

LEVEL	RETAIL	CINEMA	SHFA	SERVICED APARTMENTS	HOTEL	CAR PARKS	TOTAL
H L24							
H L23					190m ²		190m ²
H L22					1059m ²		1059m ²
H L21					772m ²		772m ²
H L20					1597m ²		1597m ²
H L19					1695m ²		1695m ²
H/SA L18					1783m ²		1783m ²
H/SA L17				276m ²	1624m ²		1900m ²
H/SA L16				669m ²	1516m ²		2185m ²
H/SA L15				674m ²	1501m ²		2175m ²
H/SA L14				1004m ²	1545m ²		2549m ²
H/SA L13				1134m ²	1517m ²		2651m ²
H/SA L12				1229m ²	1501m ²		2730m ²
H/SA L11				1361m ²	1410m ²		2771m ²
H/SA L10				1497m ²	1388m ²		2885m ²
H/SA L09				1514m ²	1362m ²		2876m ²
H/SA L08				1610m ²	1333m ²		2943m ²
H/SA L07				1666m ²	1291m ²		2957m ²
H/SA L06				950m ²	1409m ²		2359m ²
H L05					1115m ²		1115m ²
P L04		107m ²			2200m ²		2307m ²
P L03		385m ²			1709m ²		2094m ²
P L02		425m ²		69m ²	1583m ²		2077m ²
P L01	582m ²	830m ²	140m ²	122m ²	909m ²		2583m ²
GF	1239m ²	553m ²	159m ²		407m ²		2309m ²
TOTAL	1821m ²	2300m ²	299m ²	13775m ²	32416m ²	170	50611m ²

Measured drawings:

ARC-HSL-DD-1100	Rev T
ARC-HSL-DD-1101	Rev R
ARC-HSL-DD-1102	Rev P
ARC-HSL-DD-1103	Rev M
ARC-HSL-DD-1104	Rev M
ARC-HSL-DD-1105	Rev M
ARC-HSL-DD-1106	Rev K1
ARC-HSL-DD-1107	Rev J1
ARC-HSL-DD-1108	Rev J1
ARC-HSL-DD-1109	Rev J1
ARC-HSL-DD-1110	Rev J1
ARC-HSL-DD-1111	Rev J1
ARC-HSL-DD-1112	Rev J1
ARC-HSL-DD-1112.1	Rev H
ARC-HSL-DD-1112.2	Rev I
ARC-HSL- 4301	Rev 5
ARC-HSL- 4302	Rev 5

GFA Method of Measurement:

The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, or from the back of the mullions of curtain walls, measured at a height of 1.4 metres above the floor. Areas measured to include perimeter walls around aggregate areas of exclusions, including structural core walls.

Inclusions:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

Exclusions:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

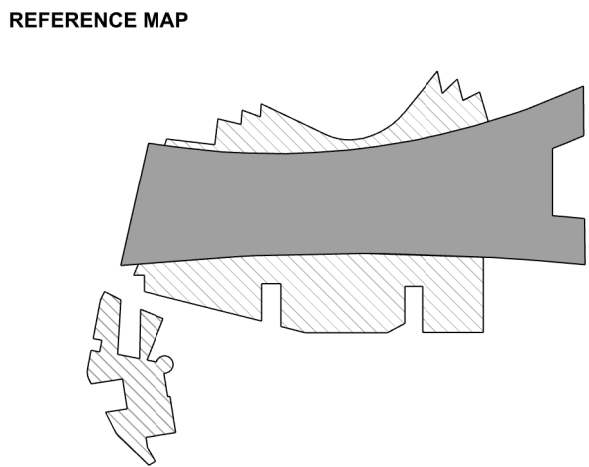
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.



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U	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	09.12.19
T	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	06.09.19
S	DA MODIFICATION 8 (IMAX)	10.04.19
R	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	05.04.18
Q	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
P	DA MODIFICATION 6 (TOWER)	23.10.17
N1	AMENDED REVISION DESCRIPTION NEW SEQUENCE DA MOD 5 (ROOM MIX)	23.10.17
N	DA MODIFICATION 4 (ROOM MIX)	15.05.17
M1	AMENDED AREAS DA MODIFICATION 3 (PODIUM)	19.10.17
M	DA MODIFICATION 3 (PODIUM)	27.04.17
L	AMENDED DEVELOPMENT APPLICATION	12.04.17
K	AMENDED DEVELOPMENT APPLICATION	06.04.17
J	AMENDED DEVELOPMENT APPLICATION	16.12.16
H	AMENDED DEVELOPMENT APPLICATION	14.12.16
G	AMENDED DEVELOPMENT APPLICATION	21.03.16
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	14.01.14
C	DEVELOPMENT APPLICATION	05.09.13
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13
REV	DESCRIPTION	DATE

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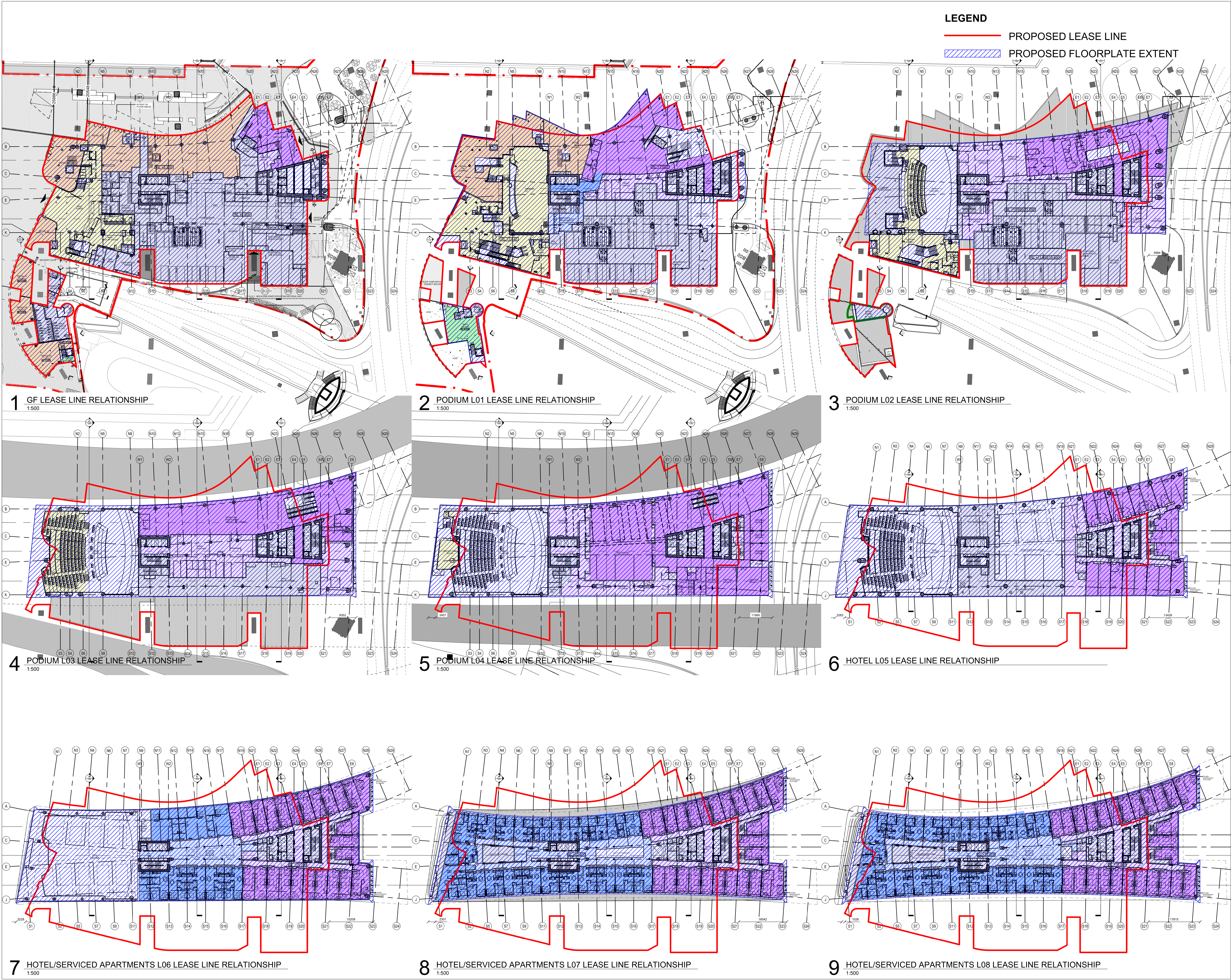
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE
GFA AREA SCHEDULE

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN RT	CO-ORD MH	REVIEWED MH	APPROVED EL
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-1052	REV U		



REFERENCE MAP

0 10 20 40m
1:500

NOTES

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REV	DESCRIPTION	DATE
K	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	06.09.19
J	DA MODIFICATION 6 (TOWER)	23.10.17
H1	DELETE HATCH AND ADDITION OF PODIUM CANOPY DA MOD 3 (PODIUM)	19.10.17
H	DA MODIFICATION 3 (PODIUM)	21.04.17
G	AMENDED DEVELOPMENT APPLICATION	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	14.02.17
E	AMENDED DEVELOPMENT APPLICATION	14.12.16
D	AMENDED DEVELOPMENT APPLICATION	01.04.16
C	AMENDED DEVELOPMENT APPLICATION	30.03.16
B	AMENDED DEVELOPMENT APPLICATION	15.12.15
A	AMENDED DEVELOPMENT APPLICATION	23.10.15
-	DEVELOPMENT APPLICATION	20.12.13

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PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

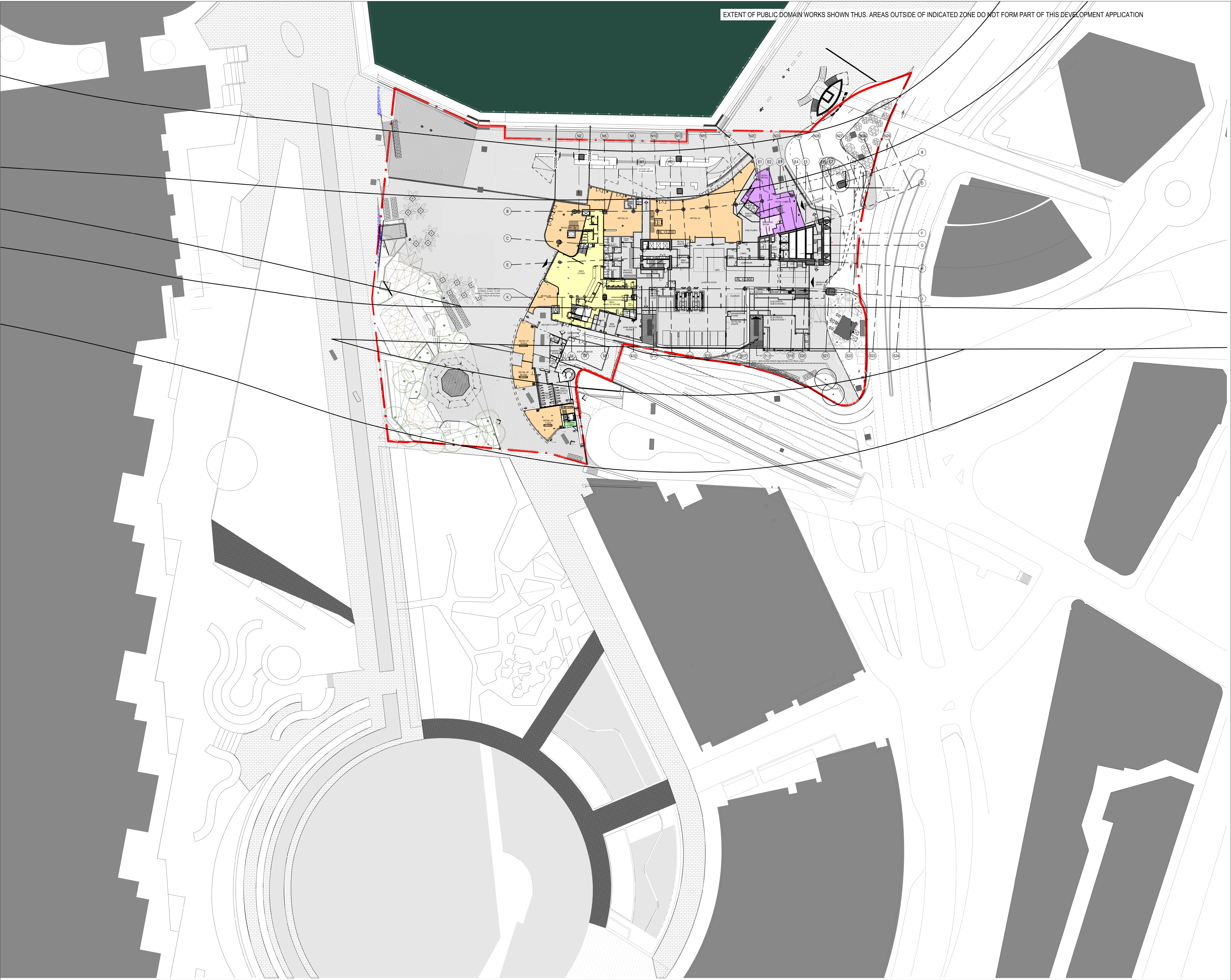
DRAWING TITLE
LEASE LINE RELATIONSHIP PLANS -
SHEET 1

STATUS
FOR APPROVAL

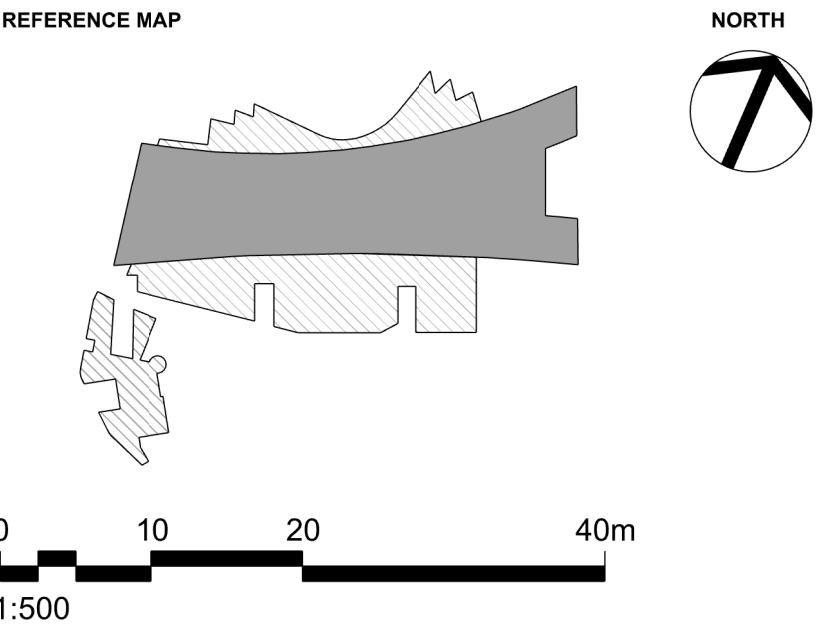
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A004409	ARC-HSL-DD-1078	K

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Original Sheet Size B1-1000 x 707mm



EXTENT OF PUBLIC DOMAIN WORKS SHOWN THUS. AREAS OUTSIDE OF INDICATED ZONE DO NOT FORM PART OF THIS DEVELOPMENT APPLICATION



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REV	DESCRIPTION	DATE
N	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	09.12.19
M	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	06.09.19
L	DA MODIFICATION 6 (TOWER)	23.10.17
K	DA MODIFICATION 3 (PODIUM)	15.09.17
J	AMENDED DEVELOPMENT APPLICATION	01.04.16
H	AMENDED DEVELOPMENT APPLICATION	30.03.16
G	AMENDED DEVELOPMENT APPLICATION	16.12.15
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	19.12.13
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
LOWER SITE PLAN

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1090	N		



REFERENCE MAP

NORTH

0 4 8 16m

1:200

NOTES

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U	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	09.12.19
T	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	06.09.19
S	DA MODIFICATION 8 (IMAX)	10.04.19
R1	INTERIOR FITOUT AMENDMENTS CLOUDED	12.06.18
R	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	05.04.18
Q	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
P	DA MODIFICATION 5 (TOWER)	18.10.17
N1	ADDITION OF CANOPY DA MOD 3 (PODIUM)	20.10.17
N	DA MODIFICATION 3 (PODIUM)	12.04.17
M	AMENDED DEVELOPMENT APPLICATION	28.03.17
L	AMENDED DEVELOPMENT APPLICATION	18.01.17
K	AMENDED DEVELOPMENT APPLICATION	26.04.16
J	AMENDED DEVELOPMENT APPLICATION	01.04.16
H	AMENDED DEVELOPMENT APPLICATION	30.03.16
G	AMENDED DEVELOPMENT APPLICATION	16.12.15
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	29.11.13
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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - GROUND FLOOR

STATUS

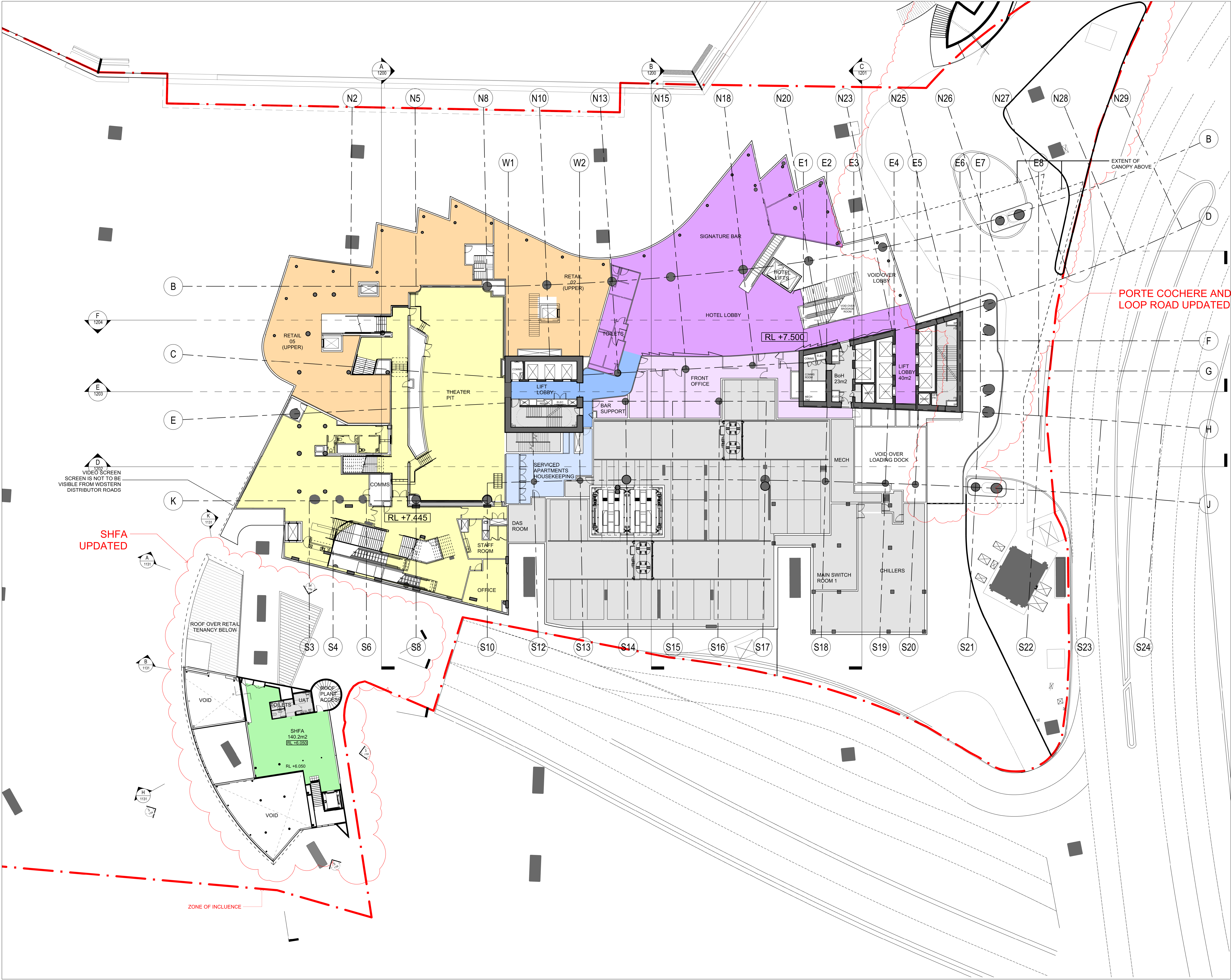
FOR APPROVAL

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PROJECT NUMBER	DRAWING NUMBER	REV
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Original Sheet Size B1-1000 x 707mm



REFERENCE MAP

0 4 8 16m

1:200

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REV	DESCRIPTION	DATE
R	DA MODIFICATION 10 (SHFA + PORTE COCHERE)	06.09.19
Q	DA MODIFICATION 8 (IMAX)	10.04.19
P1	INTERIOR FITOUT AMENDMENTS CLOUDED DA MOD 6 (TOWER)	12.06.18
P	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	05.04.18
N	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
M	DA MODIFICATION 5 (TOWER)	18.10.17
L1	ADDITION OF CANOPY DA MOD 3 (PODIUM)	20.10.17
L	DA MODIFICATION 3 (PODIUM)	12.04.17
K	AMENDED DEVELOPMENT APPLICATION	28.03.17
J	AMENDED DEVELOPMENT APPLICATION	14.12.16
H	AMENDED DEVELOPMENT APPLICATION	26.04.16
G	AMENDED DEVELOPMENT APPLICATION	21.03.16
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	29.11.13
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-	ISSUED FOR INFORMATION	19.07.13

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PROJECT

THE RIBBON HOTEL, SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - PODIUM L01

STATUS

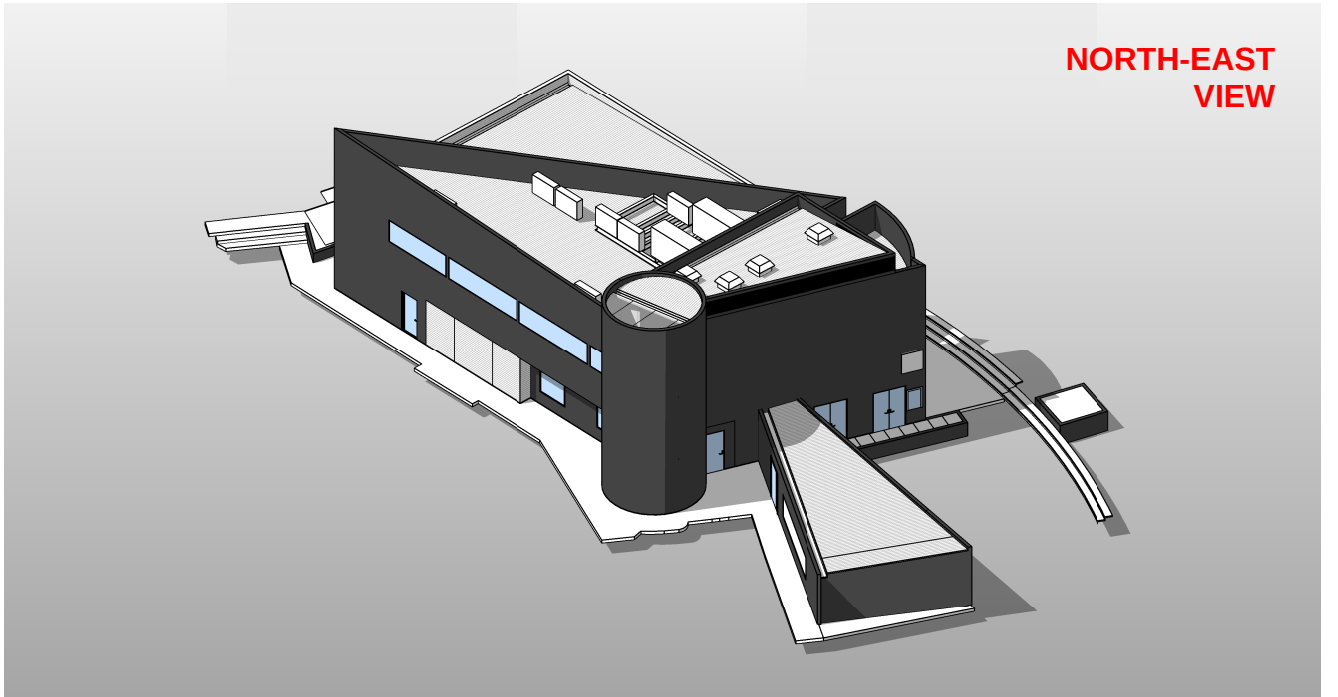
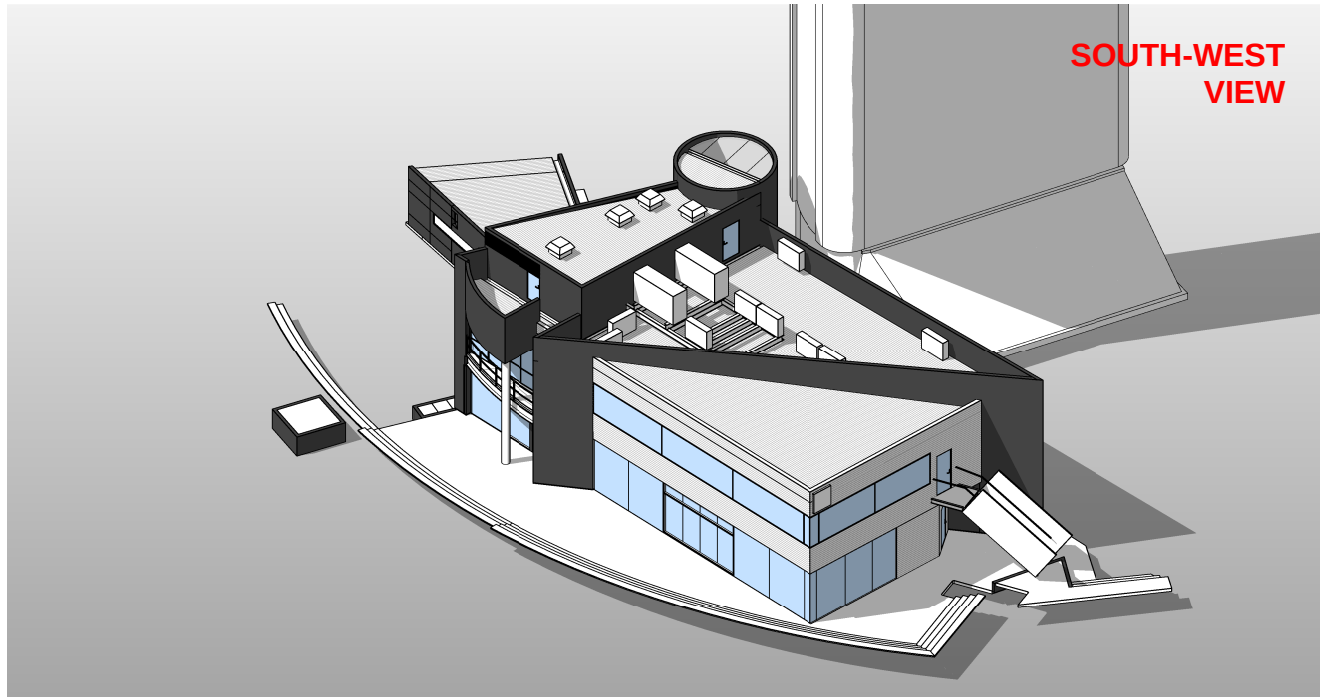
FOR APPROVAL

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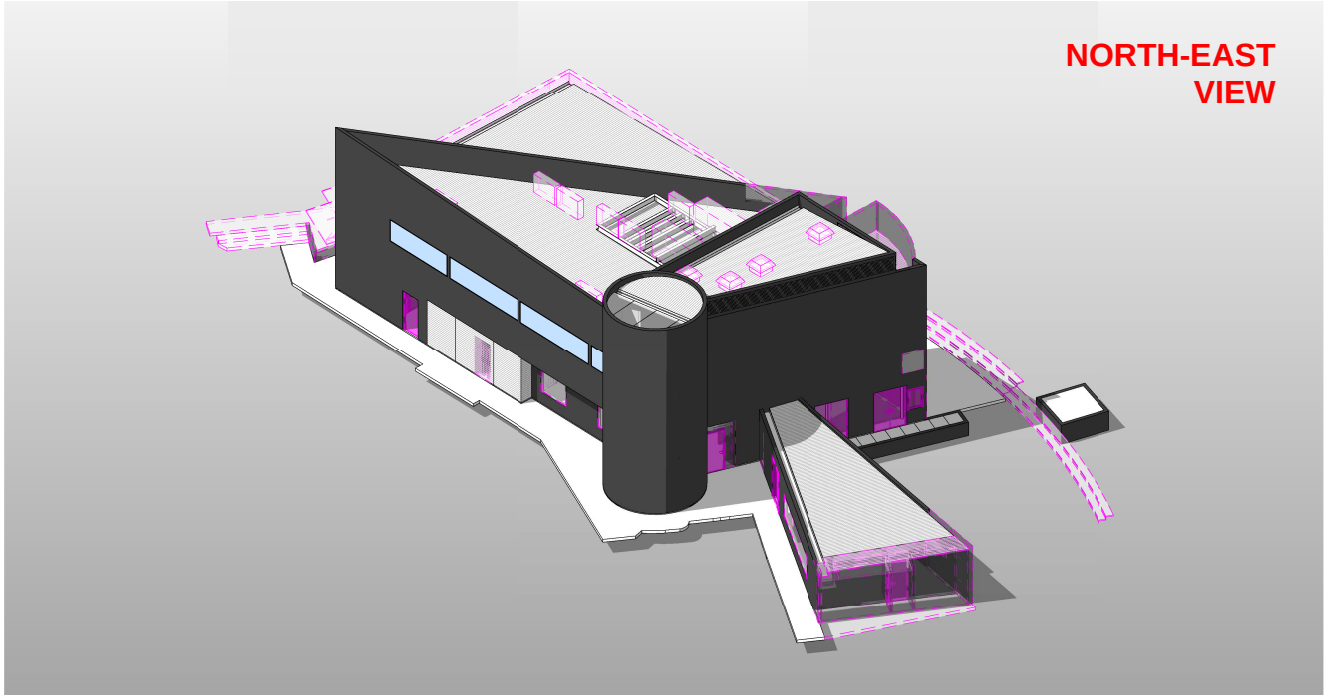
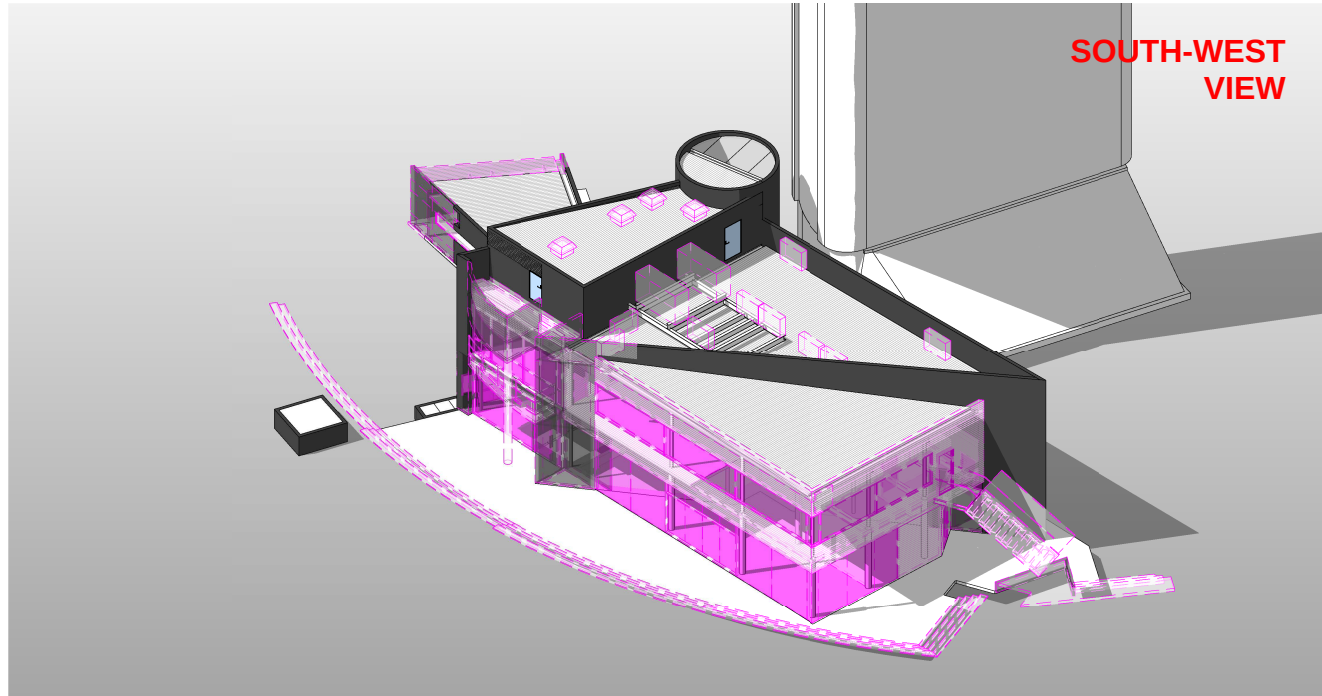
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A004409	ARC-HSL-DD-1101	R

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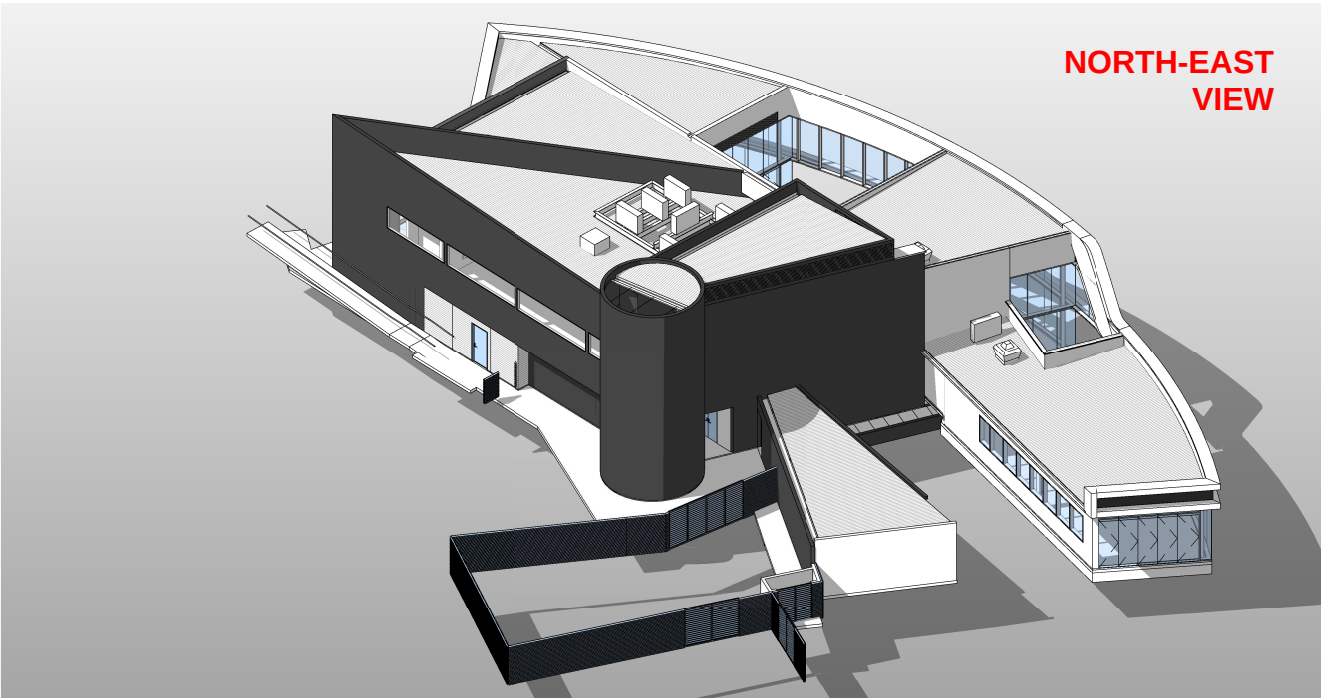
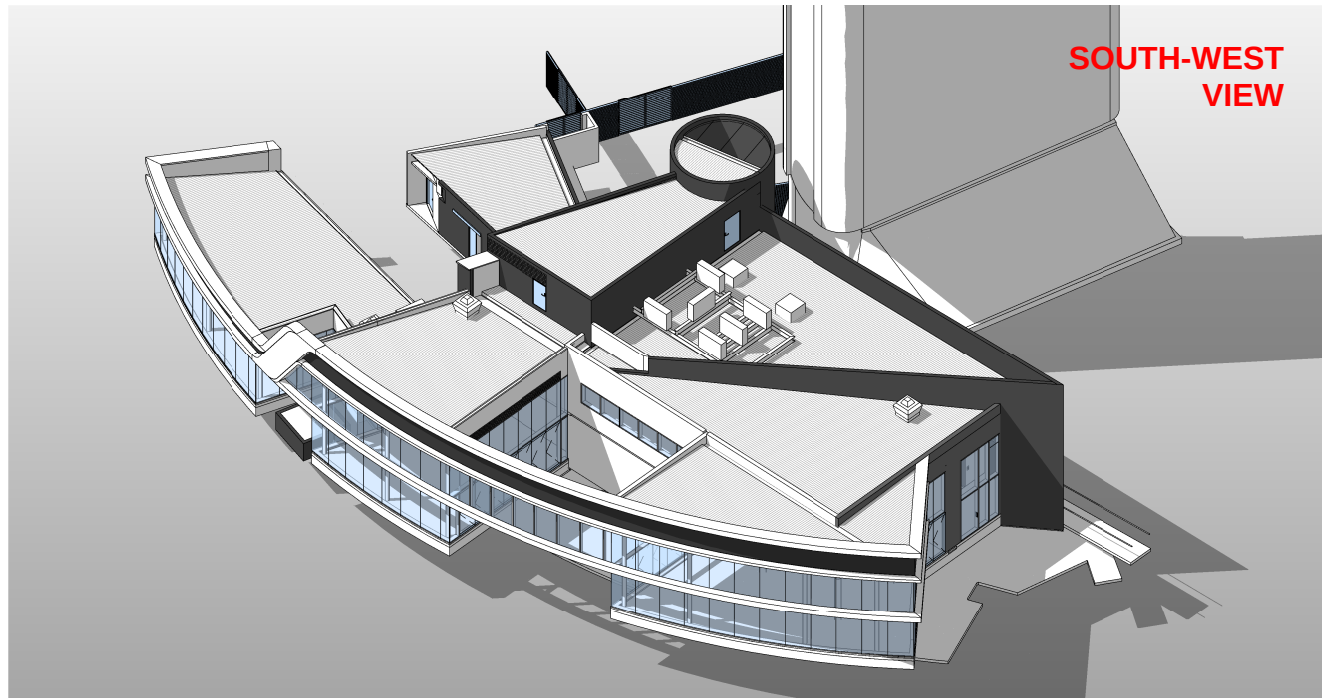
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DEMOLITION



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Australia China Hong Kong Singapore United Kingdom

HASSELL Limited
ABN 24 007 711 435

Nominated Architects NSW: Tony Grist 5350 Glenn Scott 6842 Ross de la Motte 7398

THE RIBBON HOTEL, SERVICED APARTMENTS AND RETAIL

General Building Envelope Materials Matrix

05 December 2019

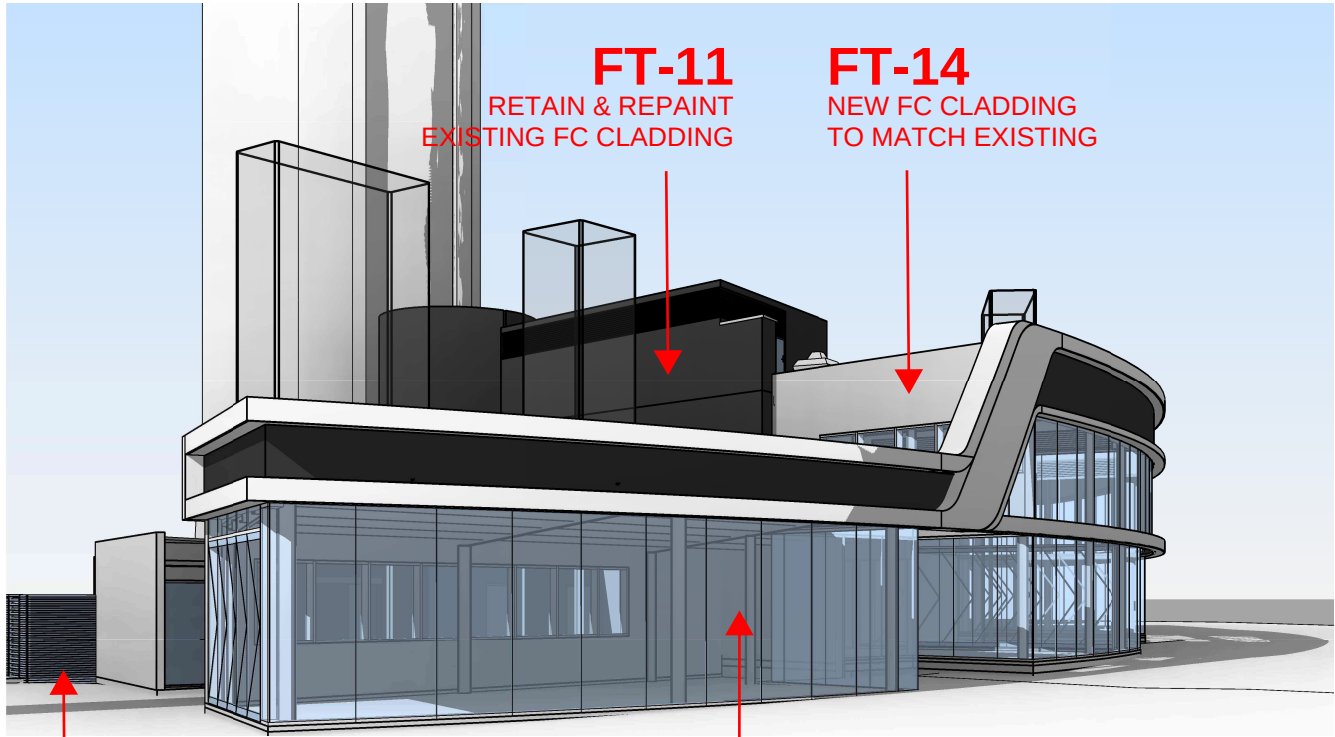
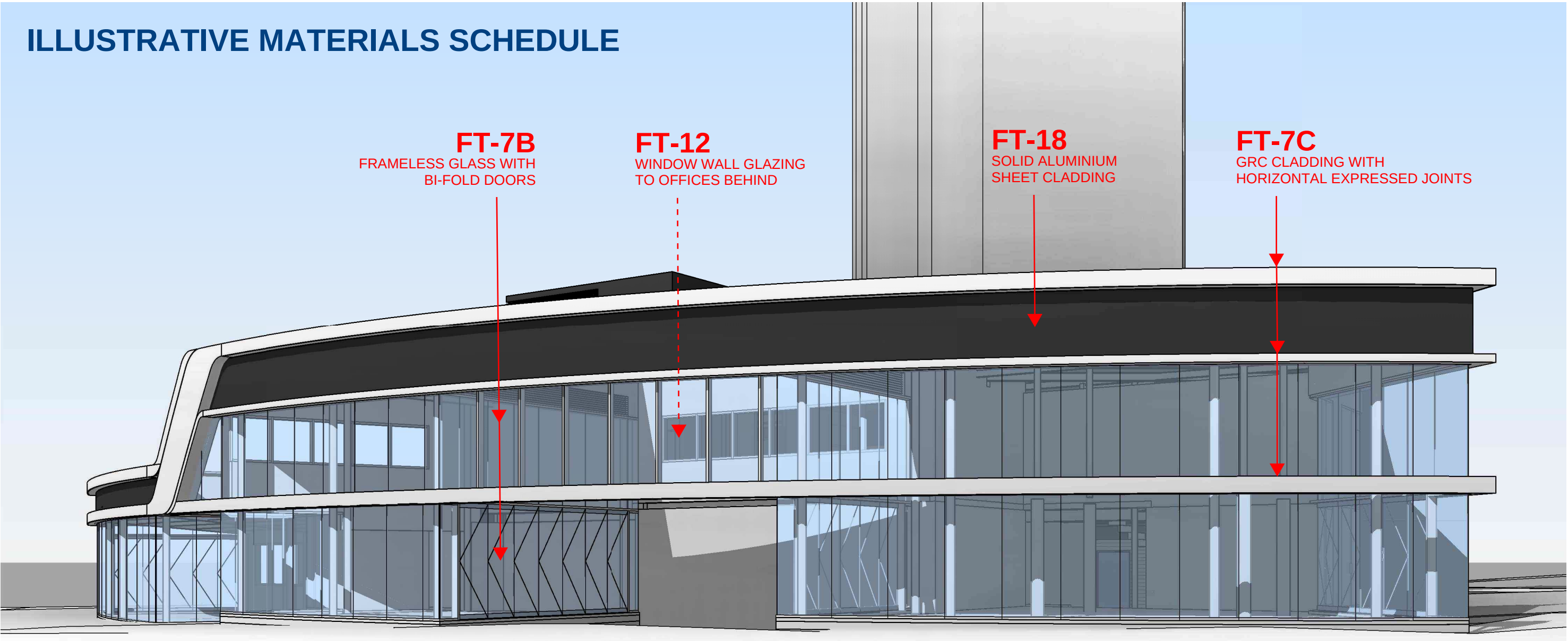
Revision E

Issued for Information

Code	Architectural Program	Typical Location	Max. Visible Light Reflectivity*				Details	Notes
			North	South	West	East		
FT-1	Hotel, Serviced Apartments	North and South elevations above podium	8%	8%	-	-	Glazed curtain wall system with aluminium framing	
FT-2	Hotel, Serviced Apartments	East and West elevations above podium	-	-	-	-	Glazed curtain wall system with aluminium framing and curved cladding	
FT-3	Hotel	Recessed area of East Elevation	-	-	-	-	Glazed curtain wall system with aluminium framing	
FT-4	Hotel, Serviced Apartments	Margin to roof; East and West elevation	-	-	-	-	Glazed curtain wall system with aluminium cladding	
FT-5	Hotel, Service Areas	East and West elevations	-	-	8%	8%	Curved and faceted sun-shading profiles in aluminium with finish to match FT-4	
FT-6	Light Well	West elevation	-	-	8%	-	Skylight in clear glass	
FT-7A	Hotel, Retail	Level 1 Podium: North, East and West elevations	8%	-	8%	8%	Frameless glass with GRC wall cladding surrounds, parapets and horizontal louvres where indicated	
FT-7B	Hotel Lobby, Retail	Ground Level Podium: North, East and West elevations	8%	-	8%	8%	Frameless glass with frameless bi-fold doors where indicated	
FT-7C	Hotel Lobby, Retail, IMAX	Podium: East, West, North South	8%	8%	8%	8%	GRC cladding with horizontal expressed joints	
FT-8	DELETED							
FT-9	Parking	South elevation	-	8%	-	-	Cladding in Aluminium panel	
FT-11	SHFA	Ground level and Level 01					Retain and repaint existing cladding	
FT-12	SHFA	Level 01	-	8%	-	-	Glazed window wall system with aluminium framing	
FT-13	SHFA	SHFA External storage	8%	-	8%	8%	Mild steel security fence with welded panels	
FT-14	SHFA	Ground Level - East	-	-	-	8%	New cladding to match existing	
FT-15	SHFA	Level 01 - Retail and office areas	8%	8%	8%	-	Frameless glass	
FT-16	SHFA	Level 01 and Parapet	8%	8%	8%	8%	GRC wall cladding surrounds and parapets where indicated	
FT-17	SHFA	West and east elevation: Toilets and stairways	8%	8%	8%	-	Frameless, 2-stage continuous louvres in extruded aluminium	
FT-18	SHFA	Level 01 and Parapet	8%	8%	8%	8%	Aluminium sheet for retail signage	

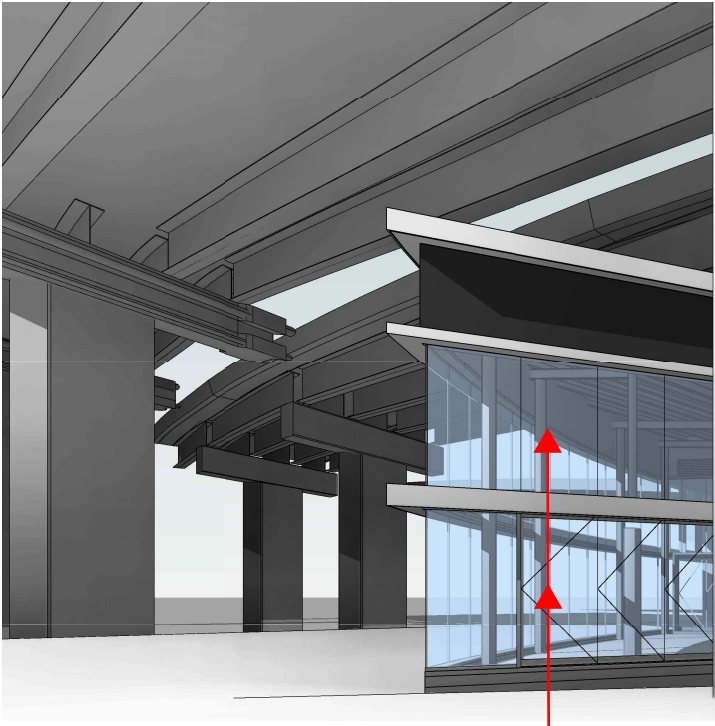
* Applies to all glazing and specular cladding materials. Information sourced from “Table 2 - Recommended Surface Reflectivity” - Cundall reflectivity study dated 16/12/2015

ILLUSTRATIVE MATERIALS SCHEDULE



FT-13
STEEL SECURITY FENCE

FT-7A
FRAMELESS GLASS WITH
GRC SURROUNDS



FT-7B
FRAMELESS GLASS WITH
BI-FOLD DOORS



FT-11
RETAIN & REPAINT
EXISTING FC CLADDING