

# SYDNEY







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# ONE SYDNEY HARBOUR

BARANGAROO

R5 DESIGN STATEMENT FOR S4.55 MODIFICATION  
December 2021







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## 1.0 Introduction

This Design Statement has been prepared by Renzo Piano Building Workshop (RPBW) to illustrate and explain design amendments proposed by a S4.55 Modification to development consent SSD6966 for Building R5 located at Barangaroo South.

This report describes key design refinements to the building that have occurred as a result of design development. These refinements, which are outlined in section 2.0 and 3.0, include amendments to the finish floor levels, updated apartment exhaust strategy and some minor facade refinements.

These changes represent the culmination of an iterative design process that has sought to refine the spatial planning of the tower as well as to craft a striking architectural form that responds to its urban and environmental context.

The design modifications affect both the podium and the tower and are addressed accordingly in the first two sections of this report. A third and final section comprises the updated Apartment Design Guide (ADG) schedules.





## 1.0 Introduction

### 1.1 Site Context

The One Sydney Harbour site lies at the northern end of the Barangaroo South precinct. The extent of the site is defined by Hickson Road towards the east, Watermans Quay to the south, Barangaroo Avenue to the west and Hickson Park to the north.

The development constitutes three residential towers named R4A, R4B and R5. These towers share the precinct with the Crown Resort which is located to the west and the International Towers which are located to the south.

Under the Barangaroo Concept Plan, the site layout allows for the grouping of the residential building forms towards the south and the creation of a park to the north. This park separates the site from Barangaroo Central.

The One Sydney Harbour towers feature podiums of a moderate height that extend to the aforementioned streets to define the character and scale of the public domain. All three towers and podiums fit within the Barangaroo South Building Envelope Plan.

The three residential buildings sit above a four level common basement containing car parking, storage, and services / infrastructure.

RPBW has developed a proposal that reiterates and strengthens the design objectives of the Concept Plan layout produced by Rogers, Stirk, Harbour + Partners.

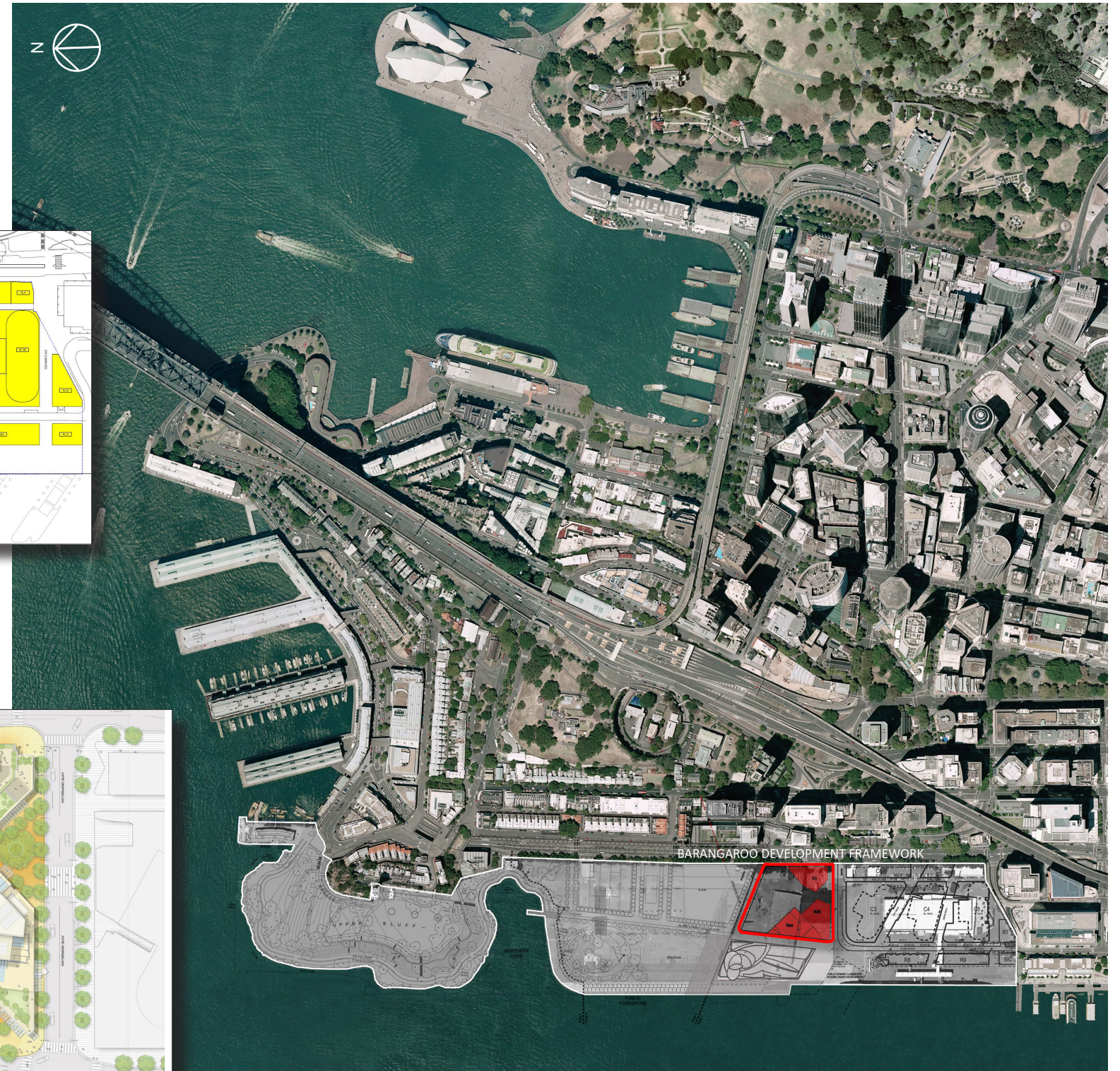
The modifications proposed in this report allow for Building R5 to continue to comply with the performance criteria and controls outlined in the Barangaroo South Built Form and Urban Design Controls as provided by the Barangaroo Concept Plan.



Precinct's Concept Plan



Concept Site Plan



Aerial View of Barangaroo Showing the One Sydney Harbour Development Highlighted in Red  
Note that the Cove and Wharf is now completed. These elements are not reflected in this graphic.

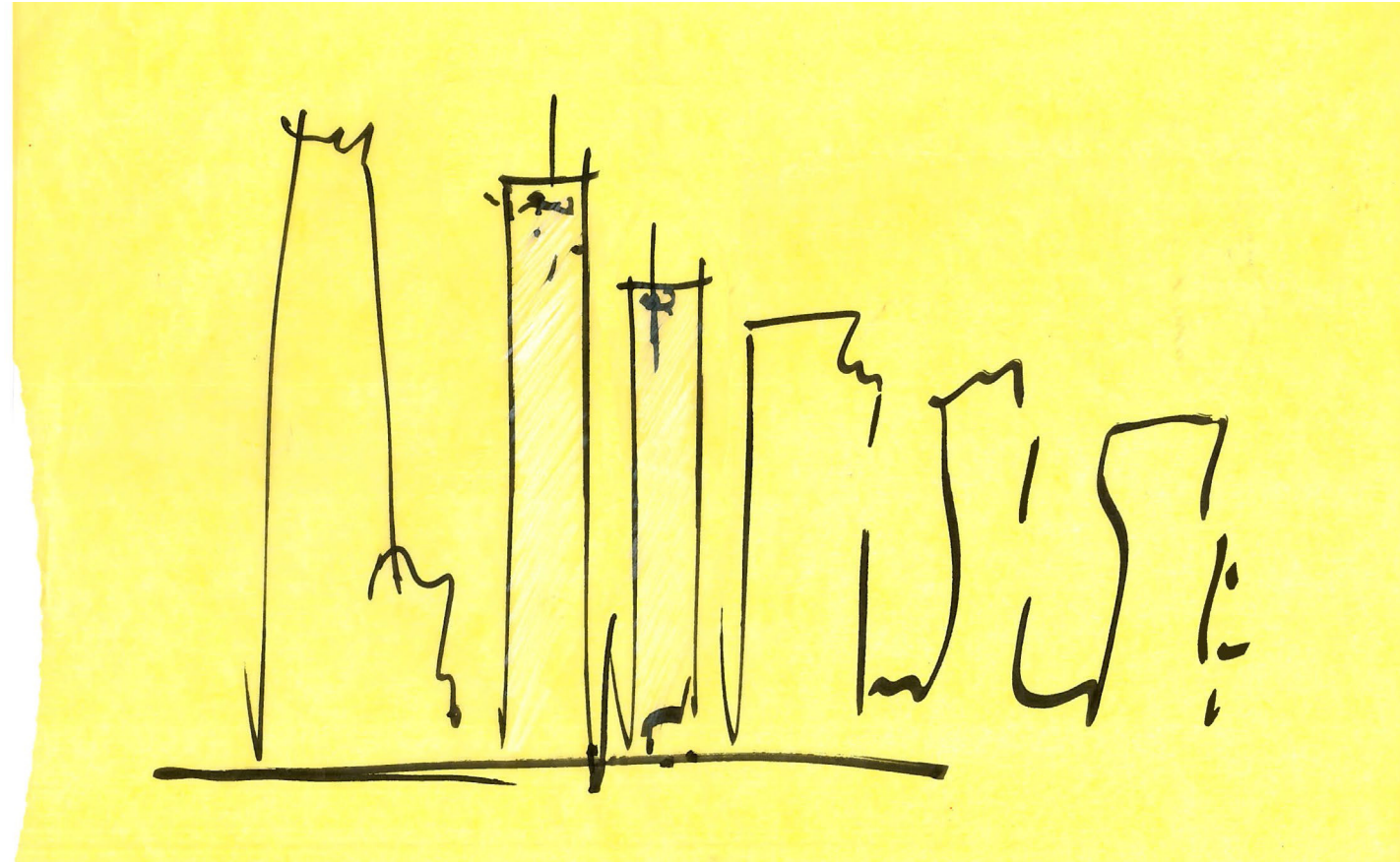


## 1.0 Introduction

### 1.2 Architectural Process



Early Conceptual Context Model



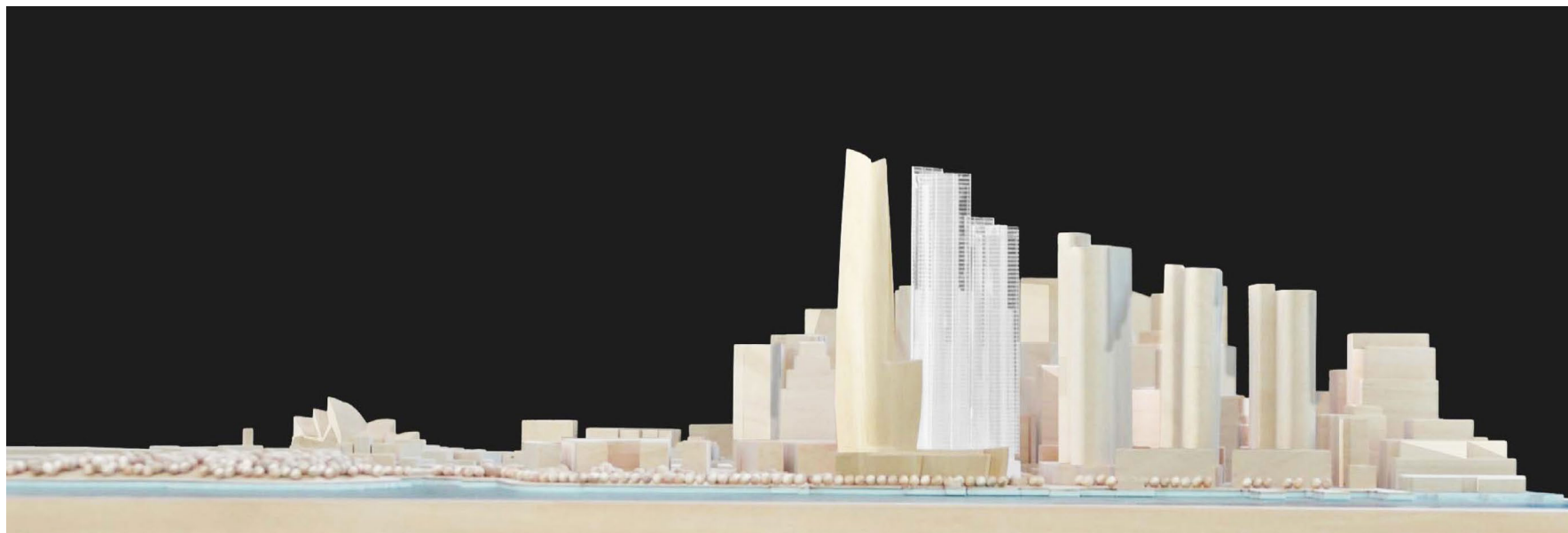
Conceptual Sketch

Building R5 forms part of three residential towers that have been conceived as 'crystals'. These crystalline forms will be elegantly skinned with a highly transparent glass facade. The form and juxtaposition of the associated detailing of these facades will create a unique architectural language that reflects the site's setting between the Harbour and the CBD.

The selected triangular form is not only intended to maximise the view aspect and the orientation to the north-east and west, but this geometry also aims to enhance access to natural light and ventilation.

The façades of each of the three key elevations associated with the triangulated geometry are intended to be consciously expressed, feathering at the edges and delineated with incised rebates at each corner. This approach is designed to bring clarity to the architectural form and emphasise the crystalline character of the building surfaces.

The crystal volumes are articulated with a number of different glass facade treatments that form a kinetic skin, extending the crystalline form against the sky and down to the podium.



Early Conceptual Context Model



In planning the ground plane a great deal of attention went into maximising the creation of active spaces within the adjacent public realm. Lobbies, amenity facilities and retail spaces are designed and located in a way that will draw life into the precinct.



# 1.0 Introduction

## 1.3 Proposed Modifications

Building R5 was approved by the Independent Planning Commission of NSW in October 2019. Since that approval, the architectural design of the building has been further reviewed, studied, and refined by the RPBW team in response to the Barangaroo Concept Plan (as modified), discussed further in this design report.

Subsequent design refinements were undertaken and these are outlined in the following sections:

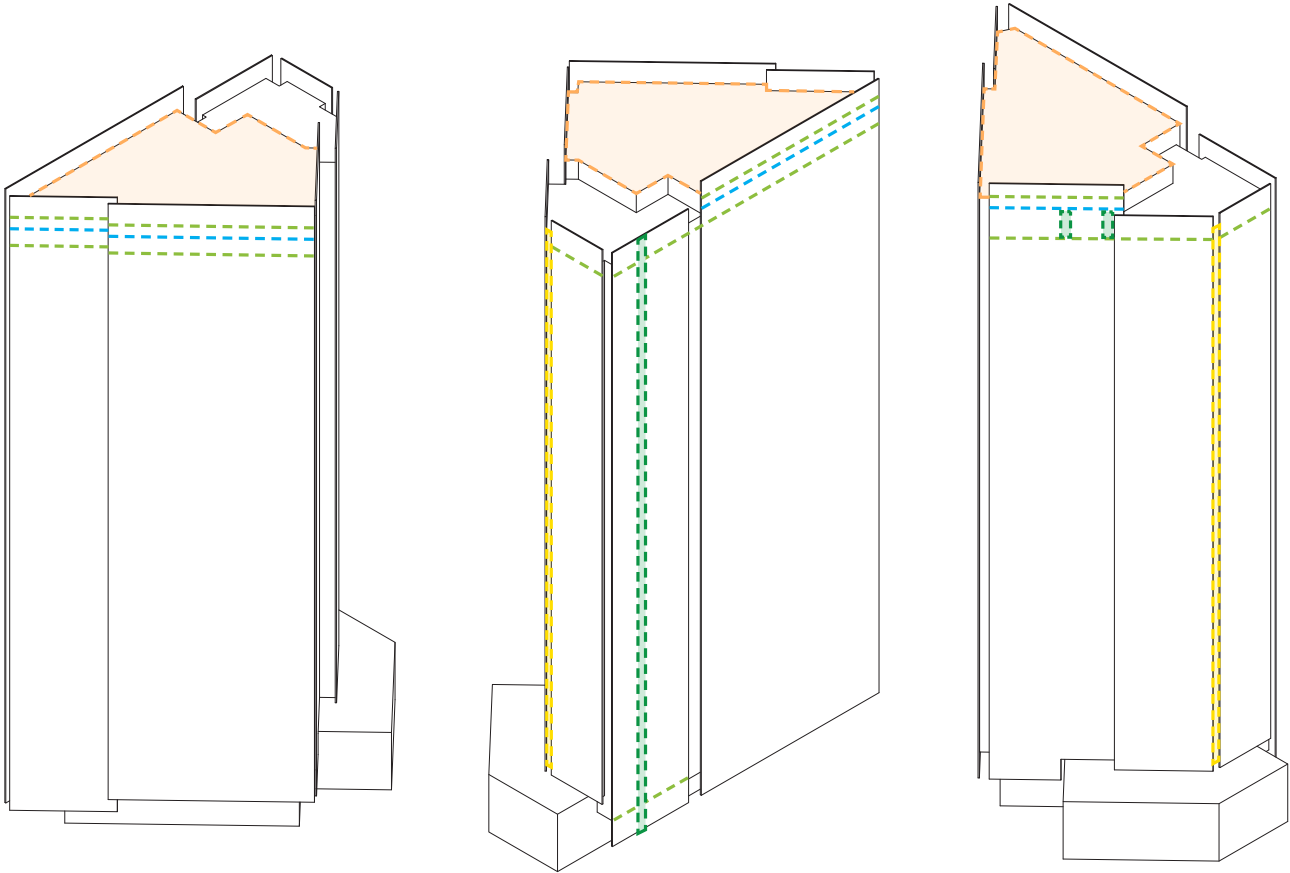
### 2.0 Tower Refinements

- 2.1 Amended Finish Floor Levels
- 2.2 Added Ventilation Slots
- 2.3 Tower Facade Panels Layout
- 2.4 Balcony Facade Apartment 05
- 2.5 Updated roofscape

### 3.0 Podium Refinements

- 3.1 Ground Floor Facade Refinements
- 3.2 L02 Facade Refinements
- 3.3 Revised Signage - South West Facade
- 3.4 Revised Signage - East Facade

- Amended Finish Floor Levels
- Tower Facade Panels Layout
- Added Ventilation Slots
- Balcony Facade Apart 05
- Updated Roofscape



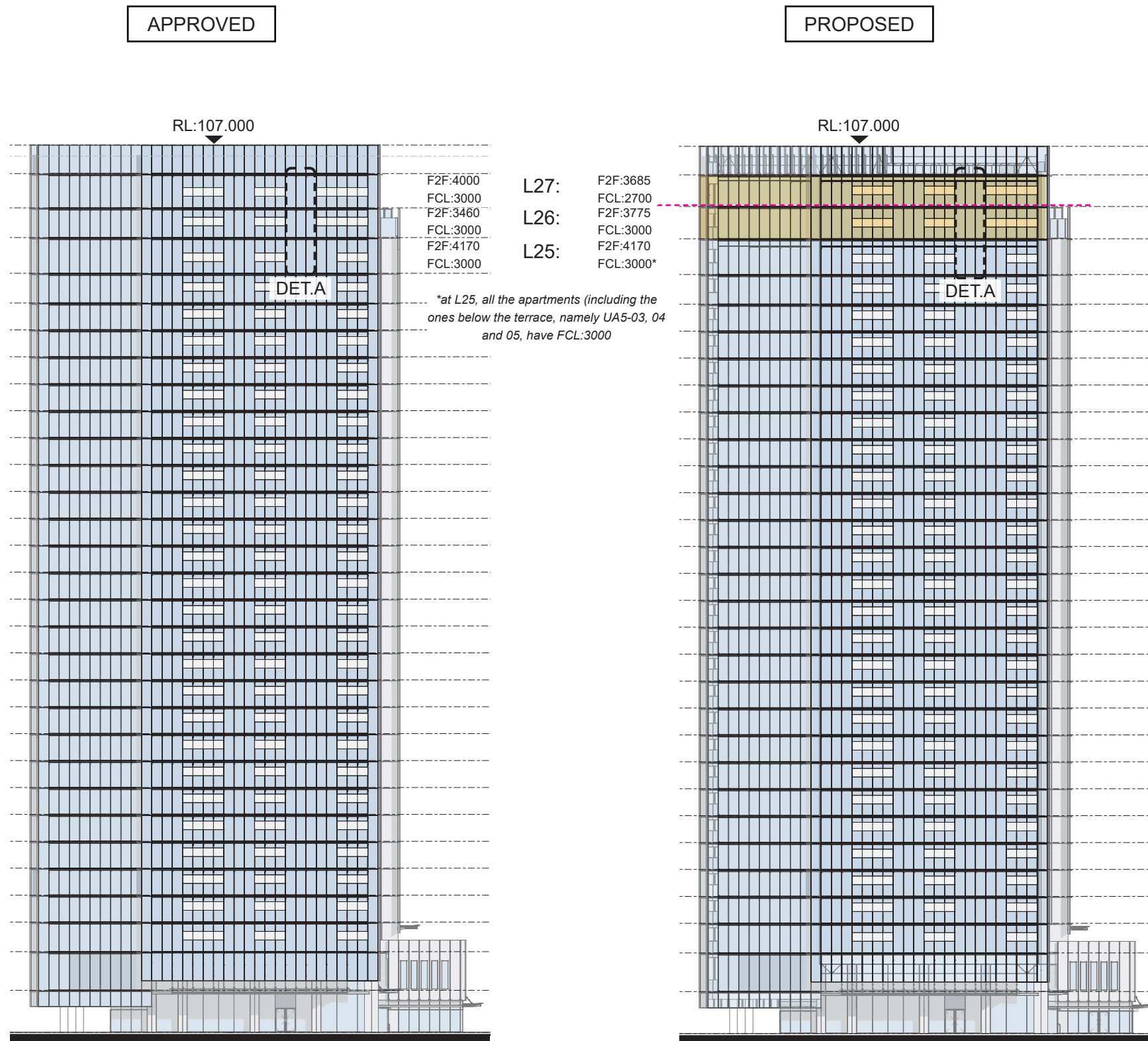


## 2.0 Tower Refinements

### 2.1 Amended Finish Floor Levels

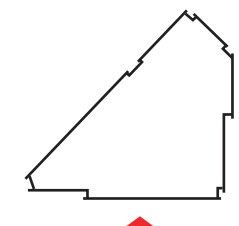
Due to structural and mechanical constraints, it was not possible to achieve a floor to ceiling height of 3000mm at Level 26. As this level contains the primary living spaces of the 'Skyhomes' it was decided to raise the Level 27 slab by 315mm from 99.670 RL to 99.985 RL. This achieves a 3m ceiling height at Level 26, but reduces the floor to ceiling height of Level 27 to 2,7m.

The Level 26 facade fringe height was also increased by 315mm as it is a continuous extension of the level 26 facade system.



North West Elevation - Approved

North West Elevation - Proposed



Updated Floor to Floor

Updated Levels FFL



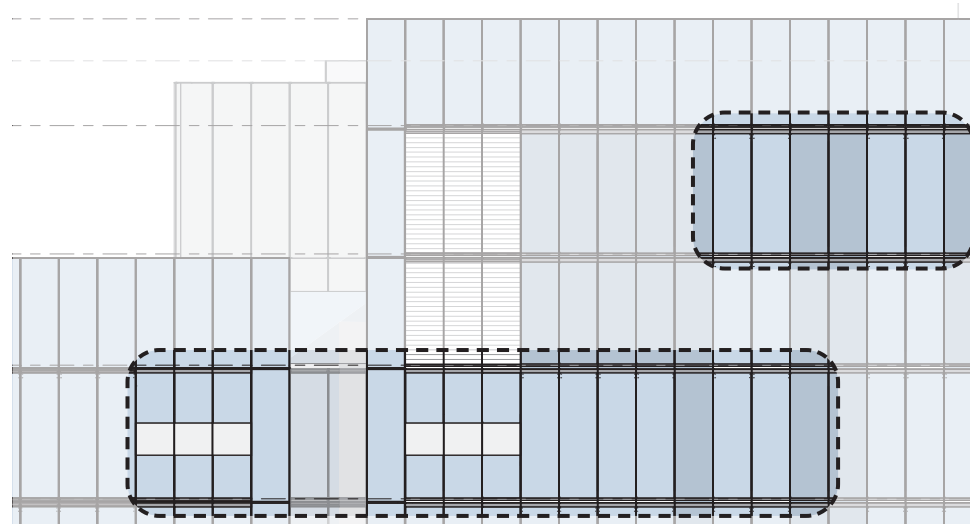




APPROVED

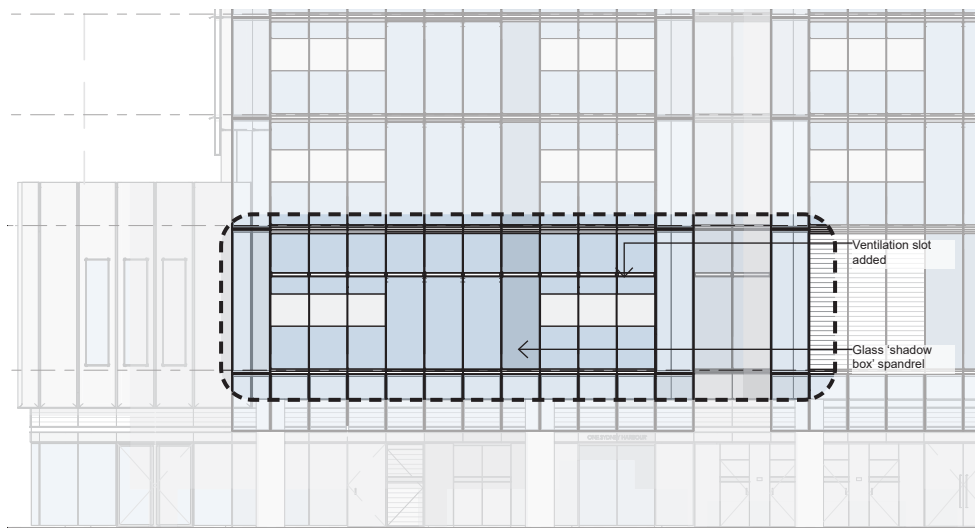


Approved East Elevation L01

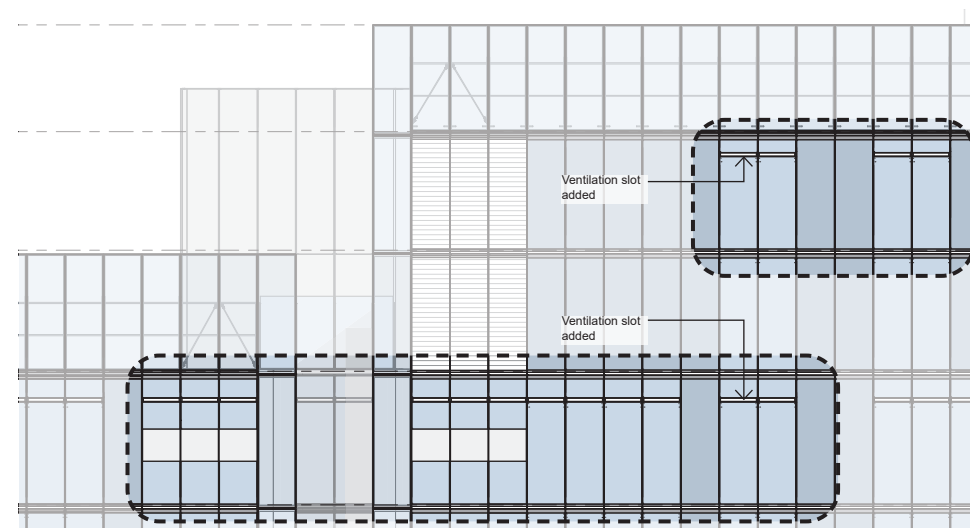


Approved East Elevation L25-26-27

PROPOSED



Proposed East Elevation L01



Proposed East Elevation L25-26-27



2.0

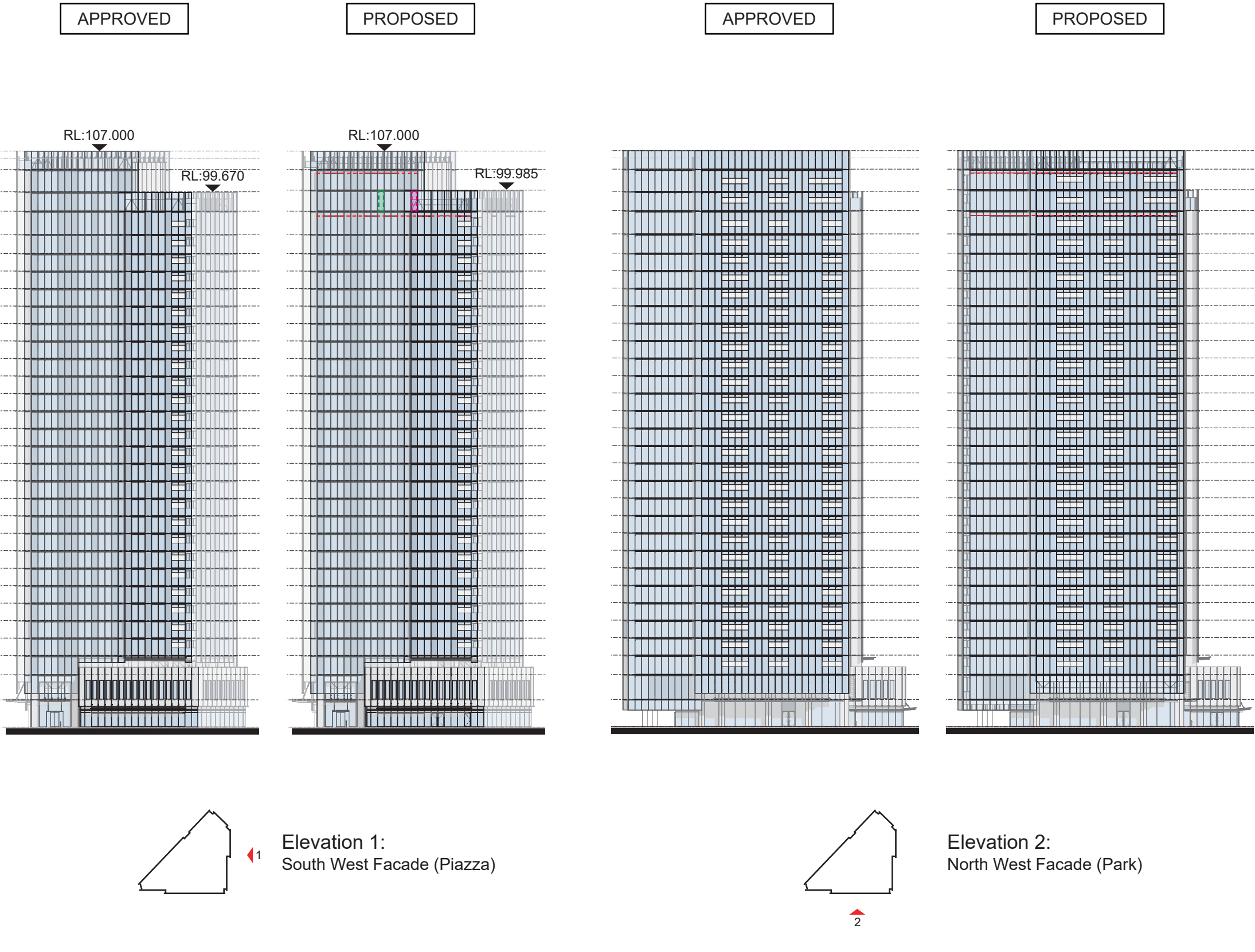
Tower Refinements

2.3

Tower Facade Panels Layout

As a result of design improvements, the overall building facade has undergone some refinements in the facade panel layouts.

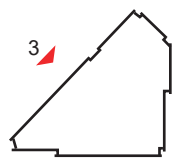
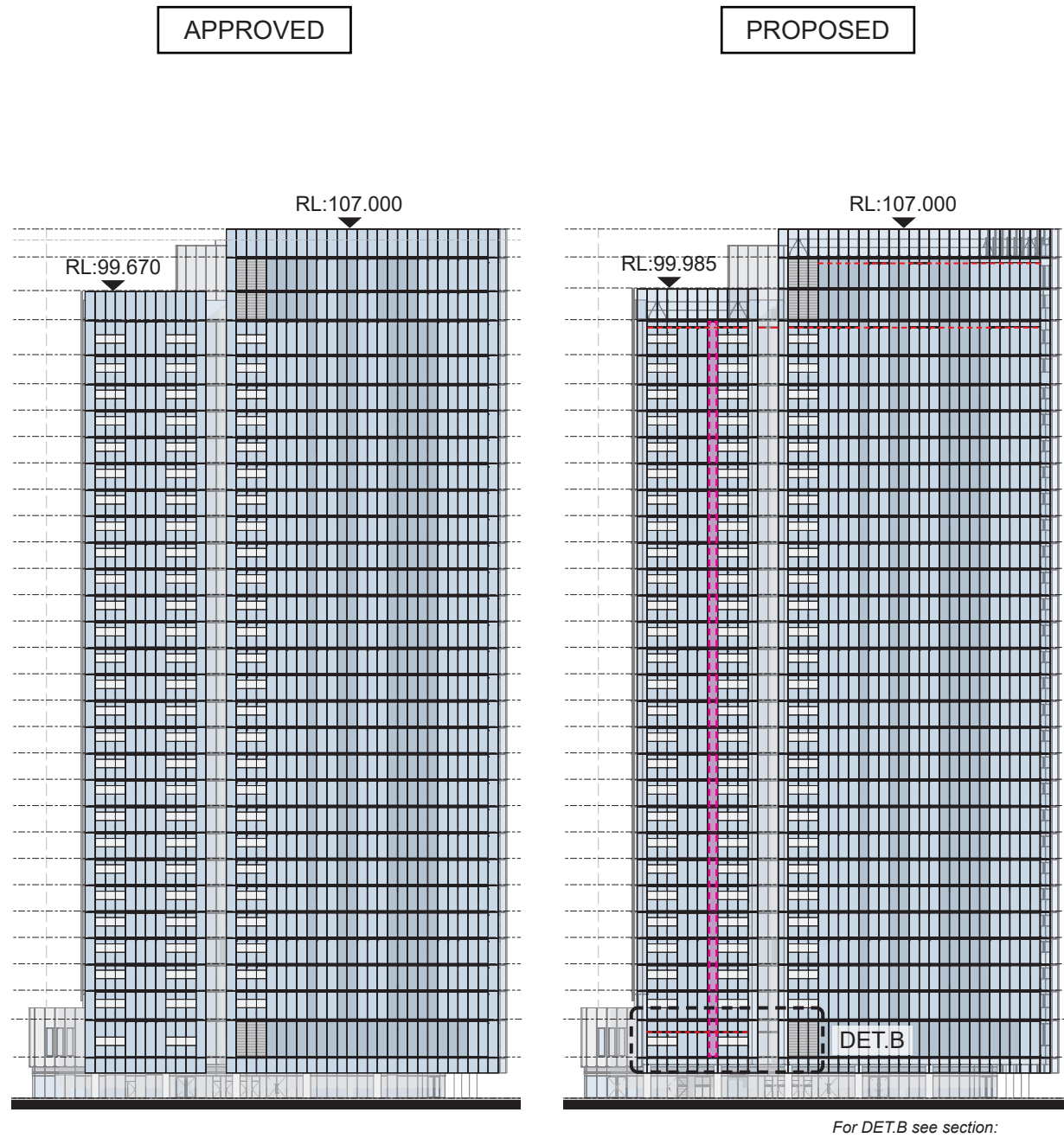
These changes are highlighted in the following comparison studies and the facade panel amendments are colour coded according to the legend below.



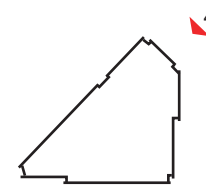
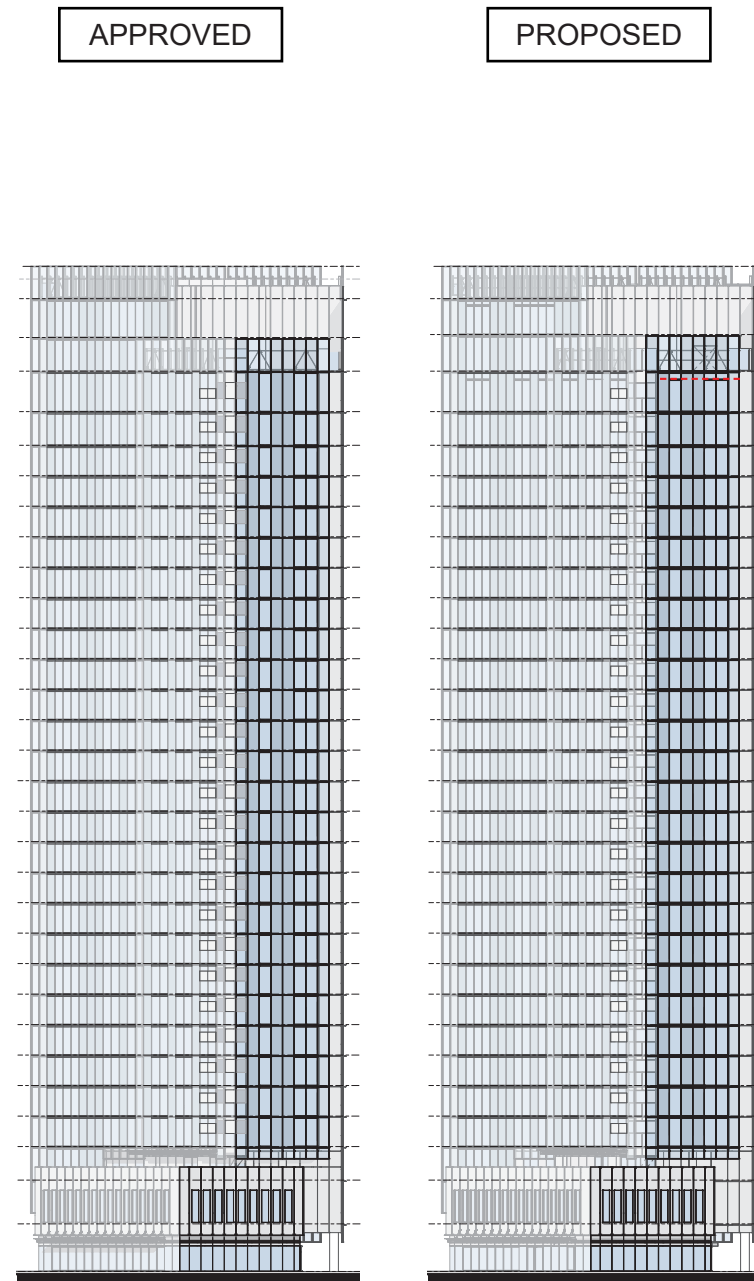


2.0 Tower Refinements

2.3 Tower Facade Panels Layout



Elevation 3:  
East Facade (Hickson Road)



Elevation 4:  
South Facade  
(Watermans Quay)

- Ventilation slot added
- Opaque spandrel panel changed to an OCF panel
- Glazed panel changed to an opaque spandrel panel



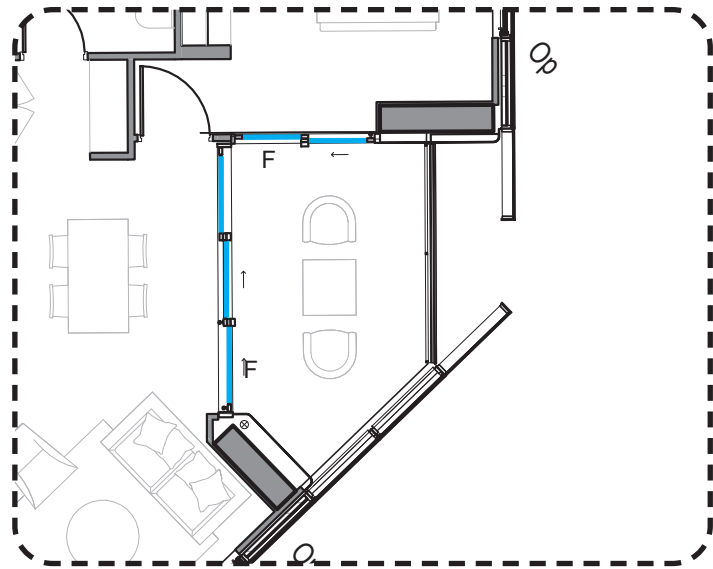
2.0 Tower Refinements

2.4 Balcony Facade Apartment 05

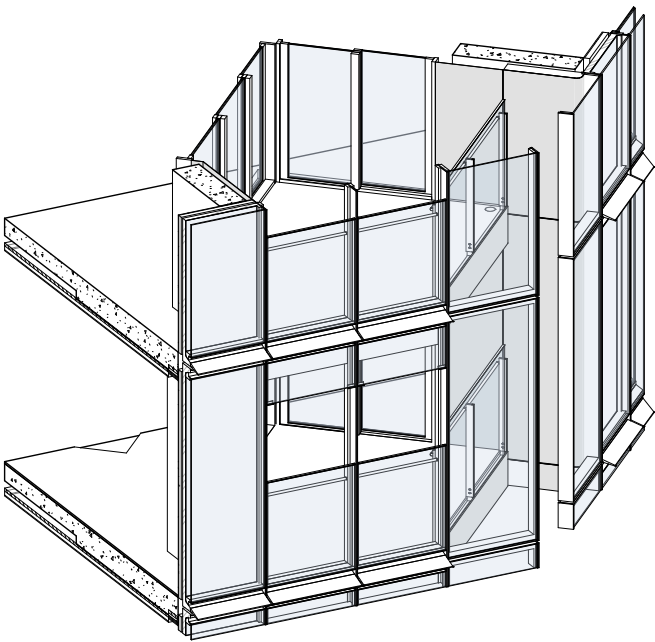
Due to the constrained opening dimensions of the two-panel sliding door in the second bedroom it was deemed more appropriate to provide this bedroom with a OCF type panel which continues to provide ventilation.

The balcony facade was adjusted slightly with the provision of an additional facade panel joint. This continues the vertical expression of the central stanchion.

APPROVED

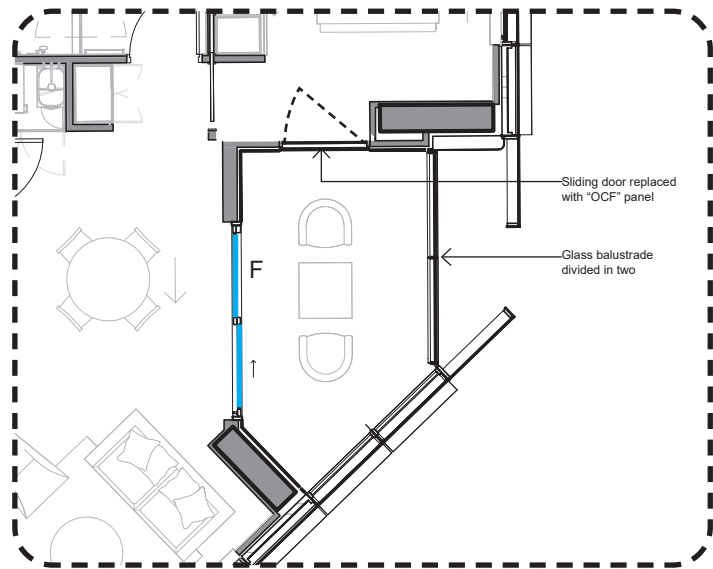
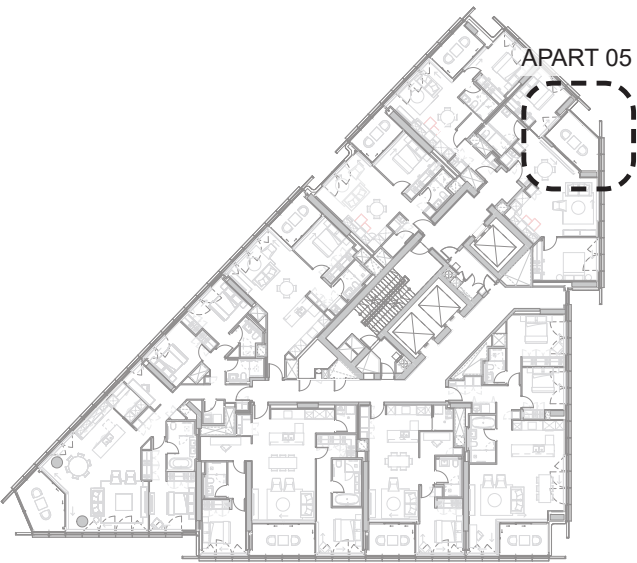


Approved Sliding Doors Layout - Apart 05

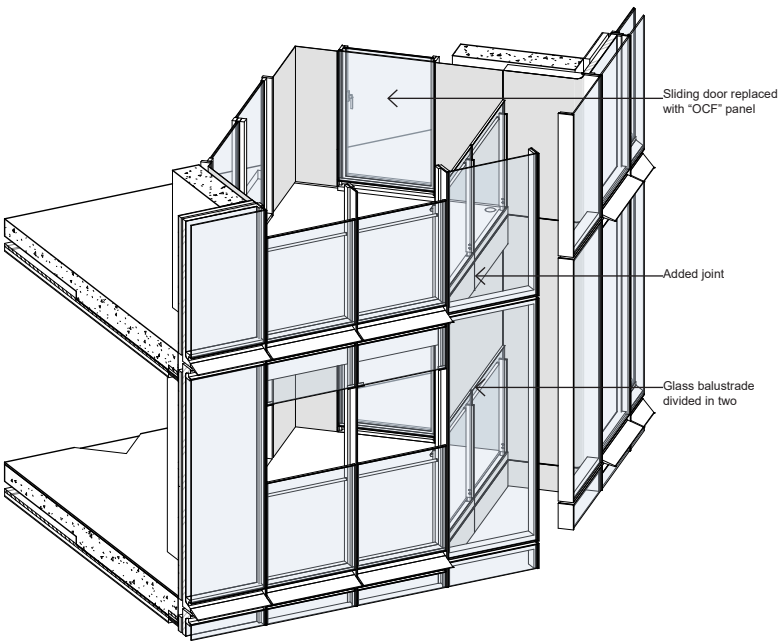


Approved Balcony Layout - Axo

PROPOSED



Proposed Sliding Doors Layout - Apart 05

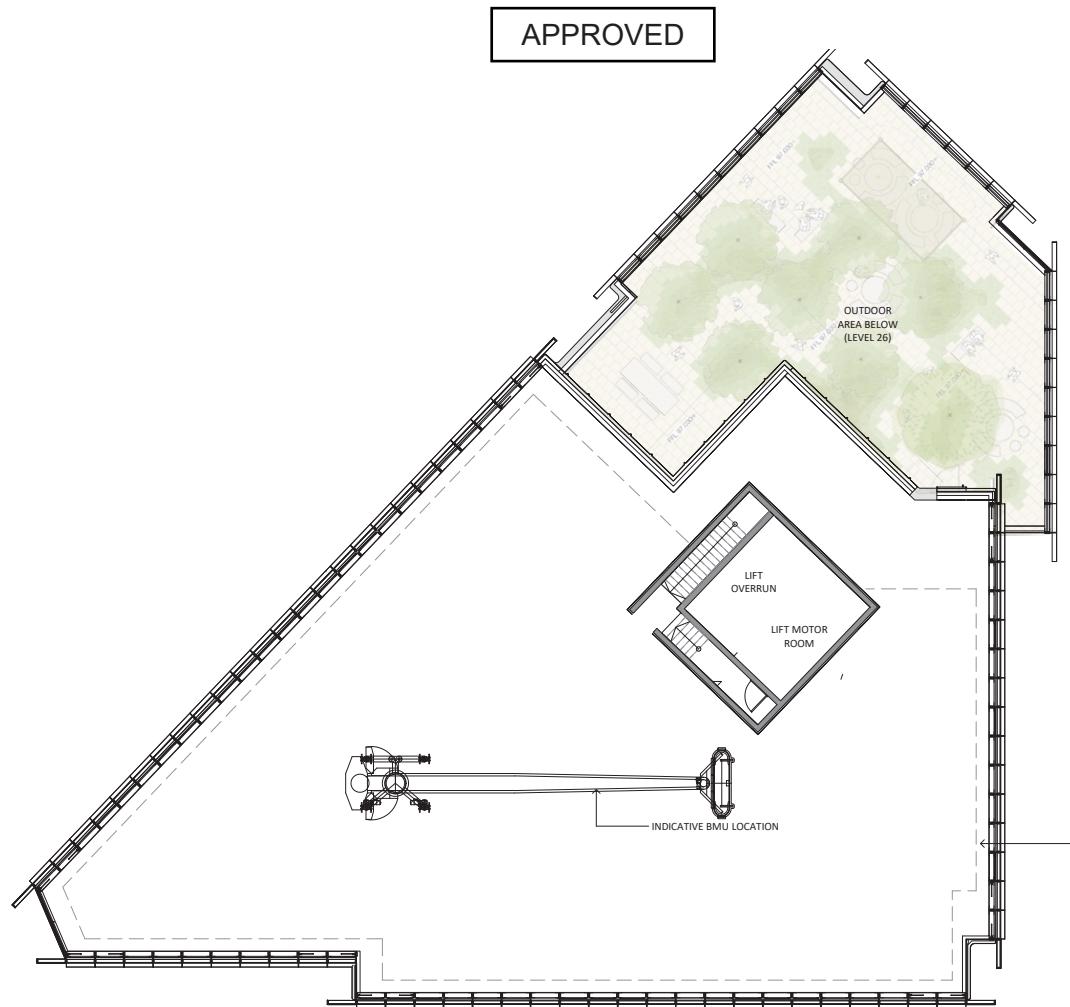


Proposed Balcony Layout - Axo

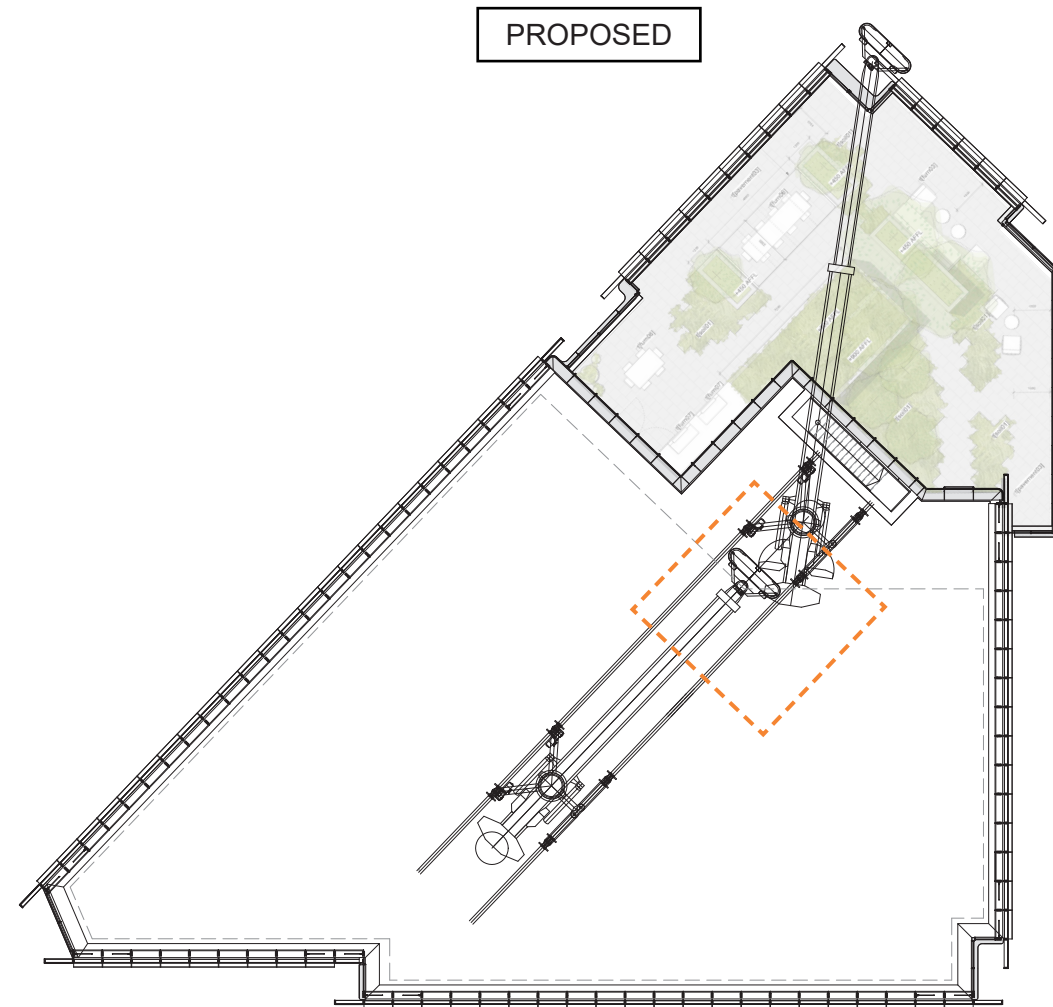


## 2.0 Tower Refinements

### 2.5 Updated Roofscape



Approved Roofscape and Lift Motor Room - Plan




Proposed Roofscape Following the Removal of the Lift Motor Room - Plan

The rooftop is considered by the design team to be an extremely important visual attribute of the development as it is highly visible from adjacent buildings including R4A and R4B. With this in mind, several refinements have been made towards improving the appearance of the rooftop.

The most important of these changes was the adoption of a Machine Room Less (MRL) vertical transportation strategy. Due to the reduction of the lift overrun headroom requirements it was possible to completely remove the Lift Motor Room (LMR) from the rooftop.

This change allowed for the implementation of a simpler and more efficient Building Maintenance Unit (BMU) — allowing the BMU to reach all facades of the building.

These refinements to the planning of the rooftop have helped facilitate an orderly and efficient array of photovoltaic cells which maximises the available renewable energy opportunity.

 Approved LMR Footprint

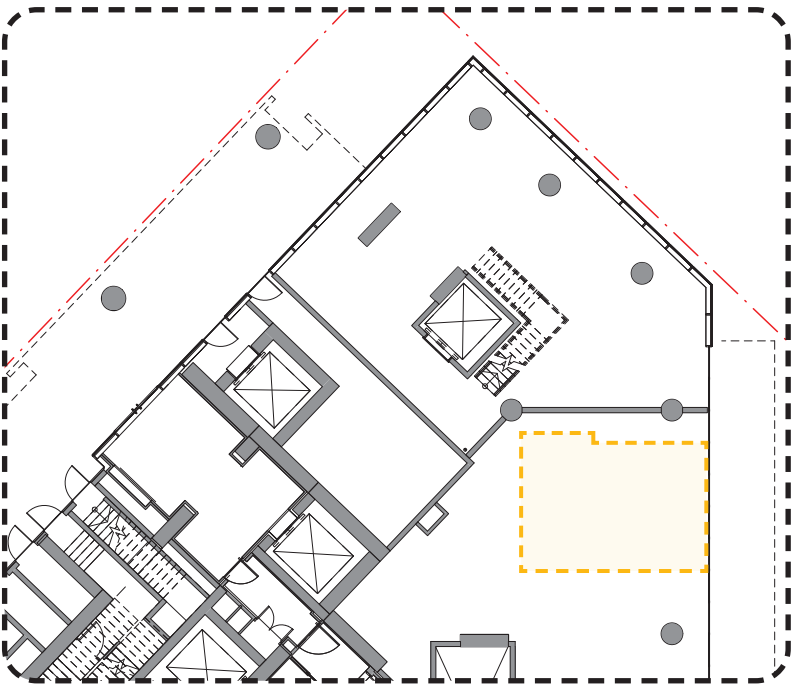
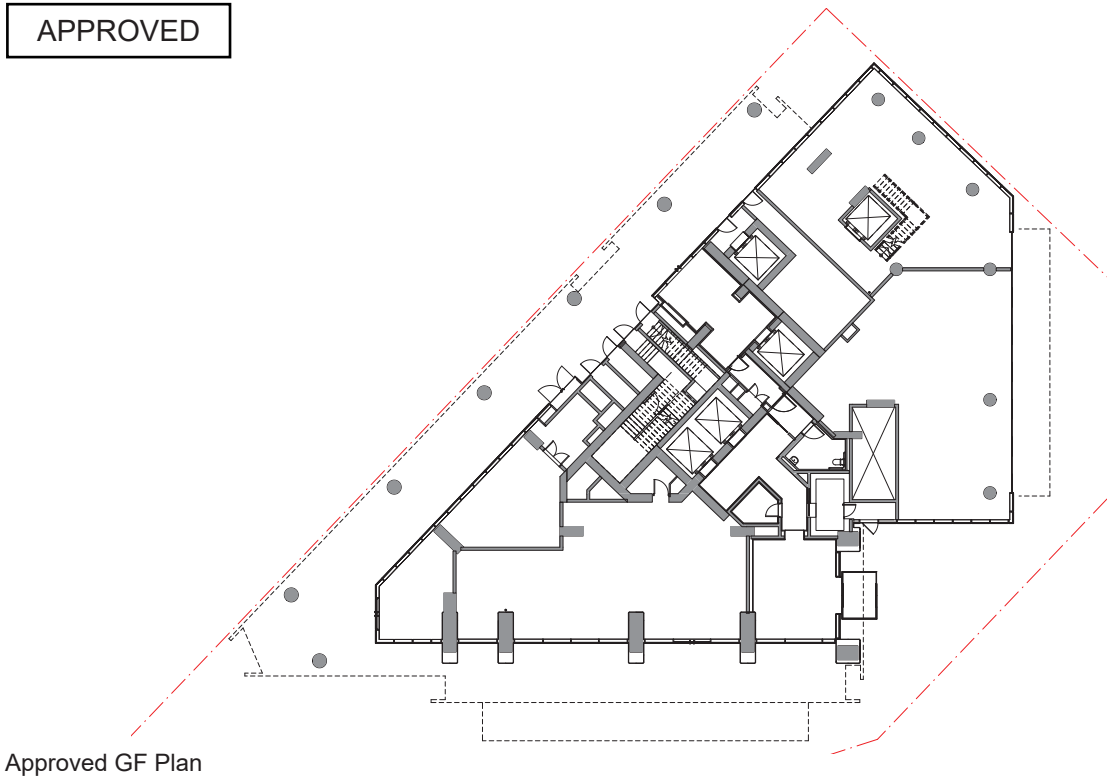


3.0 Podium Refinements

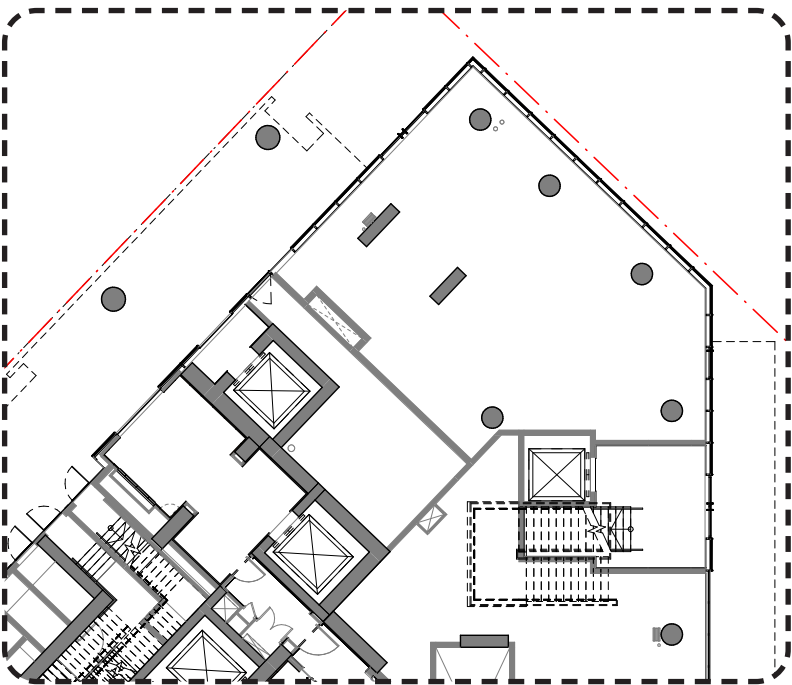
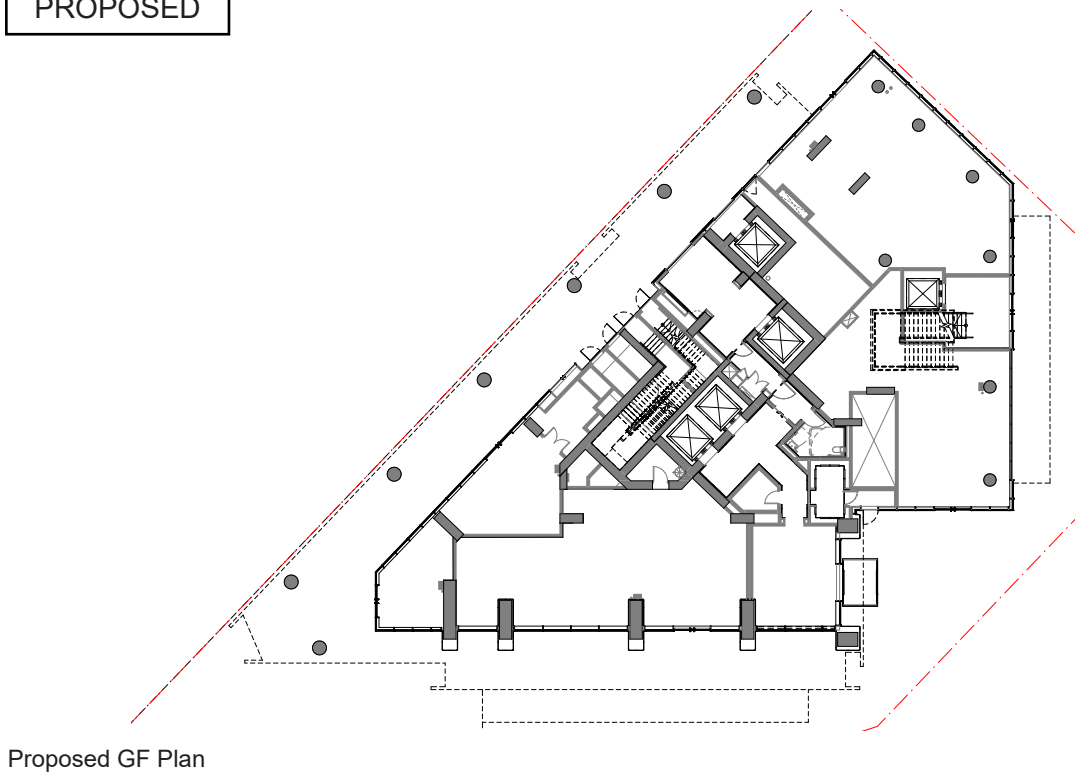
3.1 Ground Floor Facade Refinements

The ground floor layout has been amended with a revised stair and lift strategy. A new retail lift lobby is proposed to address the entrance piazza on Watermans Quay. This has led to a revision of the ground floor facade types that are proposed to be used in this part of the podium.

APPROVED



PROPOSED



Proposed Lift and stair

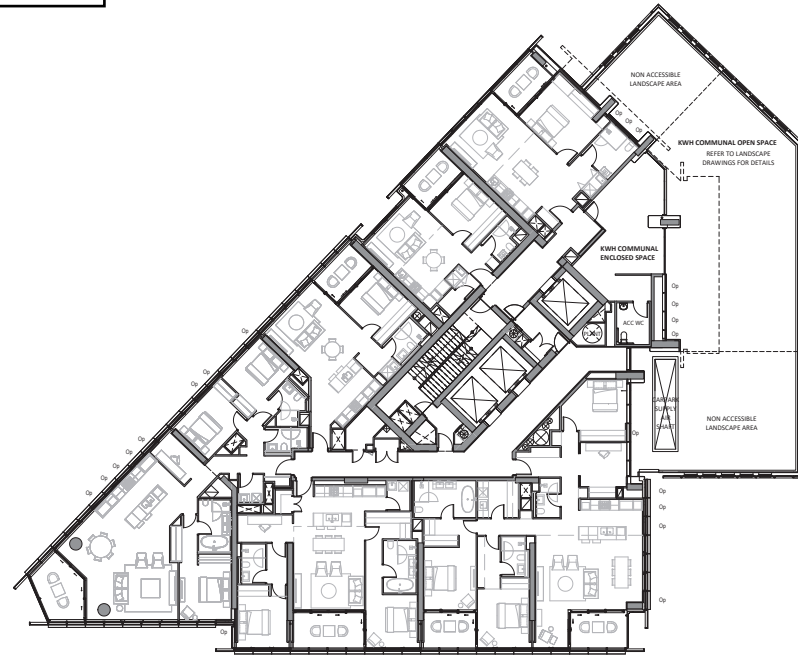


### 3.0 Podium Refinements

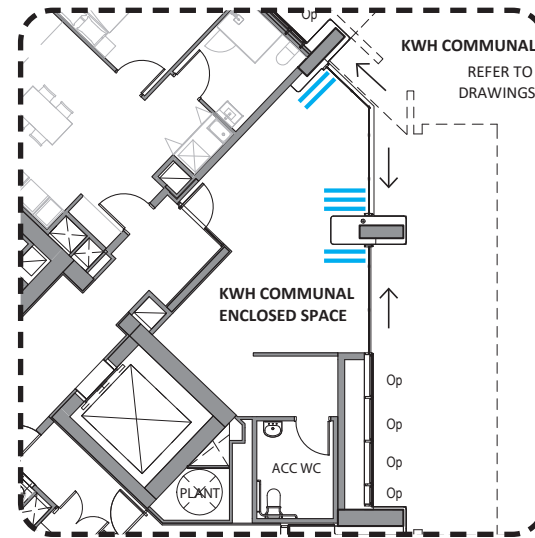
#### 3.2 L02 Facade Refinements

A minor amendment to the Key Worker Housing common space facade was made in order to provide a DDA compliant pivot door to the external terrace.

APPROVED

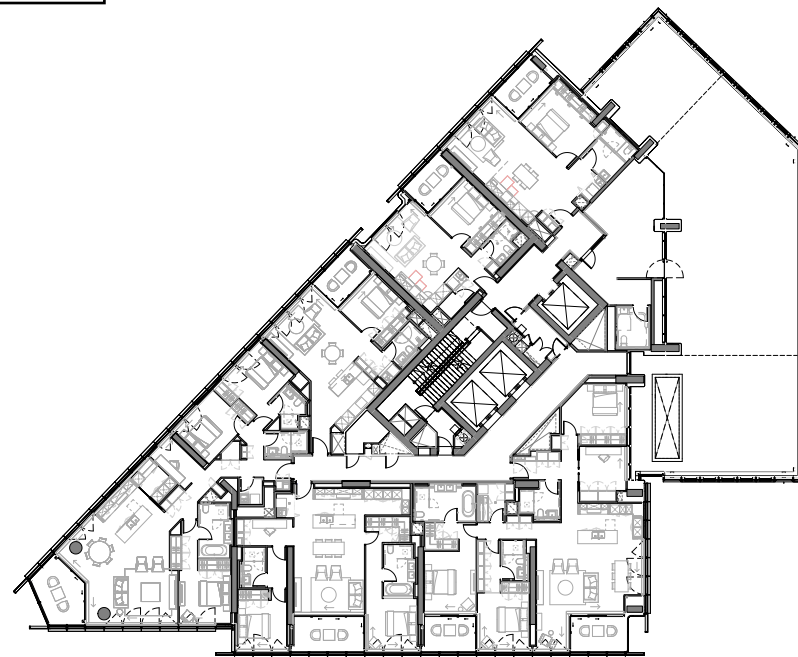


Approved P02 Plan

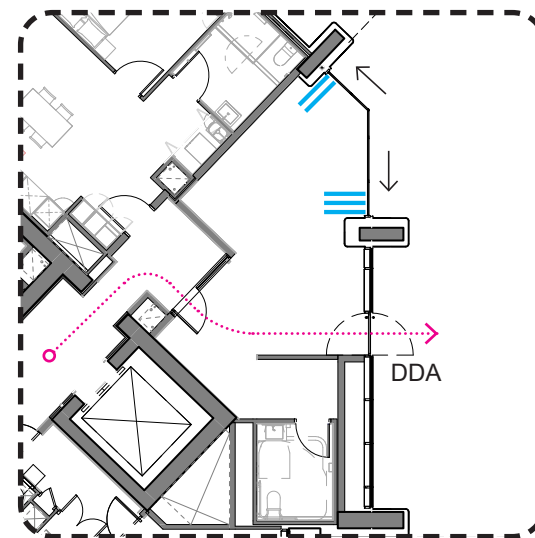


Approved P02 - Facade Layout

PROPOSED



Proposed P02 Plan



Proposed P02 - Facade Layout



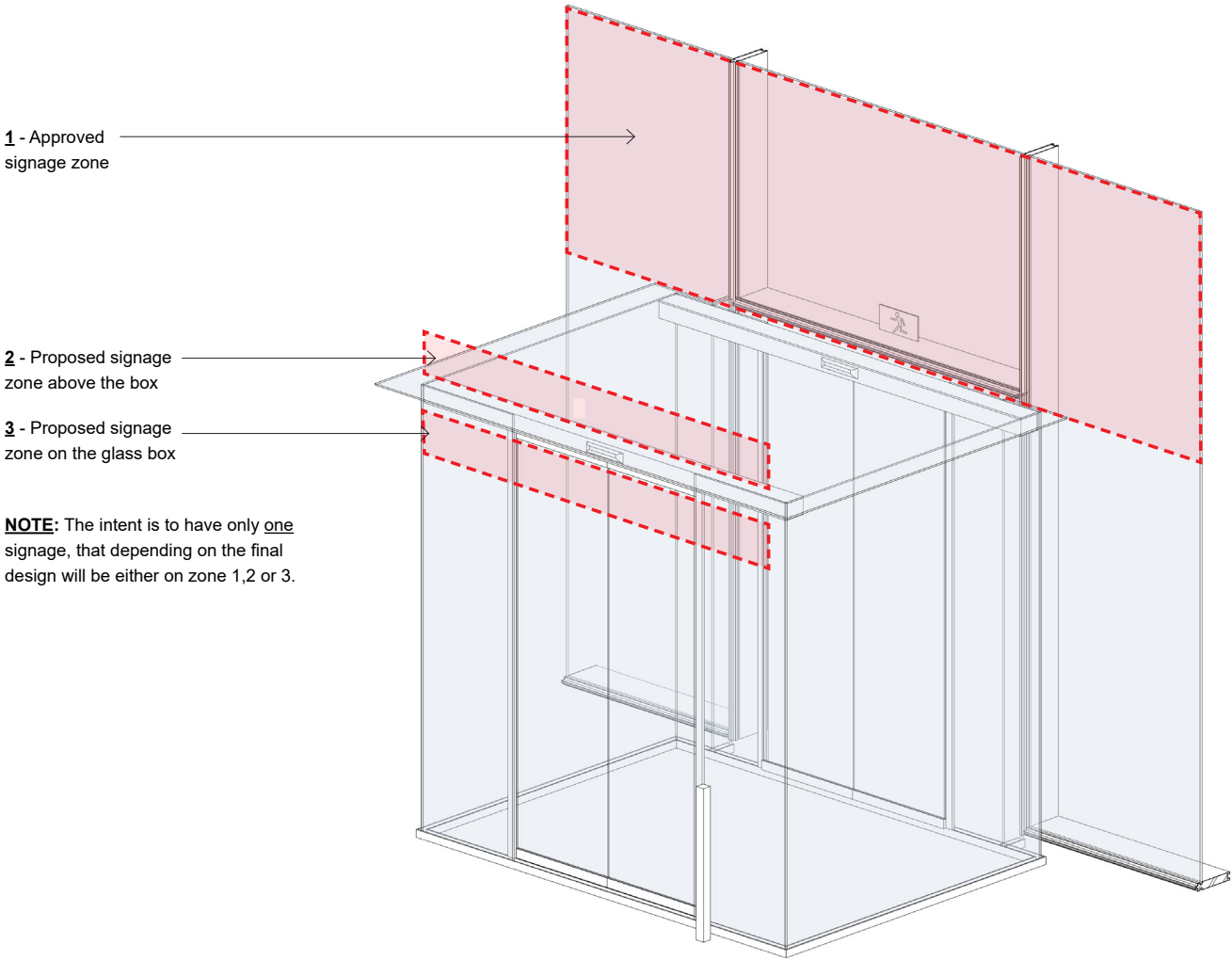
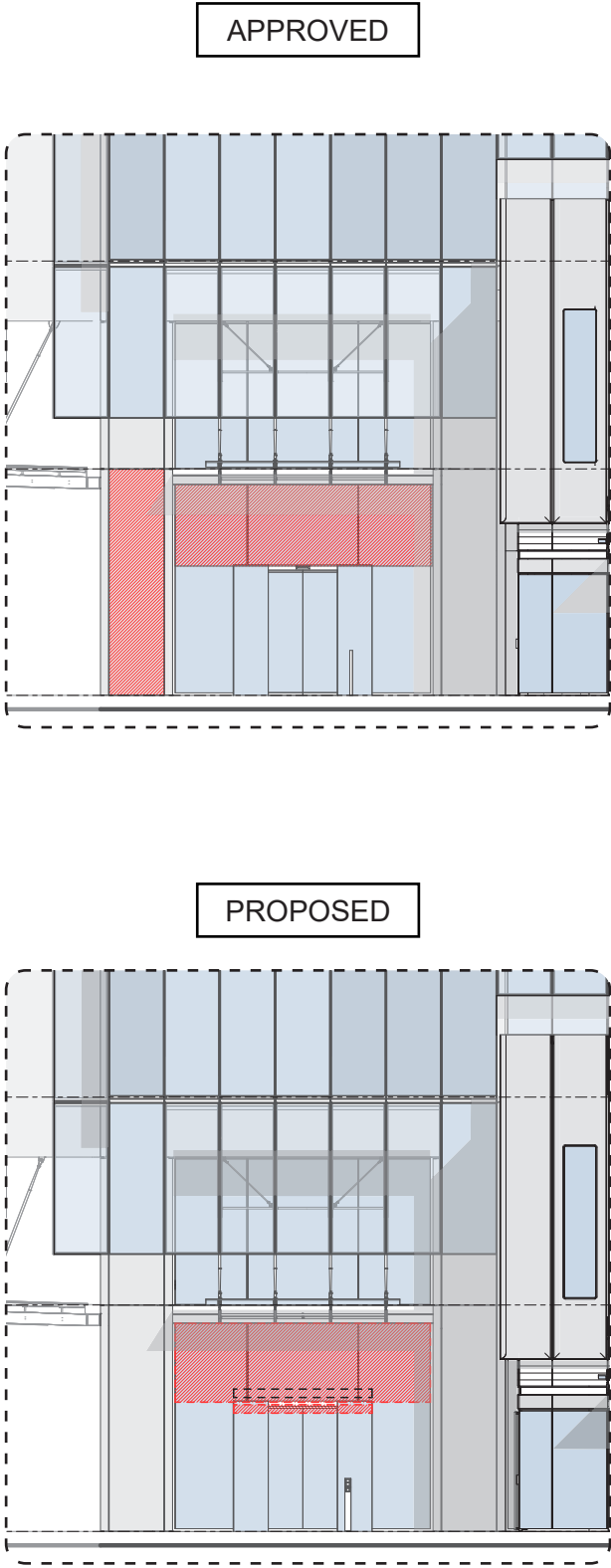
3.0 Podium Refinements

3.3 Revised Signage Zone Location - South West Facade

Further detailed development on building signage on South West facade has been undertaken and it is proposed to revise the location of the entry vestibule signage zone as shown on the right.

The already approved zone above the entry vestibule box has been extended to include a potential signage on the glass above the door. Depending on the final design the signage may be located either on the glass or above the vestibule volume.

In addition, the secondary approved signage zone located on the adjacent column is no longer deemed to be required and has been removed.



1 - Approved signage zone

2 - Proposed signage zone above the box

3 - Proposed signage zone on the glass box

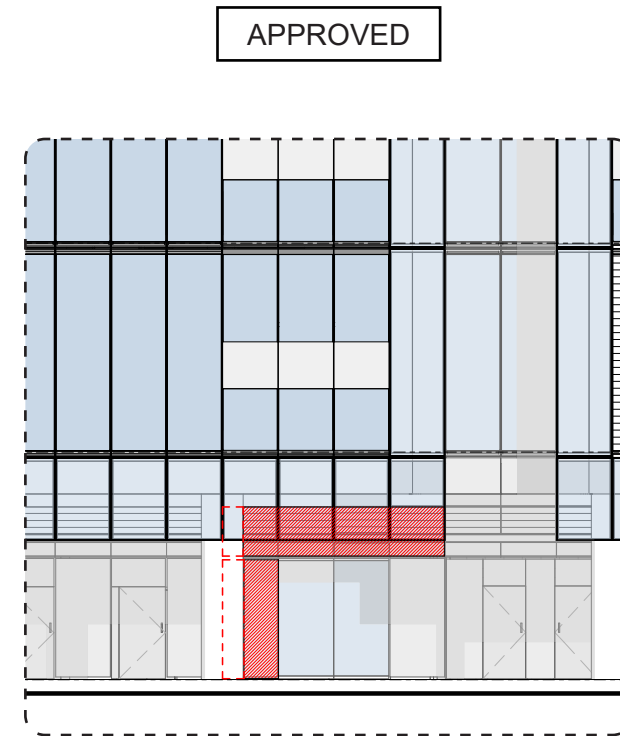
**NOTE:** The intent is to have only one signage, that depending on the final design will be either on zone 1,2 or 3.

Proposed Entry vestibule - 3D View



### 3.0 Podium Refinements

#### 3.4 Revised Signage Zone Location - East Facade

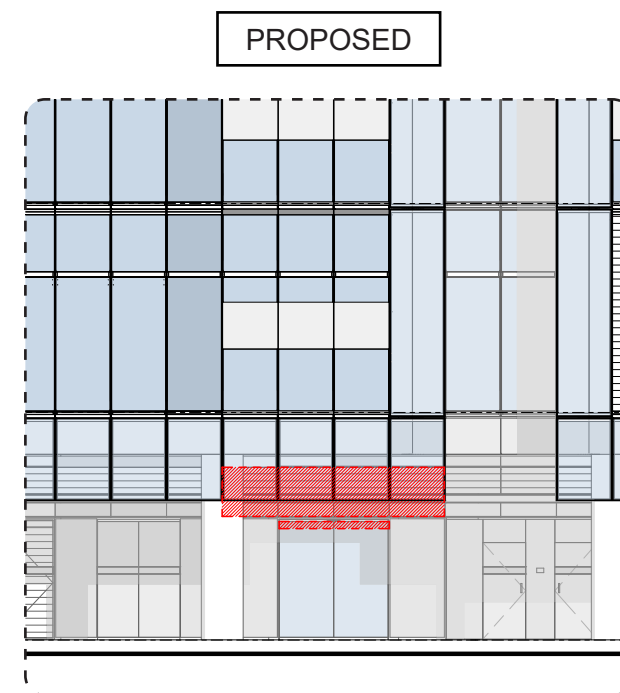


Further detailed development on building signage on East facade has been undertaken and it is proposed to revise the location of the KWH entrance signage zone as shown on the left.

The already approved zone on the opaque area has been extended to include a potential signage on the glass.

Depending on the final design the signage may be located either on the glass or on the overhead opaque zone.

In addition, the secondary approved signage zone located on the adjacent opaque panel is no longer deemed to be required and has been removed.

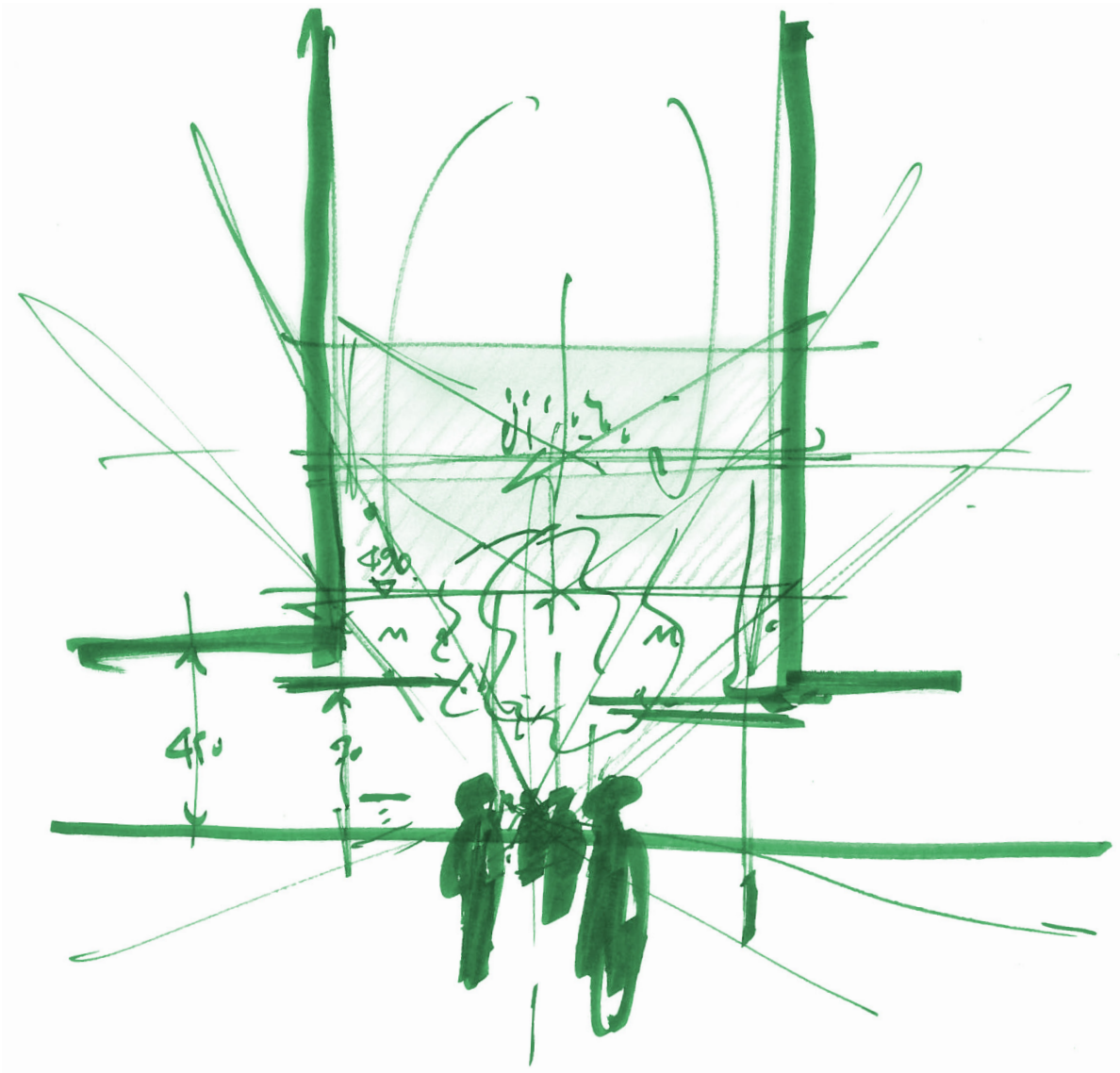




# 4.0 Design Quality, Amenities and ADG Schedules

The changes presented within this S4.55 modification (however minor in nature) do not compromise in any way the high level of design quality and amenity with the building provides for both residents and visitors, and are expected to contribute to the perceived quality and architectural merit of the One Sydney Harbour development.

Alignment with SEPP 65 requirements through compliance with the Apartment Design Guide design principles is tabulated in the following pages. These tables are supported by GFA diagrams within the accompanying architectural documentation.





DA Level	Unit	No. of Bedrooms	No. of Bathrooms	GFA (m2)	Balcony Area (m2)	Balcony Depth (m)	Master Bed Area (m2)	Additional Bed Area(s) (m2)	Minimum Bed Dimension (m)	Habitable Room Depth (m)	Living Room Width (m)	Storage Internal (m3)	Storage External (m3)	2 Hours Solar 9am-3pm (Hours)	Any Solar 9am-3pm (Hours)	Cross Ventilation	Minimum Floor to Ceiling Height (m)
26-27	DA501	4	3	218.6	12.3	2.4	34.0	16.3 - 13.4 - 11.0	3.0	4.6	5.8	17.7	0.0	6.00	6.00	DEEMED	2.7
26-27	DA502	3	3	163.1	22.8	2.5	17.9	16.3 - 16.1	3.0	7.8	4.3	13.7	0.0	5.50	5.50	DEEMED	2.7
26-27	DA503	4	3	197.8	17.2	2.5	23.6	18.8 - 18.4 - 15.1	3.2	7.1	6.8	19.1	0.0	5.50	5.50	DEEMED	2.7
26-27	DA504	3	3	180.8	28.2	2.5	38.9	20.8 - 17.7	3.0	7.5	5.7	23.8	0.0	5.50	5.50	DEEMED	2.7
25	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
25	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
25	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
25	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
25	UA505 (L22-25)	2	2	90.3	10.3	2.5	19.3	14.3	3.0	7.9	4.2	9.5	0.0	0.00	0.00	DEEMED	2.7
25	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
25	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
25	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
24	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
24	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
24	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
24	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
24	UA505 (L22-25)	2	2	90.3	10.3	2.5	19.3	14.3	3.0	7.9	4.2	9.5	0.0	0.00	0.00	DEEMED	2.7
24	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
24	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
24	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
23	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
23	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
23	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
23	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
23	UA505 (L22-25)	2	2	90.3	10.3	2.5	19.3	14.3	3.0	7.9	4.2	9.5	0.0	0.00	0.00	DEEMED	2.7
23	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
23	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
23	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
22	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
22	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
22	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
22	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
22	UA505 (L22-25)	2	2	90.3	10.3	2.5	19.3	14.3	3.0	7.9	4.2	9.5	0.0	0.00	0.00	DEEMED	2.7
22	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
22	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
22	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
21	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
21	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
21	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
21	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
21	UA505 (L18-21)	2	2	90.4	10.3	2.5	17.6	14.5	3.0	7.9	4.2	5.2	2.8	0.00	0.00	DEEMED	2.7
21	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
21	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
21	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
20	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
20	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
20	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
20	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
20	UA505 (L18-21)	2	2	90.4	10.3	2.5	17.6	14.5	3.0	7.9	4.2	5.2	2.8	0.00	0.00	DEEMED	2.7
20	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
20	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
20	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
19	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
19	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
19	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
19	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
19	UA505 (L18-21)	2	2	90.4	10.3	2.5	17.6	14.5	3.0	7.9	4.2	5.2	2.8	0.00	0.00	DEEMED	2.7
19	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
19	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
19	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7
18	UA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
18	UA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
18	UA503	1	1	54.1	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.25	2.25	DEEMED	2.7
18	UA504	1	1	61.0	8.1	2.4	12.9	N/A	3.2	6.0	3.7	3.8	2.2	3.00	3.00	DEEMED	2.7
18	UA505 (L18-21)	2	2	90.4	10.3	2.5	17.6	14.5	3.0	7.9	4.2	5.2	2.8	0.00	0.00	DEEMED	2.7
18	UA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
18	UA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
18	UA508	2	2	109.0	11.2	2.5	20.7	12.5	3.1	8.1	4.5	7.2	0.8	5.50	5.50	DEEMED	2.7



DA Level	Unit	No. of Bedrooms	No. of Bathrooms	GFA (m2)	Balcony Area (m2)	Balcony Depth (m)	Master Bed Area (m2)	Additional Bed Area(s) (m2)	Minimum Bed Dimension (m)	Habitable Room Depth (m)	Living Room Width (m)	Storage Internal (m3)	Storage External (m3)	2 Hours Solar 9am-3pm (Hours)	Any Solar 9am-3pm (Hours)	Cross Ventilation	Minimum Floor to Ceiling Height (m)
17	LO501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
17	LO502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
17	LO503	1	1	54.0	8.1	2.4	12.6	N/A	3.1	7.2	4.4	4.4	1.6	2.00	2.00	DEEMED	2.7
17	LO504	1	1	52.6	8.1	2.4	13.0	N/A	3.2	6.0	3.7	3.3	2.7	2.75	2.75	DEEMED	2.7
17	LO505	2	1	72.5	10.3	2.5	14.5	12.0	3.0	6.8	4.2	5.4	2.6	0.00	0.00	DEEMED	2.7
17	LO506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
17	LO507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
17	LO508	2	2	109.0	11.2	2.5	20.2	12.5	3.1	8.1	4.5	8.1	0.0	4.50	4.50	DEEMED	2.7
16	MA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
16	MA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
16	MA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
16	MA504	1	1	51.9	8.1	2.4	13.1	N/A	3.2	4.9	3.8	6.7	0.0	2.00	2.00	DEEMED	2.7
16	MA505	2	1	73.8	10.3	2.5	14.1	11.3	3.0	6.8	4.0	5.1	2.9	0.00	0.00	DEEMED	2.7
16	MA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
16	MA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
16	MA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
15	MA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
15	MA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
15	MA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
15	MA504	1	1	51.9	8.1	2.4	13.1	N/A	3.2	4.9	3.8	6.7	0.0	2.00	2.00	DEEMED	2.7
15	MA505	2	1	73.8	10.3	2.5	14.1	11.3	3.0	6.8	4.0	5.1	2.9	0.00	0.00	DEEMED	2.7
15	MA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
15	MA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
15	MA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
14	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
14	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
14	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
14	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
14	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
14	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
14	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
14	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
13	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
13	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
13	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
13	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
13	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
13	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
13	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
13	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
12	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
12	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
12	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
12	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
12	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
12	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
12	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
12	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
11	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
11	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
11	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
11	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
11	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
11	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
11	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
11	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
10	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
10	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
10	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
10	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
10	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
10	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
10	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
10	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
09	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
09	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
09	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
09	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
09	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
09	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
09	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
09	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7



DA Level	Unit	No. of Bedrooms	No. of Bathrooms	GFA (m2)	Balcony Area (m2)	Balcony Depth (m)	Master Bed Area (m2)	Additional Bed Area(s) (m2)	Minimum Bed Dimension (m)	Habitable Room Depth (m)	Living Room Width (m)	Storage Internal (m3)	Storage External (m3)	2 Hours Solar 9am-3pm (Hours)	Any Solar 9am-3pm (Hours)	Cross Ventilation	Minimum Floor to Ceiling Height (m)
08	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	DEEMED	2.7
08	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	DEEMED	2.7
08	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	DEEMED	2.7
08	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	DEEMED	2.7
08	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	DEEMED	2.7
08	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	DEEMED	2.7
08	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	DEEMED	2.7
08	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	DEEMED	2.7
07	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
07	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
07	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
07	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
07	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
07	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
07	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
07	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
06	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
06	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
06	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
06	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
06	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
06	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
06	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
06	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
05	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
05	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
05	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
05	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
05	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
05	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
05	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
05	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
04	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
04	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
04	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
04	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
04	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
04	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
04	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
04	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
03	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
03	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
03	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
03	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
03	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
03	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
03	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
03	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
02	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
02	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
02	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
02	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
02	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
02	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
02	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
02	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
01	LA501	3	3	150.3	12.3	2.4	18.0	13.7 - 12.4	3.1	6.7	5.9	8.2	1.8	4.50	4.50	YES	2.7
01	LA502	1	1	62.4	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	2.25	2.25	NO	2.7
01	LA503	1	1	53.9	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	2.00	2.00	NO	2.7
01	LA504	1	1	51.8	8.1	2.4	13.2	N/A	3.2	4.9	4.4	6.5	0.0	0.00	1.50	YES	2.7
01	LA505	2	1	72.5	10.3	2.5	14.5	12.1	3.0	6.0	4.2	8.7	0.0	0.00	0.00	YES	2.7
01	LA506	2	2	103.5	8.5	2.5	16.7	10.4	3.0	7.3	6.8	6.8	1.2	4.75	4.75	YES	2.7
01	LA507	1	1	68.0	8.3	2.5	14.5	N/A	3.1	8.4	3.6	6.0	0.0	4.75	4.75	PLENUM	2.7
01	LA508	2	2	109.0	11.2	2.5	19.9	12.5	3.1	8.1	4.5	7.1	0.9	4.50	4.50	NO	2.7
P2	PO501	3	3	151.2	12.3	2.4	17.8	13.7 - 12.4	3.1	6.7	5.9	13.5	0.0	4.50	4.50	YES	2.7
P2	PO502	1	1	62.9	8.0	2.4	12.0	N/A	3.0	8.0	4.5	3.9	2.1	0.00	1.50	NO	2.7
P2	PO503 (L02)	1	1	54.2	8.0	2.4	12.4	N/A	3.1	6.0	4.4	7.9	0.0	0.00	1.25	NO	2.7
P2	PO504 (L02)	1	1	66.5	8.1	2.4	16.0	N/A	3.0	7.4	4.4	6.3	0.0	0.00	1.50	YES	2.7
P2	PO505	3	3	166.2	16.8	2.5	19.2	18.8 - 14.3	3.2	7.1	5.6	23.6	0.0	4.75	4.75	YES	2.7
P2	PO506	2	2	109.0	11.2	2.5	20.2	12.5	3.1	8.1	4.5	8.1	0.0	4.50	4.50	NO	2.7
P1	PO503 (L01)	1	1	51.8	8.0	2.6	11.6	N/A	3.0	6.0	4.3	6.1	0.0	0.00	1.25	NO	2.7
P1	PO504 (L01)	1	1	72.3	8.0	2.4	15.8	N/A	3.0	7.1	4.2	7.5	0.0	0.00	1.25	YES	2.7





Renzo Piano



Emanuela Baglietto