

Yuhu Sydney One
Design Report

Yuhu OCQ Hotel
25.01.19

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Design Report

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Design Report

Executive Summary

A new Icon for Sydney

Earlier in 2018, Yuhu - AWH Group became the new owner of the One Circular Quay project at 1 Alfred Street, Sydney.

Over the past six months, the design team has worked closely with the client and the extended project consultant team to improve design efficiencies of the hotel tower and the overall hotel spatial offering. This work has resulted in a positive impact on the design excellence outcomes of the project and overall hotel experience.

Between the client and our design team, the collective ambition is to achieve a high-quality design for the architecture and interior - both above and below ground, extending further into the public domain. It is essential the design is integrated into the wider Alfred, Pitt, Dalley, George (APDG) precinct and successfully contributes to the activation of the City North.

The proposed design changes outlined in this document respond to a new and improved design brief for the hotel that is reflective of the local and international market benchmark for a luxury hotel of this calibre.



01 — Design Rationalisation



Design Rationalisation

Key Drivers

Improving the Building Design

As the project has developed over the years and particularly with the shift in client ownership, the project team was presented with an opportunity to re-evaluate the hotel both in its design and as a luxury product hotel benchmark.

The two main drivers for the design rationalisation of the project are to improve the internal and external architectural efficiencies, and to heighten the hotel experience through spatial refinement in the major hotel public areas.

Further design efficiencies have been achieved through a rigorous review process. The typical hotel floor layouts were tightened through a shift in building core location and the introduction of a more efficient structural strategy. The updated structural strategy has minimised the number of structural transfers which allowed for a more flexible spatial volume in the major public spaces within the hotel.

As a part of the project brief review, luxury benchmark projects for a hotel of this calibre were analysed to ensure the functionality and operability of the hotel. This process concluded that the back of house amenities were up to market standard if compared against the local hotel operability requirements. As a result this allowed much of the habitable gross floor area in the BOH area to be reduced. The efficiency gained allowed for an increase in area above ground to provide a greater hotel offering.

Design Rationalisation Drivers

Improving Efficiencies Planning Refinements

- 01. Increased Area Efficiency on Typical Tower Level
- 02. Structure and Service Rationalisation
- 03. Optimisation of BOH Areas

Improving Hotel Experience

- 01. Ground Plane
- 02. Rooftop Bar & Restaurant Experience
- 03. Facade Development

Design Rationalisation

Basements

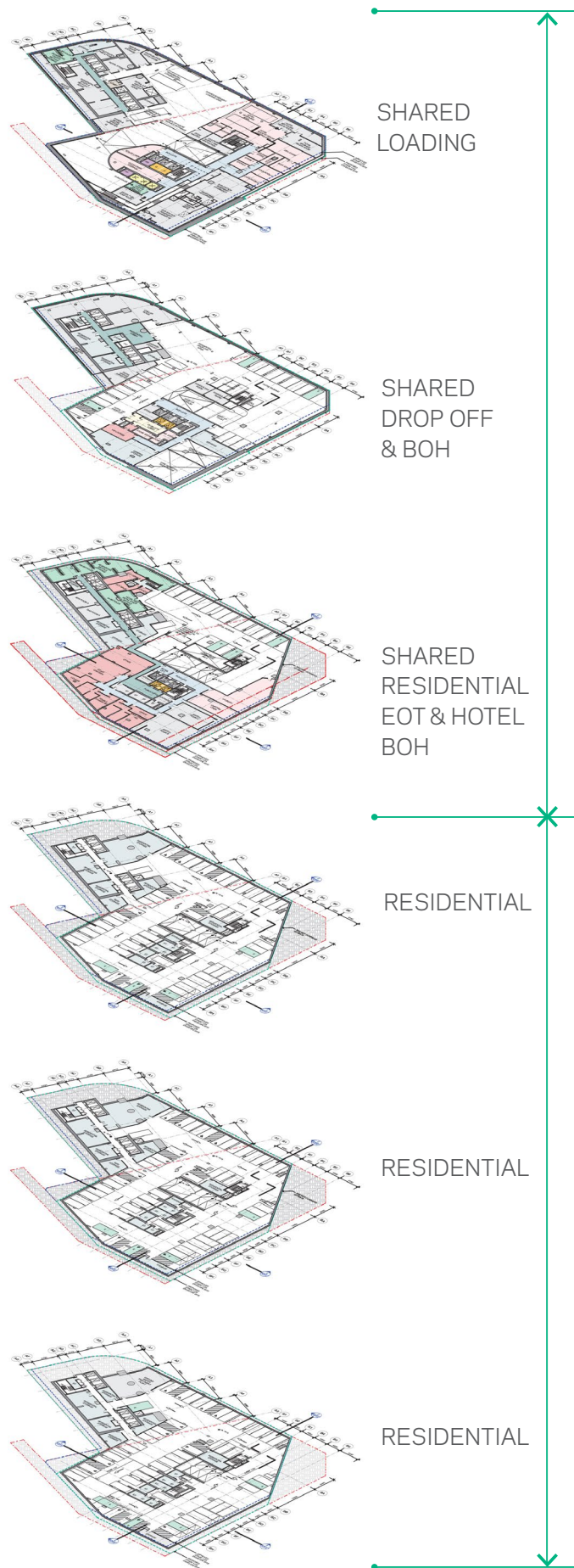
Planning Improvements

Through the con-current design development of the residential and hotel towers, the planning of the basement levels has been adjusted to accommodate new requirements.

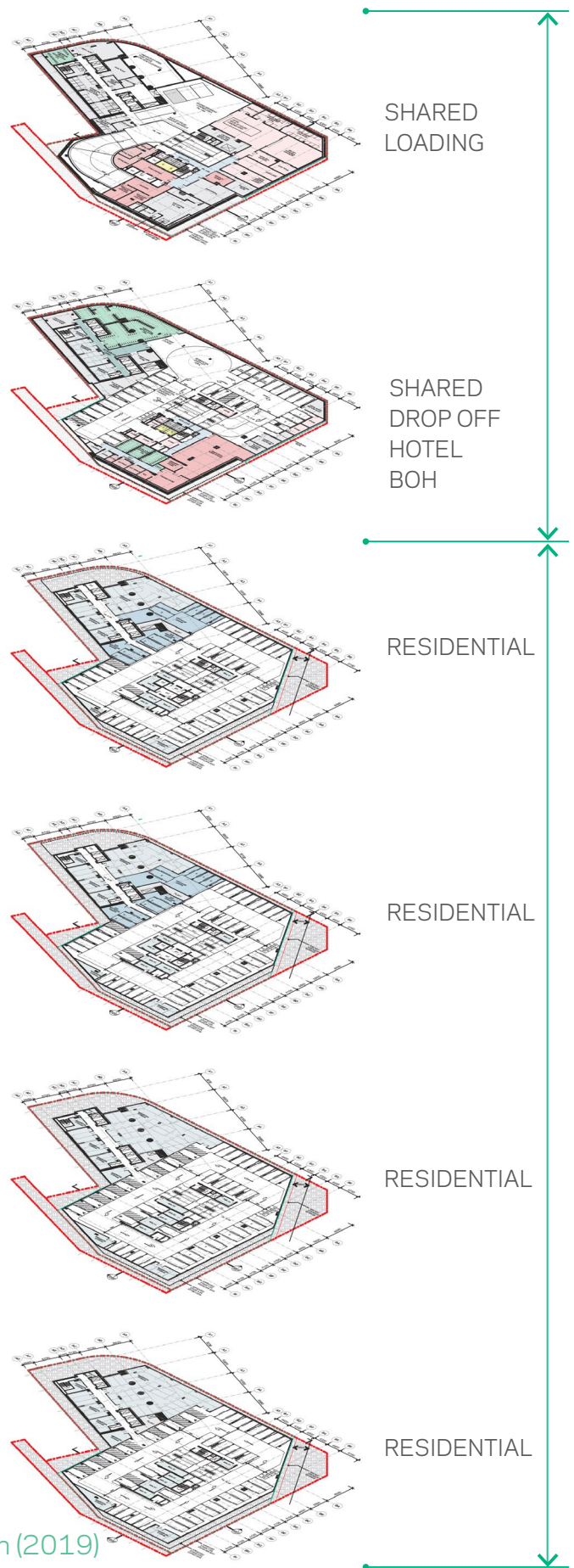
The project remains with a total of six basements. Previously Basement 01 and 02 were shared between the Residential and Hotel use, each respectively as Back of House loading and drop off. Basement 03 had an End of Trip facility, Hotel Back of House and parking. Between Basements 04 – 06 were private residential parking.

By reviewing the hotel back of house operations, Basement 03 was able to be vacated for residential parking, which allowed for a more refined car park layout that is not constrained by vehicular turning circles and the heavy tower structure layout. Basement 01 and Basement 02 remain in principle similar to the previous DA application with minor alterations to the planning layout to accommodate the end of trip facilities and a consolidation of hotel back of house.

Stage 02 DA (2017)
Basement Levels



Proposed Revision (2019)
Basement Levels



Design Rationalisation

Basements

Design Change Summary

Basement Level B01

Engineering Service

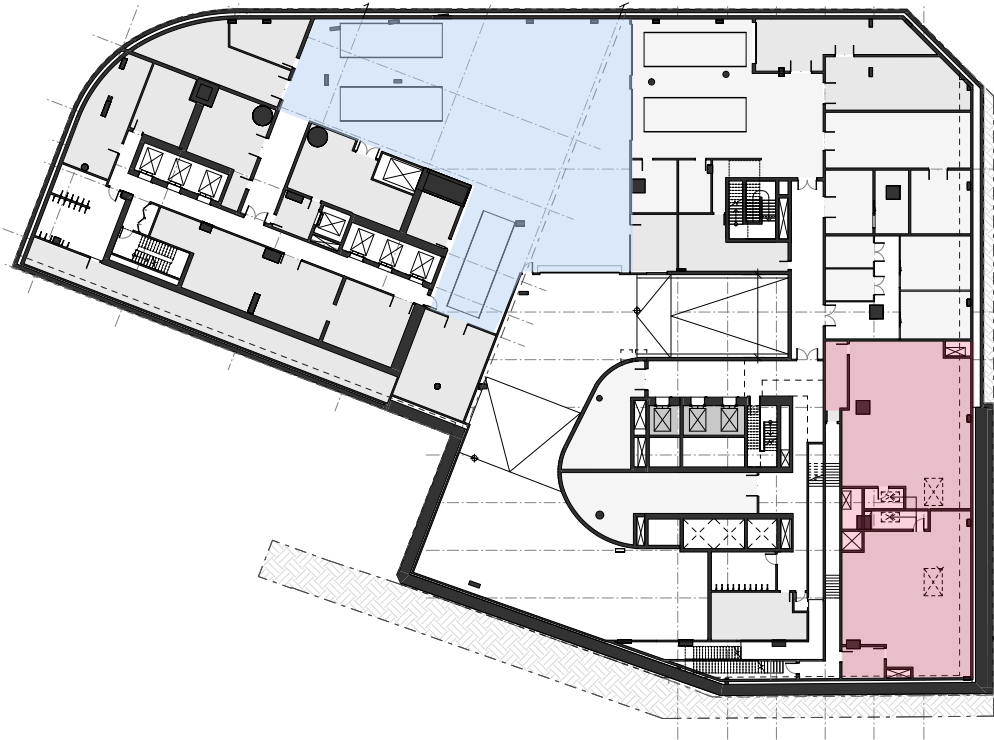
- Substation now reduced from two to one.
- To minimise the impact on the Tank Stream along Pitt Street, the basement extent on the south eastern corner is reduced. Approximately 2.5 m from the east and 1m from the south.

Loading Dock & Service Vehicle requirement

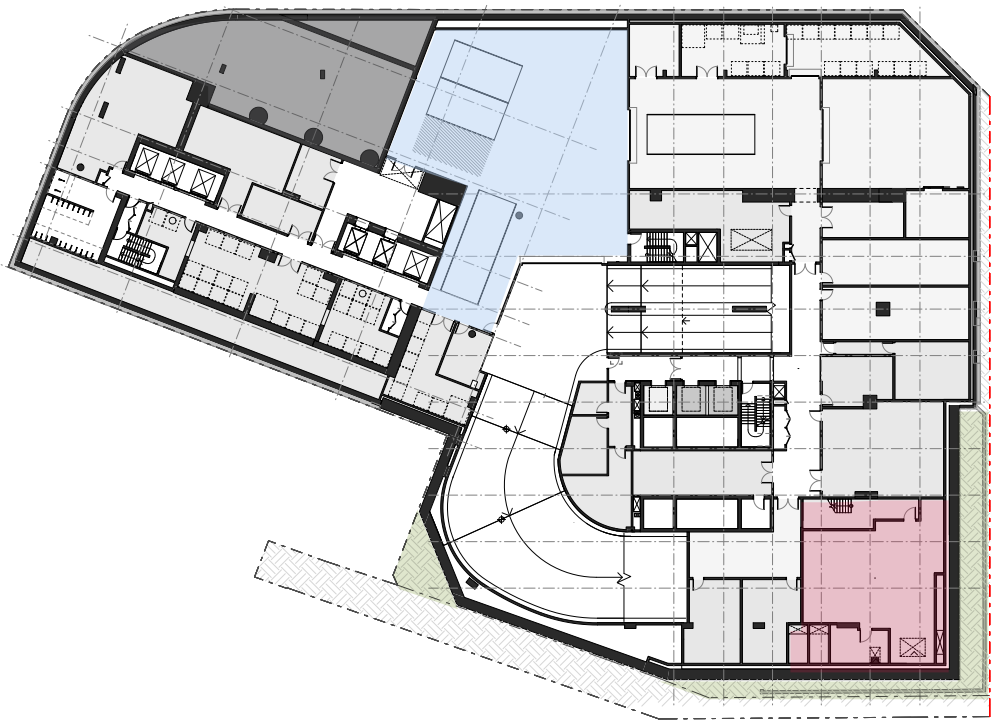
- The shared loading dock extent adjusted due to the relocation of the Tower A residential pool to the lower ground above the western core on Basement 01.
- The loading dock now accommodates for two small medium and two large rigid vehicles.

Programmatic requirement

- Retail Back of House, storage and waste room reconfigured to suit the loading dock access.
- Hotel Back of House now relocated from the previous Basement 03 to Basement 02.



Stage 02 DA (2017)
Basement 01 - 3,834 m2 GBA



Proposed Revision (2019)
Basement 01 - 3,712 m2 GBA

Key

Loading Dock

Substation

Reduced Footprint

Design Rationalisation

Basements

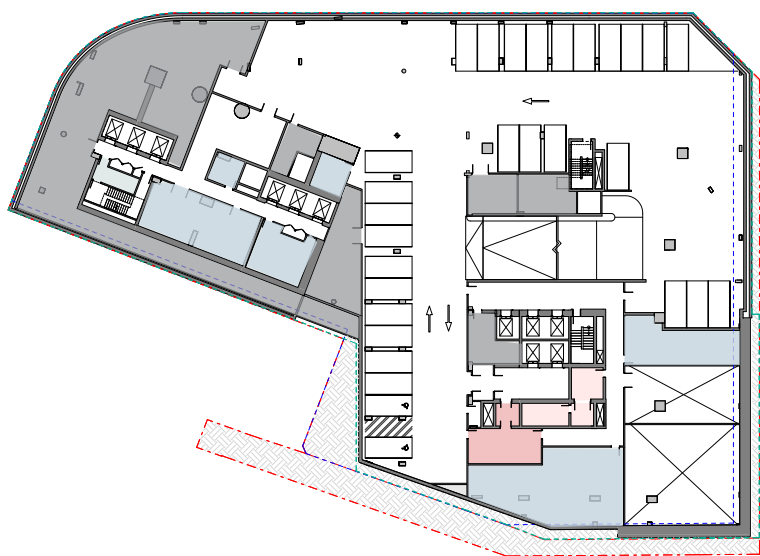
Design Change Summary

Basement Level B02

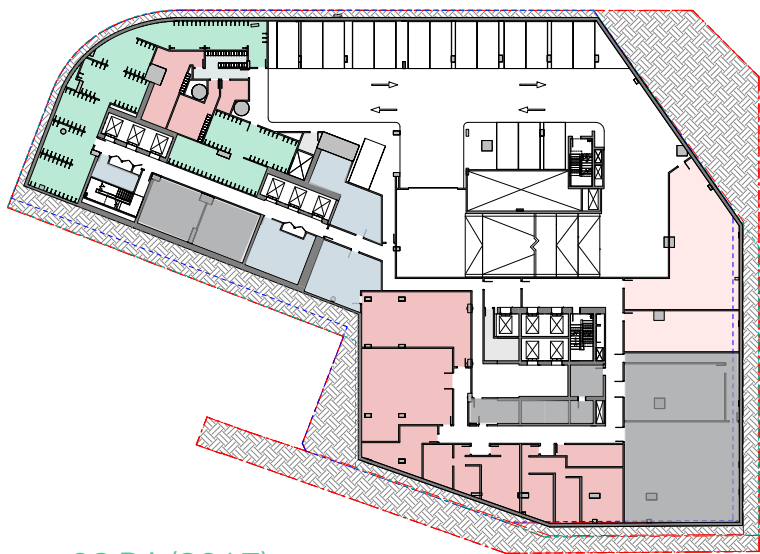
Consolidation of Hotel Back of House

- The previously approved proposal designed the back of house (BOH) areas in basement levels 03 and 02 to respond to the brief set by the previous client.
- Market research has suggested this level of BOH is not required in Australia due to reliable availability of urban infrastructure and hospitality market.
- By adapting to local conditions, an opportunity arised to consolidate the hotel back of house to 2 basement levels.
- The proposed scheme has consolidated the back of house areas that were previously on B02 and B03 in the 2017 S2DA to B02 in the current proposal. This allowed all hotel staff to be concentrated on two levels, rather than scattered throughout the basement and tower.

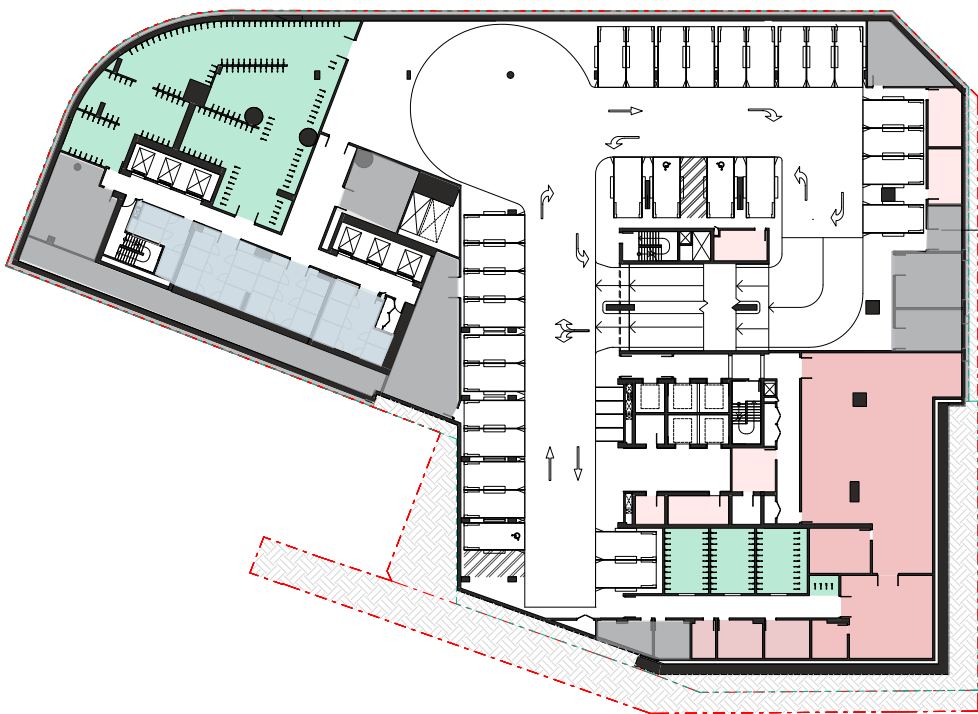
Key	
	Residential Storage
	Hotel Storage
	BOH Amenities
	Bicycle Storage
	Plant room



Stage 02 DA (2017)
Basement 02



Stage 02 DA (2017)
Basement 03



Proposed Revision (2019)
Basement 02

Design Rationalisation

Tower Footprint

A More Efficient Tower Floor Plan

One of the key project objectives was to increase the size of the typical hotel room to a minimum of 38 square metres to reach the luxury brand benchmark.

Through the optimisation of the vertical transportation strategy, the total number of lifts (guest + club lifts to service the top of the tower) was reduced from five to four lifts. This was achievable through removing exclusive lift access to club guests only, and allowing four general guest access lifts to serve the building.

The consolidation of service plant areas in the tower and the optimisation of mechanical risers led to a more efficient typical tower floorplate. Further building efficiency was gained through the replacement of two single fire egress stairs with a single scissor stair.

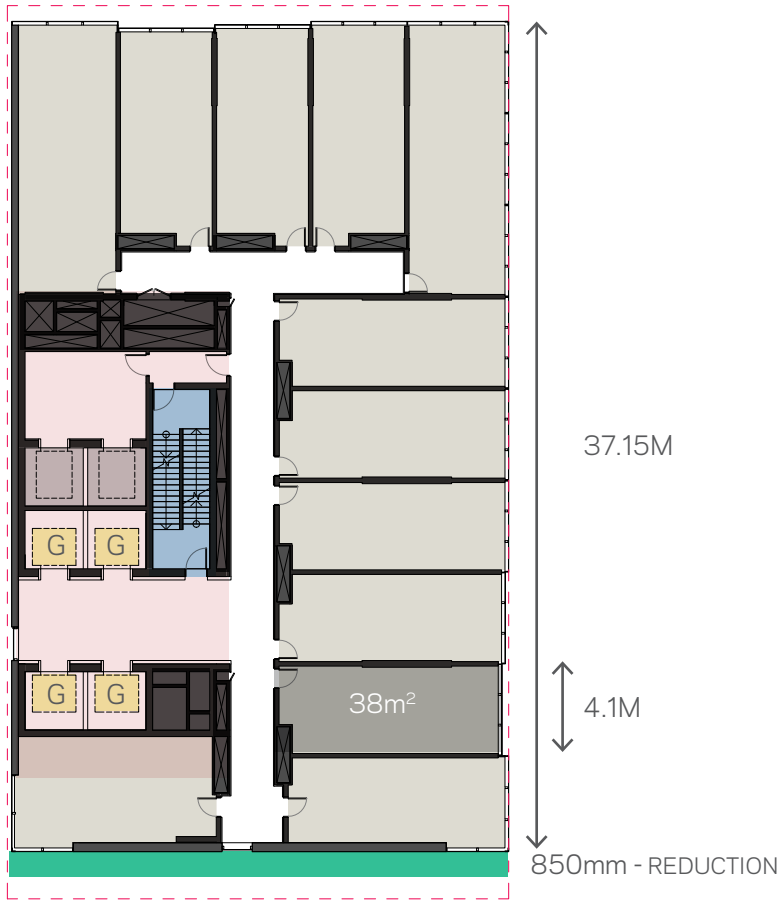
Key

<div></div>	Lifts
<div></div>	Lift Lobby and BOH
<div></div>	Fire egress stair
<div></div>	Floor plate reduction
<div></div>	Service zone
<div></div>	Hotel Key



Stage 02 DA (2017)
839 m² GBA

TOWER FOOTPRINT REDUCED BY 19m² (2.2%)
CORE FOOTPRINT REDUCED BY 25m² (11.6%)



Proposed Revision (2019)
820m² GBA



Not to scale

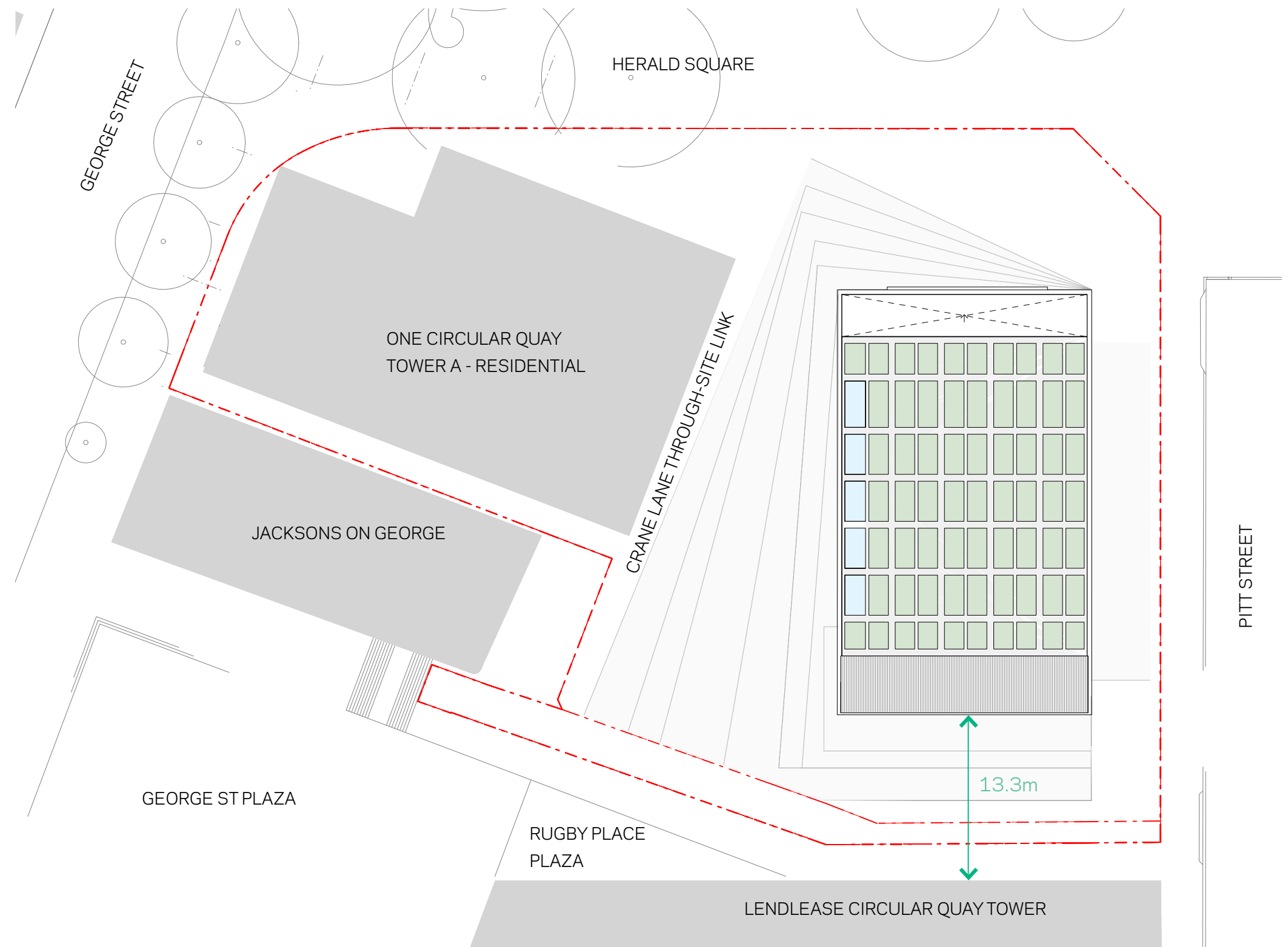
Design Rationalisation

Tower Footprint

Building Separation

The structural design was reviewed in tandem with the services optimisation.

The typical eastern hotel bay grid width was reduced from 4.2m to 4.1m, reducing the building's overall length by 850mm. As a result, this achieved an improved urban outcome through an increase in the building separation to the Circular Quay Tower by Lendlease, reaching a total tower separation of approximately 13.3m.



Design Rationalisation

Structure

Rationalisation of Structure

A review of the structural design was undertaken to improve structural efficiencies and reduce the physical constraints of the structural system on the spatial configuration of the tower. This provided further opportunities to elevate the overall hotel experience.

On the typical levels, the removal of the two columns on the north east key offers guests uninterrupted views of the harbour, and allows greater planning flexibility.

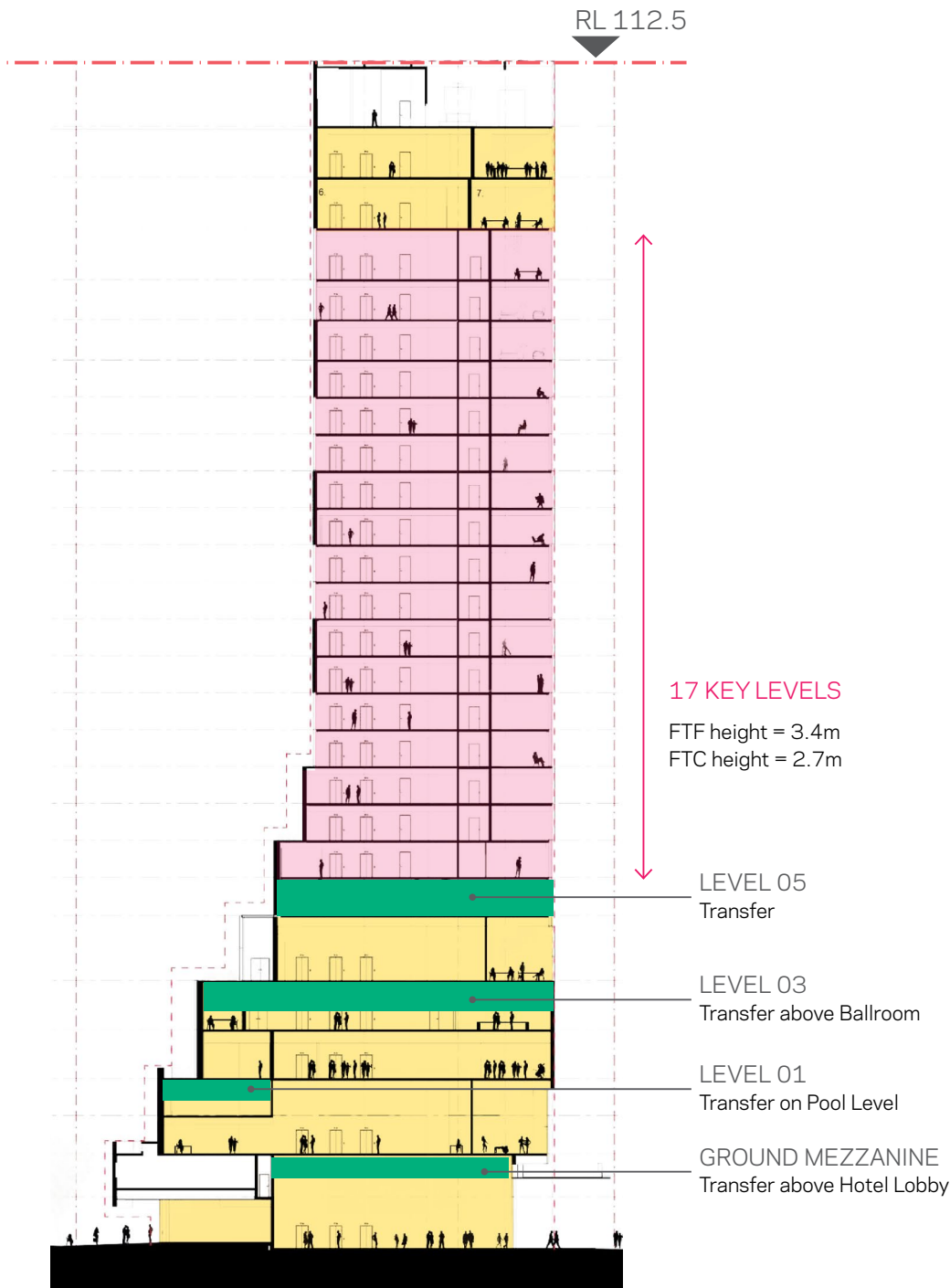
The number of structural transfer levels has been reduced, and the floor to floor heights on the typical levels has been optimised to allow for two additional hotel floor levels.

Key

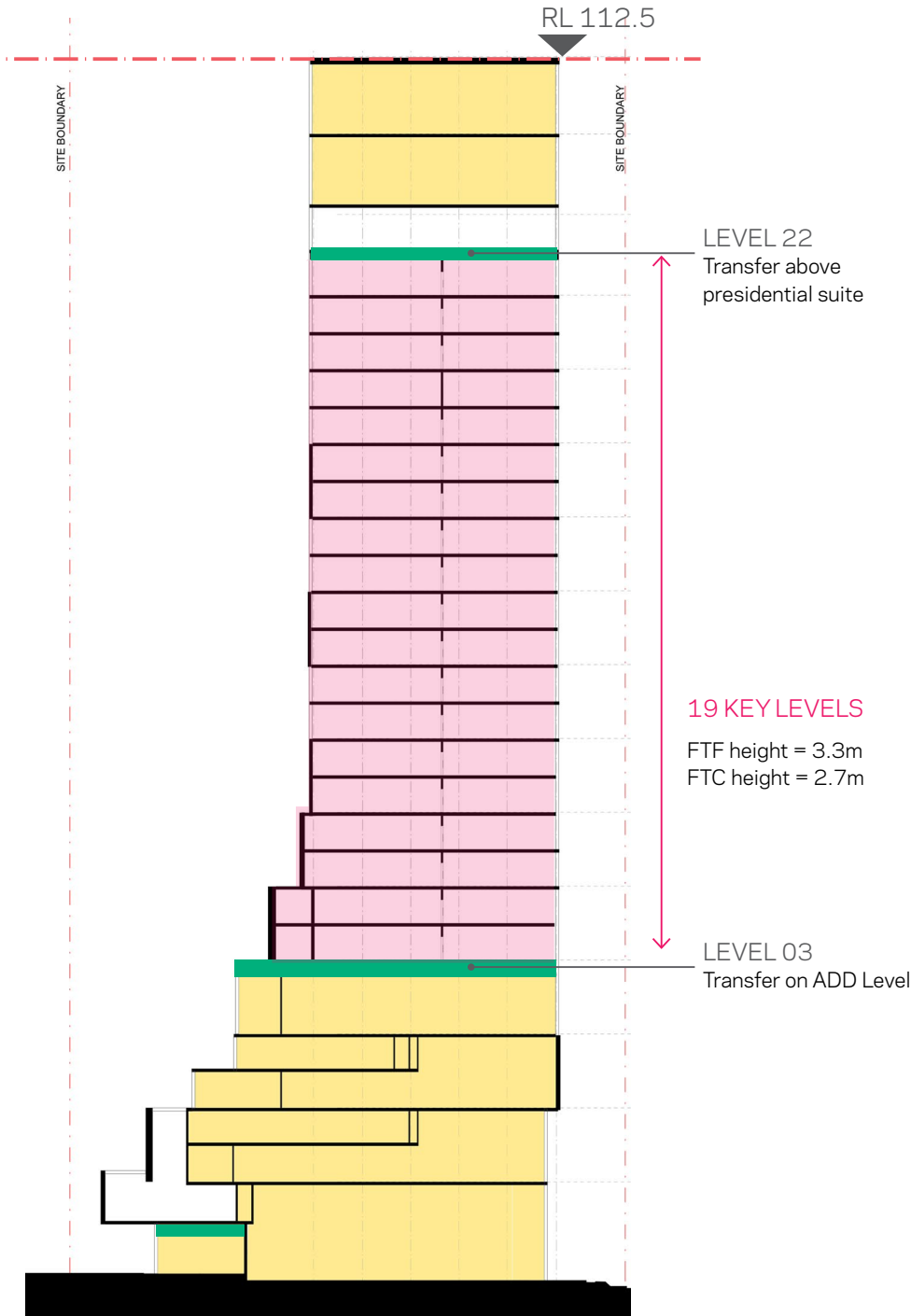
Public Areas

Hotel Room Areas

Structural Transfer



Stage 02 DA (2017)



Proposed Revision (2019)

Design Rationalisation

Services

Consolidation of Building Services and Mechanical Plant

The mechanical scheme proposed in the previous design consisted of three water-cooled chillers located in Basement level 02 and three open-circuit evaporative Cooling Towers located on the Level 25 plant room. Pumps in the basement which served a condenser water loop, ran from the cooling towers on the roof to the basement chillers. Chilled Water (CHW) Pipework reticulated to the Fan Coil Units (FCUs) and Air Handling Units (AHU). FCU and AHU were located in the tower across multiple levels including Ground Mezzanine and Level 01 Mezzanine levels.

Proposed Service Strategy

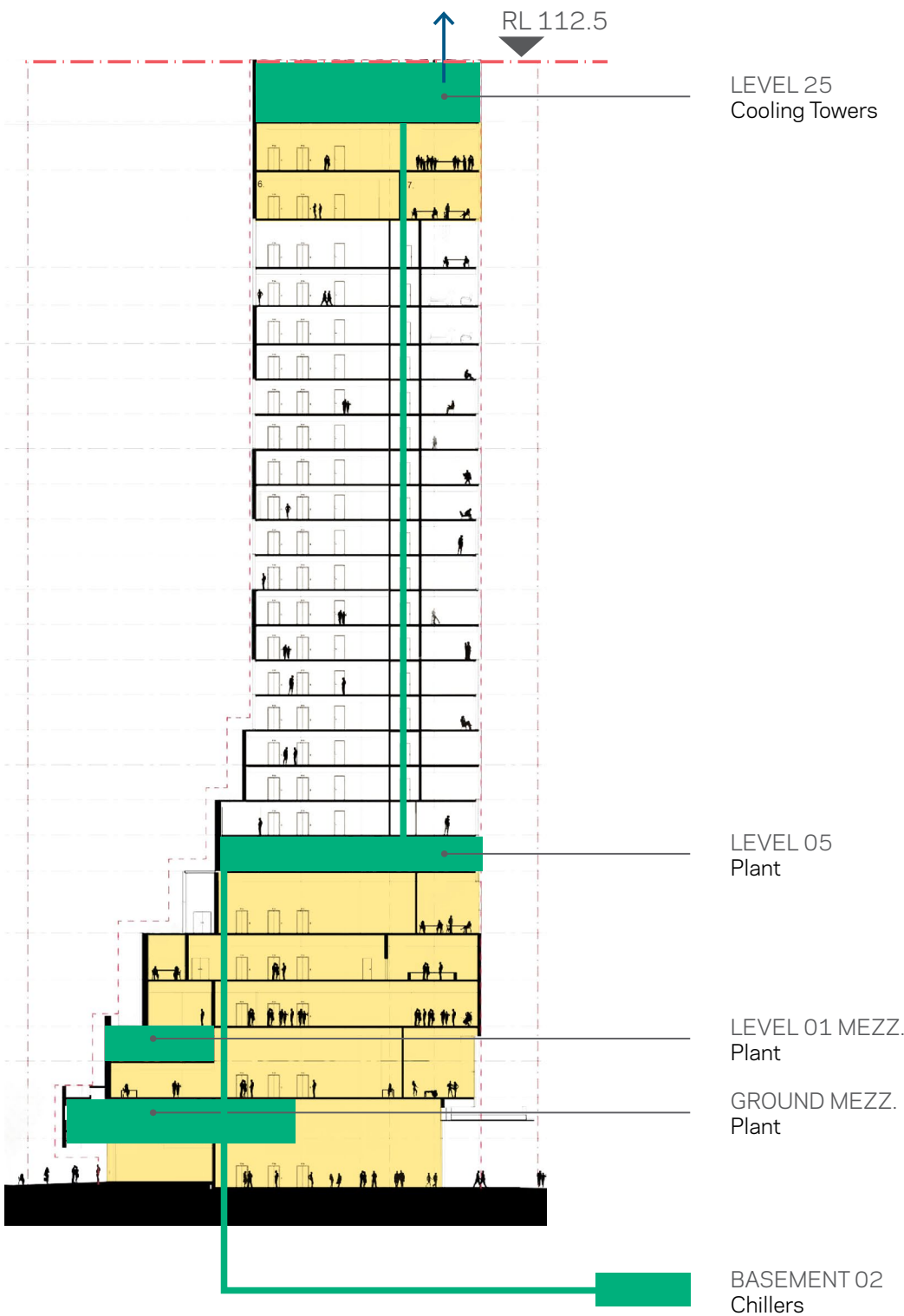
The Air-Cooled Chillers are proposed to replace the previous set of Cooling Towers and Chillers. With this proposed service strategy the top level plant room was able to be relocated two levels down below the public floors. This avoids a lengthy service path from the basement required to reach tower B. The AHU for each significant public space was also able to be relocated closer to the area it is servicing within the podium.

Overall the new service strategy allowed the quality of the spatial experience to improve and for the top level public spaces to gain planning flexibility.

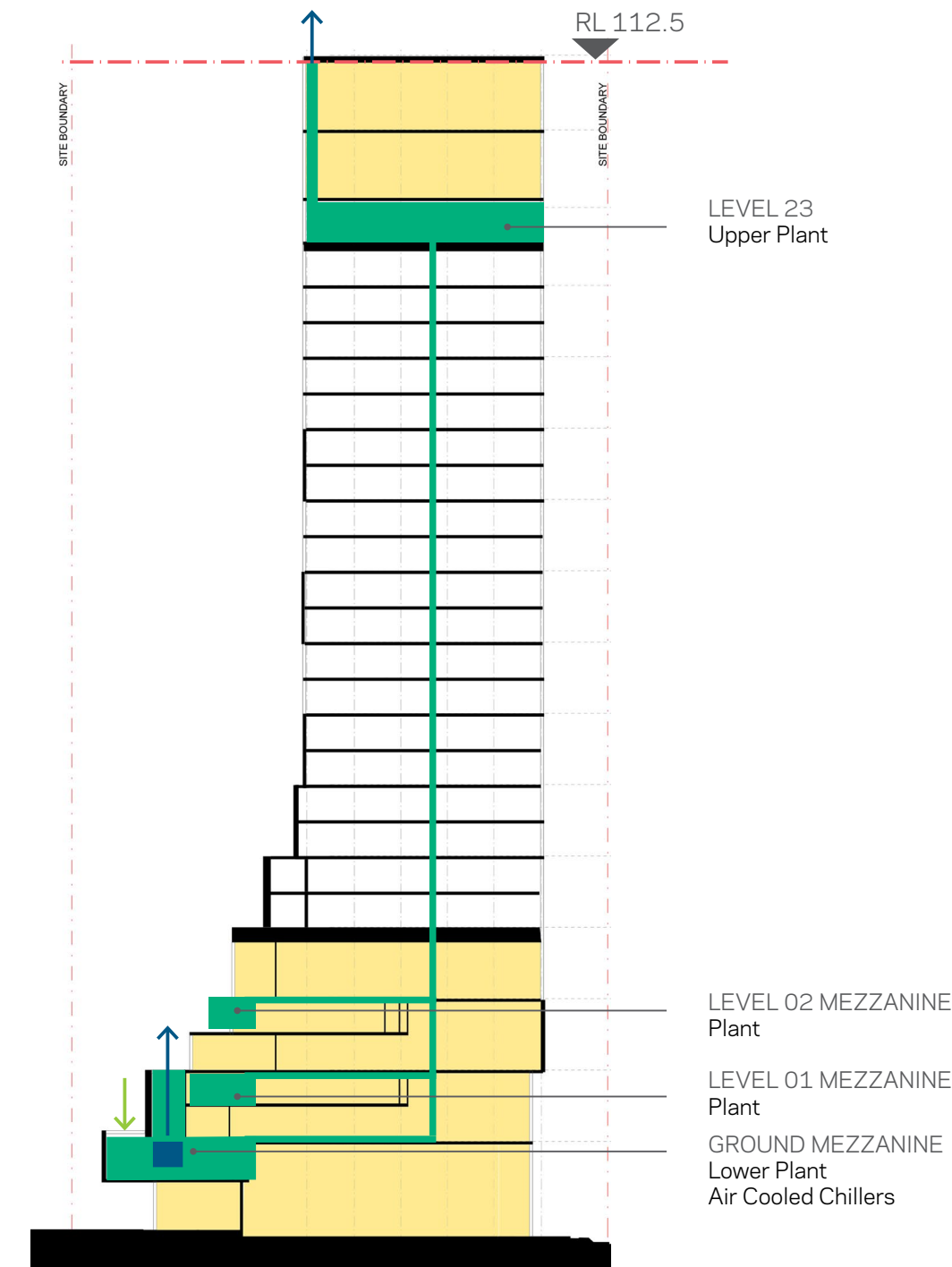
Key

Public Areas

Services



Stage 02 DA (2017)



Proposed Revision (2019)

Design Rationalisation

Services

Air-cooled chillers

The air-cooled chiller system proposed is the preferred solution compared to the previously proposed water-based system. It offers maximum future planning flexibility to the top two levels of the tower.

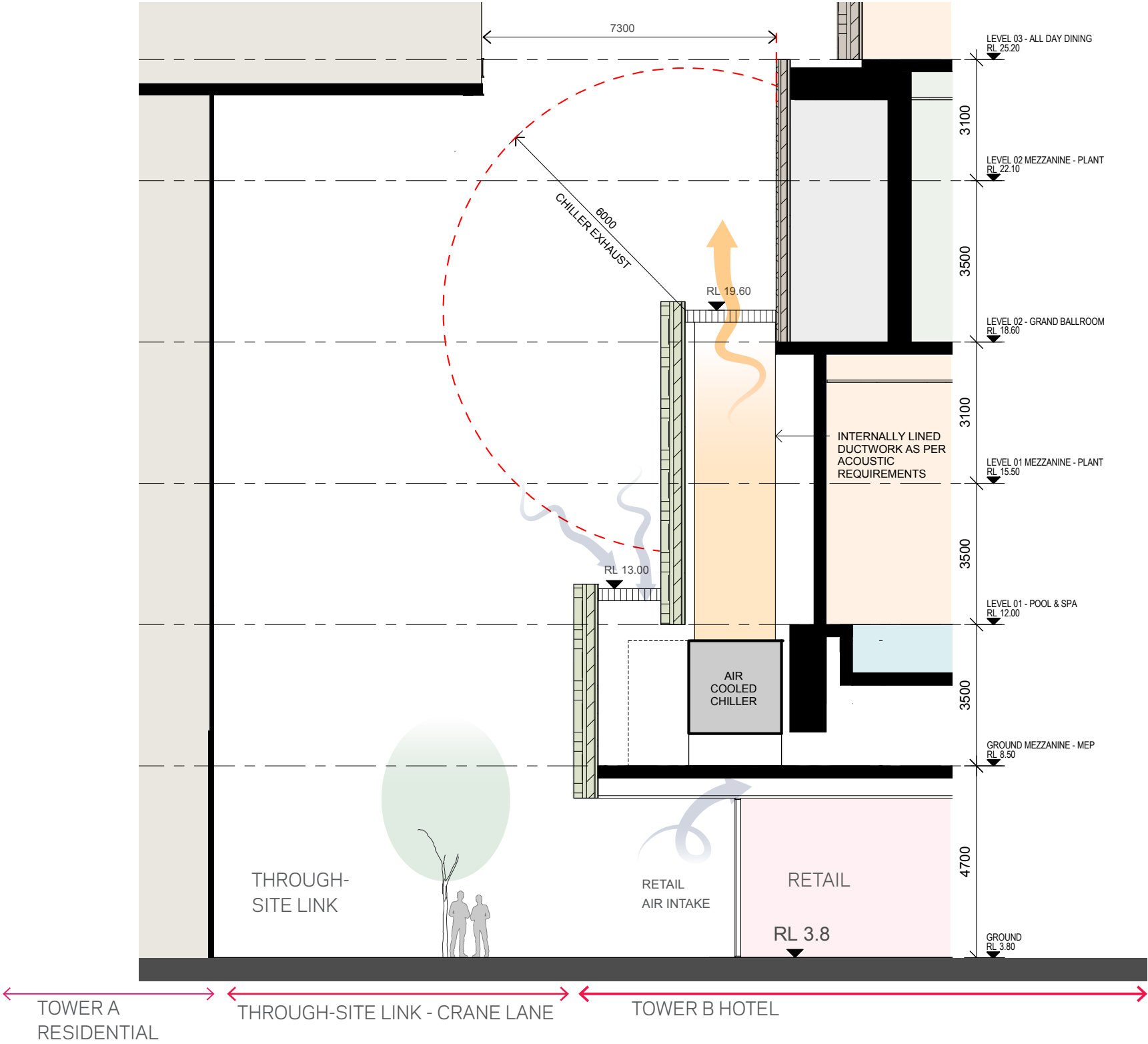
The four air-cooled chillers are located on the Ground Mezzanine level, with a discharge point achieved in a vertical direction 15.8m above street level. This mechanical strategy has minimal adverse impacts on the public domain and the environmental at ground level.

The air intake and discharge for the mechanical systems on the upper plant level will be ducted and vertically discharged to rooftop level on the southern end of the building. All exhaust systems terminating at roof level have a minimum of six metres separation from air intakes and the site boundary.

Key

Discharge

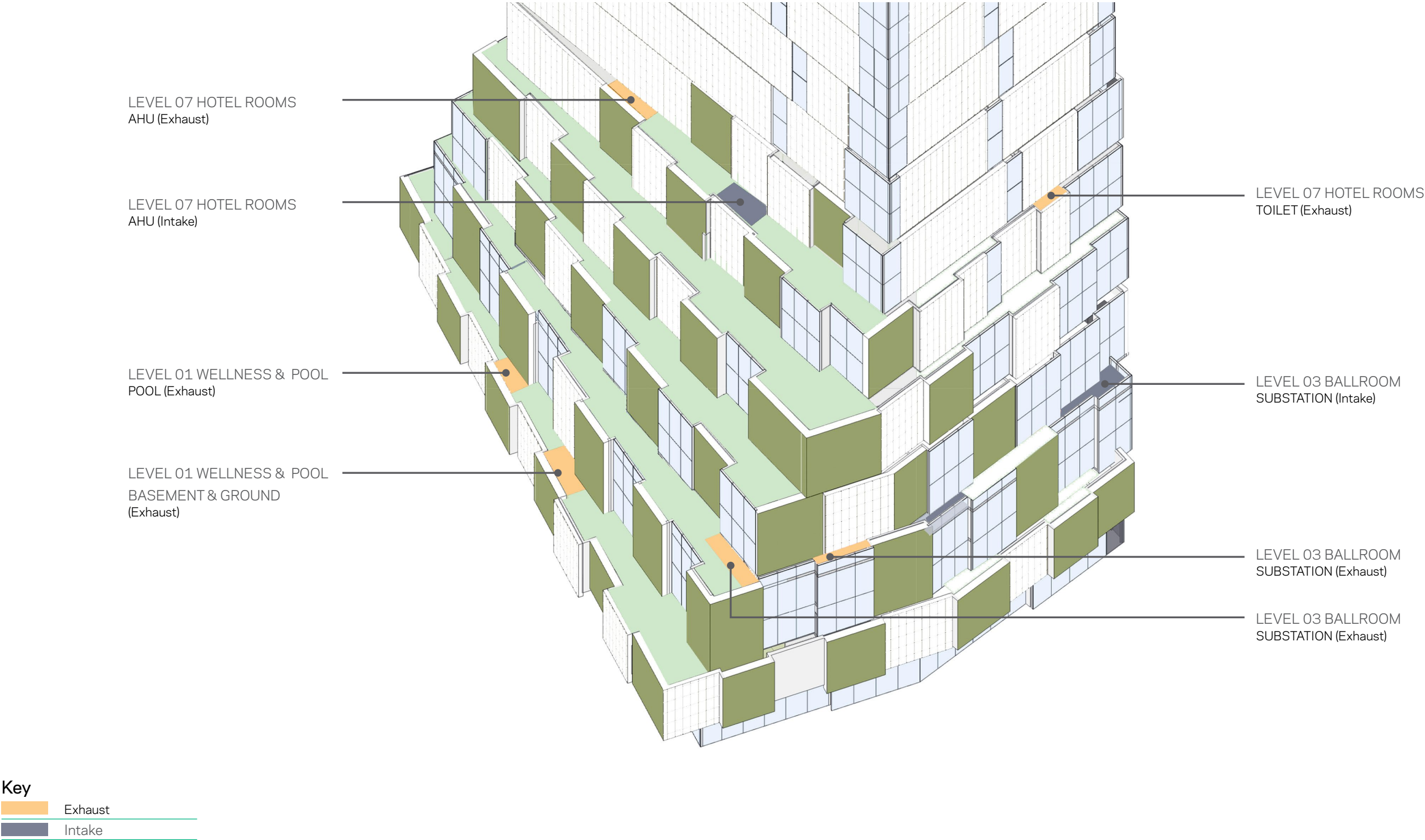
Intake



Design Rationalisation

Services

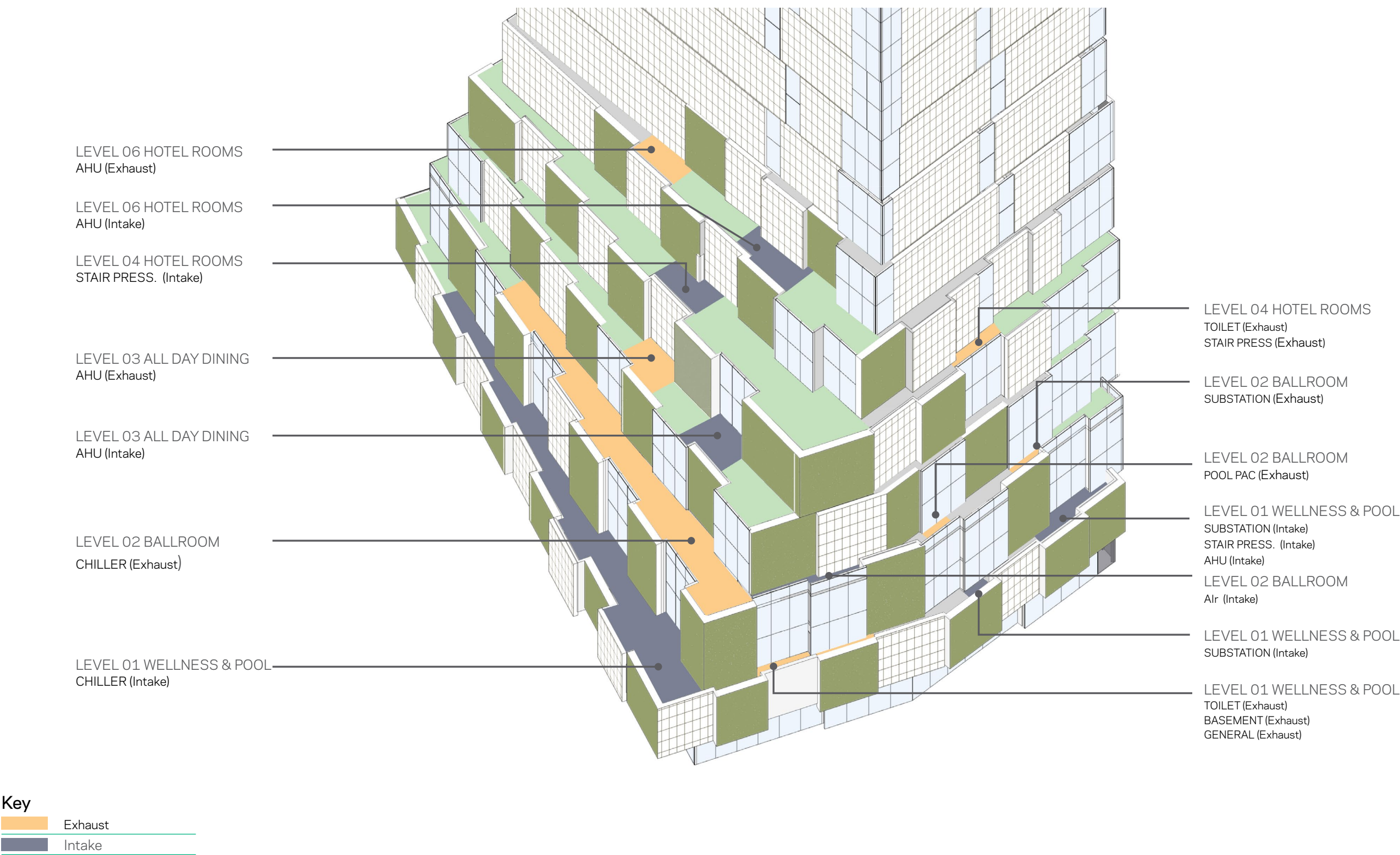
Podium: Air Intake / Exhaust (S2DA Scheme 2017)



Design Rationalisation

Services

Podium: Air Intake / Exhaust (Proposed 2019)



Design Rationalisation

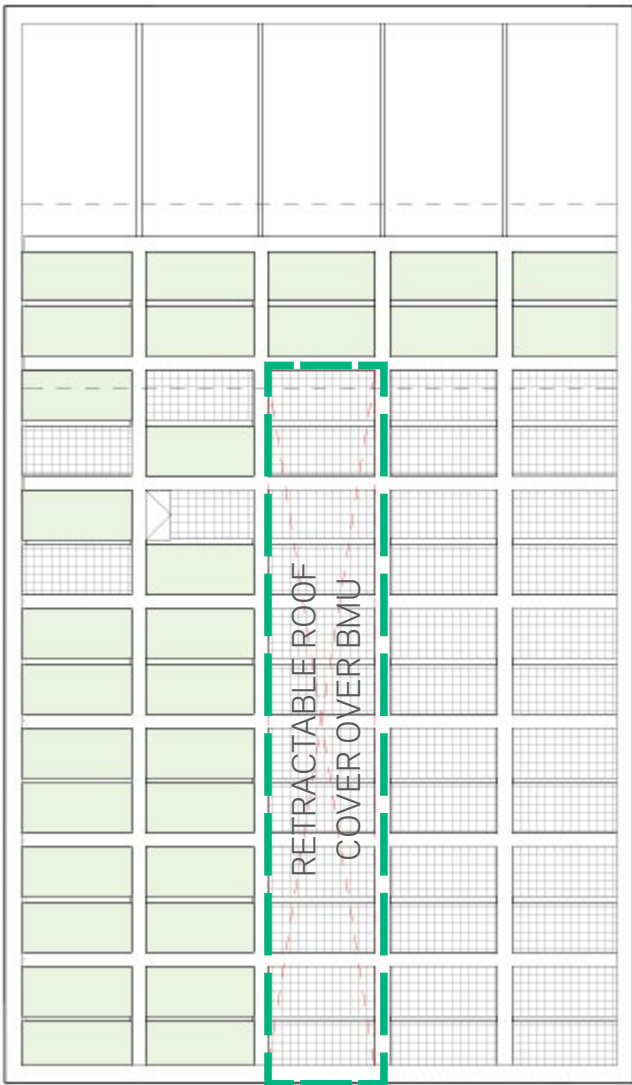
Building Maintenance Unit

Facade Maintenance Strategy

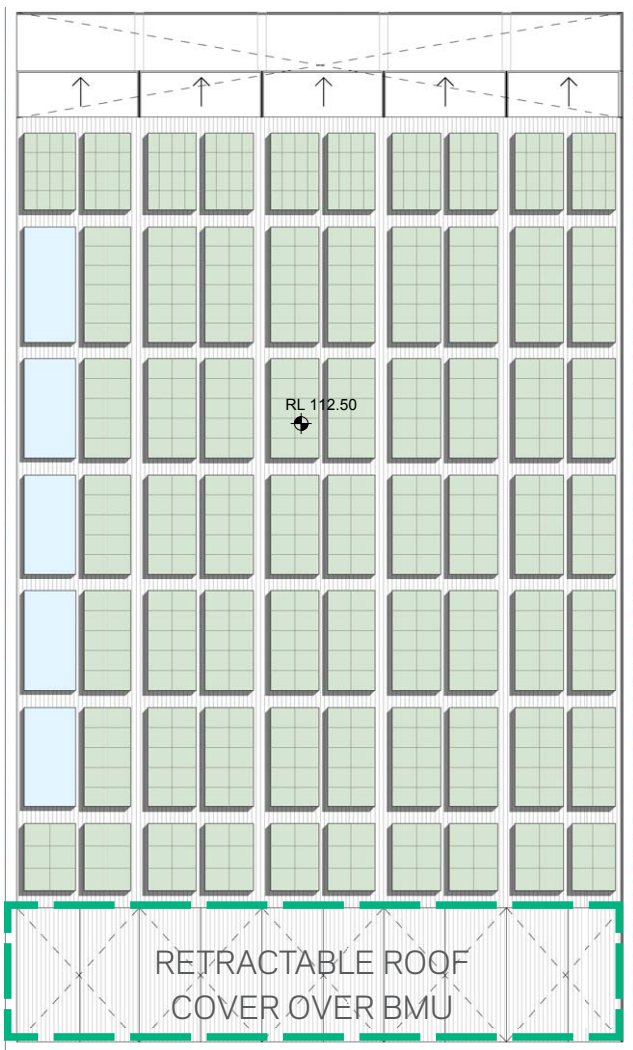
The full extent of the hotel tower façade is to be serviced by a Building Maintenance Unit (BMU).

The BMU is positioned within the tower form, and concealed within the fifth elevation under an operable roof. In operation mode, the roof is opened and the BMU will move to a raised position to service all vertical façade surfaces down the tower to ground floor, as well as the external terraces of the podium.

The BMU arm is telescopic to enable full reach to the north and the lower south-western corner of the building facade. As the BMU resides on the top level, it's position has now moved from a previous central position to the south of the floor plate to maximise the available useable floorspace and improve the outlook from the bar.



Stage 02 DA (2017)
Roof Plan



Proposed Revision (2019)
Roof Plan

02 — Experiential Improvements



Experiential Improvements

Ground Plane Activation

One Circular Quay Residential Tower & Hotel

The One Circular Quay precinct has been developed along with the Lendlease Circular Quay team to ensure a seamless transition between the two developments particularly around the through site link (Crane Lane) and Rugby place. The public domain levels are consistent with the approved flood mitigation strategy.

A secondary south - western hotel entry has been established to compliment the main hotel lobby. This arrangement will help to take pressure of the main lobby during peak periods by catering to public visitors accessing the ballroom and rooftop bar. This will leave the Pitt St entrance to cater to hotel guests.

The South - Western entry promotes an increased activation of Rugby Plaza, as the corner tenancy captures the pedestrian flow from the south into the APDG precinct and establishes Rugby Plaza as a destination.



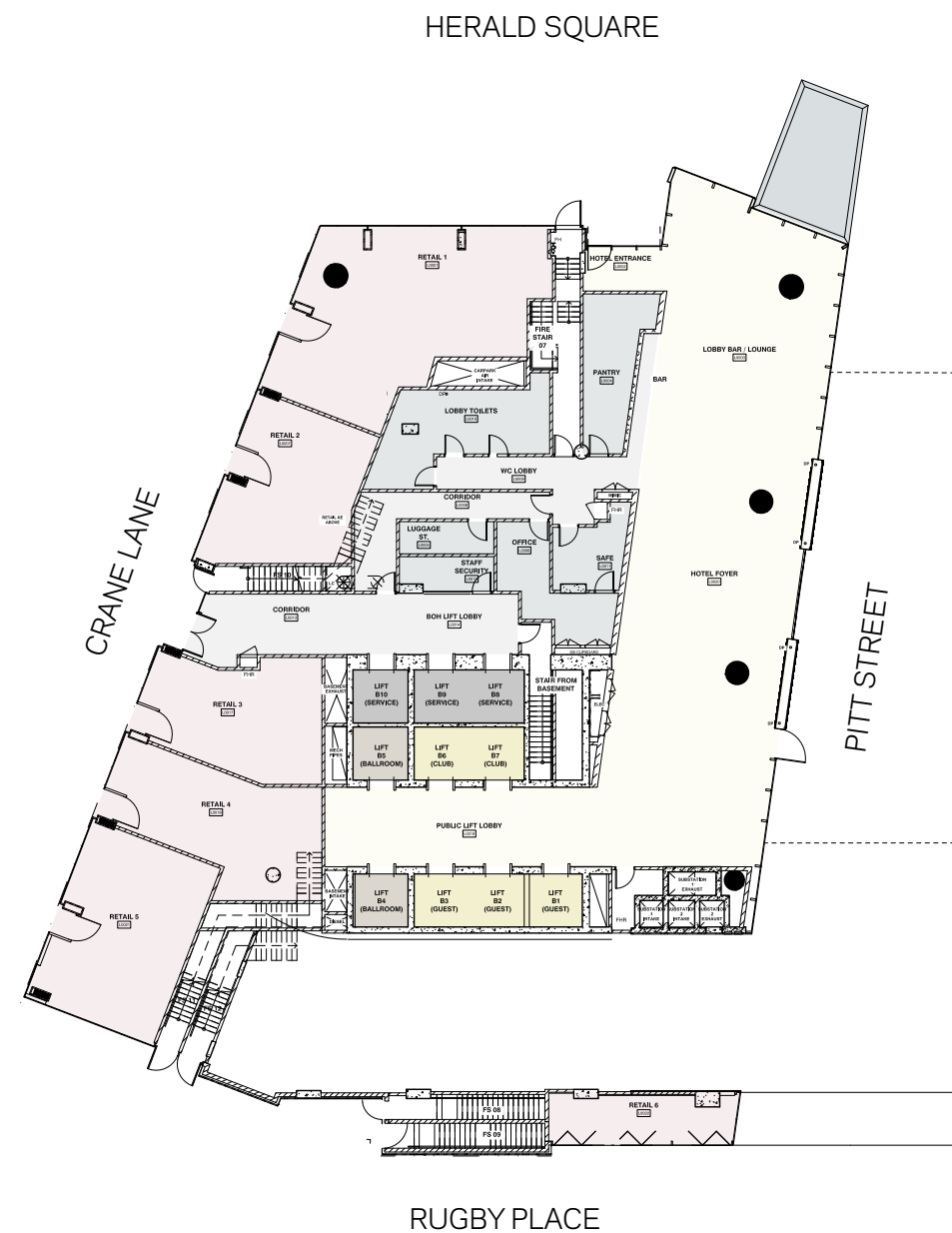
Experiential Improvements

Ground Plane Activation

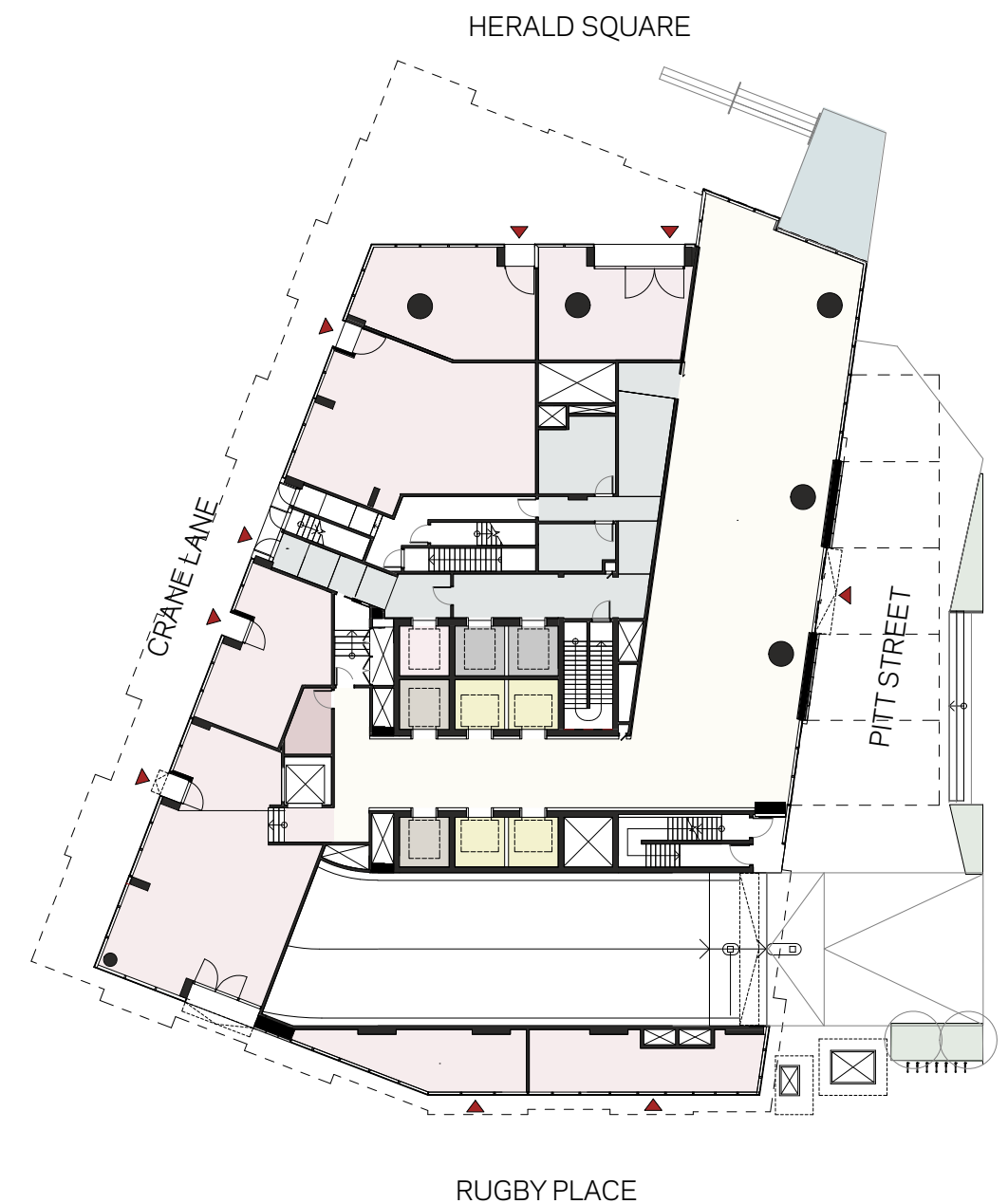
Maximising active street edges

Activation of the ground level is a key driver for the success of the APDG precinct. The site's topography, internal level changes, flooding constraints, service requirements and basement access, are all components that need to be coordinated and managed in the design.

Substation requirements have been reduced, allowing for the removal of stair access, and the redirection of fire stairs to the south. The outcome is a significant improvement in retail activation along Rugby Place. While the extent and depth of retail have been improved the southern retail remains shallow and suitable for finegrain retail. Sliding doors are proposed for these retail units to maintain tenancy flexibility.



Stage 02 DA (2017)
Ground Floor Plan



Proposed Revision (2019)
Ground Floor Plan

Experiential Improvements

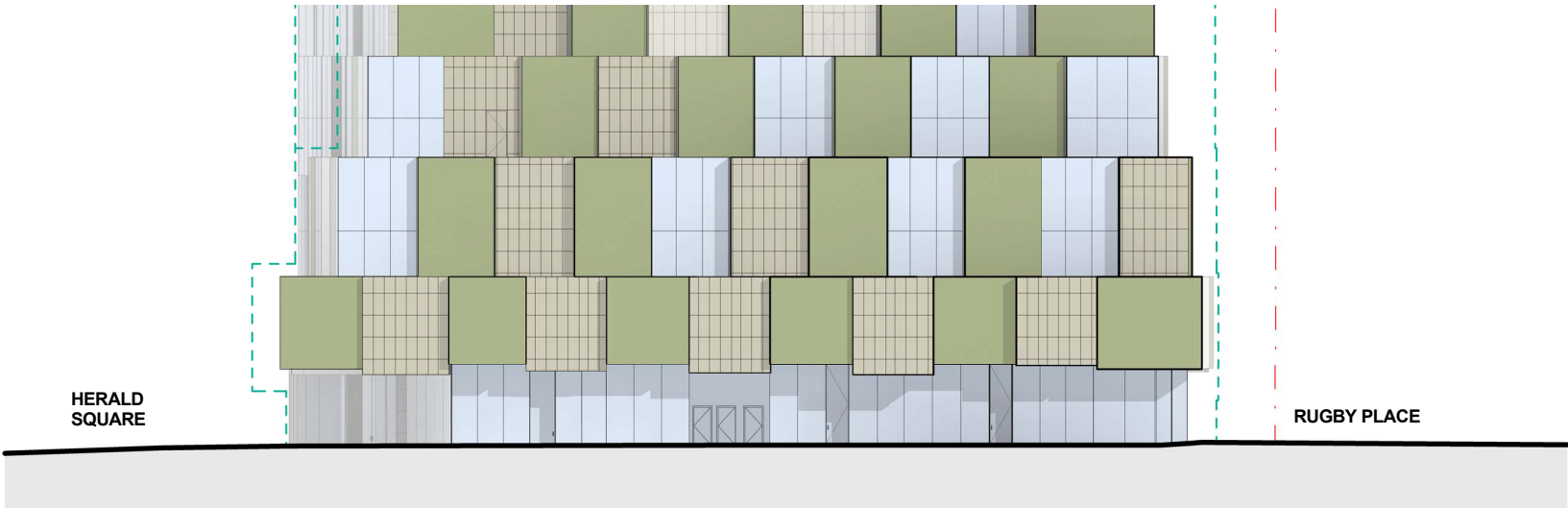
Ground Plane Activation

Retail Facade Strategy

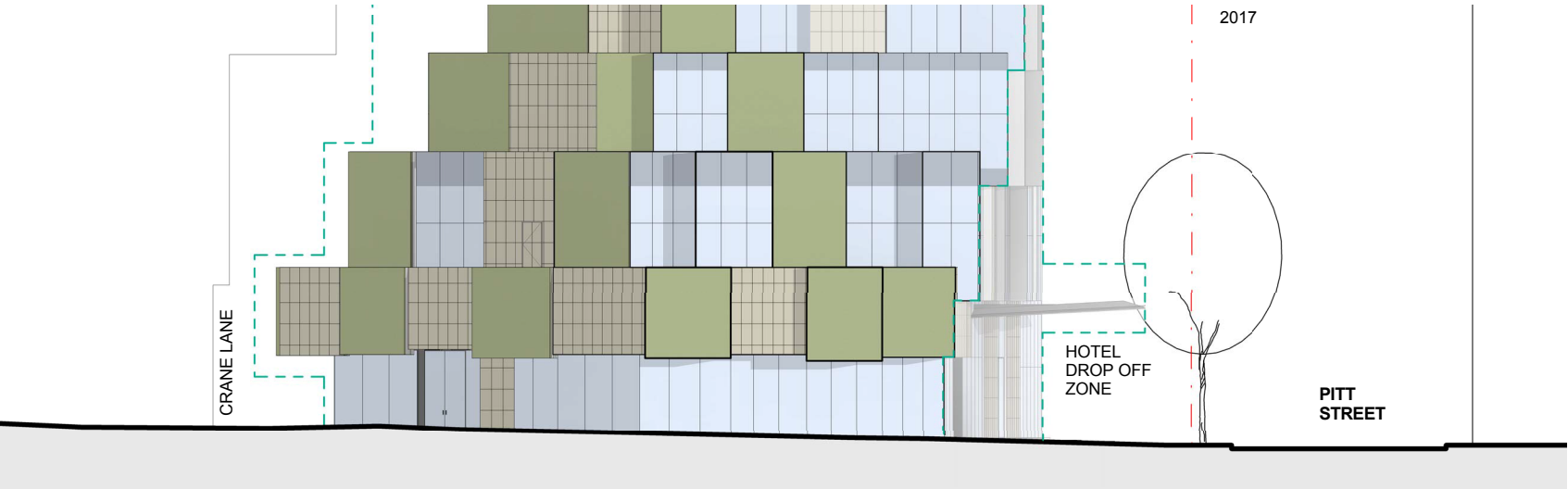
The retail facade strategy is consistent with the approved development application.

Through the recent design development, the retail extent on the ground has increased to maximise activation through all sides of the ground floor.

The proposed design update maintains the design vision of the project by encouraging activation and engagement on all faces of the building.



Through - Site Link (Crane Lane)
Street Elevation



Rugby Place
Street Elevation

Experiential Improvements

The Ballroom

A More Efficient Floorplate

Following the planning improvements on the typical tower floor levels and the shifting of the tighter building core to the north, the ancillary areas to the south of the floorplate is now more flexible to accomodate a very tight interior layout.

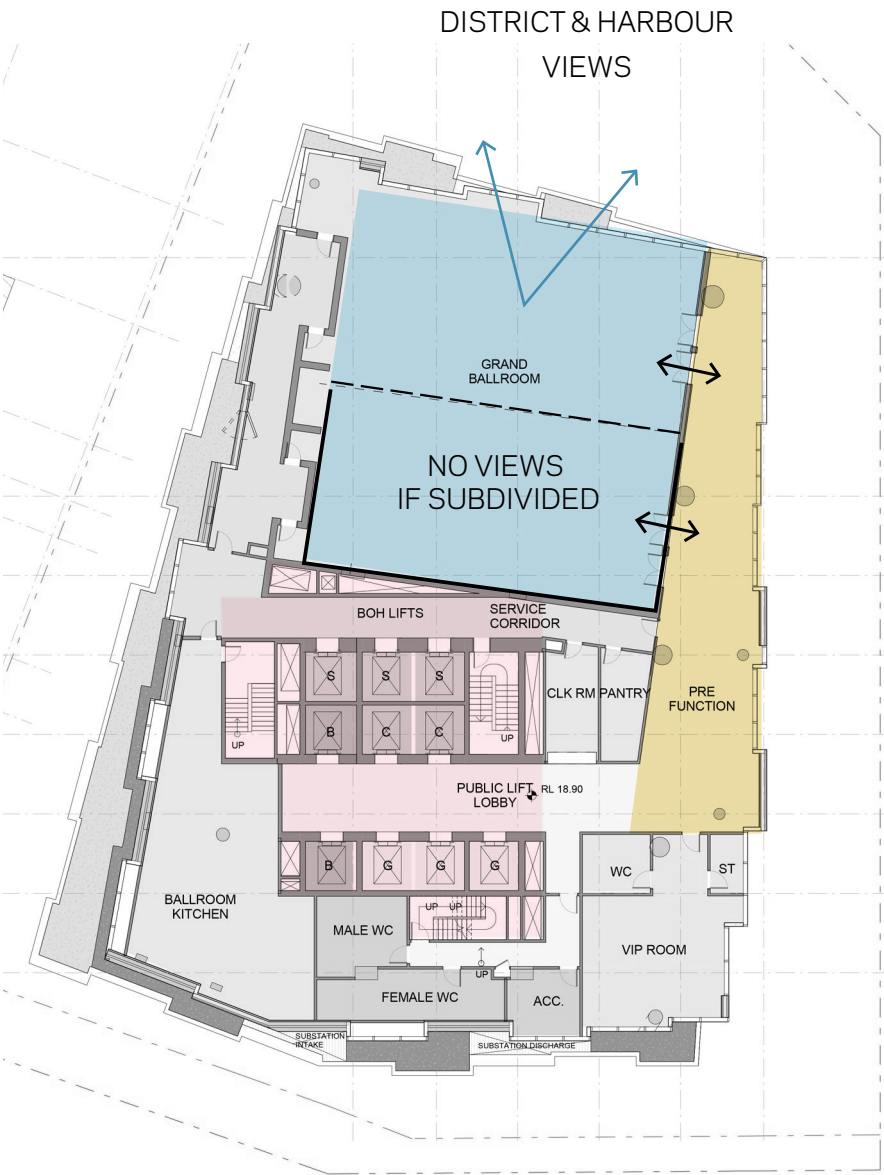
An Adpatable and Flexible Space

Previously the approved design had a dedicated business centre consisting of four small meeting rooms on the ballroom and mezzanine level. The proposed design has reconfigured the floor layout to create a multifunctional ballroom space which can be adapted for different uses. This is to be achieved by introducing a flexible partition wall system. This system avoids permanent partitions on this level, which have previously compromised the access to daylight across the floor.

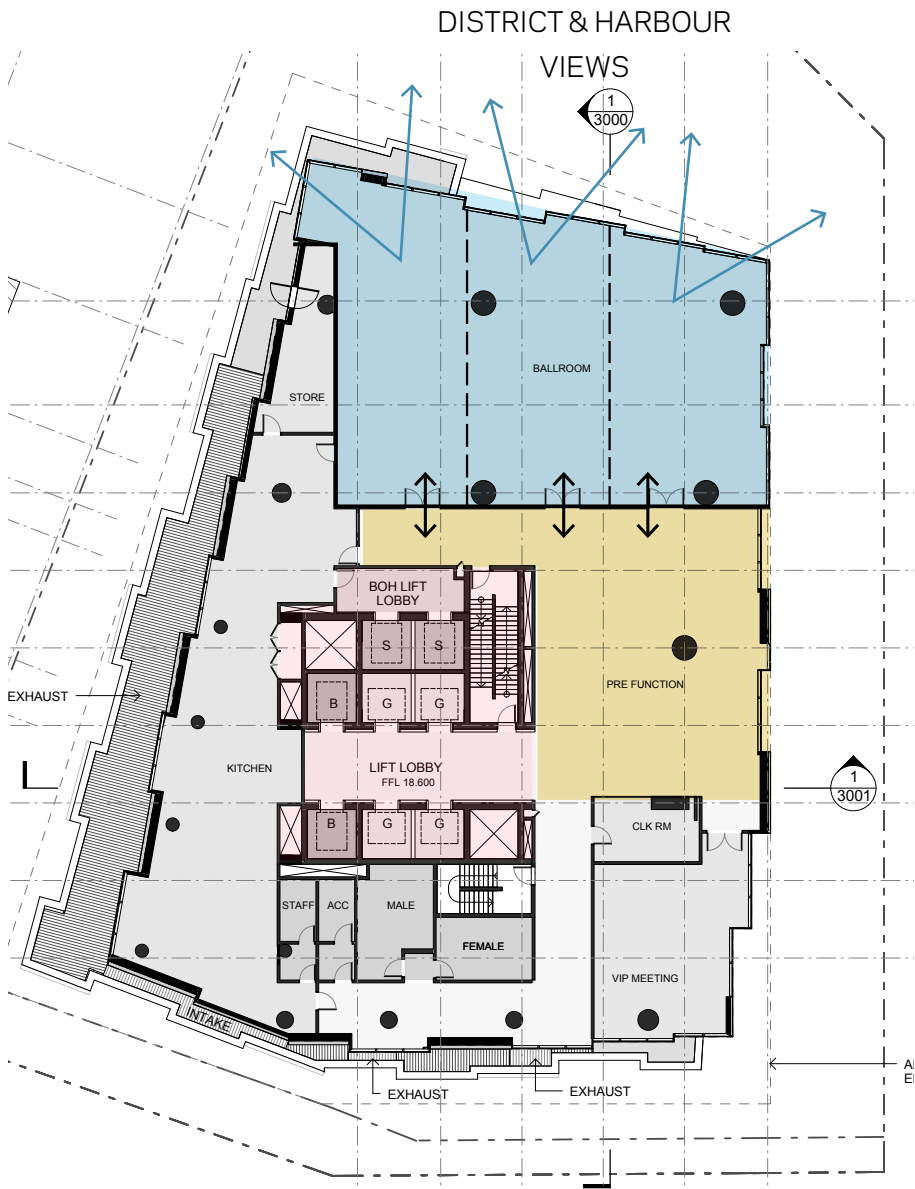
The proposed Ballroom design is a generous and inviting space with expansive views towards Sydney Harbour. Sitting just above the Cahill Expressway level, similar to Cafe Sydney, the Ballroom will become a unique venue in the city, offering a new perspective to Sydney's lively streets and harbour activity.

Key

	Ballroom Extent
	Pre-function Area
	Extent of Building Core



Stage 02 DA (2017)
The Ballroom Floor Plan



Proposed Revision (2019)
The Ballroom Floor Plan

Experiential Improvements

Top of Tower

Adding Flexibility to the Top Levels

Given the close proximity to the harbour, with commanding views over Sydney’s most beautiful natural and architectural icons, it is likely that the upper levels of the hotel will become the most valuable spaces in the hotel to host private functions and special events.

In the approved scheme, the majority of the top level was occupied by plant equipment. Whilst the service equipment was located to the rear to maximise floor space to the North, through the recent project review this was identified as a missed opportunity.

Relocating the roof plant to level 23 below the public area floors, provided an opportunity to create a restaurant and bar area on the top two levels with unimpeded views. An additional benefit for the project was the reinstatement of the double height space to the presidential suite, which was initially proposed in the competition scheme in 2015.

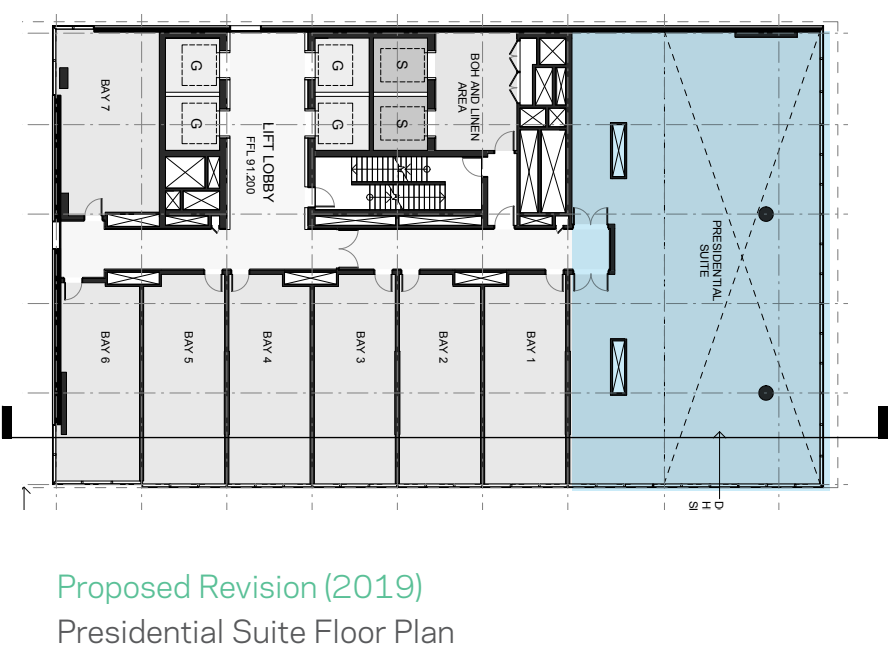
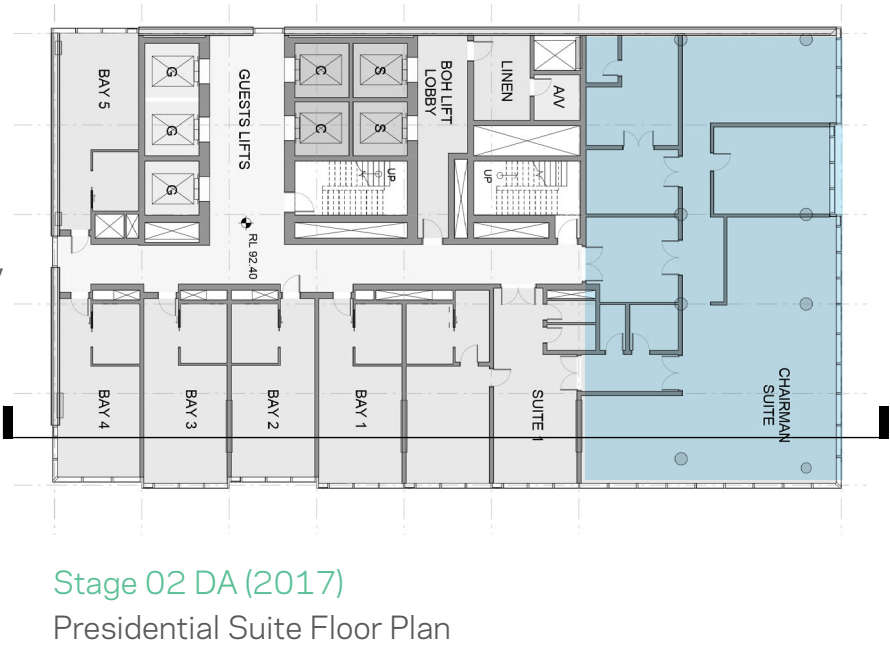
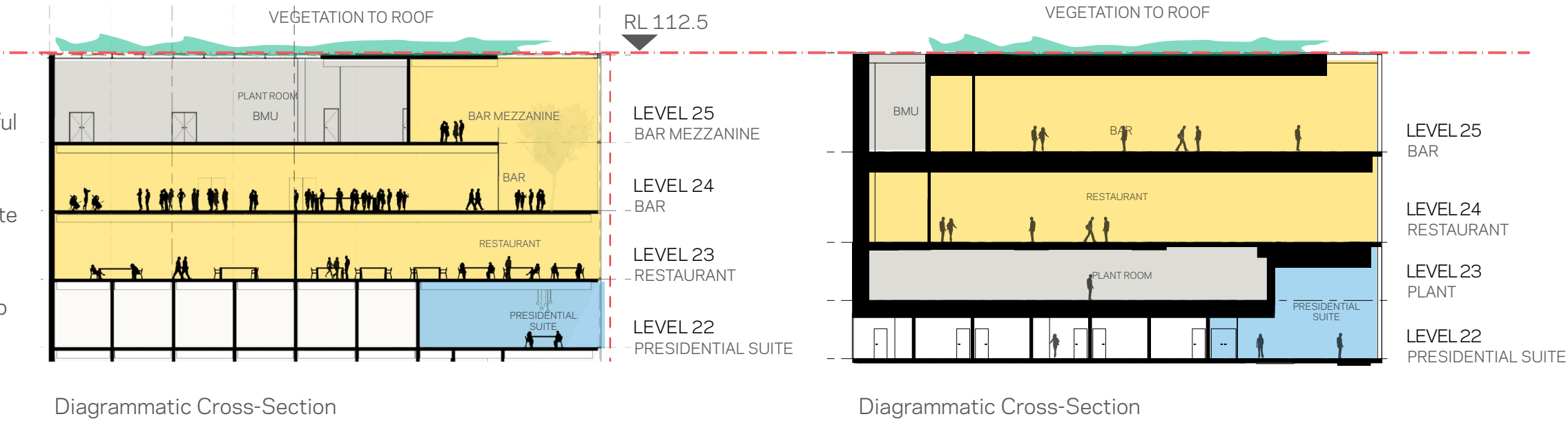
The rooftop bar will retain the operable roof to the north at a reduced size, which still allows guests and patrons to experience the outdoors in a protected environment.

Key

Public Areas

Plant

Presidential Suite



Experiential Improvements

Presidential Suite

Floating above Circular Quay

The presidential suite on Level 22 is the largest hotel room in the building and occupies the full northern tower frontage.

As one of the signature spaces and suites within the hotel, it is envisaged that this space can also be used for private functions, industry events and to host VVIP guests and dignitaries.

The extensive double-height façade will allow expansive views to Sydney Harbour, creating an unparalleled venue for major city events including the New Year Eve fireworks, VIVID lighting festival and Australia Day.



Proposed Revision (2019)

03 ————— Facade Design Development



Facade Design Development

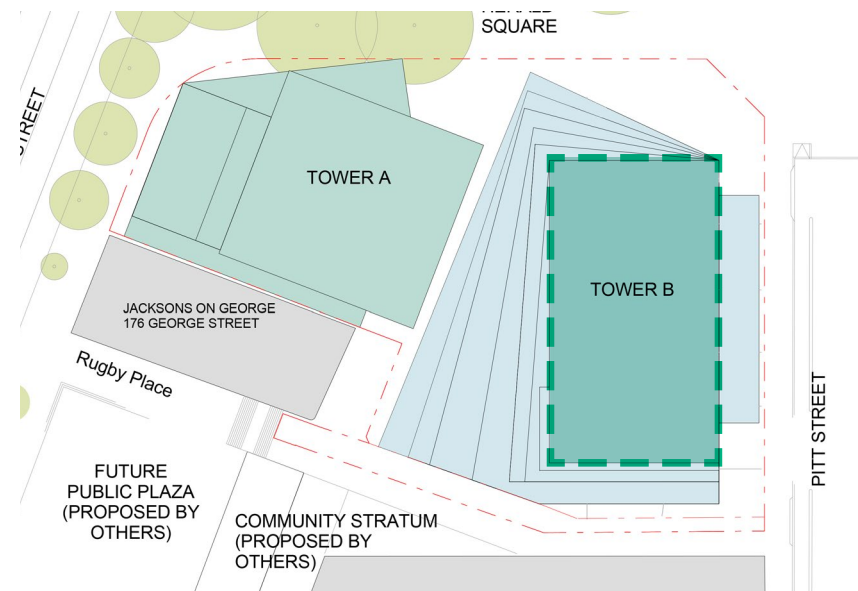
Design Principles

Emerging from the City Fabric

The Yuhu Hotel will have a dynamic presence on the Sydney foreshore, with a unique architectural language created through the use of the 'pixel' facade and a shifting and twisting form.

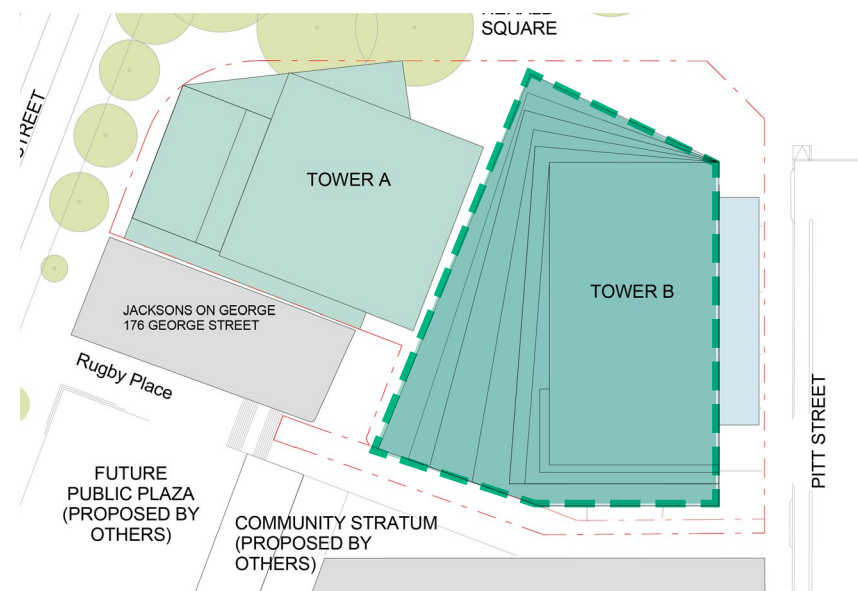
Starting from the public domain, the building form gradually transitions from a footprint driven by the urban grid, to the optimum orientation and rectilinear form of the hotel suite levels above.

The facade is composed of a series of sandstone, green wall and glass pixels which shift and interchange to create a twisted form. This technique allows for an architecture which responds to the public domain and human scale in the building podium, yet gradually transitions to a tower form more reflective of the city skyline.



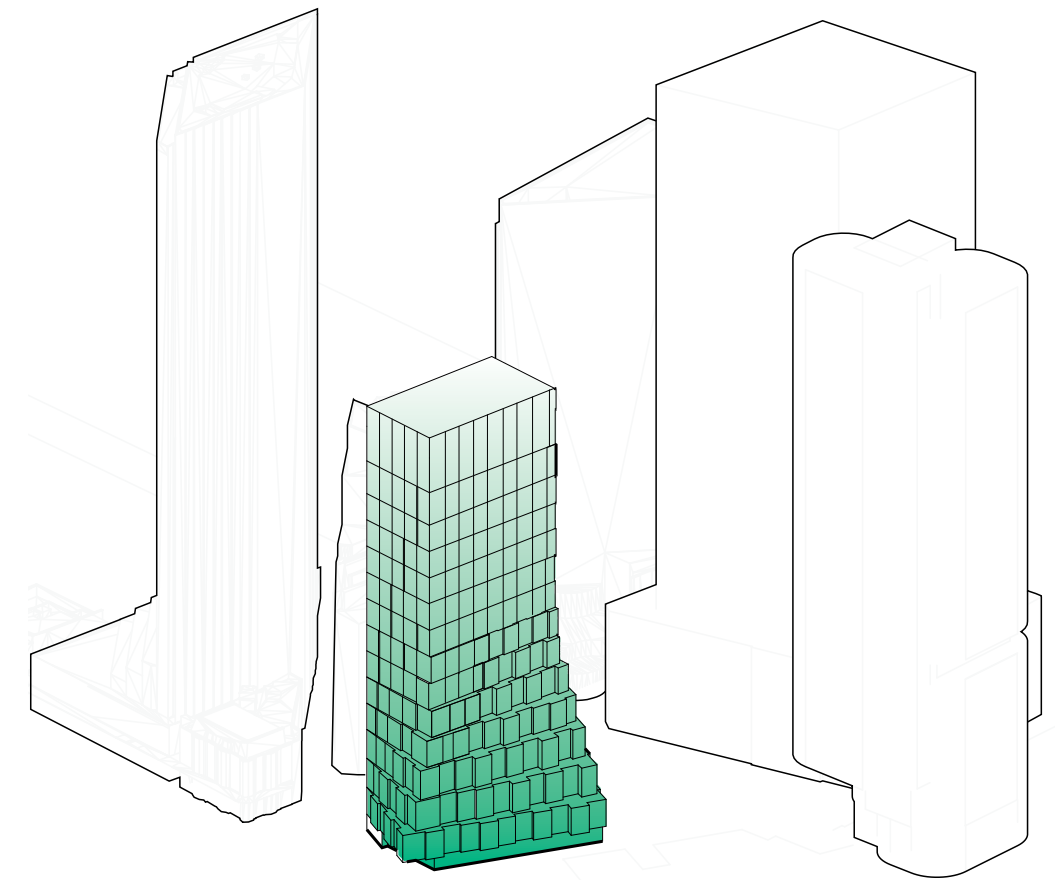
Top of the Building

Responding to the surrounding tower typologies



The Ground Plane

Responding to the city and network of laneways



Facade Design Development

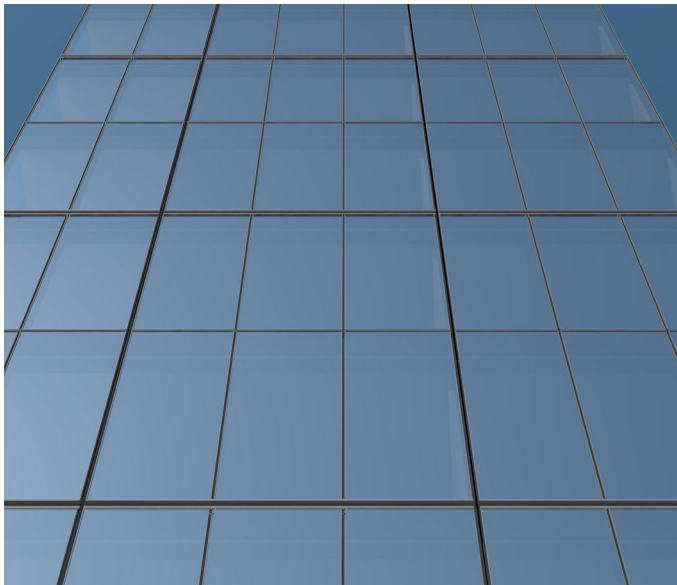
The Pixel Expression

The Composition of Pixel and Scale

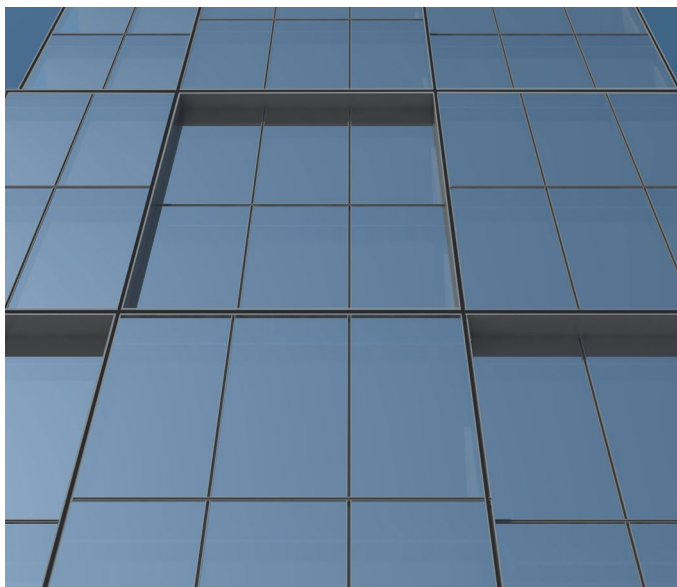
The composition and shape of the facade pixels have been designed to respond to the scale of the building whilst still considering the programmatic function of the hotel levels. The pixel module is two typical levels high and approximately 4.5 metres wide.

To reflect the dynamic nature of the hotel, the façade design intentionally avoids a sheer glazed curtain wall. This deliberate decision is to ensure the building is unique and has a point of difference from the surrounding commercial towers in the precinct. The pixel composition is created through a combination of co-planar and expressed indentation arrangements.

The facade has been designed to minimise horizontal bracing so to ensure the world class views of Sydney are maintained from within the hotel. This design detail emphasises the verticality and drama of the double height spaces within the tower elevating the experience of the hotel guests.



CO-PLANAR
Facade Pixel



EXPRESSED
Facade Pixel



NORTHERN ELEVATION
Facade Pixel

Facade Design Development

Calibrating the Pixelation

Maintaining the Dynamic Tower

Since the design competition in 2016, the design of the building has evolved to address the competition jury feedback which emphasised the importance of ensuring the tower did not read as a commercial tower. The composition of the facade in form and materiality have been utilised to reflect the hotel program and further bridge the urban and human scale.

For the previous Stage 2 Development Application, the pixelation at the high level of the tower was added to further define the sweeping transition between the forms of the podium and the tower.

Through the recent design development over the past six months (2018), there has been a holistic review of the pixelated facade, to enhance the visual legibility of a gradual blend and transition between the podium form and the tower.



Design Competition (2016)
Pitt Street Perspective



Stage 02 DA (2017)
Pitt Street Perspective



Proposed Revision (2019)
Pitt Street Perspective

Facade Design Development

Calibrating the Pixelation

Maintaining the Dynamic Tower

The revision of the pixels and their composition across the facade enhances the gradual blend between the podium form and the tower form.

The top of the tower has quite a distinctly different architectural language to that of the pixelated podium, therefore the composition of the intermediate zones are critical for the successful visual transition up the tower.

A typical pixel on the tower varies by 300mm in depth in comparison to the flush facade at the top of the tower. The proposed design introduces a 150mm intermediate pixel depth to more gradually and delicately transition from the podium up the tower. The varied depth enables the form to read as a more gradual sweep.

The pixel proportions are maintained in the podium and up the tower to the rooms. The pixel elongates at the top of the tower to accentuate the height and to terminate the tower. At the top of the tower the building finally forms a pure rectangular form.



Stage 02 DA (2017)
Herald Square Perspective



Proposed Revision (2019)
Herald Square Perspective

Facade Design Development

The Fifth Facade

Designing a Greener Roofscape

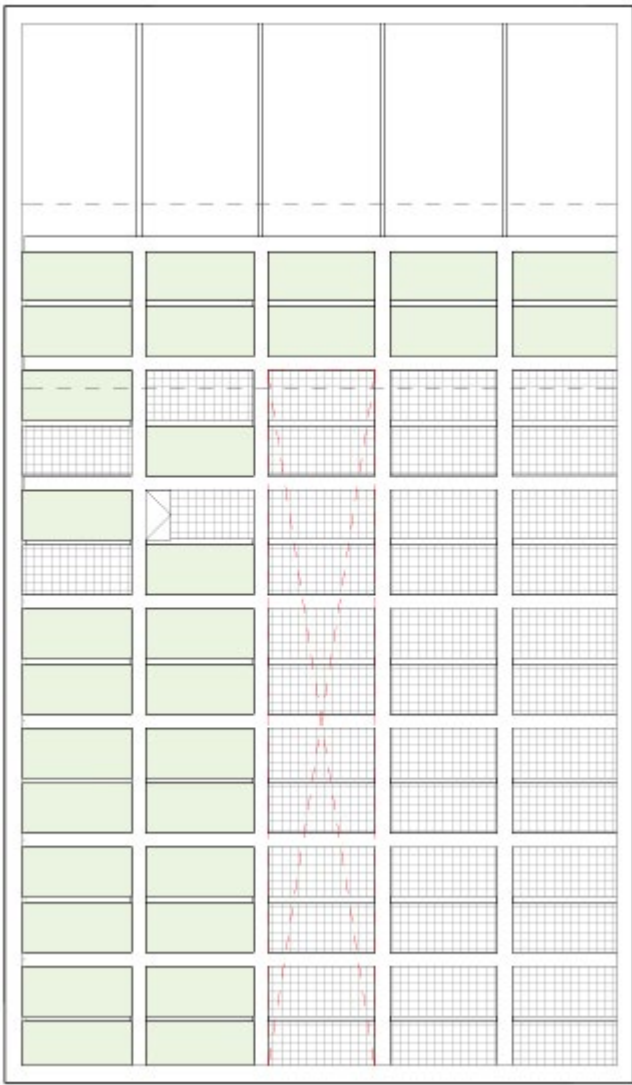
The height of One Circular Quay hotel has always necessitated a roofscape that continues and extends the building’s design language, as this fifth elevation will be looked upon by the surrounding towers.

The approved roofscape had been designed to conceal building services, intakes and exhausts, and a building maintenance unit. With the proposed design, these service zones have been further coordinated and consolidated, to allow for a more generous amount of landscaped pixels.

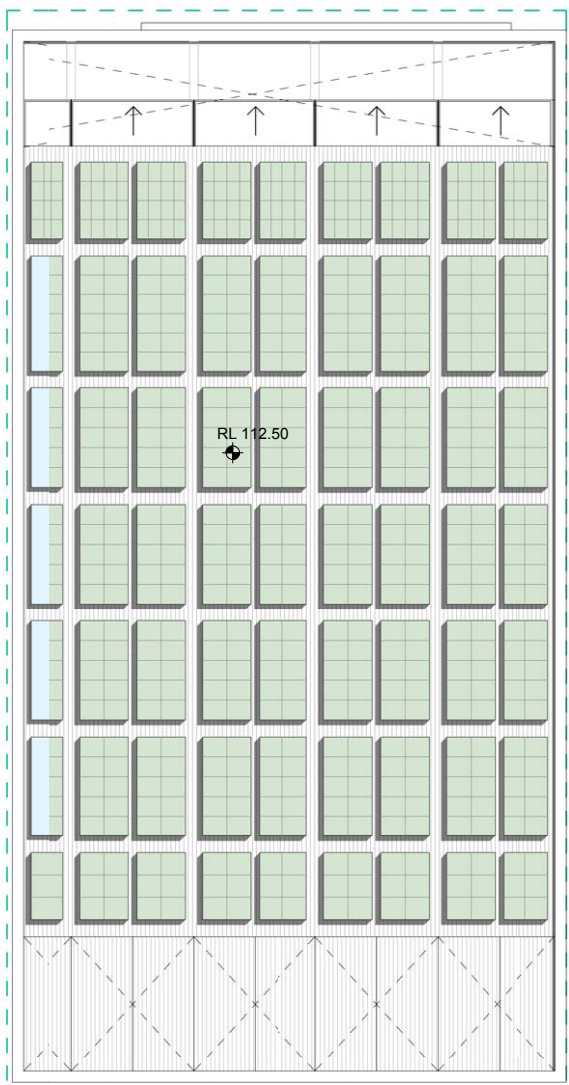
The operable roof extent has been reduced to ensure the operability and acoustic requirements are met, whilst still maintaining the outdoor feel at the northern end of the bar.

The roof design has also been adjusted to accommodate skylights to the bar level below which further contributes to the amenity of this space.

Overall the rooftop composition is a further refinement from the approved scheme and will provide an improved fifth elevation.



Stage 02 DA (2017)
Roof Plan



Proposed Revision (2019)
Roof Plan

04 — Sustainability



Sustainability

ESD Strategy

Greenstar

The project commitment to achieve 5 Star Green Star remains consistent with the previous approval.

Through the recent design development, the following initiatives are being investigated for inclusion within Tower B Hotel building design and operation as part of the 5 Star Green Star Design & As Built v1.1 strategy:

Energy Category:

- Improved building fabric - High performance façade with improved glazing thermal performance reduces façade heat gains/loss
- High efficiency CHW & HHW based air-conditioning
- Mixed mode air-conditioning for suitable areas
- Possibility of co-generation system for electrical energy generation and heating for DHW and swimming pool

Transport Category:

- Good amount of staff & visitor bicycle parking spaces have been provided.
- Staff cyclist end-of-trip amenities
- Green Travel Plan for staff to encourage uptake of green transport options
- Excellent local public transport links

Water Category:

- Significant improvement in selection of high efficiency (water saving) fixtures.
- Recycling of fire system test water

Materials Category:

- Life Cycle Analysis to be undertaken to show the embodied and operational energy savings of the development
- Sustainably sourced construction products including steel, timber, PVC and the like
- Proposed high levels (>90%) of construction waste recycling

Land Use & Ecology Category:

- Construction on previously developed land
- Remediation of site if in-ground contamination is present
- Landscaping, green roof and external green walls to improve local amenity and urban heat island effect

Innovation:

- The 'Junglefy Breathing Wall' (JBW) is proposed as a possible external green facade solution on the lower podium floors.
- This system is an active, modular green wall system, proven to accelerate the removal of air pollutants, faster than any other plant-based system researched.
- JBW acts as a sound barrier, improving acoustics while cooling the surrounding air temperature.



05 ————— GFA Reconciliation Strategy



GFA Reconciliation Strategy

Area Comparison

Gross Floor Area

Tower B Hotel and Basement

Through the recent design development, with an updated design brief, the project now takes advantage of a more efficient structural and service strategy, along with a more efficient Back of House support area.

The GFA reconciliation schedule demonstrates how the approved gross floor area for the hotel and basement is now redistributed through the building, relocating much of the floor space below ground to above ground into the tower.

GFA RECONCILIATION SCHEDULE
Tower B Hotel and Basement

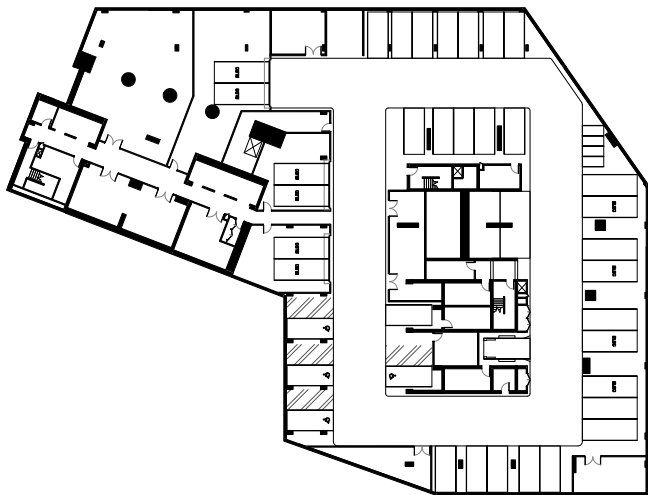
Tower B and Basement 2017			
LEVELS	PROGRAM /USE	HOTEL GFA DEC 17	RETAIL GFA DEC 17
ROOF			
LEVEL 25	BAR TERRACE & PLANT	125m²	
LEVEL 24	BAR & KTV	684m²	
LEVEL 23	CHINESE RESTAURANT	694m²	
LEVEL 22	HOTEL PRESIDENTIAL	680m²	
LEVEL 21	HOTEL PREMIER	677m²	
LEVEL 20	HOTEL PREMIER	676m²	
LEVEL 19	HOTEL SUITES	674m²	
LEVEL 18	HOTEL SUITES	674m²	
LEVEL 17	HOTEL SUITE	673m²	
LEVEL 16	HOTEL SUITE	672m²	
LEVEL 15	HOTEL SUITE	672m²	
LEVEL 14	HOTEL STANDARD KEYS	669m²	
LEVEL 13	HOTEL STANDARD KEYS	668m²	
LEVEL 12	HOTEL STANDARD KEYS	668m²	
LEVEL 11	HOTEL STANDARD KEYS	667m²	
LEVEL 10	HOTEL STANDARD KEYS	629m²	
LEVEL 09	HOTEL STANDARD KEYS	670m²	
LEVEL 08	HOTEL STANDARD KEYS	634m²	
LEVEL 07	HOTEL STANDARD KEYS	675m²	
LEVEL 06	HOTEL STANDARD KEYS	759m²	
LEVEL 05	OFFICE & PLANT	154m²	
LEVEL 04	ALL DAY DINING	945m²	
LEVEL 03 MEZANINE	MEETING ROOMS	631m²	
LEVEL 03	GRAND BALLROOM	1,111m²	
LEVEL 02	EXECUTIVE OFFICE	280m²	
LEVEL 01	FITNESS CAFÉ & POOL + SPA	1,242m²	
GROUND MEZANINE	BMS & PLANT	97m²	
GROUND	HOTEL LOBBY RETAIL	580m²	336m²
BASEMENT 1	SHARED LOADING AREAS BOH	87m²	
BASEMENT 2	HOTEL CARPARK VIP DROP OFF	230m²	
BASEMENT 3	HOTEL CARPARK BOH	761m²	
BASEMENT 4	RESIDENTIAL CARPARK		
BASEMENT 5	RESIDENTIAL CARPARK		
BASEMENT 6	RESIDENTIAL CARPARK		
TOTAL		19,058m²	336m²
			RETAIL GFA
	INCLUDES: HOTEL, RETAIL & BASEMENTS	19,394m²	

Tower B and Basement 2019			
LEVELS	PROGRAM /USE	HOTEL GFA 2019	RETAIL GFA 2019
ROOF			
LEVEL 25	BAR	590m²	
LEVEL 24	RESTAURANT	690m²	
LEVEL 23	PLANT		
LEVEL 22	HOTEL PRESIDENTIAL SUITE	675m²	
LEVEL 21	HOTEL SUITES	675m²	
LEVEL 20	HOTEL SUITES	675m²	
LEVEL 19	HOTEL STANDARD	672m²	
LEVEL 18	HOTEL STANDARD	672m²	
LEVEL 17	HOTEL STANDARD	670m²	
LEVEL 16	HOTEL STANDARD	670m²	
LEVEL 15	HOTEL STANDARD	668m²	
LEVEL 14	HOTEL STANDARD	668m²	
LEVEL 13	HOTEL STANDARD	668m²	
LEVEL 12	HOTEL STANDARD	668m²	
LEVEL 11	HOTEL STANDARD	670m²	
LEVEL 10	HOTEL STANDARD	670m²	
LEVEL 09	HOTEL STANDARD	680m²	
LEVEL 08	HOTEL STANDARD	680m²	
LEVEL 07	HOTEL STANDARD	695m²	
LEVEL 06	HOTEL STANDARD	695m²	
LEVEL 05	HOTEL STANDARD	785m²	
LEVEL 04	HOTEL STANDARD	785m²	
LEVEL 03	ALL DAY DINING	976m²	
LEVEL 02 MEZANINE	PLANT		
LEVEL 02	GRAND BALLROOM	1,125m²	
LEVEL 01 MEZANINE	PLANT		
LEVEL 01	POOL & SPA	1,175m²	
GROUND MEZANINE	PLANT		
GROUND	HOTEL LOBBY RETAIL	470m²	397m²
BASEMENT 1	LOADING & BOH	420m²	
BASEMENT 2	HOTEL BOH & RESIDENTIAL DROP OFF	510m²	
BASEMENT 3	RESIDENTIAL CARPARK		
BASEMENT 4	RESIDENTIAL CARPARK		
BASEMENT 5	RESIDENTIAL CARPARK		
BASEMENT 6	RESIDENTIAL CARPARK		
TOTAL		18,997m²	397m²
			RETAIL GFA
	INCLUDES: HOTEL, RETAIL & BASEMENTS	19,394m²	

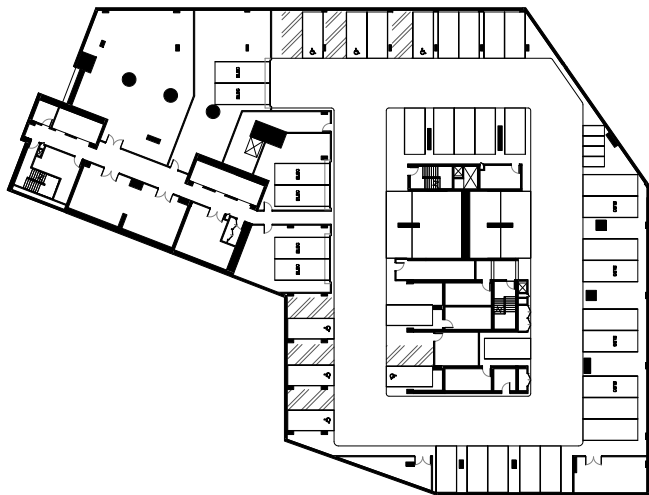
Difference Comparison (2018 GFA - 2017 GFA)	
Hotel	Retail
590m²	
565m²	
-684m²	
-19m²	
-5m²	
-2m²	
-4m²	
-2m²	
-4m²	
-3m²	
-4m²	
-4m²	
-1m²	
0m²	
2m²	
3m²	
51m²	
10m²	
61m²	
20m²	
26m²	
631m²	
31m²	
-631m²	
14m²	
-280m²	
-67m²	
-97m²	
-110m²	61m²
333m²	
280m²	
-761m²	
0m²	
0m²	
0m²	

GFA Reconciliation Strategy

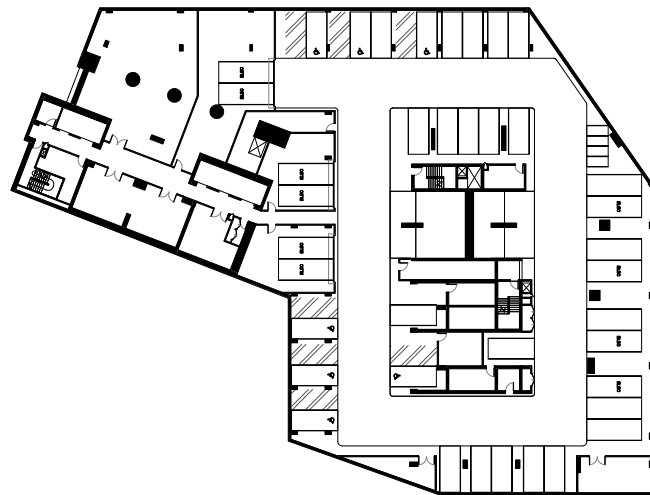
Area Diagrams



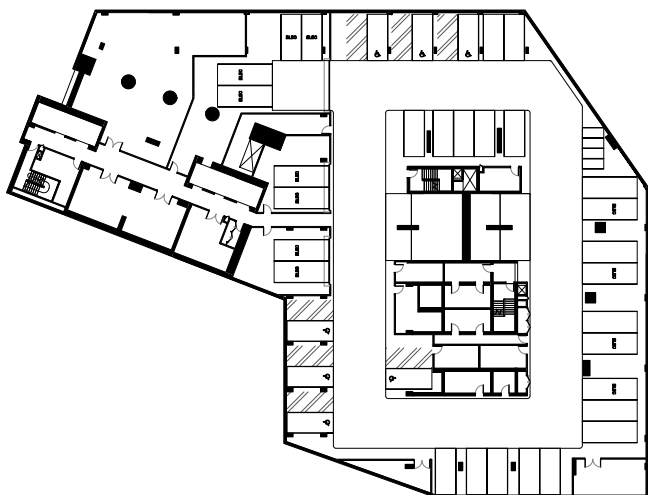
1 BASEMENT 6 - RESIDENTIAL
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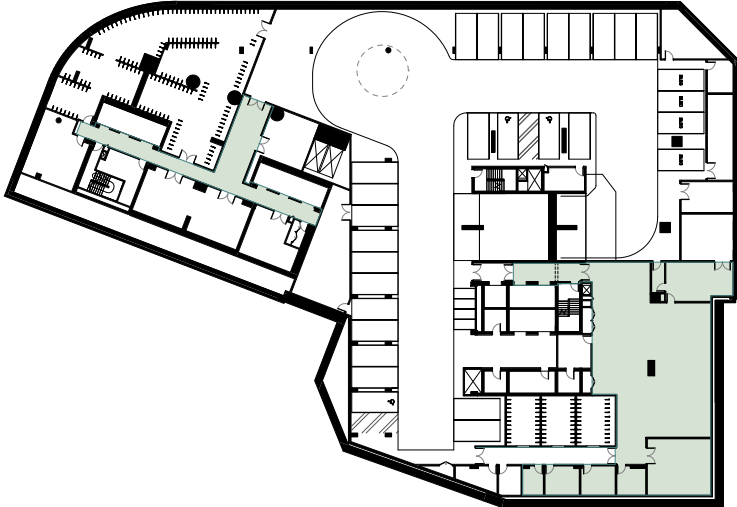
2 BASEMENT 5 - RESIDENTIAL
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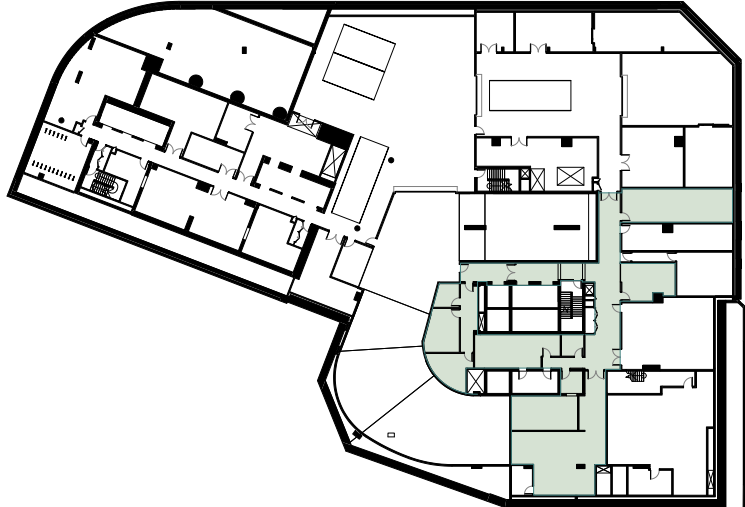
3 BASEMENT 4 - RESIDENTIAL
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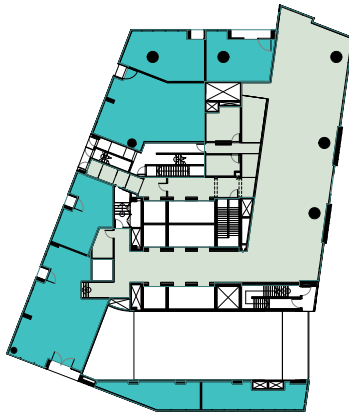
4 BASEMENT 3 - RESIDENTIAL
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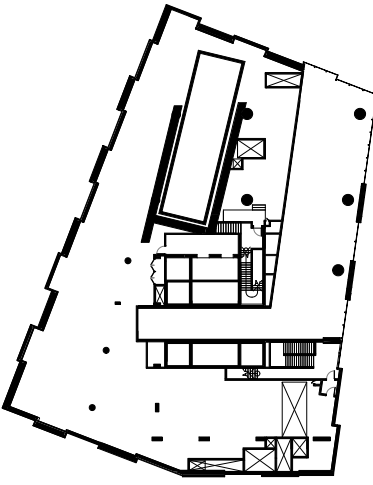
5 BASEMENT 2 - HOTEL BOH & RESIDENTIAL DROP OFF
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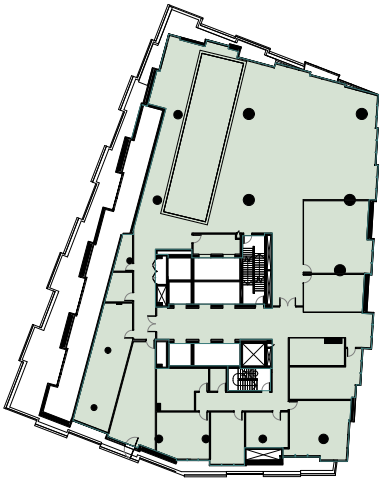
6 BASEMENT 1 - LOADING & BOH
1800 SCALE 1 : 400



7 GROUND - LOBBY HOTEL & RETAIL
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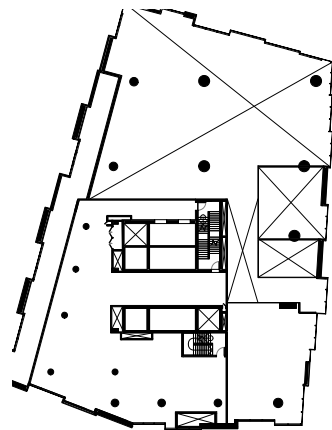


8 GROUND MEZZANINE - PLANT
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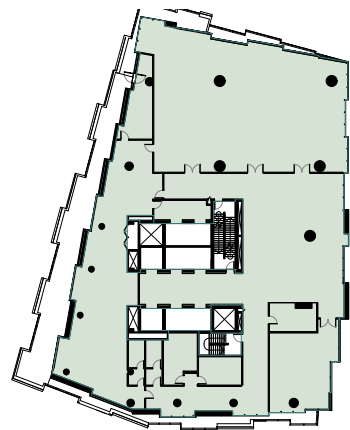


9 LEVEL 01 - POOL & SPA
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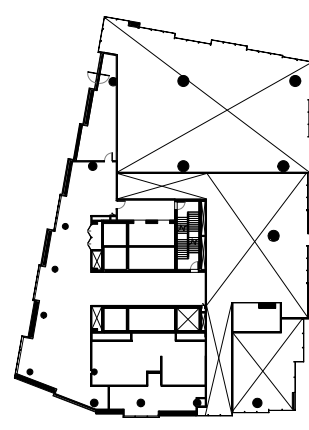
GFA Reconciliation Strategy
Area Diagrams



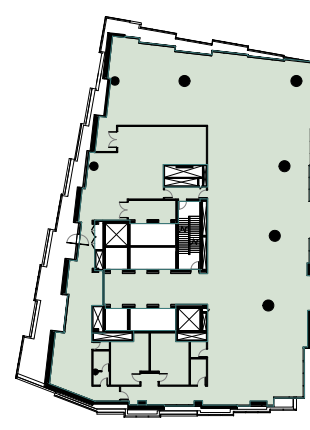
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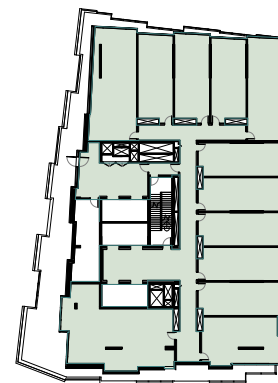
2 LEVEL 02 - GRAND BALLROOM
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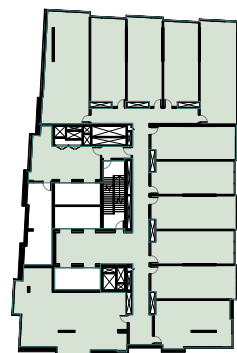
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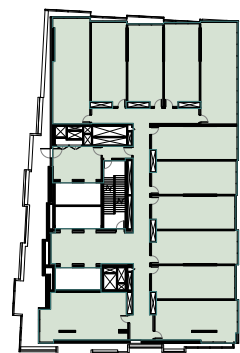
4 LEVEL 03 - ALL DAY DINING
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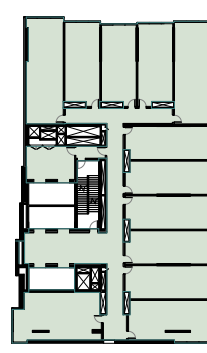
5 LEVEL 04 - HOTEL STANDARD
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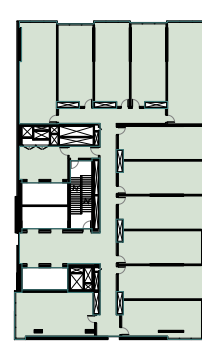
6 LEVEL 05 - HOTEL STANDARD
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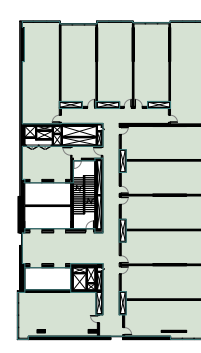
7 LEVEL 06 - HOTEL STANDARD
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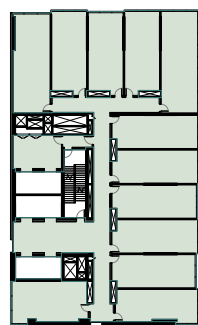
8 LEVEL 07 - HOTEL STANDARD
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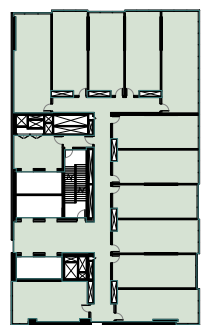
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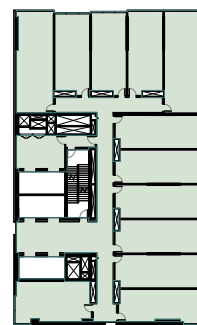
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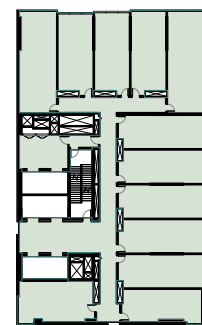
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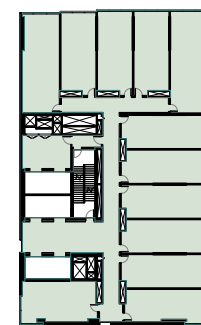
12 LEVEL 11 - HOTEL STANDARD
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13 LEVEL 12 - HOTEL STANDARD
SCALE 1 : 400
1801



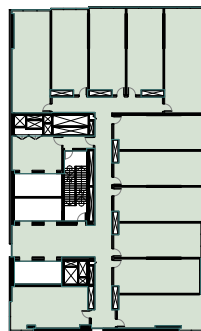
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SCALE 1 : 400
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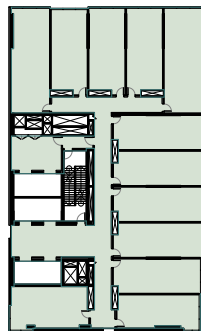
15 LEVEL 14 - HOTEL STANDARD
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GFA Reconciliation Strategy

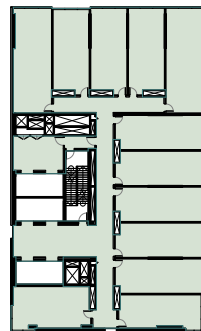
Area Diagrams



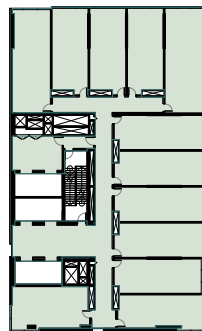
1 LEVEL 15 - HOTEL STANDARD
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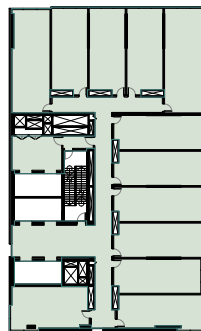
2 LEVEL 16 - HOTEL STANDARD
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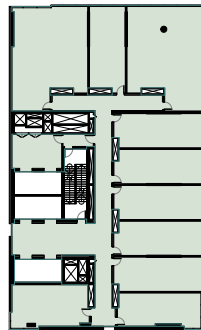
3 LEVEL 17 - HOTEL STANDARD
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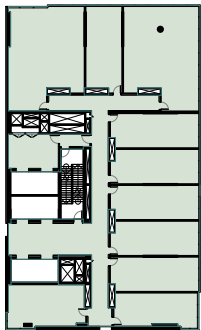
4 LEVEL 18 - HOTEL STANDARD
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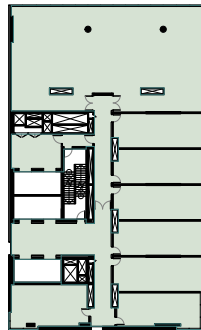
5 LEVEL 19 - HOTEL STANDARD
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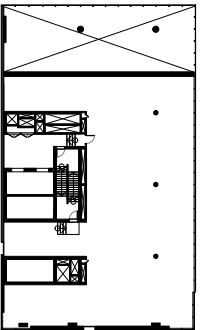
6 LEVEL 20 - HOTEL SUITES
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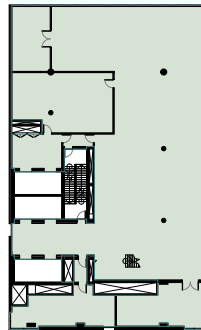
7 LEVEL 21 - HOTEL SUITES
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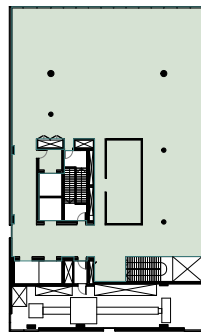
8 LEVEL 22 - HOTEL PRESIDENTIAL SUITE
1802 SCALE 1 : 400



9 LEVEL 23 - PLANT
1802 SCALE 1 : 400



10 LEVEL 24 - RESTAURANT
1802 SCALE 1 : 400



...

A ————— Architectural Drawings



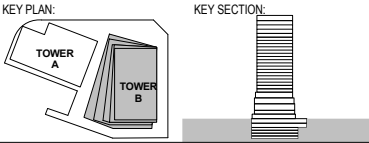


ONE CIRCULAR QUAY - TOWER B HOTEL AND BASEMENT
1 ALFRED STREET, SYDNEY

CLIENT:



	PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 19, 161 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9900
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 9-13 CASTLE REAGH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GREVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2065 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 98 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

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DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0001	REV: F
DRAWN BY: WT.EM.SH	PROJECT NO: CA3645		

ARCHITECTURAL DRAWING REGISTER

ISSUED FOR DA

DWG NO	DRAWING NAME	REV NO - DA APPLICATION STAMPED 10/03/2017	REV NO - DA APPLICATION STAMPED 15/12/2017	DWG NO	DRAWING NAME	REV NO - ISSUED FOR S4.55 APPLICATION
0001	COVER PAGE	N/A		0001	COVER PAGE	F
0002	DRAWING SCHEDULE	N/A		0002	DRAWING SCHEDULE	F
0003	AREA SCHEDULES	N/A		0003	AREA SCHEDULES	F
0101	SITE PLAN	B		0101	SITE PLAN	E
0201	DEMOLITION PLAN	B		0201	DEMOLITION PLAN	NOT ISSUED
0600	PERSPECTIVE - NORTH AERIAL	B		0600	PERSPECTIVE - NORTH AERIAL	E
0601	PERSPECTIVE - SOUTH AERIAL	B		0601	PERSPECTIVE - SOUTH AERIAL	E
0602	PERSPECTIVE - SKYLINE	B		0602	PERSPECTIVE - SKYLINE	E
0603	PERSPECTIVE - GEORGE ST PLAZA	B		0603	PERSPECTIVE - GEORGE ST PLAZA	E
0604	PERSPECTIVE - PITT STREET	B		0604	PERSPECTIVE - PITT STREET	F
0605	PERSPECTIVE - HERALD SQUARE	B		0605	PERSPECTIVE - HERALD SQUARE	E
0606	PERSPECTIVE - THROUGH SITE LINK	B		0606	PERSPECTIVE - THROUGH SITE LINK	E
0607	PERSPECTIVE - HOTEL LOBBY 1	B		0607	PERSPECTIVE - HOTEL LOBBY 1	F
0608	PERSPECTIVE - HOTEL LOBBY 2	B		0608	PERSPECTIVE - HOTEL LOBBY 2	F
1000	BASEMENT 6 - RESIDENTIAL	B		1000	BASEMENT 6 - RESIDENTIAL	G
1001	BASEMENT 5 - RESIDENTIAL	B		1001	BASEMENT 5 - RESIDENTIAL	F
1002	BASEMENT 4 - RESIDENTIAL	B		1002	BASEMENT 4 - RESIDENTIAL	G
1003	BASEMENT 3 - HOTEL BOH	B		1003	BASEMENT 3 - RESIDENTIAL	G
1004	BASEMENT 2 - HOTEL BOH	B	C	1004	BASEMENT 2 - HOTEL BOH & RESIDENTIAL DROP OFF	H
1005	BASEMENT 1 - LOADING & BOH	B	C	1005	BASEMENT 1 - LOADING & BOH	H
1006	LOWER GROUND - TOWER A	B		1006	LOWER GROUND - TOWER A	NOT ISSUED
1007	GROUND - LOBBY HOTEL & RETAIL	B	D	1007	GROUND - LOBBY HOTEL & RETAIL	J
1008	GROUND MEZZANINE - PLANT	B	C	1008	GROUND MEZZANINE - PLANT	H
1009	LEVEL 01 - POOL & SPA	B	C	1009	LEVEL 01 - POOL & SPA	H
1010	LEVEL 02 - EXECUTIVE OFFICE	B	C	1010	LEVEL 01 MEZZANINE - PLANT	H
1011	LEVEL 03 - GRAND BALLROOM	B	C	1011	LEVEL 02 - GRAND BALLROOM	H
1012	LEVEL 03 - MEZZ. MEETING ROOM	B		1012	LEVEL 02 MEZZANINE - PLANT	G
1013	LEVEL 04 - ALL DAY DINING	B	C	1013	LEVEL 03 - ALL DAY DINING	H
1014	LEVEL 05 - OFFICE & PLANT	B	C	1014	LEVEL 04 - HOTEL STANDARD	H
1015	LEVEL 06 - HOTEL STANDARD	B		1015	LEVEL 05 - HOTEL STANDARD	G
1016	LEVEL 07 - HOTEL STANDARD	B	C	1016	LEVEL 06 - HOTEL STANDARD	H
1017	LEVEL 08 - HOTEL STANDARD	B		1017	LEVEL 07 - HOTEL STANDARD	G
1018	LEVEL 09 - HOTEL STANDARD	B	C	1018	LEVEL 08 - HOTEL STANDARD	H
1019	LEVEL 10 - HOTEL STANDARD	B		1019	LEVEL 09 - HOTEL STANDARD	G
1020	LEVEL 11 - HOTEL STANDARD	B		1020	LEVEL 10 - HOTEL STANDARD	G
1021	LEVEL 12 - HOTEL STANDARD	B		1021	LEVEL 11 - HOTEL STANDARD	G
1022	LEVEL 13 - HOTEL STANDARD	B		1022	LEVEL 12 - HOTEL STANDARD	G
1023	LEVEL 14 - HOTEL STANDARD	B		1023	LEVEL 13 - HOTEL STANDARD	G
1024	LEVEL 15 - HOTEL SUITE	B		1024	LEVEL 14 - HOTEL STANDARD	G
1025	LEVEL 16 - HOTEL SUITE	B		1025	LEVEL 15 - HOTEL STANDARD	G
1026	LEVEL 17 - HOTEL SUITE	B		1026	LEVEL 16 - HOTEL STANDARD	G
1027	LEVEL 18 - HOTEL SUITES	B		1027	LEVEL 17 - HOTEL STANDARD	G
1028	LEVEL 19 - HOTEL SUITES	B		1028	LEVEL 18 - HOTEL STANDARD	G
1029	LEVEL 20 - HOTEL PREMIER SUITES	B		1029	LEVEL 19 - HOTEL STANDARD	C
1030	LEVEL 21 - HOTEL PREMIER SUITES	B		1030	LEVEL 20 - HOTEL SUITES	G
1031	LEVEL 22 - HOTEL PREMIER SUITES	B		1031	LEVEL 21 - HOTEL SUITES	G
1032	LEVEL 23 - CLUB RESTAURANT	B		1032	LEVEL 22 - HOTEL PRESIDENTIAL SUITE	G
1033	LEVEL 24 - CLUB BAR	B		1033	LEVEL 23 - PLANT	G
1034	LEVEL 25 - CLUB ROOFTOP BAR	B	C	1034	LEVEL 24 - RESTAURANT	G
1035	ROOF LEVEL	B		1035	LEVEL 25 - BAR	H
				1036	ROOF LEVEL	G
1800	GFA PLANS	N/A		1800	GFA PLANS	F
1801	GFA PLANS	N/A		1801	GFA PLANS	F
1802	GFA PLANS	N/A		1802	GFA PLANS	F
2000	EAST ELEVATION	B	C	2000	EAST ELEVATION	G
2001	NORTH ELEVATION	B	C	2001	NORTH ELEVATION	G
2002	WEST ELEVATION	B	C	2002	WEST ELEVATION	G
2003	SOUTH ELEVATION	B	C	2003	SOUTH ELEVATION	G
2004	EAST STREET ELEVATION	B	C	2004	EAST STREET ELEVATION	F
2005	NORTH STREET ELEVATION	B	C	2005	NORTH STREET ELEVATION	F
2006	WEST STREET ELEVATION	B	C	2006	WEST STREET ELEVATION	F
2007	SOUTH STREET ELEVATION	B	C	2007	SOUTH STREET ELEVATION	F
2008	FAÇADE DETAILS	B		2008	FAÇADE DETAILS	E
2009	FAÇADE DETAILS	B	C	2009	FAÇADE DETAILS	E
2010	FAÇADE DETAILS	B		2010	FAÇADE DETAILS	NOT ISSUED
2011	CANOPY DETAILS	B	B	2011	CANOPY DETAILS	E
2012	RETAIL FAÇADE DETAILS	B		2012	RETAIL FAÇADE DETAILS	NOT ISSUED
3000	SECTION A - A	B		3000	SECTION A - A	G
3001	SECTION B - B	B		3001	SECTION B - B	F
9910	MATERIALS BOARD	B	B	9910	MATERIALS BOARD	NOT ISSUED
9911	MATERIALS BOARD	N/A	A	9911	MATERIALS BOARD	D

ISSUED FOR S4.55



PITT STREET STREET VIEW

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Nominated Architect Greg Crone - NSW Reg. No. 3929

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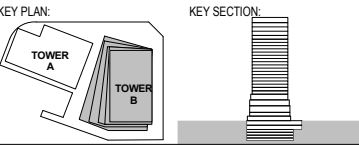
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PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
	6	20.10.2016	DRAFT FOR DA SUBMISSION
	5	12.10.2016	ISSUED FOR INFORMATION
	4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY
	3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY
	2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY
	1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
DRAWING SCHEDULE

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	N/A @A1		
DRAWN BY:	PROJECT NO:	0002	F
WT.EM.SH	CA3645		

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WANDA SYDNEY PROJECT - TOWER B			
LEVELS	PROGRAM /USE	HOTEL GFA DEC 17	RETAIL GFA DEC 17
ROOF			
LEVEL 25	BAR TERRACE & PLANT	125m²	
LEVEL 24	BAR & KTV	684m²	
LEVEL 23	CHINESE RESTAURANT	694m²	
LEVEL 22	HOTEL PRESIDENTIAL	680m²	
LEVEL 21	HOTEL PREMIER	677m²	
LEVEL 20	HOTEL PREMIER	676m²	
LEVEL 19	HOTEL SUITES	674m²	
LEVEL 18	HOTEL SUITES	674m²	
LEVEL 17	HOTEL SUITE	673m²	
LEVEL 16	HOTEL SUITE	672m²	
LEVEL 15	HOTEL SUITE	672m²	
LEVEL 14	HOTEL STANDARD KEYS	669m²	
LEVEL 13	HOTEL STANDARD KEYS	668m²	
LEVEL 12	HOTEL STANDARD KEYS	668m²	
LEVEL 11	HOTEL STANDARD KEYS	667m²	
LEVEL 10	HOTEL STANDARD KEYS	629m²	
LEVEL 9	HOTEL STANDARD KEYS	670m²	
LEVEL 8	HOTEL STANDARD KEYS	634m²	
LEVEL 7	HOTEL STANDARD KEYS	675m²	
LEVEL 6	HOTEL STANDARD KEYS	759m²	
LEVEL 5	OFFICE & PLANT	154m²	
TOWER		13,094m²	
LEVEL 4	ALL DAY DINING	945m²	
LEVEL 3 MEZANINE	MEETING ROOMS	631m²	
LEVEL 3	GRAND BALLROOM	1,111m²	
LEVEL 2	EXECUTIVE OFFICE	280m²	
LEVEL 1	FITNESS CAFE & POOL + SPA	1,242m²	
GROUND MEZANINE	BMS & PLANT	97m²	
GROUND	HOTEL LOBBY RETAIL	580m²	336m²
PODIUM		4,886m²	336m²
ABOVE GROUND		17,980m²	336m²
BASEMENT 1	SHARED LOADING AREAS BOH	87m²	
BASEMENT 2	HOTEL CARPARK VIP DROP OFF	230m²	
BASEMENT 3	HOTEL CARPARK BOH	761m²	
BASEMENT 4	RESIDENTIAL CARPARK		
BASEMENT 5	RESIDENTIAL CARPARK		
BASEMENT 6	RESIDENTIAL CARPARK		
BASEMENT		1,078m²	
TOTAL		19,058m²	336m²
			RETAIL GFA
WANDA SYDNEY PROJECT - TOWER B	INCLUDES: HOTEL, RETAIL & BASEMENTS	19,394m²	

GFA SCHEDULE 2017

ONE CIRCULAR QUAY - TOWER B			
LEVELS	PROGRAM /USE	HOTEL GFA DEC 18	RETAIL GFA DEC 18
ROOF			
LEVEL 25	BAR	690m²	
LEVEL 24	RESTAURANT	690m²	
LEVEL 23	PLANT		
LEVEL 22	HOTEL PRESIDENTIAL SUITE	675m²	
LEVEL 21	HOTEL SUITES	675m²	
LEVEL 20	HOTEL SUITES	675m²	
LEVEL 19	HOTEL STANDARD	672m²	
LEVEL 18	HOTEL STANDARD	672m²	
LEVEL 17	HOTEL STANDARD	670m²	
LEVEL 16	HOTEL STANDARD	670m²	
LEVEL 15	HOTEL STANDARD	668m²	
LEVEL 14	HOTEL STANDARD	668m²	
LEVEL 13	HOTEL STANDARD	668m²	
LEVEL 12	HOTEL STANDARD	668m²	
LEVEL 11	HOTEL STANDARD	670m²	
LEVEL 10	HOTEL STANDARD	670m²	
LEVEL 09	HOTEL STANDARD	680m²	
LEVEL 08	HOTEL STANDARD	680m²	
LEVEL 07	HOTEL STANDARD	695m²	
LEVEL 06	HOTEL STANDARD	695m²	
LEVEL 05	HOTEL STANDARD	785m²	
LEVEL 04	HOTEL STANDARD	785m²	
TOWER		14,321m²	
LEVEL 03	ALL DAY DINING	976m²	
LEVEL 02 MEZZANINE	PLANT		
LEVEL 02	GRAND BALLROOM	1,125m²	
LEVEL 01 MEZZANINE	PLANT		
LEVEL 01	POOL& SPA	1,175m²	
GROUND MEZZANINE	PLANT		
GROUND	HOTEL LOBBY RETAIL	470m²	397m²
PODIUM		3,746m²	397m²
ABOVE GROUND		19,067m²	397m²
BASEMENT 1	LOADING & BOH	420m²	
BASEMENT 2	HOTEL BOH & RESIDENTIAL DROP OFF	510m²	
BASEMENT 3	RESIDENTIAL CARPARK		
BASEMENT 4	RESIDENTIAL CARPARK		
BASEMENT 5	RESIDENTIAL CARPARK		
BASEMENT 6	RESIDENTIAL CARPARK		
BASEMENT		930m²	
TOTAL		19,997m²	397m²
			RETAIL GFA
ONE CIRCULAR QUAY - TOWER B	INCLUDES: HOTEL, RETAIL & BASEMENTS	19,394m²	

GFA SCHEDULE 2019

GROSS FLOOR AREA

Reference Definition:
SLEP 2012

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.

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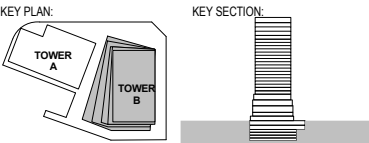
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PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

BASIX Compliant Design Specification Summary – Refer to BASIX Certificate for all details

Design Specification – Residential Apartment Units FABRIC
External Walls: A minimum of R1.5 insulation added to all External Walls to achieve a minimum Total R-Value of R1.8.
Walls to Non-Conditioned Zones: A minimum of R1.5 insulation added to partition walls between apartment units and non-conditioned enclosed internal zones (e.g. Plant Rooms) to achieve a minimum Total R-Value of R1.8.
Internal Walls to Adjoining Apartment: As the adjoining apartment unit is considered a conditioned space there is no minimum thermal insulation requirement for this specific walls. Therefore the insulation to this wall shall be as per acoustic or other design requirements.
Ceilings: We have assumed floor to ceiling heights as indicated on the architectural drawings received.
Roof Type: A minimum of R3.0 roof insulation to be added to all apartment units with an exposed roof (Minimum Total R-value R3.2 to be achieved). Roof colour for solar absorbance assumed to be 'medium'.
Suspended Floor Slabs: Generally: Add R2.0 insulation to underside of suspended floors between conditioned and internal enclosed non-conditioned spaces (e.g. conditioned apartment above the floor and non-conditioned enclosed plant below the floor). Note: Excludes suspended floors above a substation. Add R2.0 insulation to the underside of exposed suspended floors between conditioned and external spaces (e.g. conditioned space above the floor and non-enclosed external space below the floor).
Floor Coverings The following design specifications have been included within the NATHERS Assessments: Floating Timber to all bedrooms, WIRs, and bedroom corridors Tiles to Entry/Kitchen areas/bathrooms/toilets/laundries/Living areas/main corridors/dining areas/pantry rooms
Windows and Glazed Doors (Fixed and/or Operable): The glazing thermal performance specification of Total System U-Value of 2.6 W/m2.K and Total System SHGC of 0.33 is required for all fixed windows on the external façade and for all fixed glazing between Apartment Living Area and Wintergarden. The glazing thermal performance specification of Total System U-Value of 4.2 W/m2.K and Total System SHGC of 0.33 is required for all operable awning window suites (including fixed glazed segment and operable glazed segment). The glazing thermal performance specification of Total System U-Value of 3.1 W/m2.K and Total System SHGC of 0.33 is required for all glazed sliding doors and fixed glazing between bedroom areas and wintergarden. The glazing thermal performance specification of Total System U-Value of 4.4 W/m2.K and Total System SHGC of 0.53 is required for all Single Glazed Bi-folding Doors. All windows/glazed doors must be specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047. Note: The thermal performance values for all windows/glazed doors detailed above are 'Total System' for glass and framing system combined.

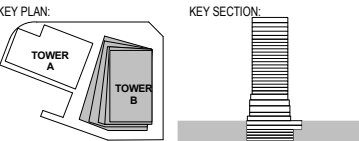
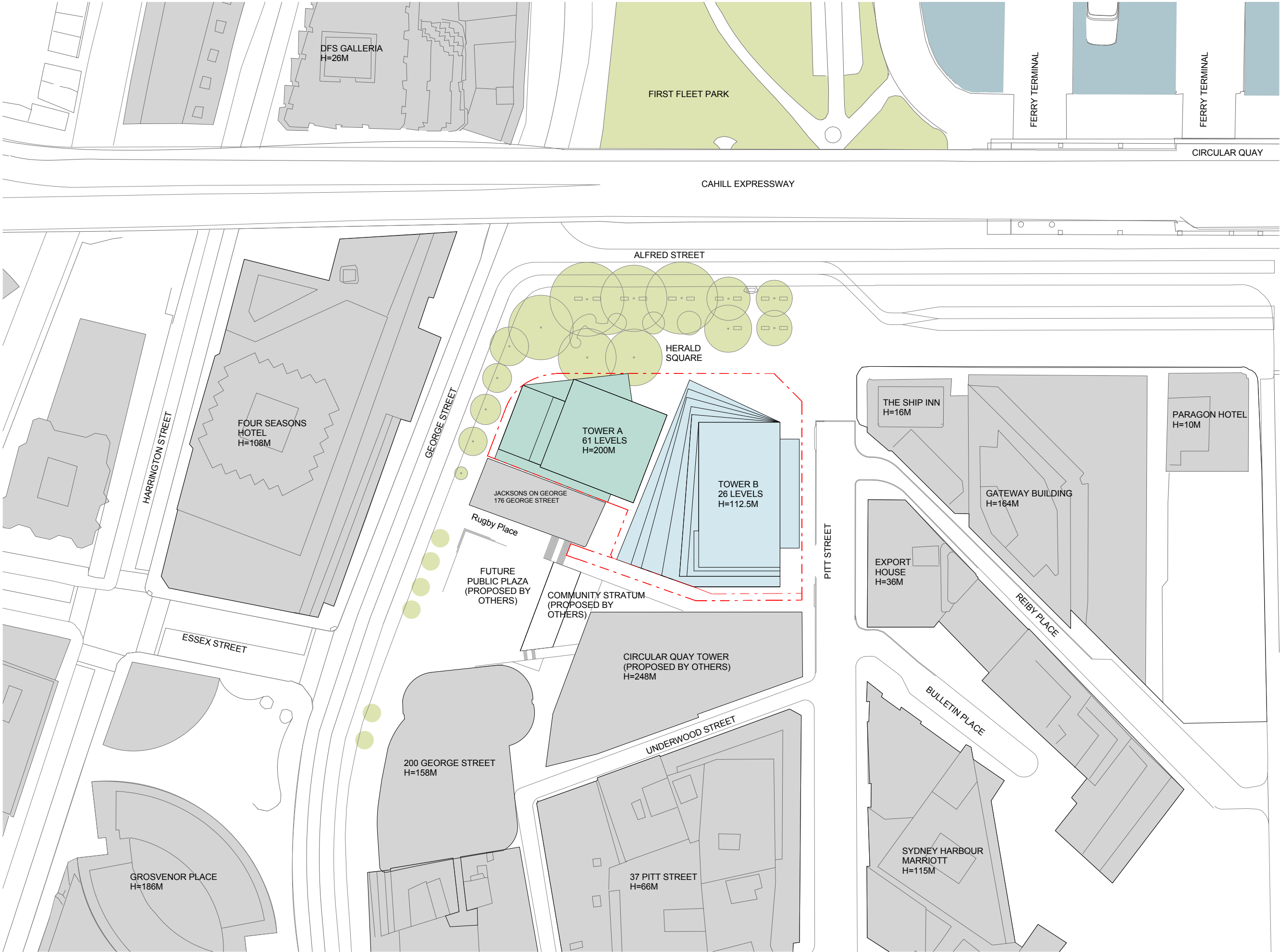
Design Specification – WATER for Residential Building Component & Related Areas (refer BASIX Certificate)
Alternative Water Supply: No rainwater storage/re-use tank system is mandatorily required for BASIX compliance purposes. For all other hydraulic/stormwater requirements, please refer to the Hydraulic/Civil Engineer's detailed specifications.
Indoor and outdoor Swimming Pool Facility: The single indoor swimming pool provided for Tower A exclusive use must not have a pool volume greater than 175KL. The Private unshaded outdoor swimming pool provided for Level 57 Penthouse must not have a water pool volume greater than 53KL. Pool cover must be provided.
Fire Sprinkler Test Water (B1 to B6 & Tower A): Fire sprinkler test water must be contained within the fire sprinkler system for re-use, rather than disposed. For example, the fire sprinkler test water system must be a closed system where test water can be stored in a storage tank (or similar) to re-use in the next periodic fire sprinkler test. Storage tank sizing must account for this design requirement.
Fixtures & Fittings: We note that fixtures with the following minimum WELS performance ratings have been included in the BASIX Assessment: Common Areas (as applicable) & all dwellings: <ul style="list-style-type: none">3 Star WELS minimum rated Showerheads (>7.5 but <= 9 L/min)4 Star WELS minimum rated Toilets5 Star WELS minimum rated Kitchen taps5 Star WELS minimum rated Bathroom taps5 Star WELS minimum rated Clothes Washer5.5 Star WELS minimum rated Dishwashers We note a reduction in the water efficiency quality of these appliances/fixtures will affect the water aspect of the BASIX rating.

Design Specification – ENERGY for Residential Building Component & Related Areas (refer BASIX Certificate)
Alternative Energy Supply: A minimum 50kW peak Photovoltaic System (PV) is mandatorily required for BASIX compliance purposes. A minimum 65 kW peak electrical output gas cogeneration system with 38% efficiency on fuel to electricity conversion must be provided as a mandatory requirement. The waste heat must be connected to the domestic hot water and lower ground common indoor swimming pool heating systems.
Air Leakage: All apartment kitchen, bathroom and laundry exhaust shall be via individual fans and ducted to external façade or roof. Refer to BASIX certificate for operation control. Back-draft dampers must be installed to prevent air infiltration. Ceiling Downlights (If used) must be the 'sealed' type.
Hot Water System: A centralised cogeneration hot water system has been specified within the BASIX Certificate. Domestic Hot Water pipework is required to have a minimum of R1.0 insulation for both external piping and internal piping. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.
Lifts: All lift systems: gearless traction with VVVF motor Tower A Lift 1: 43 Levels served Tower A Lift 2: 43 Levels served Tower A Lift 3: 63 Levels served Tower A Lift 4: 63 Levels served Tower A Lift 5: 63 Levels served Tower A Lift 6: 4 Levels served
Mechanical Ventilation Systems: Common Areas: Lower Ground Indoor Pool – Air conditioning system (time clock or BMS controlled) Lower Ground Gym – Air conditioning system (time clock or BMS controlled) Basement 1 Carpark Area – Mechanical Ventilation Supply and Exhaust system (CO monitoring and VSD controlled) Basement 2 Carpark Area – Mechanical Ventilation Supply and Exhaust system (CO monitoring and VSD controlled) Basement 3 to Basement 6 Carpark Area – Mechanical Ventilation Supply and Exhaust system (CO monitoring and VSD controlled) Basement 1 waste and recycled room – Mechanical Ventilation Exhaust (continuous) Lower Ground Plant Room, Level 1, 2, 3, 6, 37, 38, 59 & Basement Plant Rooms (including Basement 1 Mech/Pool Plant, Basement 1 Gas Meter Room, Basement 1 Sub-station, Basement 2 Pump/Grease Arrestor Room, Basement 3-6 Plant Rooms) – Mechanical Ventilation Supply (interlocked to light) Basement 1 Switch Room – Mechanical Ventilation Supply (interlocked to light) Basement 2-6 Residential Storage – Mechanical Ventilation Supply (interlocked to light) Basement 2 Tower A BDR Room – Air conditioning system (thermostatically controlled) BOH Service Areas – Mechanical Ventilation Exhaust (interlocked to light) Fire Stairs – natural ventilation only, no mechanical ventilation Basement 1-2 Bicycle Store – Mechanical Ventilation Supply (time clock or BMS controlled) Basement 1 Dock Master – Mechanical Ventilation Exhaust (time clock or BMS controlled) Basement 1 Storage/Temp Store – Mechanical Ventilation supply (time clock or BMS controlled) Ground Mail Room/Office/Air Lock – Air conditioning system (time clock or BMS controlled) Level 2 Lounge/Dining – Air conditioning system (time clock or BMS controlled) Ground Floor/Level 2 WC – Mechanical Ventilation Exhaust (time clock or BMS controlled) Ground Floor/Lower Ground Floor/Level 2-50 Lobbies – Mechanical Ventilation Supply (time clock or BMS controlled) Basement 1-6 Corridors – Mechanical Ventilation Supply (time clock or BMS controlled)
Apartment Dwelling Units: Bathrooms – Ducted Ventilation exhaust only (Interlocked to light) Laundry – Ducted Ventilation exhaust only (Manual on/off) Kitchen – Ducted Ventilation exhaust only (Manual on/off)

Apartment Dwelling Units Air-Conditioning Systems: Centralised air-conditioning system for all unit dwellings (living & bedroom areas). For Cooling – water-cooled package units with cooling tower; COP efficiency > 4.5 For Heating – water-cooled package units with Gas Boiler; COP efficiency > 4.5 Day-night zoning between living room and bedrooms is required.
Lighting: Common Areas Lighting: Indoor Pool – Compact fluorescent with manual on/off control Lower Ground Gym – Compact fluorescent with manual on/off control Basement 1-6 Carpark Area – LED Lighting with zoned switching and motion sensor control Basement 1 waste and recycle room – Compact fluorescent with motion sensor control Lower Ground Plant Room, Level 1, 2, 3, 6, 37, 38, 59 & Basement Plant Rooms (including Basement 1 Mech/Pool Plant, Basement 1 Gas Meter Room, Basement 1 Sub-station, Basement 2 Pump/Grease Arrestor Room, Basement 3-6 Plant Rooms) – Compact fluorescent with motion sensor control Basement 1 Switch Room – Compact fluorescent with motion sensor control Basement 2-6 Residential Storage – Compact fluorescent with motion control Basement 2 Tower A BDR Room – Compact fluorescent with motion sensor control BOH Service Areas – Compact fluorescent with motion sensor control Fire Stairs – LED Lighting with motion sensor control Basement 1-2 Bicycle Store – LED Lighting with motion sensor control Basement 1 Dock Master – LED Lighting with manual on/off control Basement 1 Storage/Temp Store – LED Lighting with motion sensor Ground Mail Room/Office/Air Lock – LED Lighting with time clock control Level 2 Lounge and Dining – LED Lighting with time clock control Level 2/Ground Level WC – LED Lighting with time clock control Ground Floor Lobby – LED Lighting with time clock sensor and motion sensor control Lower Ground Lobby/Level 2-50 Lobby – LED Lighting with time clock and motion sensors control Basement Corridors – LED Lighting with time clock and motion sensor control
Apartment Dwelling Units Lighting: Dedicated LED Lamps for all rooms
Lifts Lighting: LED lighting connected to lift call button
Apartment Dwelling Units Appliance Specifications: The following minimum energy performance specifications have been included within the BASIX assessment: Gas cooktop and electric ovens to all dwellings Dishwasher – 4.5 Star minimum Energy rating Clothes Dryer – 6 Star minimum Energy rating Clothes Washer – 5 Star minimum Energy rating Refrigerator – 3 Star minimum Energy rating Compliance Note: A reduction in the energy efficiency quality of any of these appliances will affect the energy aspect of the BASIX rating. Client to confirm which appliances are to be included within building design.
Pool and Spa: Heating for Lower Ground common indoor swimming pool should be provided via cogeneration system. Heating for Level 59 private outdoor swimming pool should be provided via cogeneration system as well. All swimming pool pumping systems should be controlled by timer.

BASIX COMPLIANT DESIGN SPECIFICATION SUMMARY

Please note that the levels from lower ground to roof for Tower A (residential tower) are part of a separate Development Approval.



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
1	20.10.2016	DRAFT FOR DA SUBMISSION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: SITE PLAN			
DATE: 18.01.2019	SCALE: 1:500 @A1	DRAWING No: 0101	REV: E
DRAWN BY: WT.E.M.SH	PROJECT NO: CA3645		

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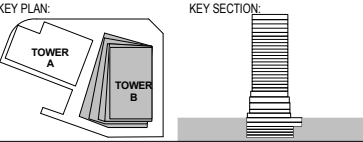


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ISSUE	DATE	REVISION	BY

DRAWING TITLE: PERSPECTIVE - NORTH AERIAL			
DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0600	REV: E
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		

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42 NORTH



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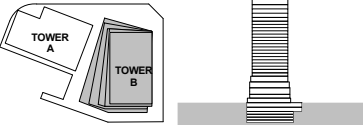
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KEY PLAN:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

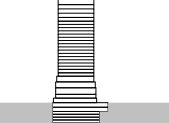
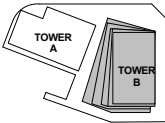
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DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	N/A @A1		
DRAWN BY:	PROJECT NO:	0601	E
KKAA, CRONE	CA3645		

S4.55 ISSUE

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E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	N/A @A1		
DRAWN BY:	PROJECT NO:	0602	E
KKAA, CRONE	CA3645		



1 PERSPECTIVES - GEORGE STREET FUTURE PLAZA
NTS

CLIENT:



COLLABORATORS



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MECHANICAL / ELECTRICAL ENGINEER
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02 8484 7000



SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000



FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 66 YORK ST, SYDNEY, NSW 2000
02 9249 1400

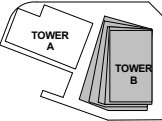


BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

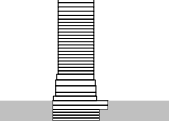


LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH

ISSUE	DATE	REVISION	BY
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DRAWING TITLE:

PERSPECTIVE - GEORGE ST PLAZA

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	N/A @A1		
DRAWN BY:	PROJECT NO:	0603	E
KKAA, CRONE	CA3645		

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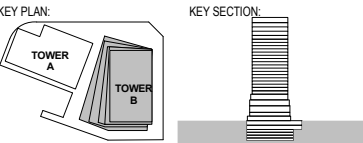


1 PERSPECTIVES - PITT STREET
NTS

CLIENT:



COLLABORATORS	
	PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
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	FAÇADE ENGINEER SURFACE DESIGN SUITE 11/03, 66 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: PERSPECTIVE - PITT STREET			
DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0604	REV: F
DRAWN BY: KKAA, CRONE	PROJECT NO: CA3645		

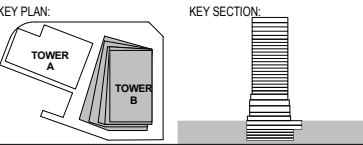


1 PERSPECTIVE - HERALD SQUARE
NTS

CLIENT:



COLLABORATORS	PROJECT MANAGER TURNER & TOWNSEND THING LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 66 YORK ST, SYDNEY, NSW 2000 02 9249 1400
BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

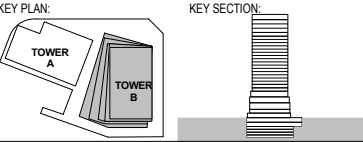
E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: PERSPECTIVE - HERALD SQUARE			
DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0605	REV: E
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		



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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 8-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 11/03, 46 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



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ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: PERSPECTIVE - THROUGH SITE LINK			
DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0606	REV: E
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		

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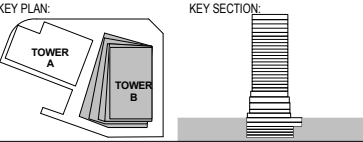
Crone Partners Pty Ltd, Level 18, 680 George Street, Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300 Fax: +61 2 8295 5301 ABN: 80 095 989 272
Nominated Architect Greg Crone - NSW Reg. No. 3929

CLIENT:



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- TOWN PLANNER**
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02 8233 9600
- STRUCTURAL ENGINEER**
ROBERT BIRD GROUP
6-13 CASTLEBROUGH ST, SYDNEY, NSW 2000
02 8246 3200
- MECHANICAL / ELECTRICAL ENGINEER**
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000
- SERVICES ENGINEER**
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000
- FAÇADE ENGINEER**
SURFACE DESIGN
SUITE 1103, 46 YORK ST, SYDNEY, NSW 2000
02 9249 1400
- BCA CONSULTANT**
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE**
MCGREGOR COXALL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000









F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

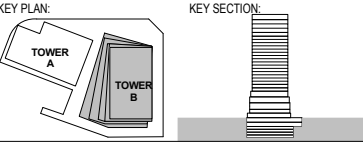
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DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0607	REV: F
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		

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	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLEBRIDGE ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 46 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 210 WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: PERSPECTIVE - HOTEL LOBBY 02			
DATE: 18.01.2019	SCALE: N/A @A1	DRAWING No: 0608	REV: F
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		

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1 PERSPECTIVE - HOTEL LOBBY HERALD SQUARE
NTS

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02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEBROUGH ST, SYDNEY, NSW 2000
02 8246 3200

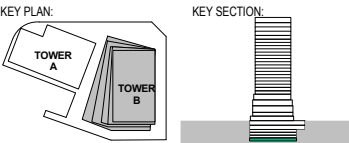
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WOOD & GRIEVE ENGINEERS
LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

SERVICES ENGINEER
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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED SIDA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

BASEMENT 6 - RESIDENTIAL

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1000	G
SS. SMS. VS. XM	CA3645		

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02 8233 9900

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
9-13 CASTLEMEAD ST, SYDNEY, NSW 2000
02 8246 5200

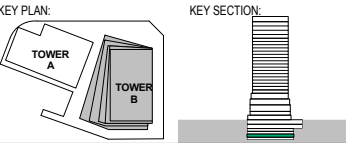
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WOOD & GRIEVE ENGINEERS
L8, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8494 7000

SERVICES ENGINEER
JHA
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FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11 03, 68 YORK ST, SYDNEY, NSW 2000
02 8246 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED S1DA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

BASEMENT 5 - RESIDENTIAL

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1001	F
SS.SMS.VS.XM	CA3645		

CAD FILE:

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SCALE 1:200 @A1

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COLLABORATORS

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LEVEL 18, 101 SUSSEX ST, SYDNEY, NSW 2000
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TOWN PLANNER
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L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEBROUGH ST, SYDNEY, NSW 2000
02 8246 3200

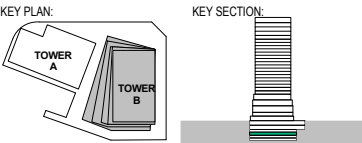
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SERVICES ENGINEER
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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
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SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
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120 SUSSEX ST, SYDNEY, NSW 2000
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LANDSCAPE
MCGREGOR COXWELL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
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A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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ISSUE	DATE	REVISION	BY

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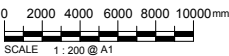
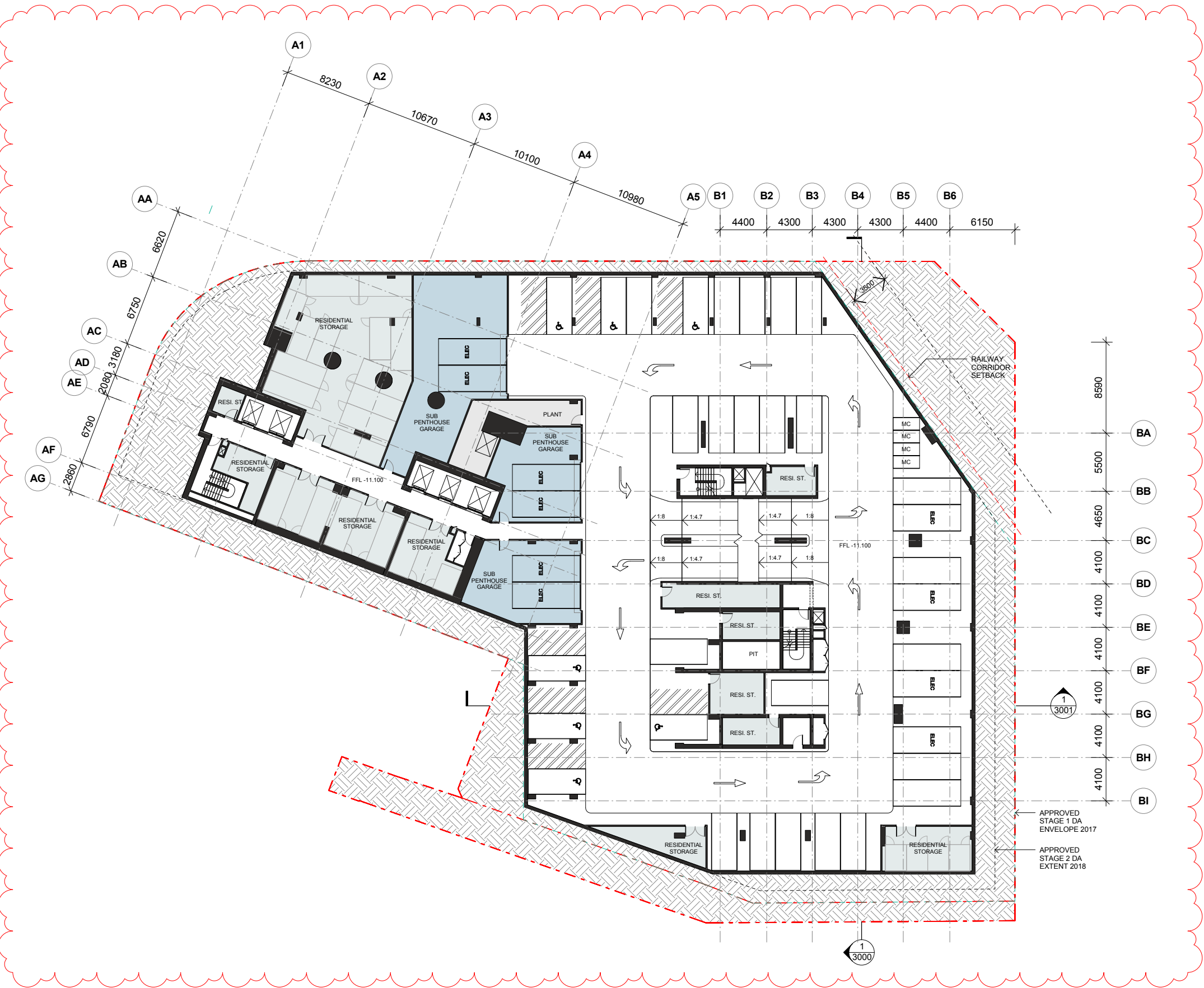
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DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1002	G
SS, SMS, VS, XM	CA3645		

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02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEMEAD ST, SYDNEY, NSW 2000
02 8246 3200

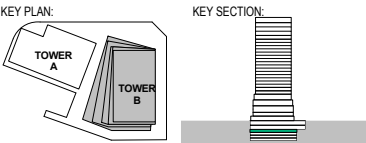
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8484 7000

SERVICES ENGINEER
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BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED S1DA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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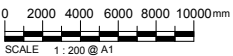
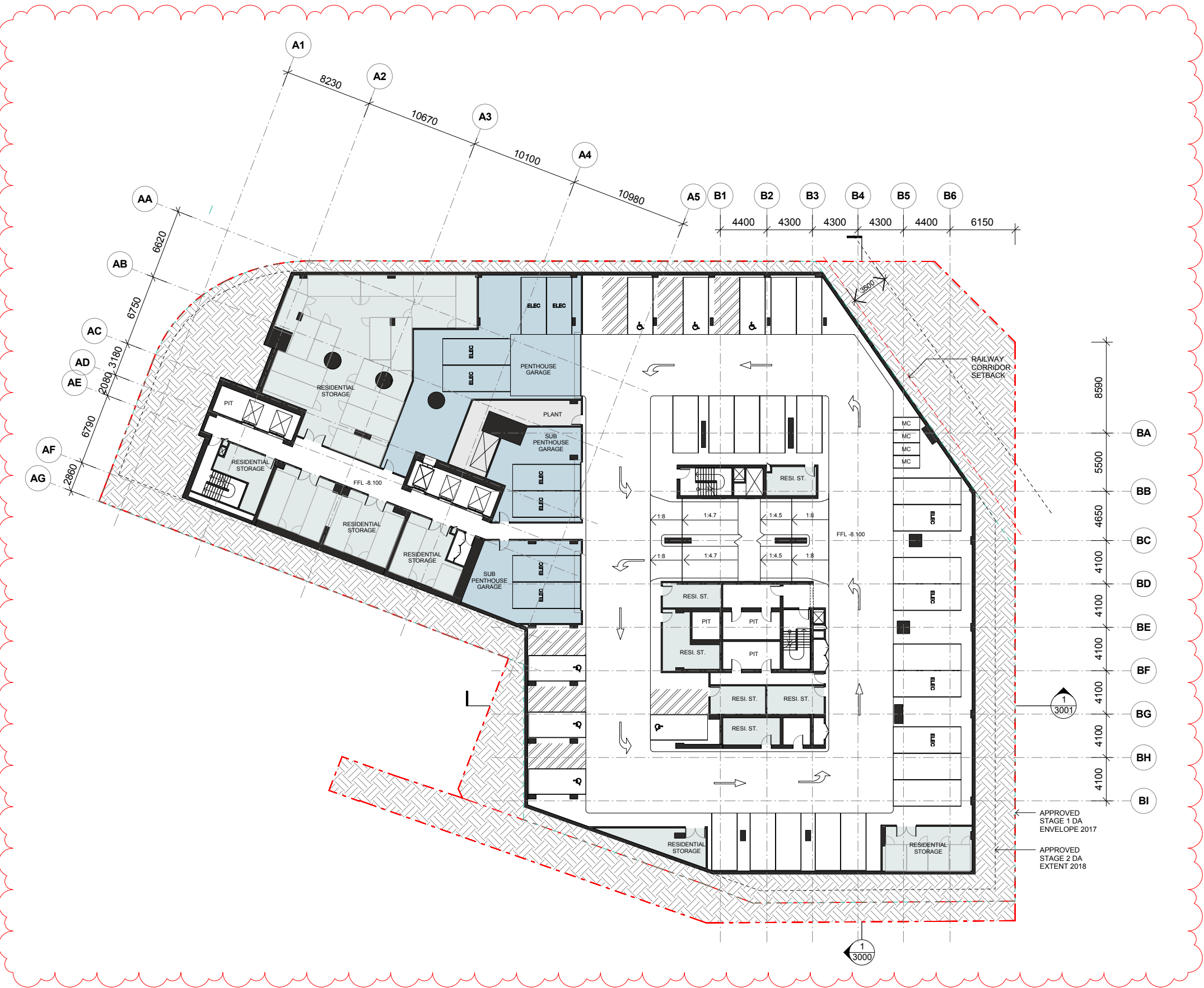
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DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	As indicated @A1		
DRAWN BY:	PROJECT NO:	1003	G
SS, SMS, VS, XM	CA3645		

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H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	S
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
D	15.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
C	15.12.2017	SECTION 96 APPLICATION	S
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	S
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	S
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5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	S
RESUB			

BASEMENT 2 - HOTEL BOH & RESIDENTIAL DROP OFF

DATE: 18.01.2019	SCALE: 1 : 200 @A1	DRAWING No:	REVISION:
DRAWN BY: SS, SMS, VS, XM	PROJECT NO: CA3645	1004	

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02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEBROUGH ST, SYDNEY, NSW 2000
02 9436 3200

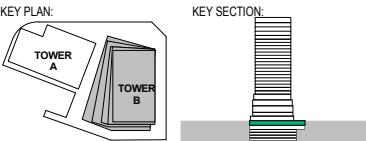
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 9484 7000

SERVICES ENGINEER
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LANDSCAPE
MCGREGOR COXWELL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED SIDA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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ISSUE	DATE	REVISION	BY

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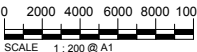
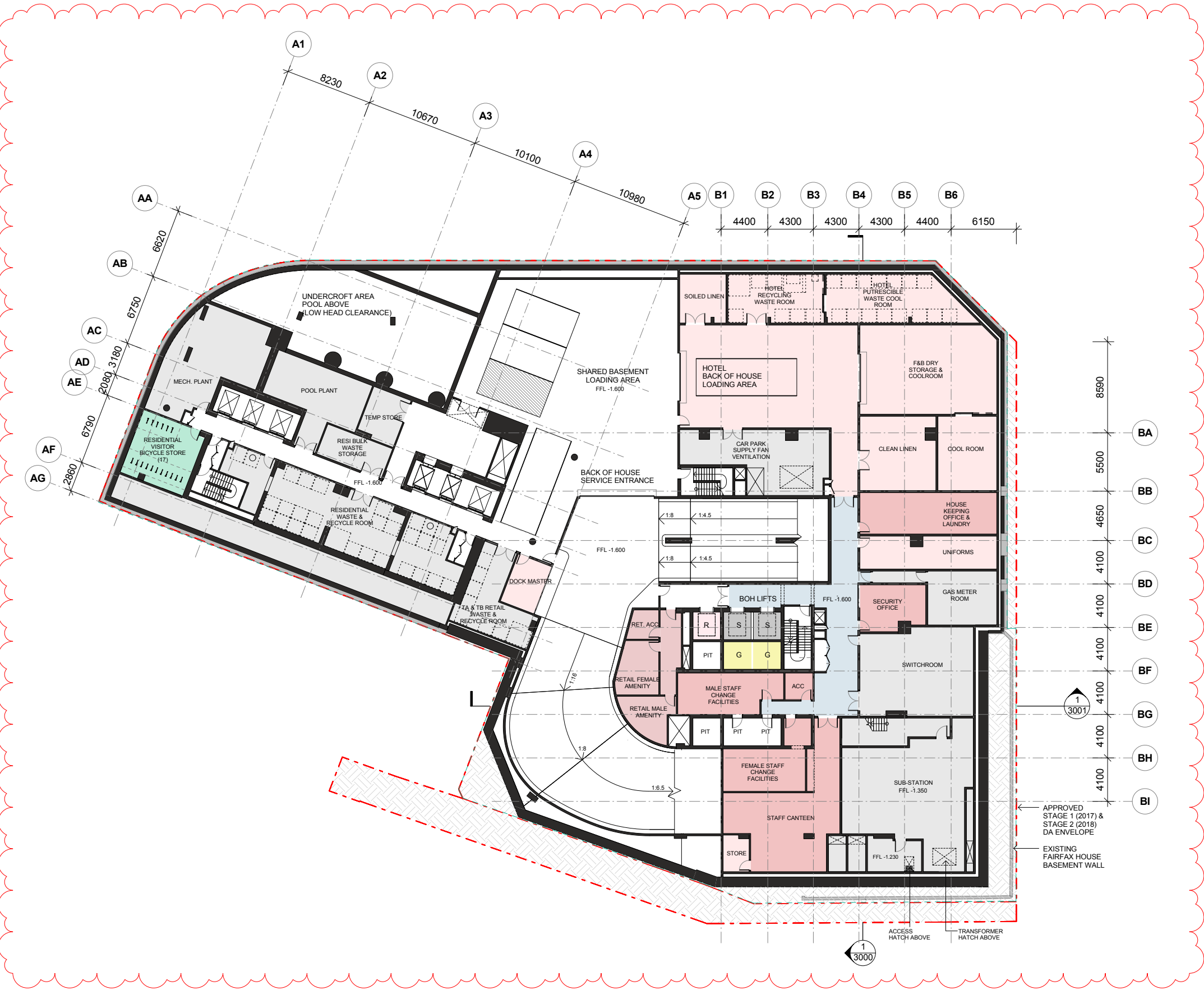
BASEMENT 1 - LOADING & BOH

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1005	H
SS. SMS. VS. XM	CA3645		

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STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEBRIDGE ST, SYDNEY, NSW 2000
02 8246 3200



MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000



FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 16 YORK ST, SYDNEY, NSW 2000
02 9249 1400

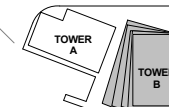


BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

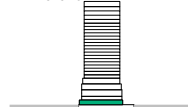


LANDSCAPE
MCGREGOR COXALL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



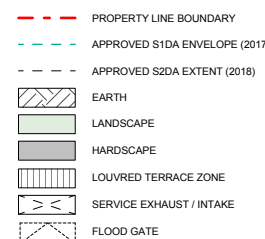
KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000



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H	26.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	EH
G	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	15.12.2017	SECTION 96 APPLICATION	SH
C	16.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
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1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

GROUND - LOBBY HOTEL & RETAIL

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1007	J
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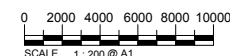
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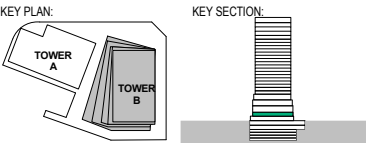
SECTION 4.55 ISSUE

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SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
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- BCA CONSULTANT**
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE**
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY

APPROVED SIDA ENVELOPE (2017)

APPROVED S2DA EXTENT (2018)

EARTH

LANDSCAPE

HARDSCAPE

LOUVRED TERRACE ZONE

SERVICE EXHAUST / INTAKE

FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
GROUND MEZZANINE - PLANT

DATE:	SCALE:	DRAWING No:	REV:
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DRAWN BY:	PROJECT NO:	1008	H
SS, SMS, VS, XM	CA3645		

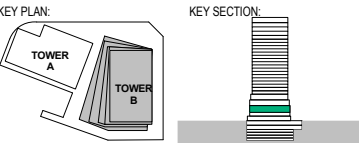


CLIENT:



COLLABORATORS

	PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 18, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9436 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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ISSUE	DATE	REVISION	BY

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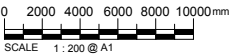
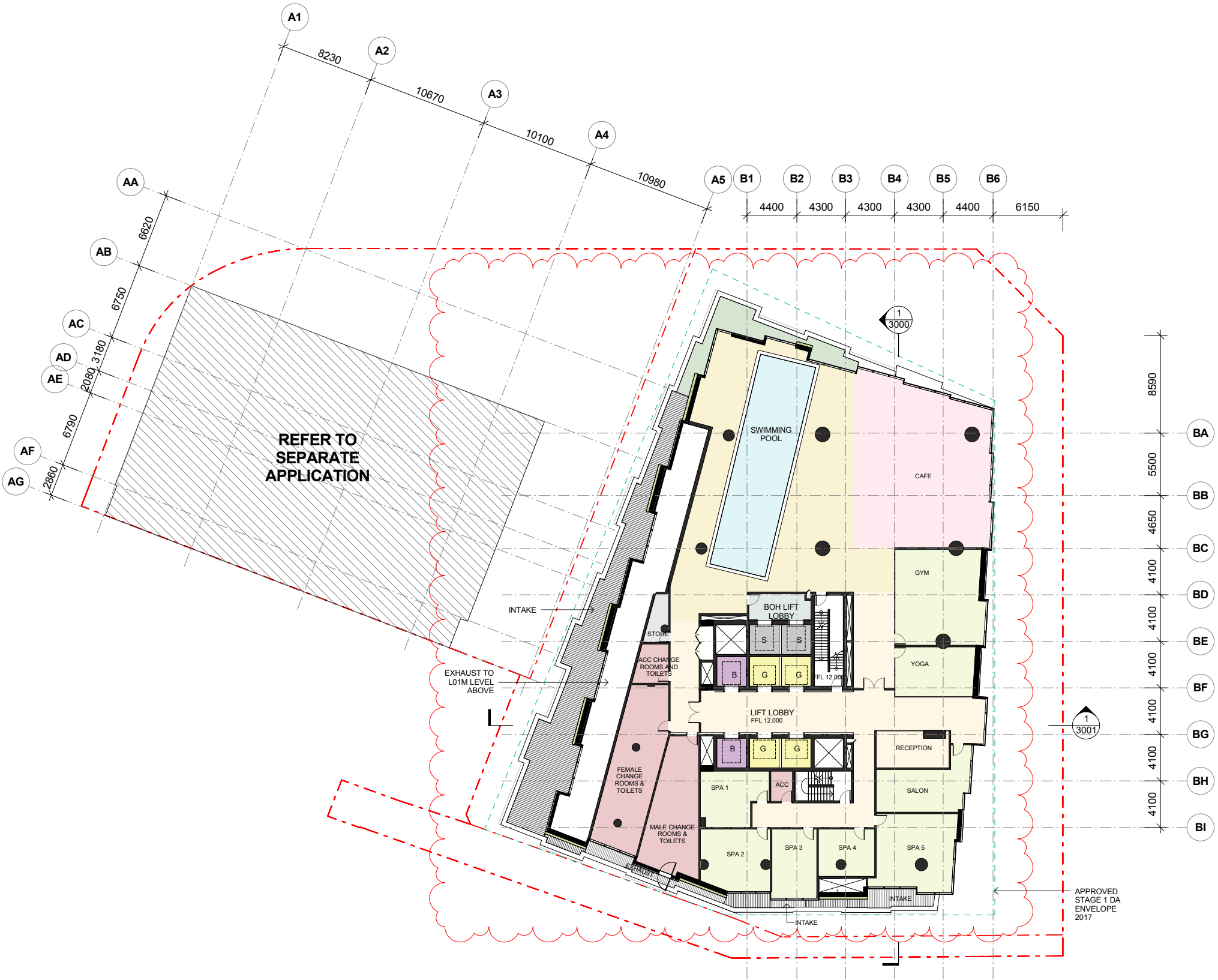
LEVEL 01 – POOL & SPA

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1009	H
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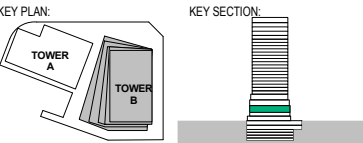


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COLLABORATORS

	PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 18, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9436 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

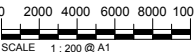
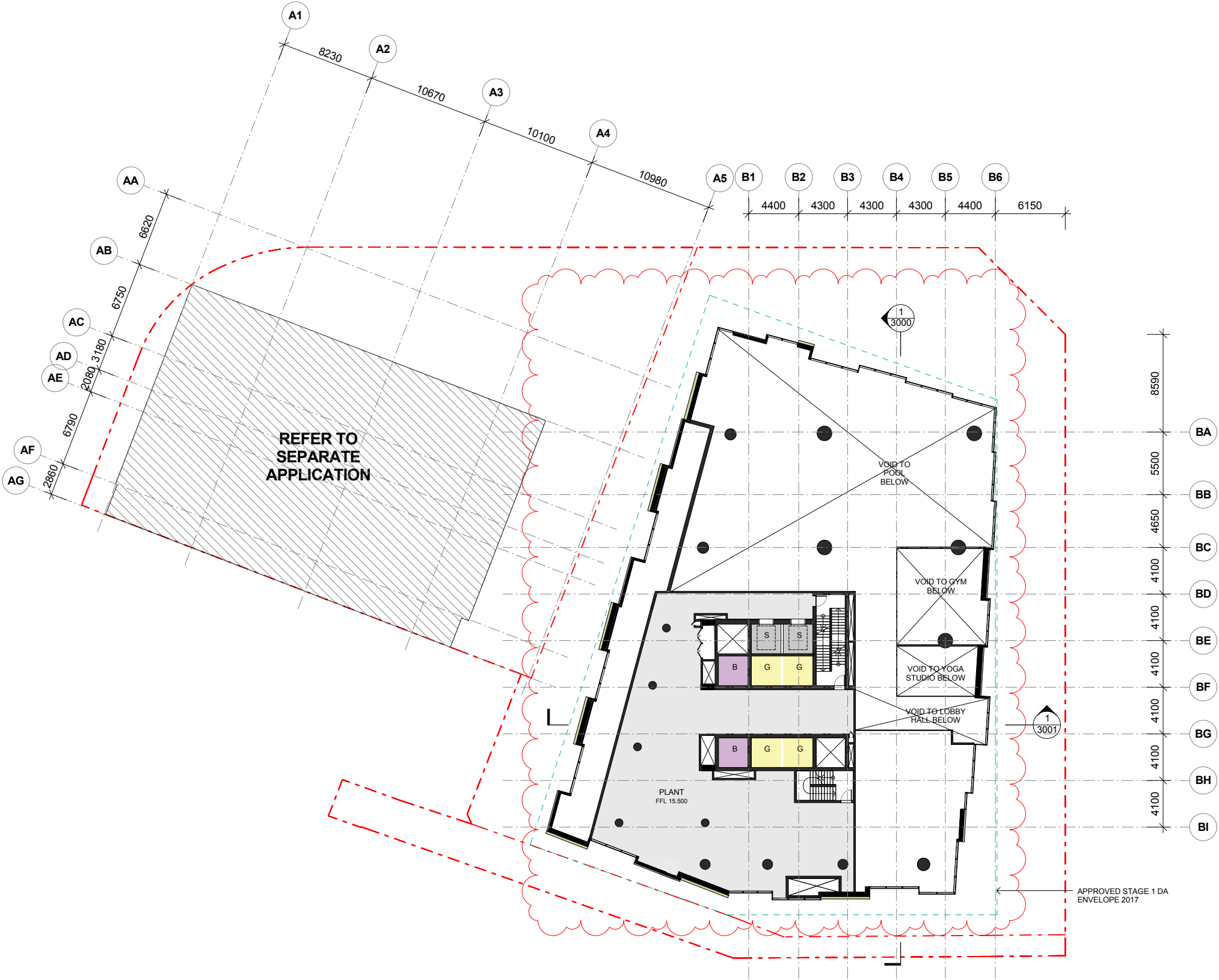
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G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 01 MEZZANINE – PLANT			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1010	REV: H
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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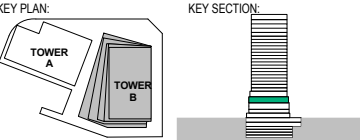


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02 9249 1400
- BCA CONSULTANT**
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE**
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED S1DA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

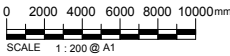
DRAWING TITLE:
LEVEL 02 - GRAND BALLROOM

DATE: 18.01.2019 SCALE: 1:200 @A1 DRAWING No: 1011 REV: H
DRAWN BY: SS.SMS.VS.XM PROJECT NO: CA3645

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02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLECREAGH ST, SYDNEY, NSW 2000
02 8246 3200

MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

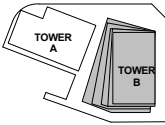
SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

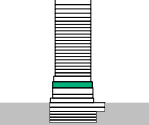
BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

ISSUE DATE REVISION BY

DRAWING TITLE:

LEVEL 02 MEZZANINE - PLANT

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1012	G
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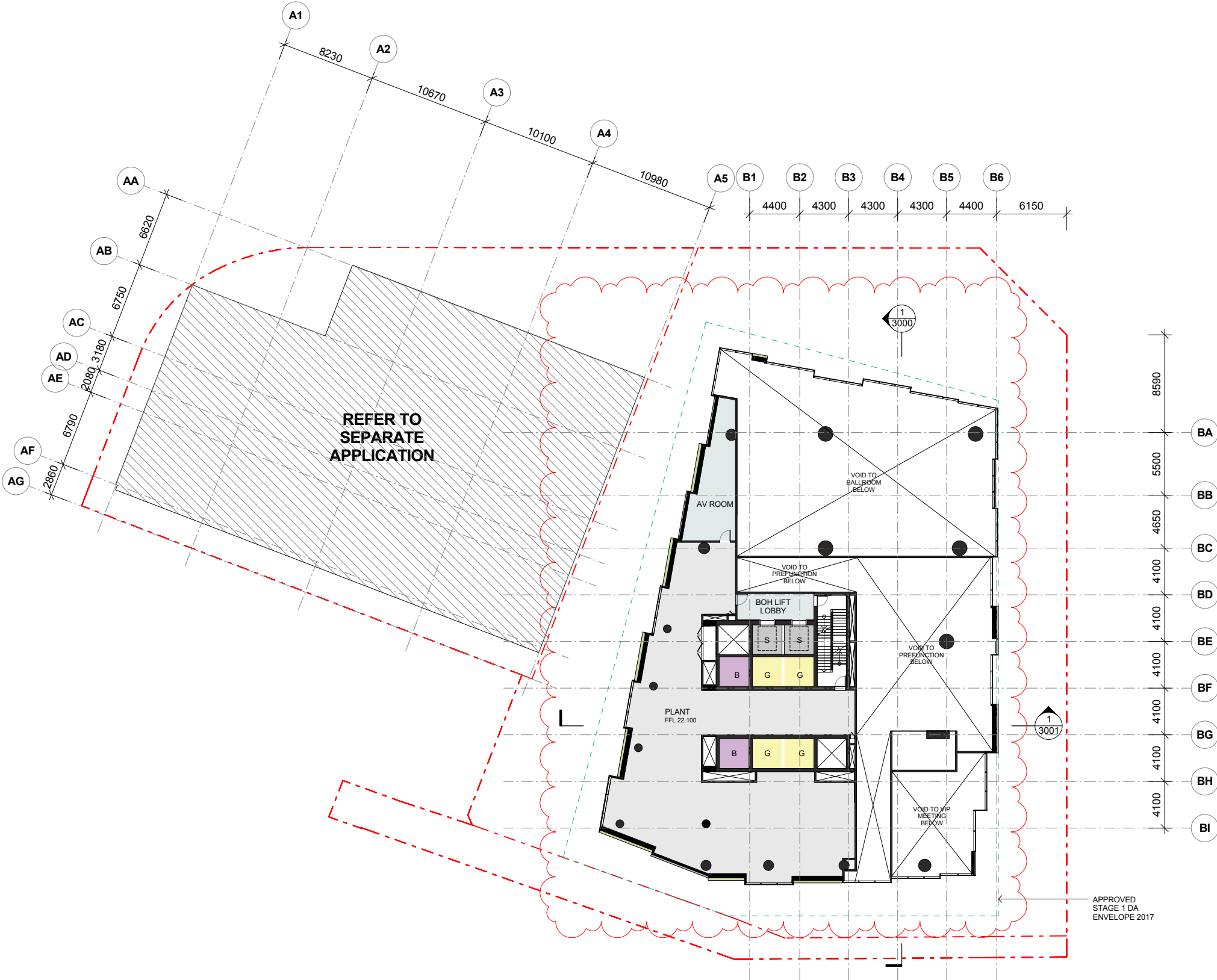
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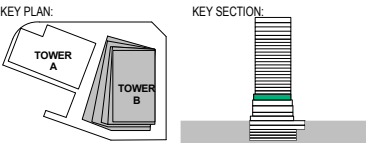
APPROVED
STAGE 1 DA
ENVELOPE 2017

CLIENT:



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	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
8	20.10.2016	DRAFT FOR DA SUBMISSION	SH
7	14.10.2016	ISSUED FOR INFORMATION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

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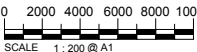
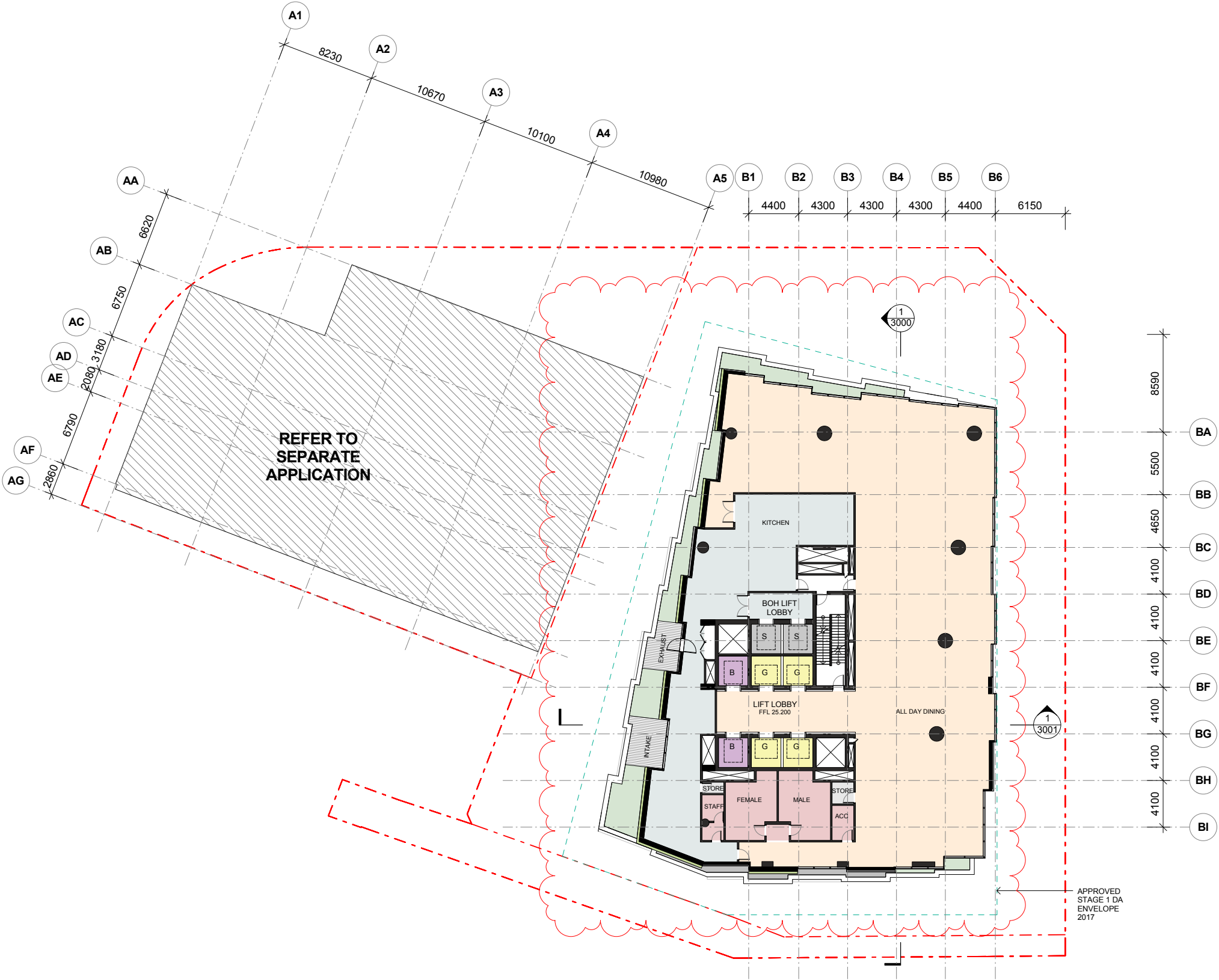
LEVEL 03 - ALL DAY DINING

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1013	H
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02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLECREAGH ST, SYDNEY, NSW 2000
02 8246 3200

MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

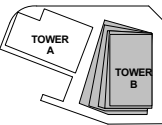
SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 48 YORK ST, SYDNEY, NSW 2000
02 9249 1400

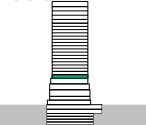
BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE:

LEVEL 04 - HOTEL STANDARD

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1014	H
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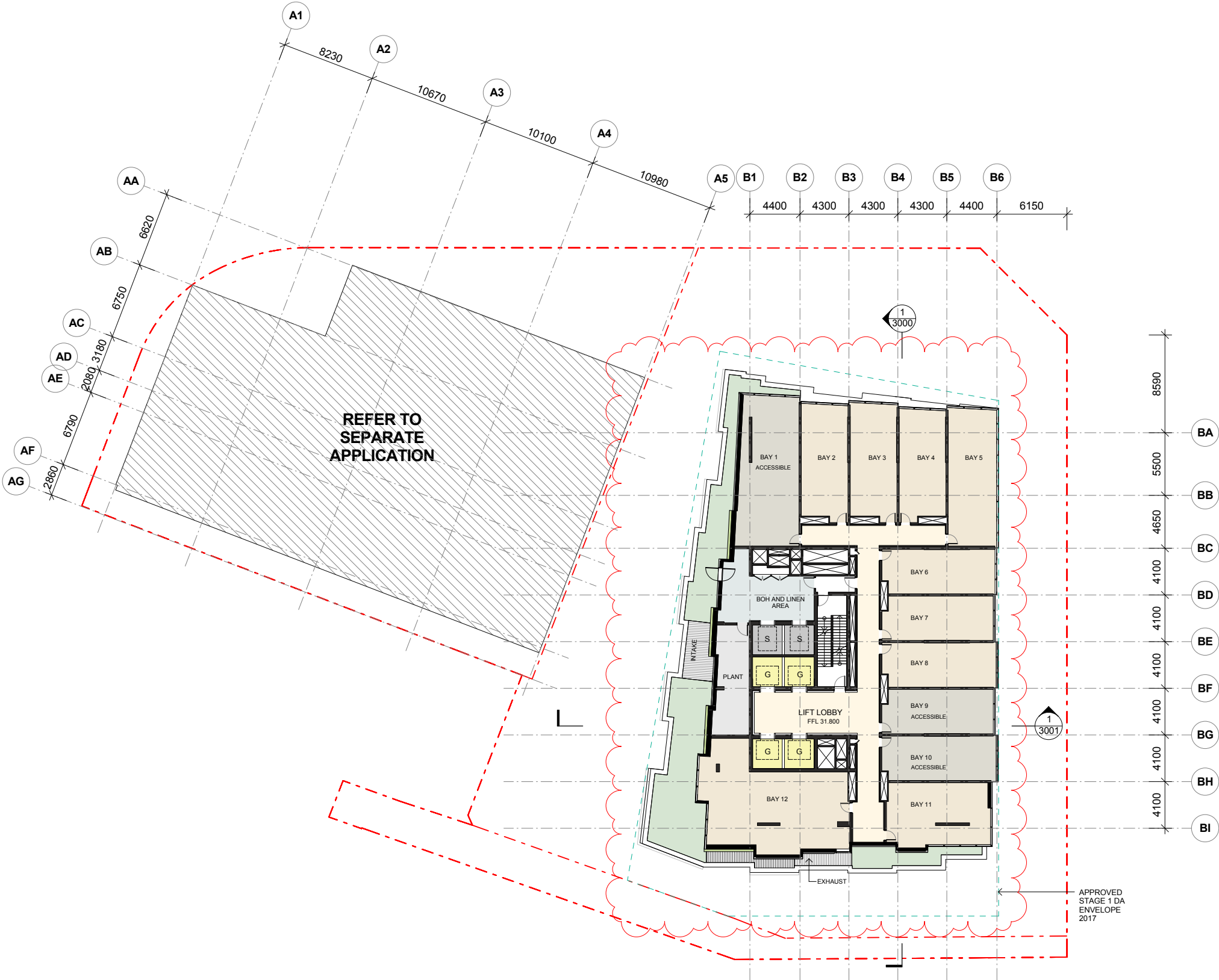
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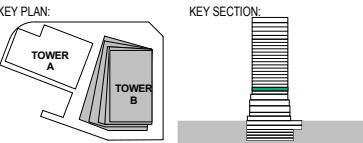


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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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ISSUE	DATE	REVISION	BY

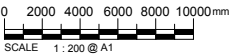
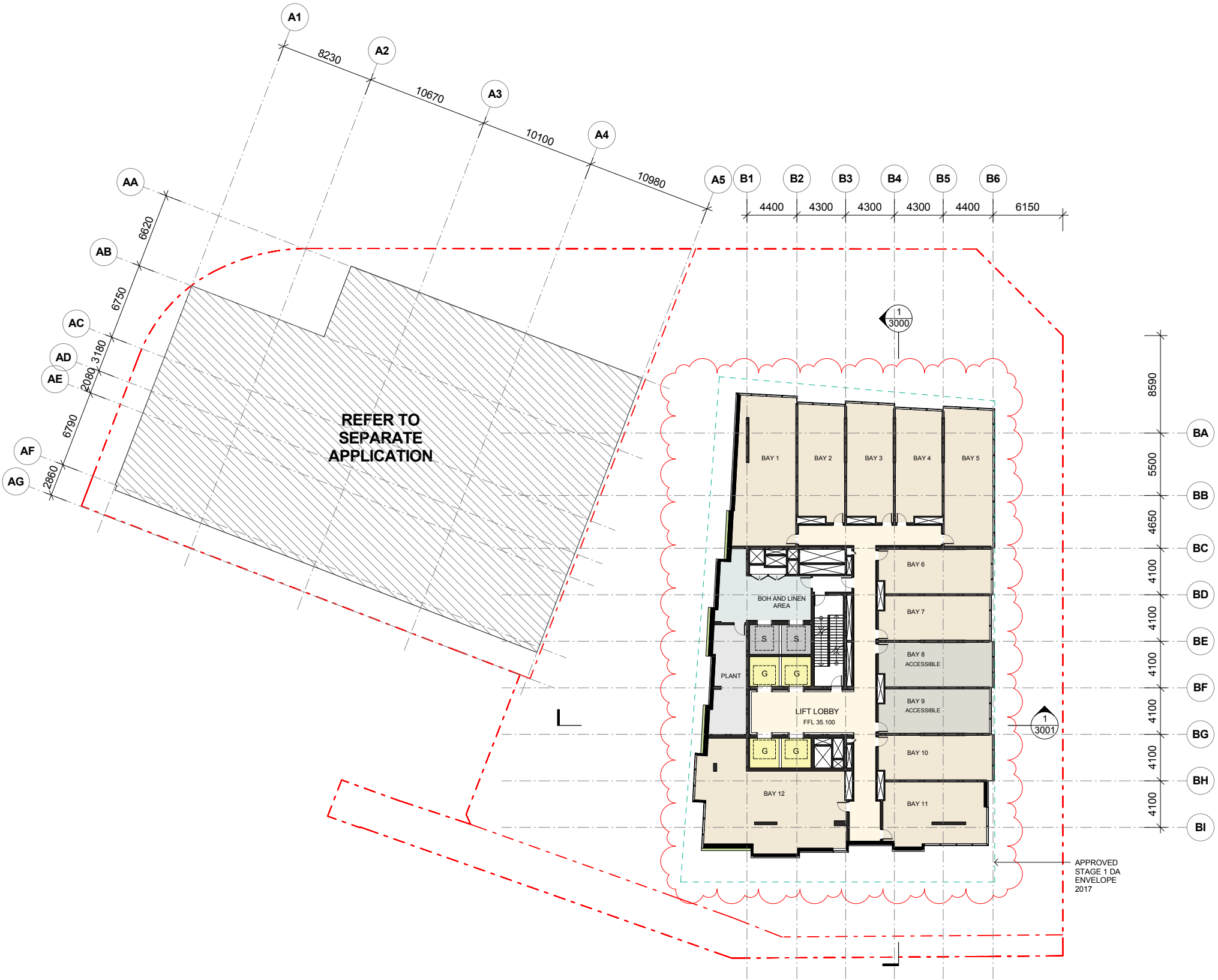
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DATE:	SCALE:	DRAWING No:	REV:
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DRAWN BY:	PROJECT NO:	1015	G
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

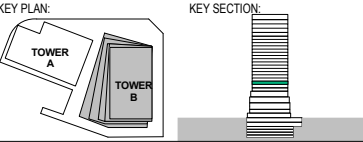
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		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9436 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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DRAWING TITLE: LEVEL 06 – HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1016	REV: H
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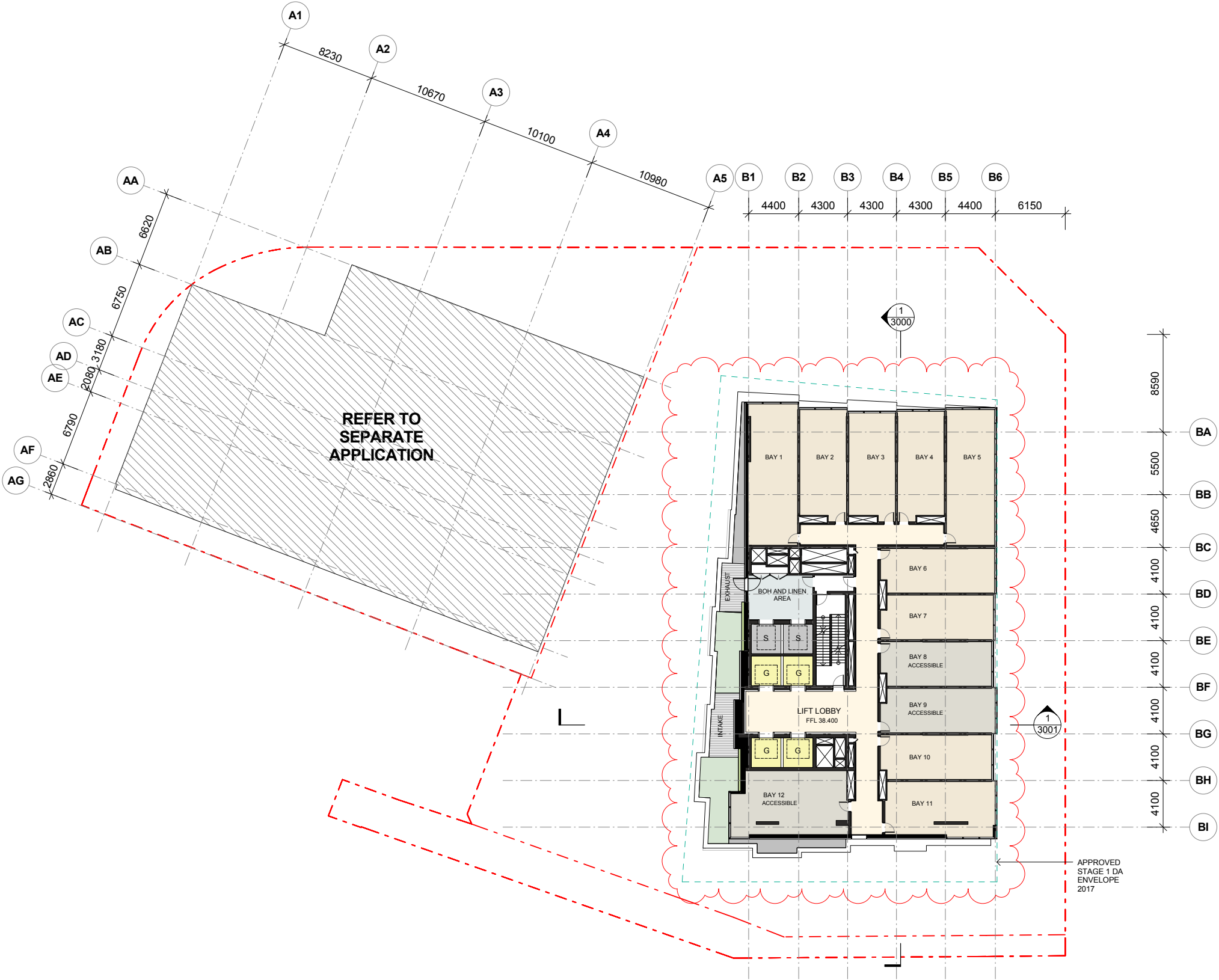
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SCALE 1 : 200 @ A1

S4.55 ISSUE

96/1/2019 4:37:44 PM



CLIENT:



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02 8245 0000

TOWN PLANNER
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLECREAGH ST, SYDNEY, NSW 2000
02 8246 3200

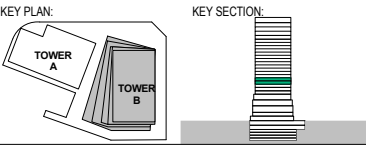
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

SERVICES ENGINEER
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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
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02 9249 1400

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120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

PROPERTY LINE BOUNDARY

APPROVED SIDA ENVELOPE (2017)

APPROVED SIDA EXTENT (2018)

EARTH

LANDSCAPE

HARDSCAPE

LOUVRED TERRACE ZONE

SERVICE EXHAUST / INTAKE

FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
LEVEL 07 - HOTEL STANDARD

DATE:
18.01.2019

SCALE:
1: 200 @A1

DRAWING No:
1017

REV:
G

DRAWN BY:
SS. SMS. VS. XM

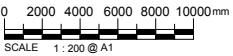
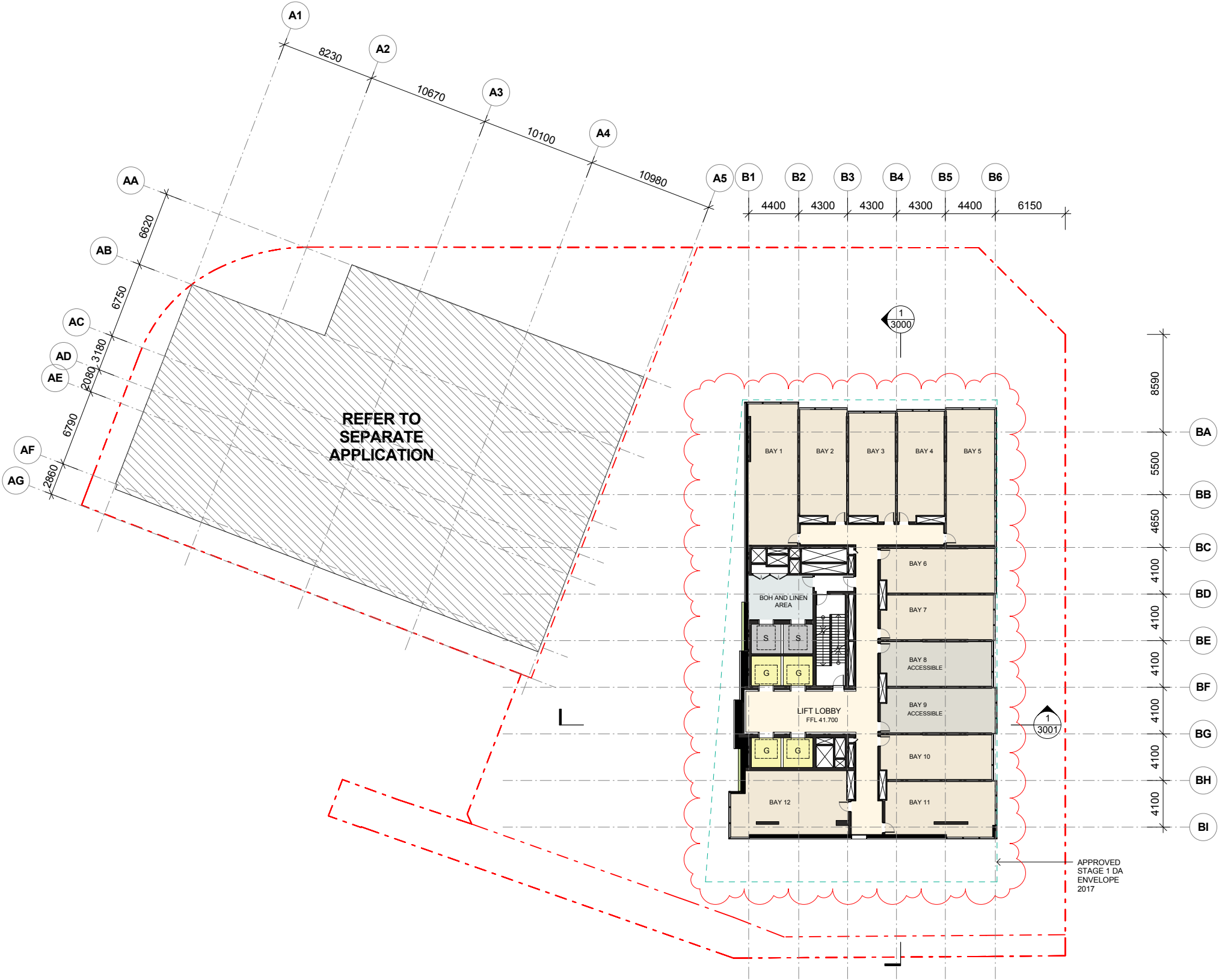
PROJECT NO:
CA3645

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NORTH

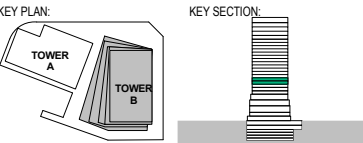


CLIENT:



COLLABORATORS

- PROJECT MANAGER**
TURNER & TOWNSEND THINC
LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000
02 8245 0000
- TOWN PLANNER**
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600
- STRUCTURAL ENGINEER**
ROBERT BIRD GROUP
6-13 CASTLECREASH ST, SYDNEY, NSW 2000
02 8246 3200
- MECHANICAL / ELECTRICAL ENGINEER**
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000
- SERVICES ENGINEER**
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000
- FAÇADE ENGINEER**
SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400
- BCA CONSULTANT**
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE**
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED SIDA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- ><

 SERVICE EXHAUST / INTAKE
- FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
LEVEL 08 – HOTEL STANDARD

DATE:
18.01.2019

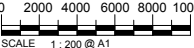
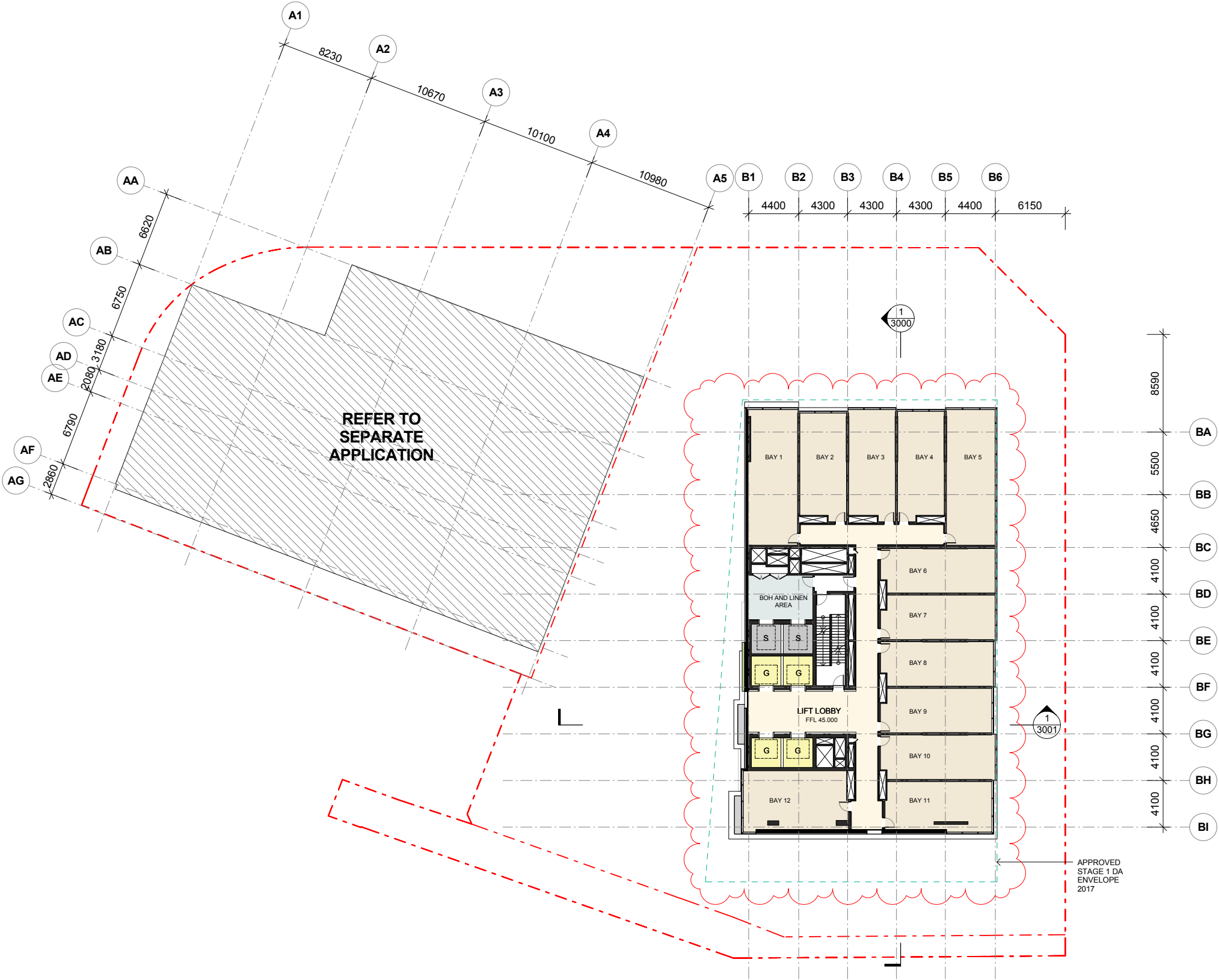
SCALE:
1: 200 @A1

DRAWING No:
1018

REV:
H

DRAWN BY:
SS, SMS, VS, XM

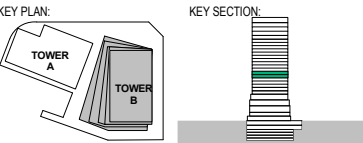
PROJECT NO:
CA3645



CLIENT:



COLLABORATORS		PROJECT MANAGER TURNER & TOWNSEND THINE LEVEL 18, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

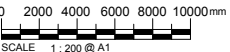
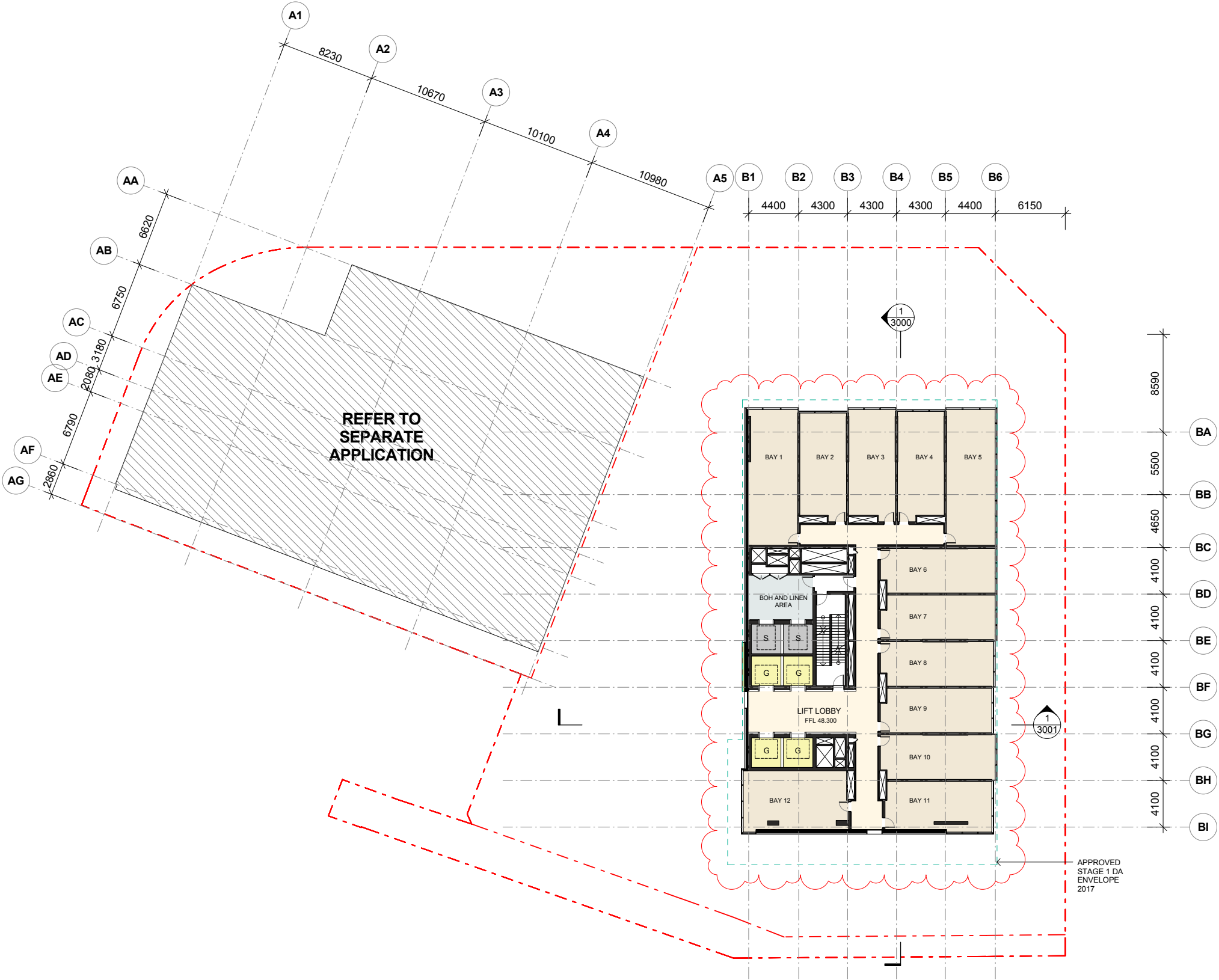
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DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1019	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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NORTH

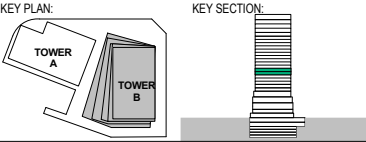
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		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

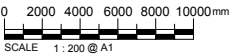
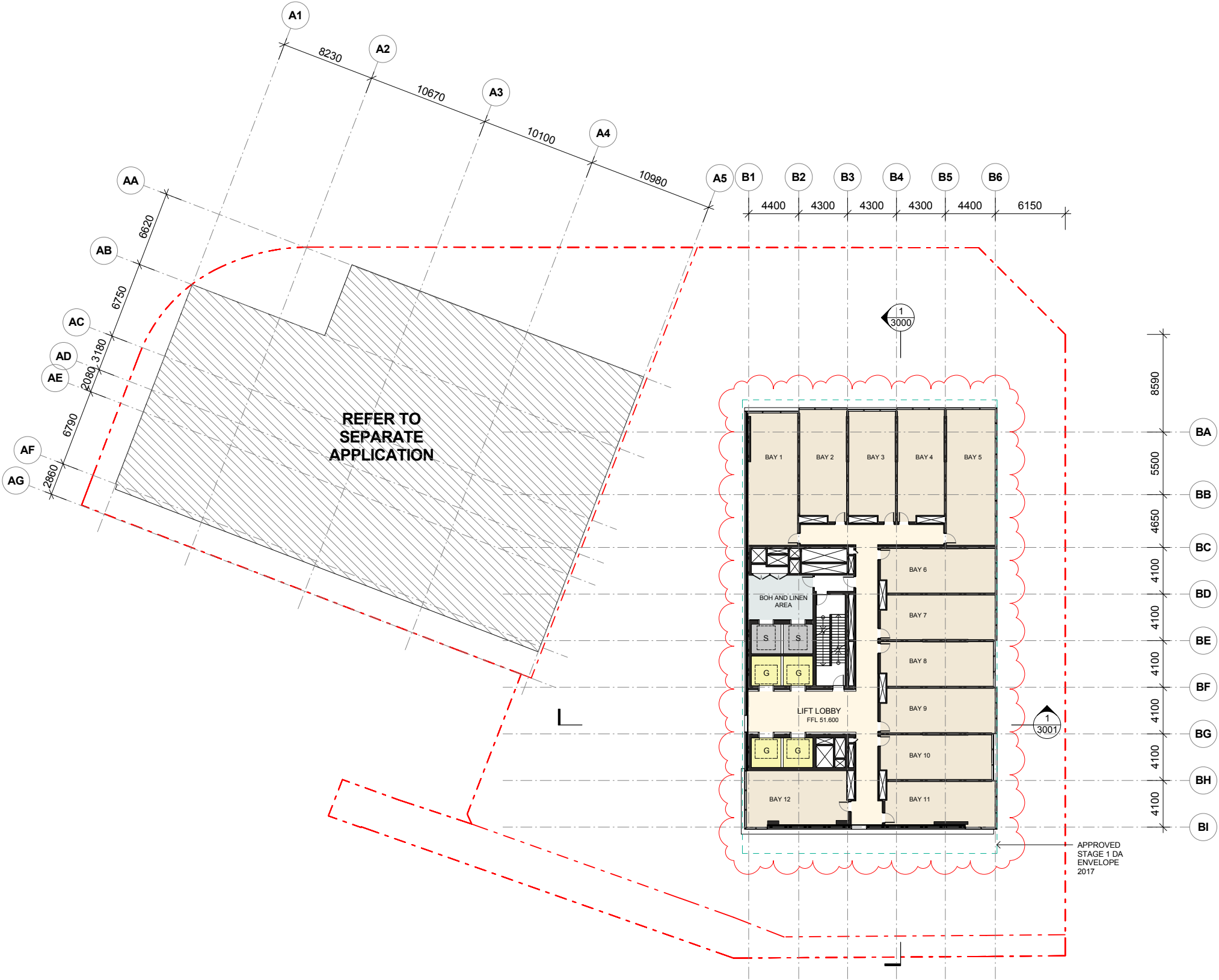
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 10 – HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1 : 200 @A1	DRAWING No: 1020	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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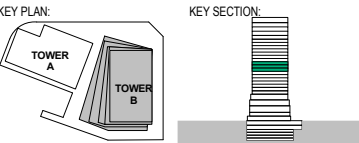
70 NORTH



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		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

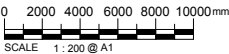
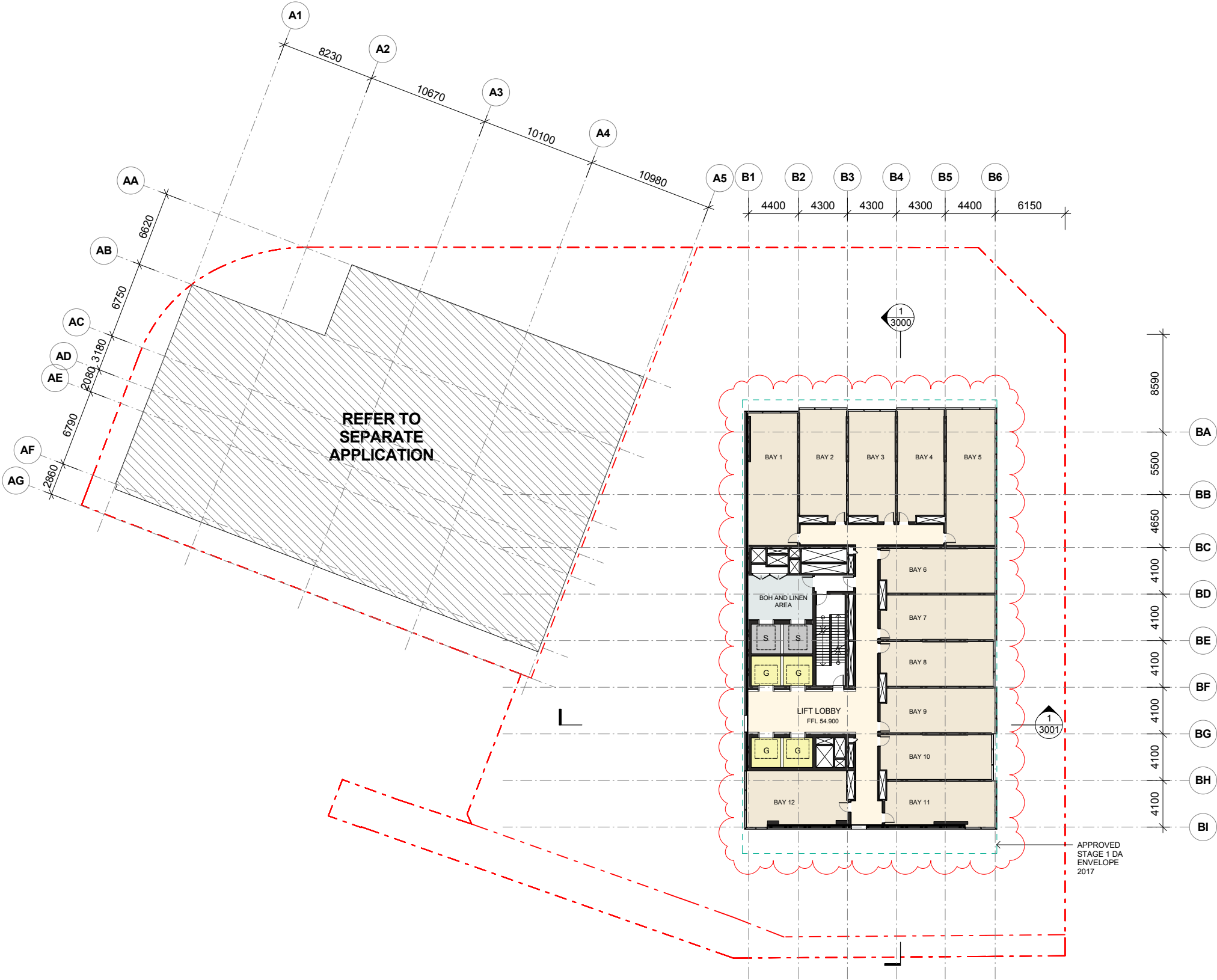
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 11 - HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1021	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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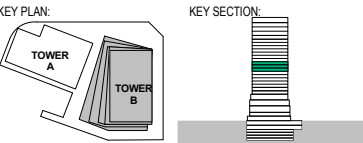
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		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 66 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

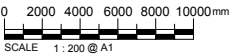
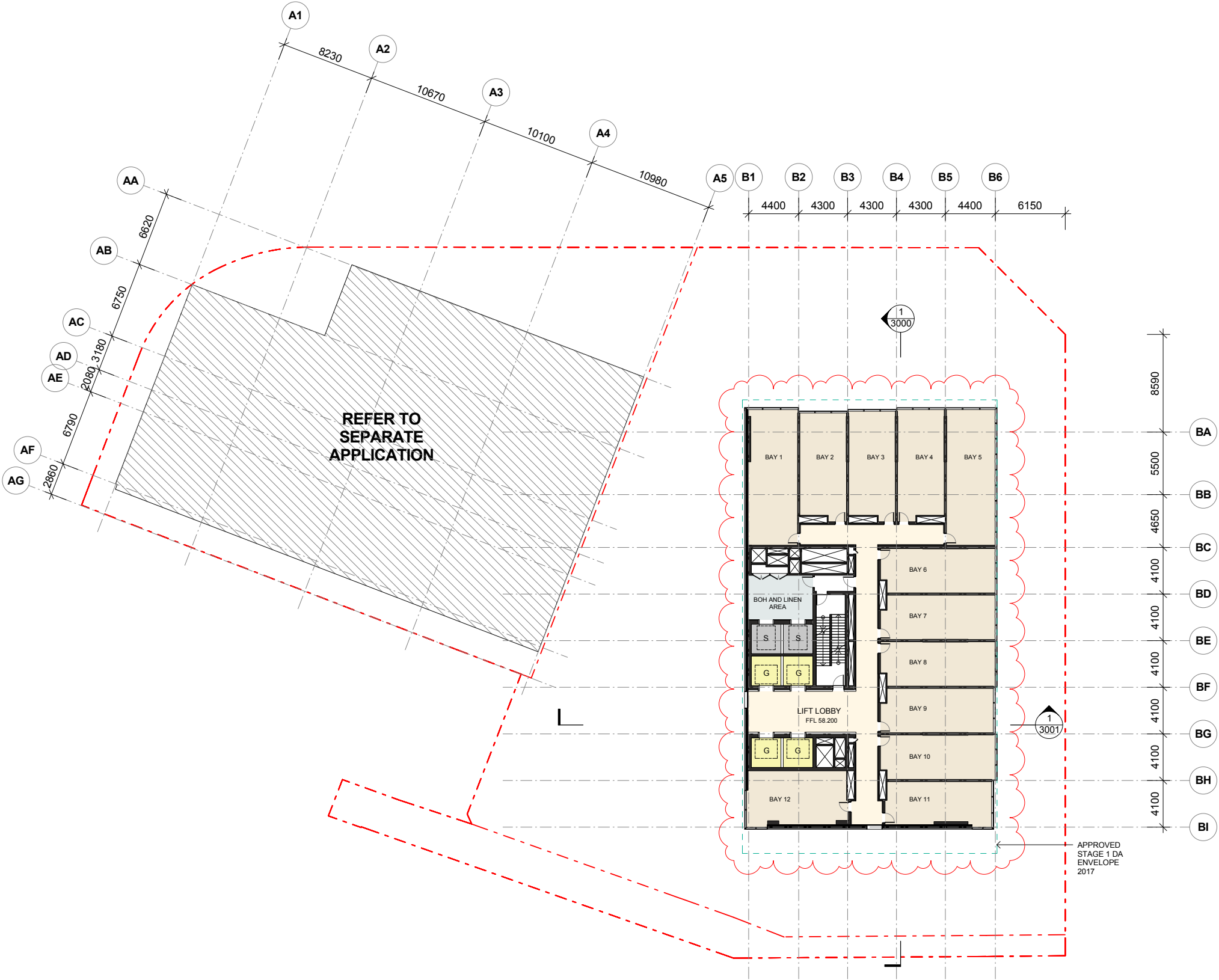
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
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4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 12 - HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1022	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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02 8245 0000

TOWN PLANNER
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLECREASH ST, SYDNEY, NSW 2000
02 8246 3200

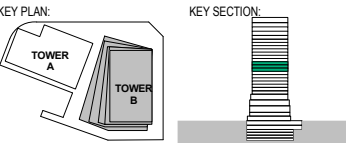
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED SIDA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

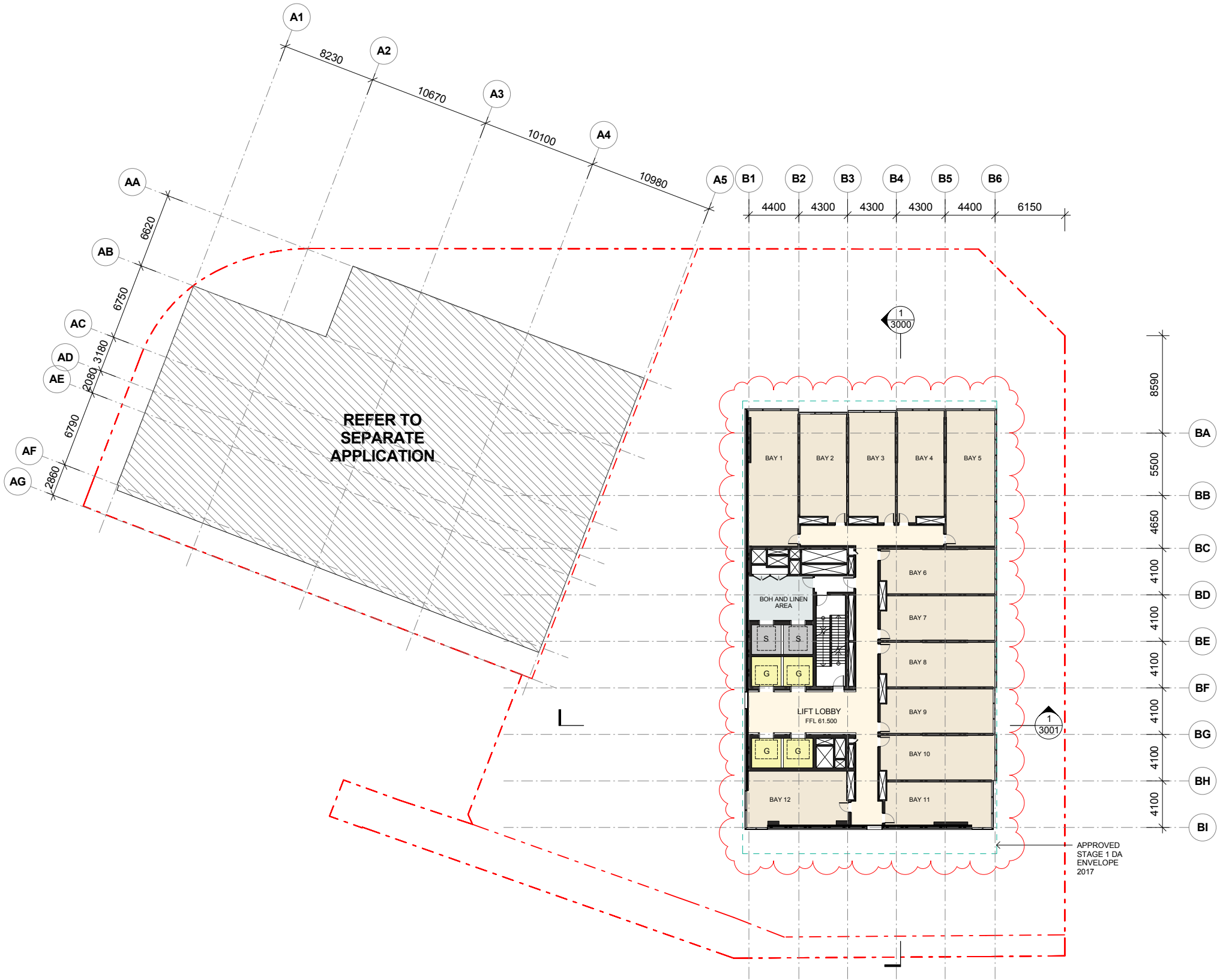
LEVEL 13 - HOTEL STANDARD

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1023	G
SS, SMS, VS, XM	CA3645		

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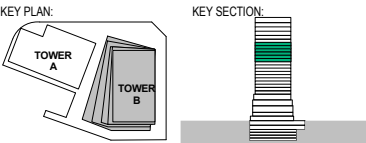


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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

LEVEL 14 - HOTEL STANDARD

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1: 200 @A1		
DRAWN BY:	PROJECT NO:	1024	G
SS, SMS, VS, XM	CA3645		

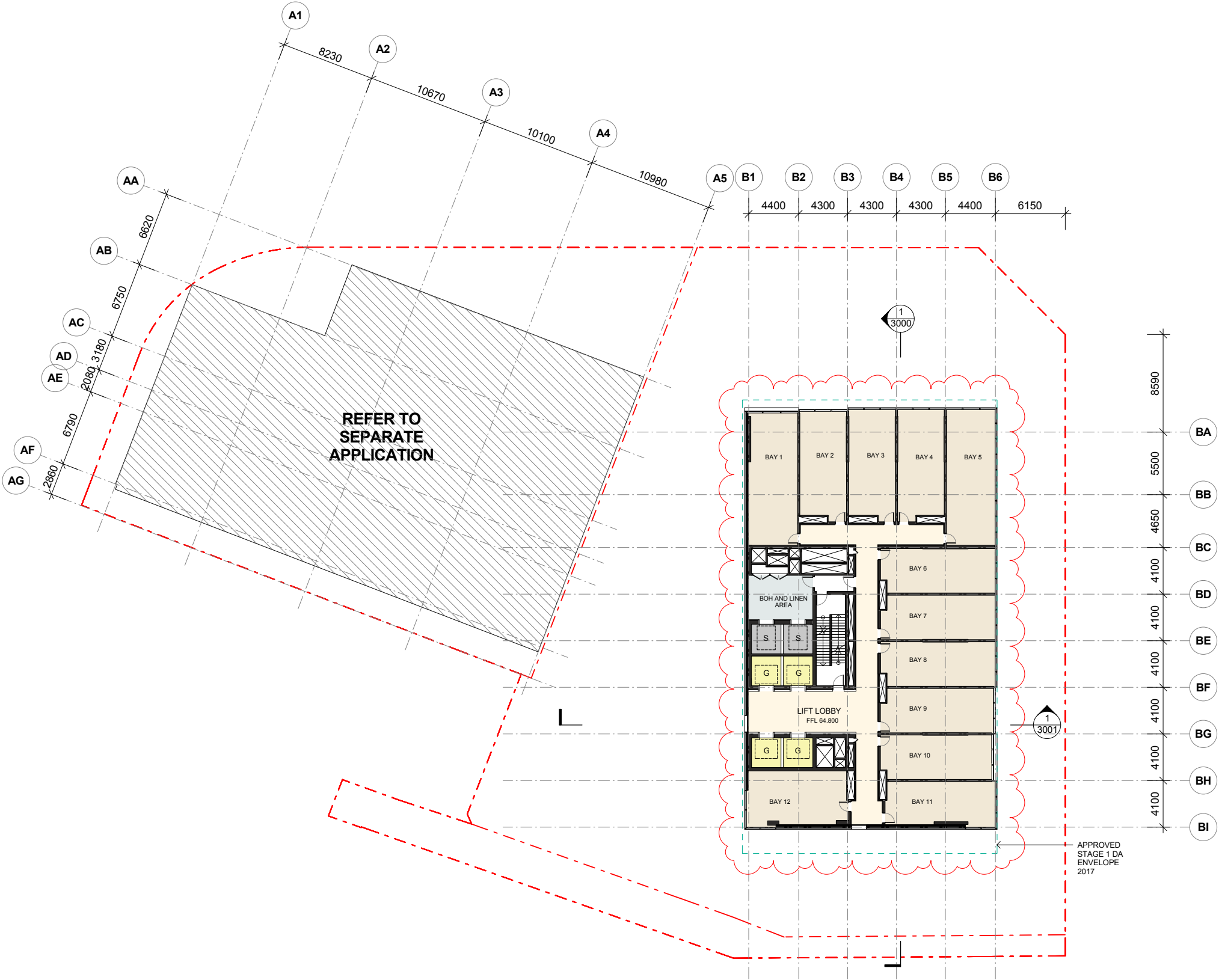
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74 NORTH

DO NOT SCALE

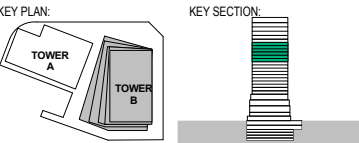
SCALE 1: 200 @ A1



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COLLABORATORS		PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 18, 161 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
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		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 9246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

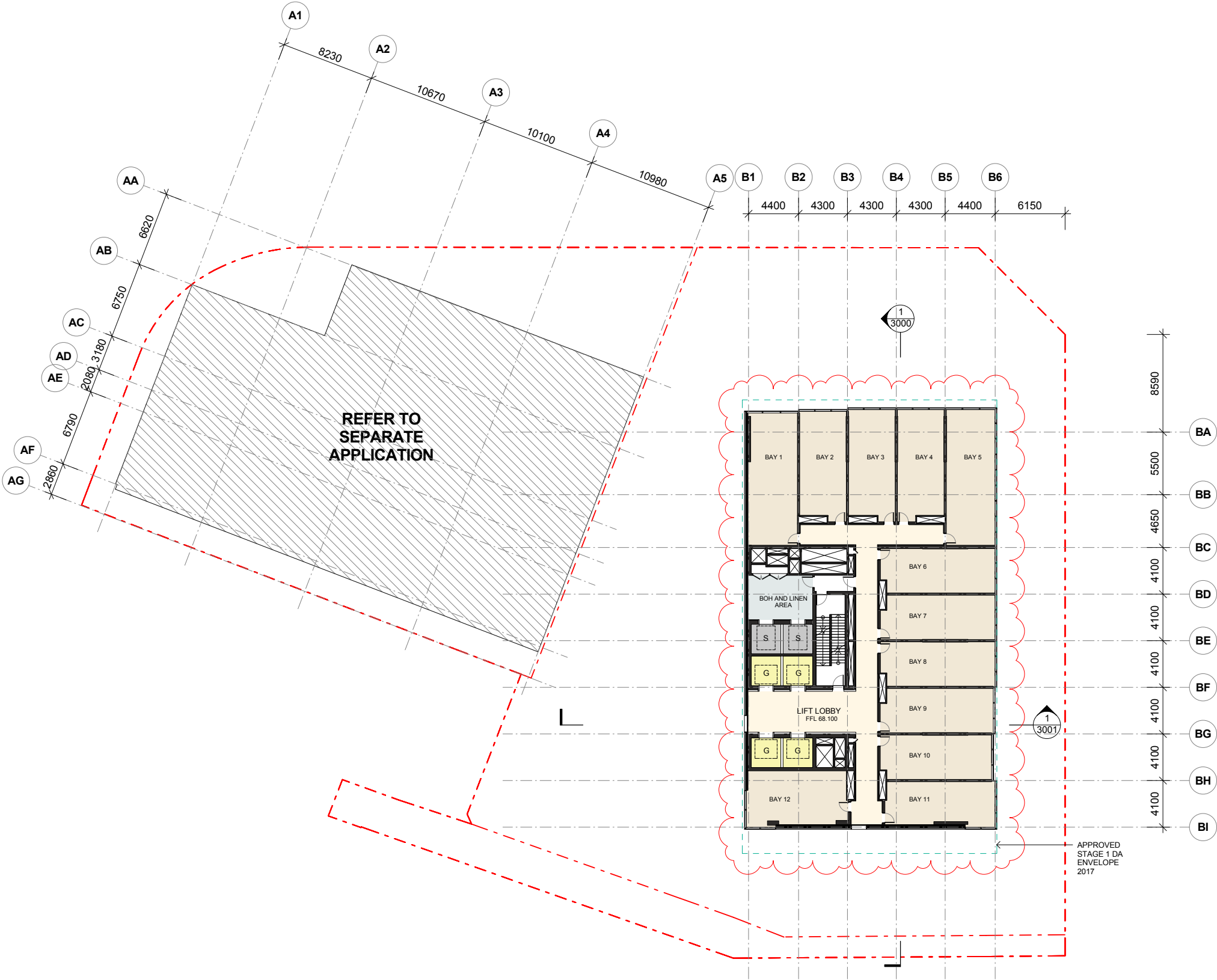
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	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 15 - HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1025	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

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75 NORTH

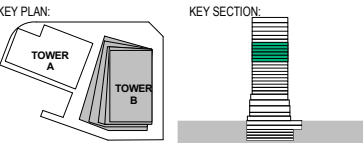


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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

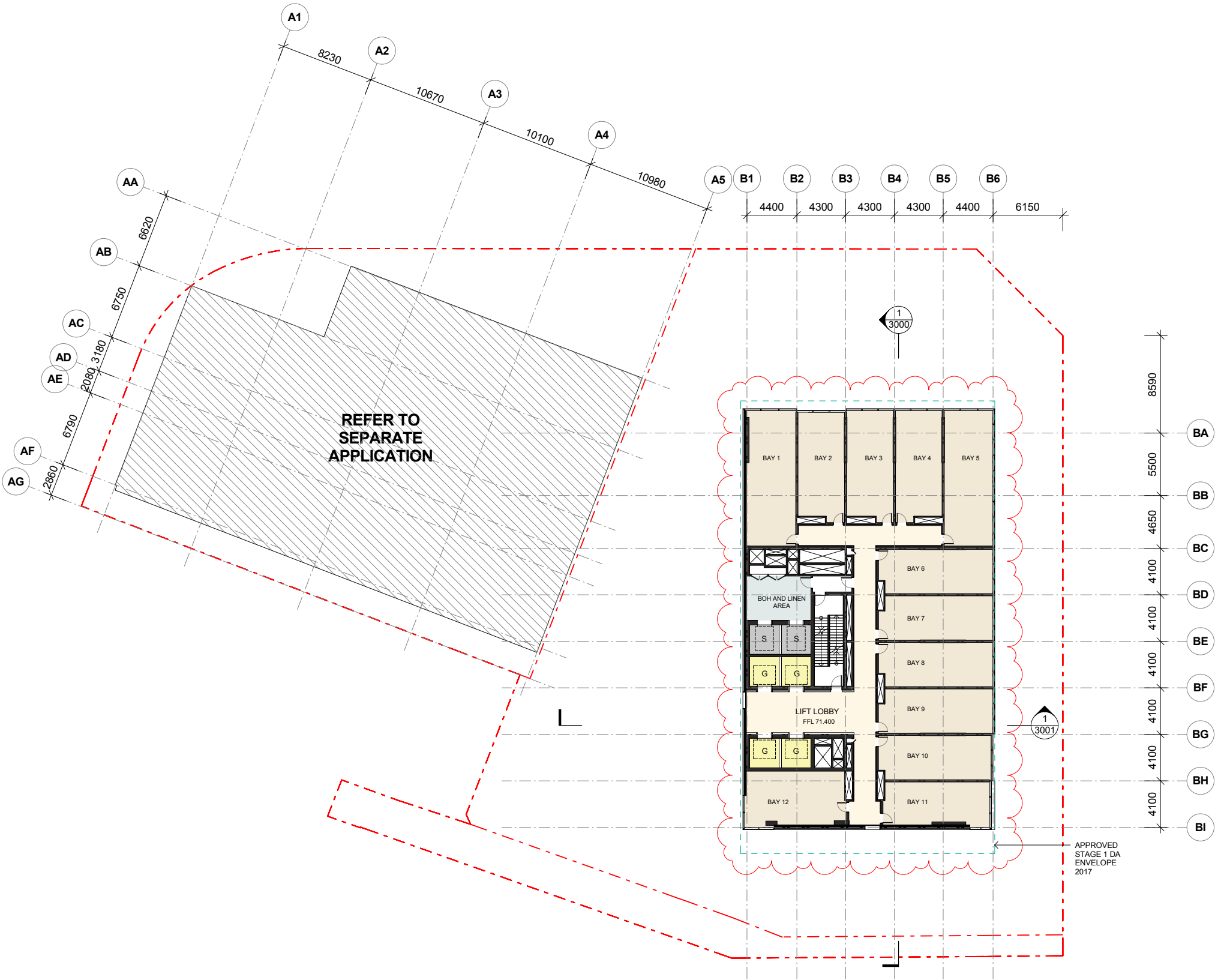
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE:

LEVEL 16 - HOTEL STANDARD

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1026	G
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

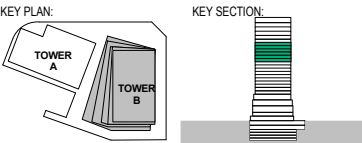


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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXWELL 210 WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE:

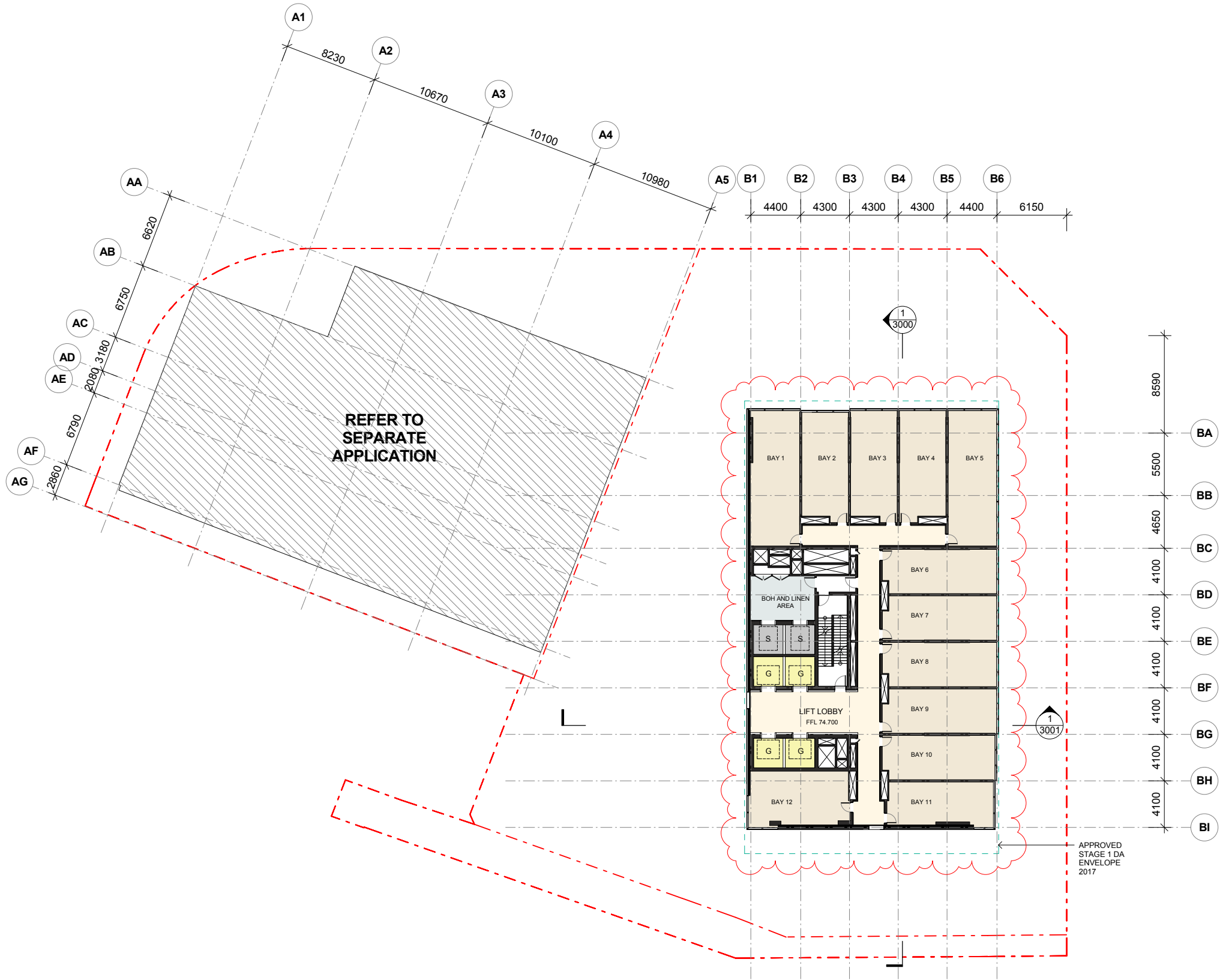
LEVEL 17 - HOTEL STANDARD

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1027	G
SS, SMS, VS, XM	CA3645		

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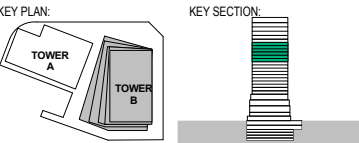
77 NORTH



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		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 88 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500

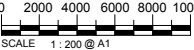
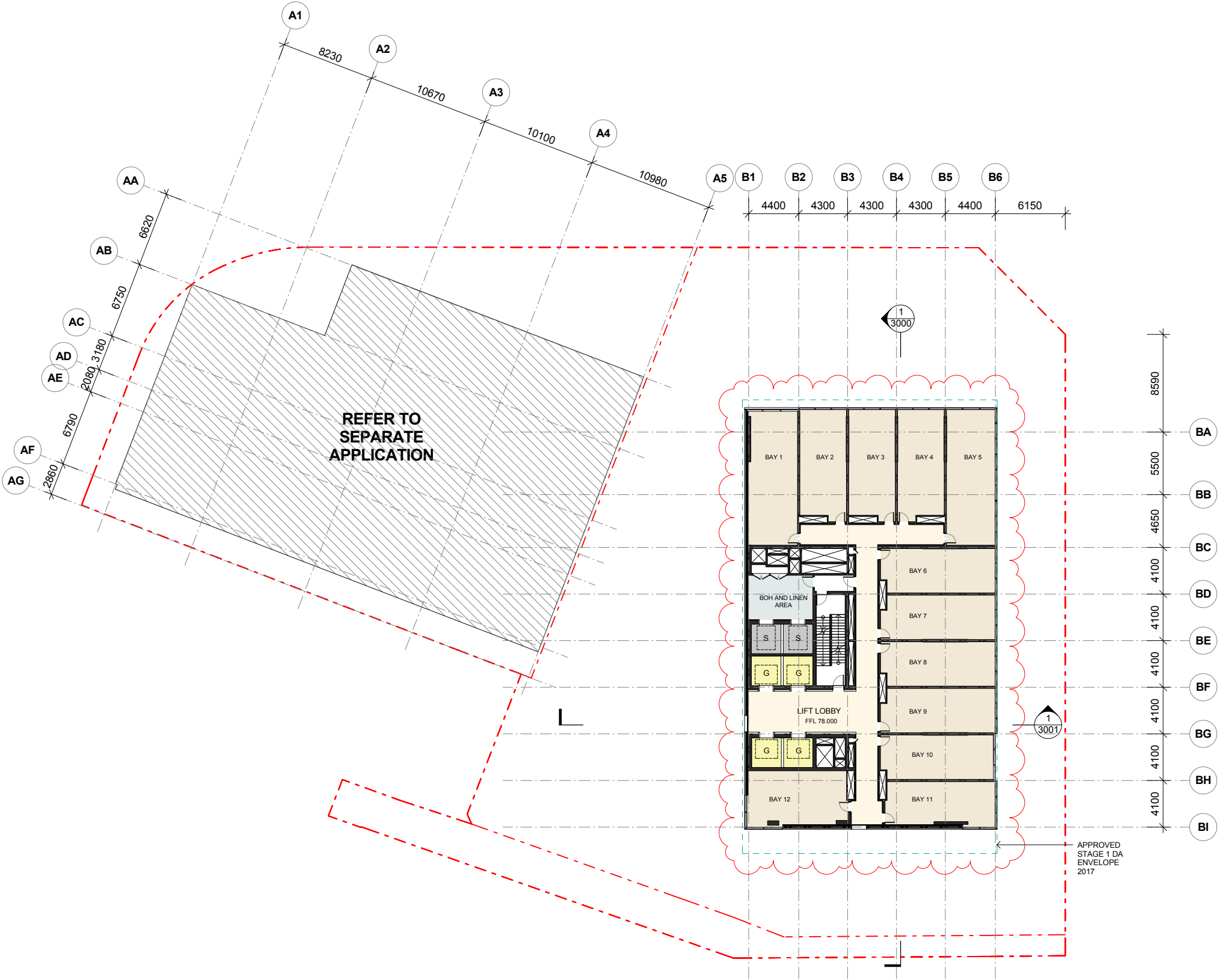


PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 18 - HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1028	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

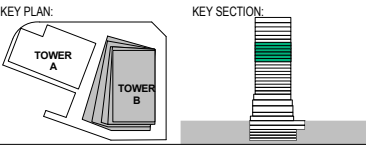


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TURNER & TOWNSEND THINC
LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000
02 8245 0000
- TOWN PLANNER
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600
- STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLEBROUGH ST, SYDNEY, NSW 2000
02 8246 3200
- MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000
- SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000
- FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 88 YORK ST, SYDNEY, NSW 2000
02 9249 1400
- BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED S1DA ENVELOPE (2017)
- APPROVED S2DA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

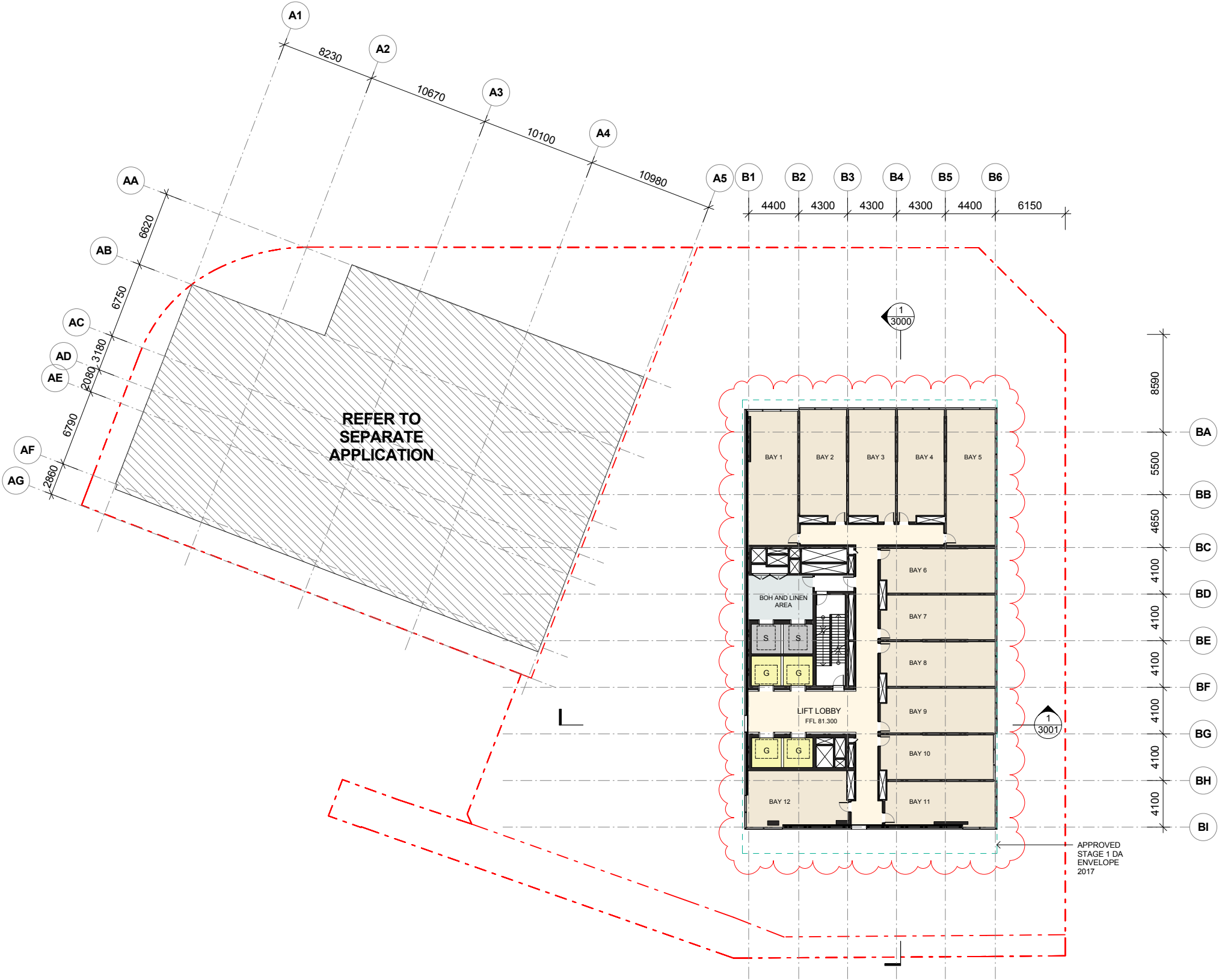
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B	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
A	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: LEVEL 19 - HOTEL STANDARD			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1029	REV: C
DRAWN BY: SS, SMS, VS, XM	PROJECT NO: CA3645		

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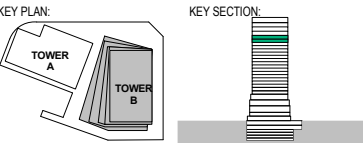
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		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 9246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

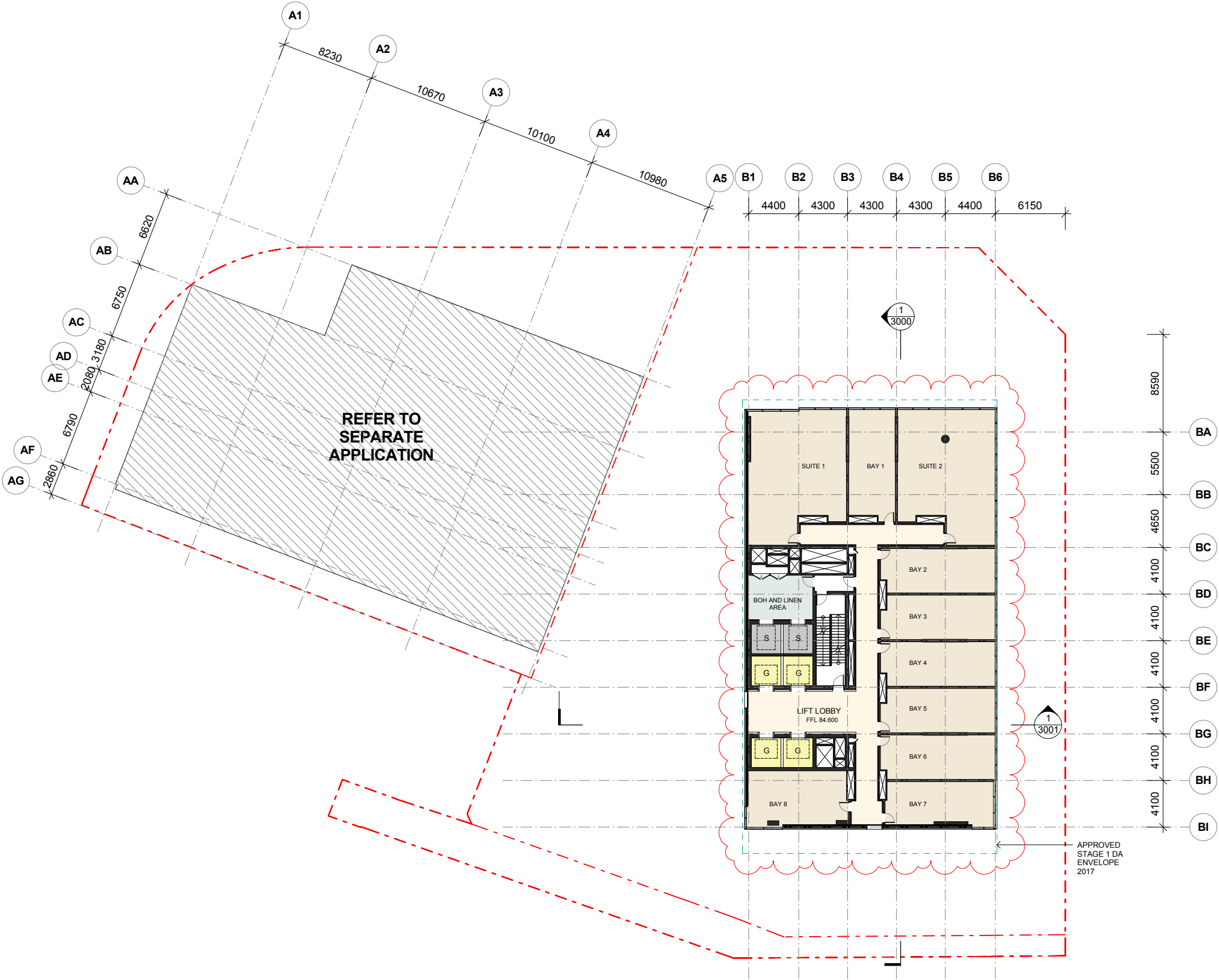
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
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3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE: LEVEL 20 - HOTEL SUITES			
DATE: 18.01.2019	SCALE: 1:200 @A1	DRAWING No: 1030	REV: G
DRAWN BY: SS, SMS, VS, XM	PROJECT NO: CA3645		

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80 NORTH

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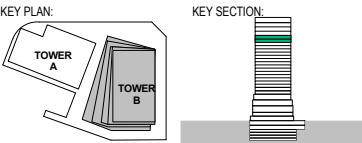


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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

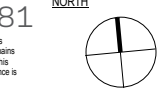
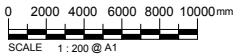
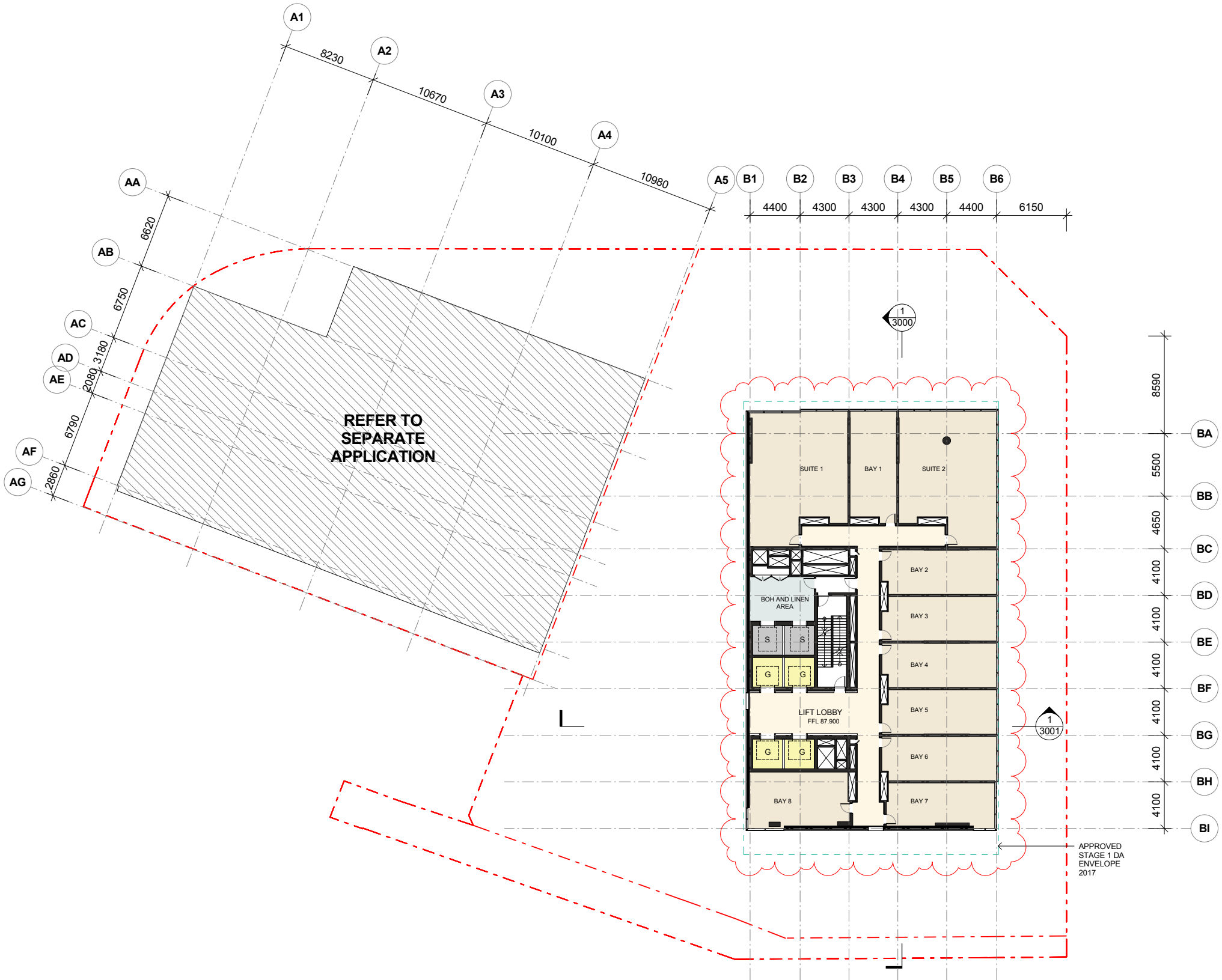
DRAWING TITLE:

LEVEL 21 - HOTEL SUITES

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1031	G
SS, SMS, VS, XM	CA3645		

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02 8245 0000

TOWN PLANNER
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9600

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
6-13 CASTLECREAGH ST, SYDNEY, NSW 2000
02 8246 3200

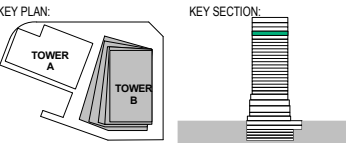
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED SIDA ENVELOPE (2017)
- APPROVED SIDA EXTENT (2018)
- EARTH
- LANDSCAPE
- HARDSCAPE
- LOUVRED TERRACE ZONE
- SERVICE EXHAUST / INTAKE
- FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

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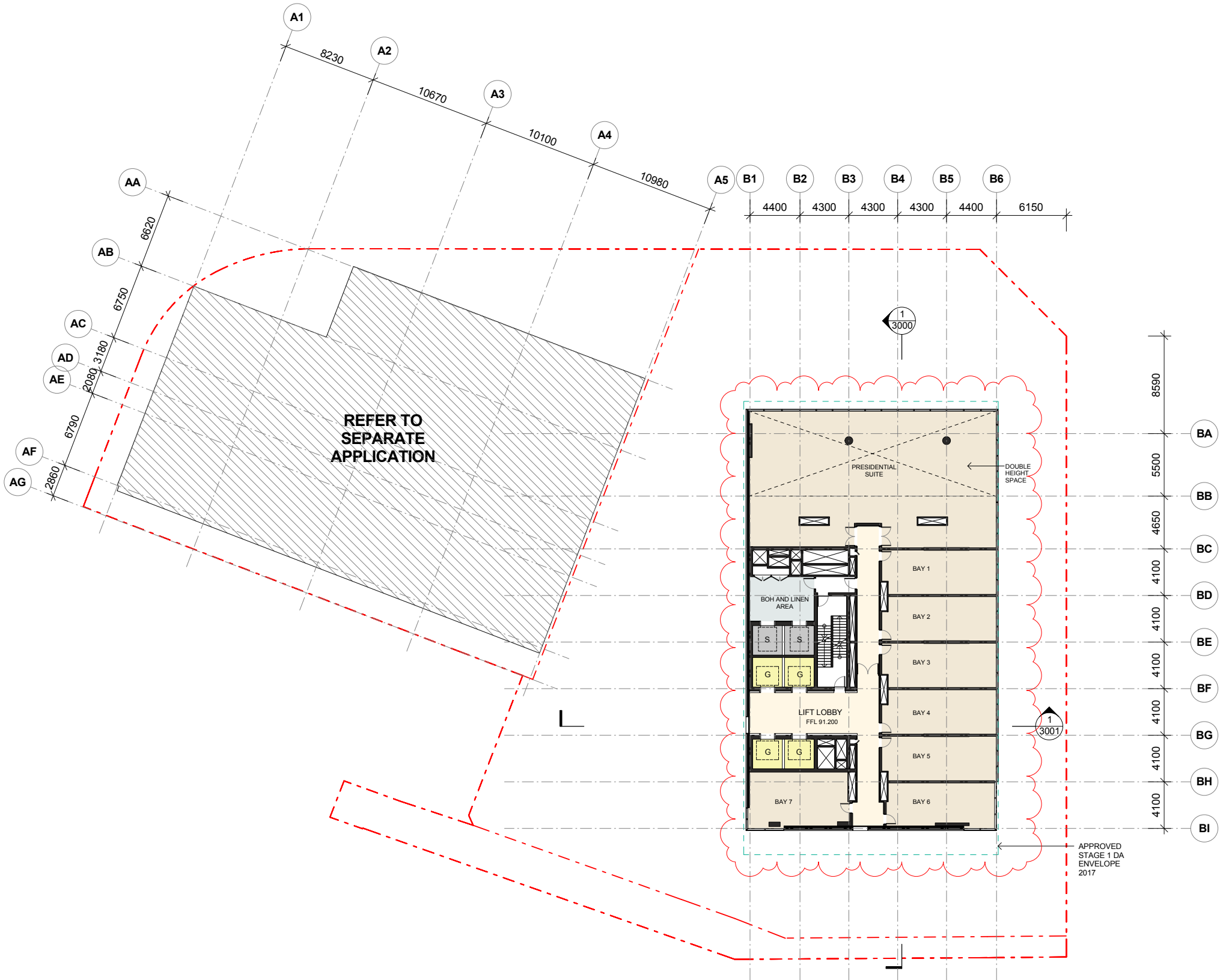
LEVEL 22 - HOTEL PRESIDENTIAL SUITE

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1032	G
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

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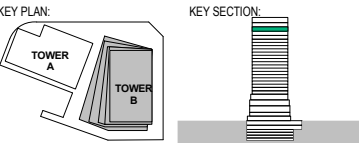
82 NORTH



CLIENT:



COLLABORATORS		PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 18, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500

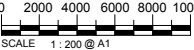
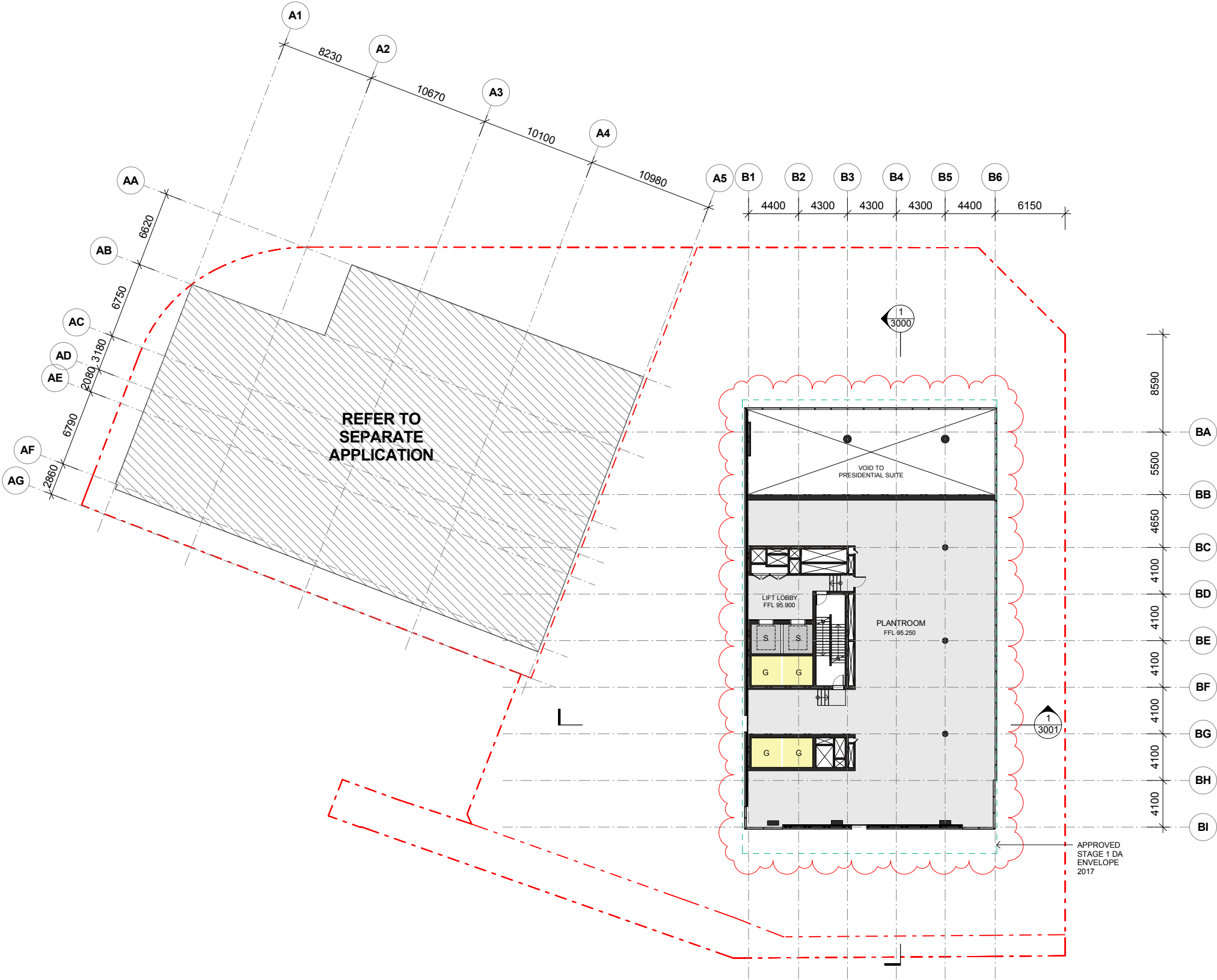


PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED S2DA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE: LEVEL 23 - PLANT			
DATE: 18.01.2019	SCALE: 1: 200 @A1	DRAWING No: 1033	REV: G
DRAWN BY: SS. SMS. VS. XM	PROJECT NO: CA3645		

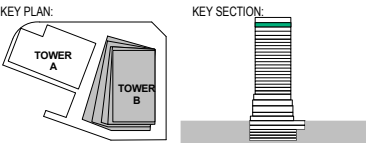


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COLLABORATORS

	PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREASH ST, SYDNEY, NSW 2000 02 8246 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

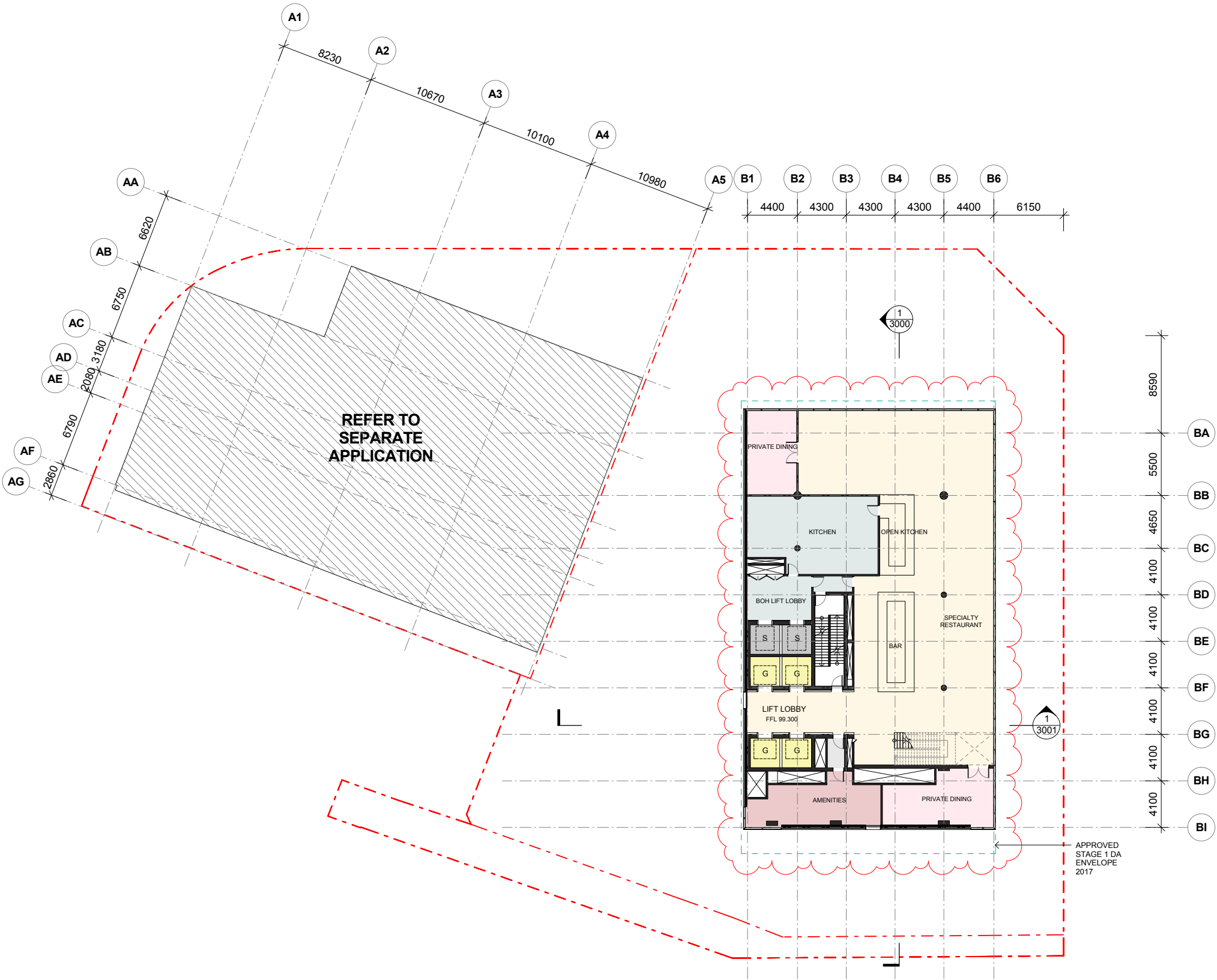
G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
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E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE:

LEVEL 24 - RESTAURANT

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1034	G
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

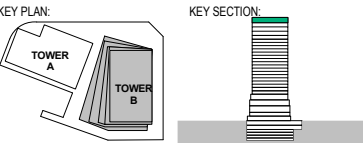


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COLLABORATORS

	PROJECT MANAGER TURNER & TOWNSEND THING LEVEL 19, 101 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9600
	STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREACH ST, SYDNEY, NSW 2000 02 9436 3200
	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 9484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 1103, 68 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

	PROPERTY LINE BOUNDARY
	APPROVED SIDA ENVELOPE (2017)
	APPROVED SIDA EXTENT (2018)
	EARTH
	LANDSCAPE
	HARDSCAPE
	LOUVRED TERRACE ZONE
	SERVICE EXHAUST / INTAKE
	FLOOD GATE

H	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
G	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
F	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
7	20.10.2016	DRAFT FOR DA SUBMISSION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	23.09.2016	ISSUED FOR INFORMATION	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

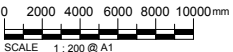
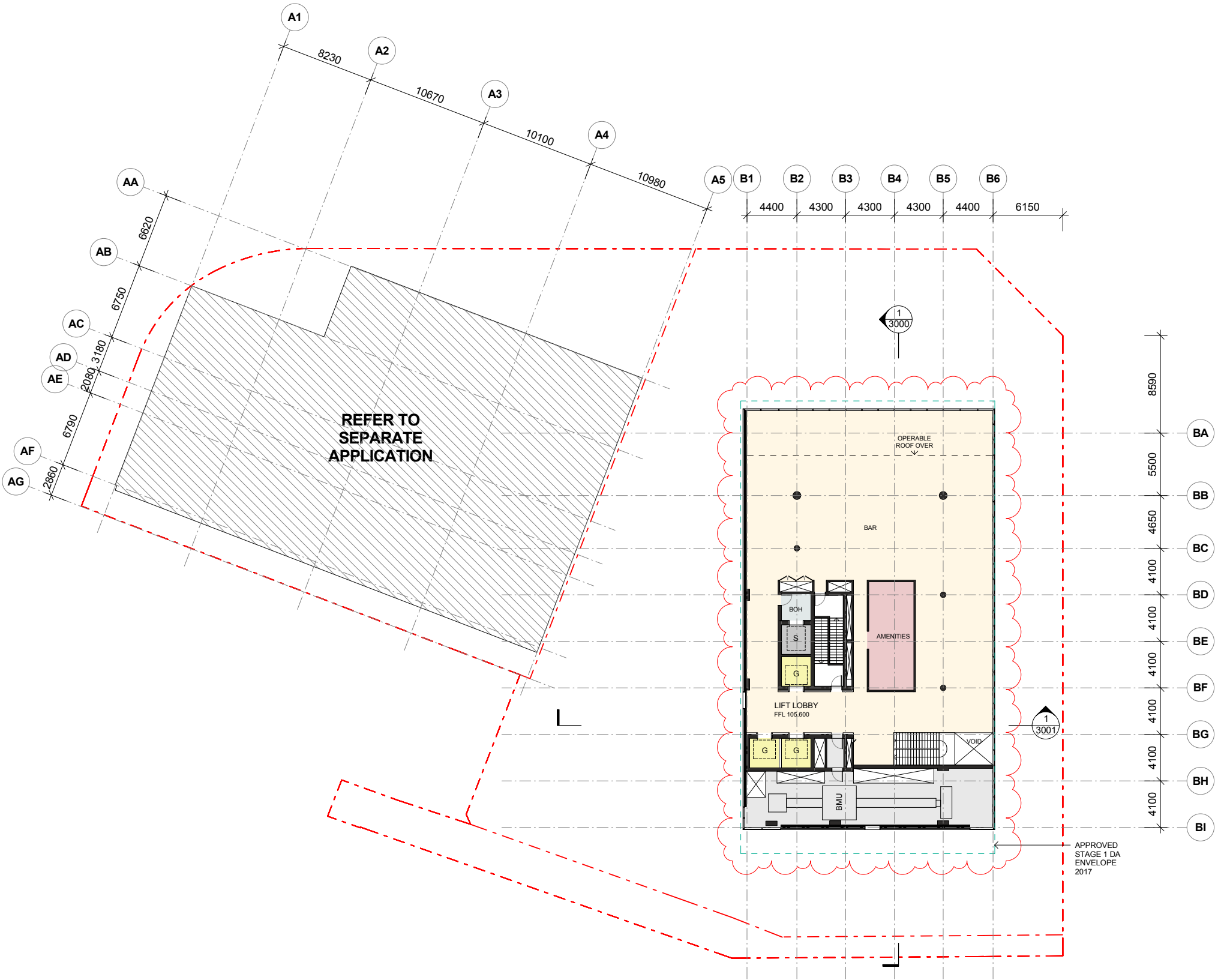
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LEVEL 25 - BAR

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1035	H
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

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TURNER & TOWNSEND THINC
LEVEL 19, 161 SUSSEX ST, SYDNEY, NSW 2000
02 8245 0000

TOWN PLANNER
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9800

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
9-13 CASTLEMEAD ST, SYDNEY, NSW 2000
02 8246 3200

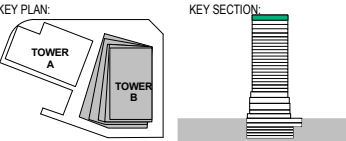
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG 8, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8484 7000

SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11.03, 66 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- APPROVED S1DA ENVELOPE (2017)
- ALUMINIUM GRATE
- LANDSCAPE
- GLASS SKY LIGHT

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	18.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
8	20.10.2016	DRAFT FOR DA SUBMISSION	SH
7	14.10.2016	ISSUED FOR INFORMATION	SH
6	12.10.2016	ISSUED FOR INFORMATION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	06.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

ROOF LEVEL

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	1036	G
SS.SMS.VS.XM	CA3645		

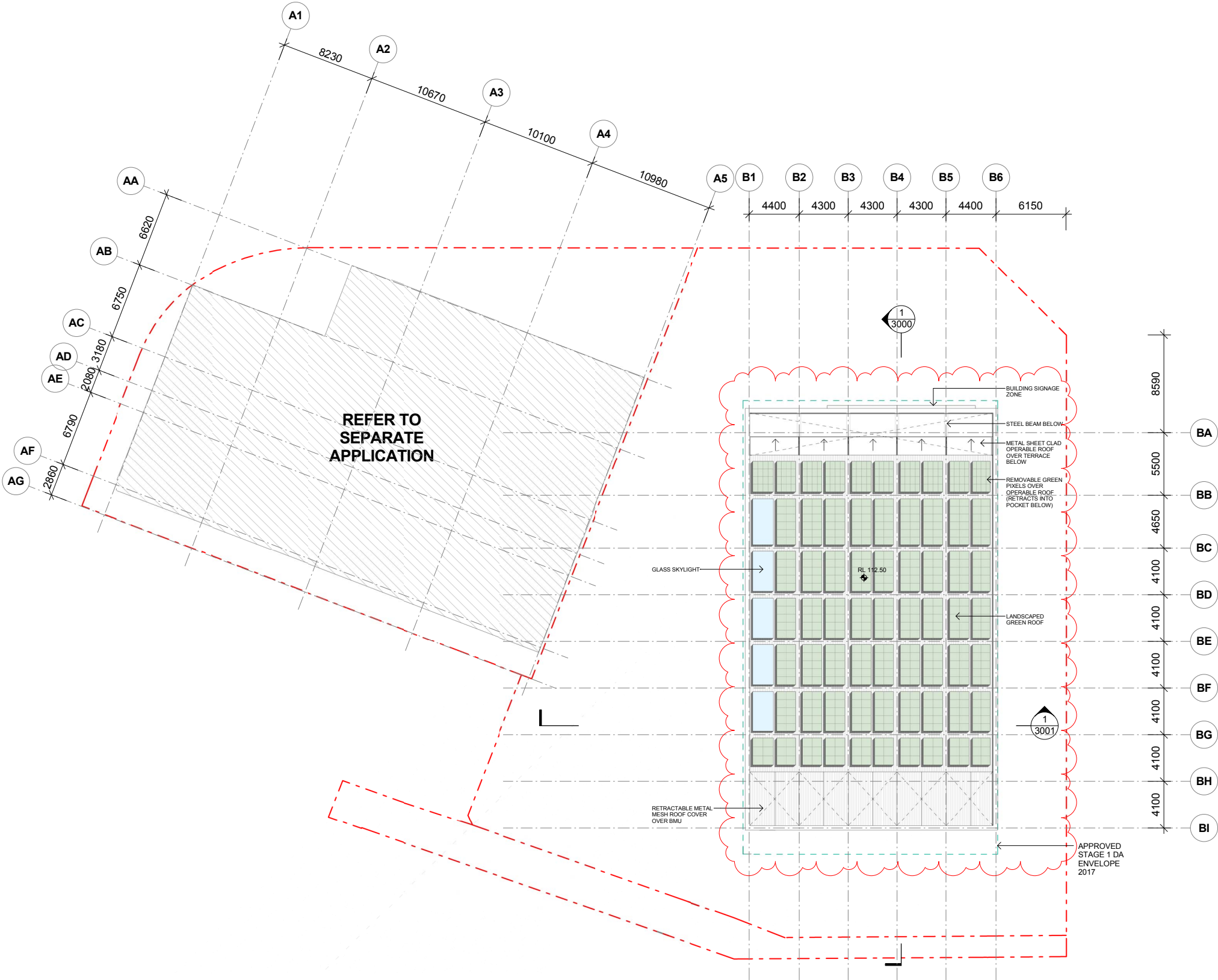
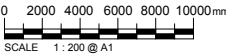
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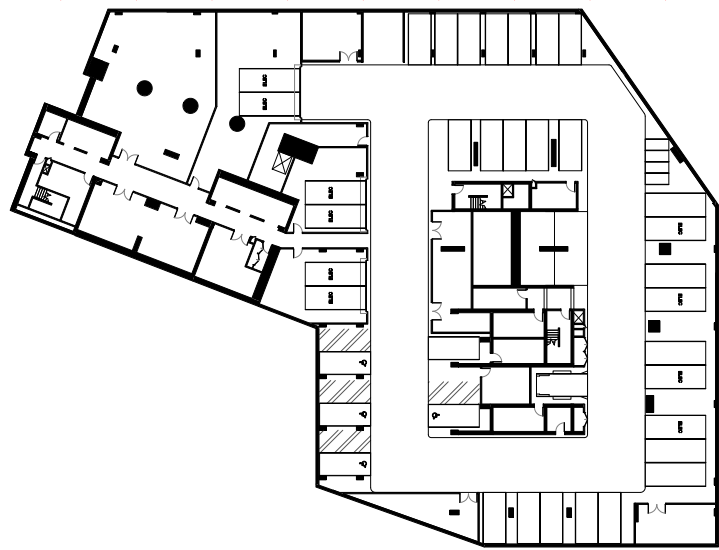
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86 NORTH

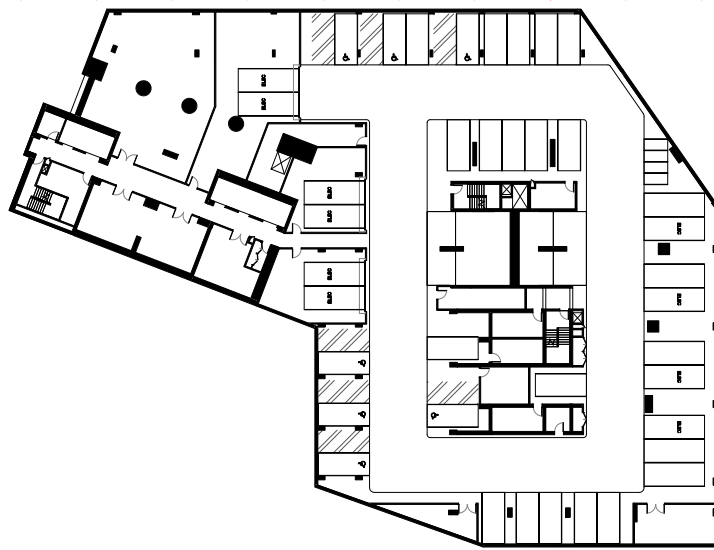


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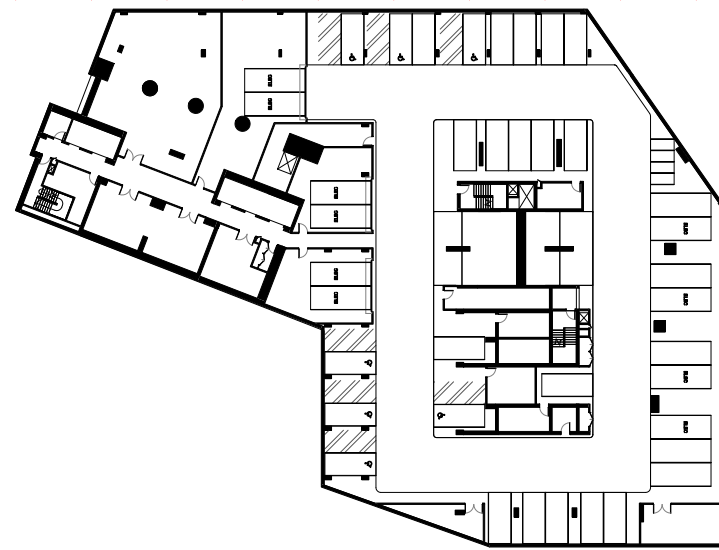




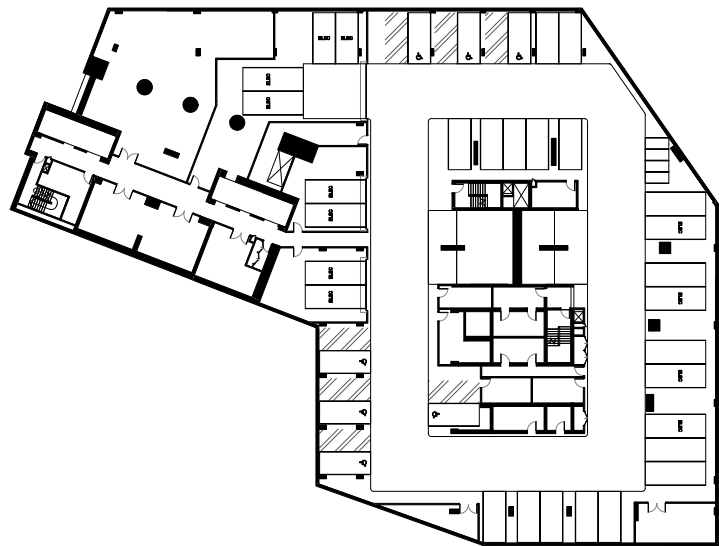
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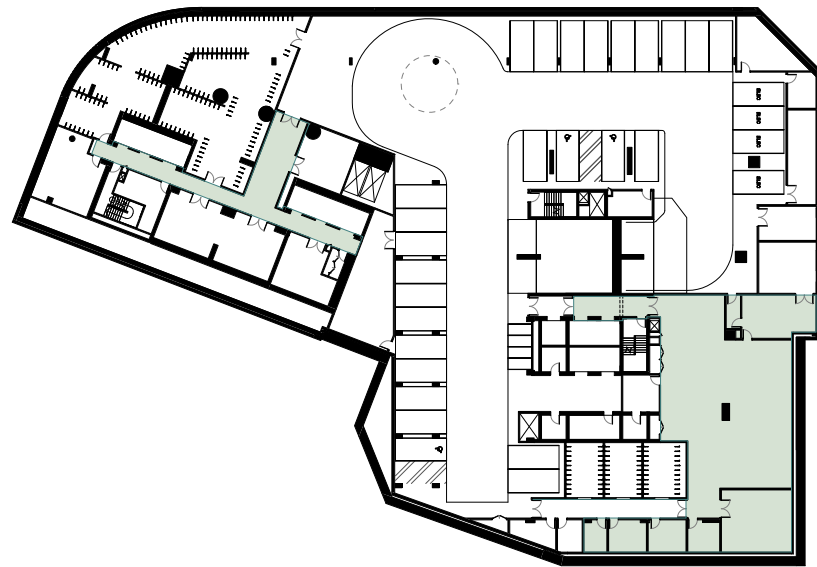
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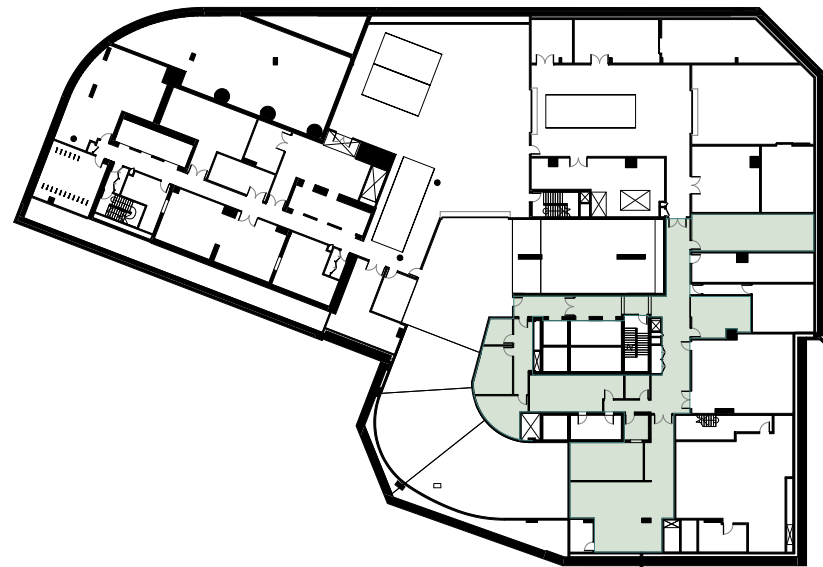
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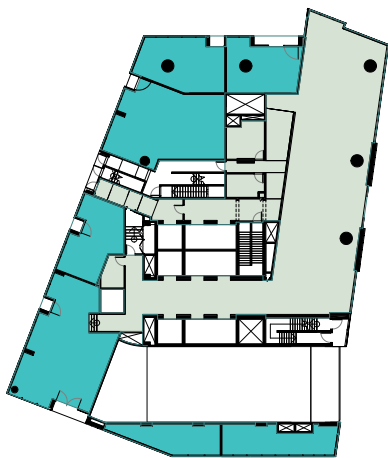
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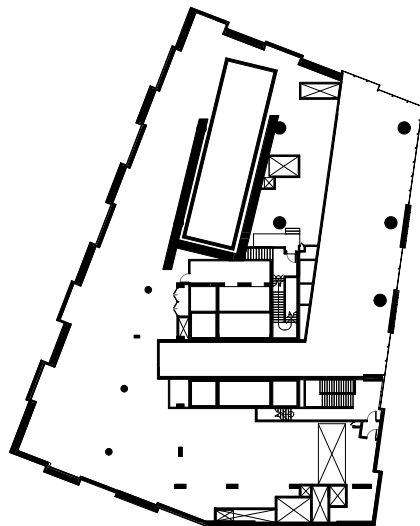
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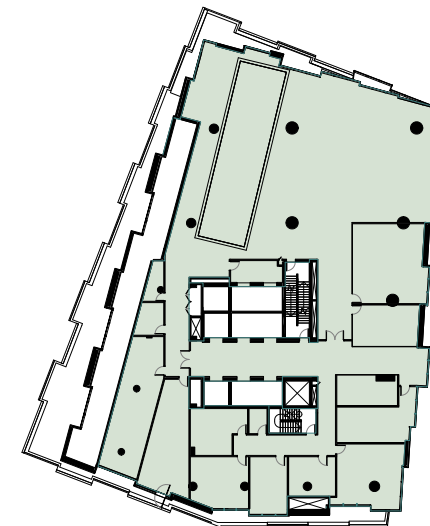
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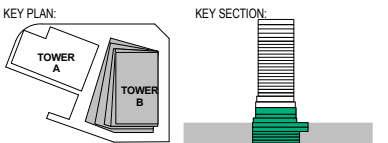
7 GROUND - LOBBY HOTEL & RETAIL
SCALE 1 : 400



8 GROUND MEZZANINE - PLANT
SCALE 1 : 400

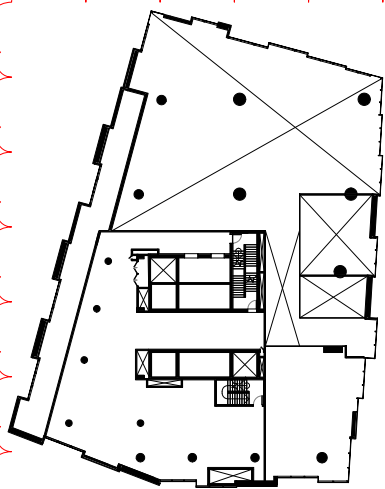


9 LEVEL 01 - POOL & SPA
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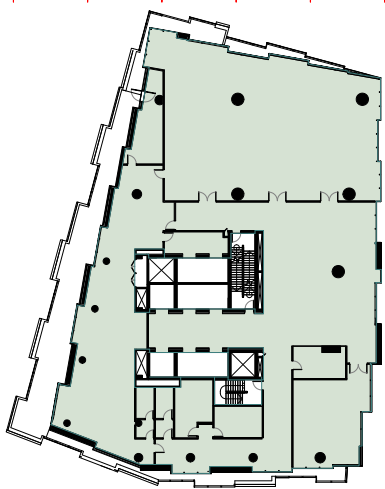


F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
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ISSUE	DATE	REVISION	BY

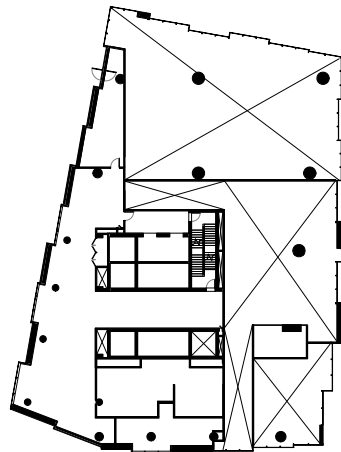
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WT.EM.SH	CA3645		



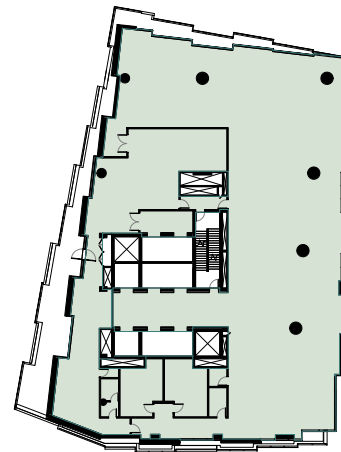
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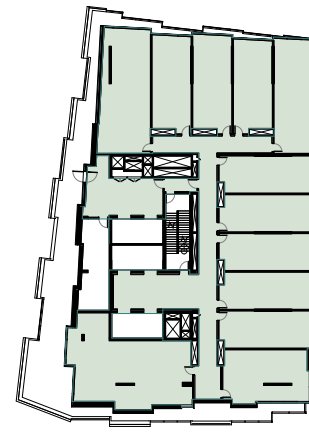
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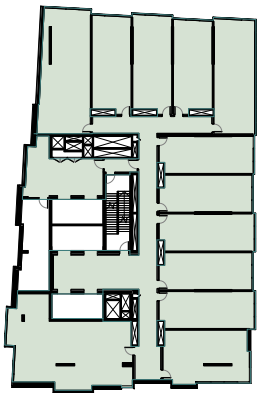
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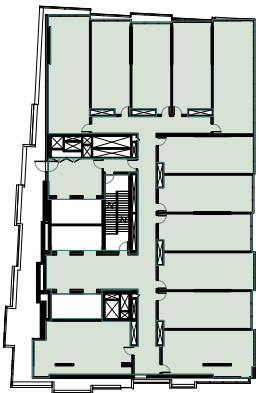
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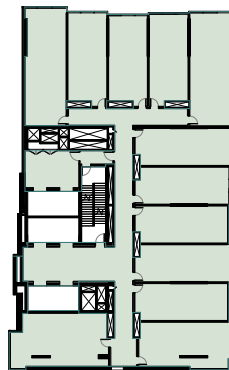
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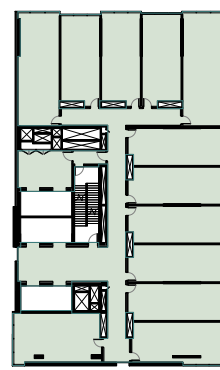
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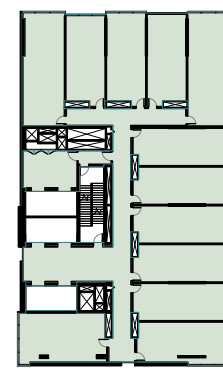
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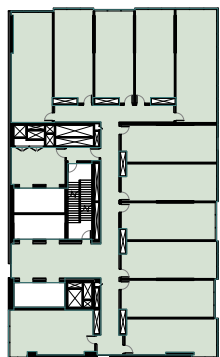
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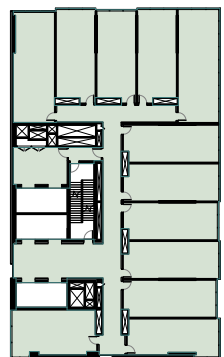
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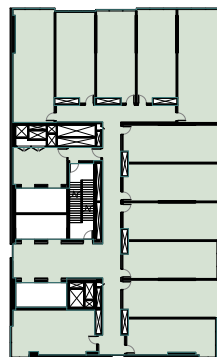
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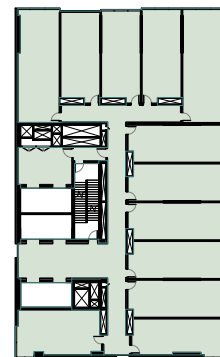
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SCALE 1 : 400



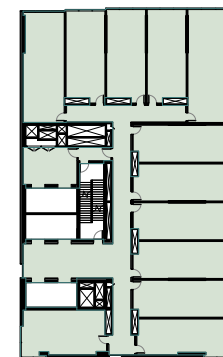
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SCALE 1 : 400



13 LEVEL 12 - HOTEL STANDARD
SCALE 1 : 400



14 LEVEL 13 - HOTEL STANDARD
SCALE 1 : 400



15 LEVEL 14 - HOTEL STANDARD
SCALE 1 : 400

CLIENT:



COLLABORATORS



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LEVEL 19, 161 SUSSEX ST, SYDNEY, NSW 2000
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TOWN PLANNER
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STRUCTURAL ENGINEER
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02 9437 1000



FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

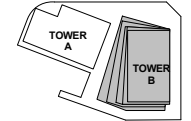


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120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

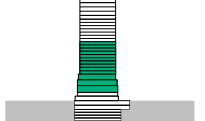


LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9168 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

RETAIL GFA
HOTEL GFA

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	18.12.2017	SECTION 98 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	07.09.2016	ISSUE FOR COORDINATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

GFA PLANS

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:400 @A1	1801	F
DRAWN BY:	PROJECT NO:		
WT.EM.SH	CA3645		

S4.55 ISSUE

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02 8245 0000

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02 8233 9600

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ROBERT BIRD GROUP
6-13 CASTLECREACH ST, SYDNEY, NSW 2000
02 8246 3200

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WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

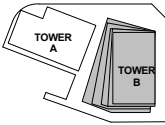
SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11/03, 66 YORK ST, SYDNEY, NSW 2000
02 9249 1400

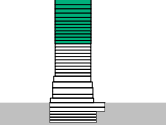
BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXWELL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000



F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	DRAFT FOR DA SUBMISSION	SH
5	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
4	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	07.09.2016	ISSUED FOR COORDINATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

GFA PLANS

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:400 @A1		
DRAWN BY:	PROJECT NO:	1802	F
WT.EM.SH	CA3645		

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02 8233 9900

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
9-13 CASTLEREAGH ST, SYDNEY, NSW 2000
02 8246 3200

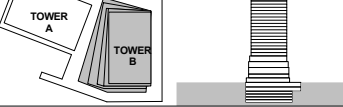
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
1/6, BLDG 8, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8484 7000

SERVICES ENGINEER
JHA
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02 9437 1000

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SURFACE DESIGN
SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
--- APPROVED S1DA 2017
- SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL AND BACK OF HOUSE ENTRIES)
- TERRACOTTA
- MAINTENANCE ACCESS DOOR
- GREENWALL
- GLAZING
- GLAZING WITH FRIT/ BACK PAN
- CHARCOAL ALUMINIUM CLADDING

*REFER MATERIAL BOARD

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	22.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	ISSUED FOR INFORMATION ONLY	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
EAST ELEVATION

DATE: 18.01.2019 SCALE: 1:200 @A1 DRAWING No: REV: 2000 G

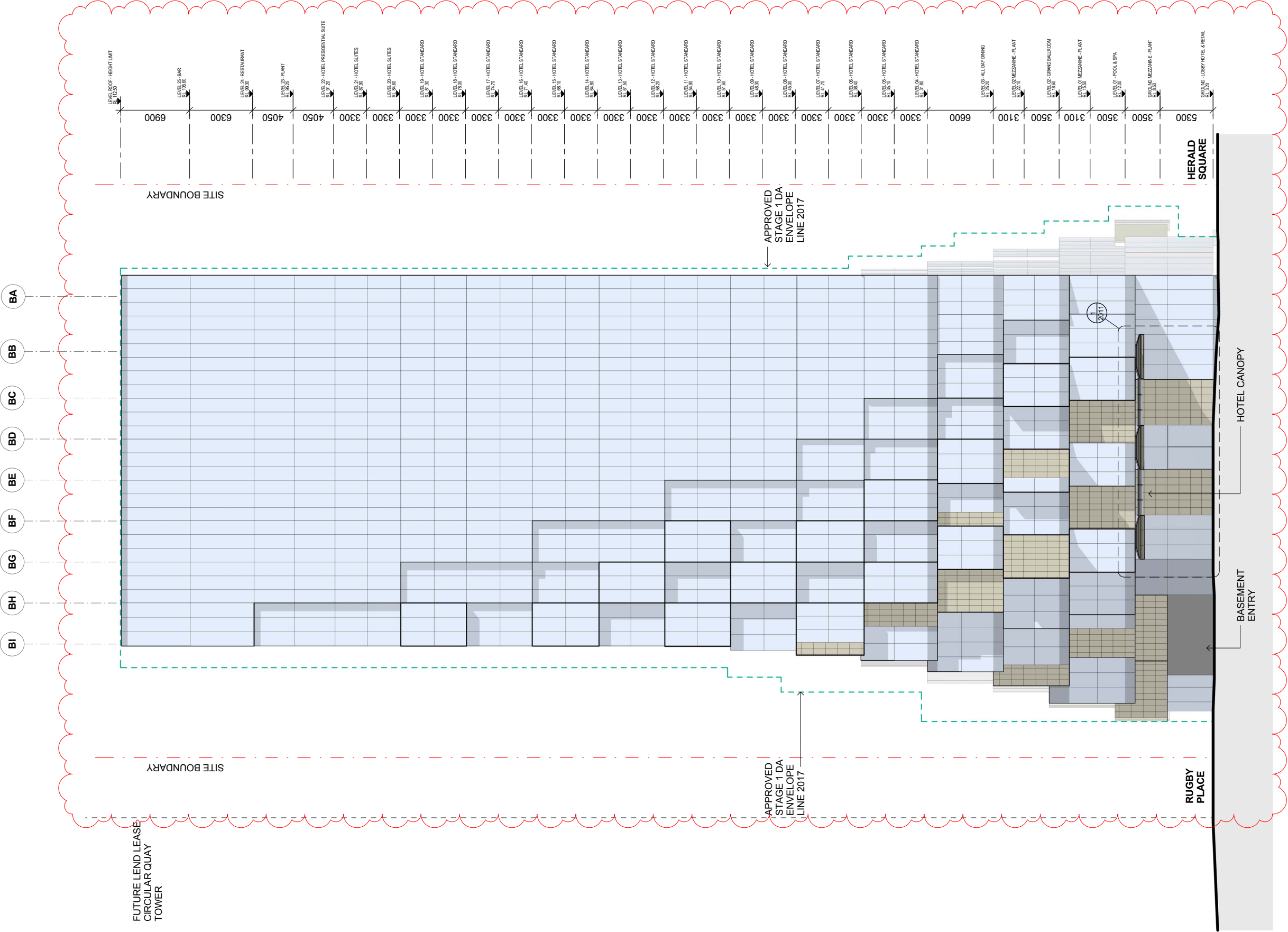
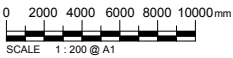
DRAWN BY: WT.EM.SH PROJECT NO: CA3645

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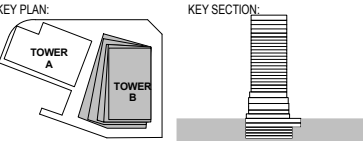


CLIENT:



COLLABORATORS

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LEVEL 18, 161 SUSSEX ST, SYDNEY, NSW 2000
02 8245 0000
- TOWN PLANNER**
URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9900
- STRUCTURAL ENGINEER**
ROBERT BIRD GROUP
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02 8246 3200
- MECHANICAL / ELECTRICAL ENGINEER**
WOOD & GRIEVE ENGINEERS
1/6, BLDG 8, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8484 7000
- SERVICES ENGINEER**
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000
- FAÇADE ENGINEER**
SURFACE DESIGN
SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400
- BCA CONSULTANT**
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500
- LANDSCAPE**
MCGREGOR COXALL
210 WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- - - APPROVED S1DA 2017
- SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL AND BACK OF HOUSE ENTRIES)
- TERRACOTTA
- MAINTENANCE ACCESS DOOR
- GREENWALL
- GLAZING
- GLAZING WITH FRIT/ BACK PAN
- CHARCOAL ALUMINIUM CLADDING
- *REFER MATERIAL BOARD

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	22.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	ISSUED FOR INFORMATION ONLY	SH
5	12.10.2016	ISSUED FOR INFORMATION	SH
4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
2	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
1	12.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:
NORTH ELEVATION

DATE: 18.01.2019 SCALE: 1 : 200 @A1 DRAWING No: 2001 REV: G

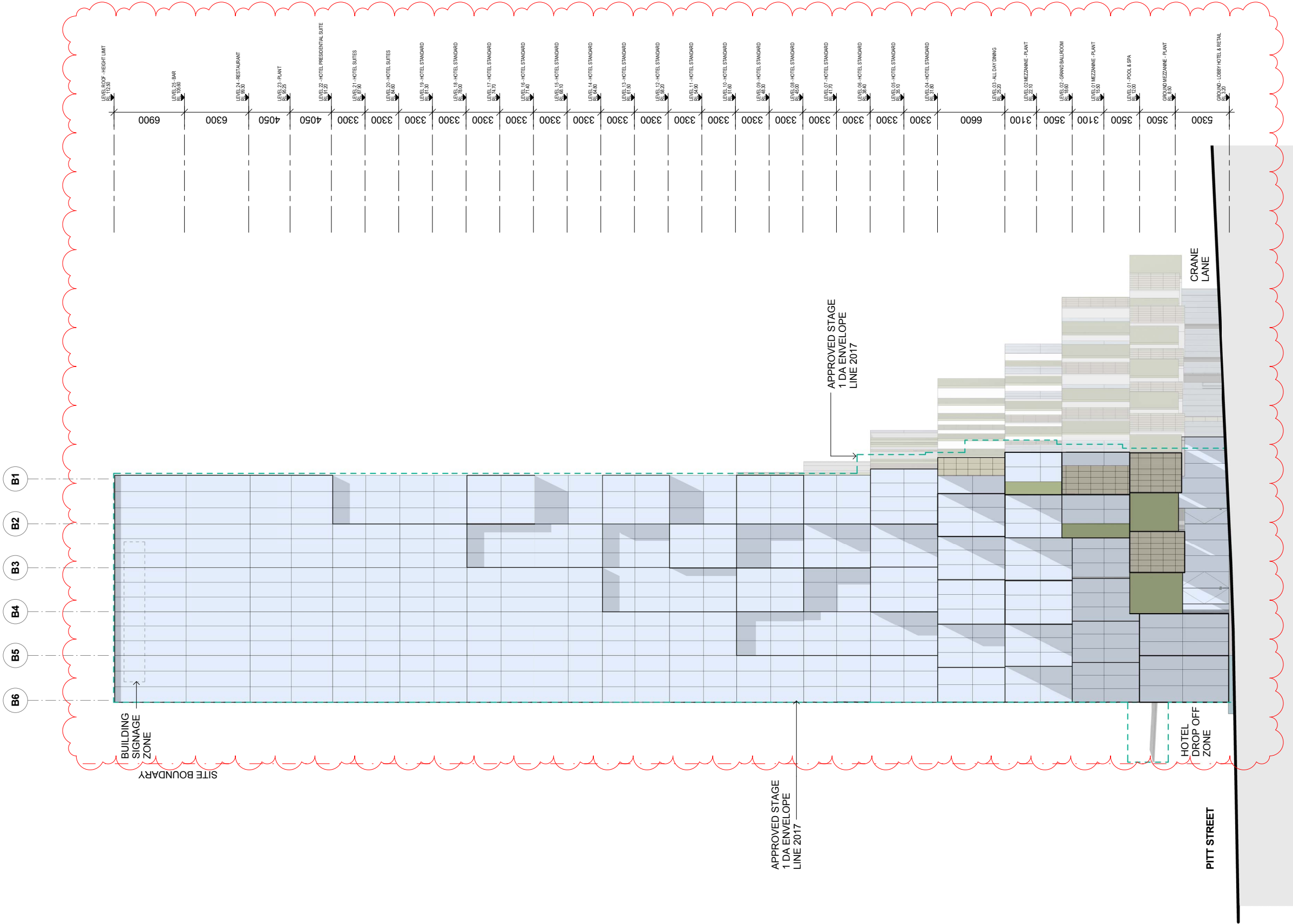
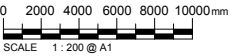
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02 8233 9900

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
9-13 CASTLEREAGH ST, SYDNEY, NSW 2000
02 8246 3200

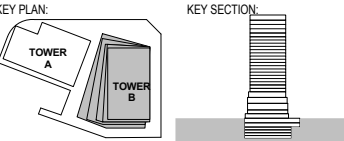
MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
1/6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8494 7000

SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
APPROVED S1DA 2017
- SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL AND BACK OF HOUSE ENTRIES)
- TERRACOTTA
- MAINTENANCE ACCESS DOOR
- GREENWALL
- GLAZING
- GLAZING WITH FRIT/ BACK PAN
- CHARCOAL ALUMINIUM CLADDING
- *REFER MATERIAL BOARD

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	22.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
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ISSUE	DATE	REVISION	BY

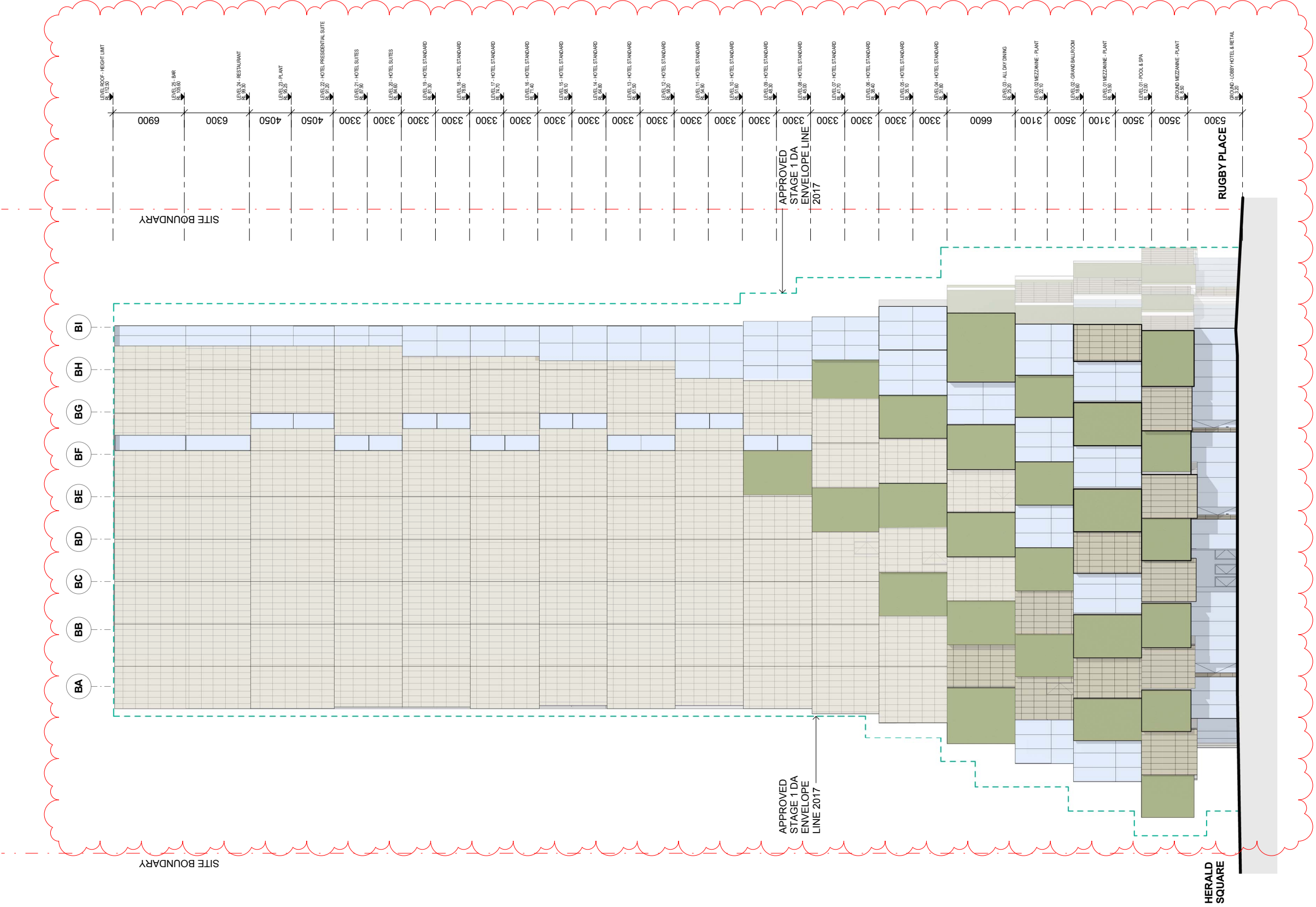
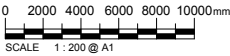
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DATE: 18.01.2019	SCALE: 1 : 200 @A1	DRAWING No: 2002	REV: G
DRAWN BY: WT.EM.SH	PROJECT NO: CA3645		

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URBIS
L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000
02 8233 9800

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
9-13 CASTLECREAGH ST, SYDNEY, NSW 2000
02 8246 3200

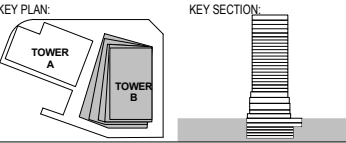
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WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

SERVICES ENGINEER
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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11/03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

- PROPERTY LINE BOUNDARY
- - - APPROVED S1DA 2017
- SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL
AND BACK OF HOUSE ENTRIES)
- TERRACOTTA
- MAINTENANCE ACCESS DOOR
- GREENWALL
- GLAZING
- GLAZING WITH FRIT/ BACK PAN
- CHARCOAL ALUMINIUM CLADDING

*REFER MATERIAL BOARD

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	22.10.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 06 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
6	20.10.2016	ISSUED FOR INFORMATION ONLY	SH
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4	05.10.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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ISSUE	DATE	REVISION	BY

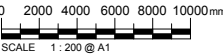
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DRAWN BY: WT.EM.SH	PROJECT NO: CA3645		

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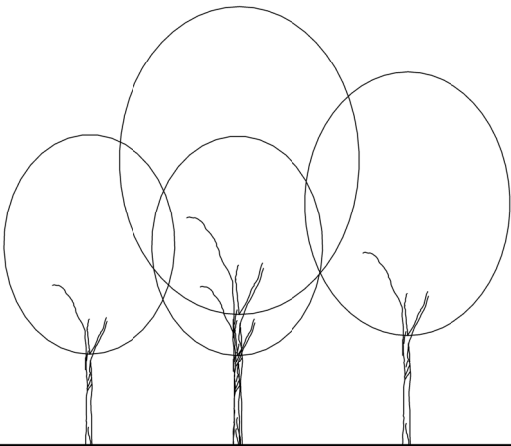


LEND LEASE
CIRCULAR
QUAY TOWER

SITE BOUNDARY



APPROVED STAGE 1 DA
ENVELOPE 2017



CAHILL
EXPRESS WAY

RUGBY
PLACE

HERALD
SQUARE

BASEMENT
ENTRY

HOTEL CANOPY

2011

CLIENT:



COLLABORATORS



PROJECT MANAGER
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LEVEL 18, 161 SUSSEX ST, SYDNEY, NSW 2000
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02 8233 9900



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ROBERT BIRD GROUP
9-13 CASTLEREAGH ST, SYDNEY, NSW 2000
02 8246 3200



MECHANICAL / ELECTRICAL ENGINEER
WOOD & GRIEVE ENGINEERS
L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2065
02 8484 7000



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LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000



FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11.03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

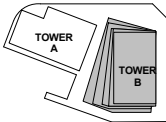


BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

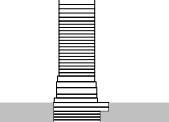


LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

--- PROPERTY LINE BOUNDARY
--- APPROVED S1DA 2017

SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL
AND BACK OF HOUSE ENTRIES)

TERRACOTTA

MAINTENANCE ACCESS DOOR

GREENWALL

GLAZING

GLAZING WITH FRIT/ BACK PAN

CHARCOAL ALUMINIUM CLADDING

*REFER MATERIAL BOARD

F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

EAST STREET ELEVATION

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1 : 200 @A1		
DRAWN BY:	PROJECT NO:	2004	F
WT.EM.SH	CA3645		

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0 2000 4000 6000 8000 10000mm
SCALE 1 : 200 @ A1

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02 8245 0000

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02 9437 1000

Surface Design
SUITE 11.03, 88 YORK ST, SYDNEY, NSW 2000
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CITY PLAN SERVICES
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
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MCGREGOR COXALL
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02 9188 7500

PROJECT MANAGER

TOWN PLANNER

STRUCTURAL ENGINEER

MECHANICAL / ELECTRICAL ENGINEER

SERVICES ENGINEER

FAÇADE ENGINEER

BCA CONSULTANT

LANDSCAPE
-
- PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000
- PROPERTY LINE BOUNDARY

APPROVED S1DA 2017

SANDSTONE
(AS INDICATED AND TO SIDE WALLS OF RETAIL
AND BACK OF HOUSE ENTRIES)

TERRACOTTA

MAINTENANCE ACCESS DOOR

GREENWALL

GLAZING

GLAZING WITH FRIT/ BACK PAN

CHARCOAL ALUMINIUM CLADDING

*REFER MATERIAL BOARD
- | | | | |
|-------|------------|--|----|
| F | 18.01.2019 | ISSUED FOR SECTION 4.55 APPLICATION | SH |
| E | 30.11.2018 | ISSUED FOR INFORMATION AND COORDINATION ONLY | SH |
| D | 14.11.2018 | ISSUED FOR INFORMATION AND COORDINATION ONLY | SH |
| C | 15.12.2017 | SECTION 96 APPLICATION | SH |
| B | 10.03.2017 | REVISED FOR STAGE 2 DEVELOPMENT APPLICATION | SH |
| A | 28.10.2016 | ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION | SH |
| ISSUE | DATE | REVISION | BY |
- | | | | |
|---|-------------|-------------|----------|
| DRAWING TITLE:
NORTH STREET ELEVATION | | | |
| DATE: | SCALE: | DRAWING No: | REV: |
| 18.01.2019 | 1 : 200 @A1 | | |
| DRAWN BY: | PROJECT NO: | 2005 | F |
| WT.EM.SH | CA3645 | | |
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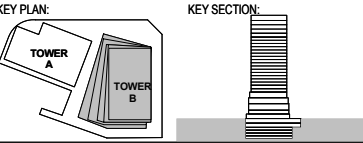
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CAD FILE:
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	TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9900
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	MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS 1/8, BLDG 8, 207 PACIFIC HWY, ST LEONARDS, NSW 2065 02 8484 7000
	SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
	FAÇADE ENGINEER SURFACE DESIGN SUITE 11.03, 88 YORK ST, SYDNEY, NSW 2000 02 9249 1400
	BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
	LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

---	PROPERTY LINE BOUNDARY
- - -	APPROVED S1DA 2017
	SANDSTONE (AS INDICATED AND TO SIDE WALLS OF RETAIL AND BACK OF HOUSE ENTRIES)
	TERRACOTTA
	MAINTENANCE ACCESS DOOR
	GREENWALL
	GLAZING
	GLAZING WITH FRIT/ BACK PAN
	CHARCOAL ALUMINIUM CLADDING

*REFER MATERIAL BOARD

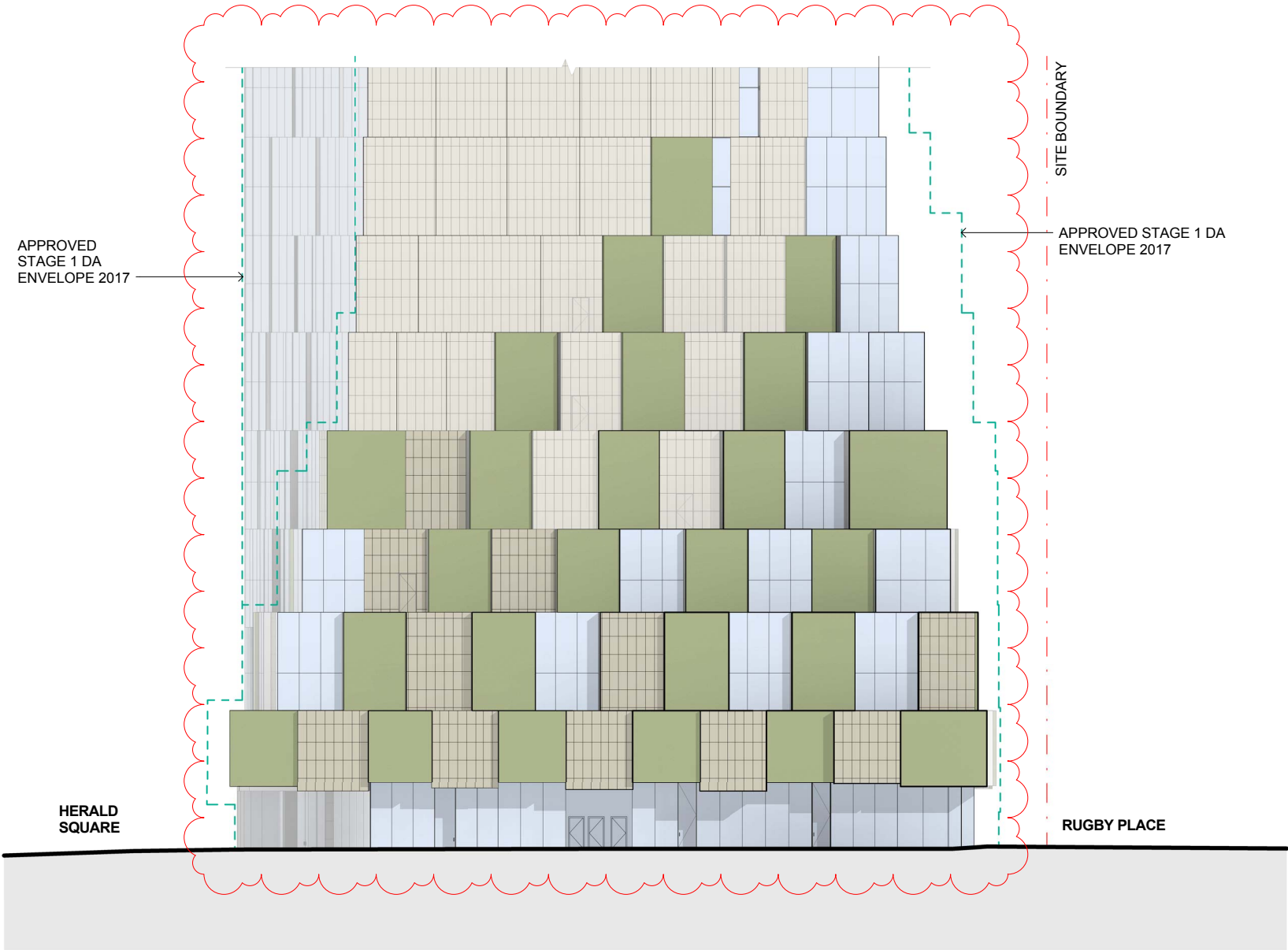
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E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: WEST STREET ELEVATION			
DATE: 18.01.2019	SCALE: 1 : 200 @A1	DRAWING No: 2006	REV: F
DRAWN BY: WT.EM.SH	PROJECT NO: CA3645		

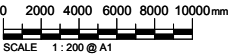
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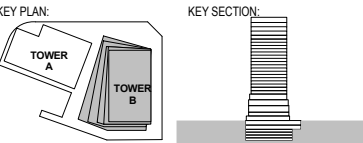
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		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 11.03, 88 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

---	PROPERTY LINE BOUNDARY
---	APPROVED S1DA 2017
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	TERRACOTTA
	MAINTENANCE ACCESS DOOR
	GREENWALL
	GLAZING
	GLAZING WITH FRIT/ BACK PAN
	CHARCOAL ALUMINIUM CLADDING
*REFER MATERIAL BOARD	

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D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

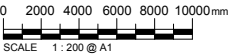
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DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1 : 200 @A1		
DRAWN BY:	PROJECT NO:	2007	F
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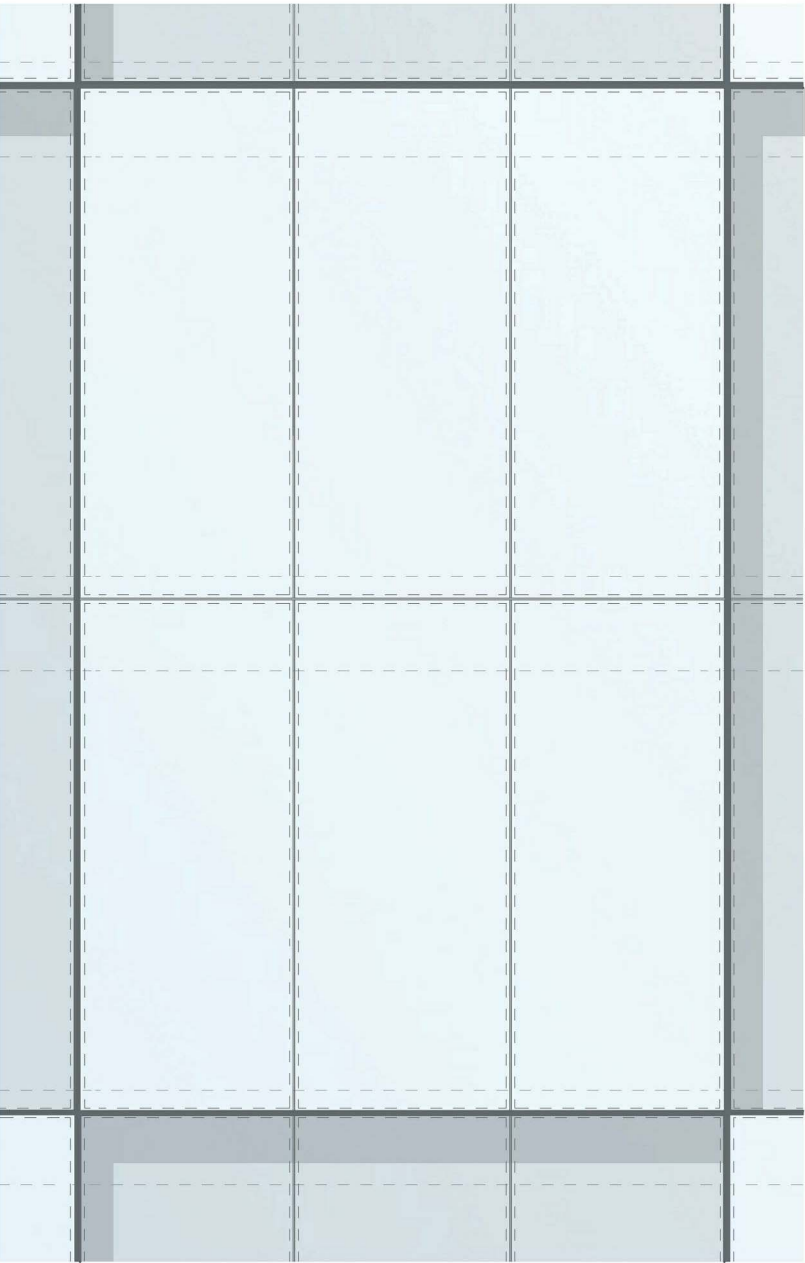
97 NORTH

DO NOT SCALE



Materiality | Glass Pixel

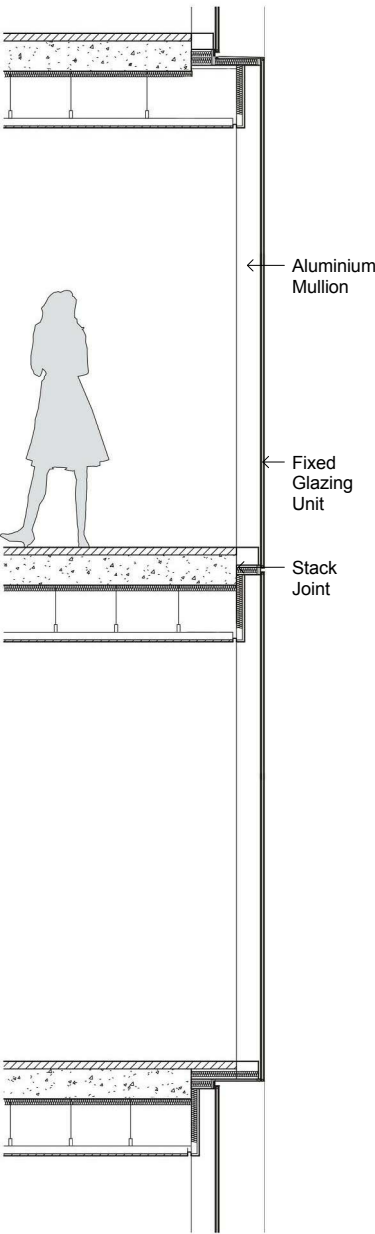
The glass pixels are generated by a modular, glazed curtain wall structure with minimal framing to preserve views and to create a sharp, high-resolution appearance. The glass has been chosen to balance transparency (an experiential and aesthetic goal) and reflectivity (minimized to achieve regulatory requirements) with an overall colour and sheen that complements other sophisticated facades on the Sydney skyline.



Partial Elevation



Partial Plan











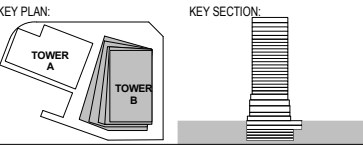
Partial Wall Section

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 STRUCTURAL ENGINEER ROBERT BIRD GROUP 6-13 CASTLECREAGH ST, SYDNEY, NSW 2000 02 8246 3200	 MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085 02 8484 7000
 SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000	 FAÇADE ENGINEER SURFACE DESIGN SUITE 11/03, 66 YORK ST, SYDNEY, NSW 2000 02 9249 1400
 BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500	 LANDSCAPE MCGREGOR COXALL 210 WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

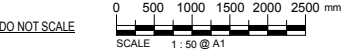
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D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: FAÇADE DETAILS			
DATE: 18.01.2019	SCALE: 1 : 50 @A1	DRAWING No: 2008	REV: E
DRAWN BY: KKA, CRONE	PROJECT NO: CA3645		

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SECTION 4.55 ISSUE

Materiality | Sandstone Pixel

Conceptually, the stone proposed for the building connects it to nearby historic sandstone buildings, and to the rest of the city. The stone pixels at ground level and in the low levels of the tower will use natural Sydney sandstone, Piles Creek Cream, in areas close to human contact for an authentic tactile experience, and matching composite terracotta (for weight, installation, and maintenance reasons) for the remainder of the tower. The terracotta will be colour matched to maintain colour and texture consistency throughout the tower. It is aesthetically important that there be no visible banding at the junction of the natural stone and terracotta, so accelerated weathering tests will be carried out to ensure that the long term appearance of the terracotta matches that of the natural stone.

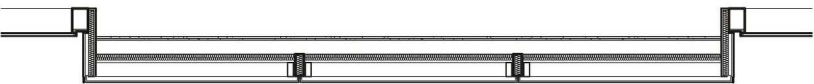


Materiality | Vegetated Pixel

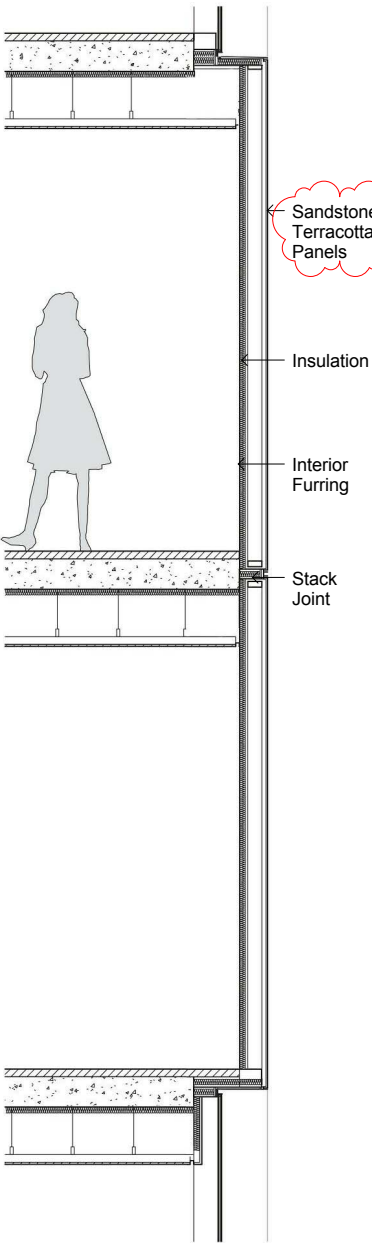
As a key way of introducing nature into the building concept, vegetation will be incorporated by using the consistent language of pixels. Carefully selected native species will be selected for visual diversity, to match available light and air conditions, and to minimize irrigation and maintenance requirements. The vegetated pixel installation will use a standardized modular system to allow for easy replacement as needed. Experientially, the planted pixels will bring colour, texture, and a human scale to the lower half of the building, primarily at the west and south facades, expressing the building as garden architecture, and presenting a link between the urban and natural environment.



Partial Elevation



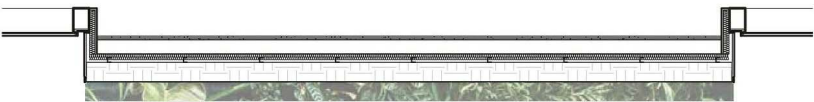
Partial Plan



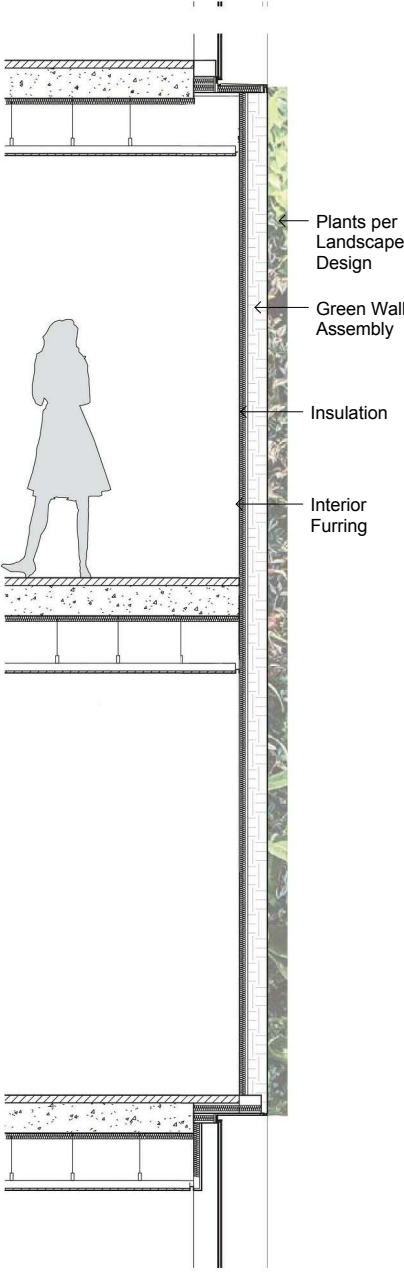
Partial Wall Section



Partial Elevation



Partial Plan



Partial Wall Section

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L6, BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

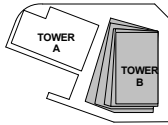
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02 9437 1000

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SURFACE DESIGN
SUITE 1103, 66 YORK ST, SYDNEY, NSW 2000
02 9249 1400

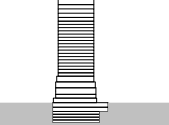
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02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	15.12.2017	SECTION 96 APPLICATION	SH
B	10.03.2017	REVISD FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE:

FACADE DETAILS

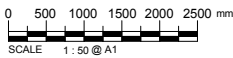
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18.01.2019	1 : 50 @A1	2009	E
DRAWN BY:	PROJECT NO:		
KKAA, CRONE	CA3645		

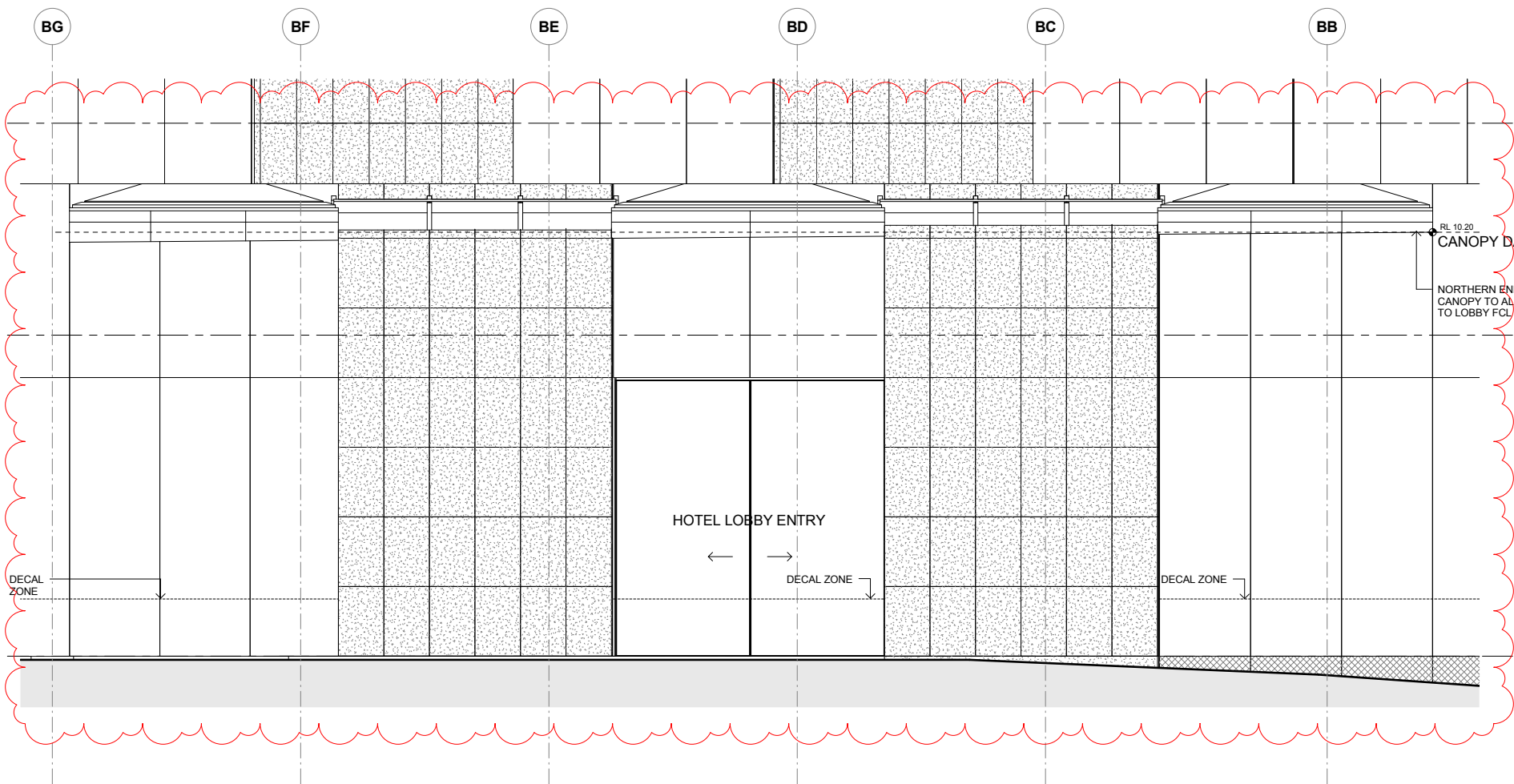
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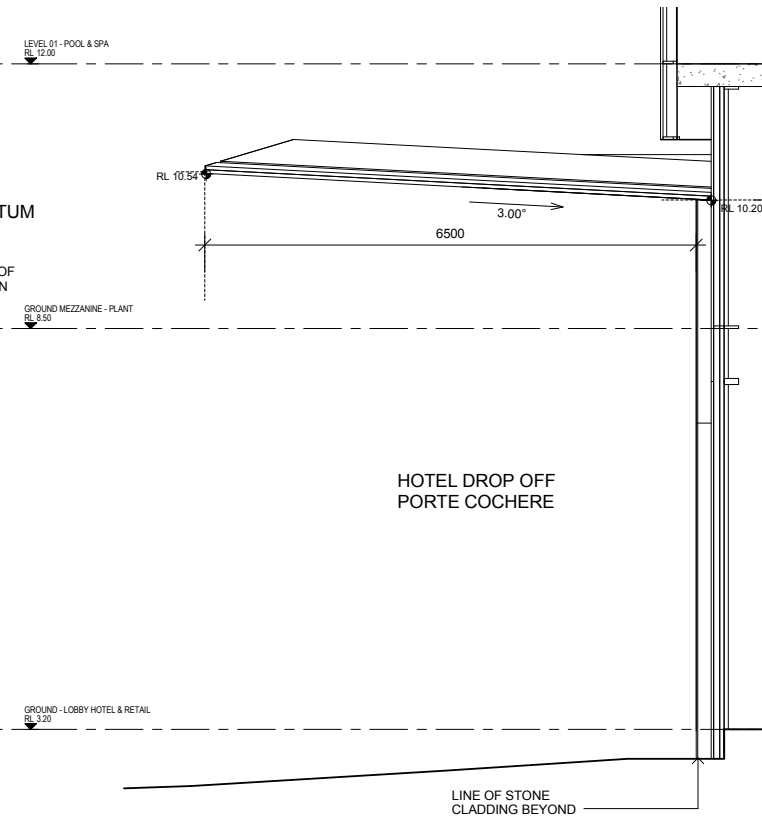
99 NORTH

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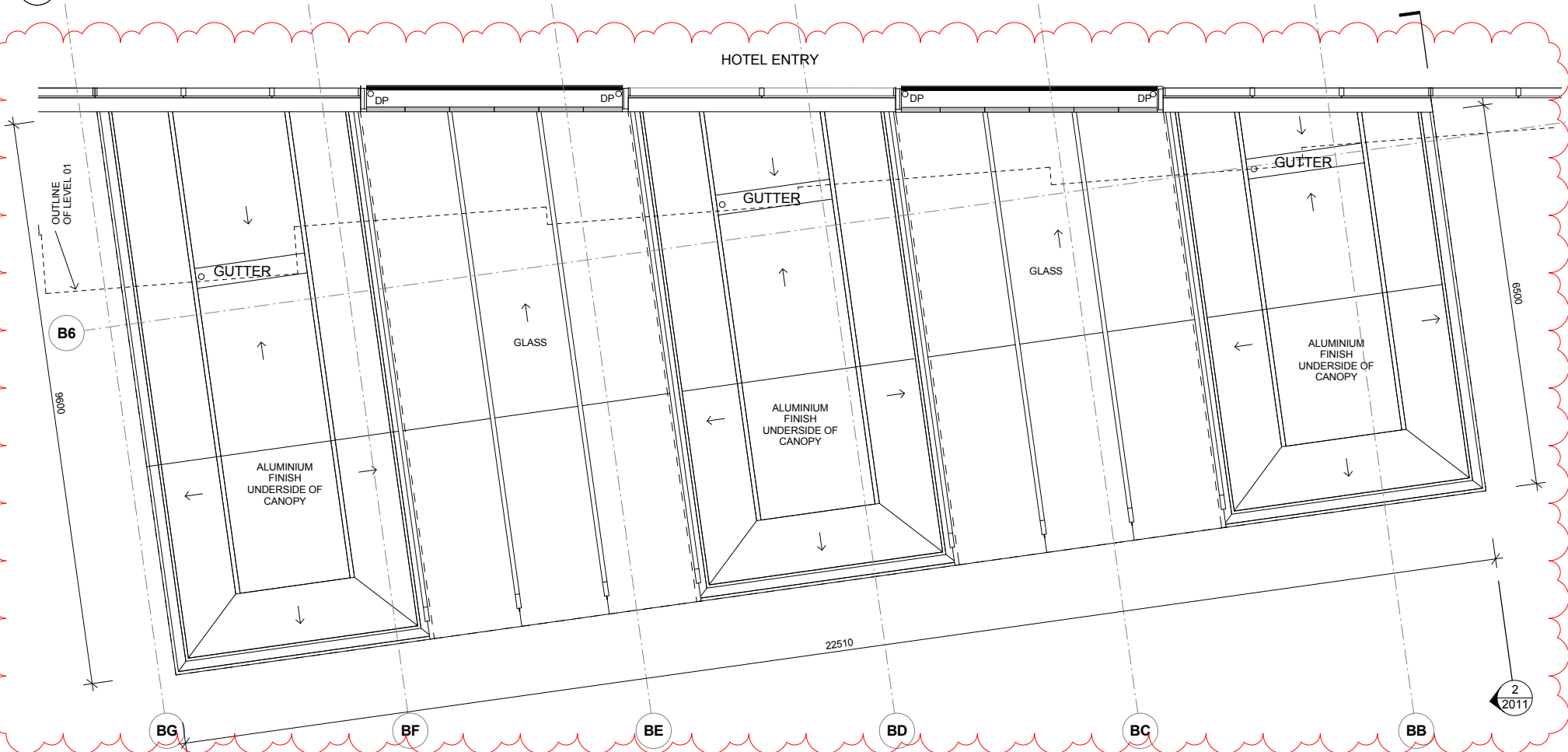




1 HOTEL ENTRANCE - PORTE COCHERE ELEVATION
SCALE 1 : 50



2 HOTEL ENTRANCE - PORTE COCHERE CANOPY SECTION
SCALE 1 : 50



3 HOTEL ENTRANCE - PORTE COCHERE CANOPY PLAN
SCALE 1 : 50



2. HOTEL ENTRANCE - PITT STREET PERSPECTIVE

ISSUE	DATE	REVISION	BY
E	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
D	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	15.12.2017	SECTION 96 APPLICATION	SH
A	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH

DRAWING TITLE: CANOPY DETAILS			
DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1 : 50 @ A1		
DRAWN BY:	PROJECT NO:	2011	E
KKAA, CRONE	CA3645		

1. CARPARK OFFICES

2. SUBSTATION

3. SWITCHROOM

4. SECURITY OFFICE

5. UNIFORMS

6. HOUSE KEEPING OFFICE & LAUNDRY

7. CLEAN LINEN

8. F&B DRY STORAGE & COOL ROOM

9. HOTEL PUTRESCIBLE WASTE COOL ROOM

10. RETAIL

11. CARPARK ENTRY

12. LOBBY

13. PLANTROOM

14. SPA

15. SALON

16. LOBBY / RECEPTION

17. YOGA

18. GYM

19. WELLNESS CAFE

20. VIP MEETING ROOM

21. CLOAK ROOM

22. PRE FUNCTION

23. BALLROOM

24. ALL DAY DINING

25. HOTEL SUITES

26. HOTEL STANDARD

27. HOTEL PRESIDENTIAL SUITE

28. PLANTROOM

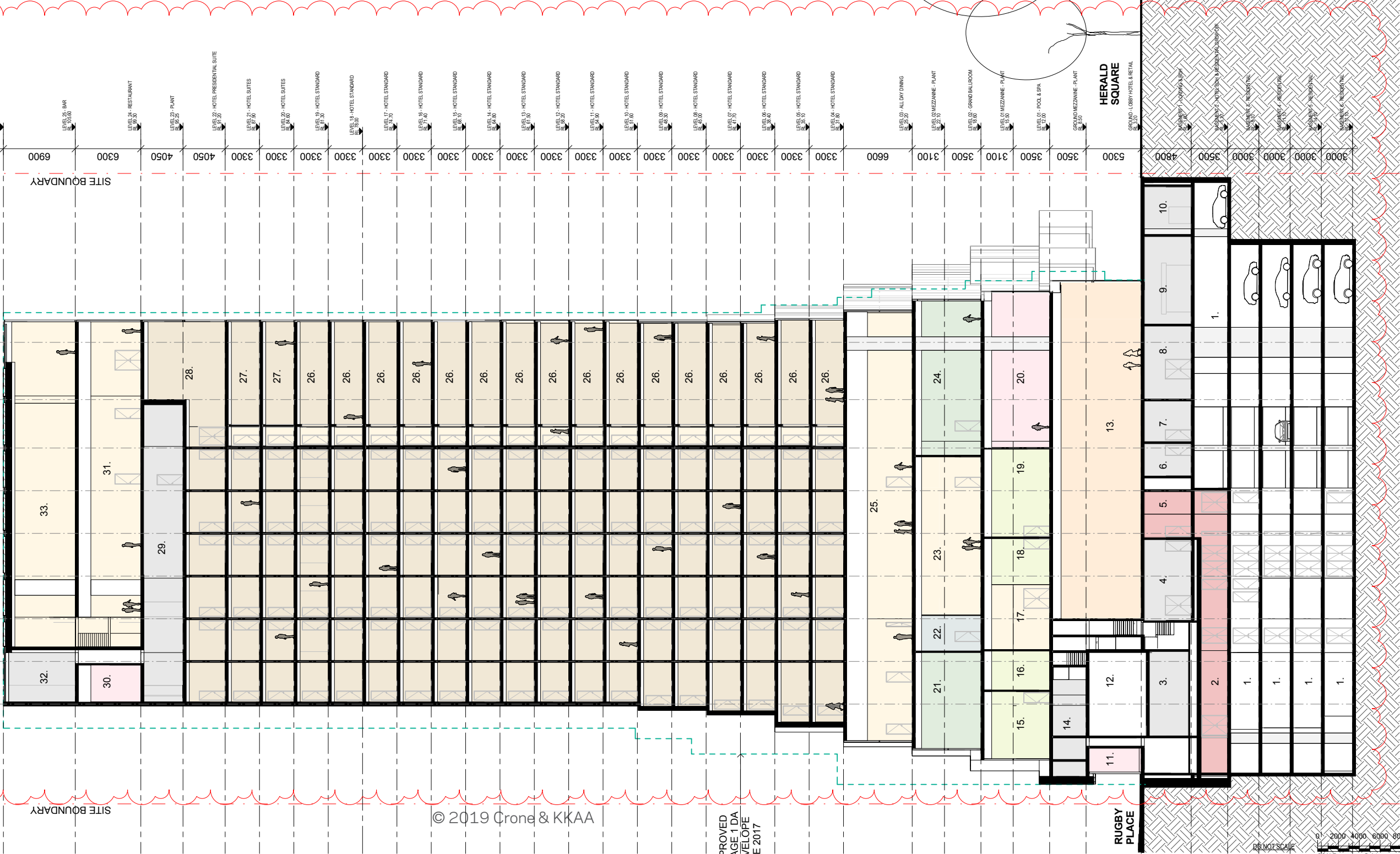
29. PRIVATE DINING

30. SPECIALTY RESTAURANT

31. BMU

32. BAR

33.
-



Crone Partners Pty Ltd, Level 18, 680 George Street, Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300 Fax: +61 2 8295 5301 ABN: 80 095 989 272
Nominated Architect Greg Crone - NSW Reg. No. 3929

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LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
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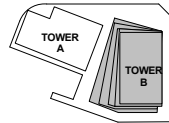
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02 9437 1000

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SURFACE DESIGN
SUITE 11/03, 46 YORK ST, SYDNEY, NSW 2000
02 9249 1400

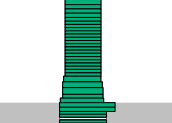
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KEY PLAN:



KEY SECTION:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

G	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
F	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
E	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
5	20.10.2016	DRAFT FOR DA SUBMISSION	SH
4	12.10.2016	ISSUED FOR INFORMATION	SH
3	30.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
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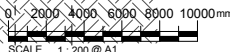
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DATE:	SCALE:	DRAWING No:	REV:
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DRAWN BY:	PROJECT NO:	3000	G
SS, SMS, VS, XM	CA3645		

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LA BLDG B, 207 PACIFIC HWY, ST LEONARDS, NSW 2085
02 8484 7000

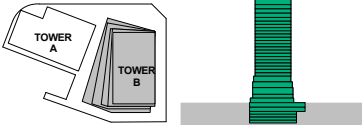
SERVICES ENGINEER
JHA
LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060
02 9437 1000

FAÇADE ENGINEER
SURFACE DESIGN
SUITE 11/03, 68 YORK ST, SYDNEY, NSW 2000
02 9249 1400

BCA CONSULTANT
CITY PLAN SERVICES
120 SUSSEX ST, SYDNEY, NSW 2000
02 8270 3500

LANDSCAPE
MCGREGOR COXALL
21C WHISTLER ST, MANLY, NSW 2000
02 9188 7500

KEY PLAN:



PROJECT:

ONE CIRCULAR QUAY, TOWER B

1 Alfred Street Sydney NSW 2000

ISSUE	DATE	REVISION	BY
F	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
E	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
D	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
C	25.09.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	10.03.2017	REVISED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
A	28.10.2016	ISSUED FOR STAGE 2 DEVELOPMENT APPLICATION	SH
3	20.10.2016	DRAFT FOR DA SUBMISSION	SH
2	12.10.2016	ISSUED FOR INFORMATION	SH
1	20.09.2016	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH

DRAWING TITLE:

SECTION B - B

DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1:200 @A1		
DRAWN BY:	PROJECT NO:	3001	F
SS, SMS, VS, XM	CA3645		

S4.55 ISSUE

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102 NORTH

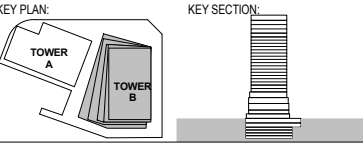
DO NOT SCALE



CLIENT:



COLLABORATORS		PROJECT MANAGER TURNER & TOWNSEND THINC LEVEL 18, 161 SUSSEX ST, SYDNEY, NSW 2000 02 8245 0000
		TOWN PLANNER URBIS L23, DARLING PARK 201 SUSSEX ST, SYDNEY, NSW 2000 02 8233 9900
		STRUCTURAL ENGINEER ROBERT BIRD GROUP 9-13 CASTLEREAGH ST, SYDNEY, NSW 2000 02 8246 3200
		MECHANICAL / ELECTRICAL ENGINEER WOOD & GRIEVE ENGINEERS 1/6, BLDG 8, 207 PACIFIC HWY, ST LEONARDS, NSW 2065 02 8484 7000
		SERVICES ENGINEER JHA LEVEL 23, 101 MILLER ST, NORTH SYDNEY, NSW 2060 02 9437 1000
		FAÇADE ENGINEER SURFACE DESIGN SUITE 11.03, 88 YORK ST, SYDNEY, NSW 2000 02 9249 1400
		BCA CONSULTANT CITY PLAN SERVICES 120 SUSSEX ST, SYDNEY, NSW 2000 02 8270 3500
		LANDSCAPE MCGREGOR COXALL 21C WHISTLER ST, MANLY, NSW 2000 02 9188 7500



PROJECT:
ONE CIRCULAR QUAY, TOWER B
1 Alfred Street Sydney NSW 2000

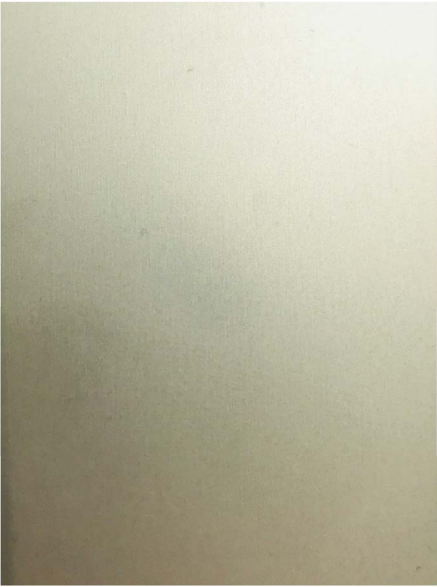
---	PROPERTY LINE BOUNDARY
- - -	APPROVED S1DA 2017
	SANDSTONE (AS INDICATED AND TO SIDE WALLS OF RETAIL AND BACK OF HOUSE ENTRIES)
	TERRACOTTA
	MAINTENANCE ACCESS DOOR
	GREENWALL
	GLAZING
	GLAZING WITH FRIT/ BACK PAN
	CHARCOAL ALUMINIUM CLADDING
*REFER MATERIAL BOARD	

D	18.01.2019	ISSUED FOR SECTION 4.55 APPLICATION	SH
C	30.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
B	14.11.2018	ISSUED FOR INFORMATION AND COORDINATION ONLY	SH
A	15.12.2017	SECTION 96 APPLICATION	SH
ISSUE	DATE	REVISION	BY

DRAWING TITLE: MATERIALS BOARD			
DATE:	SCALE:	DRAWING No:	REV:
18.01.2019	1 : 500 @A1		
DRAWN BY:	PROJECT NO:	9911	D
SH	CA3645		

S4.55 ISSUE

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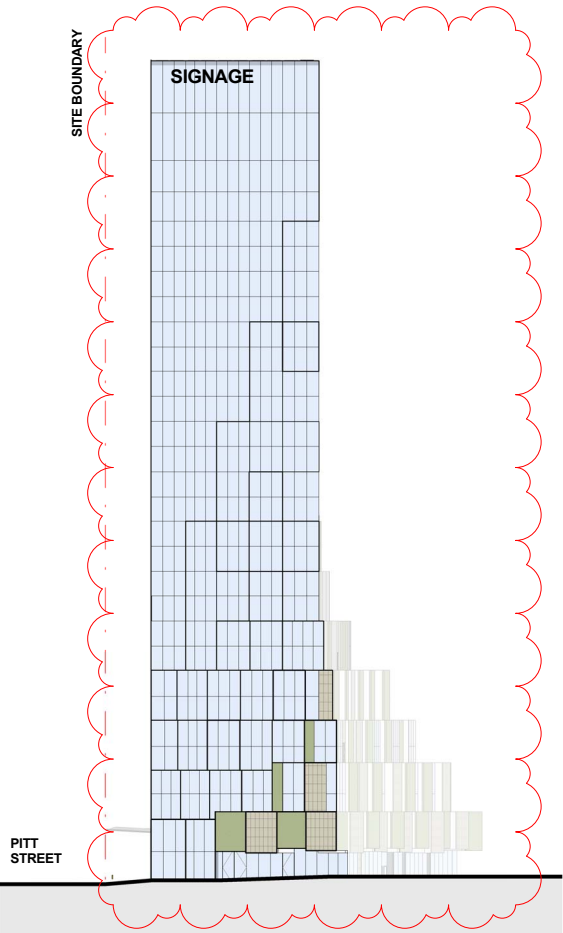


ALUMINIUM CLADDING, ANODIZED/POWDERCOATED.
COLOUR SATIN SANDSTONE.
(CANOPY SOFFIT)

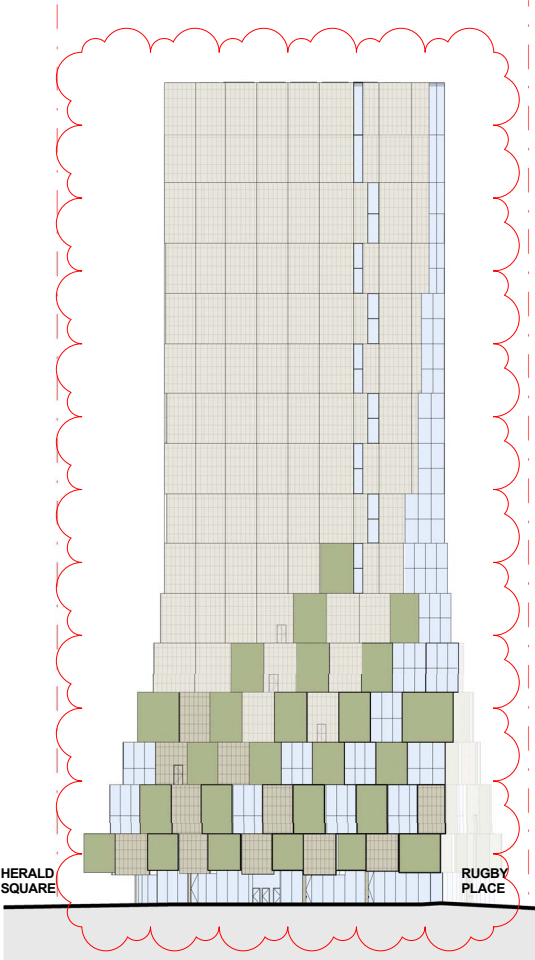


STONE WALL CLADDING, SYDNEY SANDSTONE,
COLOUR CREAM
(GROUND UP TO LEVEL 07. FOR MATERIAL DISTRIBUTION REFER TO
DETAIL ELEVATIONS BELOW.)

WALL CLADDING, TERRA COTTA
COLOUR CREAM TO MATCH SANDSTONE
(FROM LEVEL 03 AND ABOVE. FOR MATERIAL DISTRIBUTION
REFER TO DETAIL ELEVATIONS BELOW.)



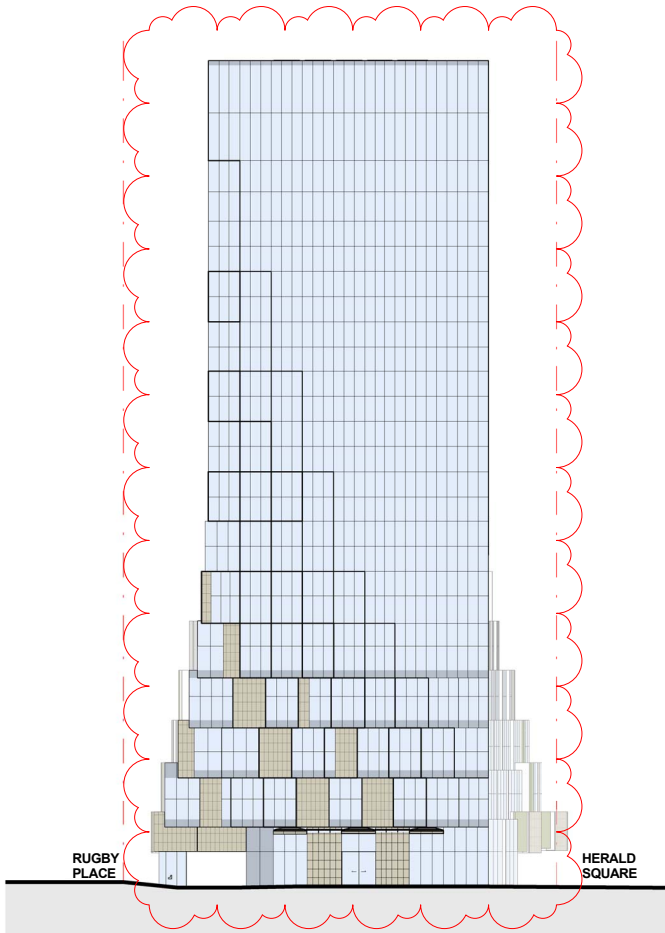
1 NORTH ELEVATION.
SCALE 1 : 500



2 WEST ELEVATION.
SCALE 1 : 500



3 SOUTH ELEVATION.
SCALE 1 : 500



4 EAST ELEVATION.
SCALE 1 : 500

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