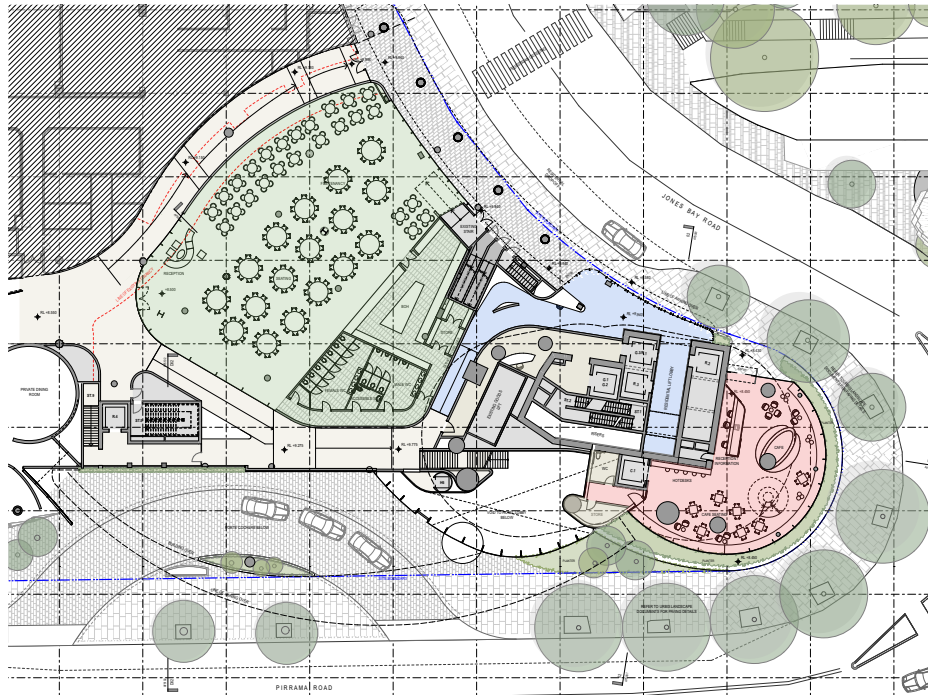
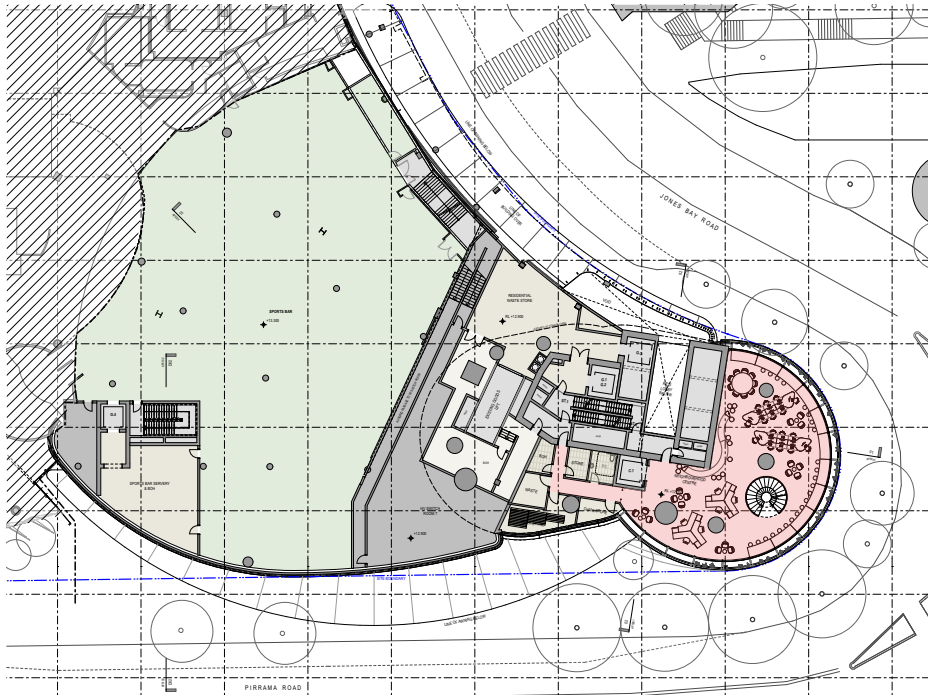


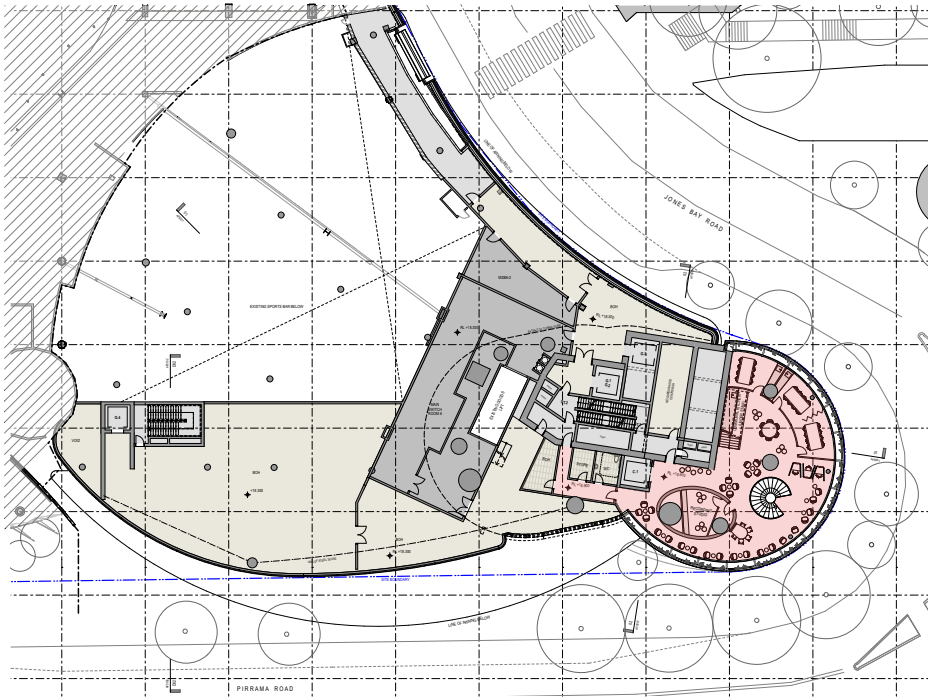
Revised B2 - Hotel Entry Ground Floor Plan



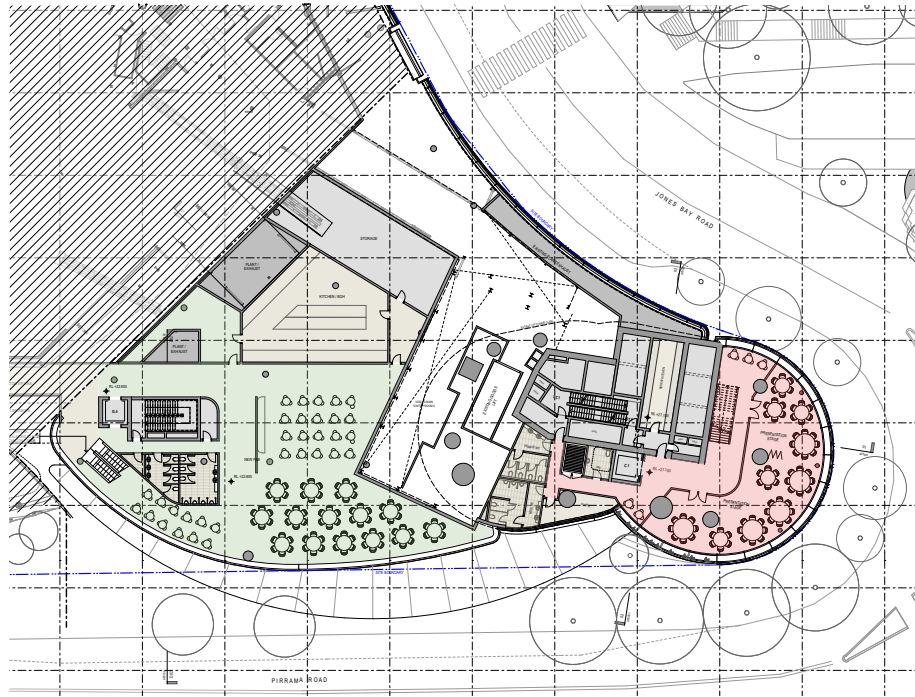
Revised L00- Residential Entry Floor Plan



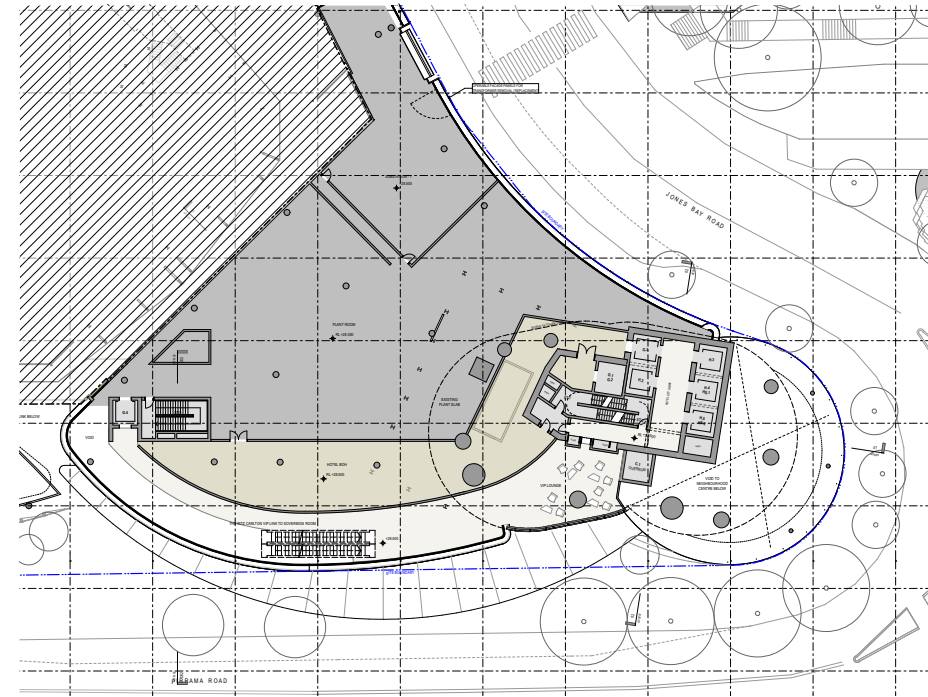
Revised L01- Sports Bar Floor Plan



Revised L02 - Floor Plan



Revised L03 Floor Plan



Revised L04Mezz Floor Plan

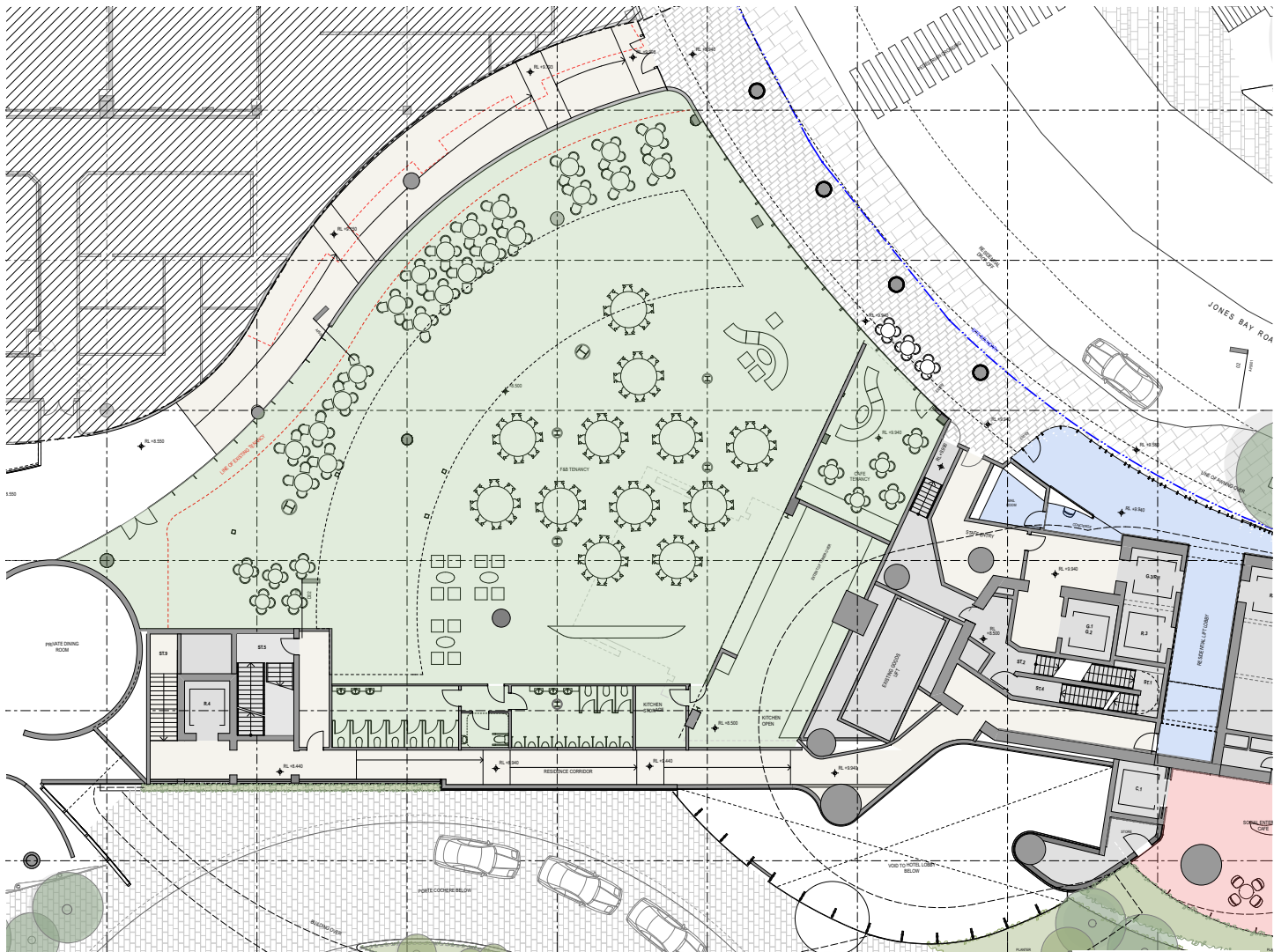
4.3 Jones Bay Road F&B Tenancy

Personal submissions received posed questions regarding the two L00 F&B tenancies to Jones Bay Road. These questions related to several topics, including acoustic conditions, trading hours, operability of the facade and external seating along the colonnade.

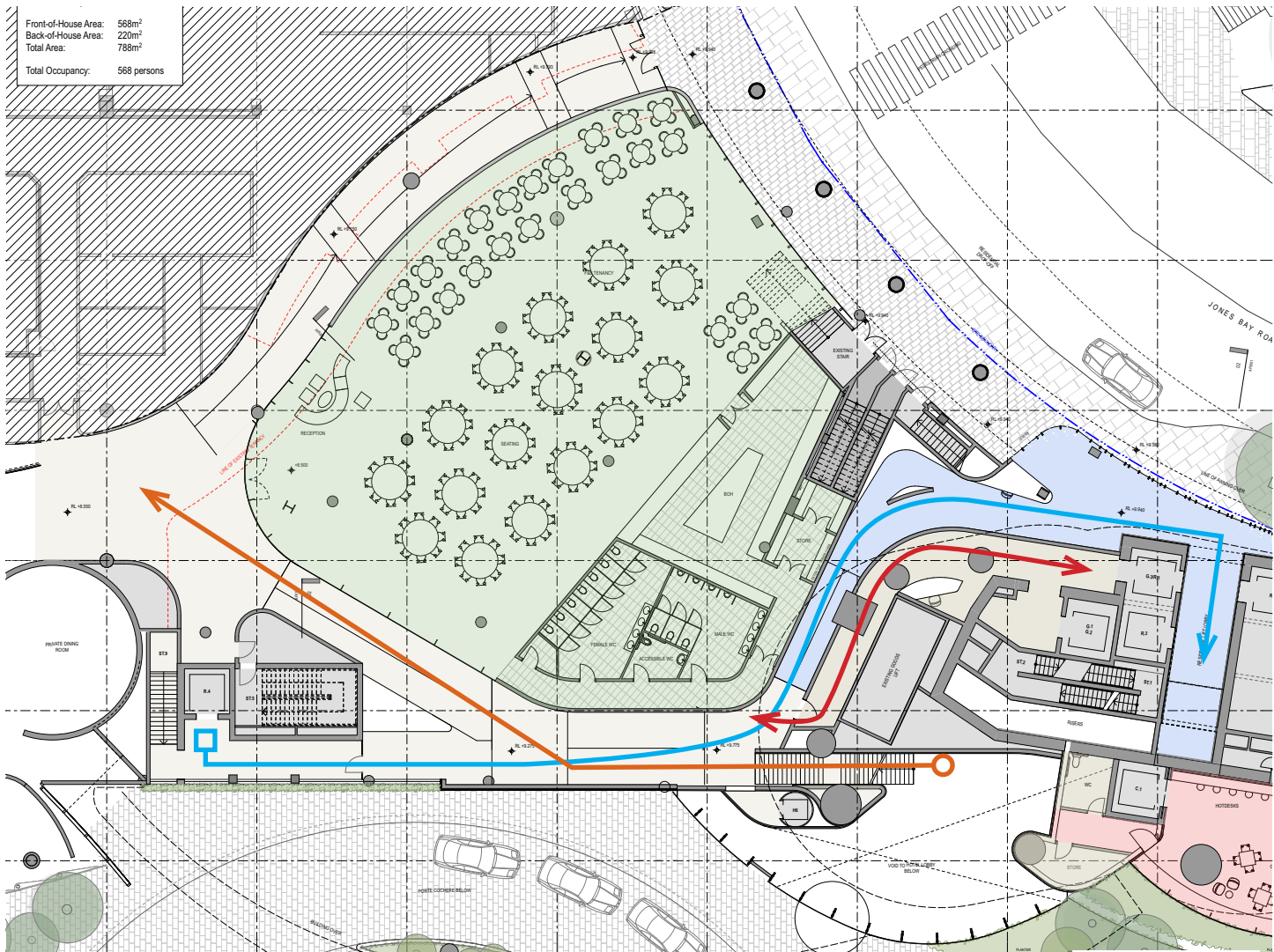
New Restaurant and Retail spaces on Jones Bay Road are missing access points / wall openings / door & glazing details an architectural and design level submission to NSW Planning & Environment and City of Sydney Council level.... Following the basis of current proponents restaurant /retail tenants closing business 11pm - Mon,Tue, Wed, Thur . Midnight - Fri & Sat and 10pm on Sundays. This missing architectural and design detail directly relates to noise pollution / people congregating on Jones Bay Road which will negatively impact sensitive respondents / us living in our home.

In response to these concerns regarding operations and acoustics the following strategies have been implemented since formal lodgement.

- Changes to internal planning and arrangement due to revised Hotel to Star Resort link and reconfigured residential and staff access
- External tenancy seating has been removed
- The Cafe tenancy has been removed due to design development of the residential lobby and egress stairs
- There is to be no facade openings from Jones Bay road colonnade into the F&B tenancy
- Noise emission will be controlled to meet the noise emission criteria set out in the WSP acoustic report throughout detailed design phases.



Formal Lodgment AF3000 L00 FFE Ground Floor Plan



Revised AF3000 L00 FFE Ground Floor Plan

- Ritz Carlton Access → Residential Car stacker Access → Hotel Staff

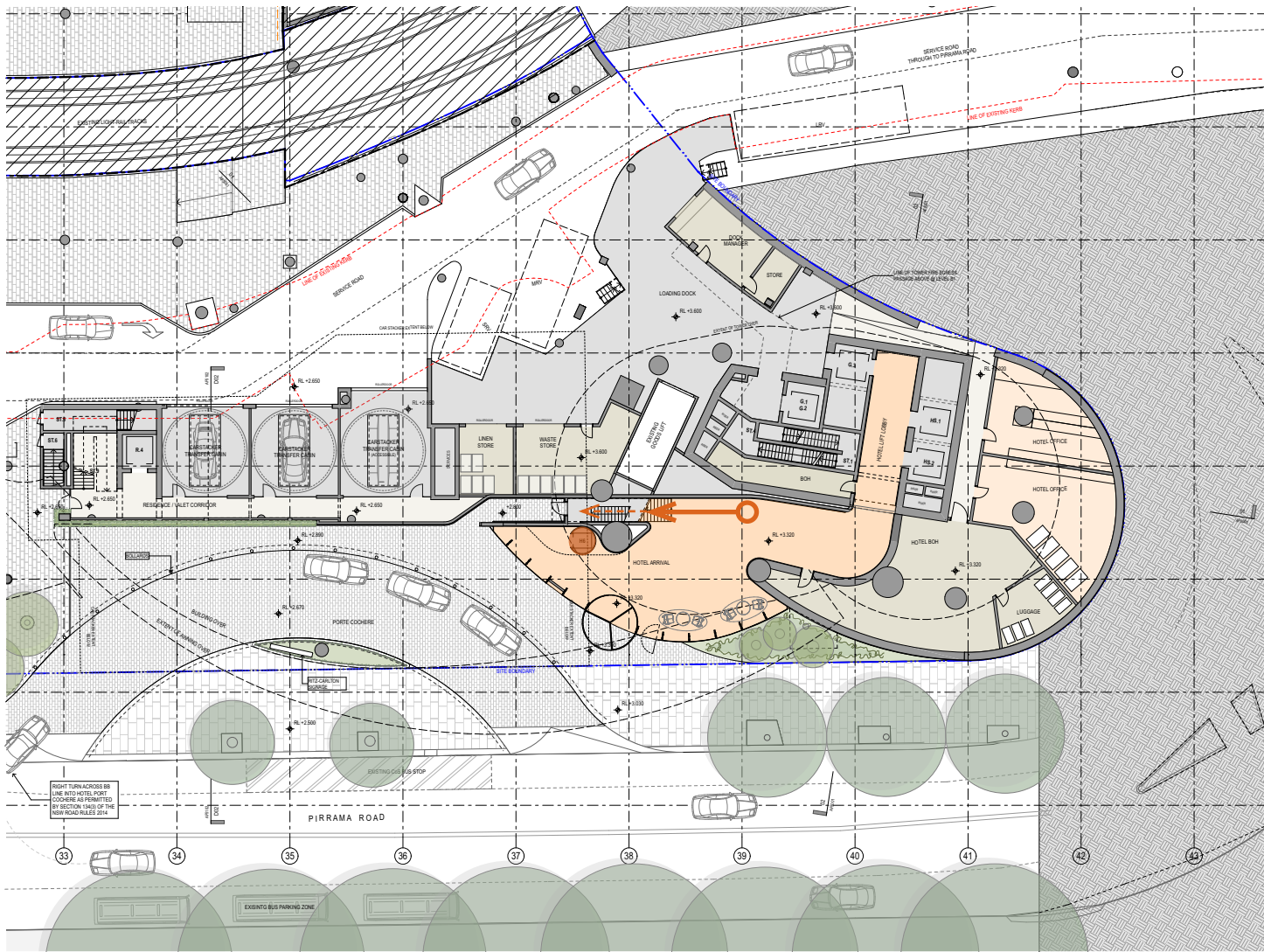
4.4 Revised Ritz Carlton to Star Resort links

Continued design development after formal lodgement has resulted in refinement in access between the proposed Hotel and Residential Tower and the existing Star Resort.

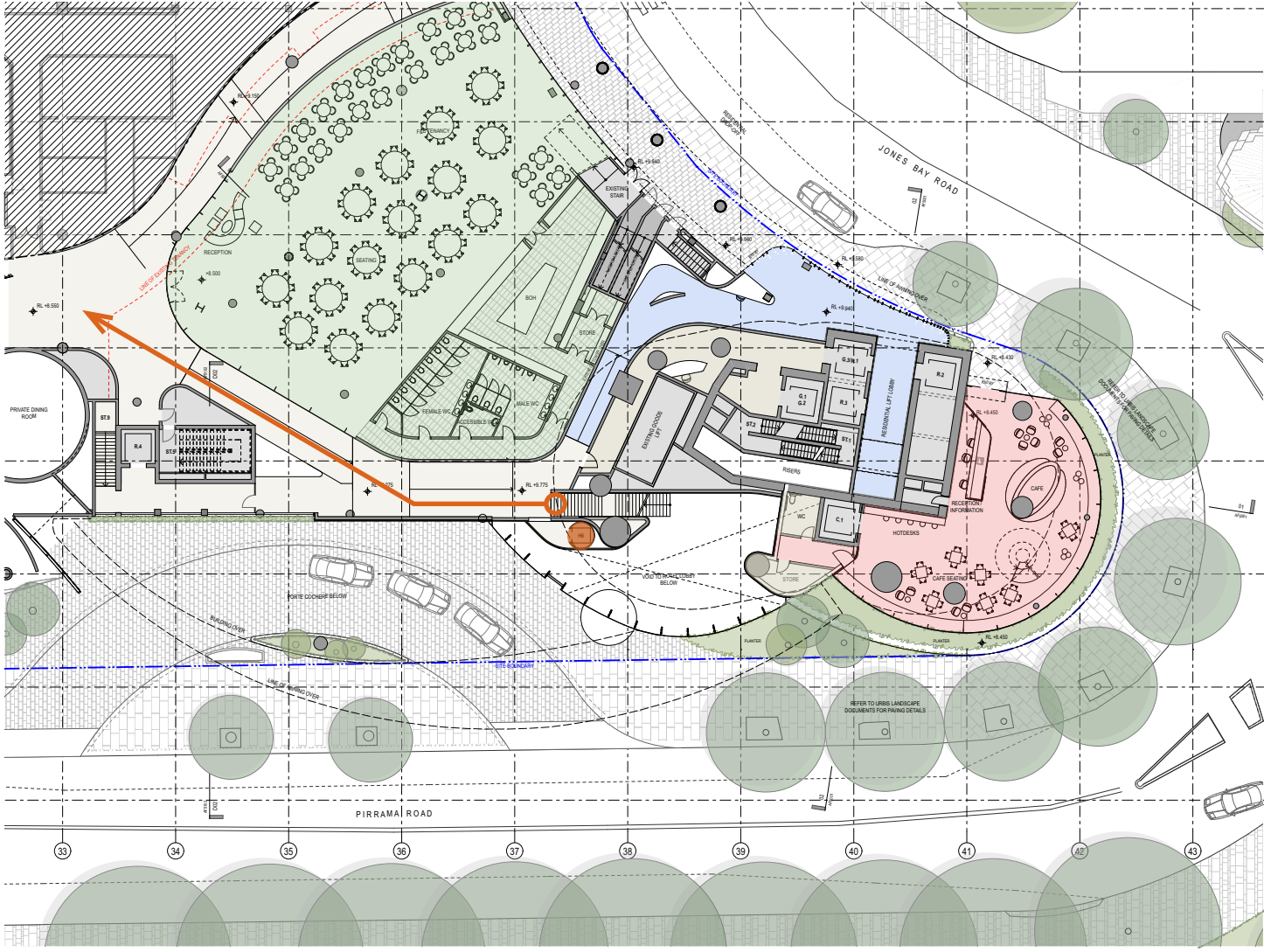
Hotel Lobby to L00 link (New)

Through removal of legacy structure at L00 and sloping show theatre slab under the Sports Bar a new link has been created from the Ritz Carlton Lobby on LB2 to L00 Restaurant Street. Hotel guest and visitors will now be able to move from the lobby fronting Pirrama Road up a grand staircase or DDA compliant lift to the L00 circulation network and into the wider Star resort.

The creation of this important link has resulted in redundancy of two VIP links proposed at formal lodgement.



Revised AF3000 L00 FFE Ground Floor Plan



Revised AF3000 L00 FFE Ground Floor Plan

➡ Ritz Carlton Access

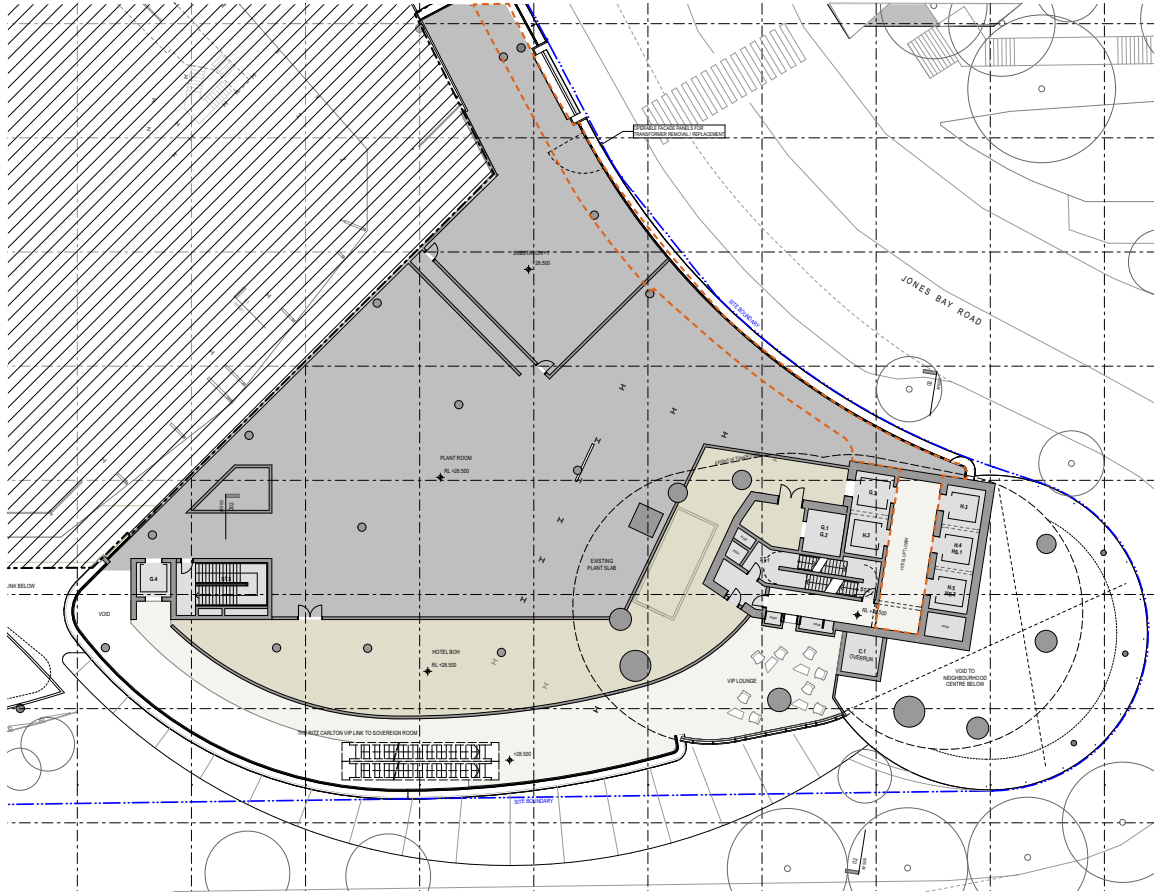
Jones Bay Road VIP link - L04 Mezz
(Removed)

Proposed as a VIP access from the Hotel tower core at L04 mezzanine, this link snaked along the Jones Bay Road facade as a new glass insertion. Length of travel, complications with fire rating and materials, plant room configuration at L04 and the creation of the Ritz Carlton lobby to L00 access has contributed to a reduced viability for this VIP path.

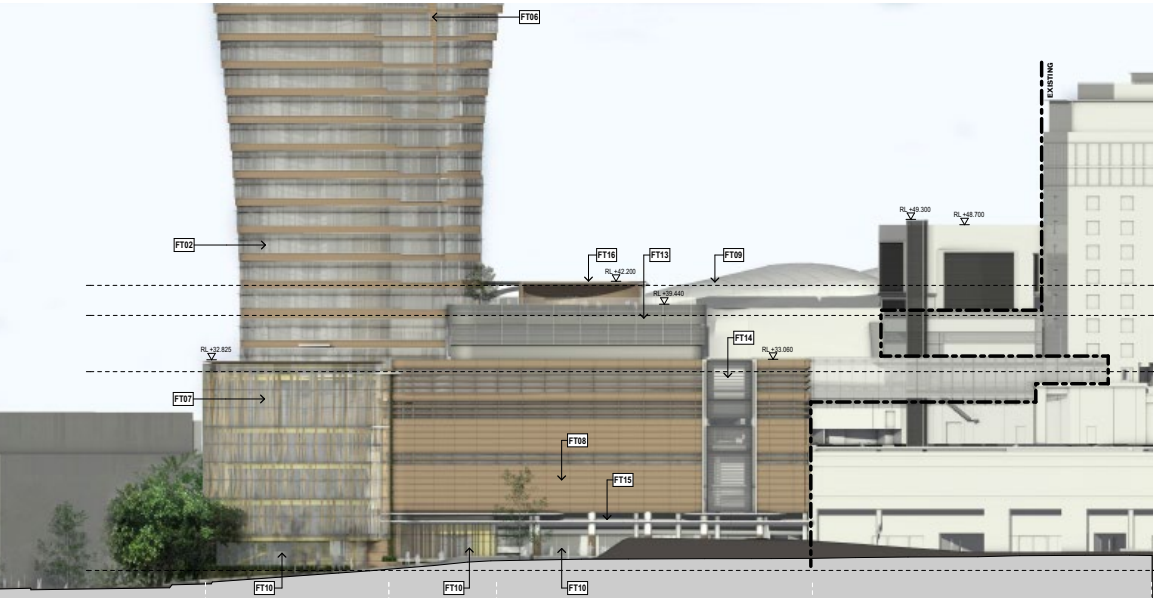
An elevation comparison of Jones Bay Road is shown (right). The revised elevation shows the removal of the glass link, and improved condition for neighbouring residents along Jones Bay Road.



Formal lodgement AF2004 L04 Mezz Floor Plan



Revised AF2004 L04 Mezz Floor Plan



Formal lodgement AF4102 Jones Bay Road Elevation



Revised AF4102 Jones Bay Road Elevation

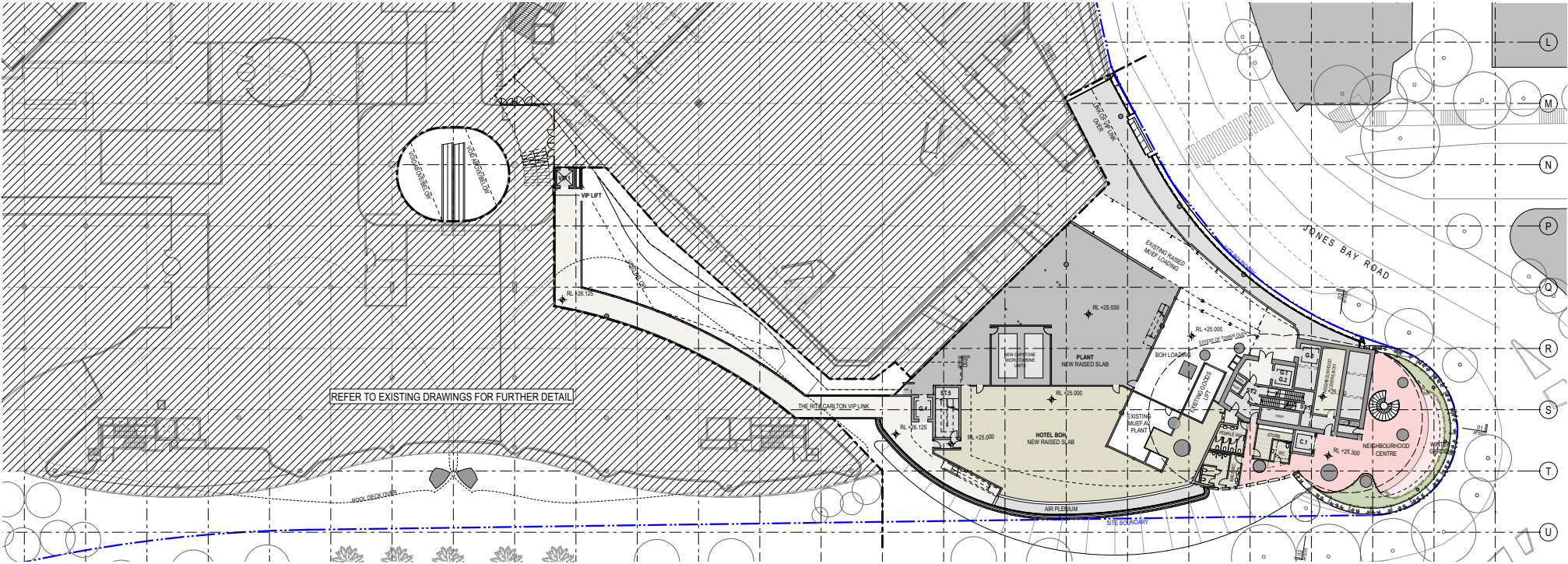
High level L04 - Sovereign VIP link (Removed)

Access from the tower across to the main circulation drum of the Star resort was achieved through two proposed links at formal lodgement.

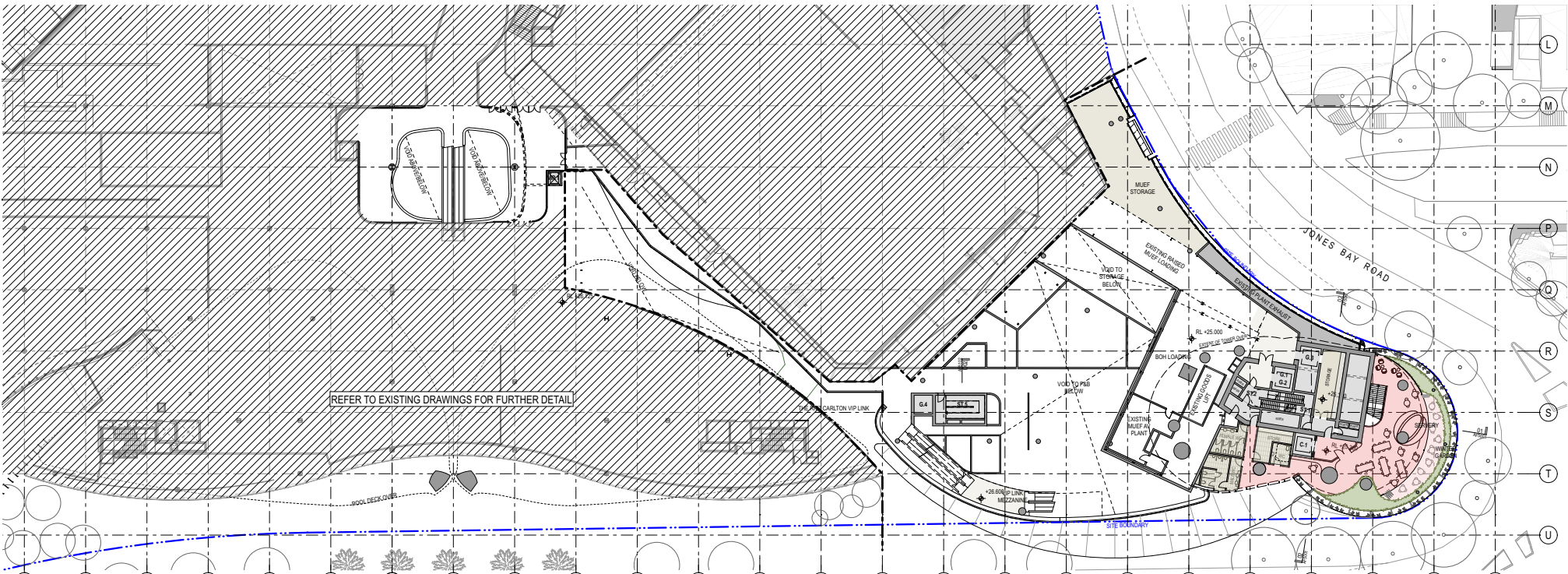
The first at L03 alongside the MUEF is to be retained for the proposal:

Hotel guest will transition from the Tower core along Pirrama Road VIP access and lounge, down through vertical circulation (two proposed escalators or lift R.4 or G.4) to the new L03 F&B tenancy fronting Pirrama road and into the circulation drum at level 03.

The second redundant link was designated at L04 and transitioned through the North F&B tenancy proposed in MOD 14 (shown right top). This resulted in reductions to head height and clearances to the tenancy and complications with a proposed plant room adjacent to the core, stair and associated service rises. This link has been removed to simplify access paths and tenancy conditions as proposed in MOD 14.



Formal lodgement AF1004 Level 04 + Level 04 Mezz Floor Plan



Revised AF1004 Level 04 + Level 04 Mezz Floor Plan - without VIP link

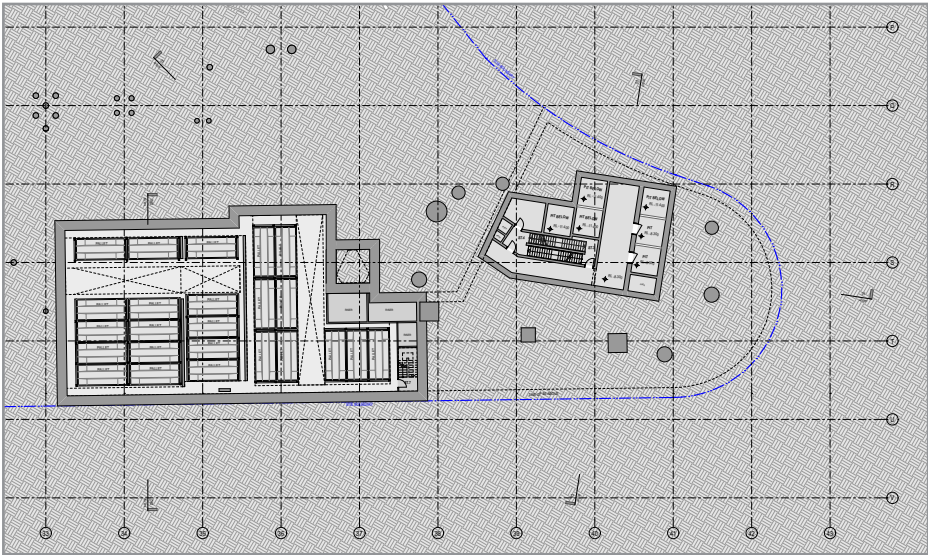
4.5 Car Stacker

Continued development of the car stacker and basement envelope since formal lodgement has resulted in improved efficiencies with a reduction of basement excavation of two levels.

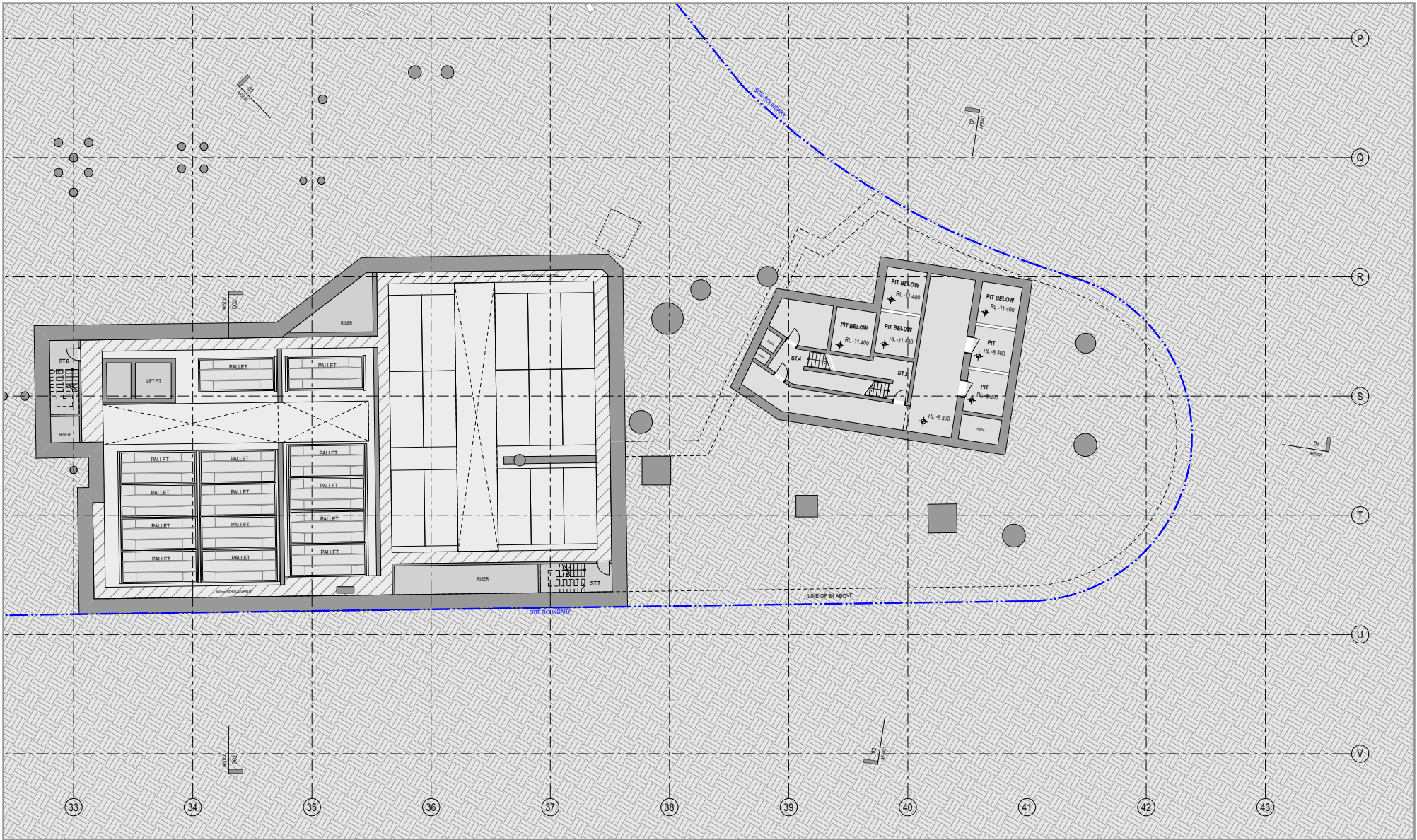
The revised plan (right) highlights the updated basement envelope with removal of existing legacy structure and increased capacity of system 1. This update has also captured an additional egress stair allowing 2 points of egress for access and fire fighting purposes.

The associated sections on the following page demonstrate the reduced excavation of the revised system and updated breakup between residential and hotel valet parking spaces and distribution between the three stacker systems.

The improved spatial efficiency will result in a quicker construction time and removal from site of a reduced amount of excavated material. As such, this amendment is seen as positive in terms of construction impacts



AF201 B5 Floor Plan - Formal lodgement



Revised AF201 B5 Floor Plan - with updated efficient car stacker layout