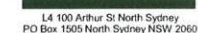


client

architectus™

project.

drawing

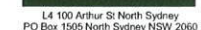
scale 1:500 @ A3, 1:250 @ A1

checked	issue
---------	-------

project no 110050 **A**

project no 110059 **A**

client



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ABN 11 098 489 448

project

100 Mount Street, North Sydney

drawing
Contextual Elevation - East

scale	1:500 @ A3, 1:250 @ A1	drawing no.	
drawn			DA130-2
checked	MC	issue	
project no	110059		A

NSW GOVERNMENT
Planning

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No. 1 granted on the 16.02.12

in respect to MP 08-0241

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Sheet No. 32 of 55



Sheet No. 33 of 55

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Melbourne
Auckland
Brisbane
Shanghai

ABN 11 098 489 448

project

100 Mount Street, North Sydney

drawing

Contextual Elevation - Walker Street
Awning & Fire House Facade

scale 1:100 @ A3, 1:50 @ A1

drawn DA130-3

checked MC issue

project no 110059 A

NORTH SYDNEY CBD
BELL CURVE

NORTH SYDNEY CBD
BELL CURVE

T/ BUILDING
199.70 m

T/S PLANT LEVEL
190.75 m

LEVEL 33
186.80 m

LEVEL 24
153.00 m

LEVEL 12
108.00 m

T/FF GROUND
54.65 m

T/FF RETAIL
51.15 m

SIGNAGE

CURTAIN WALL SCREEN SYSTEM,
ANODIZED ALUMINUM MULLIONS
WITH GLAZING, PAINTED
ALUMINUM SHADOWBOX

ARCHITECTURAL METAL
SPANDREL

ARCHITECTURAL EXPOSED
CONCRETE WALL

ARCHITECTURAL EXPOSED
CONCRETE COLUMNS

TYPICAL TOWER CURTAIN WALL
SYSTEM, ANODIZED ALUMINUM
MULLIONS, HIGH PERFORMANCE
GLAZING

CURTAIN WALL SYSTEM,
ANODIZED ALUMINUM
MULLIONS AND LOUVERS, HIGH
PERFORMANCE GLAZING



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Sheet No. 34 of 55

OPERABLE PLAZA LEVEL
ENCLOSURE, STAINLESS STEEL
MULLIONS, GLAZING

WALL ENCLOSURE
SS STEEL MULLIONS

RETAIL STOREFRONT, STAINLESS
STEEL MULLIONS, GLAZING

TRANSLUCENT GLASS PANEL
LUMINOUS CEILING

client



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project

100 Mount Street, North Sydney

drawing

South + West Elevations

scale 1:500 @ A3, 1:250 @ A1 drawing no.

drawn

DA131

checked

MC

project no

110059

A

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11

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in respect to MP.....08-0241

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Sheet No. 35 of 55

SIGNAGE

T/BUILDING
199.70 m

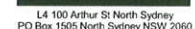
 T/S PLANT LEVEL
 190.75 m

LEVEL 33
186.80 m

LEVEL 24
153.00 m

LEVEL 12
108.00 m

THE UNIVERSITY OF CHICAGO

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project

100 Mount Street, North Sydney

drawing

Contextual Elevation - South

scale 1:500 @ A3, 1:250 @ A1

drawn DA131-1

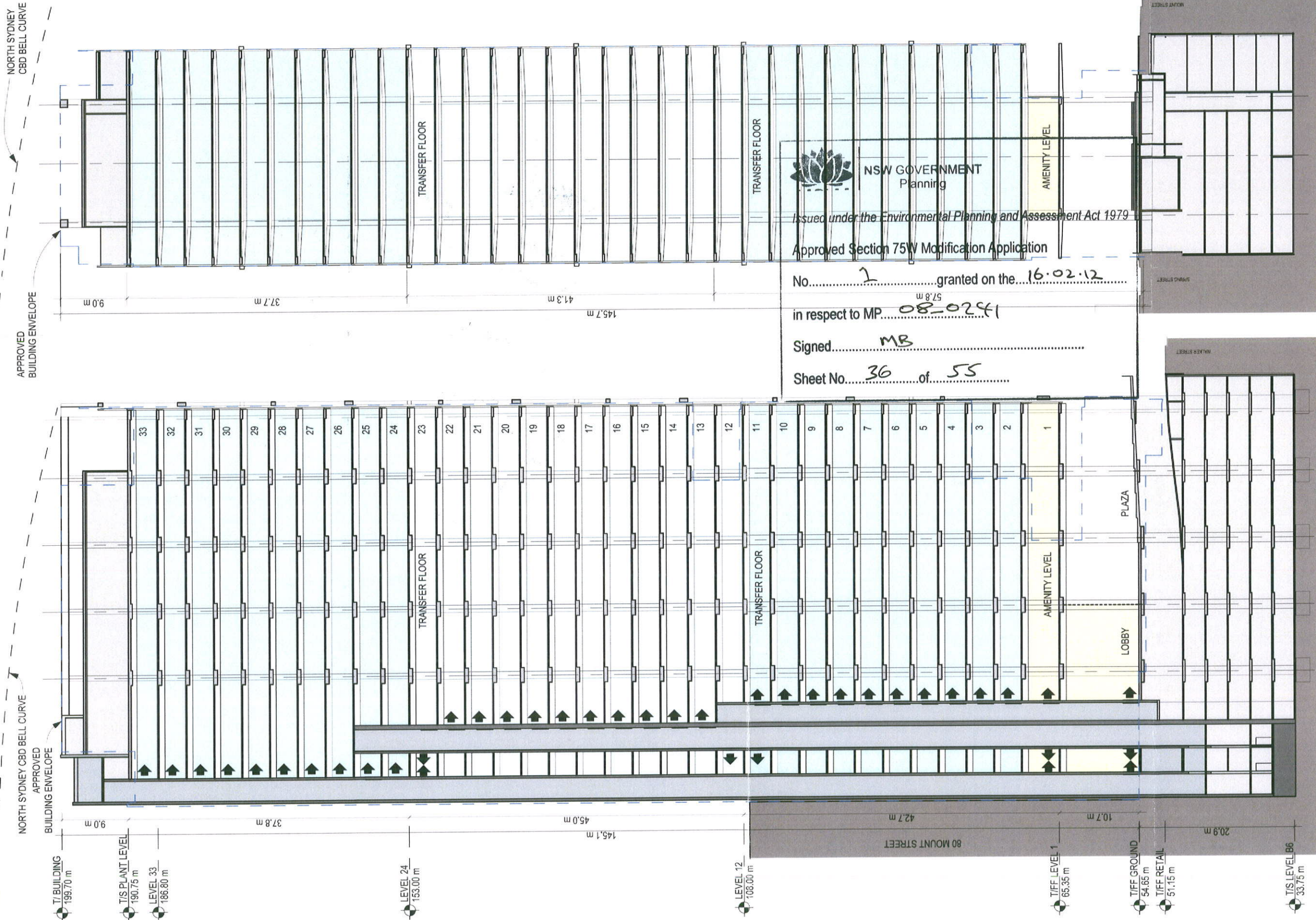
checked	issue
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project no 110060 **A**

project no 110059 **A**

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11



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Sheet No. 36 of 55



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project 100 Mount Street, North Sydney

drawing no. Building Sections

scale	1:500 @ A3, 1:250 @ A1	drawing no.	DA132
drawn	-	checked	MC
checked	MC	project no.	110059
project no.	110059	issue	A

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issue	amendment	date
A	SECTION 75W APPLICATION AMENDMENT	11.11.11



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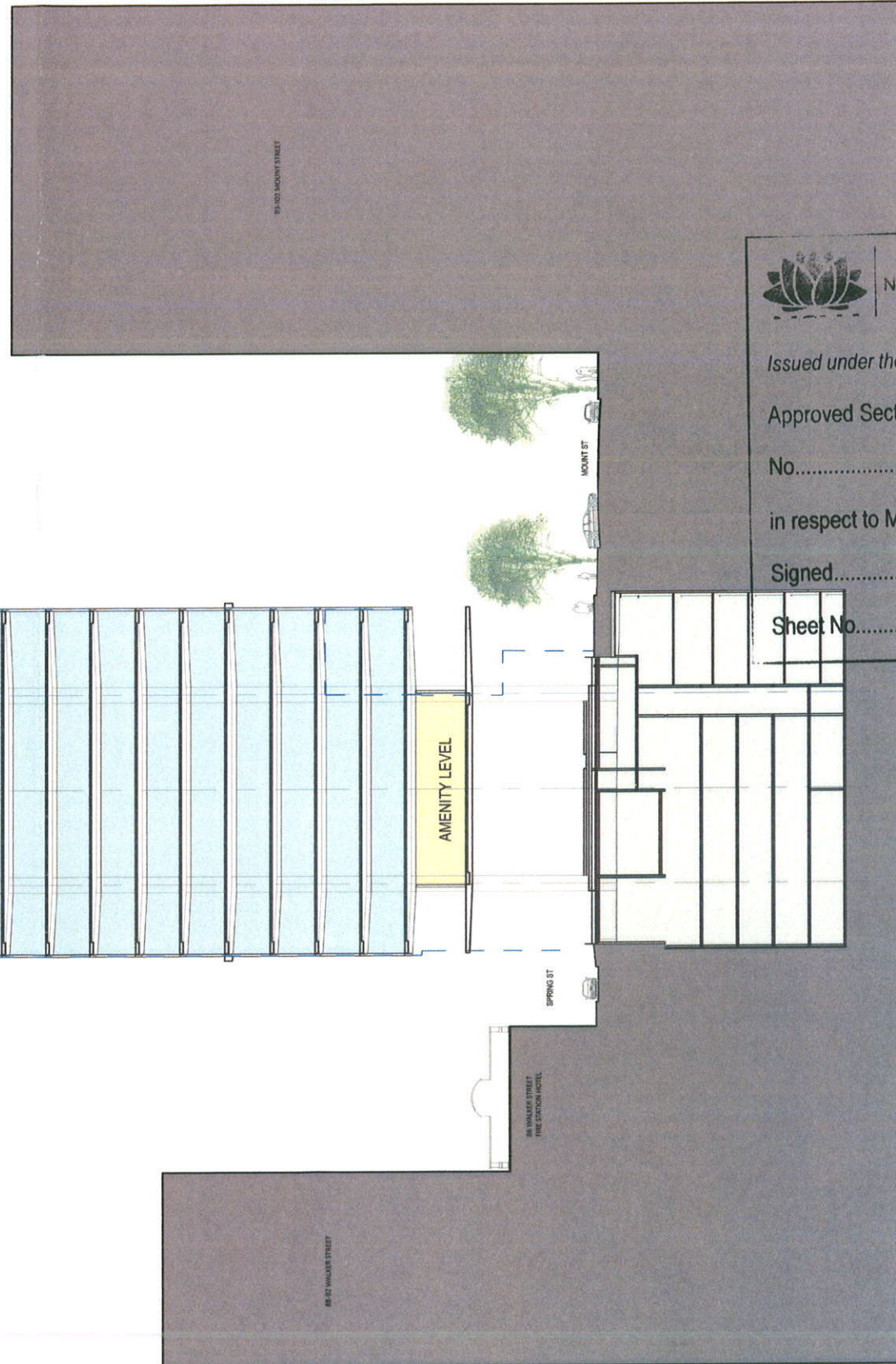
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Sheet No. 37 of 55



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Sydney
 Melbourne
 Auckland
 Brisbane
 Shanghai

project

100 Mount Street, North Sydney

drawing

Contextual Section - Section 1
 North / South

scale

1:500 @ A3, 1:250 @ A1

drawn

checked

project no

110059

drawing no.

DA132-1

issue

MC

A

[illegible]

Sheet No. 38 of 55

drawing no.

1:500 @ A3, 1:250 @ A1

n

ced MC issue

ct no 110059

DA132-2

A

⊙ T/S LEVEL B6
33.75 m



Sheet No. 39 of 55



scale	drawing no.	DA133
drawn	*	
checked	MC	issue
project no	110059	A

Blank lined paper for writing.



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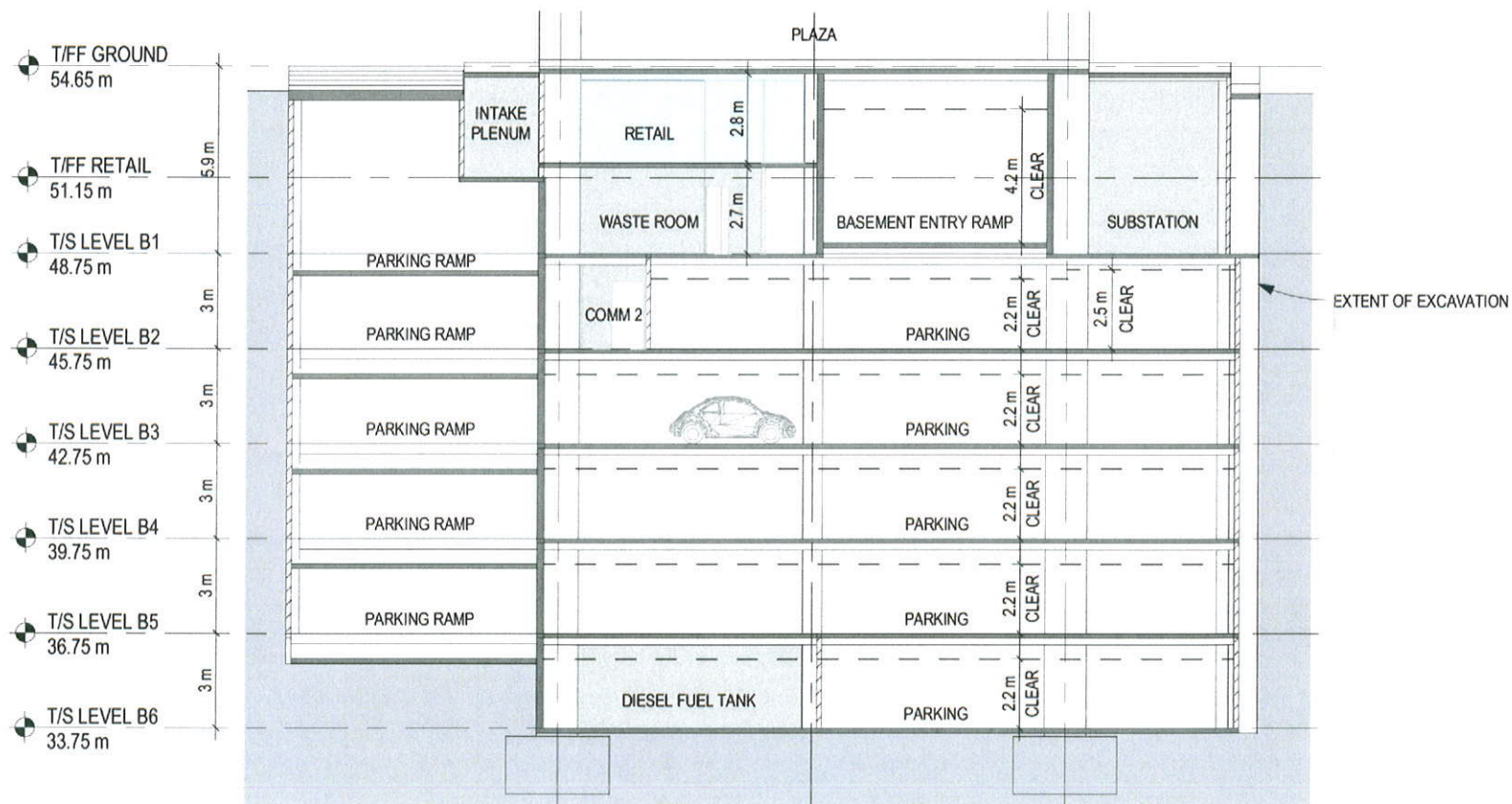
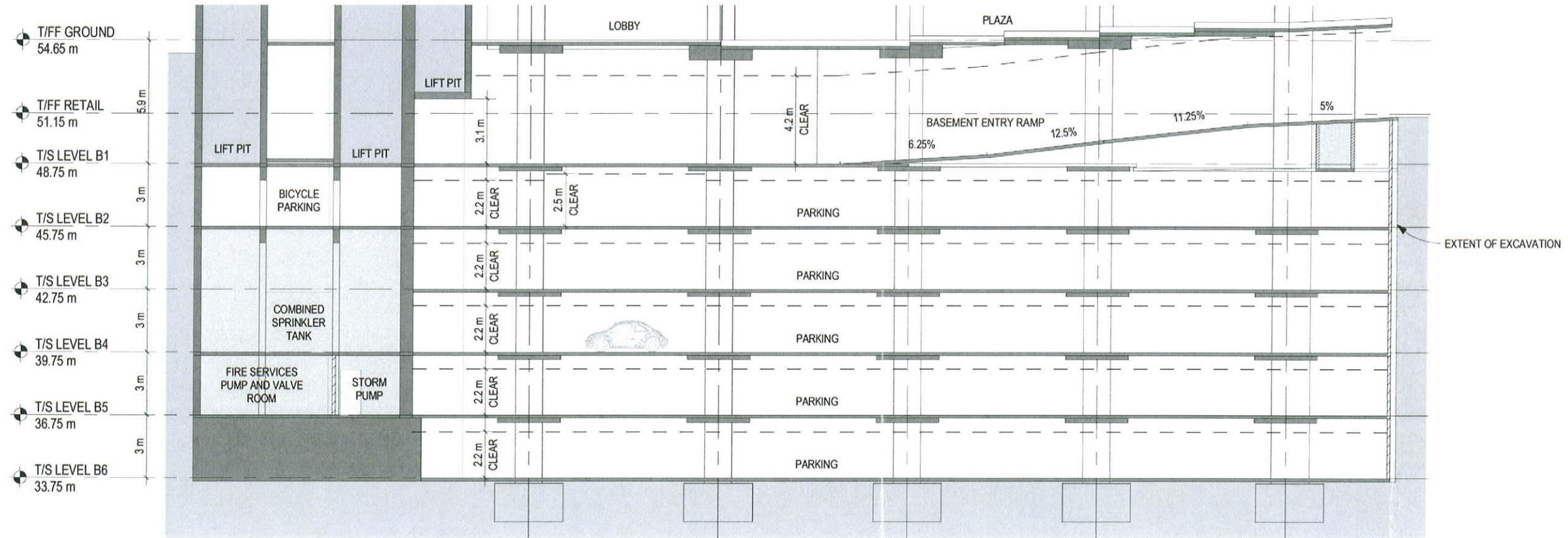
checked	MC	issue
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project no	110050	A
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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11



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project

100 Mount Street, North Sydney

drawing

Basement Sections

scale

drawing no

drawn

DA135

checked

MC

issue

project no

110059

A

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a set of loose-leaf papers. The edges of the paper are slightly irregular, suggesting it might be part of a bound volume. The lighting is even, and there are no markings or text on the page.ARCHITECTURAL
STRUCTURAL STEEL BRACE

checked _____ MC _____ issue _____

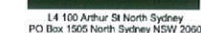


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project

drawing

scale	drawing no.	
drawn		DA138
checked	MC	issue
project no.	110059	A



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Issue	Amendment	Date
A	SECTION 75W APPLICATION	12.09.11

Approved Scheme

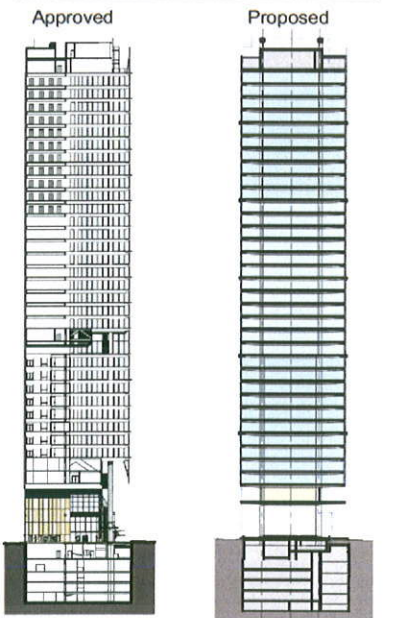
Level	FFL (Finish Floor Level - RL m)	GBA (Gross Building Area m ²)	GFA * (Gross Floor Area m ²)	NLA (Net Lettable Area m ²)
Top of Building	199.700			
Roof	198.500			
Level 43 - High Plant	194.100	563	0	0
Level 42 - High Plant	189.700	821	0	0
Level 41	186.000	1427	1314	1198
Level 40	182.300	1427	1314	1198
Level 39	178.600	1427	1314	1198
Level 38	174.900	1427	1314	1198
Level 37	171.200	1427	1314	1198
Level 36	167.500	1427	1314	1198
Level 35	163.800	1427	1314	1167
Level 34	160.100	1427	1314	1167
Level 33 - LMR	156.400	1427	1278	1167
Level 32 - LOR	152.700	1427	1278	1167
Level 31 - Transfer	149.000	1427	1278	1167
Level 30	145.300	1427	1278	1167
Level 29	141.600	1427	1278	1167
Level 28	137.900	1427	1278	1167
Level 27	134.200	1427	1278	1167
Level 26	130.500	1427	1278	1167
Level 25	126.800	1427	1278	1167
Level 24	123.100	1427	1278	1167
Level 23	119.400	1427	1278	1167
Level 22 - LMR	115.700	1427	1230	1119
Level 21 - Mid Plant	111.950	840	0	0
Level 20 - Transfer	108.200	1198	1036	870
Level 19	104.450	1447	1275	1145
Level 18	100.700	1447	1275	1145
Level 17	96.950	1447	1275	1145
Level 16	93.200	1447	1275	1145
Level 15	89.450	1447	1275	1145
Level 14	85.700	1447	1275	1145
Level 13	81.950	1447	1275	1145
Level 12	78.200	1447	1275	1145
Level 11 - Low Plant	74.450	880	0	0
Level 10 - Low Plant	70.700	880	0	0
Level 9 - Void	66.480	0	0	0
Level 8 - Retail Roof	62.260	36	18	0
Level 7	57.150	900	686	650
Level 6 - Ground	53.850	1118	824	410
Level 5 - B1	48.950	1757	0	0
Level 4 - B2	45.150	1757	169	0
Level 3 - B3	42.150	1757	0	0
Level 2 - B4	39.150	1757	0	0
Level 1 - B5	36.150	1757	0	0
Total Area		47 352m2 (Basement Levels Excluded) 8 785m2 (Basement Levels Total)	38 733m2	34 568m2

* GFA (Gross Floor Area) is calculated under Draft L.E.P 2009.

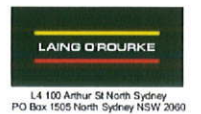
Proposed Scheme

Level	FFL (Finish Floor Level - RL m)	GBA (Gross Building Area m ²)	GFA * (Gross Floor Area m ²)	NLA (Net Lettable Area m ²)
Top of Brace	199.700			
Top of Roof	198.050			
Plant Mezzanine	194.250	161	0	0
Plant	190.750	1042	0	0
Level 33	186.800	1536	1399	1321
Level 32	183.000	1536	1399	1321
Level 31	179.250	1536	1399	1321
Level 30	175.500	1536	1399	1321
Level 29	171.750	1536	1399	1321
Level 28	168.000	1536	1399	1321
Level 27	164.250	1536	1399	1321
Level 26	160.500	1536	1399	1321
Level 25 - LMR	156.750	1536	1368	1209
Level 24 - LOR	153.000	1536	1368	1209
Level 23 - Transfer	149.250	1536	1368	1209
Level 22	145.500	1536	1368	1270
Level 21	141.750	1536	1368	1270
Level 20	138.000	1536	1368	1270
Level 19	134.250	1536	1368	1270
Level 18	130.500	1536	1368	1270
Level 17	126.750	1536	1368	1270
Level 16	123.000	1536	1368	1270
Level 15	119.250	1536	1368	1270
Level 14	115.500	1536	1368	1270
Level 13	111.750	1536	1368	1270
Level 12 - LOR	108.000	1536	1342	1170
Level 11 - Transfer	104.250	1536	1342	1170
Level 10	100.500	1536	1342	1236
Level 9	96.750	1536	1342	1236
Level 8	93.000	1536	1342	1236
Level 7	89.250	1536	1342	1236
Level 6	85.500	1536	1342	1236
Level 5	81.750	1536	1342	1236
Level 4	78.000	1536	1342	1236
Level 3	74.250	1536	1342	1236
Level 2	70.500	1536	1342	1236
Level 1	65.350	993	787	318
Ground Floor	54.650	529	326	0
Retail Level	51.150	283	216	216
Level B1	48.750	1757	0	0
Level B2	45.750	1757	0	0
Level B3	42.750	1757	0	0
Level B4	39.750	1757	0	0
Level B5	36.750	1757	0	0
Level B6	33.750	1191	0	0
Total Area		52 160m2 (Basement Levels Excluded) 9 976m2 (Basement Levels Total)	45 067m2	40 893m2

* GFA (Gross Floor Area) is calculated under Draft L.E.P 2009.



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project
100 Mount Street, North Sydney

drawing
Area Schedule

scale
drawing no.
drawn
DA139

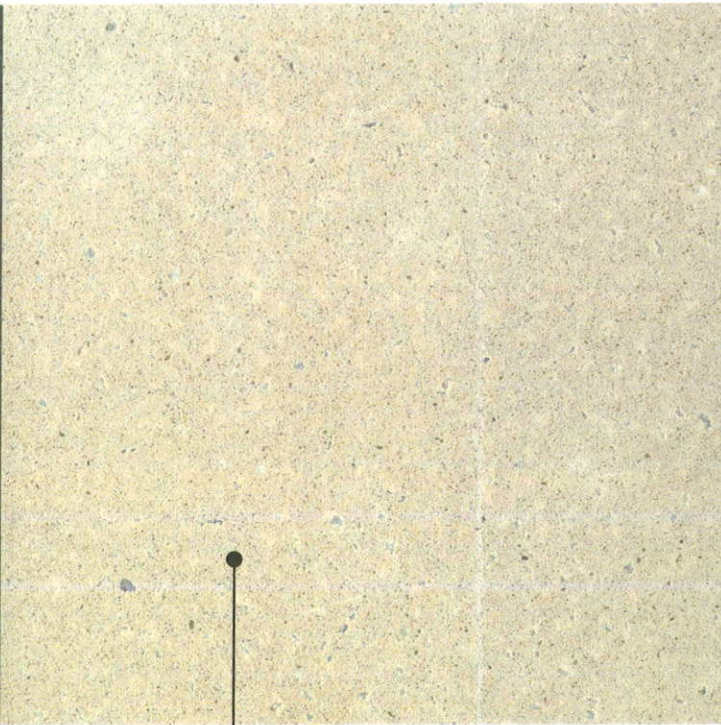
checked
MC
1998
project no.
110059
A

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION AMENDMENT	16.12.11



ARCHITECTURAL STRUCTURAL STEEL



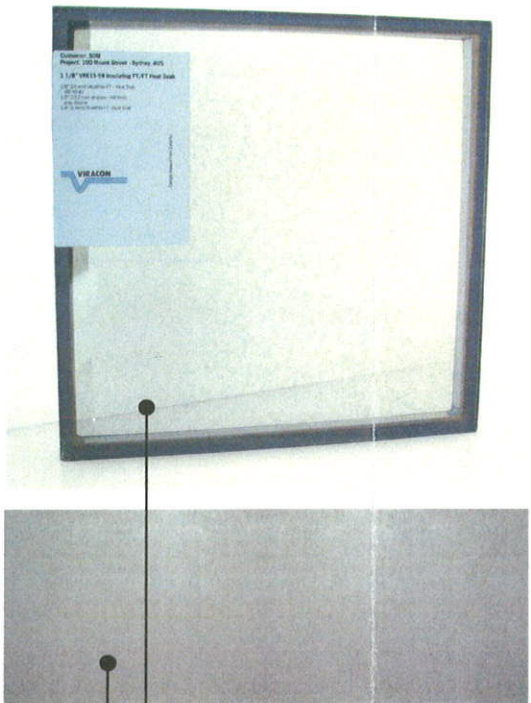
ARCHITECTURAL CONCRETE



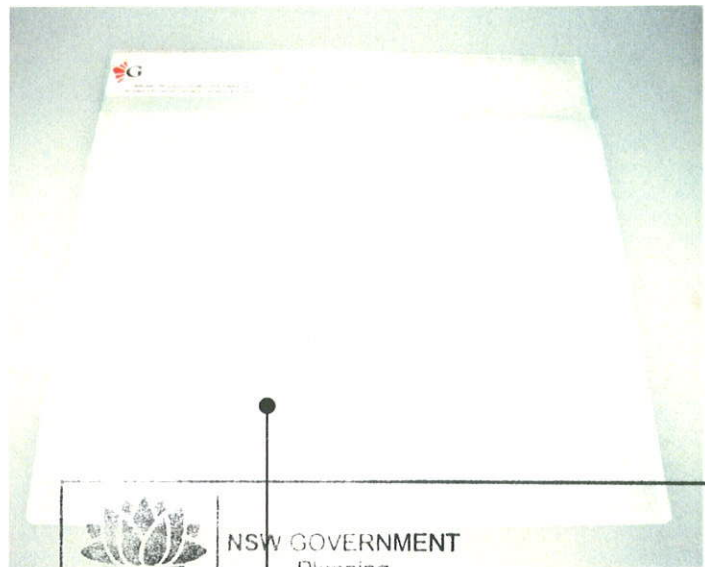
STONE PAVERS



ARCHITECTURAL CARPARK ENTRY SCREEN
(VENTILATION REQUIRED FOR CARPARK)
MATERIALS TO BE CONSISTENT TO OTHER ELEMENTS
OF THE BUILDING (i.e. THE SPANDREL OR MEGA
BRACE), SUCH AS STAINLESS STEEL/FROSTED GLASS.
DESIGN TO BE BESPOKE TO ACHIEVE DESIGN
EXCELLENCE AND TO MAINTAIN THE STREET WALL.



HIGH PERFORMANCE GLAZING
ARCHITECTURAL METAL
SPANDREL



TRANSLUCENT GLASS
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No. 1 granted on the 16.02.12

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project

100 Mount Street, North Sydney

drawing

Material Board

scale

drawing no

drawn

DA140

checked

issue

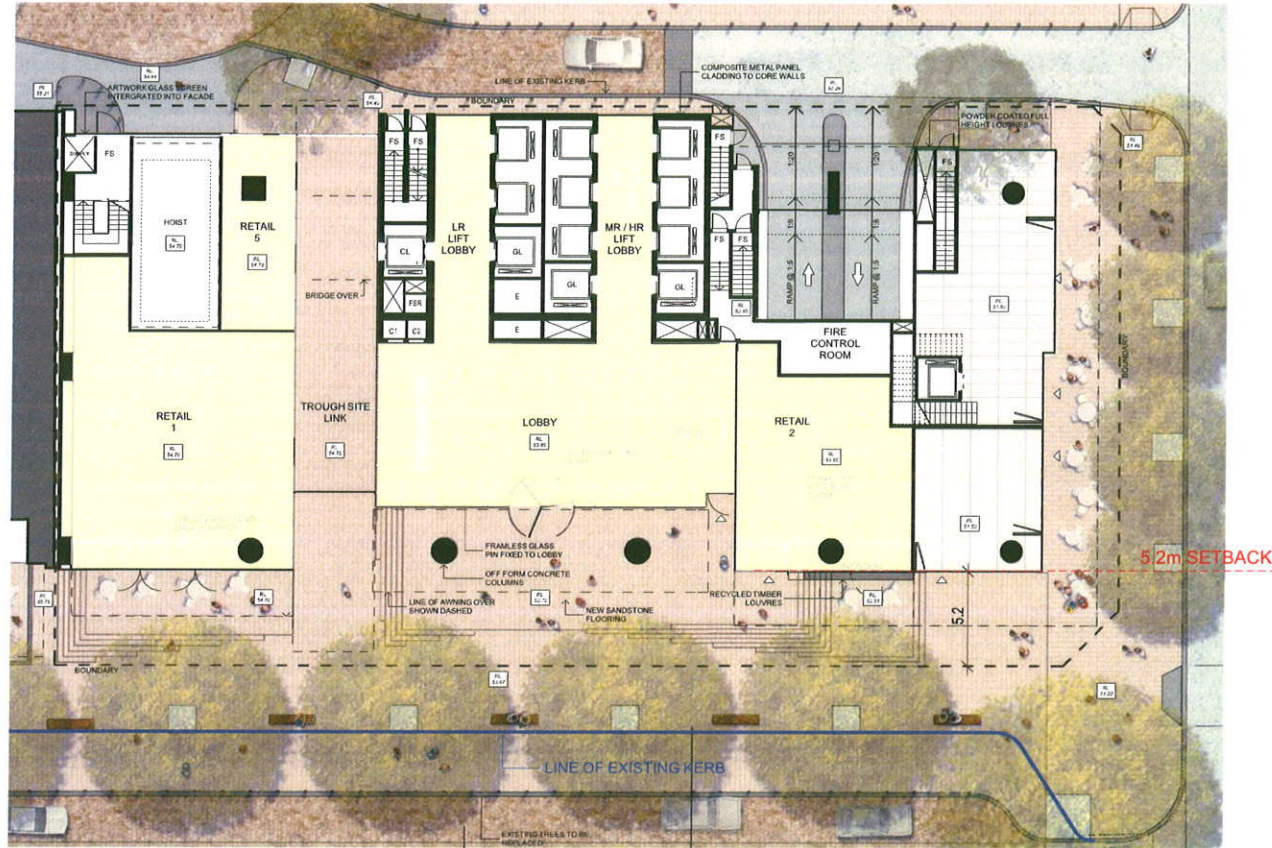
project no

110059

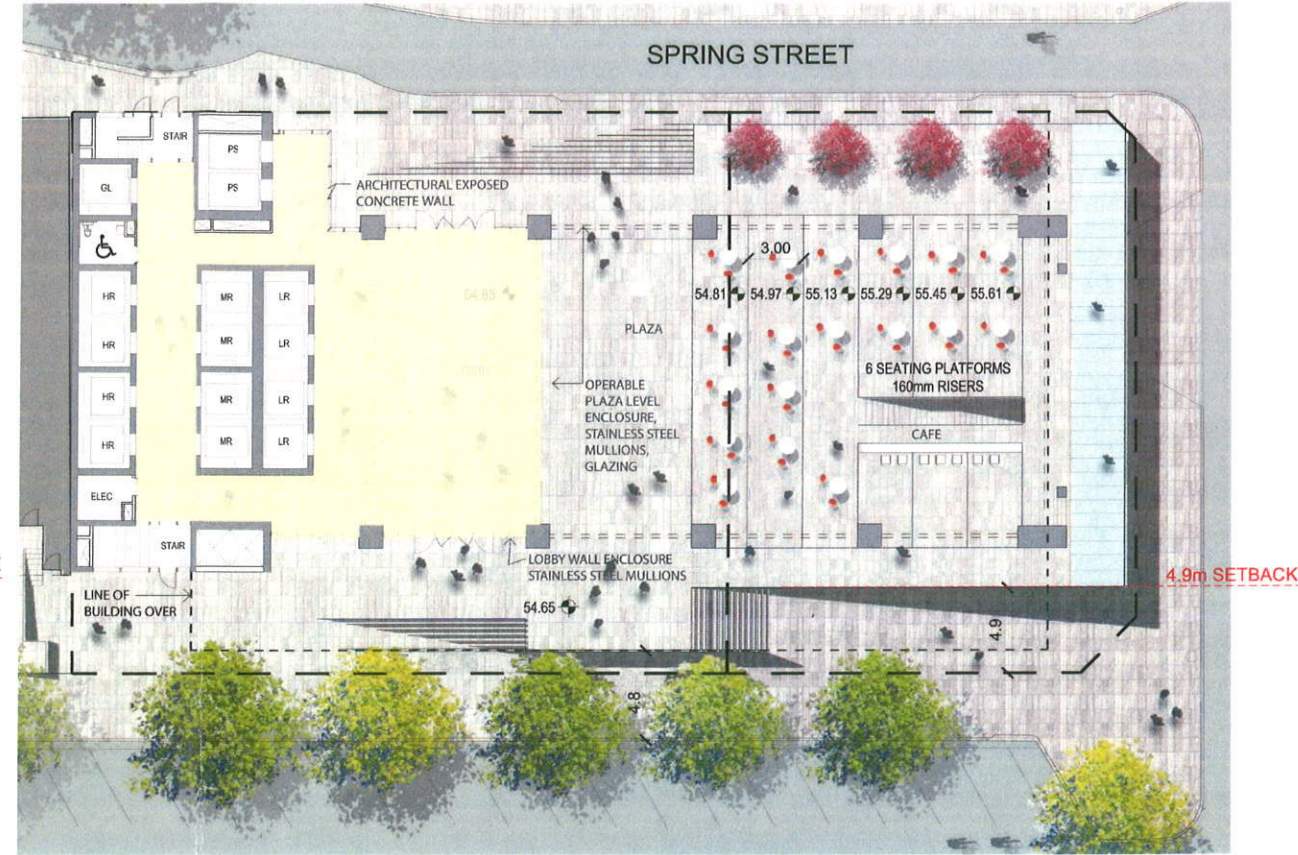
B

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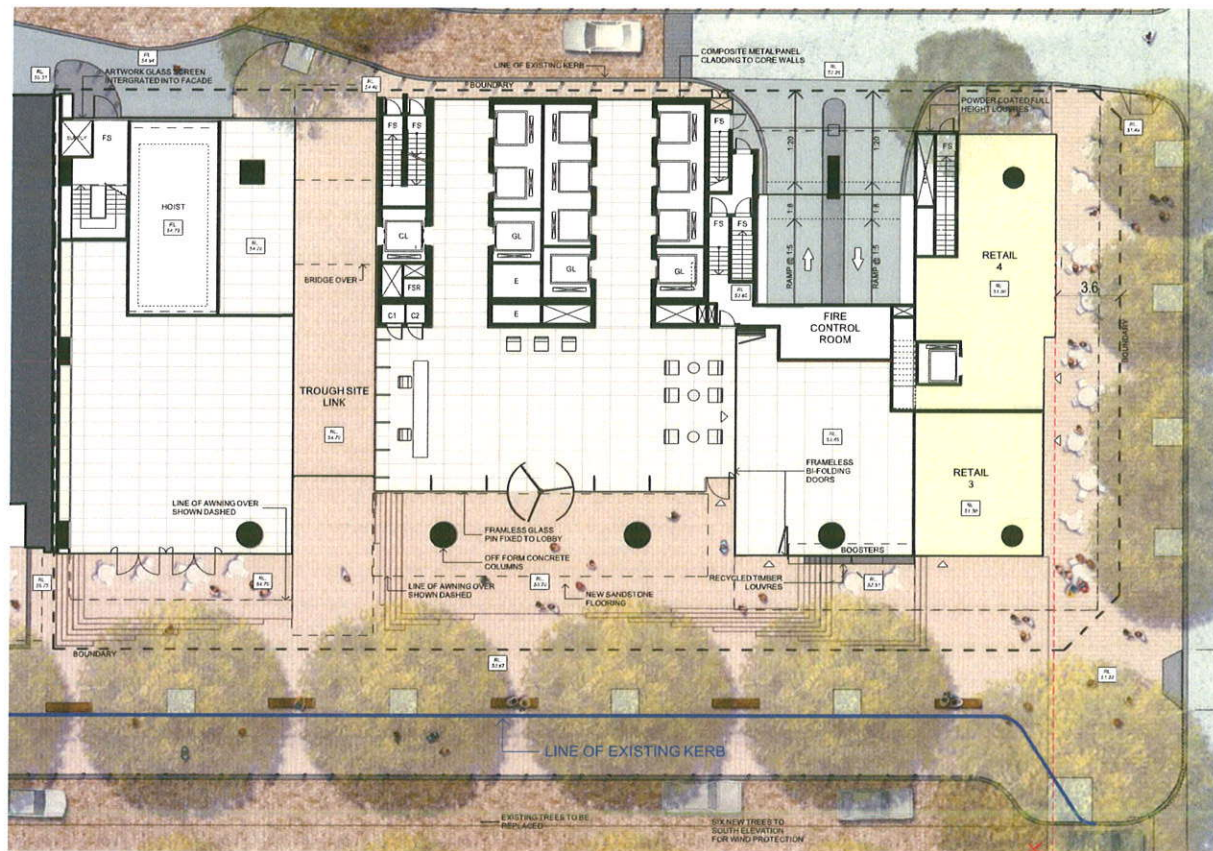
Issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11
B	SECTION 75W APPLICATION AMENDMENT	11.11.11



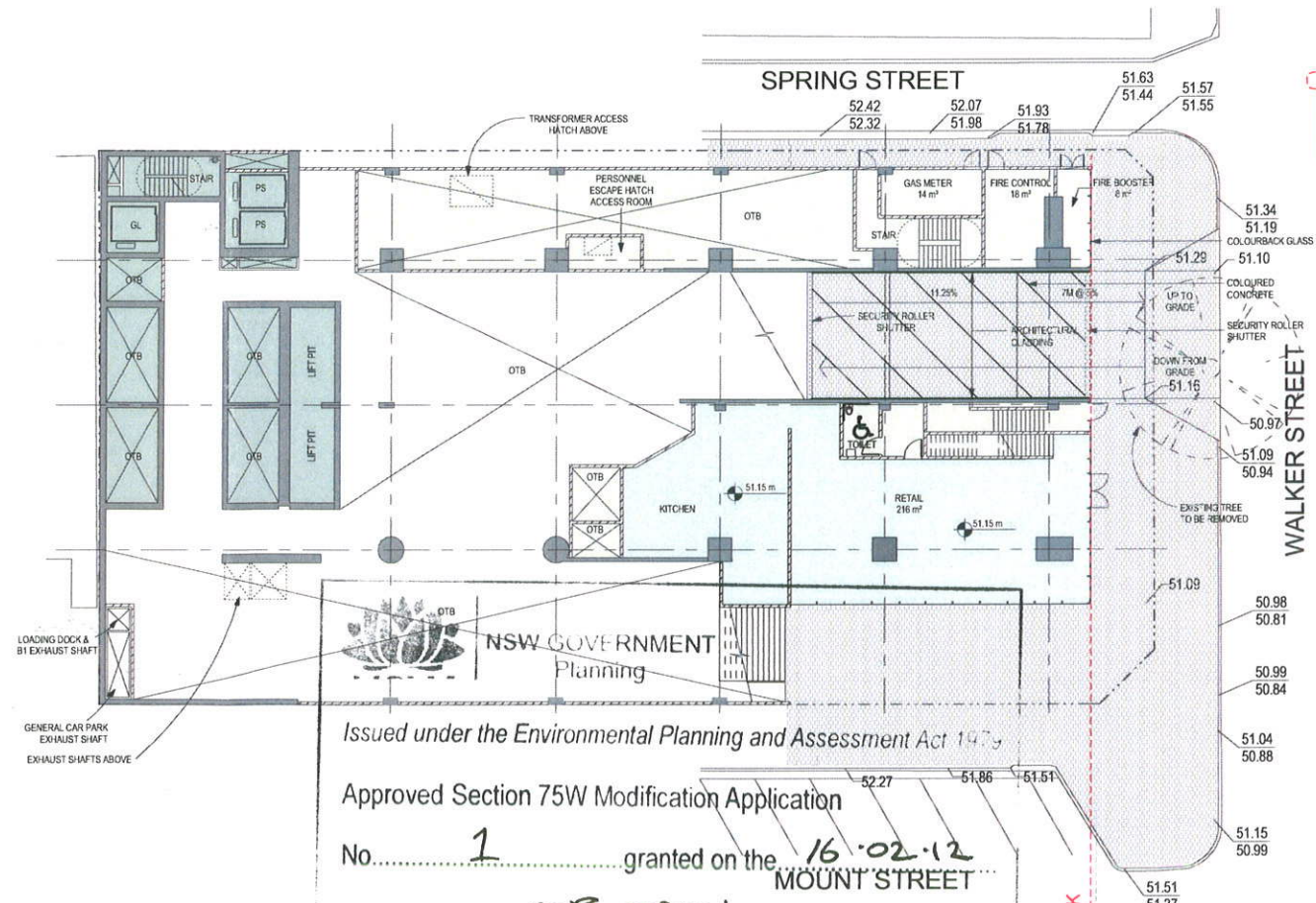
Approved: Ground Floor (Level 6) FFL: 53.85 (Lobby)



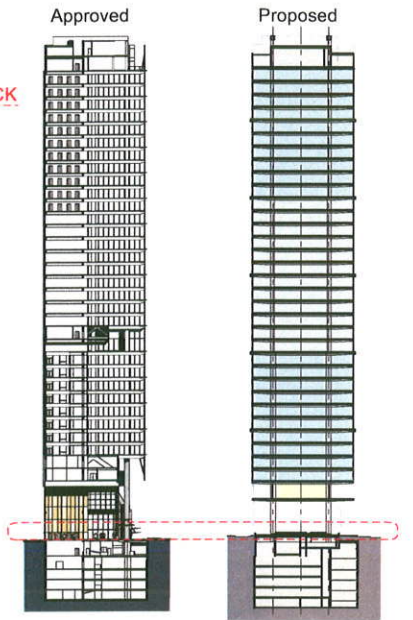
Proposed: Ground Floor FFL: 54.65 (Lobby)



Approved: Retail 3 + Retail 4 (Walker St) FFL: 51.50



Proposed: Retail Level (Walker St) FFL: 51.50



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project
100 Mount Street, North Sydney

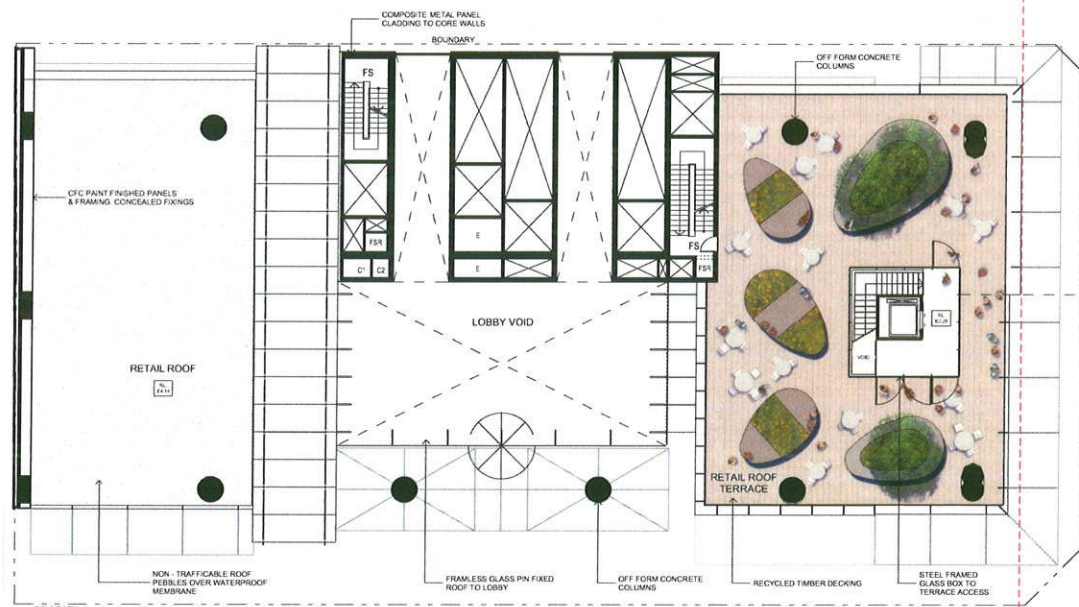
drawing
Comparison with Approved Scheme -
Retail Level + Ground Floor

scale
1:400 @ A1, 1:200 @ A1
drawing no.
DA141
drawn
checked
MC
issue
project no.
110059
B

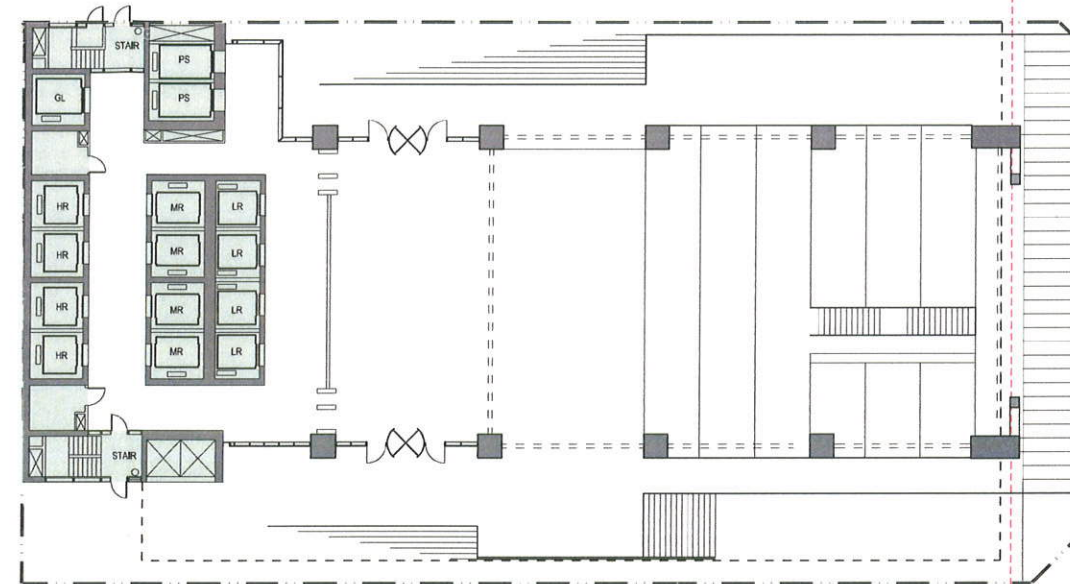
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No. 1 granted on the 16.02.12
MOUNT STREET
Signed MB
Sheet No. 47 of 55

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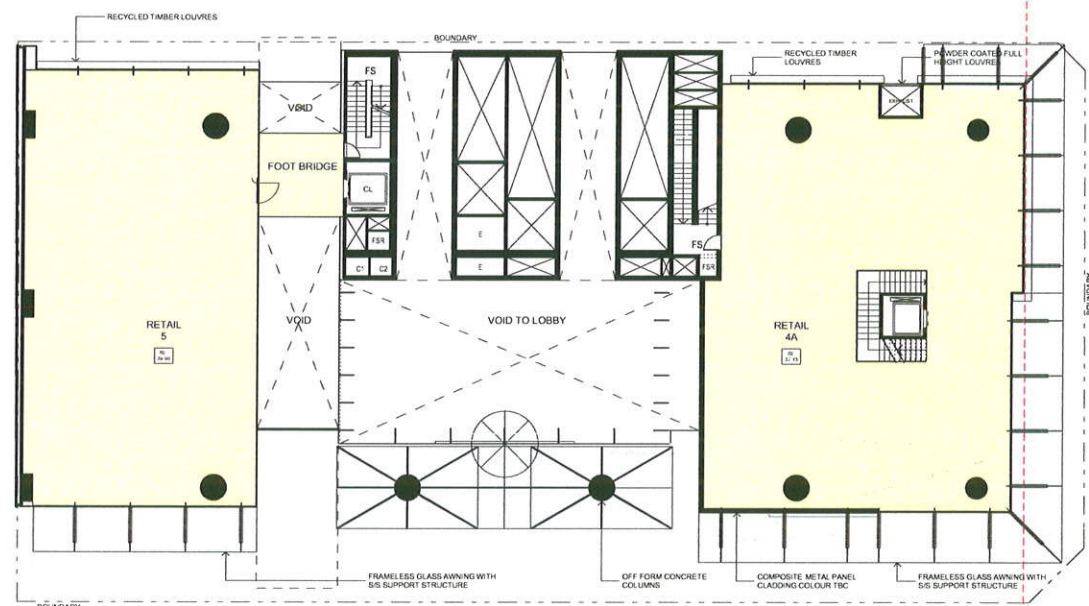
issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11
B	SECTION 75W APPLICATION AMENDMENT	11.11.11



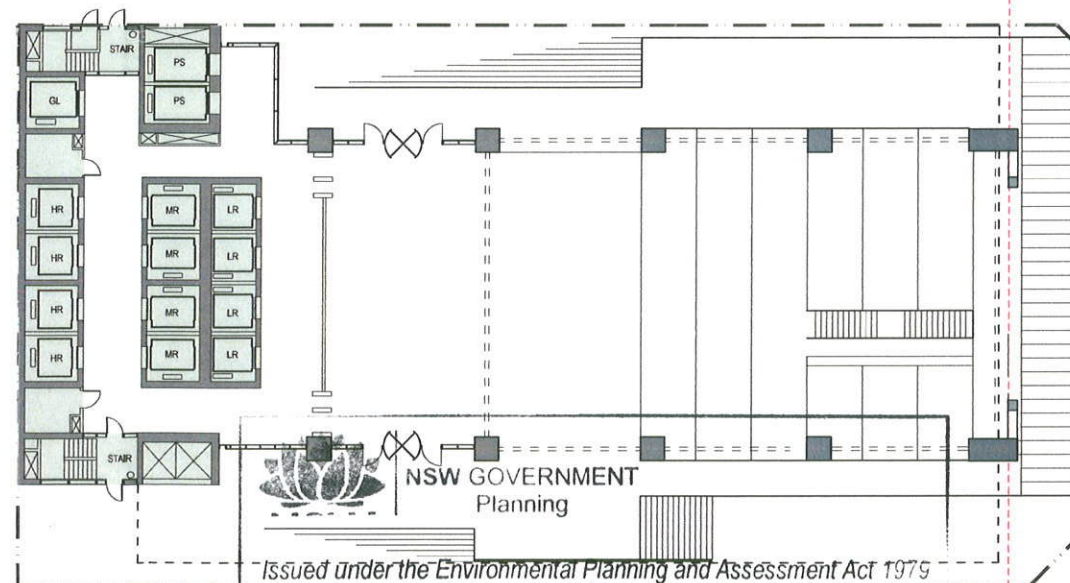
Approved: Level 8 - Retail Roof FFL: 64.14 (West) and 62.26 (East)



Proposed: Void above Ground Floor

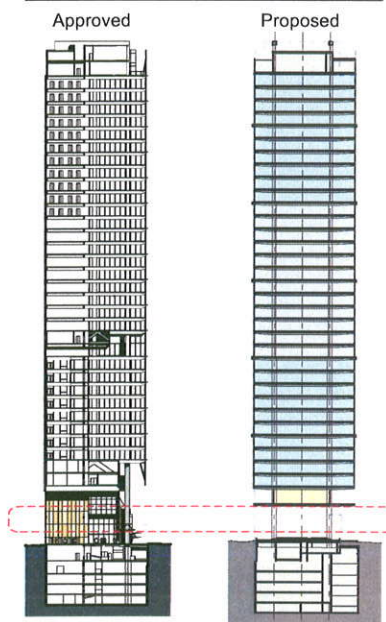


Approved: Level 7 - Upper Retail FFL: 59.80 (West) and 57.15 (East)



Approved Section 75W Modification Application
 Proposed: Void above Ground Floor

No. 1 granted on the 16.02.12
 in respect to MP 08-074.1
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 Sheet No. 48 of 55



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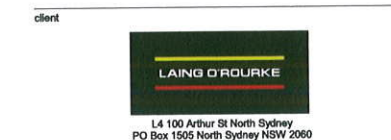
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 sydney@architectus.com.au
 ABN 11 098 489 448

project
 100 Mount Street, North Sydney

drawing
 Comparison with Approved Scheme -
 Void Above Ground Floor

scale 1:400 @ A3, 1:200 @ A1 drawing no.
 drawn - DA142
 checked MC issue
 project no 110059 B

[illegible]

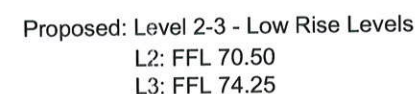
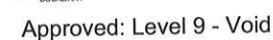
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sydney@architectus.com.au
ABN 11 098 489 448

drawing

Comparison with Approved Scheme -
Level 1 + Level 2-3

scale	1:400 @ A3, 1:200 @ A1	drawing no.	
drawn			DA143
checked	MC	issue	
project no	110059		A

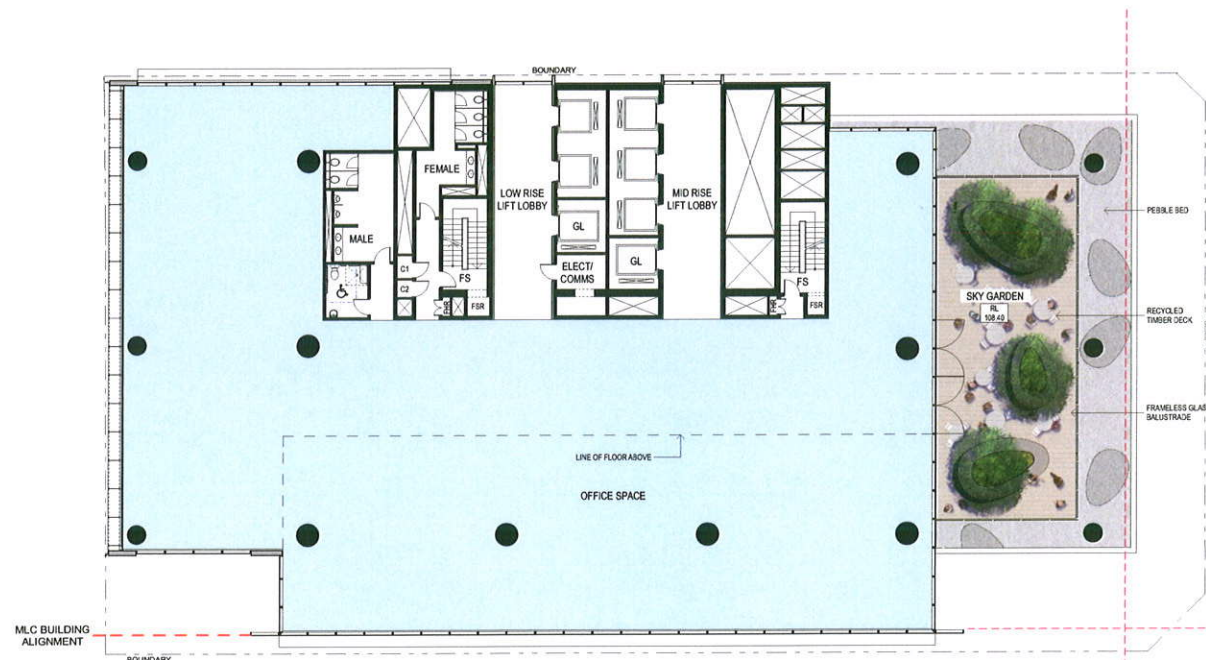


No. 7 granted on the 16.02.12
in respect to MP 08-0241.
Signed MB
Sheet No. 49 of 55

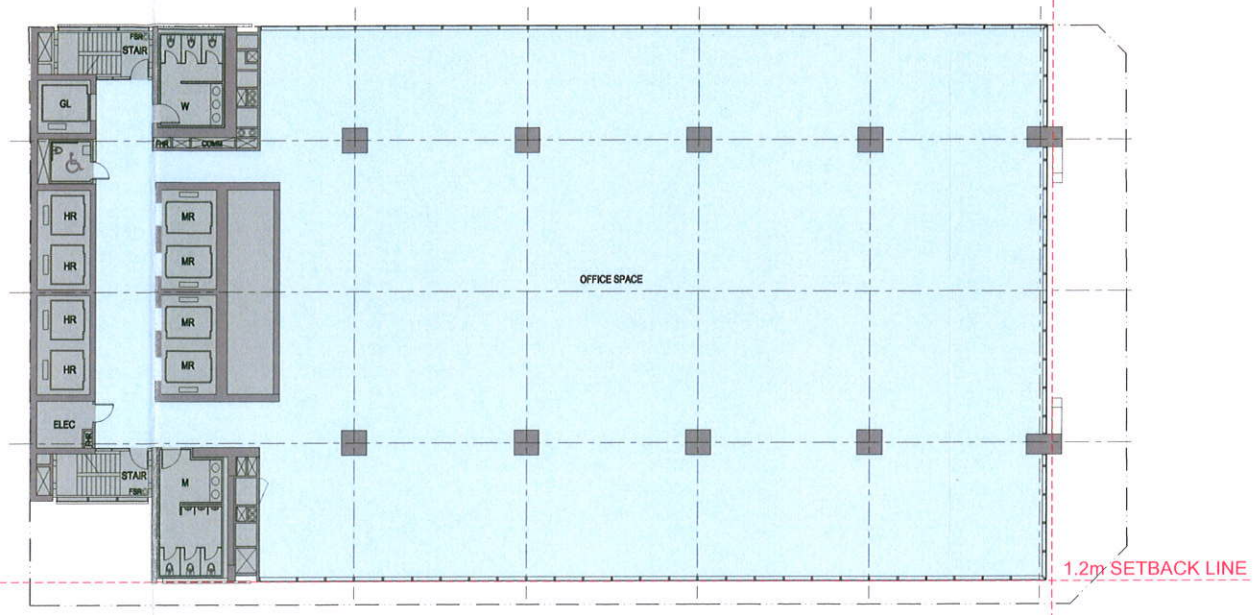
1000

Do not scale drawings. Verify all dimensions on site

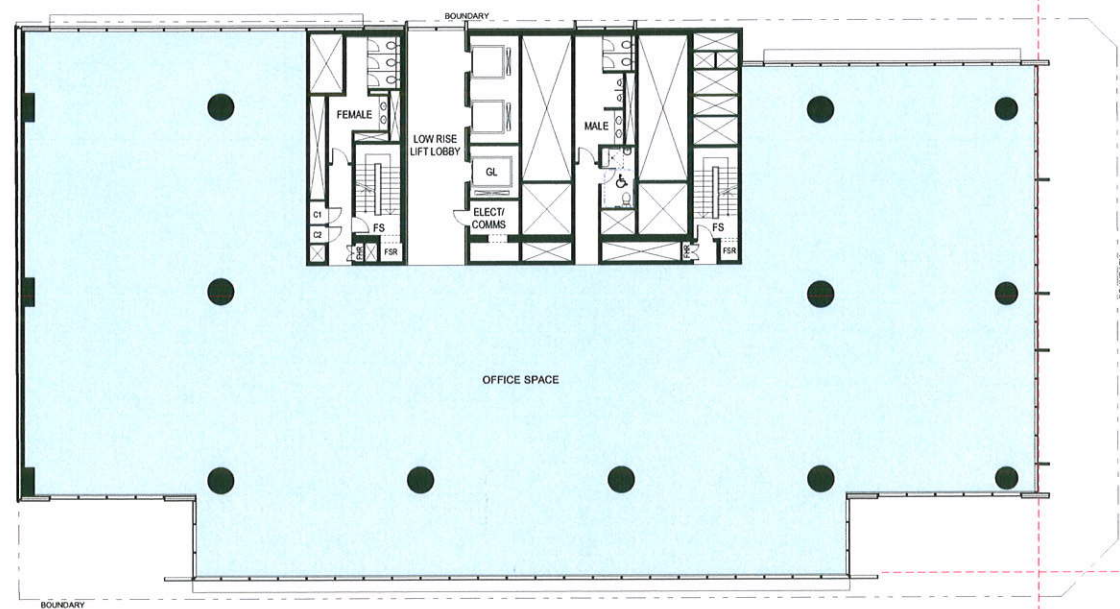
issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11



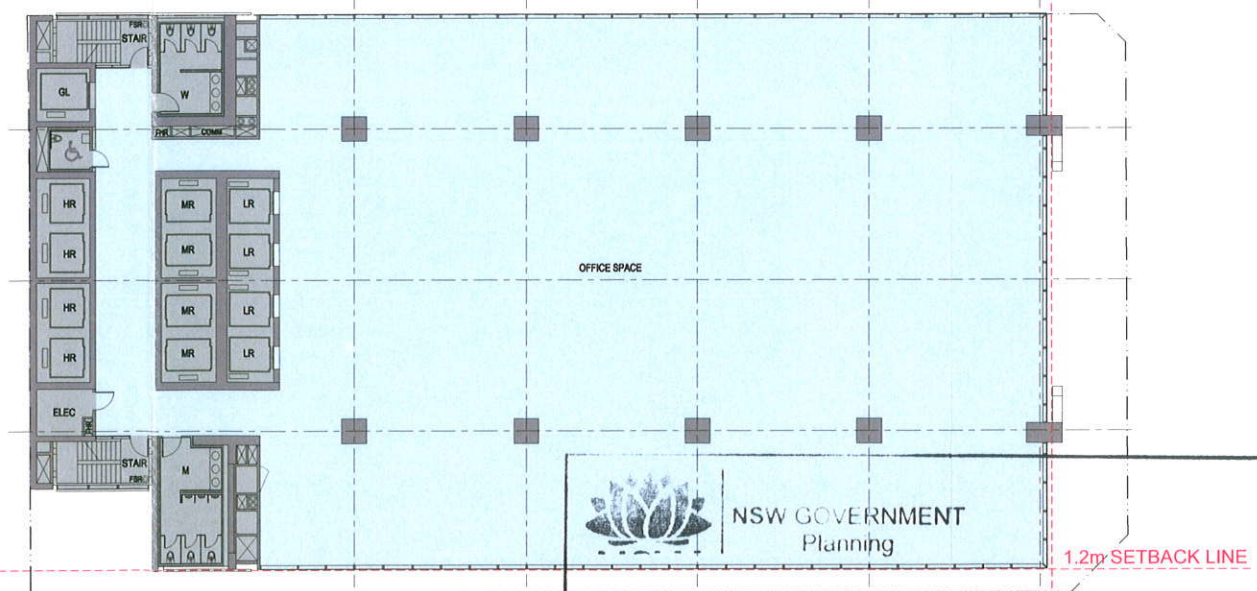
Approved: Level 20 - Low Rise Transfer Level
 FFL: 108.20
 GFA: 1036 m²
 GBA: 1198 m²



Proposed: Level 12 - Mid Rise/Lift Overrun
 FFL: 108.00
 GFA: 1342 m²
 GBA: 1443 m²



Approved: Level 12-19 - Low Rise Levels
 L12 FFL: 78.20
 8 Floor @ 3.75m
 GFA: 1275 m²
 GBA: 1414 m²

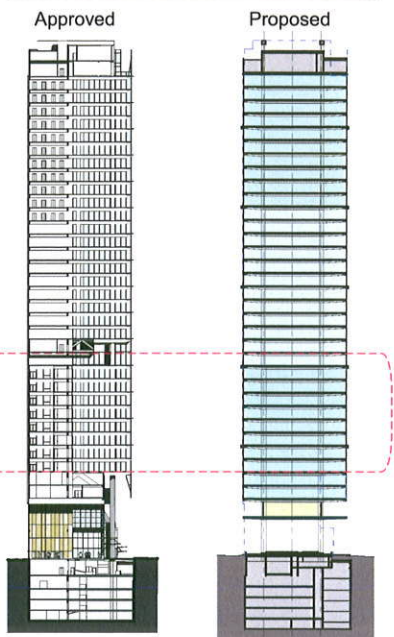


Proposed: Level 4-10 - Low Rise Levels
 Level 11 - Low Rise Transfer Level (Plan Similar)
 L4 FFL: 78.00
 8 Floor @ 3.75m
 GFA: 1342 m²
 GBA: 1443 m²



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 No. 1 granted on the 16.02.12
 in respect to MP 08-0241.
 Signed MB
 Sheet No. 50 of 55



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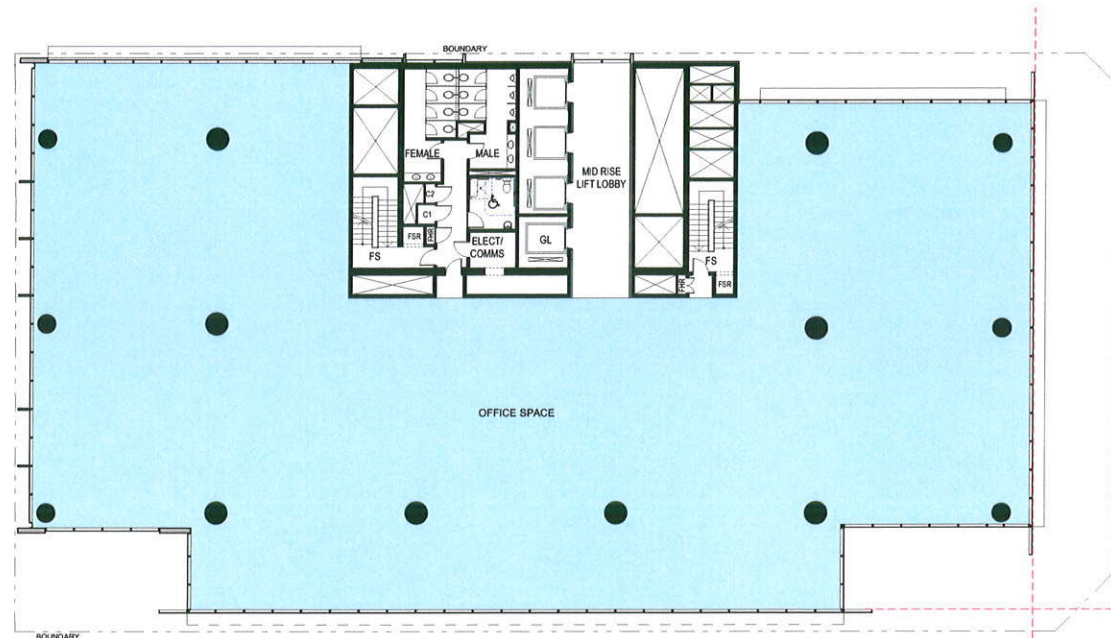
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 sydney@architectus.com.au
 ASBN 11 098 489 448

project
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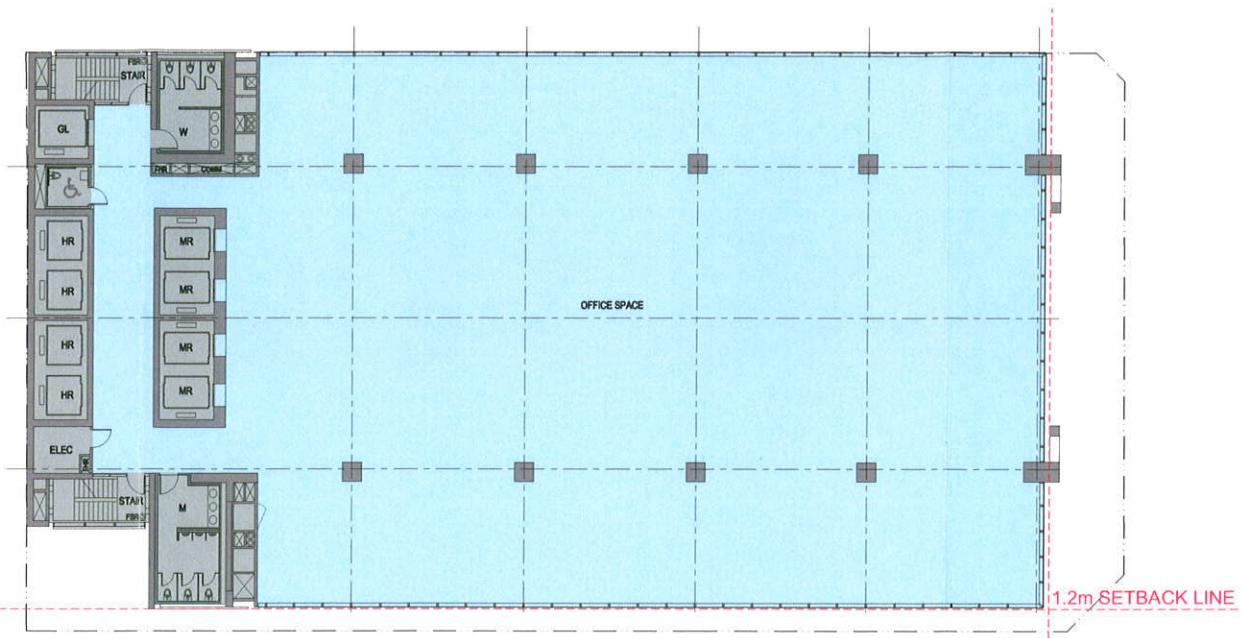
drawing
 Comparison with Approved Scheme -
 Level 4-11 + Level 12
 scale 1:400 @ A3, 1:200 @ A1
 drawing no. DA144
 drawn
 checked MC
 project no 110059
 issue
 A

Do not scale drawings. Verify all dimensions on site

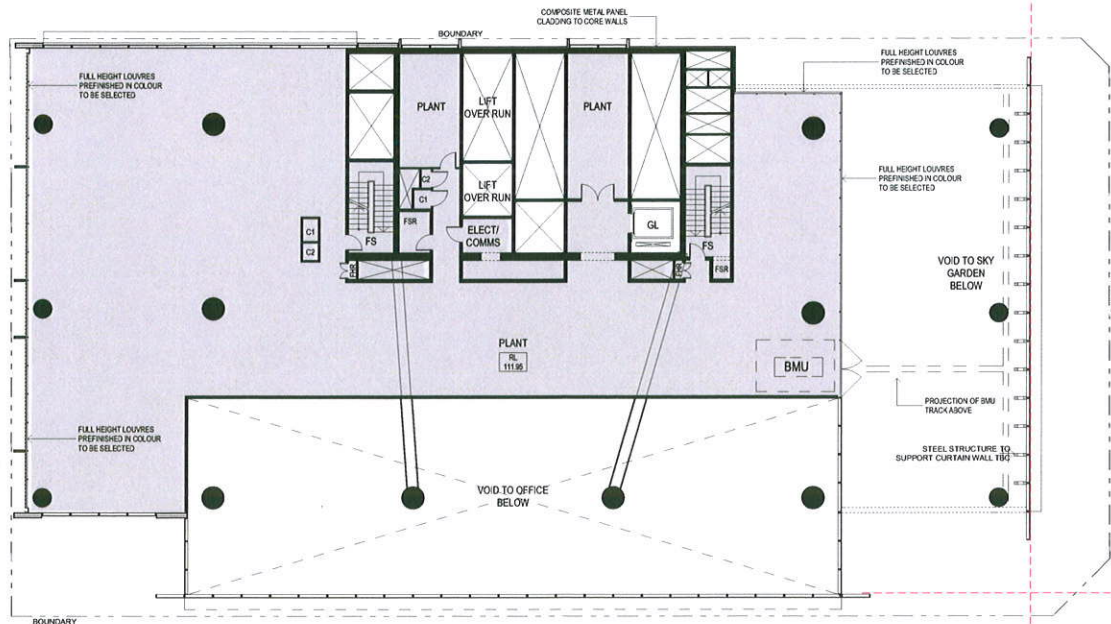
issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11



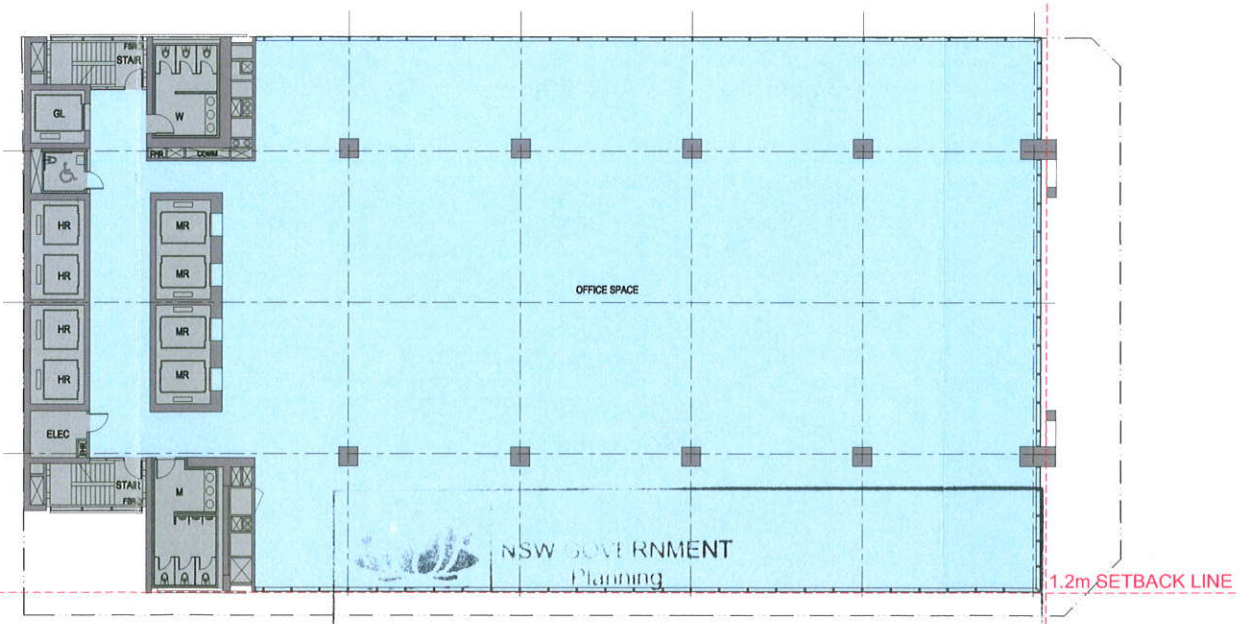
Approved: Level 22-30 - Mid Rise Levels
Level 31 - Mid Rise/Transfer Level (Plan Similar)
L22 FFL: 115.70
10 Floor @ 3.70m
GFA: 1278 m²
GBA: 1400 m



Proposed: Level 14-22 - Mid Rise Levels
Level 23 - Mid Rise/Transfer Level (Plan Similar)
L14 FFL: 115.500
10 Floor @ 3.75m
GFA: 1368 m²
GBA: 1469 m



Approved: Level 21 - Mid Plant/Lift Overrun
FFL: 111.950
GBA: 840 m²



Proposed: Level 13 - Mid Rise Level
FFL: 111.750
GFA: 1368 m²
GBA: 1469 m²

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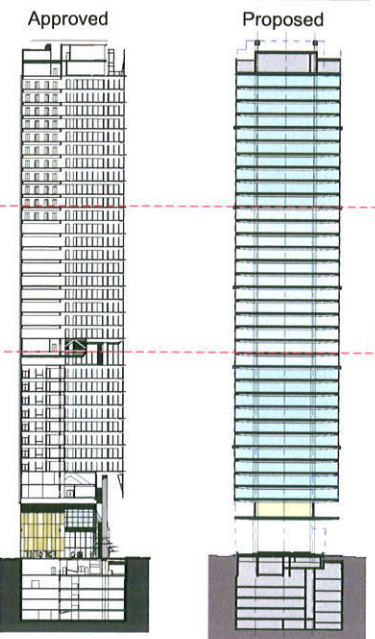
Approved Section 75W Modification Application

No. 2 granted on the 16.02.12

in respect to MP 08-0241

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Sheet No. 51 of 55



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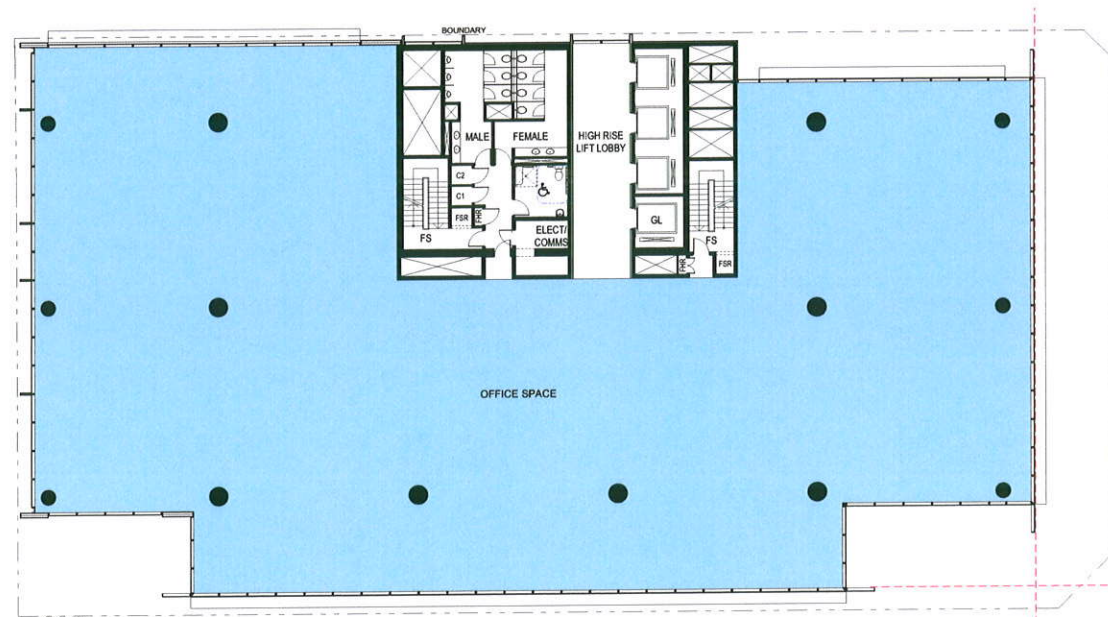
project
100 Mount Street, North Sydney

drawing
Comparison with Approved Scheme -
Level 13 + Level 14-23

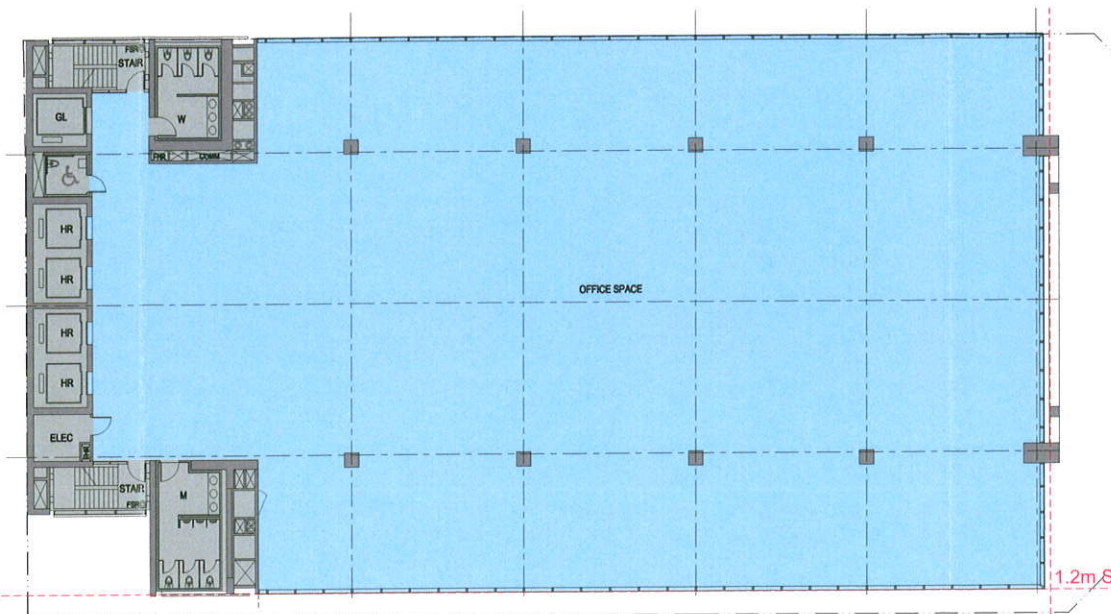
scale	1:400 @ A3, 1:200 @ A1	drawing no.	
drawn			DA145
checked	MC	issue	
project no	110059		A

Do not scale drawings. Verify all dimensions on site

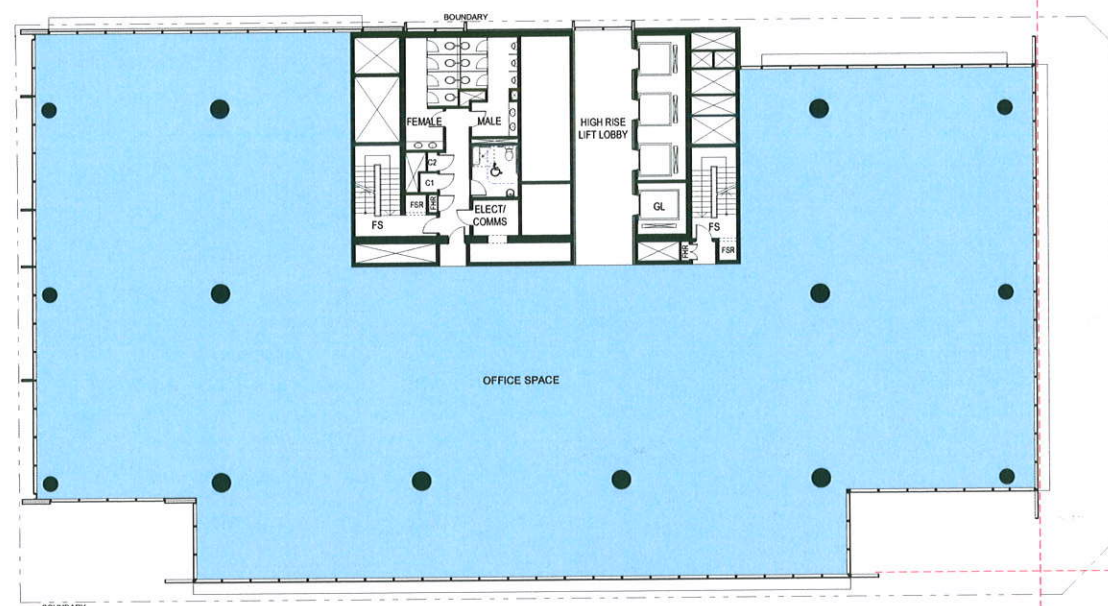
Issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11



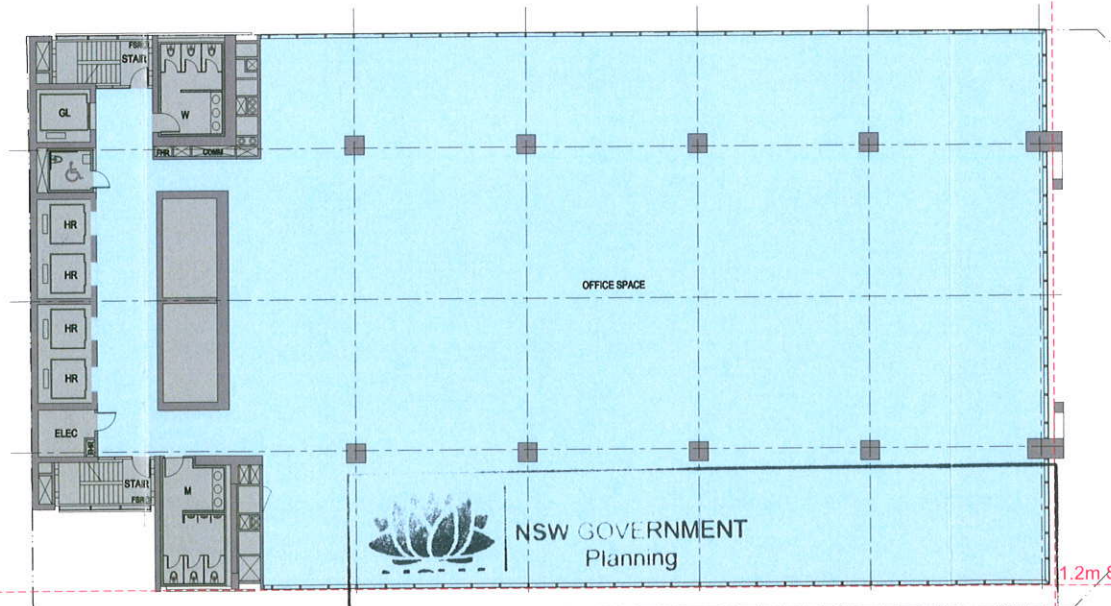
Approved: Level 34-41 - High Rise Levels
L34 FFL: 160.10
8 Floor @ 3.70m
GFA: 1314 m²
GBA: 1400 m²



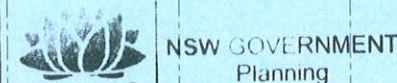
Proposed: Level 26-33 - High Rise Levels
L26 FFL: 160.50
8 Floor @ 3.75m
GFA: 1399 m²
GBA: 1499 m²



Approved: Level 32-33 - High Rise Levels (LOR/LMR)
L32 FFL: 152.70
L33 FFL: 156.40
GFA: 1278 m²
GBA: 1400 m²



Proposed: Level 24-25 - High Rise Levels (LOR/LMR)
L24 FFL: 153.00
L25 FFL: 156.75
GFA: 1368 m²
GBA: 1469 m²



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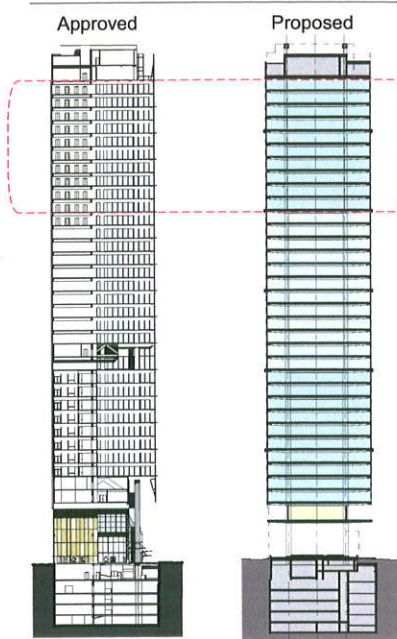
Approved Section 75W Modification Application

No. 1 granted on the 16.02.12

in respect to MP 08-0241

Signed MB

Sheet No. 52 of 55



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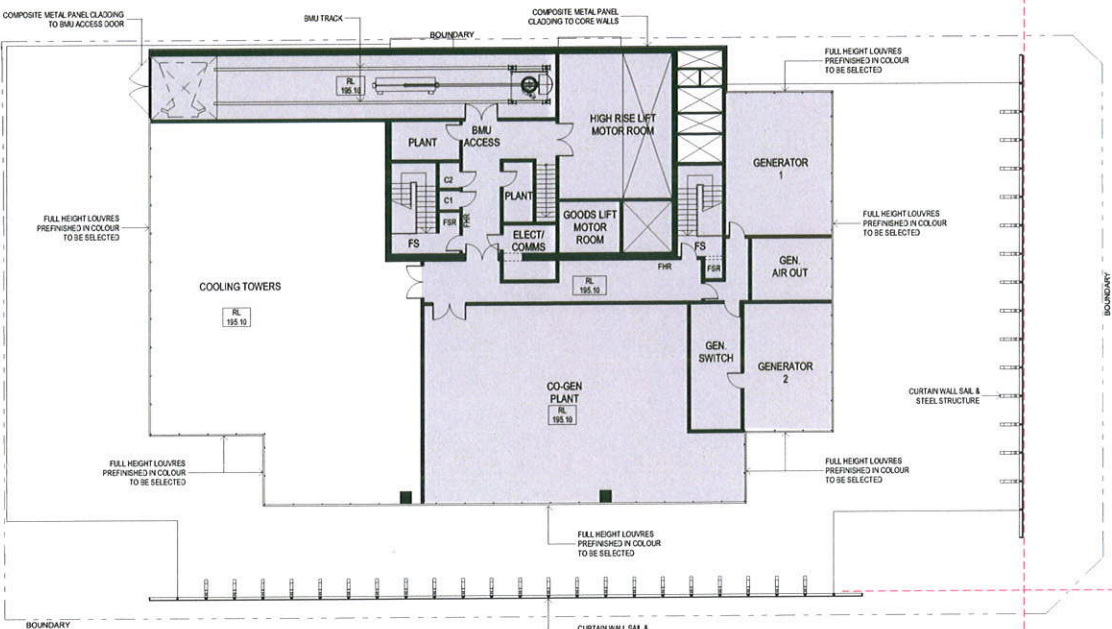
project
100 Mount Street, North Sydney

drawing
Comparison with Approved Scheme -
Level 24-25 + Level 26-33

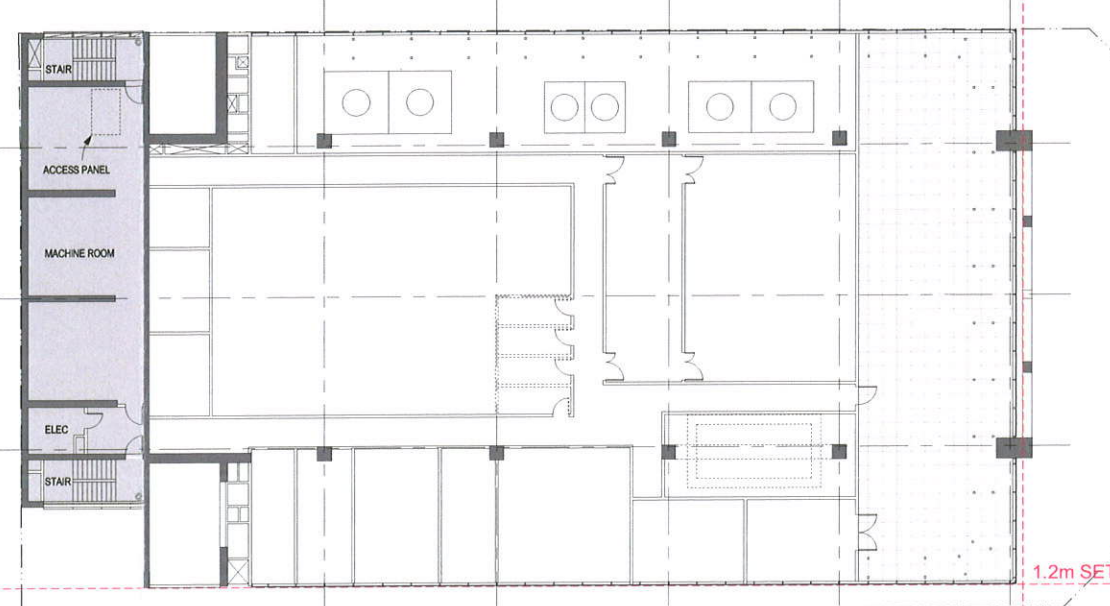
scale
1:400 @ A3, 1:200 @ A1
drawing no.
DA146
drawn
checked
MC
issue
project no
110059
A

Do not scale drawings. Verify all dimensions on site

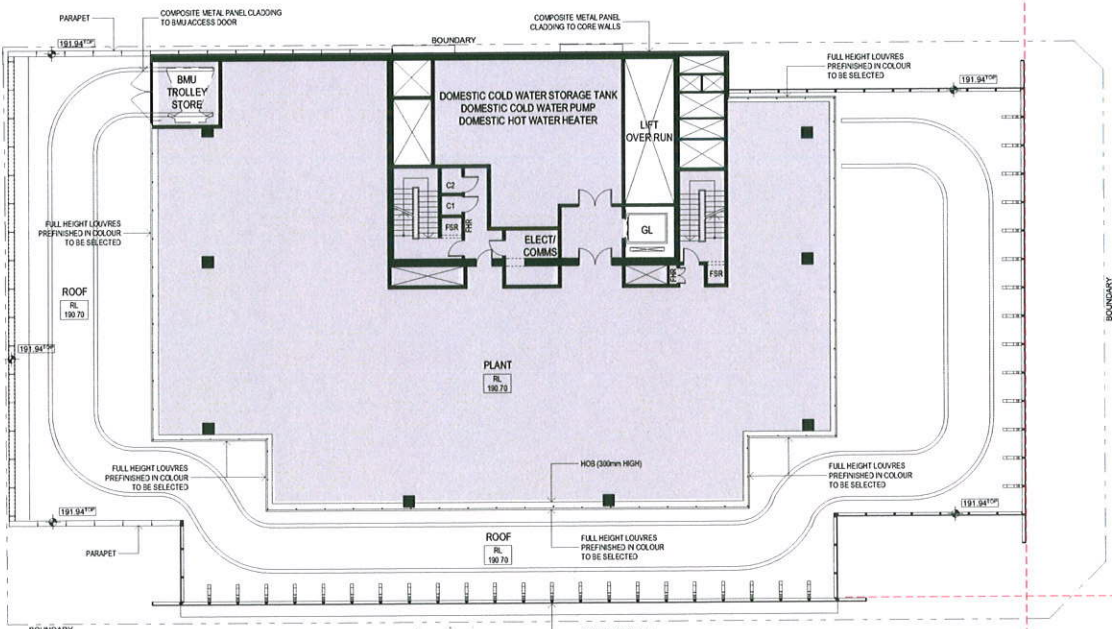
issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11



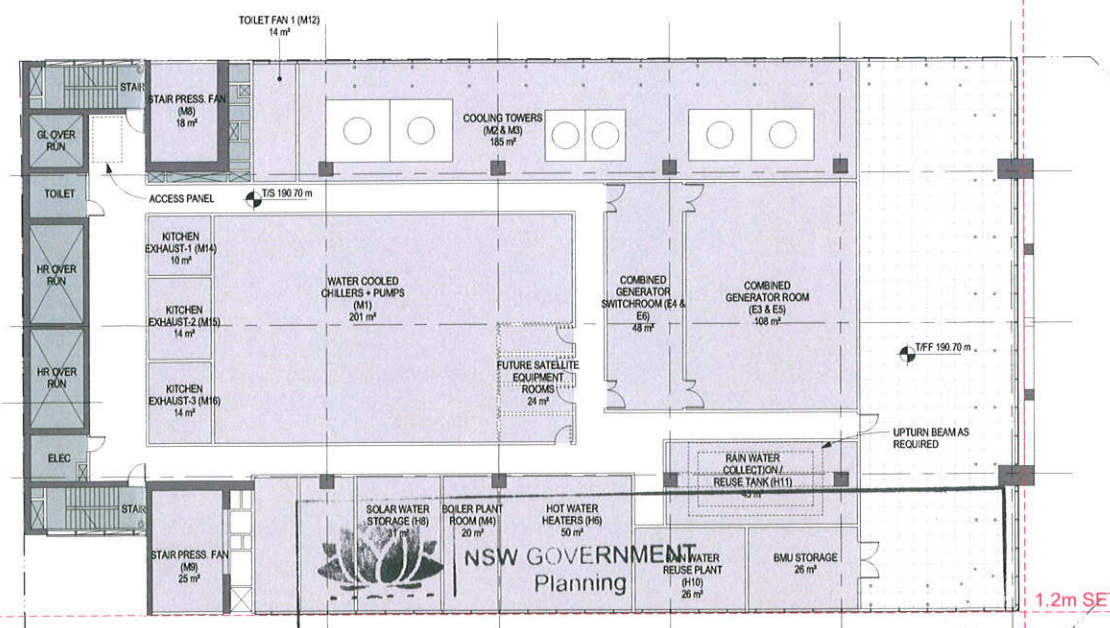
Approved: Level 43 - Plant
FFL: 194.10



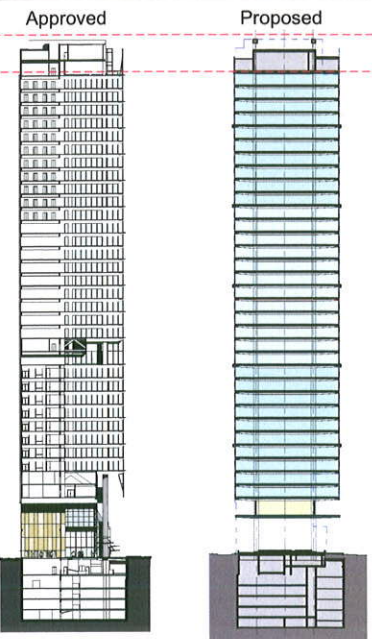
Proposed: Plant Mezzanine Level
FFL: 194.25



Approved: Level 42 - Plant
FFL: 189.70



Proposed: Plant Level
FFL: 190.75



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project
100 Mount Street, North Sydney

drawing
Comparison with Approved Scheme -
Plant Levels

scale	1:400 @ A3, 1:200 @ A1	drawing no.	DA147
drawn	-	issue	A
checked	MC	project no	110059

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Approved Section 75W Modification Application

No. 1 granted on the 16.02.12

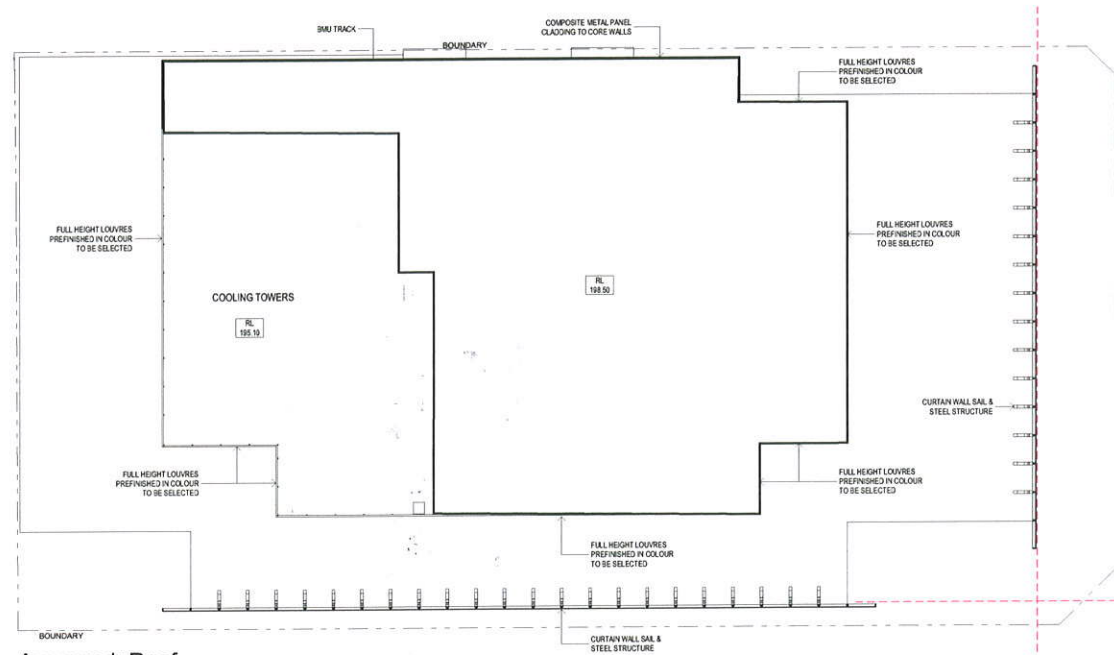
in respect to MP 08-0241

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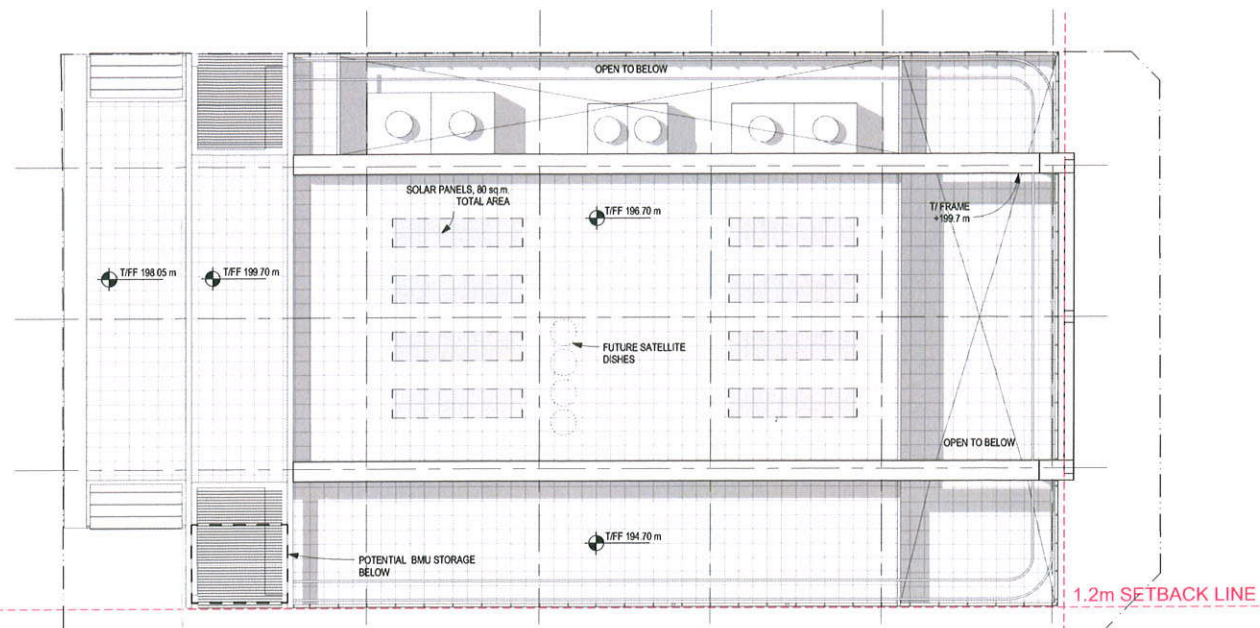
Sheet No. 53 of 55

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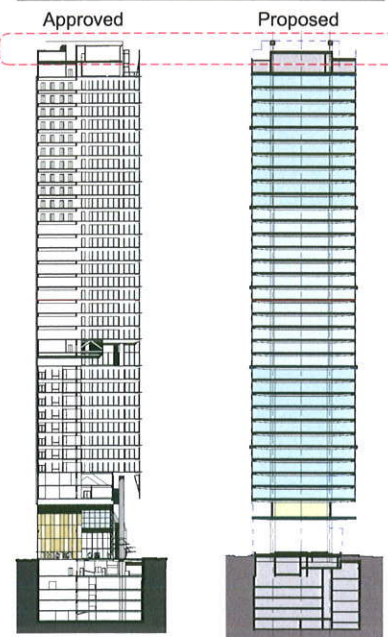
issue	amendment	date
A	SECTION 75W APPLICATION	31.08.11



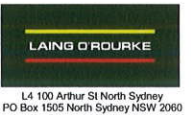
Approved: Roof
Roof FFL: 198.50
Top of Building FFL: 199.70



Proposed: Roof
Roof FFL: 198.05
Top of Building FFL: 199.70



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project

100 Mount Street, North Sydney

drawing

Comparison with Approved Scheme -
Roof

scale

1:400 @ A3, 1:200 @ A1

drawn

DA148

checked

MC

issue

project no

110059

A

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Planning

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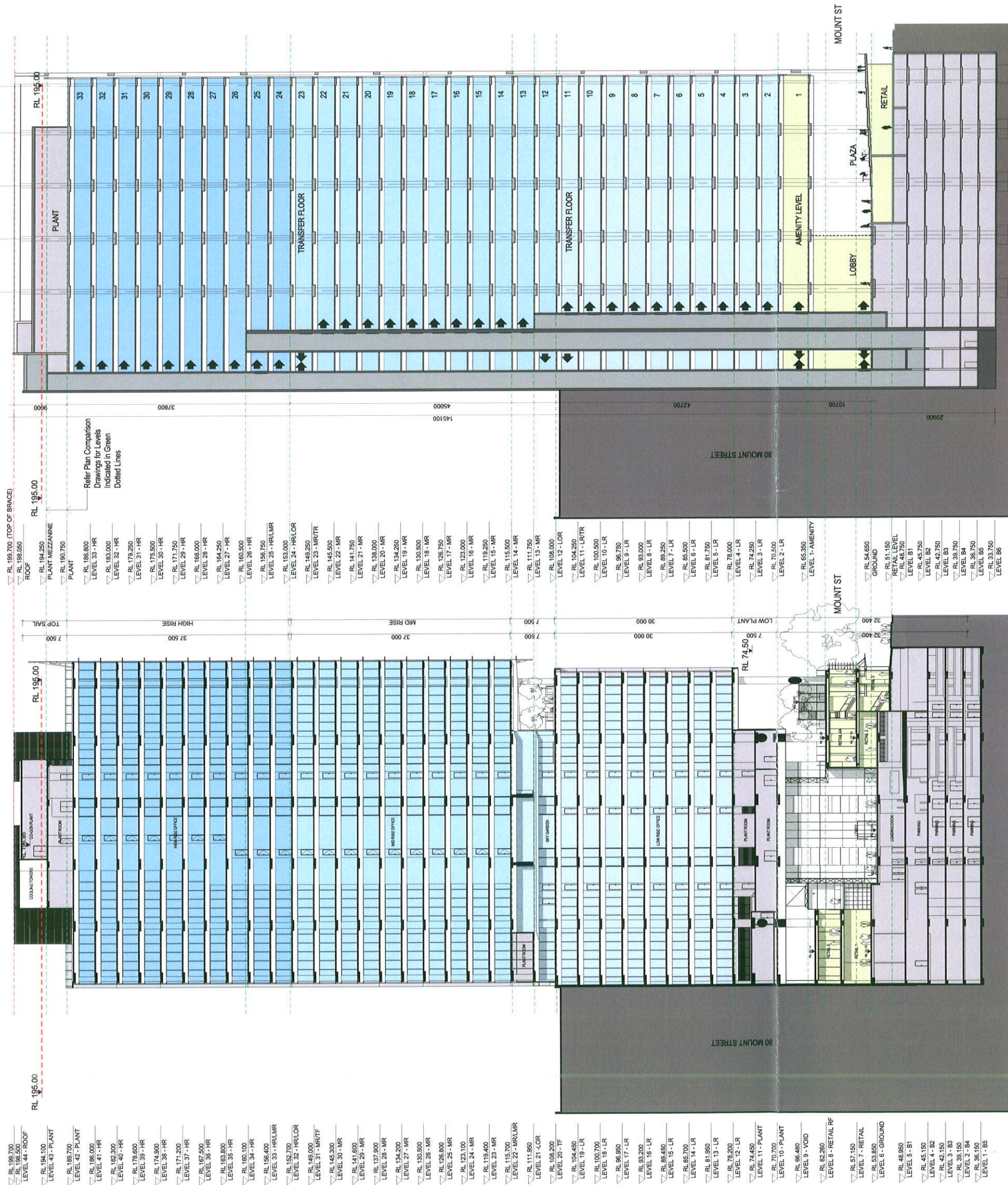
Approved Section 75W Modification Application

No. 1 granted on the 16.02.12

in respect to MP 08-0241

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Sheet No. 54 of 55



AREA COMPARISON (APPROVED AND PROPOSED)

Floor	GFA Change	Reason
33	+85	B
32	+85	B
31	+85	B
30	+85	B
29	+85	B
28	+85	B
27	+85	B
26	+85	B
25	+90	B
24	+90	B
23	+90	B
22	+90	B
21	+90	B
20	+90	B
19	+90	B
18	+90	B
17	+90	B
16	+90	B
15	+90	B
14	+138	A and B
13	+1368	A
12	+306	B
11	+67	B
10	+67	B
9	+67	B
8	+67	B
7	+67	B
6	+67	B
5	+67	B
4	+67	B
3	+1342	A
2	+1342	A
retail	- 986	C
A	Proposed replaces low and mid plantrooms with office (4100m2 over 4 levels)	
B	Proposed simplifies built form to uniform setback (2234m2; average 80m2 per level over 28 levels)	
C	proposed reduces retail space by 986m2 and provides greater public space	

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Issue amendment date
A SECTION 75W APPLICATION 31.08.11

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Approved Section 75W Modification Application
No. **B 1** granted on the **16.02.12**
in respect to MP **08-0241**
Signed **B** MB.
Sheet No. **55 of 55**

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project
100 Mount Street, North Sydney

drawing
Comparison with Approved Scheme -
Sections

scale
1:500 @ A3, 1:250 @ A1

drawn
MC

checked
MC

project no
110059

drawing no.
DA149

issue
A