

R4B
WEST ENLARGED ELEVATION (BARANGAROO AVE) - HIGH RISE

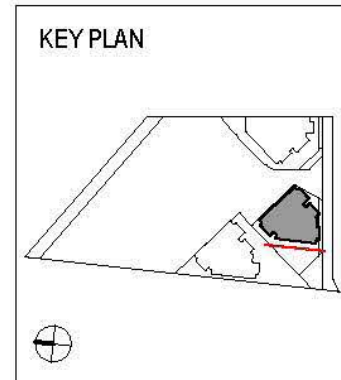
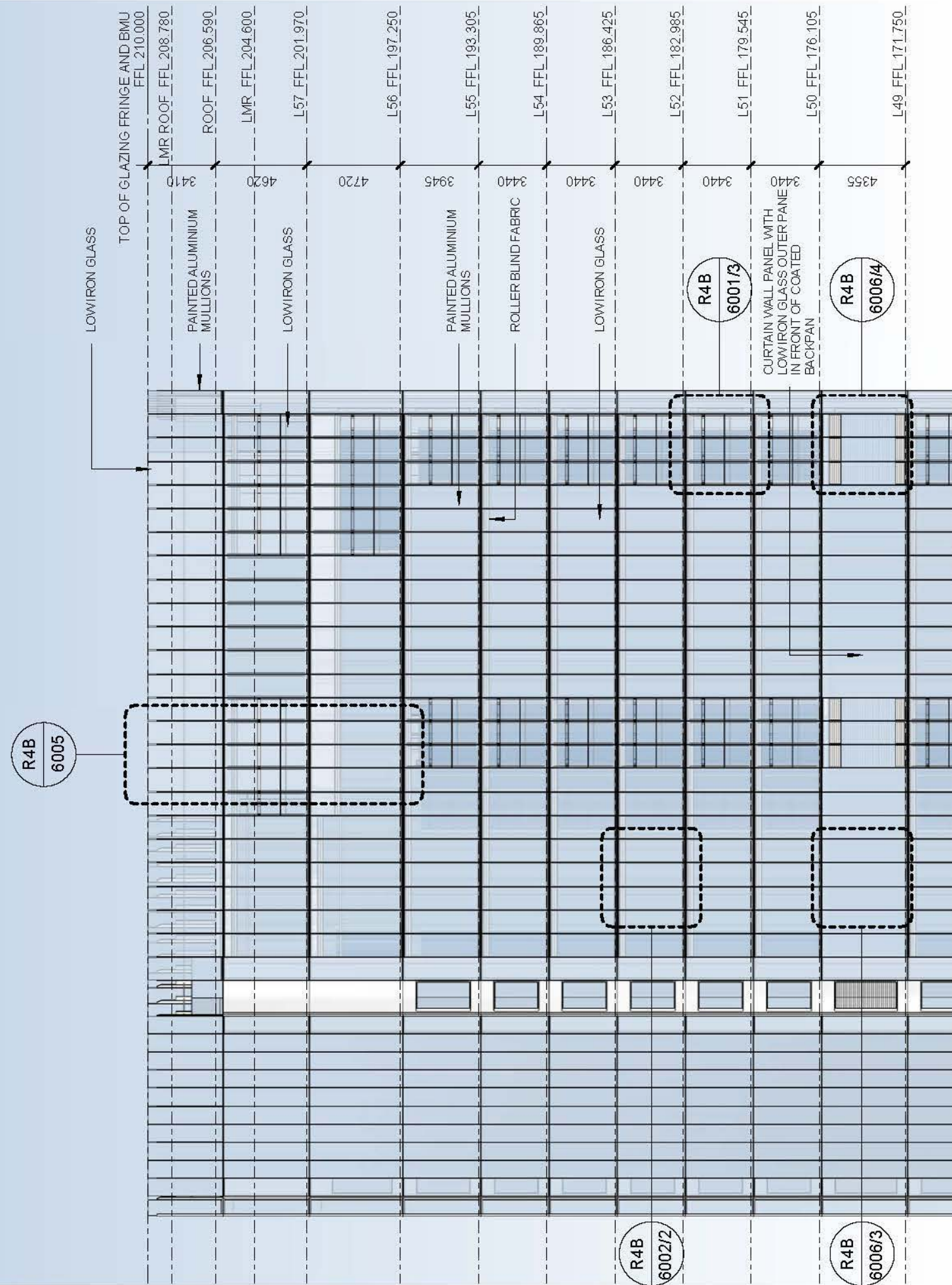
Scale 1 : 250 @ A3

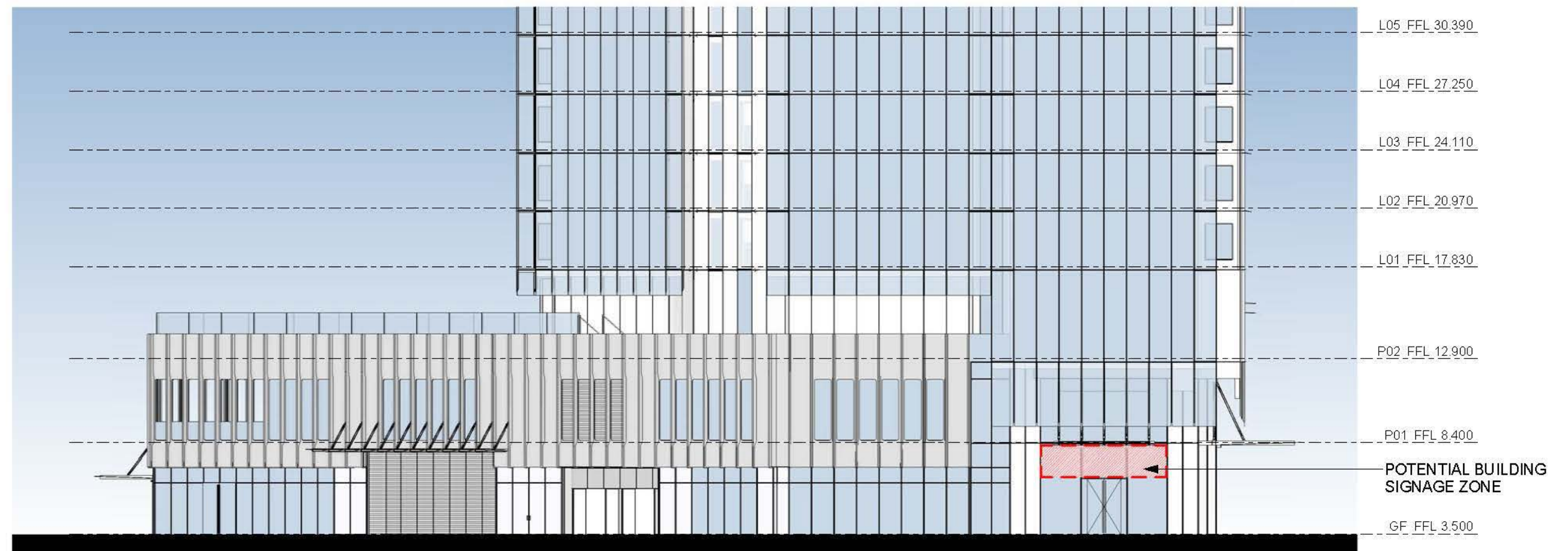
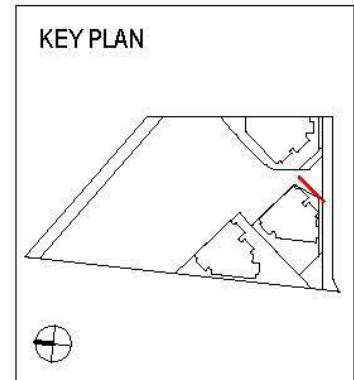


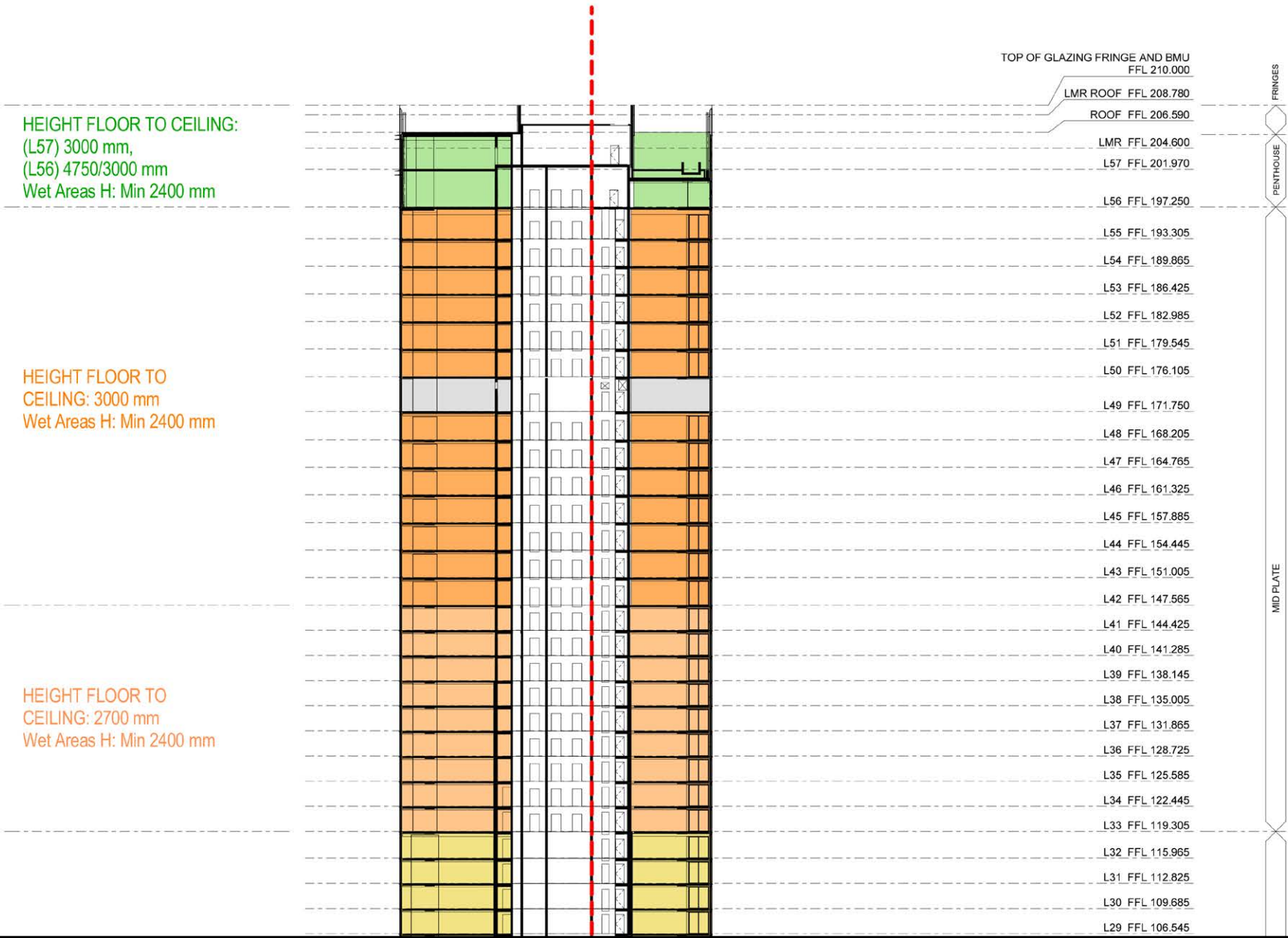
Drawing: BR4B_ASD_PA1_4010

Date: 08 FEB 2017 Revision: 18

DEVELOPMENT APPLICATION



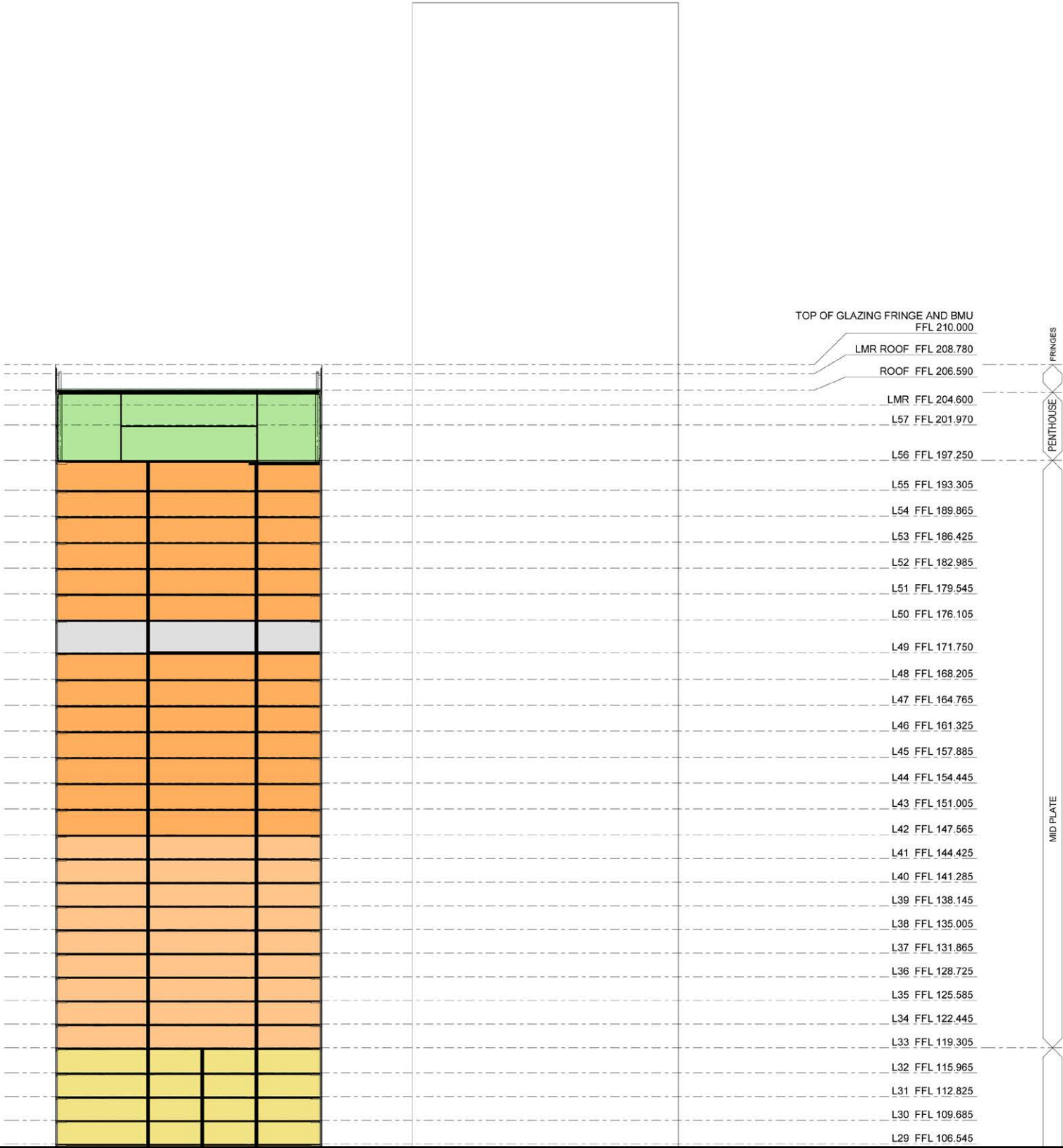


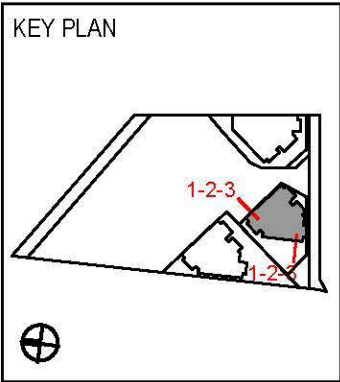
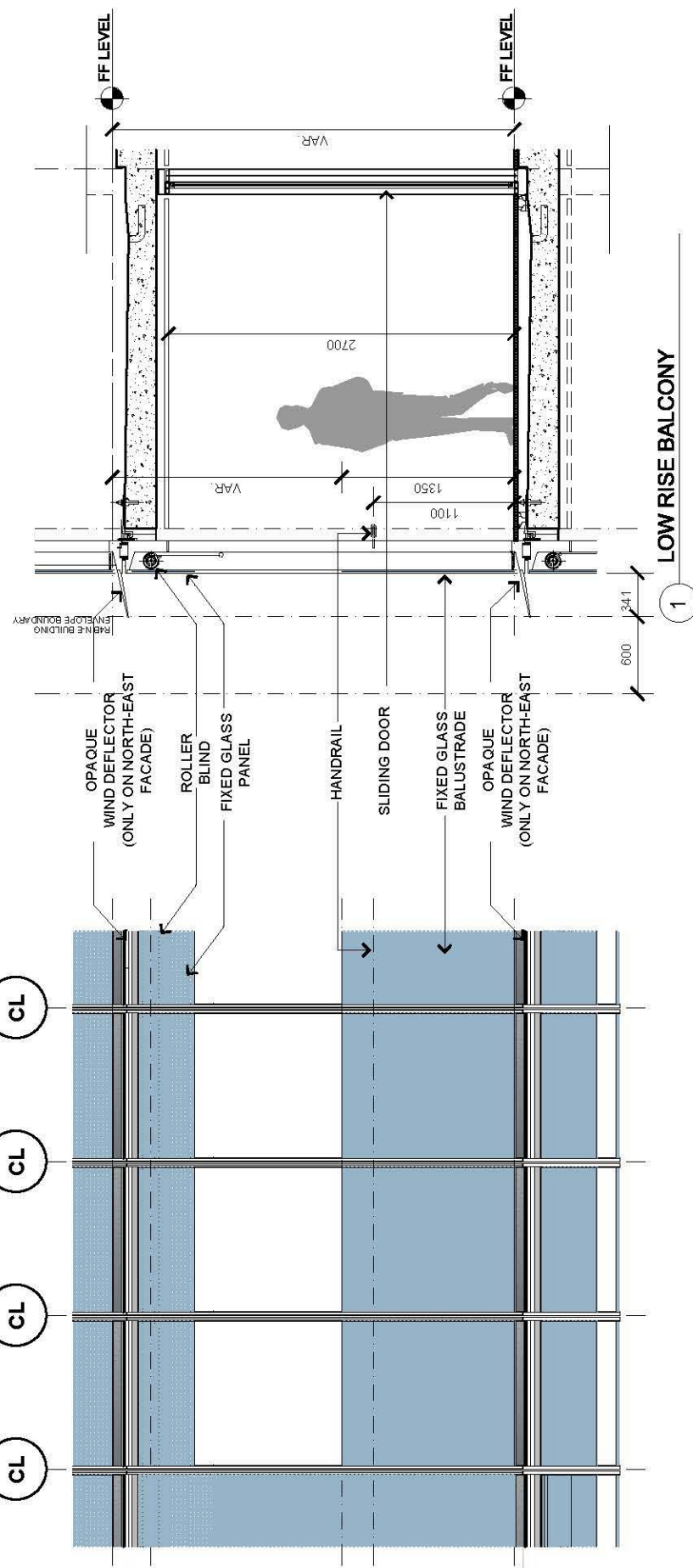
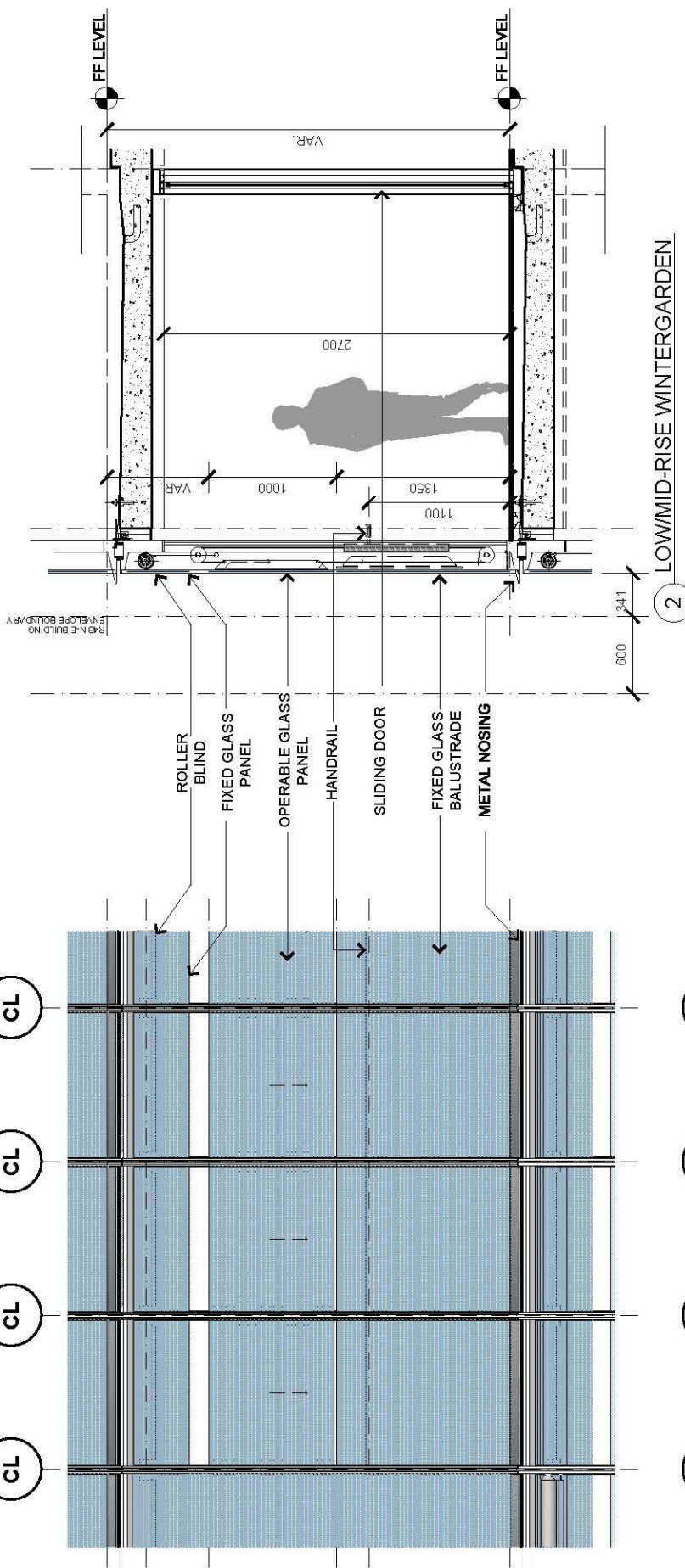
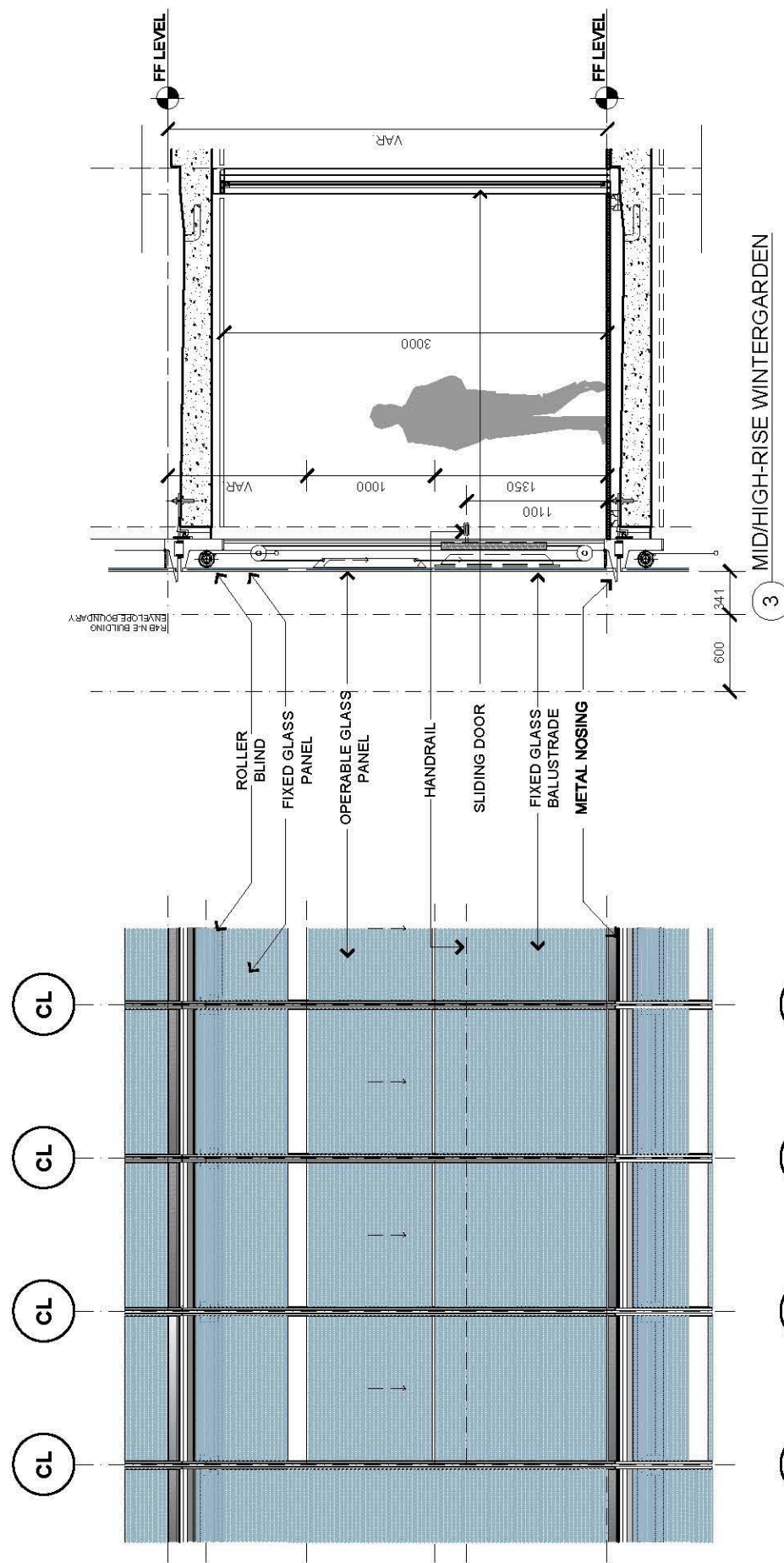


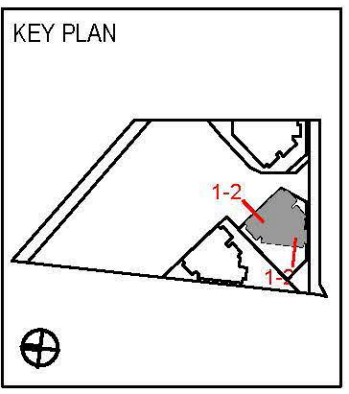
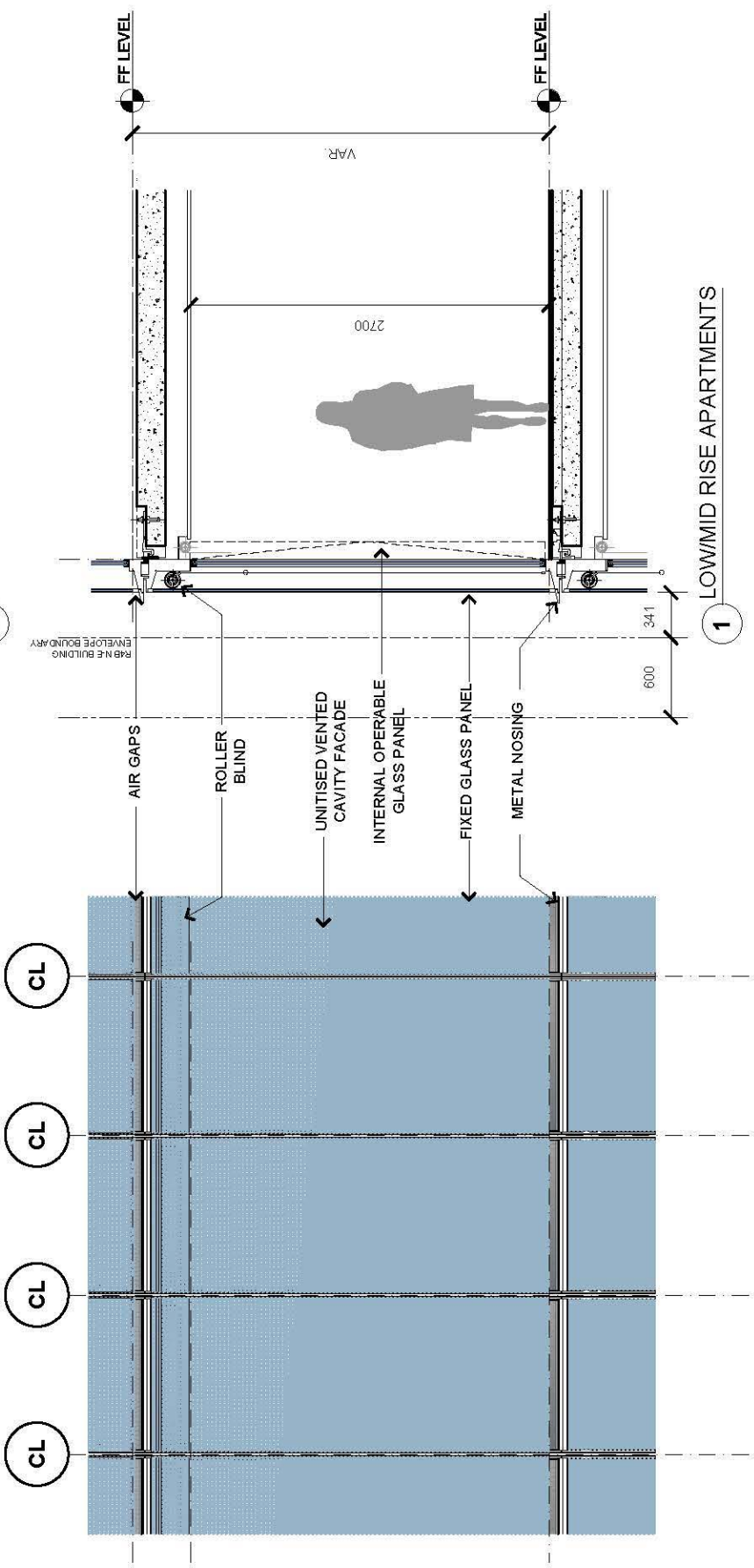
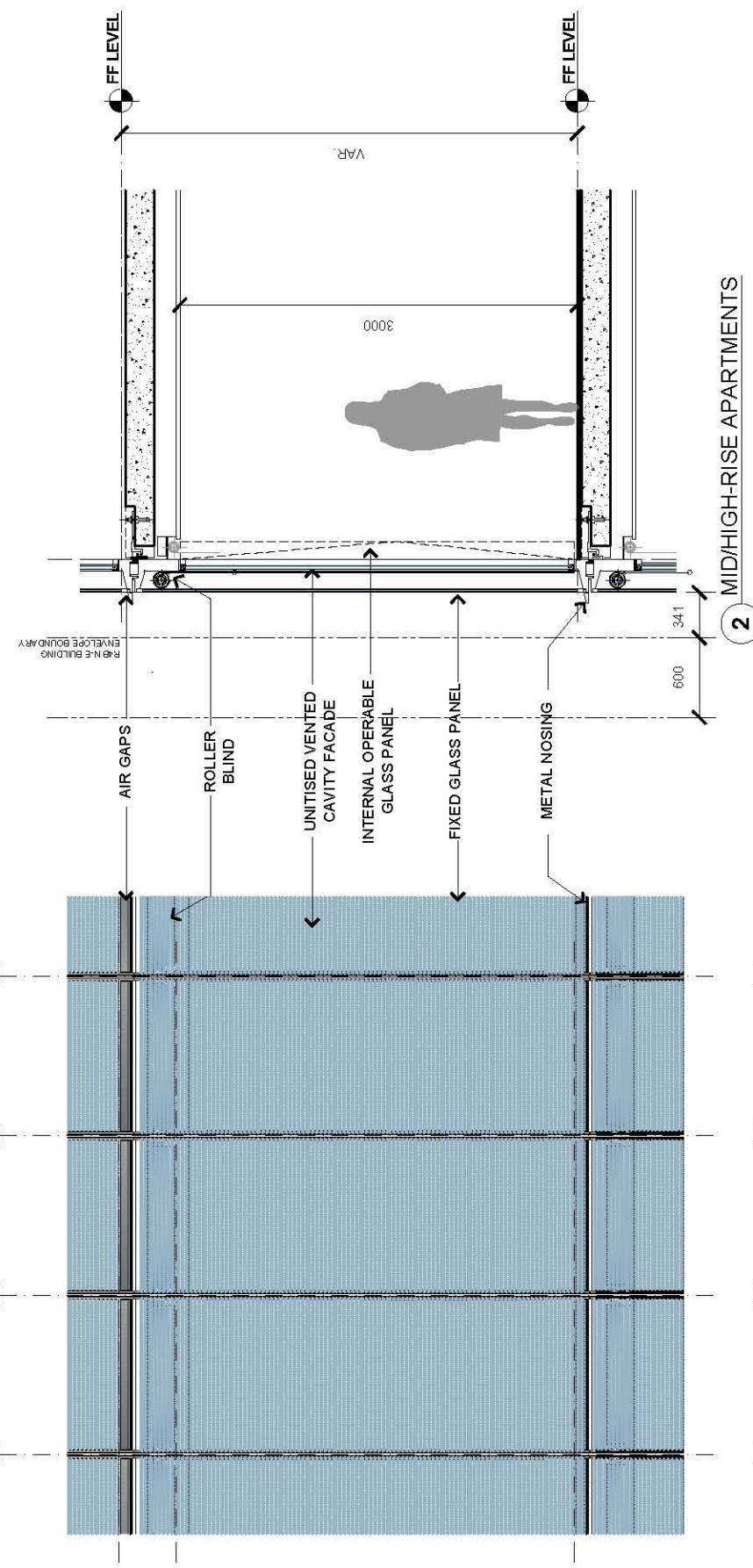
HEIGHT FLOOR TO CEILING:
(L57) 3000 mm,
(L56) 4750/3000 mm
Wet Areas H: Min 2700 mm

HEIGHT FLOOR TO
CEILING: 3000 mm
Wet Areas H: Min 2400 mm

HEIGHT FLOOR TO
CEILING: 2700 mm
Wet Areas H: Min 2400 mm







CL

CL

CL

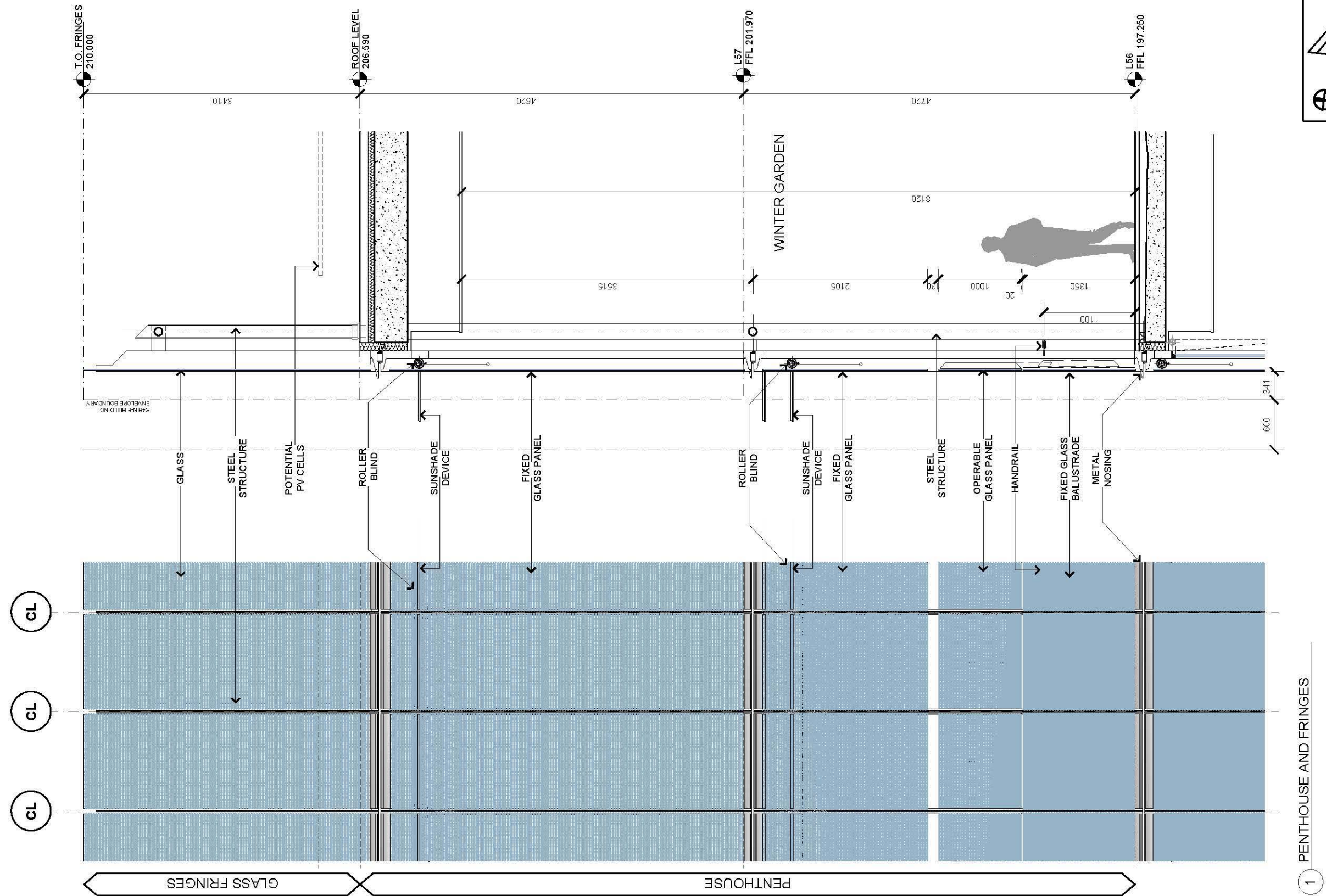
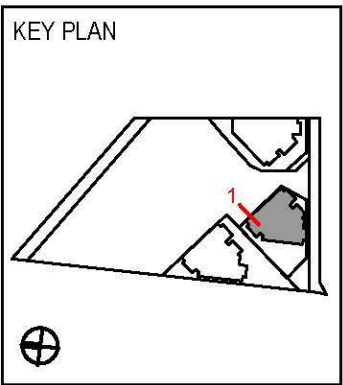
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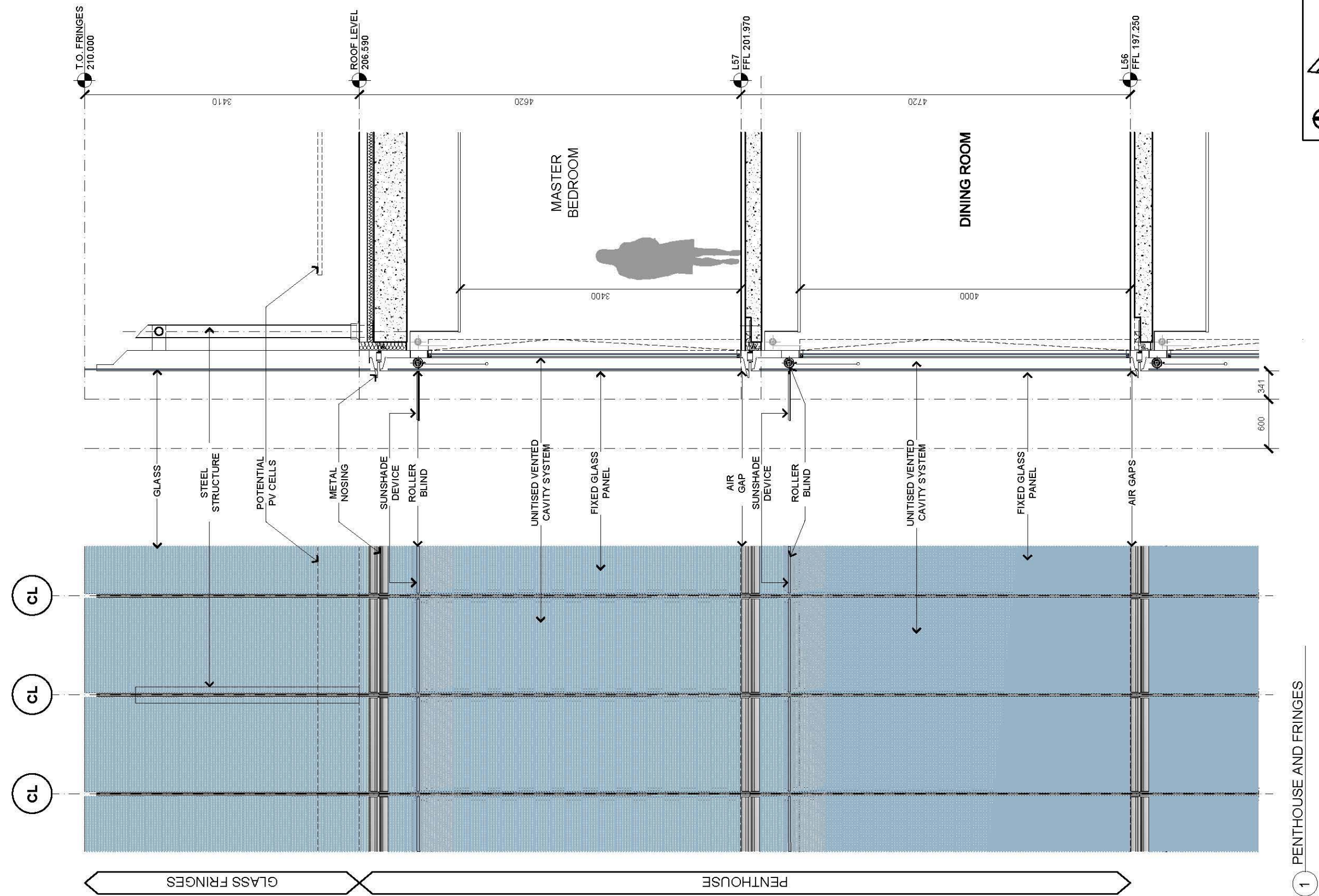
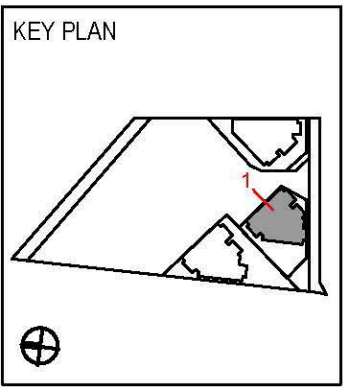
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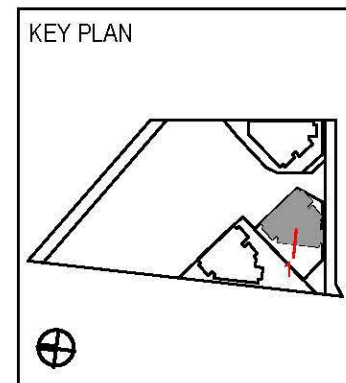
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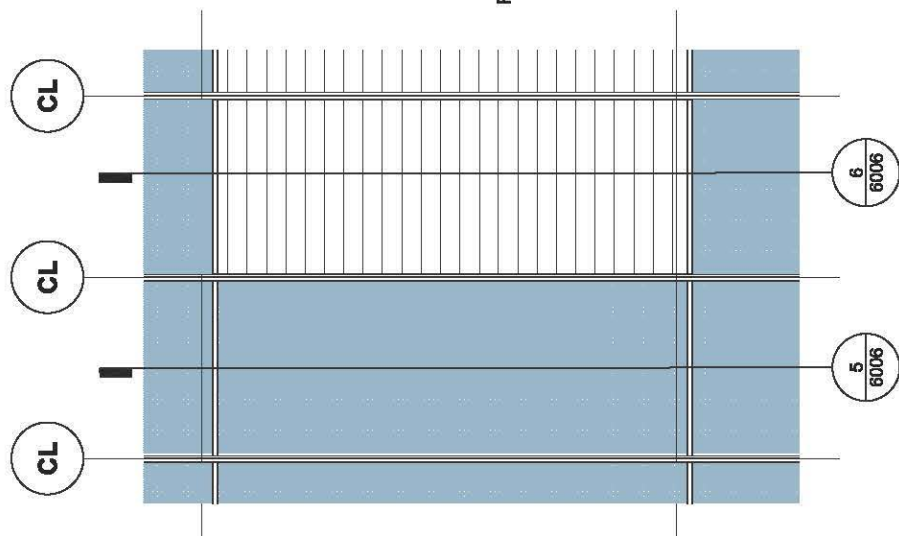
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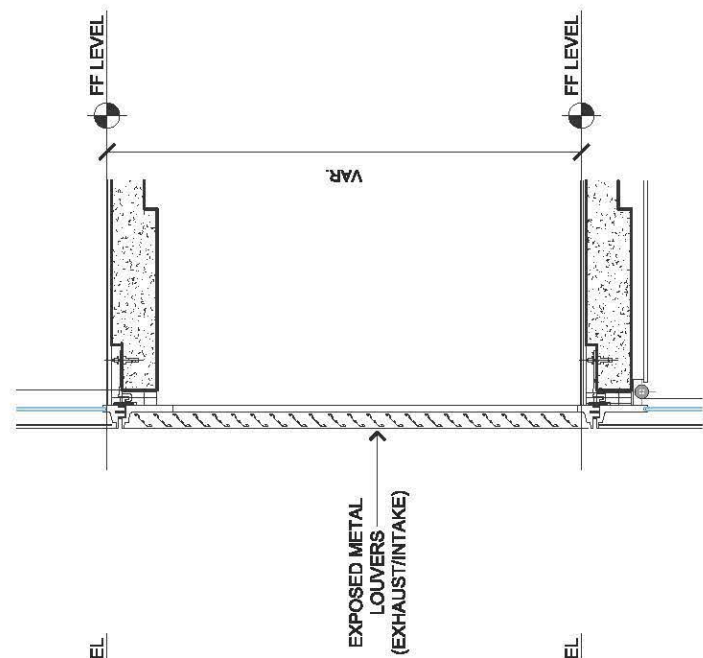




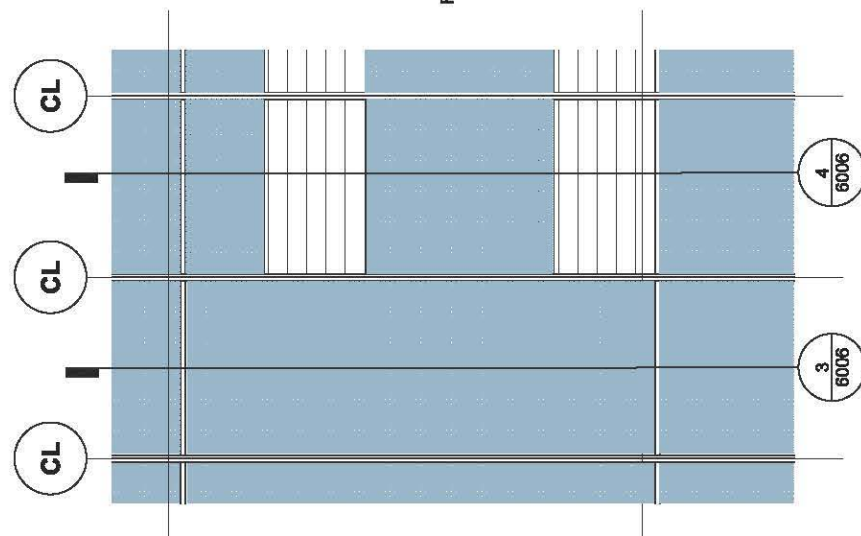
DEVELOPMENT APPLICATION



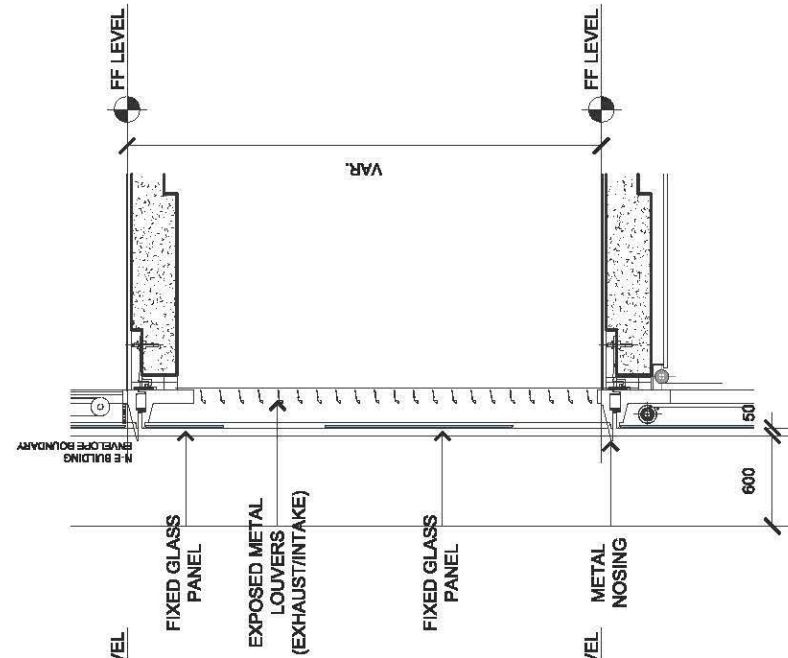
5 NORTH-WEST, SOUTH-EAST AND SOUTH FACADE OPAQUE PANEL



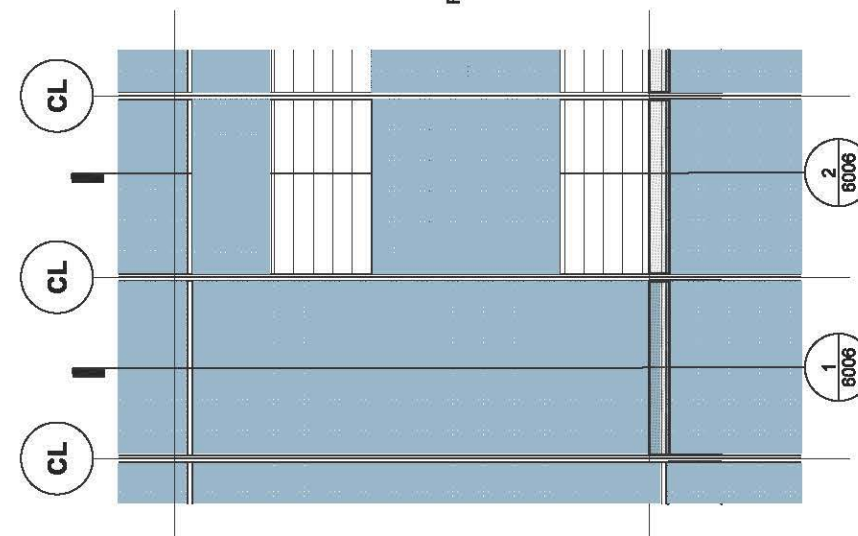
6 SOUTH AND SOUTH-EAST FACADE LOUVERED PANEL



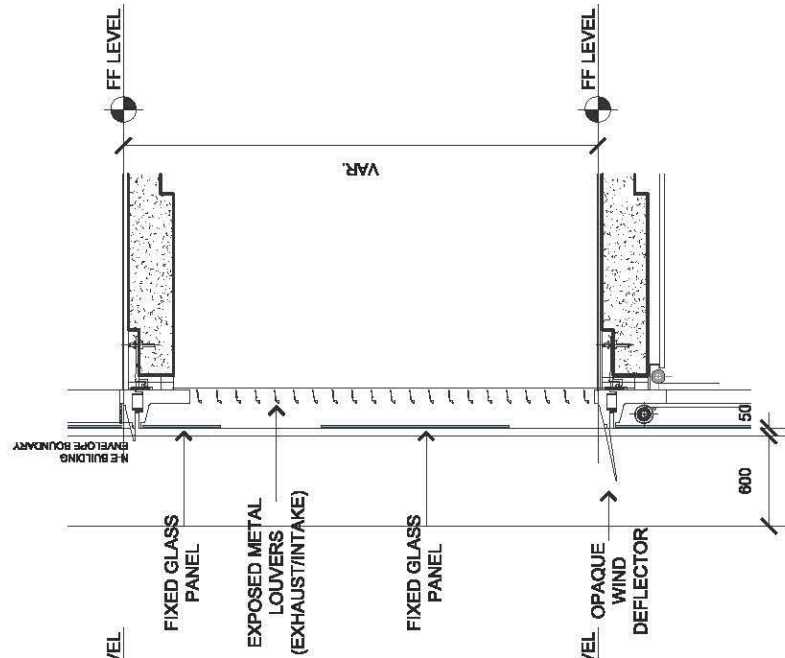
3 WEST FACADE - LOW/MID RISE NORTH-EAST FACADE - MID RISE OPAQUE PANEL



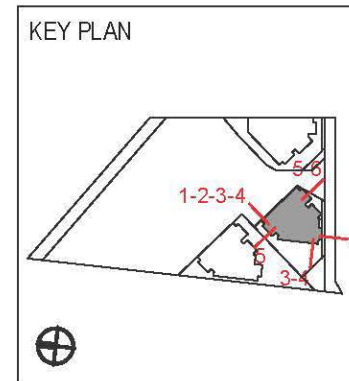
4 WEST FACADE - LOW/MID RISE NORTH-EAST FACADE - MID RISE LOUVERED PANEL



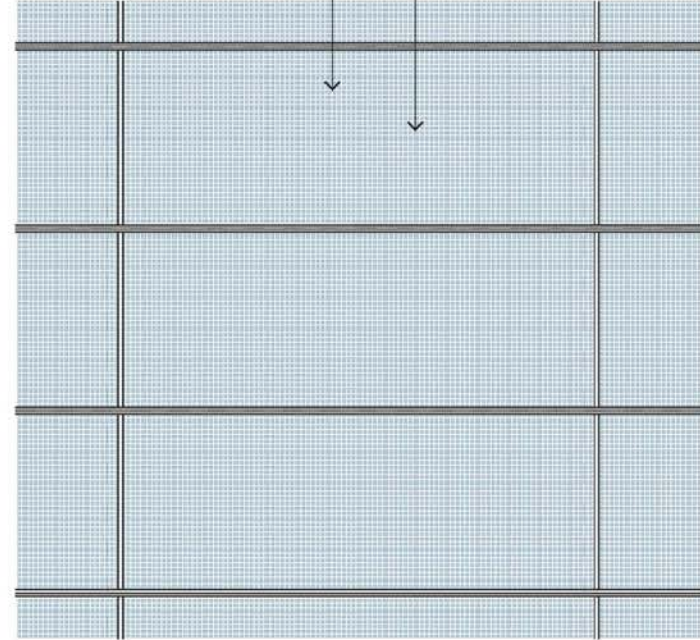
1 NORTH-EAST FACADE OPAQUE PANEL - LOW RISE



2 NORTH-EAST FACADE LOUVERED PANEL - LOW RISE

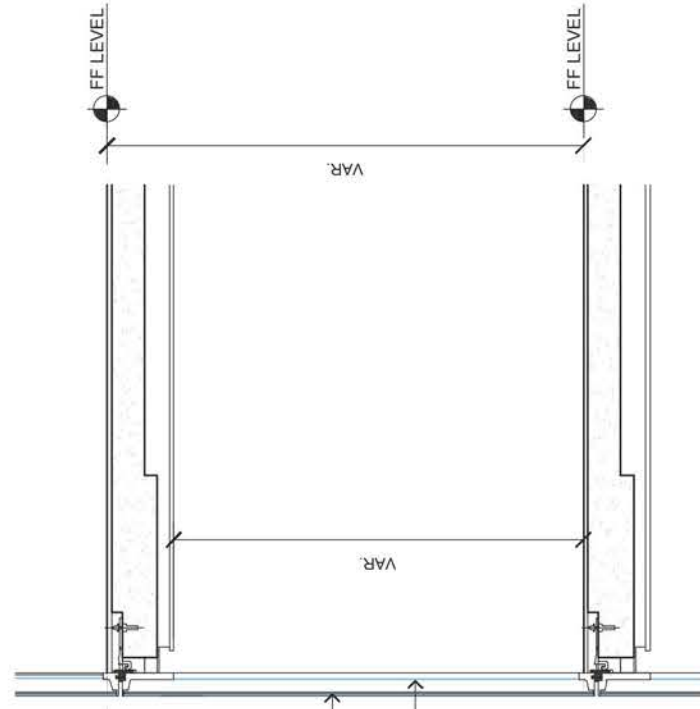


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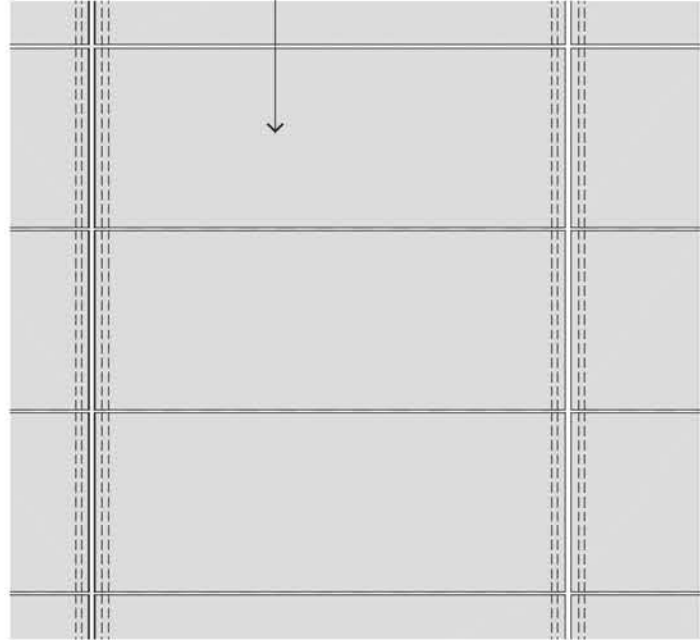
FIXED GLASS
PANEL

FIXED INSULATED
BACK PAN

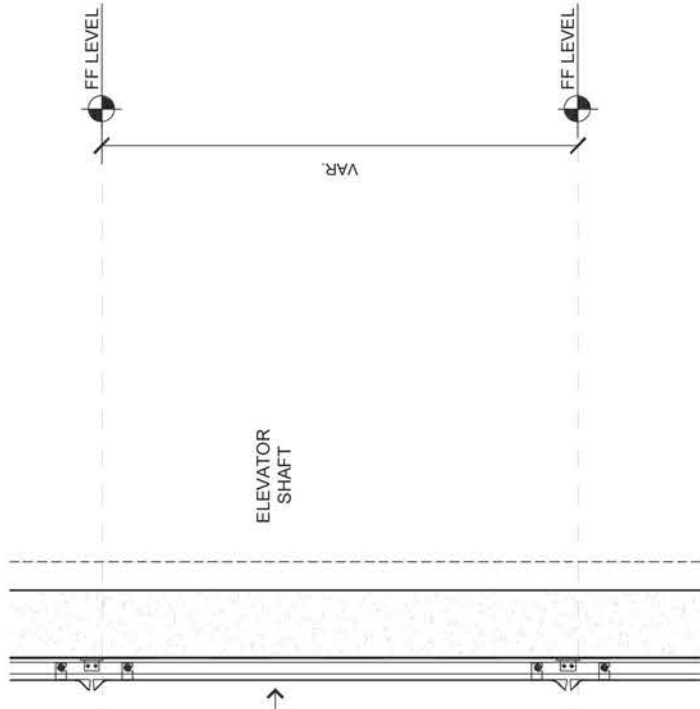


3 LOW/MID/HIGH RISE FACADE
OPAQUE PANEL

CL
CL
CL
CL

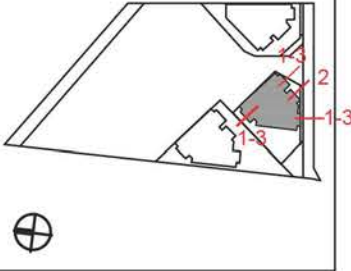


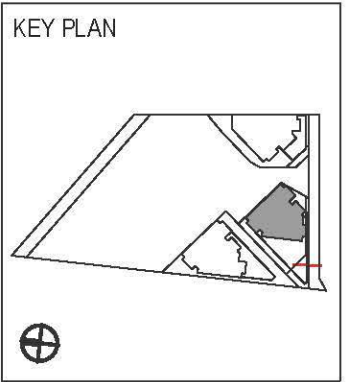
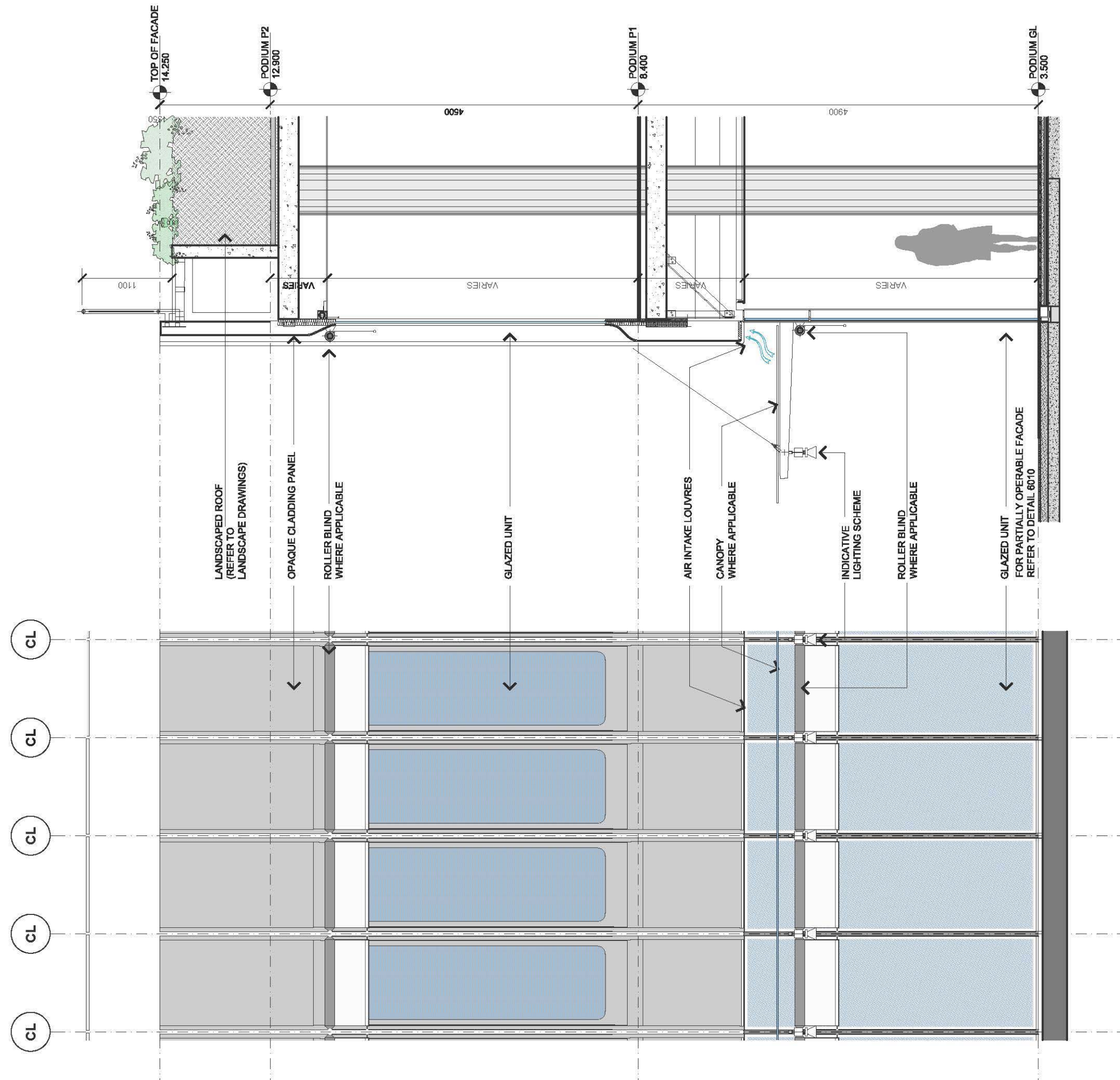
OPAQUE
CLADDING PANELS



2 LOW/MID/HIGH RISE ELEVATOR CORE
FACADE

KEY PLAN

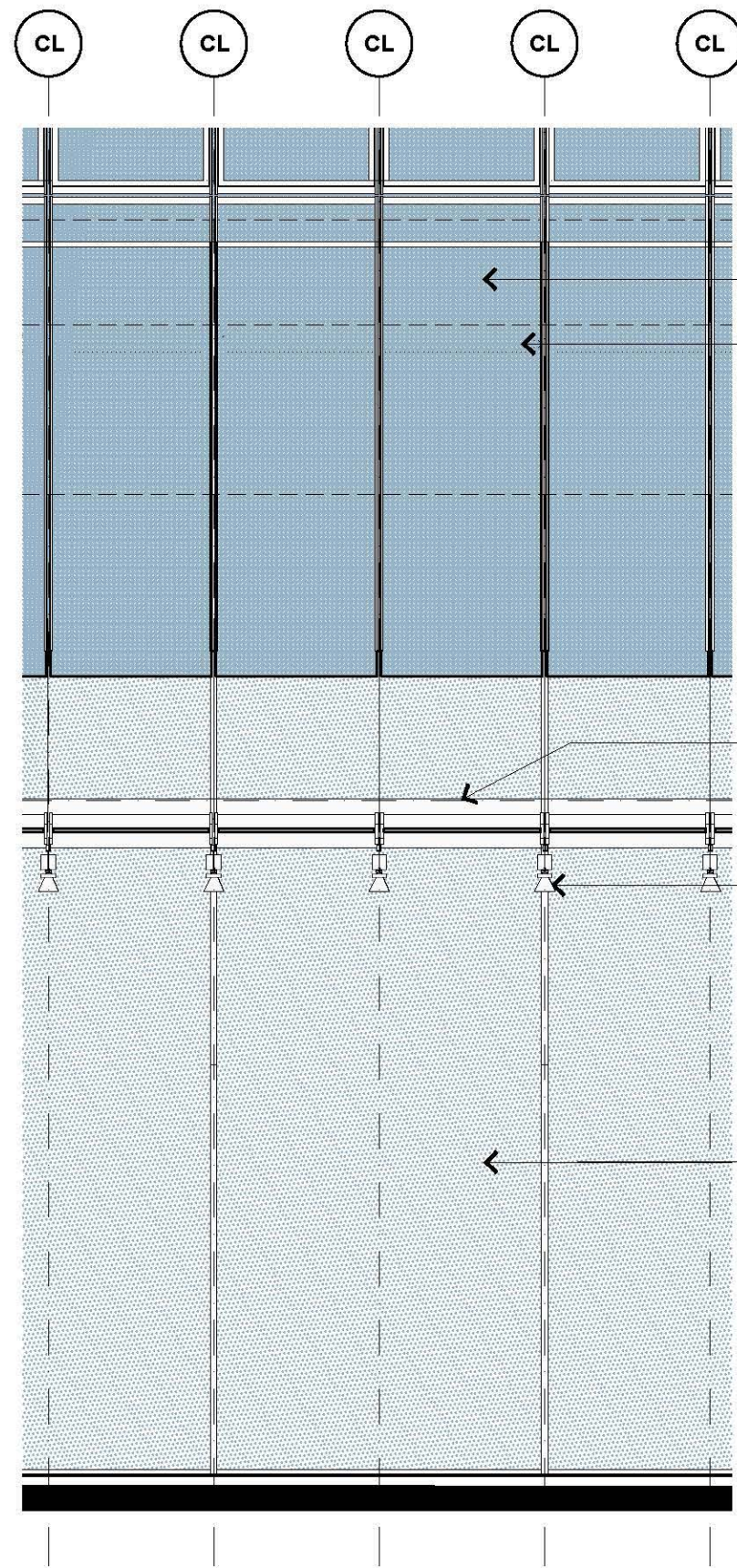




R4B PODIUM FACADE DETAILS

Scale 1:50 @ A3





FACADE SKIRTING
GLASS

ROLLER BLIND

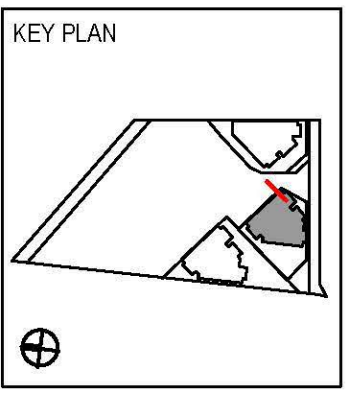
FIXED GLASS PANEL

GLASS CANOPY

INDICATIVE
LIGHTING SCHEME

TOWER STRUCTURE
WITH CLADDING

FIXED GLASS PANEL



PODIUM P2
12.900

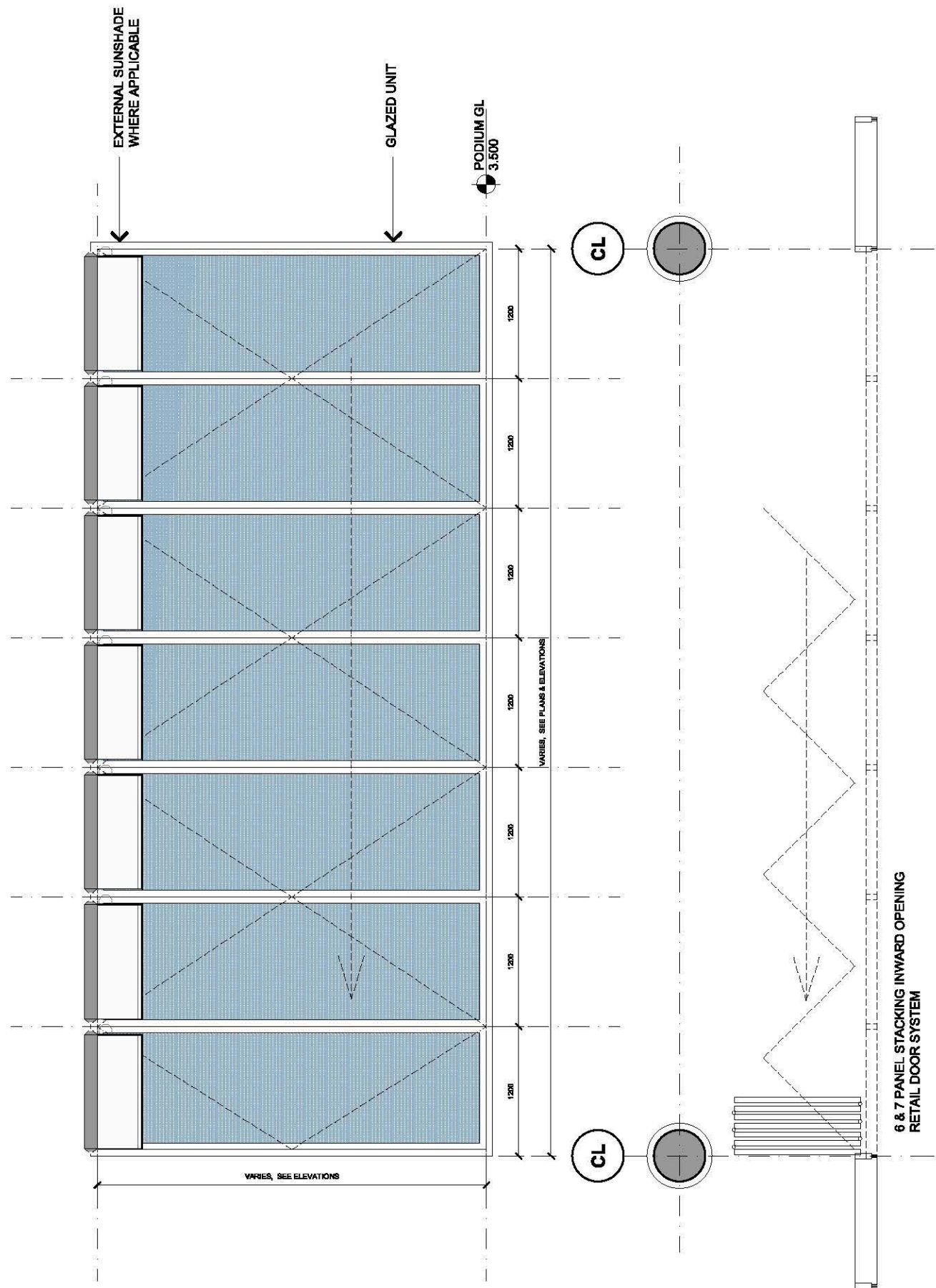
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PODIUM P1
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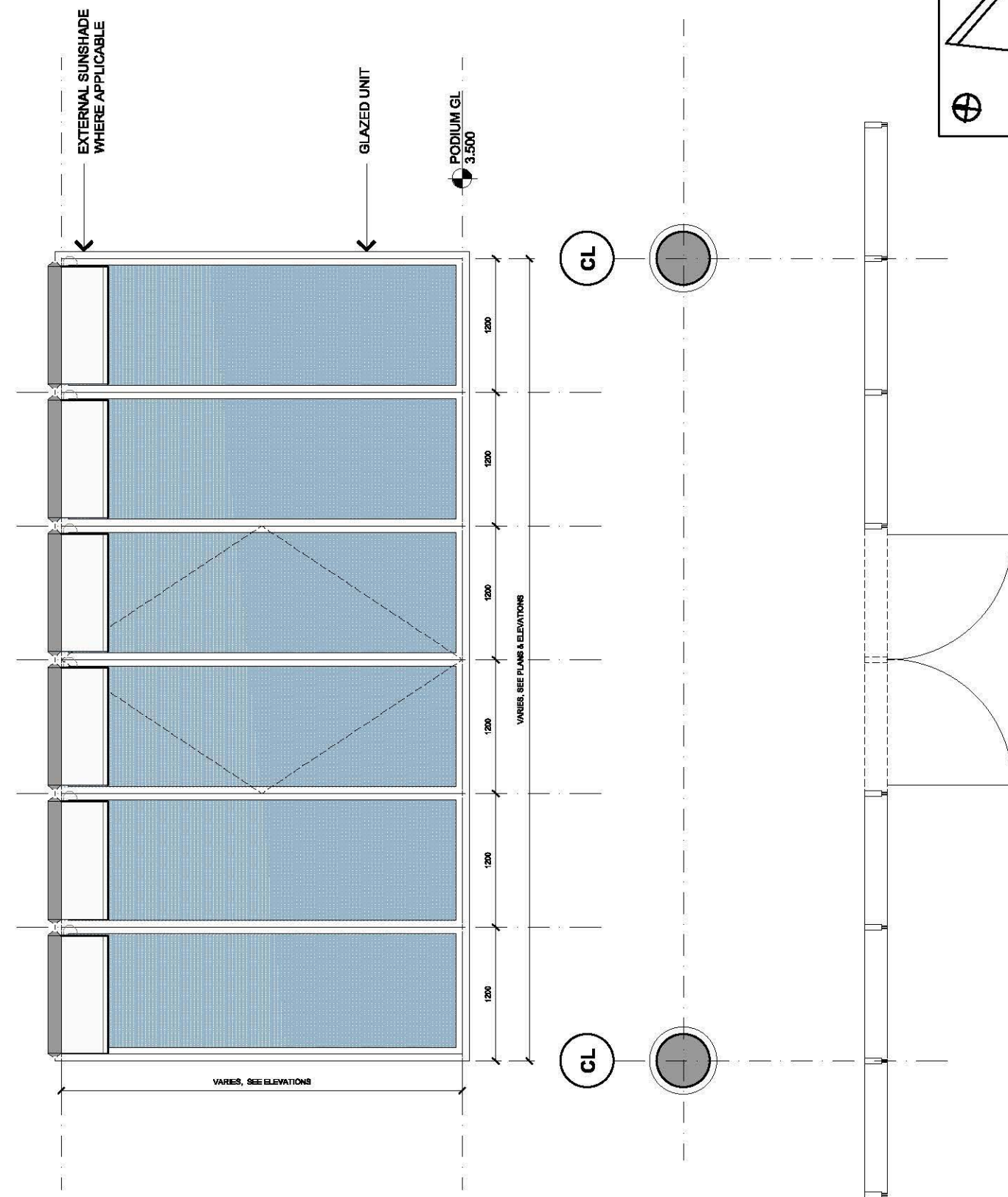
4900

PODIUM GL
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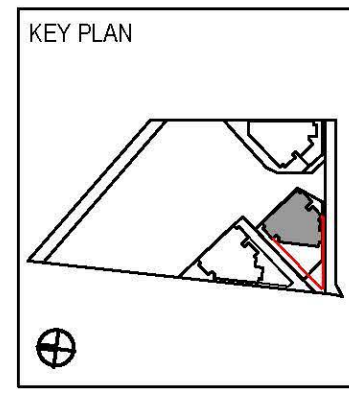
R4B LOBBY FACADE DETAILS

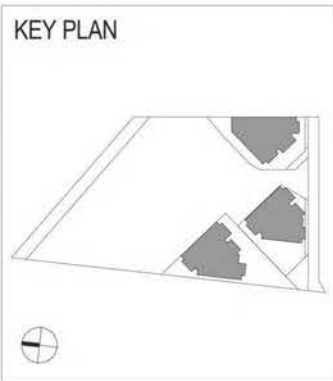


01 PODIUM RETAIL FACADE STACKING DOOR SYSTEM



02 PODIUM RETAIL FACADE SWING DOOR SYSTEM





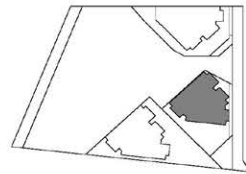
1 Bridge_Elevation North
1:75

2 Bridge_Cross Section
1:75

R4B DA AREA SCHEDULE

LEVEL	RESIDENTIAL GFA (EXC WINTERGARDENS) m2	TOTAL BALCONY OR WINTERGARDEN AREA m2	WINTERGARDEN GFA OVER 15% of UNITS GFA m2	TOTAL RESIDENTIAL GFA m2	RETAIL GFA m2	R4B TOTAL GFA m2
Fringe Height Roof Level						
Level 57	337.6	224.1	173.5	511.1		
Level 56	648.4	122.1	30.4	678.9		
Level 55	690.1	56.8	1.7	692.1		
Level 54	690.1	56.8	1.7	692.1		
Level 53	690.1	56.8	1.7	692.1		
Level 52	690.1	56.8	1.7	692.1		
Level 51	690.1	56.8	1.7	692.1		
Level 50	690.1	56.8	1.7	692.1		
Level 49	0.0	0.0	0.0	0.0		
Level 48	689.7	55.9	1.8	691.8		
Level 47	689.7	55.9	1.8	691.8		
Level 46	689.7	55.9	1.8	691.8		
Level 45	689.7	55.9	1.8	691.8		
Level 44	689.7	55.9	1.8	691.8		
Level 43	689.7	55.9	1.8	691.8		
Level 42	689.7	55.9	1.8	691.8		
Level 41	689.7	55.9	1.8	691.8		
Level 40	689.7	55.9	1.8	691.8		
Level 39	689.7	55.9	1.8	691.8		
Level 38	680.0	56.1	1.9	682.3		
Level 37	680.0	56.1	1.9	682.3		
Level 36	680.0	56.1	1.9	682.3		
Level 35	680.0	56.1	1.9	682.3		
Level 34	680.0	56.1	1.9	682.3		
Level 33	680.0	56.1	1.9	682.3		
Level 32	664.9	66.2	2.7	667.9		
Level 31	664.9	66.2	2.7	667.9		
Level 30	664.9	66.1	2.7	667.9		
Level 29	664.9	66.2	2.7	668.0		
Level 28	664.9	66.2	2.7	668.0		
Level 27	664.9	66.2	2.7	668.0		
Level 26	664.9	66.2	2.7	668.0		
Level 25	664.9	66.2	2.7	668.0		
Level 24	664.9	66.2	2.7	668.0		
Level 23	664.9	66.2	2.7	668.0		
Level 22	664.9	66.2	2.7	668.0		
Level 21	664.9	66.2	2.7	668.0		
Level 20	0	0.0	0.0	0.0		
Level 19	664.8	66.2	0.0	665.1		
Level 18	664.8	66.2	0.0	665.1		
Level 17	664.8	66.2	0.0	665.1		
Level 16	664.8	66.2	0.0	665.1		
Level 15	664.8	66.2	0.0	665.1		
Level 14	664.8	66.2	0.0	665.1		
Level 13	664.8	66.2	0.0	665.1		
Level 12	664.8	66.2	0.0	665.1		
Level 11	664.8	66.2	0.0	665.1		
Level 10	664.8	66.2	0.0	665.1		
Level 9	664.8	66.2	0.0	665.1		
Level 8	664.8	66.2	0.0	665.1		
Level 7	664.8	66.2	0.0	665.1		
Level 6	664.8	66.2	0.0	665.1		
Level 5	664.8	66.2	0.0	665.1		
Level 4	664.8	66.2	0.0	665.1		
Level 3	663.5	66.2	0.0	663.8		
Level 2	663.5	66.2	0.0	663.8		
Level 1	663.5	66.2	0.0	663.8		
Podium 2	609.2			609.2		
Podium 1	671.8	55.5		671.8		
Ground Floor	273.5			273.5	293.9	
Basement 1	0.0			0.0		
Basement 0	45.1			45.1		
TOTAL (m2)	38,309	3,689	275	38,602	294	38,896

KEY PLAN

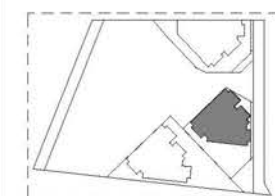


R4B DA UNIT TYPE GFA

APARTMENT TYPE	BED Numbers	AREA m²	BALCONY m²	WINTERGARDEN m²	WINTERGARDEN GFA OVER 15% of UNIT GFA	QUANTITY OF APARTMENTS	TOTAL RESI GFA m²
LEVELS 1 - 3		Number of Levels : 3					
LB-01	3 Bed	157.3	11.0			3	471.8
LB-02	1 Bed	70.2	10.9			3	210.7
LB-03	1 Bed	70.2	10.9			3	210.6
LB-04	2 Bed	120.2	11.0			3	360.7
LB-05	1 Bed	58.4	10.8			3	175.2
LB-06	2 Bed	113.6	11.7			3	340.7
LEVELS 4 - 19		Number of Levels : 16					
LB-01	3 Bed	157.8	11.0			16	2525.2
LB-02	1 Bed	70.5	10.9			16	1127.6
LB-03	1 Bed	70.5	10.9			16	1127.8
LB-04	2 Bed	120.4	11.0			16	1926.6
LB-05	1 Bed	58.5	10.8			16	935.8
LB-06	2 Bed	113.5	11.7			16	1816.5
LEVEL 20 - Plant Room							
LEVELS 21 - 32		Number of Levels : 12					
LB-01	3 Bed	157.8		11.0		12	1894.1
LB-02	1 Bed	70.5		10.9	0.3	12	849.8
LB-03	1 Bed	70.5		10.9	0.3	12	849.6
LB-04	2 Bed	120.4		11.0		12	1445.2
LB-05	1 Bed	58.5		10.8	2.1	12	726.4
LB-06	2 Bed	113.6		11.7		12	1363.0
LEVELS 33 - 38		Number of Levels : 6					
MB-01	3 Bed	199.3		11.0		6	1195.9
MB-02	2 Bed	111.3		11.6		6	668.0
MB-03	2 Bed	122.2		11.0		6	733.2
MB-04	1 Bed	59.2		10.8	1.9	6	366.8
MB-05	2 Bed	114.6		11.7		6	687.4
LEVELS 39 - 48		Number of Levels : 10					
MB-01	3 Bed	199.9		11.0		10	1999.5
MB-02	2 Bed	112.1		11.5		10	1120.9
MB-03	2 Bed	123.6		11.0		10	1236.3
MB-04	1 Bed	60.4		10.8	1.8	10	622.0
MB-05	2 Bed	115.2		11.6		10	1151.6
LEVEL 49 - Plant Room							
LEVELS 50 - 55		Number of Levels : 6					
MB-01	3 Bed	200.0		11.0		6	1200.2
MB-02	2 Bed	112.1		11.5		6	672.6
MB-03	2 Bed	123.7		11.9		6	742.1
MB-04	1 Bed	60.8		10.8	1.7	6	375.0
MB-05	2 Bed	115.1		11.6		6	690.6
LEVELS 56 - 57 (Penthouse)		Number of Levels : 1					
PB-01 L56	6 Bed	948.9		346.2	203.9	1	1152.9
Total Penthouse GFA							1152.9



KEY PLAN



LEGEND

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

NOTES

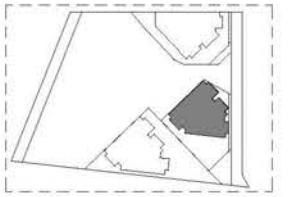
BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION.

1 R4B SETOUT PLAN BASEMENT LEVEL B1
1:250





KEY PLAN



LEGEND

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

NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION.

1 R4B SETOUT PLAN BASEMENT LEVEL B0
1:250

R4B GFA CALCULATION PLAN - SHEET 2

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

Checked:
Milan Busina
08.02.2017
Approved:
Stephanie Smith
08.02.2017



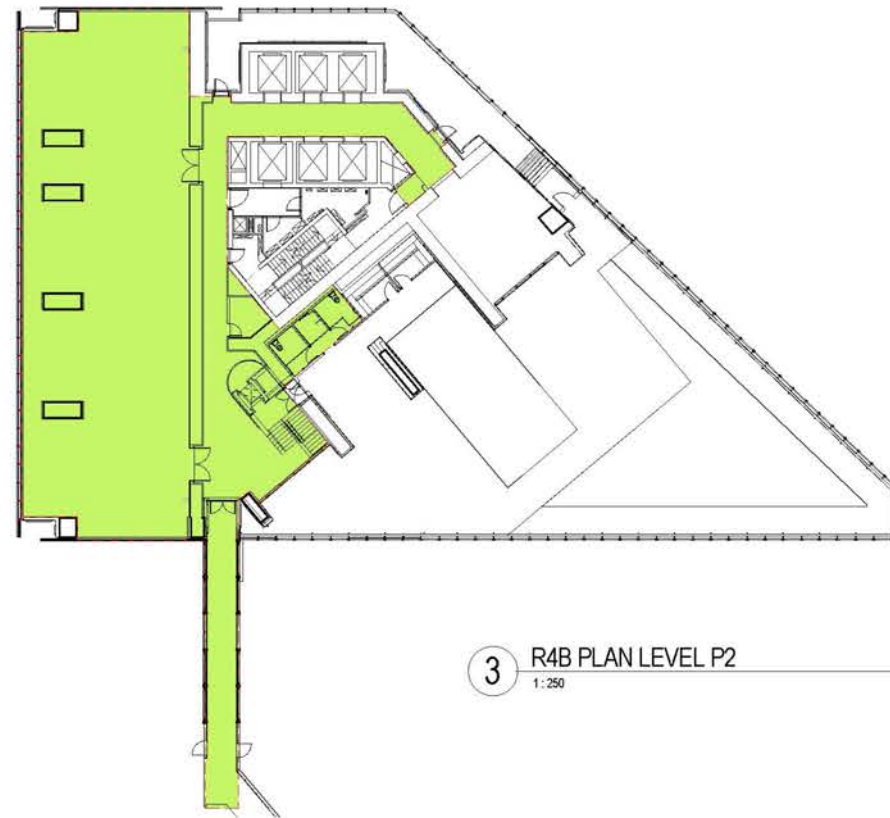
Drawing: BR4B_ASD_PA1_9002
Date: 8 FEB 2017 Revision: 18
DEVELOPMENT APPLICATION



1 R4B PLAN LEVEL GROUND
1:250

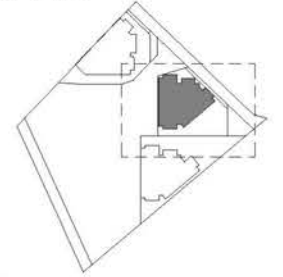


2 R4B PLAN LEVEL P1
1:250



3 R4B PLAN LEVEL P2
1:250

KEY PLAN



LEGEND

- RESIDENTIAL GFA
- BALCONY/
WINTERGARDEN
- SHARED GFA (INCLUDED IN
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- RETAIL GFA
- KEY WORKER GFA

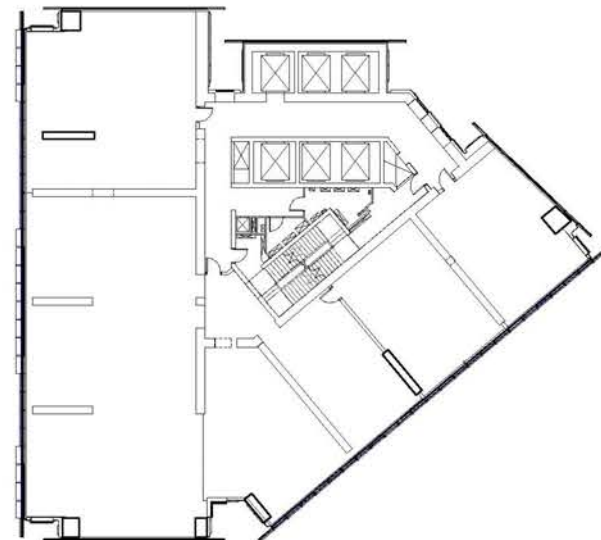




1 R4B PLAN LOWER PLATE LEVEL 01-03
1: 250



2 R4B PLAN LOWER PLATE LEVEL 04-19
1: 250

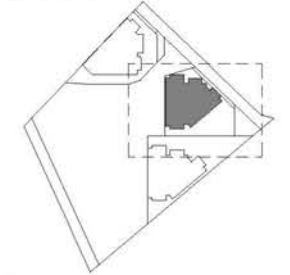


3 R4B PLAN PLANT LEVEL 20
1: 250



4 R4B PLAN LOWER PLATE LEVEL 21-29
1: 250

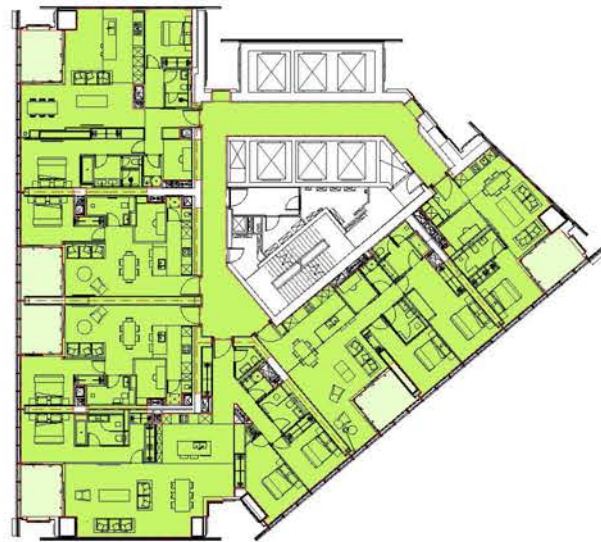
KEY PLAN



LEGEND

- RESIDENTIAL GFA
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1 R4B PLAN LOWER PLATE LIFT OVERRUN LEVEL 30
1:250

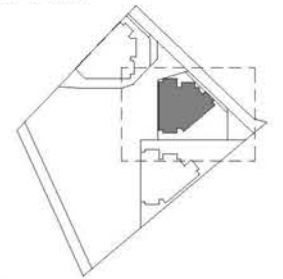


2 R4B PLAN LOWER PLATE LIFT MOTOR ROOM LEVEL 31
1:250



3 R4B PLAN LOWER PLATE LIFT MOTOR ROOM LEVEL 32
1:250

KEY PLAN



LEGEND

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

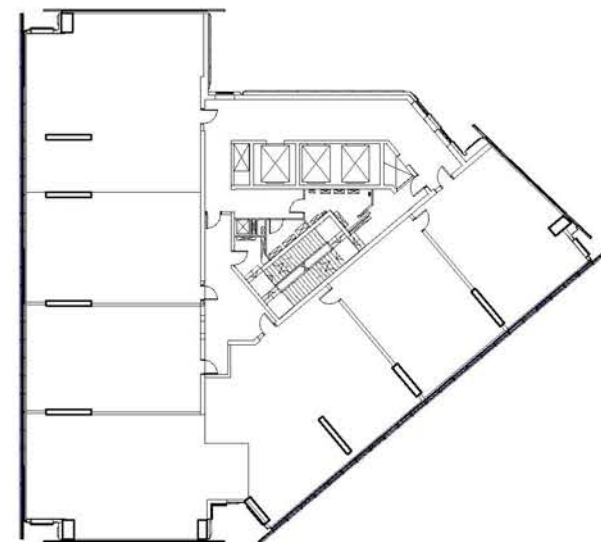




1 R4B PLAN MID PLATE LEVEL 33-39
1:250



2 R4B PLAN MID PLATE LEVEL 40-48
1:250

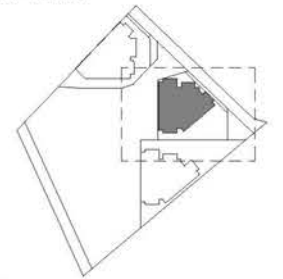


3 R4B PLAN MID PLATE LEVEL 49
1:250



4 R4B PLAN MID PLATE LEVEL 50-55
1:250

KEY PLAN



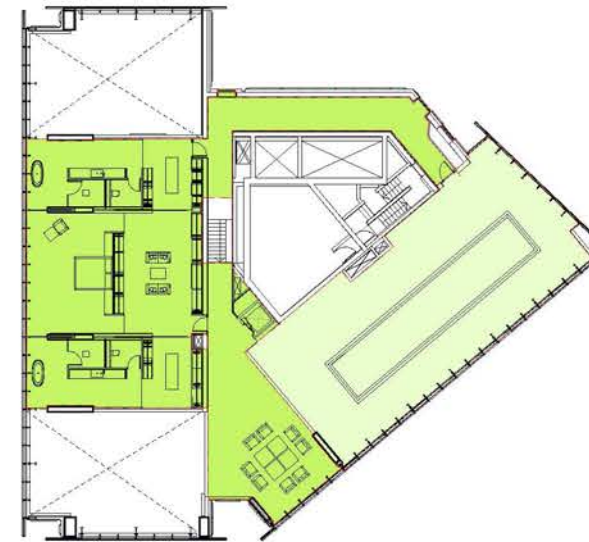
LEGEND

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

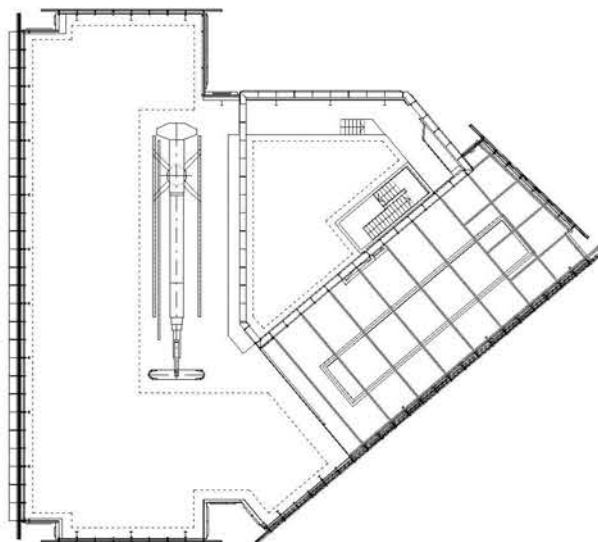




1 R4B PLAN PENTHOUSE LEVEL 56
1:250

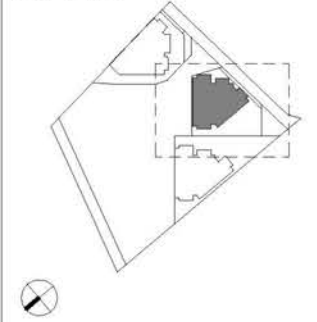


2 R4B PLAN PENTHOUSE LEVEL 57
1:250



3 R4B PLAN ROOF LEVEL 58
1:250

KEY PLAN



LEGEND

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

