

IPC Site Tour
20 August 2019

A key measure of success as initially identified by SEGL was that the design proposal "...leave a positive legacy of SEGL's historical involvement for the locality of Pymont, including a positive contribution to the quality of public domain areas".

fjmt seek to deliver distinct yet overlapping public domain zones as follows:

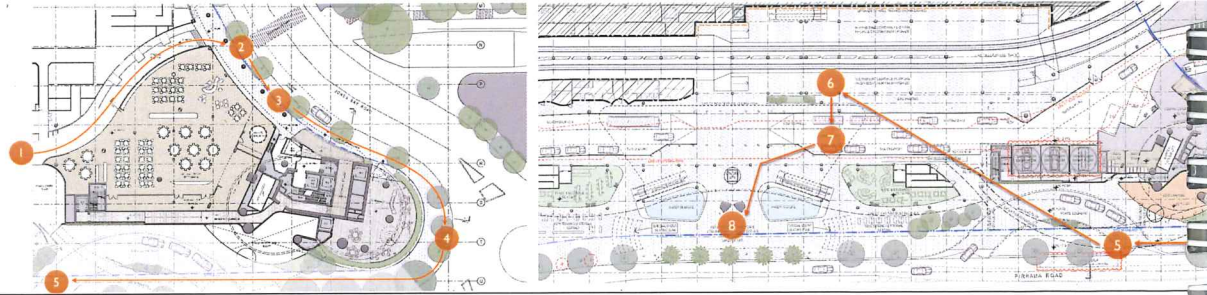
- Pirrama Road:
Public Entry , Boulevard, Activation and Park
- Pirrama Road (north):
Hotel
- Pirrama Road / Jones Bay Road (north of site):
Public /Neighbourhood centre
- Jones Bay Road:
Local Cafe and F&B - Residential

The tree lined boulevard of Pirrama Street, important corner with Jones Bay Road, activation of Jones Bay Road, connection to Giba park and waterfront, and possible future extension of John Street, will make this area an important new focus within the Pymont public space network.

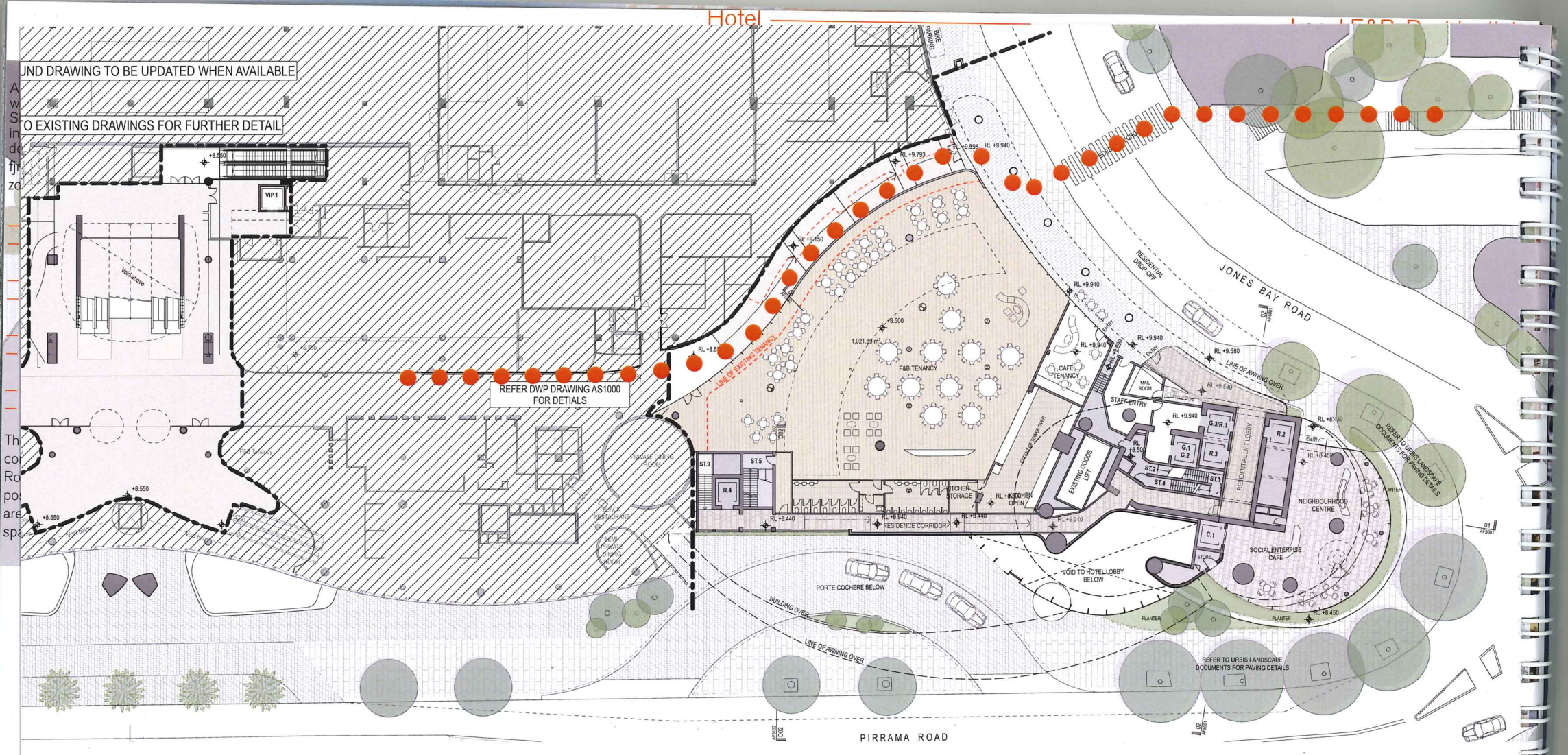
Hotel
Public Entry , Boulevard, Activation and Park

Local F&B, Residential
Public /Community

1. Display Suite
2. Alignment with Pedestrian Link to Giba Park
3. Residential Lobby and Retail Activation
4. Neighbourhood Centre
5. Ritz Carlton Porte Cochere
6. Light Rail Station
7. Service Road Traffic
8. Pirrama Road Domain



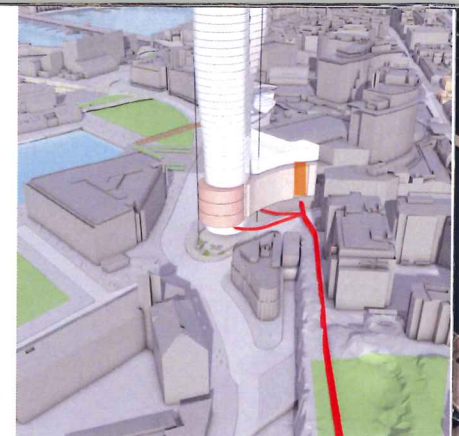




Link from Star to escarpment and Giba Park beyond



Link from Star to escarpment and Giba Park beyond



Community edge along Jones bay Road



View from Mill Street back towards the Star





END DRAWING TO BE UPDATED WHEN AVAILABLE

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.



Extract from Neighbourhood Centre - Plan of Management

Level 04

Harbour Roof Terrace

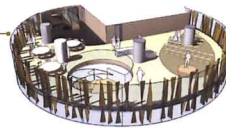
- Neighbourhood Terrace with harbour view
- Green space and seating settings
- Available for private and community functions



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

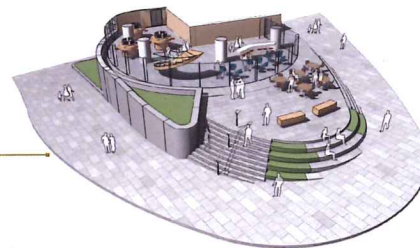
- Reading room and library space
- Elevated lounge
- Children and family space
- Space for limited collection, periodicals
- Study space and group settings



Level 00 - Jones Bay Level

Social Enterprise Cafe

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

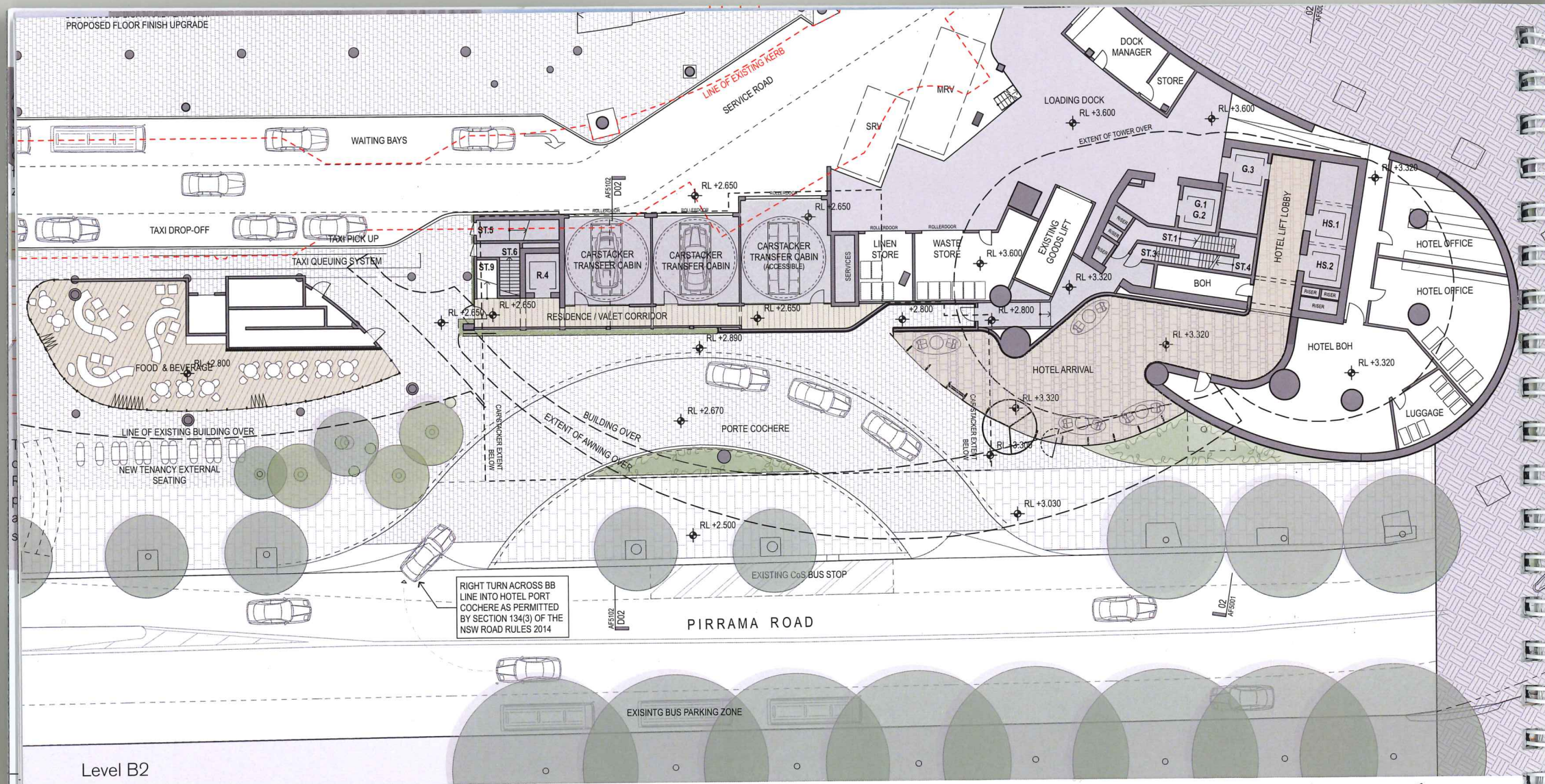


Neighbourhood Centre Key Points

(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 to 9pm
 - Function space daily 9am to 11pm
 - External terrace daily 9am to 9pm
 - Ground café 7am to 7pm



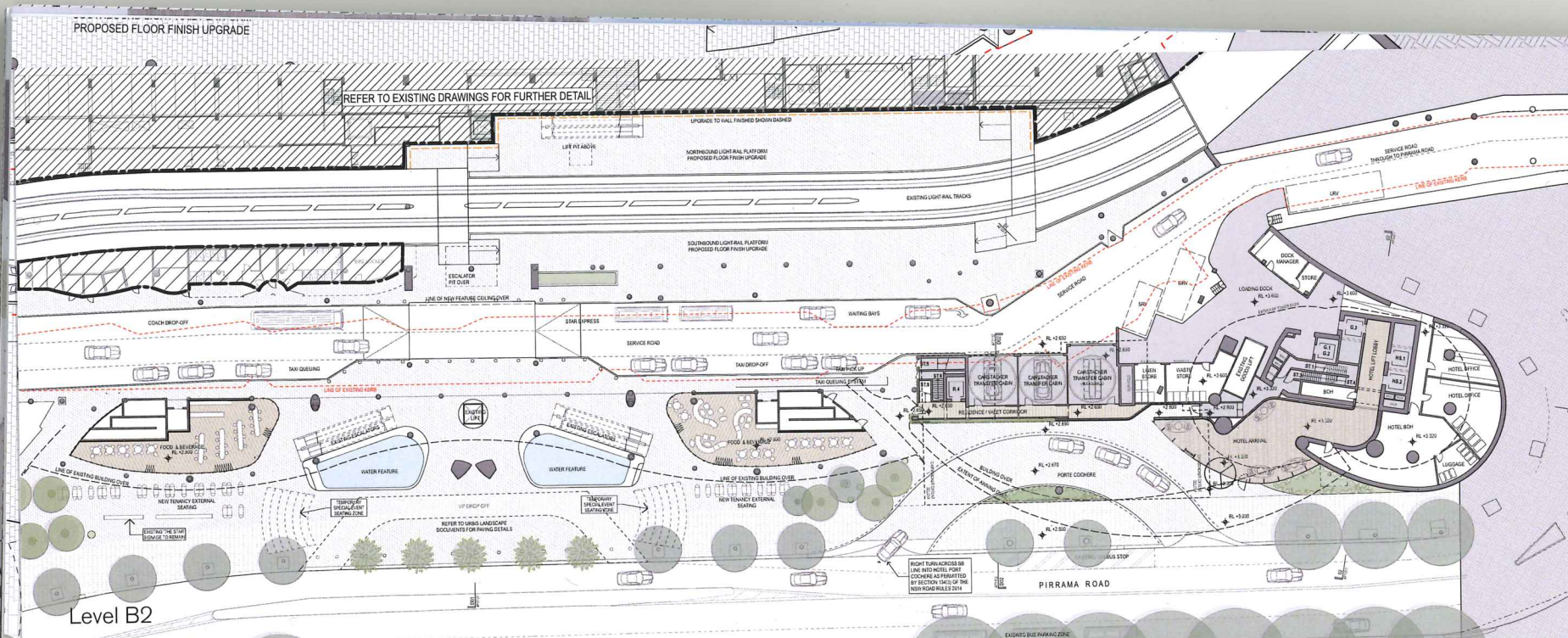




Dedicated Porte Cochere Hotel Arrival

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.





Level B2

Mod13 includes the following works to the internal service road on Level B2, parallel to Pirrama Rd:

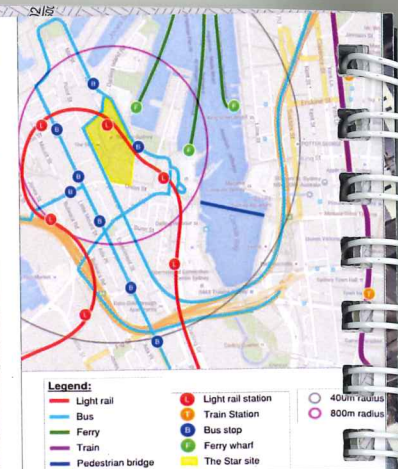
- Upgrade of finishes to light rail station and surrounds;
- Removal of existing wall barrier to Pirrama Road frontage and upgrade of finishes;
- New commuter bike parking and hire bike system;
- Upgraded taxi-rank arrangements;
- New coach parking; and
- Realignment of kerbs, line-marking.
- Mott MacDonald's Traffic Impact Statement notes that:

- A light rail station is provided directly under The Star, offering access from the station via stairs and lifts. The light rail operates between Central and Dulwich Hill, with services to The Star operating 24 hours a day. Light rail services are currently highly utilised in the AM and PM peak periods, with up to 95% of total capacity occupied.

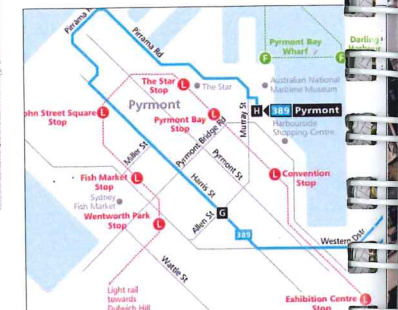
A key move is the opening up of the existing Pirrama Road facade at B2 to improve visual connectiv-

ity between the street and station, with the upgraded finishes to this area creating a more pedestrian friendly environment.

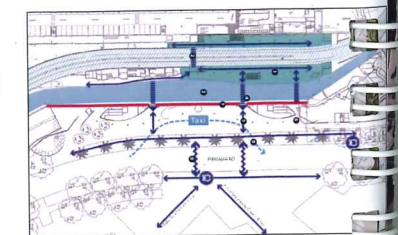
These works will enhance the light rail station interfaces and its connection with the site and local area, encouraging public transport patronage and providing improving streetscape activation.



Public transport network



Local bus routes



Light rail and Pirrama Road



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

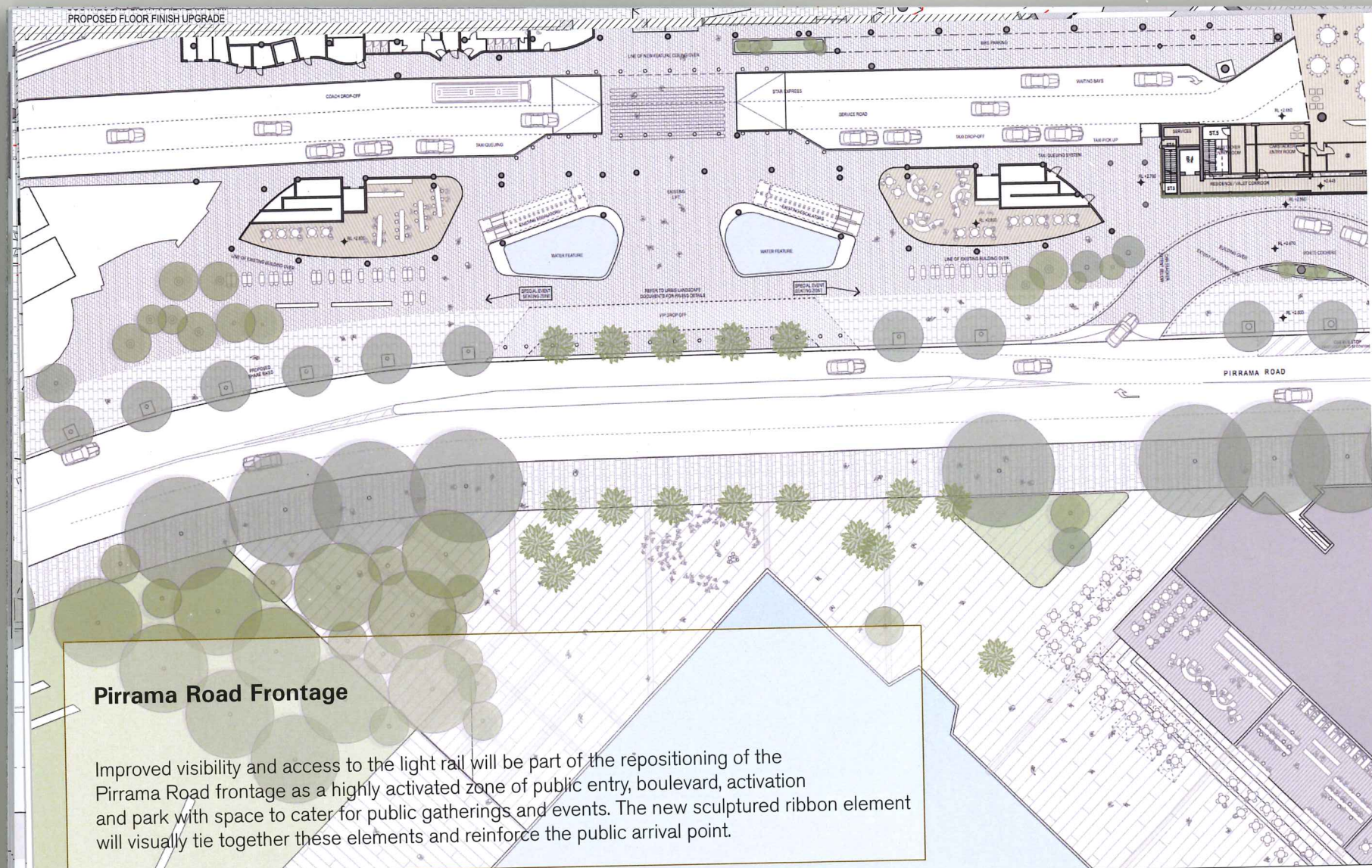
New on-site taxi facility

Improved visibility of Light Rail station

Bicycle rental station

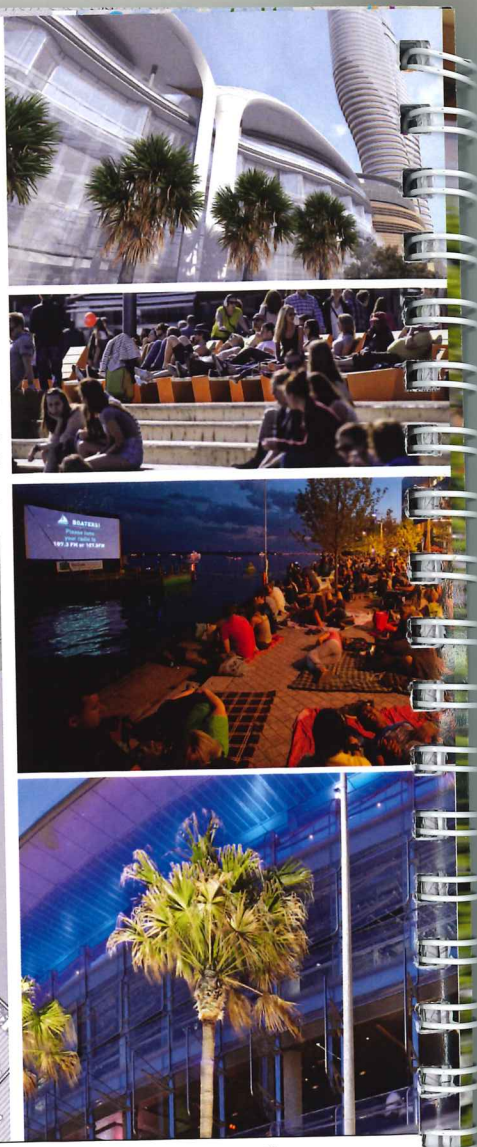
Reduction in traffic

6&7

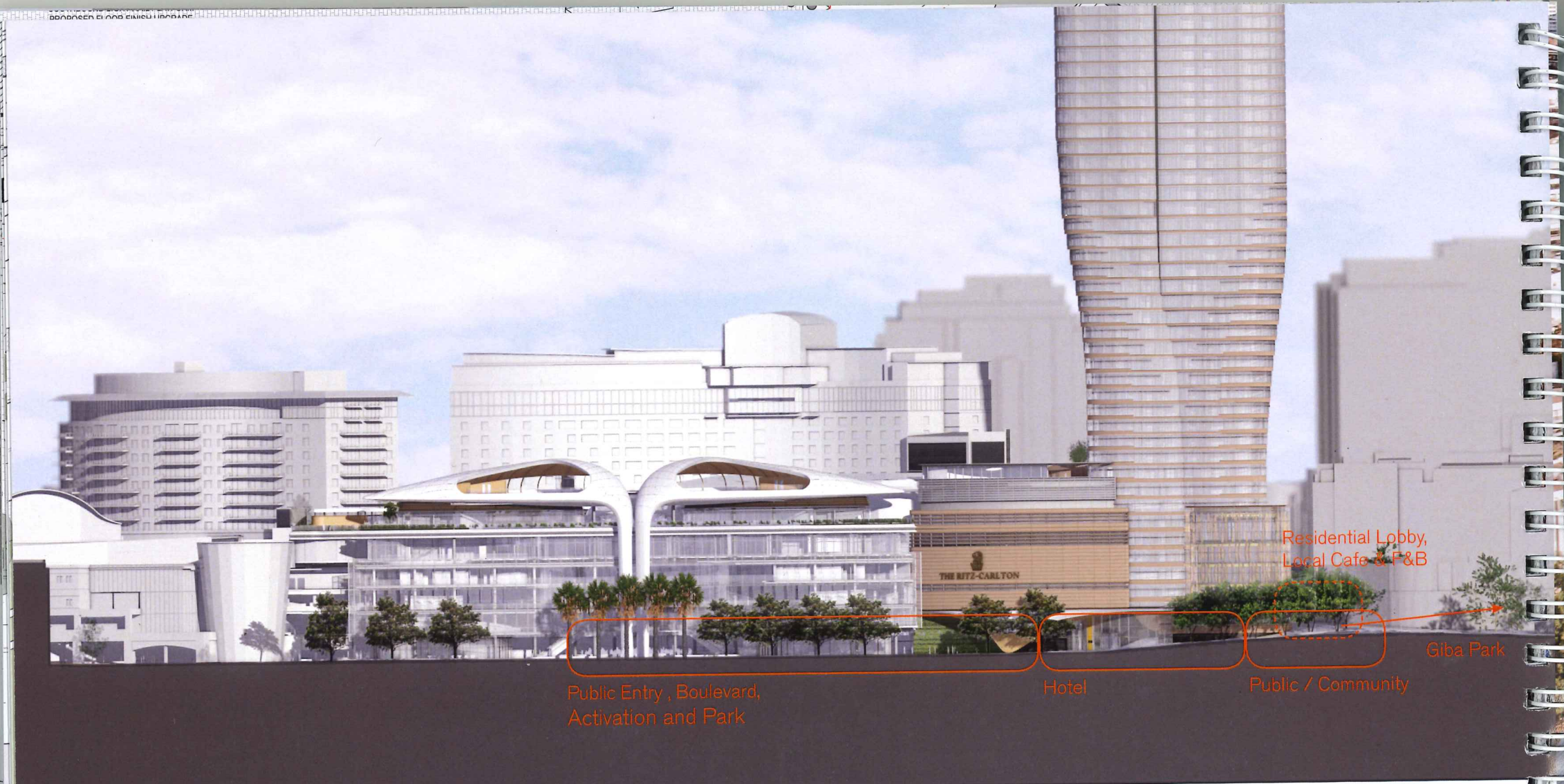


Pirrama Road Frontage

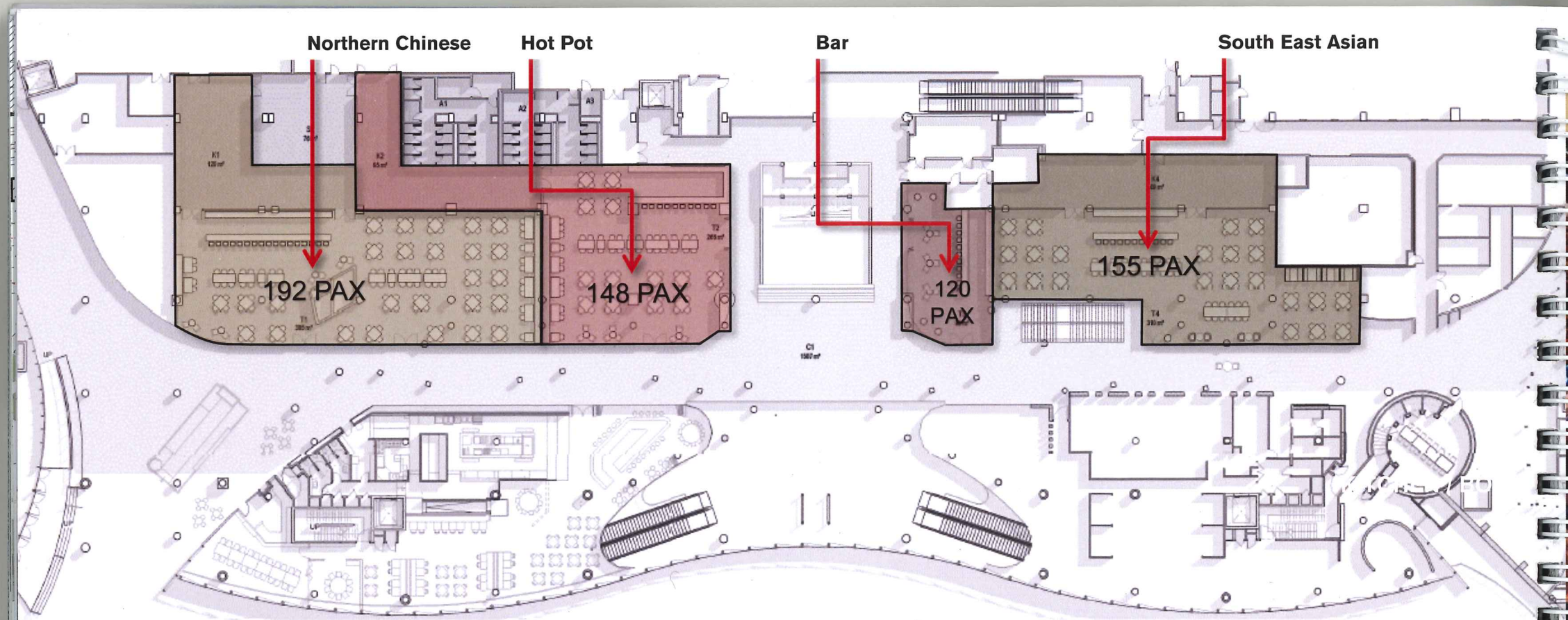
Improved visibility and access to the light rail will be part of the repositioning of the Pirrama Road frontage as a highly activated zone of public entry, boulevard, activation and park with space to cater for public gatherings and events. The new sculptured ribbon element will visually tie together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











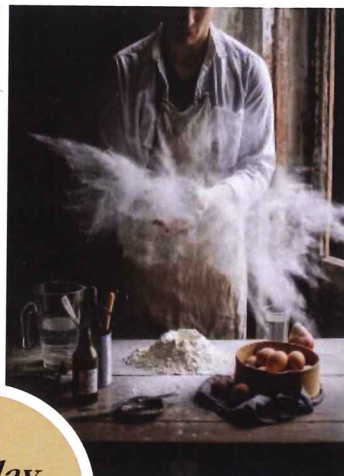
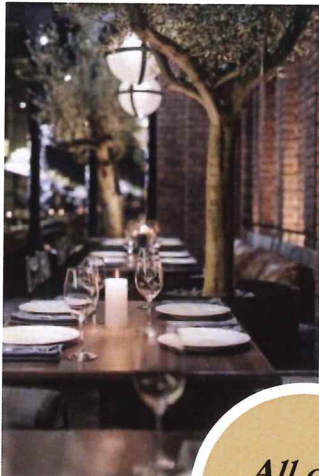
The newly proposed restaurant street on level 00 seeks to create a vibrant and buzzing atmosphere with a variety of existing and new cafes, restaurants and eateries. The internally connected street will offer a unique dining experience with views of the harbor. The series of eateries will extend along the Pirrama Road façade, starting from the existing Balla location and internally connected all the

way through to Jones Bay Road with an on grade entrance. Entrance to Restaurant Street from Pirrama Road will be possible via the existing lift and escalators adjacent existing restaurants, Balla and Black. The proposal will not have any impact on the external façade. The new restaurant street precinct is proposed to have a continuous path and connection to the existing casual dining food court area. The

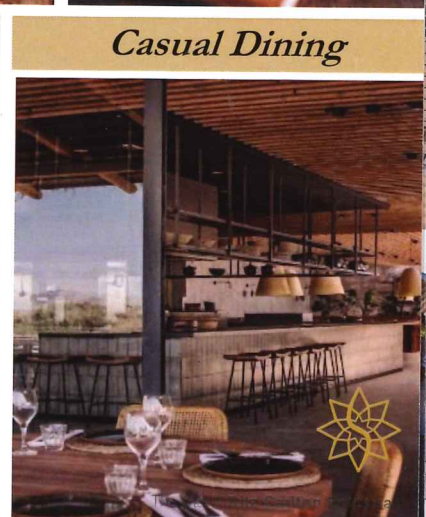
pedestrian traffic can then also continue onto the newly proposed retail precinct area which is proposed to the Astral hotel lobby. The intent of the newly proposed precincts is to maintain a constant flow of pedestrian traffic throughout level 00.

Creating a unique dining and "food cluster" precinct for Sydney

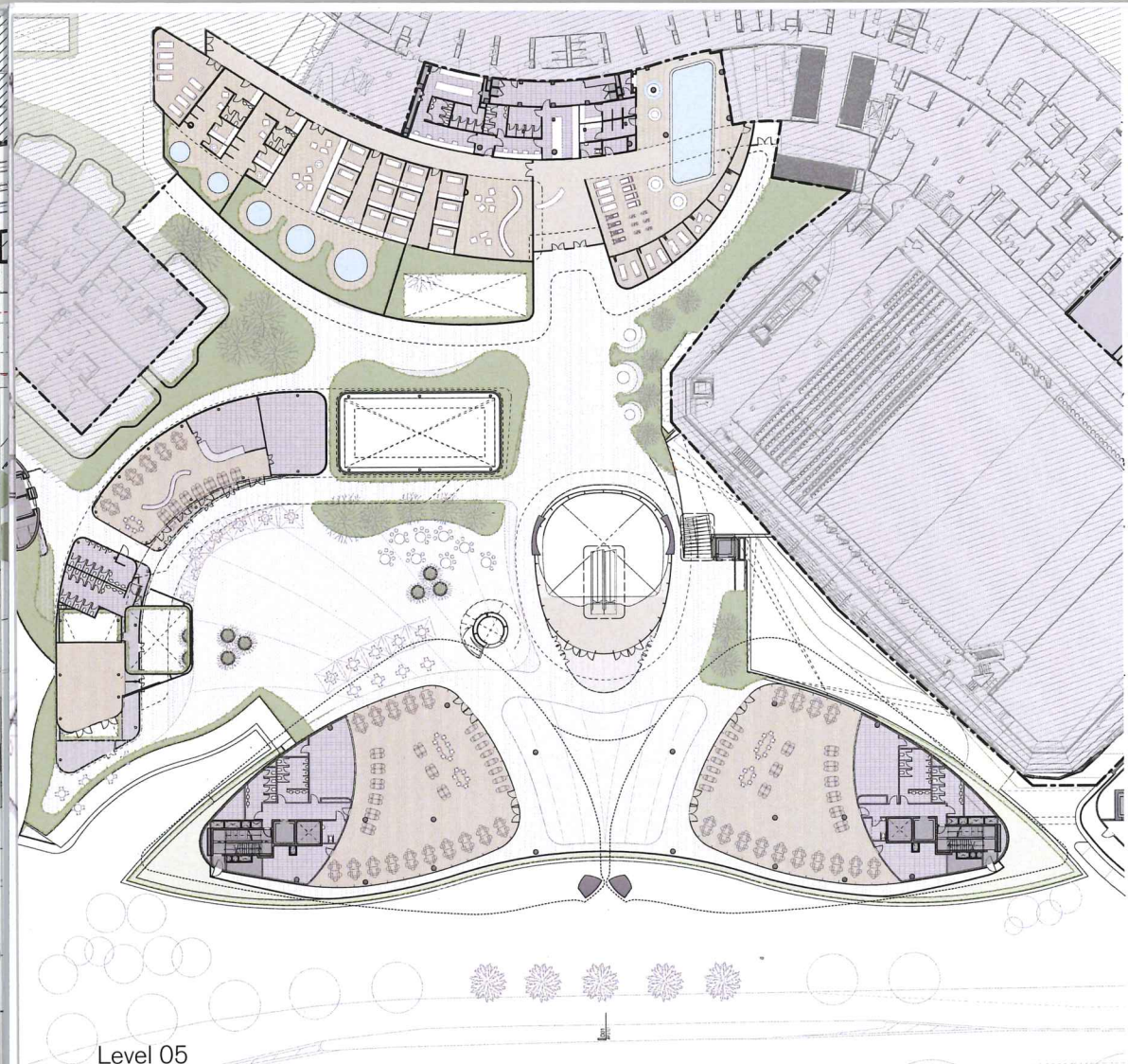
A place to Start or end your day



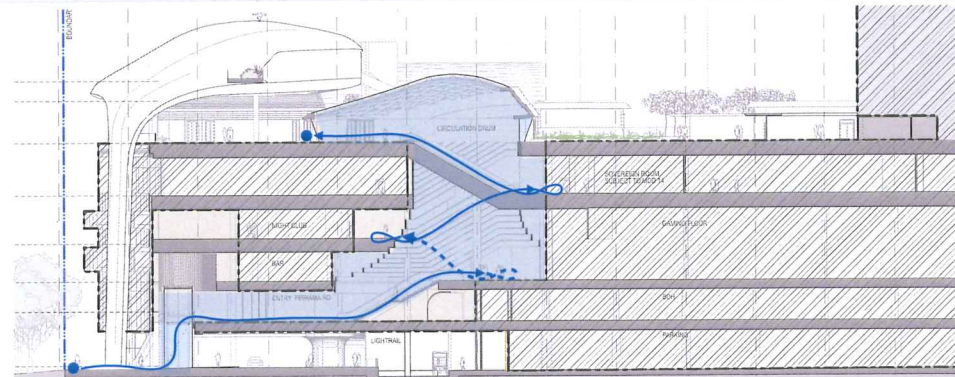
All day dining



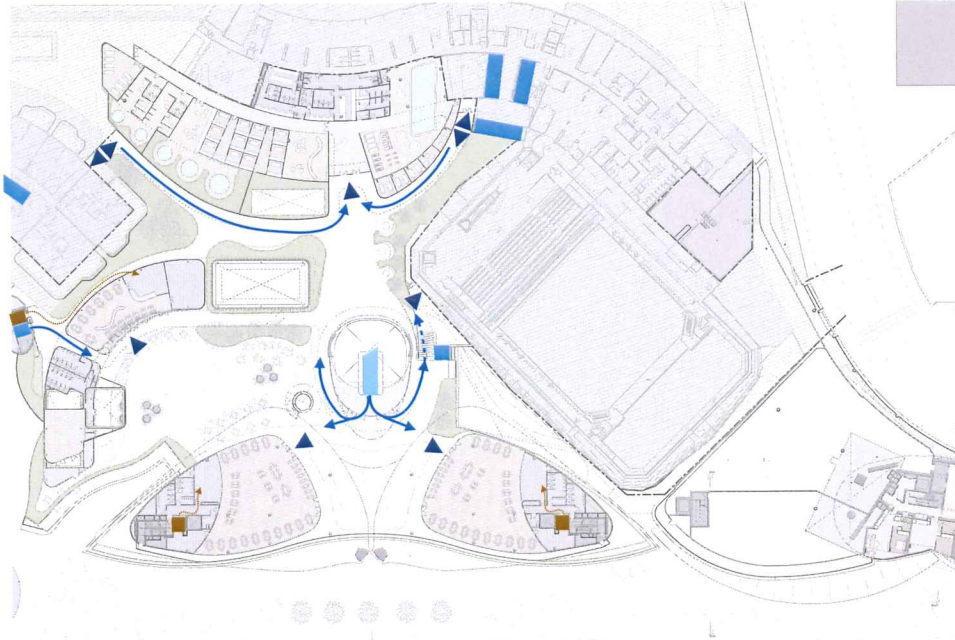
Casual Dining



Level 05

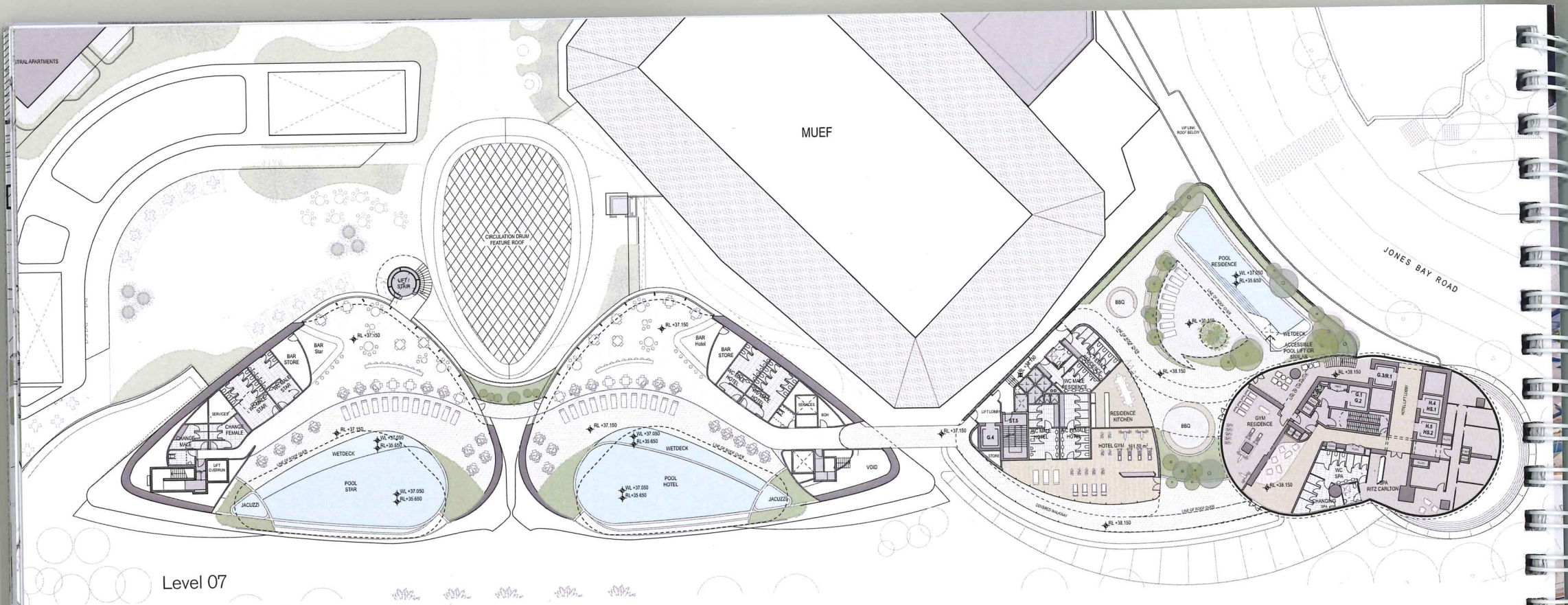


Section through "Circulation Drum", the primary visitor access link to the sky deck



Access diagram





Level 07



11 IPC Site Tour Level 7 Pool Deck

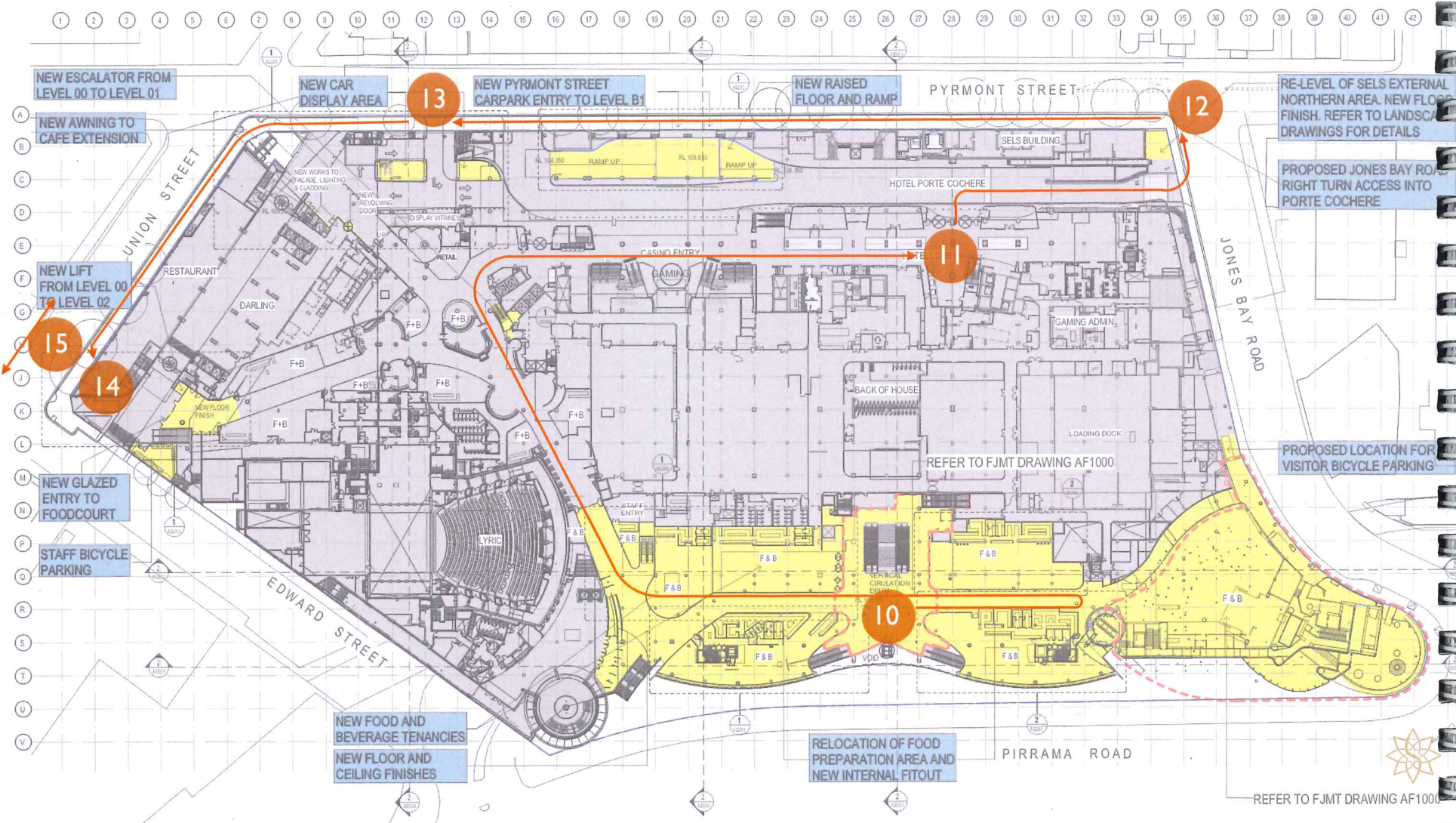
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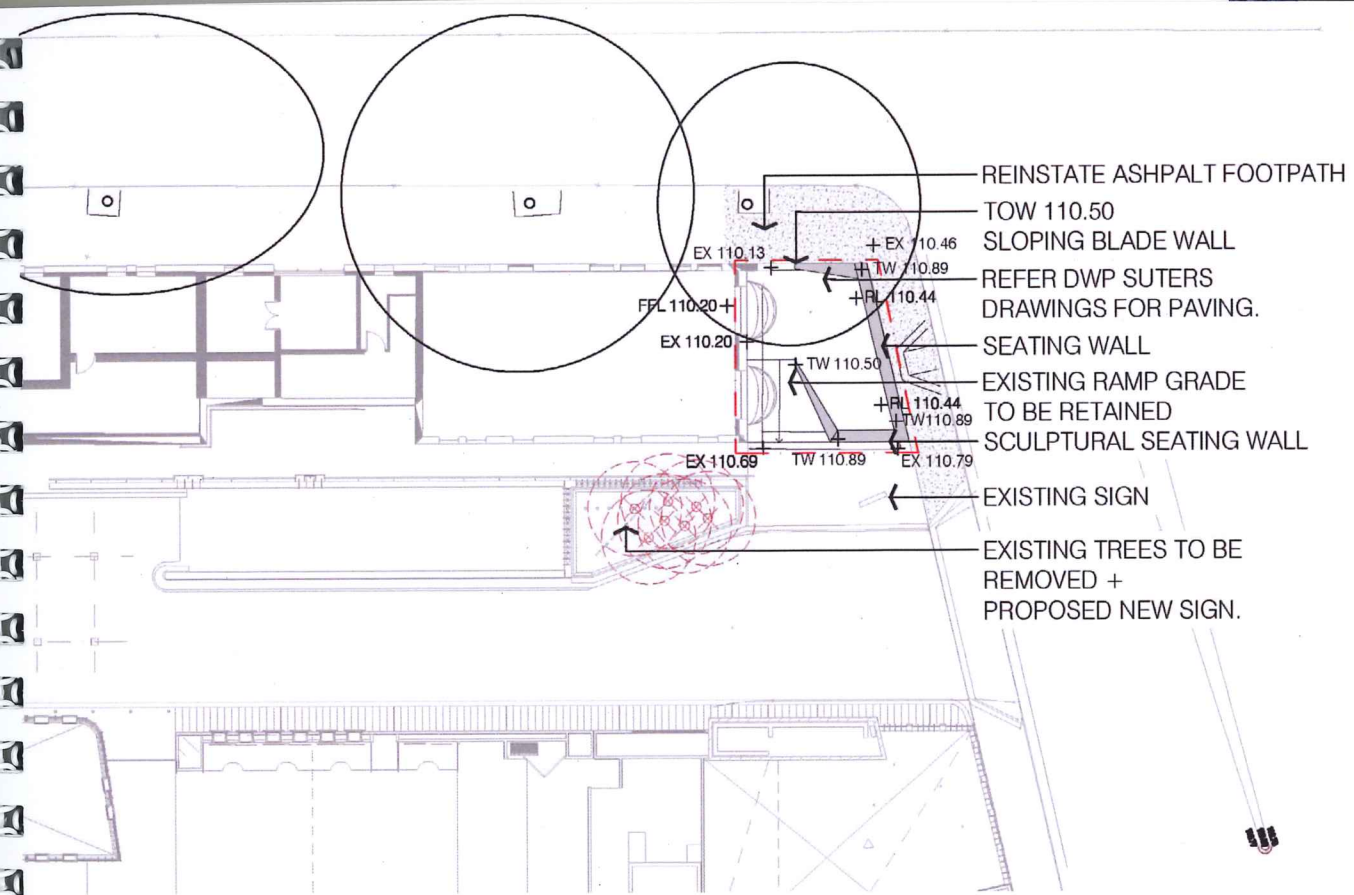
THE STAR SYDNEY

THE RITZ-CARLTON



- 10. Restaurant Street, Level 00
- 11. Level 05 Skydeck and Level 07 Pool Deck
- 12. SELS cafe
- 13. Drop off upgrades
- 14. Union/Edward St upgrades
- 15. Option for Union Square or Pyrmont Bridge



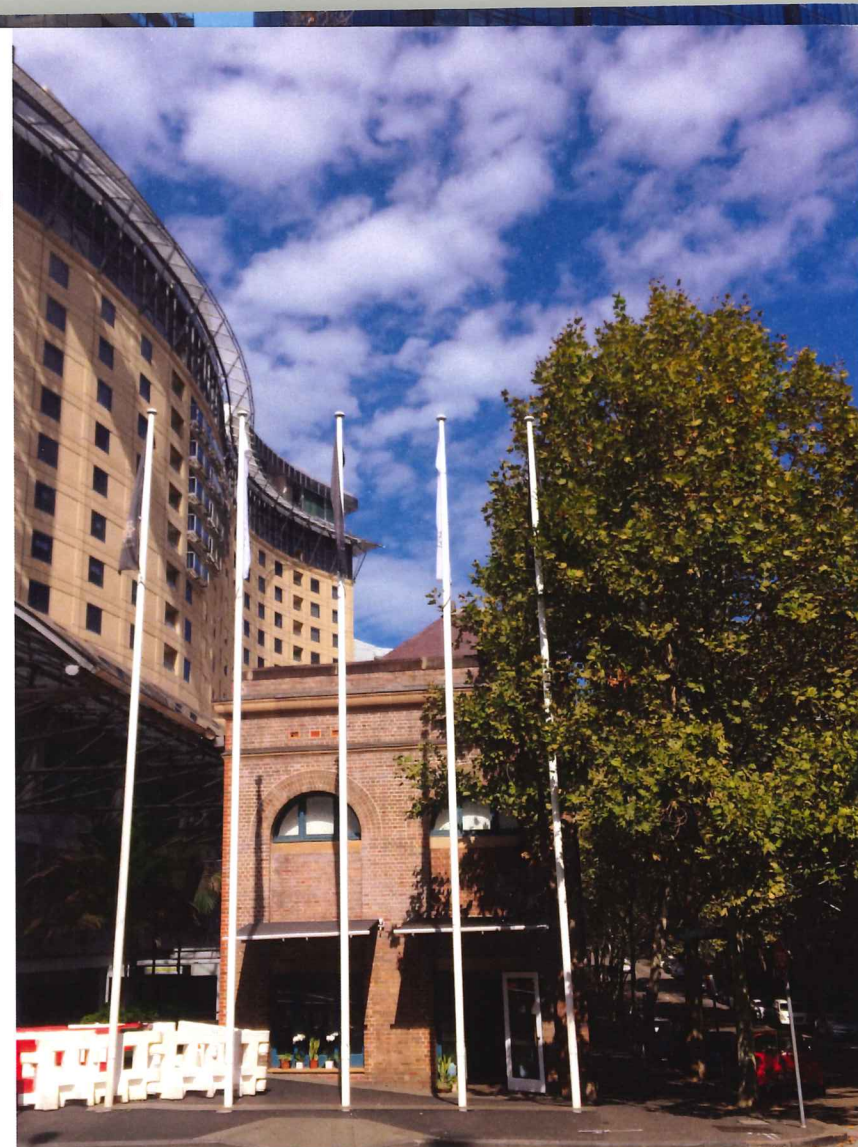


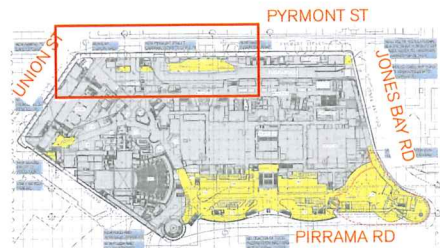
- REINSTATE ASPHALT FOOTPATH
- TOW 110.50
- SLOPING BLADE WALL
- REFER DWP SUTERS DRAWINGS FOR PAVING.
- SEATING WALL
- EXISTING RAMP GRADE TO BE RETAINED
- SCULPTURAL SEATING WALL
- EXISTING SIGN
- EXISTING TREES TO BE REMOVED + PROPOSED NEW SIGN.

Plan view_Pyrmont Street carpark entry B1 level

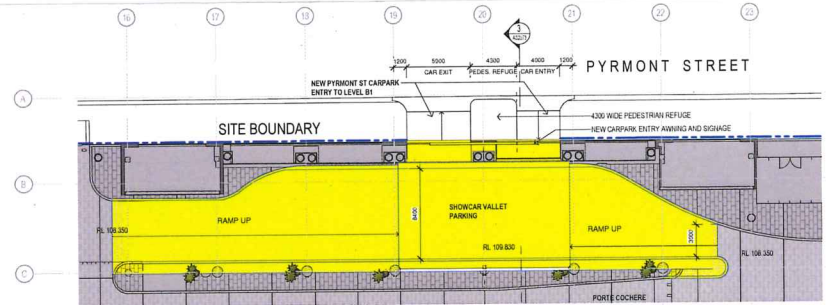
The proposed works to the SELS courtyard is to re-surface the existing asphalt with a high quality and historically sensitive pavement finish, as well as add a sculptural seating wall to it's edge in similarly sensitive materials. The seating wall will provide an improved user

experience of this courtyard and improve the frontage of the heritage building. These works will have a restorative quality, enhancing the plaza and the setting for the SELS Building with no adverse impacts on the heritage value or significance.

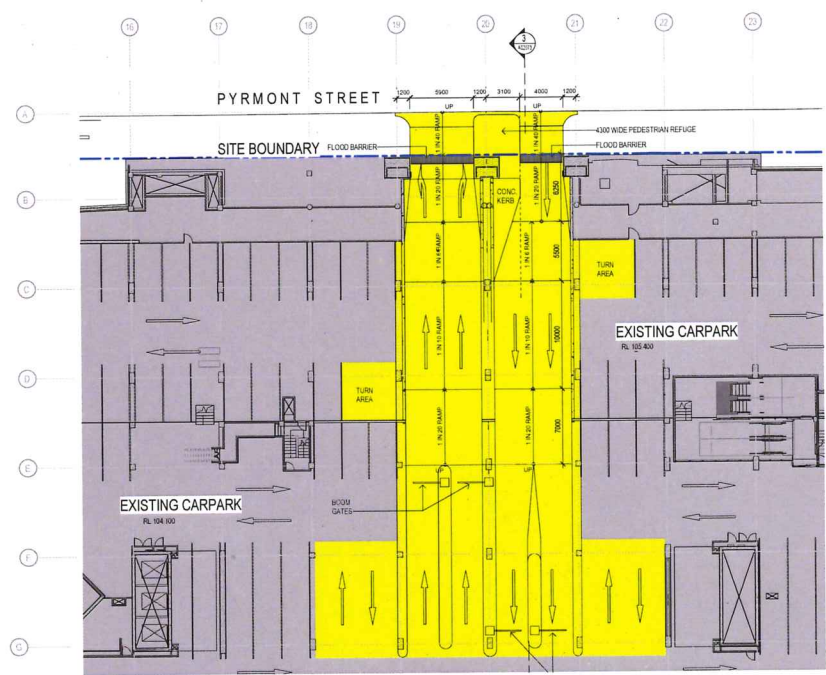




Key Plan



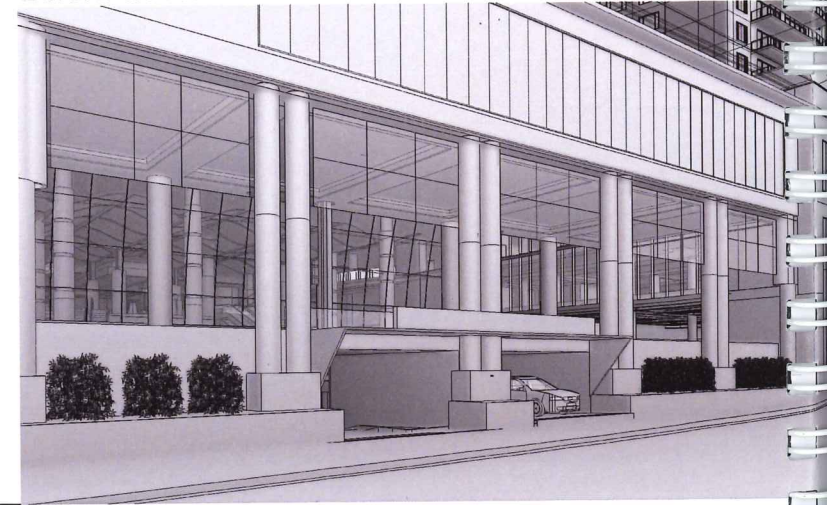
Plan View_Level 00

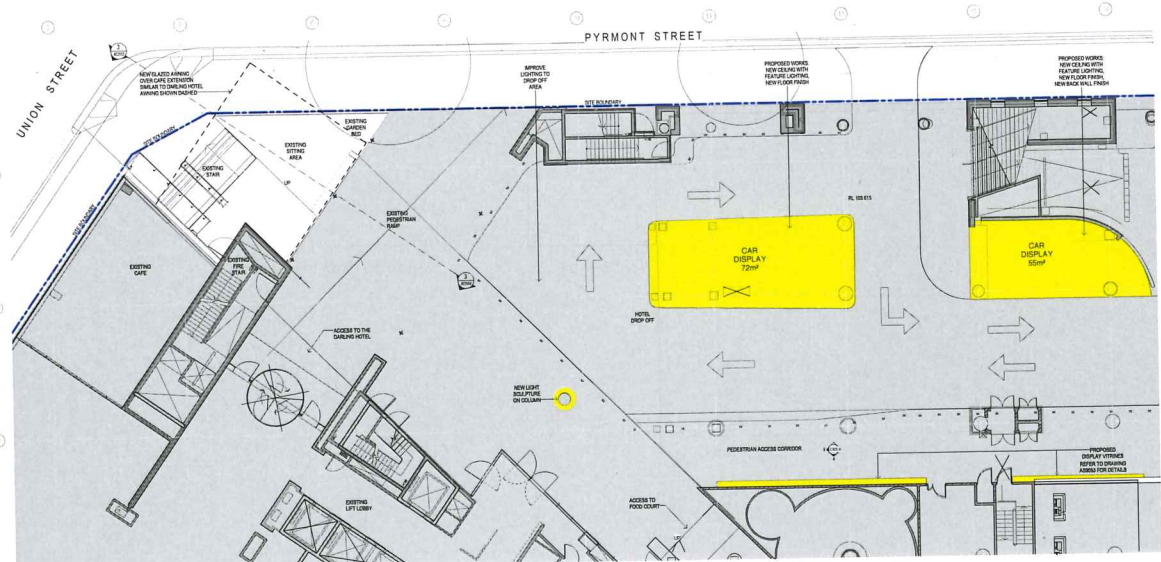


Plan View_Level B1

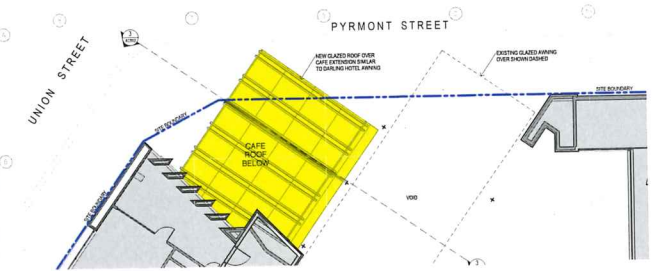


Before & After Views





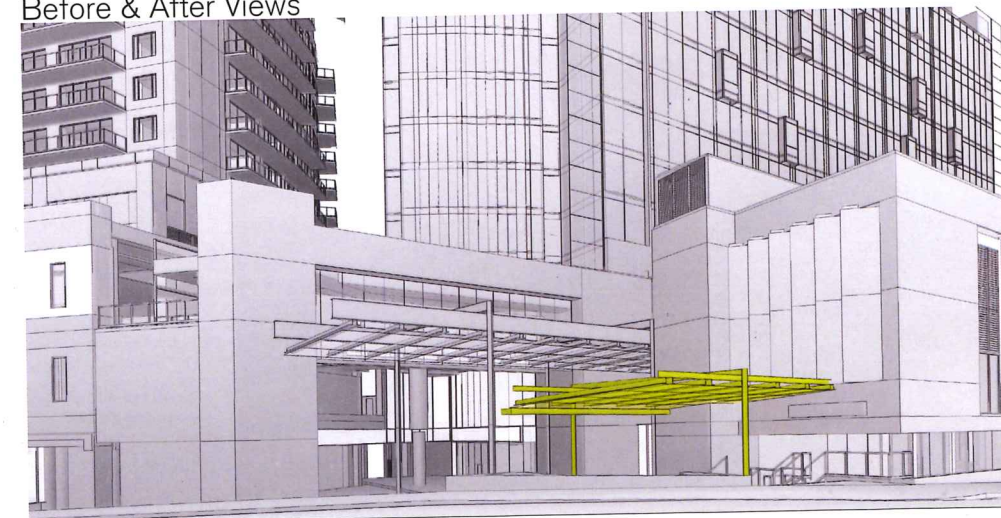
Plan View_ Level 00



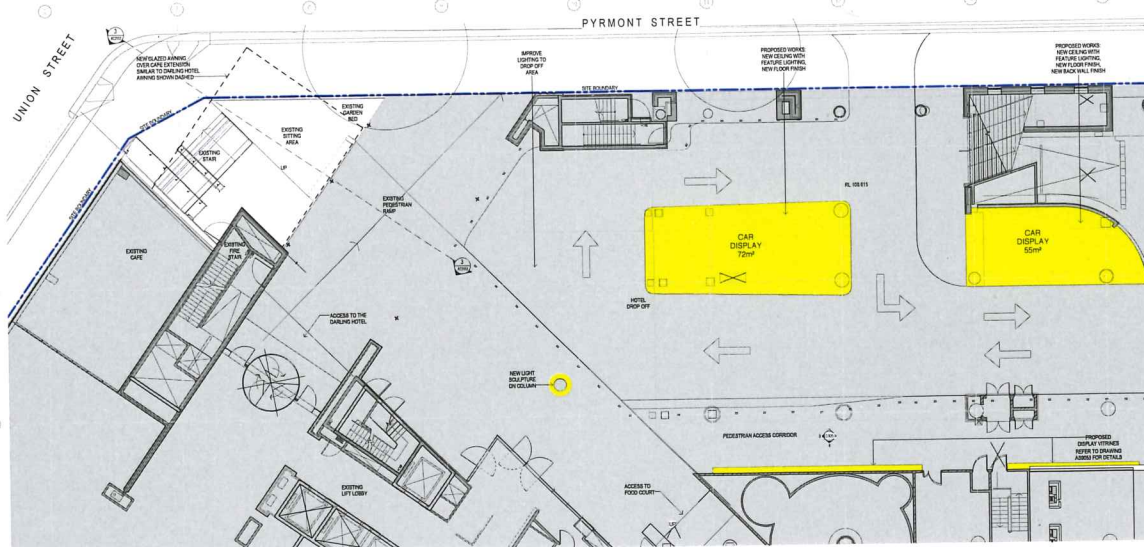
Plan View_ Level 01



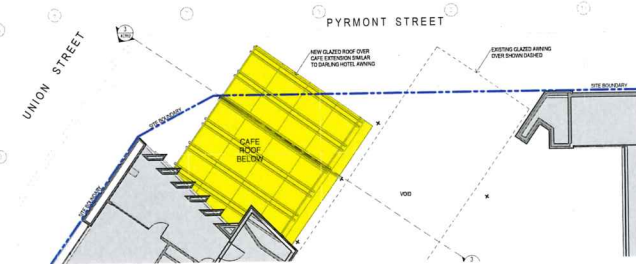
Before & After Views



Retail Entry 2 : Cnr Pyrmont and Union Streets



Plan View_Level 00

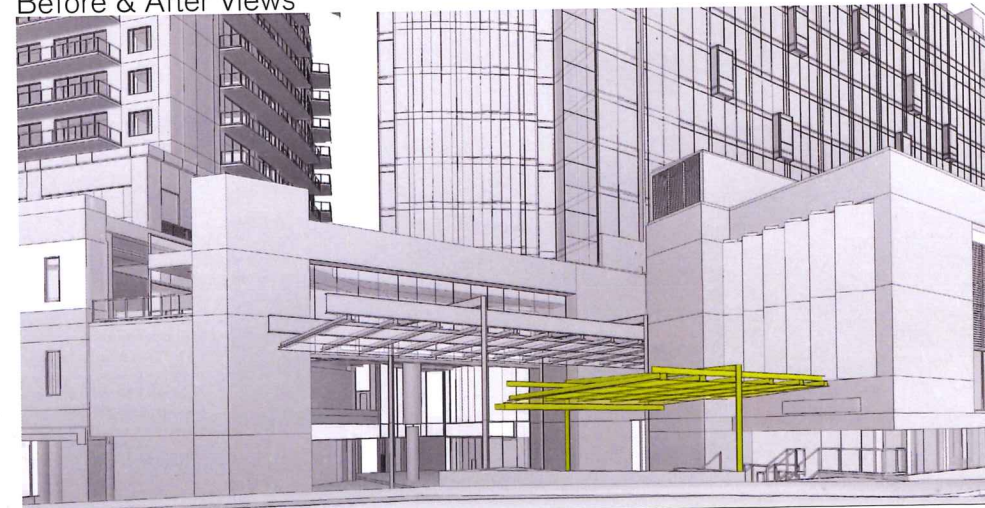


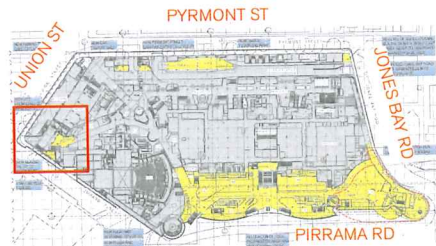
Plan View_Level 01

Retail Entry 2 : Cnr Pyrmont and Union Streets

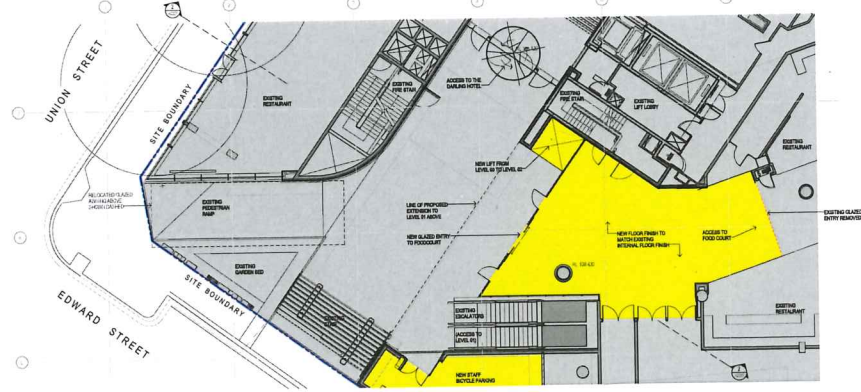


Before & After Views

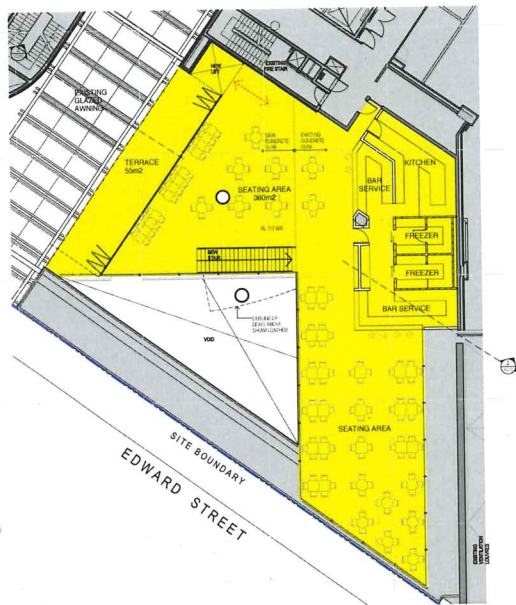




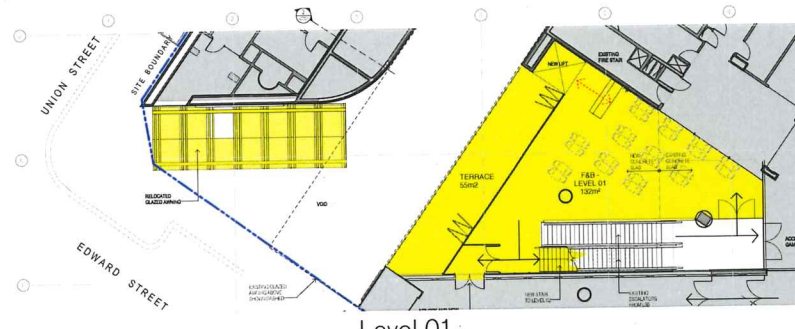
Key Plan



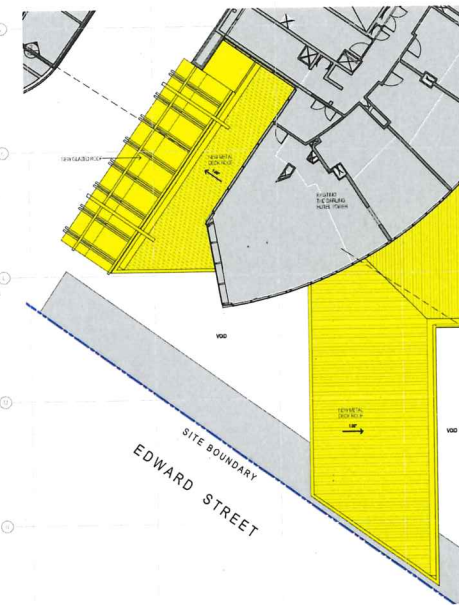
Level 00



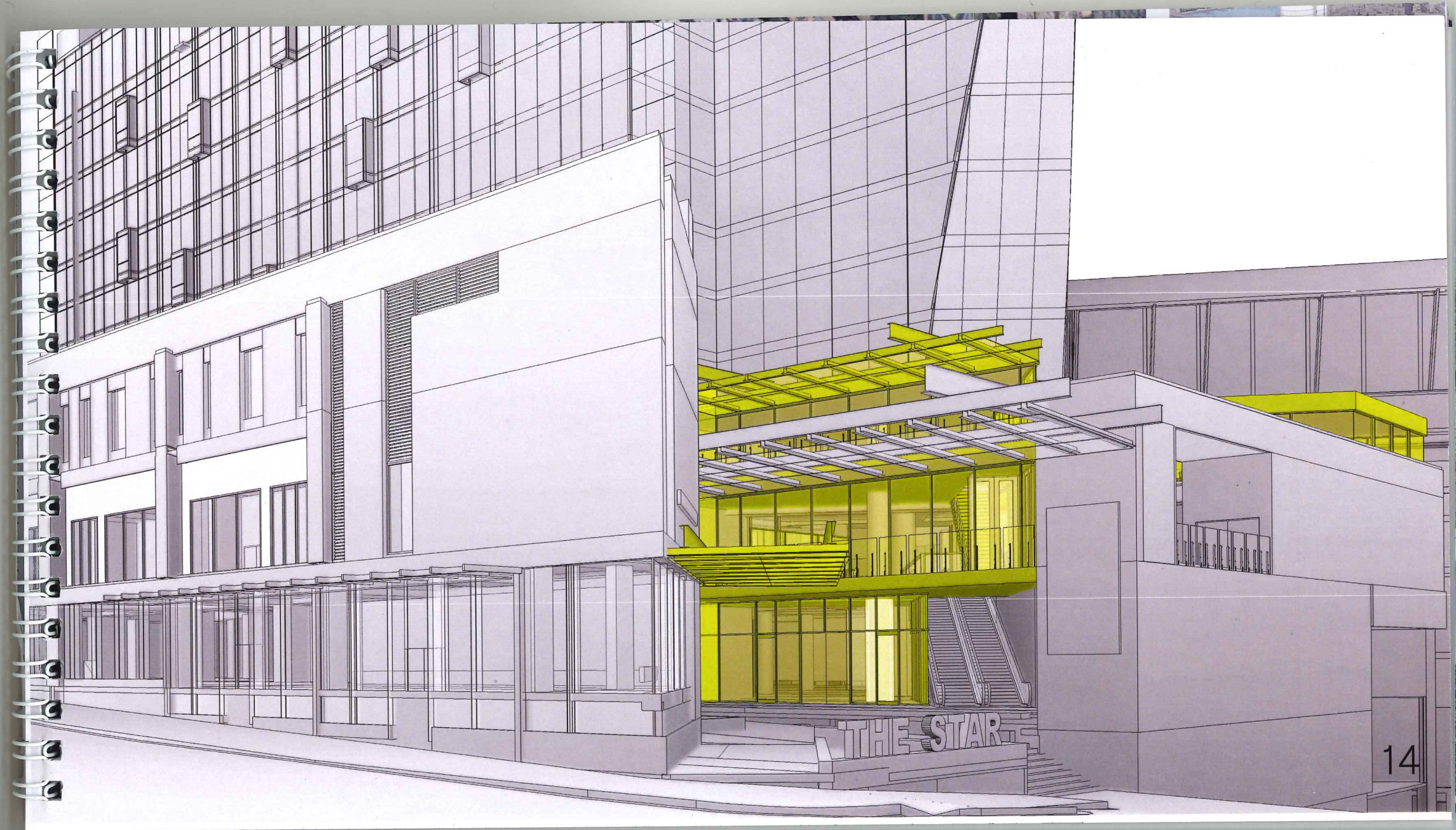
Level 02



Level 01



Roof Plan





1
IPC Site Tour

fjmt

THE STAR
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THE RITZ-CARLTON