

ONE SYDNEY HARBOUR

BARANGAROO SOUTH



STAGE 1B - Building R5

SECTION 4.55 APPLICATION

ARCHITECTURAL DRAWINGS

BR5_ ASD_ PA1_0000	TITLE SHEET & DRAWING LIST	BR5_ ASD_ PA1_4002	ELEVATION EAST (HICKSON ROAD)
BR5_ ASD_ PA1_0001	CONTEXT PLAN	BR5_ ASD_ PA1_4003	ELEVATION SOUTH (WATERMANS QUAY)
BR5_ ASD_ PA1_0002	SITE PLAN	BR5_ ASD_ PA1_4004	ELEVATION SOUTH-WEST (WATERMANS QUAY)
BR5_ ASD_ PA1_0004	SETTING OUT	BR5_ ASD_ PA1_4005	NORTH - WEST ENLARGED ELEVATION (PARK) - LOW RISE
BR5_ ASD_ PA1_0005	THERMAL PERFORMANCE ASSESSMENT	BR5_ ASD_ PA1_4006	NORTH - WEST ENLARGED ELEVATION (PARK) - MID RISE
BR5_ ASD_ PA1_1001	PLAN BASEMENT LEVEL B4	BR5_ ASD_ PA1_4007	EAST ENLARGED ELEVATION (HICKSON ROAD) - LOW RISE
BR5_ ASD_ PA1_1002	PLAN BASEMENT LEVEL B3	BR5_ ASD_ PA1_4008	EAST ENLARGED ELEVATION (HICKSON ROAD) - MID RISE
BR5_ ASD_ PA1_1003	PLAN BASEMENT LEVEL B2	BR5_ ASD_ PA1_4201	SIGNAGE ZONE - SOUTH WEST ELEVATION
BR5_ ASD_ PA1_1004	PLAN BASEMENT LEVEL B1	BR5_ ASD_ PA1_4202	SIGNAGE ZONE - EAST ELEVATION (HICKSON ROAD)
BR5_ ASD_ PA1_1005	PLAN BASEMENT LEVEL B0	BR5_ ASD_ PA1_5001	OVERALL SECTION AA
BR5_ ASD_ PA1_2000	PLAN GROUND LEVEL 00	BR5_ ASD_ PA1_5002	OVERALL SECTION BB
BR5_ ASD_ PA1_2001	PLAN PODIUM LEVEL P1	BR5_ ASD_ PA1_6001	BALCONY PRIMARY FADCADE DETAIL
BR5_ ASD_ PA1_2002	PLAN PODIUM LEVEL P2	BR5_ ASD_ PA1_6002	OPEN CAVITY PRIMARY FAÇADE DETAIL
BR5_ ASD_ PA1_3001	PLAN LOWER PLATE LEVEL 01-14	BR5_ ASD_ PA1_6003	OPEN CAVITY PRIMARY FAÇADE DETAIL -SKY HOMES
BR5_ ASD_ PA1_3015	PLAN MID PLATE LEVEL 15-16	BR5_ ASD_ PA1_6005	CLOSED CAVITY SECONDARY FAÇADE DETAIL
BR5_ ASD_ PA1_3017	PLAN LIFT OVERRUN LEVEL 17	BR5_ ASD_ PA1_6007	LOUVRED METAL CLADDING
BR5_ ASD_ PA1_3018	PLAN UPPER PLATE LEVEL 18-21	BR5_ ASD_ PA1_6008	OPAQUE CLADDING
BR5_ ASD_ PA1_3020	PLAN UPPER PLATE LEVEL 22-25	BR5_ ASD_ PA1_6009	PODIUM FAÇADE DETAIL
BR5_ ASD_ PA1_3026	PLAN SKYHOMES LEVEL 26	BR5_ ASD_ PA1_6010	LOBBY FAÇADE DETAIL
BR5_ ASD_ PA1_3027	PLAN SKYHOMES LEVEL 27	BR5_ ASD_ PA1_9000	GFA CALCULATION
BR5_ ASD_ PA1_3028	PLAN ROOF LEVEL 28	BR5_ ASD_ PA1_9002	GFA CALCULATION PLAN - SHEET 2
BR5_ ASD_ PA1_4001	ELEVATION NORTH - WEST (PARK)	BR5_ ASD_ PA1_9003	GFA CALCULATION PLAN - SHEET 3
		BR5_ ASD_ PA1_9004	GFA CALCULATION PLAN - SHEET 4

5.3

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0005462070

Assessor Name: Guljit Bates

Accreditation no.: VIC/BDAY/16/1751

Certificate date: 31 Mar 2021

Dwelling Address: 88 Barangaroo Avenue
Barangaroo, NSW
2000

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ONE SYDNEY HARBOUR

BARANGAROO

PRINCIPAL ARCHITECT:

RPBW

RENZO PIANO BUILDING WORKSHOP

Via P.P. Rubens 29, 16158 Genova - Italy

Emanuela Baglietto | Nominated Architect

NSW ARB 9512

EXECUTIVE ARCHITECT:

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Sydney NSW 2000 Australia

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Peddie Thorp & Walker P/L

ABN 23 000 454 624

trading as PTW Architects

NSW Nominated Architects

S Parsons Architect No.6098

D Jones Architect No.4778



R5

TITLE SHEET & DRAWING LIST

Drawing: BR5_ASD_ PA1_0000

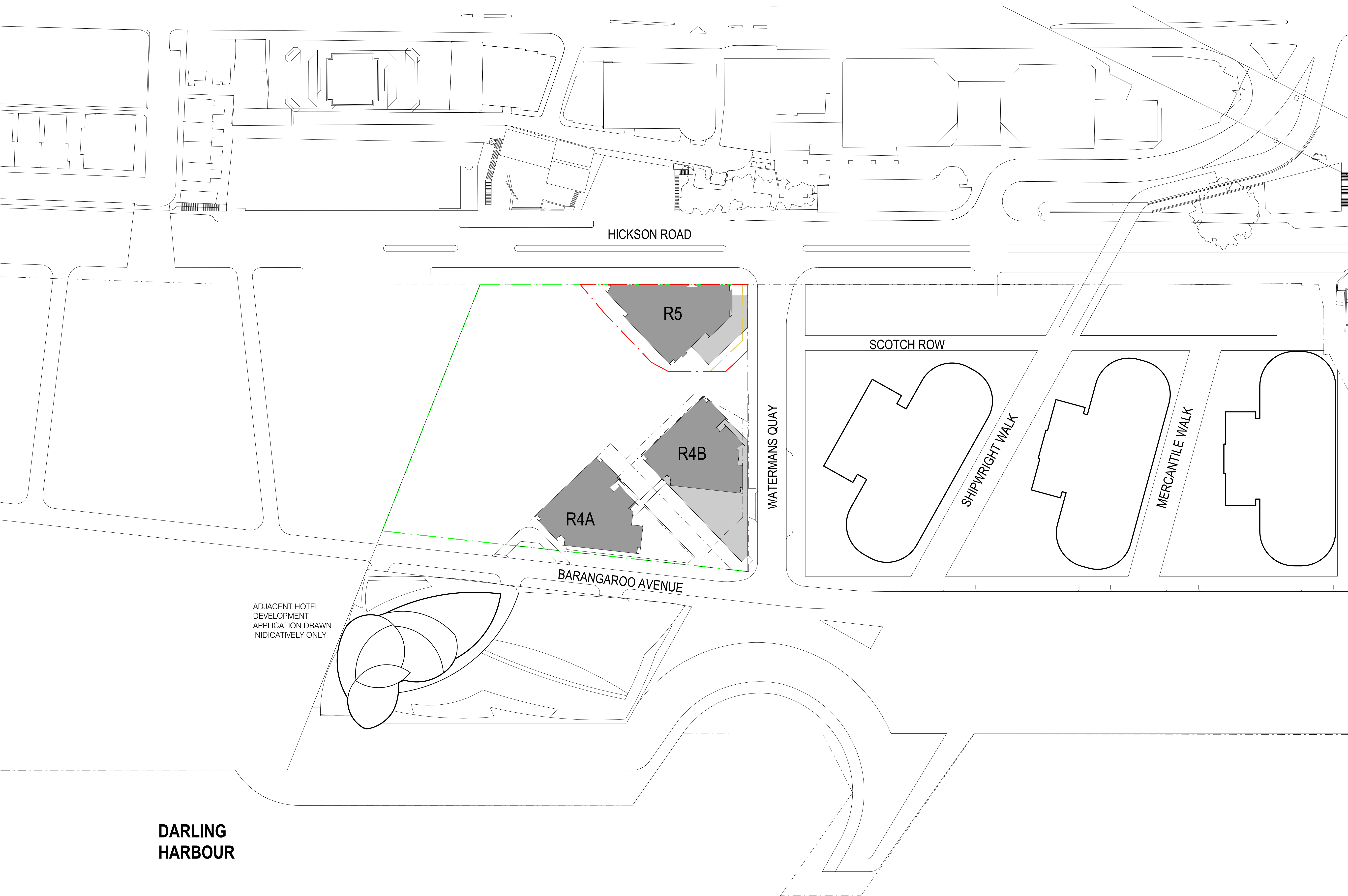
Date: 12 MAR 2021

Revision: 20

Drawn: GPL

Checked: NM

SECTION 4.55(2)



KEY PLAN

LEGEND

BARANGAROO SITE BOUNDARY

DEVELOPMENT APPLICATION BOUNDARY

DARLING HARBOUR

ADJACENT HOTEL DEVELOPMENT APPLICATION DRAWN INDICATIVELY ONLY

5.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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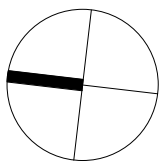
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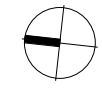
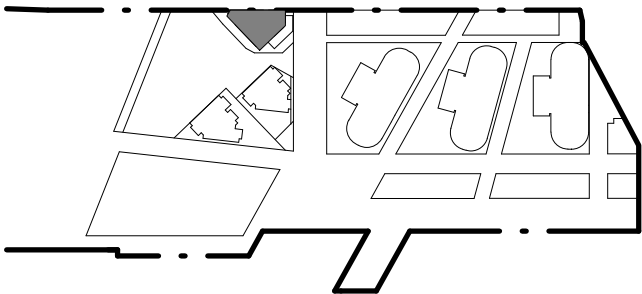
HICKSON ROAD

WATERMANS QUAY

R4A AND R4B BUILDINGS
SUBJECT TO SEPARATE DA

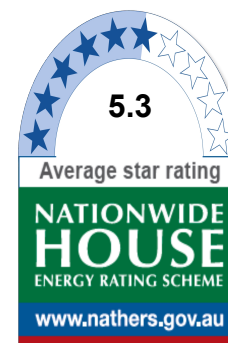
BARANGAROO AVENUE

KEY PLAN

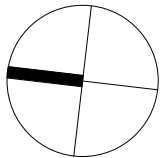


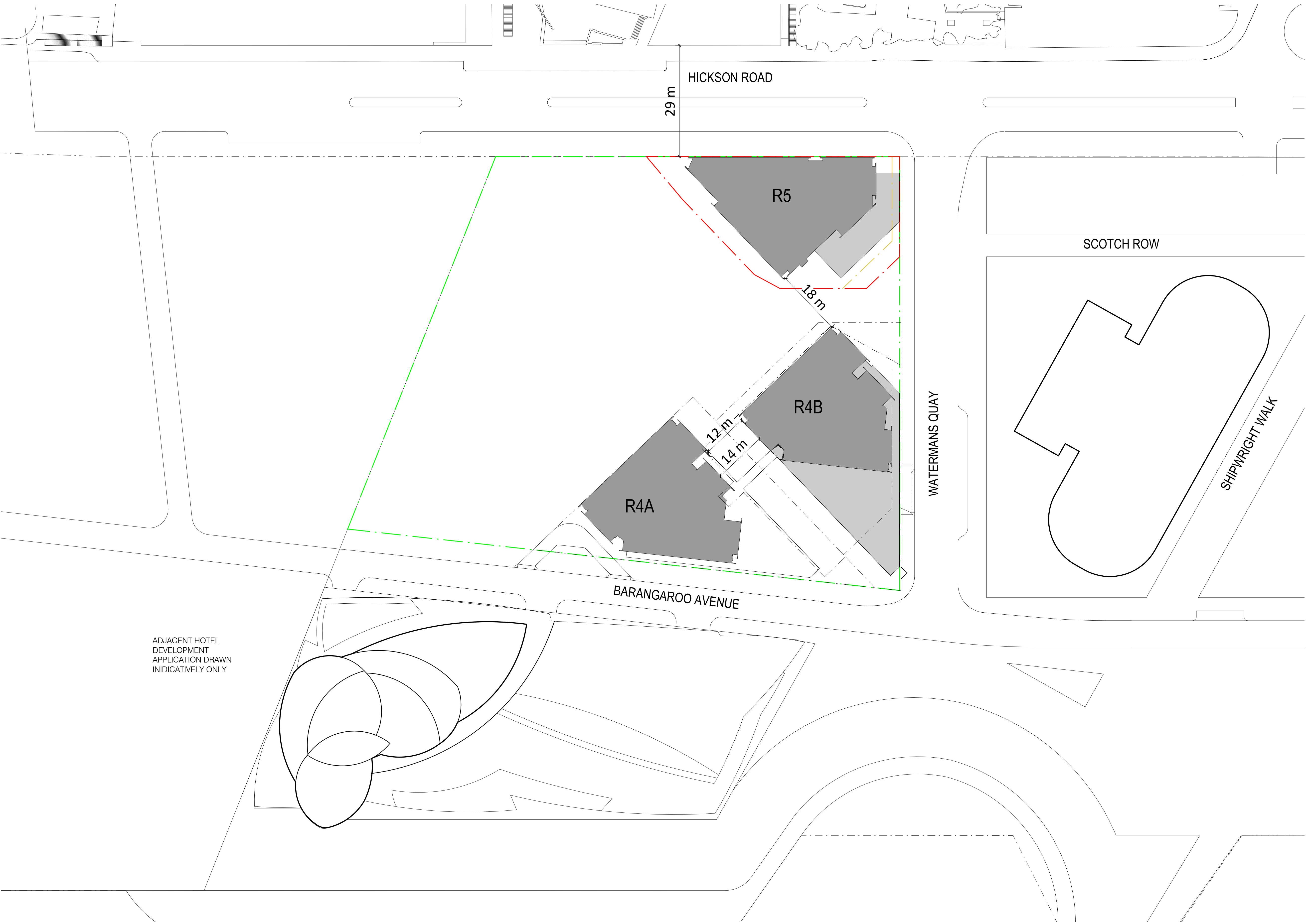
LEGEND

- BARANGAROO SITE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- BASEMENT FOOTPRINT BELOW



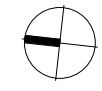
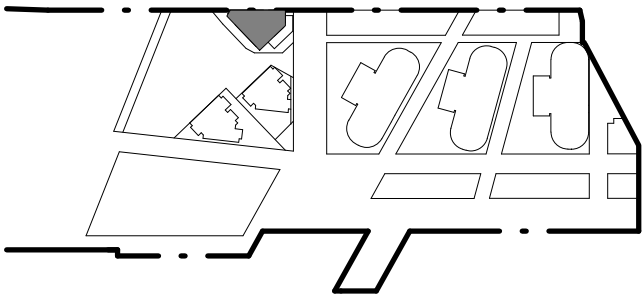
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Certificate date: 31 Mar 2021
Dwelling Address: 88 Barangaroo Avenue, Barangaroo, NSW 2000
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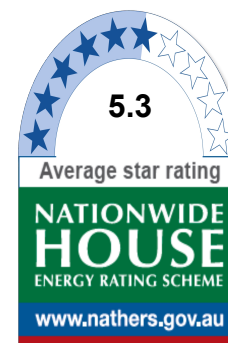
ADJACENT HOTEL
DEVELOPMENT
APPLICATION DRAWN
INDICATIVELY ONLY

KEY PLAN

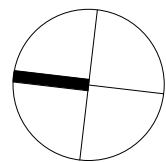


LEGEND

- BARANGAROO SITE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
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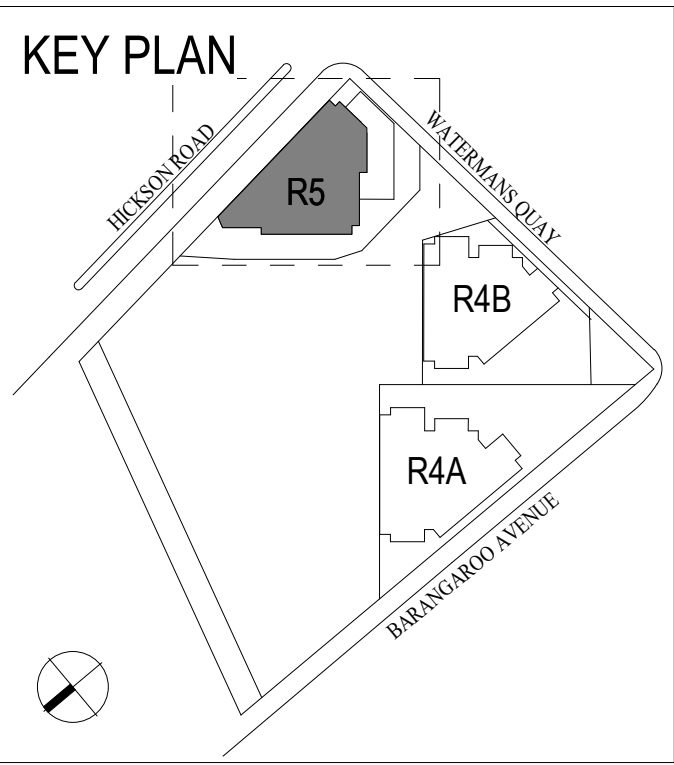


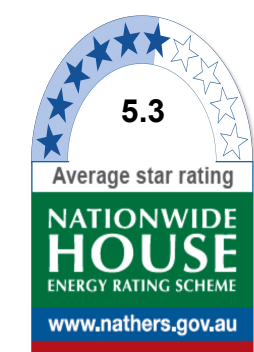
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BASIX Design Specification

Design Specification - FABRIC
External Walls: A minimum of R2.0 insulation added to Concrete Block Walls to give a Total R-Value of R2.3 for structural elements Spandrel Panels: A minimum of R1.2 insulation added to spandrel panels to give a Total R-Value of R1.3. Walls to Internal Corridors: No thermal insulation required to walls between apartments and internal corridors. Internal Walls to Adjoining Apartment: No thermal insulation required to walls between apartments.
Wall Heights: Floor to ceiling heights as indicated on the architectural drawings received (2700mm typically and 3000mm for Podium 2 as well as L24 and above).
Roof Type: R2.5 insulation to be added to all skyhomes below roof or where there is an exposed concrete terrace (Total R-value R3.2).
Suspended Floor Slabs: Add R1.0 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal non-conditioned spaces (i.e. plant room below). Add R2.0 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external zones below).
Floor Coverings The following floor coverings have been included within the NatHERS Assessments: Key Worker Housing: - Carpet to all bedrooms and living areas - Ceramic tiles to the kitchens/bathrooms/laundry areas. All other apartments: - Carpet to all bedrooms - Timber floor boards to the living areas (including kitchens); and - Ceramic tiles to the bathrooms and laundry areas.
Windows and Glazed Doors (Fixed and/or Operable): <u>Open Cavity Façade with blind (as per Peer review dated 19/06/2018)</u> Summer: U-Value of 2.4 W/m2.K and an SHGC of 0.14 Winter: U-Value of 2.4 W/m2.K and an SHGC of 0.37 <u>Open Cavity Façade without blind: U-Value of 2.4 W/m2.K and an SHGC of 0.37</u> <u>Sliding Doors: U-Value of 4.8 W/m2.K and an SHGC of 0.59</u> All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047. Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

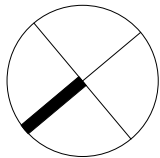




Average star rating
5.3
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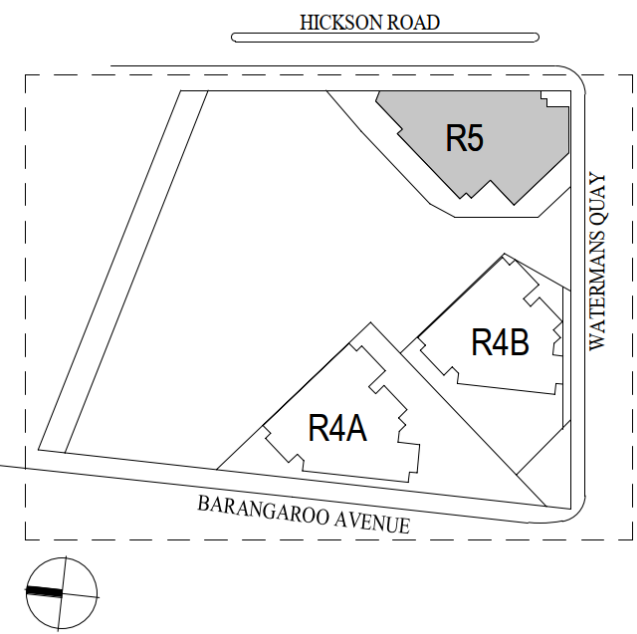
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KEY PLAN



LEGEND

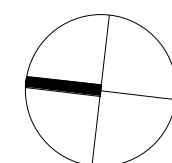
- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- KWH BICYCLE STORE
- RESIDENTIAL STORAGE (FITOUT AND USE)
- RETAIL STORAGE (FITOUT AND USE)
- EXTENT OF SHARED BASEMENT FACILITIES
- EXTENT OF RESIDENTIAL TOWER FACILITIES (FITOUT AND USE)
- PERIMETER RETAINING WALL COVERED UNDER NO. SSD5897

NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960

CLOUDING REFLECTS CHANGES WHICH IMPACTS R5

1. STORAGE CAGES ALLOCATED TO R5

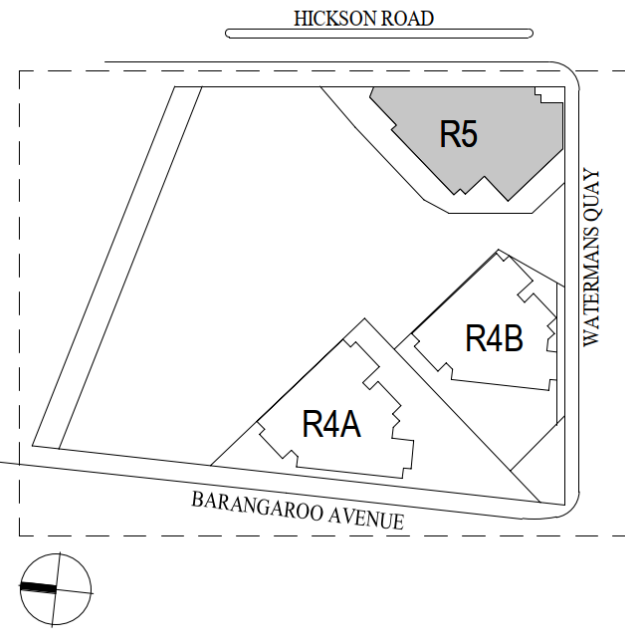




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KEY PLAN



LEGEND

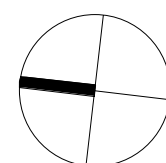
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NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960

CLOUDING REFLECTS CHANGES WHICH IMPACTS R5

1. STORAGE CAGES ALLOCATED TO R5
2. CAR SPACE UNALLOCATED FROM R5
3. STORAGE CAGES UNALLOCATED TO R5
4. CAR SPACE ALLOCATED TO R5

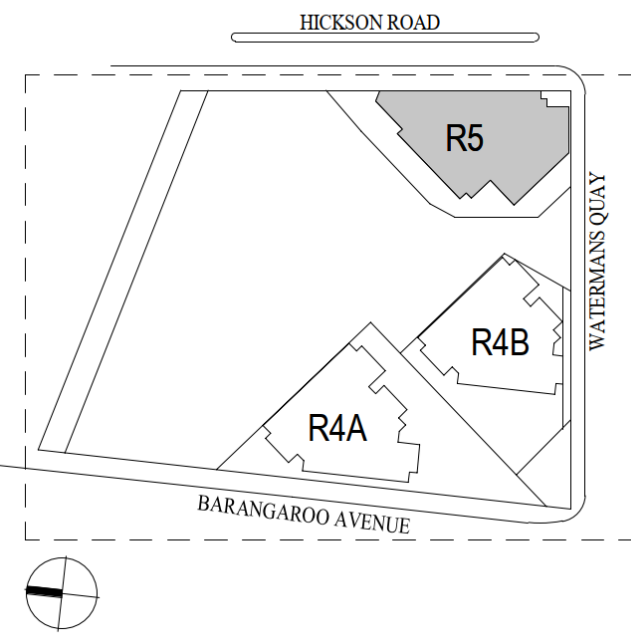




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KEY PLAN



LEGEND

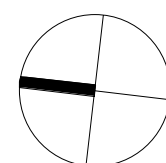
- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- KWH BICYCLE STORE
- RESIDENTIAL STORAGE (FITOUT AND USE)
- RETAIL STORAGE (FITOUT AND USE)
- EXTENT OF SHARED BASEMENT FACILITIES
- EXTENT OF RESIDENTIAL TOWER FACILITIES (FITOUT AND USE)
- PERIMETER RETAINING WALL COVERED UNDER NO. SSD5897

NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960

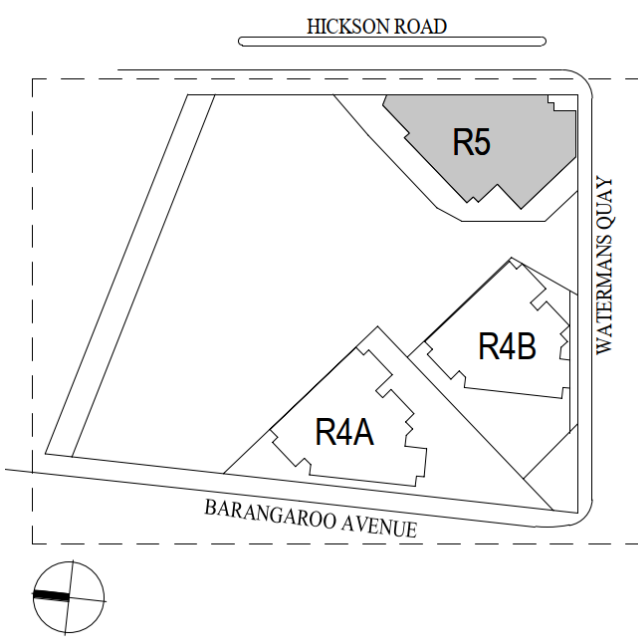
CLOUDING REFLECTS CHANGES WHICH IMPACTS R5

1. STORAGE CAGES ALLOCATED TO R5
2. STORAGE CAGES UNALLOCATED TO R5





KEY PLAN

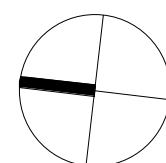


LEGEND

- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- KWH BICYCLE STORE
- RESIDENTIAL STORAGE (FITOUT AND USE)
- RETAIL STORAGE (FITOUT AND USE)
- EXTENT OF SHARED BASEMENT FACILITIES
- EXTENT OF RESIDENTIAL TOWER FACILITIES (FITOUT AND USE)
- PERIMETER RETAINING WALL COVERED UNDER NO. SSD5897

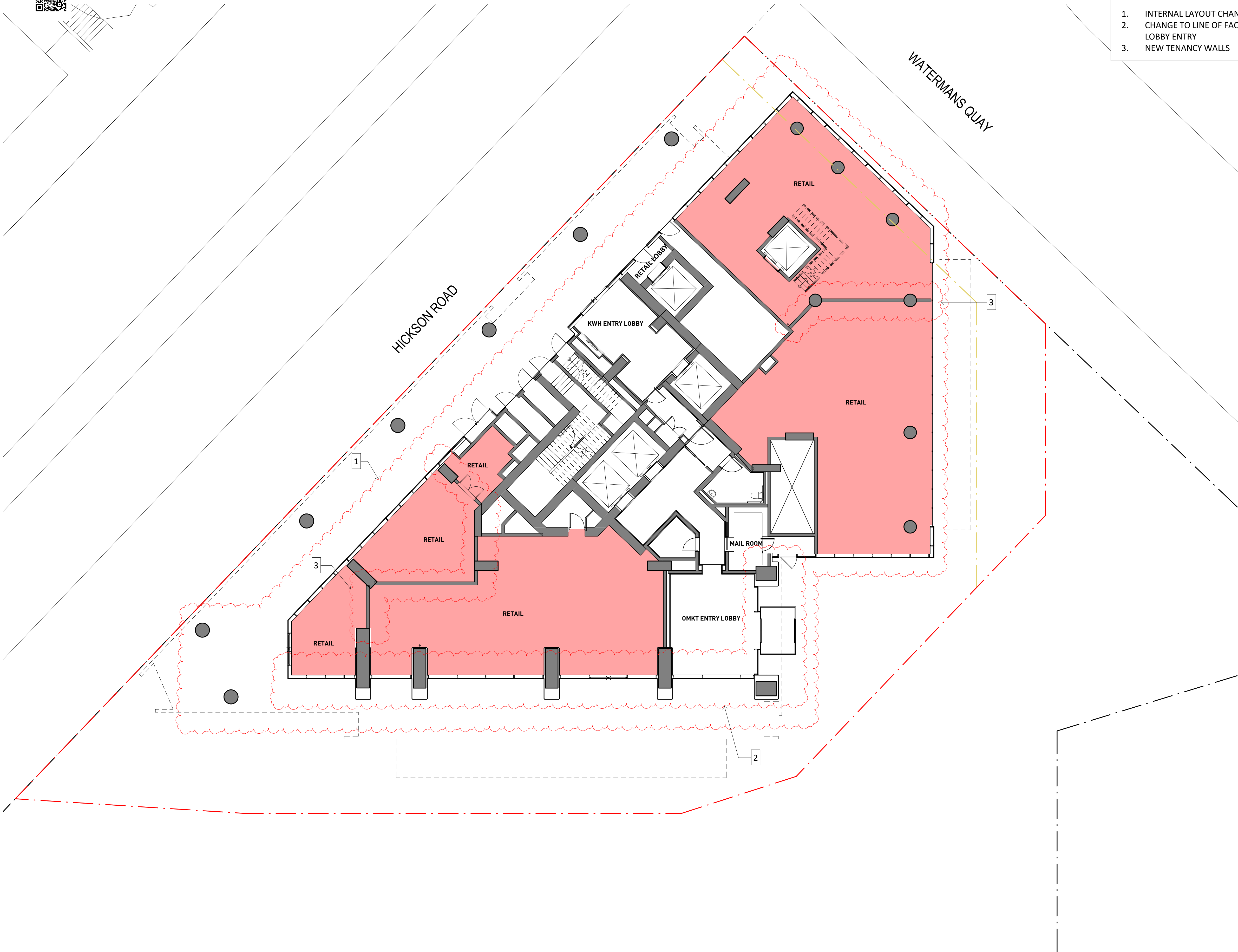
NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960

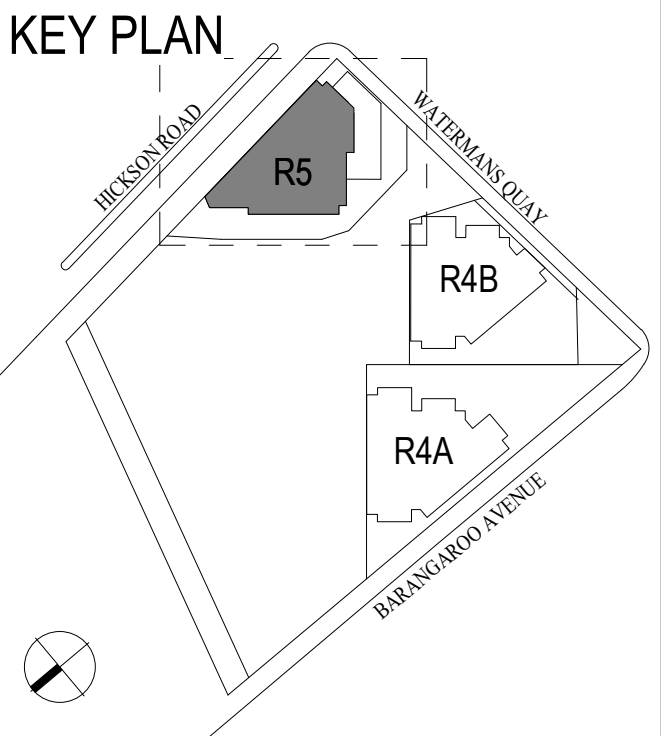




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- MODIFICATIONS:**
1. INTERNAL LAYOUT CHANGES
 2. CHANGE TO LINE OF FACADE AND LOBBY ENTRY
 3. NEW TENANCY WALLS



- LEGEND**
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - SKYHOME
 - 1-BEDROOM KEYWORKER
 - 2-BEDROOM KEYWORKER
 - BALCONY
 - RETAIL
 - BUILDING ENVELOPE BOUNDARY
 - BUILDING ENVELOPE TOWER BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER
 - Op OPAQUE FACADE

NOTES

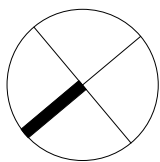
SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

GROUND FLOOR FACADE INDICATIVE ONLY. REFER TO GROUND FLOOR FACADE TYPOLOGY DRAWINGS IN DESIGN STATEMENT.

REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.

RETAILTENANCIES AND INTERNAL LIFT/STAIR LOCATIONS SUBJECT TO FUTURE DEVELOPMENT APPLICATION

INDICATIVE LEVELS THAT FORM PART OF SSD 7944 AND R5 LEVELS WILL BE FINALISED IN DETAILED DESIGN



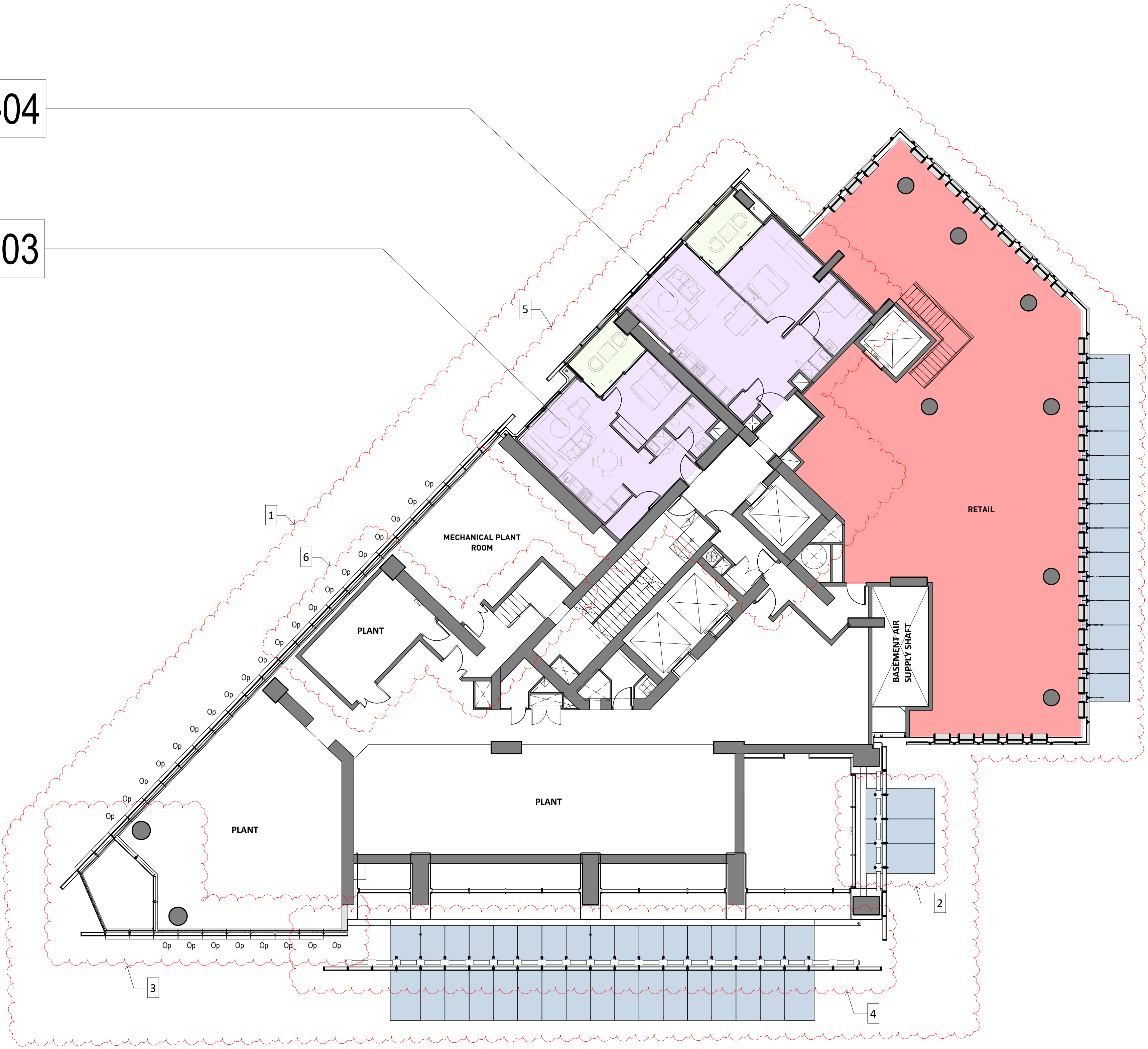


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PO5-04

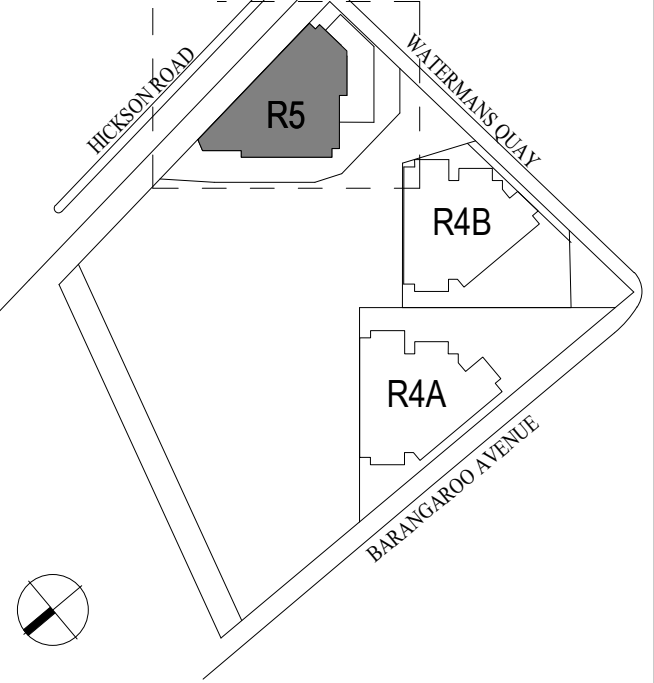
PO5-03



MODIFICATIONS:

1. INTERNAL LAYOUT CHANGES
2. CHANGE TO LINE OF FACADE AND LOBBY ENTRY
3. FACADE STEP OUT BY 2190mm
4. FACADE STEP OUT BY 1845mm
5. NEW KWH APARTMENTS
6. NEW PLANT LAYOUT

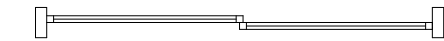
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
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- RETAIL
- BUILDING ENVELOPE BOUNDARY
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- LINE OF BUILDING OVER
- OPAQUE FACADE

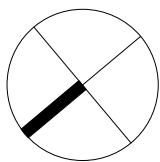
NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

RETAIL TENANCIES AND INTERNAL LIFT/STAIR LOCATIONS SUBJECT TO FUTURE DEVELOPMENT APPLICATION





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PO5-04

PO5-03

PO5-02

PO5-01



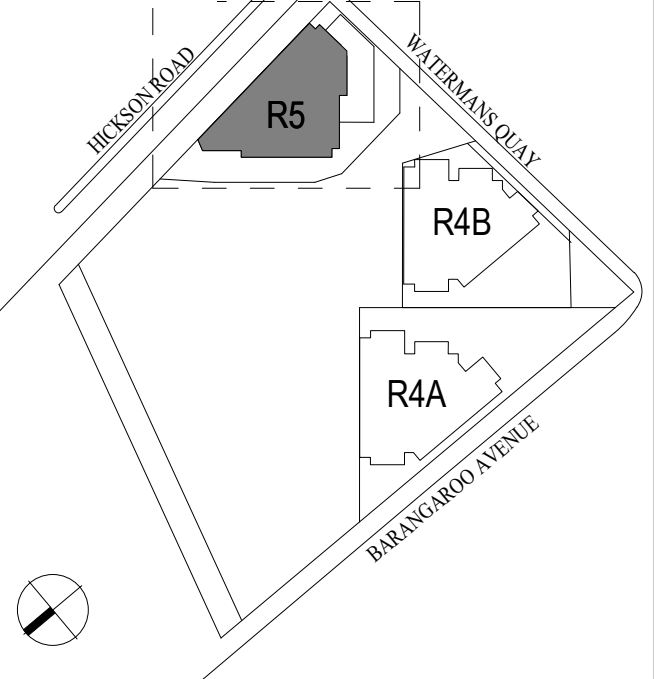
PO5-06

PO5-05

MODIFICATIONS:

1. INTERNAL LAYOUT CHANGES
2. FACADE STEP OUT BY 2190mm
3. FACADE STEP OUT BY 1845mm
4. NEW COMMUNAL ENCLOSED SPACE

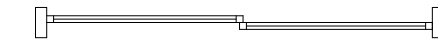
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

ALL WINDOWS TO HABITABLE AREAS TO BE OPERABLE UNLESS NOTED OTHERWISE

REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.



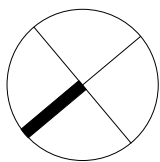
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16138 Genova - Italy
Emanuela Baglietto | Nominated Architect
NSW ARB 9512

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Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 624 S Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778



R5
PLAN PODIUM LEVEL P2

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 6.25M 1:125



Drawing: BR5_ASD_PA1_2002
Date: 12 MAR 2021 Revision: 21
Drawn: GPL Checked: NM
SECTION 4.55(2)



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LO5-04

LA5-03

LA5-02

LA5-01



LA5-08

LA5-07

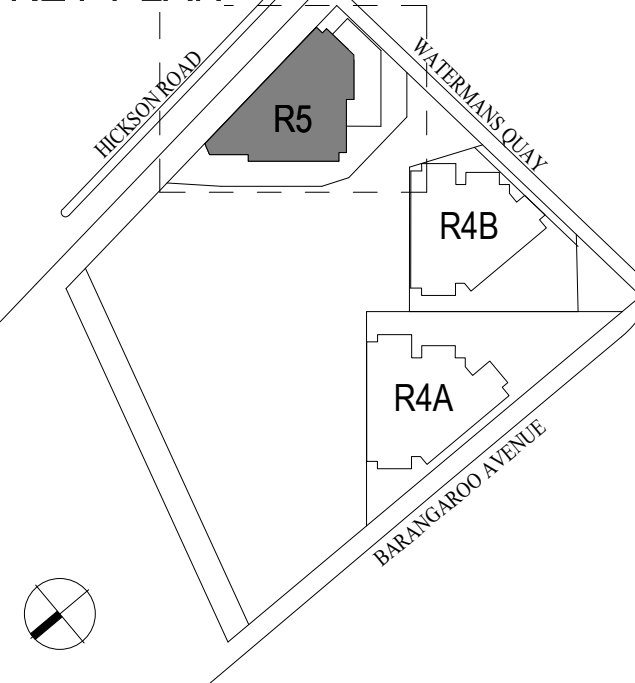
LA5-05

LA5-06

MODIFICATIONS:

1. INTERNAL LAYOUT CHANGES
2. FACADE STEP OUT BY 2190mm
3. FACADE STEP OUT BY 1845mm
4. NEW BUILDING AWNING BELOW

KEY PLAN



LEGEND

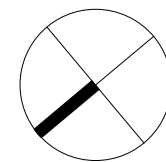
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

ALL WINDOWS TO HABITABLE AREAS TO BE OPERABLE UNLESS NOTED OTHERWISE





Certificate no.: 0005462070
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 Mar 2021
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MA5-04

MA5-03

MA5-02

MA5-01

MA5-05

MA5-06

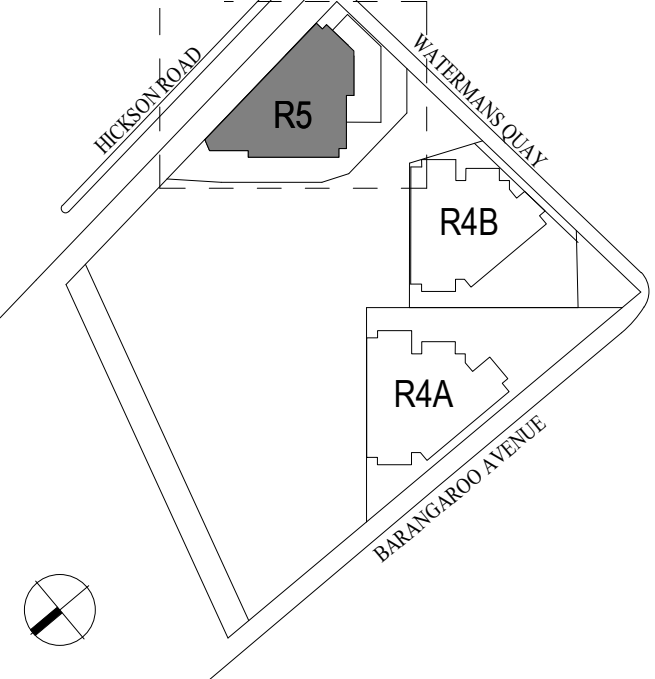
MA5-08

MA5-07

MODIFICATIONS:

- INTERNAL LAYOUT CHANGES
- FACADE STEP OUT BY 2190mm
- FACADE STEP OUT BY 1845mm

KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



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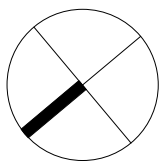
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16138 Genova - Italy
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R5
PLAN MID PLATE LEVEL 15-16

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 6.25M 1:125



Drawing: BR5_ASD_PA1_3015
Date: 12 MAR 2021 Revision: 21
Drawn: GPL Checked: NM
SECTION 4.55(2)



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LO5-04

LO5-03

LO5-02

LO5-01

LO5-05

LO5-06

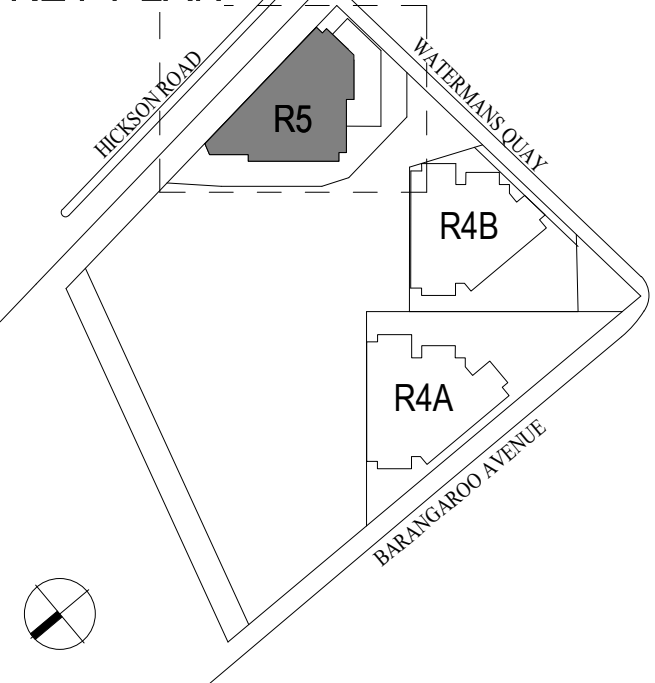
LO5-08

LO5-07

MODIFICATIONS:

- INTERNAL LAYOUT CHANGES
- FACADE STEP OUT BY 2190mm
- FACADE STEP OUT BY 1845mm

KEY PLAN



LEGEND

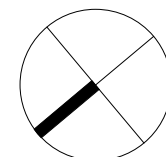
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

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UA5-04

UA5-03

UA5-02

UA5-01

UA5-05

UA5-06

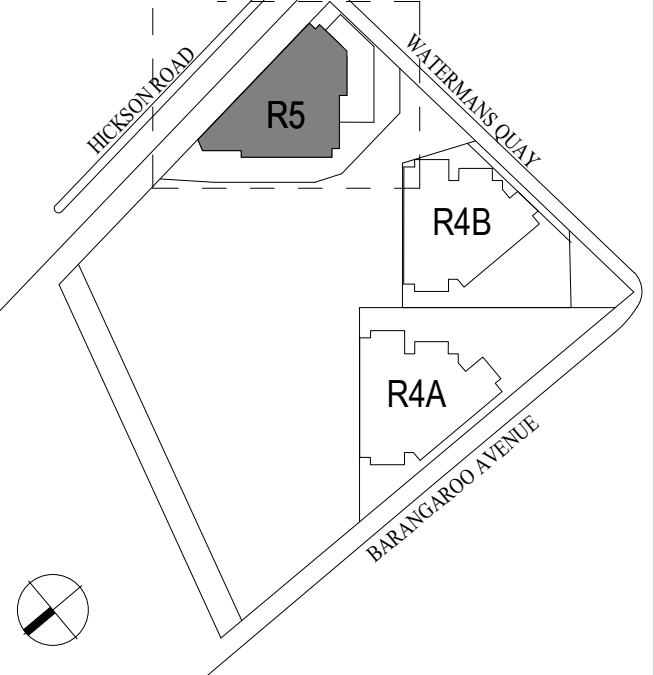
UA5-08

UA5-07

MODIFICATIONS:

- INTERNAL LAYOUT CHANGES
- FACADE STEP OUT BY 2190mm
- FACADE STEP OUT BY 1845mm

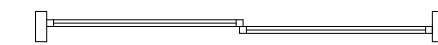
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

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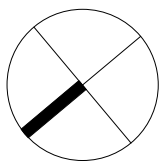
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16138 Genova - Italy
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R5
PLAN UPPER PLATE LEVEL 18-21

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 6.25M 1:125



Drawing: BR5_ASD_PA1_3018
Date: 12 MAR 2021 Revision: 21
Drawn: GPL Checked: NM
SECTION 4.55(2)



Certificate no.: 0005462070
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Accreditation no.: VIC/BDV/16/1751
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UA5-04

UA5-03

UA5-02

UA5-01

UA5-05

UA5-06

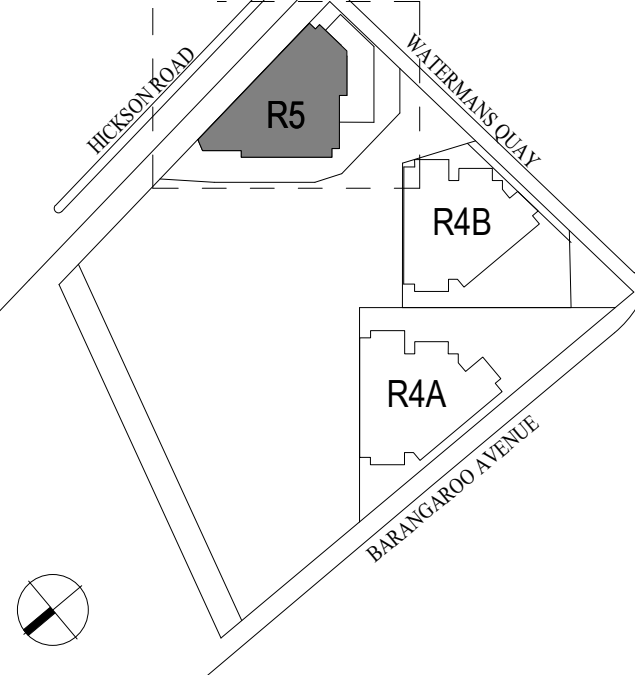
UA5-08

UA5-07

MODIFICATIONS:

- INTERNAL LAYOUT CHANGES
- FACADE STEP OUT BY 2190mm
- FACADE STEP OUT BY 1845mm

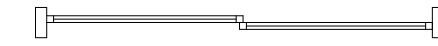
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

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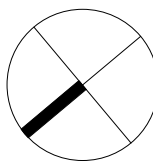
PRINCIPAL ARCHITECT:
RPBW
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R5
PLAN UPPER PLATE LEVEL 22-25

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 6.25M 1:125



Drawing: BR5_ASD_PA1_3020
Date: 12 MAR 2021 Revision: 21
Drawn: GPL Checked: NM
SECTION 4.55(2)



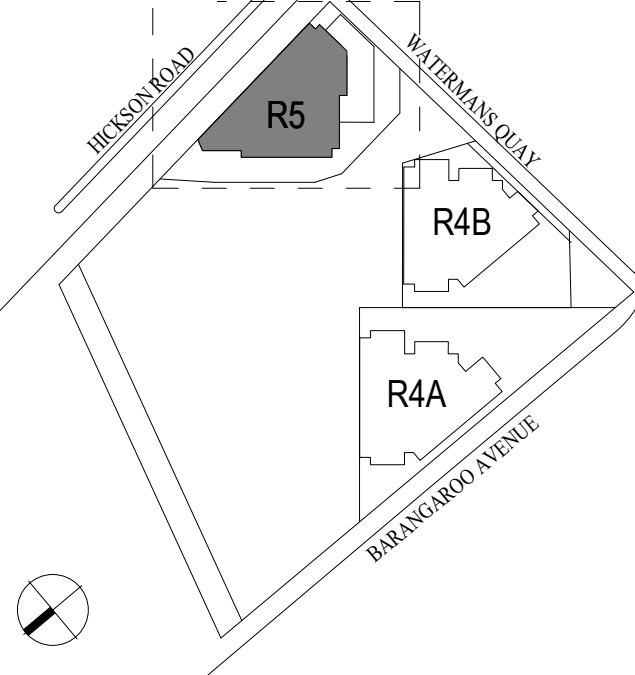
Certificate no.: 0005462070
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDAV/16/1751
Certificate date: 31 Mar 2021
Dwelling Address:
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2000
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MODIFICATIONS:

1. INTERNAL LAYOUT CHANGES
2. FACADE STEP OUT BY 2190mm
3. FACADE STEP OUT BY 1845mm

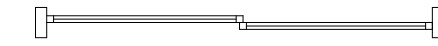
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

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REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.



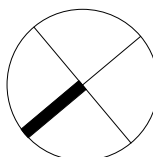
PRINCIPAL ARCHITECT:
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R5
PLAN SKYHOMES LEVEL 26

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 6.25M 1:125



Drawing: BR5_ASD_PA1_3026
Date: 12 MAR 2021 Revision: 20
Drawn: GPL Checked: NM
SECTION 4.55(2)



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DA5-01



DA5-02

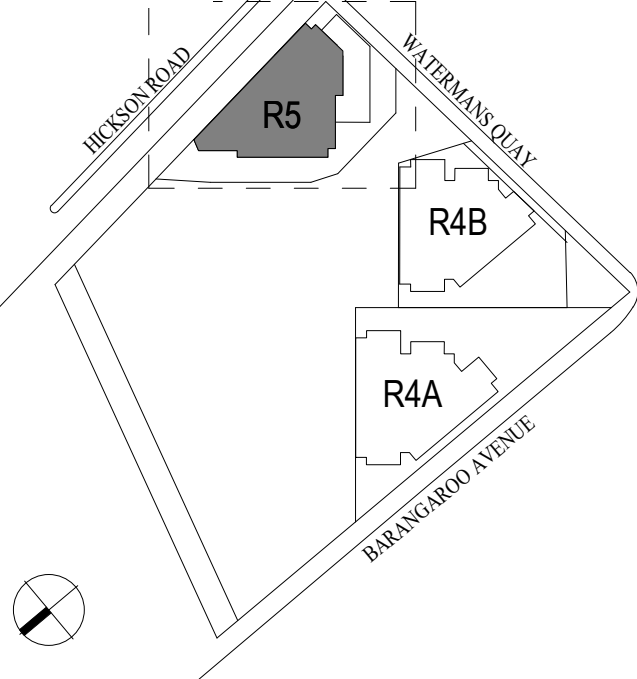
DA5-03

DA5-04

MODIFICATIONS:

- INTERNAL LAYOUT CHANGES
- FACADE STEP OUT BY 2190mm
- FACADE STEP OUT BY 1845mm

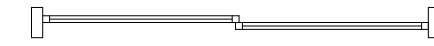
KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- SKYHOME
- 1-BEDROOM KEYWORKER
- 2-BEDROOM KEYWORKER
- BALCONY
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER
- OPAQUE FACADE

NOTES



SLIDING DOORS TO BALCONIES TO HAVE MINIMUM 45% OPENING AREA.

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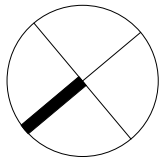
PRINCIPAL ARCHITECT:
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R5
PLAN SKYHOMES LEVEL 27

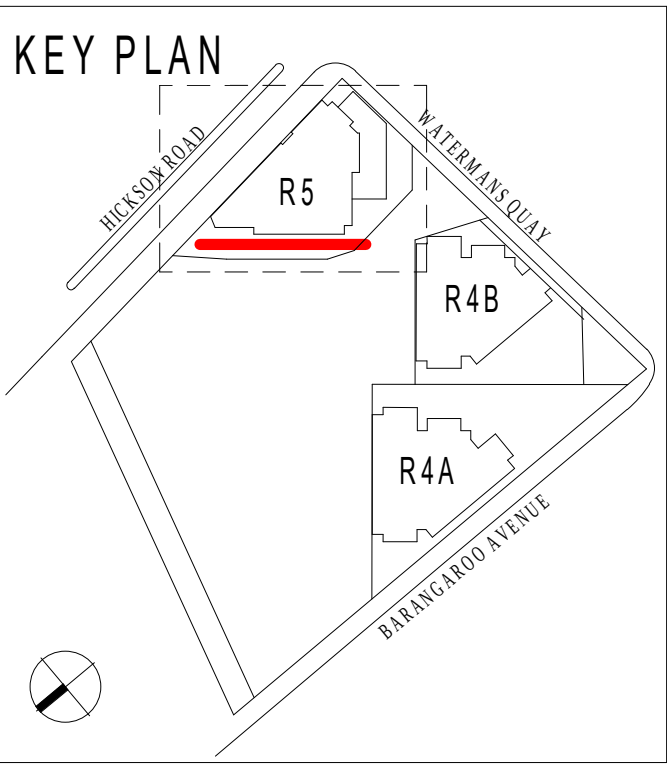
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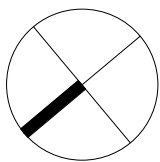
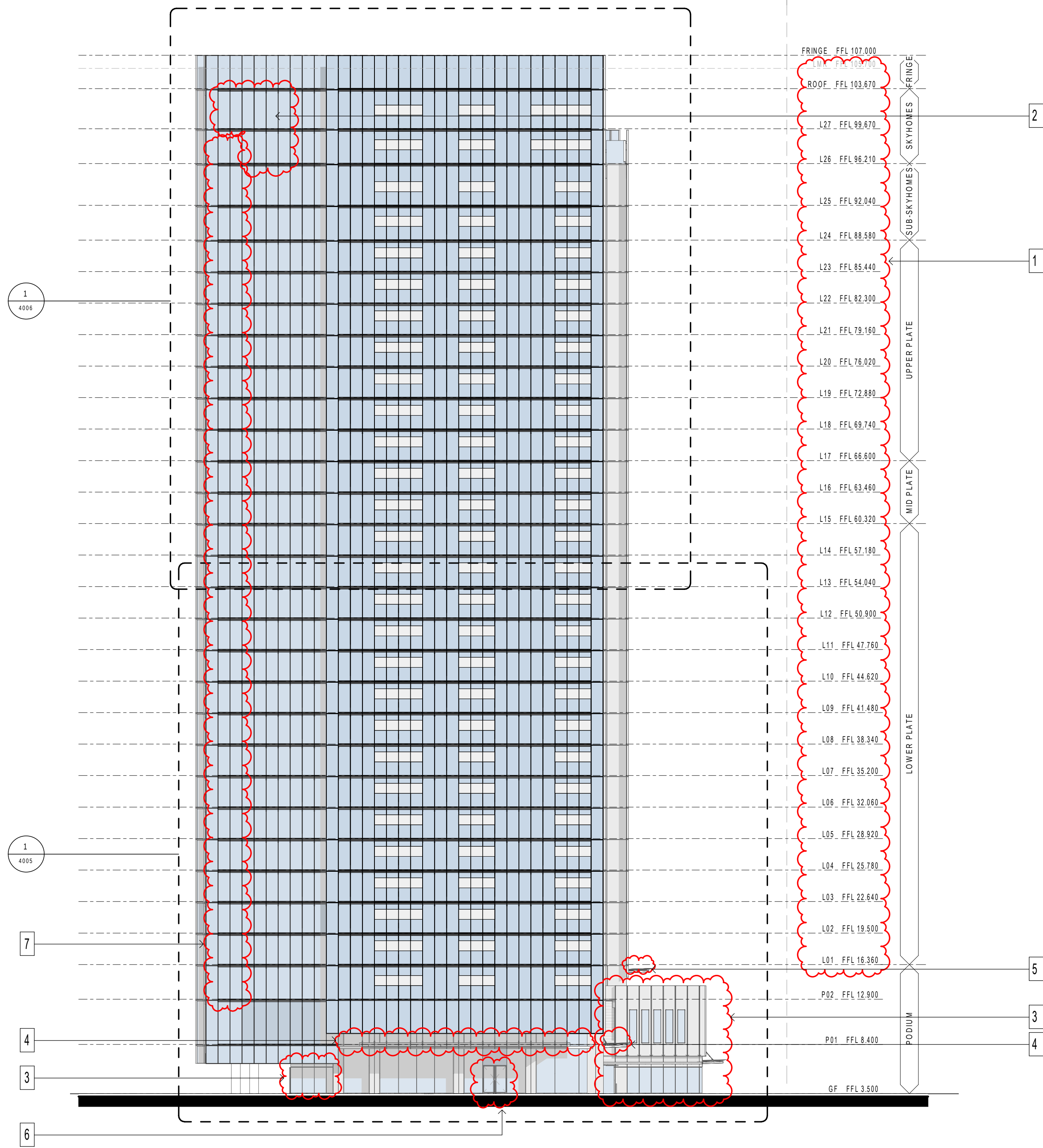
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Date: 12 MAR 2021 Revision: 20
Drawn: GPL Checked: NM
SECTION 4.55(2)

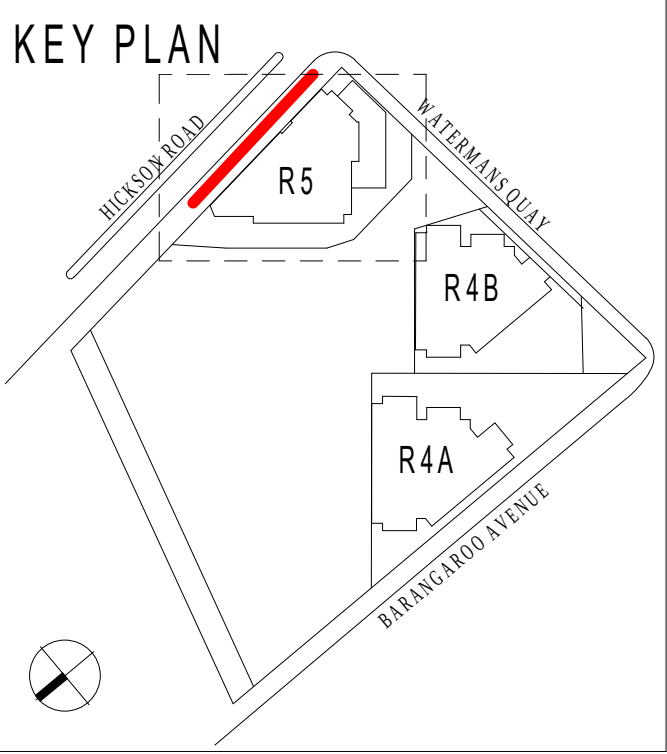
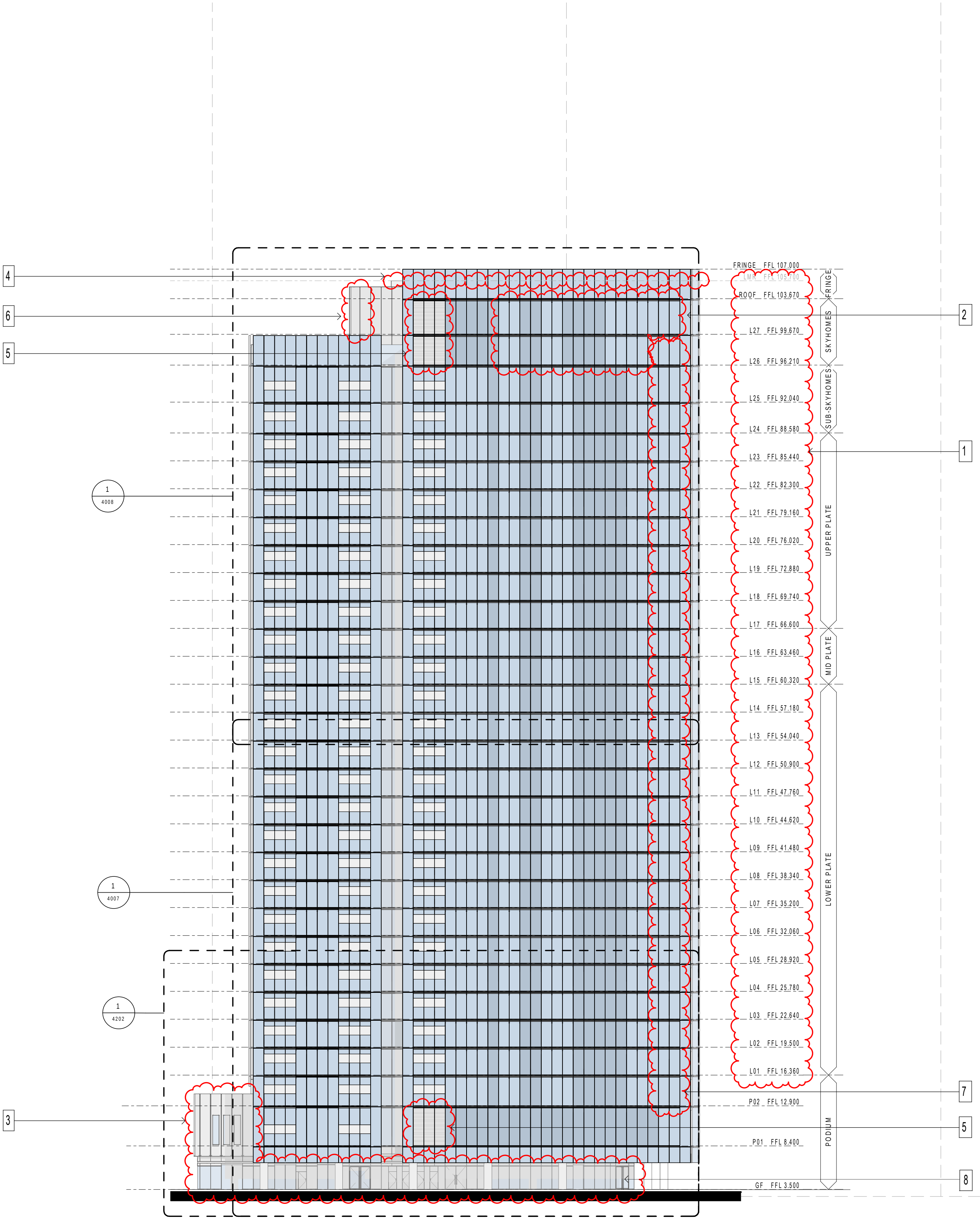


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Certificate date: 31 Mar 2021
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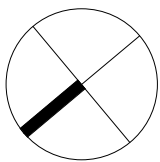


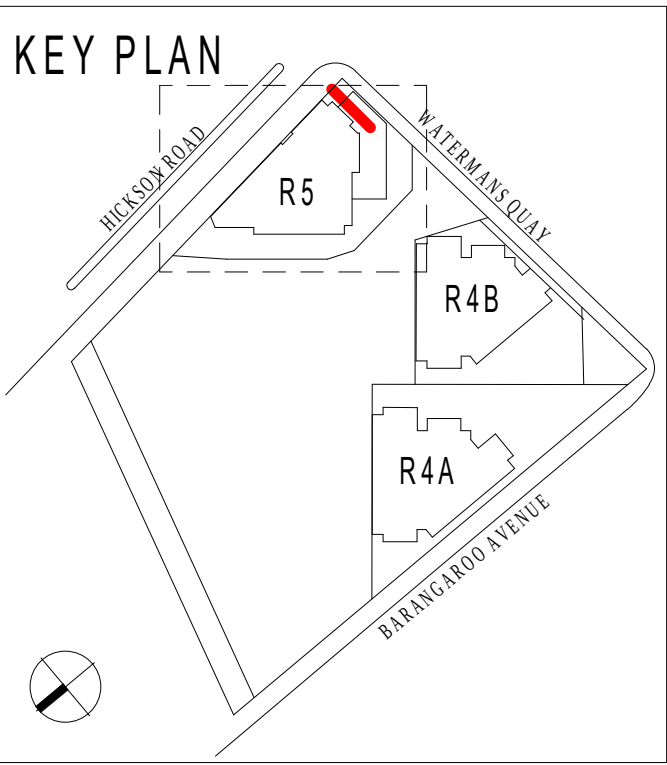
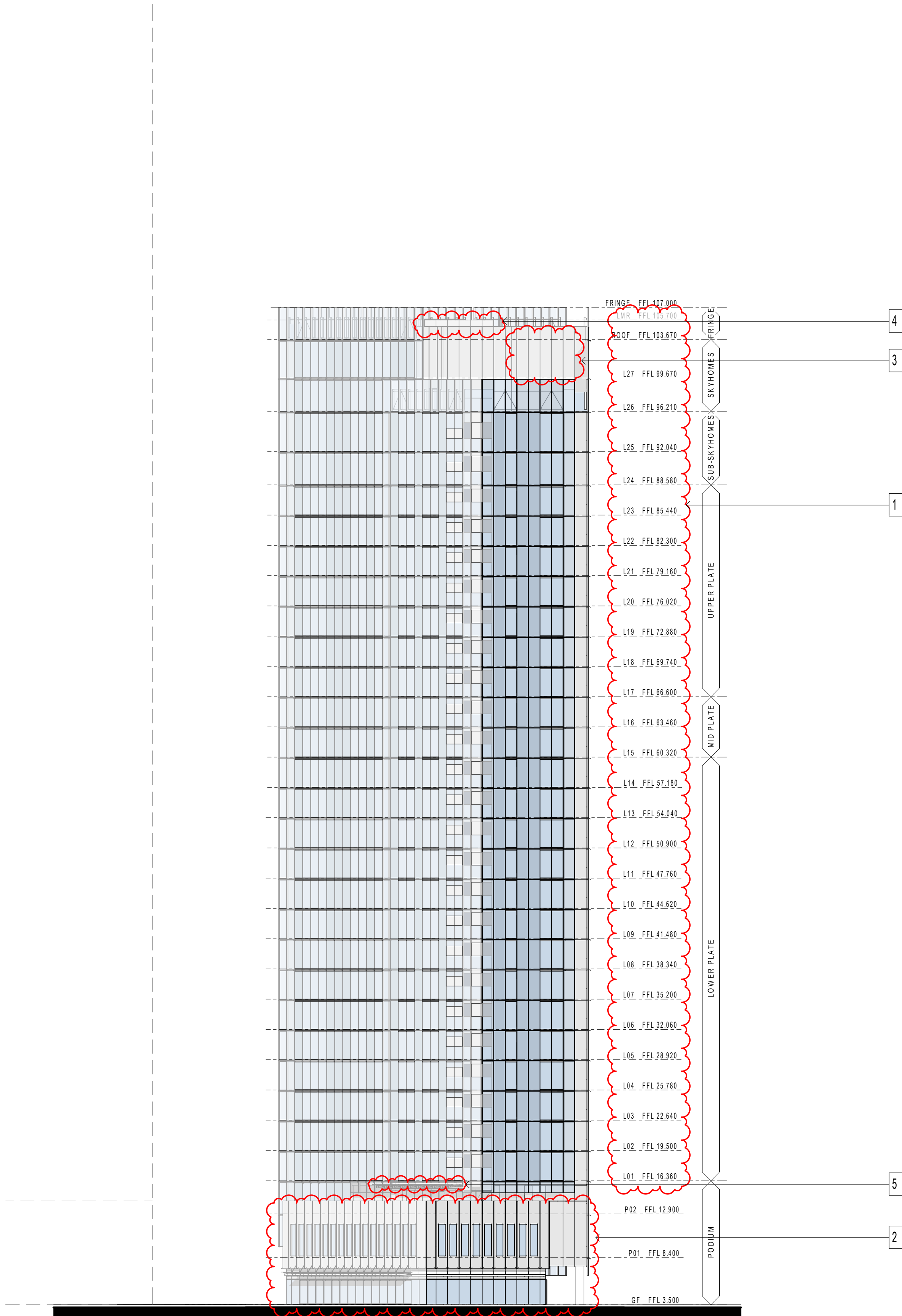
- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. REMOVED EXTERNAL SHADING DEVICES
 3. UPDATED PODIUM FACADE
 4. UPDATED AWNING DETAILS
 5. ADDED AWNING
 6. SHOWN INDICATIVE RETAIL DOOR LOCATION
 7. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES



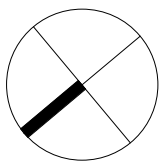


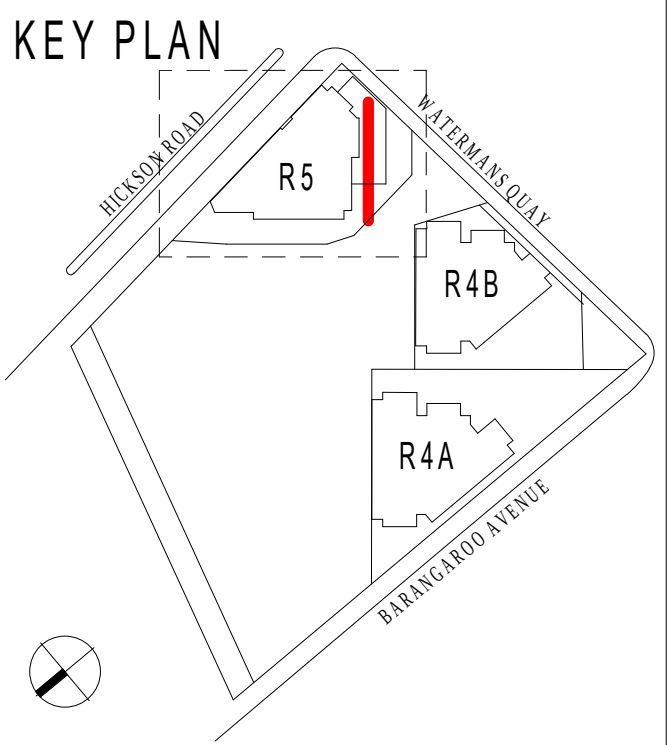
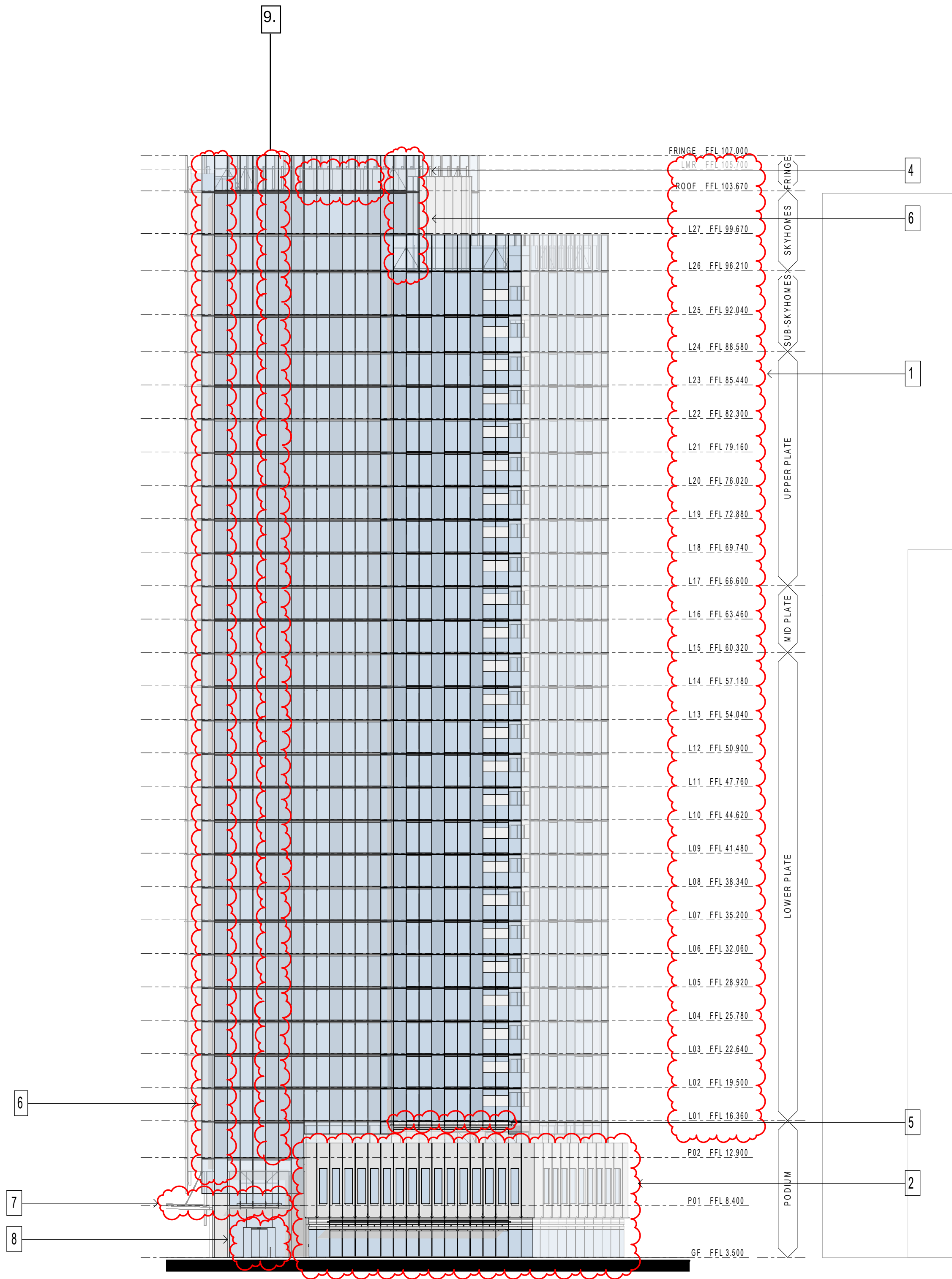
- MODIFICATION:**
1. UPDATED LEVEL'S FFL
 2. REMOVED EXTERNAL SHADING DEVICES
 3. UPDATED PODIUM FACADE
 4. LOWERED LMR HEIGHT
 5. ADDED LOUVRED PANELS
 6. SHIFTED CLADDING LINE
 7. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES
 8. RETAIL DOORS ADDED



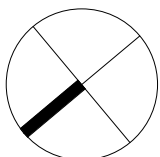


- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. UPDATED PODIUM FACADE
 3. REMOVED LOUVRED PANELS
 4. LOWERED LMR HEIGHT
 5. ADDED AWNING



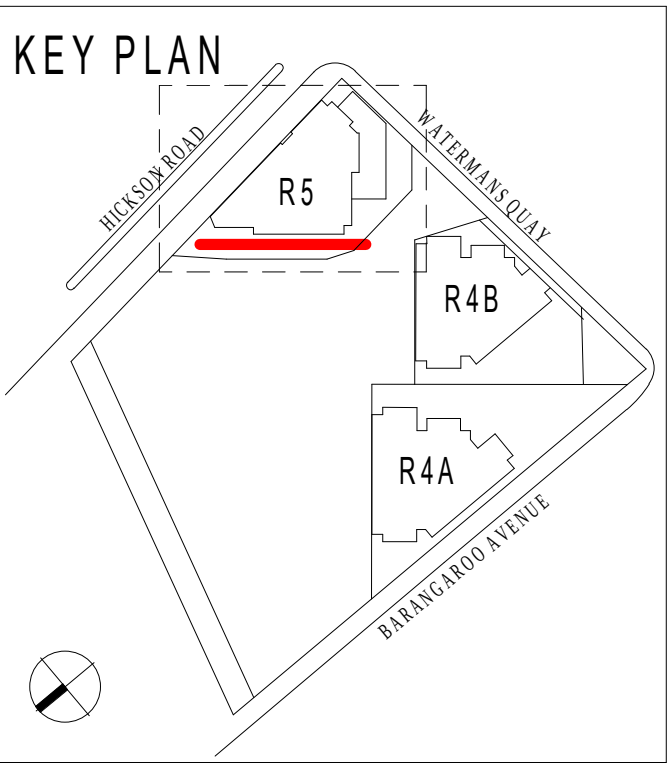
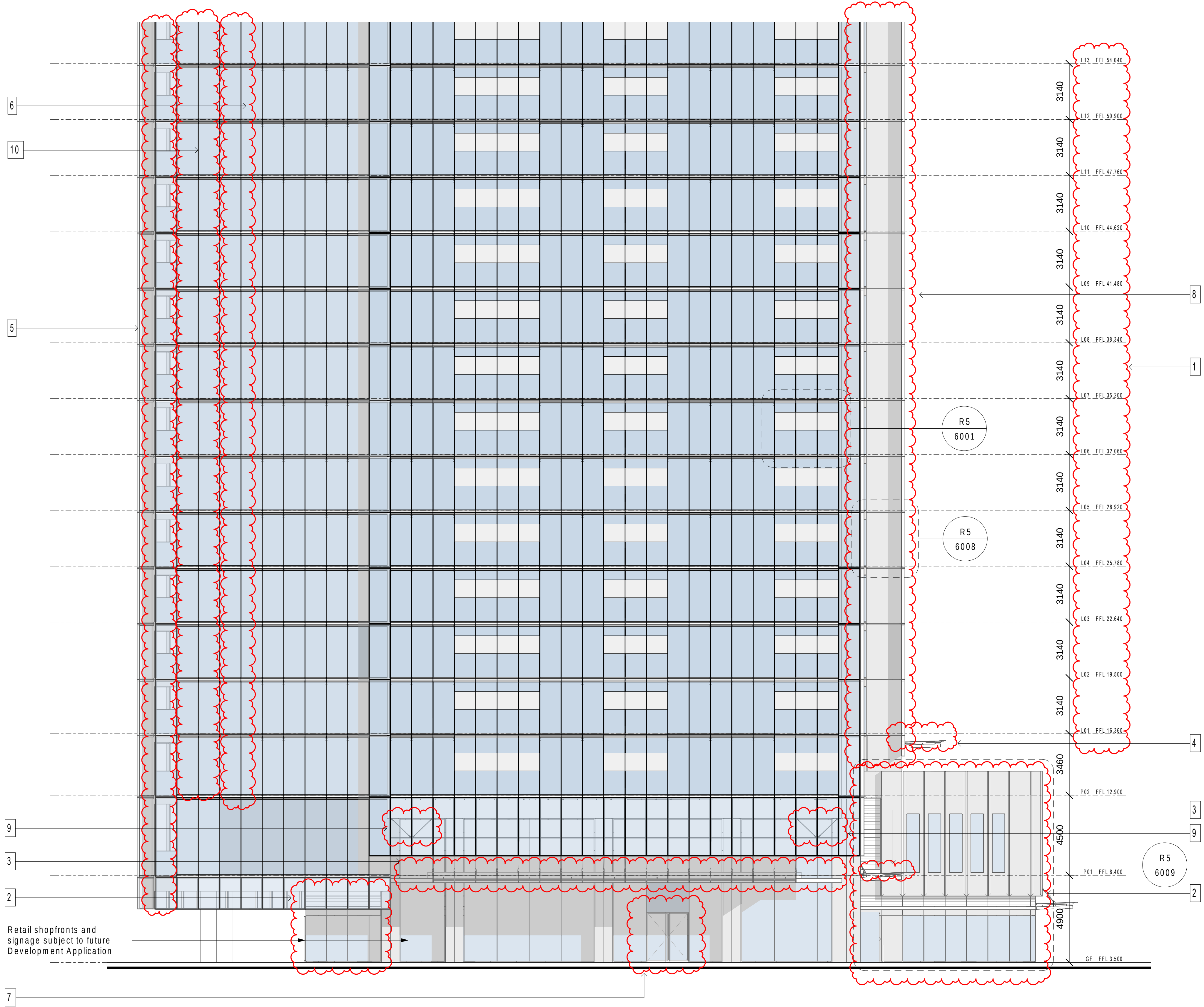


- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. UPDATED PODIUM FACADE
 3. UPDATED AWNING DETAILS
 4. LOWERED LMR HEIGHT
 5. ADDED AWNING
 6. ADDED 2 FACADE MODULES
 7. UPDATED AWNING DETAILS
 8. UPDATED ENTRY VESTIBULE
 9. OPAQUE PANEL ADDED

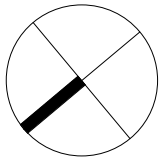




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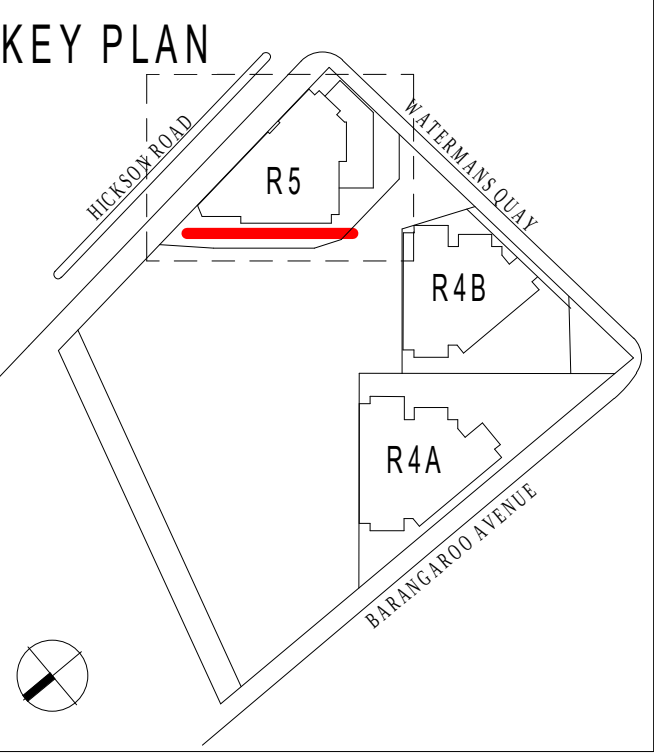
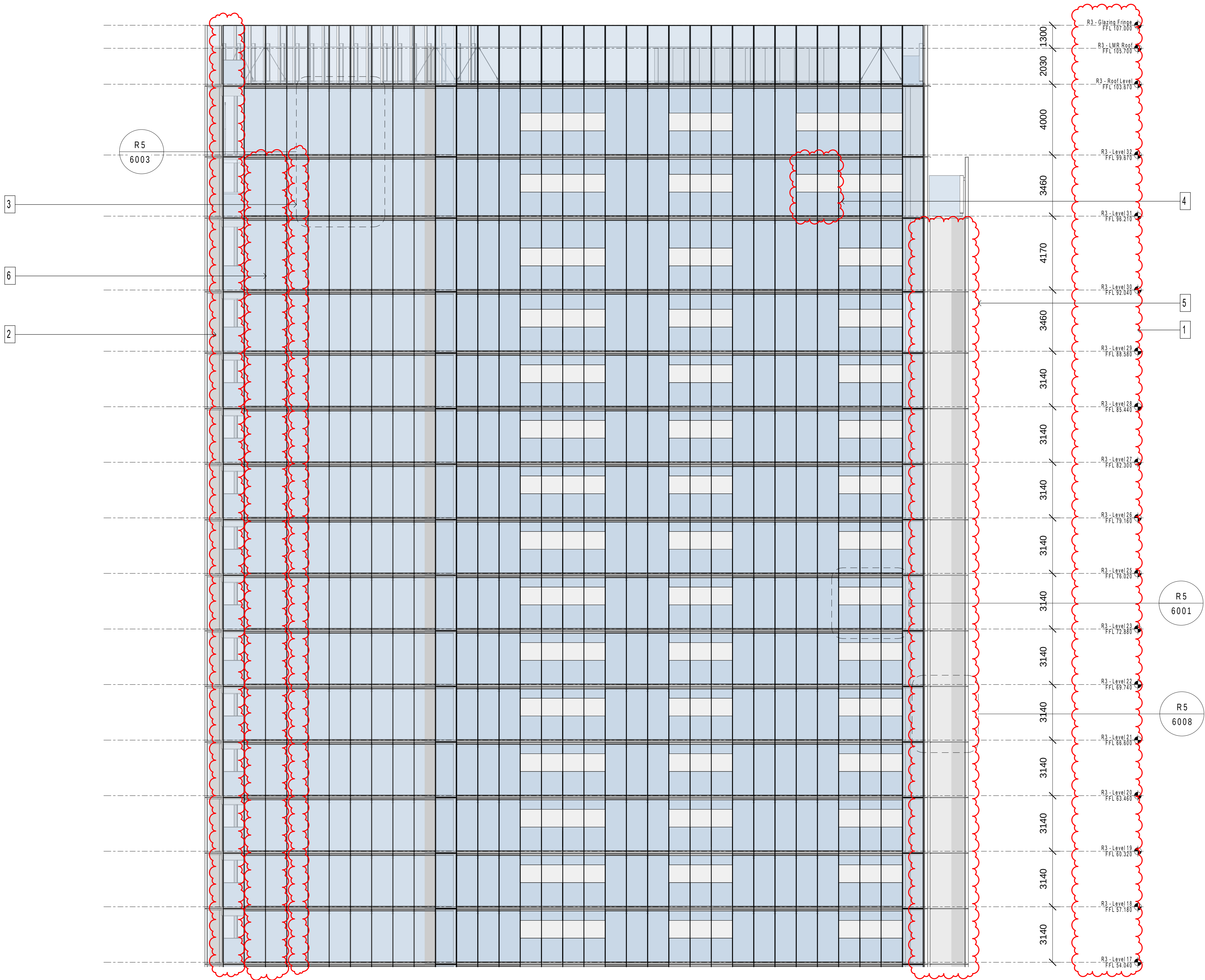


- MODIFICATION:**
1. UPDATED LEVEL'S FFL
 2. UPDATED PODIUM FACADE
 3. UPDATED AWNING DETAILS
 4. ADDED AWNING
 5. ADDED 1 FACADE MODULE
 6. UPDATED BALCONY TO OCF FACADE
 7. SHOWN INDICATIVE RETAIL DOOR LOCATION
 8. REMOVED NOTCH LIPS
 9. STRUCTURAL TIE BRACING ADDED
 10. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES





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- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. ADDED 1 FACADE MODULE
 3. UPDATED BALCONY TO OCF FACADE
 4. UPDATED OCF TO BALCONY FACADE
 5. REMOVED NOTCH LIPS
 6. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES



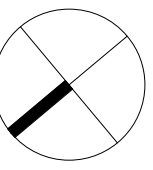
PRINCIPAL ARCHITECT:
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RENZO PIANO BUILDING WORKSHOP
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ABN 23 000 454 424 5 Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778



R5 NORTH - WEST ENLARGED ELEVATION (PARK) - MID RISE

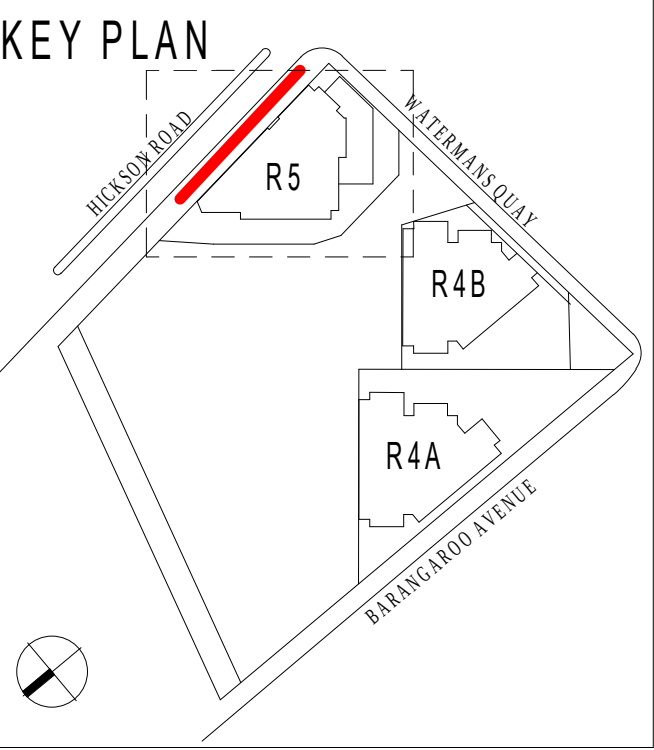
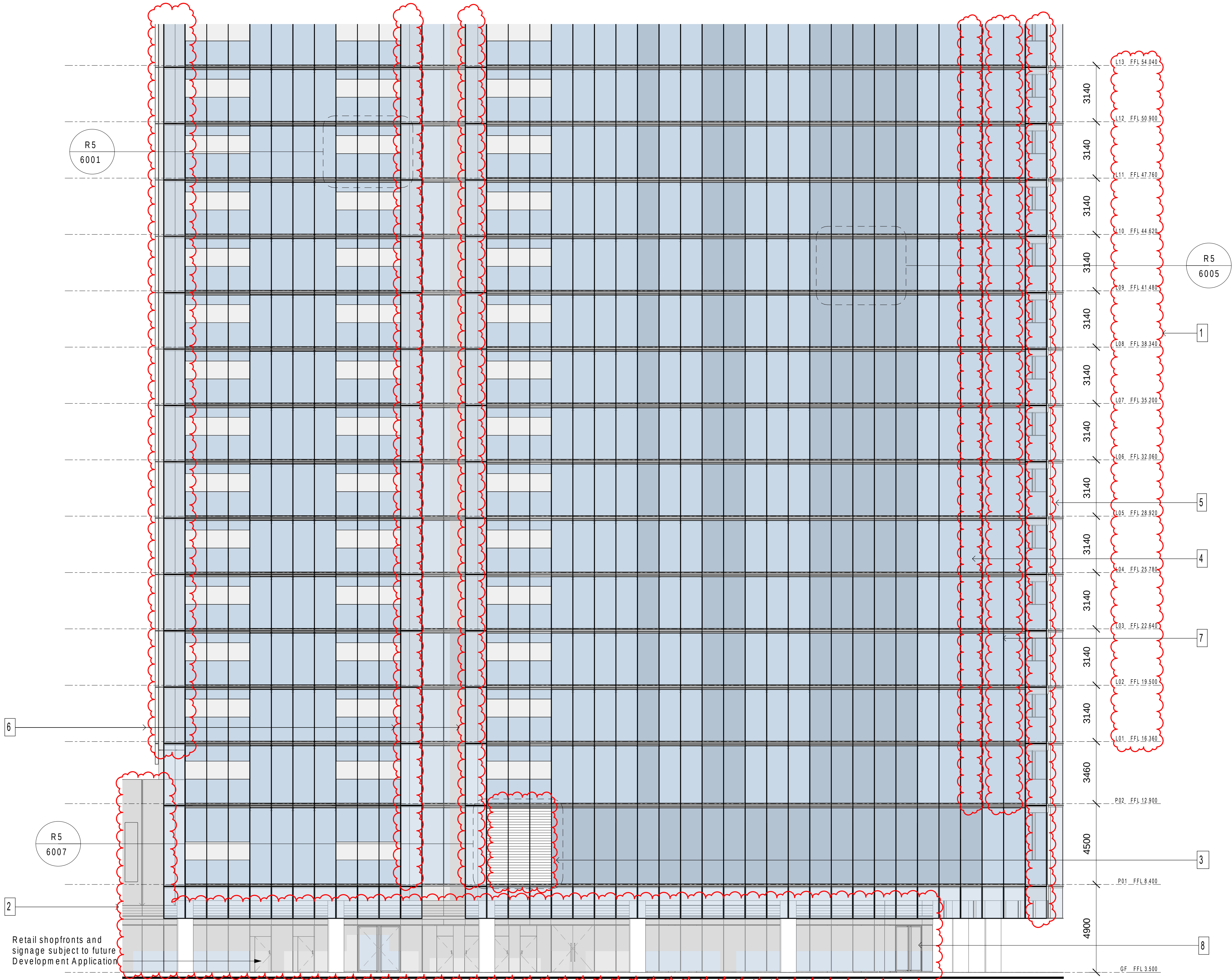
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Drawing: BR5_ASD_PA1_4006
Date: 12 MAR 2021 Revision: 20
Drawn: MT Checked: FG
SECTION 4.55(2)



Certificate no.: 0005462070
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- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. UPDATED PODIUM FACADE
 3. ADDED LOUVRED PANELS
 4. UPDATED BALCONY TO OCF FACADE
 5. ADDED 2 FACADE MODULES
 6. REMOVED NOTCH LIPS
 7. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES
 8. RETAIL DOORS ADDED



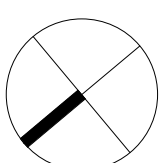
PRINCIPAL ARCHITECT:
RPBW
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ABN 23 000 454 424 5 Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778

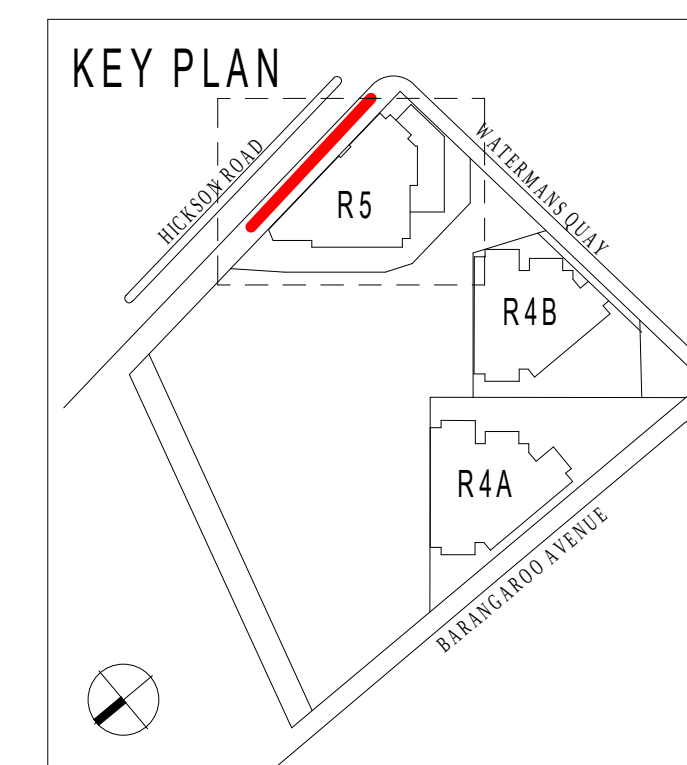


R5 EAST ENLARGED ELEVATION (HICKSON ROAD) - LOW RISE

Scale 1 : 125 @ A1 Scale 1:250 @ A3
0 12.5M 1:250



Drawing: BR5_ASD_PA1_4007
Date: 12 MAR 2021 Revision: 20
Drawn: MT Checked: FG
SECTION 4.55(2)

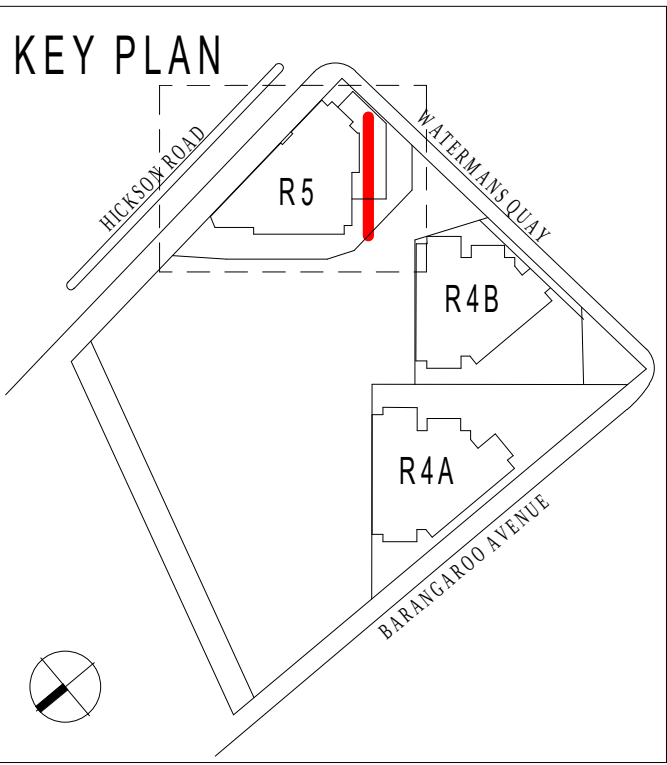


MODIFICATION:

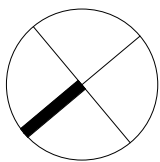
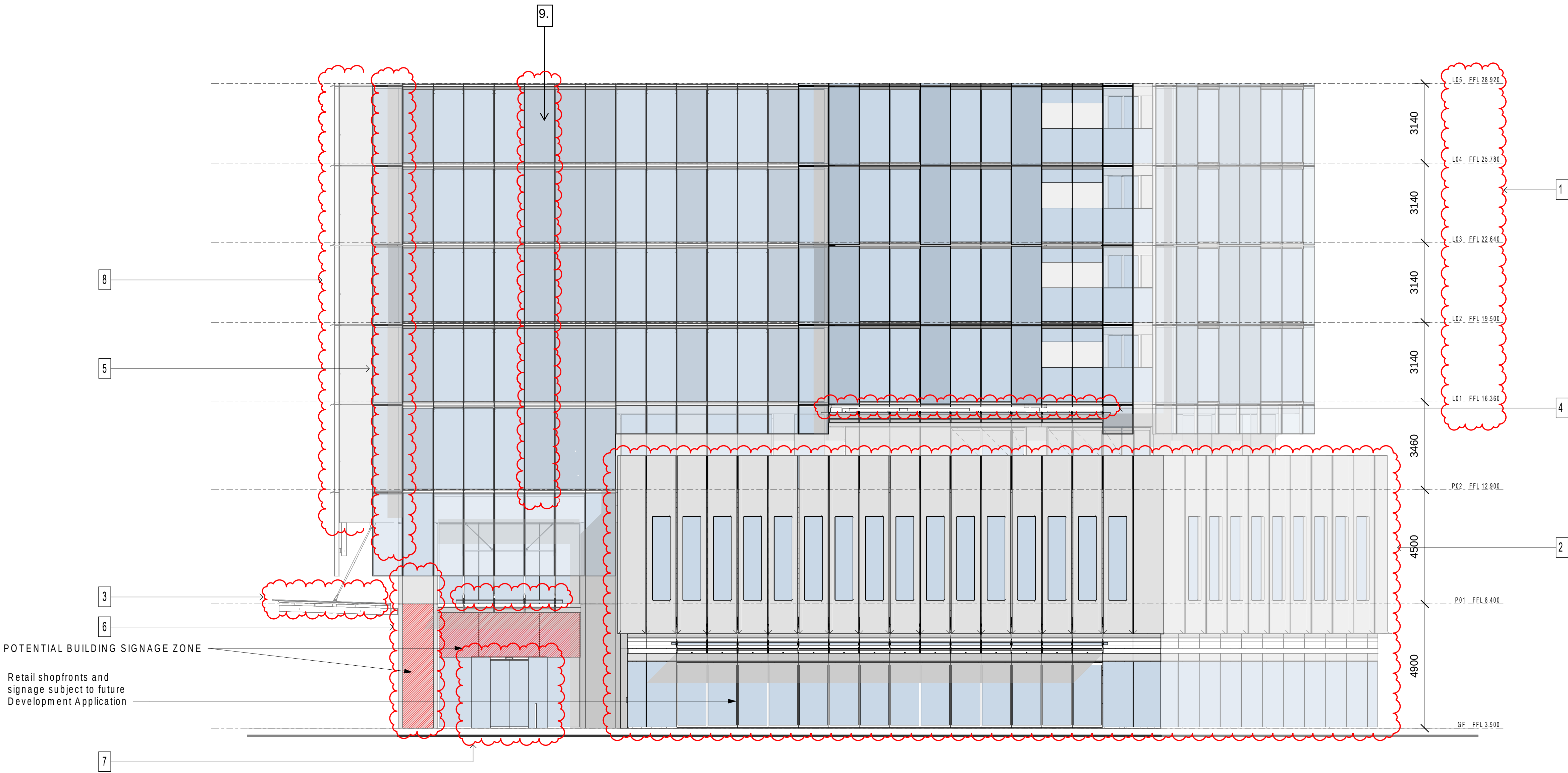
1. UPDATED LEVEL'S FFL
2. REMOVED EXTERNAL SHADING DEVICES
3. LOWERED LMR HEIGHT
4. SHIFTED CLADDING LINE
5. UPDATED BALCONY TO OCF FACADE
6. ADDED 2 FACADE MODULES
7. ADDED LOUVRED PANELS
8. REMOVED NOTCH LIPS
9. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES



Certificate no.: 0005462070
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 Mar 2021
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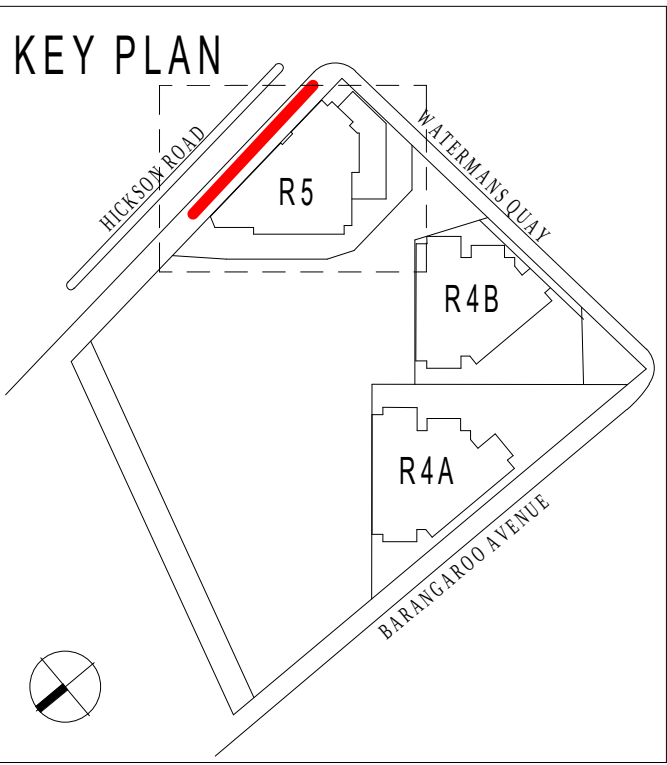


- MODIFICATION:
1. UPDATED LEVEL'S FFL
 2. UPDATED PODIUM FACADE
 3. UPDATED AWNING DETAILS
 4. ADDED AWNING
 5. ADDED 2 FACADE MODULES
 6. EXTRA BUILDING SIGNAGE ZONE
 7. UPDATED ENTRY VESTIBULE
 8. REMOVED NOTCH LIPS
 9. OPAQUE PANEL ADDED

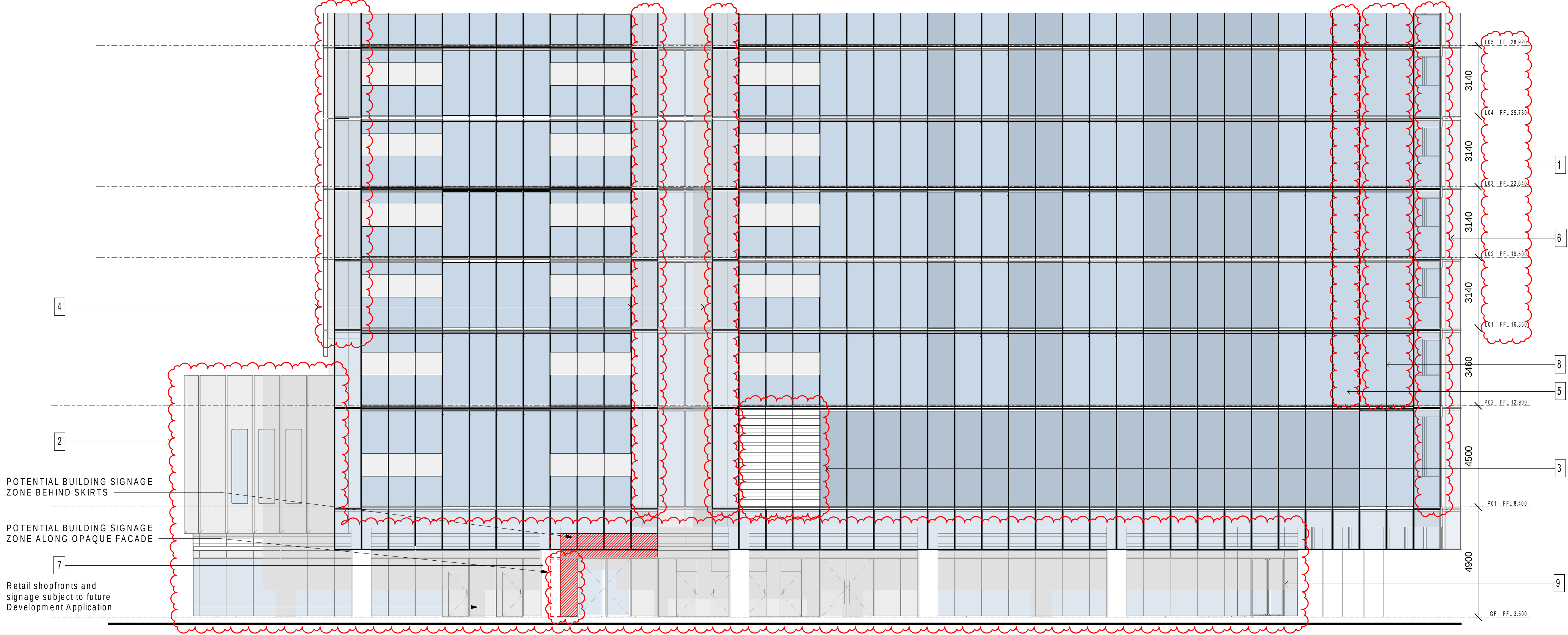




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- MODIFICATION:
- 1. UPDATED LEVEL'S FFL
 - 2. UPDATED PODIUM FACADE
 - 3. ADDED LOUVRED PANELS
 - 4. REMOVED NOTCH LIPS
 - 5. UPDATED BALCONY TO OCF FACADE
 - 6. ADDED 2 FACADE MODULES
 - 7. EXTRA BUILDING SIGNAGE ZONE
 - 8. UPDATED BALCONIES TO FULL HEIGHT GLAZING FACADES
 - 9. RETAIL DOORS ADDED

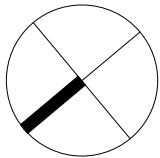
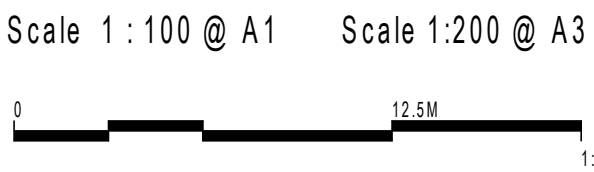


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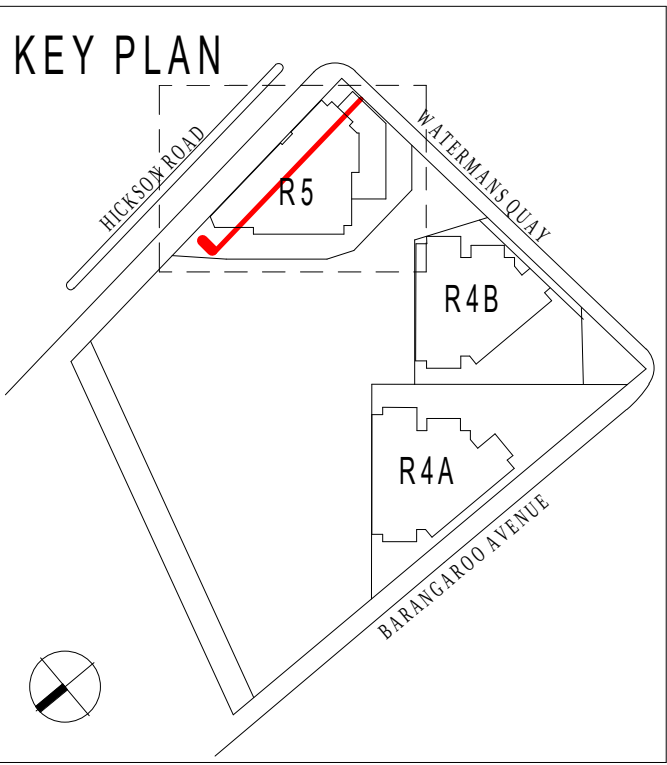
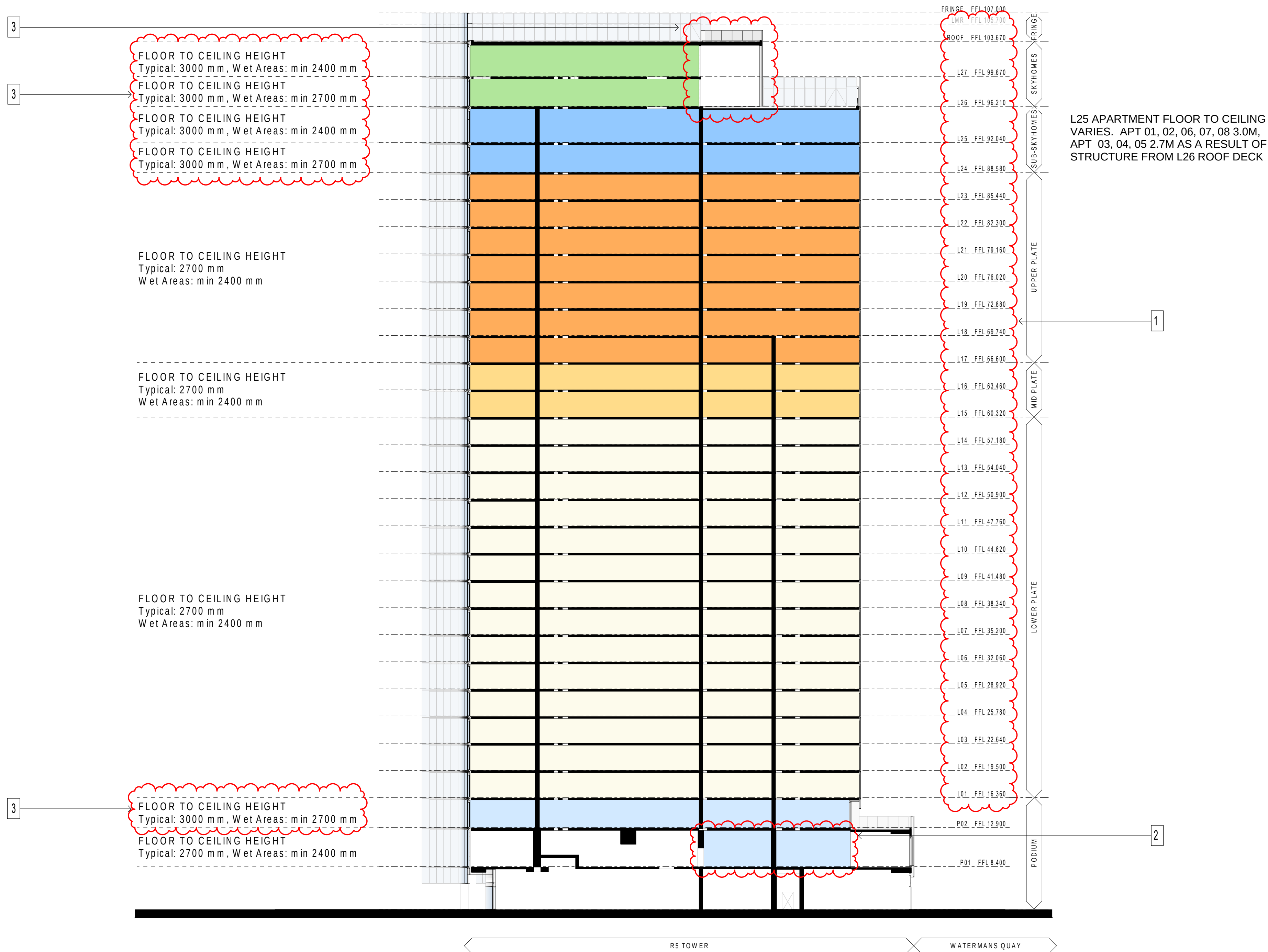
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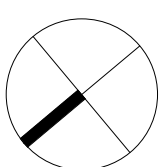
R5 SIGNAGE ZONE - EAST ELEVATION (HICKSON ROAD)



Drawing: BR5_ASD_PA1_4202
Date: 12 MAR 2021 Revision: 20
Drawn: MT Checked: FG
SECTION 4.55(2)

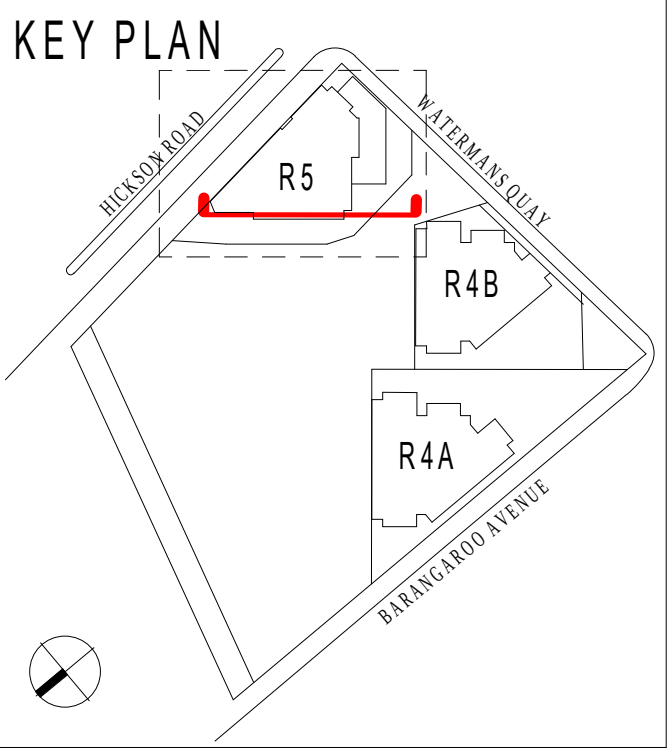
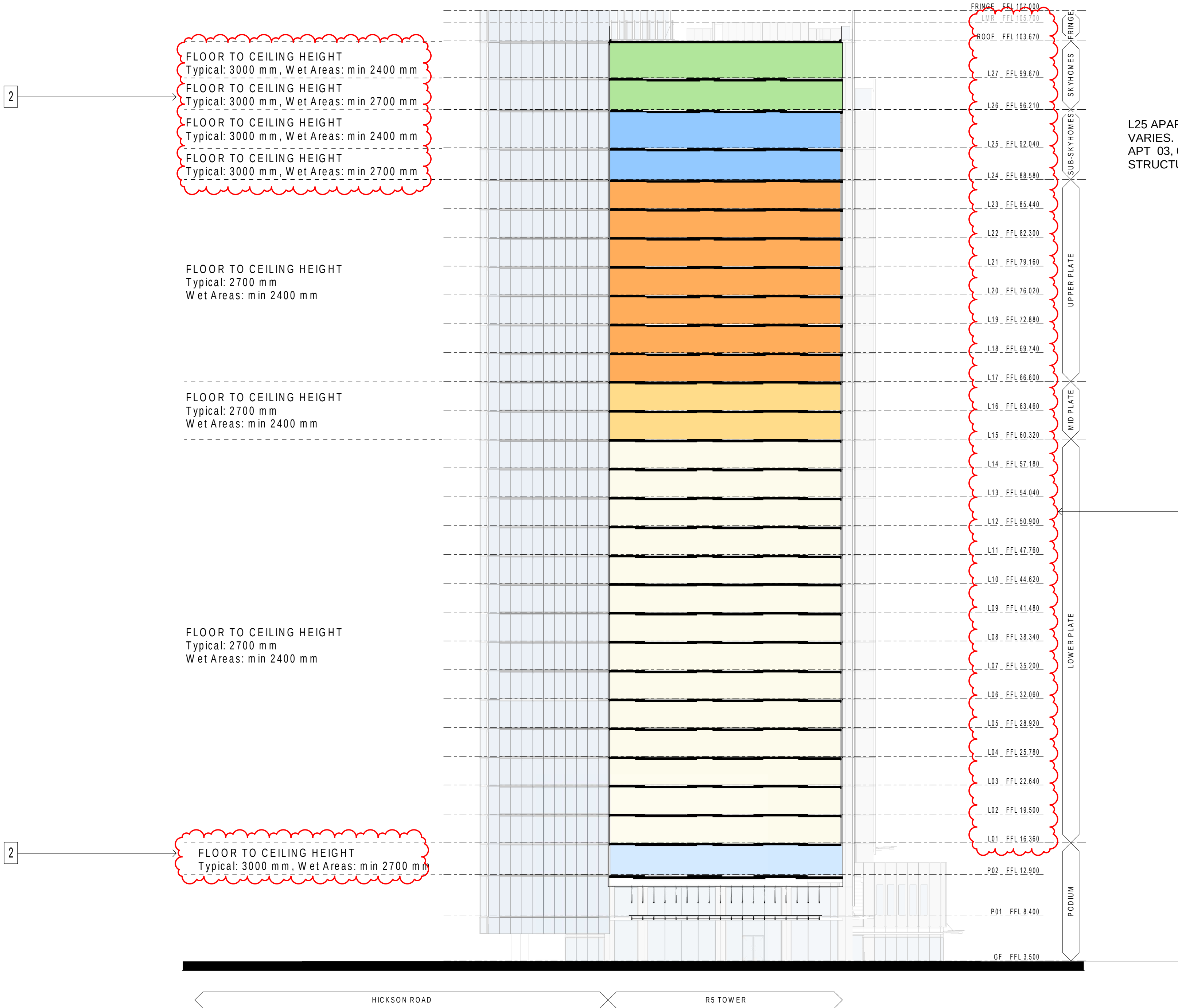


- MODIFICATION:**
1. UPDATED LEVEL'S FFL
 2. ADDED TWO KEYWORKERS APT
 3. UPDATED FINISH CEILING LEVEL
 4. UPDATED CLADDING LINE



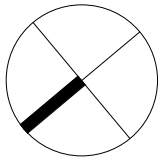


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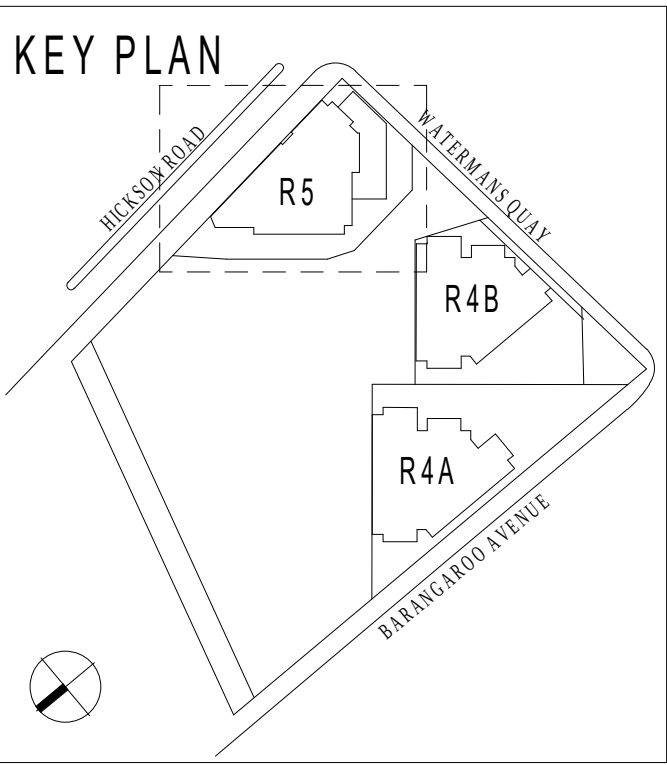
MODIFICATION:

1. UPDATED LEVEL'S FFL
2. UPDATED FINISH CEILING LEVEL

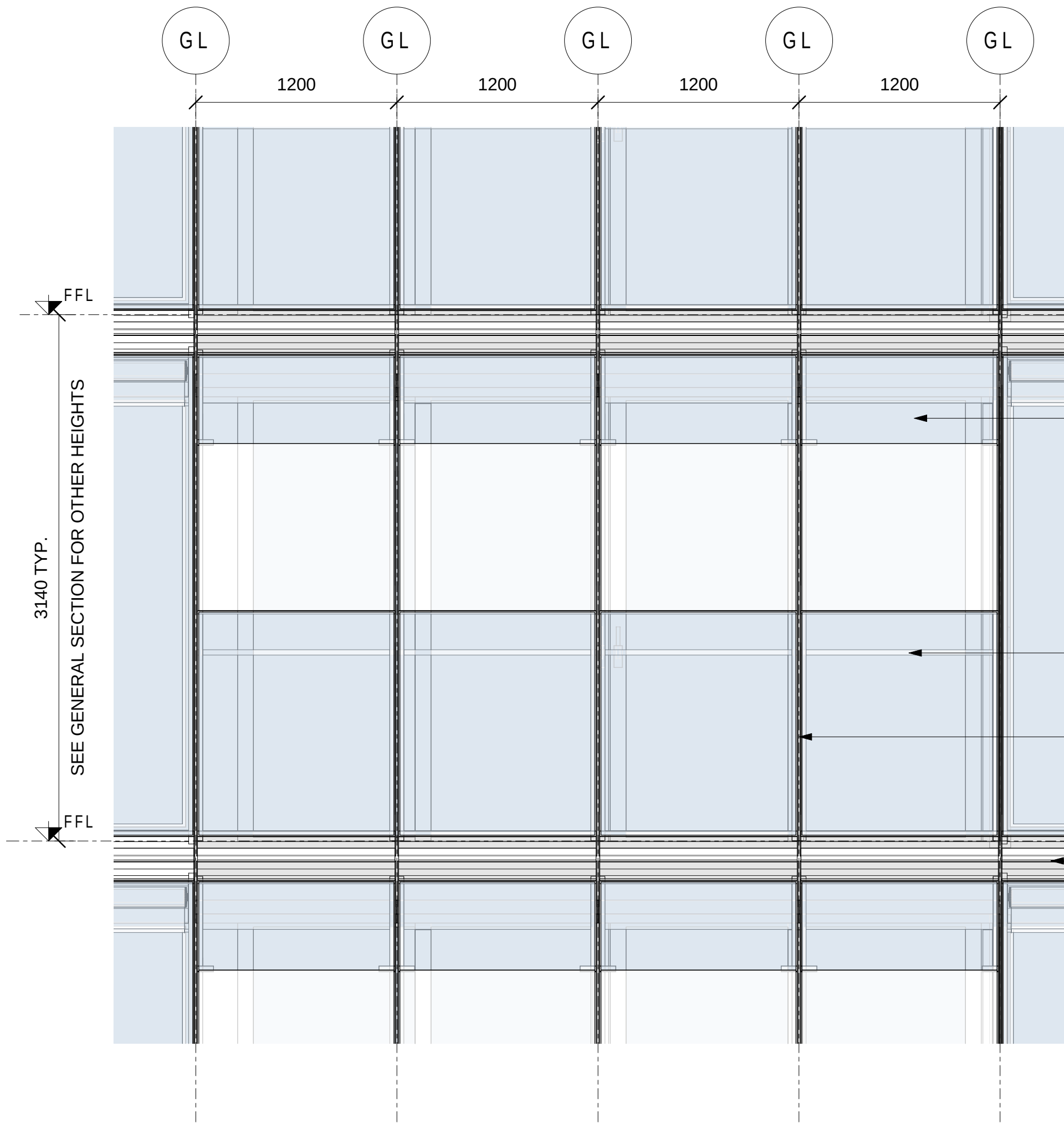




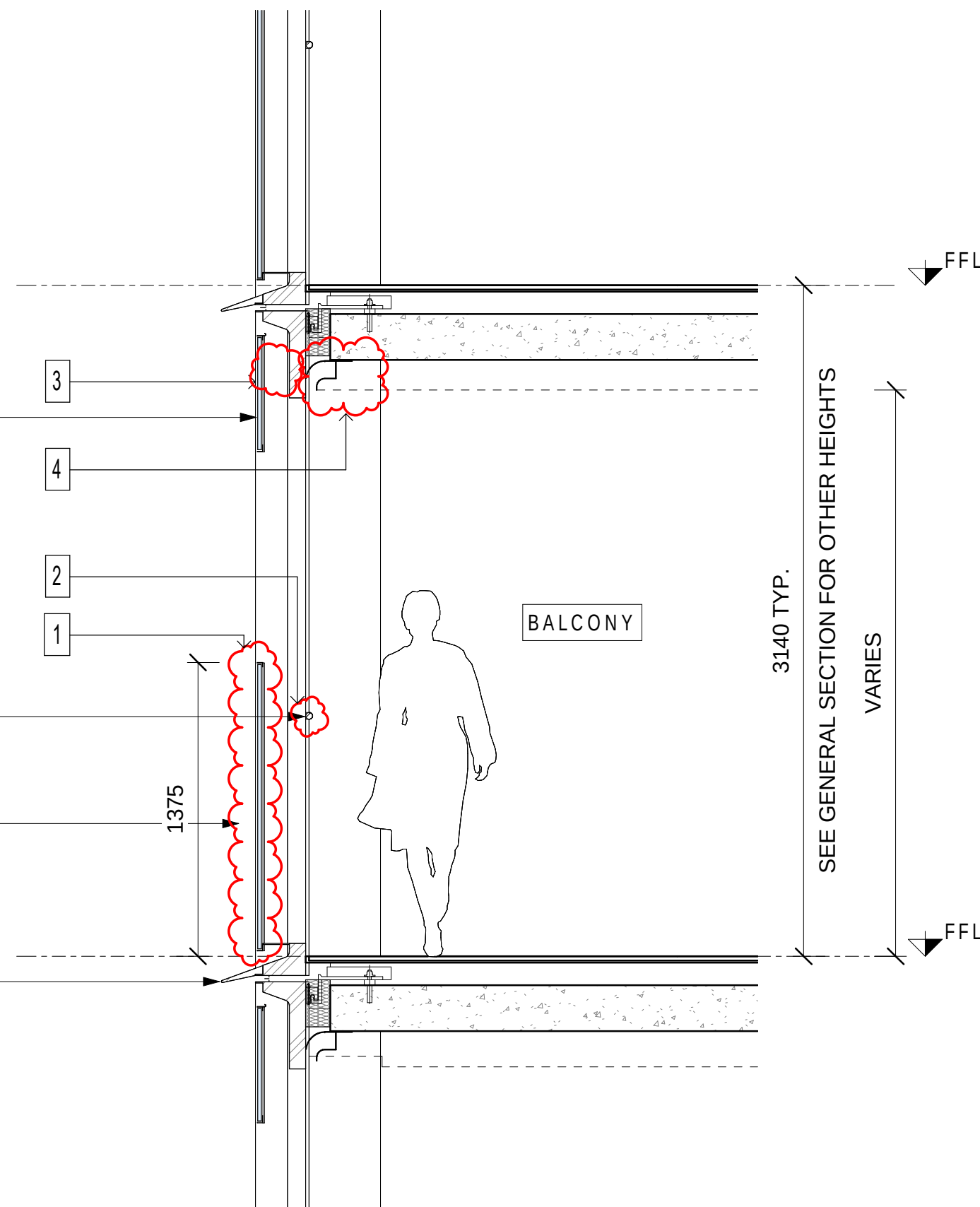
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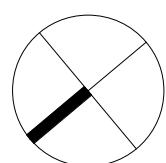
- MODIFICATION:
1. UPDATED BALUSTRADE HEIGHT
 2. UPDATED HANDRAIL GEOMETRY
 3. REMOVED BLINDS
 4. UPDATED CEILING DETAIL



1 Primary Facade - Balcony - Elevation
1 : 25

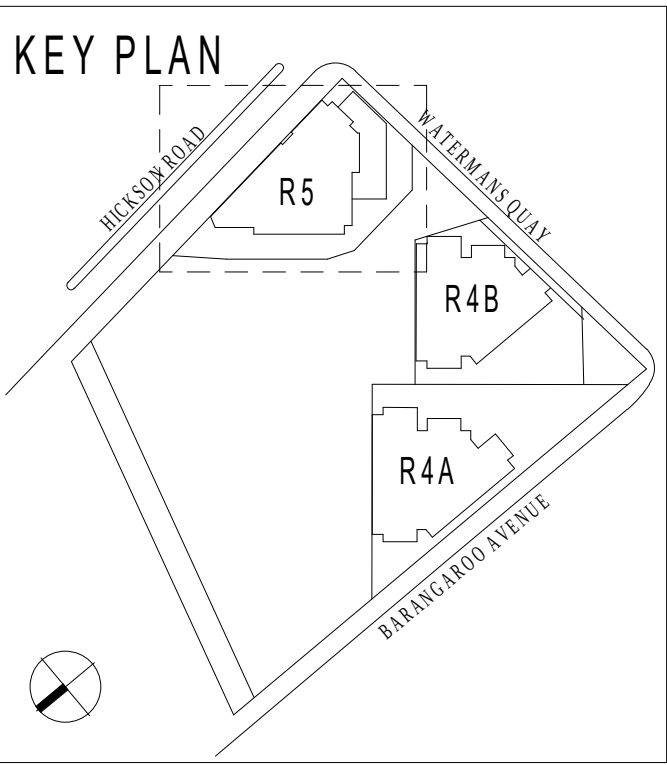


2 Primary Facade - Balcony - Section
1 : 25



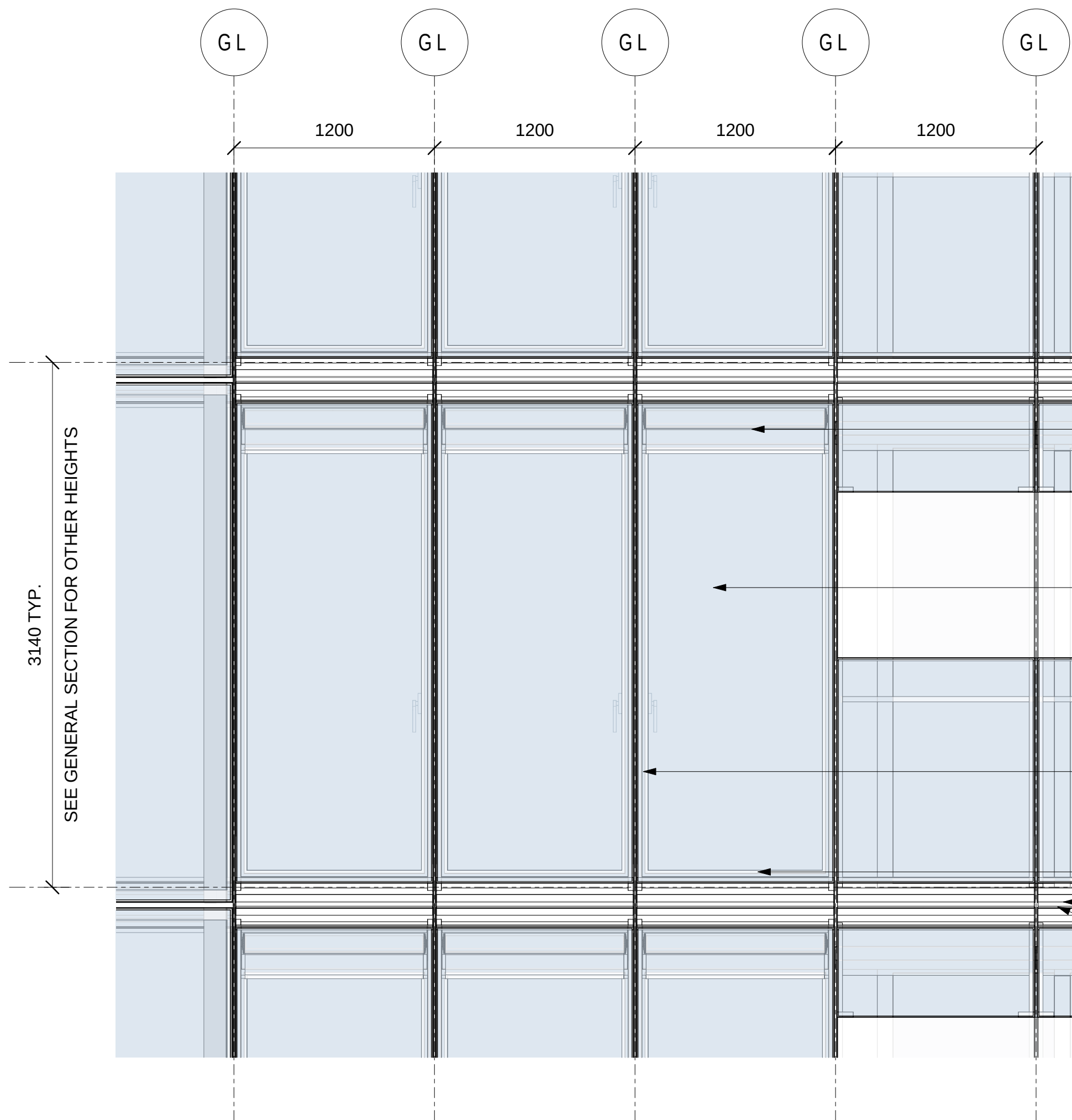


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MODIFICATION:

1. UPDATED NOTE



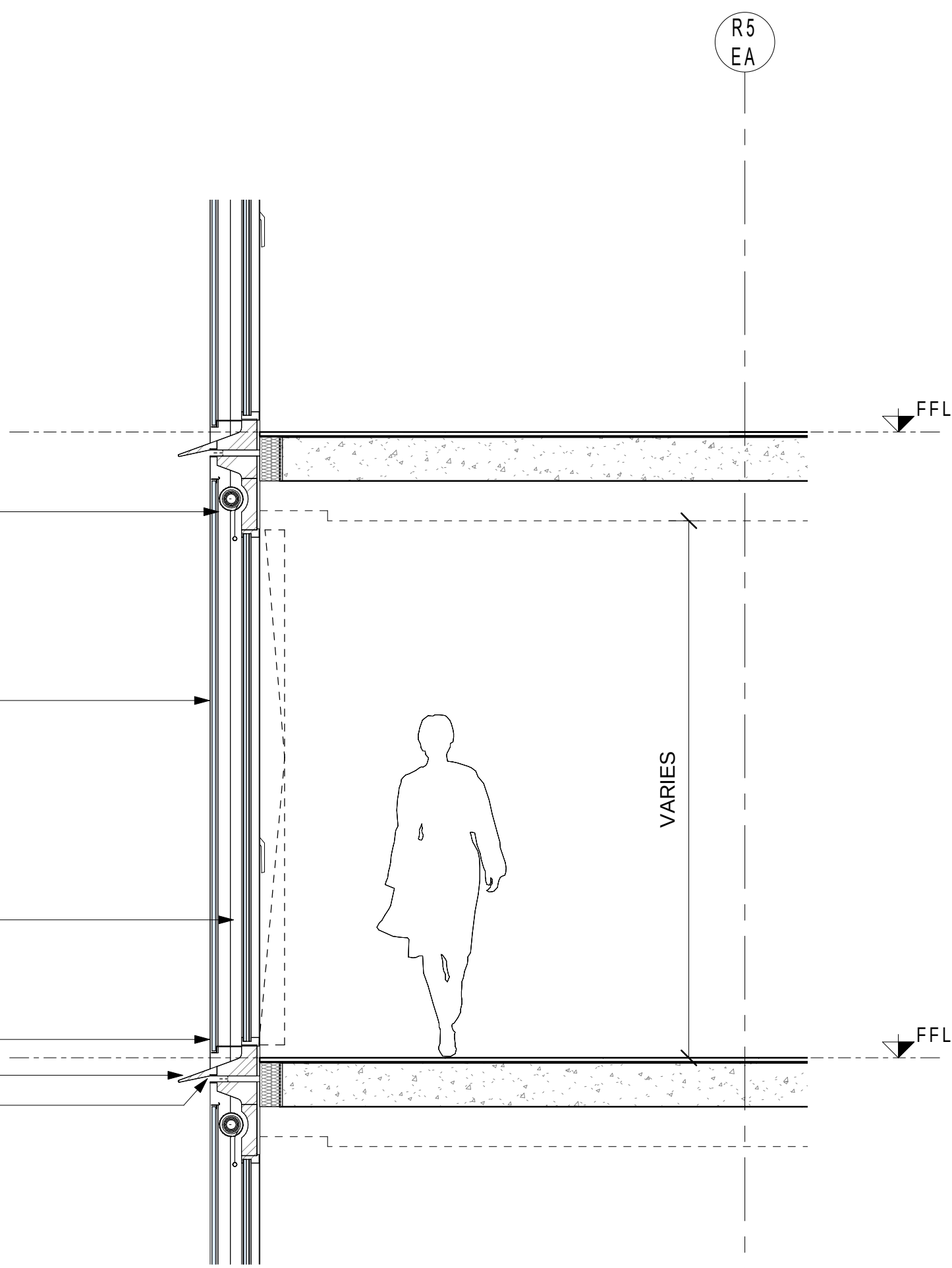
2 Primary Facade - Open Cavity Facade - Elevation
1 : 25

1
MOTORISED ROLLER BLIND WITH
COATED ALUMINIUM CANISTER
(WHERE APPLICABLE)

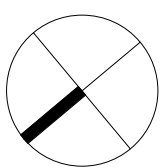
FIX LAMINATED GLASS PANEL

PAINTED ALUMINIUM MULLION

VENTILATION GAP
PAINTED ALUMINIUM NOSING
STACK JOINT

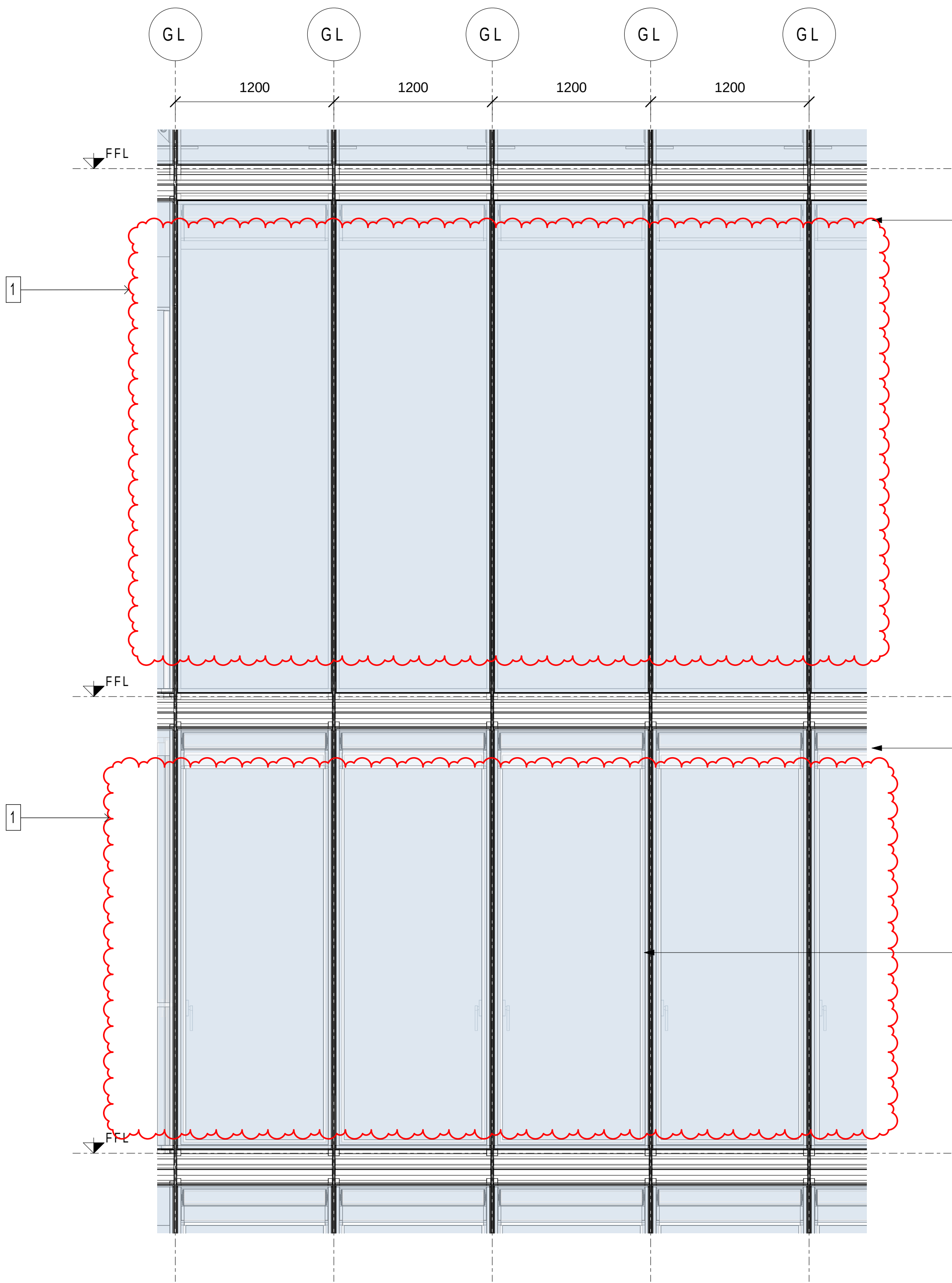


1 Primary Facade - Open cavity Facade- Section
1 : 25





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1 Primary Facade - External sunshades - Elevation
1:25

MOTORISED ROLLER BLIND WITH
COATED ALUMINIUM CANISTER

FIXED DOUBLE GLAZED UNIT

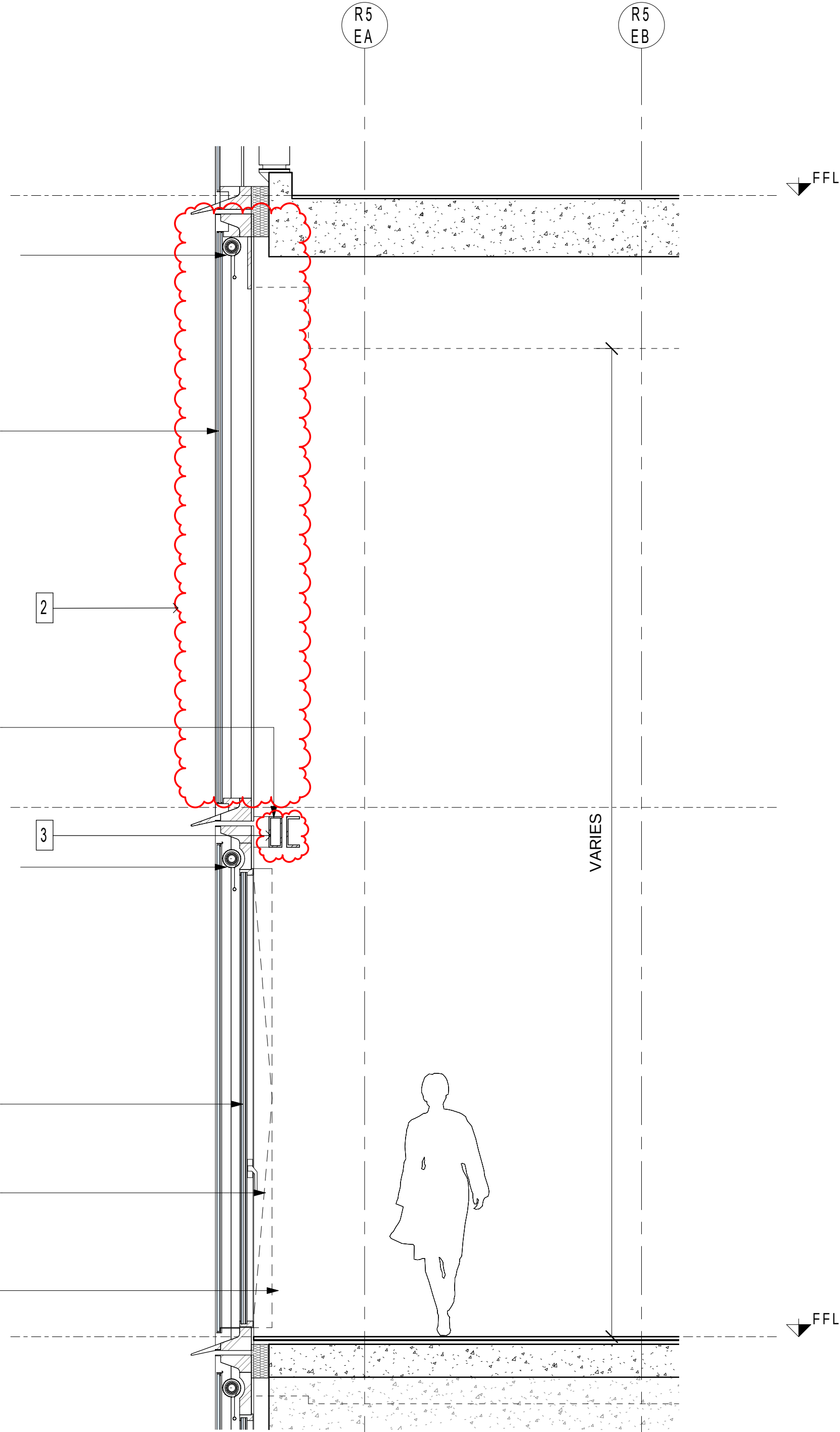
STEEL BACKSTRUCTURE

MOTORISED ROLLER BLIND WITH
COATED ALUMINIUM CANISTER

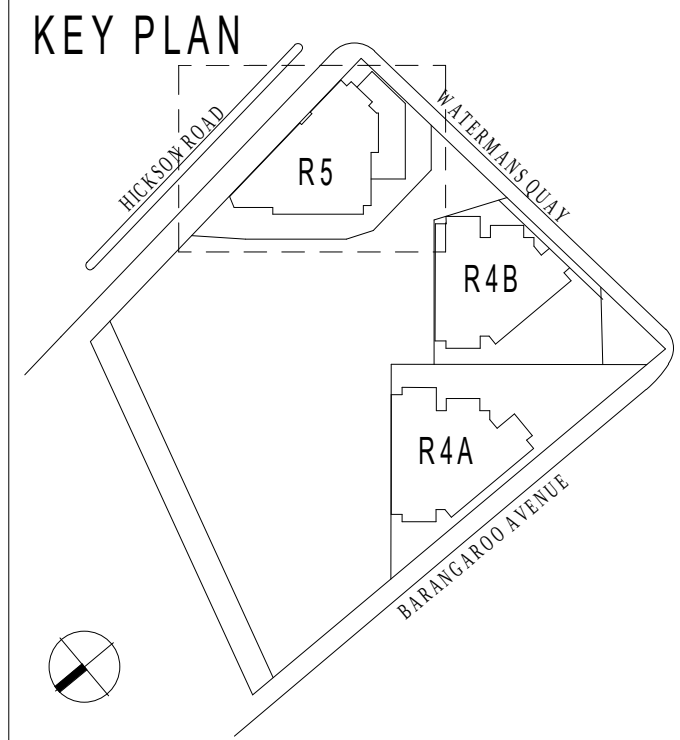
PAINTED ALUMINIUM MULLION

OPERABLE DOUBLE GLAZED DOOR

VERTICAL STEEL BACKING
STRUCTURE

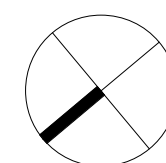


2 Primary Facade - External sunshades - Section
1:25



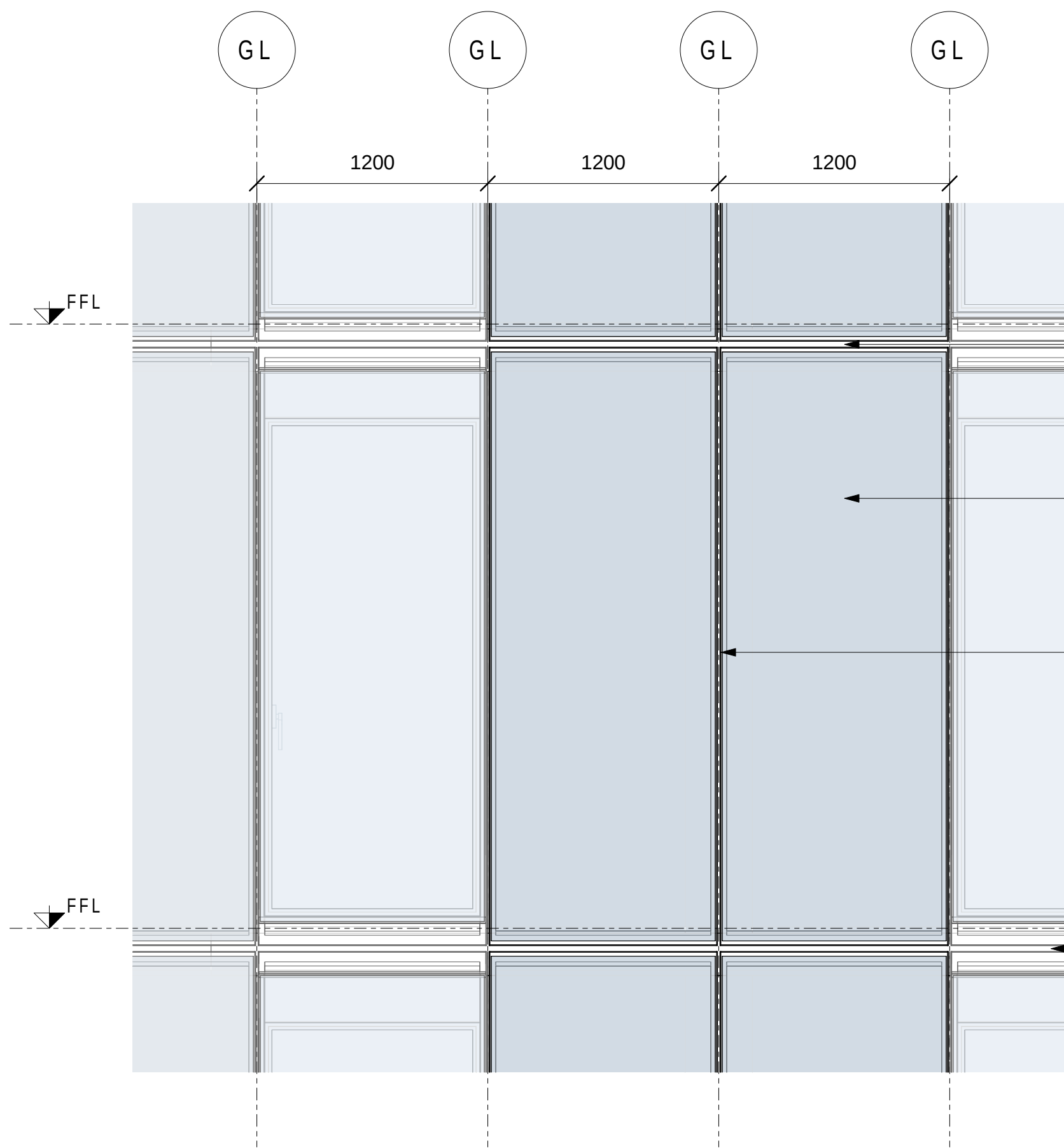
MODIFICATION:

1. REMOVED EXTERNAL SHADING DEVICES
2. FACADE CHANGED TO FIXED DGU
3. UPDATED STEEL STRUCTURE

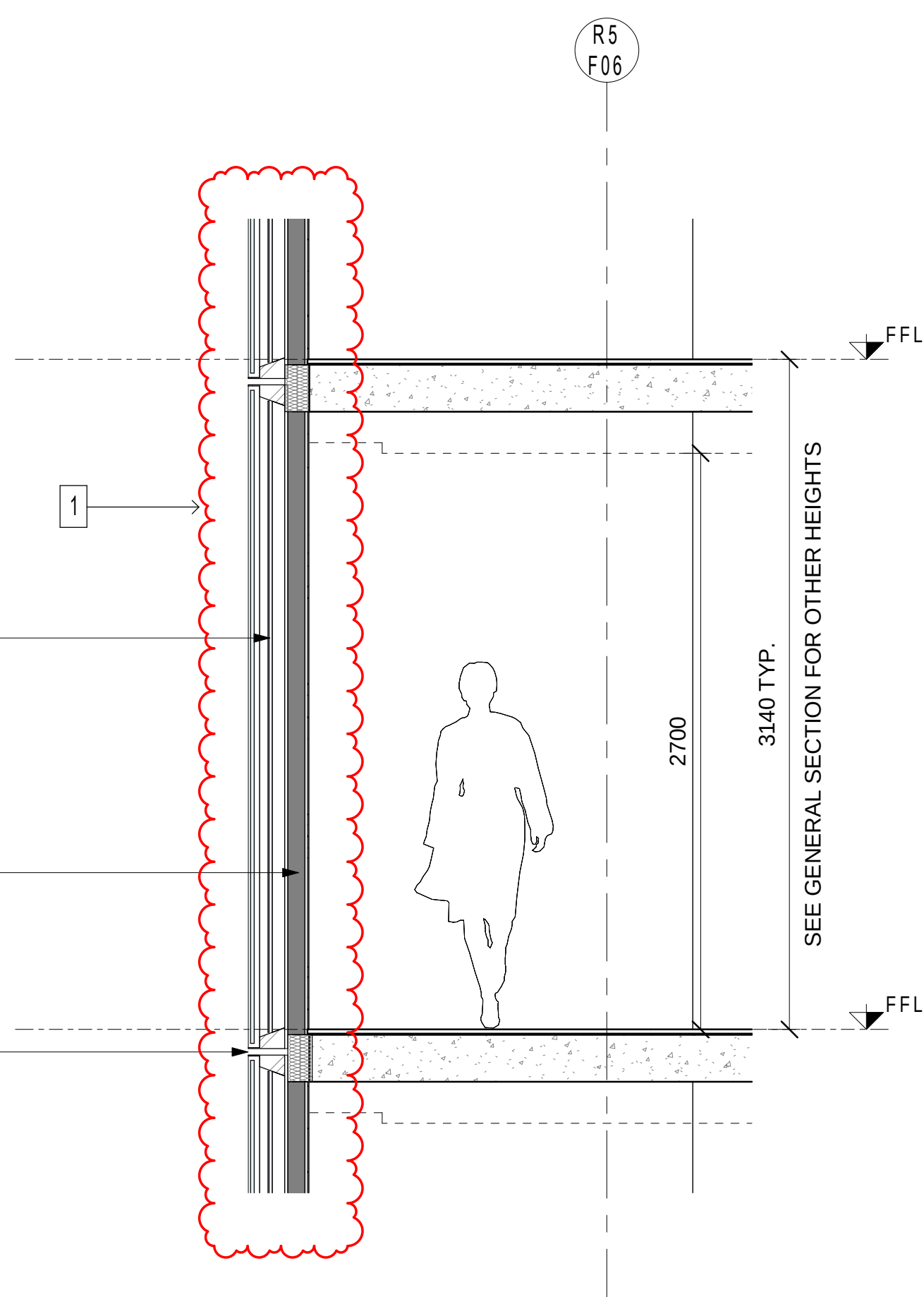




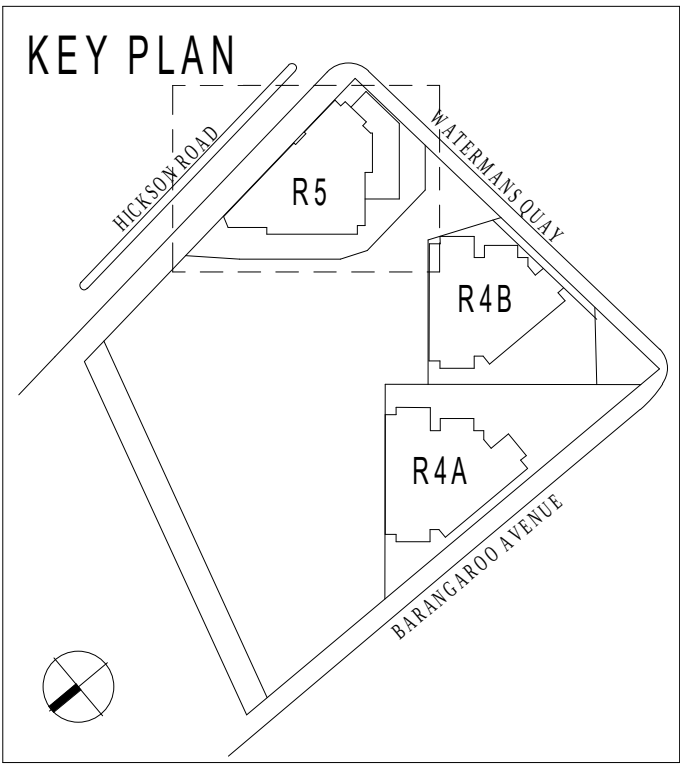
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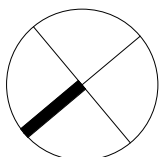
1 Secondary Facade - Closed Cavity Facade - Elevation
1 : 25



2 Secondary Facade - Closed Cavity Facade - Section
1 : 25

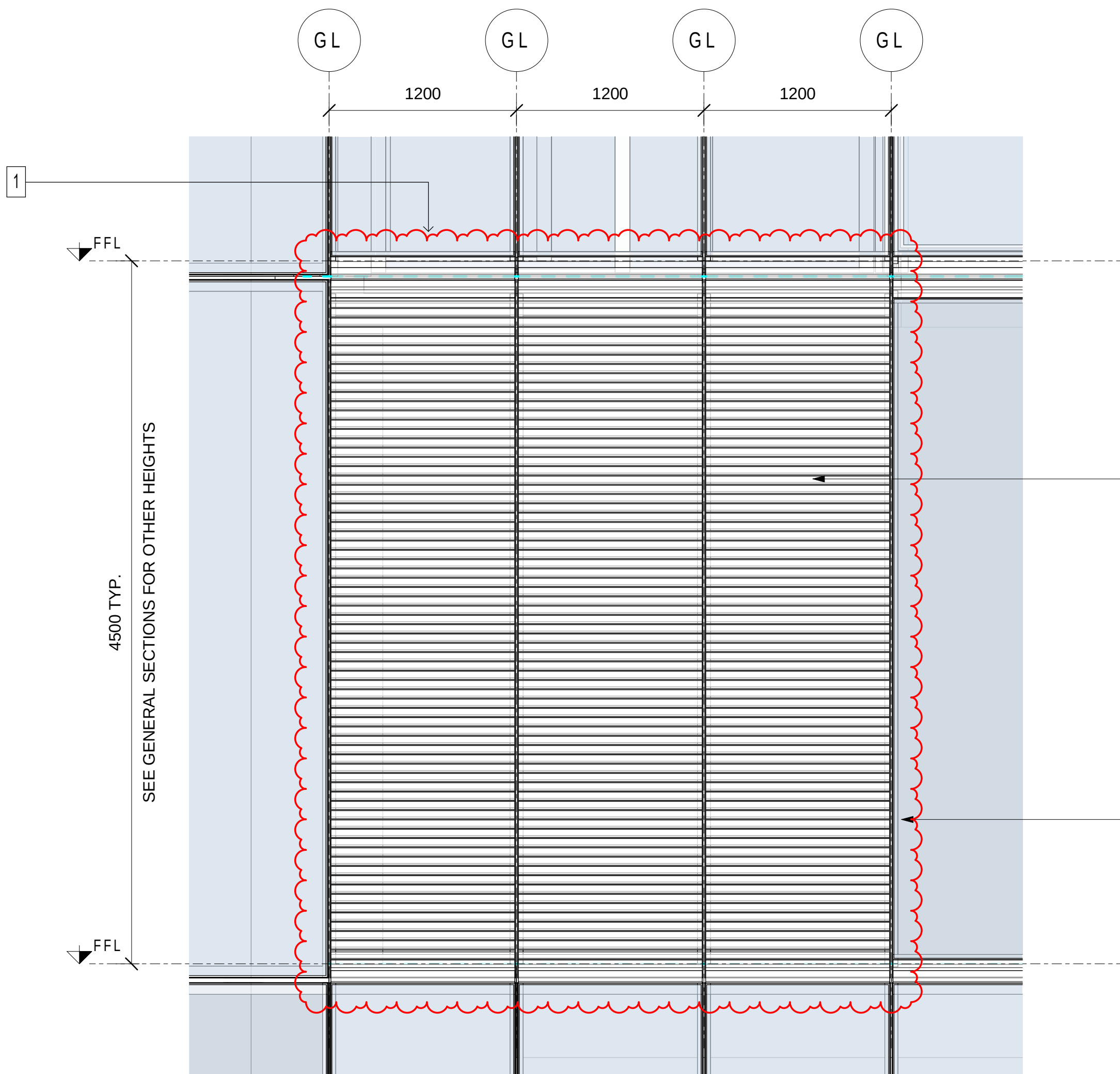


MODIFICATION:
1. ADDED COLORED GLASS BACK PANEL





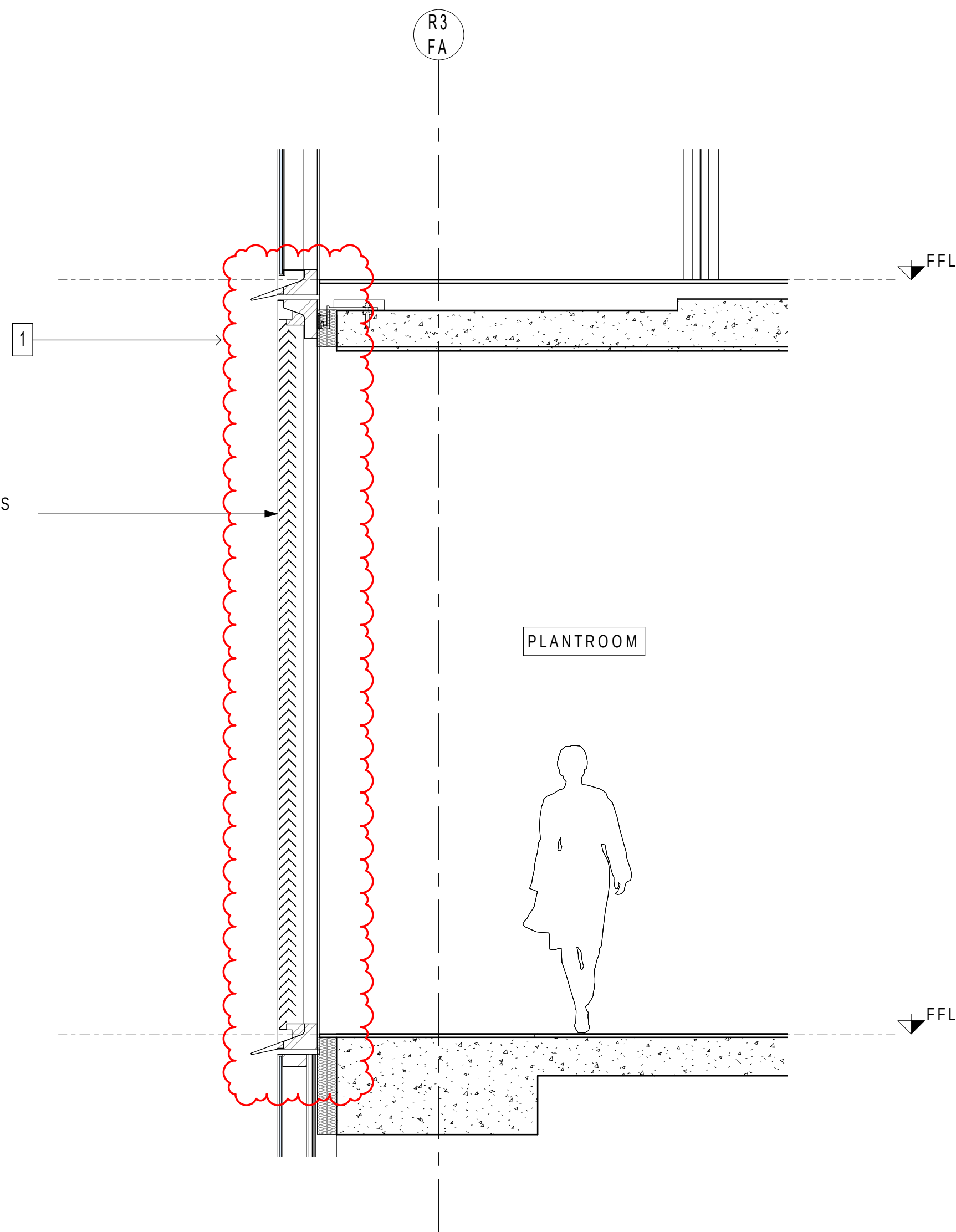
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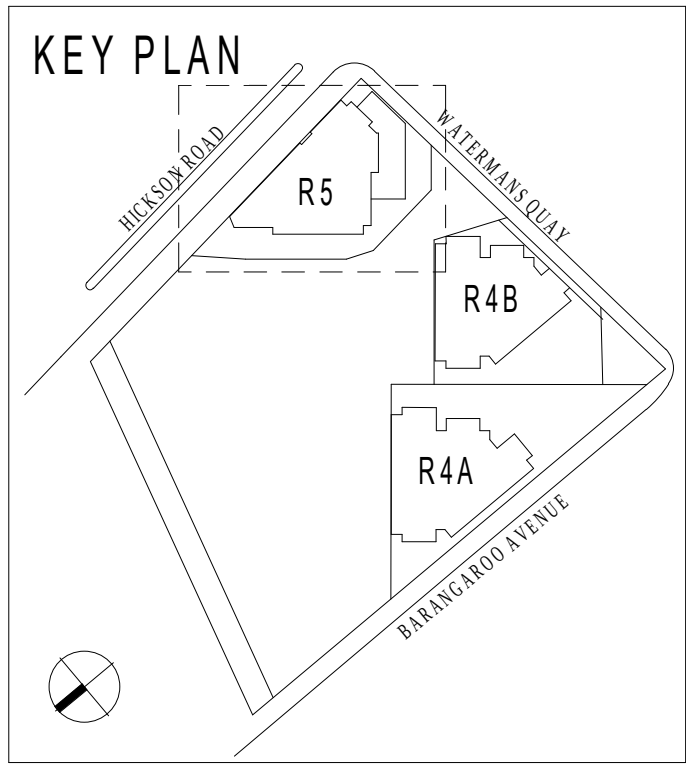
2 Secondary Facade - Louvred Metal Cladding - Elevation
1 : 25

EXPOSED ALUMINIUM LOUVRES
FOR VENTILATION

PAINTED ALUMINIUM MULLION

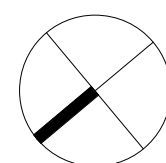


1 Secondary Facade - Louvred Metal Cladding - Section
1 : 25



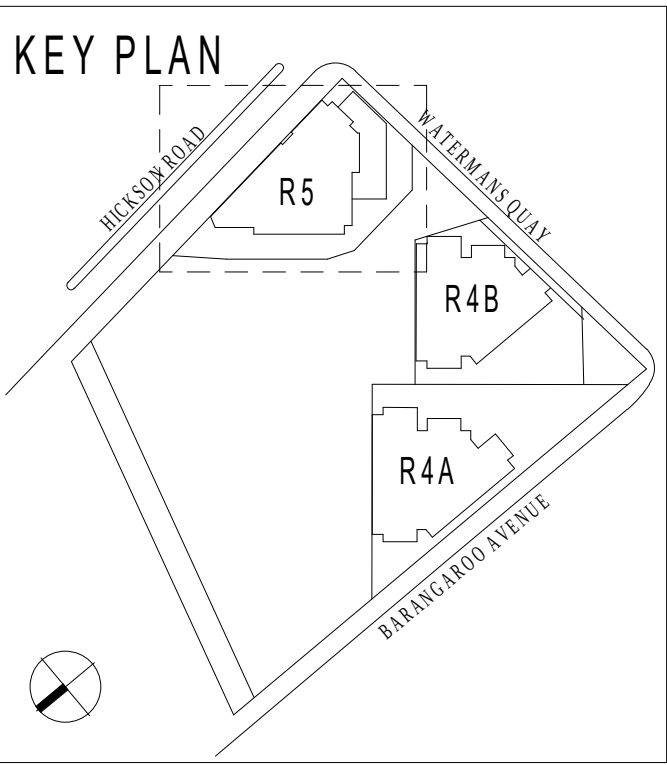
MODIFICATION:

1. UPDATED LOUVRES GEOMETRY AND
LOCATION

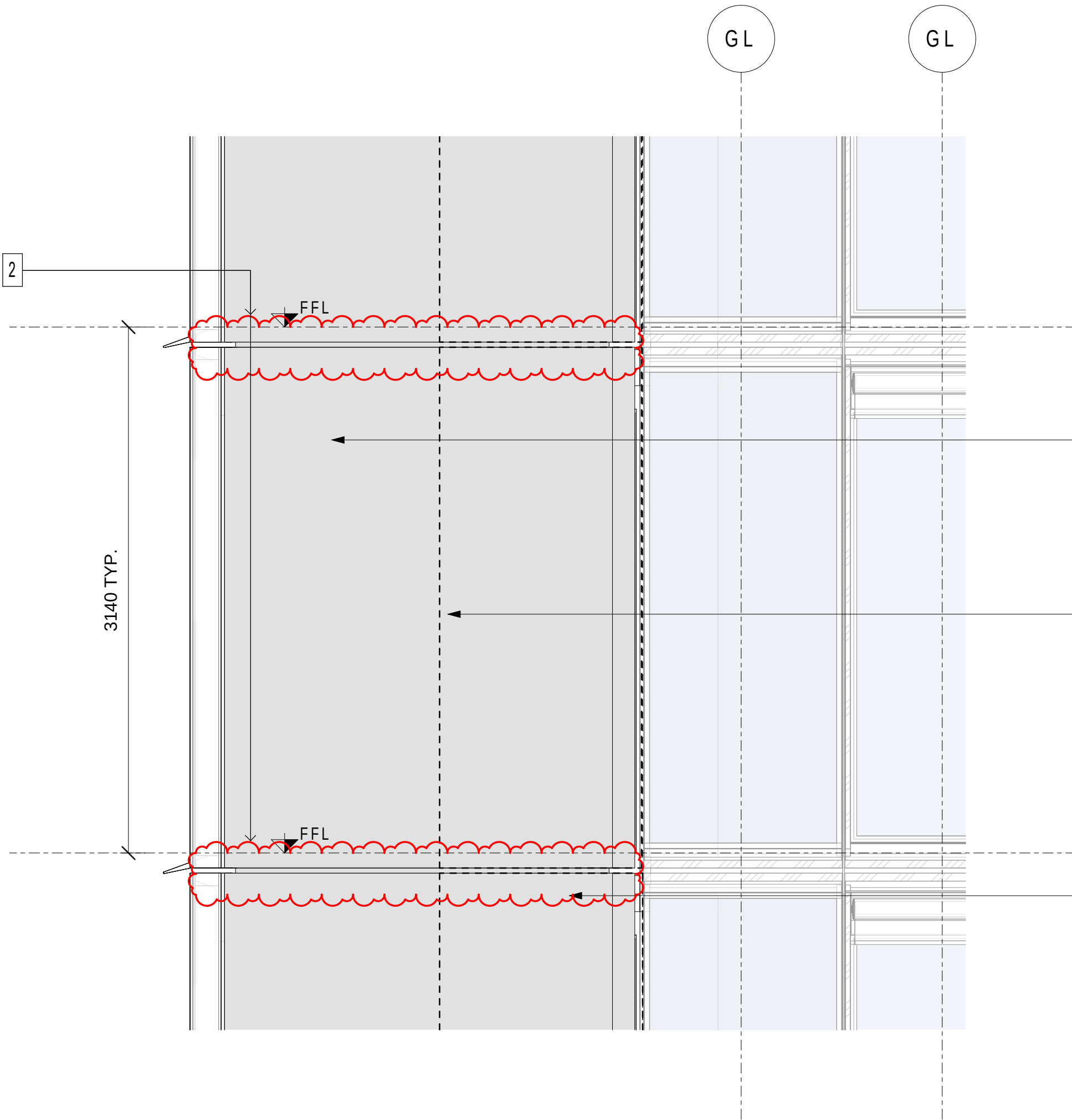




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- MODIFICATION:
- 1. UPDATED CLADDING BUILT-UP
 - 2. REMOVED CLADDING HORIZONTAL LIPS



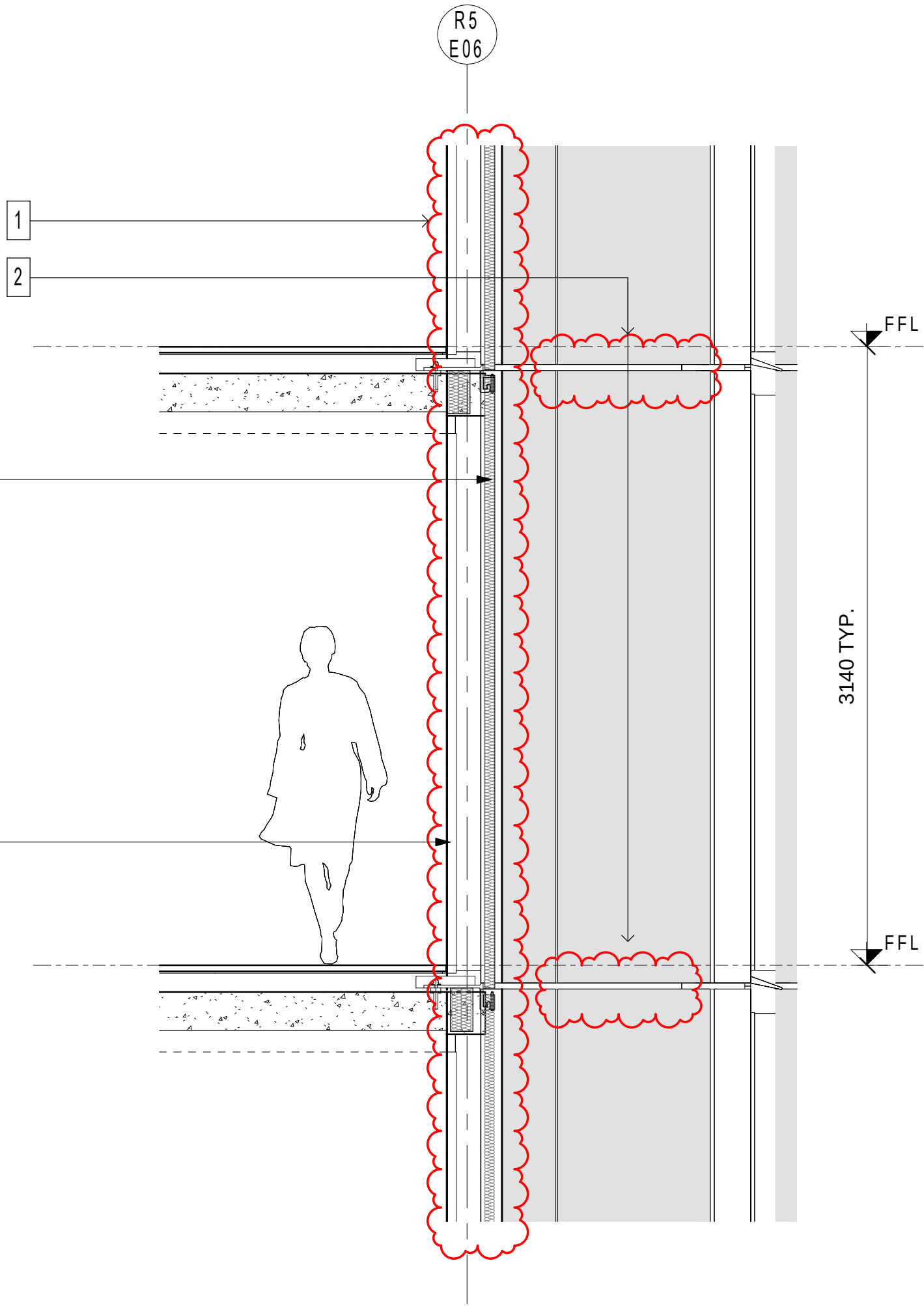
1 Opaque Cladding - Elevation
1:25

OPAQUE CLADDING PANEL

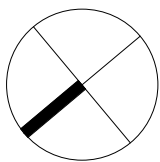
OVERHANGING WING

INTERIOR FINISH

EXPRESSED JOINTS

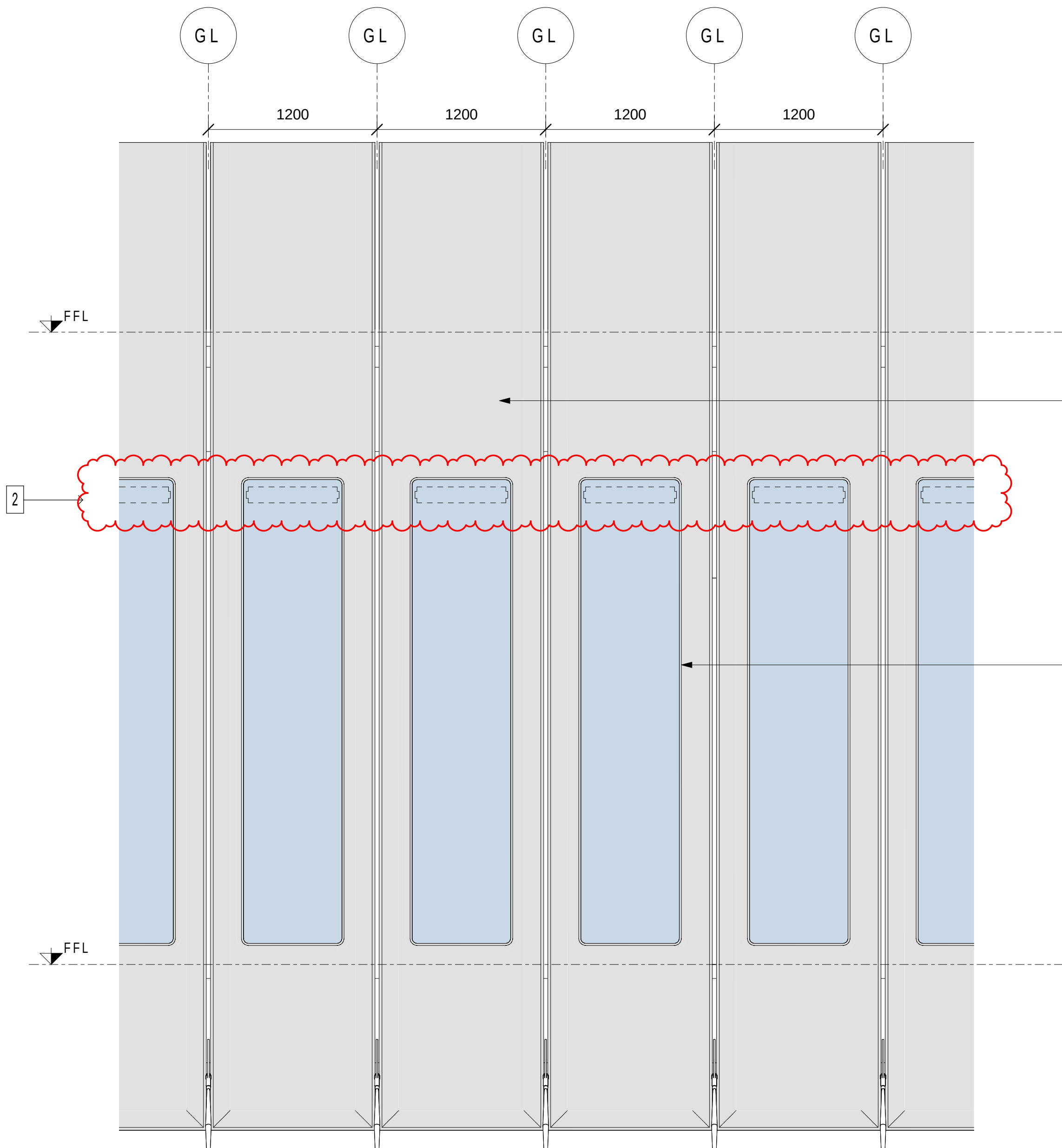


2 Opaque Cladding - Section
1:25





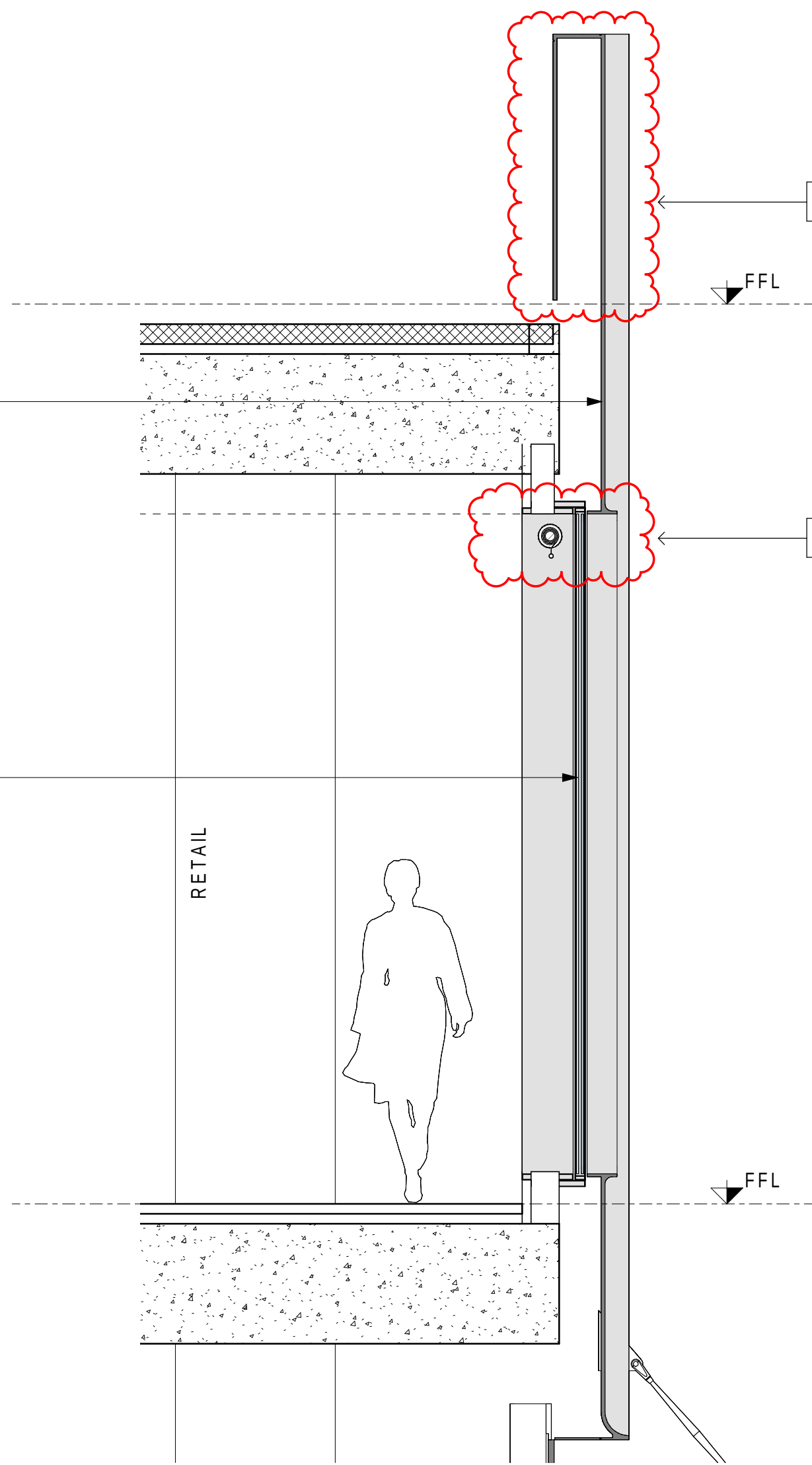
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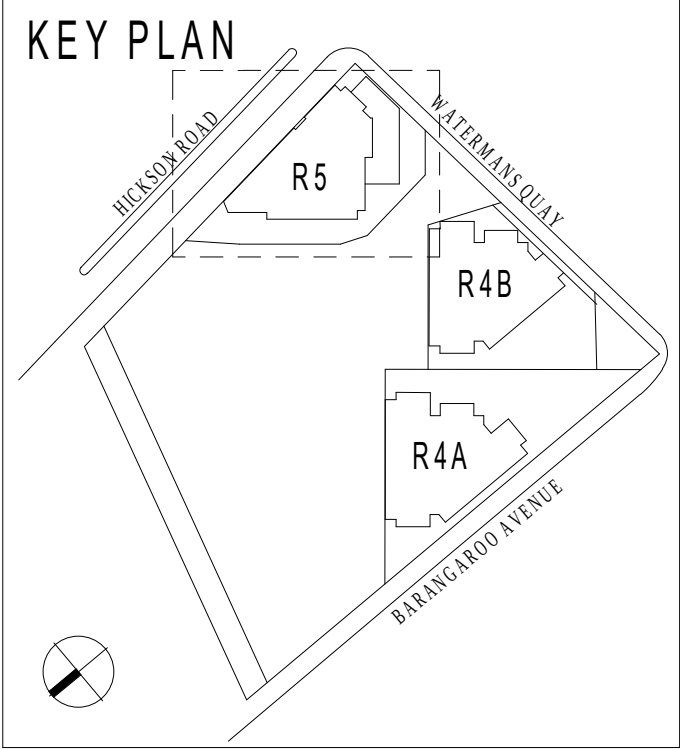
1 Podium facade detail - Elevation
1 : 25

OPAQUE CLADDING PANEL

LAMINATED GLAZING



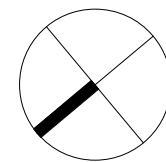
2 Podium Facade Retail - Section
1 : 25



MODIFICATION:

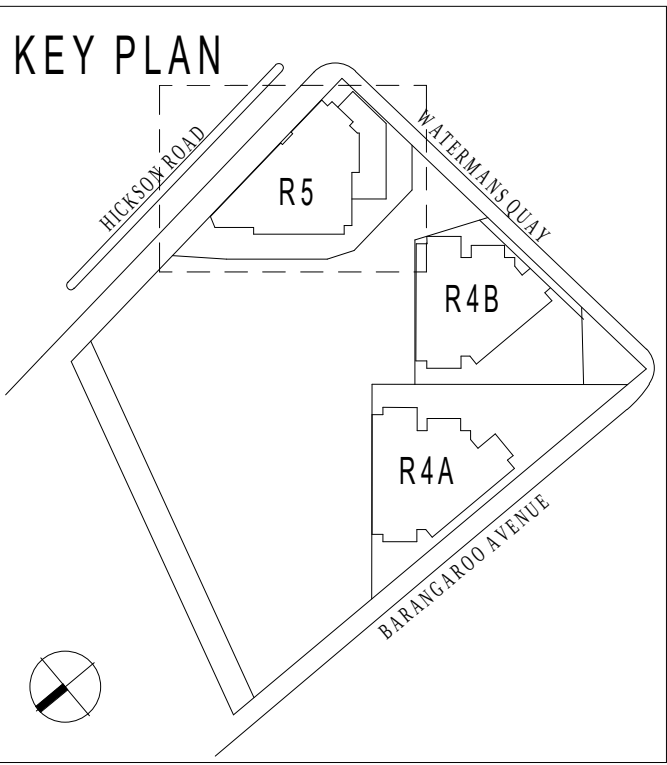
1. UPDATED GRC PANEL TOP

2. SHIFTED ROLLER BLINDS FROM OUTSIDE TO INSIDE

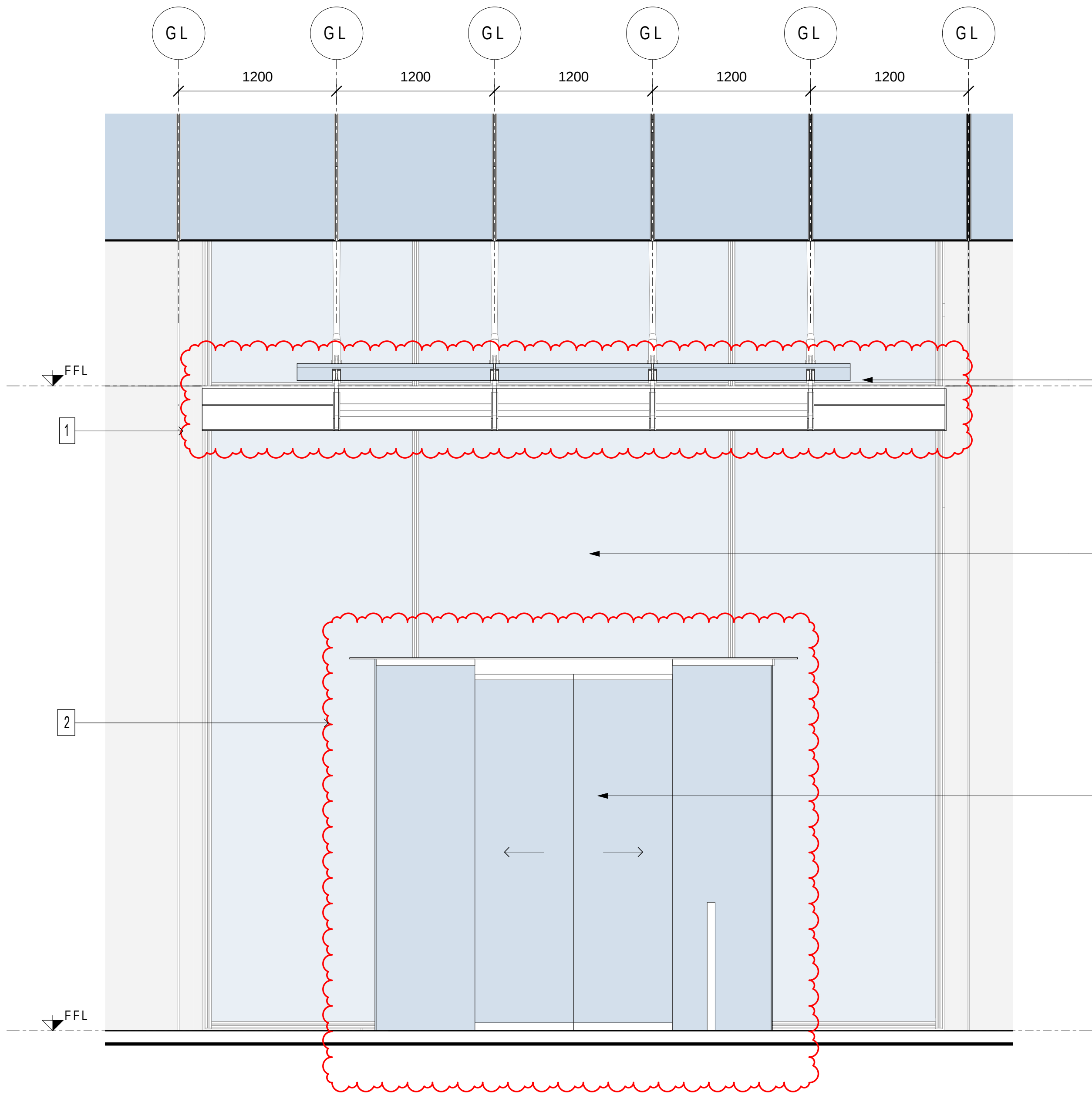




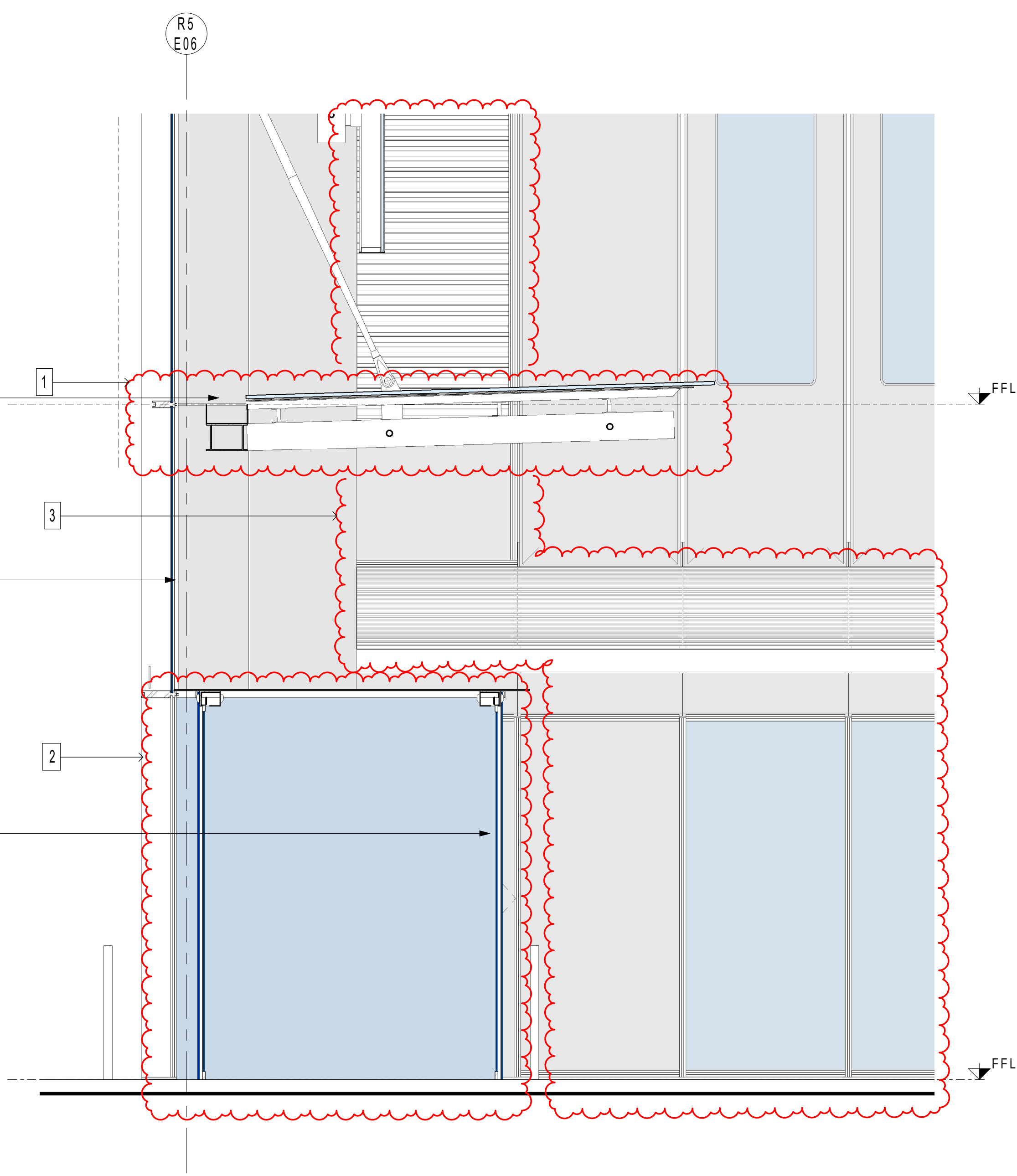
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- MODIFICATION:
- 1. UPDATED AWNING DETAILS
 - 2. UPDATED ENTRY VESTIBULE, POSITION AND DETAILS
 - 3. UPDATED TYPICAL RETAIL FACADE



2 Lobby Facade Detail - Elevation
1 : 25



1 Lobby Facade Detail - Section
1 : 25

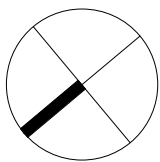
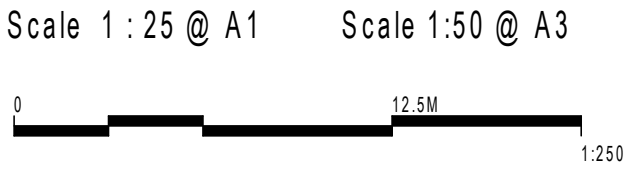


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R5
LOBBY FACADE DETAIL



Drawing: BR5_ASD_PA1_6010
Date: 12 MAR 2021 Revision: 20
Drawn: MT Checked: FG
SECTION 4.55(2)

DA S455 LEVELS	OMKT GFA	KWH GFA	RETAIL GFA
L27	340.1 m ²	0 m ²	0 m ²
L26	476 m ²	0 m ²	0 m ²
L25	761.3 m ²	0 m ²	0 m ²
L24	761.3 m ²	0 m ²	0 m ²
L23	761.3 m ²	0 m ²	0 m ²
L22	761.3 m ²	0 m ²	0 m ²
L21	761.3 m ²	0 m ²	0 m ²
L20	761.3 m ²	0 m ²	0 m ²
L19	761.3 m ²	0 m ²	0 m ²
L18	761.3 m ²	0 m ²	0 m ²
L17 (LIFT OVERRUN)	747.6 m ²	0 m ²	0 m ²
L16	617.8 m ²	129.8 m ²	0 m ²
L15	617.8 m ²	129.8 m ²	0 m ²
L14	543.6 m ²	204 m ²	0 m ²
L13	543.6 m ²	204 m ²	0 m ²
L12	543.6 m ²	204 m ²	0 m ²
L11	543.6 m ²	204 m ²	0 m ²
L10	543.6 m ²	204 m ²	0 m ²
L09	543.6 m ²	204 m ²	0 m ²
L08	543.6 m ²	204 m ²	0 m ²
L07	543.6 m ²	204 m ²	0 m ²
L06	543.6 m ²	204 m ²	0 m ²
L05	543.6 m ²	204 m ²	0 m ²
L04	543.6 m ²	204 m ²	0 m ²
L03	543.6 m ²	204 m ²	0 m ²
L02	543.6 m ²	204 m ²	0 m ²
L01	543.6 m ²	204 m ²	0 m ²
PODIUM 2	535.1 m ²	193.9 m ²	0 m ²
PODIUM 1	0 m ²	143.9 m ²	275.6 m ²
GROUND	115.5 m ²	31.9 m ²	513.7 m ²

TOTAL (m2)	17150.7 m ²	3485.3 m ²	789.3 m ²
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RESIDENTIAL GFA	20636.0 m ²
BLOCK GFA	21425.3 m ²

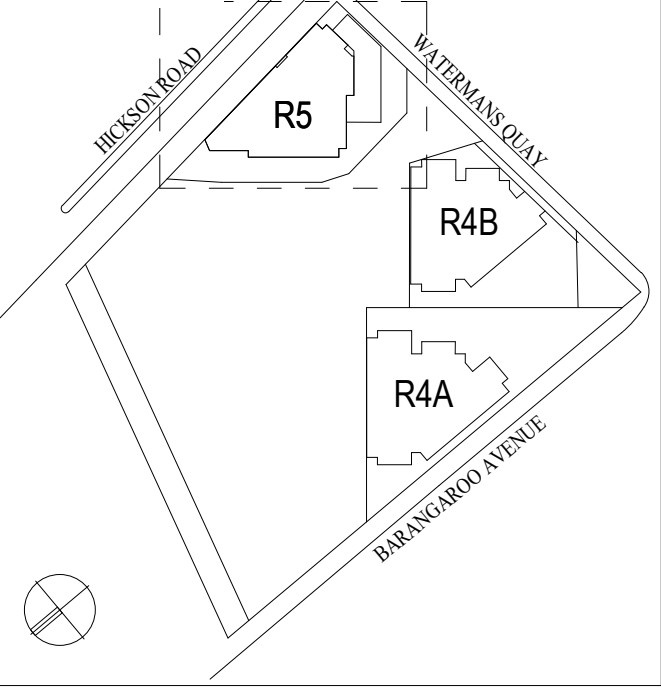
1

APARTMENT TYPE	BED NUMBERS	AREA m2 (GFA)	GFA-BALCONY	QUANTITY OF APARTMENTS	TOTAL GFA
LEVEL PO1					
PO5-03	1B	51.6 m ²	8.1 m ²	1	51.6 m ²
PO5-04	1B	68.5 m ²	8.1 m ²	1	68.5 m ²
LEVEL PO2					
PO5-01	3B	149.4 m ²	12.1 m ²	1	149.4 m ²
PO5-02	1B	62.8 m ²	8 m ²	1	62.8 m ²
PO5-03	1B	54.3 m ²	8.1 m ²	1	54.3 m ²
PO5-04	1B	67.8 m ²	8.2 m ²	1	67.8 m ²
PO5-05	3B	165 m ²	16.8 m ²	1	165 m ²
PO5-06	2B	108.3 m ²	11.3 m ²	1	108.3 m ²
LEVEL 1-14					
LA5-01	3B	150.9 m ²	12.1 m ²	14	2112.6 m ²
LA5-02	1B	62.8 m ²	8.1 m ²	14	879.2 m ²
LA5-03	1B	54.3 m ²	8.1 m ²	14	760.2 m ²
LA5-04	1B	52.5 m ²	8.2 m ²	14	735 m ²
LA5-05	2B	72.4 m ²	10.4 m ²	14	1013.6 m ²
LA5-06	2B	103 m ²	8.5 m ²	14	1442 m ²
LA5-07	1B	67.6 m ²	8.3 m ²	14	946.4 m ²
LA5-08	2B	108.3 m ²	11.3 m ²	14	1516.2 m ²
LEVELS 15-16					
MA5-01	3B	150.9 m ²	12.1 m ²	2	301.8 m ²
MA5-02	1B	62.8 m ²	8.1 m ²	2	125.6 m ²
MA5-03	1B	54.3 m ²	8.1 m ²	2	108.6 m ²
MA5-04	1B	56 m ²	8.2 m ²	2	112 m ²
MA5-05	2B	74.4 m ²	10.4 m ²	2	148.8 m ²
MA5-06	2B	103 m ²	8.5 m ²	2	206 m ²
MA5-07	1B	67.6 m ²	8.3 m ²	2	135.2 m ²
MA5-08	2B	108.3 m ²	11.3 m ²	2	216.6 m ²
LEVEL 17					
LO5-01	3B	150.9 m ²	12.1 m ²	1	150.9 m ²
LO5-02	1B	62.8 m ²	8.1 m ²	1	62.8 m ²
LO5-03	1B	54.3 m ²	8.1 m ²	1	54.3 m ²
LO5-04	1B	52.8 m ²	8.2 m ²	1	52.8 m ²
LO5-05	2B	72.4 m ²	10.4 m ²	1	72.4 m ²
LO5-06	2B	103 m ²	8.5 m ²	1	103 m ²
LO5-07	1B	67.6 m ²	8.3 m ²	1	67.6 m ²
LO5-08	3B	108.3 m ²	11.3 m ²	1	108.3 m ²
LEVELS 18-21					
UA5-01	3B	150.9 m ²	12.1 m ²	2	301.8 m ²
UA5-02	1B	62.8 m ²	8.1 m ²	2	125.6 m ²
UA5-03	1B	55.1 m ²	8.1 m ²	2	110.2 m ²
UA5-04	1B	60.1 m ²	8.2 m ²	2	120.2 m ²
UA5-05	2B	89 m ²	10.4 m ²	2	178 m ²
UA5-06	2B	103 m ²	8.5 m ²	2	206 m ²
UA5-07	1B	67.6 m ²	8.3 m ²	2	135.2 m ²
UA5-08	2B	108.4 m ²	11.3 m ²	2	216.8 m ²
LEVELS 22-25					
UA5-01	3B	150.9 m ²	12.1 m ²	6	905.4 m ²
UA5-02	1B	62.8 m ²	8.1 m ²	6	376.8 m ²
UA5-03	1B	55.1 m ²	8.1 m ²	6	330.6 m ²
UA5-04	1B	60.1 m ²	8.2 m ²	6	360.6 m ²
UA5-05	2B	89 m ²	10.4 m ²	6	534 m ²
UA5-06	2B	103 m ²	8.5 m ²	6	618 m ²
UA5-07	1B	67.6 m ²	8.3 m ²	6	405.6 m ²
UA5-08	2B	108.4 m ²	11.3 m ²	6	650.4 m ²
LEVEL 26-27					
DA5-01	DUPLEX	221 m ²	12.1 m ²	1	221 m ²
DA5-02	DUPLEX	161.9 m ²	22.8 m ²	1	161.9 m ²
DA5-03	DUPLEX	199 m ²	17.2 m ²	1	199 m ²
DA5-04	DUPLEX	181.4 m ²	29 m ²	1	181.4 m ²

MODIFICATIONS:

1. UPDATED GFA TABLE

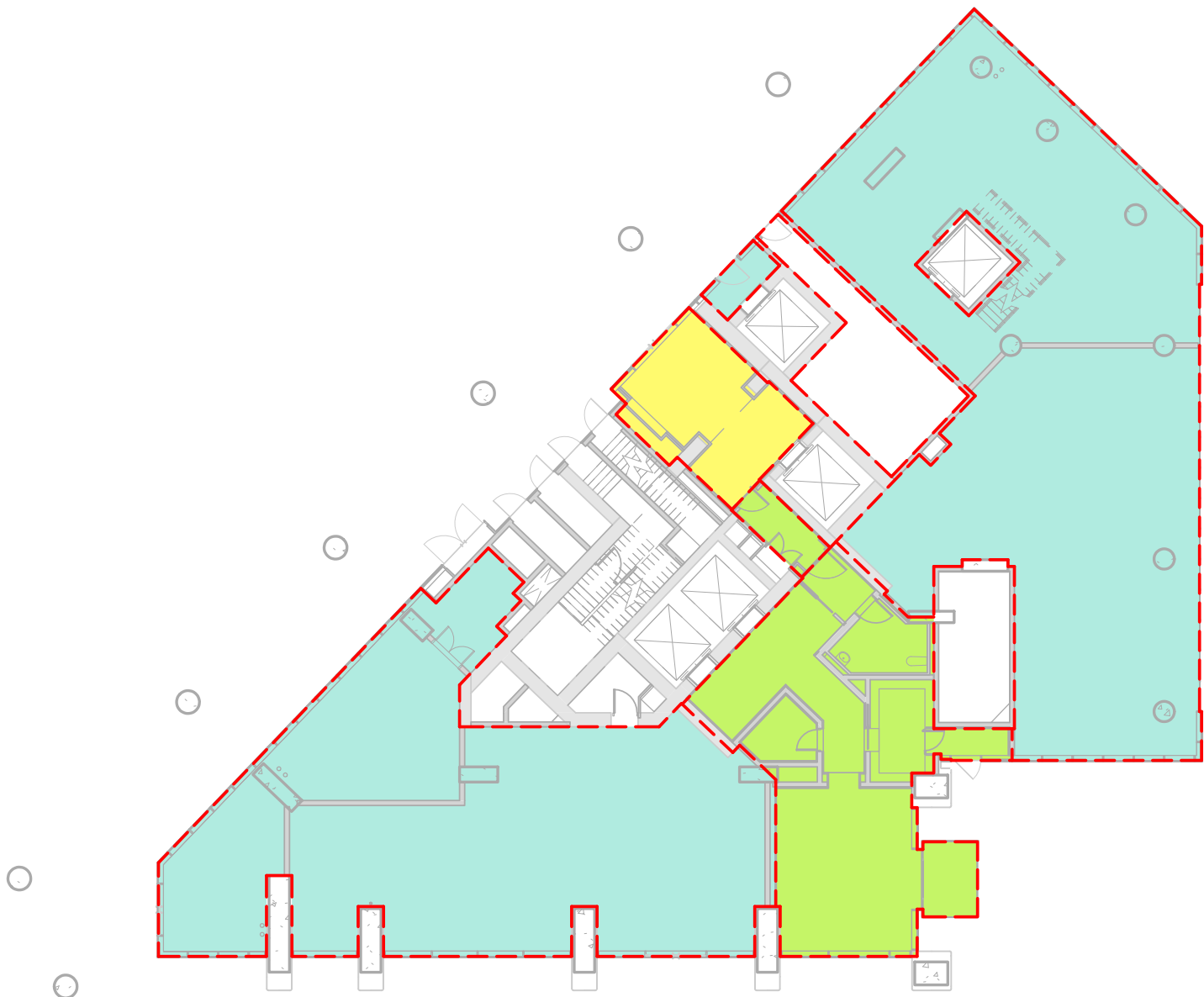
KEY PLAN



Certificate no.: 0005462070
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 Mar 2021
Dwelling Address: 88 Barangaroo Avenue
Barangaroo, NSW 2000



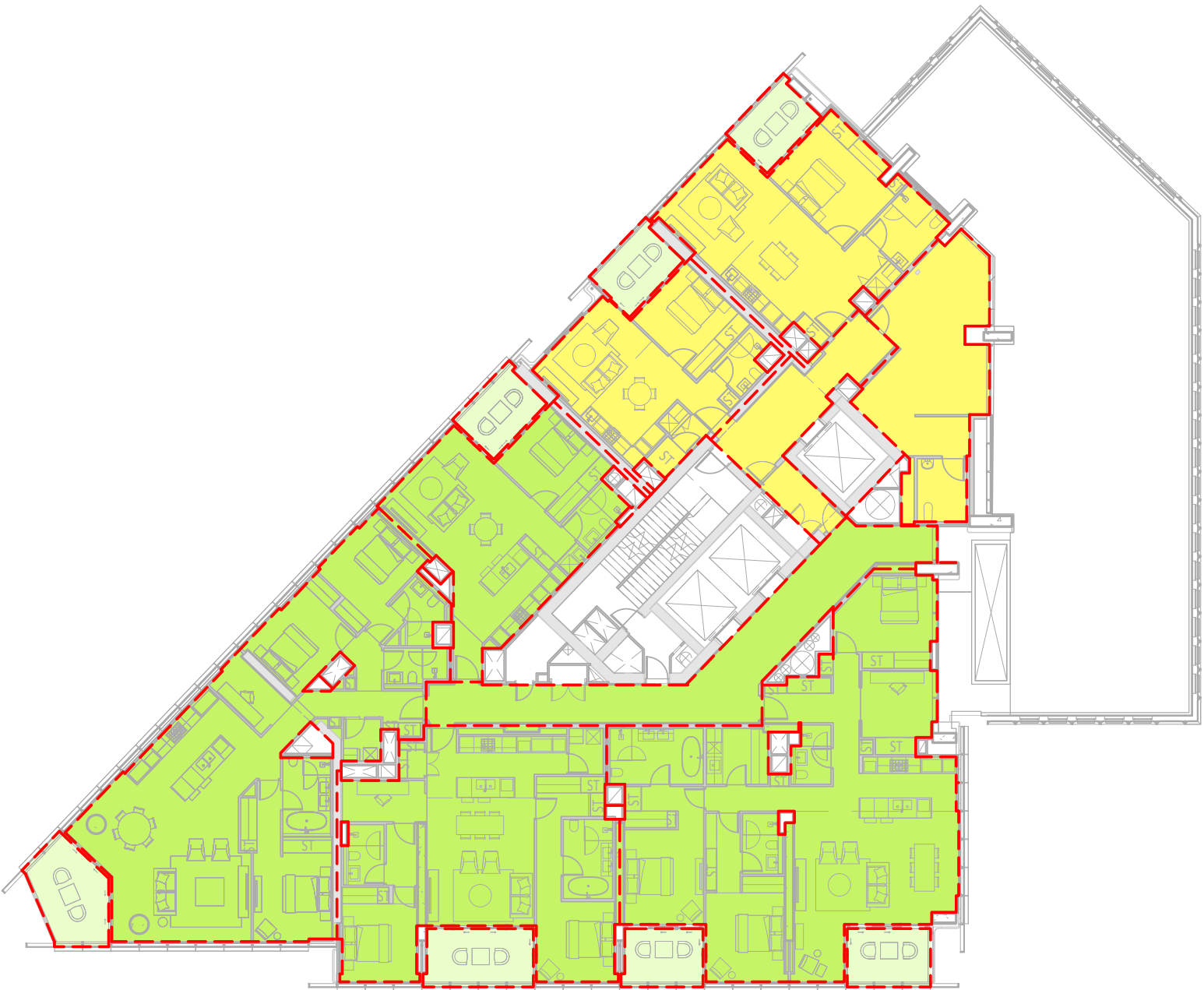
www.nathers.gov.au



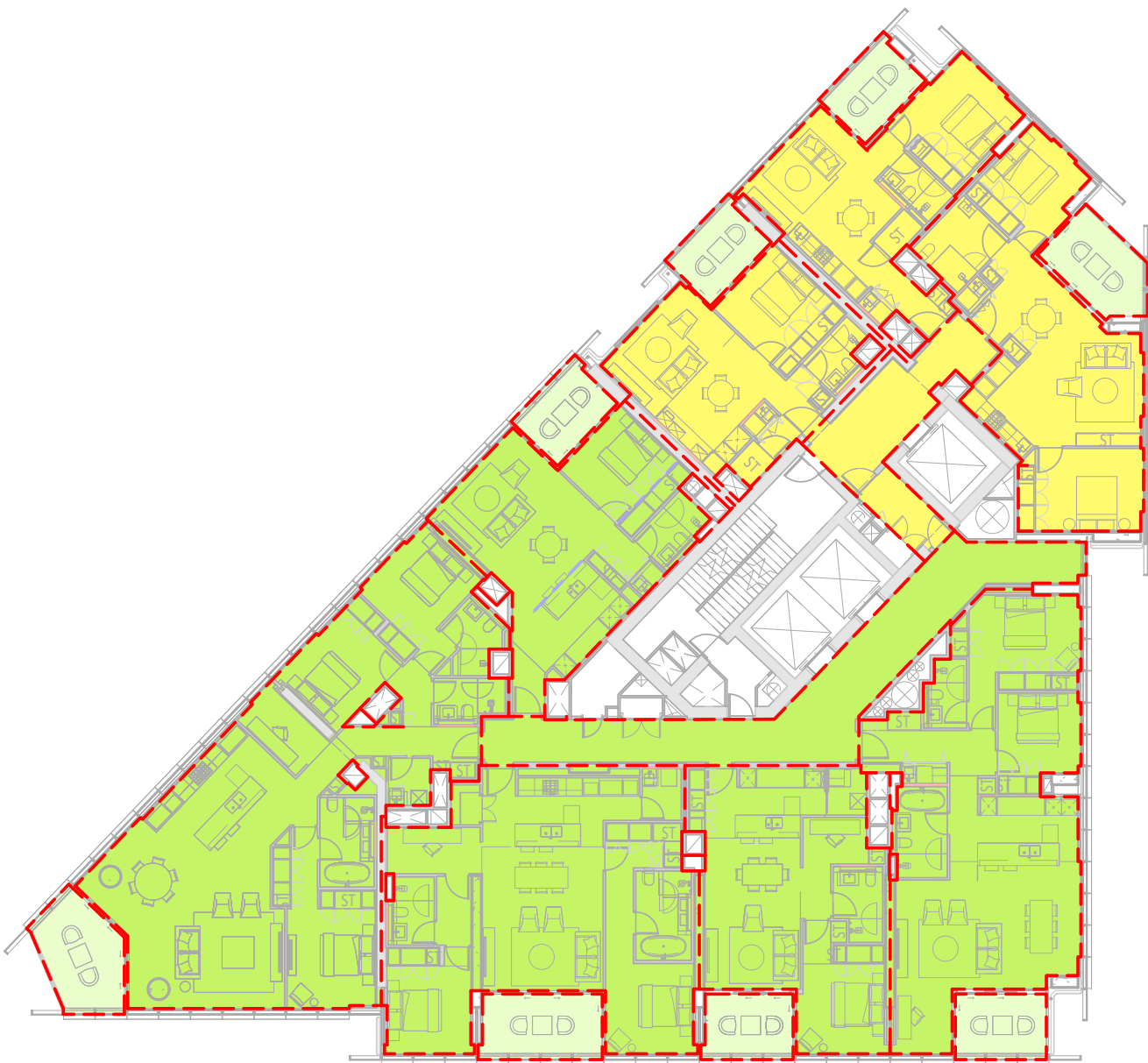
R5 GFA PLAN LEVEL GROUND
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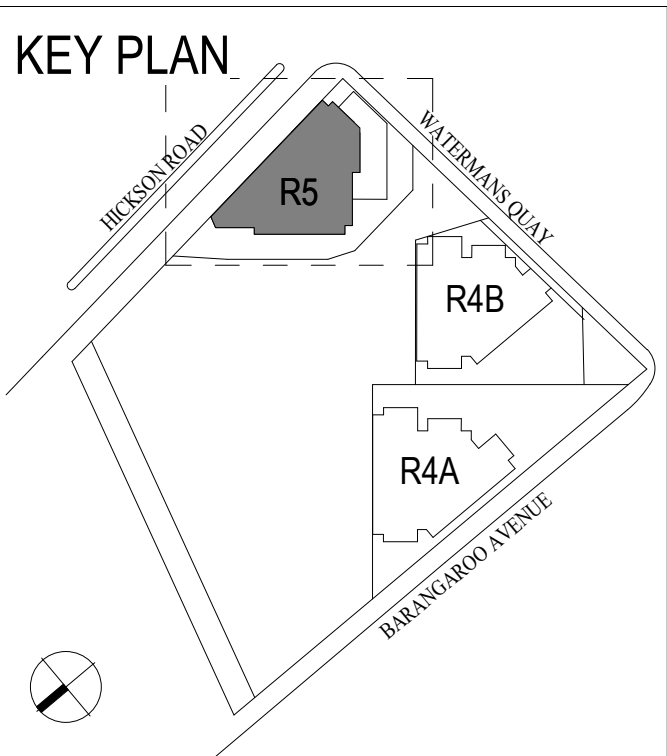
R5 GFA PLAN LEVEL P1
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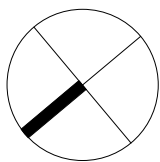
R5 GFA PLAN LEVEL P2
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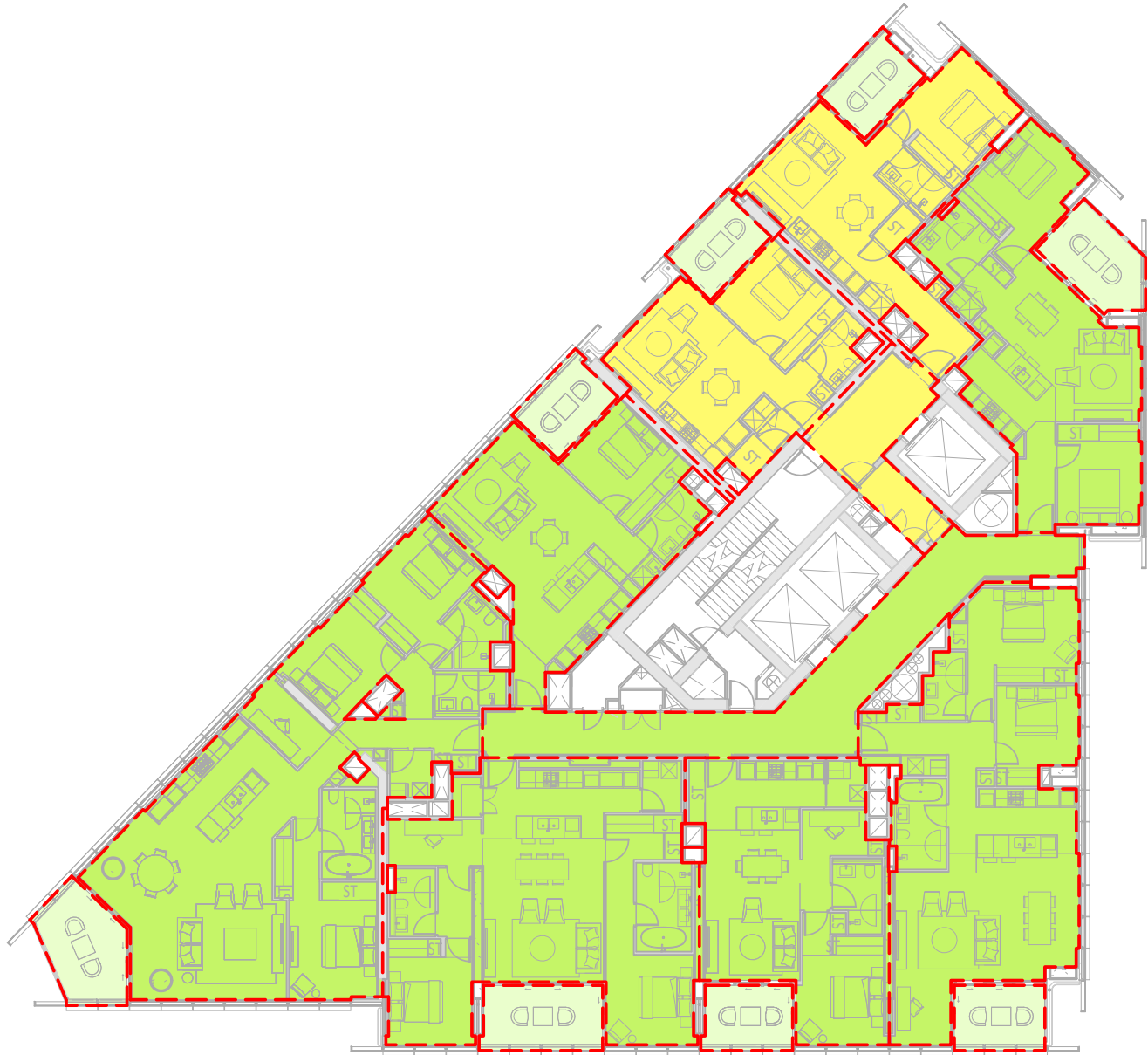


R5 GFA PLAN LEVEL 01-14
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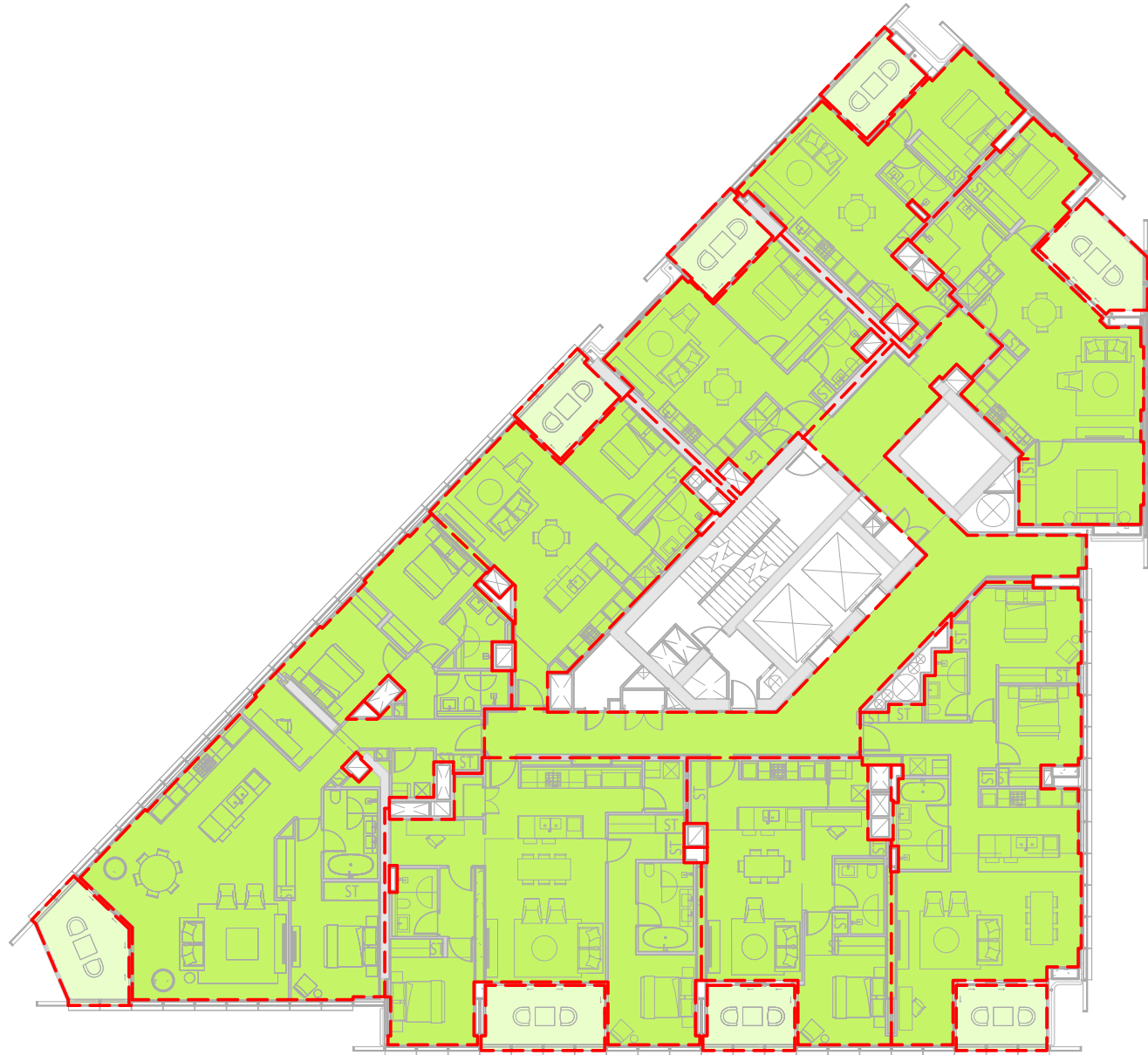


- LEGEND
- RESIDENTIAL GFA
 - BALCONY
 - SHARED GFA (INCLUDED IN OTHER DEVELOPMENT APPLICATION)
 - RETAIL GFA
 - KEY WORKER GFA

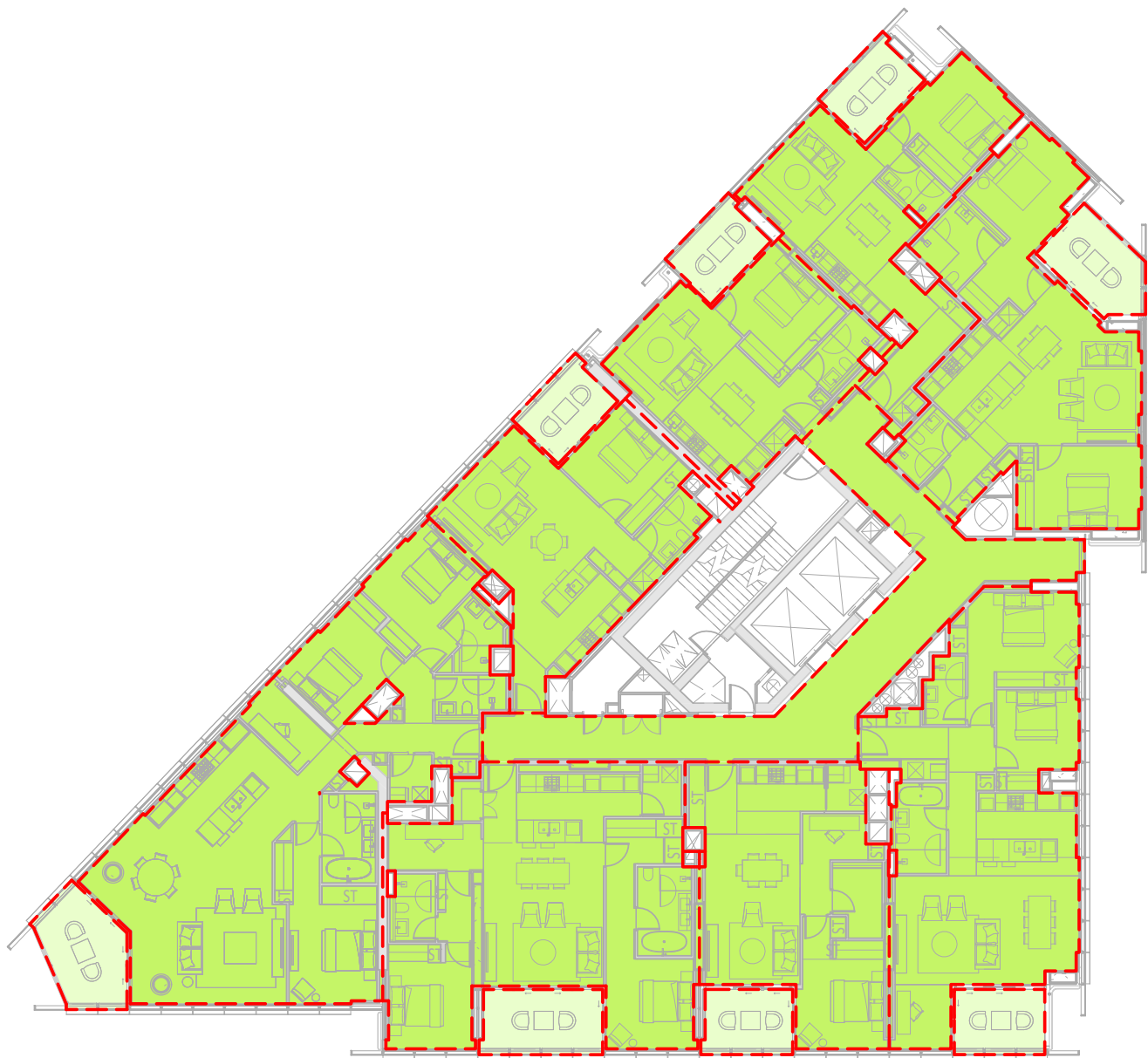




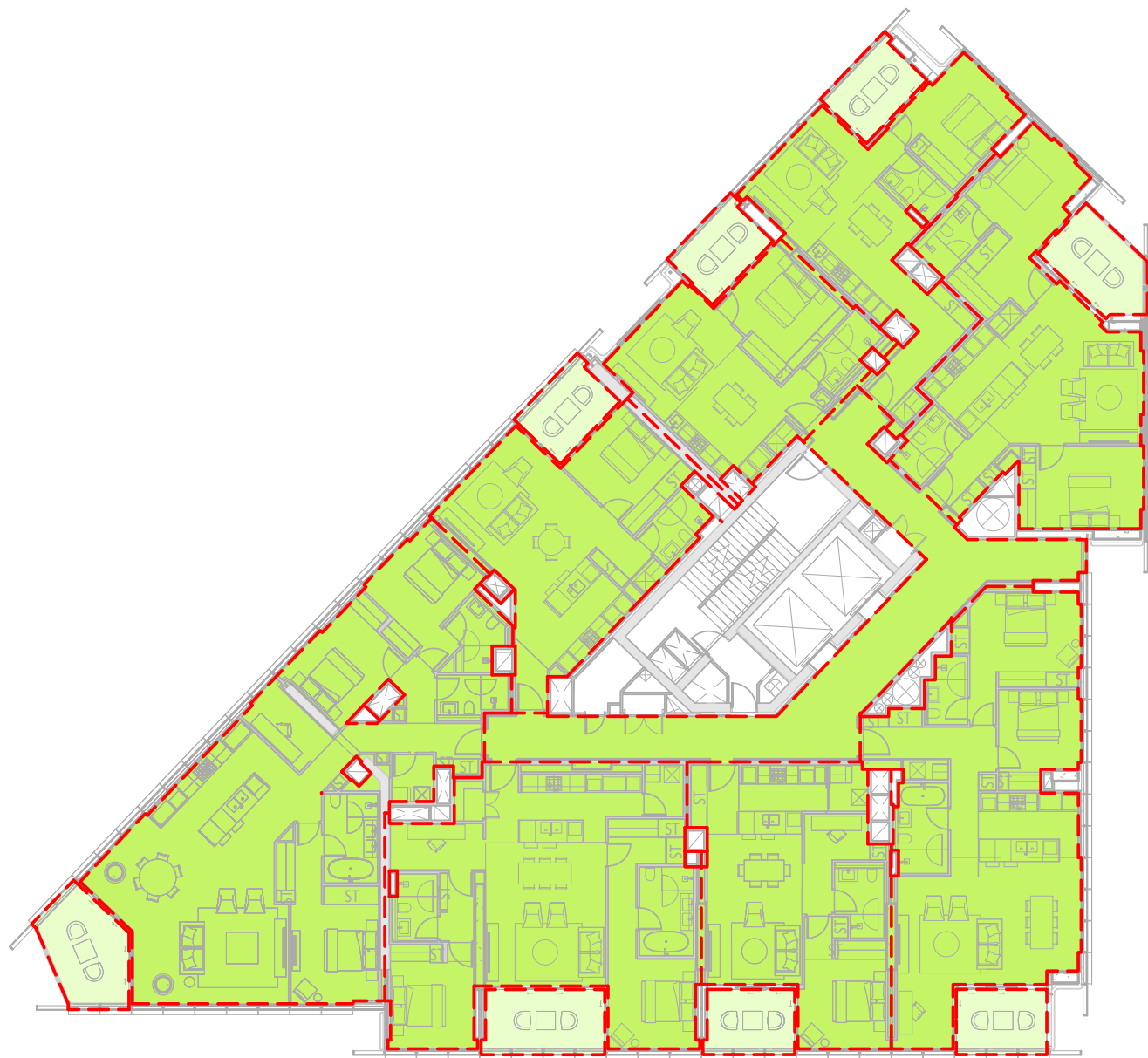
R5 GFA PLAN LEVEL 15-16
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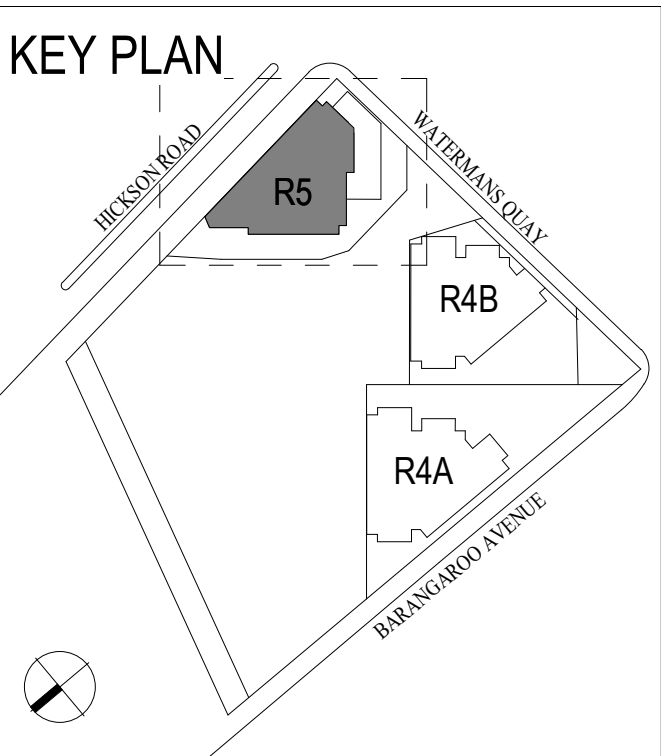
R5 GFA PLAN LEVEL 17
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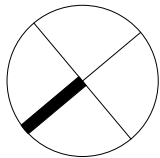
R5 GFA PLAN LEVEL 18-21
1 : 250 @A1



R5 GFA PLAN LEVEL 22-25
1 : 250 @A1



- LEGEND
- RESIDENTIAL GFA
 - BALCONY
 - SHARED GFA (INCLUDED IN OTHER DEVELOPMENT APPLICATION)
 - RETAIL GFA
 - KEY WORKER GFA

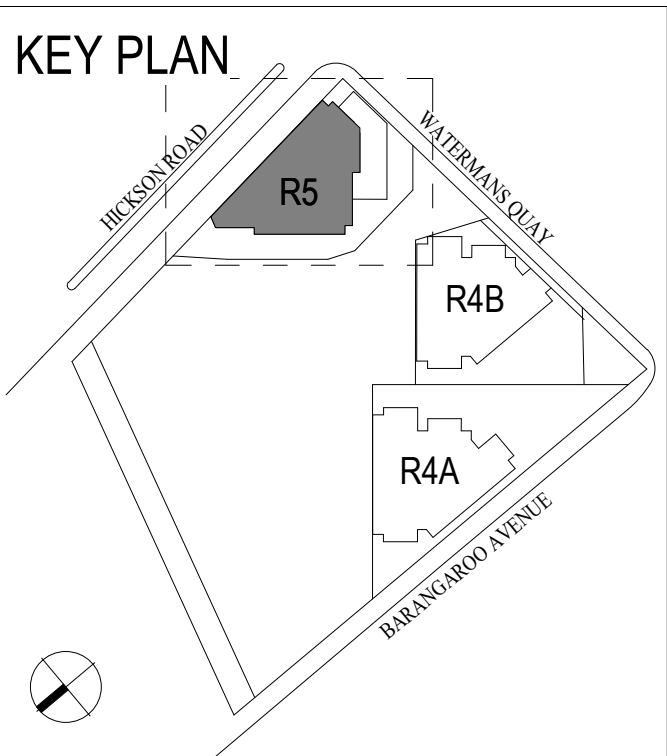




R5 GFA PLAN SKY HOME LEVEL 26
1 : 250 @A1



R5 GFA PLAN SKY HOME LEVEL 27
1 : 250 @A1



- LEGEND
- RESIDENTIAL GFA
 - BALCONY
 - SHARED GFA (INCLUDED IN OTHER DEVELOPMENT APPLICATION)
 - RETAIL GFA
 - KEY WORKER GFA

