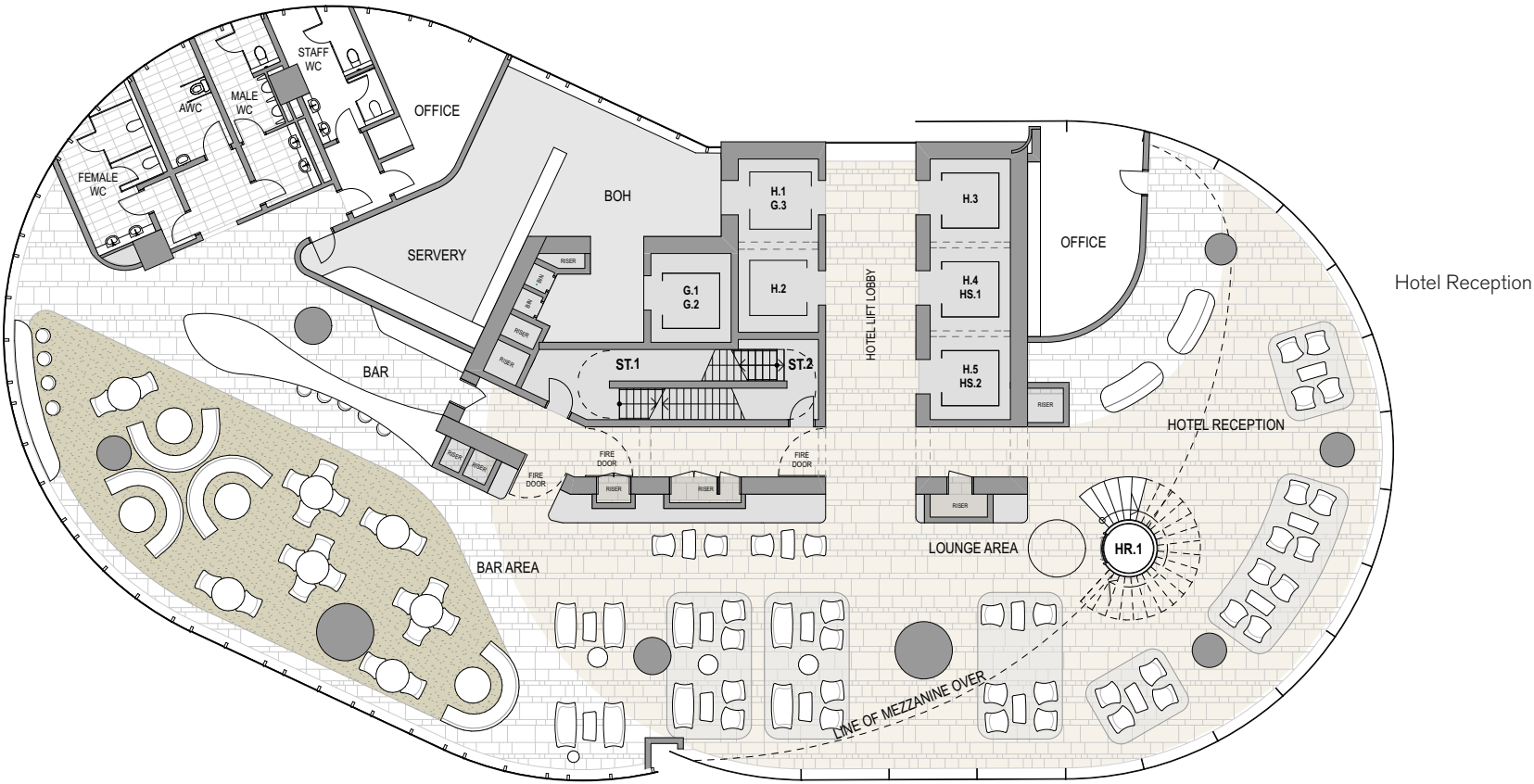
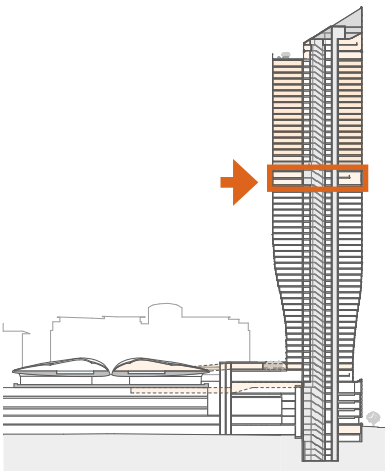


10.8 Sky Lobby

A whole floor of sky lobby, with mezzanine restaurant

Arrival at the Sky Lobby of the Sydney Ritz Carlton will be a breath taking moment, experiencing city wide views immediately as guest step from the lifts. Greeting guest in the sky lobby is the personal reception experience located adjacent to the double height space enclosed with frameless glazing.

Beyond reception lies the Hotel Bar with dedicated back of house provisions for a server and amenities. A drink at the Sky Lobby bar will offer a unique experience.





Sky lobby lounge area, looking north

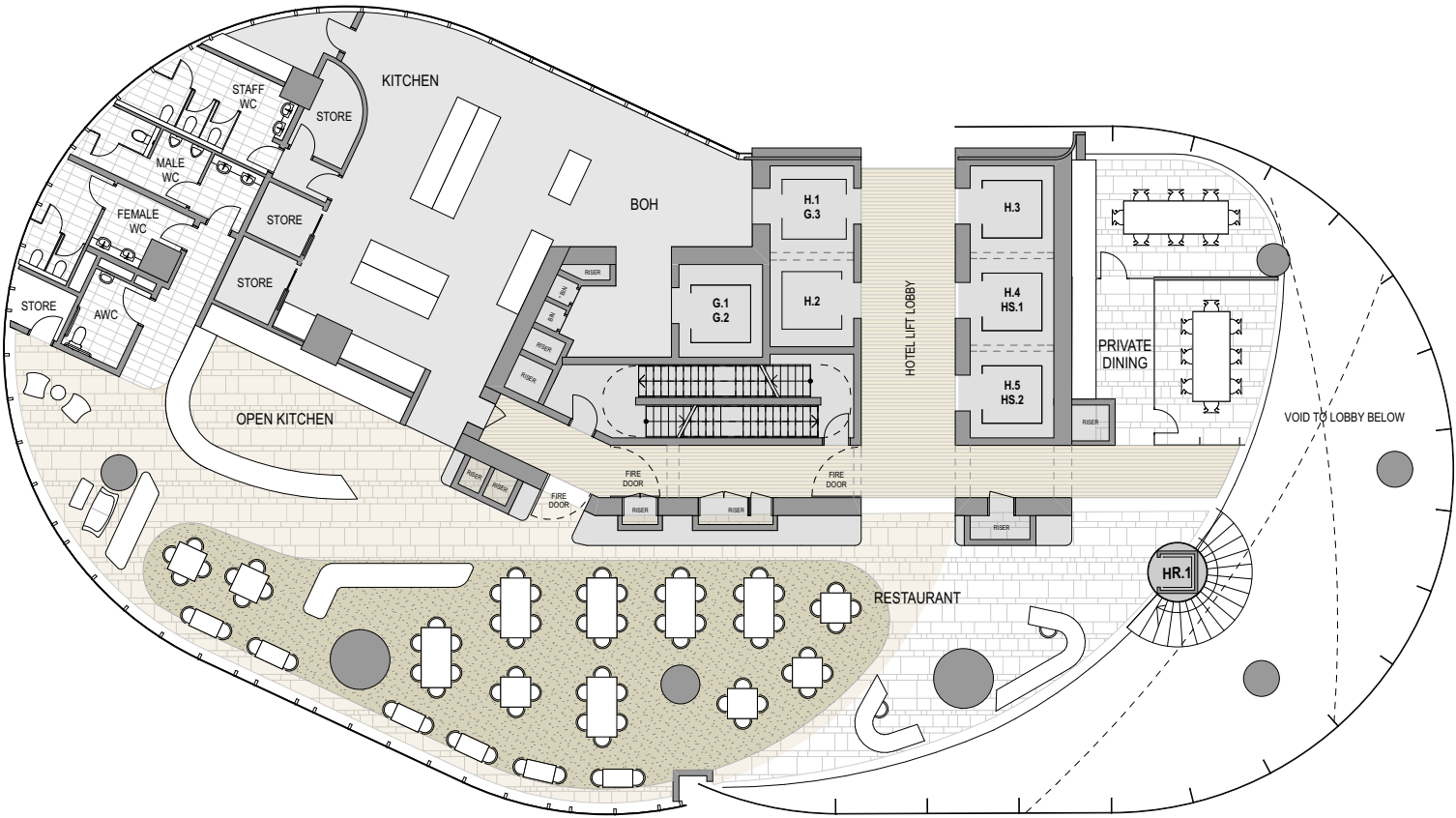
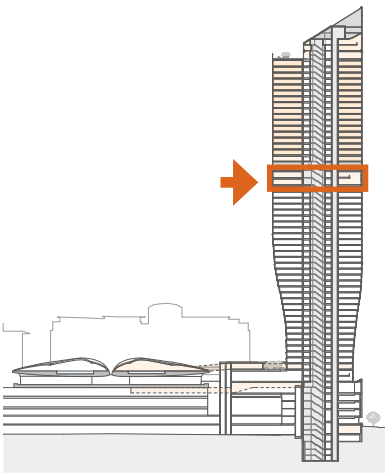


10.9 Sky Restaurant

A restaurant with a view like no other.

A unique landmark hotel - the Ritz-Carlton Sydney will boast a grand sky lobby and mezzanine restaurant with expansive views towards the harbour bridge and city skyline.

With open show kitchen and private dining experiences the restaurant will allow guests to relax and enjoy world class dining in an unparalleled setting.





Sky lobby Tower definition



Sky lobby mezzanine area, looking east toward the city

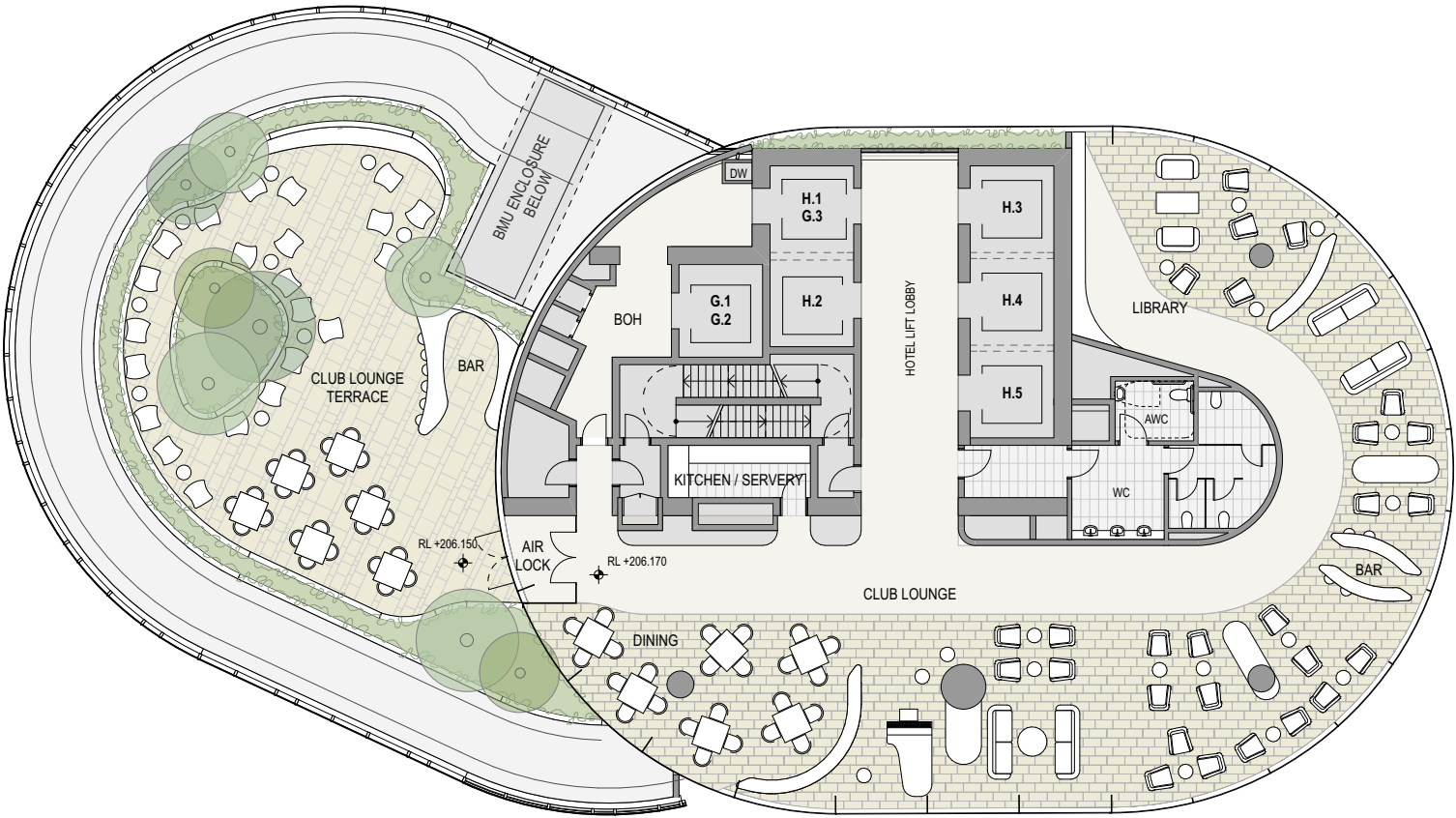
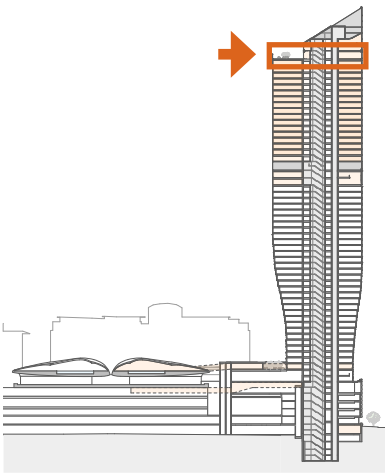


10.10 Club Lounge

Club lounge with rooftop garden

The club lounge at Sydney Ritz Carlton will offer guests an extension to their rooms, a home away from home. A continuous space wrapped along the facade, divided into a collection of individual pods all with expansive city views.

Guests can either quietly relax with a book from the private library or enjoy a personal dinning experience with the gentle background music of the pianist playing at the bar. Beyond the unique internal experience of the club lounge lies the Club terrace, an external garden with unrivalled city views, idea for al fresco dining or relaxing with the manicured gardens.



Club Lounge and Terrace





Club lounge living room view to CBD



Club lounge view to CBD



- The Residences
- Apartment Mix
- Compliance
- Residential Arrival & Drop Off
- Communal Open Space, BBQ and Pool Deck

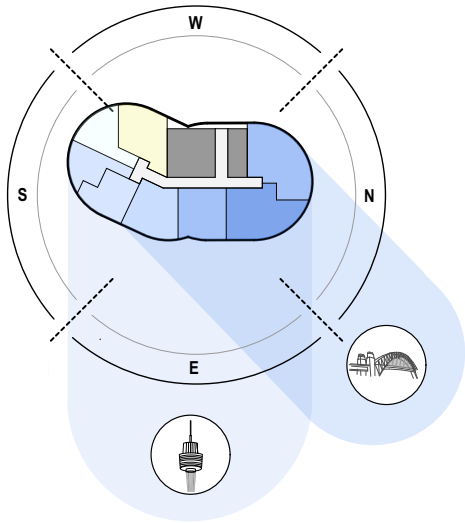


Physical model image of western tower form and core expression

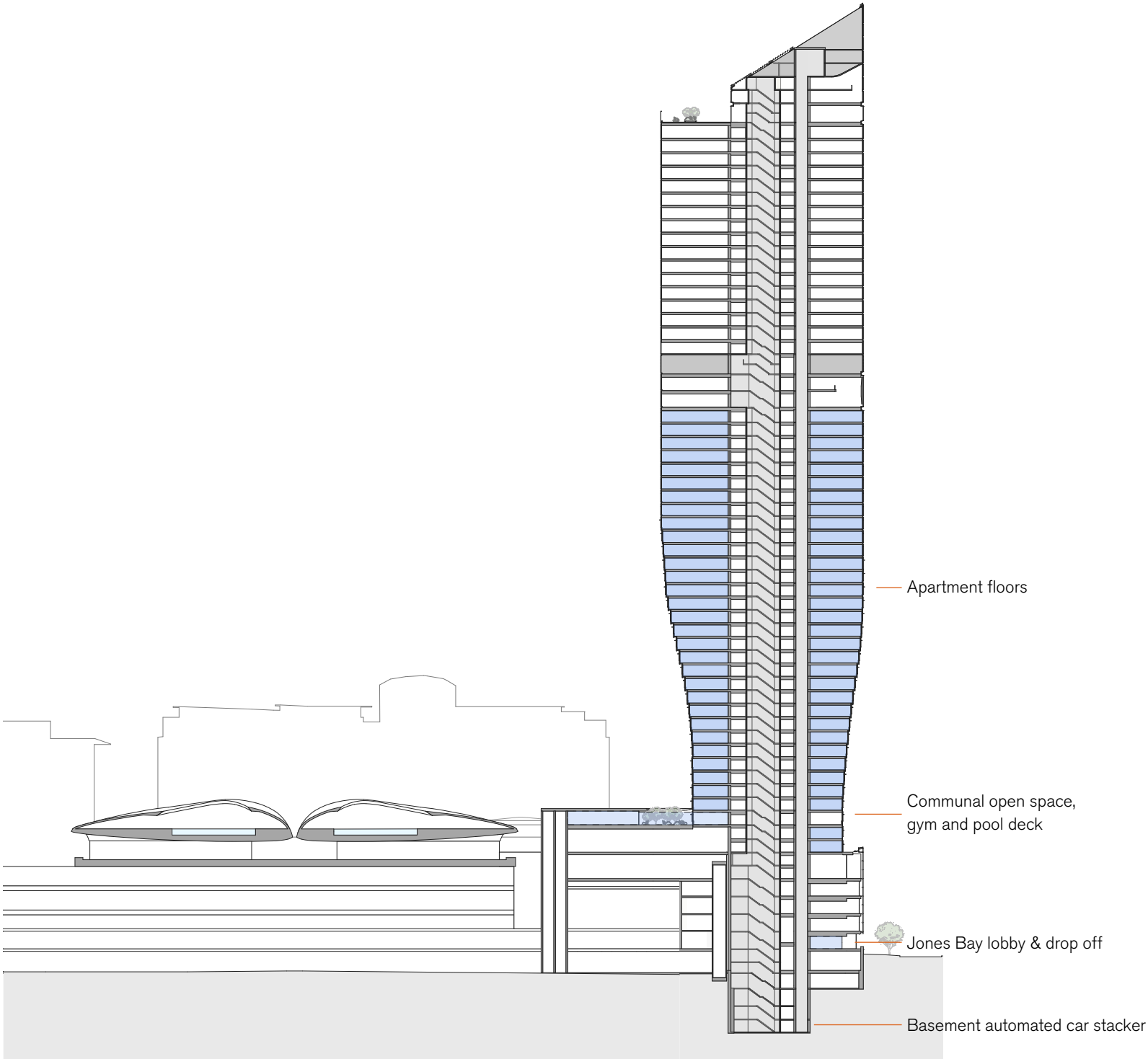


Residences

This is a unique place to live, beautiful apartments gently screened from the sun but open to the views of the Harbour and City, distinct and integrated with the hotel and offering the residence great facilities and amenity.



Proposed Development / Side Core



Section indicating distribution of residential programme



11.1 Apartment Mix

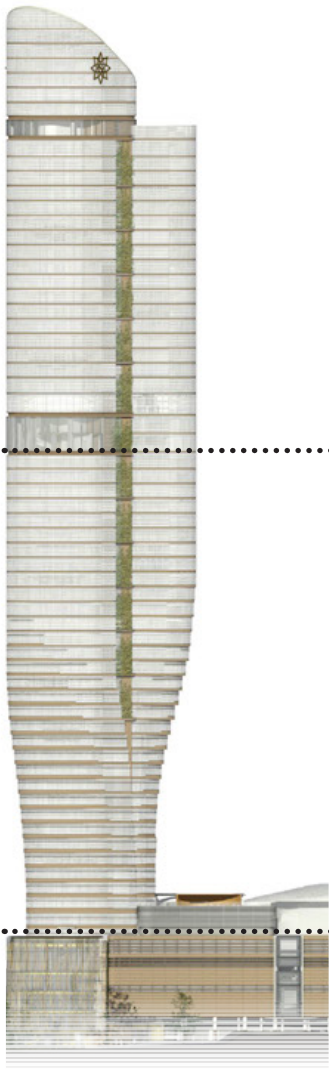
Mix and distribution

There are 15 'typical' apartment floors out of 32 total apartment floors. This variation is inherited from the dynamic twisting form through the residential portion of the tower. This has enabled a high degree of apartment type and mix variation, with distribution painstakingly tailored to match areas of highest amenity with apartment types of the highest value.

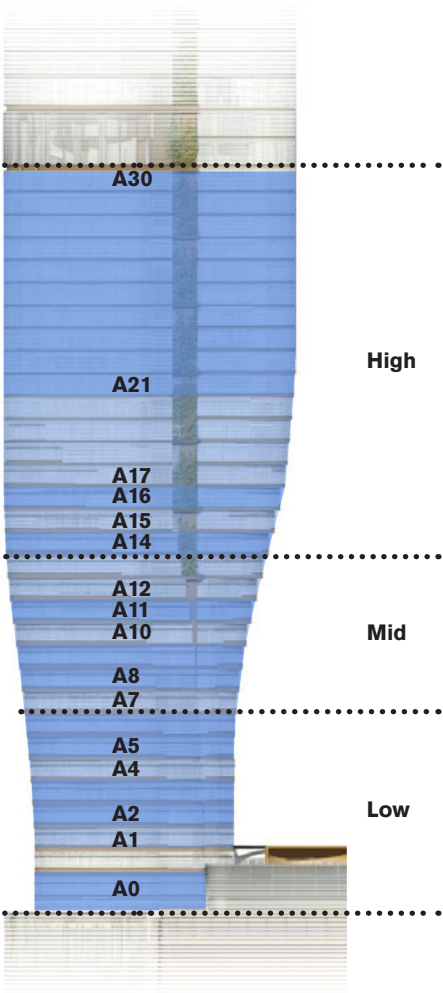
Internally, apartments are composed to maximise daylight and views across Sydney from quality and expansive living settings.



Northern elevation, parallel to Jones Bay Rd



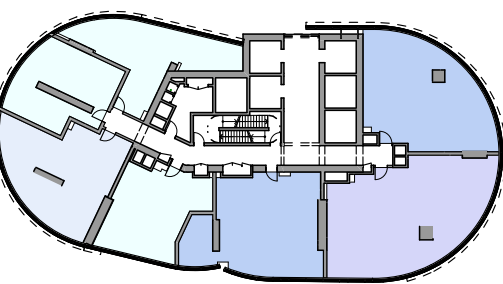
Northern elevation



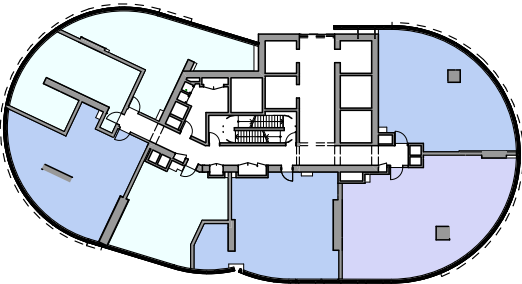
Apartment levels A0-A30



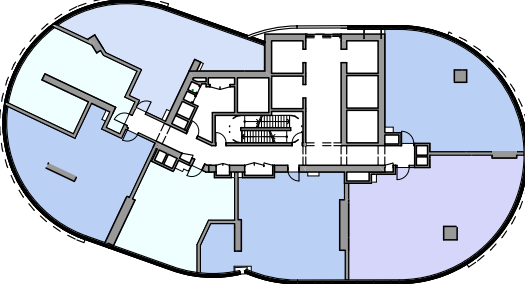
11.2 Typical Apartment Level - High



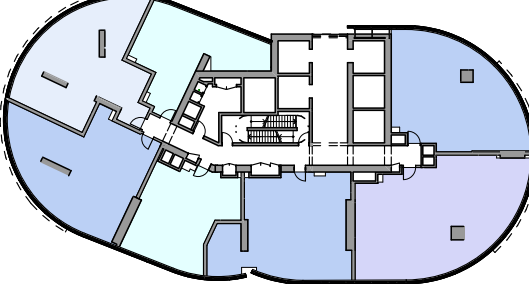
Level 22 A14



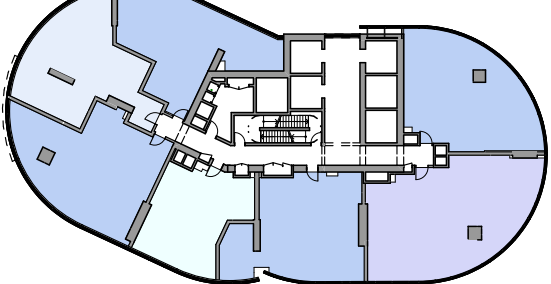
Level 23 A15



Level 24 A16



Level 25-28 A17-20



Level 29-39 A21-30

