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LEVEL	RETAIL	CINEMA	SHFA	SERVICED APARTMENTS	HOTEL	CAR PARKS	TOTAL
H L24							
H L23							
H L22							
H L21							
H L20							
H L19							
H/SA L18					545m ²		545m ²
H/SA L17					1077m ²		1077m ²
H/SA L16					838m ²		838m ²
H/SA L15					1691m ²		1691m ²
H/SA L14					1712m ²		1712m ²
H/SA L13					2060m ²		2060m ²
H/SA L12				523m ²	1320m ²		1843m ²
H/SA L11				969m ²	1395m ²		2364m ²
H/SA L10				1040m ²	1411m ²		2451m ²
H/SA L09				1167m ²	1388m ²		2555m ²
H/SA L08				1276m ²	1365m ²		2641m ²
H/SA L07				1371m ²	1339m ²		2710m ²
H/SA L06				1537m ²	1311m ²		2848m ²
H L05				1621m ²	1281m ²		2902m ²
P L04				1678m ²	1250m ²		2928m ²
P L03				1718m ²	1215m ²		2933m ²
P L02				1841m ²	1181m ²		3022m ²
P L01				907m ²	1218m ²		2125m ²
GF					1106m ²		1106m ²
		55m ²			2265m ²		2320m ²
		902m ²			1840m ²		2742m ²
		250m ²		92m ²	1458m ²		1800m ²
	537m ²	480m ²	303m ²	115m ²	1012m ²		2447m ²
	1214m ²	550m ²	62m ²		574m ²		2400m ²
TOTAL (DA MODIFICATION 3)	1751m²	2237m²	365m²	15855m²	31852m²	170	52060m²
TOTAL (APPROVED DA)	1799m²	3217m²	367m²	17352m²	31990m²	170	54725m²
DIFFERENCE IN AREA	- 48m²	- 980m²	- 2m²	- 1497m²	- 138m²	0	- 2665m²



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 2 November 2017

in respect to MP SSD 7388

Signed EB

Sheet No. 1 of 29

Measured drawings:

ARC-HSL-DD-1100 Rev N
ARC-HSL-DD-1101 Rev L
ARC-HSL-DD-1102 Rev J
ARC-HSL-DD-1103 Rev E
ARC-HSL-DD-1104 Rev D
ARC-HSL-DD-1105 Rev E
ARC-HSL-DD-1106 Rev D
ARC-HSL-DD-1107 Rev D
ARC-HSL-DD-1108 Rev D
ARC-HSL-DD-1109 Rev D
ARC-HSL-DD-1110 Rev D
ARC-HSL-DD-1111 Rev D
ARC-HSL-DD-1112 Rev D
ARC-HSL-DD-1112.1 Rev A
ARC-HSL-DD-1112.2 Rev -
ARC-HSL-DD-1113 Rev E

GFA Method of Measurement:

The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, or from the back of the mullions of curtain walls, measured at a height of 1.4 metres above the floor. Areas measured to include perimeter walls around aggregate areas of exclusions, including structural core walls.

Inclusions:

- (a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

Exclusions:

- (d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.



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PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GFA AREA SCHEDULE

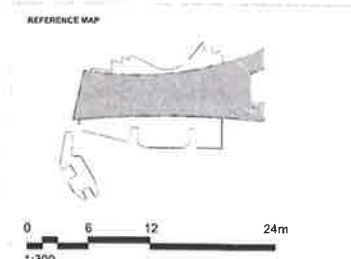
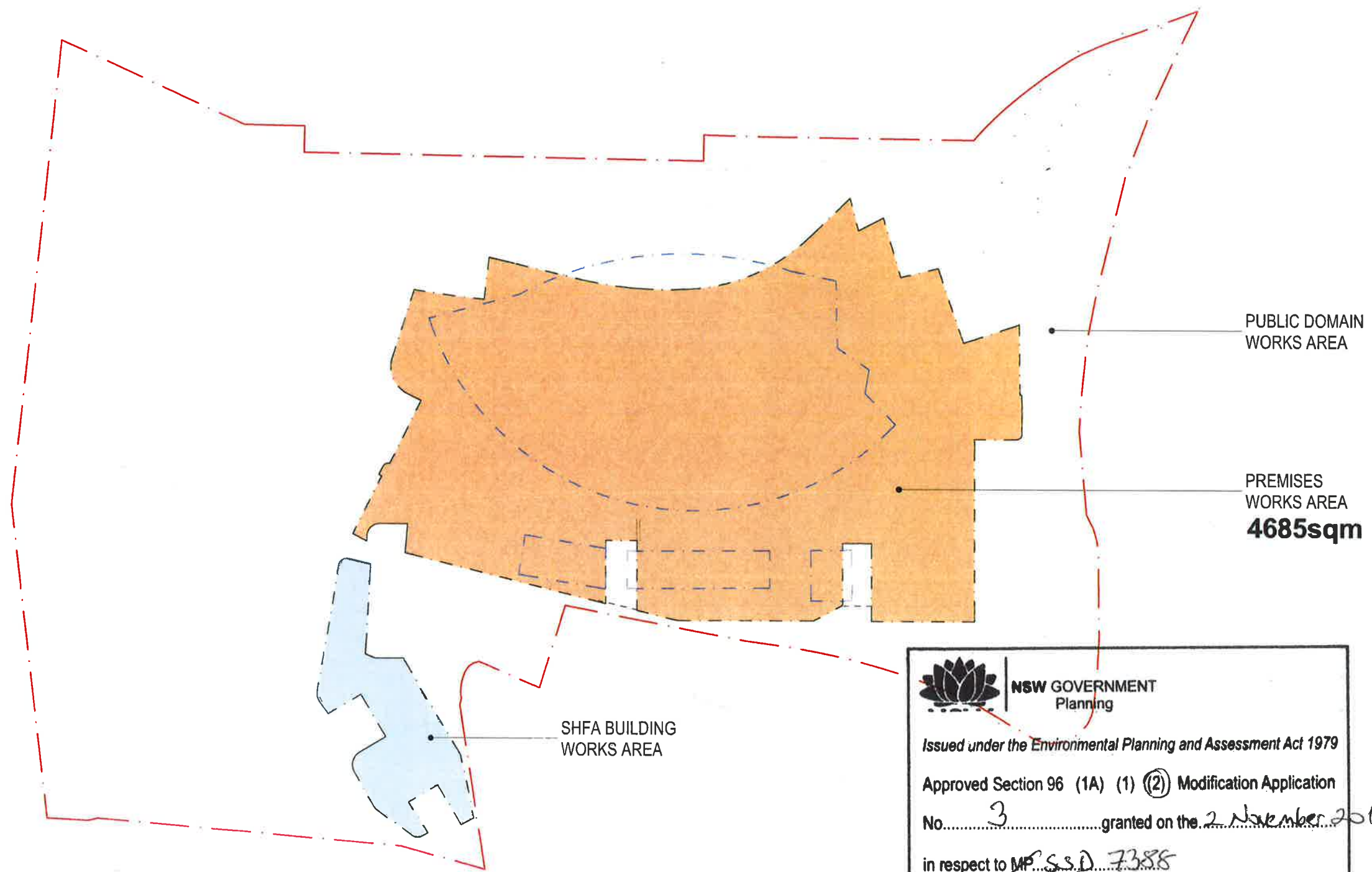
STATUS

FOR APPROVAL

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RT MH MH EL

PROJECT NUMBER DRAWING NUMBER REV
A004409 ARC-HSL-DD-1052 M1

Original Sheet Size B1-1056 x 707mm



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REV	DESCRIPTION	DATE
G	DA MODIFICATION 3 (PODIUM)	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	21.03.16
E	AMENDED DEVELOPMENT APPLICATION	15.12.15
D	AMENDED DEVELOPMENT APPLICATION	23.10.15
C	DEVELOPMENT APPLICATION	20.12.13
B	DEVELOPMENT APPLICATION	19.12.13
A	FINAL DRAFT	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

REV	DESCRIPTION	DATE
G	DA MODIFICATION 3 (PODIUM)	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	21.03.16
E	AMENDED DEVELOPMENT APPLICATION	15.12.15
D	AMENDED DEVELOPMENT APPLICATION	23.10.15
C	DEVELOPMENT APPLICATION	20.12.13
B	DEVELOPMENT APPLICATION	19.12.13
A	FINAL DRAFT	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

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**NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application
No. 3 granted on the 2 November 2017
in respect to MP S.S.D. 7388
Signed EB
Sheet No. 2 of 29

pmdl

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

DRAWING TITLE
DRAFT LEASE PLAN

STATUS
FOR APPROVAL

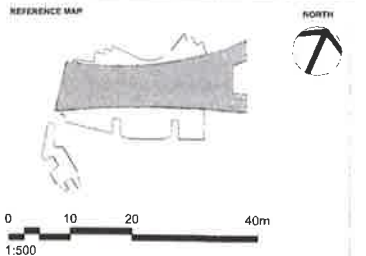
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PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1060	G

4/2/2017 3:18 PM
Original Sheet Size B1-1000 x 700mm

LEGEND

- PROPOSED REVISED LEASE LINE (SHFA)
- PROPOSED REVISED FLOORPLATE EXTENT

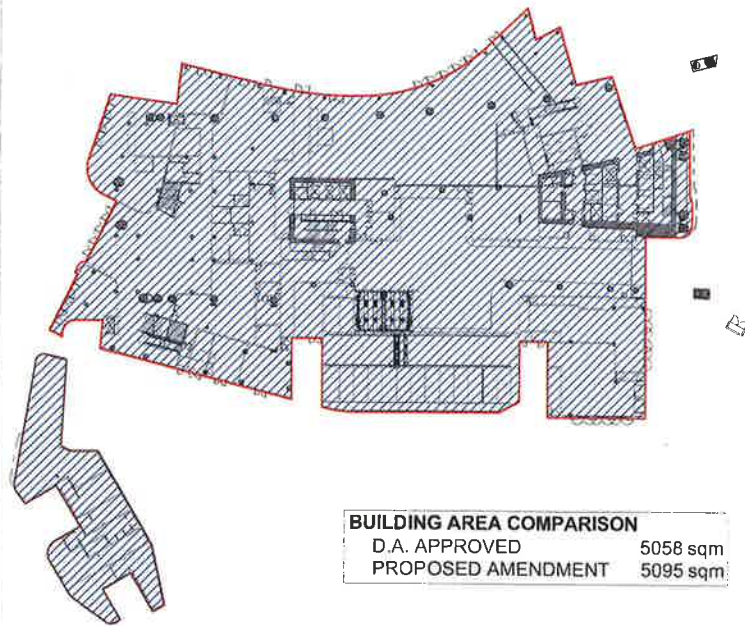


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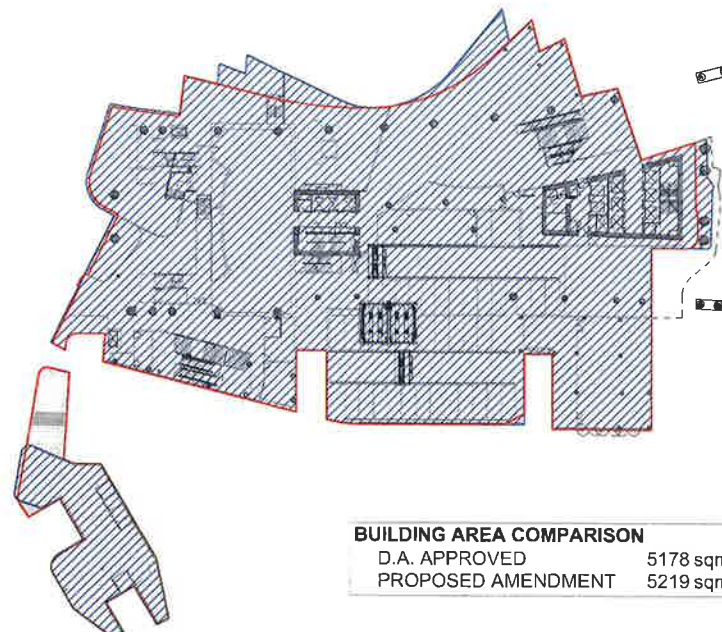
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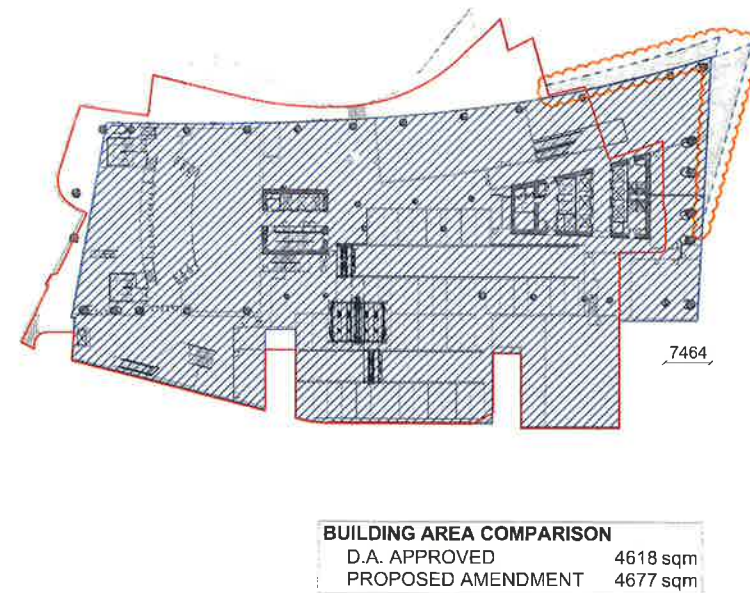
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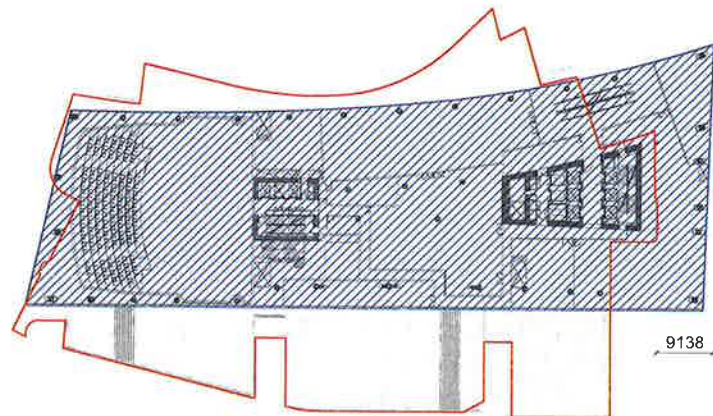
1 GF LEASE LINE RELATIONSHIP
1:500



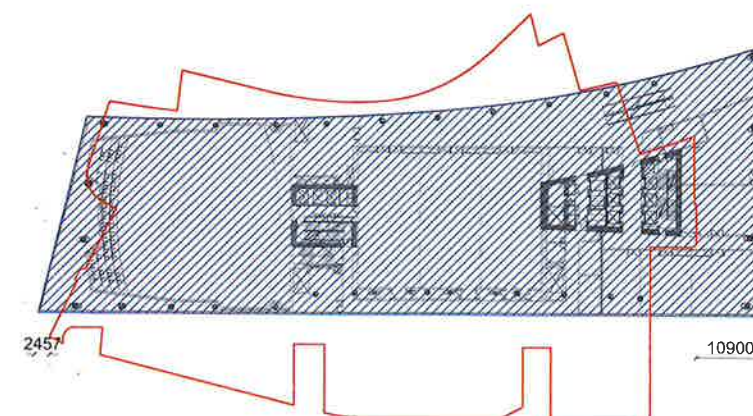
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1:500



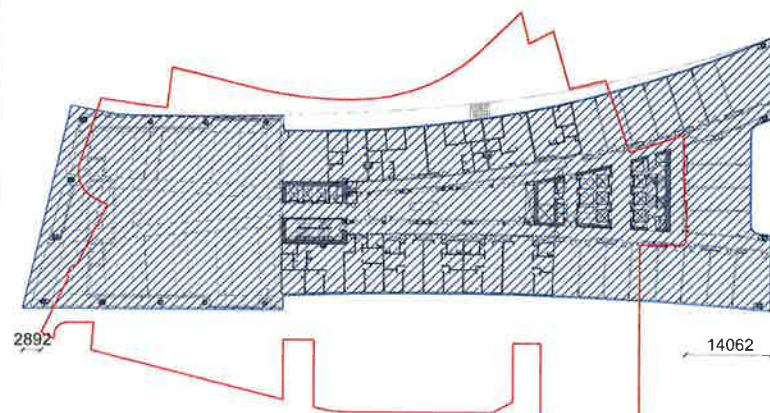
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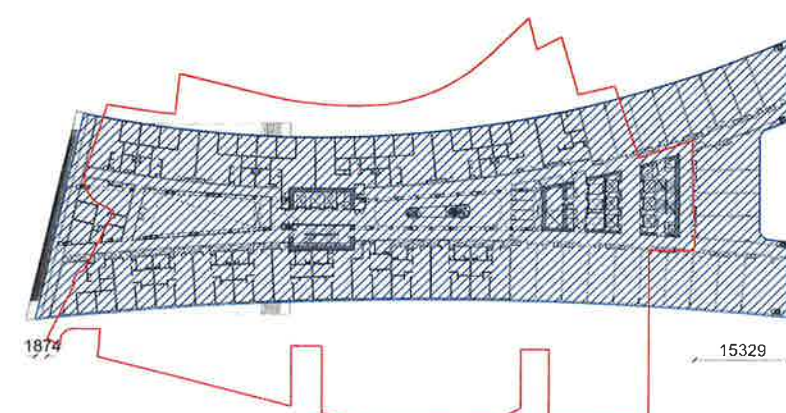
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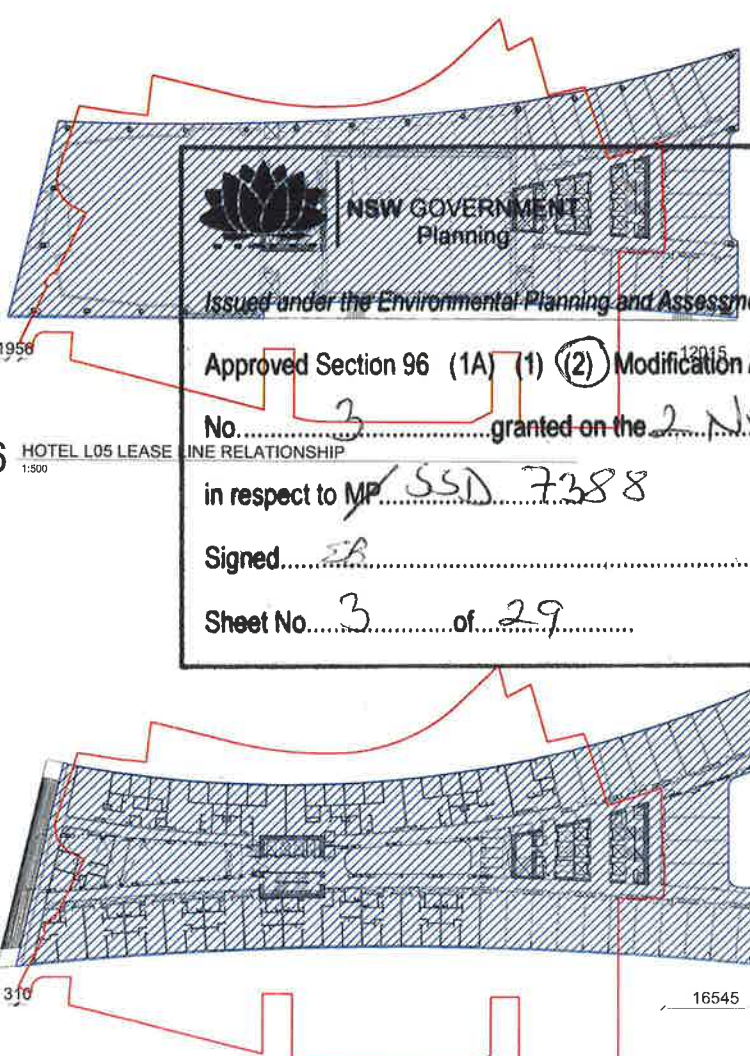
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1:500



7 HOTEL/SERVICED APARTMENTS L06 LEASE LINE RELATIONSHIP
1:500



8 HOTEL/SERVICED APARTMENTS L07 LEASE LINE RELATIONSHIP
1:500



9 HOTEL/SERVICED APARTMENTS L08 LEASE LINE RELATIONSHIP
1:500

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 2 November 2017

in respect to MP SSD 7388

Signed: [Signature]

Sheet No. 3 of 29

REV	DESCRIPTION	DATE
H1	DELETE HATCH AND ADDITION OF PODIUM CANOPY DA MOD 3 (PODIUM)	19.10.17
H	DA MODIFICATION 3 (PODIUM)	21.04.17
G	AMENDED DEVELOPMENT APPLICATION	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	14.02.17
E	AMENDED DEVELOPMENT APPLICATION	14.12.16
D	AMENDED DEVELOPMENT APPLICATION	01.04.16
C	AMENDED DEVELOPMENT APPLICATION	30.03.16
B	AMENDED DEVELOPMENT APPLICATION	15.12.15
A	AMENDED DEVELOPMENT APPLICATION	23.10.15
	DEVELOPMENT APPLICATION	20.12.13

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

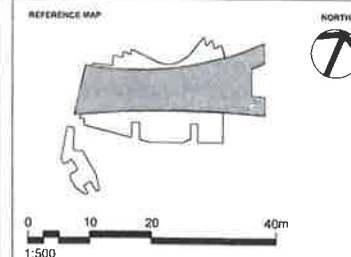
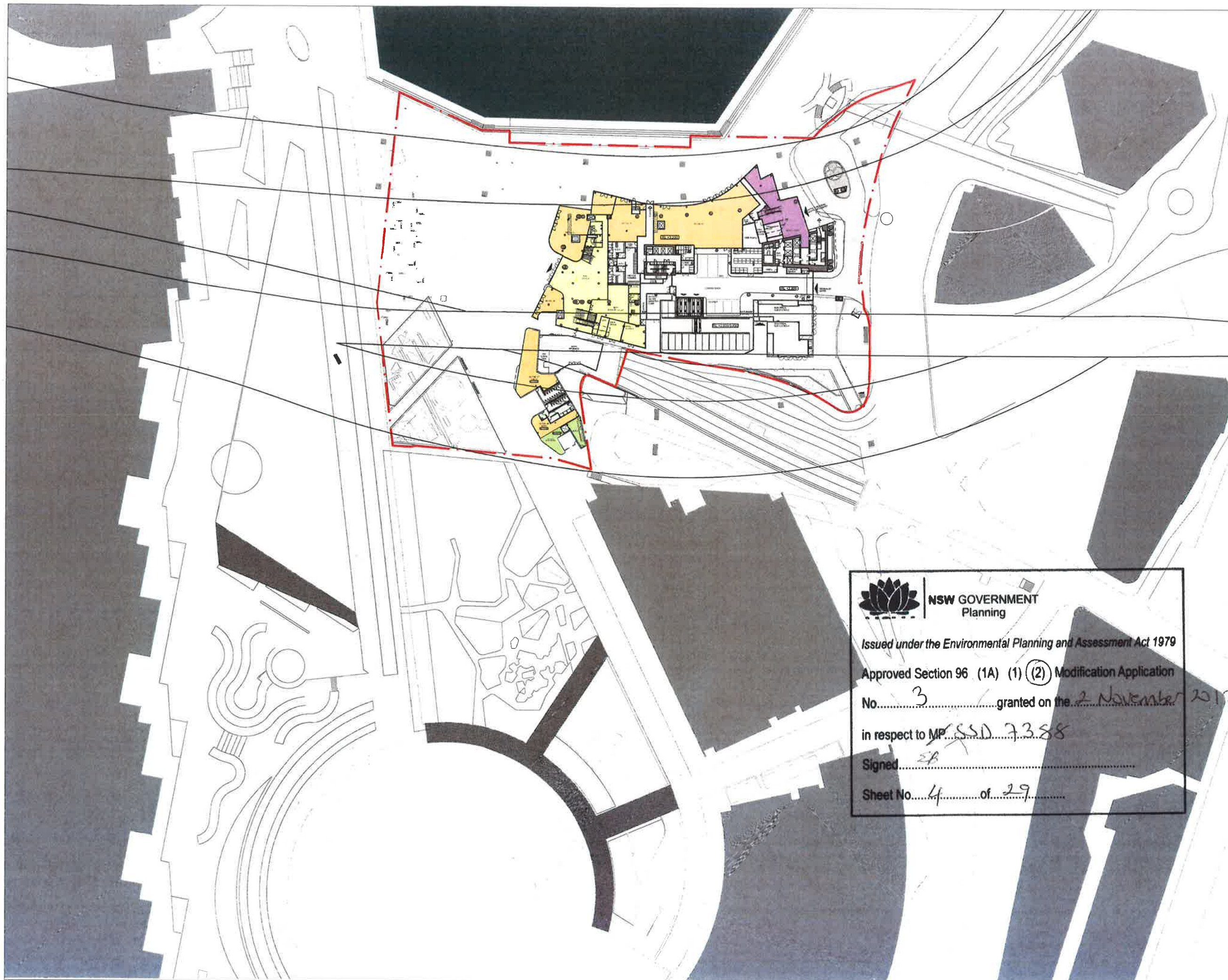
DRAWING TITLE
LEASE LINE RELATIONSHIP PLANS -
SHEET 1

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:500	RT	MH	MH	EL

PROJECT NUMBER DRAWING NUMBER REV
A004409 ARC-HSL-DD-1078 H1

Original Sheet Size B1-1000 x 1500mm



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REV	DESCRIPTION	DATE
K	ON MODIFICATION 3 (PODIUM)	12.04.17
J	AMENDED DEVELOPMENT APPLICATION	01.04.16
H	AMENDED DEVELOPMENT APPLICATION	30.03.16
G	AMENDED DEVELOPMENT APPLICATION	16.12.15
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	19.12.13
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	18.07.13

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No. 3 granted on the 2 November 2017
in respect to MP SSD 7358
Signed EP
Sheet No. 4 of 29

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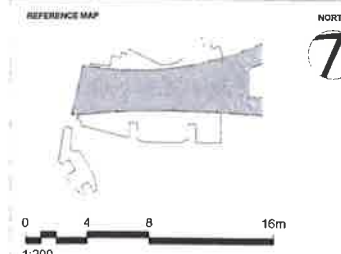
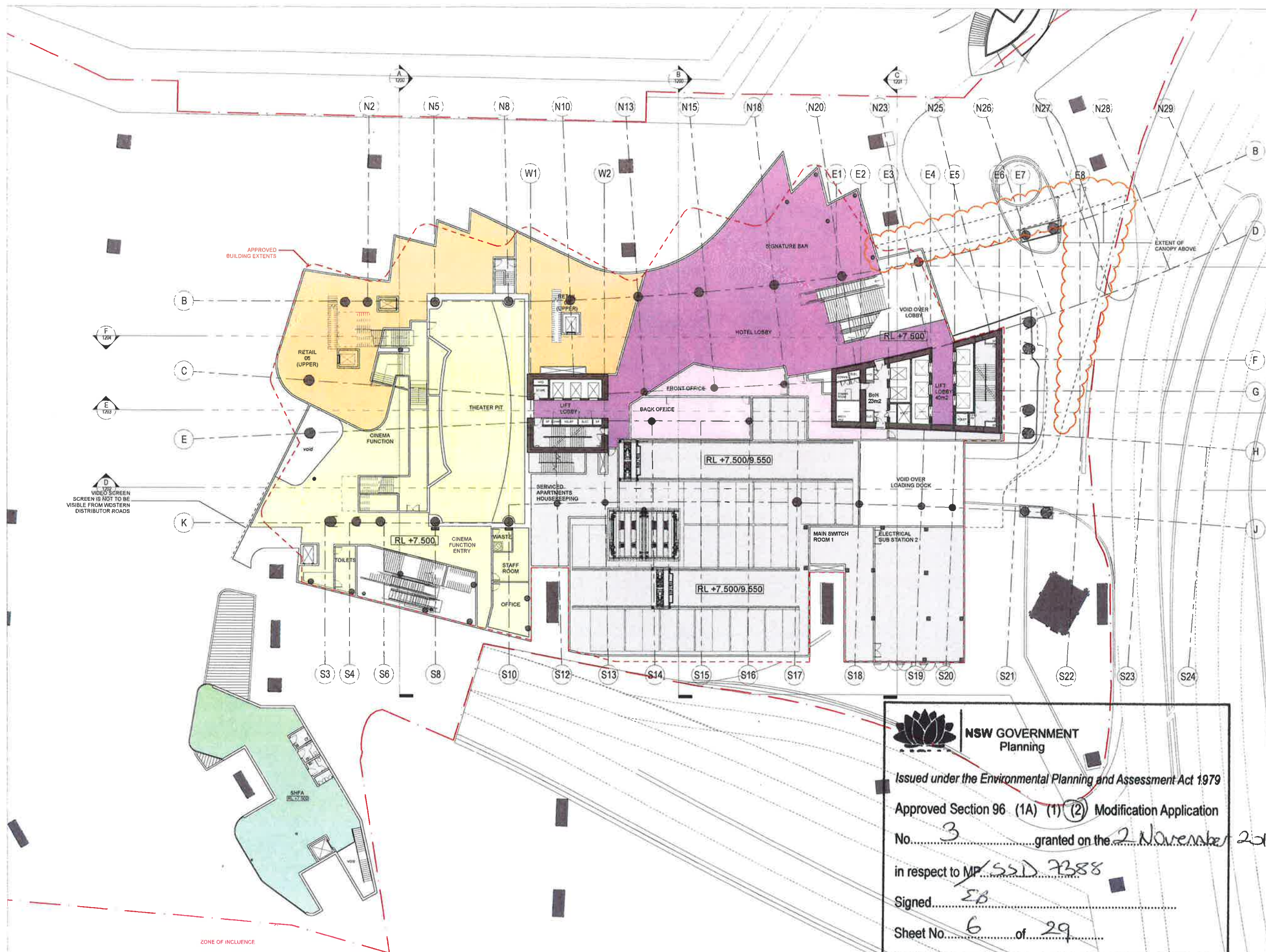
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
LOWER SITE PLAN

STATUS
FOR APPROVAL

SCALE @ B1 1:500	DRAWN RT	CO-ORD MH	REVIEWED MH	APPROVED EL
PROJECT NUMBER A004409	DRAWING NUMBER ARC-HSL-DD-1090	REV K		

Original Sheet Size 61-1000 x 707mm



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REV	DESCRIPTION	DATE
J1	ADDITION OF CANOPY DA MOD 3 (PODIUM)	20.10.17
L	DA MODIFICATION 3 (PODIUM)	12.04.17
K	AMENDED DEVELOPMENT APPLICATION	28.03.17
J	AMENDED DEVELOPMENT APPLICATION	14.12.16
H	AMENDED DEVELOPMENT APPLICATION	26.04.16
G	AMENDED DEVELOPMENT APPLICATION	21.03.16
F	AMENDED DEVELOPMENT APPLICATION	15.12.15
E	AMENDED DEVELOPMENT APPLICATION	23.10.15
D	DEVELOPMENT APPLICATION	20.12.13
C	FOR REVIEW	29.11.13
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
	ISSUED FOR INFORMATION	19.07.13

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PROJECT

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

DRAWING TITLE

GA PLANS - PODIUM L01

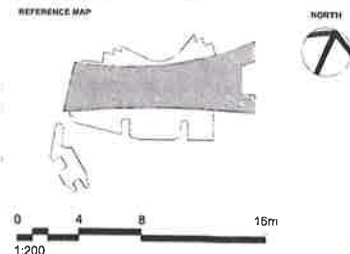
STATUS

FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1101	J1

12/20/2017 5:13:42 PM Original Sheet Size B1-1000 x 700mm



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J	DA MODIFICATION 3 (PODIUM)	21.04.17
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E	AMENDED DEVELOPMENT APPLICATION	26.04.16
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C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY
DRAWING TITLE
GA PLANS - PODIUM L02

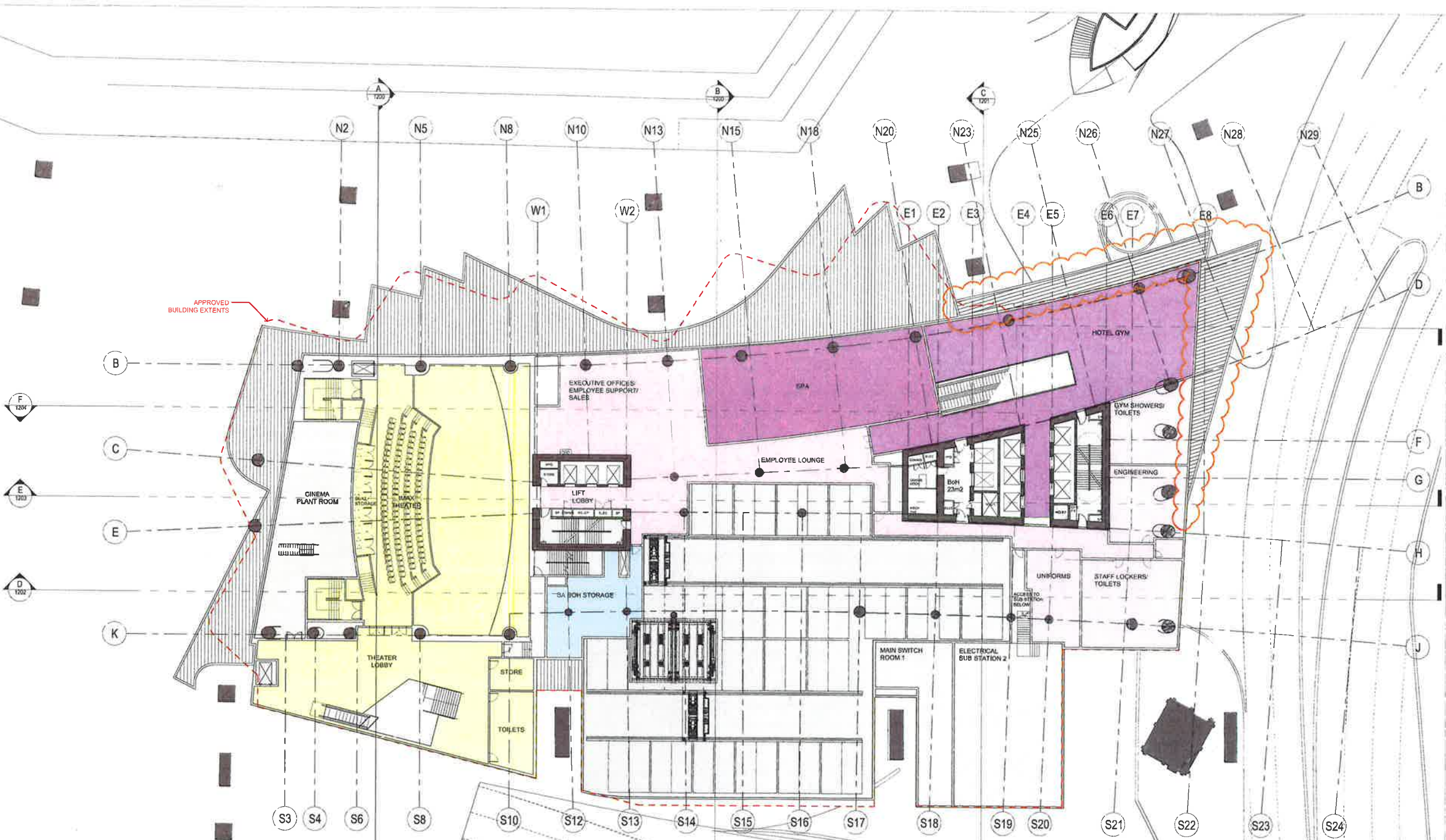
STATUS
FOR APPROVAL

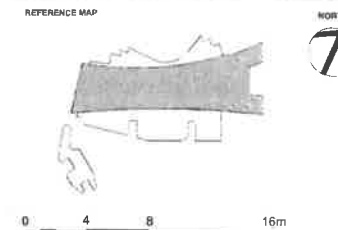
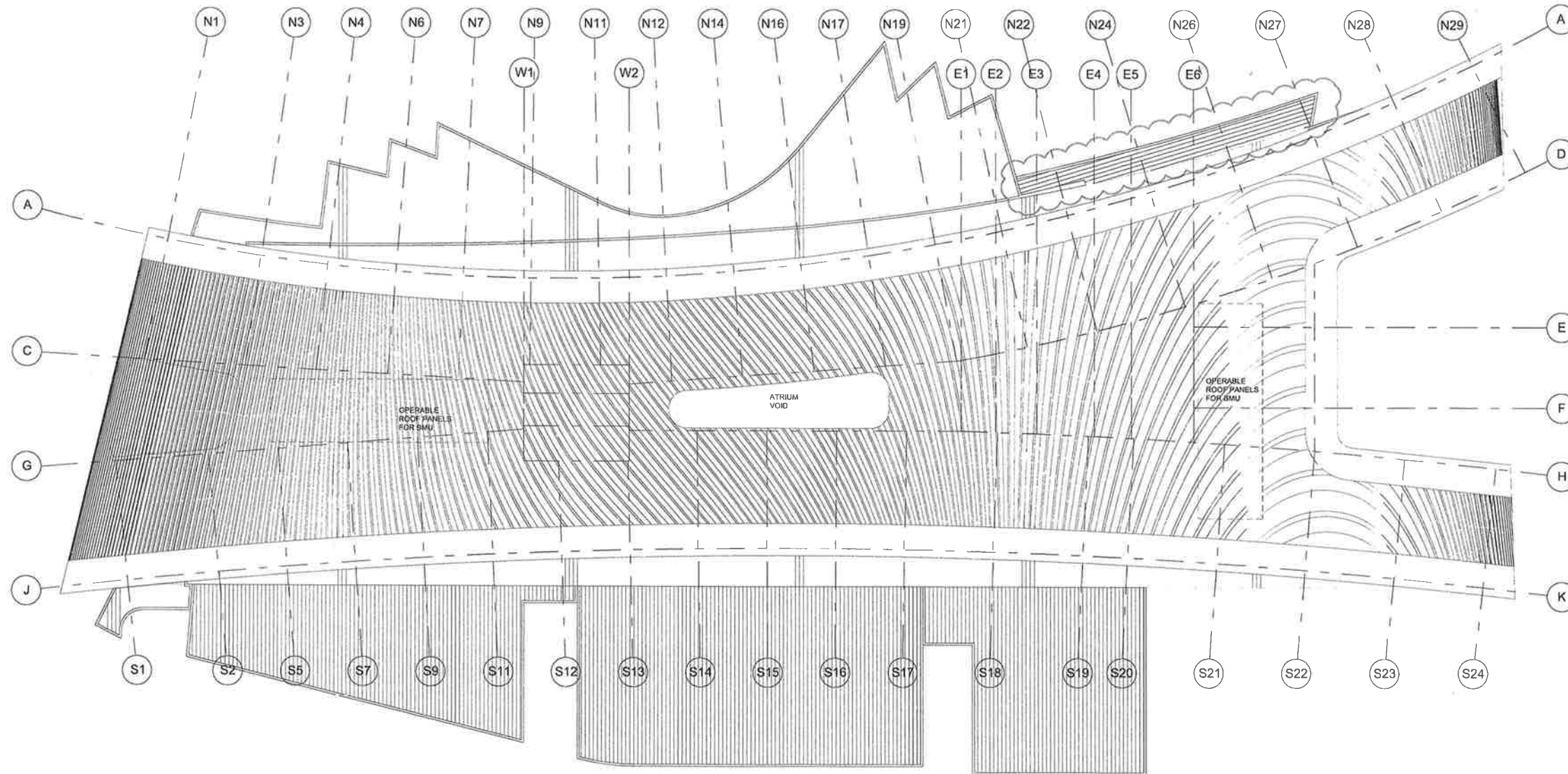
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PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1102	K		

 **NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application
No. 3 granted on the 2 November 2017
in respect to MP SSD 7388
Signed EB
Sheet No. 7 of 29





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REV	DESCRIPTION	DATE
H1	DELETE HATCH AND ADDITION OF PODIUM CANOPY DA MOD 3 (PODIUM)	19.10.17
H	DA MODIFICATION 3 (PODIUM)	21.04.17
G	AMENDED DEVELOPMENT APPLICATION	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	28.03.17
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
*	ISSUED FOR INFORMATION	19.07.13

REV	DESCRIPTION	DATE
H1	DELETE HATCH AND ADDITION OF PODIUM CANOPY DA MOD 3 (PODIUM)	19.10.17
H	DA MODIFICATION 3 (PODIUM)	21.04.17
G	AMENDED DEVELOPMENT APPLICATION	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	28.03.17
E	AMENDED DEVELOPMENT APPLICATION	21.03.16
D	AMENDED DEVELOPMENT APPLICATION	15.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
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A	FINAL DRAFT	23.07.13
*	ISSUED FOR INFORMATION	19.07.13

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**NSW GOVERNMENT
Planning**

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Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 2 November 2017

in respect to MP SSD 7388

Signed SB

Sheet No. 8 of 29



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Grocon

PROJECT

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

DRAWING TITLE

GA PLANS - ROOF

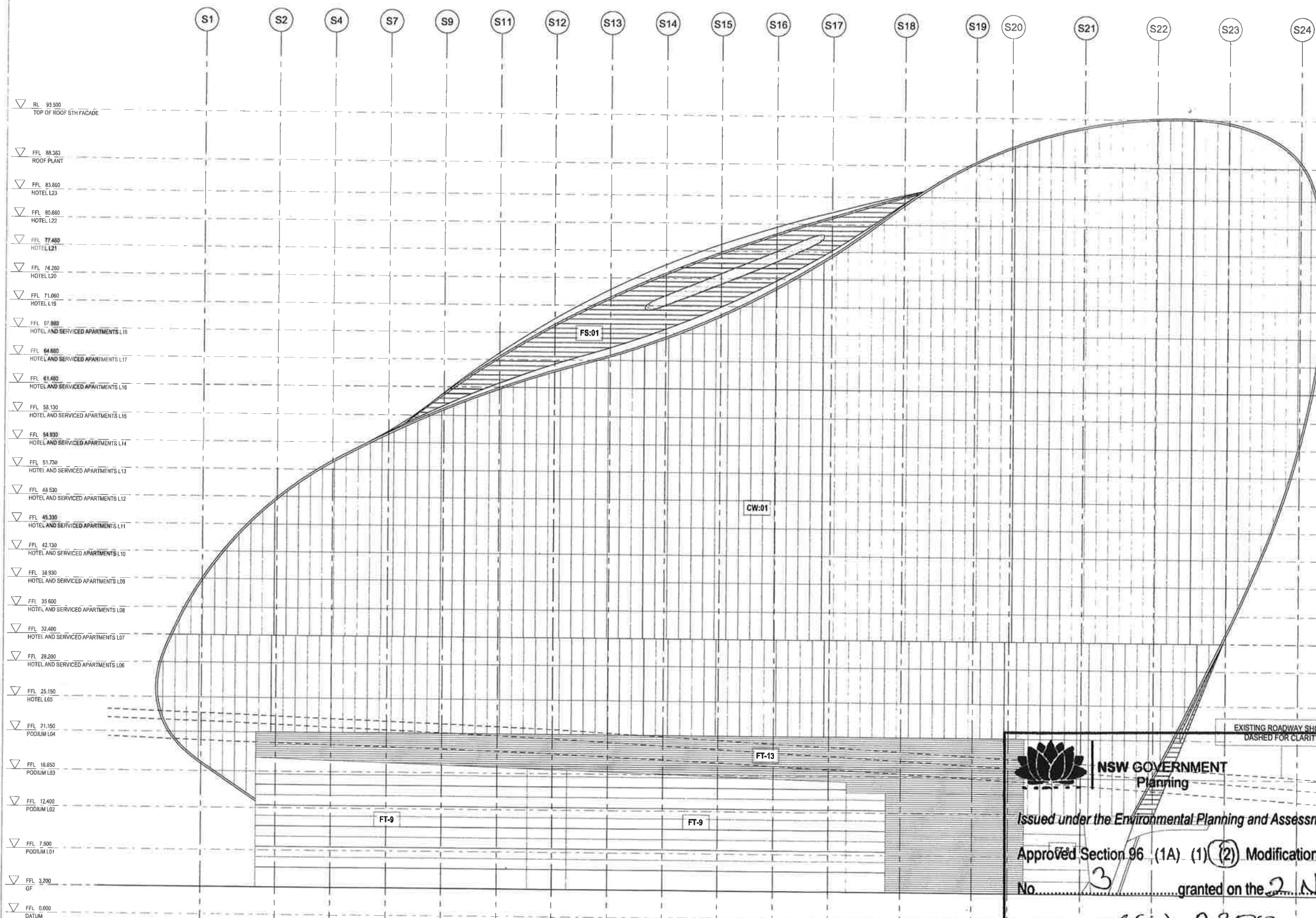
STATUS

FOR APPROVAL

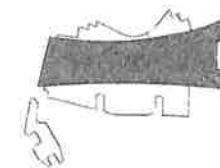
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1:200	RT	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1113	H1

Original Sheet Size B1-1000 x 700mm



REFERENCE MAP



0 4 8 16m
1:200

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C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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PROJECT

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

DRAWING TITLE

GA ELEVATIONS - SHEET 1

STATUS

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SCALE @ 81	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1150	J1

Original Sheet Size B4-1000 x 1414mm

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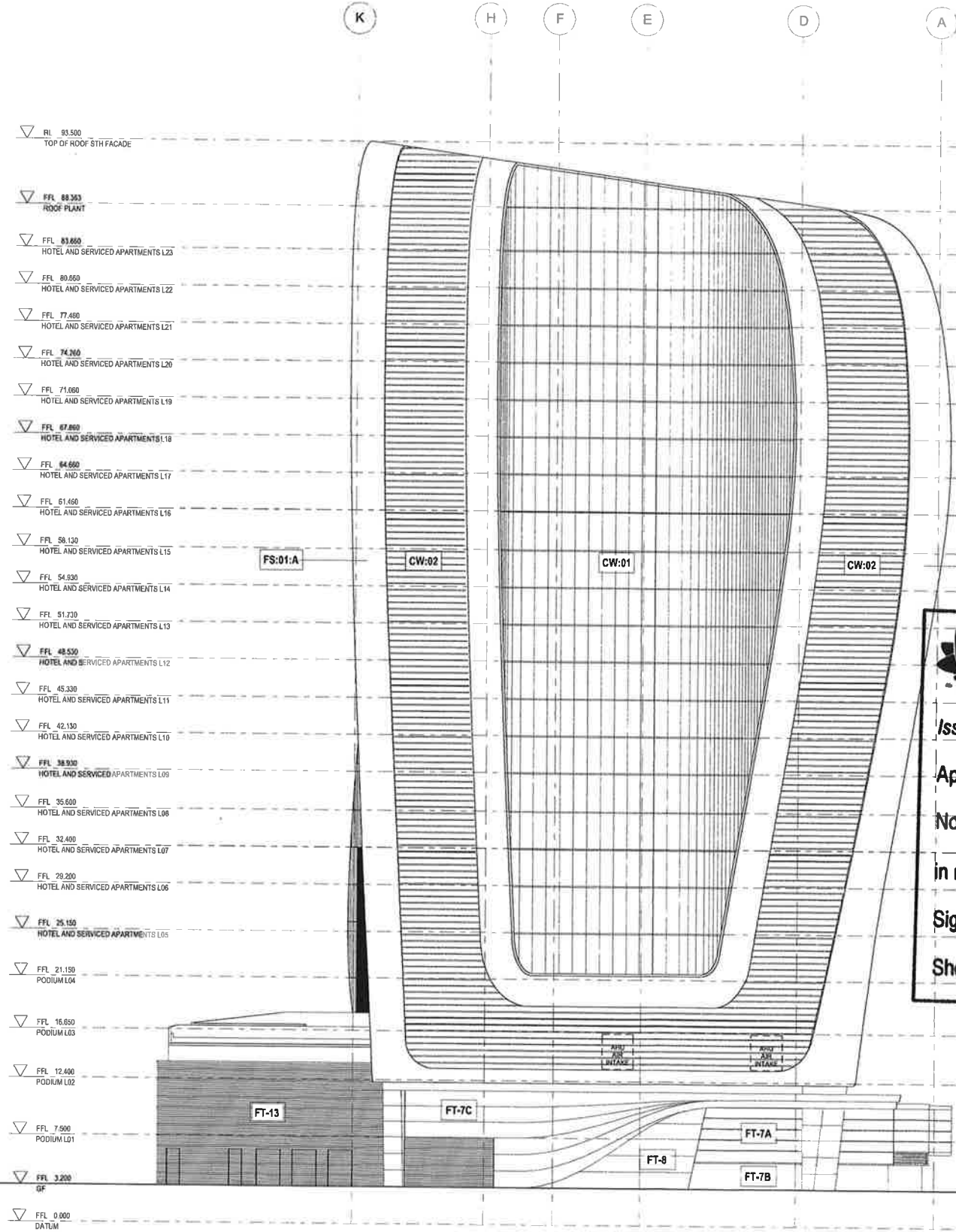
Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 2 November 2017

in respect to MP SSD 7358

Signed SB

Sheet No. 9 of 29

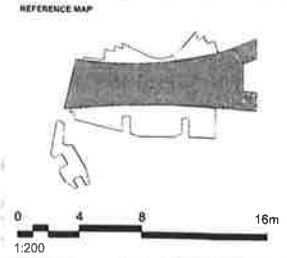


EAST ELEVATION
1:200

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No. 3 granted on the 2 November 2017
in respect to MP L55D 7388
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Sheet No. 10 of 29



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A	FINAL DRAFT	23.07.15
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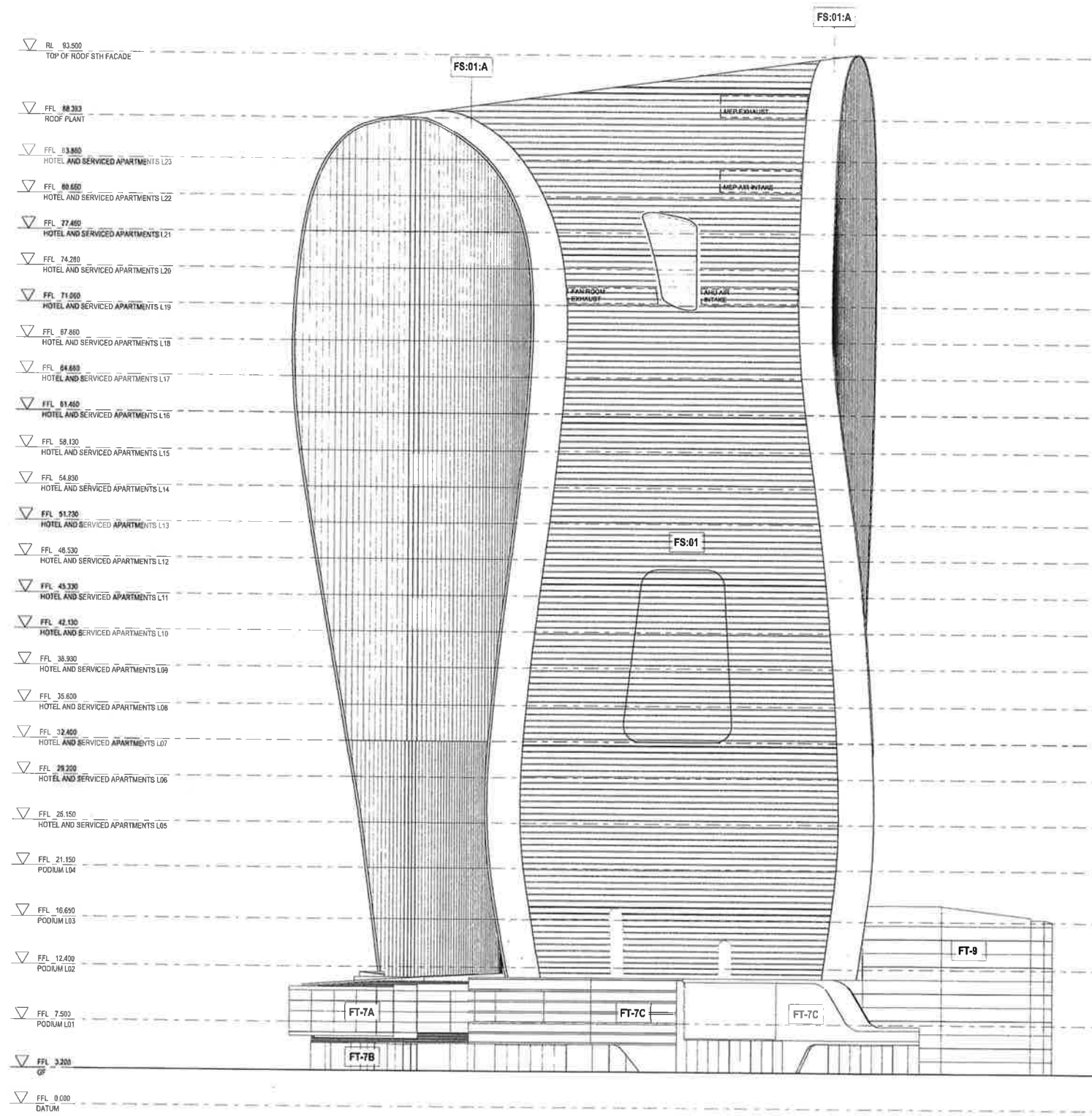
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
GA ELEVATIONS - SHEET 2

STATUS
FOR APPROVAL

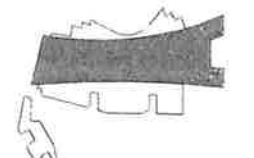
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PROJECT NUMBER	DRAWING NUMBER	REV		
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Original Sheet Size B1-1000 x 707mm




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 No. 3 granted on the 2 November 2017
 in respect to MP SSD 7388
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 Sheet No. 11 of 29

REFERENCE MAP



0 4 8 16m
1:200

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 31 WHEAT ROAD, SYDNEY

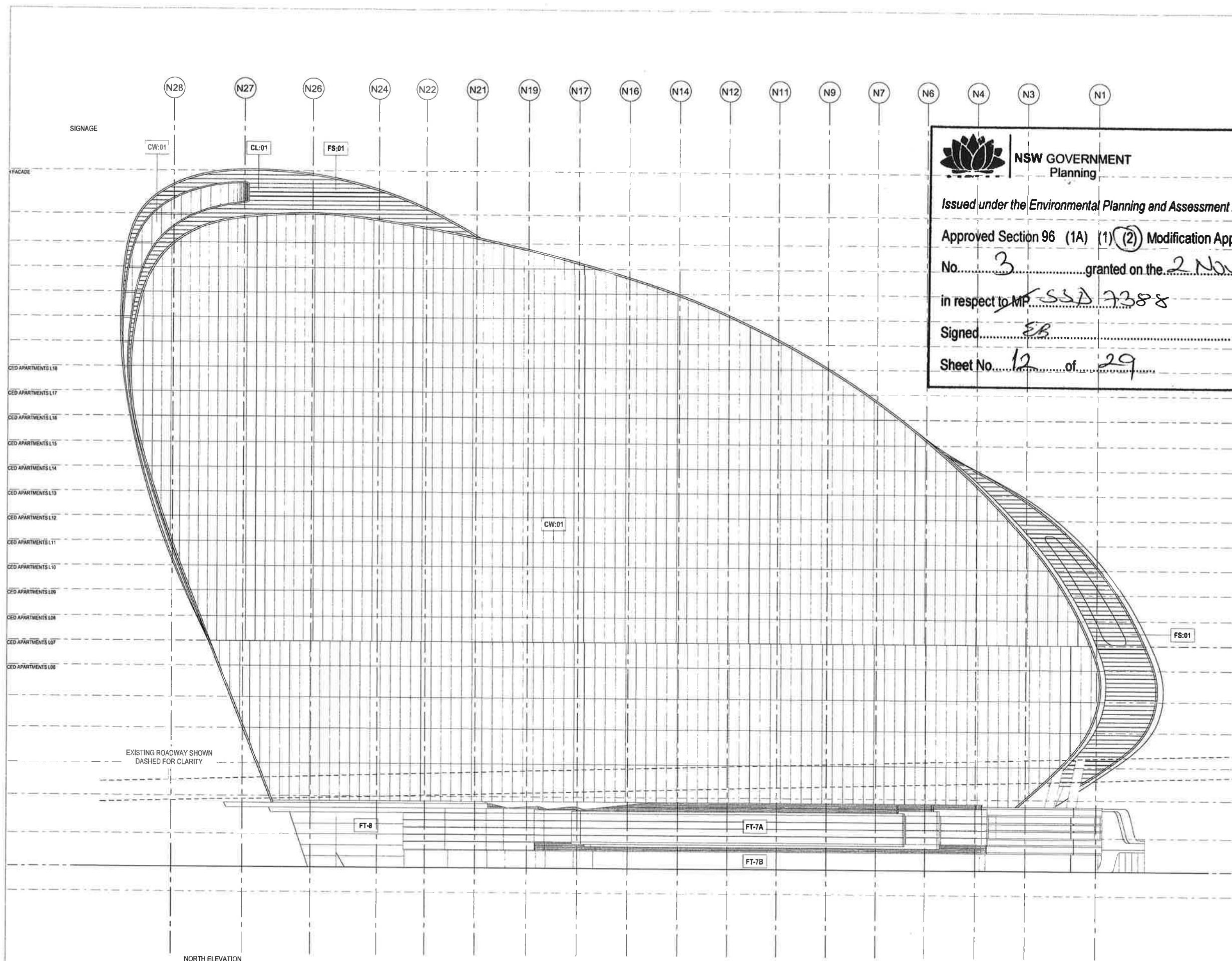
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 GA ELEVATIONS - SHEET 3

STATUS
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PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1152	H1

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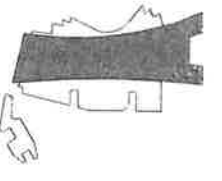
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Sheet No. 12 of 29

REFERENCE MAP



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1:200

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PROJECT

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

DRAWING TITLE

GA ELEVATIONS - SHEET 4

STATUS

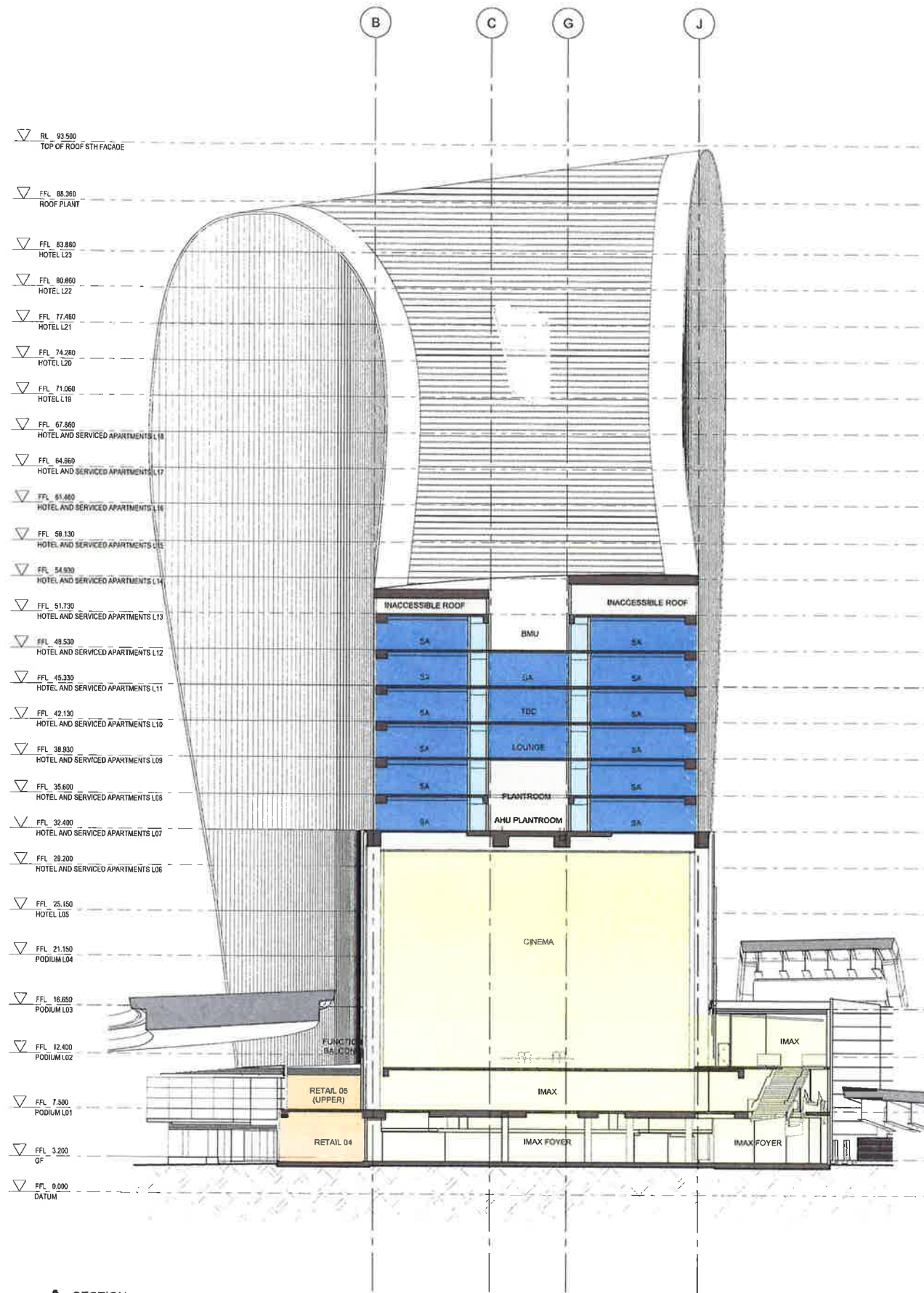
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SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
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PROJECT NUMBER | DRAWING NUMBER | REV

A004409 | ARC-HSL-DD-1153 | H1

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Sheet No. 13 of 29

REFERENCE MAP

0 4 8 16m

1:200

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SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 1

STATUS

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SCALE @ R1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER: A004409 DRAWING NUMBER: ARC-HSL-DD-1200 REV: H1

Original Sheet Size B1+1000 x 707mm




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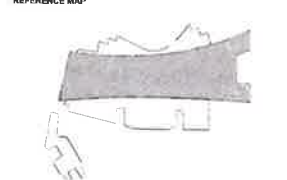
No. 3 granted on the 2 November 2017

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Sheet No. 14 of 29

REFERENCE MAP



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1:200

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SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 2

STATUS

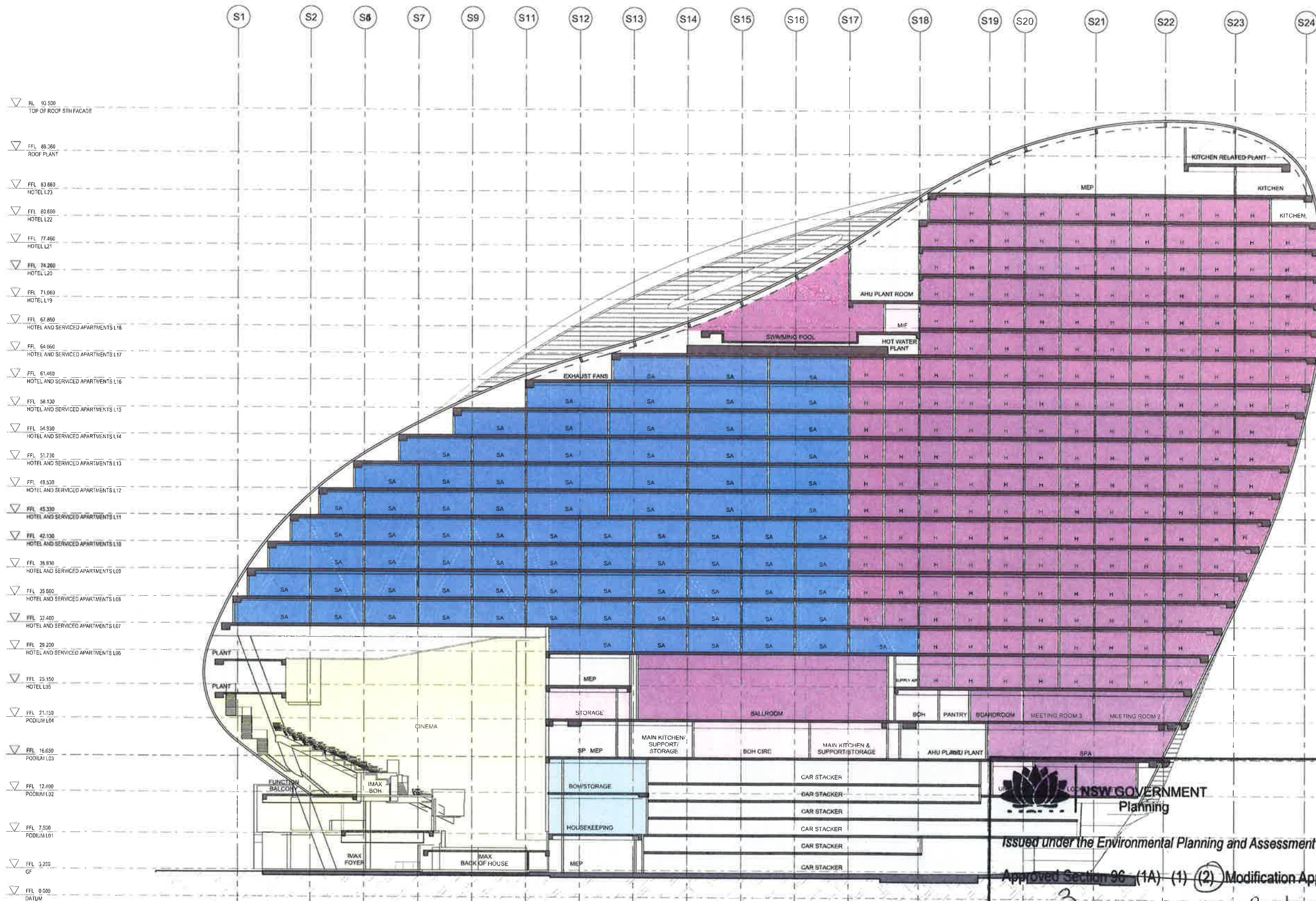
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SCALE @ D1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER DRAWING NUMBER REV

A004409 ARC-HSL-DD-1201 H1

Original Sheet Size 914x1225 x 150mm



REFERENCE MAP



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FFL 88.350
ROOF PLANT

FFL 83.850
HOTEL L23

FFL 80.650
HOTEL L22

FFL 77.450
HOTEL L21

FFL 74.250
HOTEL L20

FFL 71.050
HOTEL L19

FFL 67.850
HOTEL AND SERVICED APARTMENTS L18

FFL 64.650
HOTEL AND SERVICED APARTMENTS L17

FFL 61.450
HOTEL AND SERVICED APARTMENTS L16

FFL 58.130
HOTEL AND SERVICED APARTMENTS L15

FFL 54.930
HOTEL AND SERVICED APARTMENTS L14

FFL 51.730
HOTEL AND SERVICED APARTMENTS L13

FFL 48.530
HOTEL AND SERVICED APARTMENTS L12

FFL 45.330
HOTEL AND SERVICED APARTMENTS L11

FFL 42.130
HOTEL AND SERVICED APARTMENTS L10

FFL 38.930
HOTEL AND SERVICED APARTMENTS L09

FFL 35.690
HOTEL AND SERVICED APARTMENTS L08

FFL 32.450
HOTEL AND SERVICED APARTMENTS L07

FFL 29.200
HOTEL AND SERVICED APARTMENTS L06

FFL 25.150
HOTEL L05

FFL 21.150
PODIUM L04

FFL 19.650
PODIUM L03

FFL 12.400
PODIUM L02

FFL 7.500
PODIUM L01

FFL 3.200
GF

FFL 0.000
DATUM

E SECTION
1:200

W1

W2

E1

E2

E3

E4

E5

E6

S22

REFERENCE MAP



0 4 8 16m
1:200

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J1	DELETE HATCH DA MODIFICATION 3 (PODIUM)	19.10.17
J	DA MODIFICATION 3 (PODIUM)	21.04.17
H	AMENDED DEVELOPMENT APPLICATION	12.04.17
G	AMENDED DEVELOPMENT APPLICATION	14.02.17
F	AMENDED DEVELOPMENT APPLICATION	14.12.16
E	AMENDED DEVELOPMENT APPLICATION	27.03.16
D	AMENDED DEVELOPMENT APPLICATION	13.12.15
C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
=	ISSUED FOR INFORMATION	19.07.13

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PROJECT

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

DRAWING TITLE

GA SECTIONS - SHEET 4

STATUS

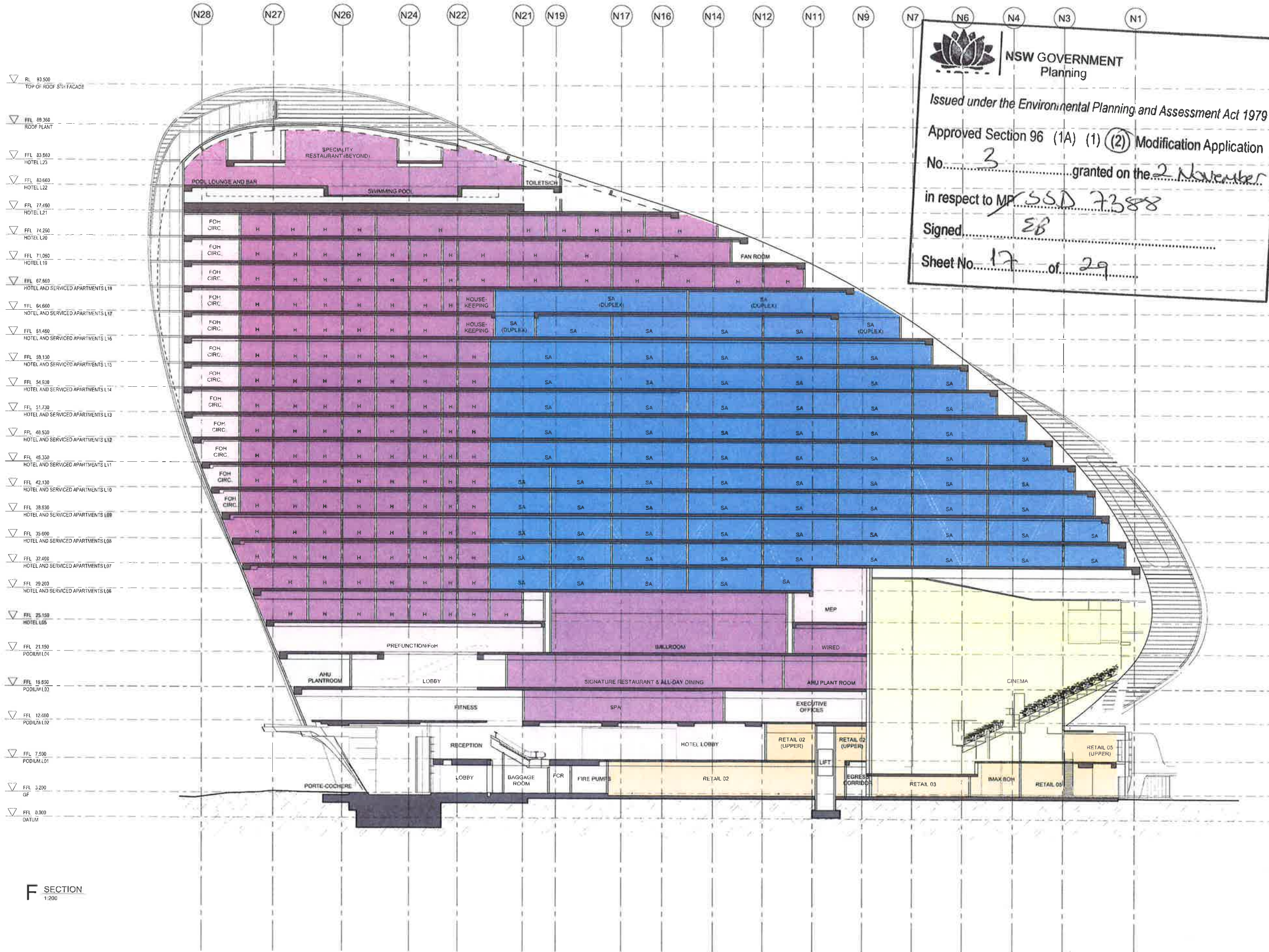
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SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	MH	MH	EL

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1203	J1

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Original Sheet Size B1-1000 x 1000mm



F SECTION
1:200

REFERENCE MAP



0 4 8 16m
1:200

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E	AMENDED DEVELOPMENT APPLICATION	22.03.16
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C	AMENDED DEVELOPMENT APPLICATION	23.10.15
B	DEVELOPMENT APPLICATION	20.08.13
A	FINAL DRAFT	23.07.13
-	ISSUED FOR INFORMATION	19.07.13

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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GA SECTIONS - SHEET 5

STATUS

FOR APPROVAL

SCALE @ 61

1:200

PROJECT NUMBER

A004409

DRAWING NUMBER

ARC-HSL-DD-1204

REV

J1

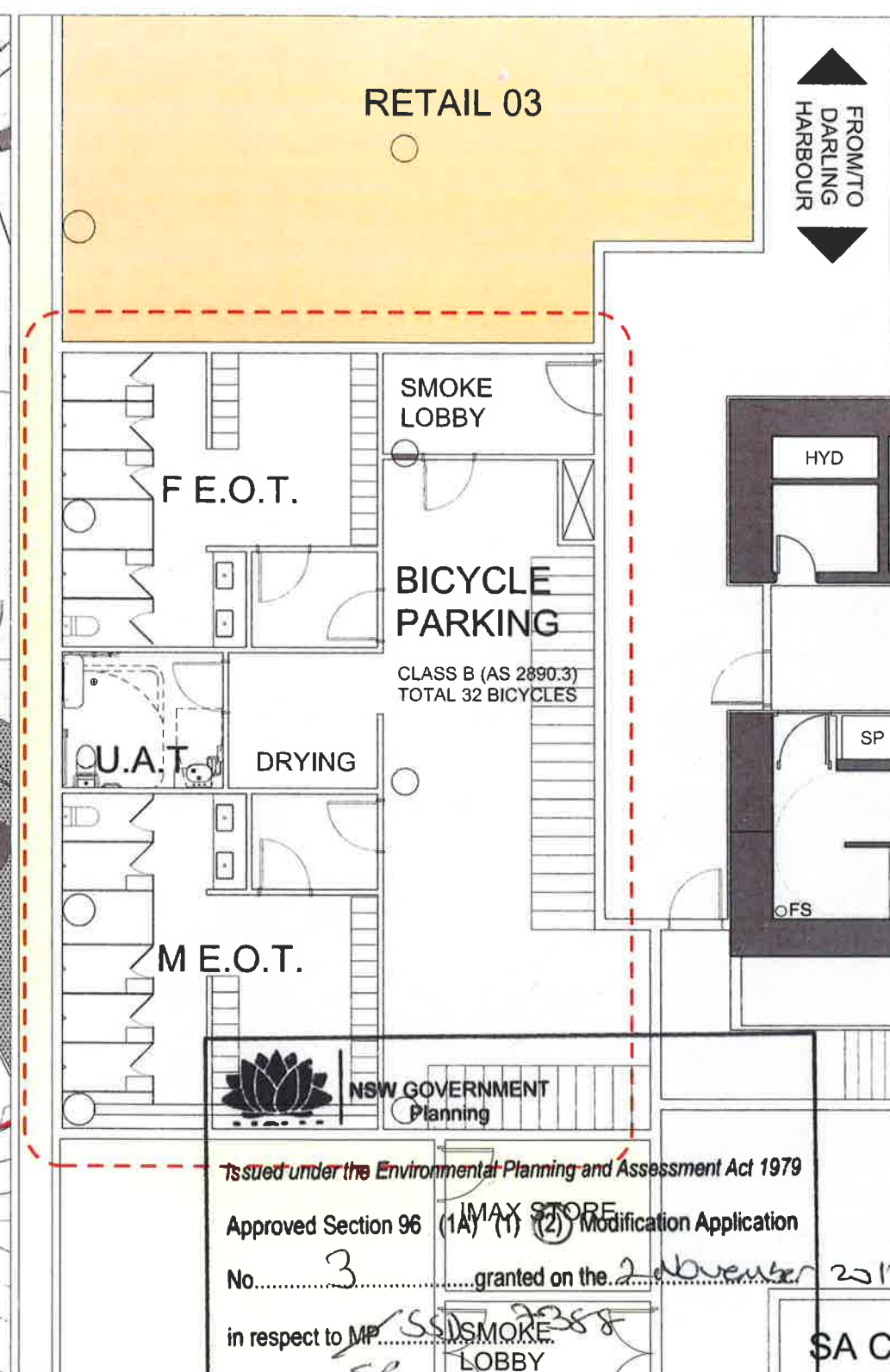
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19/10/2017 4:21:45 PM

Original Sheet Size B1 (600 x 700mm)



1 GROUND FLOOR PLAN - LOCATION OF CLASS B BICYCLE PARKING AND END-OF-TRIP
1:250



2 CLASS B BICYCLE PARKING AND END-OF-TRIP DETAIL
1:50

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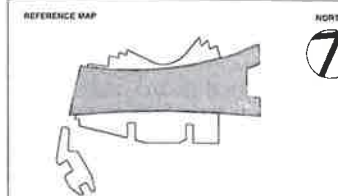
Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 2 November 2017

in respect to MP 551 SMOKE LOBBY

Signed EB

SA CO



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A	AMENDED DEVELOPMENT APPLICATION	16.01.17
-	DEVELOPMENT APPLICATION	30.03.16

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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	CO-ORD	REVIEWED	APPROVED
	RT	MH	MH	EL
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-SK-018.1	B		

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Sheet No. 19 of 29

LOADING BAY: REFUSE AREAS

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GEORGE

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INTERIORS
LANDSCAPE

ASPECT Studios

Grocon

Revision
C
(DA MODIFICATION 3 PODIUM)

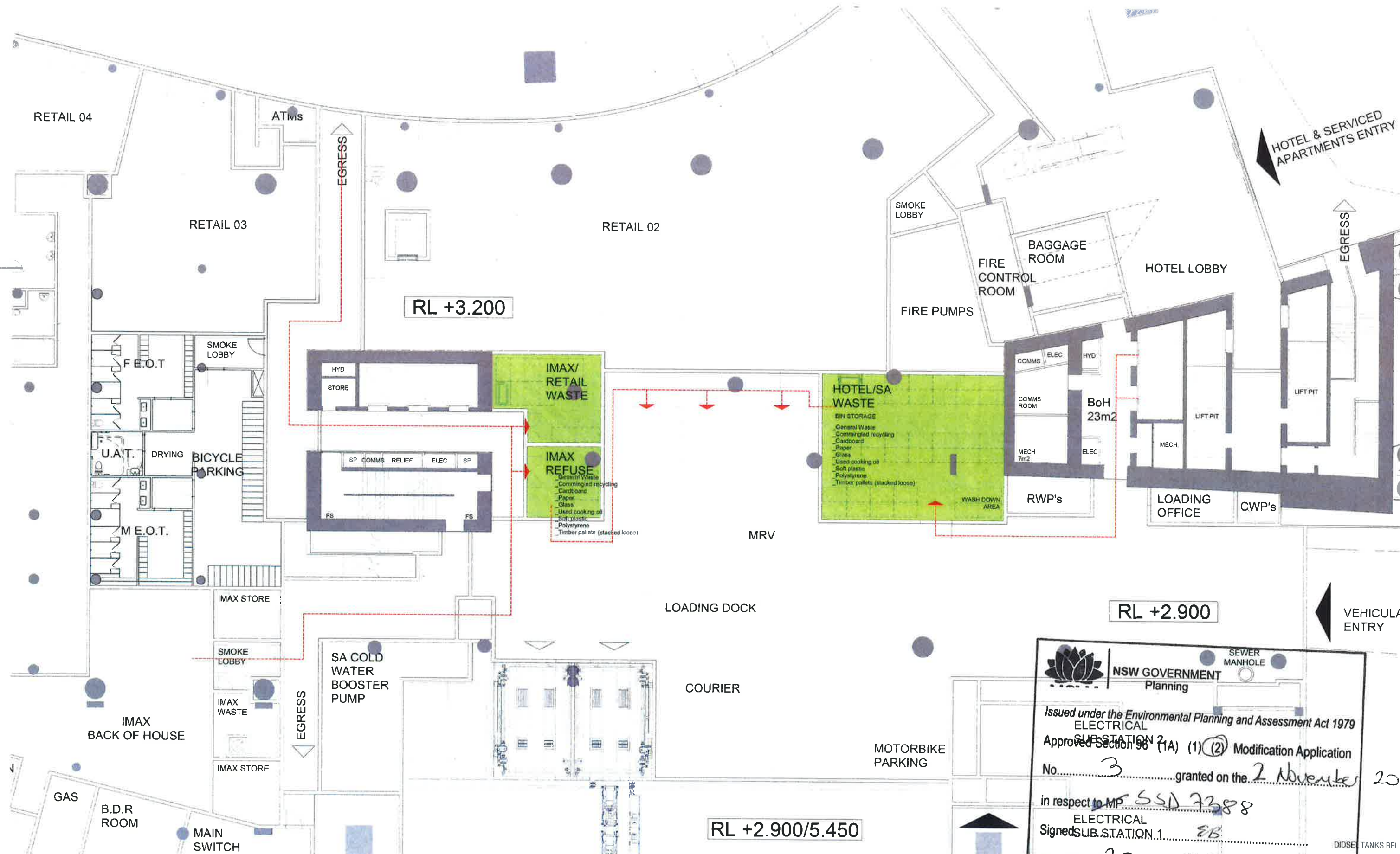
Date
12-May-2017

Scale
1:100@A3
1:50@A1

Client
Grocon

Project Name
The Ribbon Hotel, Serviced
Apartments and Retail

Drawing
SK-029



REFUSE AREAS DETAIL

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ELECTRICAL SUBSTATION

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in respect to MP SSD 7388

Signed EB SUBSTATION 1

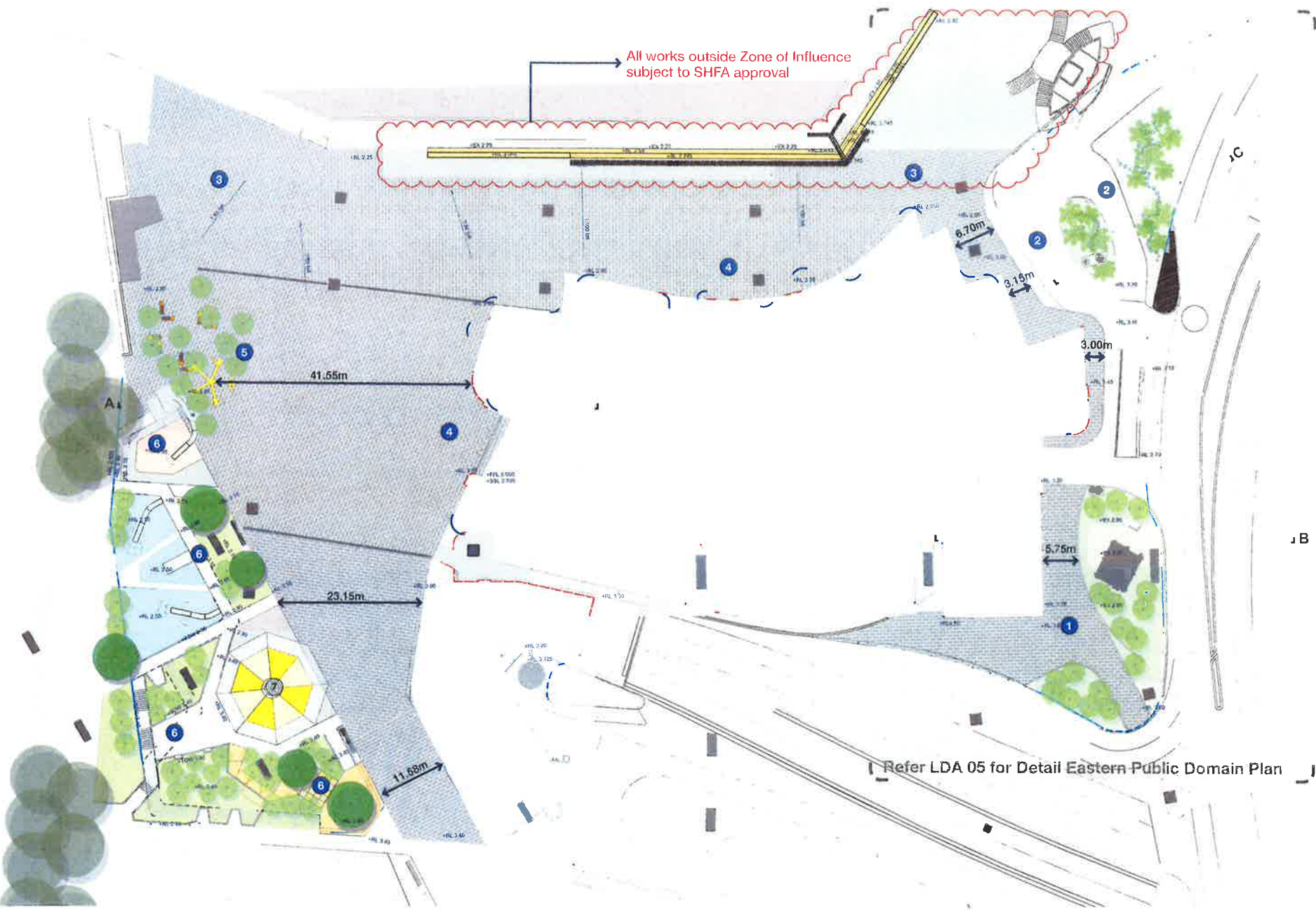
Sheet No. 20 of 29

Client: Grocon

Project Name: The Ribbon Hotel, Serviced Apartments and Retail

Drawing: SK-030

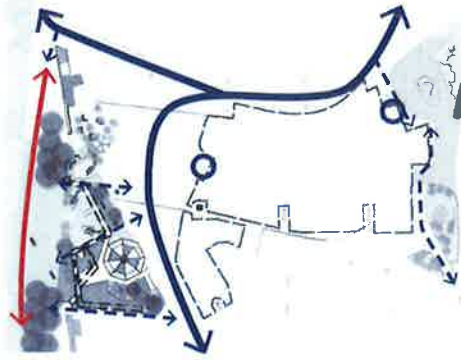
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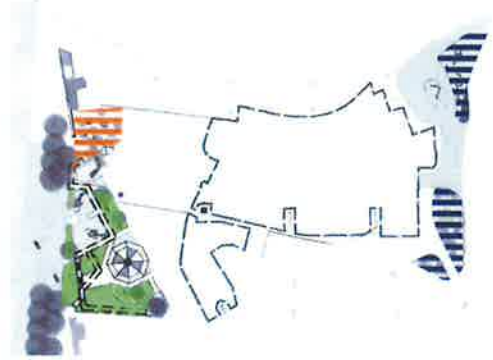
Key

- 1. Harbour Street pedestrian link**
Paved footpath with pedestrian lighting and / or opportunity for public art with heritage interpretation. The existing station and freeway pylons will sit amongst a field of low rainforest planting. Along the western side of the path is a taller urban rainforest with Kentia, Livistona palm and various fern species.
- 2. Harbour St/ Wheat Road porte cochere & building entries**
The porte cochere and drop off will be realigned and upgraded to create a new street address for the hotel and serviced apartment lobbies. It has been designed to be a pedestrian oriented environment with unit paving on both the roadway and footpaths, stone kerbs along the drop off lane and bollards which demarcate the two. Located at the centre of the drop off is an island garden bed with incorporated lighting sculpture and lush rainforest planting.
- 3. Cockle Bay/ Darling Harbour public domain interface**
New high quality unit paving in accordance with Darling Harbour Public Domain Manual will be integrated with the existing Darling Harbour precinct and Siceep pavers in a harmonious way. The proposed new paving will feature a number of well crafted sloped drains to provide improved site drainage.
- 4. Ground floor retail interfaces**
The public domain will be activated along the building edge by new retail IMAX lobby, and an outdoor 'city screen'. Outdoor seating areas will be provided adjacent the retail laneways.
- 5. Western edge (relocated Palm Grove and event spaces)**
The proposed revitalisation of the western public domain and existing palm grove allows free continuation of the boulevard, creating a strong pedestrian link between Darling Quarter and Cockle Bay. This also provides improved access to waterfront harbourside and ICC center from the south. This area will be rationalised to allow for a large and permeable multi-use gathering space. The space will be activated on the building edge by the new IMAX lobby, and an outdoor 'city screen' which is located on the building facade. The screen will create a lively atmosphere when in event mode. A series of custom seats are to be provided under the grove of palm trees.
- 6. New playground and Darling Quarter public domain interface**
A new playground is proposed, aligning with the existing Darling Quarter edge which further strengthens the existing playground and pedestrian boulevard. The overhead freeways and pylons provides an ideal framework for the location of a giant elevated walking structure and integrated slide-scapes. Multi-use nature play at ground level and all-abilities elements will extend the play opportunities, currently provided at the Darling Quarter playground and provide an exciting destination and more challenging play opportunities for young adults.
- 7. Relocated existing carousel**
The existing carousel shall be relocated and incorporated within the playground extension of Darling Quarter playground.

Design Diagrams (Not to scale)



- Pedestrian Circulation**
- Main circulation path
 - Cross-street connections
 - IMAX building entrances
 - SICEEP boulevard



- Planting Habitats**
- Solar access through freeway over - suitable for lawn
 - Shaded habitat - suitable for rainforest species
 - Massive Planting - playground precinct

Precedents



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Spatial zoning in respect to MP 551 7388

Signed 58

Sheet No. 21 of 29

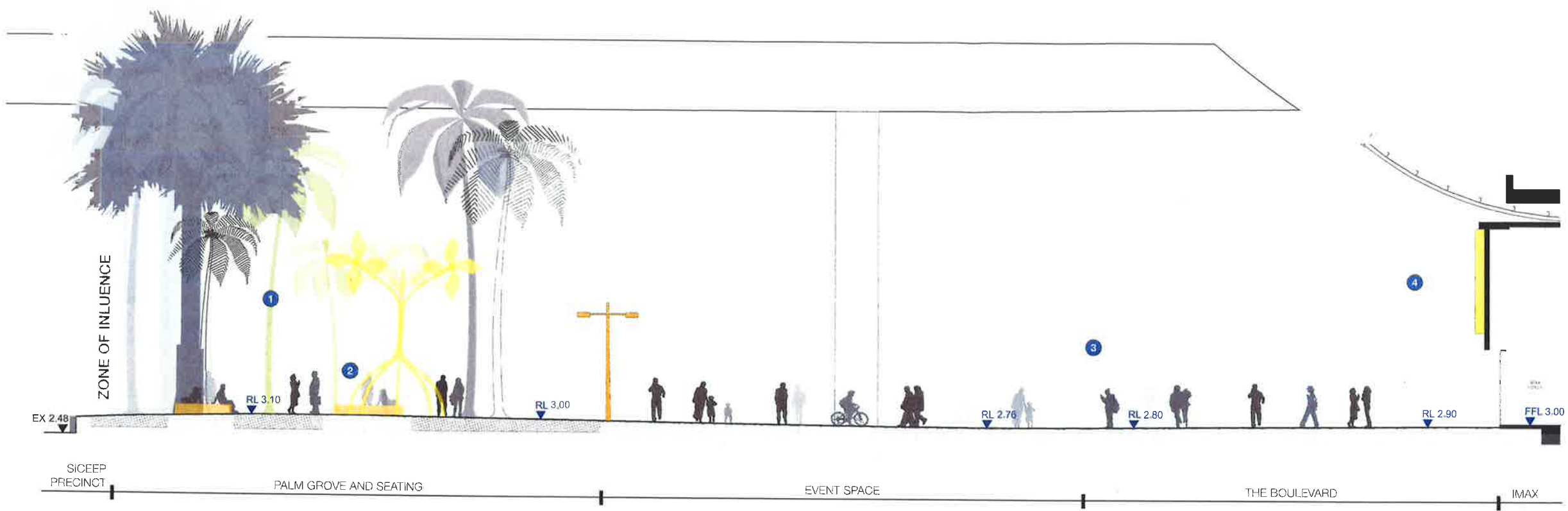
Activation

- Main Gathering area
- Central riding
- Active Building Edge
- Chrysalis
- Play area

Main holding spaces

- Small gathering space
- Large gathering space

Section A | Western Public Domain

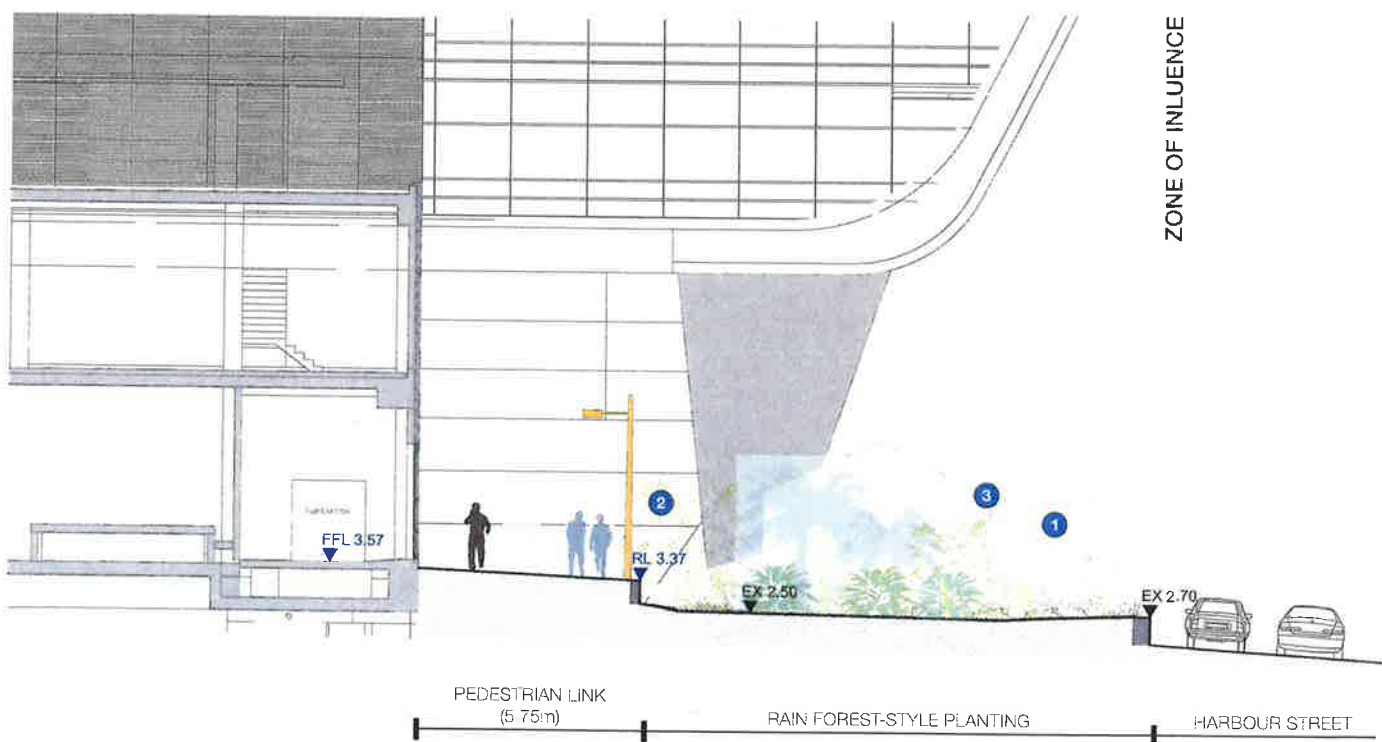


Key

- 1. Palm grove revitalisation
- 2. Custom seats
- 3. Large event space
- 4. City screen

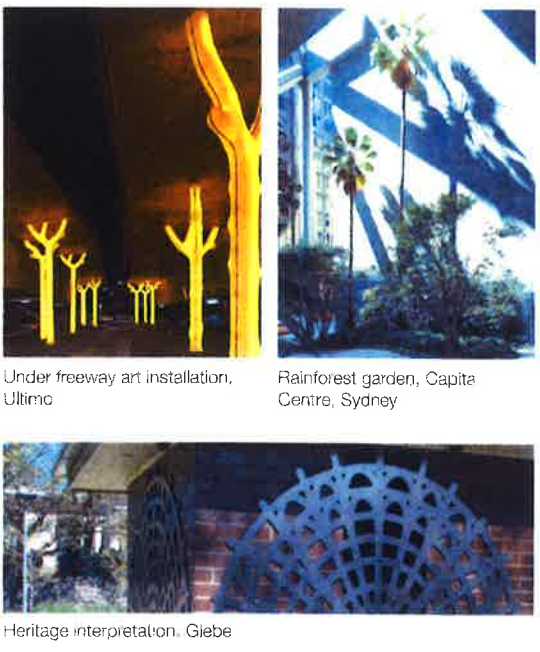


Section B | Harbour Street/ Wheat Road and Eastern Public Domain



Key

- 1. Urban rainforest
- 2. Pedestrian walk (with pedestrian lighting)
- 3. Possible interpretation to heritage substation





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in respect to MP SSD 7388

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Sheet No. 22 of 29

1. Paving finish 1 - pedestrian areas
2. Paving finish 2 - carriageway
3. Precast crash barrier - wall with integral signage
4. Port cochere and taxi zone
5. Linemarking to Harbour Street
6. Repetitious upright elements - possible public art installation with heritage interpretation, lighting, or flag poles
7. Low rainforest planting - allowing views through
8. Rainforest planting - including taller palm species
9. Pedestrian light walk - sculptural upright elements drawing pedestrians into the site, Angled walls/ edges, Paving high point at RL3.50 provides flood barrier
10. Gladding to freeway pylons
11. Possible interpretation to heritage substation
12. Access for cable vault (existing infrastructure)
13. Raised traffic island/garden bed incorporating lighting, sculpture columns, rainforest planting and large feature palms/terns

Shuanglu Hotel lobby main entrance

Shuanglu Hotel lobby main entrance columns

Shuanglu Hotel lobby main entrance columns

Shuanglu Hotel lobby main entrance

Three images illustrating different lighting design approaches:

- Left:** A close-up of a textured, golden-brown wall with a light fixture integrated into the design.
- Middle:** A cluster of glowing spherical light sculptures, some white and some yellow, mounted on thin poles.
- Right:** A building facade featuring large, colorful, abstract light fixtures in blue, yellow, and red, with a sign that reads "SYNTHESIS" and "2010-2011".

Technical drawing of a road section showing a cross-section of a road with a pedestrian link, wheat road, porte-cochere, garden bed, traffic island, and harbour street. The drawing includes a plan view at the top and a section view below. The section view shows a road with a pedestrian link (4.20m wide), a wheat road (4.20m wide), a porte-cochere (4.20m wide), a garden bed (4.20m wide), a traffic island (4.20m wide), and a harbour street (4.20m wide). The drawing is signed by the Engineer and the Surveyor, and includes a scale bar.

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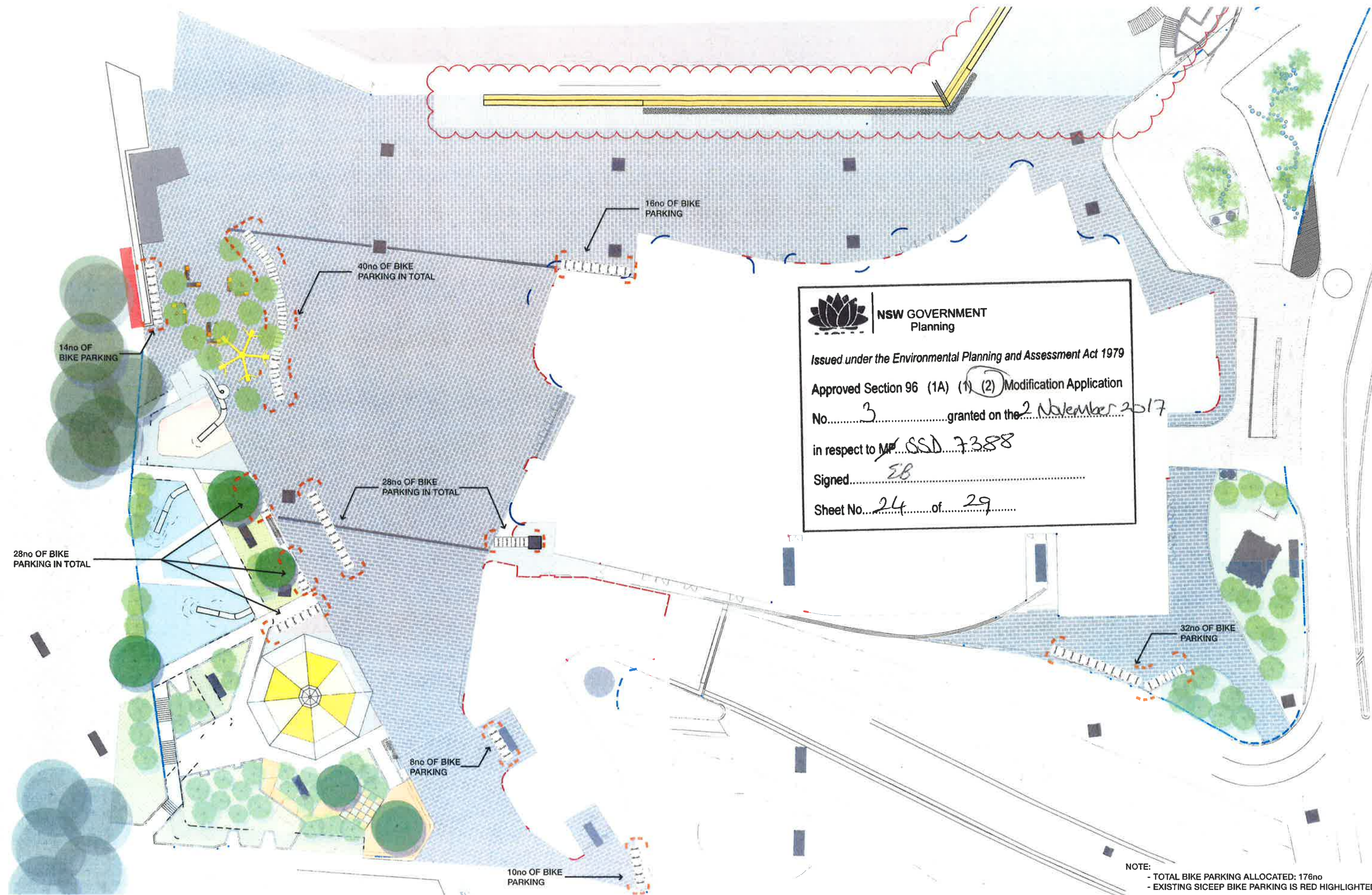
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in respect of MP SSD 7388

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Sheet No. 23 of 29

Handwritten Sheet





— KERBLINE

- - - 2.1m HEIGHT CLEARANCE

 PEDESTRIAN CLEAR PATH

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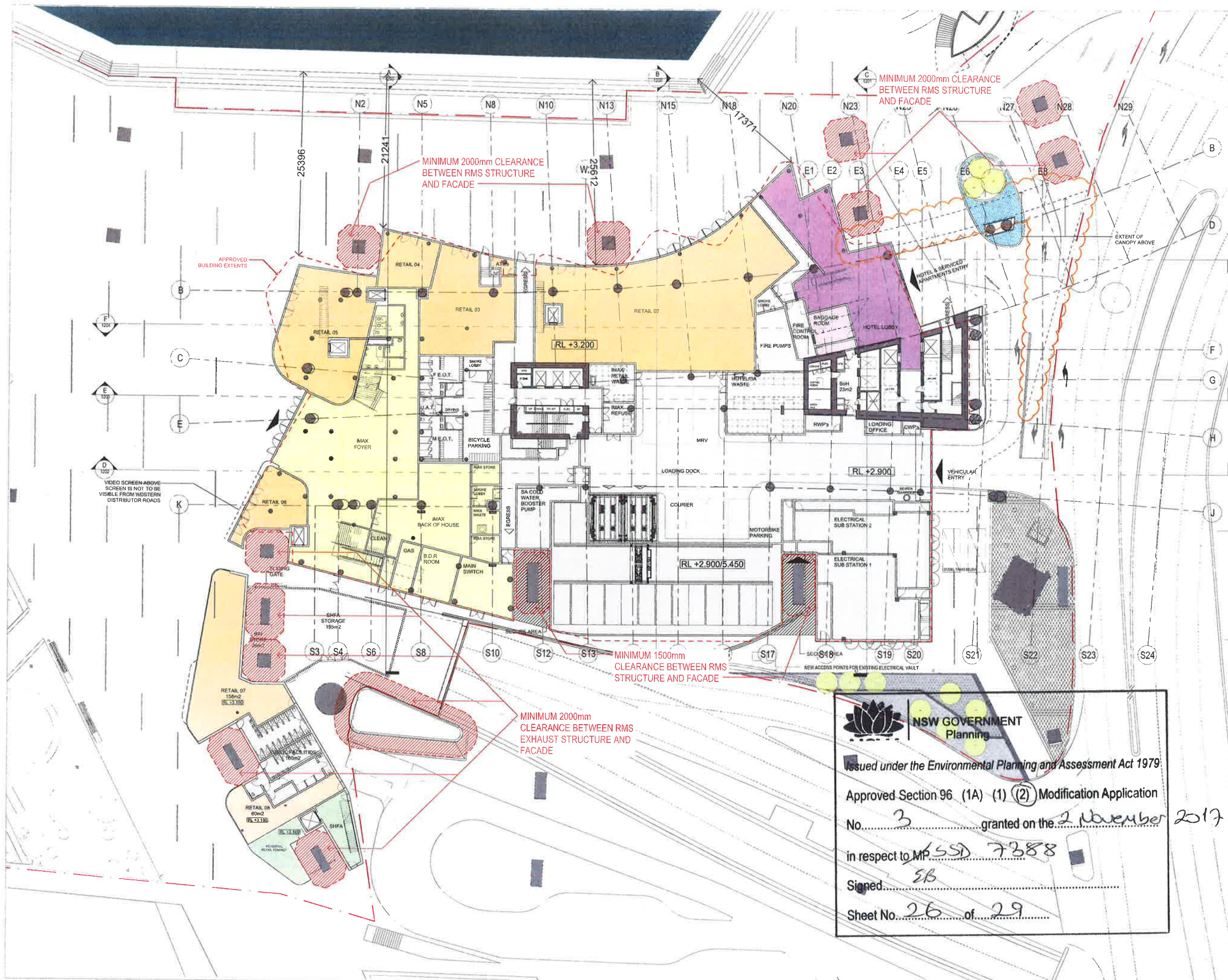
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Drawing
SK-530
PEDESTRIAN CLEAR
WIDTHS



REFERENCE MAP

0 4 8 16m

1:200

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G	DA MODIFICATION 3 (PODIUM)	12.04.17
F	AMENDED DEVELOPMENT APPLICATION	01.04.16
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C	AMENDED DEVELOPMENT APPLICATION	15.12.15
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 **Grocon**

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL

31 WHEAT ROAD, SYDNEY

DRAWING TITLE

GROUND FLOOR PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS

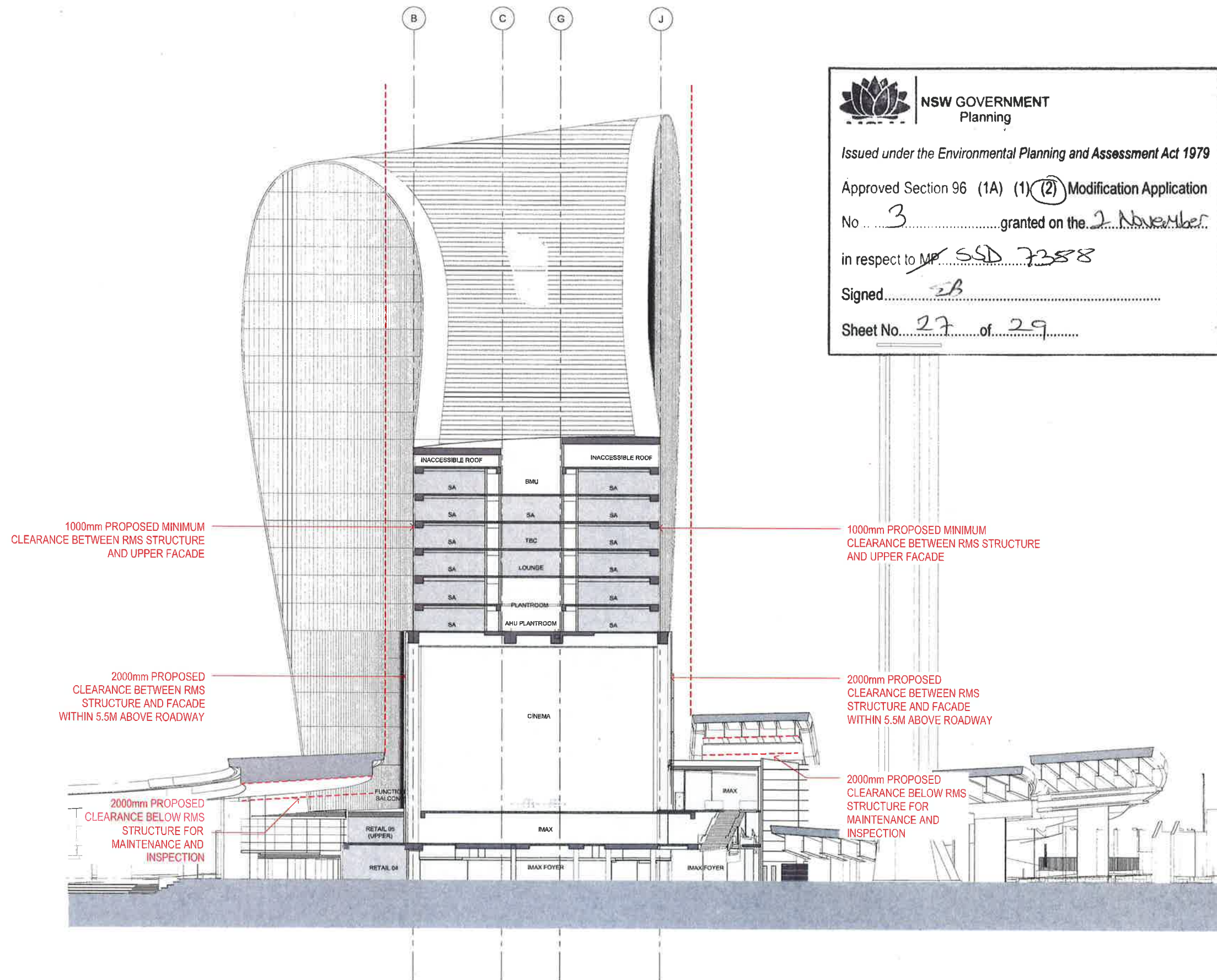
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A004409 ARC-HSL-DD-1070 H1

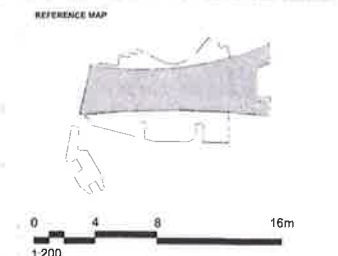
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D	AMENDED DEVELOPMENT APPLICATION	28.03.17
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
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THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
PROPOSED CLEARANCES TO RMS
ROADWAY STRUCTURES

STATUS
FOR APPROVAL

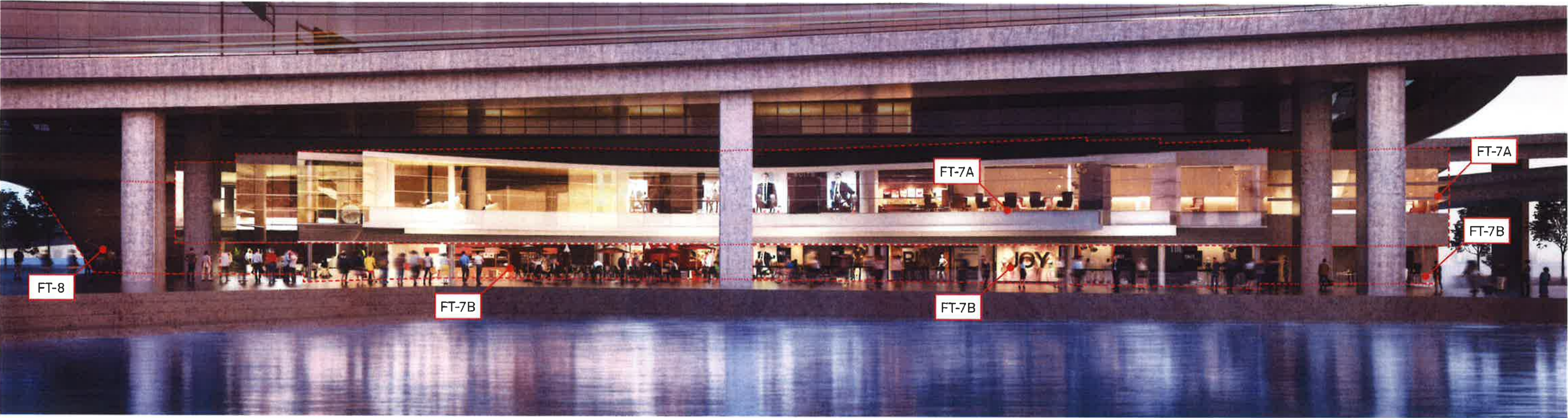
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MATERIALS AND FINISHES
VIEW FROM NORTH

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DRAWING NO.: SK027.4 Rev C1
 (DA MODIFICATION 3 PODIUM)
 DATE: 20 OCTOBER 2017
 DRAWING TITLE: MATERIALS AND FINISHES
 VIEW FROM NORTH

Scale: NTS
 Client: Grocon
 Project Name: The Ribbon Hotel, Serviced Apartments and Retail