THE RIBBON

REDEVELOPMENT OF 31 WHEAT ROAD, SYDNEY

DRAWING LIST - ARCHITECTURE

00 - TITLE SHEETS

Sheet No.	Sheet Name	Revision
1000	T1	E

01 - AREA PLANS

Sheet No.	Sheet Name	Revision
1052	GFA AREA SCHEDULE	G
1060	DRAFT LEASE PLAN	F
1070	GROUND FLOOR PROPOSED CLEARANCES TO RMS ROADWAY STRUCTURES	E
1071	PODIUM LEVEL PROPOSED CLEARANCES TO RMS ROADWAY STRUCTURES	C
1072	HOTEL LEVEL PROPOSED CLEARANCES TO RMS ROADWAY STRUCTURES	C
1073	PROPOSED CLEARANCES TO RMS ROADWAY STRUCTURES	C
1074	TEMPORARY CONSTRUCTION SCREEN CLEARANCES TO RMS ROADWAY STRUCTURES	C
1075	TEMPORARY CONSTRUCTION SCREEN CLEARANCES TO RMS ROADWAY STRUCTURES	C
1076	UPPER LEVELS CANTILEVER OVER RMS ROADWAY	C
1077	PROPOSED CANTILEVER OVER RMS ROADWAY	C

01 - SITE SETOUT

Sheet No.	Sheet Name	Revision
1078	LEASE LINE RELATIONSHIP PLANS - SHEET 1	C
1079	LEASE LINE RELATIONSHIP PLANS - SHEET 2	C
1079.1	LEASE LINE RELATIONSHIP PLANS - SHEET 3	B
1080	DEMOLITION PLAN	G
1090	LOWER SITE PLAN	H
1091	UPPER SITE PLAN	E

DRAWING LIST - ARCHITECTURE

02 - GA PLANS

Sheet No.	Sheet Name	Revision
1100	GA PLANS - GROUND FLOOR	H
1101	GA PLANS - PODIUM L01	H
1102	GA PLANS - PODIUM L02	D
1103	GA PLANS - PODIUM L03	D
1104	GA PLANS - PODIUM L04	D
1105	GA PLANS - HOTEL AND SERVICED APARTMENTS L05 AND L06	E
1106	GA PLANS - HOTEL AND SERVICED APARTMENTS L07 AND L08	D
1107	GA PLANS - HOTEL AND SERVICED APARTMENTS L09 AND L10	D
1108	GA PLANS - HOTEL AND SERVICED APARTMENTS L11 AND L12	D
1109	GA PLANS - HOTEL AND SERVICED APARTMENTS L13 AND L14	D
1110	GA PLANS - HOTEL AND SERVICED APARTMENTS L15 AND L16	D
1111	GA PLANS - HOTEL AND SERVICED APARTMENTS L17 AND L18	D
1112	GA PLANS - HOTEL L19 AND L20	D
1112.1	GA PLANS - HOTEL L21 AND L22	A
1112.2	GA PLANS - HOTEL L23 AND L24	-
1113	GA PLANS - ROOF	D

DRAWING LIST - ARCHITECTURE

05 - GA ELEVATIONS

Sheet No.	Sheet Name	Revision
1150	GA ELEVATIONS - SHEET 1	E
1151	GA ELEVATIONS - SHEET 2	E
1152	GA ELEVATIONS - SHEET 3	E
1153	GA ELEVATIONS - SHEET 4	E
1154	GA ELEVATIONS - BUILDING 2	D

06 - GA SECTIONS

Sheet No.	Sheet Name	Revision
1200	GA SECTIONS - SHEET 1	D
1201	GA SECTIONS - SHEET 2	D
1202	GA SECTIONS - SHEET 3	D
1203	GA SECTIONS - SHEET 4	D
1204	GA SECTIONS - SHEET 5	D

DRAWING LIST - ARCHITECTURE

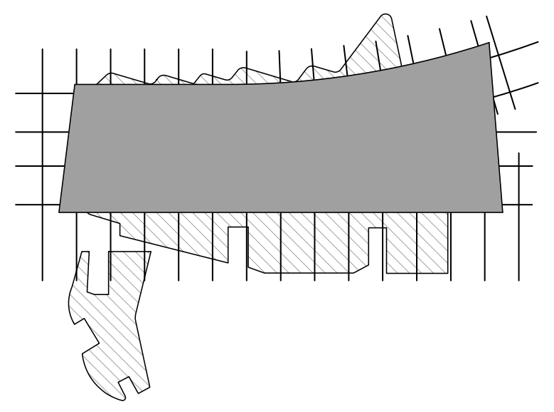
10 - INTERFACE DETAILS

Sheet No.	Sheet Name	Revision
1350	SECTION DETAILS	C

27 - MISCELLANEOUS

Sheet No.	Sheet Name	Revision
1930	MATERIALS AND FINISHES PALETTE	D
1950	ARTIST'S IMPRESSION 1	D
1951	ARTIST'S IMPRESSION 2	D
1952	ARTIST'S IMPRESSION 3	D

REFERENCE MAP



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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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

T1

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1000	E

Original Sheet Size B1-1000 x 707mm

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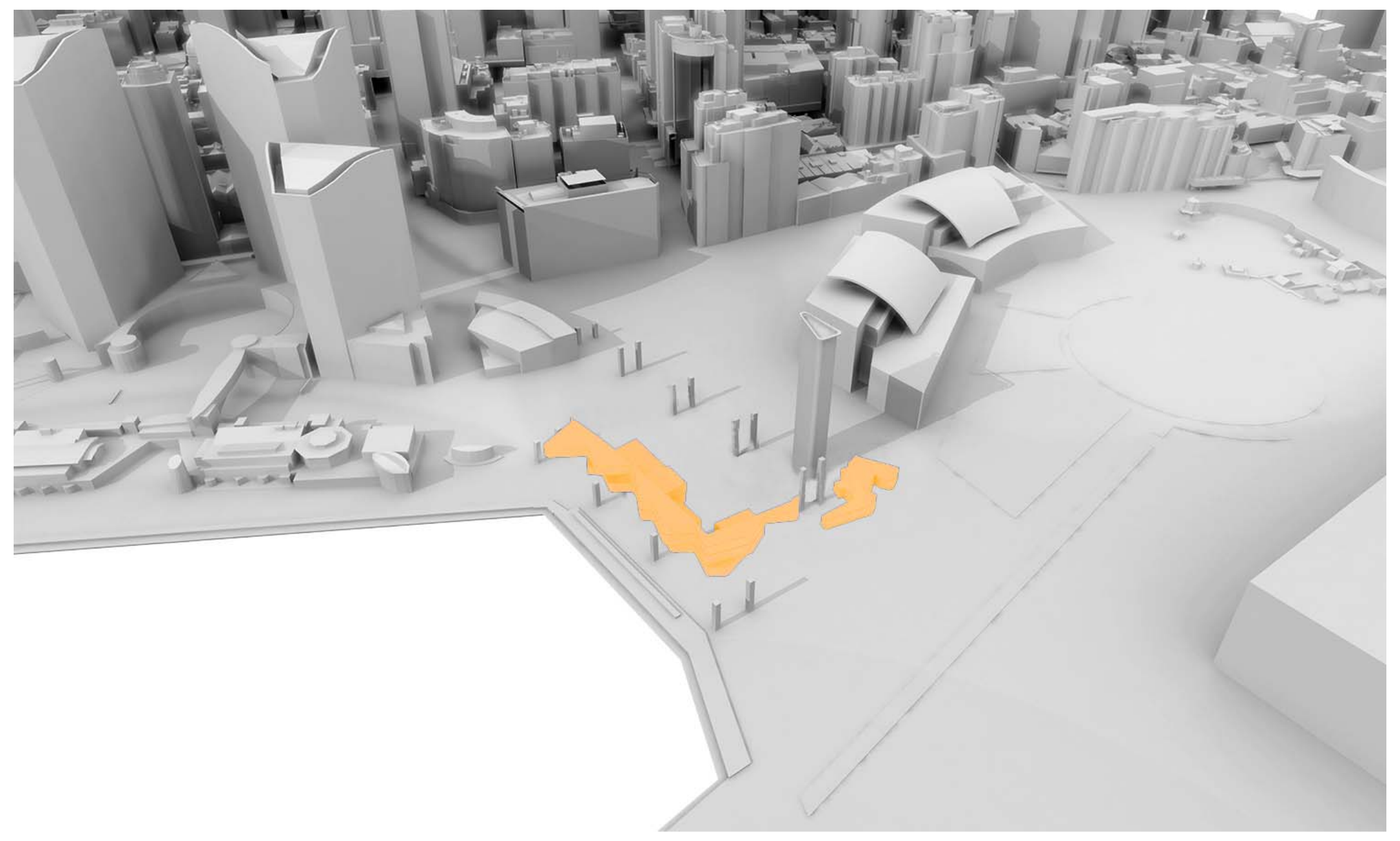
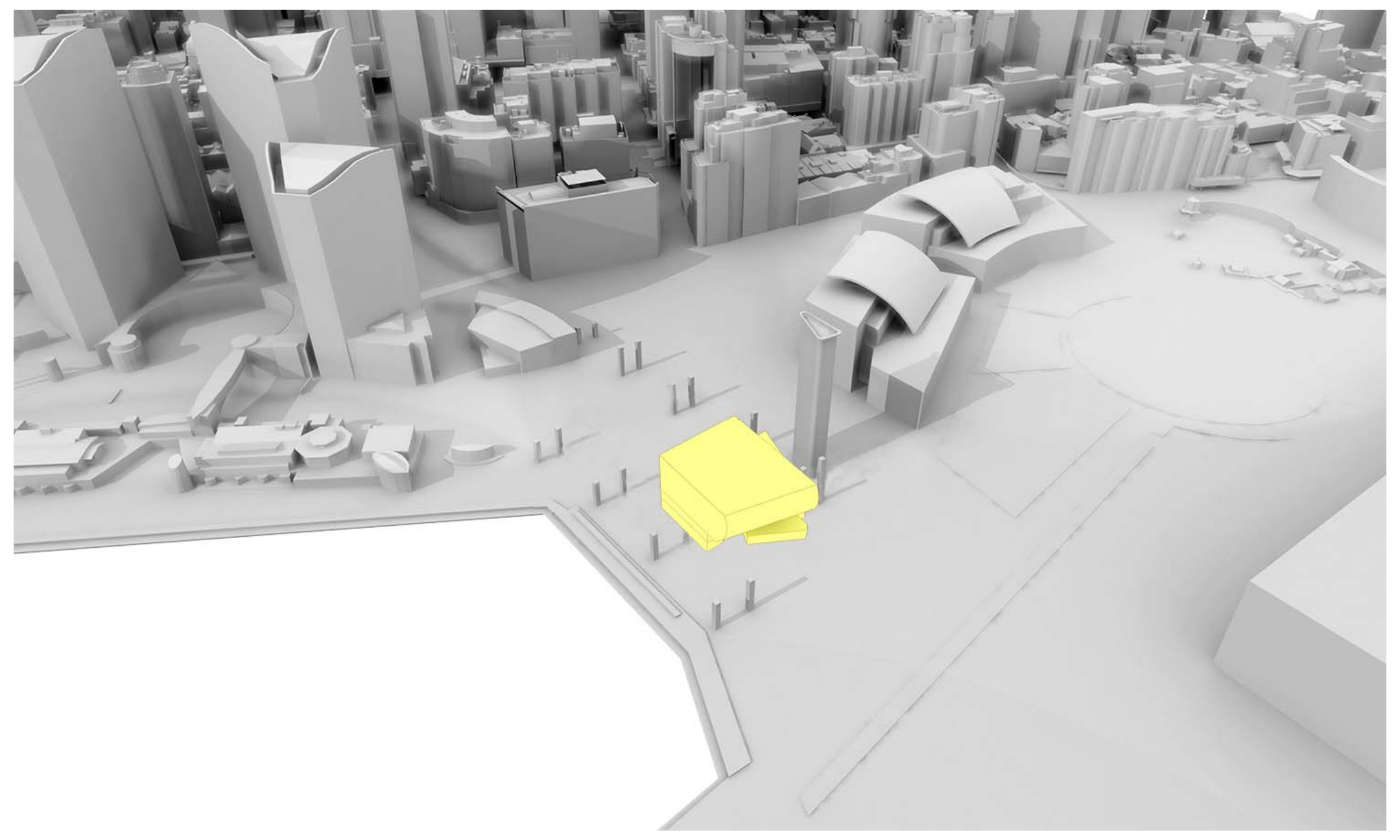
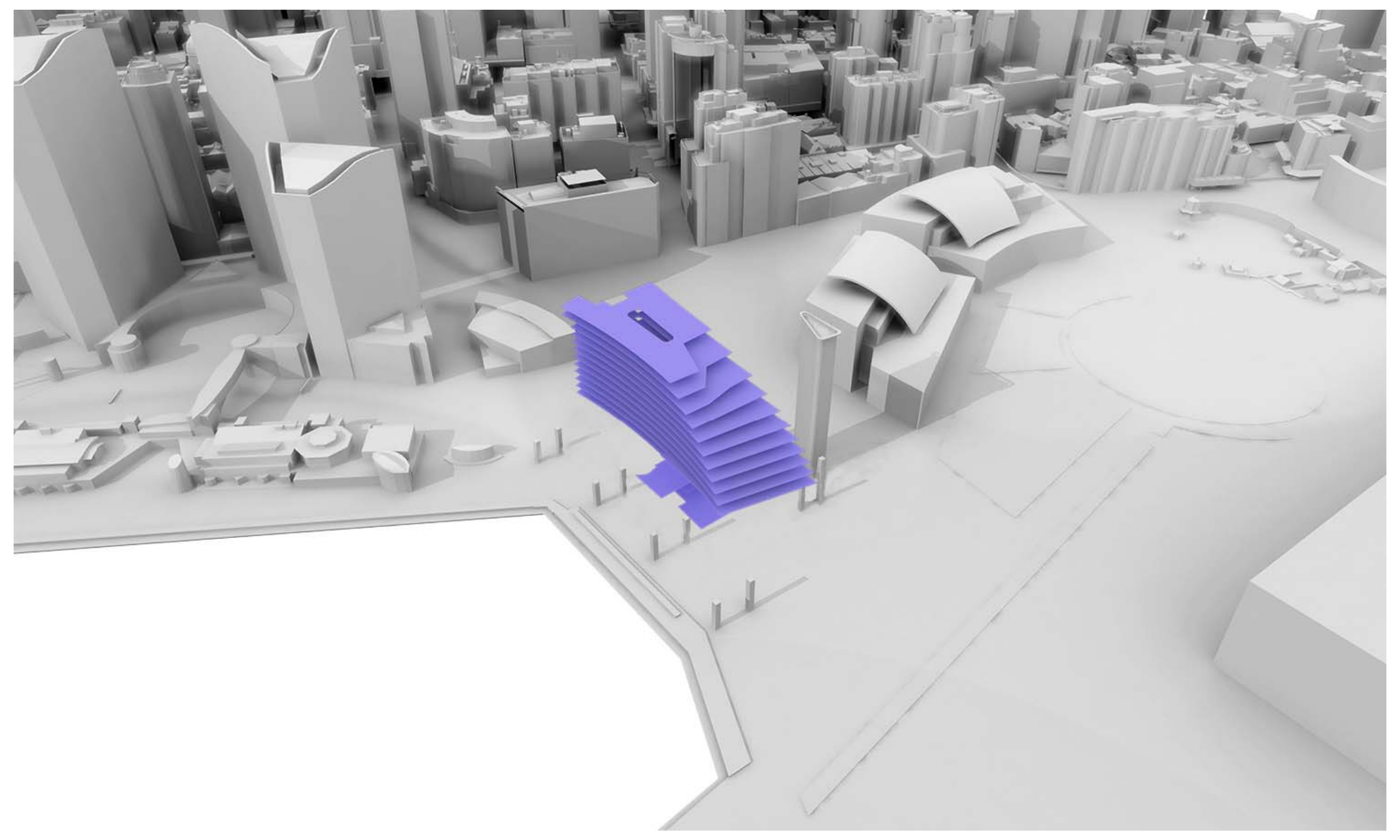
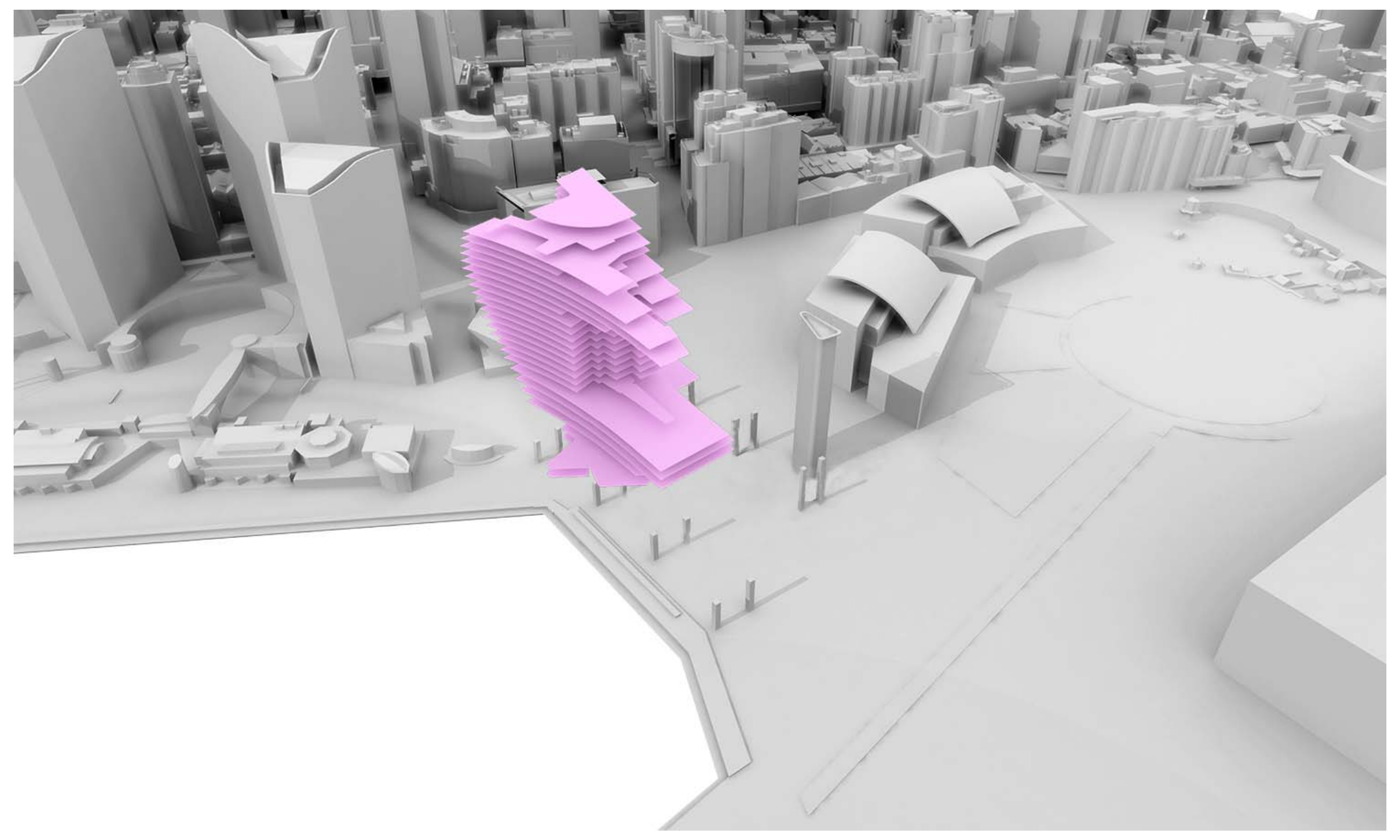


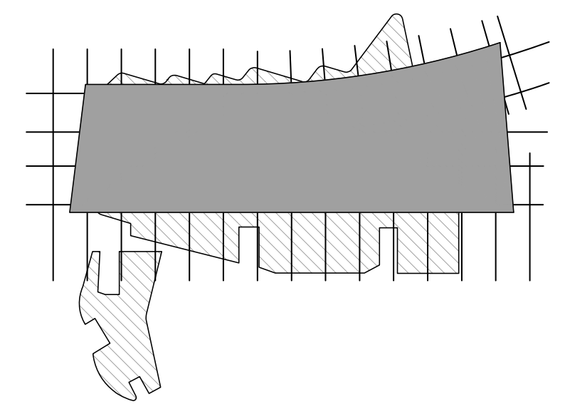






LEVEL	RETAIL	CINEMA	SHFA	SERVICED APARTMENTS	HOTEL	CAR PARKS	TOTAL
H L24					208m²		208m²
H L23					618m²		618m²
H L22					1134m²		1134m²
H L21					876m²		876m²
H L20					1743m²		1743m²
H L19					1858m²		1858m²
H/SA L18				251m²	1830m²		2081m²
H/SA L17				371m²	1338m²		1709m²
H/SA L16				1019m²	1374m²		2393m²
H/SA L15				1183m²	1391m²		2574m²
H/SA L14				1283m²	1376m²		2659m²
H/SA L13				1378m²	1354m²		2732m²
H/SA L12				1461m²	1328m²		2789m²
H/SA L11				1628m²	1284m²		2912m²
H/SA L10				1704m²	1349m²		3053m²
H/SA L09				1864m²	1229m²		3093m²
H/SA L08				1848m²	1271m²		3119m²
H/SA L07				2124m²	1107m²		3231m²
H/SA L06		81m²		945m²	1196m²		2222m²
H L05		192m²		30m²	1143m²		1365m²
P L04		213m²		31m²	2254m²		2498m²
P L03		214m²		32m²	1895m²		2141m²
P L02		715m²		145m²	1087m²		1927m²
P L01	550m²	1049m²	301m²	31m²	971m²		2902m²
GF	1249m²	753m²	66m²	31m²	789m²		2888m²
TOTAL	**1799m²**	**3217m²**	**367m²**	**17352m²**	**31990m²**	**170**	**54725m²**

REFERENCE MAP



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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	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1052	G

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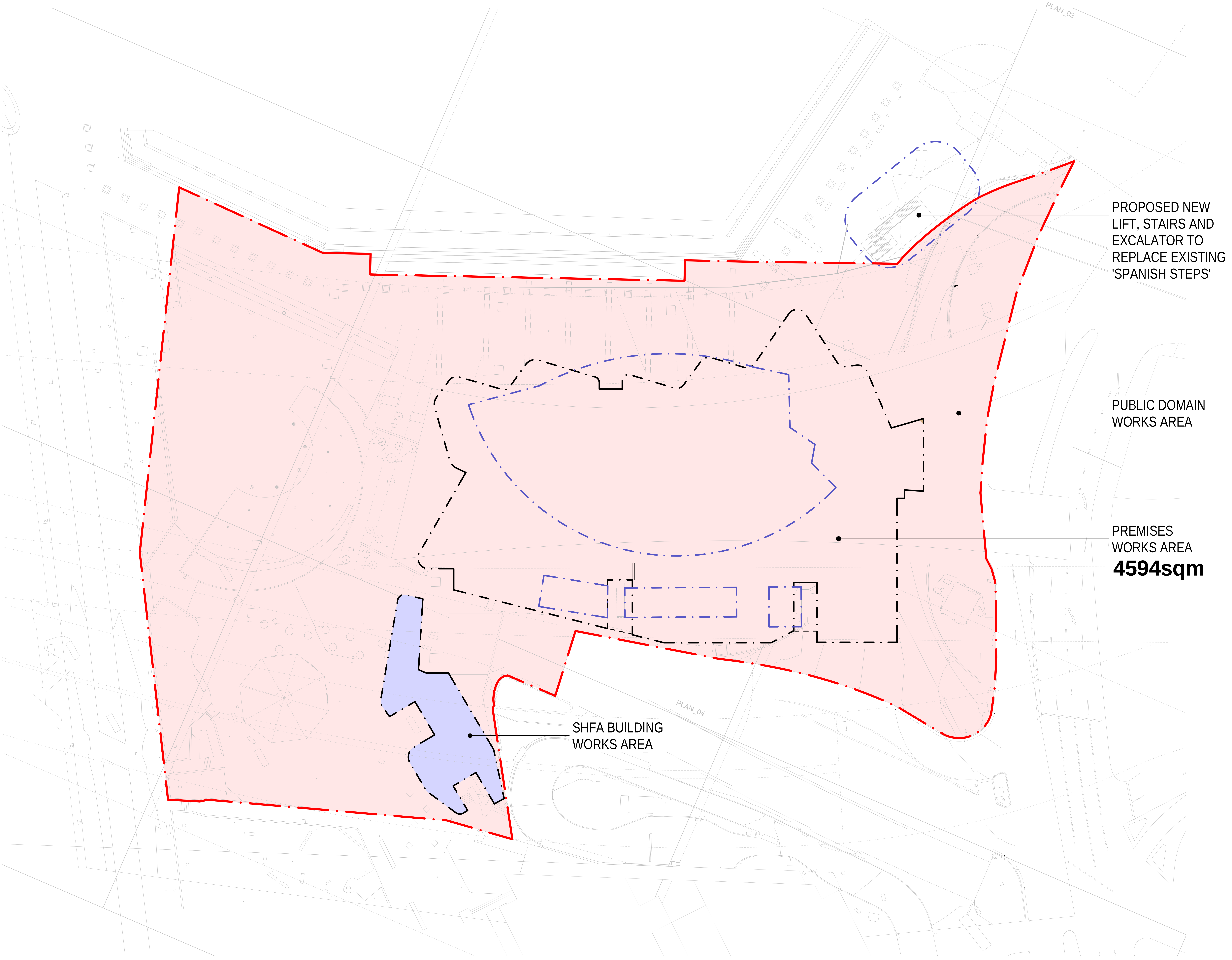


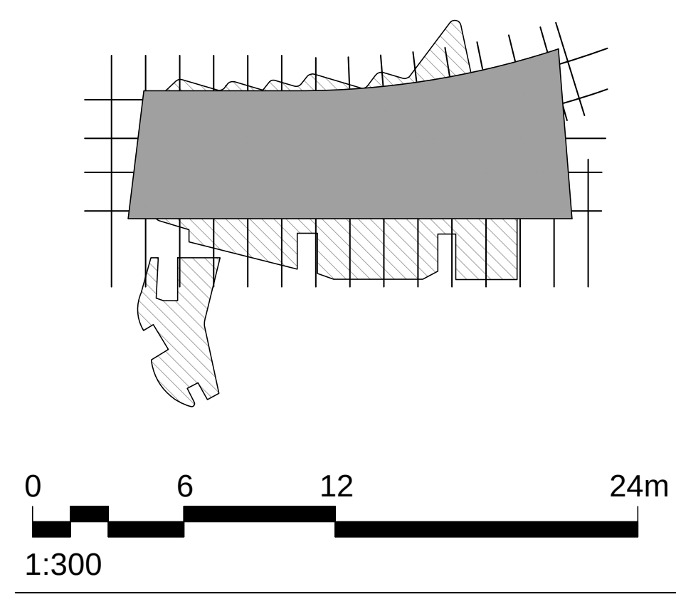
PROPOSED NEW LIFT, STAIRS AND ESCALATOR TO REPLACE EXISTING 'SPANISH STEPS'

PUBLIC DOMAIN WORKS AREA

PREMISES WORKS AREA
4594sqm

SHFA BUILDING WORKS AREA

REFERENCE MAP



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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

DRAFT LEASE PLAN

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:300	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1060	F

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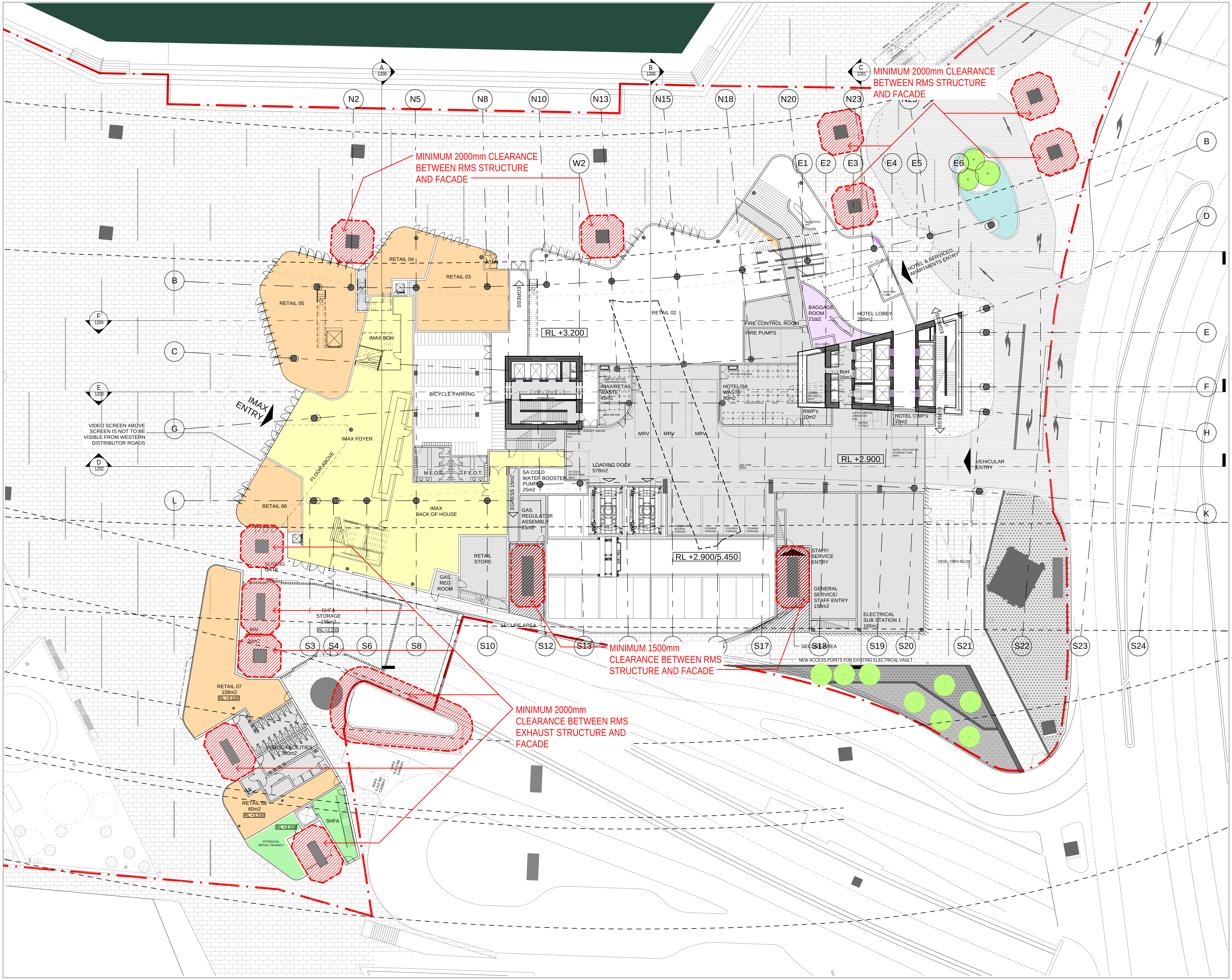
MINIMUM 2000mm CLEARANCE BETWEEN RMS STRUCTURE AND FACADE
MINIMUM 2000mm CLEARANCE BETWEEN RMS STRUCTURE AND FACADE
MINIMUM 1500mm CLEARANCE BETWEEN RMS STRUCTURE AND FACADE
MINIMUM 2000mm CLEARANCE BETWEEN RMS EXHAUST STRUCTURE AND FACADE
A 1200
B 1200
C 1201
F 1204
E 1203
D 1202
N2
N5
N8
N10
N13
N15
N18
N20
N23
W2
E1
E2
E3
E4
E5
E6
B
C
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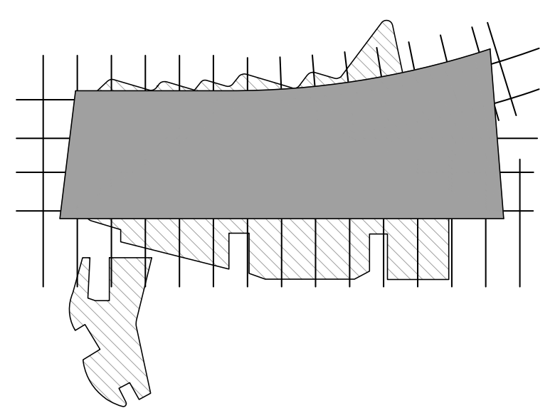
K
S3
S4
S6
S8
S10
S12
S13
S17
S18
S19
S20
S21
S22
S23
S24
RETAIL 05
RETAIL 04
RETAIL 03
ATMs
EGRESS
IMAX BOH
BICYCLE PARKING
IMAX ENTRY
VIDEO SCREEN ABOVE SCREEN IS NOT TO BE VISIBLE FROM WESTERN DISTRIBUTOR ROADS
IMAX FOYER
FLOOR ABOVE
M E.O.T.
F E.O.T.
RETAIL 06
IMAX BACK OF HOUSE
SLIDING GATE
RETAIL STORE
GAS REG ROOM
SHFA STORAGE 195m2
RL +3.200
BIN STORE 26m2
SECURE AREA
RETAIL 07 158m2
RL +3.100
PUBLIC FACILITIES 100m2
RETAIL 08 60m2
RL +3.100
RL +3.100
SHFA
POTENTIAL RETAIL TENANCY
SHFA 5.4x2.6M CARBAY
SHFA 8.8x3.5M CARBAY
RETAIL 02
RL +3.200
COMMS
ELEC
WS
HYD
FS
RETAIL REFUSE (REFRIGERATED)
IMAX/RETAIL WASTE 45m2
IMAX REFUSE
COMMUNAL TENANCY GREASE ARRESTOR 6m2
MRV
MRV
MRV
SA COLD WATER BOOSTER PUMP 25m2
SA COLD WATER TANK 36m2
LOADING DOCK 578m2
EGRESS 15m2
GAS REGULATOR ASSEMBLY 25m2
UNIVERSAL ACCESS PARKING
COURIER PARKING
COURIER PARKING
COURIER PARKING
RL +2.900/5.450
FIRE CONTROL ROOM
FIRE PUMPS
CONCIERGE 8m2
BAGGAGE ROOM 21m2
BELLCARTS 4m2
HOTEL LOBBY 255m2
WEATHER LOBBY
HOTEL & SERVICED APARTMENTS ENTRY
REFUSE HOLDING
HOTEL/SA WASTE 90m2
COMMS/ SECURITY 16m2
FE
E MET
FSCR
LS
BoH 20m2
ELEC 2m2
COMMS 2m2
RWP's 10m2
HOTEL GREASE ARRESTOR 6m2
MOTOR CYCLES
HOTEL CWP's 10m2
HOTEL COLD WATER STORAGE TANK 36m2
RW TANK 95m2
RL +2.900
VEHICULAR ENTRY
STAFF/ SERVICE ENTRY
GENERAL SERVICE/ STAFF ENTRY 156m2
ELECTRICAL SUB STATION 1 165m2
DIESEL TANKS BELOW
NEW ACCESS POINTS FOR EXISTING ELECTRICAL VAULT

REFERENCE MAP



NORTH

0 4 8 16m
1:200

NOTES

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REV	DESCRIPTION	DATE
F	AMENDED DEVELOPMENT APPLICATION	01.04.16
E	AMENDED DEVELOPMENT APPLICATION	30.03.16
D	AMENDED DEVELOPMENT APPLICATION	16.12.13
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
A	DEVELOPMENT APPLICATION	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GROUND FLOOR PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1070	F

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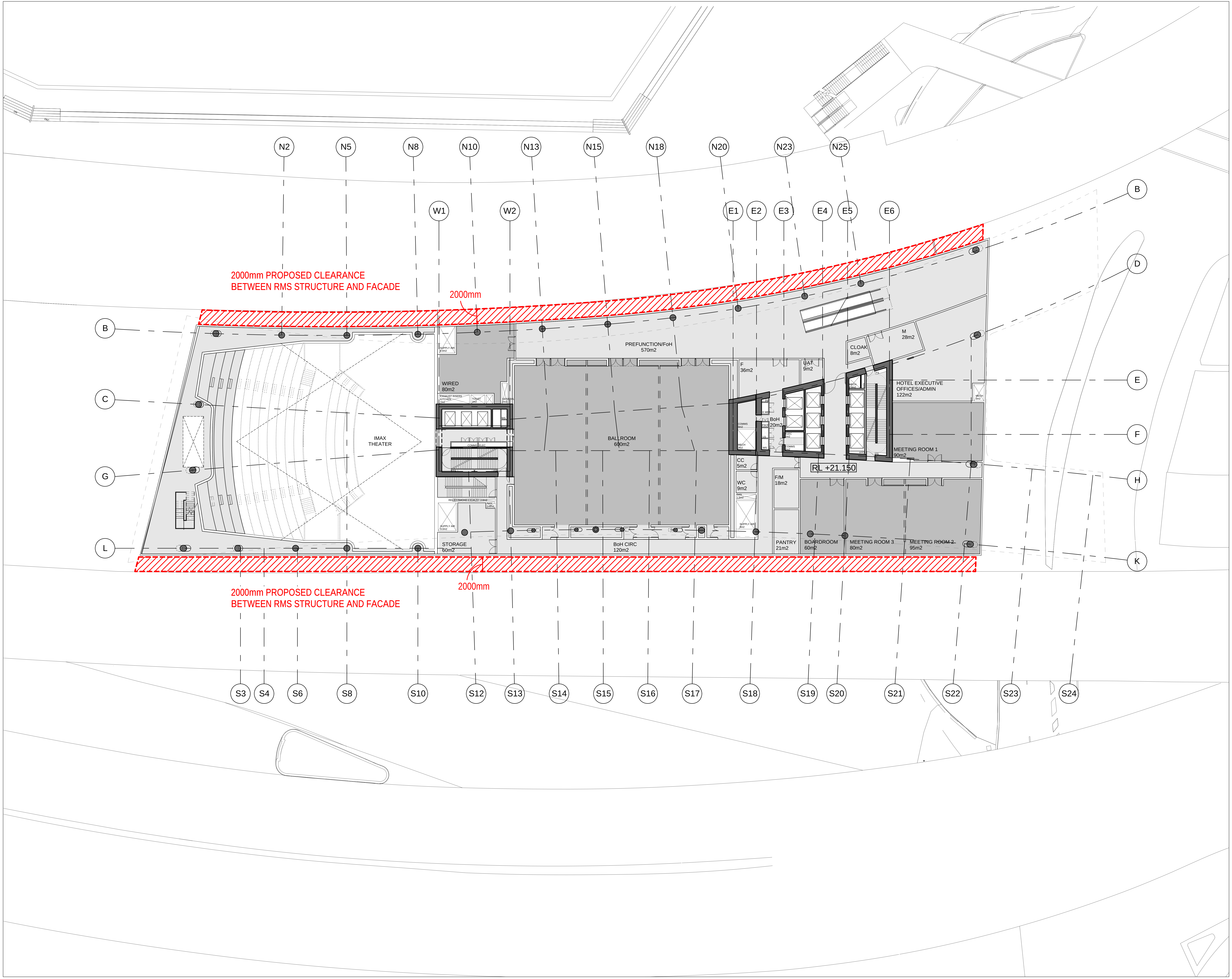
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N5
N8
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N25
W1
W2
E1
E2
E3
E4
E5
E6
B
C
G
L
D
E
F
H
K
2000mm PROPOSED CLEARANCE
BETWEEN RMS STRUCTURE AND FACADE
2000mm
IMAX
THEATER
SUPPLY AIR
8.0m2
WIRED
80m2
EXHAUST RISERS
KITCHEN
7m2
TOILET
2m2
GENERAL
2m2
WS
HYD
COMMS
ELEC
FS
RELIEF/SMOKE EXHAUST 2.0m2
SAN
0.8m2
SUPPLY AIR
9.0m2
STORAGE
60m2
PREFUNCTION/FoH
570m2
BALLROOM
600m2
BoH CIRC
120m2
F
36m2
UAT
9m2
COMMS
9m2
MECH
7m2
E MET
FSCR
LS
BoH
20m2
ELEC
2m2
COMMS
2m2
CC
5m2
WC
9m2
SAN
1.5m2
SUPPLY AIR
8m2
F/M
18m2
PANTRY
21m2
CLOAK
8m2
M
28m2
MECH
2.8m2
HOTEL EXECUTIVE
OFFICES/ADMIN
122m2
MECH
3m2
MEETING ROOM 1
90m2
RL +21.150
BOARDROOM
60m2
MEETING ROOM 3
80m2
MEETING ROOM 2
95m2
2000mm PROPOSED CLEARANCE
BETWEEN RMS STRUCTURE AND FACADE
2000mm
S3
S4
S6
S8
S10
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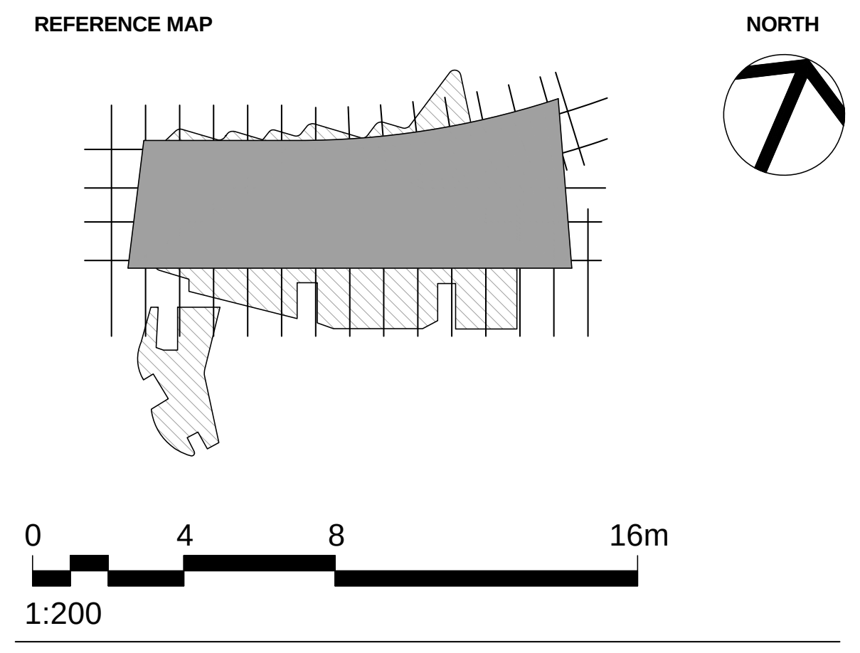
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NORTH
0
4
8
16m
1:200

NOTES

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REV	DESCRIPTION	DATE
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
A	DEVELOPMENT APPLICATION	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PODIUM LEVEL PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1071	C

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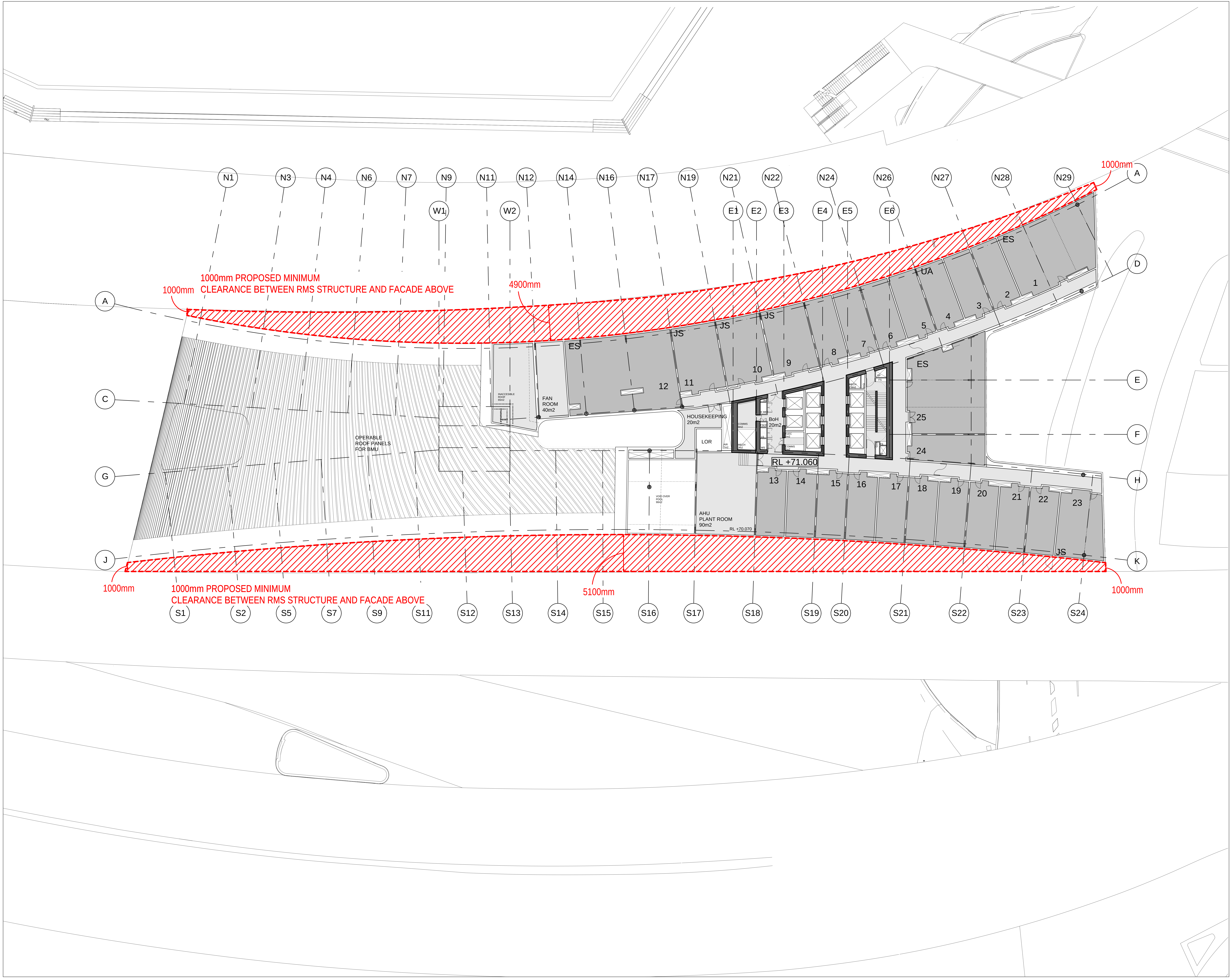
1000mm PROPOSED MINIMUM
CLEARANCE BETWEEN RMS STRUCTURE AND FACADE ABOVE
1000mm
4900mm
1000mm
1000mm PROPOSED MINIMUM
CLEARANCE BETWEEN RMS STRUCTURE AND FACADE ABOVE
1000mm
5100mm
1000mm
N1
N3
N4
N6
N7
N9
N11
N12
N14
N16
N17
N19
N21
N22
N24
N26
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N29
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OPERABLE
ROOF PANELS
FOR BMU
INACCESIBLE
ROOF
65m2
FAN
ROOM
40m2
HOUSEKEEPING
20m2
LOR
AIR
7m2
COMMS
9m2
MECH
7m2
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E MET
FSCR
LS
WS
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20m2
ELEC
2m2
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VOID OVER
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90m2
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90m2
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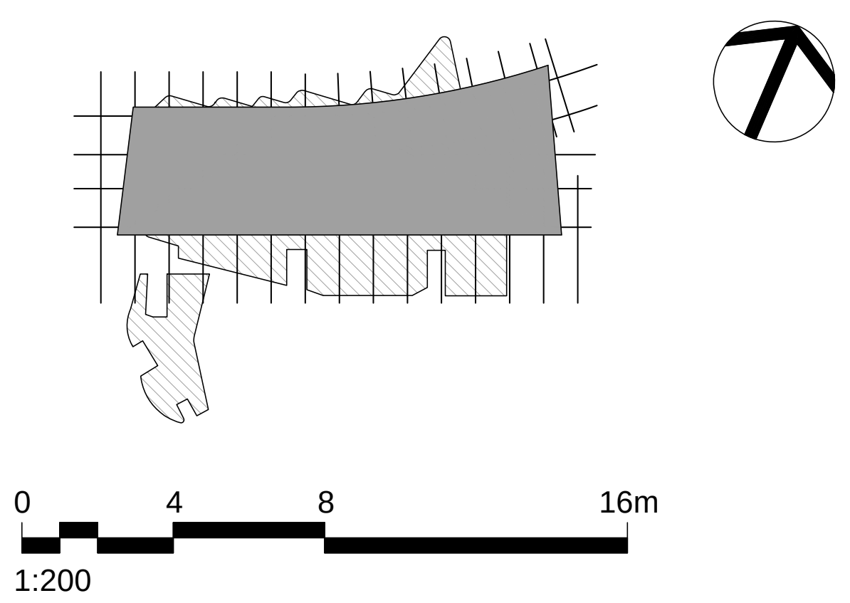
REFERENCE MAP

NORTH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NOTES

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REV	DESCRIPTION	DATE
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
A	DEVELOPMENT APPLICATION	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

ARCHITECT

HASSELL Limited ABN 007 711 435
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RUSSELL &
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

HOTEL LEVEL PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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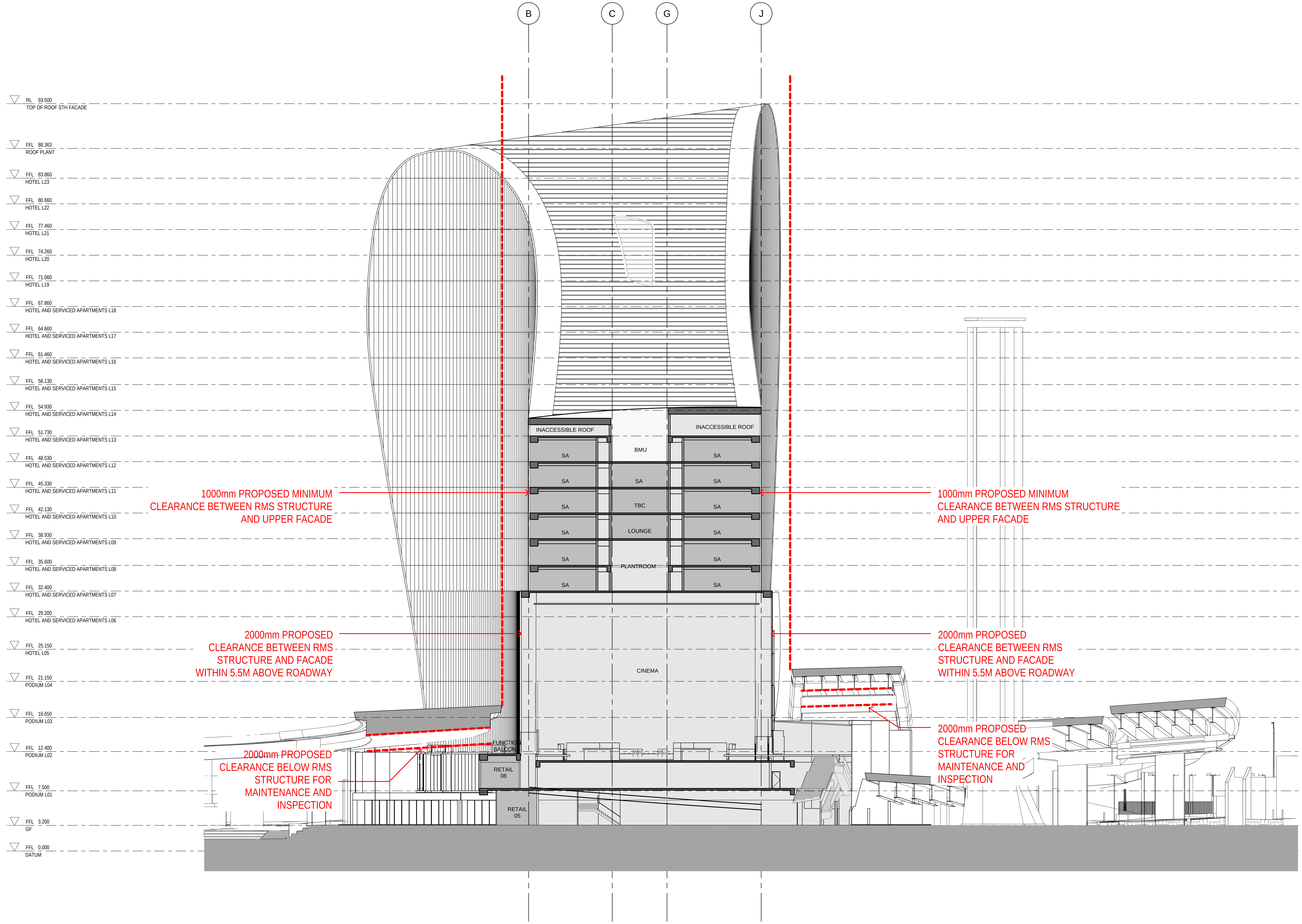
B
C
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RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
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HOTEL L21
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HOTEL AND SERVICED APARTMENTS L18
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FFL 58.130
HOTEL AND SERVICED APARTMENTS L15
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HOTEL AND SERVICED APARTMENTS L14
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HOTEL AND SERVICED APARTMENTS L13
FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
FFL 45.330
HOTEL AND SERVICED APARTMENTS L11
FFL 42.130
HOTEL AND SERVICED APARTMENTS L10
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HOTEL AND SERVICED APARTMENTS L09
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HOTEL AND SERVICED APARTMENTS L08
FFL 32.400
HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
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HOTEL L05
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PODIUM L04
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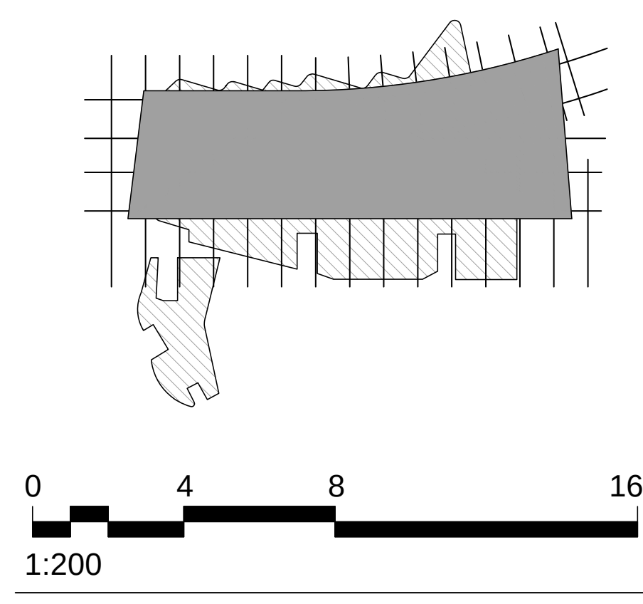
CINEMA
FUNCTION
BALCON
RETAIL 06
RETAIL 05
1000mm PROPOSED MINIMUM CLEARANCE BETWEEN RMS STRUCTURE AND UPPER FACADE
1000mm PROPOSED MINIMUM CLEARANCE BETWEEN RMS STRUCTURE AND UPPER FACADE
2000mm PROPOSED CLEARANCE BETWEEN RMS STRUCTURE AND FACADE WITHIN 5.5M ABOVE ROADWAY
2000mm PROPOSED CLEARANCE BETWEEN RMS STRUCTURE AND FACADE WITHIN 5.5M ABOVE ROADWAY
2000mm PROPOSED CLEARANCE BELOW RMS STRUCTURE FOR MAINTENANCE AND INSPECTION
2000mm PROPOSED CLEARANCE BELOW RMS STRUCTURE FOR MAINTENANCE AND INSPECTION

REFERENCE MAP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NOTES

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED CLEARANCES TO RMS ROADWAY STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1073	C

Original Sheet Size B1-1000 x 707mm

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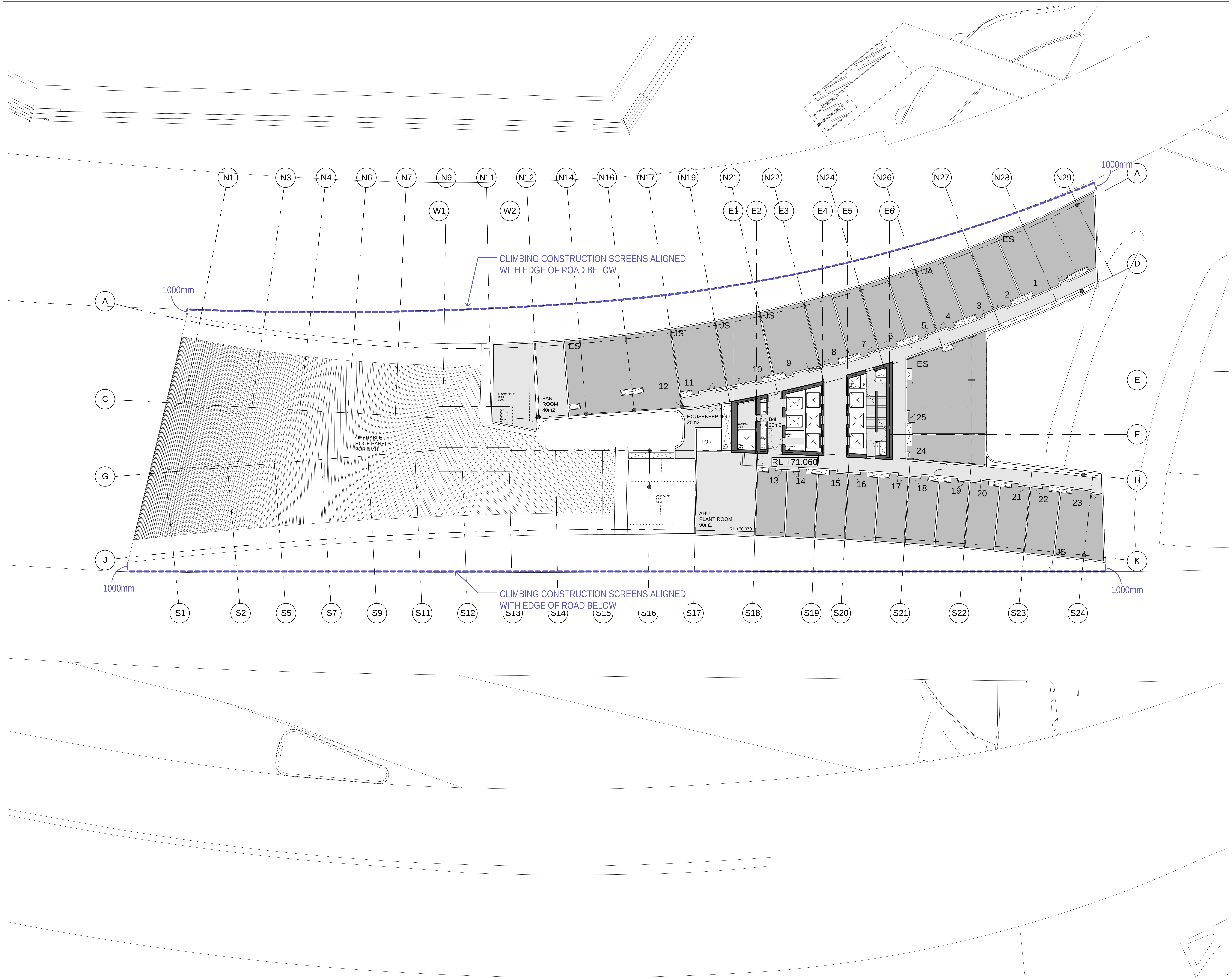
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CLIMBING CONSTRUCTION SCREENS ALIGNED WITH EDGE OF ROAD BELOW
CLIMBING CONSTRUCTION SCREENS ALIGNED WITH EDGE OF ROAD BELOW
OPERABLE ROOF PANELS FOR BMU
INACCESIBLE ROOF 65m2
FAN ROOM 40m2
HOUSEKEEPING 20m2
LOR
AIR 7m2
COMMS 9m2
MECH 7m2
BoH 20m2
ELEC 2m2
COMMS 2m2
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HYD
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LS
WS
VOID OVER POOL 90m2
AHU PLANT ROOM 90m2
RL +70.070
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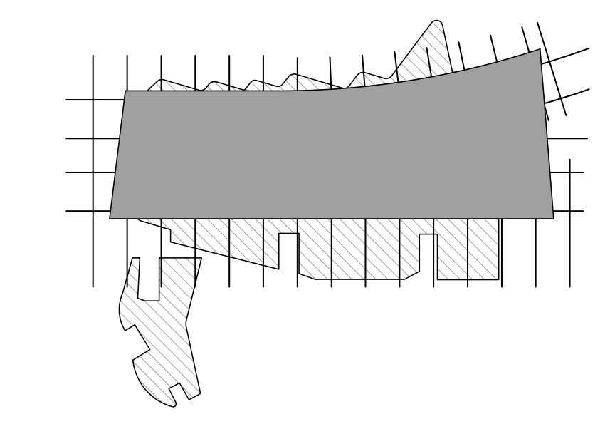

NORTH

NOTES

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RUSSELL & GEORGE

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

TEMPORARY CONSTRUCTION SCREEN
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
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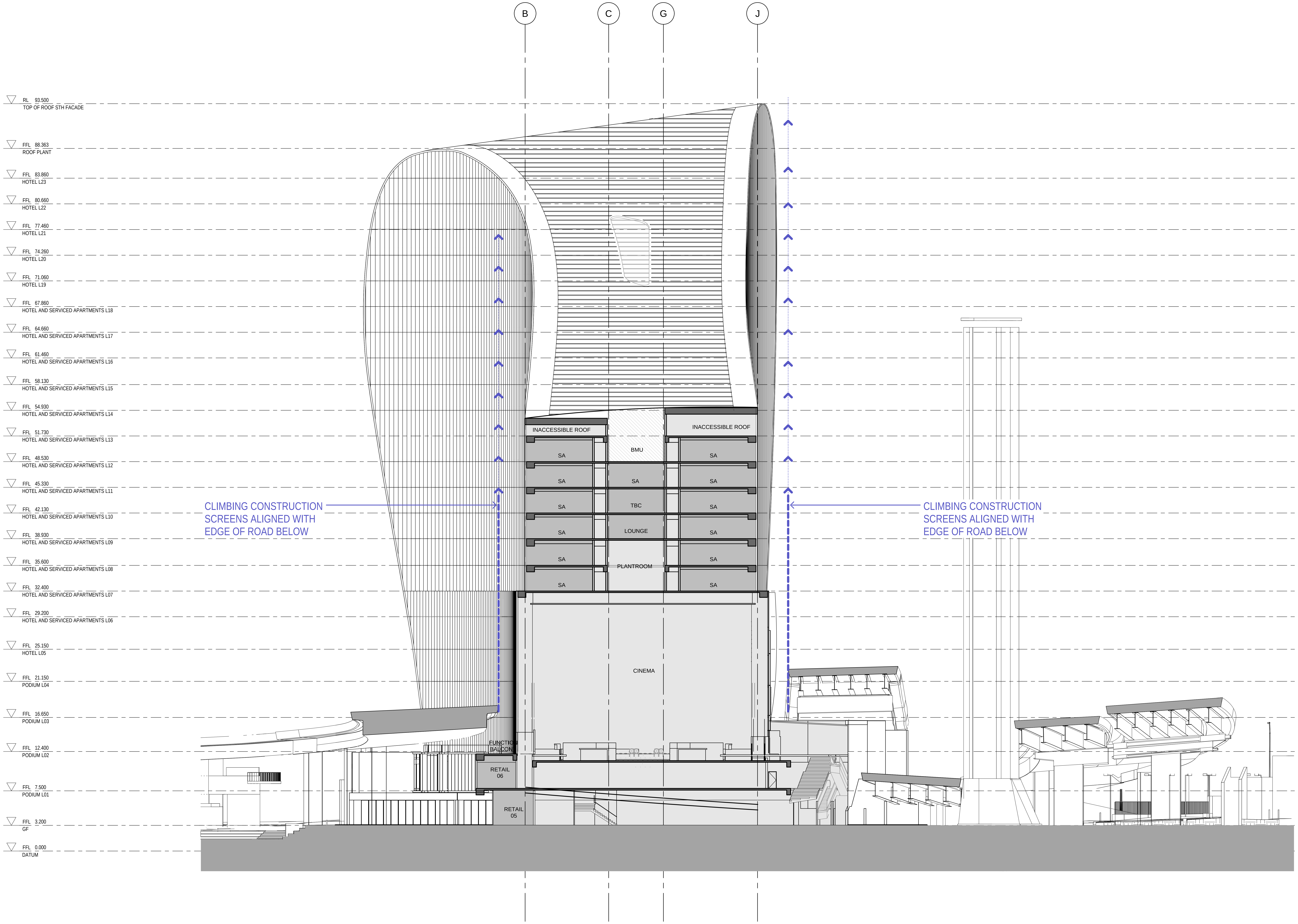
B
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RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
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HOTEL L23
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HOTEL AND SERVICED APARTMENTS L18
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HOTEL AND SERVICED APARTMENTS L13
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HOTEL AND SERVICED APARTMENTS L11
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INACCESSIBLE ROOF
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TBC
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LOUNGE
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PLANTROOM
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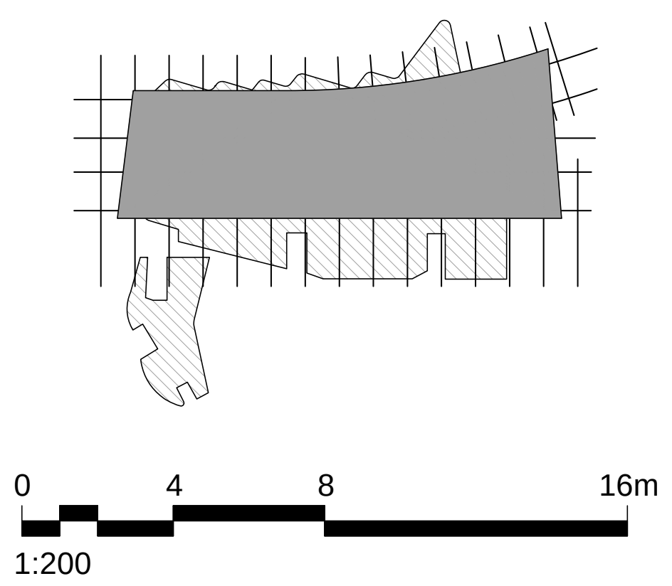
CINEMA
FUNCTION BALCONY
RETAIL 06
RETAIL 05
CLIMBING CONSTRUCTION SCREENS ALIGNED WITH EDGE OF ROAD BELOW
CLIMBING CONSTRUCTION SCREENS ALIGNED WITH EDGE OF ROAD BELOW

REFERENCE MAP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NOTES

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

TEMPORARY CONSTRUCTION SCREEN CLEARANCES TO RMS ROADWAY STRUCTURES

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1075	C

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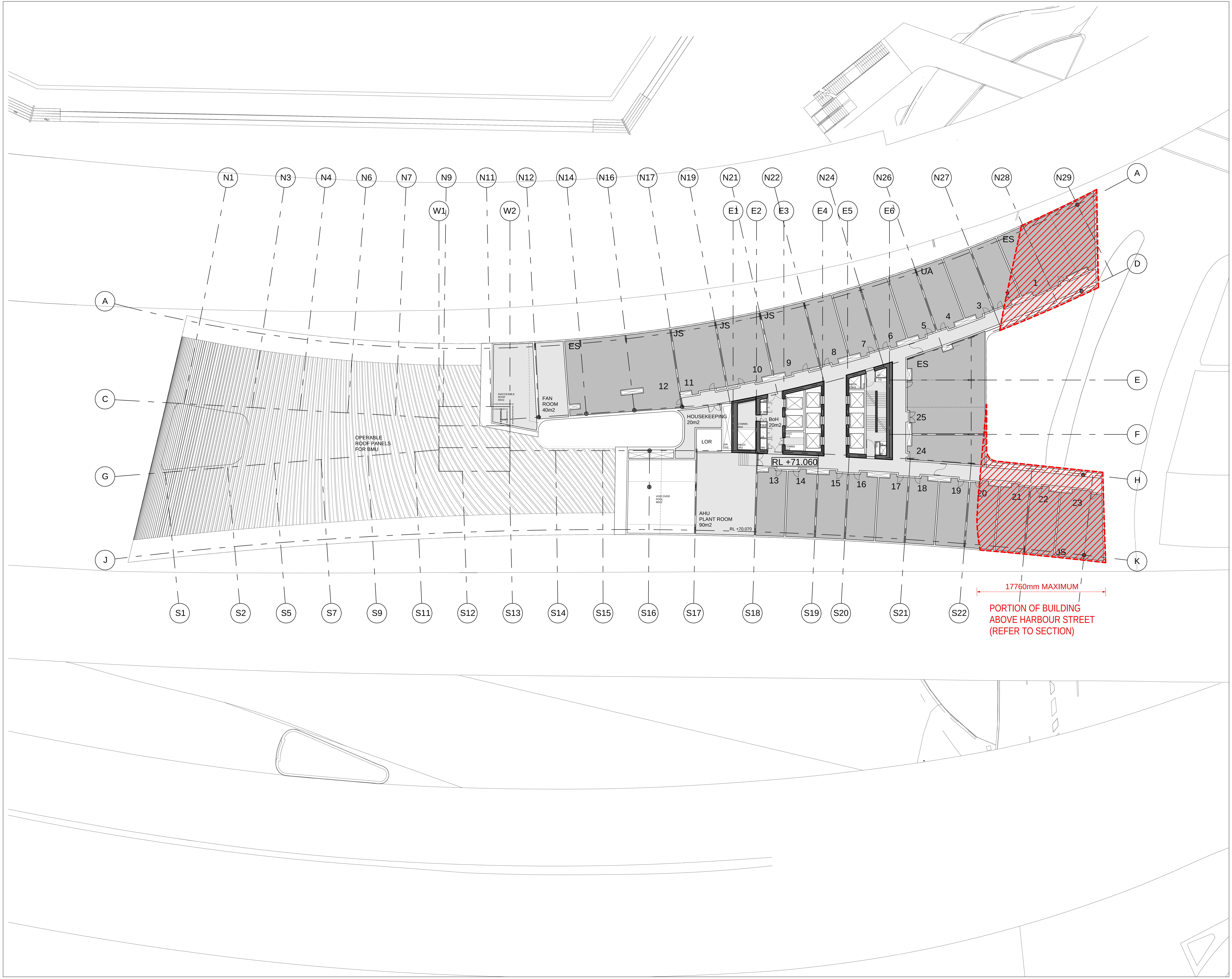
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OPERABLE ROOF PANELS FOR BMU
INACCESIBLE ROOF 65m2
FAN ROOM 40m2
HOUSEKEEPING 20m2
LOR
AIR 7m2
COMMS 9m2
MECH 7m2
FB
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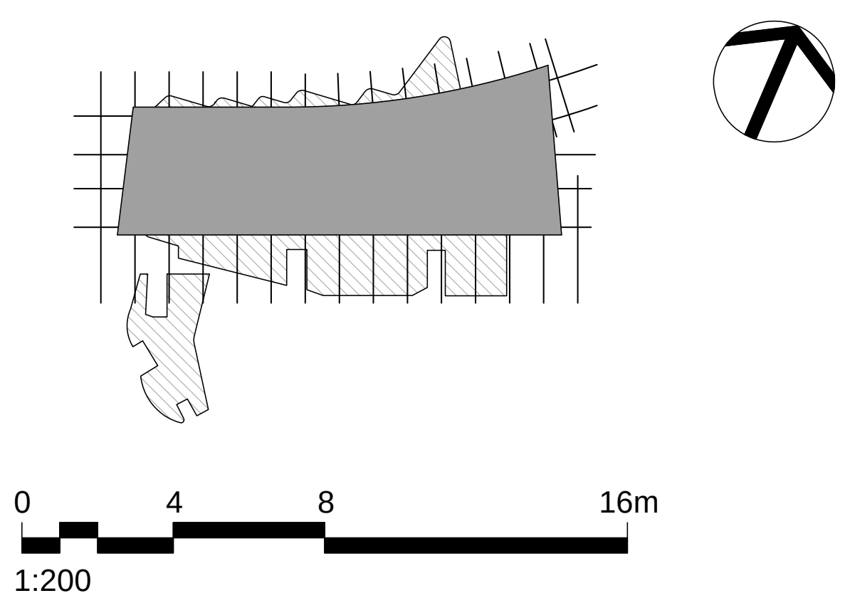
BoH 20m2
ELEC 2m2
COMMS 2m2
MECH 2.8m2
HYD
SP
FS
RL +71.060
VOID OVER POOL 90m2
AHU PLANT ROOM 90m2
RL +70.070

17760mm MAXIMUM

PORTION OF BUILDING
ABOVE HARBOUR STREET
(REFER TO SECTION)

REFERENCE MAP

NORTH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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

UPPER HOTEL LEVELS CANTILEVER
OVER RMS ROADWAY

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1076	C

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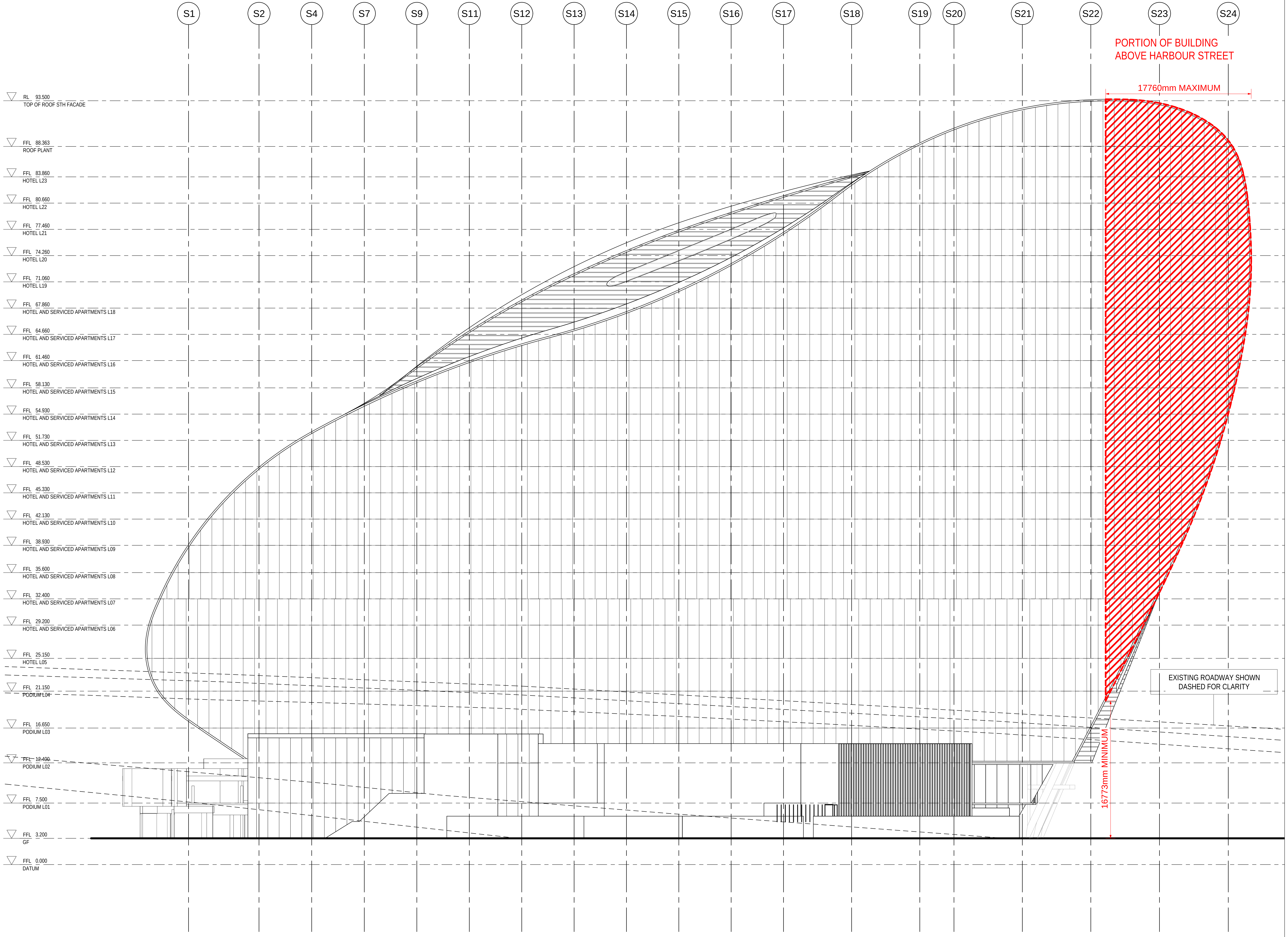
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PORTION OF BUILDING ABOVE HARBOUR STREET
17760mm MAXIMUM
16773mm MINIMUM
EXISTING ROADWAY SHOWN DASHED FOR CLARITY
RL 93.500 TOP OF ROOF STH FACADE
FFL 88.363 ROOF PLANT
FFL 83.860 HOTEL L23
FFL 80.660 HOTEL L22
FFL 77.460 HOTEL L21
FFL 74.260 HOTEL L20
FFL 71.060 HOTEL L19
FFL 67.860 HOTEL AND SERVICED APARTMENTS L18
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FFL 51.730 HOTEL AND SERVICED APARTMENTS L13
FFL 48.530 HOTEL AND SERVICED APARTMENTS L12
FFL 45.330 HOTEL AND SERVICED APARTMENTS L11
FFL 42.130 HOTEL AND SERVICED APARTMENTS L10
FFL 38.930 HOTEL AND SERVICED APARTMENTS L09
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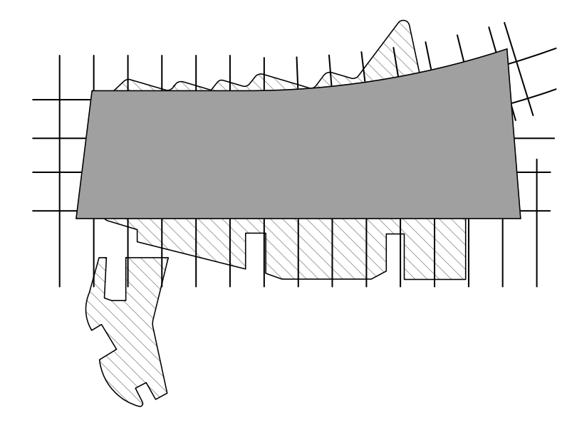
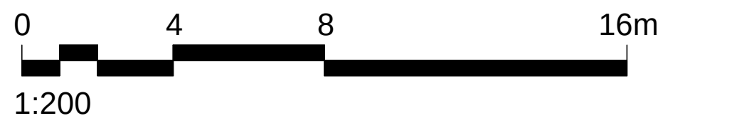
REFERENCE MAP

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NOTES

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RUSSELL & GEORGE

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED CANTILEVER OVER RMS ROADWAY

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1077	C

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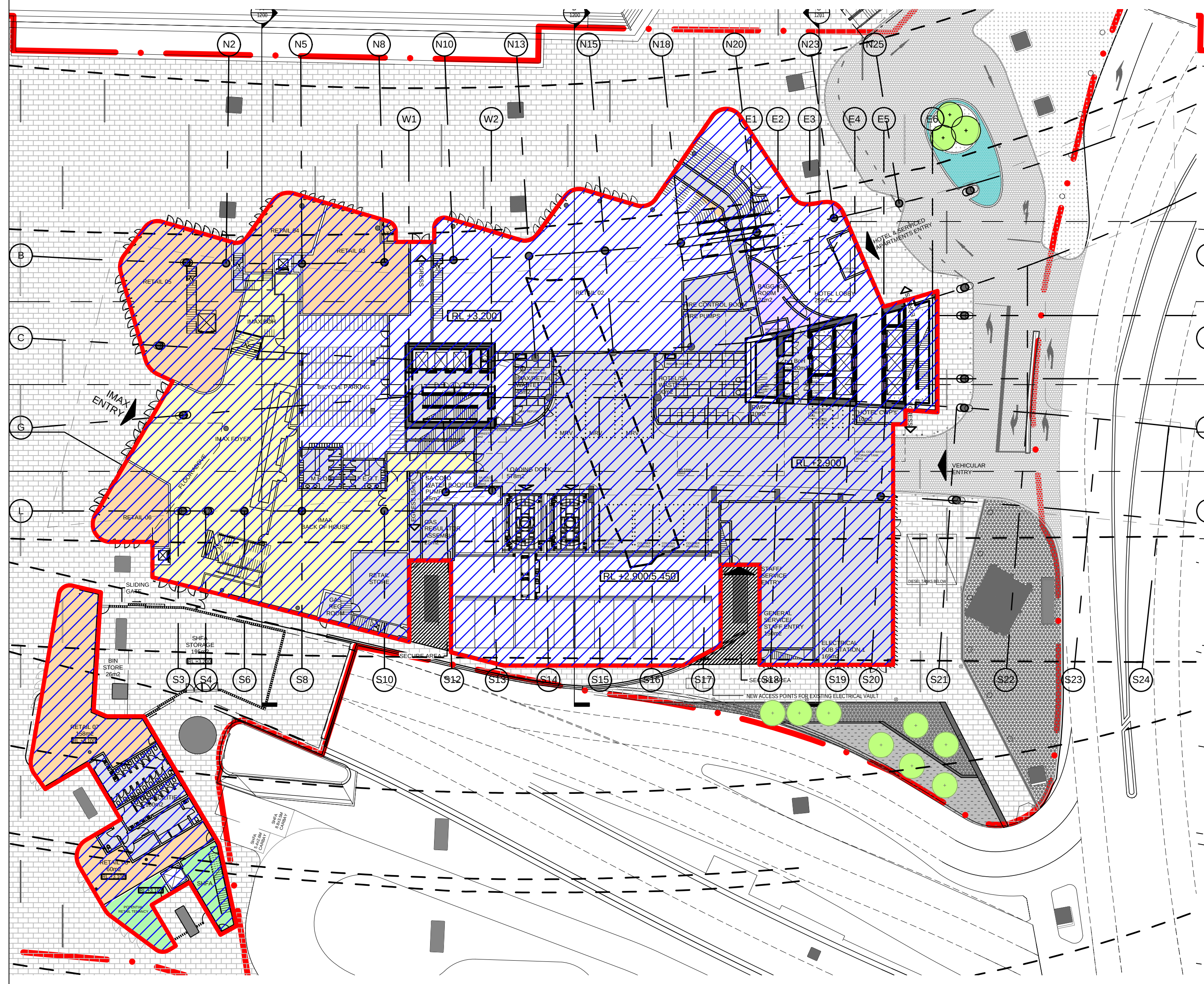
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1 GF LEASE LINE RELATIONSHIP
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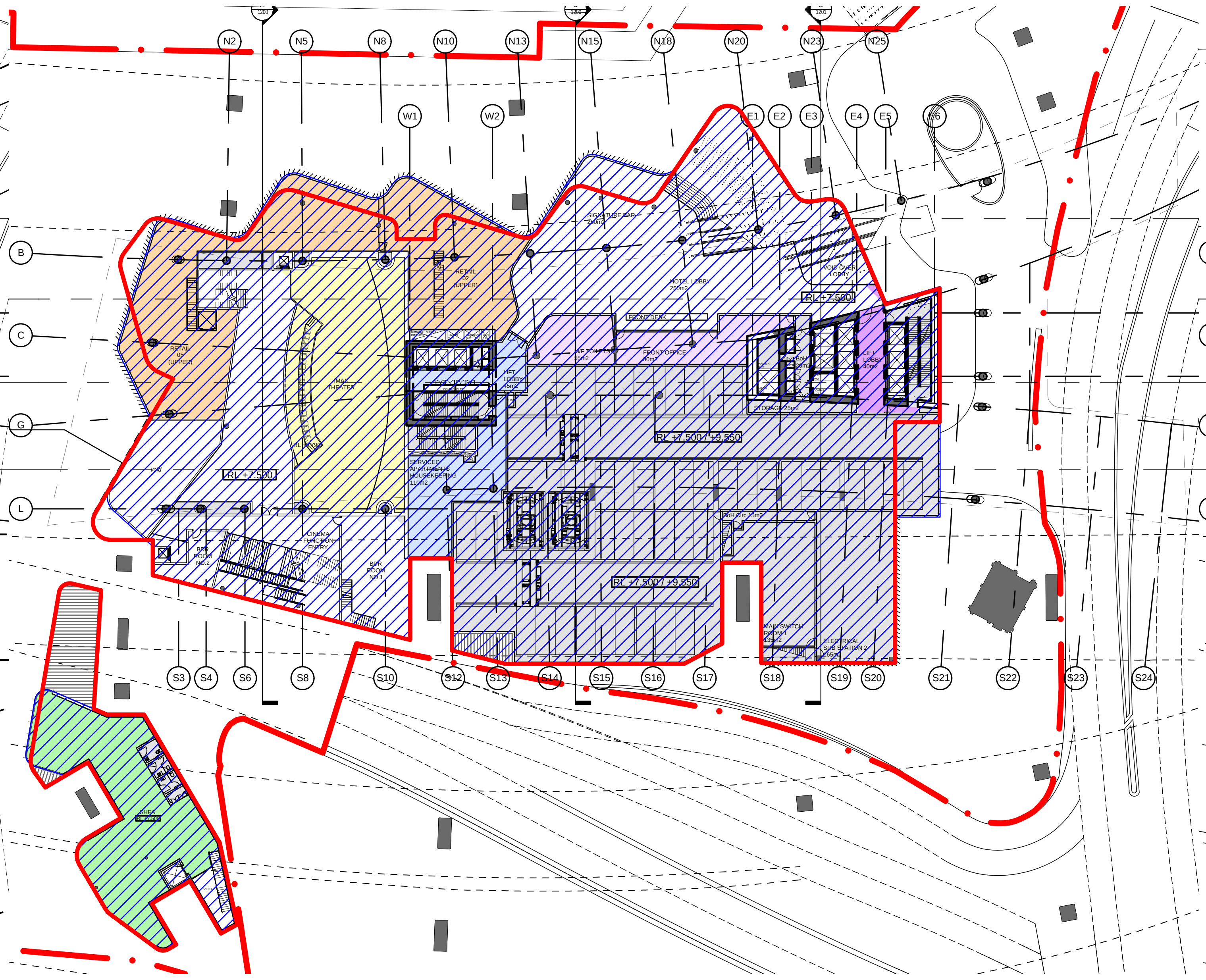
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2 PODIUM L01 LEASE LINE RELATIONSHIP
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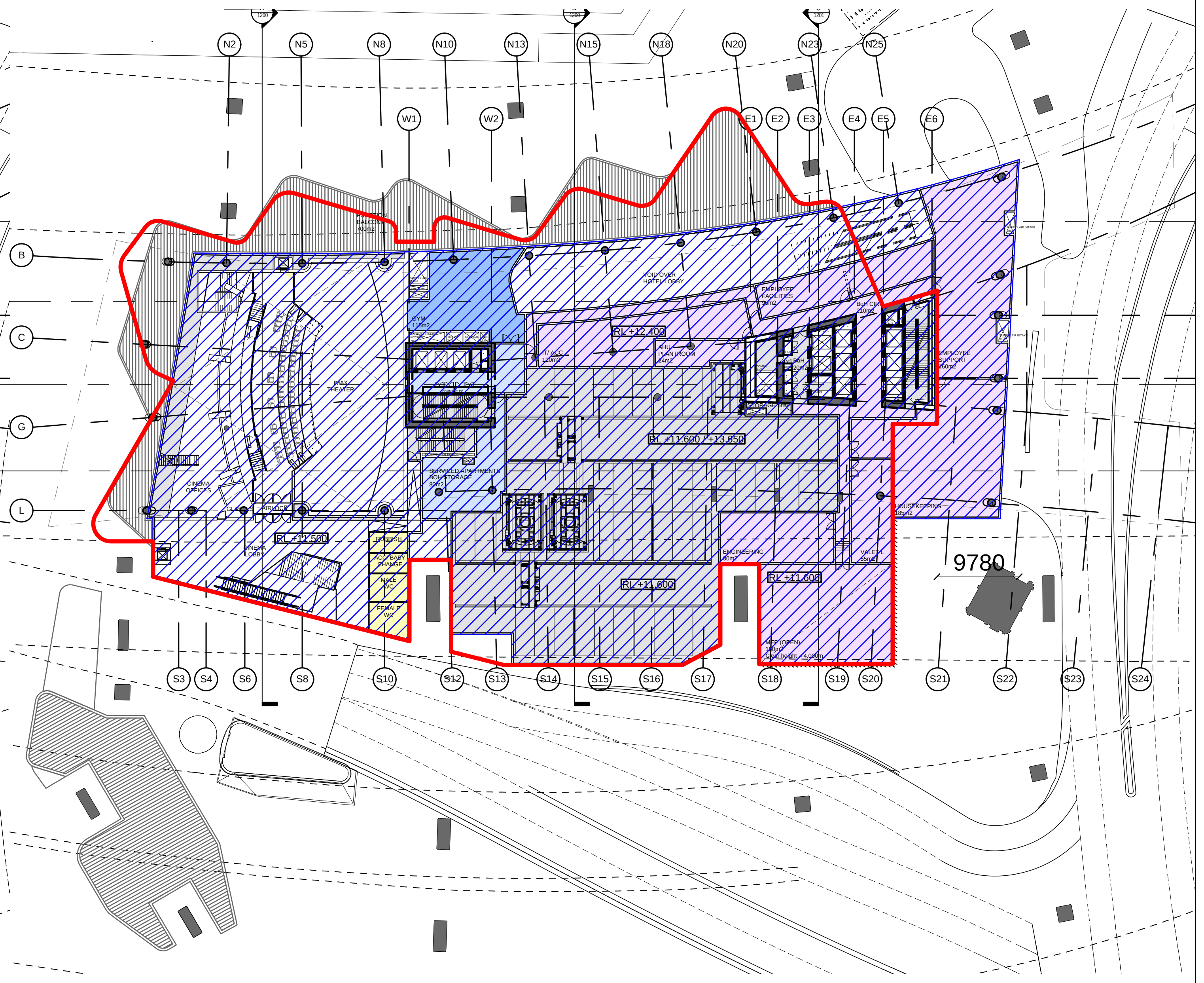
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3 PODIUM L02 LEASE LINE RELATIONSHIP
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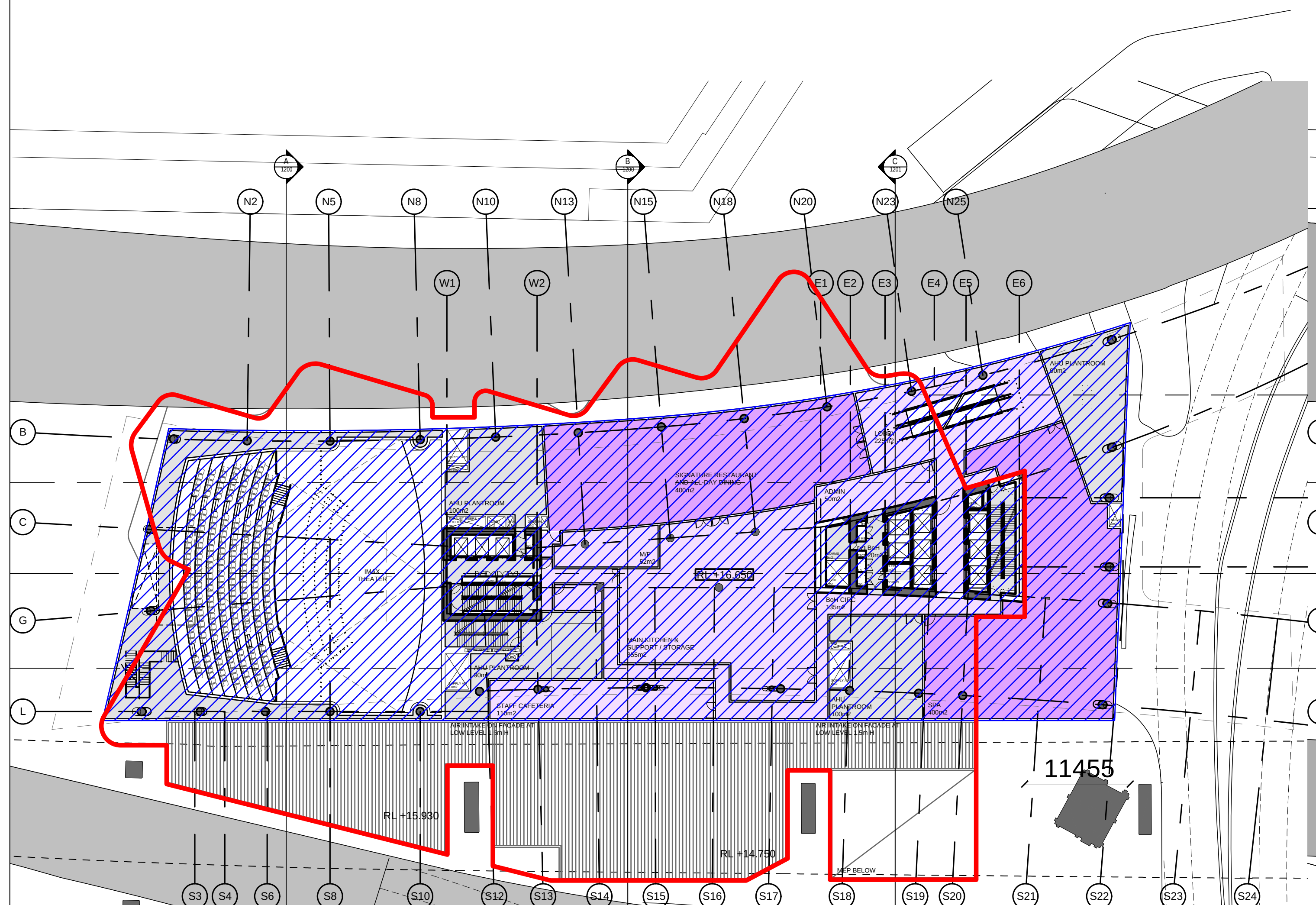
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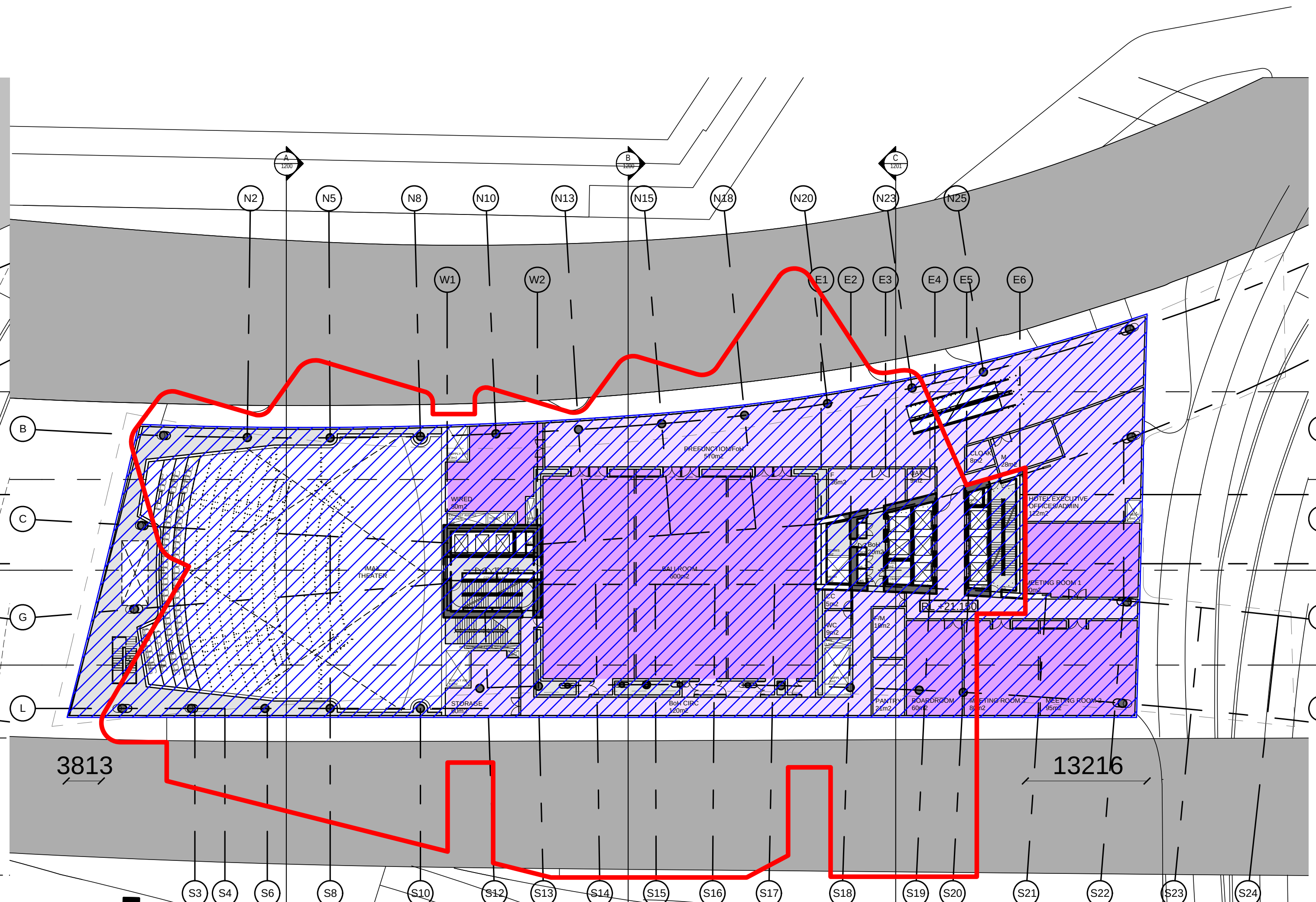
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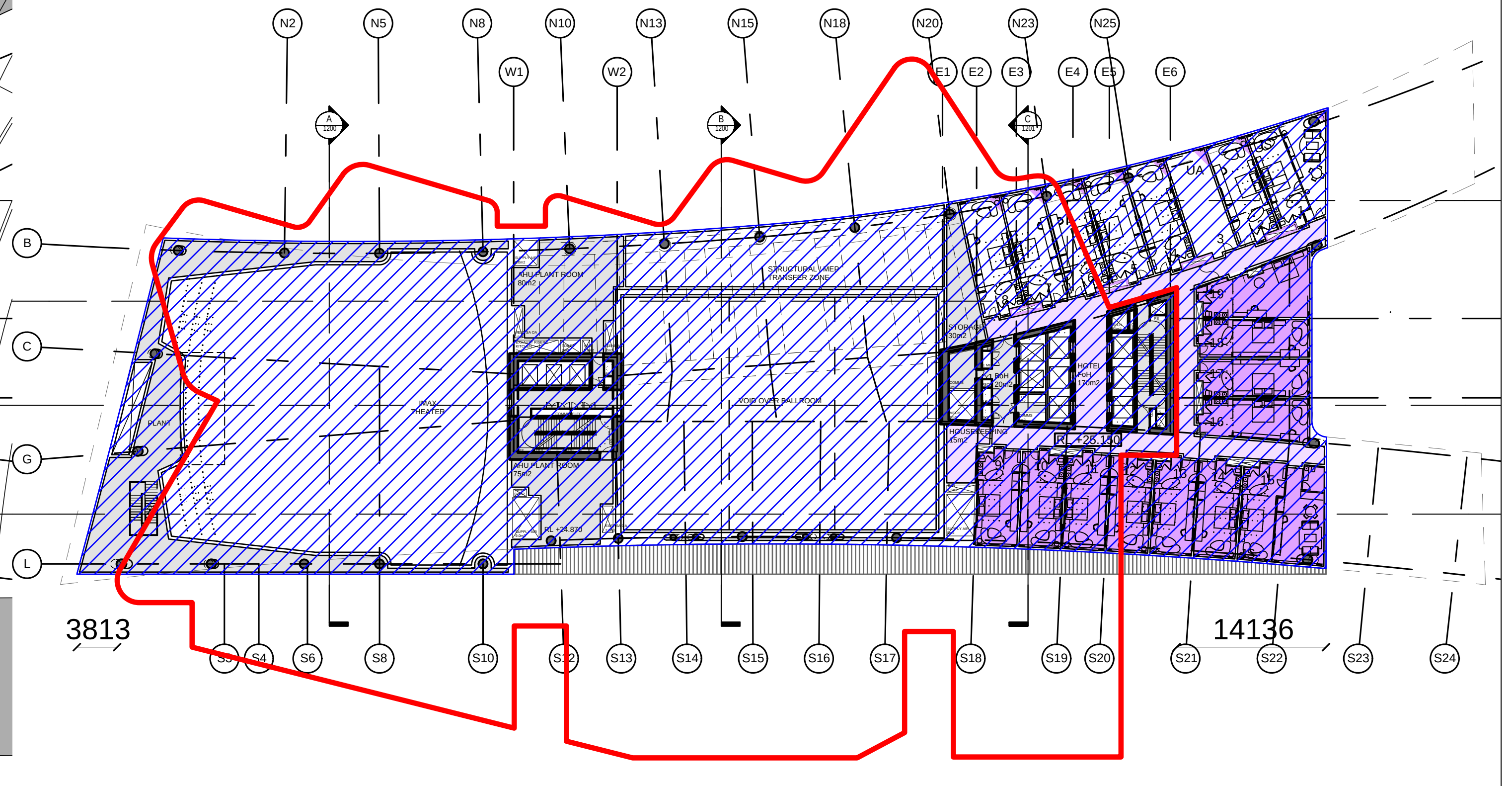
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6 HOTEL L05 LEASE LINE RELATIONSHIP
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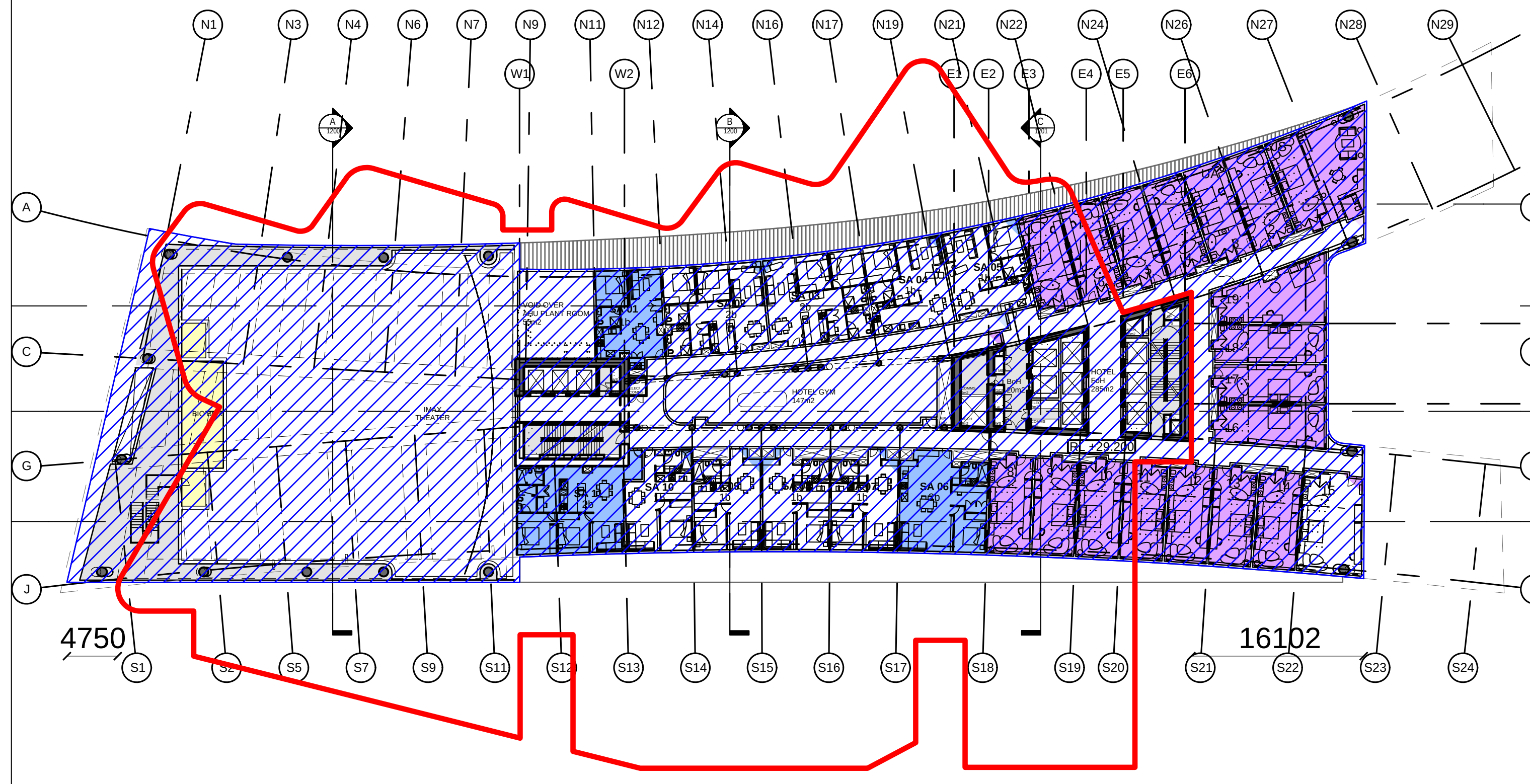
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7 HOTEL/SERVICED APARTMENTS L06 LEASE LINE RELATIONSHIP
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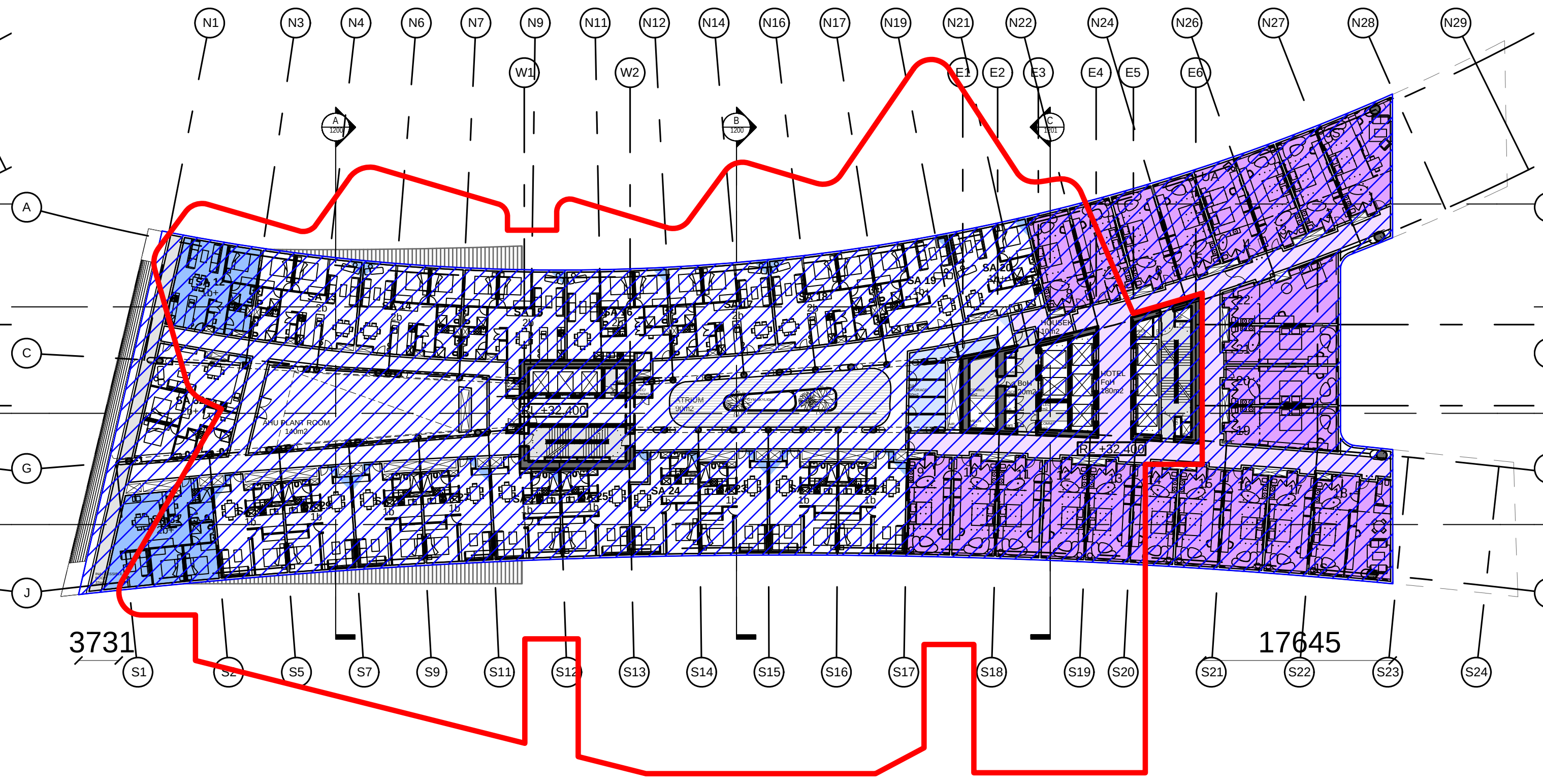
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8 HOTEL/SERVICED APARTMENTS L07 LEASE LINE RELATIONSHIP
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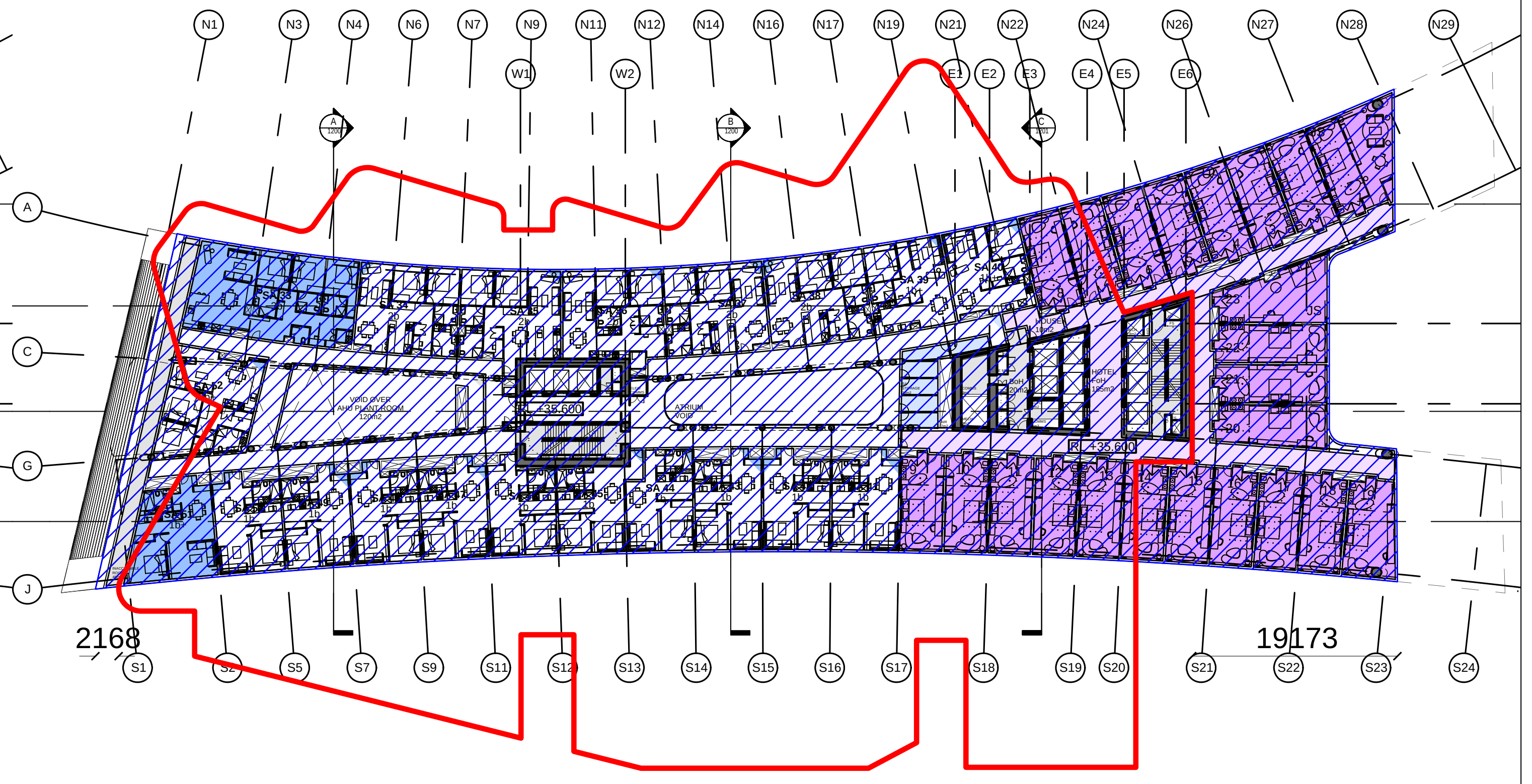
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9 HOTEL/SERVICED APARTMENTS L08 LEASE LINE RELATIONSHIP
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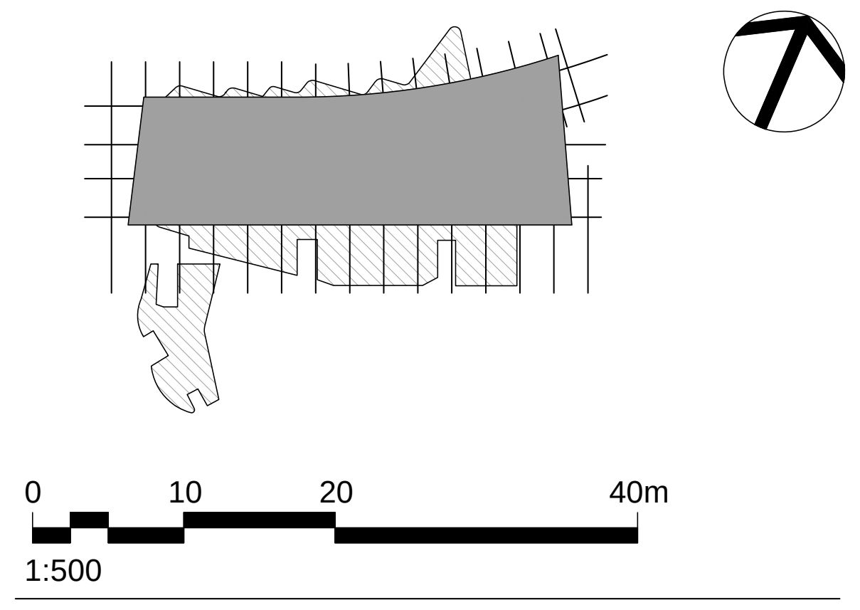
REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
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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RUSSELL & GEORGE

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ARCHITECTURE
INTERIORS
MASTERPLANNING

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

LEASE LINE RELATIONSHIP PLANS - SHEET 1

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1078	D

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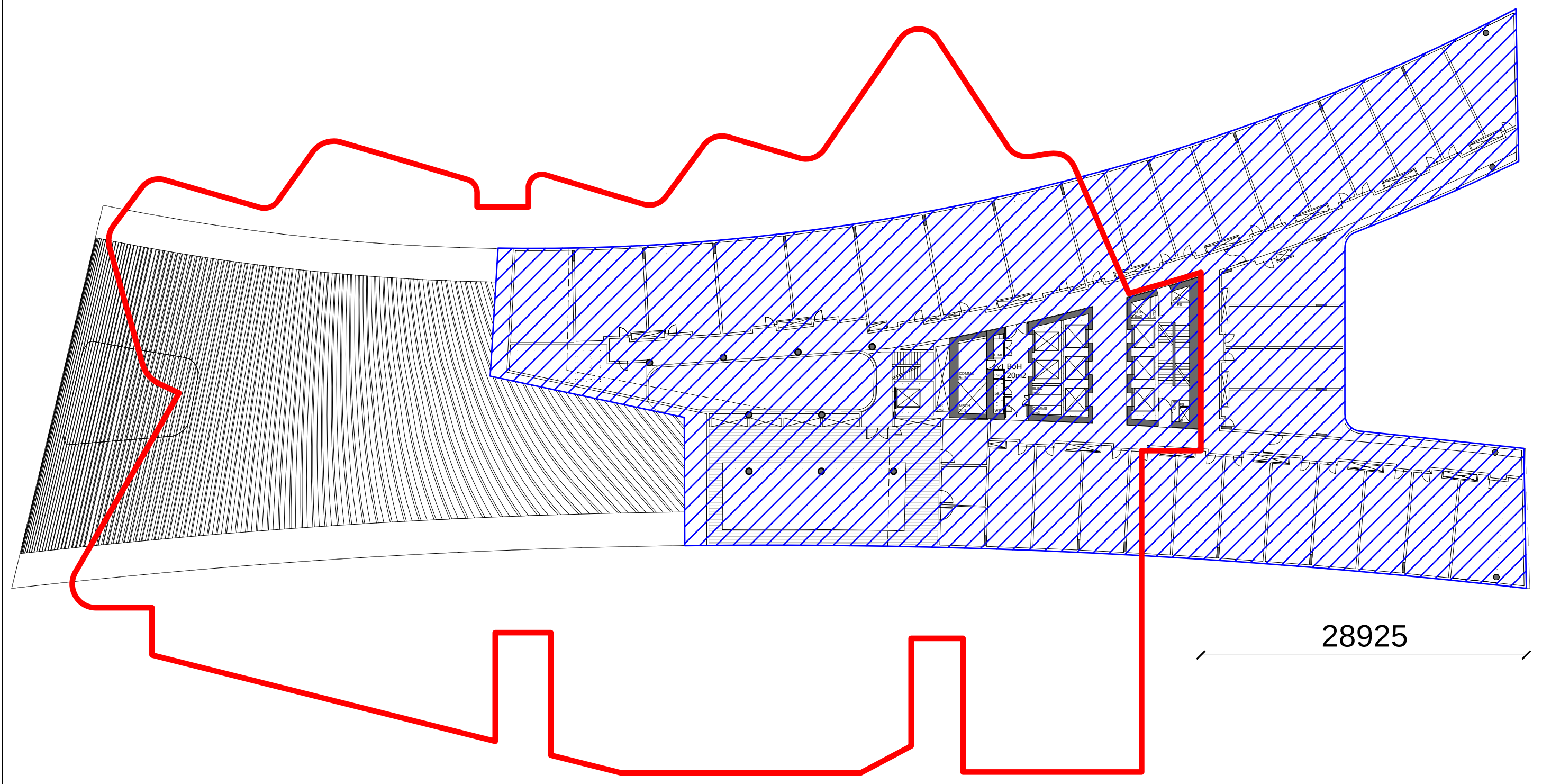

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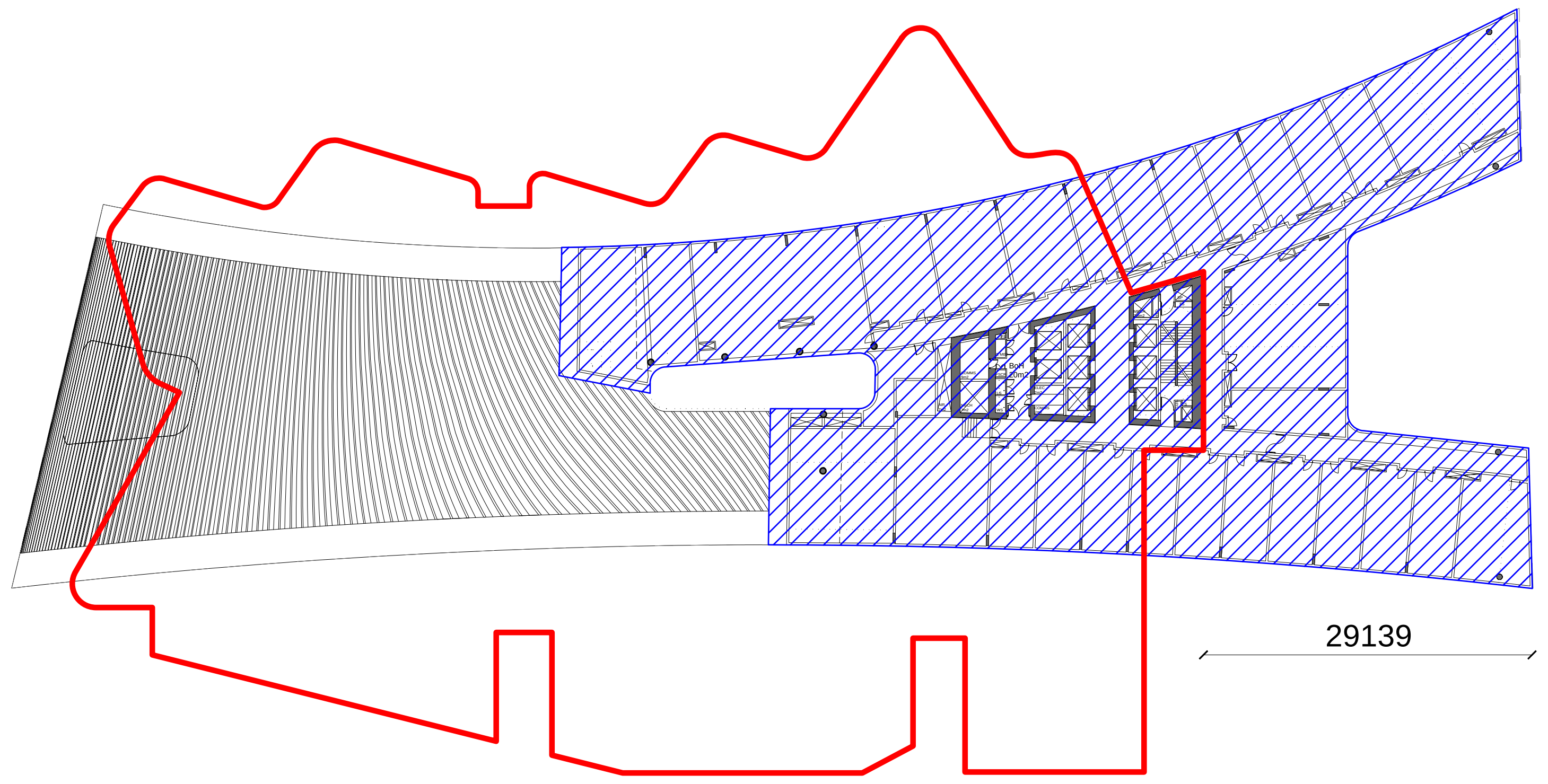

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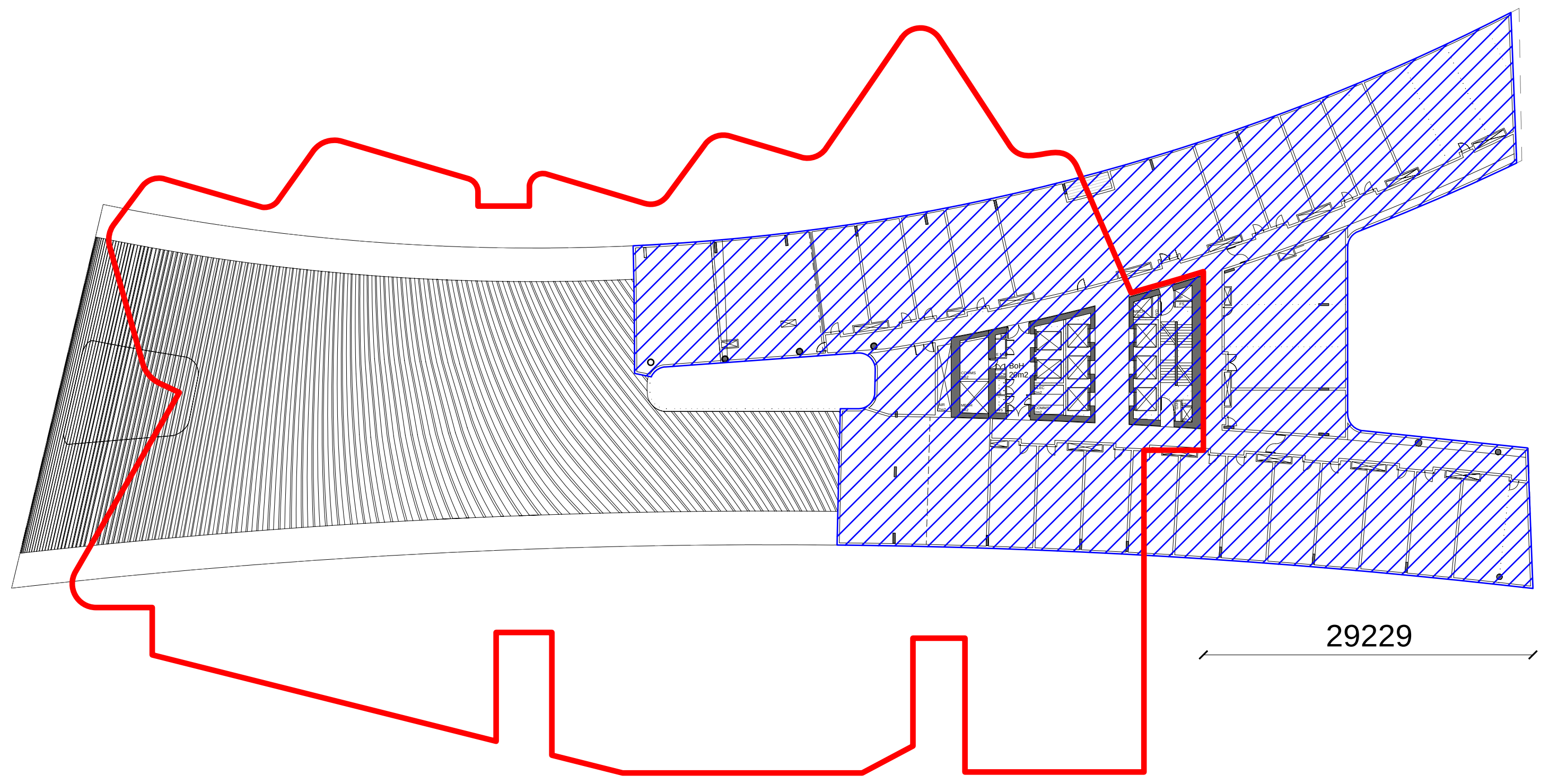

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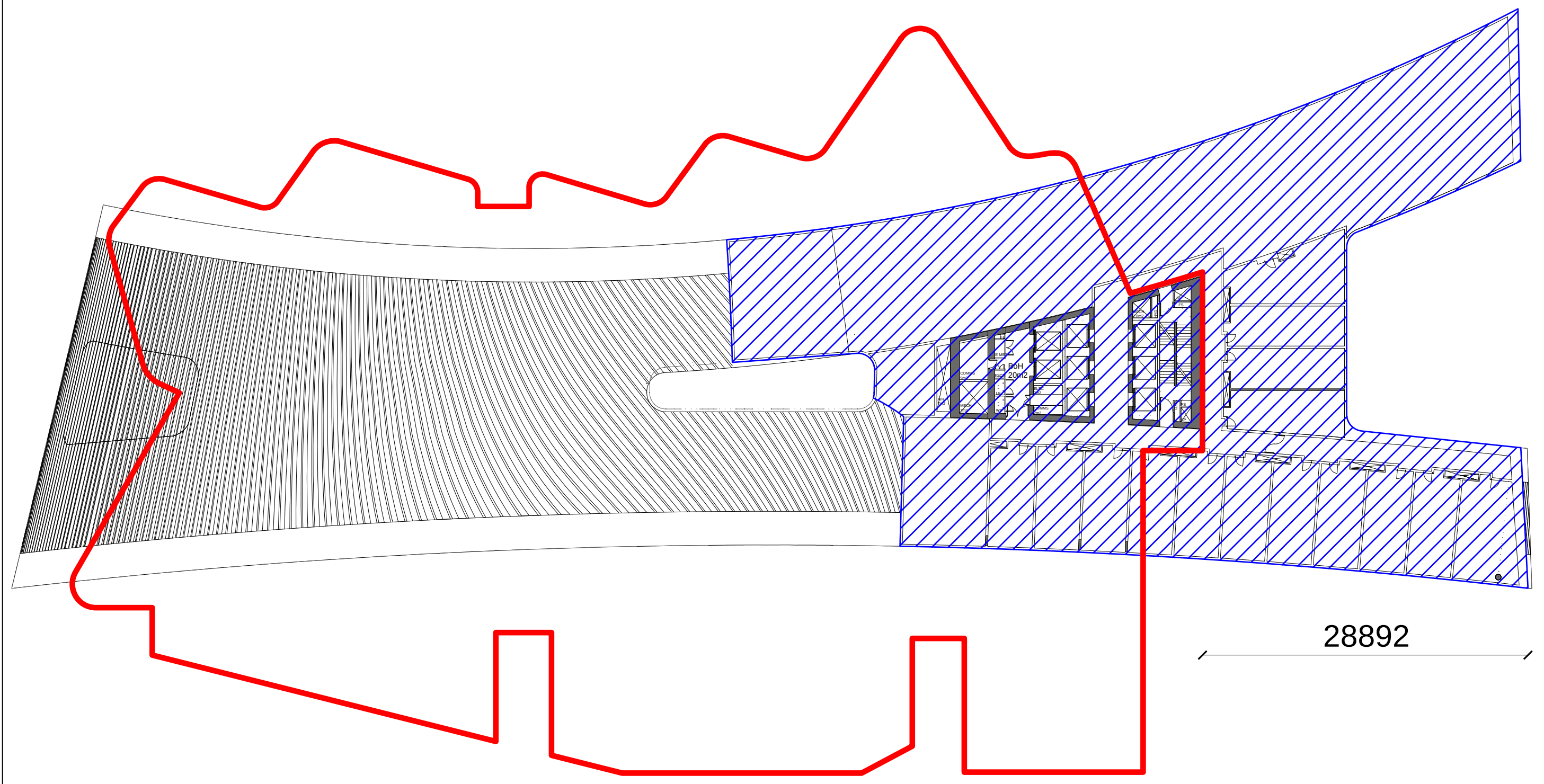

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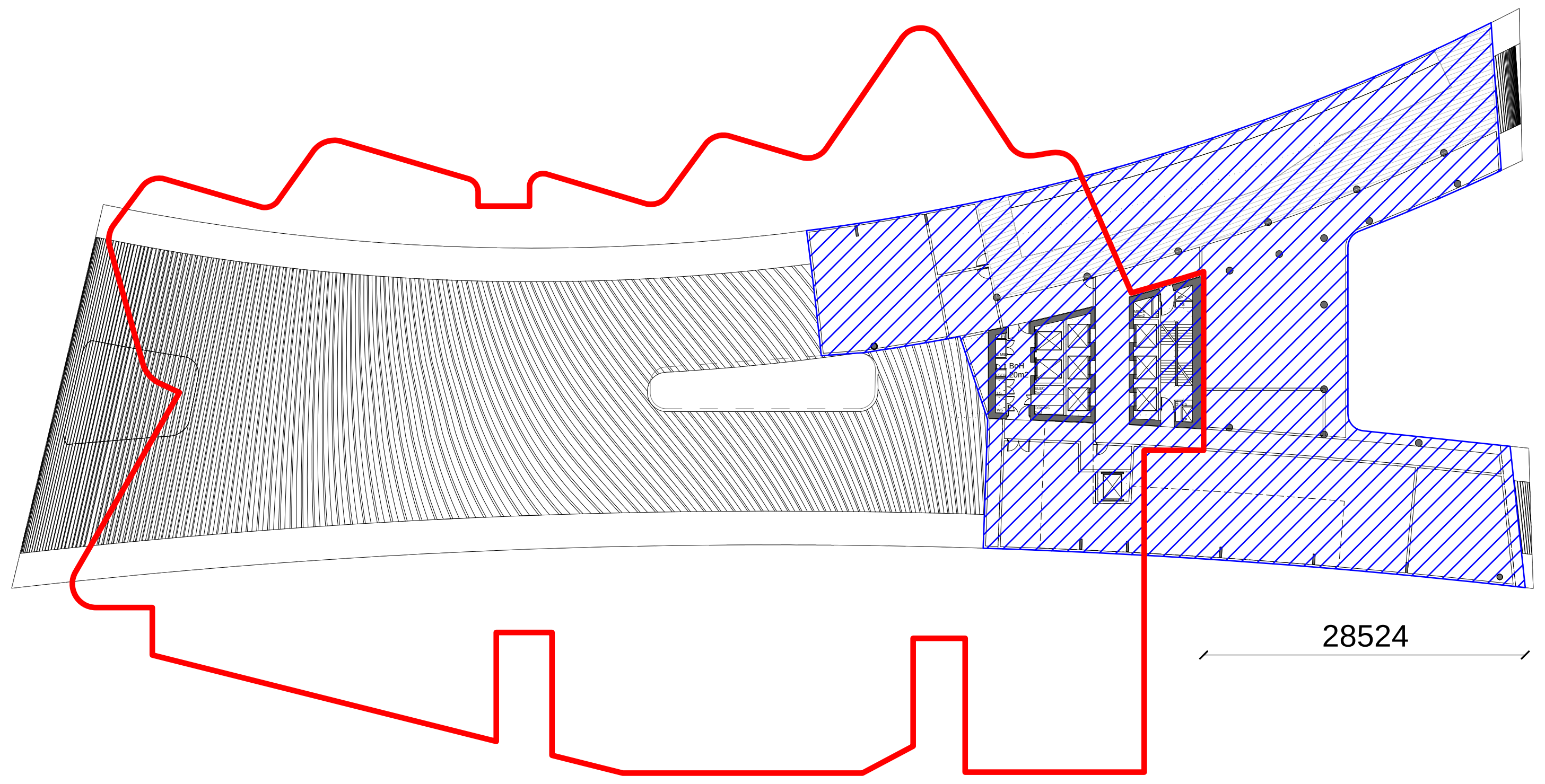

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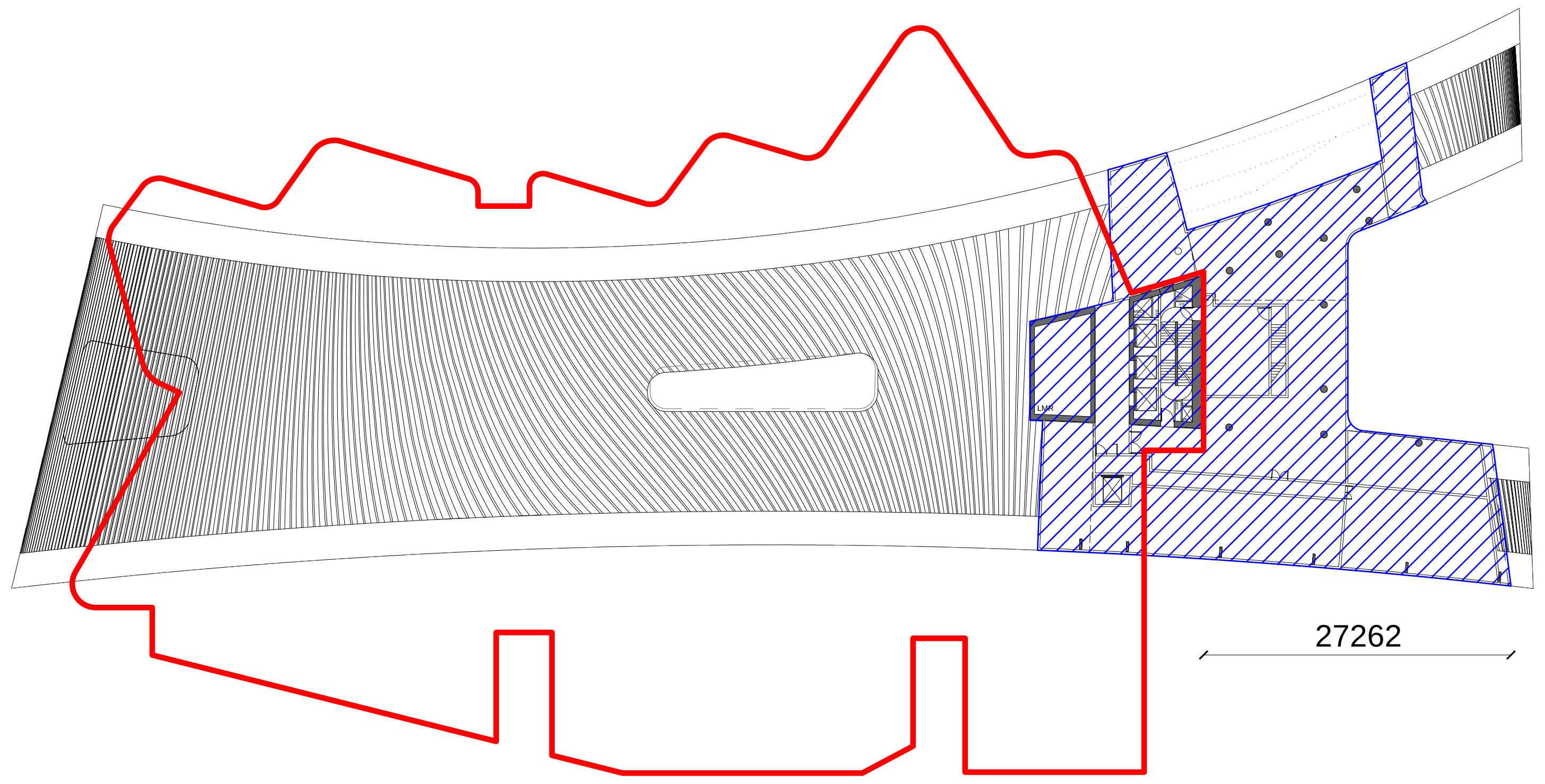

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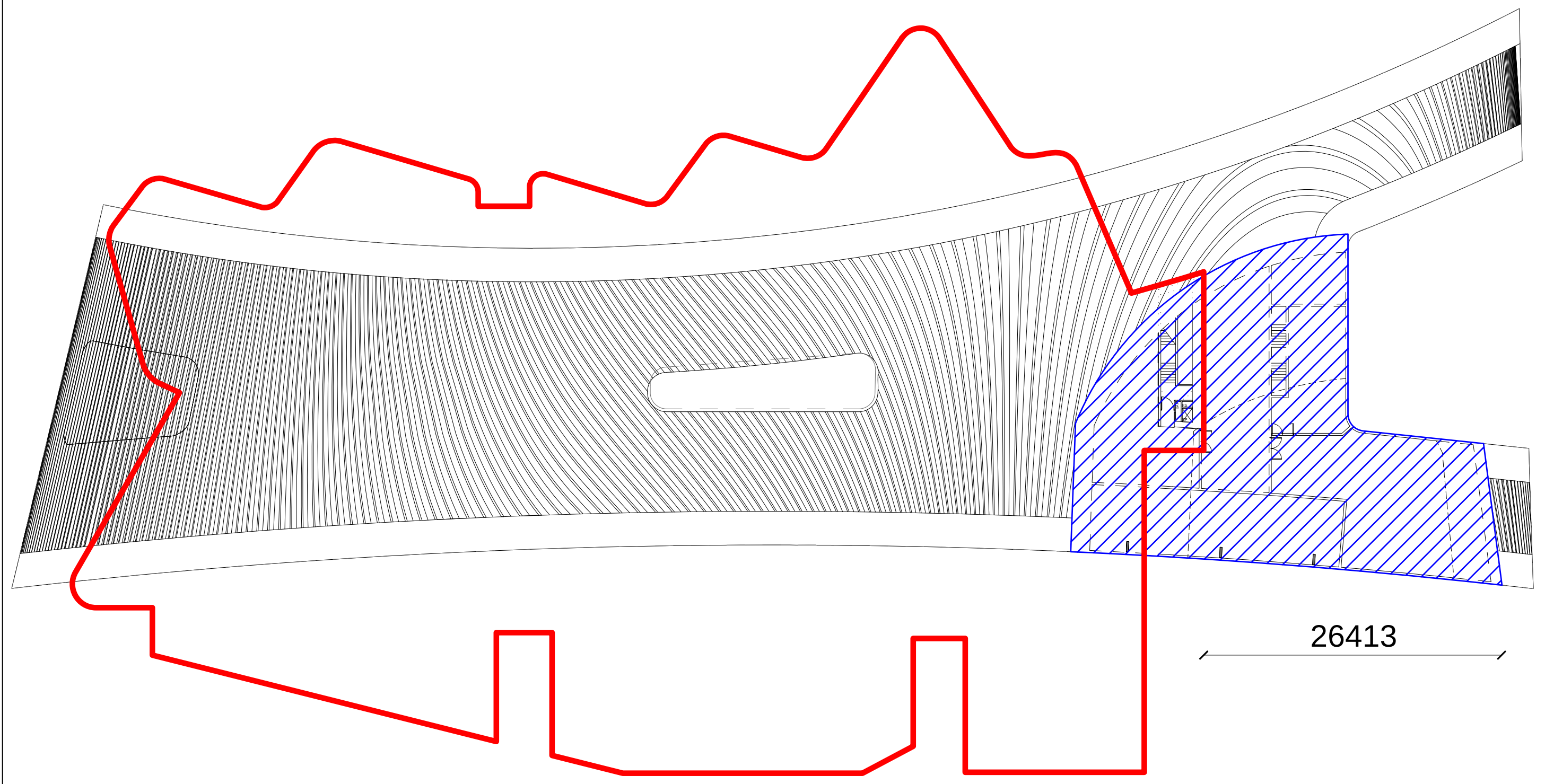

7 HOTEL L24 LEASE LINE RELATIONSHIP
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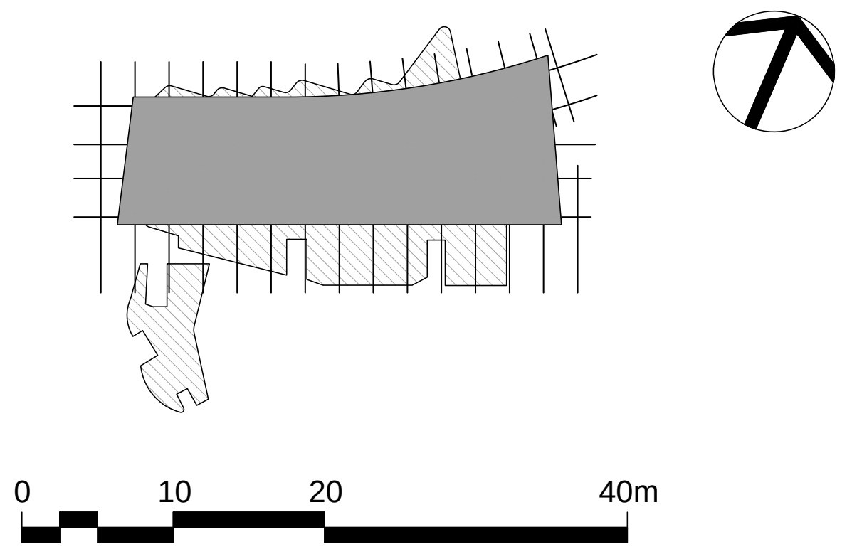
REFERENCE MAP

NORTH



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NOTES

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B	AMENDED DEVELOPMENT APPLICATION	30.03.16
A	AMENDED DEVELOPMENT APPLICATION	15.12.15
-	AMENDED DEVELOPMENT APPLICATION	23.10.15
REV	**DESCRIPTION**	**DATE**

ARCHITECT

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HASSELL

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

LEASE LINE RELATIONSHIP PLANS -
SHEET 3

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW

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

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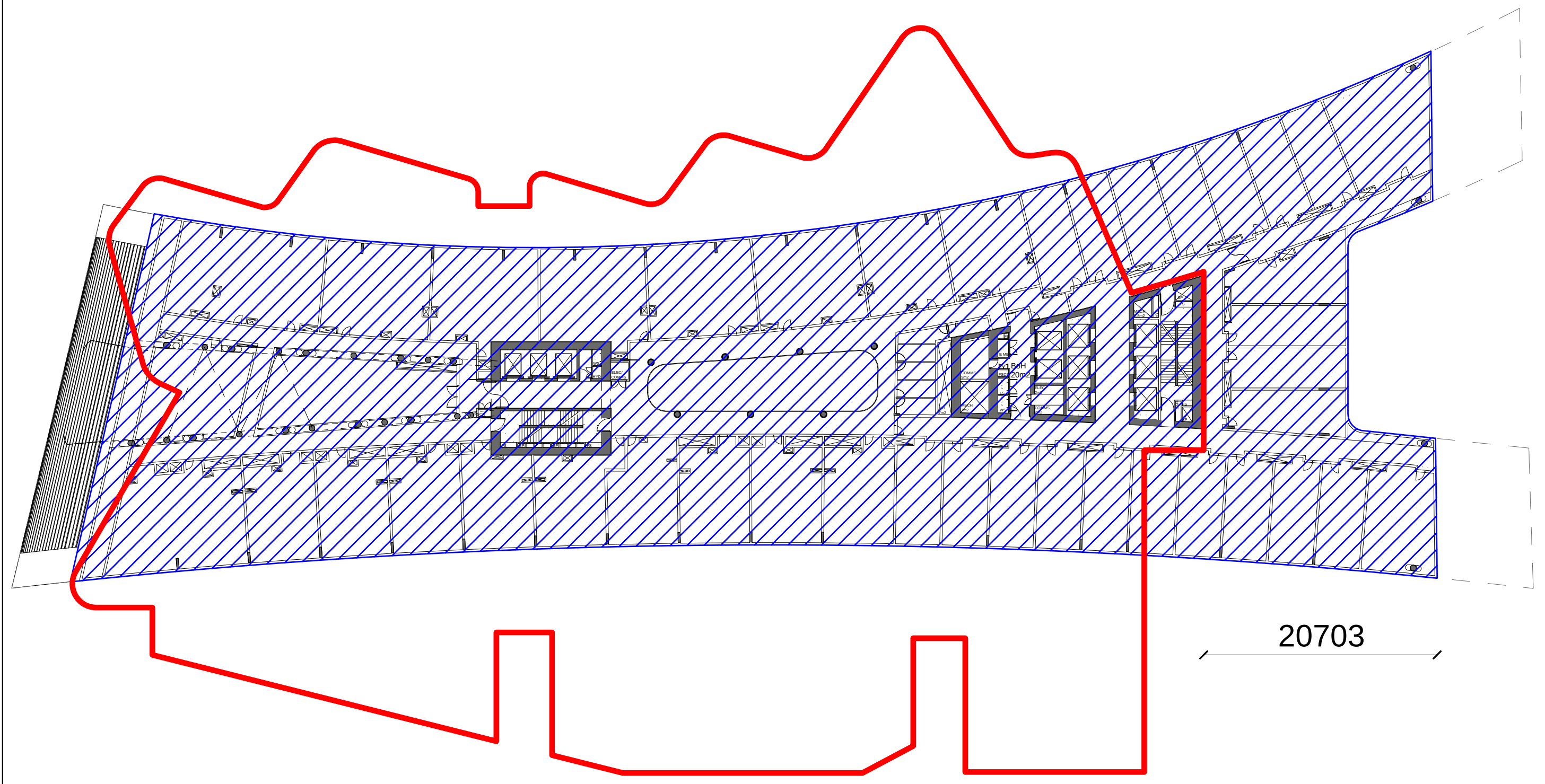

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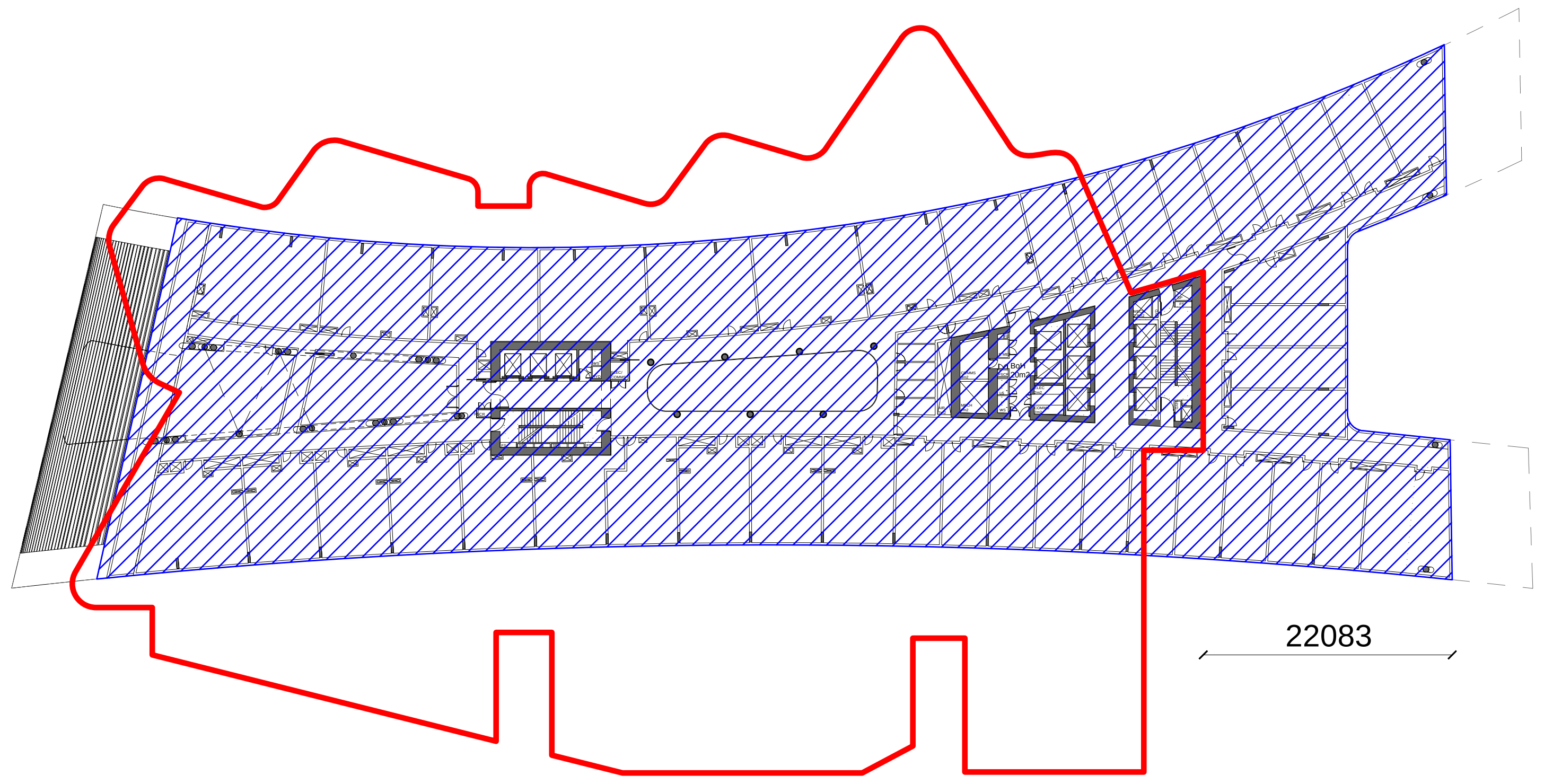

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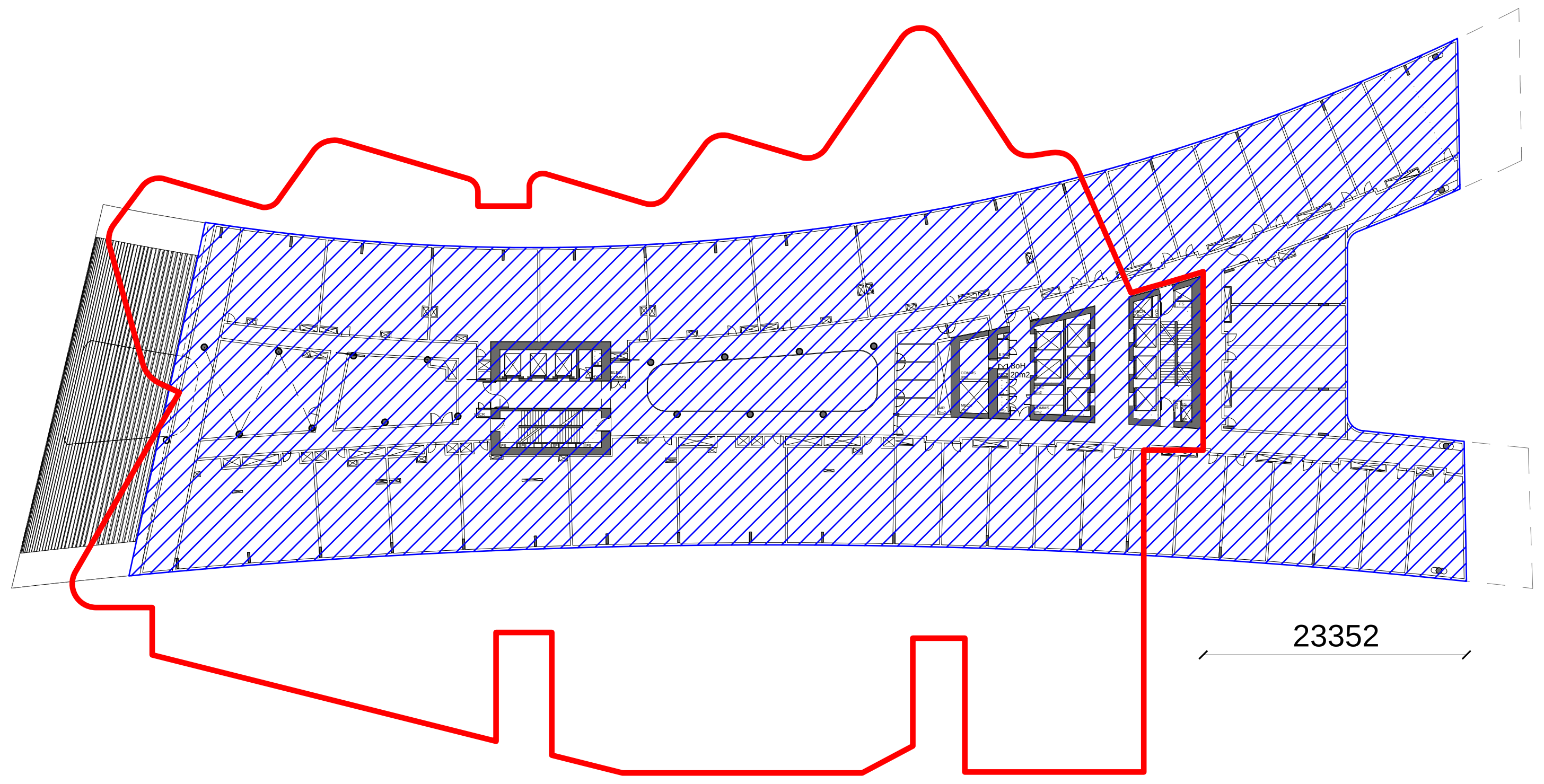

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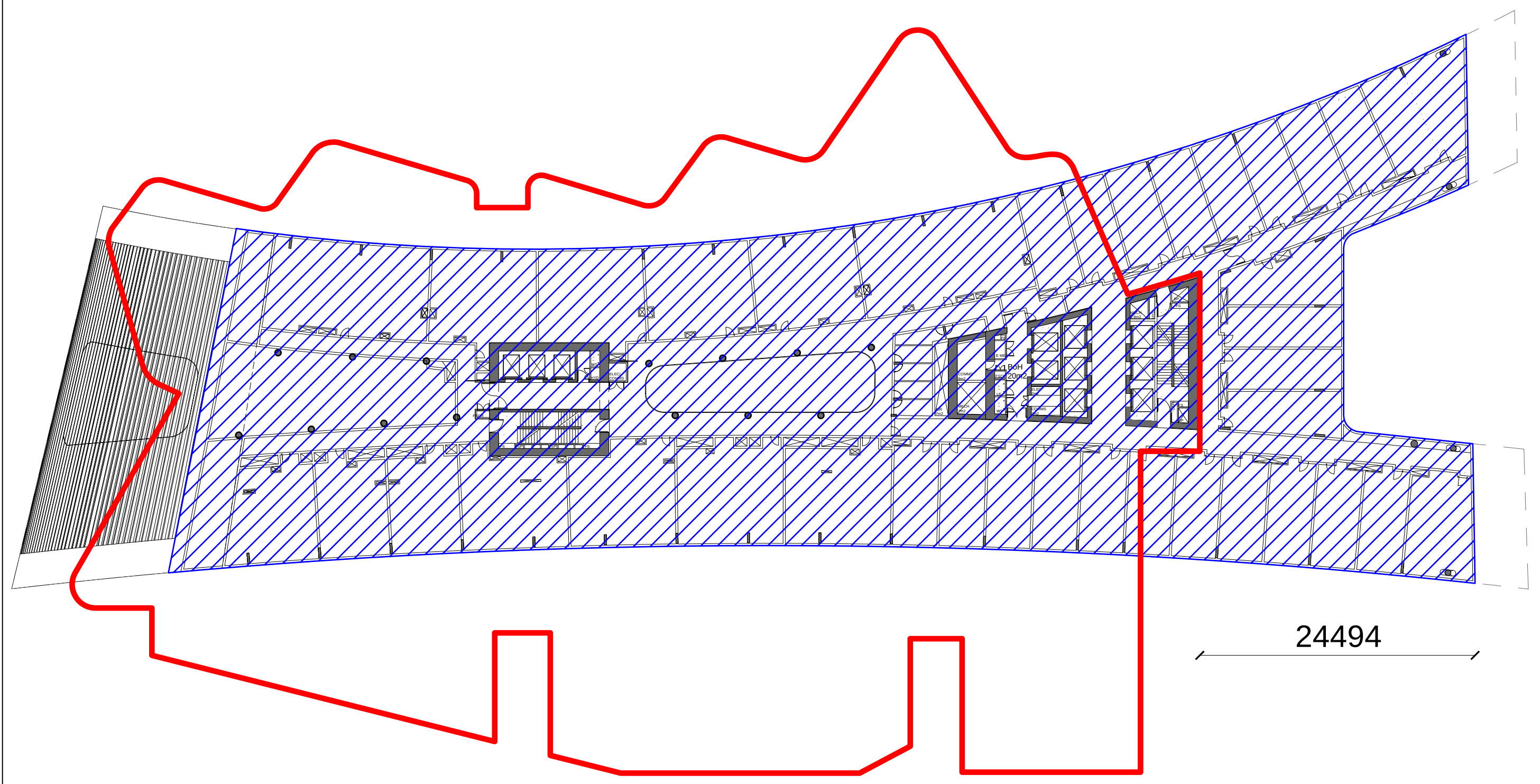

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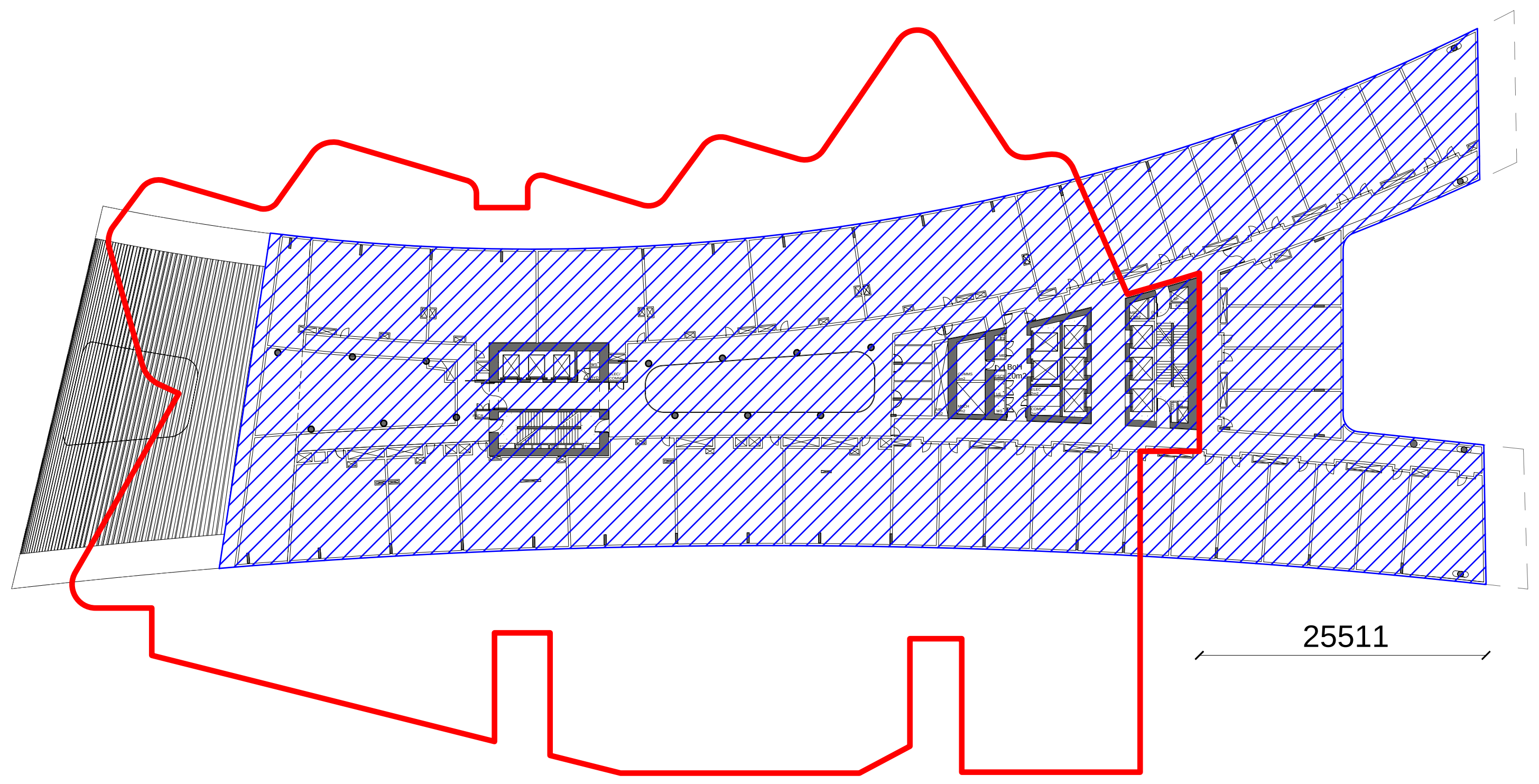

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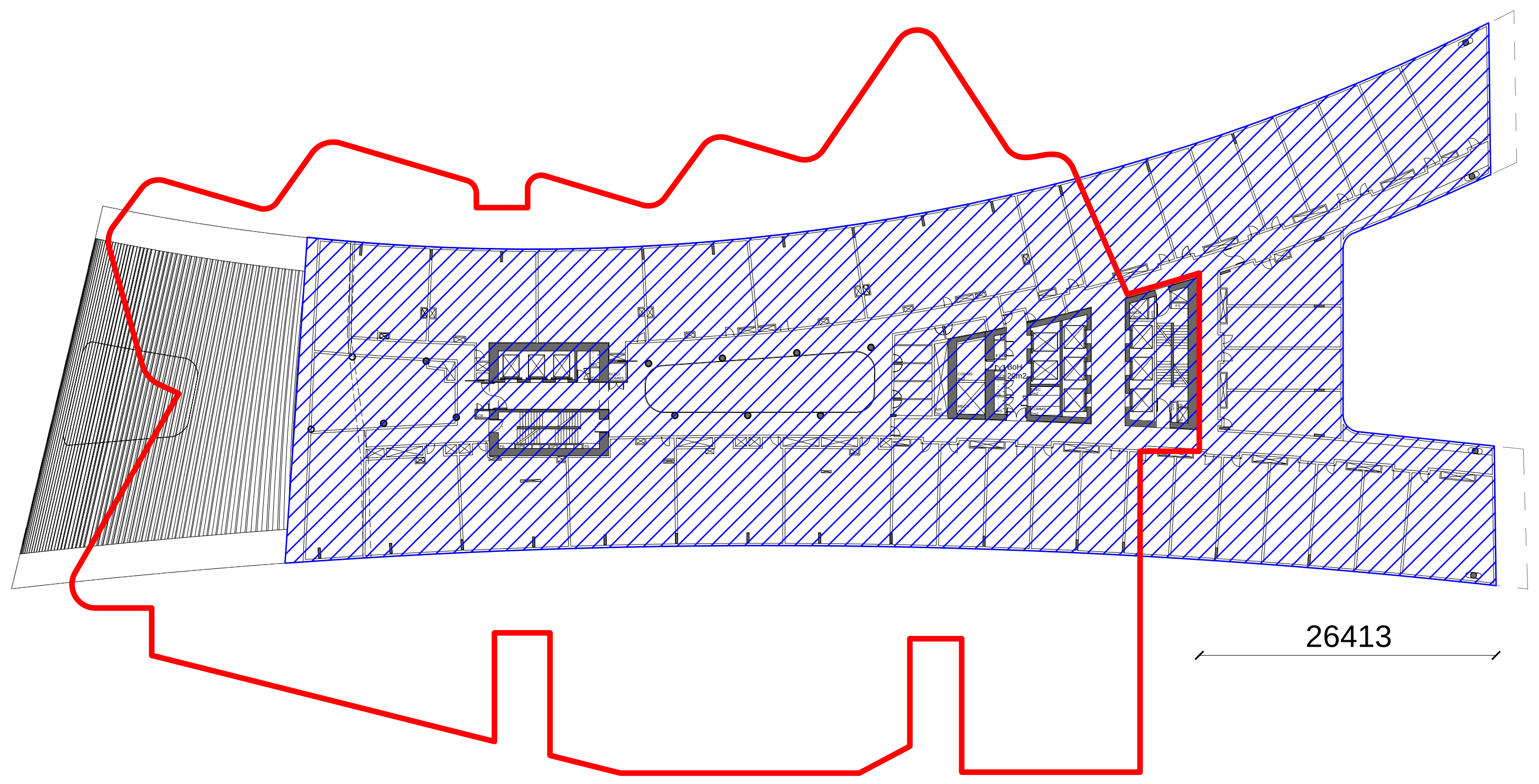

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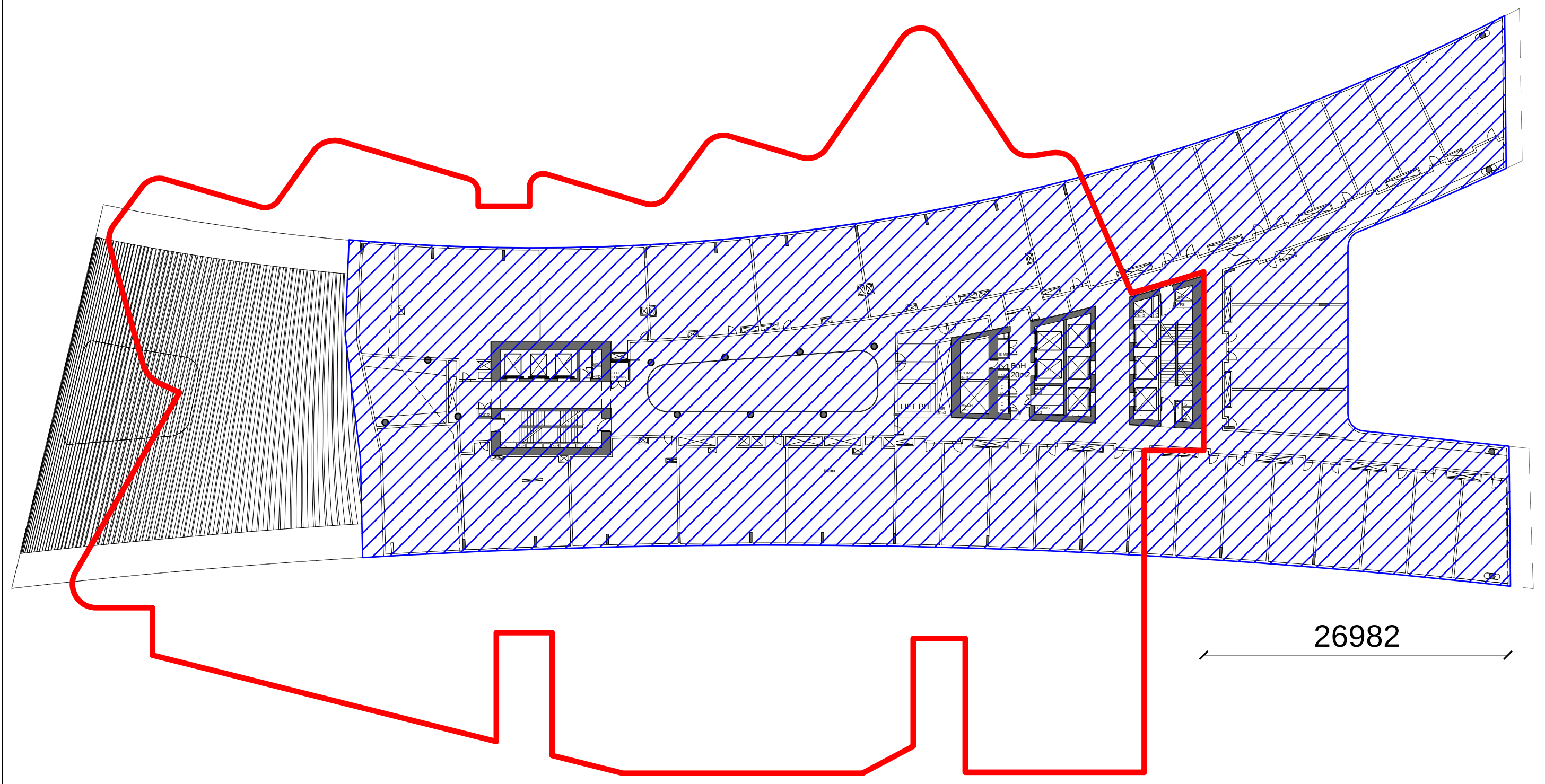

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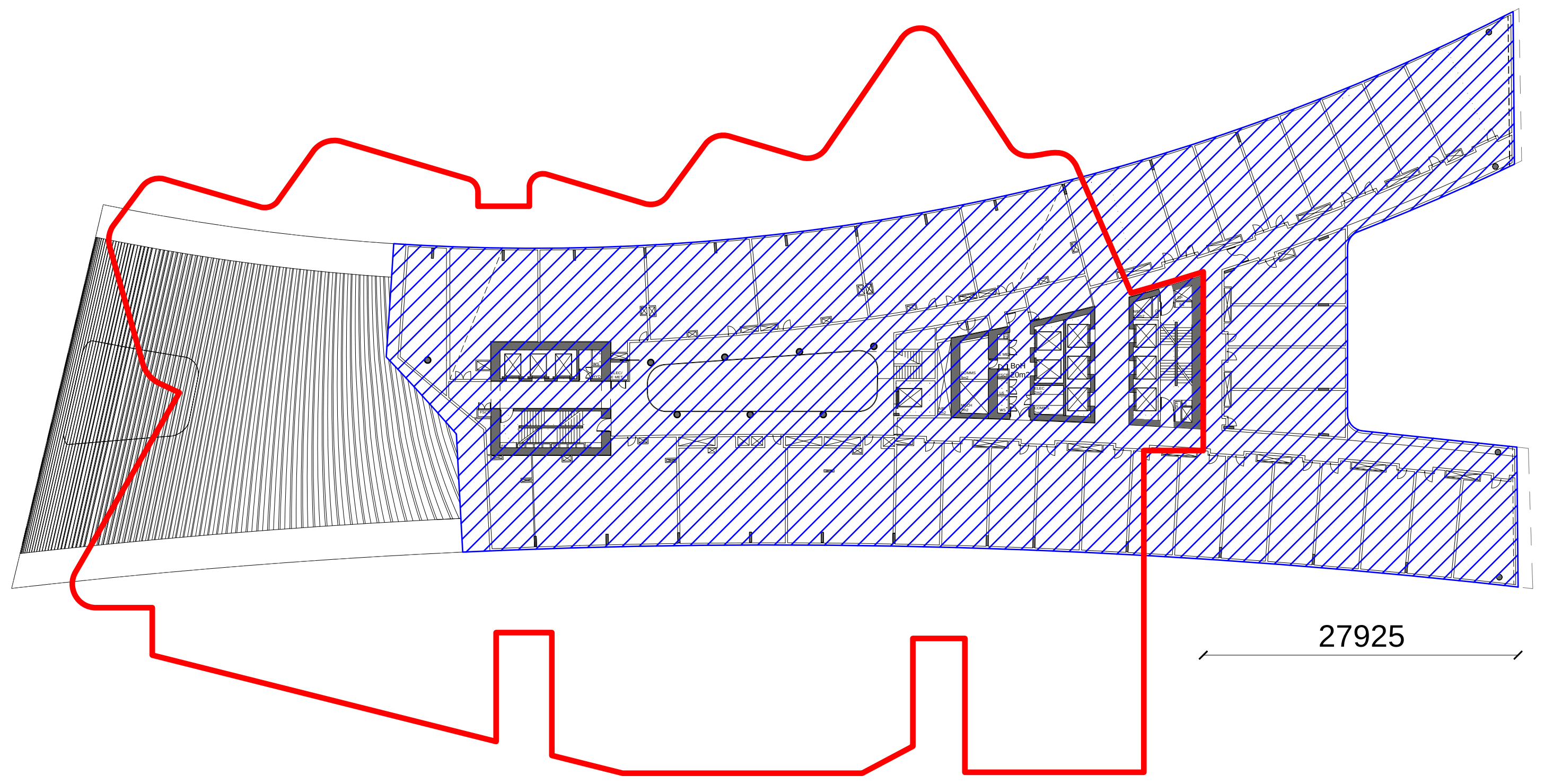

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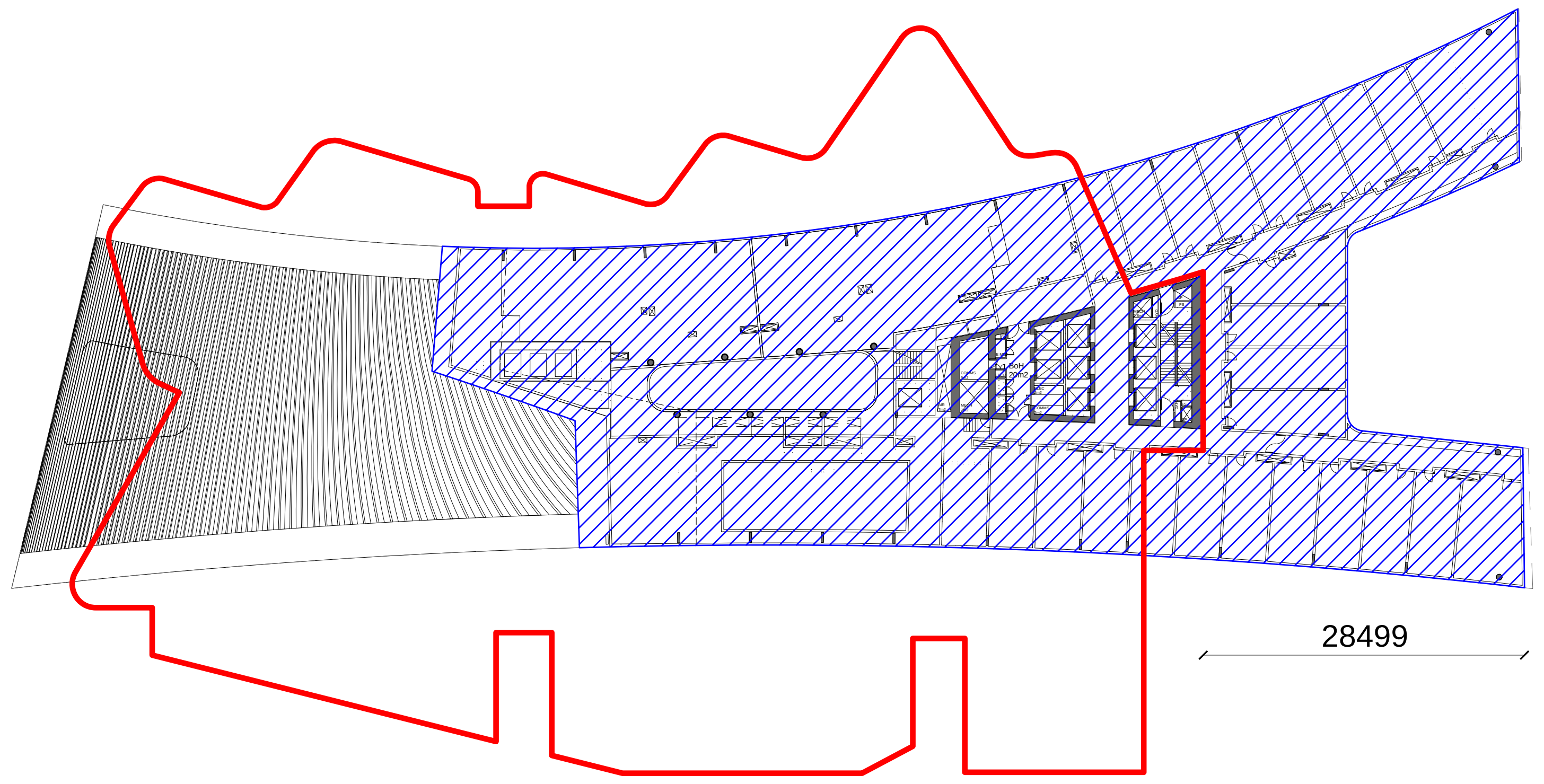

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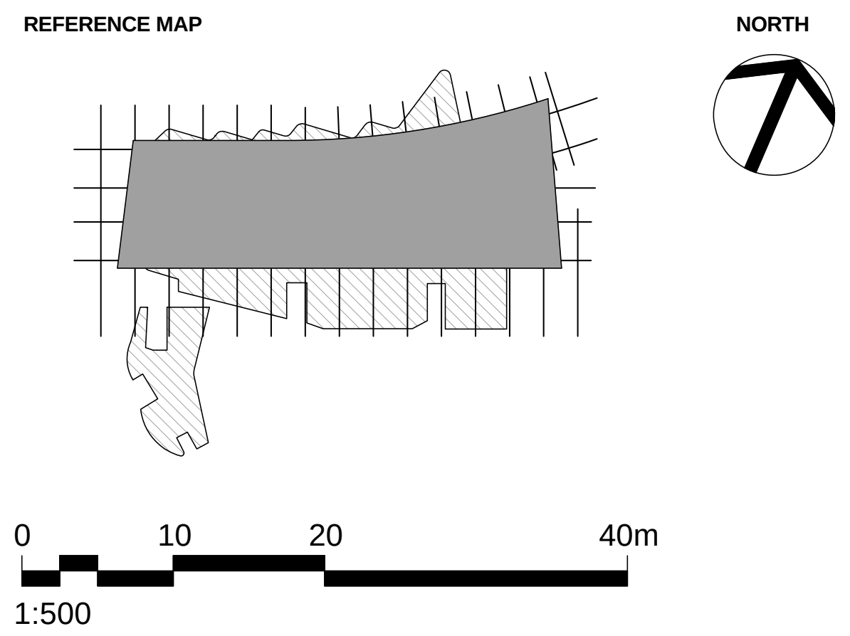
REFERENCE MAP



NOTES

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REV	DESCRIPTION	DATE
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 2

STATUS

FOR APPROVAL

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PROJECT NUMBER	DRAWING NUMBER	REV
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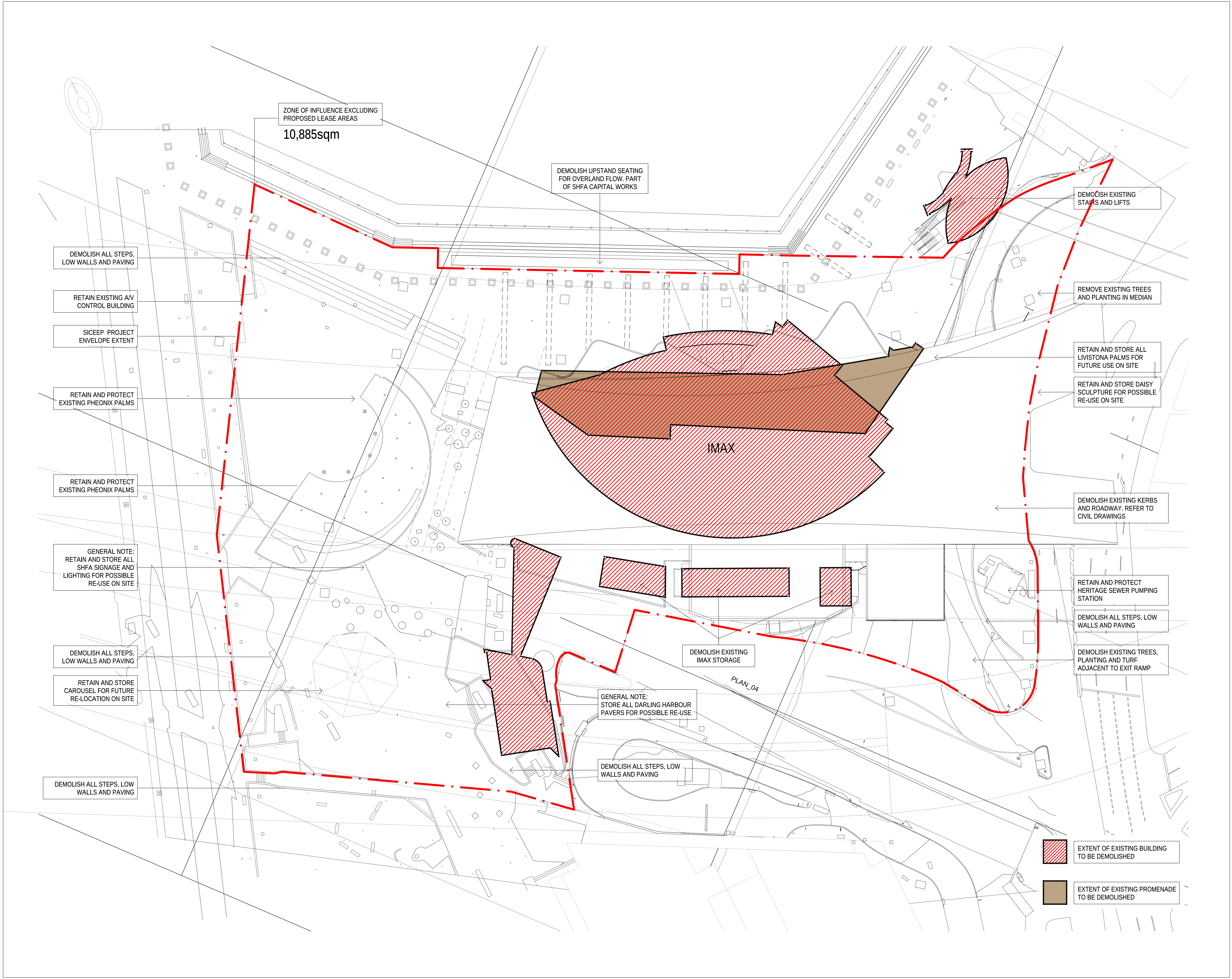
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10,885sqm
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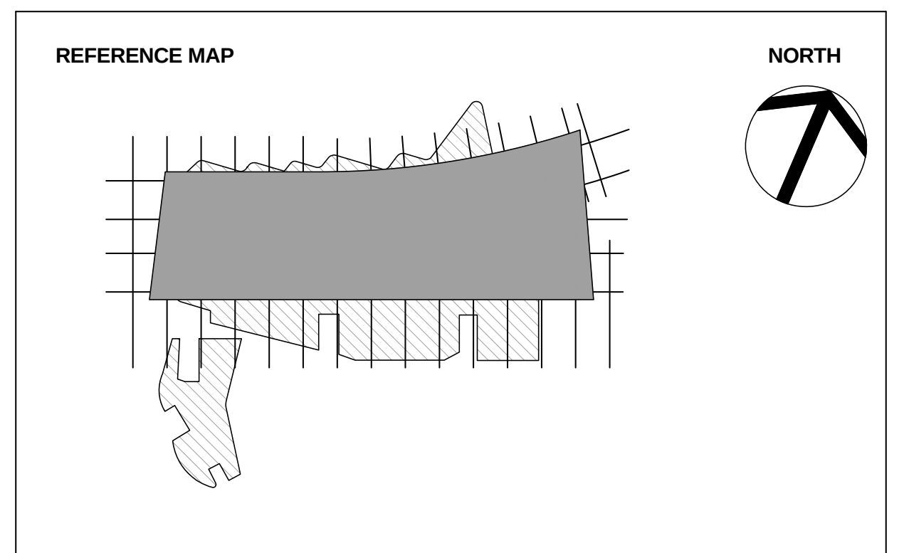
DEMOLISH EXISTING STAIRS AND LIFTS
DEMOLISH ALL STEPS, LOW WALLS AND PAVING
RETAIN EXISTING A/V CONTROL BUILDING
SICEEP PROJECT ENVELOPE EXTENT
REMOVE EXISTING TREES AND PLANTING IN MEDIAN
RETAIN AND STORE ALL LIVISTONA PALMS FOR FUTURE USE ON SITE
RETAIN AND STORE DAISY SCULPTURE FOR POSSIBLE RE-USE ON SITE
RETAIN AND PROTECT EXISTING PHEONIX PALMS
RETAIN AND PROTECT EXISTING PHEONIX PALMS
IMAX
DEMOLISH EXISTING KERBS AND ROADWAY. REFER TO CIVIL DRAWINGS
GENERAL NOTE: RETAIN AND STORE ALL SHFA SIGNAGE AND LIGHTING FOR POSSIBLE RE-USE ON SITE
RETAIN AND PROTECT HERITAGE SEWER PUMPING STATION
DEMOLISH ALL STEPS, LOW WALLS AND PAVING
DEMOLISH EXISTING IMAX STORAGE
DEMOLISH EXISTING TREES, PLANTING AND TURF ADJACENT TO EXIT RAMP
DEMOLISH ALL STEPS, LOW WALLS AND PAVING
RETAIN AND STORE CAROUSEL FOR FUTURE RE-LOCATION ON SITE
PLAN_04
GENERAL NOTE: STORE ALL DARLING HARBOUR PAVERS FOR POSSIBLE RE-USE
DEMOLISH ALL STEPS, LOW WALLS AND PAVING
DEMOLISH ALL STEPS, LOW WALLS AND PAVING
▨ EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
▨ EXTENT OF EXISTING PROMENADE TO BE DEMOLISHED

REFERENCE MAP



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NOTES

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REV	DESCRIPTION	DATE
H	AMENDED DEVELOPMENT APPLICATION	30.03.16
G	AMENDED DEVELOPMENT APPLICATION	15.12.15
F	AMENDED DEVELOPMENT APPLICATION	23.10.15
E	DEVELOPMENT APPLICATION	13.02.14
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	19.12.13
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	DEVELOPMENT APPLICATION	19.07.13

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HASSELL

RUSSELL & GEORGE

pmdl

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

DEMOLITION PLAN

STATUS

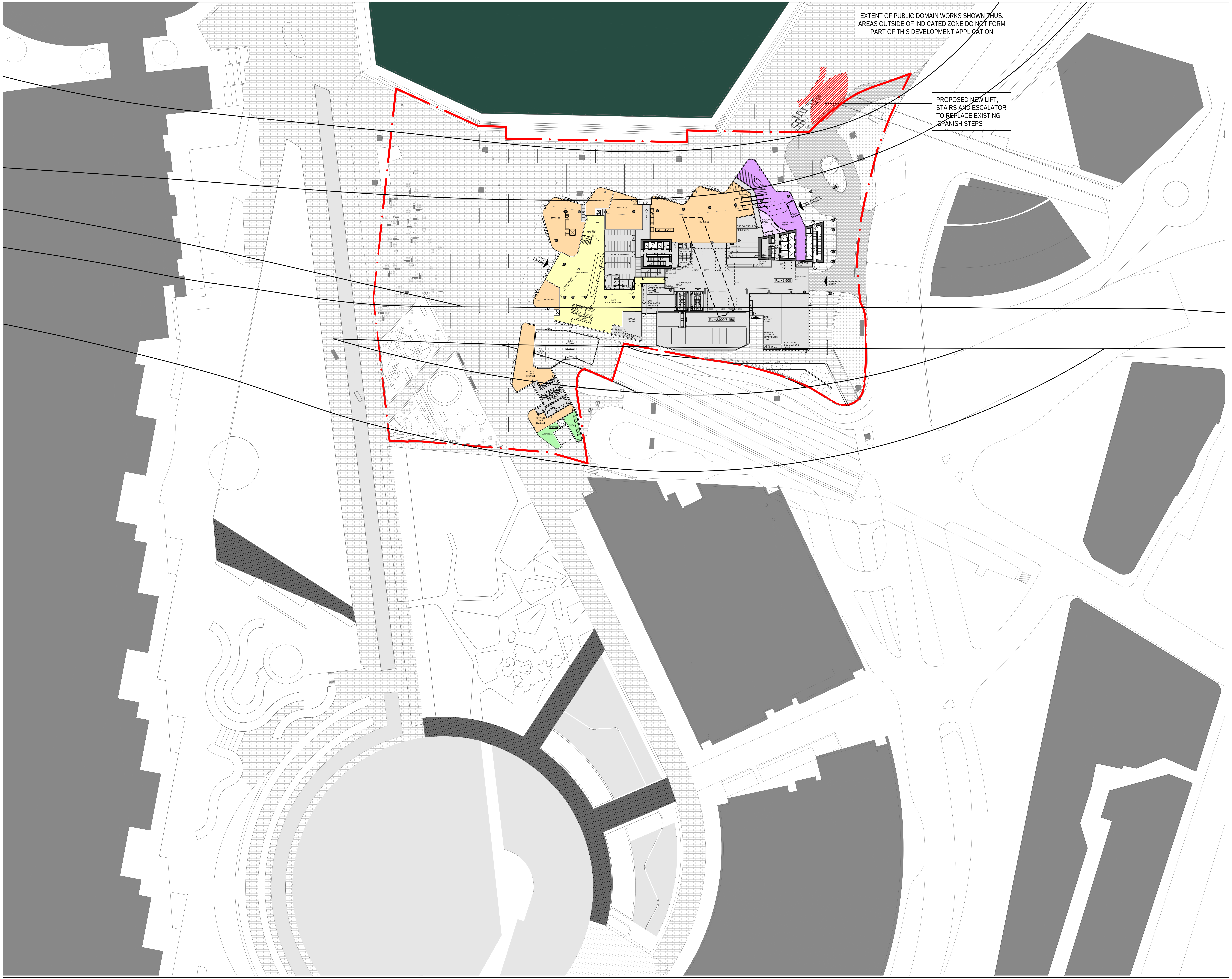
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:300	RT	JO	JO	CW

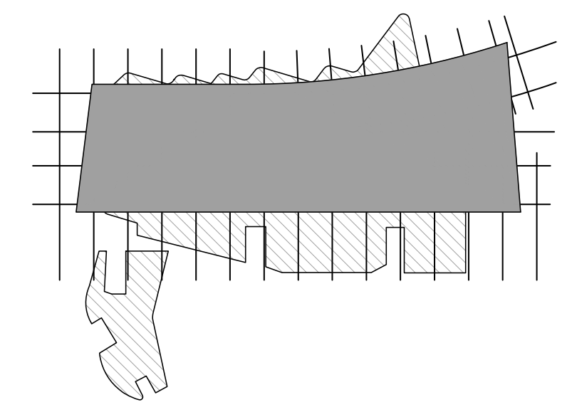
PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1080	H

\\perproj\fs02\010934-61A-P\Working\Rhino_working\RT\004409_TheRibbon_DA_DrawingSet\004409_TheRibbon_Hotel-DA_160330_0735.3dm 3/30/2016 8:02:08 AM

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
PROPOSED NEW LIFT, STAIRS AND ESCALATOR TO REPLACE EXISTING 'SPANISH STEPS'
RETAIL 05
RETAIL 04
RETAIL 03
ATMS
EGRESS
RETAIL 02
RL +3.200
IMAX BOH
BICYCLE PARKING
IMAX ENTRY
IMAX FOYER
FLOOR ABOVE
RETAIL 06
M E.O.T.
F E.O.T.
IMAX BACK OF HOUSE
RETAIL STORE
GAS REG ROOM
IMAX/RETAIL WASTE 45m2
IMAX REFUSE
COMMUNAL TENANCY GREASE ARRESTOR 6m2
MRV
LOADING DOCK 578m2
SA COLD WATER BOOSTER PUMP 25m2
SA COLD WATER TANK 36m2
EGRESS 15m2
GAS REGULATOR ASSEMBLY 25m2
RL +2.900/5.450
COURIER PARKING
ACCESS PARKING
FIRE CONTROL ROOM
FIRE PUMPS
REFUSE HOLDING
HOTEL/SA WASTE 90m2
RWP's 10m2
RW TANK 95m2
CONCIERGE
BAGGAGE ROOM 21m2
HOTEL LOBBY 255m2
WEATHER LOBBY
BELLCARTS
BoH 20m2
COMMS
COMMS/SECURITY
HOTEL GREASE ARRESTOR 6m2
MOTOR CYCLES
HOTEL CWP's 10m2
HOTEL COLD WATER STORAGE TANK 36m2
HOTEL & SERVICED APARTMENTS ENTRY
RL +2.900
VEHICULAR ENTRY
STAFF/ SERVICE ENTRY
GENERAL SERVICE/ STAFF ENTRY 150m2
ELECTRICAL SUB STATION 1 165m2
SHFA STORAGE 105m2
RL +3.200
BIN STORE 26m2
RETAIL 07 158m2
RL +3.100
PUBLIC FACILITIES 100m2
RETAIL 08 60m2
RL +3.100
SHFA
RL +3.100
POTENTIAL RETAIL TENANCY
SHFA 5.4X2.6M CARBAY
SHFA 8.8X3.5M CARBAY

REFERENCE MAP



NORTH

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1:500

NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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REV	DESCRIPTION	DATE
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

ARCHITECT

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GEORGE

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INTERIORS
MASTERPLANNING

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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	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1090	J

\\perproj\fs01\004409\Working\Rhino\RT_DA_DrawingSet\004409_TheRibbon_Hotel-DA_160405_0930.3dm

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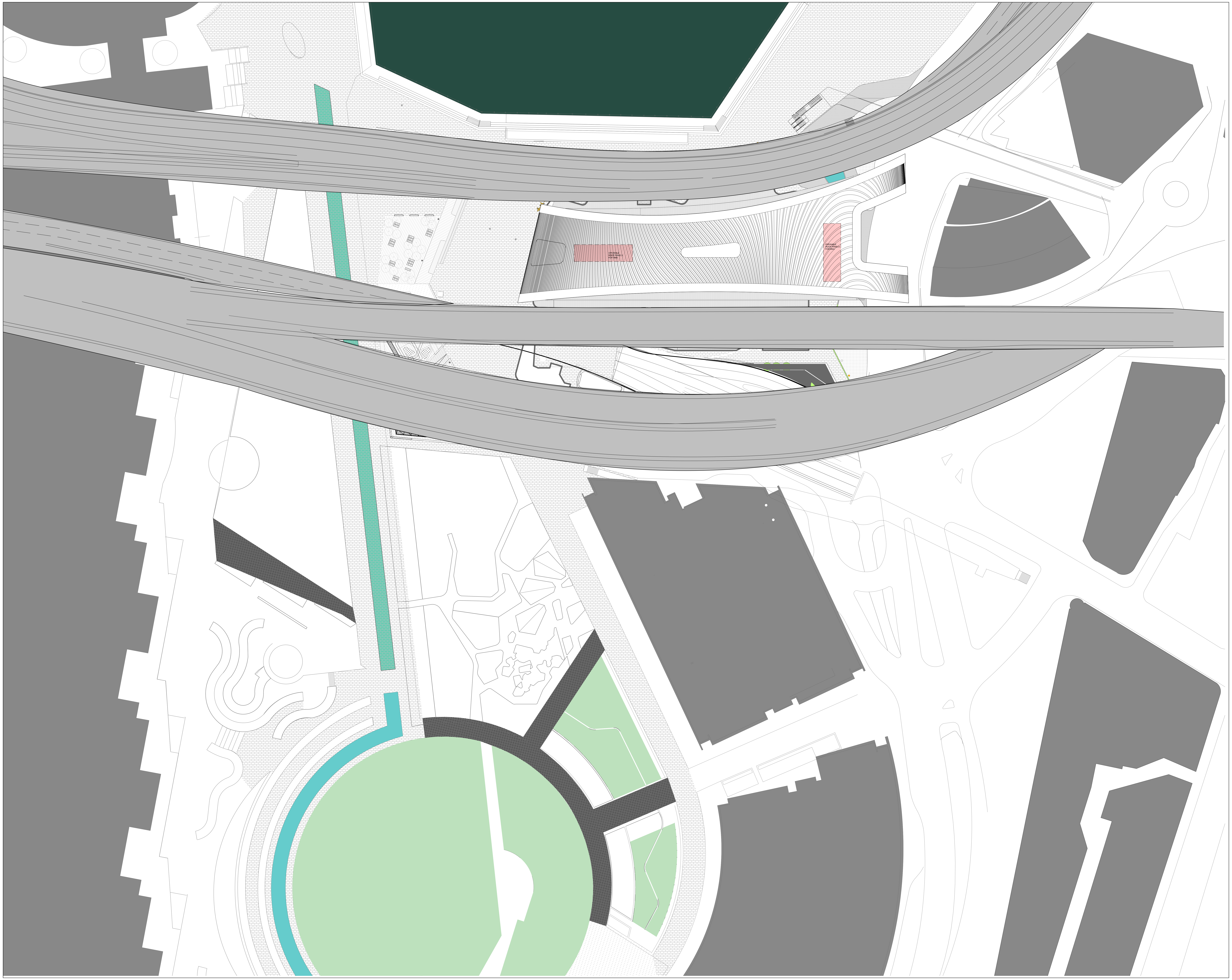
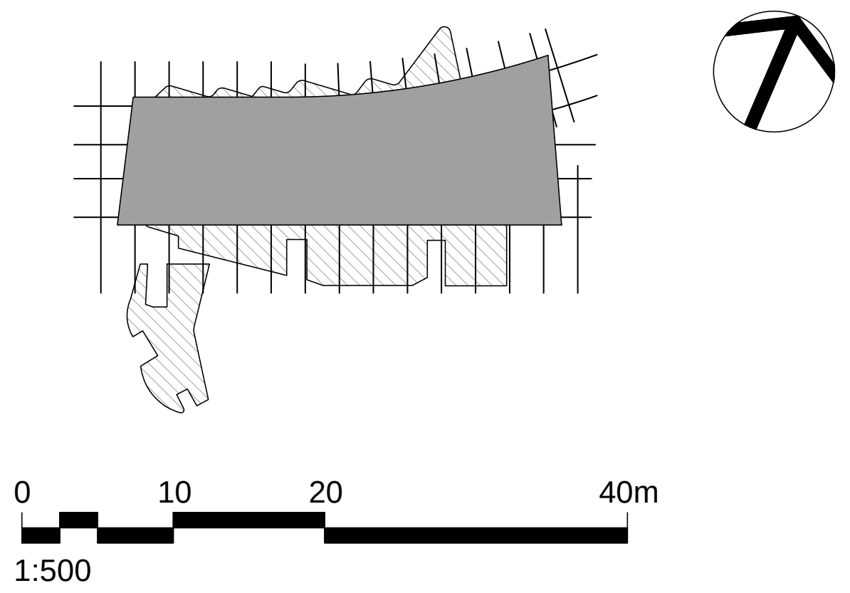


REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

UPPER SITE PLAN

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1091	D

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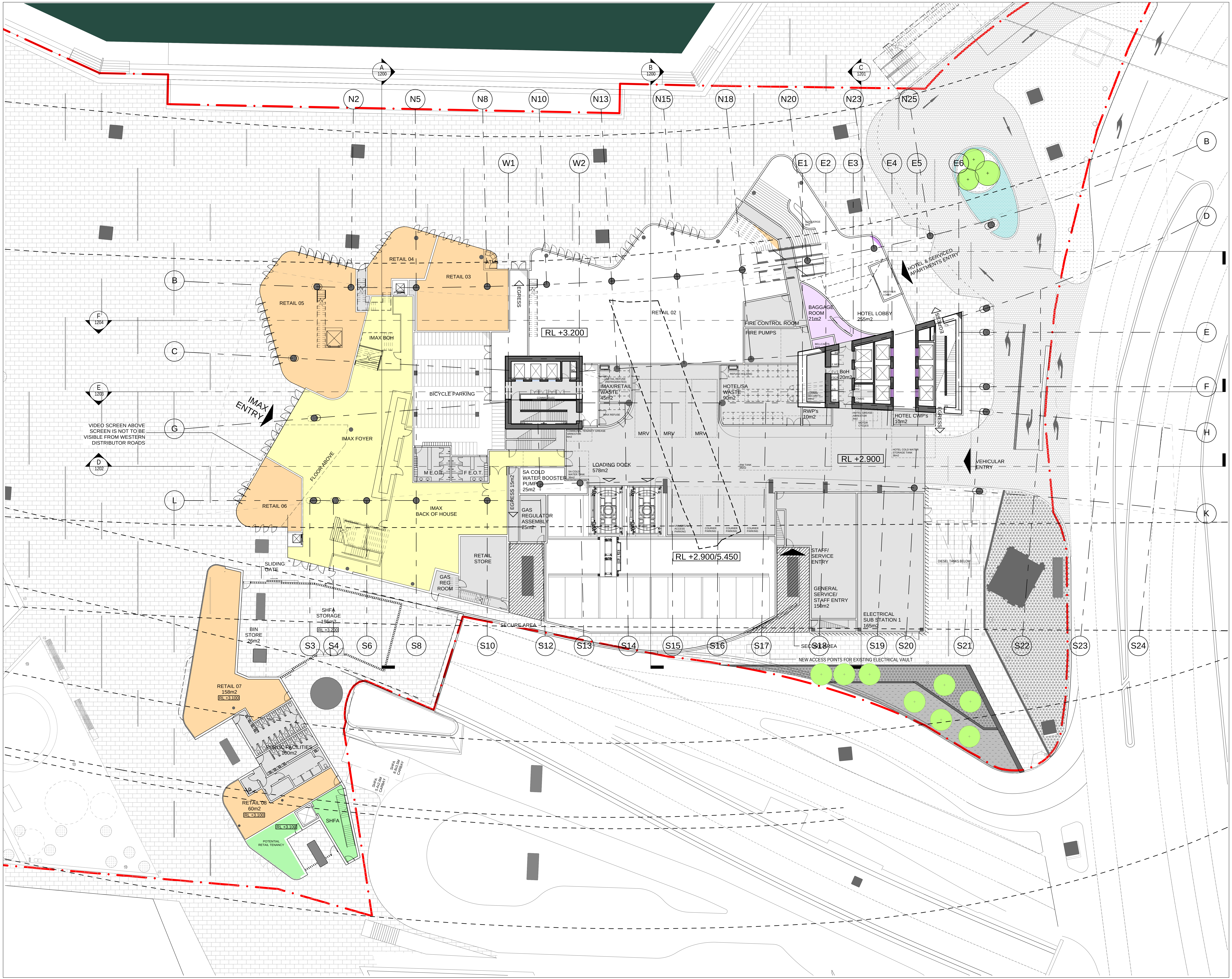
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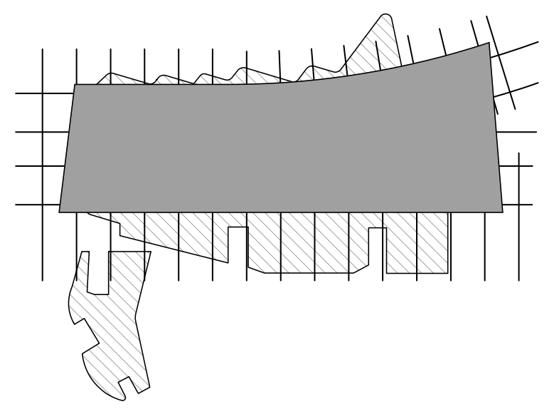
E3
E4
E5
E6
B
C
D
E
F
G
H
K
L
F 1204
E 1203
D 1202
RETAIL 04
RETAIL 03
RETAIL 05
IMAX BOH
IMAX ENTRY
VIDEO SCREEN ABOVE SCREEN IS NOT TO BE VISIBLE FROM WESTERN DISTRIBUTOR ROADS
IMAX FOYER
FLOOR ABOVE
RETAIL 06
IMAX BACK OF HOUSE
BICYCLE PARKING
M.E.O.T.
F.E.O.T.
EGRESS
RL +3.200
RETAIL 02
FIRE CONTROL ROOM
FIRE PUMPS
BAGGAGE ROOM 21m2
HOTEL LOBBY 255m2
HOTEL & SERVICED APARTMENTS ENTRY
BoH 20m2
IMAX/RETAIL WASTE 45m2
HOTEL/SA WASTE 90m2
RWP's 10m2
HOTEL CWP's 10m2
MRV
MRV
MRV
RL +2.900
VEHICULAR ENTRY
SA COLD WATER BOOSTER PUMP 25m2
EGRESS 15m2
LOADING DOCK 578m2
GAS REGULATOR ASSEMBLY 25m2
RETAIL STORE
GAS REG ROOM
RL +2.900/5.450
STAFF/ SERVICE ENTRY
GENERAL SERVICE/ STAFF ENTRY 156m2
ELECTRICAL SUB STATION 1 165m2
DIESEL TANKS BELOW
SLIDING GATE
SHFA STORAGE 195m2
RL +3.200
BIN STORE 26m2
SECURE AREA
SECURE AREA
NEW ACCESS POINTS FOR EXISTING ELECTRICAL VAULT
S3
S4
S6
S8
S10
S12
S13
S14
S15
S16
S17
S18
S19
S20
S21
S22
S23
S24
RETAIL 07 158m2
RL +3.100
PUBLIC FACILITIES 160m2
RETAIL 08 60m2
RL +3.100
RL +3.100
SHFA
POTENTIAL RETAIL TENANCY
COURIER PARKING
ACCESS PARKING

REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
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
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

GA PLANS - GROUND FLOOR

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1100	K

Original Sheet Size B1-1000 x 707mm

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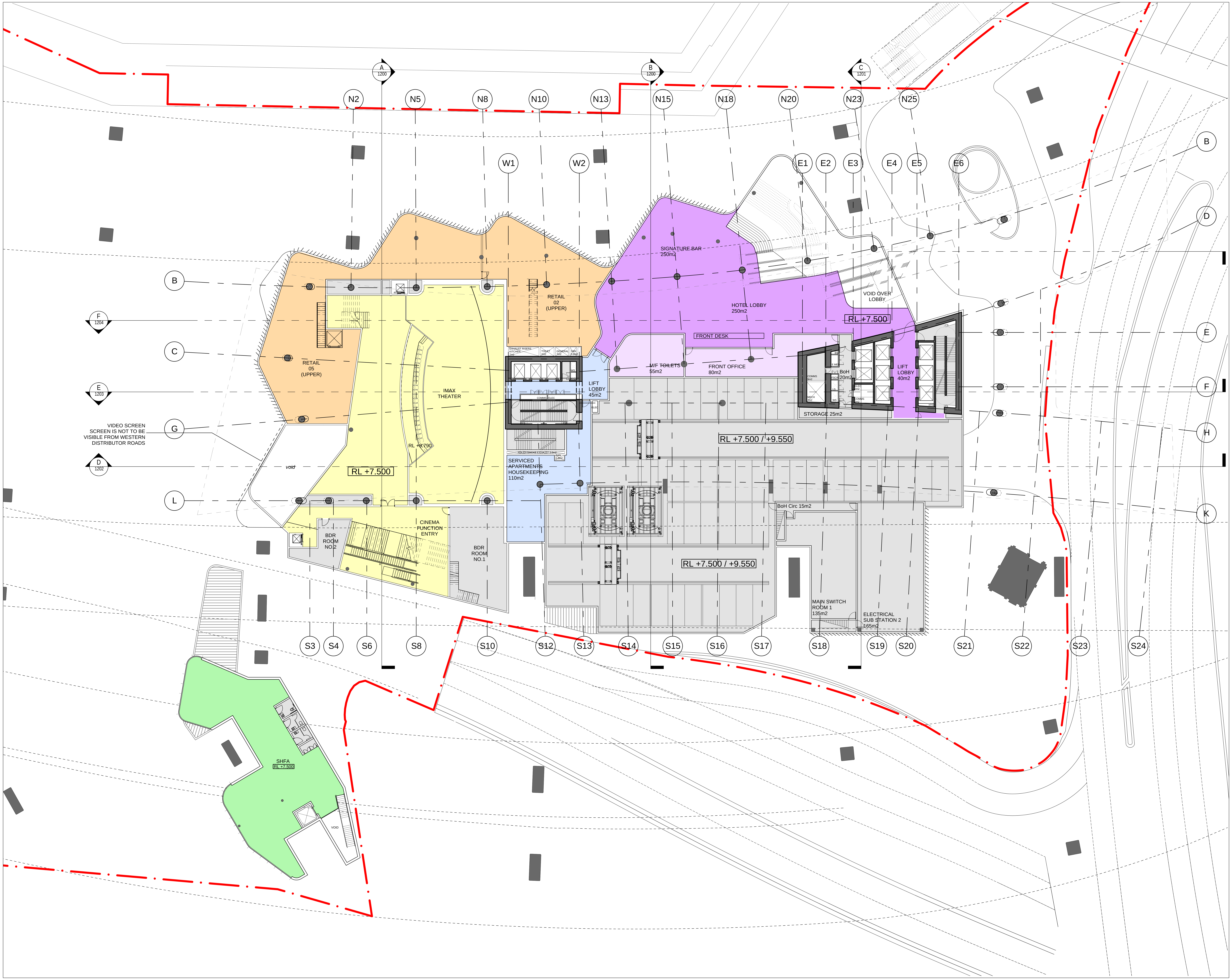
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B 1200
C 1201
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N18
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W1
W2
E1
E2
E3
E4
E5
E6
B
C
D
E
F
G
H
K
L
F 1204
E 1203
D 1202
SIGNATURE BAR 250m2
HOTEL LOBBY 250m2
VOID OVER LOBBY
RL +7.500
FRONT DESK
RETAIL 02 (UPPER)
RETAIL 05 (UPPER)
EXHAUST RISERS KITCHEN 7m2
TOILET 2m2
GENERAL 7m2
SAN 0.8m2
WS
HYD
COMMS
ELEC
FS
M/F TOILETS 55m2
FRONT OFFICE 80m2
LIFT LOBBY 45m2
BoH 20m2
FE
E MER
FSCR
LS
COMMS 9m2
MECH 7m2
ELEC 2m2
COMMS 2m2
LIFT LOBBY 40m2
STORAGE 25m2
IMAX THEATER
RL +8.790
RL +7.500
RELIEF/SMOKE EXHAUST 2.0m2
SAN 0.8m2
SERVICED APARTMENTS HOUSEKEEPING 110m2
RL +7.500 / +9.550
RL +7.500 / +9.550
BoH Circ 15m2
VIDEO SCREEN SCREEN IS NOT TO BE VISIBLE FROM WESTERN DISTRIBUTOR ROADS
void
CINEMA FUNCTION ENTRY
BDR ROOM NO.2
BDR ROOM NO.1
MAIN SWITCH ROOM 1 135m2
ELECTRICAL SUB STATION 2 165m2
SHFA
RL +7.500
VOID
S3
S4
S6
S8
S10
S12
S13
S14
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S16
S17
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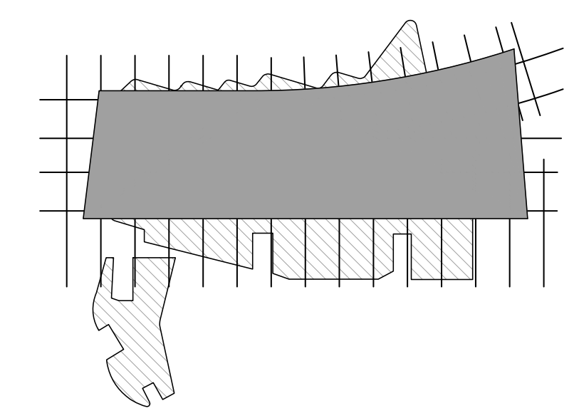
S19
S20
S21
S22
S23
S24

REFERENCE MAP


NORTH
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16m
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NOTES

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REV	DESCRIPTION	DATE
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
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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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

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1101	H

Original Sheet Size B1-1000 x 707mm

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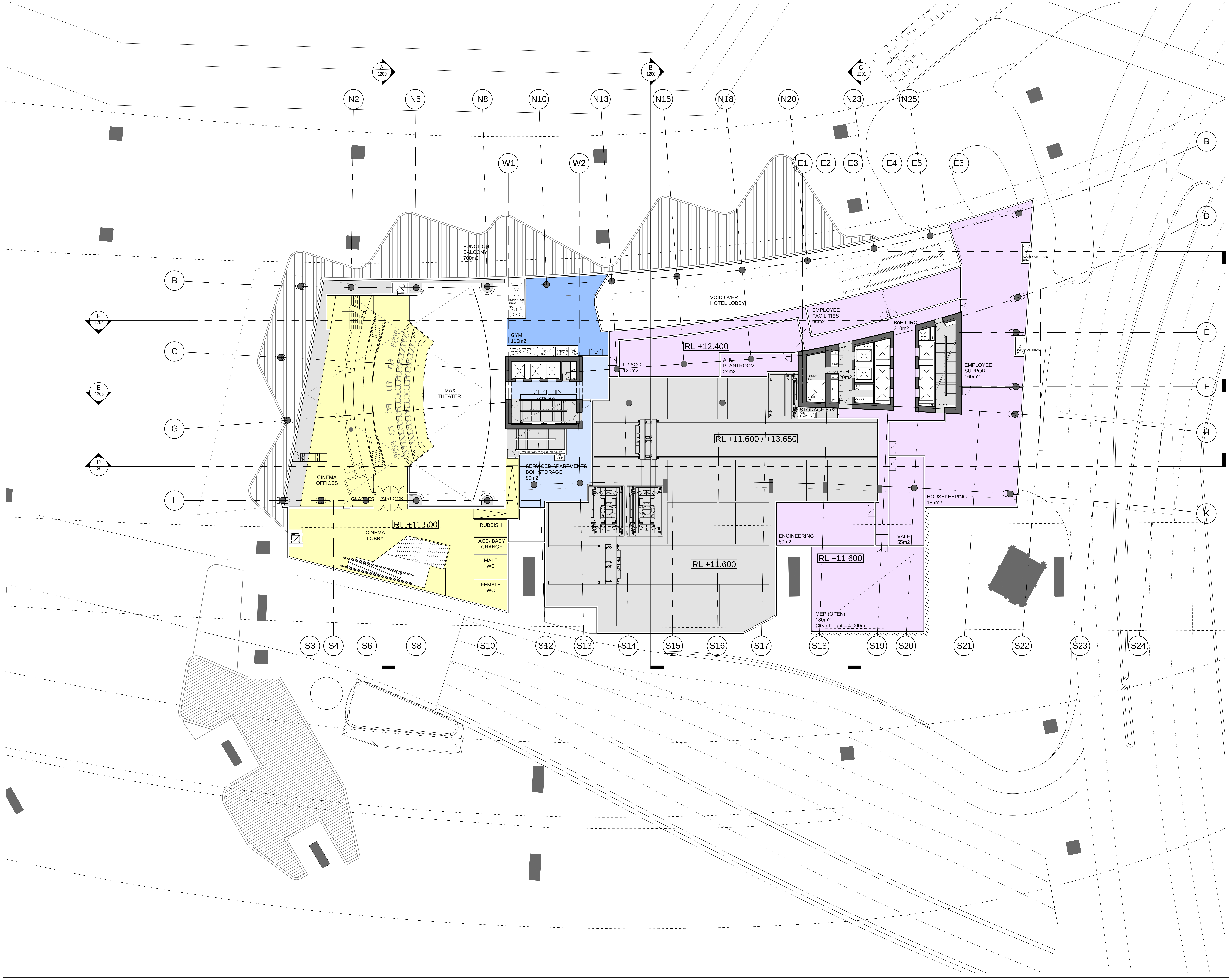
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E2
E3
E4
E5
E6
B
C
G
L
F 1204
E 1203
D 1202
D
E
F
H
K
FUNCTION BALCONY 700m2
VOID OVER HOTEL LOBBY
GYM 115m2
SUPPLY AIR 8.0m2
SB .075m2
EXHAUST RISERS KITCHEN 7m2
TOILET 2m2
GENERAL 7m2
SAN 0.8m2
WS
COMMS ELEC
RELIEF/SMOKE EXHAUST 2.0m2
IMAX THEATER
CINEMA OFFICES
GLASSES
AIRLOCK
RL +11.500
CINEMA LOBBY
RUBBISH
ACC/ BABY CHANGE
MALE WC
FEMALE WC
SERVICED APARTMENTS BOH STORAGE 80m2
IT/ ACC 120m2
RL +12.400
AHU PLANTROOM 24m2
EMPLOYEE FACILITIES 95m2
BoH CIRC 210m2
BoH 20m2
COMMS 9m2
MECH 7m2
ELEC 2m2
COMMS 2m2
MECH 2.8m2
STORAGE 5m2
SAN 1.5m2
EMPLOYEE SUPPORT 160m2
SUPPLY AIR INTAKE 2m2
SUPPLY AIR INTAKE 3m2
RL +11.600 / +13.650
RL +11.600
HOUSEKEEPING 185m2
ENGINEERING 80m2
VALET L 55m2
RL +11.600
MEP (OPEN) 180m2 Clear height = 4.000m
S3
S4
S6
S8
S10
S12
S13
S14
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S16
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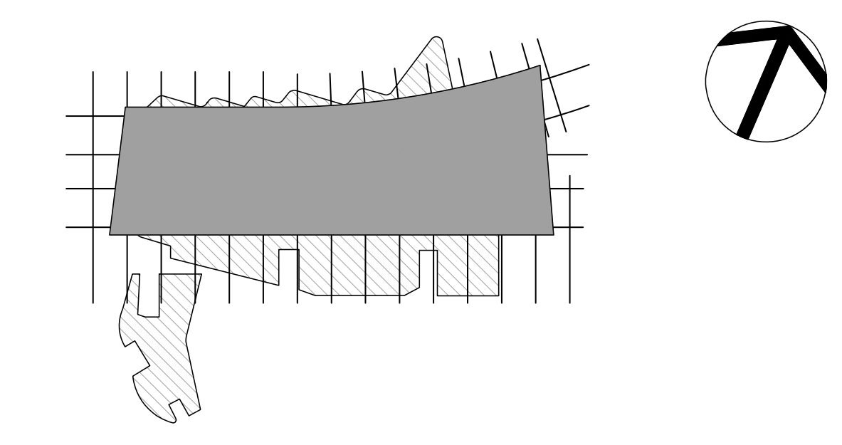
S24

REFERENCE MAP

NORTH



0 4 8 16m
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NOTES

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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	26.04.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - PODIUM L02

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1102	E

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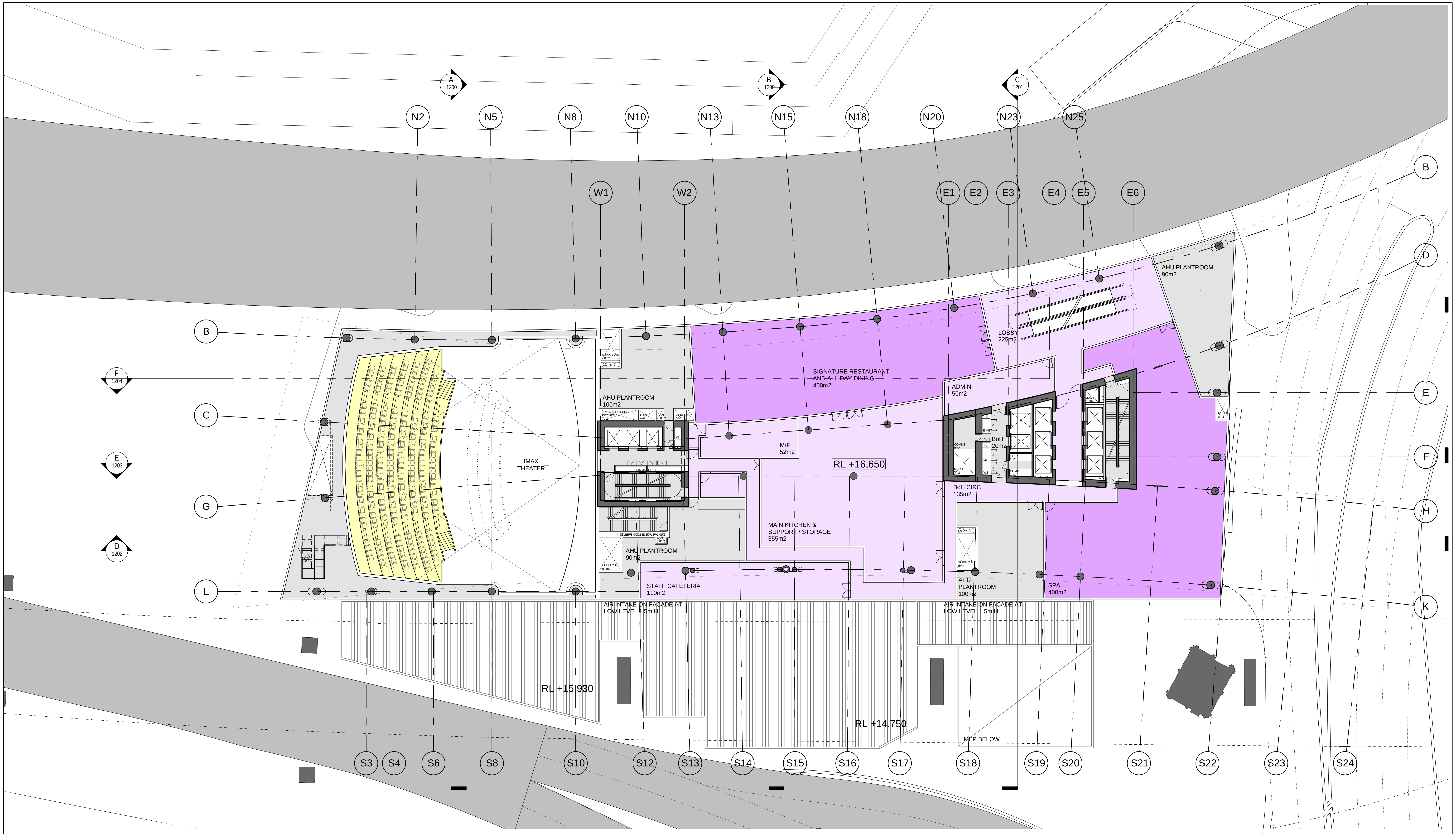
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B
D
E
F
H
K
C
G
L
F
1204
E
1203
D
1202
IMAX
THEATER
AHU PLANTROOM
100m2
EXHAUST RISERS
KITCHEN
7m2
TOILET
2m2
SAN
0.8m2
GENERAL
2m2
SUPPLY AIR
8.0m2
SB
.075m2
WS
HYD
COMMS
ELEC
FS
RELIEF/SMOKE EXHAUST 2.0m2
SAN
0.8m2
SUPPLY AIR
9.0m2
AHU PLANTROOM
90m2
SIGNATURE RESTAURANT
AND ALL-DAY DINING
400m2
M/F
52m2
RL +16.650
MAIN KITCHEN &
SUPPORT / STORAGE
355m2
STAFF CAFETERIA
110m2
LOBBY
225m2
ADMIN
50m2
BoH
20m2
FE
E MET
FSCR
LS
WS
COMMS
9m2
MECH
7m2
ELEC
2m2
COMMS
2m2
MECH
2.8m2
HYD
FS
MECH
3m2
BoH CIRC
135m2
SAN
1.5m2
SUPPLY AIR
8m2
AHU
PLANTROOM
100m2
AHU PLANTROOM
90m2
SPA
400m2
AIR INTAKE ON FACADE AT
LOW LEVEL 1.5m H
AIR INTAKE ON FACADE AT
LOW LEVEL 1.5m H
RL +15.930
RL +14.750
MEP BELOW
S3
S4
S6
S8
S10
S12
S13
S14
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S16
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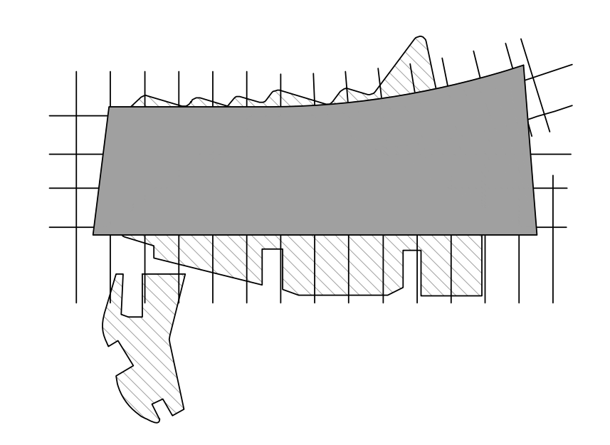
S24

REFERENCE MAP

NORTH



0 4 8 16m

1:200

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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	26.04.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

HASSELL Limited ABN 007 711 435
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RUSSELL&
GEORGE

pmdl

CLIENT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - PODIUM L03

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1103	E

Original Sheet Size B1-1000 x 707mm

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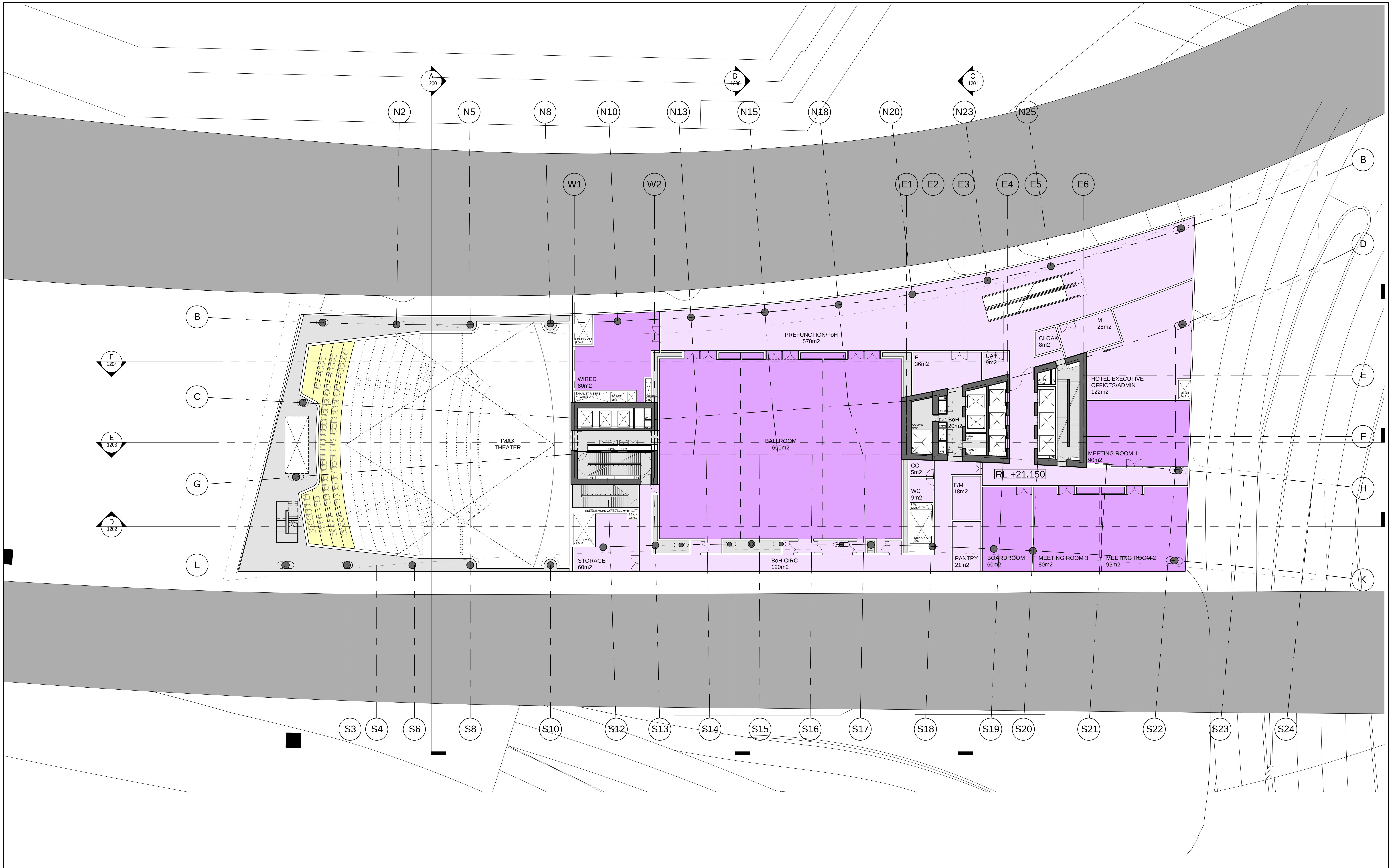
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D
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H
K
F
1204
E
1203
D
1202
IMAX
THEATER
SUPPLY AIR
8.0m2
WIRED
80m2
EXHAUST RISERS
KITCHEN
7m2
TOILET
2m2
GENERAL
2m2
WS
HYD
COMMS
ELEC
FS
RELIEF/SMOKE EXHAUST 2.0m2
SAN
0.8m2
SUPPLY AIR
9.0m2
STORAGE
60m2
PREFUNCTION/FoH
570m2
BALLROOM
600m2
BoH CIRC
120m2
F
36m2
UAT
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CLOAK
8m2
M
28m2
FB
E MET
COMMS
9m2
MECH
7m2
FSCP
LS
WS
BoH
20m2
ELEC
2m2
COMMS
2m2
MECH
2.8m2
HYD
FS
HOTEL EXECUTIVE
OFFICES/ADMIN
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MECH
3m2
MEETING ROOM 1
90m2
RL +21.150
CC
5m2
WC
9m2
SAN
1.5m2
SUPPLY AIR
8m2
F/M
18m2
PANTRY
21m2
BOARDROOM
60m2
MEETING ROOM 3
80m2
MEETING ROOM 2
95m2
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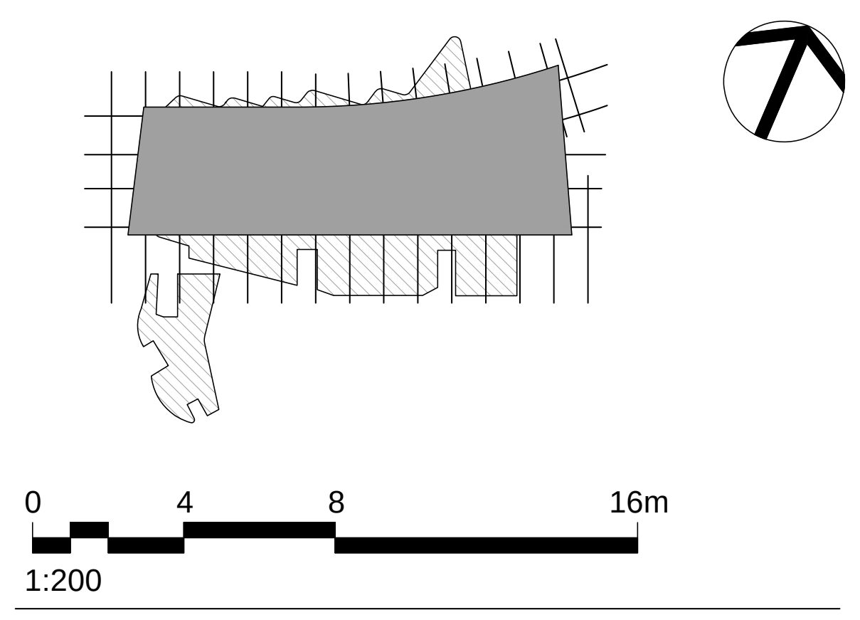
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NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
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D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13
REV	**DESCRIPTION**	**DATE**

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
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HASSELL

RUSSELL&
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - PODIUM L04

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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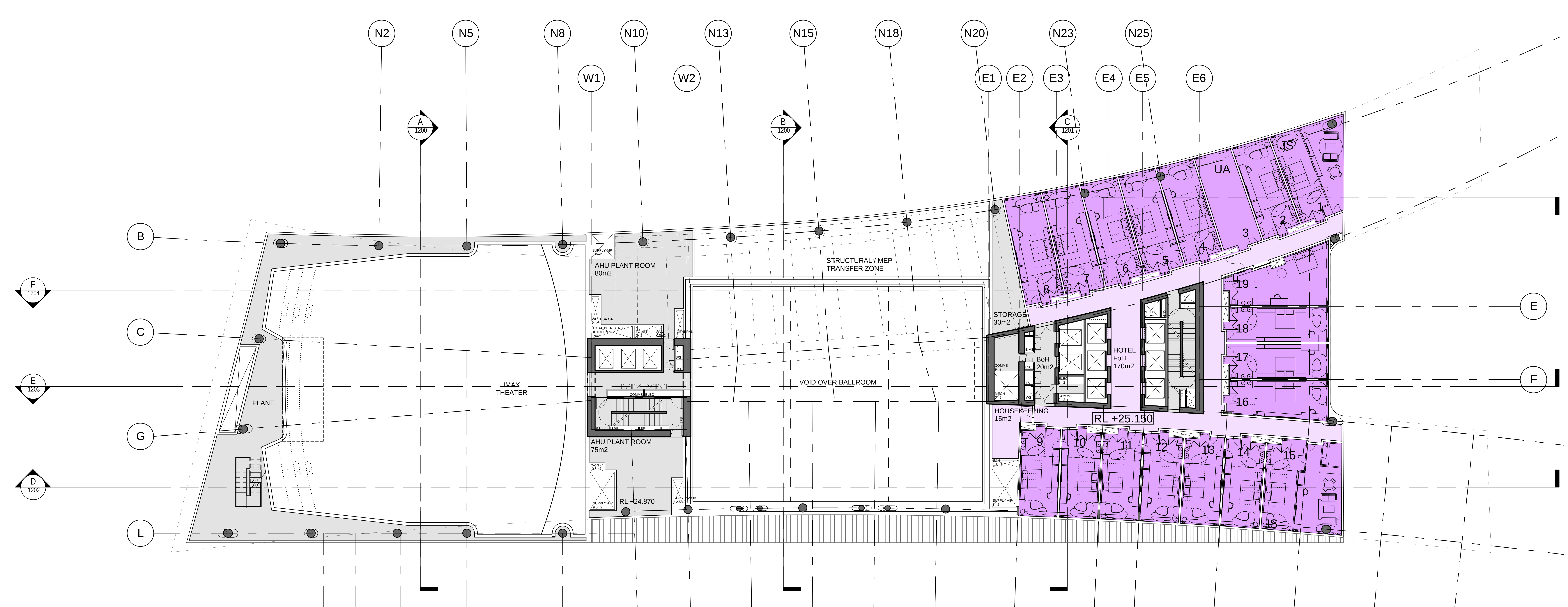
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A 1200
B 1200
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B
F 1204
C
E 1203
G
D 1202
L
E
F
PLANT
IMAX THEATER
AHU PLANT ROOM 80m2
AHU PLANT ROOM 75m2
SUPPLY AIR 5.0m2
WEST SA OA 2.5m2
EXHAUST RISERS KITCHEN 7m2
TOILET 2m2
SAN 0.8m2
GENERAL 2m2
SUPPLY AIR 9.0m2
EAST SA OA 2.5m2
RL +24.870
STRUCTURAL / MEP TRANSFER ZONE
VOID OVER BALLROOM
STORAGE 30m2
BoH 20m2
HOTEL FoH 170m2
HOUSEKEEPING 15m2
COMMS 9m2
MECH 7m2
SAN 1.5m2
SUPPLY AIR 8m2
RL +25.150
UA
JS
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1 HOTEL APARTMENTS L05
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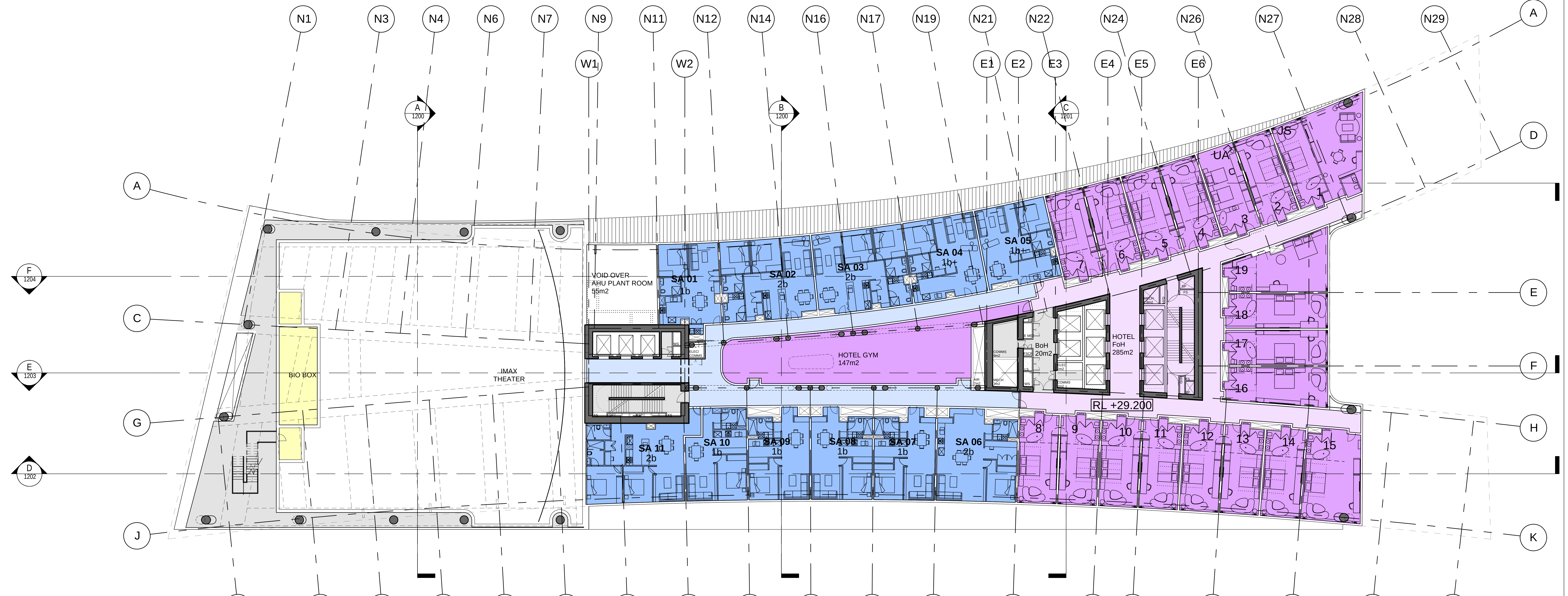
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A 1200
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C 1201
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D
F 1204
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D 1202
J
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H
K
BIO BOX
IMAX THEATER
VOID OVER AHU PLANT ROOM 55m2
SA 01 1b
SA 02 2b
SA 03 2b
SA 04 1b+
SA 05 1b+
SA 06 2b
SA 07 1b
SA 08 1b
SA 09 1b
SA 10 1b
SA 11 2b
HOTEL GYM 147m2
BoH 20m2
HOTEL FoH 285m2
RL +29.200
UA
JS
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2 HOTEL/SERVICED APARTMENTS L06
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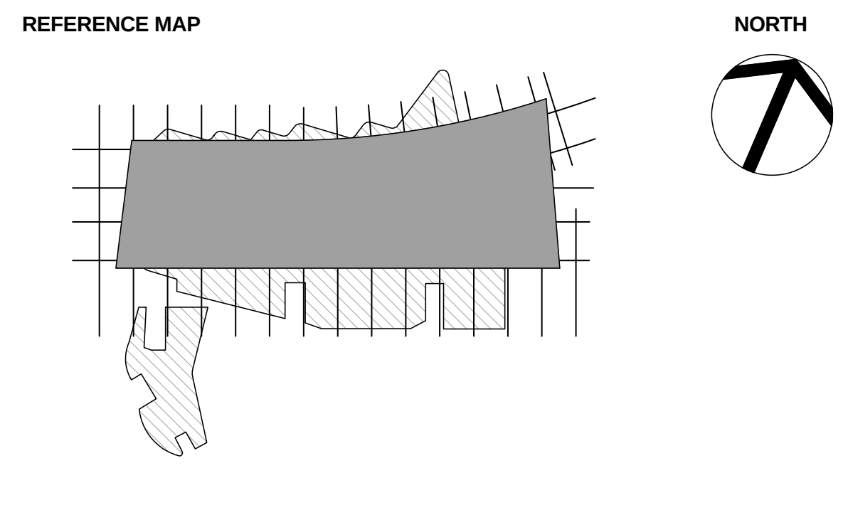
REFERENCE MAP



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NOTES

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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L05 AND L06

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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Original Sheet Size B1-1000 x 707mm

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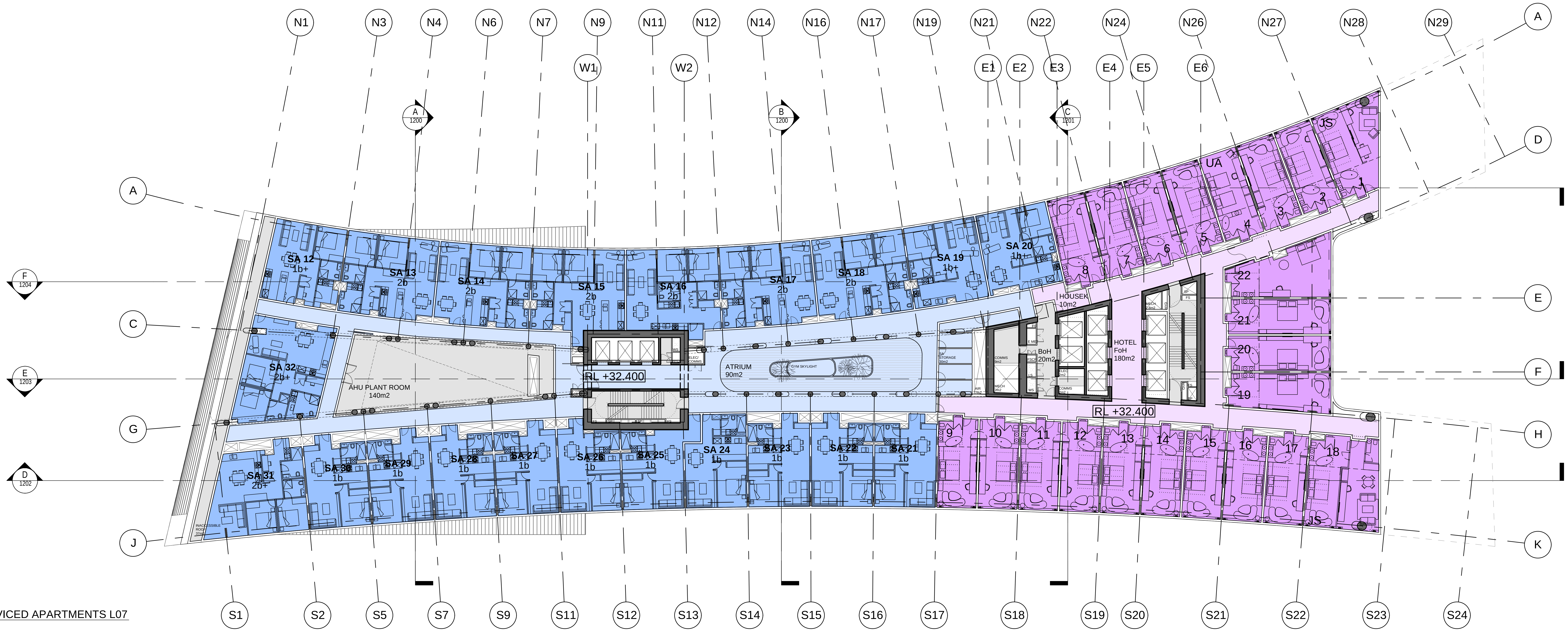
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SA 13 2b
SA 14 2b
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SA 19 1b+
SA 20 1b+
SA 32 2b+
AHU PLANT ROOM 140m2
RL +32.400
ATRIUM 90m2
GYM SKYLIGHT
SA 31 2b+
SA 30 1b
SA 29 1b
SA 28 1b
SA 27 1b
SA 26 1b
SA 25 1b
SA 24 1b
SA 23 1b
SA 22 1b
SA 21 1b
HOUSEK 10m2
BoH 20m2
HOTEL FoH 180m2
UA
JS
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1 HOTEL/SERVICED APARTMENTS L07
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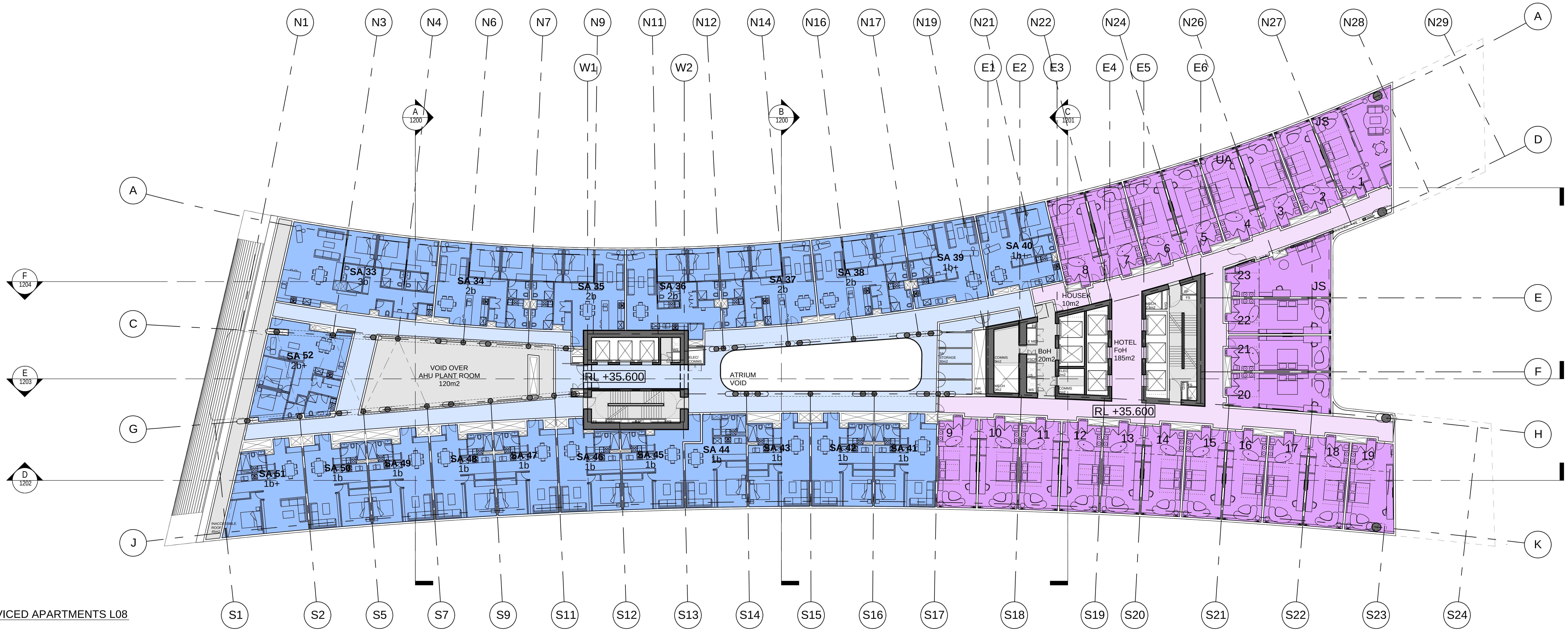
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VOID OVER AHU PLANT ROOM 120m2
RL +35.600
ATRIUM VOID
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SA 46 1b
SA 45 1b
SA 44 1b
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SA 42 1b
SA 41 1b
HOUSEK 10m2
BoH 20m2
HOTEL FoH 185m2
UA
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2 HOTEL/SERVICED APARTMENTS L08
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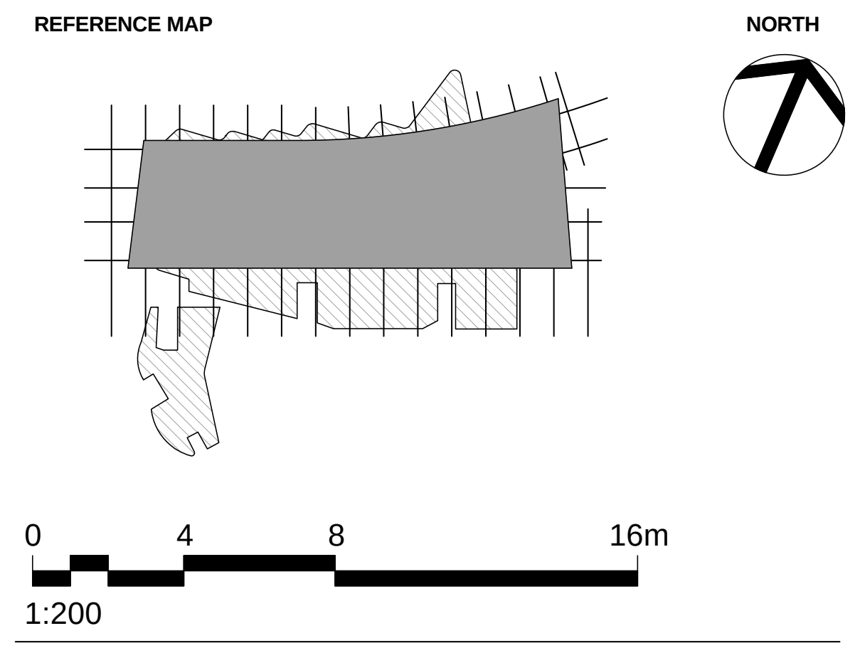
REFERENCE MAP

NORTH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NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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MASTERPLANNING

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L07 AND L08

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1106	D

Original Sheet Size B1-1000 x 707mm

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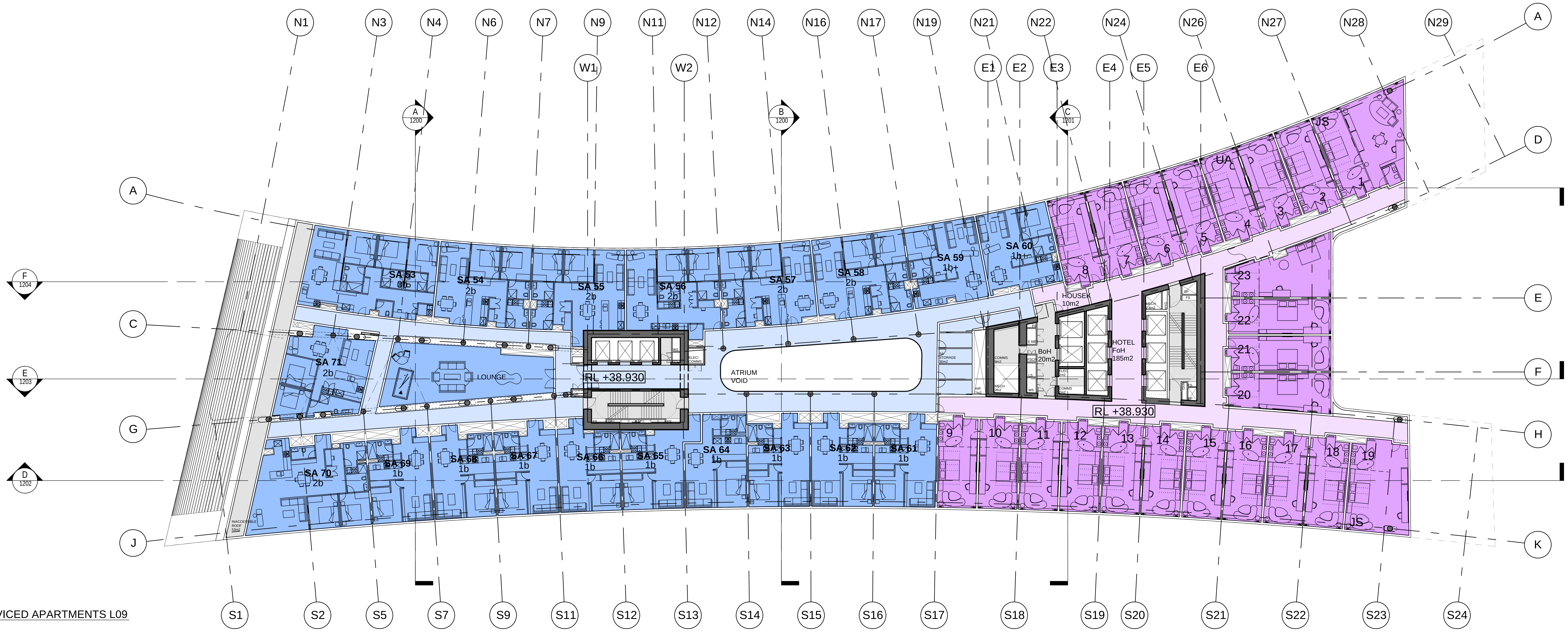
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ATRIUM VOID
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HOUSEK 10m2
BoH 20m2
HOTEL FoH 185m2
RL +38.930
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1 HOTEL/SERVICED APARTMENTS L09
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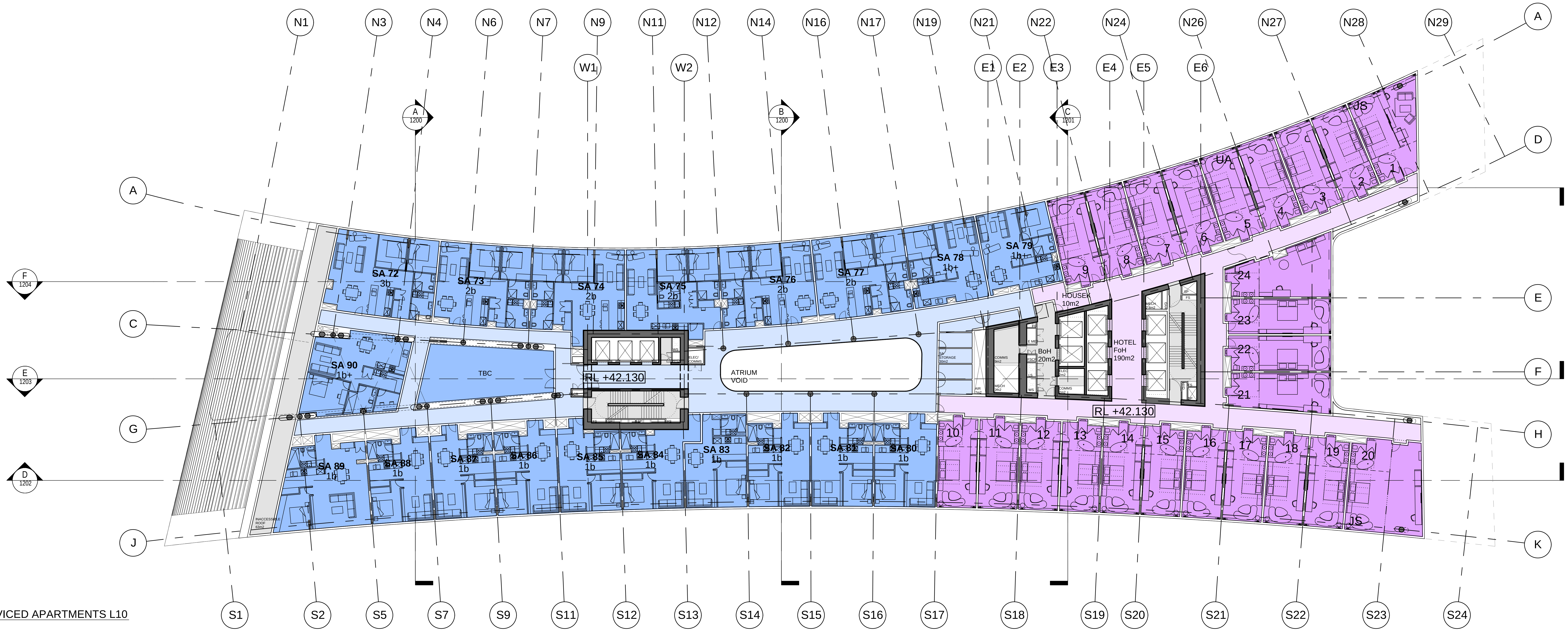
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2 HOTEL/SERVICED APARTMENTS L10
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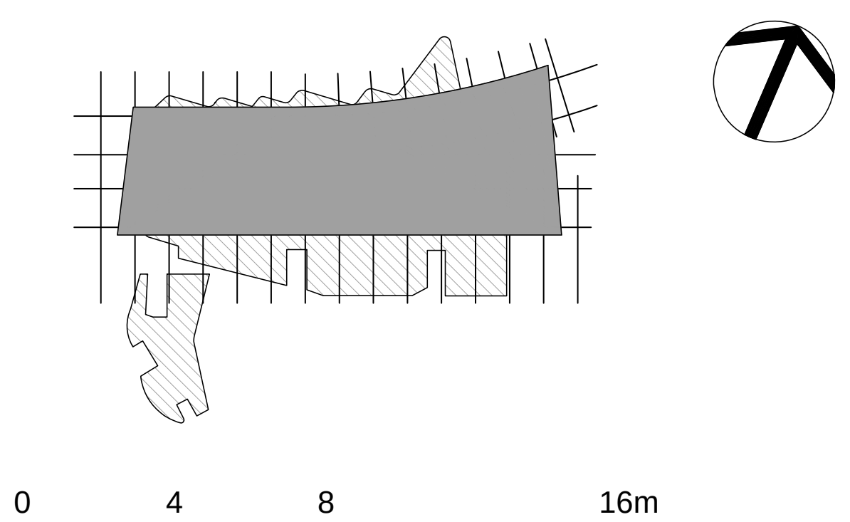
REFERENCE MAP

NORTH



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NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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CLIENT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L09 AND L10

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1107	D

Original Sheet Size B1-1000 x 707mm

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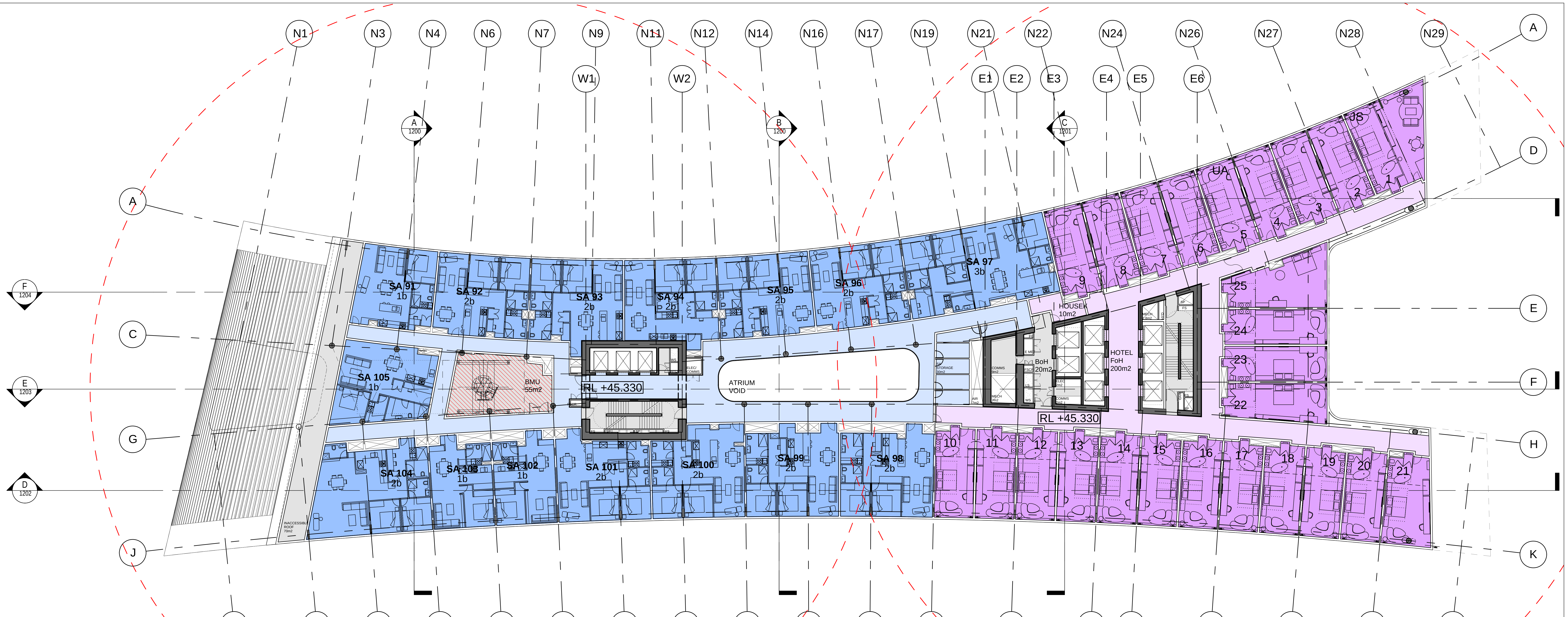
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COMMS 9m2
MECH 7m2
BoH 20m2
HOUSEK 10m2
HOTEL FoH 200m2
ELEC 2m2
COMMS 2m2
MECH 2.8m2
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1 HOTEL/SERVICED APARTMENTS L11
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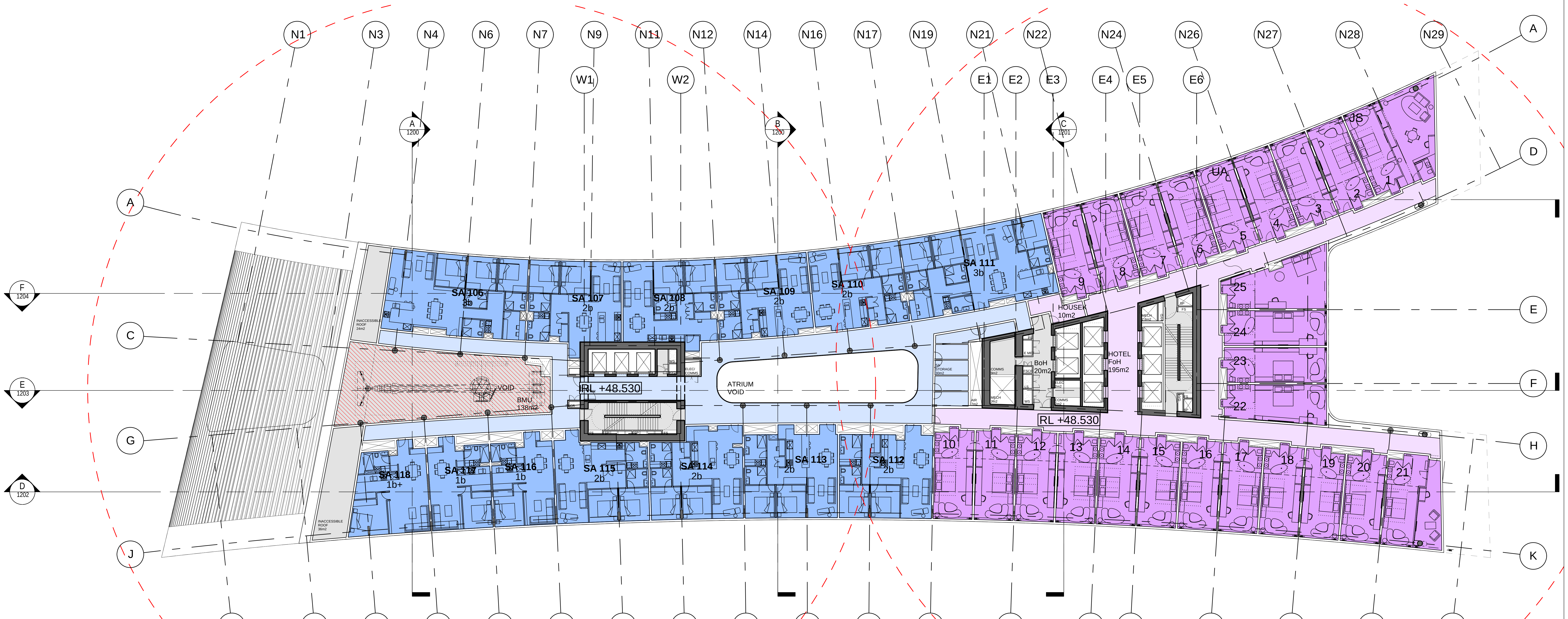
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A 1200
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SA 106 3b
SA 107 2b
SA 108 2b
SA 109 2b
SA 110 2b
SA 111 3b
INACCESSIBLE ROOF 28m2
VOID
BMU 138m2
RL +48.530
ATRIUM VOID
SA 118 1b+
SA 117 1b
SA 116 1b
SA 115 2b
SA 114 2b
SA 113 2b
SA 112 2b
INACCESSIBLE ROOF 36m2
BoH 20m2
HOUSEK 10m2
HOTEL FoH 195m2
UA
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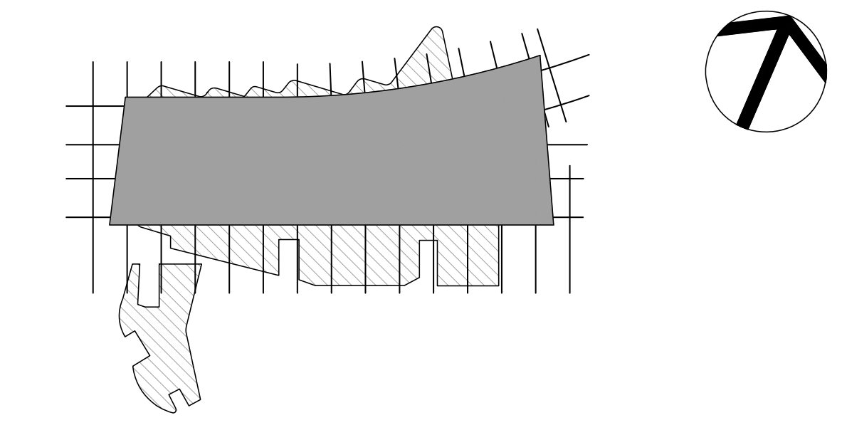
2 HOTEL/SERVICED APARTMENTS L12
1:200

REFERENCE MAP

NORTH



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NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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SYDNEY@HASSELLSTUDIO.COM
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HASSELL

RUSSELL & GEORGE

pmdl

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED APARTMENTS L11 AND L12

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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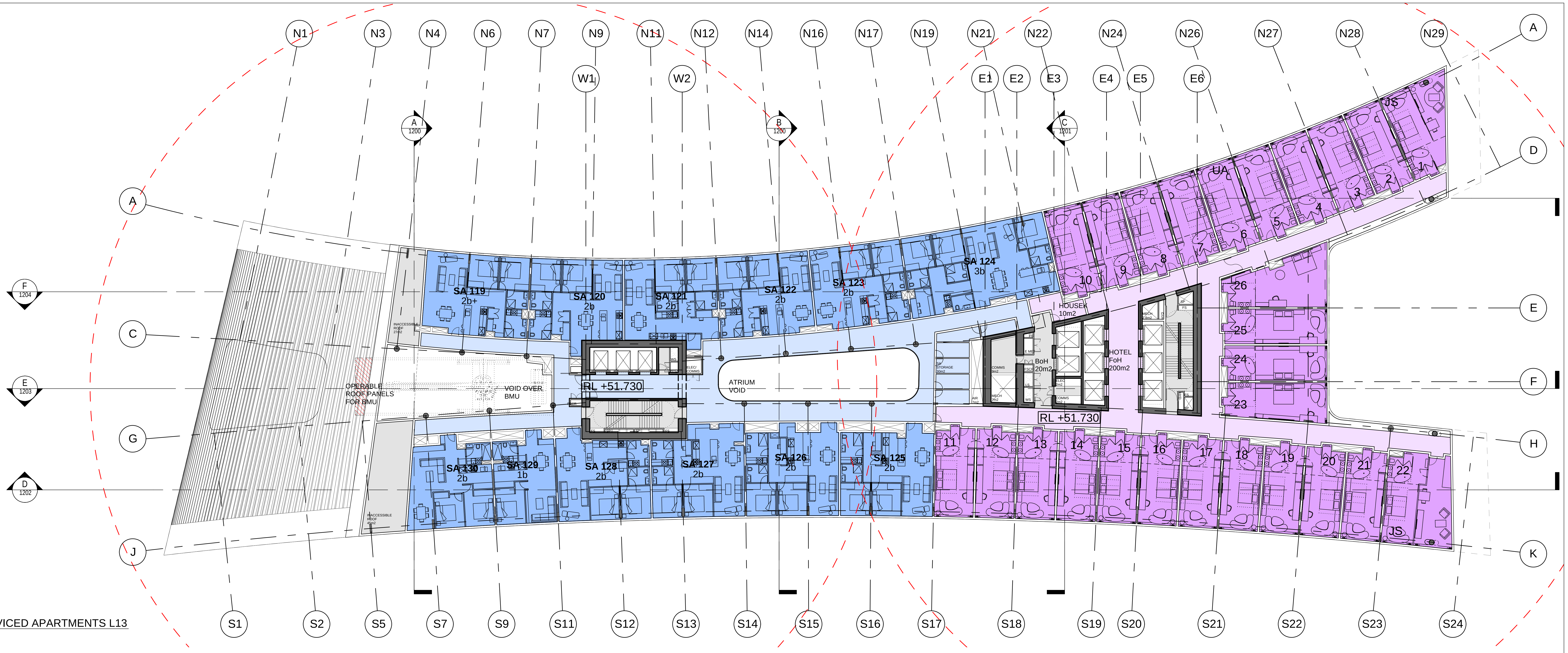
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E 1203
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A 1200
B 1200
C 1201
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SA 119 2b+
SA 120 2b
SA 121 2b
SA 122 2b
SA 123 2b
SA 124 3b
SA 125 2b
SA 126 2b
SA 127 2b
SA 128 2b
SA 129 1b
SA 130 2b
INACCESSIBLE ROOF 27m2
INACCESSIBLE ROOF 45m2
OPERABLE ROOF PANELS FOR BMU
VOID OVER BMU
RL +51.730
ATRIUM VOID
ELEC/ COMMS
SA STORAGE 30m2
COMMS 9m2
MECH 7m2
AIR 7m2
BoH 20m2
HOUSEK 10m2
HOTEL FoH 200m2
JS
UA
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1 HOTEL/SERVICED APARTMENTS L13
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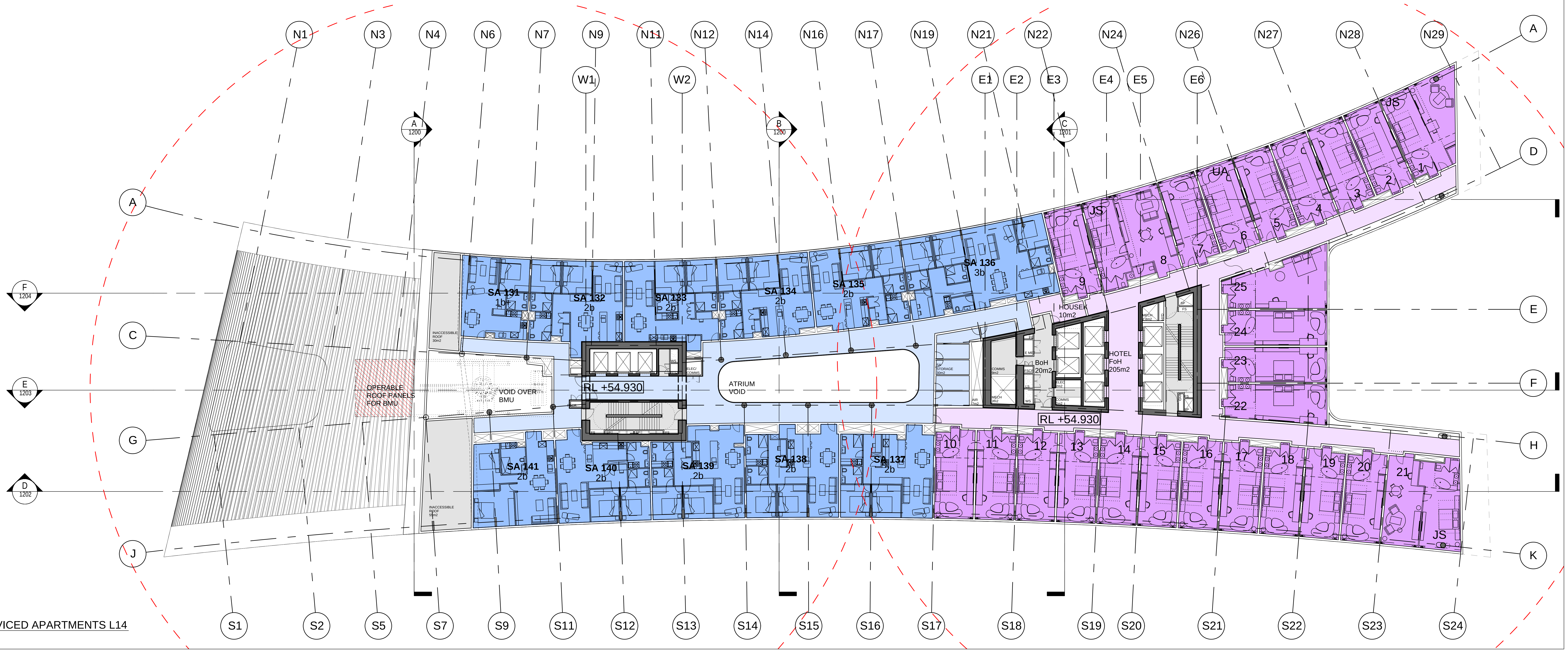
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S15
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S17
S18
S19
S20
S21
S22
S23
S24
SA 131 1b+
SA 132 2b
SA 133 2b
SA 134 2b
SA 135 2b
SA 136 3b
SA 137 2b
SA 138 2b
SA 139 2b
SA 140 2b
SA 141 2b
OPERABLE ROOF PANELS FOR BMU
VOID OVER BMU
RL +54.930
ATRIUM VOID
BoH 20m2
HOUSEK 10m2
HOTEL FoH 205m2
JS
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2 HOTEL/SERVICED APARTMENTS L14
1:200

REFERENCE MAP

NORTH

0 4 8 16m
1:200

NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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HASSELL

RUSSELL & GEORGE
pmdl

CLIENT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED APARTMENTS L13 AND L14

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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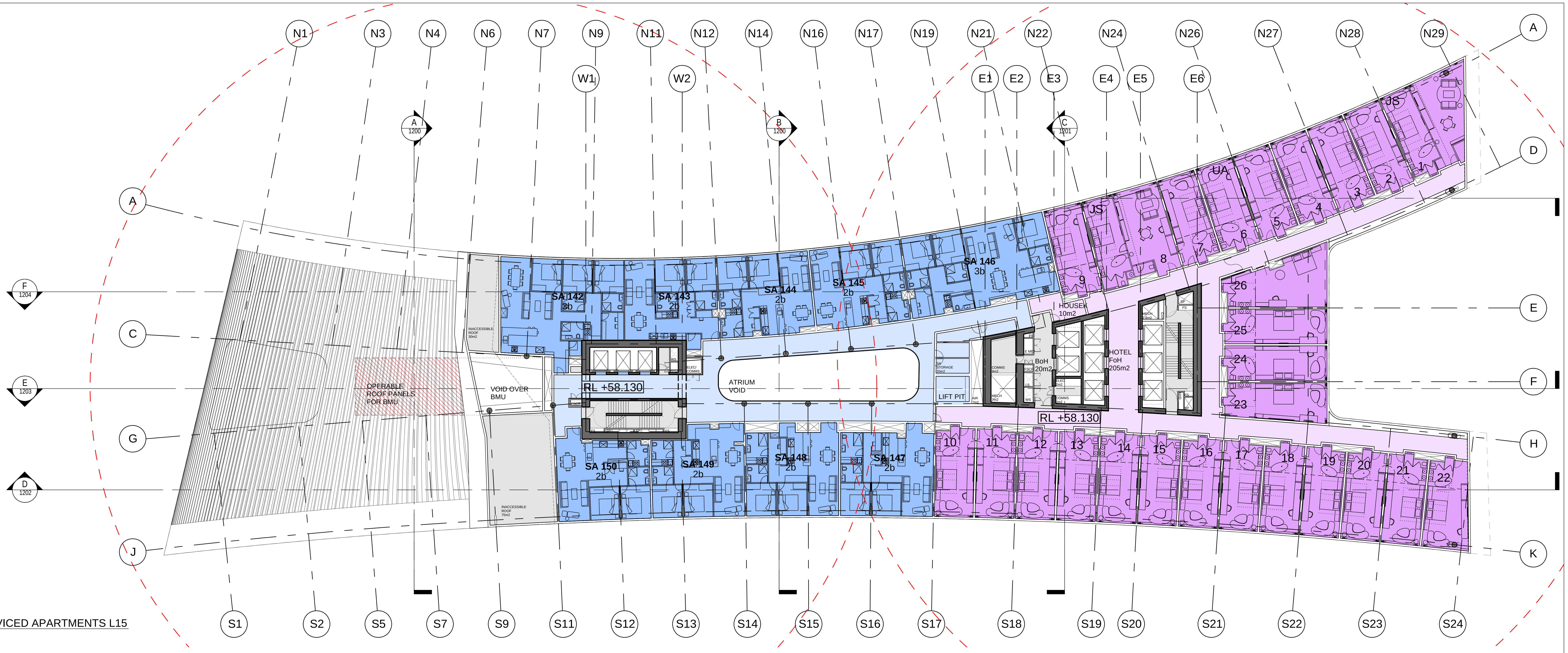
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W2
E1
E2
E3
E4
E5
E6
A 1200
B 1200
C 1201
F 1204
E 1203
D 1202
A
C
G
J
D
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F
H
K
INACCESSIBLE ROOF 30m2
OPERABLE ROOF PANELS FOR BMU
VOID OVER BMU
INACCESSIBLE ROOF 75m2
SA 142 3b
SA 143 2b
SA 144 2b
SA 145 2b
SA 146 3b
SA 150 2b
SA 149 2b
SA 148 2b
SA 147 2b
WS
ELEC/ COMMS
HYD
FSCR
FS
SP
RL +58.130
ATRIUM VOID
SA STORAGE 20m2
LIFT PIT
AIR 7m2
COMMS 9m2
MECH 7m2
FE
E MET
LS
BoH 20m2
ELEC 2m2
COMMS 2m2
HOUSEK 10m2
HOTEL FoH 205m2
MECH 2.8m2
JS
UA
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1 HOTEL/SERVICED APARTMENTS L15
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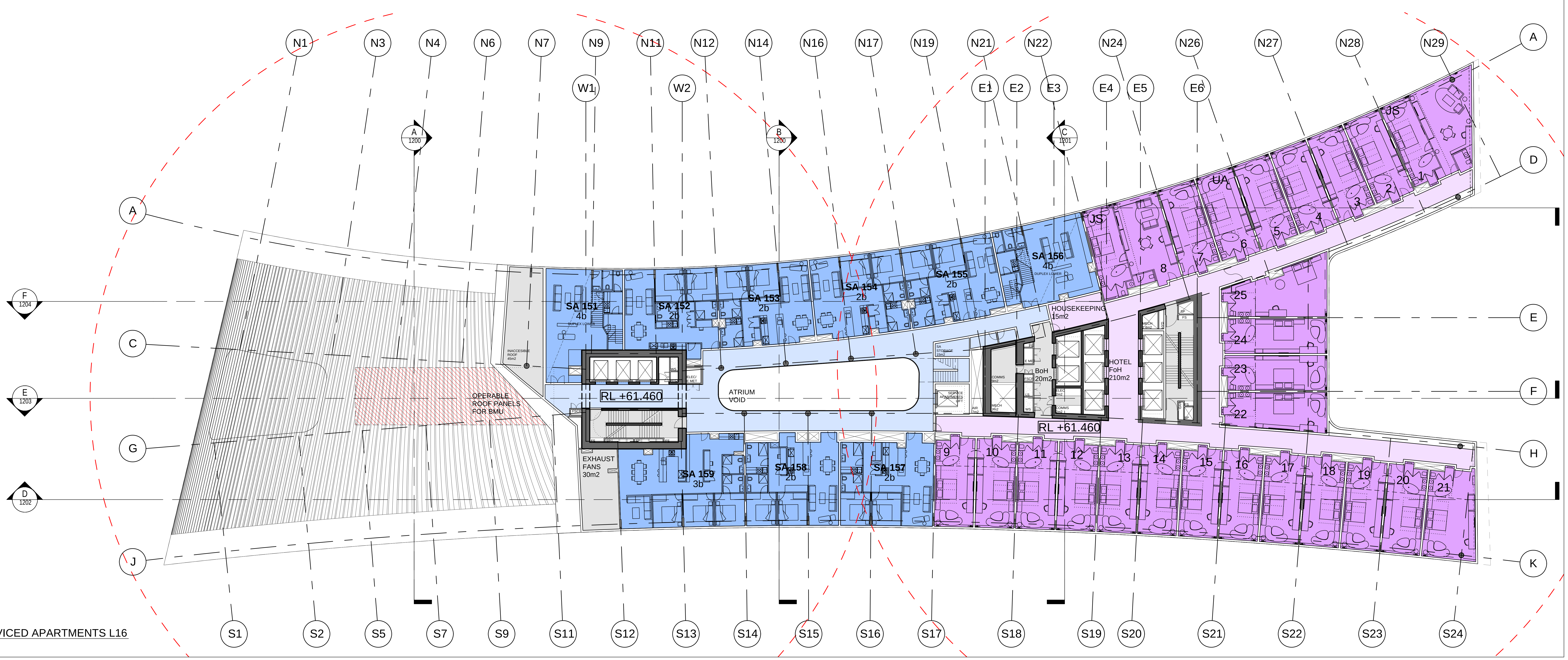
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A 1200
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C 1201
F 1204
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D 1202
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K
INACCESIBLE ROOF 45m2
OPERABLE ROOF PANELS FOR BMU
EXHAUST FANS 30m2
SA 151 4b
DUPLEX LOWER
SA 152 2b
SA 153 2b
SA 154 2b
SA 155 2b
SA 156 4b
DUPLEX LOWER
SA 159 3b
SA 158 2b
SA 157 2b
WS
ELEC/ E MET
FSCR
RL +61.460
ATRIUM VOID
SA STORAGE 15m2
SERVICE APARTMENTS LIFT
AIR 7m2
COMMS 9m2
MECH 7m2
E MET
BoH 20m2
ELEC 2m2
COMMS 2m2
HOUSEKEEPING 15m2
HOTEL FoH 210m2
MECH 2.8m2
JS
UA
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2 HOTEL/SERVICED APARTMENTS L16
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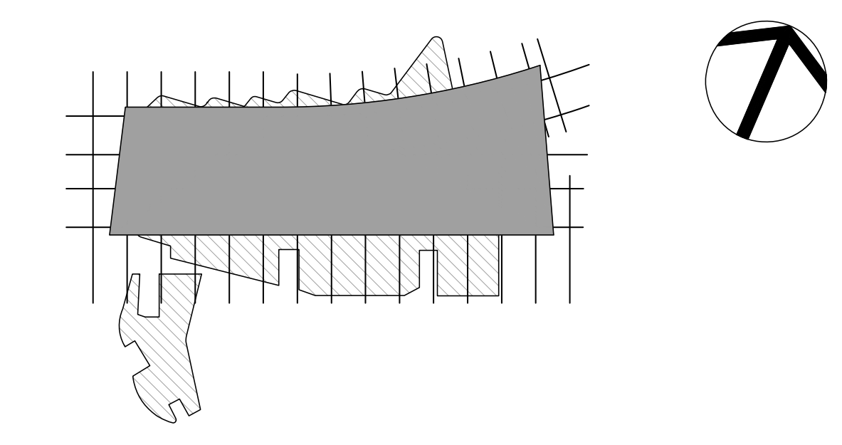
REFERENCE MAP

NORTH



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NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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HASSELL

RUSSELL & GEORGE

pmdl

CLIENT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L15 AND L16

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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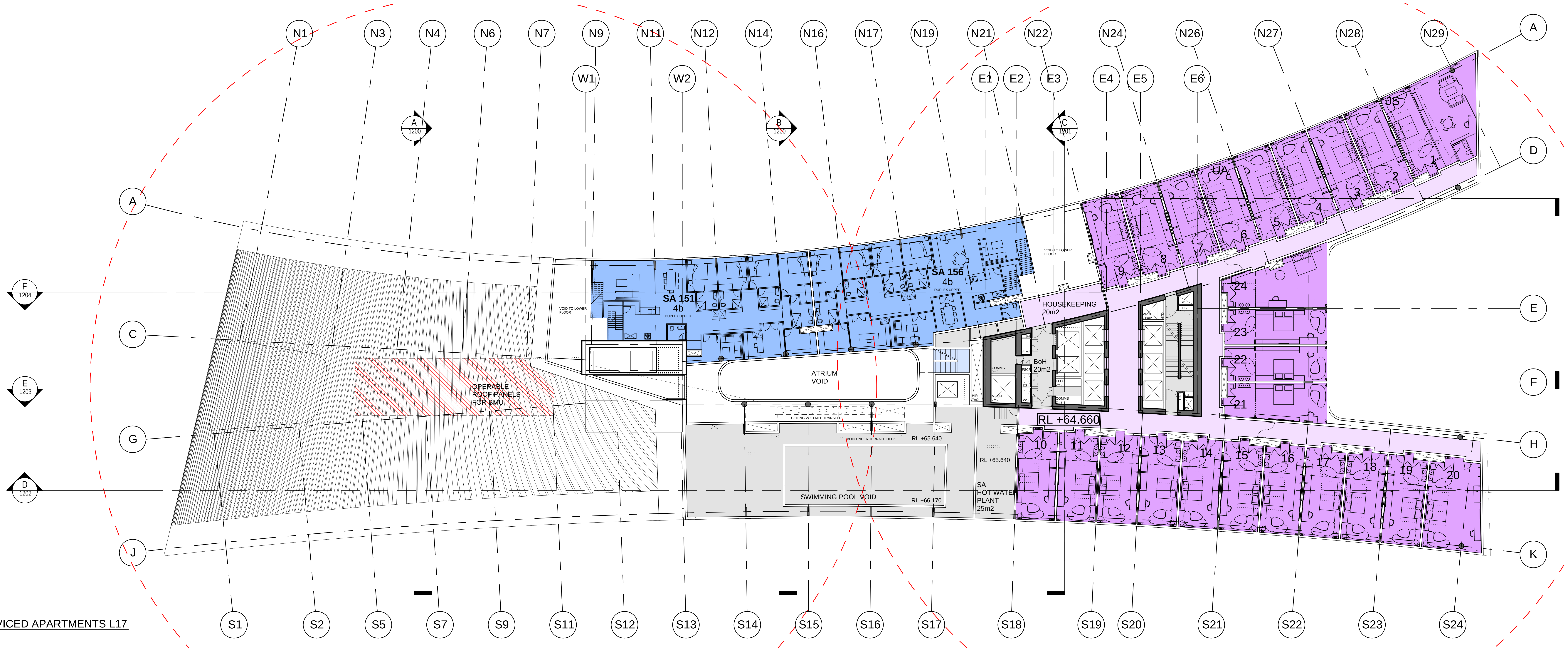
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S24
A 1200
B 1200
C 1201
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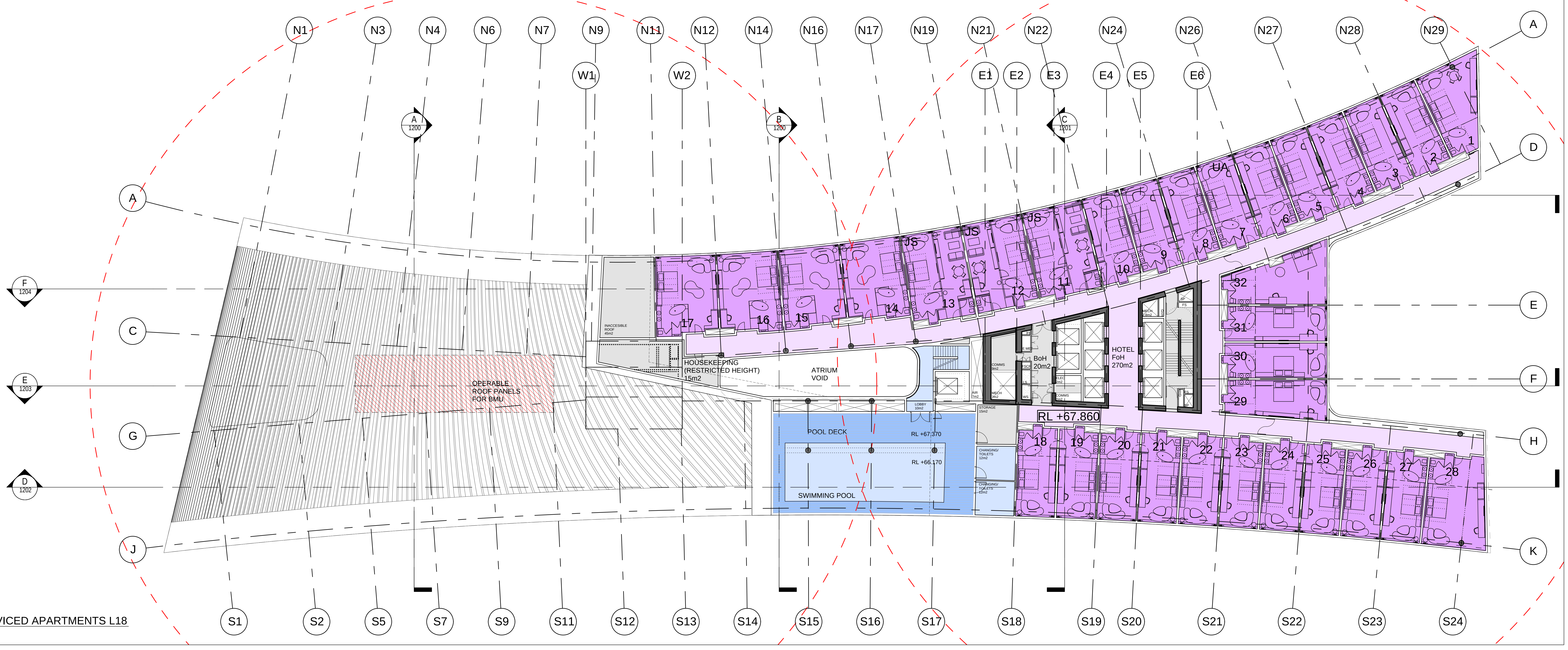
E 1203
D 1202
SA 151
4b
SA 156
4b
HOUSEKEEPING
20m2
BoH
20m2
ATRIUM
VOID
OPERABLE
ROOF PANELS
FOR BMU
SWIMMING POOL VOID
SA
HOT WATER
PLANT
25m2
RL +64.660
RL +65.640
RL +66.170
JS
UA

1 HOTEL/SERVICED APARTMENTS L17
1:200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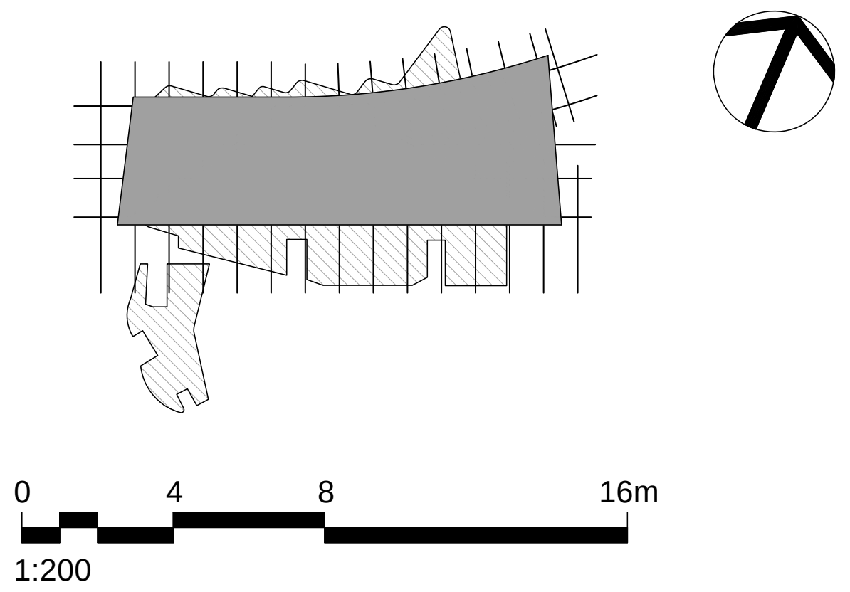
S24
HOUSEKEEPING
(RESTRICTED HEIGHT)
15m2
ATRIUM
VOID
OPERABLE
ROOF PANELS
FOR BMU
BoH
20m2
HOTEL
FoH
270m2
RL +67.860
POOL DECK
RL +67.370
RL +66.170
SWIMMING POOL
JS
UA

2 HOTEL/SERVICED APARTMENTS L18
1:200

REFERENCE MAP

NORTH



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NOTES

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ARCHITECT

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HASSELL

RUSSELL & GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L17 AND L18

STATUS

FOR APPROVAL

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PROJECT NUMBER	DRAWING NUMBER	REV
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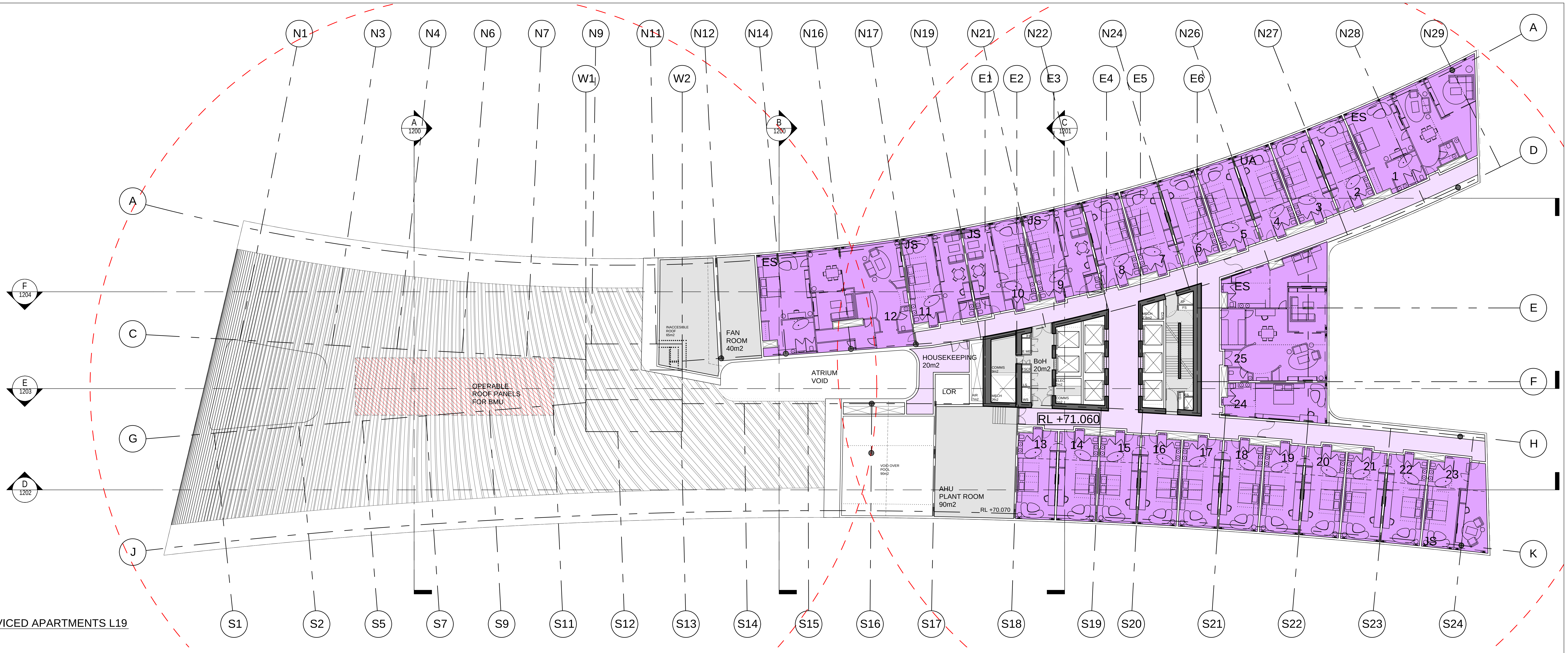
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OPERABLE ROOF PANELS FOR BMU
INACCESSIBLE ROOF
FAN ROOM 40m2
ATRIUM VOID
HOUSEKEEPING 20m2
LOR
BoH 20m2
COMMS
RL +71.060
AHU PLANT ROOM 90m2
RL +70.070
VOID OVER POOL
ES
JS
UA
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1 HOTEL/SERVICED APARTMENTS L19
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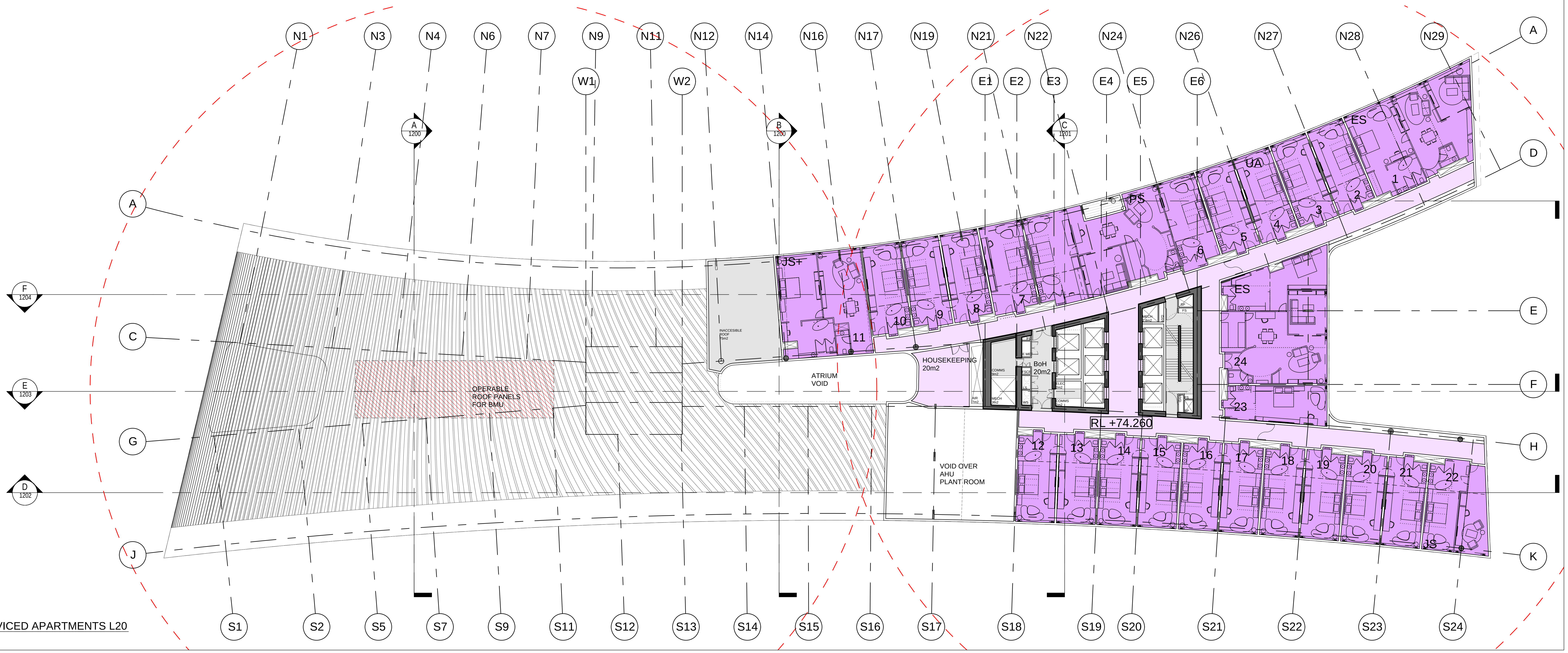
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S24
OPERABLE ROOF PANELS FOR BMU
INACCESSIBLE ROOF
ATRIUM VOID
HOUSEKEEPING 20m2
BoH 20m2
COMMS
RL +74.260
VOID OVER AHU PLANT ROOM
JS+
PS
ES
UA
JS
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2 HOTEL/SERVICED APARTMENTS L20
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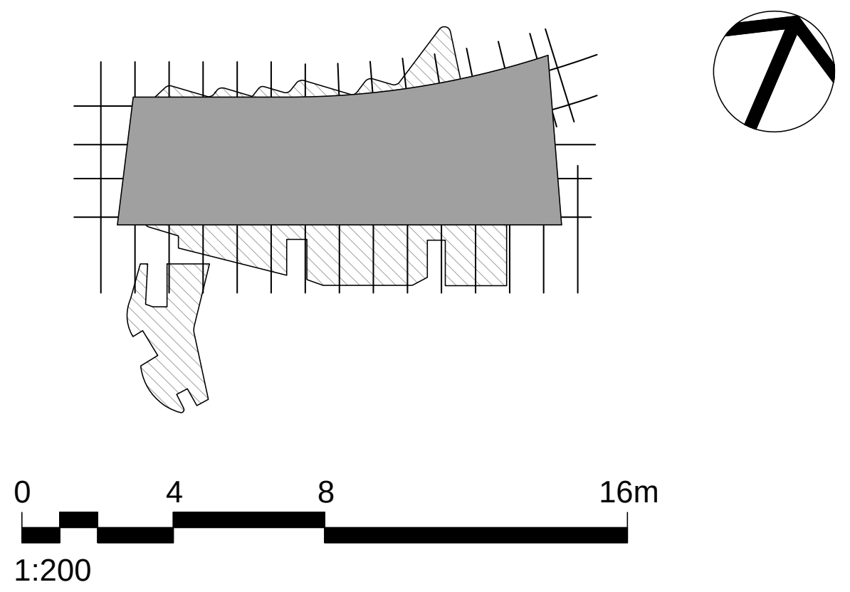
REFERENCE MAP

NORTH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NOTES

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2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

HASSELL Limited ABN 007 711 435
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HASSELL

RUSSELL & GEORGE

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL AND SERVICED
APARTMENTS L19 AND L20

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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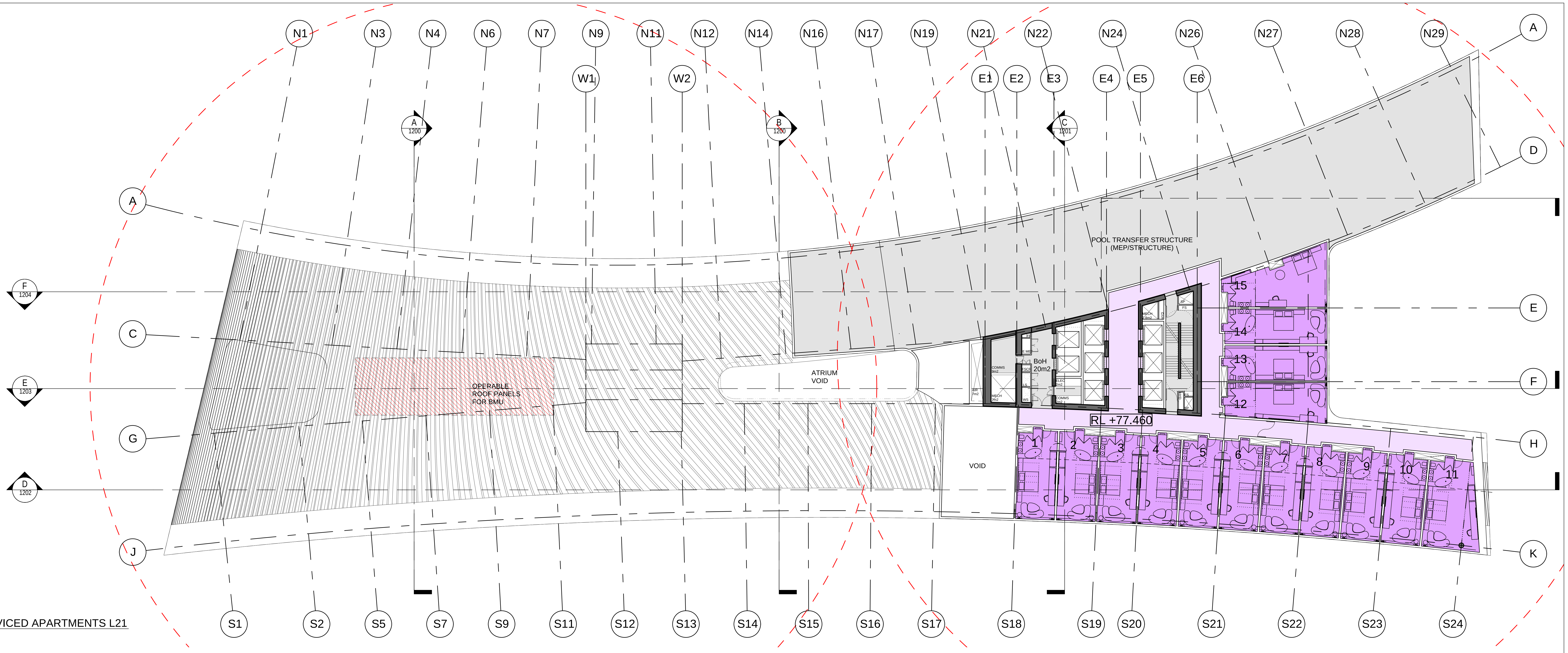
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D 1202
POOL TRANSFER STRUCTURE (MEP/STRUCTURE)
ATRIUM VOID
OPERABLE ROOF PANELS FOR BMU
VOID
BoH 20m2
COMMS 9m2
MECH 7m2
AIR 7m2
E MET
FSCR
LS
WS
ELEC 2m2
COMMS 2m2
MECH 2.8m2
HYD
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1 HOTEL/SERVICED APARTMENTS L21
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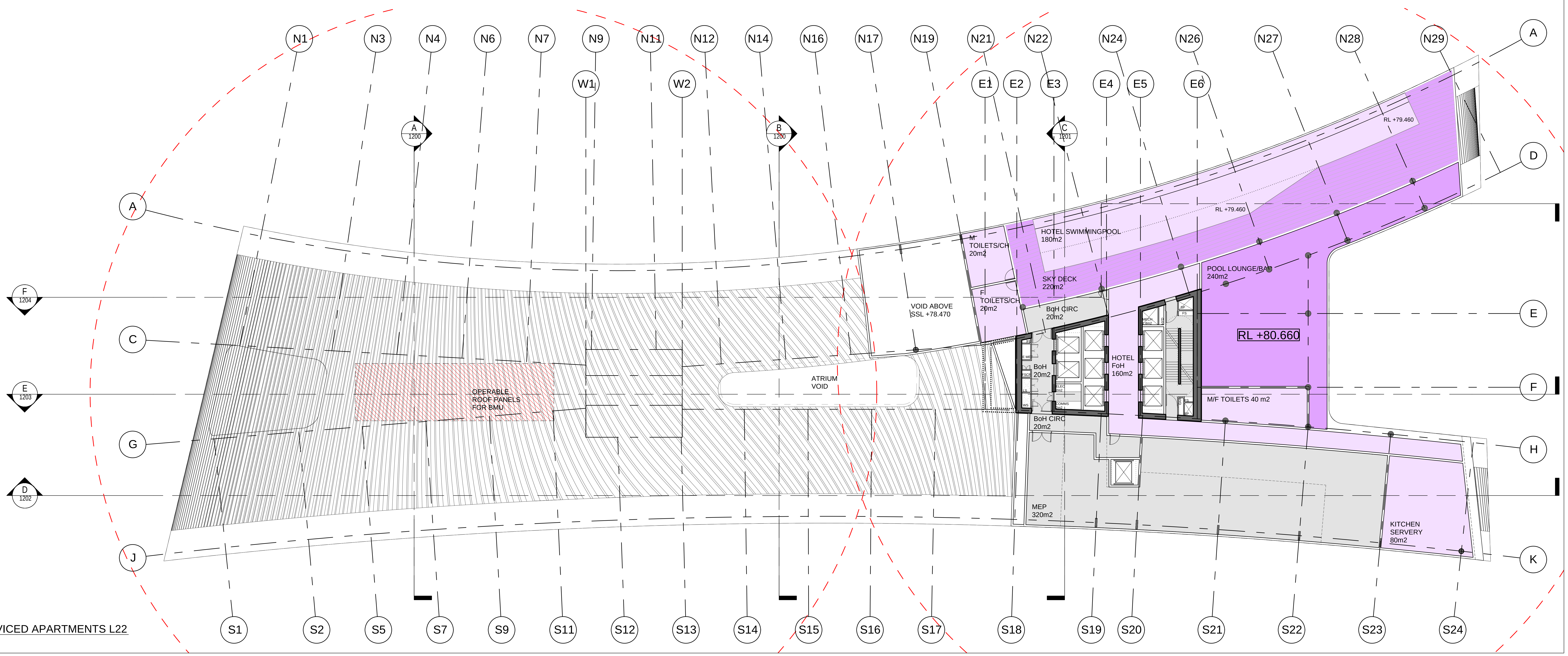
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F 1204
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D 1202
RL +79.460
HOTEL SWIMMINGPOOL 180m2
M TOILETS/CH 20m2
F TOILETS/CH 20m2
SKY DECK 220m2
POOL LOUNGE/BAR 240m2
VOID ABOVE SSL +78.470
ATRIUM VOID
OPERABLE ROOF PANELS FOR BMU
BoH CIRC 20m2
BoH 20m2
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RL +80.660
M/F TOILETS 40 m2
BoH CIRC 20m2
MEP 320m2
KITCHEN SERVERY 80m2
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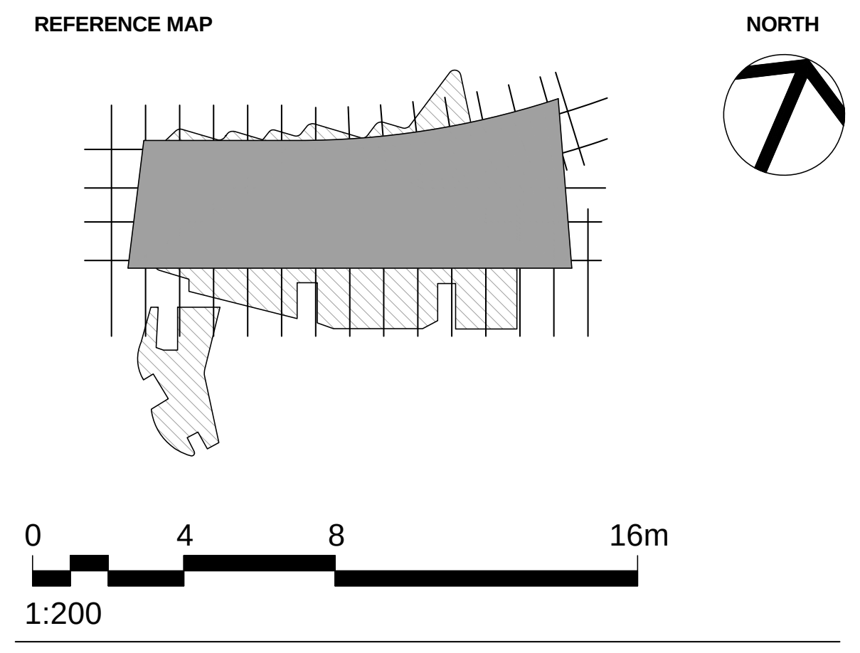
2 HOTEL/SERVICED APARTMENTS L22
1:200

REFERENCE MAP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NOTES

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-	AMENDED DEVELOPMENT APPLICATION	23.10.15

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL L21 AND L22

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
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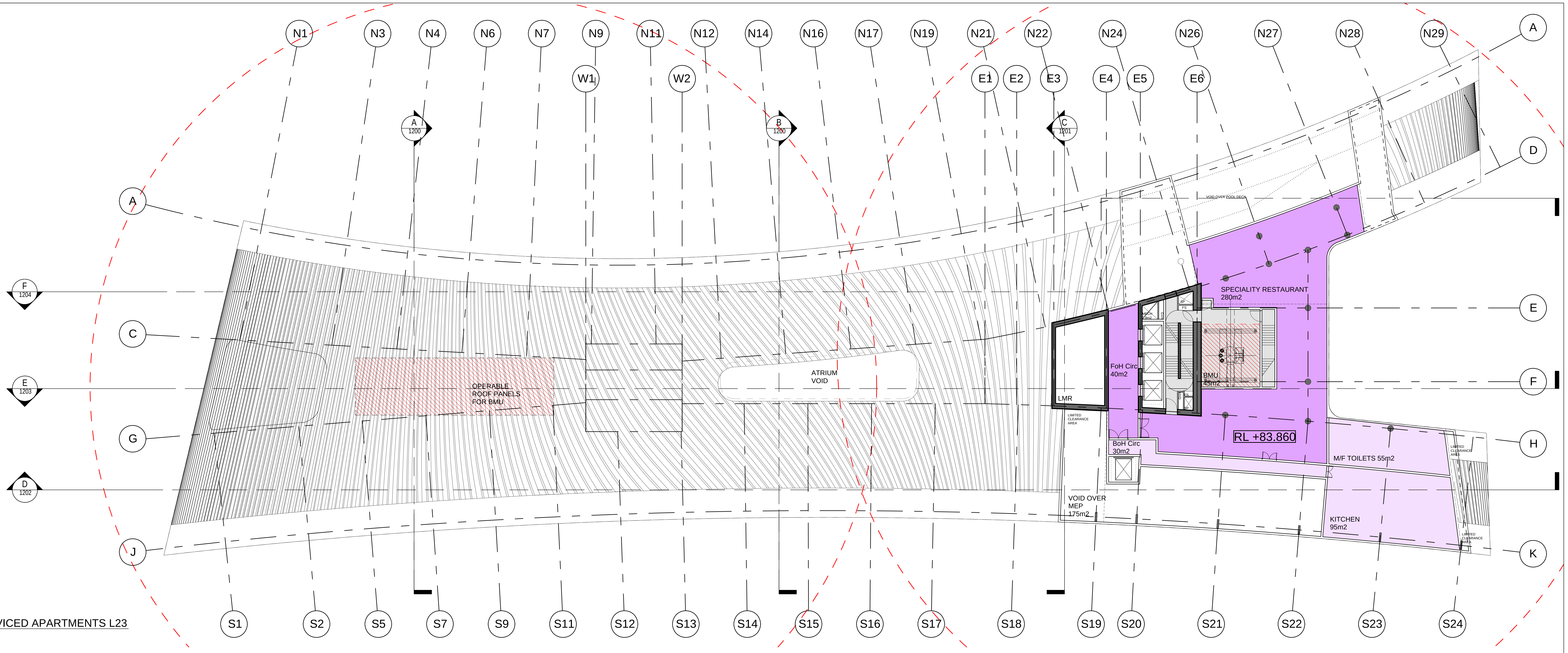
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OPERABLE ROOF PANELS FOR BMU
ATRIUM VOID
VOID OVER POOL DECK
SPECIALITY RESTAURANT 280m2
FoH Circ 40m2
MECH 2.8m2
HYD
SP
FS
BMU 45m2
LMR
LIMITED CLEARANCE AREA
BoH Circ 30m2
RL +83.860
M/F TOILETS 55m2
VOID OVER MEP 175m2
KITCHEN 95m2

1 HOTEL/SERVICED APARTMENTS L23
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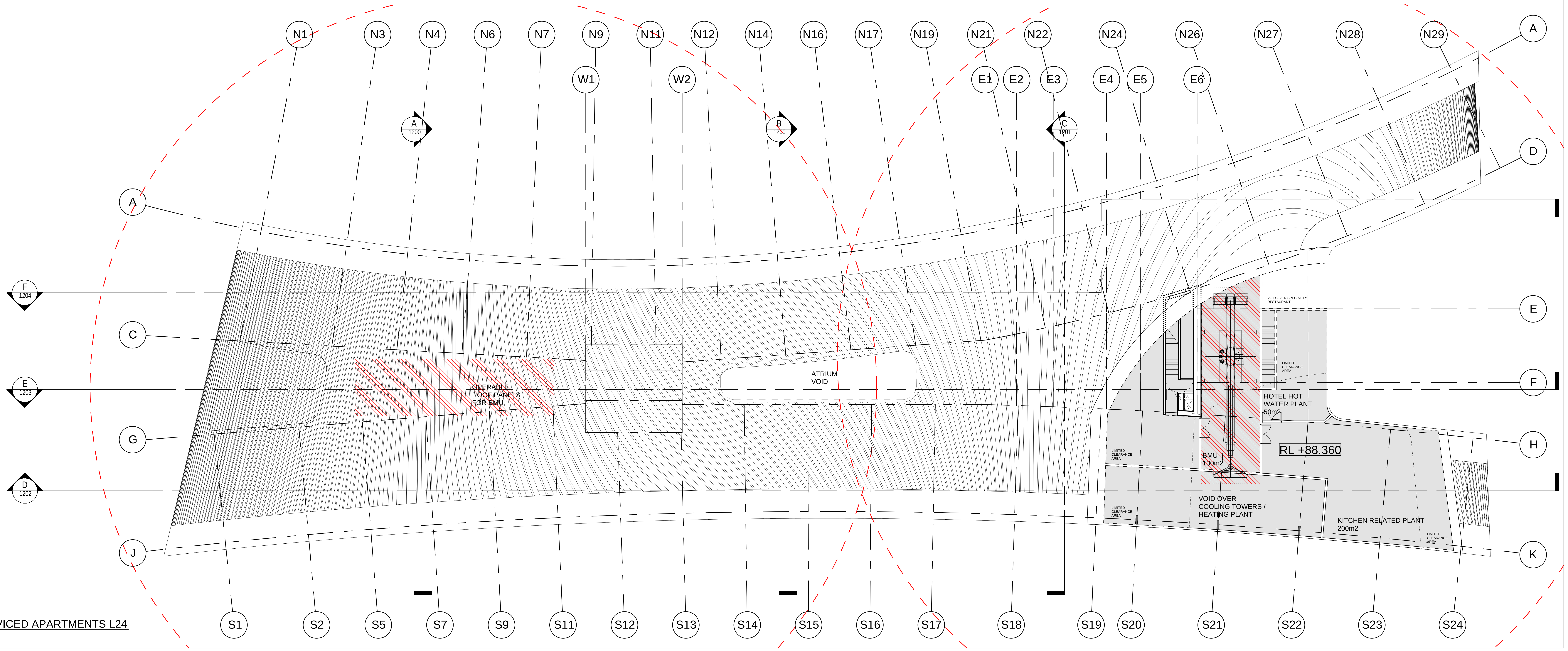
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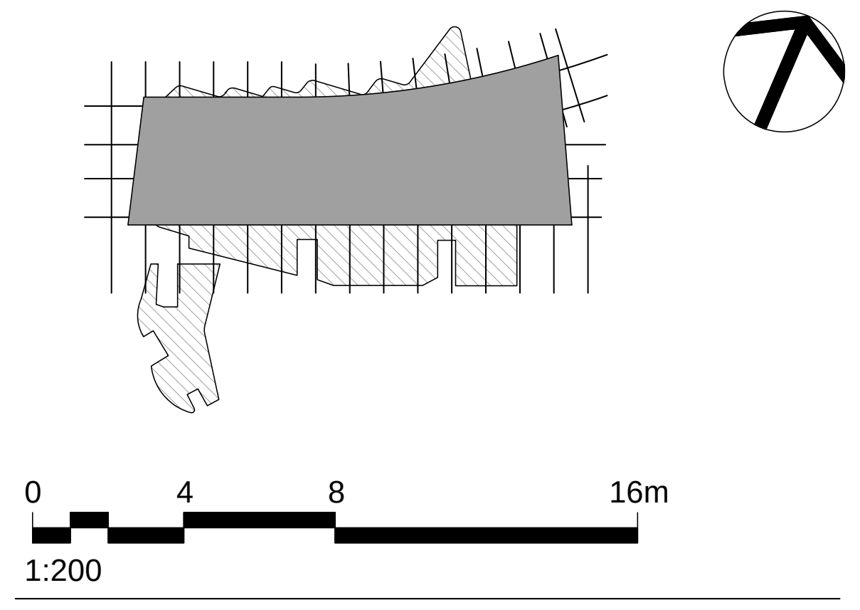
OPERABLE ROOF PANELS FOR BMU
ATRIUM VOID
VOID OVER SPECIALITY RESTAURANT
LIMITED CLEARANCE AREA
HOTEL HOT WATER PLANT 50m2
HYD
FS
SP
BMU 130m2
RL +88.360
VOID OVER COOLING TOWERS / HEATING PLANT
KITCHEN RELATED PLANT 200m2

2 HOTEL/SERVICED APARTMENTS L24
1:200

REFERENCE MAP

NORTH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NOTES

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REV	DESCRIPTION	DATE
-	AMENDED DEVELOPMENT APPLICATION	15.12.15

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INTERIORS
MASTERPLANNING

CLIENT

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA PLANS - HOTEL L23 AND L24

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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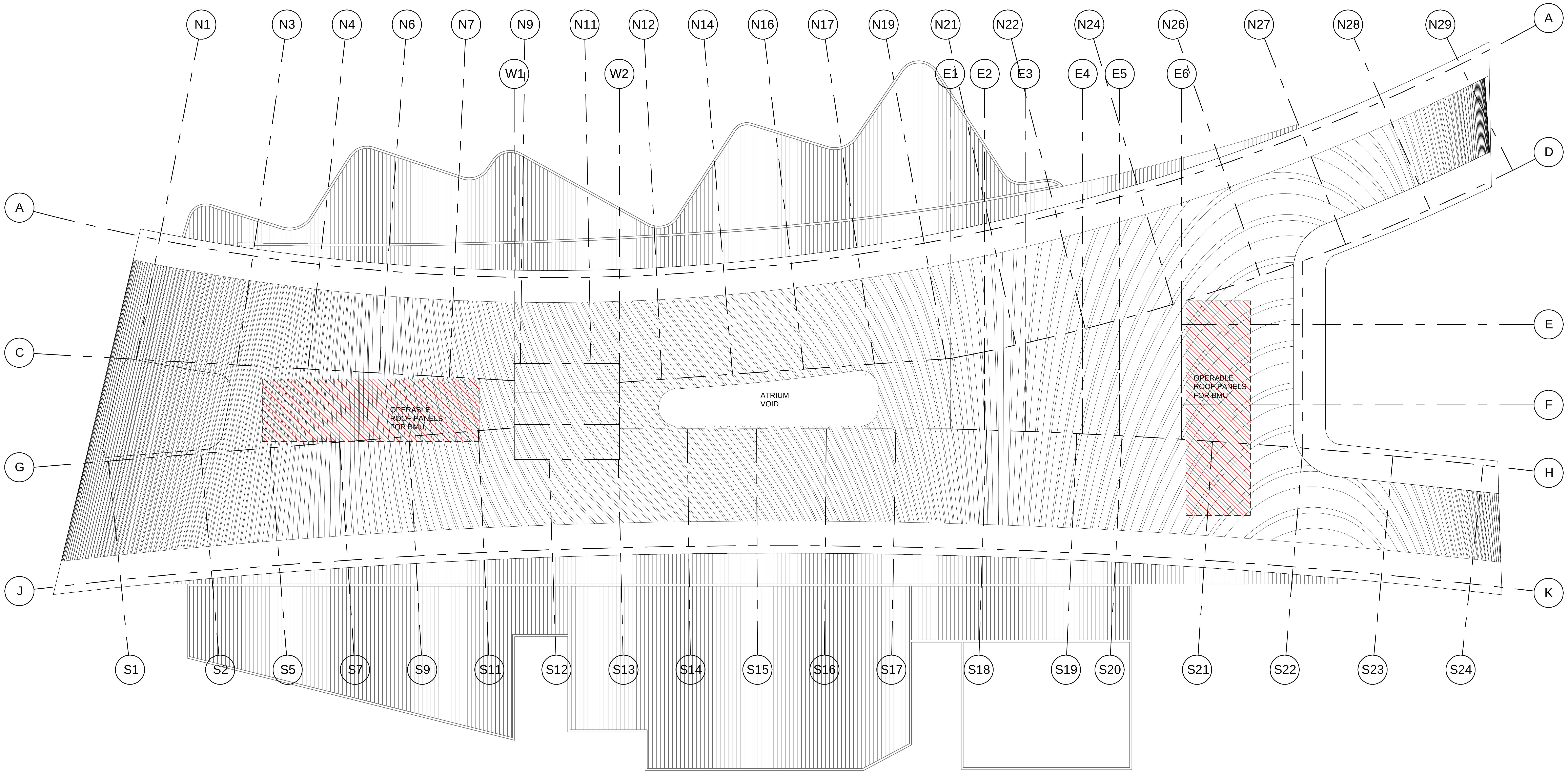
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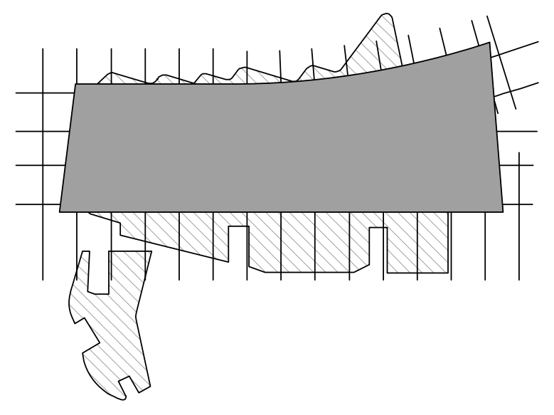
REFERENCE MAP



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NOTES

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E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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

GA PLANS - ROOF

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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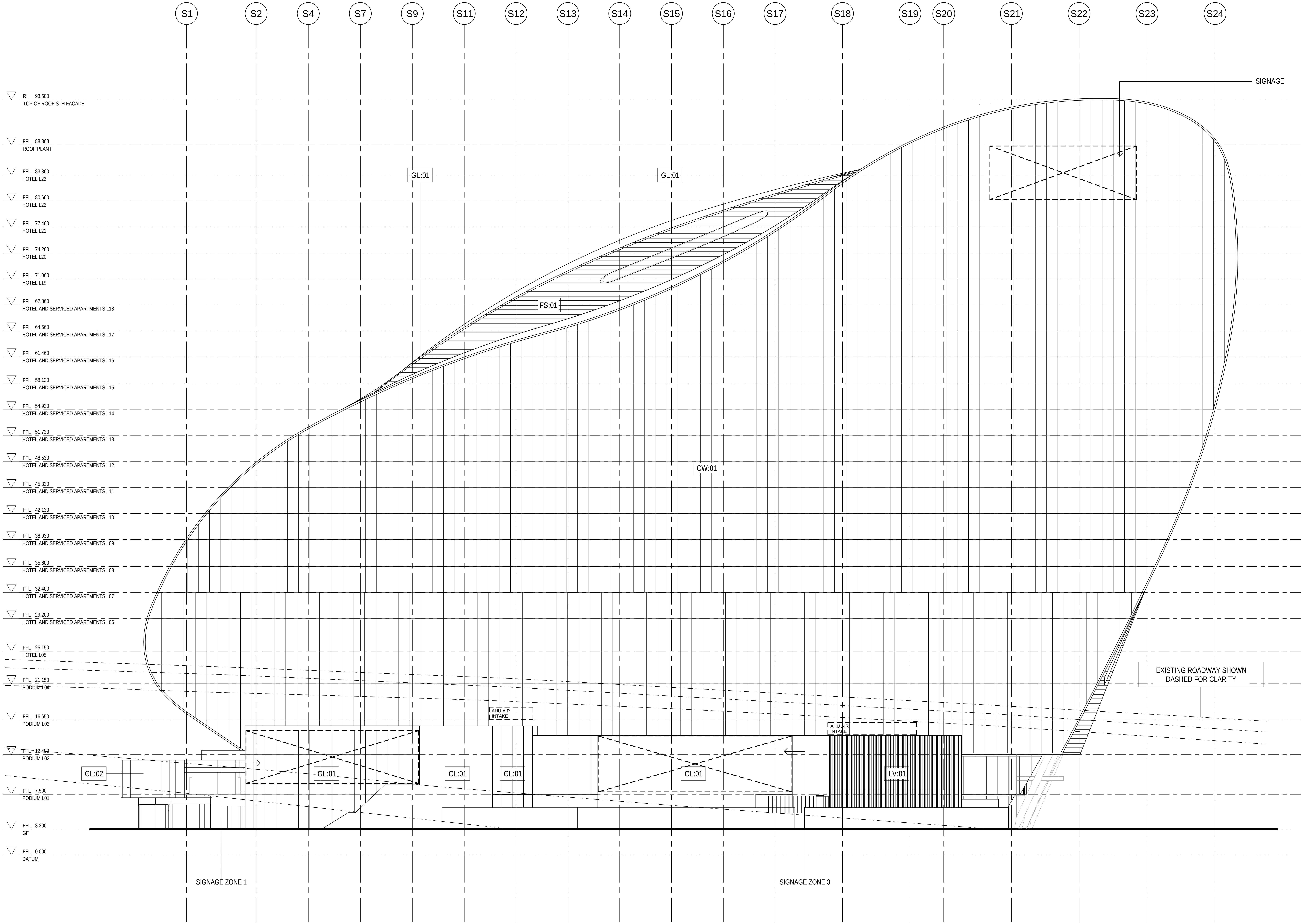
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SIGNAGE
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
HOTEL L21
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HOTEL L20
FFL 71.060
HOTEL L19
FFL 67.860
HOTEL AND SERVICED APARTMENTS L18
FFL 64.660
HOTEL AND SERVICED APARTMENTS L17
FFL 61.460
HOTEL AND SERVICED APARTMENTS L16
FFL 58.130
HOTEL AND SERVICED APARTMENTS L15
FFL 54.930
HOTEL AND SERVICED APARTMENTS L14
FFL 51.730
HOTEL AND SERVICED APARTMENTS L13
FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
FFL 45.330
HOTEL AND SERVICED APARTMENTS L11
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HOTEL AND SERVICED APARTMENTS L10
FFL 38.930
HOTEL AND SERVICED APARTMENTS L09
FFL 35.600
HOTEL AND SERVICED APARTMENTS L08
FFL 32.400
HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
GL:01
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CW:01
EXISTING ROADWAY SHOWN
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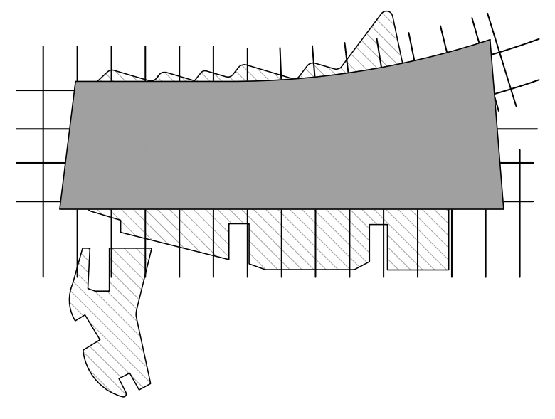
SIGNAGE ZONE 1
SIGNAGE ZONE 3

REFERENCE MAP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NOTES

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA ELEVATIONS - SHEET 1

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1150	E

Original Sheet Size B1-1000 x 707mm

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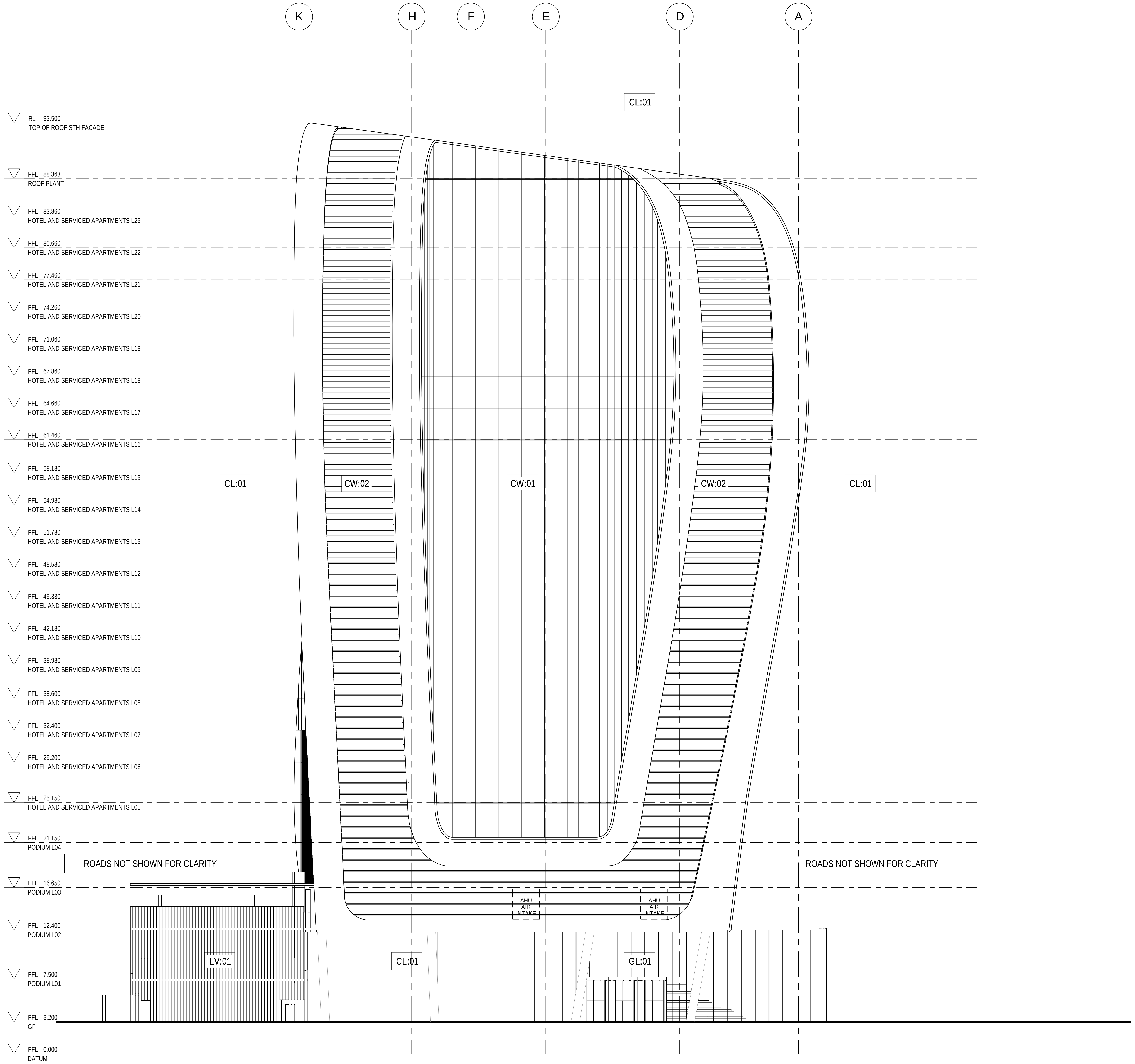
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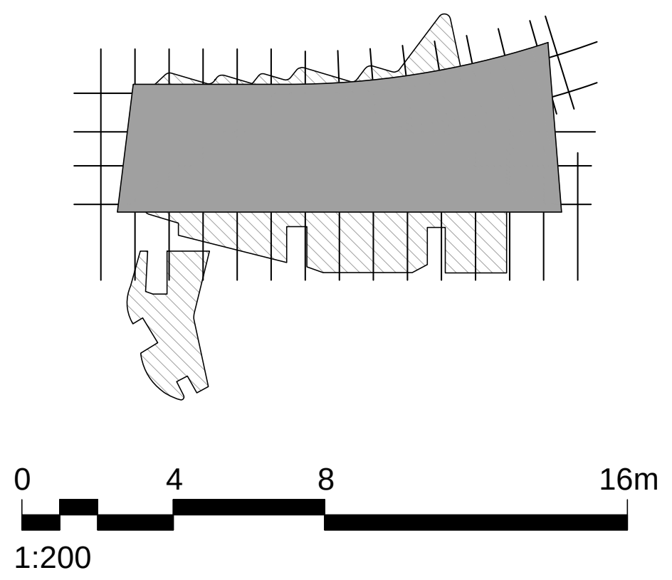
REFERENCE MAP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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA ELEVATIONS - SHEET 2

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1151	E

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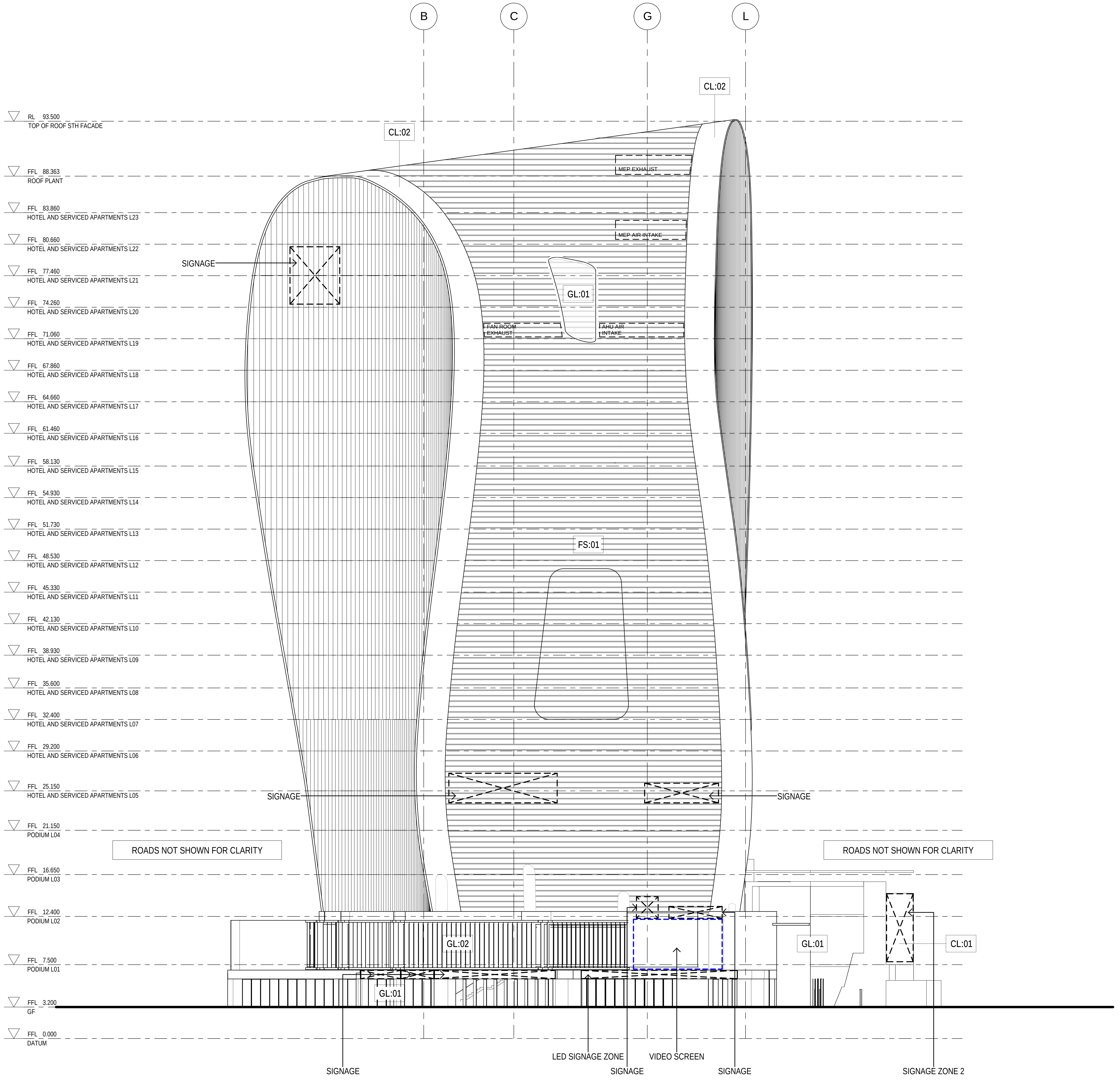
B
C
G
L
CL:02
CL:02
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL AND SERVICED APARTMENTS L23
FFL 80.660
HOTEL AND SERVICED APARTMENTS L22
FFL 77.460
HOTEL AND SERVICED APARTMENTS L21
FFL 74.260
HOTEL AND SERVICED APARTMENTS L20
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HOTEL AND SERVICED APARTMENTS L15
FFL 54.930
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FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL AND SERVICED APARTMENTS L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
MEP EXHAUST
MEP AIR INTAKE
SIGNAGE
GL:01
FAN ROOM EXHAUST
AHU AIR INTAKE
FS:01
SIGNAGE
SIGNAGE
ROADS NOT SHOWN FOR CLARITY
ROADS NOT SHOWN FOR CLARITY
GL:02
GL:01
GL:01
CL:01
SIGNAGE
LED SIGNAGE ZONE
VIDEO SCREEN
SIGNAGE
SIGNAGE
SIGNAGE ZONE 2

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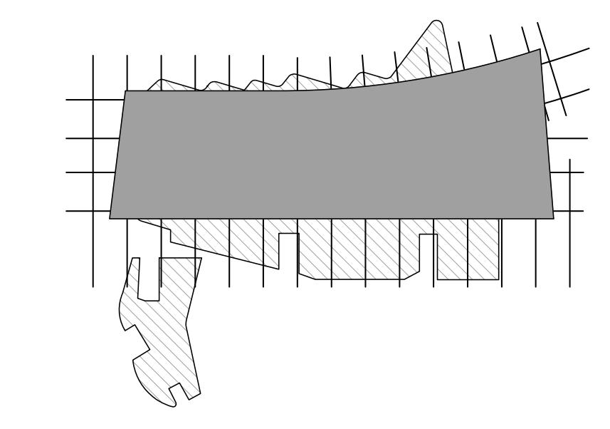

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NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	22.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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HASSELL

RUSSELL & GEORGE

pmdl

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA ELEVATIONS - SHEET 3

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1152	E

Original Sheet Size B1-1000 x 707mm

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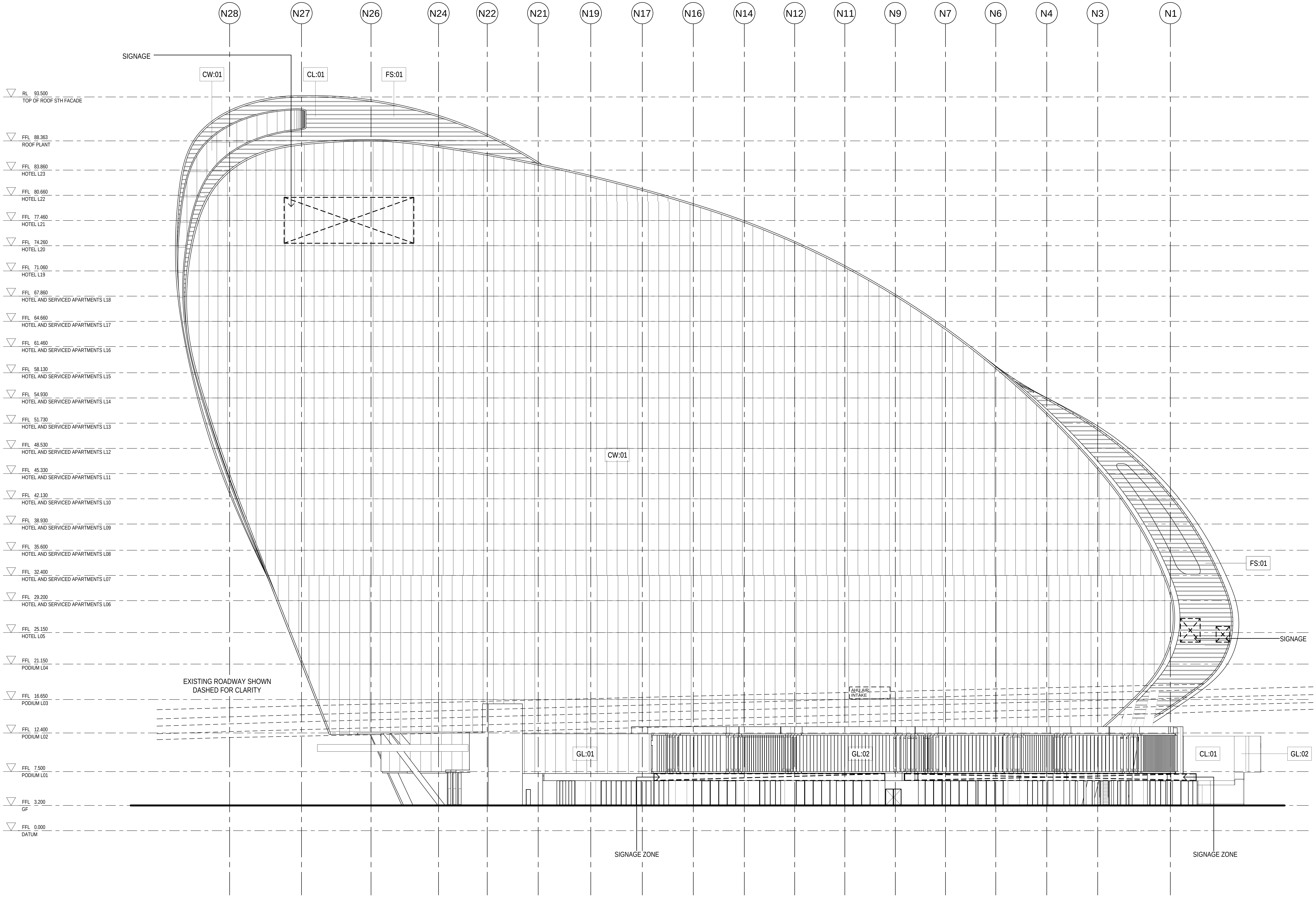
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N9
N7
N6
N4
N3
N1
SIGNAGE
CW:01
CL:01
FS:01
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
HOTEL L21
FFL 74.260
HOTEL L20
FFL 71.060
HOTEL L19
FFL 67.860
HOTEL AND SERVICED APARTMENTS L18
FFL 64.660
HOTEL AND SERVICED APARTMENTS L17
FFL 61.460
HOTEL AND SERVICED APARTMENTS L16
FFL 58.130
HOTEL AND SERVICED APARTMENTS L15
FFL 54.930
HOTEL AND SERVICED APARTMENTS L14
FFL 51.730
HOTEL AND SERVICED APARTMENTS L13
FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
FFL 45.330
HOTEL AND SERVICED APARTMENTS L11
FFL 42.130
HOTEL AND SERVICED APARTMENTS L10
FFL 38.930
HOTEL AND SERVICED APARTMENTS L09
FFL 35.600
HOTEL AND SERVICED APARTMENTS L08
FFL 32.400
HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
CW:01
FS:01
SIGNAGE
EXISTING ROADWAY SHOWN
DASHED FOR CLARITY
AHU AIR
INTAKE
GL:01
GL:02
CL:01
GL:02
SIGNAGE ZONE
SIGNAGE ZONE

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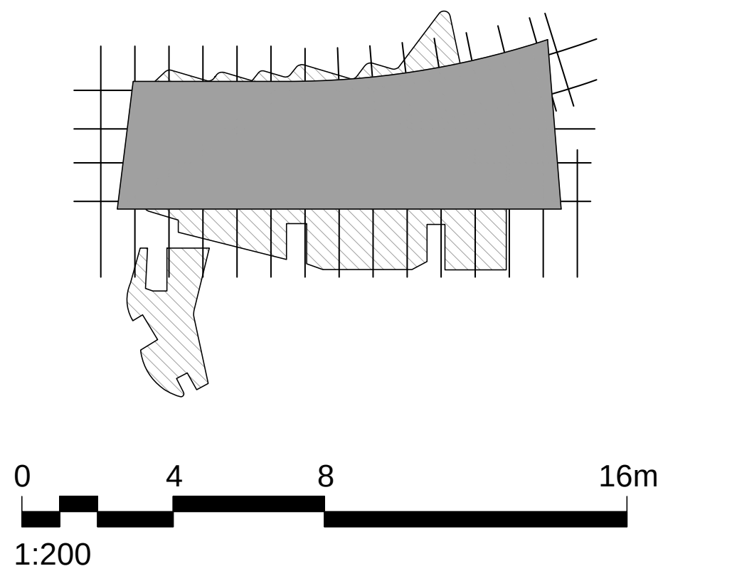
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NOTES

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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	22.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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RUSSELL &
GEORGE

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ARCHITECTURE
INTERIORS
MASTERPLANNING

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA ELEVATIONS - SHEET 4

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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Original Sheet Size B1-1000 x 707mm

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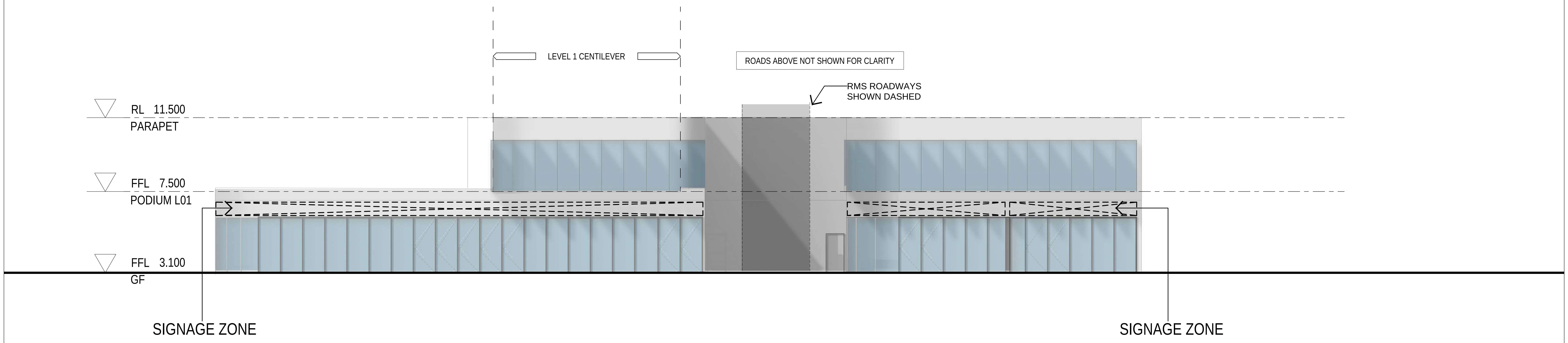
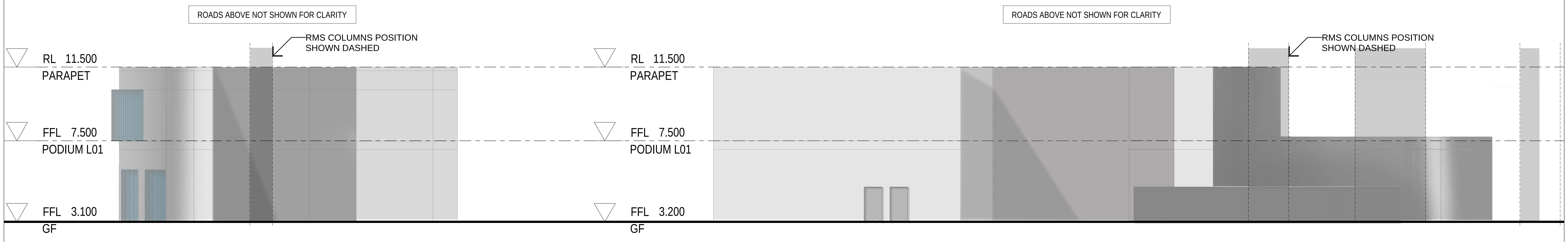
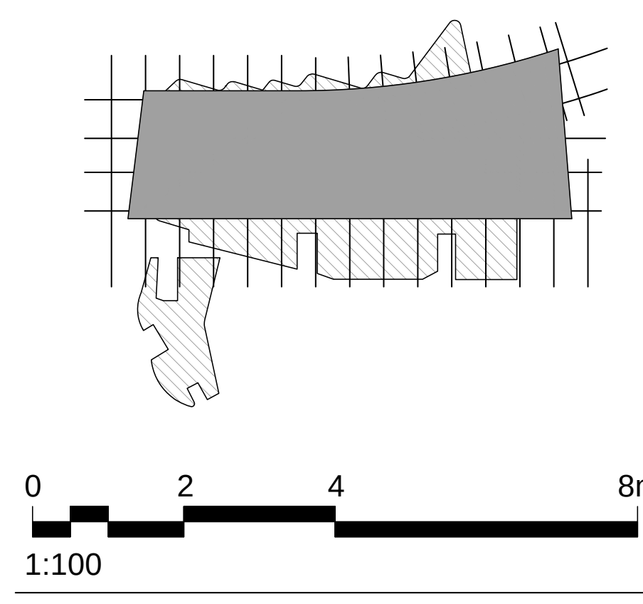

LEVEL 1 CENTILEVER
ROADS ABOVE NOT SHOWN FOR CLARITY
RMS ROADWAYS SHOWN DASHED
RL 11.500
PARAPET
FFL 7.500
PODIUM L01
FFL 3.100
GF
SIGNAGE ZONE
SIGNAGE ZONE

1 WEST ELEVATION
1:50


ROADS ABOVE NOT SHOWN FOR CLARITY
RMS COLUMNS POSITION SHOWN DASHED
RL 11.500
PARAPET
FFL 7.500
PODIUM L01
FFL 3.100
GF
ROADS ABOVE NOT SHOWN FOR CLARITY
RMS COLUMNS POSITION SHOWN DASHED
RL 11.500
PARAPET
FFL 7.500
PODIUM L01
FFL 3.200
GF

2 SOUTH ELEVATION
1:50

REFERENCE MAP



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REV	DESCRIPTION	DATE
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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

GA ELEVATIONS - BUILDING 2

STATUS

FOR APPROVAL

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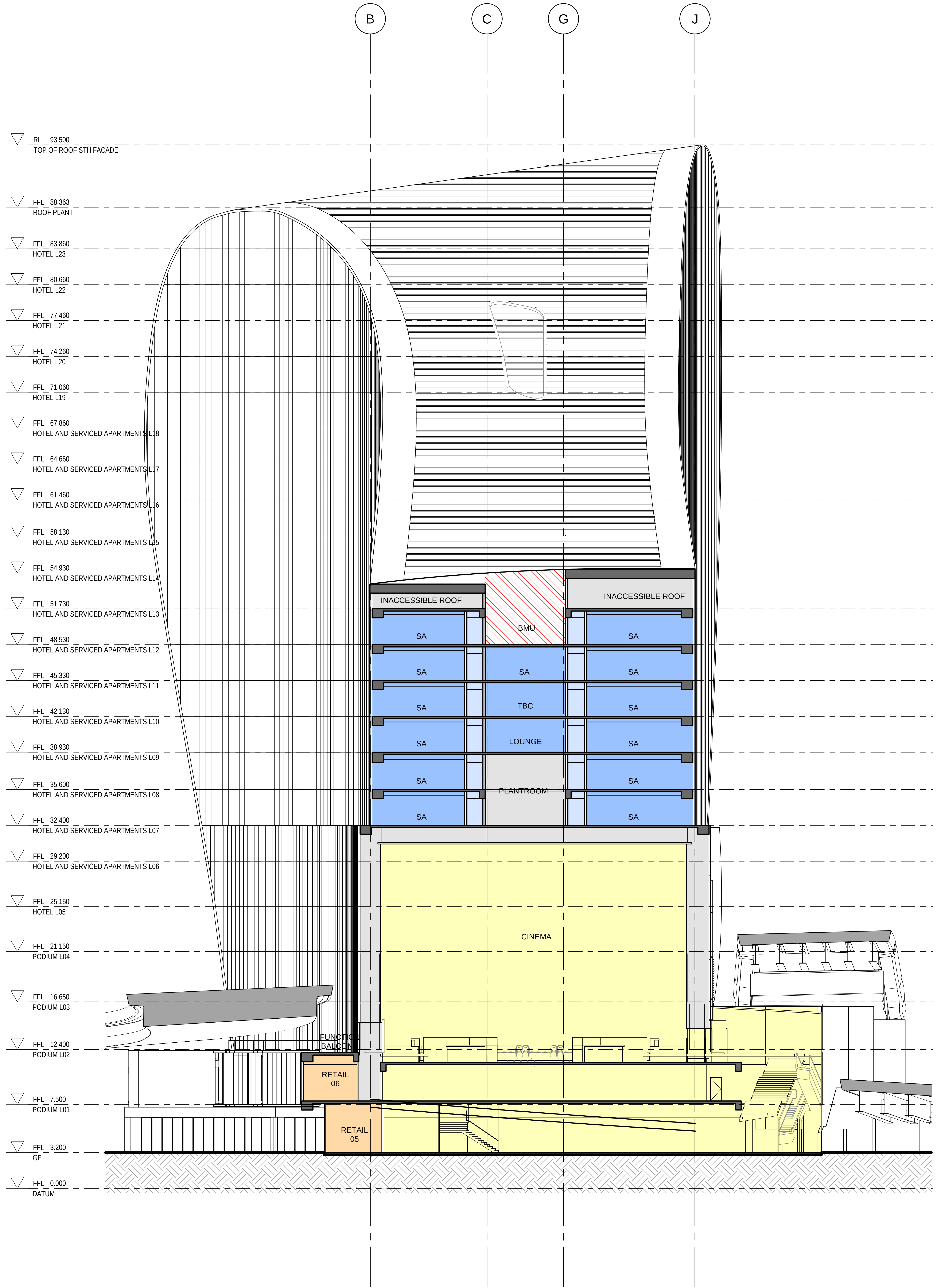
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C
G
J
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
HOTEL L21
FFL 74.260
HOTEL L20
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FFL 67.860
HOTEL AND SERVICED APARTMENTS L18
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HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
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HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
INACCESSIBLE ROOF
BMU
INACCESSIBLE ROOF
SA
SA
SA
SA
SA
SA
SA
TBC
LOUNGE
PLANTROOM
SA
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SA
SA
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CINEMA
FUNCTION BALCONY
RETAIL 06
RETAIL 05

A SECTION
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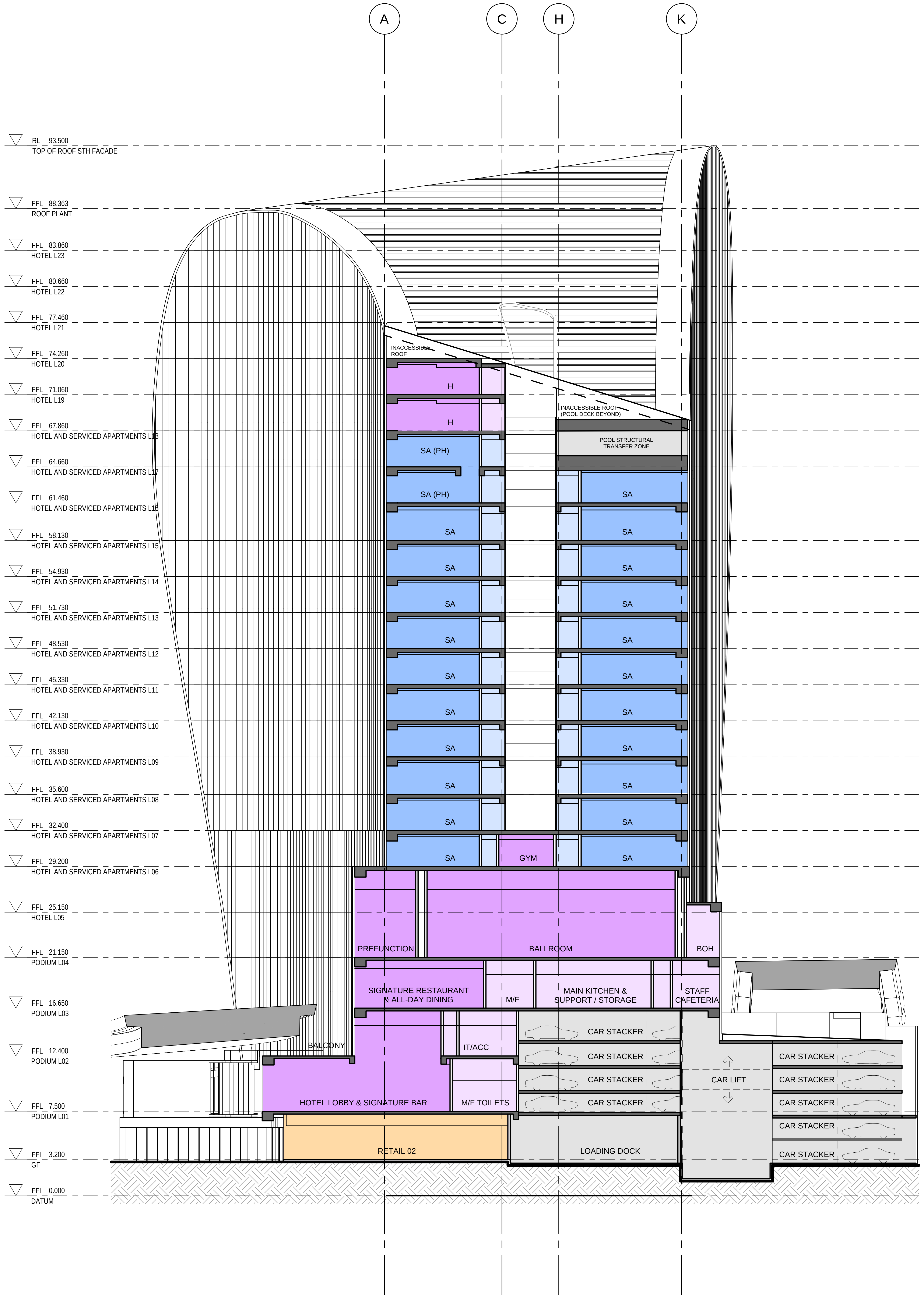
A
C
H
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RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
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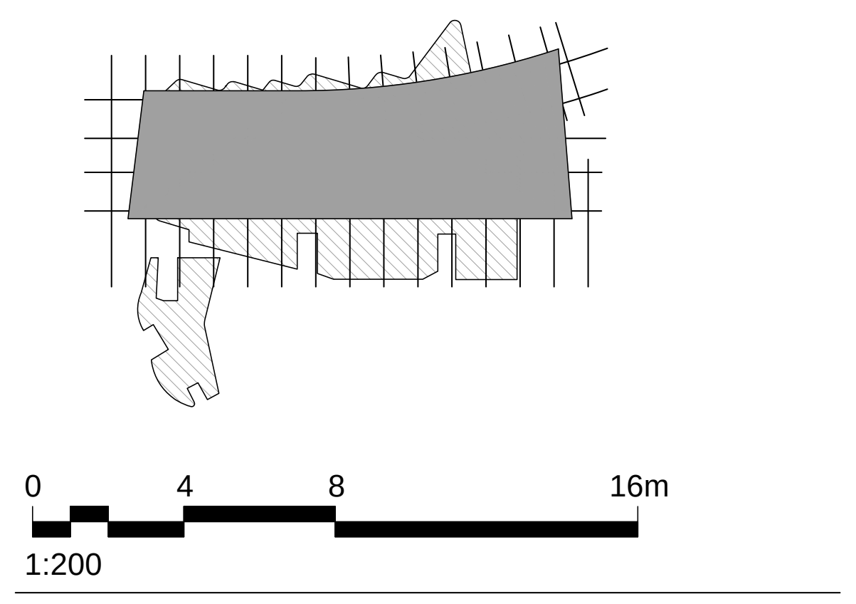
HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
INACCESSIBLE ROOF
H
H
SA (PH)
SA (PH)
SA
INACCESSIBLE ROOF (POOL DECK BEYOND)
POOL STRUCTURAL TRANSFER ZONE
SA
GYM
PREFUNCTION
BALLROOM
BOH
SIGNATURE RESTAURANT & ALL-DAY DINING
M/F
MAIN KITCHEN & SUPPORT / STORAGE
STAFF CAFETERIA
BALCONY
IT/ACC
CAR STACKER
CAR LIFT
HOTEL LOBBY & SIGNATURE BAR
M/F TOILETS
RETAIL 02
LOADING DOCK

B SECTION
1:200

REFERENCE MAP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NOTES

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D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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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MASTERPLANNING

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 1

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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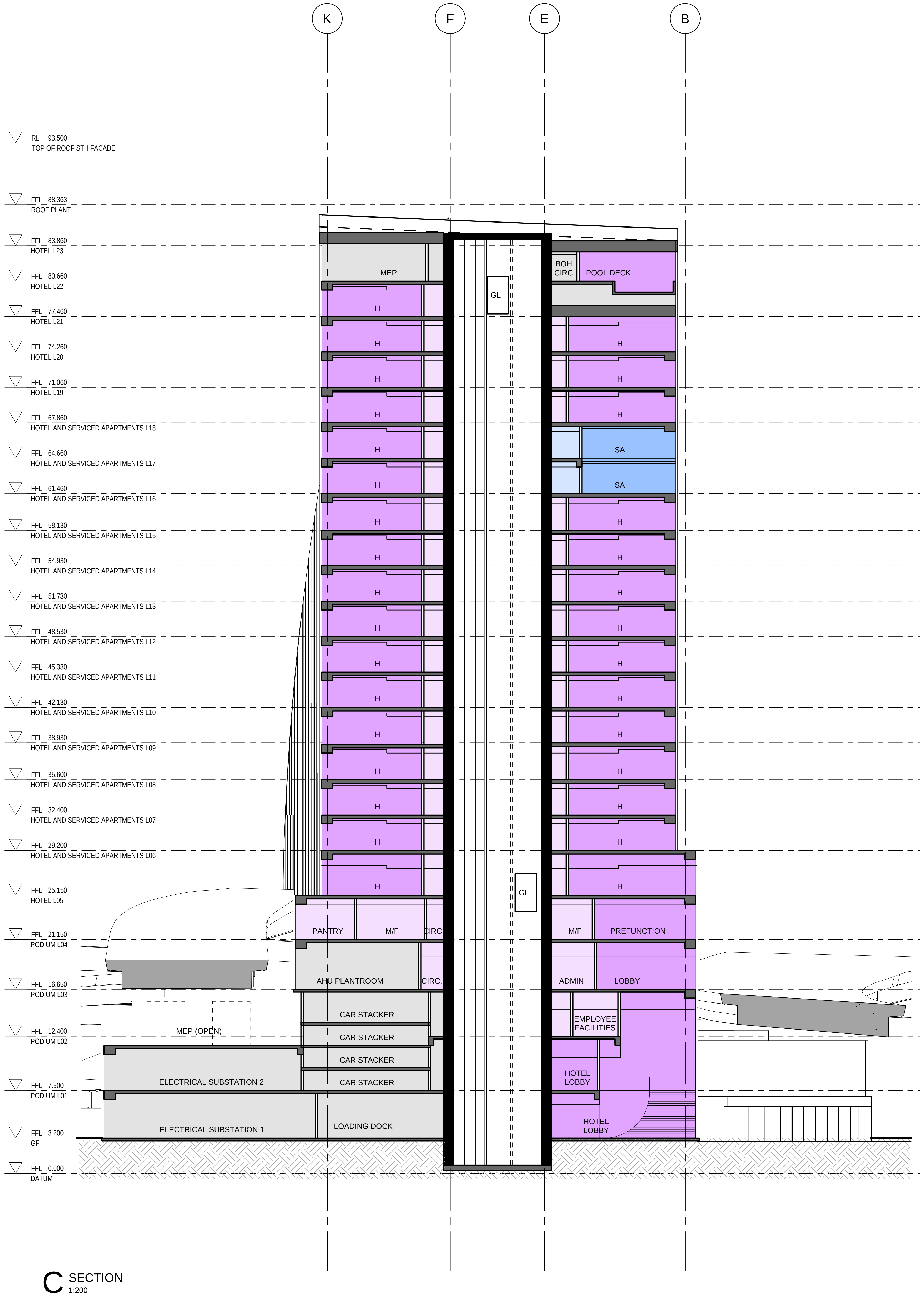
K
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RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
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FFL 67.860
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FFL 38.930
HOTEL AND SERVICED APARTMENTS L09
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HOTEL AND SERVICED APARTMENTS L07
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HOTEL AND SERVICED APARTMENTS L06
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HOTEL L05
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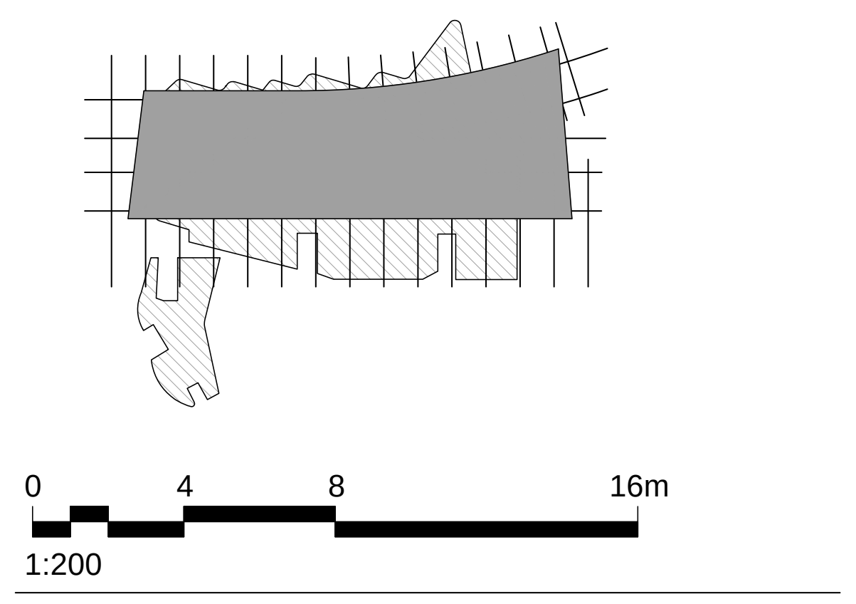
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
MEP
BOH CIRC
POOL DECK
GL
H
SA
GL
PANTRY
M/F
CIRC
M/F
PREFUNCTION
AHU PLANTROOM
CIRC.
ADMIN
LOBBY
CAR STACKER
EMPLOYEE FACILITIES
MEP (OPEN)
HOTEL LOBBY
ELECTRICAL SUBSTATION 2
ELECTRICAL SUBSTATION 1
LOADING DOCK

C SECTION
1:200

REFERENCE MAP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NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

ARCHITECT

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HASSELL

RUSSELL & GEORGE

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 2

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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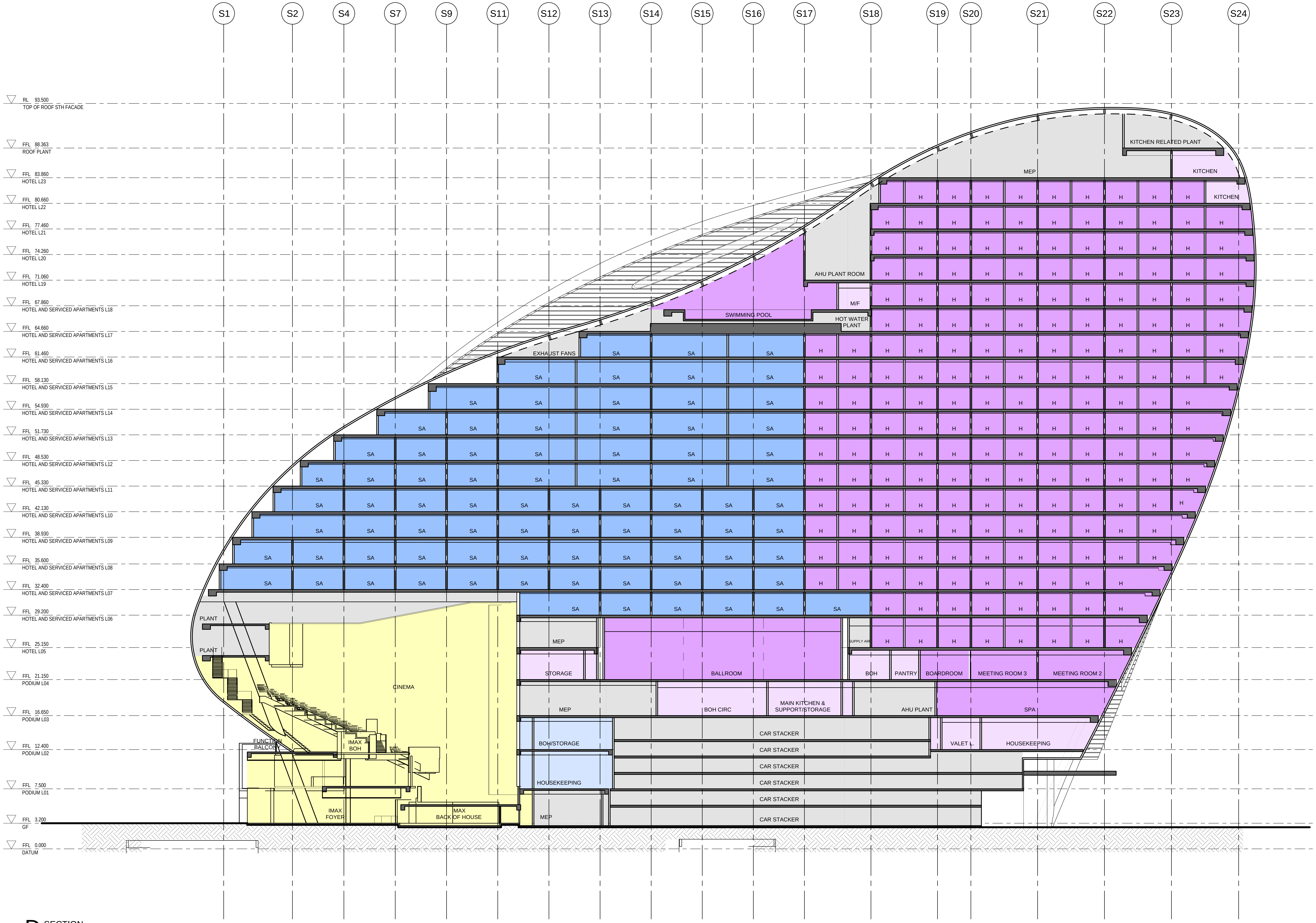
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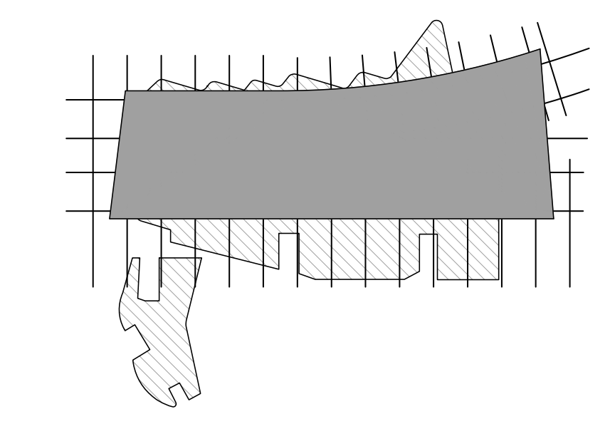
HOTEL AND SERVICED APARTMENTS L14
FFL 51.730
HOTEL AND SERVICED APARTMENTS L13
FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
FFL 45.330
HOTEL AND SERVICED APARTMENTS L11
FFL 42.130
HOTEL AND SERVICED APARTMENTS L10
FFL 38.930
HOTEL AND SERVICED APARTMENTS L09
FFL 35.600
HOTEL AND SERVICED APARTMENTS L08
FFL 32.400
HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
KITCHEN RELATED PLANT
MEP
KITCHEN
KITCHEN
H
SA
AHU PLANT ROOM
M/F
SWIMMING POOL
HOT WATER PLANT
EXHAUST FANS
PLANT
PLANT
CINEMA
MEP
STORAGE
BALLROOM
SUPPLY AIR
BOH
PANTRY
BOARDROOM
MEETING ROOM 3
MEETING ROOM 2
MEP
BOH CIRC
MAIN KITCHEN & SUPPORT/STORAGE
AHU PLANT
SPA
BOH/STORAGE
CAR STACKER
VALET L
HOUSEKEEPING
FUNCTION BALCONY
IMAX BOH
HOUSEKEEPING
IMAX FOYER
IMAX BACK OF HOUSE
MEP

D SECTION
1:200

REFERENCE MAP



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NOTES

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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RUSSELL &
GEORGE

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 3

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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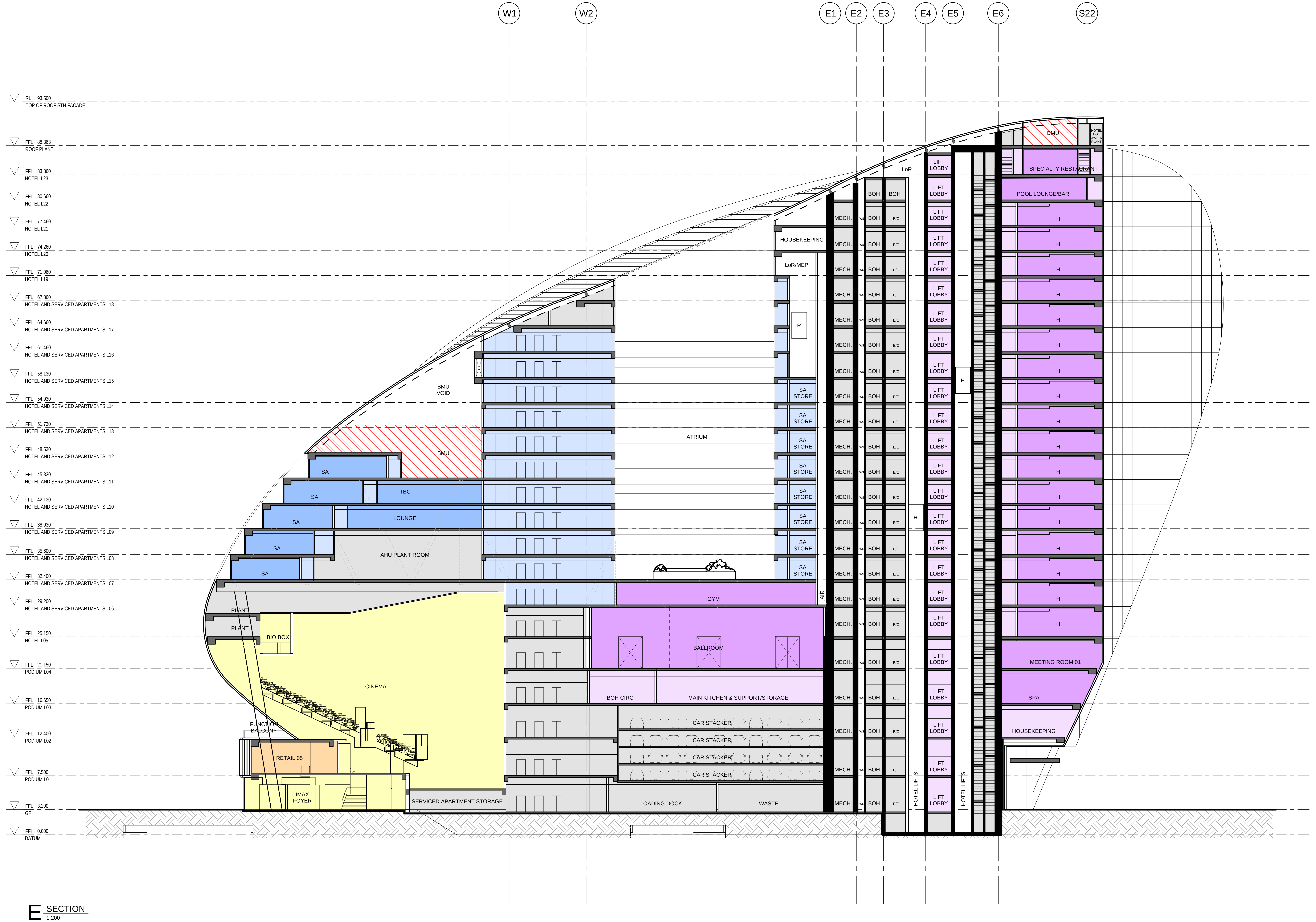
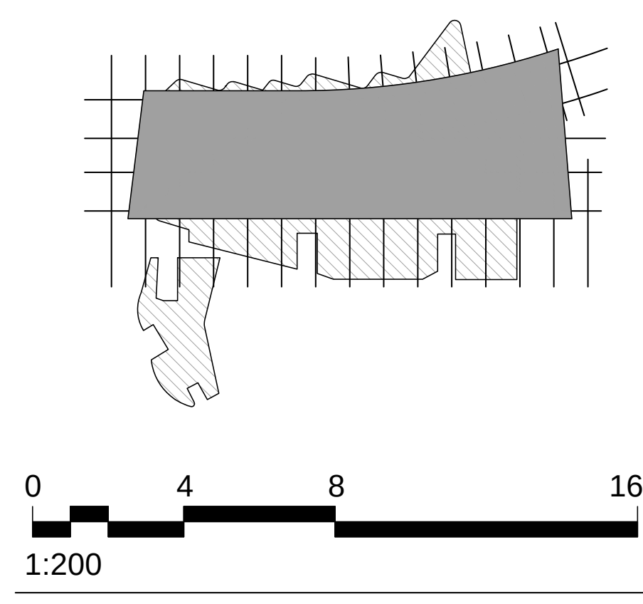

W1
W2
E1
E2
E3
E4
E5
E6
S22
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
FFL 83.860
HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
HOTEL L21
FFL 74.260
HOTEL L20
FFL 71.060
HOTEL L19
FFL 67.860
HOTEL AND SERVICED APARTMENTS L18
FFL 64.660
HOTEL AND SERVICED APARTMENTS L17
FFL 61.460
HOTEL AND SERVICED APARTMENTS L16
FFL 58.130
HOTEL AND SERVICED APARTMENTS L15
FFL 54.930
HOTEL AND SERVICED APARTMENTS L14
FFL 51.730
HOTEL AND SERVICED APARTMENTS L13
FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
FFL 45.330
HOTEL AND SERVICED APARTMENTS L11
FFL 42.130
HOTEL AND SERVICED APARTMENTS L10
FFL 38.930
HOTEL AND SERVICED APARTMENTS L09
FFL 35.600
HOTEL AND SERVICED APARTMENTS L08
FFL 32.400
HOTEL AND SERVICED APARTMENTS L07
FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL L05
FFL 21.150
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
BMU
HOTEL HOT WATER PLANT
SPECIALTY RESTAURANT
POOL LOUNGE/BAR
LoR
LIFT LOBBY
BOH
E/C
MECH.
HOUSEKEEPING
LoR/MEP
R
H
SA STORE
BMU VOID
ATRIUM
BMU
SA
TBC
LOUNGE
AHU PLANT ROOM
GYM
AIR
PLANT
BIO BOX
CINEMA
BALLROOM
BOH CIRC
MAIN KITCHEN & SUPPORT/STORAGE
MEETING ROOM 01
SPA
HOUSEKEEPING
CAR STACKER
FUNCTION BALCONY
RETAIL 05
IMAX FOYER
SERVICED APARTMENT STORAGE
LOADING DOCK
WASTE
HOTEL LIFTS

E SECTION
1:200

REFERENCE MAP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NOTES

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 4

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

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

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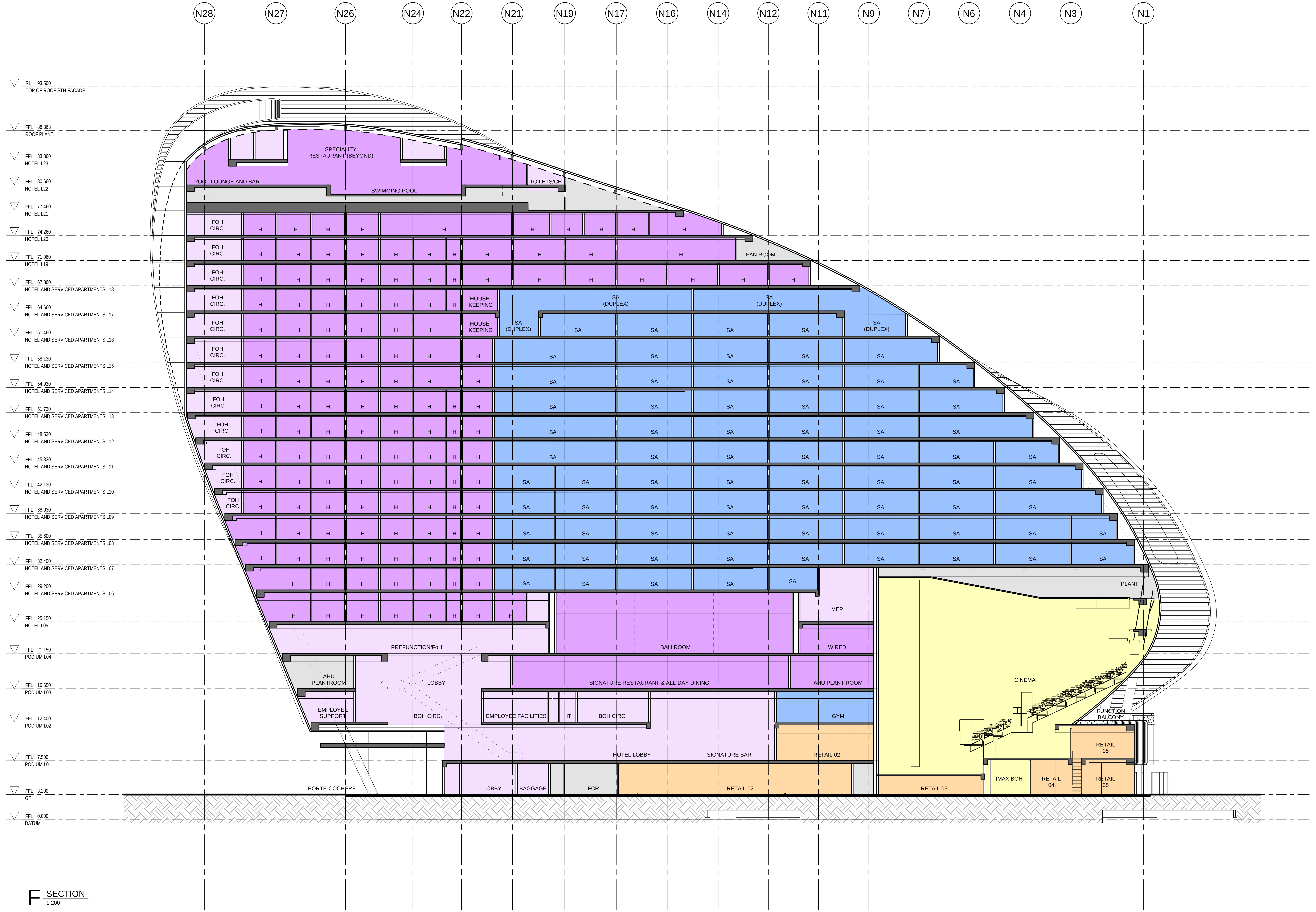
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N3
N1
RL 93.500
TOP OF ROOF STH FACADE
FFL 88.363
ROOF PLANT
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HOTEL L23
FFL 80.660
HOTEL L22
FFL 77.460
HOTEL L21
FFL 74.260
HOTEL L20
FFL 71.060
HOTEL L19
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HOTEL AND SERVICED APARTMENTS L18
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HOTEL AND SERVICED APARTMENTS L17
FFL 61.460
HOTEL AND SERVICED APARTMENTS L16
FFL 58.130
HOTEL AND SERVICED APARTMENTS L15
FFL 54.930
HOTEL AND SERVICED APARTMENTS L14
FFL 51.730
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FFL 48.530
HOTEL AND SERVICED APARTMENTS L12
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FFL 29.200
HOTEL AND SERVICED APARTMENTS L06
FFL 25.150
HOTEL L05
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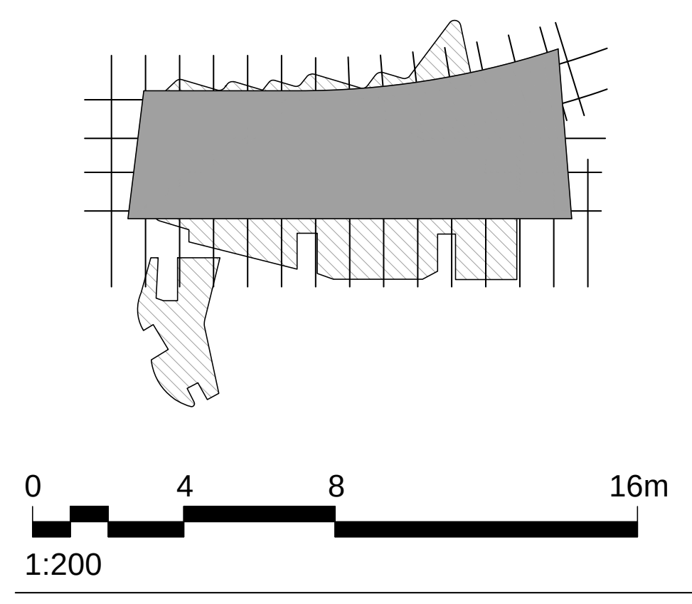
PODIUM L04
FFL 16.650
PODIUM L03
FFL 12.400
PODIUM L02
FFL 7.500
PODIUM L01
FFL 3.200
GF
FFL 0.000
DATUM
SPECIALITY RESTAURANT (BEYOND)
POOL LOUNGE AND BAR
SWIMMING POOL
TOILETS/CH
FOH CIRC.
H
FAN ROOM
HOUSE-KEEPING
SA (DUPLEX)
SA
PLANT
MEP
WIRED
PREFUNCTION/FoH
BALLROOM
AHU PLANTROOM
LOBBY
SIGNATURE RESTAURANT & ALL-DAY DINING
AHU PLANT ROOM
CINEMA
EMPLOYEE SUPPORT
BOH CIRC.
EMPLOYEE FACILITIES
IT
GYM
FUNCTION BALCONY
RETAIL 05
HOTEL LOBBY
SIGNATURE BAR
RETAIL 02
IMAX BOH
RETAIL 04
PORTE-COCHERE
BAGGAGE
FCR
RETAIL 03

F SECTION
1:200

REFERENCE MAP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16m
1:200

NOTES

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REV	DESCRIPTION	DATE
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C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	
A	FINAL DRAFT	
-	ISSUED FOR INFORMATION	

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 5

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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Original Sheet Size B1-1000 x 707mm

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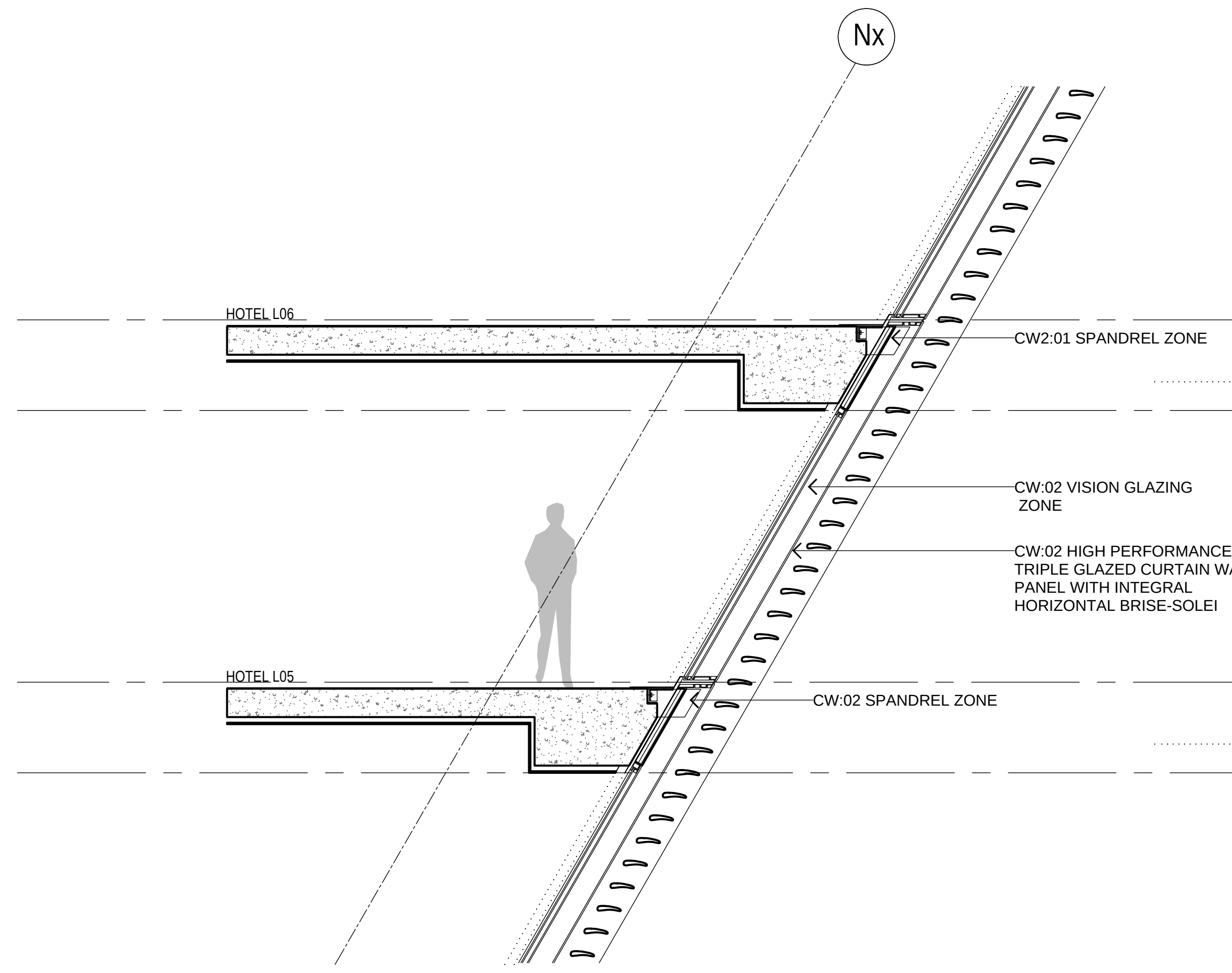
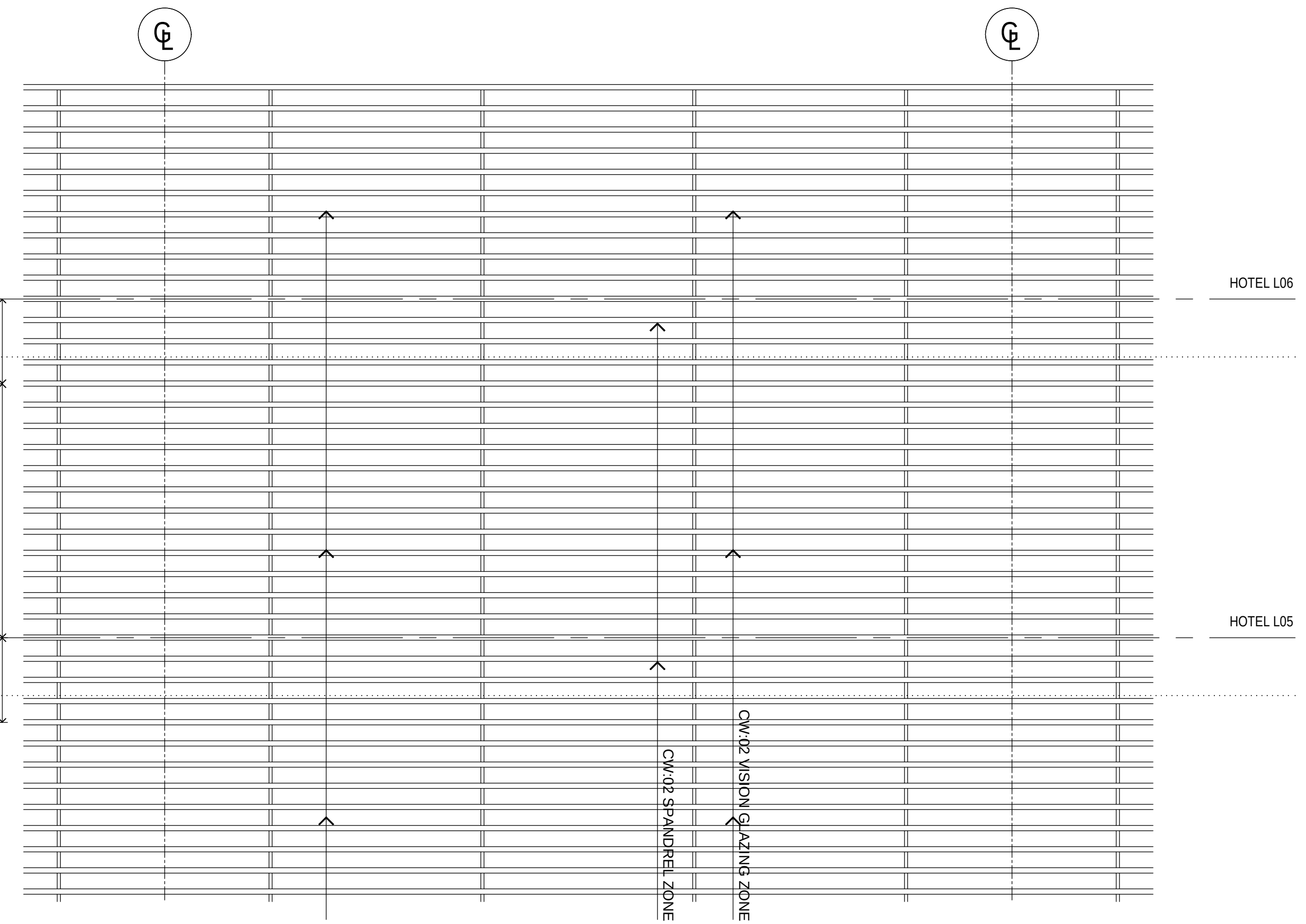
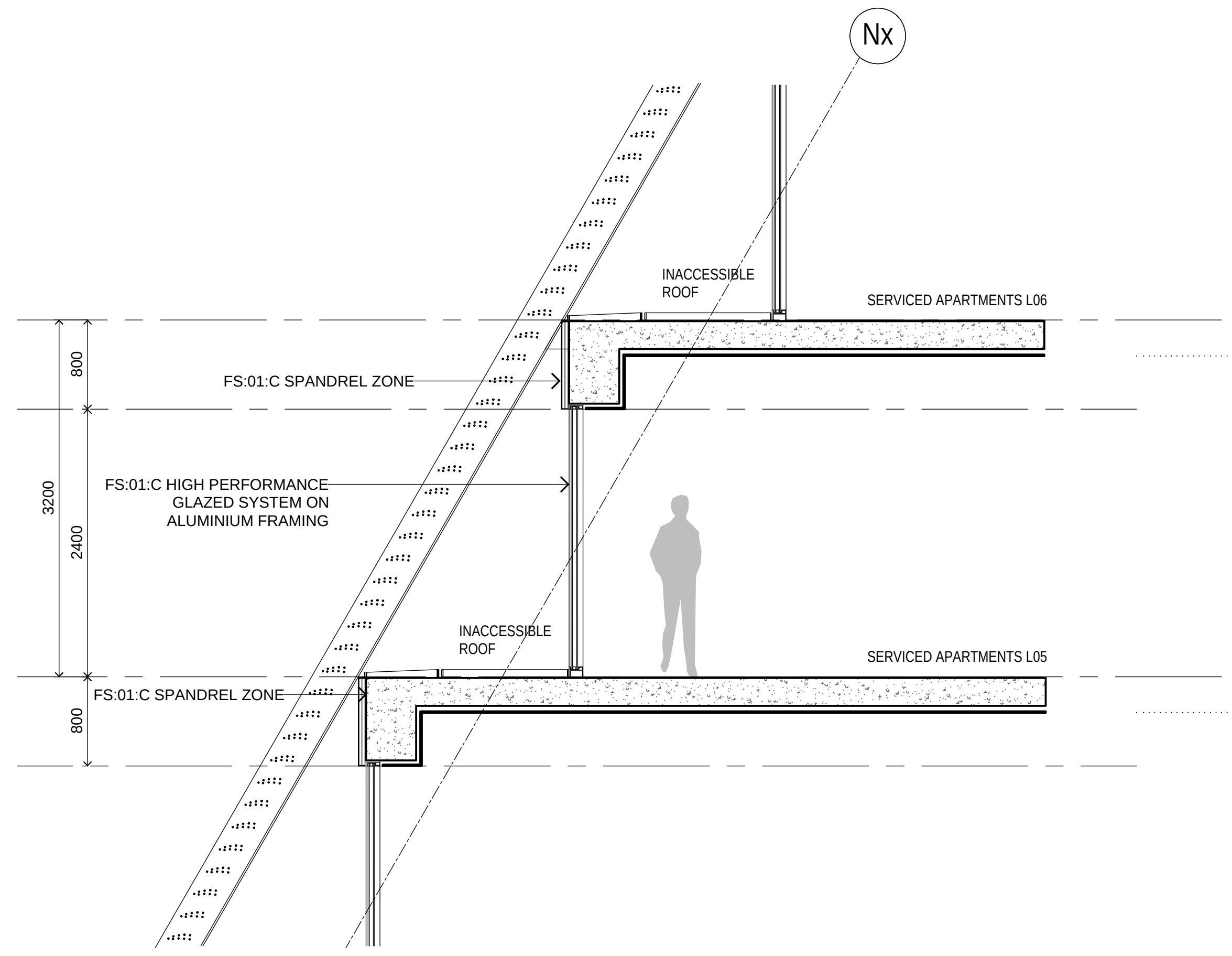

Nx
HOTEL L06
CW2:01 SPANDREL ZONE
800
CW:02 VISION GLAZING ZONE
3200
2400
CW:02 HIGH PERFORMANCE TRIPLE GLAZED CURTAIN WALL PANEL WITH INTEGRAL HORIZONTAL BRISE-SOLEI
HOTEL L05
CW:02 SPANDREL ZONE
800

SECTION DETAIL 01

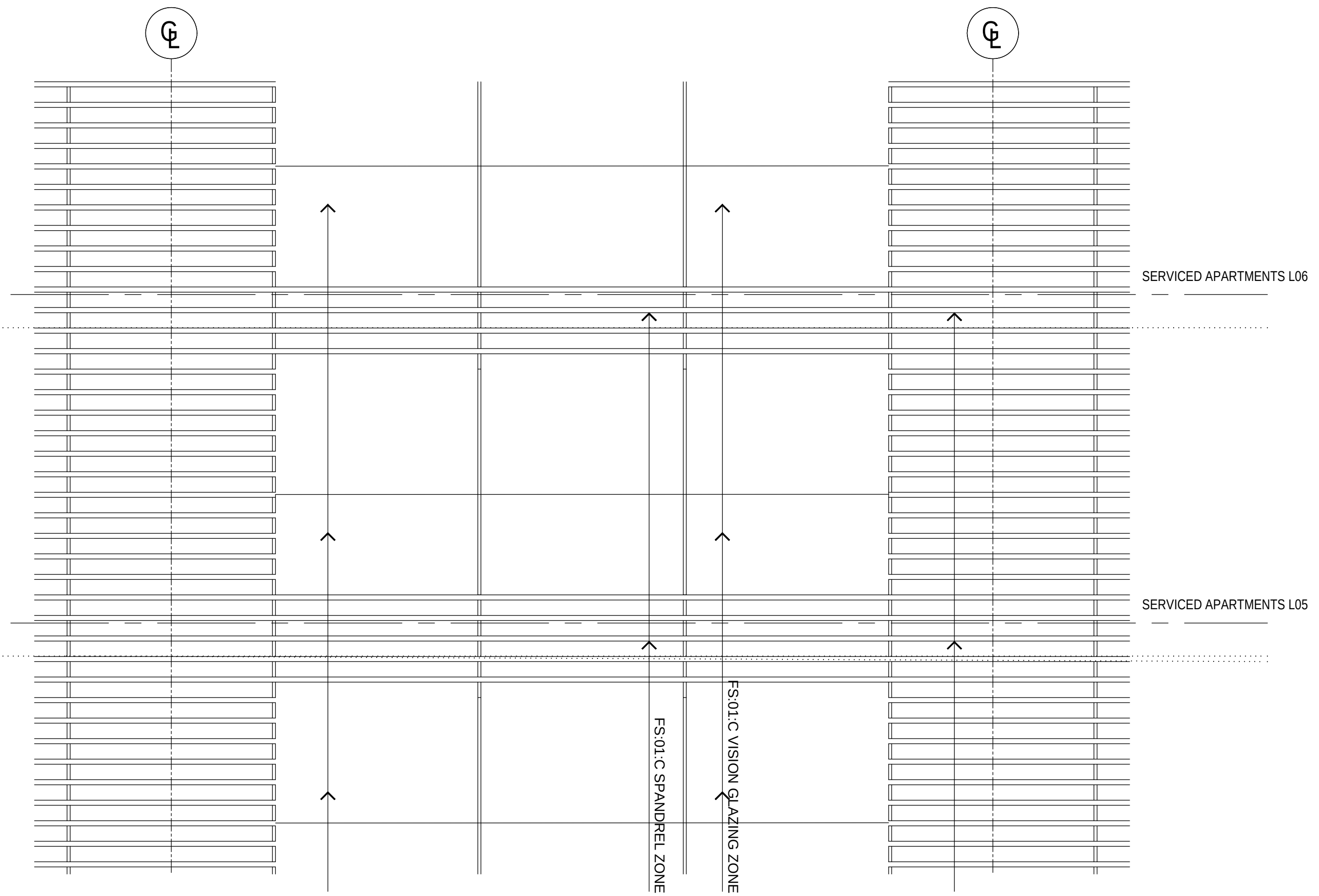

℄
℄
HOTEL L06
HOTEL L05
CW:02 SPANDREL ZONE
CW:02 VISION GLAZING ZONE

TYPICAL EAST ELEVATION

CW:02 HIGH PERFORMANCE TRIPLE GLAZED CURTAIN WALL PANEL WITH INTEGRAL HORIZONTAL BRISE-SOLEI


Nx
INACCESSIBLE ROOF
SERVICED APARTMENTS L06
800
FS:01:C SPANDREL ZONE
3200
2400
FS:01:C HIGH PERFORMANCE GLAZED SYSTEM ON ALUMINIUM FRAMING
INACCESSIBLE ROOF
SERVICED APARTMENTS L05
FS:01:C SPANDREL ZONE
800

SECTION DETAIL 02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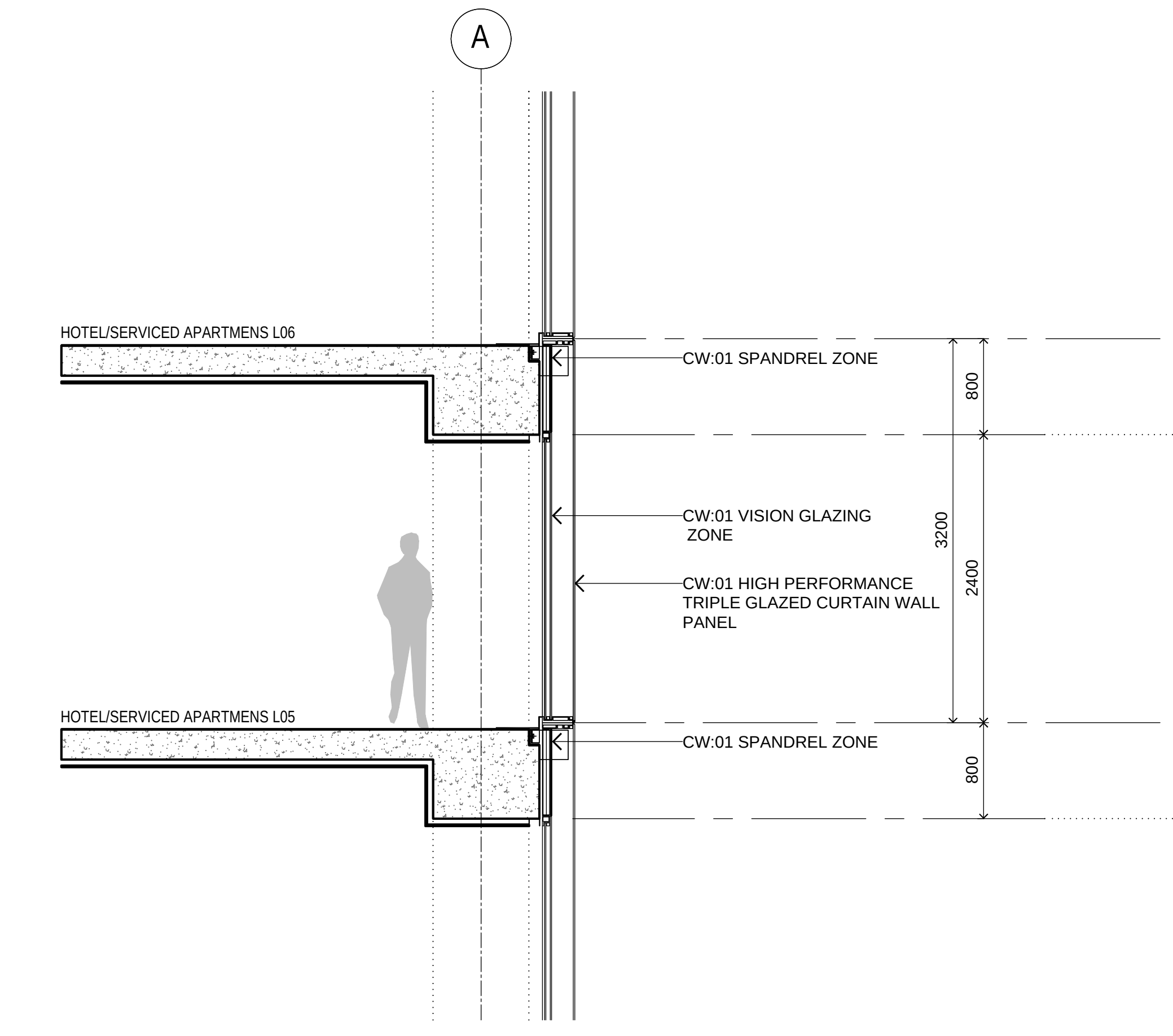
SERVICED APARTMENTS L06
SERVICED APARTMENTS L05
FS:01:C SPANDREL ZONE
FS:01:C VISION GLAZING ZONE

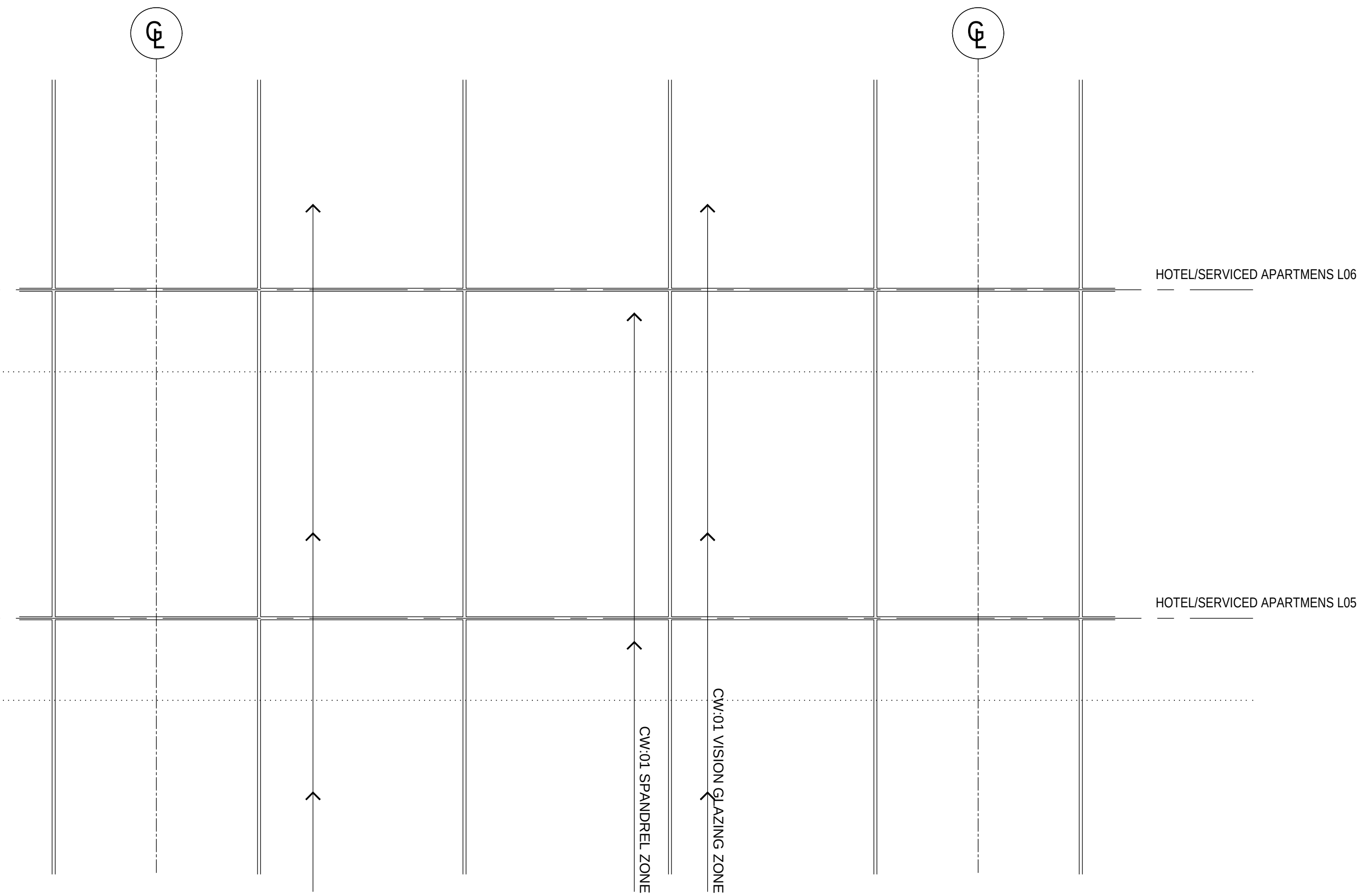
TYPICAL WEST ELEVATION

FS:01:C HIGH PERFORMANCE GLAZED SYSTEM ON ALUMINIUM FRAMING

FS:01:B PROFILED HORIZONTAL BRISE SOLEI SYSTEM


A
HOTEL/SERVICED APARTMENS L06
CW:01 SPANDREL ZONE
800
CW:01 VISION GLAZING ZONE
3200
2400
CW:01 HIGH PERFORMANCE TRIPLE GLAZED CURTAIN WALL PANEL
HOTEL/SERVICED APARTMENS L05
CW:01 SPANDREL ZONE
800

SECTION DETAIL 03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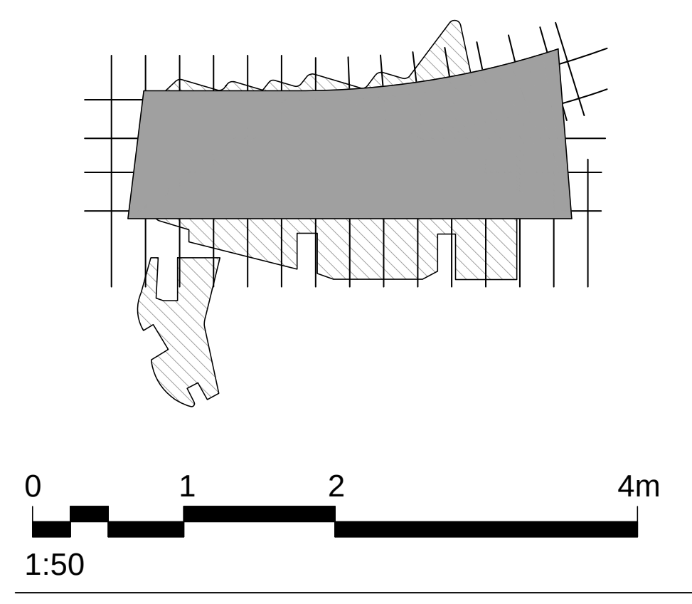
℄
HOTEL/SERVICED APARTMENS L06
HOTEL/SERVICED APARTMENS L05
CW:01 SPANDREL ZONE
CW:01 VISION GLAZING ZONE

TYPICAL NORTH / SOUTH ELEVATIONS

CW:01 HIGH PERFORMANCE TRIPLE GLAZED CURTAIN WALL PANEL

REFERENCE MAP



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C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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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

SECTION DETAILS

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:50	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1350	D

Original Sheet Size B1-1000 x 707mm

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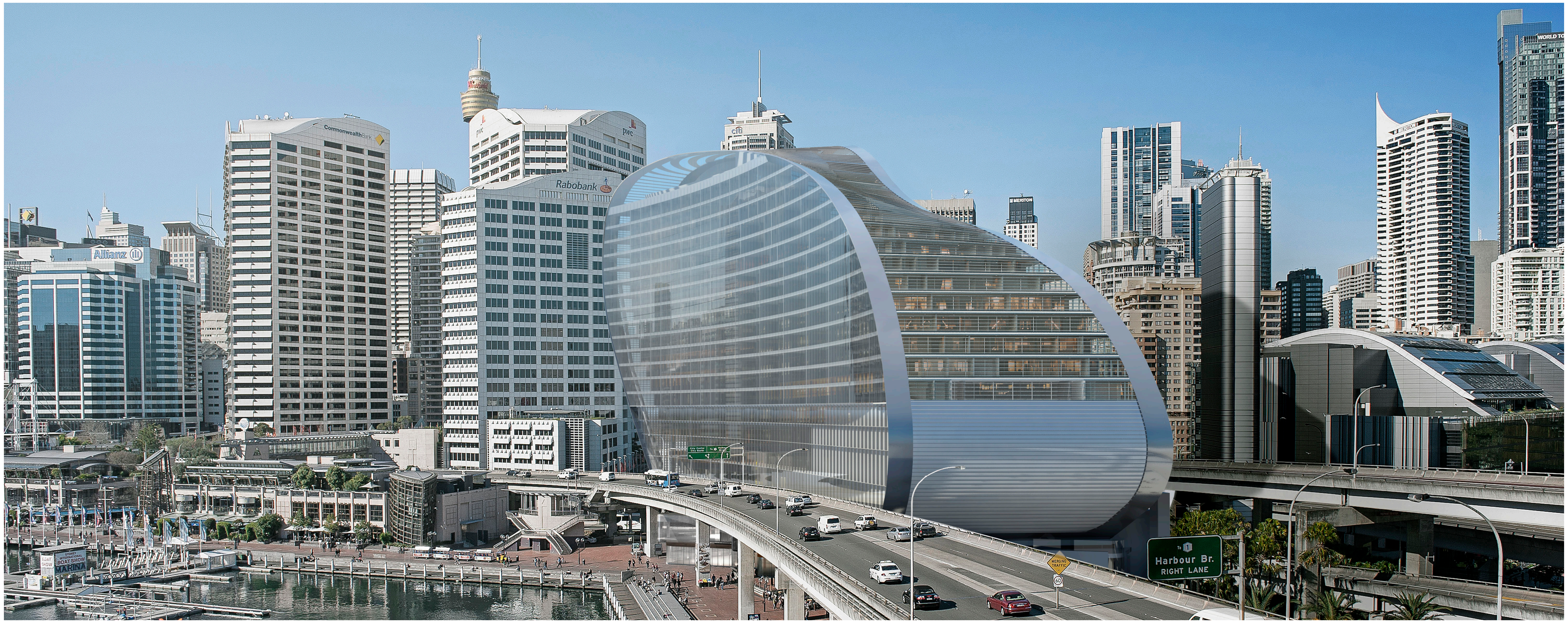

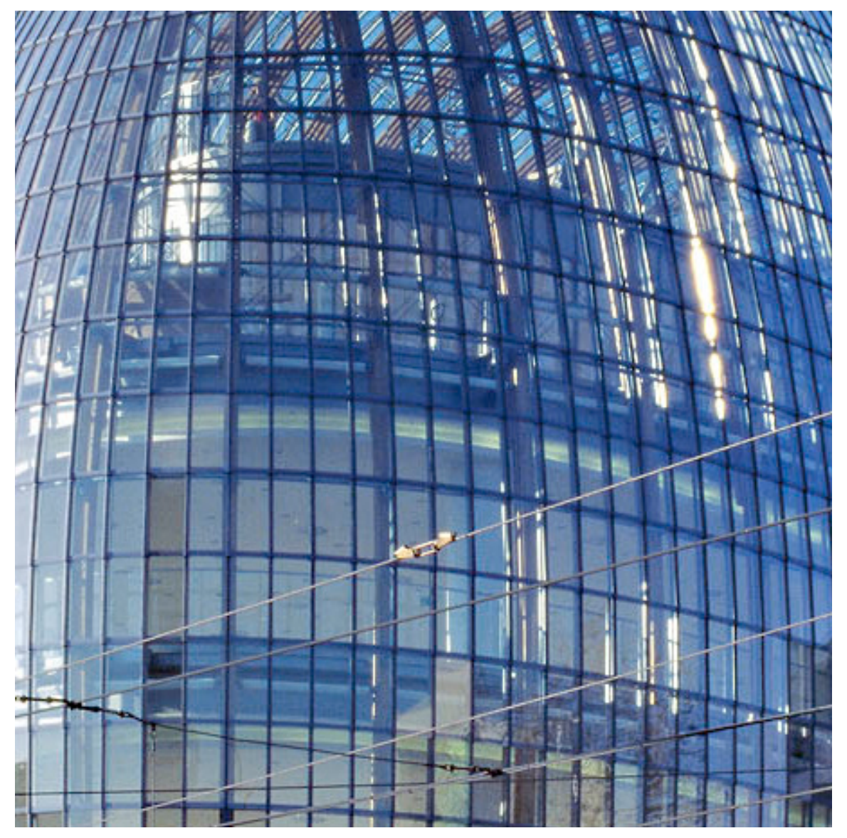
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Image: Pilkington Reglit System

Image: HASSELL

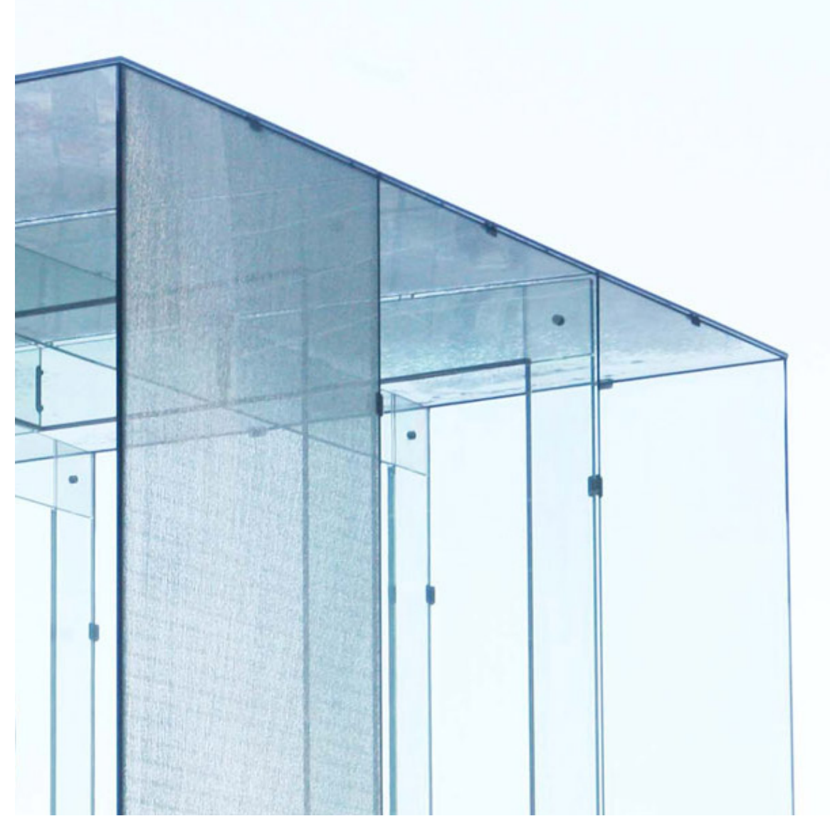


Image: Bohlin Cywinski Jackson Apple Store NY

Image: HASSELL

Image: HASSELL

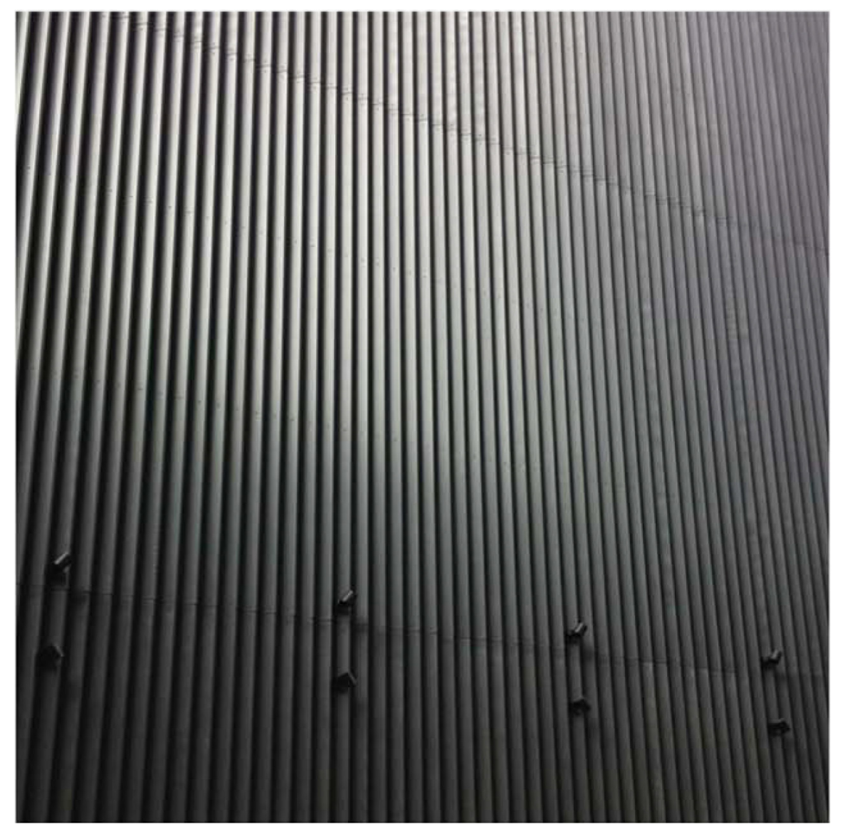


Image: HASSELL

CW:01
High performance triple glazed low reflectivity curtain wall facade
LOCATION: MAIN BUILDING FACADE
(NORTH/SOUTH/EAST CUT-OUT)

CW:02
High performance curtain wall facade with integrated venetian blinds and brise solei system
LOCATION:MAIN BUILDING FACADE (EAST RIBBON)

FS:01:A/B/C
A: High performance modular metal panel system
B: Profiled horizontal brise solei system
C: High performance glazed system on aluminium framing
LOCATION:MAIN BUILDING FACADE (WEST)

GL:01
High performance frameless glazing
LOCATION:GROUND LEVEL ENTRY FACADE - FUNCTION, OFFICE, IMAX

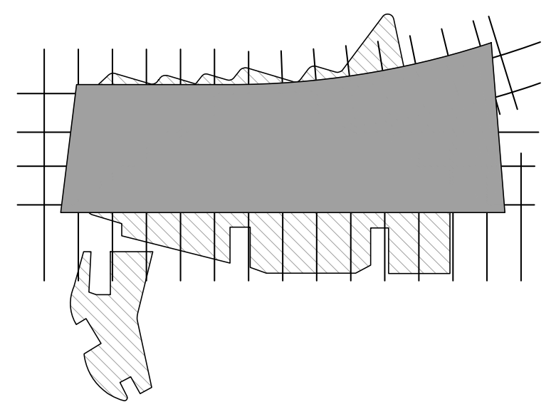
GL:02
High performance glazing with vertical screen
LOCATION:RETAIL FACADE

CL:01
Powdercoated Louvers
Colour: Charcoal
LOCATION:PLANT AREAS

LV:01
Powdercoated Louvers
Colour: Charcoal / White
LOCATION:PLANT AREAS

NOTE:
ALL BUILDING ENVELOPE MATERIALS WILL BE IN COMPLIANCE WITH CUNDALL'S REFLECTIVITY STUDY DATED 16.12.15 REVISION B

REFERENCE MAP



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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	21.03.16
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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

MATERIALS AND FINISHES PALETTE

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1930	D

Original Sheet Size B1-1000 x 707mm

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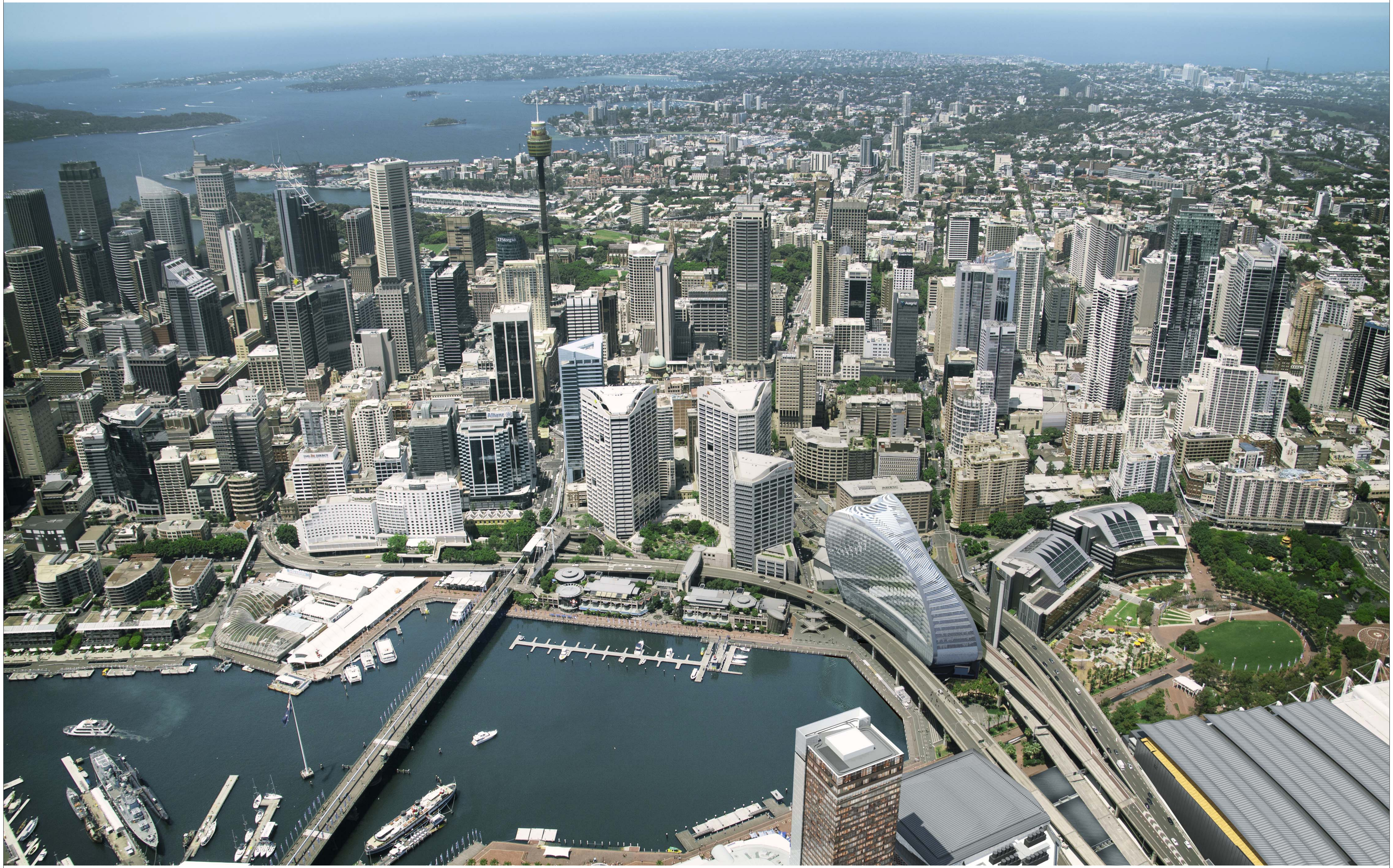

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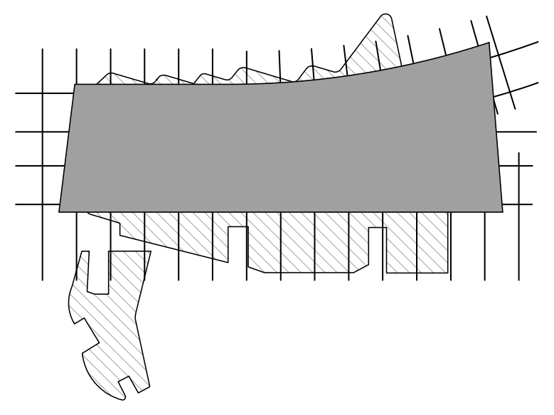

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REV	DESCRIPTION	DATE
D	AMENDED DEVELOPMENT APPLICATION	21.03.16
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

ARTIST'S IMPRESSION 1

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1950	D

Original Sheet Size B1-1000 x 707mm

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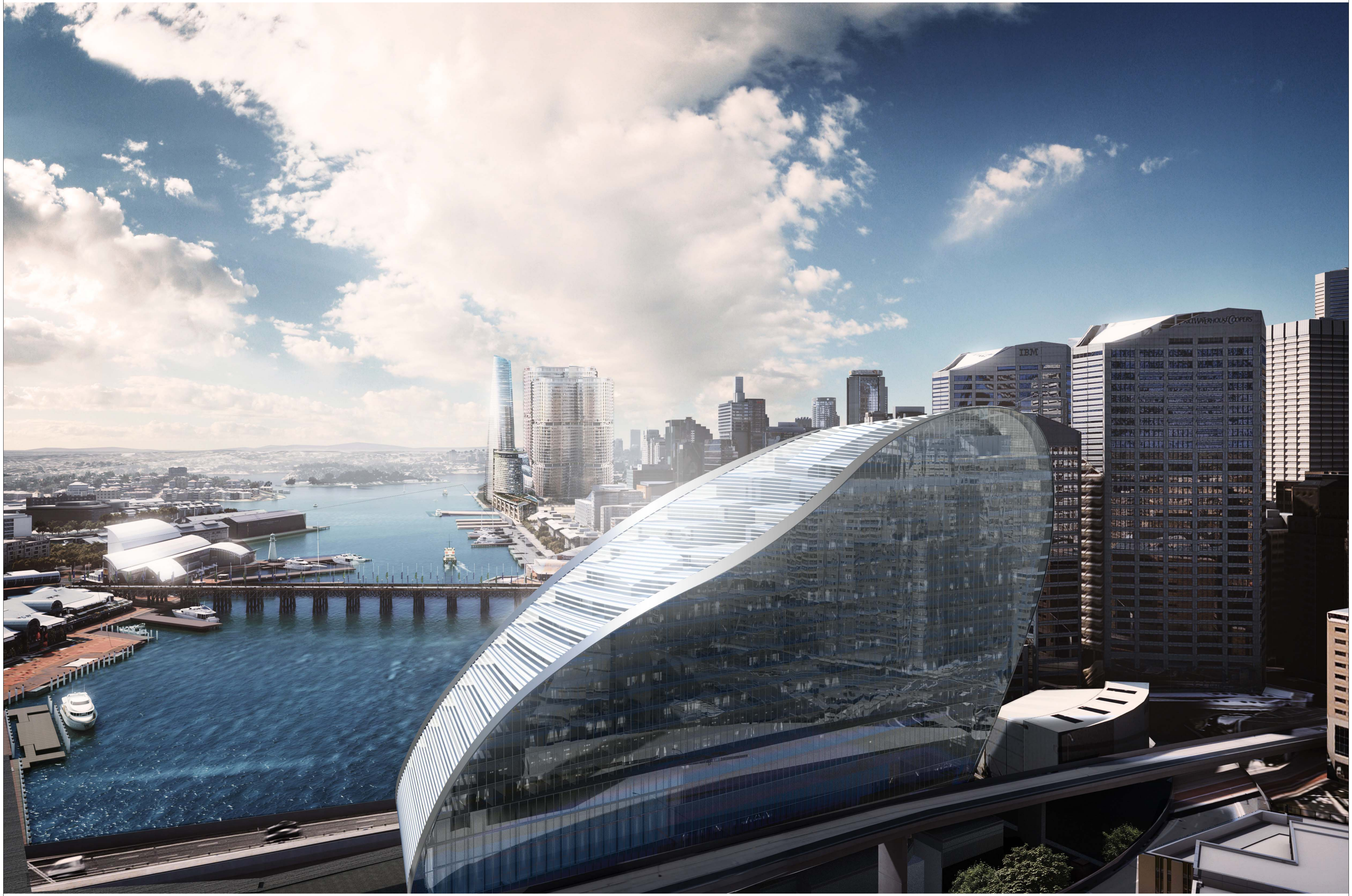

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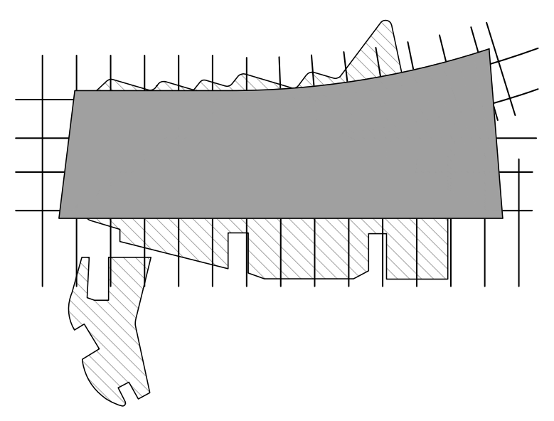

NOTES

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DRAWING TITLE

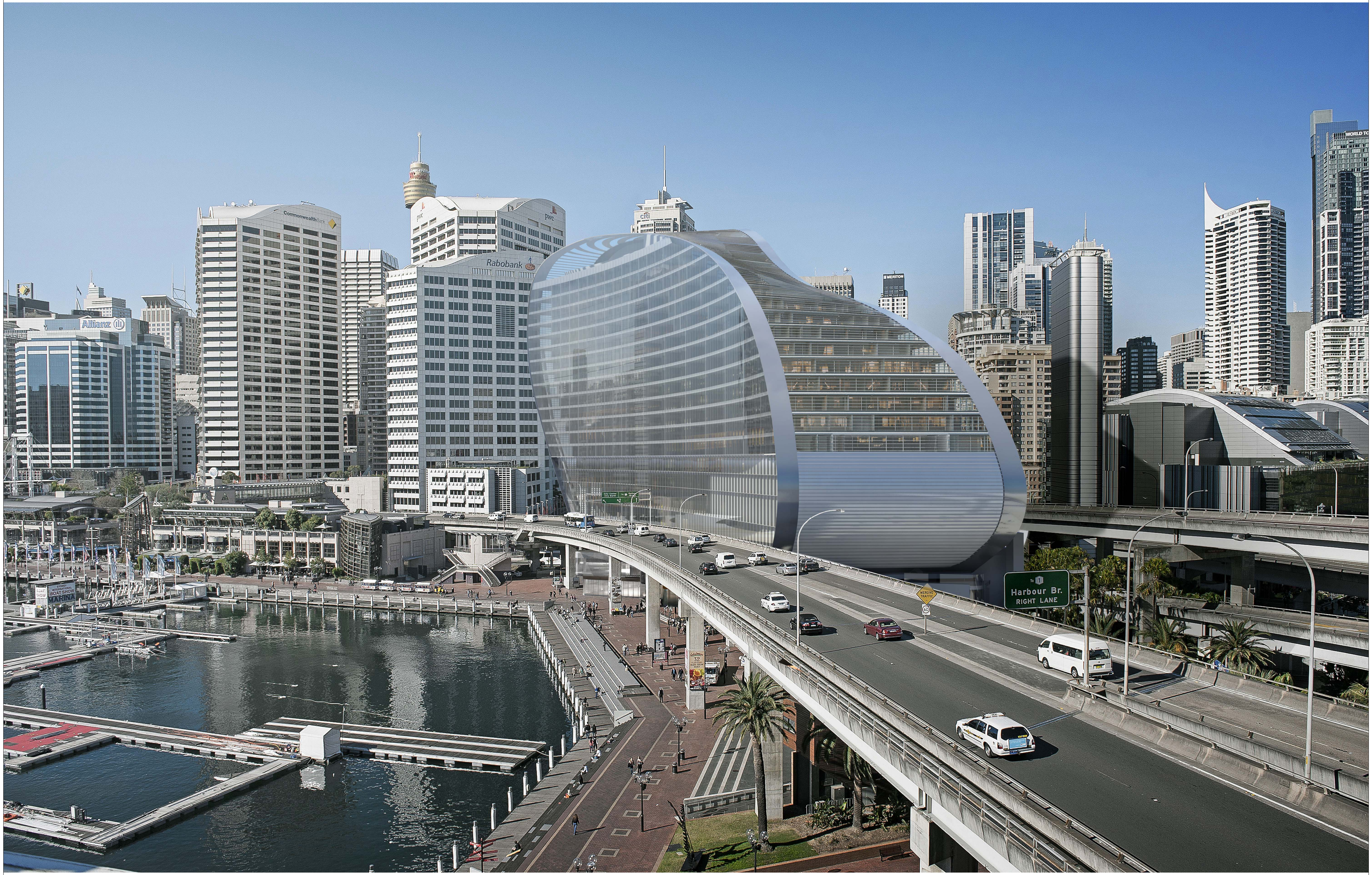
ARTIST'S IMPRESSION 2

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1951	D



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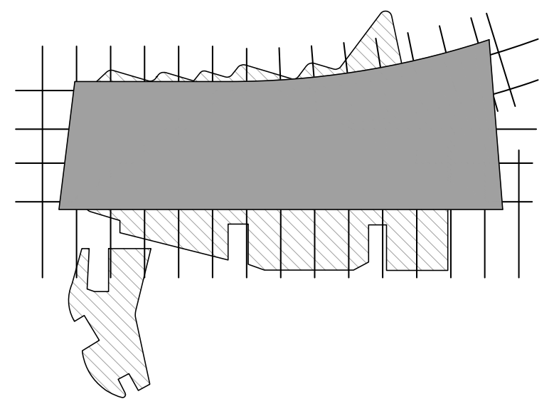

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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

ARTIST'S IMPRESSION 3

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1952	D

Original Sheet Size B1-1000 x 707mm

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