

HOTEL ROOM UNIT DATA

NOTE:
AREAS TO CENTRELINE OF DEMISE WALLS,
INCLUDES FACADE ZONE, EXCLUDES DUCT AREAS

LEVEL 5				
Room No.	Aspect	Typology	Area	Accessible
501	N	JS	63.4	
502	N	K	41.2	
503	N	UA	42.2	✓
504	N	K	43.1	
505	N	QQ	43.9	
506	N	K	44.8	
507	N	K	45.5	
508	N	K	46.2	
509	S	QQ	38.8	
510	S	K	38.8	
511	S	QQ	38.8	
512	S	K	38.8	
513	S	K	38.8	
514	S	QQ	38.8	
515	S	JS	78.2	
516	E	QQ	42.4	
517	E	K	40.0	
518	E	QQ	40.0	
519	E	K	51.7	

LEVEL 6				
Room No.	Aspect	Typology	Area	Accessible
601	N	JS	81.8	
602	N	K	38.3	
603	N	UA	38.3	✓
604	N	K	38.3	
605	N	QQ	38.3	
606	N	K	38.3	
607	N	K	38.3	
608	S	QQ	38.8	
609	S	K	38.8	
610	S	QQ	38.8	
611	S	K	38.8	
612	S	K	38.8	
613	S	QQ	38.8	
614	S	K	38.8	
615	S	K	57.0	
616	E	QQ	42.4	
617	E	K	40.0	
618	E	K	40.0	
619	E	K	51.7	

LEVEL 7				
Room No.	Aspect	Typology	Area	Accessible
701	N	JS	55.7	
702	N	K	38.3	
703	N	K	38.3	
704	N	UA	38.3	✓
705	N	K	38.3	
706	N	QQ	38.3	
707	N	K	38.3	
708	N	K	38.3	
709	S	K	38.8	
710	S	K	38.8	
711	S	QQ	38.8	
712	S	K	38.8	
713	S	QQ	38.8	
714	S	K	38.8	
715	S	K	38.8	
716	S	QQ	38.8	
717	S	K	38.8	
718	S	JS	71.7	
719	E	QQ	42.4	
720	E	K	40.0	
721	E	K	40.0	
722	E	K	51.7	

LEVEL 8				
Room No.	Aspect	Typology	Area	Accessible
801	N	JS	68.9	
802	N	K	38.3	
803	N	K	38.3	
804	N	UA	38.3	✓
805	N	K	38.3	
806	N	QQ	38.3	
807	N	K	38.3	
808	N	K	38.3	
809	S	K	38.8	
810	S	K	38.8	
811	S	QQ	38.8	
812	S	K	38.8	
813	S	QQ	38.8	
814	S	K	38.8	
815	S	K	38.8	
816	S	QQ	38.8	
817	S	K	38.8	
818	S	K	38.8	
819	S	JS	60.5	
820	E	QQ	42.4	
821	E	K	40.0	
822	E	K	40.0	
823	E	JS	51.7	

LEVEL 9				
Room No.	Aspect	Typology	Area	Accessible
901	N	JS	82.8	
902	N	K	38.3	
903	N	K	38.3	
904	N	K	38.3	
905	N	UA	38.3	✓
906	N	QQ	38.3	
907	N	K	38.3	
908	N	K	38.3	
909	S	K	38.8	
910	S	K	38.8	
911	S	QQ	38.8	
912	S	K	38.8	
913	S	QQ	38.8	
914	S	K	38.8	
915	S	K	38.8	
916	S	QQ	38.8	
917	S	K	38.8	
918	S	K	38.8	
919	S	JS	60.5	
920	E	QQ	42.4	
921	E	K	40.0	
922	E	K	40.0	
923	E	K	51.7	

LEVEL 10				
Room No.	Aspect	Typology	Area	Accessible
1001	N	JS	56.6	
1002	N	K	38.3	
1003	N	K	38.3	
1004	N	K	38.3	
1005	N	UA	38.3	✓
1006	N	K	38.3	
1007	N	QQ	38.3	
1008	N	K	38.3	
1009	N	K	38.3	
1010	S	K	38.8	
1011	S	K	38.8	
1012	S	QQ	38.8	
1013	S	K	38.8	
1014	S	QQ	38.8	
1015	S	K	38.8	
1016	S	K	38.8	
1017	S	QQ	38.8	
1018	S	K	38.8	
1019	S	K	38.8	
1020	S	JS	73.9	
1021	E	QQ	42.4	
1022	E	K	40.0	
1023	E	K	40.0	
1024	E	K	51.7	

LEVEL 11				
Room No.	Aspect	Typology	Area	Accessible
1101	N	JS	69.0	
1102	N	K	38.3	
1103	N	K	38.3	
1104	N	K	38.3	
1105	N	UA	38.3	✓
1106	N	K	38.3	
1107	N	QQ	38.3	
1108	N	K	38.3	
1109	N	K	38.3	
1110	S	K	38.8	
1111	S	K	38.8	
1112	S	QQ	38.8	
1113	S	K	38.8	
1114	S	QQ	38.8	
1115	S	K	38.8	
1116	S	K	38.8	
1117	S	QQ	38.8	
1118	S	K	38.8	
1119	S	K	38.8	
1120	S	K	38.8	
1121	S	K	46.7	
1122	E	QQ	42.4	
1123	E	K	40.0	
1124	E	K	40.0	
1125	E	K	51.7	

LEVEL 12				
Room No.	Aspect	Typology	Area	Accessible
1201	N	JS	81.0	
1202	N	K	38.3	
1203	N	K	38.3	
1204	N	K	38.3	
1205	N	UA	38.3	✓
1206	N	K	38.3	
1207	N	QQ	38.3	
1208	N	K	38.3	
1209	N	K	38.3	
1210	S	K	38.8	
1211	S	K	38.8	
1212	S	QQ	38.8	
1213	S	K	38.8	
1214	S	QQ	38.8	
1215	S	K	38.8	
1216	S	K	38.8	
1217	S	QQ	38.8	
1218	S	K	38.8	
1219	S	K	38.8	
1220	S	K	38.8	
1221	S	K	56.9	
1222	E	QQ	42.4	
1223	E	K	40.0	
1224	E	K	40.0	
1225	E	K	51.7	

LEVEL 13				
Room No.	Aspect	Typology	Area	Accessible
1301	N	JS	53.1	
1302	N	K	38.3	
1303	N	K	38.3	
1304	N	K	38.3	
1305	N	K	38.3	
1306	N	UA	38.3	✓
1307	N	K	38.3	
1308	N	QQ	38.3	
1309	N	K	38.3	
1310	N	K	38.3	
1311	S	K	38.8	
1312	S	K	38.8	
1313	S	QQ	38.8	
1314	S	K	38.8	
1315	S	QQ	38.8	
1316	S	K	38.8	
1317	S	K	38.8	
1318	S	QQ	38.8	
1319	S	K	38.8	
1320	S	K	38.8	
1321	S	K	38.8	
1322	S	K	66.8	
1323	E	QQ	42.4	
1324	E	K	40.0	
1325	E	K	40.0	
1326	E	K	51.7	

LEVEL 14				
Room No.	Aspect	Typology	Area	Accessible
1401	N	JS	63.3	
1402	N	K	38.3	
1403	N	K	38.3	
1404	N	K	38.3	
1405	N	UA	38.3	✓
1406	N	K	38.3	
1407	N	K	38.3	
1408	N	JS	77.1	
1409	N	K	38.3	
1410	S	K	38.8	
1411	S	K	38.8	
1412	S	QQ	38.8	
1413	S	K	38.8	
1414	S	QQ	38.8	
1415	S	K	38.8	
1416	S	K	38.8	
1417	S	QQ	38.8	
1418	S	K	38.8	
1419	S	K	38.8	
1420	S	K	38.8	
1421	S	JS	74.7	
1422	E	QQ	42.4	
1423	E	K	40.0	
1424	E	K	40.0	
1425	E	K	51.7	

LEVEL 15				
Room No.	Aspect	Typology	Area	Accessible
1501	N	JS	73.2	
1502	N	K	43.2	
1503	N	K	38.3	
1504	N	K	38.3	
1505	N	K	38.3	
1506	N	UA	38.3	✓
1507	N	K	38.3	
1508	N	JS	77.1	
1509	N	K	38.3	
1510	S	K	38.8	
1511	S	K	38.8	
1512	S	QQ	38.8	
1513	S	K	38.8	
1514	S	QQ	38.8	
1515	S	K	38.8	
1516	S	K	38.8	
1517	S	QQ	38.8	
1518	S	K	38.8	
1519	S	K	38.8	
1520	S	K	38.8	
1521	S	K	38.8	
1522	S	K	43.2	
1523	E	QQ	42.4	
1524	E	K	40.0	
1525	E	K	40.0	
1526	E	K	51.7	

LEVEL 16				
Room No.	Aspect	Typology	Area	Accessible
1601	N	JS	81.3	
1602	N	K	38.3	
1603	N	K	38.3	
1604	N	K	38.3	
1605	N	K	38.3	
1606	N	UA	38.3	✓
1607	N	K	38.3	
1608	N	JS	77.1	
1609	S	K	38.8	
1610	S	K	38.8	
1611	S	K	38.8	
1612	S	K	38.8	
1613	S	QQ	38.8	
1614	S	K	38.8	
1615	S	K	38.8	
1616	S	QQ	38.8	
1617	S	K	38.8	
1618	S	K	38.8	
1619	S	K	38.8	
1620	S	K	38.8	
1621	S	K	50.2	
1622	E	QQ	42.4	
1623	E	K	40.0	
1624	E	K	40.0	
1625	E	K	51.7	

LEVEL 17				
Room No.	Aspect	Typology	Area	Accessible
1701	N	JS	85.9	
1702	N	K	38.3	
1703	N	K	38.3	
1704	N	K	38.3	
1705	N	K	38.3	
1706	N	UA	38.3	✓
1707	N	K	38.3	
1708	N	K	38.3	
1709	N	K	38.3	
1710	S	K	38.8	
1711	S	K	38.8	
1712	S	QQ	38.8	
1713	S	K	38.8	
1714	S	K	38.8	
1715	S	QQ	38.8	
1716	S	K	38.8	
1717	S	K	38.8	
1718	S	K	38.8	
1719	S	K	38.8	
1720	S	K	55.6	
1721	E	QQ	42.4	
1722	E	K	40.0	
1723	E	K	40.0	
1724	E	K	51.7	

NOTE:
AREAS TO CENTRELINE OF DEMISE WALLS,
INCLUDES FACADE ZONE, EXCLUDES DUCT AREAS

LEVEL 6				
Apt No.	Aspect	Typology	Area	Accessible
1	N	1B	53.0	
2	N	2B	80.0	
3	N	2B	80.0	
4	N	1B	63.5	✓
5	N	1B	62.5	
6	S	2B	76.0	
7	S	1B	56.5	
8	S	1B	56.5	
9	S	1B	56.5	
10	S	1B	56.0	
11	S	2B	87.5	

LEVEL 7				
Apt No.	Aspect	Typology	Area	Accessible
12	N	1B	61.5	
13	N	2B	80.0	
14	N	2B	80.0	
15	N	2B	82.0	
16	N	2B	82.0	
17	N	2B	80.0	
18	N	2B	80.0	
19	N	1B	63.5	✓
20	N	1B	61.5	
21	S	1B	56.5	
22	S	1B	56.5	
23	S	1B	56.5	
24	S	1B	56.5	
25	S	1B	56.5	
26	S	1B	55.5	
27	S	1B	56.5	
28	S	1B	56.5	
29	S	1B	56.5	
30	S	1B	56.5	
31	S	2B	86.0	
32	W	2B	78.5	

LEVEL 8				
Apt No.	Aspect	Typology	Area	Accessible
33	N	3B	130.5	
34	N	2B	80.0	
35	N	2B	82.0	
36	N	2B	82.0	
37	N	2B	80.0	
38	N	2B	80.0	
39	N	1B	63.5	✓
40	N	1B	61.5	
41	S	1B	56.5	
42	S	1B	56.5	
43	S	1B	56.5	
44	S	1B	56.5	
45	S	1B	56.5	
46	S	1B	55.5	
47	S	1B	56.5	
48	S	1B	56.5	
49	S	1B	56.5	
50	S	1B	56.5	
51	S	1B	69.5	
52	W	2B	74.5	

LEVEL 9				
Apt No.	Aspect	Typology	Area	Accessible
53	N	3B	112.5	
54	N	2B	80.0	
55	N	2B	82.0	
56	N	2B	82.0	
57	N	2B	80.0	
58	N	2B	80.0	
59	N	1B	63.5	✓
60	N	1B	61.5	
61	S	1B	56.5	
62	S	1B	56.5	
63	S	1B	56.5	
64	S	1B	56.5	
65	S	1B	56.5	
66	S	1B	55.5	
67	S	1B	56.5	
68	S	1B	56.5	
69	S	1B	56.5	
70	S	2B	107.0	
71	W	2B	72.5	

LEVEL 10				
Apt No.	Aspect	Typology	Area	Accessible
72	N	3B	92.0	
73	N	2B	80.0	
74	N	2B	82.0	
75	N	2B	82.0	
76	N	2B	80.0	
77	N	2B	80.0	✓
78	N	1B	63.5	
79	N	1B	61.5	
80	S	1B	56.5	
81	S	1B	56.5	
82	S	1B	56.5	
83	S	1B	56.5	
84	S	1B	56.5	
85	S	1B	55.5	
86	S	1B	56.5	
87	S	1B	56.5	
88	S	1B	56.5	
89	S	1B	80.5	
90	W	1B	75.0	

LEVEL 11				
Apt No.	Aspect	Typology	Area	Accessible
91	N	1B	68.0	
92	N	2B	80.0	
93	N	2B	82.0	
94	N	2B	82.0	
95	N	2B	80.0	
96	N	2B	80.0	✓
97	N	3B	126.5	
98	S	2B	85.0	
99	S	2B	87.0	
100	S	2B	85.0	
101	S	2B	83.0	
102	S	1B	56.5	
103	S	1B	56.5	
104	S	3B	109.0	
105	W	1B	79.5	

LEVEL 12				
Apt No.	Aspect	Typology	Area	Accessible
106	N	3B	121.0	
107	N	2B	82.0	
108	N	2B	82.0	
109	N	2B	80.0	
110	N	2B	80.0	✓
111	N	3B	126.5	
112	S	2B	85.0	
113	S	2B	87.0	
114	S	2B	85.0	
115	S	2B	83.0	
116	S	1B	56.5	
117	S	1B	56.5	
118	S	1B	69.0	

LEVEL 13				
Apt No.	Aspect	Typology	Area	Accessible
119	N	2B	90.0	
120	N	2B	82.0	
121	N	2B	82.0	
122	N	2B	80.0	
123	N	2B	80.0	✓
124	N	3B	126.5	
125	S	2B	85.0	
126	S	2B	87.0	
127	S	2B	85.0	
128	S	2B	83.0	
129	S	1B	56.5	
130	S	2B	77.5	

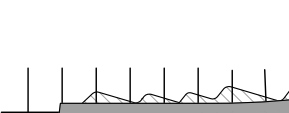
LEVEL 14				
Apt No.	Aspect	Typology	Area	Accessible
131	S	1B	59.5	
132	S	2B	82.0	
133	S	2B	82.0	
134	N	2B	80.0	
135	N	2B	80.0	
136	N	3B	126.5	
137	S	2B	85.0	
138	S	2B	87.0	
139	S	2B	85.0	
140	S	2B	83.0	
141	S	2B	77.0	

LEVEL 15				
Apt No.	Aspect	Typology	Area	Accessible
142	S	3B	121.5	
143	S	2B	82.0	
144	S	2B	80.0	
145	S	2B	80.0	
146	S	3B	126.5	
147	S	2B	85.0	
148	S	2B	87.0	
149	N	2B	85.0	
150	N	2B	83.0	

LEVEL 16				
Apt No.	Aspect	Typology	Area	Accessible
151	N	4B	240.5	
152	N	2B	82.0	
153	N	2B	80.0	
154	S	2B	80.0	
155	S	2B	80.0	
156	S	4B	240.5	
157	S	2B	85.0	
158	S	2B	87.0	
159	S	3B	113.0	

Typology	Count	%
1 Bedroom	66	41.5%
2 Bedroom	79	49.7%
3 Bedroom	12	7.5%
4 Bedroom	2	1.3%
TOTAL	159	100.0%

REFERENCE MAP



The reference map shows a grid of lines representing a geographic area. A shaded gray rectangle indicates the study area. To the left of the rectangle, there is a hatched area. To the right, there is a hatched area with a different pattern. A north arrow is located in the top right corner of the map.

NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

-	DEVELOPMENT APPLICATION	23.03.16
REV	DESCRIPTION	DATE

ARCHITECT

HASELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

pmdl
ARCHITECTURE
INTERIORS

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

SCHEDULE OF ACCOMMODATION
SERVICED APARTMENTS

STATUS

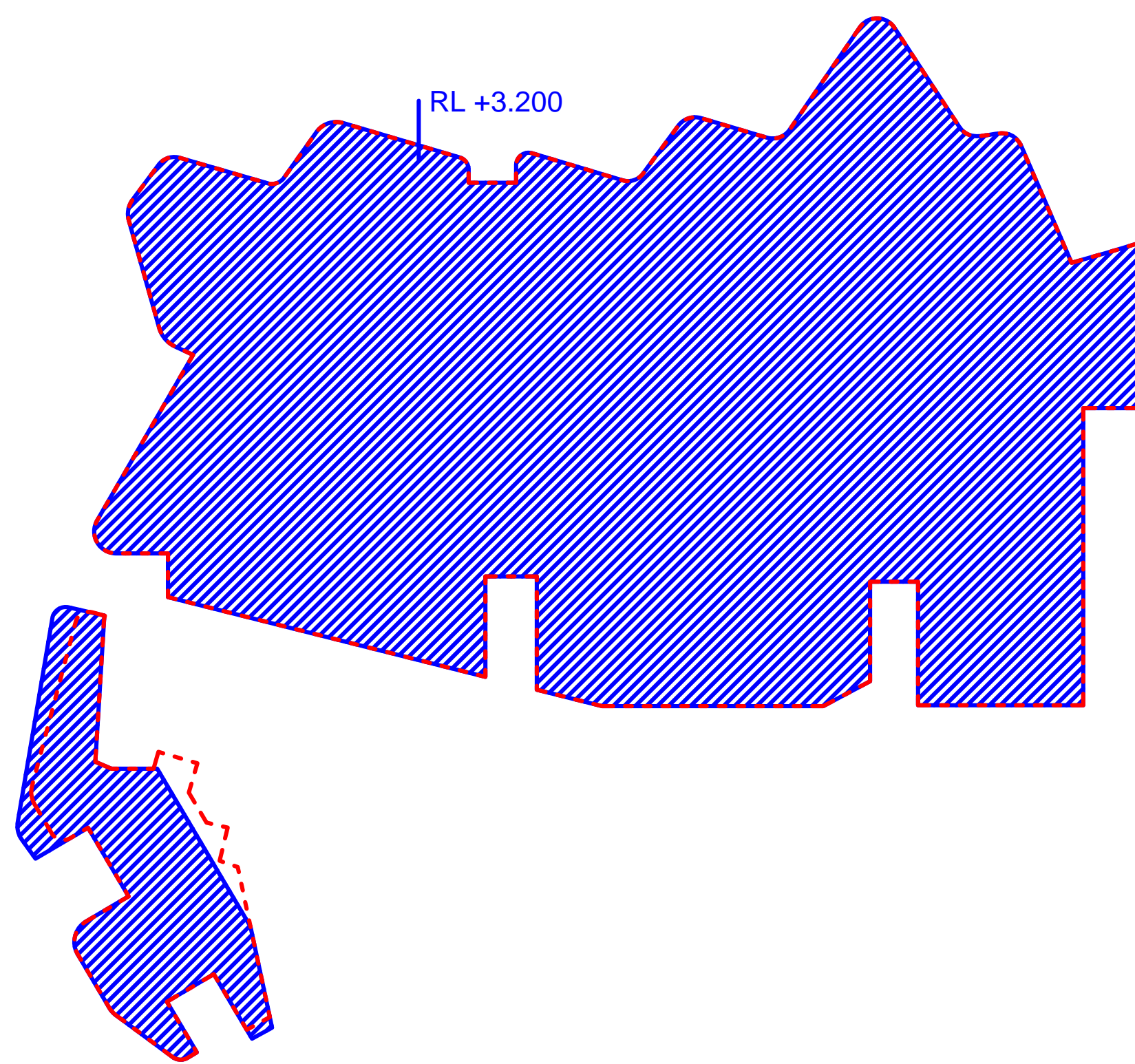
FOR APPROVAL

SCALE @ B1	DRAWN RT	CO-ORD JO	REVIEWED JO	APPROVED CW
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-SK- 005.2			REV -

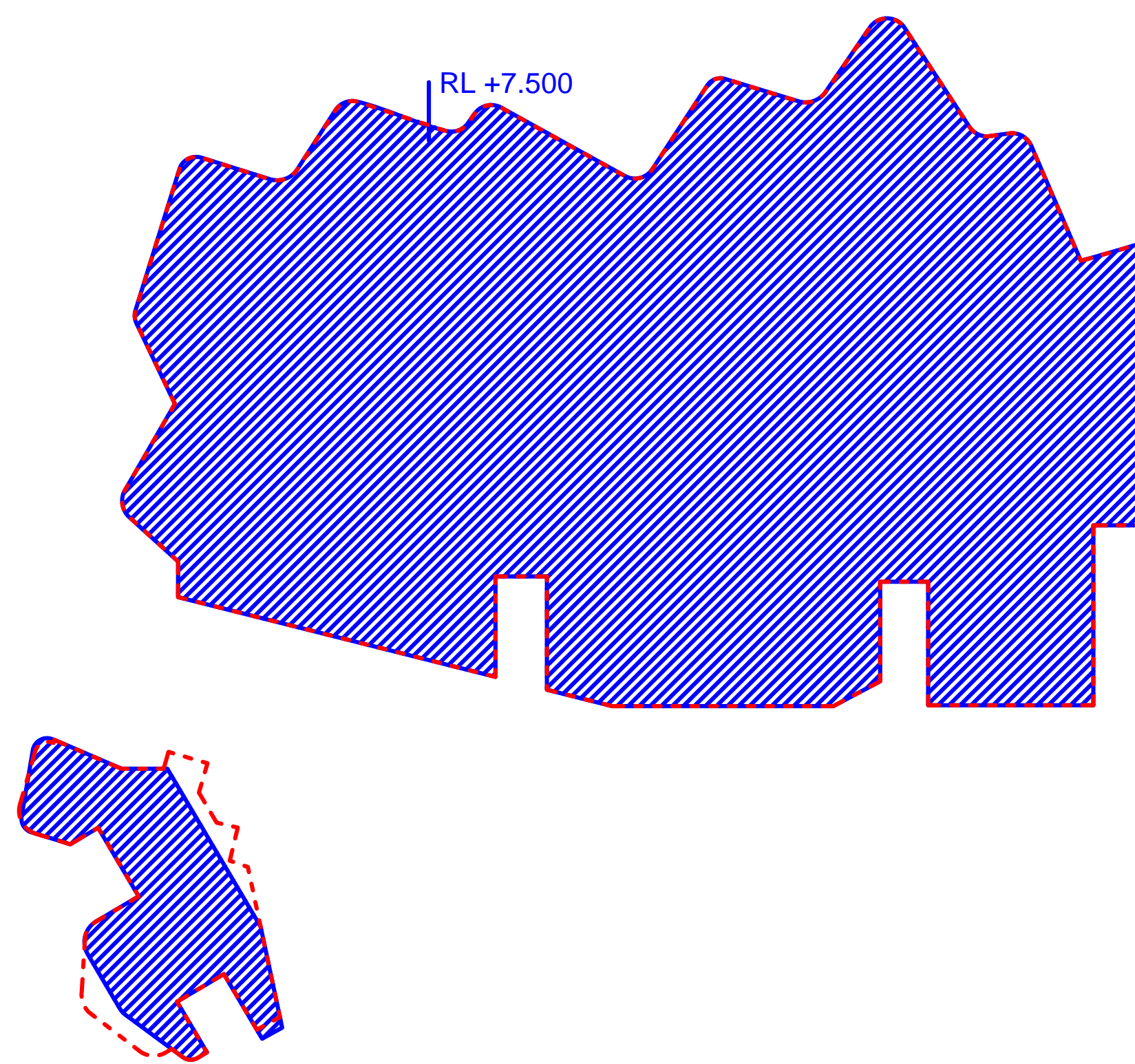
LEGEND

PROPOSED DEVELOPMENT (HOTEL AND SERVICED APARTMENTS SCHEME)

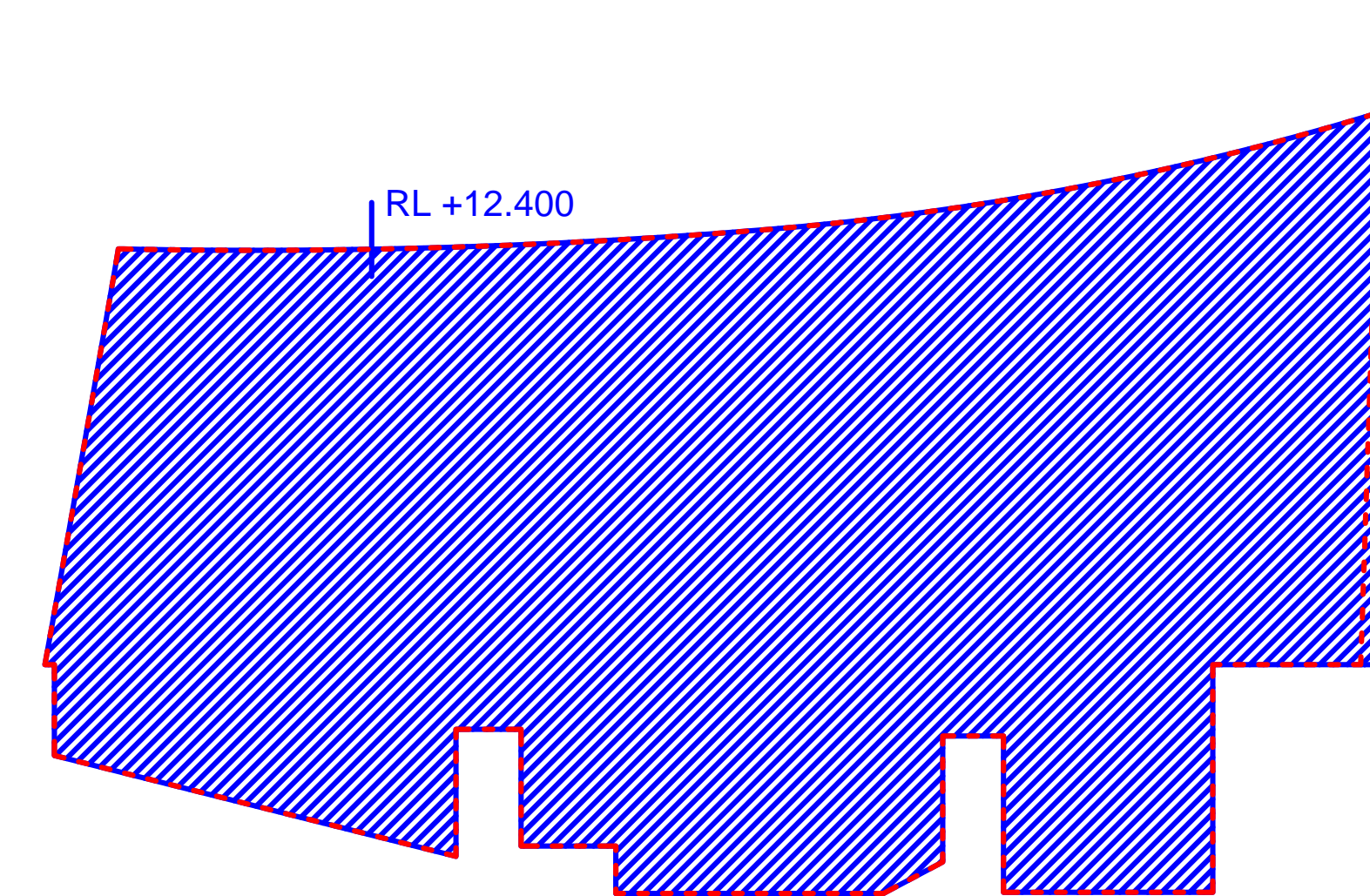
APPROVED DEVELOPMENT
(COMMERCIAL SCHEME)



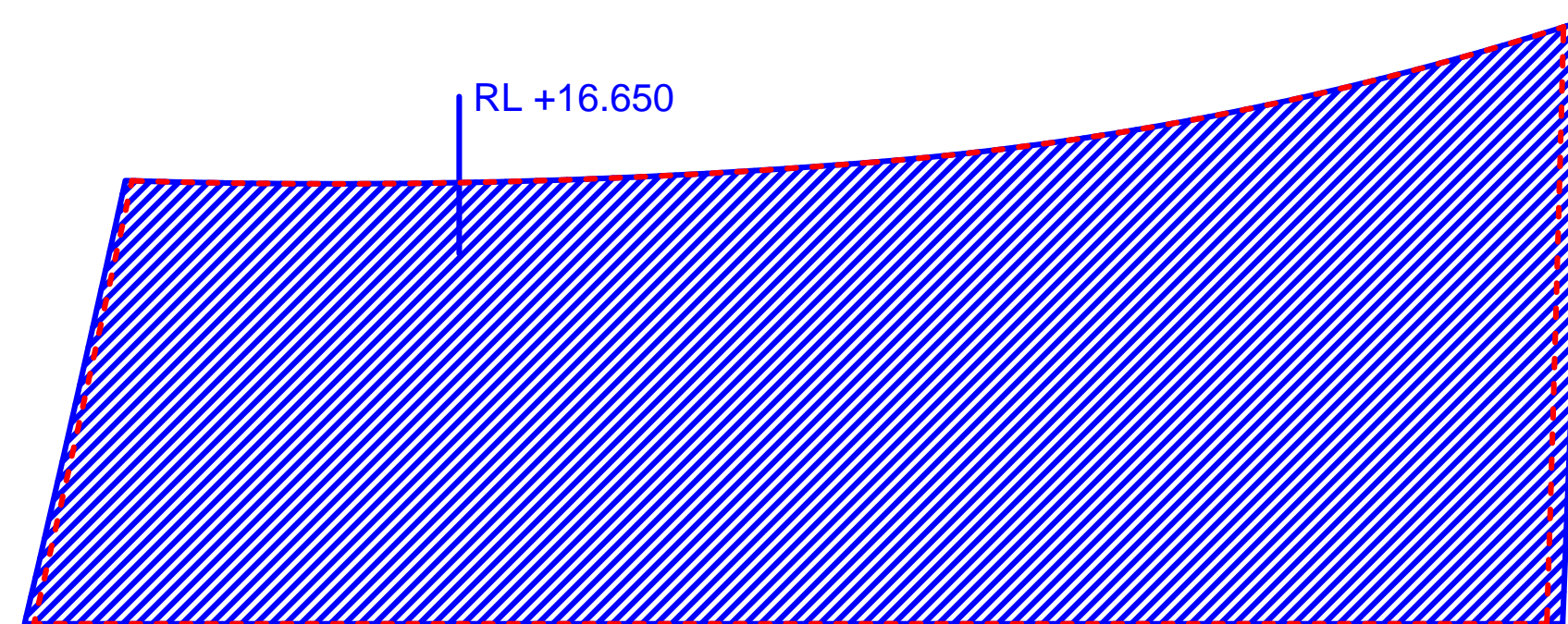
1 FLOOR OUTLINE COMPARISON - GROUND



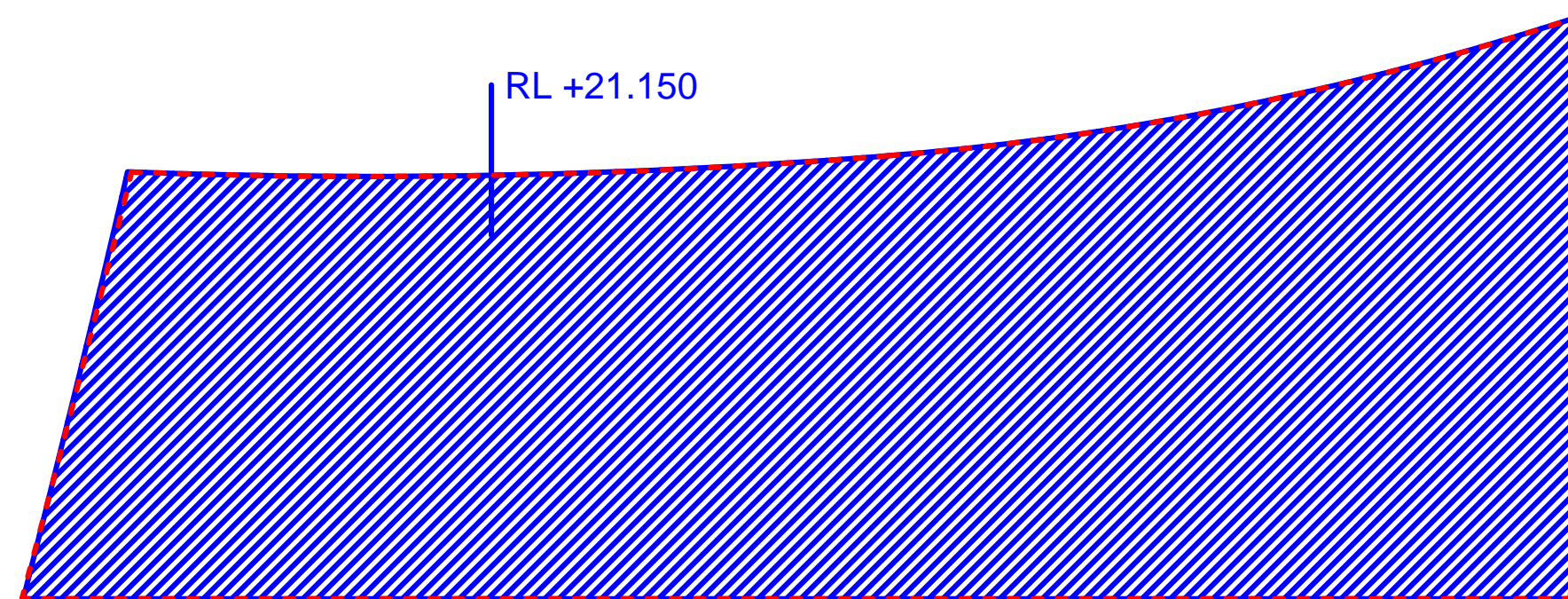
2 FLOOR OUTLINE COMPARISON - L01



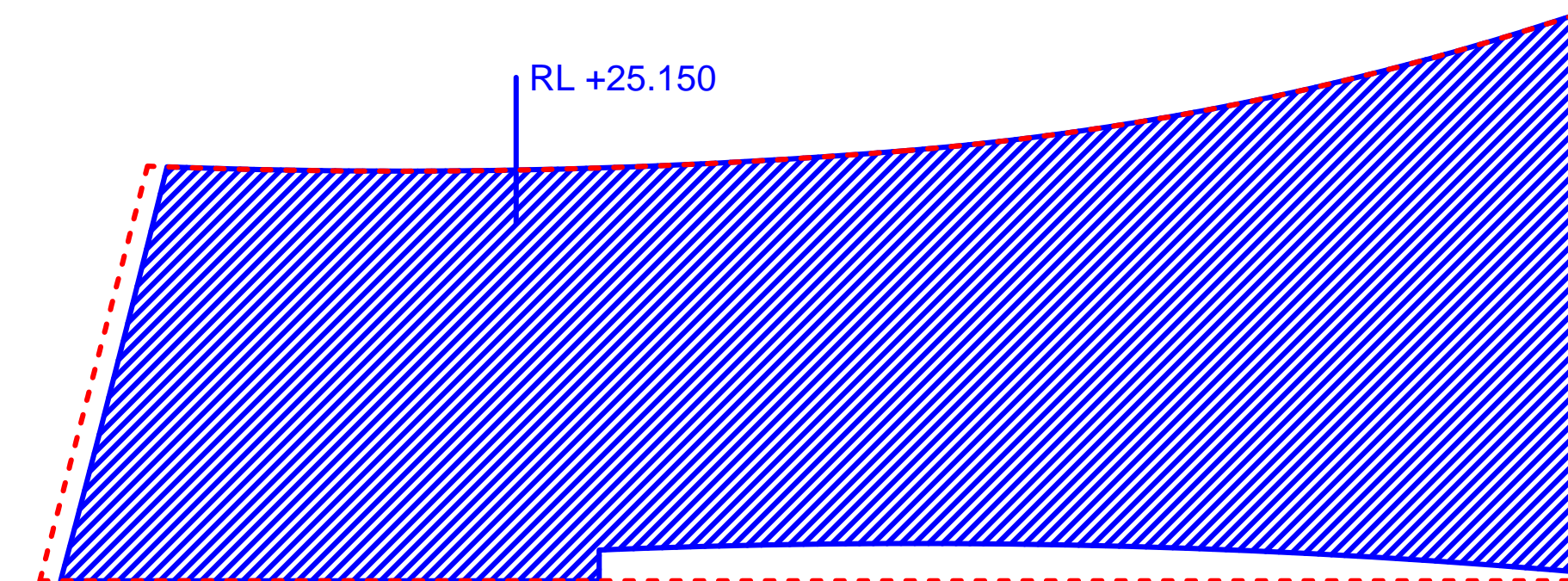
3 FLOOR OUTLINE COMPARISON - L02



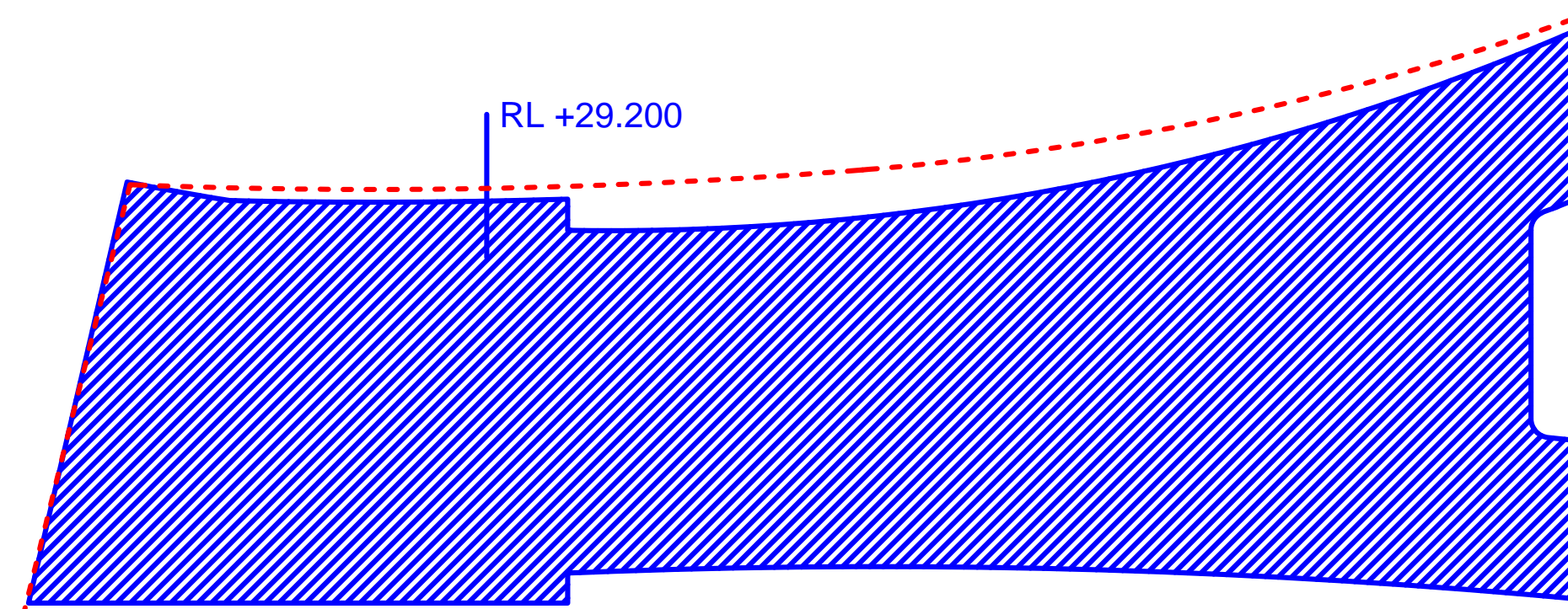
4 FLOOR OUTLINE COMPARISON - L03



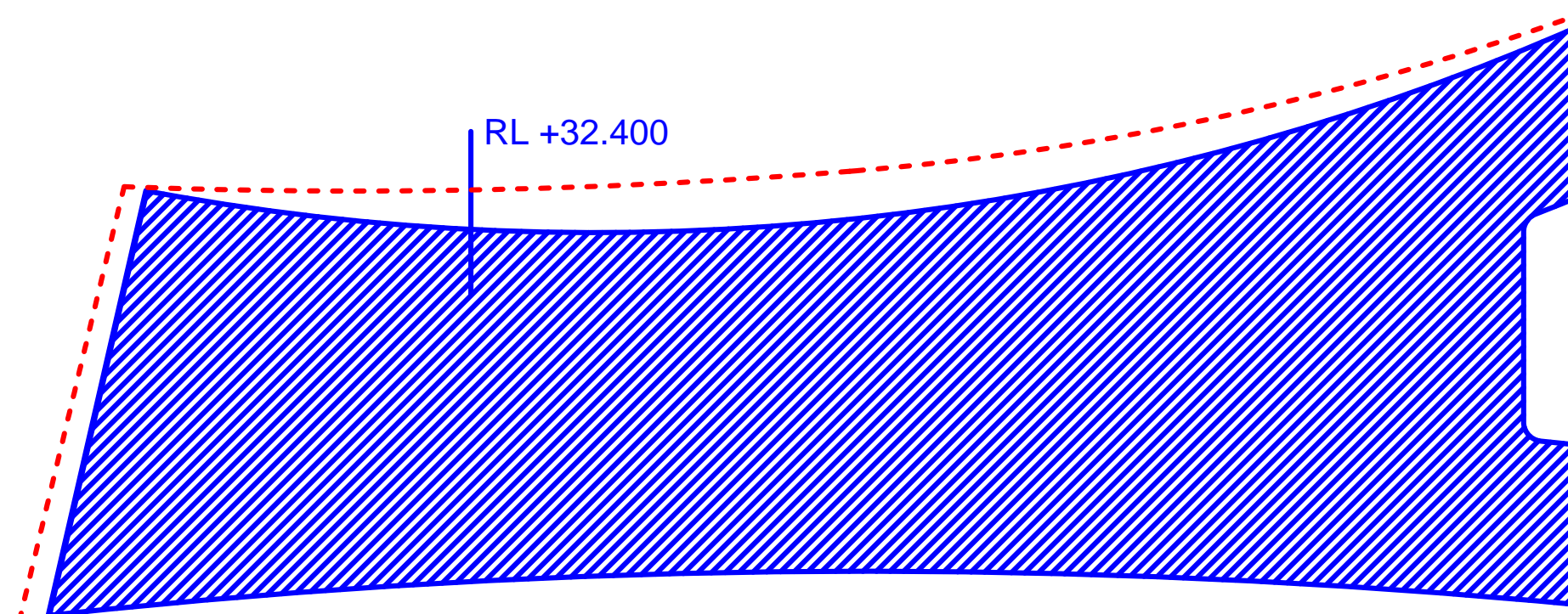
5 FLOOR OUTLINE COMPARISON - L04



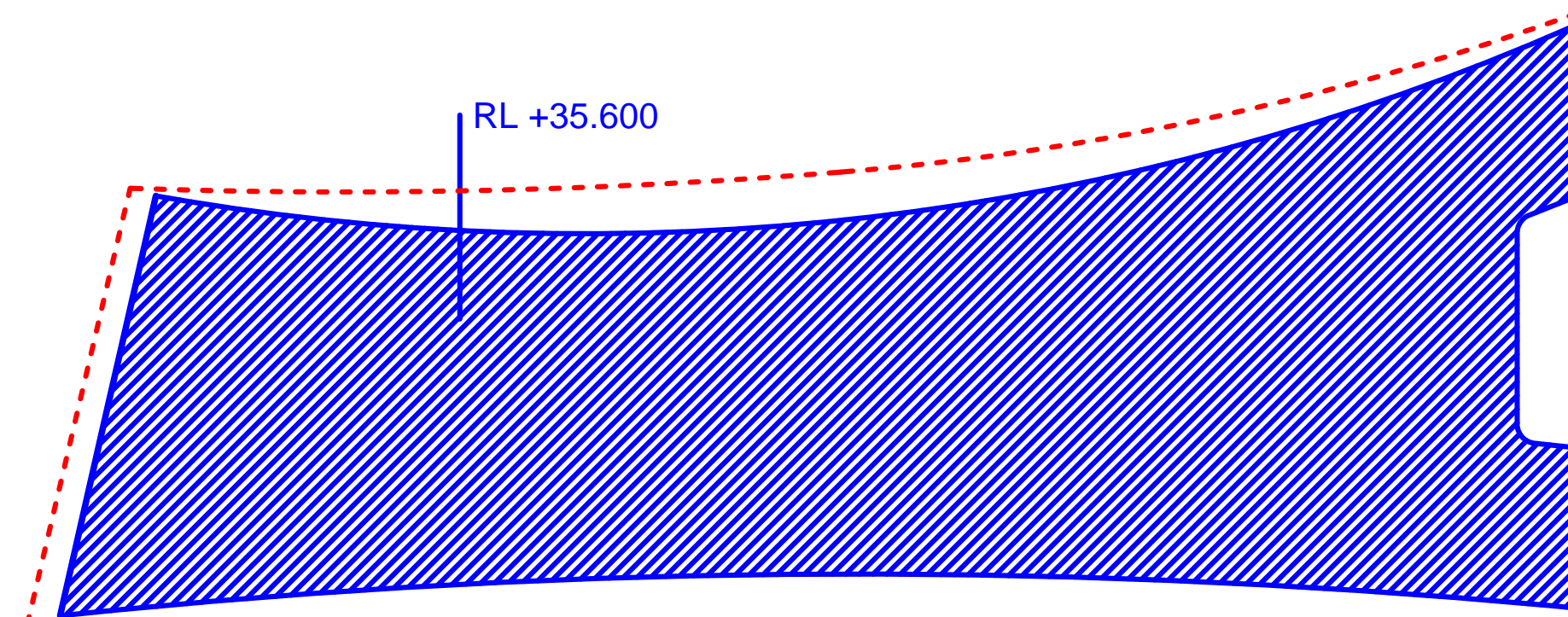
6 FLOOR OUTLINE COMPARISON - L05



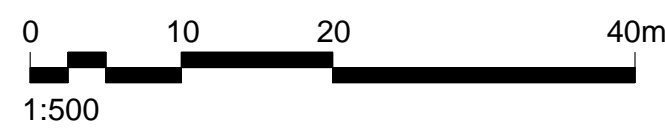
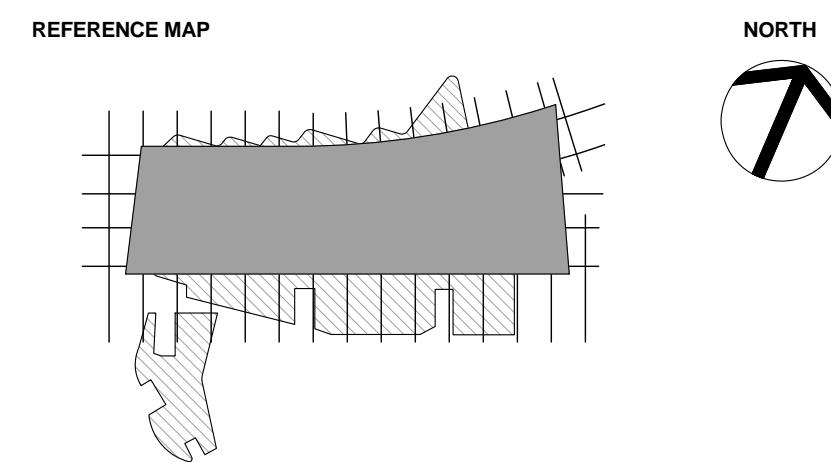
7 FLOOR OUTLINE COMPARISON - L06



8 FLOOR OUTLINE COMPARISON - L07



9 FLOOR OUTLINE COMPARISON - L08



NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

-	DEVELOPMENT APPLICATION	30.03.16
REV	DESCRIPTION	DATE

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED AND APPROVED DEVELOPMENT FLOORPLATE COMPARISON - SHEET 1

STATUS

FOR APPROVAL

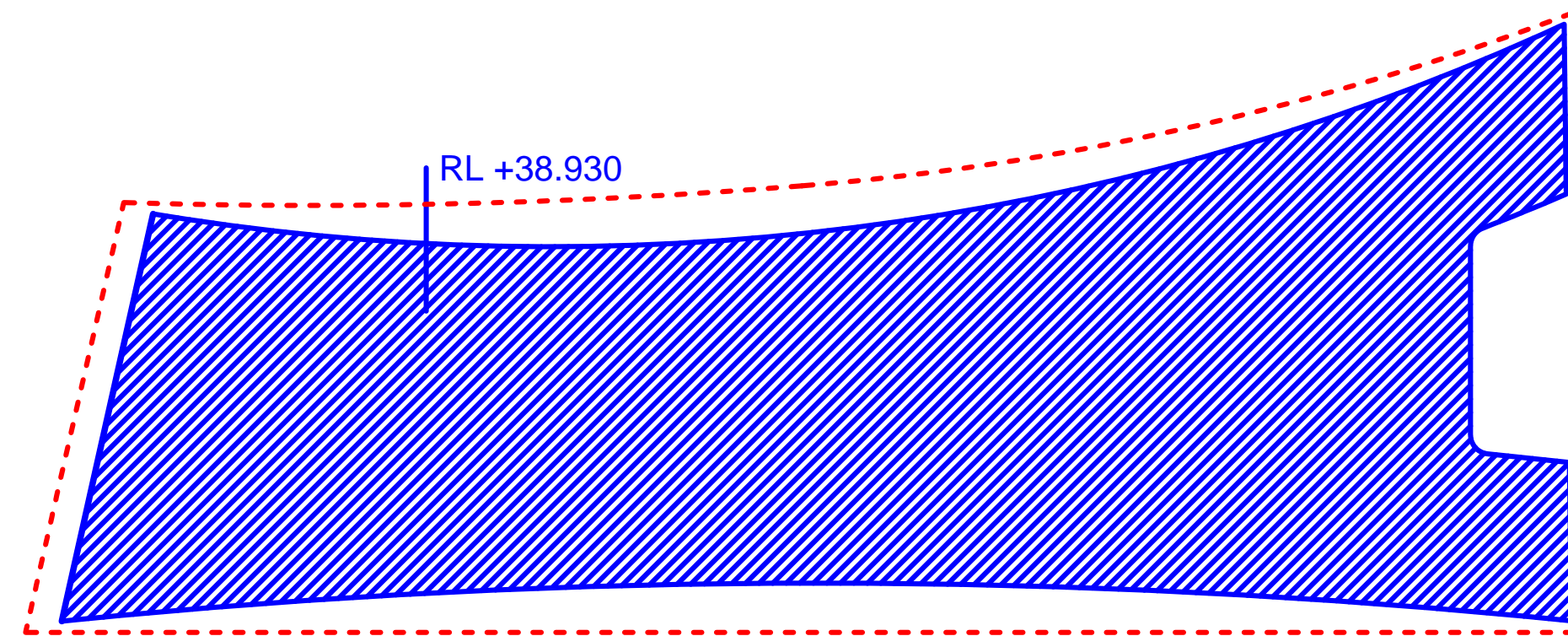
SCALE @ B1 1:500	DRAWN RT	CO-ORD JO	REVIEWED JO	APPROVED CW
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-SK-006.1			REV -

Original Sheet Size B1-1000 x 707mm

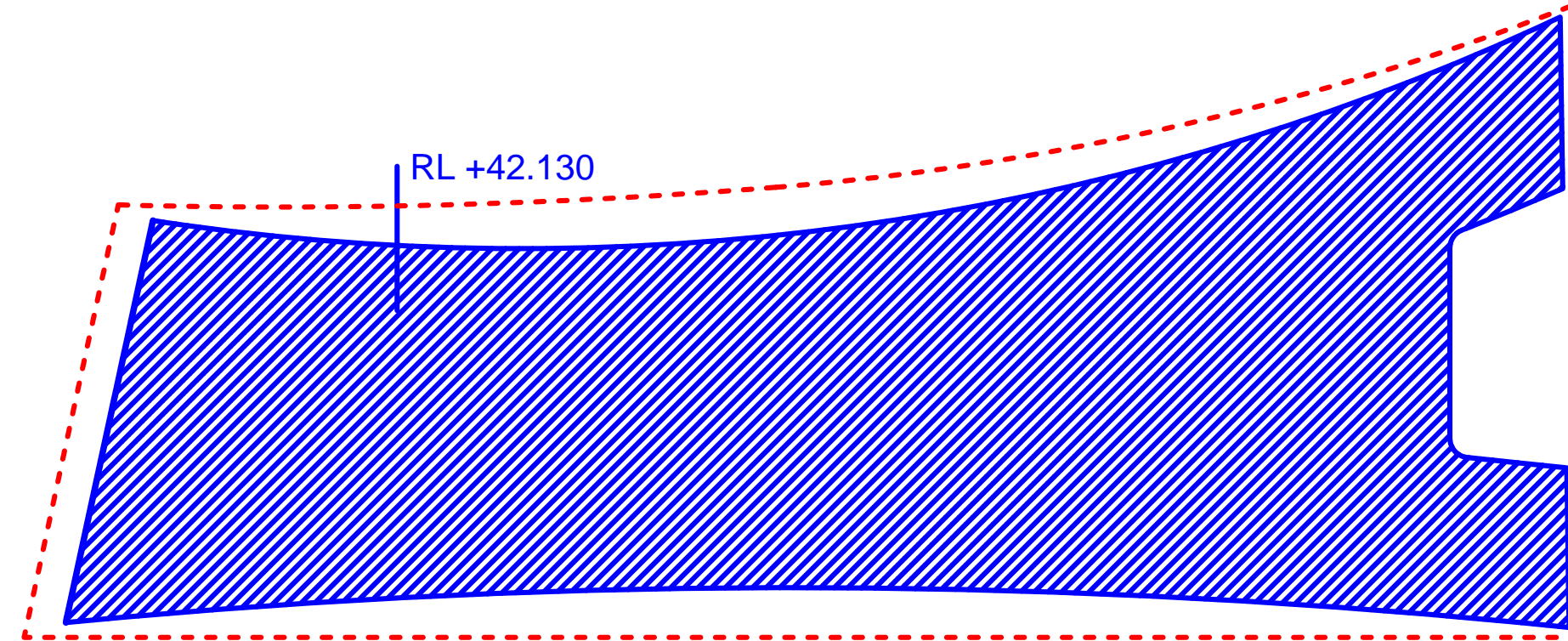
lperara/vs02/010934-61A-PWWorking(Rhino)	workingRTV004409	TheRibbon	wip160315	ResponseToSubmission004409	TheRibbon	DA	Response	160323	1002	34m
--	------------------	-----------	-----------	----------------------------	-----------	----	----------	--------	------	-----

— PROPOSED DEVELOPMENT
(HOTEL AND SERVICED APARTMENTS SCHEME)

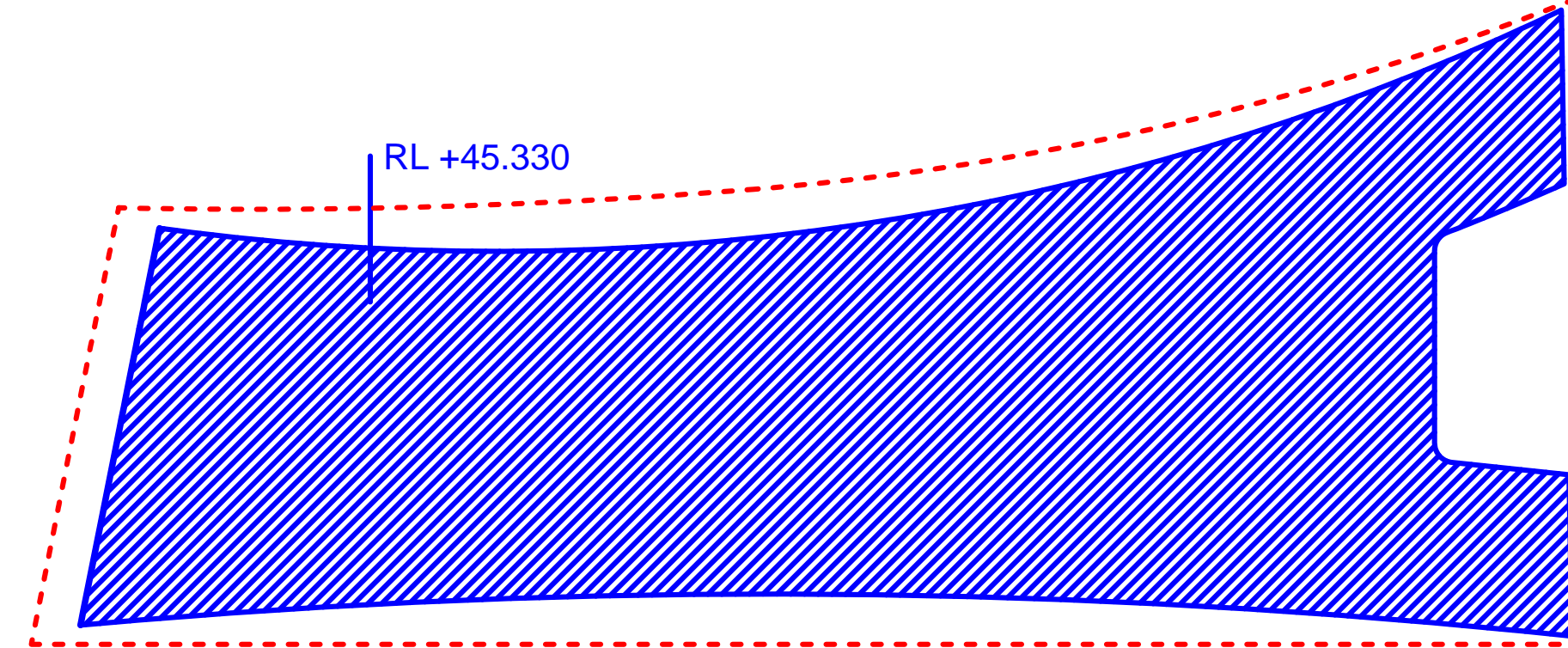
- - - - - APPROVED DEVELOPMENT
(COMMERCIAL SCHEME)



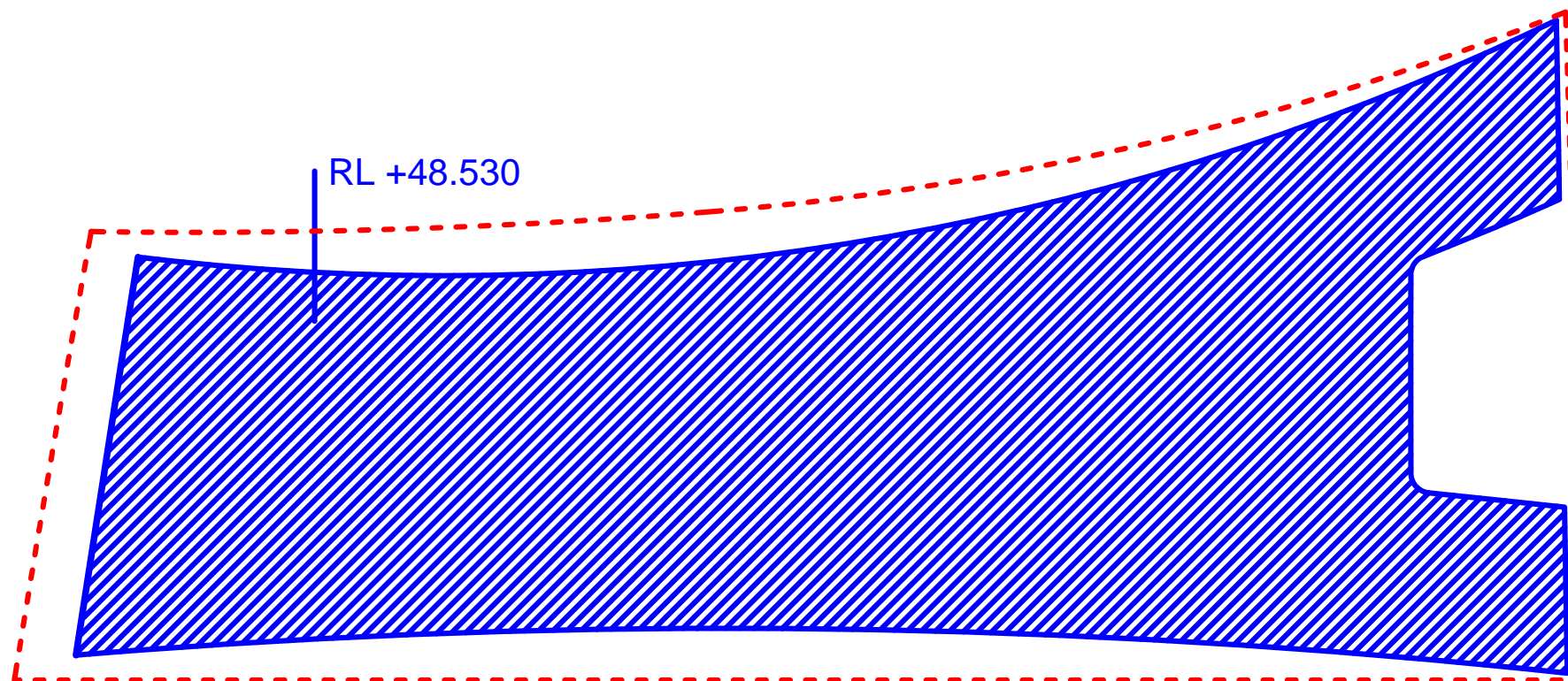
1 FLOOR OUTLINE COMPARISON - L09



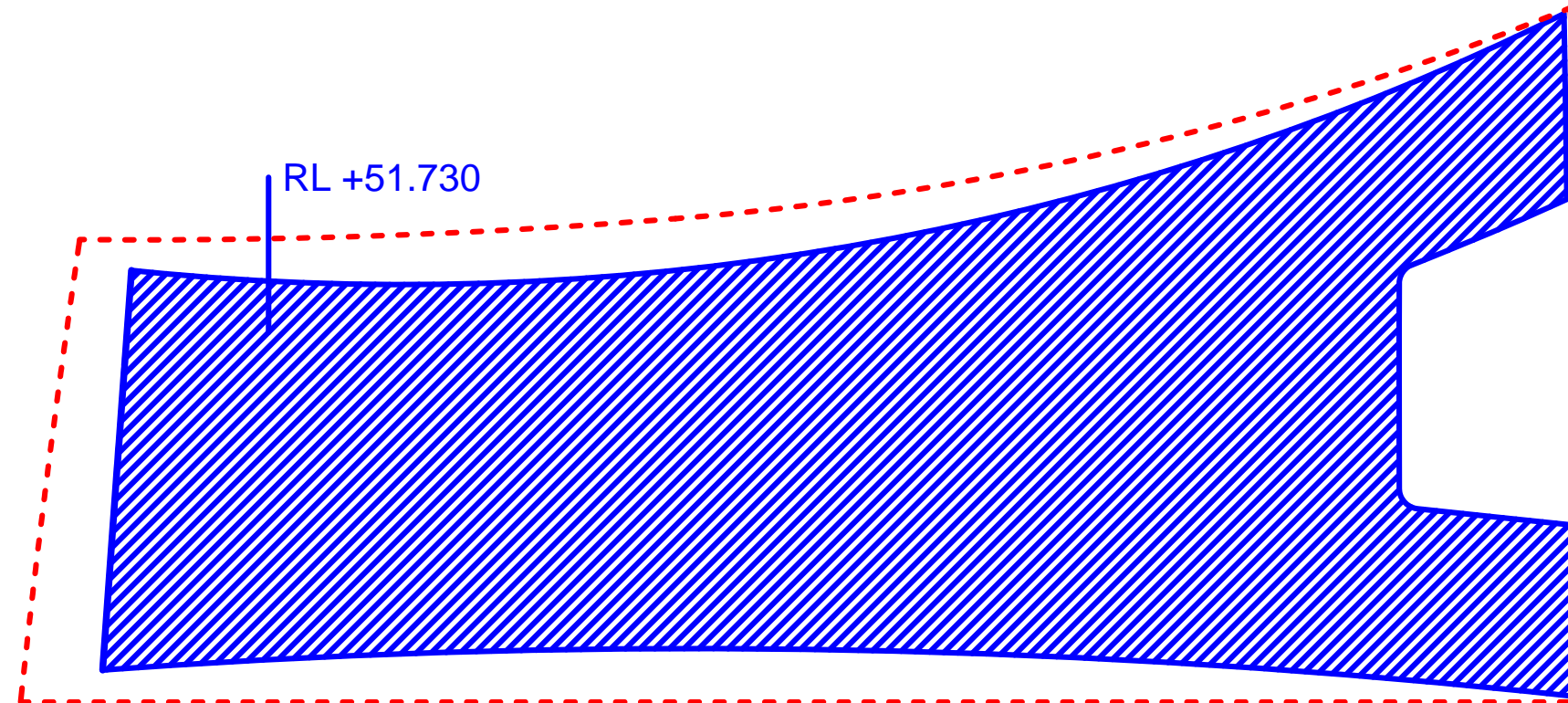
2 FLOOR OUTLINE COMPARISON - L10



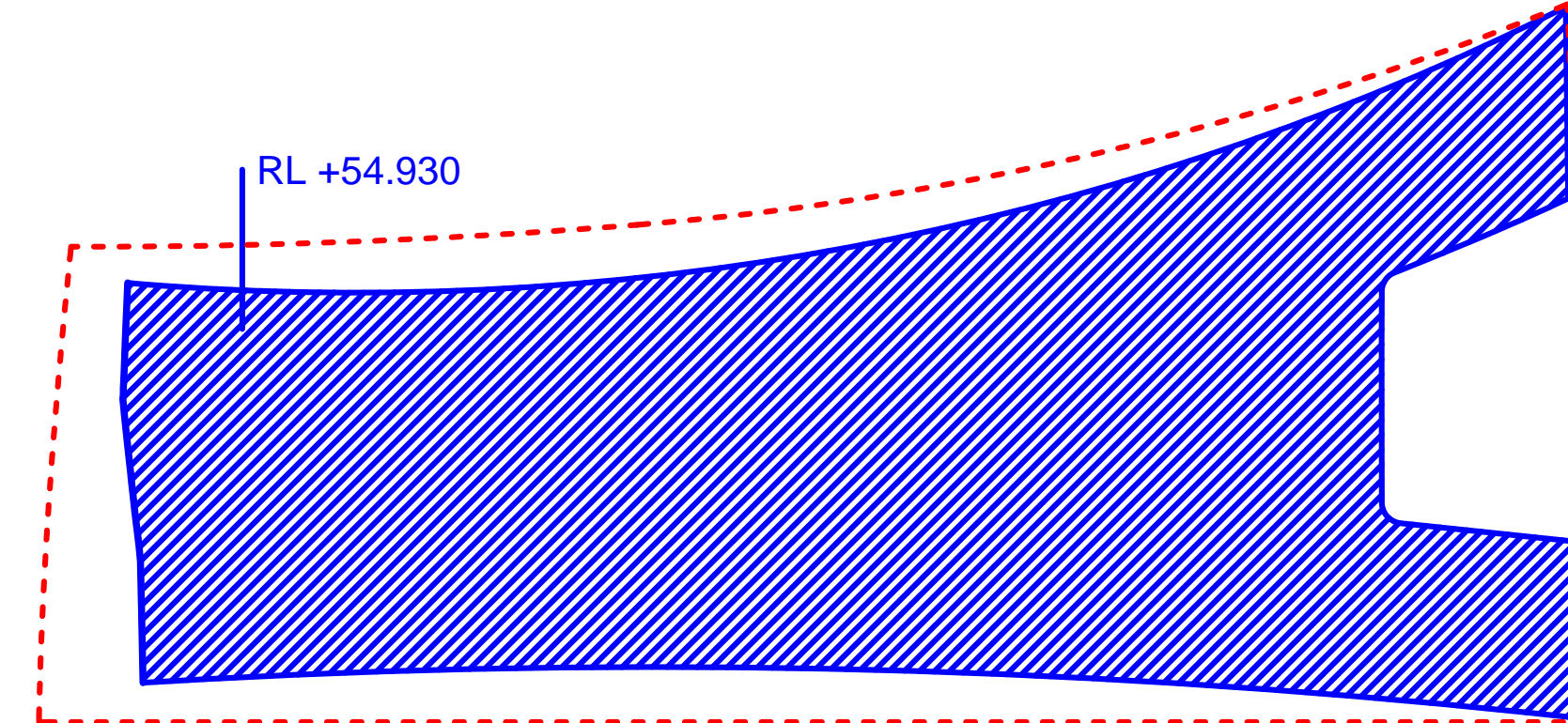
3 FLOOR OUTLINE COMPARISON - L11



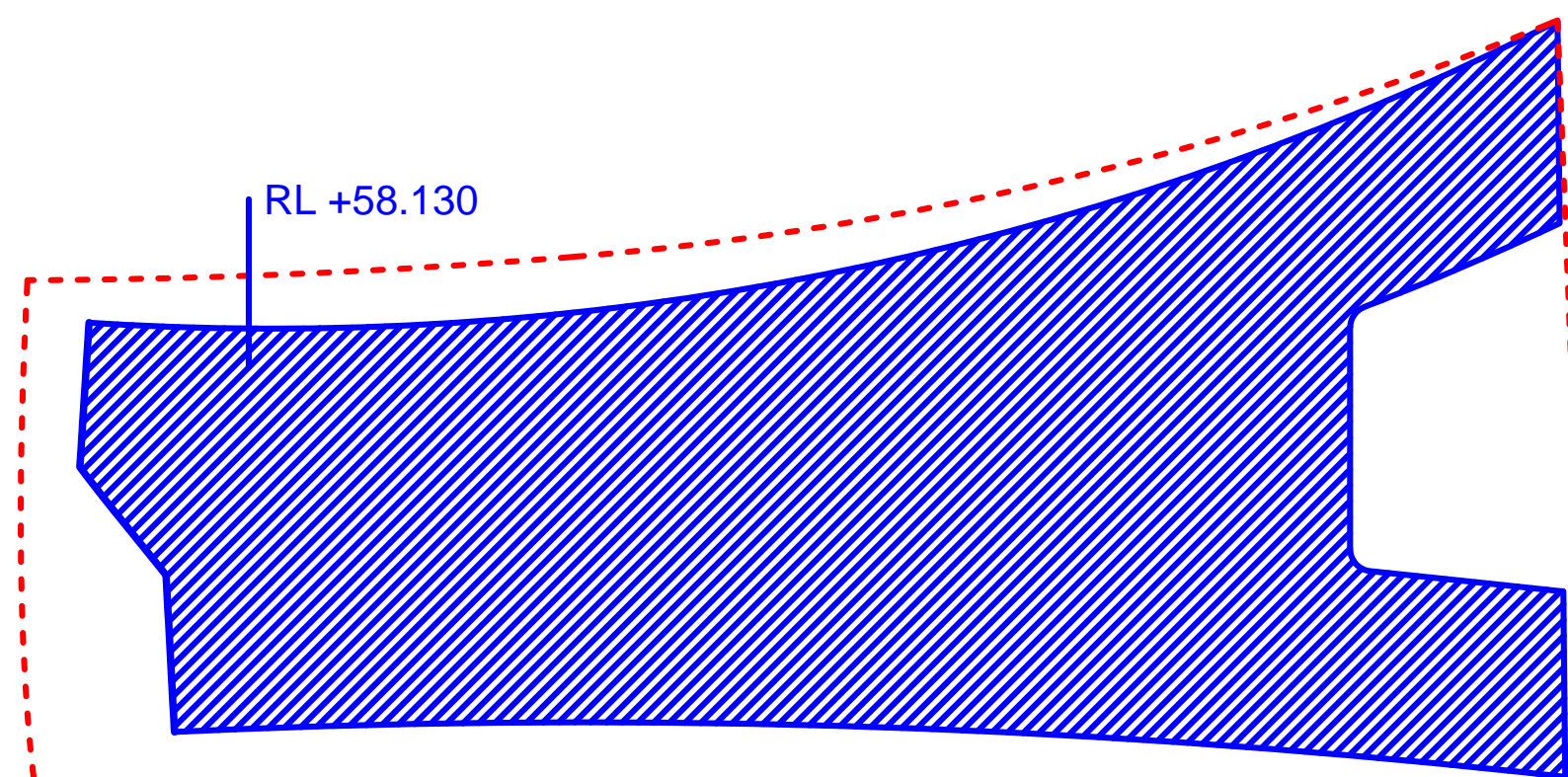
4 FLOOR OUTLINE COMPARISON - L12



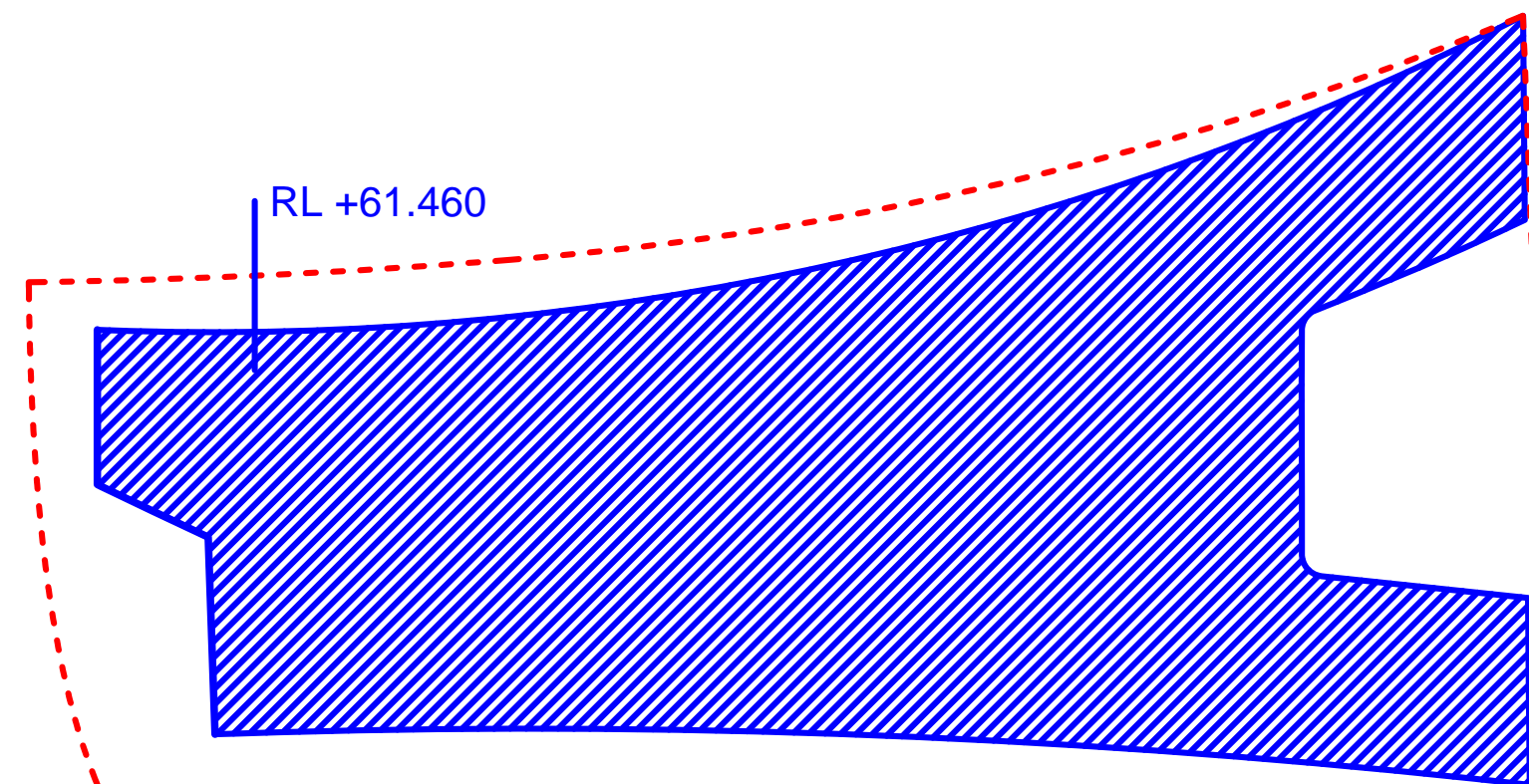
5 FLOOR OUTLINE COMPARISON - L13



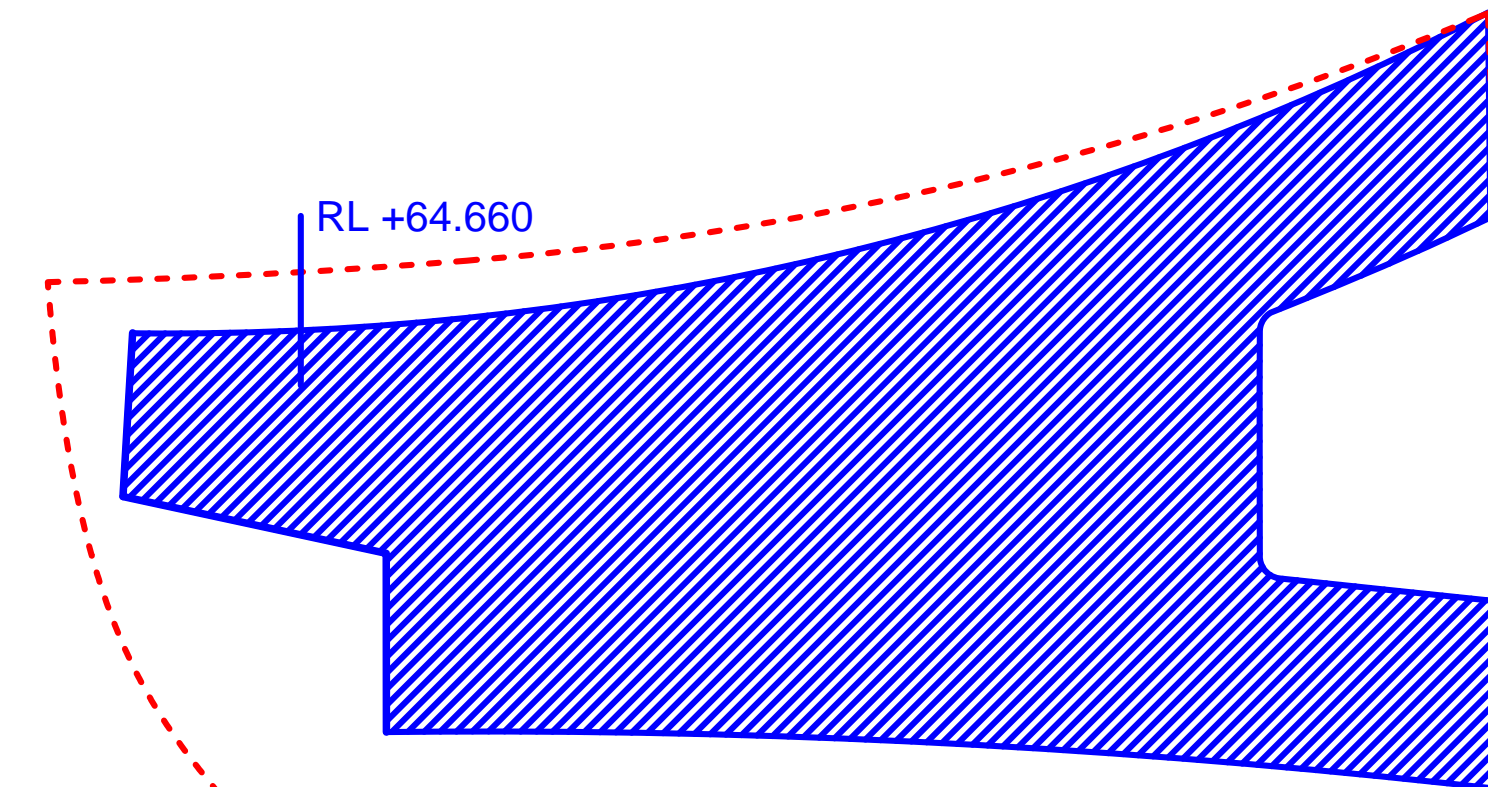
6 FLOOR OUTLINE COMPARISON - L14



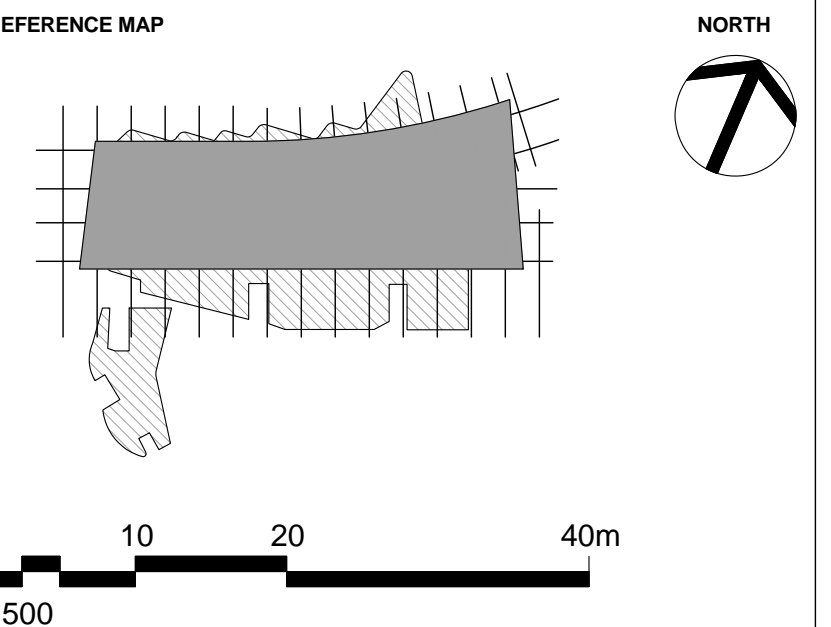
7 FLOOR OUTLINE COMPARISON - L15



8 FLOOR OUTLINE COMPARISON - L15



9 FLOOR OUTLINE COMPARISON - L17



NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY
DISCREPANCIES.
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT
CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

CHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
HICKSON ROAD
DNEY NSW 2000 AUSTRALIA
DNEY@HASSELLSTUDIO.COM
+61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

omdi
ARCHITECTURAL
MEMBERS

IENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

1 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED AND APPROVED DEVELOPMENT FLOORPLATE COMPARISON - SHEET 2

STATUS

FOR APPROVAL

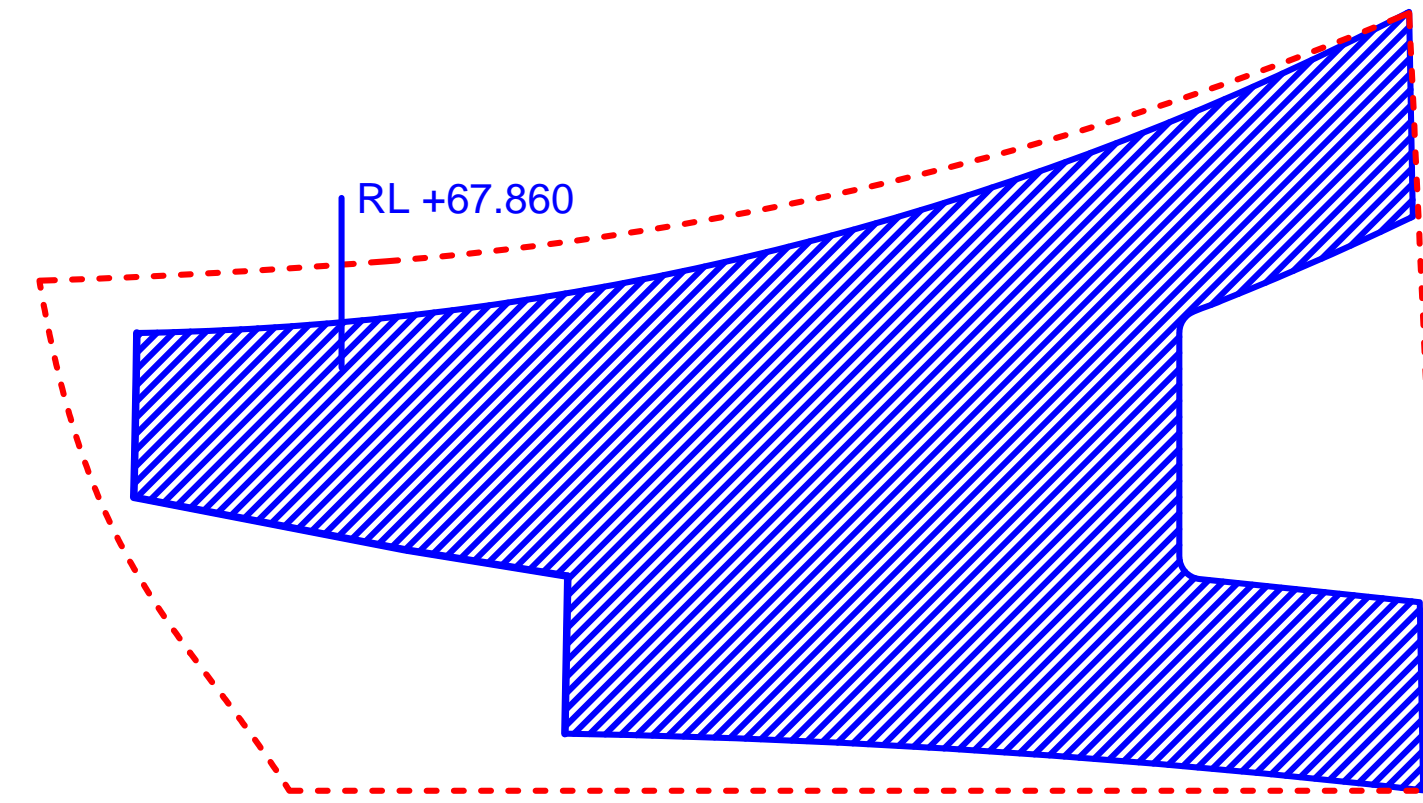
DATE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
500	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER			REV
004409	ARC-HSL-DD-SK- 006.2			-

\\perproj\fs02\010934-61A-P\Working\Rhino_working\RT004409_TheRibbon_wip\160315_ResponseToSubmission\004409_TheRibbon_DA_Response_160323_1002.3dm

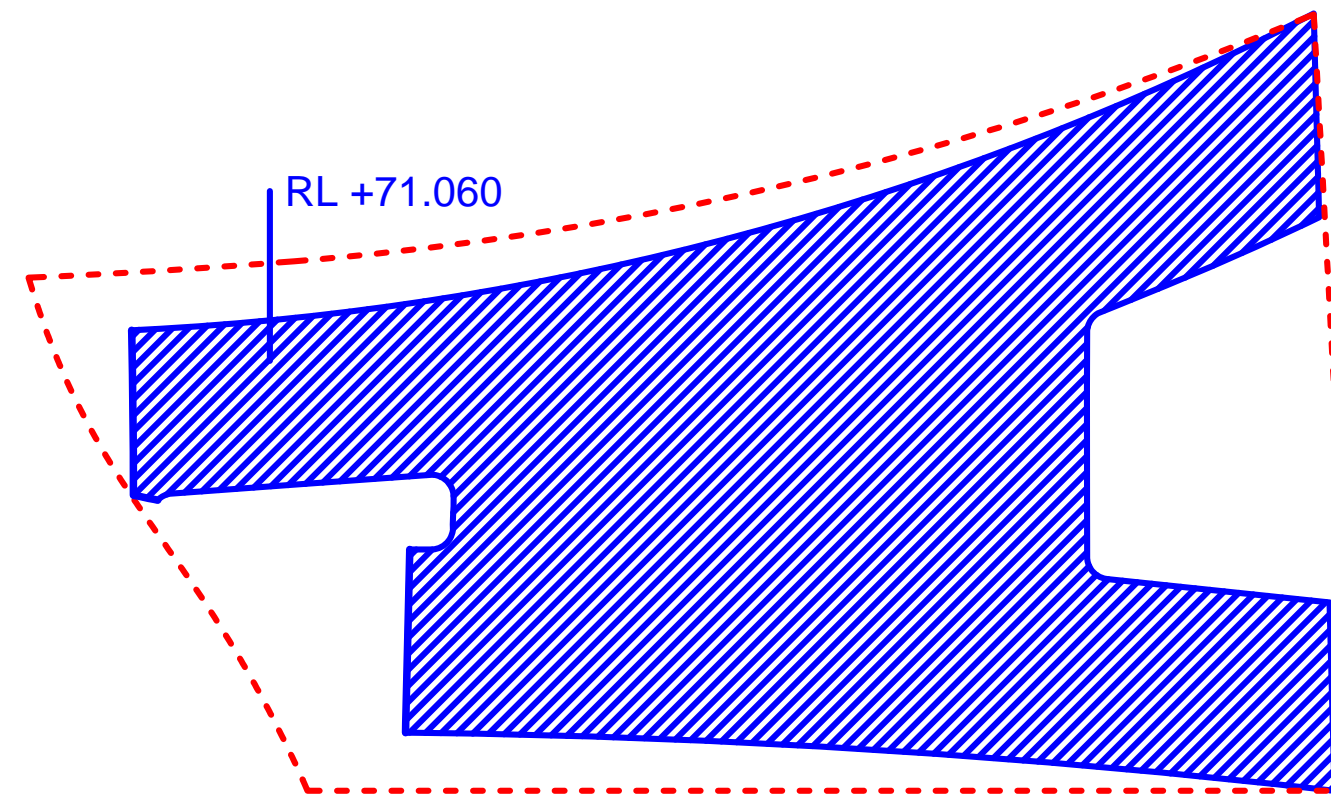
Original Sheet Size B1-1000 x 707mm

— PROPOSED DEVELOPMENT
(HOTEL AND SERVICED APARTMENTS SCHEME)

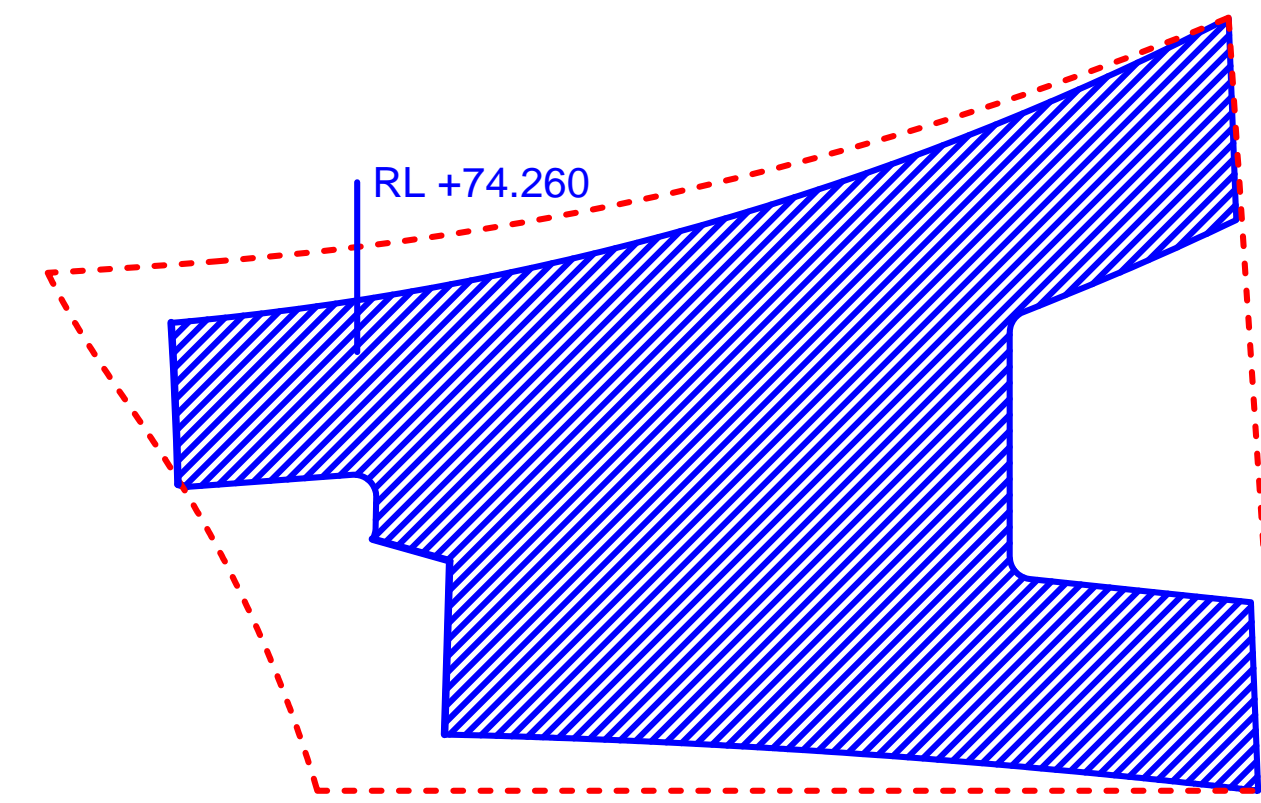
- - - - - APPROVED DEVELOPMENT
(COMMERCIAL SCHEME)



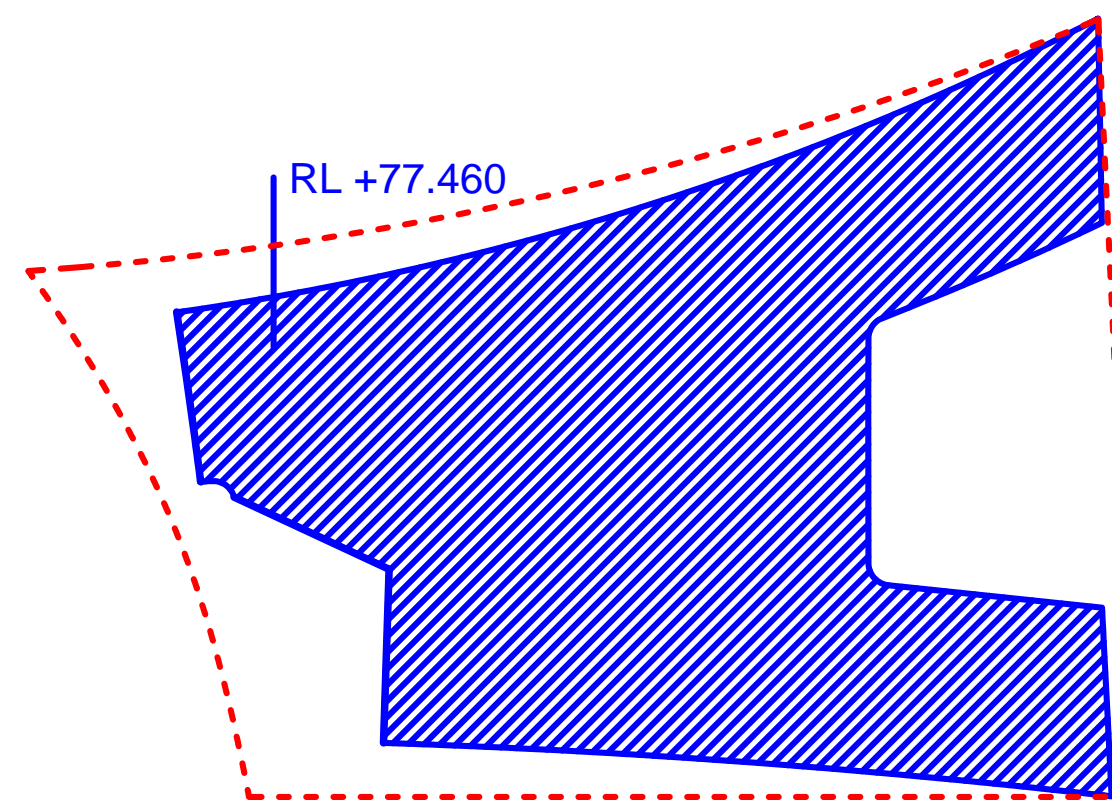
1 FLOOR OUTLINE COMPARISON - L18



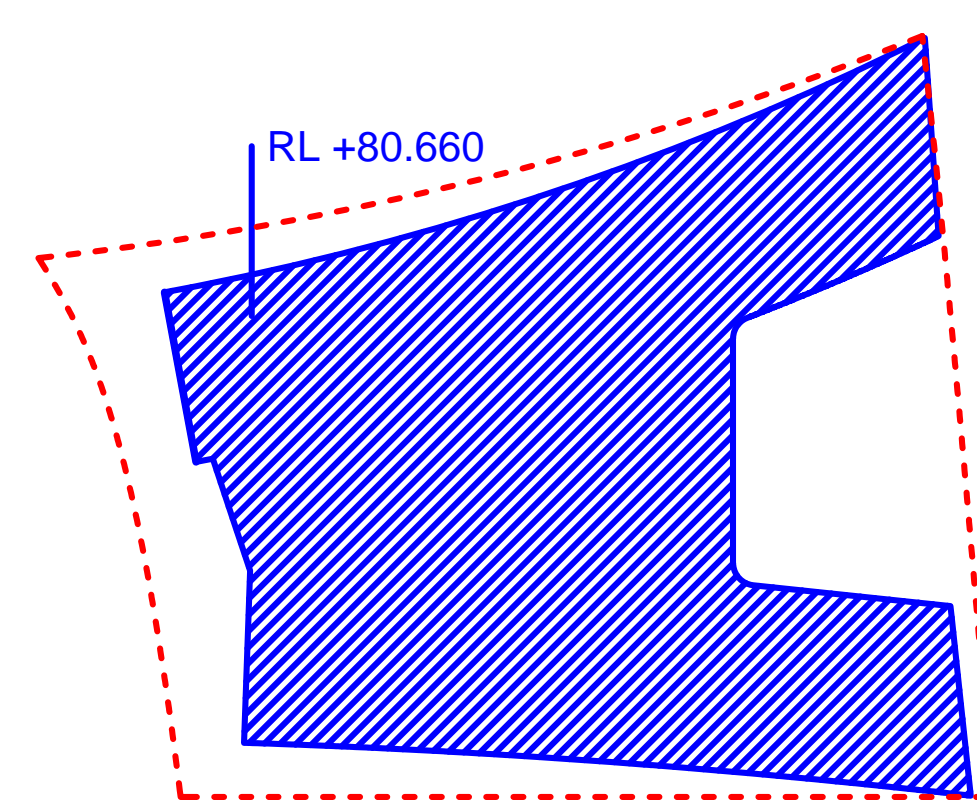
2 FLOOR OUTLINE COMPARISON - L19



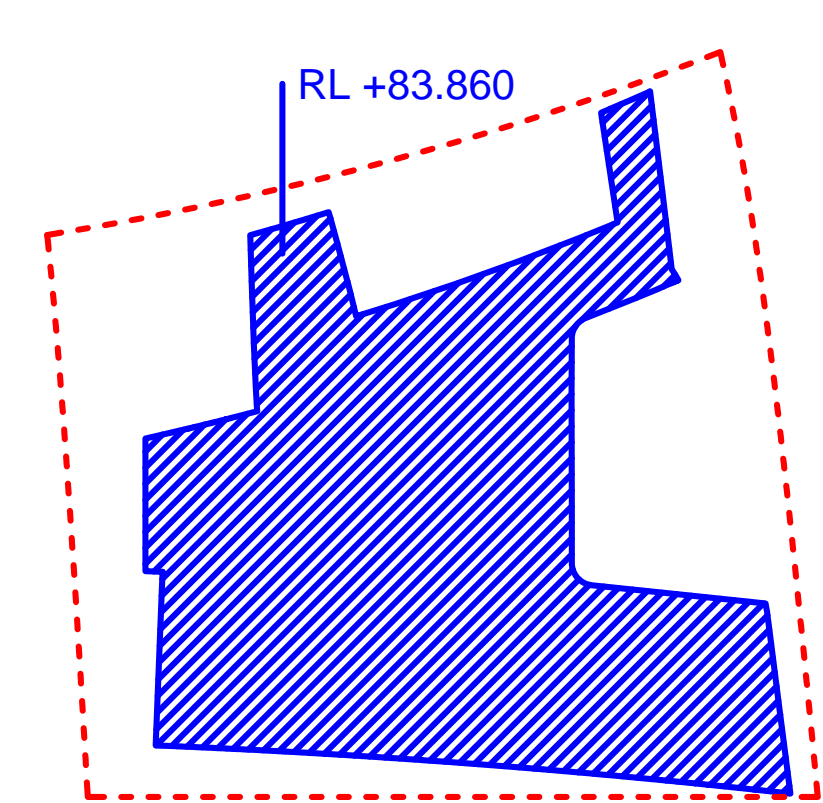
3 FLOOR OUTLINE COMPARISON - L20



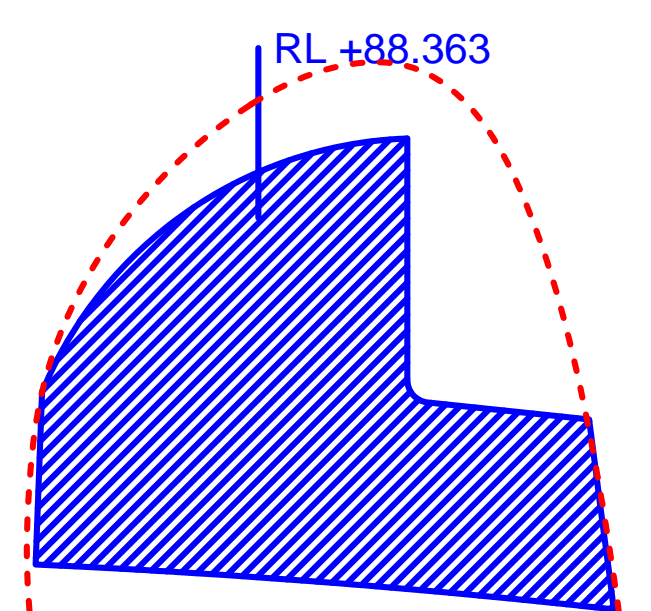
4 FLOOR OUTLINE COMPARISON - L21



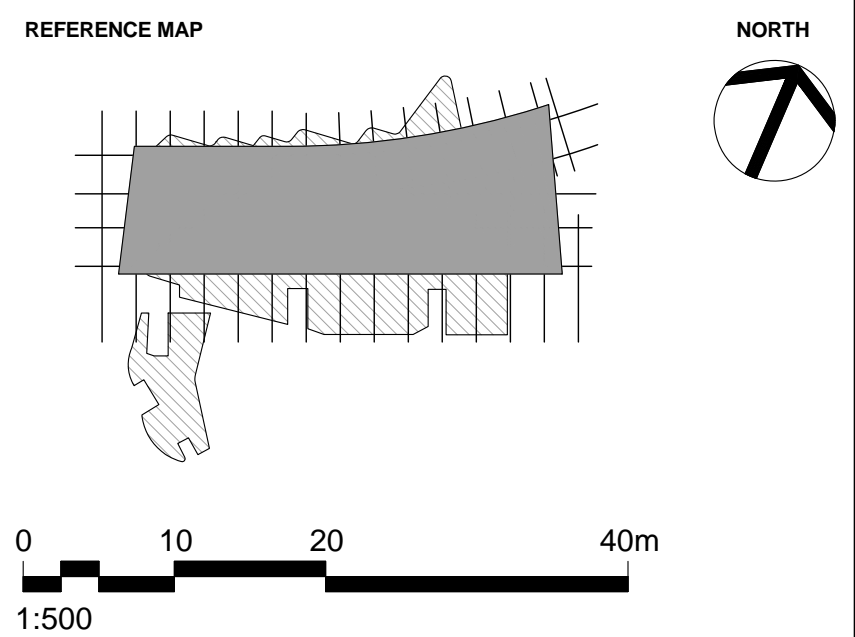
5 FLOOR OUTLINE COMPARISON - L22



6 FLOOR OUTLINE COMPARISON - L23



7 FLOOR OUTLINE COMPARISON - L24



NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

-	DEVELOPMENT APPLICATION	23.03.16
REV	DESCRIPTION	DATE

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

omdi
ARCHITECTURE
INTERIORS

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

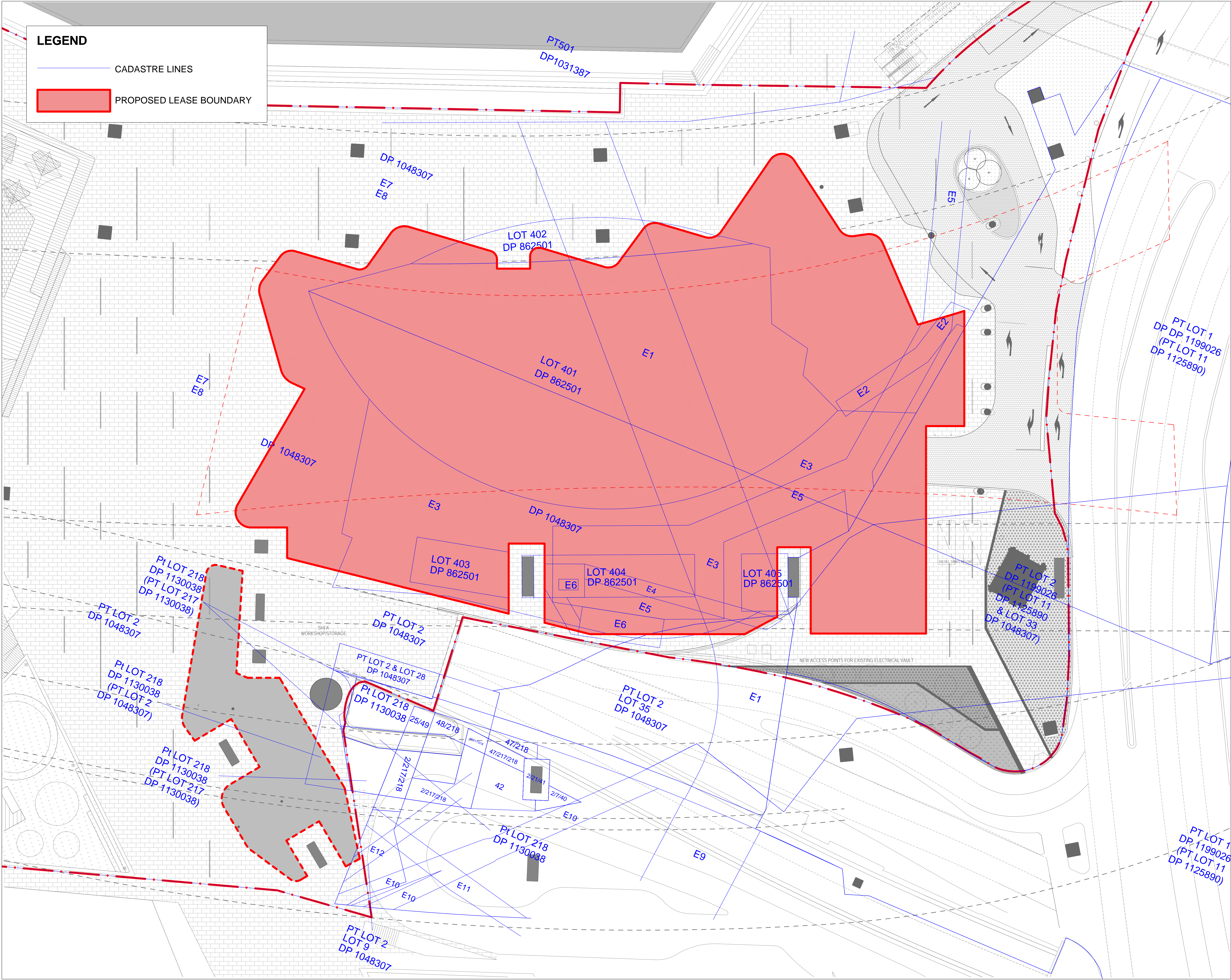
PROPOSED AND APPROVED
DEVELOPMENT FLOORPLATE
COMPARISON - SHEET 3

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER			REV
A004409	ARC-HSL-DD-SK- 006.3			-

ipertproj\fs02\0109324-61A-PW\Working\Rhino_working\RT\004409_TheRibbon_wip\160315_ResponseToSubmission\004409_TheRibbon_DA_Response_160323_1002.3dm

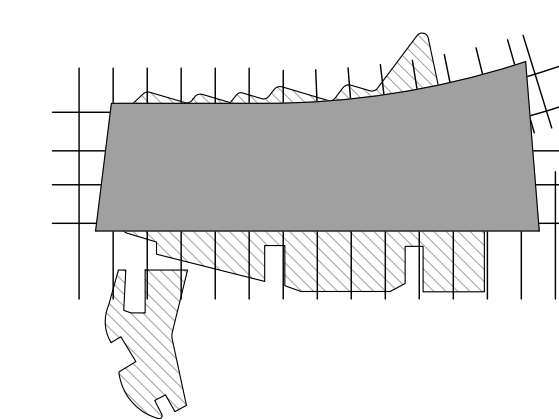
Original Sheet Size B1-1000 x 707mm



LEGEND

- CADASTRE LINES
- PROPOSED LEASE BOUNDARY

REFERENCE MAP



NORTH

0 4 8 16m
1:200

NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL, LTD.
2016 HASSELL, LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION	30.03.16

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
25 WICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

RUSSELL & GEORGE

pmdl

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

LEASE PLAN
GROUND FLOOR

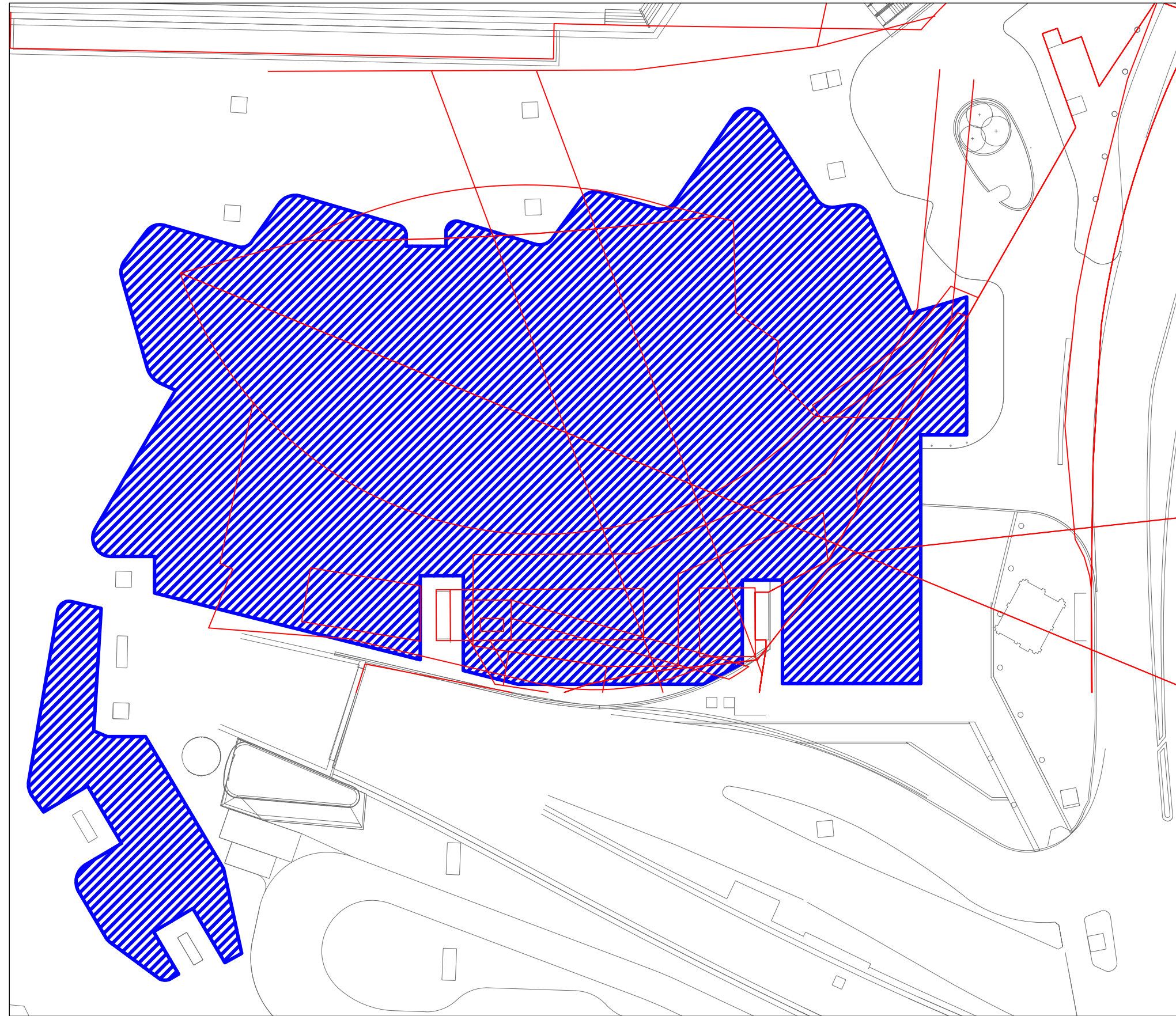
STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-007.1	-		

— PROPOSED DEVELOPMENT
(HOTEL AND SERVICED APARTMENTS SCHEME)

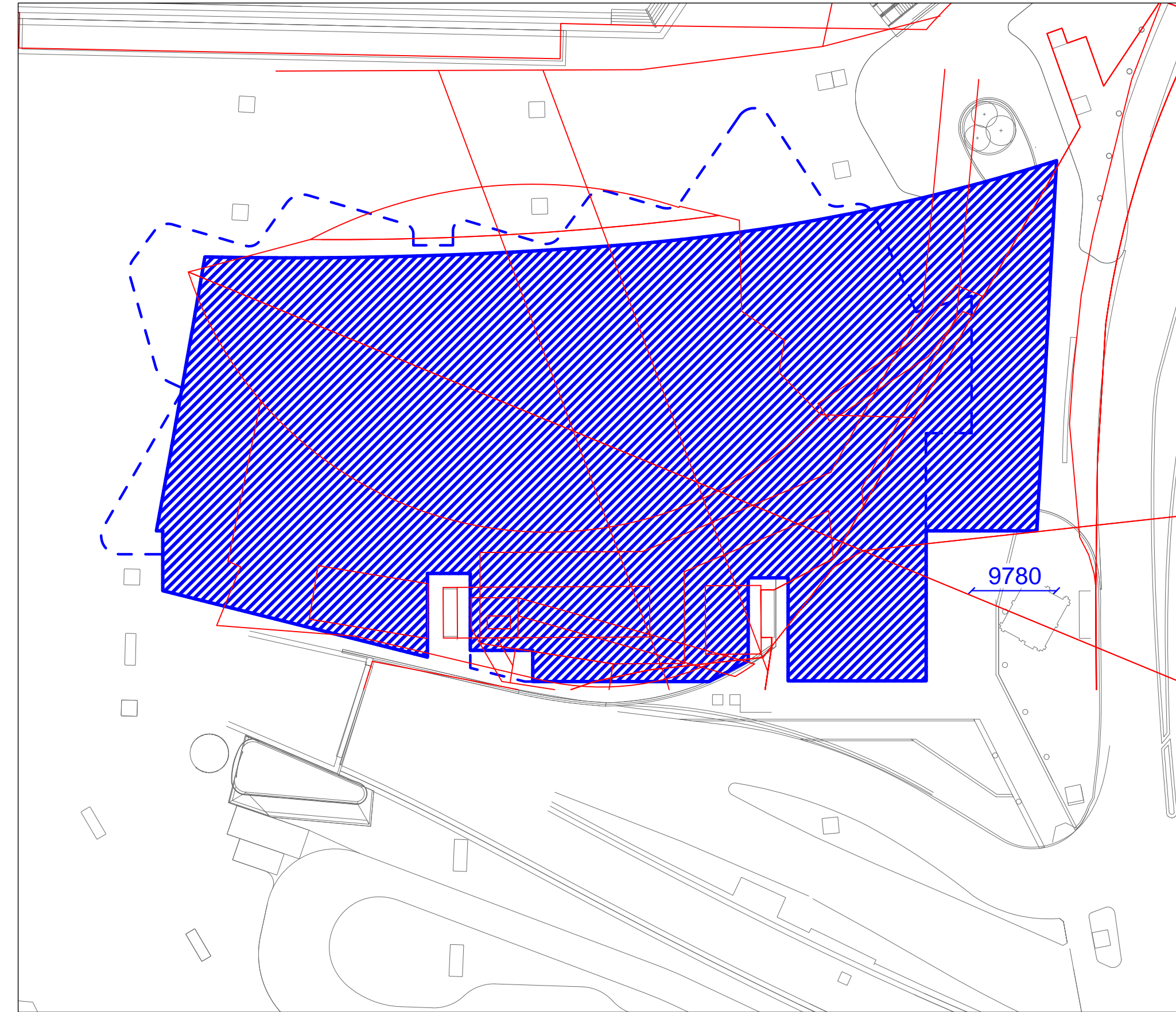
— CADASTRE LINES



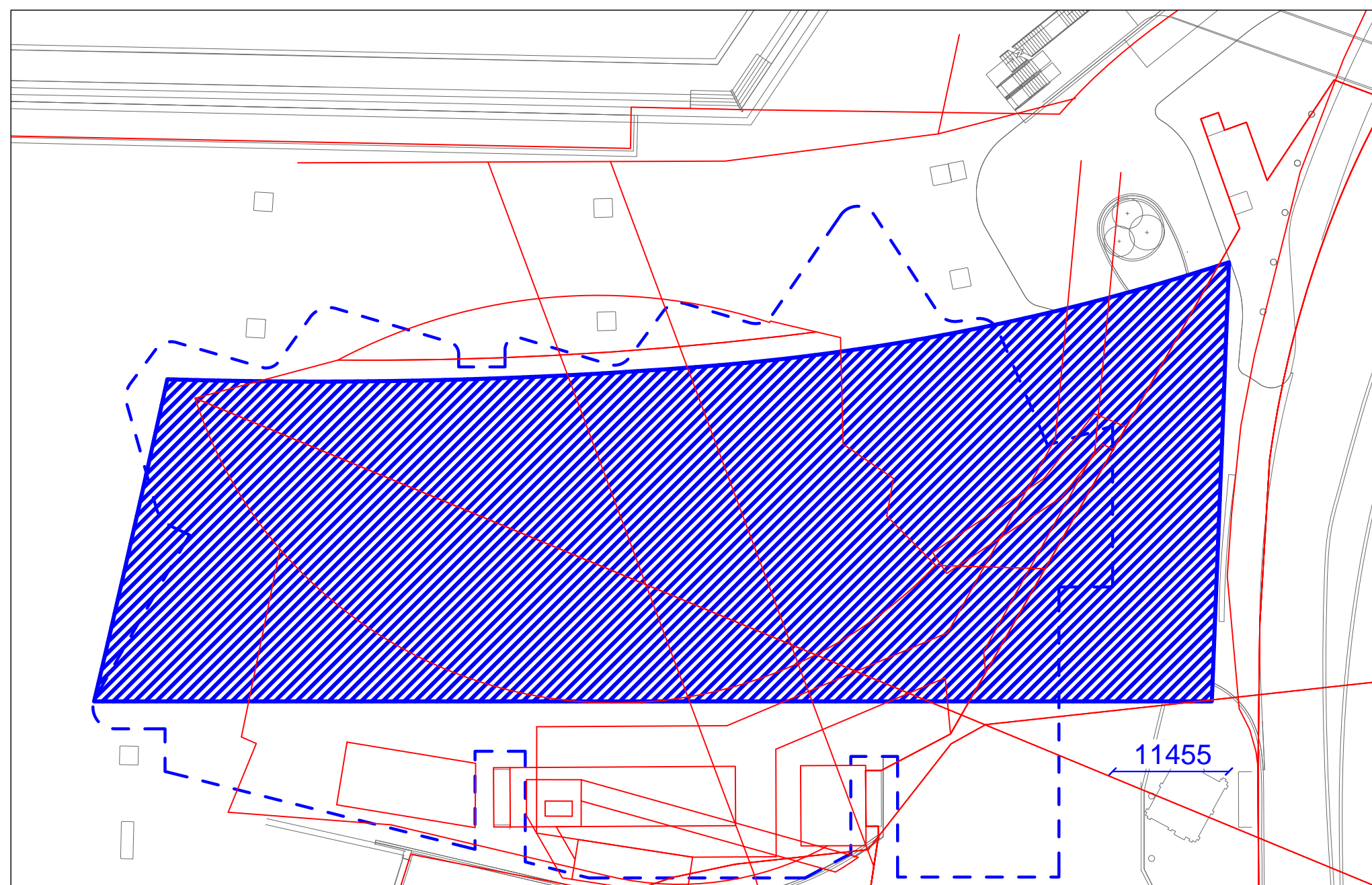
1 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - GROUND



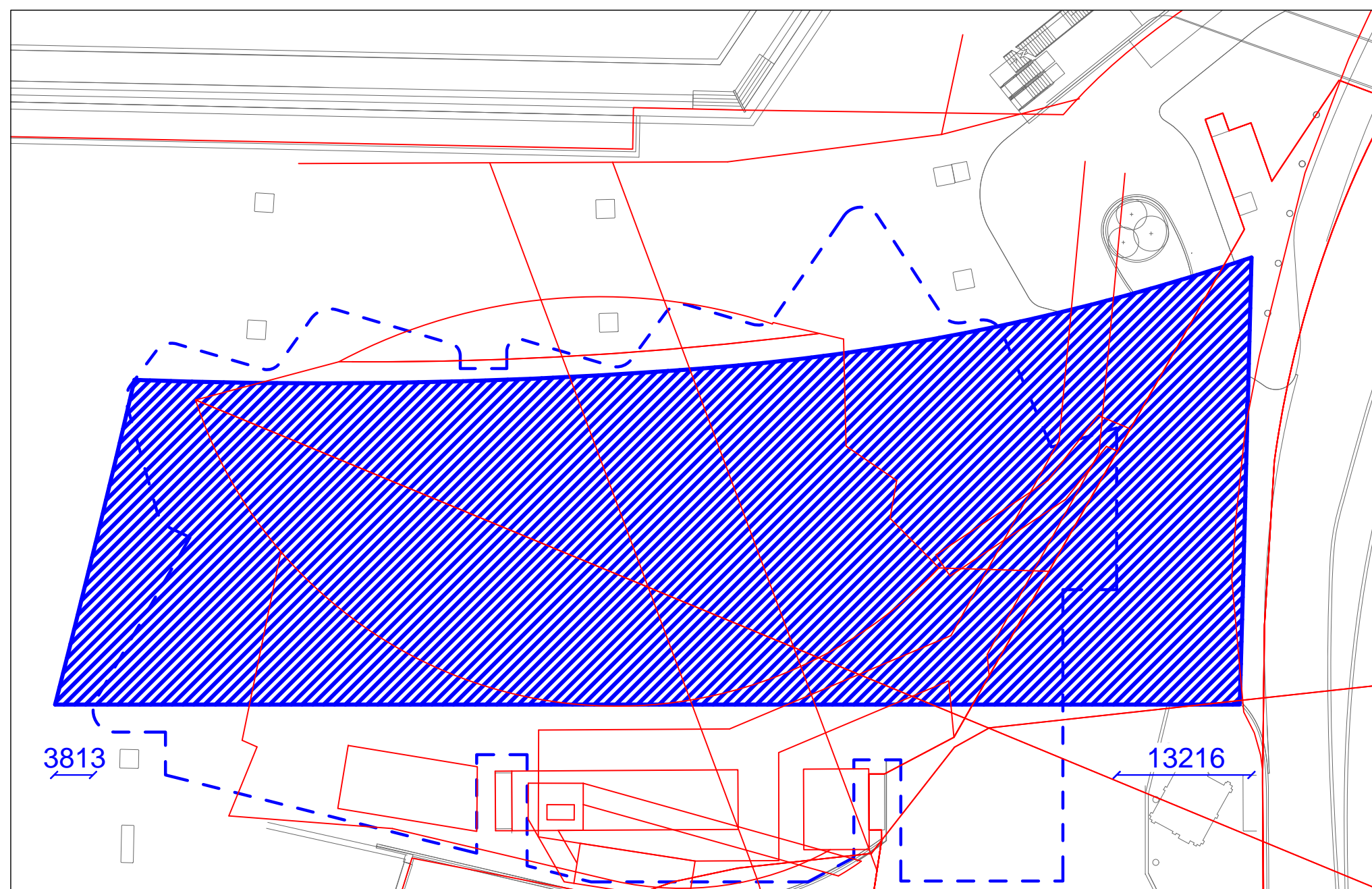
2 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L01



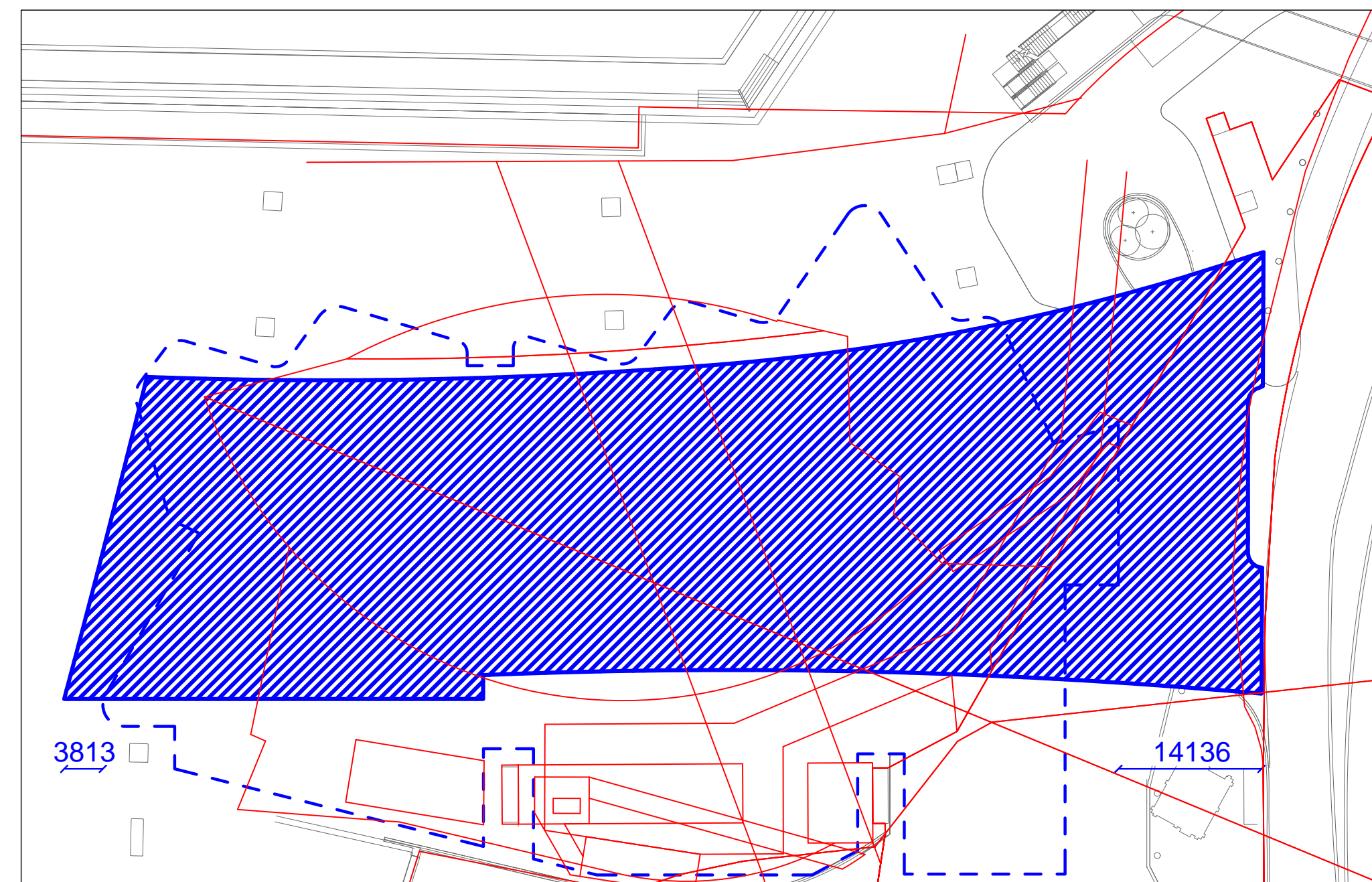
3 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L02



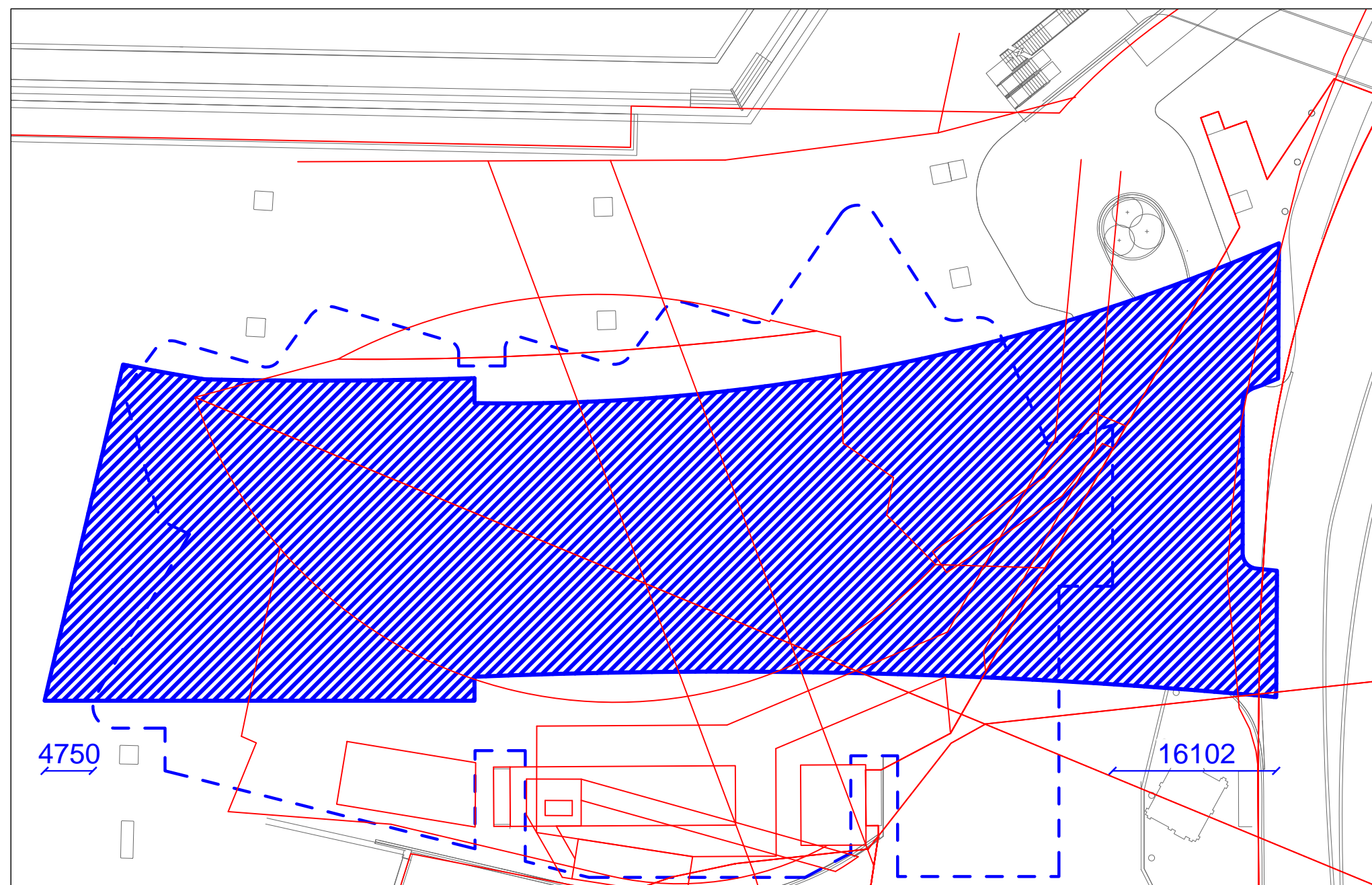
4 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L03



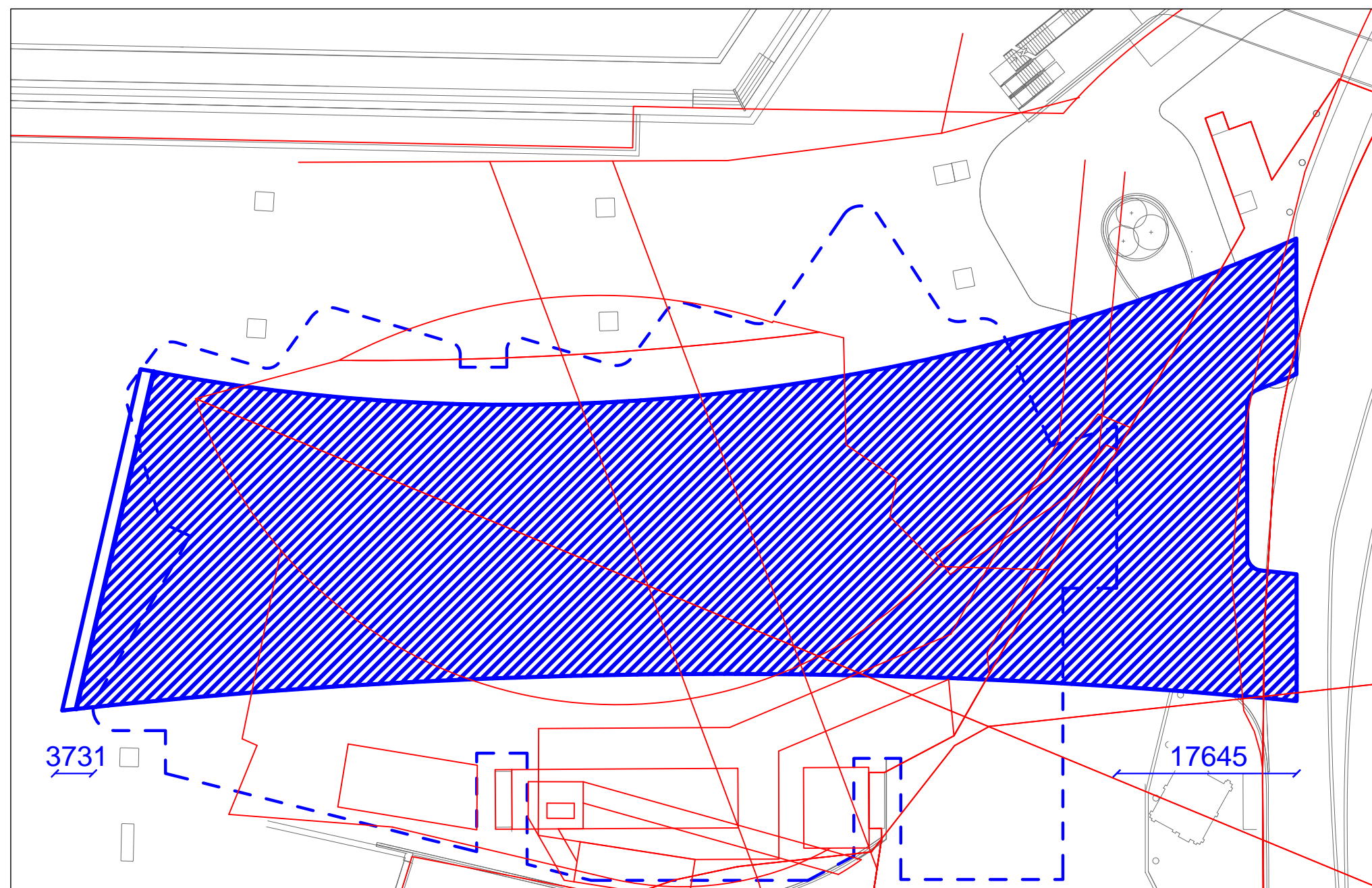
5 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L04



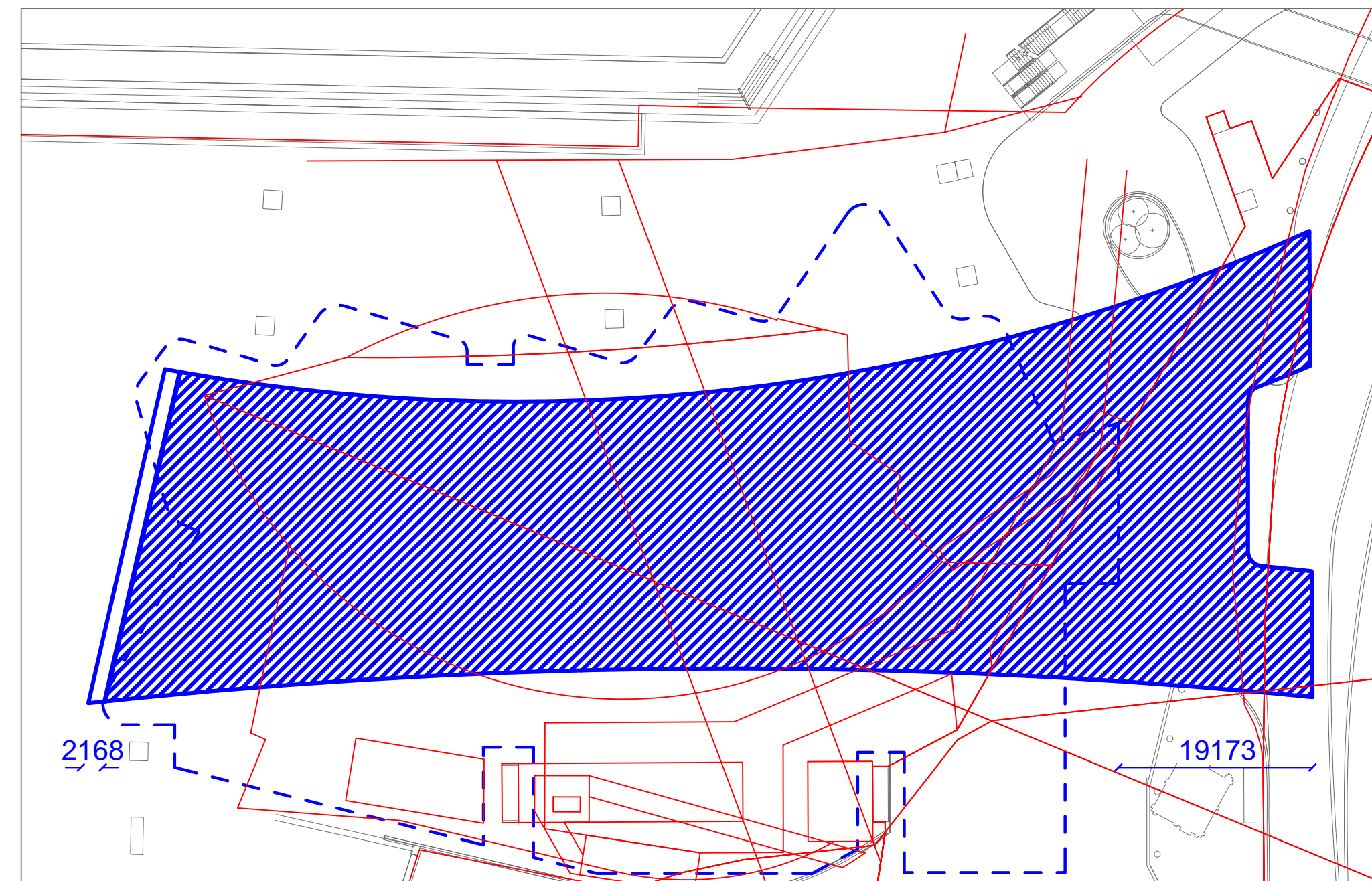
6 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L05



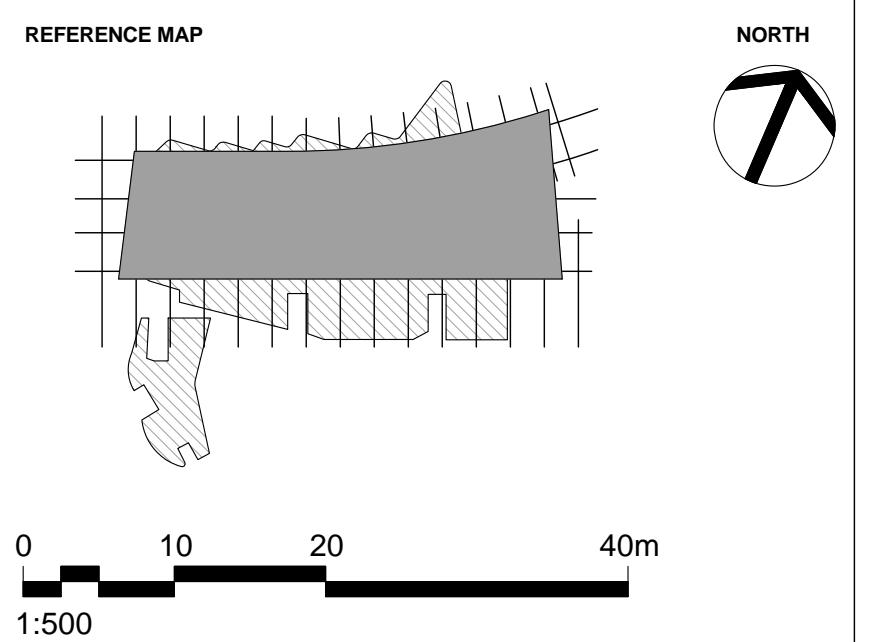
7 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L06



8 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L07



9 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L08
1:500



1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASELL

**RUSSELL &
GEORGE**

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED DEVELOPMENT
RELATIONSHIP WITH ROADS
AND CADASTRE - SHEET 1

STATUS

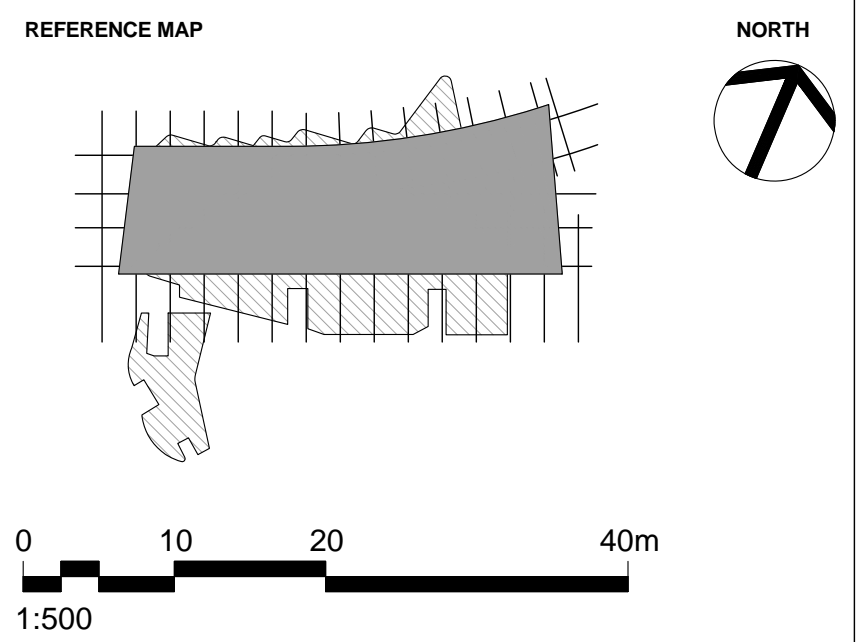
FOR APPROVAL

SCALE @ B1 1:500	DRAWN RT	CO-ORD JO	REVIEWED JO	APPROVED CW
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-SK- 010.1			REV -

[illegible]

Original Sheet Size B1-1000 x 707mm

 PROPOSED DEVELOPMENT
(HOTEL AND SERVICED APARTMENTS SCHEME)
 CADASTRE LINES



1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

[illegible]

-	DEVELOPMENT APPLICATION	21.03.16
REV	DESCRIPTION	DATE

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

pmdl
ARCHITECTURE
INTERIORS

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED DEVELOPMENT RELATIONSHIP WITH ROADS AND CADASTRE - SHEET 2

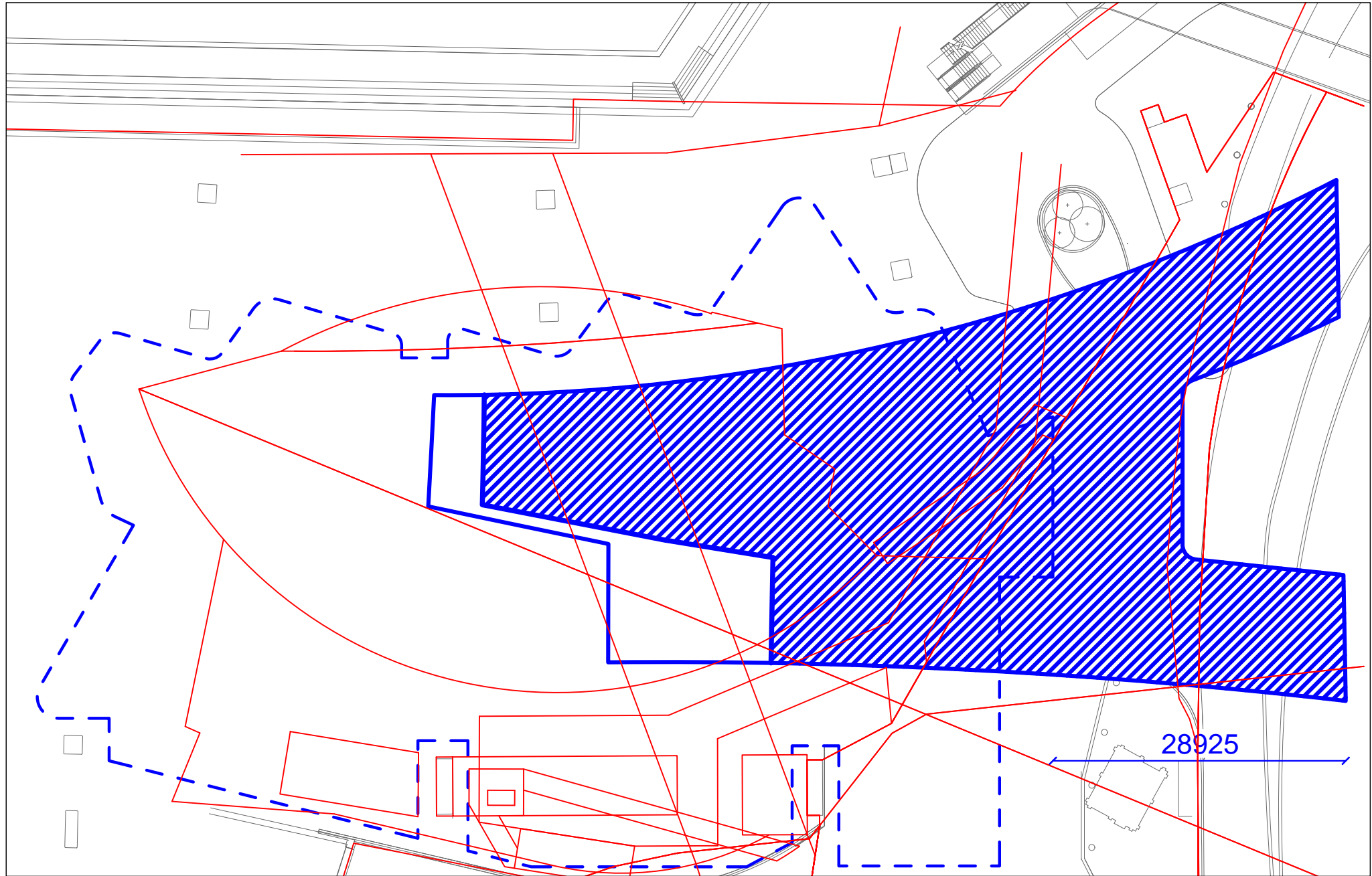
STATUS

FOR APPROVAL

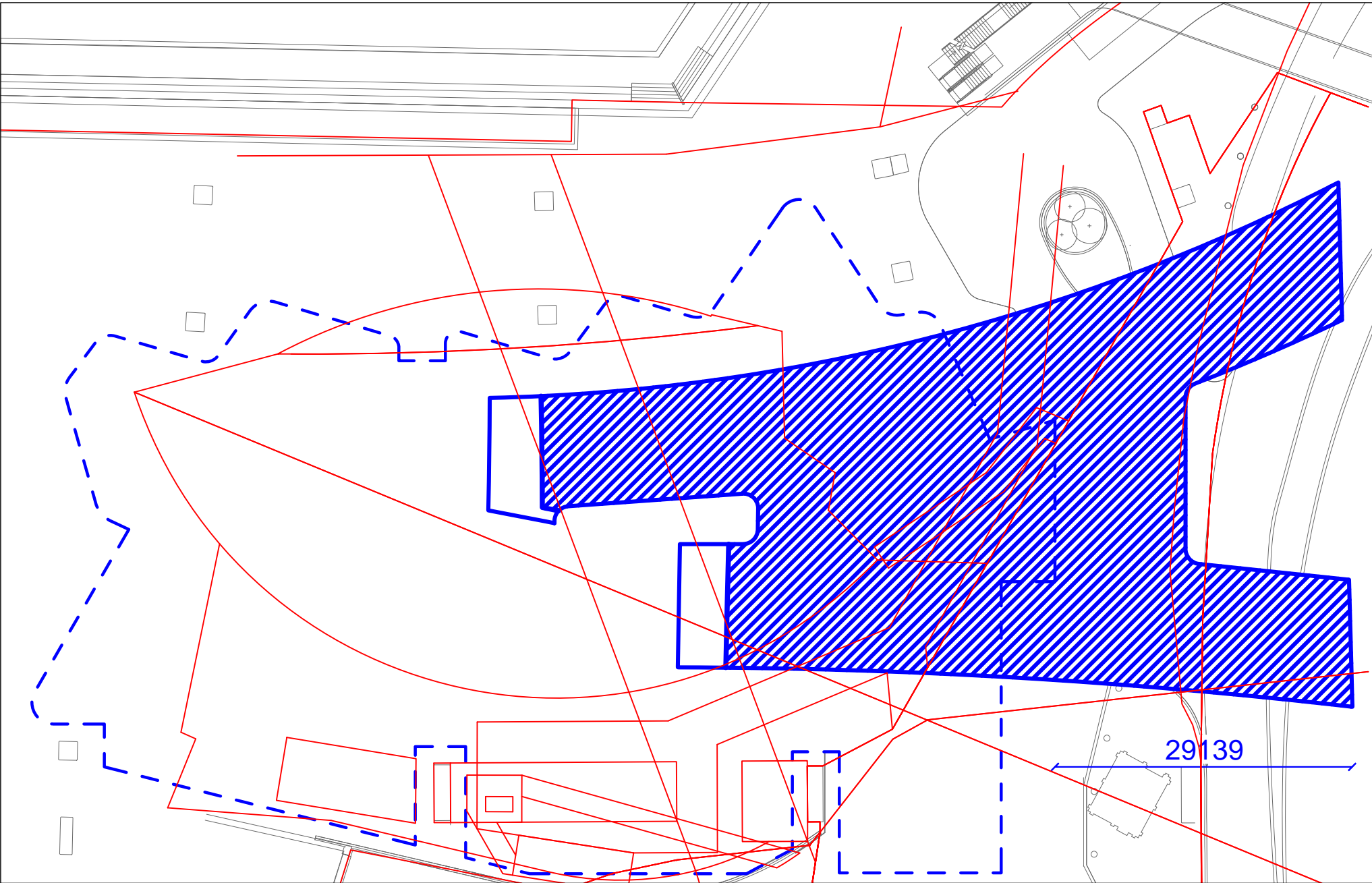
SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER			REV
A004409	ARC-HSL-DD-SK-010.2			-

LEGEND

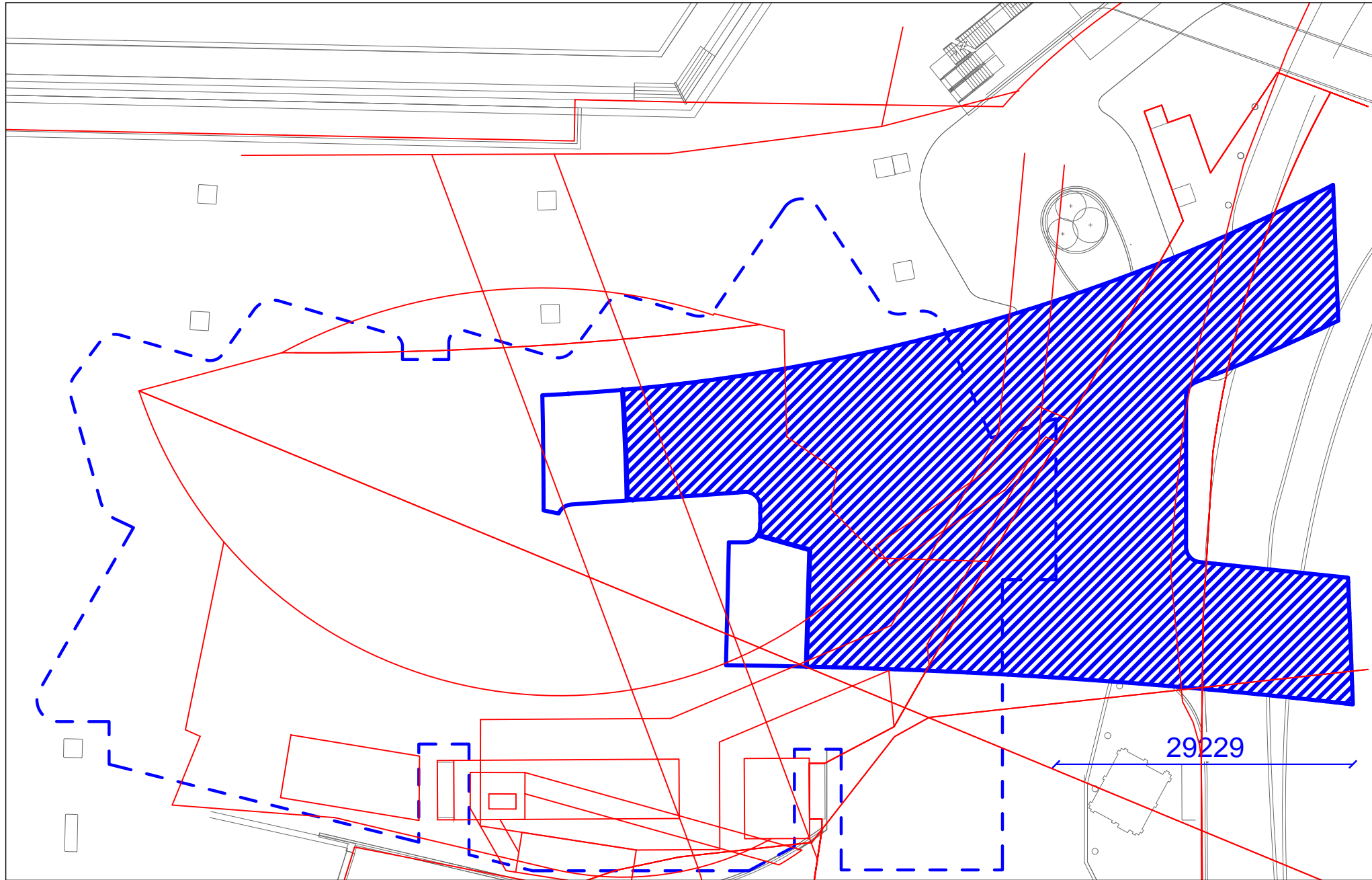
- PROPOSED DEVELOPMENT
(HOTEL AND SERVICED APARTMENTS SCHEME)
- CADASTRE LINES



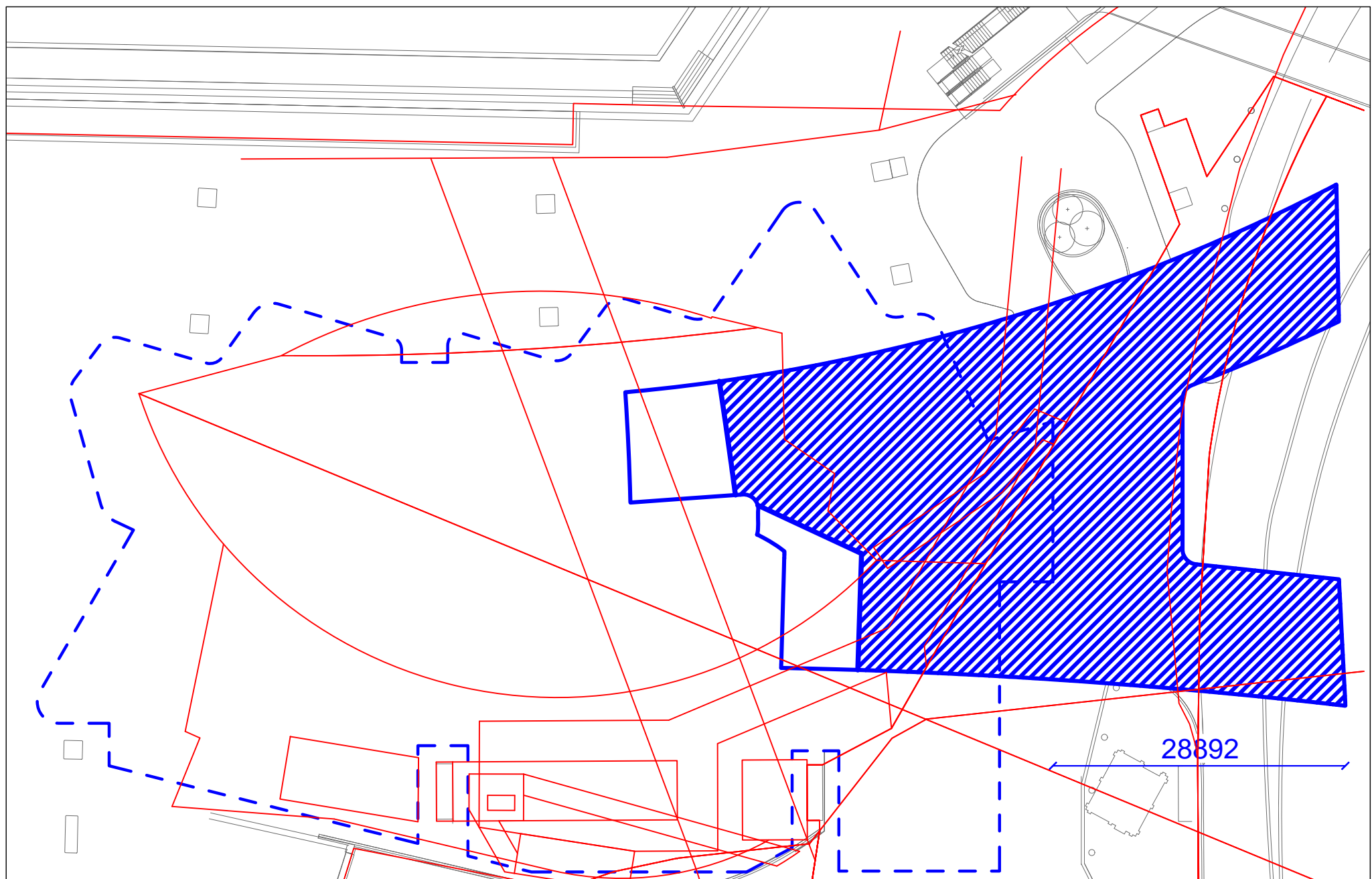
1 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L18
1:500



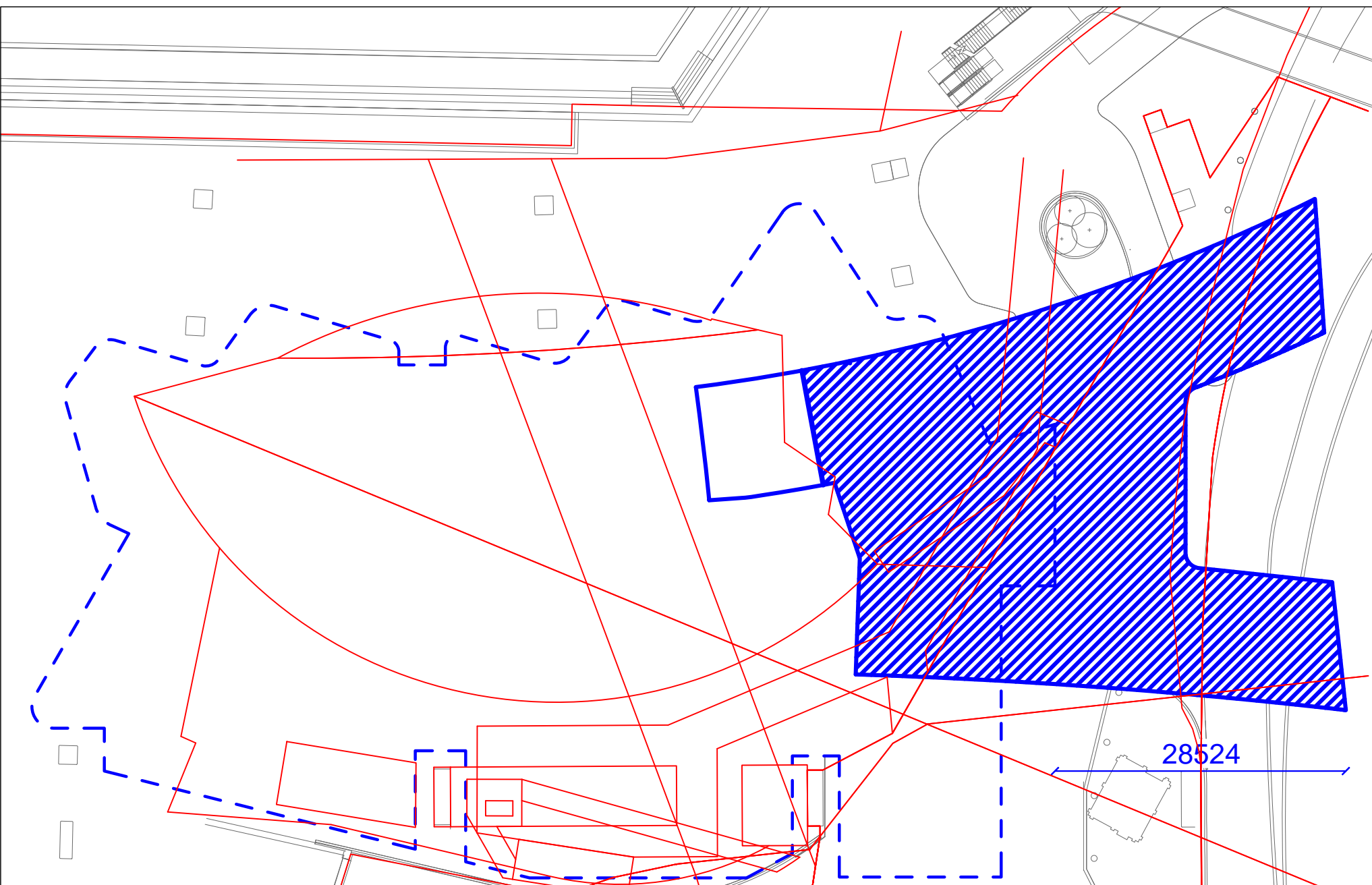
2 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L19
1:500



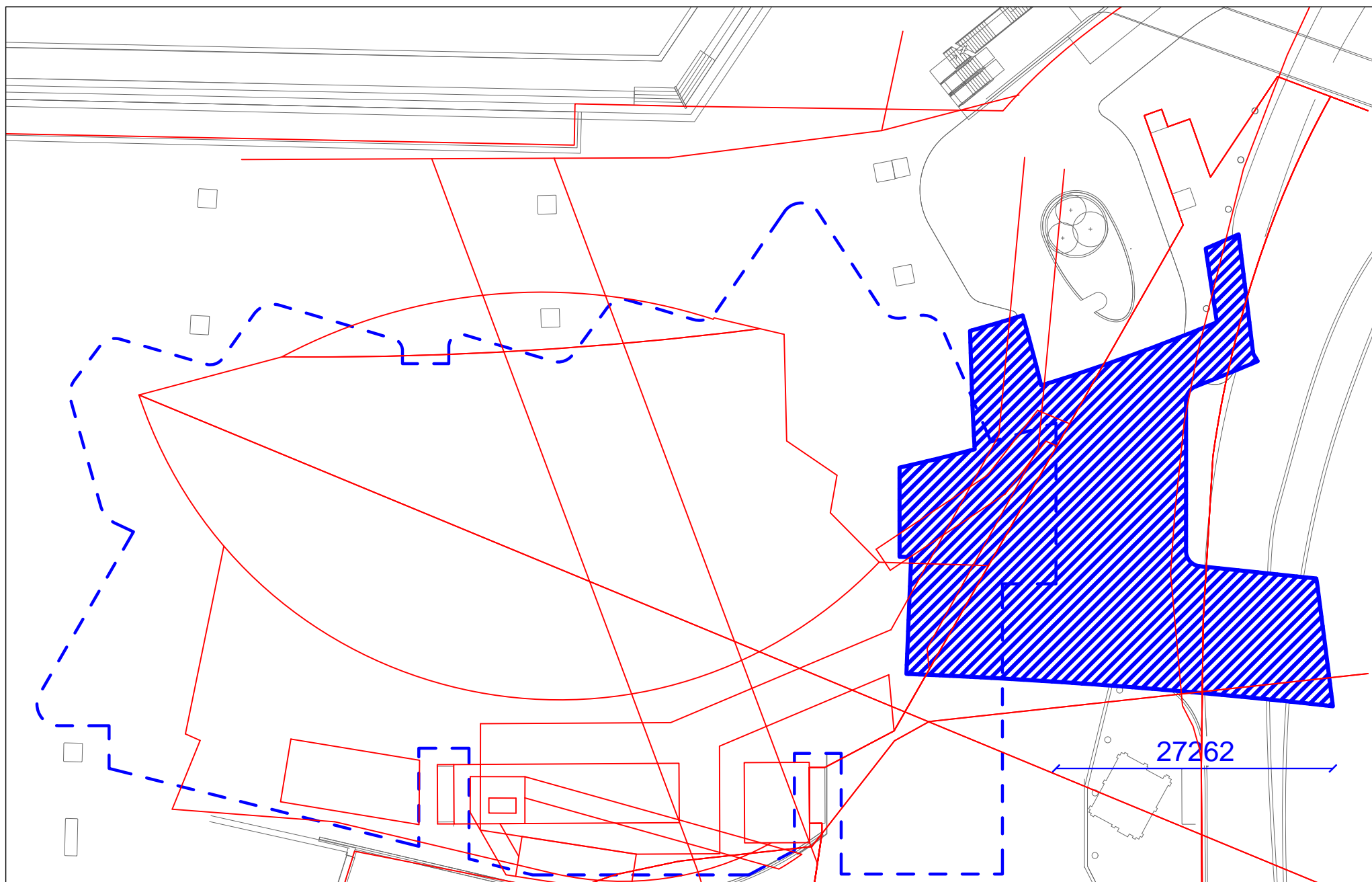
3 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L20
1:500



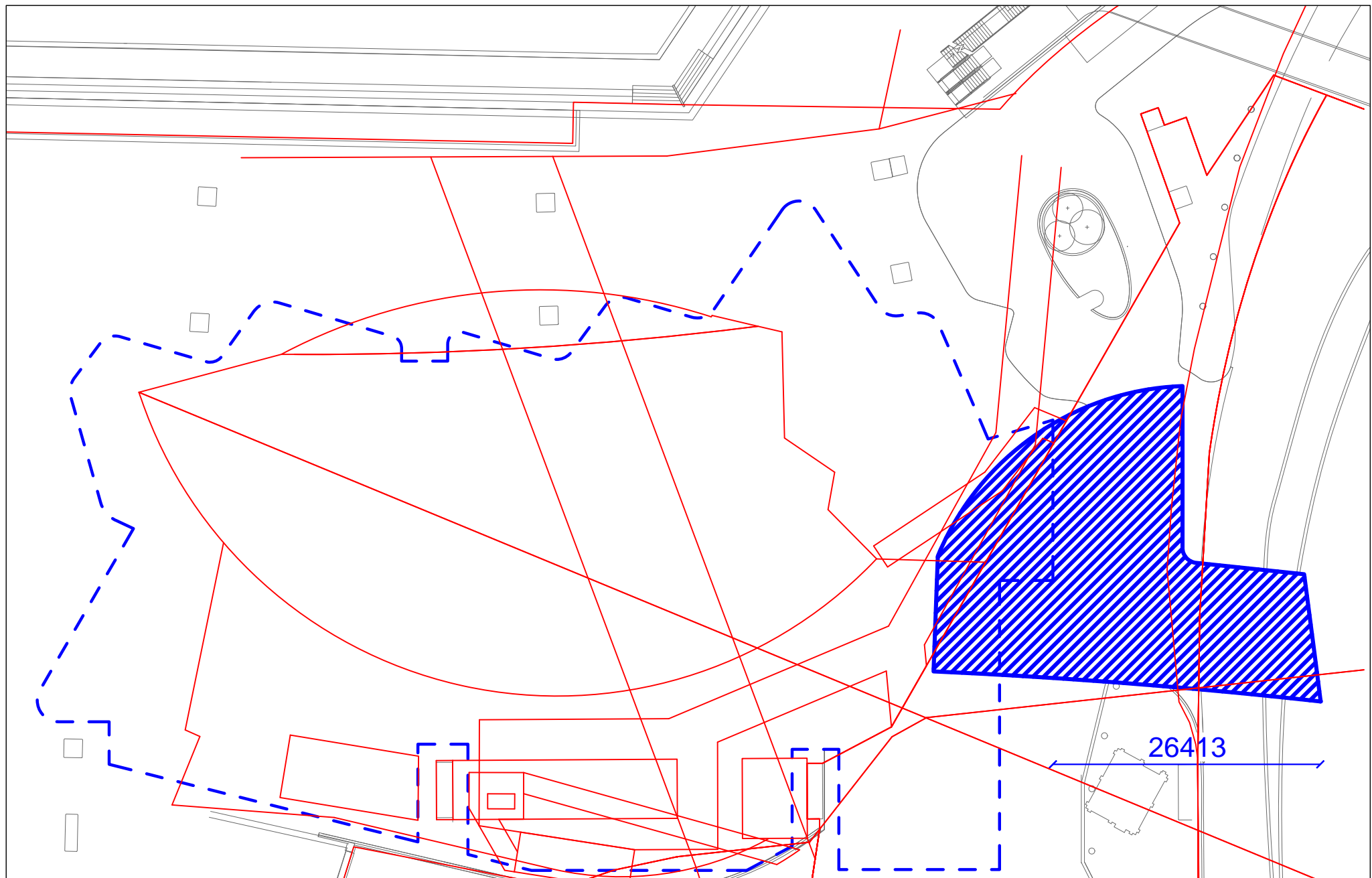
4 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L21
1:500



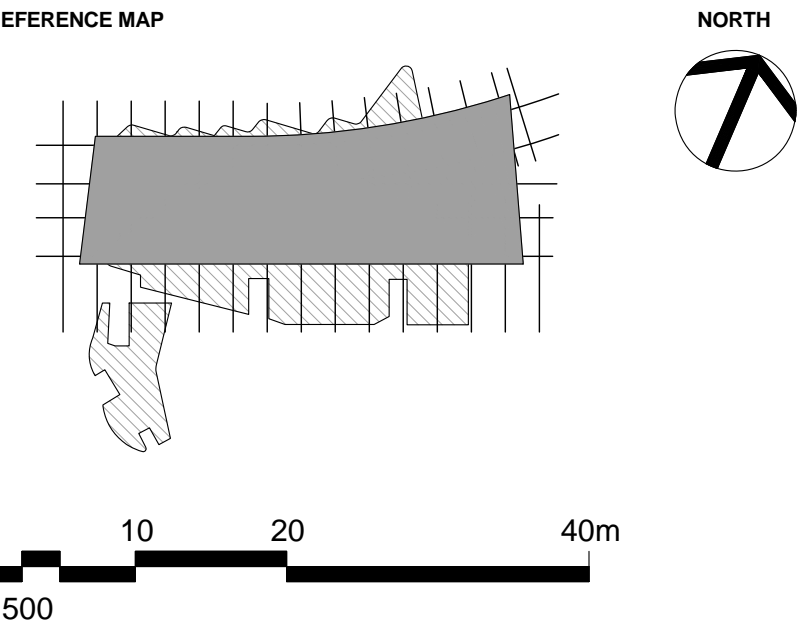
5 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L22
1:500



6 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L23
1:500



7 PROPOSED DEVELOPMENT FLOORPLATES WITH CADASTRE - L24
1:500



- NOTES
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION	21.03.16

ARCHITECT
HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

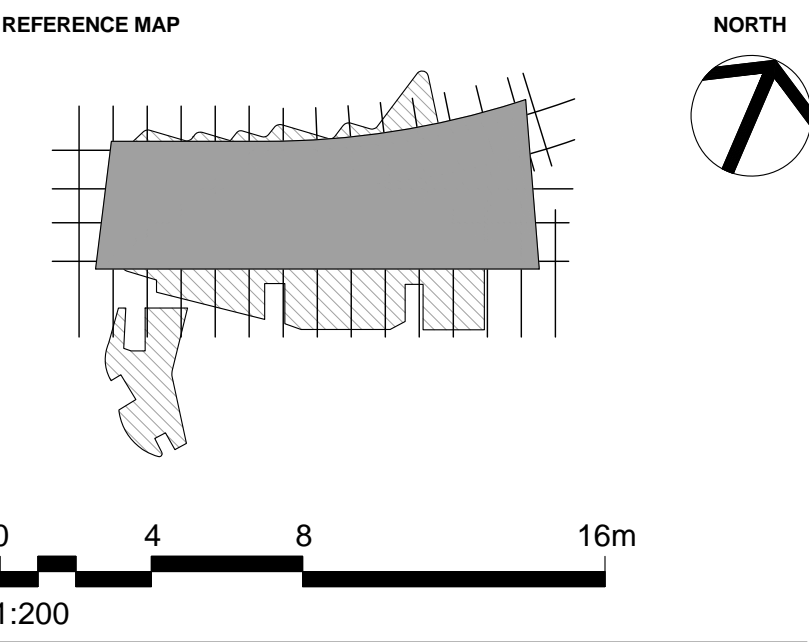
RUSSELL & GEORGE pmdl

CLIENT
Grocon

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

DRAWING TITLE
PROPOSED DEVELOPMENT
RELATIONSHIP WITH ROADS
AND CADASTRE - SHEET 3

STATUS FOR APPROVAL				
SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-010.3	-		



- NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
13 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
+61 2 9101 2000 F +61 2 9101 2100

HASELL

**RUSSELL &
GEORGE**

pmdl
ARCHITECTURE
INTERIOR
INTERPLAYING

LIENT



PROJECT _____

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

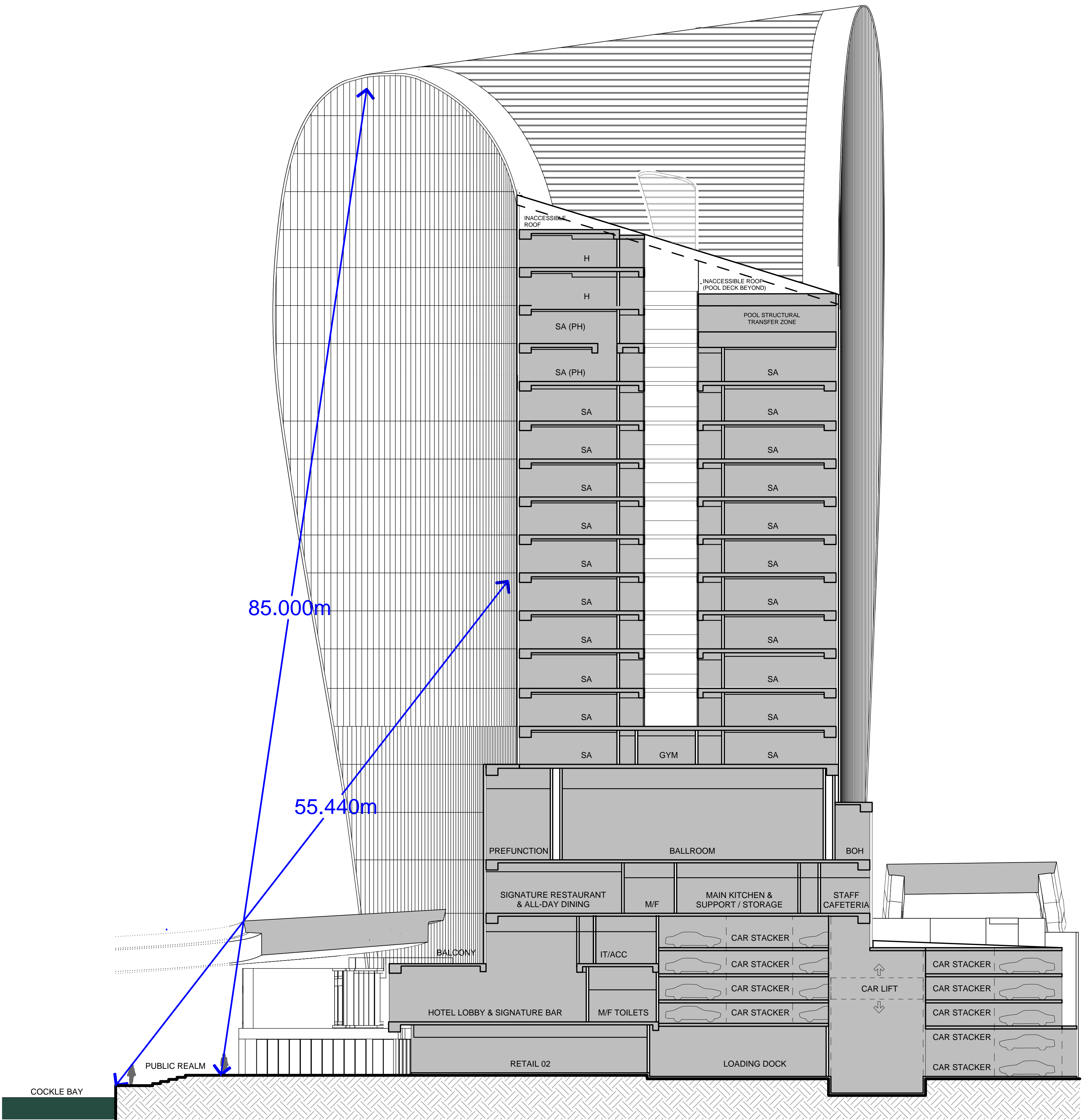
DRAWING TITLE

BUILDING ENVELOPE RELATIONSHIP TO
PUBLIC REALM GROUND FLOOR
PLANE - SHEET 1 (PLAN)

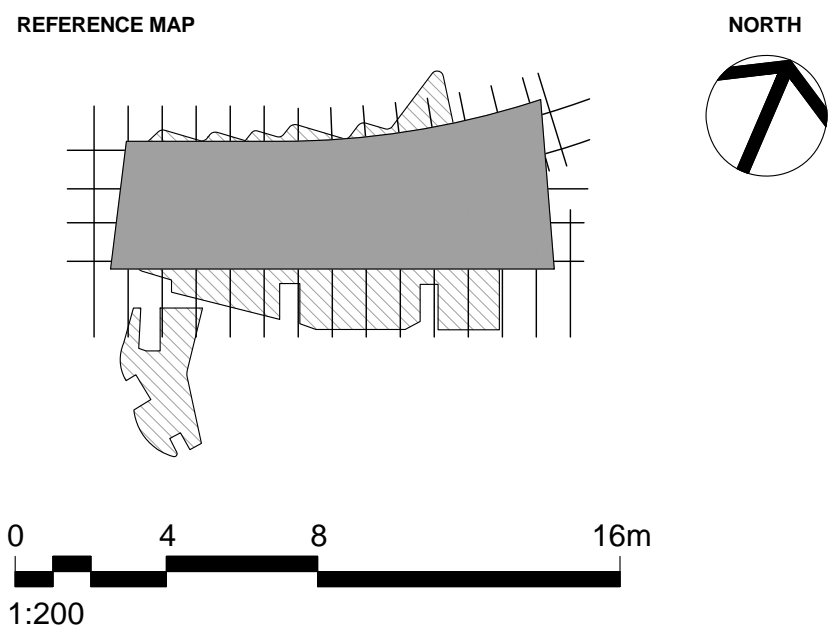
STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER			REV
A004409	ARC-HSL-DD-SK- 013.1			-



1 BUILDING ENVELOPE RELATIONSHIP TO PUBLIC REALM GROUND FLOOR PLANE
1:200



- NOTES
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL, LTD.
2016 HASSELL, LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION	21.03.16

ARCHITECT
HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 9101 2000 F +61 2 9101 2100

HASSELL

RUSSELL & GEORGE pmdl

CLIENT
Grocon

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

DRAWING TITLE
BUILDING ENVELOPE RELATIONSHIP TO
PUBLIC REALM GROUND FLOOR
PLANE - SHEET 2 (SECTION)

STATUS FOR APPROVAL				
SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-013.2	-		

THE RIBBON

PODIUM PUBLIC DOMAIN INTERFACE

Date
22 March 2016

Scale
NTS

Client
GROCON

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK014.1

HASSELL

RUSSELL &
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

 ASPECT Studios™

 Grocon



Date
22 March 2016

Scale
NTS

Client
GROCON

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK014.2

HASSELL

RUSSELL &
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

ASPECT Studios™

Grocon



Date
22 March 2016

Scale
NTS

Client
GROCON

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK014.3

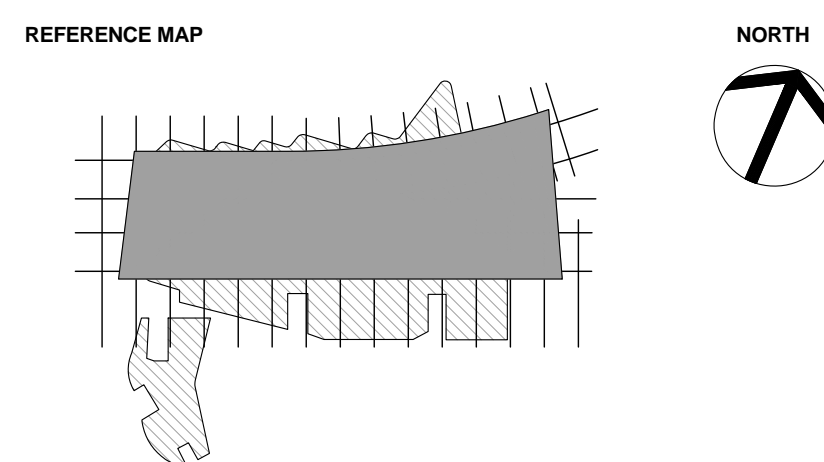
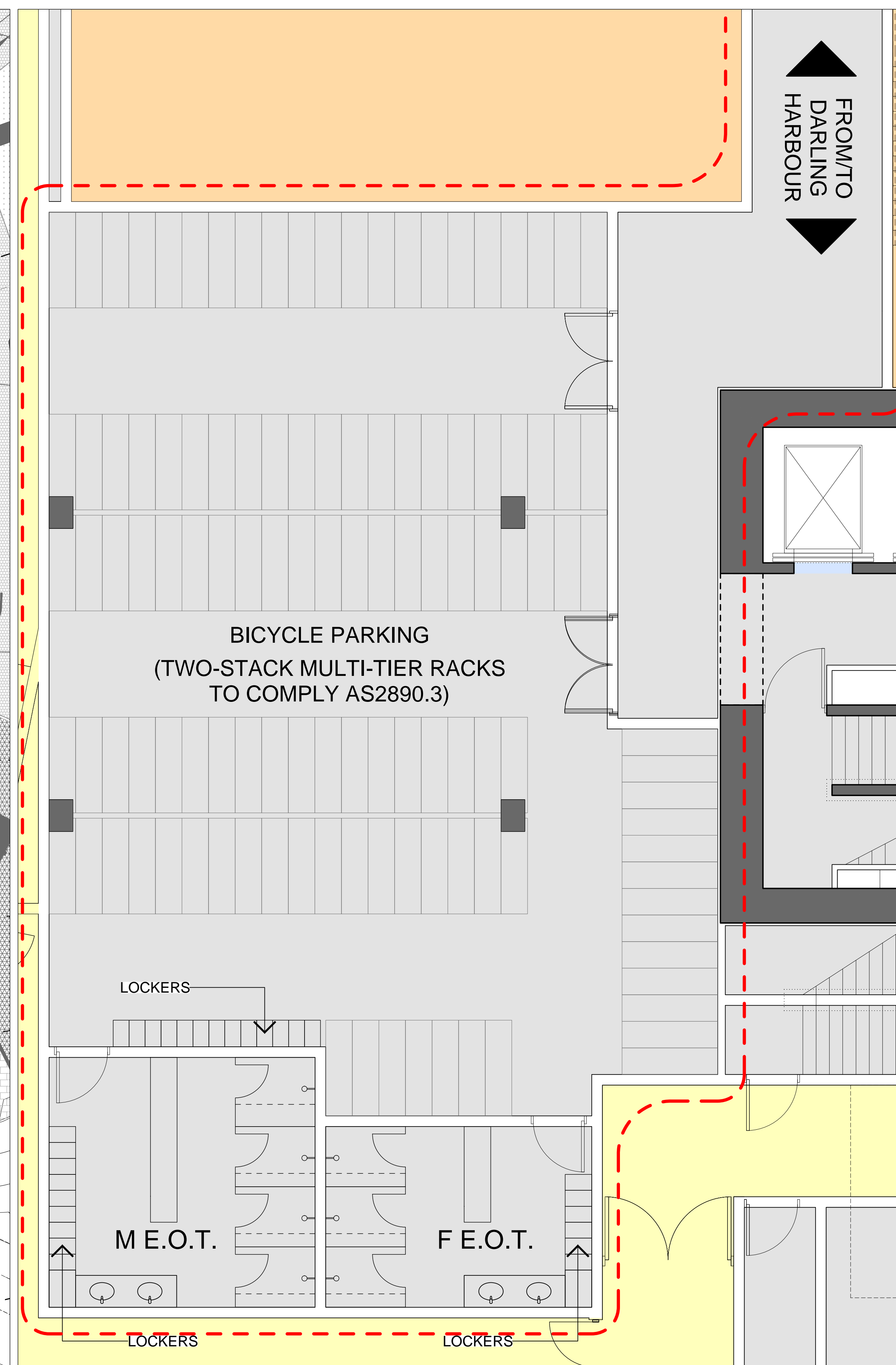
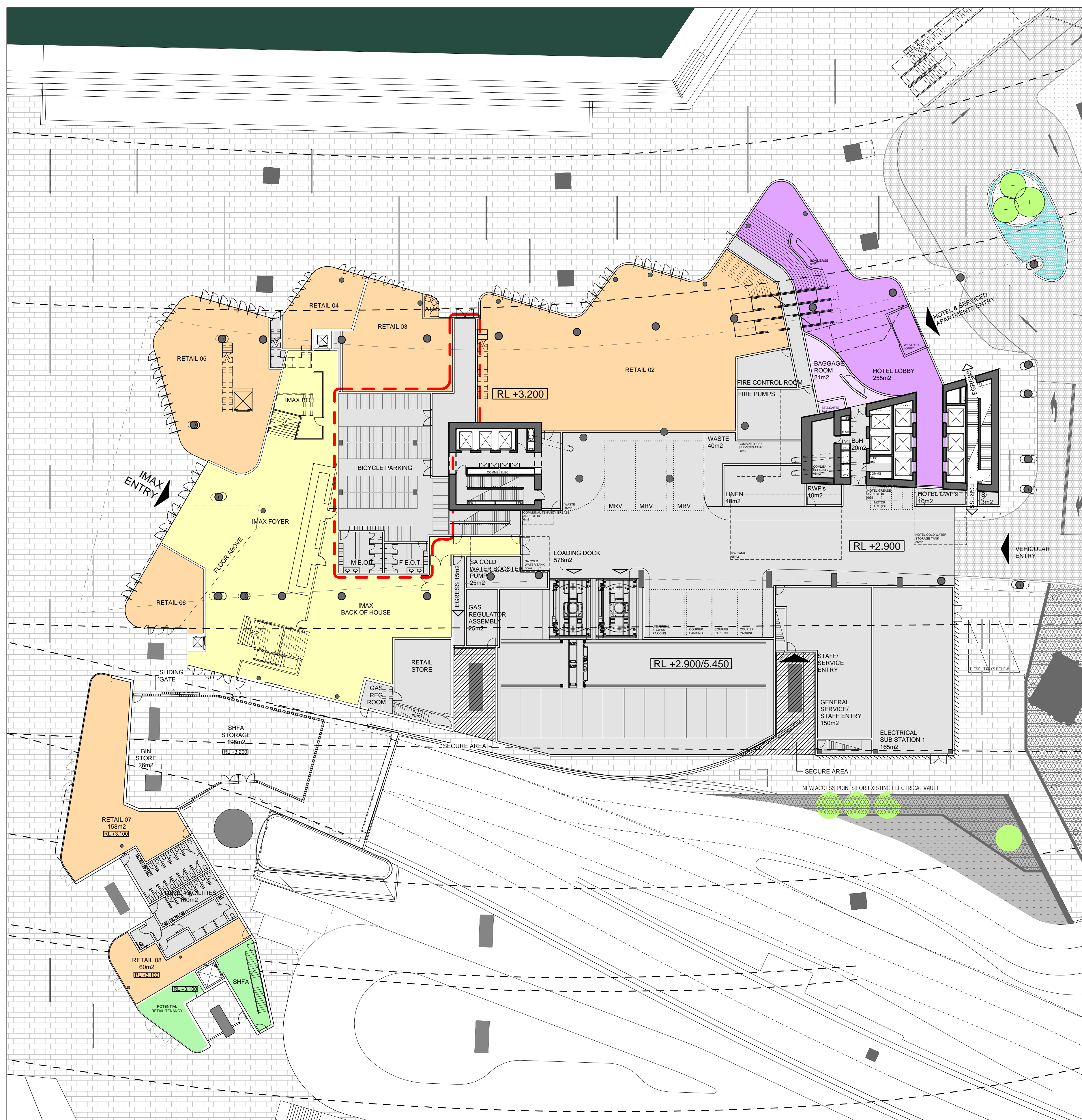
HASSELL

RUSSELL &
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

ASPECT Studios™

Grocon



NOTES

- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
2016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE

-	DEVELOPMENT APPLICATION	30.03.16
REV	DESCRIPTION	DATE

ARCHITECT

HASSELL Limited ABN 007 711 435
LEVEL 2, PIER 8/9,
23 HICKSON ROAD
SYDNEY NSW 2000 AUSTRALIA
SYDNEY@HASSELLSTUDIO.COM
T +61 2 8101 2000 F +61 2 8101 2100

HASELL

**RUSSELL &
GEORGE**

pmd
ARCHITECTURE

CLIENT



PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

BICYCLE PARKING AND END-OF-TRIP
CLASS B FACILITY

STATUS

FOR APPROVAL

SCALE @ B1	DRAWN RT	CO-ORD JO	REVIEWED JO	APPROVED CW
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-SK-018.1			REV -

GUEST AREAS

HOTEL ROOMS

APARTMENTS

RESTAURANT/BARS

BAU | ROOM/MEETING

TOTAL

STAFF AREAS

OFFICE

HOUSEKEEPING

KITCHEN

STAFF AREAS
(EMPLOYEE
FACILITIES, SUPPORT,
VALET L.)

TOTAL

OTHER AREAS

CINEMA

RETAIL

SPA

SHEA

TOTAL

TOTAL	

TOTAL

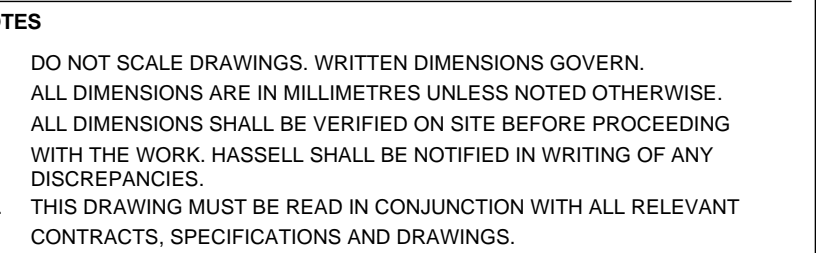
TO THE REQUIREMENTS

NOTES:

calculating the OCCUPANCY number obtained by dividing the FLOOR AREA by the number of SQM PER PERSON listed in Table D1.13 – Section D1.13 – NCC Vol 1, 2015 according to the use of that part, excluding spaces set aside for— (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses

secure bicycle parking for visitors is provided for 5% of peak visitors, and for regular occupants is provided for 7.5% of total regular occupants as per Section 17B.4 Active Transport Facilities - Green Star Design & Assessment v1.1 Guidelines (exceeds provision requirements of the Sydney DCP 2012)

all bicycle racks to be Class B (AS2890.3:2015) for guests and staff, employing a multi-tier rack system, and to be Class C (AS2890.3:2015) for visitors to be located in the public realm lockers will be provided as part of the End-of-trip (Ground Floor), with remaining provision as part of Employee Facilities (Level 2)



© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.
016 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

CHITECT
SSELL Limited ABN 007 711 435
VEL 2, PIER 8/9,
HICKSON ROAD
DNEY NSW 2000 AUSTRALIA
DNEY@HASSELLSTUDIO.COM
+61 2 9101 2000 F +61 2 9101 2100

HASSELL

**RUSSELL &
GEORGE**

PATIENT



OBJECT _____

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

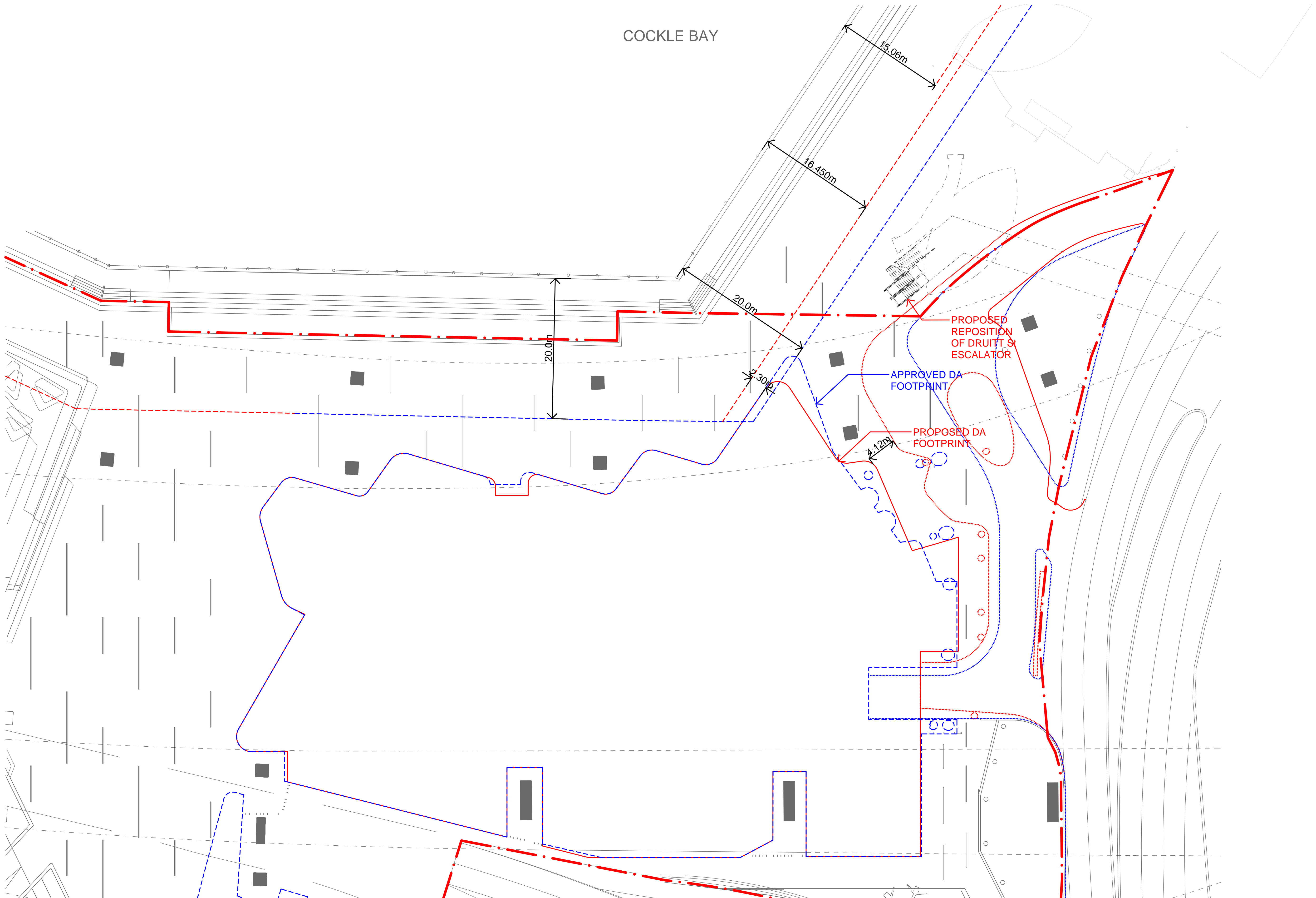
1 WHEAT ROAD, SYDNEY

BIKE PARKING AND END-OF-TRIP FACILITIES

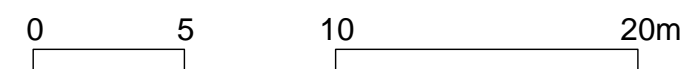
STATUS _____

FOR APPROVAL _____

SALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
200	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER			REV
004409	ARC-HSL-DD-SK-018.2			-



**GROUND FLOOR:
BUILDING FOOTPRINT COMPARISON**



Revision
C

Date
16-March-2016

Scale
1:250@A3
1:125@A1

Client
Grocon

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK-0108

HASSELL

RUSSELL &
GEORGE

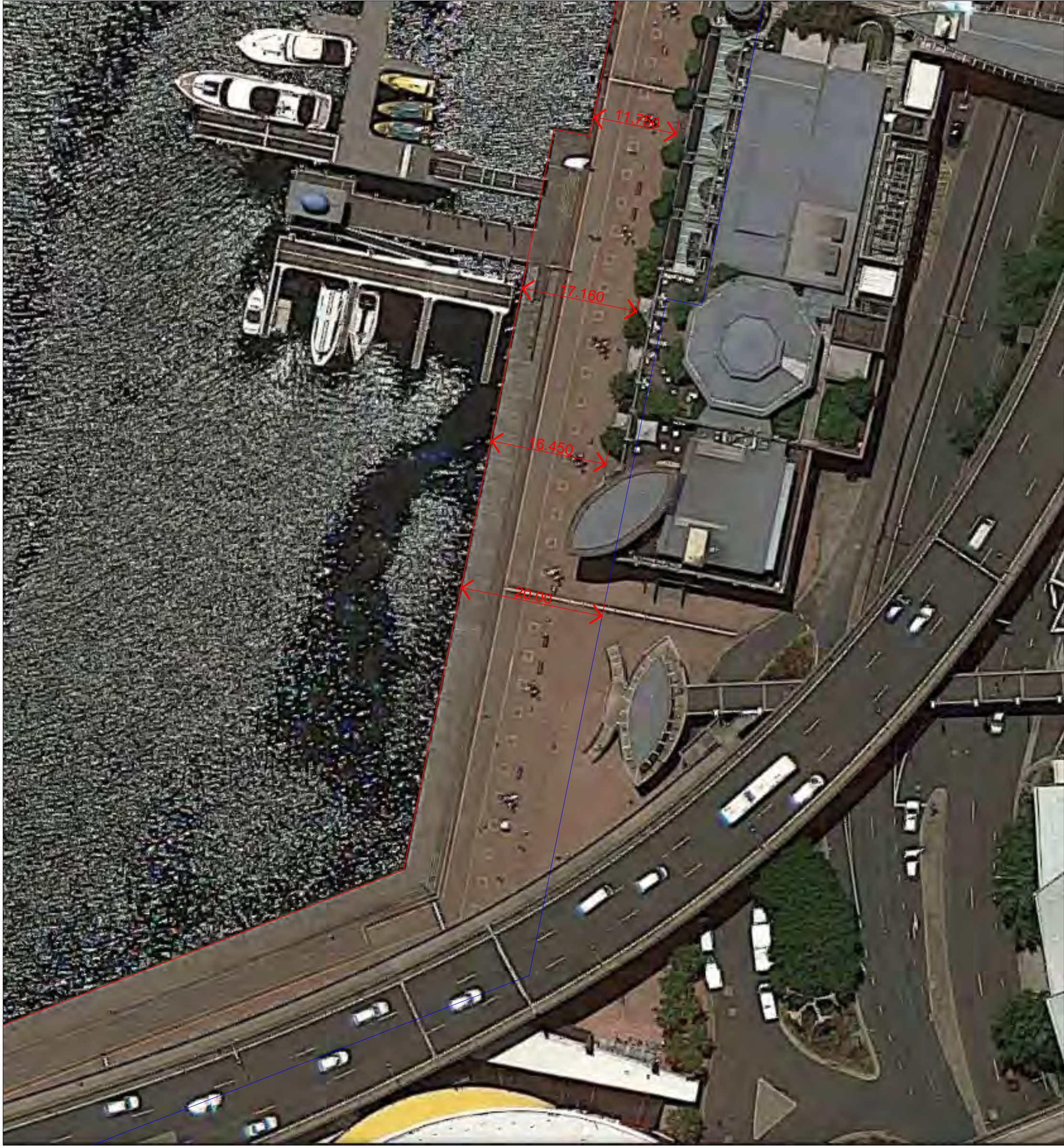
pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

ASPECT Studios™

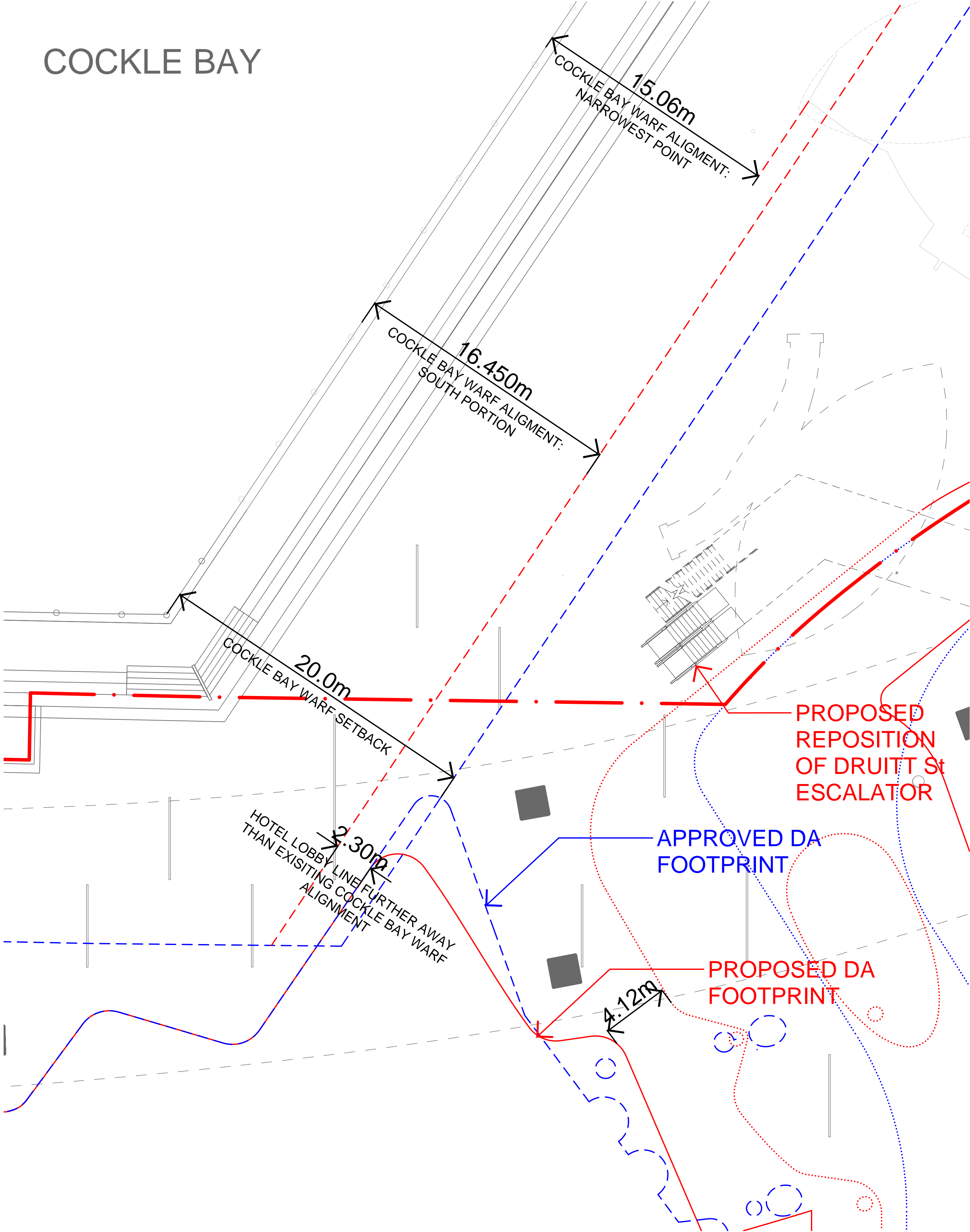
Grocon



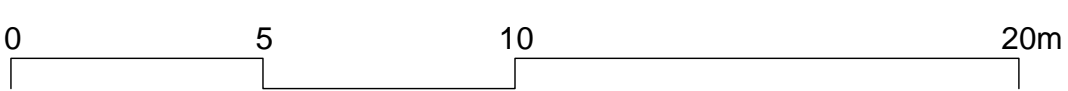
VIEW FROM COCKLE BAY WARF LOOKING SOUTH



COCKLE BAY WARF ALIGNMENT: AERIAL VIEW



COCKLE BAY WARF ALIGNMENT



Revision
C

Date
16-March-2016

Scale
1:150@A3
1:75@A1

Client
Grocon

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK-0109

HASSELL

RUSSELL &
GEORGE

pmdl
ARCHITECTURE
INTERIORS
MASTERPLANNING

ASPECT Studios

Grocon