



NOTES
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LEVEL	RETAIL	CINEMA	SHFA	SERVICED APARTMENTS	HOTEL	CAR PARKS	TOTAL
H L24							553m ²
H L23							1063m ²
H L22							804m ²
H L21							1754m ²
H L20							1756m ²
H L19							1893m ²
H/SA L18							1913m ²
H/SA L17				312m ²	1601m ²		2436m ²
H/SA L16				816m ²	1620m ²		2269m ²
H/SA L15				708m ²	1561m ²		2541m ²
H/SA L14				947m ²	1594m ²		2628m ²
H/SA L13				1057m ²	1571m ²		2697m ²
H/SA L12				1151m ²	1546m ²		2835m ²
H/SA L11				1374m ²	1461m ²		2890m ²
H/SA L10				1459m ²	1431m ²		2914m ²
H/SA L09				1515m ²	1399m ²		2919m ²
H/SA L08				1555m ²	1364m ²		3009m ²
H/SA L07				1678m ²	1331m ²		2093m ²
H/SA L06				751m ²	1059m ²		2288m ²
H L05					2233m ²		2742m ²
P L04		55m ²			1840m ²		1800m ²
P L03					1458m ²		2447m ²
P L02				92m ²	1012m ²		2400m ²
P L01	537m ²	480m ²	303m ²	115m ²	574m ²		
GF	1214m ²	550m ²	62m ²				
TOTAL	1751m²	2237m²	365m²	13530m²	33820m²	170	51703m²

REV	DESCRIPTION	DATE
N1	AMENDED AREAS AMENDED REVISION DESCRIPTION NEW SEQUENCE DA MODIFICATION 5 (ROOM MIX)	23.10.17
N	DA MODIFICATION 4 (ROOM MIX)	15.05.17
M1	AMENDED AREAS DA MODIFICATION 3 (PODIUM)	19.10.17
M	DA MODIFICATION 3 (PODIUM)	27.04.17
L	AMENDED DEVELOPMENT APPLICATION	12.04.17
K	AMENDED DEVELOPMENT APPLICATION	06.04.17
J	AMENDED DEVELOPMENT APPLICATION	16.12.16
H	AMENDED DEVELOPMENT APPLICATION	14.12.16
G	AMENDED DEVELOPMENT APPLICATION	21.03.16
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	14.01.14
C	DEVELOPMENT APPLICATION	05.09.13
B	DEVELOPMENT APPLICATION	20.06.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 5 granted on the 10 November 2017

in respect to MPSSD 7358

Signed EB

Sheet No. 1 of 17

- Measured drawings:
- ARC-HSL-DD-1100 Rev L
 - ARC-HSL-DD-1101 Rev J
 - ARC-HSL-DD-1102 Rev F
 - ARC-HSL-DD-1103 Rev F
 - ARC-HSL-DD-1104 Rev E
 - ARC-HSL-DD-1105 Rev F
 - ARC-HSL-DD-1106 Rev E
 - ARC-HSL-DD-1107 Rev E
 - ARC-HSL-DD-1108 Rev E
 - ARC-HSL-DD-1109 Rev E
 - ARC-HSL-DD-1110 Rev E
 - ARC-HSL-DD-1111 Rev E
 - ARC-HSL-DD-1112 Rev E
 - ARC-HSL-DD-1112.1 Rev B
 - ARC-HSL-DD-1112.2 Rev A
 - ARC-HSL-DD-1113 Rev F

GFA Method of Measurement:

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

- Inclusions:**
- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,

Exclusions:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.

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

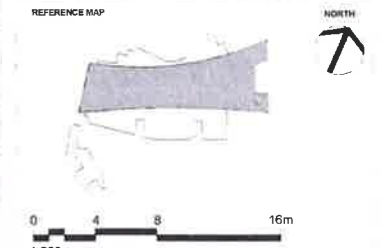
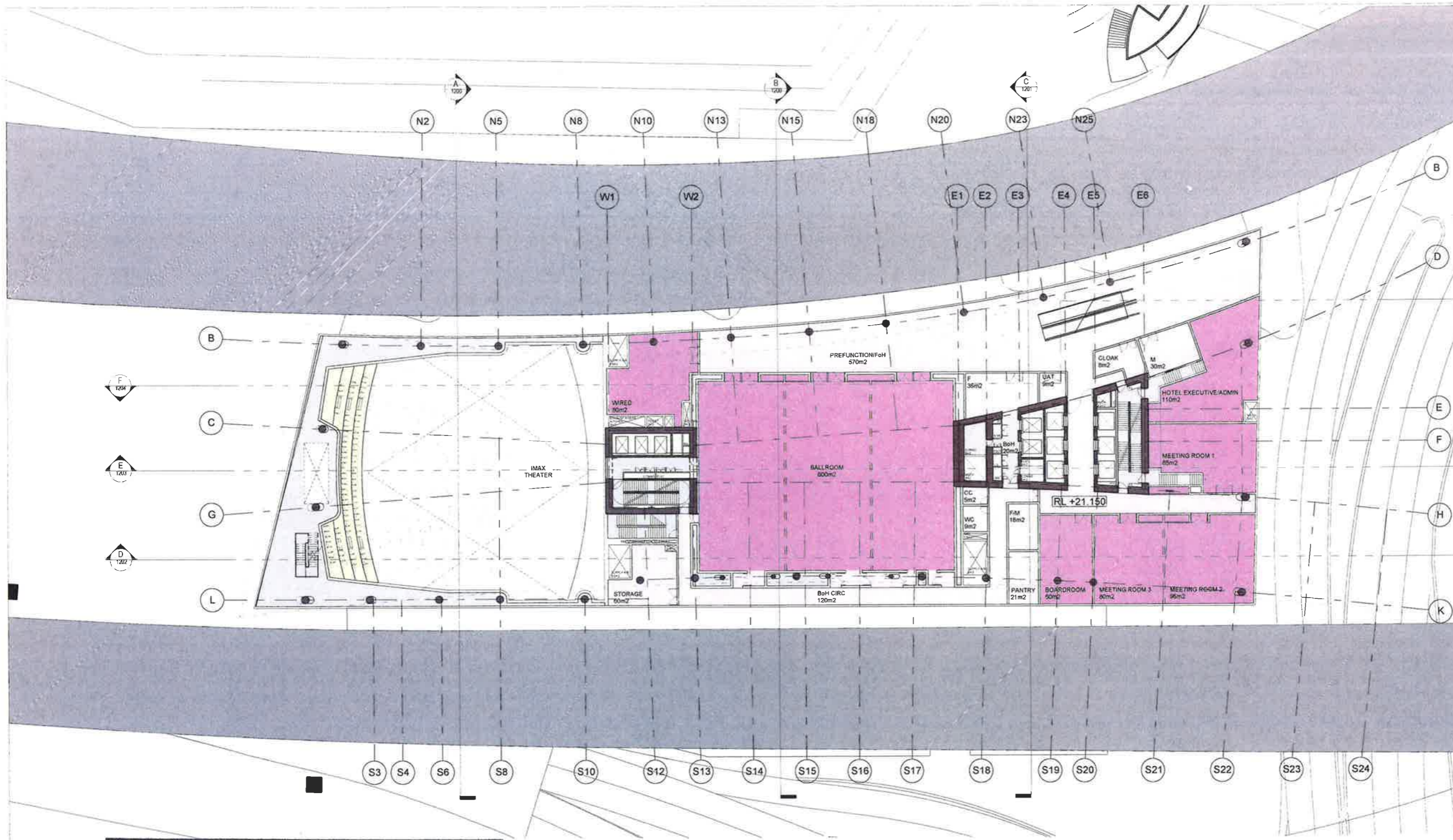
DRAWING TITLE
 GFA AREA SCHEDULE

STATUS FOR APPROVAL

SCALE @ 01	DRAWN	CO-ORD	REVIEWED	APPROVED
	RT	MH	MH	EL

PROJECT NUMBER **DRAWING NUMBER** **REV.**

A004409 ARC-HSL-DD-1052 N1



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H1	DELETE HATCH AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23.10.17
H	DA MODIFICATION 4 (ROOM MIX)	15.05.17
G	AMENDED DEVELOPMENT APPLICATION	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	28.03.17
E	AMENDED DEVELOPMENT APPLICATION	14.12.16
D	AMENDED DEVELOPMENT APPLICATION	15.10.15
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 - PODIUM L04

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

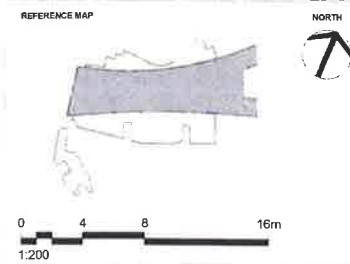
PROJECT NUMBER: A004409 DRAWING NUMBER: ARC-HSL-DD-1104 REV: H1

NSW GOVERNMENT Planning

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Approved Section 96 (1A) (1) (2) Modification Application
No. 7 granted on the 10 November 2017
in respect to MP SSD 7388
Signed EL
Sheet No. 2 of 17

02/04/2017 3:40:33 PM



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REV	DESCRIPTION	DATE
-	ISSUED FOR INFORMATION	19.07.13
A	FINAL DRAFT	23.07.13
B	DEVELOPMENT APPLICATION	20.08.13
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
F	AMENDED DEVELOPMENT APPLICATION	14.12.16
G	AMENDED DEVELOPMENT APPLICATION	28.03.17
H	AMENDED DEVELOPMENT APPLICATION	12.04.17
J	DA MODIFICATION 4 (ROOM MIX)	15.05.17
J1	DELETE HATCH AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23.10.17

REV	DESCRIPTION	DATE
-	ISSUED FOR INFORMATION	19.07.13
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B	DEVELOPMENT APPLICATION	20.08.13
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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H	AMENDED DEVELOPMENT APPLICATION	12.04.17
J	DA MODIFICATION 4 (ROOM MIX)	15.05.17
J1	DELETE HATCH AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23.10.17

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

DRAWINGS TITLE
 GA PLANS - HOTEL AND SERVICED
 APARTMENTS L05 AND L06

STATUS
 FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER DRAWING NUMBER REV
 A004409 ARC-HSL-DD-1105 J1

Original Sheet Size B1 1100 x 707mm

NSW GOVERNMENT Planning

1 HOTEL APARTMENTS L05
 1:200

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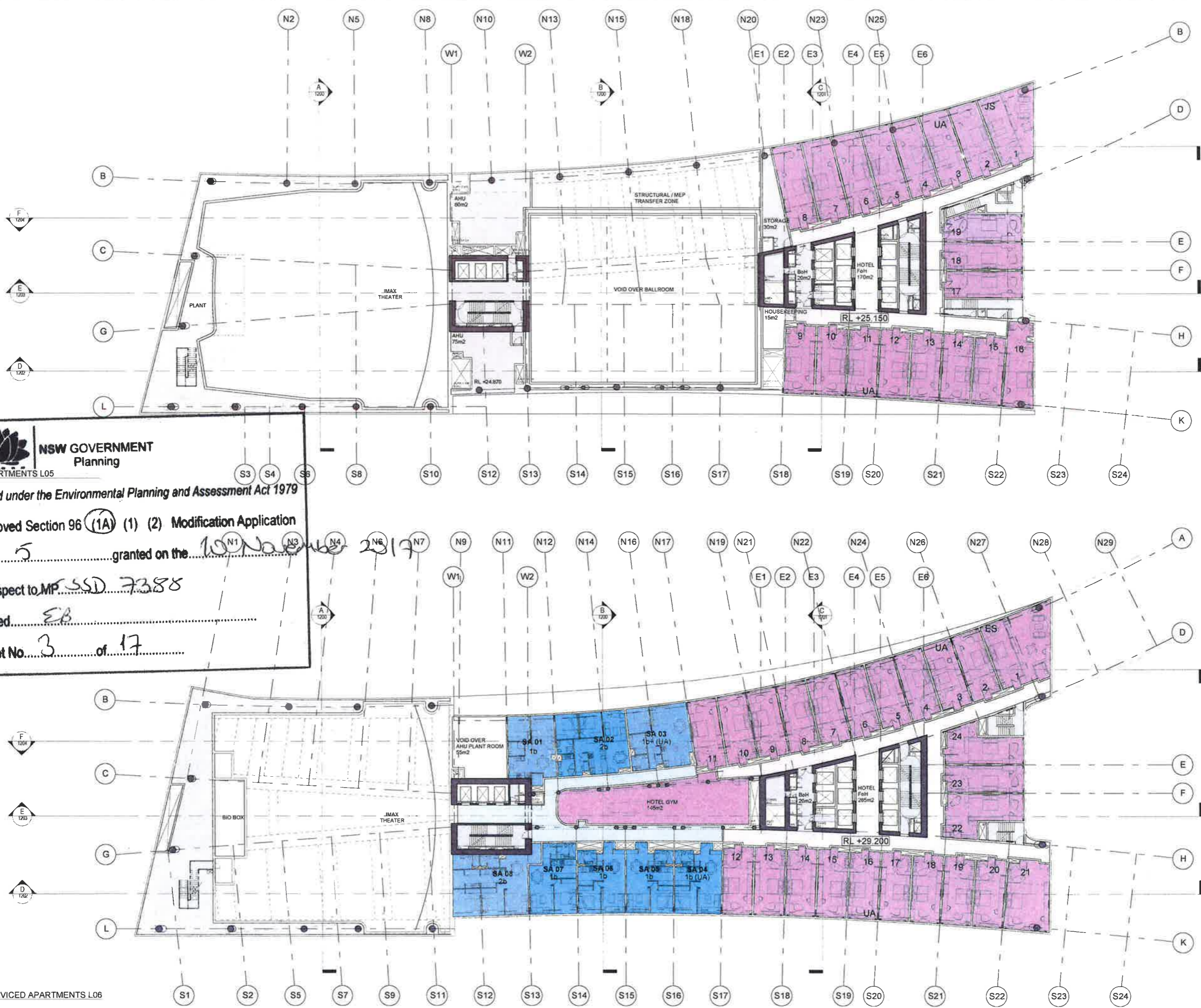
No. 5 granted on the 10 November 2017

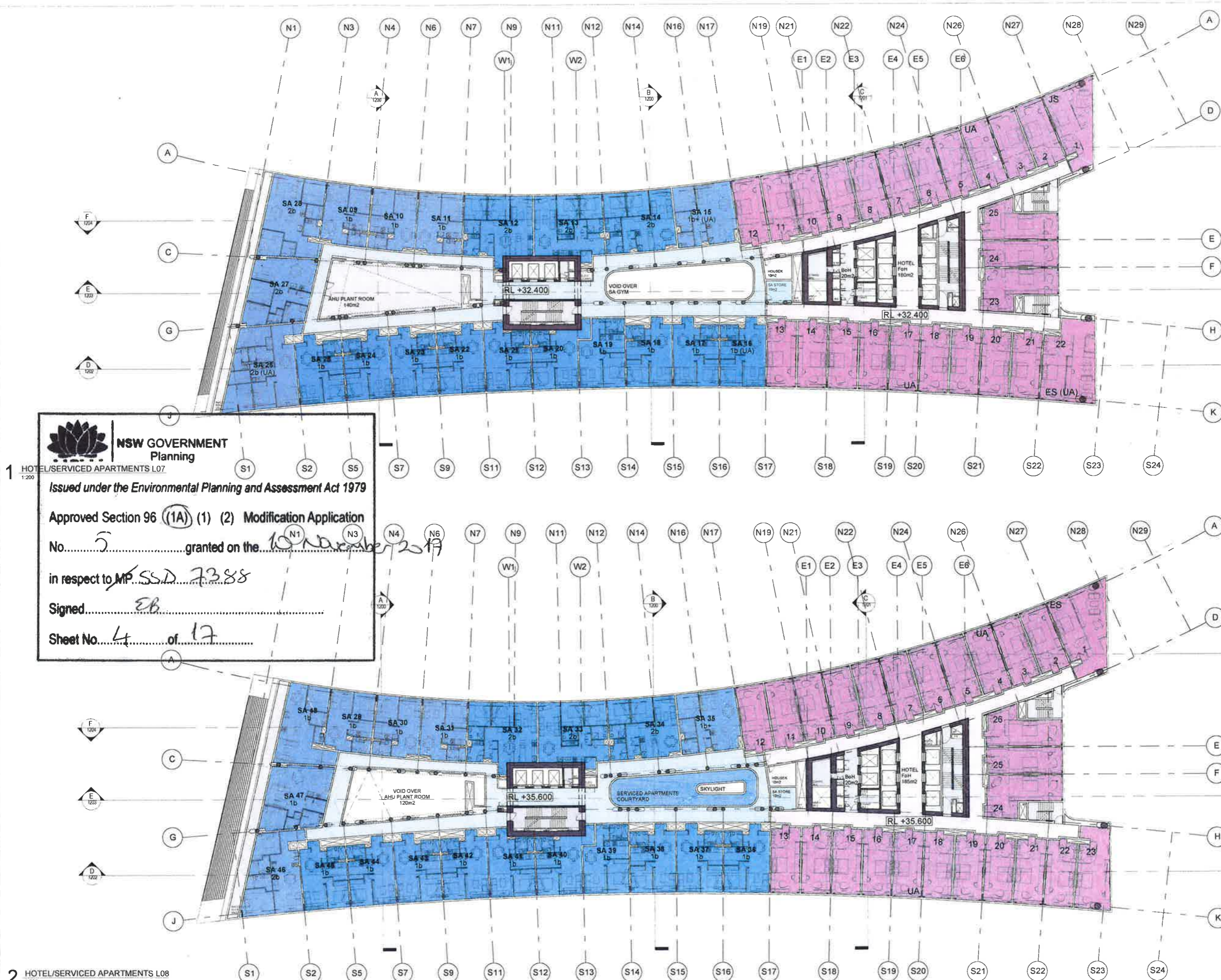
in respect to MP SSD 7388

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Sheet No. 3 of 17

2 HOTEL/SERVICED APARTMENTS L06
 1:200





NSW GOVERNMENT Planning

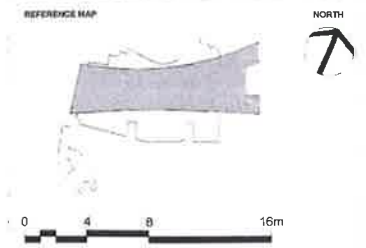
1 HOTEL/SERVICED APARTMENTS L07
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Sheet No. 4 of 17



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PROJECT
THE RIBBON HOTEL,
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31 WHEAT ROAD, SYDNEY

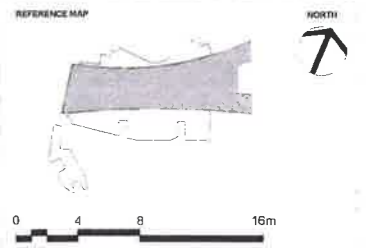
DRAWING TITLE
GA PLANS - HOTEL AND SERVICED
APARTMENTS L07 AND L08

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER: A004409 DRAWINGS NUMBER: ARC-HSL-DD-1106 REV: G1

Original Sheet Size B1: 1000 x 707mm



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-	ISSUED FOR INFORMATION	19.07.13

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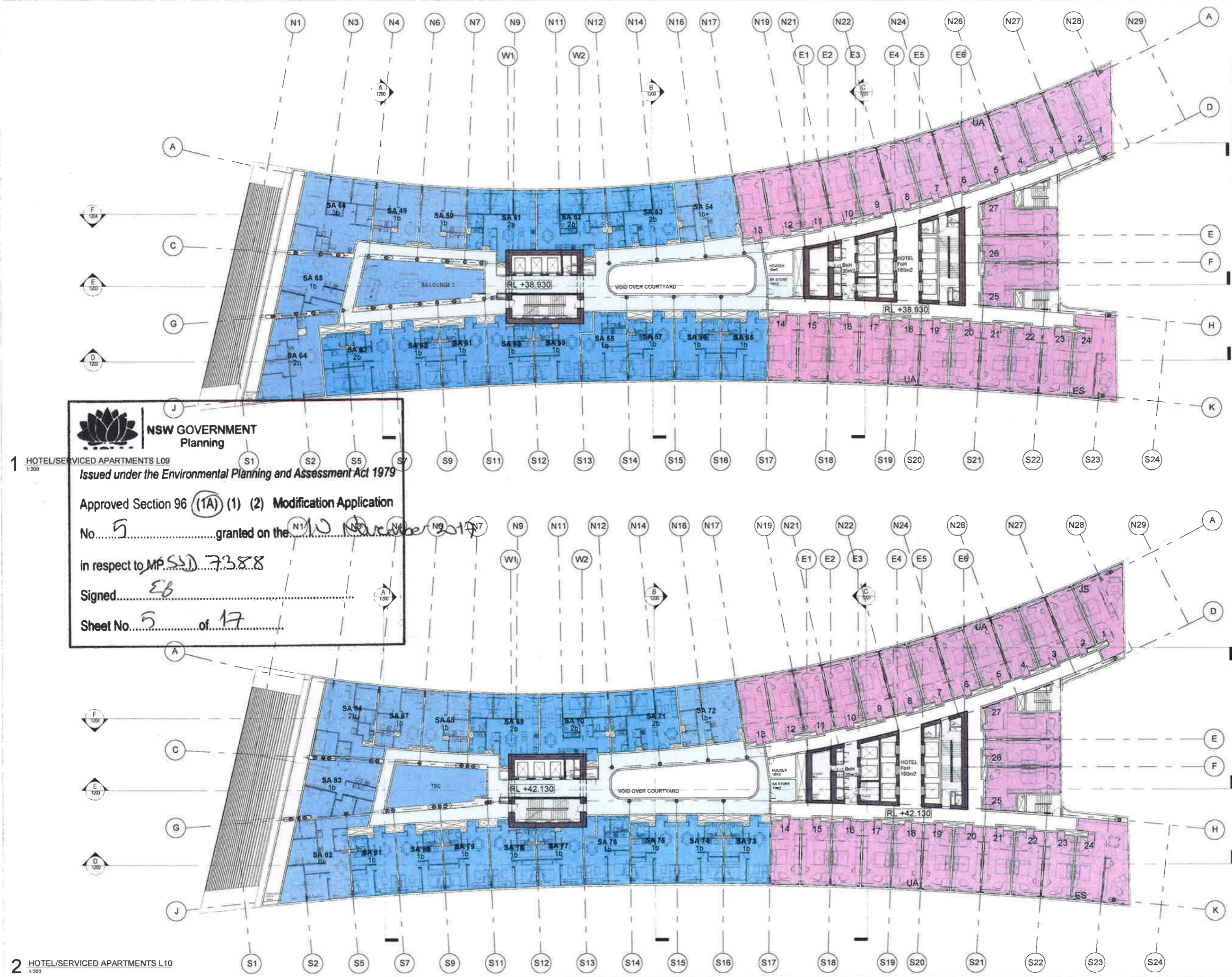
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
GA PLANS - HOTEL AND SERVICED
APARTMENTS L09 AND L10

STATUS
FOR APPROVAL

SCALE @ BY	DRAWN	CO-ORD	REVISOR	APPROVED
1:200	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1107	G1		

Original Sheet Size 61-1000 x 707mm



NSW GOVERNMENT Planning

1 HOTEL/SERVICED APARTMENTS L09
1:200

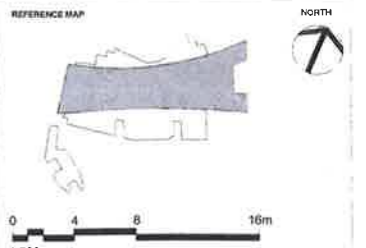
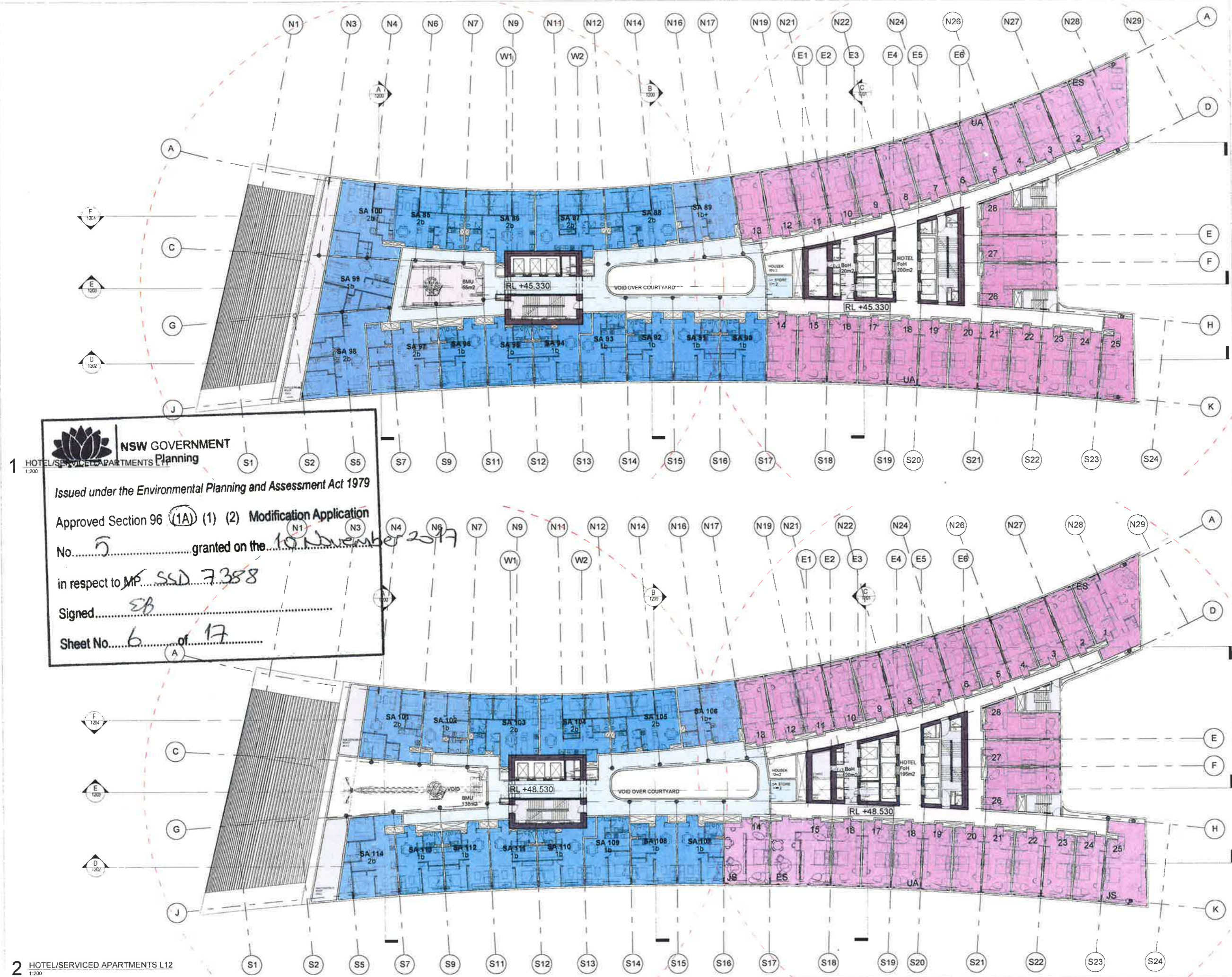
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No. 5 granted on the 10 November 2017
in respect to MP SD 7388

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Sheet No. 5 of 17

2 HOTEL/SERVICED APARTMENTS L10
1:200



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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 - HOTEL AND SERVICED
APARTMENTS L11 AND L12

STATUS
FOR APPROVAL

SCALE @ B1
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PROJECT NUMBER
A004409

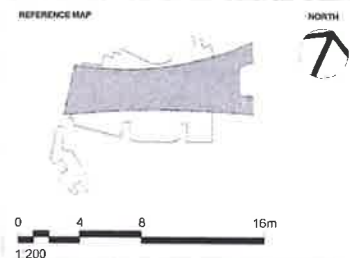
DRAWING NUMBER
ARC-HSL-DD-1108

REV
G1

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No. 5 granted on the 10 November 2017
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Sheet No. 6 of 17



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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
1:200	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1109	G1		

NSW GOVERNMENT
 Planning

1 HOTEL/SERVICED APARTMENTS L13
 1:200

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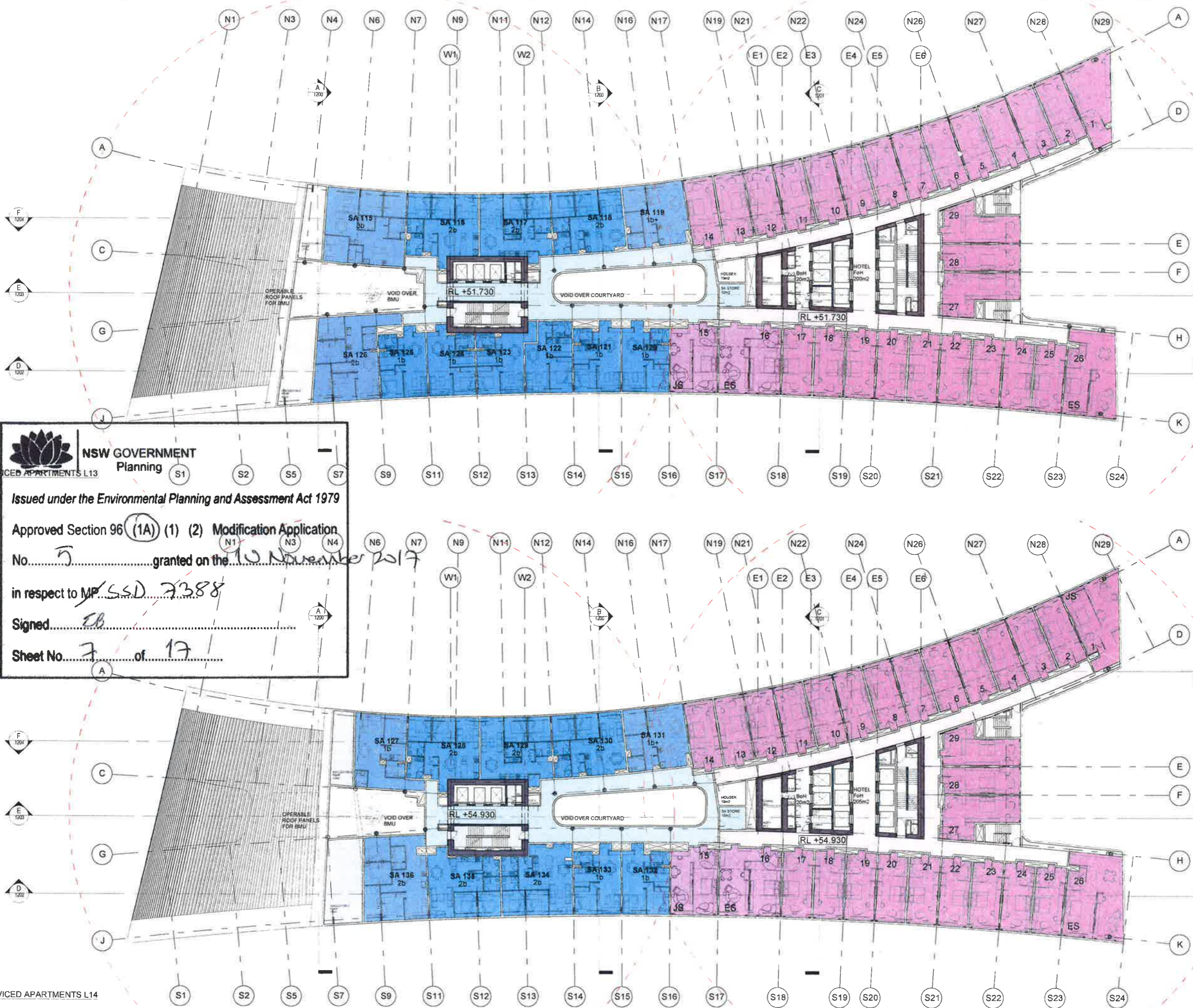
Approved Section 96 (1A) (1) (2) Modification Application
 No. 5 granted on the 10 November 2017

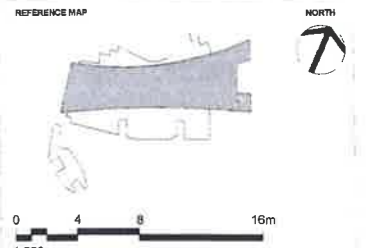
in respect to MP SSD 7388

Signed EB

Sheet No. 7 of 17

2 HOTEL/SERVICED APARTMENTS L14
 1:200





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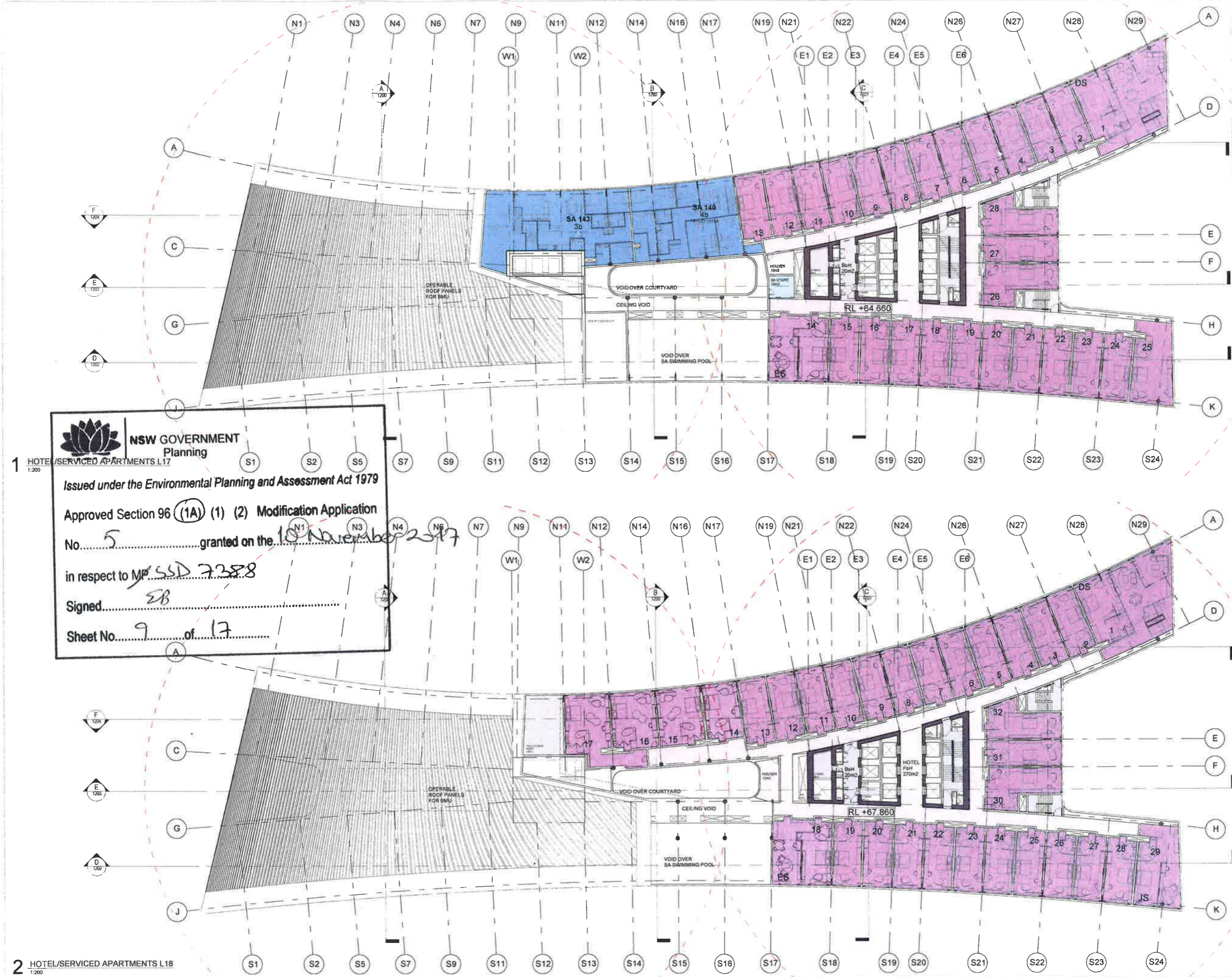
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
GA PLANS - HOTEL AND SERVICED
APARTMENTS L17 AND L18

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER A004409 **DRAWING NUMBER** ARC-HSL-OD-1111 **REV** G1



NSW GOVERNMENT Planning

1 HOTEL/SERVICED APARTMENTS L17
1:200

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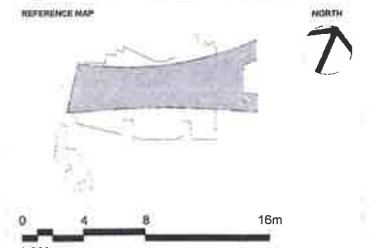
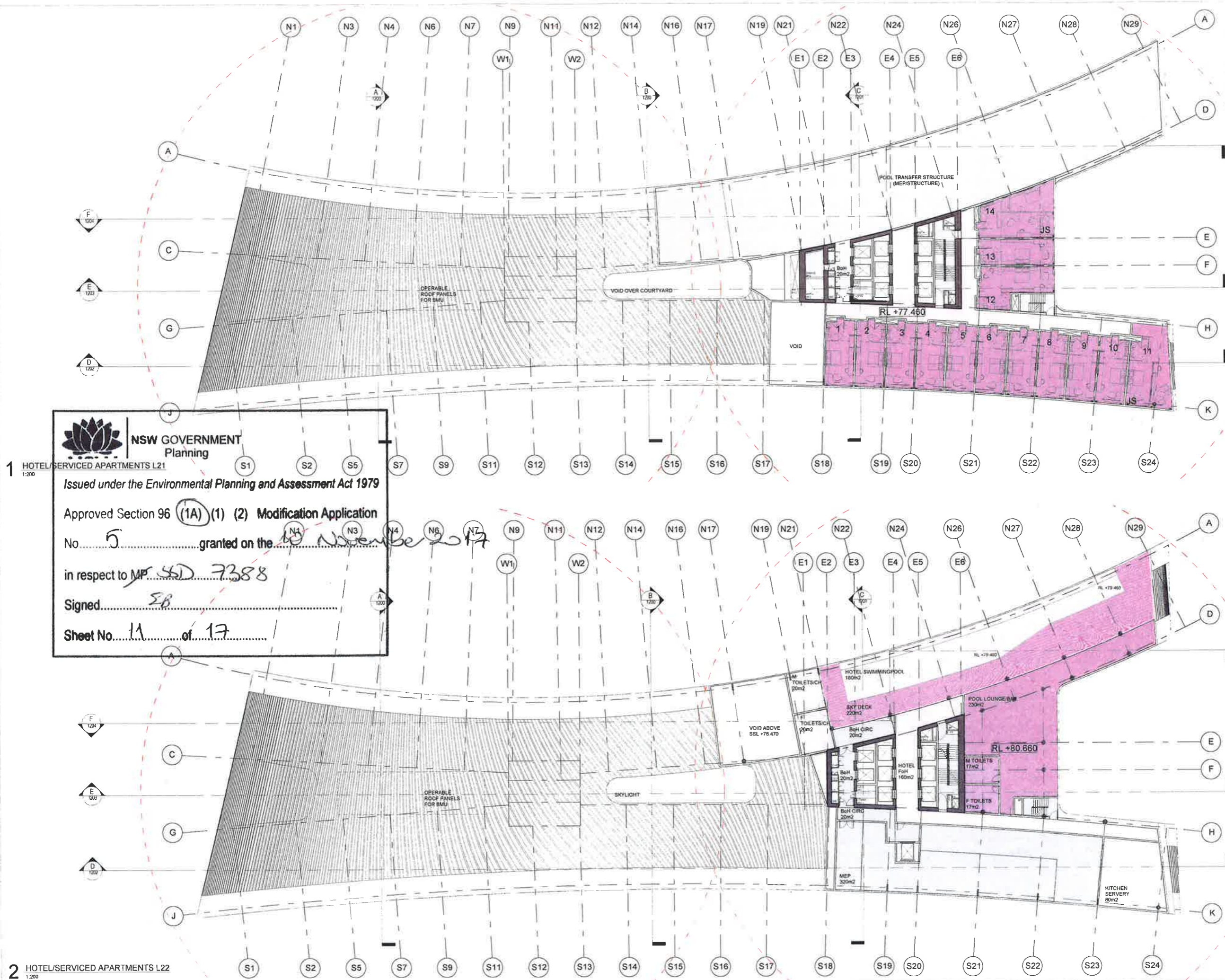
No. 5 granted on the 10 November 2017

in respect to MP SSD 7388

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Sheet No. 9 of 17

Original Sheet Size B1 - 1000 x 1070mm



NOTES

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REV	DESCRIPTION	DATE
D1	AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23.10.17
D	DA MODIFICATION 4 (ROOM MIX)	15.05.17
C	AMENDED DEVELOPMENT APPLICATION	28.03.17
B	AMENDED DEVELOPMENT APPLICATION	14.12.16
A	AMENDED DEVELOPMENT APPLICATION	15.12.15
-	AMENDED DEVELOPMENT APPLICATION	23.10.15

REV	DESCRIPTION	DATE
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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	MH	MH	EL

PROJECT NUMBER A004409 **DRAWING NUMBER** ARC-HSL-DD-1112.1 **REV** D1

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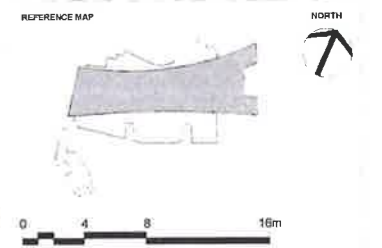
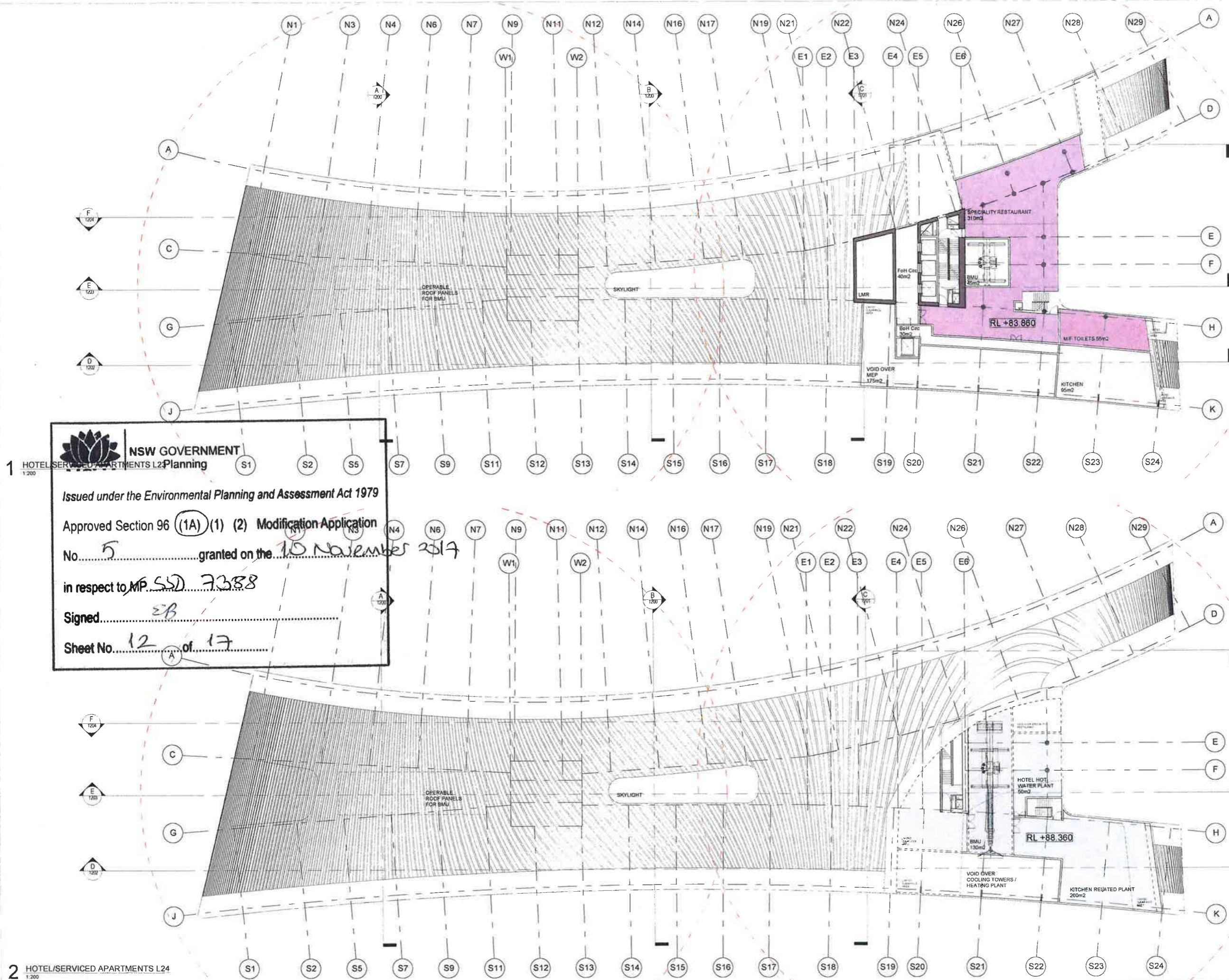
Signed SB

Sheet No. 11 of 17

1 HOTEL/SERVICED APARTMENTS L21
1:200

2 HOTEL/SERVICED APARTMENTS L22
1:200

Original Sheet Size 81-1000 x 707mm



1:200

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-	AMENDED DEVELOPMENT APPLICATION	15.12.15

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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	MH	MH	EL

PROJECT NUMBER: A004409 DRAWING NUMBER: ARC-HSL-DD-1112.2 REV: D1

NSW GOVERNMENT
HOTEL/SERVICED APARTMENTS L24 Planning

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No. 5 granted on the 10 November 2017
in respect to MP 550 7388
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Sheet No. 12 of 17



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Planning

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Approved Section 96 (1A) (1) (2) Modification Application

No. 7 granted on the 10 November 2017

in respect to MF SD 7388

Signed EB

Sheet No. 14 of 17

FFL 68.303 HOTEL L22

FFL 71.080 HOTEL L19

FFL 67.900 HOTEL AND SERVICED APARTMENTS L18

FFL 64.690 HOTEL AND SERVICED APARTMENTS L17

FFL 61.450 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 35.730 HOTEL AND SERVICED APARTMENTS L08

FFL 32.530 HOTEL AND SERVICED APARTMENTS L07

FFL 29.330 HOTEL AND SERVICED APARTMENTS L06

FFL 26.130 HOTEL L05

FFL 21.150 PODIUM L04

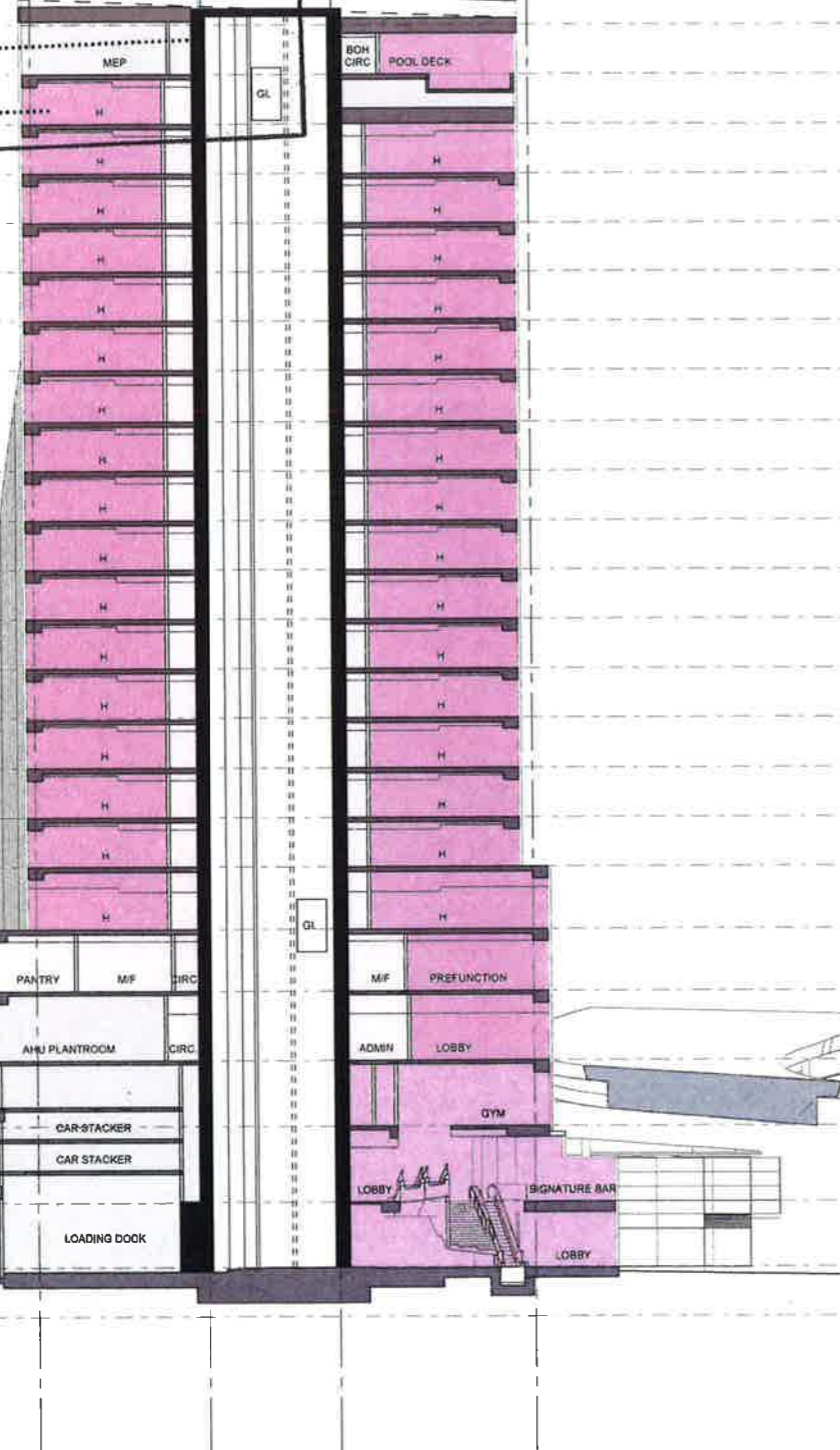
FFL 16.650 PODIUM L03

FFL 12.420 PODIUM L02

FFL 7.520 PODIUM L01

FFL 3.200 GF

FFL 0.000 DATUM



C SECTION
1:200

REFERENCE MAP



0 4 8 16m
1:200

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J1	DELETE HATCH AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23 10 17
J	DA MODIFICATION 4 (ROOM MIX)	15 05 17
H1	DELETE HATCH DA MODIFICATION 3 (PODIUM)	19 10 17
H	DA MODIFICATION 3 (PODIUM)	21 04 17
G	AMENDED DEVELOPMENT APPLICATION	12 04 17
F	AMENDED DEVELOPMENT APPLICATION	14 02 17
E	AMENDED DEVELOPMENT APPLICATION	14 12 16
D	AMENDED DEVELOPMENT APPLICATION	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 SECTIONS - SHEET 2

STATUS
FOR APPROVAL

SCALE @ B1:	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1201	J1		

Original Sheet Size B1-1000 x 707mm



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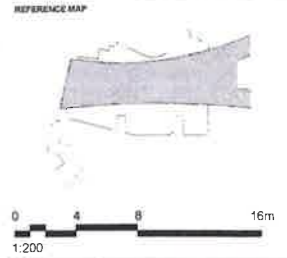
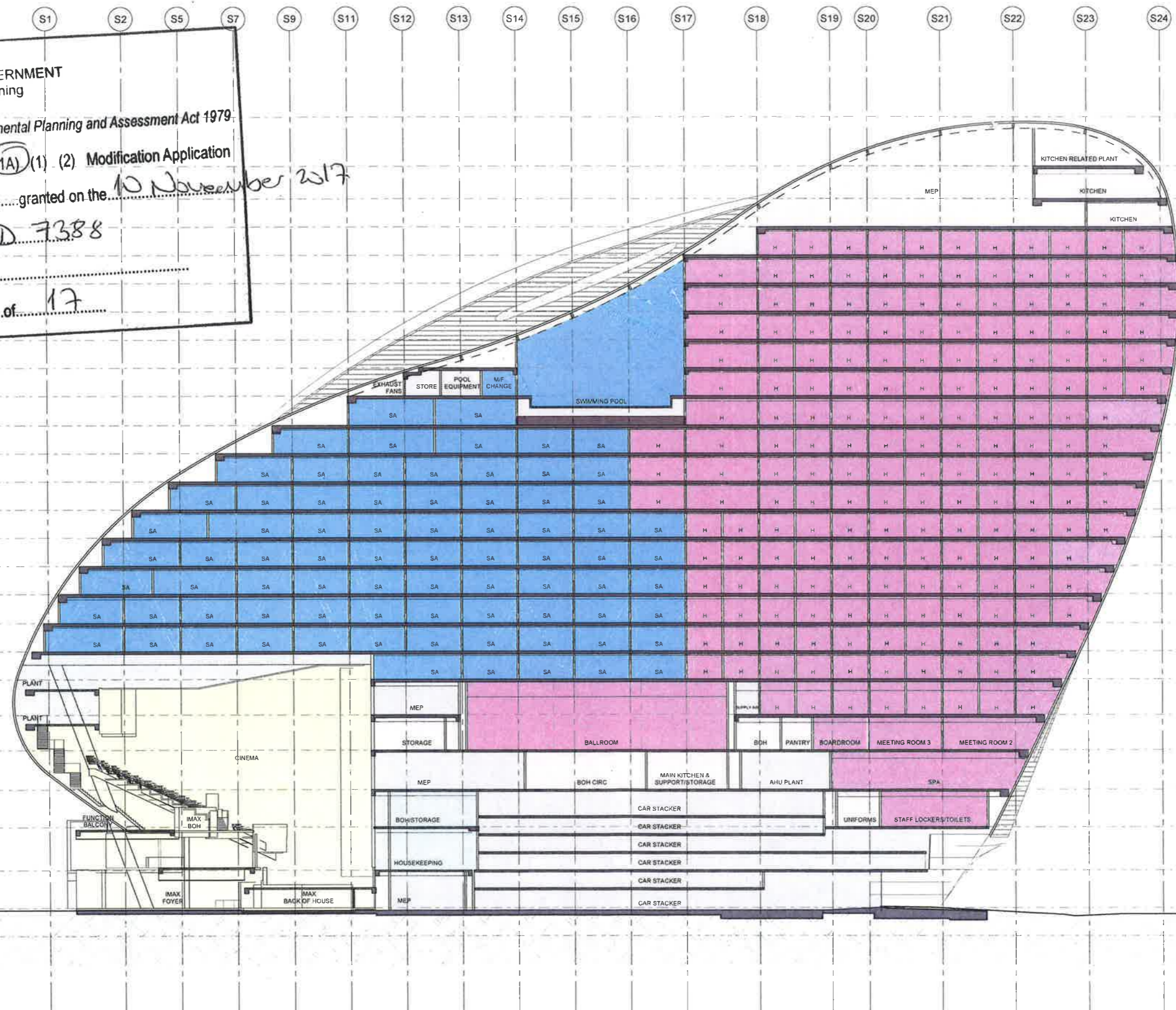
No. 5 granted on the 10 November 2017

in respect to MP SSD 7388

Signed: EB

Sheet No. 15 of 17

- ▽ FFL 09 900 TOP OF ROOF SITH FACADE
- ▽ FFL 09 903 ROOF PLUMB
- ▽ FFL 09 850 HOTEL L23
- ▽ FFL 09 800 HOTEL L22
- ▽ FFL 77 860 HOTEL L17
- ▽ FFL 74 800 HOTEL L16
- ▽ FFL 71 800 HOTEL L15
- ▽ FFL 67 800 HOTEL AND SERVICED APARTMENTS L14
- ▽ FFL 64 600 HOTEL AND SERVICED APARTMENTS L13
- ▽ FFL 61 450 HOTEL AND SERVICED APARTMENTS L12
- ▽ FFL 58 130 HOTEL AND SERVICED APARTMENTS L11
- ▽ FFL 54 900 HOTEL AND SERVICED APARTMENTS L10
- ▽ FFL 51 730 HOTEL AND SERVICED APARTMENTS L9
- ▽ FFL 48 530 HOTEL AND SERVICED APARTMENTS L8
- ▽ FFL 45 300 HOTEL AND SERVICED APARTMENTS L7
- ▽ FFL 42 130 HOTEL AND SERVICED APARTMENTS L6
- ▽ FFL 38 900 HOTEL AND SERVICED APARTMENTS L5
- ▽ FFL 35 600 HOTEL AND SERVICED APARTMENTS L4
- ▽ FFL 32 400 HOTEL AND SERVICED APARTMENTS L3
- ▽ FFL 29 200 HOTEL AND SERVICED APARTMENTS L2
- ▽ FFL 25 150 HOTEL L05
- ▽ FFL 21 150 PODIUM L04
- ▽ FFL 18 650 PODIUM L03
- ▽ FFL 12 400 PODIUM L02
- ▽ FFL 7 500 PODIUM L01
- ▽ FFL 3 200 GP
- ▽ FFL 0 000 DATUM



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K1	DELETE HATCH AMENDED REVISION DESCRIPTION DA MODIFICATION 5 (ROOM MIX)	23.10.17
K	DA MODIFICATION 4 (ROOM MIX)	15.05.17
J1	DELETE HATCH DA MODIFICATION 3 (PODIUM)	19.10.17
J	DA MODIFICATION 3 (PODIUM)	21.04.17
H	AMENDED DEVELOPMENT APPLICATION	12.04.17
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F	AMENDED DEVELOPMENT APPLICATION	14.12.16
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

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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	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV.
A004409	ARC-HSL-DD-1202	K1

D SECTION
1:200

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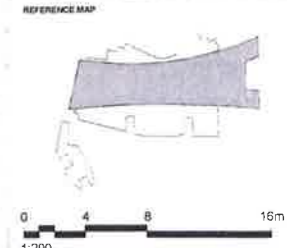
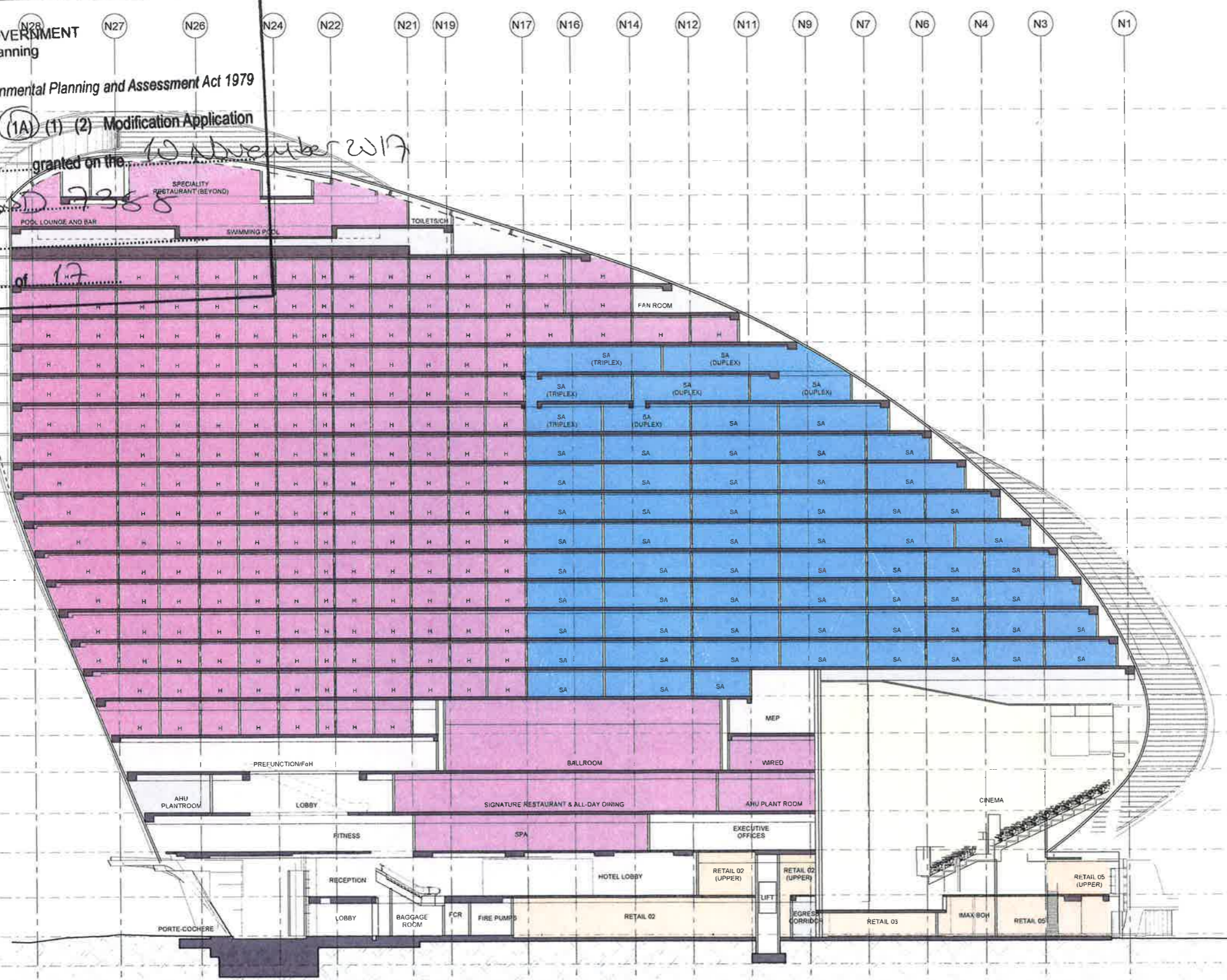
No. 7 granted on the 10 November 2017

in respect to MP 500 7380

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Sheet No. 17 of 17

- ▽ RL 80.000 TOP OF ROOF 5TH FACADE
- ▽ FFL 83.800 HOTEL L27
- ▽ FFL 80.900 HOTEL L26
- ▽ FFL 77.400 HOTEL L25
- ▽ FFL 74.200 HOTEL L24
- ▽ FFL 71.000 HOTEL L23
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- ▽ FFL 12.400 PODIUM L02
- ▽ FFL 7.500 PODIUM L01
- ▽ FFL 3.200 OF
- ▽ FFL 0.000 DATUM



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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
1:200	RT	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1204	K1

F SECTION
1:200

MapInfo 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