

ONE SYDNEY HARBOUR

BARANGAROO SOUTH

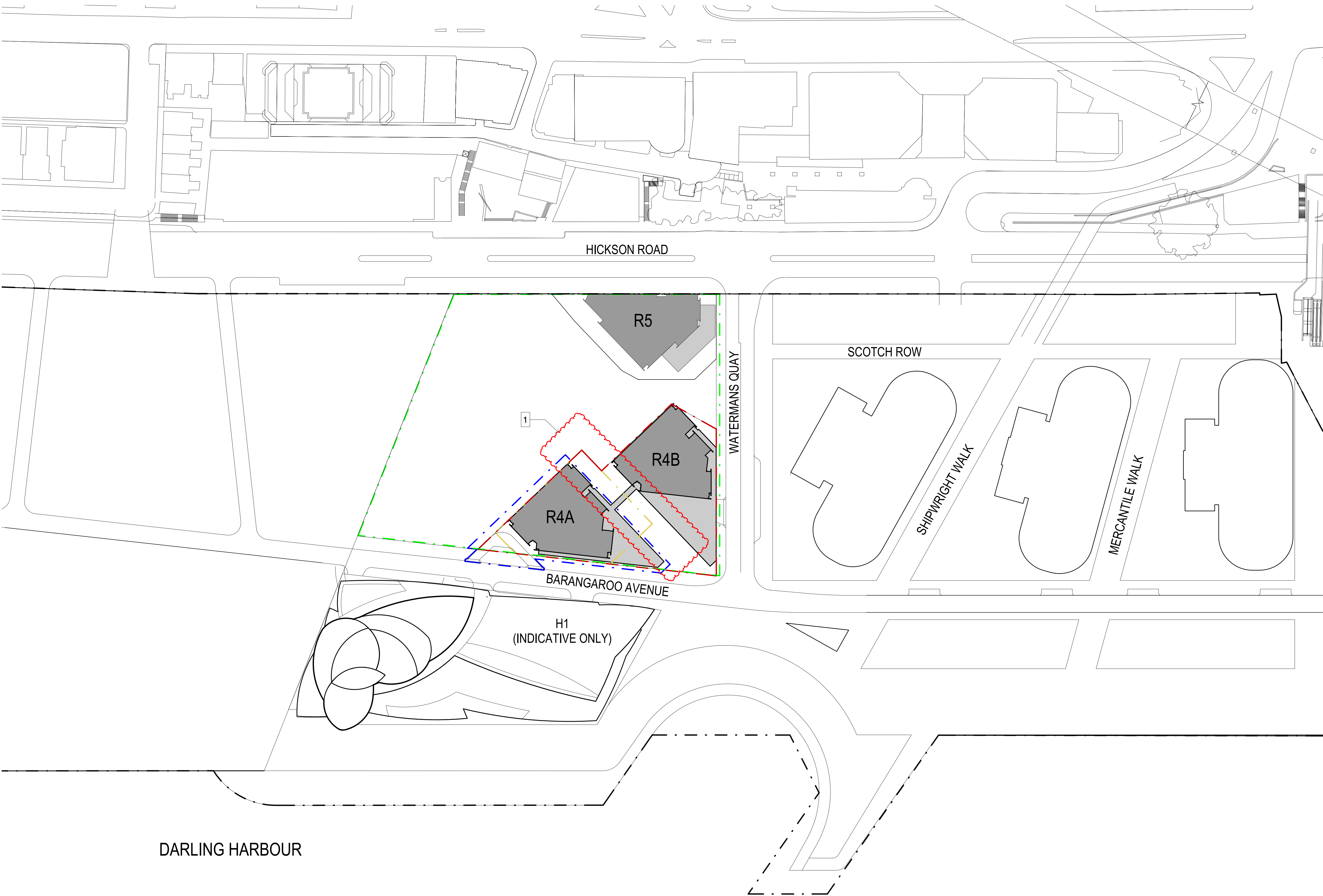


STAGE 1B - Building R4A

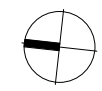
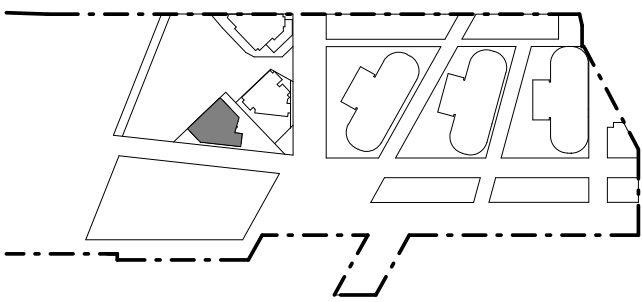
SECTION 4.55 Application

ARCHITECTURAL DRAWINGS

BR4A_ASD_PA1_0000	TITLE SHEET AND DRAWING LIST
BR4A_ASD_PA1_0001	CONTEXT PLAN
BR4A_ASD_PA1_0002	SITE PLAN
BR4A_ASD_PA1_0004	SITE PLAN SETTING OUT
BR4A_ASD_PA1_2000	PLAN GROUND FLOOR LEVEL 00
BR4A_ASD_PA1_2001	PLANT PODIUM LEVEL P1
BR4A_ASD_PA1_3052	PLAN UPPER PLATE LEVEL 53-57/59-66
BR4A_ASD_PA1_3058	PLAN UPPER PLATE LEVEL 58
BR4A_ASD_PA1_4002	ELEVATION WEST (BARANGAROO AVE)
BR4A_ASD_PA1_4008	WEST - ENLARGED ELEVATION (BARANGAROO AVE) - LOW RISE
BR4A_ASD_PA1_4201	SIGNAGE ZONE NORTH - WEST ELEVATION
BR4A_ASD_PA1_9000	GFA CALCULATION



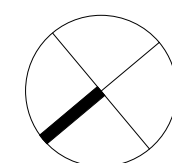
KEY PLAN



LEGEND

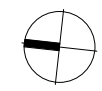
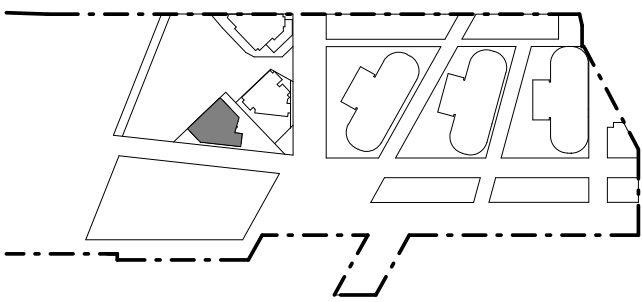
- BARANGAROO SITE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- BUILDING ENVELOPE BOUNDARY
- BUILDING ENVELOPE TOWER BOUNDARY
- BASEMENT FOOTPRINT BELOW

MODIFICATIONS:
1. DEVELOPMENT APPLICATION BOUNDARY CHANGED.



HICKSON ROAD

KEY PLAN



LEGEND

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

WATERMANS QUAY

BARANGAROO AVENUE

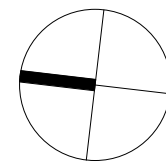
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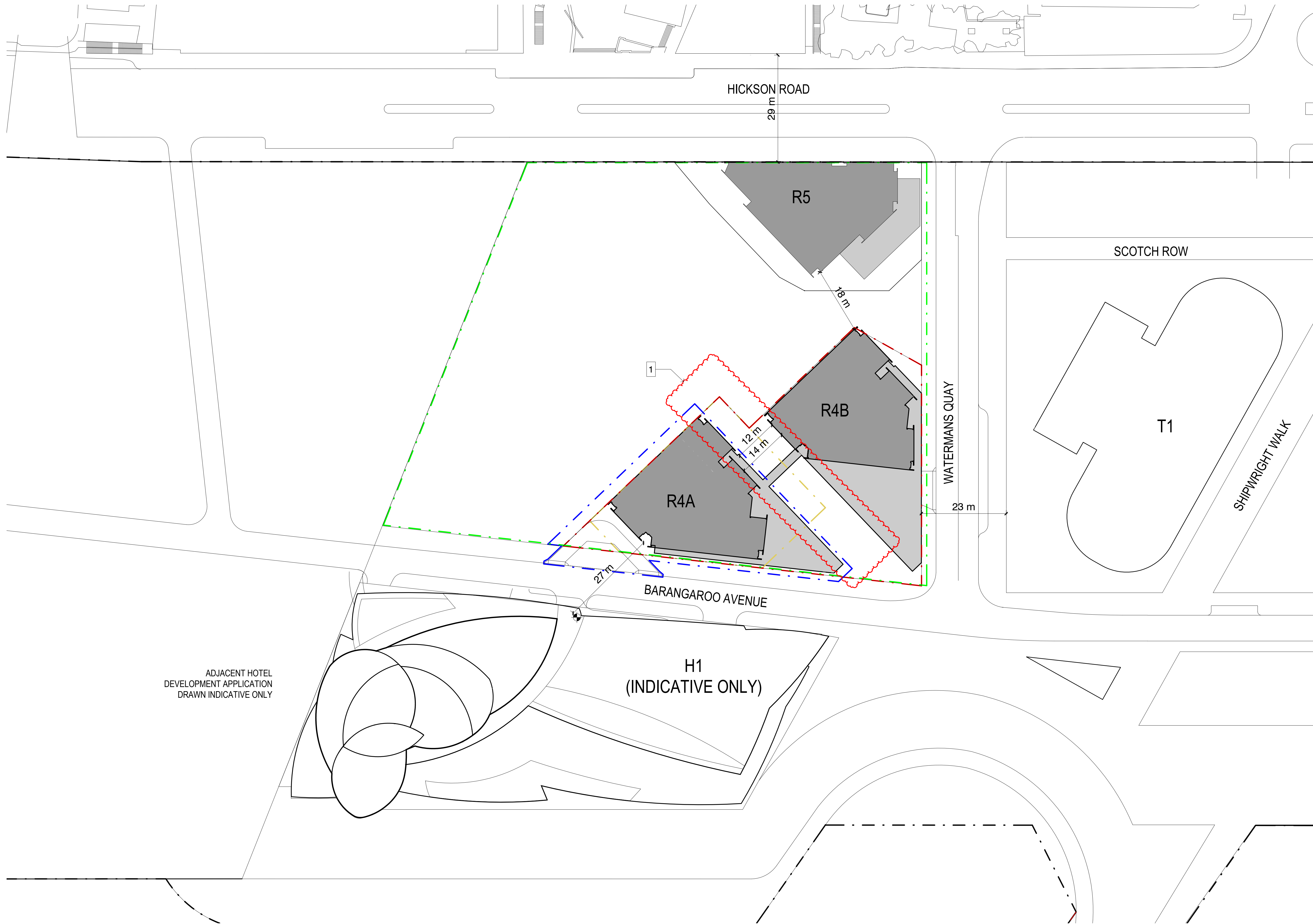
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1

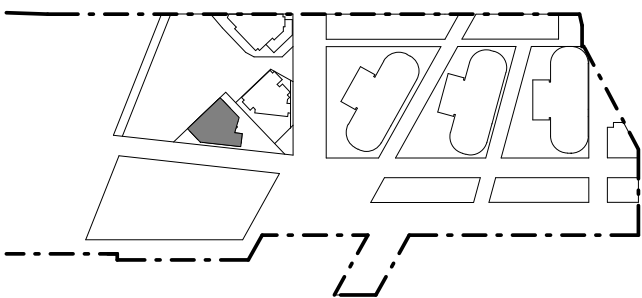
MODIFICATIONS:

- 1. VESTIBULE AMENDED.
- 2. DEVELOPMENT APPLICATION BOUNDARY CHANGED.
- 3. NOTE REMOVE.





KEY PLAN

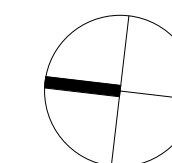


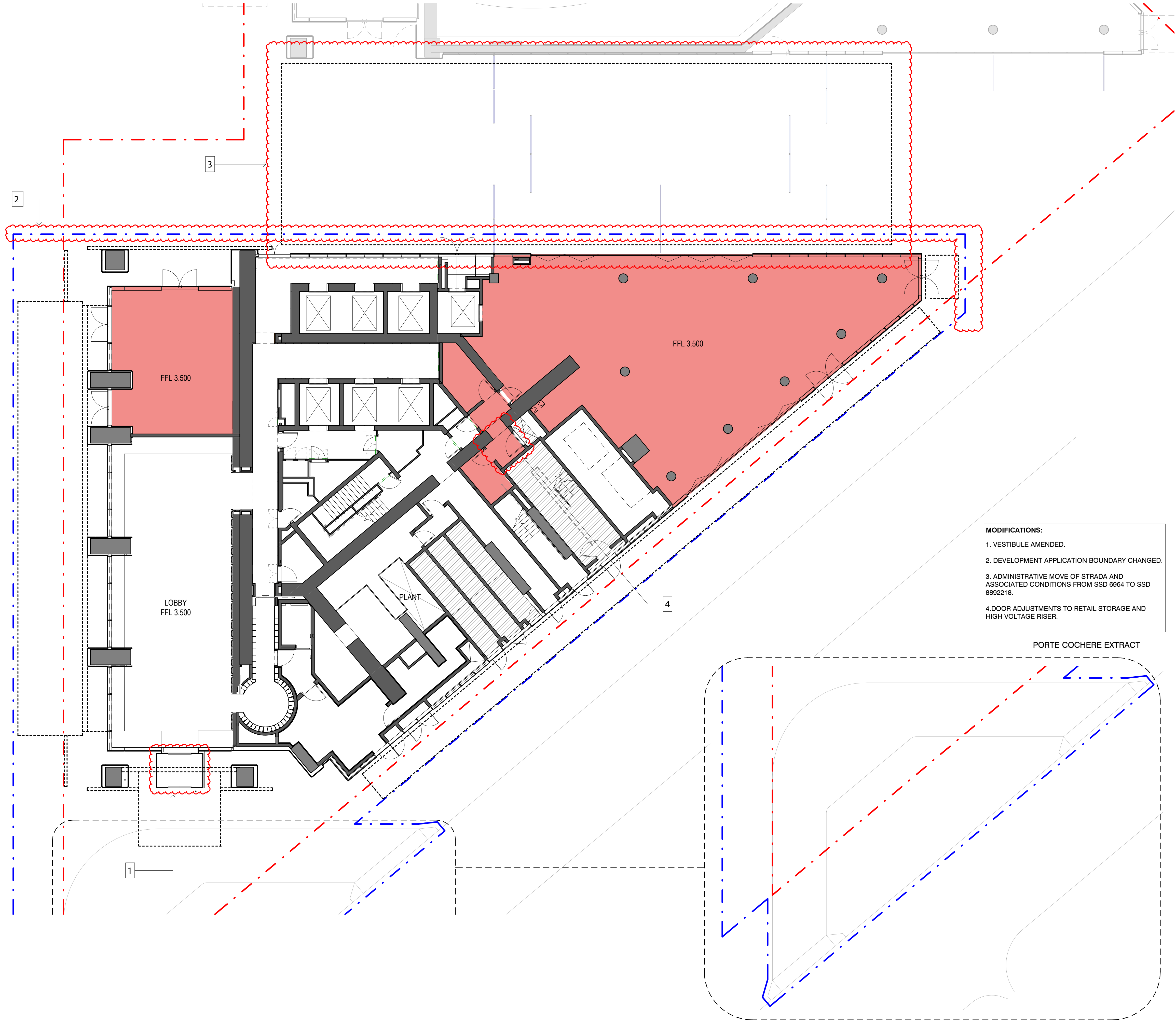
LEGEND

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

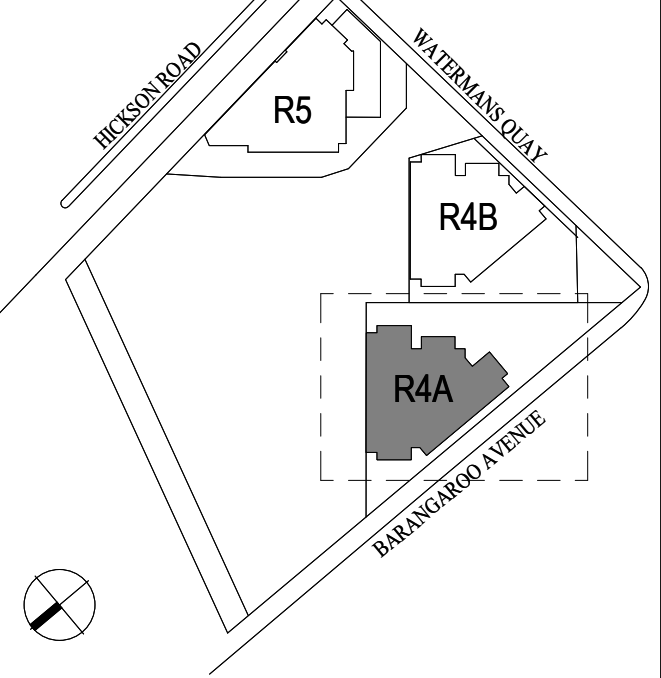
MODIFICATIONS:

1. DEVELOPMENT APPLICATION BOUNDARY CHANGED.





KEY PLAN



LEGEND

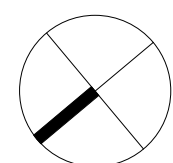
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM
- PENTHOUSE
- BALCONY
- WINTER GARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

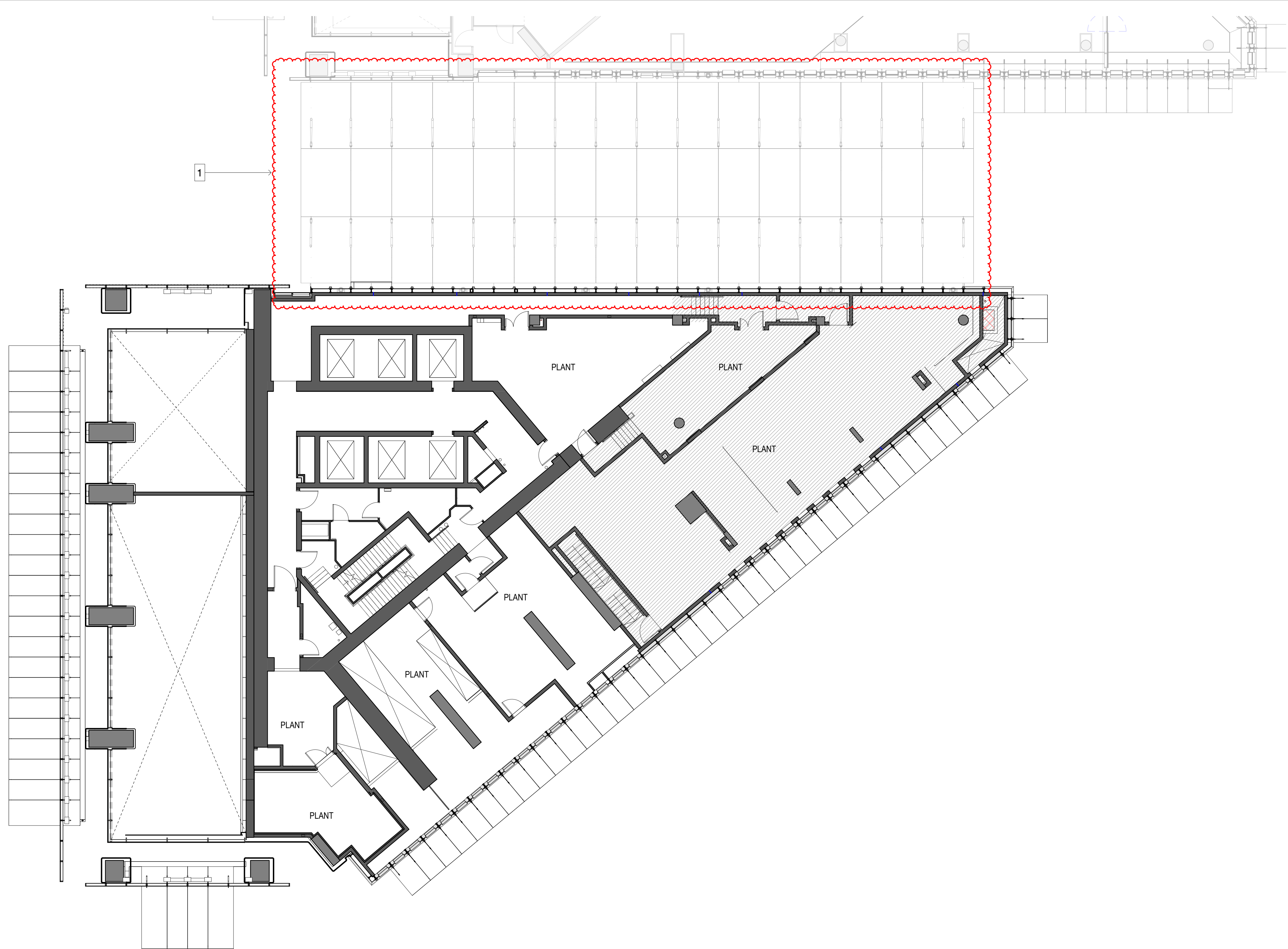
MODIFICATIONS:
1. VESTIBULE AMENDED.
2. DEVELOPMENT APPLICATION BOUNDARY CHANGED.
3. ADMINISTRATIVE MOVE OF STRADA AND ASSOCIATED CONDITIONS FROM SSD 6964 TO SSD 8892218.
4. DOOR ADJUSTMENTS TO RETAIL STORAGE AND HIGH VOLTAGE RISER.

NOTES

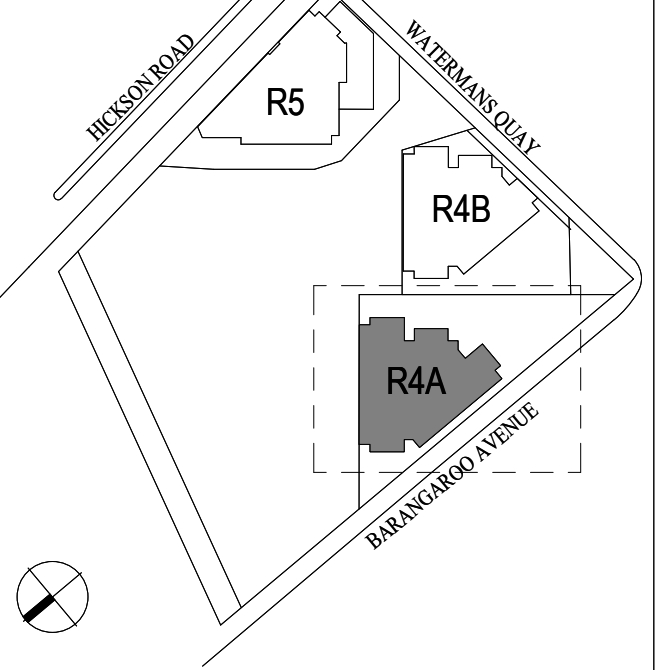
GROUND FLOOR FACADE INDICATIVE ONLY. REFER TO GROUND FLOOR FACADE TYPOLOGY DRAWINGS IN DESIGN STATEMENT.
REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.
SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN.

LEVEL	RL
GROUND FLOOR	3.500





KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM
- PENTHOUSE
- BALCONY
- WINTER GARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

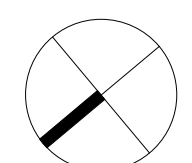
NOTES

SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN.

LEVEL	RL
PODIUM_P01	8.400

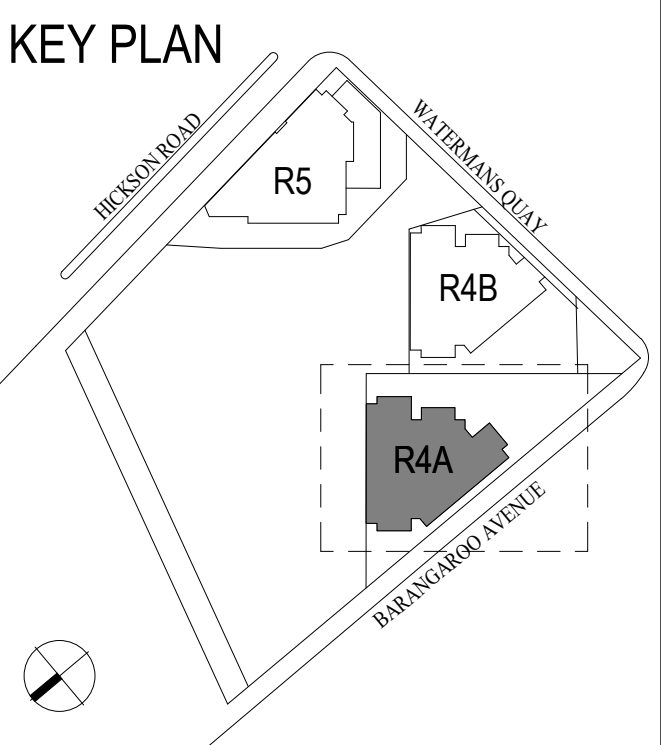
MODIFICATION:

1. ADMINISTRATIVE MOVE OF STRADA AND ASSOCIATED CONDITIONS FROM SSD 6964 TO SSD 8892218.



MODIFICATIONS

1. LEVEL 58 REMOVED FROM THIS DRAWING.



- LEGEND
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - 4-BEDROOM
 - PENTHOUSE
 - BALCONY
 - WINTER GARDEN
 - RETAIL
 - BUILDING ENVELOPE BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER

NOTES

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

LEVEL	RL
BR1_L66	230.025
BR1_L65	226.565
BR1_L64	223.105
BR1_L63	219.645
BR1_L62	216.185
BR1_L61	212.725
BR1_L60	209.265
BR1_L59	205.805
BR1_L57	198.885
BR1_L56	195.425
BR1_L55	191.965
BR1_L54	188.505
BR1_L53	185.045

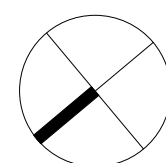


UA-03

UA-01

UA-02

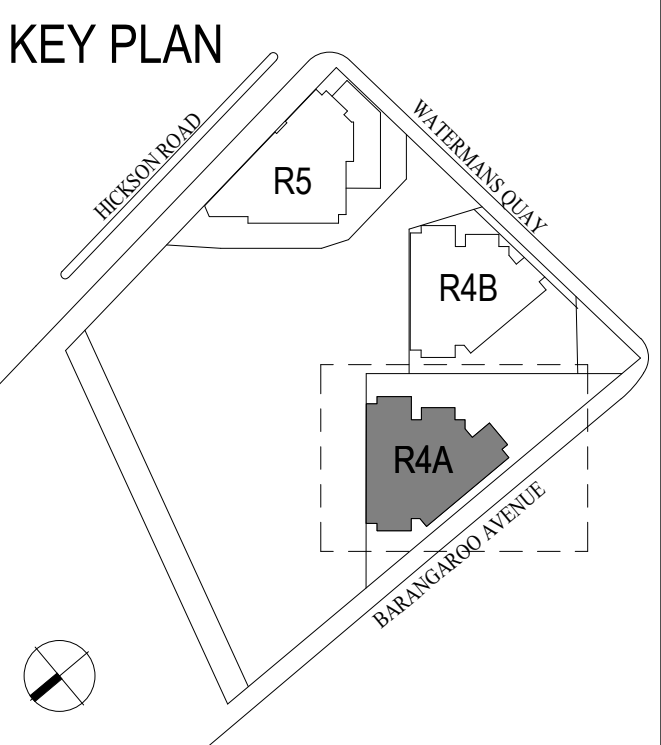
53-57/59-66



MODIFICATIONS:

1. NEW DRAWING FOR LEVEL 58.

2. NEW APARTMENT TYPE UA-02A TO REPLACE TYPE UA-02: BEDROOM CONVERTED TO WALK-IN ROBE



- LEGEND
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - 4-BEDROOM
 - PENTHOUSE
 - BALCONY
 - WINTER GARDEN
 - RETAIL
 - BUILDING ENVELOPE BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER

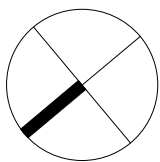
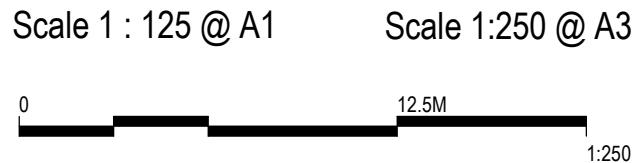
NOTES

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

LEVEL	RL
BR1_L58	202.345



R4A
PLAN UPPER PLATE LEVEL 58



Drawing: **BR4A_ASD_PA1_3058**

Date: 30 JUNE 2021 Revision: 1

SECTION 4.55 MOD 4

R4A DA AREA SCHEDULE

DA LEVEL	RESIDENTIAL GFA (EXC WINTERGARDENS)	TOTAL WINTERGARDEN AREA	WINTERGARDEN GFA OVER 15% of UNITS GFA	TOTAL RESIDENTI AL GFA	RETAIL GFA	R4A TOTAL GFA
Roof Level						
Level 69	PENTHOUSE					
Level 68	1,066.0	258.8	104.2	1,170.2		
Level 67	721.0	45.3	0.0	721.0		
Level 66	721.0	45.3	0.0	721.0		
Level 65	721.0	45.3	0.0	721.0		
Level 64	721.0	45.3	0.0	721.0		
Level 63	721.0	45.3	0.0	721.0		
Level 62	721.0	45.3	0.0	721.0		
Level 61	721.0	45.3	0.0	721.0		
Level 60	721.0	45.3	0.0	721.0		
Level 59	721.0	45.3	0.0	721.0		
Level 58	721.0	45.3	0.0	721.0		
Level 57	721.0	45.3	0.0	721.0		
Level 56	721.0	45.3	0.0	721.0		
Level 55	721.0	45.3	0.0	721.0		
Level 54	721.0	45.3	0.0	721.0		
Level 53	721.0	45.3	0.0	721.0		
Level 52	721.2	45.3	0.0	721.2		
Level 51	721.2	45.3	0.0	721.2		
Level 50	721.2	45.3	0.0	721.2		
Level 49	721.2	45.3	0.0	721.2		
Level 48	721.2	45.3	0.0	721.2		
Level 47						
Level 46	706.5	51.0	0.5	707.0		
Level 45	705.7	51.0	0.5	706.2		
Level 44	705.7	51.0	0.5	706.2		
Level 43	704.4	50.9	0.6	705.0		
Level 42	704.1	50.9	0.6	704.7		
Level 41	699.3	50.9	0.6	699.9		
Level 40	699.4	50.8	0.5	699.9		
Level 39	699.1	50.9	0.6	699.7		
Level 38	699.1	50.9	0.6	699.7		
Level 37	699.2	50.9	0.6	699.8		
Level 36	699.2	50.9	0.6	699.8		
Level 35	699.2	50.9	0.6	699.8		
Level 34	699.2	50.9	0.6	699.8		
Level 33	699.2	50.9	0.6	699.8		
Level 32	683.9	60.2	0.8	684.6		
Level 31	683.9	60.2	0.8	684.6		
Level 30	683.9	60.2	0.8	684.6		
Level 29	683.9	60.2	0.8	684.6		
Level 28	683.9	60.2	0.8	684.6		
Level 27	683.9	60.2	0.8	684.6		
Level 26	683.9	60.2	0.8	684.6		
Level 25	683.9	60.2	0.8	684.6		
Level 24	683.9	60.2	0.8	684.6		
Level 23	683.9	60.3	0.8	684.6		
Level 22	683.9	60.2	0.8	684.6		
Level 21	683.9	60.2	0.8	684.6		
Level 20						
Level 19	684.2	60.2	0.8	684.9		
Level 18	683.3	60.4	0.8	684.0		
Level 17	683.3	60.4	0.8	684.0		
Level 16	683.3	60.4	0.8	684.0		
Level 15	683.3	60.4	0.8	684.0		
Level 14	683.3	60.4	0.8	684.0		
Level 13	683.3	60.4	0.8	684.0		
Level 12	683.3	60.4	0.8	684.0		
Level 11	683.3	60.4	0.8	684.0		
Level 10	683.3	60.4	0.8	684.0		
Level 9	683.3	60.4	0.8	684.0		
Level 8	683.3	60.4	0.8	684.0		
Level 7	683.3	60.4	0.8	684.0		
Level 6	683.3	60.4	0.8	684.1		
Level 5	683.3	60.4	0.8	684.1		
Level 4	683.3	60.4	0.8	684.1		
Level 3	684.0	60.2	0.8	684.8		
Level 2	684.0	60.2	0.8	684.8		
Level 1	685.5	60.2	0.9	686.4		
Podium 2	556.5			556.5		
Podium 1				0.0		
Ground Floor	372.1			372.1	438.0	
Basement 1				0.0		
Basement 0				0.0	0.0	
TOTAL (m2)	47,429	3,747	136	47,564	438	48,002

R4A UNIT TYPE GFA

APARTMENT TYPE	BED Numbers	APARTMENT GFA m ²	WINTERGARDEN m ²	WINTERGARDEN GFA OVER 15% of UNITS GFA m ²	QUANTITY OF APARTMENTS	TOTAL RESI GFA m ²
LEVEL 1						
LA-01	3 Bed	158.5	10.5	0.0	1	158.5
LA-02	1 Bed	70.2	9.5	0.0	1	70.2
LA-03	1 Bed	70.8	9.5	0.0	1	70.8
LA-04	2 Bed	120.3	10.5	0.0	1	120.3
LA-05	1 Bed	64.3	10.5	0.9	1	65.1
LA-06	2 Bed	125.0	9.7	0.0	1	125.0
Lobby		76.4			1	76.4
Total Wintergarden Area excl. 15%			60.20		GFA per Level	686.4
LEVEL 2						
LA-01	3 Bed	158.6	10.5	0.0	1	158.6
LA-02	1 Bed	70.3	9.5	0.0	1	70.3
LA-03	1 Bed	70.5	9.5	0.0	1	70.5
LA-04	2 Bed	120.3	10.5	0.0	1	120.3
LA-05	1 Bed	64.7	10.5	0.8	1	65.5
LA-06	2 Bed	124.2	9.7	0.0	1	124.2
Lobby		75.4			1	75.4
Total Wintergarden Area excl. 15%			60.20		GFA per Level	684.8
LEVEL 3						
LA-01	3 Bed	158.4	10.5	0.0	1	158.4
LA-02	1 Bed	70.3	9.5	0.0	1	70.3
LA-03	1 Bed	70.5	9.5	0.0	1	70.5
LA-04	2 Bed	120.3	10.5	0.0	1	120.3
LA-05	1 Bed	64.7	10.5	0.8	1	65.5
LA-06	2 Bed	124.2	9.7	0.0	1	124.2
Lobby		75.6			1	75.6
Total Wintergarden Area excl. 15%			60.20		GFA per Level	684.8
LEVELS 4-6						
LA-01	3 Bed	158.4	10.5	0.0	3	475.1
LA-02	1 Bed	70.5	9.6	0.0	3	211.4
LA-03	1 Bed	70.6	9.6	0.0	3	211.7
LA-04	2 Bed	119.9	10.5	0.0	3	359.8
LA-05	1 Bed	64.7	10.5	0.8	3	196.5
LA-06	2 Bed	123.9	9.7	0.0	3	371.8
Lobby		75.3			3	225.9
Total Wintergarden Area excl. 15%			181.20		GFA per Level	684.1
LEVELS 7-18						
LA-01	3 Bed	158.4	10.5	0.0	12	1900.6
LA-02	1 Bed	70.5	9.6	0.0	12	845.8
LA-03	1 Bed	70.6	9.6	0.0	12	847.0
LA-04	2 Bed	119.9	10.5	0.0	12	1439.3
LA-05	1 Bed	65.1	10.5	0.8	12	789.9
LA-06	2 Bed	123.9	9.7	0.0	12	1487.3
Lobby		74.9			12	898.6
Total Wintergarden Area excl. 15%			724.80		GFA per Level	684.0
LEVEL 19						
LA-01	3 Bed	158.4	10.5	0.0	1	158.4
LA-02	1 Bed	70.5	9.5	0.0	1	70.5
LA-03	1 Bed	70.6	9.5	0.0	1	70.6
LA-04	2 Bed	119.9	10.5	0.0	1	119.9
LA-05	1 Bed	65.1	10.5	0.8	1	65.8
LA-06	2 Bed	123.9	9.7	0.0	1	123.9
Lobby		75.8			1	75.8
Total Wintergarden Area excl. 15%			60.20		GFA per Level	684.9
LEVEL 20 - Plant Room						
LEVEL 21-32					12	
LA-01	3 Bed	158.3	10.5	0.0	12	1899.4
LA-02	1 Bed	70.6	9.5	0.0	12	847.0
LA-03	1 Bed	70.6	9.5	0.0	12	847.0
LA-04	2 Bed	120.1	10.5	0.0	12	1441.7
LA-05	1 Bed	65.1	10.5	0.8	12	789.9
LA-06	2 Bed	124.0	9.7	0.0	12	1488.5
Lobby		75.2			12	902.2
Total Wintergarden Area excl. 15%			722.40		GFA per Level	684.6

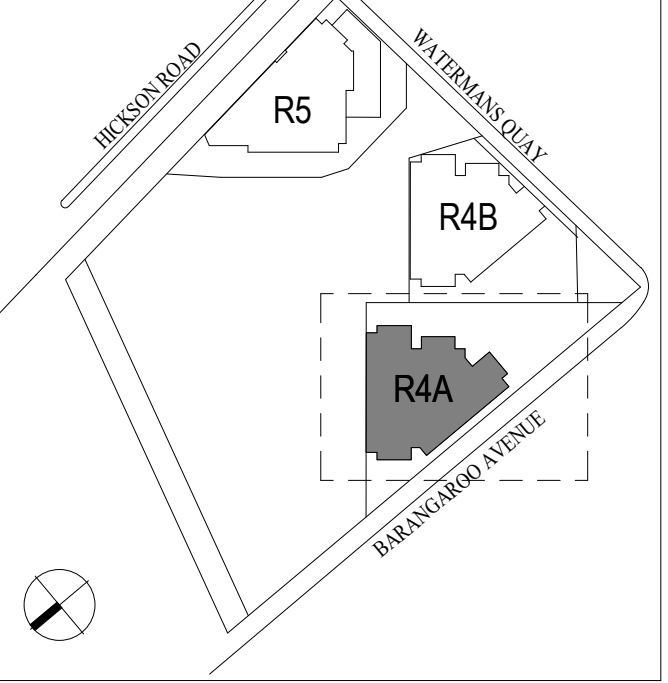
R4A UNIT TYPE GFA

APARTMENT TYPE	BED Numbers	APARTMENT GFA m²	WINTERGARDEN m²	WINTERGARDEN GFA OVER 15% of UNITS GFA m2	QUANTITY OF APARTMENTS	TOTAL RESI GFA m²
LEVELS 33-37					5	
MA-01	3 Bed	197.8	10.5	0.0	5	989.1
MA-02	2 Bed	113.5	9.7	0.0	5	567.7
MA-03	2 Bed	121.5	10.5	0.0	5	607.7
MA-04	1 Bed	66.2	10.5	0.6	5	333.8
MA-05	2 Bed	125.6	9.7	0.0	5	628.2
Lobby		74.5			5	372.4
Total Wintergarden Area excl. 15%			254.50		GFA per Level	699.8
LEVELS 38-39					2	
MA-01	3 Bed	197.8	10.5	0.0	2	395.7
MA-02	2 Bed	113.5	9.7	0.0	2	227.1
MA-03	2 Bed	121.5	10.5	0.0	2	243.1
MA-04	1 Bed	66.2	10.5	0.6	2	133.5
MA-05	2 Bed	125.6	9.7	0.0	2	251.3
Lobby		74.4			2	146.8
Total Wintergarden Area excl. 15%			101.80		GFA per Level	699.7
LEVELS 40-41					2	
MA-01	3 Bed	197.8	10.5	0.0	2	395.7
MA-02	2 Bed	113.5	9.7	0.0	2	227.1
MA-03	2 Bed	121.5	10.5	0.0	2	243.1
MA-04	1 Bed	66.2	10.4	0.5	2	133.3
MA-05	2 Bed	125.6	9.7	0.0	2	251.3
Lobby		74.7			2	149.4
Total Wintergarden Area excl. 15%			101.60		GFA per Level	699.9
LEVEL 42					1	
MA-01	3 Bed	197.8	10.5	0.0	1	197.8
MA-02	2 Bed	113.5	9.7	0.0	1	113.5
MA-03	2 Bed	121.5	10.5	0.0	1	121.5
MA-04	1 Bed	66.2	10.5	0.6	1	66.8
MA-05	2 Bed	125.6	9.7	0.0	1	125.6
Lobby		79.4			1	79.4
Total Wintergarden Area excl. 15%			50.90		GFA per Level	704.7
LEVEL 43					1	
MA-01	3 Bed	197.8	10.5	0.0	1	197.8
MA-02	2 Bed	113.5	9.7	0.0	1	113.5
MA-03	2 Bed	121.5	10.5	0.0	1	121.5
MA-04	1 Bed	66.2	10.5	0.6	1	66.8
MA-05	2 Bed	125.6	9.7	0.0	1	125.6
Lobby		79.7			1	79.7
Total Wintergarden Area excl. 15%			50.90		GFA per Level	705.0
LEVELS 44-45					2	
MA-01	3 Bed	198.1	10.5	0.0	2	396.3
MA-02	2 Bed	113.6	9.8	0.0	2	227.3
MA-03	2 Bed	121.9	10.5	0.0	2	243.9
MA-04	1 Bed	66.8	10.5	0.5	2	134.5
MA-05	2 Bed	125.7	9.7	0.0	2	251.5
Lobby		79.5			2	159.0
Total Wintergarden Area excl. 15%			102.00		GFA per Level	706.2
LEVEL 46					1	
MA-01	3 Bed	198.1	10.5	0.0	1	198.1
MA-02	2 Bed	113.6	9.8	0.0	1	113.6
MA-03	2 Bed	121.9	10.5	0.0	1	121.9
MA-04	1 Bed	66.8	10.5	0.5	1	67.3
MA-05	2 Bed	125.7	9.7	0.0	1	125.7
Lobby		80.3			1	80.3
Total Wintergarden Area excl. 15%			51.00		GFA per Level	707.0
LEVEL 47 - Plant Room						
LEVELS 48-52					5	
UA-01	4 Bed	282.9	13.9	0.0	5	1414.5
UA-02	4 Bed	211.4	13.9	0.0	5	1057.0
UA-03	3 Bed	164.0	17.5	0.0	5	820.0
Lobby		62.9			5	314.5
Total Wintergarden Area excl. 15%			226.50		GFA per Level	721.2
LEVELS 53-57/59-66					13	
UA-01	4 Bed	282.9	13.9	0.0	13	3677.7
UA-02	4 Bed	211.2	13.9	0.0	13	2745.6
UA-03	3 Bed	164.0	17.5	0.0	13	2132.0
Lobby		62.9			13	817.7
Total Wintergarden Area excl. 15%			588.90		GFA per Level	721.0
LEVEL 58					1	
UA-01	4 Bed	282.9	13.9	0.0	1	282.9
UA-02A	3 Bed	211.2	13.9	0.0	1	211.2
UA-03	3 Bed	164.0	17.5	0.0	1	164.0
Lobby		62.9			1	62.9
Total Wintergarden Area excl. 15%			45.30		GFA per Level	721.0
LEVEL 67 - Subpenthouse					1	
SB-01	4 Bed	1013.3	45.7	0.0	1	1013.3
Lobby		58.1			1	58.1
Total Wintergarden Area excl. 15% 45.7					GFA per Level	1071.4
LEVELS 68 - 69 - Penthouse					1	
PA-01	3 Bed	1036.2	258.8	98.1	1	1134.3
Lobby		35.2			1	35.2
Total Wintergarden Area excl. 15%			258.80		Total Penthouse GFA	1169.5

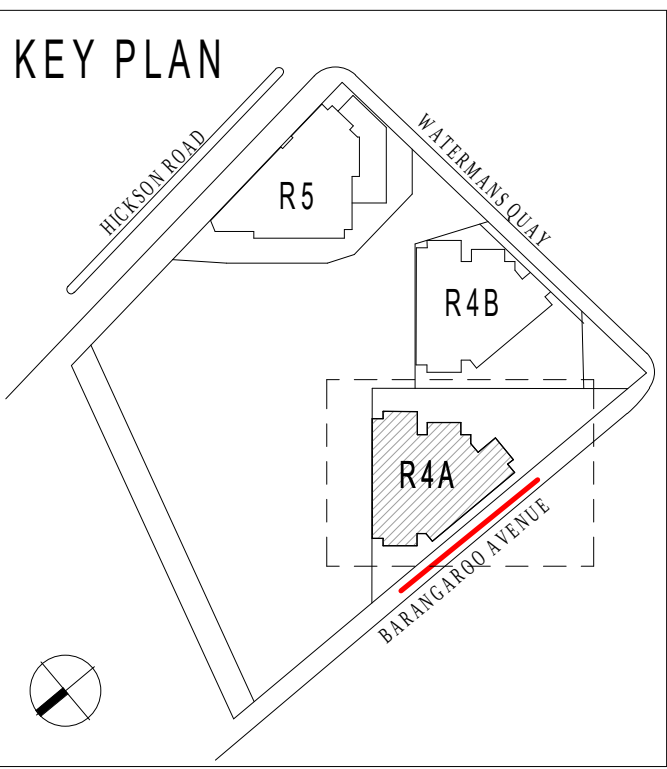
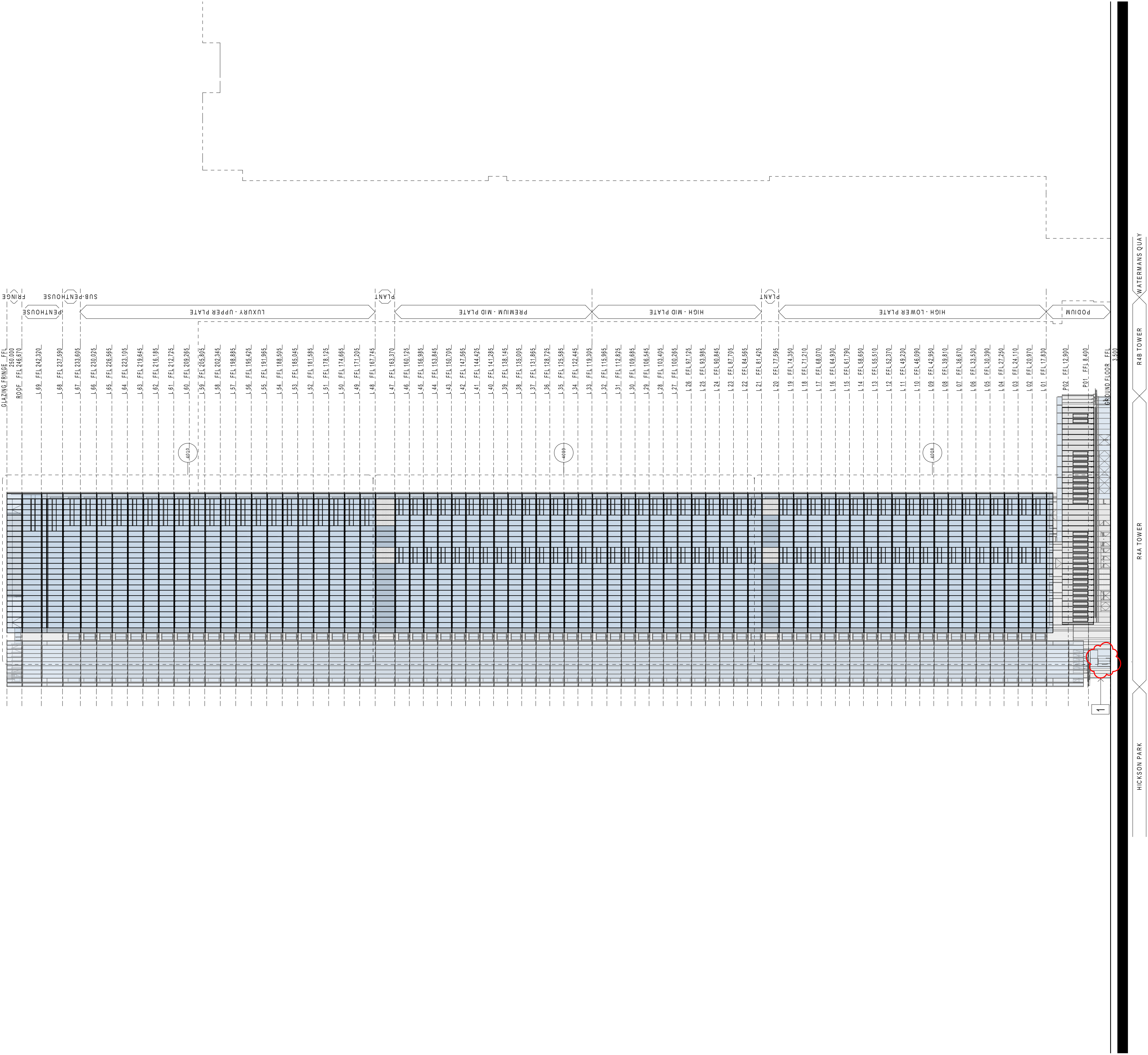
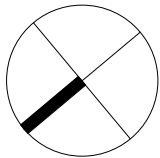
MODIFICATIONS:

1. ROW CHANGED: TOOK OUT LEVEL 58, QUANTITY CHANGED TO 13.
2. NEW ROW FOR LEVEL 58 WITH NEW APARTMENT TYPE UA-02A (3 BEDROOM).

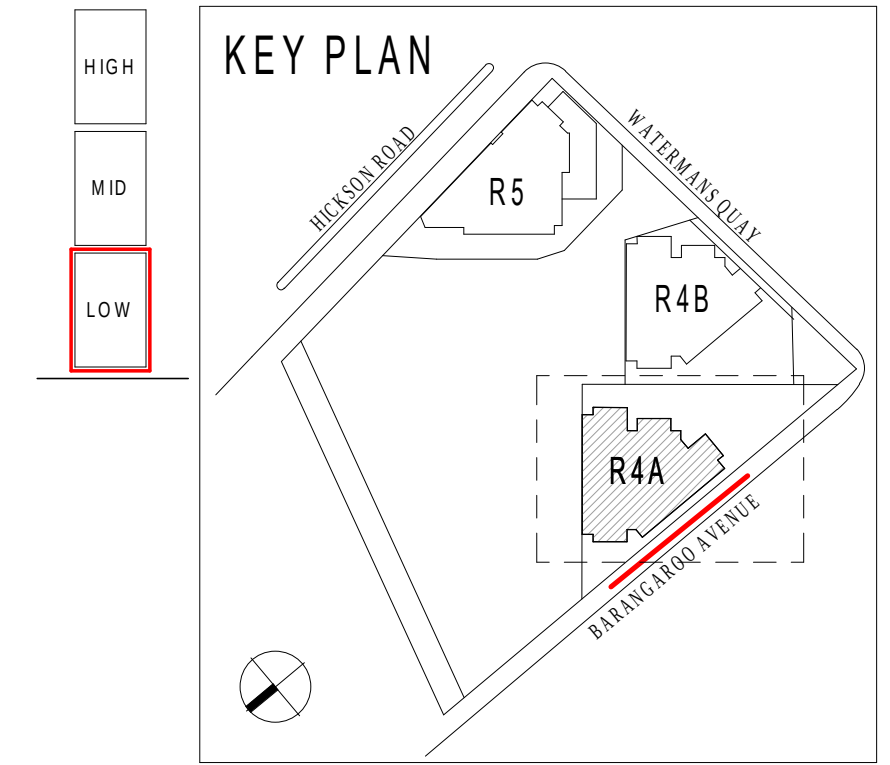
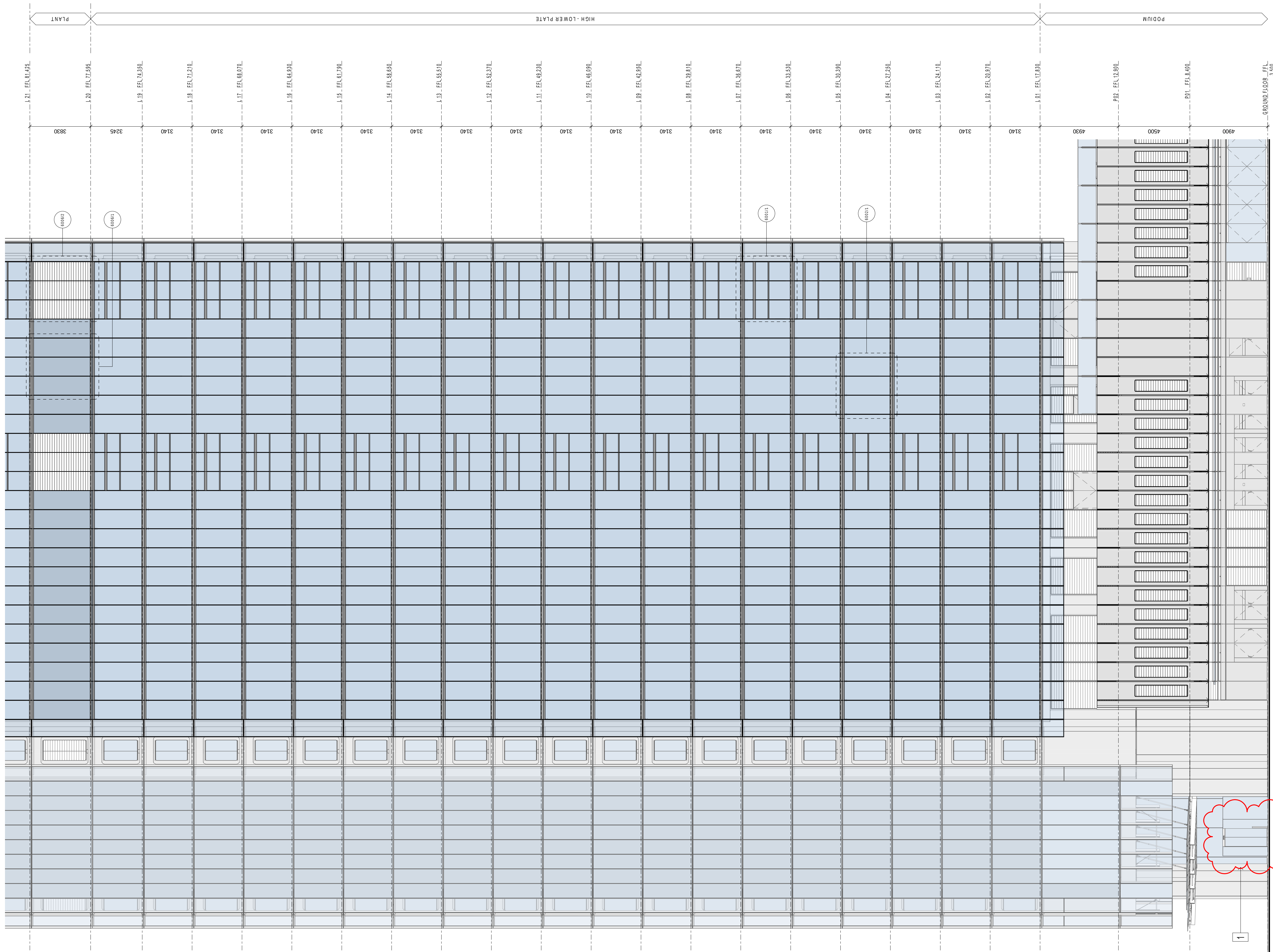
KEY PLAN



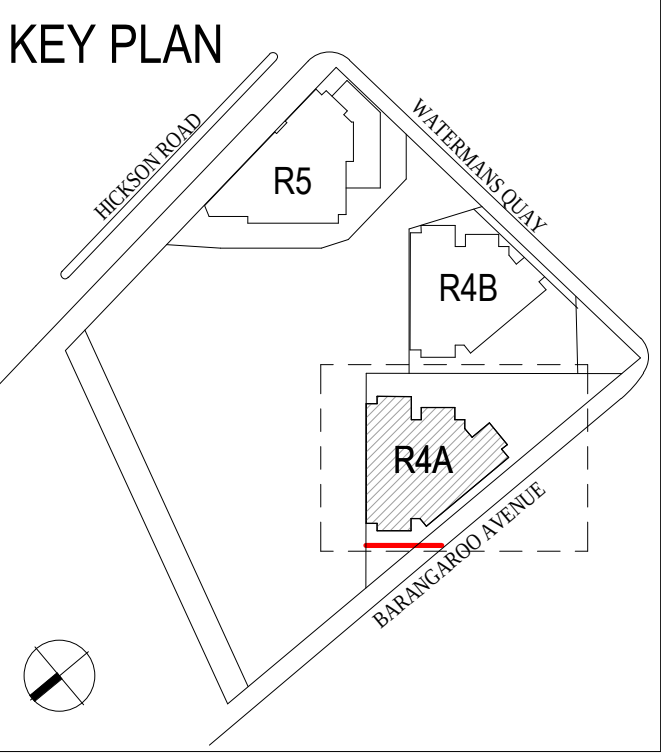
R4A
ELEVATION WEST (BARANGAROO AVE)



MODIFICATION:
1. UPDATED ENTRY VESTIBULE DESIGN



MODIFICATION:
1. UPDATED ENTRY VESTIBULE DESIGN



- MODIFICATION:
1. REVISED SIGNAGE ZONE (SEE SUPPLEMENTARY DESIGN STATEMENT FOR FURTHER DETAILS)
 2. UPDATED ENTRY VESTIBULE DESIGN
 3. DELETION OF APPROVED SIGNAGE ZONE

