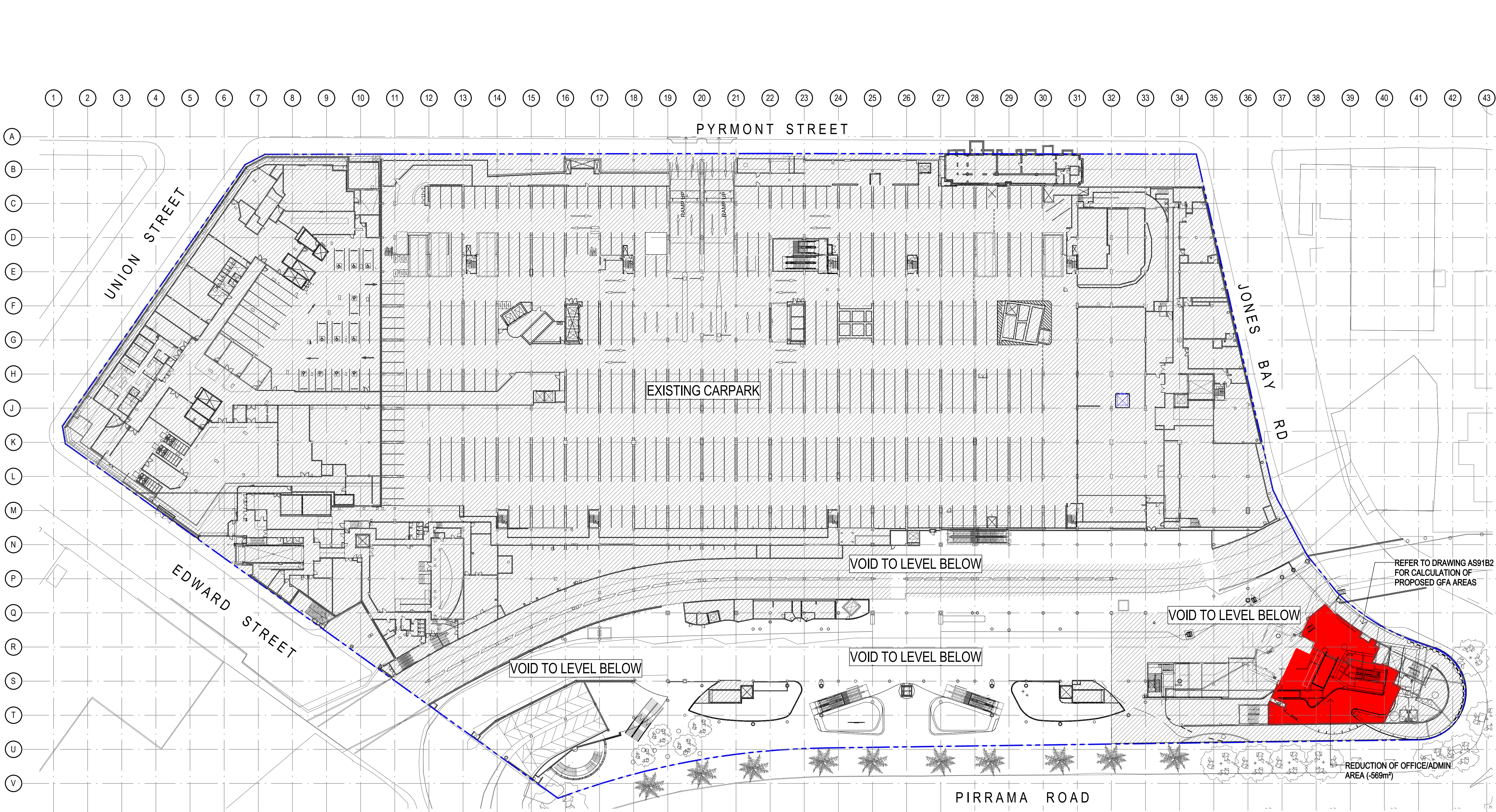




EXISTING AREA	EXISTING PATRONS PER m²	PROPOSED AREA	PROPOSED PATRONS PER m²
BACK OF HOUSE (812m²)	@ 1 m² / PERSON = 812 PAX	UNCHANGED (812m²)	@ 1m² / PERSON = 812 PAX (UNCHANGED)
STORAGE (127m²) (NON GFA)	NA	UNCHANGED (127m²) (NON GFA)	NA
EXISTING CARPARK & PLANT	NA	-	NA
OFFICE/ ADMIN (569m²)	@ 10 m² / PERSON = 57 PAX	-569m² = -569m² (0m²)	@ 10 m² / PERSON = -57 PAX (0 PAX)
TOTAL EX GFA: 1381m²	TOTAL EX PATRONS: 869 PAX	TOTAL PROPOSED GFA: -569m² (812m²)	TOTAL PROPOSED PATRONS: -57 PAX (812 PAX)

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Consultants

Planner, Heritage & Social
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Structural & Civil Engineer
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Structural, Mechanical & Fire
Protection Engineer
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Electrical, Communications &
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GENERAL LEVELS NOTE:
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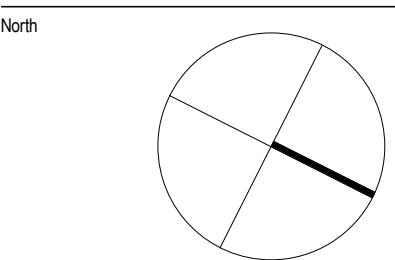
LEGEND

ADDITIONAL GFA

REDUCED GFA

CHANGE OF USE

OUT OF SCOPE



PRELIMINARY
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E	MOD13 SUBMISSION	11.08.2017
D	DRAFT ISSUE	23.06.2017
C	DRAFT ISSUE	31.05.2017
B	DRAFT ISSUE	24.05.2017
A	DRAFT ISSUE	26.02.2017
Issue Description		Date
Architect		Chk
dwp		Auth
www.dwp.com		

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client

THE STAR ENTERTAINMENT GROUP

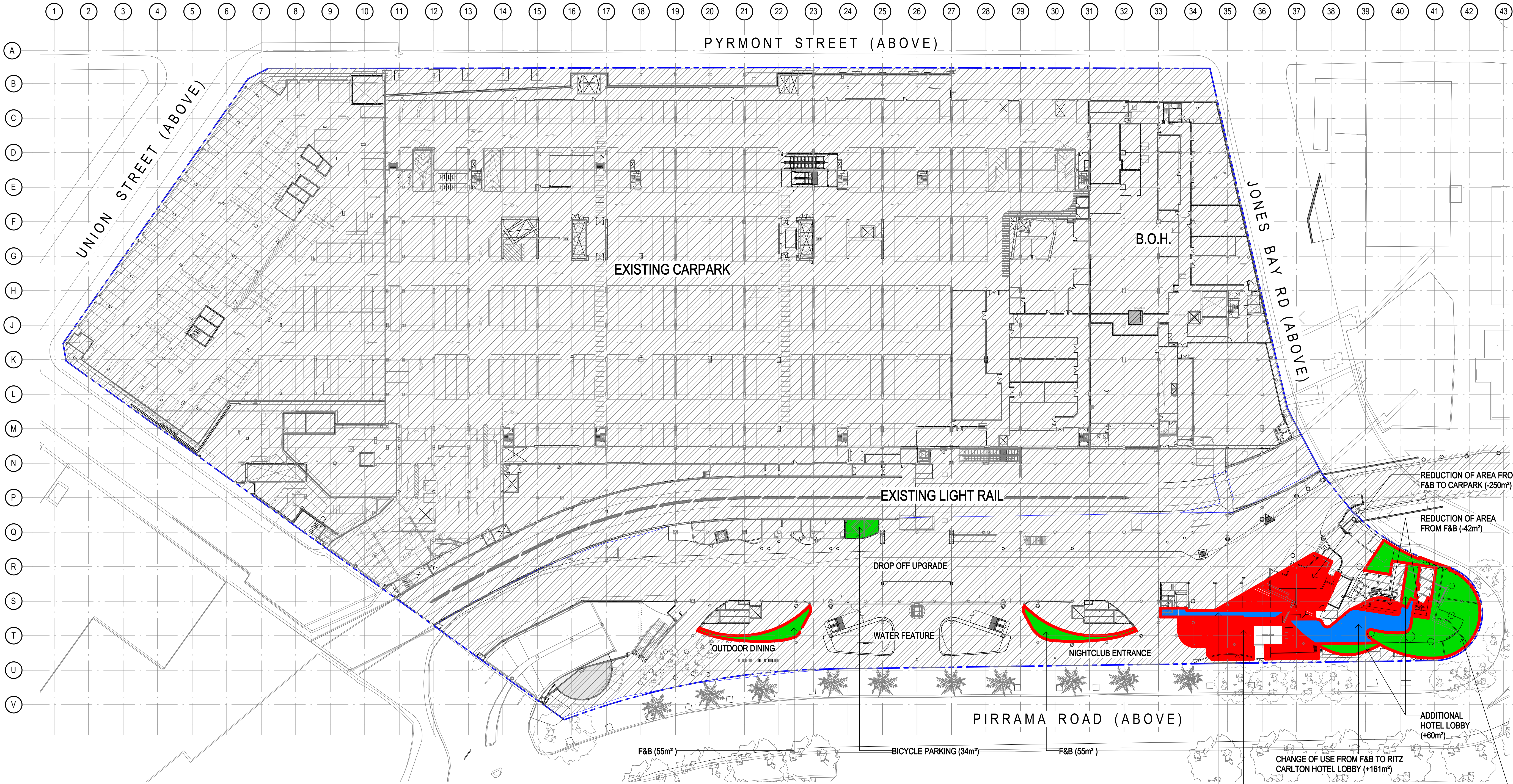
THE STAR
ENTERTAINMENT GROUP

周大福企業有限公司
Chow Tai Fook Enterprises Limited

遠東發展有限公司
Far East Consortium International Limited

Drawing PROPOSED SITE PLAN & GFA DIAGRAM - LEVEL B1		
Scale 1: 500 @ A1	Date Printed 8/14/2017 4:46:17 PM	
Project Number AUSYD160165	Drawing Number MOD13-AS91B1	Issue E





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Protection Engineer
WSP
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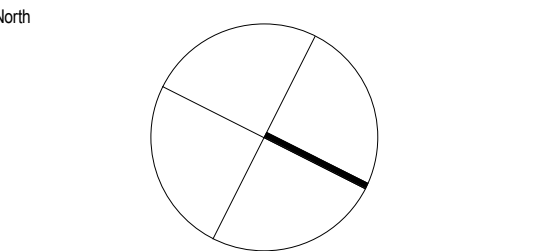
Electrical, Communications &
Hydraulic Engineer
UNICOW LAL

BCA Consultant
McKenzie Group

GENERAL LEVELS NOTE:
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ARCHITECTURAL DRAWINGS
ARE 100m ABOVE AHD
(AUSTRALIAN HEIGHT DATUM).

LEGEND

- ADDITIONAL GFA
- REDUCED GFA
- CHANGE OF USE
- OUT OF SCOPE



PRELIMINARY
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F	MOD13 SUBMISSION	11.05.2017
E	DRAFT ISSUE	23.05.2017
D	DRAFT ISSUE	31.05.2017
C	DRAFT ISSUE	24.05.2017
B	DRAFT ISSUE	10.03.2017
A	DRAFT ISSUE	26.02.2017
Issue Description		Date
Architect		Chk
dwp		Auth
www.dwp.com		

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

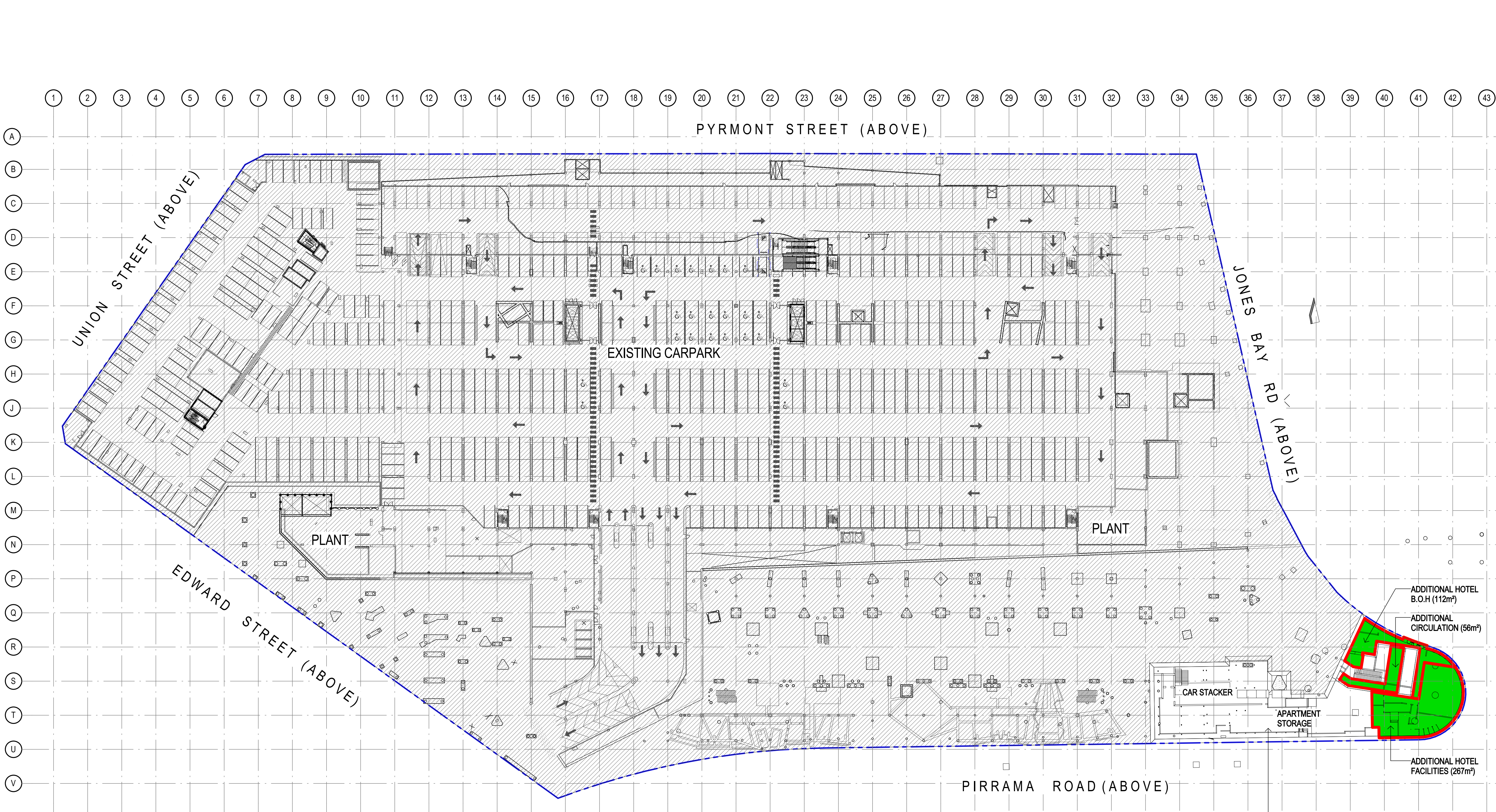
Client
THE STAR ENTERTAINMENT GROUP

THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited
遠東發展有限公司
Far East Consortium International Limited

Drawing PROPOSED SITE PLAN & GFA DIAGRAM - LEVEL B2		
Scale 1: 500 @ A1	Date Printed 8/14/2017 4:46:44 PM	
Project Number AUSYD160165	Drawing Number MOD13-AS91B2	Issue F



EXISTING AREA	EXISTING PATRONS PER m²	PROPOSED AREA	PROPOSED PATRONS PER m²
☐ BACK OF HOUSE (3124m²)	@ 10 m² / PERSON = 312 PAX	UNCHANGED (3124m²)	@ 10m² / PERSON = 312 PAX (UNCHANGED)
☐ STORAGE (37m²) (NON GFA)	NA	+34m² = +71m² (+71m²) (NON GFA)	NA
☐ F+B (972m²)	@ 1 m² / PERSON = 972 PAX	+55 +55 -161 -326 -51 -250 -42m²= -720m² (252m²)	@ 1 m² / PERSON = -720 PAX (252 PAX)
☐ LIGHT RAIL	NA	NA	NA
☐ EXISTING CARPARK & PLANT	NA	NA	NA
☐ RITZ CARLTON HOTEL	NA	+60 +161m² = +221m² (221m²)	@ 15 m² / PERSON = +15 PAX (15 PAX)
☐ RITZ CARLTON B.O.H.	NA	+863m² = +863m² (863m²)	@ 15 m² / PERSON = +58 PAX (58 PAX)
☐ RESIDENTIAL	NA	+51m² = +51m² (51m²)	@ 15 m² / PERSON = +3 PAX (3 PAX)
TOTAL EX GFA: 4096m²	TOTAL EX PATRONS: 1284 PAX	TOTAL PROPOSED GFA: 415m² (4511m²)	TOTAL PROPOSED PATRONS: -644 PAX (640 PAX)



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Structural & Civil Engineer
TAYLOR THOMSON WHITTING

Structural, Mechanical & Fire Protection Engineer
WSP/SPARSONS BRINCKERHOFF

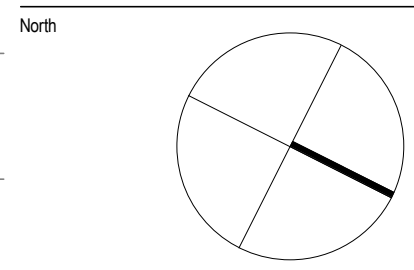
Electrical, Communications & Hydraulic Engineer
LIMOW LUI

BCA Consultant
McKenzie Group

GENERAL LEVELS NOTE:
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LEGEND

- ADDITIONAL GFA
- REDUCED GFA
- CHANGE OF USE
- OUT OF SCOPE



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D	DRAFT ISSUE	23.06.2017
C	DRAFT ISSUE	31.05.2017
B	DRAFT ISSUE	24.05.2017
A	DRAFT ISSUE	26.02.2017
Issue Description		Date
Architect		CRK
dwp		Auth
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Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

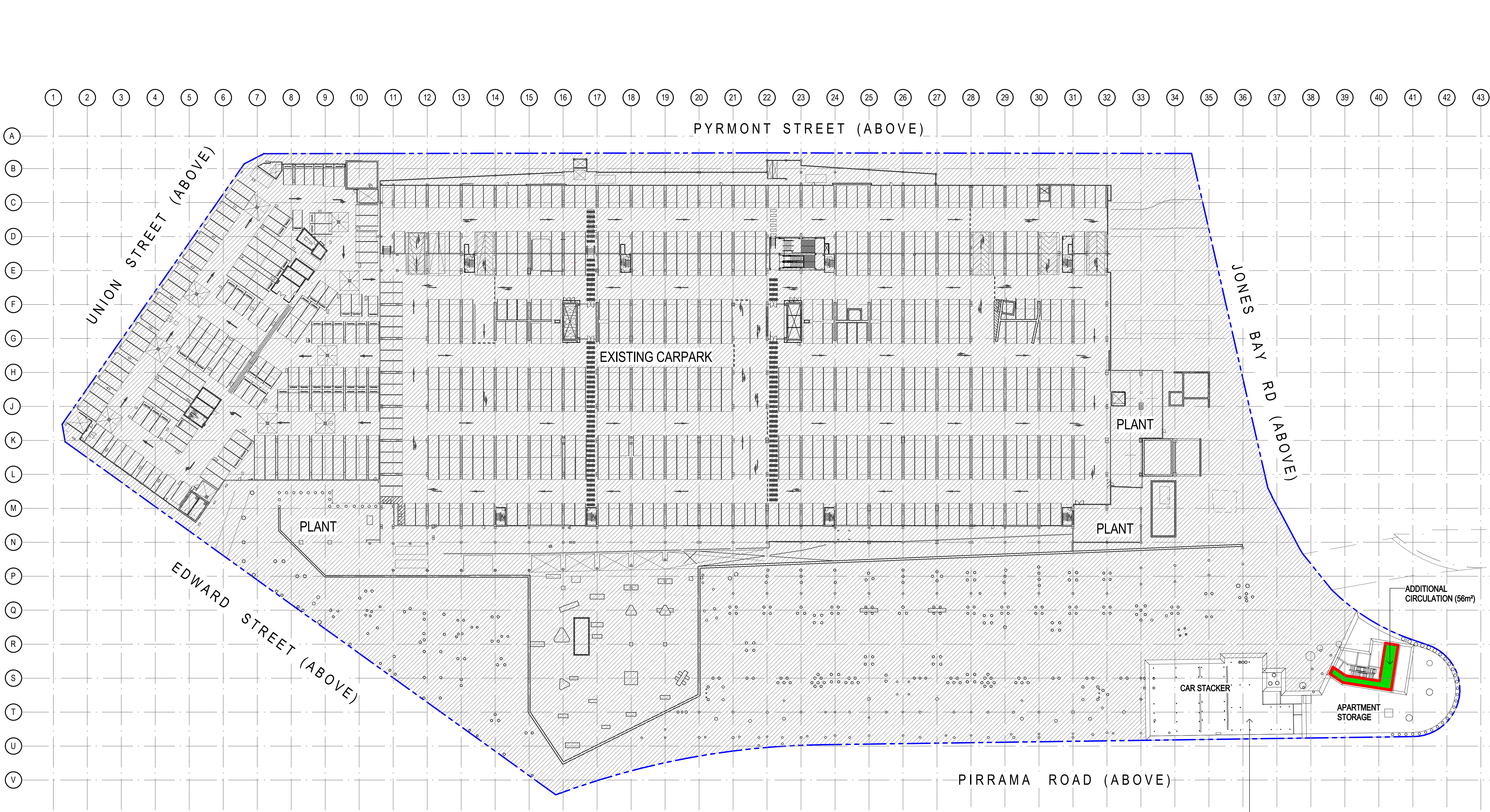
Client
THE STAR ENTERTAINMENT GROUP
THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited
遠東發展有限公司
Far East Consortium International Limited

Drawing
PROPOSED SITE PLAN & GFA DIAGRAM - LEVEL B3
Scale 1: 500 @ A1
Date Printed 8/14/2017 4:47:12 PM
Project Number AUSYD160165
Drawing Number MOD13-AS91B3
Issue E

EXISTING AREA	EXISTING PATRONS PER m²	PROPOSED AREA	PROPOSED PATRONS PER m²
STORAGE (37m²) (NON GFA)	NA	REFER TO DRAWING AS9110	NA
EXISTING CARPARK & PLANT	NA	NA	NA
CIRCULATION	-	+56m² = +56m² (56m²)	NA
RITZ CARLTON B.O.H.	-	+112m² = +112m² (112m²)	@1m² / PERSON = +112 PAX (112 PAX)
RITZ CARLTON FACILITIES	-	+267m² = +267m² (267m²)	@1m² / PERSON = +267 PAX (267 PAX)
TOTAL EX GFA: 0m²	TOTAL EX PATRONS: NA	TOTAL PROPOSED GFA: +435m² (435m²)	TOTAL PROPOSED PATRONS: +379 PAX (379 PAX)



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PROPOSED RITZ CARLTON
RESIDENTIAL AND HOTEL TOWER

EXISTING AREA	EXISTING PATRONS PER m ²	PROPOSED AREA	PROPOSED PATRONS PER m ²
STORAGE (37m ²) (NON GFA)	NA	REFER TO DRAWING AS9110	NA
EXISTING CARPARK & PLANT	NA	NA	NA
CIRCULATION	NA	+56m ² = +56m ² (56m ²)	NA
TOTAL EX GFA: 0m ²	TOTAL EX PATRONS: NA	TOTAL PROPOSED GFA: +56m ² (56m ²)	TOTAL PROPOSED PATRONS: NA

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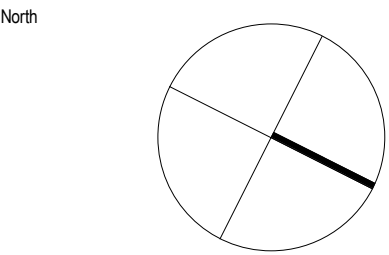
LEGEND

ADDITIONAL GFA

REDUCED GFA

CHANGE OF USE

OUT OF SCOPE



PRELIMINARY
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E	MOD13 SUBMISSION	11.08.2017
D	DRAFT ISSUE	23.06.2017
C	DRAFT ISSUE	31.05.2017
B	DRAFT ISSUE	24.05.2017
A	DRAFT ISSUE	26.02.2017
Issue	Description	Date
Architect	dwp	www.dwp.com

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client

THE STAR ENTERTAINMENT GROUP

THE STAR
ENTERTAINMENT GROUP

周大福企業有限公司
Chow Tai Fook Enterprises Limited

Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL B4

Scale
1 : 500 @ A1

Date Printed
8/14/2017 4:47:34 PM

Project Number
AUSYD160165

Drawing Number
MOD13-AS91B4

Issue
E



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