

9.1 An extended Public Domain network

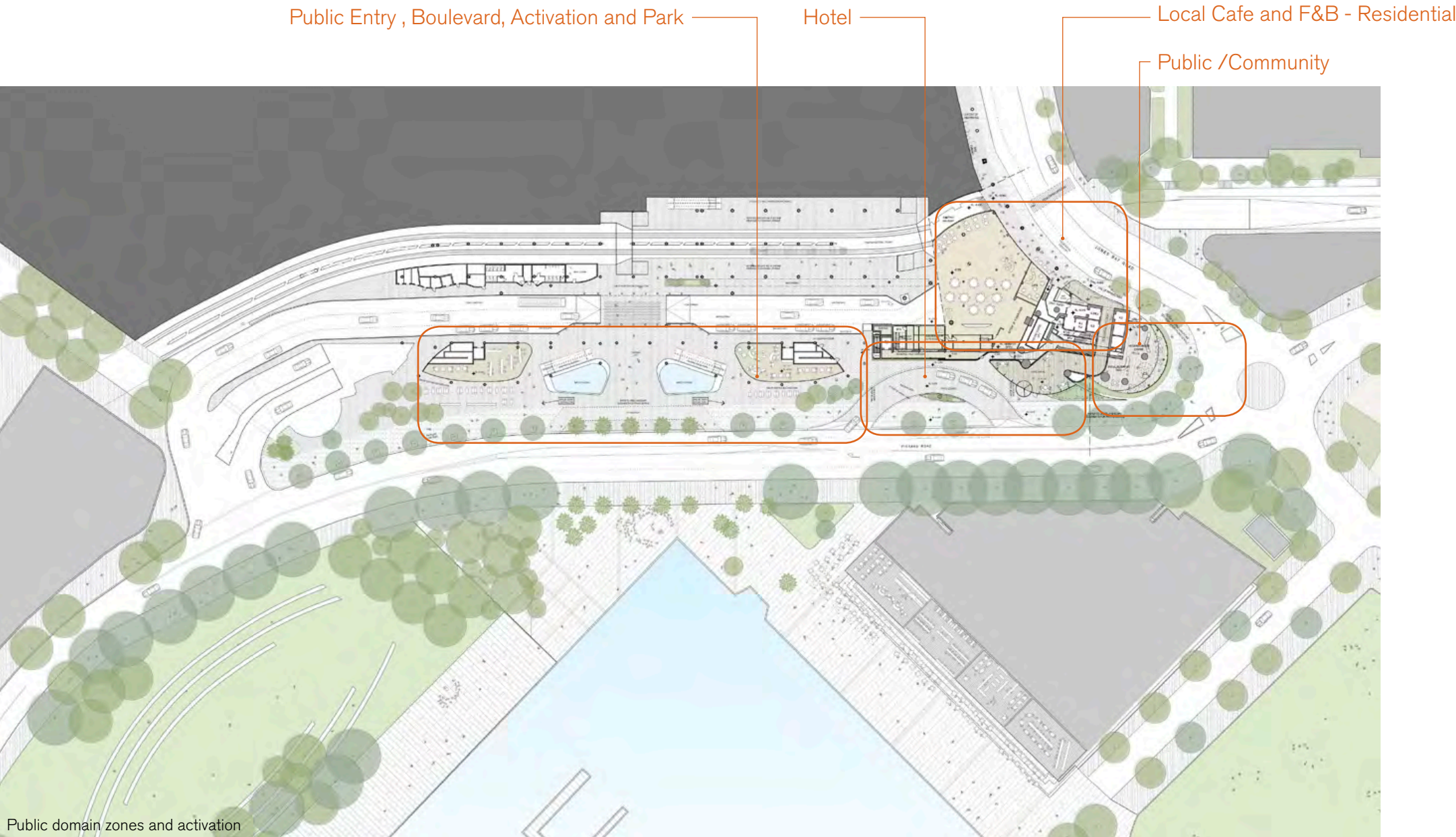
A key measure of success as initially identified by SEGL was that the design proposal “...leave a positive legacy of SEGL’s historical involvement for the locality of Pyrmont, including a positive contribution to the quality of public domain areas”.

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 Pyrmont public space network.

(Note: public domain works shown outside the boundary do not form part of Mod 13 are indicative of possible future works only)





Residential Lobby,
Local Cafe, & F&B

Public Entry , Boulevard, Activation and Park

Hotel

Public / Community

Giba Park

9.2 Public Entry, Boulevard, Activation and Park

Pirrama Road

The Pirrama Road frontage is conceived as a highly activated zone of Public Entry, Boulevard, Activation and Park.

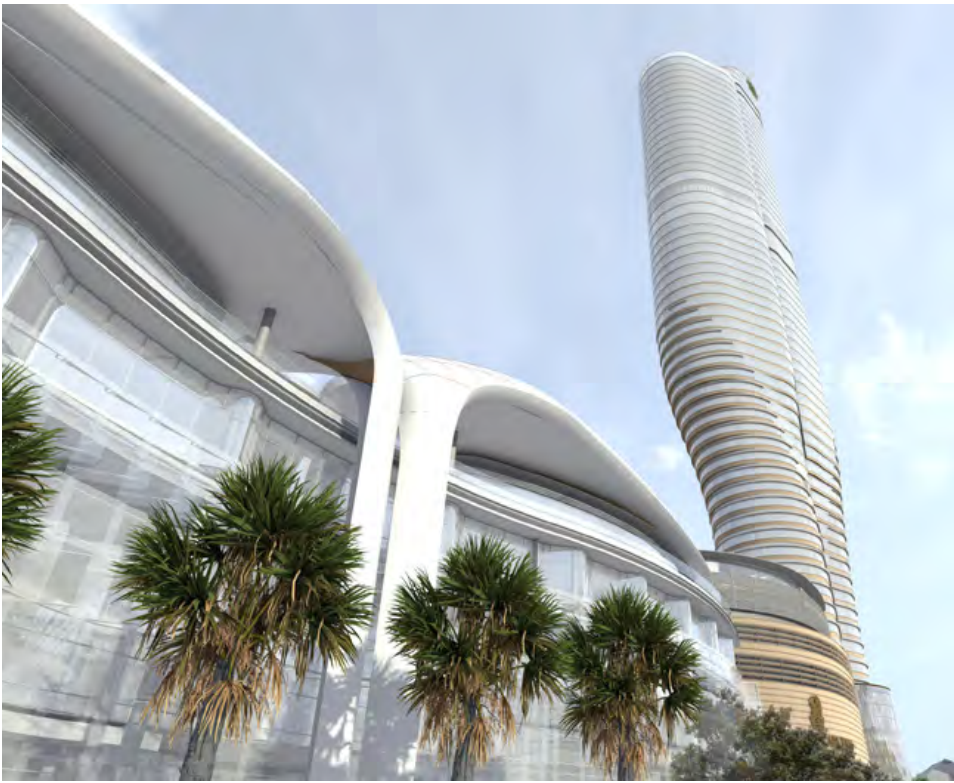
The new ribbon element visually ties the proposals to the existing street frontage with a dramatic sculptural addition. The ribbon element is brought to ground to reinforce the primary Pirrama Road public arrival point. The introduction of a strong vertical element avoids a layered, accumulated architectural response often seen in buildings extended vertically over a period of time.

This central area of the Pirrama Road frontage is conceived of as a highly activated public boulevard with space to cater for public gatherings and events, and enhanced public/private interface to encourage public transport patronage.

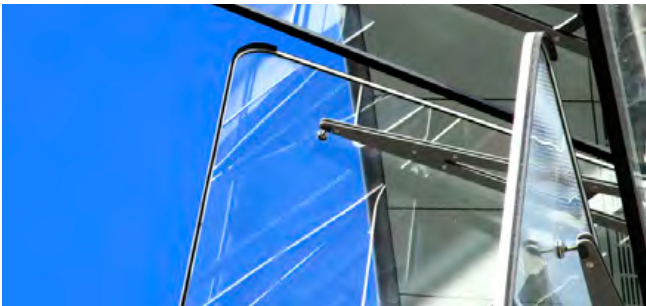
(Note: public domain works shown outside the boundary do not form part of Mod 13 and are indicative of possible future works only).



Ribbon element viewed from east



Proposed Pirrama Road forecourt



Proposed Pirrama Road forecourt and Pyrmont Park Waterfront

9.3 Public Domain Adjoining Neighbourhood Centre

The plans to the right show the proposed and alternate arrangements for the public domain to the north of the site, i.e. adjoining the proposed Neighbourhood Centre.

The proposed option shows the roundabout remaining exactly as is, with the existing sloped footpath arrangement wrapping around the new neighbourhood centre.

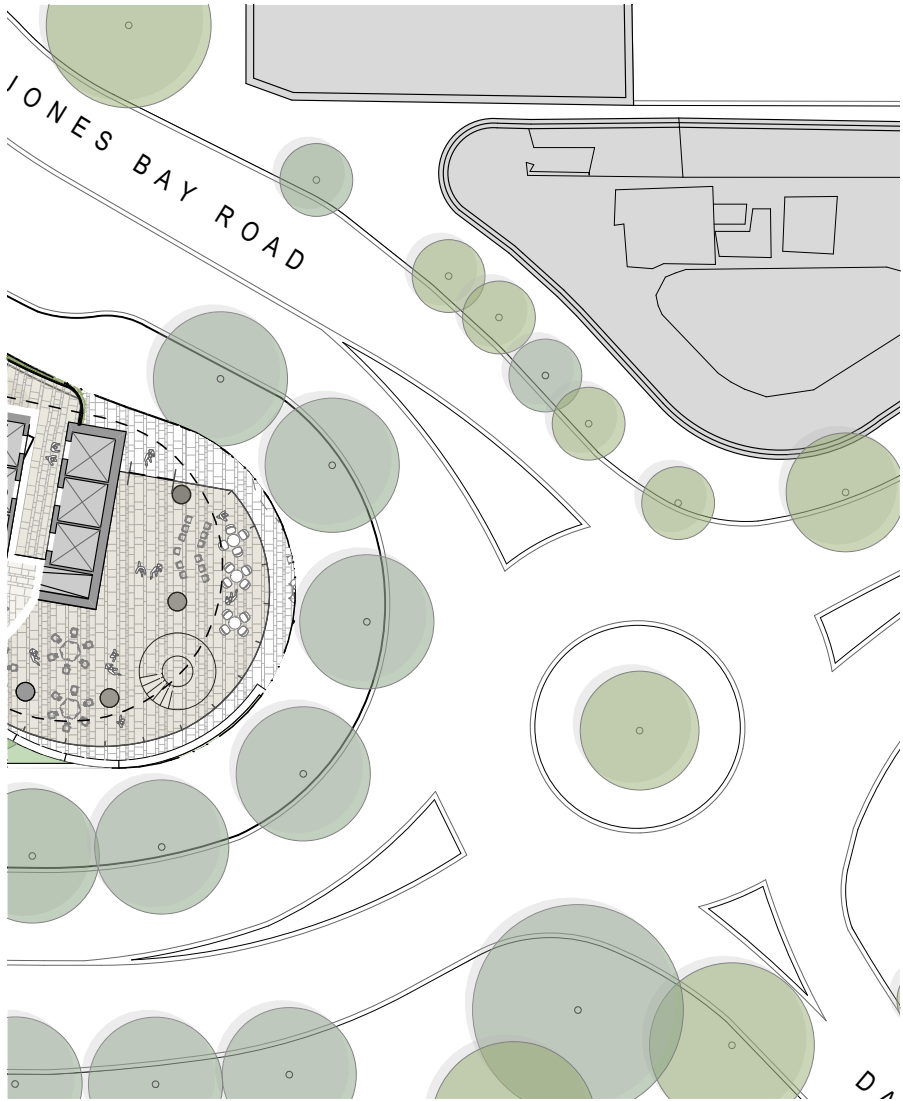
In the alternate option the pedestrian unfriendly roundabout is removed with the junction reconfigured. The gained area of public domain is added as forecourt terrace steps to neighbourhood centre.



Proposed public domain treatment

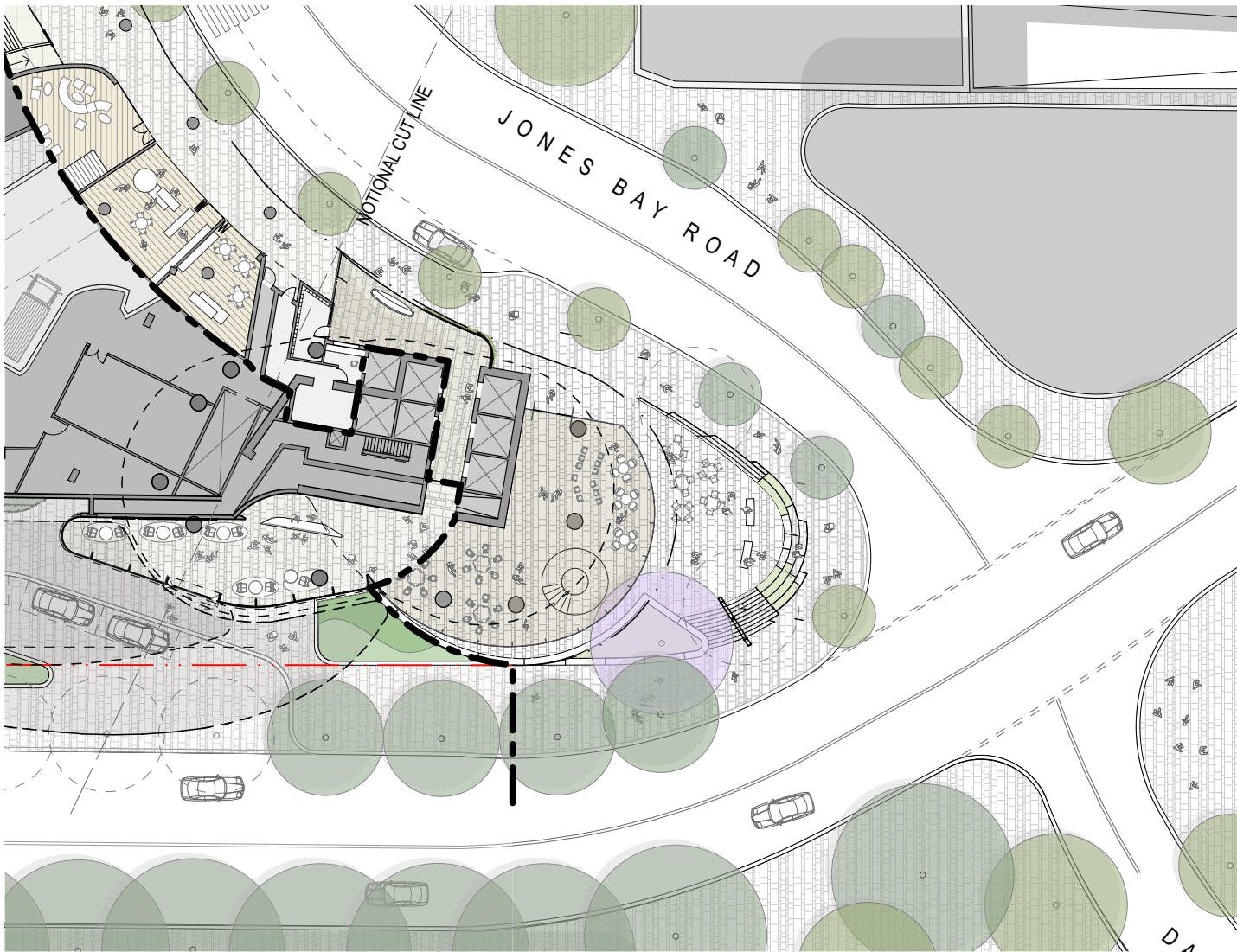


Alternate future public domain treatment



Proposed public domain treatment to north of site:

Roundabout, with existing sloped footpath arrangement wrapping around the community building. The neighbourhood centre addresses Jones Bay Rd.



Alternate future public domain treatment to north of site:

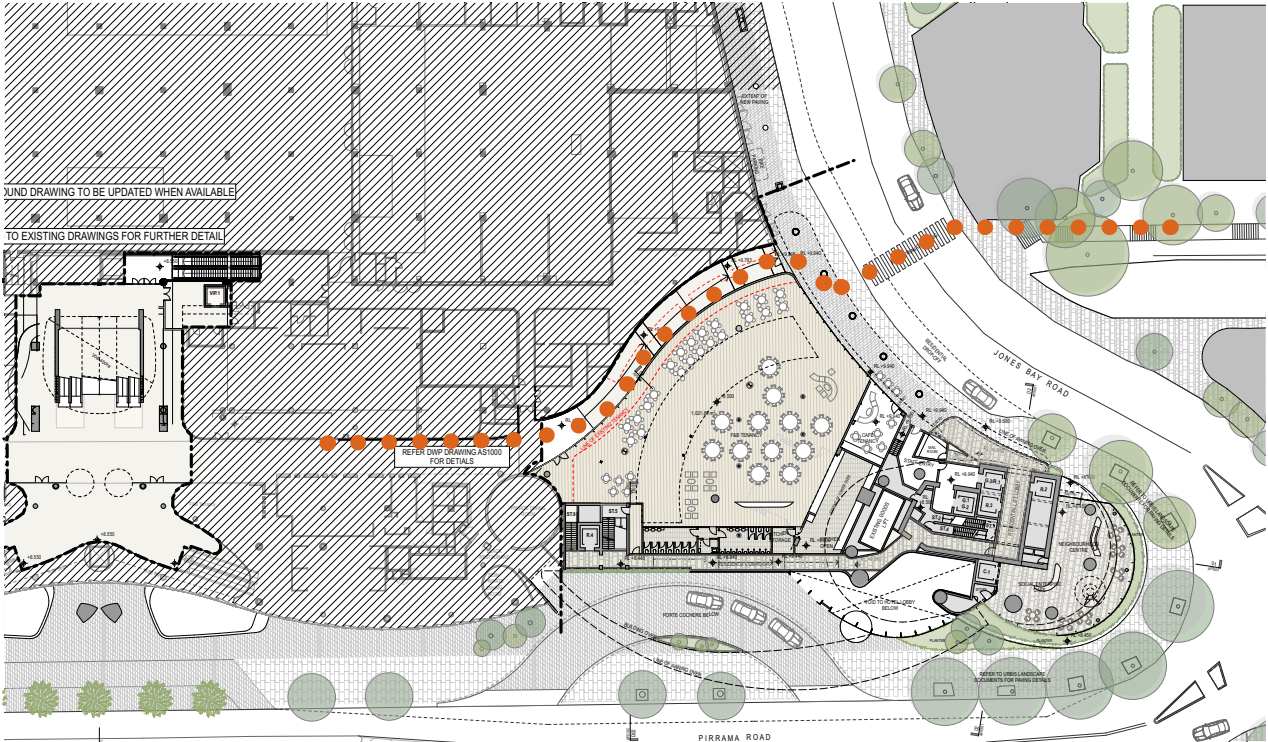
Roundabout removed, junction reconfigured, with public domain added as forecourt terrace steps to neighbourhood centre.

9.4 Site Connections

Jones Bay Road to Giba Park

The proposal identifies the Jones Bay Road frontage as the Public and Community focused portion of the site. Jones Bay Road accommodates the residential entry, the Neighbourhood Centre entry and an improved food & beverage edge that ties to the ongoing redevelopment of the Star.

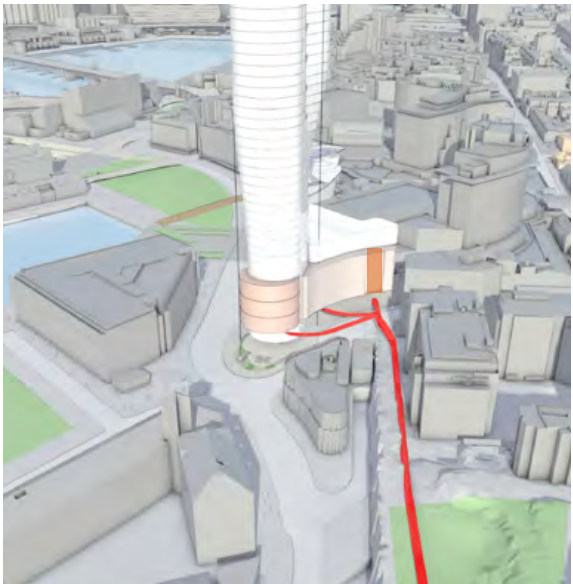
An upgraded Jones Bay Road with a clearly defined entry point has opportunity to engage with the local pedestrian network, including the steps to the north west which lead to the upper escapement and Giba Park beyond.



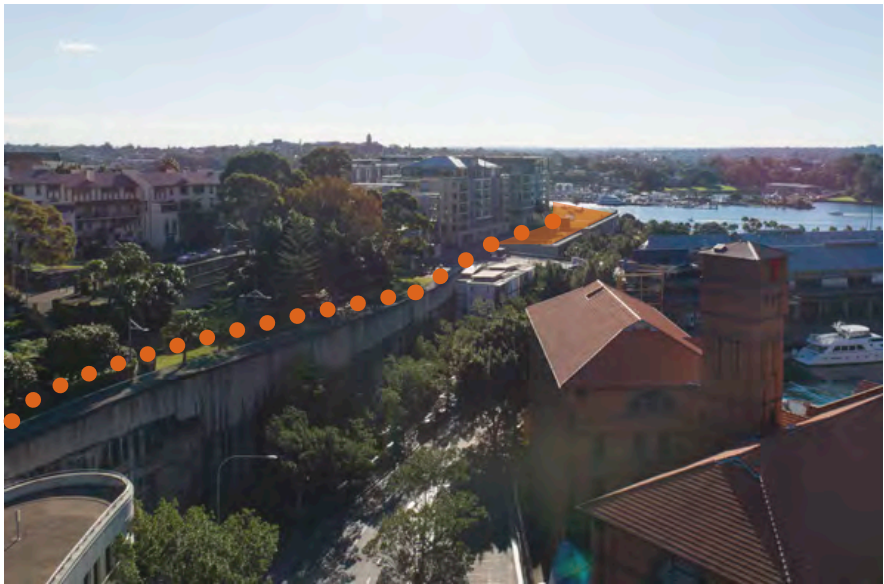
Link from Star to escarpment and Giba Park beyond



Link from Star to escarpment and Giba Park beyond



Community edge along Jones bay Road



View from Mill Street back towards the Star



view from Mill Street back towards the Star

9.5 Jones Bay Road

Public and Community

An upgraded Jones Bay Road with a clearly defined entry point has opportunity to engage with the local pedestrian network, including the steps to the north west that lead to the upper escapement and Giba Park beyond.

The strategy to define Jones Bay Road as Public and Community centric is reinforced by separating the residential entry from the hotel entry moving it to have a Jones Bay Road address, and by the provision of a pocket cafe tenancy. This lively and reinvigorated colonnade will greatly contrast the existing condition.

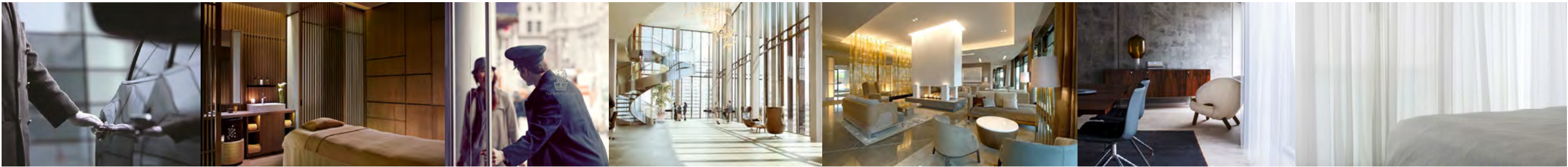
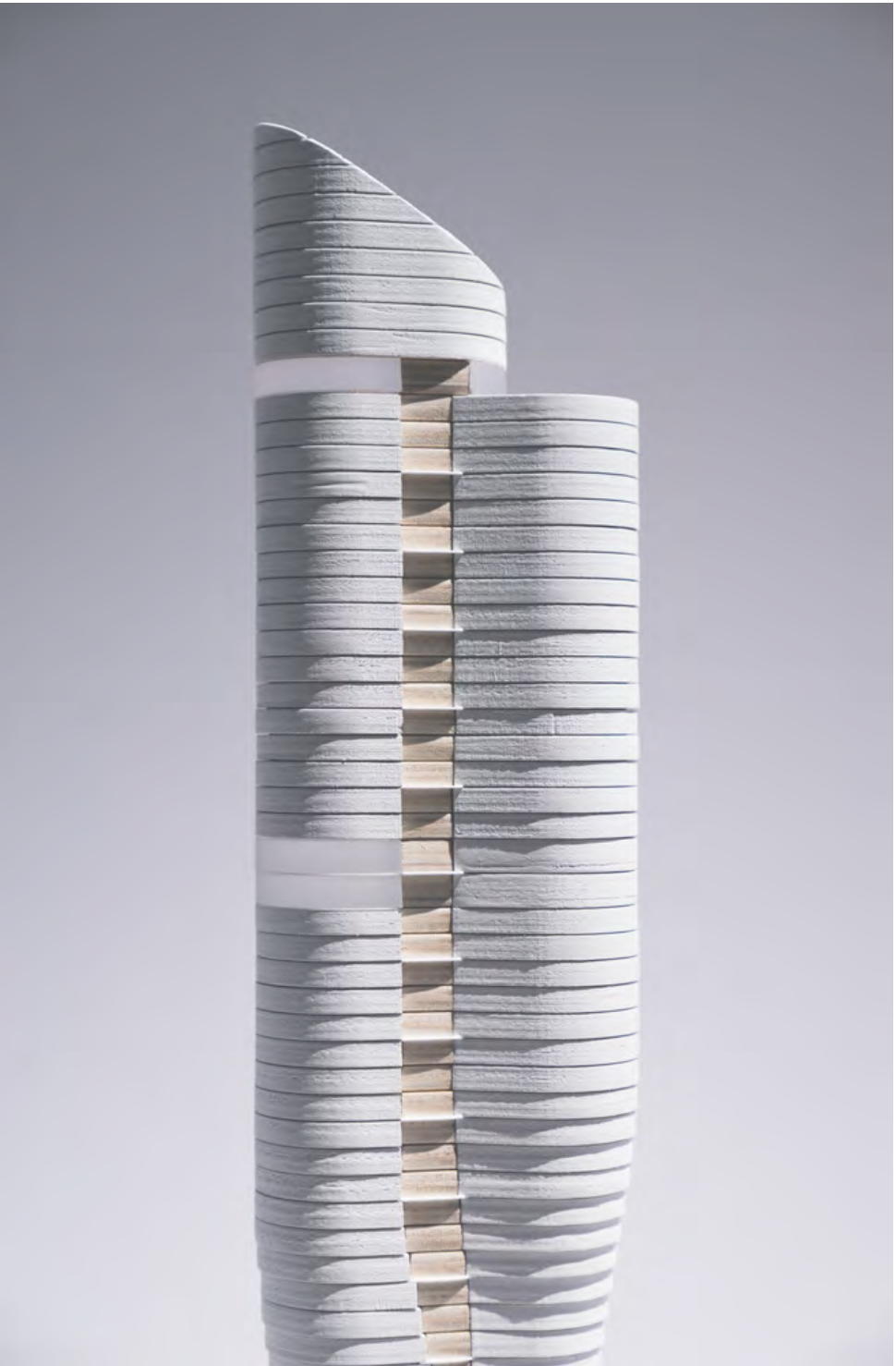


Jones Bay Road elevation: Public and Community focus



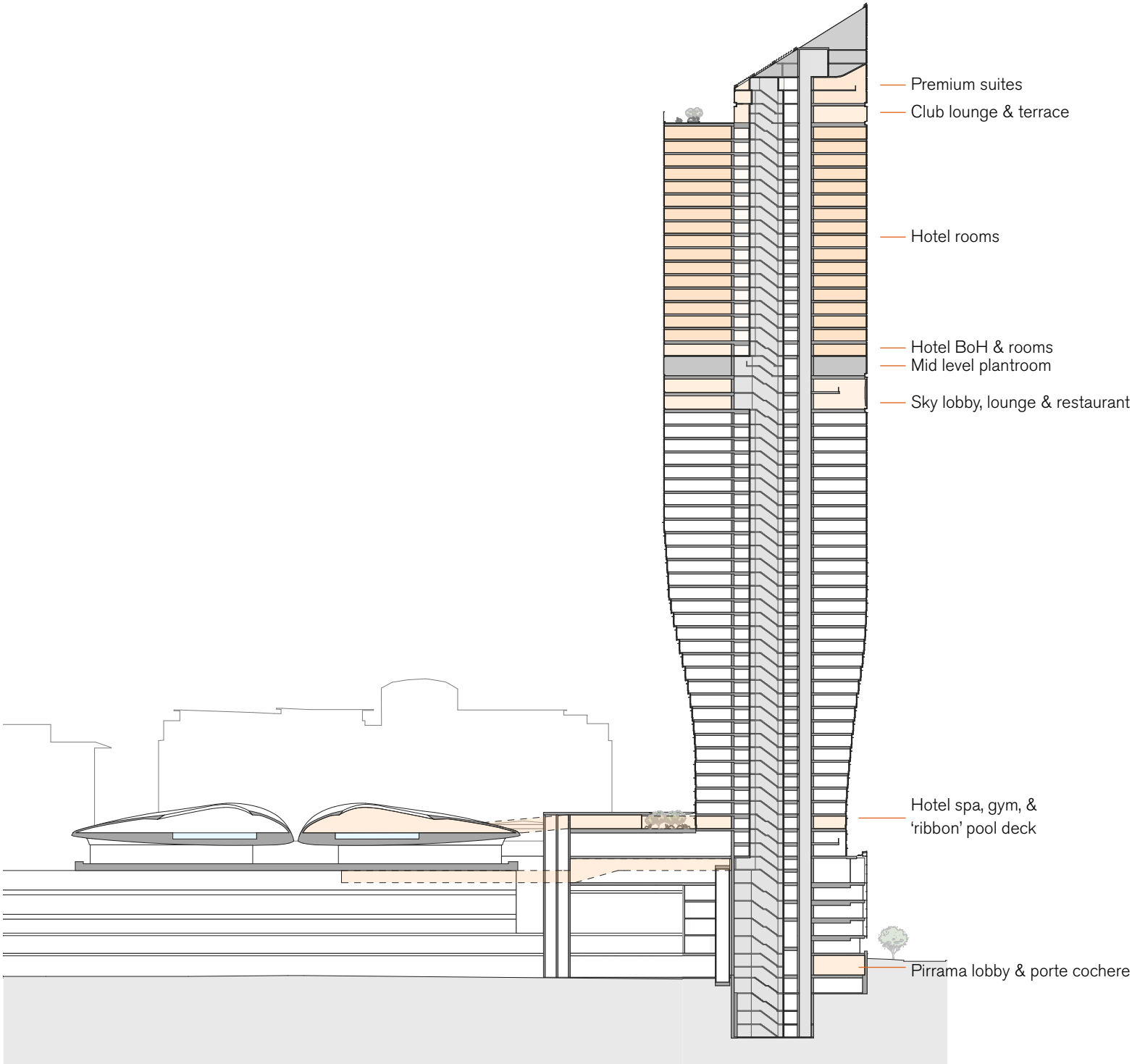
10.0 Stay

- A new Ritz Carlton
- Drop off and Arrival
- Guest Accommodation
- Room & Suite Types
- Pool, Gym and Spa
- Sky Lobby and Sky Restaurant
- Club Lounge



A new Ritz Carlton for Sydney

This will be a great landmark hotel, a building that gives further identity to Pymont and Sydney. It's publics spaces, grand rooms and dramatic views to the Harbour and City will make it an incomparable place to stay.



Section_ Hotel Programme Distribution

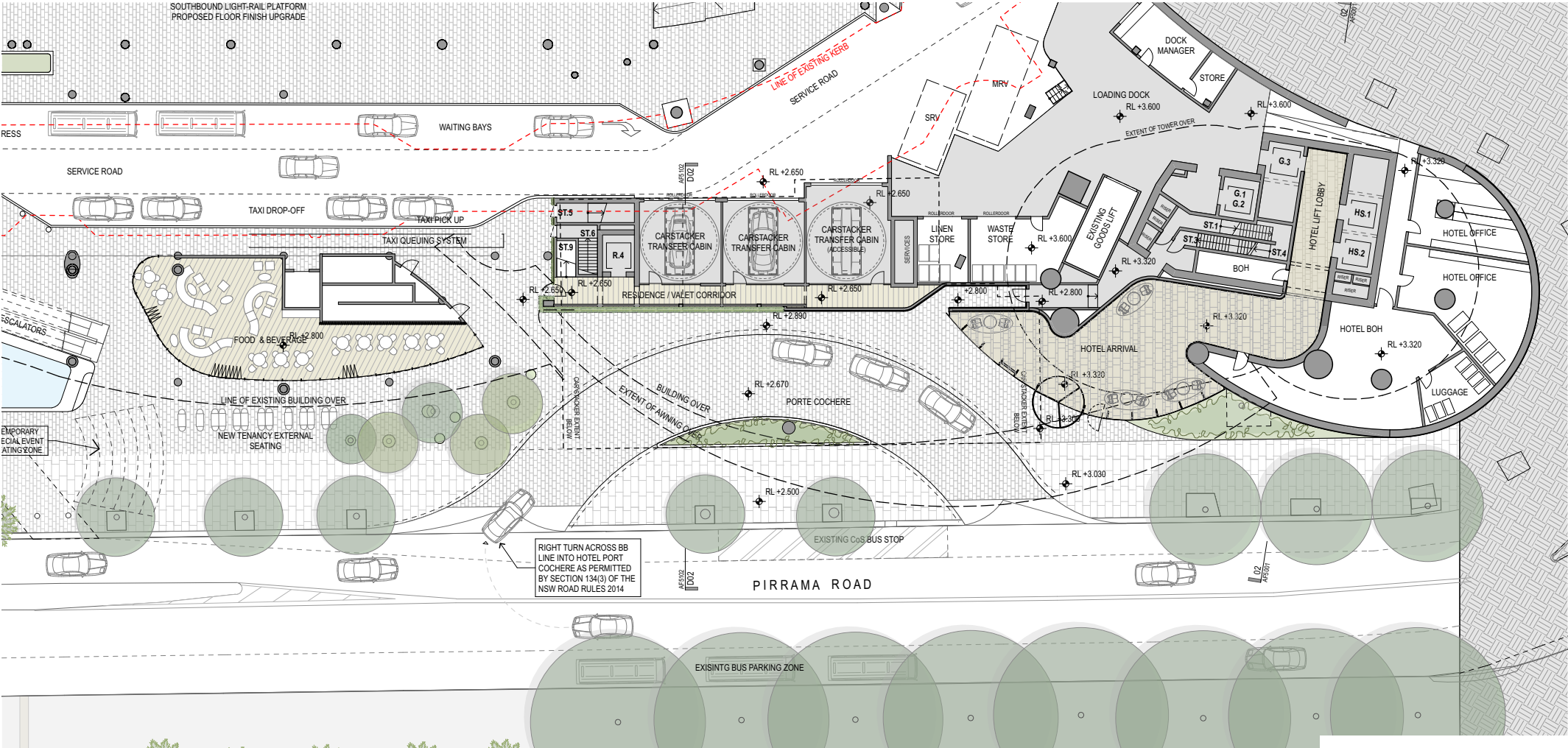


10.1 Ground Floor Arrival & Port Cochere

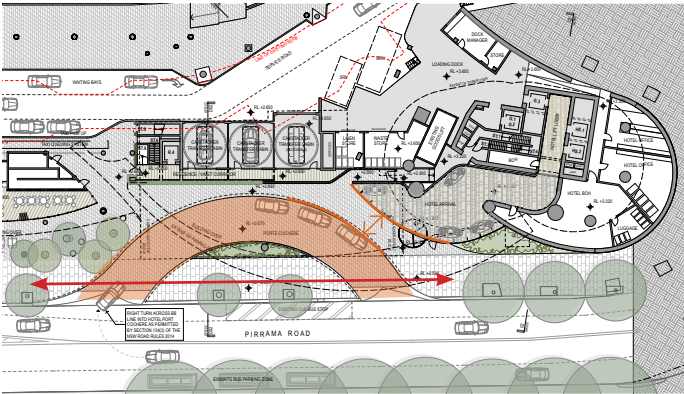
Dedicated porte-cochere arrival

The Pirrama arrival will be an exciting beginning for the hotel guests experience of The Ritz Carlton Sydney.

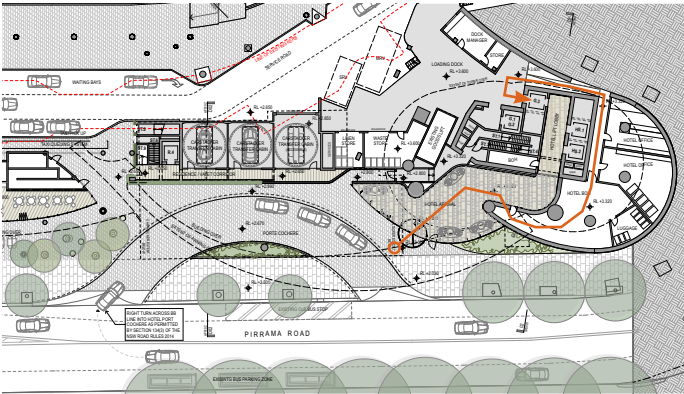
A generous porte cochere and lobby area are brought together by a continuous and striking feature porte-cochere awning. The vehicular shared-way drop off and waiting bays are set-back within the property to maintain the pedestrian-centric aspiration for Pirrama Road, whilst nurturing a sense of exclusivity for hotel guests.



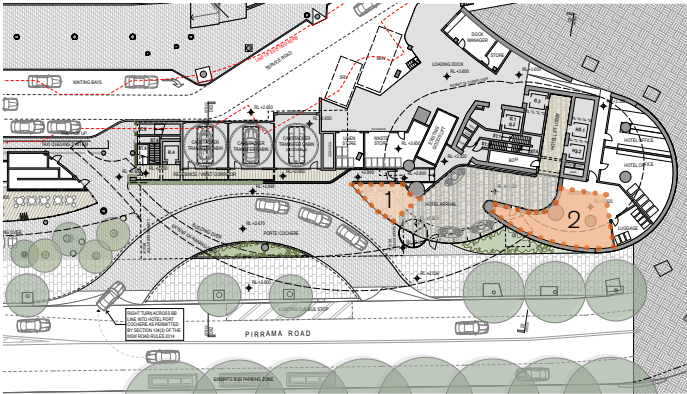
Hotel Drop Off and Lobby



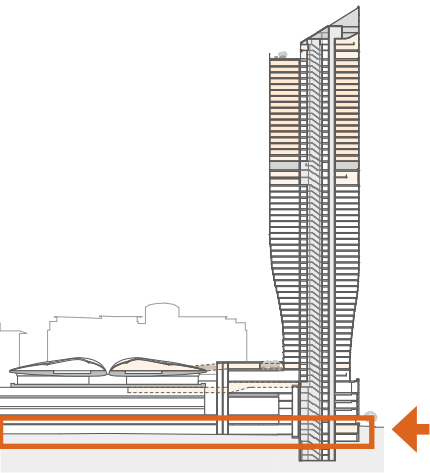
Vehicular drop-off has been designed to optimise proximity and frontage to hotel lobby, whilst minimising pedestrian/vehicle crossovers



BoH hotel porter access to goods lifts

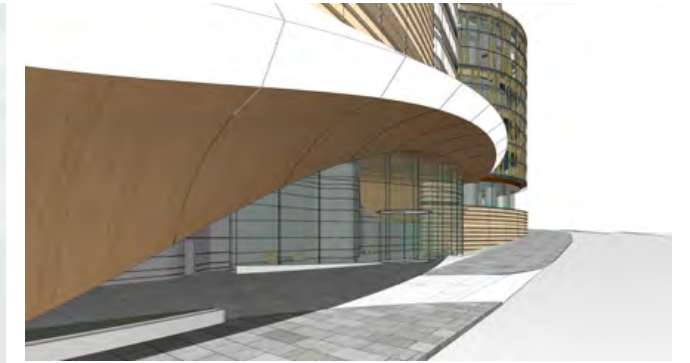


Lobby-integrated retail opportunities

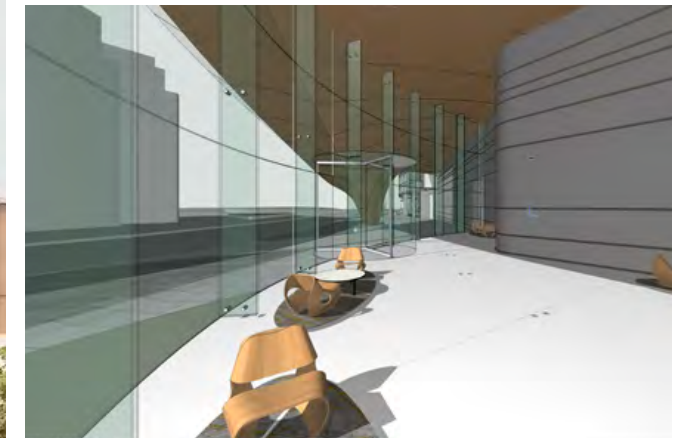




View of hotel arrival from Pirrama road.



Looking North up Pirrama Road



Looking out towards Pirrama Road from hotel lobby



Looking up at the tower from outside the hotel lobby

