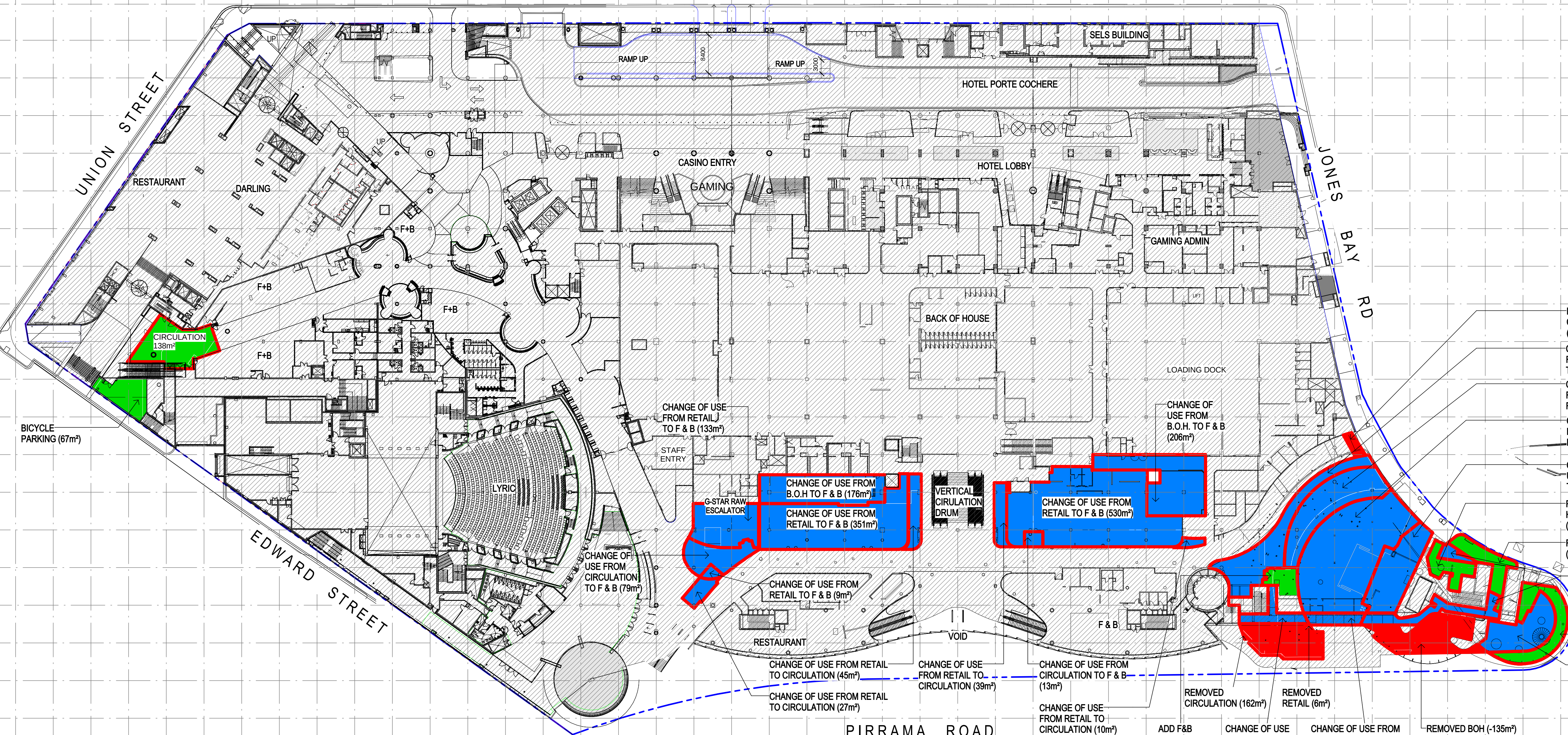


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43

PYRMONT STREET

A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
S
T
U
V



Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction and authorised for issue.
© dwp Australia Pty Ltd
Registered Business Name dwp Australia ABN 37 169 328 018
David Rose Nominated Architect NSW ARB 4882

Consultants
Planner, Heritage & Social
URBIS
Structural & Civil Engineer
TAYLOR THOMSON WHITTING
TTW
Structural, Mechanical & Fire
Protection Engineer
WSP
PARSONS
BRINCKERHOFF
Electrical, Communications &
Hydraulic Engineering
UNSW
BCA Consultant
McKenzie Group
mckenzie
group

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

LEGEND
ADDITIONAL GFA
REDUCED GFA
CHANGE OF USE
OUT OF SCOPE

PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

EXISTING AREA	EXISTING PATRONS PER m ²	PROPOSED AREA	PROPOSED PATRONS PER m ²
☐ DARLING HOTEL (1168m ²)	@ 15 m ² / PERSON = 78 PAX	UNCHANGED (1168m ²)	@ 15 m ² / PERSON = 78 PAX (UNCHANGED)
☐ ASTRAL HOTEL (1364m ²)	@ 15 m ² / PERSON = 91 PAX	UNCHANGED (1364m ²)	@ 15 m ² / PERSON = 91 PAX (UNCHANGED)
☐ ASTRAL RESIDENCES (117m ²)	@ 15 m ² / PERSON = 8 PAX	UNCHANGED (117m ²)	@ 15 m ² / PERSON = 8 PAX (UNCHANGED)
☐ GAMING (357m ²)	@ 2.5 m ² / PERSON = 143 PAX	UNCHANGED (357m ²)	@ 2.5 m ² / PERSON = 143 PAX (UNCHANGED)
☐ OFFICE/ ADMIN (705m ²)	@ 10 m ² / PERSON = 71 PAX	-432 -35m ² = -467m ² (238m ²)	@ 10 m ² / PERSON = -47 PAX (24 PAX)
☐ RETAIL (1976m ²)	@ 5 m ² / PERSON = 396 PAX	-133 -351 -9 -45 -27 -530 -39 -10 -45 -6 -178m ² = -1373m ² (603m ²)	@ 5 m ² / PERSON = -274 PAX (122 PAX)
☐ THEATRE (3628m ²)	@ 1 m ² / PERSON = 3628 PAX	UNCHANGED (3628m ²)	@ 1 m ² / PERSON = 3628 PAX (UNCHANGED)
☐ F&B (4170m ²)	@ 1 m ² / PERSON = 4170 PAX	+133 +351 +176 +9 +530 +13 +206 +79 +204 +182 +432 + 149 +41m ² = +2505m ² (6675m ²)	@ 1 m ² / PERSON = +2505 PAX (6675 PAX)
☐ BOH (7938m ²)	@ 1 m ² / PERSON = 7938 PAX	-176 -206 -135 -120 -89 -149m ² = -875m ² (7063m ²)	@ 1 m ² / PERSON = -875 PAX (7063 PAX)
☐ CIRCULATION (4511m ²)	NA	-22 -204 -162 +27 +45 +39 -13 +10 -79 +138m ² = -221m ² (4290m ²)	NA
☐ STORAGE (NON GFA)	NA	+67m ² =+67m ² (67m ²) (NON GFA)	NA
☐ RESIDENTIAL	NA	+45 +33 +89 +68m ² = +235m ² (235m ²)	@ 15 m ² / PERSON = +16 PAX (16 PAX)
☐ NEIGHBOURHOOD CENTRE	NA	+120 +99m ² = +219m ² (219m ²)	@ 1 m ² / PERSON = +219 PAX (219 PAX)
☐ RITZ CARLTON B.O.H.	NA	+51m ² = +51m ² (51m ²)	@ 15 m ² / PERSON = +3 PAX (3 PAX)
TOTAL EX GFA: 25934m ²	TOTAL EX PATRONS: 16523 PAX	TOTAL PROPOSED GFA: +74m ² (26008m ²)	TOTAL PROPOSED PATRONS: +1547 PAX (18070 PAX)

F MOD13 SUBMISSION 11.05.2017
E DRAFT ISSUE 23.06.2017
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 Ck Auth
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
遠東發展有限公司
Far East Consortium International Limited
Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL 00
Scale Date Printed
1: 500 @ A1 8/14/2017 4:36:00 PM
Project Number Drawing Number Issue
AUSYD160165 MOD13-AS9100 F

dwp