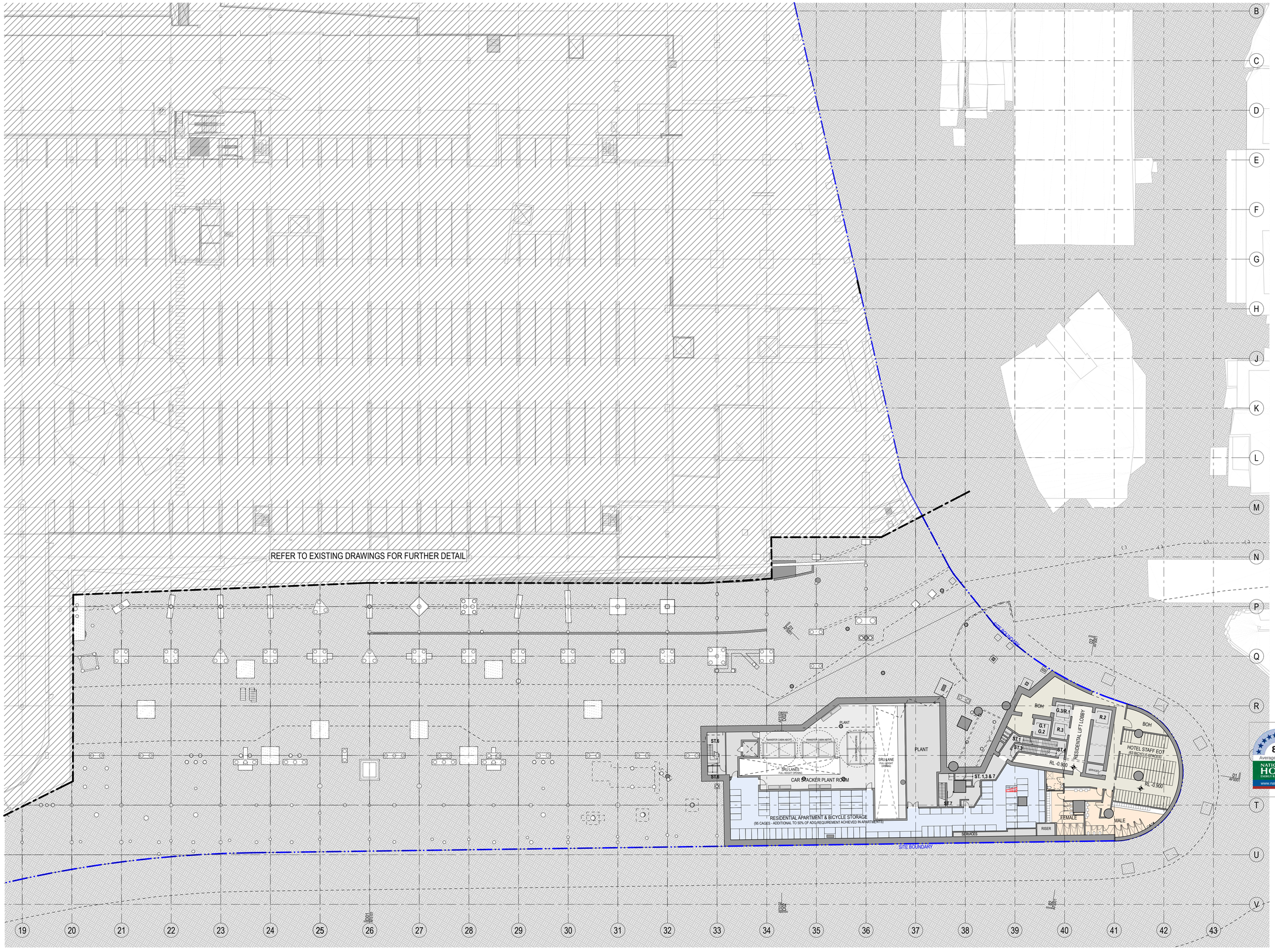
© FRANCIS-JONES MOREHEN THORP PTY LTD 2018 ABN 28 101 197 219 NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)



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legend

BUILDING USE

- HOTEL
- HOTEL FACILITIES
- LOADING, PLANT
- LIFTS, FIRE STAIRS, SERVICES
- ANCILLARY, BOH
- CIRCULATION
- NEIGHBOURHOOD CENTRE
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL
- RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

EXTEND OF MODIFICATION 13 WORK AS SHOWN ON FJMT DOCUMENT. RIFER TO DWP DRAWING FOR FULL EXTEND & DEMARCATION OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

8.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

rev	date	name	by	chk
DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title

General Arrangement Plans
B3 Floor Plan

scale	1:300 @ A1	first issued	1/9/17

project code	sheet no.	revision
SM13	AF101	DA02

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REFER TO EXISTING DRAWINGS FOR FURTHER DETAIL

UPGRADE TO WALL FINISHED SHOWN DASHED

LIFT PIT ABOVE

NORTHBOUND LIGHT-RAIL PLATFORM PROPOSED FLOOR FINISH UPGRADE

EXISTING LIGHT-RAIL TRACKS

SOUTHBOUND LIGHT-RAIL PLATFORM PROPOSED FLOOR FINISH UPGRADE

BIKE LOCKER

ESCALATOR PIT OVER

ESCALATOR PIT OVER

COACH DROP-OFF

STAR EXPRESS

SERVICE ROAD

WAITING BAYS

TAXI QUEUING

TAXI DROP-OFF

TAXI PICK UP

TAXI QUEUING SYSTEM

LINE OF EXISTING KERB

PROPOSED RENTAL BICYCLE (20 SPACES)

EXISTING ESCALATORS

EXISTING LIFT

EXISTING ESCALATORS

FOOD & BEVERAGE RL +2.800

WATER FEATURE

WATER FEATURE

FOOD & BEVERAGE RL +2.800

LINE OF EXISTING BUILDING OVER

LINE OF EXISTING BUILDING OVER

NEW TENANCY EXTERNAL SEATING

NEW TENANCY EXTERNAL SEATING

VIP DROP OFF

REFER TO URBIS LANDSCAPE DOCUMENTS FOR PAVING DETAILS

EXISTING TAXI STAND SIGNAGE TO REMAIN

ST.5

ST.6

ST.7

R.4

CARSTACKER TRANSFER CABIN

CARSTACKER TRANSFER CABIN

CARSTACKER TRANSFER CABIN (ACCESSIBLE)

SERVICES

LINEN STORE

WASTE STORE

RESIDENCE / VALET CORRIDOR

RL +2.650

RL +2.890

RL +2.800

CAR STACKER EXTENT BELOW

BOLLARDS

EXTENT OF AWNING OVER

BUILDING OVER

RL +2.670

PORTE COCHERE

RITZ-CARLTON SIGNAGE

SITE BOUNDARY

RL +2.500

RIGHT TURN ACROSS BB LINE INTO HOTEL PORT COCHERE AS PERMITTED BY SECTION 134(3) OF THE NSW ROAD RULES 2014

EXISTING BUS STOP

PIRRAMA ROAD

EXISINTG BUS PARKING ZONE

SERVICE ROAD THROUGH TO PIRRAMA ROAD

LINE OF EXISTING KERB

LRV

DOCK MANAGER

STORE

LOADING DOCK RL +3.600

MRV

SRV

EXTENT OF TOWER OVER

LINE OF TOWER FIRE EGRESS PASSAGE ABOVE @ LEVEL B1

RL +3.600

EXISTING GOODS LIFT

G.3

G.1

G.2

ST.4

ST.1

HS.1

HS.2

HOTEL LIFT LOBBY

BOH

RL +3.320

HOTEL OFFICE

HOTEL OFFICE

HOTEL BOH RL +3.320

LUGGAGE

HOTEL ARRIVAL RL +3.320

STAIR TO LEVEL 00

H6

RL +3.300

RL +3.030

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

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

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sydney melbourne uk
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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
B2 Hotel Entry Ground Floor Plan

scale	1:300 @ A1	first issued	1/9/17
project code		sheet no.	revision
SM13		AF102	DA02

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CARSTACKER			SYSTEM 1			SYSTEM 2			SYSTEM 3 (ACCESSIBLE)			
Level		RL (AHD)	RESIDENTIAL	HOTEL VALET	TOTAL SPACES	RESIDENTIAL	HOTEL VALET	TOTAL SPACES	RESIDENTIAL	HOTEL VALET	TOTAL SPACES	
	B3 TRANSFER	-0.990										
1	SEDAN	-2.880	15		15	5		5	9		9	
2	SEDAN	-4.610	10	5	15	5		5		9	9	
3	SUV	-6.740	15		15		5	5	9		9	
4	SEDAN	-8.720	10	5	15	5		5		9	9	
5	SEDAN	-10.450	15		15		5	5	9		9	
6	SUV	-12.580	10	5	15	5		5	9		9	
7	SUV	-14.960	15		15		5	5	8	1	9	
8	SUV	-17.090	11		11	1		1	5		5	TOTALS
	RESIDENTIAL		101			21			49			171
	HOTEL VALET			15			15			19		49
	TOTALS		SYSTEM 1		116	SYSTEM 2		36	SYSTEM 3 (ACCESSIBLE)		68	220

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sydney melbourne uk
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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
B5 Floor Plan

scale	1:150 @ A1	first issued	1/9/17

project code	sheet no.	revision
SM13	AF201	DA02

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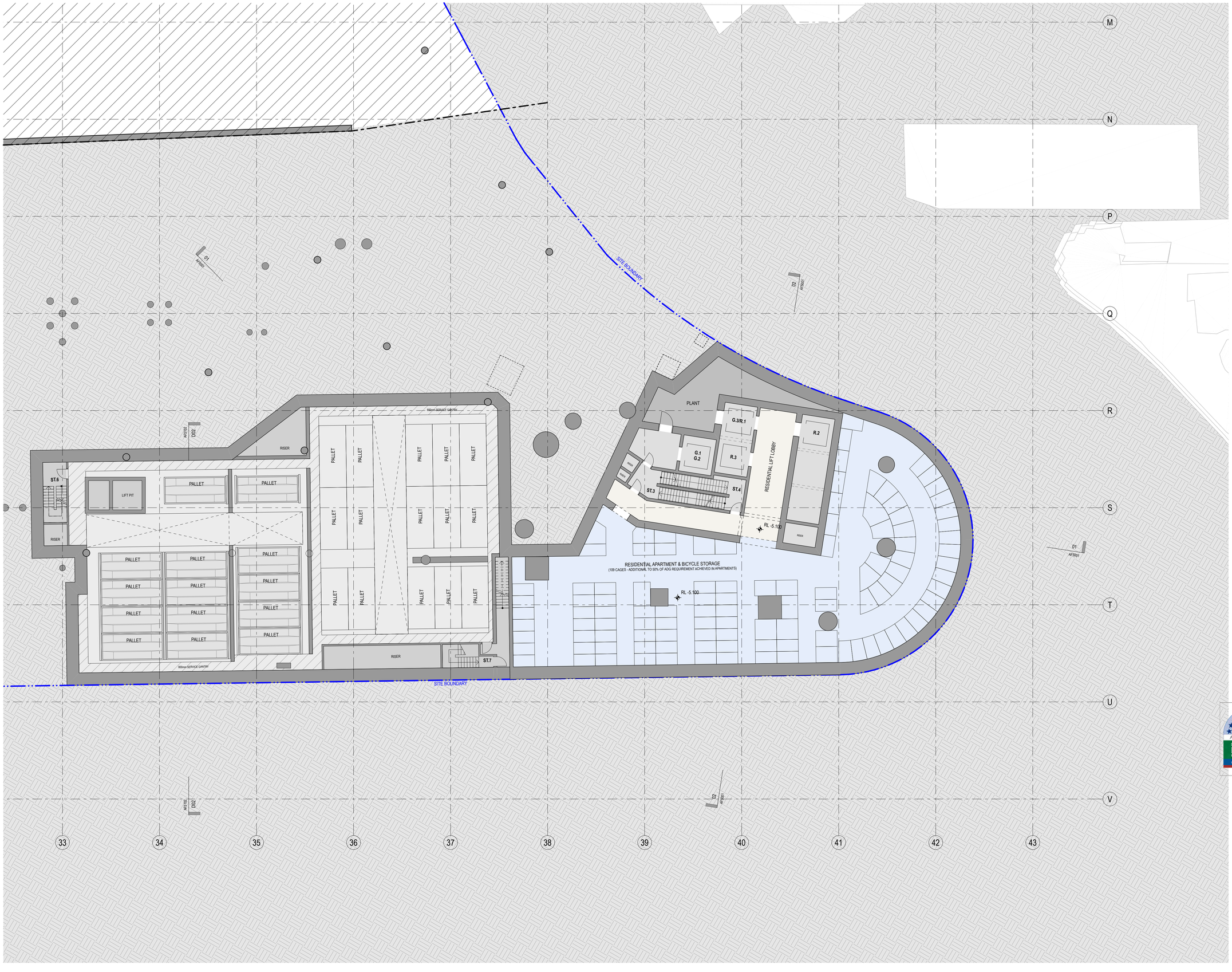

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
B4 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code		sheet no.	revision
SM13		AF202	DA02

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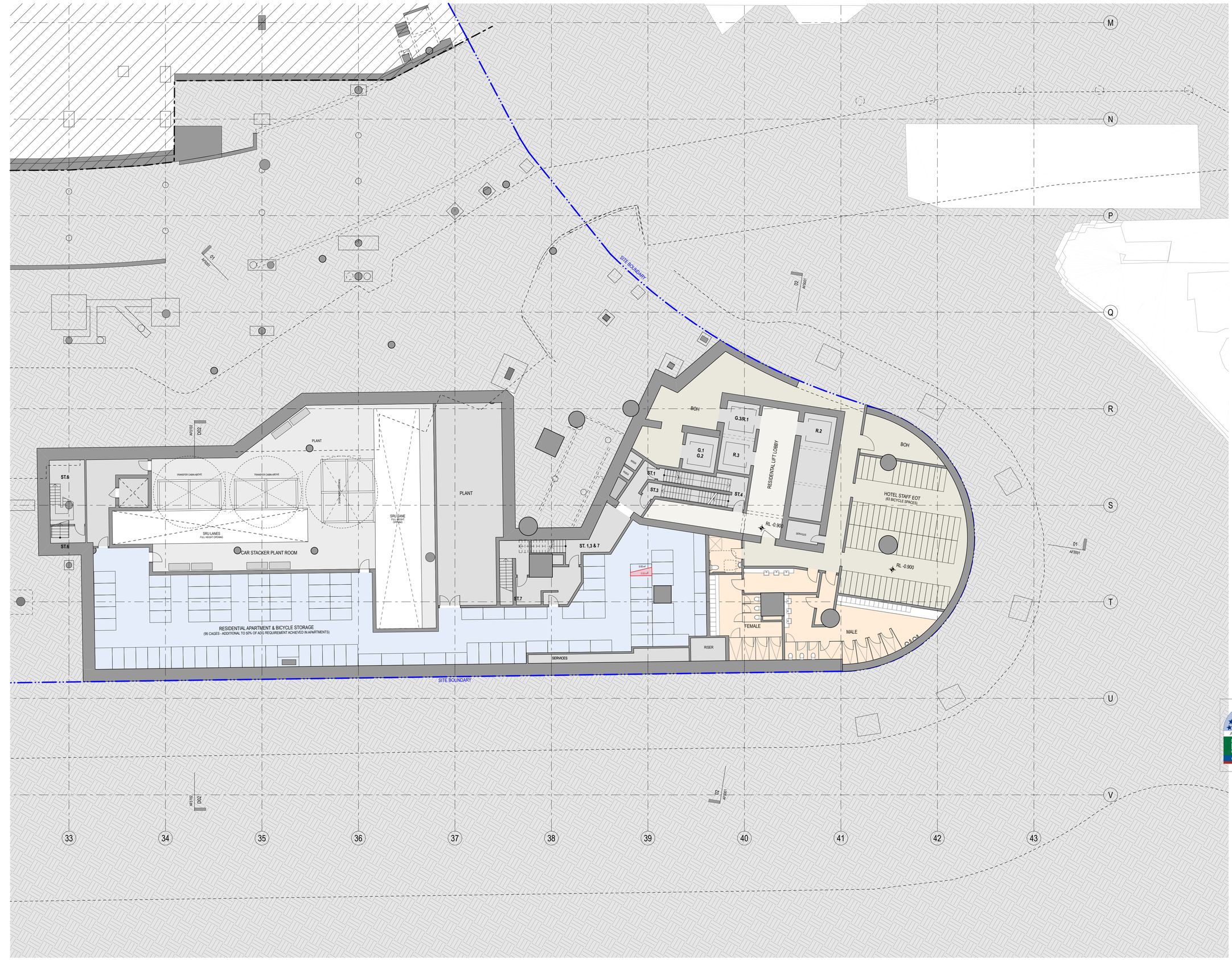

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project
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80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
B3 Floor Plan

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project code	sheet no.	revision	
SM13	AF203	DA02	