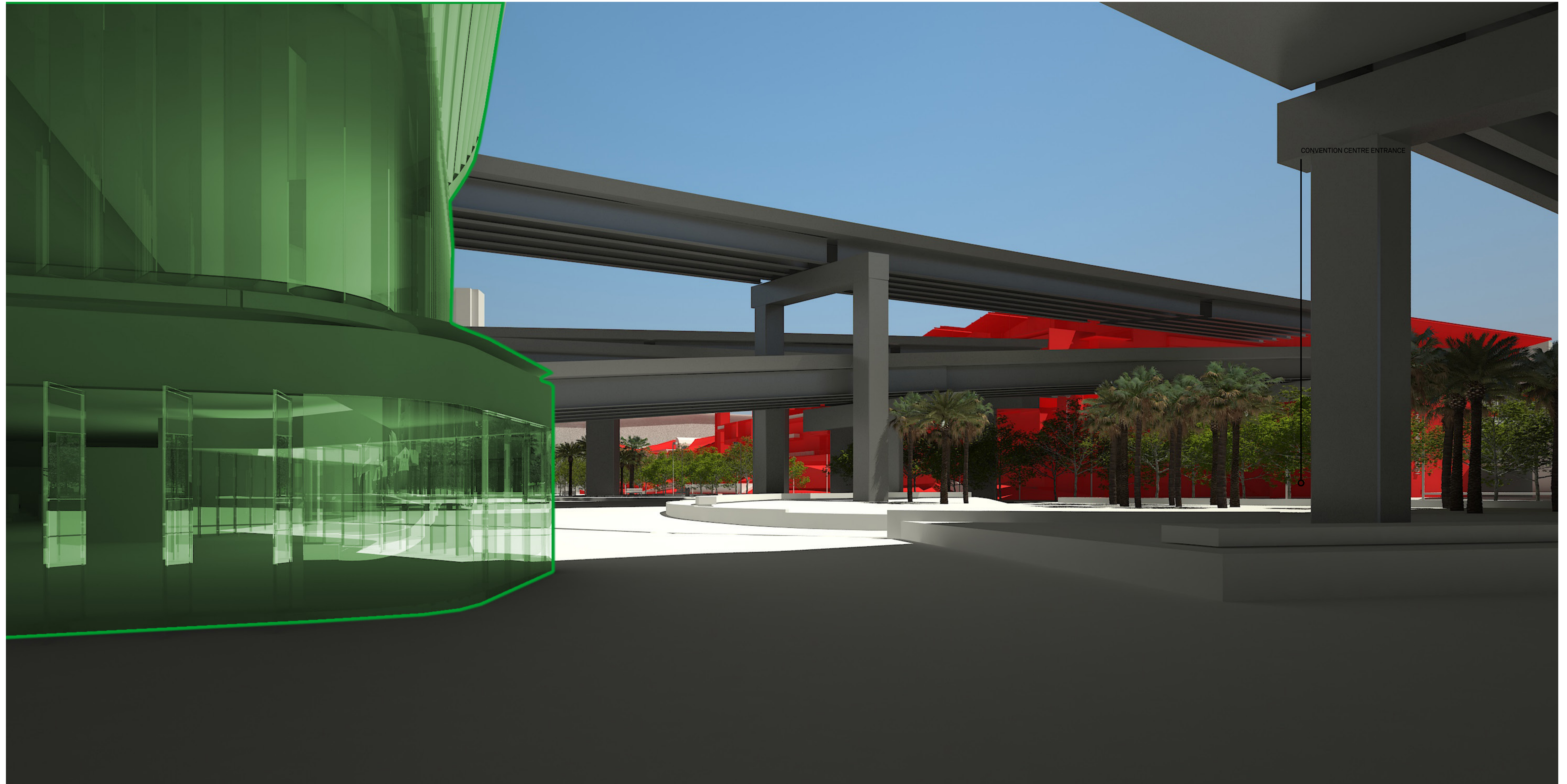


# VIEW\_10\_APPROVED D.A.

SSD7388 GRANTED JUNE 2016



Date  
23-October-2017

Scale  
NTS

Client  
GROCON

Project Name  
1 WHEAT ROAD

Drawing  
SK237

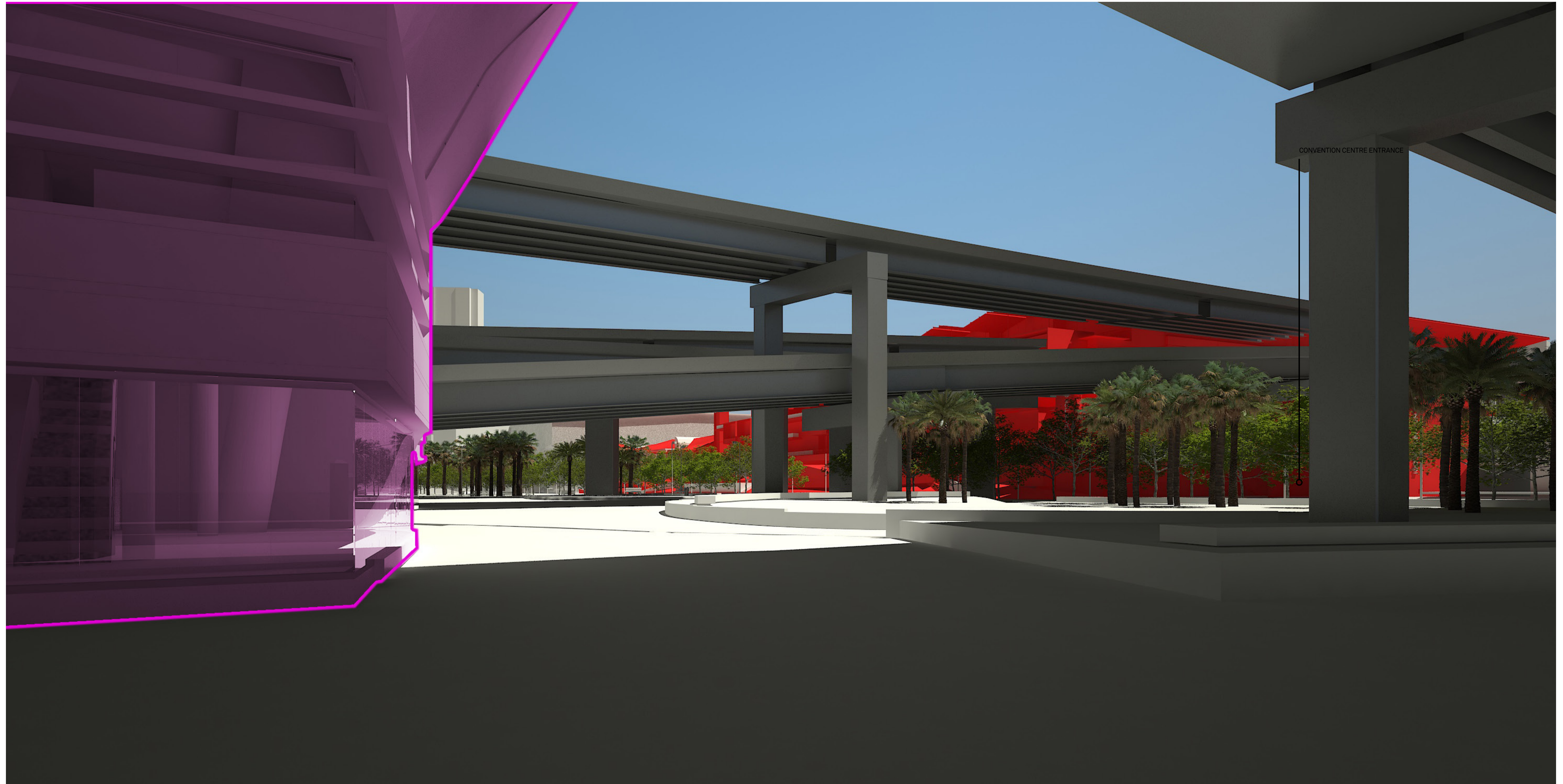
HASSELL

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INTERIORS  
MASTERPLANNING

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VIEW\_10\_PROPOSED D.A. AMENDMENT



Date  
23-October-2017

Scale  
NTS

Client  
GROCON

Project Name  
1 WHEAT ROAD

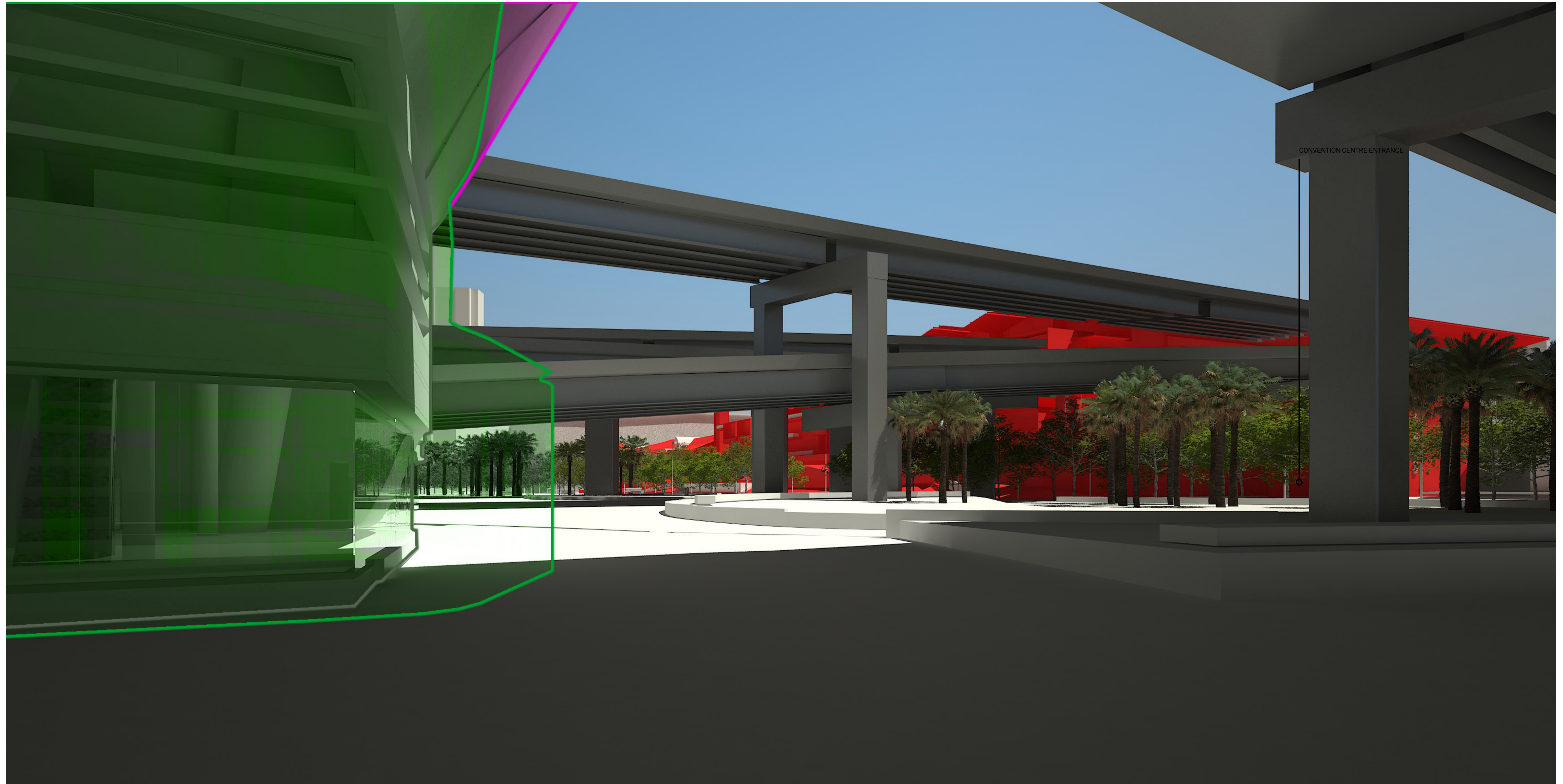
Drawing  
SK238

HASSELL

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ARCHITECTURE  
INTERIORS  
MASTERPLANNING

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Date  
23-October-2017

Scale  
NTS

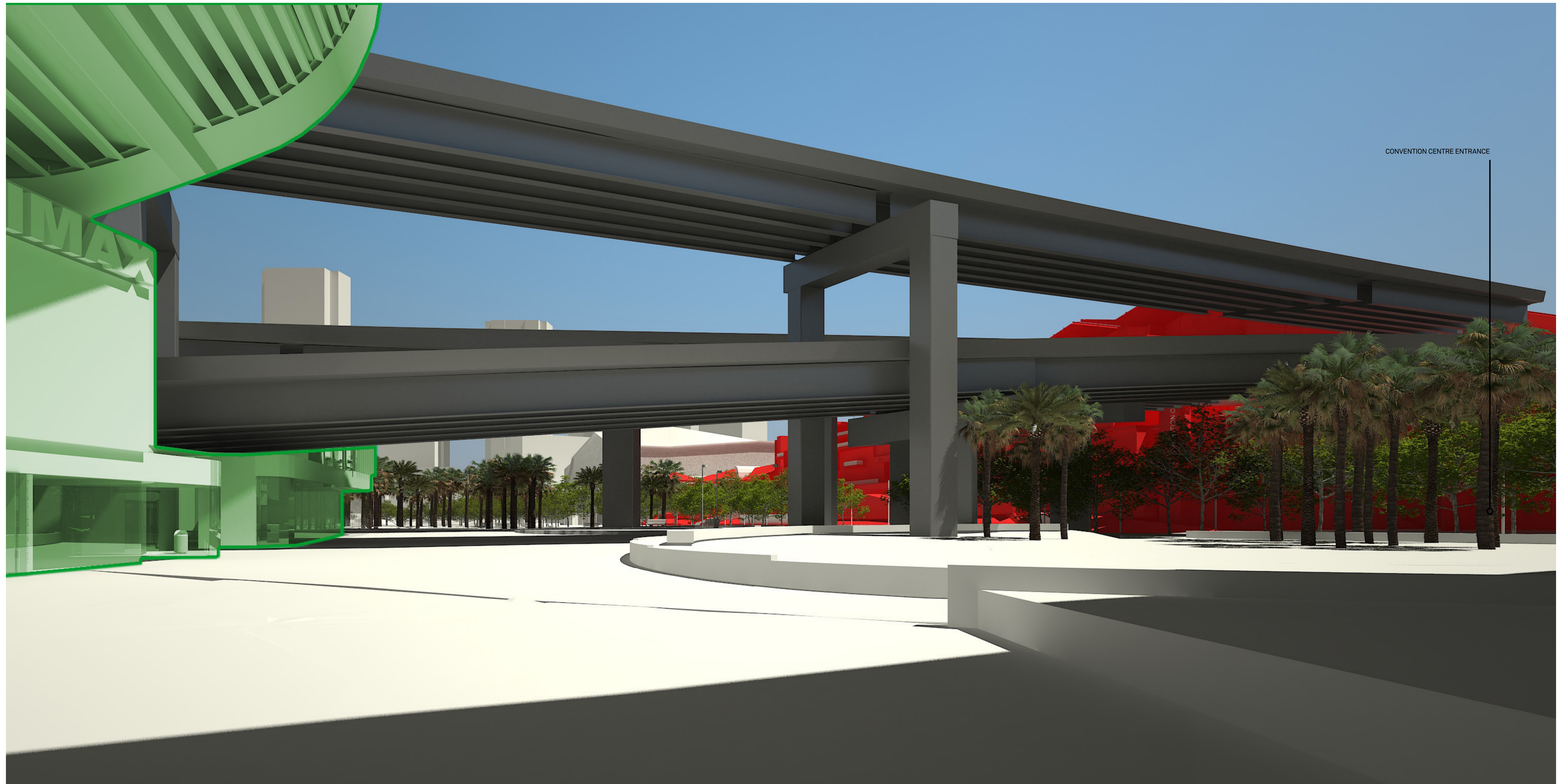
Client  
GROCON

Project Name  
1 WHEAT ROAD

Drawing  
SK239

# VIEW\_11\_APPROVED D.A.

SSD7388 GRANTED JUNE 2016



CONVENTION CENTRE ENTRANCE

Date  
23-October-2017

Scale  
NTS

Client  
GROCON

Project Name  
1 WHEAT ROAD

Drawing  
SK240

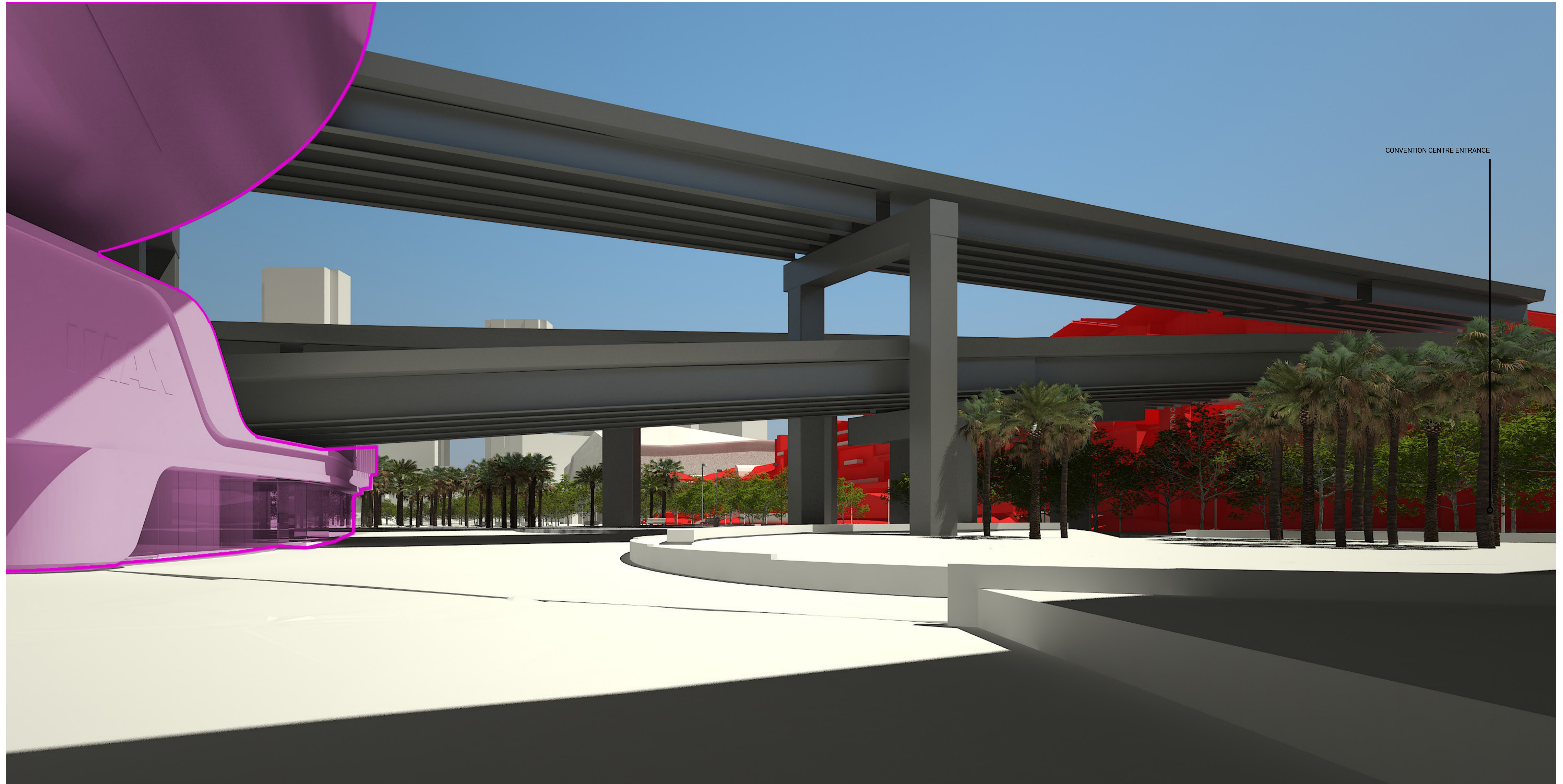
HASSELL

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INTERIORS  
MASTERPLANNING

ASPECT Studios™

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VIEW\_11\_PROPOSED D.A. AMENDMENT



CONVENTION CENTRE ENTRANCE

Date  
23-October-2017

Scale  
NTS

Client  
GROCON

Project Name  
1 WHEAT ROAD

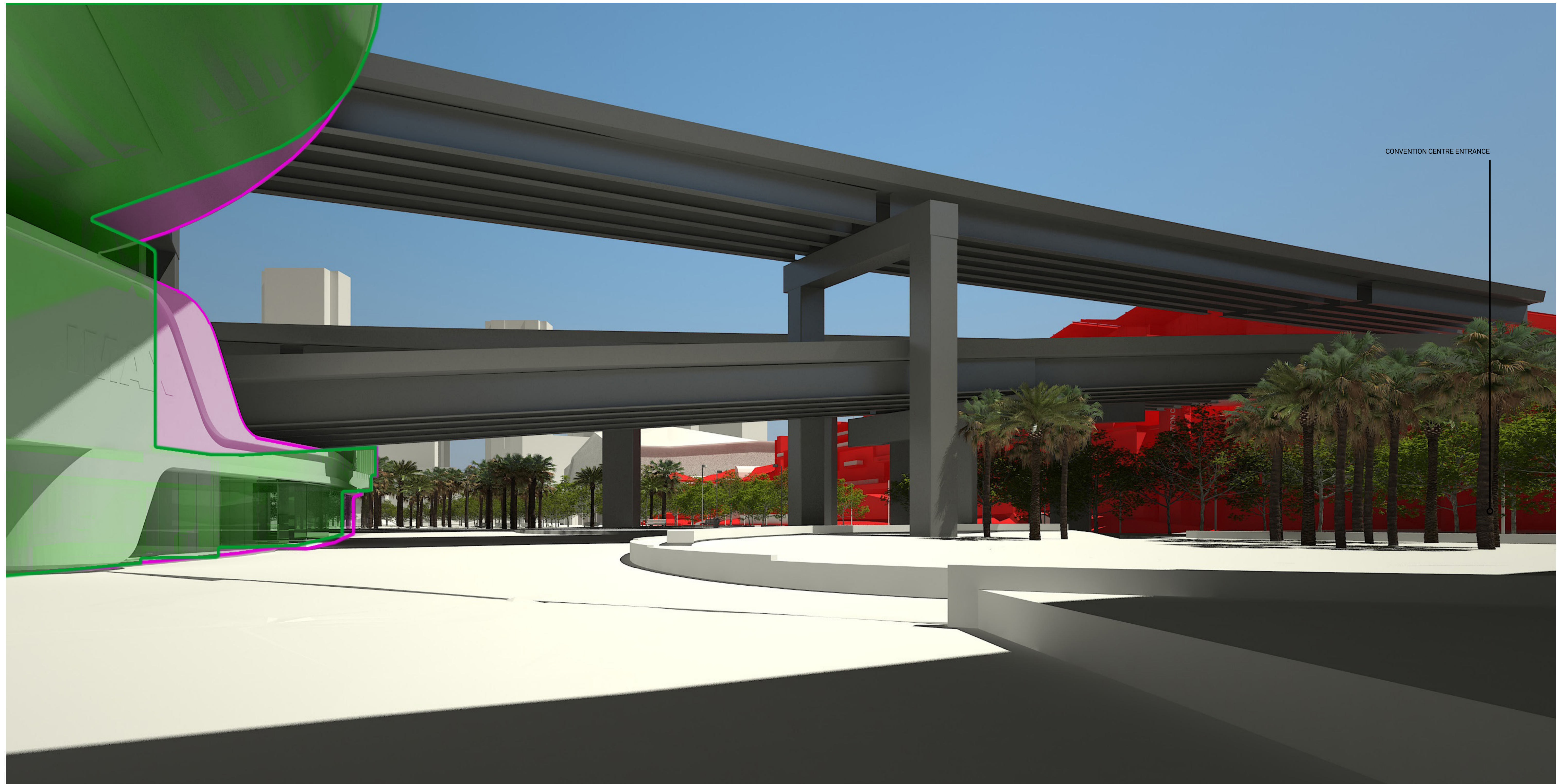
Drawing  
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CONVENTION CENTRE ENTRANCE

Date  
23-October-2017

Scale  
NTS

Client  
GROCON

Project Name  
1 WHEAT ROAD

Drawing  
SK242



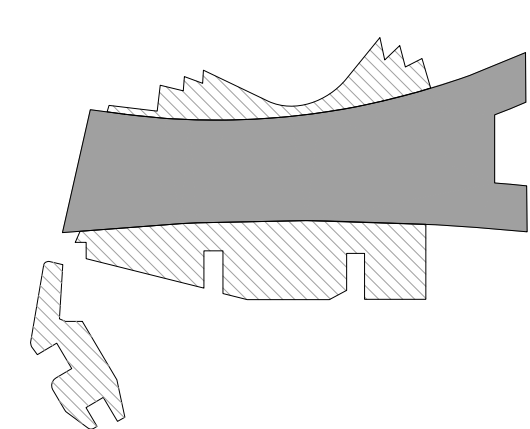





**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP



NORTH



0 4 8 16m  
1:200

- NOTES**
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REV	DESCRIPTION	DATE
E	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	05.04.18
D	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
C	DA MODIFICATION 6 (TOWER)	23.10.17
B	AMENDED DA APPLICATION	12.04.17
A	AMENDED DA APPLICATION	20.03.17
-	AMENDED DA APPLICATION	14.02.17

**ARCHITECT**  
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SYDNEY@HASSELLSTUDIO.COM  
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**PROJECT**  
THE RIBBON HOTEL,  
SERVICED APARTMENTS AND RETAIL  
31 WHEAT ROAD, SYDNEY

**DRAWING TITLE**  
ENVELOPE COMPARISON  
LEVEL 03

UNDERLAY ARC-HSL-DD-1103

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-SK-487.4	REV	E	



442018 5:21:37 PM \\pmp\p01\004409\working\Rev01\RT\_DrawingSet\96\_HotelDA\_S98\_L\_NEW\MOD\_5\_SK487.1-487.21\ONLY\_180404\_1715.dwg



**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m

1:200

**NOTES**

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REV	DESCRIPTION	DATE
D	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
C	DA MODIFICATION 6 (TOWER)	23.10.17
B	AMENDED DA APPLICATION	12.04.17
A	AMENDED DA APPLICATION	20.03.17
-	AMENDED DA APPLICATION	14.02.17

**ARCHITECT**

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**PROJECT**

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

**DRAWING TITLE**

ENVELOPE COMPARISON  
 LEVEL 05-06

UNDERLAY ARC-HSL-DD-1105

**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-SK-487.6	D

ROADWAY EDGE BELOW

2000mm CLEARANCE FROM ROADWAY EDGE

2000mm CLEARANCE FROM ROADWAY EDGE

ROADWAY EDGE BELOW

**1 HOTEL APARTMENTS L05**  
1:200

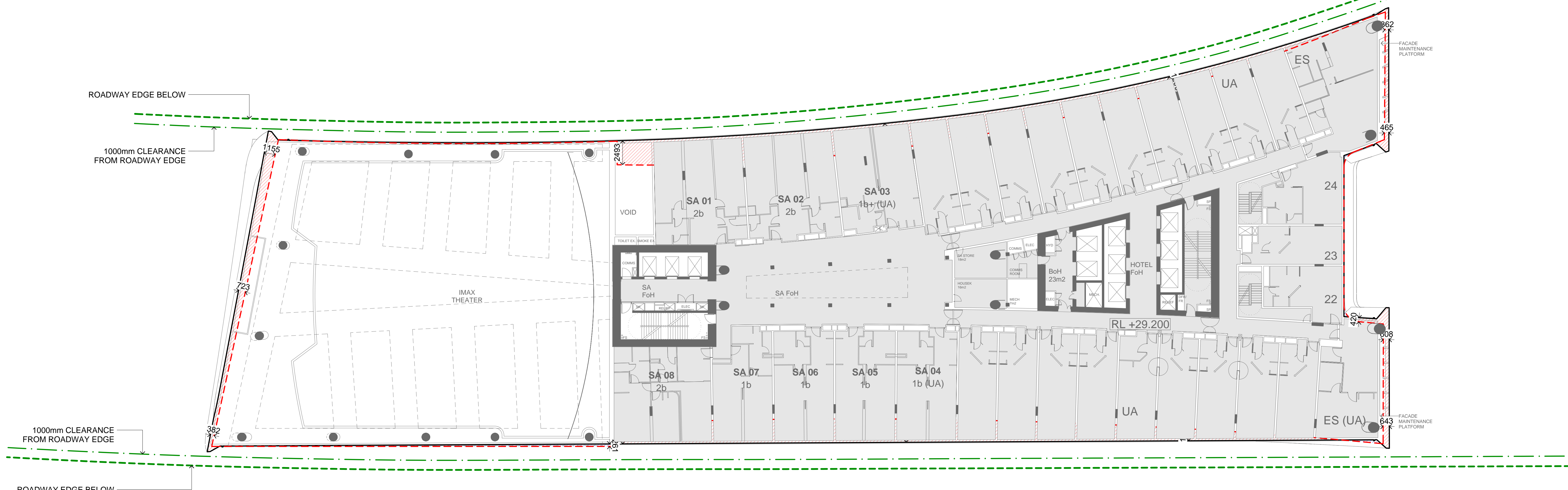
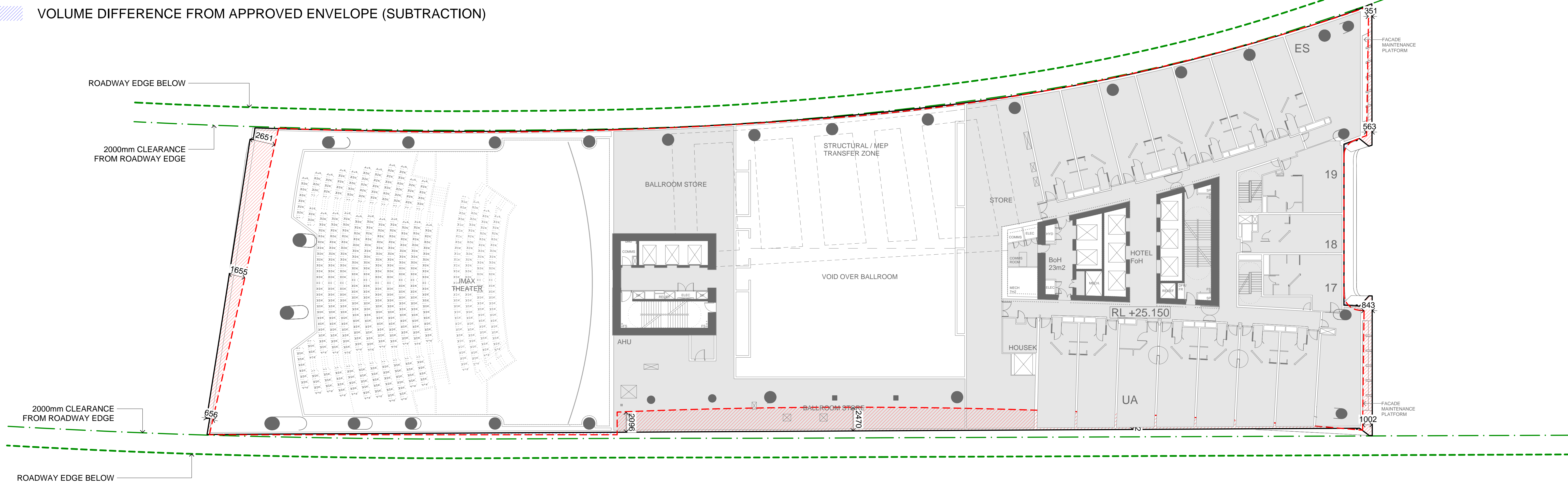
ROADWAY EDGE BELOW

1000mm CLEARANCE FROM ROADWAY EDGE

1000mm CLEARANCE FROM ROADWAY EDGE

ROADWAY EDGE BELOW

**2 HOTEL/SERVICED APARTMENTS L06**  
1:200

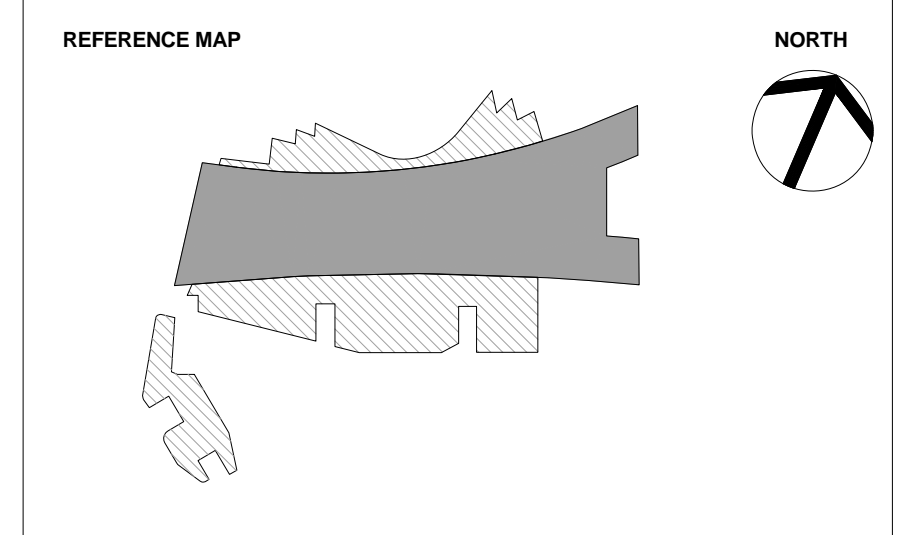


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**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)



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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

**ARCHITECT**  
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**PROJECT**  
 THE RIBBON HOTEL,  
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 31 WHEAT ROAD, SYDNEY

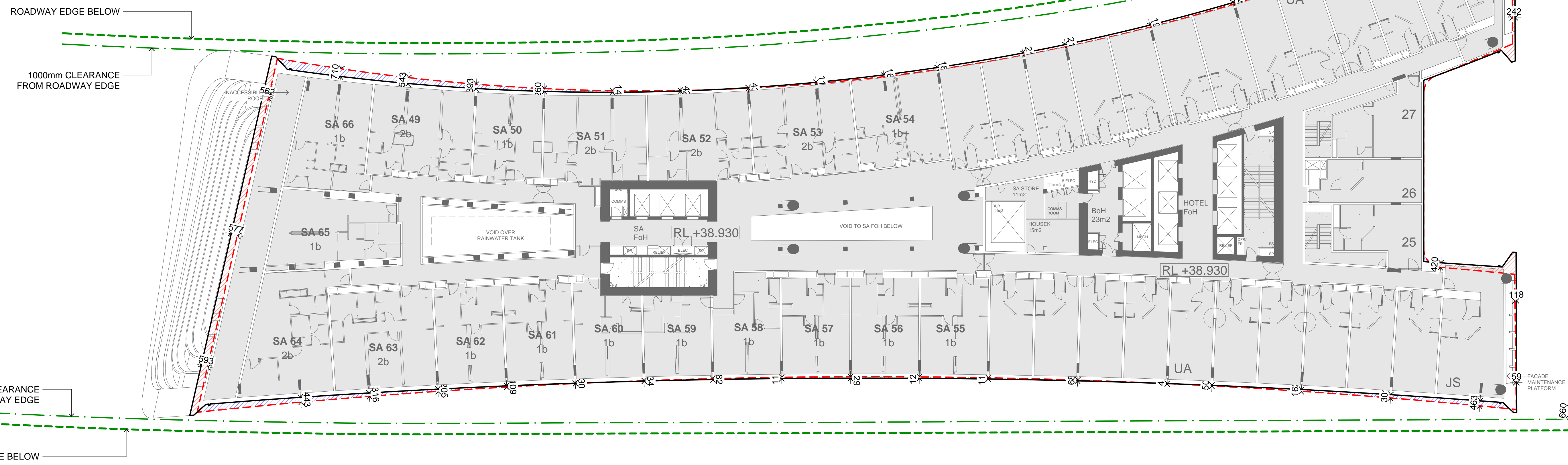
**DRAWING TITLE**  
 ENVELOPE COMPARISON  
 LEVEL 09-10

UNDERLAY ARC-HSL-DD-1107

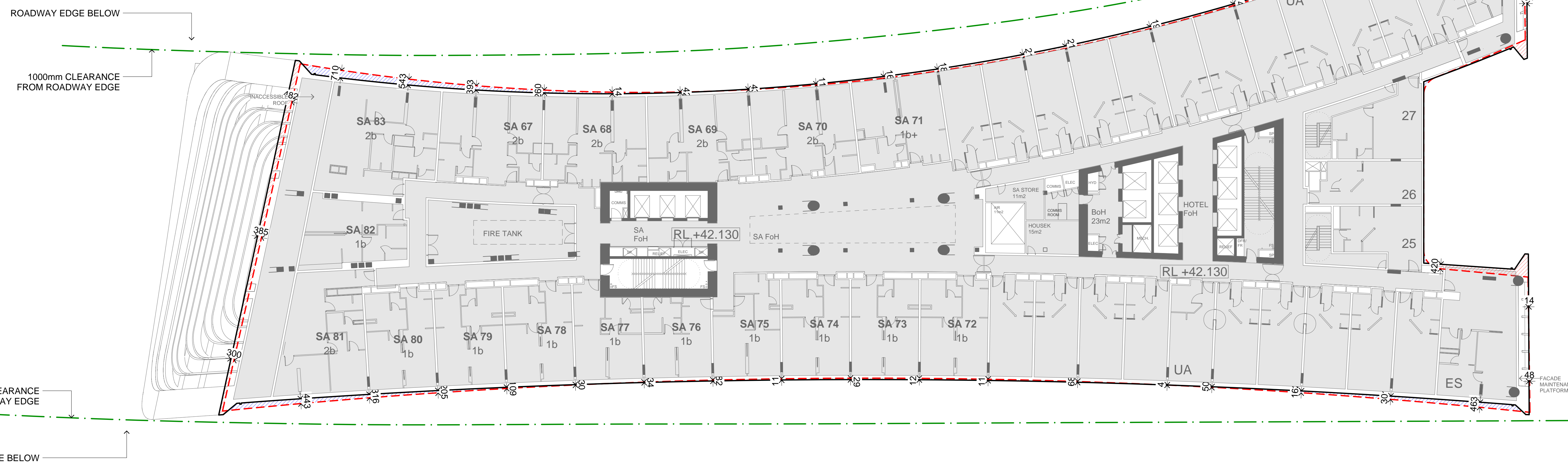
**STATUS**  
 FOR APPROVAL

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

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-SK-487.8	B



**1 HOTEL/SERVICED APARTMENTS L09**  
1:200



**2 HOTEL/SERVICED APARTMENTS L10**  
1:200

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**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m

1:200

- NOTES**
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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

**ARCHITECT**

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**PROJECT**

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

**DRAWING TITLE**

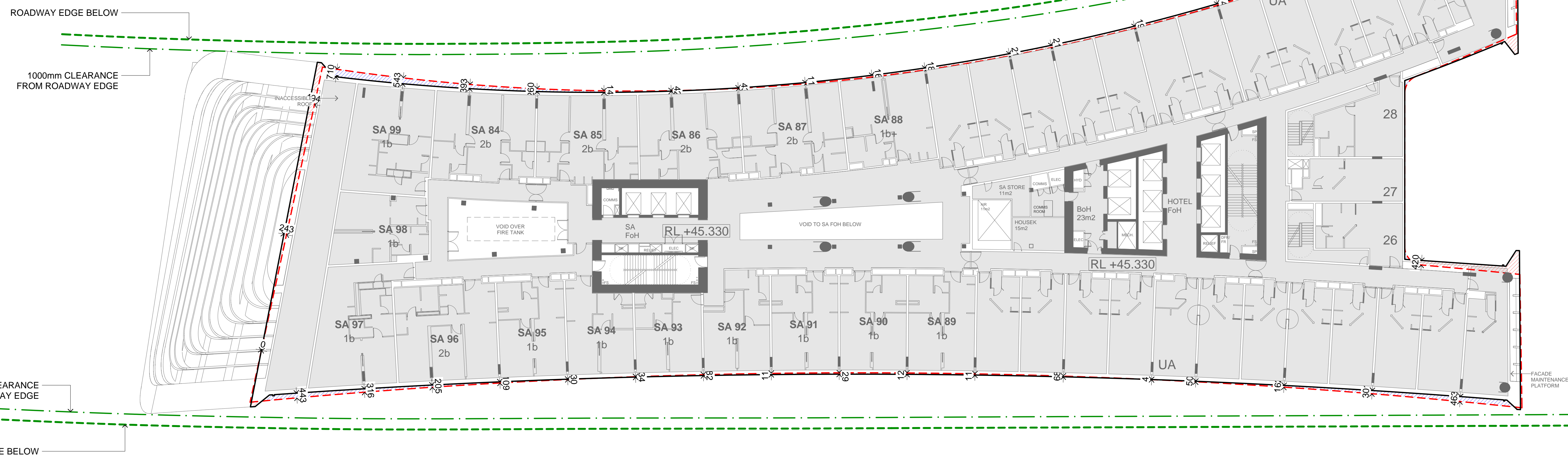
ENVELOPE COMPARISON  
 LEVEL 11-12

UNDERLAY ARC-HSL-DD-1108

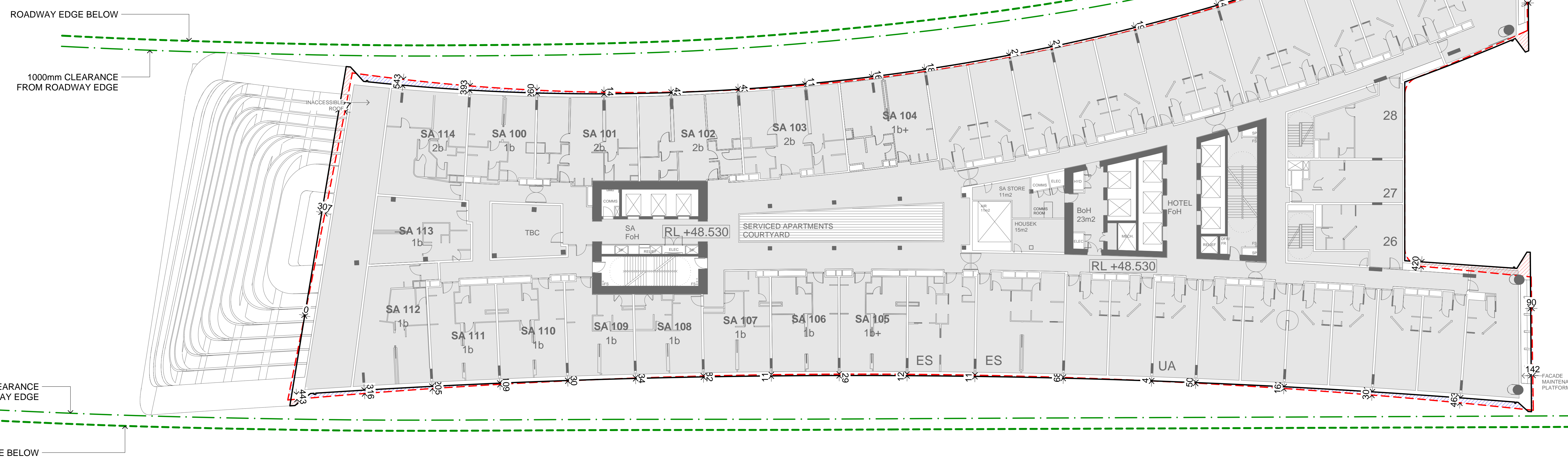
STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-487.9	B		



**1 HOTEL/SERVICED APARTMENTS L11**  
1:200



**2 HOTEL/SERVICED APARTMENTS L12**  
1:200

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**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m

1:200

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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

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**PROJECT**

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

**DRAWING TITLE**

ENVELOPE COMPARISON  
 LEVEL 13-14

UNDERLAY ARC-HSL-DD-1109

**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-SK-487.10	B



**1 HOTEL/SERVICED APARTMENTS L13**  
1:200



**2 HOTEL/SERVICED APARTMENTS L14**  
1:200

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**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m  
1:200

- NOTES**
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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
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**ARCHITECT**  
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PROJECT  
**THE RIBBON HOTEL,  
 SERVICED APARTMENTS AND RETAIL**  
 31 WHEAT ROAD, SYDNEY

DRAWING TITLE  
**ENVELOPE COMPARISON  
 LEVEL 17-L18**

UNDERLAY ARC-HSL-DD-1111

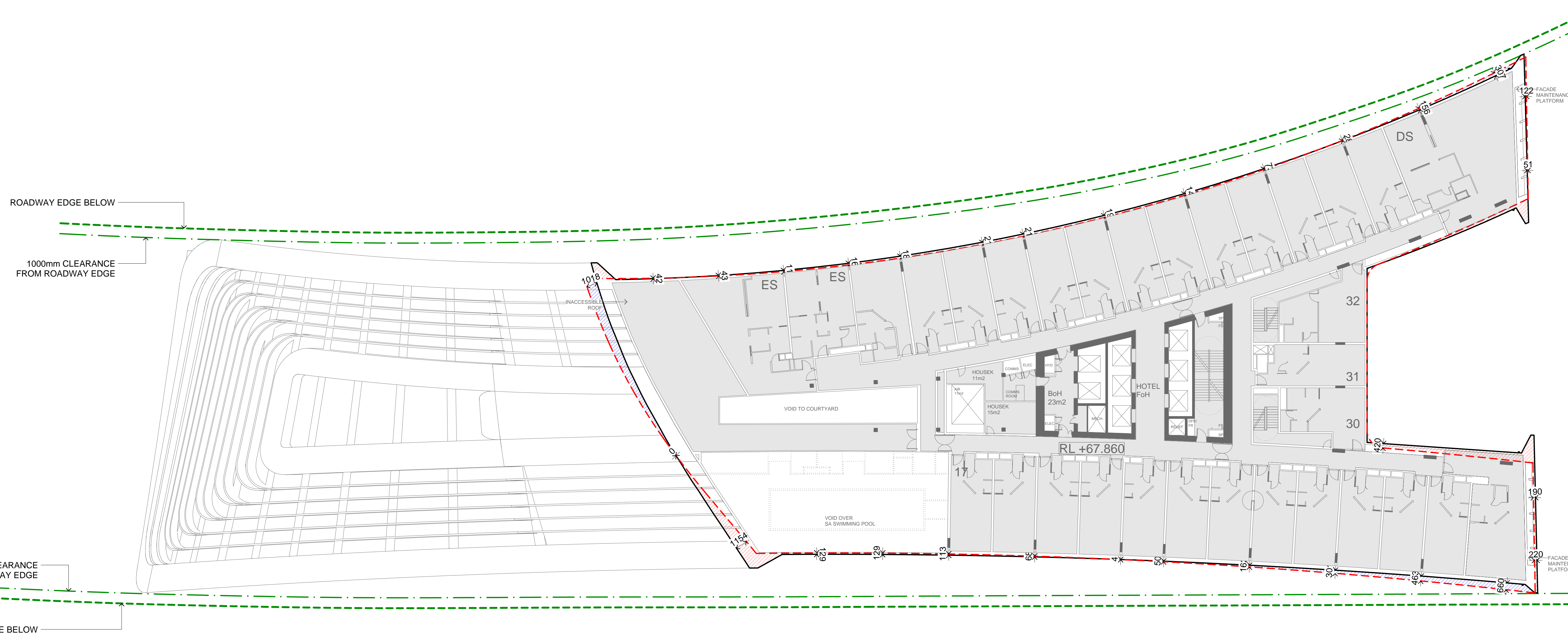
STATUS  
**FOR APPROVAL**

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

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-SK-487.12	B



**1 HOTEL/SERVICED APARTMENTS L17**  
1:200



**2 HOTEL/SERVICED APARTMENTS L18**  
1:200

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**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m

1:200

- NOTES**
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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

**ARCHITECT**

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**PROJECT**

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

**DRAWING TITLE**

ENVELOPE COMPARISON  
 LEVEL 19-20

UNDERLAY ARC-HSL-DD-1112

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-SK-487.13	B



**1 HOTEL/SERVICED APARTMENTS L19**  
1:200



**2 HOTEL/SERVICED APARTMENTS L20**  
1:200

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**LEGEND**

- D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m  
1:200

- NOTES**
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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

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

**DRAWING TITLE**  
ENVELOPE COMPARISON  
LEVEL 21-22

UNDERLAY ARC-HSL-DD-1113

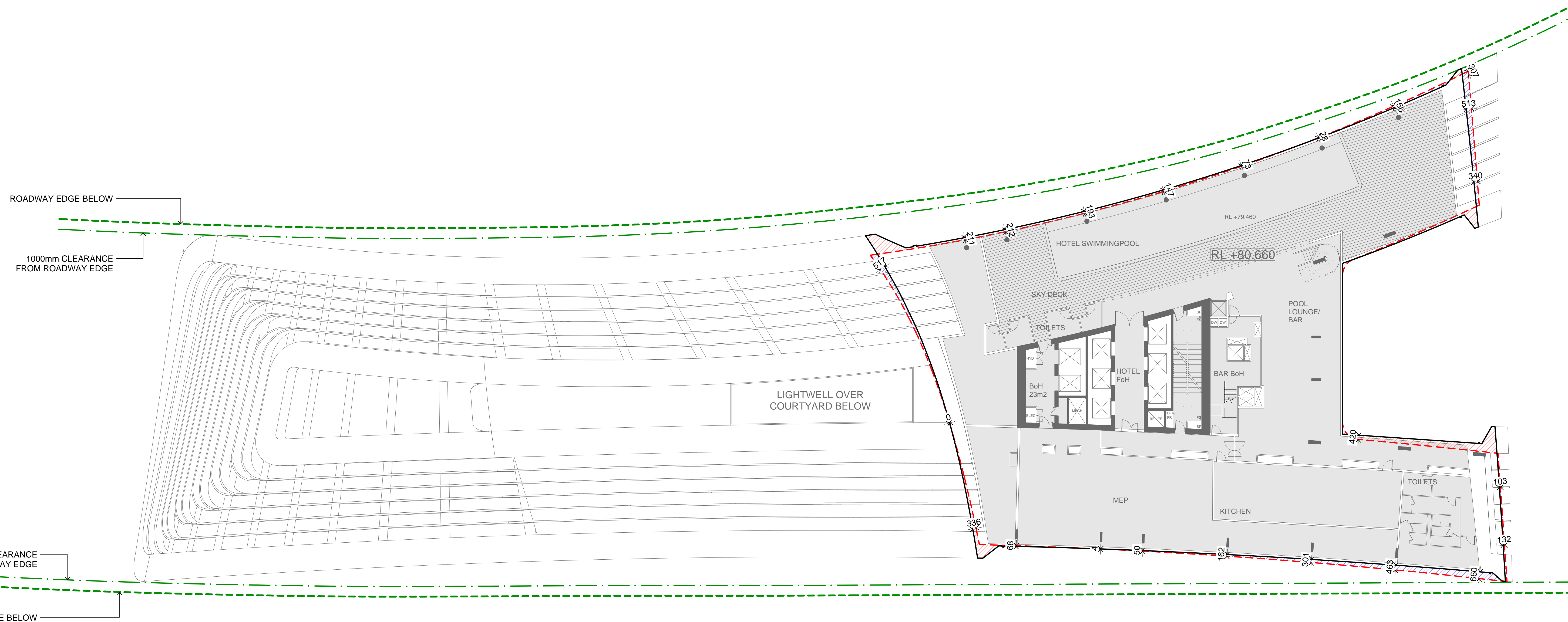
**STATUS**  
FOR APPROVAL

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

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-SK-487.14	B



**1 HOTEL/SERVICED APARTMENTS L21**  
1:200



**2 HOTEL/SERVICED APARTMENTS L22**  
1:200

3/20/2018 11:31:42 AM \\pmp\p10100409\working\Rev\RevRTT\_DA\_DrawingSet\109\_HotelDA\_S98\_L\_NEW\W005\_SK487.1487.21.ONLY\_180326\_0926.dwg

**LEGEND**

- - - D.A. APPROVED ENVELOPE
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (ADDITIONAL)
- VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

REFERENCE MAP

NORTH

0 4 8 16m  
1:200

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REV	DESCRIPTION	DATE
B	AMENDED INTERIOR FITOUT DA MODIFICATION 6 (TOWER)	26.03.18
A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

REV	DESCRIPTION	DATE
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A	DA MODIFICATION 6 (TOWER)	23.10.17
-	AMENDED DA APPLICATION	14.02.17

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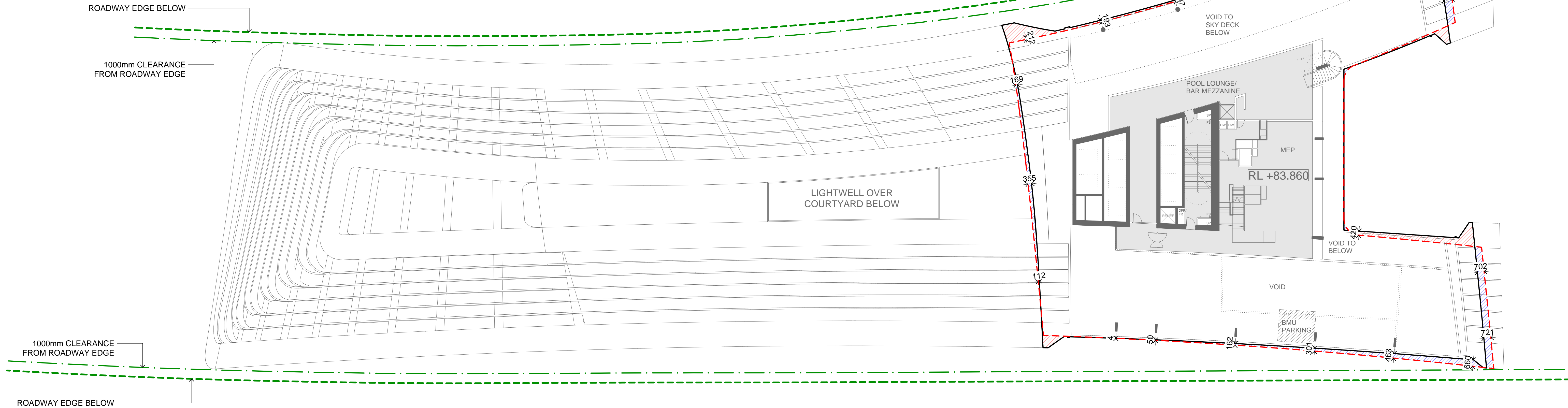
PROJECT  
**THE RIBBON HOTEL,  
SERVICED APARTMENTS AND RETAIL**  
31 WHEAT ROAD, SYDNEY

DRAWING TITLE  
**ENVELOPE COMPARISON  
LEVEL 23-24**

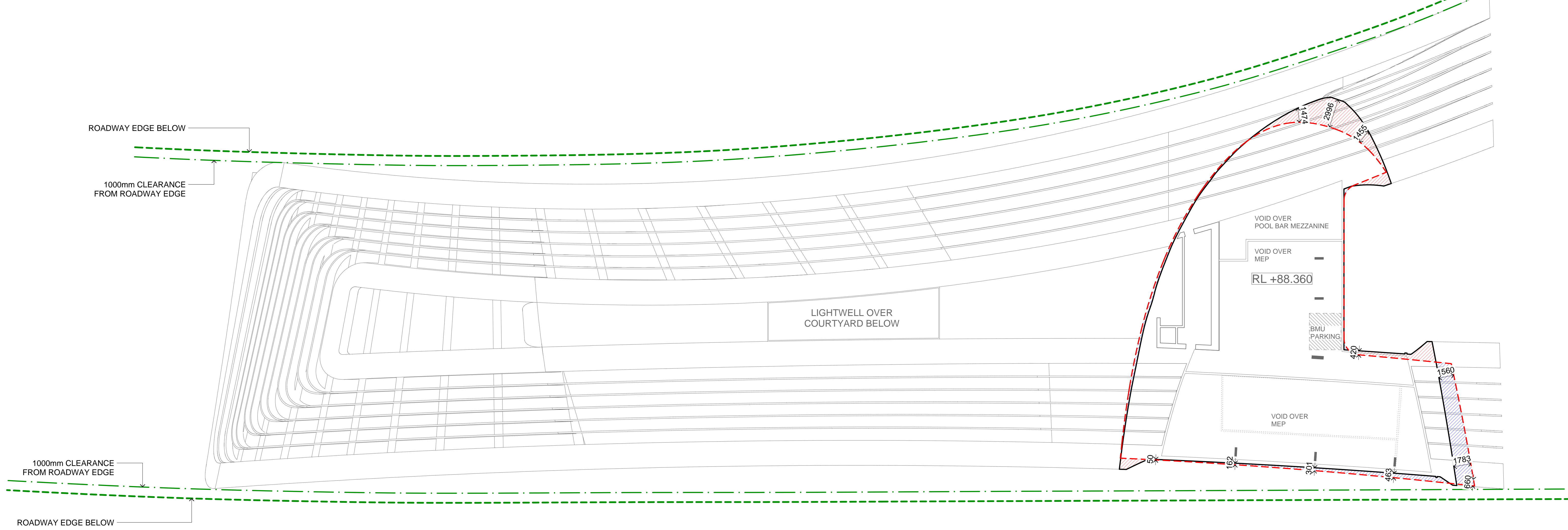
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STATUS  
**FOR APPROVAL**

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PROJECT NUMBER	DRAWING NUMBER	REV		
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**1 HOTEL/SERVICED APARTMENTS L23**  
1:200

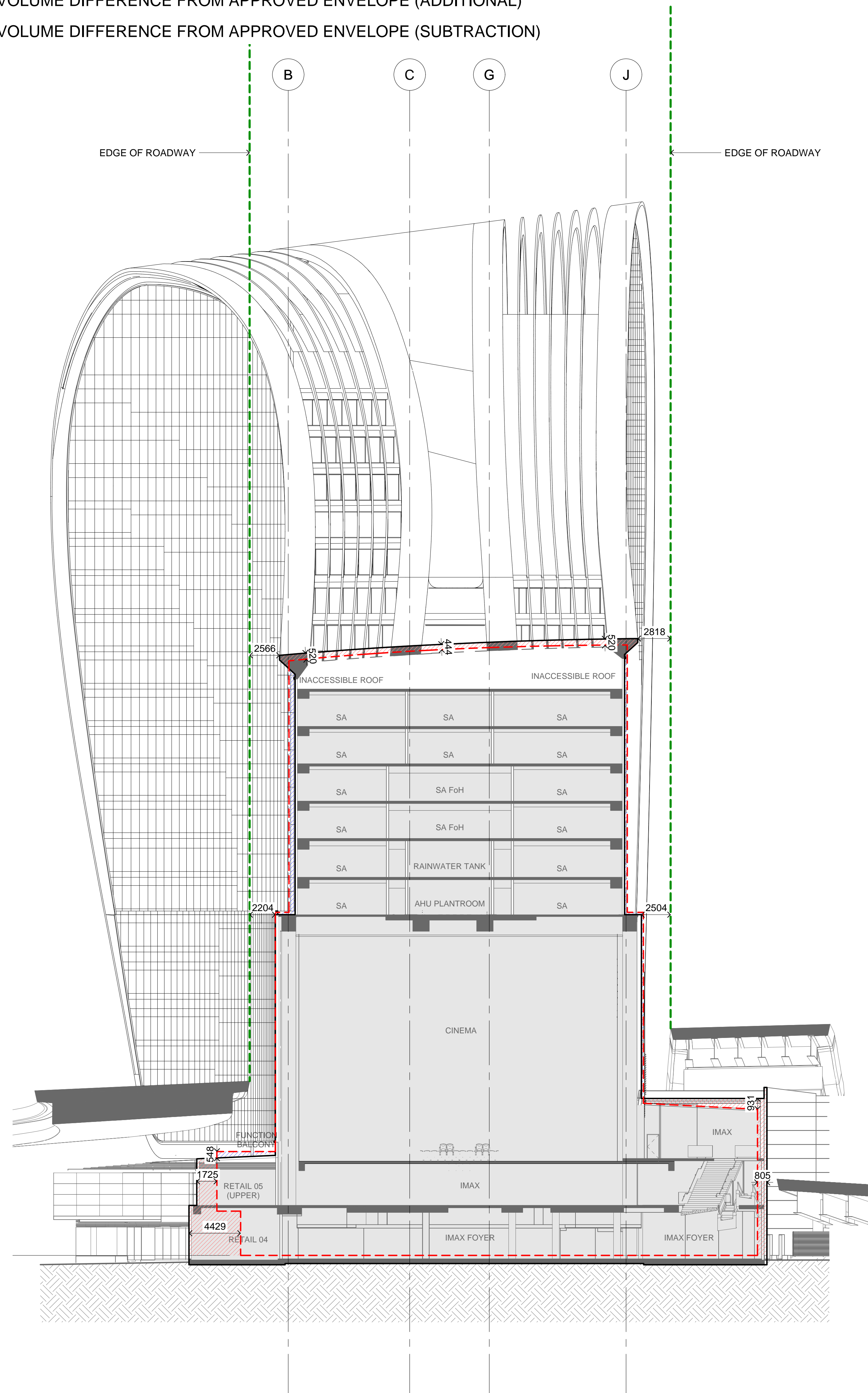


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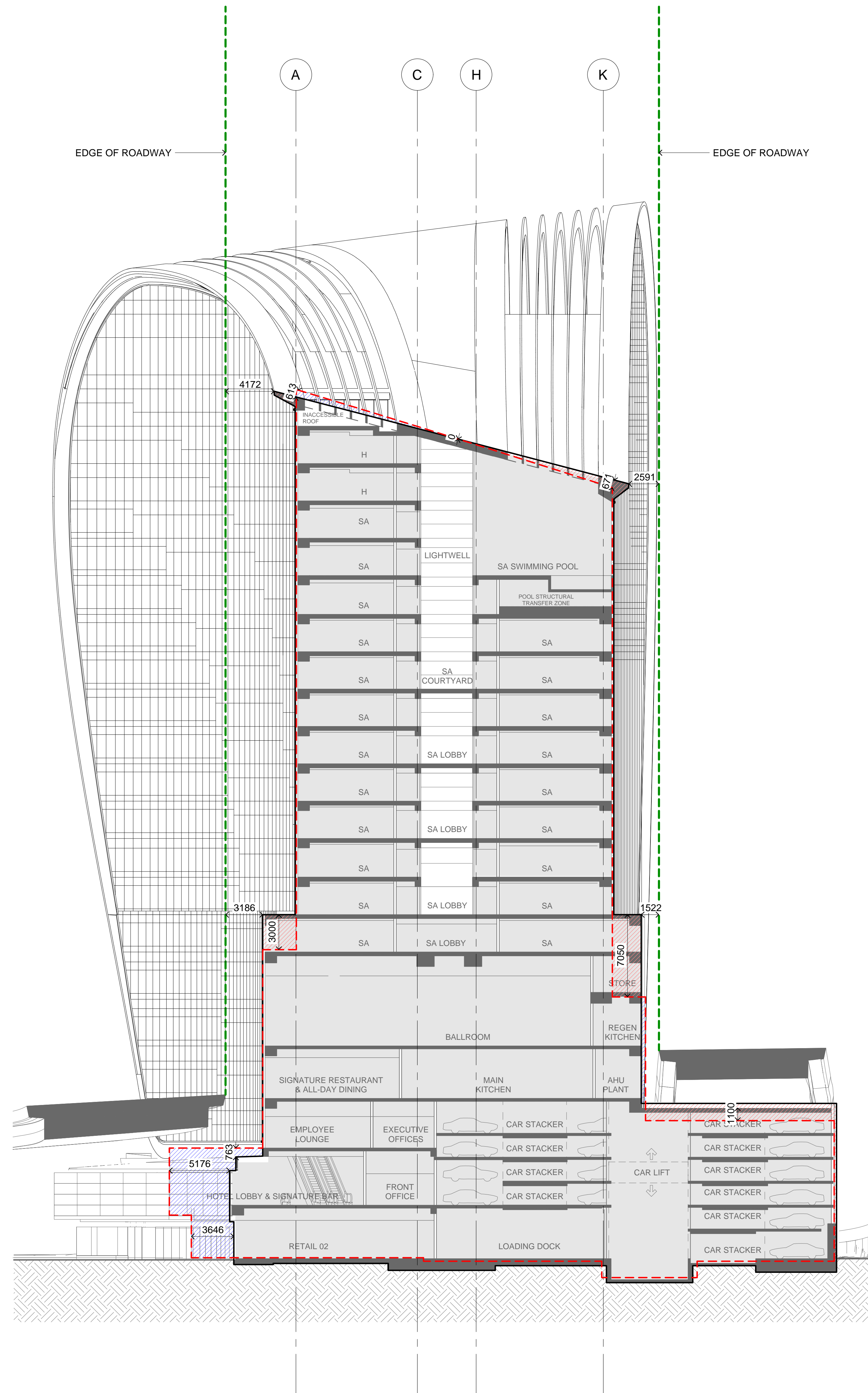


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- ▨ VOLUME DIFFERENCE FROM APPROVED ENVELOPE (SUBTRACTION)

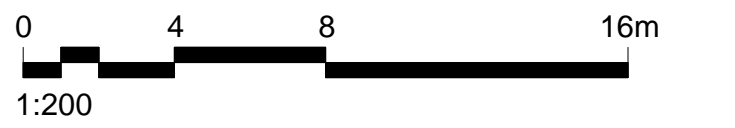
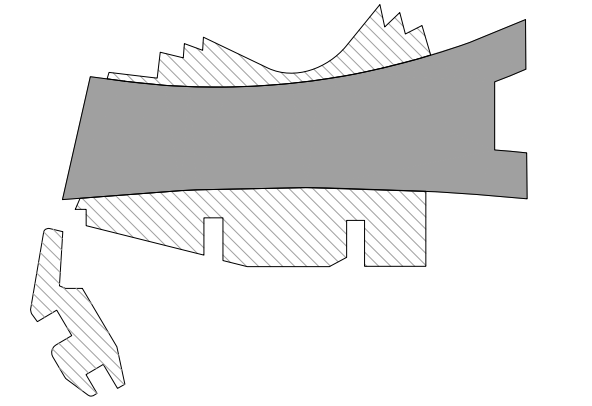


**A SECTION**  
1:200



**B SECTION**  
1:200

REFERENCE MAP



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**PROJECT**  
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31 WHEAT ROAD, SYDNEY

**DRAWING TITLE**  
ENVELOPE COMPARISON  
SECTIONS - SHEET 1

UNDERLAY ARC-HSL-DD-1200

STATUS

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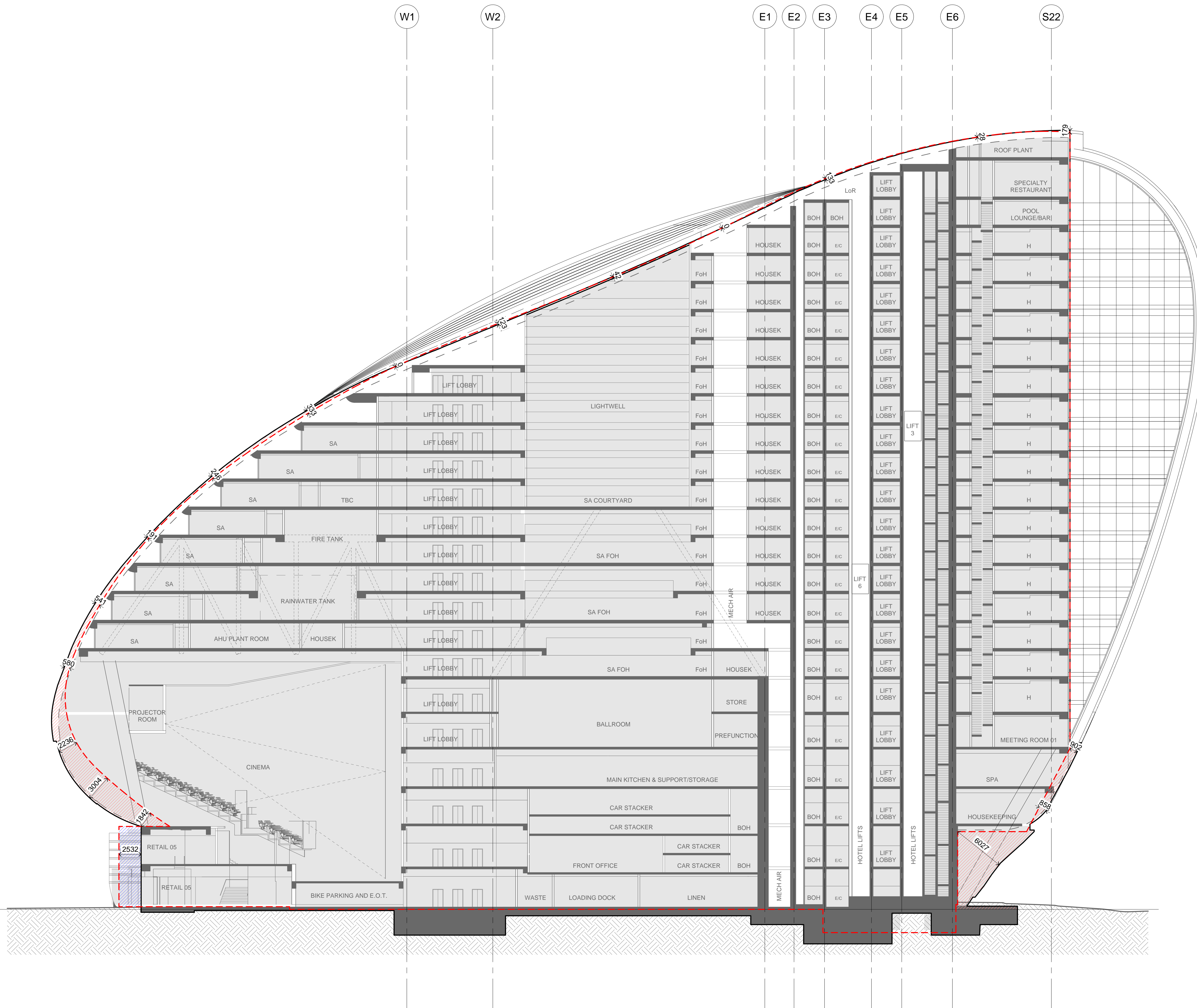
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A004409	ARC-HSL-DD-SK-487.17	E		



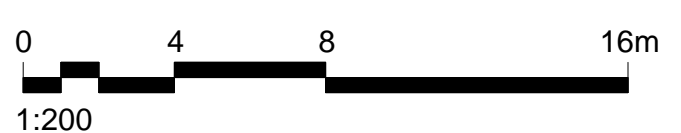
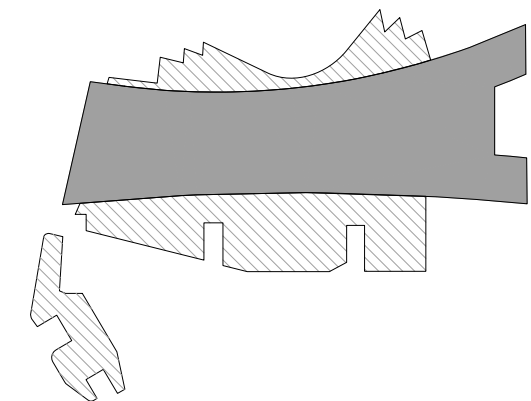


**LEGEND**

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REFERENCE MAP



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31 WHEAT ROAD, SYDNEY

**DRAWING TITLE**

ENVELOPE COMPARISON  
SECTIONS - SHEET 4

UNDERLAY ARC-HSL-DD-1203

STATUS

FOR APPROVAL

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1:200	RT	MH	MH	EL

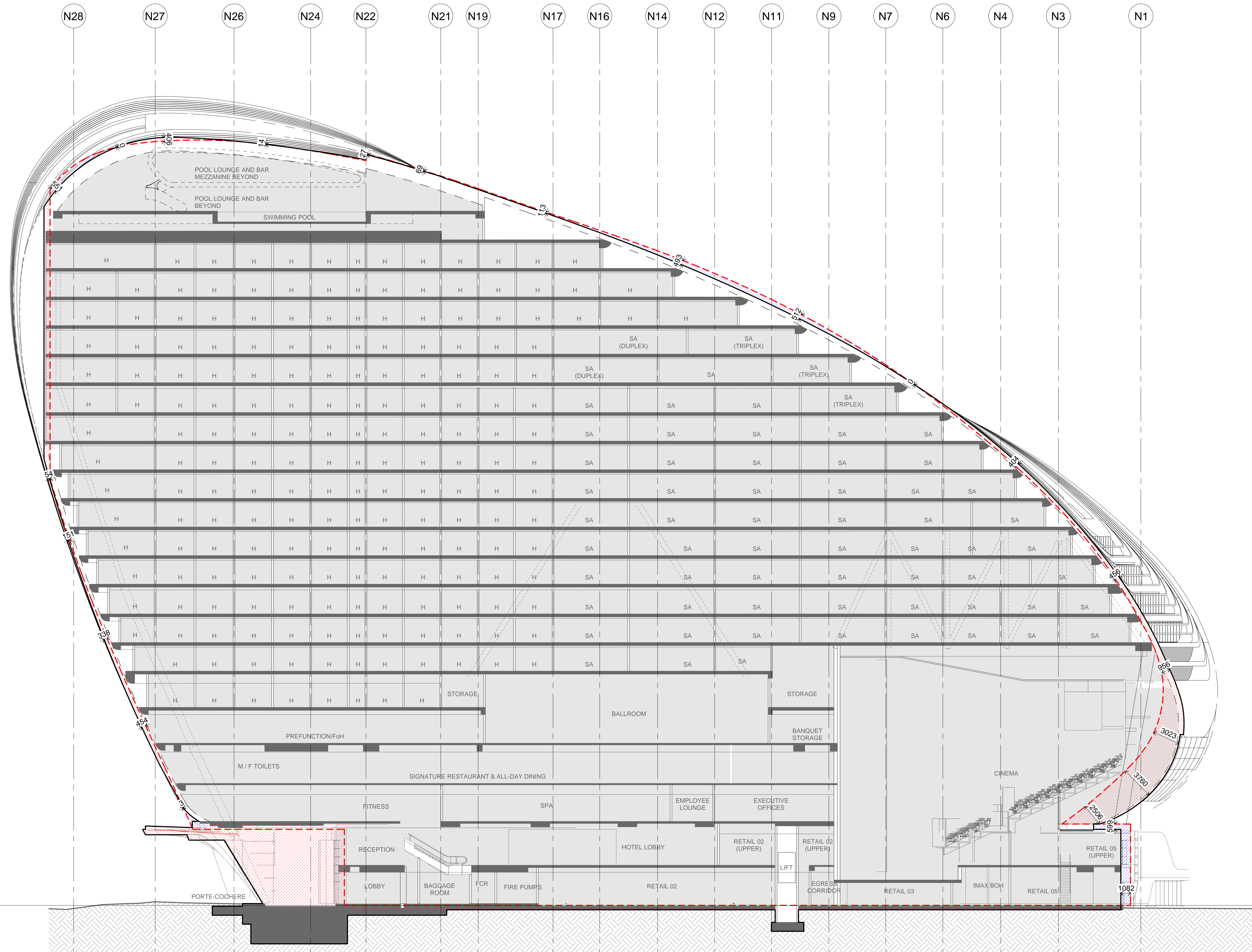
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**E SECTION**  
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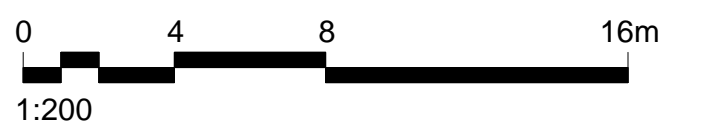
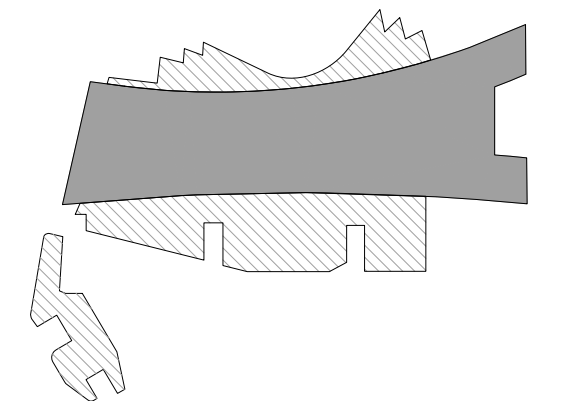
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**LEGEND**

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REFERENCE MAP



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THE RIBBON HOTEL,  
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31 WHEAT ROAD, SYDNEY

DRAWING TITLE

ENVELOPE COMPARISON  
SECTIONS - SHEET 5

UNDERLAY ARC-HSL-DD-1204

STATUS

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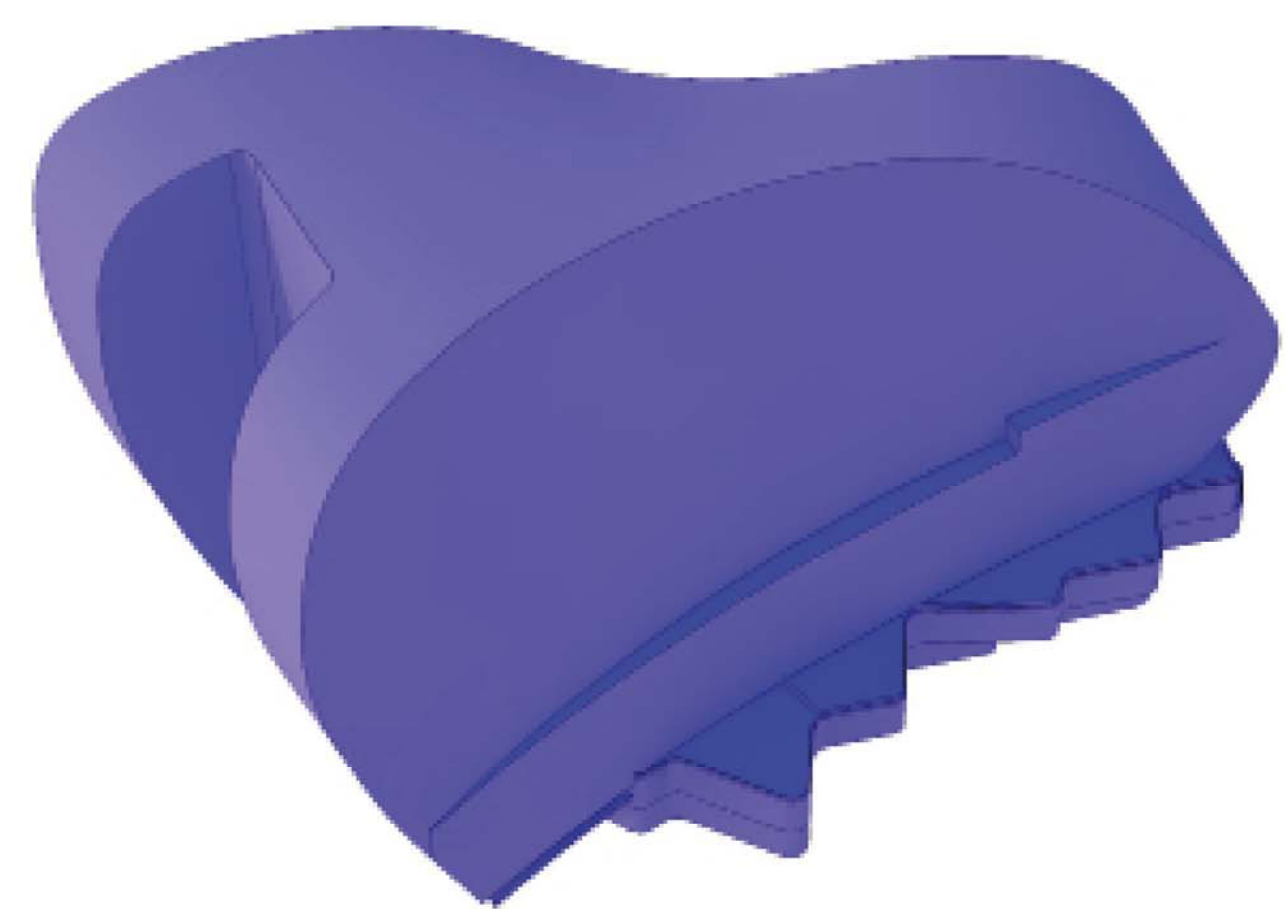
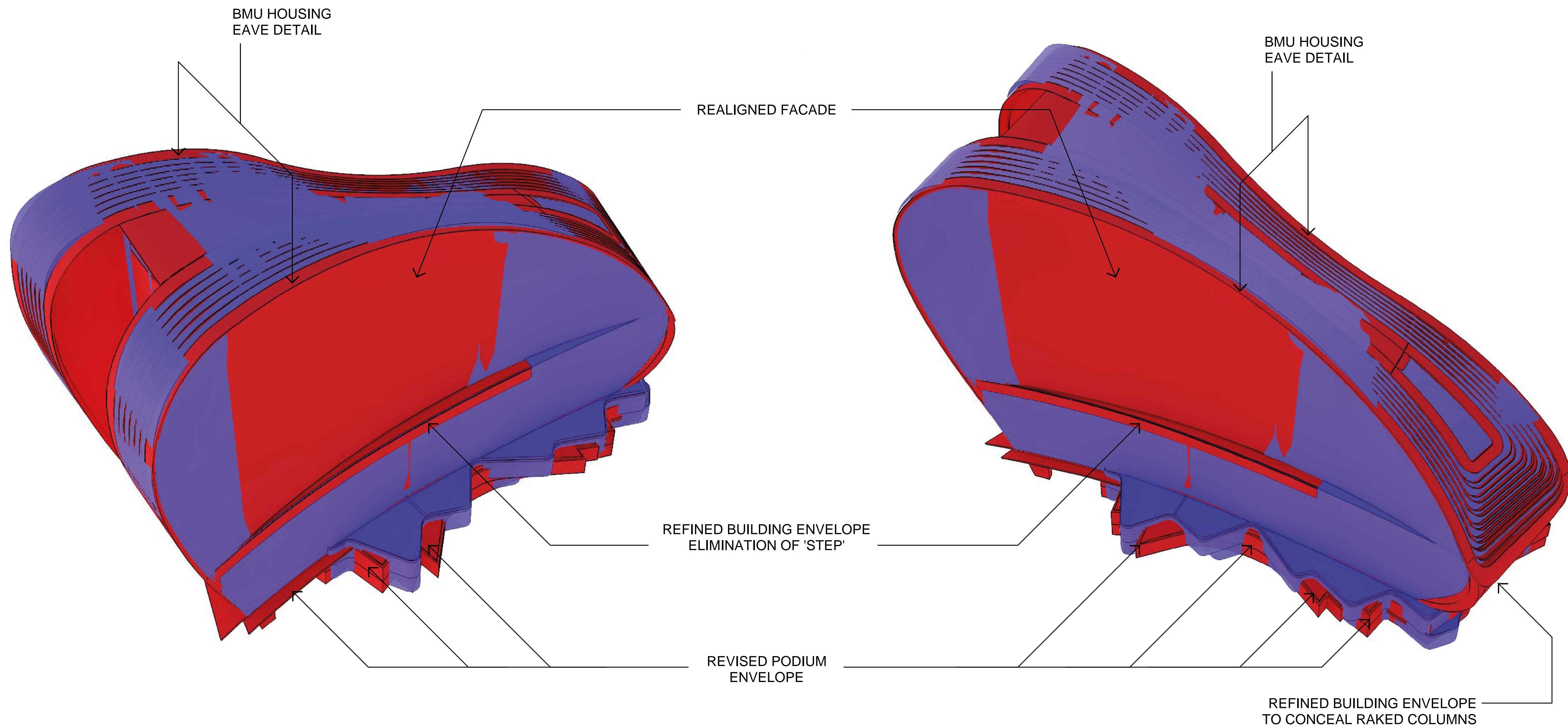
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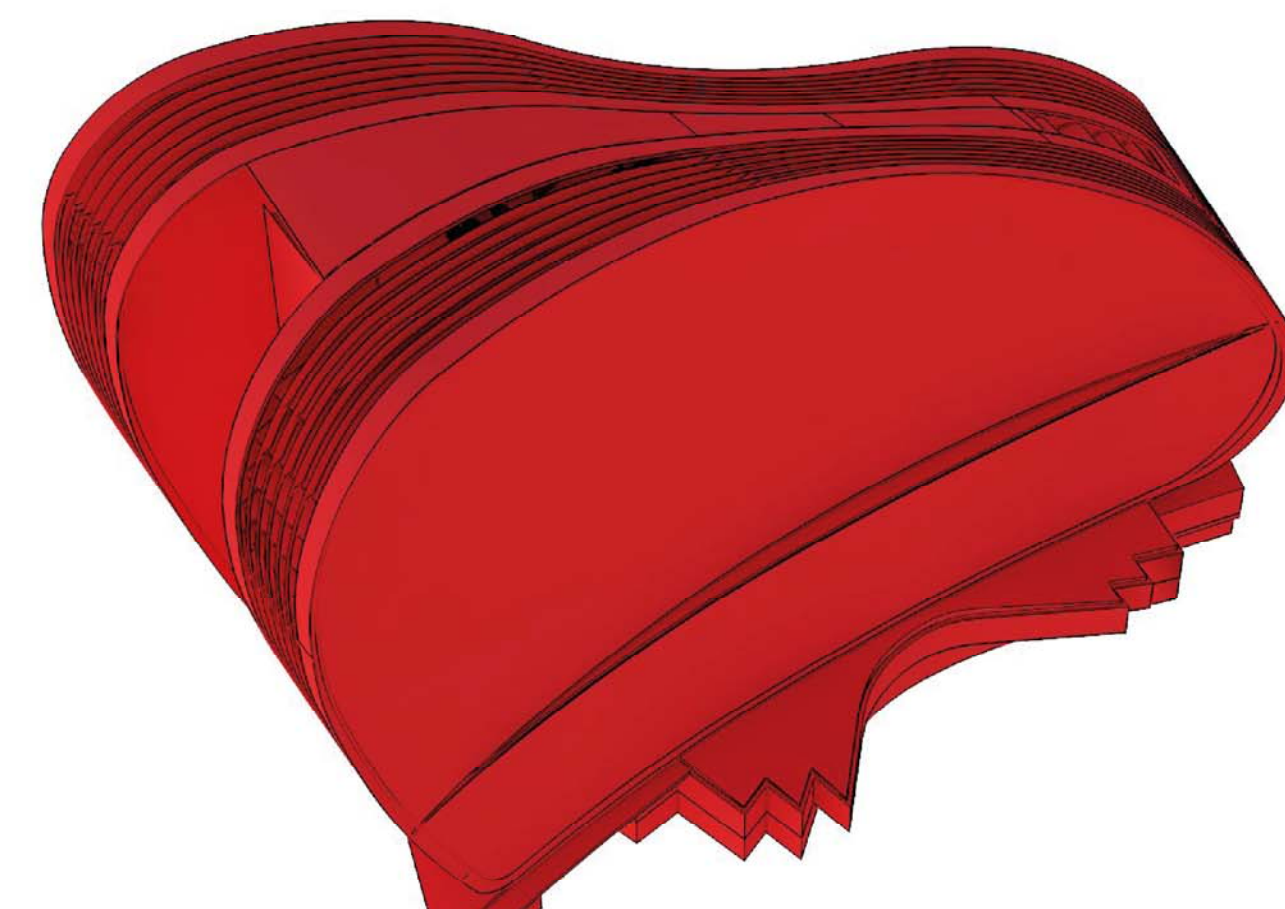
**F SECTION**  
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VIEW FROM NORTH-EAST

VIEW FROM NORTH-WEST



APPROVED ENVELOPE  
(SSD 7388 GRANTED 28 JUNE 2016)



PROPOSED ENVELOPE AMENDMENT  
(SECTION 96)

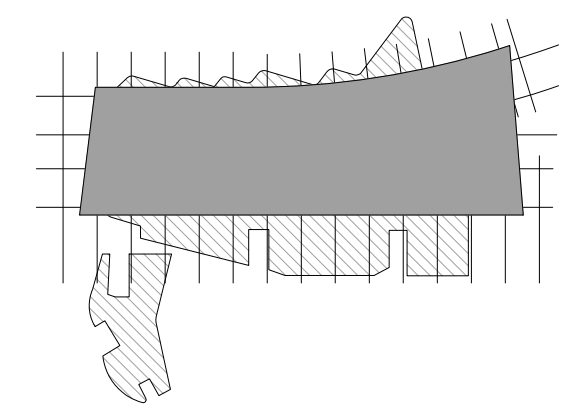


APPROVED ENVELOPE  
(SSD 7388 GRANTED 28 JUNE 2016)



PROPOSED ENVELOPE AMENDMENT  
(SECTION 96)

REFERENCE MAP



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PROJECT

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SERVICED APARTMENTS AND RETAIL  
31 WHEAT ROAD, SYDNEY

DRAWING TITLE

3D ENVELOPE COMPARISON  
DIAGRAMS - SHEET 1 OF 2

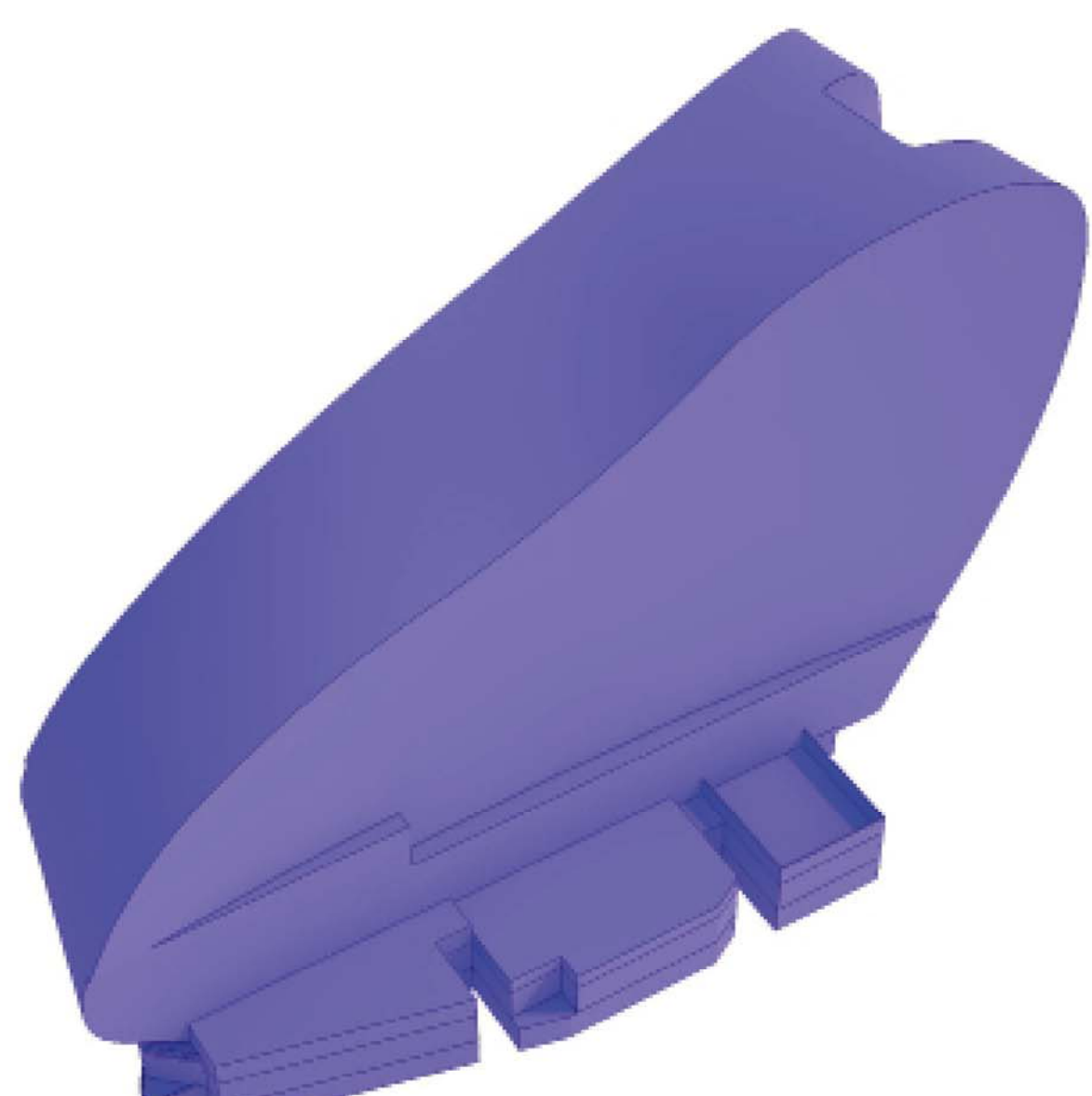
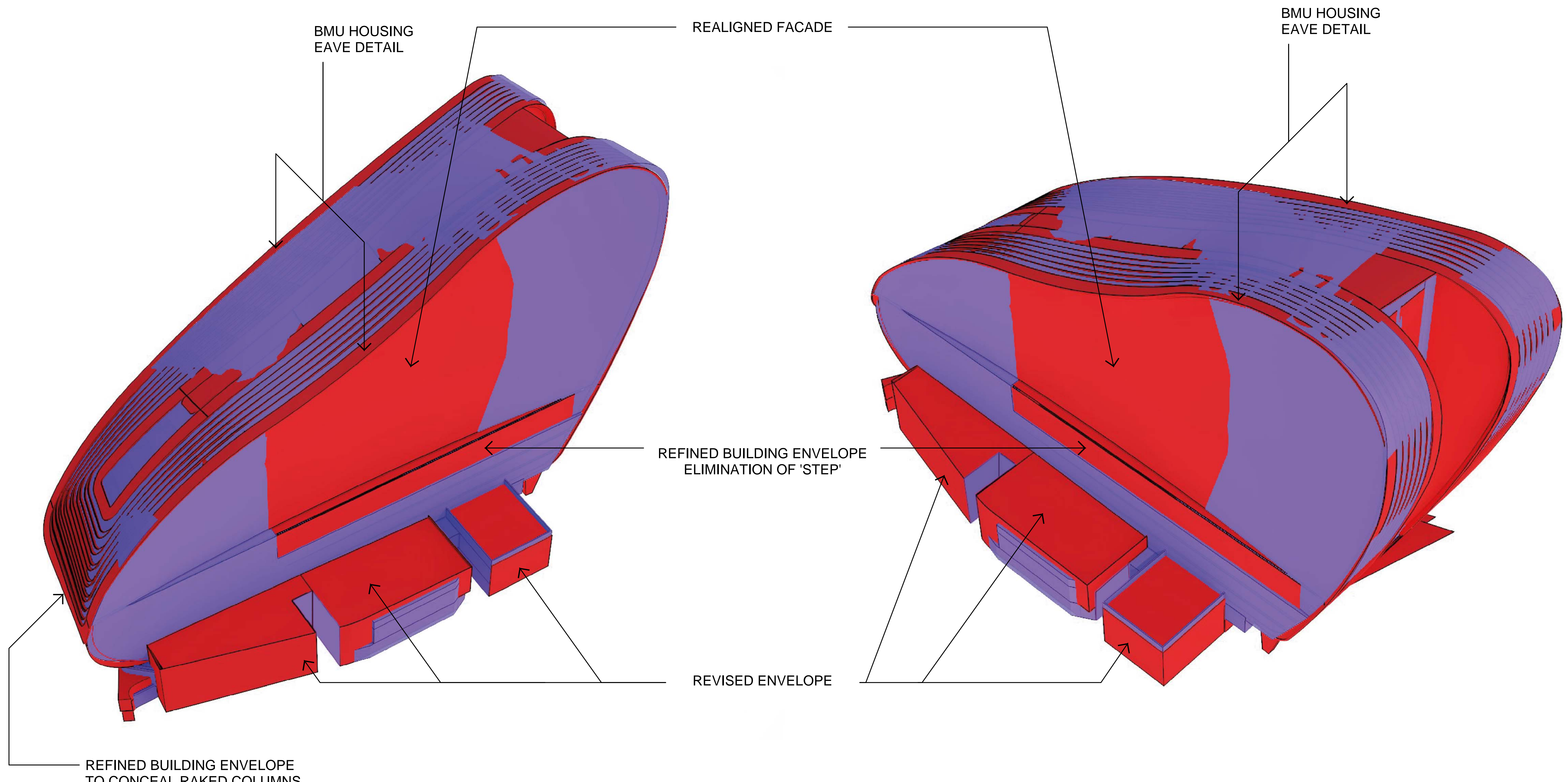
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VIEW FROM SOUTH-WEST

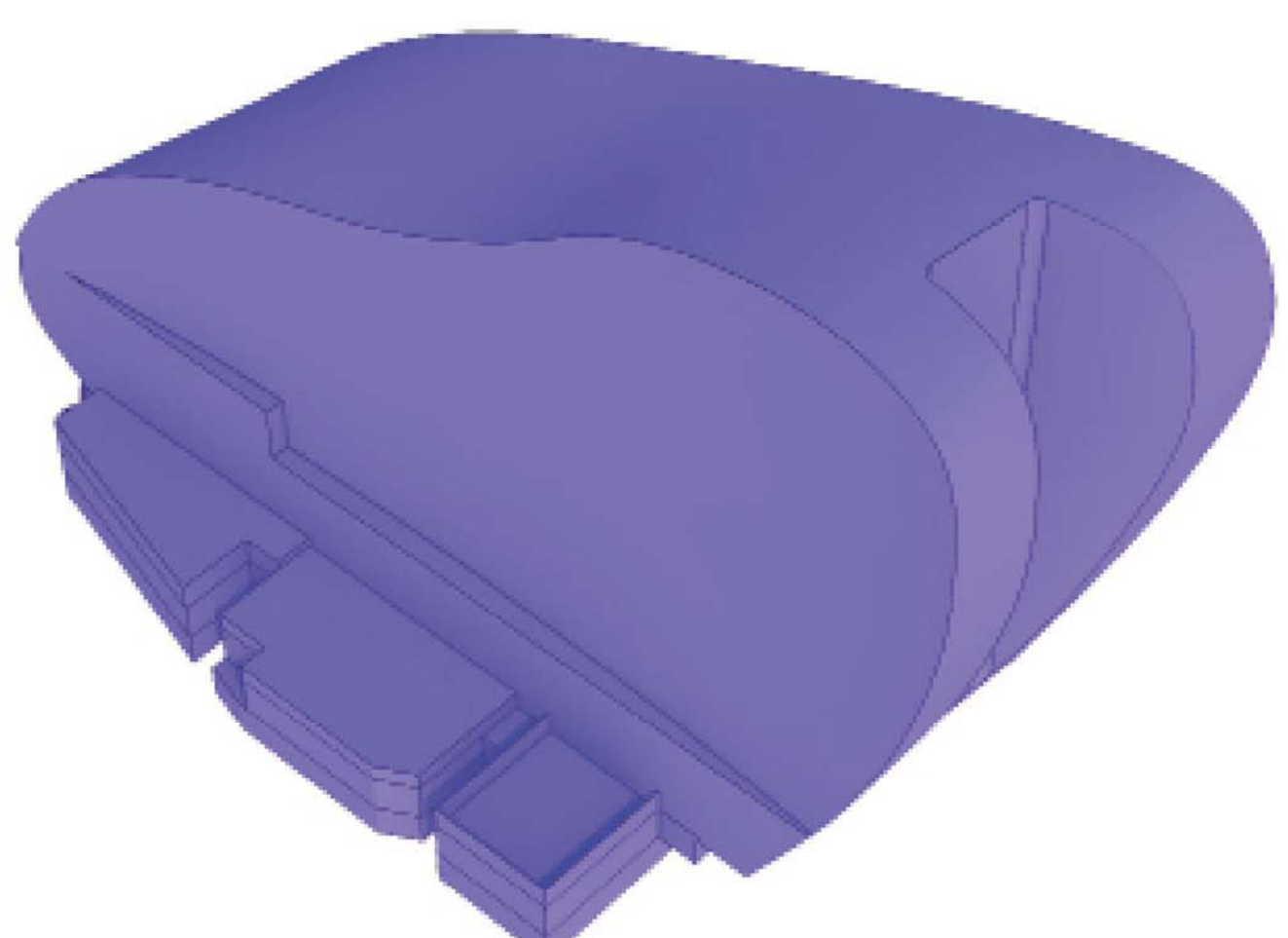
VIEW FROM SOUTH-EAST



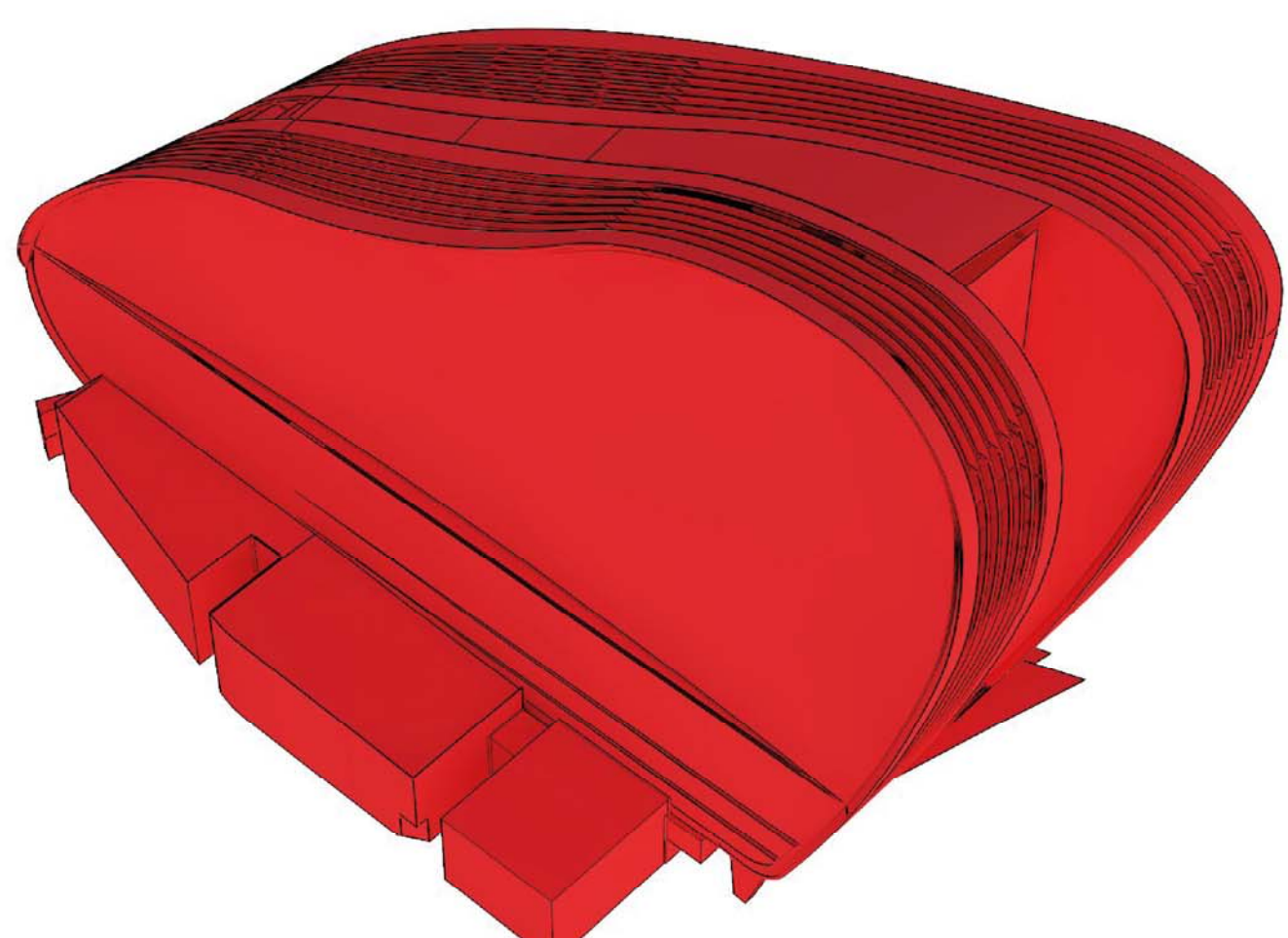
APPROVED ENVELOPE  
(SSD 7388 GRANTED 28 JUNE 2016)



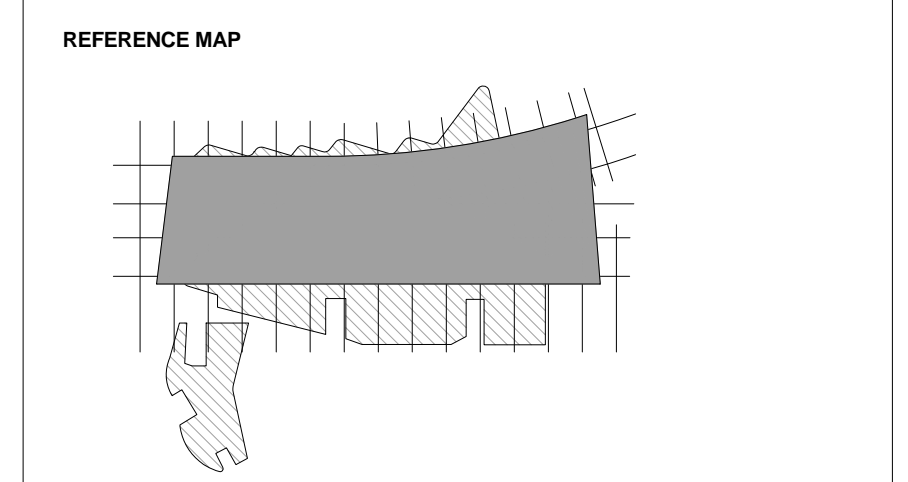
PROPOSED ENVELOPE AMENDMENT  
(SECTION 96)



APPROVED ENVELOPE  
(SSD 7388 GRANTED 28 JUNE 2016)



PROPOSED ENVELOPE AMENDMENT  
(SECTION 96)



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**PROJECT**  
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SERVICED APARTMENTS AND RETAIL  
31 WHEAT ROAD, SYDNEY

**DRAWING TITLE**  
3D ENVELOPE COMPARISON  
DIAGRAMS - SHEET 2 OF 2

**STATUS**  
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SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-525.2	B		

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# 31 WHEAT ROAD SOLAR ACCESS REPORT\_



Revision  
FOR APPROVAL

Date  
15 Feb 2017

Client  
GROCON

Project Name  
REDEVELOPMENT OF  
31 WHEAT ROAD, SYDNEY

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## Content

Section	Drawing number
01	Impact summary
02	Solar access plans
	March 21_1100 ARC-HSL-SOLAR-0100
	March 21_1130 ARC-HSL-SOLAR-0101
	March 21_1200 ARC-HSL-SOLAR-0102
	March 21_1230 ARC-HSL-SOLAR-0103
	March 21_1300 ARC-HSL-SOLAR-0104
	March 21_1330 ARC-HSL-SOLAR-0105
	March 21_1400 ARC-HSL-SOLAR-0106
	June 21_1100 ARC-HSL-SOLAR-0200
	June 21_1130 ARC-HSL-SOLAR-0201
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	June 21_1230 ARC-HSL-SOLAR-0203
	June 21_1300 ARC-HSL-SOLAR-0204
	June 21_1330 ARC-HSL-SOLAR-0205
	June 21_1400 ARC-HSL-SOLAR-0206
	September 21_1100 ARC-HSL-SOLAR-0300
	September 21_1130 ARC-HSL-SOLAR-0301
	September 21_1200 ARC-HSL-SOLAR-0302
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	December 21_1200 ARC-HSL-SOLAR-0402
	December 21_1230 ARC-HSL-SOLAR-0403
	December 21_1300 ARC-HSL-SOLAR-0404
	December 21_1330 ARC-HSL-SOLAR-0405
	December 21_1400 ARC-HSL-SOLAR-0406

Revision  
FOR APPROVAL

Date  
15 Feb 2017

Project Name  
REDEVELOPMENT OF  
31 WHEAT ROAD, SYDNEY

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# 01\_

## Impact summary

Shadow impact has been a guiding factor in the design of the proposal since its inception. The design team have clearly understood the importance of the site's surrounding public realm and its access to daylight in particular within the extensive green areas to the south of the proposed development site.

As explained in the urban design report, the eastern and western facades and roof emulate a ribbon-like form taking cues from the surrounding roads and creating the building's unique form. The ribbon form has been manipulated in response to site analysis.

As Fig 1 illustrates, the western portion of the building is lowered to allow maximum winter sun access to the Children's Park beyond. In addition to the height adjustments, set-out of the building was tested to further reduce shadow impact. From an early position, the building moved 11m east to become significantly narrower to minimise shadow impact.

The surrounding green areas are comprised of 4 main areas totalling approximately 19,000m<sup>2</sup>

Tumbalong Park	8,300m <sup>2</sup>
Children's Park	4,730m <sup>2</sup>
Exhibition Green	3,680m <sup>2</sup>
Village Green	2,210m <sup>2</sup>

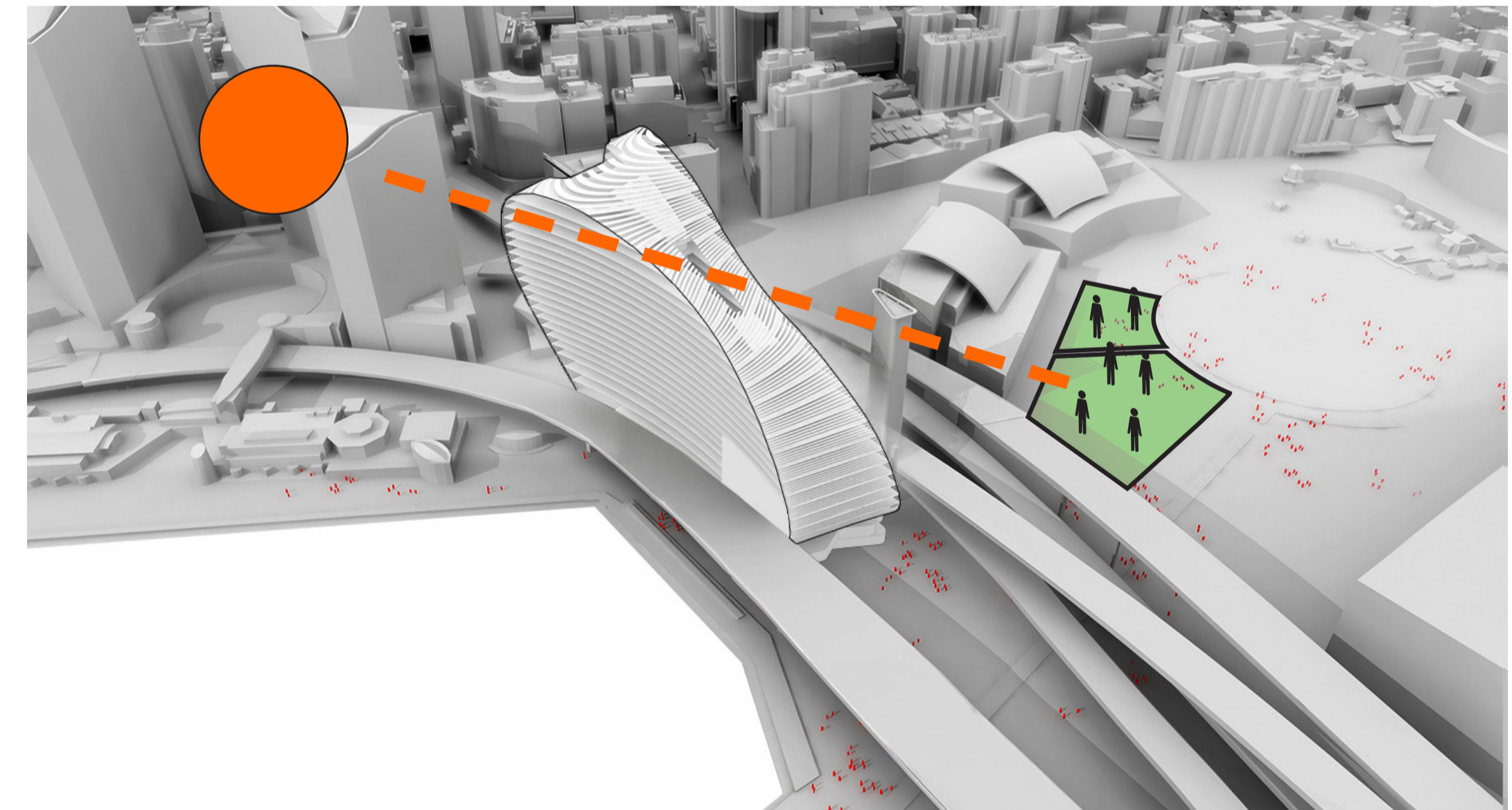
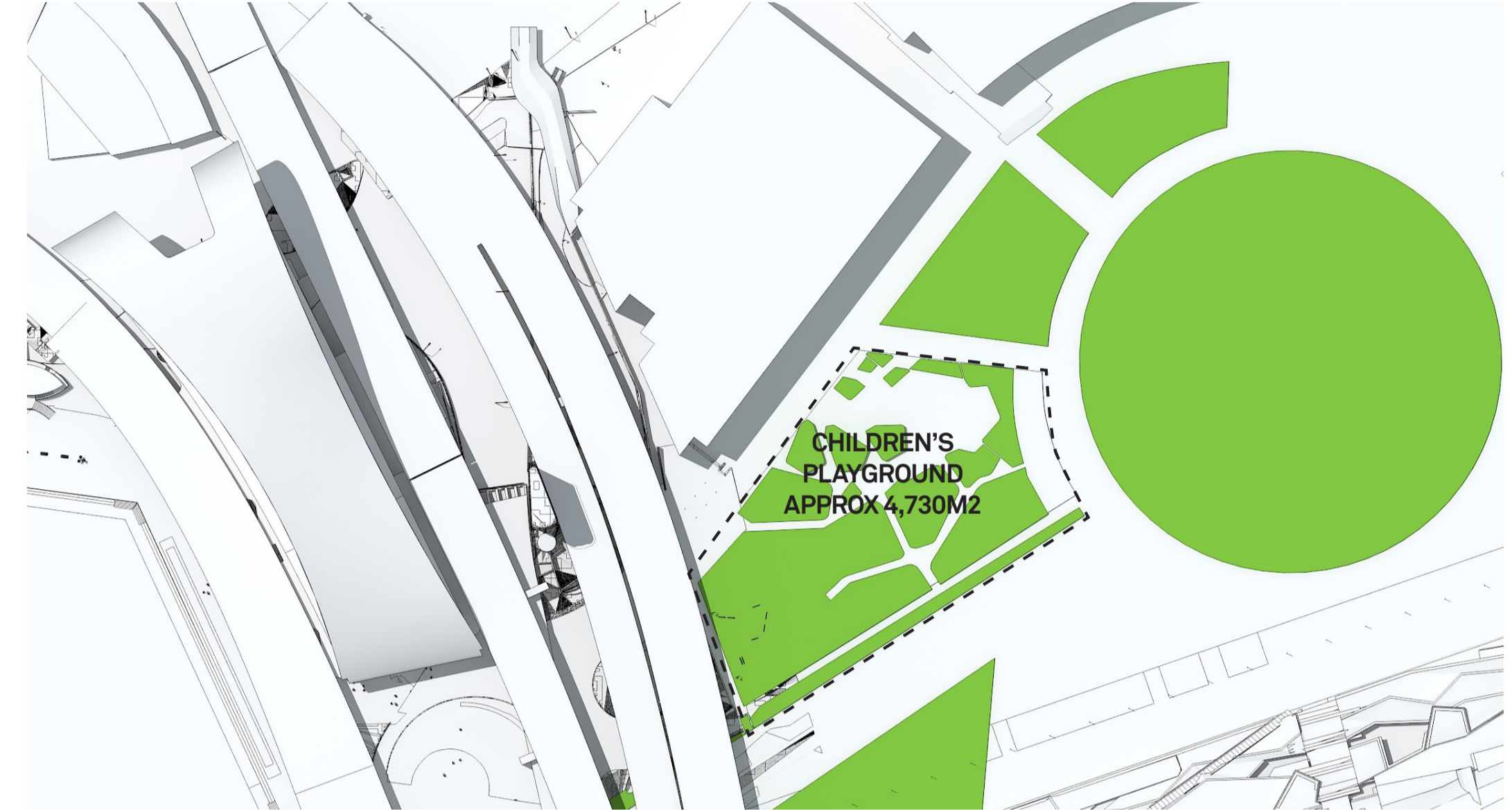
The only green space impacted by the proposal is the Children's Park.

The recently completed Children's Park is a huge attraction to the precinct and significant time and effort has been dedicated to reducing this impact. Numerous meetings and detailed consultation have occurred between the design team, NSW Department of Planning and Infrastructure and SHFA to address this particular issue as existing shadow to the Children's Park is significant due to the surrounding roads and buildings.

On the Winter Solstice between 11am and 2pm the area of existing shadow (as a percentage of the Children's Park) ranges between 38% - 53% Additional to this our proposal ranges between 2.9% - 0%.

The shadow diagrams in this report illustrate the existing shadow of the current IMAX building (red area) and proposed shadow (blue area) on the winter solstice, 21st June, at half hour intervals between 11am and 2pm.

Also provided are shadow diagrams for the 21st March, 21st September and 21st December which all demonstrate no additional shadow impacts the surrounding precinct.



The final Ribbon form minimises shadow impact

FIGURE 1

Revision  
FOR APPROVAL

Date  
15 Feb 2017

Project Name  
REDEVELOPMENT OF  
31 WHEAT ROAD, SYDNEY