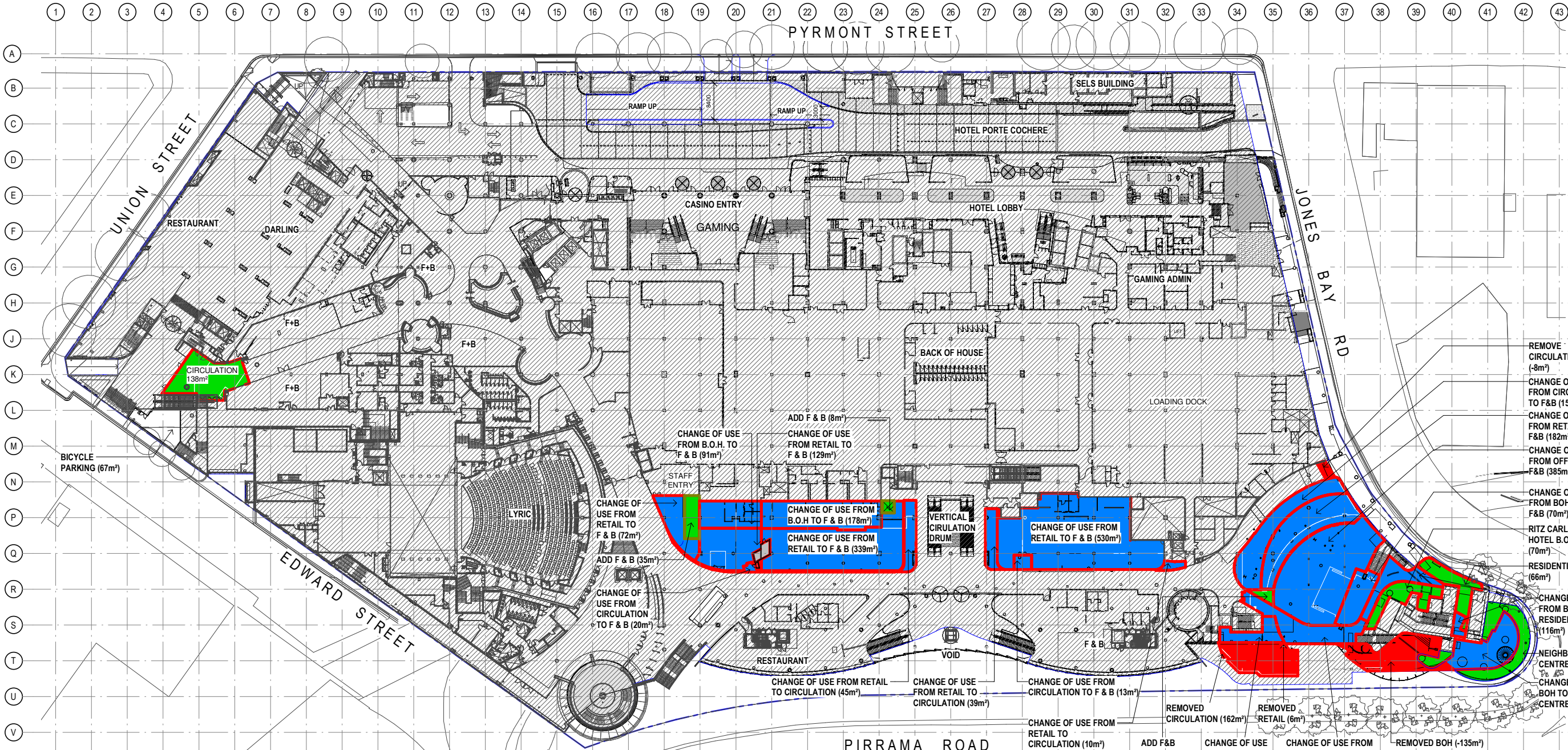




Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.
© dwp Australia Pty Ltd
Registered Business Name dwp Australia ABN 37 169 328 018
David Rose Nominated Architect NSW APR 4882

Consultants
Planner, Heritage & Social
URBIS
Structural & Civil Engineer
TAYLOR THOMSON WHITTING
TTW
Structural, Mechanical & Fire
Protection Engineer
WSP
Electrical, Communications &
Hydraulic Engineer
UMBW LAI
BCA Consultant
McKenzie Group

GENERAL LEVELS NOTE:
RLs SHOWN ON
ARCHITECTURAL DRAWINGS
ARE 100m ABOVE AHD
(AUSTRALIAN HEIGHT DATUM).

LEGEND
ADDITIONAL GFA
REDUCED GFA
CHANGE OF USE
OUT OF SCOPE

North
DA - RESPONSE TO SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

G RESPONSE TO SUBMISSIONS 02.11.2018
F MOD13 SUBMISSION 11.08.2017
E DRAFT ISSUE 23.06.2017
D DRAFT ISSUE 31.05.2017
C DRAFT ISSUE 24.05.2017
B DRAFT ISSUE 10.05.2017
A DRAFT ISSUE 26.02.2017
Issue Description Date Chk Auth
Architect
dwp
www.dwp.com

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client
THE STAR ENTERTAINMENT GROUP

THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited

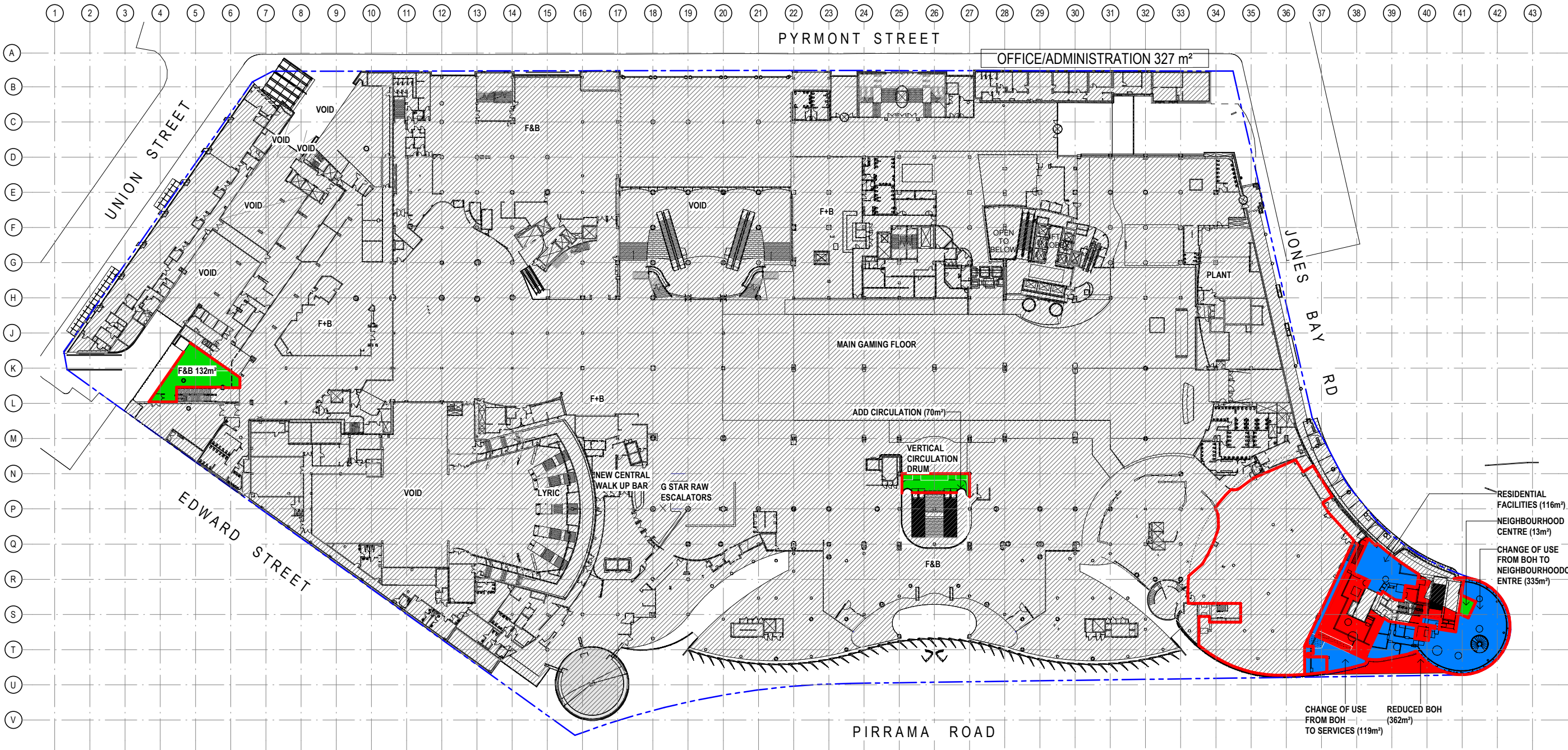
遠東發展有限公司
Far East Consortium International Limited

Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL 00
Scale 1:500 @A1 Date Printed 11/6/2018 3:59:40 PM
Project Number Drawing Number Issue

AUSYD160165 MOD13-AS9100 G



EXISTING AREA	EXISTING PATRONS PER m ²	PROPOSED AREA	PROPOSED PATRONS PER m ²
☐ DARLING HOTEL (1168m ²)	@ 15 m ² / PERSON = 78 PAX	UNCHANGED (1168m ²)	@ 15 m ² / PERSON = 78 PAX (UNCHANGED)
☐ ASTRAL HOTEL (1364m ²)	@ 15 m ² / PERSON = 91 PAX	UNCHANGED (1364m ²)	@ 15 m ² / PERSON = 91 PAX (UNCHANGED)
☐ ASTRAL RESIDENCES (117m ²)	@ 15 m ² / PERSON = 8 PAX	UNCHANGED (117m ²)	@ 15 m ² / PERSON = 8 PAX (UNCHANGED)
☐ GAMING (357m ²)	@ 2.5 m ² / PERSON = 143 PAX	UNCHANGED (357m ²)	@ 2.5 m ² / PERSON = 143 PAX (UNCHANGED)
☐ OFFICE/ ADMIN (705m ²)	@ 10 m ² / PERSON = 71 PAX	-385 -121m ² = -506m ² (199m ²)	@ 10 m ² / PERSON = -51 PAX (20 PAX)
☐ RETAIL (1976m ²)	@ 5 m ² / PERSON = 396 PAX	-129 -339 -50 -530 -39 -10 -45 -6 -182 -72m ² = -1402m ² (574m ²)	@ 5 m ² / PERSON = -280 PAX (116 PAX)
☐ THEATRE (3628m ²)	@ 1 m ² / PERSON = 3628 PAX	UNCHANGED (3628m ²)	@ 1 m ² / PERSON = 3628 PAX (UNCHANGED)
☐ F&B (4170m ²)	@ 1 m ² / PERSON = 4170 PAX	+129 +339 +8 +178 +530 +13 +20 +150 +182 +385 +70 +12 +91 +72 +35m ² = +2214m ² (6384m ²)	@ 1 m ² / PERSON = +2214 PAX (6384 PAX)
☐ BOH (7938m ²)	@ 1 m ² / PERSON = 7938 PAX	-178 -135 -120 -116 -70 -91m ² = -710m ² (7228m ²)	@ 1 m ² / PERSON = -710 PAX (7228 PAX)
☐ CIRCULATION (4511m ²)	NA	-8 -150 -162 +45 +39 -13 +10 -20 +138 +50 +121m ² = +50m ² (4561m ²)	NA
☐ STORAGE (NON GFA)	NA	+67m ² = +67m ² (67m ²) (NON GFA)	NA
☐ RESIDENTIAL	NA	+116 +66m ² = +182m ² (182m ²)	@ 15 m ² / PERSON = +12 PAX (12 PAX)
☐ NEIGHBOURHOOD CENTRE	NA	+120 +131m ² = +251m ² (251m ²)	@ 1 m ² / PERSON = +251 PAX (251 PAX)
☐ RITZ CARLTON B.O.H.	NA	+70m ² = +70m ² (70m ²)	@ 15 m ² / PERSON = +5 PAX (5 PAX)
TOTAL EX GFA: 25934m ²	TOTAL EX PATRONS: 16523 PAX	TOTAL PROPOSED GFA: +149m ² (26083m ²)	TOTAL PROPOSED PATRONS: +1441 PAX (17964 PAX)



Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

© dwp Australia Pty Ltd
Registered Business Name dwp Australia ABN 37 169 328 018
David Rose Nominated Architect NSW APR 4862

Consultants
Planner, Heritage & Social
URBIS

Structural & Civil Engineer
TAYLOR THOMSON WHITTING
TTW Taylor Thomson Whitting

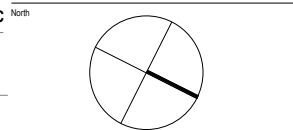
Structural, Mechanical & Fire
Protection Engineer
WSP PARSONS BRINCKERHOFF
WSP PARSONS BRINCKERHOFF

Electrical, Communications &
Hydraulic Engineer
UMBOW LAI
UMBOW LAI

BCA Consultant
McKenzie Group
mckenzie group

GENERAL LEVELS NOTE:
RLs SHOWN ON
ARCHITECTURAL DRAWINGS
ARE 100m ABOVE AHD
(AUSTRALIAN HEIGHT DATUM).

LEGEND
ADDITIONAL GFA
REDUCED GFA
CHANGE OF USE
OUT OF SCOPE



DA - RESPONSE TO SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

H	RESPONSE TO SUBMISSIONS	02.11.2018
G	REVISED ISSUE FOR MOD13 SUBMISSION	16.03.2018
F	MOD13 SUBMISSION	11.08.2017
E	DRAFT ISSUE	23.06.2017
D	DRAFT ISSUE	31.05.2017
C	DRAFT ISSUE	24.05.2017
B	DRAFT ISSUE	10.03.2017
A	DRAFT ISSUE	26.02.2017

Architect
dwp
www.dwp.com

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client
THE STAR ENTERTAINMENT GROUP

THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited

遠東發展有限公司
Far East Consortium International Limited

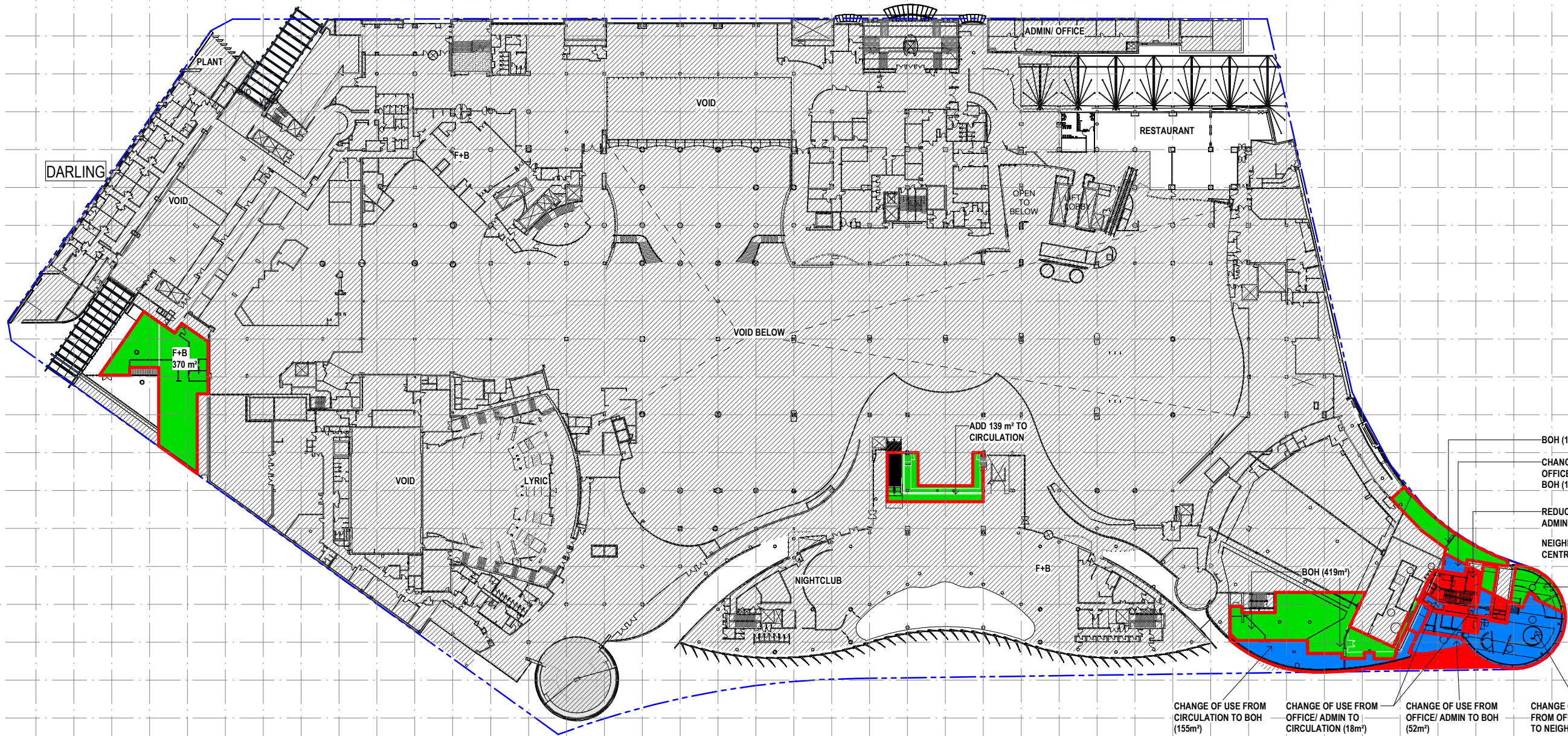
Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL 01

Scale
1: 500 @ A1
Date Printed
11/6/2018 4:00:55 PM

Project Number
AUSYD160165
Drawing Number
MOD13-AS9101
Issue
H



EXISTING AREA	EXISTING PATRONS PER m²	PROPOSED AREA	PROPOSED PATRONS PER m²
☐ INDOOR GAMING (16965m²)	@ 2.5 m²/ PERSON = 6786 PAX	UNCHANGED (16965m²)	@ 2.5 m²/ PERSON = 6786 PAX (UNCHANGED)
☐ OUTDOOR GAMING (2088m²)	@ 2.5 m²/ PERSON = 835 PAX	UNCHANGED (2088m²)	@ 2.5 m²/ PERSON = 835 PAX (UNCHANGED)
☐ OFFICE/ ADMIN (327m²)	@ 10 m²/ PERSON = 33 PAX	UNCHANGED (327m²)	@ 10 m²/ PERSON = 33 PAX (UNCHANGED)
☐ THEATRE (1442m²)	@ 1 m²/ PERSON = 1442 PAX	UNCHANGED (1442m²)	@ 1 m²/ PERSON = 1442 PAX (UNCHANGED)
☐ F+B (5379m²)	@ 1 m²/ PERSON = 5379 PAX	+132m² = +132m² (5511m²)	@ 1 m²/ PERSON = +132 PAX (5511 PAX)
☐ BOH (811m²)	@ 1 m²/ PERSON = 811 PAX	-119 -330 -362m² = -811m² (0m²)	@ 1 m²/ PERSON = -811 PAX (0 PAX)
☐ RESIDENTIAL FACILITIES	N/A	+116m² = +116m² (116m²)	@ 15 m²/ PERSON = +8 PAX (8 PAX)
☐ NEIGHBOURHOOD CENTRE	N/A	+335 +13m² = +348m² (348m²)	@ 1 m²/ PERSON = +348 PAX (348 PAX)
☐ CIRCULATION	N/A	+70m² = +70m² (70m²)	NA
TOTAL EX GFA: 27012m²	TOTAL EX PATRONS: 15286 PAX	TOTAL PROPOSED GFA: -145m² (26867m²)	TOTAL PROPOSED PATRONS: -323 PAX (14963 PAX)

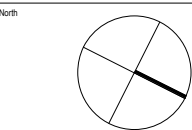


Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.
© dwp Australia Pty Ltd
Registered Business Name dwp Australia ABN 37 169 328 018
David Rose Nominated Architect NSW APR 4882

Consultants
Planner, Heritage & Social
URBIS
Structural & Civil Engineer
TAYLOR THOMSON WHITTING
TTW
Structural, Mechanical & Fire
Protection Engineer
WSP
PARSONS
BRINCKERHOFF
Electrical, Communications &
Hydraulic Engineer
UMBOW LAI
BCA Consultant
McKenzie Group
mckenzie
group

GENERAL LEVELS NOTE:
RLs SHOWN ON
ARCHITECTURAL DRAWINGS
ARE 100m ABOVE AHD
(AUSTRALIAN HEIGHT DATUM).

LEGEND
ADDITIONAL GFA
REDUCED GFA
CHANGE OF USE
OUT OF SCOPE



DA - RESPONSE TO SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

G	RESPONSE TO SUBMISSIONS	02.11.2018
F	MOD13 SUBMISSION	11.08.2017
E	DRAFT ISSUE	23.06.2017
D	DRAFT ISSUE	31.05.2017
C	DRAFT ISSUE	24.05.2017
B	DRAFT ISSUE	10.03.2017
A	DRAFT ISSUE	26.02.2017
Issue	Description	Date
Architect		Chk
dwp		Auth
www.dwp.com		

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client
THE STAR ENTERTAINMENT GROUP
THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited

遠東發展有限公司
Far East Consortium International Limited

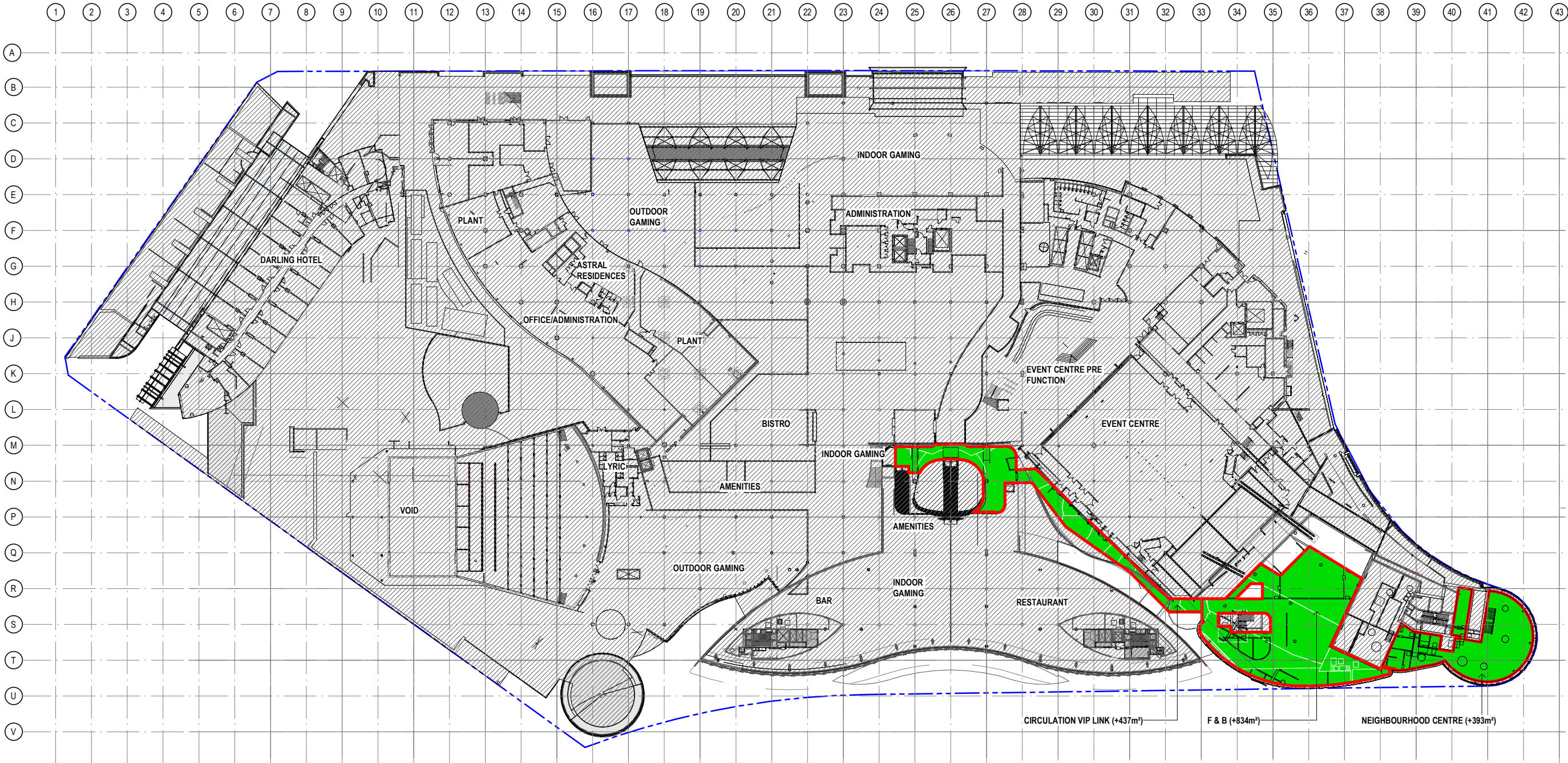
Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL 02

Scale
1: 500 @ A1
Date Printed
11/6/2018 4:02:59 PM
Project Number
Drawing Number
Issue

AUSYD160165 MOD13-AS9102 G



EXISTING AREA	EXISTING PATRONS PER m²	PROPOSED AREA	PROPOSED PATRONS PER m²
☐ DARLING HOTEL (1092m²)	@ 15 m²/ PERSON = 73 PAX	UNCHANGED (1092m²)	@ 15 m²/ PERSON = UNCHANGED (73 PAX)
☐ INDOOR GAMING (4193m²)	@ 2.5 m²/ PERSON = 1677 PAX	UNCHANGED (4193m²)	@ 2.5 m²/ PERSON = UNCHANGED (1677 PAX)
☐ OUTDOOR GAMING (172m²)	@ 2.5 m²/ PERSON = 69 PAX	UNCHANGED (172m²)	@ 2.5 m²/ PERSON = UNCHANGED (69 PAX)
☐ F+B (2616m²)	@ 1 m²/ PERSON = 2616 PAX	+370m² = +370m² (2986m²)	@ 1 m²/ PERSON = +370 PAX (2986 PAX)
☐ OFFICE/ ADMIN (792m²)	@ 10 m²/ PERSON = 79 PAX	-52 -274 -15 -189m² = -530m² (262m²)	@ 10 m²/ PERSON = -53 PAX (26 PAX)
☐ THEATRE (2535m²)	@ 1 m²/ PERSON = 2535 PAX	UNCHANGED (2535m²)	@ 1 m²/ PERSON = UNCHANGED (2535 PAX)
☐ NIGHT CLUB (906m²)	@ 0.5 m²/ PERSON = 1812 PAX	UNCHANGED (906m²)	@ 0.5 m²/ PERSON = UNCHANGED (1812 PAX)
☐ BOH (17m²)	@ 1 m²/ PERSON = 17 PAX	+15 +104 +52 +155 +419m² = +745m² (762m²)	@ 1 m²/ PERSON = +745 PAX (762 PAX)
☐ CIRCULATION (899m²)	NA	-155 +18 +139m²= +2m² (901m²)	NA
☐ PLANT	NA	NA	NA
☐ NEIGHBOURHOOD CENTRE	NA	+71 +274m² = +345m² (345m²)	@ 1 m²/ PERSON = +345 PAX (345 PAX)
TOTAL EX GFA: 13222m²	TOTAL EX PATRONS: 8878 PAX	TOTAL PROPOSED GFA: +932m² (14154m²)	TOTAL PROPOSED PATRONS: 1407 PAX (10285 PAX)



Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

© dwp Australia Pty Ltd
Registered Business Name dwp Australia ABN 37 169 328 018
David Rose Nominated Architect NSW APR 4862

Consultants
Planner, Heritage & Social
URBIS

Structural & Civil Engineer
TAYLOR THOMSON WHITTING

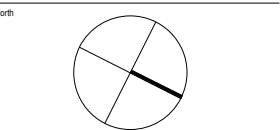
Structural, Mechanical & Fire
Protection Engineer
WSP PARSONS BRINCKERHOFF

Electrical, Communications &
Hydraulic Engineer
UMBOW LAI

BCA Consultant
McKenzie Group

GENERAL LEVELS NOTE:
RLs SHOWN ON
ARCHITECTURAL DRAWINGS
ARE 100m ABOVE AHD
(AUSTRALIAN HEIGHT DATUM).

LEGEND
[Green Box] ADDITIONAL GFA
[Red Box] REDUCED GFA
[Blue Box] CHANGE OF USE
[Hatched Box] OUT OF SCOPE



DA - RESPONSE TO SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

G	RESPONSE TO SUBMISSIONS	02.11.2018
F	MOD13 SUBMISSION	11.08.2017
E	DRAFT ISSUE	23.06.2017
D	DRAFT ISSUE	31.05.2017
C	DRAFT ISSUE	24.05.2017
B	DRAFT ISSUE	10.03.2017
A	DRAFT ISSUE	26.02.2017

Architect
dwp
www.dwp.com

Project
THE STAR - MODIFICATION 13

Location
80 PYRMONT STREET
PYRMONT NSW 2009

Client
THE STAR ENTERTAINMENT GROUP

THE STAR
ENTERTAINMENT GROUP
周大福企業有限公司
Chow Tai Fook Enterprises Limited

遠東發展有限公司
Far East Consortium International Limited

Drawing
PROPOSED SITE PLAN & GFA DIAGRAM -
LEVEL 03

Scale
1: 500 @A1
Date Printed
11/6/2018 4:04:44 PM
Project Number
Drawing Number
Issue

AUSYD160165 MOD13-AS9103 G



EXISTING AREA	EXISTING PATRONS PER m ²	PROPOSED AREA	PROPOSED PATRONS PER m ²
☐ DARLING HOTEL (1098m ²)	@ 15 m ² / PERSON = 73 PAX	UNCHANGED (1098m ²)	@ 15 m ² / PERSON = 73 PAX (UNCHANGED)
☐ OFFICE/ ADMIN (814m ²)	@ 10 m ² / PERSON = 81 PAX	UNCHANGED (814m ²)	@ 10 m ² / PERSON = 81 PAX (UNCHANGED)
☐ INDOOR GAMING (6586m ²)	@ 2.5 m ² / PERSON = 2634 PAX	UNCHANGED (6586m ²)	@ 2.5 m ² / PERSON = 2634 PAX (UNCHANGED)
☐ OUTDOOR GAMING (1844m ²)	@ 2.5 m ² / PERSON = 737 PAX	UNCHANGED (1844m ²)	@ 2.5 m ² / PERSON = 737 PAX (UNCHANGED)
☐ F+B (1386m ²)	@ 1 m ² / PERSON = 1386 PAX	+834m ² = +834m ² (2220m ²)	@ 1 m ² / PERSON = +834 PAX (2220 PAX)
☐ THEATRE (542m ²)	@ 1 m ² / PERSON = 542 PAX	UNCHANGED (542m ²)	@ 1 m ² / PERSON = 542 PAX (UNCHANGED)
☐ EVENT (4877m ²)	MAX. CAPACITY = 4965 PAX	UNCHANGED (4877m ²)	@ 1 m ² / PERSON = 4965 PAX (UNCHANGED)
☐ NEIGHBOURHOOD CENTRE	NA	+393m ² = +393m ² (393m ²)	@ 1 m ² / PERSON = +393 PAX (393 PAX)
☐ CIRCULATION (392m ²)	NA	+437m ² = +437m ² (829m ²)	NA
TOTAL EX GFA: 17539m ²	TOTAL EX PATRONS: 10418 PAX	TOTAL PROPOSED GFA: +1664m ² (19203m ²)	TOTAL PROPOSED PATRONS: +1227 PAX (11645 PAX)