
03 S96 Design Changes

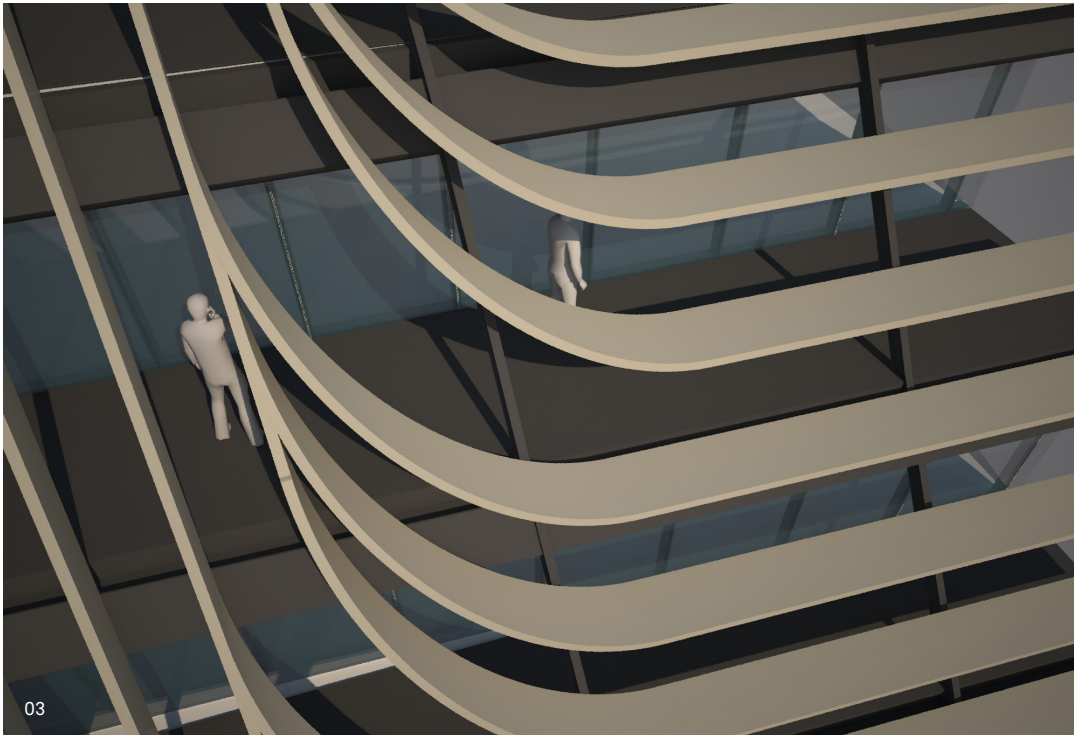
Incorporation of inclined louvres

In order to provide for solar shading, inclined louvres were incorporated into the east and west elevations. The louvres also provide privacy to the hotel rooms and the serviced apartments. These sunshading louvres are consolidated into the overall tower mass to ensure continuity of concept and form.

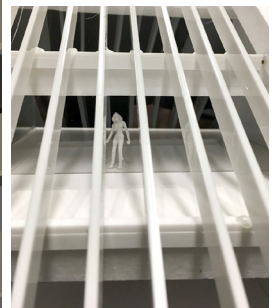
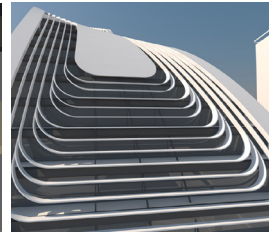




02



03

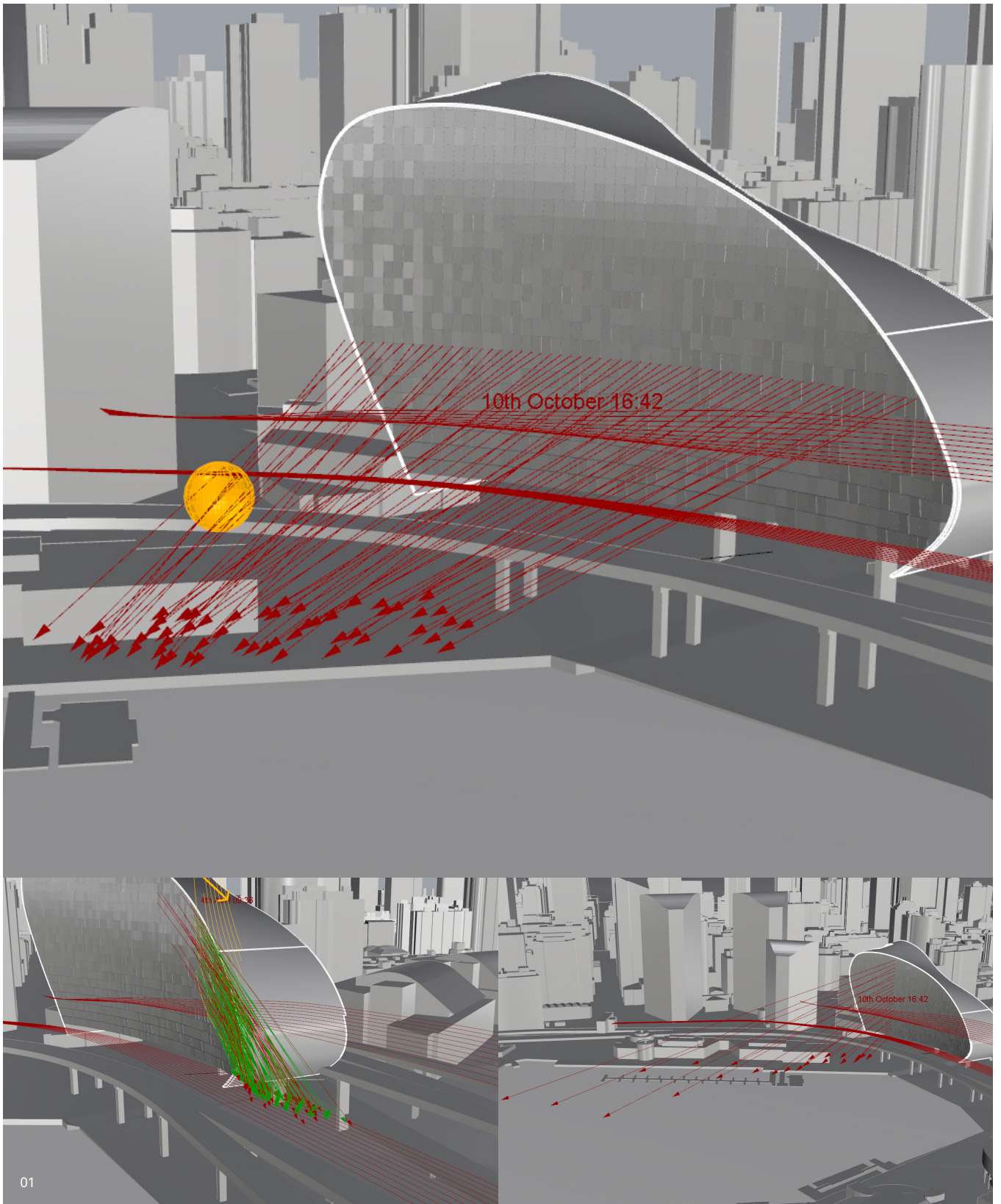


- 01 Louvres consolidated into the east elevation
- 02 Louvres provide shading to the hotel room
- 03 Axonometric study of the louvres - West elevation

03 S96 Design Changes

Modification of the facade set-out

The set-out for the glazed facade in the north was modified from arcs to parabolas. This modification was performed to generally mitigate the potential for the focusing of solar reflections.

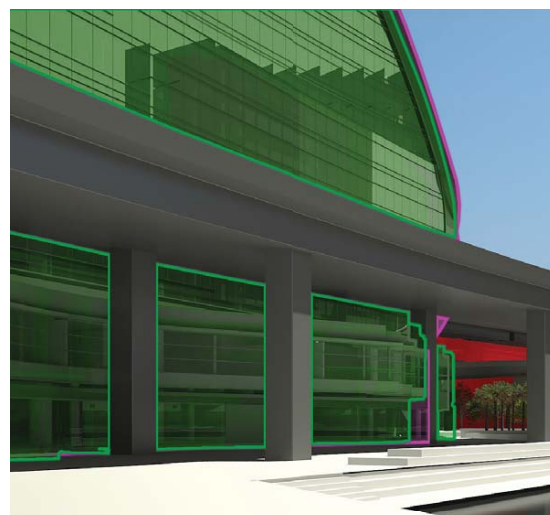


03 S96 Design Changes

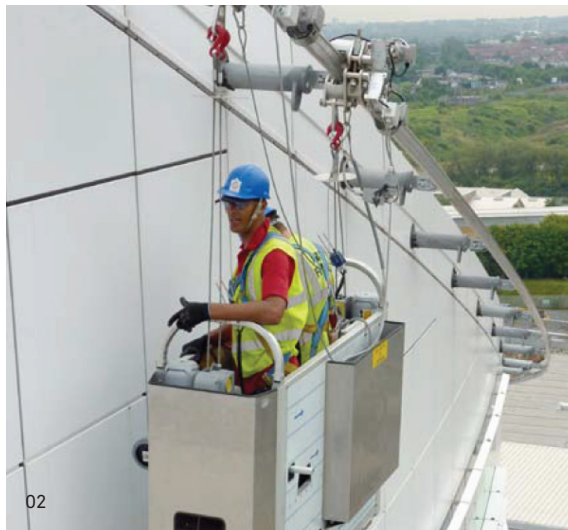
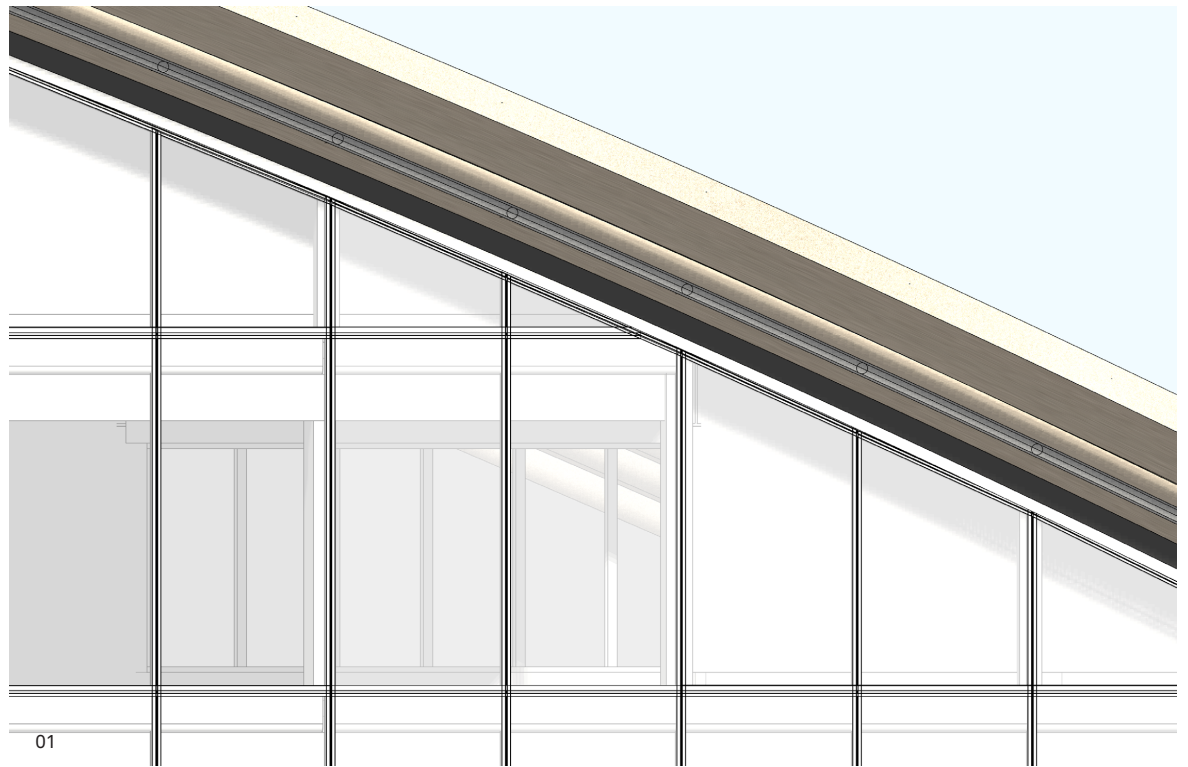
Integration of BMU rail system

BMU rail system was incorporated into the uppermost outer edge of the tower form. This in turn caused the projection of this element outside of the approved DA envelope. However, this BMU rail system was designed in general compliance with the required setbacks from the RMS assets.

Integration of BMU Rail System



Approved Envelope Newly proposed Envelope



01 Proposed BMU - Typical Elevation

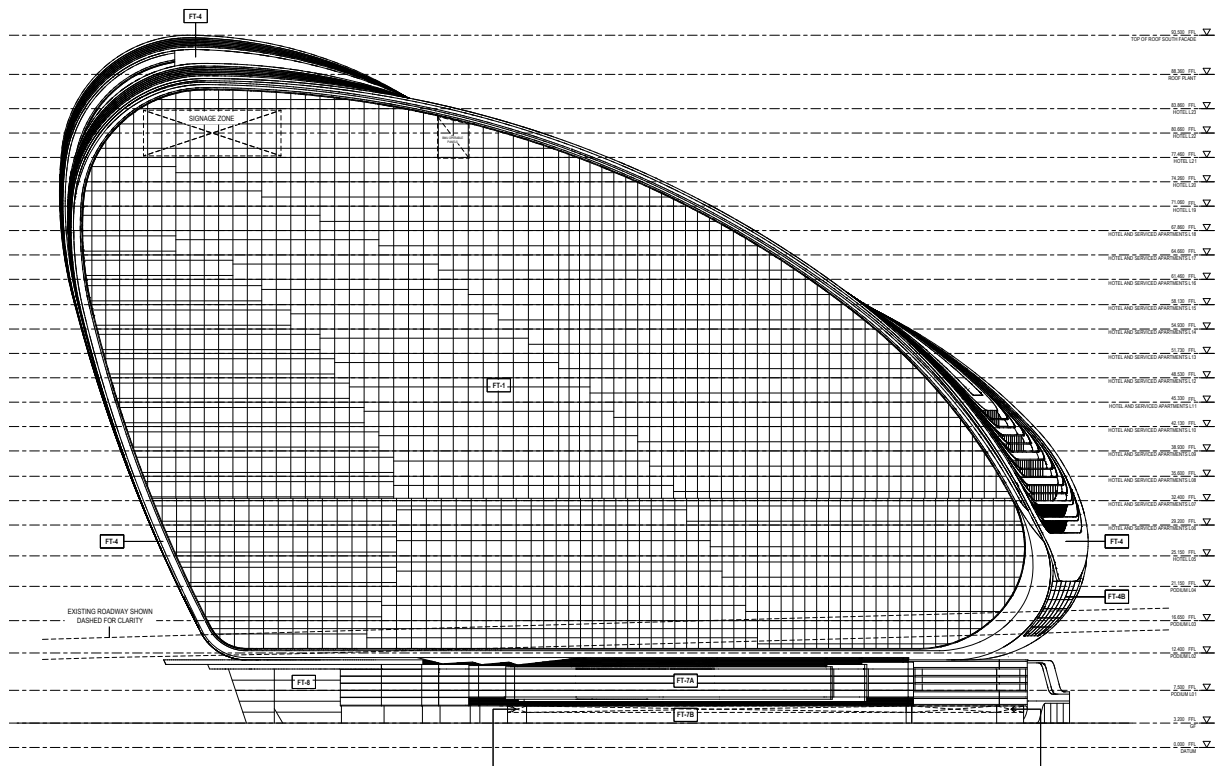
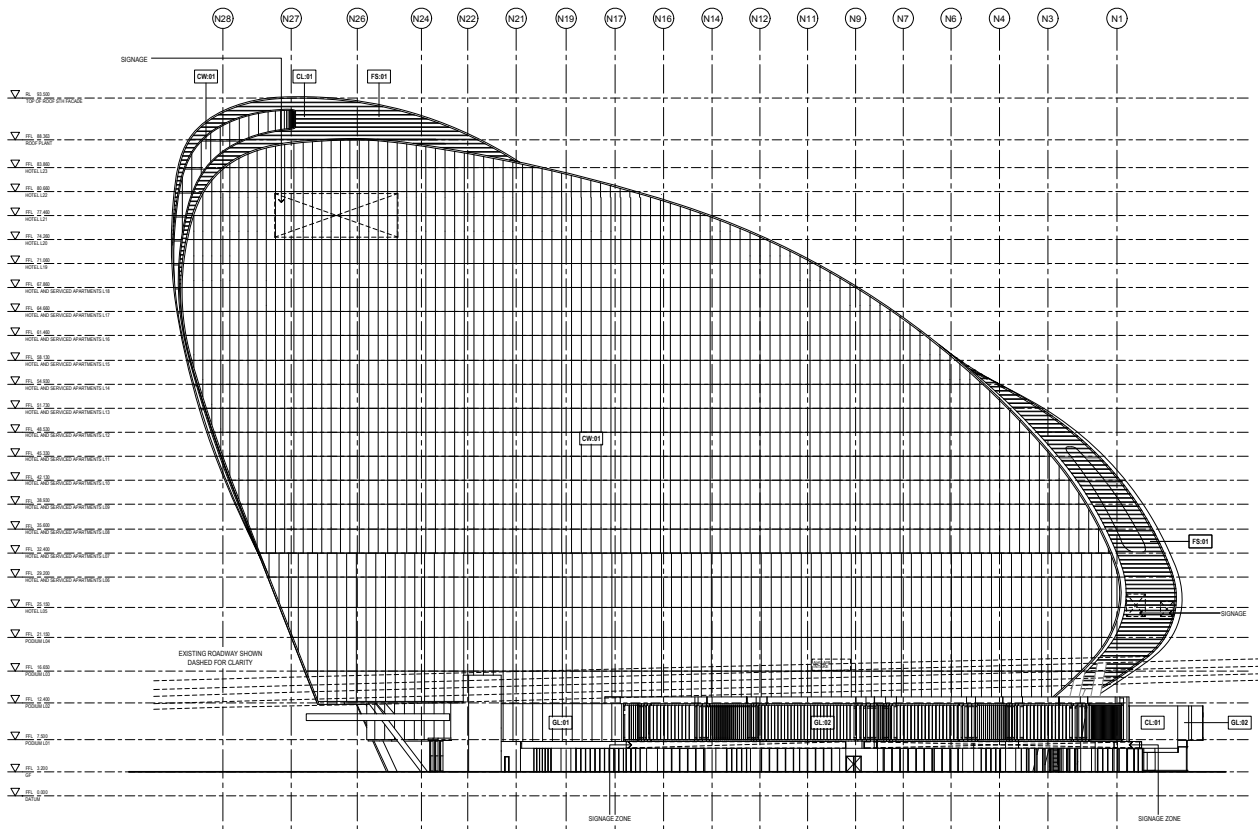
02 BMU Rail - Examples

03 S96 Design Changes

Alteration of transom and mullion pattern

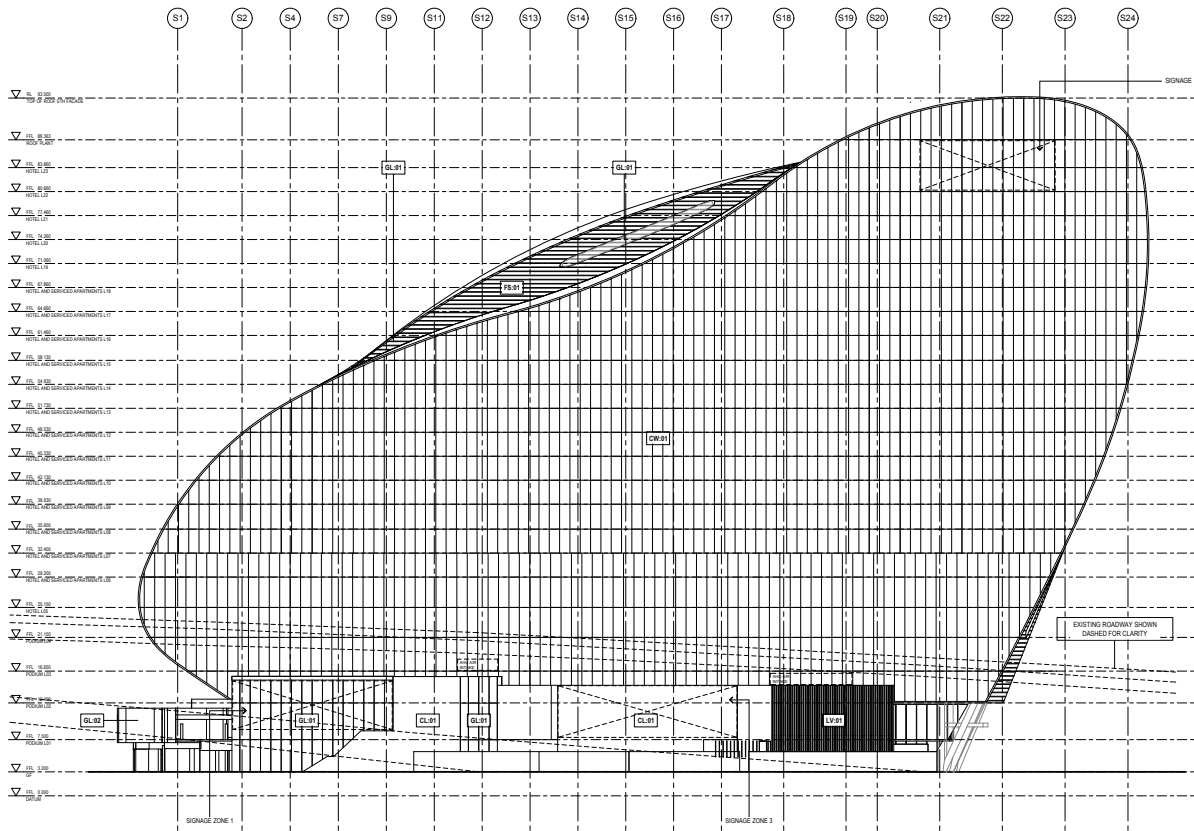
The floor to floor glass panels in the approved DA elevations prove to be a high risk condition for glass replacement. In order to mitigate risk associated with their replacement and thereby improve safety, the maximum DGU dimensions were limited to 2m x 2m.



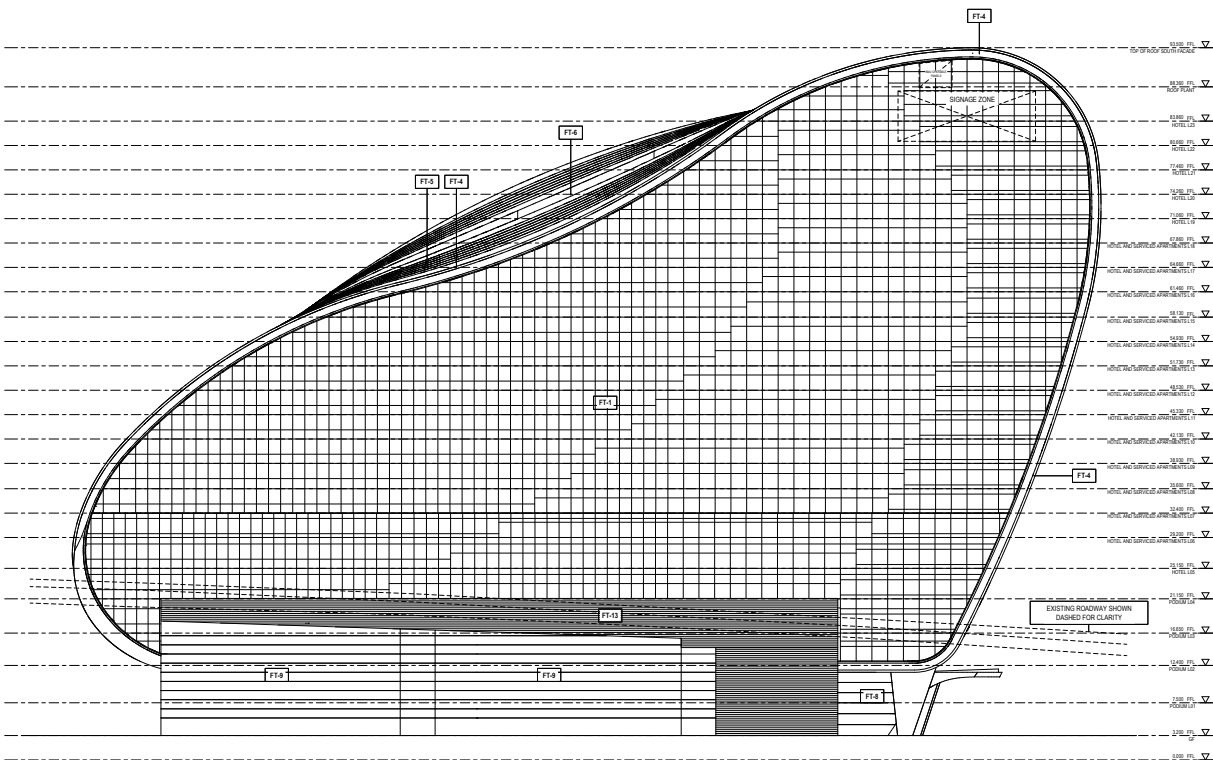


01 North Elevation -
Approved DA

02 North Elevation -
Newly Proposed



01

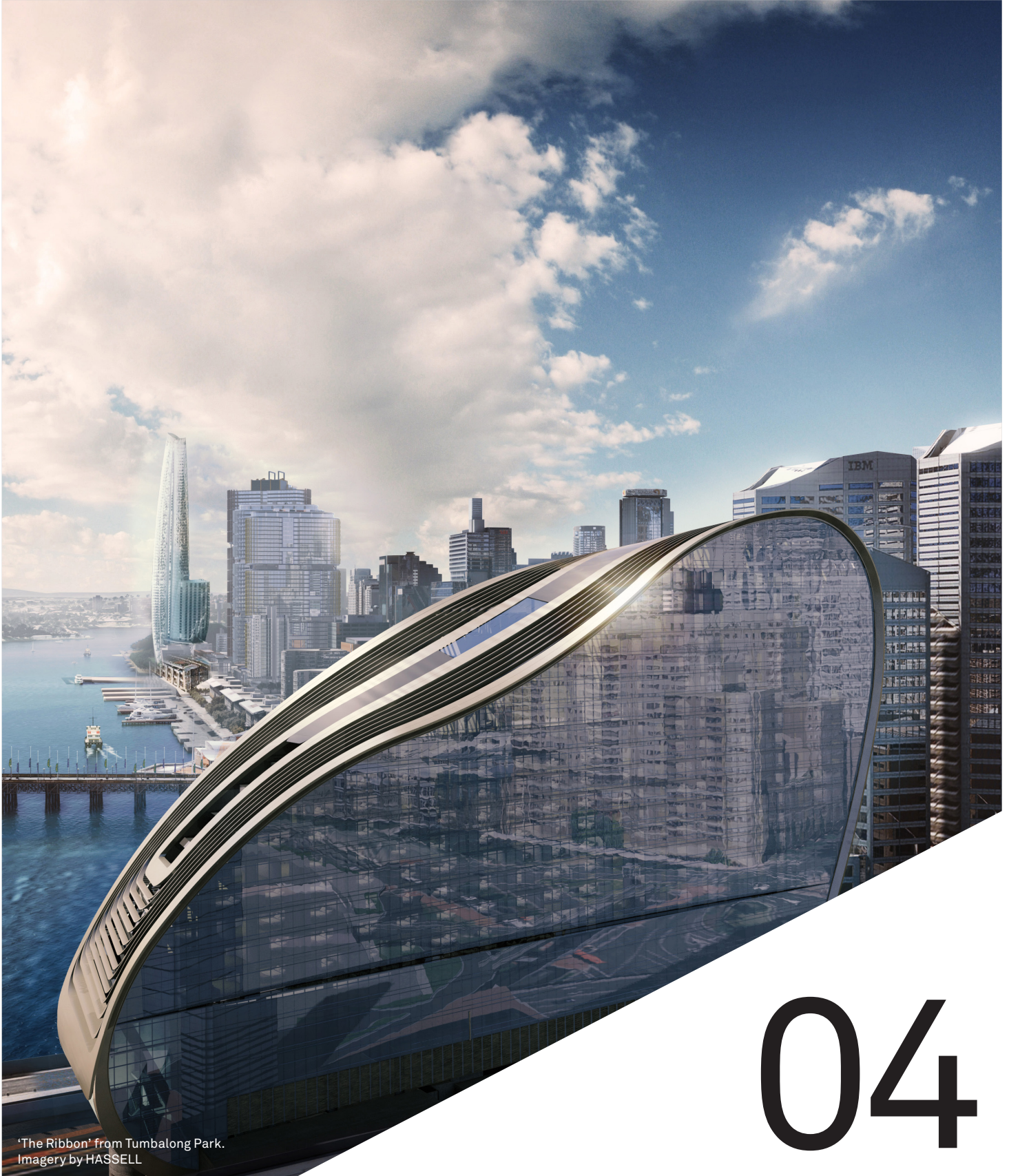


02

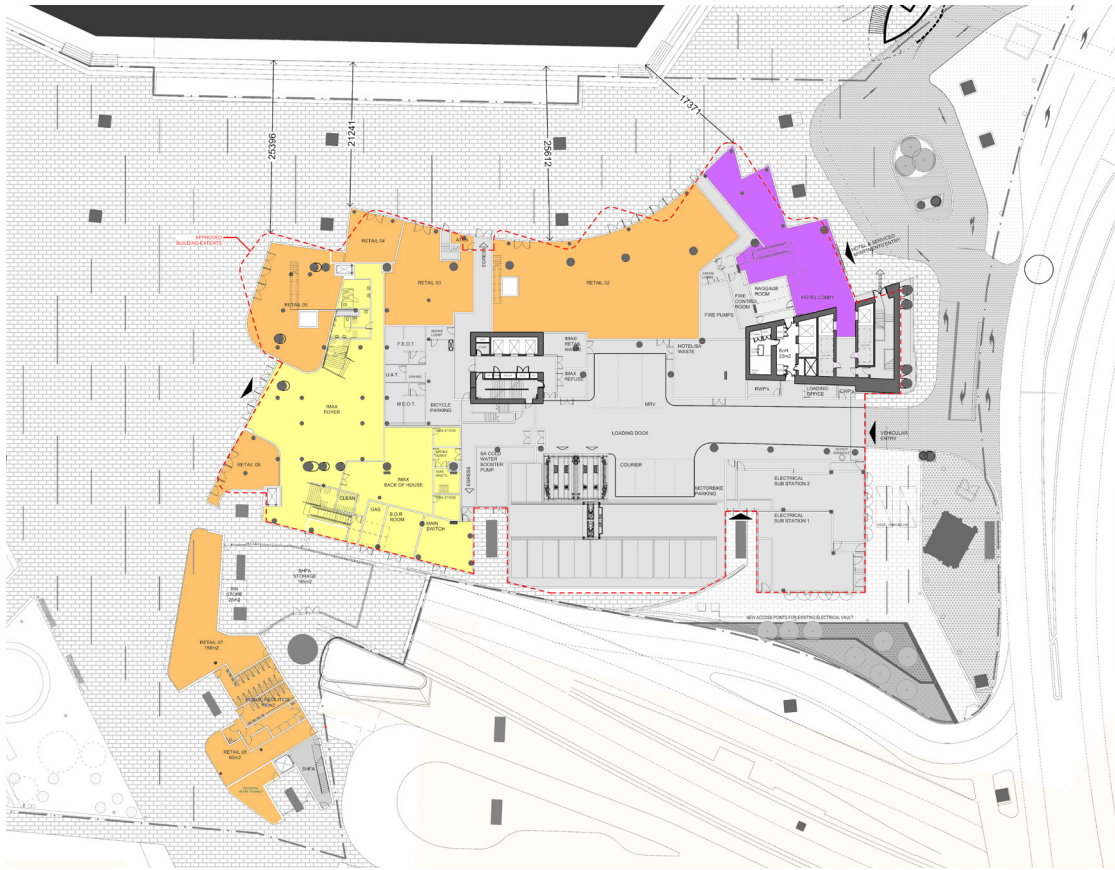
01 South Elevation -
Approved DA

02 South Elevation -
Newly Proposed

Design elements



04



Ground Level



Level 1 Podium

04 Design elements

Podium retail, function
and entertainment

Similar to the ground floor, the first floor podium facade opens up at a different angle to the ground floor, avoiding freeway pylons, providing elevated spaces for dining and providing “canopy” protection to the ground floor dining areas.

The upper podium form turns the corner at the western end and returns south, providing a consistent language and canopy towards the Darling Quarter development. New amenities are provided in this location, replacing those behind the freeway pylons. Existing structures are replaced with a consistent shopfront, continuing the scale and retail language of the Darling Quarter development and providing a continuous retail promenade towards the waterfront. The design minimizes the visual impact of the roadways overhead and provides an activated facade for the length of the promenade. It also removes the unsightly views to back of house areas currently sitting behind the existing IMAX building.

Bike parking and change facilities with lockers are provided for staff together with provision for parking 170 cars and additional bike parks for visitors.



Public domain view from Cockle Bay Wharf.
Imagery by HASSELL

04 Design elements

Hotel and Serviced Apartments

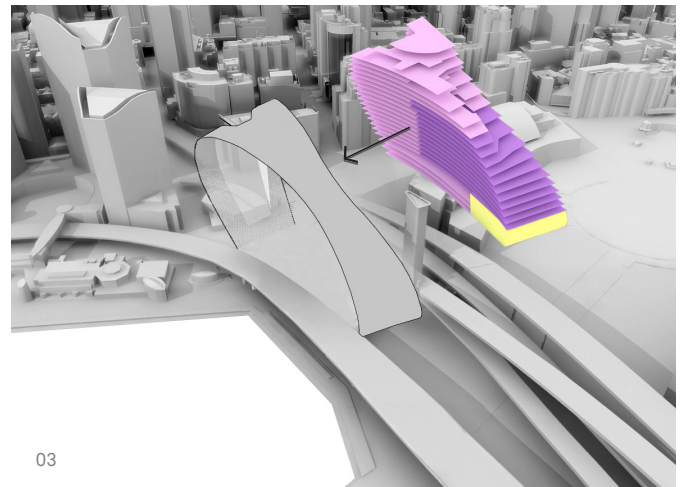
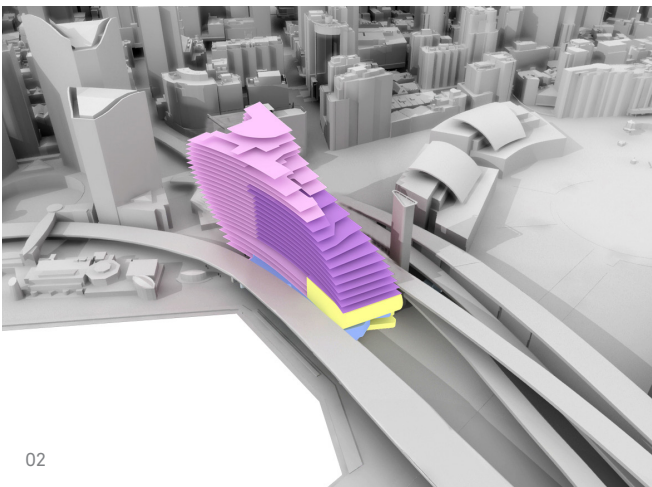
The five star Hotel and Serviced Apartments component of the project comprises 46,411sqm GFA over 23 levels; all accommodation floors have uninterrupted views of Sydney Harbour and the city. The floor plates range in area from 1,000 sqm to 3,200 sqm.

The building has been designed to achieve a GBCA 6 star rating and a 5 star plus NABERS energy and 3.5 star NABERS water rating and incorporates multiple best practice sustainable design initiatives including triple glazed closed cavity curtain wall facades, rainwater harvesting for reuse, responsibly sourced materials and healthy internal finishes. Refer to the “ESD” section of this EIS for further detail.

Two cores per floor are provided on the lower floors each containing lifts, fire stairs and allowances for building services. As the building rises, the western core disappears leaving the eastern core to service the upper floors.



'The Ribbon' from Cockle Bay Wharf
Imagery by HASSELL



- 01 Proposed corner Junior Suite looking North over Darling Harbour
- 02 Accommodation levels
- 03 The Ribbon Form

04 Design elements

Building uses

The proposal comprises 50,782 sqm GFA including 17 levels of 5 star hotel accommodation and serviced apartments, 1,786 sqm GFA over 2 levels of retail and 2,255 sqm IMAX Cinema. The hotel function facilities include a 600sqm Ballroom and over 400 sqm of meeting spaces under different configurations. Guest Facilities include gyms, swimming pools and food and beverage options. There is a provision for 170 car parking bays in a fully automated car stacker system. End of Trip Facilities provided include bike parking spaces,

changing rooms, dry room and storage areas.

The northern side of the ground floor accommodates about 900 sqm of retail tenancy space envisioned to be occupied largely by existing and new restaurant tenants. These tenancies are each two stories which will allow for both indoor and outdoor dining. The western side of the building, off the proposed new public event space, is the 400 sqm lobby for the new IMAX Cinema. Smaller tenancies are also proposed to be located here. The entry for the Hotel and Serviced

Apartments and its function facilities is located on the eastern side adjacent the proposed new porte-cochere and forecourt area off Harbour Road. The southern side of the development, adjacent and under the elevated roads, away from public view, contains all the back of house facilities, building services plant areas, car and bike parking, loading, storage and security areas. Further to the south, partly under the elevated roads, we propose a standalone building containing additional retail tenancy spaces, workshop space for SHFA and new public amenities.



'The Ribbon' from Tumbalong Park
Imagery by HASSELL

04 Design elements

Building uses

Podium Level 1

Comprises the second floor of the northern retail tenancies, the entry foyer and pre-event space for the IMAX Cinema to the west. Located to the north east is main hotel lobby and lounge including lift access; the serviced apartments entry is a discrete path from the main lobby towards the west. The building services plant and car parking to the south and south east adjacent and beneath the elevated roadway.

Podium Level 2

Comprises almost a full floor dedicated to back of the house areas and building services with the car stacker to the south and south east adjacent and beneath the elevated roadway. A serviced apartments dedicated gym is on the north facade off the west core.

Podium Level 3

This level includes the SPA on the south east corner and Speciality Restaurant (All

day dining) along the north elevation. The main hotel kitchen and other support and building facilities and services are located to the southern side adjacent the elevated roadway.

Podium Level 4

Comprises the main function facilities including the ballroom and several meeting rooms, a business centre and the hotel's executive offices. Back of the house areas and building services are to located on the southern side adjacent the elevated roadway.

Levels 5 – 17

Accommodation floors with both hotel rooms on the eastern side and serviced apartments on the western side.

Level 18

The independent serviced apartments pool and related facilities are located on the south west, the rest of the floor is occupied by hotel accommodation.

Levels 19 – 21

Hotel accommodation including executive floors.

Level 22

The hotel pool and sky deck are located on the north side on this floor together with the pool bar lounge and associated facilities; the south portion of the floor contains main building services plant.

Level 23

This is the top floor accessible for guests, it contains the Speciality Restaurant overlooking the pool area and extensive panoramic city views; the south portion of the floor contains main building services plant.

Roof Plant

Building services plant is accommodated behind the main building facade and under the main building roof.



'The Ribbon' from Harbourside at night.
Imagery by HASSELL

04 Design elements

Active frontages

In order to maximise the space dedicated to public, the footprint of the building is kept to a minimum. Additional floor space is achieved at higher levels by cantilevering the building out parallel to the elevated freeways resulting in a dramatic building form and accomodation floor plates of exceptional quality.

An alternative response could have been a taller building, which would severely compromise the overshadowing of the children's playground at Darling Quarter, or a building with a larger footprint which would severely reduce the area of public realm. Both alternatives were investigated but were considered unacceptable by the design team.

The facade of the building at ground level is specifically designed to engage with the waterfront and soften the visual impact of the Western Distributor overhead. The ground level, with a floor to ceiling height of over 3.5 m, reduces the apparent scale of the freeway and provides a pedestrian friendly and continuously activated frontage for the length of the building from the end of the Darling Quarter development to the beginning of Cockle Bay Wharf.

The ground floor tenancies will all be accessible on-grade without reliance on steps or ramps. The facade creates pocketed areas for outdoor dining away from the general flow of pedestrian traffic. The entries to the main hotel lobby and upper level function areas are located to the east of the building adjacent a new landscaped drop-off zone and plaza. This will give visual presence and increase the quality to the eastern gateway to the site.



Retail frontage to Darling Harbour.
Imagery by HASSELL

04 Design elements

External cinema screen

To the west of the building, above the proposed IMAX Cinema entrance lobby and facing the new enlarged public event space is proposed a large external screen.

It is envisioned this screen would be used for public movie screening, performances, or televised events such as the Olympic Games or the Soccer World as well as identification and business naming signage for the cinema tenant, public announcements (including government authorities), and selected use by SHFA for event promotion.

The viewing angles will be controlled so as not to contravene RMS guidelines regarding animated signage visible from roadways.



Event screen & retail facade.
Imagery by HASSELL

04 Design elements

Materials and finishes

The proposed materials for the Ribbon are a combination of louvers and panels in a metallic finish highlighting the building's unique geometry. An exceptional opportunity presents itself to achieve a constant -but ever changing facade that looks different every time you come across it, day or night.

The main façades -north and south elevations- are proposed to be a high performance triple glazed curtain wall system. The system will achieve high level of visible light transparency with low reflectivity.

The façade to the podium levels on the north, west and east will be a combination of aluminium louvres and glass, giving the form texture, and capturing the light from different angles. This cladding also has the effect of catching the light as you move around the building, a subtle reference to sunlight dancing on the harbour.

The southern side of the podium, adjacent the lower freeway will be clad with a low reflective, darker and subdued toned material such as natural zinc and painted aluminium composite panels. All plant rooms will be screen from view by two-way aluminium extruded louvres in a colour matching the surrounding cladding.

The upper levels of the podium, containing the Function Facilities fuse with the façade treatment of the hotel and serviced apartments.

Ground floor retail and hotel lobby facades will be clear glass.