

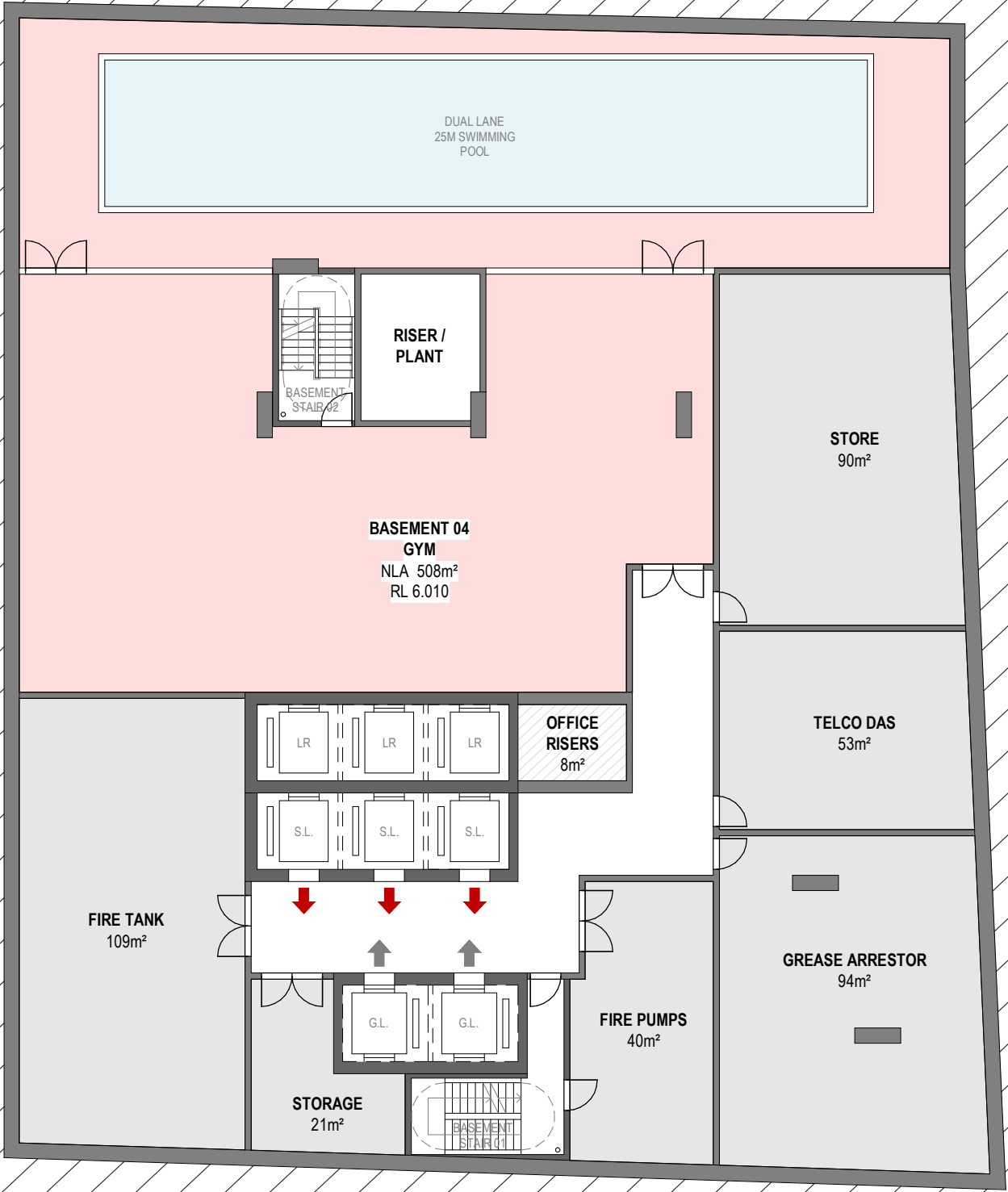
4-6 Bligh Street, Sydney

Reference Design

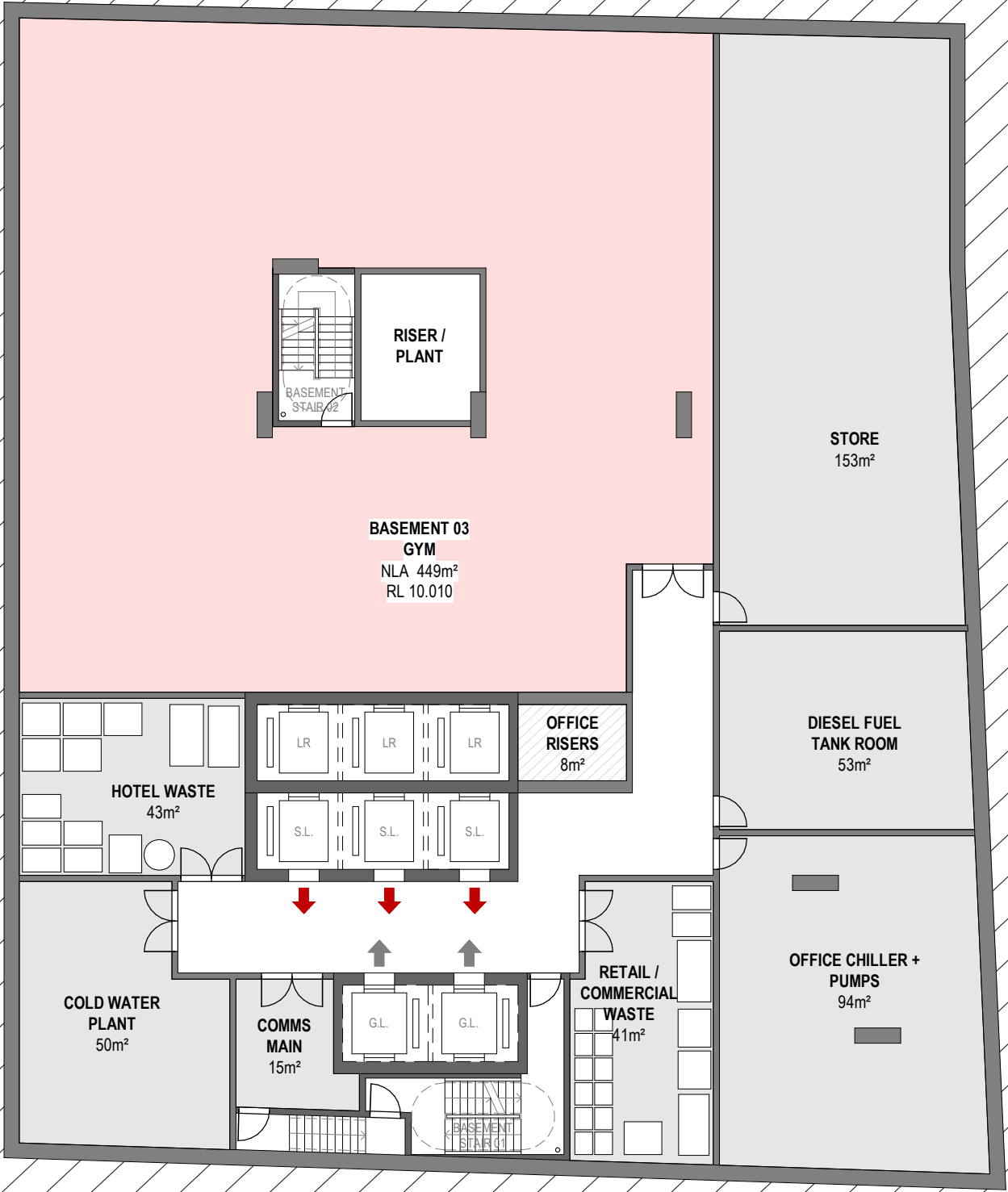
Sheet Number	Sheet Name	Current Revision Date
RD0000	Cover Sheet	31/01/18
RD1001	Basement Level 04 Plan	31/01/18
RD1002	Basement Level 03 Plan	31/01/18
RD1003	Basement Level 02 Plan	31/01/18
RD1004	Basement Level 01 Plan	31/01/18
RD1005	Ground Level Plan	24/07/17
RD1006	Level 01 Plan (Commercial)	31/01/18
RD1007	Level 02 Plan (Podium Plant)	31/01/18
RD1008	Level 03-09 Plan (Typical Commercial)	31/01/18
RD1010	Level 10 Plan (Commercial)	31/01/18
RD1011	Level 11 Plan (Podium Roof/Hotel Lobby)	31/01/18
RD1012	Level 12 Plan (Podium Transfer/Plant)	31/01/18
RD1013	Typical Hotel Plan	31/07/17
RD1014	Level 31 Plan (Mid Plant Level)	31/01/18
RD1015	Level 51 Plan (Hotel Club Lounge)	31/01/18
RD1016	Level 52 Plan (Function)	31/01/18
RD1017	Level 53 Plan (Hotel Roof Terrace)	31/01/18
RD1018	Level 54 Plan (Hotel Roof Mezzanine)	31/01/18
RD1019	Level 55 Plan (Tower Roof Plant)	31/01/18
RD2001	Section	31/01/18
RD3001	Area Schedule	31/01/18
RD4000	3D Perspectives (Indicative Only) - 01	20/07/17
RD4001	3D Perspectives (Indicative Only) - 02	20/07/17
RD4002	3D Perspectives (Indicative Only) - 03	20/07/17



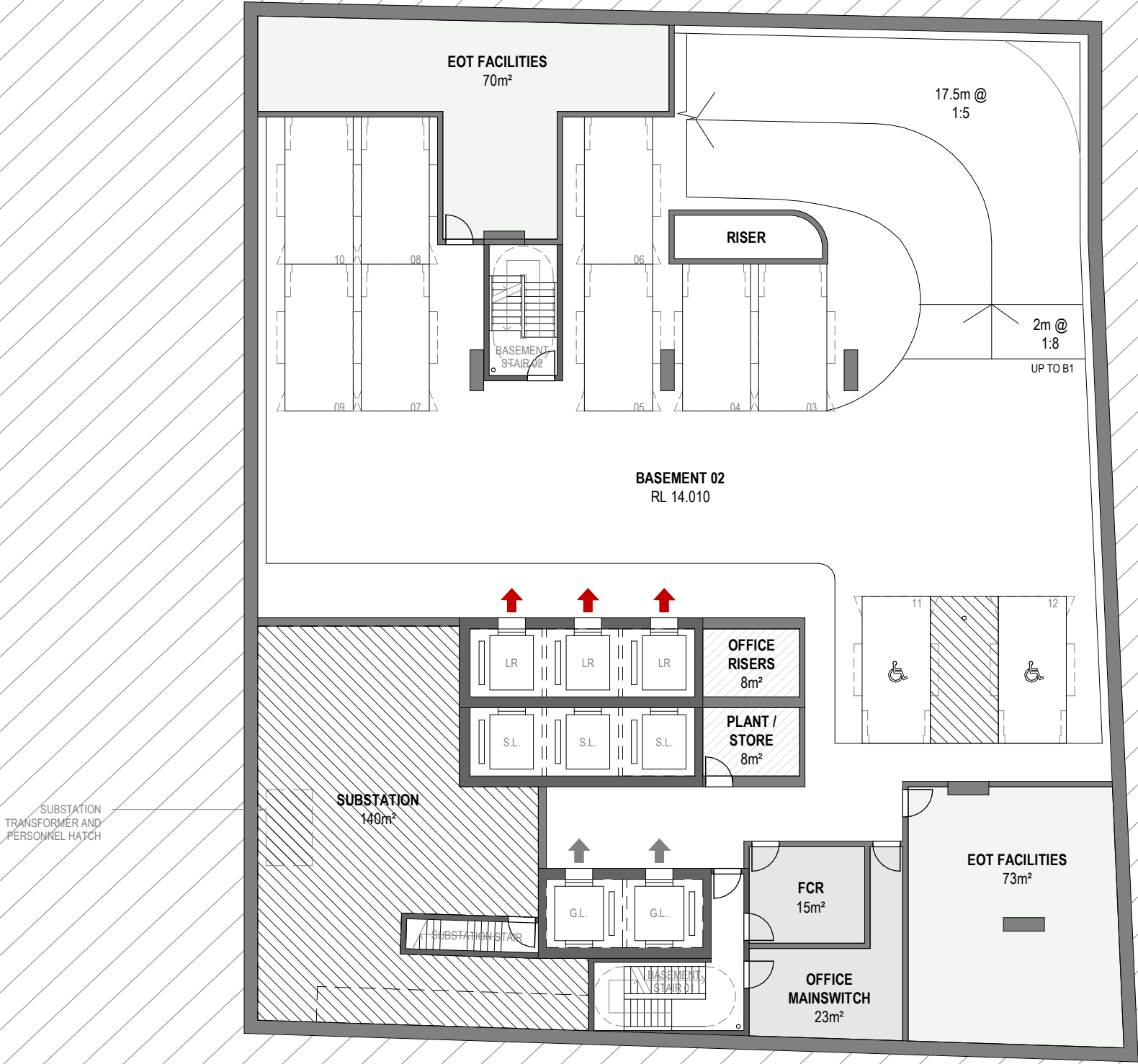
GA - Basement Level 04 Plan (Gym & Pool)



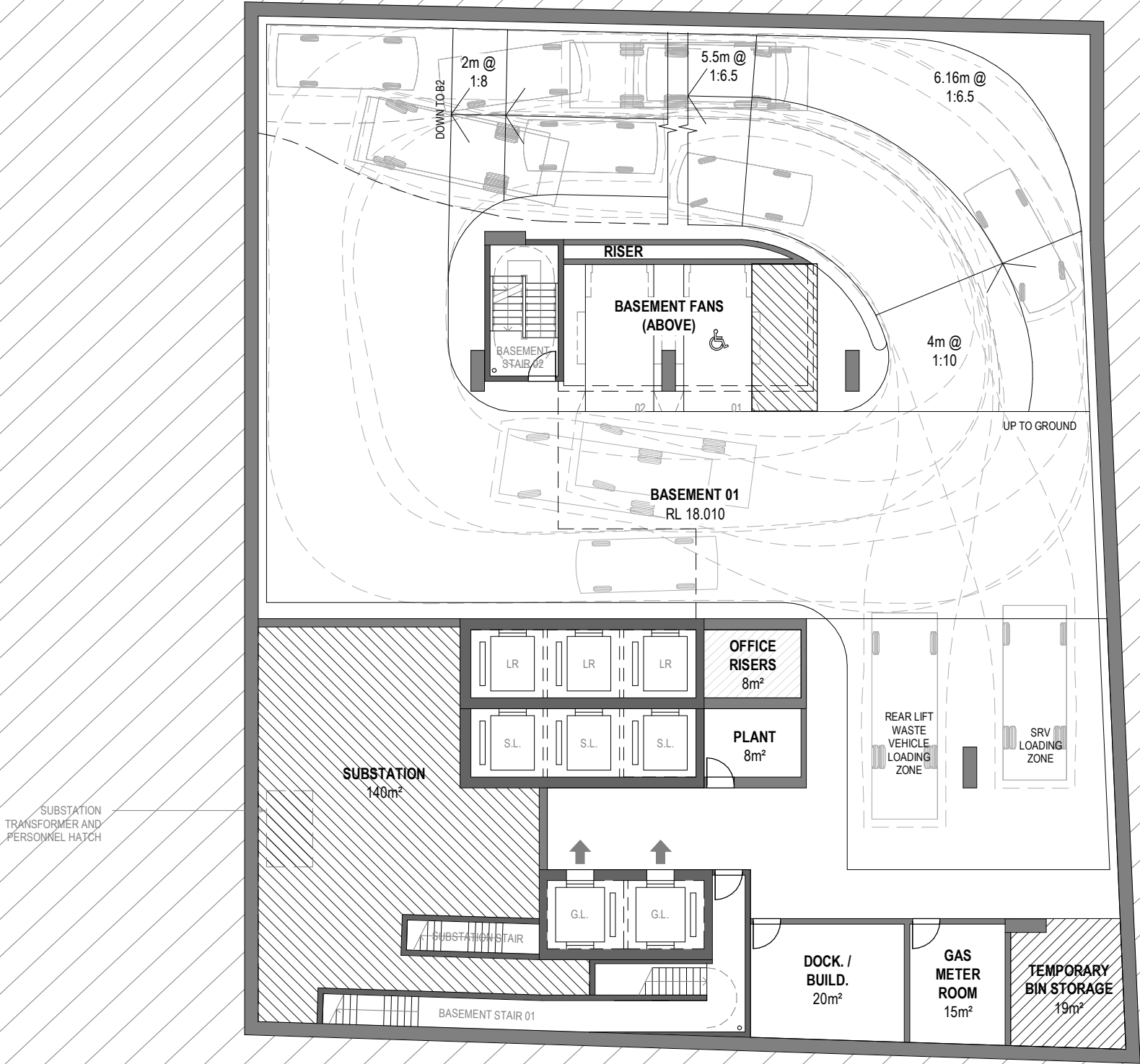
GA - Basement Level 03 Plan (Gym)



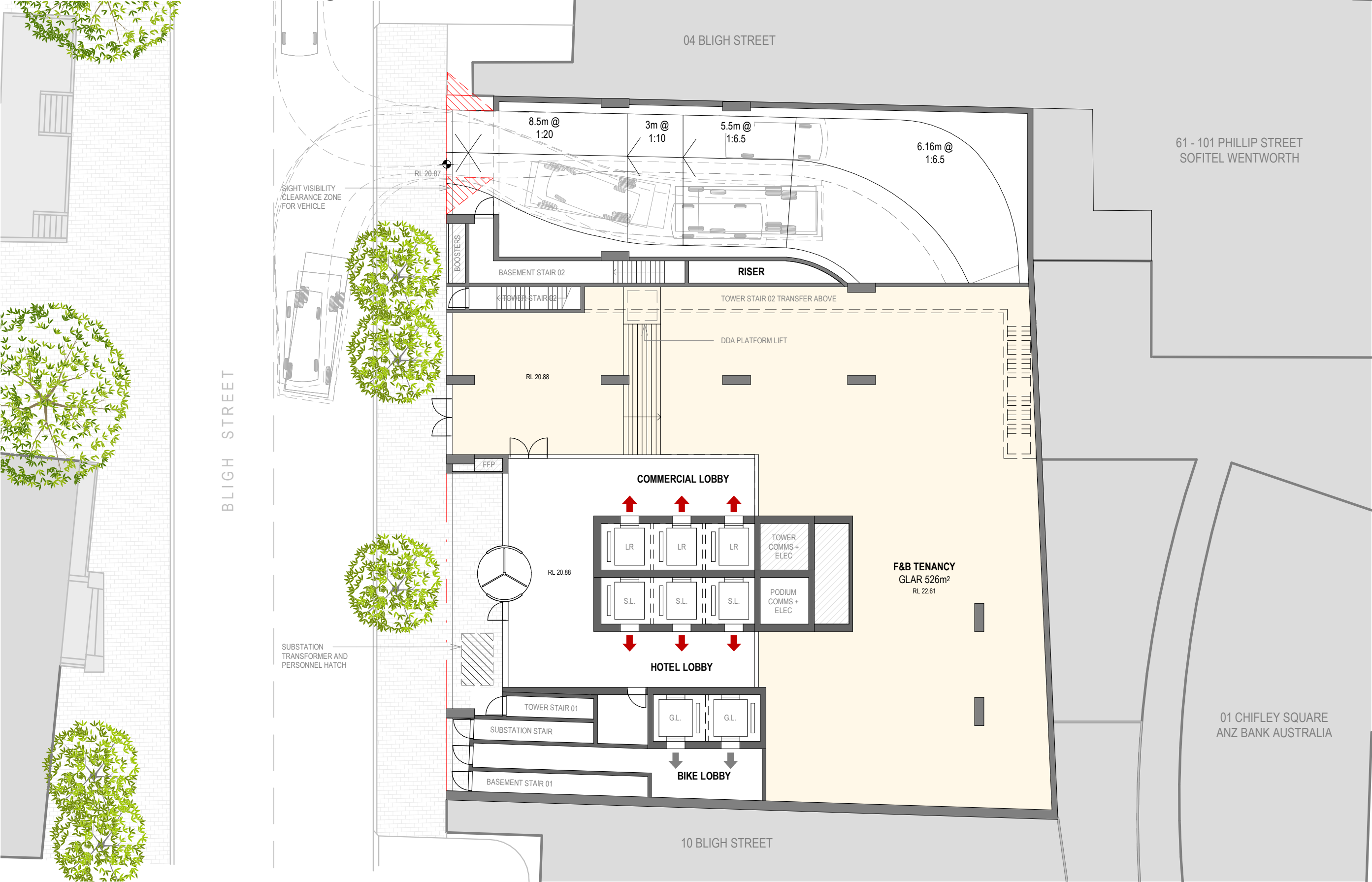
GA - Basement Level 02 Plan



GA - Basement Level 01 Plan



GA - Ground Level Plan - Bligh Street



4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Ground Level Plan
RD1005
7
1 : 200
24/07/17



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GA - Level 01 Plan (Commercial)



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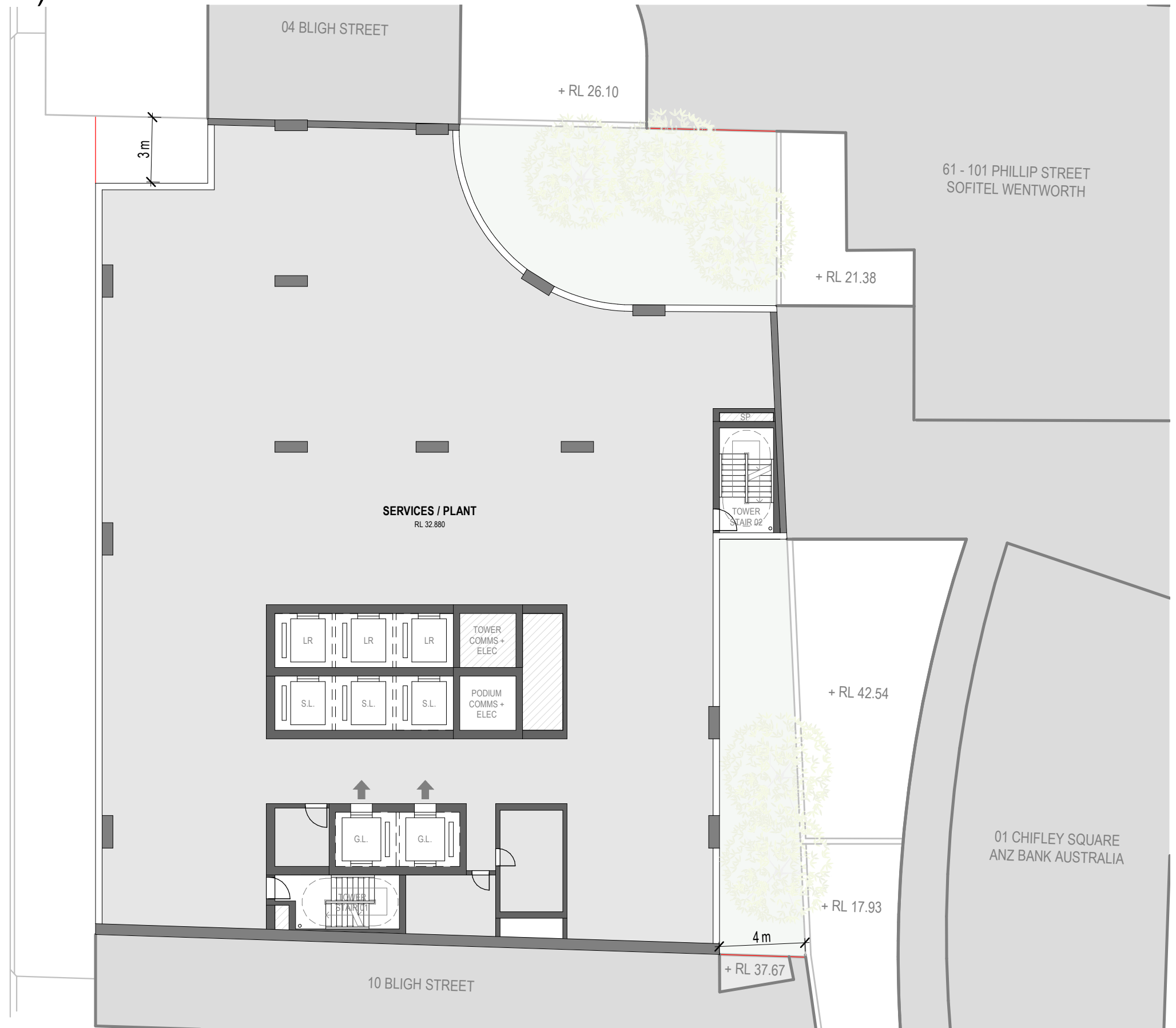
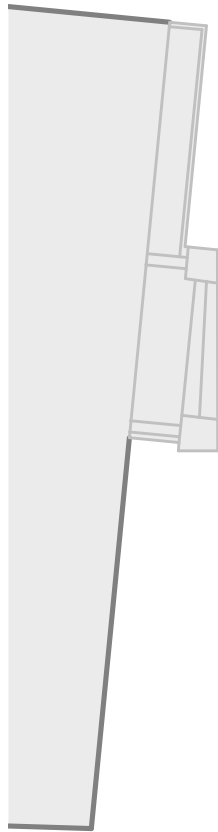
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Level 01 Plan (Commercial)
RD1006
8
1 : 200
31/01/18

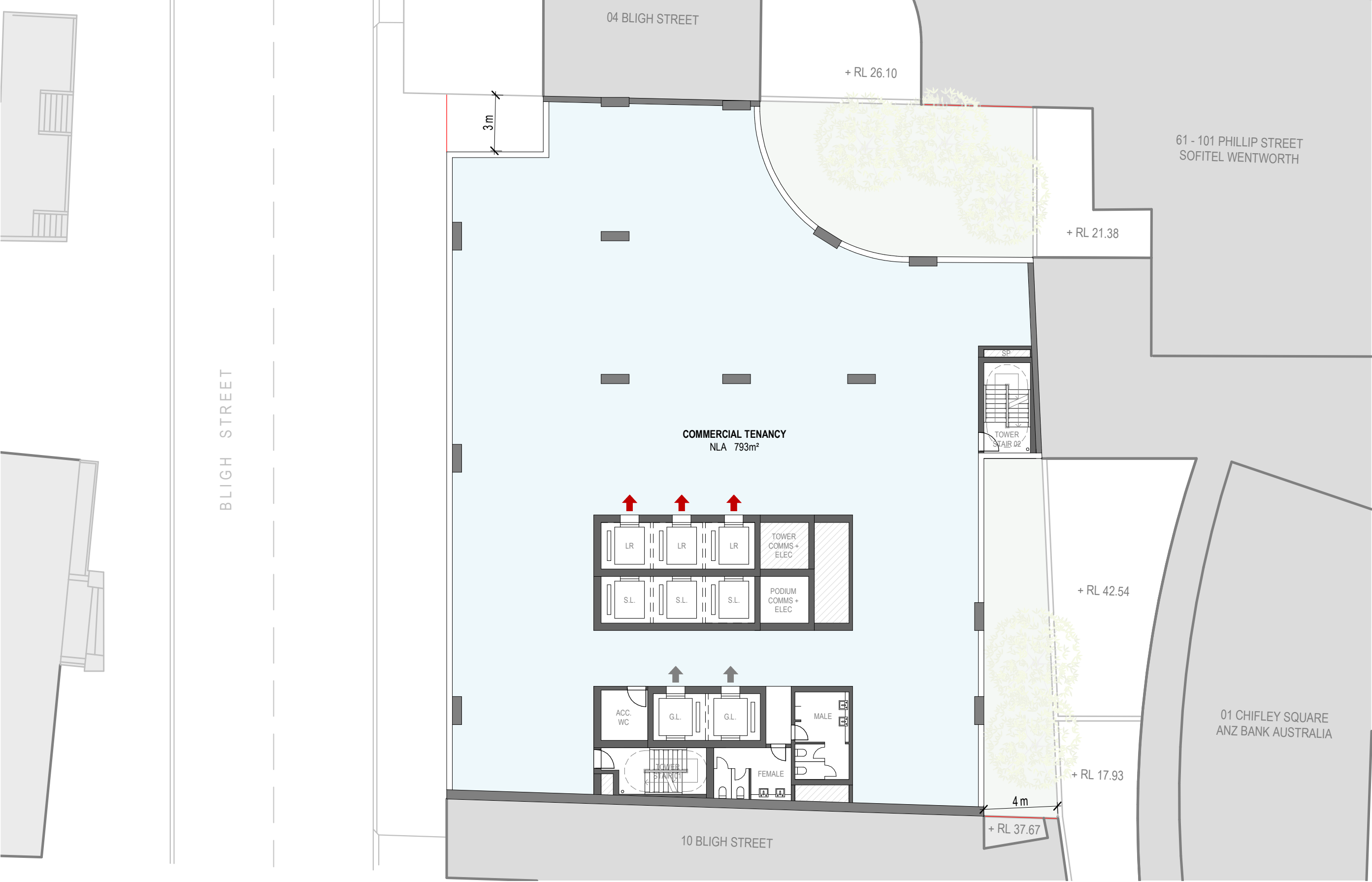


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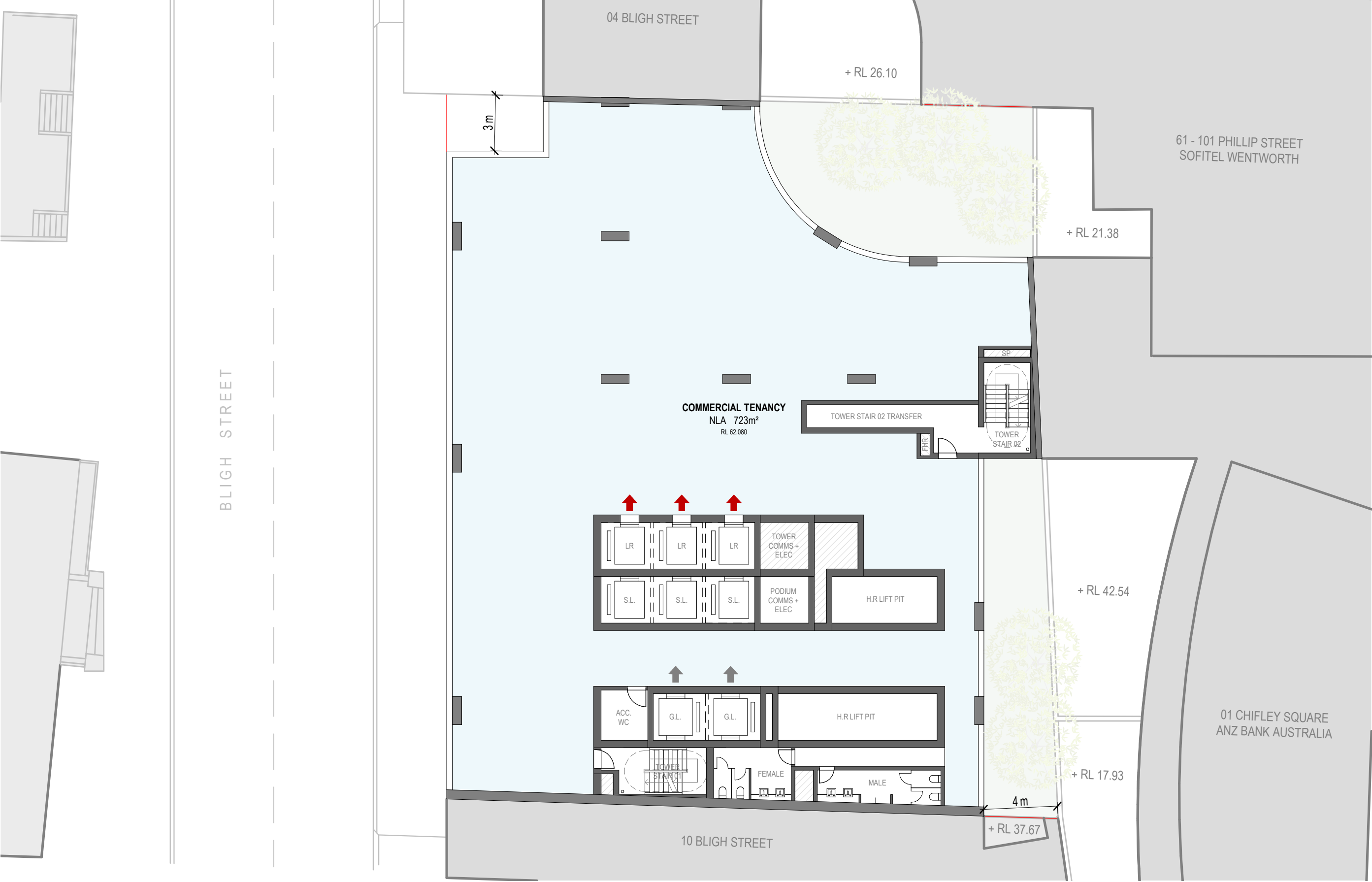
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GA - Level 03-09 Plan (Typical Commercial)



GA - Level 10 Plan (Commercial)



4-6 Bligh Street, Sydney

Drawing: RD1010
Drawing no: 5
Issue: 1 : 200
Scale @ A3: 31/01/18
Date



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GA - Level 11 Plan (Podium Roof/Hotel Lobby)



4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

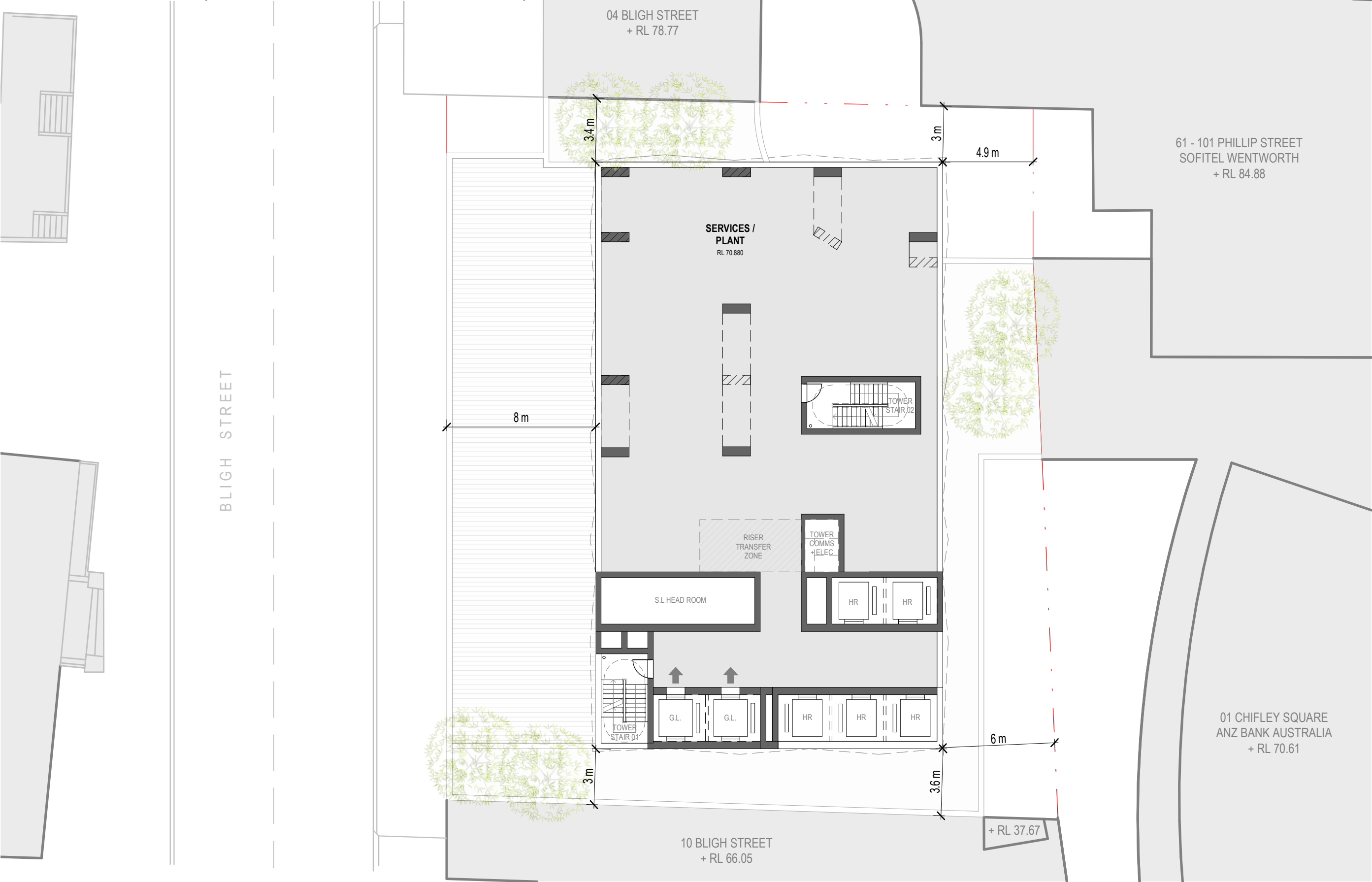
Level 11 Plan (Podium Roof/Hotel Lobby)
RD1011
7
1 : 200
31/01/18



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GA - Level 12 Plan (Podium Transfer/Plant)



4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Level 12 Plan (Podium Transfer/Plant)
RD1012
7
1 : 200
31/01/18



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BLIGH STREET

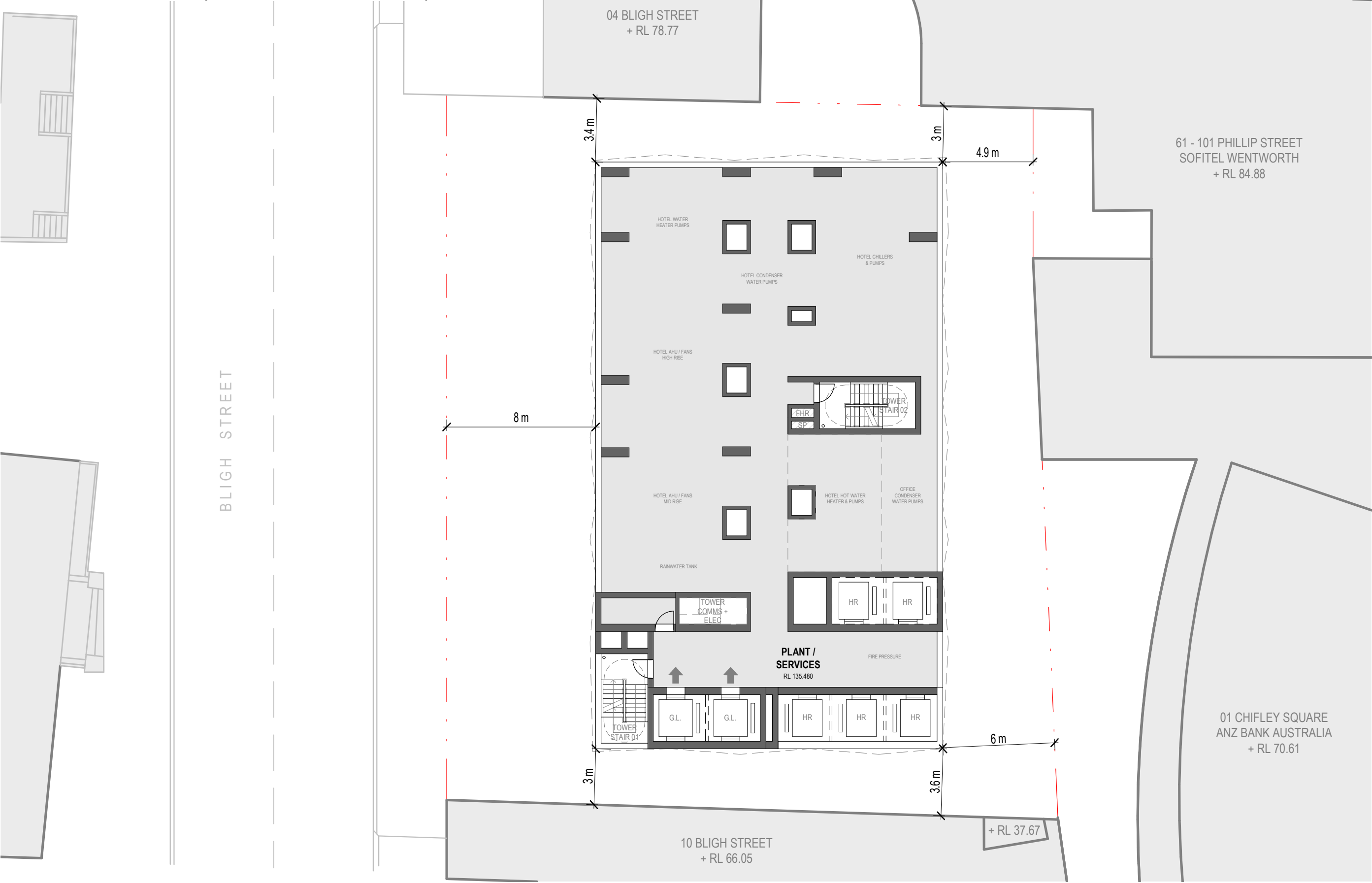


Typical Hotel Plan
RD1013
6
1 : 200
31/07/17



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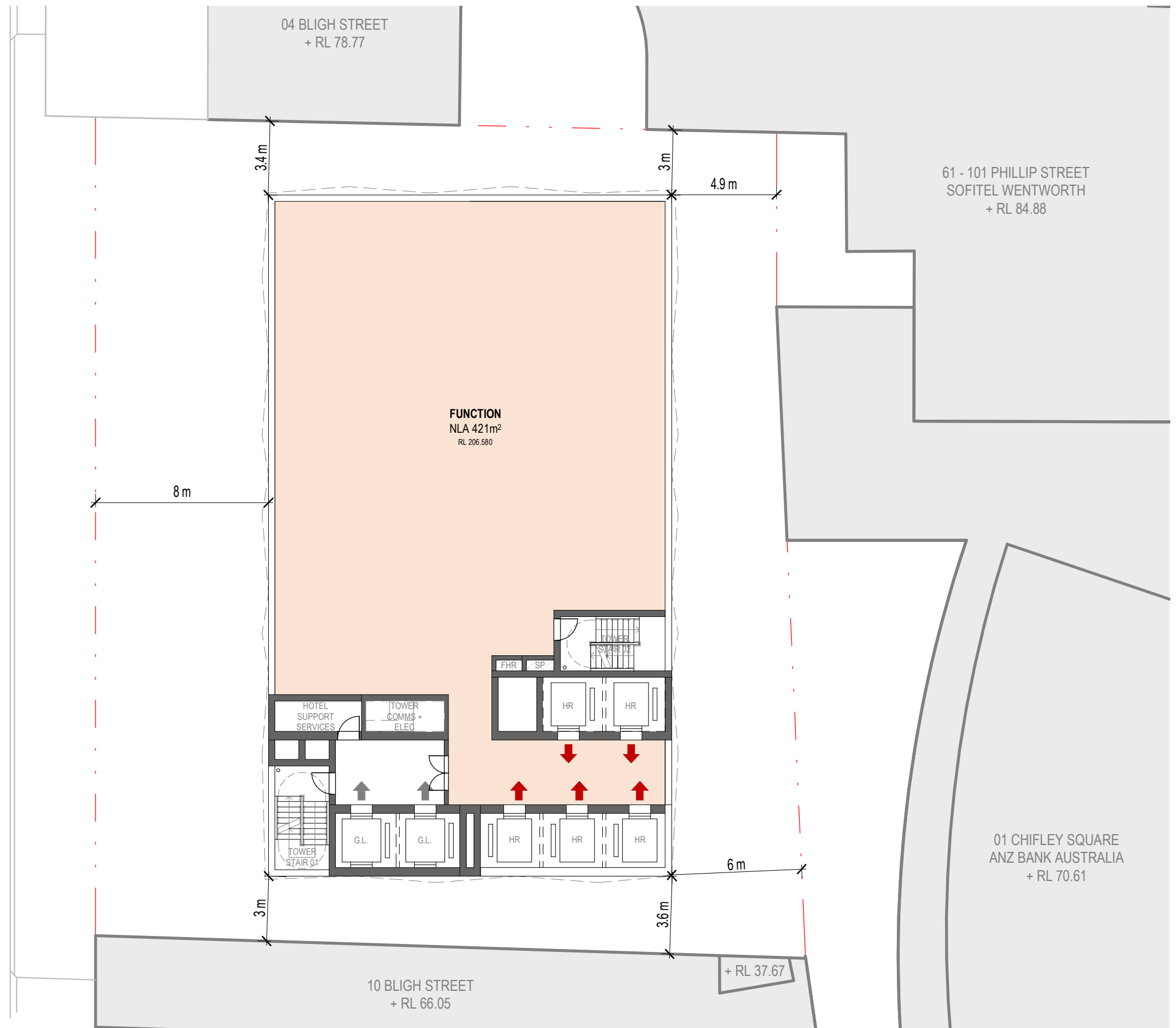
GA - Level 31 Plan (Mid Plant Level)



GA - Level 51 Plan (Hotel Club Lounge)



BLIGH STREET

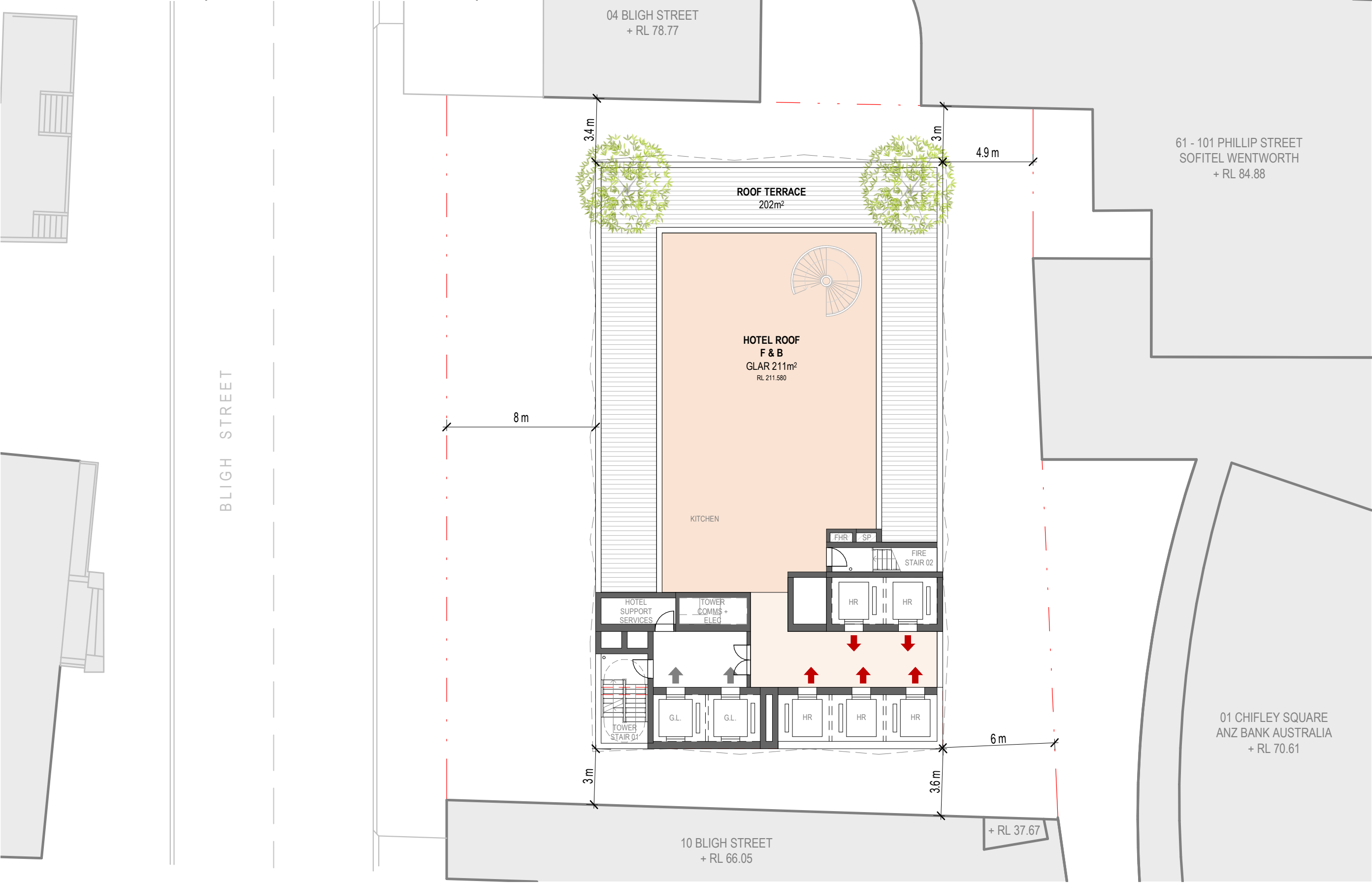


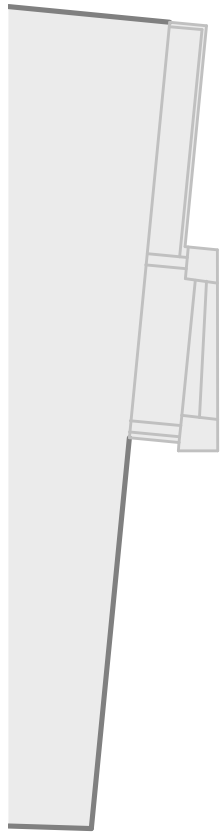
Level 52 Plan (Function)
RD1016
7
1 : 200
31/01/18



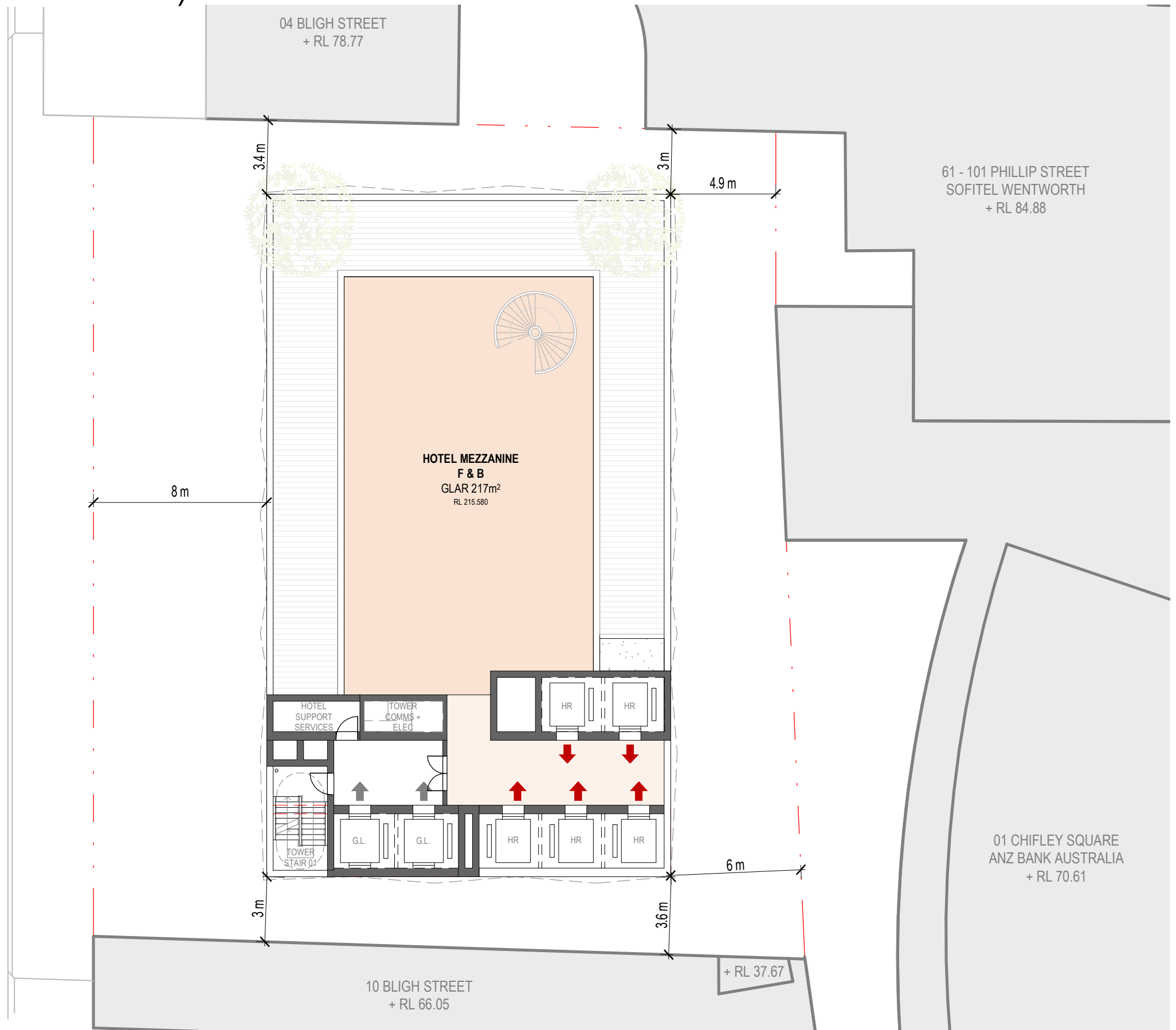
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GA - Level 53 Plan (Hotel Roof Terrace)





BLIGH STREET



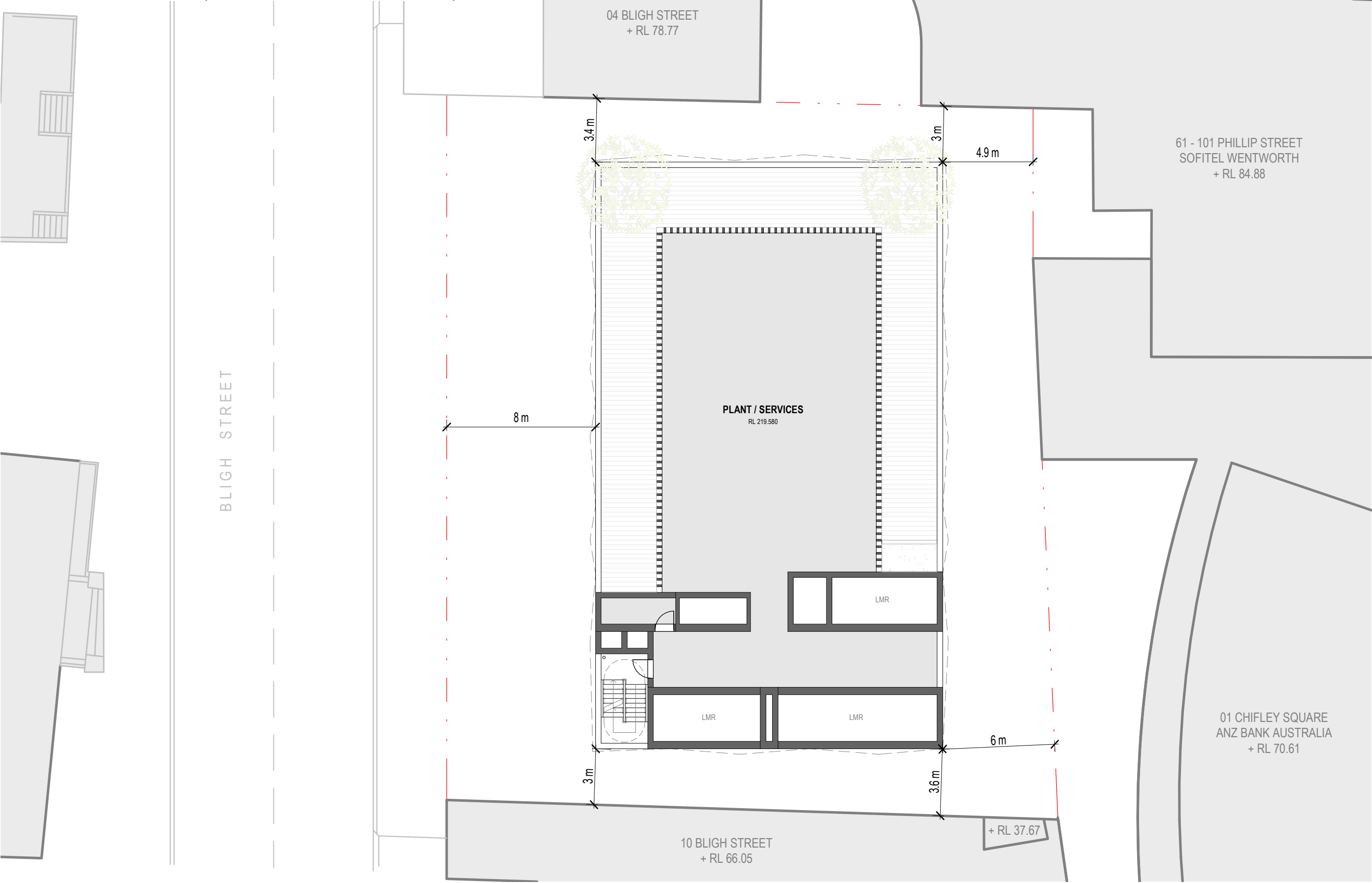
Drawing: **Level 54**
Drawing no: **RD1018**
Issue: **8**
Scale @ A3: **1 : 200**
Date **31/01/18**



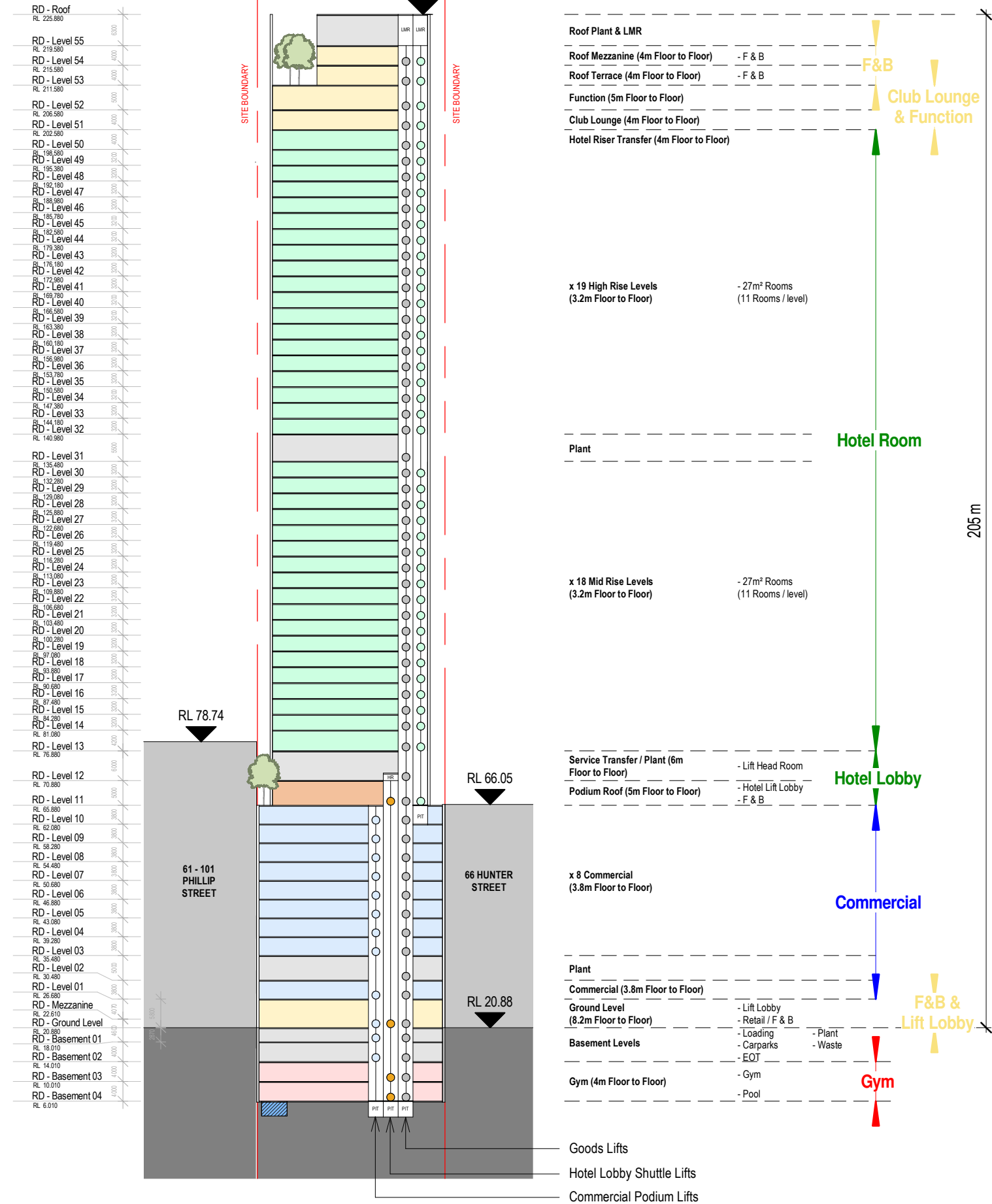
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GA - Level 55 Plan (Tower Roof Plant)



Section



4-6 Bligh Street, Sydney

Drawing: 8
Drawing no: RD2001
Issue: 8
Scale @ A3: 1 : 1000
Date: 31/01/18

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Area Schedule

4-6 Bligh Street, Sydney
Planning Proposal - Reference Design

31/01/2018

Site Area:	1218 m ²
*Proposed FSR:	22 :1
Reference Design FSR:	22.0 :1
Reference Design GFA:	26793 m ²
Total Retail (GLAR) :	1168 m ²
Total Commercial (NLA) :	7070 m ²
Total Hotel (NLA) :	12651 m ²

	No. Levels	Type	RL	Height (m)	GFA	NLA (m ²)	GLAR (m ²)
Basement	B4	Gym / Pool / Plant	6.01	4	449	449	
	B3	Gym / Plant	10.01	4	508	508	
	B2	EOT / Car Parking / Plant	14.01	4			
	B1	Loading / Car Parking / Plant	18.01	2.9			
Total				14.9	957	957	

Podium	GF	F & B / Commercial Lift Lobby / Hotel Shuttle Lift Lobby	20.88	5.8	668		526
	L.1	Commercial	26.68	3.8	834	793	
	L.2	Plant	30.48	5			
	L.3	Commercial	35.48	3.8	834	793	
	L.4	Commercial	39.28	3.8	834	793	
	L.5	Commercial	43.08	3.8	834	793	
	L.6	Commercial	46.88	3.8	834	793	
	L.7	Commercial	50.68	3.8	834	793	
	L.8	Commercial	54.48	3.8	834	793	
	L.9	Commercial	58.28	3.8	834	793	
	L.10	Commercial	62.08	3.8	793	723	
Total	11			45	8135	7070	526

Podium Roof	L.11	Hotel Lift Lobby / F & B	65.88	5	381	147	214
	L.12	Service Transfer / Plant	70.88	6			
Total	2			11	381	147	214

Mid Rise	L.13	Hotel	76.88	4.2	425	314	
	L.14	Hotel	81.08	3.2	425	314	
	L.15	Hotel	84.28	3.2	425	314	
	L.16	Hotel	87.48	3.2	425	314	
	L.17	Hotel	90.68	3.2	425	314	
	L.18	Hotel	93.88	3.2	425	314	
	L.19	Hotel	97.08	3.2	425	314	
	L.20	Hotel	100.28	3.2	425	314	
	L.21	Hotel	103.48	3.2	425	314	
	L.22	Hotel	106.68	3.2	425	314	
	L.23	Hotel	109.88	3.2	425	314	
	L.24	Hotel	113.08	3.2	425	314	
	L.25	Hotel	116.28	3.2	425	314	
	L.26	Hotel	119.48	3.2	425	314	
	L.27	Hotel	122.68	3.2	425	314	
	L.28	Hotel	125.88	3.2	425	314	
	L.29	Hotel	129.08	3.2	425	314	
	L.30	Hotel	132.28	3.2	425	314	
Total	18			59	7653	5650	

Plant	L.31		135.48	5.5			
Total	1			5.5			

High Rise	L.32	Hotel	140.98	3.2	425	314	
	L.33	Hotel	144.18	3.2	425	314	
	L.34	Hotel	147.38	3.2	425	314	
	L.35	Hotel	150.58	3.2	425	314	
	L.36	Hotel	153.78	3.2	425	314	
	L.37	Hotel	156.98	3.2	425	314	
	L.38	Hotel	160.18	3.2	425	314	
	L.39	Hotel	163.38	3.2	425	314	
	L.40	Hotel	166.58	3.2	425	314	
	L.41	Hotel	169.78	3.2	425	314	
	L.42	Hotel	172.98	3.2	425	314	
	L.43	Hotel	176.18	3.2	425	314	
	L.44	Hotel	179.38	3.2	425	314	
	L.45	Hotel	182.58	3.2	425	314	
	L.46	Hotel	185.78	3.2	425	314	
	L.47	Hotel	188.98	3.2	425	314	
	L.48	Hotel	192.18	3.2	425	314	
	L.49	Hotel	195.38	3.2	425	314	
	L.50	Hotel	198.58	4	425	314	
Total	19			61.6	8078	5964	

Hotel Roof	L.51	Hotel Club Lounge	202.58	4	423	400	
	L.52	Function	206.58	5	444	421	
	L.53	Roof Terrace / F&B	211.58	4	449	34	211
	L.54	Roof Mezzanine / F&B	215.58	4	273	34	217
Total	4			17	1588	889	427

Plant	L.55		219.58	6.3			
Total	1			6.3			

Grand Total	56		225.880	205.000	26793	20677	1168
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Hotel Room	Levels	Rooms / Level	Rooms
Low Rise Typical	18	11	198
High Rise Typical	19	11	209
Total			407

*The accompanying indicative architectural scheme provides for a new mixed use hotel and commercial building with height of 56-storeys or 205 metres / RL 225.880, and FSR of 22:1

4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Area Schedule
RD3001
9
31/01/18

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3D Perspective (Indicative Only) - Roof Bar & Restaurant

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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

3D Perspectives (Indicative Only) - 01
RD4000
1
20/07/17

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3D Perspective (Indicative Only) - View from Bligh Street

4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

3D Perspectives (Indicative Only) - 02
RD4001
1
20/07/17

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3D Perspectives (Indicative Only) - View from the Domain

4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

3D Perspectives (Indicative Only) - 03
RD4002
1
20/07/17

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