

ONE SYDNEY HARBOUR

BARANGAROO SOUTH

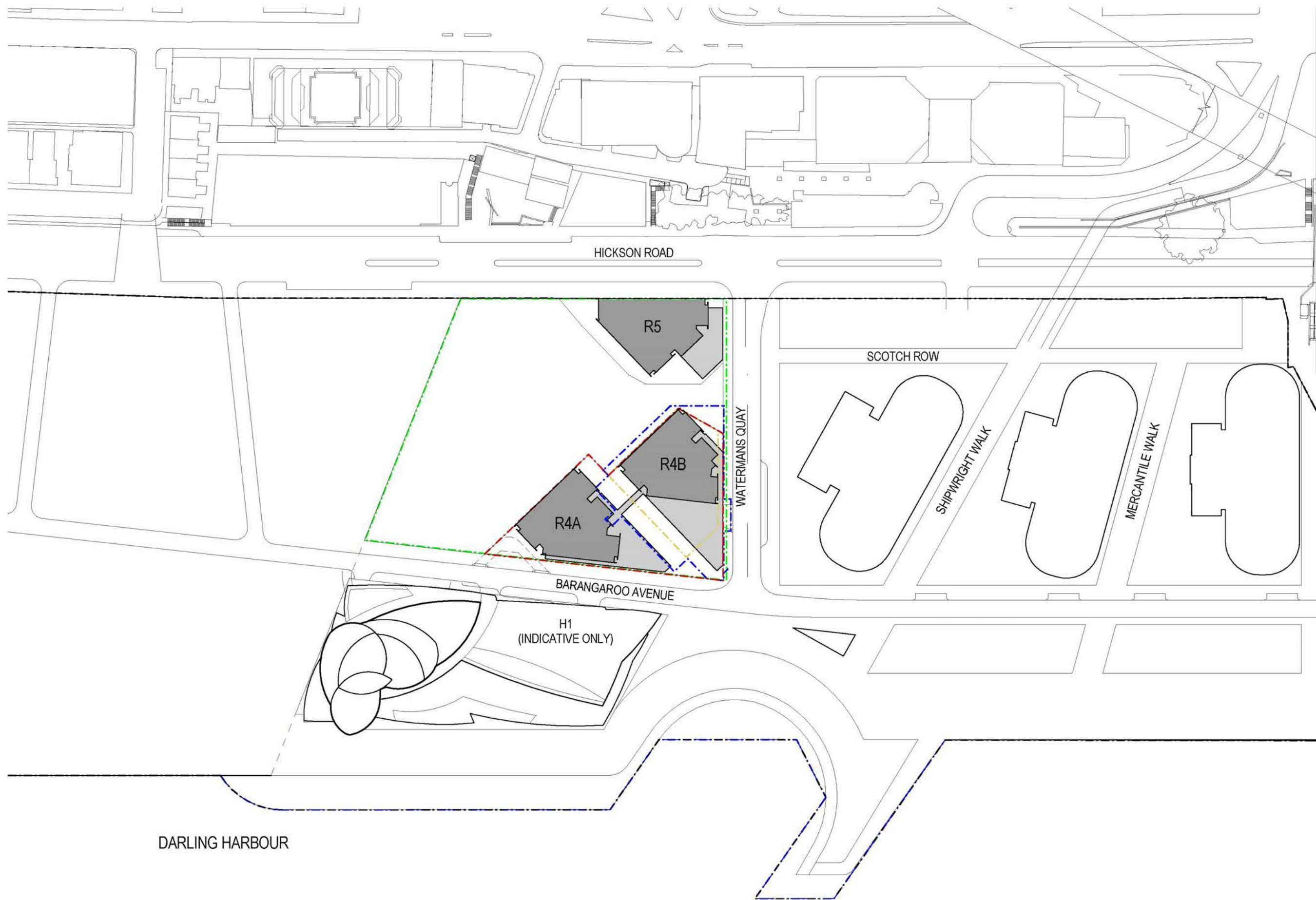


Stage 1B - Building R4B

Development Application

ARCHITECTURAL DRAWINGS

BR4B _ASD_PA1_0000	TITLE SHEET AND DRAWING LIST	BR4B _ASD_PA1_4001	ELEVATION NORTH-EAST (PARK)
BR4B _ASD_PA1_0001	CONTEXT PLAN	BR4B _ASD_PA1_4002	ELEVATION WEST (BARANGAROO AVE)
BR4B _ASD_PA1_0002	SITE PLAN	BR4B _ASD_PA1_4003	ELEVATION SOUTH-EAST (LIFT LOBBY)
BR4B _ASD_PA1_0004	SITE PLAN SETTING OUT	BR4B _ASD_PA1_4004	ELEVATION SOUTH (WATERMANS QUAY)
BR4B _ASD_PA1_0005	THERMAL PERFORMANCE ASSESSMENT	BR4B _ASD_PA1_4005	NORTH - EAST ENLARGED ELEVATION (PARK) - LOW RISE
BR4B _ASD_PA1_1001	SETOUT PLAN BASEMENT LEVEL B4	BR4B _ASD_PA1_4006	NORTH - EAST ENLARGED ELEVATION (PARK) - MID RISE
BR4B _ASD_PA1_1002	SETOUT PLAN BASEMENT LEVEL B3	BR4B _ASD_PA1_4007	NORTH - EAST ENLARGED ELEVATION (PARK) - HIGH RISE
BR4B _ASD_PA1_1003	SETOUT PLAN BASEMENT LEVEL B2	BR4B _ASD_PA1_4008	WEST ENLARGED ELEVATION (BARANGAROO AVE) - LOW RISE
BR4B _ASD_PA1_1004	SETOUT PLAN BASEMENT LEVEL B1	BR4B _ASD_PA1_4009	WEST ENLARGED ELEVATION (BARANGAROO AVE) - MID RISE
BR4B _ASD_PA1_1005	SETOUT PLAN BASEMENT LEVEL B0	BR4B _ASD_PA1_4010	WEST ENLARGED ELEVATION (BARANGAROO AVE) - HIGH RISE
BR4B _ASD_PA1_2000	PLAN GROUND FLOOR LEVEL 00	BR4B _ASD_PA1_4201	SIGNAGE ZONE SOUTH - EAST ELEVATION
BR4B _ASD_PA1_2001	PLAN PODIUM LEVEL P1	BR4B _ASD_PA1_5001	OVERALL SECTION AA
BR4B _ASD_PA1_2002	PLAN PODIUM LEVEL P2	BR4B _ASD_PA1_5002	OVERALL SECTION BB
BR4B _ASD_PA1_3001	PLAN LOWER PLATE LEVEL 01	BR4B _ASD_PA1_6001	WINTERGARDEN AND BALCONY FACADE DETAILS
BR4B _ASD_PA1_3002	PLAN LOWER PLATE LEVEL 02-03	BR4B _ASD_PA1_6002	OPEN CAVITY FACADE DETAILS
BR4B _ASD_PA1_3004	PLAN LOWER PLATE LEVEL 04-19	BR4B _ASD_PA1_6003	PENTHOUSE NORTH FACADE DETAILS WINTERGARDEN
BR4B _ASD_PA1_3020	PLAN PLANT LEVEL 20	BR4B _ASD_PA1_6004	PENTHOUSE NORTH FACADE DETAILS OPEN CAVITY FACADE
BR4B _ASD_PA1_3021	PLAN LOWER PLATE LEVEL 21-32	BR4B _ASD_PA1_6005	PENTHOUSE WEST FACADE DETAILS
BR4B _ASD_PA1_3033	PLAN MID PLATE LEVEL 33	BR4B _ASD_PA1_6006	PLANT LEVEL FACADE DETAILS
BR4B _ASD_PA1_3034	PLAN MID PLATE LEVEL 34-38	BR4B _ASD_PA1_6007	NORTH - WEST, SOUTH, AND SOUTH - EAST FACADE DETAILS
BR4B _ASD_PA1_3039	PLAN MID PLATE LEVEL 39	BR4B _ASD_PA1_6008	PODIUM FACADE DETAILS
BR4B _ASD_PA1_3040	PLAN MID PLATE LEVEL 40-48	BR4B _ASD_PA1_6009	LOBBY FACADE DETAILS
BR4B _ASD_PA1_3049	PLAN PLANT LEVEL 49	BR4B _ASD_PA1_6010	TYPICAL RETAIL ENTRY SYSTEMS
BR4B _ASD_PA1_3050	PLAN MID PLATE LEVEL 50-55	BR4B _ASD_PA1_6011	BRIDGE
BR4B _ASD_PA1_3056	PLAN PENTHOUSE LEVEL 56	BR4B _ASD_PA1_9000	GFA CALCULATION
BR4B _ASD_PA1_3057	PLAN PENTHOUSE LEVEL 57	BR4B _ASD_PA1_9001	GFA CALCULATION PLAN - SHEET 1
BR4B _ASD_PA1_3058	PLAN ROOF LEVEL 58	BR4B _ASD_PA1_9002	GFA CALCULATION PLAN - SHEET 2
		BR4B _ASD_PA1_9003	GFA CALCULATION PLAN - SHEET 3
		BR4B _ASD_PA1_9004	GFA CALCULATION PLAN - SHEET 4
		BR4B _ASD_PA1_9005	GFA CALCULATION PLAN - SHEET 5
		BR4B _ASD_PA1_9006	GFA CALCULATION PLAN - SHEET 6
		BR4B _ASD_PA1_9007	GFA CALCULATION PLAN - SHEET 7



KEY PLAN

LEGEND

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

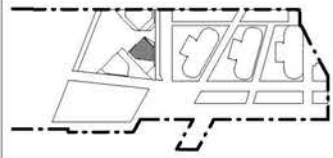
DARLING HARBOUR

H1
(INDICATIVE ONLY)



HICKSON ROAD

KEY PLAN



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WATERMANS QUAY

BARANGAROO AVENUE

R4B
SITE PLAN

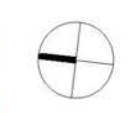


PRINCIPAL ARCHITECT:
RPBW
REXCO PLANO BUILDING WORKSHOP
Via P.P. Rubens 28, 16150 Omegna - Italy
Emanuela Baglietto | Nominated Architect
NSW ARB 9512

EXECUTIVE ARCHITECT:
Lend Lease Design
ABN 97 000 098 162
30 The Bond, 30 Hickson Road
Millers Point, NSW, 2000
Stephanie Smith | Nominated Architect
NSW ARB 6480

Scale 1 : 250 @ A1 Scale 1:500 @ A3
0 12.5M 125M

Checked:
Milan Busina
08.02.2017
Approved:
Stephanie Smith
08.02.2017



Drawing: BR4B_ASD_PA1_0002
Date: 8 FEB 2017 Revision: 18
DEVELOPMENT APPLICATION



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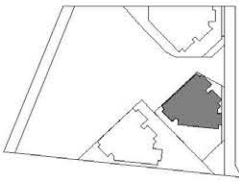
Considering code requirements and the thermal performance of the apartments as assessed with Accurate for BASIX compliance, the minimum thermal performance requirements are given below for the dwellings in the R4B building only. Note that these requirements are for thermal purposes only and do not consider Acoustic requirements or other which may dictate insulation or other for non-thermal purposes.

Typical Thermal Performance – subject to design development and final façade design

Area	Build Up	Minimum Thermal Performance Requirements
External Wall to Conditioned Space	Outside to Inside: Concrete, Thermal Insulation (R1.0, up to 50mm thickness) and foil faced air gap; Plasterboard	This represents the minimum performance for all external walls
Internal wall to Corridor	Plasterboard; Concrete or concrete block; Plasterboard	No thermal insulation required.
Internal Wall to Core / BoH	Plasterboard; Concrete or concrete block	No thermal insulation required.
Internal walls between dwellings	Uninsulated concrete with plasterboard lining	No thermal insulation required.
Internal walls within dwellings	Plasterboard on studs	No thermal insulation required.
West, North East glazed facades		
Typical Excluding penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 2.92 W/m².K SHGC 0.42
Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 2.00 W/m².K SHGC 0.18
Wintergarden/ balcony doors		
Typical Excluding penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 4.80 W/m².K SHGC 0.59
Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 3.60 W/m².K SHGC 0.54
North-West, South & South East Glazed Façades		
Typical Excluding penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 4.80 W/m².K SHGC 0.59
Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 2.90 W/m².K SHGC 0.51
Penthouse – roof level clerestory		Overall system properties (Glass + Frame) must be equal to or better than; U-value 3.60 W/m².K SHGC 0.54
Lift Lobby Glazed Facades		
Typical		System properties must be equal to or better than; U-value 4.80 W/m².K SHGC 0.59
Penthouse – lift lobby corridor		Overall system properties (Glass + Frame) must be equal to or better than; U-value 2.90 W/m².K SHGC 0.51
Floors/Ceilings		
Floor finishes	Not yet specified except for apartment PB-01 where tiles or stone floor finishes are to be used throughout the apartment	
Floors exposed to ambient on underside	Floor finish (as above); Concrete; Thermal insulation (R1.0, up to 50mm thickness); Fibre cement sheet	This represents the minimum performance.

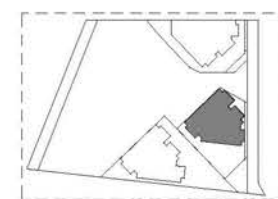
Typical between dwellings	Suspended plasterboard ceiling; concrete slab	No thermal insulation required.
Floors adjacent to plant	Typical Floor finish (as above); Concrete; Thermal insulation (R1.0, up to 50mm thickness)	This represents the minimum performance.
Ceilings adjacent to plant	Typical Concrete; Thermal insulation (R1.0, up to 50mm thickness) Non-typical (R4B, MB-04 Level 48) Floor finish (as above); Concrete; Thermal insulation (R1.5, up to 100mm thickness)	This represents the minimum performance.
Roof	Typical Concrete; Thermal insulation (R2.5, up to 100mm thickness)	This represents the minimum performance.

KEY PLAN





KEY PLAN



LEGEND

- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- RETAIL CARS
- 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

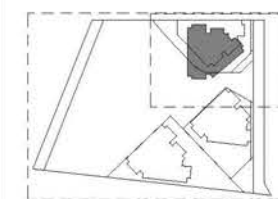
NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION.





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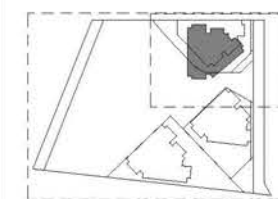
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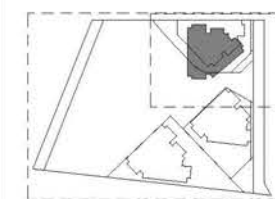
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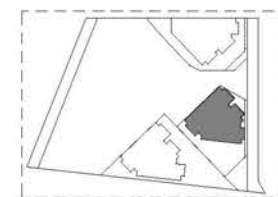
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KEY PLAN



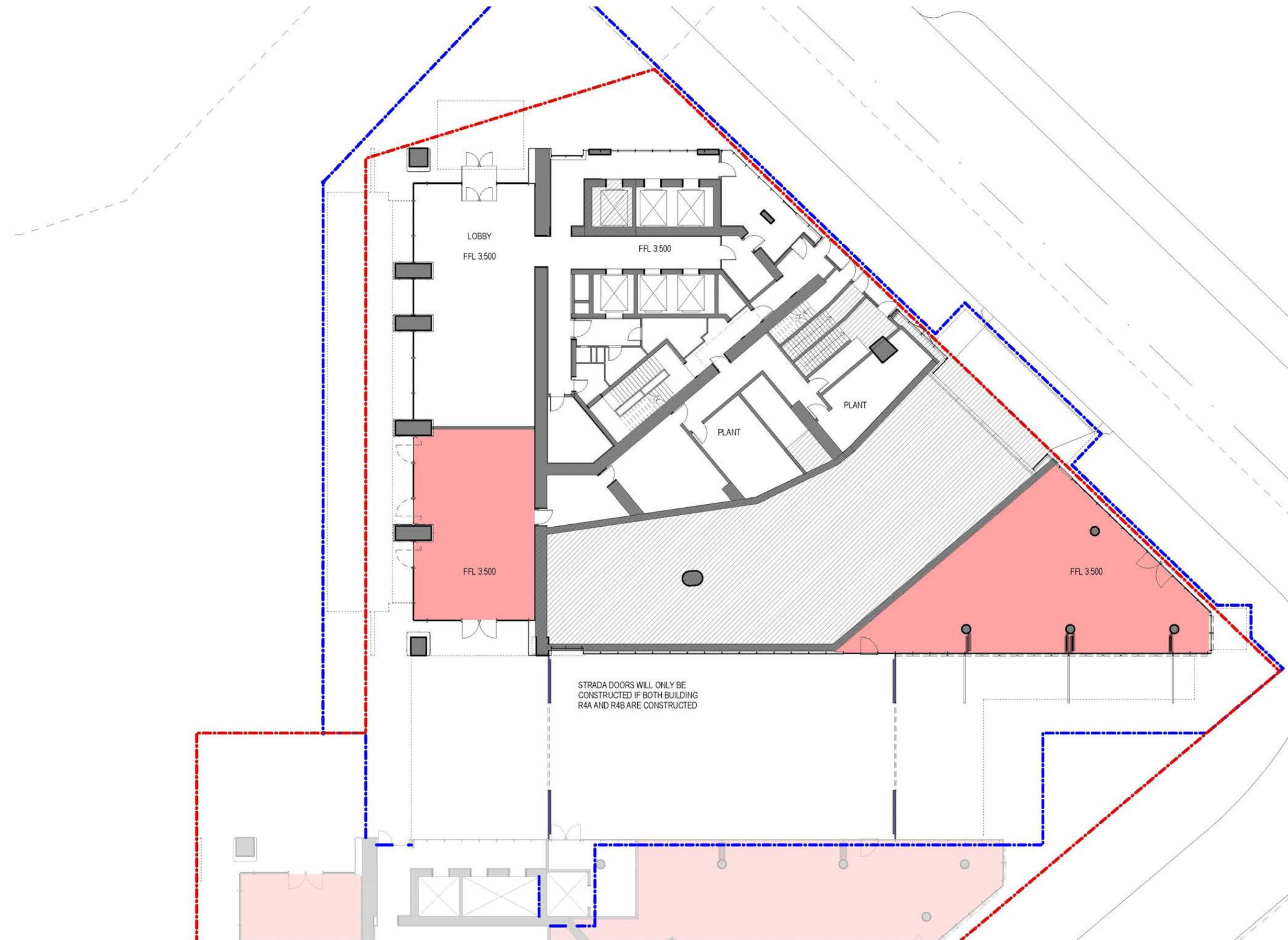
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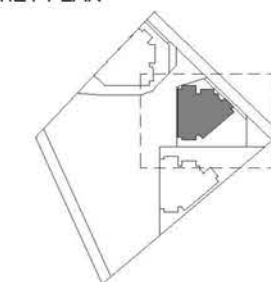
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KEY PLAN



LEGEND

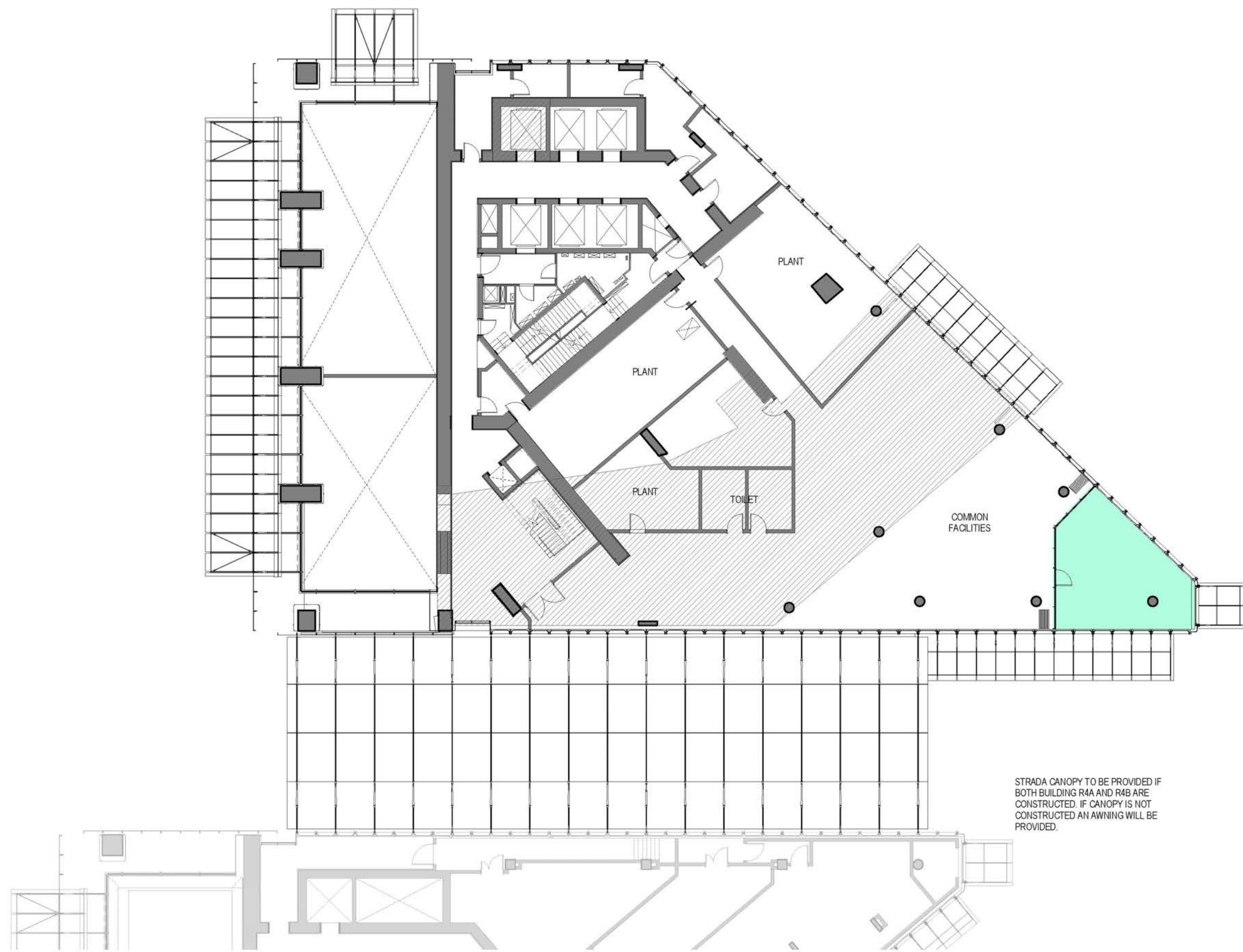
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM
- PENTHOUSE
- BALCONY
- WINTERGARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES

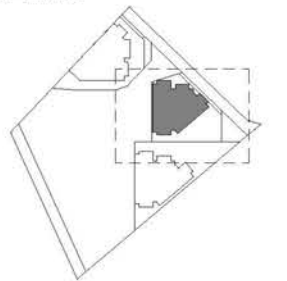
- SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.
- GROUND FLOOR FACADE INDICATIVE ONLY. REFER TO GROUND FLOOR FACADE TYPOLOGY DRAWINGS IN DESIGN STATEMENT.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.
- SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

LEVEL	R.L.
Ground Floor	3.500





KEY PLAN



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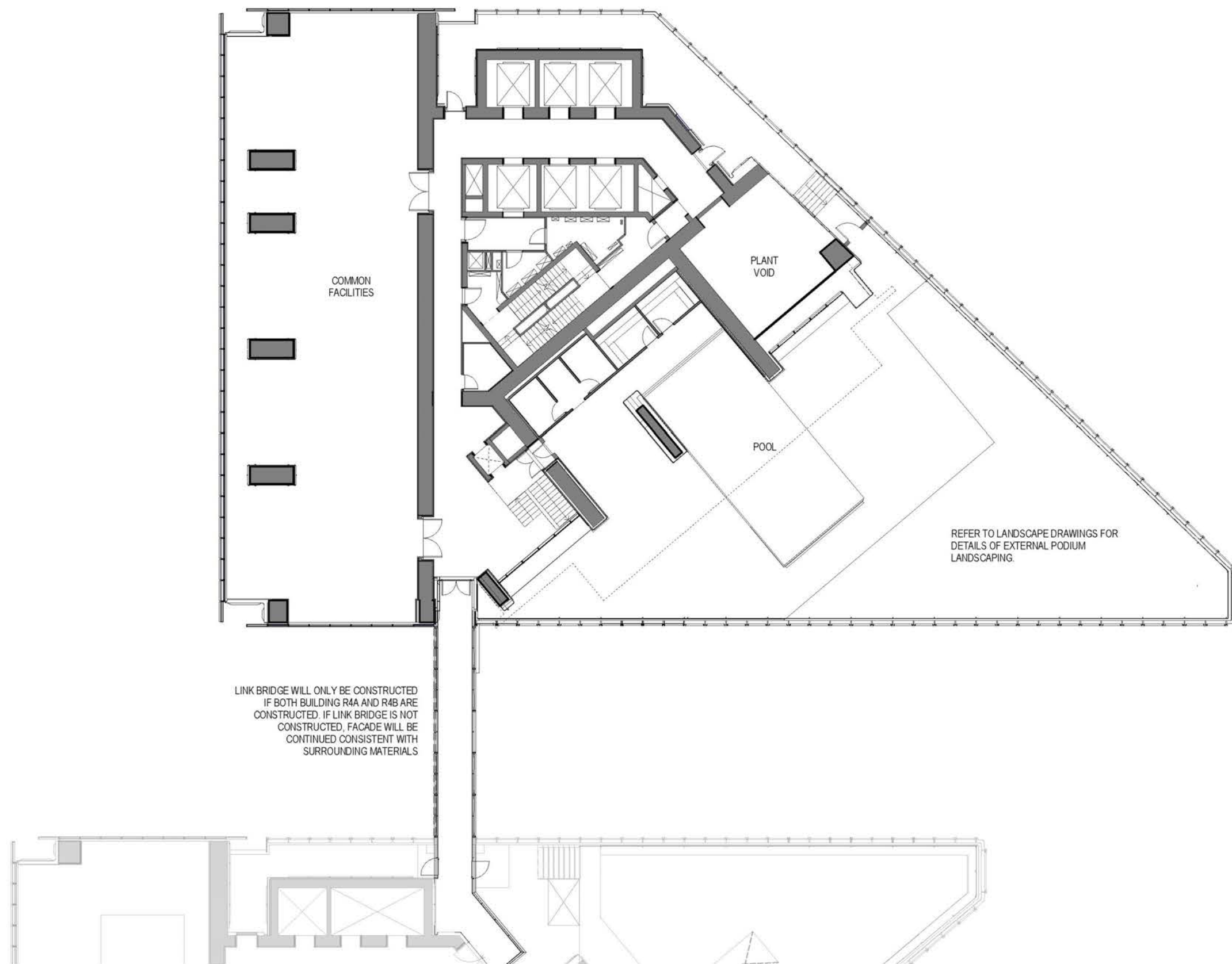
NOTES

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

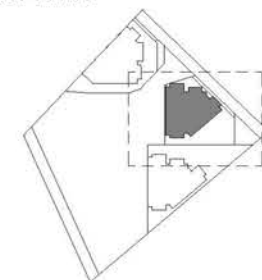
SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

LEVEL	R.L.
Podium P1	8.400





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

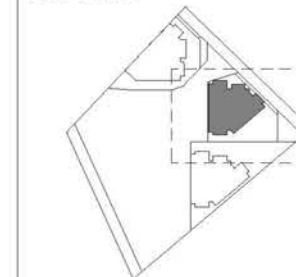
SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

LEVEL	R.L.
Podium P2	12.900





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- 1-BEDROOM
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- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES

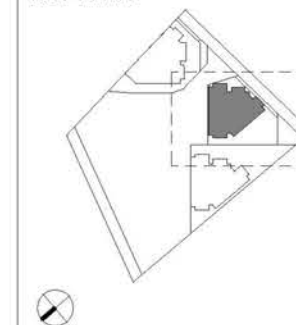
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L01	17.830





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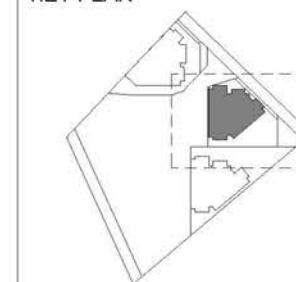
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L03	24.110
R4B L02	20.970





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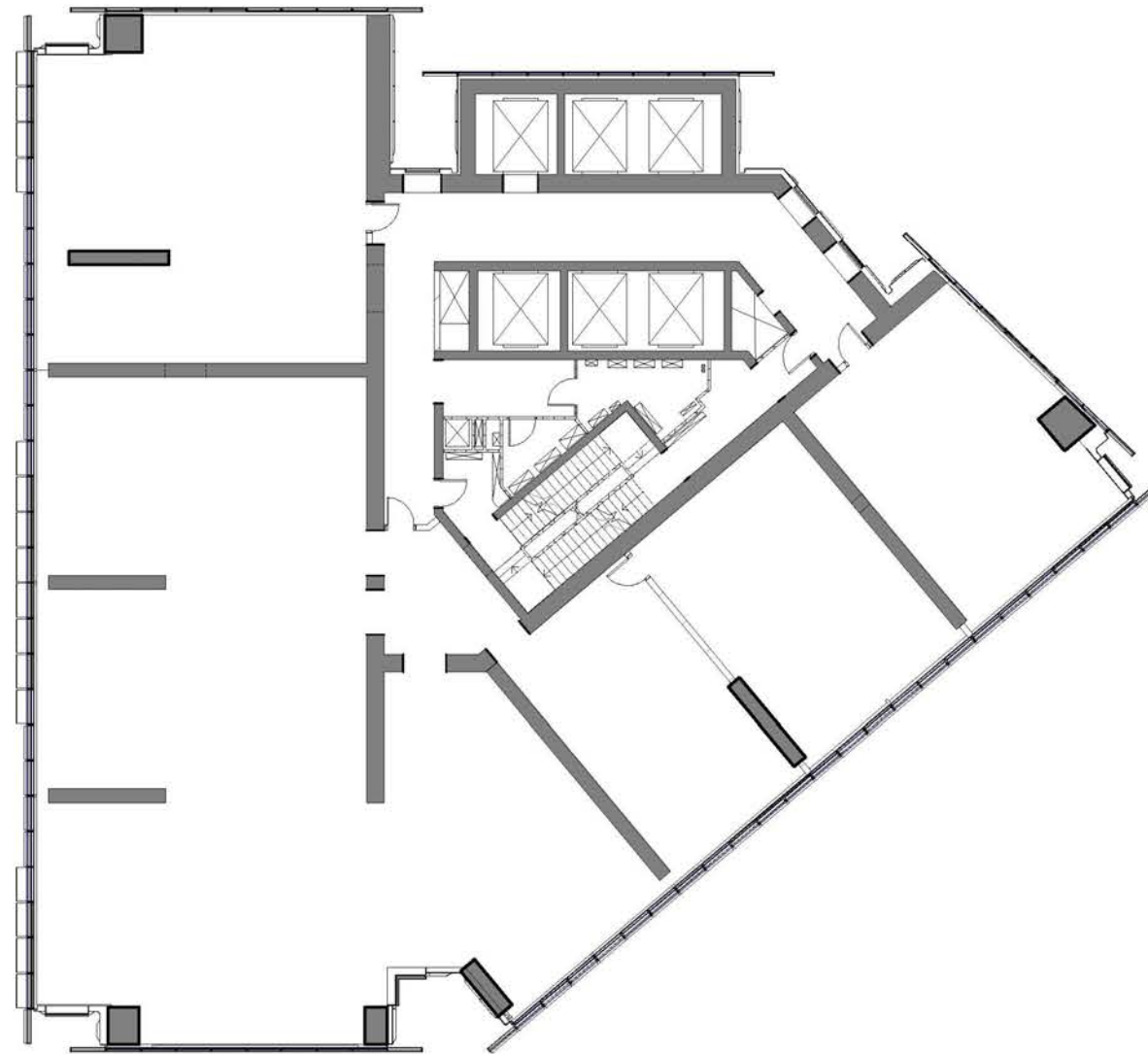
NOTES



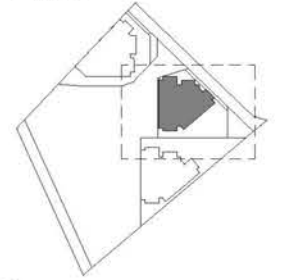
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L19	74.350
R4B L18	71.210
R4B L17	68.070
R4B L16	64.930
R4B L15	61.790
R4B L14	58.650
R4B L13	55.510
R4B L12	52.370
R4B L11	49.230
R4B L10	46.090
R4B L09	42.950
R4B L08	39.810
R4B L07	36.670
R4B L06	33.530
R4B L05	30.390
R4B L04	27.250





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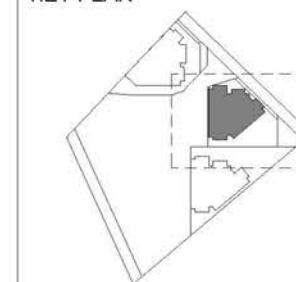
SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

LEVEL	R L
R4B L20 Plant	77.595





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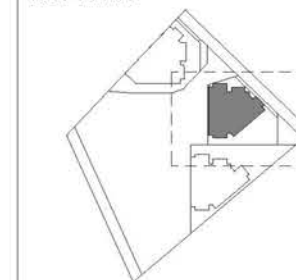
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LEVEL	R L
R4B L32	115.965
R4B L31	112.825
R4B L30	109.685
R4B L29	106.545
R4B L28	103.405
R4B L27	100.265
R4B L26	97.125
R4B L25	93.985
R4B L24	90.845
R4B L23	87.705
R4B L22	84.565
R4B L21	81.425





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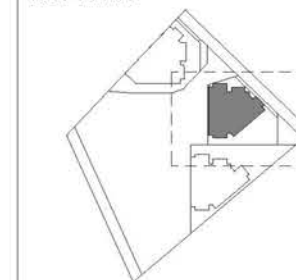
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L33	119.305





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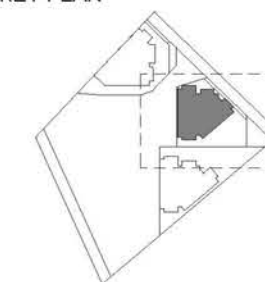
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L38	135.005
R4B L37	131.865
R4B L36	128.725
R4B L35	125.585
R4B L34	122.445





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- 4-BEDROOM
- PENTHOUSE
- BALCONY
- WINTERGARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES



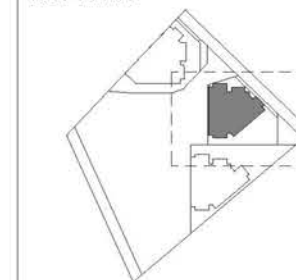
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R L
R4B L39	138.145





KEY PLAN



LEGEND

- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
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- BALCONY
- WINTERGARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

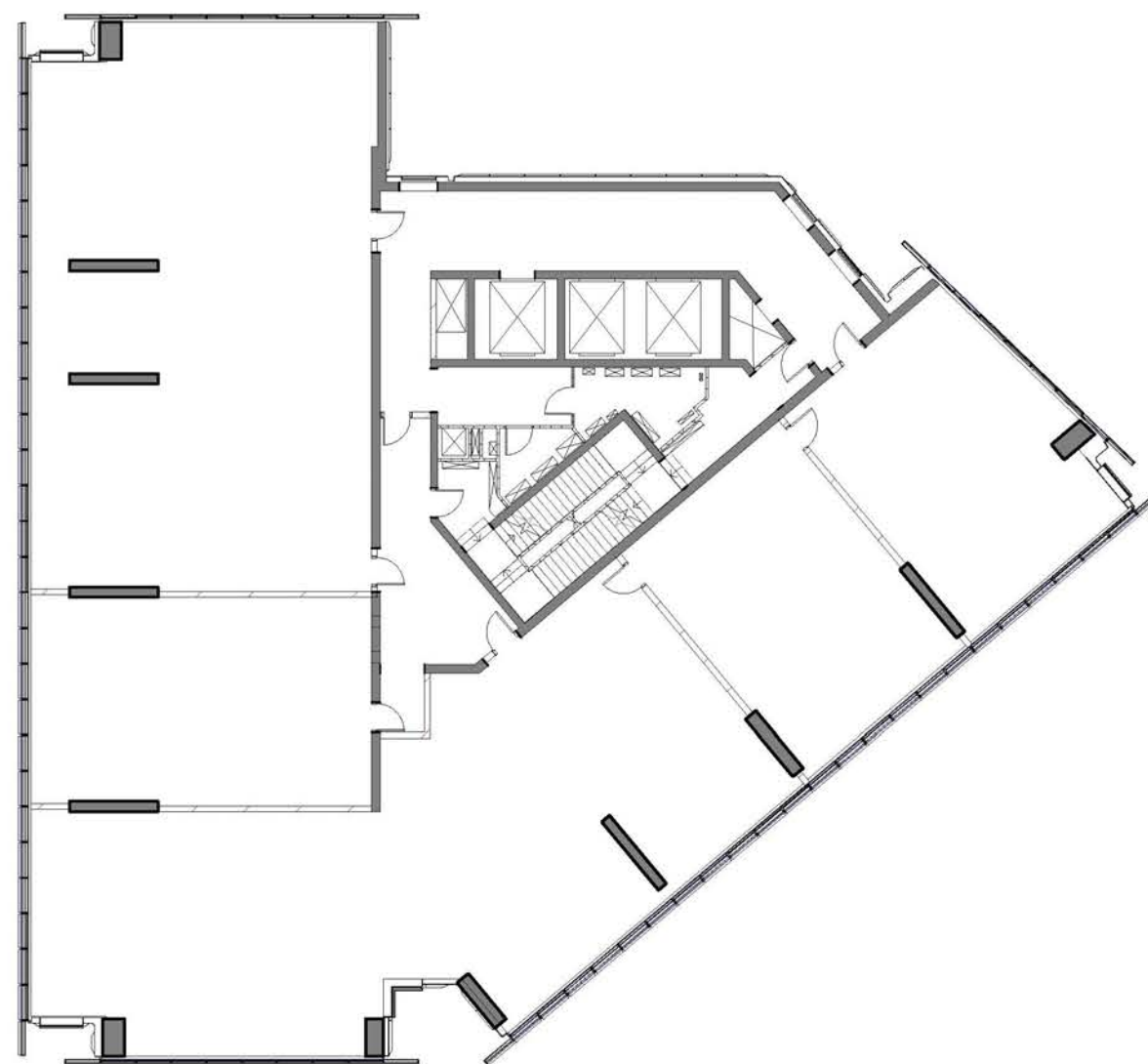
NOTES



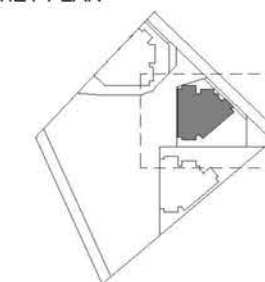
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R L
R4B L48	168.205
R4B L47	164.765
R4B L46	161.325
R4B L45	157.885
R4B L44	154.445
R4B L43	151.005
R4B L42	147.565
R4B L41	144.125
R4B L40	141.285





KEY PLAN



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NOTES



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

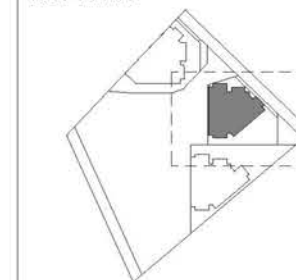
SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

LEVEL	R.L.
R4B L49 Plant	171.750





KEY PLAN



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- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES



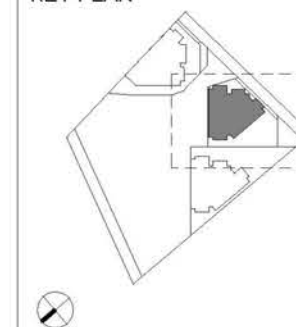
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R L
R4B L55	193.305
R4B L54	189.865
R4B L53	186.425
R4B L52	182.985
R4B L51	179.545
R4B L50	176.105





KEY PLAN



LEGEND

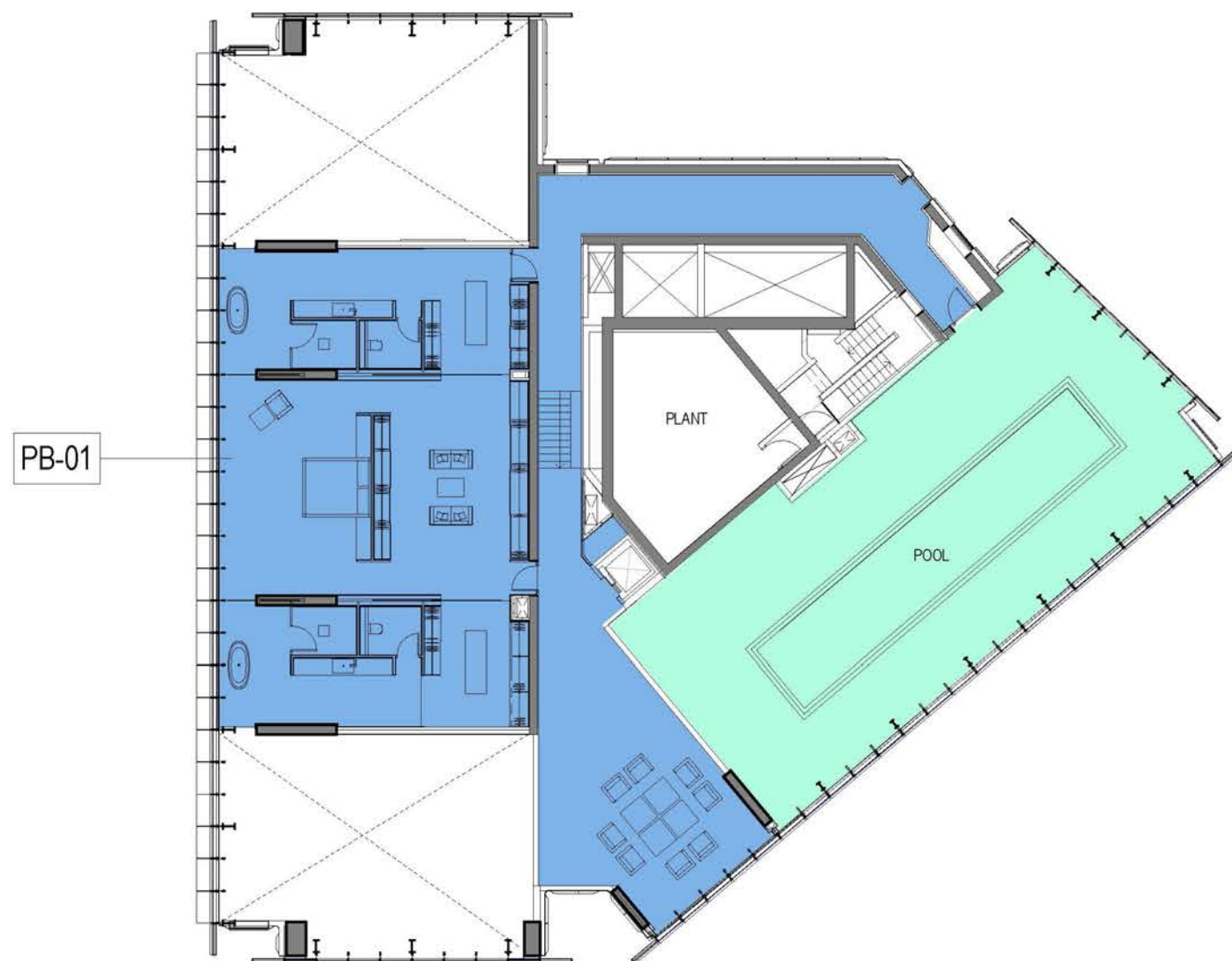
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
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- PENTHOUSE
- BALCONY
- WINTERGARDEN
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- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES

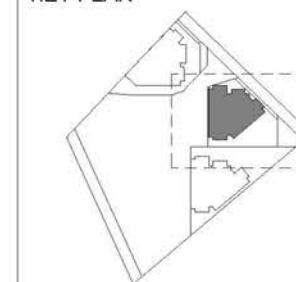
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R L
R4B L56	197.250





KEY PLAN



LEGEND

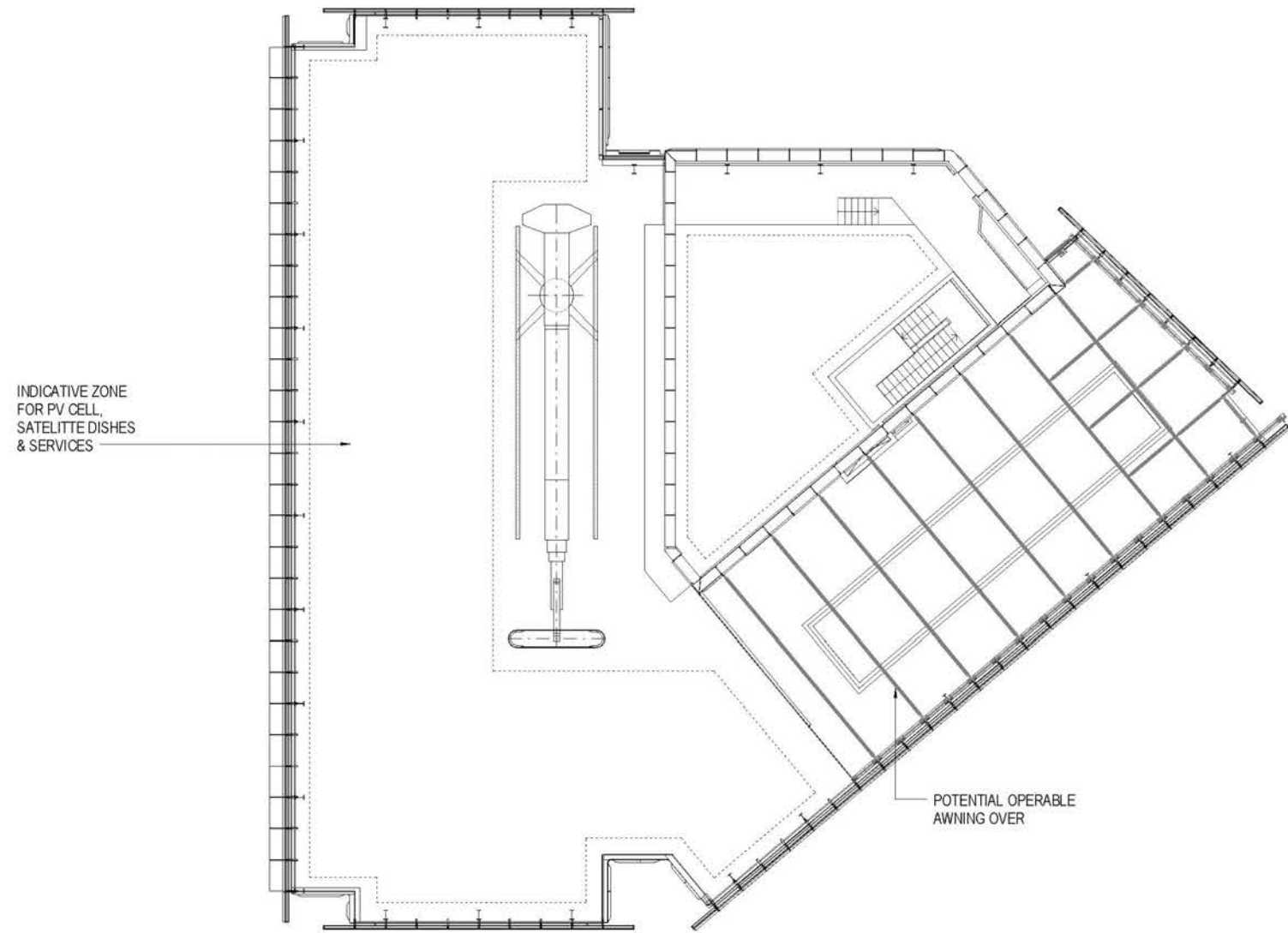
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM
- PENTHOUSE
- BALCONY
- WINTERGARDEN
- RETAIL
- BUILDING ENVELOPE BOUNDARY
- DEVELOPMENT APPLICATION BOUNDARY
- LINE OF BUILDING OVER

NOTES

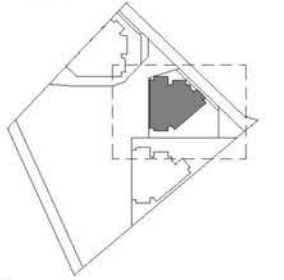
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.

LEVEL	R.L.
R4B L57	202.600





KEY PLAN



LEGEND

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

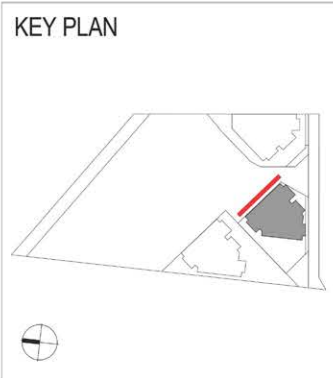
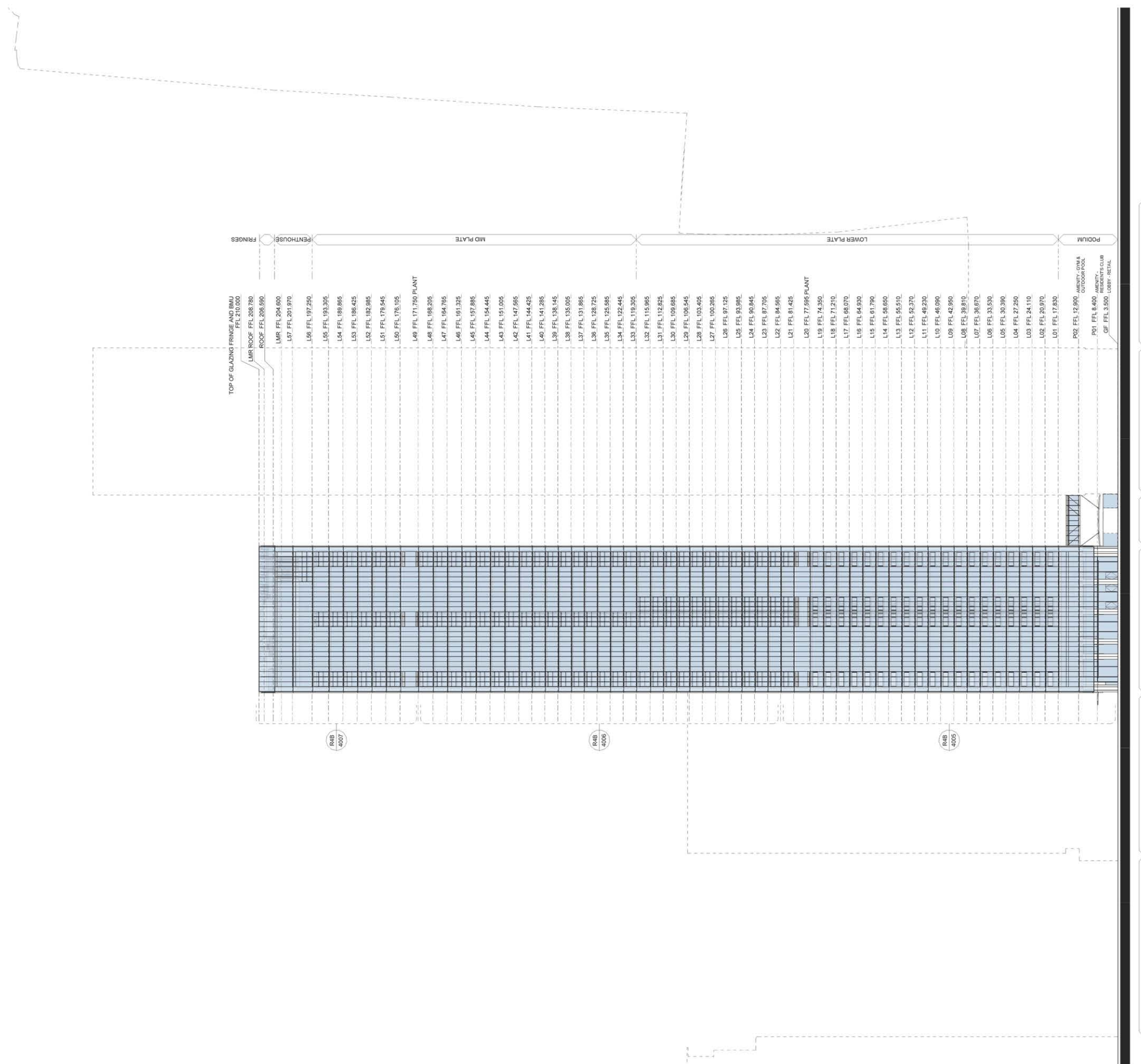
BUILDING MAINTENANCE UNIT DRAWN INDICATIVELY.

LEVEL	R L
R4B Roof Level	206.590



R4B ELEVATION NORTH-EAST (PARK)

Scale 1 : 500 @ A1 Scale 1:1000 @ A3



R4B
ELEVATION WEST (BARANGAROO AVENUE)

Scale 1 : 500 @ A1 Scale 1:1000 @ A3



Drawing: BR4B_ASD_PA1_4002

Date: 08 FEB 2017 Revision: 18

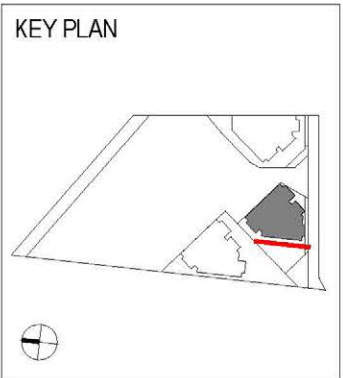
DEVELOPMENT APPLICATION



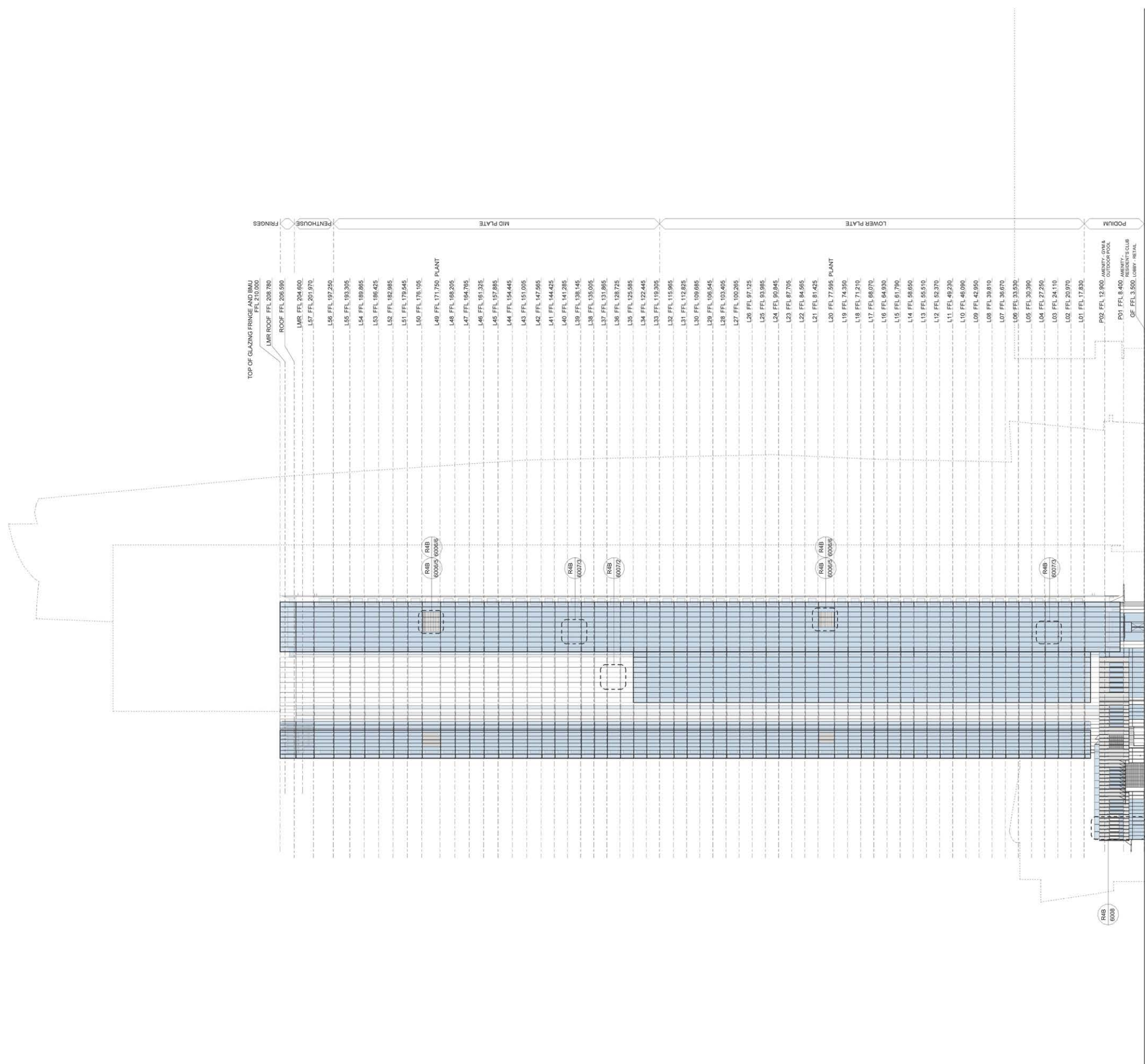
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 20, 16158 Genova - Italy
Emanuela Baglietto | Nominated Architect
NSW ARB 9512

EXECUTIVE ARCHITECT:
Lend Lease Design
ABN 97 000 098 162
30 The Bond, 30 Hickson Road
Millers Point, NSW, 2000

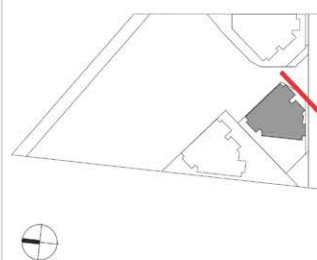
Stephanie Smith | Nominated Architect
NSW ARB 6480



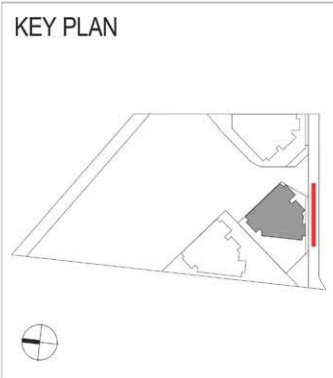
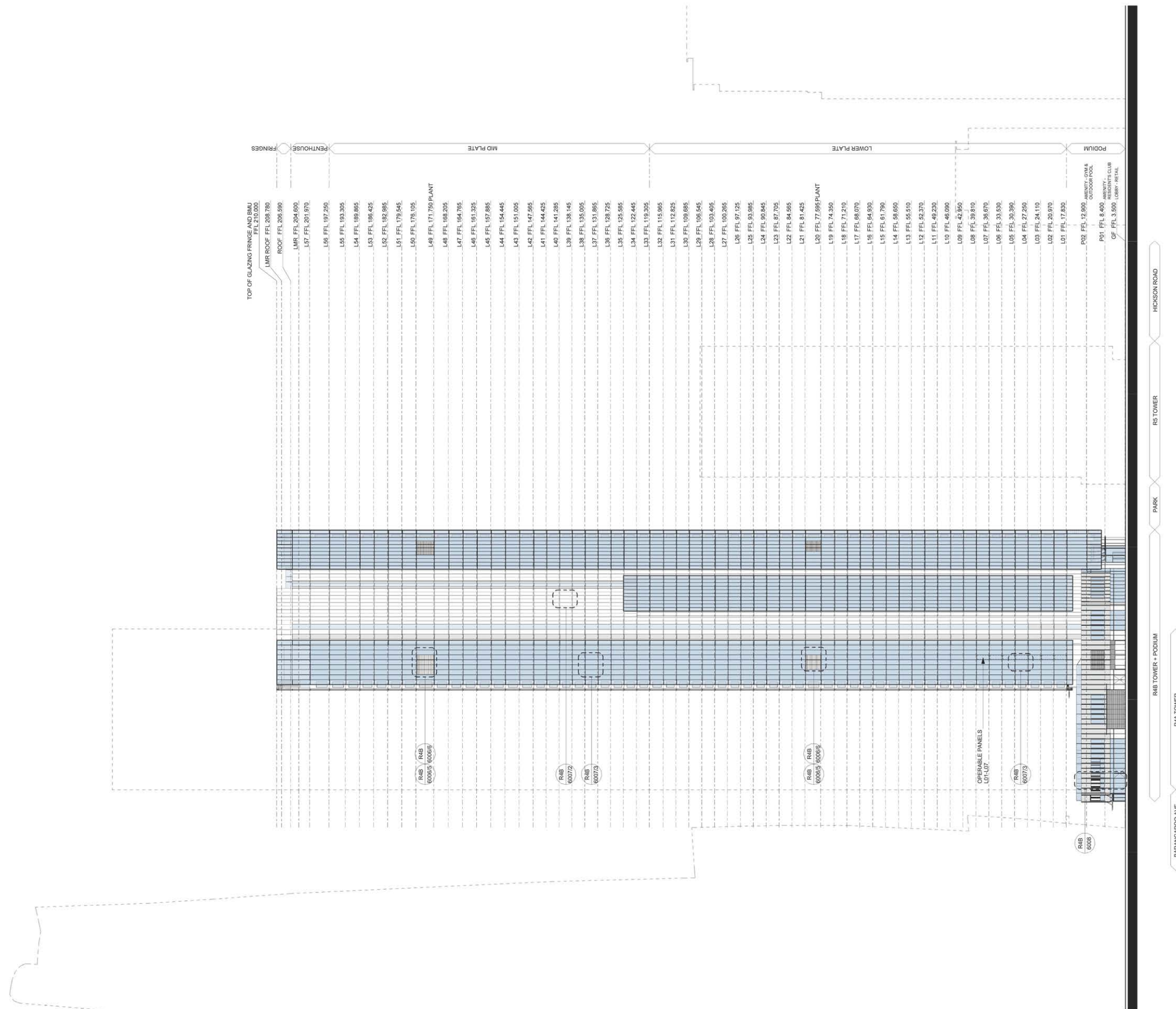
R4B ELEVATION SOUTH-EAST (LIFT LOBBY)

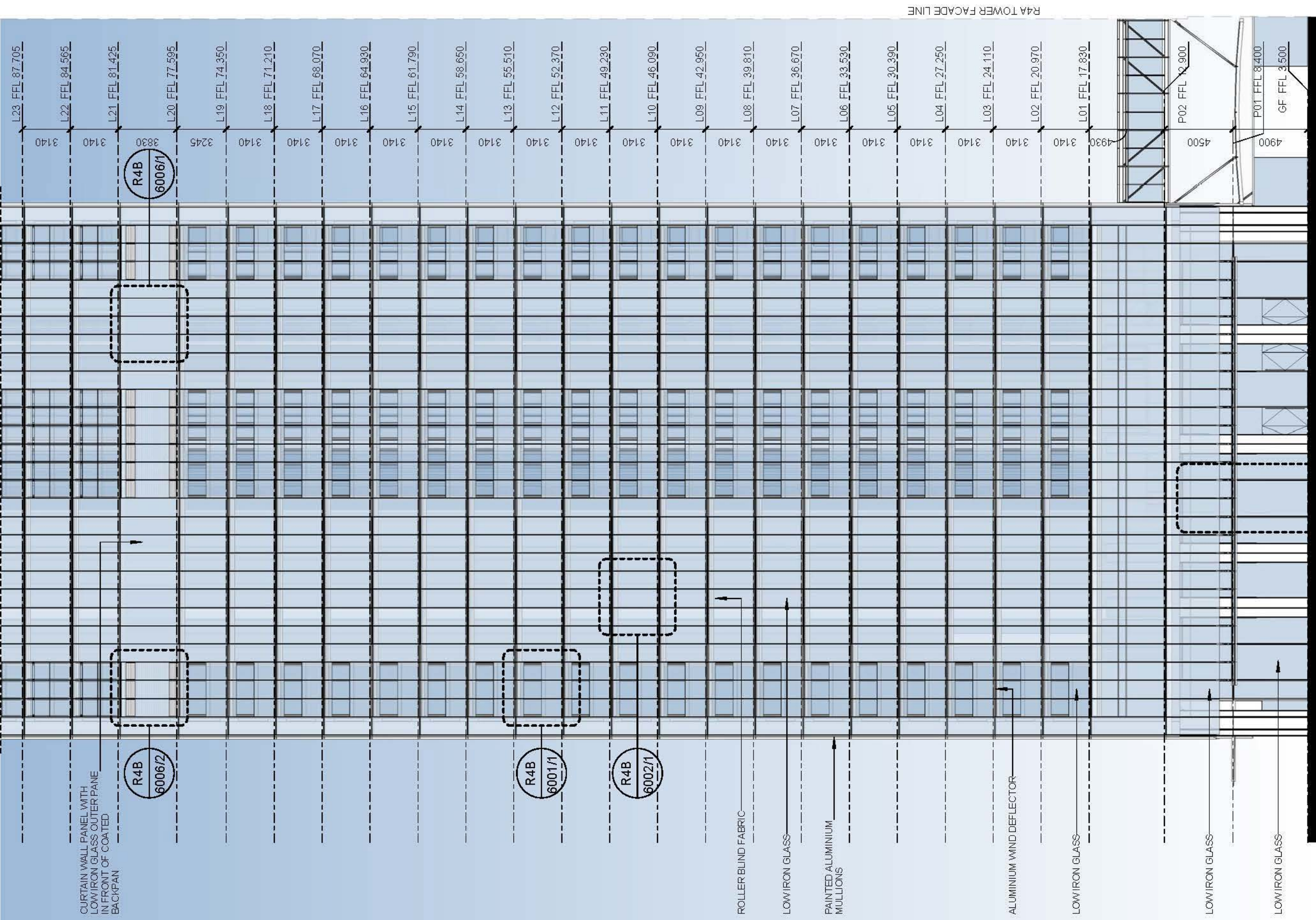
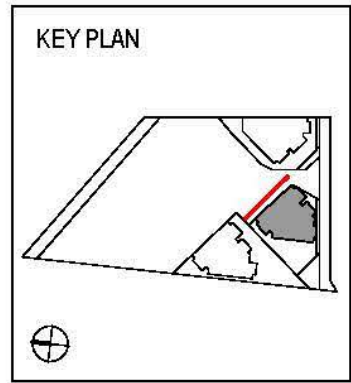


KEY PLAN



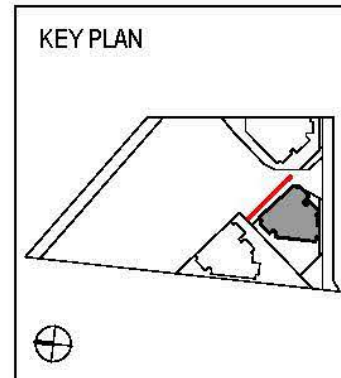
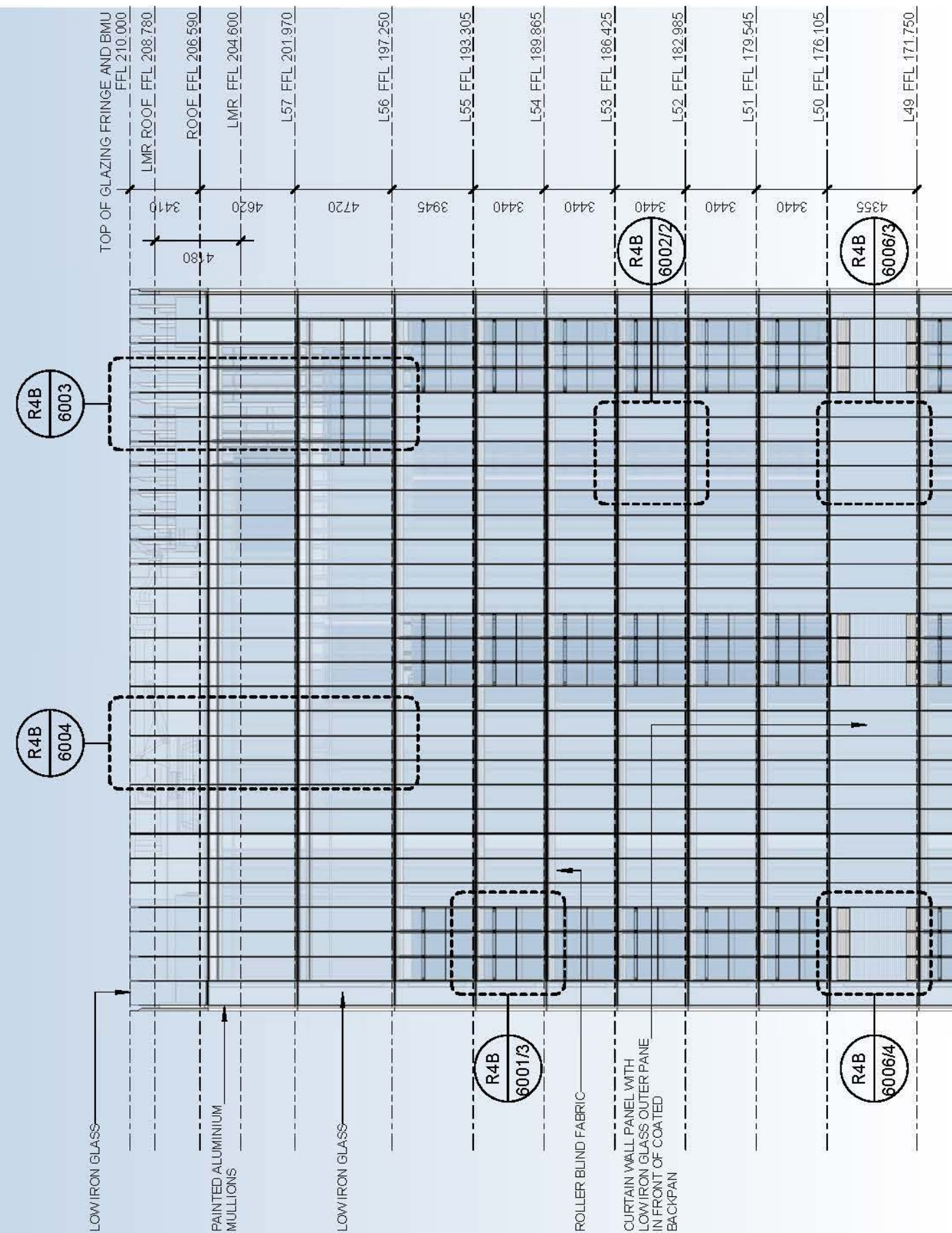
R4B ELEVATION SOUTH (WATERMANS QUAY)





R4B NORTH-EAST ENLARGED ELEVATION (PARK) - HIGH RISE

Scale 1 : 250 @ A3



Drawing: BR4B_ASD_PA1_4007

Date: 08 FEB 2017

Revision: 18

DEVELOPMENT APPLICATION

