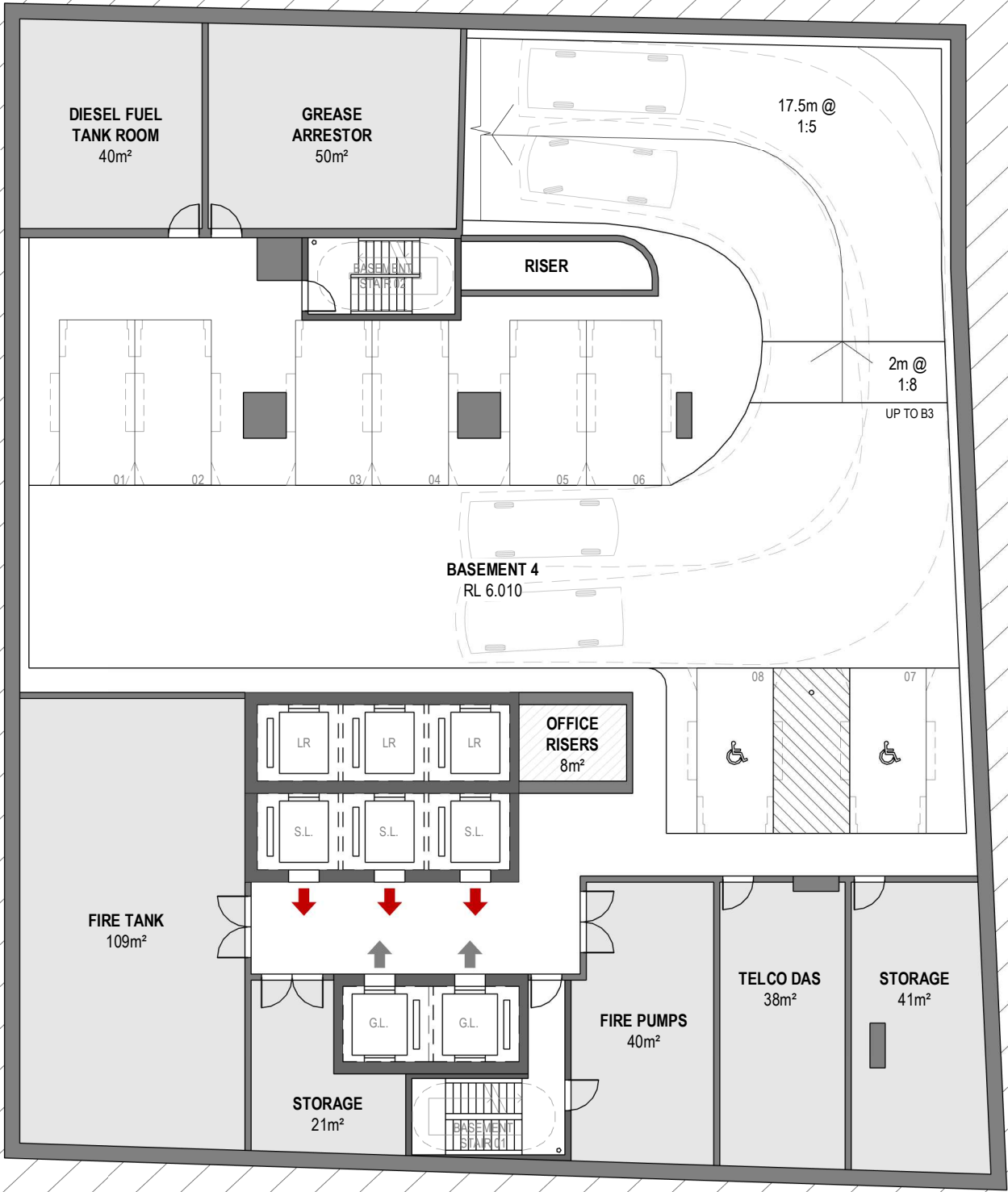


# 4-6 Bligh Street, Sydney Reference Design

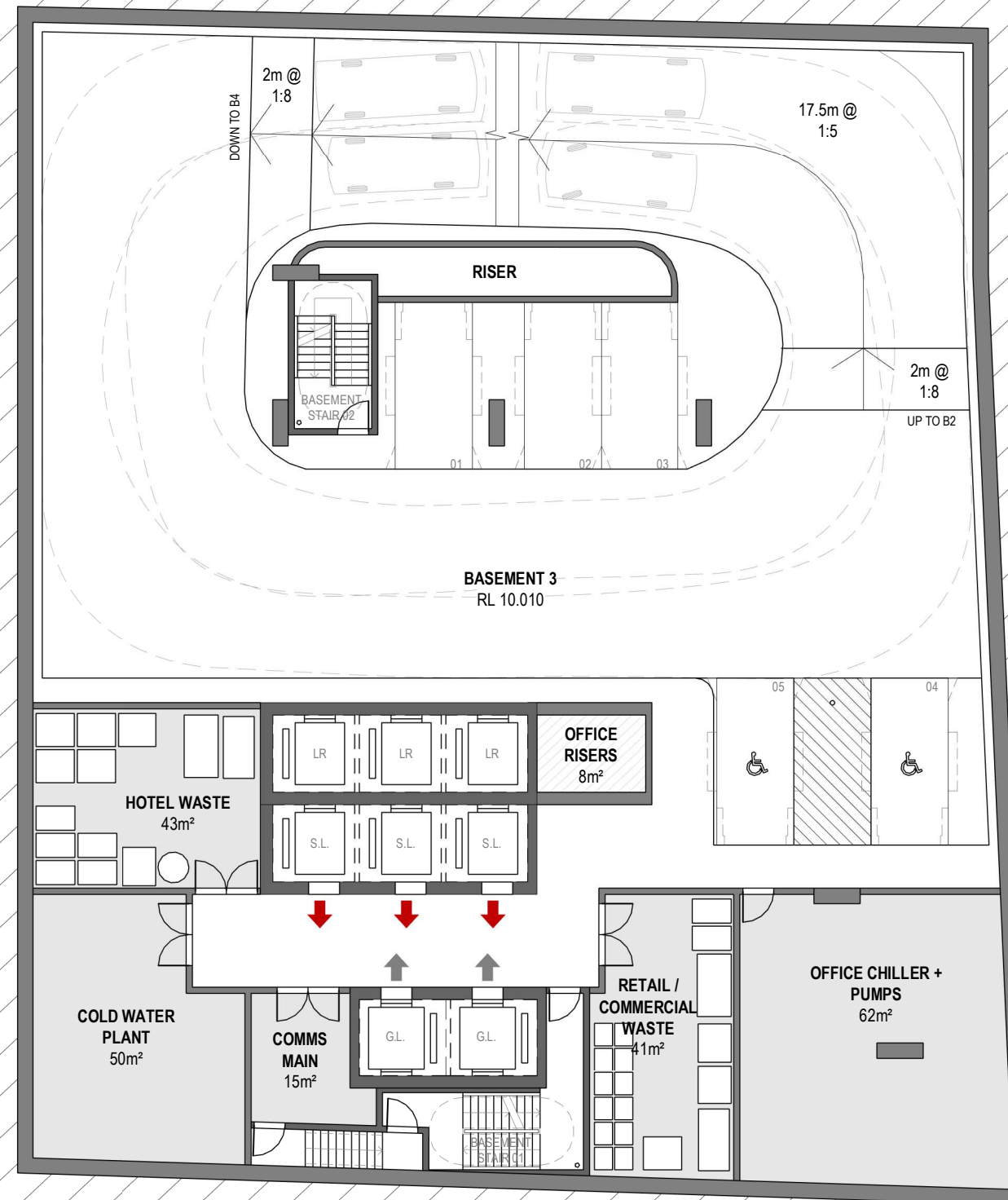
| Sheet Number | Sheet Name                              | Current Revision Date |
|--------------|-----------------------------------------|-----------------------|
| RD0000       | Cover Sheet                             | 01/08/17              |
| RD1001       | Basement Level 04 Plan                  | 24/07/17              |
| RD1002       | Basement Level 03 Plan                  | 24/07/17              |
| RD1003       | Basement Level 02 Plan                  | 24/07/17              |
| RD1004       | Basement Level 01 Plan                  | 24/07/17              |
| RD1005       | Ground Level Plan                       | 24/07/17              |
| RD1006       | Level 01 Plan (Commercial)              | 31/07/17              |
| RD1007       | Level 02 Plan (Podium Plant)            | 31/07/17              |
| RD1008       | Level 03-07 Plan (Typical Commercial)   | 31/07/17              |
| RD1009       | Level 8 Plan (Podium Gym)               | 31/07/17              |
| RD1010       | Level 9 Plan (Podium Gym/Pool)          | 31/07/17              |
| RD1011       | Level 10 Plan (Podium Roof/Hotel Lobby) | 31/07/17              |
| RD1012       | Level 11 Plan (Podium Transfer/Plant)   | 31/07/17              |
| RD1013       | Typical Hotel Plan                      | 31/07/17              |
| RD1014       | Level 30 Plan (Mid Plant Level)         | 31/07/17              |
| RD1015       | Level 50 Plan (Hotel Club Lounge)       | 31/07/17              |
| RD1016       | Level 51 Plan (Function)                | 31/07/17              |
| RD1017       | Level 52 Plan (Hotel Roof Terrace)      | 31/07/17              |
| RD1018       | Level 53 Plan (Hotel Roof Mezzanine)    | 31/07/17              |
| RD1019       | Level 54 Plan (Tower Roof Plant)        | 31/07/17              |
| RD2001       | Section                                 | 01/08/17              |
| RD3001       | Area Schedule                           | 31/07/17              |
| 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              |



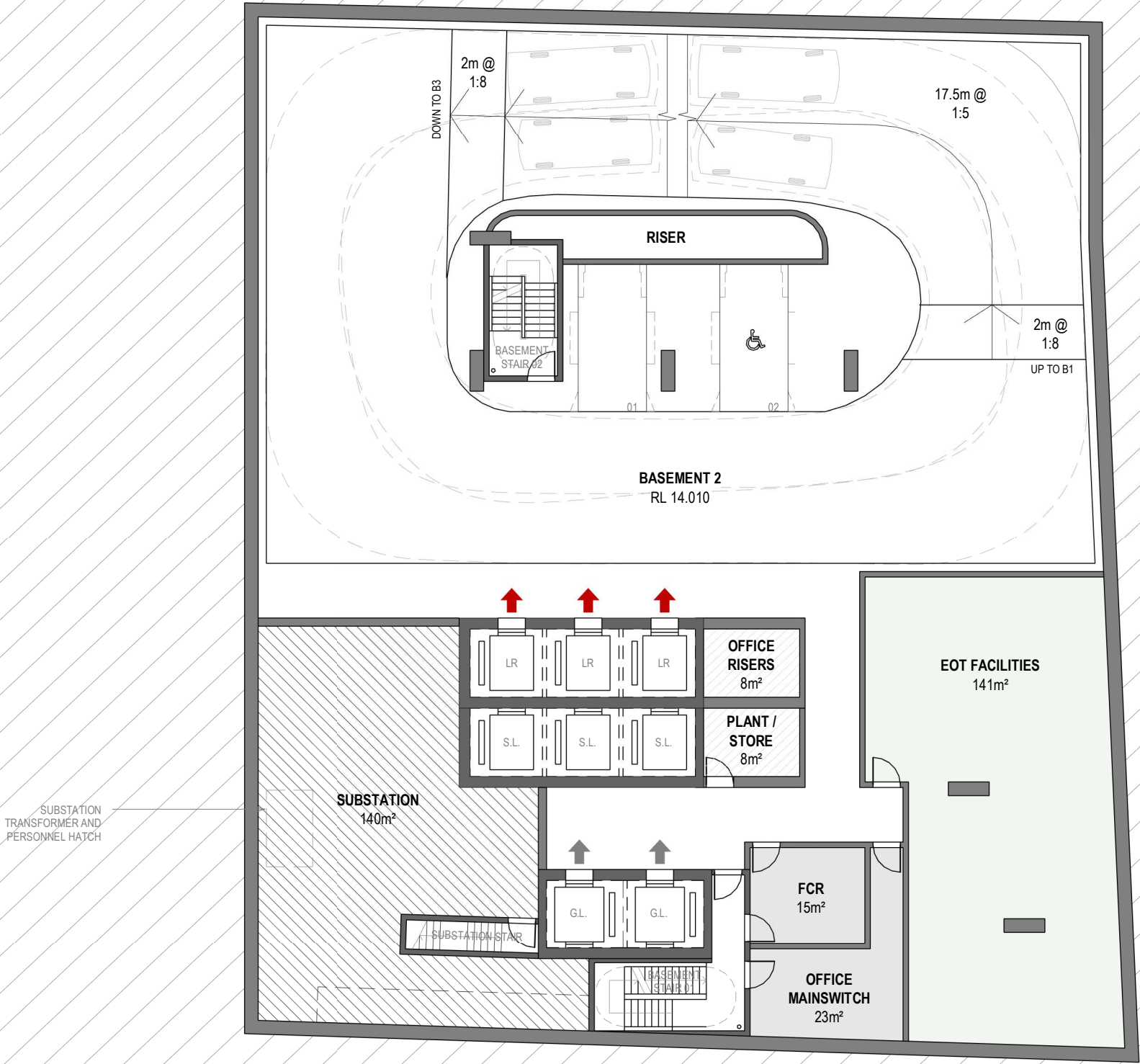
# GA - Basement Level 04 Plan



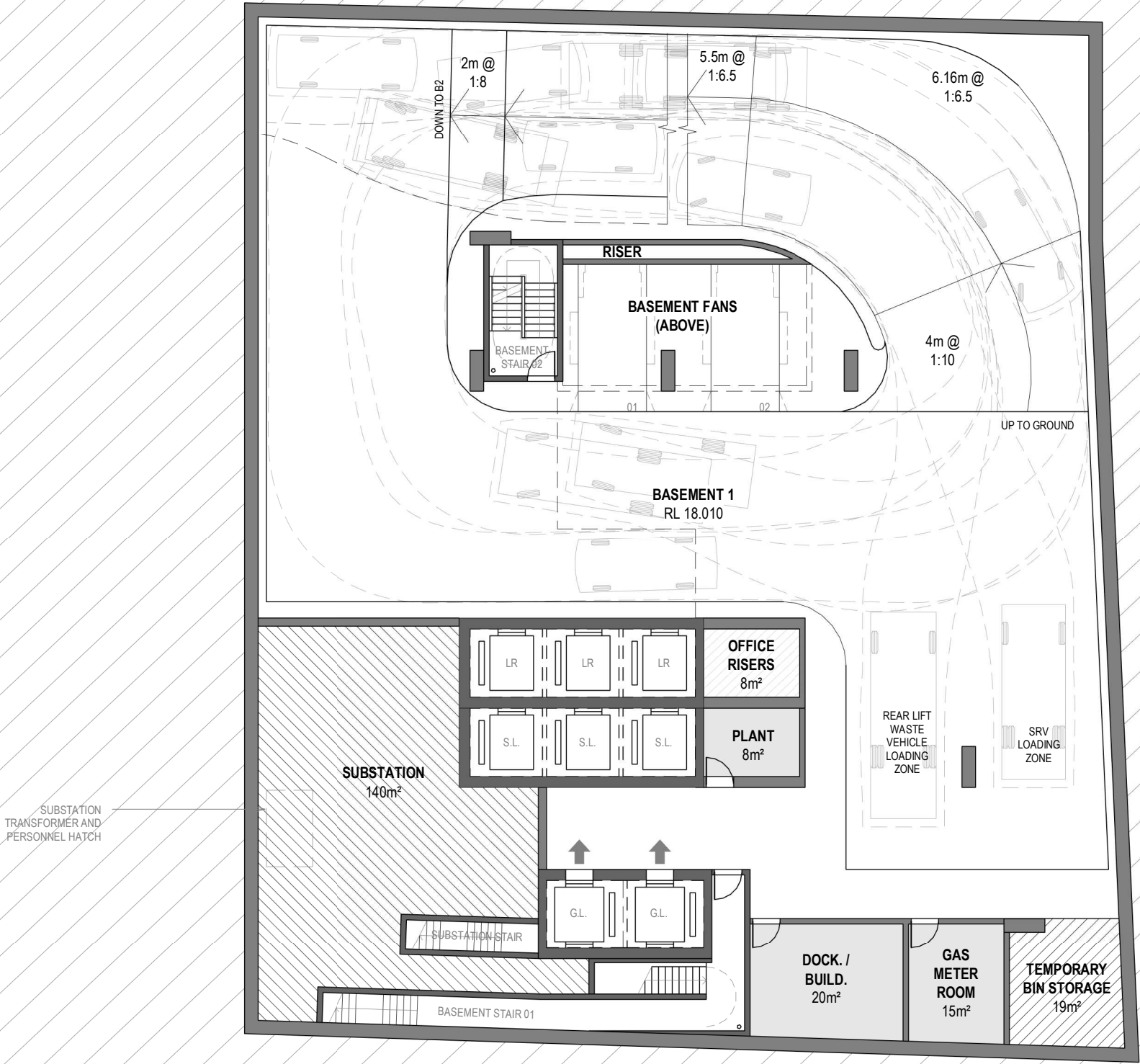
# GA - Basement Level 03 Plan



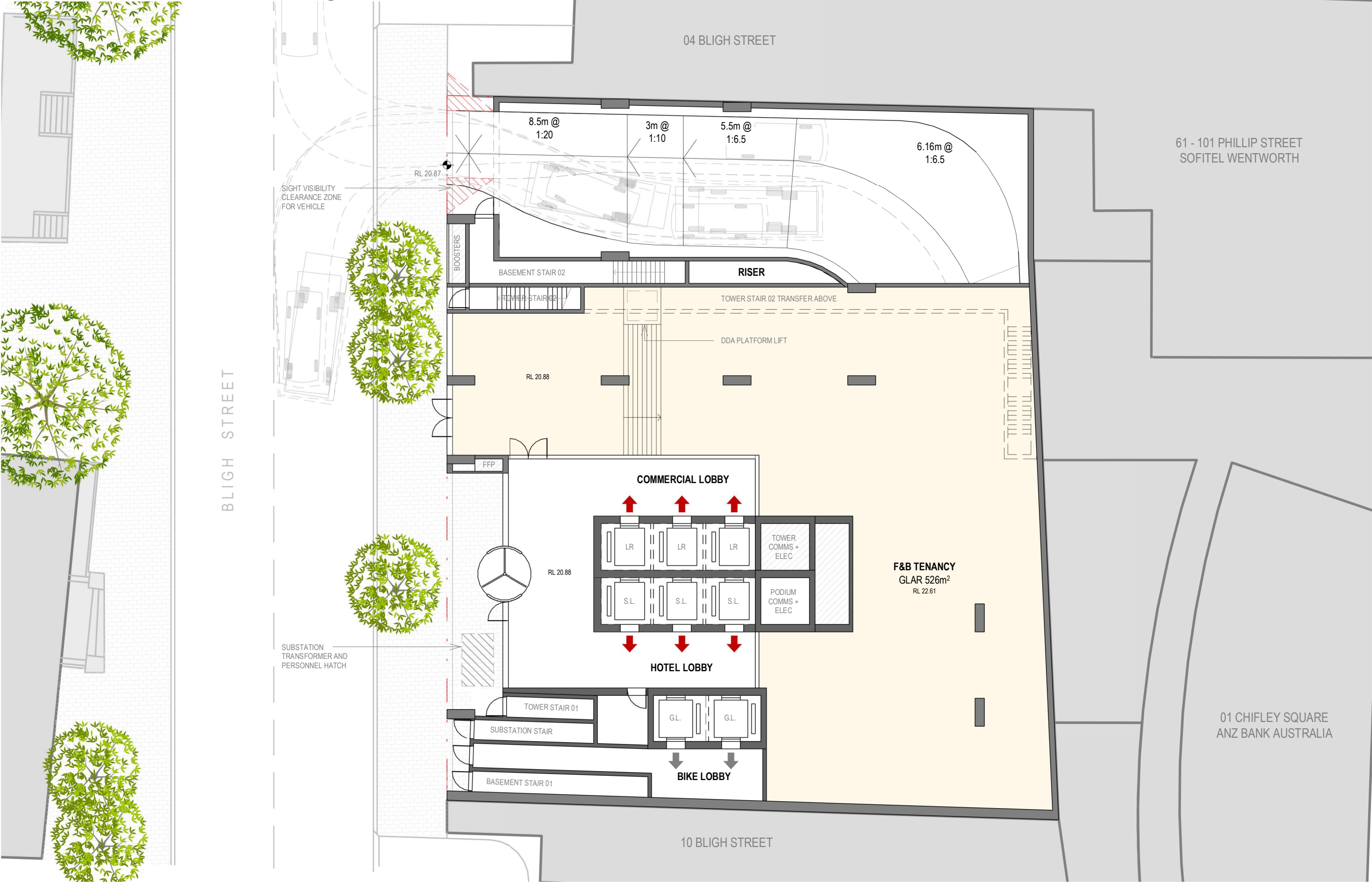
GA - Basement Level 02 Plan



# 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**



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 01 Plan (Podium Function)



4-6 Bligh Street, Sydney

Drawing: **Level 01 Plan (Commercial)**  
Drawing no: **RD1006**  
Issue: **7**  
Scale @ A3: **1 : 200**  
Date: **31/07/17**



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

GA - Level 02 Plan (Podium Plant)



4-6 Bligh Street, Sydney

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

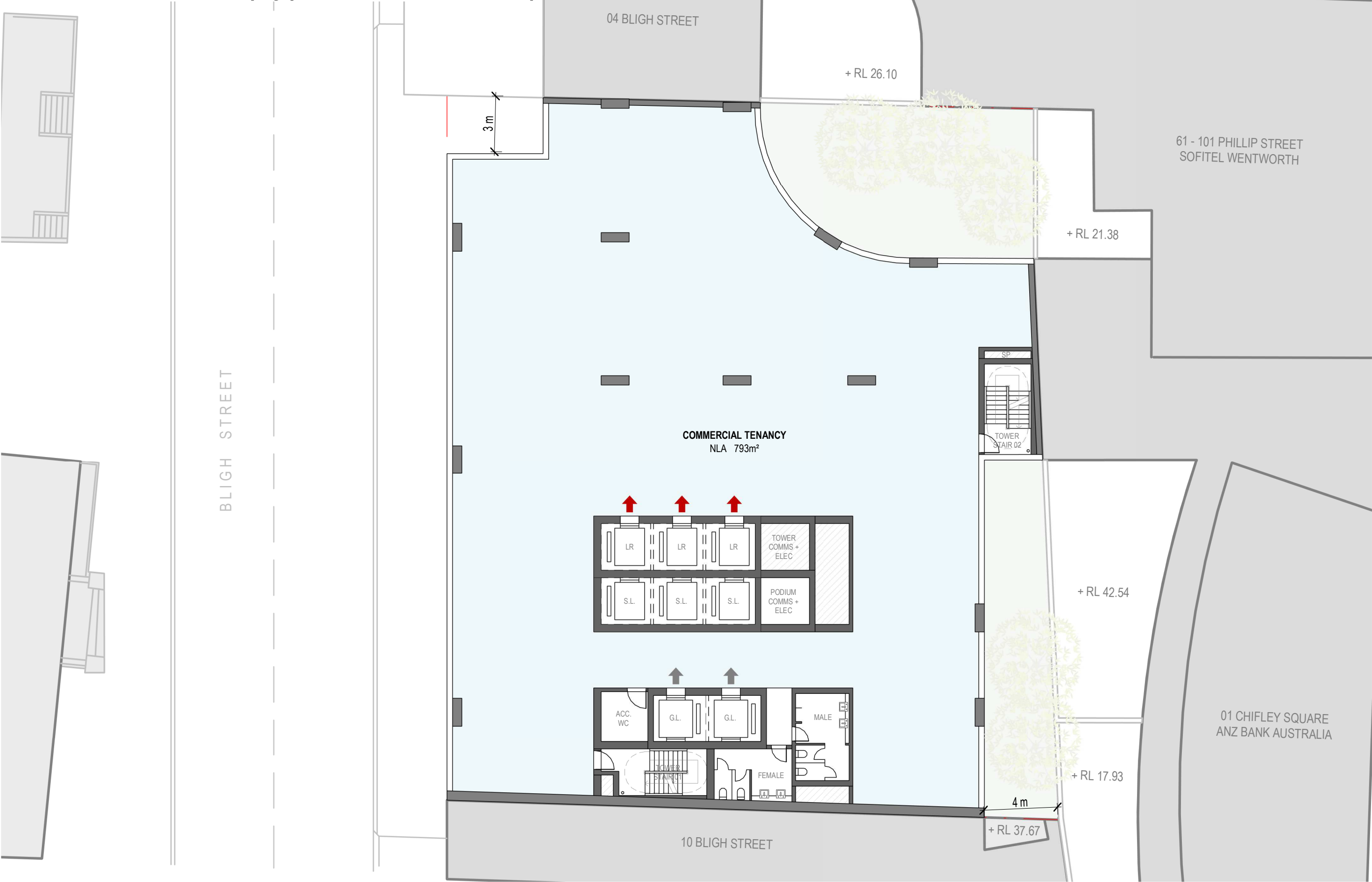
**Level 02 Plan (Podium Plant)**  
**RD1007**  
**7**  
**1 : 200**  
**31/07/17**



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

GA - Level 03-07 Plan (Typical Commercial)



4-6 Bligh Street, Sydney

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

Level 03-07 Plan (Typical Commercial)  
RD1008  
7  
1 : 200  
31/07/17



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

GA - Level 08 Plan (Podium Gym)



4-6 Bligh Street, Sydney

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

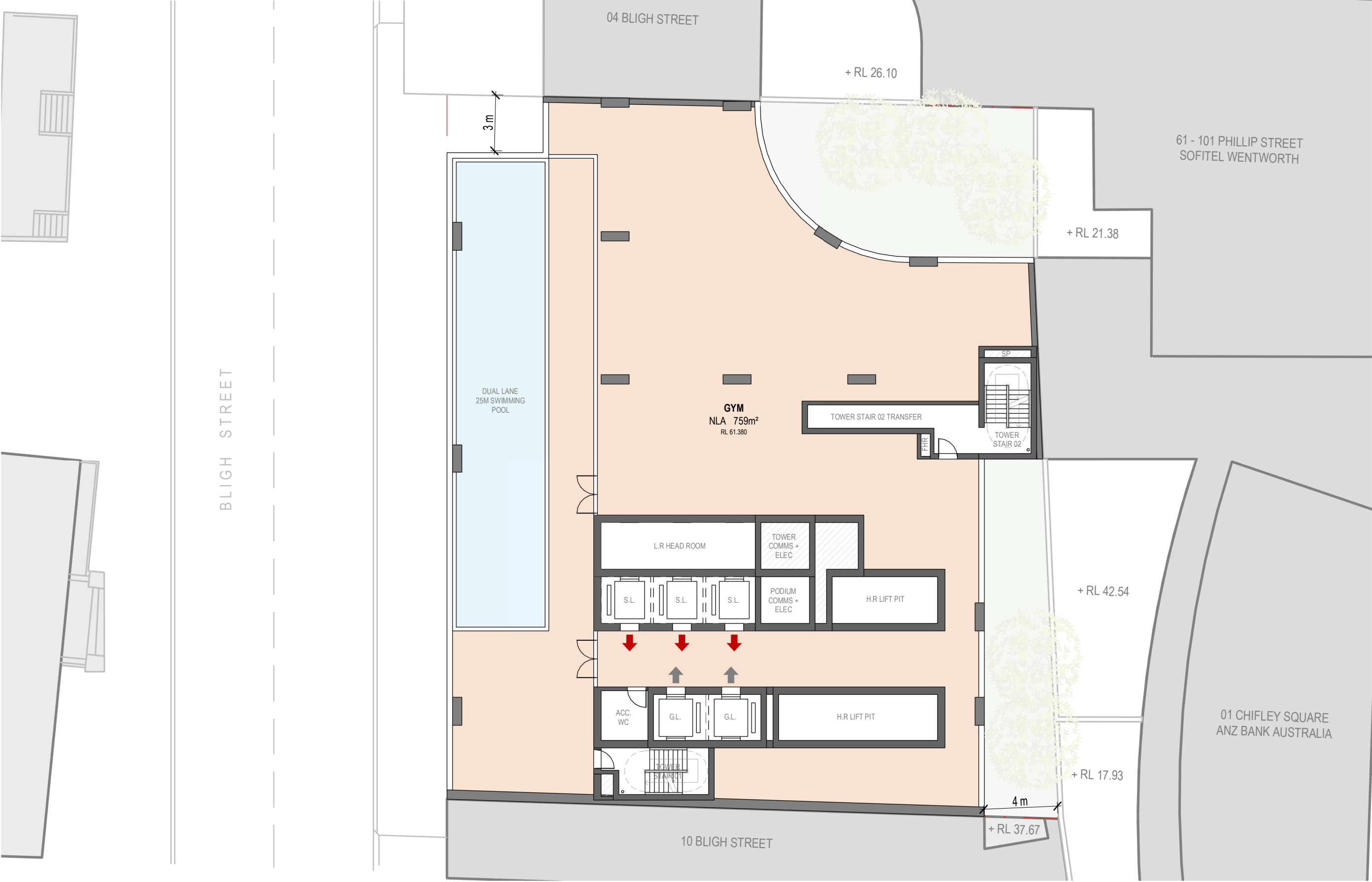
**Level 8 Plan (Podium Gym)**  
**RD1009**  
**7**  
**1 : 200**  
**31/07/17**



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

GA - Level 09 Plan (Podium Gym/Pool)



4-6 Bligh Street, Sydney

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

Level 9 Plan (Podium Gym/Pool)  
RD1010  
4  
1 : 200  
31/07/17



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 10 Plan (Podium Roof/Hotel Lobby)



4-6 Bligh Street, Sydney

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

**Level 10 Plan (Podium Roof/Hotel Lobby)**  
RD1011  
6  
1 : 200  
31/07/17



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 11 Plan (Podium Transfer/Plant)



4-6 Bligh Street, Sydney

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

**Level 11 Plan (Podium Transfer/Plant)**  
**RD1012**  
**6**  
**1 : 200**  
**31/07/17**



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

**architectus™**

BLIGH STREET

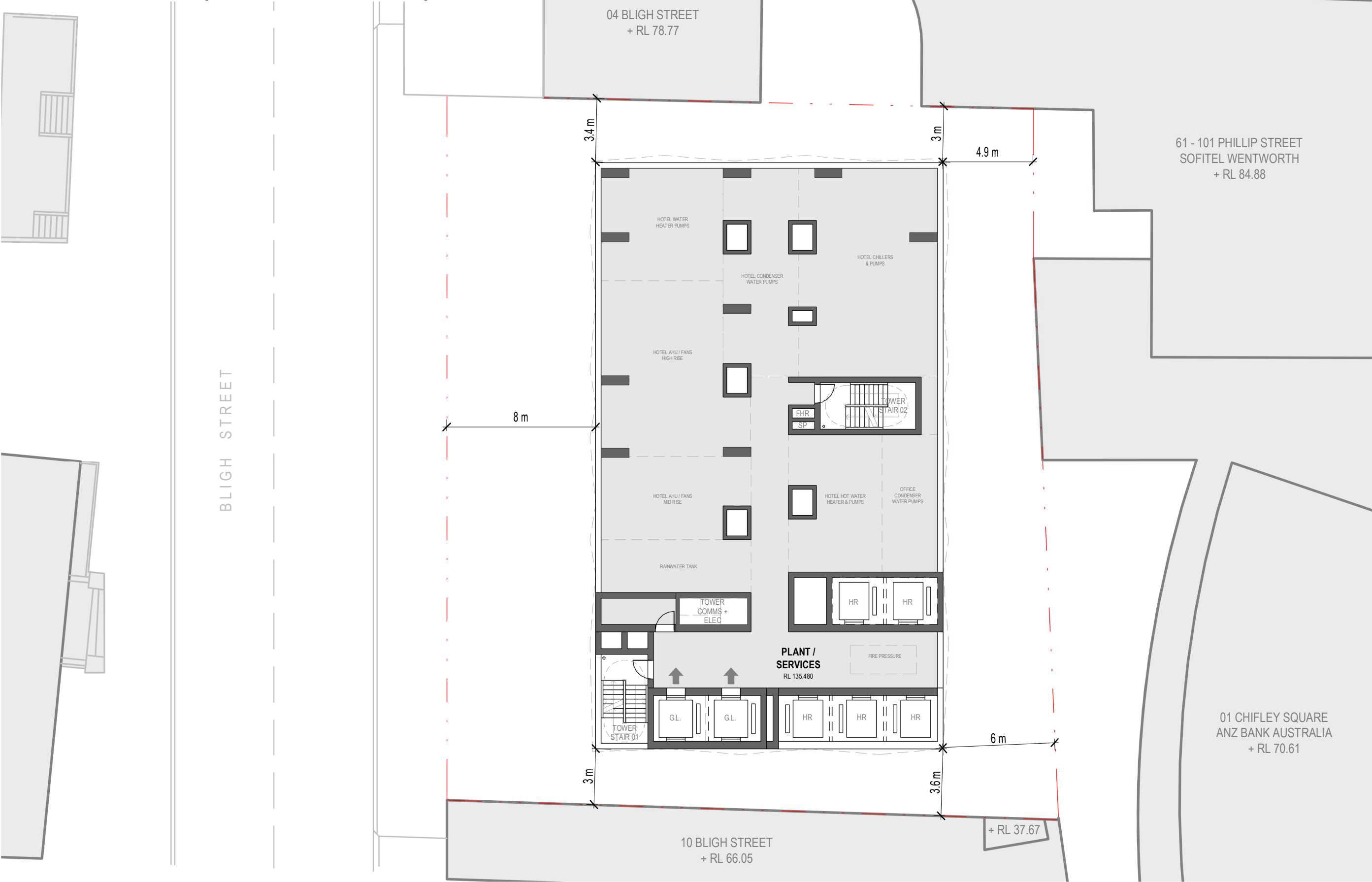


**Typical Hotel Plan**  
RD1013  
6  
1 : 200  
31/07/17



architectus™

GA - Level 30 Plan (Mid Plant Level)



GA - Level 50 Plan (Hotel Club Lounge)



4-6 Bligh Street, Sydney

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

**Level 50 Plan (Hotel Club Lounge)**  
RD1015  
5  
1 : 200  
31/07/17



Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 51 (Function)



4-6 Bligh Street, Sydney

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

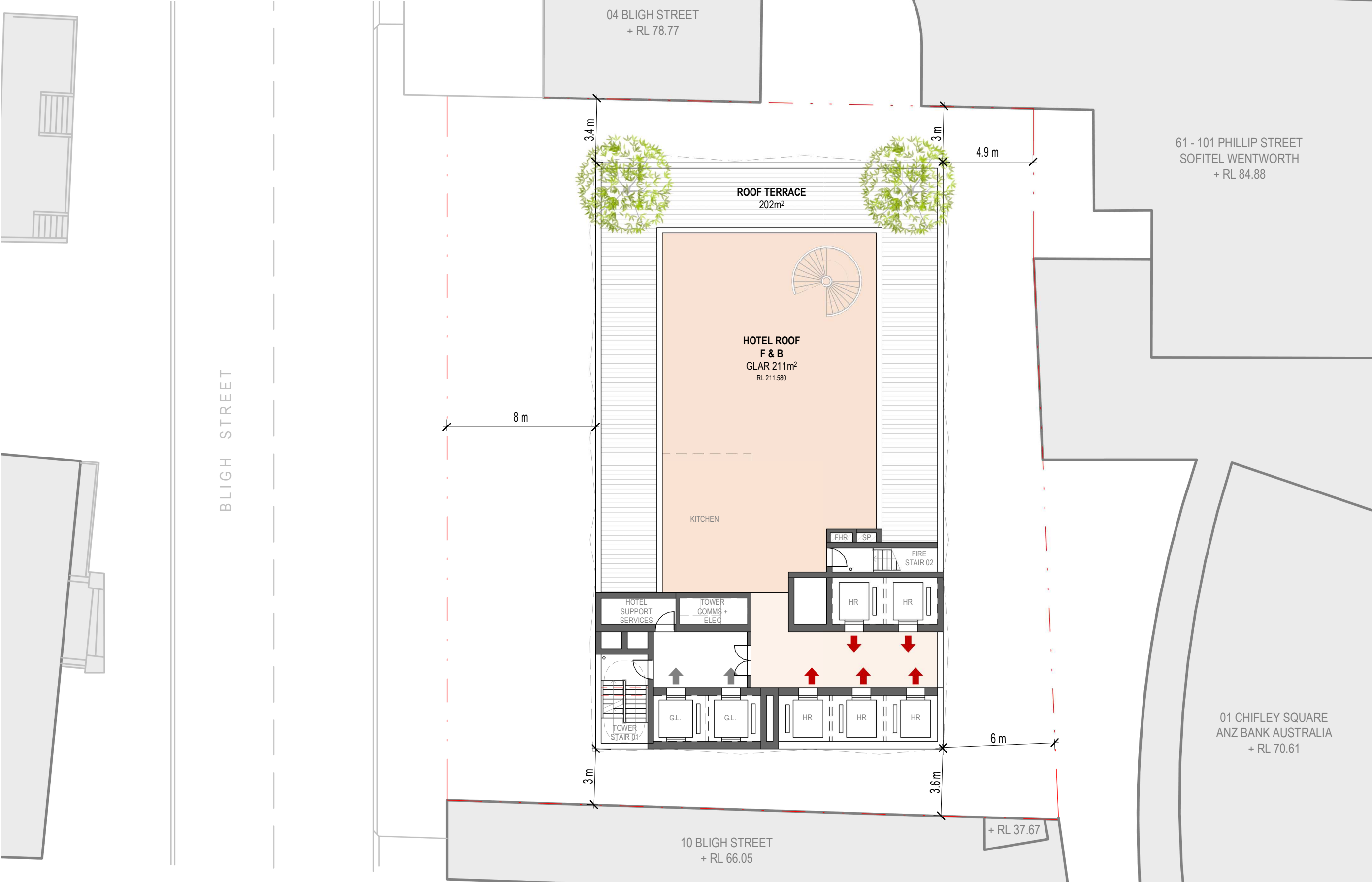
**Level 51 Plan (Function)**  
**RD1016**  
**6**  
**1 : 200**  
**31/07/17**



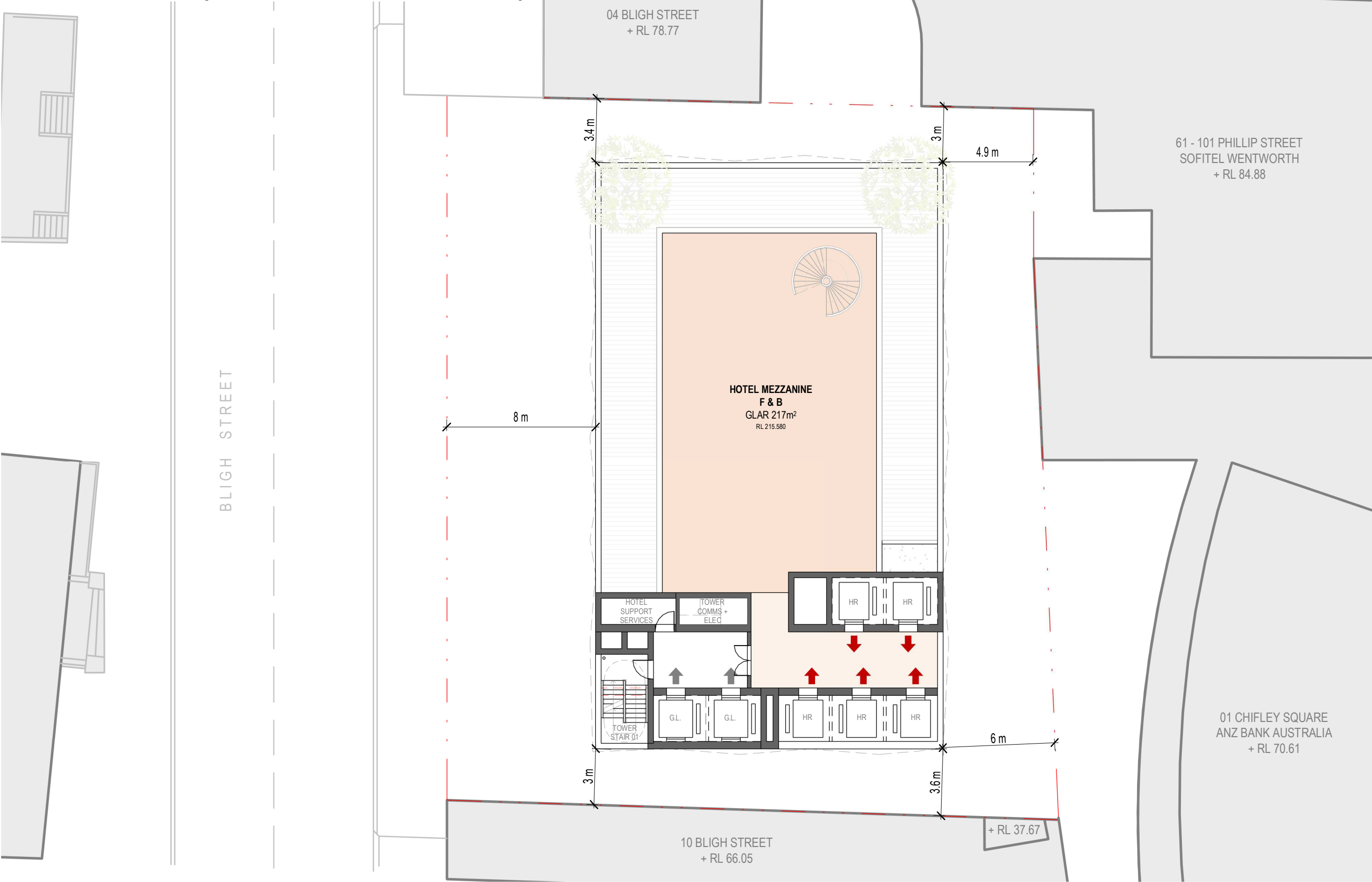
Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 52 Plan (Hotel Roof Terrace)



GA - Level 53 Plan (Hotel Roof Mezzanine)



4-6 Bligh Street, Sydney

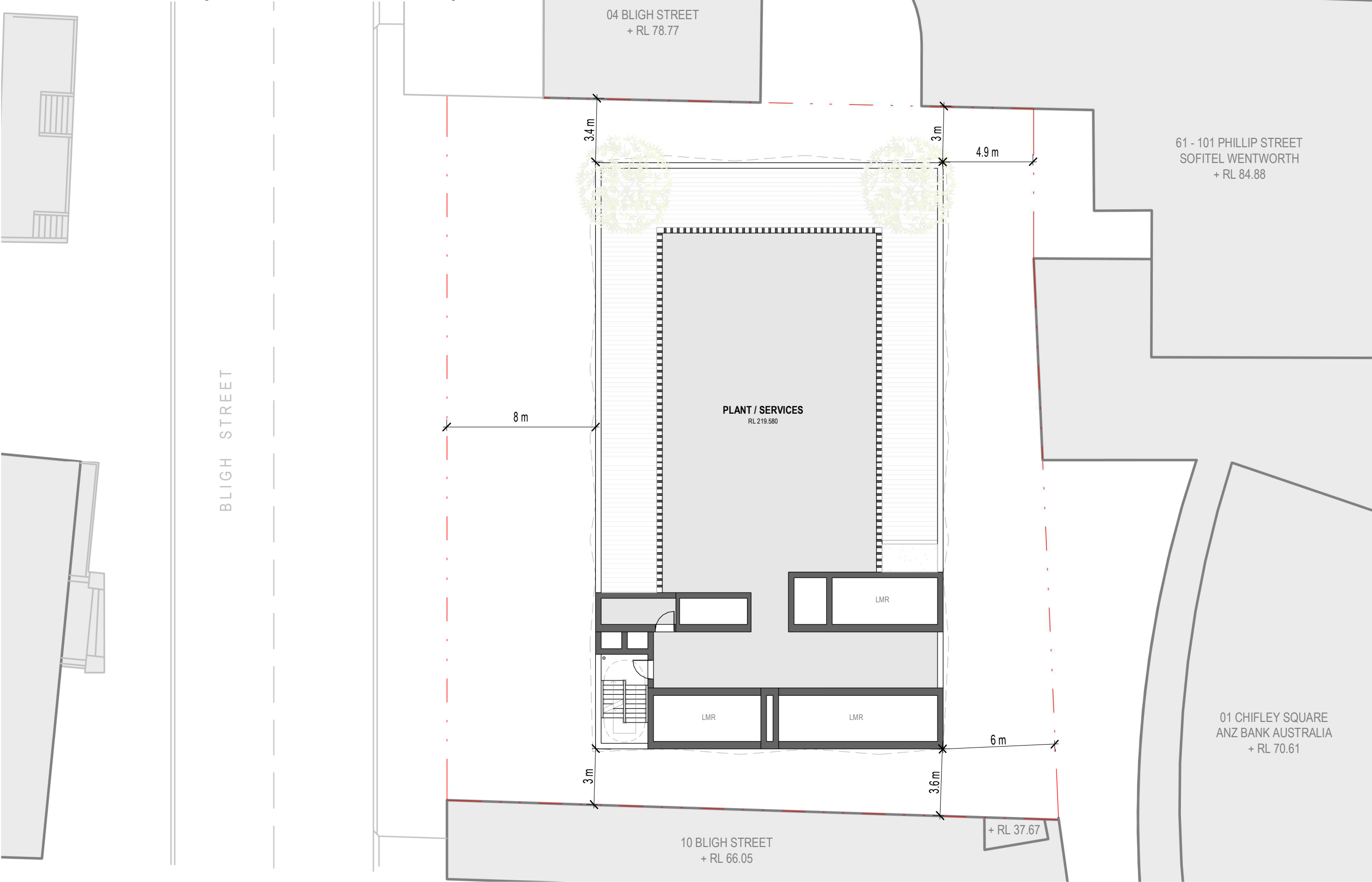
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date

**Level 53 Plan (Hotel Roof Mezzanine)**  
**RD1018**  
**7**  
**1 : 200**  
**31/07/17**

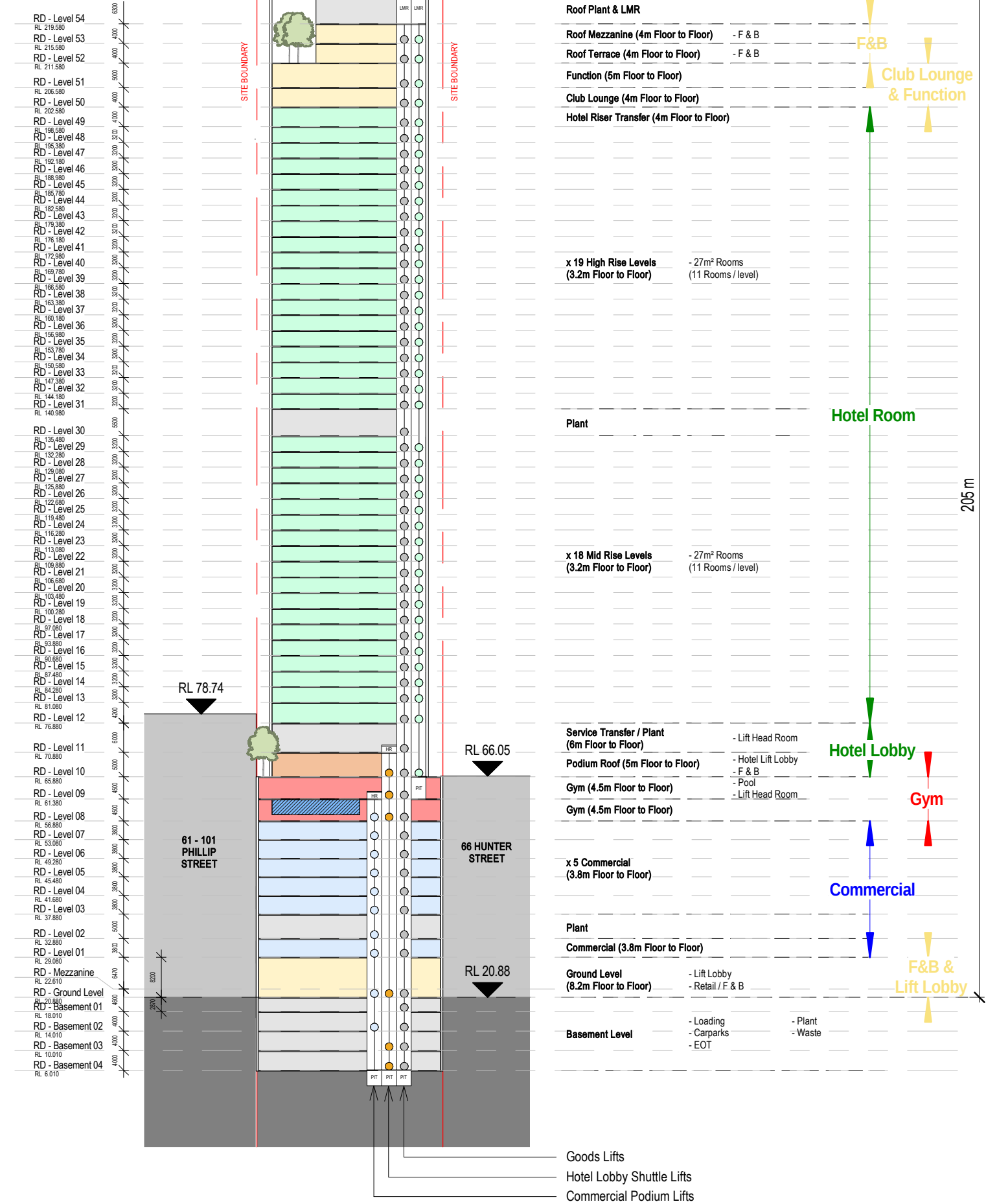
Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# GA - Level 53 Plan (Tower Roof Plant)



Section



4-6 Bligh Street, Sydney

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

**Section**  
**RD2001**  
**7**  
**1 : 1000**  
**01/08/17**

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

architectus™

# Area Schedule

## 4-6 Bligh Street, Sydney

Planning Proposal - Reference Design

31/07/17

|                          |                      |
|--------------------------|----------------------|
| Site Area:               | 1216 m <sup>2</sup>  |
| *Proposed FSR:           | 22 :1                |
| Reference Design FSR:    | 20.4 :1              |
| Reference Design GFA:    | 24825 m <sup>2</sup> |
| Total Retail (GLAR) :    | 1168 m <sup>2</sup>  |
| Total Commercial (NLA) : | 6137 m <sup>2</sup>  |
| Total Hotel (NLA) :      | 12651 m <sup>2</sup> |

|             | No. Levels | Type                                                     | RL      | Height (m) | GFA   | NLA (m <sup>2</sup> ) | GLAR (m <sup>2</sup> ) |
|-------------|------------|----------------------------------------------------------|---------|------------|-------|-----------------------|------------------------|
| Basement    | B4         | Car Parking / Plant                                      | 6.01    | 4          |       |                       |                        |
|             | B3         | Car Parking / Plant                                      | 10.01   | 4          |       |                       |                        |
|             | B2         | Car Parking / Plant                                      | 14.01   | 4          |       |                       |                        |
|             | B1         | Loading / Car Parking / Plant                            | 18.01   | 2.9        |       |                       |                        |
| Total       |            |                                                          |         | 14.9       |       |                       |                        |
| Podium      | GF         | F & B / Commercial Lift Lobby / Hotel Shuttle Lift Lobby | 20.88   | 8.2        | 668   |                       | 526                    |
|             | L1         | Commercial                                               | 29.08   | 3.8        | 834   | 793                   |                        |
|             | L2         | Plant                                                    | 32.88   | 5          |       |                       |                        |
|             | L3         | Commercial                                               | 37.88   | 3.8        | 834   | 793                   |                        |
|             | L4         | Commercial                                               | 41.68   | 3.8        | 834   | 793                   |                        |
|             | L5         | Commercial                                               | 45.48   | 3.8        | 834   | 793                   |                        |
|             | L6         | Commercial                                               | 49.28   | 3.8        | 834   | 793                   |                        |
|             | L7         | Commercial                                               | 53.08   | 3.8        | 834   | 793                   |                        |
|             | L8         | Gym                                                      | 56.88   | 4.5        | 658   | 617                   |                        |
|             | L9         | Gym / Pool                                               | 61.38   | 4.5        | 793   | 759                   |                        |
| Total       | 10         |                                                          |         | 45         | 7125  | 6137                  | 526                    |
| Podium Roof | L10        | Hotel Lift Lobby / F & B                                 | 65.88   | 5          | 381   | 147                   | 214                    |
|             | L11        | Service Transfer / Plant                                 | 70.88   | 6          |       |                       |                        |
| Total       | 2          |                                                          |         | 11         | 381   | 146.884               | 214                    |
| Mid Rise    | L12        | Hotel                                                    | 76.88   | 4.2        | 425   | 314                   |                        |
|             | L13        | Hotel                                                    | 81.08   | 3.2        | 425   | 314                   |                        |
|             | L14        | Hotel                                                    | 84.28   | 3.2        | 425   | 314                   |                        |
|             | L15        | Hotel                                                    | 87.48   | 3.2        | 425   | 314                   |                        |
|             | L16        | Hotel                                                    | 90.68   | 3.2        | 425   | 314                   |                        |
|             | L17        | Hotel                                                    | 93.88   | 3.2        | 425   | 314                   |                        |
|             | L18        | Hotel                                                    | 97.08   | 3.2        | 425   | 314                   |                        |
|             | L19        | Hotel                                                    | 100.28  | 3.2        | 425   | 314                   |                        |
|             | L20        | Hotel                                                    | 103.48  | 3.2        | 425   | 314                   |                        |
|             | L21        | Hotel                                                    | 106.68  | 3.2        | 425   | 314                   |                        |
|             | L22        | Hotel                                                    | 109.88  | 3.2        | 425   | 314                   |                        |
|             | L23        | Hotel                                                    | 113.08  | 3.2        | 425   | 314                   |                        |
|             | L24        | Hotel                                                    | 116.28  | 3.2        | 425   | 314                   |                        |
|             | L25        | Hotel                                                    | 119.48  | 3.2        | 425   | 314                   |                        |
|             | L26        | Hotel                                                    | 122.68  | 3.2        | 425   | 314                   |                        |
|             | L27        | Hotel                                                    | 125.88  | 3.2        | 425   | 314                   |                        |
|             | L28        | Hotel                                                    | 129.08  | 3.2        | 425   | 314                   |                        |
|             | L29        | Hotel                                                    | 132.28  | 3.2        | 425   | 314                   |                        |
| Total       | 18         |                                                          |         | 59         | 7653  | 5650                  |                        |
| Plant       | L30        |                                                          | 135.48  | 5.5        |       |                       |                        |
| Total       | 1          |                                                          |         | 5.5        |       |                       |                        |
| High Rise   | L31        | Hotel                                                    | 140.98  | 3.2        | 425   | 314                   |                        |
|             | L32        | Hotel                                                    | 144.18  | 3.2        | 425   | 314                   |                        |
|             | L33        | Hotel                                                    | 147.38  | 3.2        | 425   | 314                   |                        |
|             | L34        | Hotel                                                    | 150.58  | 3.2        | 425   | 314                   |                        |
|             | L35        | Hotel                                                    | 153.78  | 3.2        | 425   | 314                   |                        |
|             | L36        | Hotel                                                    | 156.98  | 3.2        | 425   | 314                   |                        |
|             | L37        | Hotel                                                    | 160.18  | 3.2        | 425   | 314                   |                        |
|             | L38        | Hotel                                                    | 163.38  | 3.2        | 425   | 314                   |                        |
|             | L39        | Hotel                                                    | 166.58  | 3.2        | 425   | 314                   |                        |
|             | L40        | Hotel                                                    | 169.78  | 3.2        | 425   | 314                   |                        |
|             | L41        | Hotel                                                    | 172.98  | 3.2        | 425   | 314                   |                        |
|             | L42        | Hotel                                                    | 176.18  | 3.2        | 425   | 314                   |                        |
|             | L43        | Hotel                                                    | 179.38  | 3.2        | 425   | 314                   |                        |
|             | L44        | Hotel                                                    | 182.58  | 3.2        | 425   | 314                   |                        |
|             | L45        | Hotel                                                    | 185.78  | 3.2        | 425   | 314                   |                        |
|             | L46        | Hotel                                                    | 188.98  | 3.2        | 425   | 314                   |                        |
|             | L47        | Hotel                                                    | 192.18  | 3.2        | 425   | 314                   |                        |
|             | L48        | Hotel                                                    | 195.38  | 3.2        | 425   | 314                   |                        |
|             | L49        | Hotel                                                    | 198.58  | 4          | 425   | 314                   |                        |
| Total       | 19         |                                                          |         | 61.6       | 8078  | 5964                  |                        |
| Hotel Roof  | L50        | Hotel Club Lounge                                        | 202.58  | 4          | 423   | 400                   |                        |
|             | L51        | Function                                                 | 206.58  | 5          | 444   | 421                   |                        |
|             | L52        | Roof Terrace / F&B                                       | 211.58  | 4          | 449   | 34                    | 211                    |
|             | L53        | Roof Mezzanine / F&B                                     | 215.58  | 4          | 273   | 34                    | 217                    |
| Total       | 4          |                                                          |         | 17         | 1588  | 889.251               | 427                    |
| Plant       | L54        |                                                          | 219.58  | 6.3        |       |                       |                        |
| Total       | 1          |                                                          |         | 6.3        |       |                       |                        |
| Grand Total | 55         |                                                          | 225.880 | 205,000    | 24825 | 18787                 | 1168                   |

| 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 55-storeys or 205 metres / RL 225.880, and FSR of 20.4:1. An additional floorspace efficiency factor is to be allowed for during the design competition which will bring the maximum FSR to 22:1.



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

4-6 Bligh Street, Sydney

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

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

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

**architectus™**



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

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

**architectus™**



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