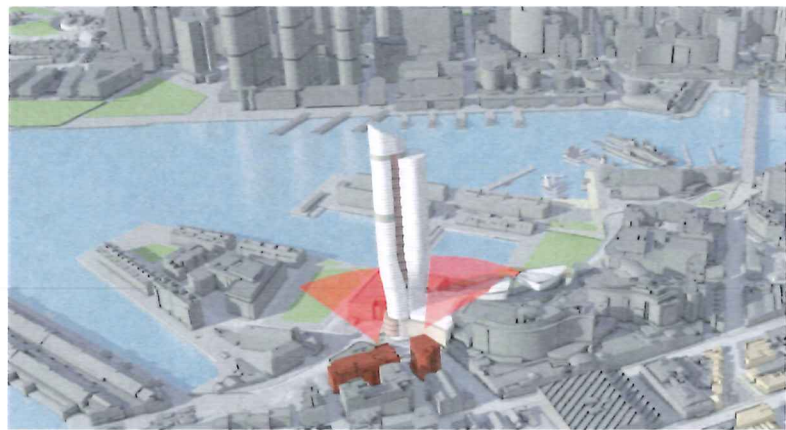
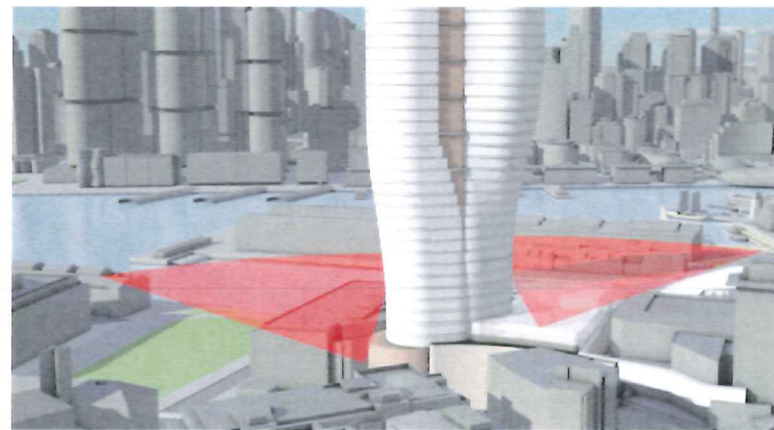


View Sharing to Surrounding Properties

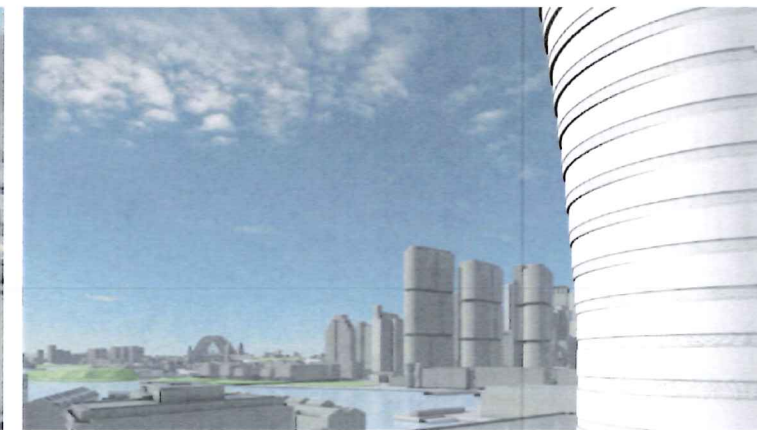
The location of the proposed tower does not compromise view from many existing residential buildings in Pyrmont. Most affected are two apartment buildings on Jones Bay Road and above the sandstone escarpment accessed from Point Street. We have carefully studied the existing view lines from these apartment and set projecting view lines from their living rooms towards the view. The tower has been set-back at the corresponding level, to improve view access and view sharing for these apartments. Although less affected and less significant, we have also projected view lines from the apartment towers of Jackson Landing towards the City and Harbour, similar setting back the corresponding levels of the new tower to improve view sharing.



DOES NOT COMPROMISE VIEW FROM EXISTING RESIDENTIAL BUILDINGS



FORM PROVIDES ADDITIONAL VIEW SHARING RELATIVE TO NON TAPERED FORM



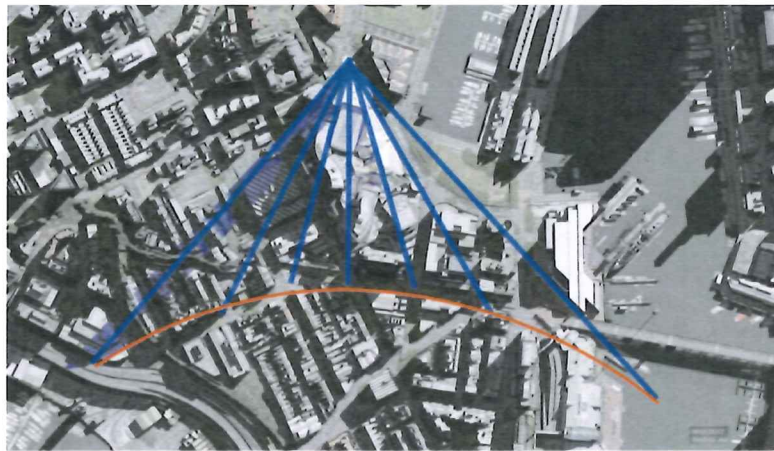
TOWER TAPERS TOWARDS THE BASE TO MITIGATE IMPACTS ON VIEWS

Sun Access Impacts on Adjacent Properties

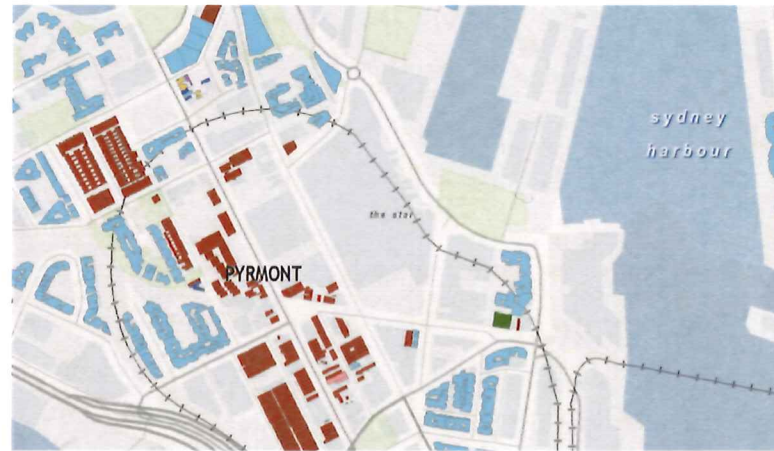
A detailed sun access impact analysis has been undertaken to evaluate the impact of the proposed tower on adjoining property sun access. The analysis is based on the worst-case time of year when the day is shortest and shadows longest; the winter equinox on June 21st between 9am and 3pm.

Pyrmont Shadow Impacts

These shadow diagrams emphasise the fast moving nature of the tower shadow across Pyrmont and how the tower shadow is predominately over the existing Star resort through the sensitive lunchtime hours of 11am-2pm rather than adjacent properties and public spaces.



MID WINTER SHADOWS AT HOURLY INTERVALS AS THEY MOVE ACROSS PYRMONT



RESIDENTIAL PROPOERTIES WITHIN THE VICINITY OF THE TOWER



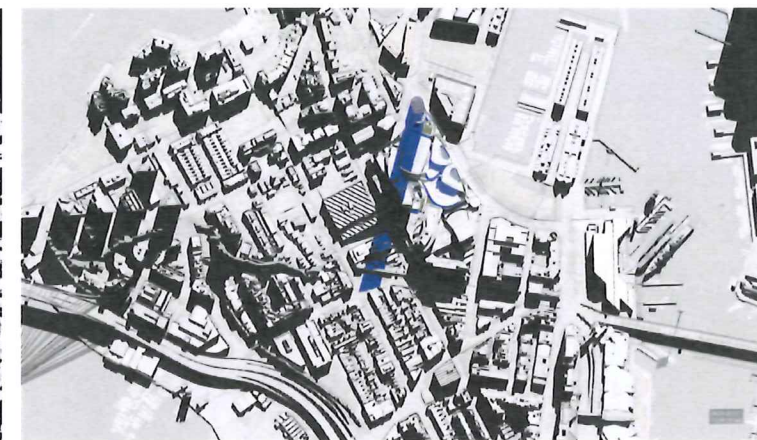
SUN ACCESS HEAT MAP



21 JUNE 9AM



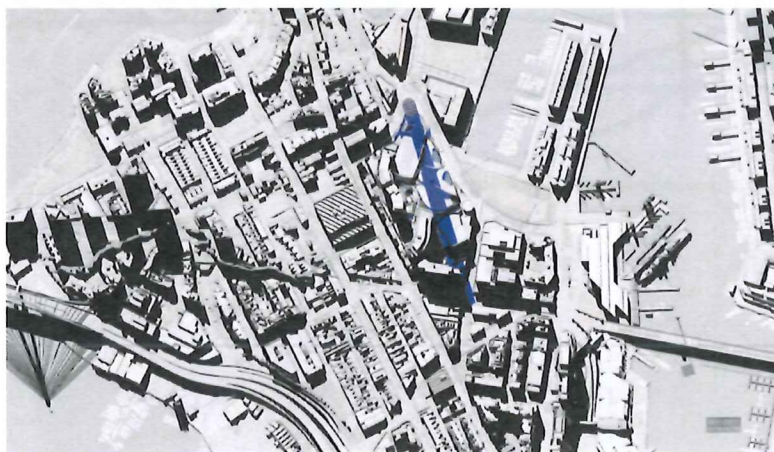
21 JUNE 10AM



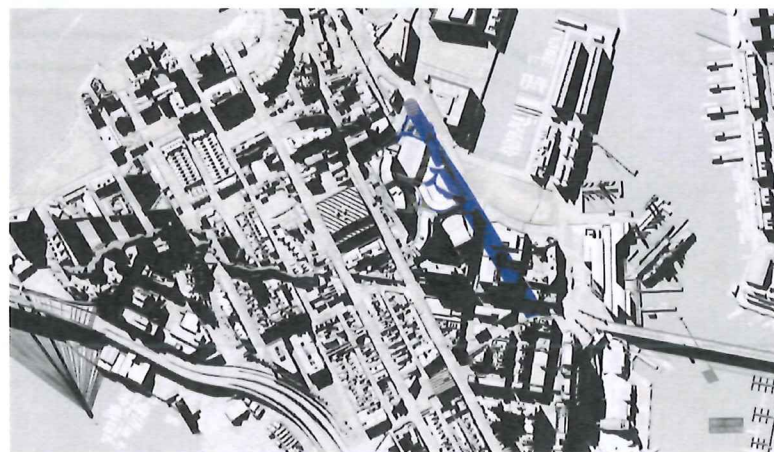
21 JUNE 11AM



21 JUNE NOON



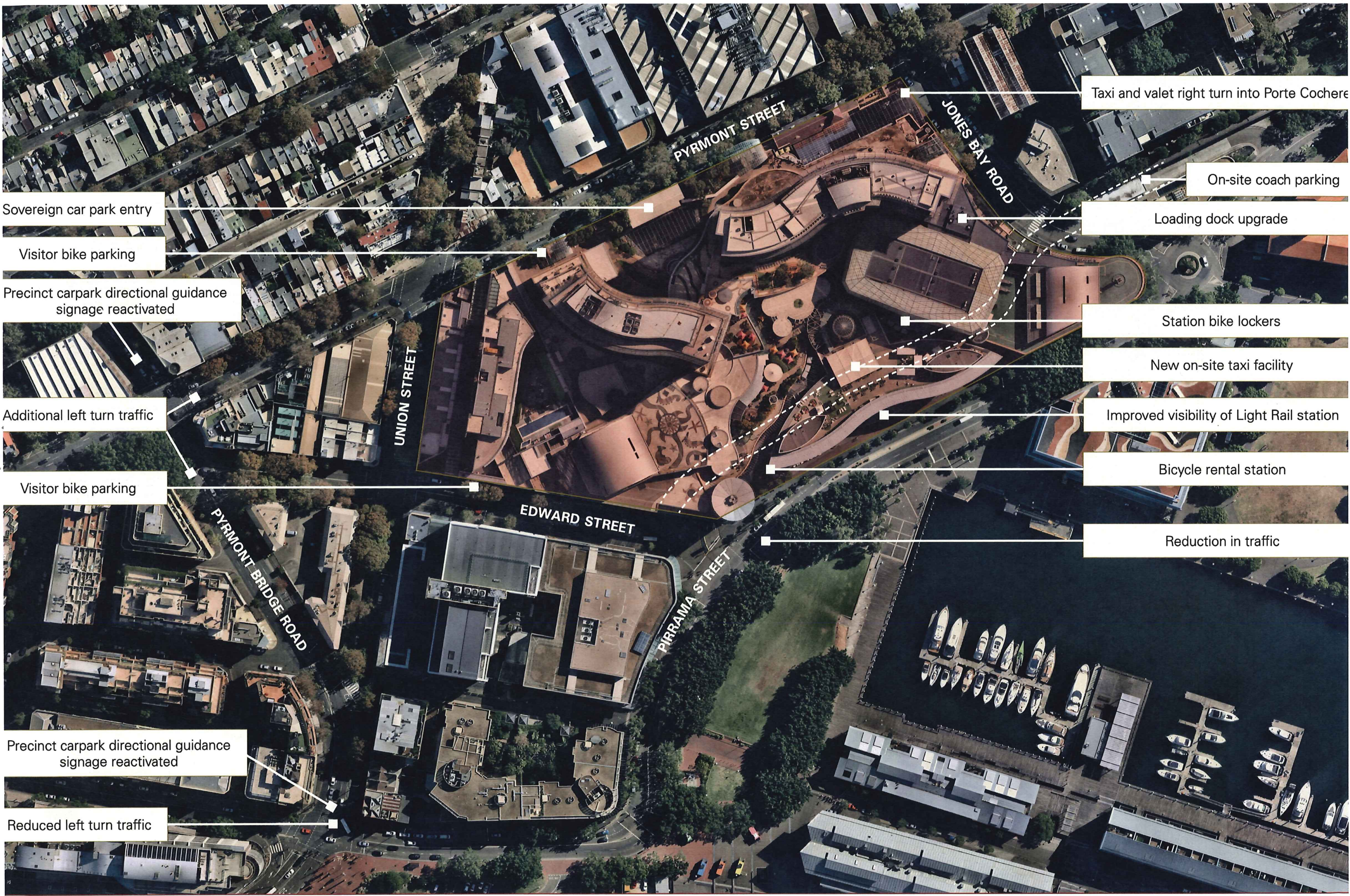
21 JUNE 1PM



21 JUNE 2PM



21 JUNE 3PM



Sovereign car park entry

Visitor bike parking

Precinct carpark directional guidance signage reactivated

Additional left turn traffic

Visitor bike parking

Precinct carpark directional guidance signage reactivated

Reduced left turn traffic

Taxi and valet right turn into Porte Cochere

On-site coach parking

Loading dock upgrade

Station bike lockers

New on-site taxi facility

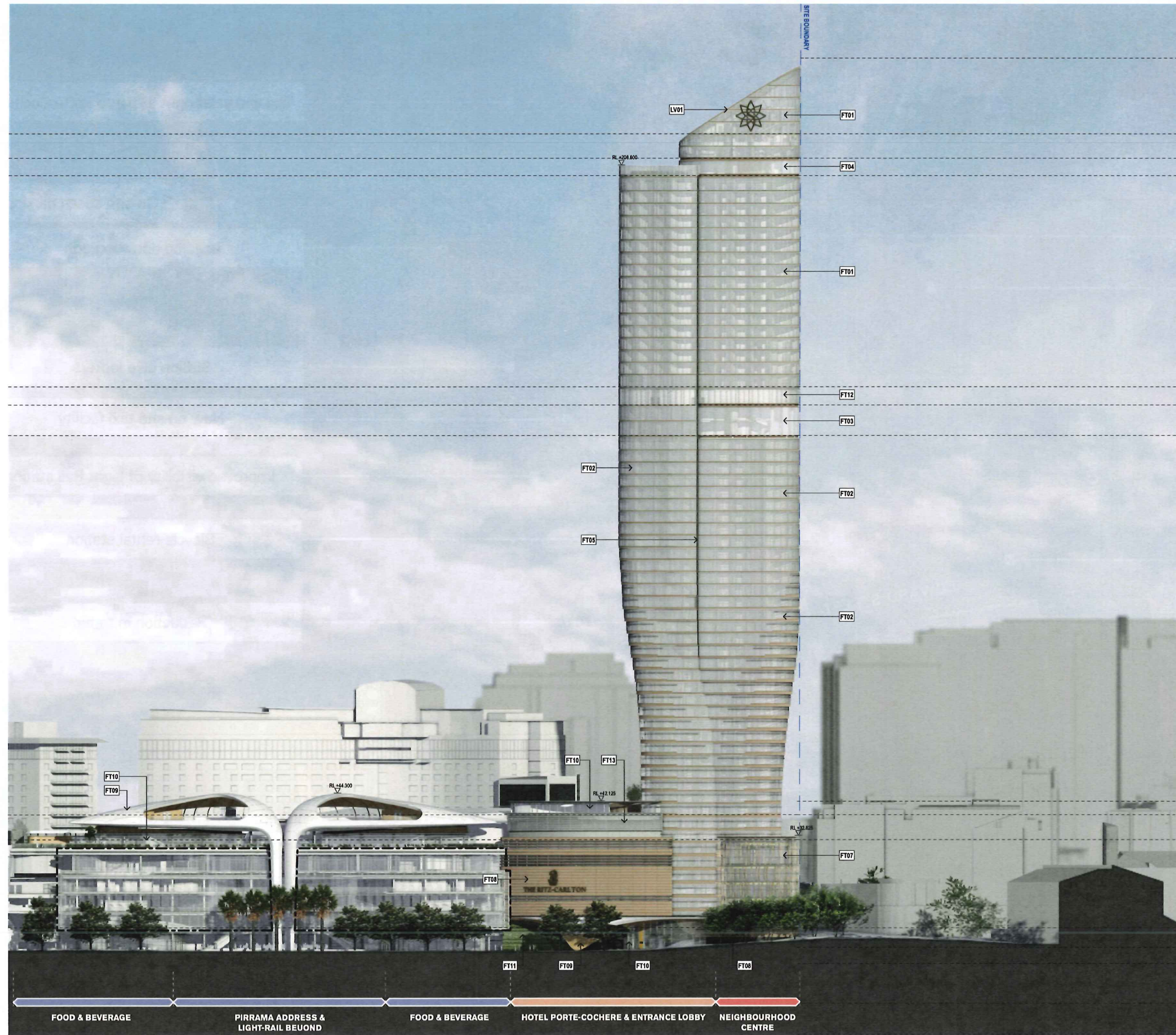
Improved visibility of Light Rail station

Bicycle rental station

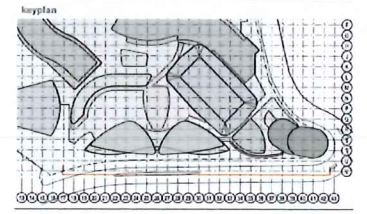
Reduction in traffic

Traffic Improvement Initiatives

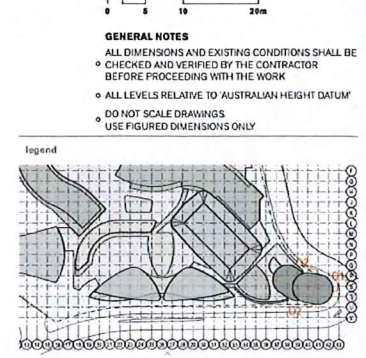
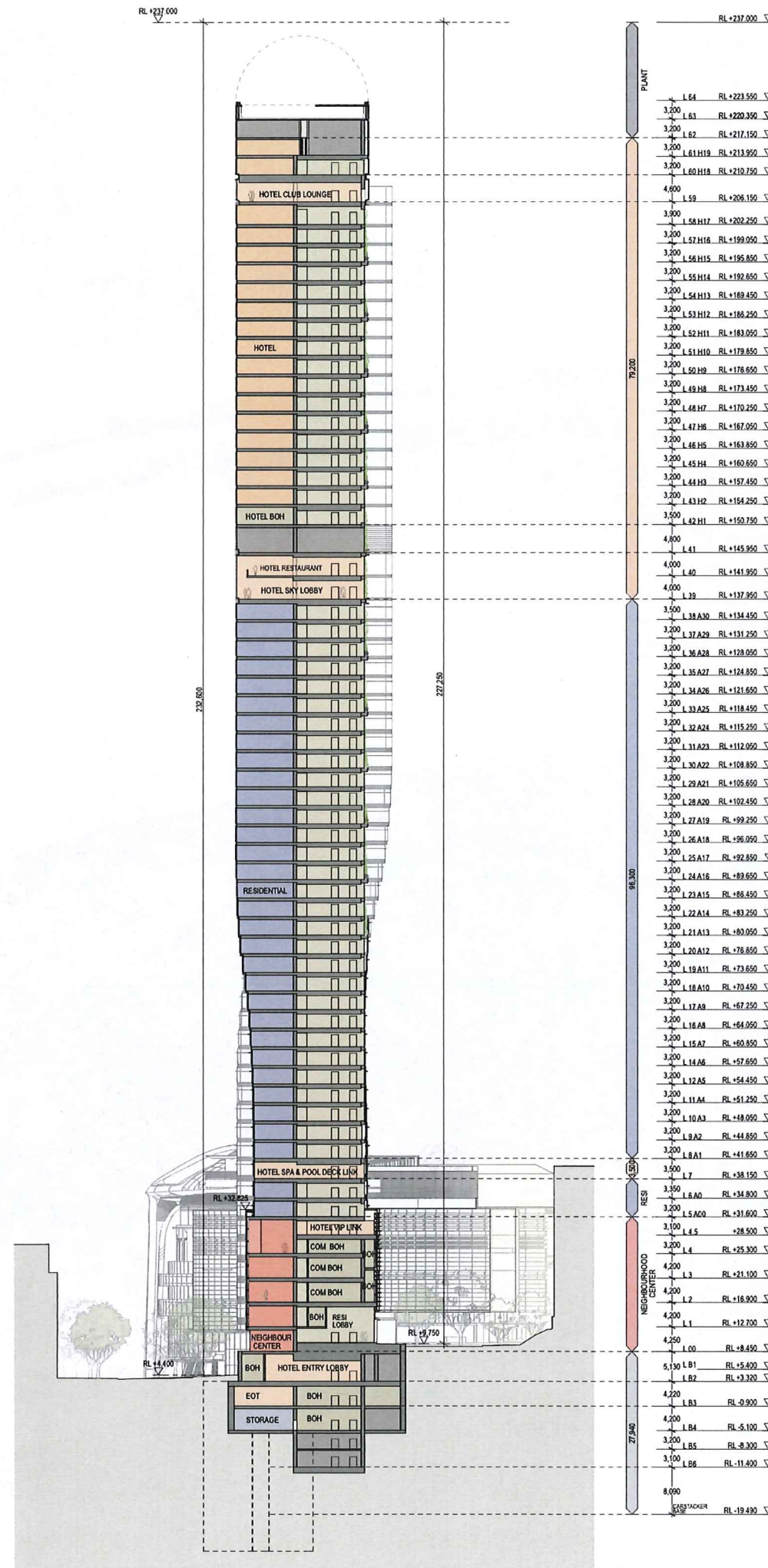
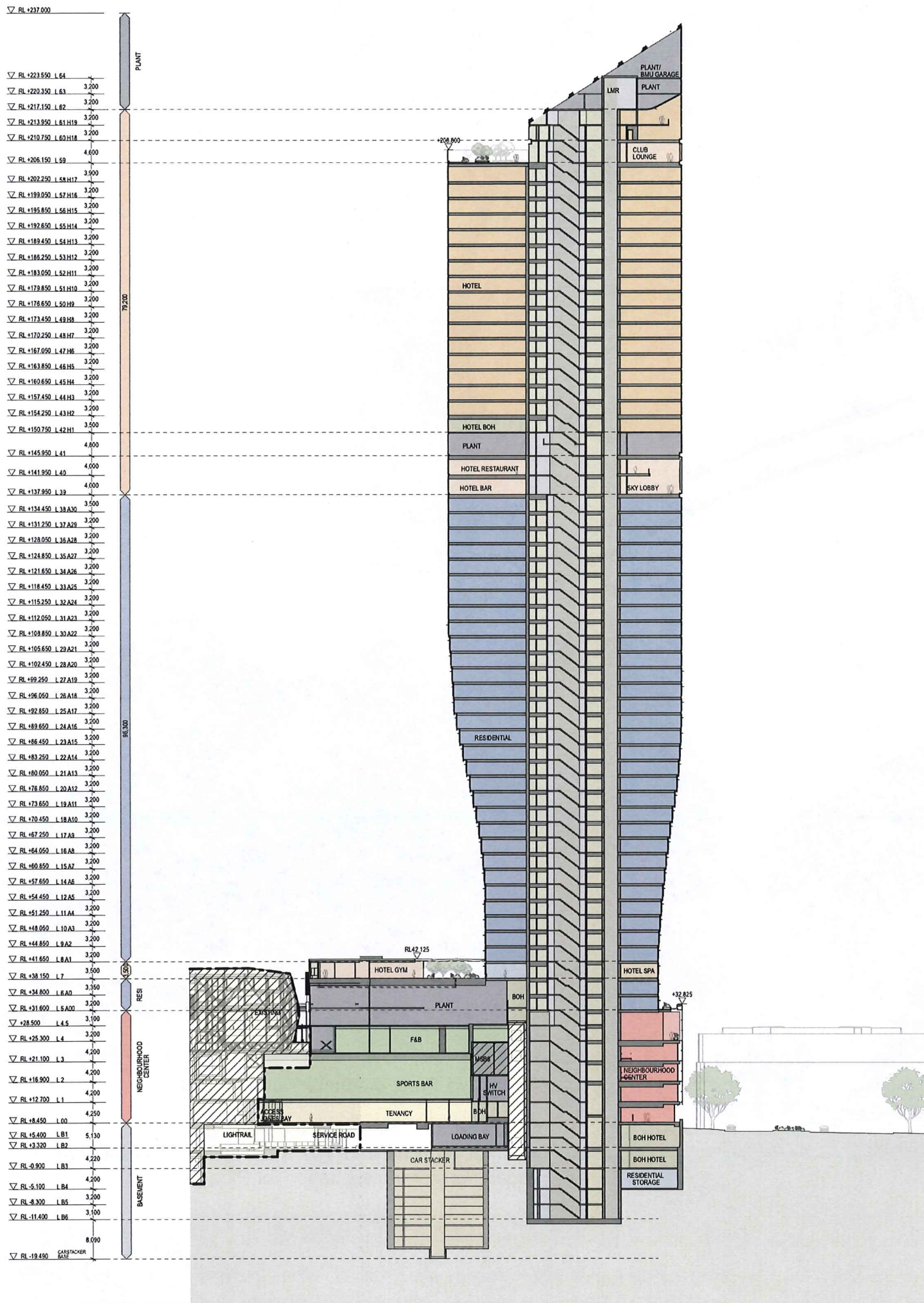




GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 DO NOT SCALE DRAWINGS
 USE FIGURED DIMENSIONS ONLY



Level	Room / Feature	Relative Level (RL)
RL +237.000	PLANT	
L 64		RL +223.550
L 63		RL +220.350
L 62		RL +217.150
L 61 H19		RL +213.950
L 60 H18		RL +210.750
L 59		RL +206.150
L 58 H17		RL +202.250
L 57 H16		RL +199.050
L 56 H15		RL +195.850
L 55 H14		RL +192.650
L 54 H13		RL +189.450
L 53 H12		RL +186.250
L 52 H11		RL +183.050
L 51 H10		RL +179.850
L 50 H9		RL +176.650
L 49 H8		RL +173.450
L 48 H7		RL +170.250
L 47 H6		RL +167.050
L 46 H5		RL +163.850
L 45 H4		RL +160.650
L 44 H3		RL +157.450
L 43 H2		RL +154.250
L 42 H1		RL +150.750
L 41		RL +145.950
L 40		RL +141.950
L 39		RL +137.950
L 38 A30		RL +134.450
L 37 A29		RL +131.250
L 36 A28		RL +128.050
L 35 A27		RL +124.850
L 34 A26		RL +121.650
L 33 A25		RL +118.450
L 32 A24		RL +115.250
L 31 A23		RL +112.050
L 30 A22		RL +108.850
L 29 A21		RL +105.650
L 28 A20		RL +102.450
L 27 A19		RL +99.250
L 26 A18		RL +96.050
L 25 A17		RL +92.850
L 24 A16		RL +89.650
L 23 A15		RL +86.450
L 22 A14		RL +83.250
L 21 A13		RL +80.050
L 20 A12		RL +76.850
L 19 A11		RL +73.650
L 18 A10		RL +70.450
L 17 A9		RL +67.250
L 16 A8		RL +64.050
L 15 A7		RL +60.850
L 14 A6		RL +57.650
L 12 A5		RL +54.450
L 11 A4		RL +51.250
L 10 A3		RL +48.050
L 9 A2		RL +44.850
L 8 A1		RL +41.650
L 7		RL +38.150
L 6 A0		RL +34.600
L 5 A00		RL +31.600
L 4.5		RL +28.500
L 4		RL +25.300
L 3		RL +21.900
L 2		RL +16.900
L 1		RL +12.700
L 00		RL +8.450
L B1		RL +5.400
L B2		RL +3.300
L B3		RL -0.900
L B4		RL -5.100
L B5		RL -8.300
L B6		RL -11.400
L B7		RL -14.400
L B8		RL -17.400
L B9		RL -20.400
L B10		RL -23.400
L B11		RL -26.400
L B12		RL -29.400
L B13		RL -32.400
L B14		RL -35.400
L B15		RL -38.400
L B16		RL -41.400
L B17		RL -44.400
L B18		RL -47.400
L B19		RL -50.400
L B20		RL -53.400
L B21		RL -56.400
L B22		RL -59.400
L B23		RL -62.400
L B24		RL -65.400
L B25		RL -68.400
L B26		RL -71.400
L B27		RL -74.400
L B28		RL -77.400
L B29		RL -80.400
L B30		RL -83.400
L B31		RL -86.400
L B32		RL -89.400
L B33		RL -92.400
L B34		RL -95.400
L B35		RL -98.400
L B36		RL -101.400
L B37		RL -104.400
L B38		RL -107.400
L B39		RL -110.400
L B40		RL -113.400
L B41		RL -116.400
L B42		RL -119.400
L B43		RL -122.400
L B44		RL -125.400
L B45		RL -128.400
L B46		RL -131.400
L B47		RL -134.400
L B48		RL -137.400
L B49		RL -140.400
L B50		RL -143.400
L B51		RL -146.400
L B52		RL -149.400
L B53		RL -152.400
L B54		RL -155.400
L B55		RL -158.400
L B56		RL -161.400
L B57		RL -164.400
L B58		RL -167.400
L B59		RL -170.400
L B60		RL -173.400
L B61		RL -176.400
L B62		RL -179.400
L B63		RL -182.400
L B64		RL -185.400
L B65		RL -188.400
L B66		RL -191.400
L B67		RL -194.400
L B68		RL -197.400
L B69		RL -200.400
L B70		RL -203.400
L B71		RL -206.400
L B72		RL -209.400
L B73		RL -212.400
L B74		RL -215.400
L B75		RL -218.400
L B76		RL -221.400
L B77		RL -224.400
L B78		RL -227.400
L B79		RL -230.400
L B80		RL -233.400
L B81		RL -236.400
L B82		RL -239.400
L B83		RL -242.400
L B84		RL -245.400
L B85		RL -248.400
L B86		RL -251.400
L B87		RL -254.400
L B88		RL -257.400
L B89		RL -260.400
L B90		RL -263.400
L B91		RL -266.400
L B92		RL -269.400
L B93		RL -272.400
L B94		RL -275.400
L B95		RL -278.400
L B96		RL -281.400
L B97		RL -284.400
L B98		RL -287.400
L B99		RL -290.400
L B100		RL -293.400
L B101		RL -296.400
L B102		RL -299.400
L B103		RL -302.400
L B104		RL -305.400
L B105		RL -308.400
L B106		RL -311.400
L B107		RL -314.400
L B108		RL -317.400
L B109		RL -320.400
L B110		RL -323.400
L B111		RL -326.400
L B112		RL -329.400
L B113		RL -332.400
L B114		RL -335.400
L B115		RL -338.400
L B116		RL -341.400
L B117		RL -344.400
L B118		RL -347.400
L B119		RL -350.400
L B120		RL -353.400
L B121		RL -356.400
L B122		RL -359.400
L B123		RL -362.400
L B124		RL -365.400
L B125		RL -368.400
L B126		RL -371.400
L B127		RL -374.400
L B128		RL -377.400
L B129		RL -380.400
L B130		RL -383.400
L B131		RL -386.400
L B132		RL -389.400
L B133		RL -392.400
L B134		RL -395.400
L B135		RL -398.400
L B136		RL -401.400
L B137		RL -404.400
L B138		RL -407.400
L B139		RL -410.400
L B140		RL -413.400
L B141		RL -416.400
L B142		RL -419.400
L B143		RL -422.400
L B144		RL -425.400
L B145		RL -428.400
L B146		RL -431.400
L B147		RL -434.400
L B148		RL -437.400
L B149		RL -440.400
L B150		RL -443.400
L B151		RL -446.400
L B152		RL -449.400
L B153		RL -452.400
L B154		RL -455.400
L B155		RL -458.400
L B156		RL -461.400
L B157		RL -464.400
L B158		RL -467.400
L B159		RL -470.400
L B160		RL -473.400
L B161		RL -476.400
L B162		RL -479.400
L B163		RL -482.400
L B164		RL -485.400
L B165		RL -488.400
L B166		RL -491.400
L B167		RL -494.400
L B168		RL -497.400
L B169		RL -500.400
L B170		RL -503.400
L B171		RL -506.400
L B172		RL -509.400
L B173		RL -512.400
L B174		RL -515.400
L B175		RL -518.400
L B176		RL -521.400
L B177		RL -524.400
L B178		RL -527.400
L B179		RL -530.400
L B180		RL -533.400
L B181		RL -536.400
L B182		RL -539.400
L B183		RL -542.400
L B184		RL -545.400
L B185		RL -548.400
L B186		RL -551.400
L B187		RL -554.400
L B188		RL -557.400
L B189		RL -560.400
L B190		RL -563.400
L B191		RL -566.400
L B192		RL -569.400
L B193		RL -572.400
L B194		RL -575.400
L B195		RL -578.400
L B196		RL -581.400
L B197		RL -584.400
L B198		RL -587.400
L B199		RL -590.400
L B200		RL -593.400
L B201		RL -596.400
L B202		RL -599.400
L B203		RL -602.400
L B204		RL -605.400
L B205		RL -608.400
L B206		RL -611.400
L B207		RL -614.400
L B208		RL -617.400
L B209		RL -620.400
L B210		RL -623.400
L B211		RL -626.400
L B212		RL -629.400
L B213		RL -632.400
L B214		RL -635.400
L B215		RL -638.400
L B216		RL -641.400
L B217		RL -644.400
L B218		RL -647.400
L B219		RL -650.400
L B220		RL -653.400
L B221		RL -656.400
L B222		RL -659.400
L B223		RL -662.400
L B224		RL -665.400
L B225		RL -668.400
L B226		RL -671.400
L B227		RL -674.400
L B228		RL -677.400
L B229		RL -680.400
L B230		RL -683.400
L B231		RL -686.400
L B232		RL -689.400
L B233		RL -692.400
L B234		RL -695.400
L B235		RL -698.400
L B236		RL -701.400
L B237		RL -704.400
L B238		RL -707.400
L B239		RL -710.400
L B240		RL -713.400
L B241		RL -716.400
L B242		RL -719.400
L B243		RL -722.400
L B244		RL -725.400
L B245		RL -728.400
L B246		RL -731.400
L B247		RL -734.400
L B248		RL -737.400
L B249		RL -740.400
L B250		RL -743.400
L B251		RL -746.400
L B252		RL -749.400
L B253		RL -752.400
L B254		RL -755.400
L B255		RL -758.400
L B256		RL -761.400
L B257		RL -764.400
L B258		RL -767.400
L B259		RL -770.400
L B260		RL -773.400
L B261		RL -776.400
L B262		RL -779.400
L B263		RL -782.400
L B264		RL -785.400
L B265		RL -788.400
L B266		RL -791.400
L B267		RL -794.400
L B268		RL -797.400
L B269		RL -800.400
L B270		RL -803.400
L B271		RL -806.400
L B272		RL -809.400
L B273		RL -812.400
L B274		RL -815.400
L B275		RL -818.400
L B276		RL -821.400
L B277		RL -824.400
L B278		RL -827.400
L B279		RL -830.400
L B280		RL -833.400
L B281		RL -836.400
L B282		RL -839.400
L B283		RL -842.400
L B284		RL -845.400
L B285		RL -848.400
L B286		RL -851.400
L B287		RL -854.400
L B288		RL -857.400
L B289		RL -860.400
L B290		RL -863.400
L B291		RL -866.400
L B292		RL -869.400
L B293		RL -872.400
L B294		RL -875.400
L B295		RL -878.400
L B296		RL -881.400
L B297		RL -884.400
L B298		RL -887.400
L B299		RL -890.400
L B300		RL -893.400
L B301		RL -896.400
L B302		RL -899.400
L B303		RL -902.400
L B304		RL -905.400
L B305		RL -908.400
L B306		RL -911.400
L B307		RL -914.400
L B308		RL -917.400
L B309		RL -920.400
L B310		RL -923.400
L B311		RL -926.400
L B312		RL -929.400
L B313		RL -932.400



- GENERAL NOTES**
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 DO NOT SCALE DRAWINGS
 USE FIGURED DIMENSIONS ONLY
- Legend**
- HOTEL
 - HOTEL FACILITIES
 - LOADING PLANT
 - LIFTS, FIRE STARTS, SERVICES
 - ANCILLARY BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- Legend**
- SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - EXTENT OF CAR STACKER BELOW

0403 2/11/18	Response to Submissions	JRS SMP
0401 1/8/17	DEVELOPMENT APPLICATION	NY SMP
rev	date	name

fjmt studio architecture interiors landscape urban community
 sydney melbourne uk
 Level 8, 70 King Street E +61 2 9251 7077 w fjmt.com.au

project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
Overall Sections
 Section 01, Section 02

Cross Sections



THE RITZ-CARLTON



Dedicated Porte Cochere Hotel Arrival
Off-street drop off points and waiting bays will ensure the new Porte Cochere for The Ritz-Carlton Hotel supports the pedestrian-centric aspiration for Pirrama Road.

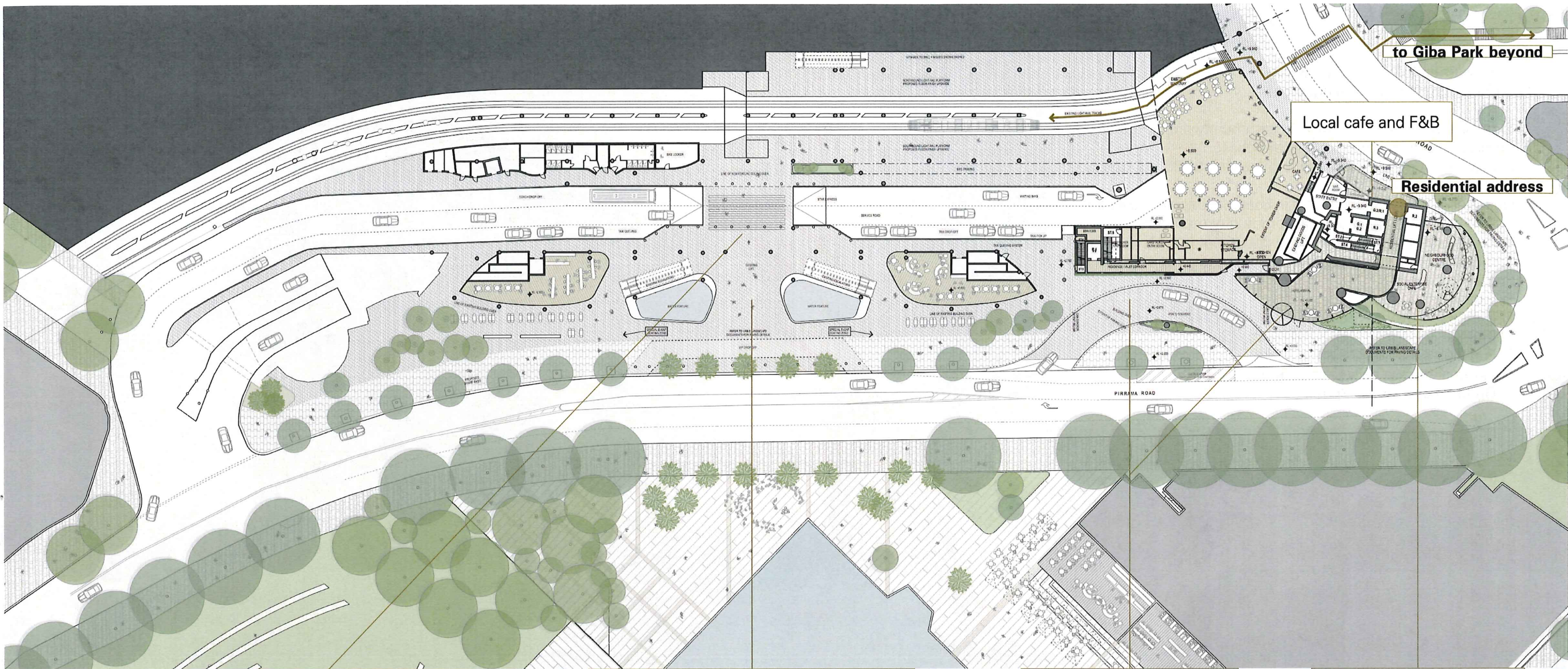
DA Image

Porte Cochere Hotel Arrival

fjmt

THE STAR
SYDNEY


THE RITZ-CARLTON



Visual Opening of Light Rail Station

Public Entry, Boulevard, Activation and Park

Porte Cochere & Hotel Entry

Neighbourhood Centre



DA Image

Pirrama Entrance Public Domain



**Neighbourhood Centre Key Points
(Extract from Plan of Management)**

- Extensive consultation with local community during the design excellence and design development phase
- Approx. 1,700m², diverse range of spaces fulfilling a variety of community uses
- Operated and managed by Star in conjunction with Advisory Committee comprising of local community members
- Plan of Management is a working document providing framework for management of Neighbourhood Centre
- Proposed hours:
 - 7 days per week
 - Meeting & event spaces 9am to 11pm daily
 - Internal & learning space daily 9am – 9pm
 - Function space daily 9am to 11pm
 - External terrace daily 9am to 9pm
 - Ground café 7am to 7pm



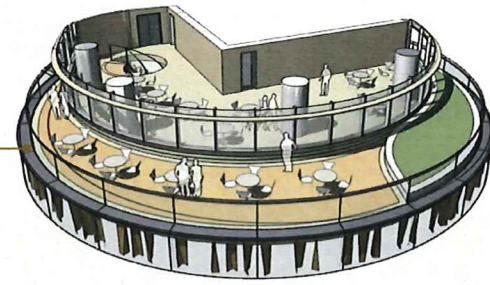
DA Image

Extract from Neighbourhood Centre - Plan of Management

Level 04

Harbour Roof Terrace

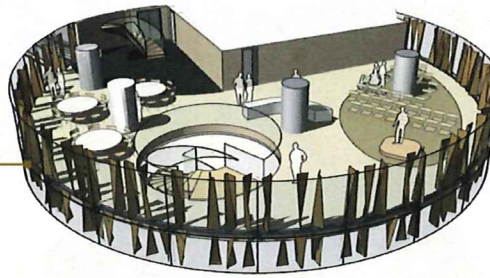
- Neighbourhood Terrace with harbour view
- Green space and seating settings
- Available for private and community functions



Level 03

Pyrmont Forum

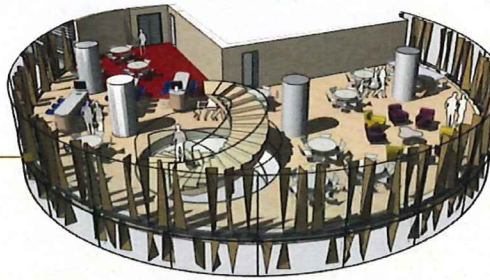
- Civic function space with harbour views
- Dual purpose catering and neighbourhood kitchen
- Access to Harbour Roof Terrace at L4
- Available for private and community functions



Level 02

Darling Collaboration Hub

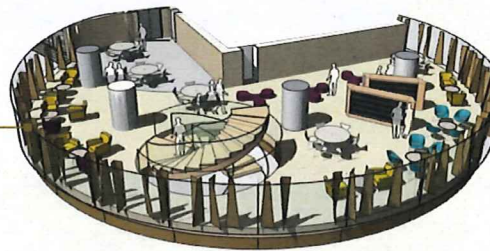
- Open plan training & class settings
- Casual group lounge settings
- Small consultation and tutoring settings
- Meeting rooms and conferencing spaces



Level 01

Pirrama Reading Room

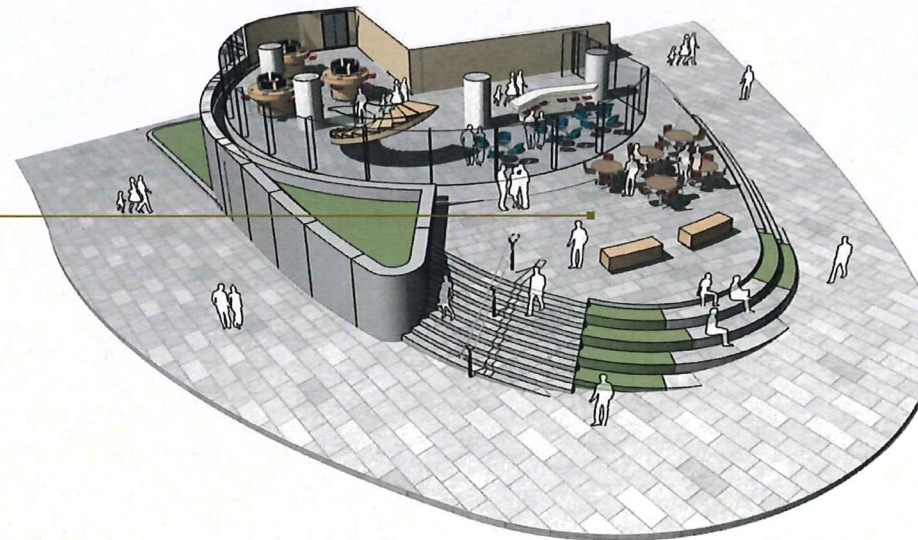
- Reading room and library space
- Elevated lounge
- Children and family space
- Space for limited collection, periodicals
- Study space and group settings



Level 00 - Jones Bay Level

Social Enterprise Cafe

- Enterprise cafe and community lounge
- Technology bar
- Makers space - multimedia (analogue and digital)



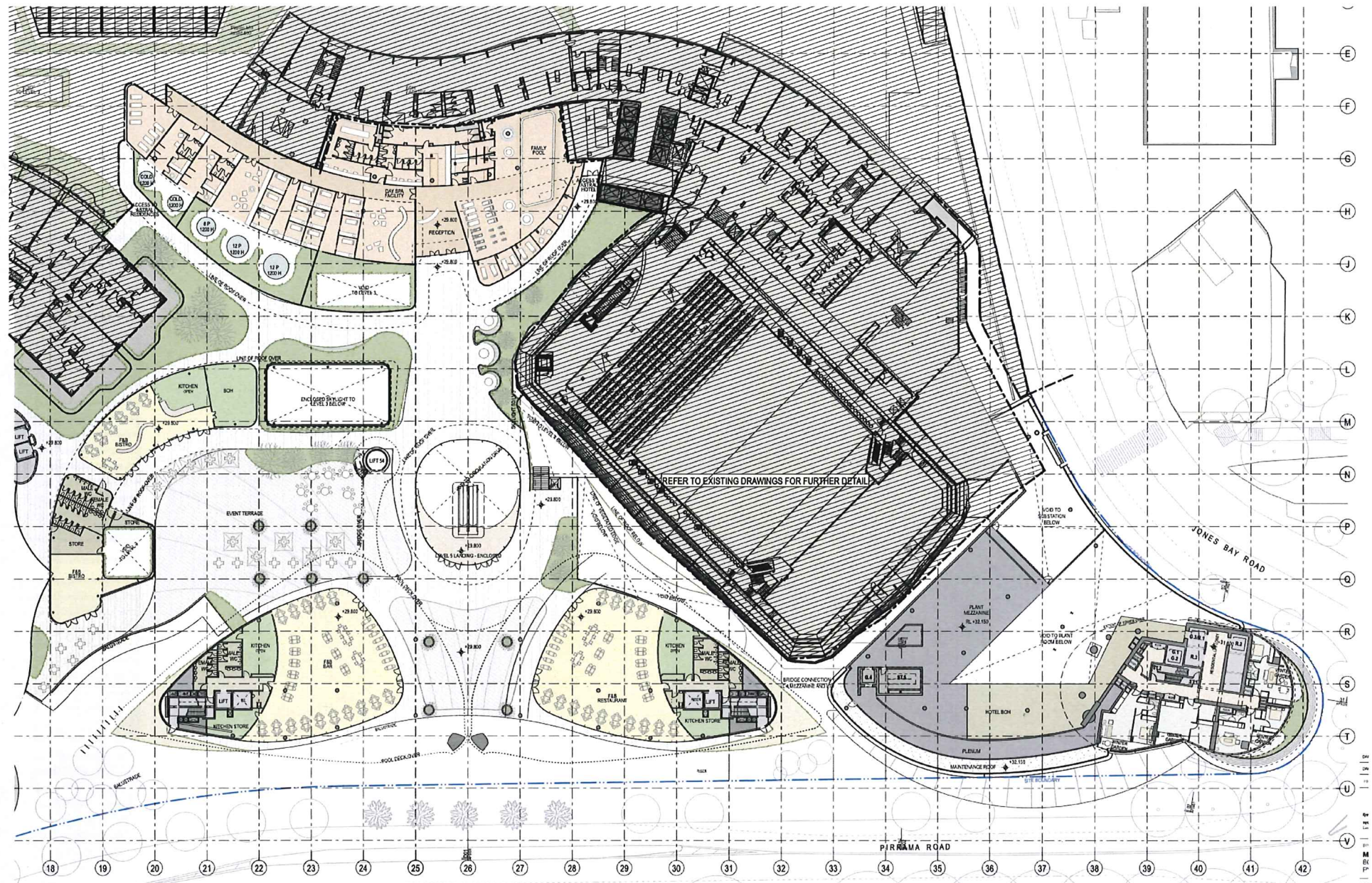
DA Image



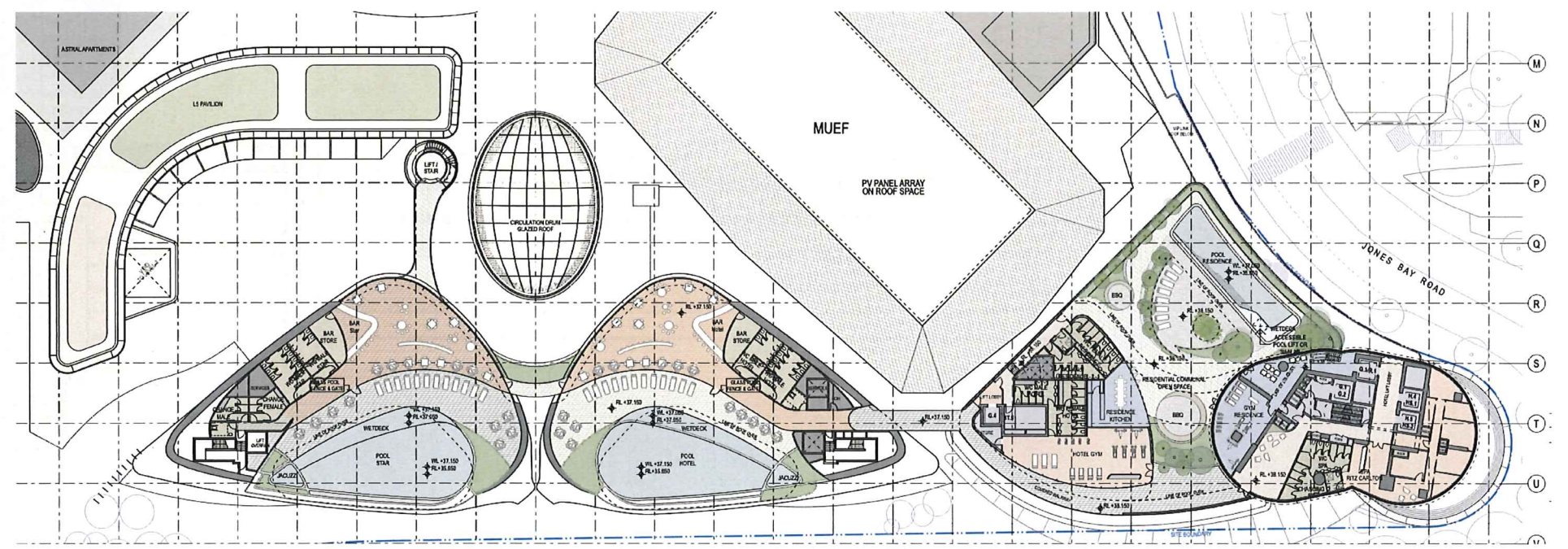


Pirrama Road Frontage

Improved visibility and access to the light rail will be part of the repositioning of the Pirrama Road frontage as a highly activated zone of public entry, boulevard, activation and park with space to cater for public gatherings and events. The new sculptured ribbon element will visually tie together these elements and reinforce the public arrival point.



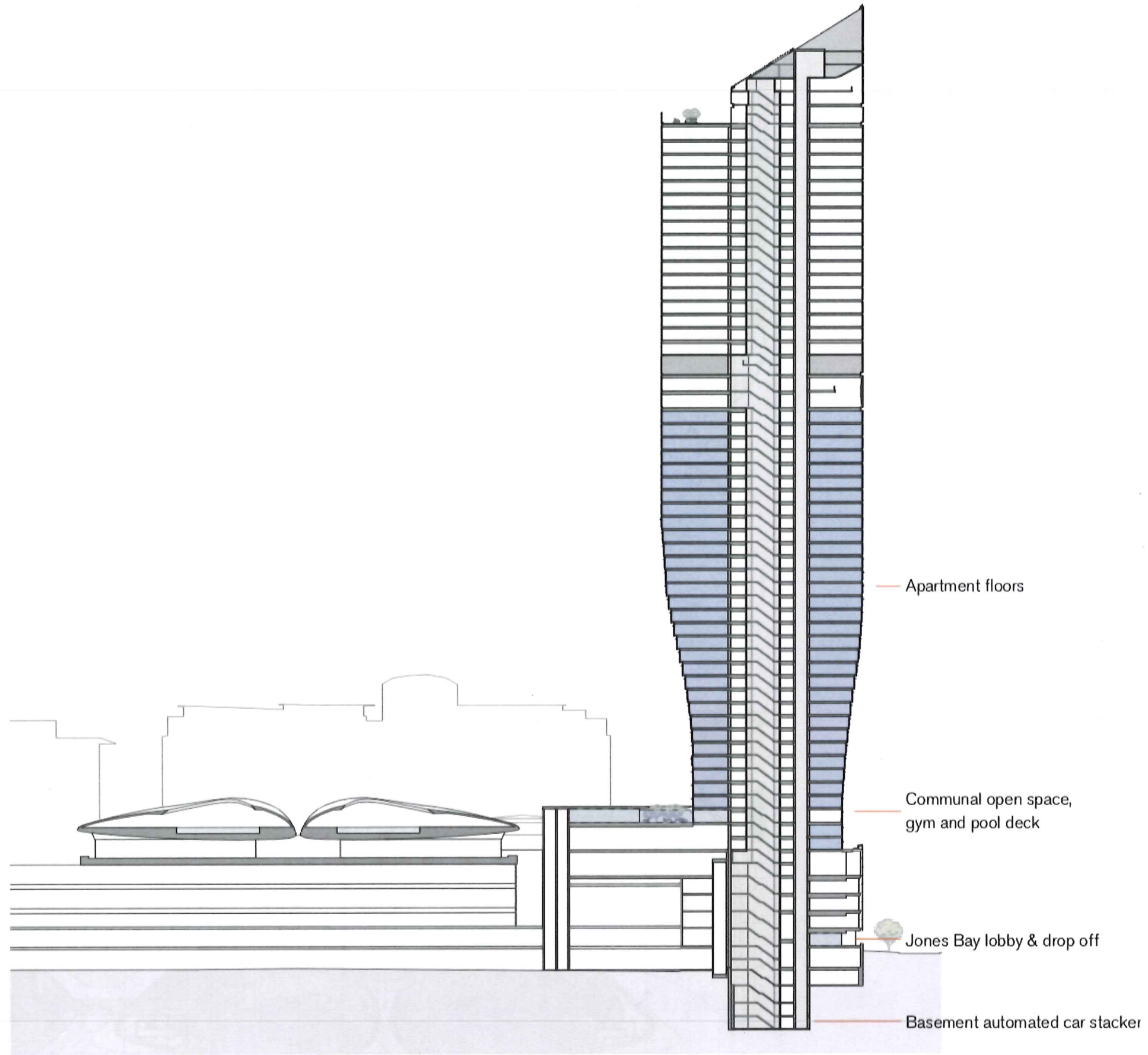
- GENERAL NOTES**
- ALL DIMENSIONS AND LEVELS UNLESS OTHERWISE SPECIFIED SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT SYSTEM.
 - DO NOT SCALE DRAWINGS.
 - SEE FIGURED DIMENSIONS ONLY.
- BUILDING USE**
- HOTEL
 - HOTEL FACILITIES
 - LOADING PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - ANCLARY BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - PETAL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- LEGEND**
- SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - EXTENT OF CAR STACKER BELOW
- EXTENT OF MODIFICATION 13 WORK AS SHOWN ON PART DOCUMENT REFER TO CONCEPT DRAWING FOR FULL EXTENT & DEMARCATION OF MODIFICATION 13 WORK.**
- NOTE: SPECIAL PROVISION REQUIRED TO ACCOMMODATE ASHRAE 1.1 UPDATES AS REQUIRED AT DETAIL DESIGN.**



Level 5 Sky Deck & Level 7 Pool Deck

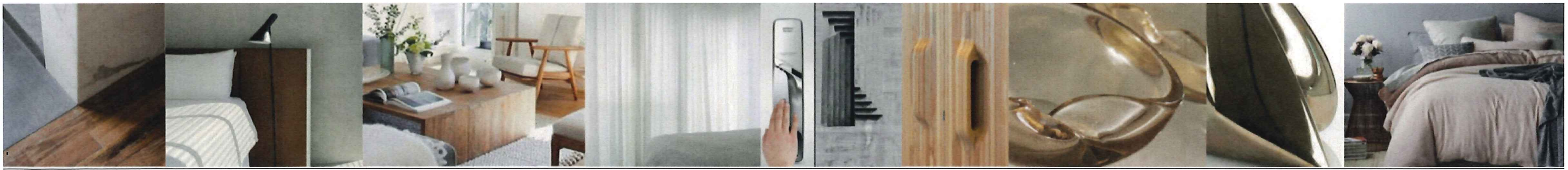
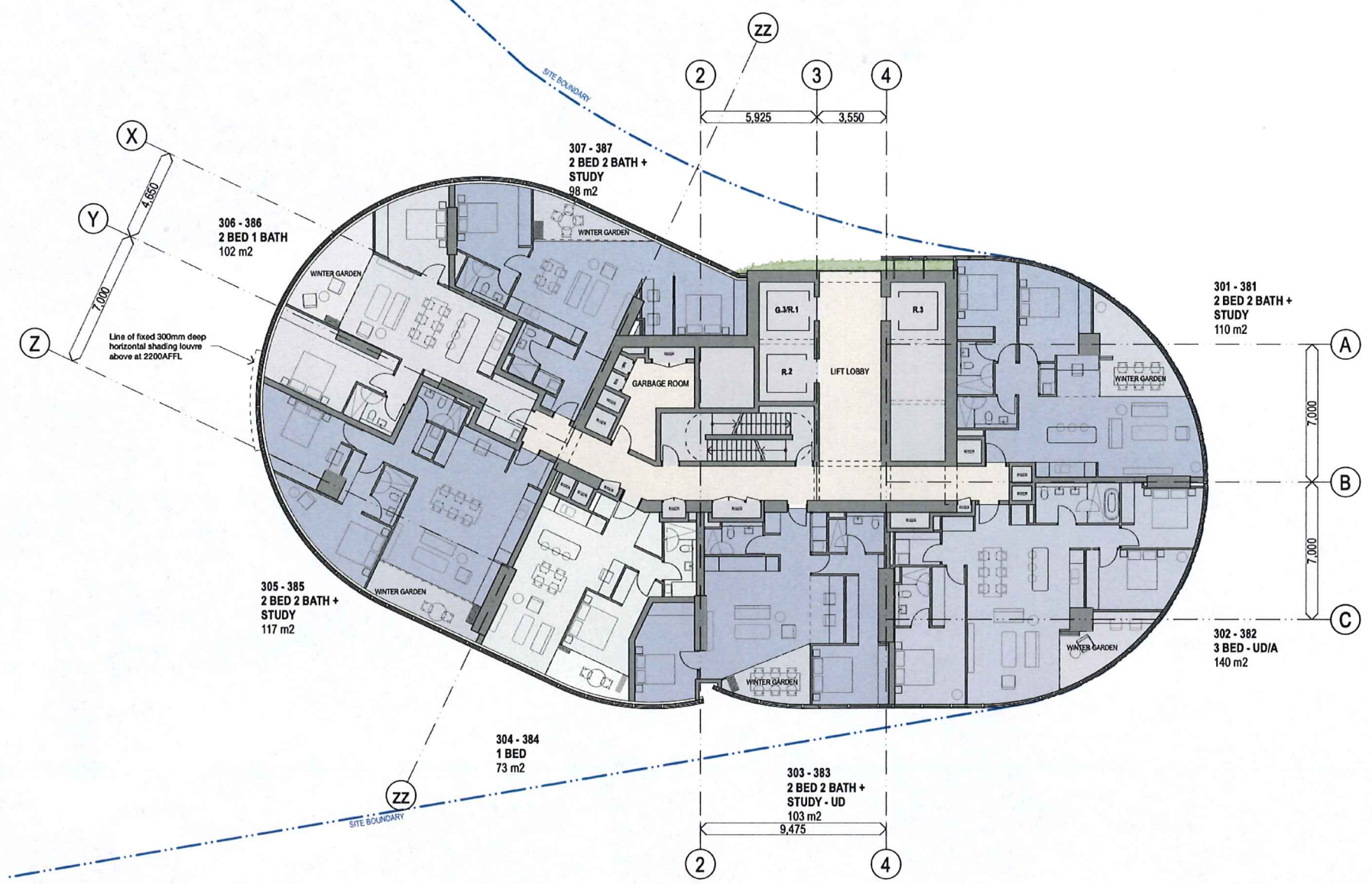
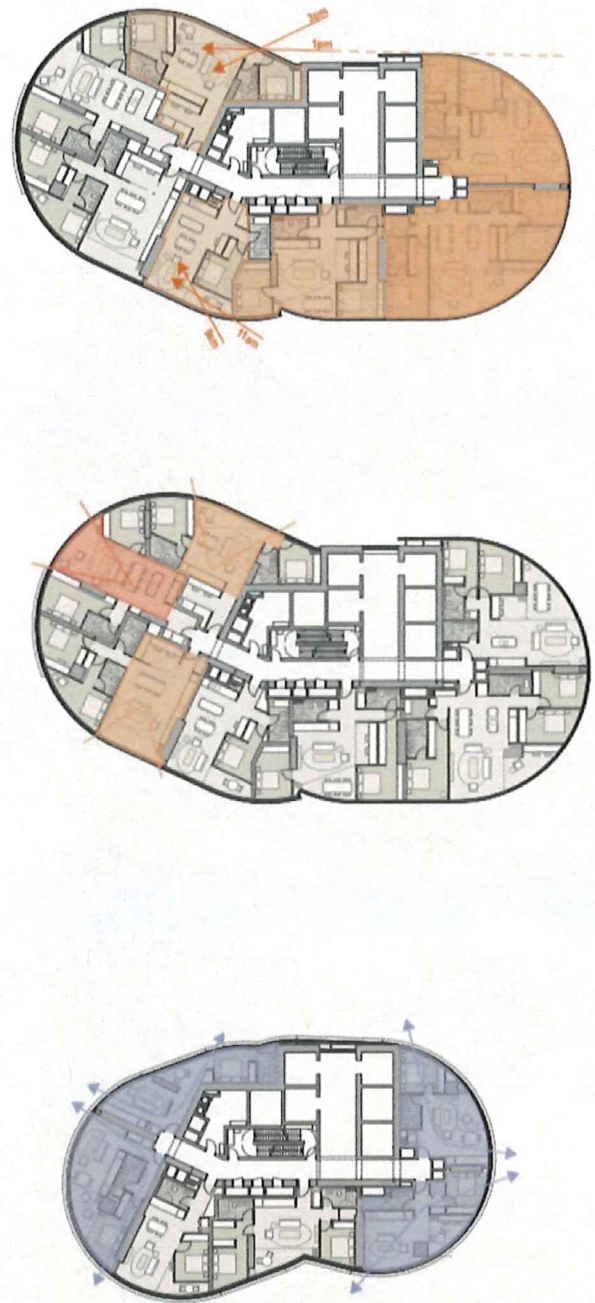


THE RITZ-CARLTON



GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

- Legend
- RESIDENTIAL FACILITIES
 - SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - A** ADAPTABLE APARTMENT / HOTEL ROOM
 - UD** UNIVERSAL DESIGN
- APARTMENT TYPE & NSA**
- 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED



Residences - Typical Plan





Porte Cochere Hotel Arrival

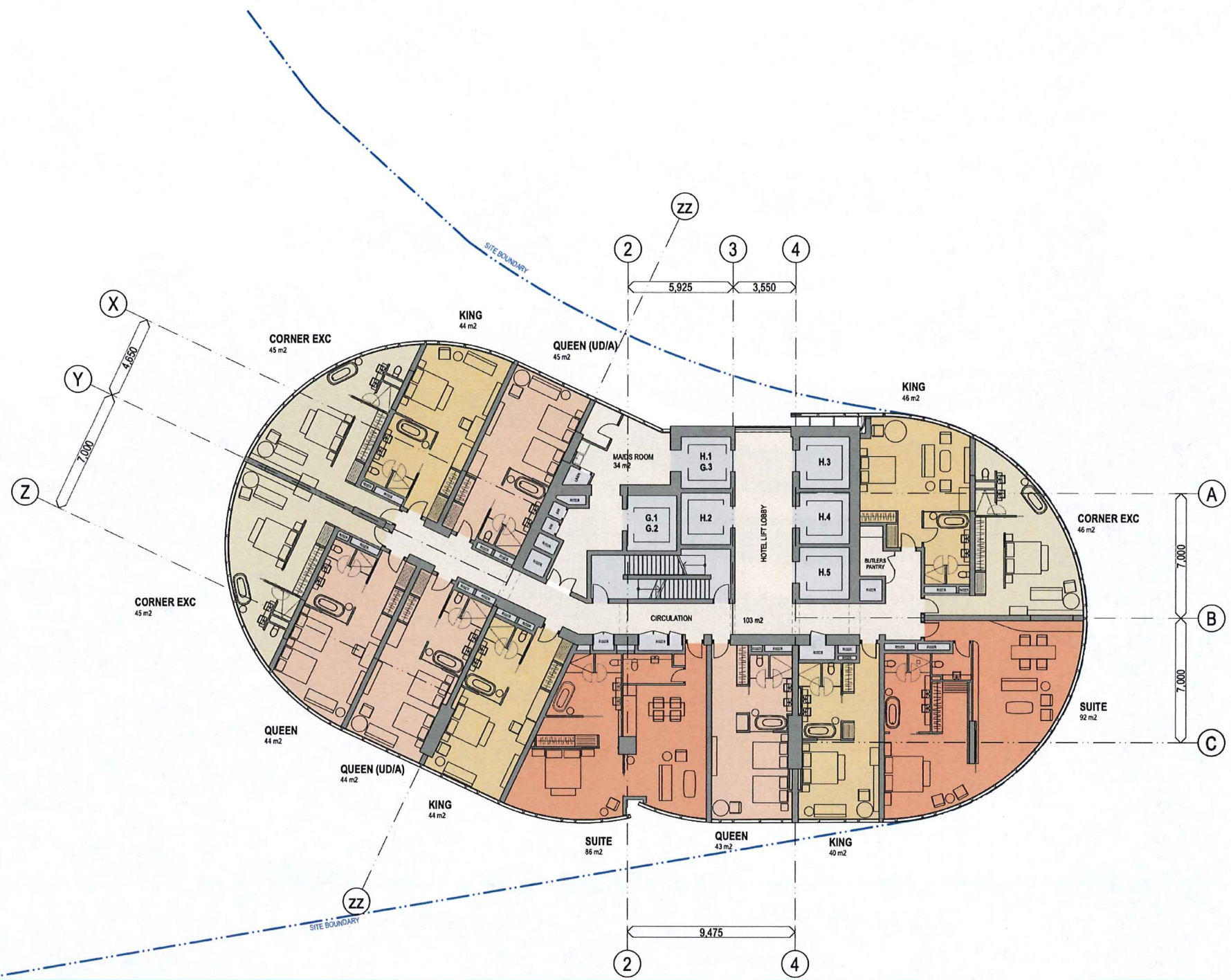
fjmt

THE STAR
SYDNEY


THE RITZ-CARLTON

GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

- Legend
- BUILDING USE**
- HOTEL
 - HOTEL FACILITIES
 - LOADING, PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - ANCILLARY, BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- EXISTING BUILT FORM**
- EXISTING BUILT FORM
- EXTENT OF CAR STACKER BELOW
- A** ADAPTABLE APARTMENT / HOTEL ROOM
UD UNIVERSAL DESIGN
- HOTEL TYPES**
- DOUBLE QUEEN
 - KING
 - CORNER EXECUTIVE
 - SUITE
 - 2 LEVEL SUITE
 - PRESIDENTIAL SUITE
 - RITZ-CARLTON SUITE



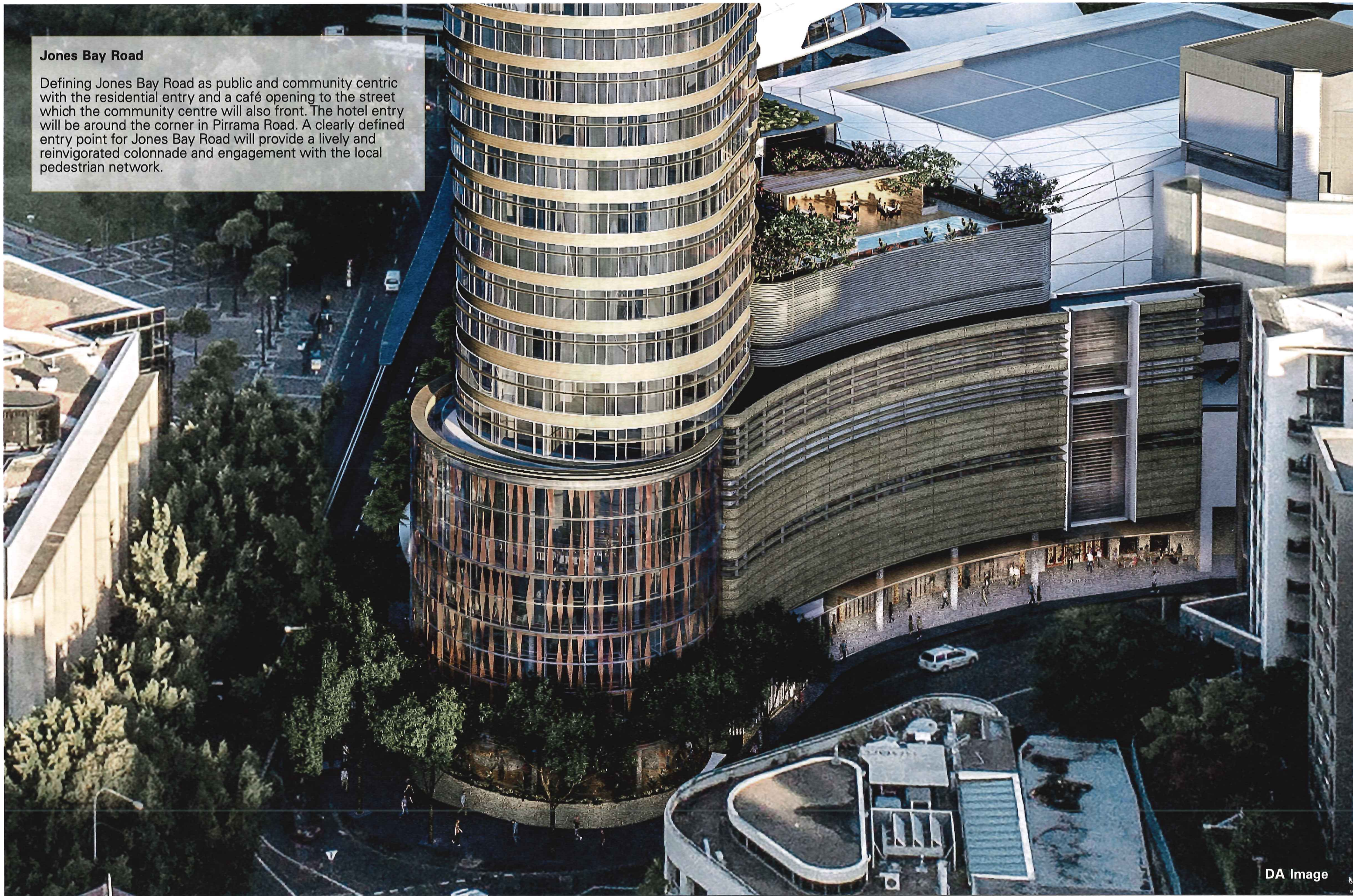
Ritz Carlton - Typical Plan



THE RITZ-CARLTON

Jones Bay Road

Defining Jones Bay Road as public and community centric with the residential entry and a café opening to the street which the community centre will also front. The hotel entry will be around the corner in Pirrama Road. A clearly defined entry point for Jones Bay Road will provide a lively and reinvigorated colonnade and engagement with the local pedestrian network.



Jones Bay Road

fjmt

THE STAR
SYDNEY


THE RITZ-CARITON