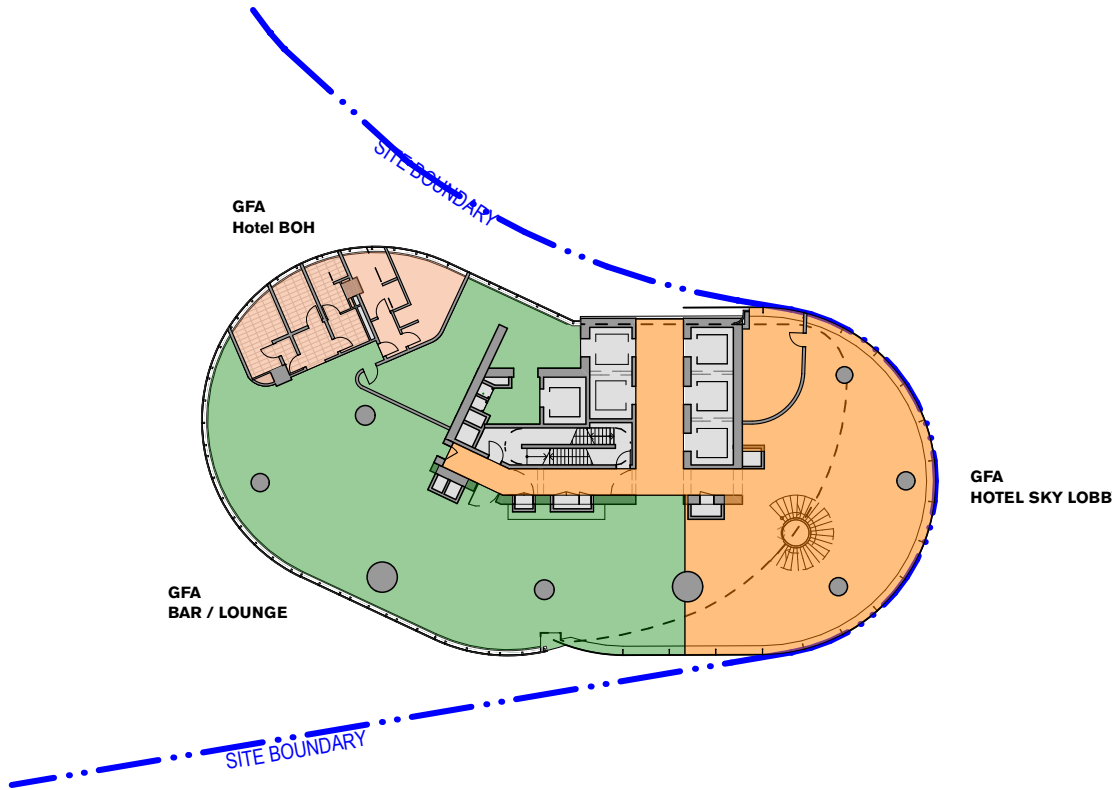
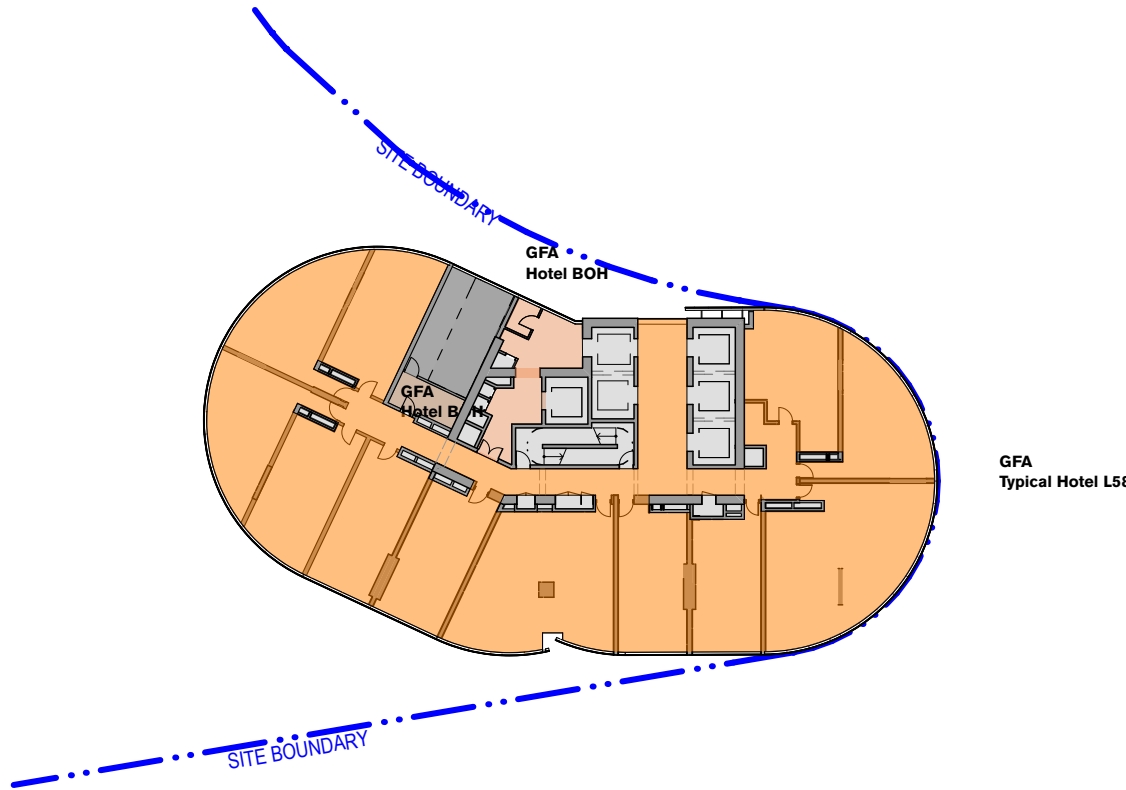
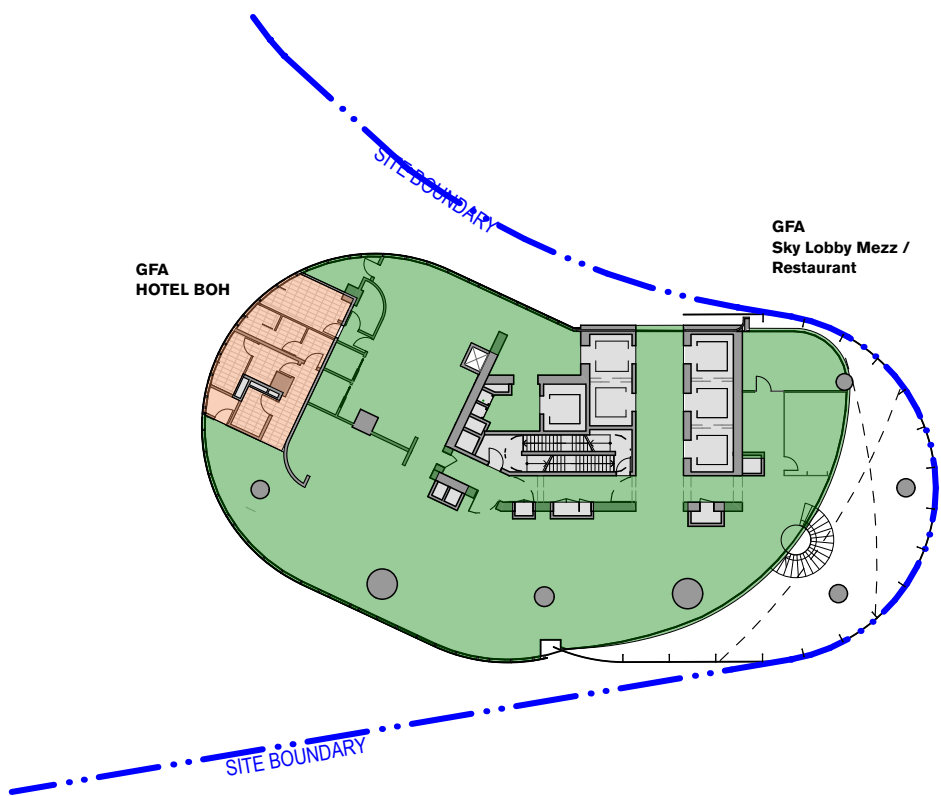




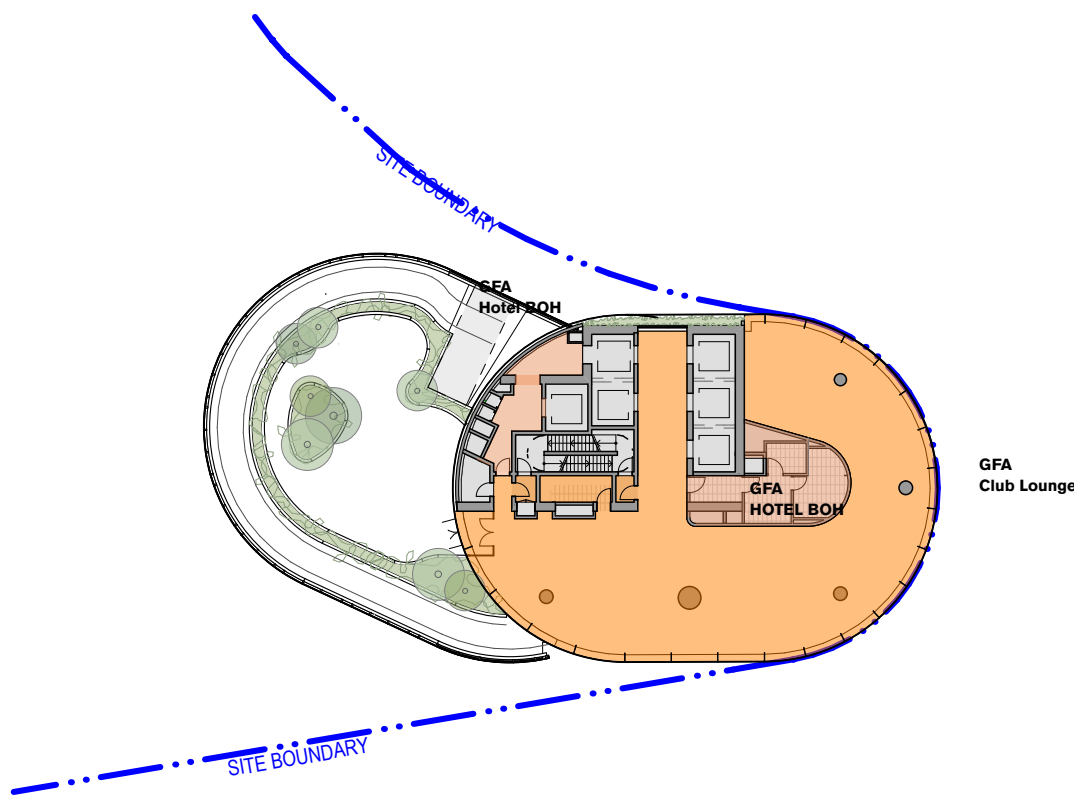
LEVEL 39 Hotel Sky Lobby
1:500



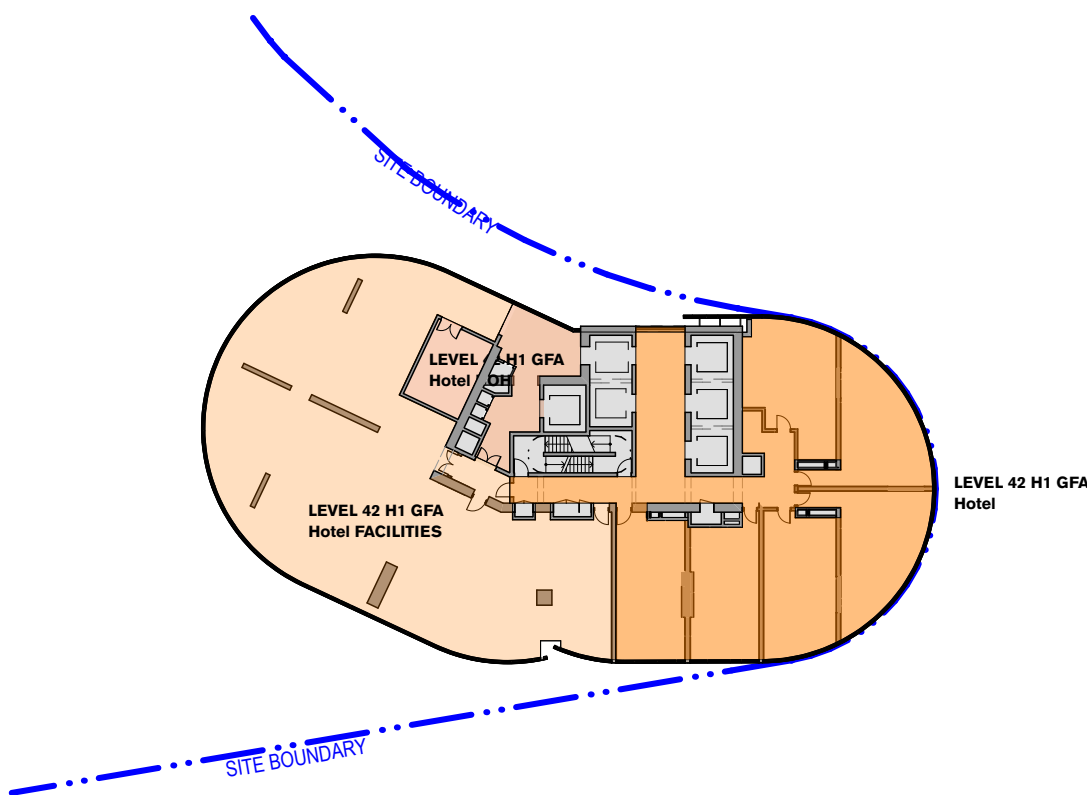
LEVEL 58 H17
1:500



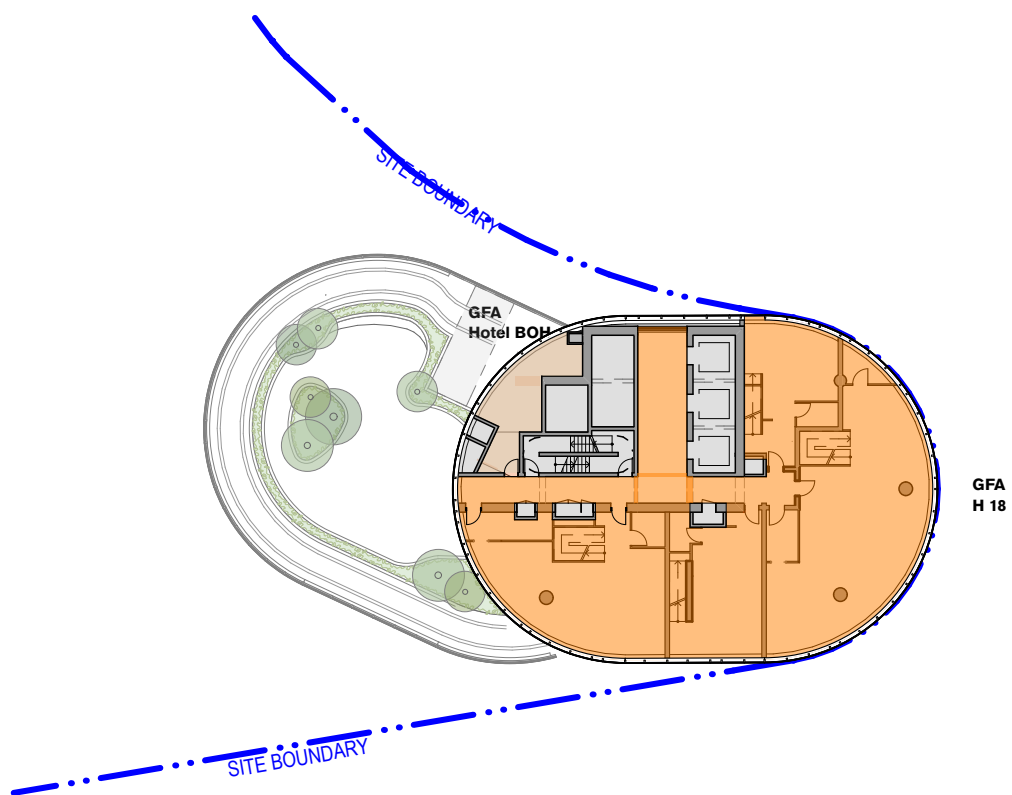
LEVEL 40 Hotel Restaurant
1:500



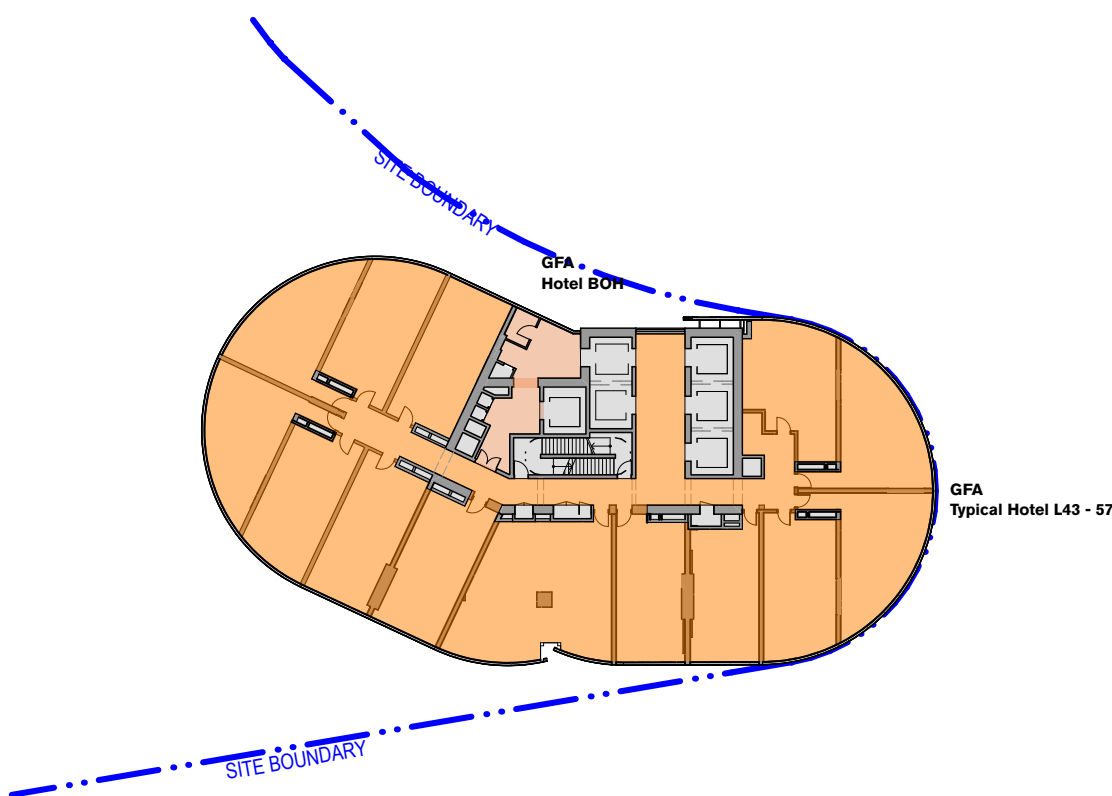
LEVEL 59 Club Lounge & Terrace
1:500



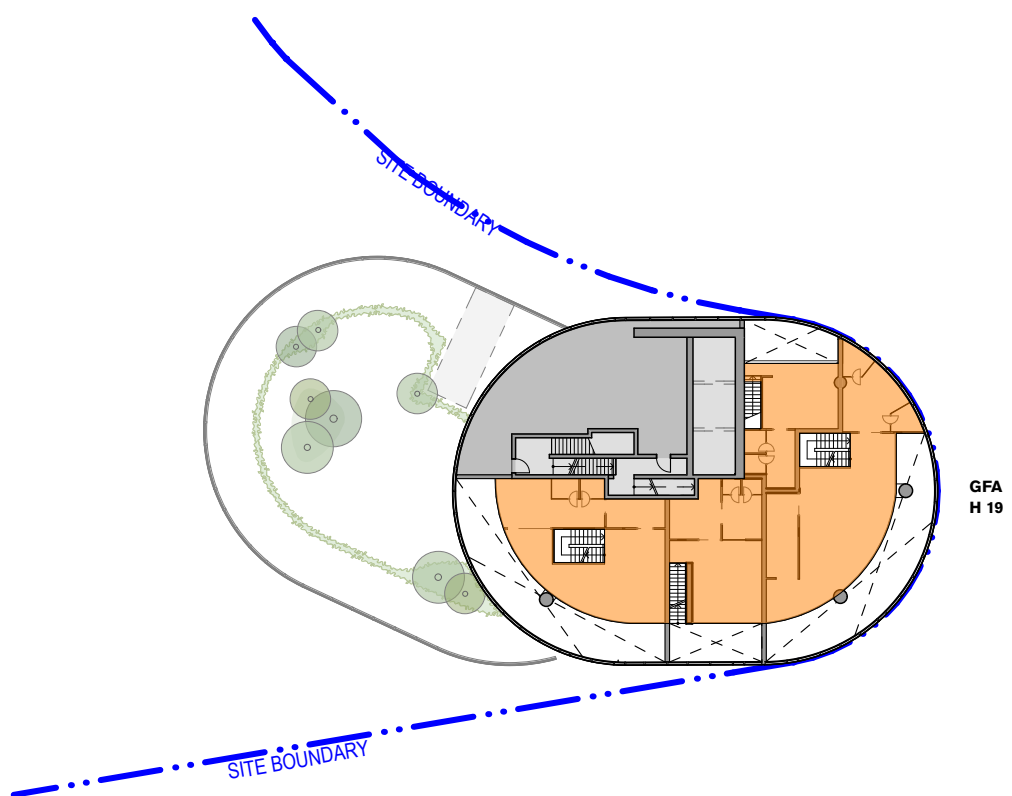
LEVEL 42 H1 - Hotel BOH
1:500



LEVEL 60 H18
1:500



LEVEL 43-57 Typical Hotel
1:500



LEVEL 61 H19
1:500

0 5 10 20m

GENERAL NOTES

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legend

PROPOSED GFA

- HOTEL GFA
- HOTEL BOH GFA
- HOTEL FACILITIES GFA
- NEIGHBOURHOOD CENTRE GFA
- RETAIL F&B GFA
- CIRCULATION GFA
- RESIDENTIAL GFA
- RESIDENTIAL FACILITIES GFA

EXISTING GFA

- EXISTING F&B GFA
- EXISTING CIRCULATION GFA
- EXISTING OFFICE GFA
- EXISTING BOH GFA
- EXISTING RETAIL GFA

EXISTING GFA AS EXTRACTED FROM
DWP SUTERS SUPPLIED DRAWINGS

303496_A90B2_161205
303496_A90B1_161205
303496_A9000_161205
303496_A9001_161205
303496_A9002_161205
303496_A9003_161205

NOTE :
DEDUCT EXISTING (DEMOLISHED) GFA FROM
PROPOSED FIGURES AS REQUIRED.

STOREY / REFERENCE			PROPOSED GFA				
Level	Fir code	Fir to flr	HOTEL	HOTEL FACILITIES	HOTEL BOH	F&B	HOTEL TOTAL
Level 63	Plant						
Level 62	Plant						
Level 61	H19	3200	276				
Level 60	H18	3200	481		30		
Level 59	Club Lounge	4800	424		76		
Level 58	H17	3700	799		45		
Level 57	H16	3200	851		35		
Level 56	H15	3200	851		35		
Level 55	H14	3200	851		35		
Level 54	H13	3200	851		35		
Level 53	H12	3200	851		35		
Level 52	H11	3200	851		35		
Level 51	H10	3200	851		35		
Level 50	H9	3200	851		35		
Level 49	H8	3200	851		35		
Level 48	H7	3200	851		35		
Level 47	H6	3200	851		35		
Level 46	H5	3200	851		35		
Level 45	H4	3200	851		35		
Level 44	H3	3200	851		35		
Level 43	H2	3200	851		35		
Level 42	H1	3500	378	462	62		
Level 41	Plant	4800					
Level 40	Sky Lobby Mezz	4000		66		661	
Level 39	Sky Lobby	4000	346	95		461	
TOTALS			15467	622	739	1122	17951
REVISION B	22.06.17		HOTEL	HOTEL FACILITIES	HOTEL BOH	F&B	HOTEL TOTAL



DA01 1/9/17 DEVELOPMENT APPLICATION NY SMP

rev date name by chk

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
GFA Plans
Tower Hotel GFA Plans

scale 1:500 @ A1 first issued 1/9/17

project code sheet no. revision

SM13 AF6300 DA01



GENERAL NOTES

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legend

FACADE TYPES

FT01 HOTEL FACADE

Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.

FT02 RESIDENTIAL FACADE

Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.

FT03 SKY LOBBY

Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel

FT04 CLUB LOUNGE

Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel

FT05 VERTICAL SLOT - EASTERN

ET06 CORE CLADDING

Unitised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.

FT07 NEIGHBOURHOOD FACADE

Point fixed framed high performance glazing with operable vertical timber shading elements.

FT08 SANDSTONE PODIUM FACADE

Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvres on structural steel support.

FT09 SHELL / RIBBON FACADE

Opaque solid cladding panels on timber grid structure

FT10 PODIUM GLAZING

Aluminium framed high performance concealed/exposed spandrel

FT11 GREEN WALL

Living green wall - plant selection to future details

FT12 TOWER PLANT FACADE

^a Aluminium framed fixed glass louvres with aluminium plan
louvres behind

FT13 PODIUM PLANT FACADE

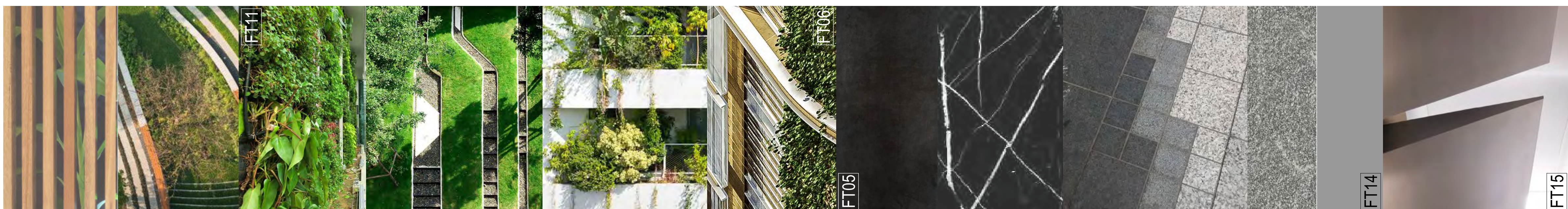
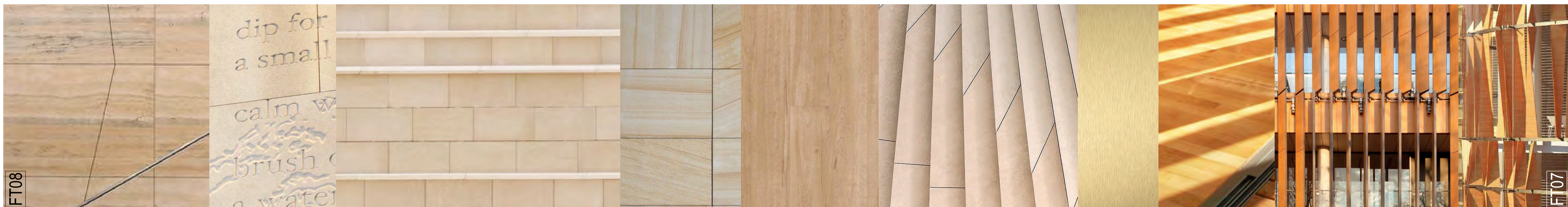
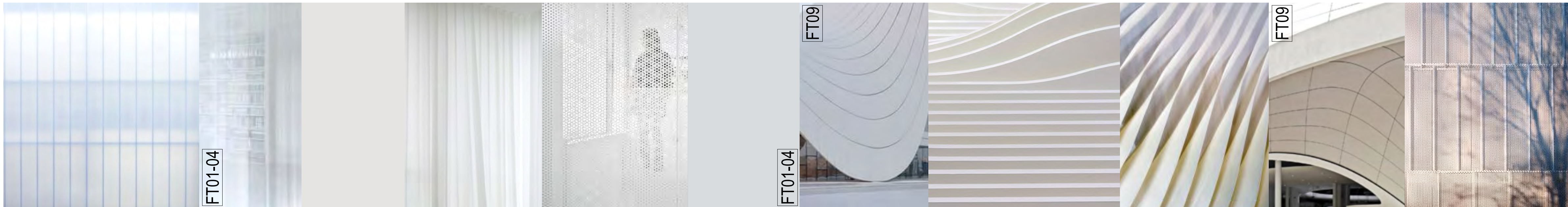
Stainless steel rolled bars with aluminium plant louvres behind

FT14 JONES BAY WINDOW FACADE

Aluminium framed high performance glazing with exposed feature spandrel

FT15 GLAZED AWNING

Steel framed glazed awning



DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

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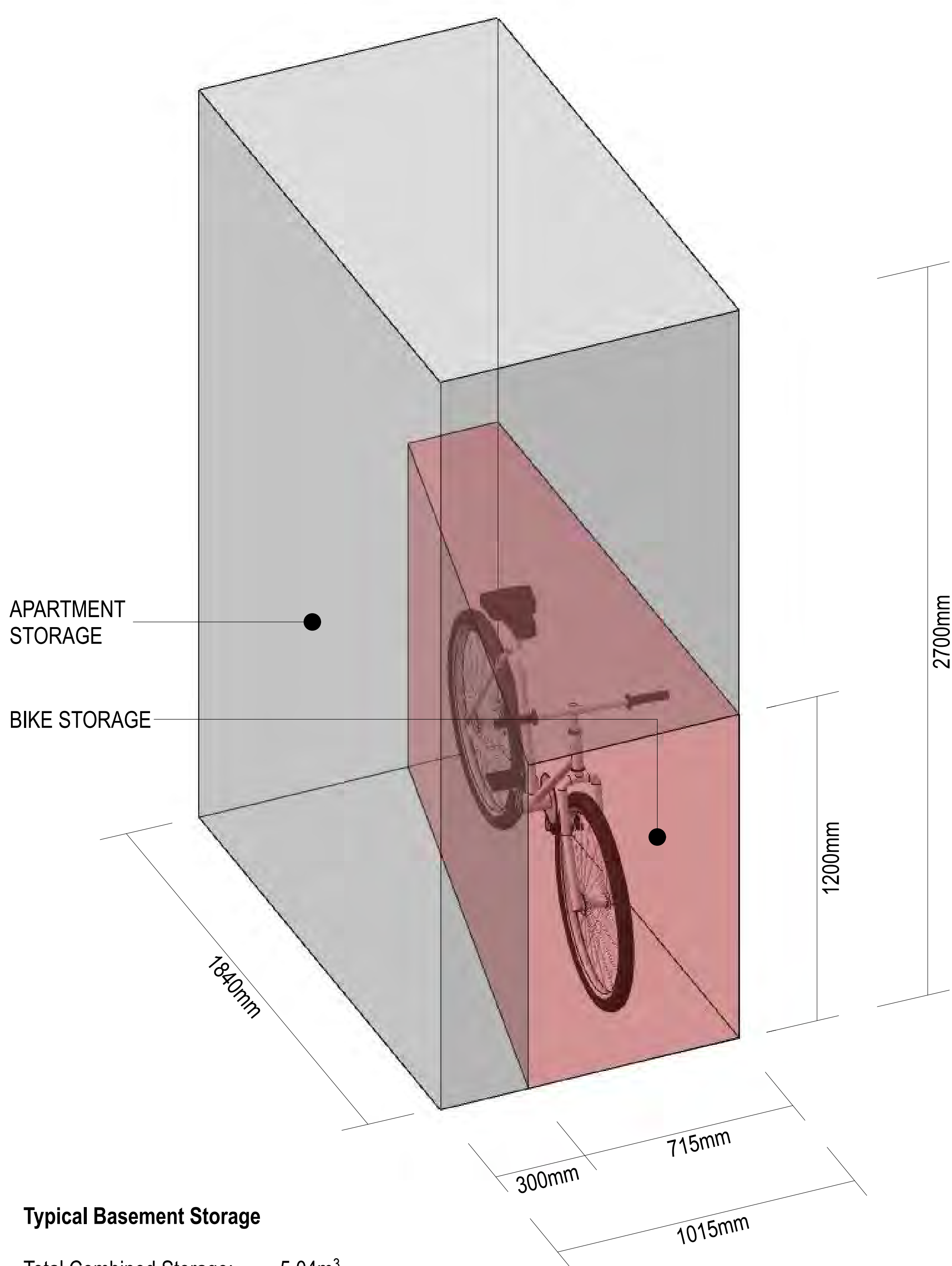
fjmt

project

Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Material Schedules
External Finishes Board

scale	Not to Scale	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF7000	DA02	



Typical Basement Storage

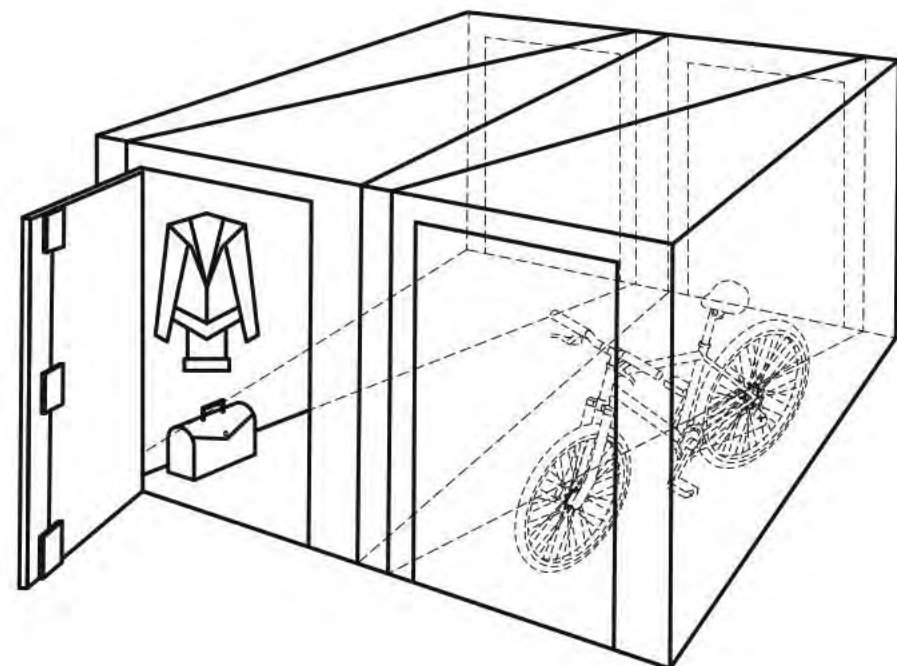
Total Combined Storage: 5.04m³
Bike Storage: -1.12m³
Total Storage: 3.92m³

AS 2890.3:2015

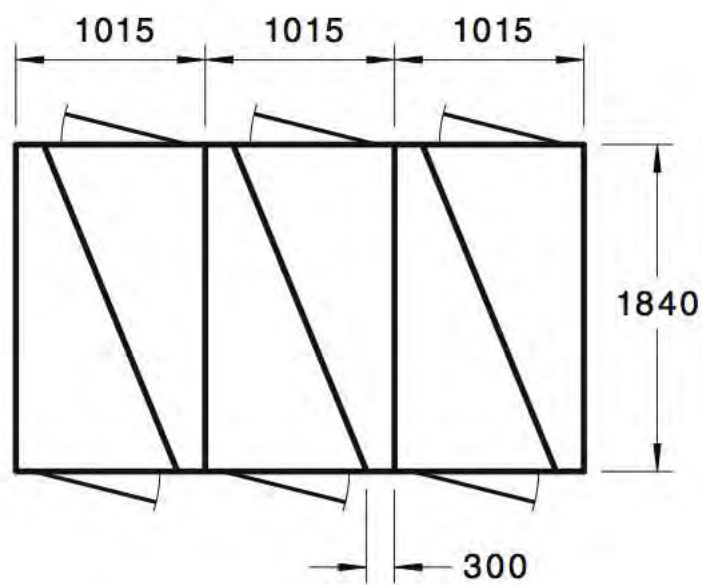
APPENDIX B TYPICAL FORMS OF BICYCLE PARKING (Informative)

B1 LOCKER

Figure B1 shows examples of typical bicycle locker design.

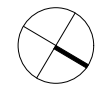


(a) Typical bicycle lockers



(b) Typical double-sided layouts

STOREY / REFERENCE				Storage (m3)					Excess Storage (m3)
Level	Fir code	Apartment No.	Type	Briefed Area (m3)	In-apartment	Basement	Reduction of Bike Volume	TOTAL	
Level 38	A30	387	2 BED	8.0	7.5	5.8	1.1	12.2	4.2
		386	2 BED	8.0	6.0	5.6	1.1	10.5	2.5
		385	2 BED	8.0	7.8	5.6	1.1	12.3	4.3
		384	1 BED	6.0	11.1	5.6	1.1	15.6	9.6
		383	2 BED	8.0	17.6	5.6	1.1	22.1	14.1
Level 37	A29	382	3 BED	10.0	7.0	6.0	1.1	11.9	1.9
		381	2 BED	8.0	5.1	5.6	1.1	9.6	1.6
		377	2 BED	8.0	7.5	5.6	1.1	12.0	4.0
		376	2 BED	8.0	6.0	5.6	1.1	10.5	2.5
		375	2 BED	8.0	7.8	5.6	1.1	12.3	4.3
Level 36	A28	374	1 BED	6.0	11.1	5.6	1.1	15.6	9.6
		373	2 BED	8.0	17.6	5.6	1.1	22.1	14.1
		372	3 BED	10.0	7.0	10.6	1.1	16.5	6.5
		371	2 BED	8.0	5.1	5.6	1.1	9.6	1.6
		367	2 BED	8.0	7.5	5.6	1.1	12.0	4.0
Level 35	A27	366	2 BED	8.0	6.0	5.6	1.1	10.5	2.5
		365	2 BED	8.0	7.8	5.6	1.1	12.3	4.3
		364	1 BED	6.0	11.1	5.6	1.1	15.6	9.6
		363	2 BED	8.0	17.6	5.6	1.1	22.1	14.1
		362	3 BED	10.0	7.0	7.1	1.1	13.0	3.0
Level 34	A26	361	2 BED	8.0	5.1	5.6	1.1	9.6	1.6
		357	2 BED	8.0	7.5	5.6	1.1	12.0	4.0
		356	2 BED	8.0	6.0	5.6	1.1	10.5	2.5
		355	2 BED	8.0	7.8	5.6	1.1	12.3	4.3
		354	1 BED	6.0	11.1	6.0	1.1	16.0	10.0
Level 33	A25	353	2 BED	8.0	17.6	6.0	1.1	22.5	14.5
		352	3 BED	10.0	7.0	6.2	1.1	12.1	2.1
		351	2 BED	8.0	5.1	6.0	1.1	10.0	2.0
		347	2 BED	8.0	7.5	6.0	1.1	12.4	4.4
		346	2 BED	8.0	6.0	6.0	1.1	10.9	2.9
Level 32	A24	345	2 BED	8.0	7.8	6.0	1.1	12.7	4.7
		344	1 BED	6.0	11.1	6.0	1.1	16.0	10.0
		343	2 BED	8.0	17.6	6.0	1.1	22.5	14.5
		342	3 BED	10.0	7.0	6.5	1.1	12.4	2.4
		341	2 BED	8.0	5.1	6.0	1.1	10.0	2.0
Level 31	A23	337	2 BED	8.0	7.5	6.7	1.1	13.1	5.1
		336	2 BED	8.0	6.0	6.7	1.1	11.6	3.6
		335	2 BED	8.0	7.8	5.0	1.1	11.7	3.7
		334	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
		333	2 BED	8.0	17.6	6.8	1.1	23.3	15.3
Level 30	A22	332	3 BED	10.0	7.0	6.5	1.1	12.4	2.4
		331	2 BED	8.0	5.1	6.8	1.1	10.8	2.8
		327	2 BED	8.0	7.5	5.0	1.1	11.4	3.4
		326	2 BED	8.0	6.0	5.0	1.1	9.9	1.9
		325	2 BED	8.0	7.8	8.8	1.1	15.5	7.5
Level 29	A21	324	1 BED	6.0	11.1	7.5	1.1	17.5	11.5
		323	2 BED	8.0	17.6	8.8	1.1	25.3	17.3
		322	3 BED	10.0	7.0	5.7	1.1	11.6	1.6
		321	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		317	2 BED	8.0	7.5	5.0	1.1	11.4	3.4
Level 28	A20	316	2 BED	8.0	6.0	5.0	1.1	9.9	1.9
		315	2 BED	8.0	7.8	5.0	1.1	11.7	3.7
		314	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
		313	2 BED	8.0	17.6	5.0	1.1	21.5	13.5
		312	3 BED	10.0	7.0	7.2	1.1	13.1	3.1
Level 27	A19	311	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		307	2 BED	8.0	7.5	5.0	1.1	11.4	3.4
		306	2 BED	8.0	6.0	5.0	1.1	9.9	1.9
		305	2 BED	8.0	7.8	5.0	1.1	11.7	3.7
		304	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
Level 26	A18	303	2 BED	8.0	17.6	5.0	1.1	21.5	13.5
		302	3 BED	10.0	7.0	5.0	1.1	10.9	0.9
		301	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		297	2 BED	8.0	7.5	5.0	1.1	11.4	3.4
		296	2 BED	8.0	6.0	5.0	1.1	9.9	1.9
Level 25	A17	295	2 BED	8.0	7.8	5.0	1.1	11.7	3.7
		294	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
		293	2 BED	8.0	17.6	5.0	1.1	21.5	13.5
		292	3 BED	10.0	7.0	6.3	1.1	12.2	2.2
		291	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
Level 24	A16	287	1 BED	6.0	3.7	5.0	1.1	7.6	1.6
		286	2 BED	8.0	10.1	5.0	1.1	14.0	6.0
		285	2 BED	8.0	7.6	7.9	1.1	14.4	6.4
		284	1 BED	6.0	11.7	5.0	1.1	15.6	9.6
		283	2 BED	8.0	17.0	5.0	1.1	20.9	12.9
Level 23	A15	282	3 BED	10.0	7.0	6.7	1.1	12.6	2.6
		281	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		277	1 BED	6.0	3.7	5.0	1.1	7.6	1.6
		276	2 BED	8.0	10.1	5.0	1.1	14.0	6.0
		275	2 BED	8.0	7.6	5.0	1.1	11.5	3.5
Level 22	A14	274	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
		273	2 BED	8.0	16.9	5.0	1.1	20.8	12.8
		272	3 BED	10.0	7.0	5.7	1.1	11.6	1.6
		271	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		267	1 BED	6.0	3.7	5.0	1.1	7.6	1.6
Level 21	A13	266	2 BED	8.0	9.6	5.0	1.1	13.4	5.4
		265	2 BED	8.0	7.6	5.0	1.1	11.5	3.5
		264	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
		263	2 BED	8.0	16.9	5.0	1.1	20.8	12.8
		262	3 BED	10.0	7.0	9.0	1.1	14.9	4.9
Level 20	A12	261	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		257	1 BED	6.0	3.7	5.0	1.1	7.6	1.6
		256	2 BED	8.0	9.7	5.0	1.1	13.6	5.6
		255	2 BED	8.0	7.5	5.0	1.1	11.2	3.2
		254	1 BED	6.0	11.1	5.0	1.1	15.0	9.0
Level 19	A11	253	2 BED	8.0	16.9	5.0	1.1	20.8	12.8
		252	3 BED	10.0	7.0	5.8	1.1	11.7	1.7
		251	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		247	2 BED	8.0	5.6	5.0	1.1	9.5	1.5
		245	2 BED	8.0	7.6	5.0	1.1	11.4	3.4
Level 18	A10	244	1 BED	6.0	8.6	5.0	1.1	12.4	6.4
		243	2 BED	8.0	15.2	5.5	1.1	19.6	11.6
		242	3 BED	10.0	6.9	5.0	1.1	10.8	0.8
		241	2 BED	8.0	5.1	5.0	1.1	9.0	1.0
		237	1 BED	6.0	3.1	5.0	1.1	7.0	1.0



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legend

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8.0
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Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAVI161712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

https://www.fjmt.com.au/Q/GAD1RM2336/Details

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by chk

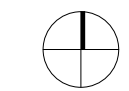
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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

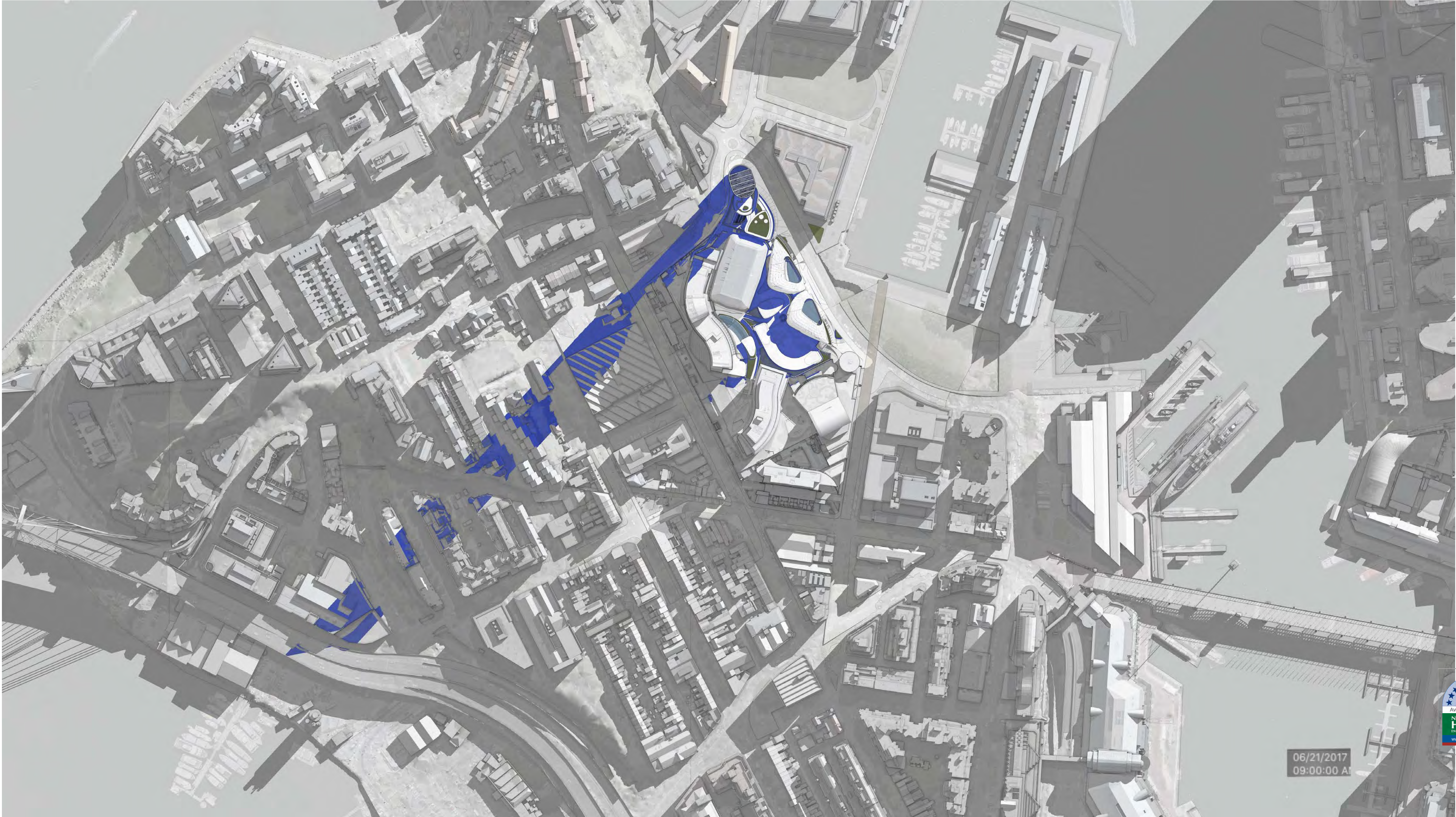
title
ADG Compliance Diagrams
Communal Open Space Area

scale	1:150 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8002	DA01	



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legend



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Assessor Name:
Accreditation number:
Certificate date:
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GAD1RM2336
Nicholas Asha
VIC/BDAV161712
2 Aug 2018
20-80 Pyrmont St,
Pyrmont NSW 2009
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<https://www.fjmtstudio.com.au>
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DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Shadow Diagrams
June 21st 9am

scale	Not to Scale	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8101	DA01	



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legend



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Average star rating

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Real Estate Australia

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Certificate Number: GAD1RM2336

Assessor Name: Nicholas Asha

Accreditation number: VIC/BDAVI161712

Certificate date: 2 Aug 2018

Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009

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GAD1RM2336/GAD1RM2336

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Shadow Diagrams
June 21st 10am

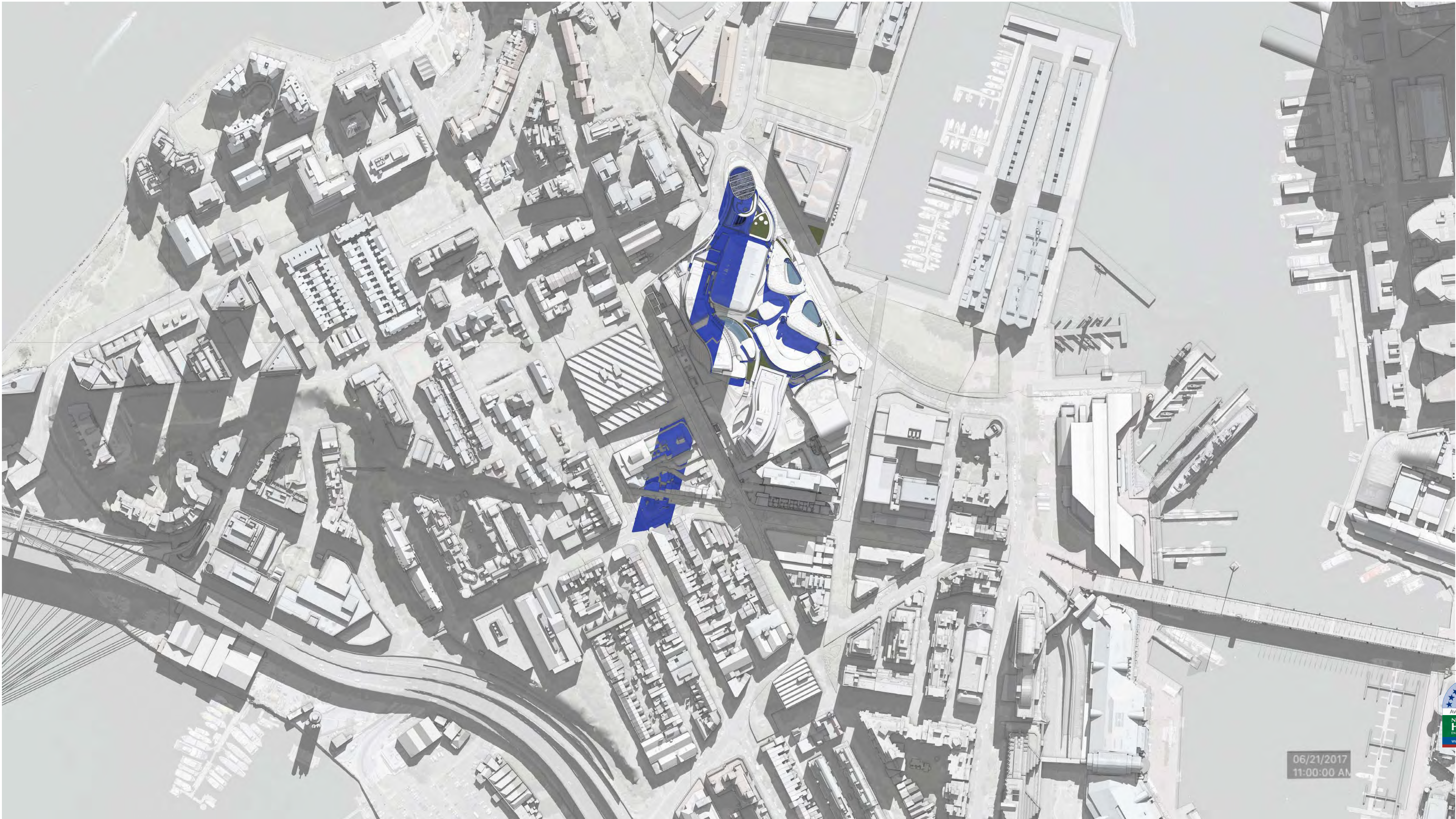
scale	Not to Scale	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8102	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend



8.0

Average star rating

NATIONWIDE HOUSE

Real Estate Australia

www.nathers.gov.au

Certificate Number: GAD1RM2336

Assessor Name: Nicholas Asha

Accreditation number: VIC/BDAVI161712

Certificate date: 2 Aug 2018

Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009

www.nathers.gov.au

https://www.fjmt.com.au/Q/GAD1RM2336/GAD1RM2336/GAD1RM2336

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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