

New South Wales Government
Independent Planning Commission

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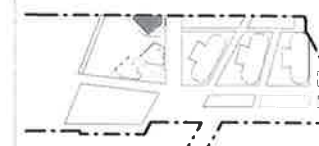
Approved Application No. SSD 6966

granted on the 3/10/2019

Signed #

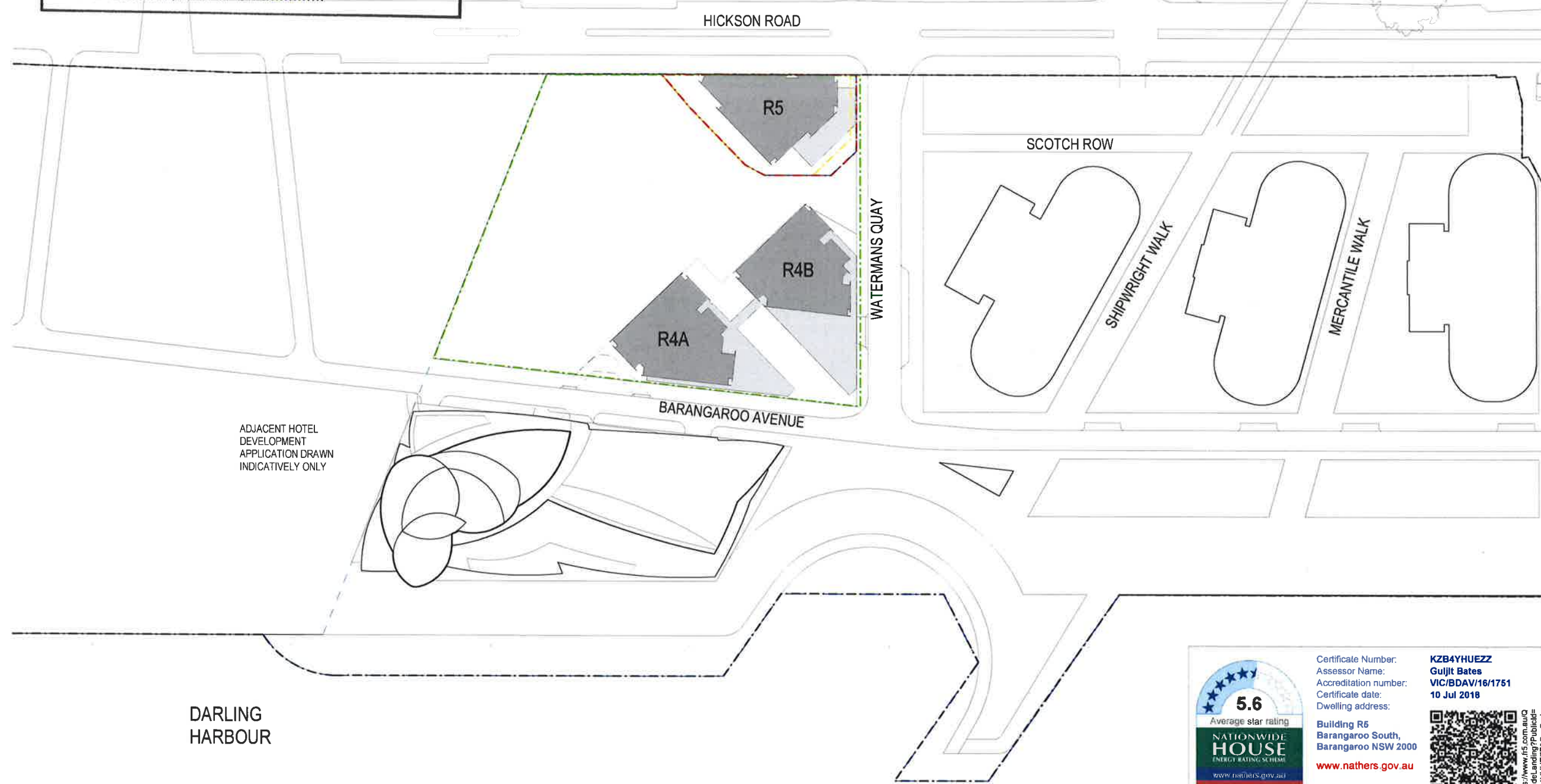
Sheet No. 1 of 56

KEY PLAN



LEGEND

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



ADJACENT HOTEL DEVELOPMENT APPLICATION DRAWN INDICATIVELY ONLY

DARLING HARBOUR

5.6
Average star rating
NATIONS HOUSE
ENERGY RATING SYSTEM
www.nations.gov.au

Certificate Number: **KZB4YHUEZZ**
Assessor Name: **Guljit Bates**
Accreditation number: **VIC/BDAY/16/1751**
Certificate date: **10 Jul 2018**
Dwelling address: **Building R5, Barangaroo South, Barangaroo NSW 2000**
www.nathers.gov.au

<https://www.nsw.gov.au/qrcodes/KZB4YHUEZZ&GncCert>



HICKSON ROAD



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KEY PLAN



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- BASEMENT FOOTPRINT BELOW
- TOWER ABOVE

WATERMANS QUAY

BARANGAROO AVENUE



Certificate Number: **KZB4YHUEZZ**
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Certificate date: **10 Jul 2018**

Building R5
Barangaroo South,
Barangaroo NSW 2000
www.nathers.gov.au



<https://www.nathers.gov.au/q>
RCodeLandingPublicId=KZB4YHUEZZ&GpCert=

lendlease
ONE SYDNEY HARBOUR
BARANGAROO

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

EXECUTIVE ARCHITECT:
Lendlease - Applied Insight
ARB 91 000 058 162
Level 14, Tower Street, International Towers
Sydney
Exchange Place, 300 Barangaroo Ave
Barangaroo NSW 2000
Stephanie Smith | Nominated
Architect
NSW ARB 6460

**R5
SITE PLAN**

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

Checked:
Catherine Liaw
08.10.2018
Approved:
Stephanie Smith
08.10.2018



Drawing: **BR5_ASD_PA1_0002**
Date: **08 OCT 2018** Revision: **19**
DEVELOPMENT APPLICATION - R15


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ADJACENT HOTEL
 DEVELOPMENT
 APPLICATION DRAWN
 INDICATIVELY ONLY

HICKSON ROAD

R5

R4B

R4A

SCOTCH ROW

WATERMANS QUAY

SHIPWRIGHT WALK

BARANGAROO AVENUE

KEY PLAN



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BASIX Design Specification

Design Specification - FABRIC
External Walls: A minimum of R1.0 insulation added to Concrete Block Walls to give a Total R-Value of R1.3 for structural elements Spandrel Panels: A minimum of R1.2 insulation added to spandrel panels to give a total R-Value of R1.3. Walls to Internal Corridors: R1.0 insulation added to walls between apartments and internal corridors as per acoustic requirements. Internal Walls to Adjoining Apartment: R1.2 insulation added to walls between apartments as per acoustic requirements.
Wall Heights: Floor to ceiling heights as indicated on the architectural drawings received (2700mm typically and 3000mm for L26).
Roof Type: R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/balcony area above (Total R-value R3.2).
Suspended Floor Slabs: Add R1.0 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal non-conditioned spaces (i.e. plant below). Add R2.0 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external zones below).
Floor Coverings The following floor coverings have been included within the NatHERS Assessments: Key Worker Housing: ☒ Carpet to all bedrooms ☒ Ceramic tiles to the living spaces/bathrooms/wet areas. All other apartments: ☒ Carpet to all bedrooms ☒ Timber floor boards to the living spaces; and ☒ Ceramic tiles to the bathrooms/wet areas.
Windows and Glazed Doors (Fixed and/or Operable): <u>Open Cavity Façade with blind (as per Peer review dated 19/06/2018)</u> Summer: U-Value of 3.7 W/m2.K and an SHGC of 0.14 Winter: U-Value of 3.7 W/m2.K and an SHGC of 0.47 <u>Open Cavity Façade without blind: U-Value of 3.7 W/m2.K and an SHGC of 0.34</u> <u>Sliding Doors: U-Value of 4.8 W/m2.K and an SHGC of 0.59</u> All windows have been 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 for glass and framing system combined.

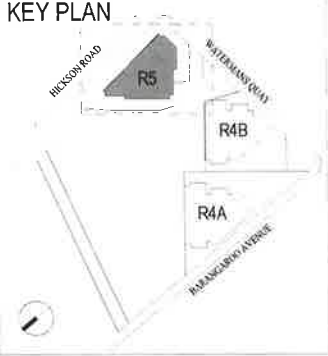


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<https://www.nathers.gov.au/QRCode/landingPublicId-KZB4YHUEZZ&GpCent=>

KEY PLAN





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 Sheet No. 5 of 56



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 RETAINING WALL COVERED UNDER NO. SSD5897

NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960




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KEY PLAN

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- VOID
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NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960




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- 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 RETAINING WALL COVERED UNDER NO. SSD5897

NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960



KEY PLAN

LEGEND

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- KWH BICYCLE STORE
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NOTES

BASEMENT CONSTRUCTION UNDER SEPARATE DEVELOPMENT APPLICATION SSD 6960

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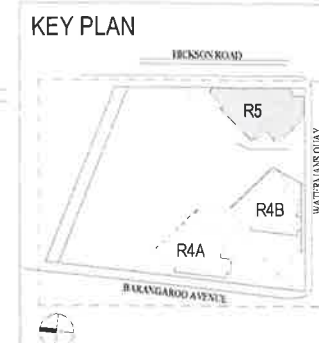
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- LEGEND**
- VOID
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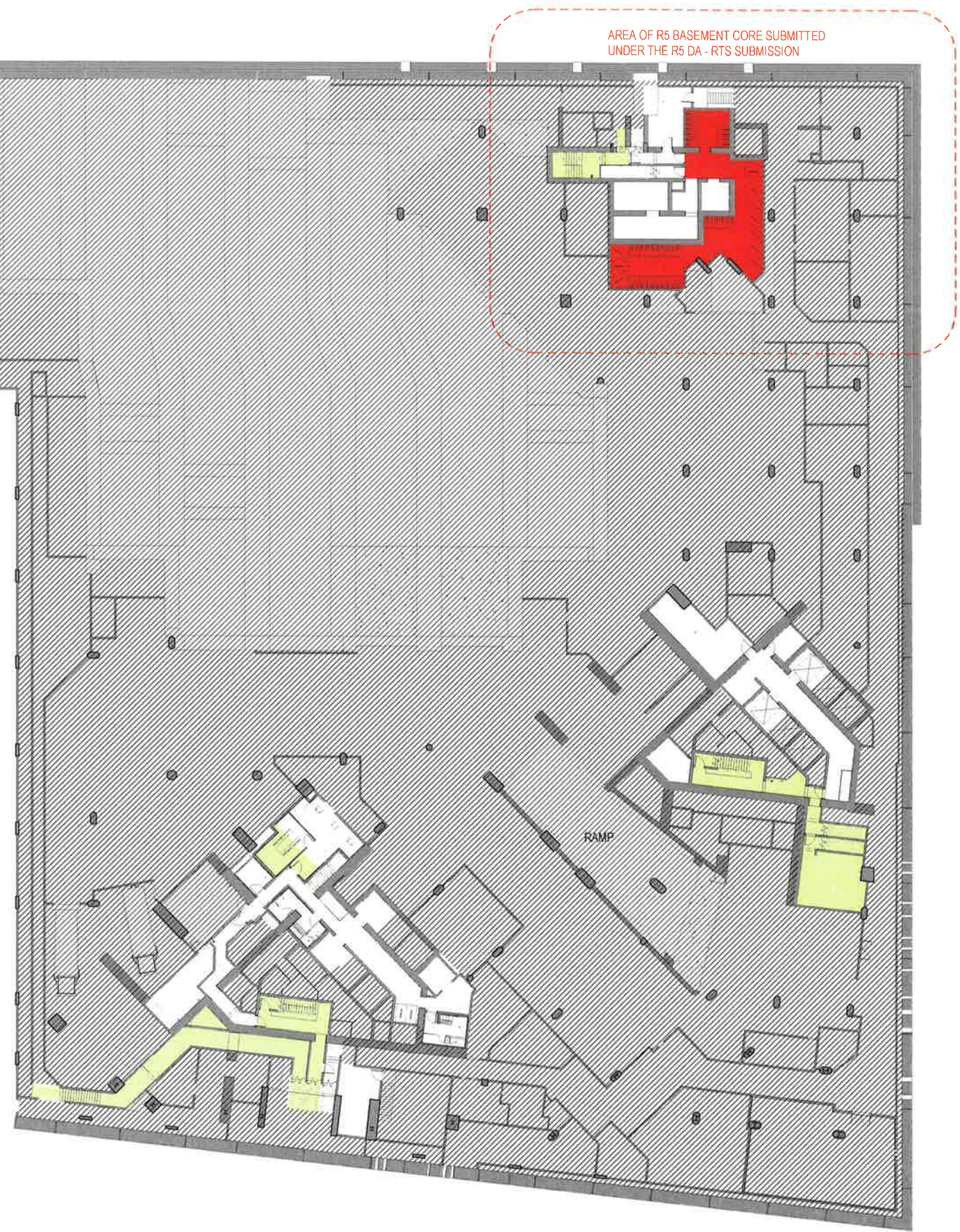
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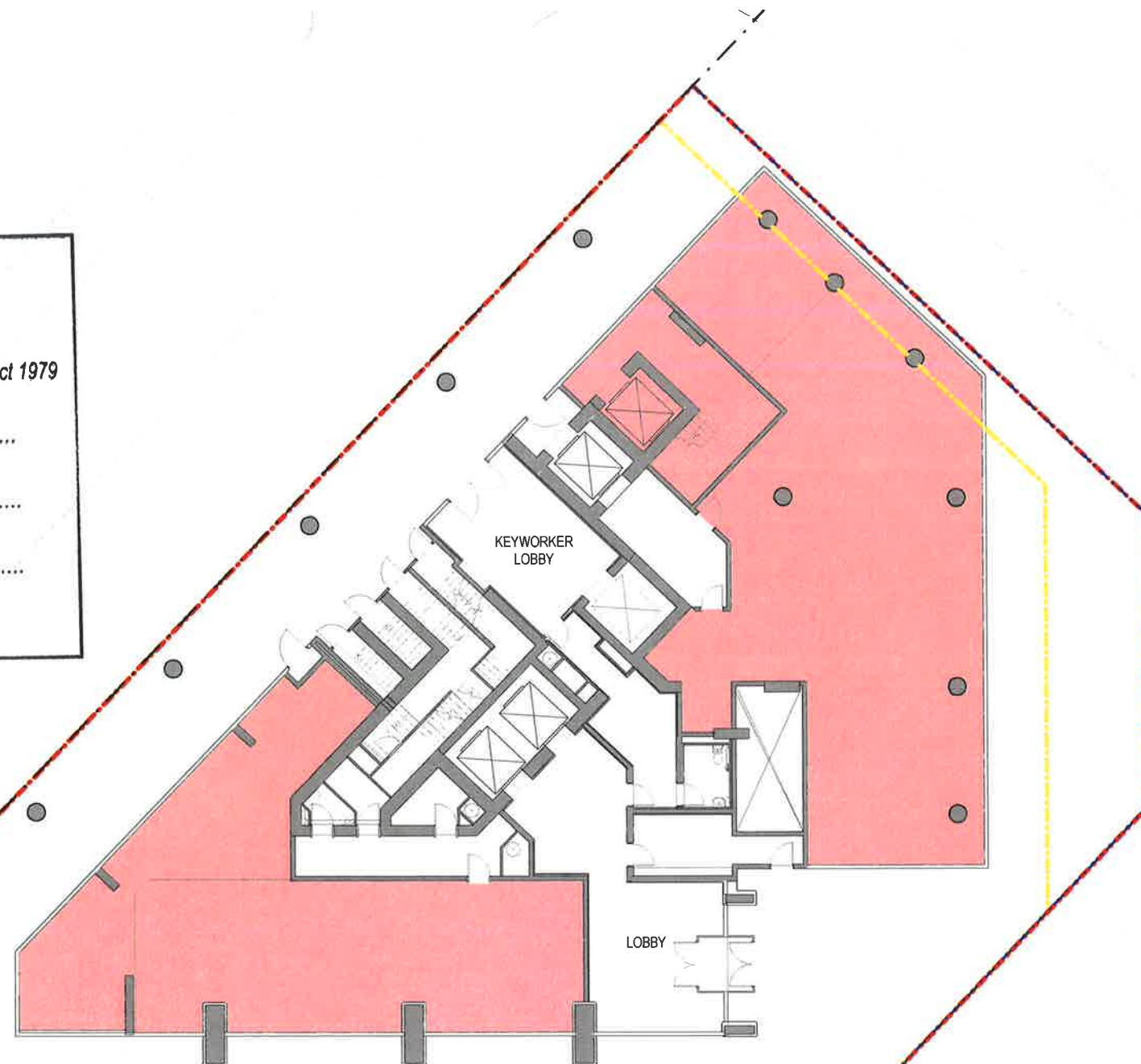
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- LEGEND**
-  ELEMENTS COVERED BY SEPARATE DEVELOPMENT APPLICATION
 -  1-BEDROOM
 -  2-BEDROOM
 -  3-BEDROOM
 -  SKYHOME
 -  1-BEDROOM KEYWORKER
 -  2-BEDROOM KEYWORKER
 -  BALCONY
 -  RETAIL
 -  BUILDING ENVELOPE BOUNDARY
 -  DEVELOPMENT APPLICATION BOUNDARY
 -  BUILDING ENVELOPE TOWER BOUNDARY
 -  TOWER ABOVE

NOTES

SLIDING DOORS TO BALCONIES 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.

RETAIL TENANCIES AND INTERNAL LIFT/STAIR LOCATIONS SUBJECT TO FUTURE DEVELOPMENT APPLICATION

INDICATIVE LEVELS THAT FORM PART OF SSD 7944 AND R5 LEVELS WILL BE FINALISED IN DETAILED DESIGN





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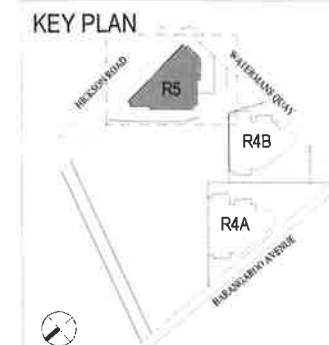
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NOTES

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- SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN
- RETAIL TENANCIES AND INTERNAL LIFT/STAIR LOCATIONS SUBJECT TO FUTURE DEVELOPMENT APPLICATION





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- Op

NOTES

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ALL WINDOWS TO HABITABLE AREAS TO BE OPERABLE UNLESS NOTED OTHERWISE

LA5-04

LA5-03

LA5-02

LA5-01

LA5-05A

LA5-06

LA5-08

LA5-07




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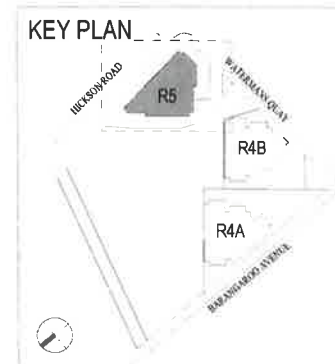
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LA5-02

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LA5-05

LA5-06

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MA5-04

MA5-03

MA5-02

MA5-01

MA5-05

MA5-06

MA5-08

MA5-07



UA5-04

UA5-03

UA5-02

UA5-01



UA5-08

UA5-07

UA5-05A

UA5-06


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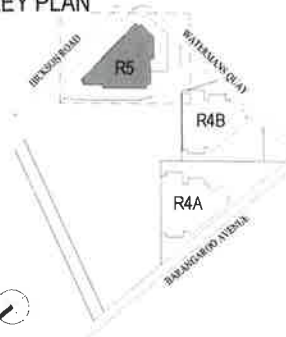
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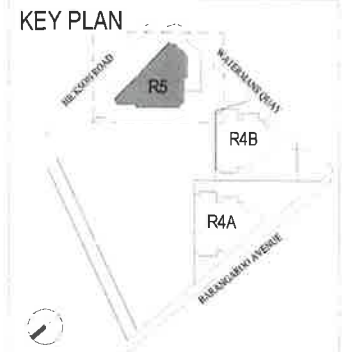




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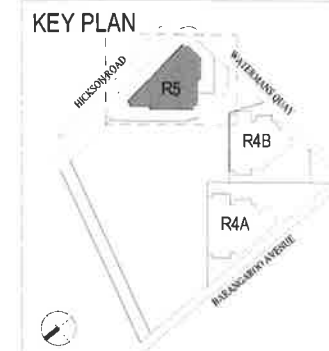
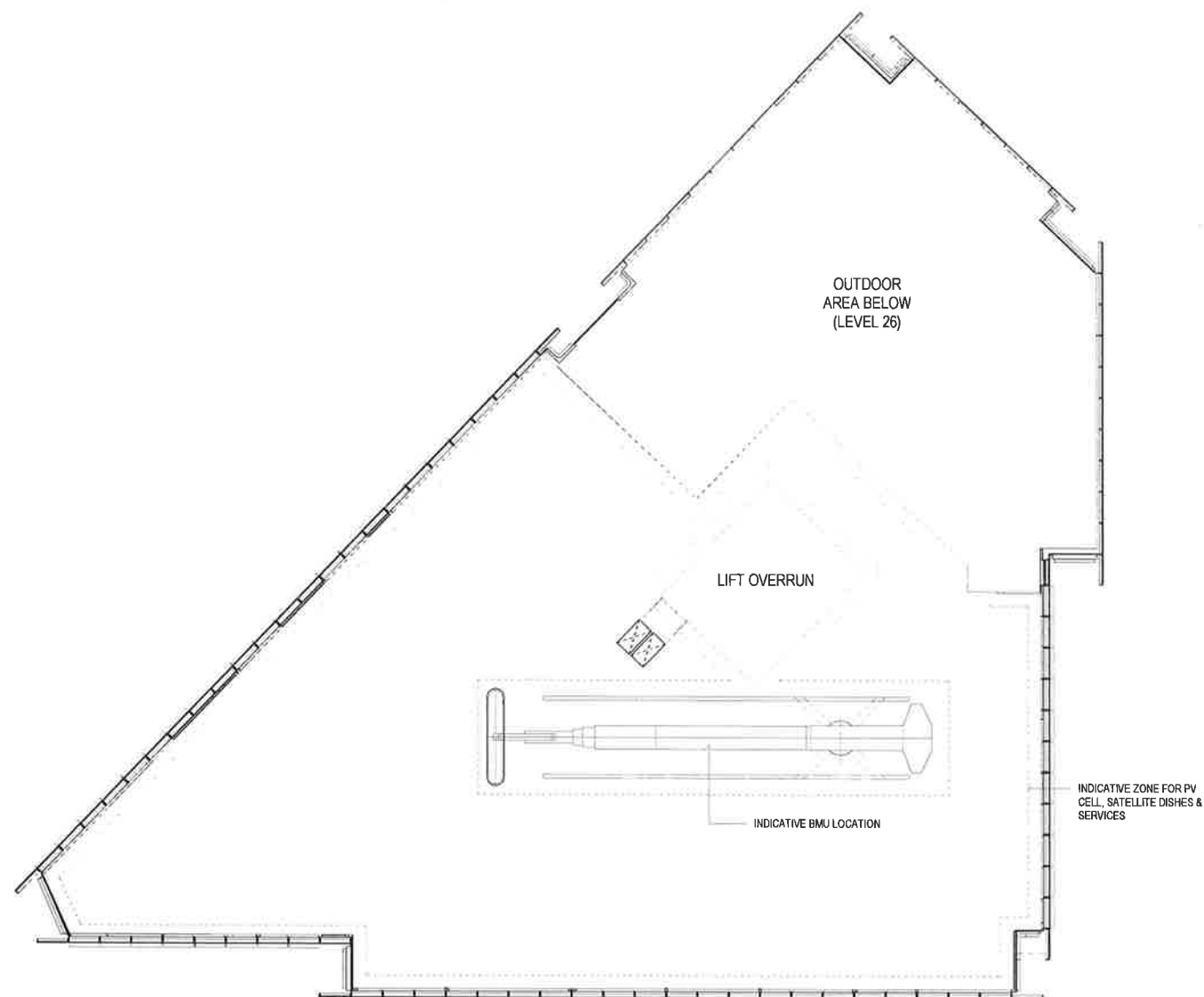
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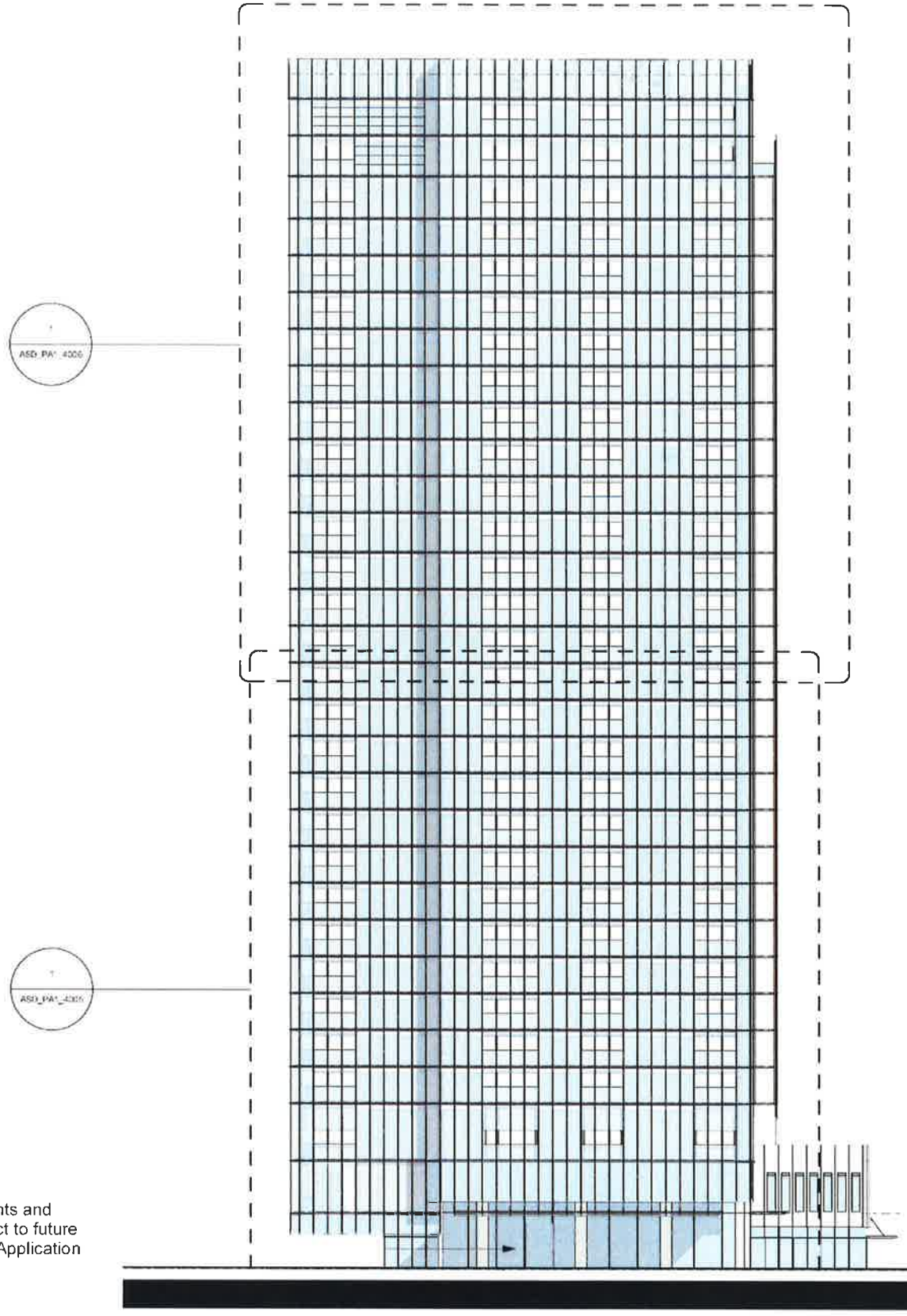
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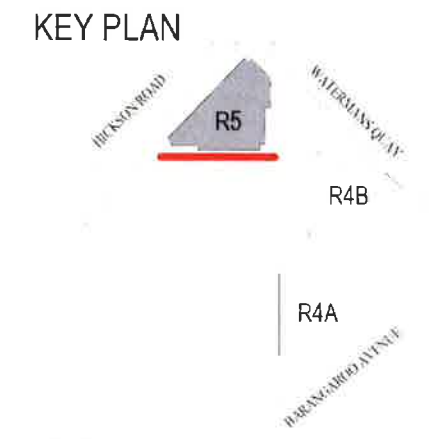


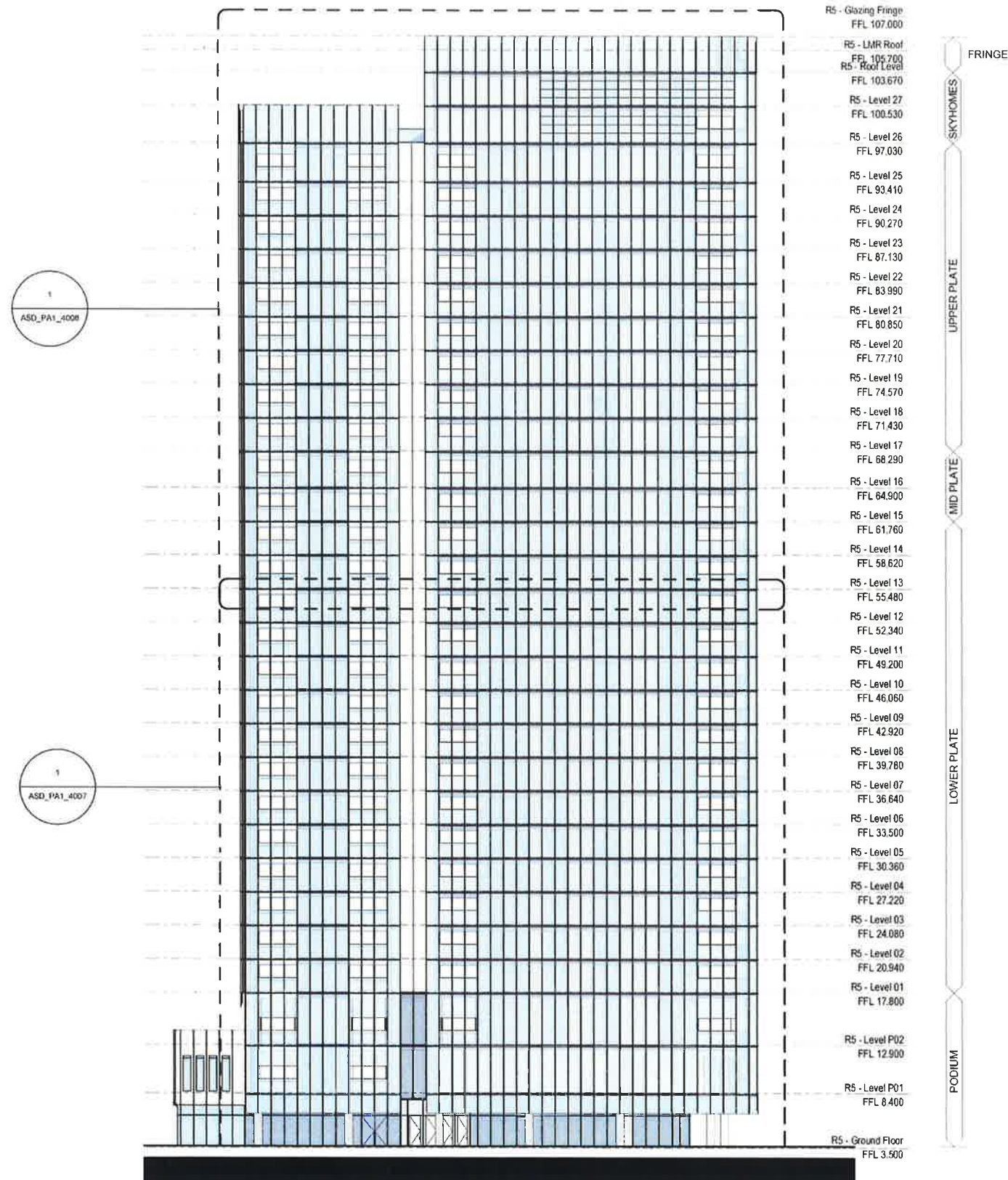


- R5 - Glazing Fringe
FFL 107.000
- R5 - LMR Roof
FFL 106.700
- R5 - Roof Level
FFL 103.670
- R5 - Level 27
FFL 100.530
- R5 - Level 26
FFL 97.030
- R5 - Level 25
FFL 93.410
- R5 - Level 24
FFL 90.270
- R5 - Level 23
FFL 87.130
- R5 - Level 22
FFL 83.990
- R5 - Level 21
FFL 80.850
- R5 - Level 20
FFL 77.710
- R5 - Level 19
FFL 74.570
- R5 - Level 18
FFL 71.430
- R5 - Level 17
FFL 68.290
- R5 - Level 16
FFL 64.900
- R5 - Level 15
FFL 61.760
- R5 - Level 14
FFL 58.620
- R5 - Level 13
FFL 55.480
- R5 - Level 12
FFL 52.340
- R5 - Level 11
FFL 49.200
- R5 - Level 10
FFL 46.060
- R5 - Level 09
FFL 42.920
- R5 - Level 08
FFL 39.780
- R5 - Level 07
FFL 36.640
- R5 - Level 06
FFL 33.500
- R5 - Level 05
FFL 30.360
- R5 - Level 04
FFL 27.220
- R5 - Level 03
FFL 24.080
- R5 - Level 02
FFL 20.940
- R5 - Level 01
FFL 17.800
- R5 - Level P02
FFL 12.900
- R5 - Level P01
FFL 8.400
- R5 - Ground Floor
FFL 3.500

FRINGE
SKYHOMES
UPPER PLATE
MID PLATE
LOWER PLATE
PODIUM


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 Independent Planning Commission
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 Approved Application No. SSD 6966
 granted on the 3/10/2019
 Signed [Signature]
 Sheet No. 22 of 56






New South Wales Government
 Independent Planning Commission

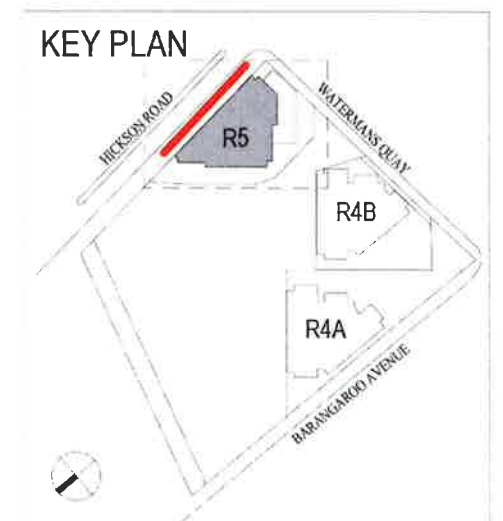
Issued under the Environmental Planning and Assessment Act 1979

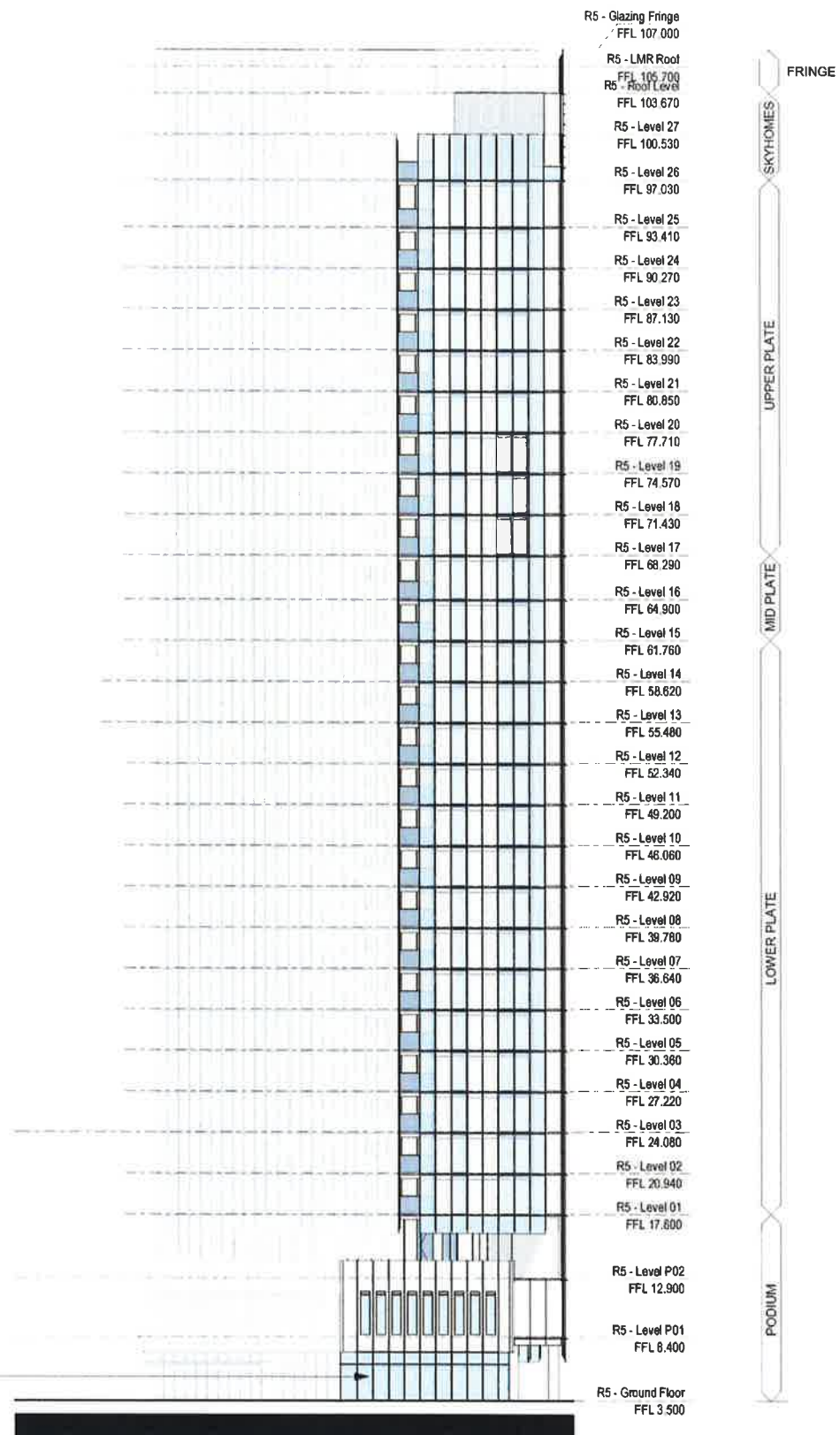
Approved Application No. SSD 6966

granted on the 3/10/2019

Signed JH

Sheet No. 23 of 56






New South Wales Government
Independent Planning Commission

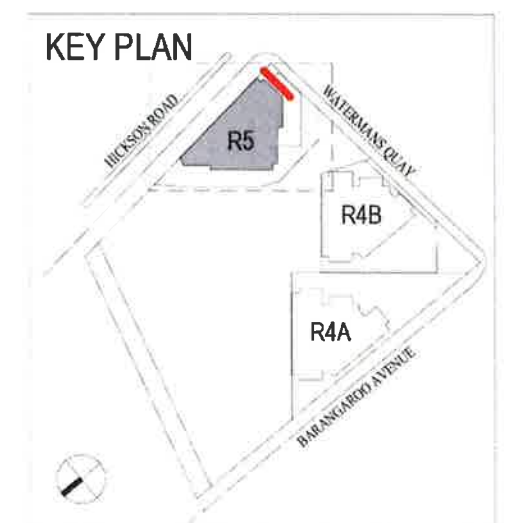
Issued under the Environmental Planning and Assessment Act 1979

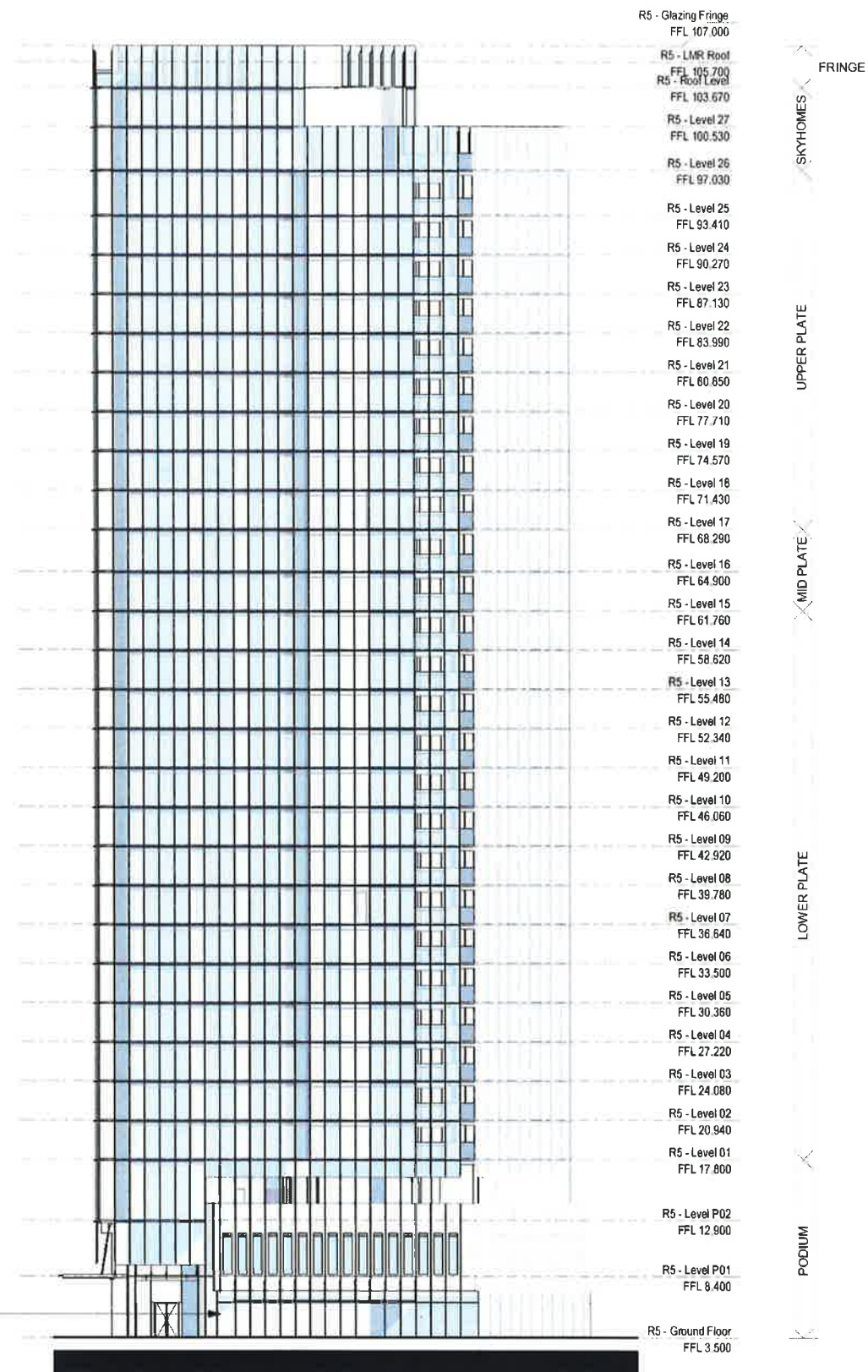
Approved Application No. SSD 6966

granted on the 3/10/2019

Signed H

Sheet No. 24 of 56






New South Wales Government
 Independent Planning Commission

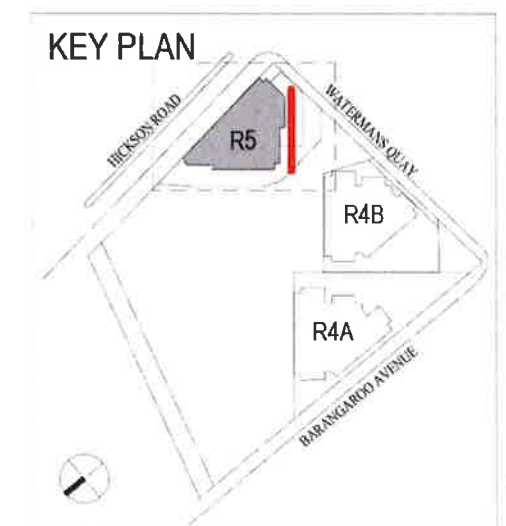
Issued under the Environmental Planning and Assessment Act 1979

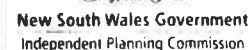
Approved Application No. SSD 6966

granted on the 3/10/2019

Signed H

Sheet No. 25 of 56





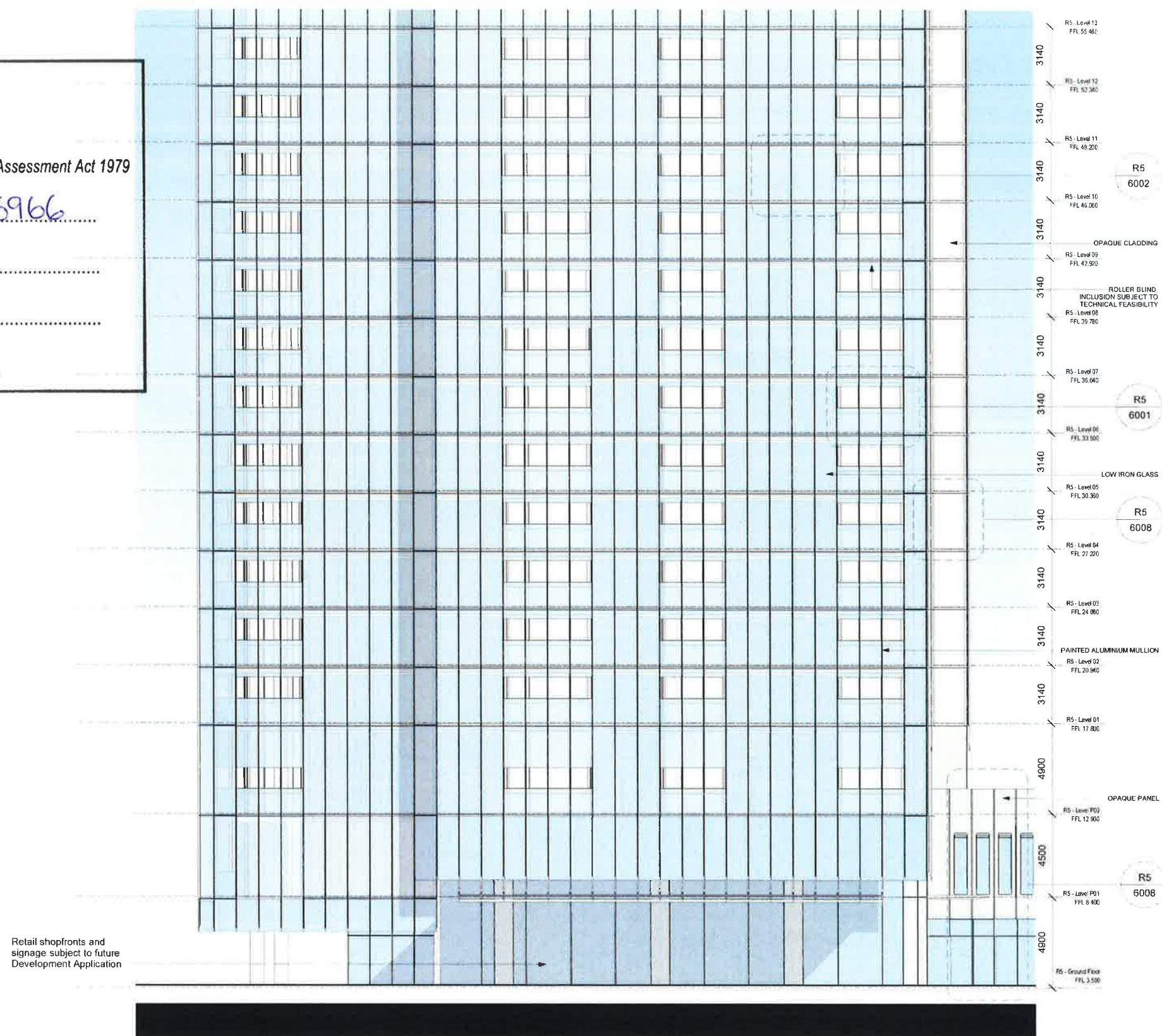
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed _____

Sheet No. 26 of 56



Retail shopfronts and signage subject to future Development Application





New South Wales Government
Independent Planning Commission

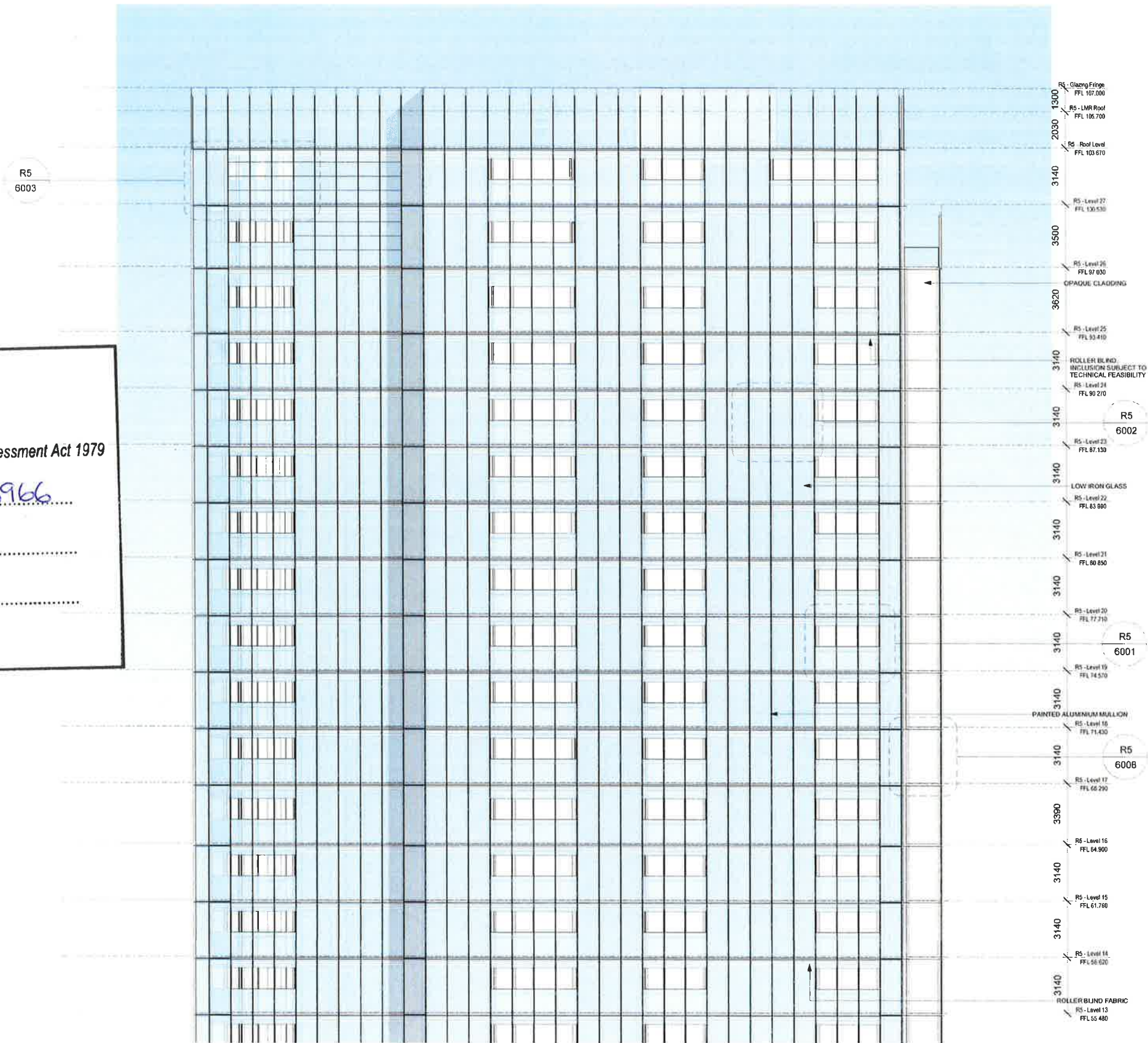
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed [Signature]

Sheet No. 27 of 56





New South Wales Government
Independent Planning Commission

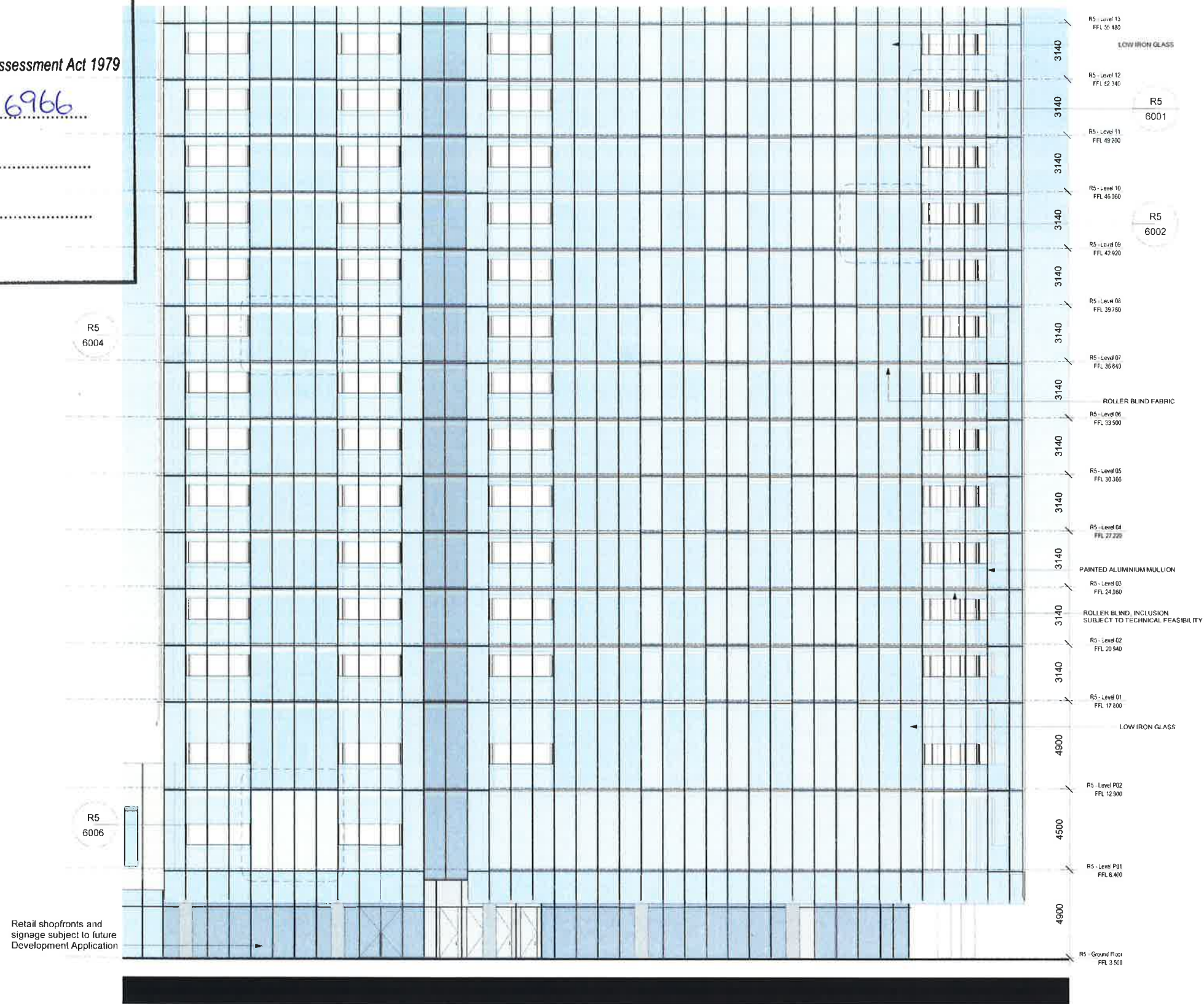
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Approved Application No. SSD 6966

granted on the 3/10/2019

Signed [Signature]

Sheet No. 28 of 56





New South Wales Government
Independent Planning Commission

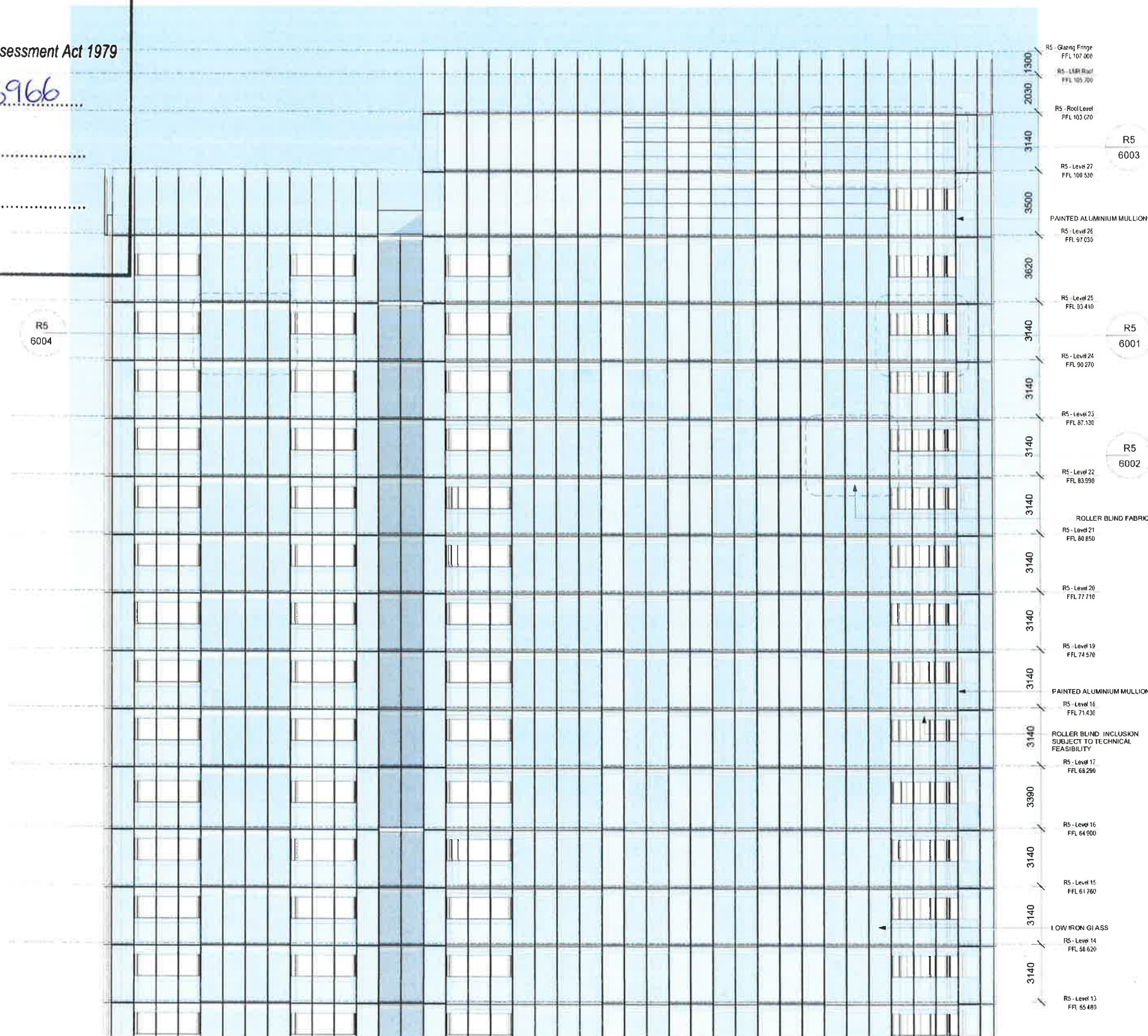
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed H

Sheet No. 29 of 56



KEY PLAN





New South Wales Government
Independent Planning Commission

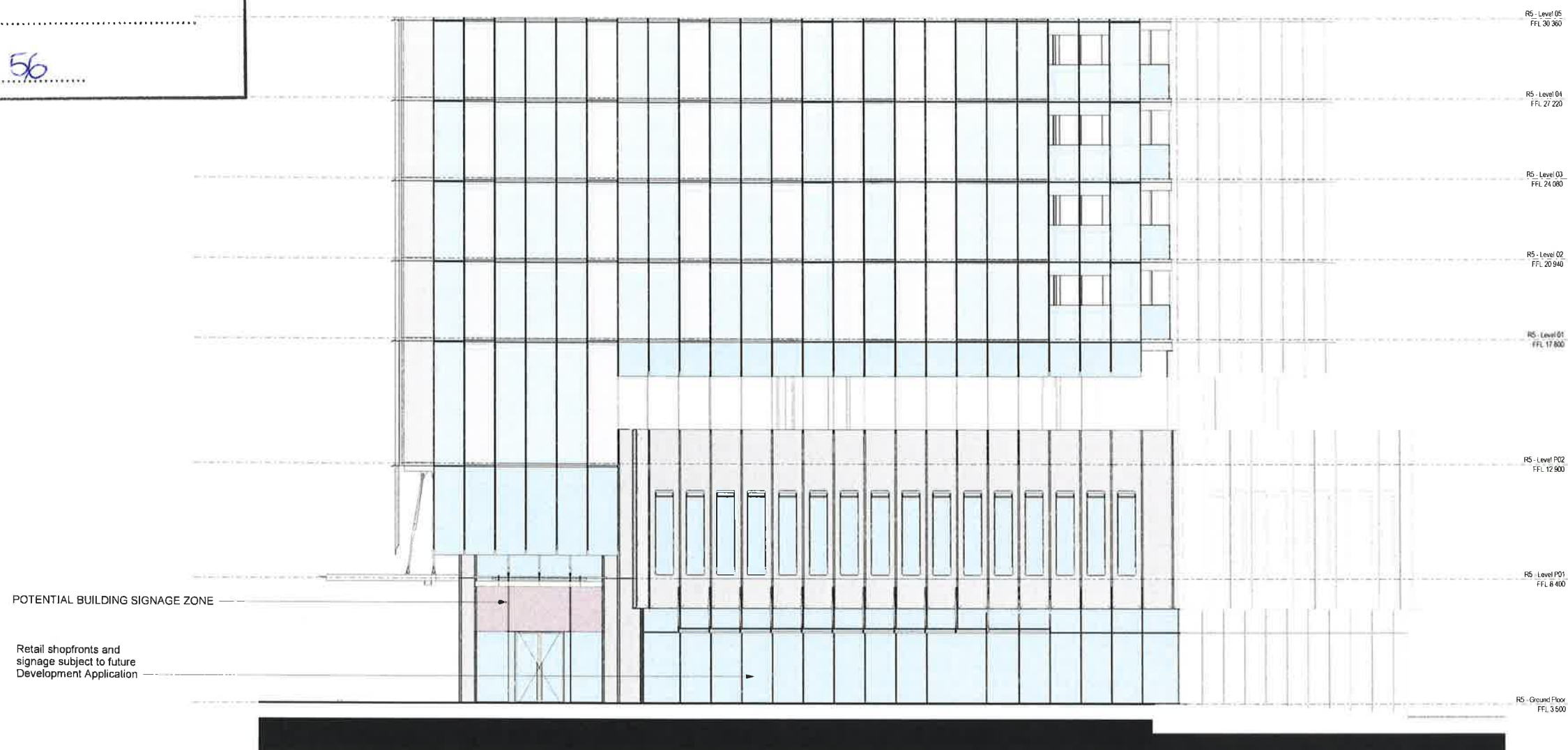
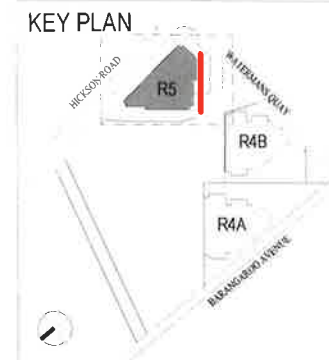
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed [Signature]

Sheet No. 30 of 56



Average star rating
5.6
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **KZB4YHUEZZ**
Assessor Name: **Guljit Bates**
Accreditation number: **VIC/BD4V/16/1751**
Certificate date: **10 Jul 2018**
Dwelling address:
Building R5
Barangaroo South,
Barangaroo NSW 2000
www.nathers.gov.au

<https://www.nathers.gov.au/QRCodeLanding?PublicId=KZB4YHUEZZ&Op=Cert>





New South Wales Government
Independent Planning Commission

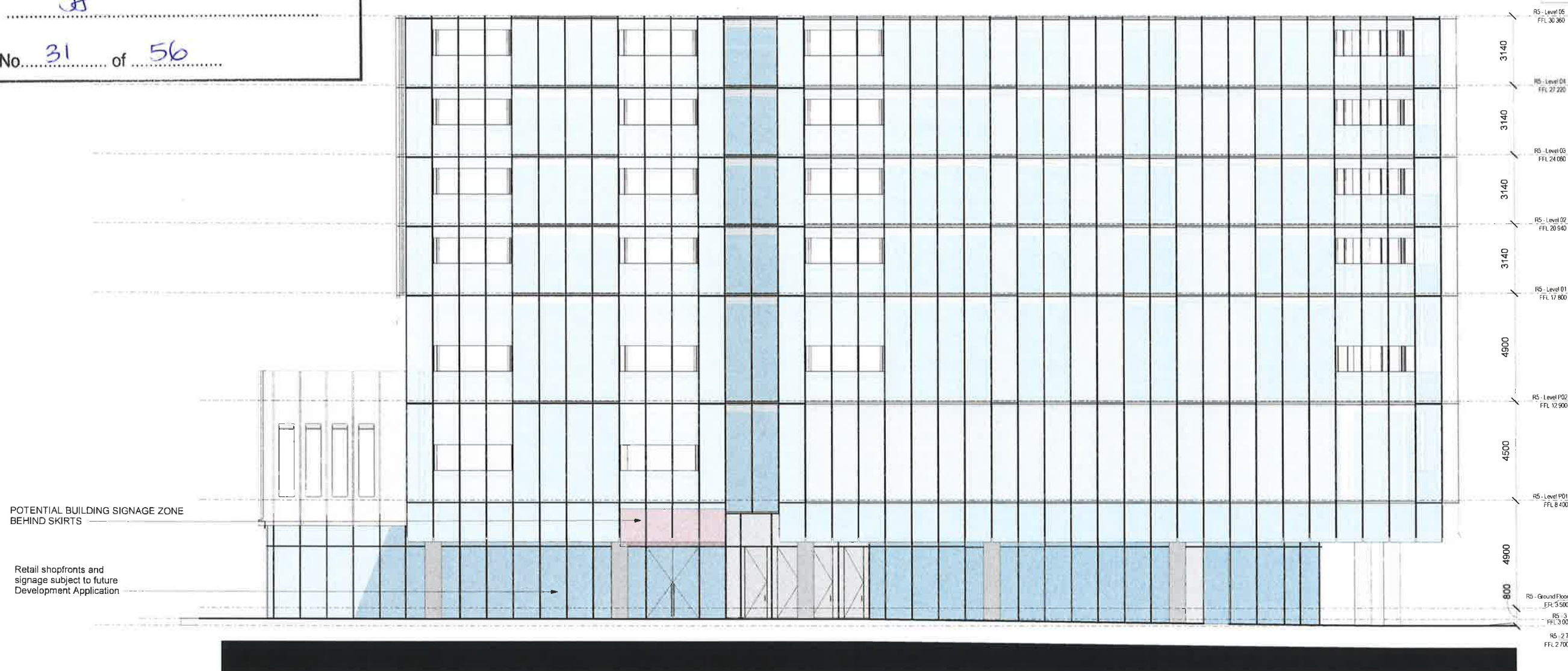
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed th

Sheet No. 31 of 56



5.6
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **KZB4YHUEZZ**
Assessor Name: **Guljit Bates**
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Barangaroo NSW 2000**
www.nathers.gov.au

KZB4YHUEZZ
Guljit Bates
VIC/BD4V/16/1751
10 Jul 2018

<https://www.nathers.gov.au/QRCodeLanding?PublicId=KZB4YHUEZZ&GrpCert=>





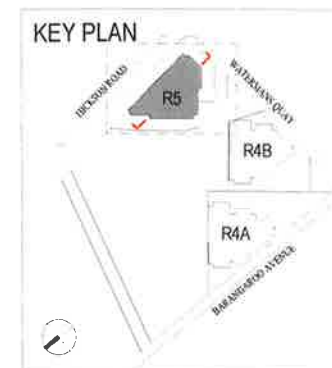
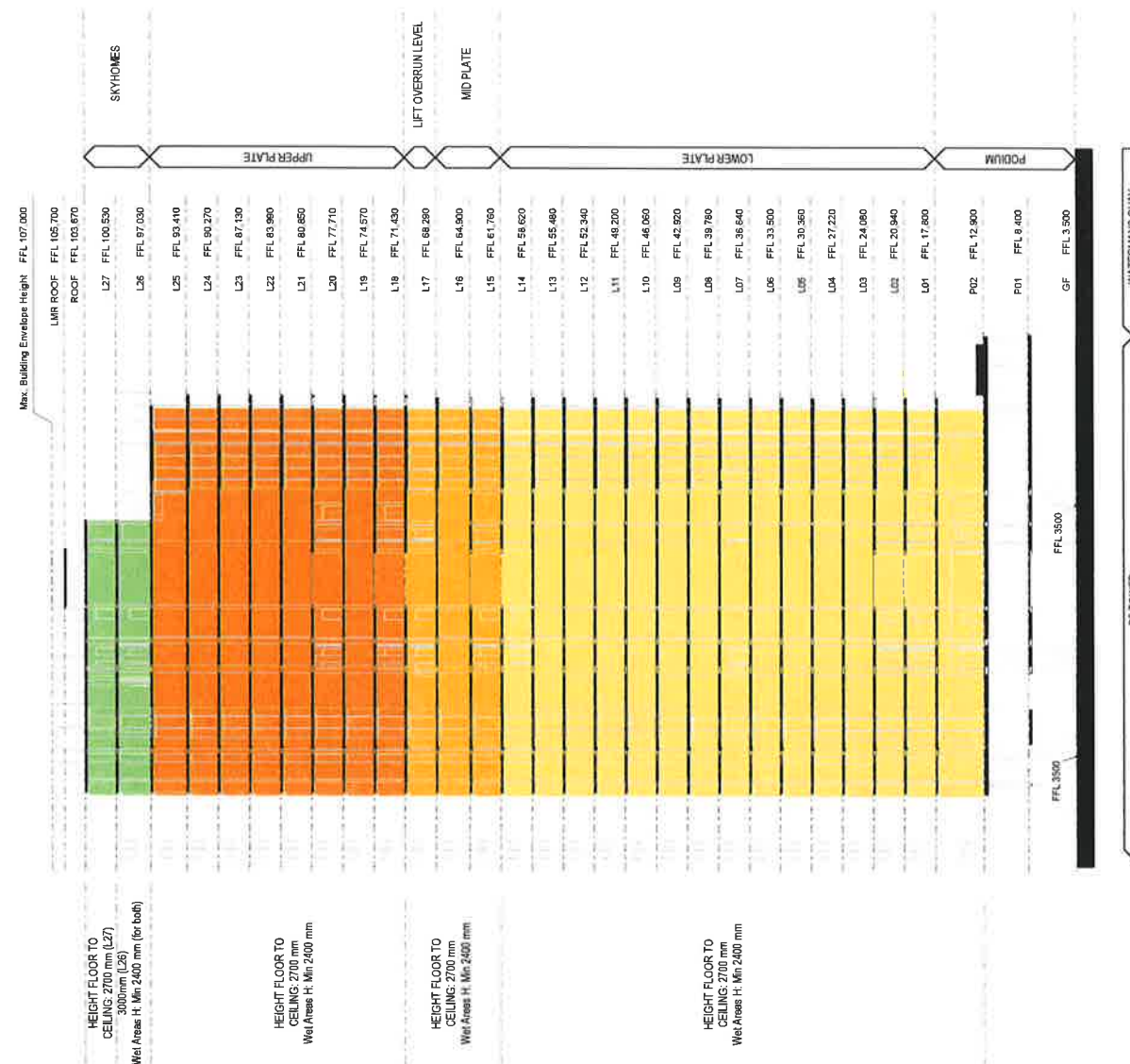
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Approved Application No. SSD 6966

granted on the 3/10/2019

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Sheet No. 32 of 56



PRINCIPAL ARCHITECT

RPBW

RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16158 Genova - Italy

Emanuela Beglietto | Nominated
Architect
NSW ARB 9512

EXECUTIVE ARCHITECT:
LendLease - Applied Insight
ABN 97 000 098 152
Level 14, Tower Three International Towers
Sydney
Exchange Place, 300 Barangaroo Av.
Barangaroo NSW 2000
**Stephanie Smith | Nominated
Architect**
NSW AB 6480

R5
OVERALL SECTION AA

Scale 1 : 350 @ A1 Scale @ A3

Checked:
Milan Busina
15.04.2019

Approved:
Stephanie Sm.
15.04.2019

Drawing: BR5 _ASD_PA1_5001
Date: 15 APR 2019 Revision: 19
DEVELOPMENT APPLICATION - RIS



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Independent Planning Commission

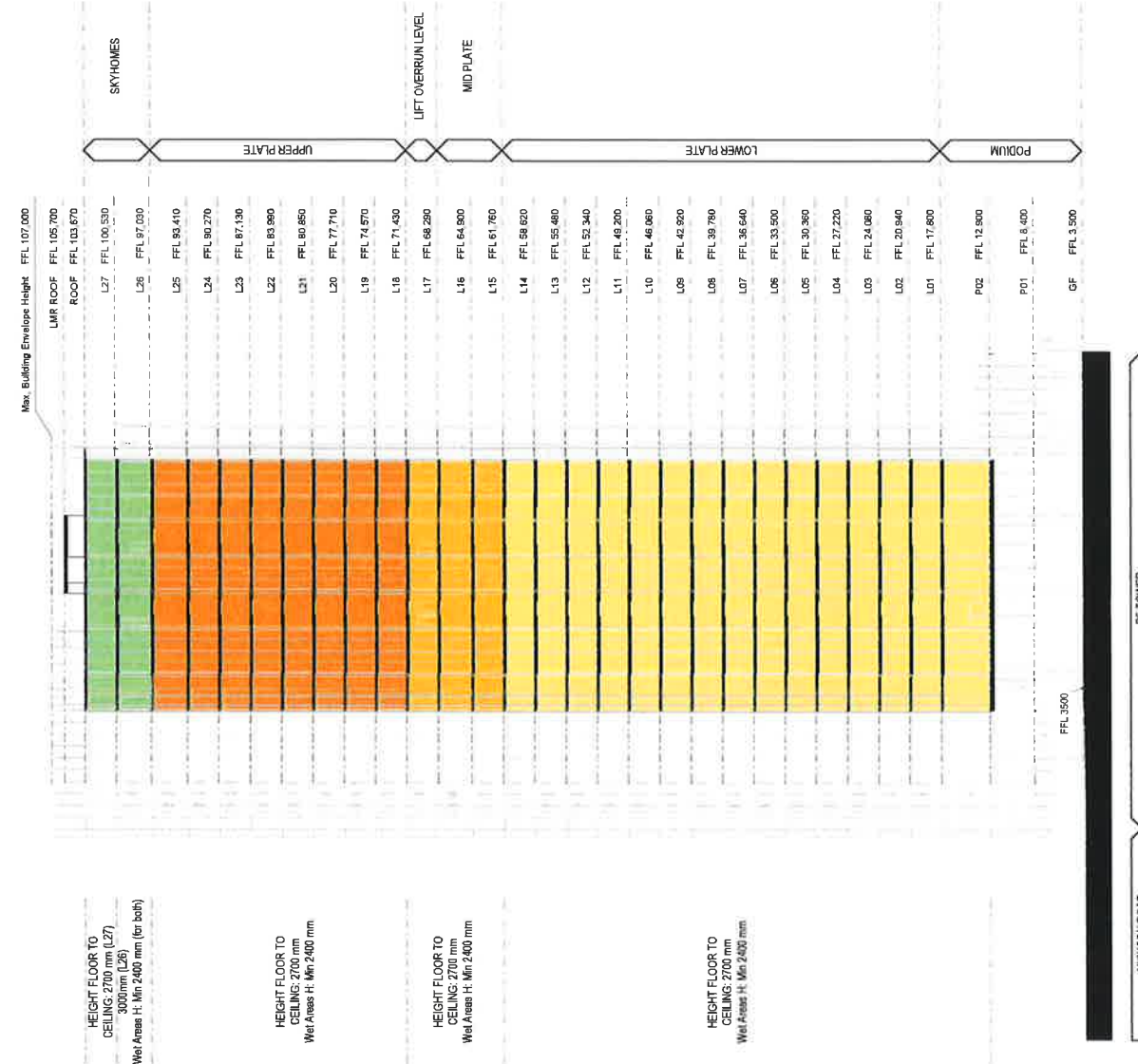
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Sheet No. 33 of 56



HEIGHT FLOOR TO
CEILING: 2700 mm (L27)
3000mm (L26)
Weir Areas H: Min 2400 mm (for both)

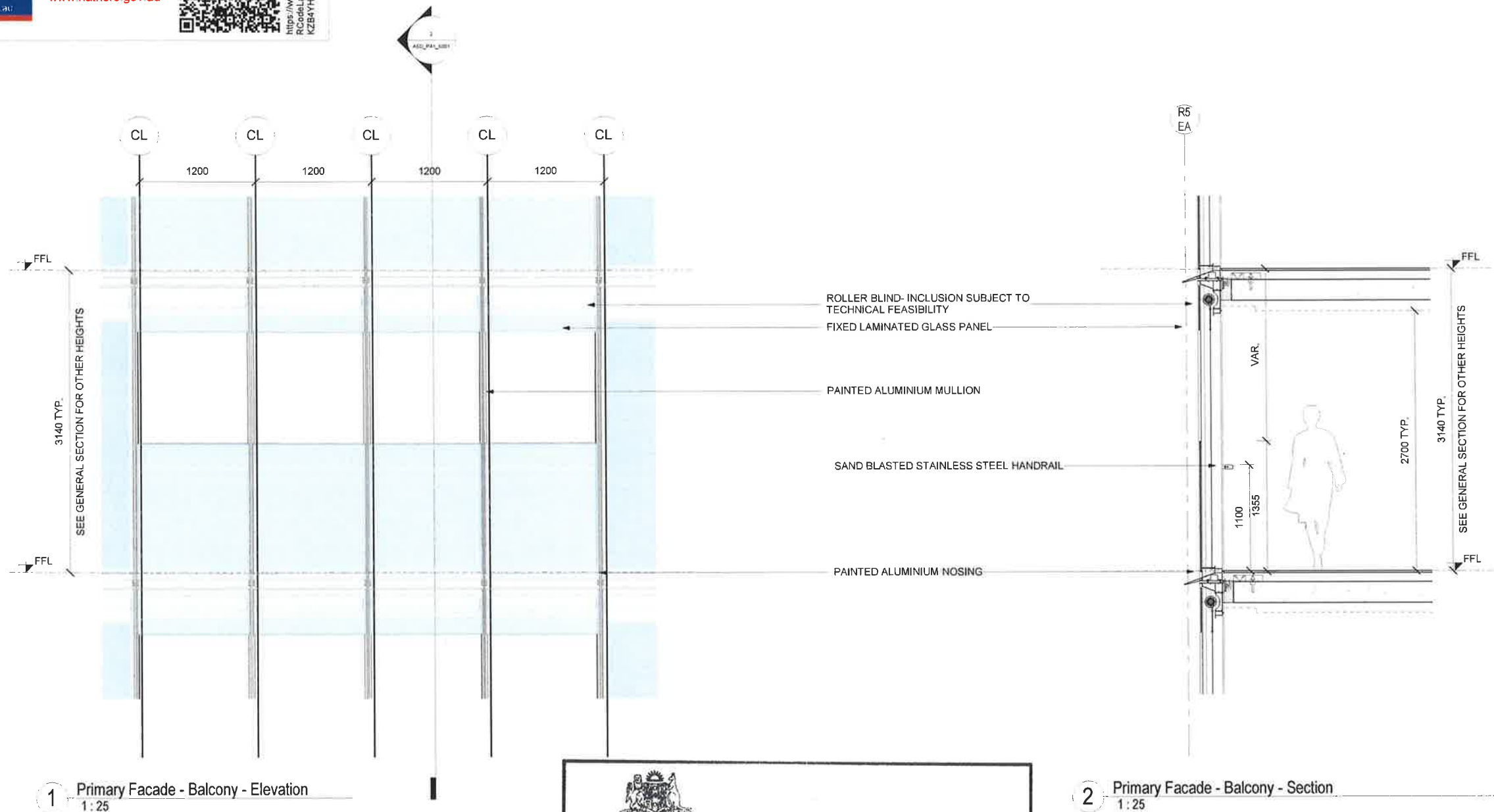
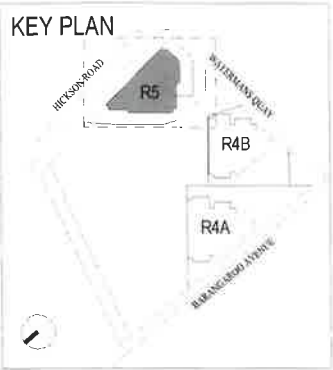
HEIGHT FLOOR TO
CEILING: 2700 mm
Weir Areas H: Min 2400 mm

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

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

Certificate Number: **KZB4YHUEZZ**
 Assessor Name: **Guljit Bates**
 Accreditation number: **VIC/BDAY/16/1751**
 Certificate date: **10 Jul 2018**
 Dwelling address: **Building R5, Barangaroo South, Barangaroo NSW 2000**
www.nathers.gov.au

<https://www.r5.com.au/QRCodes/Landing?publicId=KZB4YHUEZZ&GrpCert=KZB4YHUEZZ>



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Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966
 granted on the 3/10/2019
 Signed [Signature]
 Sheet No. 34 of 56

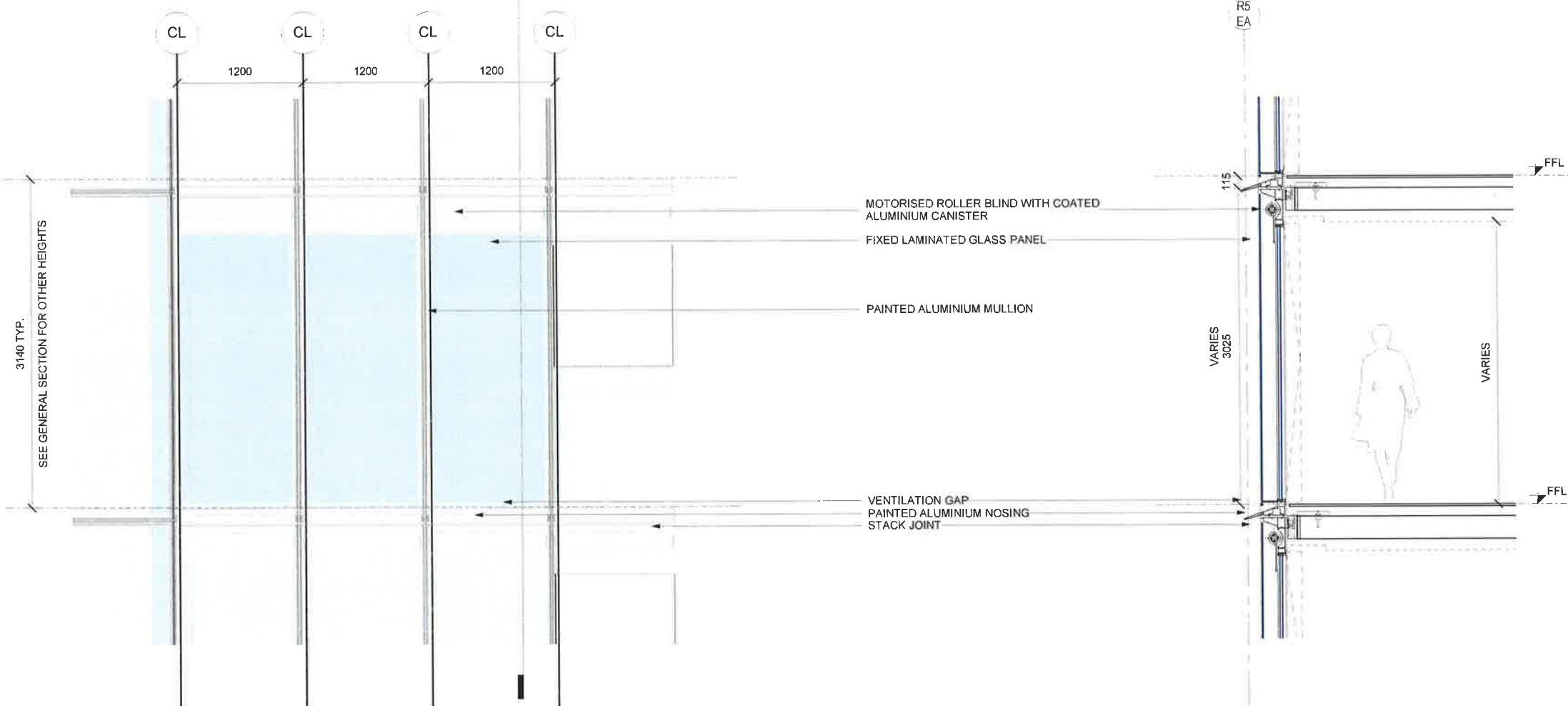
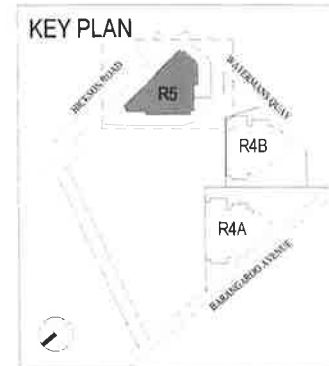


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Assessor Name: Guljit Bates
Accreditation number: VIC/BDAY/16/1751
Certificate date: 10 Jul 2018
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Barangaroo South,
Barangaroo NSW 2000
www.nathers.gov.au



<https://www.r5.com.au/QRCCodeLanding?PublicId=KZB4YHUEZZ&GrpCert=KZB4YHUEZZ>



2 Primary Facade - Open Cavity Facade - Elevation
1:25

1 Primary Facade - Open cavity Facade- Section
1:25



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Approved Application No. SSD 6966

granted on the 3/10/2019

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Sheet No. 35 of 56



Certificate Number: KZB4YHUEZZ
Assessor Name: Guljit Bates
Accreditation number: VIC/BDAY/16/1751
Certificate date: 10 Jul 2018
Dwelling address: Building R5
Barangaroo South,
Barangaroo NSW 2000
www.nathers.gov.au



New South Wales Government
Independent Planning Commission

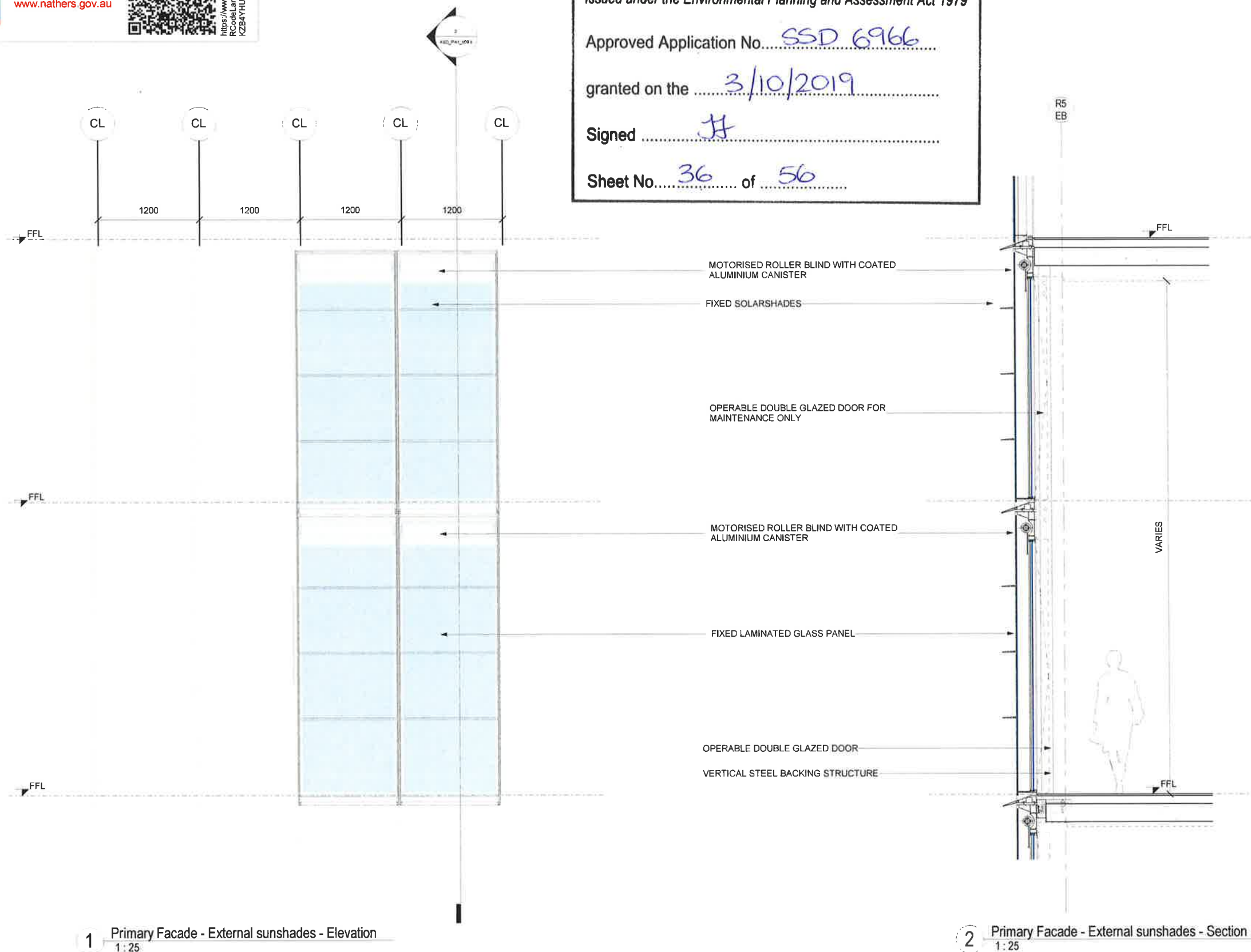
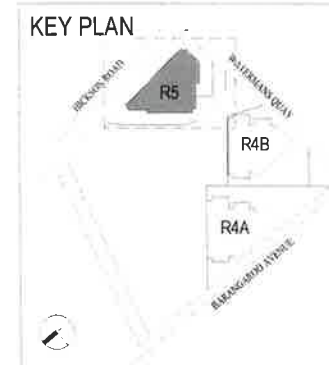
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed H

Sheet No. 36 of 56



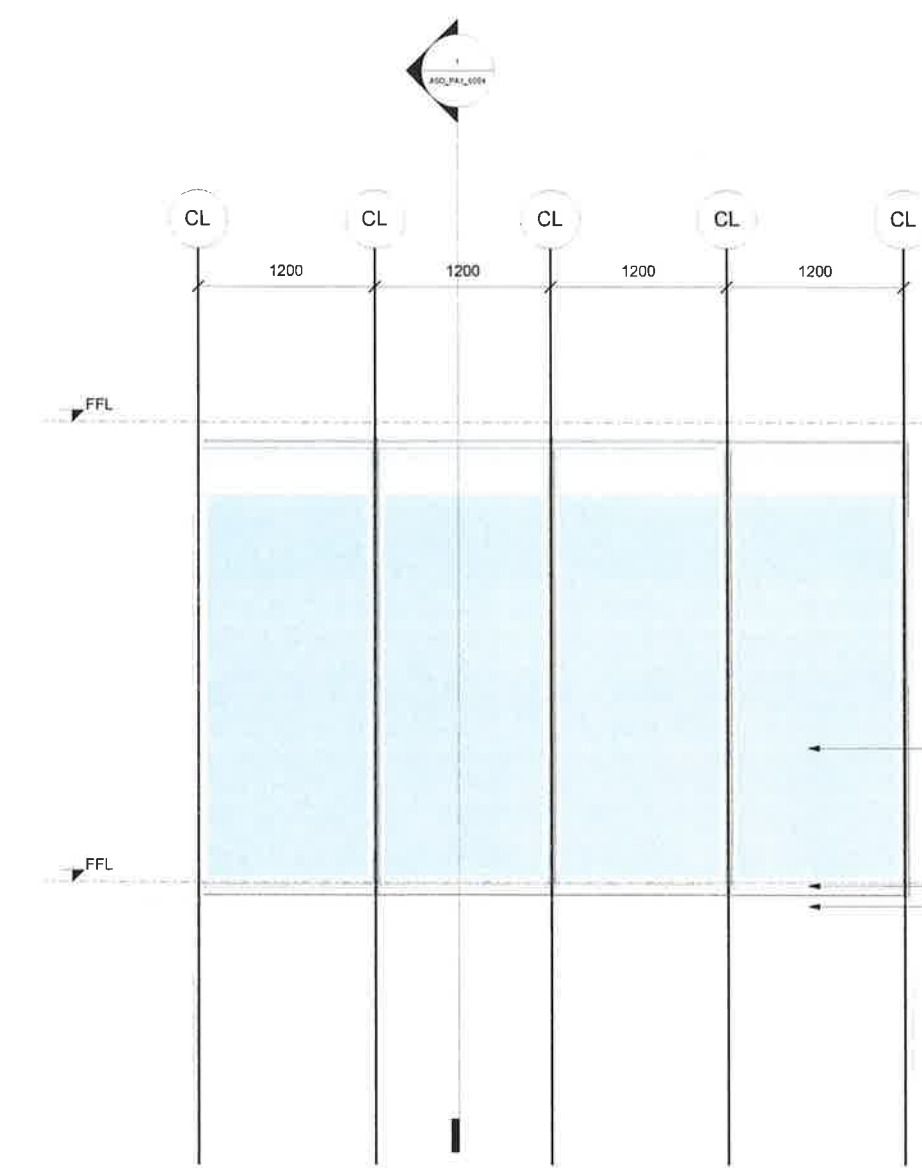
1 Primary Facade - External sunshades - Elevation
1:25

2 Primary Facade - External sunshades - Section
1:25



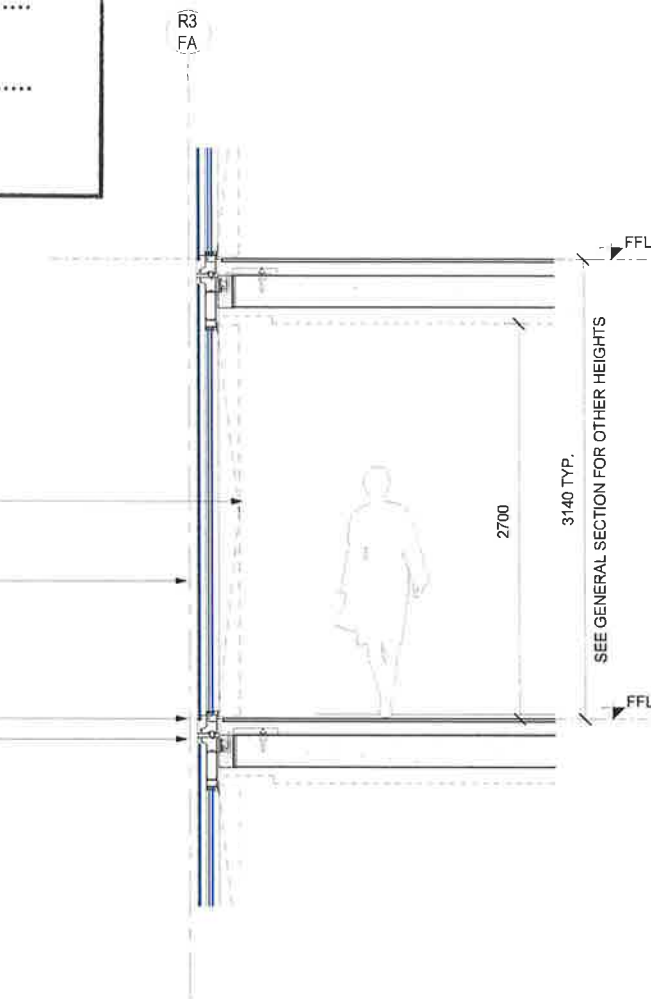


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 Issued under the *Environmental Planning and Assessment Act 1979*
 Approved Application No. SSD 6966
 granted on the 3/10/2019
 Signed [Signature]
 Sheet No. 37 of 56

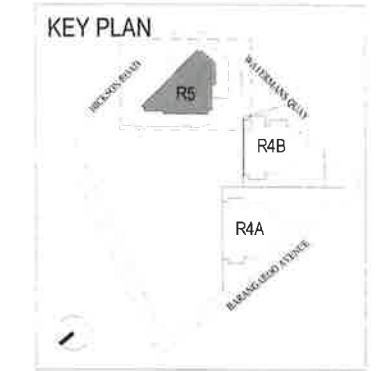


2 Secondary Facade - Open Cavity Facade - Elevation
 1:25

OPERABLE DOUBLE GLAZED DOOR
 FIXED LAMINATED GLASS PANEL
 VENTILATION GAP
 STACK JOINT



1 Secondary Facade - Open Cavity Facade - Section
 1:25





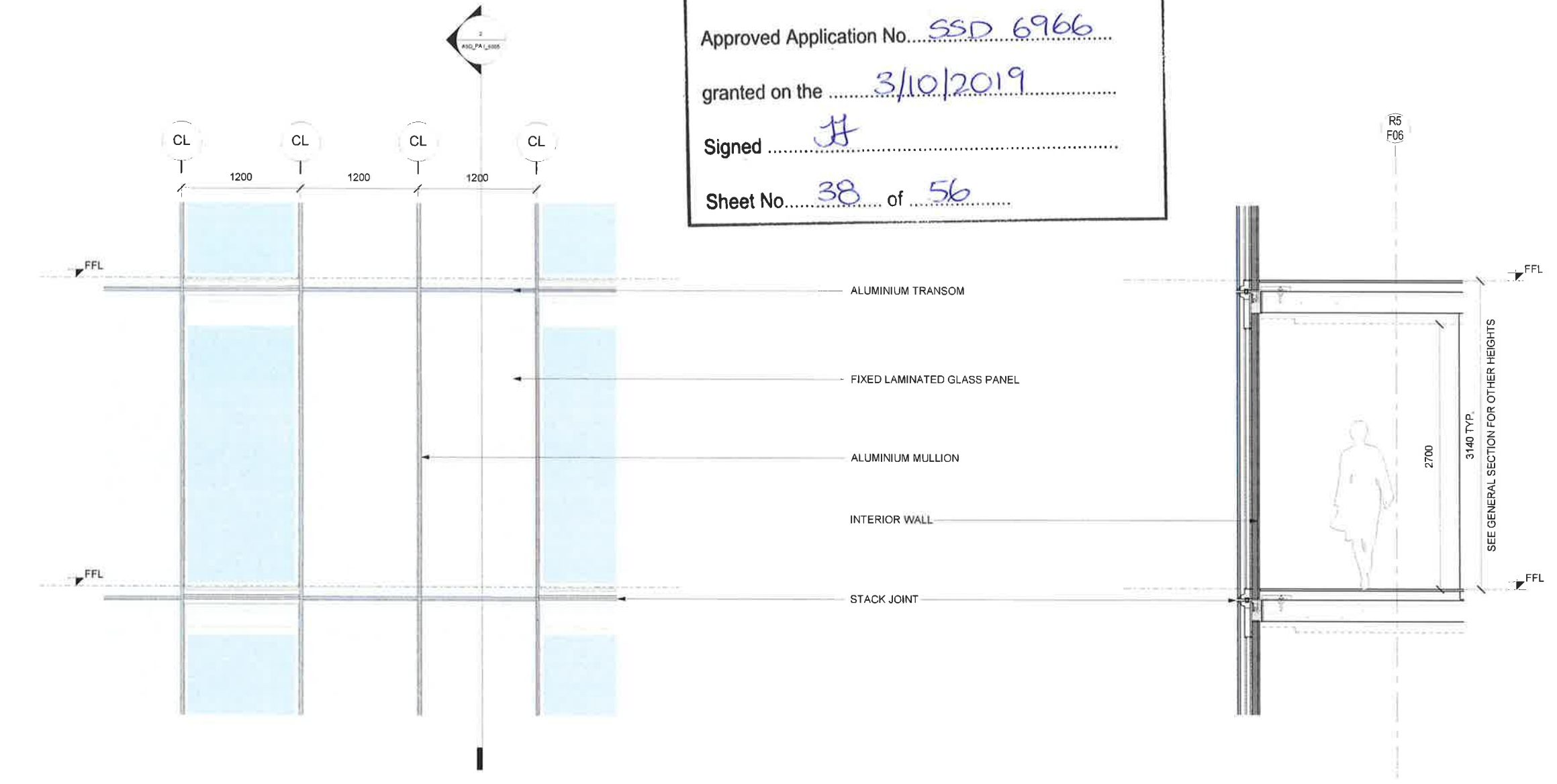
Certificate Number: **KZB4YHUEZZ**
 Assessor Name: **Guljit Bates**
 Accreditation number: **VIC/BDV/16/1751**
 Certificate date: **10 Jul 2018**
 Dwelling address: **Building R5, Barangaroo South, Barangaroo NSW 2000**
www.nathers.gov.au



<https://www.nathers.gov.au/qrcode/landing?PublicId=KZB4YHUEZZ&GrpCert=>



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 granted on the 3/10/2019
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 Sheet No. 38 of 56



1 Secondary Facade - Closed Cavity Facade - Elevation
 1:25

2 Secondary Facade - Closed Cavity Facade - Section
 1:25



Certificate Number: **KZB4YHUEZZ**
 Assessor Name: **Guljit Bates**
 Accreditation number: **VIC/BDV/16/1751**
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 Dwelling address: **Building R5, Barangaroo South, Barangaroo NSW 2000**
www.nathers.gov.au

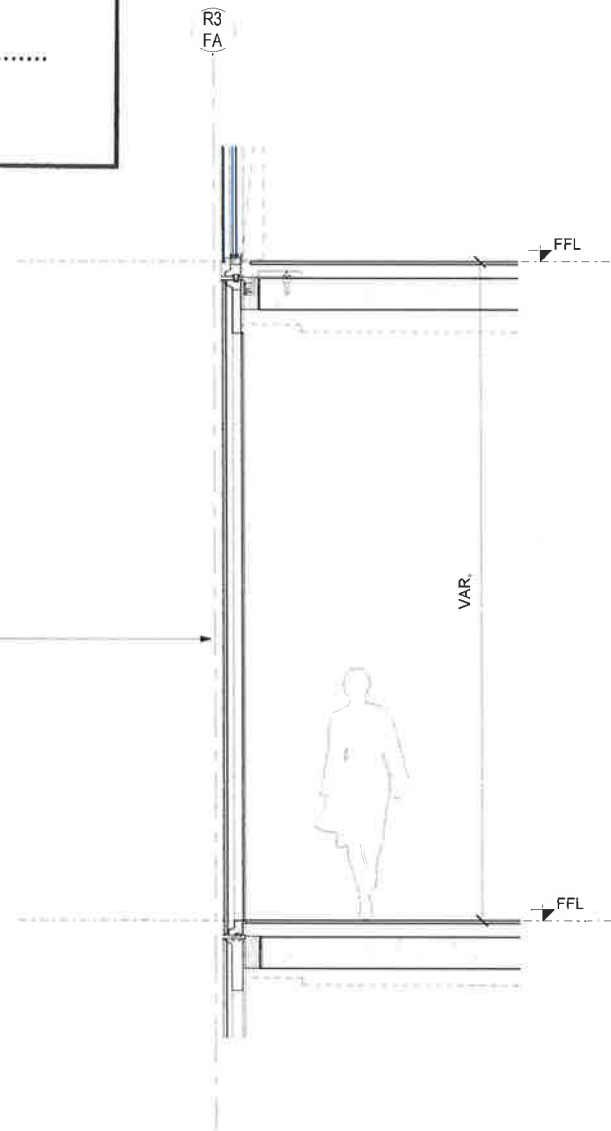
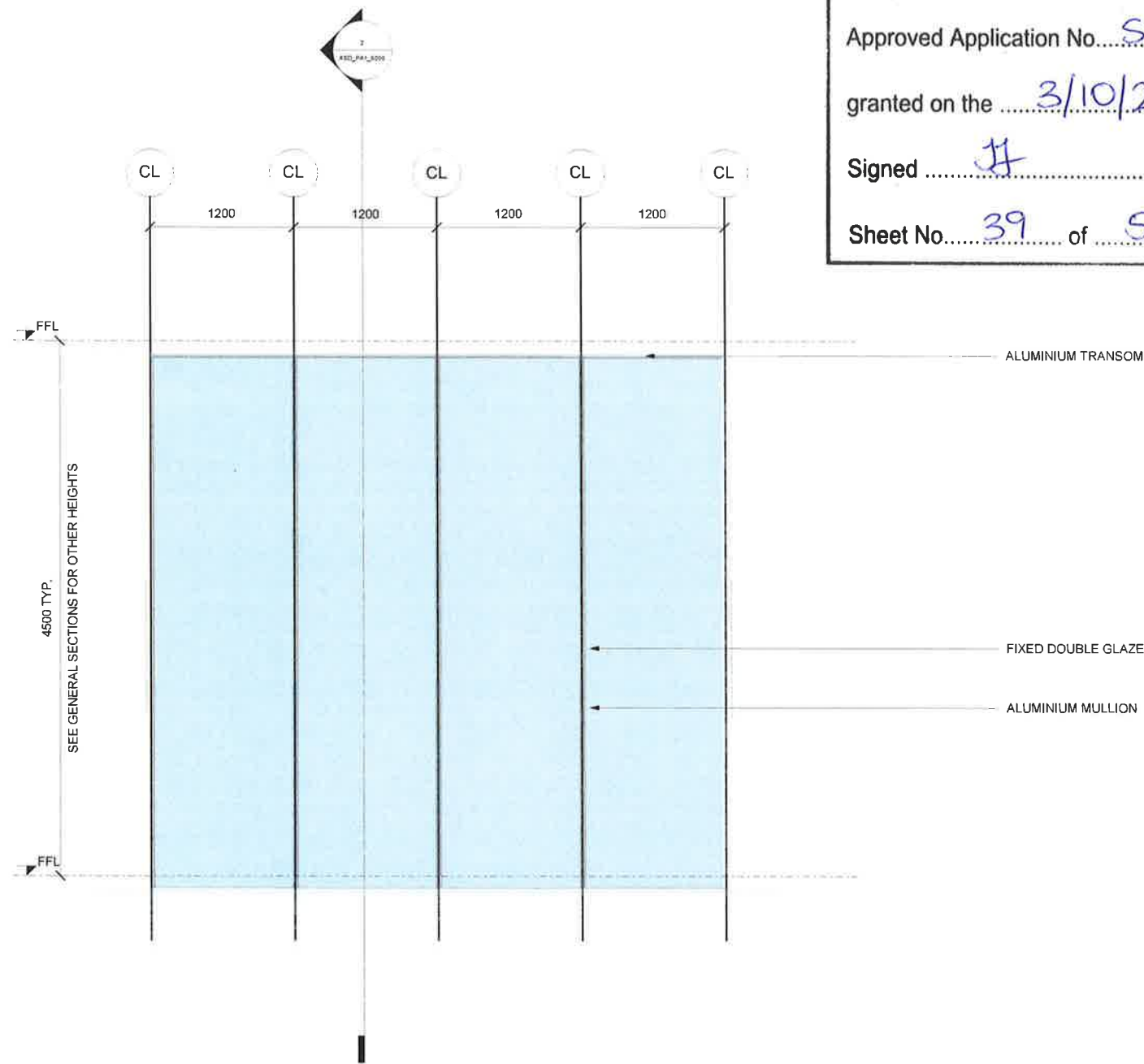
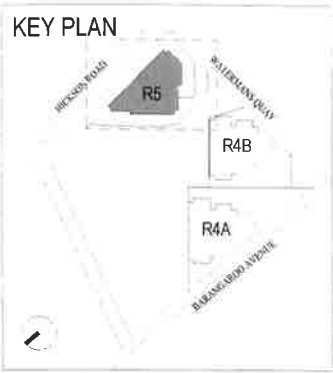


<https://www.r5.com.au/QRCODE/Landing?PublicId=KZB4YHUEZZ&GrpCert=>



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Approved Application No. SSD 6966
 granted on the 3/10/2019
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1 Secondary Facade - DGU Typical - Elevation
 1 : 25

2 Secondary Facade - DGU Typical - Section
 1 : 25

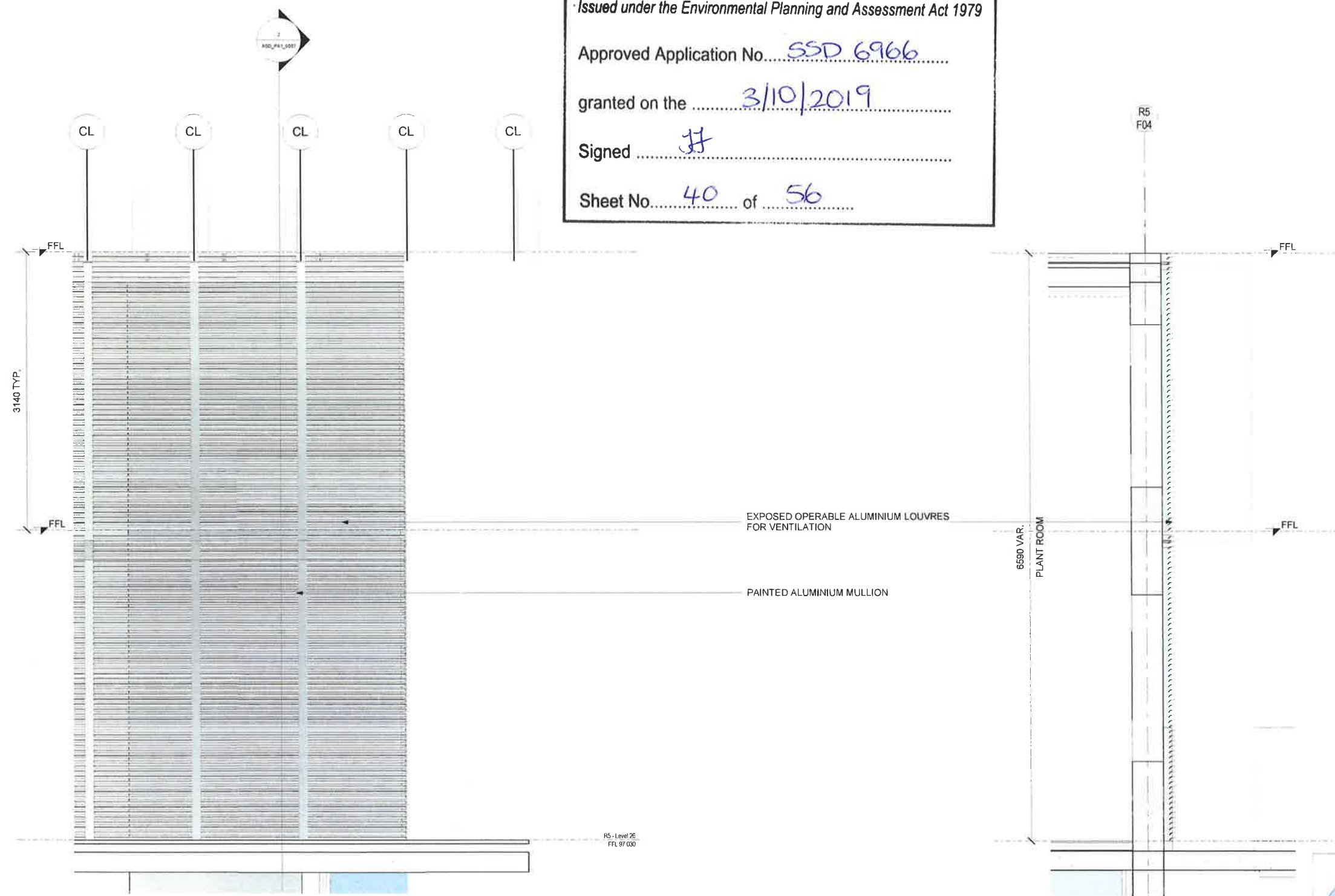
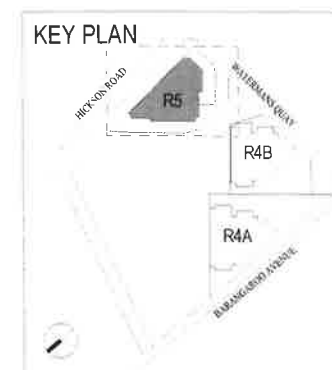


Certificate Number: **KZB4YHUEZZ**
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1 Louvred Metal Cladding - Elevation
1:25

2 Louvred metal cladding - Section
1:25



Certificate Number: **KZB4YHUEZZ**
 Assessor Name: **Guljit Bates**
 Accreditation number: **VIC/BDAV/16/1751**
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<https://www.n5.com.au/qrcode/Landing?PublicId=KZB4YHUEZZ&OpCert=>



New South Wales Government
Independent Planning Commission

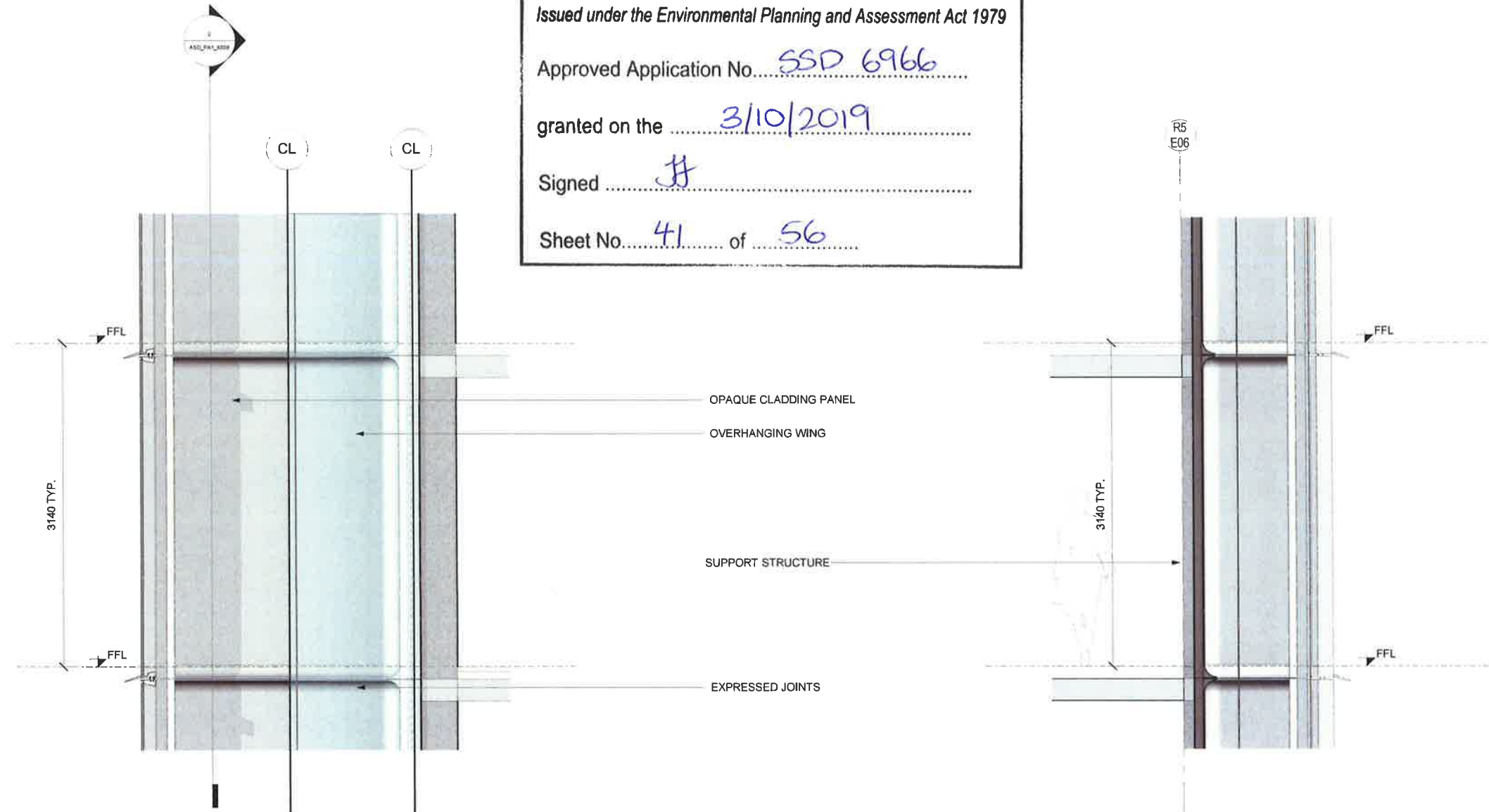
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6966

granted on the 3/10/2019

Signed H

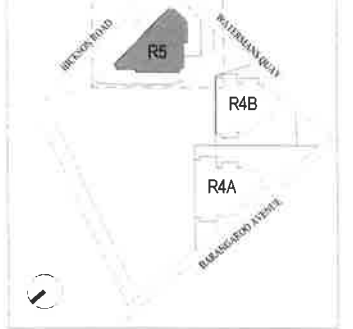
Sheet No. 41 of 56



1 Opaque Cladding - Elevation
1:25

2 Opaque Cladding - Section
1:25

KEY PLAN



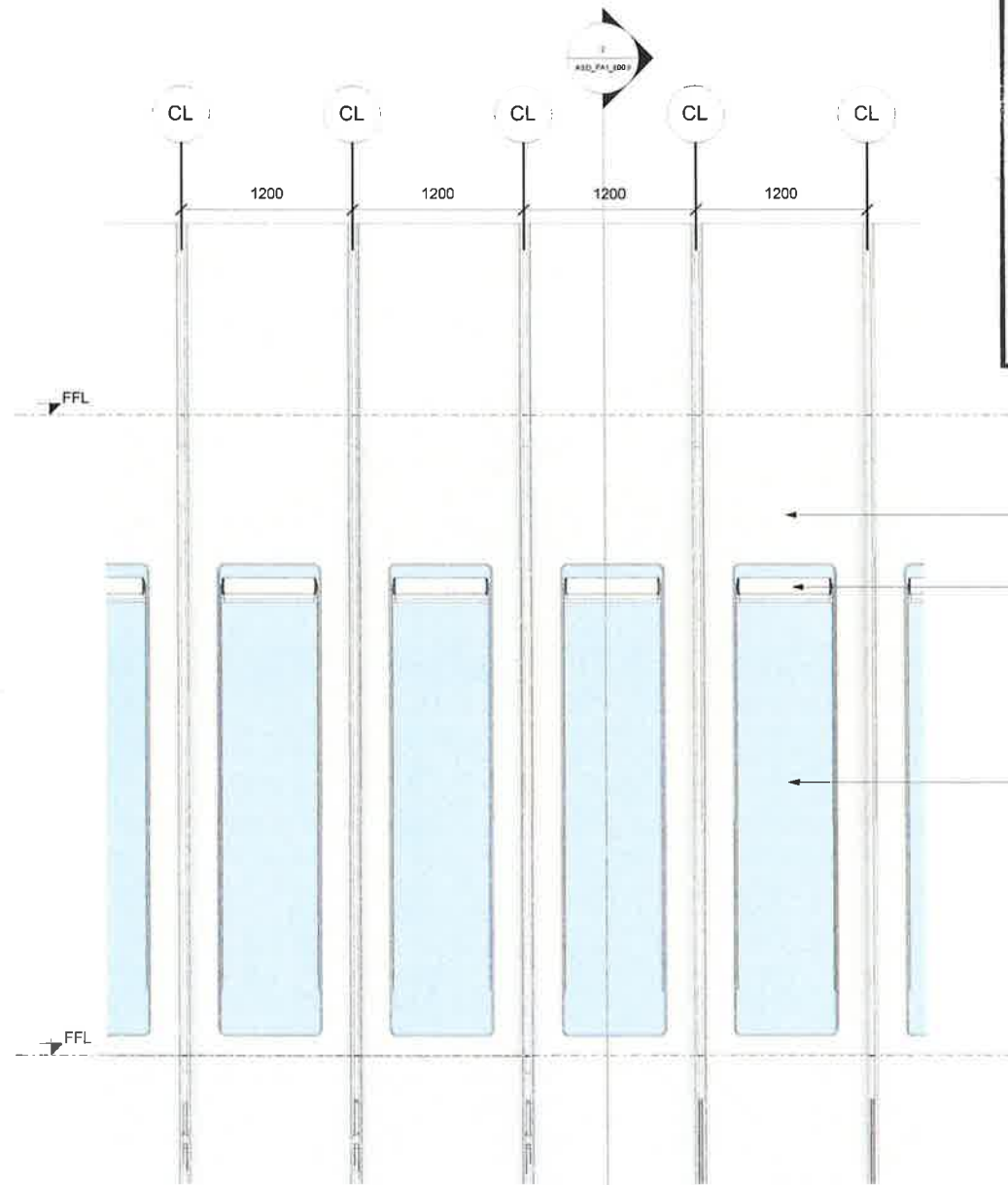
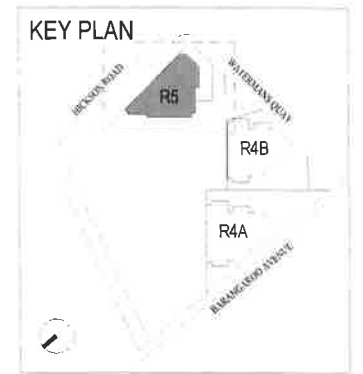
5.6
Average star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **KZB4YHUEZZ**
Assessor Name: **Guljit Bates**
Accreditation number: **VIC/BD4V16/1751**
Certificate date: **10 Jul 2018**
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www.nathers.gov.au

<https://www.r5.com.au/QRCodes/LandingPublicId/KZB4YHUEZZ&GmCert>

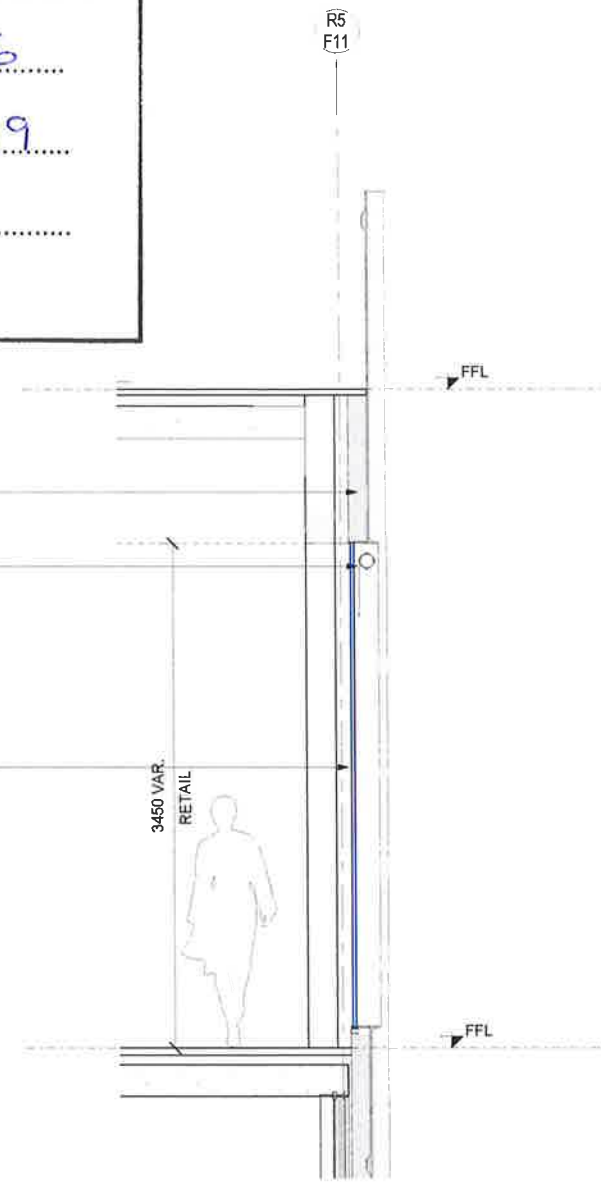



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 Independent Planning Commission
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 Approved Application No. SSD 6966
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 Signed [Signature]
 Sheet No. 42 of 56



1 Podium facade detail - Elevation
1:25

OPAQUE PANEL
 EXTERNAL ROLLER BLIND
 LAMINATED GLAZING



2 Podium Facade Detail - Section
1:25



Certificate Number: **KZB4YHUEZZ**
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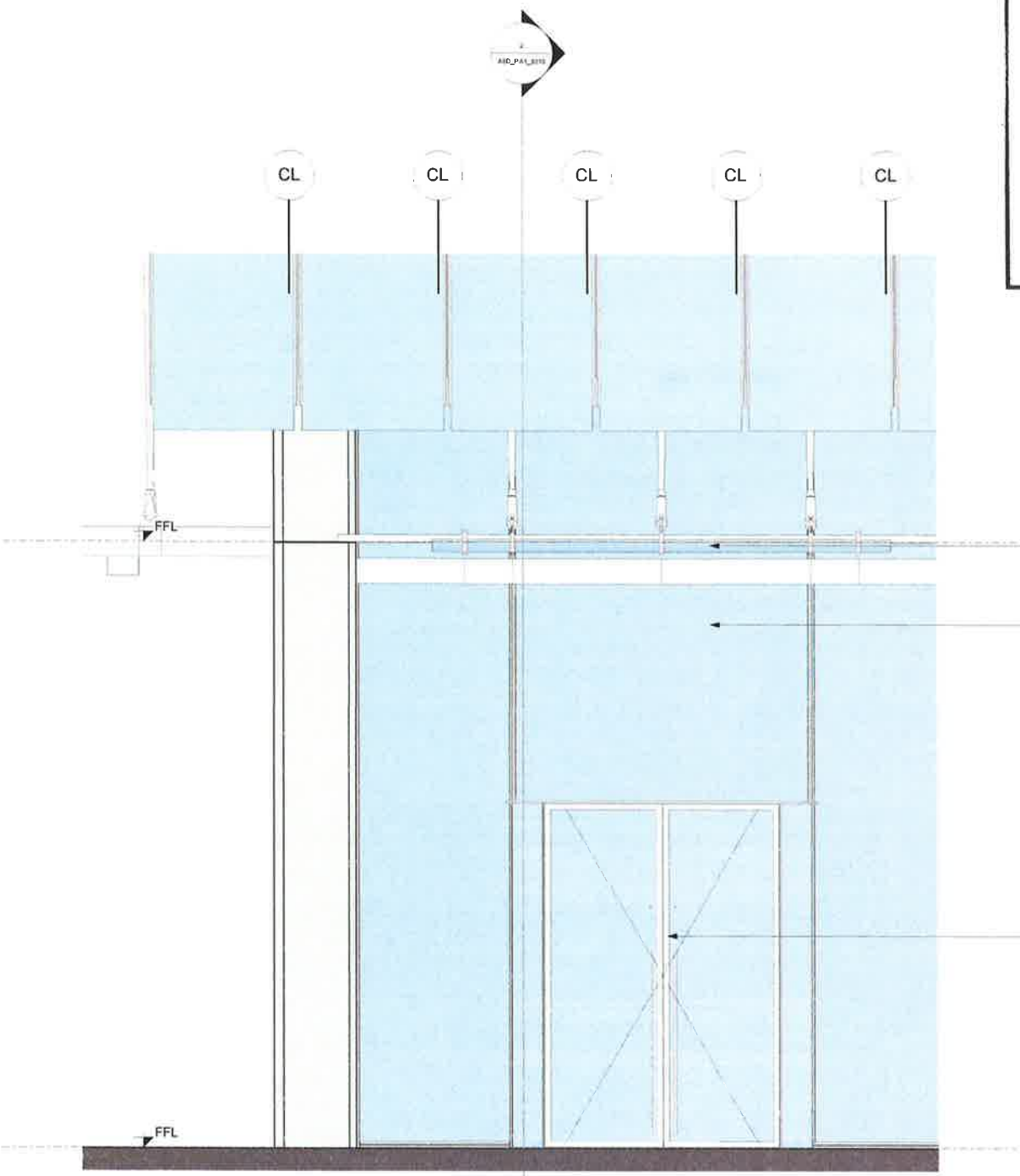
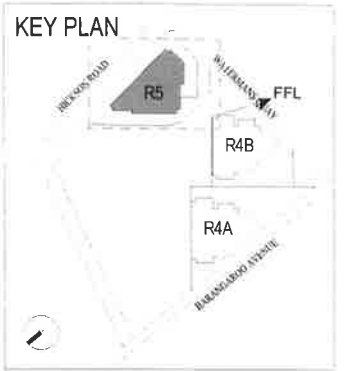
<https://www.rfs.com.au/ICCode/LandingPublicId/KZB4YHUEZZ&GnCert>





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 Independent Planning Commission
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Approved Application No. SSD 6966
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 Signed #
 Sheet No. 43 of 56

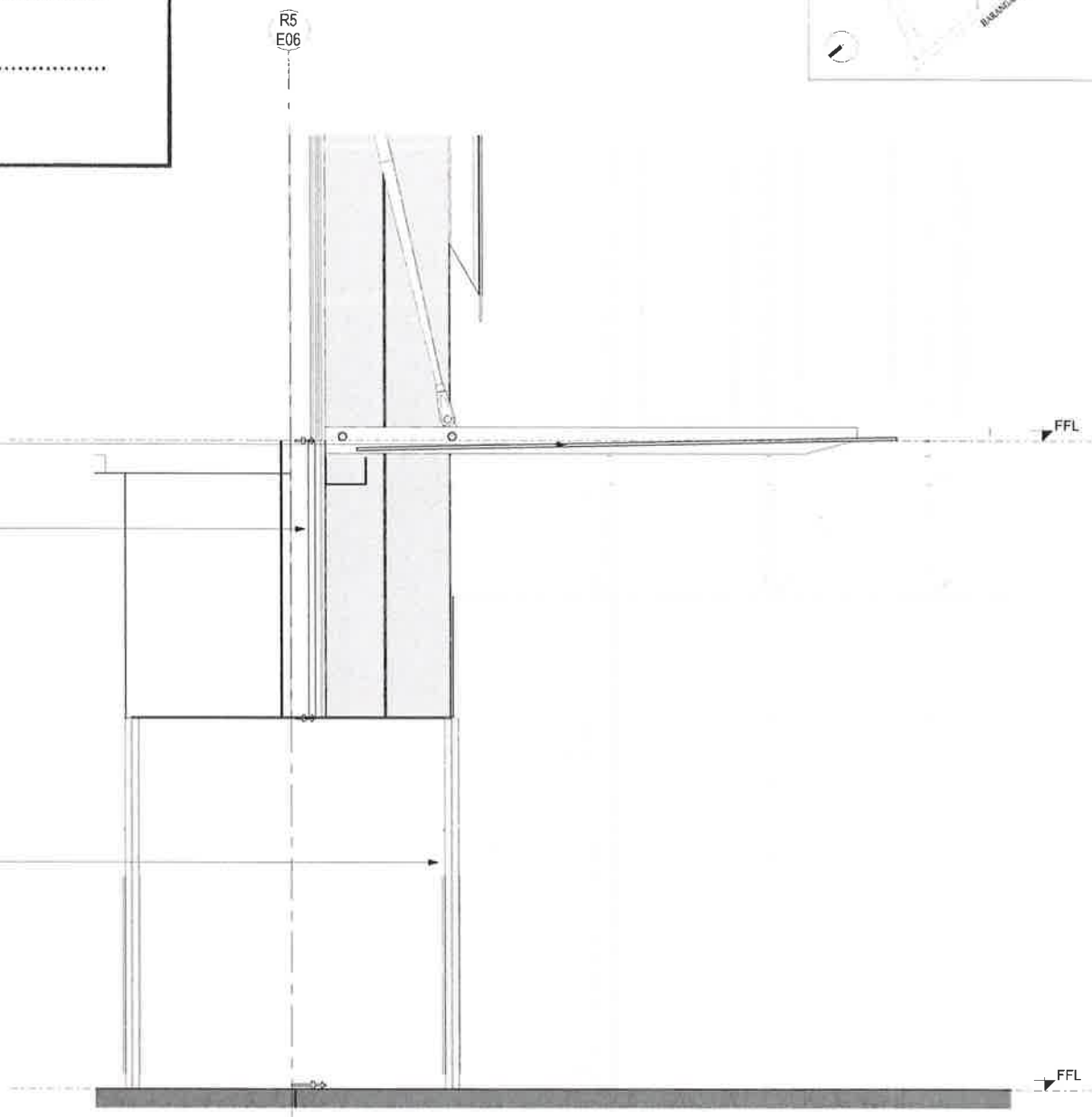


1 Lobby Facade Detail - Elevation
 1:25

AWNING ABOVE

LAMINATED GLAZING

ACCESS DOOR



2 Lobby Facade Detail - Section
 1:25



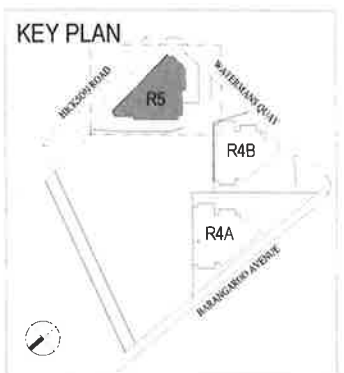
Certificate Number: **KZB4YHUEZZ**
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 Accreditation number: **VIC/BDAY/16/1751**
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 Dwelling address:
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Barangaroo South,
Barangaroo NSW 2000
www.nathers.gov.au



<https://www.r5.com.au/QRCodeLanding?PublicId=KZB4YHUEZZ&gpCert=>

	RESI GFA (ON MARKET)	RESI GFA (KWH)	RETAIL GFA
L28 / ROOF			
L27	296.54		
L26	347.84		
L25	686.1		
L24	686.1		
L23	686.1		
L22	686.1		
L21	686.1		
L20	686.1		
L19	683.4		
L18	683.4		
L17 (LIFT OVERRUN)	671.5		
L16	538.7	132.3	
L15	538.7	132.3	
L14	465.8	205.1	
L13	465.8	205.1	
L12	465.8	205.1	
L11	465.8	205.1	
L10	465.8	205.1	
L09	465.8	205.1	
L08	465.8	205.1	
L07	465.8	205.1	
L06	465.8	205.1	
L05	465.8	205.1	
L04	465.8	205.1	
L03	465.8	205.1	
L02	465.8	205.1	
L01	465.8	205.4	
PODIUM 2	452.3	133.2	
PODIUM 1			355.6
GROUND	102	32.2	515.4
BASEMENT	33		
TOTAL (m2)	14986	3301	871
RESIDENTIAL GFA	18287		
BLOCK GFA	19158		

APARTMENT TYPE	BED NUMBERS	AREA m2 (GFA)	BALCONY m2	QUANTITY OF APARTMENTS	TOTAL GFA
LEVEL P2					
P05-01	3	118.6	15.9	1	118.6
P05-02	1	62.5	8.9	1	62.5
P05-03	1	53.1	8.9	1	53.1
P05-04	1	55.7	9	1	55.7
P05-05	3	131.9	17.8	1	131.9
P05-06	2	90.4	11.8	1	90.4
LEVEL 1					
LA501	3	118.6	15.9	1	118.6
LA502	1	62.5	8.9	1	62.5
LA503	1	53.1	8.9	1	53.1
LA504	1	52.2	9	1	52.2
LA505A	2	75.6	11.5	1	75.57
LA506	2	87.6	9.2	1	87.6
LA507	1	54.0	8.6	1	54
LA508	2	90.3	11.8	1	90.3
LEVEL 2-14					
LA501	3	118.6	15.9	13	1541.8
LA502	1	62.5	8.9	13	812.5
LA503	1	53.1	8.9	13	690.3
LA504	1	55.3	9	13	718.9
LA505	2	72.4	11.4	13	941.2
LA506	2	87.6	9.2	13	1138.8
LA507	1	54.0	8.6	13	702
LA508	2	90.3	11.8	13	1173.9
LEVEL 15-16					
MA501	3	118.6	15.9	2	237.2
MA502	1	62.5	8.9	2	125
MA503	1	53.1	8.9	2	106.2
MA504	1	60.6	9.0	2	121.2
MA505	2	72.9	11.5	2	145.8
MA506	2	87.6	9.2	2	175.2
MA507	1	54.0	8.6	2	108
MA508	2	90.3	11.8	2	180.6
LEVEL 17					
LO501	3	118.6	15.9	1	118.6
LO502	1	62.5	8.9	1	62.5
LO503	1	53.1	8.9	1	53.1
LO504	1	55.3	9.0	1	55.3
LO505	2	72.6	11.1	1	72.6
LO506	2	87.6	9.2	1	87.6
LO507	1	54.0	8.6	1	54
LO508	2	90.3	11.8	1	90.3
LEVEL 18-19					
UA501	3	118.6	15.9	2	237.2
UA502	1	64.1	8.9	2	128.2
UA503	1	53.4	8.9	2	106.8
UA504	1	61.5	9.0	2	123
UA505A	2	87.5	11.5	2	175
UA506	2	87.6	9.2	2	175.2
UA507	1	52.2	8.6	2	104.4
UA508	2	92.0	11.8	2	184
LEVEL 20-25					
UA501	3	118.6	15.9	6	711.6
UA502	1	64.1	8.9	6	384.6
UA503	1	53.5	8.9	6	321
UA504	1	61.1	9.0	6	366.6
UA505	2	89.8	11.5	6	538.8
UA506	2	87.6	9.2	6	525.6
UA507	1	52.2	8.6	6	313.2
UA508	2	92.0	11.8	6	552
LEVEL 26-27					
DA501	4	187.4	15.9	1	187.4
DA502	3	134.1	23.4	1	134.1
DA503	4	162.3	17.6	1	162.3
DA504	3	155.3	30	1	155.3



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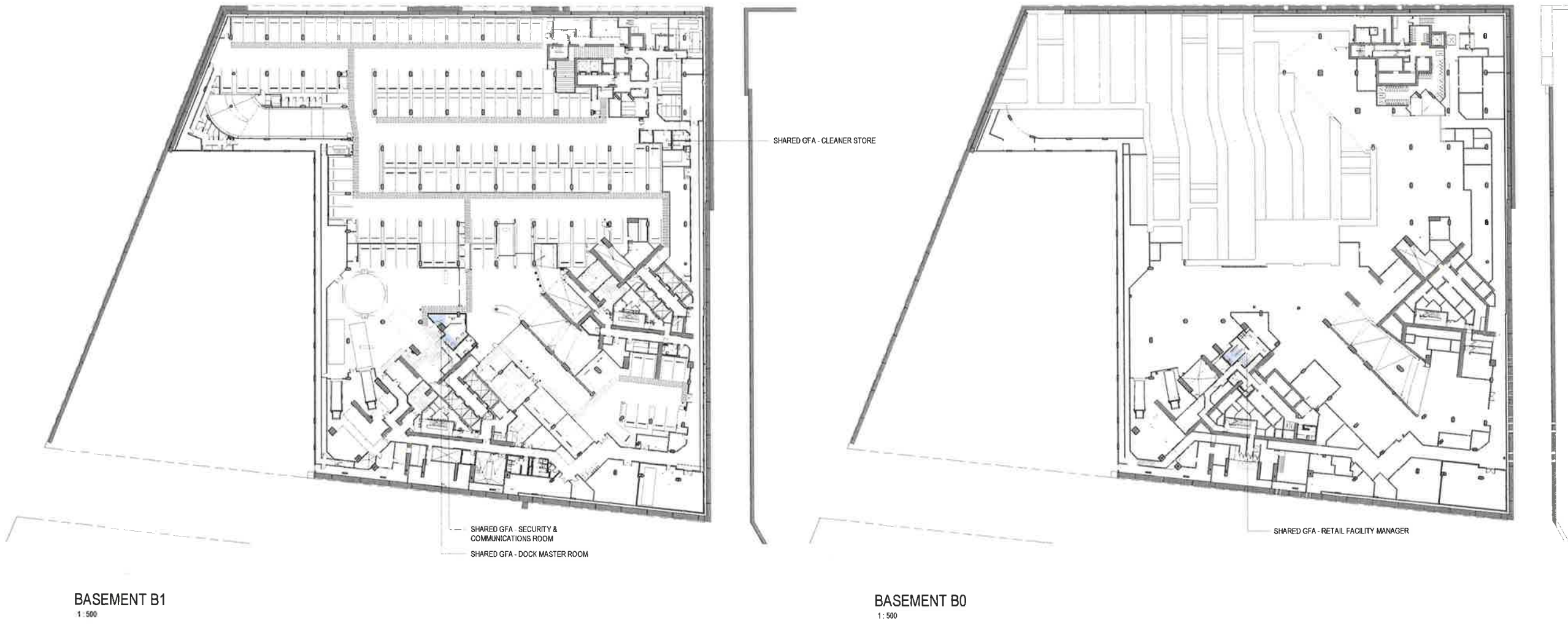
Sheet No. 45 of 56

KEY PLAN



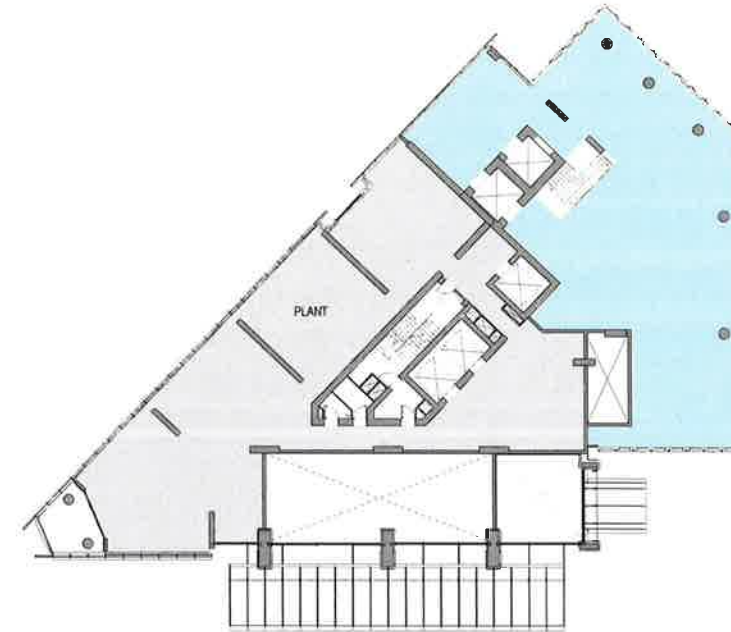
LEGEND

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

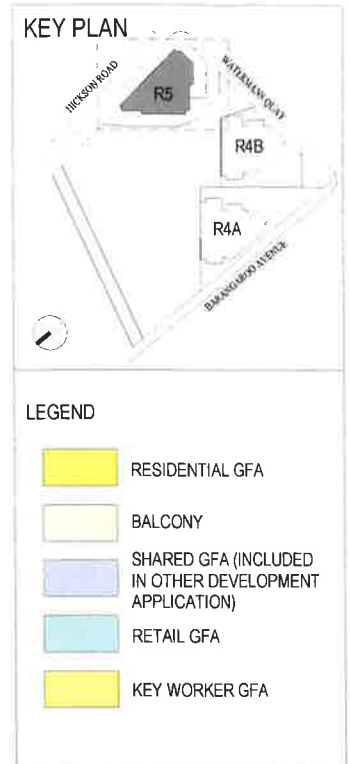




R5 GFA PLAN GROUND LEVEL GROUND
1:250



R5 GFA PLAN PODIUM 1 LEVEL P1
1:250



R5 GFA PLAN PODIUM 2 LEVEL P2
1:250



R5 GFA PLAN LEVEL 01
1:250


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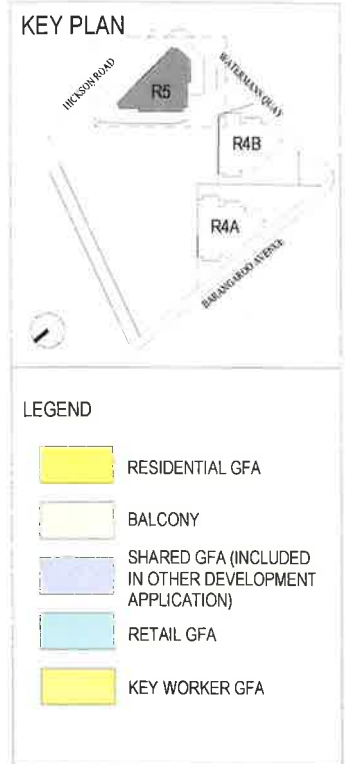




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R5 GFA PLAN LEVEL 15-16
1:250



R5 GFA PLAN LEVEL 17
1:250



R5 GFA PLAN LEVEL 18-19
1:250

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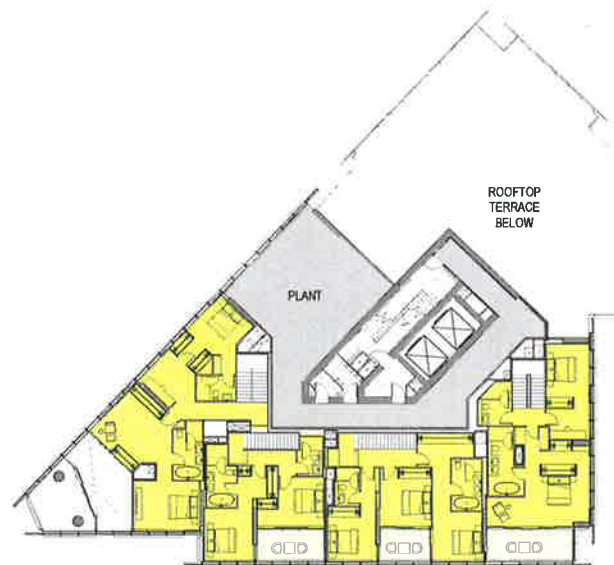
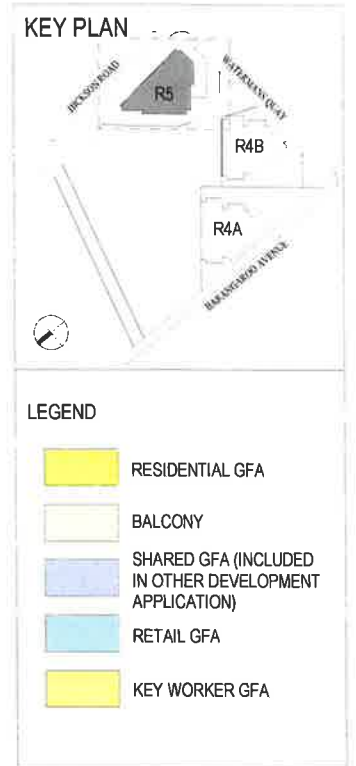




R5 GFA PLAN LEVEL 20-25
1:250



R5 GFA PLAN SKY HOME LEVEL 26
1:250



R5 GFA PLAN SKY HOME LEVEL 27
1:250

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- DA site boundary
- Building envelope boundary
- ① Porphyry paving
- ② Granite paving (CoS standard)
- ③ Stage 1B Basement entry (Refer to Basement DA)

Hickson Road

- DA site boundary
- Building envelope boundary
- Granite paving (CoS standard)
- Porphyry paving
- Tree species- *Harpullia pendula*
Height 7000- 10000mm
Canopy diameter 3000- 5000mm

All public realm works that are located outside of this boundary line are to be delivered as part of the Stage 1B Public Realm works, SSD 7944.

Refer to DWG: RPB430-GE-R5002-P02
Refer to DWG: RPB430-GE-R5002-L26

Hickson Park

Watermans Quay

R4B
Subject to separate DA

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Hickson Road



- DA site boundary
- 1 Raised tree and shrub planting
- 2 Stone paving
- 3 Gravel maintenance path
- 4 Semi-enclosed seating area
- 5 Outdoor seating area

Watermans Quay

Hickson Park

R4B
Subject to separate DA


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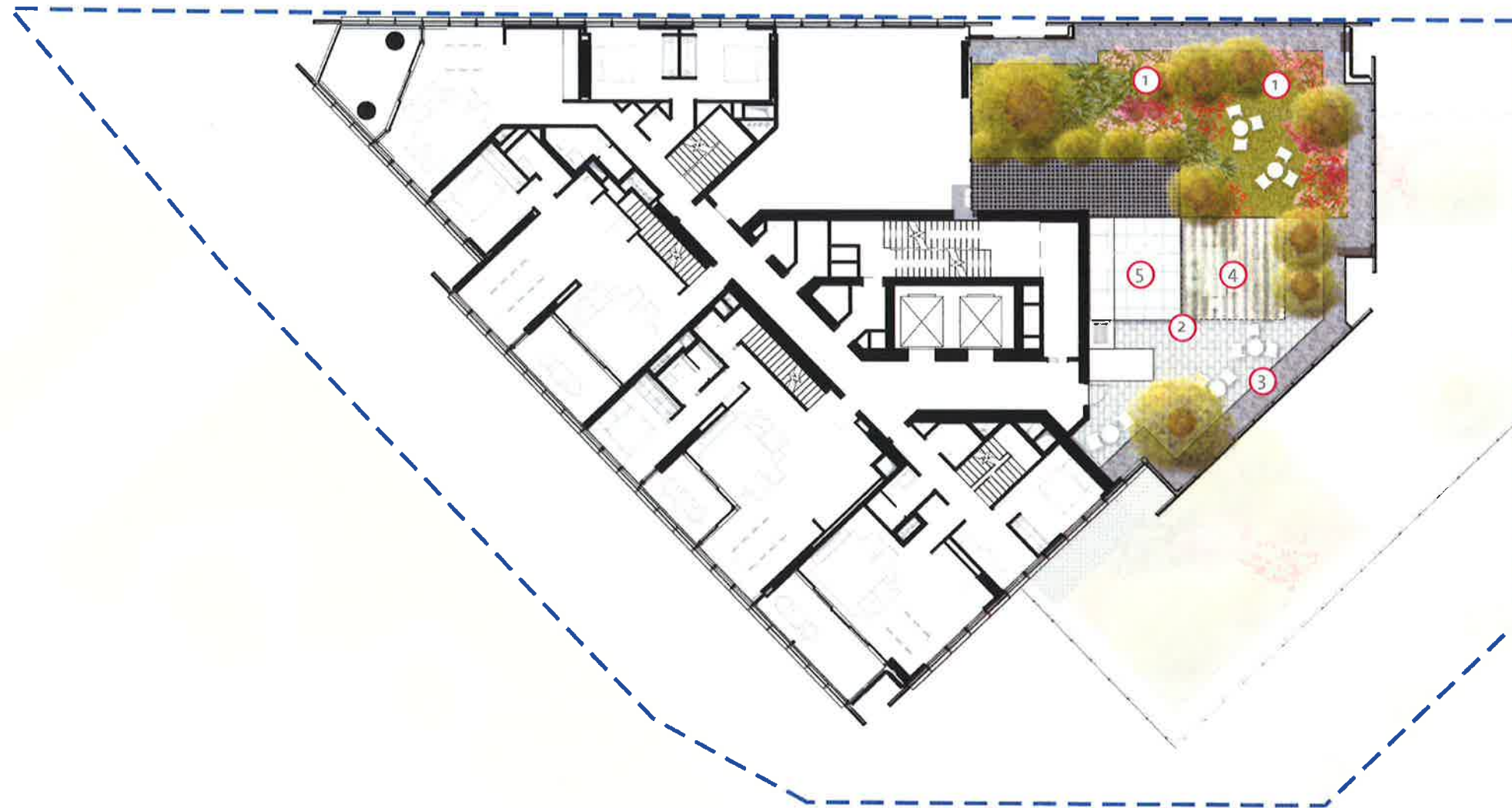
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Hickson Road

- DA site boundary
- 1 Raised tree and shrub planting
- 2 Stone paving
- 3 Gravel maintenance path
- 4 Trellis with climbers
- 5 Covered Shelter



Hickson Park

Watermans Quay

R4B
Subject to separate DA



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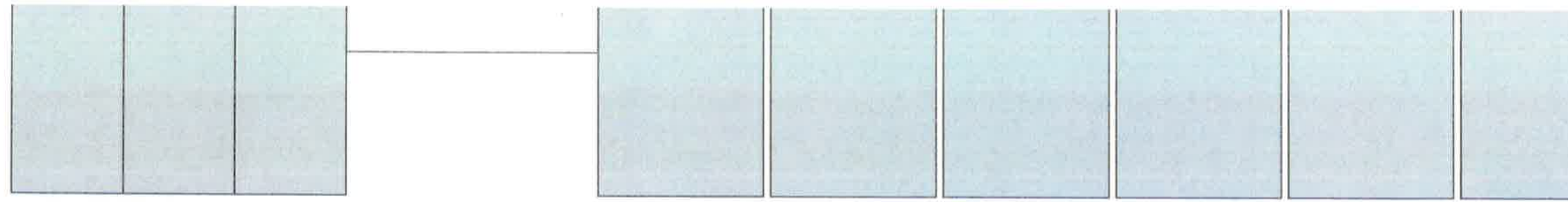
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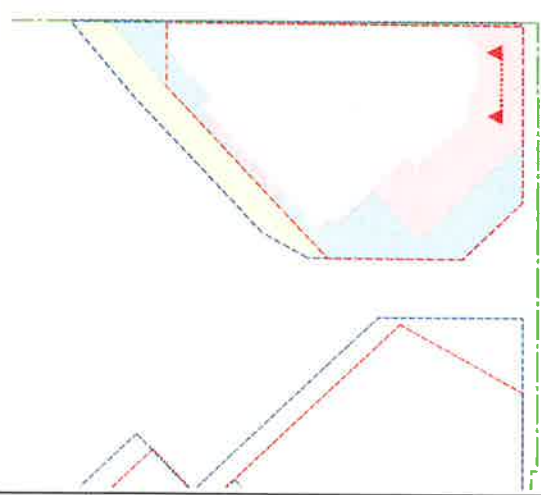
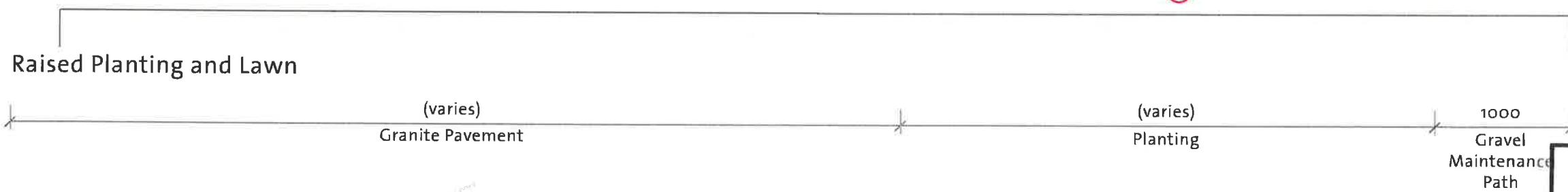
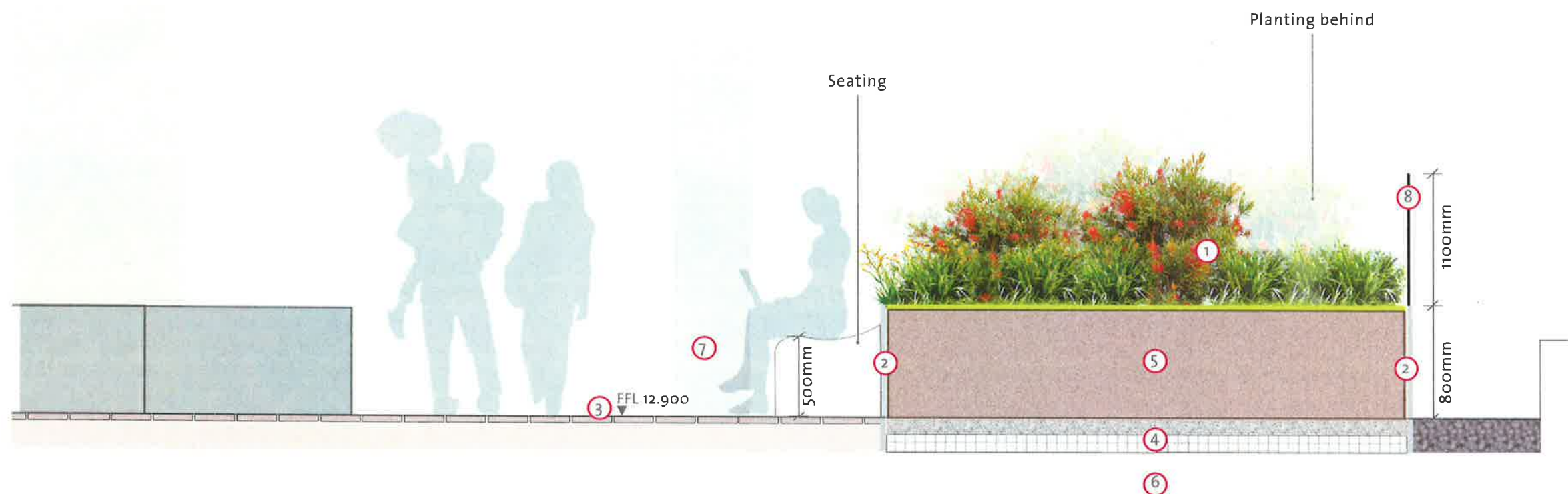
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- ① Shrub planting
- ② Planting upstand
- ③ Granite unit pavers
- ④ Drainage cell
- ⑤ Growing media
- ⑥ Structural slab
- ⑦ Granite paved steps
- ⑧ Balustrade (1100mm high, indicative)



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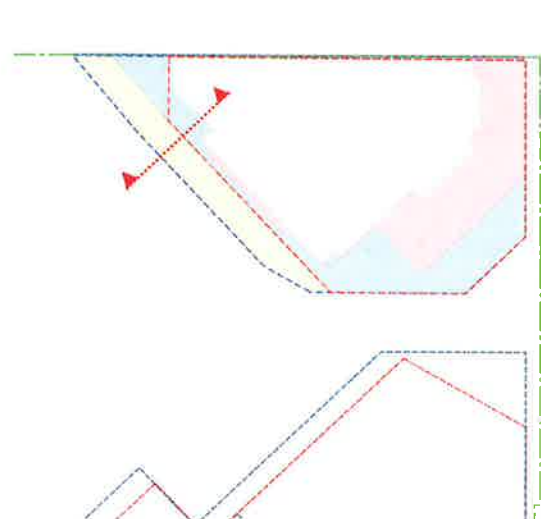
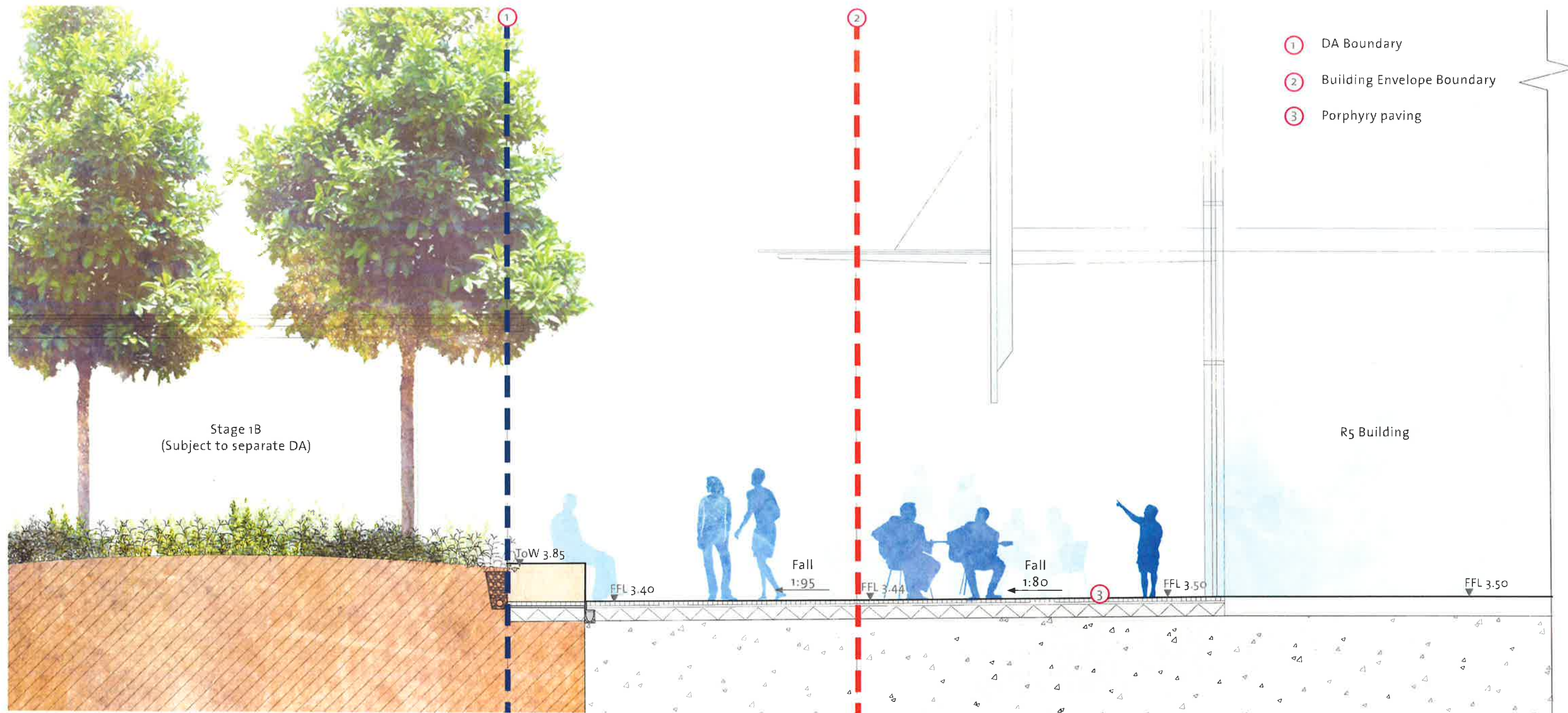
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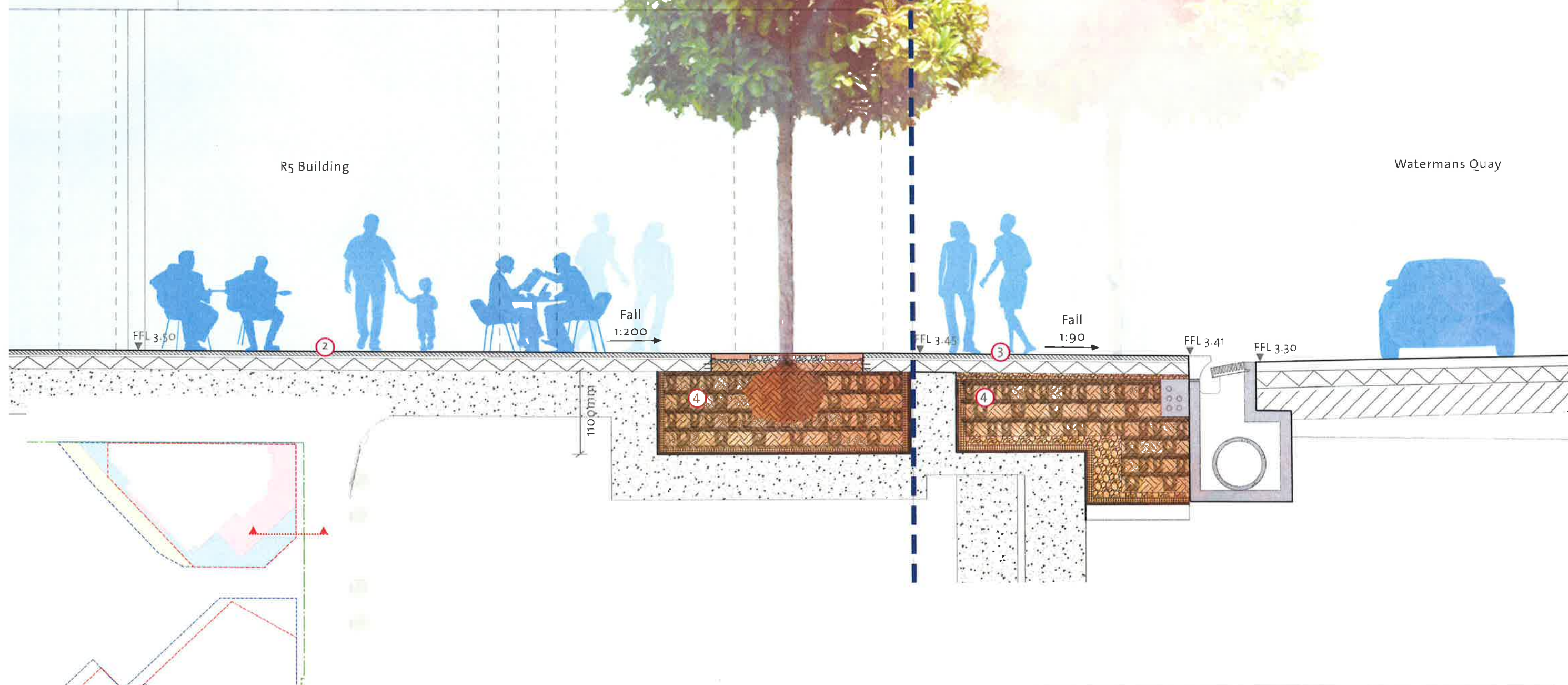
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EXECUTIVE ARCHITECT:
LendLease - Applied Insight
APN97 000 208 162
Level 14, Tower Three, International Towers
Sydney
Exchange Place 300 Barangaroo Av
Barangaroo NSW 2000
Stephanie Smith | Nominated Architect
NSW ARB 6480

R5 RtS Section
Watermans Quay



Drawing: RPB430-SE-R5006

Date: Apr.23.2019 Revision: A



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