

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION AMENDMENT	11.11.11
C	SECTION 75W AMENDMENT MOD2	25.10.13
D	SECTION 75W AMENDMENT MOD4	16.12.15

Cover Sheet	DA100
Ground Plane	DA107
Site Plan	DA109
General Arrangement Plan - Ground Floor Plan	DA116
Lower Ground Mezzanine Plan	DA116-1
Retail Level Plan	DA117
Plan - B1 Level	DA118
Plan - B2 Level	DA119
Plan - B3 Level	DA120
Plan - B4 Level	DA121
Plan - B5 Level	DA122
Plan - B6 Level	DA123
General Arrangement Plan - Ground Mezzanine (Management Office)	DA124
General Arrangement Plan - Level 1 (Amenities)	DA124-1
Level 1 - Plant Mezzanine	DA124-2
Plan - Typical Low Rise Level	DA125
Plan - Typical Mid Rise Level	DA126
Plan - Typical High Rise Level	DA127
Plan - Level 33	DA127-1
Plant Level Plan	DA128
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Contextual Elevation - East	DA130-2
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Building Sections	DA132
Roof Sections	DA133
Roof Rendering	DA134
Basement Sections	DA135

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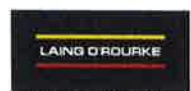
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Sheet No. 1 of 32

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Brisbane
Shanghai

project 100 Mount Street, North Sydney

drawing Cover Sheet

scale NTS drawing no. DA100

drawn SZ / NH

checked MC

project no 110059



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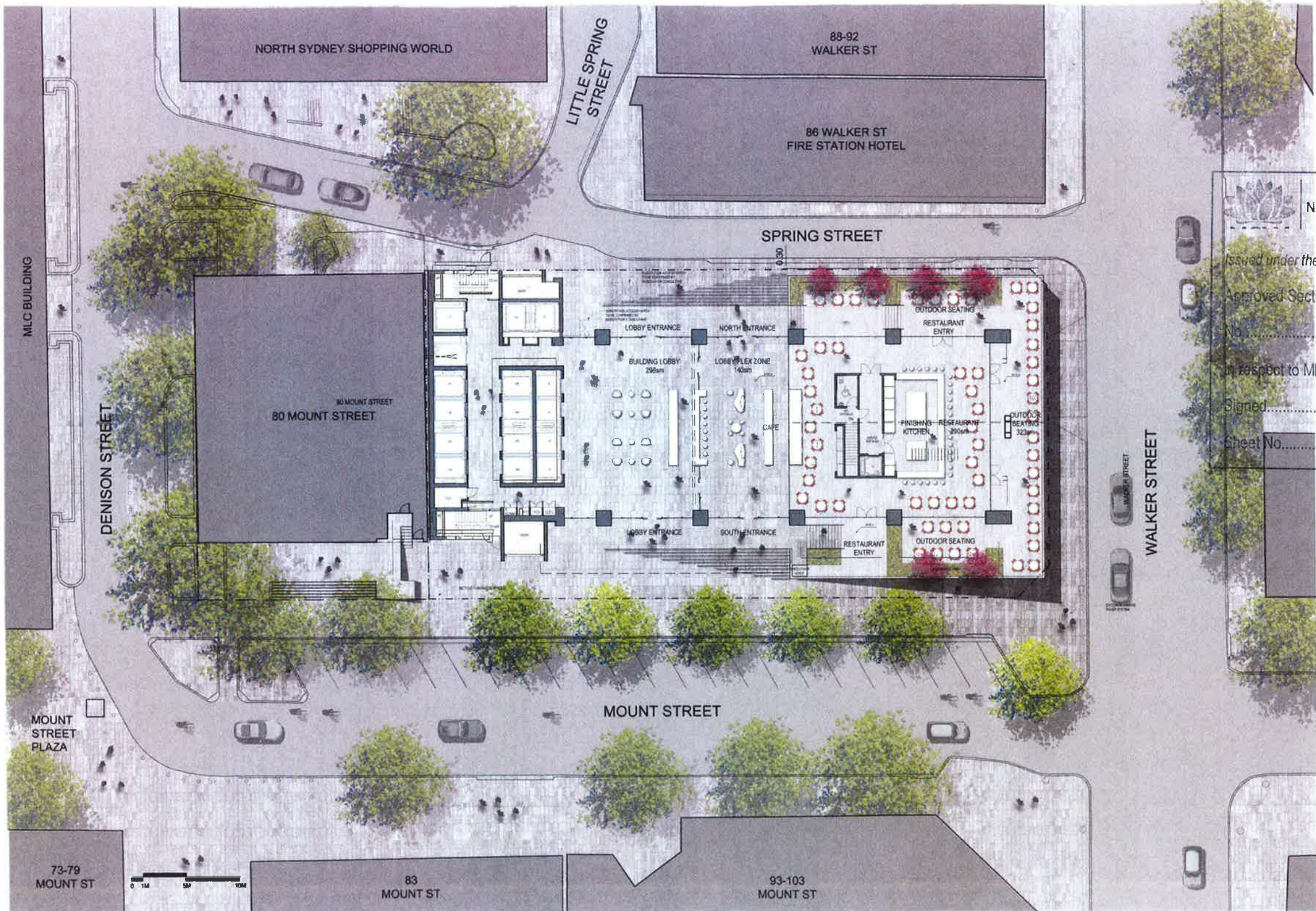
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project
100 Mount Street, North Sydney

drawing
Ground Plane
scale
NTS
drawing no
DA107
drawn
SOM
checked
SOM
project no
110059
issue
D

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
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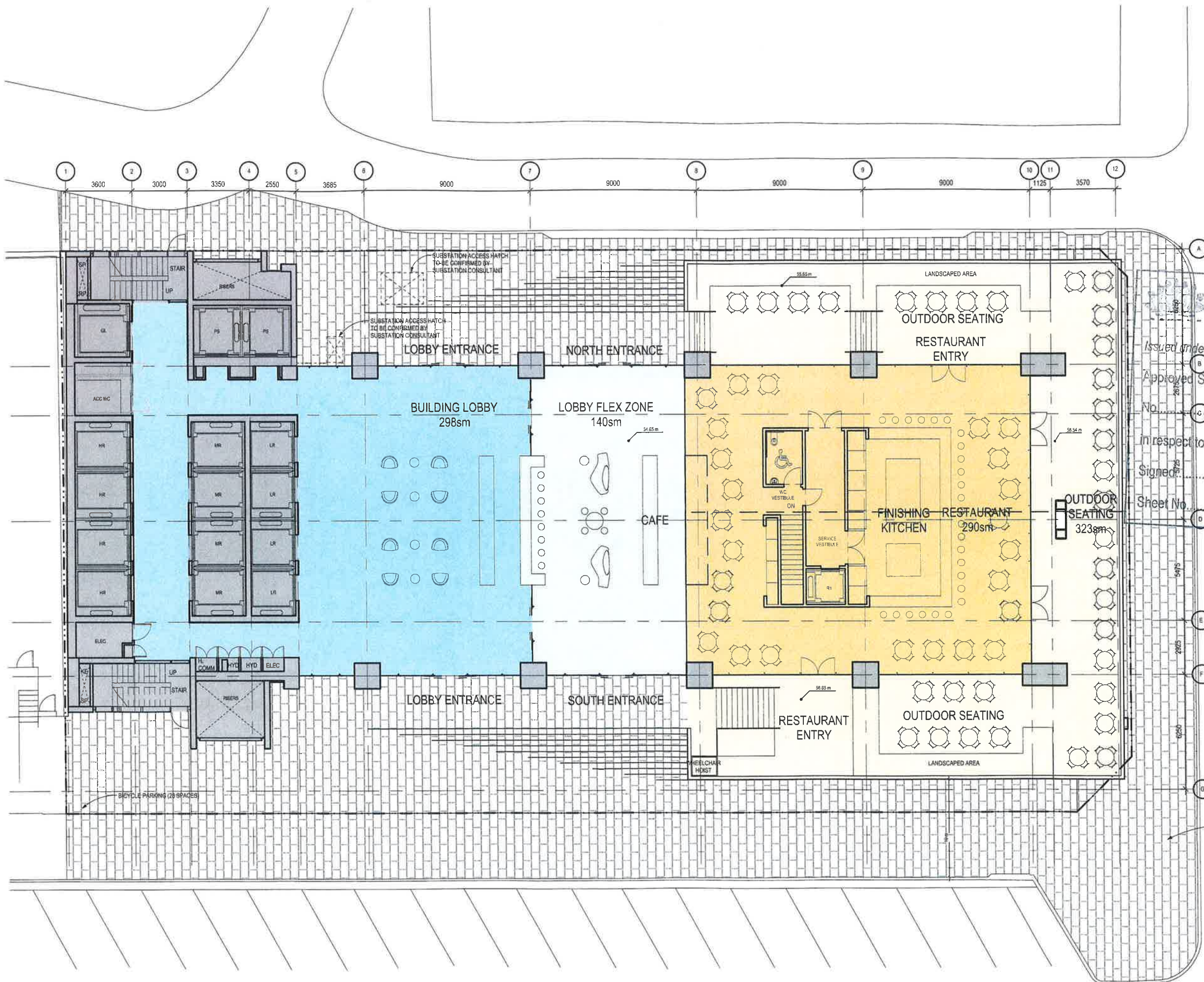
drawing

Site Plan

scale	1:200 @ A3, 1:100 @ A1	drawing no	DA109
drawn	SOM		
checked	SOM	ISSUE	
project no	110059		C

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
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project
100 Mount Street, North Sydney

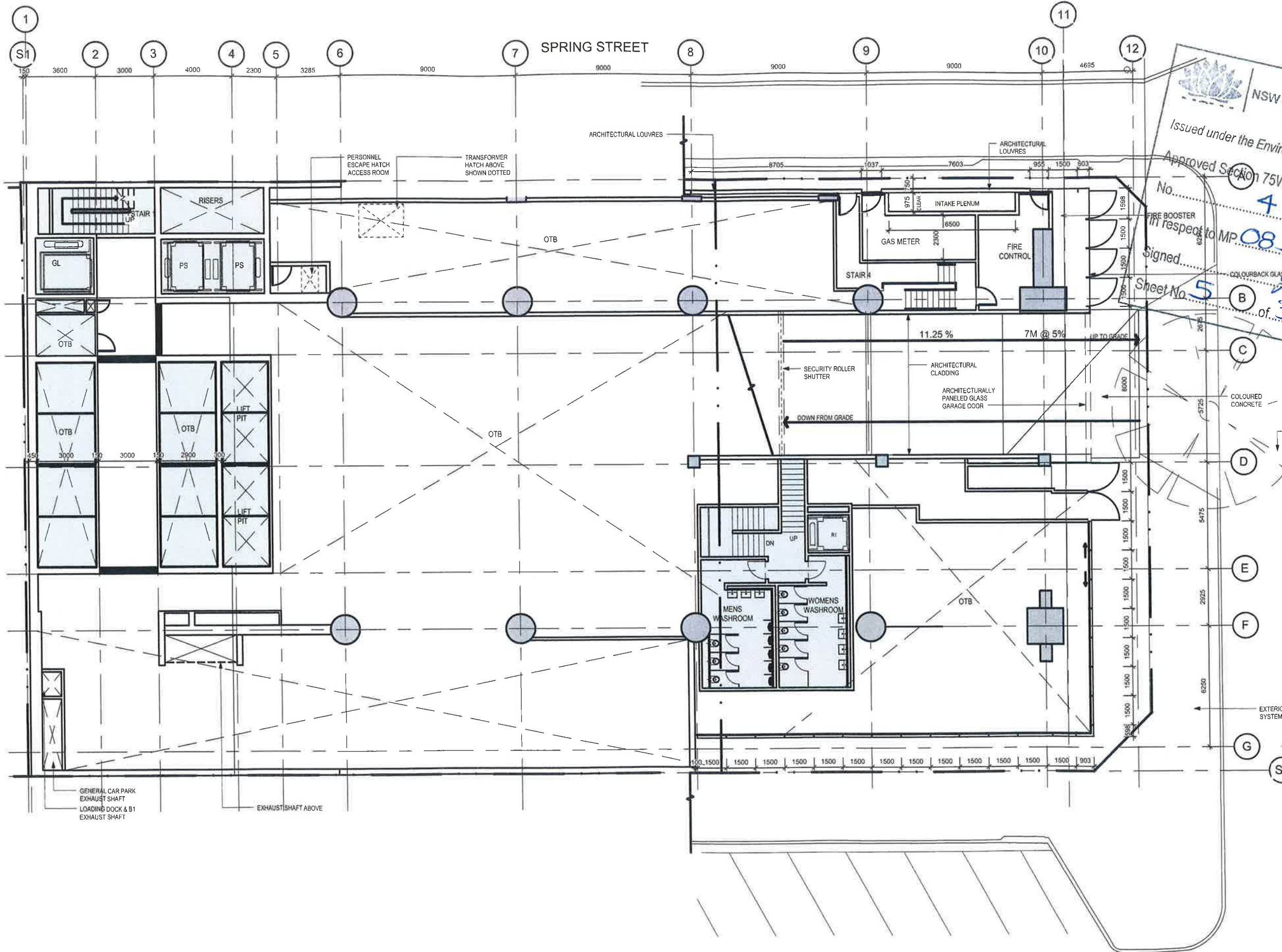
drawing
General Arrangement Plan - Ground
Floor Plan

scale
1:200 @ A3, 1:100 @ A1
drawing no
DA116
drawn
SOM
checked
SOM
project no
110059
D

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issue	amendment	date
A	SECTION 75W AMENDMENT MOD4	16.12.15

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project 100 Mount Street, North Sydney

drawing Lower Ground Mezzanine Plan

scale 1:200 @ A3, 1:100 @ A1
 drawn SOM
 checked SOM
 project no 110059
 drawing no DA116-1
 issue A

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION AMENDMENT	11.11.11
C	SECTION 75W AMENDMENT MOD2	25.10.13
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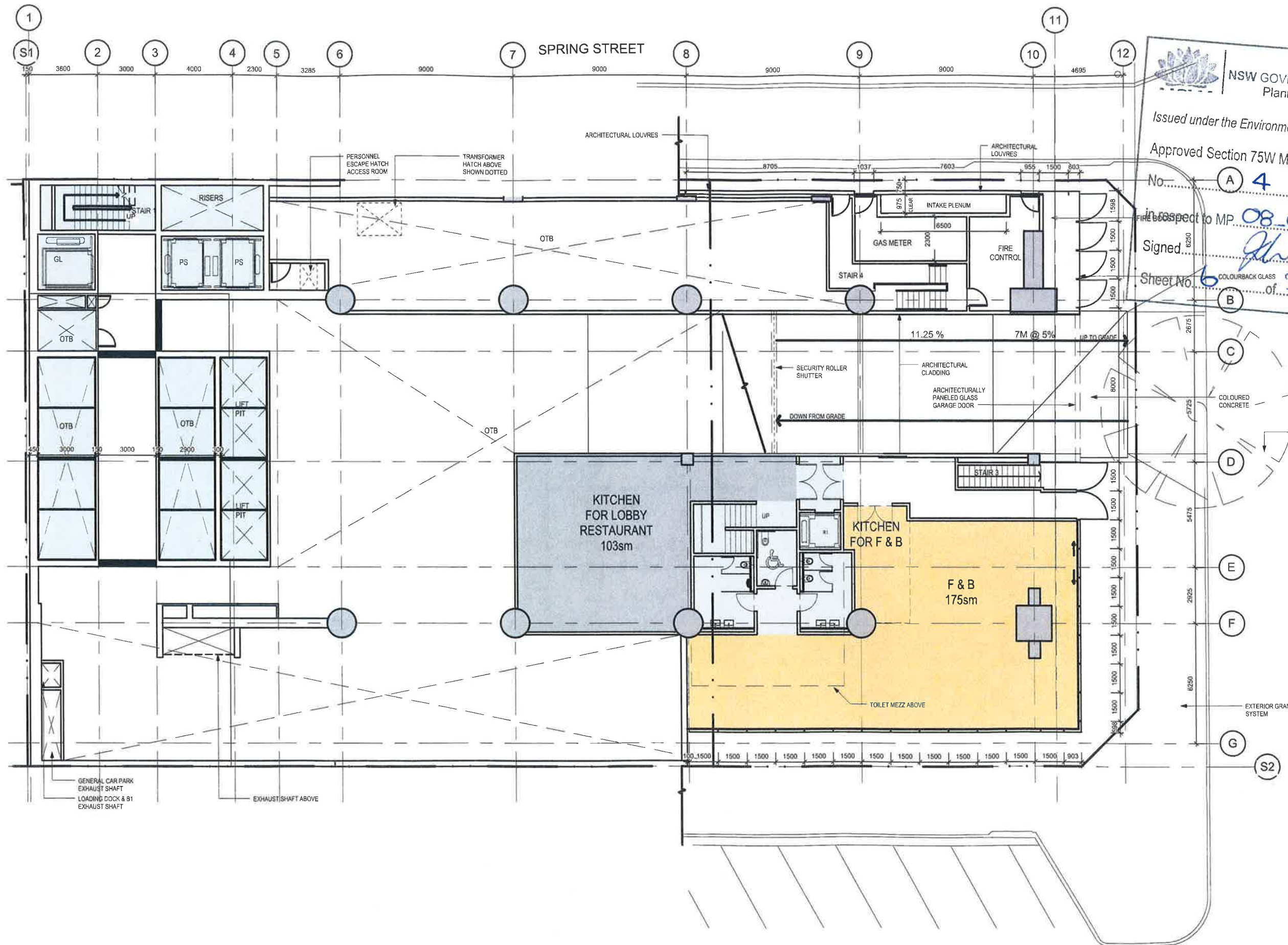
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COLOURBACK GLASS



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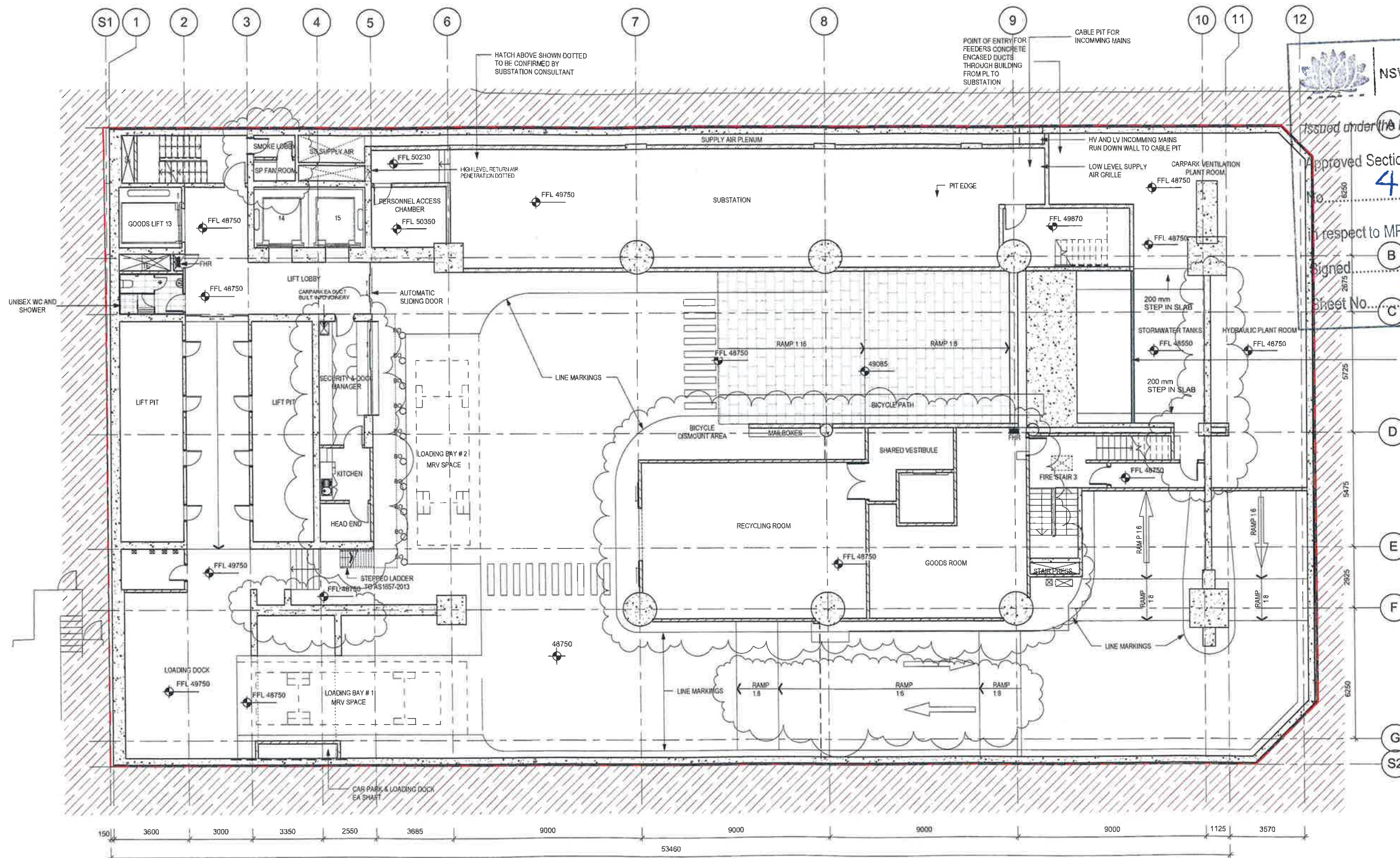
project 100 Mount Street, North Sydney

drawing Retail Level Plan

scale 1:200 @ A3, 1:100 @ A1
 drawn SOM
 checked SOM
 project no 110059
 drawing no DA117
 issue
 D

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W AMENDMENT MOD 4	16.12.15



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project
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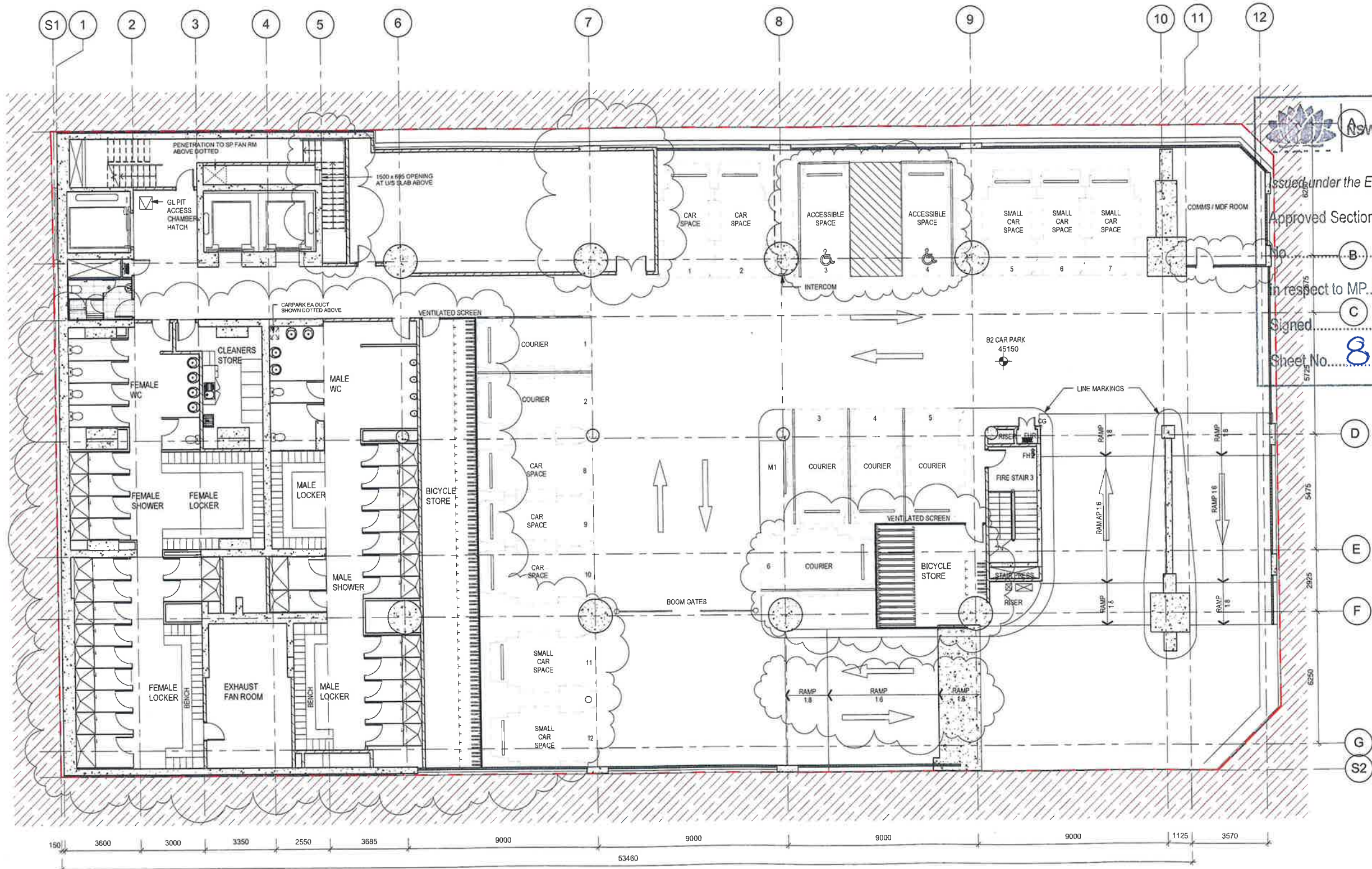
drawing
 Plan - B1 Level

scale
 1:20 @ A3 1:100 @ A1
 drawn
 SZ / NH
 checked
 MC
 project no
 110059
 drawing no
 DA118
 issue
 C

1 Level B1 Plan
 SCALE: 1:100

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W AMENDMENT MOD 4	16.12.15



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1 Level B2 Plan
 SCALE: 1:100

project
 100 Mount Street, North Sydney

drawing
 Plan - B2 Level

scale
 1:200 @ A3, 1:100 @ A1

drawn
 SZ / NH

checked
 MC

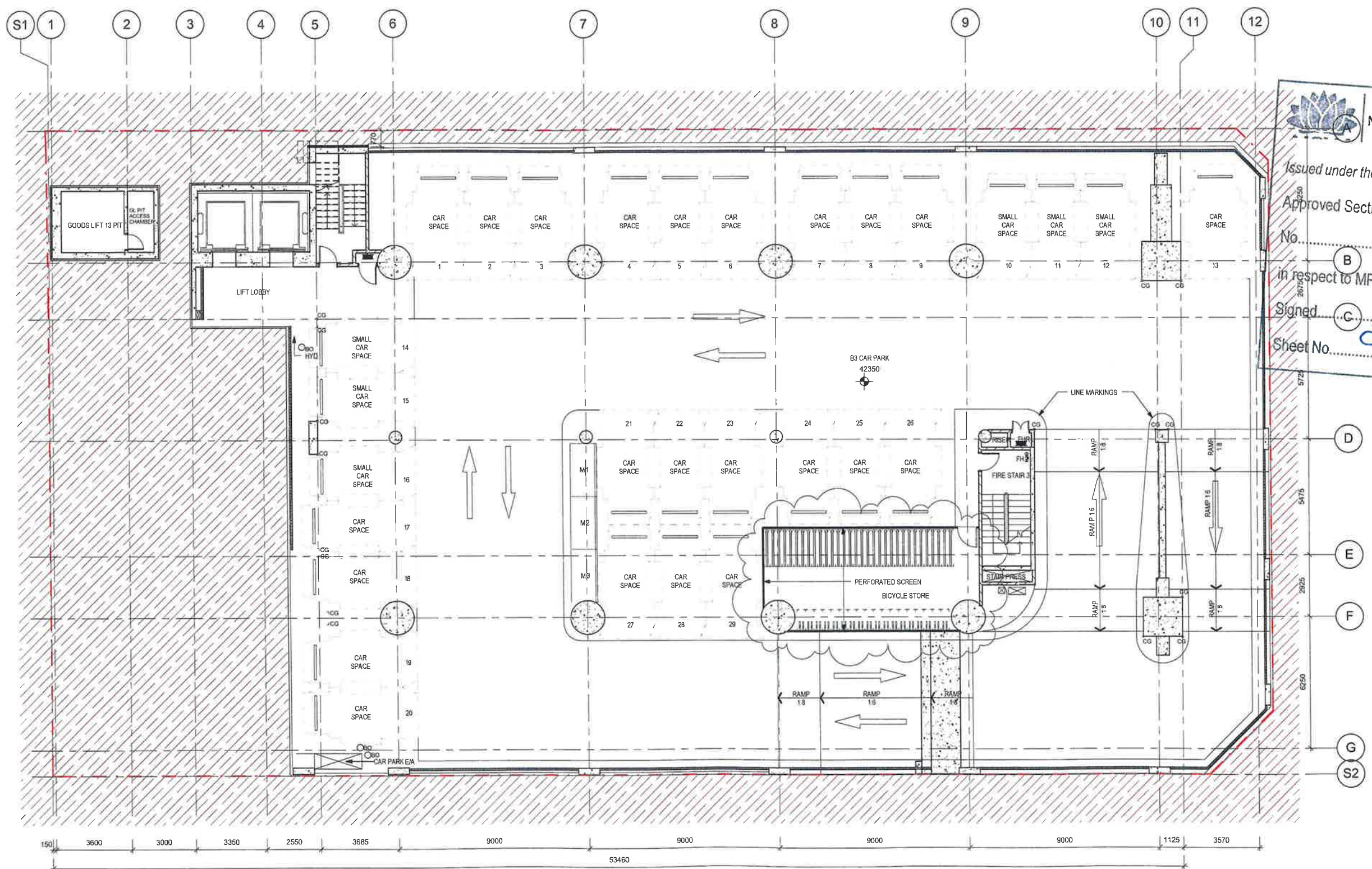
project no
 110059

drawing no
 DA119

revision
 C

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W AMENDMENT MOD 4	16.12.15



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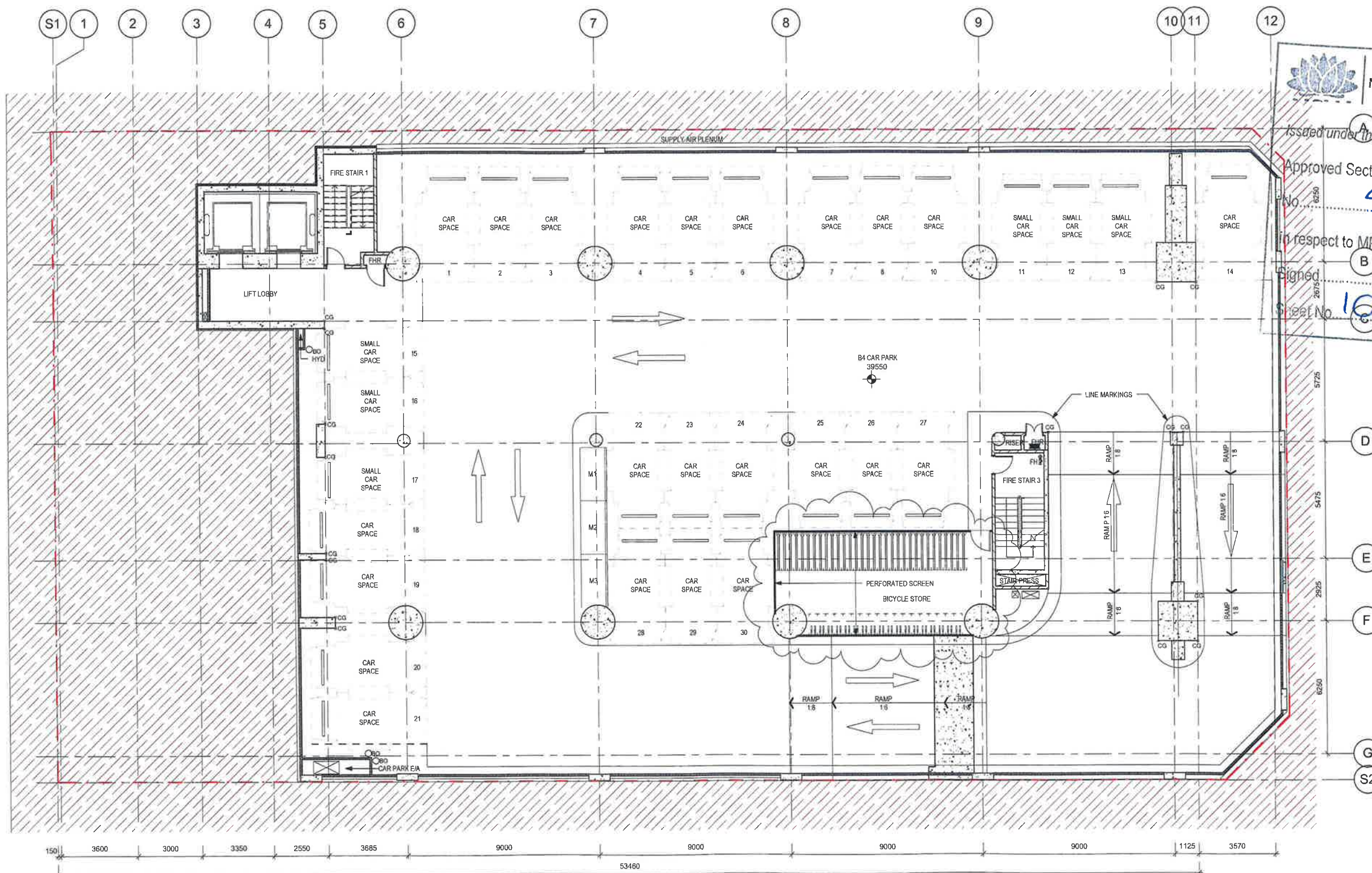
drawing Plan - B3 Level

scale	1:200 @ A3 1:100 @ A1	drawing no	DA120
drawn	SZ / NH	checked	MC
project no	110059	issue	C

1 Level B3 Plan
 SCALE: 1 : 100

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W AMENDMENT MOD 4	18.12.15



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project

100 Mount Street, North Sydney

drawing

Plan - B4 Level

scale 1:200 @ A3, 1:100 @ A1

drawn SZ / NH

checked MC

project no 110059

drawing no DA121

issue C

1 Level B4 Plan

SCALE: 1:100



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Amendment	Date
SECTION 75W APPLICATION MOD 2	12.08.11
SECTION 75W APPLICATION MOD 3	25.10.13
SECTION 75W AMENDMENT MOD 4	18.12.15
FOR REVIEW	24.03.16

Parking Schedule - By Level	
Level B6	
Bicycle Park - Side Type	178
Car Parking Space	19
Level B5	
Car Parking Space	28
Motorcycle Parking Space	12
Level B4	
Car Parking Space	28
Motorcycle Parking Space	3
Level B3	
Bicycle Park - Cradle Type	18
Bicycle Park - Side Type	32
Car Parking Space	29
Motorcycle Parking Space	3
Level B2	
Accessible Parking Space	2
Bicycle Park - Cradle Type	54
Car Parking Space	11
Courier Parking Space	8
Motorcycle Parking Space	1
Level B1	
MRV SPACE	2
Grand total: 428	428



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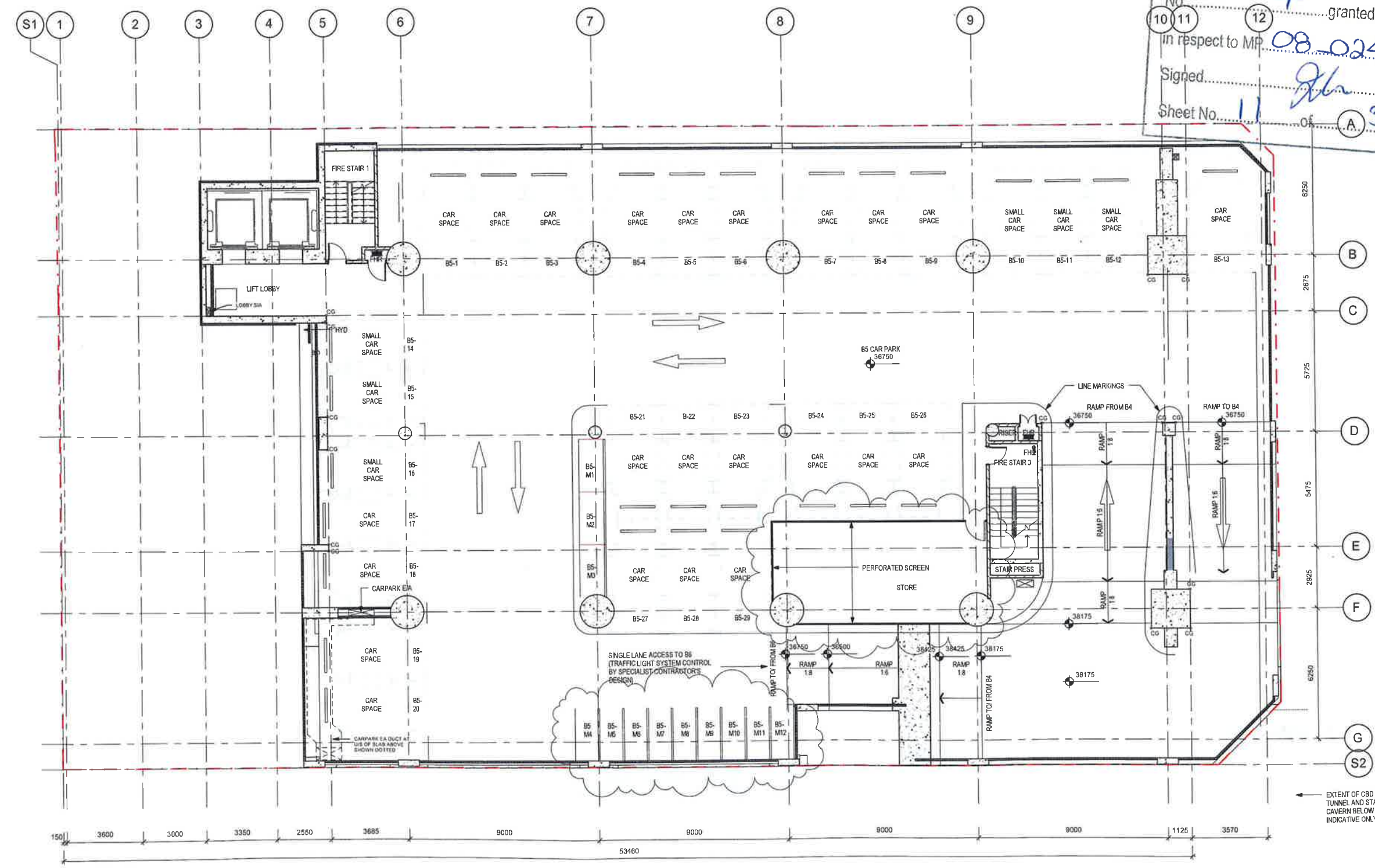
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project
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drawing
Plan - B5 Level

scale
1:20 @ A3 1:100 @ A1
drawn
SZ / NH
checked
MC
project no
110059
drawing no
DA122
status
D



1 Level B5 Plan
SCALE 1:100



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 Sheet 12 of 32

issue	amendment	date
A	SECTION 75W APPLICATION	12.09.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W APPLICATION MOD 3	16.12.15
D	SECTION 75W APPLICATION MOD 4	24.02.16

Parking Schedule - By Level		
Level B6		
Bicycle Park - Side Type	178	
Car Parking Space	19	
Level B5		
Car Parking Space	29	
Motorcycle Parking Space	12	
Level B4		
Car Parking Space	29	
Motorcycle Parking Space	3	
Level B3		
Bicycle Park - Cradle Type	18	
Bicycle Park - Side Type	32	
Car Parking Space	29	
Motorcycle Parking Space	3	
Level B2		
Accessible Parking Space	2	
Bicycle Park - Cradle Type	54	
Car Parking Space	11	
Courier Parking Space	6	
Motorcycle Parking Space	1	
Level B1		
MKV SPACE	12	
Grand total:	428	428

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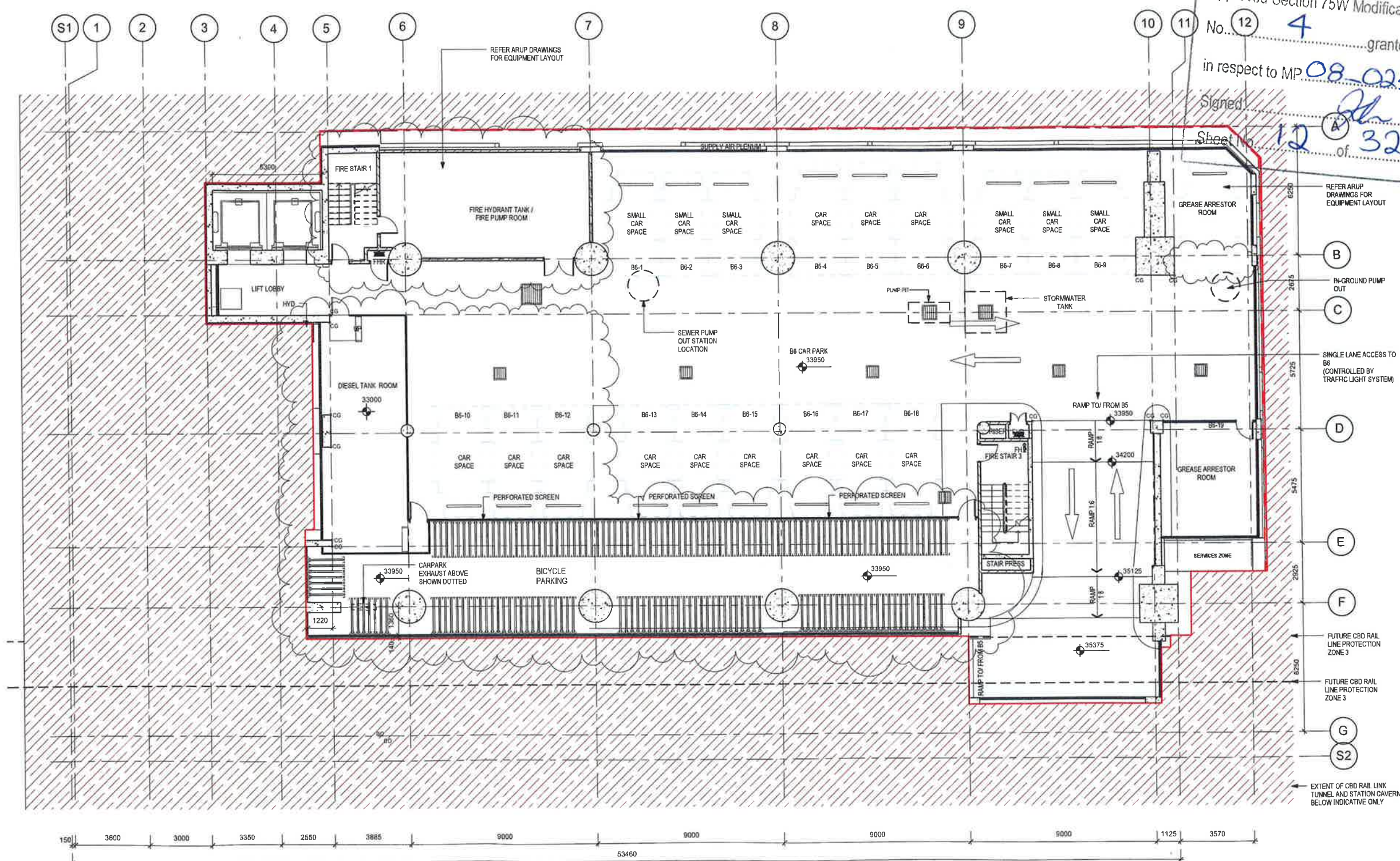
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project 100 Mount Street, North Sydney

drawing Plan - B6 Level

scale	1:200 @ A3, 1:100 @ A1	drawing no.	DA123
drawn	SZ / NH	issue	
checked	MC	project no.	110059
project no.	110059		D



1 Level B6 Plan
 SCALE: 1 : 100

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A	SECTION 75W APPLICATION	12.08.11
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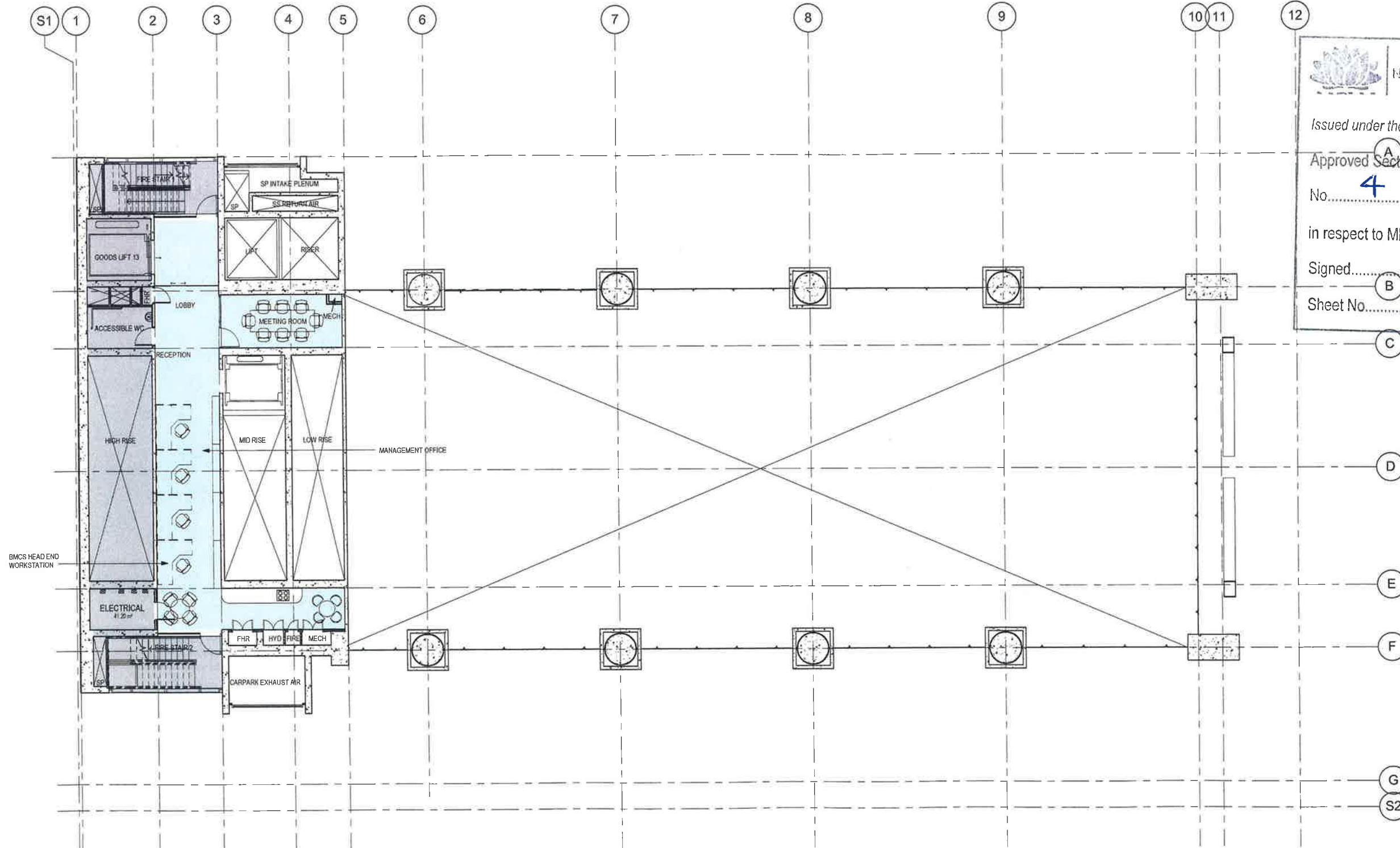
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1 Ground Mezzanine

SCALE 1:100



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project
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drawing
General Arrangement Plan - Ground
Mezzanine (Management Office)

scale
1:20 @ A3 1:100 @ A1
drawn
SZ
checked
MC
project no
110059
drawing no
DA124
issue
C

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A	SECTION 75W APPLICATION	12.08.11
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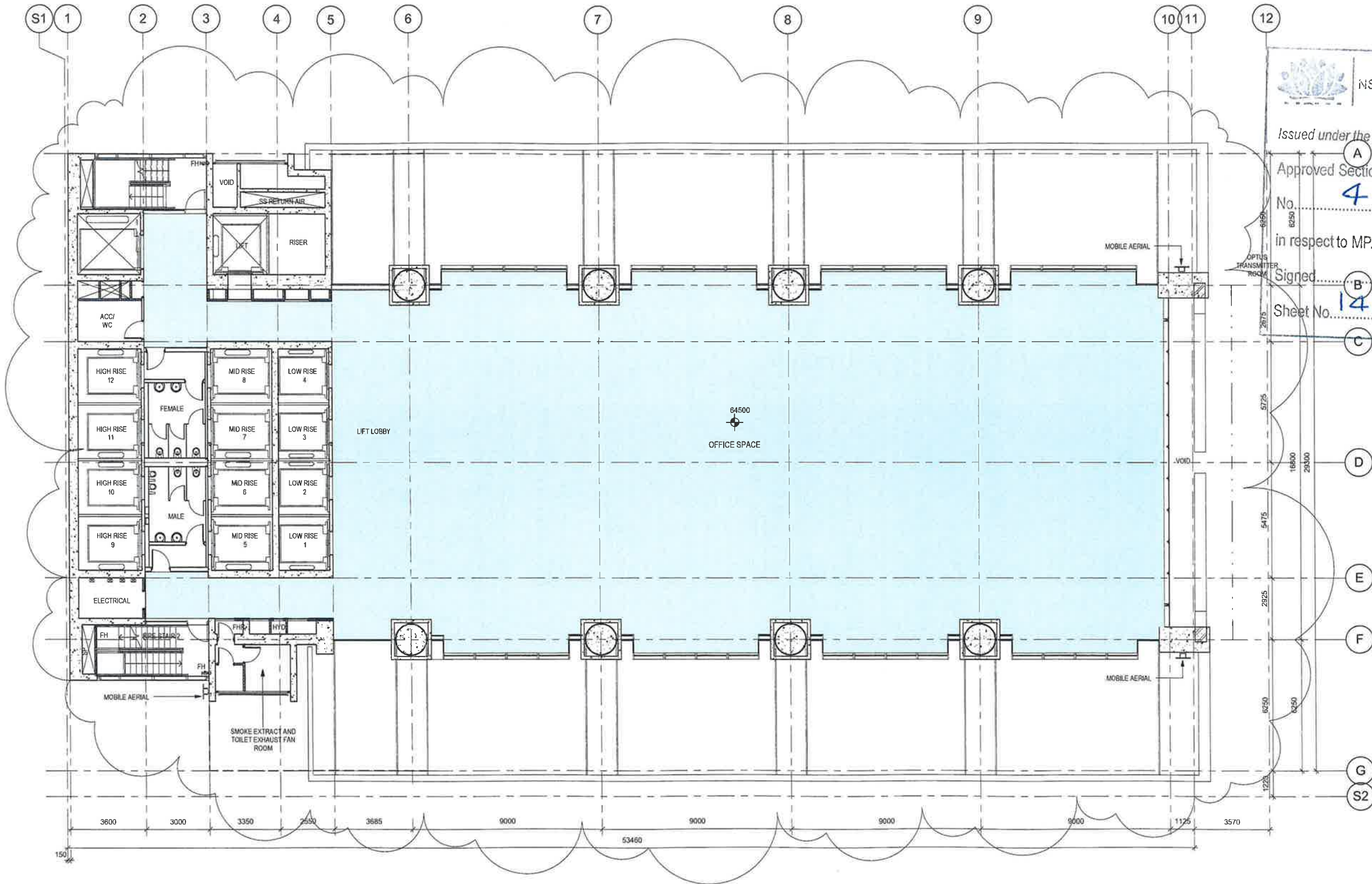
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1 Level 1 Plan
SCALE: 1:100

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project
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drawing
General Arrangement Plan - Level 1

scale	1:200 @ A3, 1:100 @ A1	drawing no.	
drawn	SZ / RIC		DA124-1
checked	MC	issue	
project no.	110059		C

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issue	amendment	date
A	SECTION 75W AMENDMENT MOD 4	16.12.15



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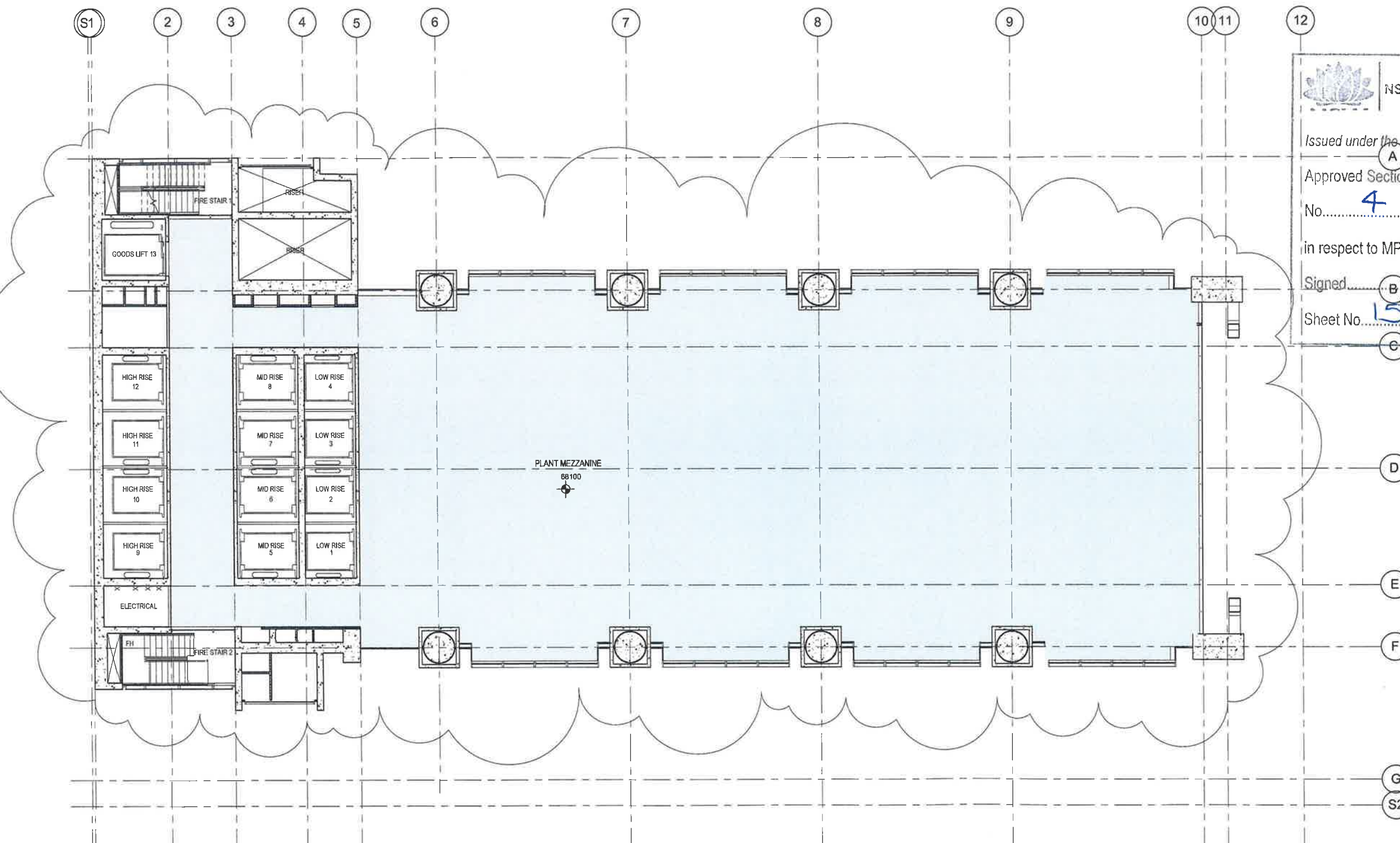
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1 Level 1 Mezzanine
 SCALE: 1 : 100



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project

100 Mount Street, North Sydney

drawing

Level 1 Mezzanine - Plant

scale	drawing no
1:20 @ A3 1:100 @ A1	DA124-2
drawn SZ / RIC	
checked MC	
project no 110059	A

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A	SECTION 75W APPLICATION	12.08.11
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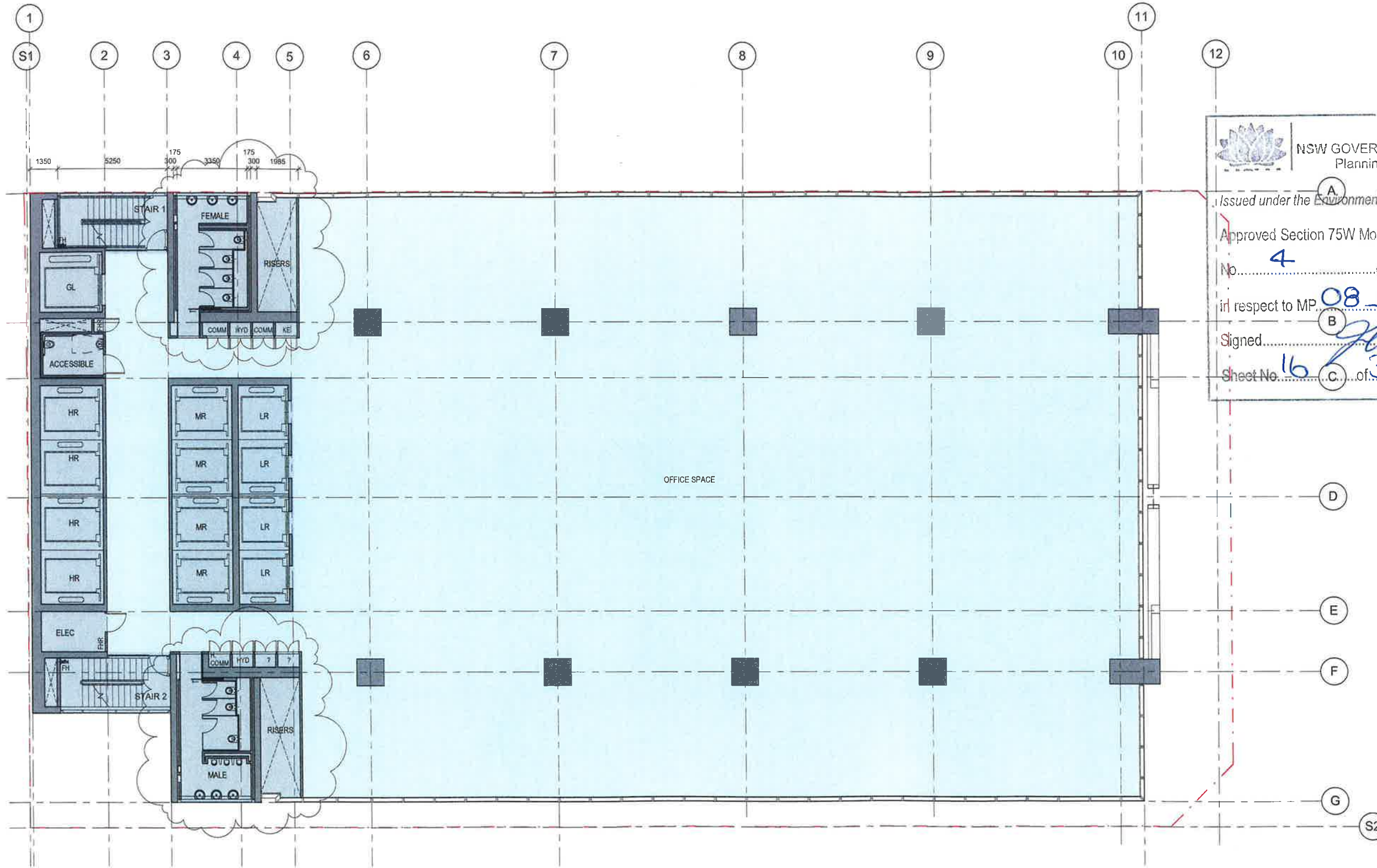
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project

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drawing

Plan - Typical Low Rise Level

scale 1:200 @ A3 1:100 @ A1

drawing no. **DA125**

drawn

checked MC

project no 110059

C

1 Typ. Low Rise
 1:100

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MOD4	16.12.13



NSW GOVERNMENT
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A

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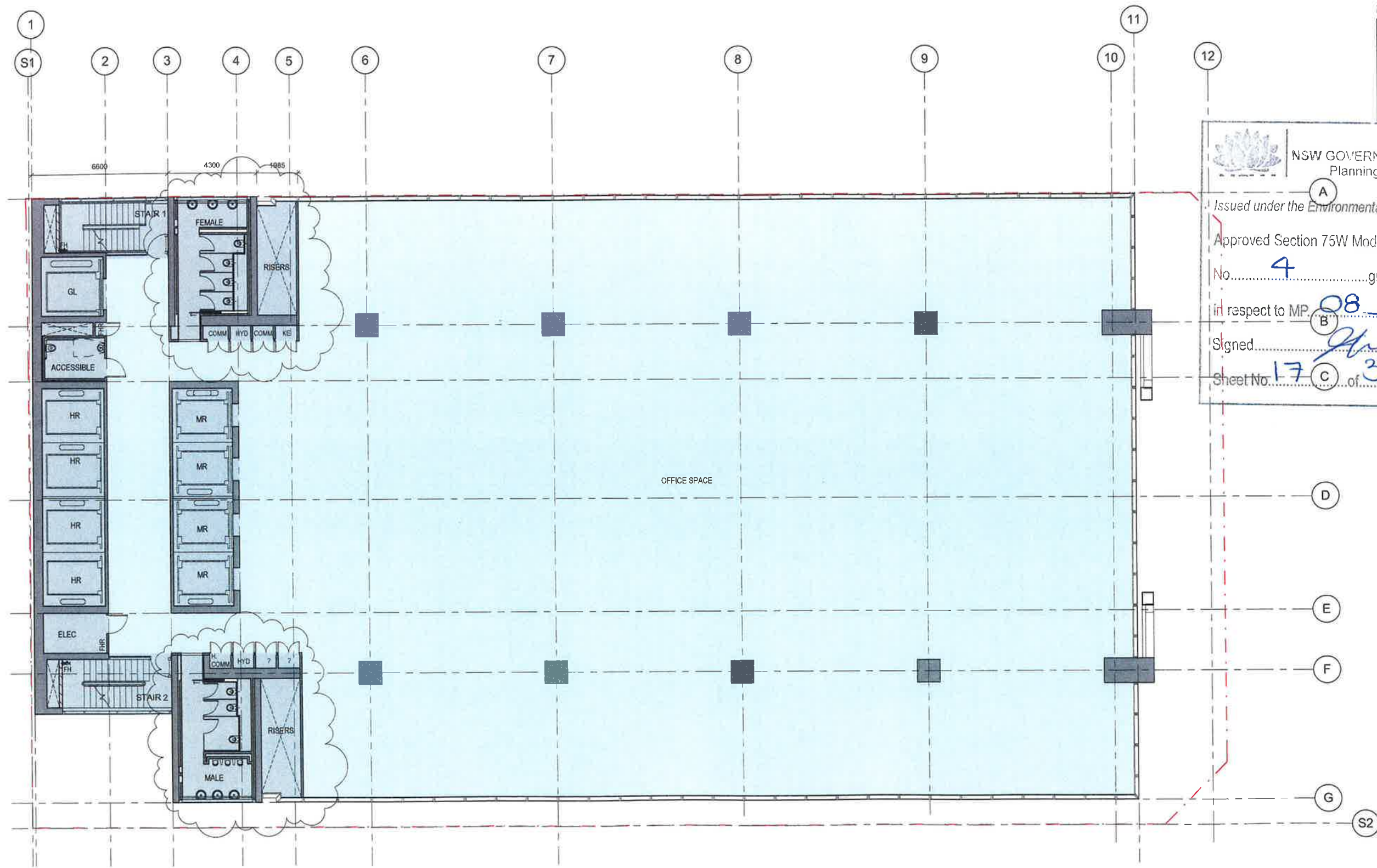
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Sheet No. **17** of **32**





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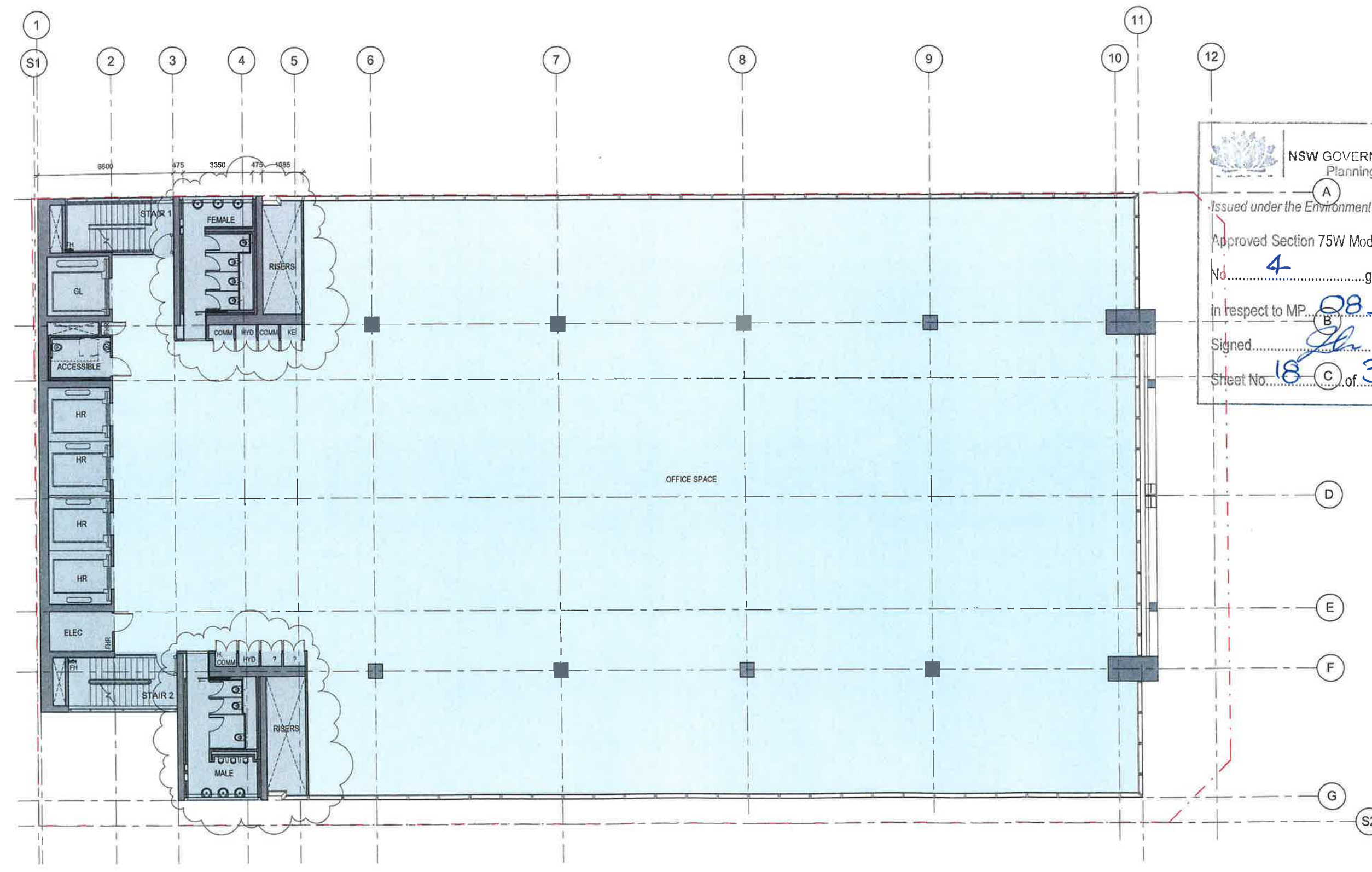
ABN 11 098 489 448

1 Typ. Mid Rise
1 : 100

project	100 Mount Street, North Sydney
drawing	Plan - Typical Mid Rise Level
scale	1:200 @ A3, 1:100 @ A1
drawn	SZ
checked	MC
project no	110059
drawing no	DA126
issue	C

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MODA	16.12.15



 **NSW GOVERNMENT**
Planning

A

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Sheet No. 18 of 32

B **C**



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1 DA127_Typ. High Rise Level
1 : 100

project	100 Mount Street, North Sydney
drawing	Plan - Typical High Rise Level
scale	1:200 @ A3, 1:100 @ A1
drawn	SZ
checked	MC
project no	110059
drawing no.	DA127
issue	C

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issue	amendment	date
A	SECTION 75W AMENDMENT MOD 4	16.12.15

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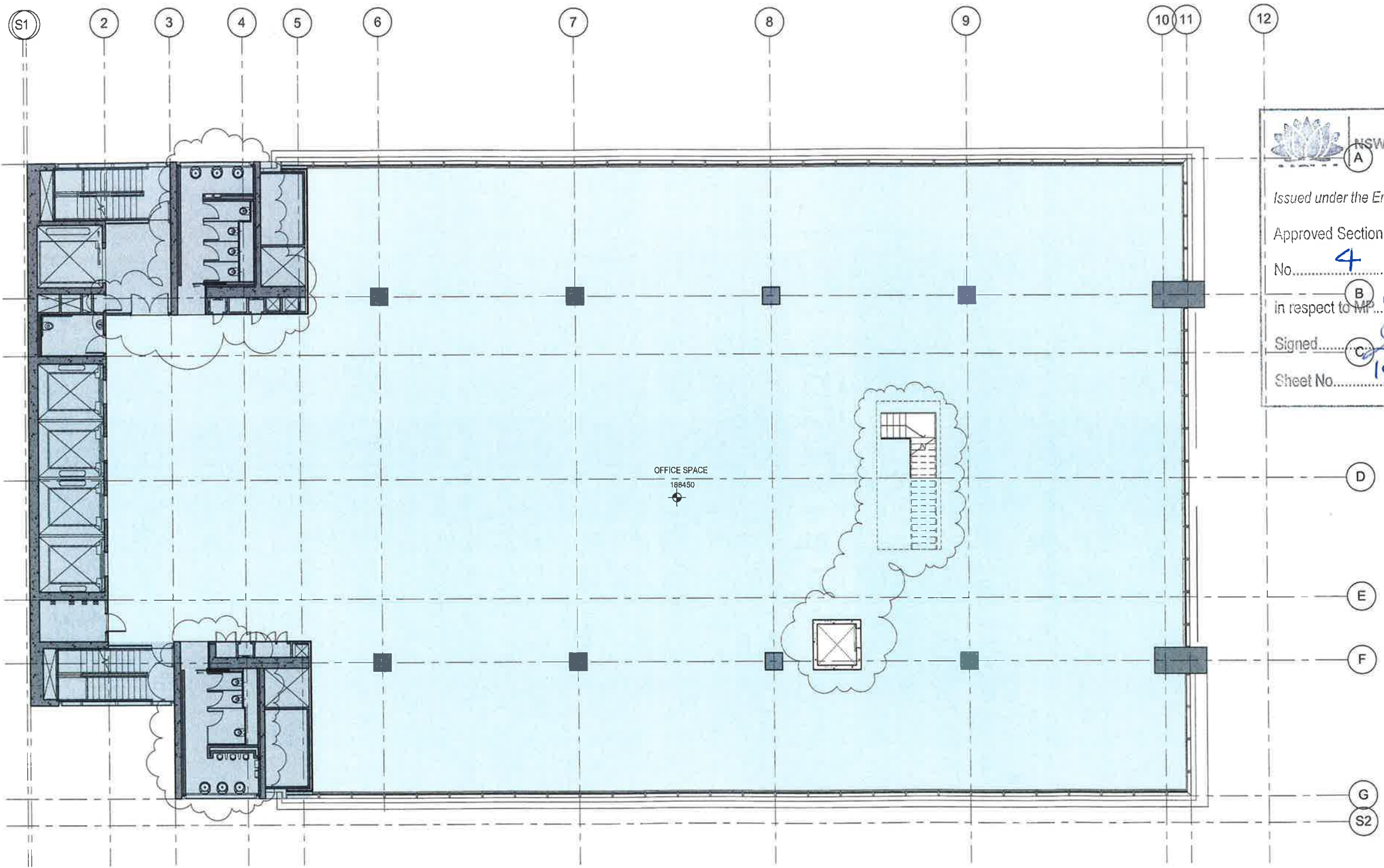
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No. **4** granted on the **23 March 2016**

In respect to MP **08 0241**

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Sheet No. **19** of **32**



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project 100 Mount Street, North Sydney

drawing Plan - Level 33

scale 1:200 @ A3 1:100 @ A1 drawing no. **DA127-1**

drawn SZ / RIC

checked MC

project no. 110059 **A**

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W APPLICATION MOD 2	25.10.13
C	SECTION 75W AMENDMENT MOD 4	16.12.15



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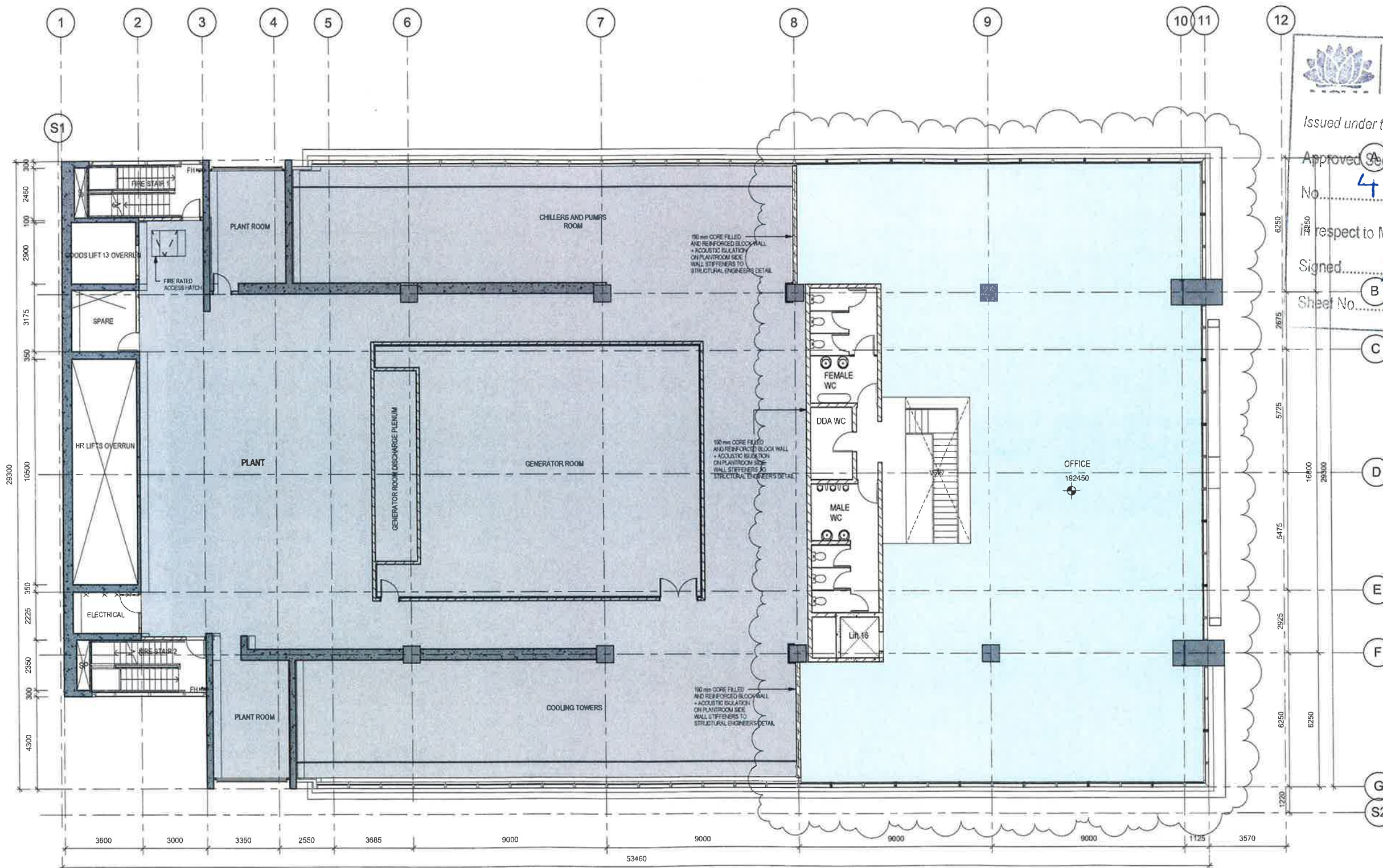
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No. 4 granted on the 23 March 2016

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Sheet No. B 20 of 32



1 Level 34 Office & Plant

SCALE: 1:100

client

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project
 100 Mount Street, North Sydney

drawing
 Plan - Level 34

scale
 1:200 @ A3, 1:100 @ A1

drawn
 SZ / RIC

checked
 MC

project no
 110059

drawing no.
DA128

issue
C

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issue	amendment	date
A	SECTION 75W APPLICATION	12.09.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MODA	16.12.15



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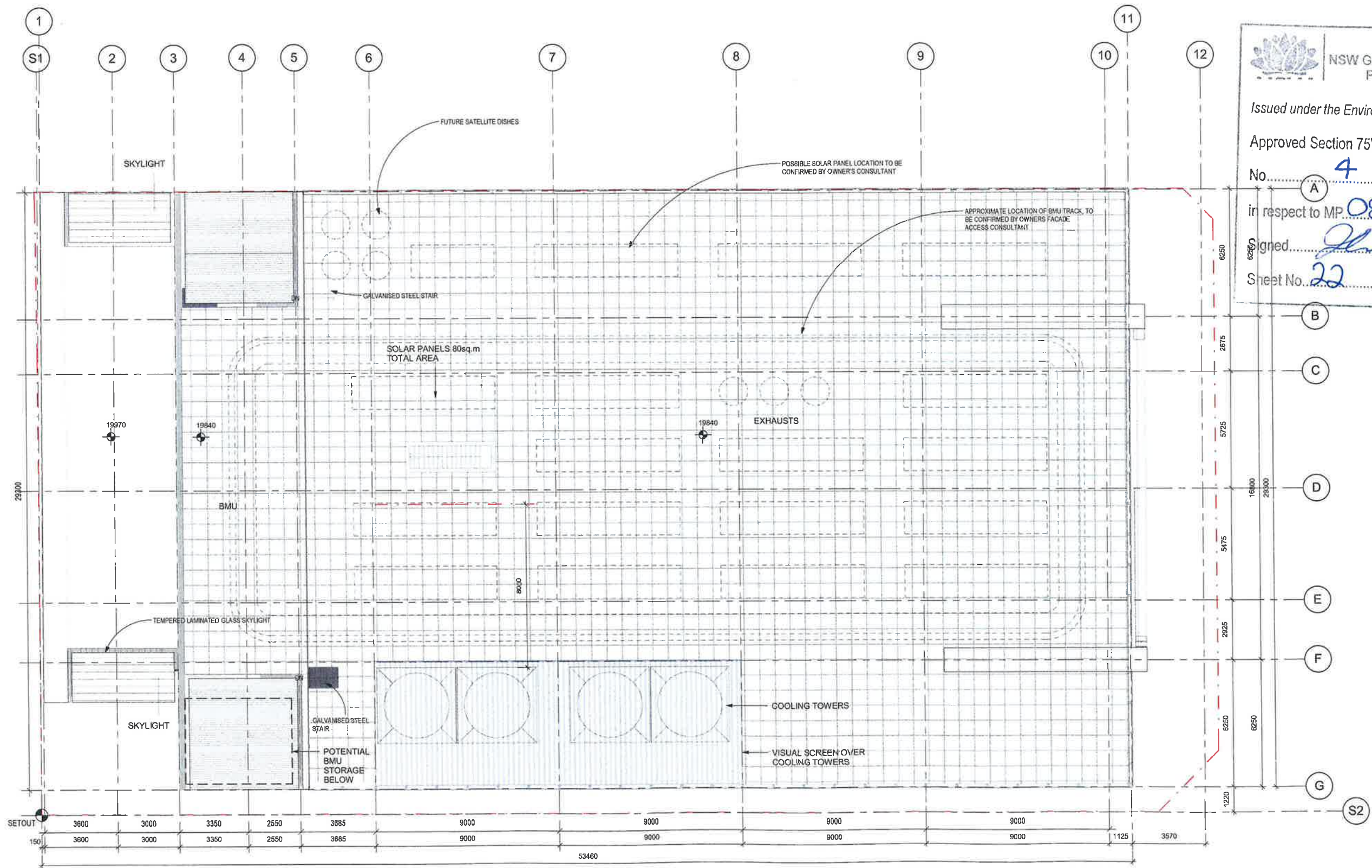
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Sheet No. 22 of 32



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project

100 Mount Street, North Sydney

drawing

Roof Plan

scale	1:200 @ A3, 1:100 @ A1	drawing no.	DA129
drawn	SZ / NH	checked	MC
checked	MC	project no.	110059
project no.	110059		C

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD1	25.10.13
C	SECTION 75W AMENDMENT MOD2	16.12.15

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4

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In respect to MP 08-0241

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Sheet No. 23 of 32

80 MOUNT STREET

RL 109.21
80 MOUNT ST

AREA FOR POTENTIAL
SIGNAGE

SIGNAGE



client



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project

100 Mount Street, North Sydney

drawing

North + East Elevations

scale	1:50 @ A3, 1:250 @ A1	drawing no.	DA130
drawn	SOM	issue	C
checked	SOM	project no.	110059

TRAILING
T/F EL 109.70 m

LEVEL 34
T/F EL 102.45 m

LEVEL 33
T/F EL 100.45 m

LEVEL 24
T/F EL 104.45 m

LEVEL 12
T/F EL 109.45 m

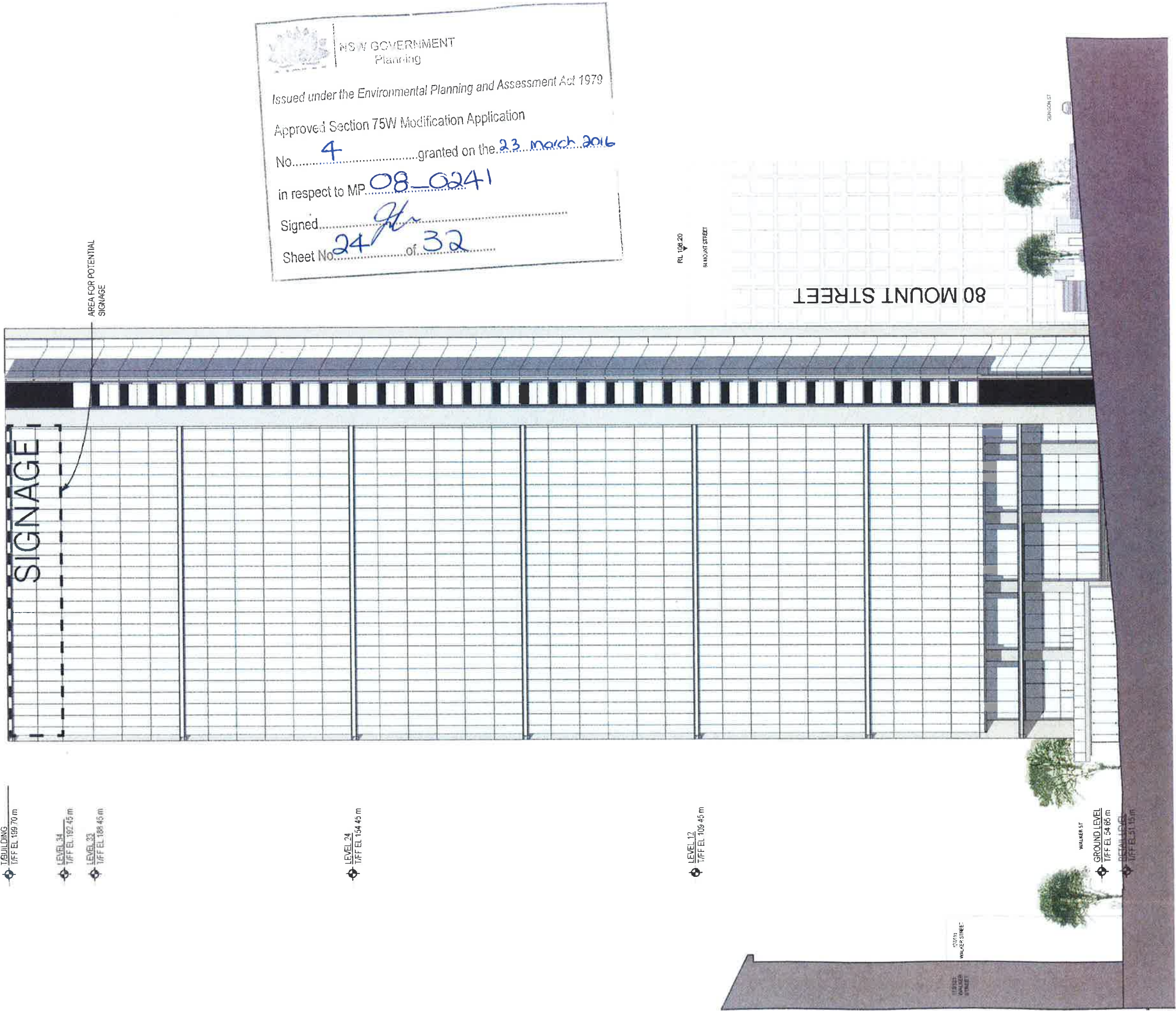
WALKER ST

GROUND LEVEL
T/F EL 54.65 m

DETAIL LEVEL
T/F EL 31.15 m

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MOD4	16.12.15



LEVEL 34
T/F EL 162.45 m

LEVEL 33
T/F EL 161.45 m

LEVEL 32
T/F EL 160.45 m

LEVEL 24
T/F EL 154.45 m

LEVEL 12
T/F EL 109.45 m

GROUND LEVEL
T/F EL 54.85 m

DETAIL LEVEL
T/F EL 51.15 m

client

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project 100 Mount Street, North Sydney

drawing Contextual Elevation - North

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

drawn SOM DA130-1

checked SOM

project no 110059

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MOD4	16.12.15

NSW GOVERNMENT
Planning

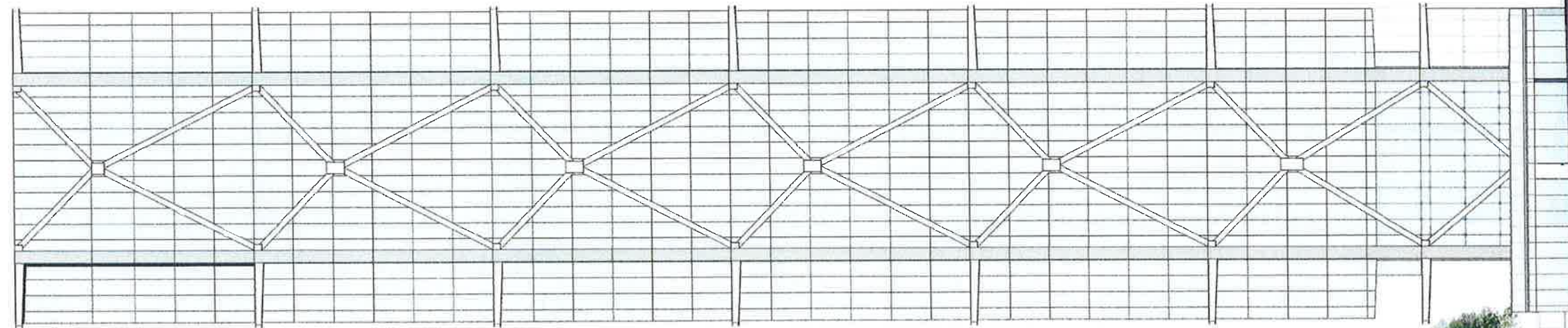
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No. 4 granted on the 23 March 2016

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Sheet No. 25 of 32



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project

100 Mount Street, North Sydney

drawing

Contextual Elevation - East

scale

1:500 @ A3 1:250 @ A1

drawing no.

DA130-2

drawn

SOM

checked

SOM

issue

project no.

110059

C

[illegible]

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No. 4 granted on the 23 March 2016

in respect to MP.....08_0241

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Sheet No. 26 of 32



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100 Mount Street, North Sydney

South + West Elevations

scale	1:500 @ A3, 1:250 @ A1	drawing no.	
dram	SOM		
checked	SOM	issue	
project no	110059		

2 SOUTH ELEVATION

Do not scale drawings. Verify all dimensions on site.

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD0	25.10.13
C	SECTION 75W AMENDMENT MOD4	18.12.15

NSW GOVERNMENT
Planning

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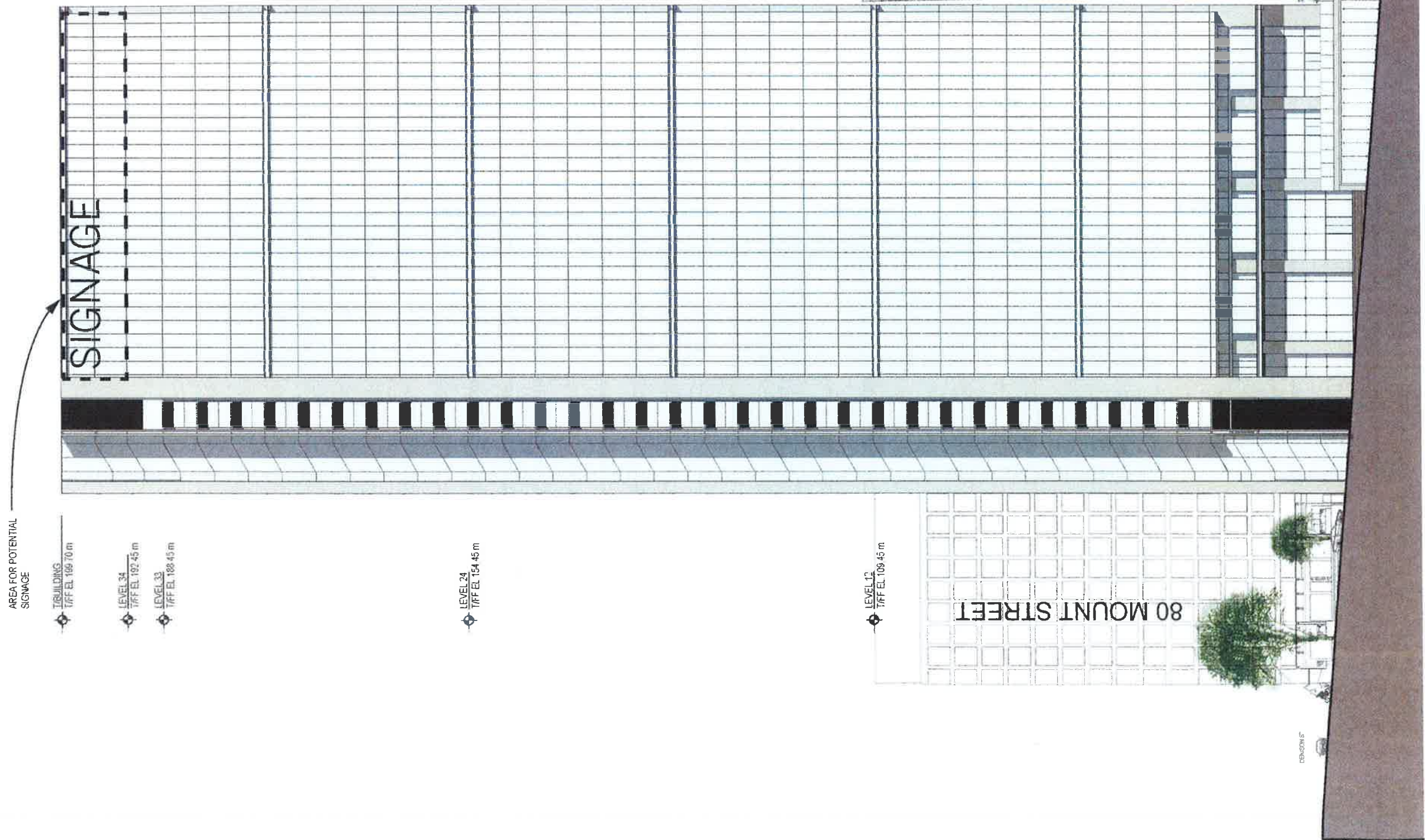
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No. 4 granted on the 23 March 2016

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Sheet No. 27 of 32



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project 100 Mount Street, North Sydney

drawing Contextual Elevation - South

scale 1:500 @ A3, 1:250 @ A1	drawing no. DA131-1
drawn SOM	checked SOM
project no 110059	issue C

Do not scale drawings. Verify all dimensions on site

	issue	amendment	date
A		SECTION 25W APPLICATION	12 09 11
B		SECTION 25W AMENDMENT MOOD	25 10 13
C		SECTION 25W AMENDMENT MODA	16 12 15

GOVERNMENT Planning

Approved Section 75W
LEADS UNKNOWN
Modification Approved
and Assessment Act 1979

in respect to MP 08 0341 granted on the 23 March 2016

WALKER STREET

**- NORTH SYDNEY
CBD BELL CURVE**

**NORTH SYDNEY
CBD BELL CURVE**

T/ BUILDING
199.70 m

 **PLANT LEVEL**
192.45 m

LEVEL 24
154.45 m

LEVEL 12
109.45 m

LEVEL 1
64.50 m

GROUND LEVEL
54.85 m

LEVEL B6
33.65 m

88 MOUNT
STREET

TRANSFER FLOOR

TRANSFER FLOOR

TRANSFER FLOOR

TRANSFER FLOOR

LOBBY

RESTA

7 F8

INOS

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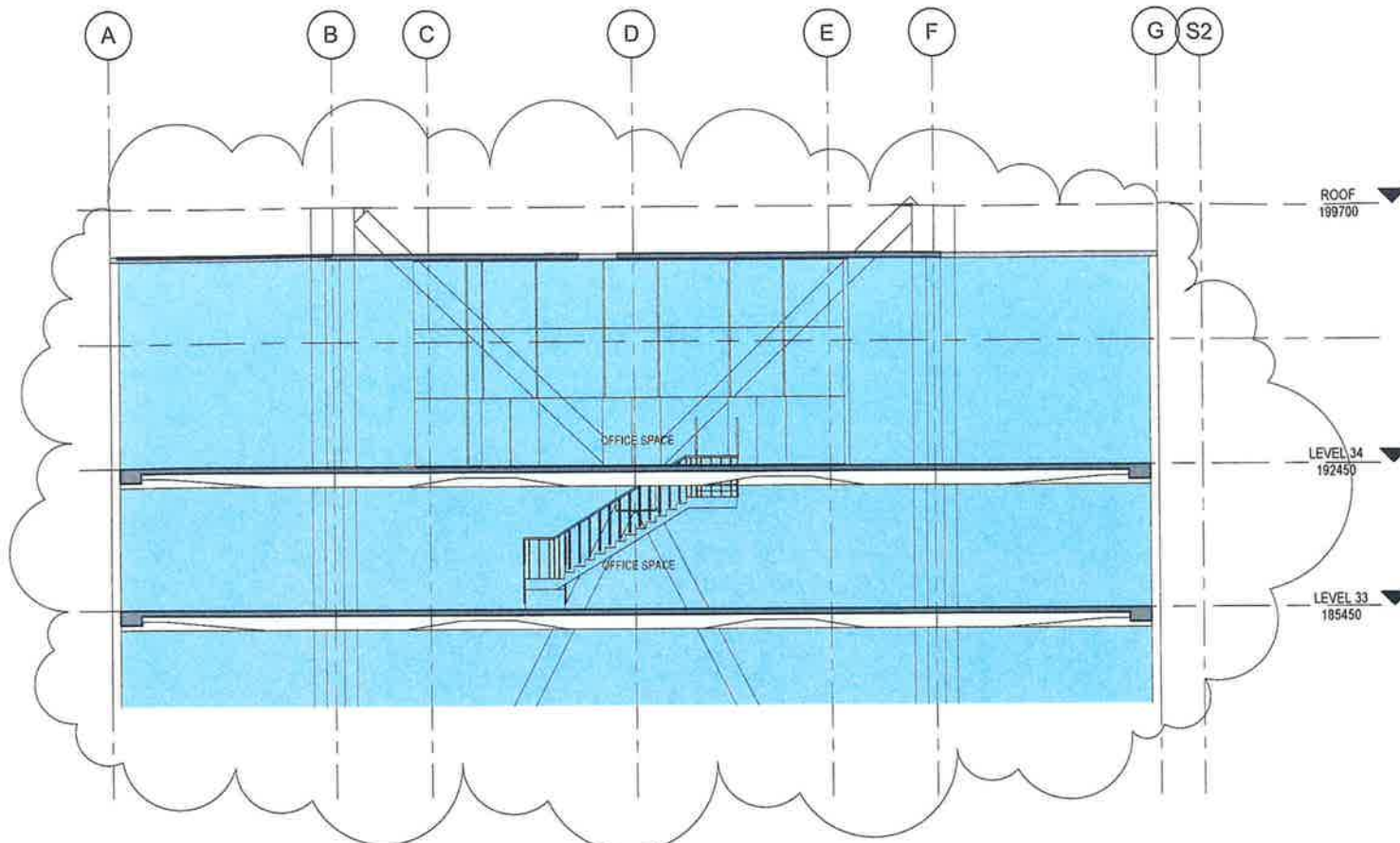
Building Sections

DA132

9

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MOD4	18.12.15



2 North-South Roof Section
 1:100

NSW GOVERNMENT
 Planning

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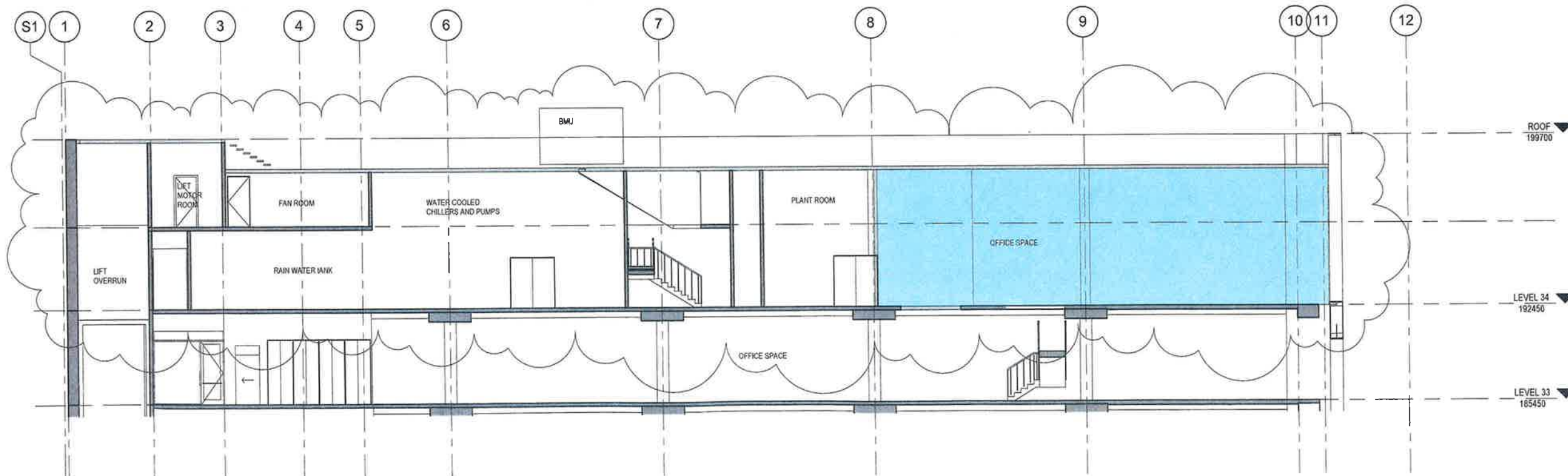
Approved Section 75W Modification Application

No. 4 granted on the 23 March 2016

In respect to MP 08_0241

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1 East-West Roof Section
 1:100

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project
 100 Mount Street, North Sydney

drawing
 Roof Sections

scale
 1:200 @ A3, 1:100 @ A1

drawn
 SZ / NH

checked
 MC

project no
 110059

drawing no.
DA133

issue
C

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
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No. 4 granted on the 23 March 2016

In respect to MP 08_0241

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Sheet No. 30 of 32



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project

100 Mount Street, North Sydney

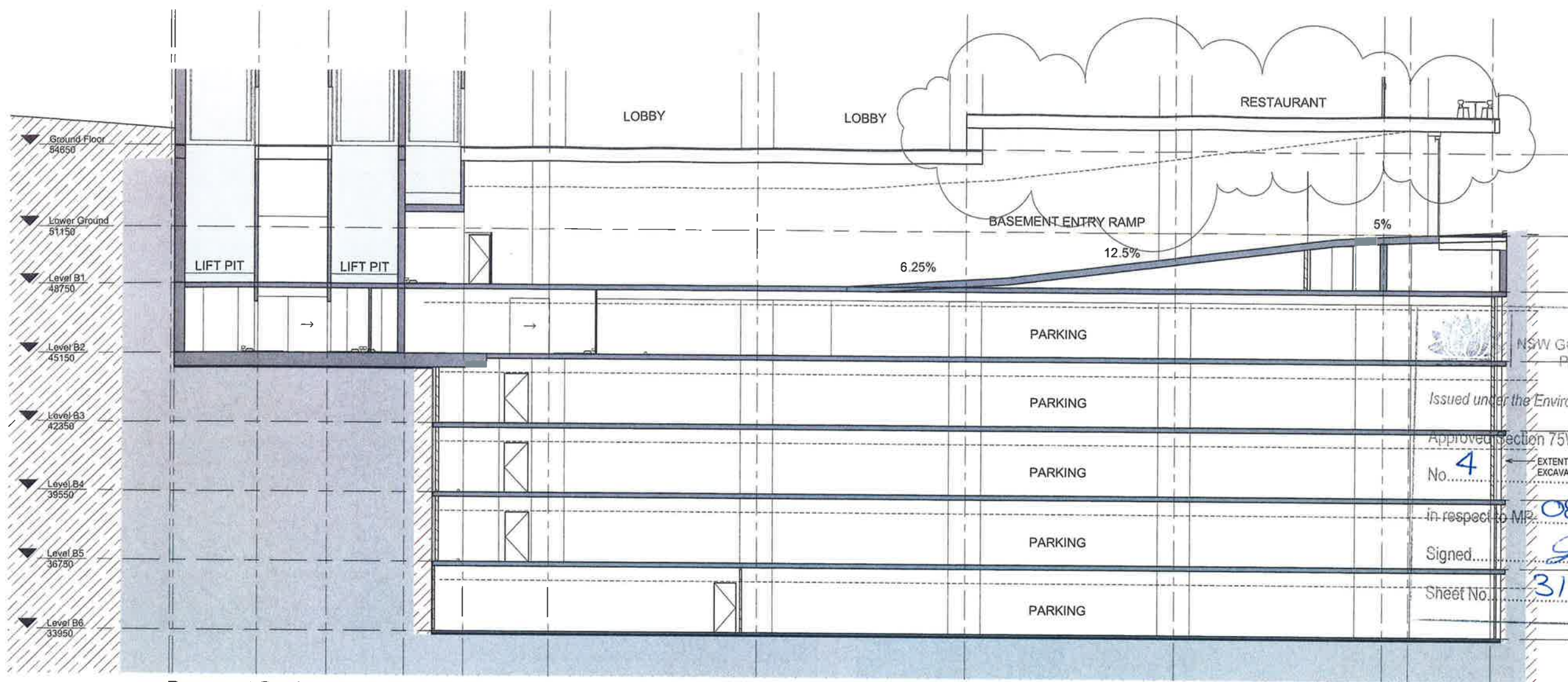
drawing

Roof Rendering

scale	1:125	drawing no.	
drawn	SOM		DA134
checked	SOM	issue	
project no.	110059		C

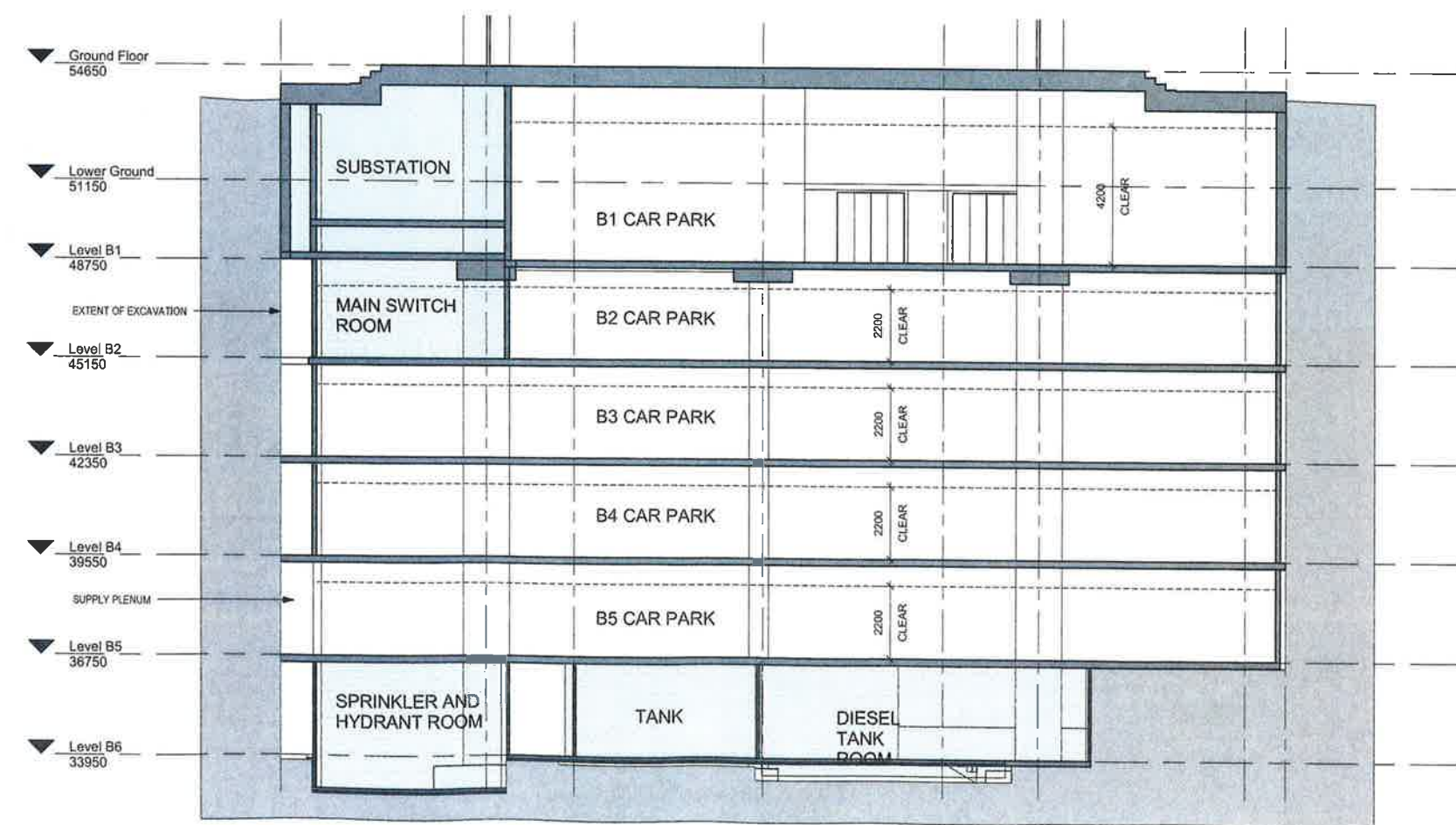
Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	25.10.13
C	SECTION 75W AMENDMENT MOD4	16.12.15



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 No. **4** EXTENT OF EXCAVATION granted on the **23 March 2016**
 in respect to MP **08-0241**
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 Sheet No. **31** of **32**

1
 A5000
 Scale: 1:100
Basement Section - East West



2
 A5000
 Scale: 1:100
Basement Section - North South

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project
100 Mount Street, North Sydney

drawing
Basement Sections

scale
 drawing no
DA135

drawn
 SZ / NH
 checked
 MC
 project no
 110059
C

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		56 137m2	38 733m2	34 568m2

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

Proposed Scheme

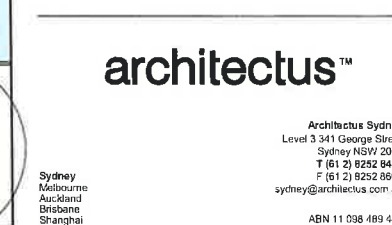
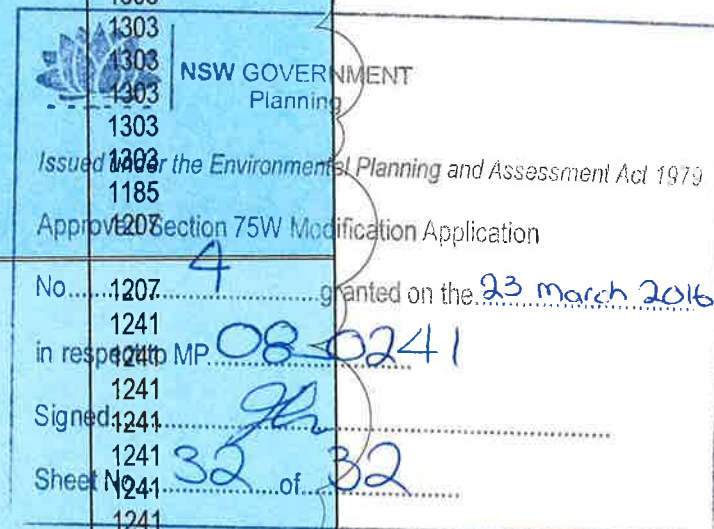
Level	FFL (Finish Floor Level - RL m)	GBA (Gross Building Area m ²)	GFA * (Gross Floor Area m ²)	NLA (Net Lettable Area m ²)
Top of Building	199.700			
Plant Mezzanine	195.950	161	0	0
Plant/ L34	192.450	1042	530	400
Level 33	188.845	1536	1390	1298
Level 32	184.450	1536	1390	1303
Level 31	180.700	1536	1390	1303
Level 30	176.95	1536	1390	1303
Level 29	173.20	1536	1390	1303
Level 28	168.45	1536	1390	1303
Level 27	165.70	1536	1390	1303
Level 26	161.95	1536	1390	1303
Level 25 - LMR	158.20	1536	1331	1185
Level 24 - LOR	154.45	1536	1333	1207
Level 23 - Transfer	150.70	1536	1360	1207
Level 22	146.95	1536	1360	1241
Level 21	143.20	1536	1360	1241
Level 20	139.45	1536	1360	1241
Level 19	135.70	1536	1360	1241
Level 18	131.95	1536	1360	1241
Level 17	128.20	1536	1360	1241
Level 16	124.45	1536	1360	1241
Level 15	120.70	1536	1360	1241
Level 14	116.95	1536	1360	1241
Level 13 - LMR	113.20	1536	1360	1207
Level 12 - LOR	109.45	1536	1334	1169
Level 11 - Transfer	105.70	1536	1334	1163
Level 10	101.95	1536	1334	1203
Level 9	98.20	1536	1334	1203
Level 8	94.45	1536	1334	1203
Level 7	90.70	1536	1334	1203
Level 6	86.95	1536	1334	1203
Level 5	83.20	1536	1334	1203
Level 4	79.45	1536	1334	1203
Level 3	75.70	1536	1334	1203
Level 2	71.950	1536	1334	1203
Level 1	64.500	993	791	642
Ground Floor Mezz	54.650	529	115	263
Ground Floor	51.150	283	772	305
Retail Level & Mezz			355	
Level B1	48.750	1757	24	0
Level B2	45.150	1757	354	0
Level B3	42.350	1757	0	0
Level B4	39.550	1757	0	0
Level B5	36.750	1757	0	0
Level B6	33.950	1191	0	0
Total Area		62 136m2	46 359m2	41 163m2

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

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issue	amendment	date
A	SECTION 75W APPLICATION	12.08.11
B	SECTION 75W AMENDMENT MOD2	23.10.13
C	SECTION 75W AMENDMENT MOD4	16.12.15



client
project
100 Mount Street, North Sydney

drawing
Area Schedule

scale
drawing no

drawn
SZ/ RIC DA139

checked
MC issue

project no
110059 C