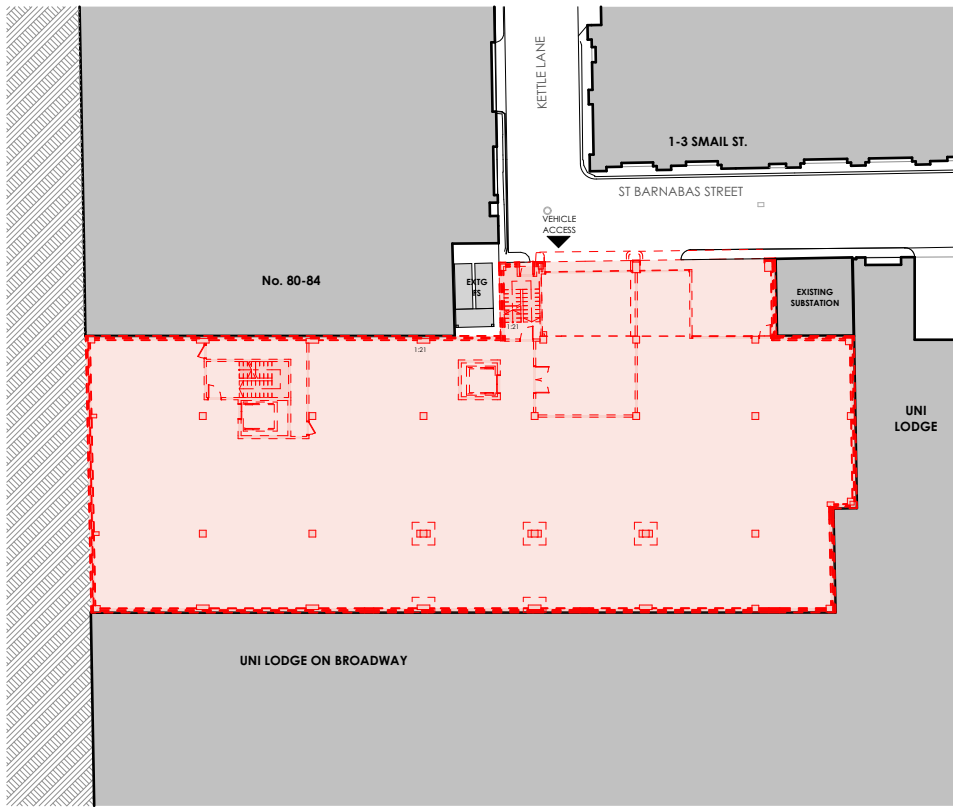
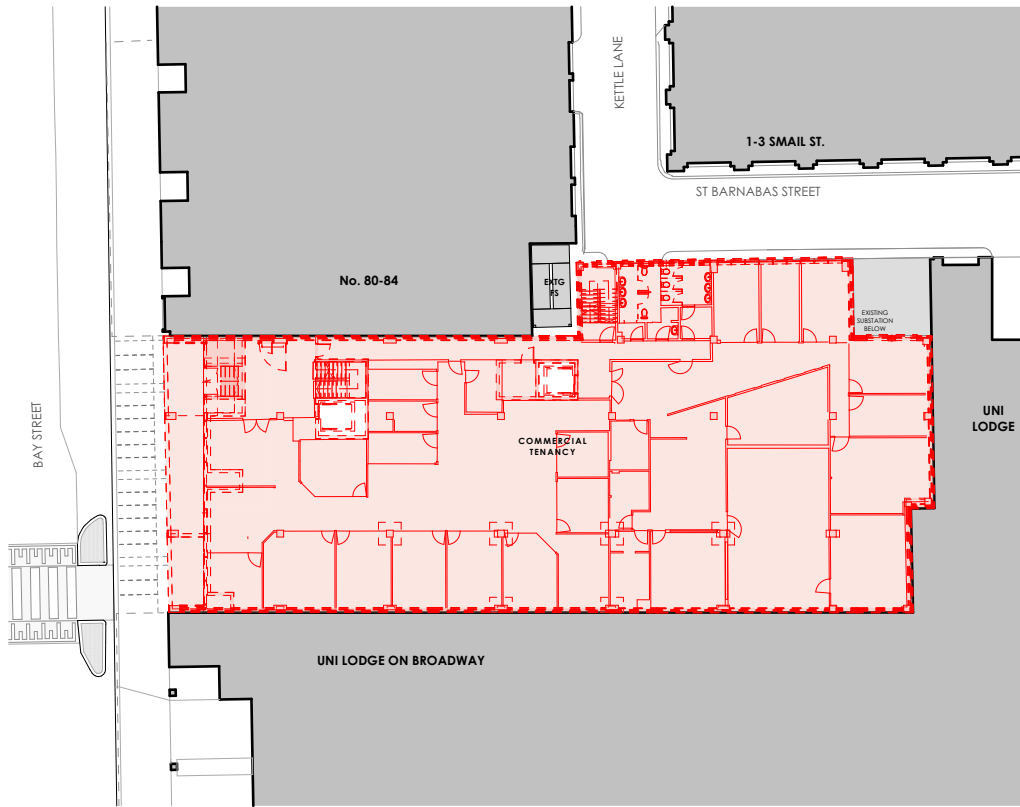


Attachment A

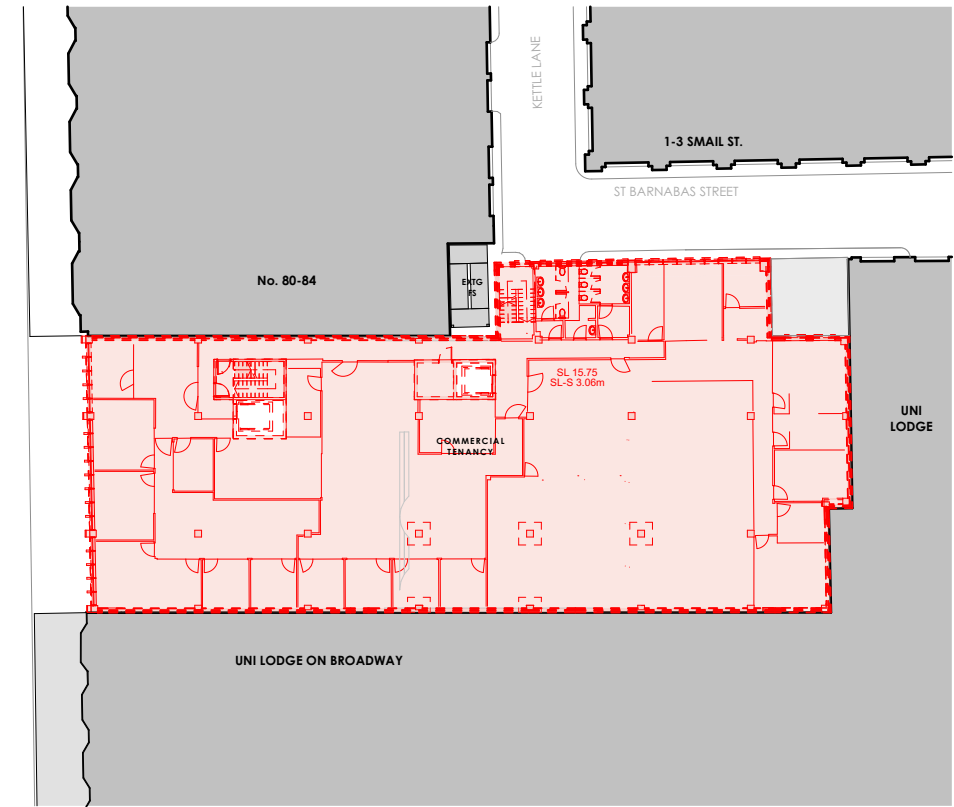
Selected Drawings



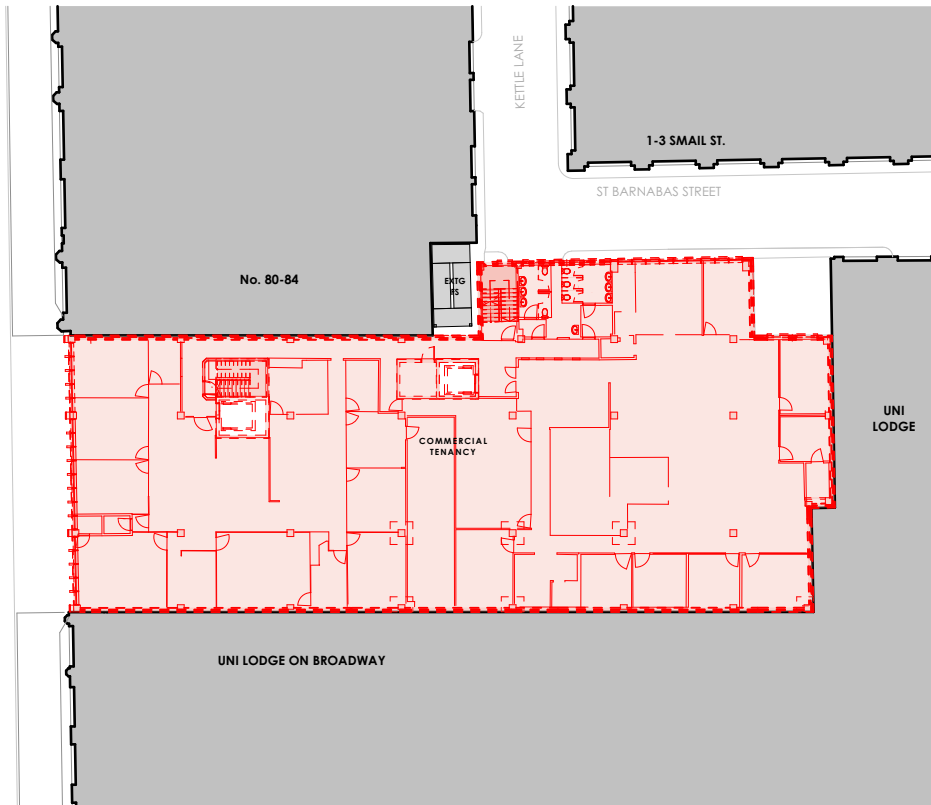
1. LOWER GROUND - DEMOLITION PLAN
SCALE - 1:500



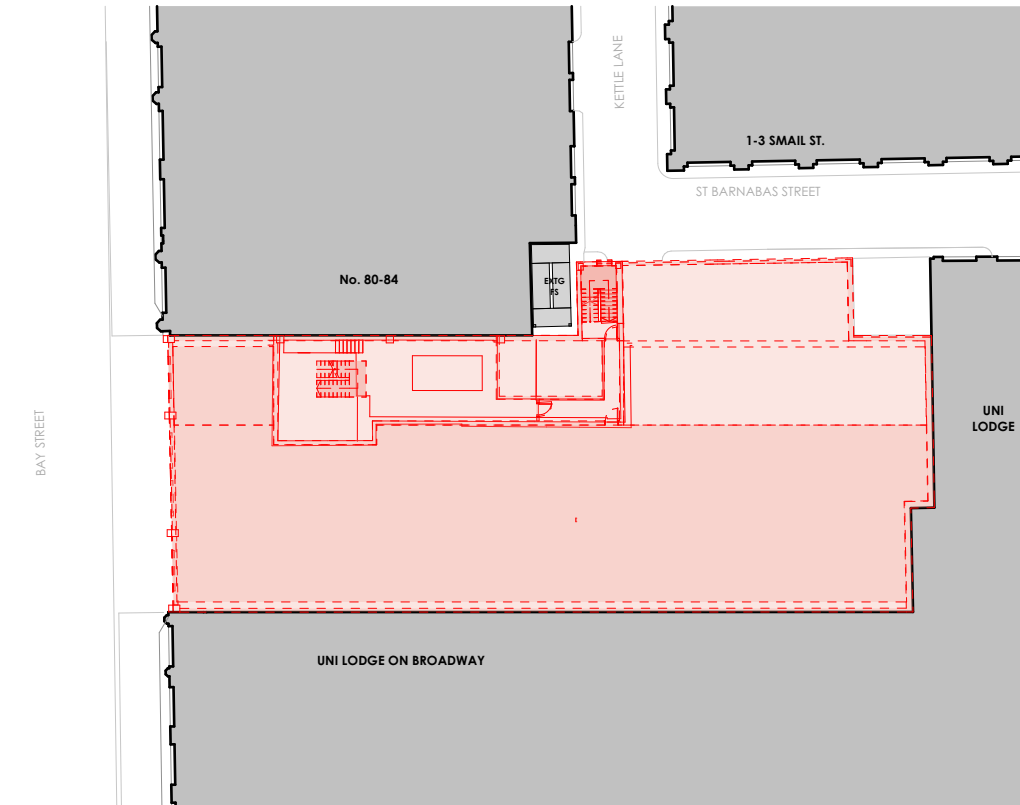
2. GROUND - DEMOLITION PLAN
SCALE - 1:500



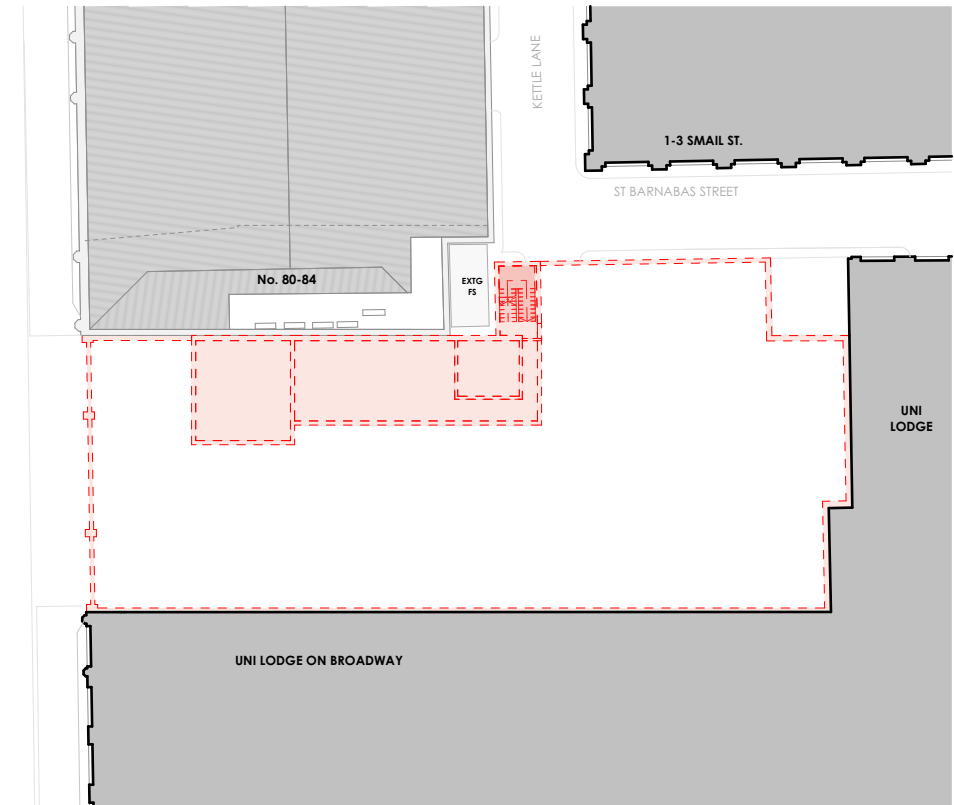
3. LEVEL 01 - DEMOLITION PLAN
SCALE - 1:500



4. LEVEL 02 - DEMOLITION PLAN
SCALE - 1:500



5. LEVEL 03 PLANT + ROOF - DEMOLITION PLAN
SCALE - 1:500



6. ROOF - DEMOLITION PLAN
SCALE - 1:500



AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

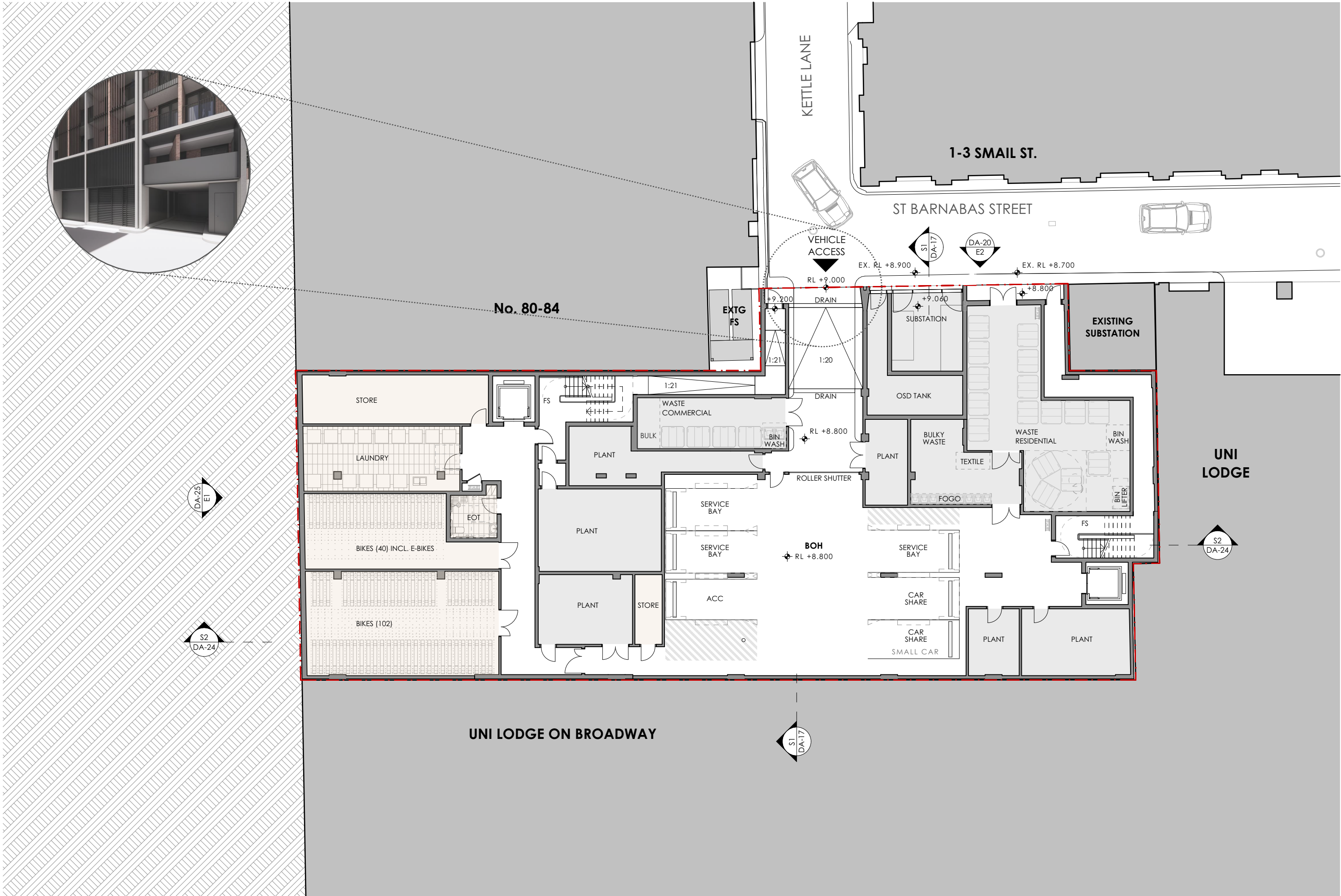
CLIENT
DEXUS & HBB PROPERTY

PROJECT NORTH SCALE
 1:1000 @A3


25mm ON ORIGINAL

DRAWING
SITE PLAN

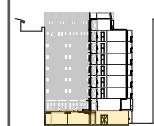
PROJECT NO. 22412	DRAWING NO. DA-09
PRINT DATE 17/12/2025	ISSUE 02



AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY



PROJECT NORTH SCALE
1:200 @ A3

25mm ON ORIGINAL

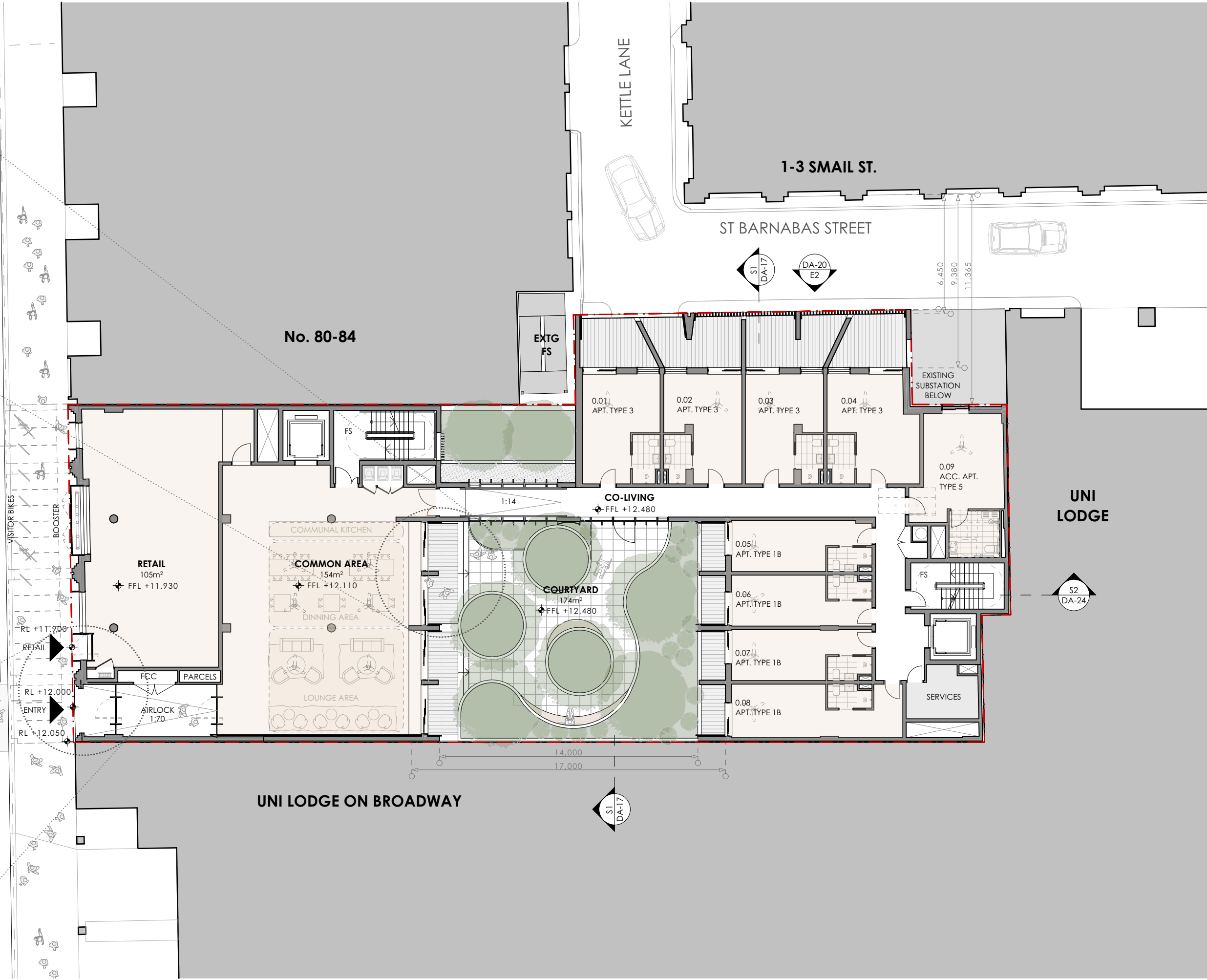
DRAWING
LOWER GROUND FLOOR PLAN

PROJECT NO.
22412

PRINT DATE
17/12/2025

DRAWING NO.
DA-10

ISSUE
02



AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY



PROJECT NORTH SCALE
1:200 @A3

25mm ON ORIGINAL

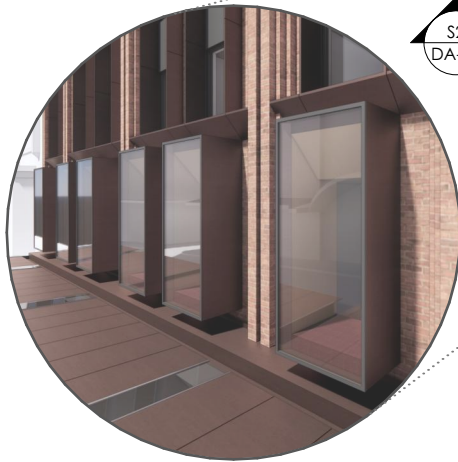
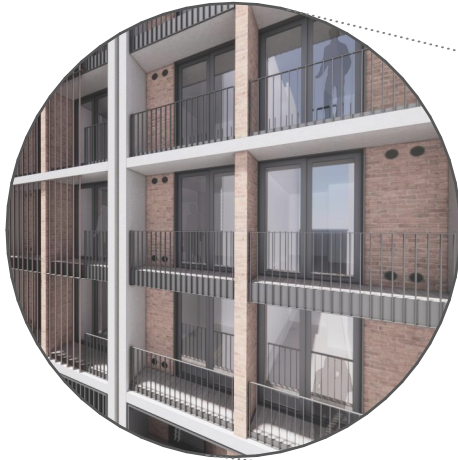
DRAWING
GROUND FLOOR PLAN

PROJECT NO.
22412

PRINT DATE
17/12/2025

DRAWING NO.
DA-11

ISSUE
02



BAY STREET



ALIGN WITH
EXISTING AWNING

ALIGN WITH
EXISTING AWNING

No. 80-84

KETTLE LANE

1-3 SMAIL ST.

ST BARNABAS STREET

EXTG
FS

1.11
APT. TYPE 1B

1.12
APT. TYPE 1B

1.13
APT. TYPE 1B

1.14
APT. TYPE 1B

1.15
APT. TYPE 1B

1.16
APT. TYPE 2

1.21
ACC. APT.
TYPE 5

1.01
APT. TYPE 1A

1.02
APT. TYPE 1A

1.03
APT. TYPE 1A

1.04
APT. TYPE 1A

1.05
APT. TYPE 1A

1.06
APT. TYPE 1A

1.07
APT. TYPE 1B

1.08
APT. TYPE 1B

1.09
APT. TYPE 1B

1.10
APT. TYPE 1B

1.17
APT. TYPE 1B

1.18
APT. TYPE 1B

1.19
APT. TYPE 1B

1.20
APT. TYPE 1B

CO-LIVING
FFL +15.750

VOID OVER COURTYARD

VOID OVER COURTYARD

UNI
LODGE

S2
DA-24

UNI LODGE ON BROADWAY

S1
DA-17

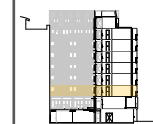
14,000

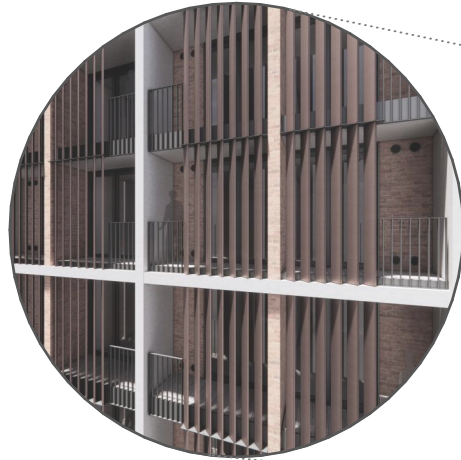
17,000

6,450

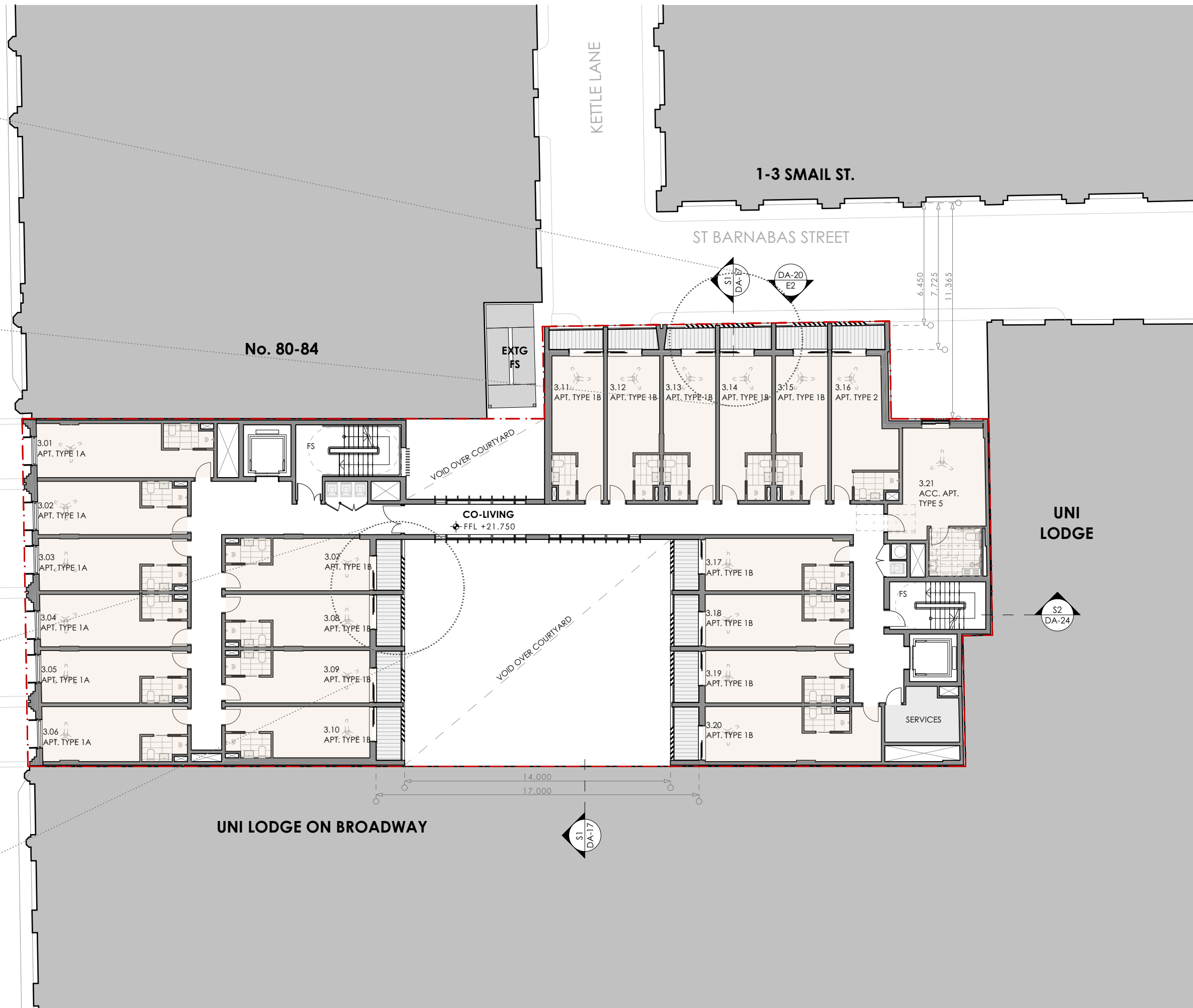
7,725

11,365





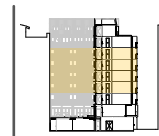
BAY STREET



REV.	DATE	DESCRIPTION	CHK
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

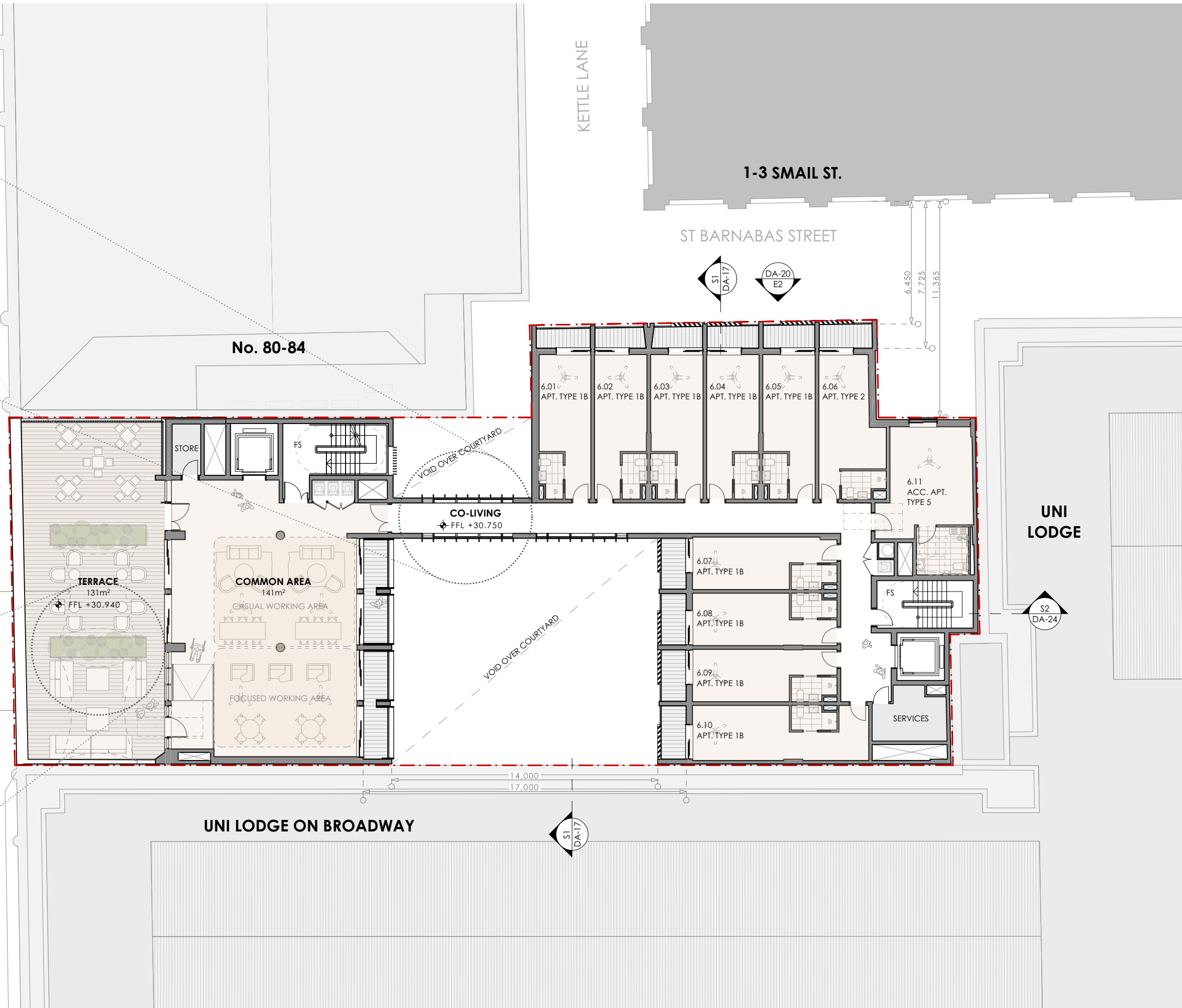
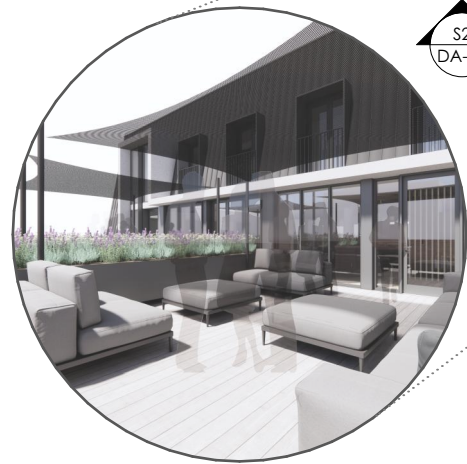
CLIENT
DEXUS & HBB PROPERTY



PROJECT NORTH SCALE
1:200 @A3
25mm ON ORIGINAL

DRAWING
L2 TO L5 FLOOR PLAN

PROJECT NO.
22412
PRINT DATE
17/12/2025
DRAWING NO.
DA-13
ISSUE
02



AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

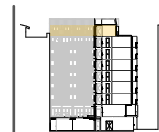
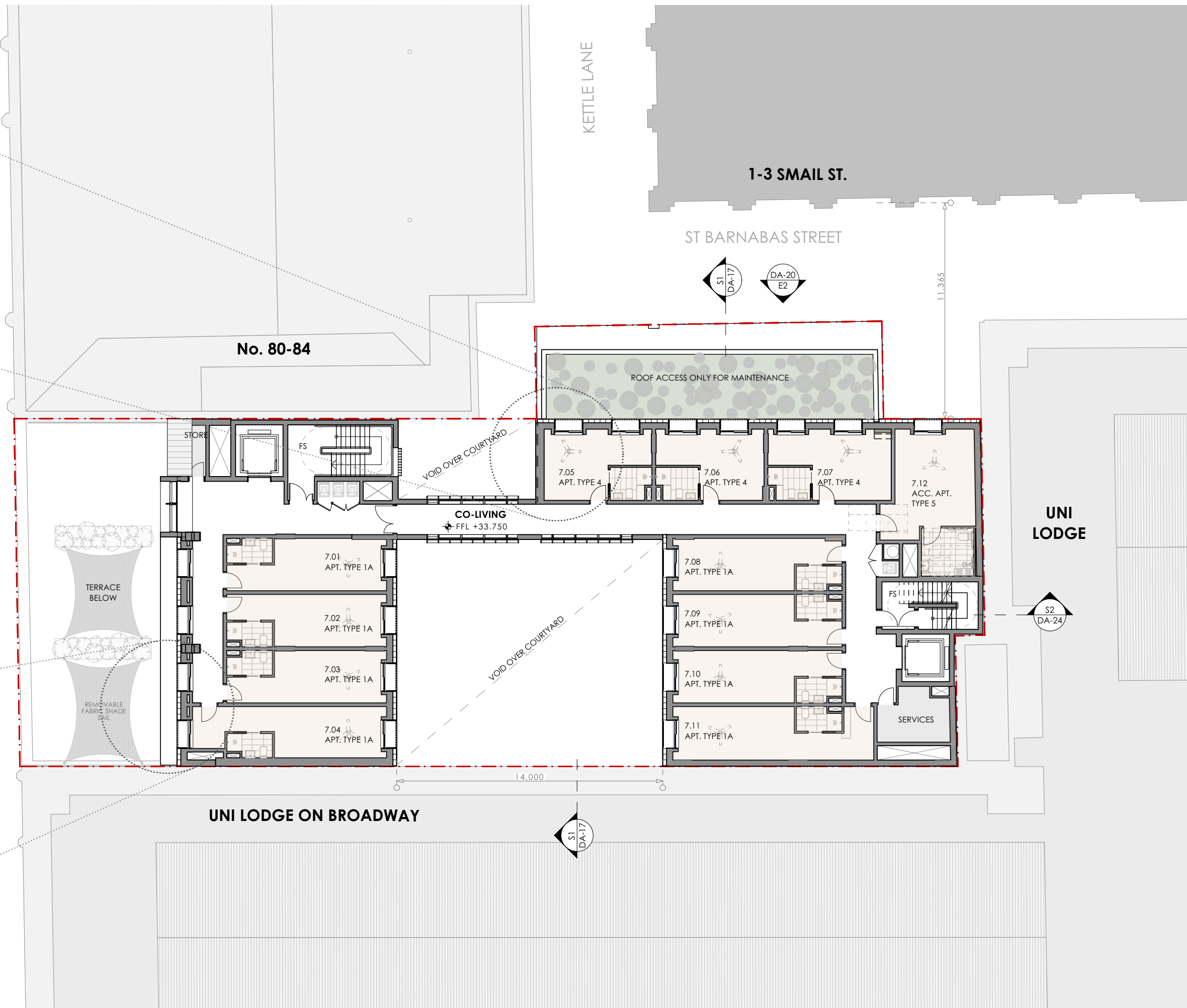
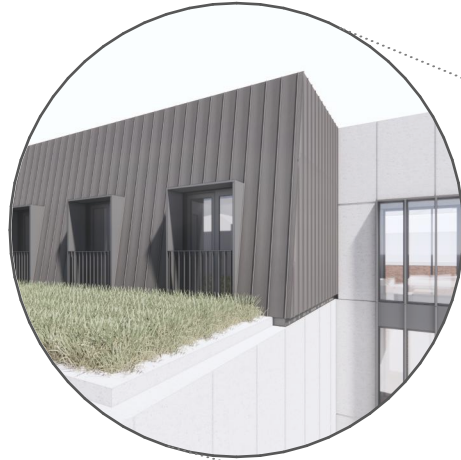
CLIENT
DEXUS & HBB PROPERTY

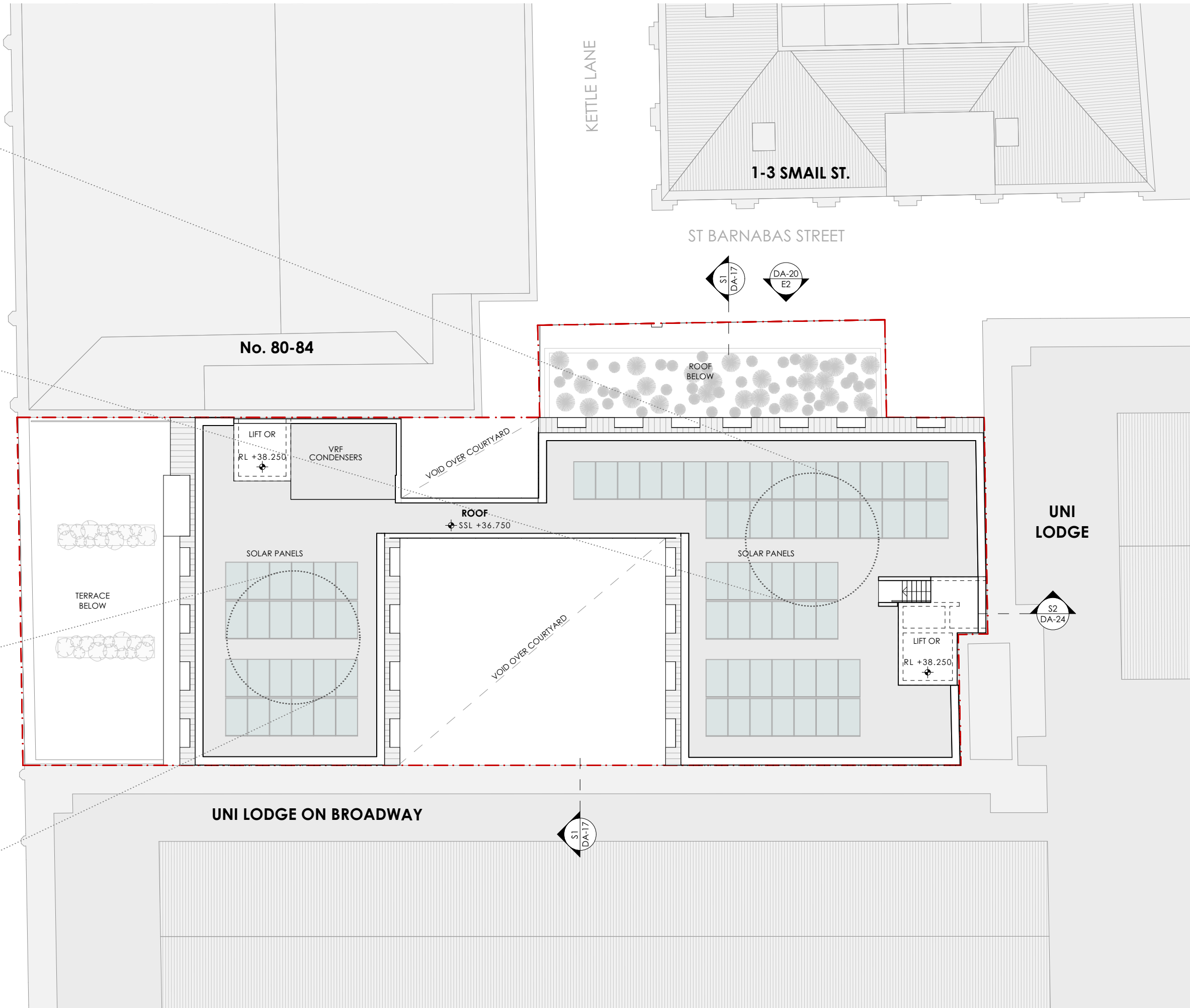
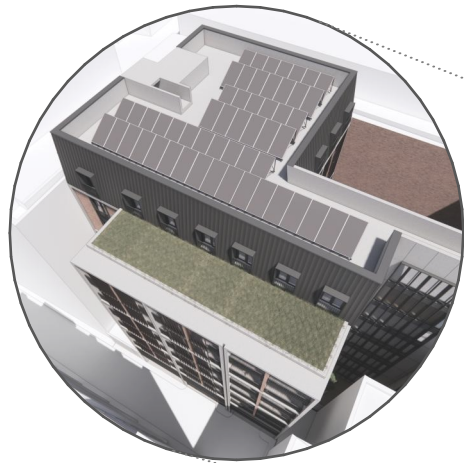


PROJECT NORTH
SCALE
1:200 @A3
25mm ON ORIGINAL

DRAWING
L6 FLOOR PLAN

PROJECT NO. 22412	DRAWING NO. DA-14
PRINT DATE 17/12/2025	ISSUE 02

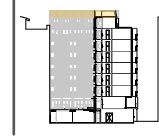




AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY



PROJECT NORTH SCALE
1:200 @A3

25mm ON ORIGINAL

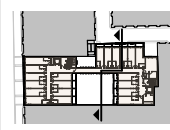
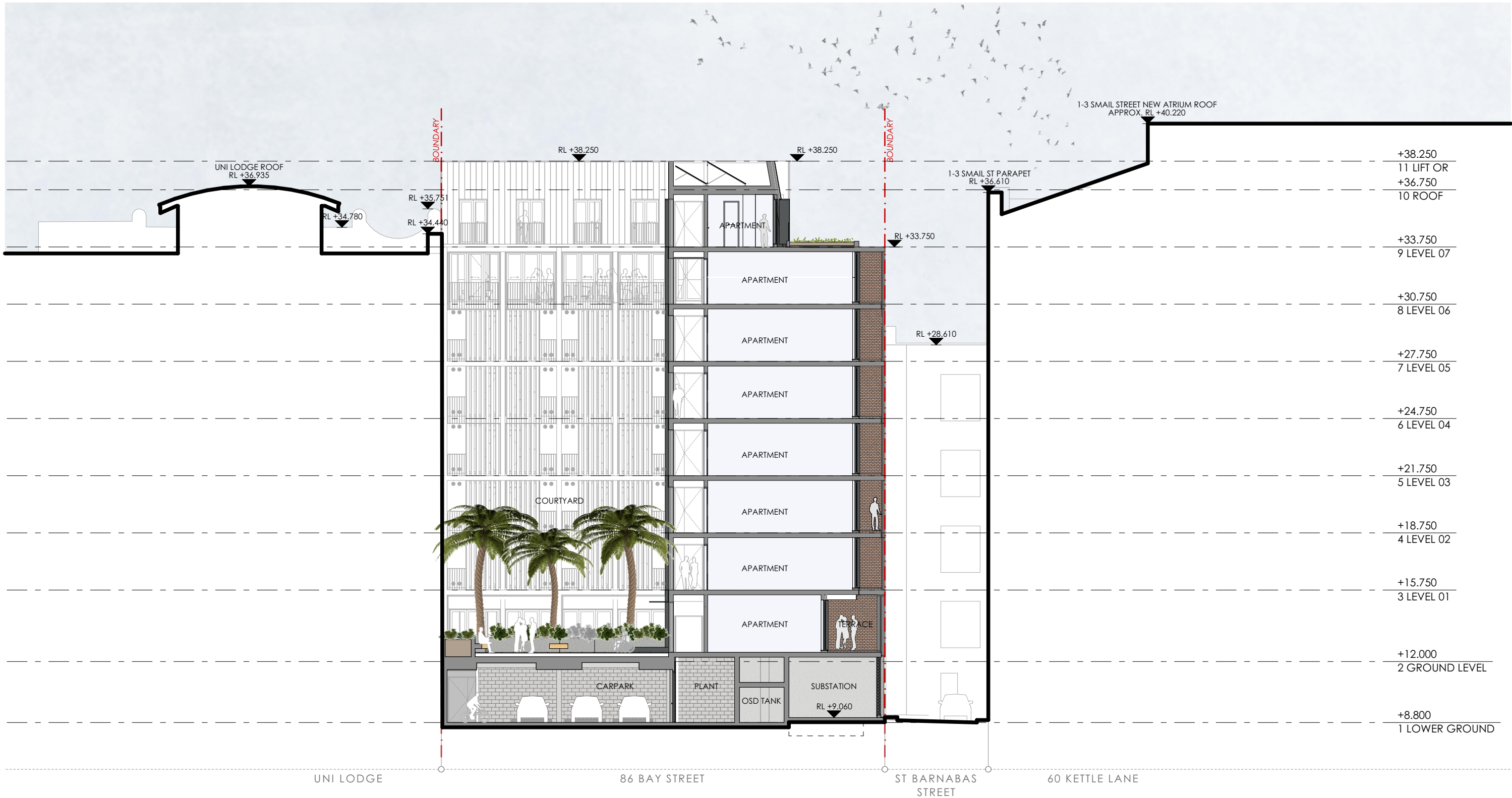
DRAWING
ROOF PLAN

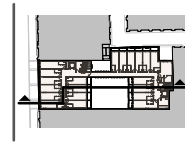
PROJECT NO.
22412

PRINT DATE
17/12/2025

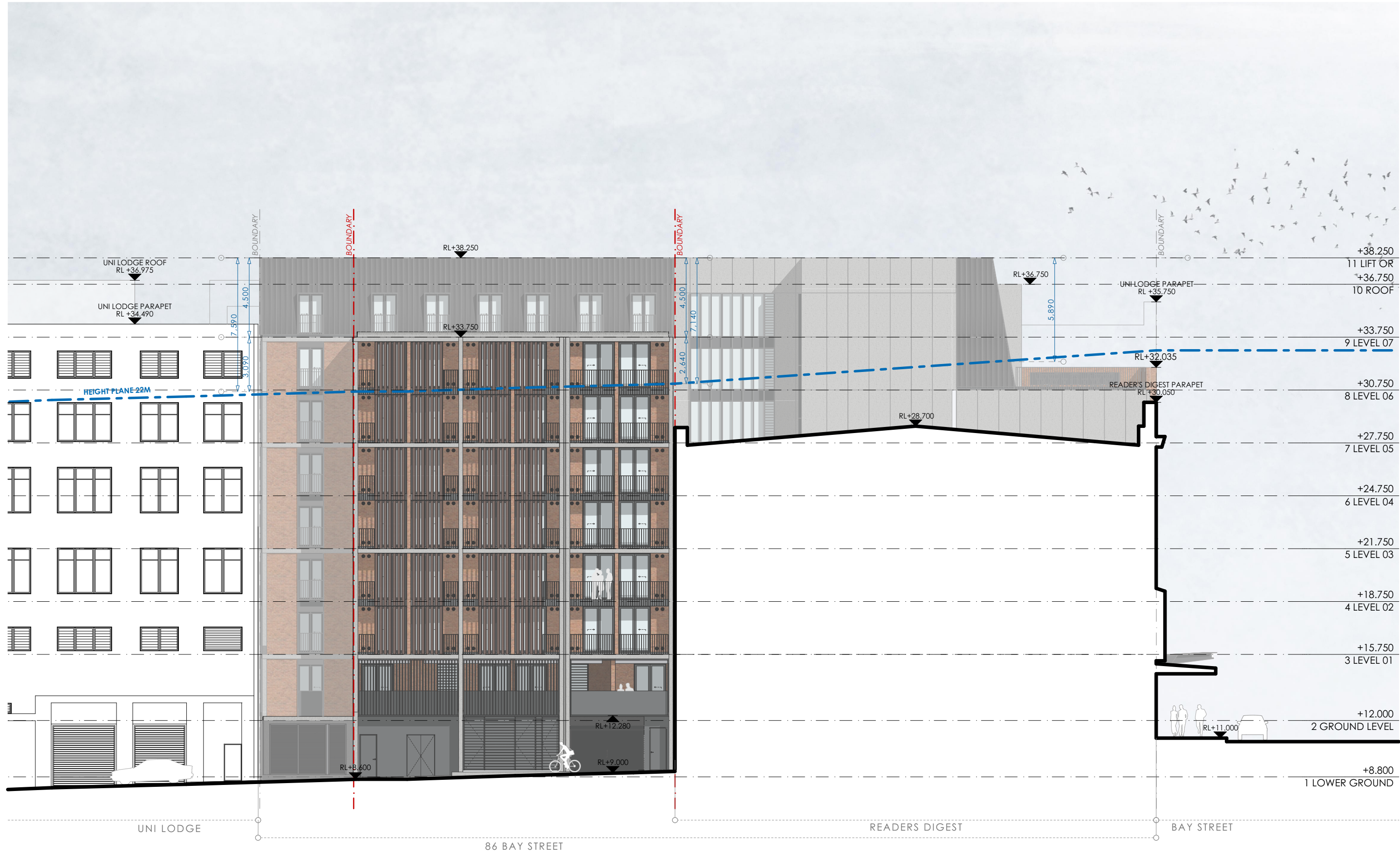
DRAWING NO.
DA-16

ISSUE
02





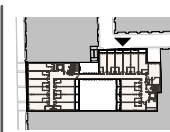




AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY

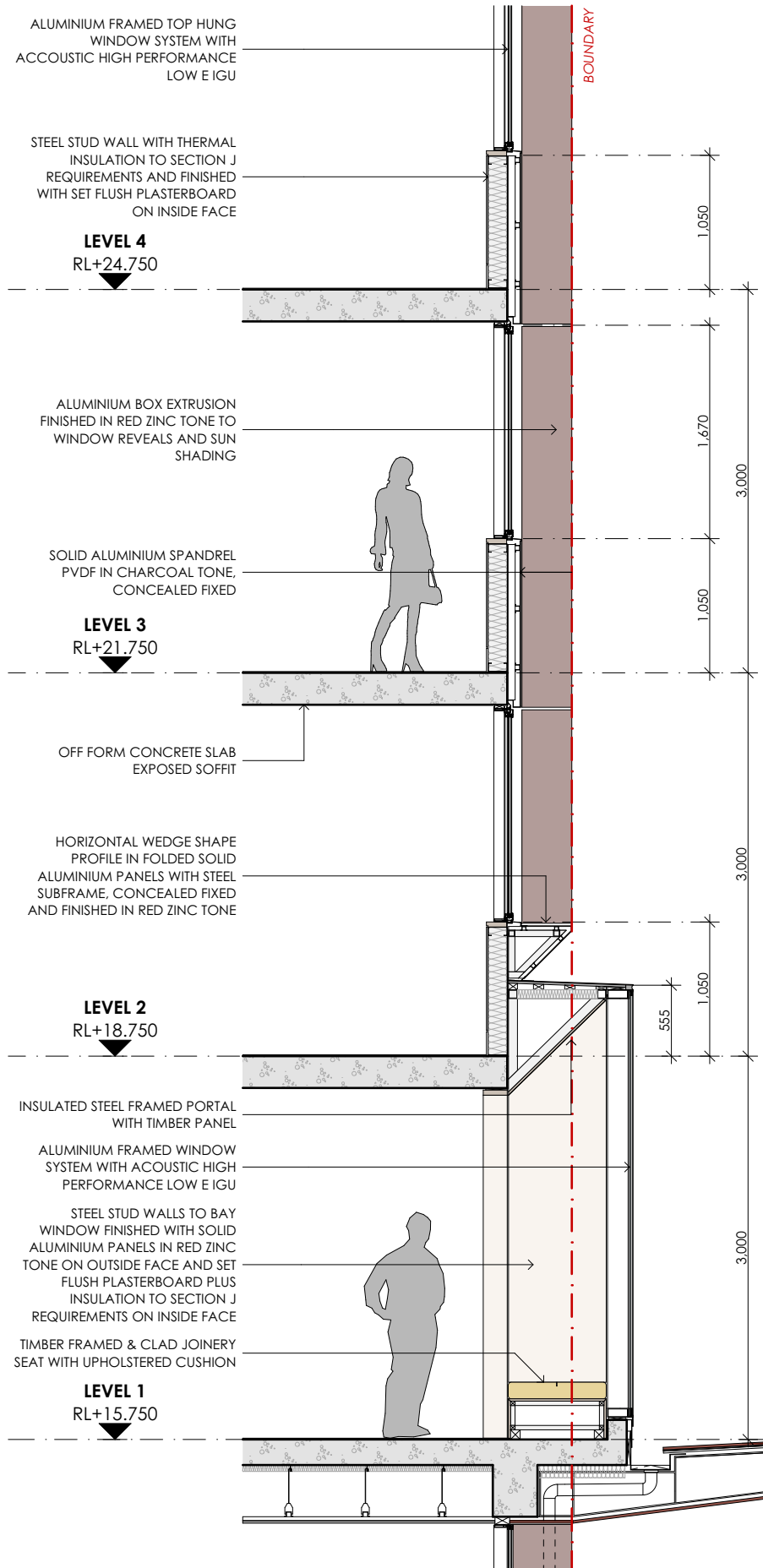


SCALE
1:200 @A3

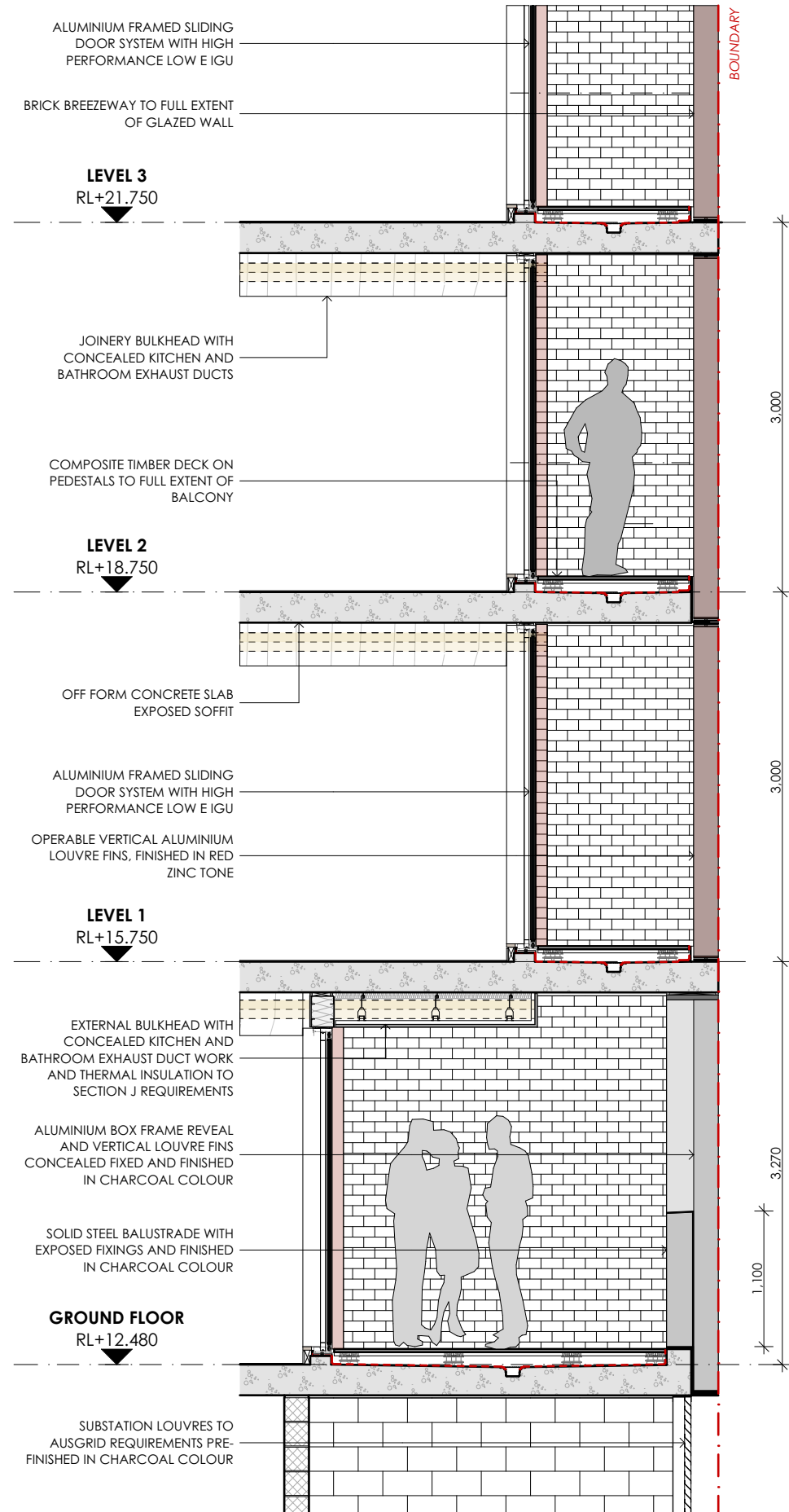
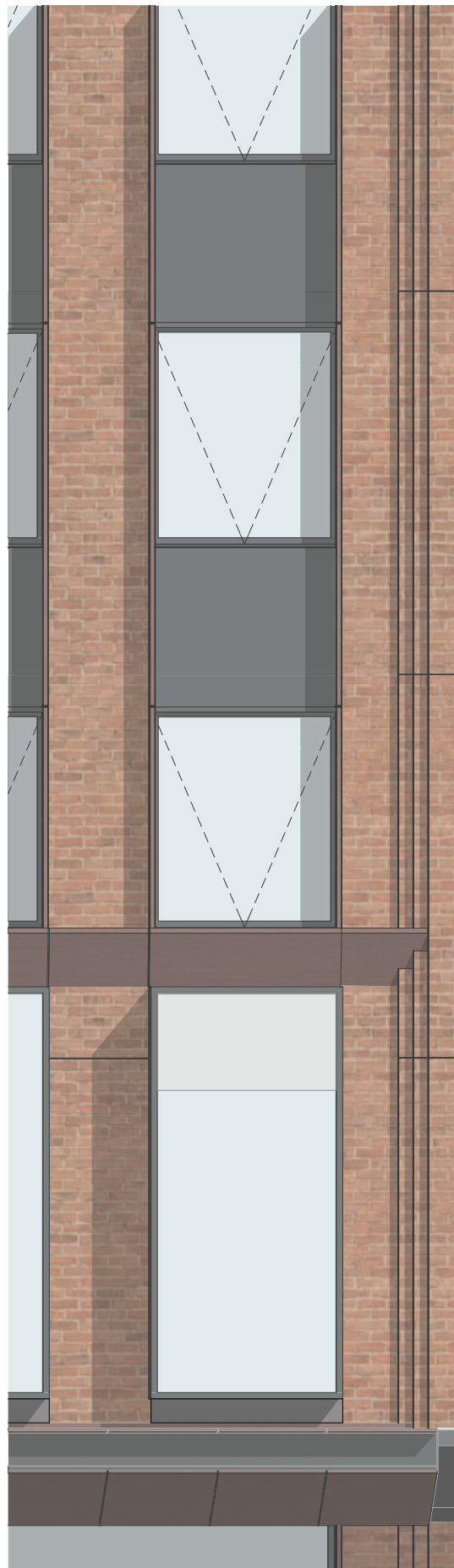
25mm ON ORIGINAL

DRAWING
NORTH ELEVATION (ST BARNABAS ST.)

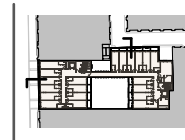
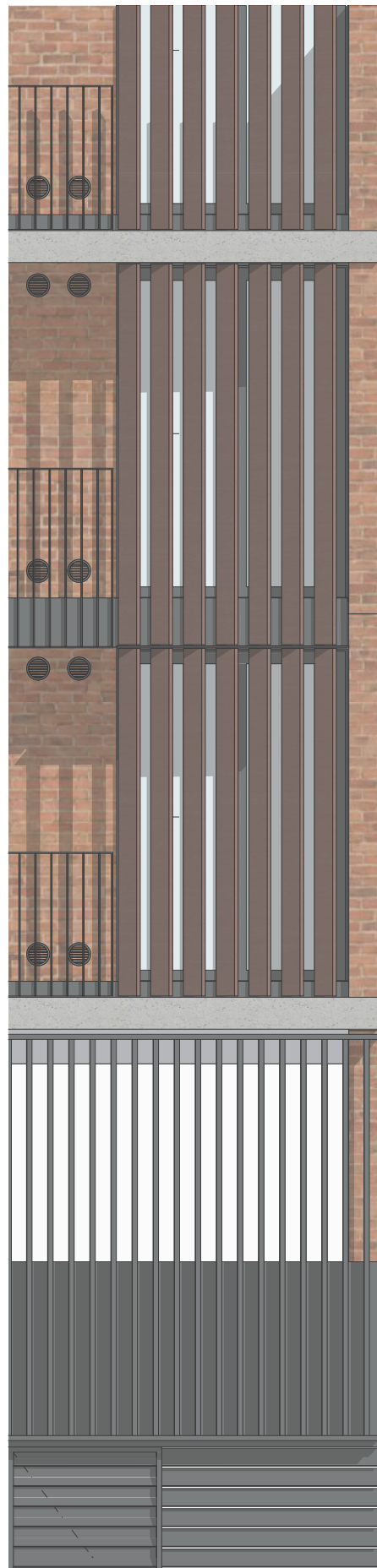
PROJECT NO. 22412	DRAWING NO. DA-20
PRINT DATE 17/12/2025	ISSUE 02



BAY STREET FACADE DETAILS
SECTION + ELEVATION



ST BARNABAS STREET FACADE DETAILS
SECTION + ELEVATION





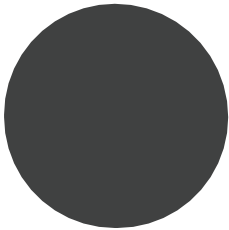
1. BRICK WALLS & BREEZEWAYS
RECLAIMED BRICK IN RED TONES TO MATCH LOOK OF READERS DIGEST BRICKS



2. CONCRETE
EXPOSED OFF FORM CONCRETE CLASS 2 TO ALL EXPOSED STRUCTURE



3. REVEALS, SUN SHADING & SCREENS
ALUMINIUM PVDF FINISH IN RED ZINC TONE OR SIMILAR



4. SPANDRELS & INFILL PANELS
ALUMINIUM PVDF FINISH IN CHARCOAL TONE OR SIMILAR



5. CFC CLADDING
BARESTONE CFC CLADDING WITH EXPOSED FIXINGS



6. SERVICES METAL BATTENS
ALUMINIUM PVDF FINISHED IN CHARCOAL TONE OR SIMILAR



7. ROOF CLADDING
ALUMINIUM STANDING SEEM CLADDING PVDF IN GREY ZINC TONE OR SIMILAR



8. GF GLAZING
ALUMINIUM FRAMED LOW IRON GLAZING



9. ABOVE GF GLAZING
ALUMINIUM FRAME SYSTEM PVDF IN CHARCOAL TONE OR SIMILAR WITH HIGH PERFORMANCE IGU

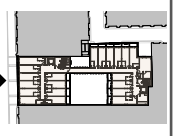


10. BALUSTRADE
STEEL BALUSTRADE PAINT FINISHED IN CHARCOAL TONE OR SIMILAR

75

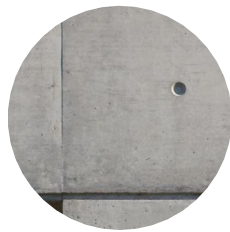


AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA





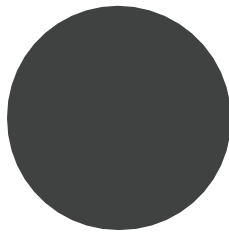
1. BRICK WALLS & BREEZEWAYS
RECLAIMED BRICK IN RED TONES TO MATCH LOOK OF READERS DIGEST BRICKS



2. CONCRETE
EXPOSED OFF FORM CONCRETE CLASS 2 TO ALL EXPOSED STRUCTURE



3. REVEALS, SUN SHADING & SCREENS
ALUMINIUM PVDF FINISH IN RED ZINC TONE OR SIMILAR



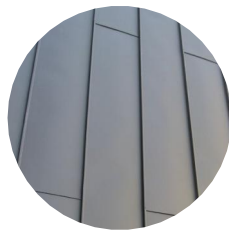
4. SPANDRELS & INFILL PANELS
ALUMINIUM PVDF FINISH IN CHARCOAL TONE OR SIMILAR



5. CFC CLADDING
BARESTONE CFC CLADDING WITH EXPOSED FIXINGS



6. SERVICES METAL BATTENS
ALUMINIUM PVDF FINISHED IN CHARCOAL TONE OR SIMILAR



7. ROOF CLADDING
ALUMINIUM STANDING SEEM CLADDING PVDF IN GREY ZINC TONE OR SIMILAR



8. GF GLAZING
ALUMINIUM FRAMED LOW IRON GLAZING



9. ABOVE GF GLAZING
ALUMINIUM FRAME SYSTEM PVDF IN CHARCOAL TONE OR SIMILAR WITH HIGH PERFORMANCE IGU



10. BALUSTRADE
STEEL BALUSTRADE PAINT FINISHED IN CHARCOAL TONE OR SIMILAR

76



fitzpatrick
+partners

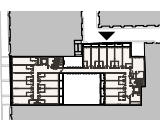
© Copyright 2022
p. +61 (0)2 8274 8200
a. LEVEL 6, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA

THIS DRAWING IS ISSUED UPON THE CONDITION IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT PRIOR CONSENT IN WRITING OF fitzpatrick+partners.
DO NOT SCALE DRAWINGS. CHECK DIMENSIONS BEFORE COMMENCING WORK.
DRAWINGS SHOW DESIGN INTENT ONLY. SHOP DRAWINGS ARE TO BE PROVIDED FOR APPROVAL PRIOR TO CONSTRUCTION OR MANUFACTURE.
INCONSISTENCIES ARE TO BE REPORTED TO fitzpatrick + partners.

AMENDMENTS		DESCRIPTION	CHK
REV.	DATE		
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY



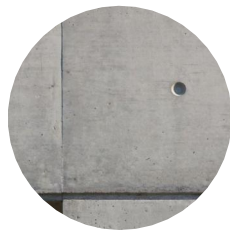
SCALE
1:200 @A3
25mm ON ORIGINAL

DRAWING
MATERIALITY NORTH ELEVATION
(ST BARNABAS STREET)

PROJECT NO.	DRAWING NO.
22412	DA-23
PRINT DATE	ISSUE
17/12/2025	02



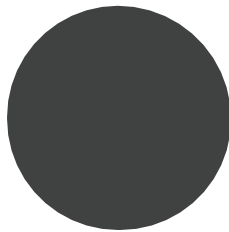
1. BRICK WALLS & BREEZEWAYS
RECLAIMED BRICK IN RED TONES TO MATCH LOOK OF READERS DIGEST BRICKS



2. CONCRETE
EXPOSED OFF FORM CONCRETE CLASS 2 TO ALL EXPOSED STRUCTURE



3. REVEALS, SUN SHADING & SCREENS
ALUMINIUM PVDF FINISH IN RED ZINC TONE OR SIMILAR



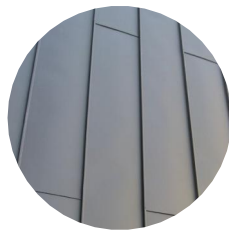
4. SPANDRELS & INFILL PANELS
ALUMINIUM PVDF FINISH IN CHARCOAL TONE OR SIMILAR



5. CFC CLADDING
BARESTONE CFC CLADDING WITH EXPOSED FIXINGS



6. SERVICES METAL BATTENS
ALUMINIUM PVDF FINISHED IN CHARCOAL TONE OR SIMILAR



7. ROOF CLADDING
ALUMINIUM STANDING SEAM CLADDING PVDF IN GREY ZINC TONE OR SIMILAR



8. GF GLAZING
ALUMINIUM FRAMED LOW IRON GLAZING

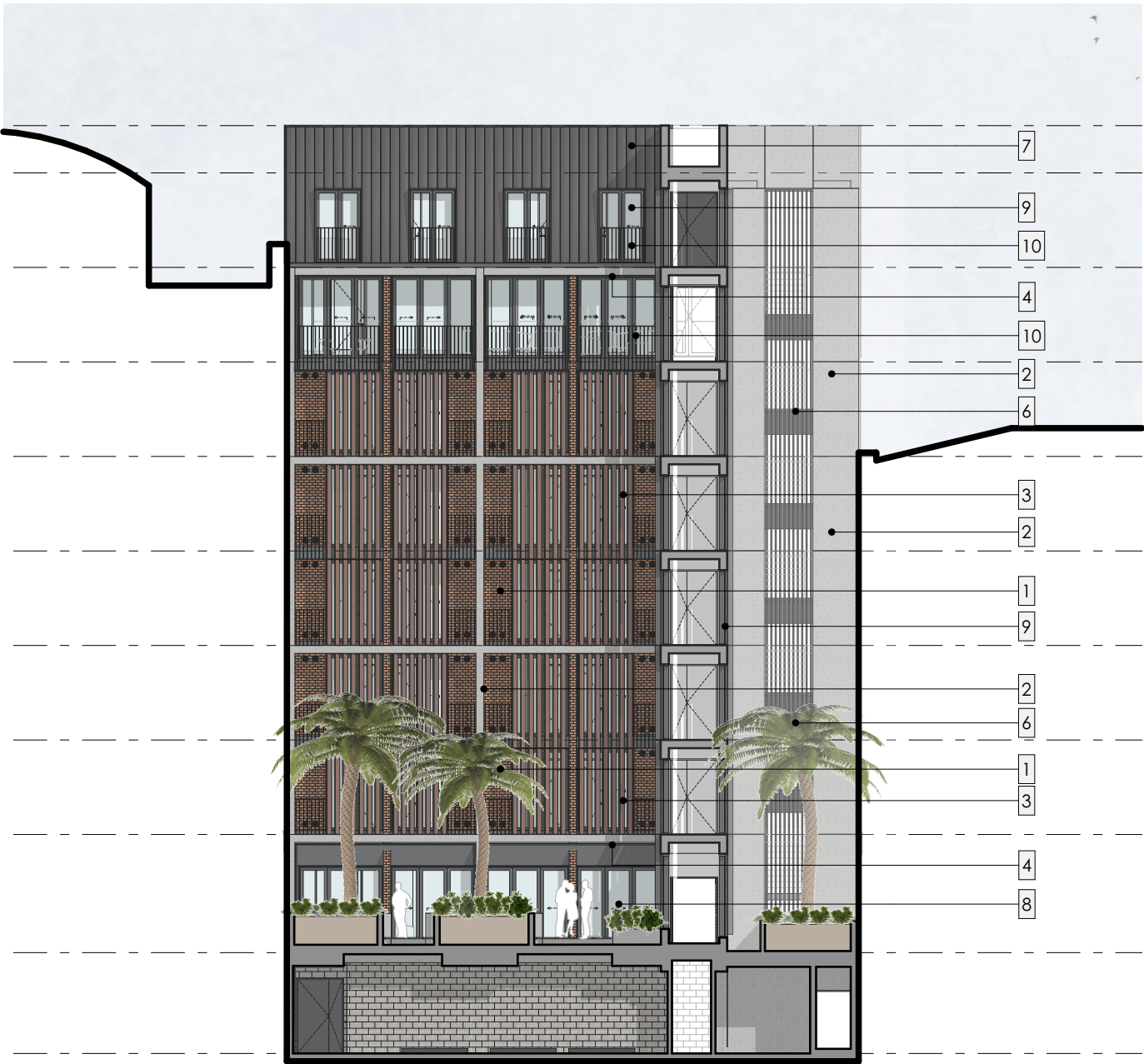


9. ABOVE GF GLAZING
ALUMINIUM FRAME SYSTEM PVDF IN CHARCOAL TONE OR SIMILAR WITH HIGH PERFORMANCE IGU



10. BALUSTRADE
STEEL BALUSTRADE PAINT FINISHED IN CHARCOAL TONE OR SIMILAR

77



COURTYARD WEST FACADE
ELEVATION



COURTYARD EAST ELEVATION
ELEVATION

fitzpatrick
+partners

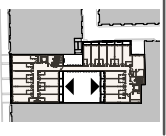
© Copyright 2022
p. +61 (0)2 8274 8200 w. www.fitzpatrickpartners.com
a. LEVEL 6, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA

THIS DRAWING IS ISSUED UPON THE CONDITION IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT PRIOR CONSENT IN WRITING OF fitzpatrick+partners.
DO NOT SCALE DRAWINGS. CHECK DIMENSIONS BEFORE COMMENCING WORK.
DRAWINGS SHOW DESIGN INTENT ONLY. SHOP DRAWINGS ARE TO BE PROVIDED FOR APPROVAL PRIOR TO CONSTRUCTION OR MANUFACTURE.
INCONSISTENCIES ARE TO BE REPORTED TO fitzpatrick + partners.

REV.	DATE	DESCRIPTION	CHK
02	17/12/2025	DA SUBMISSION	SMA
01	20/06/2025	DA SUBMISSION	SMA

PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY

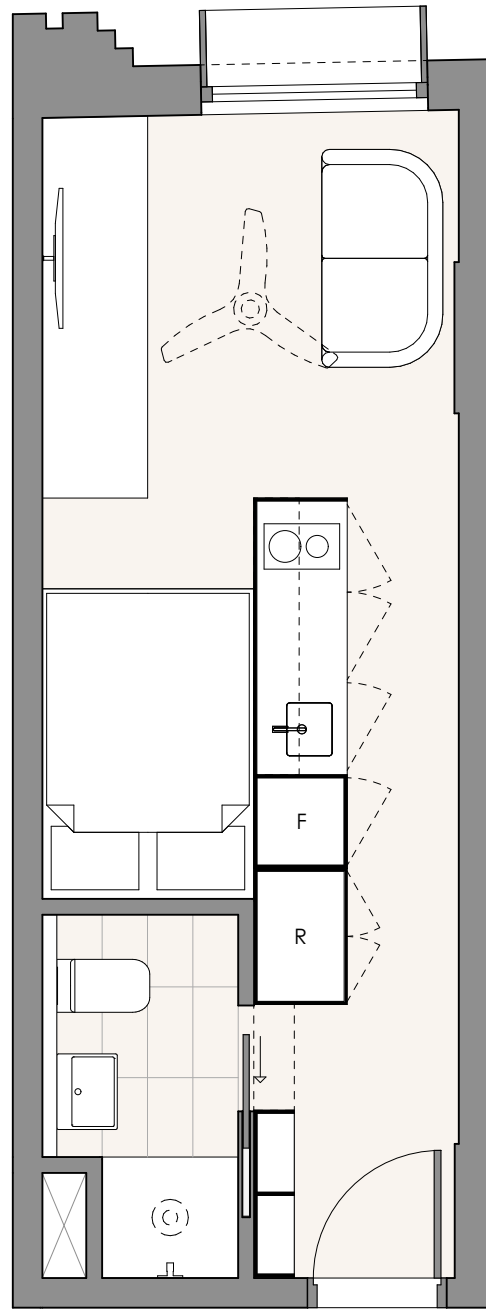


SCALE
@A3

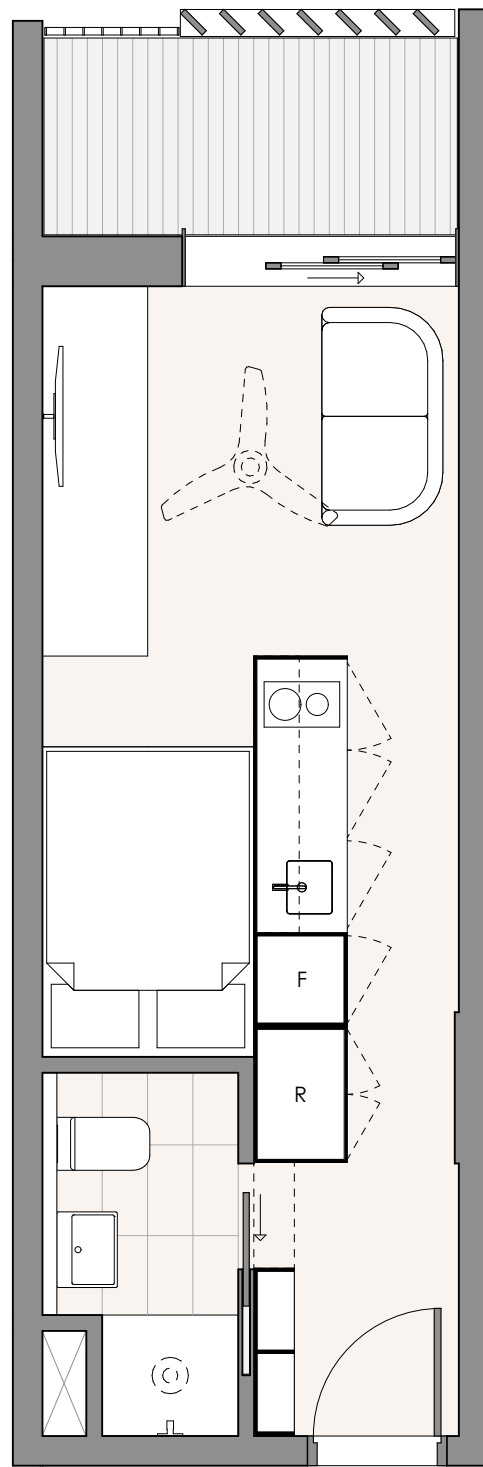
DRAWING
MATERIALITY COURTYARD

PROJECT NO.
22412
PRINT DATE
17/12/2025

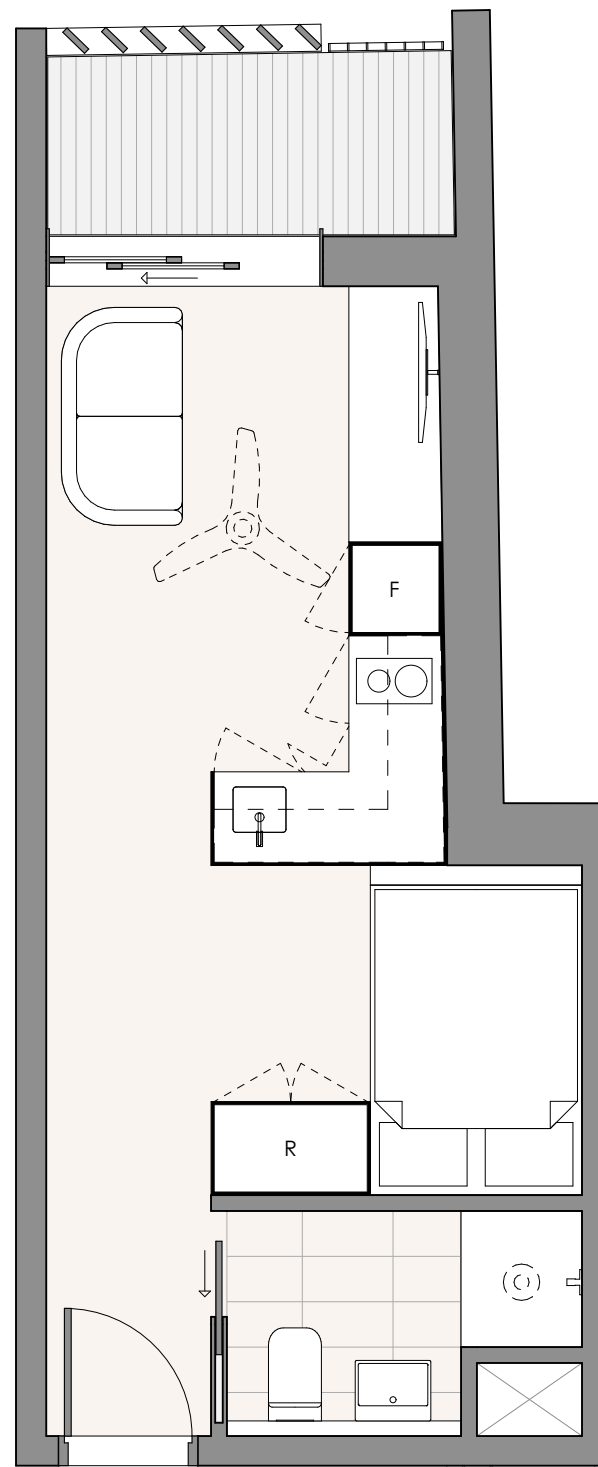
DRAWING NO.
DA-24
ISSUE
02



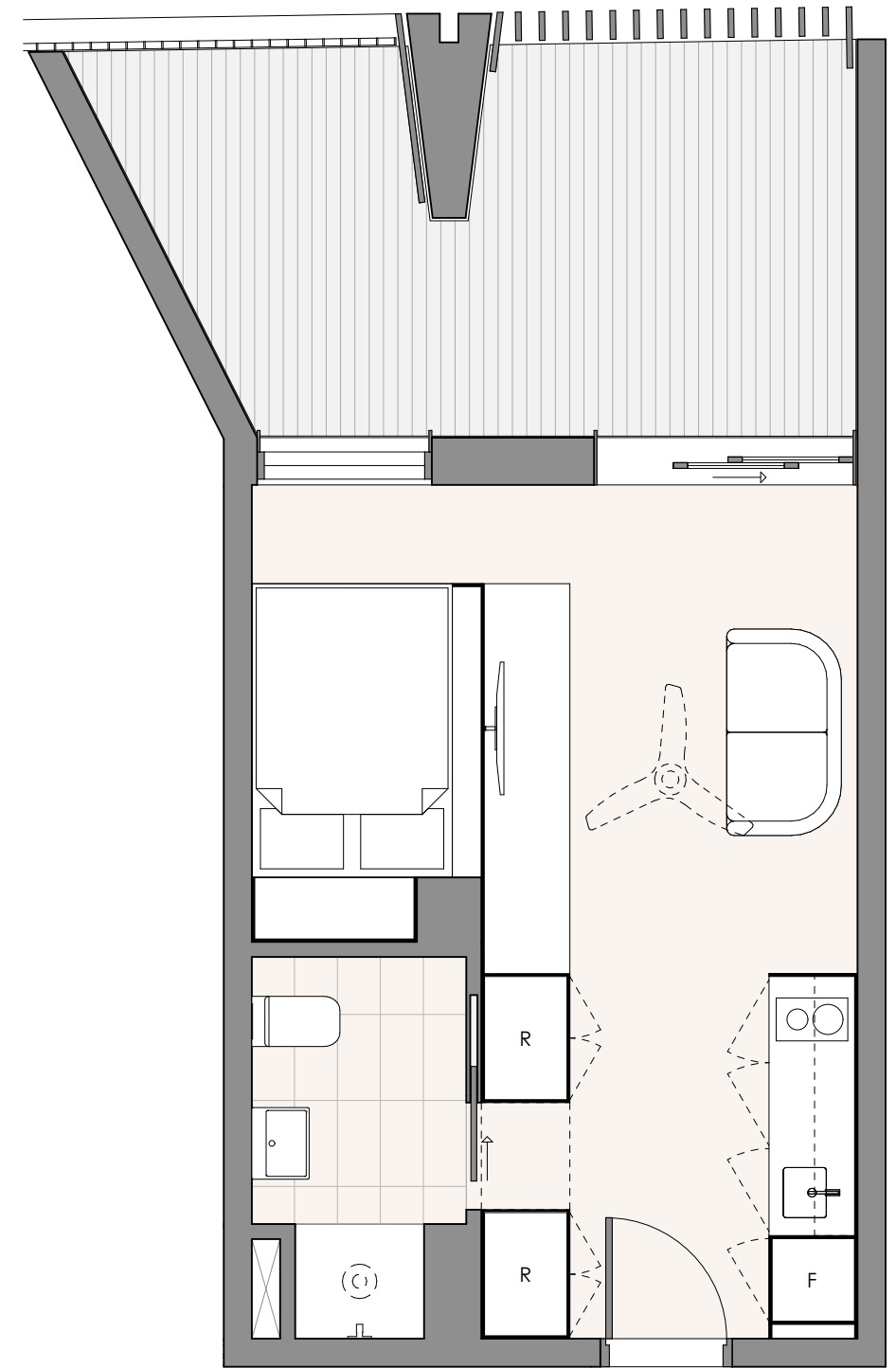
1 TYPE 1A (Bay Street)
SCALE - 1:50



2 TYPE 1B (Courtyard)
SCALE - 1:50

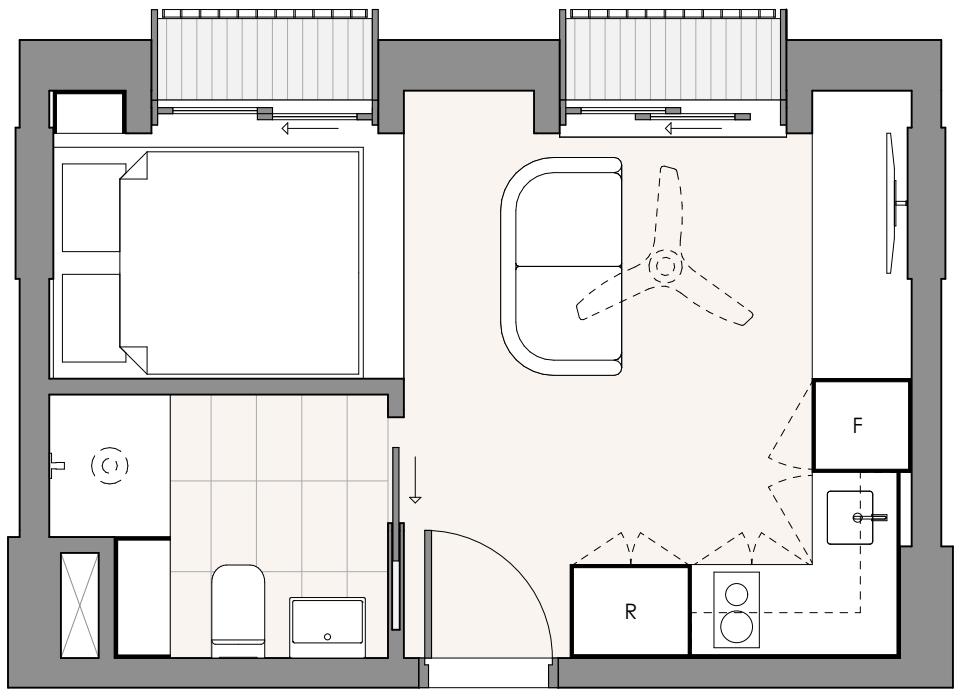


3 TYPE 2 (Lane Upper Floors)
SCALE - 1:50

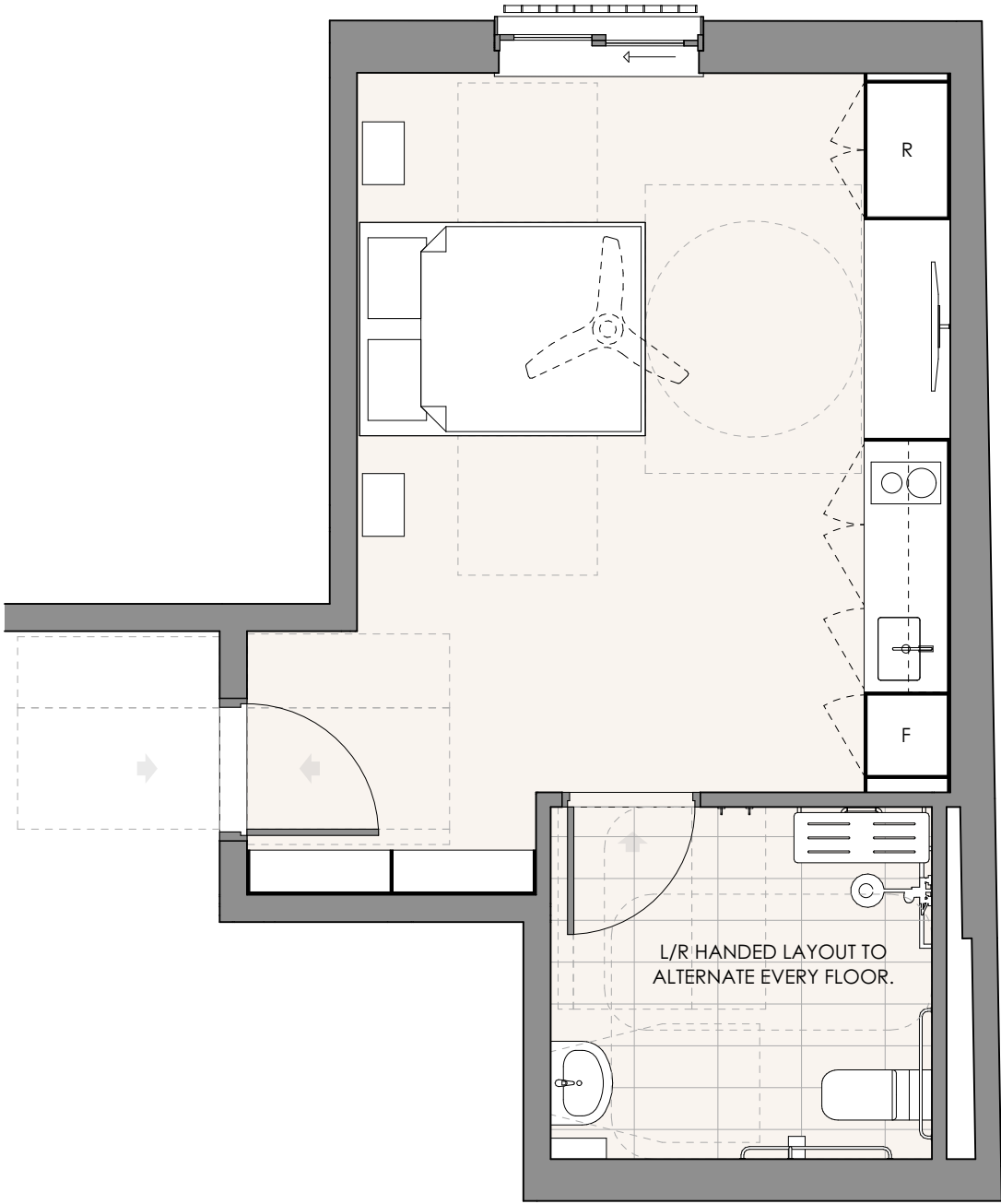


4 TYPE 3 (Lane GF)
SCALE - 1:50

NOTE: ROOM LAYOUTS ARE INDICATIVE ONLY



1 TYPE 4 (Lane L7)
SCALE - 1:50



2 TYPE 5 (DDA)
SCALE - 1:50

NOTE: ROOM LAYOUTS ARE INDICATIVE ONLY

AMENDMENTS				
REV.	DATE	DESCRIPTION	CHK	
02	17/12/2025	DA SUBMISSION	SMA	
01	20/06/2025	DA SUBMISSION	SMA	

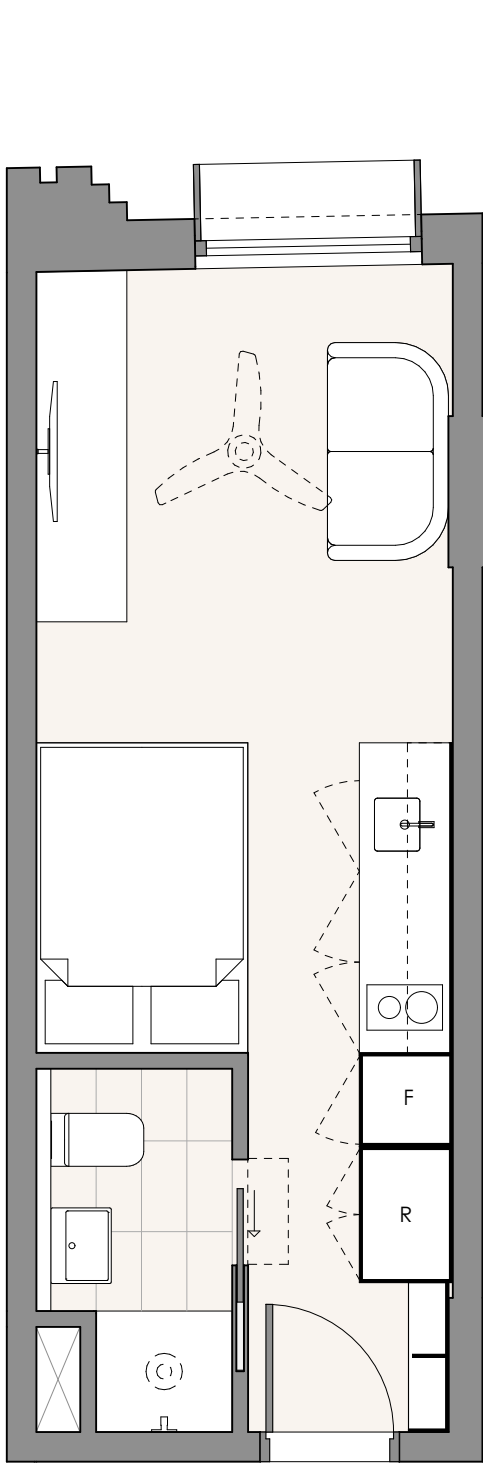
PROJECT
86 BAY STREET, ULTIMO NSW 2007

CLIENT
DEXUS & HBB PROPERTY

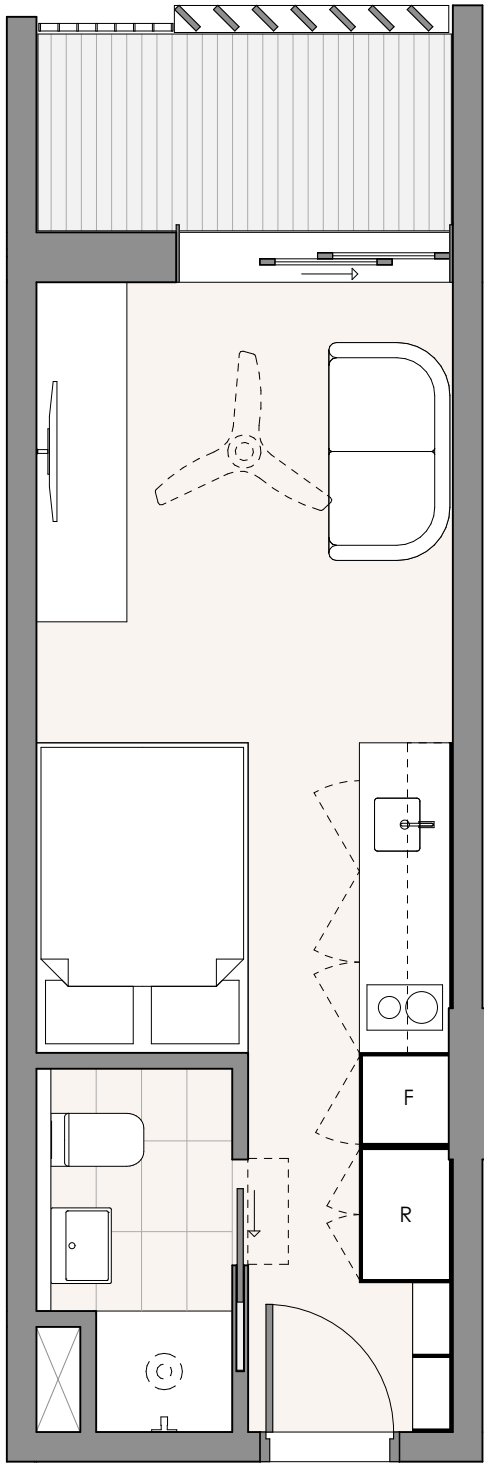
PROJECT NORTH SCALE
1:50 @A3

DRAWING
APARTMENT LAYOUTS (2 of 2)

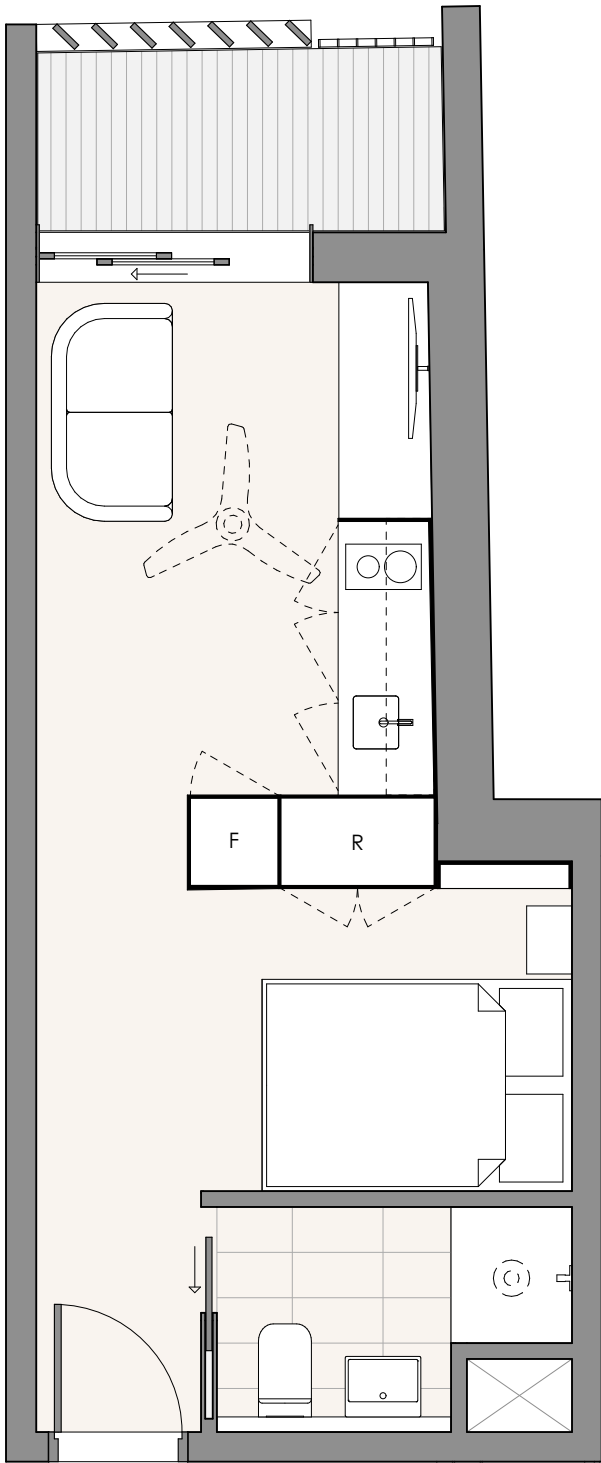
PROJECT NO. 22412	DRAWING NO. DA-33
PRINT DATE 17/12/2025	ISSUE 02



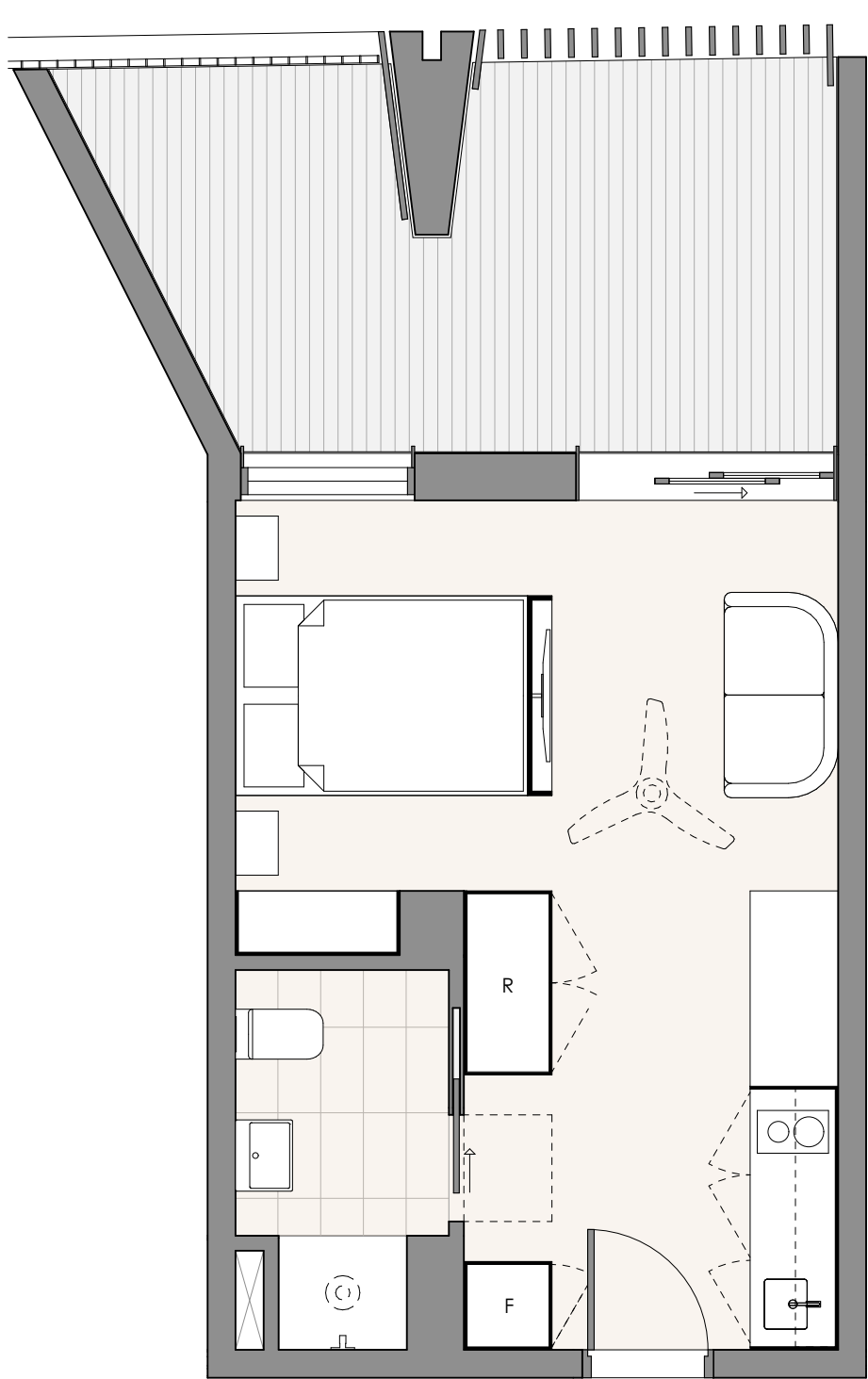
1 TYPE 1A (Bay Street)
SCALE - 1:50



2 TYPE 1B (Courtyard)
SCALE - 1:50



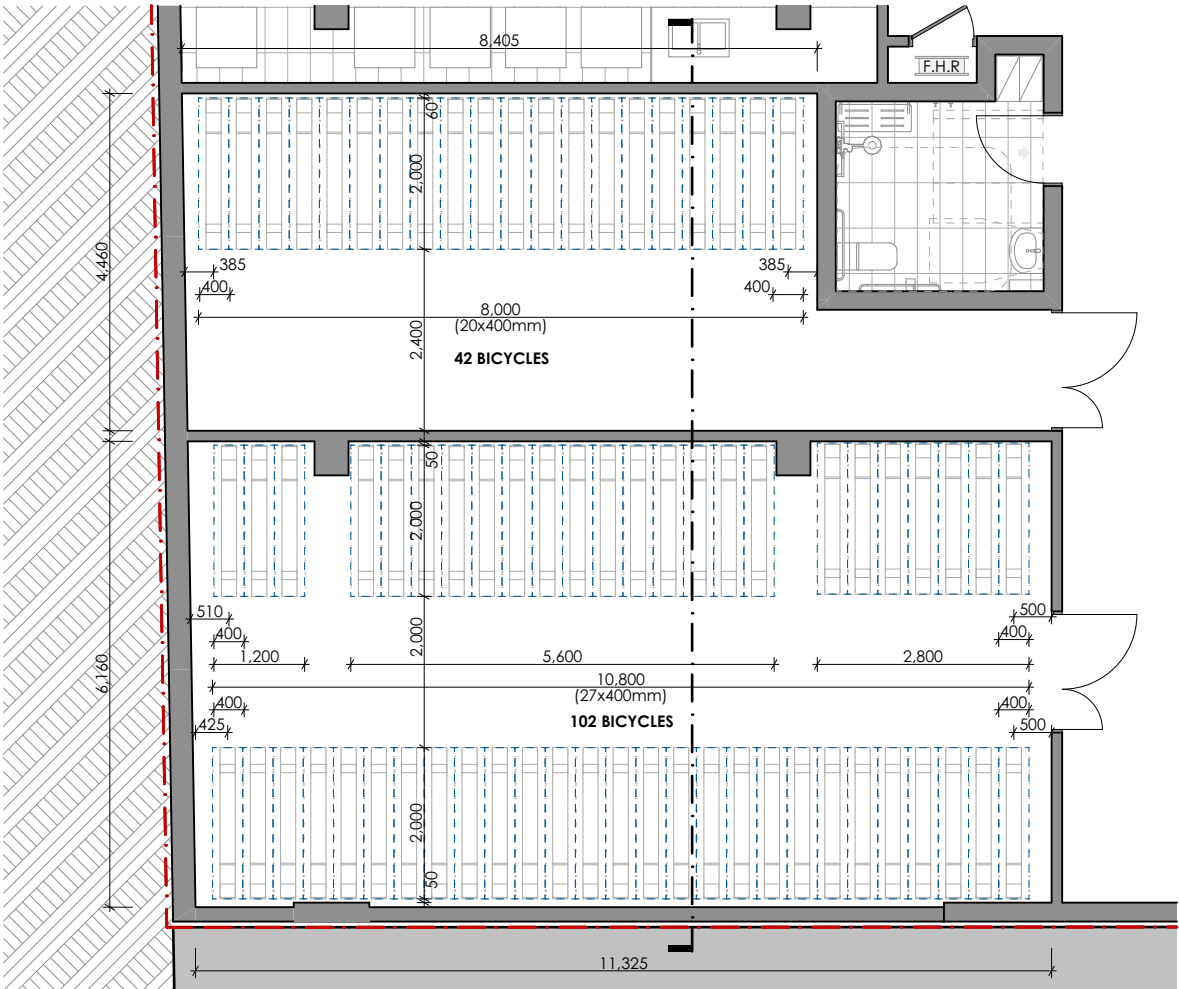
3 TYPE 2 (Lane Upper Floors)
SCALE - 1:50



4 TYPE 3 (Lane GF)
SCALE - 1:50

NOTE: ROOM LAYOUTS ARE INDICATIVE ONLY

1 Bicycle Storage PLAN



Material

Mild steel base with powder coated black hammertone finish

Mill finish aluminium carriage

Lock Bars, handle and lower wheel catcher standard powder coat colour yellow (custom colours available, minimum order 20)

Specification

(X) Aisle

AUS Standard (2890.3)	2000mm (6' 7")
Manufacturer	2000mm (6' 7")
Minimum Requirement	

(Y) Centre Spacing

AUS Standard (2890.3)	400mm (1' 3 3/4")
Manufacturer	400mm (1' 3 3/4")
Minimum Requirement	

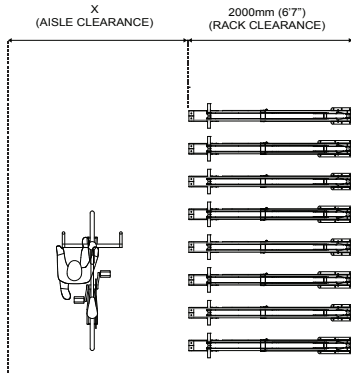
San Francisco (CA) Standard 430mm (1'5")

(Z) Ceiling Height Minimum

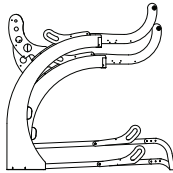
AUS Standard (2890.3)	2700mm (8'10")
Manufacturer	2600mm (8'6")
Minimum Requirement	



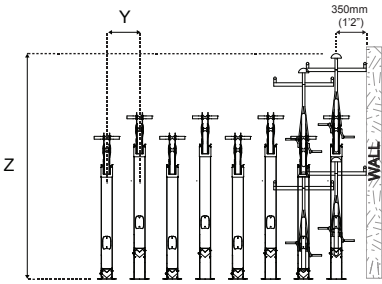
TOP VIEW



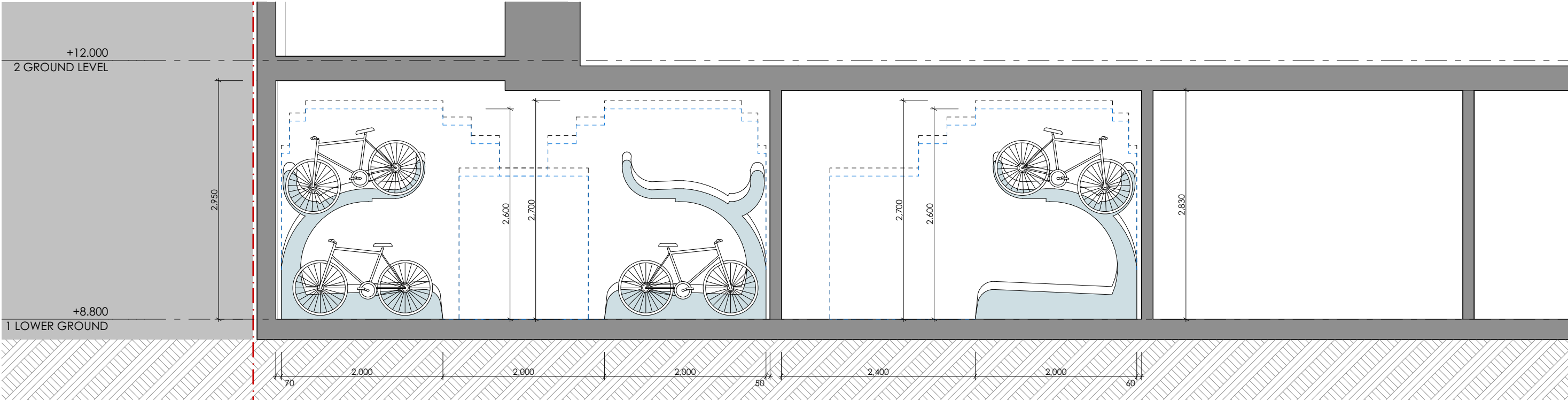
SIDE VIEW



FRONT VIEW



2 1.3_Arc_Spec-Sheet BICYCLE RACK DETAILS INFORMATION



3 BICYCLE STORAGE SECTION