

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**
- BUILDING USE**
 - HOTEL
 - HOTEL FACILITIES
 - LOADING, PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - ANCILLARY, BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- LINE BOUNDARY**
- EXISTING BUILT FORM**
- EXISTING BUILT FORM**
- EXTENT OF CAR STACKER BELOW**

EXTENT OF MODIFICATION 13 WORK AS SHOWN ON IAT DOCUMENT. REFER TO DWP DRAWING FOR FULL EXTENT & DEMARCATION OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

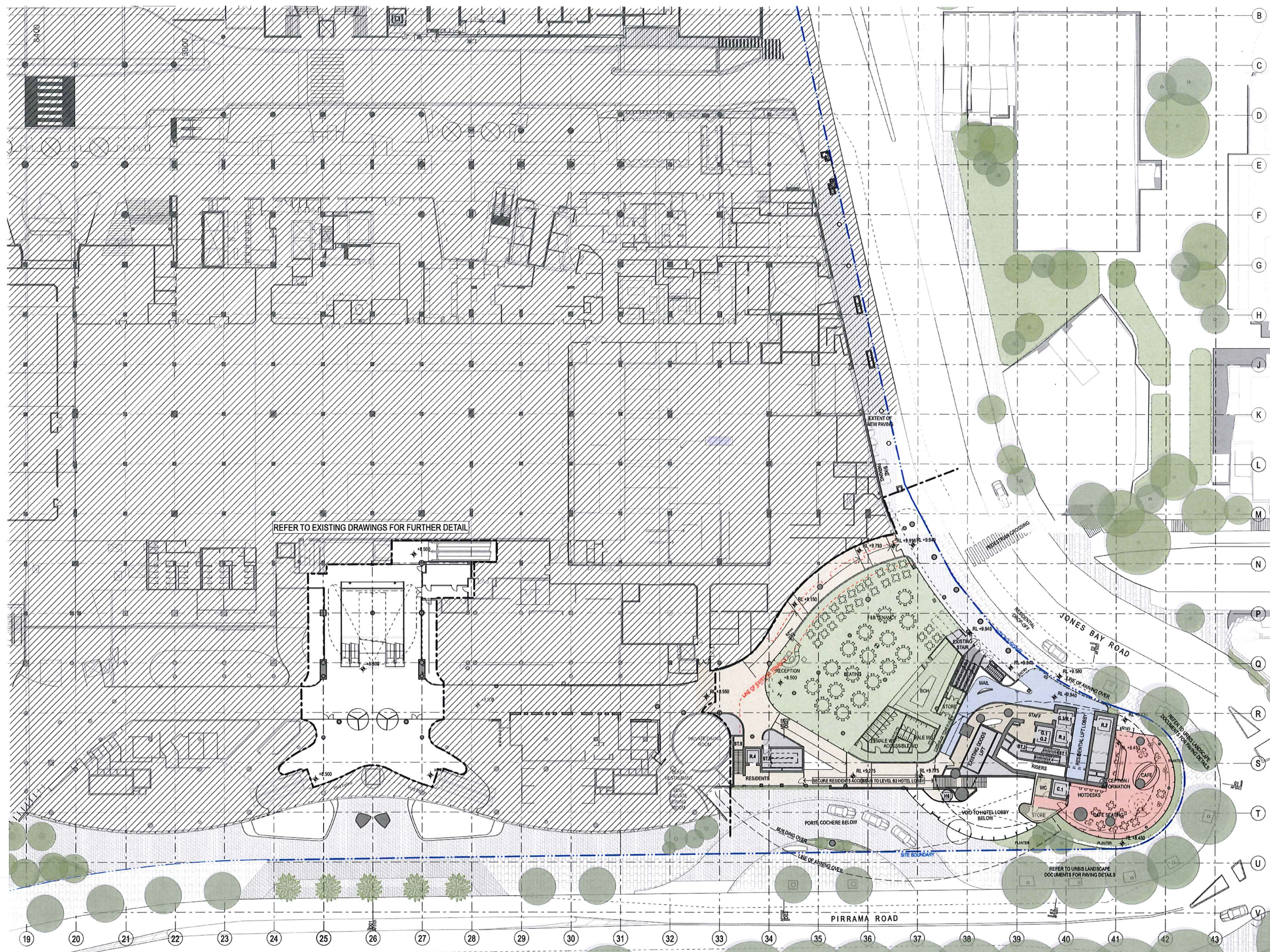
DATE	BY	DESCRIPTION
DA02 27/11/18	JRS	REVISION 16
DA01 1/09/17	BY	DEVELOPMENT APPLICATION
rev	date	name

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project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
General Arrangements Plans
B2 Hotel Entry Ground Floor Plan

scale 1:300 @ A1 first issued 1/9/17
 project code SM13 sheet no. AF102 revision DA02



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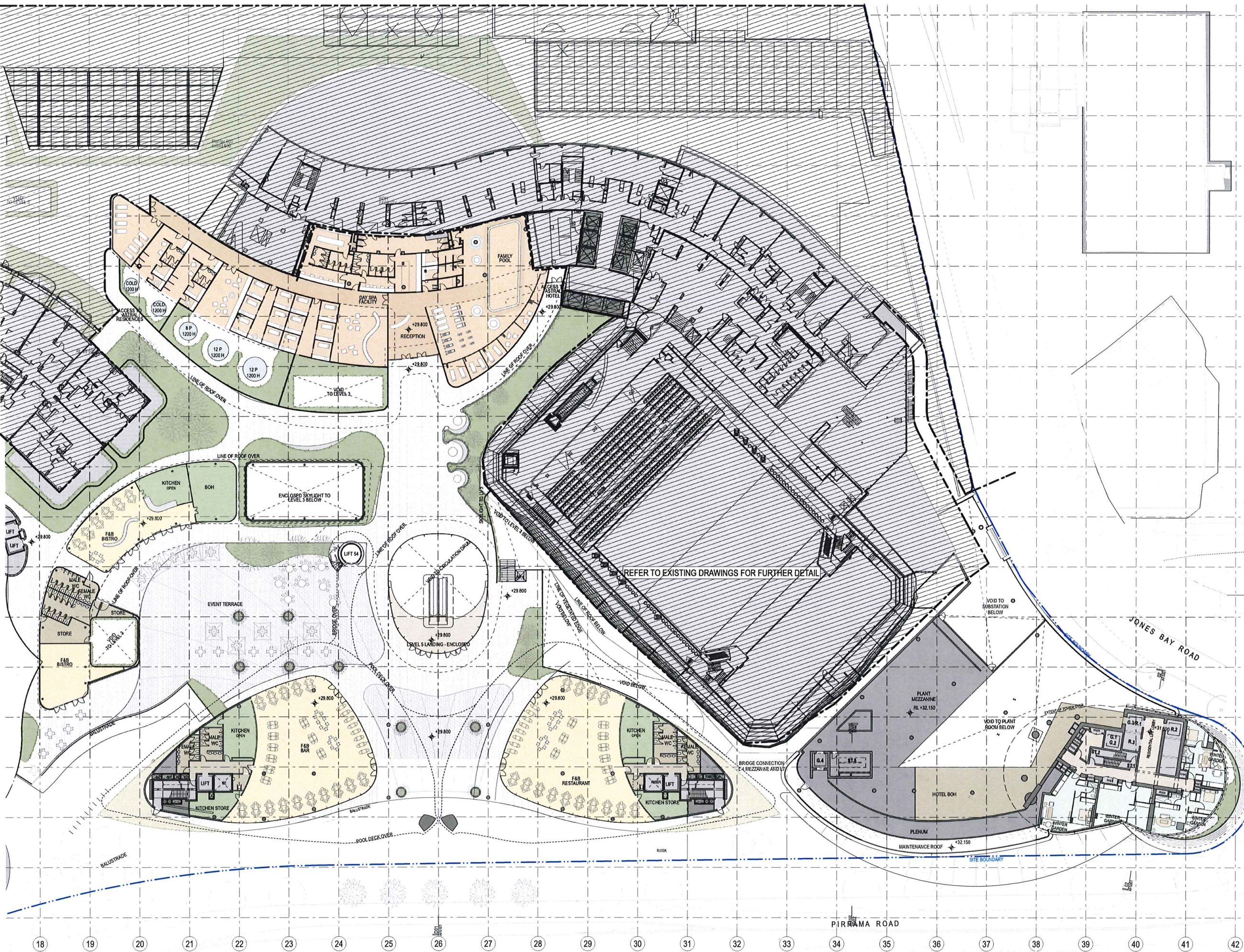
rev	date	name	by	chk
DA02	2/11/18	Response to Sub-5301	JRS	EMP
DA01	1/9/17	DEVELOPMENT APPLICATION	JRS	EMP

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project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
General Arrangement Plans
Level 00 Residential Entry Ground Floor Plan

scale 1:300 @ A1 first issued 1/9/17
 project code SM13 sheet no. AF1000 revision DA02



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Legend

BUILDING USE

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- RESIDENTIAL
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EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

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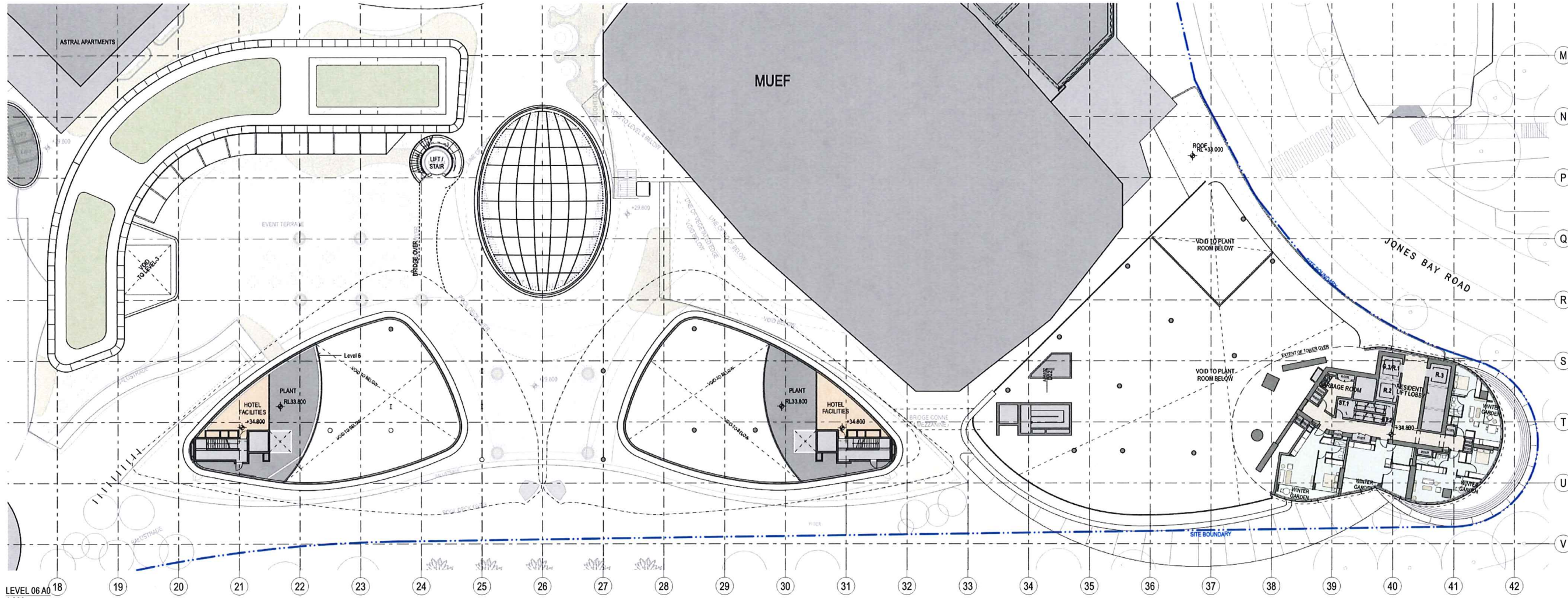
DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/8/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

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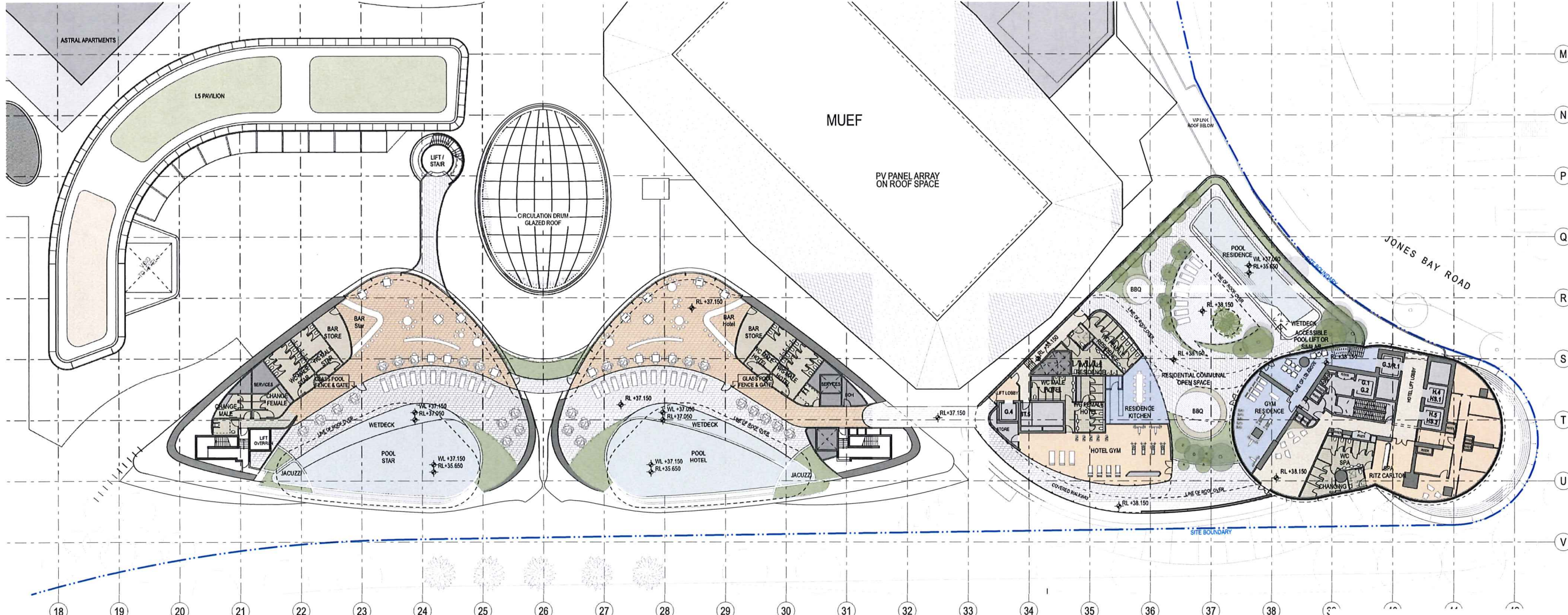
Project
 Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

Title
 General Arrangement Plans
 Level 05 Sky Terrace

scale	1:300 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF1005	DA02	



LEVEL 06 AO 1:300



LEVEL 07 Pool Deck 1:300

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SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

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

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project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
General Arrangement Plans
Level 06 + 07 Pool Terrace Floor Plan

scale 1:300 @ A1 **first issued** 1/9/17
project code SM13 **sheet no.** AF1006 **revision** DA02

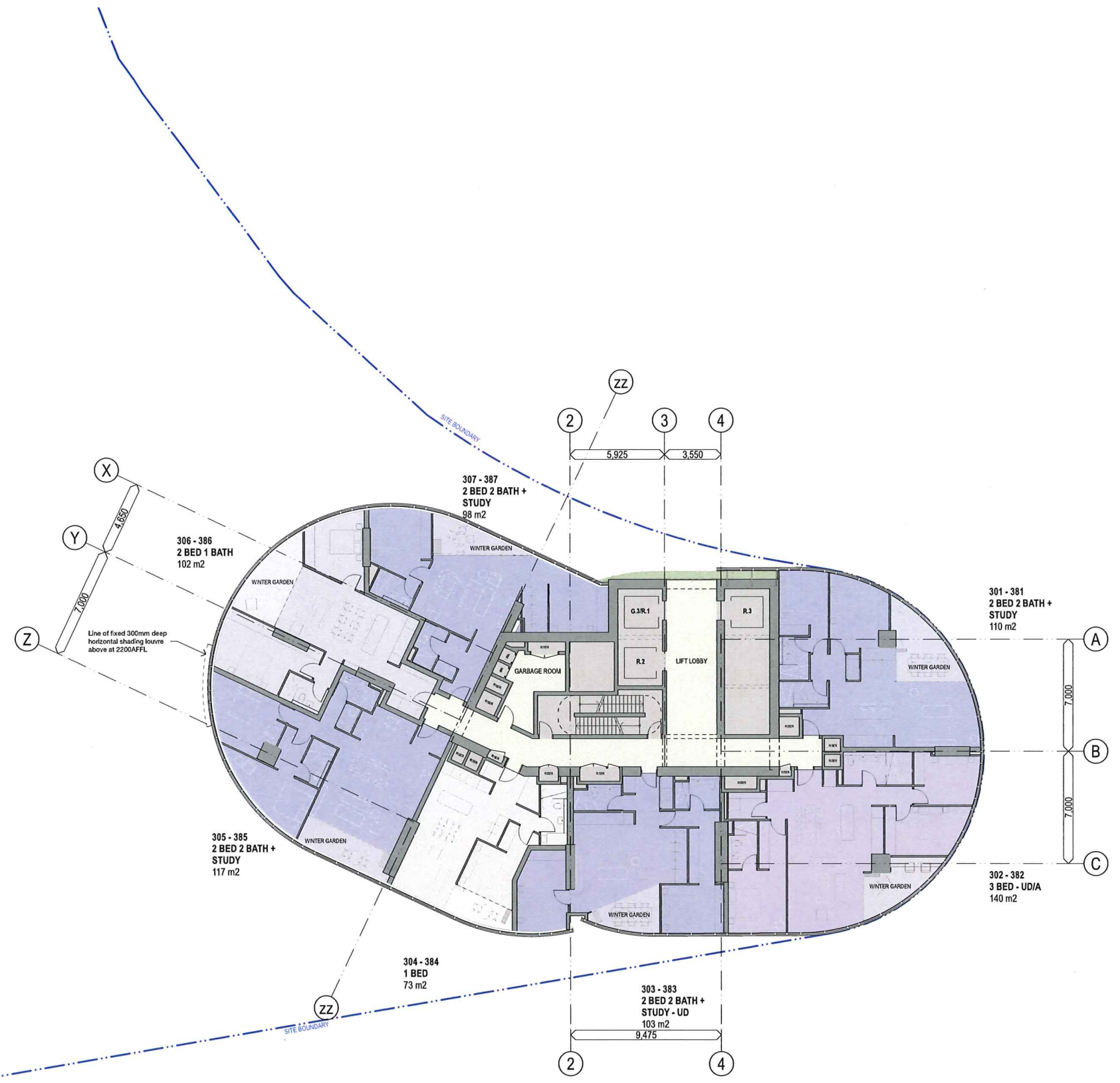


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Legend

- RESIDENTIAL FACILITIES
- SITE BOUNDARY
- EXISTING BUILT FORM
- EXISTING BUILT FORM
- A** ADAPTABLE APARTMENT / HOTEL ROOM
- UD** UNIVERSAL DESIGN
- APARTMENT TYPE & HSA**
- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



NO	DATE	DESCRIPTION	BY	CHK
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SNP
rev	date	name	by	chk

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Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

General Arrangement Plans
Level 30 - 38 Floor Plan

scale	1:150 @ A1	sheet no	1/9/17
project code	SM13	sheet no	AF2030
revision	DA01	date	

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 - RESIDENTIAL FACILITIES

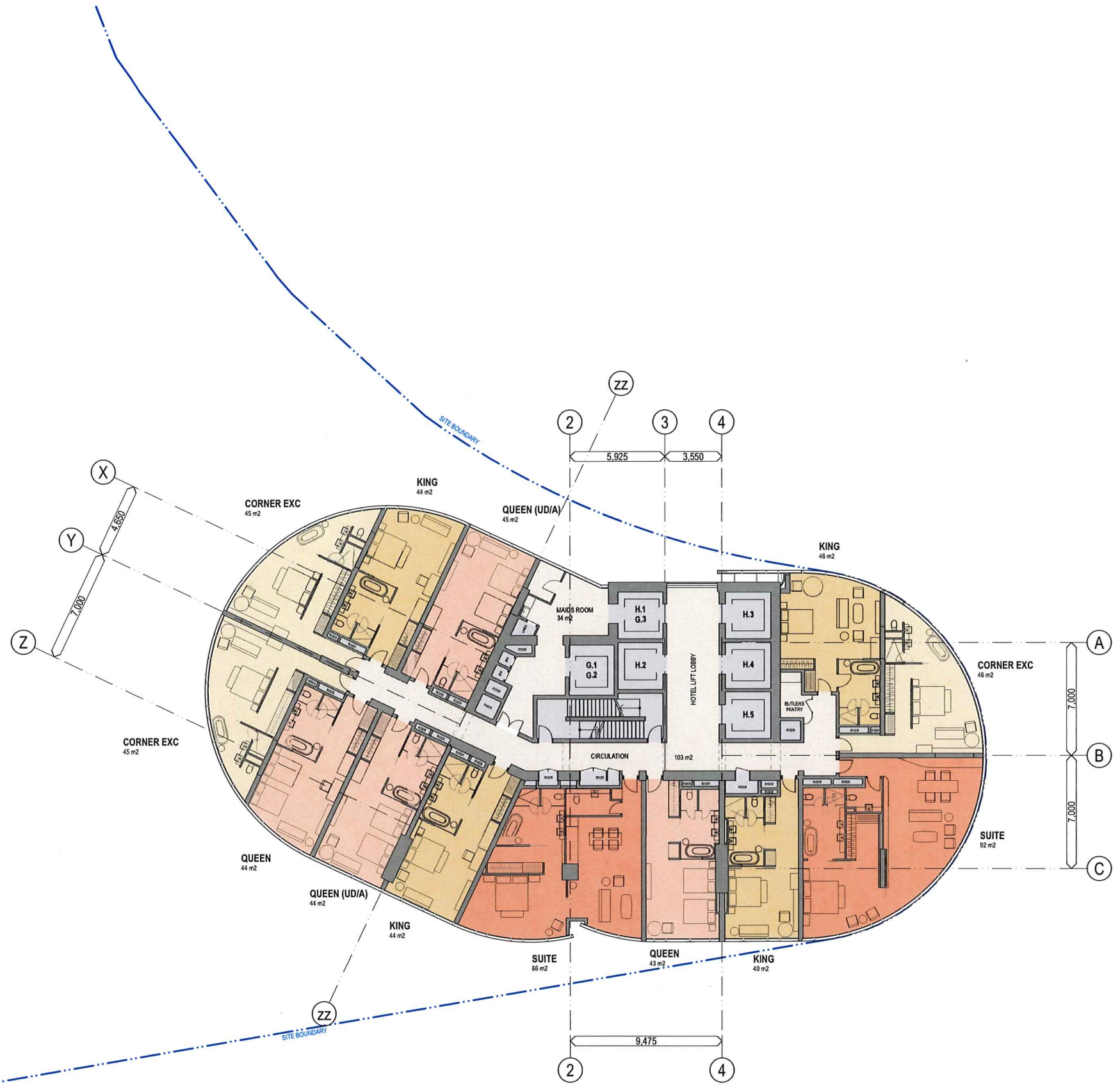
- SITE BOUNDARY**

EXISTING BUILT FORM
 - - -
EXISTING BUILT FORM
 / / / / /
EXISTING BUILT FORM
 - - -
EXTENT OF CAR STACKER BELOW
 - - -

- A** ADAPTABLE APARTMENT / HOTEL ROOM
UD UNIVERSAL DESIGN

- HOTEL TYPES**
- DOUBLE QUEEN
 - KING
 - CORNER EXECUTIVE
 - SUITE
 - 2 LEVEL SUITE
 - PRESIDENTIAL SUITE
 - RITZ-CARLTON SUITE

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



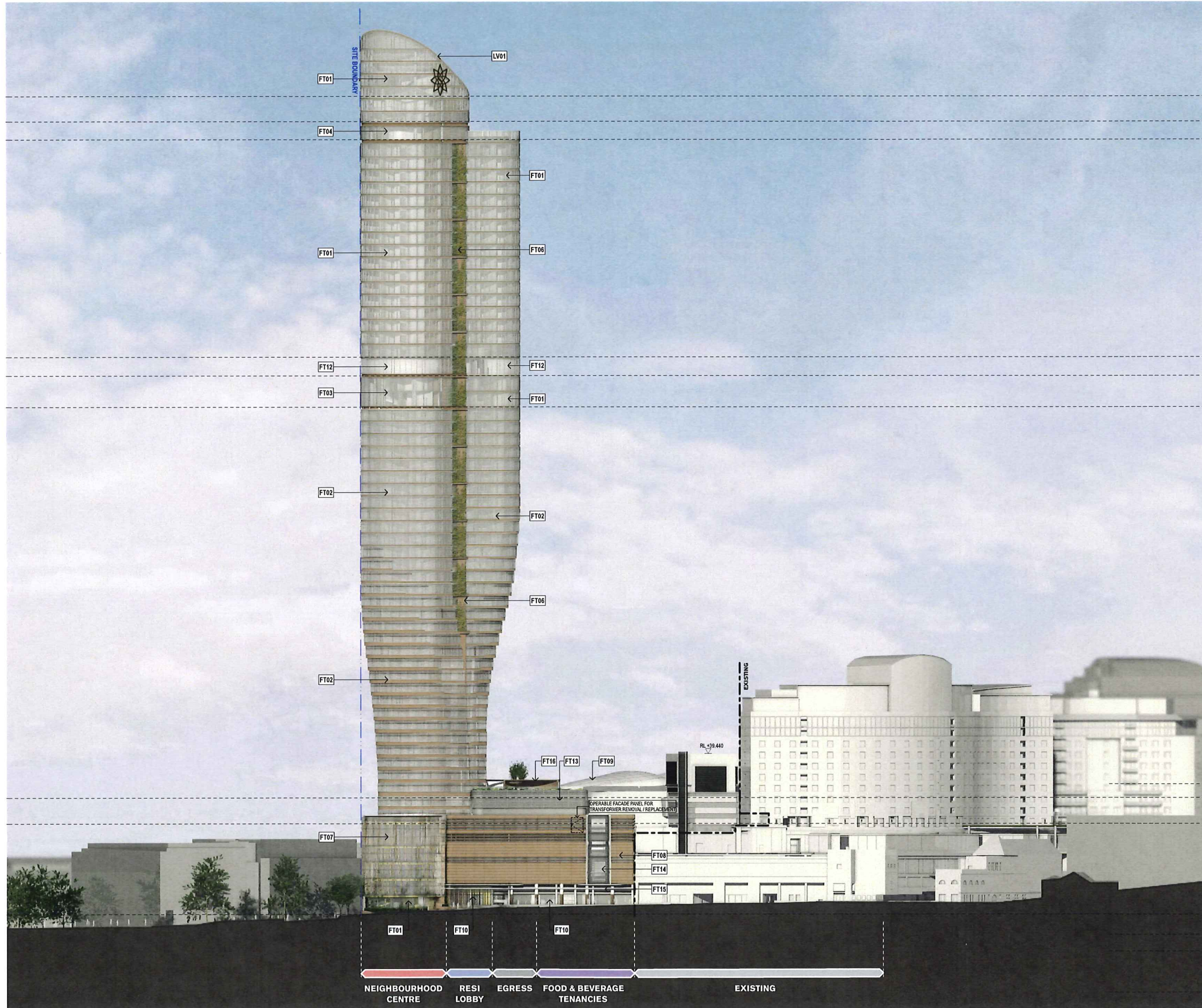
rev	date	name	BY	CHK
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP

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project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
General Arrangement Plans
Level 46 - 57 Typical Hotel Floor Plan

scale	1:150 @ A1	introduced	1/9/17
project code	SM13	sheet no.	AF2046
			DA01



GENERAL NOTES

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keyplan

Legend

— SITE BOUNDARY

--- EXISTING BUILT FORM

FACADE TYPES

FT01 HOTEL FACADE
Aluminium framed high performance glazing with operable internal light sheer curtain and medium tinted sandstone coloured spandrel.

FT02 RESIDENTIAL FACADE
Aluminium framed high performance glazing with operable internal light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slotted spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvers 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
Dark coloured anodised cladding material

FT06 CORE CLADDING
Uncoated 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 louvers on structural steel support.

FT09 SHELL / RIBBON FACADE
Opaque solid cladding panels on timber grid structure

FT10 PODIUM GLAZING
Aluminium framed high performance glazing units with concealed spandrel

FT11 GREEN WALL
Living green wall - plant selection to future details

FT12 TOWER PLANT FACADE
Aluminium framed fixed glass louvers with aluminium plant louvers behind

FT13 PODIUM PLANT FACADE
Spinnish steel rolled bars with aluminium plant louvers behind

FT14 JONES BAY WINDOW FACADE
Aluminium framed high performance glazing with exposed feature spandrel

FT15 GLAZED AWNING
Steel framed glazed awning

FT16 PERGOLA
Australian hardwood or medium tinted powder coated aluminium deck pergola or similar

LV01 PLANT LOUVRES
Large format light coloured aluminium plant louvers with matt finish to reduce reflectivity. Medium tinted sandstone coloured aluminium spandrel details

LV02 PLANT LOUVRES AUTOMATED
Large format automated aluminium plant louvers as per LV01 (above) on automated northern BMU unit

Level	Room / Feature	RL
3,200	L 64	RL +223,550
3,200	L 63	RL +220,350
3,200	L 62	RL +217,150
3,200	L 61 H19	RL +213,950
3,200	L 60 H18	RL +210,750
4,800	L 59	RL +206,150
3,200	L 58 H17	RL +202,250
3,200	L 57 H16	RL +199,050
3,200	L 56 H15	RL +195,850
3,200	L 55 H14	RL +192,650
3,200	L 54 H13	RL +189,450
3,200	L 53 H12	RL +186,250
3,200	L 52 H11	RL +183,050
3,200	L 51 H10	RL +179,850
3,200	L 50 H9	RL +176,650
3,200	L 49 H8	RL +173,450
3,200	L 48 H7	RL +170,250
3,200	L 47 H6	RL +167,050
3,200	L 46 H5	RL +163,850
3,200	L 45 H4	RL +160,650
3,200	L 44 H3	RL +157,450
3,200	L 43 H2	RL +154,250
3,200	L 42 H1	RL +150,750
4,800	L 41	RL +145,950
4,000	L 40	RL +141,950
4,000	L 39	RL +137,950
3,200	L 38 A30	RL +134,450
3,200	L 37 A29	RL +131,250
3,200	L 36 A28	RL +128,050
3,200	L 35 A27	RL +124,850
3,200	L 34 A26	RL +121,650
3,200	L 33 A25	RL +118,450
3,200	L 32 A24	RL +115,250
3,200	L 31 A23	RL +112,050
3,200	L 30 A22	RL +108,850
3,200	L 29 A21	RL +105,650
3,200	L 28 A20	RL +102,450
3,200	L 27 A19	RL +99,250
3,200	L 26 A18	RL +96,050
3,200	L 25 A17	RL +92,850
3,200	L 24 A16	RL +89,650
3,200	L 23 A15	RL +86,450
3,200	L 22 A14	RL +83,250
3,200	L 21 A13	RL +80,050
3,200	L 20 A12	RL +76,850
3,200	L 19 A11	RL +73,650
3,200	L 18 A10	RL +70,450
3,200	L 17 A9	RL +67,250
3,200	L 16 A8	RL +64,050
3,200	L 15 A7	RL +60,850
3,200	L 14 A6	RL +57,650
3,200	L 12 A5	RL +54,450
3,200	L 11 A4	RL +51,250
3,200	L 10 A3	RL +48,050
3,200	L 9 A2	RL +44,850
3,200	L 8 A1	RL +41,650
3,500	L 7	RL +38,150
3,350	L 6 A0	RL +34,800
3,200	L 5 A00	RL +31,600
3,100	L 4.5	RL +28,500
3,200	L 4	RL +25,300
4,200	L 3	RL +21,100
4,200	L 2	RL +16,900
4,200	L 1	RL +12,700
4,250	L 0.0	RL +8,450
5,130	L B1	RL +5,400
4,200	L B2	RL +3,320
4,220	L B3	RL -0,900
4,200	L B4	RL -5,100
3,200	L B5	RL -8,300
3,100	L B6	RL -11,400

Jones Bay Road Elevation

Rev	Date	Name	By	CHK
DA02	2/11/18	Response to Submission	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	JRS	SMP

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 sydney melbourne auckland
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project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
Overall Elevations
Jones Bay Road Elevation

scale 1:500 @ A1 first issued 1/9/17
 project code SM13 sheet no. AF4003 revision DA02