

ONE SYDNEY HARBOUR

BARANGAROO SOUTH



STAGE 1B - Building R4B

SECTION 4.55 Application

ARCHITECTURAL DRAWINGS

BR4B _ASD_ PA1_0000	TITLE SHEET AND DRAWING LIST
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BR4B _ASD_ PA1_2000	PLAN GROUND FLOOR LEVEL 00
BR4B _ASD_ PA1_2001	PLAN PODIUM LEVEL P1
BR4B _ASD_ PA1_2002	PLAN PODIUM LEVEL P2
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BR4B _ASD_ PA1_3005	PLAN LOWER PLATE LEVEL 02-19, 21-32
BR4B _ASD_ PA1_3033	PLAN MID PLATE LEVEL 33- 46
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BR4B _ASD_ PA1_4003	ELEVATION SOUTH-EAST (LIFT LOBBY)
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BR4B _ASD_ PA1_4007	NORTH-EAST ENLARGED ELEVATION (PARK)
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BR4B _ASD_ PA1_6001	WINTERGARDEN AND BALCONY FACADE DETAILS
BR4B _ASD_ PA1_6003	SKYHOME NORTH EAST FACADE DETAILS - WINTERGARDEN
BR4B _ASD_ PA1_6004	SKYHOME WEST FACADE DETAILS - OPEN CAVITY FACADE
BR4B _ASD_ PA1_6005	SKYHOME WEST FACADE DETAILS
BR4B _ASD_ PA1_6006	PLANT LEVEL FACADE DETAILS
BR4B _ASD_ PA1_6007	NORTH-WEST, SOUTH, SOUTH-EAST FACADE DETAILS
BR4B _ASD_ PA1_6008	PODIUM FACADE DETAILS
BR4B _ASD_ PA1_6009	LOBBY FACADE DETAILS
BR4B _ASD_ PA1_6010	TYPICAL RETAIL ENTRY SYSTEMS
BR4B _ASD_ PA1_6011	BRIDGE
BR4B _ASD_ PA1_9000	GFA CALCULATION
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

7.6

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

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Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

88 Barangaroo Avenue

Barangaroo, NSW

2000

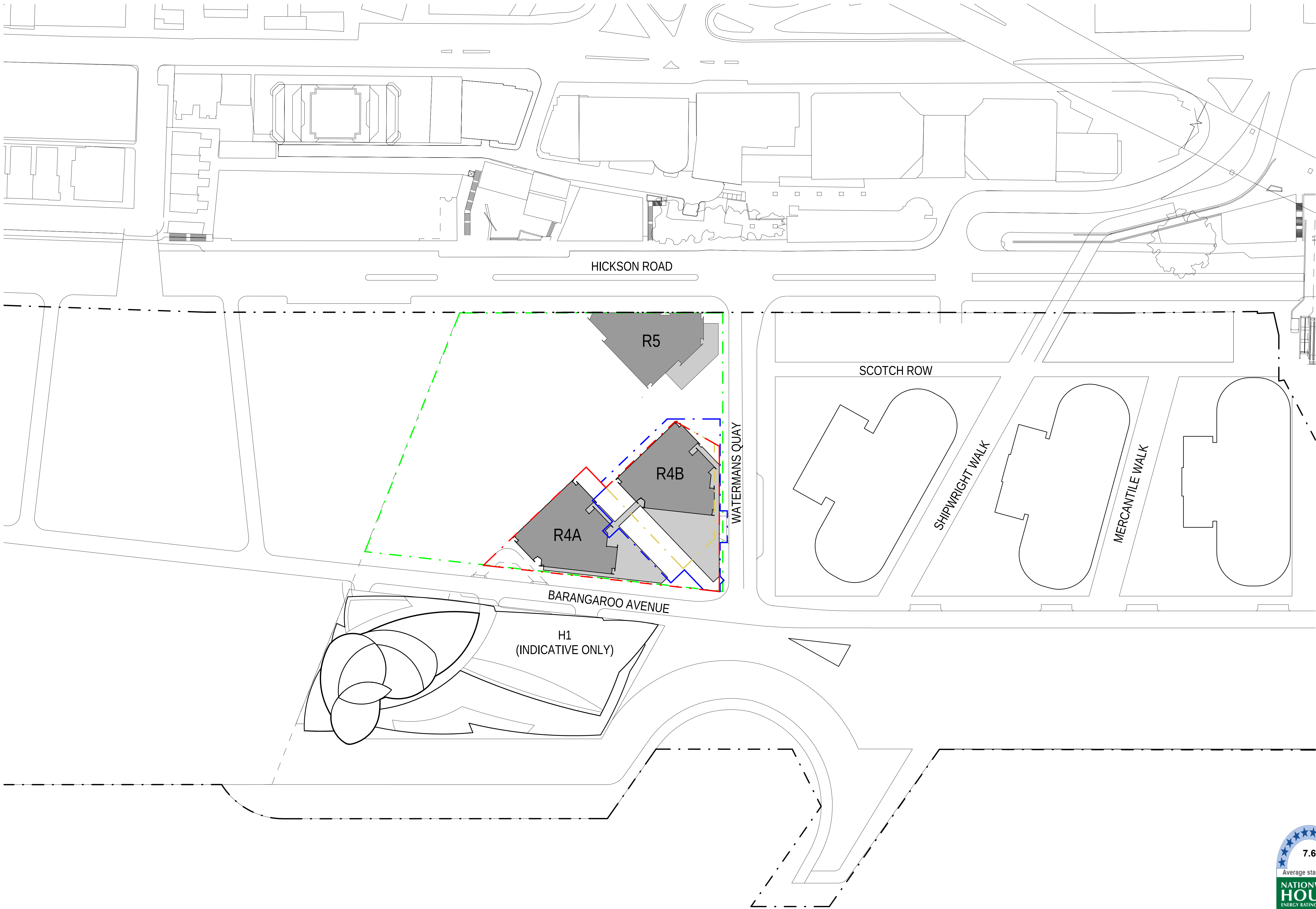
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0004880500

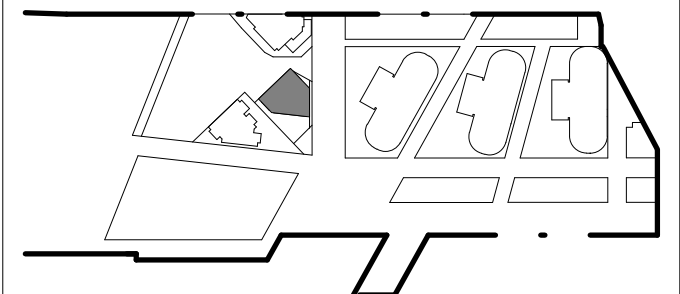
Guljit Bates

VIC/BDV/16/1751

31 May 2020

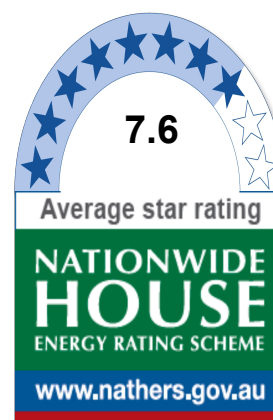


KEY PLAN

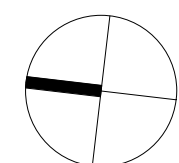


LEGEND

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

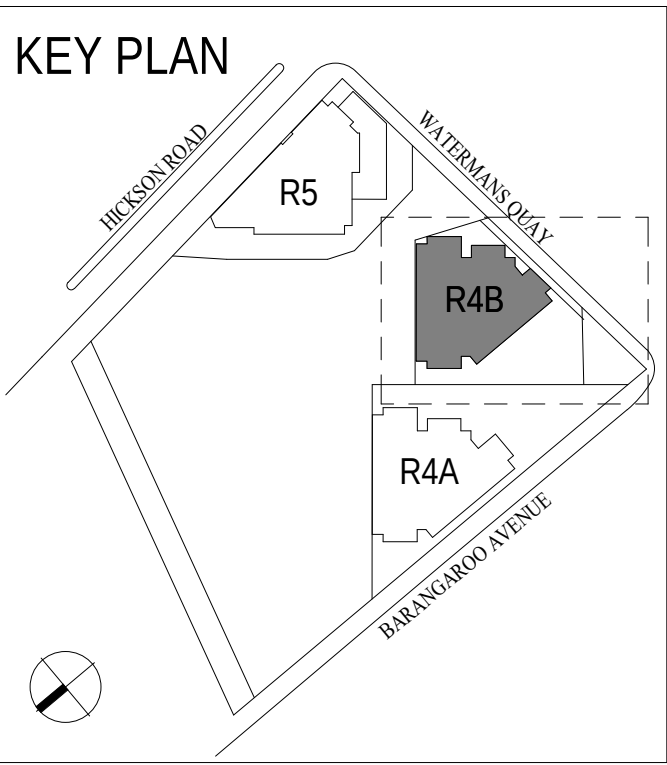


Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDAV/16/1751
Certificate date: 31 May 2020
Dwelling Address: 88 Barangaroo Avenue
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BASIX Design Specification – BUILDING FABRIC
External Walls: A minimum of R2.0 insulation added to all concrete block walls to achieve a minimum Total R-Value of R2.8.
Spandrel Panels: A minimum of R2.0 insulation added to all spandrel panels to achieve a minimum Total R-Value of R2.8.
Walls to Internal Corridors: No thermal insulation required to partition walls between apartments and non-conditioned enclosed internal zones including lift lobbies and corridors and fire stairs etc.
Internal Walls to Adjoining Apartments: No thermal insulation required to partition walls between adjoining apartments as they are treated as conditioned spaces.
Note: The thermal performance requirements do not consider acoustic or other design requirements which may dictate insulation or other for non-thermal purposes.
Wall Heights: Floor to ceiling heights as indicated on the architectural drawings.
Ceiling Type: For floor levels below enclosed non-conditioned spaces (i.e. plant room): - Add R2.5 insulation to the following apartments: - Level 19: LB-05; and - Level 46: MB-04, and MB-05; - Add R2.0 insulation to the following apartments: - Level 19: LB-03, and LB-06; - Add R1.0 insulation to all remaining apartments
Roof Type: Add R2.5 insulation to the penthouse below exposed roof (i.e. non-enclosed external zones above).
Suspended Floor Slabs: For floor levels above enclosed non-conditioned spaces (i.e. plant room): - Add R2.0 insulation to underside of suspended concrete slabs to the following apartments: - Level 21: LB-05, and LB-06; - Add R1.0 insulation to underside of suspended concrete slabs to the remaining apartments Add R1.0 insulation to the underside of suspended concrete slabs between Level 3 apartments and Podium Level 2 unconditioned internal spaces. Add R2.0 insulation to the underside of exposed suspended concrete slabs to ambient (i.e. non-enclosed external zones below).
Floor Coverings The following design specifications have been included within the NatHERS Assessments: Apartments: - Living spaces including kitchen: - Timber floor finish to L46 and below; - Ceramic tiles to L48 and above; - Timber floor boards to skyhomes; - Bedrooms - Carpet on L32 and below; - Timber floor boards above L32; - Bathrooms and laundry areas - Ceramic tiles on all levels;

BASIX Design Specification – BUILDING FABRIC
Windows, Roof Lights and Glazed Doors (Fixed and/or Operable): <u>Open Cavity Façade with roller blinds in cavity</u> - Summer (blinds down): U-Value of 3.3 W/m2.K and an SHGC of 0.14 - Winter (blinds up): U-Value of 3.3 W/m2.K and an SHGC of 0.50 <u>Open Cavity Façade with no roller blinds in cavity</u>: U-Value of 3.3 W/m2.K and an SHGC of 0.50 <u>Sliding Doors</u>: U-Value of 3.5 W/m2.K and an SHGC of 0.52 <u>Fixed double-glazed units</u>: U-Value of 2.7 W/m2.K and an SHGC of 0.48 <u>Notch glazing (single laminate)</u>: U-Value of 6.0 W/m2.K and an SHGC of 0.70 All windows must be 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 the ‘Total System’ values for glass and framing system combined.





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KEY PLAN



LEGEND

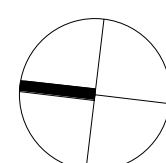
- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- KWH BICYCLE STORE
- RESIDENTIAL STORAGE (FITOUT AND USE)
- RETAIL STORAGE (FITOUT AND USE)
- EXTENT OF SHARED BASEMENT FACILITIES
- EXTENT OF RESIDENTIAL TOWER FACILITIES (FITOUT AND USE)
- PERIMETER DIAPHRAGM WALL COVERED UNDER NO. SSD5897
- RETAIL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

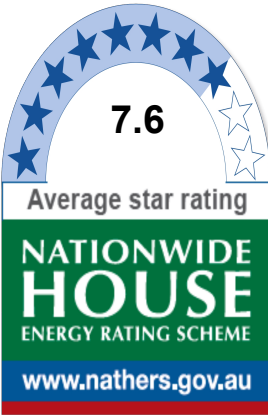
NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION.

1. ADDITIONAL CARPARKING ALLOCATED TO TOWER R4B

CARPARKING ALLOCATIONS TO BE UNDER THE MAXIMUMS UNDER THE TOWER CONSENTS

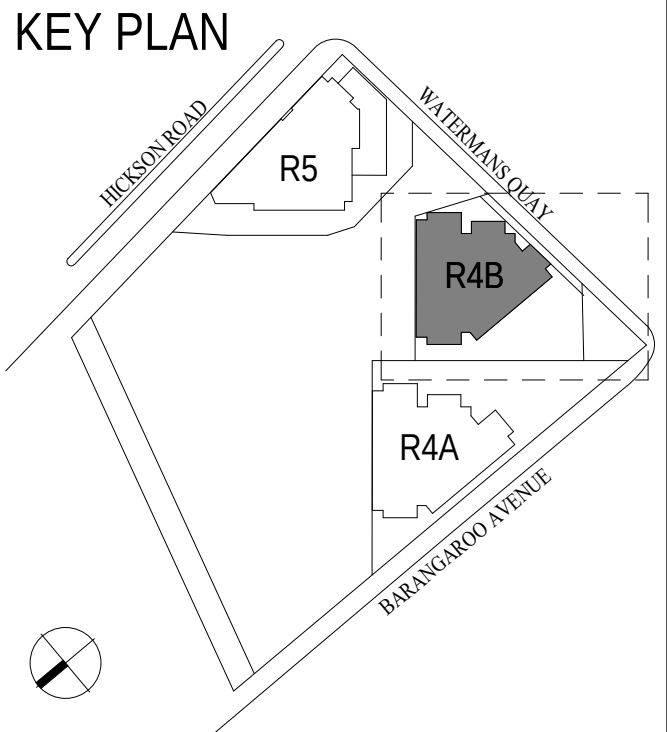




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- MODIFICATION:
1. ACCESS TO MEZZANINE PLANT CHANGED.
 2. LOBBY STAIRCASE AND DDA LIFT CHANGED.
 3. CORNER OF FACADE MOVED
 4. ADDITIONAL WINDOWS



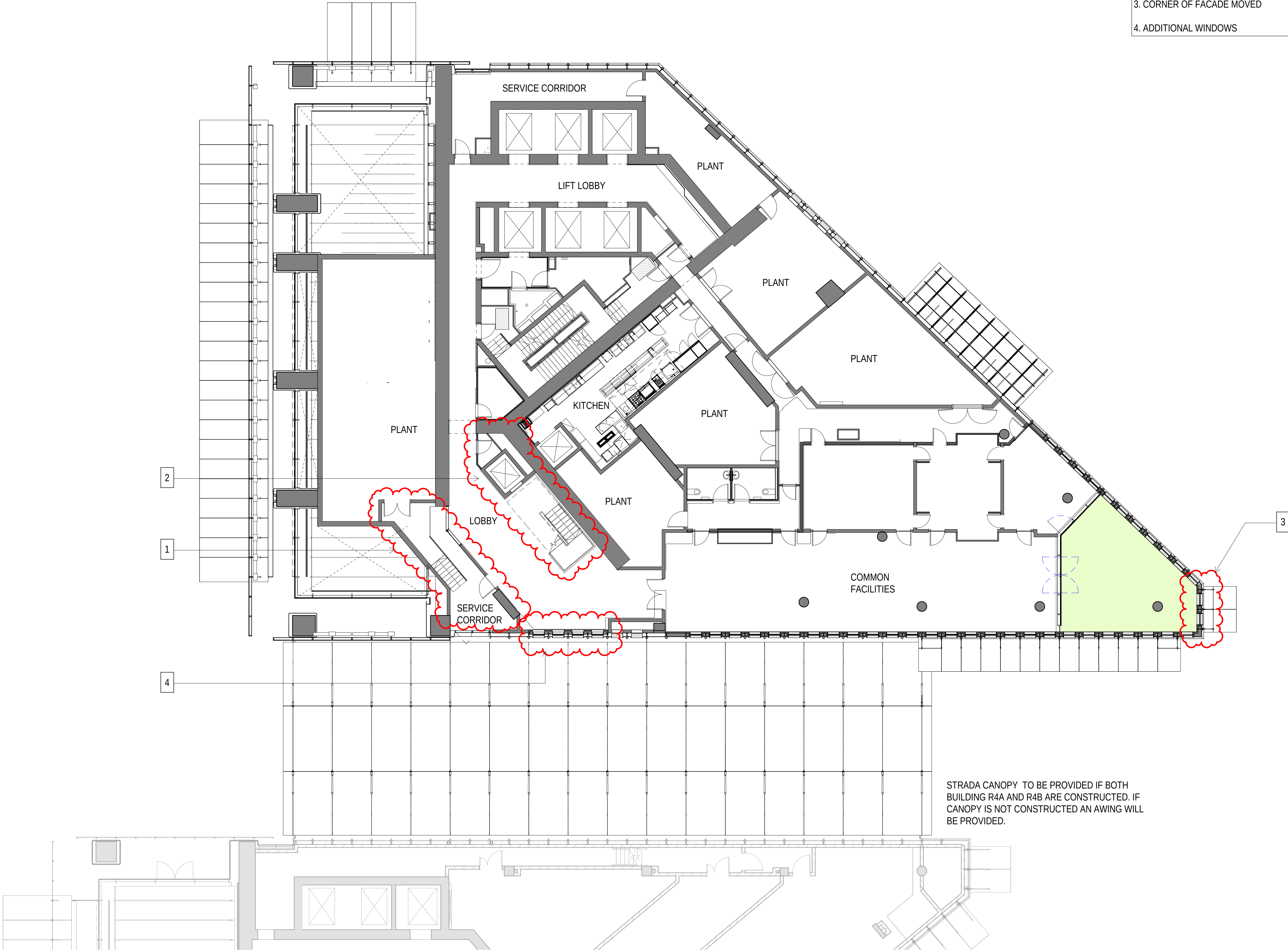
- LEGEND
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - 4-BEDROOM
 - SKYHOMES
 - BALCONY
 - WINTERGARDEN
 - RETAIL
 - TERRACE
 - BUILDING ENVELOPE BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER

NOTES

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

SERVICED LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN.

LEVEL	RL
Podium P1	8.400



STRADA CANOPY TO BE PROVIDED IF BOTH BUILDING R4A AND R4B ARE CONSTRUCTED. IF CANOPY IS NOT CONSTRUCTED AN AWING WILL BE PROVIDED.

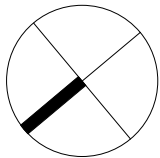


PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16138 Genova - Italy
Emanuela Baglietto | Nominated Architect
NSW ARB 9512

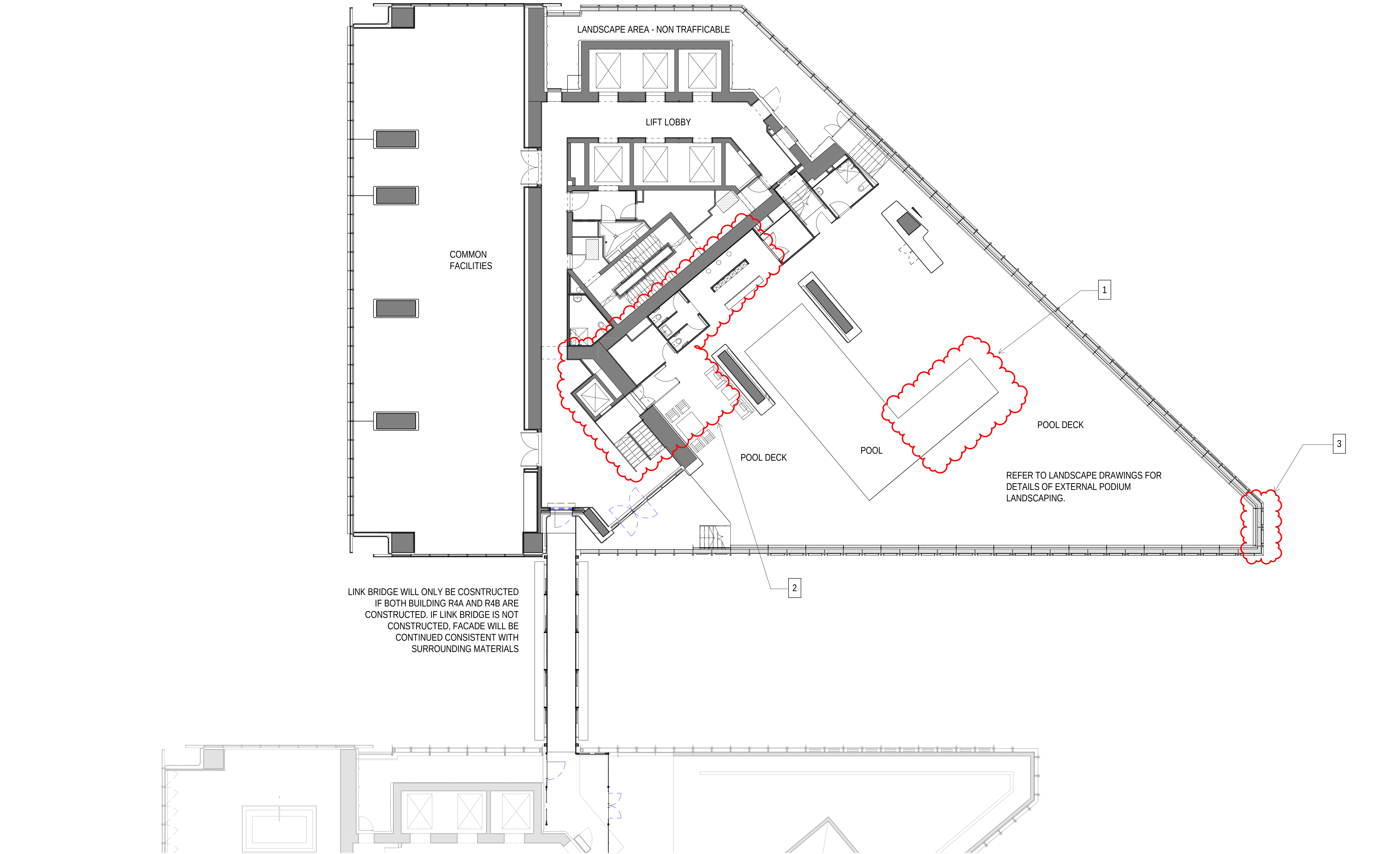
EXECUTIVE ARCHITECT:
PTW Architects
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ptw.com.au
Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 624 S Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778



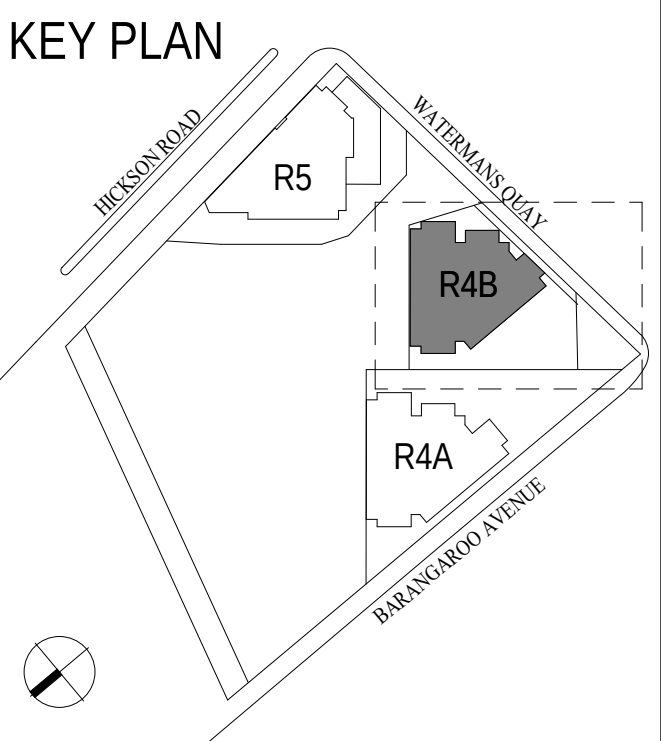
R4B PLAN PODIUM LEVEL P1



Drawing: BR4B_ASD_PA1_2001
Date: 19 JUN 2020 Revision: 20
SECTION 4.55



- MODIFICATION:
1. POOL SHAPE RECONFIGURED..
 2. POOL ENTRY & POOL AMENITY CHANGED.
 3. CORNER OF FACADE MOVED



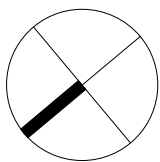
- LEGEND
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - 4-BEDROOM
 - SKYHOMES
 - BALCONY
 - WINTERGARDEN
 - RETAIL
 - TERRACE
 - BUILDING ENVELOPE BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER

NOTES

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

SERVICED LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN.

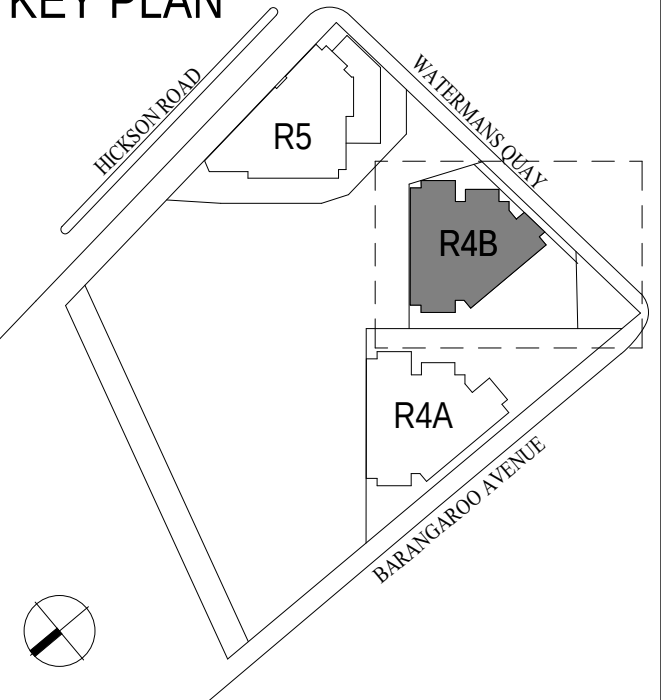
LEVEL	RL
Podium P2	12.900



MODIFICATION:

1. INTERNAL LAYOUT CHANGE.
2. RE-DESIGN FROM 2-BED TO 1-BED.
3. RE-DESIGN FROM 1-BED TO 2-BED.

KEY PLAN



LEGEND

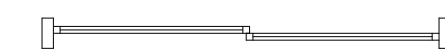
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION**

 - 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - 4-BEDROOM
 - SKYHOMES
 - BALCONY
 - WINTERGARDEN
 - RETAIL
 - TERRACE

BOUNDARIES

 - 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
R4B L46	160.125
R4B L45	156.985
R4B L44	153.845
R4B L43	150.705
R4B L42	147.565
R4B L41	144.425
R4B L40	141.285
R4B L39	138.145
R4B L38	135.005
R4B L37	131.865
R4B L36	128.725
R4B L35	125.585
R4B L34	122.445
R4B L33	119.305



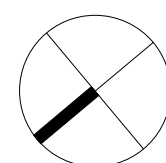
PRINCIPAL ARCHITECT:
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R4B
PLAN MID PLATE LEVEL 33- 46

Scale 1 : 125 @ A1 Scale 1:250 @ A3

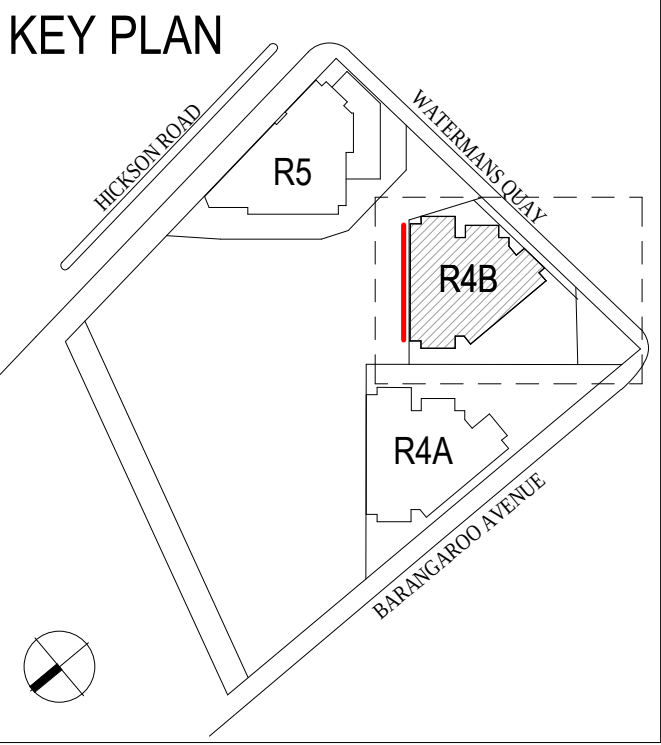
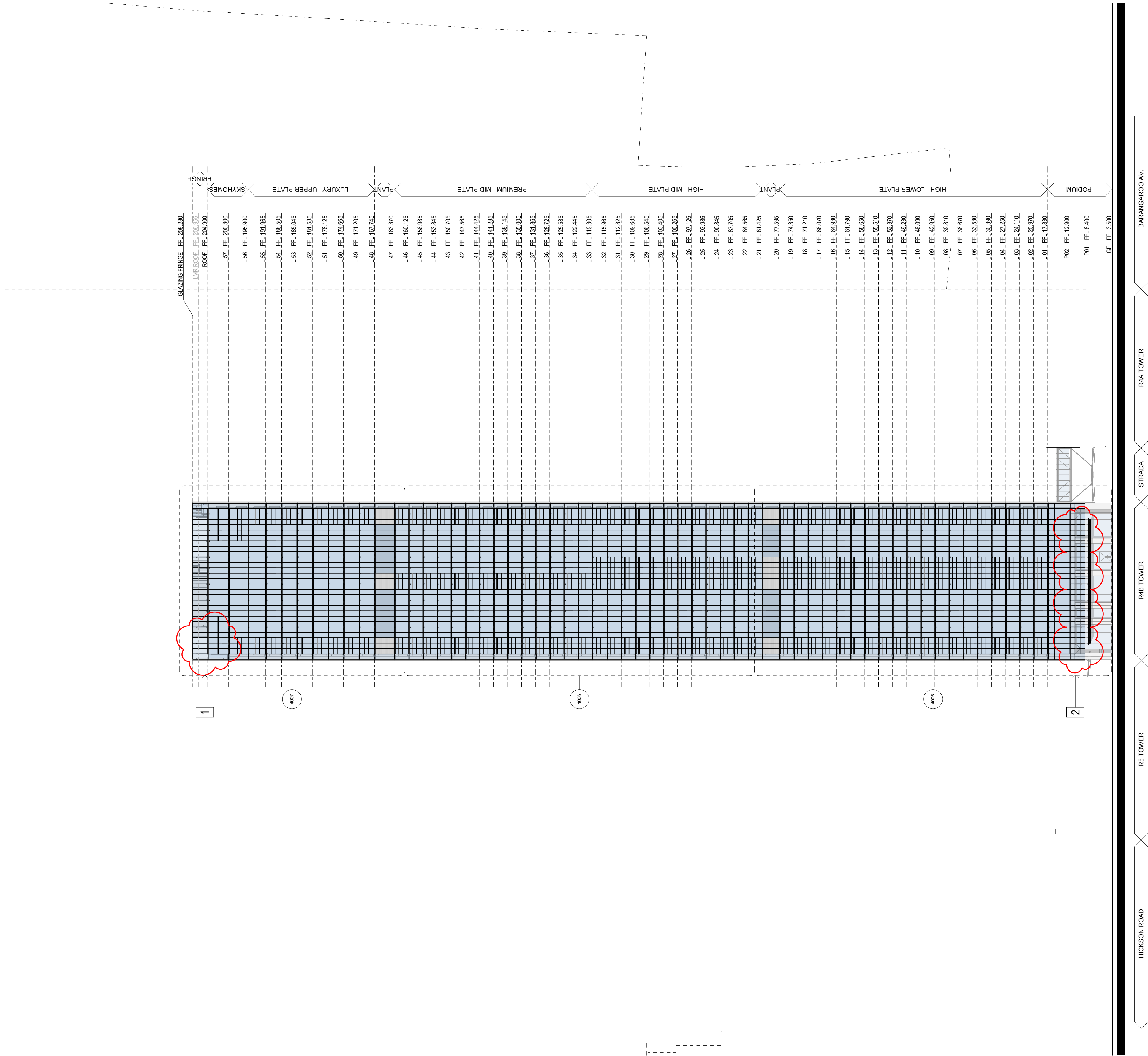
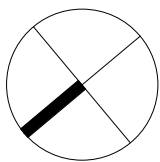
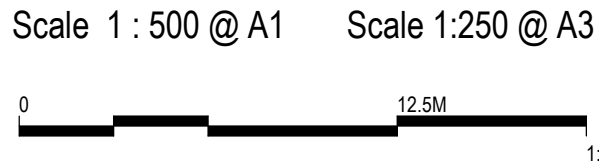


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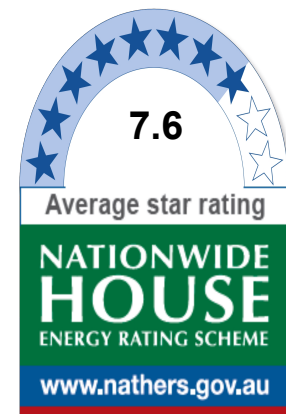
Date: 19 JUN 2020 Revision: 20

SECTION 4.55

R4B ELEVATION NORTH-EAST (PARK)



- MODIFICATION:
1. NEW TERRACE OPENING
 2. UPDATED SKIRT LENGHT

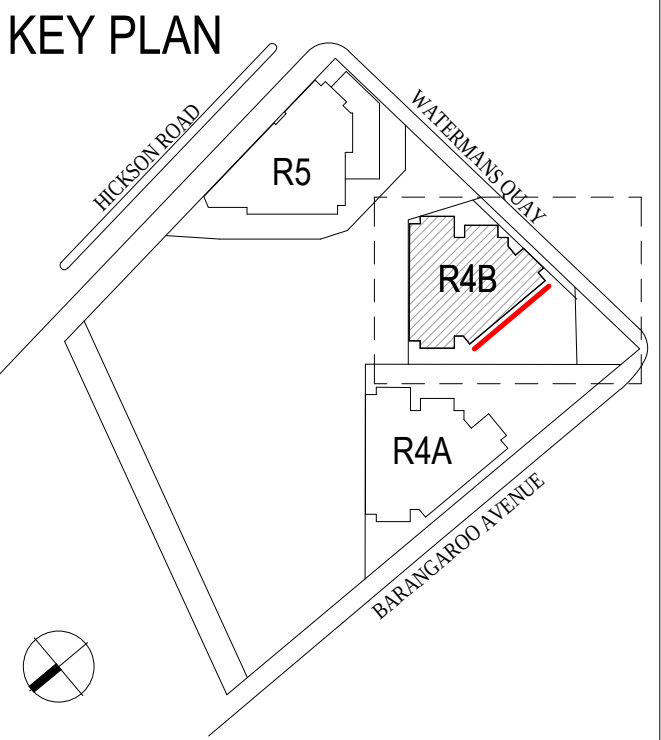
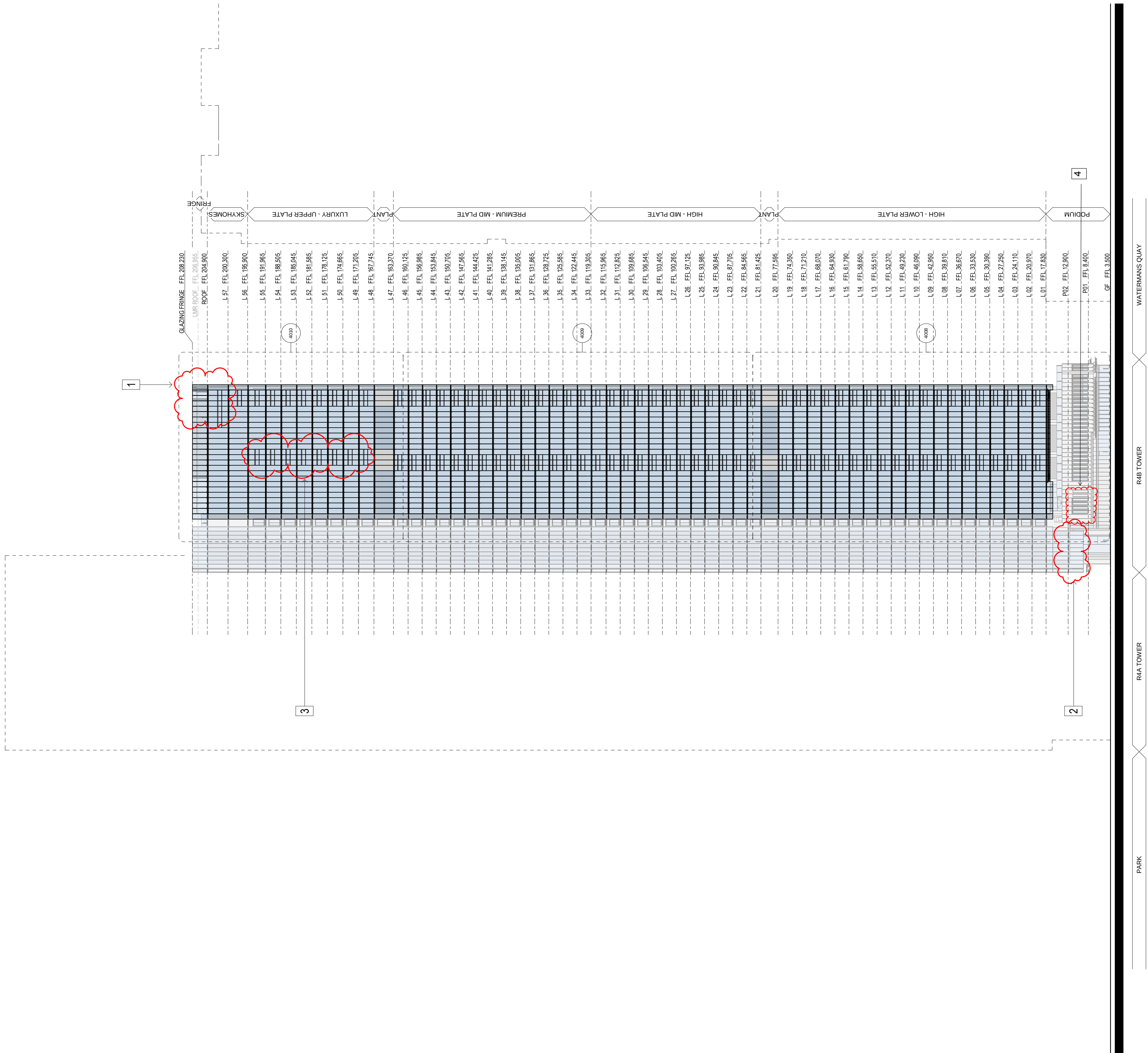
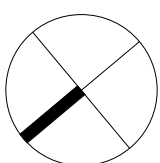
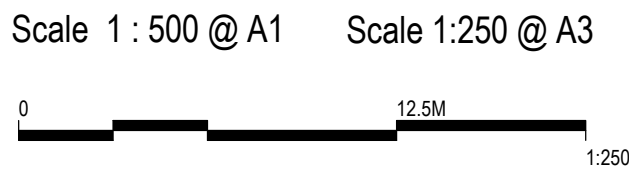


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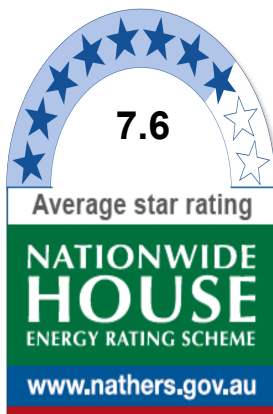
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R4B ELEVATION WEST (BARANGAROO AVE)



- MODIFICATION:
1. UPDATED TERRACE OPENING
 2. UPDATED SKIRT LENGHT
 3. NEW WINTERGADEN COLUMN
 4. ADDED WINDOW PANELS



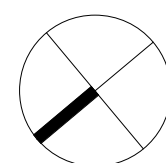
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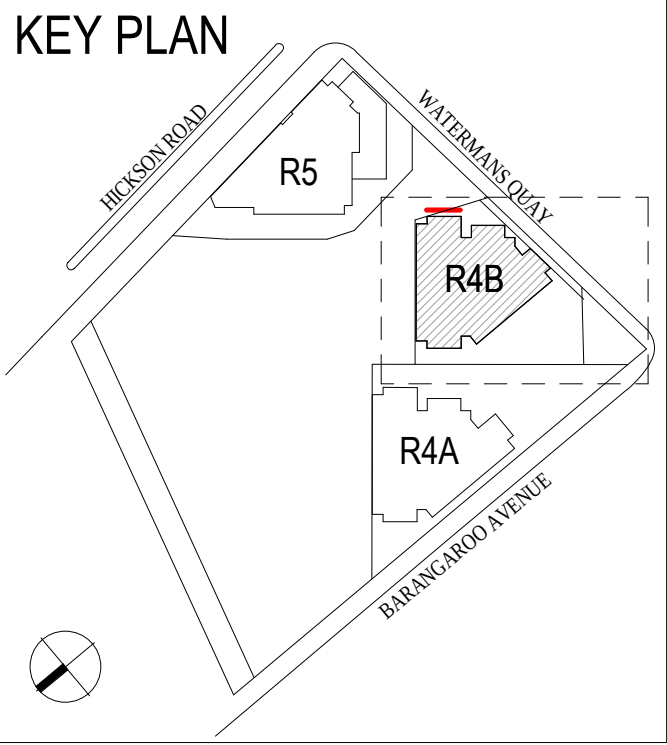
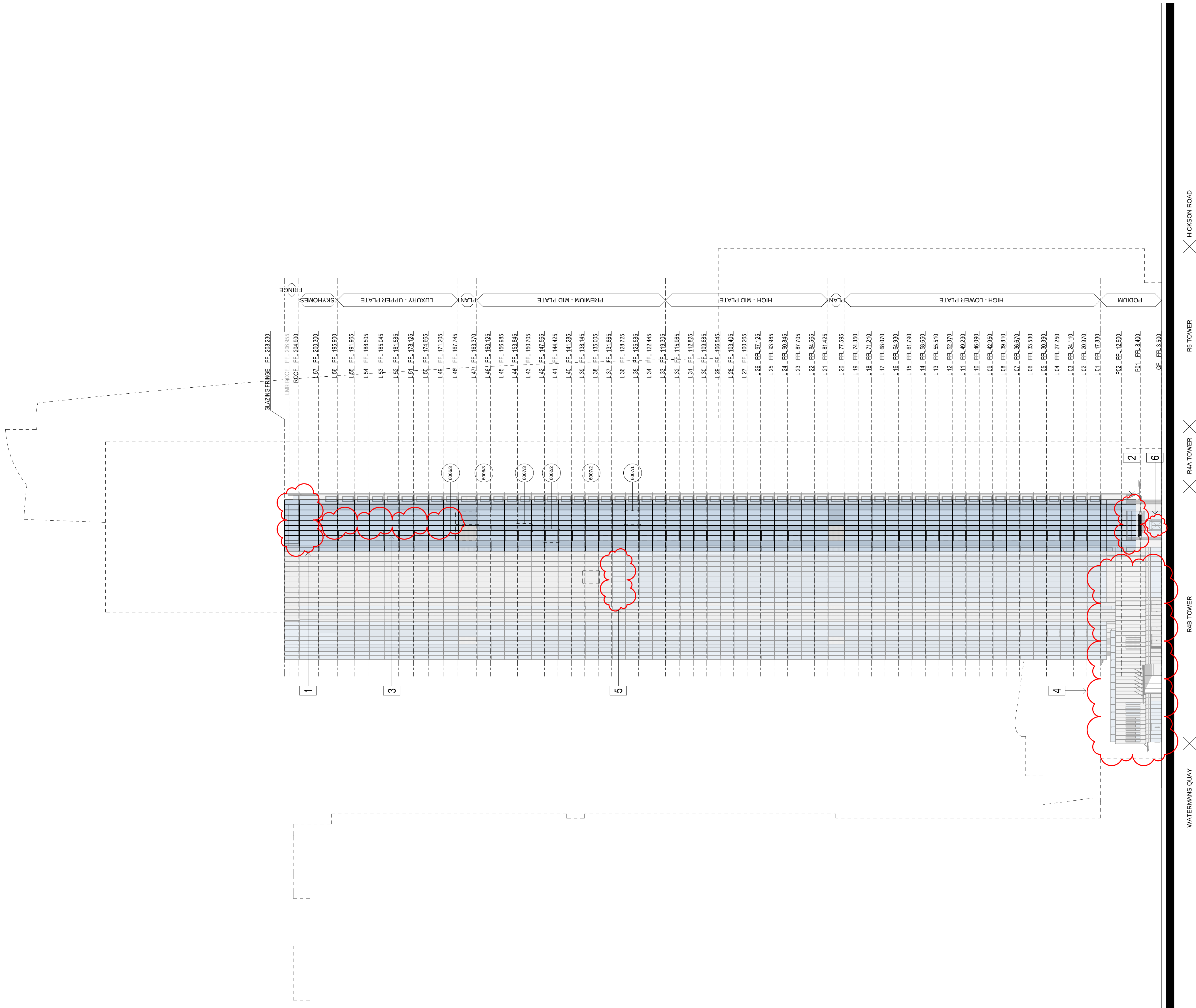


R4B ELEVATION SOUTH-EAST (LIFT LOBBY)

Scale 1 : 500 @ A1 Scale 1:250 @ A3

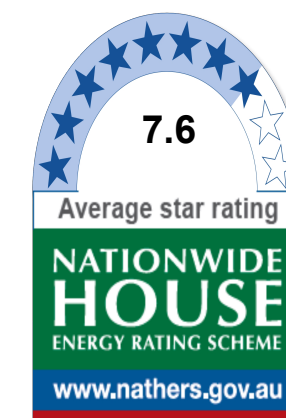


Drawing: BR4B _ASD_PA1_4003
Date: 19 JUN 2020 Revision: 20
SECTION 4.55



MODIFICATION:

1. NEW TERRACE OPENING
2. UPDATED SKIRT LENGHT
3. REMOVED SPANDREL PANEL
4. UPDATED PODIUM
5. UPDATED LIFT CORE ROOF LEVEL
6. UPDATED VESTIBULE POSITION



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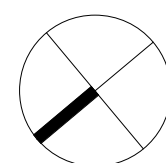
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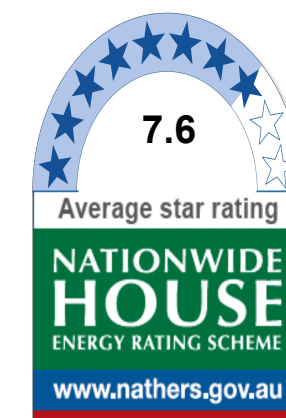


R4B ELEVATION SOUTH (WATERMANS QUAY)

Scale 1 : 500 @ A1 Scale 1:250 @ A3



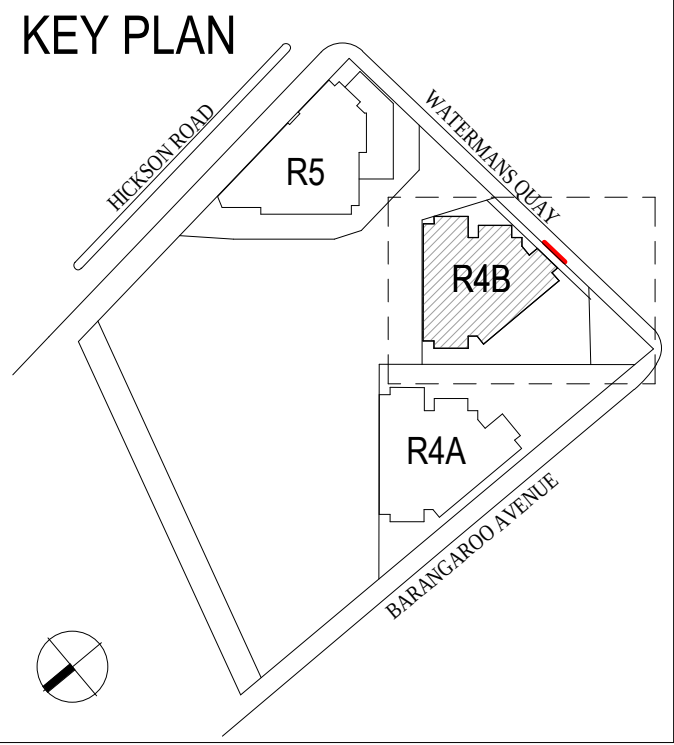
Drawing: BR4B _ASD_PA1_4004
Date: 19 JUN 2020 Revision: 20
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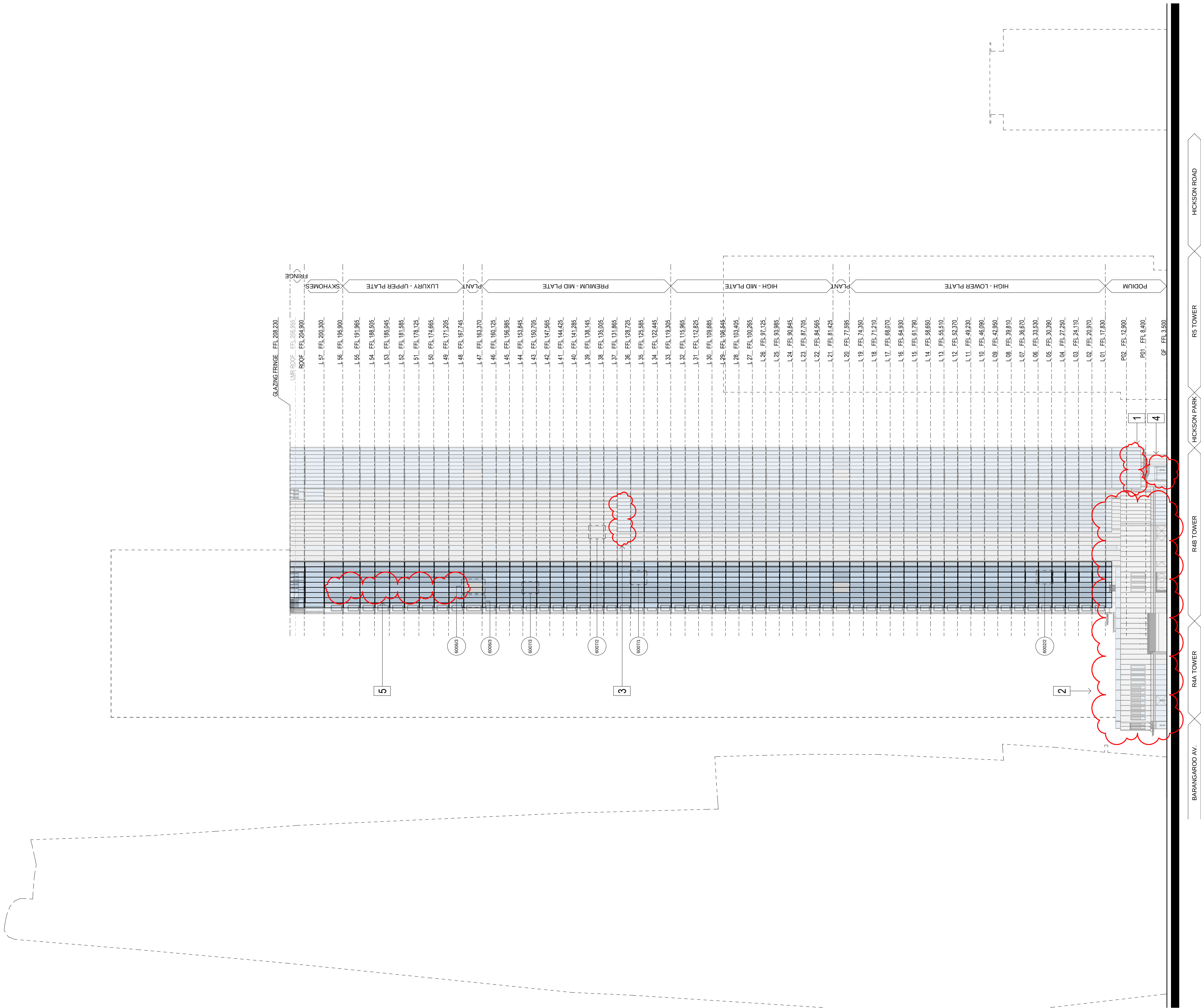
Dwelling Address:
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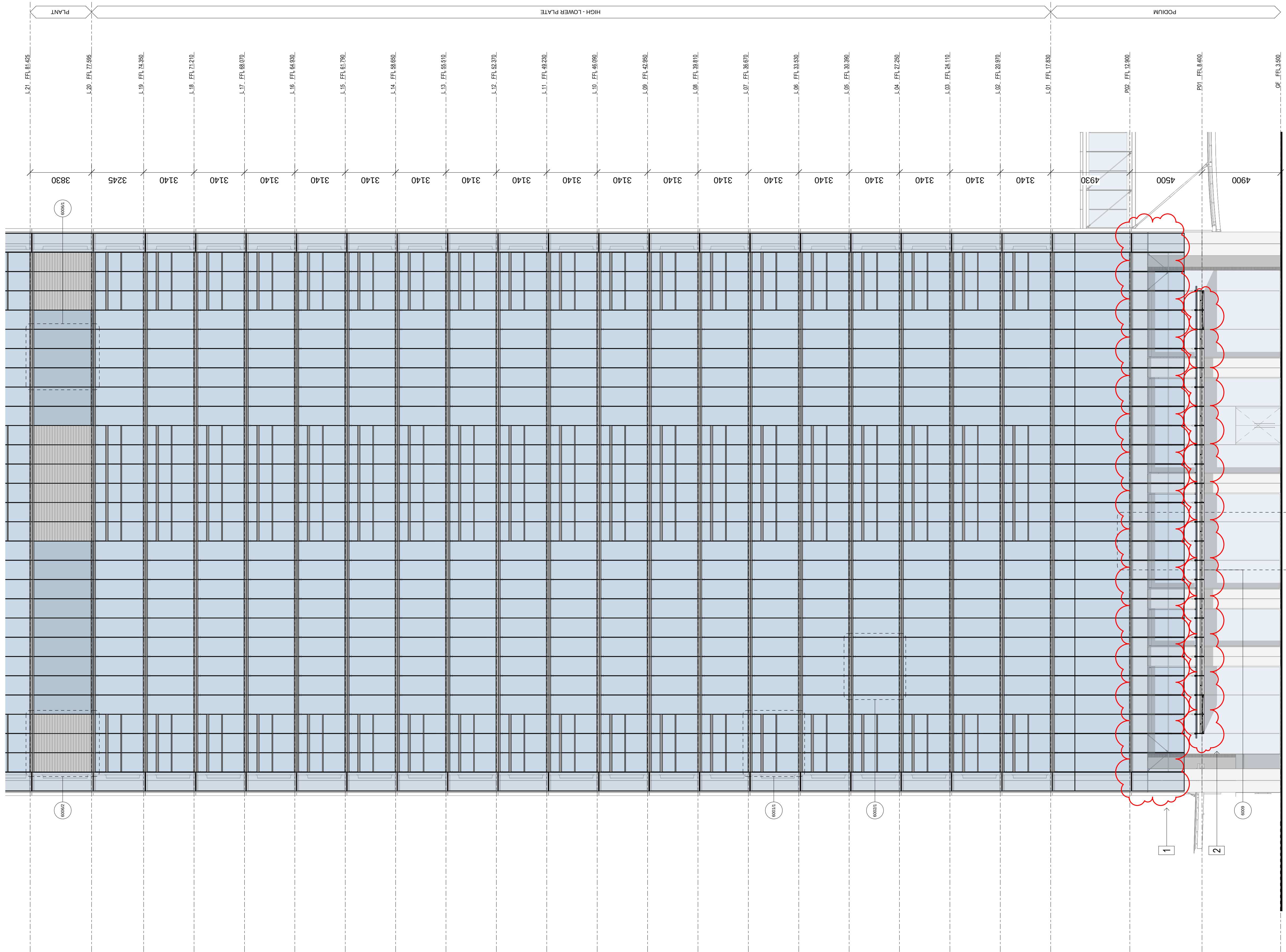
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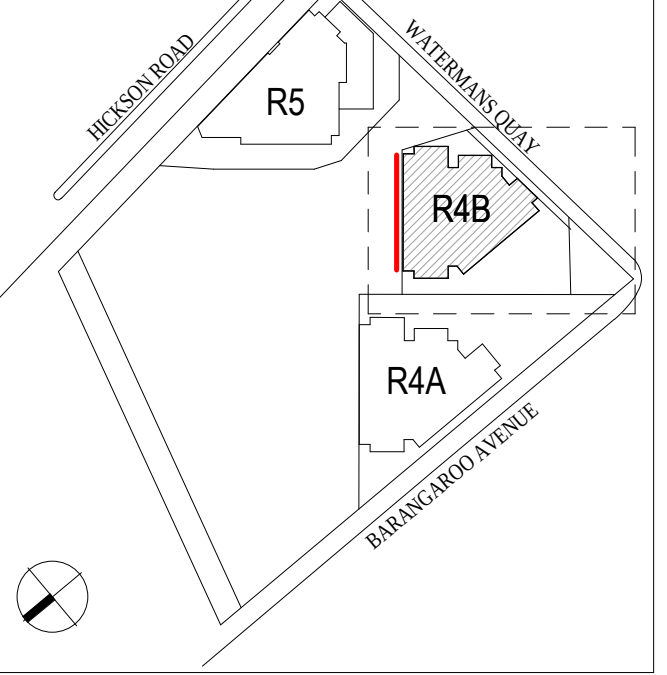
MODIFICATION:

1. UPDATED SKIRT LENGHT
2. UPDATED PODIUM
3. UPDATED LIFT CORE ROOF LEVEL
4. UPDATED VESTIBULE POSITION
5. UPDATED DGU LOCATION



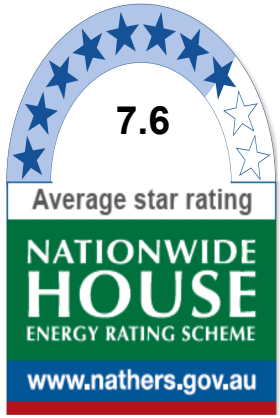
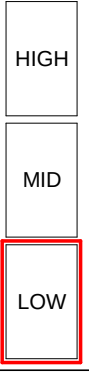


KEY PLAN



MODIFICATION:

1. UPDATED SKIRT LENGHT
2. UPDATED AWNING HEIGHT



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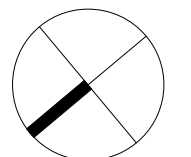
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ptw.com.au
Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 624 S Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778

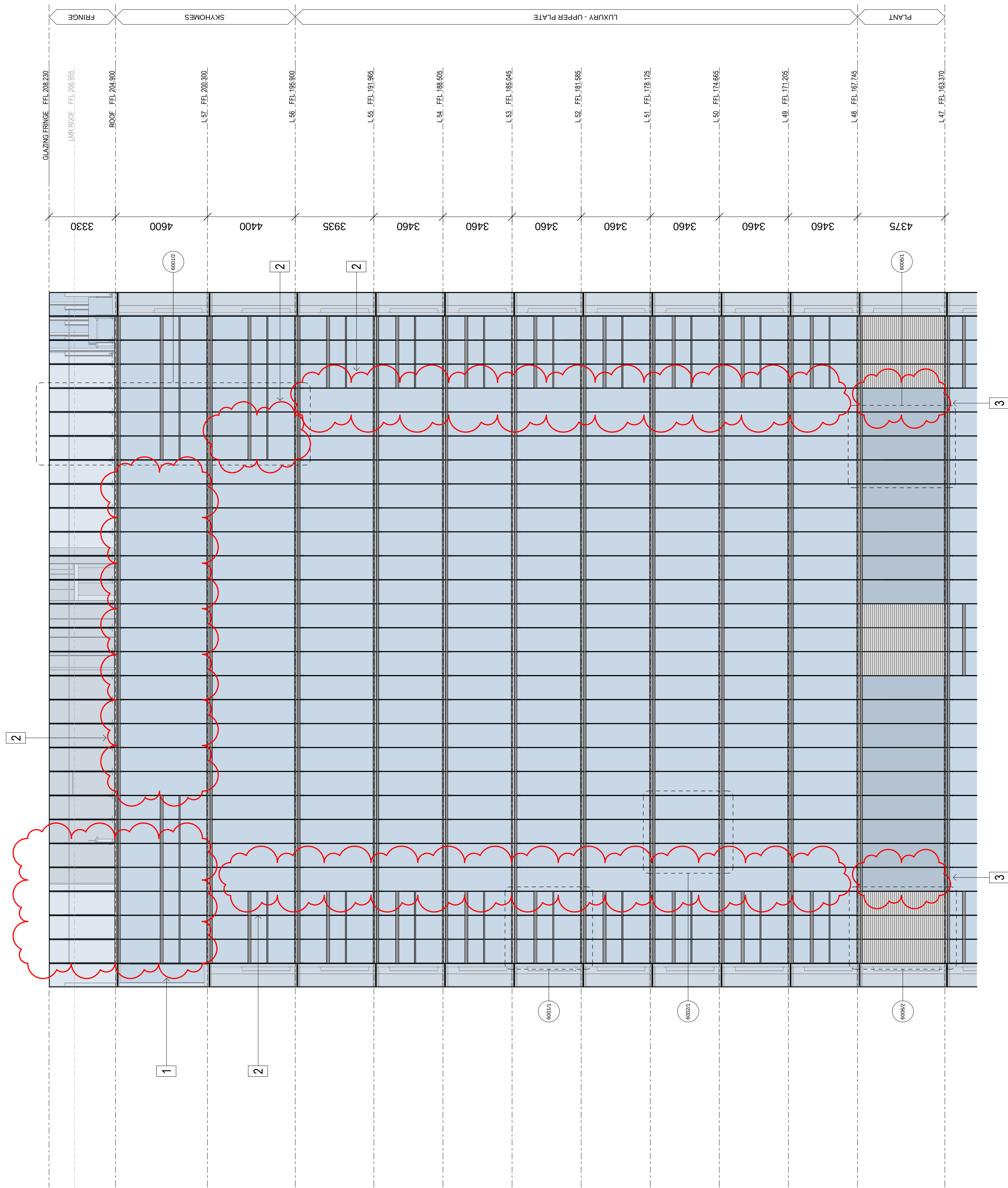


R4B
NORTH-EAST ENLARGED ELEVATION (PARK)

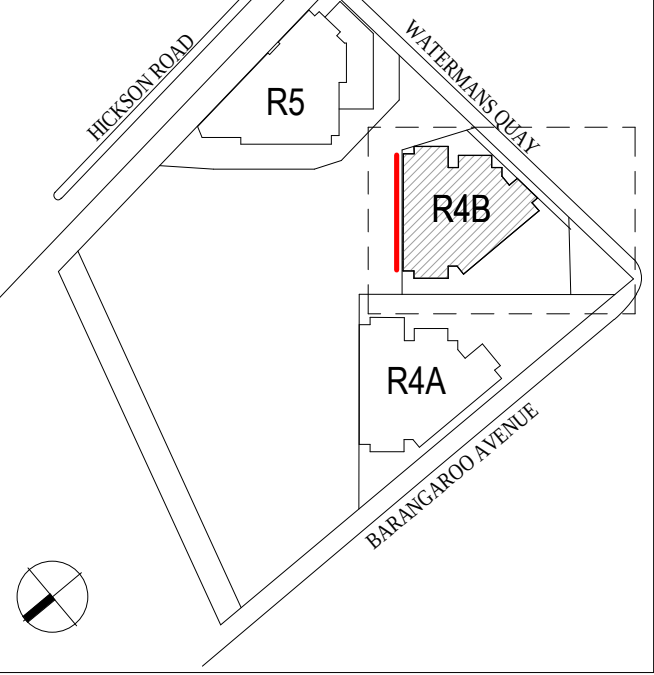
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Drawing: BR4B _ASD_PA1_4005
Date: 19 JUN 2020 Revision: 20
SECTION 4.55

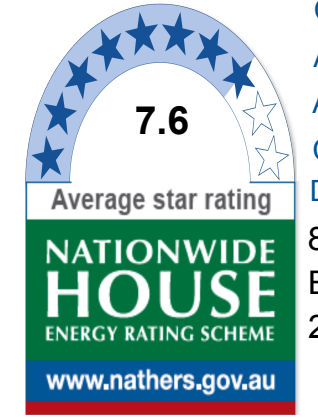
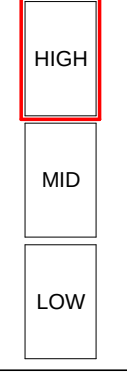


KEY PLAN



MODIFICATION:

1. NEW TERRACE OPENING
2. UPDATED WINTERGARDEN
3. REMOVED LOUVRE PANEL



Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 May 2020

Dwelling Address:
88 Barangaroo Avenue
Barangaroo, NSW
2000



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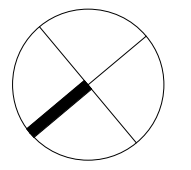
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16158 Genova - Italy
Emanuela Baglietto | Nominated Architect
NSW ARB 9512

EXECUTIVE ARCHITECT:
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au
Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 424 S Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778

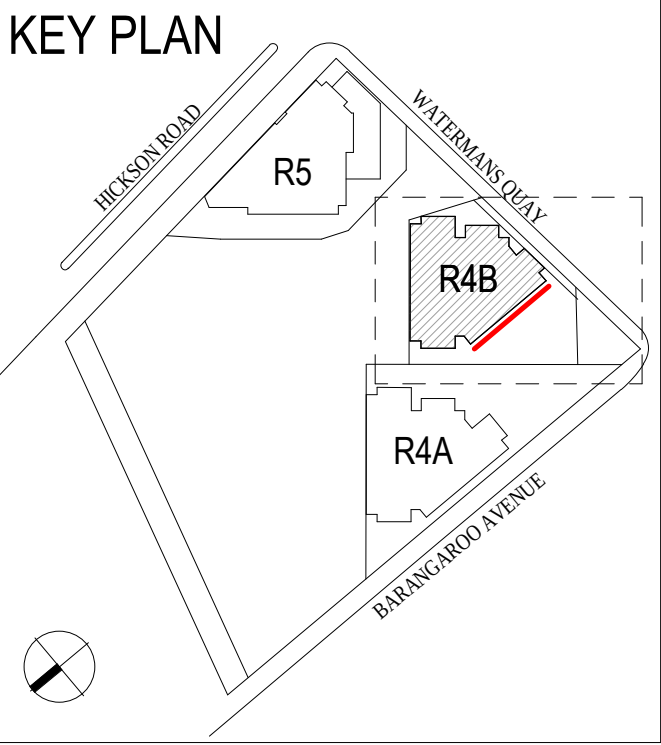
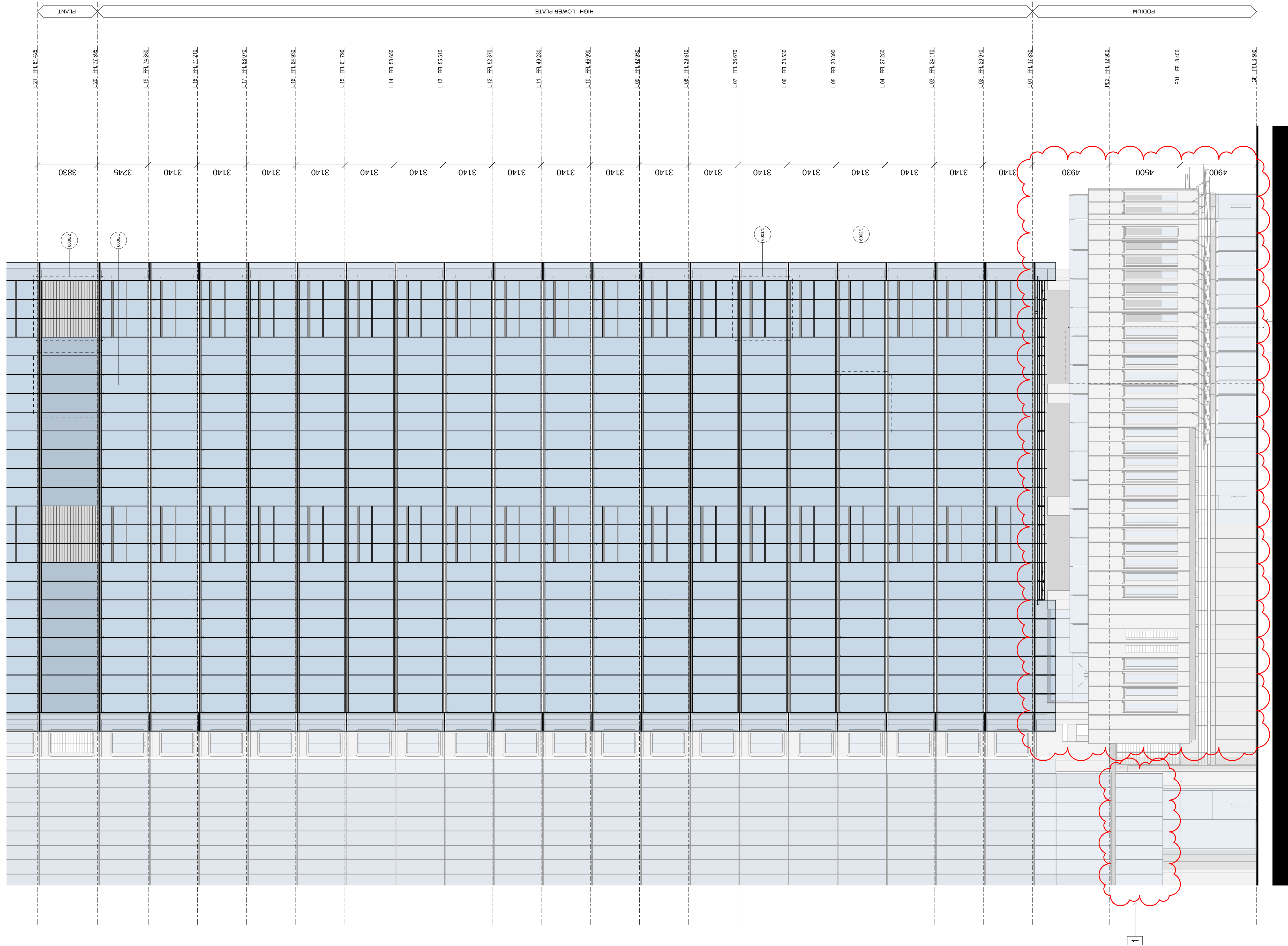


R4B
NORTH-EAST ENLARGED ELEVATION (PARK)

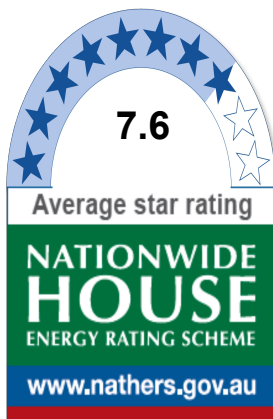
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Drawing: BR4B _ASD_PA1_4007
Date: 19 JUN 2020 Revision: 20
SECTION 4.55

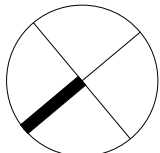


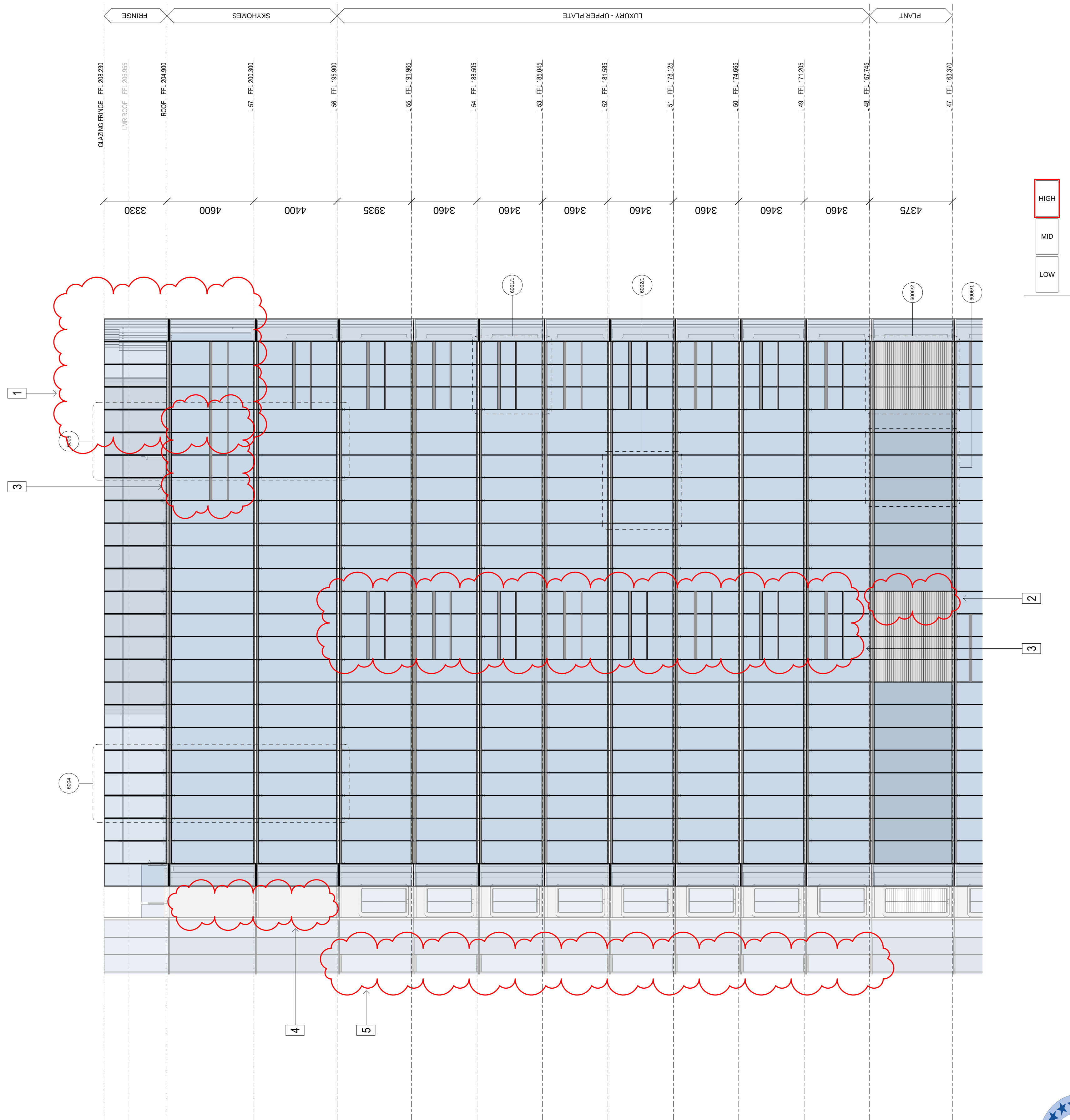
- MODIFICATION:
1. UPDATED SKIRT LENGHT
 2. UPDATED PODIUM



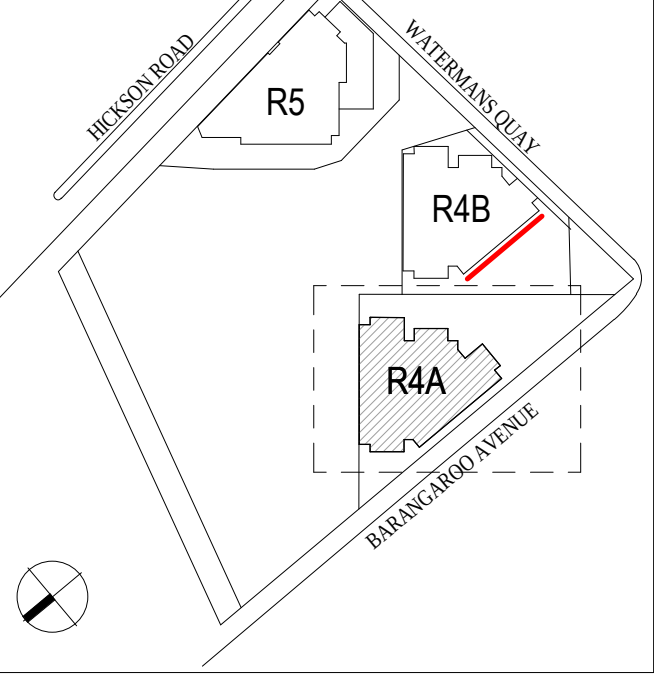
Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
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Dwelling Address: 88 Barangaroo Avenue, Barangaroo, NSW 2000

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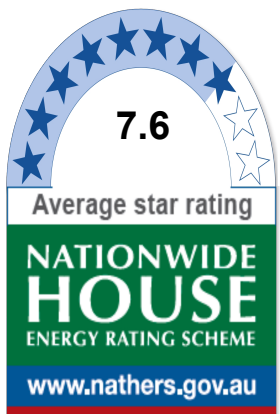


KEY PLAN



MODIFICATION:

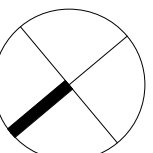
1. UPDATED TERRACE OPENING
2. ADDED LOUVRE PANEL
3. NEW WINTERGARDENS / SASH WINDOWS
4. REMOVED NOTCH WINDOW
5. ADDED MINI-DGU

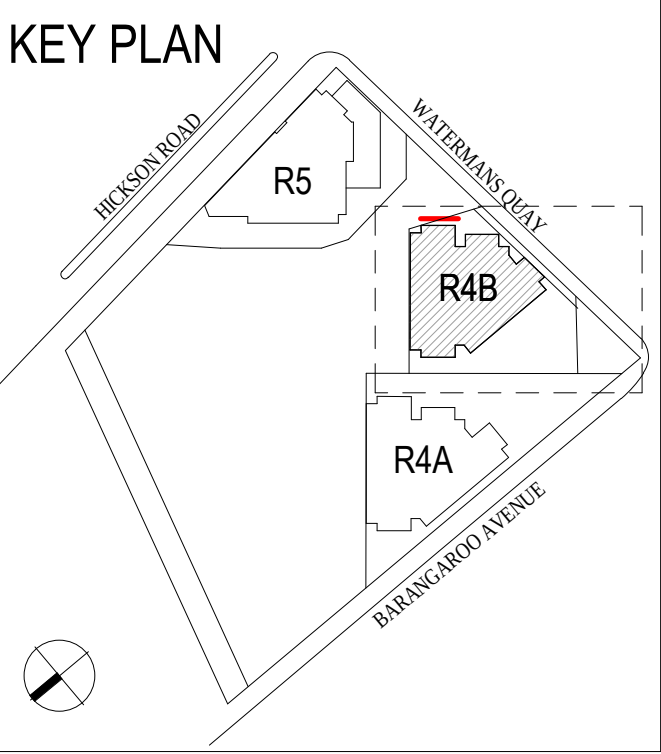


Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDAY/16/1751
Certificate date: 31 May 2020

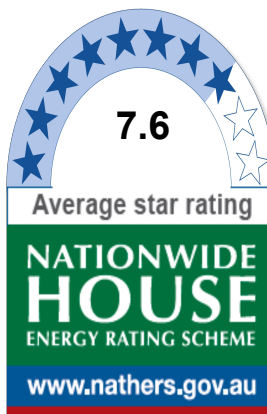
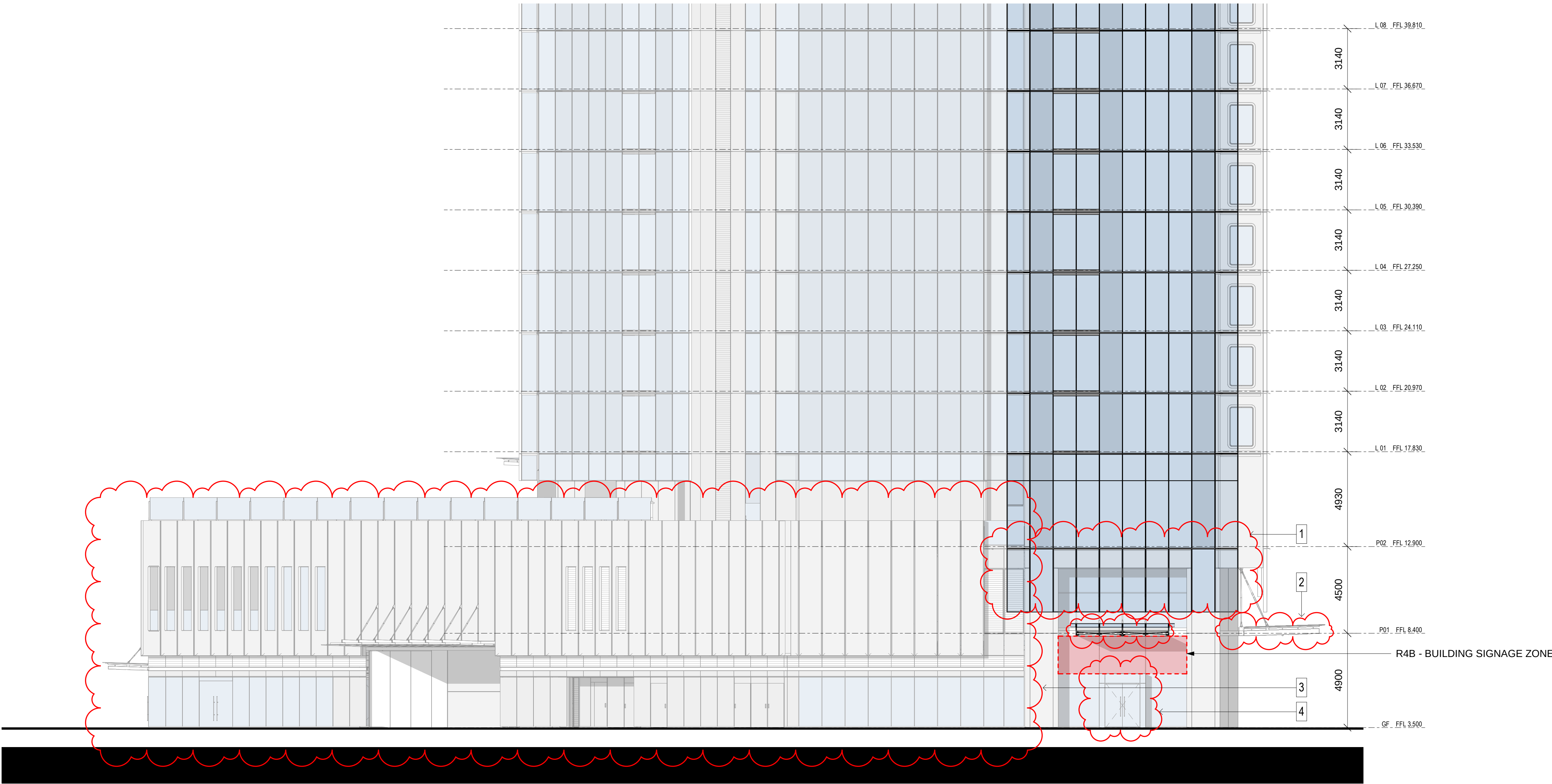
Dwelling Address:
88 Barangaroo Avenue
Barangaroo, NSW
2000

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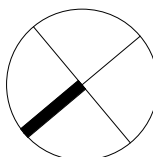
- MODIFICATION:
1. UPDATED SKIRT LENGHT
 2. UPDATED AWNING HEIGHT
 3. UPDATED PODIUM
 4. UPDATED VESTIBULE POSITION

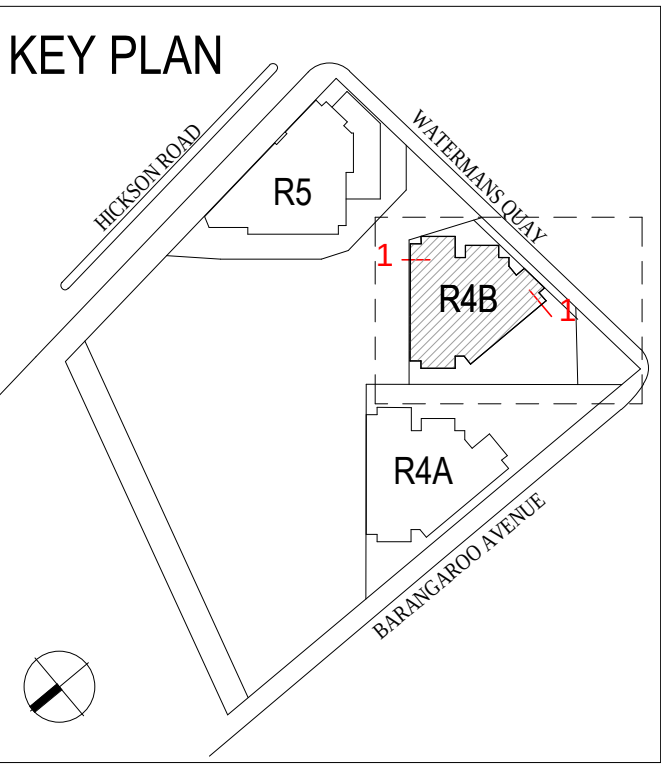
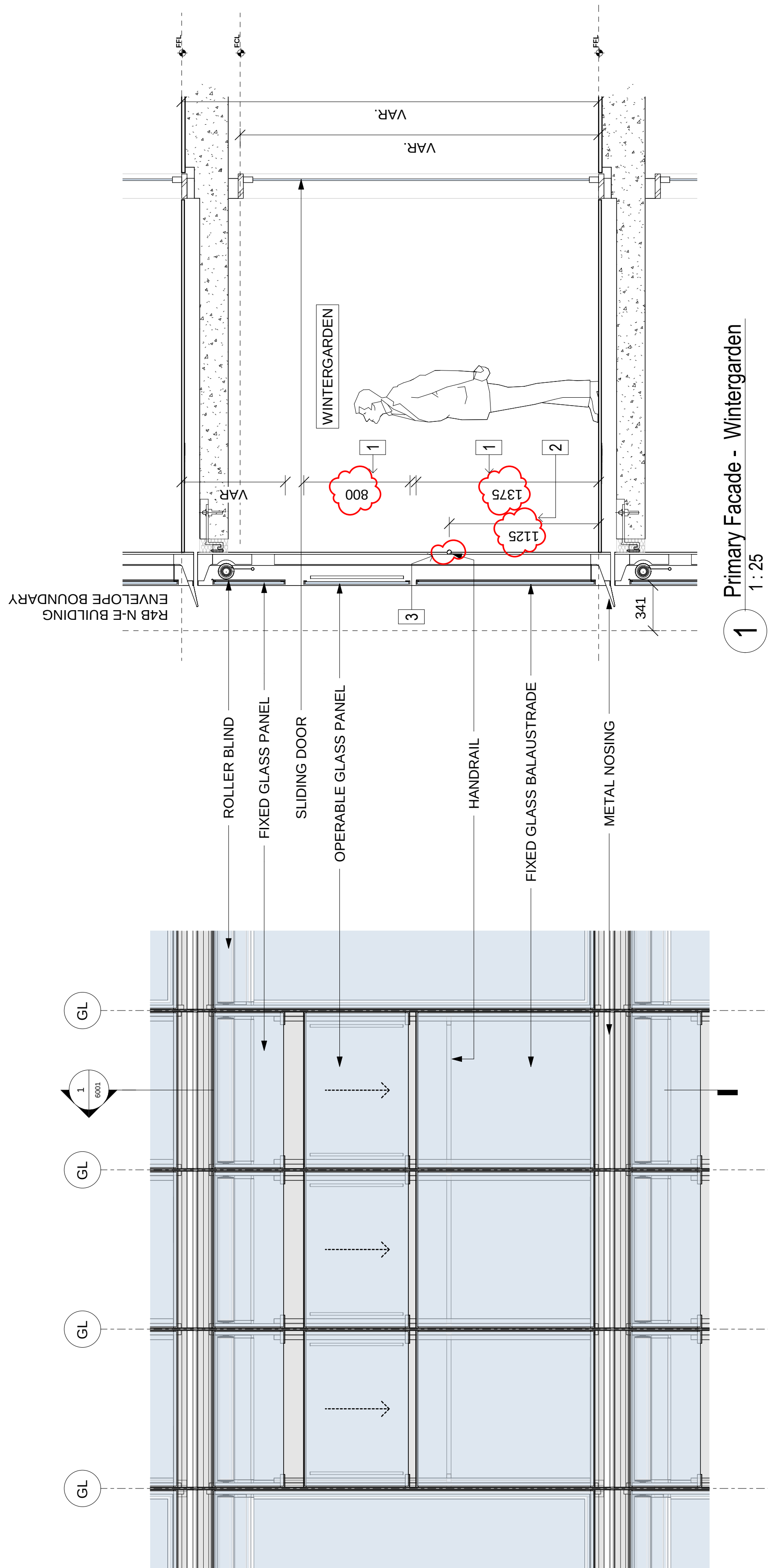


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- MODIFICATION:
1. UPDATED GLASS PANEL DIMENSION
 2. UPDATED HANDRAIL HEIGHT
 3. UPDATED HANDRAIL PROFILE

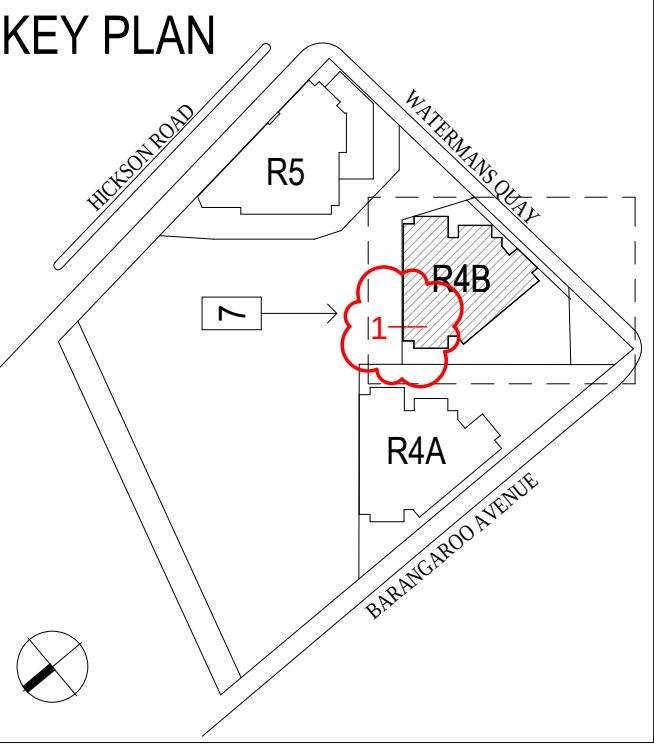
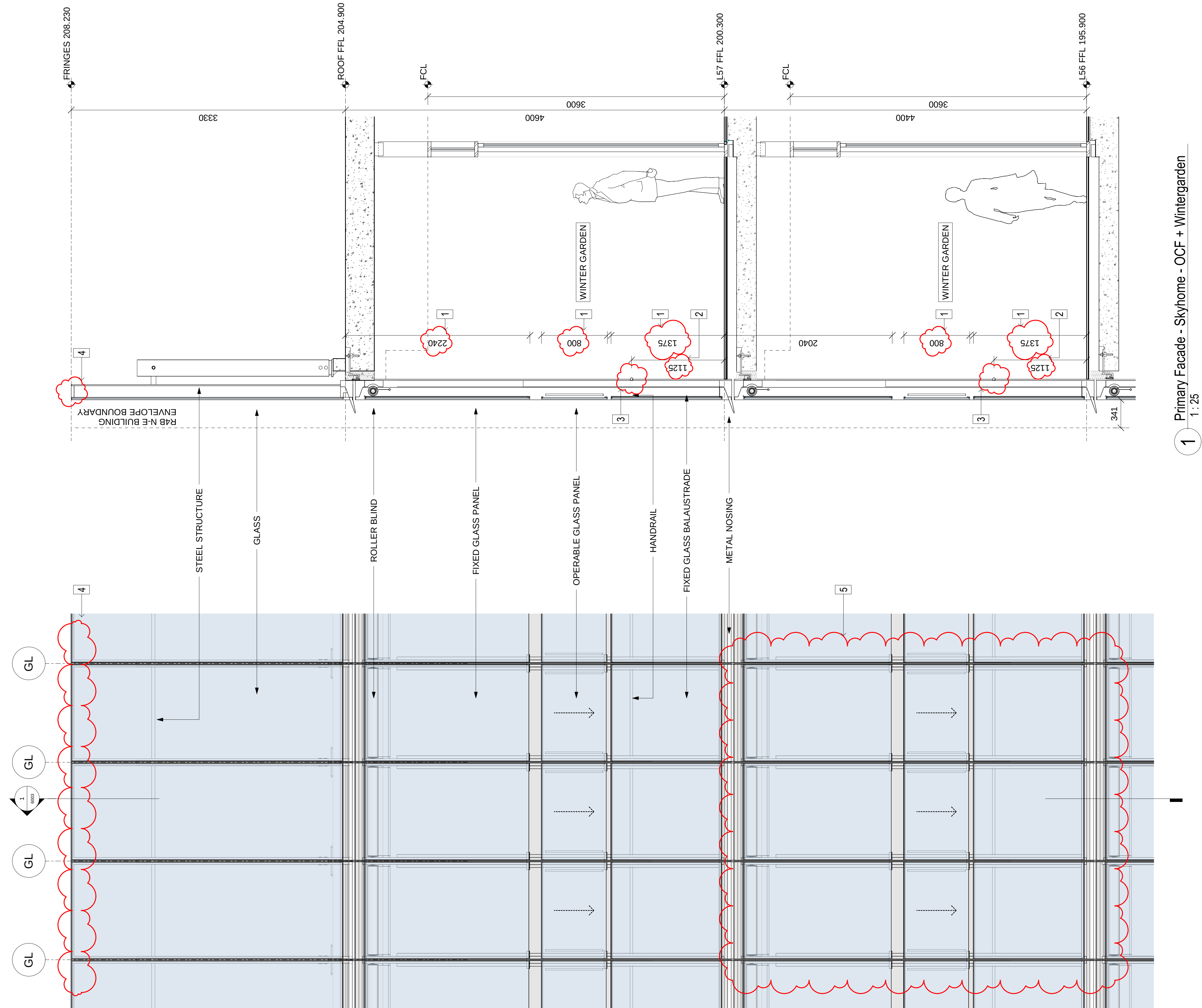


Average star rating
7.6

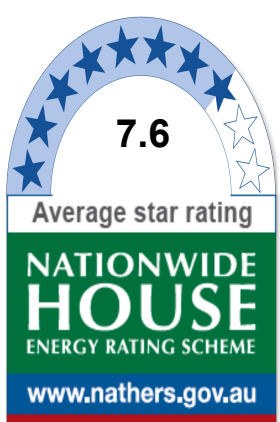
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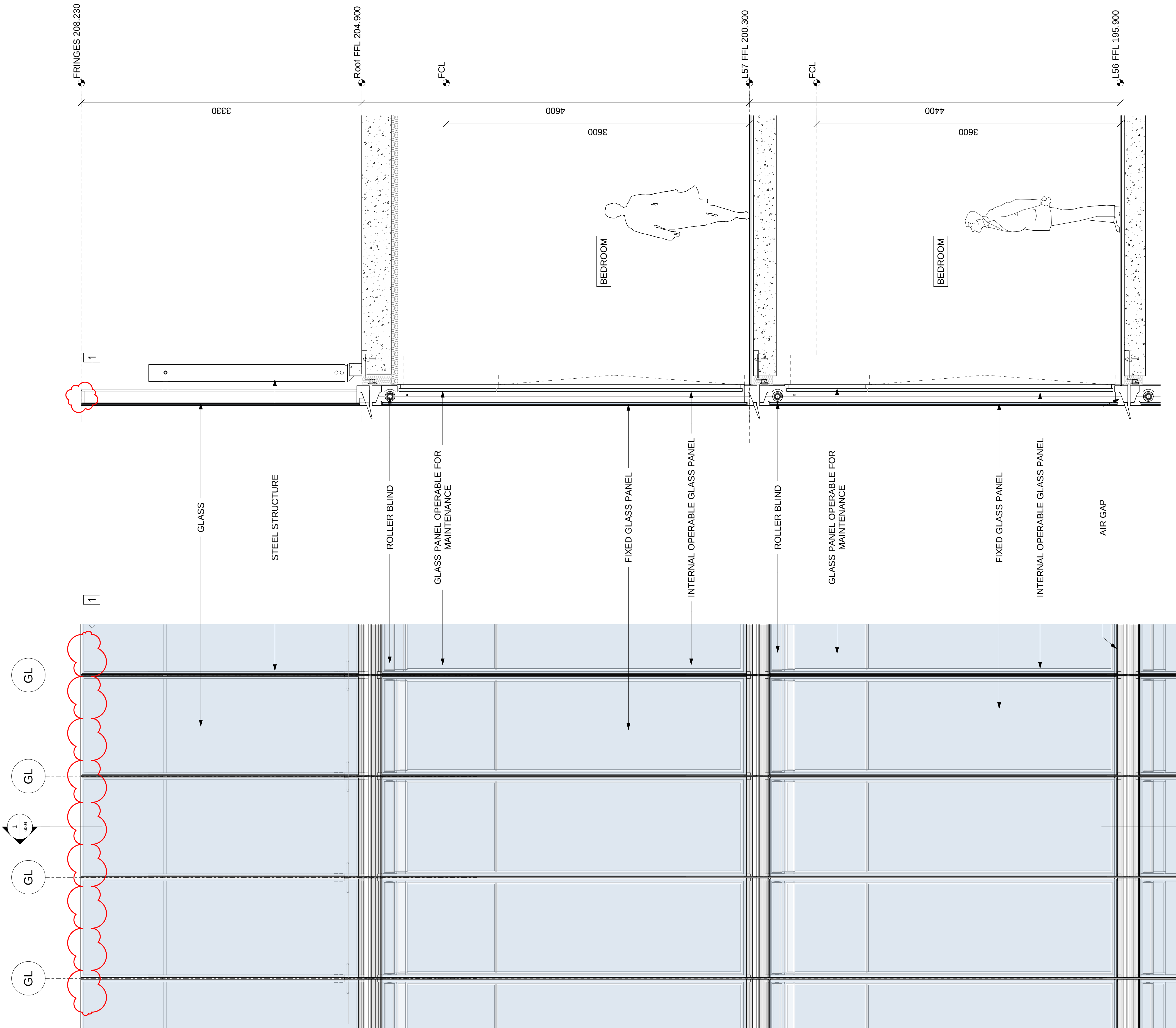
- MODIFICATION:
1. UPDATED GLASS PANEL DIMENSION
 2. UPDATED HANDRAIL HEIGHT
 3. UPDATED HANDRAIL PROFILE
 4. ADDED FRINGE UPPER TRANSOM
 5. ADDED WINTERGARDEN
 6. UPDATED SHEET NAME
 7. UPDATED SECTION LOCATION



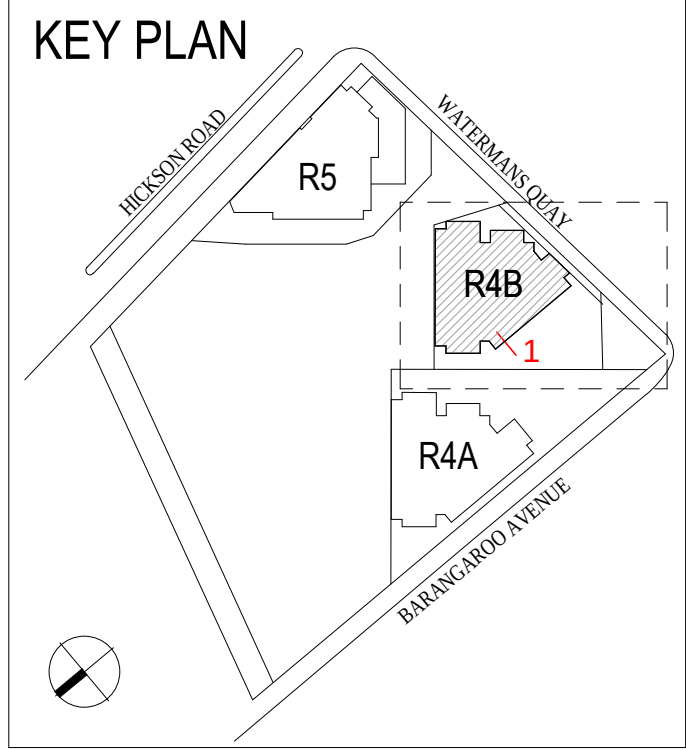
Certificate no.: 0004880500
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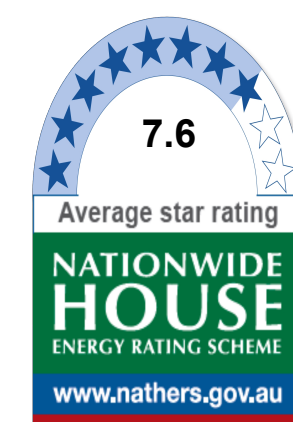
www.nathers.gov.au



1 Primary Facade - Shyhome at West Facade - OCF
1:25



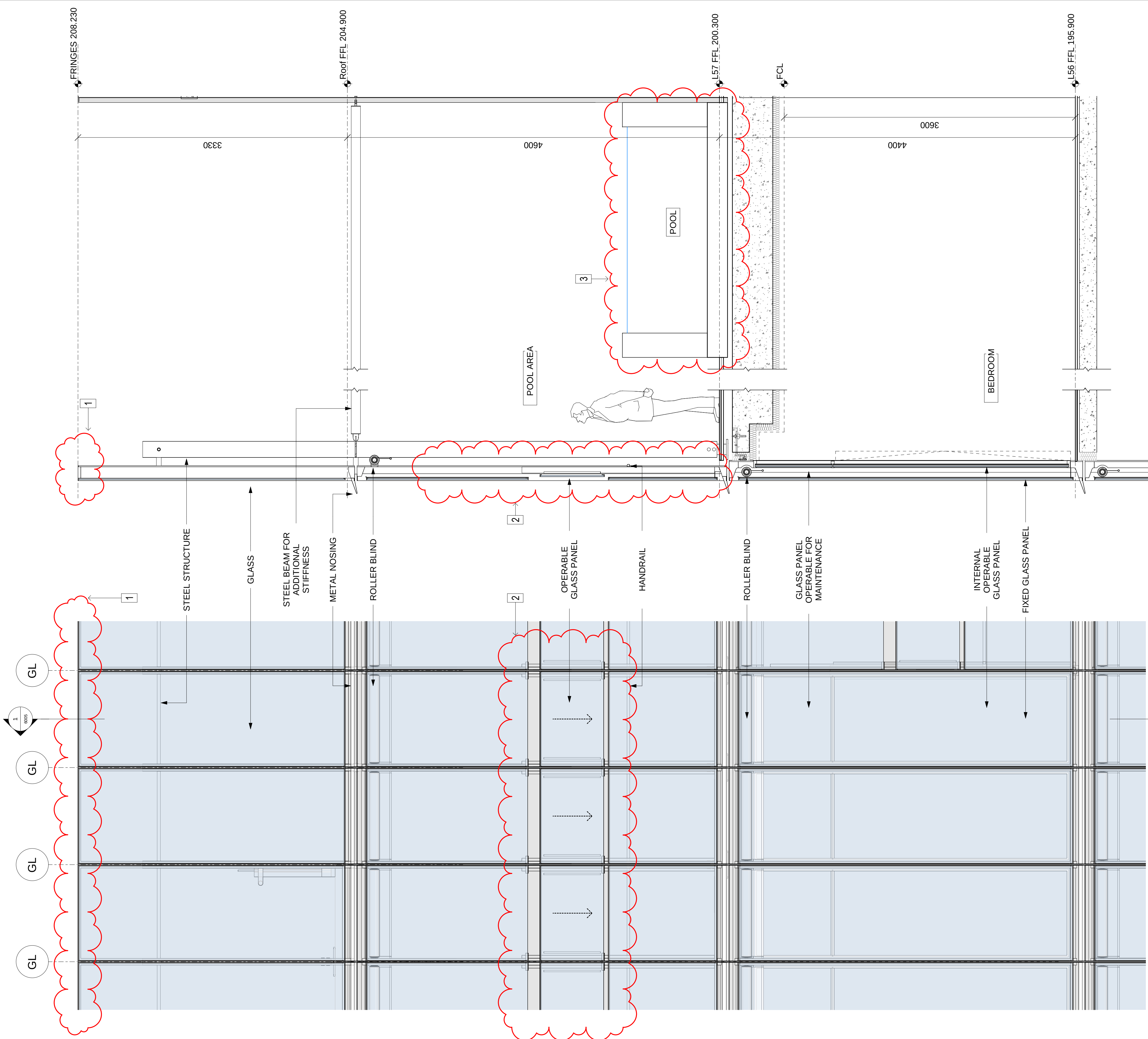
MODIFICATION:
1. ADDED FRINGE UPPER TRANSOM



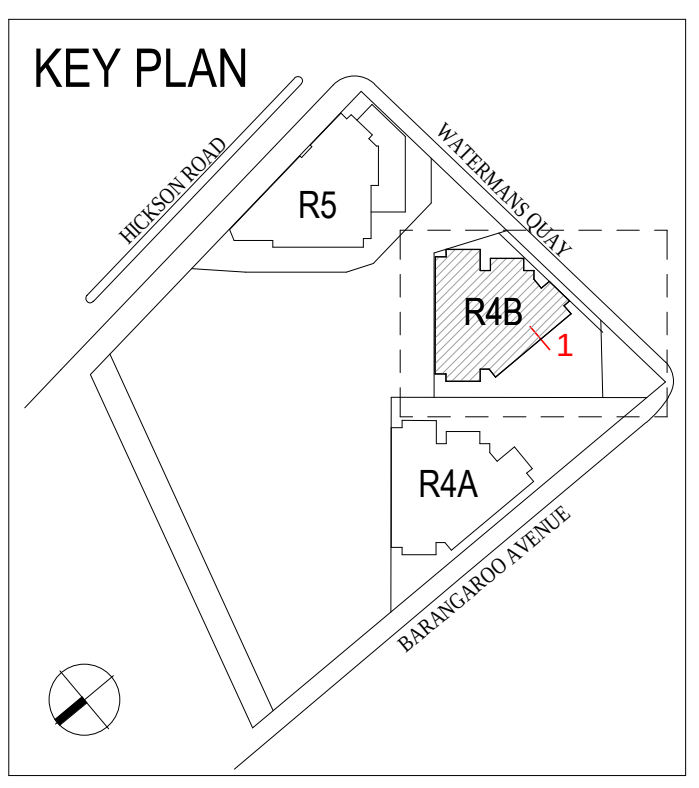
Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 May 2020
Dwelling Address: 88 Barangaroo Avenue, Barangaroo, NSW 2000



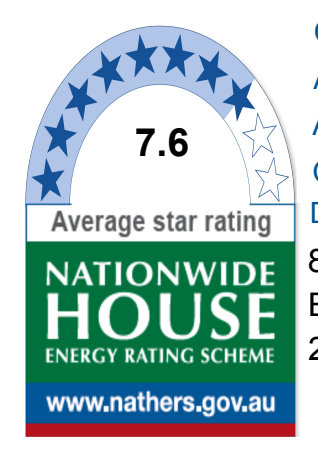
www.nathers.gov.au



1 Primary Facade - Shyhome at West Facade
1 : 25

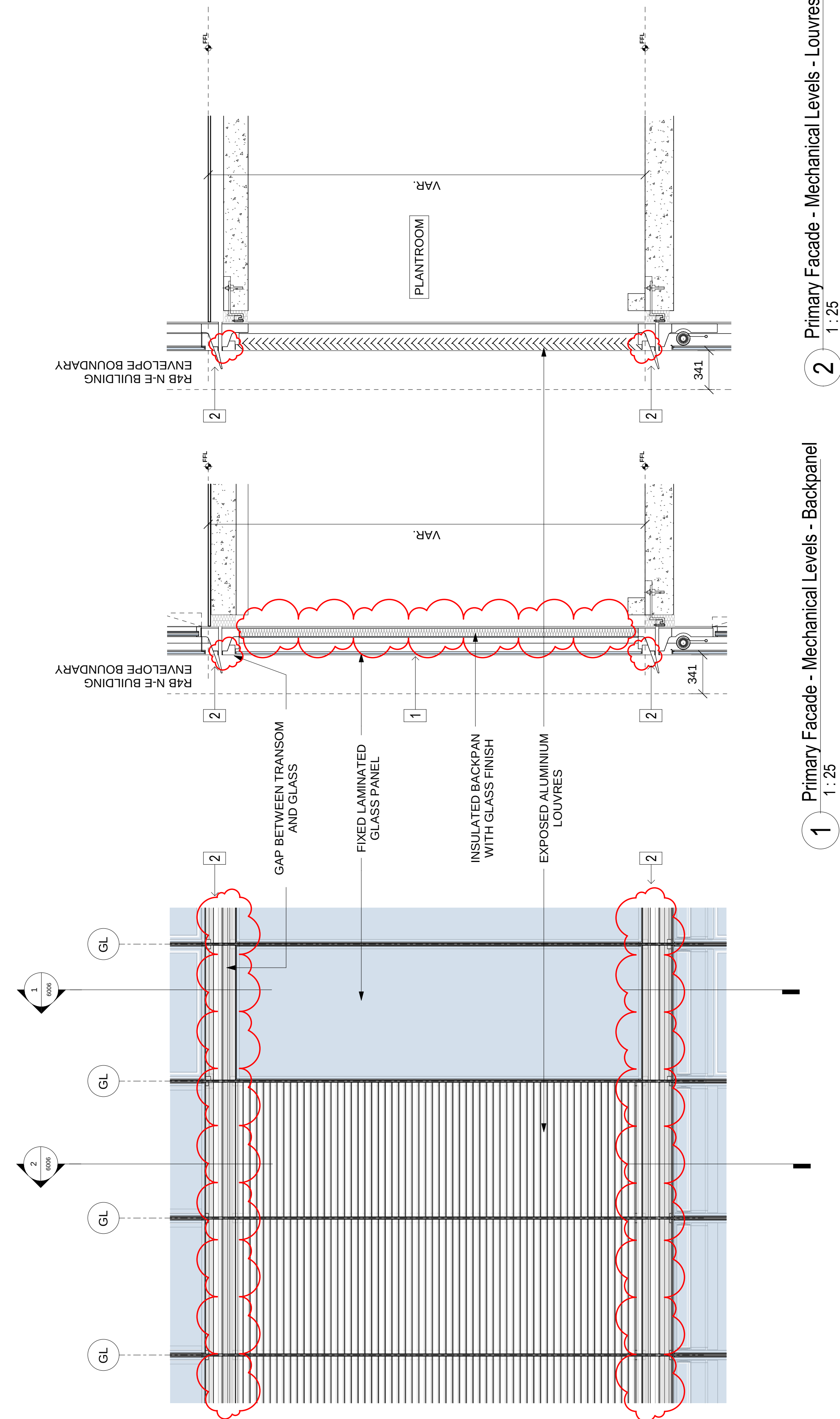


- MODIFICATION:
1. ADDED FRINGE UPPER TRANSOM
 2. ADDED OPERABLE SASH WINDOW
 3. UPDATED POOL LOCATION AND DIMENSION



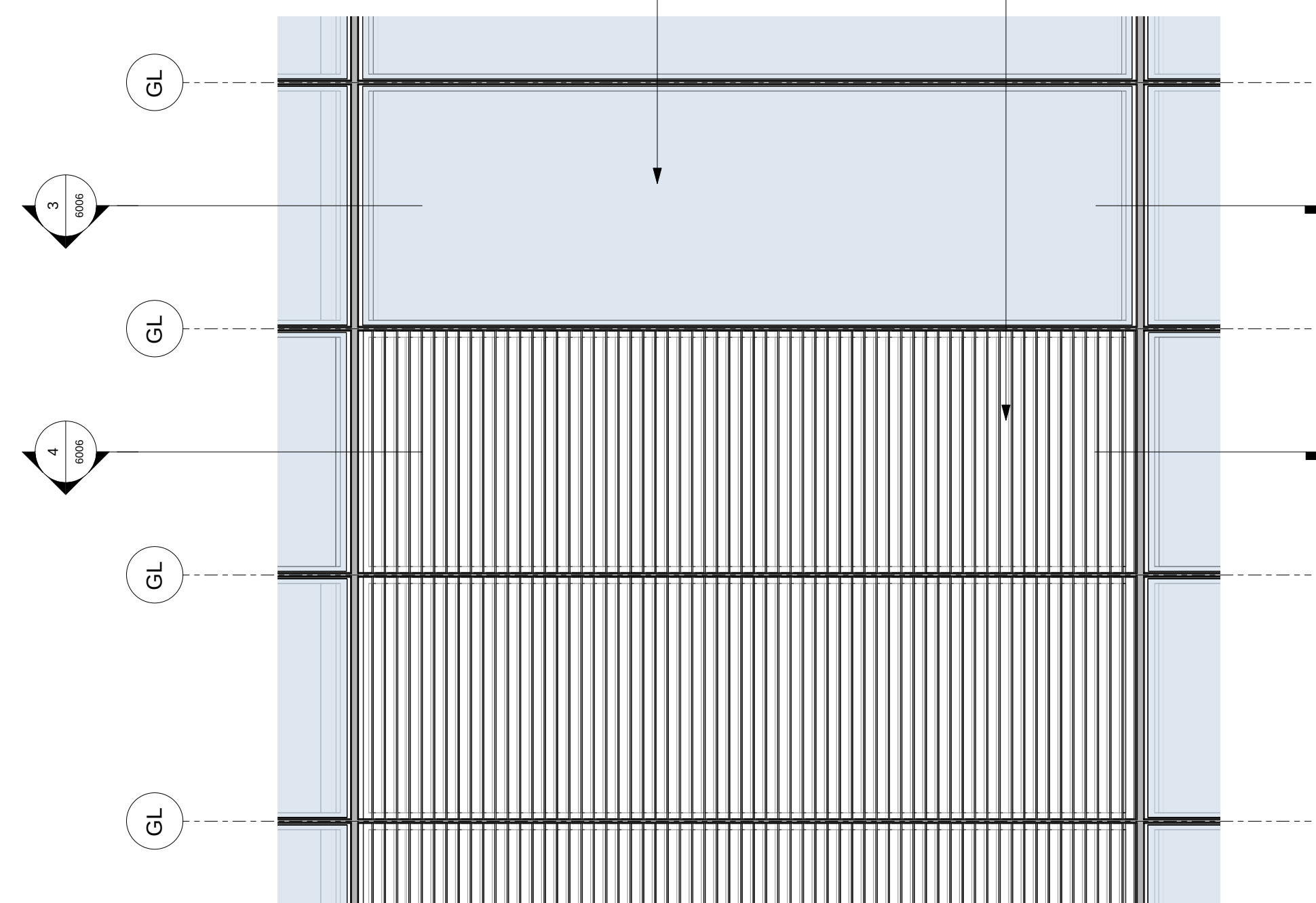
Certificate no.: 0004880500
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Dwelling Address: 88 Barangaroo Avenue, Barangaroo, NSW 2000
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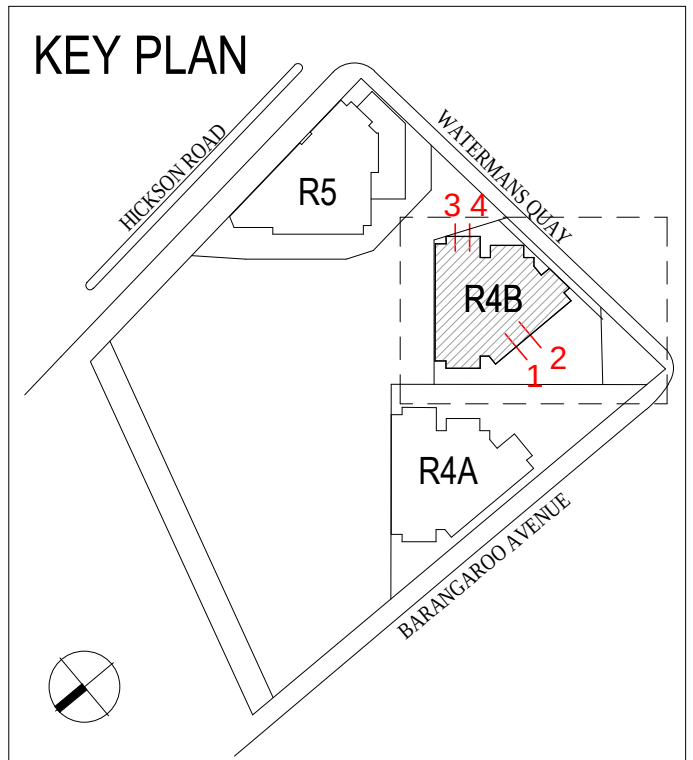
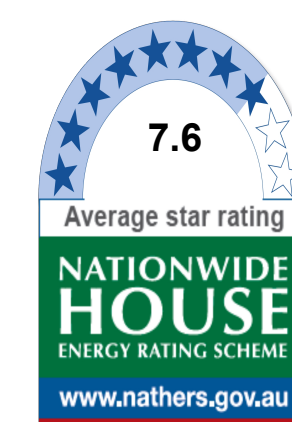
1 Primary Facade - Mechanical Levels - Backpanel
1 : 25

2 Primary Facade - Mechanical Levels - Louvres
1 : 25

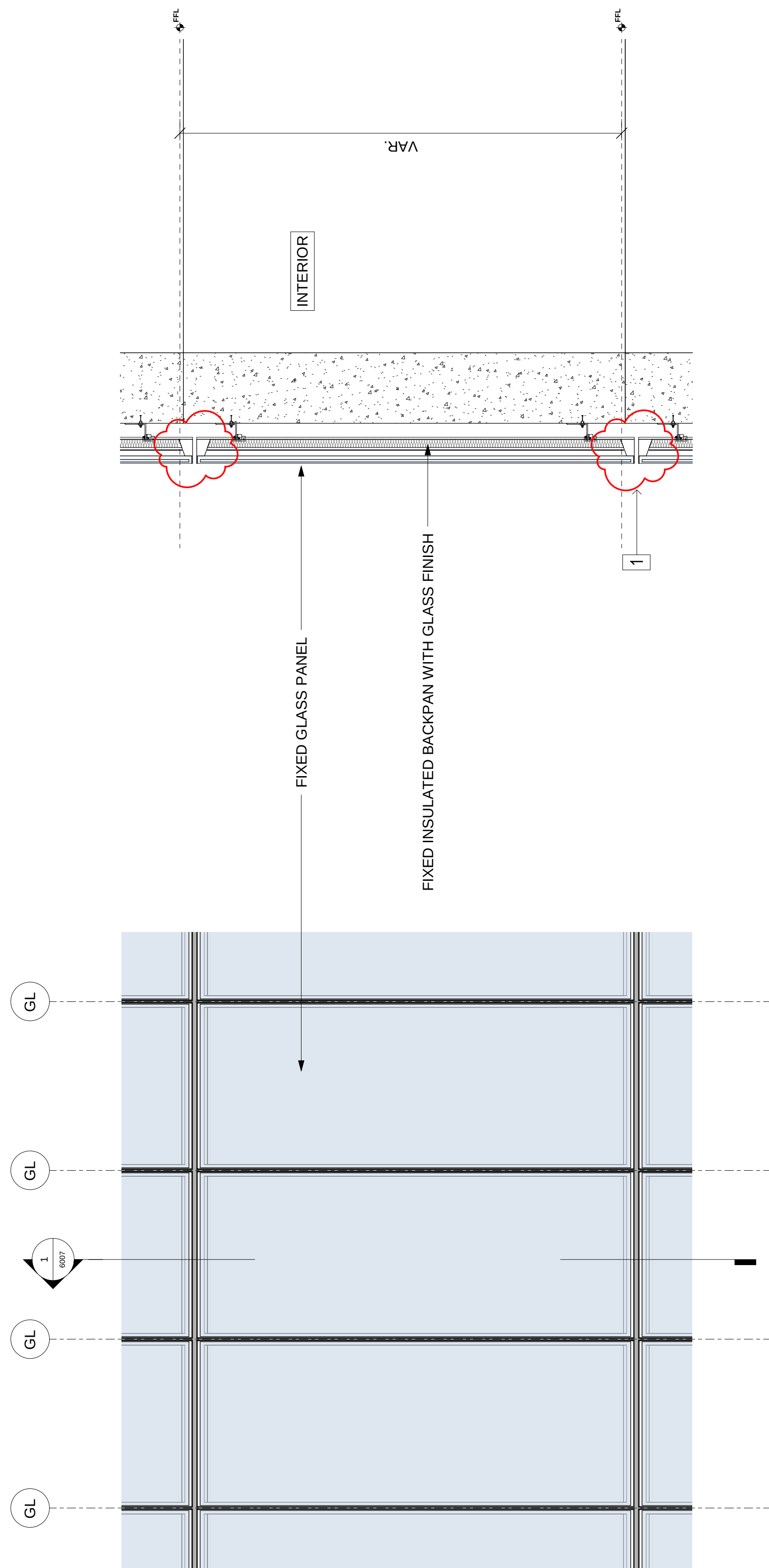


3 Secondary Facade - Mechanical Levels - Backpanel
1 : 25

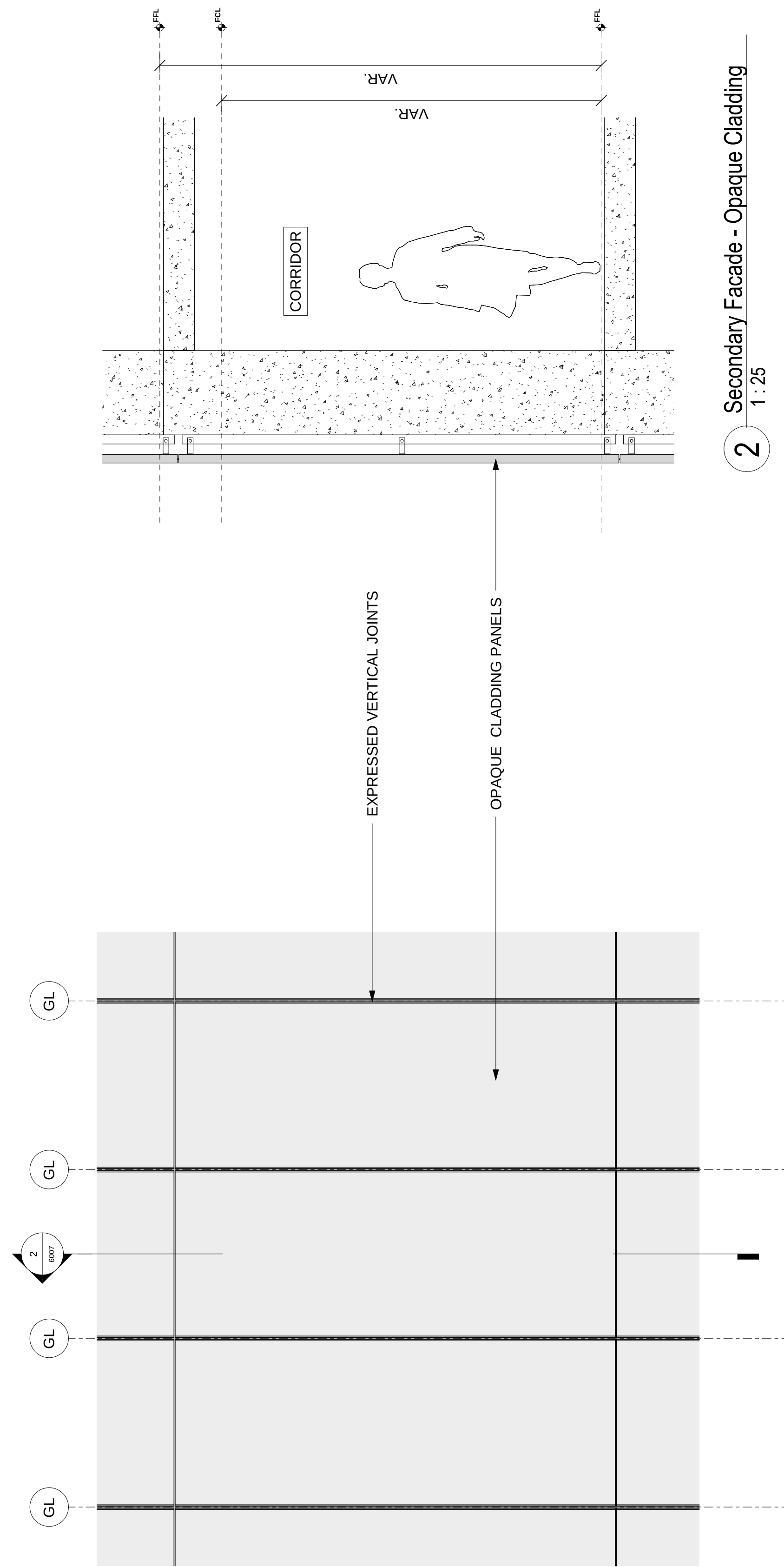
4 Secondary Facade - Mechanical Levels - Louvres
1 : 25



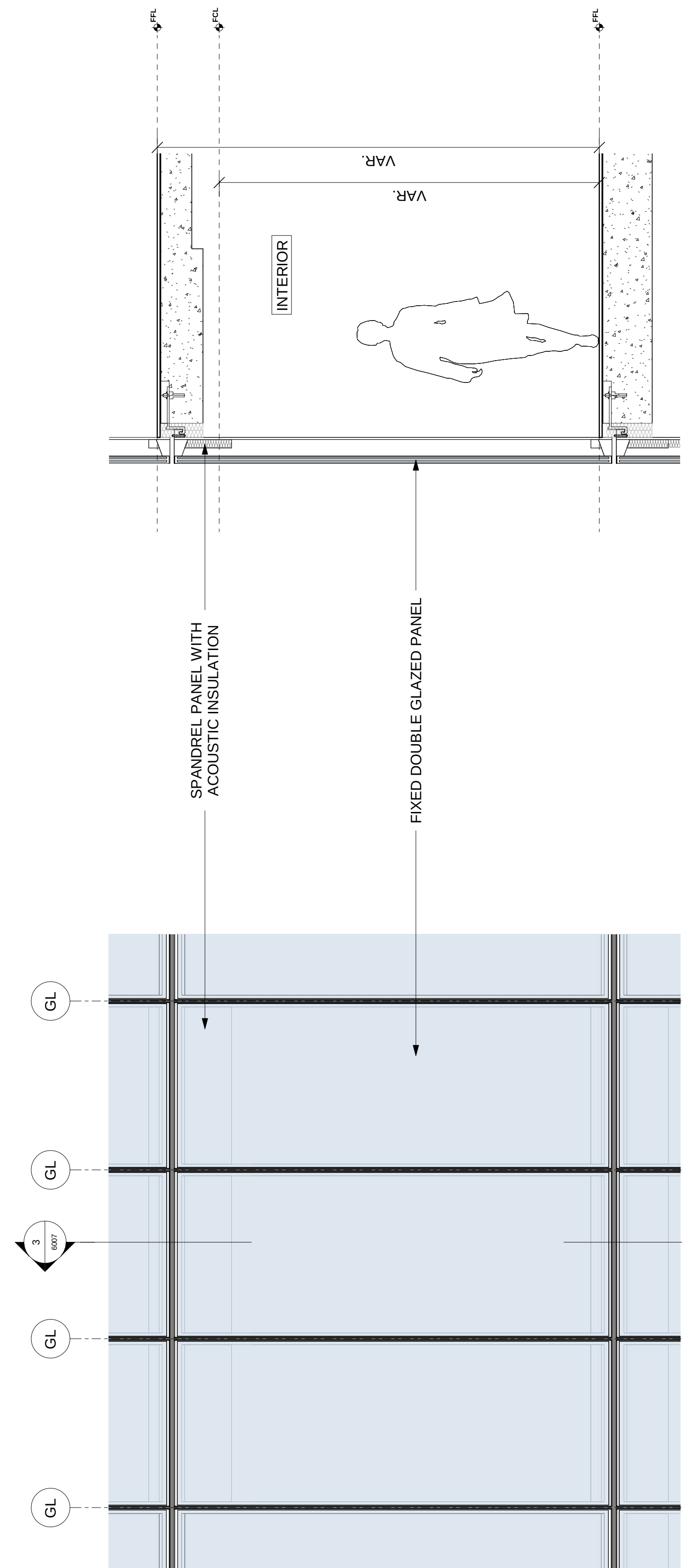
- MODIFICATION:
1. EXTENDED GLASS FINISH
 2. UPDATED FACADE PROFILE



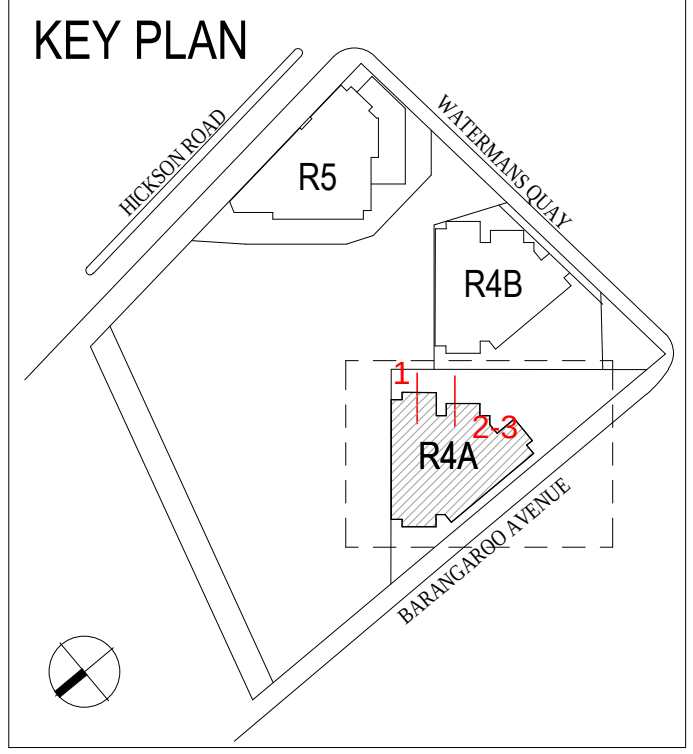
1 Secondary Facade - Spandrel Panel Unit
1:25



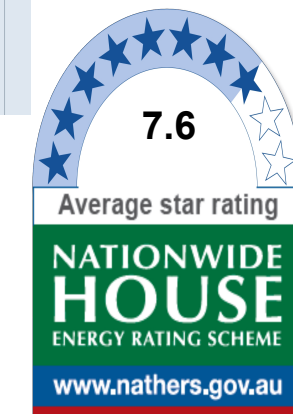
2 Secondary Facade - Opaque Cladding
1:25



3 Secondary Facade - Typical DGU
1:25

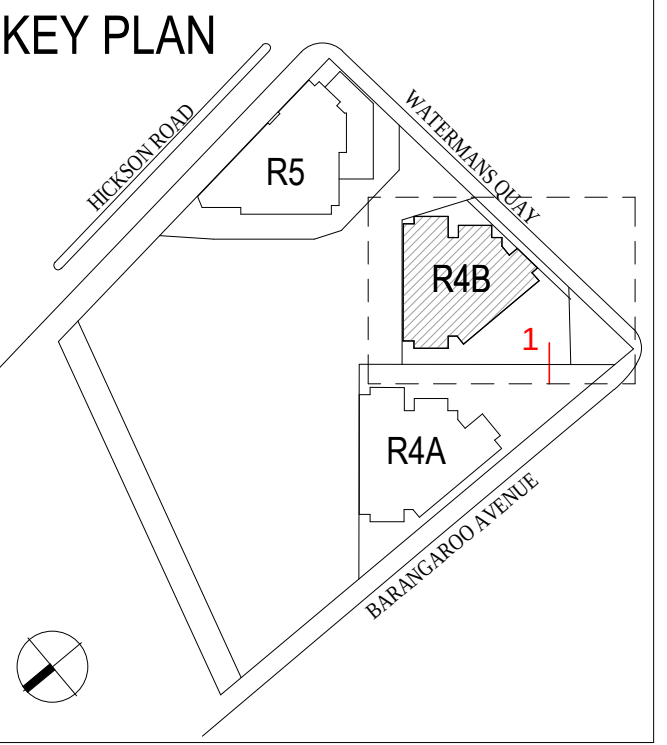
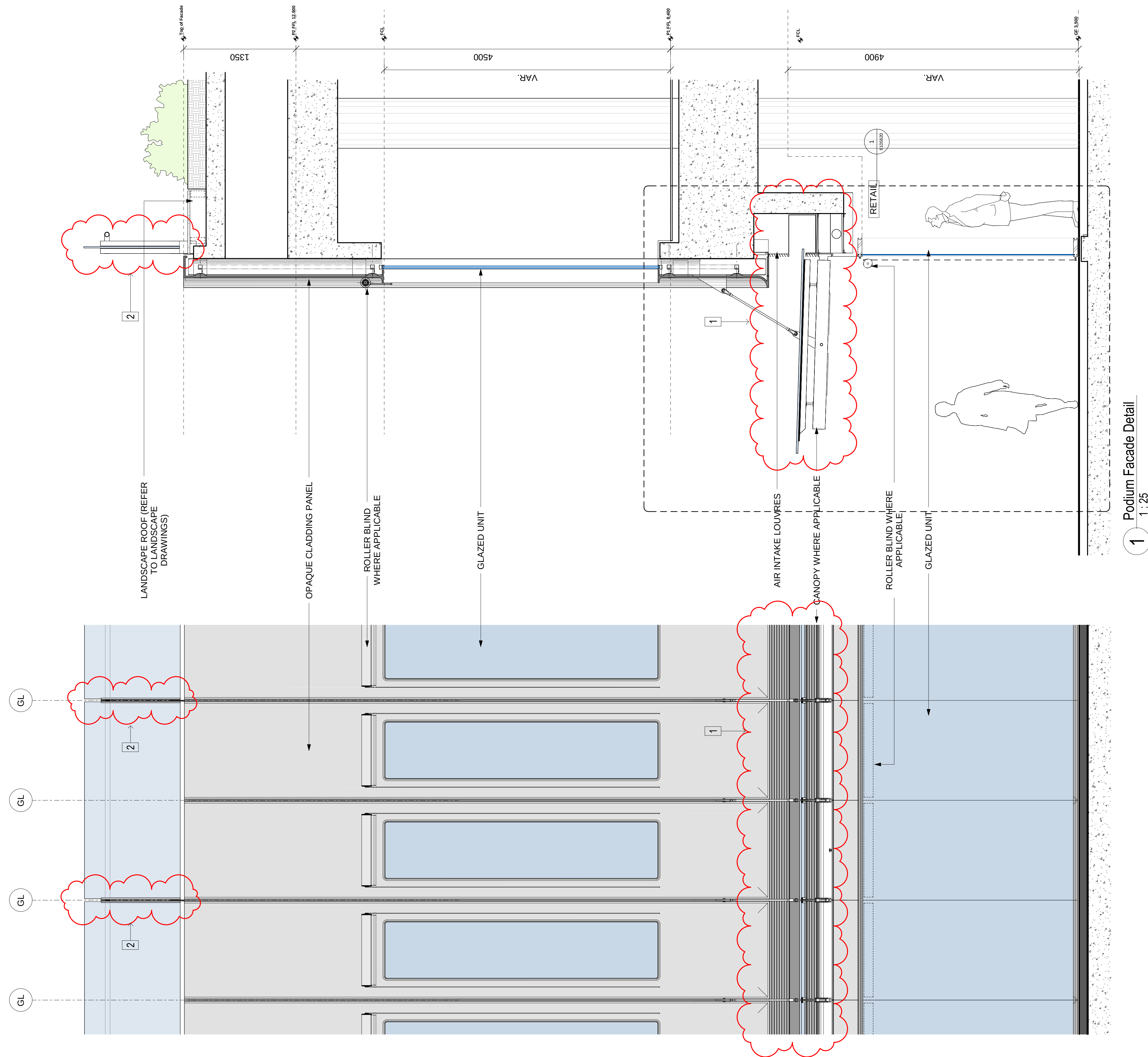


MODIFICATION:
1. EXTENDED GLASS FINISH



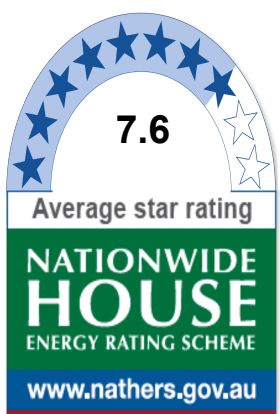
Certificate no.: 0004880500
Assessor Name: Guljit Bates
Accreditation no.: VIC/BDV/16/1751
Certificate date: 31 May 2020
Dwelling Address: 88 Barangaroo Avenue
Barangaroo, NSW 2000





MODIFICATION:

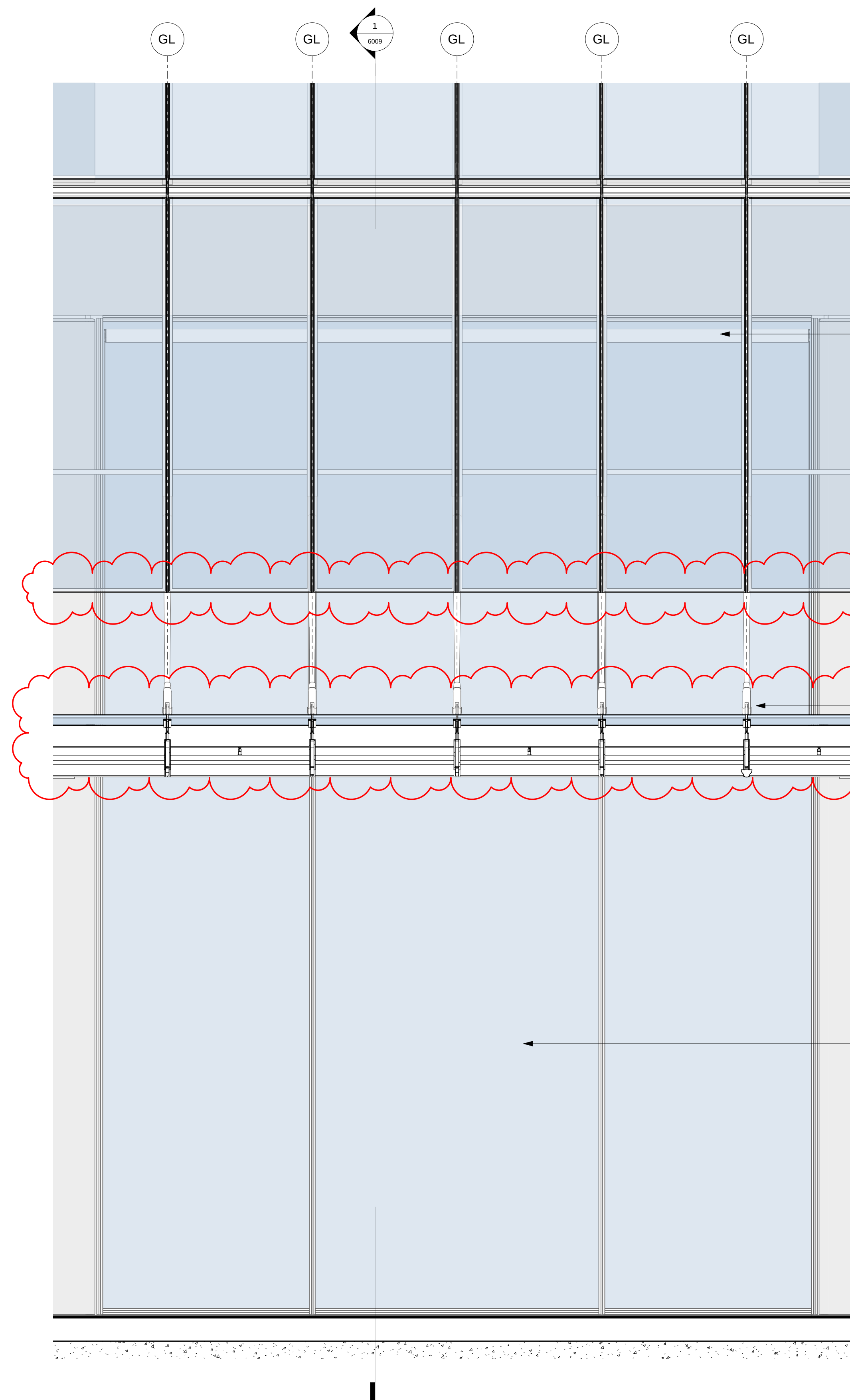
1. UPDATED AWNING
2. UPDATED GLASS BALUSTRADE



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ROLLER BLIND

FACADE SKIRTING
GLASS

FIXED GLASS PANEL

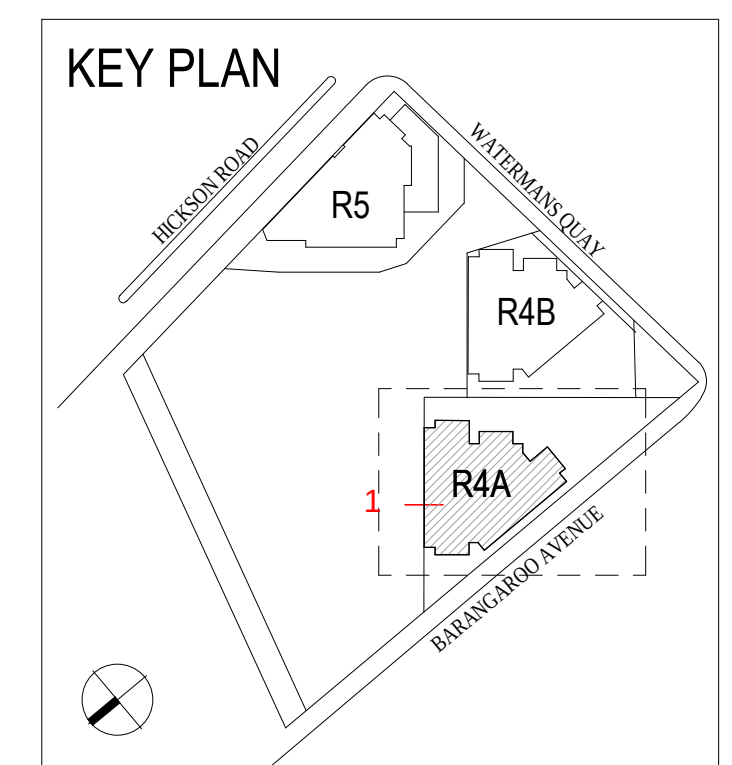
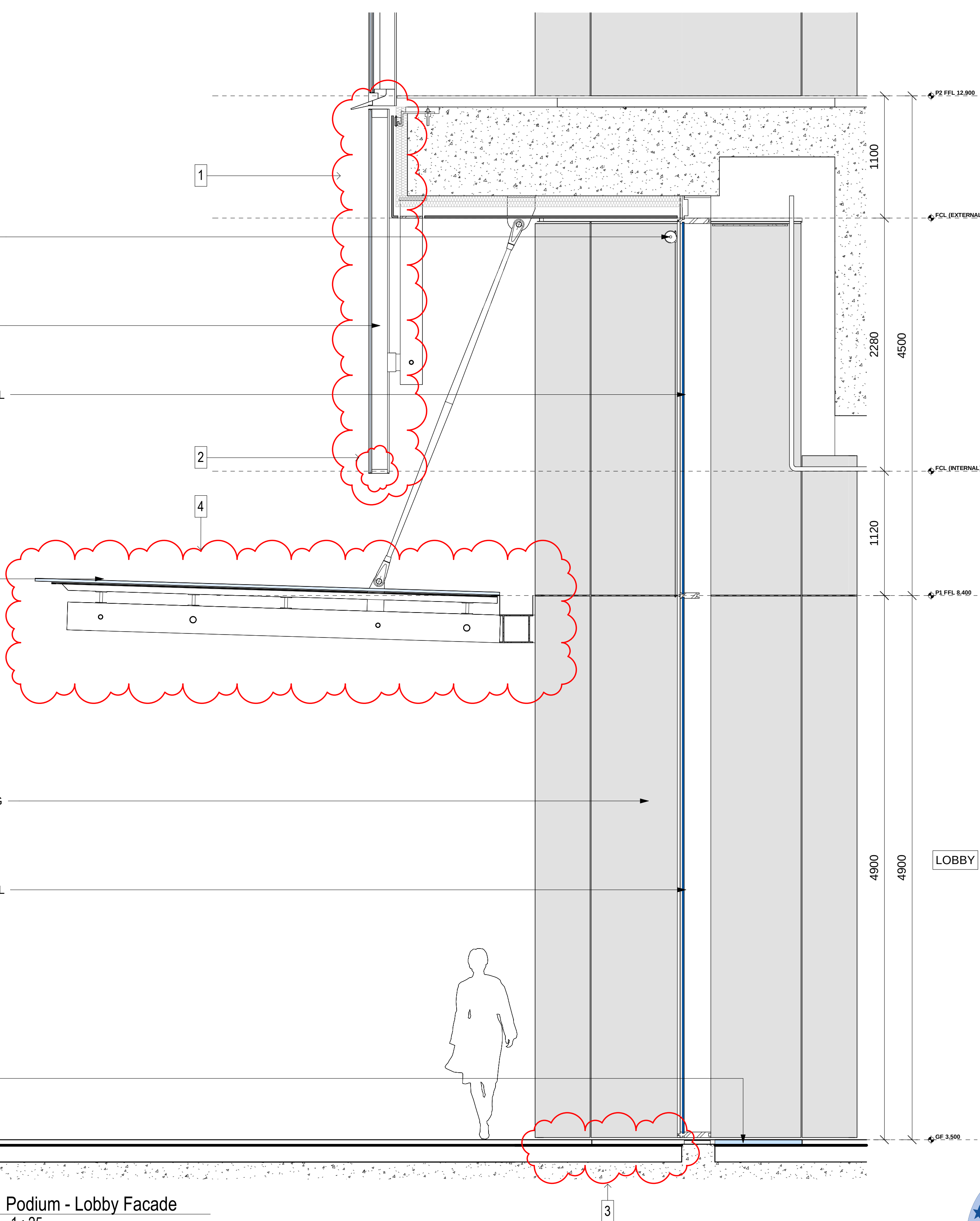
AWNING

OPAQUE CLADDING
PANEL

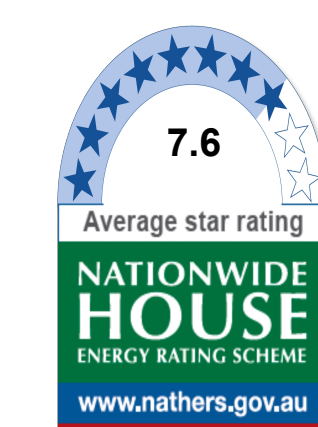
FIXED GLASS PANEL

WATER
FEATURE

1 Podium - Lobby Facade
1:25



- MODIFICATION:
1. UPDATED SKIRT LENGTH
 2. ADDED SKIRT LOWER TRANSOM
 3. REMOVED WATER FEATURE
 4. UPDATED AWNING HEIGHT

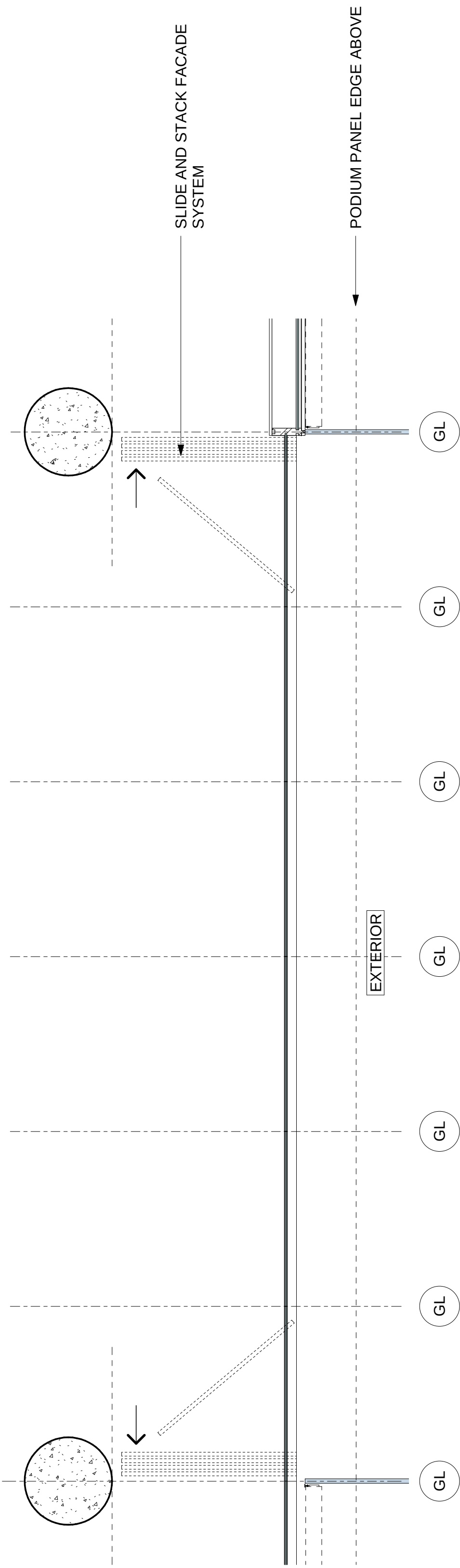
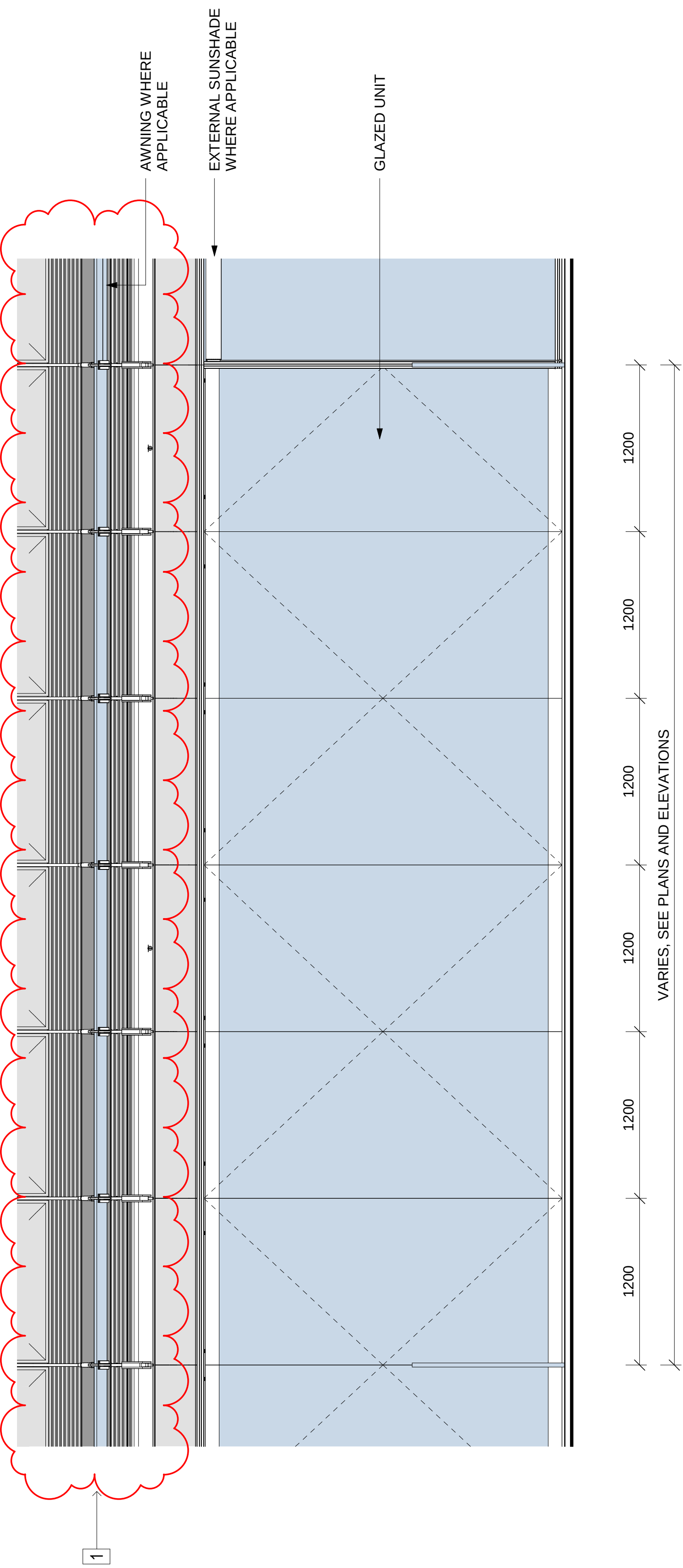


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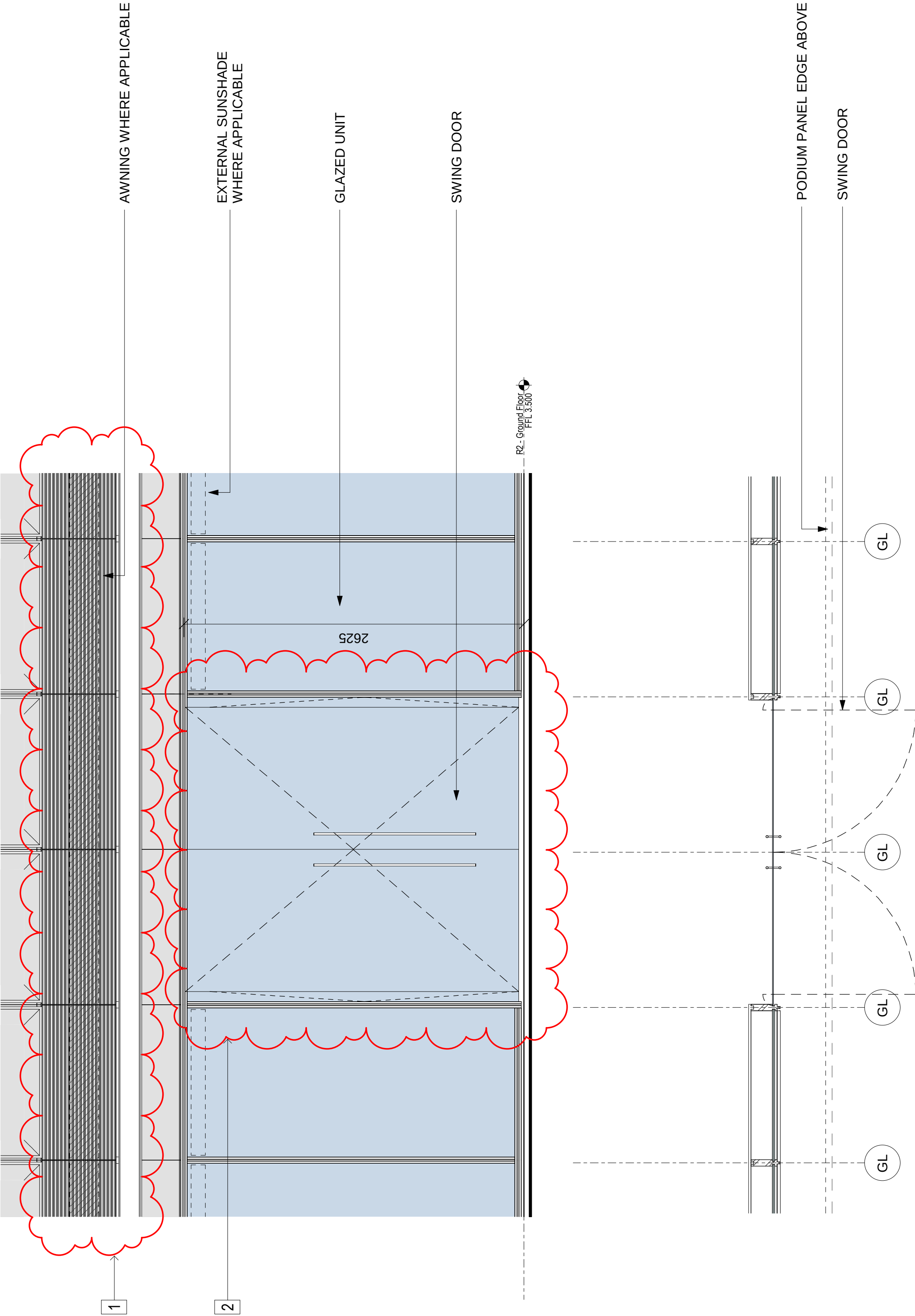
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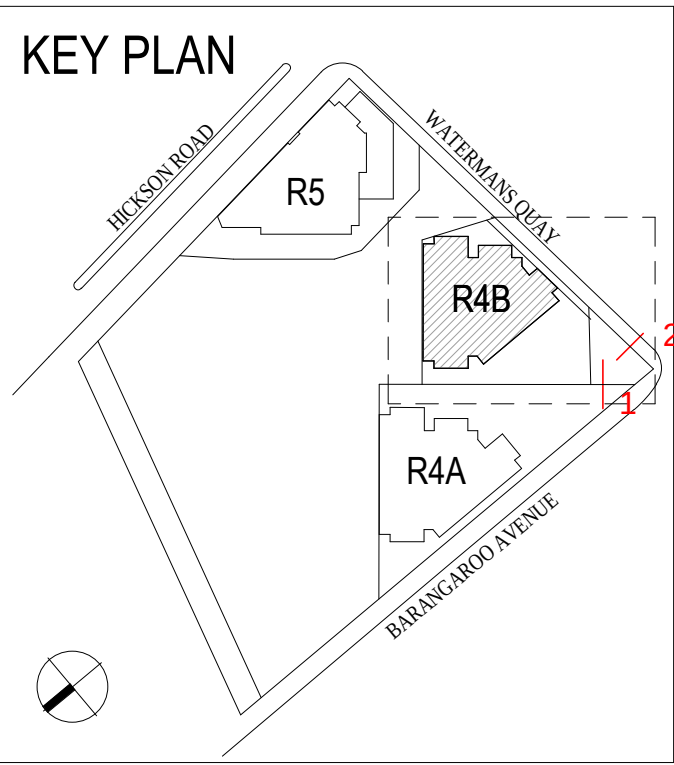




1 Podium Retail Facade Stacking Door System
1:25

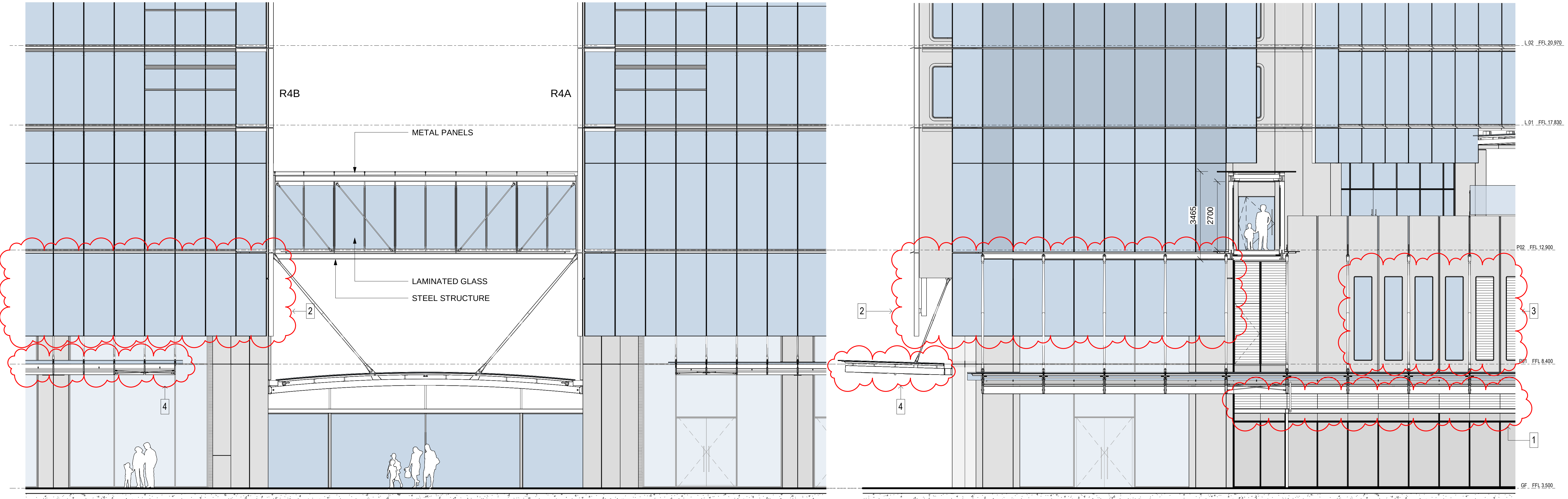
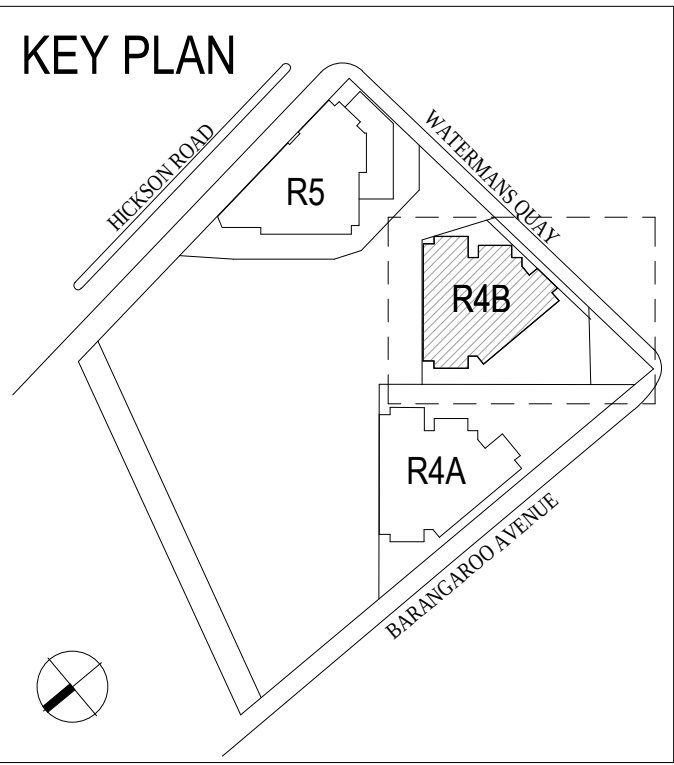


2 Podium Retail Facade Swing Door
1:25



MODIFICATION:

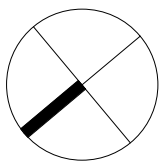
1. UPDATED AWNING AND UPPER FACADE PANELS
2. UPDATED DOOR HEIGHT



1 Bridge_Elevation North-East
1 : 75

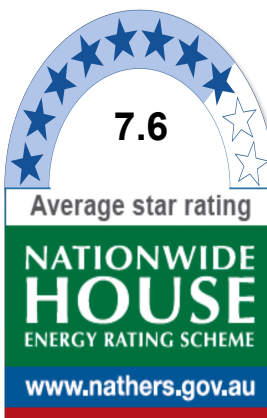
2 Bridge_Cross Section
1 : 75

- MODIFICATION:
- 1. UPDATED UPPER FACADE PANES
 - 2. UPDATED SKIRT LENGHT
 - 3. UPDATED LOUVRE POSITION AND ADDED WINDOW PANELS
 - 4. UPDATED AWNING HEIGHT

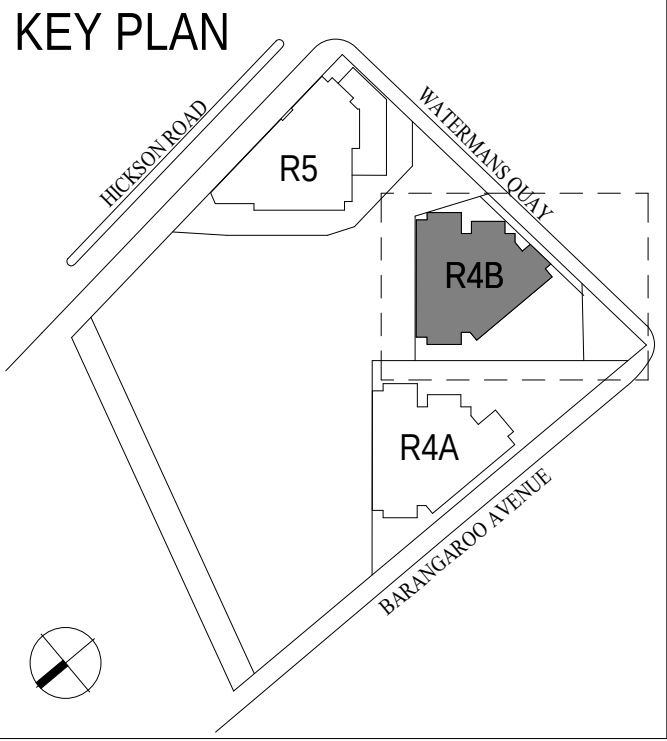


R4B DA AREA SCHEDULE

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	453.8	207.6	54.6	508.4		
Level 56	700.1	41.2	30.9	731.0		
Level 55	694.7	35.3	0.0	694.7		
Level 54	694.7	35.3	0.0	694.7		
Level 53	694.7	35.3	0.0	694.7		
Level 52	694.7	35.3	0.0	694.7		
Level 51	694.7	35.3	0.0	694.7		
Level 50	694.7	35.3	0.0	694.7		
Level 49	694.7	35.3	0.0	694.7		
Level 48	694.7	35.3	0.0	694.7		
Level 47	0.0	0.0	0.0	0.0		
Level 46	687.8	50.0	0.0	687.8		
Level 45	687.8	50.0	0.0	687.8		
Level 44	687.8	50.0	0.0	687.8		
Level 43	687.8	50.0	0.0	687.8		
Level 42	687.8	50.0	0.0	687.8		
Level 41	687.8	50.0	0.0	687.8		
Level 40	687.8	50.0	0.0	687.8		
Level 39	687.8	50.0	0.0	687.8		
Level 38	687.8	50.0	0.0	687.8		
Level 37	687.8	50.0	0.0	687.8		
Level 36	687.8	50.0	0.0	687.8		
Level 35	687.8	50.0	0.0	687.8		
Level 34	687.8	50.0	0.0	687.8		
Level 33	687.8	50.0	0.0	687.8		
Level 32	669.8	59.2	0.0	669.8		
Level 31	669.8	59.2	0.0	669.8		
Level 30	669.8	59.2	0.0	669.8		
Level 29	669.8	59.2	0.0	669.8		
Level 28	669.8	59.2	0.0	669.8		
Level 27	669.8	59.2	0.0	669.8		
Level 26	669.8	59.2	0.0	669.8		
Level 25	669.8	59.2	0.0	669.8		
Level 24	669.8	59.2	0.0	669.8		
Level 23	669.8	59.2	0.0	669.8		
Level 22	669.8	59.2	0.0	669.8		
Level 21	669.8	59.2	0.0	669.8		
Level 20	0	0.0	0.0	0.0		
Level 19	669.8	59.2	0.0	669.8		
Level 18	669.8	59.2	0.0	669.8		
Level 17	669.8	59.2	0.0	669.8		
Level 16	669.8	59.2	0.0	669.8		
Level 15	669.8	59.2	0.0	669.8		
Level 14	669.8	59.2	0.0	669.8		
Level 13	669.8	59.2	0.0	669.8		
Level 12	669.8	59.2	0.0	669.8		
Level 11	669.8	59.2	0.0	669.8		
Level 10	669.8	59.2	0.0	669.8		
Level 9	669.8	59.2	0.0	669.8		
Level 8	669.8	59.2	0.0	669.8		
Level 7	669.8	59.2	0.0	669.8		
Level 6	669.8	59.2	0.0	669.8		
Level 5	669.8	59.2	0.0	669.8		
Level 4	669.8	59.2	0.0	669.8		
Level 3	669.8	59.2	0.0	669.8		
Level 2	669.8	59.2	0.0	669.8		
Level 1	669.8	59.2	0.0	669.8		
Podium 2	539.4			539.4		
Podium 1	507.2			507.2		
Ground Floor	366.6			366.6	309.0	
Basement 1	0.0			0.0		
Basement 0	0.0			0.0		
TOTAL (m2)	38,517	3,065	85	38,602	309	38,911
PREVIOUS APPROVAL				38,602	309	38,911

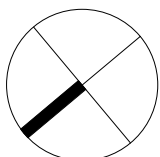


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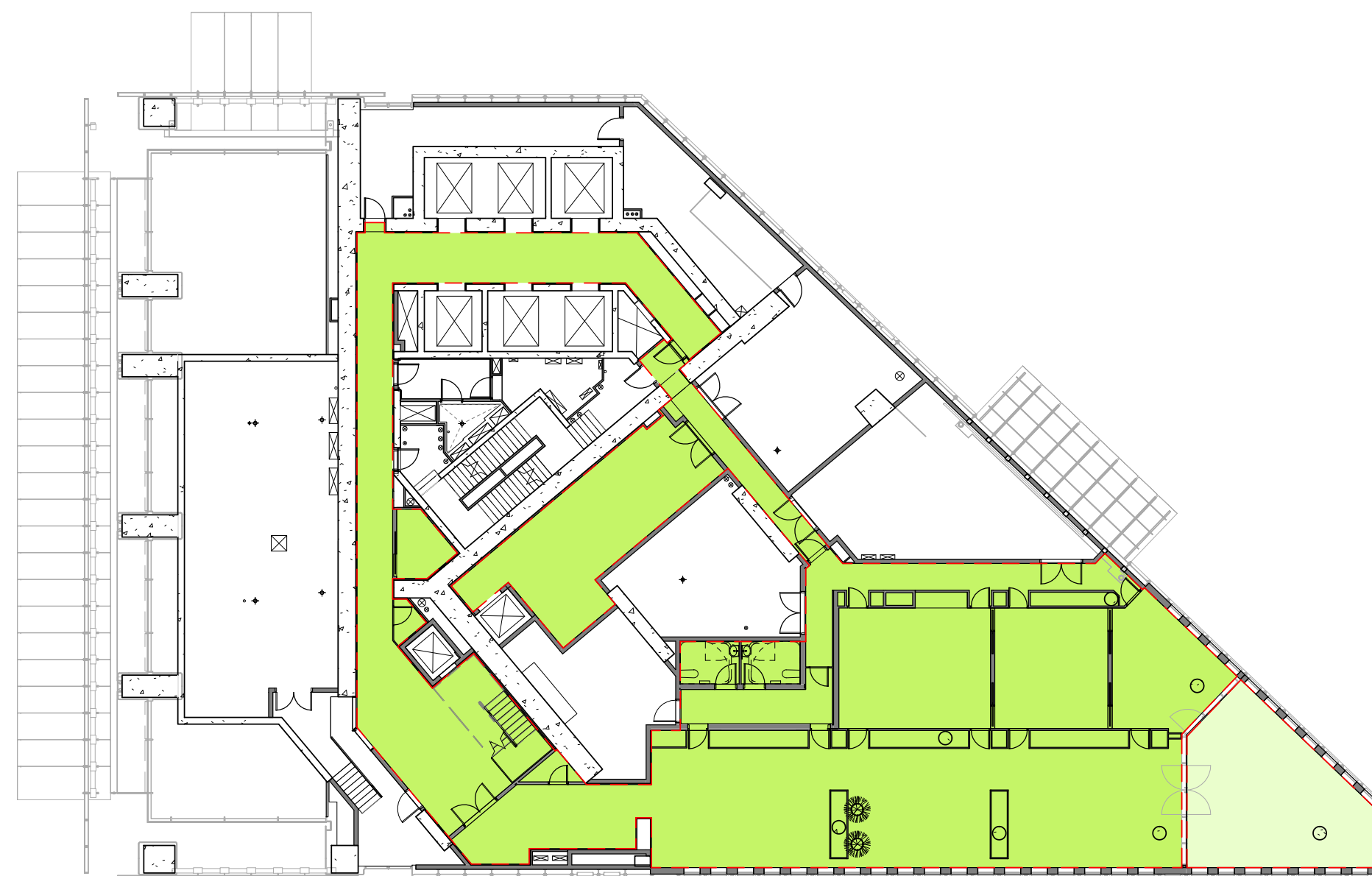
R4B DA UNIT TYPE GFA

APARTMENT TYPE	BED Numbers	AREA m²	BALCONY m²	WINTERGARDEN m²	WINTERGARDEN GFA 15% of UNIT GFA	WINTERGARDEN GFA OVER 15% of UNIT GFA	QUANTITY OF APARTMENTS	TOTAL RESI GFA m²
LEVELS 1 - 19				Number of Levels = 19				
LB-01	3 Bed	156.0		10.4	23.4		19	2963.1
LB-02	1 Bed	72.9		9.3	10.9		19	1385.3
LB-03	1 Bed	71.5		9.3	10.7		19	1357.6
LB-04	2 Bed	120.7		10.4	18.1		19	2293.3
LB-05	2 Bed	100.1		10.4	15.0		19	1902.3
LB-06	1 Bed	70.8		9.4	10.6		19	1345.4
LEVEL 20 - Plant Room								
LEVELS 21 - 32				Number of Levels = 12				
LB-01	3 Bed	156.0		10.4	23.4		12	1871.4
LB-02	1 Bed	72.9		9.3	10.9		12	874.9
LB-03	1 Bed	71.5		9.3	10.7		12	857.4
LB-04	2 Bed	120.7		10.4	18.1		12	1448.4
LB-05	2 Bed	100.1		10.4	15.0		12	1201.4
LB-06	1 Bed	70.8		9.4	10.6		12	849.7
LEVELS 33 - 46				Number of Levels = 14				
MB-01	3 Bed	198.6		10.4	29.8		14	2780.1
MB-02	2 Bed	114.8		9.5	17.2		14	1607.3
MB-03	2 Bed	122.0		10.4	18.3		14	1708.1
MB-04	2 Bed	102.9		10.4	15.4		14	1440.2
MB-05	1 Bed	72.5		9.4	10.9		14	1014.4
LEVEL 47 - Plant Room								
LEVELS 48 - 55				Number of Levels = 8				
UB-01	3 Bed	195.82		13.05	29.37		8	1566.56
UB-02	3 Bed	190.13		12.64	28.52		8	1521.04
UB-03	2 Bed	113.26		9.58	16.99		8	906.08
UB-04	2 Bed	126.04		9.73	18.91		8	1008.32
LEVELS 56 - 57 (Skyhomes)				1				
SH-01_L56-57	5 Bed	533.1		110.8	80.0	30.9	1	564.0
SH-02_L56-57	5 Bed	555.2		137.9	83.3	54.6	1	609.9
Total Skyhomes GFA								1173.9

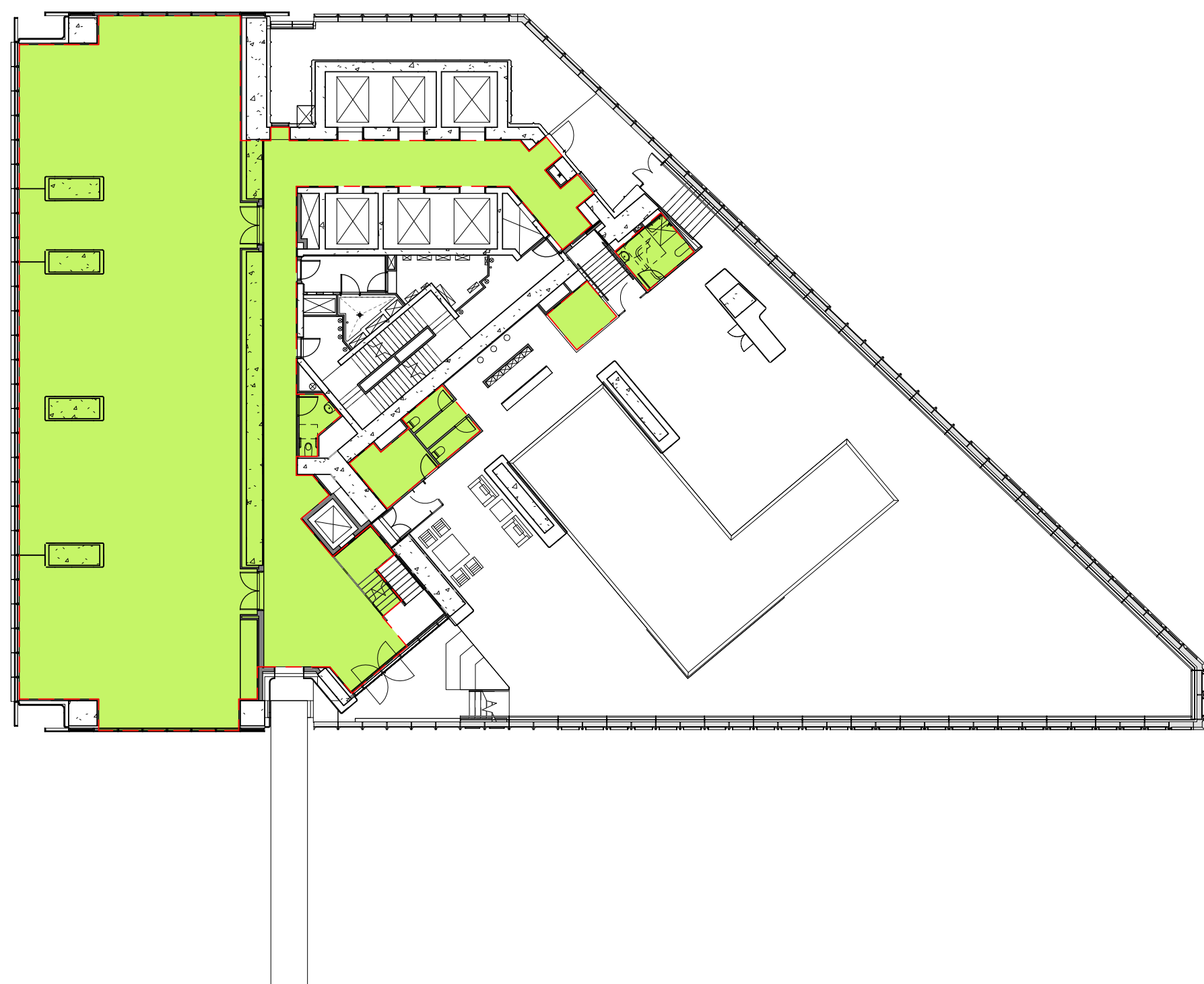




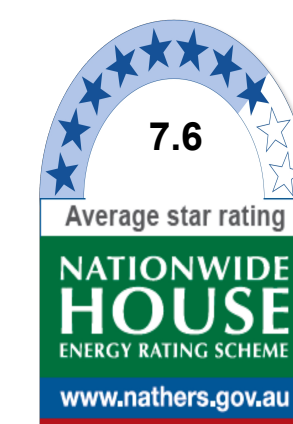
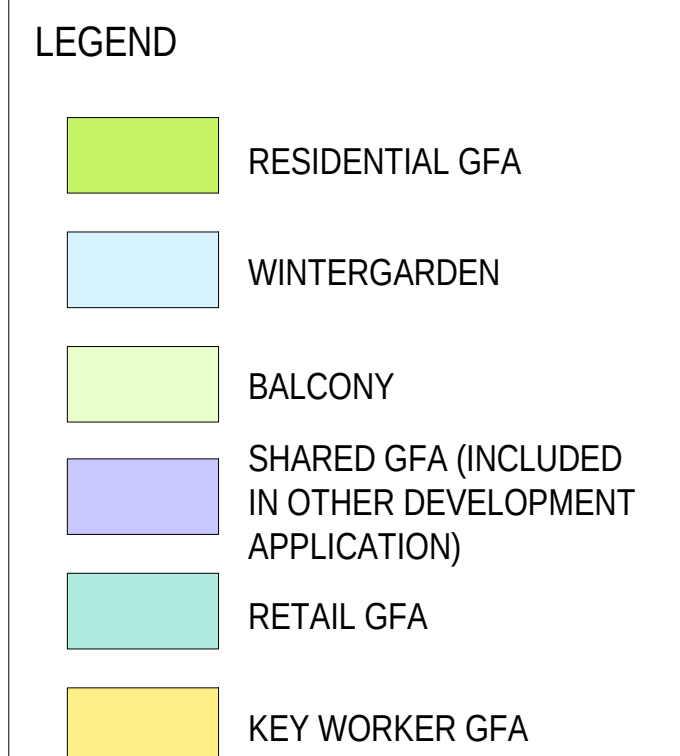
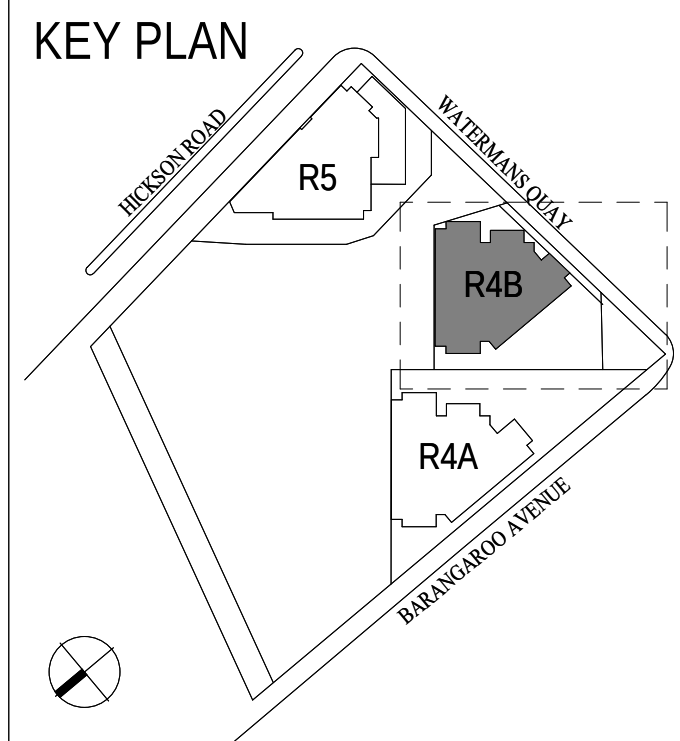
1 R4B PLAN LEVEL GROUND
1 : 250



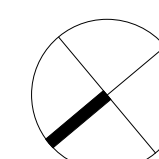
2 R4B PLAN LEVEL P1
1 : 250

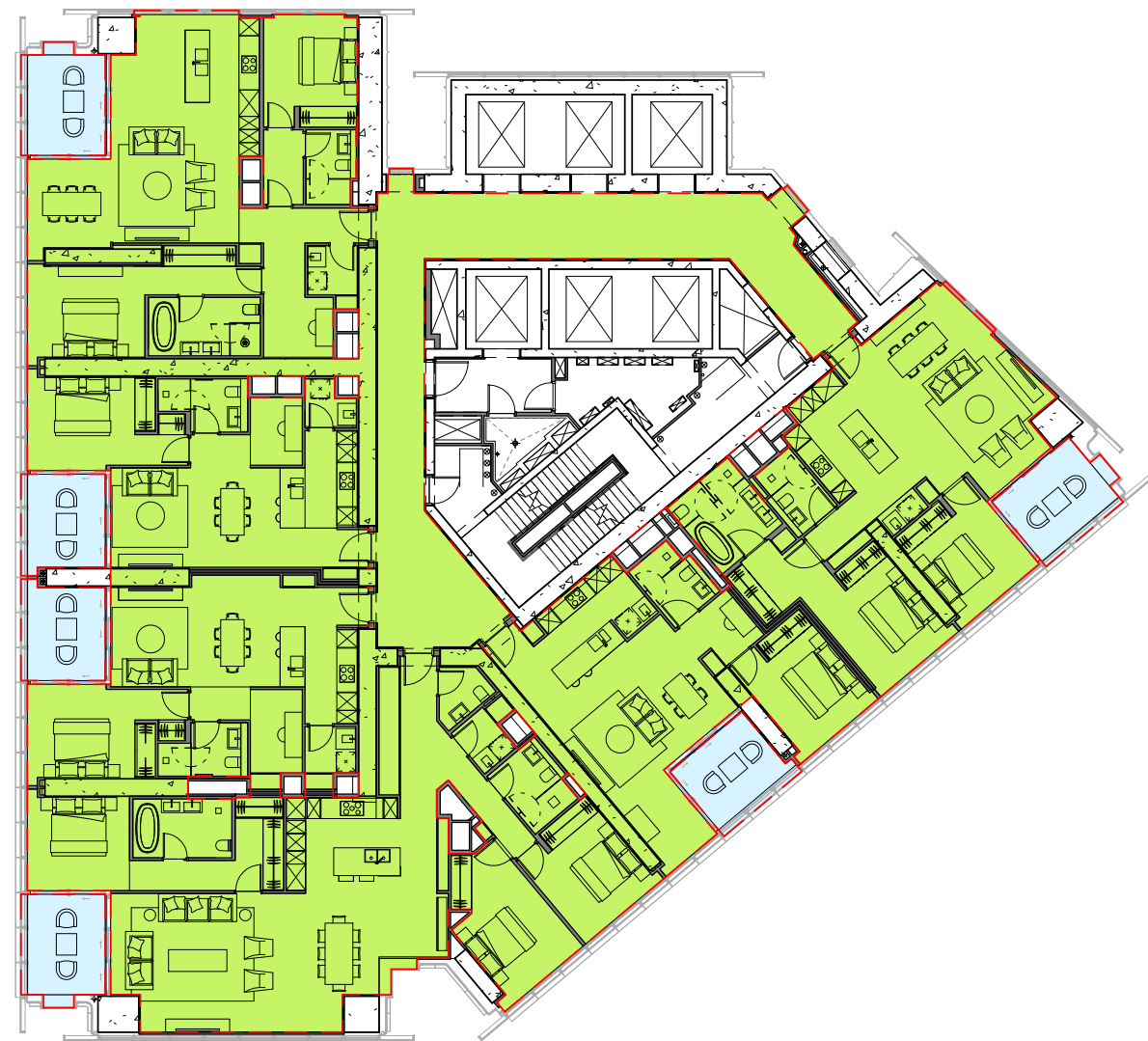


3 R4B PLAN LEVEL P2
1 : 250



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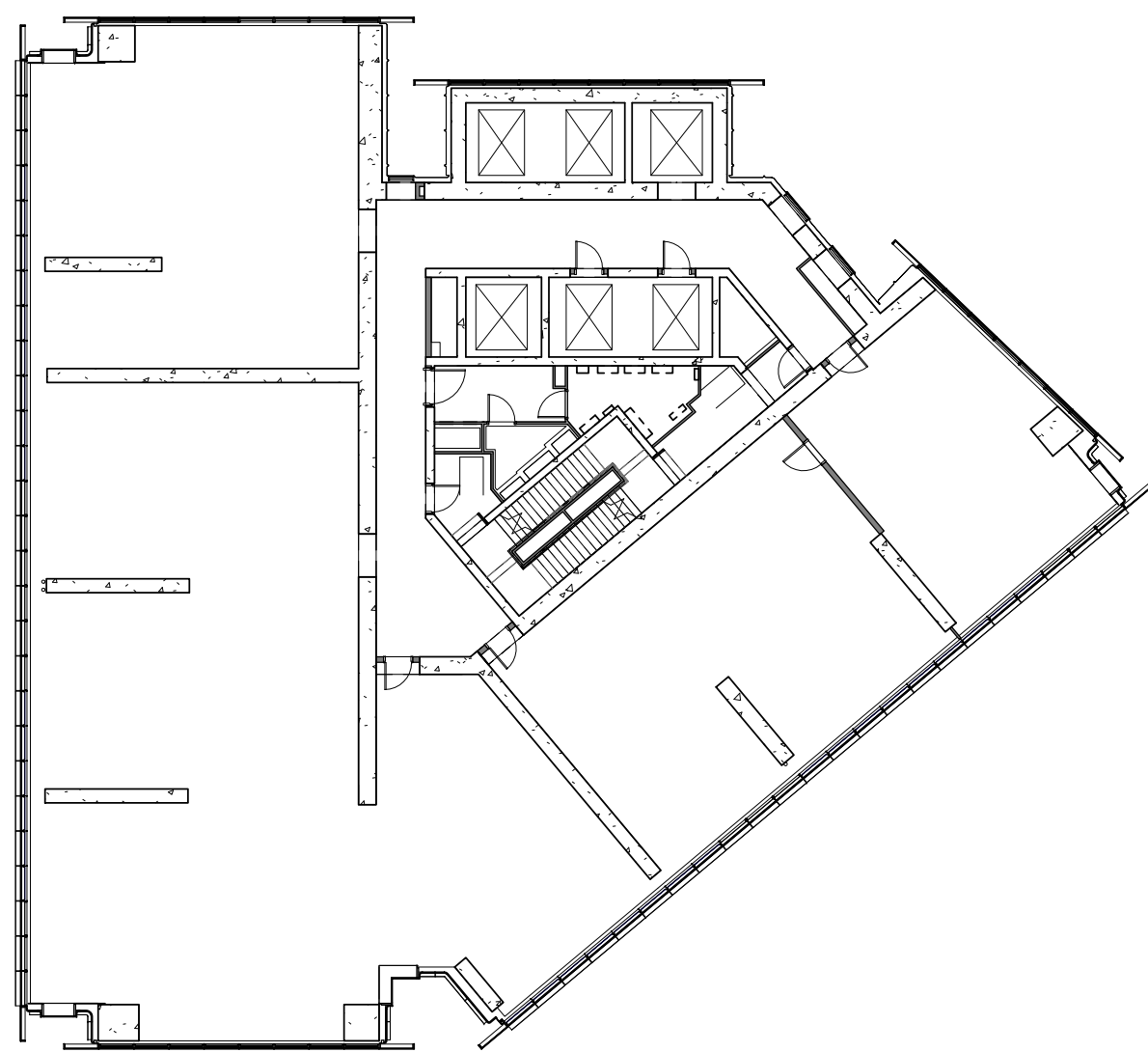




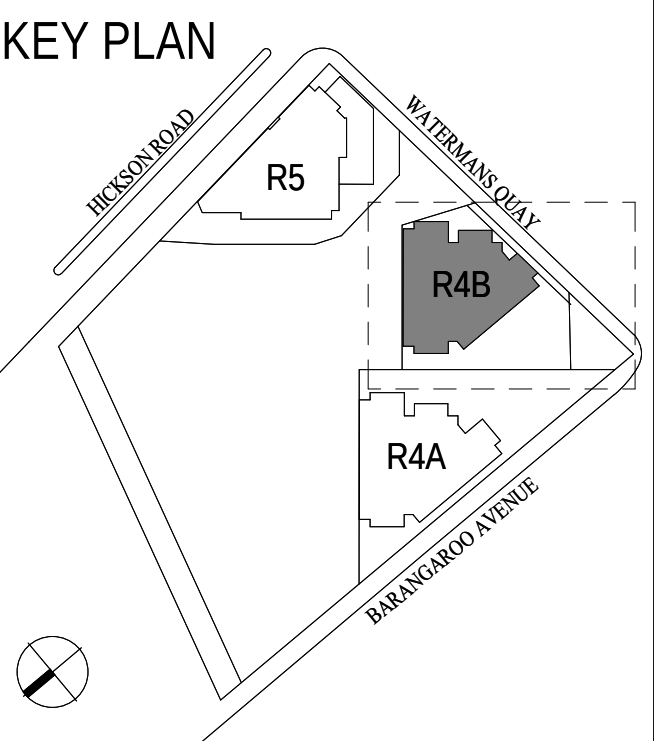
1 R4B PLAN LOWER PLATE LEVEL 01-04
1 : 250



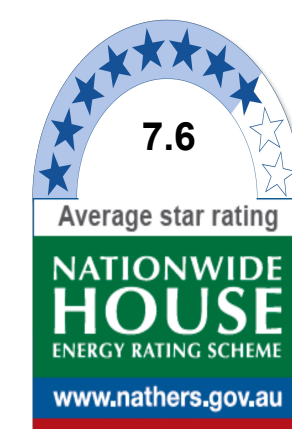
2 R4B PLAN LOWER PLATE LEVEL 05-19,21-32
1 : 250



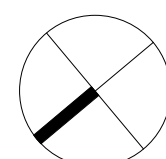
3 R4B PLAN PLANT LEVEL 20
1 : 250



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

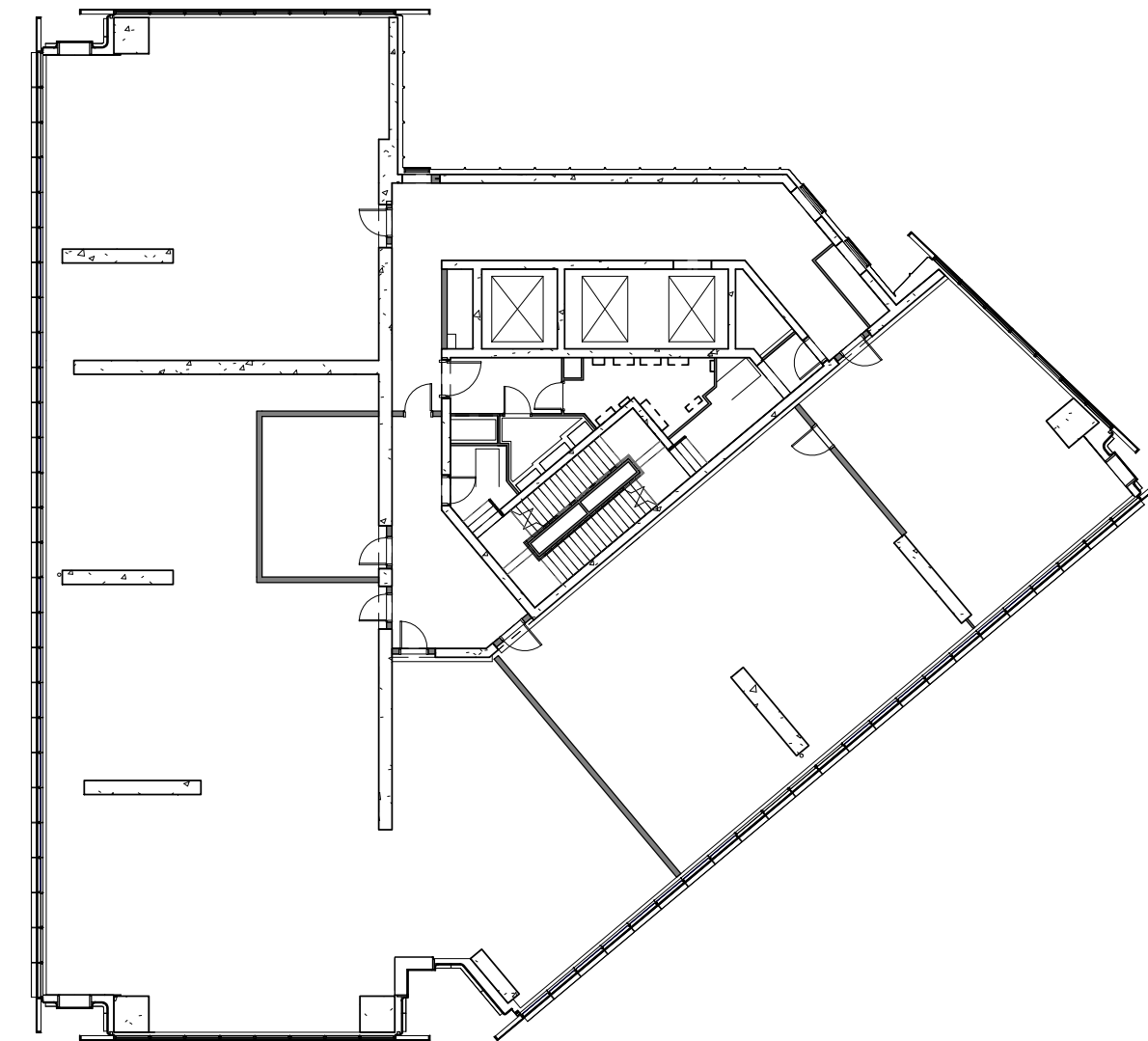


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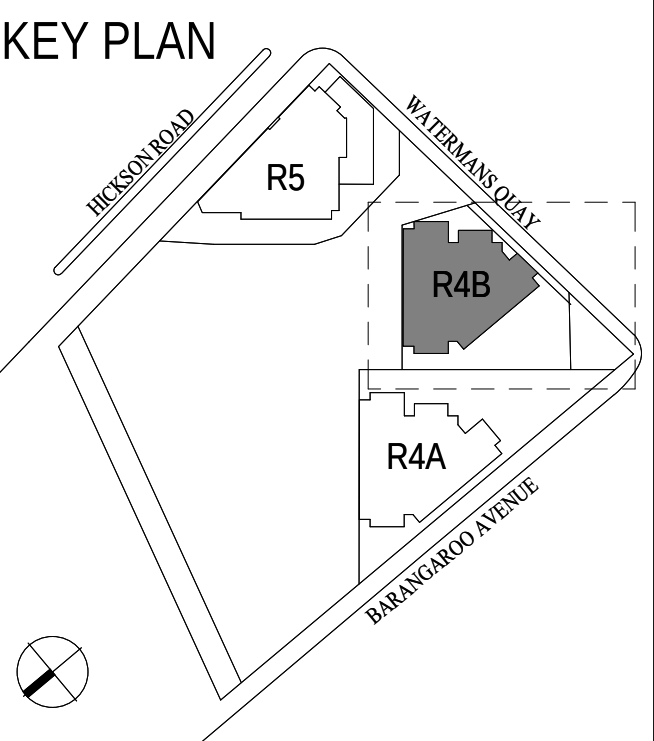
1 R4B PLAN MID PLATE LEVEL 33-46
1 : 250 @B1



2 R4B PLAN PLANT LEVEL 47
1 : 250 @B1



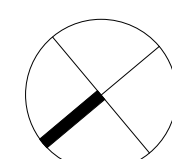
4 R4B PLAN UPPER PLATE LEVEL 48-55
1 : 250 @B1



- LEGEND
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 - WINTERGARDEN
 - BALCONY
 - SHARED GFA (INCLUDED IN OTHER DEVELOPMENT APPLICATION)
 - RETAIL GFA
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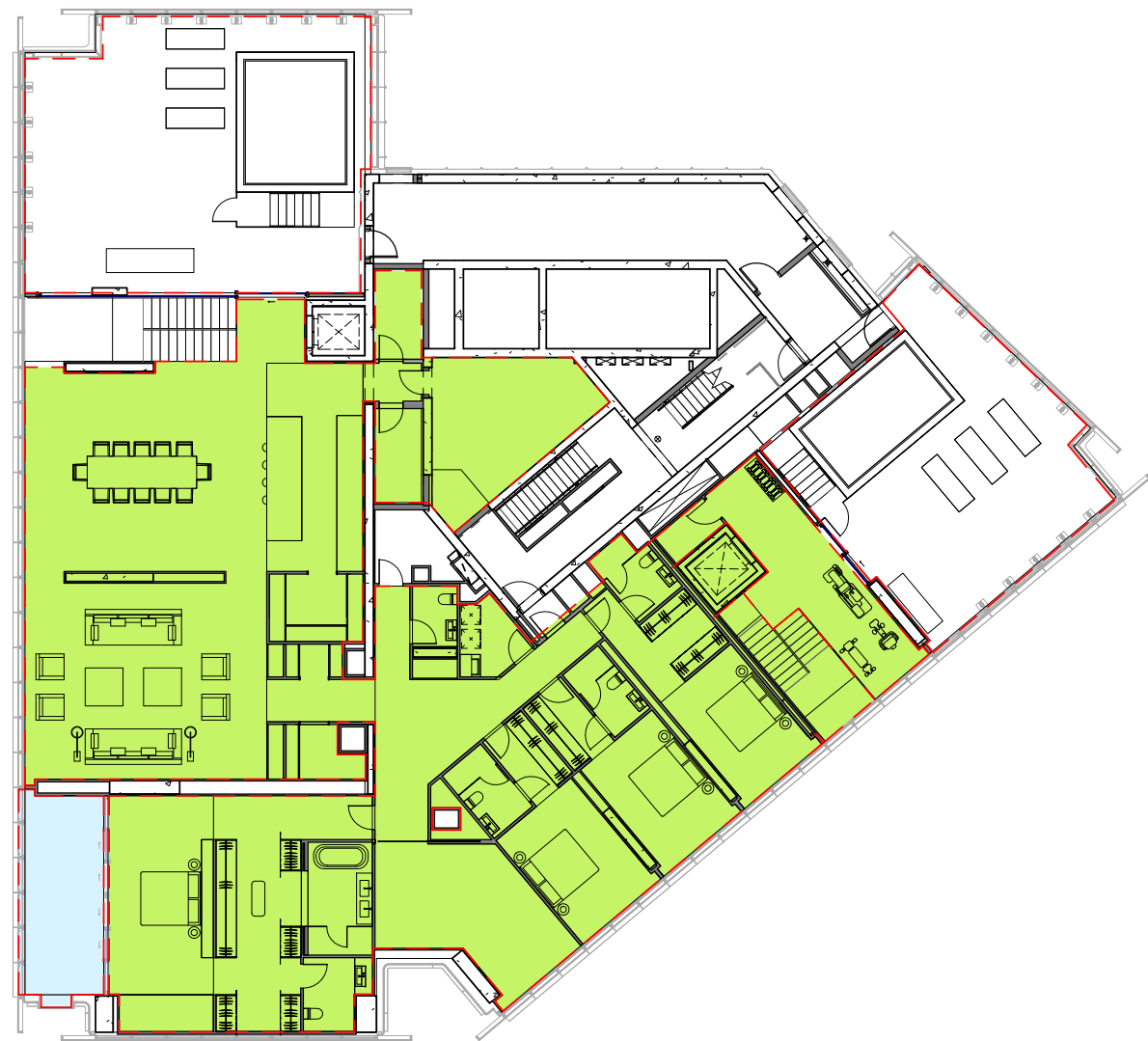


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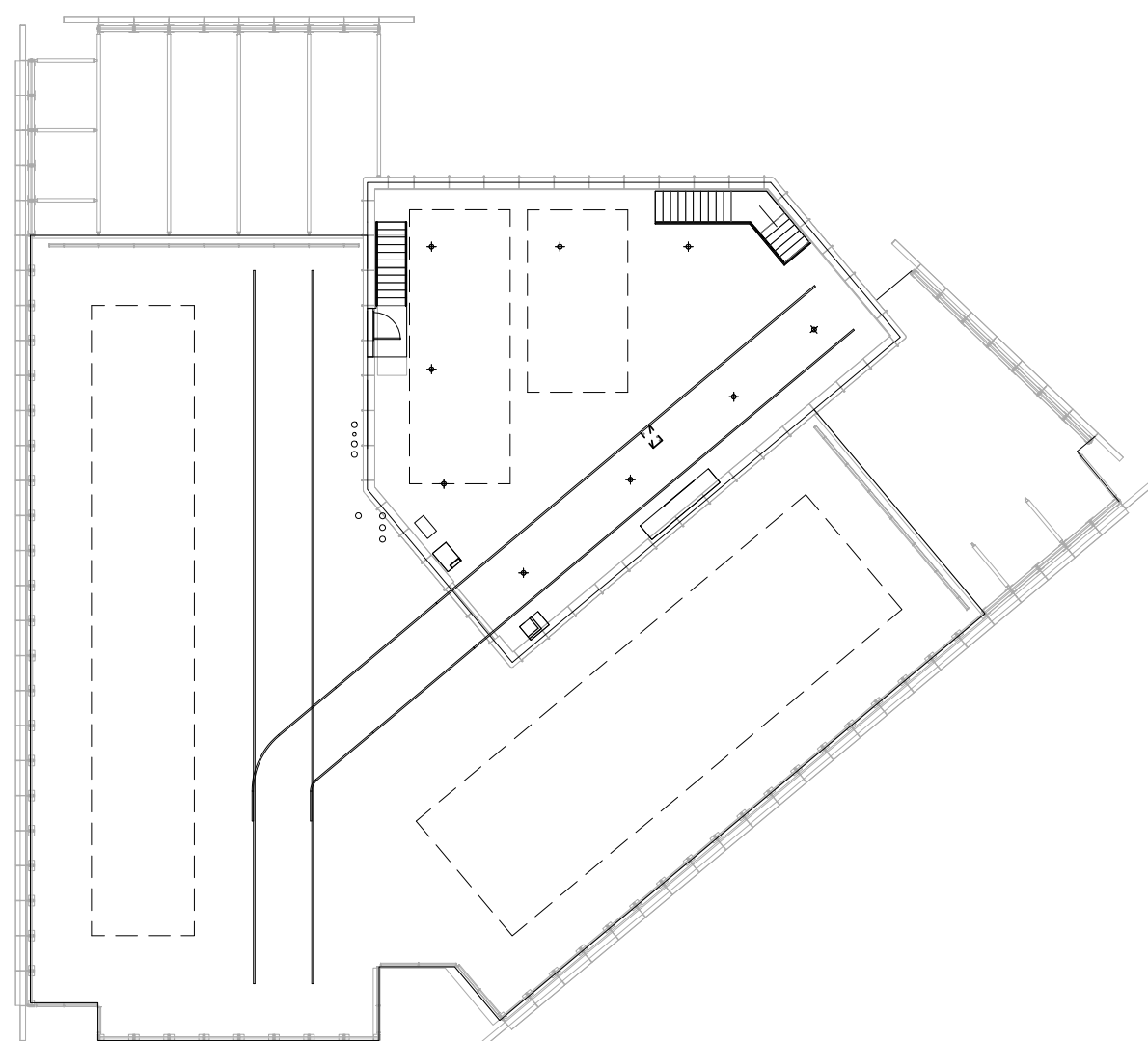




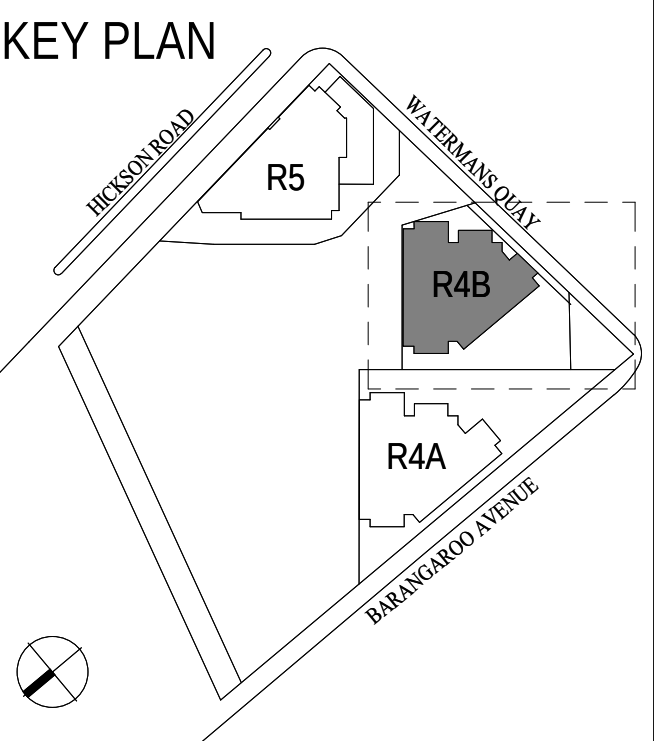
1 R4B PLAN SKYHOMES LEVEL 56
1 : 250 @B1



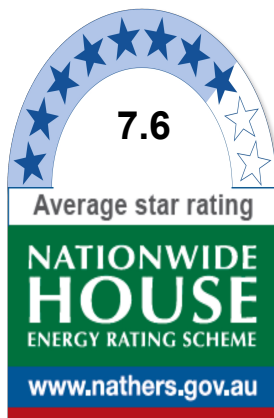
2 R4B PLAN SKYHOMES LEVEL 57
1 : 250 @B1



3 R4B PLAN ROOF LEVEL 58
1 : 250 @B1



- LEGEND
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