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

4-6 Bligh Street, Sydney

Drawing: **Cover Sheet**
Drawing no: RD0000
Issue: 8
Scale @ A3:
Date 01/08/17

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GA - Basement Level 04 Plan

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Drawing:	**Basement Level 04 Plan**
Drawing no:	RD1001
Issue:	6
Scale @ A3:	1 : 200
Date	24/07/17

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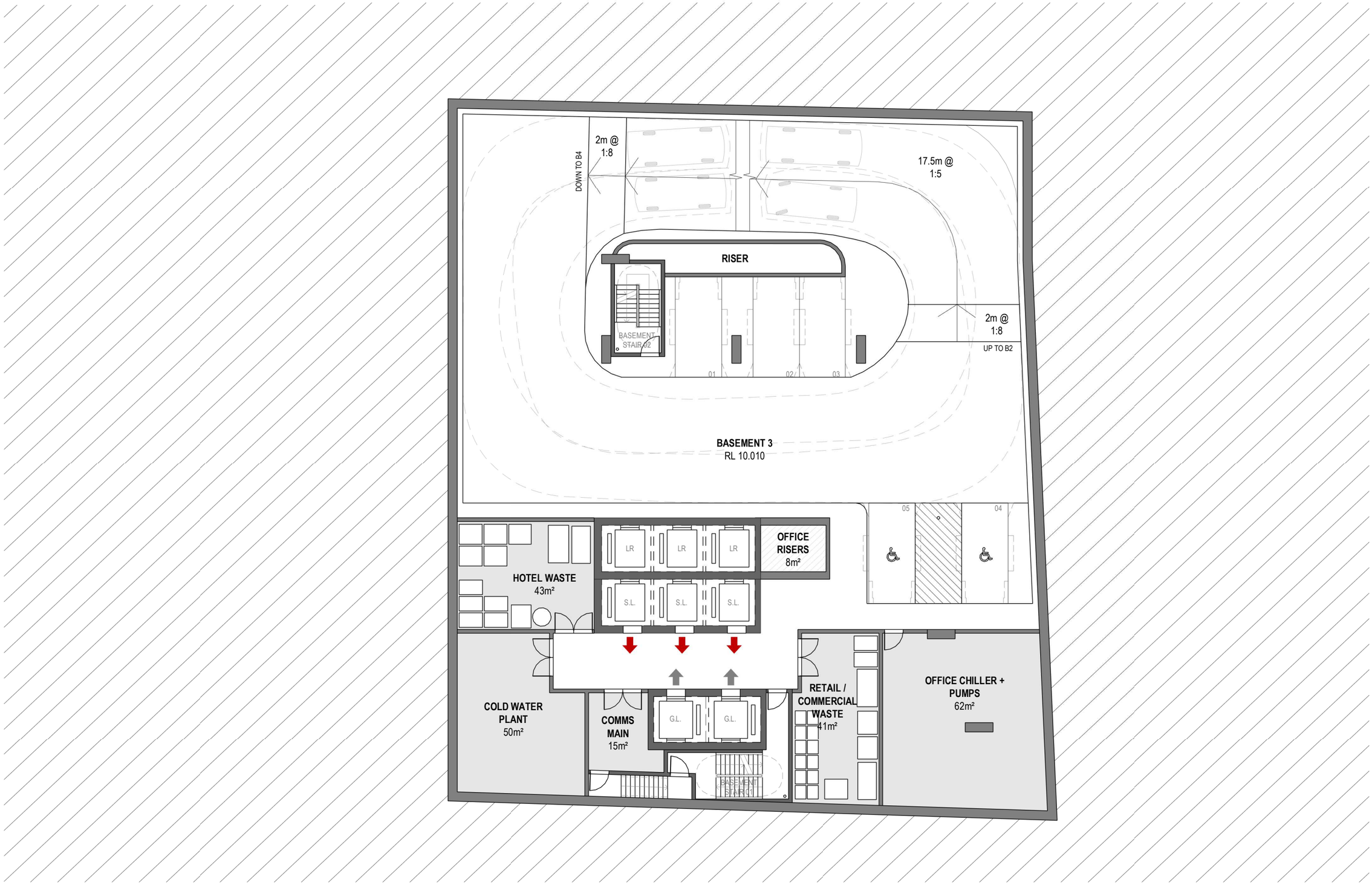
GA - Basement Level 03 Plan



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Drawing:	**Basement Level 03 Plan**
Drawing no:	RD1002
Issue:	6
Scale @ A3:	1 : 200
Date	24/07/17

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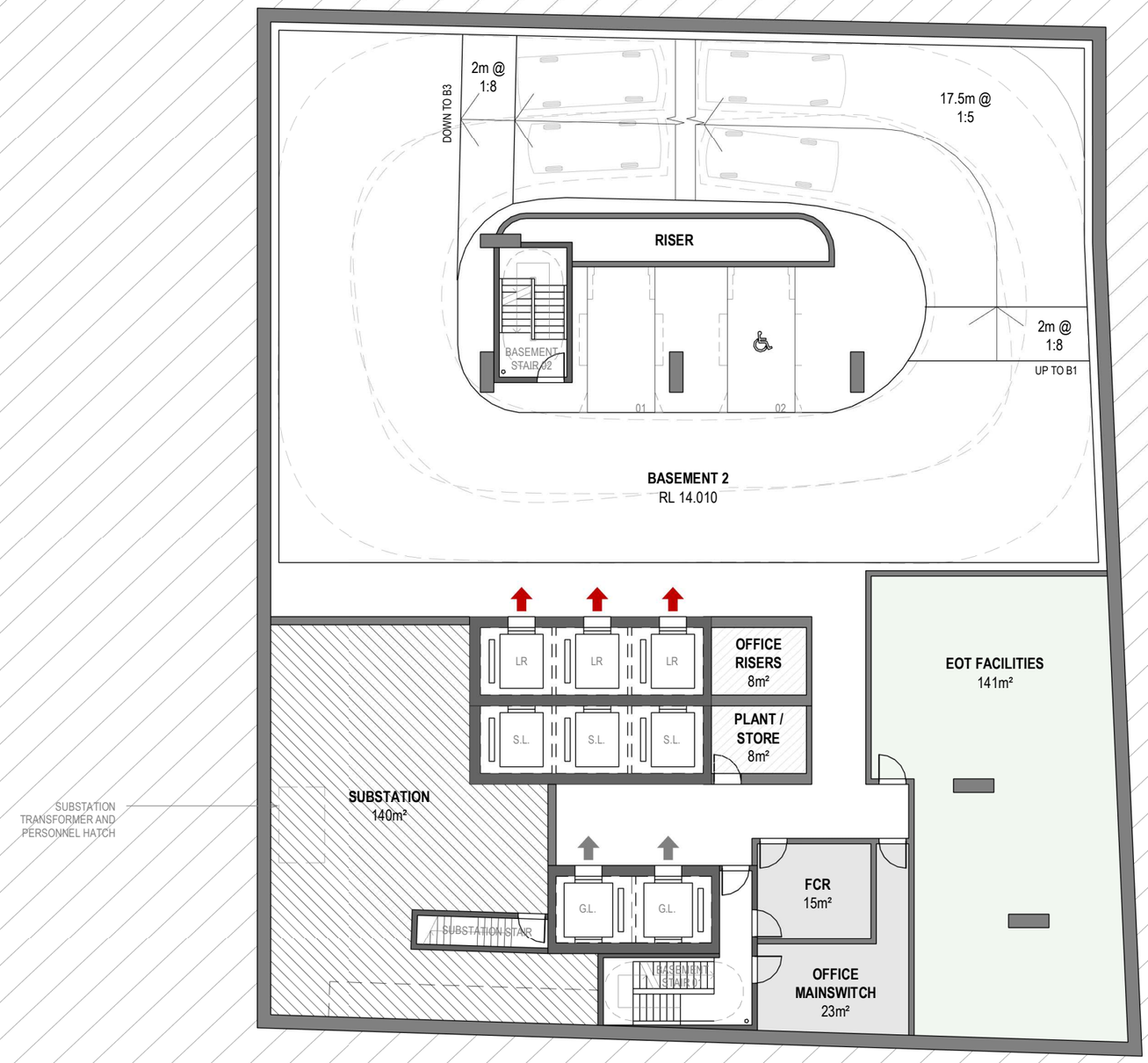
GA - Basement Level 02 Plan



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Drawing: **Basement Level 02 Plan**
Drawing no: RD1003
Issue: 6
Scale @ A3: 1 : 200
Date 24/07/17

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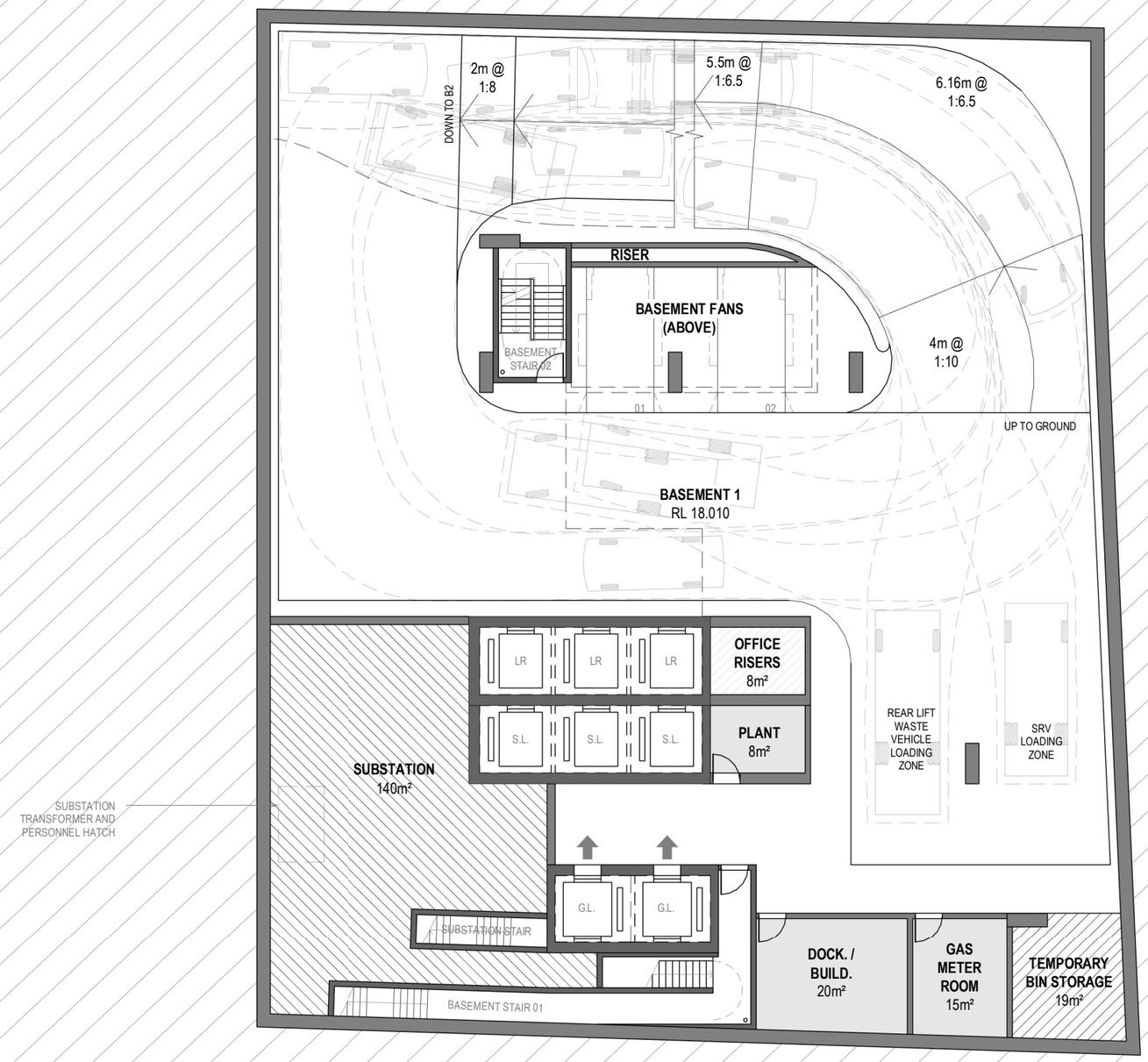
GA - Basement Level 01 Plan



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Drawing:	**Basement Level 01 Plan**
Drawing no:	RD1004
Issue:	6
Scale @ A3:	1 : 200
Date	24/07/17

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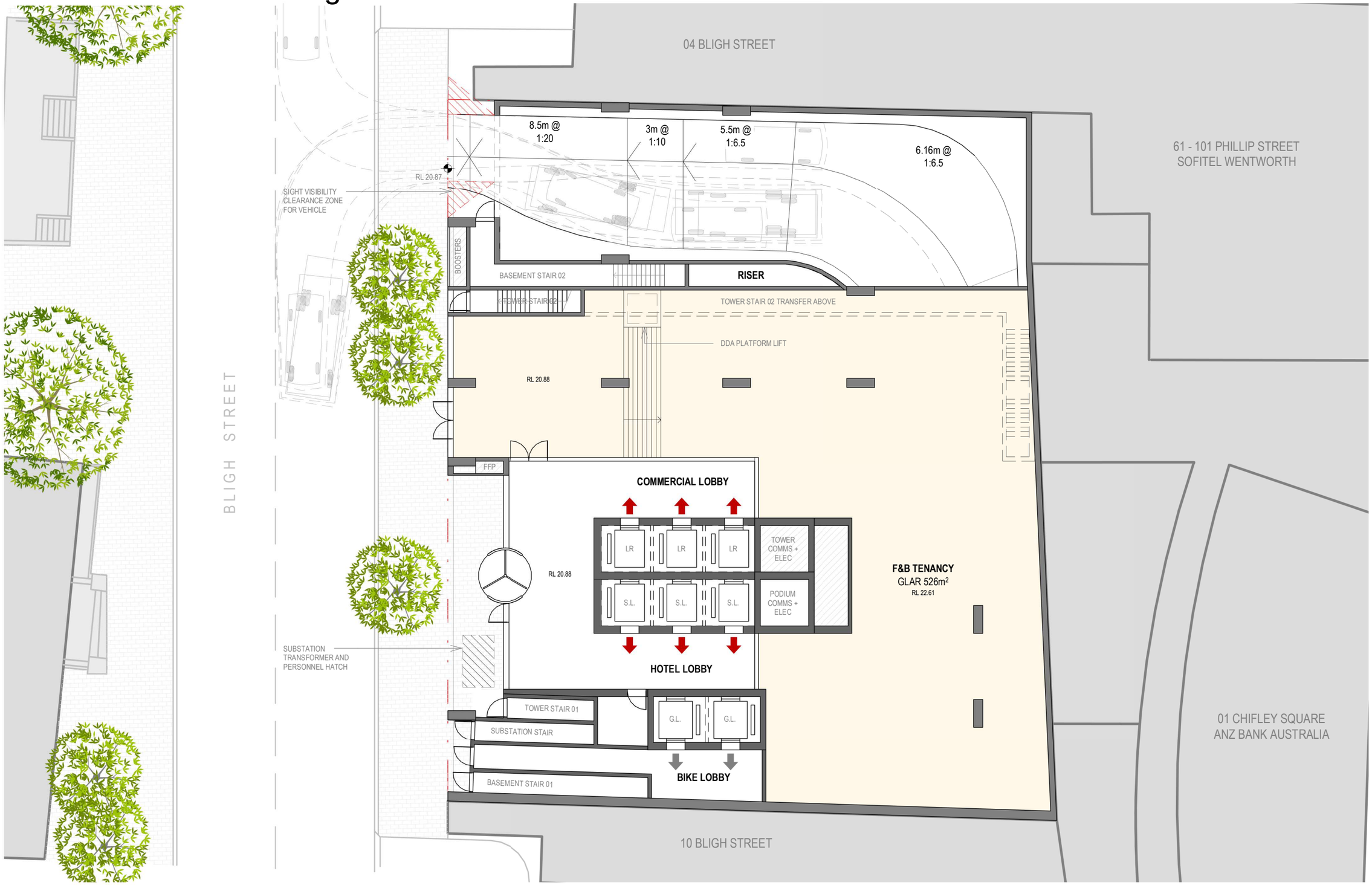
GA - Ground Level Plan - Bligh Street



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Drawing:	**Ground Level Plan**
Drawing no:	RD1005
Issue:	7
Scale @ A3:	1 : 200
Date	24/07/17

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GA - Level 01 Plan (Podium Function)

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

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GA - Level 02 Plan (Podium Plant)

4-6 Bligh Street, Sydney

Drawing:	**Level 02 Plan (Podium Plant)**
Drawing no:	RD1007
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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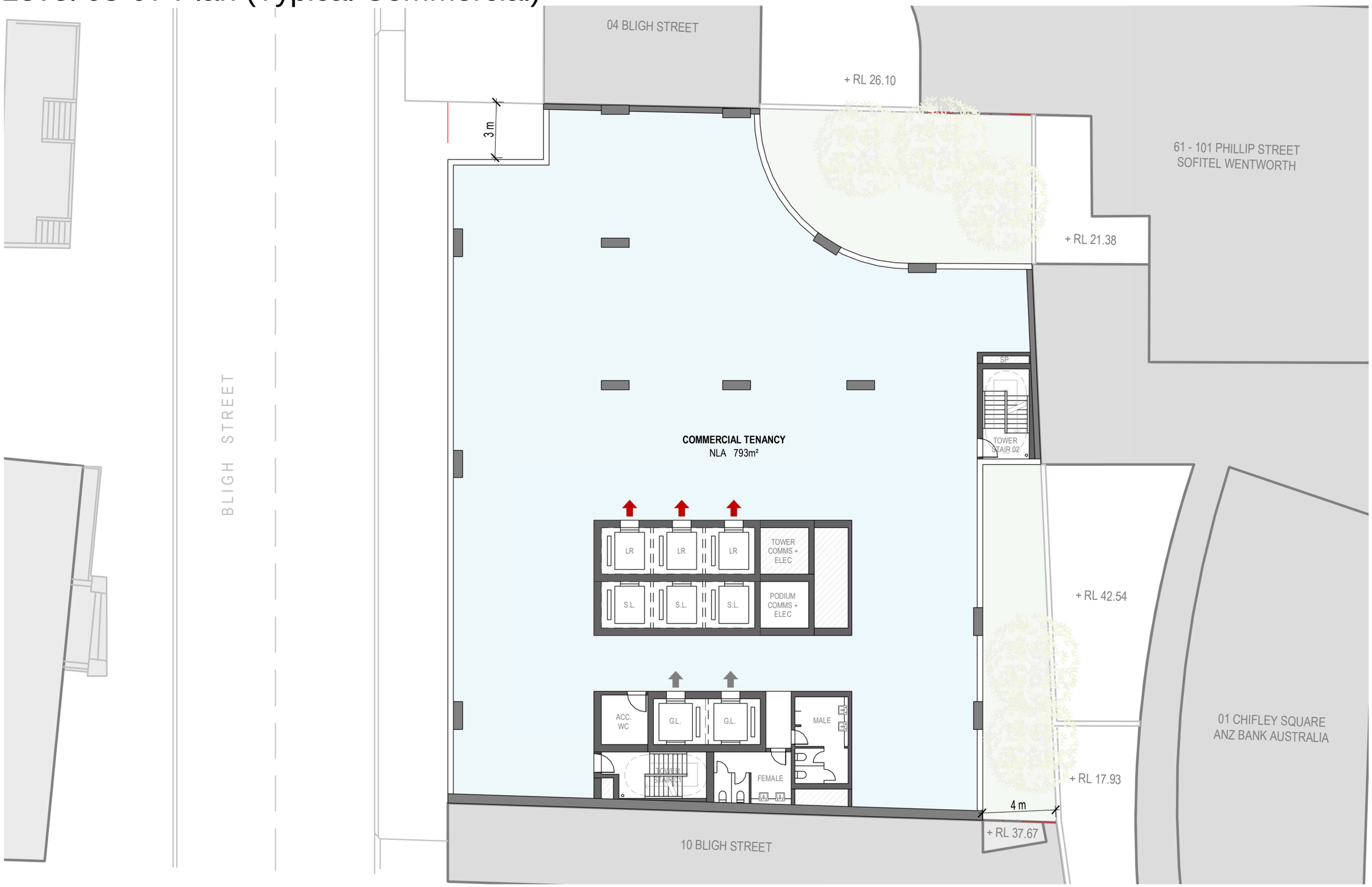
GA - Level 03-07 Plan (Typical Commercial)



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Drawing:	**Level 03-07 Plan (Typical Commercial)**
Drawing no:	RD1008
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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GA - Level 08 Plan (Podium Gym)

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Drawing:	**Level 8 Plan (Podium Gym)**
Drawing no:	RD1009
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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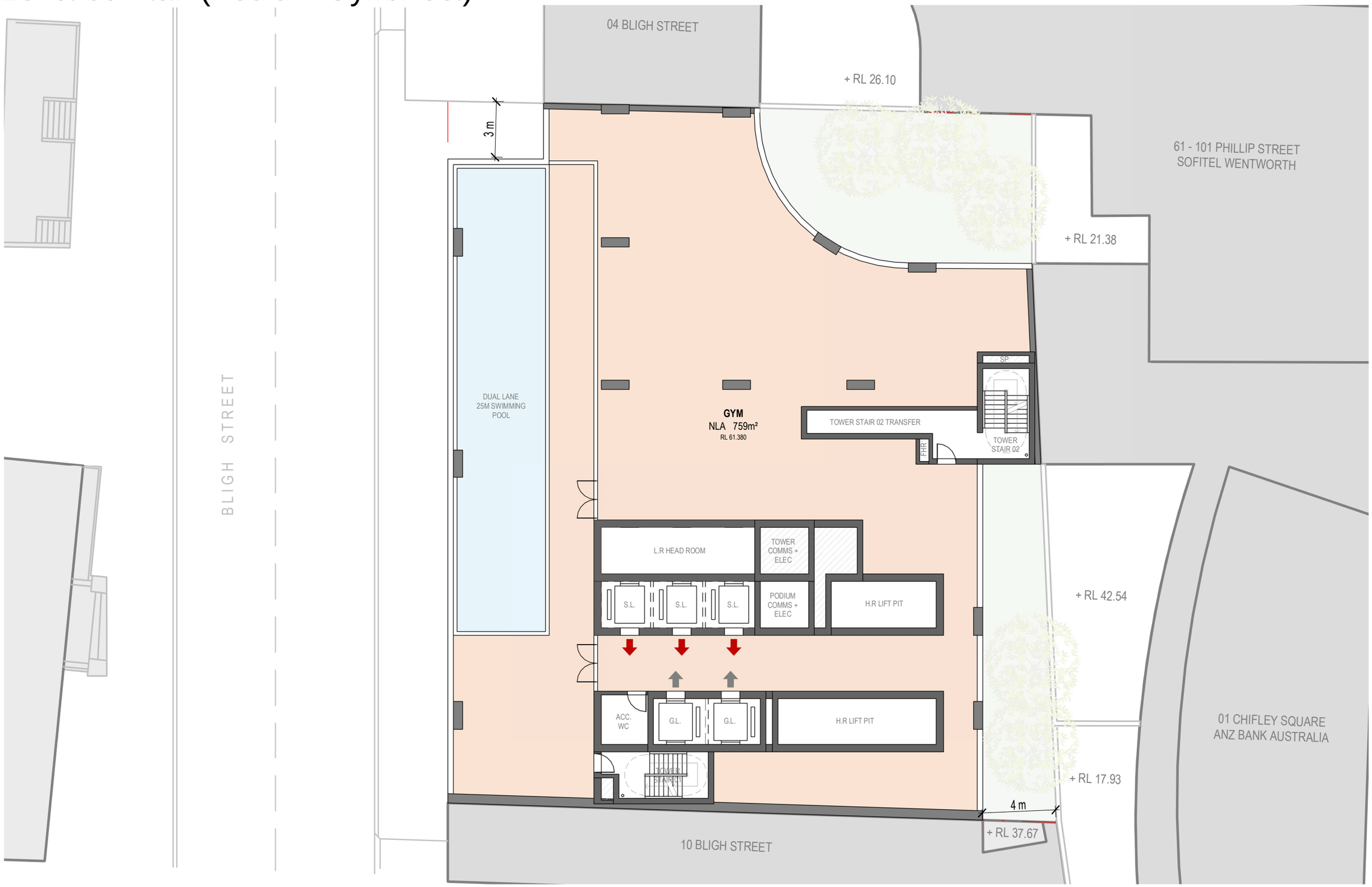
GA - Level 09 Plan (Podium Gym/Pool)



4-6 Bligh Street, Sydney

Drawing:	**Level 9 Plan (Podium Gym/Pool)**
Drawing no:	RD1010
Issue:	4
Scale @ A3:	1 : 200
Date	31/07/17

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

4-6 Bligh Street, Sydney

Drawing:	**Level 10 Plan (Podium Roof/Hotel Lobby)**
Drawing no:	RD1011
Issue:	6
Scale @ A3:	1 : 200
Date	31/07/17

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GA - Level 11 Plan (Podium Transfer/Plant)

4-6 Bligh Street, Sydney

Drawing:	**Level 11 Plan (Podium Transfer/Plant)**
Drawing no:	RD1012
Issue:	6
Scale @ A3:	1 : 200
Date	31/07/17

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GA - Typical Hotel Plan

4-6 Bligh Street, Sydney

Drawing:	**Typical Hotel Plan**
Drawing no:	RD1013
Issue:	6
Scale @ A3:	1 : 200
Date	31/07/17

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GA - Level 30 Plan (Mid Plant Level)

4-6 Bligh Street, Sydney

Drawing:	**Level 30 Plan (Mid Plant Level)**
Drawing no:	RD1014
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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GA - Level 50 Plan (Hotel Club Lounge)

4-6 Bligh Street, Sydney

Drawing:	**Level 50 Plan (Hotel Club Lounge)**
Drawing no:	RD1015
Issue:	5
Scale @ A3:	1 : 200
Date	31/07/17

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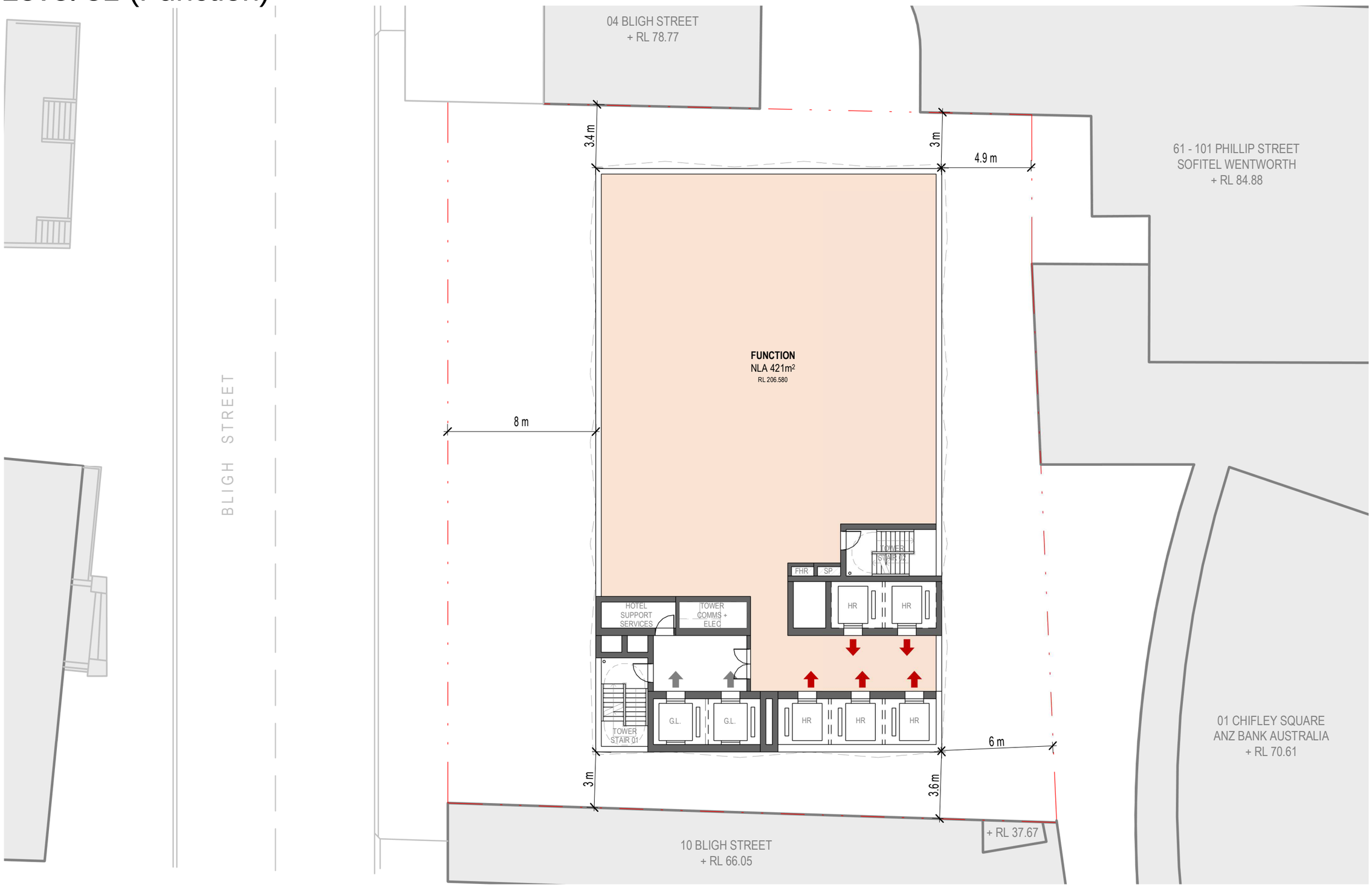
GA - Level 51 (Function)



4-6 Bligh Street, Sydney

Drawing:	**Level 51 Plan (Function)**
Drawing no:	RD1016
Issue:	6
Scale @ A3:	1 : 200
Date	31/07/17

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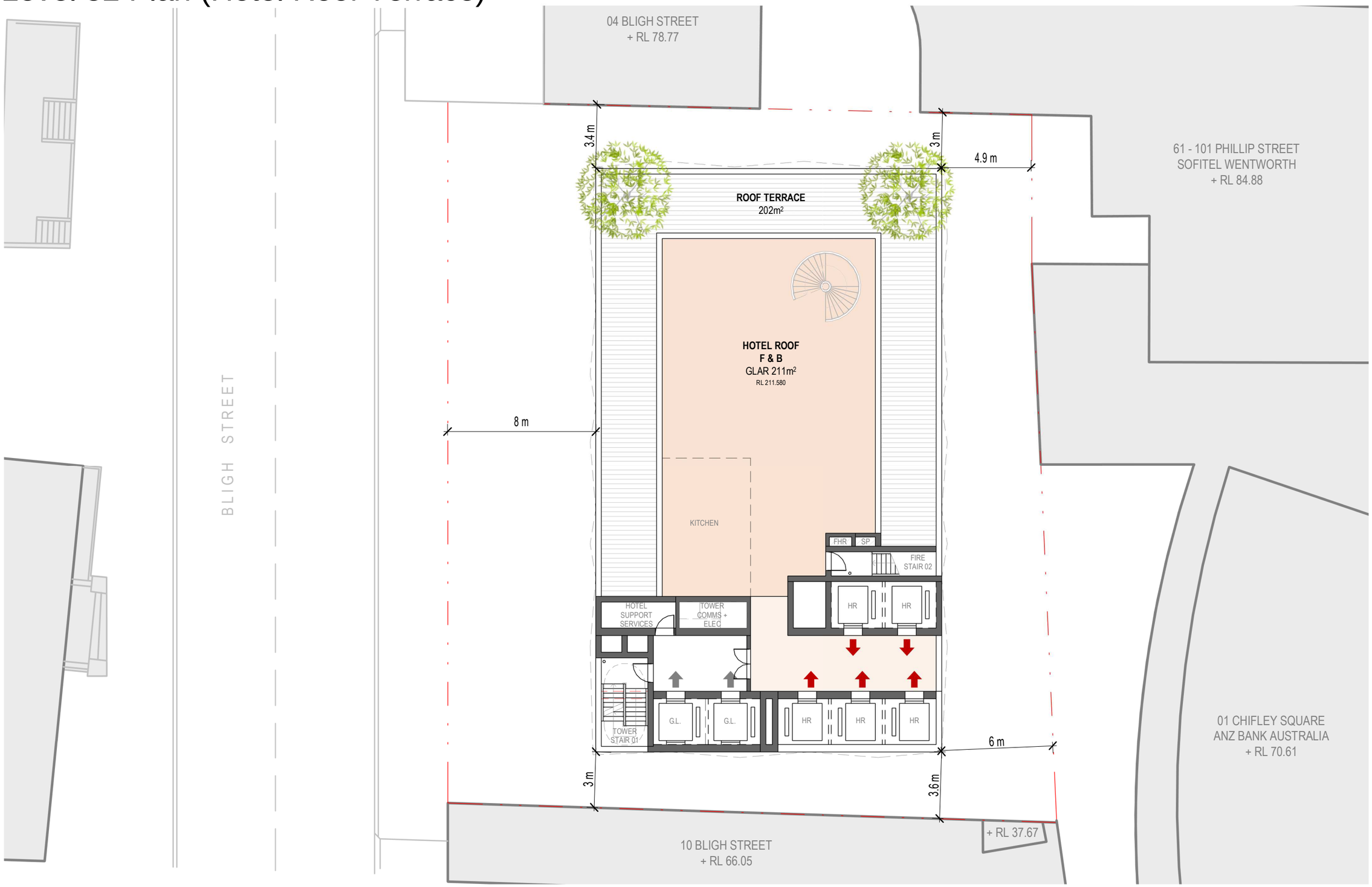
GA - Level 52 Plan (Hotel Roof Terrace)



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Drawing:	**Level 52 Plan (Hotel Roof Terrace)**
Drawing no:	RD1017
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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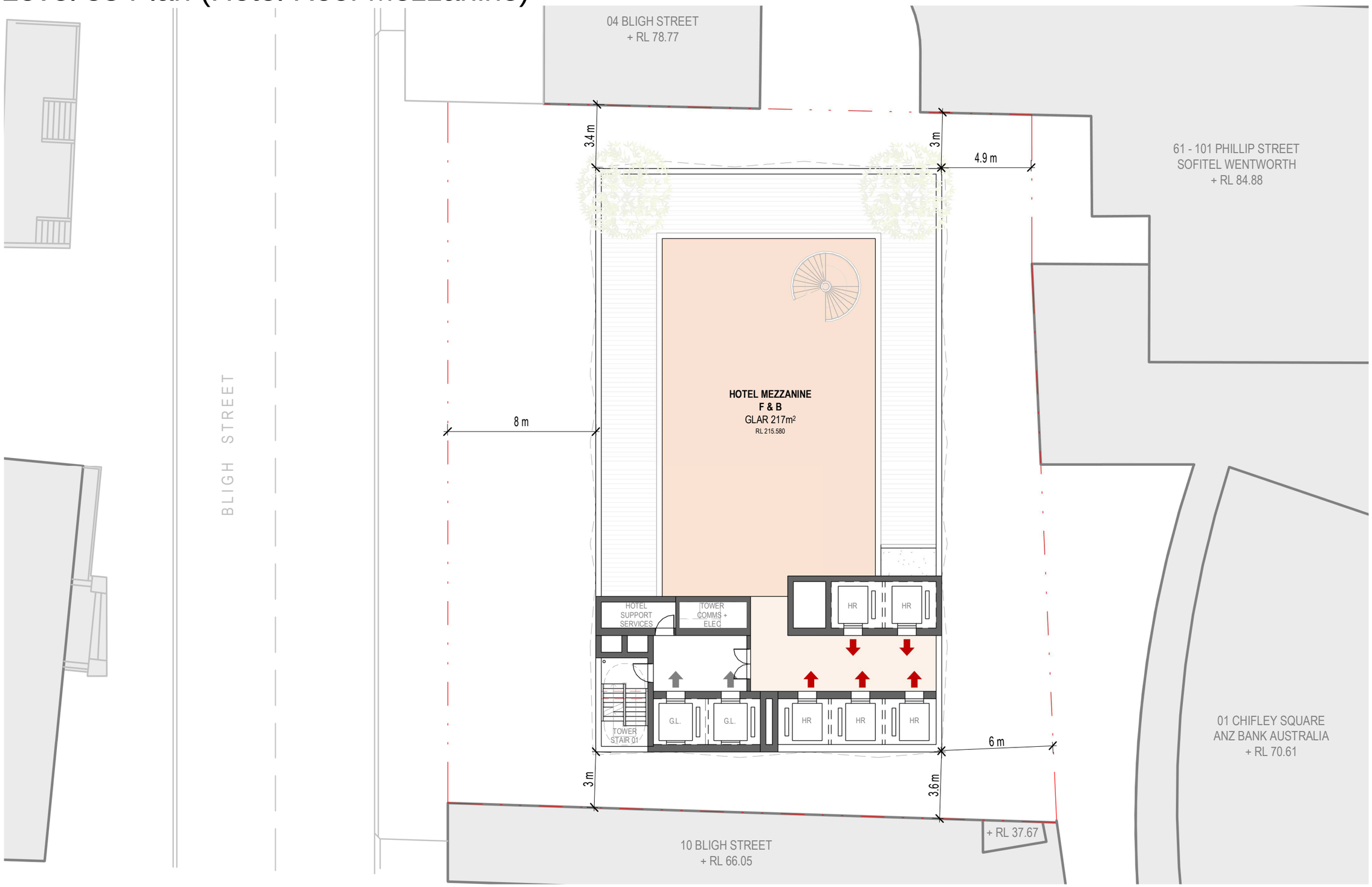
GA - Level 53 Plan (Hotel Roof Mezzanine)



4-6 Bligh Street, Sydney

Drawing:	**Level 53 Plan (Hotel Roof Mezzanine)**
Drawing no:	RD1018
Issue:	7
Scale @ A3:	1 : 200
Date	31/07/17

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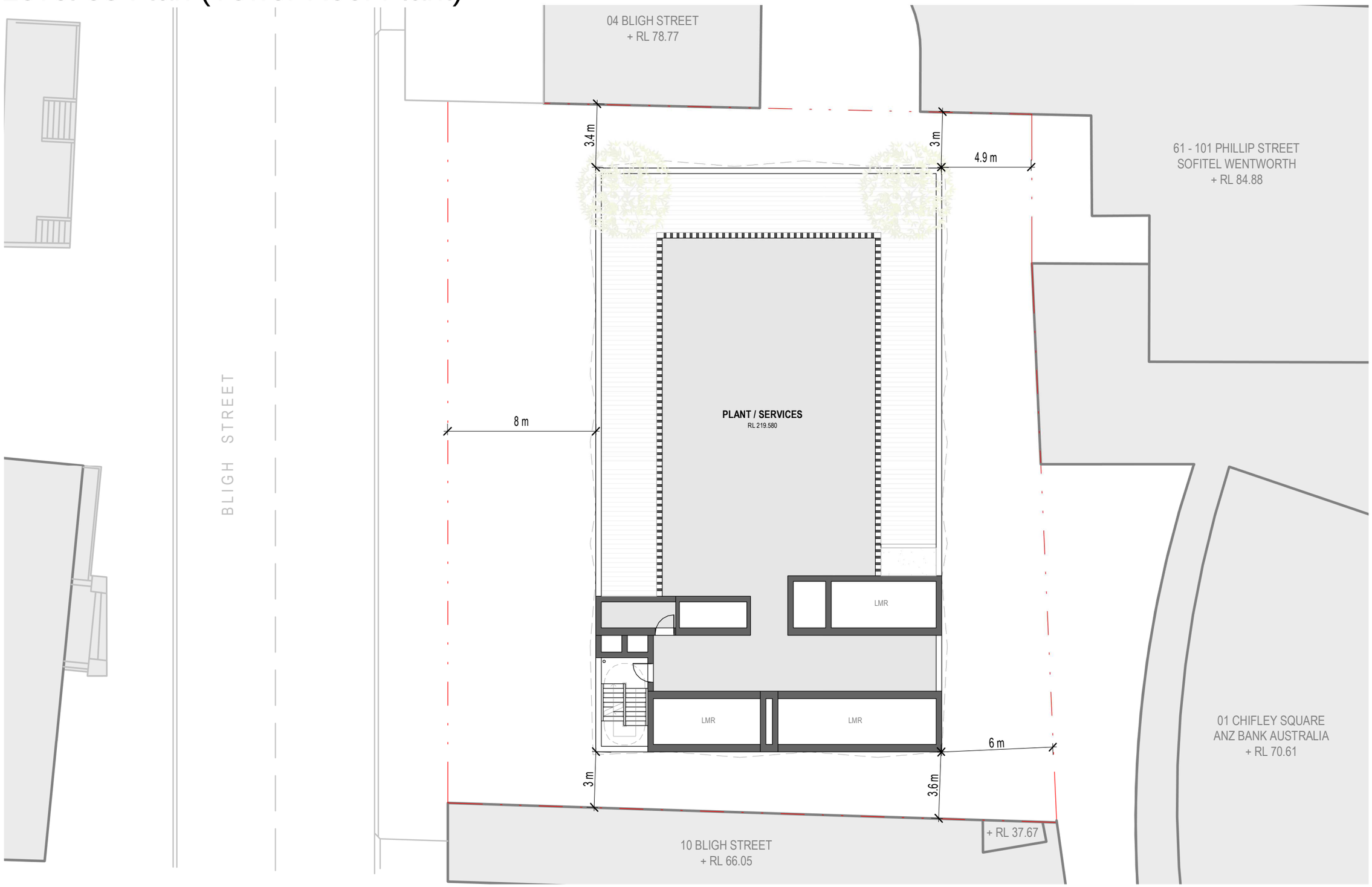
GA - Level 53 Plan (Tower Roof Plant)



4-6 Bligh Street, Sydney

Drawing: **Level 54 Plan (Tower Roof Plant)**
Drawing no: RD1019
Issue: 6
Scale @ A3: 1 : 200
Date 31/07/17

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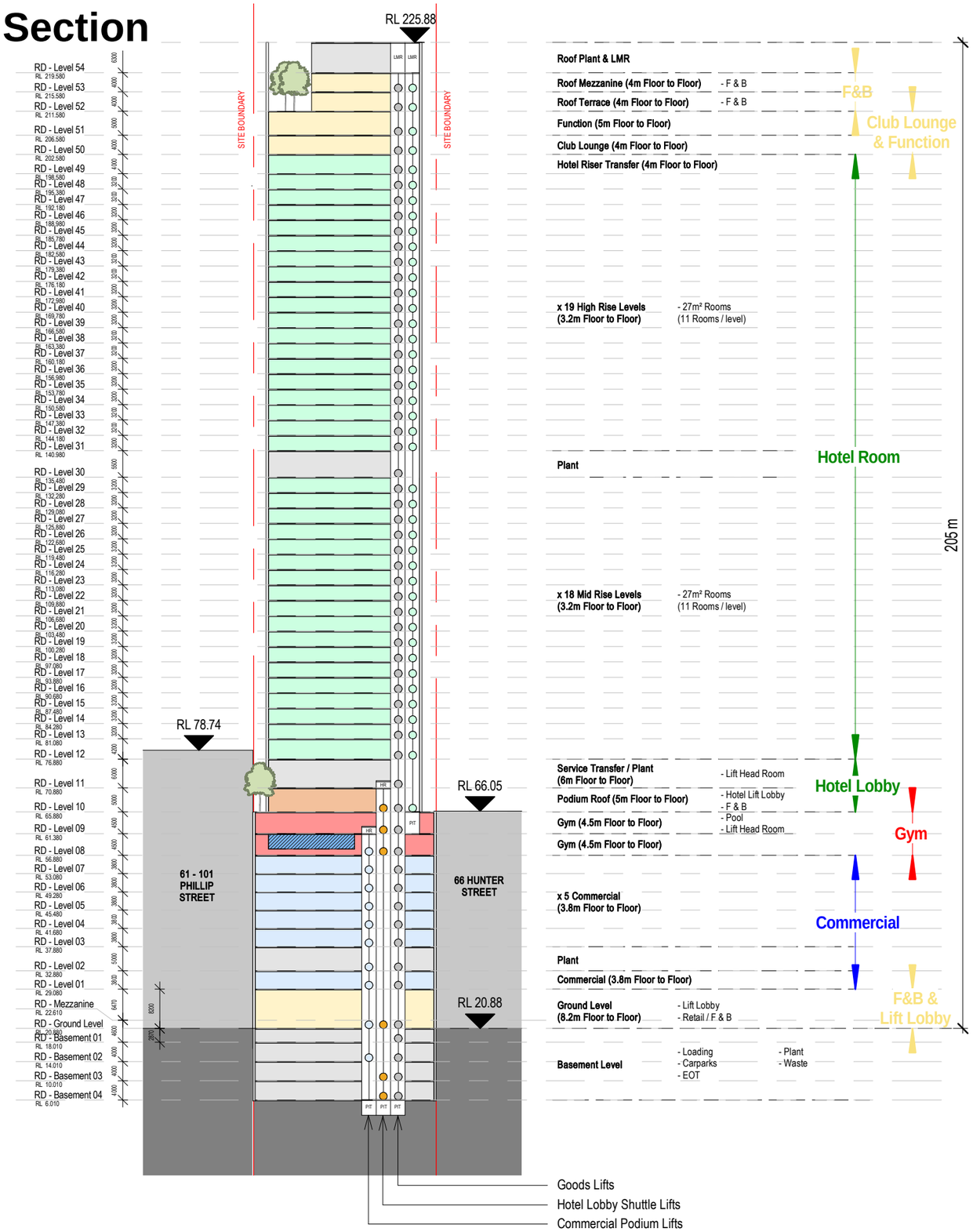
Section



Key

- Hotel
- Hotel Lobby
- Commercial
- Retail / F & B / Function / Club Lounge
- Gym
- Pool
- Plant

4-6 Bligh Street, Sydney

Drawing: **Section**
Drawing no: RD2001
Issue: 7
Scale @ A3: 1 : 1000
Date 01/08/17

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Area Schedule

4-6 Bligh Street, Sydney

Planning Proposal - Reference Design

31/07/17

Site Area:	**1216 m²**
***Proposed FSR:**	**22 :1**
Reference Design FSR:	20.4 :1
Reference Design GFA:	24825 m²
Total Retail (GLAR) :	**1168 m²**
Total Commercial (NLA) :	**6137 m²**
Total Hotel (NLA) :	**12651 m²**

	No. Levels	Type	RL	Height (m)	GFA	NLA (m²)	GLAR (m²)
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.

4-6 Bligh Street, Sydney

Drawing: **Area Schedule**
Drawing no: RD3001
Issue: 8
Scale @ A3:
Date 31/07/17

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

4-6 Bligh Street, Sydney

Drawing: **3D Perspectives (Indicative Only) - 01**
Drawing no: RD4000
Issue: 1
Scale @ A3:
Date 20/07/17

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

4-6 Bligh Street, Sydney

Drawing:	**3D Perspectives (Indicative Only) - 02**
Drawing no:	RD4001
Issue:	1
Scale @ A3:	
Date	20/07/17

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

4-6 Bligh Street, Sydney

Drawing:	**3D Perspectives (Indicative Only) - 03**
Drawing no:	RD4002
Issue:	1
Scale @ A3:	
Date	20/07/17

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