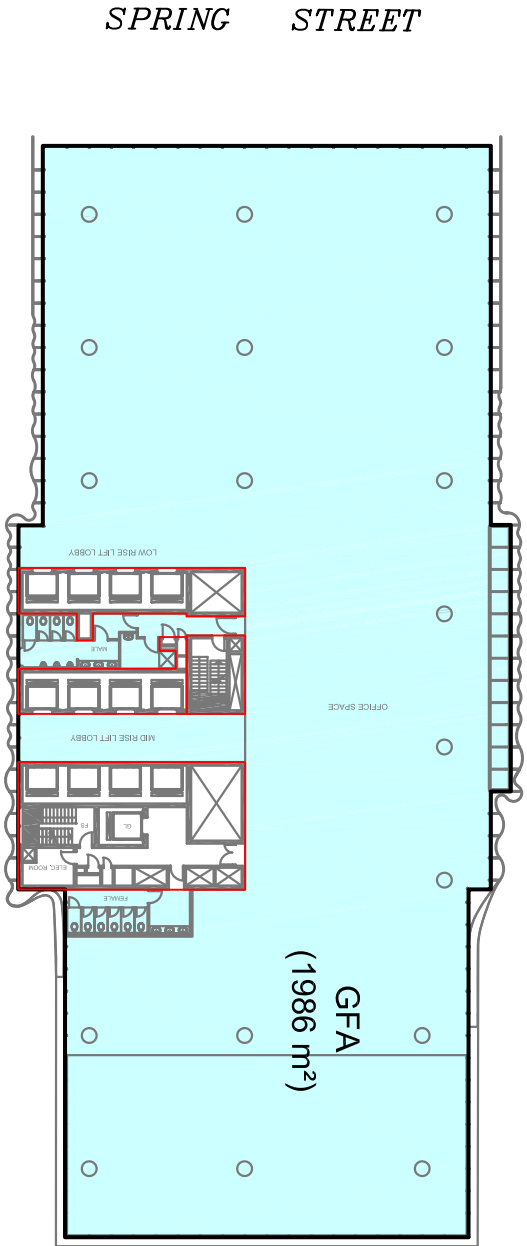
OFFICE LEVEL 12
12. LR OFFICE 12.DWG

NOTE:
1.  DENOTES AREA NOT INCLUDED IN GFA.

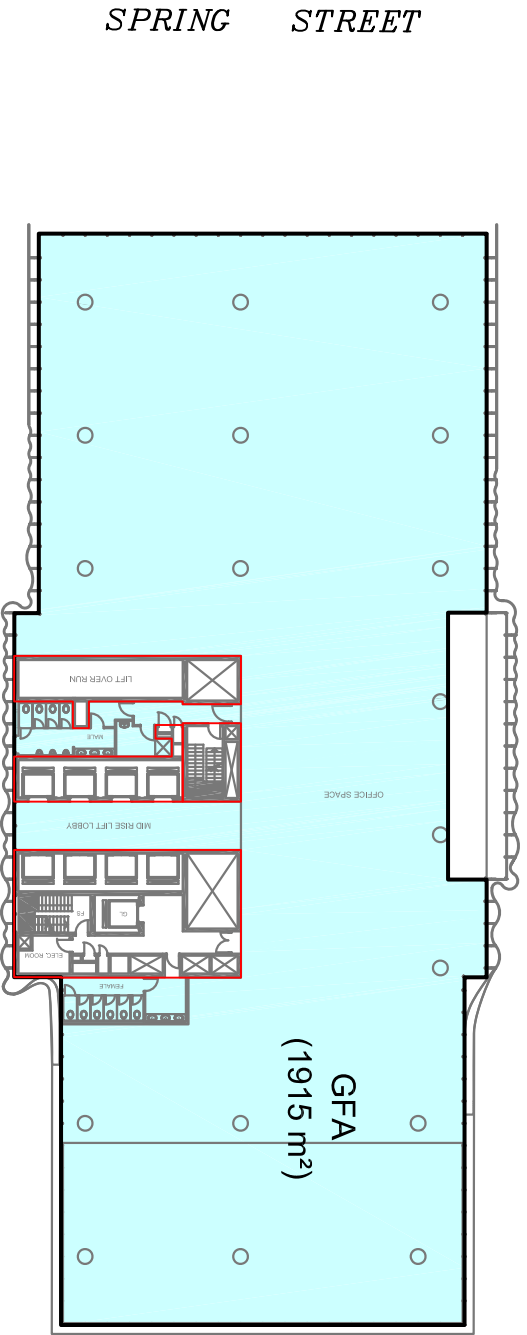
AREA SCALED
FROM ARCHITECTURAL PLANS

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Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.10.10 Ref. 32401-78

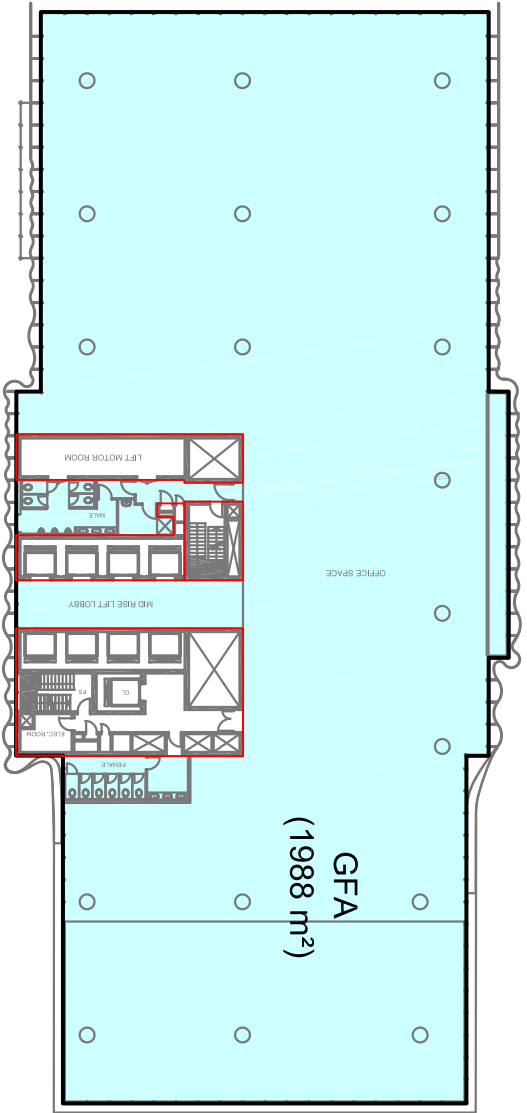
PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



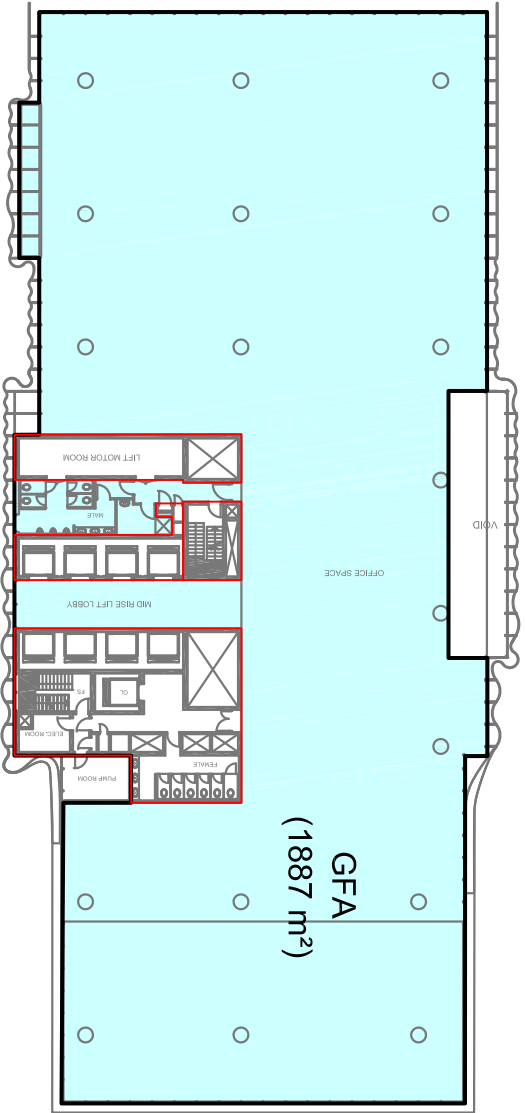
LITTLE SPRING STREET
OFFICE LEVEL 13
13. LR TRANSFER 13.DWG



LITTLE SPRING STREET
OFFICE LEVEL 14
14. LR OVER RUN 14.DWG



LITTLE SPRING STREET
OFFICE LEVEL 15
15. LR OVER RUN 15.DWG



LITTLE SPRING STREET
OFFICE LEVEL 16
16. MR OFFICE 16.DWG

NOTE:
1.  DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development

Email

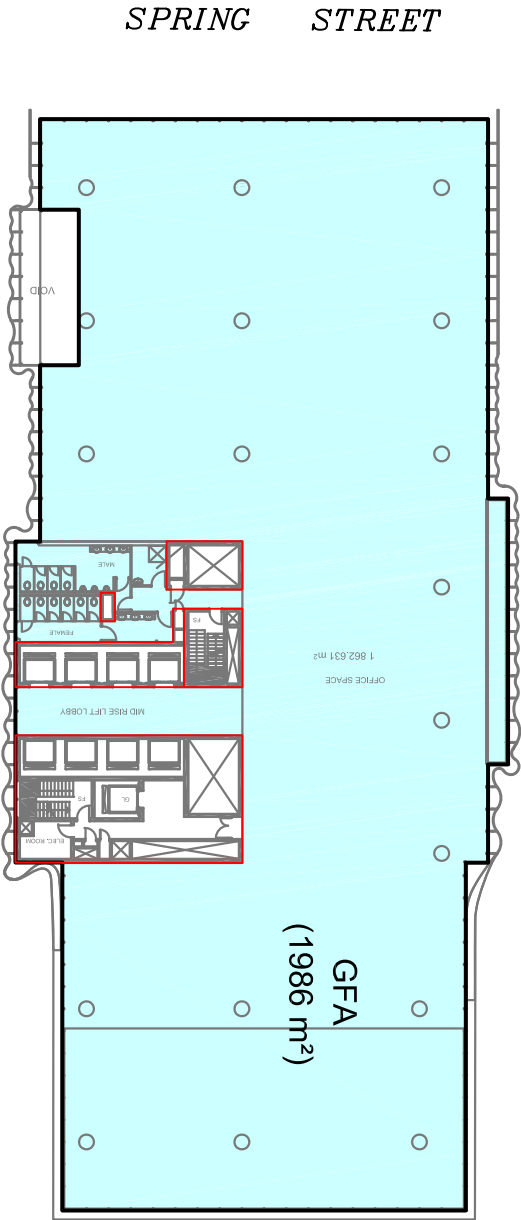
info@mason.net.au

2 Winslow Street
Kirribilli 2061

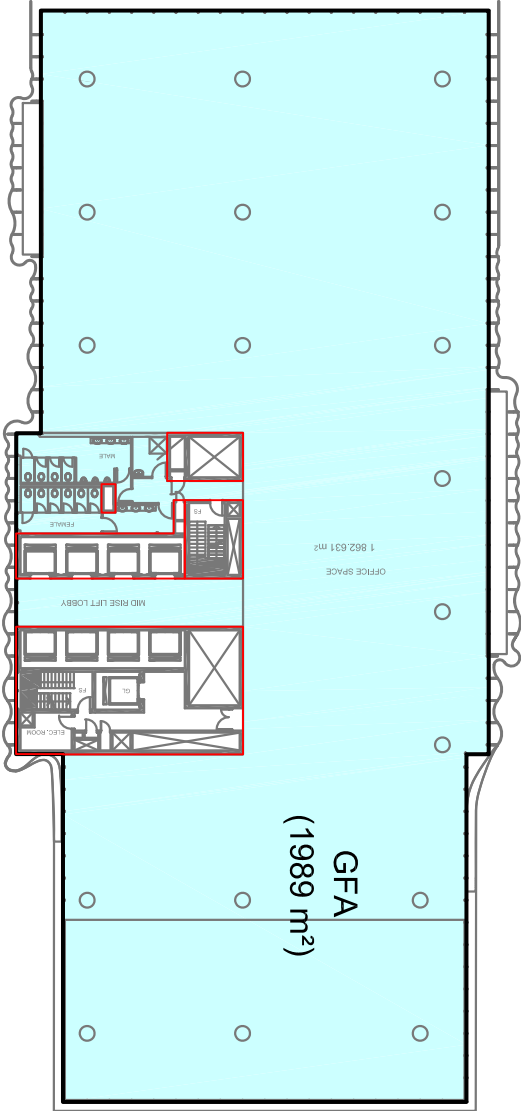
9929 6233
9955 5385

Red. Ratio 1:500 Date 22.10.10 Ref. 32401-79

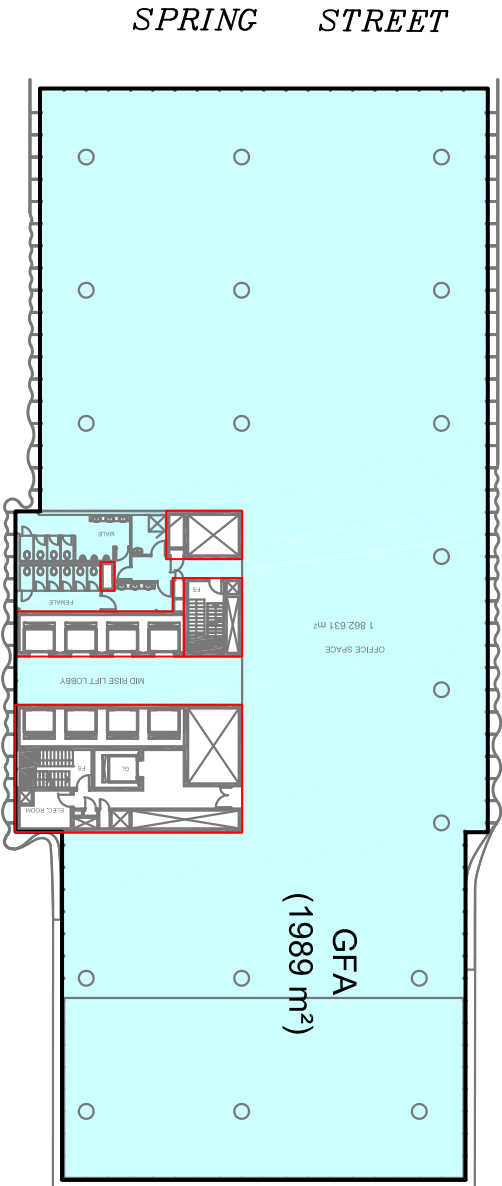
PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



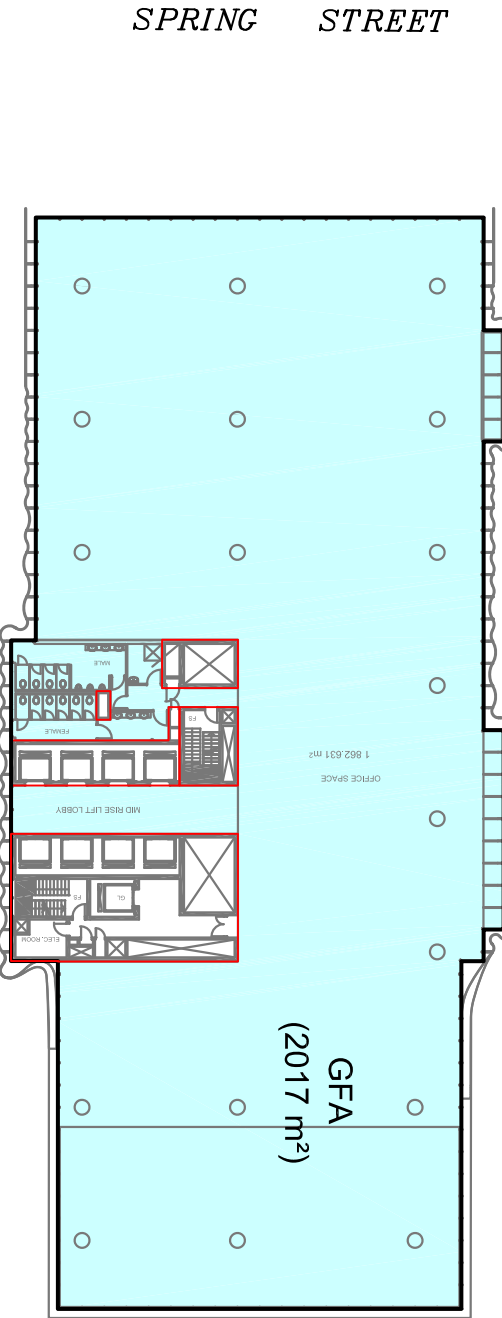
OFFICE LEVEL 17
17.MR OFFICE 17.DWG



OFFICE LEVEL 18
18.MR OFFICE 18.DWG



OFFICE LEVEL 19
19.MR OFFICE 19.DWG



OFFICE LEVEL 20
20.MR OFFICE 20.DWG

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development

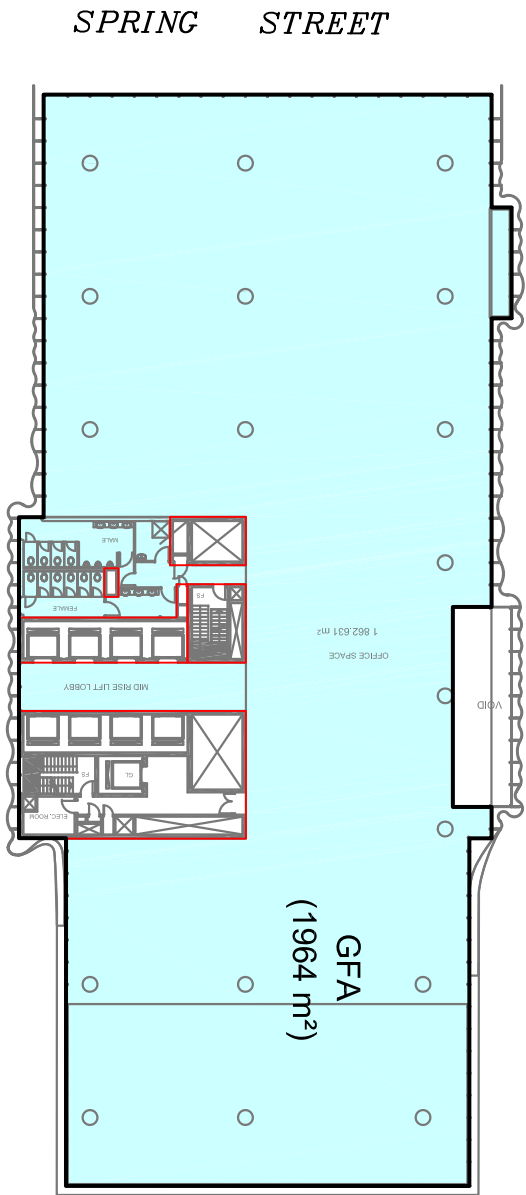
Email

2 Winslow Street
Kirribilli 2061
Ref. Ratio 1:500 Date 22.10.10 Ref. 32401-80

info@mason.net.au
9929 6233
9955 5385

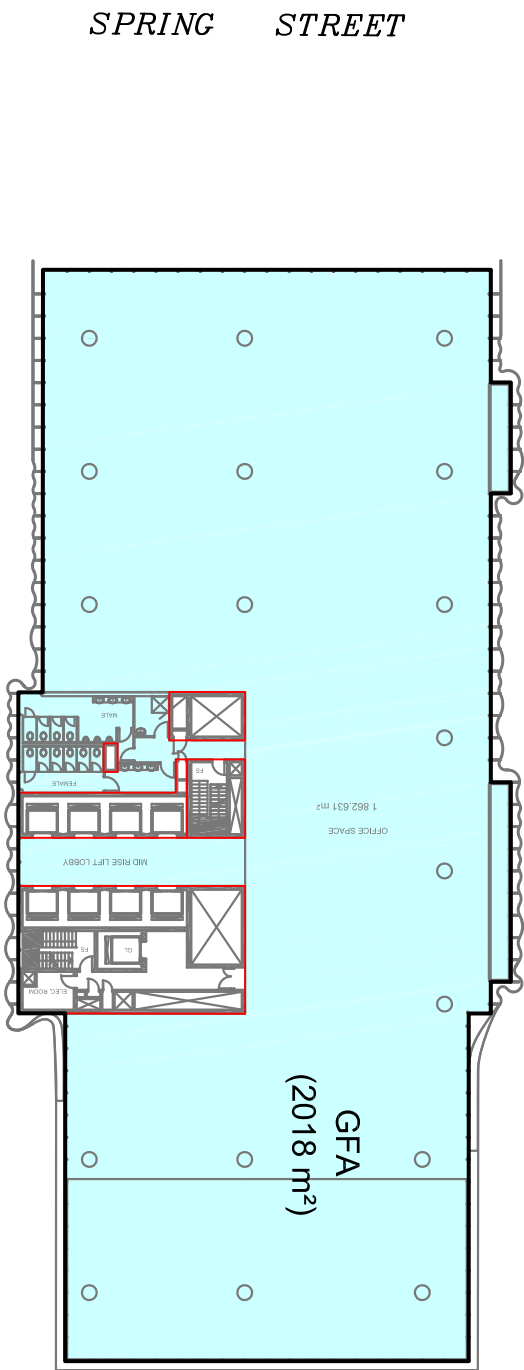
AREA SCALED
FROM ARCHITECTURAL PLANS

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



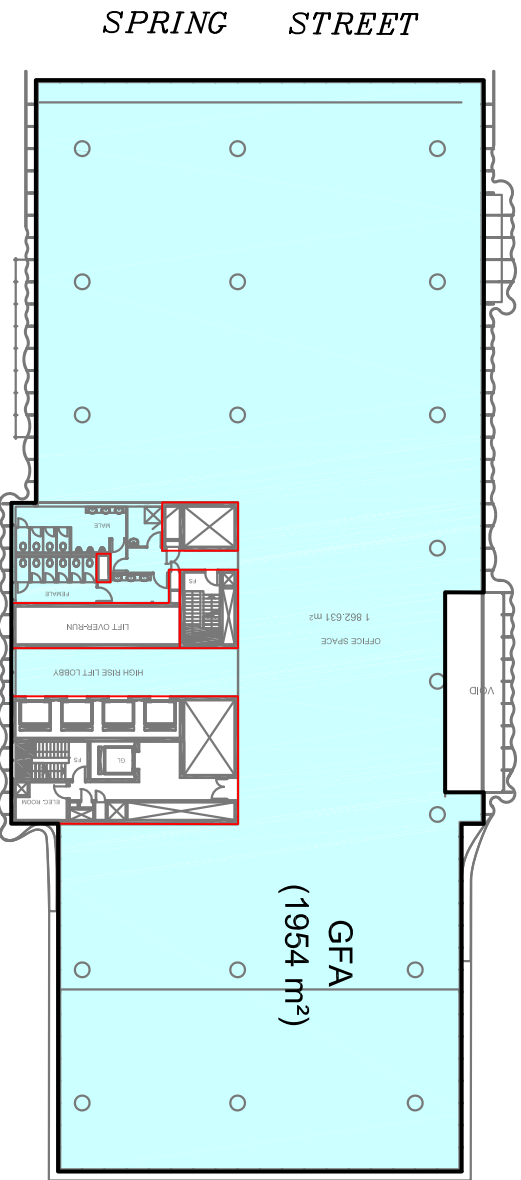
LITTLE SPRING STREET

OFFICE LEVEL 21
21. MR OFFICE 21.DWG



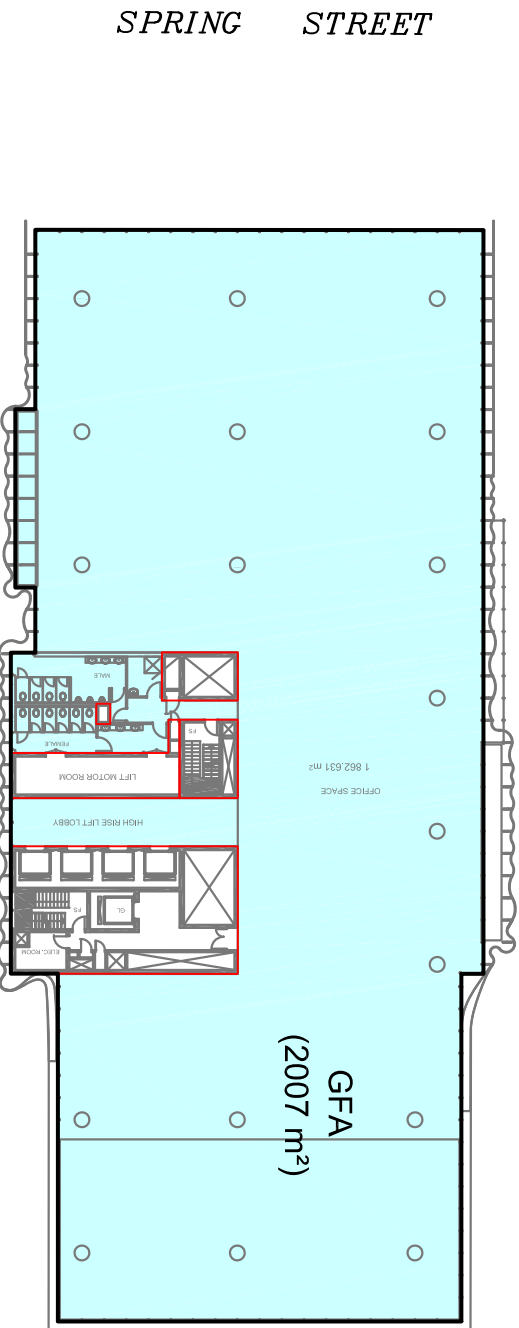
LITTLE SPRING STREET

OFFICE LEVEL 22
22. MR TRANSFER 22.DWG



LITTLE SPRING STREET

OFFICE LEVEL 23
23. MR OVER RUN 23.DWG



LITTLE SPRING STREET

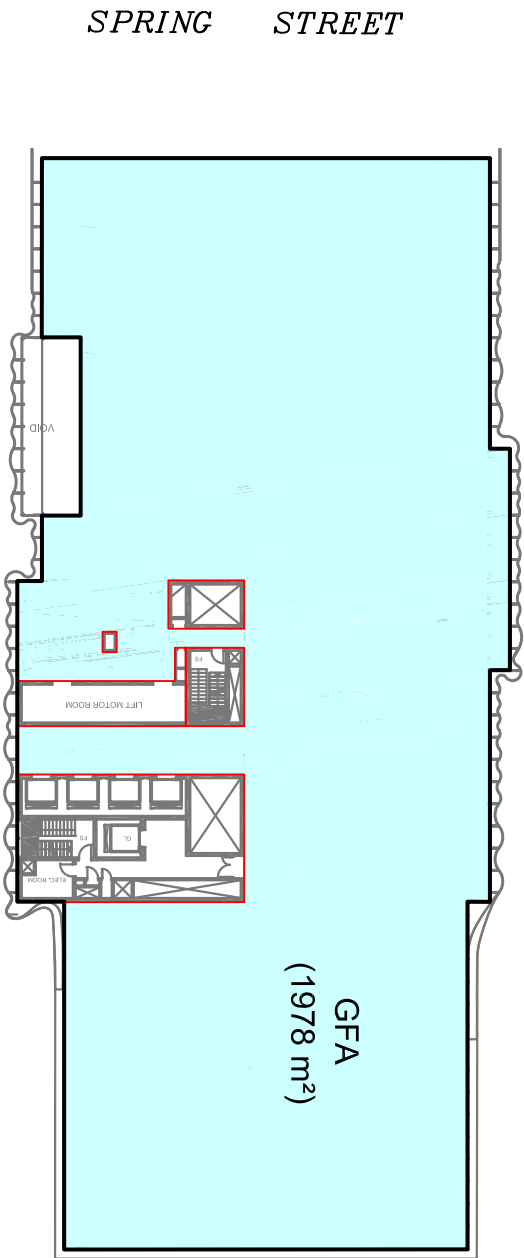
OFFICE LEVEL 24
24. MR LMR 24.DWG

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.

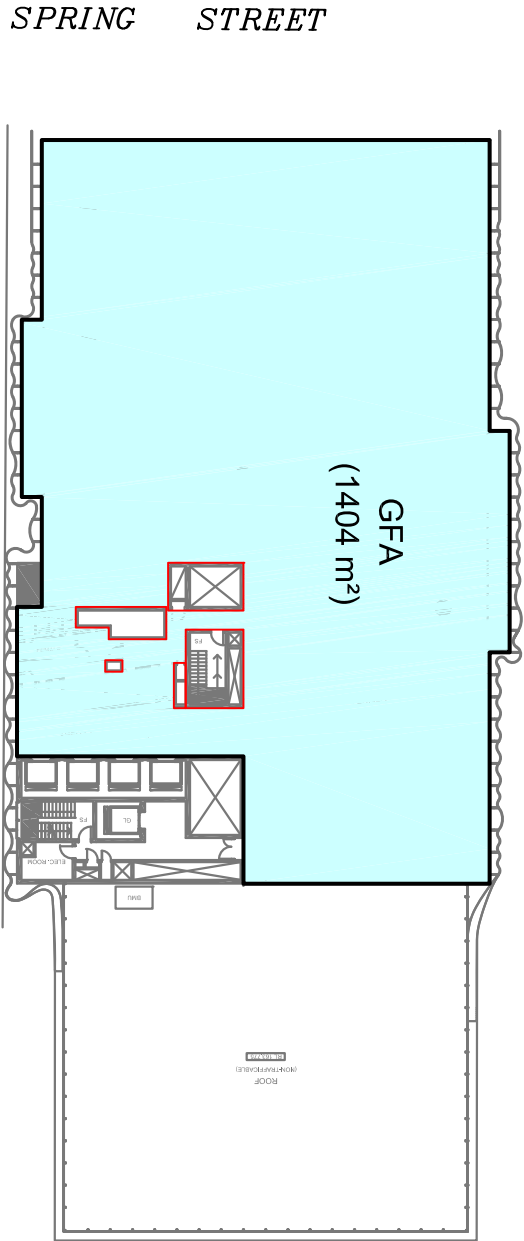
AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Ref. Ratio 1:500 Date 22.10.10 Ref. 32401-81

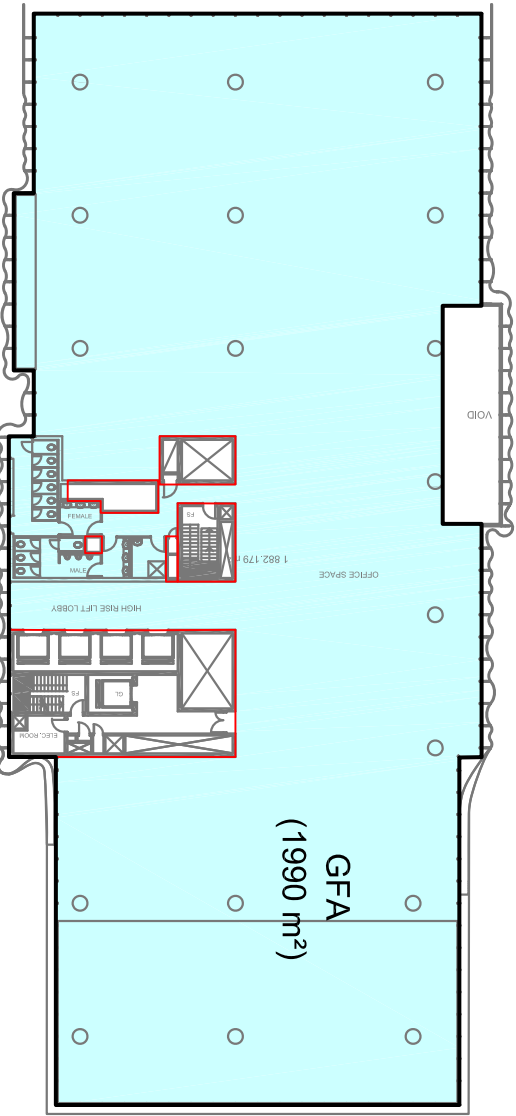
PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



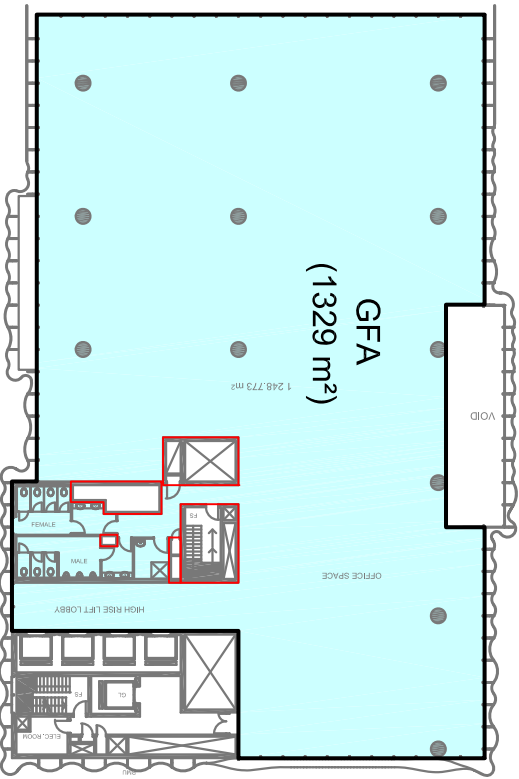
OFFICE LEVEL 25
25. HR OFFICE 25.DWG



OFFICE LEVEL 27
27. HR OFFICE 27.DWG



OFFICE LEVEL 26
26. HR OFFICE 26.DWG



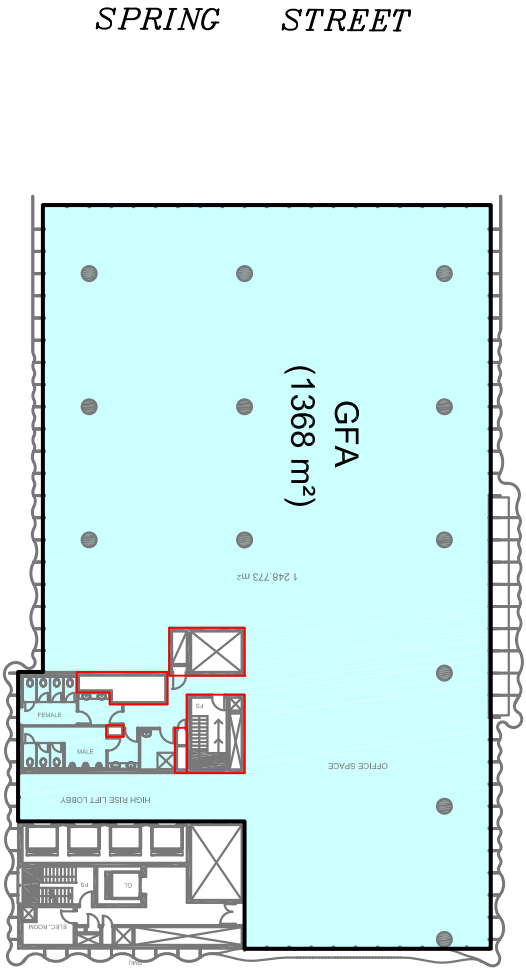
OFFICE LEVEL 28
28. HR OFFICE 28.DWG

NOTE:
1.  DENOTES AREA NOT INCLUDED IN GFA.

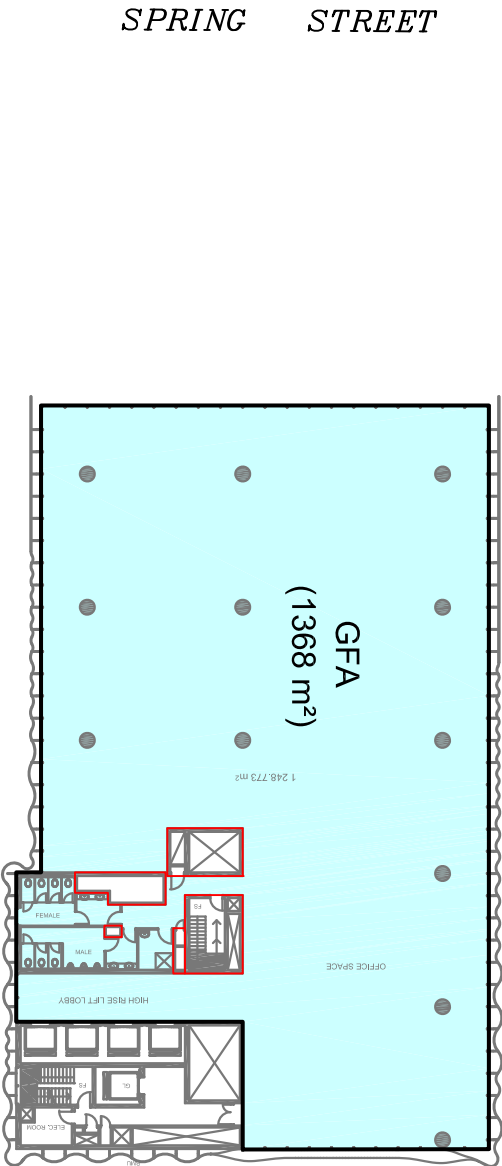
AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.10.10 Ref. 32401-82

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW COMMERCIAL BUILDING
77-81 BERRY STREET NORTH SYDNEY



OFFICE LEVEL 29
29. HR OFFICE 29.DWG



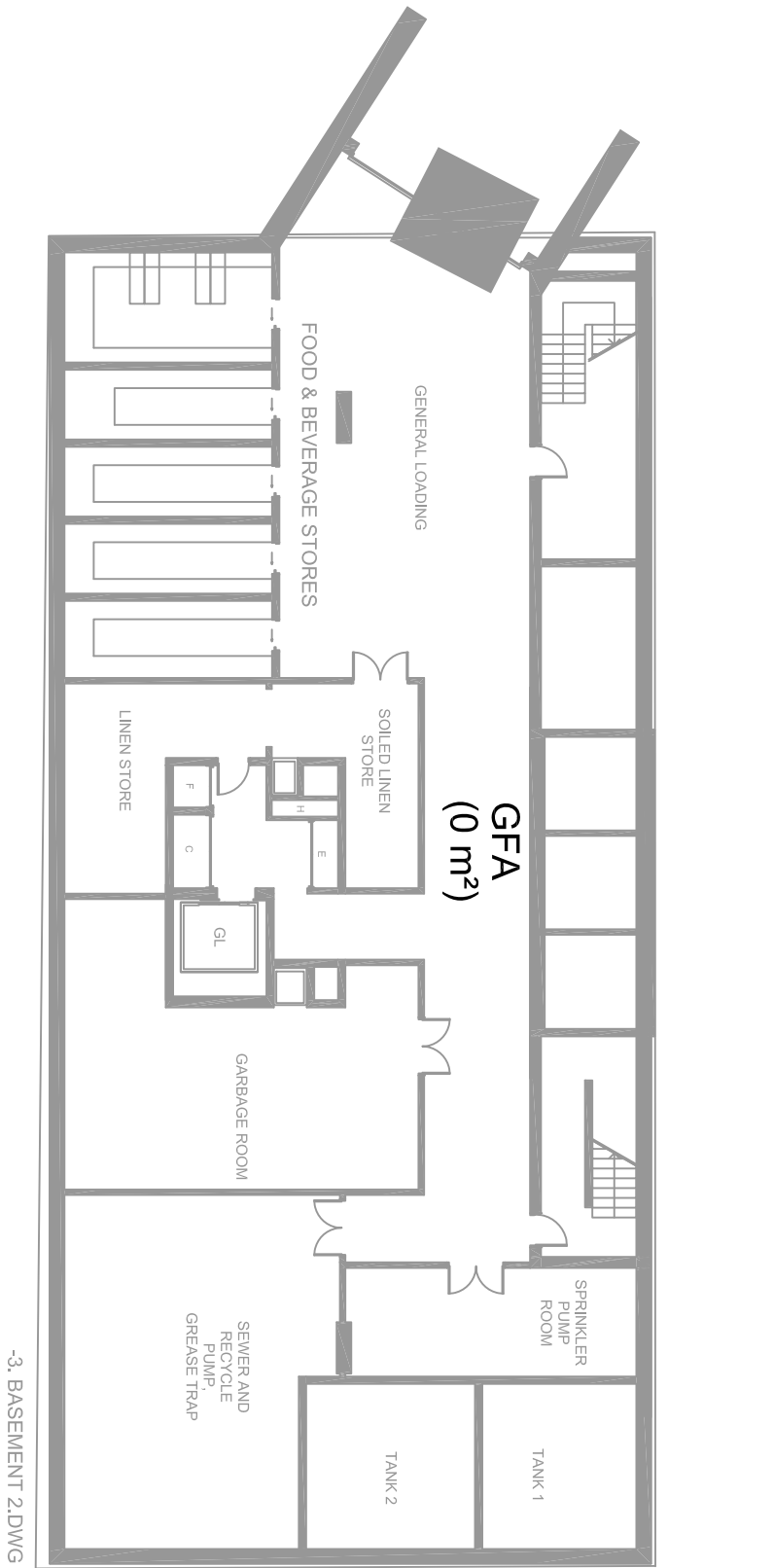
OFFICE LEVEL 30
30. HR OFFICE 30.DWG

NOTE:
1.  DENOTES AREA NOT INCLUDED IN GFA.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:500 Date 22.10.10 Ref. 32401-83

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT
88 WALKER STREET NORTH SYDNEY

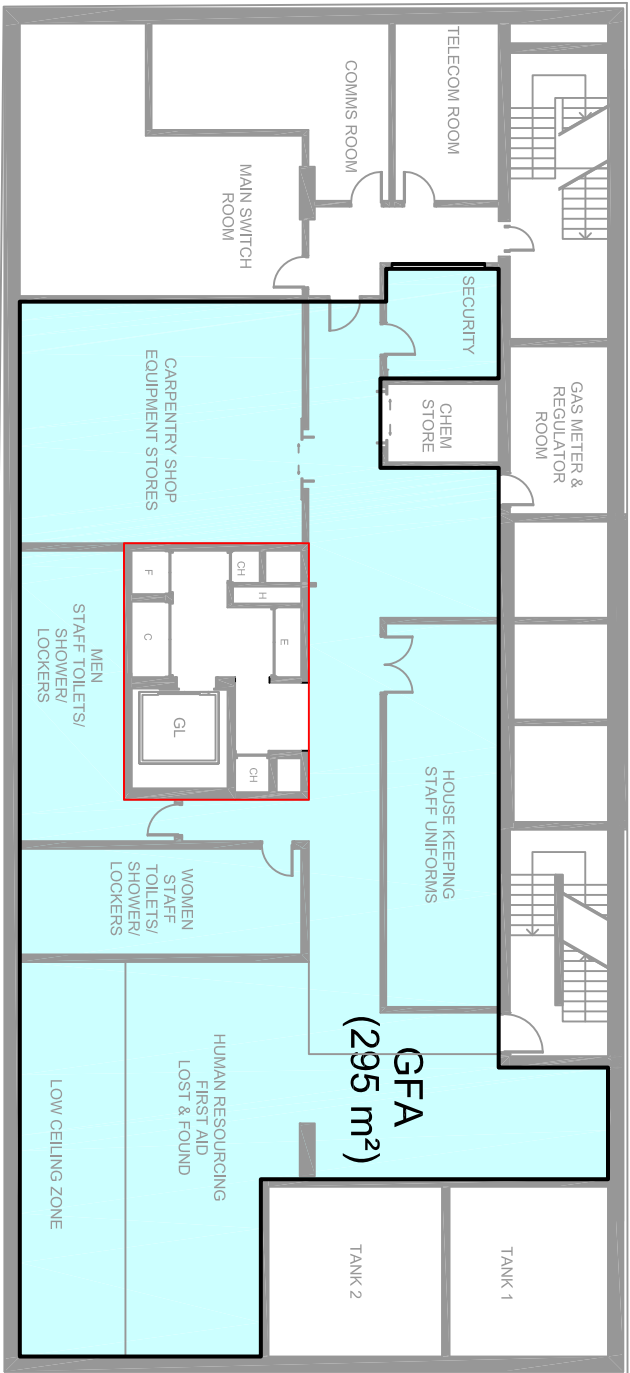


LITTLE SPRING STREET

WALKER STREET



BASEMENT 2



LITTLE SPRING STREET

WALKER STREET

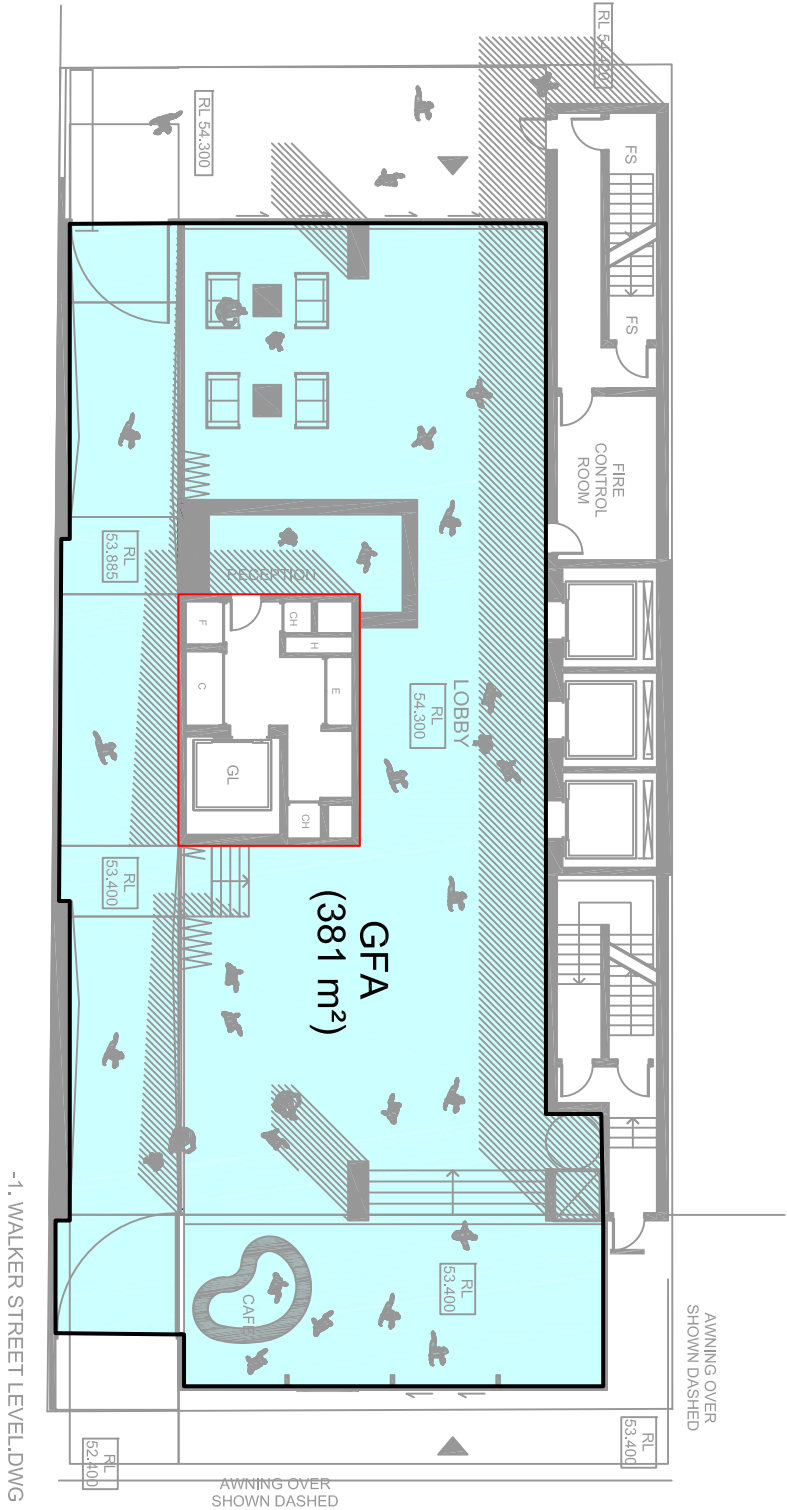
AREA SCALED
FROM ARCHITECTURAL PLANS

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.
2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.

SPRING STREET
BASEMENT 1

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email: info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Ref. Ratio 1:200 Date 29.07.10 Ref. 32401-85

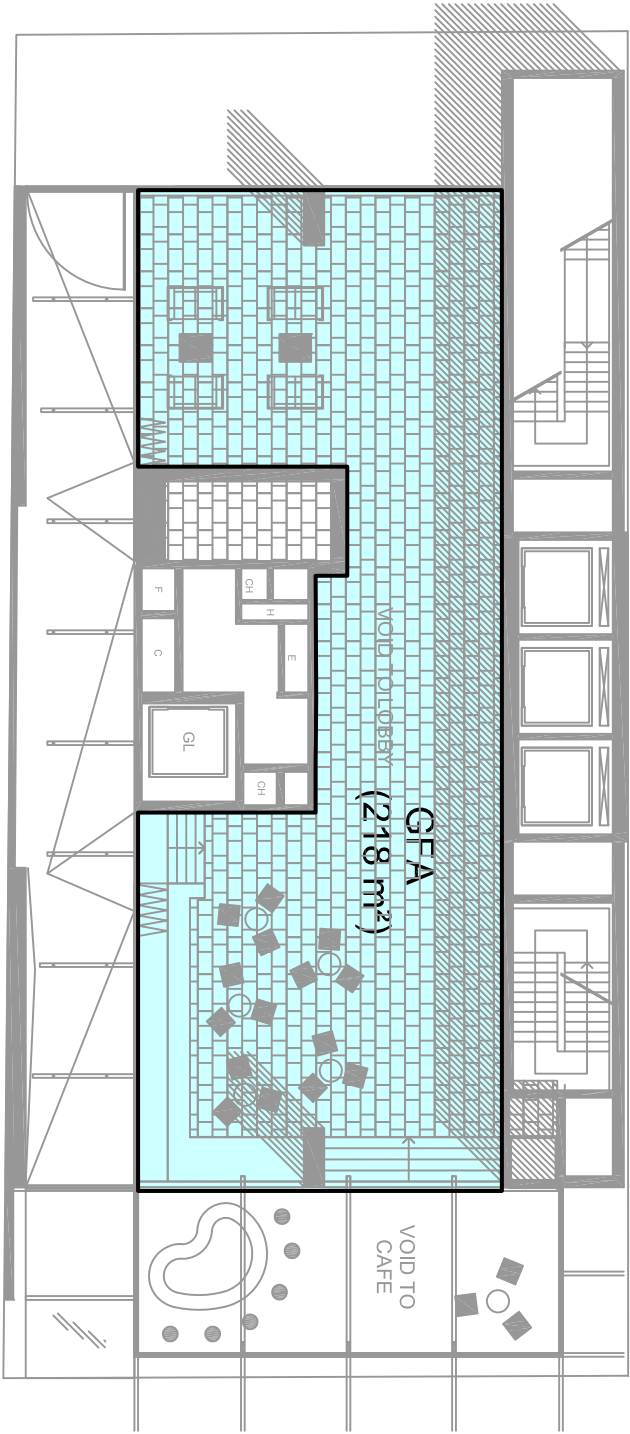
PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT
88 WALKER STREET NORTH SYDNEY



WALKER STREET

LITTLE SPRING STREET

WALKER STREET LEVEL



WALKER STREET

LITTLE SPRING STREET

BRIDGE LINK LEVEL

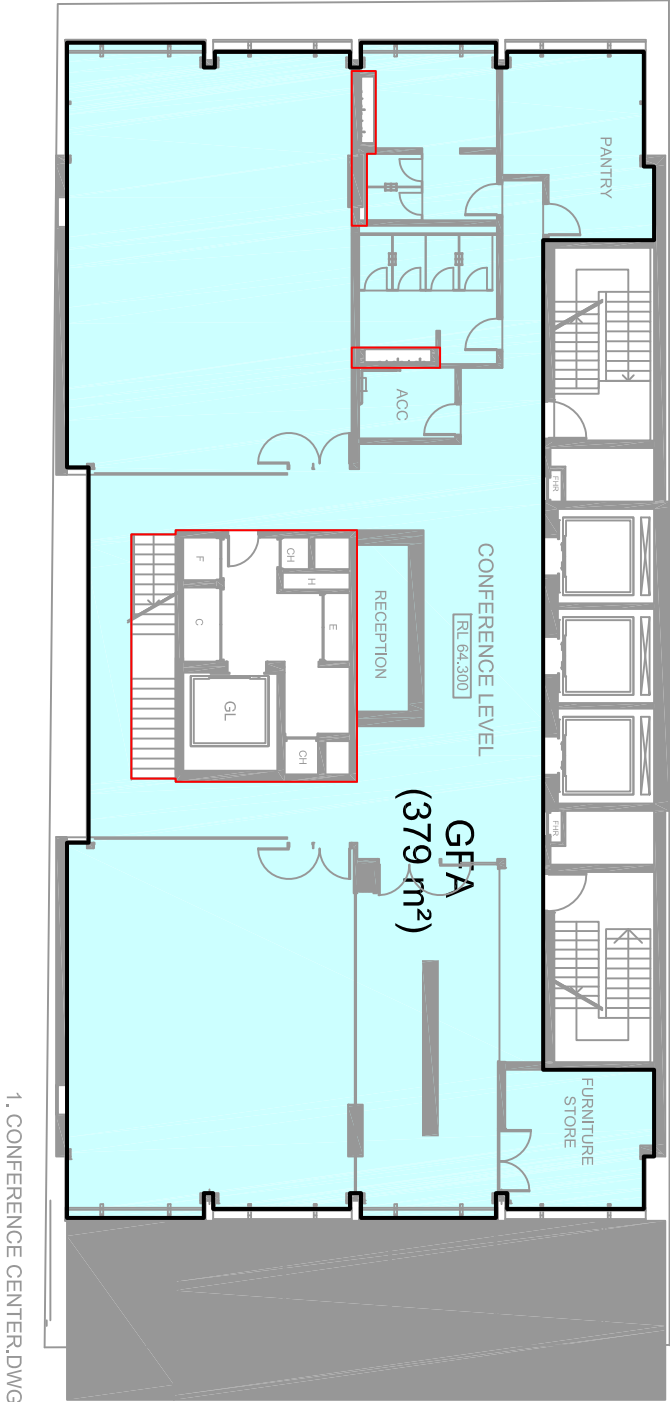
NOTE:
1. ☐ DENOTES AREA NOT INCLUDED IN GFA.
2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:200 Date 29.07.10 Ref. 32401-86

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT
88 WALKER STREET NORTH SYDNEY

LITTLE SPRING STREET



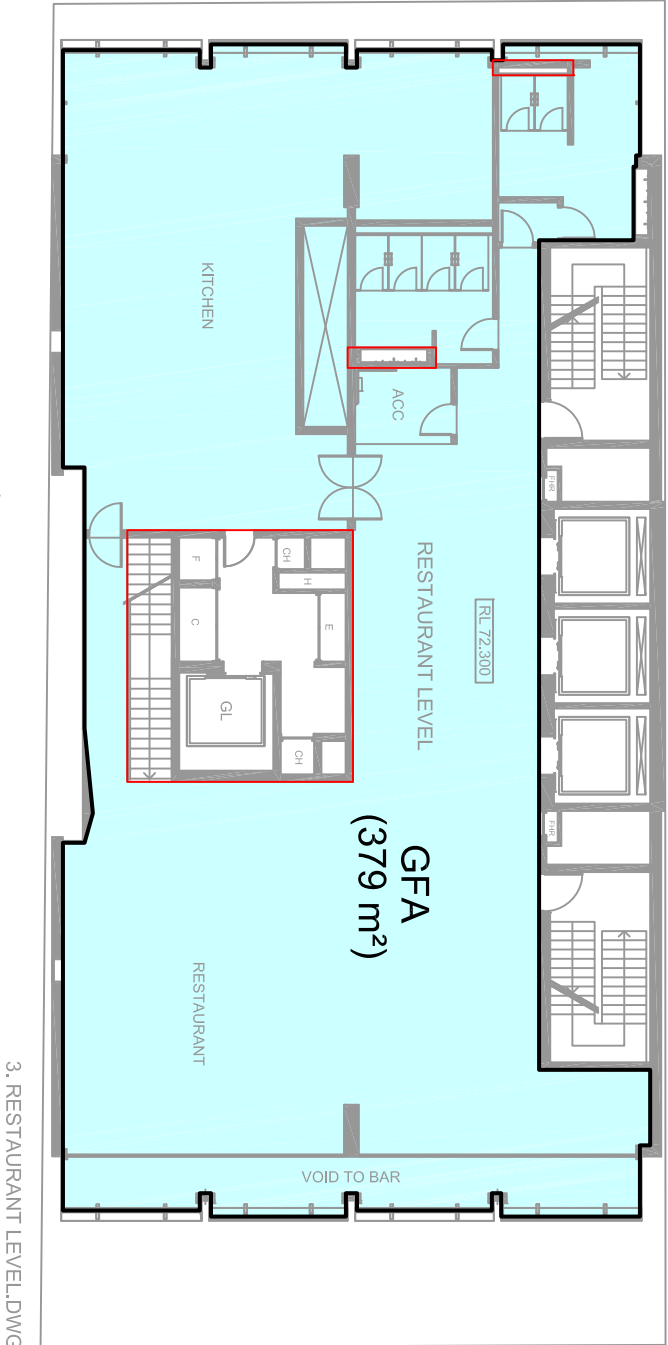
1. CONFERENCE CENTER.DWG

SPRING STREET

CONFERENCE CENTRE LEVEL

WALKER STREET

LITTLE SPRING STREET



3. RESTAURANT LEVEL.DWG

SPRING STREET

RESTAURANT LEVEL

WALKER STREET

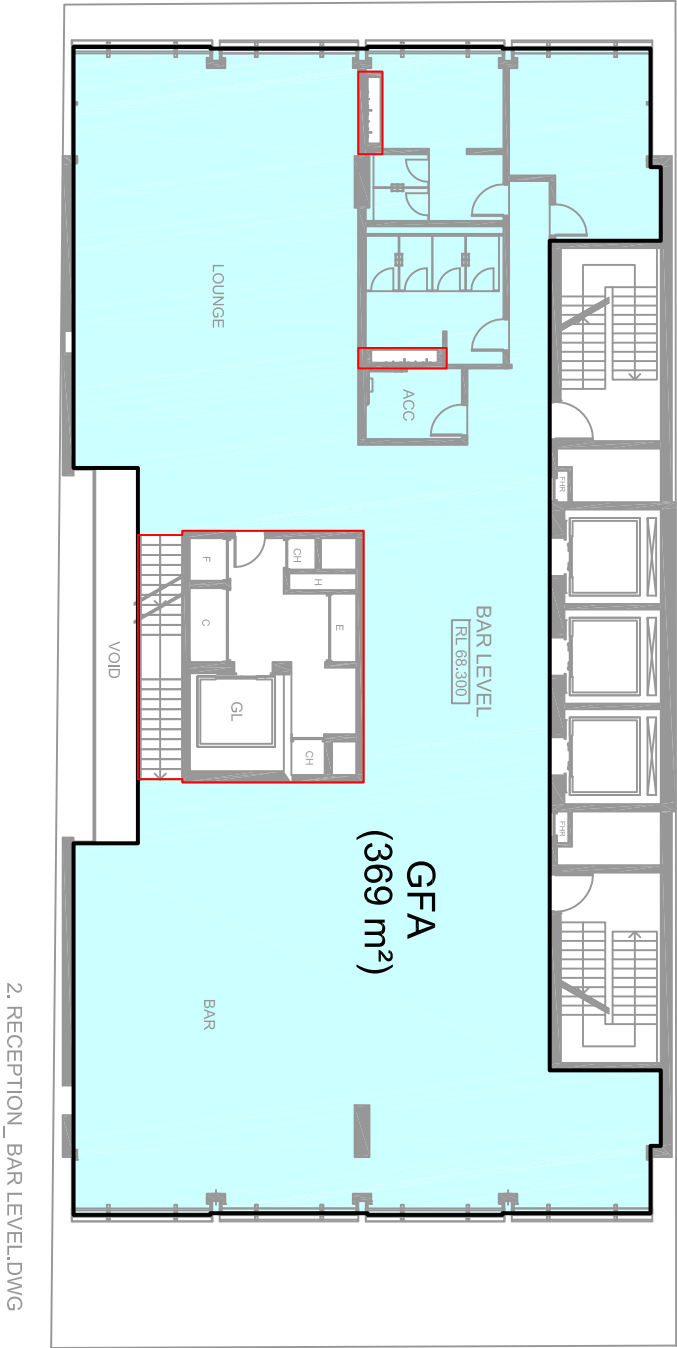


AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:200 Date 29.07.10 Ref. 32401-87

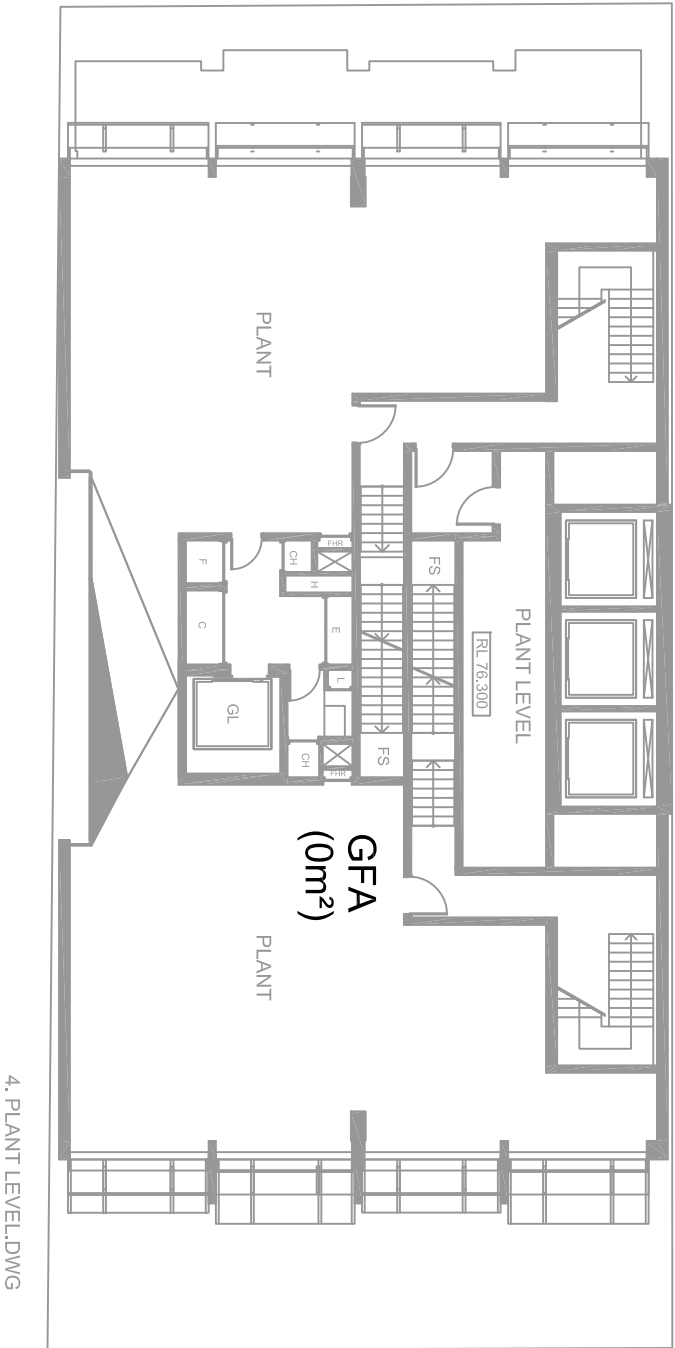
NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.
2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT
88 WALKER STREET NORTH SYDNEY



2. RECEPTION_BAR LEVEL.DWG

RECEPTION - BAR LEVEL



4. PLANT LEVEL.DWG

PLANT LEVEL

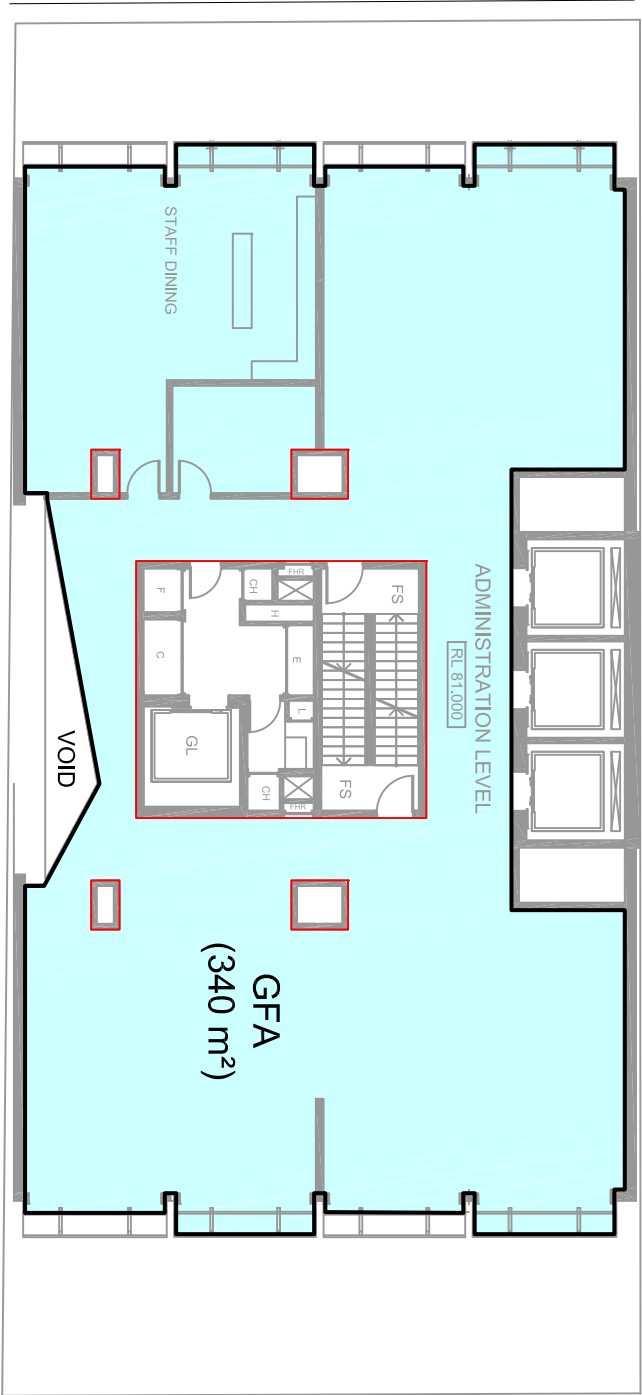
- NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.
 2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.



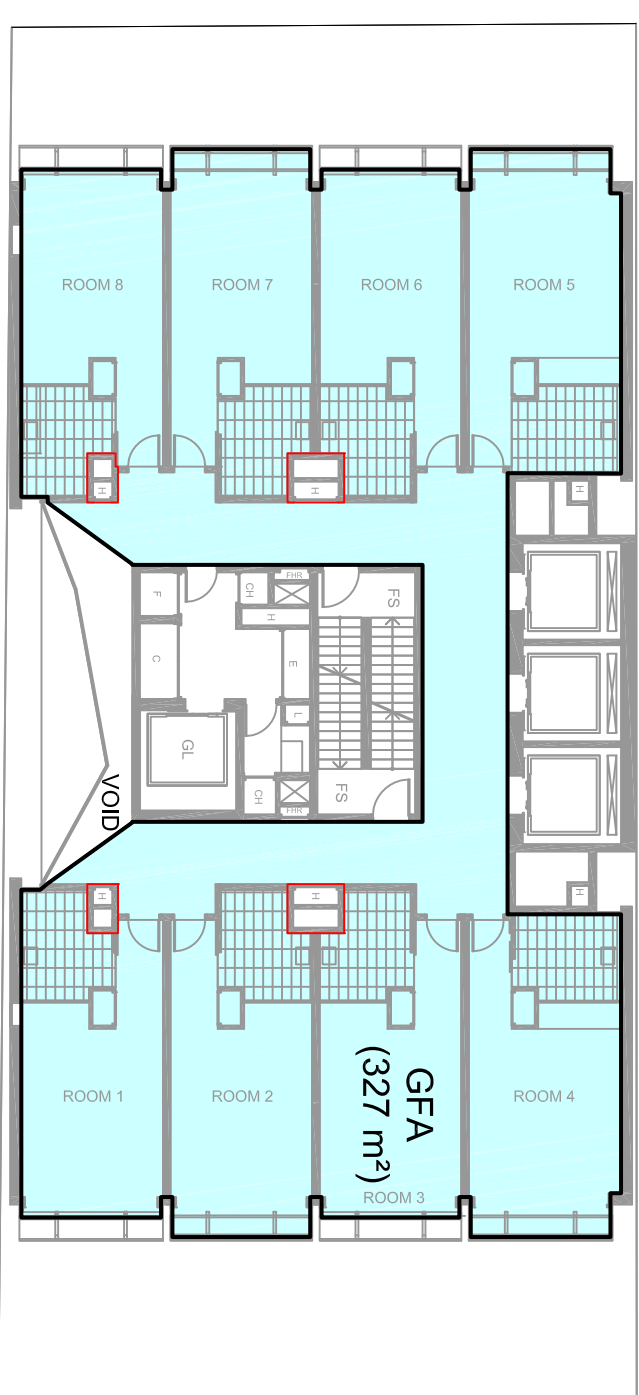
AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:200 Date 29.07.10 Ref. 32401-88

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT
88 WALKER STREET NORTH SYDNEY



5. ADMINISTRATION LEVEL.DWG



6. LEVEL 07.DWG

ADMINISTRATION LEVEL

LEVEL 07 TO 31
TYPE 1

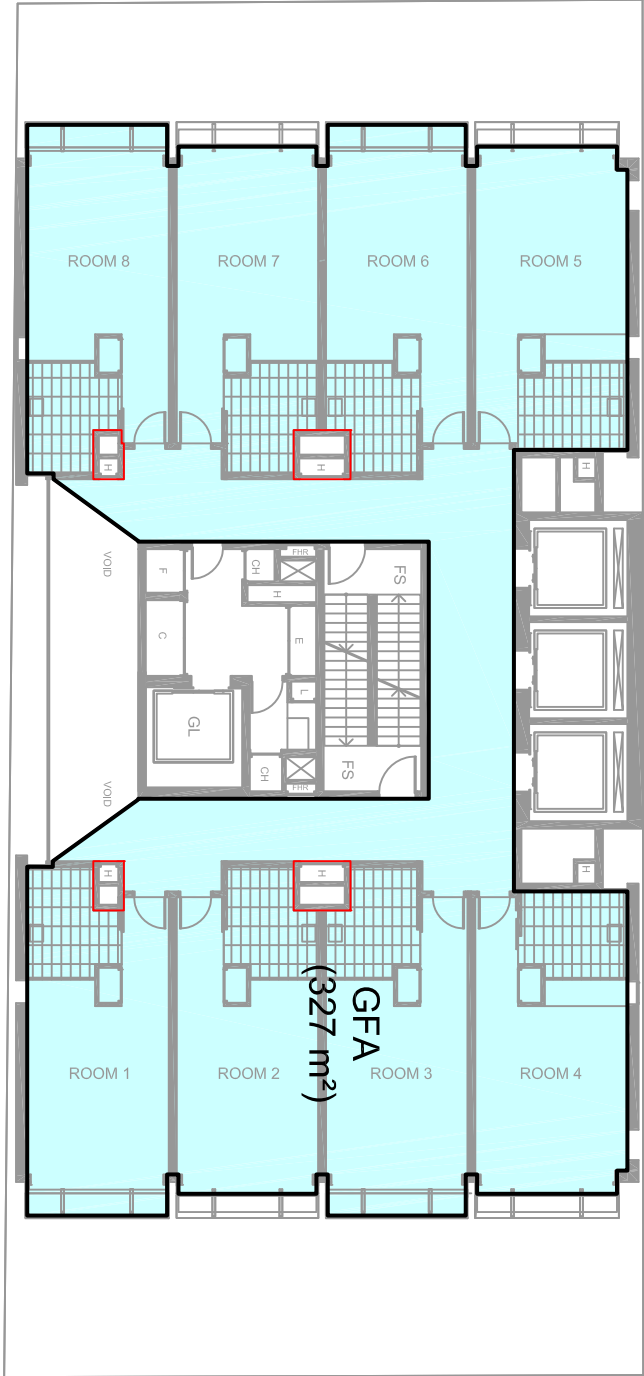
NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.
2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.

AREA SCALED
FROM ARCHITECTURAL PLANS

FRANK M. MASON & CO. PTY LIMITED
Land & Engineering Surveyors
Consultants in Land Development
Email/ info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:200 Date 29.07.10 Ref. 32401-89

PLAN SHOWING GROSS FLOOR AREA OF PROPOSED
NEW HOTEL DEVELOPMENT

LITTLE SPRING STREET



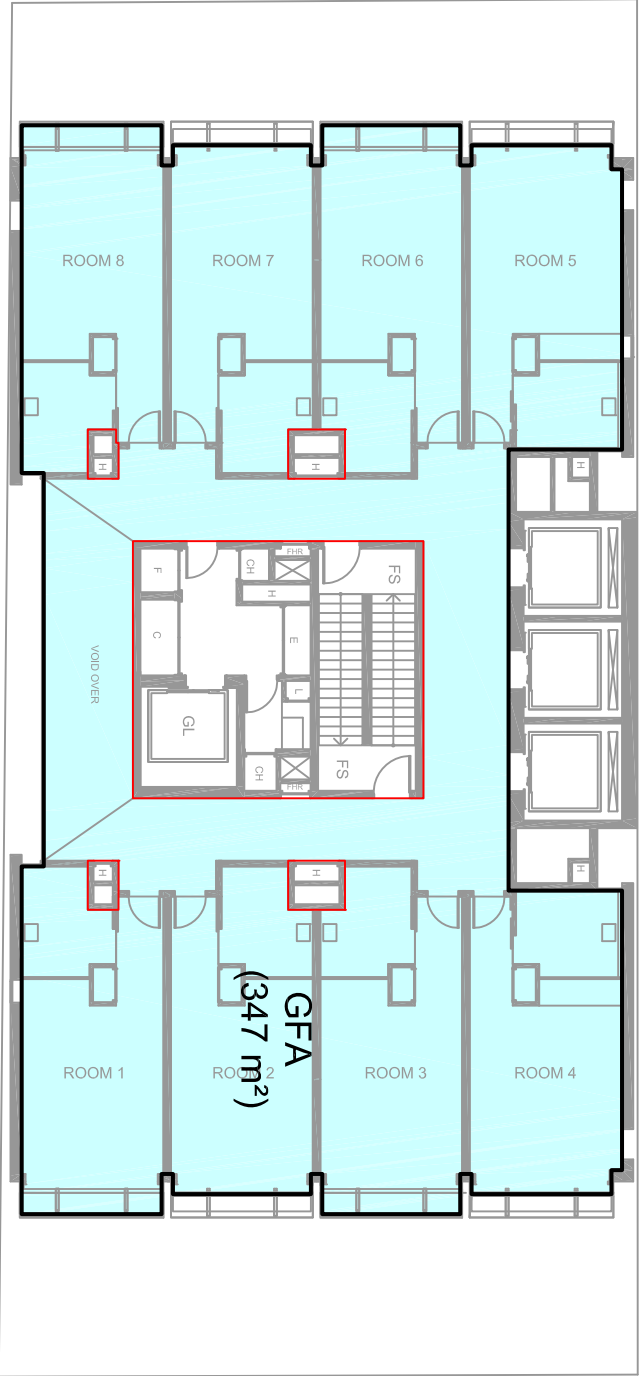
WALKER STREET



SPRING STREET

LEVEL 07 TO 31
TYPE 2

LITTLE SPRING STREET



WALKER STREET

6. LEVEL 07.DWG

SPRING STREET

LEVEL 30

AREA SCALED
FROM ARCHITECTURAL PLANS

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Land & Engineering Surveyors
Consultants in Land Development
Email info@mason.net.au
2 Winslow Street 9929 6233
Kirribilli 2061 9955 5385
Red. Ratio 1:200 Date 29.07.10 Ref. 32401-90

NOTE:
1. DENOTES AREA NOT INCLUDED IN GFA.
2. GFA CALCULATED ACCORDING DEFINITION DLEP 2009.

77-81 BERRY STREET NORTH SYDNEY NEW DEVELOPMENT - COMMERCIAL				HOTEL	
LEVEL	GFA[m²]		LEVEL		GFA[m²]
BASEMENT 5	0		BASEMENT 2		0
BASEMENT 4	0		BASEMENT 1		295
BASEMENT 3	0		WALKER STREET LEVEL		381
BASEMENT 2	128		BRIDGE LINK LEVEL		218
BASEMENT 1	0		CONFERENCE CENTRE LEVEL		379
LOWER GROUND	70		RESTAURANT LEVEL		379
GROUND FLOOR	2192		RECEPTION BAR LEVEL		369
LOBBY LEVEL	1596		PLANT LEVEL		0
CONFERENCE ROOMS	503		ADMINISTRATION LEVEL		340
PLANT	0		LEVEL 7		327
OFFICE 5	1967		LEVEL 8		327
OFFICE 6	1913		LEVEL 9		327
OFFICE 7	1967		LEVEL 10		327
OFFICE 8	1948		LEVEL 11		327
OFFICE 9	1977		LEVEL 12		327
OFFICE 10	1930		LEVEL 13		327
OFFICE 11	1949		LEVEL 14		327
OFFICE 12	1949		LEVEL 15		327
OFFICE 13	1986		LEVEL 16		327
OFFICE 14	1915		LEVEL 17		327
OFFICE 15	1988		LEVEL 18		327
OFFICE 16	1887		LEVEL 19		327
OFFICE 17	1986		LEVEL 20		327
OFFICE 18	1989		LEVEL 21		327
OFFICE 19	1989		LEVEL 22		327
OFFICE 20	2017		LEVEL 23		327
OFFICE 21	1964		LEVEL 24		327
OFFICE 22	2018		LEVEL 25		327
OFFICE 23	1954		LEVEL 26		327
OFFICE 24	2007		LEVEL 27		327
OFFICE 25	1978		LEVEL 28		327
OFFICE 26	1990		LEVEL 29		327
OFFICE 27	1404		LEVEL 30		347
OFFICE 28	1329		LEVEL 31		327
OFFICE 29	1368				
OFFICE 30	1368				
LOWER PLANT 31	0				
UPPER PLANT 32	0				
TOP OF SCREEN 33	0				
TOTAL GFA	53226	0	TOTAL GFA		10556

viewing of bodies of deceased persons, but does not include premises with mortuary facilities.

funeral home means premises used to arrange and conduct funerals and memorial services, and includes facilities for the short-term storage, dressing and viewing of bodies of deceased persons and premises with mortuary facilities.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a dwelling that is a permanent group home or a transitional group home.

group home (permanent) or **permanent group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

group home (transitional) or **transitional group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
 - (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,
- but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.
- hazardous industry** means development for the purpose of an industry that, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk in the locality:

- (a) to human health, life or property, or
 - (b) to the biophysical environment.
- hazardous storage establishment** means any establishment where goods, materials or products are stored that, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would pose a significant risk in the locality:
- (a) to human health, life or property, or
 - (b) to the biophysical environment.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means a medical centre that comprises one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals who practise in partnership (if there is more than one such professional) who provide professional health care services to members of the public.

health services facility means a building or place used as a facility to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- (a) day surgeries and medical centres,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) facilities for the transport of patients, including helipads and ambulance facilities,
- (e) hospitals.

heavy industry means an industry that requires separation from other land uses because of the nature of the processes involved, or the materials used, stored or