



ONE SYDNEY HARBOUR

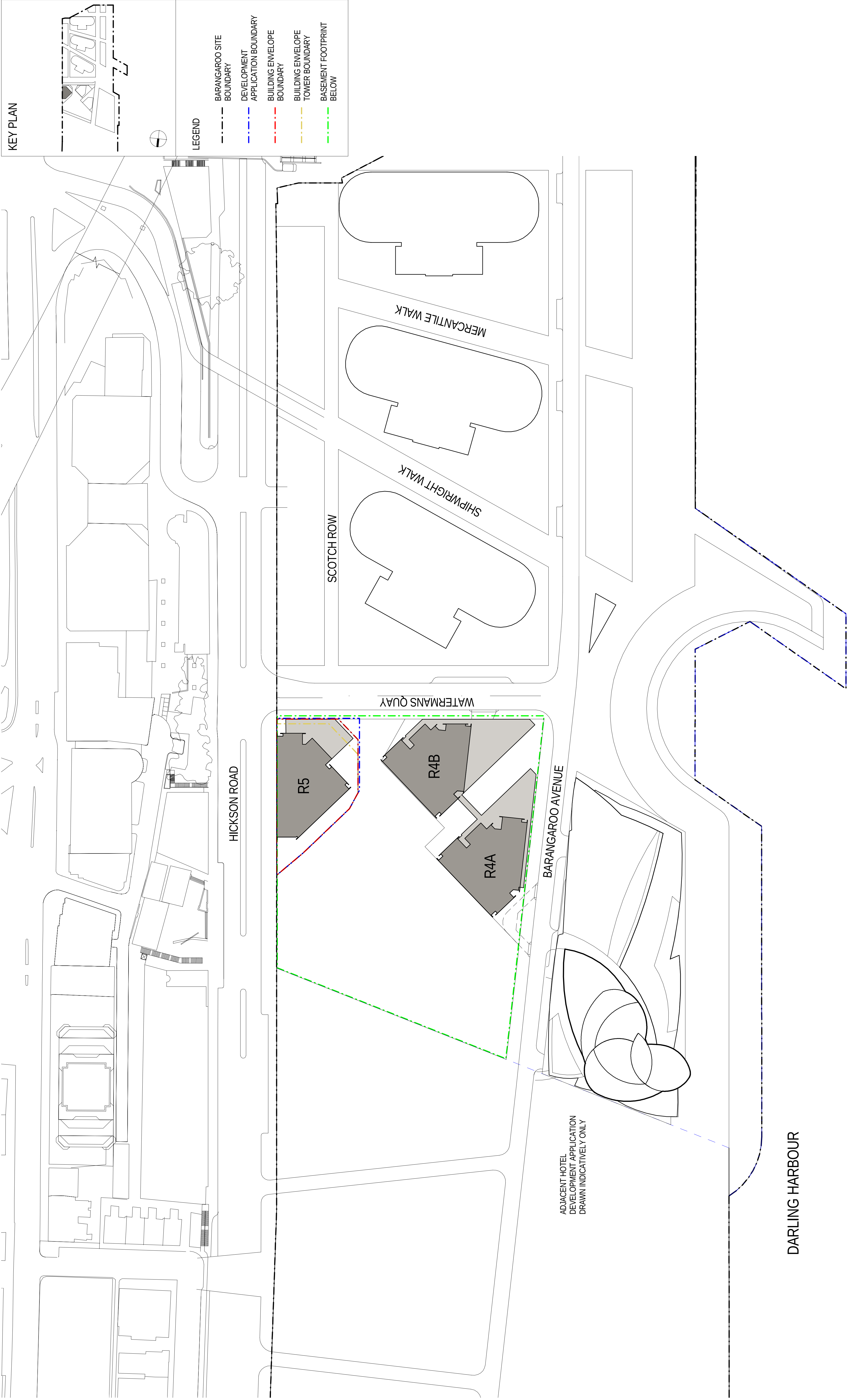
BARANGAROO SOUTH

Stage 1B - Building R5

Development Application

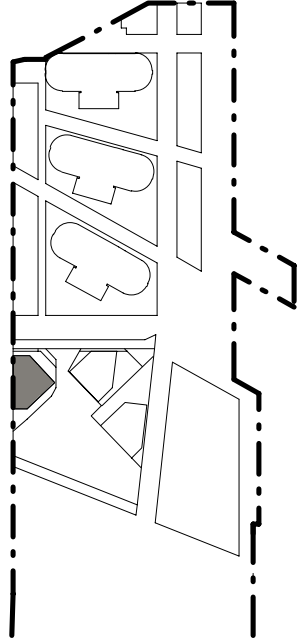
ARCHITECTURAL DRAWINGS

BR5 _ASD_PA1_0000	TITLE SHEET AND DRAWING LIST	BR5 _ASD_PA1_4001	ELEVATION NORTH - WEST (PARK)
BR5 _ASD_PA1_0001	CONTEXT PLAN	BR5 _ASD_PA1_4002	ELEVATION EAST (HICKSON ROAD)
BR5 _ASD_PA1_0002	SITE PLAN	BR5 _ASD_PA1_4003	ELEVATION SOUTH - WEST (LIFT LOBBY)
BR5 _ASD_PA1_0004	SETTING OUT	BR5 _ASD_PA1_4004	ELEVATION SOUTH (WATERMANS QUAY)
BR5 _ASD_PA1_0005	THERMAL PERFORMANCE ASSESSMENT	BR5 _ASD_PA1_4005	NORTH - WEST ENLARGED ELEVATION (PARK) - LOW RISE
BR5 _ASD_PA1_1001	SETOUT PLAN BASEMENT LEVEL B4	BR5 _ASD_PA1_4006	NORTH - WEST ENLARGED ELEVATION (PARK) - MID RISE
BR5 _ASD_PA1_1002	SETOUT PLAN BASEMENT LEVEL B3	BR5 _ASD_PA1_4007	EAST ENLARGED ELEVATION (HICKSON ROAD) - LOW RISE
BR5 _ASD_PA1_1003	SETOUT PLAN BASEMENT LEVEL B2	BR5 _ASD_PA1_4008	EAST ENLARGED ELEVATION (HICKSON ROAD) - MID RISE
BR5 _ASD_PA1_1004	SETOUT PLAN BASEMENT LEVEL B1	BR5 _ASD_PA1_4201	SIGNAGE ZONE SOUTH - WEST ELEVATION
BR5 _ASD_PA1_1005	SETOUT PLAN BASEMENT LEVEL B0	BR5 _ASD_PA1_4202	SIGNAGE ZONE EAST ELEVATION (HICKSON ROAD)
BR5 _ASD_PA1_2000	PLAN GROUND FLOOR LEVEL 00	BR5 _ASD_PA1_5001	OVERALL SECTION AA
BR5 _ASD_PA1_2001	PLAN PODIUM LEVEL P1	BR5 _ASD_PA1_5002	OVERALL SECTION BB
BR5 _ASD_PA1_2002	PLAN PODIUM LEVEL P2	BR5 _ASD_PA1_6001	BALCONY FACADE DETAILS
BR5 _ASD_PA1_3001	PLAN LOWER PLATE LEVEL 01-13	BR5 _ASD_PA1_6002	OPEN CAVITY FACADE DETAILS
BR5 _ASD_PA1_3014	PLAN MID PLATE LEVEL 14	BR5 _ASD_PA1_6006	PLANT LEVEL FACADE DETAILS
BR5 _ASD_PA1_3015	PLAN MID PLATE LEVEL 15	BR5 _ASD_PA1_6007	SOUTH AND SOUTH-EAST FACADE DETAILS
BR5 _ASD_PA1_3016	PLAN MID PLATE LEVEL 16- 24	BR5 _ASD_PA1_6008	PODIUM FACADE DETAILS
BR5 _ASD_PA1_3025	PLAN MID PLATE/ PLANT LEVEL 25	BR5 _ASD_PA1_6009	LOBBY FACADE DETAILS
BR5 _ASD_PA1_3026	PLAN PENTHOUSE LEVEL 26	BR5 _ASD_PA1_6010	TYPICAL RETAIL ENTRY SYSTEMS
BR5 _ASD_PA1_3027	PLAN ROOF LEVEL 27	BR5 _ASD_PA1_9000	GFA CALCULATION
		BR5 _ASD_PA1_9001	GFA CALCULATION PLAN - SHEET 1
		BR5 _ASD_PA1_9002	GFA CALCULATION PLAN - SHEET 2
		BR5 _ASD_PA1_9003	GFA CALCULATION PLAN - SHEET 3
		BR5 _ASD_PA1_9004	GFA CALCULATION PLAN - SHEET 4



HICKSON ROAD

KEY PLAN

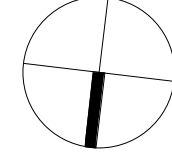


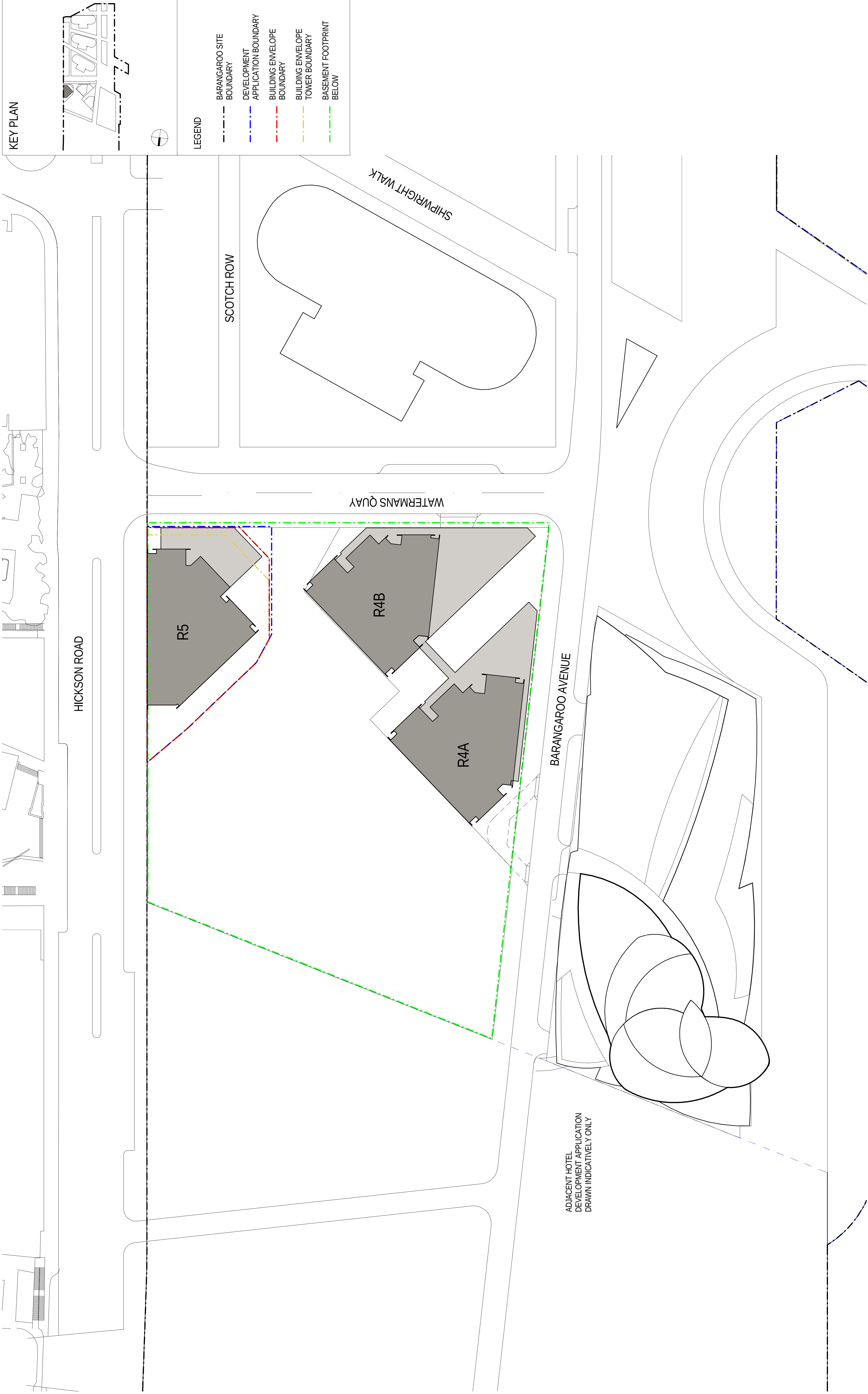
LEGEND

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

WATERMANS QUAY

BARANGAROO AVENUE



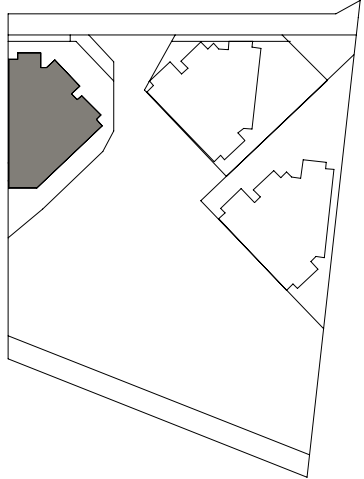


Considering code requirements and the thermal performance of the apartments as assessed with Accurate for BASIX compliance, the minimum thermal performance requirements are given below for the dwellings in R5 only, subject to final modelling. Note that these requirements are for thermal purposes only 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.
North West and East Glazed façade		
Typical Excluding Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 3.00 W/m².K SHGC 0.26
Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 2.30 W/m².K SHGC 0.19
South & South West Glazed Façade		
Typical & Penthouse		Overall system properties (Glass + Frame) must be equal to or better than; U-value 3.60 W/m².K SHGC 0.47
Wintergarden/ balcony doors		
Typical		Overall system properties (Glass + Frame) must be equal to or better than; U-value 4.80 W/m².K SHGC 0.59
Lift Lobby Glazed Façades		
Typical		Overall system properties 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 0.47
Floors/Ceilings		
Floor finishes	Not yet specified except for apartment P5-01 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)	This represents the minimum performance.
Roof	Typical Concrete; Thermal insulation (R2.5, up to 100mm thickness)	This represents the minimum performance.

KEY PLAN



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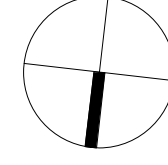


LEGEND

- VOID
- CONCRETE IN-SITU STRUCTURAL WALL
- CARS
- RETAIL CARS
- RESIDENTIAL STORAGE (FITOUT AND USE)
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- 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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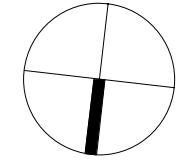


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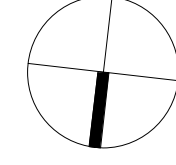


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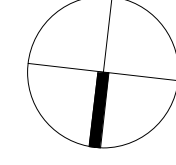


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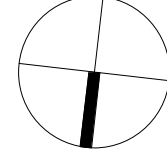
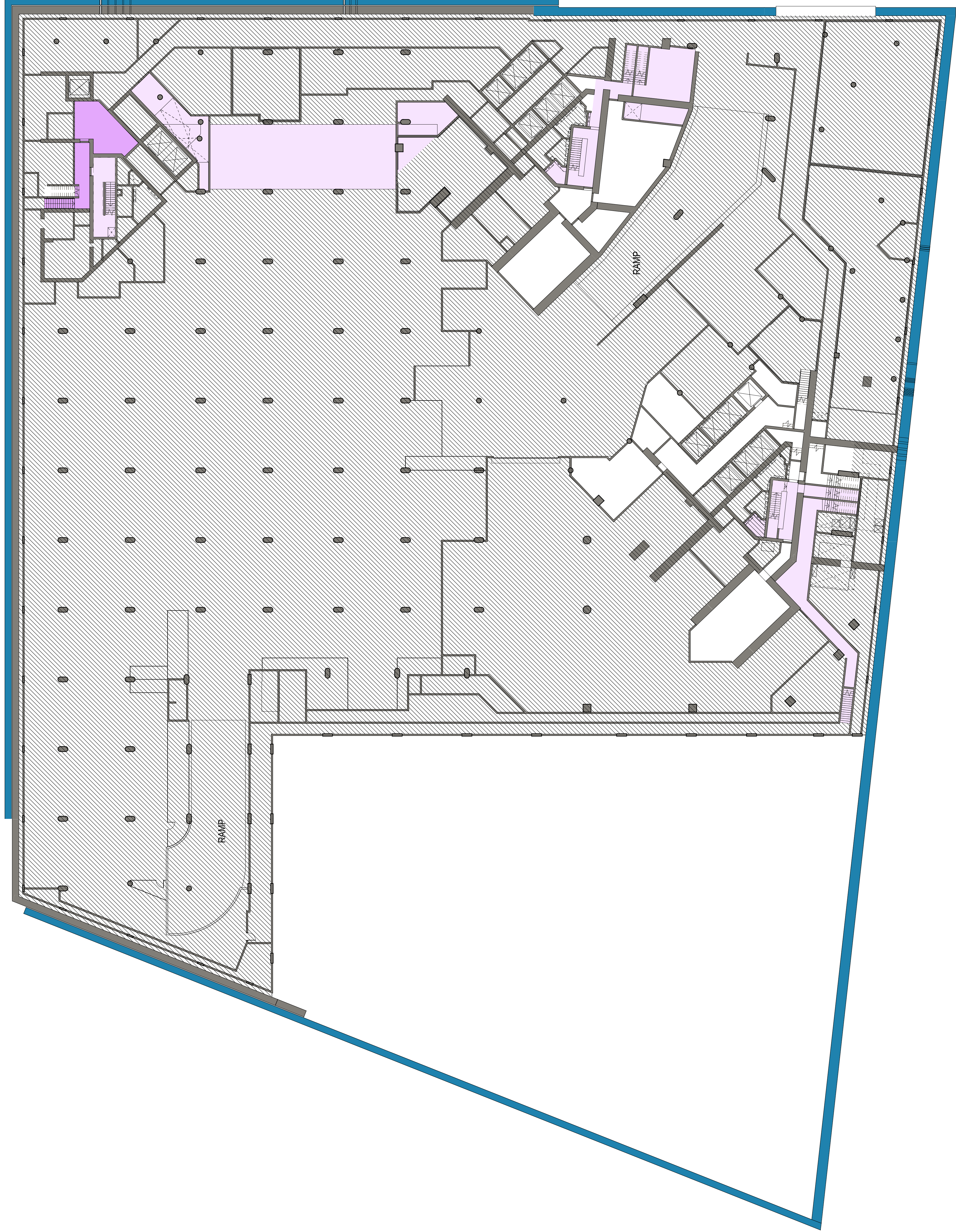


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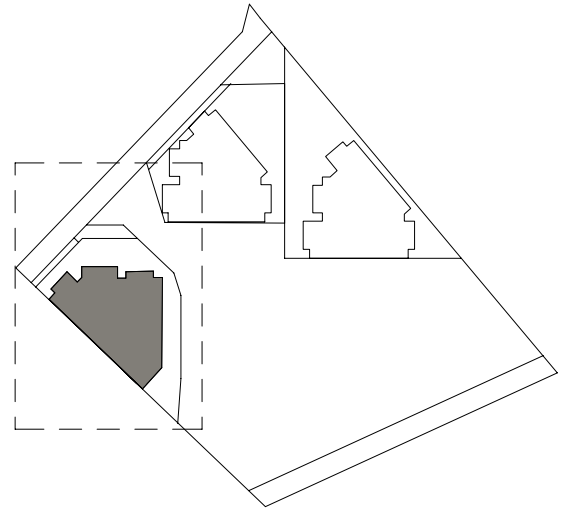
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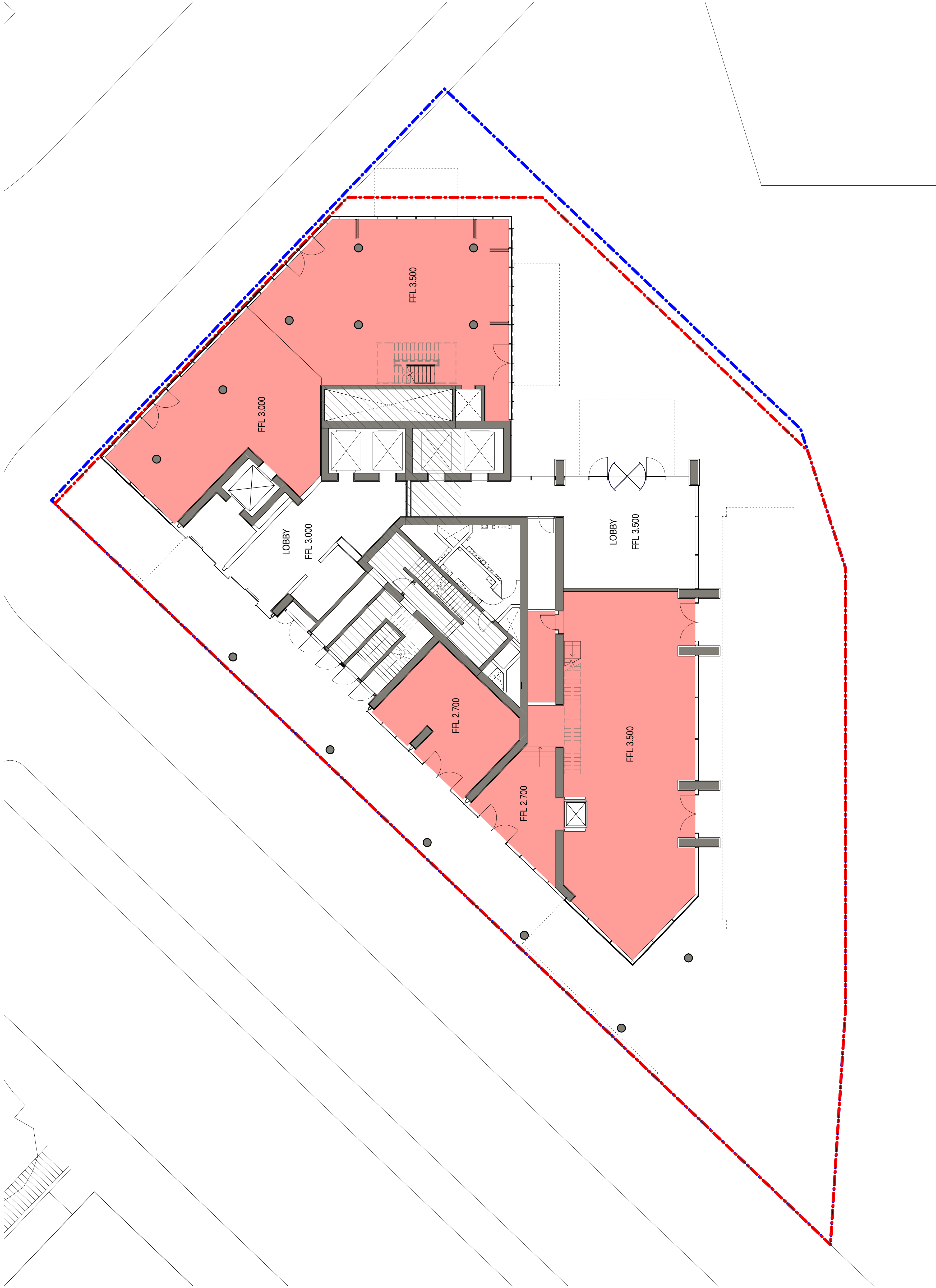


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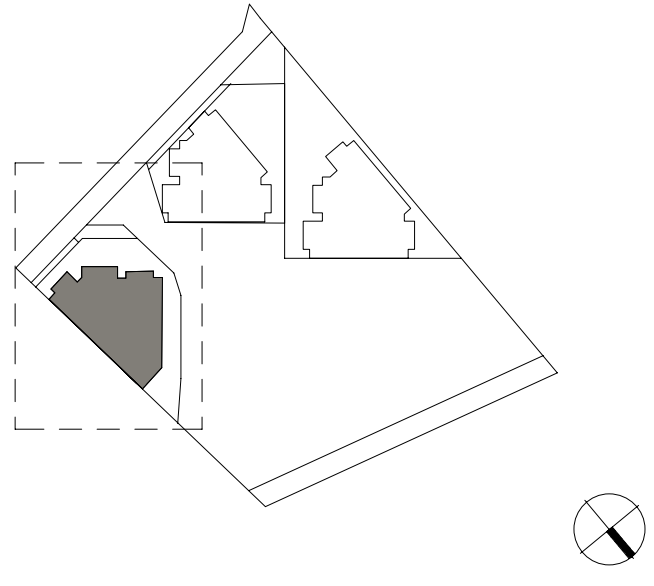
- ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
- 1-BEDROOM
 - 2-BEDROOM
 - 3-BEDROOM
 - PENTHOUSE
 - 1-BEDROOM KEYWORKER
 - 2-BEDROOM KEYWORKER
 - BALCONY
 - WINTERGARDEN
 - RETAIL
 - BUILDING ENVELOPE BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER

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.



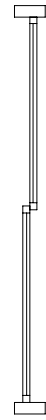
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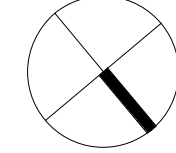
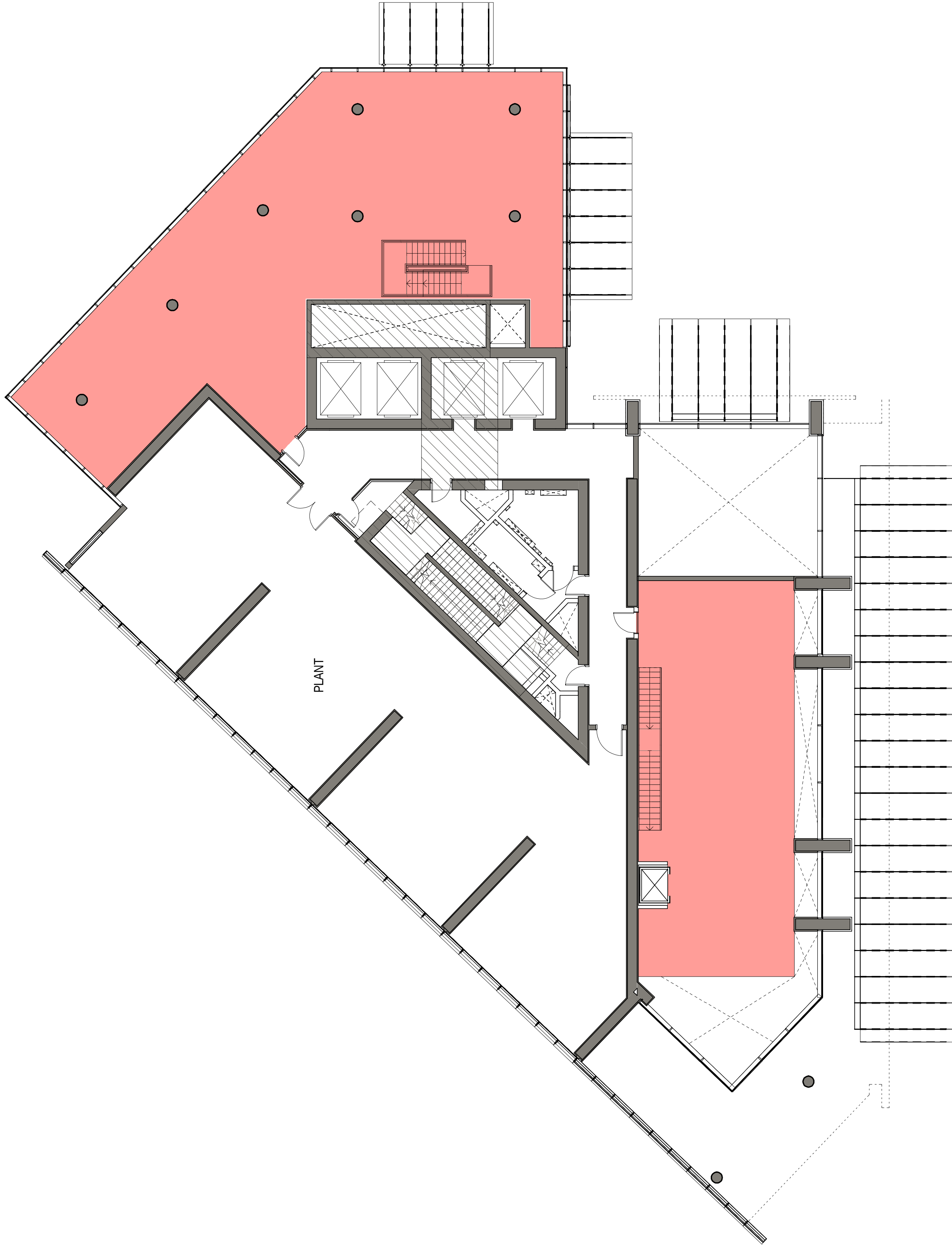
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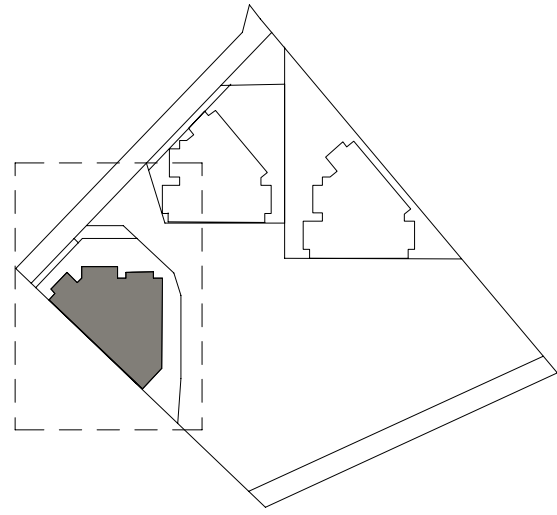


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SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN



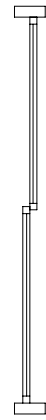
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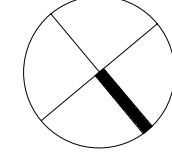
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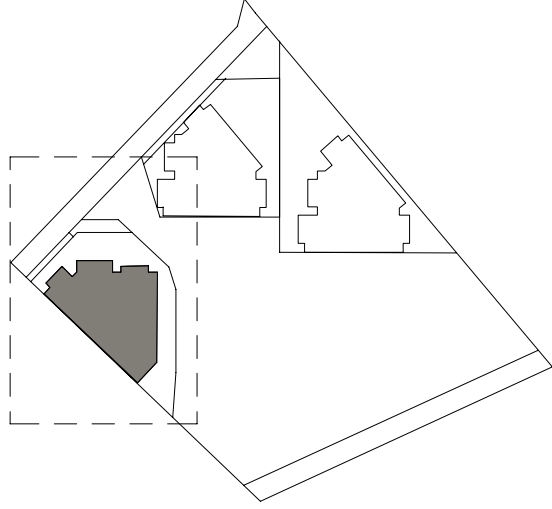
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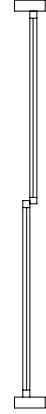
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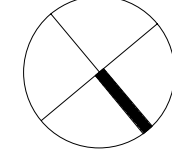
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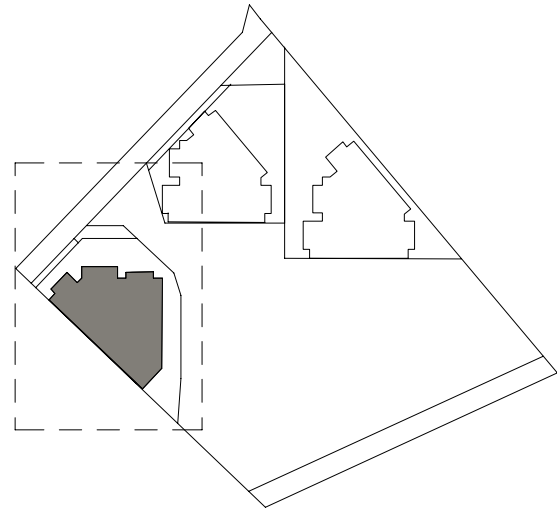
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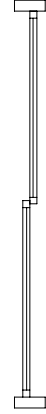
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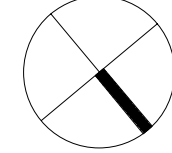
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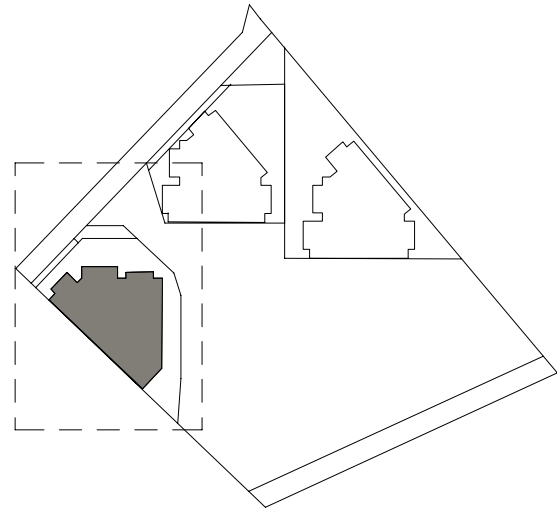
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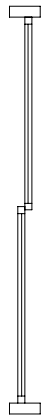
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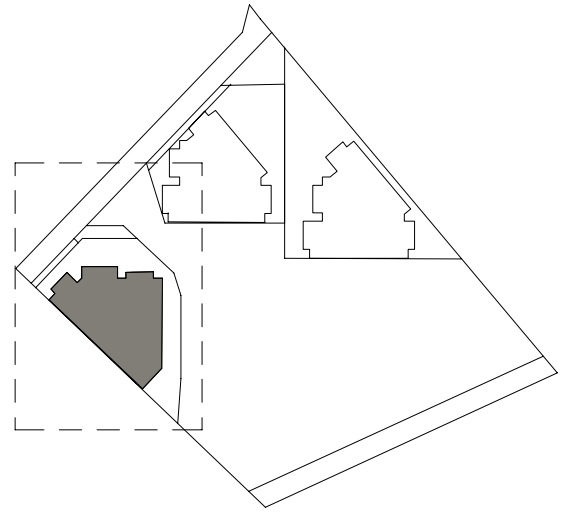
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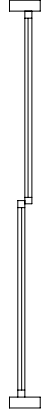
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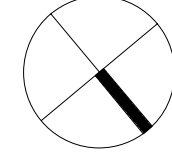
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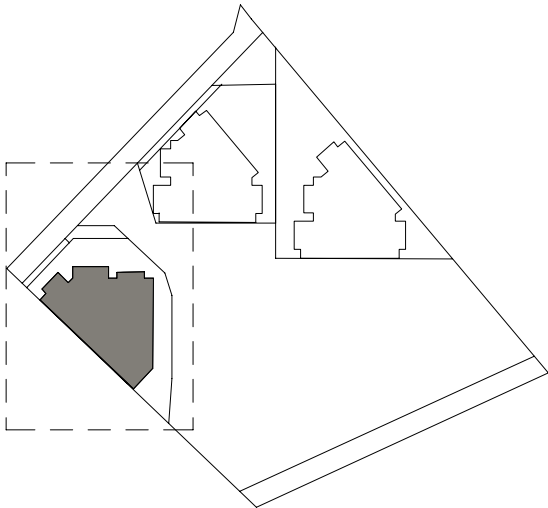
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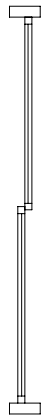
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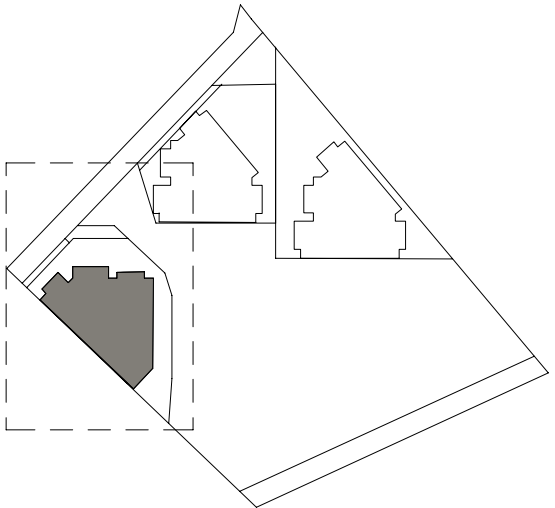


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SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN



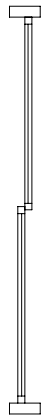
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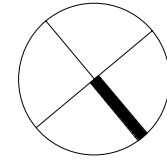
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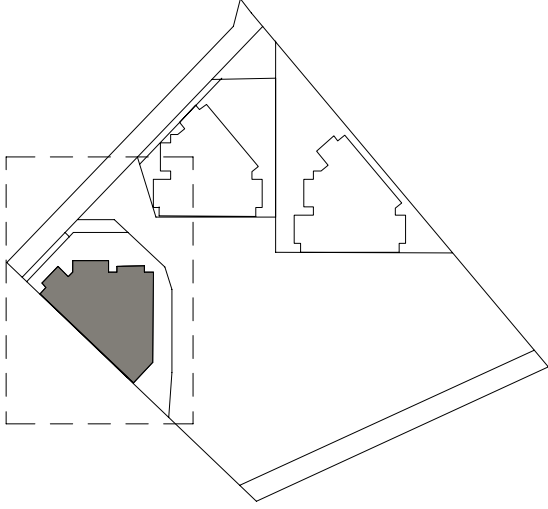
SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.



P5-01



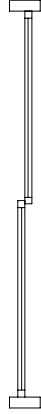
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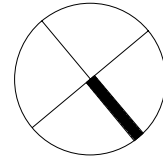
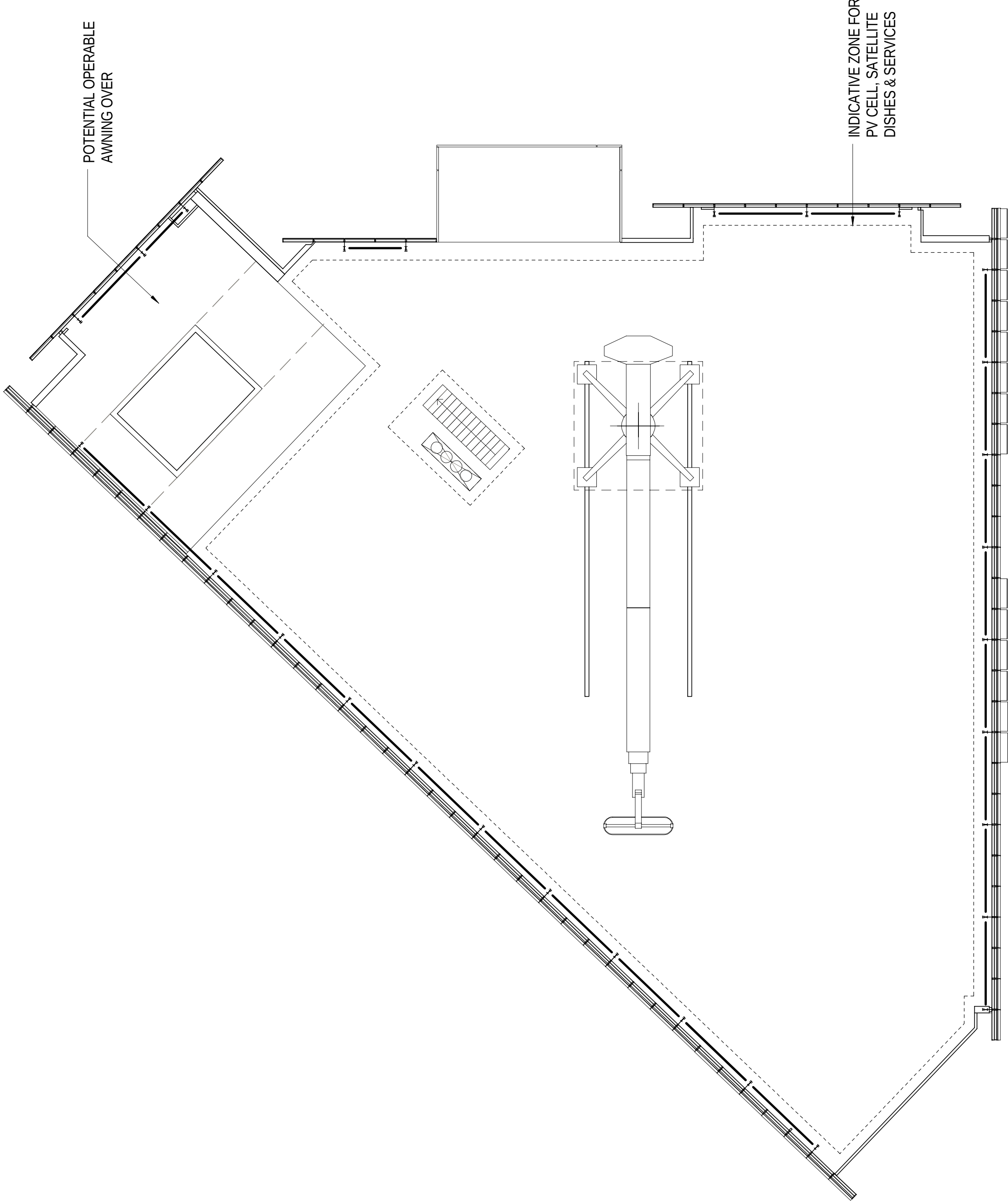
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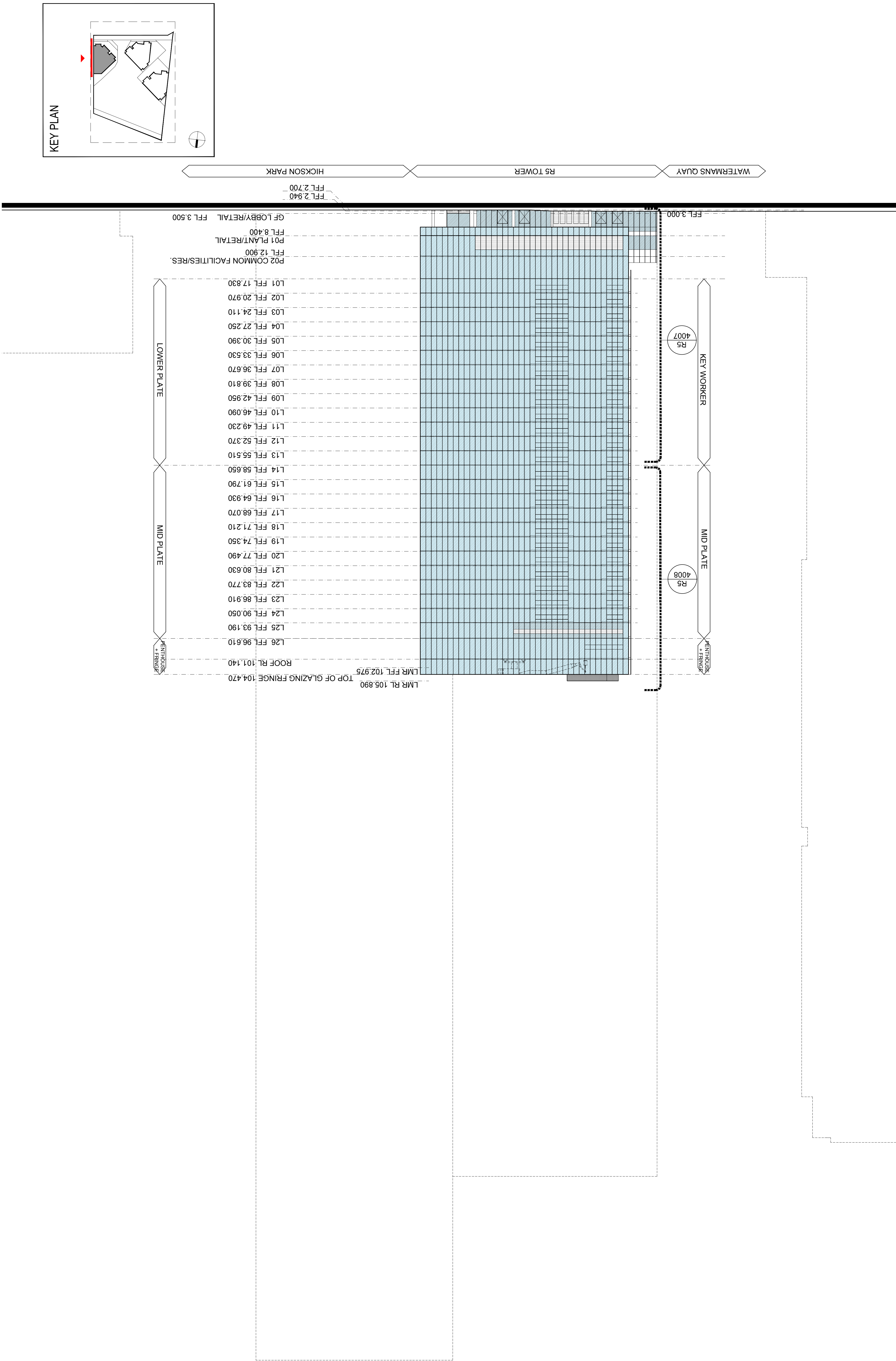
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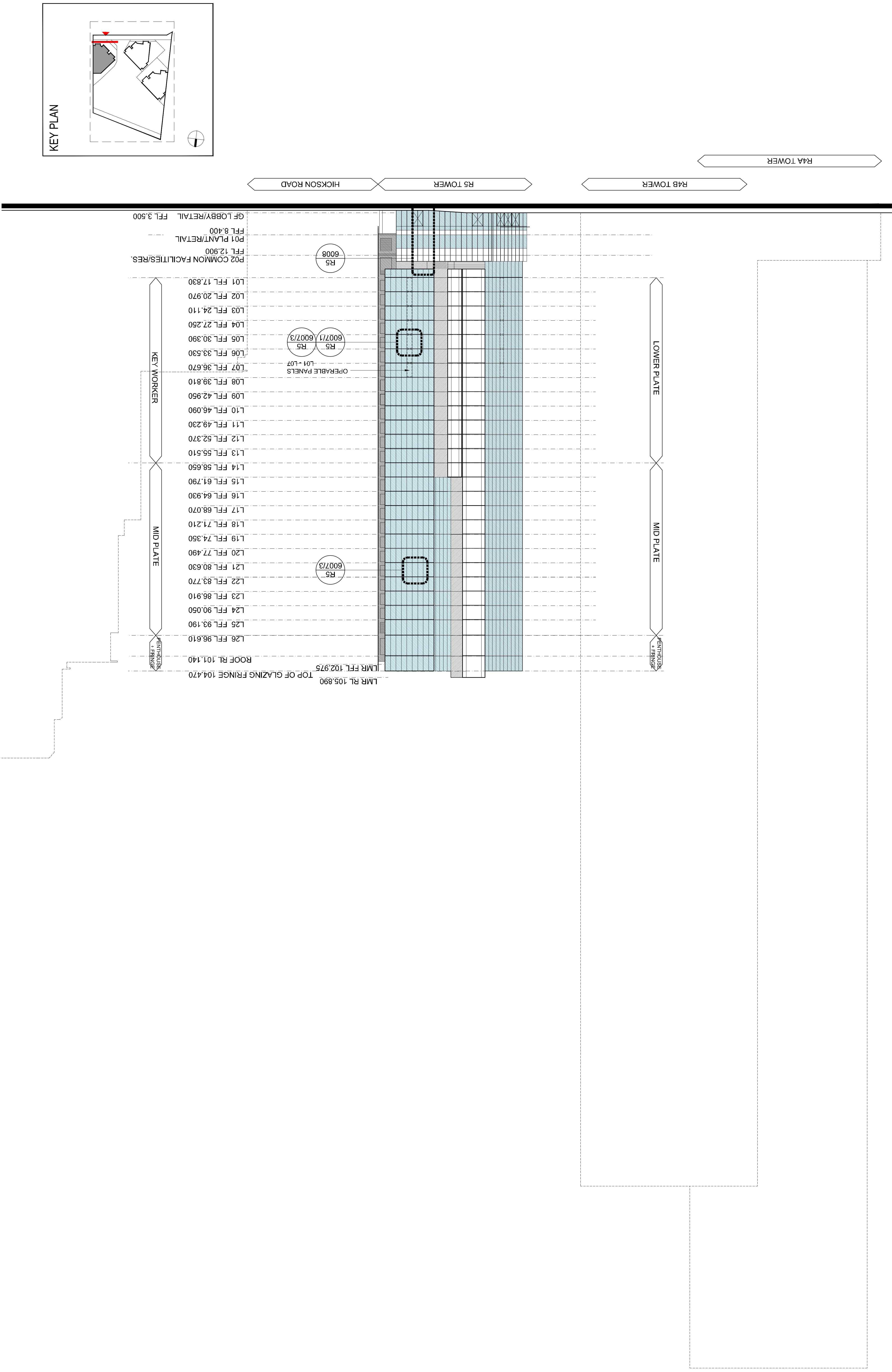


SLIDING DOORS TO BALCONIES AND WINTERGARDENS TO HAVE MINIMUM 45% OPENING AREA.











EXECUTIVE ARCHITECT:
Lend Lease Design
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Millers Point, NSW, 2000

Stephanie Smith | Nominated Architect
NSW A DP 6480

NORTH-WEST ENLARGED ELEVATION (PARK) - LOW RISE

Drawing: BR5 _ASD_PA1_4005
Date: 15/10/2015
Revision:
DEVELOPMENT APPLICATION

