

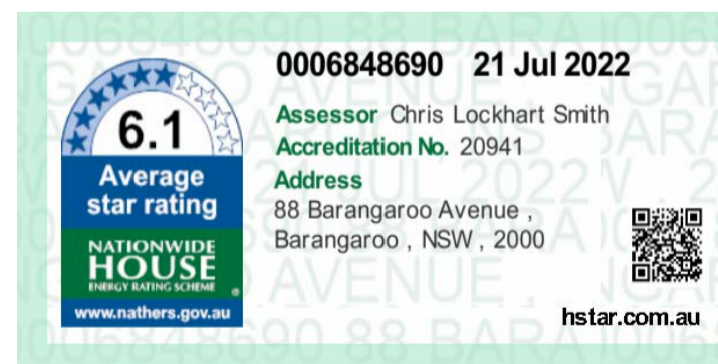
ONE SYDNEY HARBOUR BARANGAROO SOUTH



STAGE 1B - Building R5 SECTION 4.55 APPLICATION

ARCHITECTURAL DRAWINGS

BR5_ASD_PA1_0000	TITLE SHEET & DRAWING LIST
BR5_ASD_PA1_0002	SITE PLAN
BR5_ASD_PA1_0005	THERMAL PERFORMANCE ASSESSMENT
BR5_ASD_PA1_2000	PLAN GROUND LEVEL 00
BR5_ASD_PA1_2001	PLAN PODIUM LEVEL P1
BR5_ASD_PA1_2002	PLAN PODIUM LEVEL P2
BR5_ASD_PA1_3026	PLAN SKYHOMES LEVEL 26
BR5_ASD_PA1_4001	ELEVATION NORTH - WEST (PARK)
BR5_ASD_PA1_4002	ELEVATION EAST (HICKSON ROAD)
BR5_ASD_PA1_4003	ELEVATION SOUTH (WATERMANS QUAY)
BR5_ASD_PA1_4004	ELEVATION SOUTH-WEST (WATERMANS QUAY)
BR5_ASD_PA1_4005	NORTH - WEST ENLARGED ELEVATION (PARK) - LOW RISE
BR5_ASD_PA1_4007	EAST ENLARGED ELEVATION (HICKSON ROAD) - LOW RISE
BR5_ASD_PA1_4201	SIGNAGE ZONE - SOUTH WEST ELEVATION
BR5_ASD_PA1_4202	SIGNAGE ZONE - EAST ELEVATION (HICKSON ROAD)



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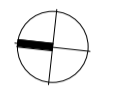
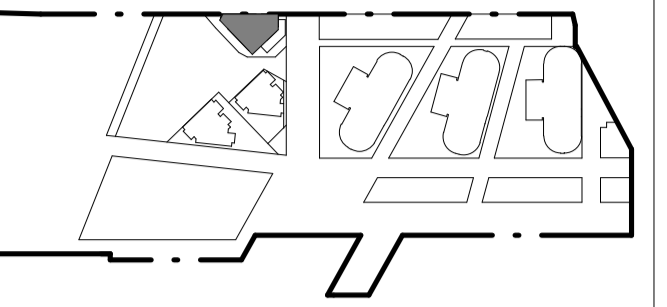


R5
TITLE SHEET & DRAWING LIST

Drawing: BR5_ASD_PA1_0000
Date: 15 JULY 2022 Revision: 22
Drawn: GPL Checked: NPM
SECTION 4.55

HICKSON ROAD

KEY PLAN



LEGEND

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

WATERMANS QUAY

R4A AND R4B BUILDINGS
SUBJECT TO SEPARATE DA

6.1
Average star rating

NATIONWIDE HOUSE
www.nathars.gov.au

0006848690 21 Jul 2022

Assessor: Chris Lockhart Smith
Accreditation No. 20941
Address: 88 Barangaroo Avenue, Barangaroo, NSW, 2000

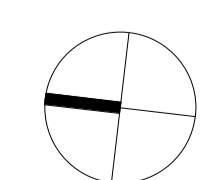
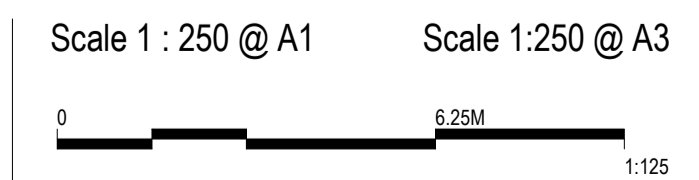
hstar.com.au

ABSA
Accreditation No. 20941

Accreditation Period: 31/03/2022-31/03/2023
Assessor Name: Christopher Lockhart Smith
Assessor Number: 20941

BARANGAROO AVENUE

R5
SITE PLAN



Drawing: BR5_ASD_PA1_0002
Date: 15 JULY 2022 Revision: 24
Drawn: GPL Checked: NPM
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BASIX Design Specification

Design Specification - FABRIC

External Walls:

A minimum of R2.0 insulation added to Concrete Block Walls to give a Total R-Value of R2.3 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:

No thermal insulation required to walls between apartments and internal corridors.

Internal Walls to Adjoining Apartment:

No thermal insulation required to walls between apartments.

Wall Heights:

Floor to ceiling heights as indicated on the architectural drawings received (2700mm typically and 3000mm for Podium 2 as well as L24 and above).

Roof Type:

R2.5 insulation to be added to all skyhomes below roof or where there is an exposed concrete terrace (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 room 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 and living areas
- Ceramic tiles to the kitchens/bathrooms/laundry areas.

All other apartments:

- Carpet to all bedrooms
- Timber floor boards to the living areas (including kitchens); and
- Ceramic tiles to the bathrooms and laundry areas.

Windows and Glazed Doors (Fixed and/or Operable):

Open Cavity Façade with blinds

Summer: **U-Value of 2.2 W/m².K and an SHGC of 0.12**

Winter: **U-Value of 2.4 W/m².K and an SHGC of 0.37**

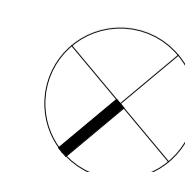
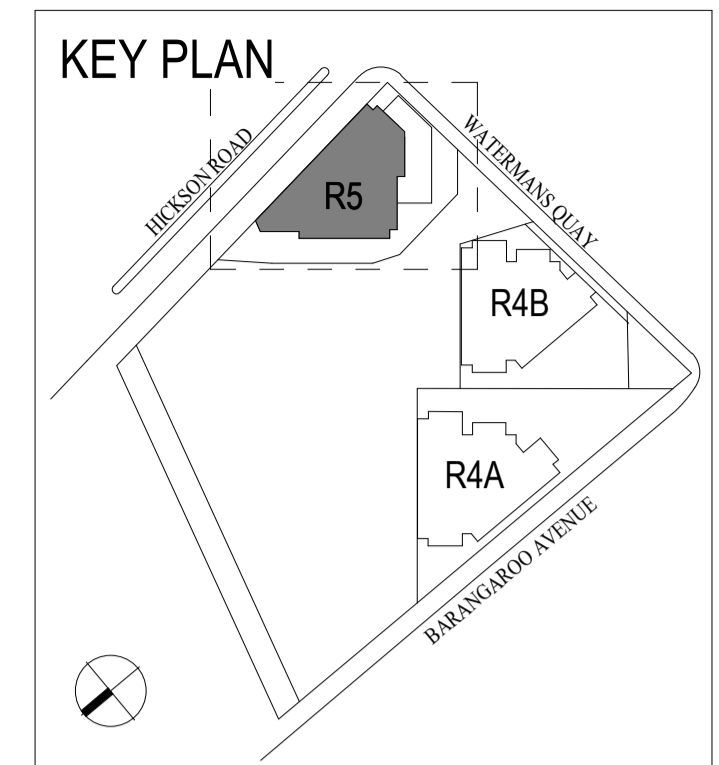
Open Cavity Façade with no blinds: U-Value of 2.2 W/m².K and an SHGC of 0.37

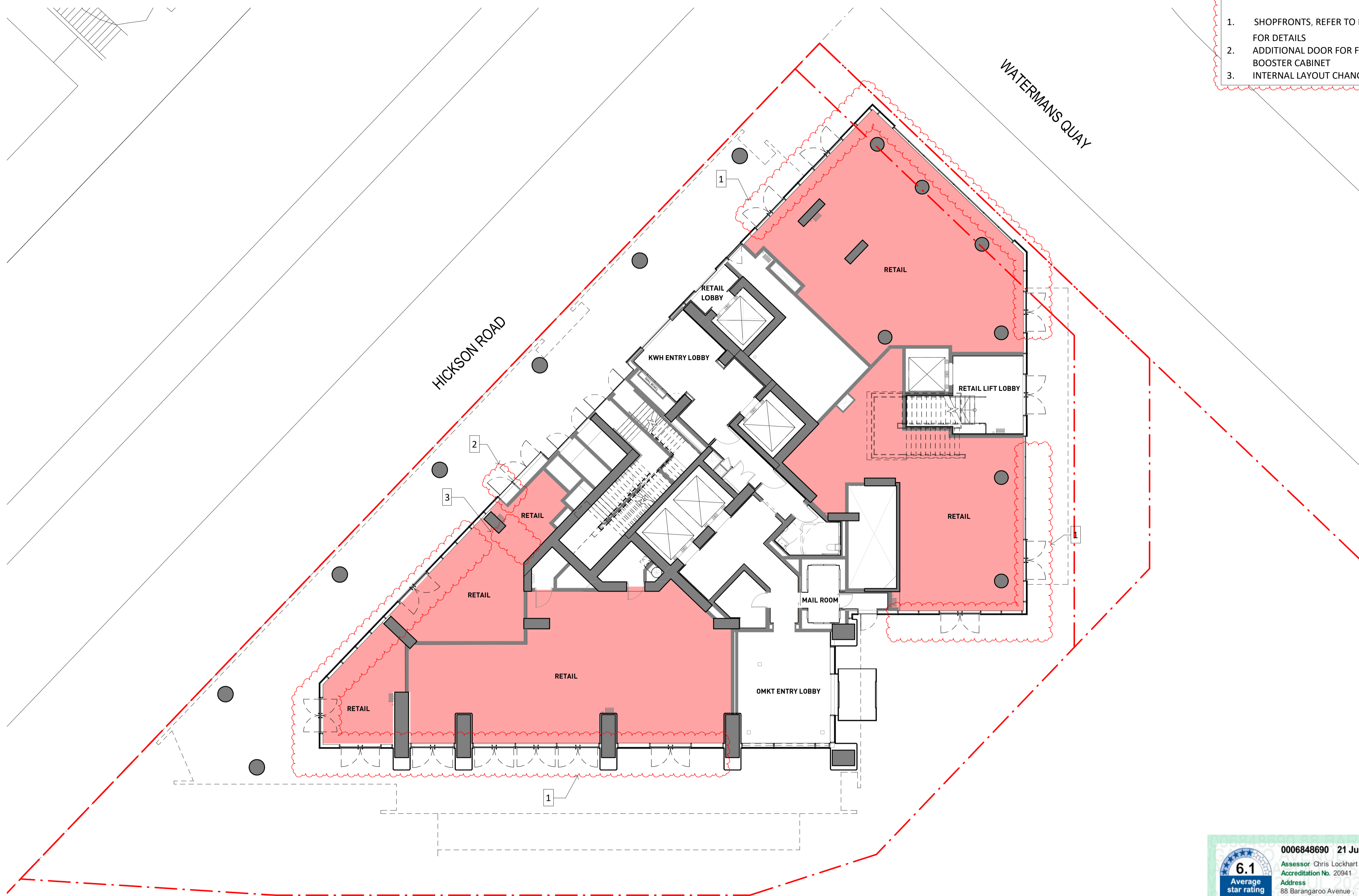
Sliding Doors: U-Value of 3.5 W/m².K and an SHGC of 0.52

Fixed double-glazed units: U-Value of 2.7 W/m².K and an SHGC of 0.48

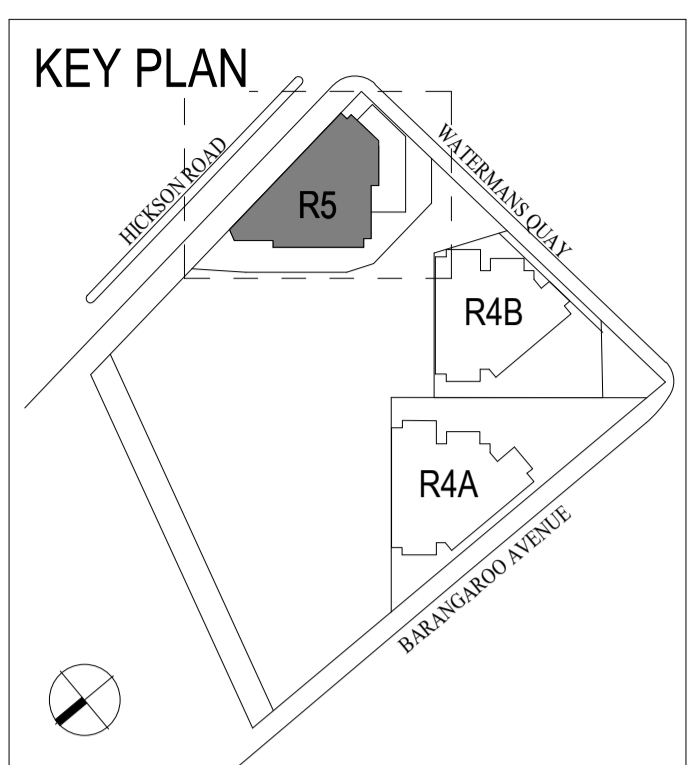
All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.





- MODIFICATIONS:**
1. SHOPFRONTS, REFER TO ELEVATIONS FOR DETAILS
 2. ADDITIONAL DOOR FOR FIRE BOOSTER CABINET
 3. INTERNAL LAYOUT CHANGE



- 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
 - BUILDING ENVELOPE TOWER BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER
 - OPAQUE FACADE

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.

REFER TO ELEVATIONS FOR OVERALL SHOPFRONTS

FINAL FITOUT AND USE OF 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

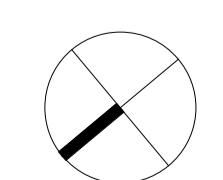
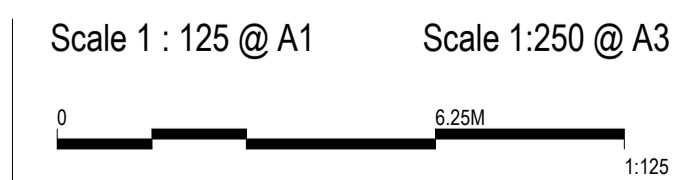


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R5
 PLAN GROUND LEVEL 00



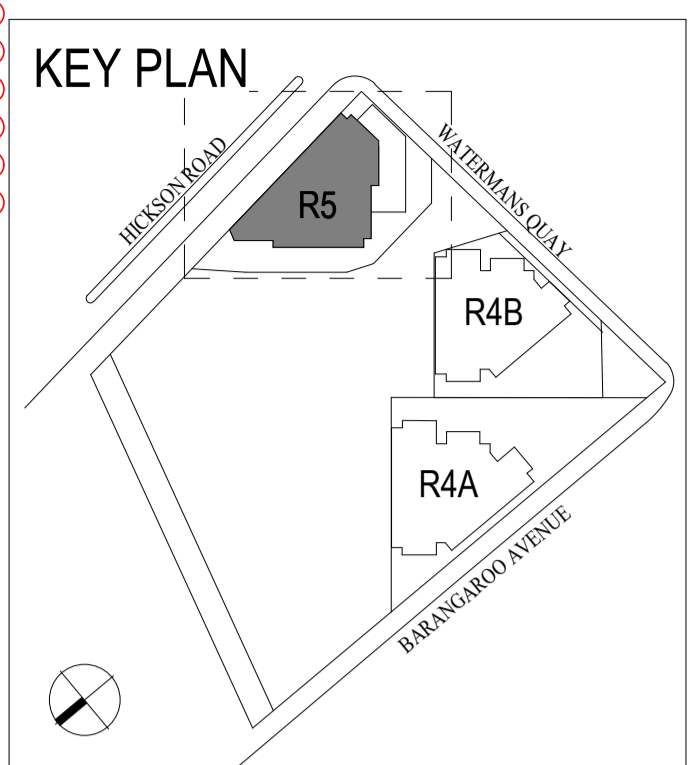
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 Date: 15 JULY 2022 Revision: 25
 Drawn: GPL Checked: NPM
 SECTION 4.55

PO5-04

PO5-03

MODIFICATIONS:

1. LOUVRE AT L1 RETAIL



- 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
 - BUILDING ENVELOPE TOWER BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER
 - OPAQUE FACADE

NOTES

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

SERVICES LAYOUTS IN PLANT ROOMS SUBJECT TO DETAILED DESIGN

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



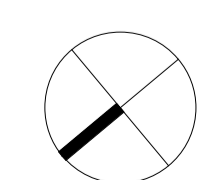
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R5
 PLAN PODIUM LEVEL P1

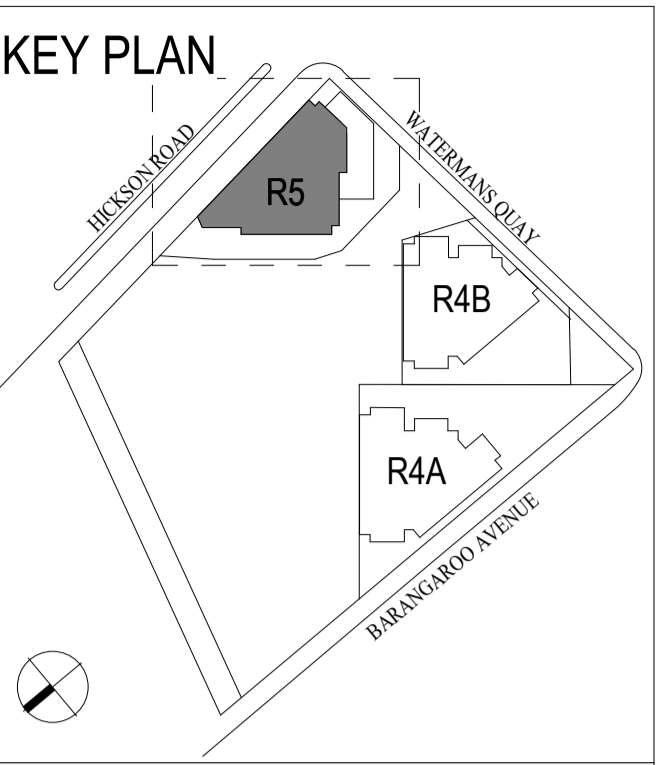
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Drawing: BR5_ASD_PA1_2001
 Date: 15 JULY 2022 Revision: 23
 Drawn: GPL Checked: NPM
 SECTION 4.55

MODIFICATIONS:

- FACADE PANELS REMOVED FOR THE BBQ



- 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
 - BUILDING ENVELOPE TOWER BOUNDARY
 - DEVELOPMENT APPLICATION BOUNDARY
 - LINE OF BUILDING OVER
 - OPAQUE FACADE

NOTES

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

ALL WINDOWS TO HABITABLE AREAS TO BE OPERABLE UNLESS NOTED OTHERWISE

REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.

0006848690 21 Jul 2022

6.1 Average star rating

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 Accreditation No. 20941
 Address: 88 Barangaroo Avenue, Barangaroo, NSW, 2000

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PO5-04

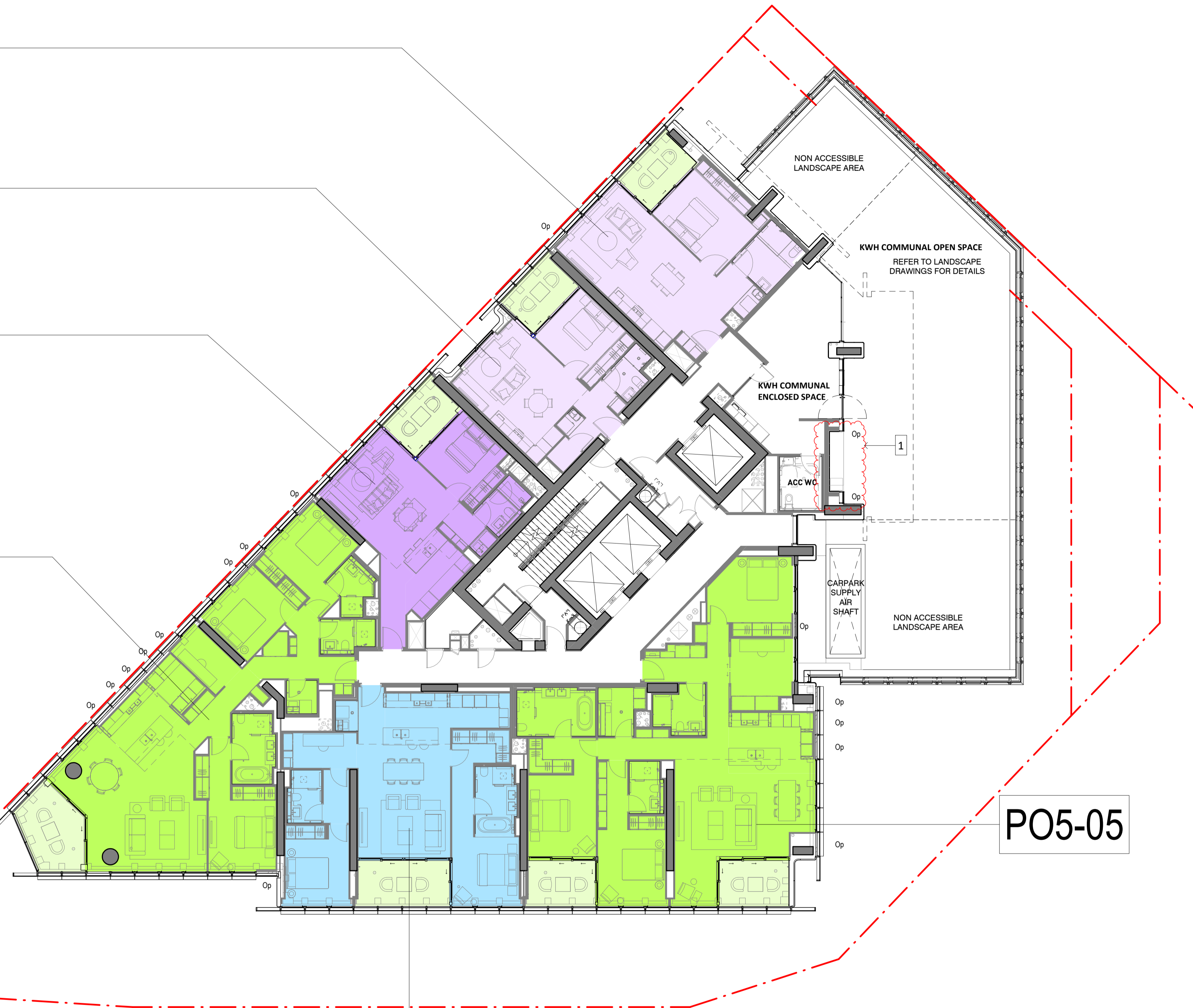
PO5-03

PO5-02

PO5-01

PO5-05

PO5-06

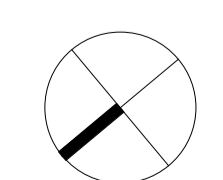
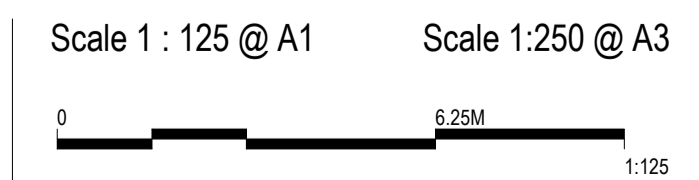


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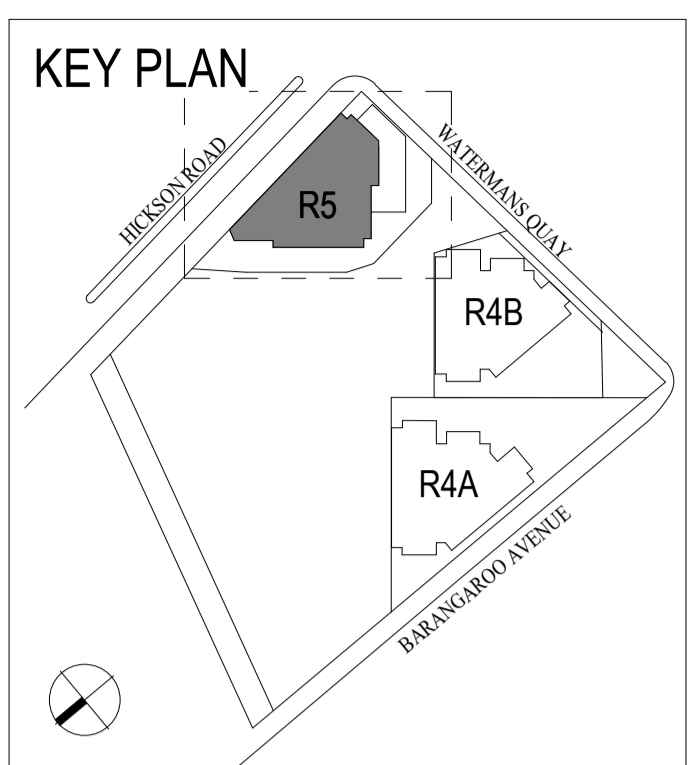
R5
 PLAN PODIUM LEVEL P2



Drawing: BR5_ASD_PA1_2002
 Date: 15 JULY 2022 Revision: 23
 Drawn: GPL Checked: NPM
 SECTION 4.55

MODIFICATIONS:

- CHANGE TO SLIDING DOOR



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
	BUILDING ENVELOPE TOWER BOUNDARY
	DEVELOPMENT APPLICATION BOUNDARY
	LINE OF BUILDING OVER
	OPAQUE FACADE

NOTES

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

ALL WINDOWS TO HABITABLE AREAS TO BE OPERABLE UNLESS NOTED OTHERWISE

REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF EXTERNAL LANDSCAPING.

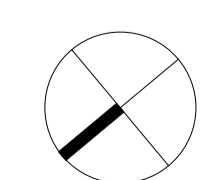
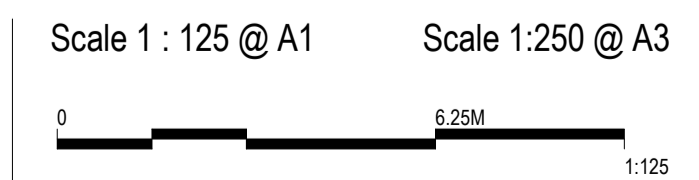


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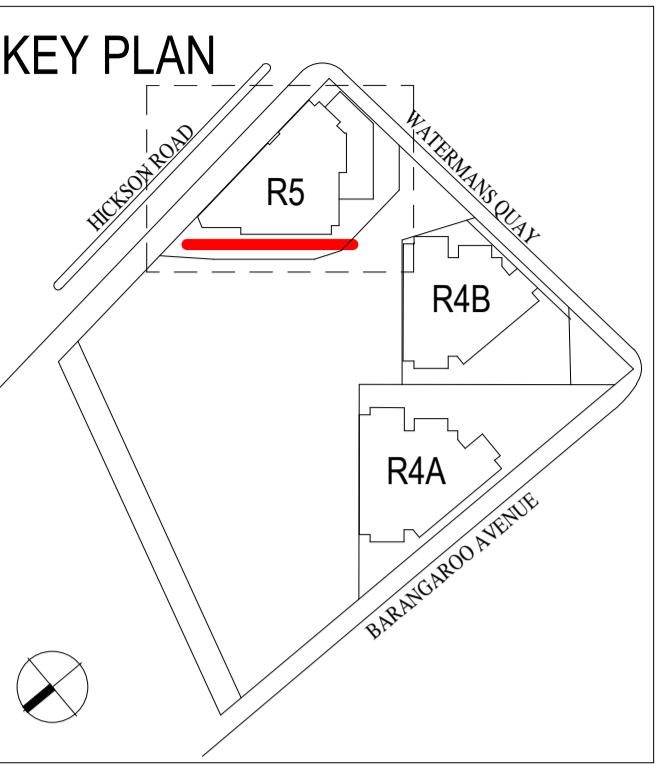
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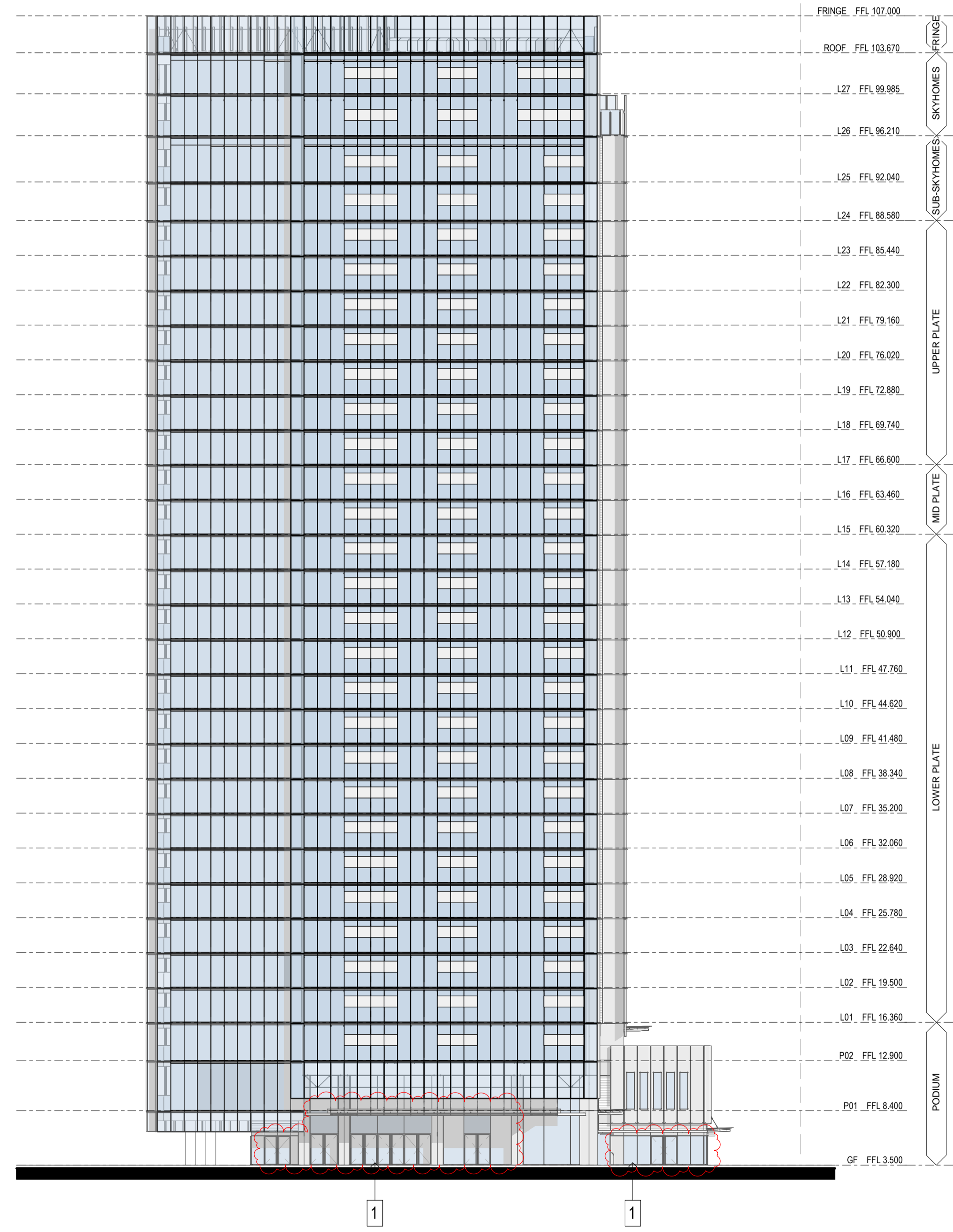
R5
 PLAN SKYHOMES LEVEL 26



Drawing: BR5_ASD_PA1_3026
 Date: 15 JULY 2022 Revision: 22
 Drawn: GPL Checked: NPM
 SECTION 4.55



MODIFICATION:
1. INSTALLATION OF RETAIL SHOPFRONTS

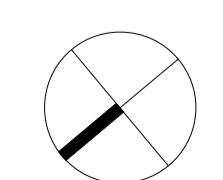
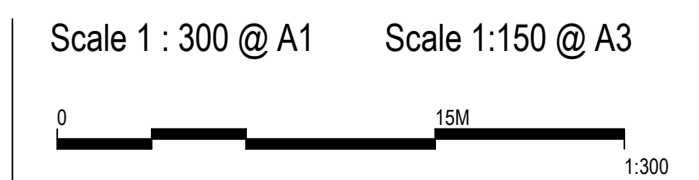


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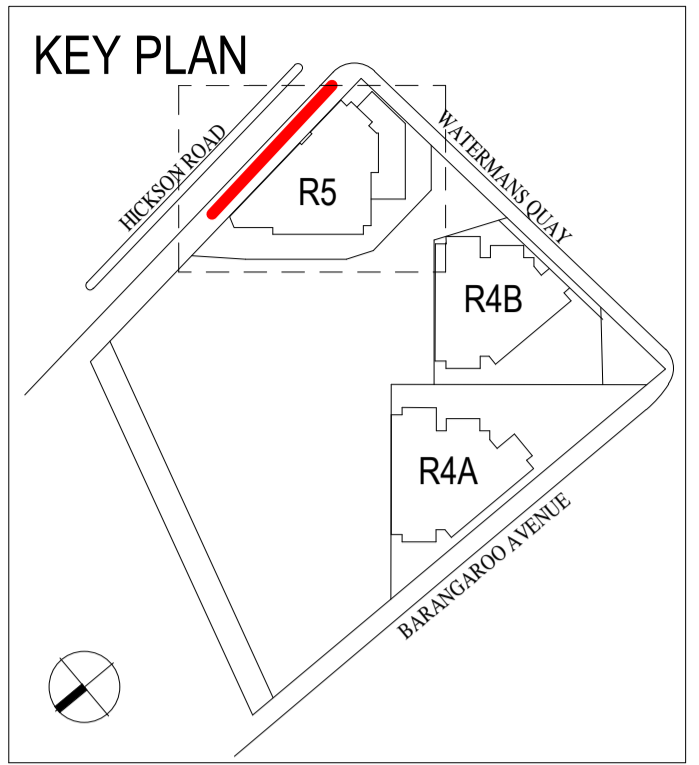
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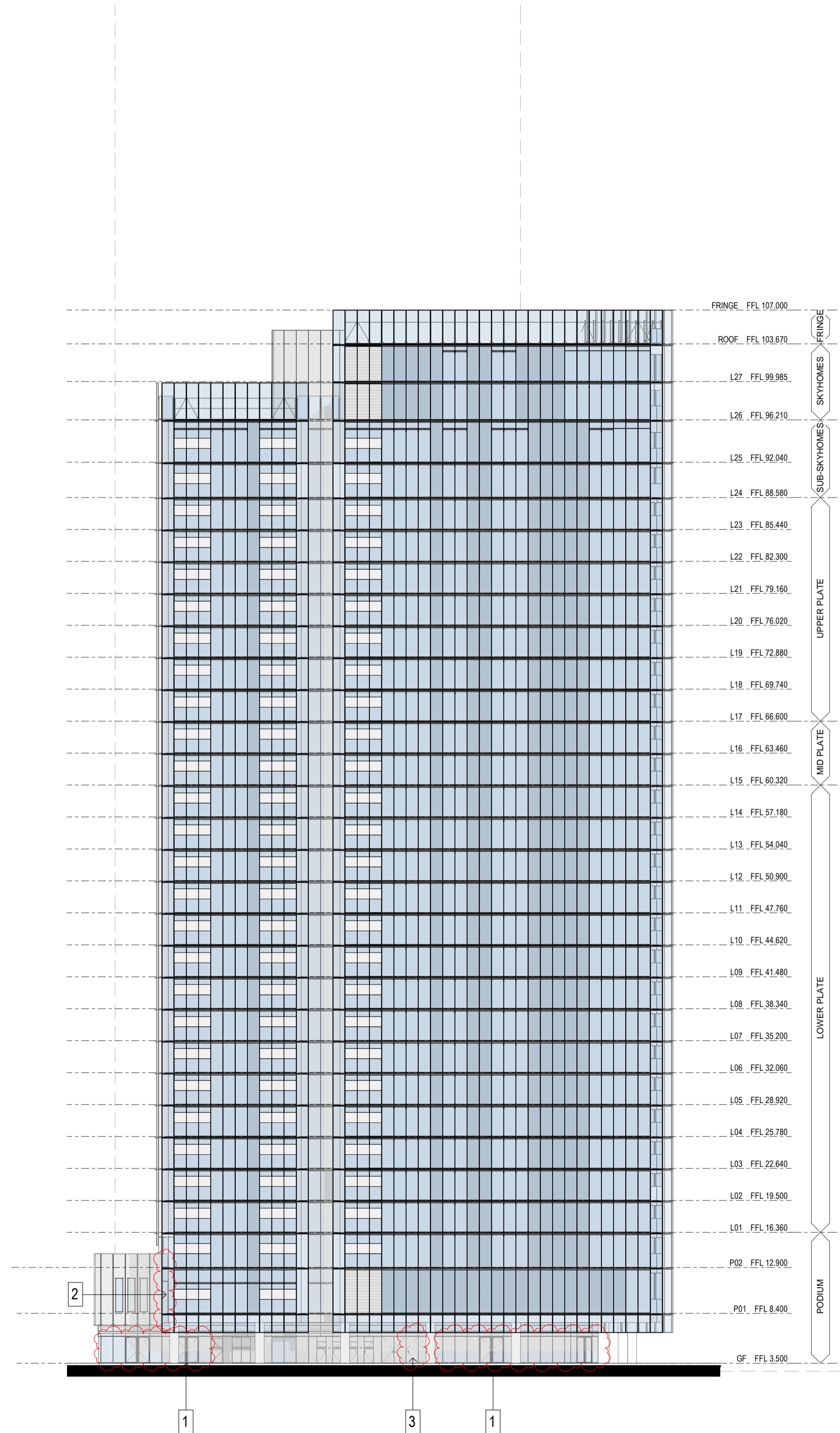
R5
ELEVATION NORTH - WEST (PARK)



Drawing: BR5_ASD_PA1_4001
Date: 15 JUL 2022 Revision: 22
Drawn: MT Checked: MC
SECTION 4.55



- MODIFICATION:**
1. INSTALLATION OF RETAIL SHOPFRONTS
 2. LOUVRE AT L1 RETAIL
 3. ADDITIONAL DOOR FOR FIRE BOOSTER CABINET



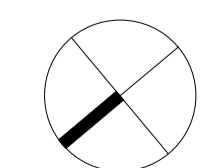
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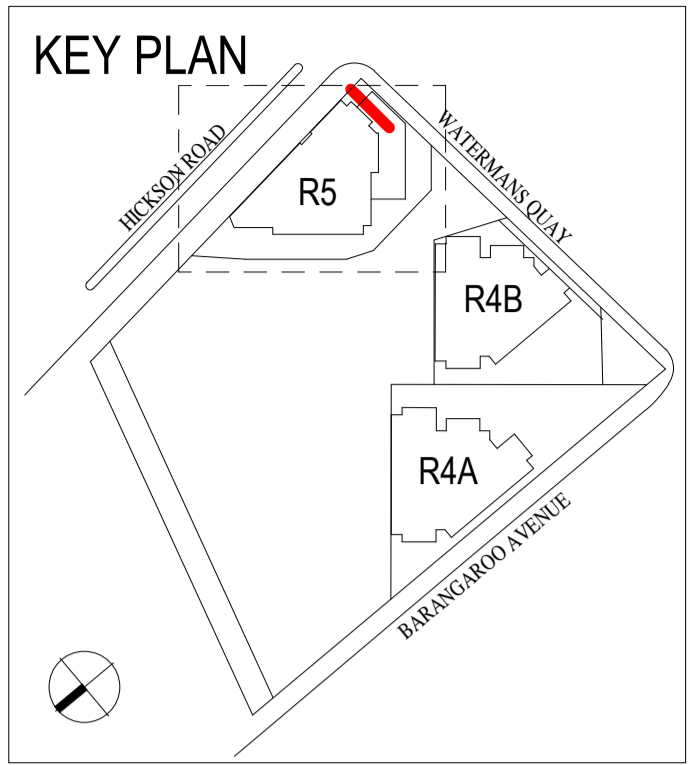


R5
 ELEVATION EAST (HICKSON ROAD)

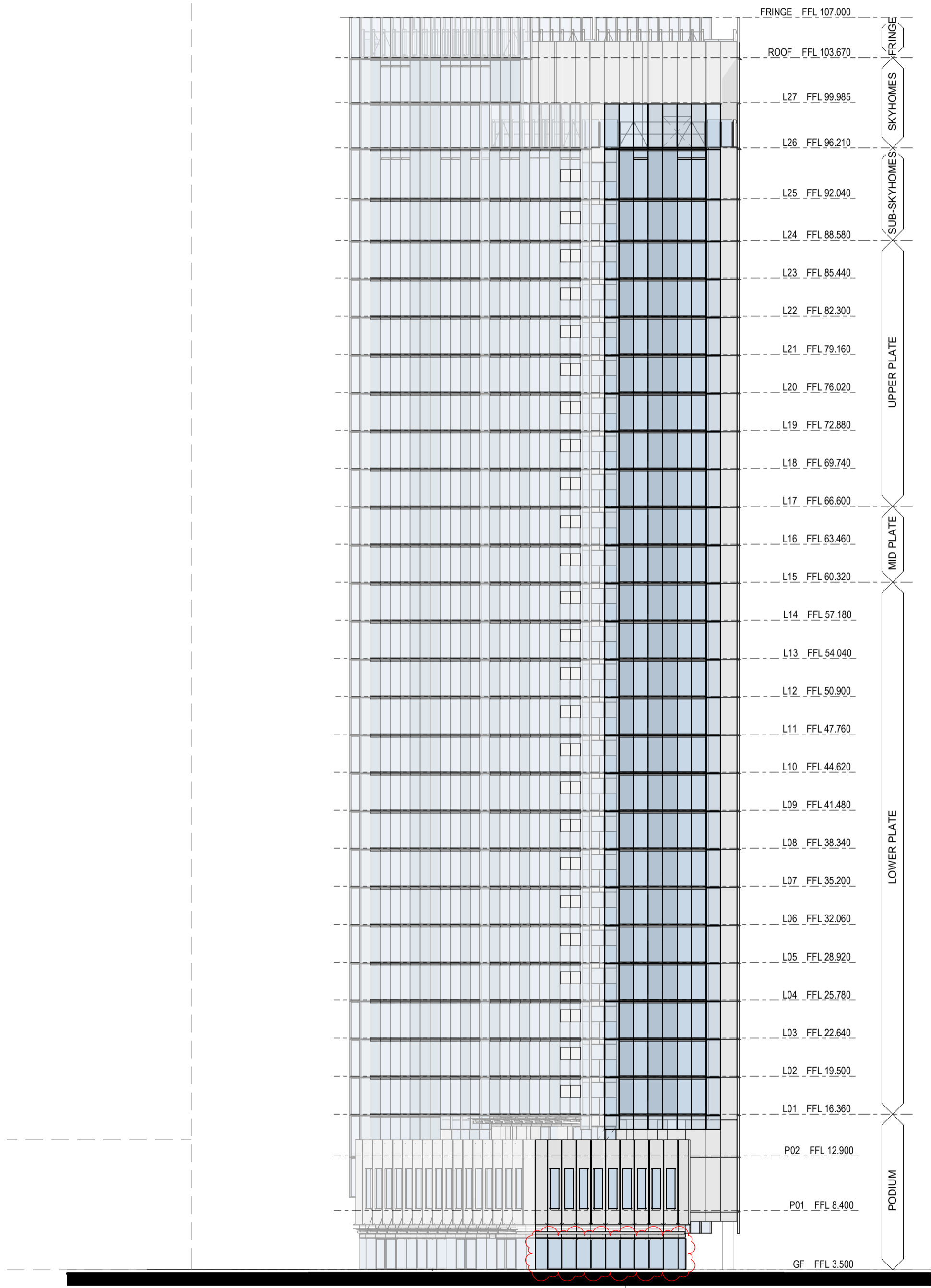
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Drawing: BR5_ASD_PA1_4002
 Date: 15 JUL 2022 Revision: 23
 Drawn: MT Checked: MC
 SECTION 4.55



MODIFICATION:
1. INSTALLATION OF RETAIL SHOPFRONTS



1

6.1
Average star rating
NATIONWIDE HOUSE
www.nathouse.gov.au

0006848690 21 Jul 2022
Assessor: Chris Lockhart Smith
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ABSA
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Accreditation Period: 31/03/2022-31/03/2023
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Assessor Number: 20941

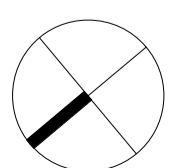
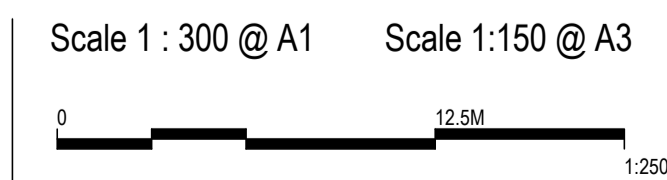


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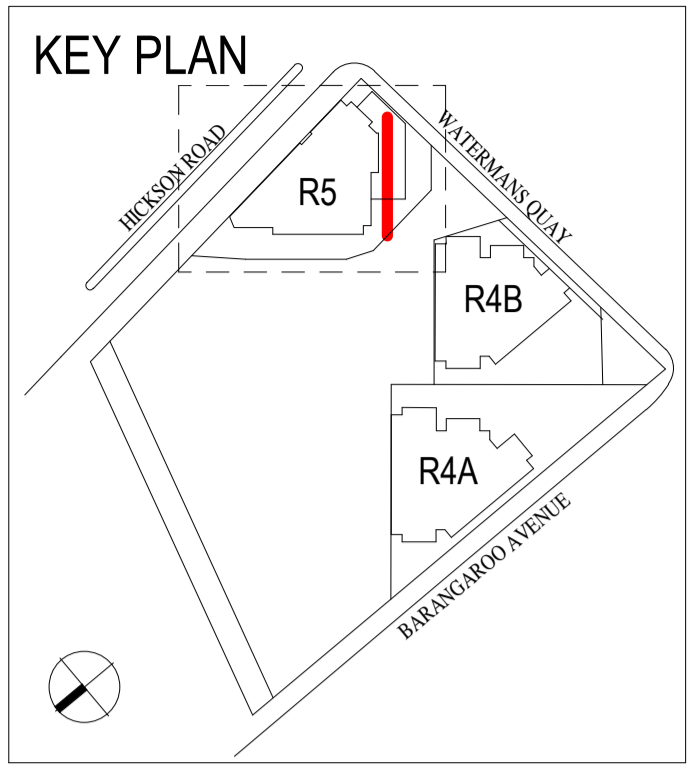
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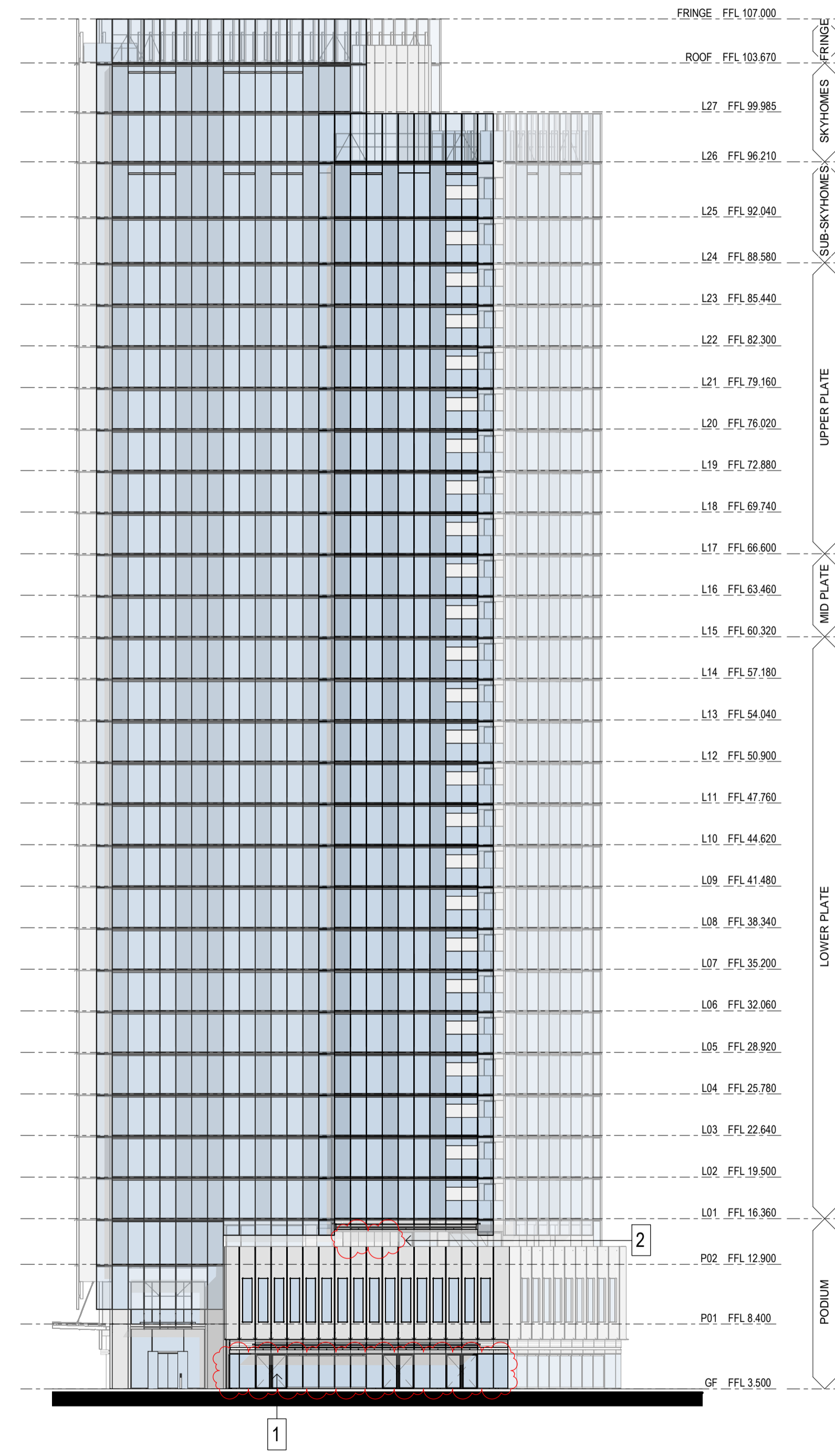
R5
ELEVATION SOUTH (WATERMANS QUAY)



Drawing: BR5_ASD_PA1_4003
Date: 15 JUL 2022 Revision: 22
Drawn: MT Checked: MC
SECTION 4.55



- MODIFICATION:**
1. INSTALLATION OF RETAIL SHOPFRONTS
 2. FACADE PANELS REMOVED FOR THE BBQ

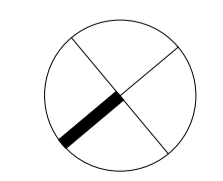
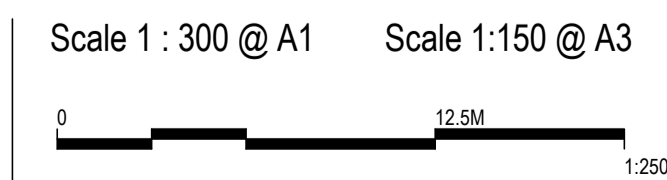


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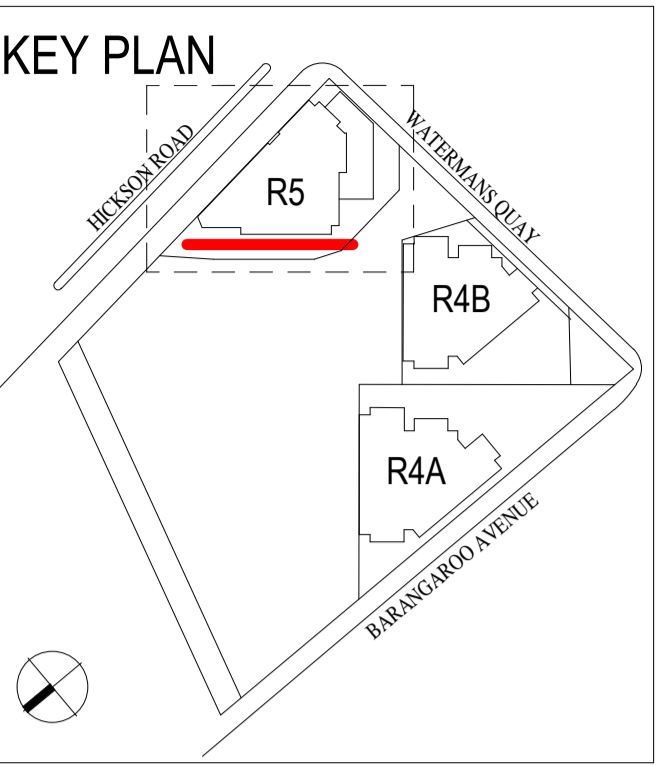
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 trading as PTW Architects D Jones Architect No. 4778



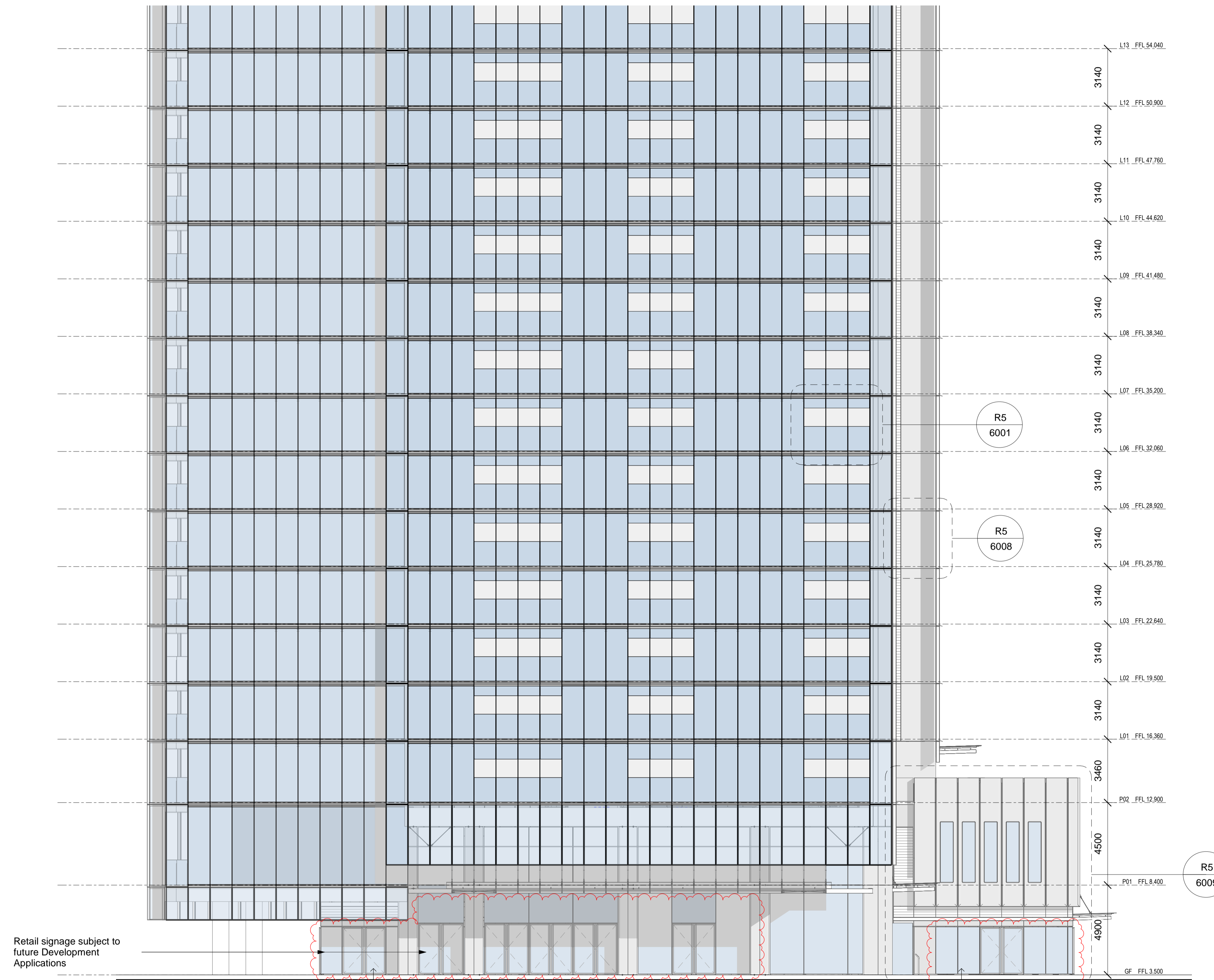
R5
 ELEVATION SOUTH -WEST (WATERMANS QUAY)



Drawing: BR5_ASD_PA1_4004
 Date: 15 JUL 2022 Revision: 22
 Drawn: MT Checked: MC
 SECTION 4.55



MODIFICATION:
1. INSTALLATION OF RETAIL SHOPFRONTS



Retail signage subject to future Development Applications

0006848690 21 Jul 2022
6.1 Average star rating
 Assessor: Chris Lockhart Smith
 Accreditation No. 20941
 Address: 88 Barangaroo Avenue, Barangaroo, NSW, 2000
 www.nshstar.gov.au hstar.com.au

ABSA
 Accreditation No. 20941
 Accreditation Period: 31/03/2022-31/03/2023
 Assessor Name: Christopher Lockhart Smith
 Assessor Number: 20941



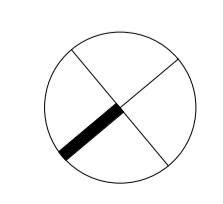
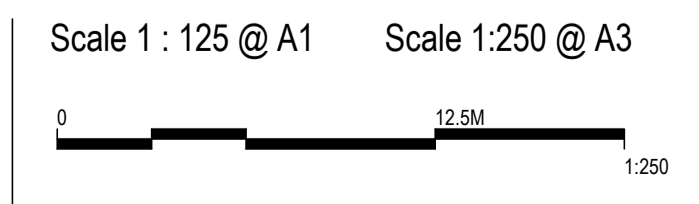
PRINCIPAL ARCHITECT:
RPBW
 RENZO PIANO BUILDING WORKSHOP
 Via P.P. Rubens 29, 16138 Genova - Italy
 Emanuela Baglietto | Nominated Architect
 NSW ARB 9512

EXECUTIVE ARCHITECT:
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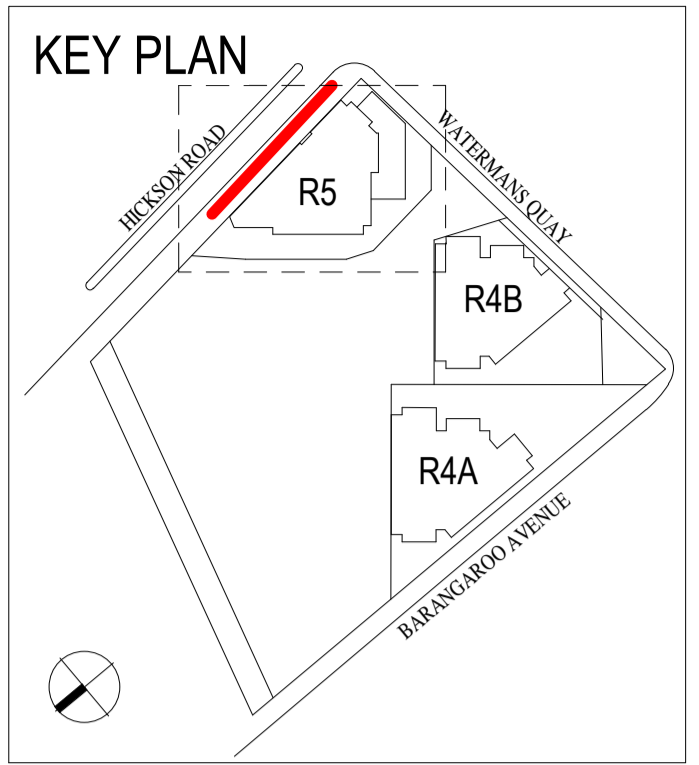
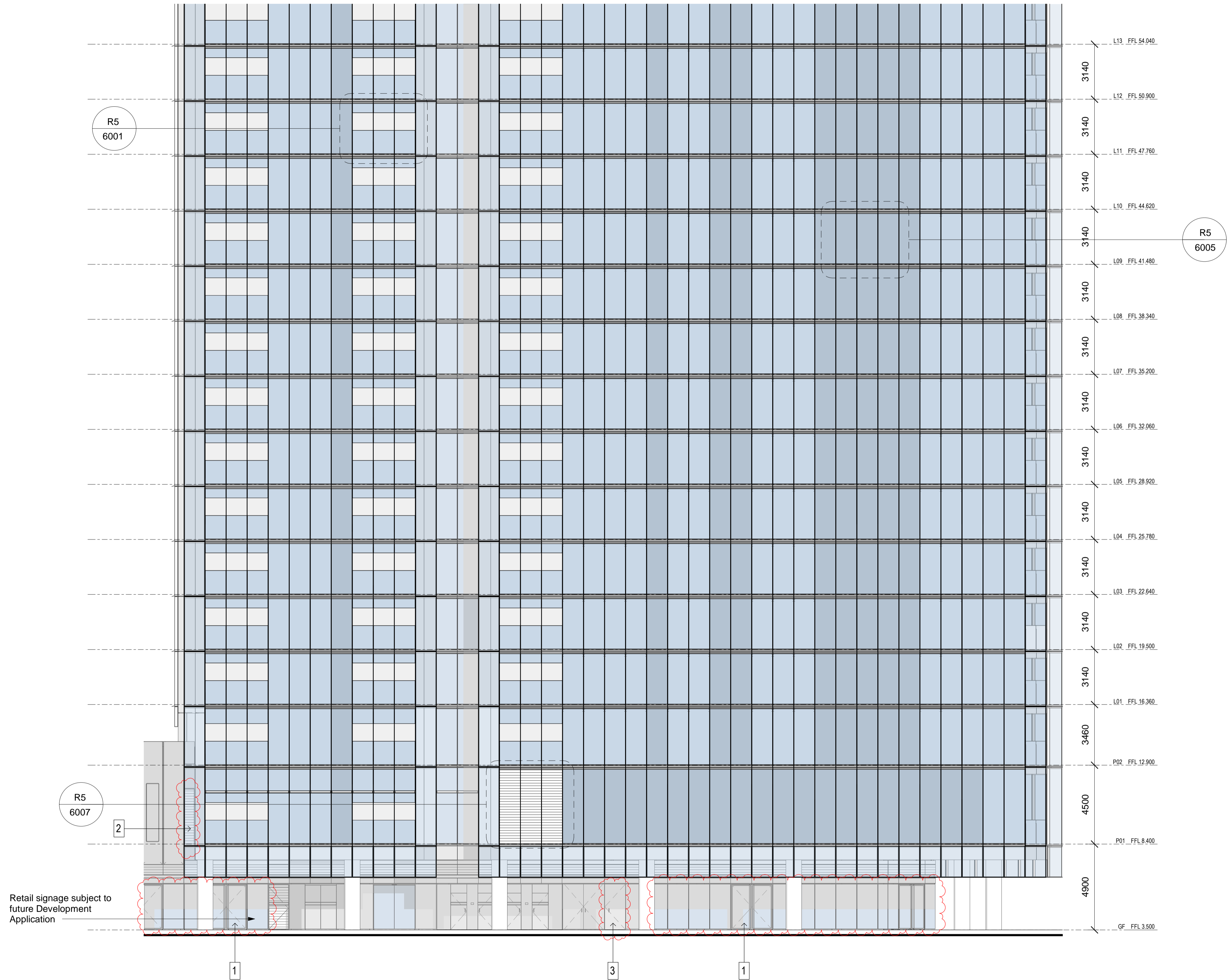
Peddie Thorp & Walker P/L NSW Nominated Architects
 ABN 23 000 454 424 S Parsons Architect No. 6098
 trading as PTW Architects D Jones Architect No. 4778



R5
 NORTH - WEST ENLARGED ELEVATION (PARK) - LOW RISE



Drawing: BR5_ASD_PA1_4005
 Date: 15 JUL 2022 Revision: 22
 Drawn: MT Checked: MC
 SECTION 4.55



- MODIFICATION:**
1. INSTALLATION OF RETAIL SHOPFRONTS
 2. LOUVRE AT L1 RETAIL
 3. ADDITIONAL DOOR FOR FIRE BOOSTER CABINET



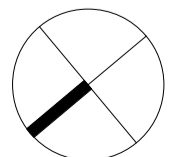
PRINCIPAL ARCHITECT:
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 Emanuela Baglietto | Nominated Architect
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 trading as PTW Architects D Jones Architect No. 4778

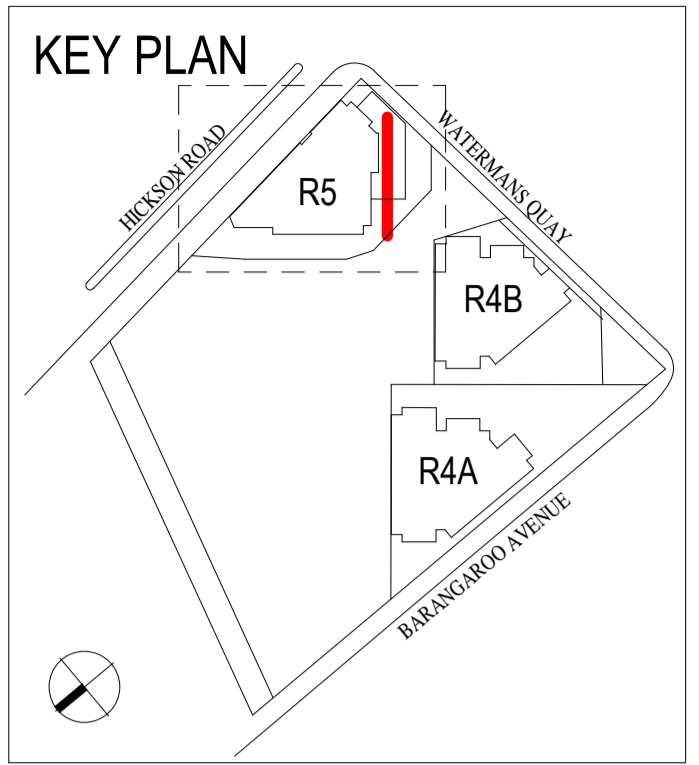


R5
 EAST ENLARGED ELEVATION (HICKSON ROAD) - LOW RISE

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

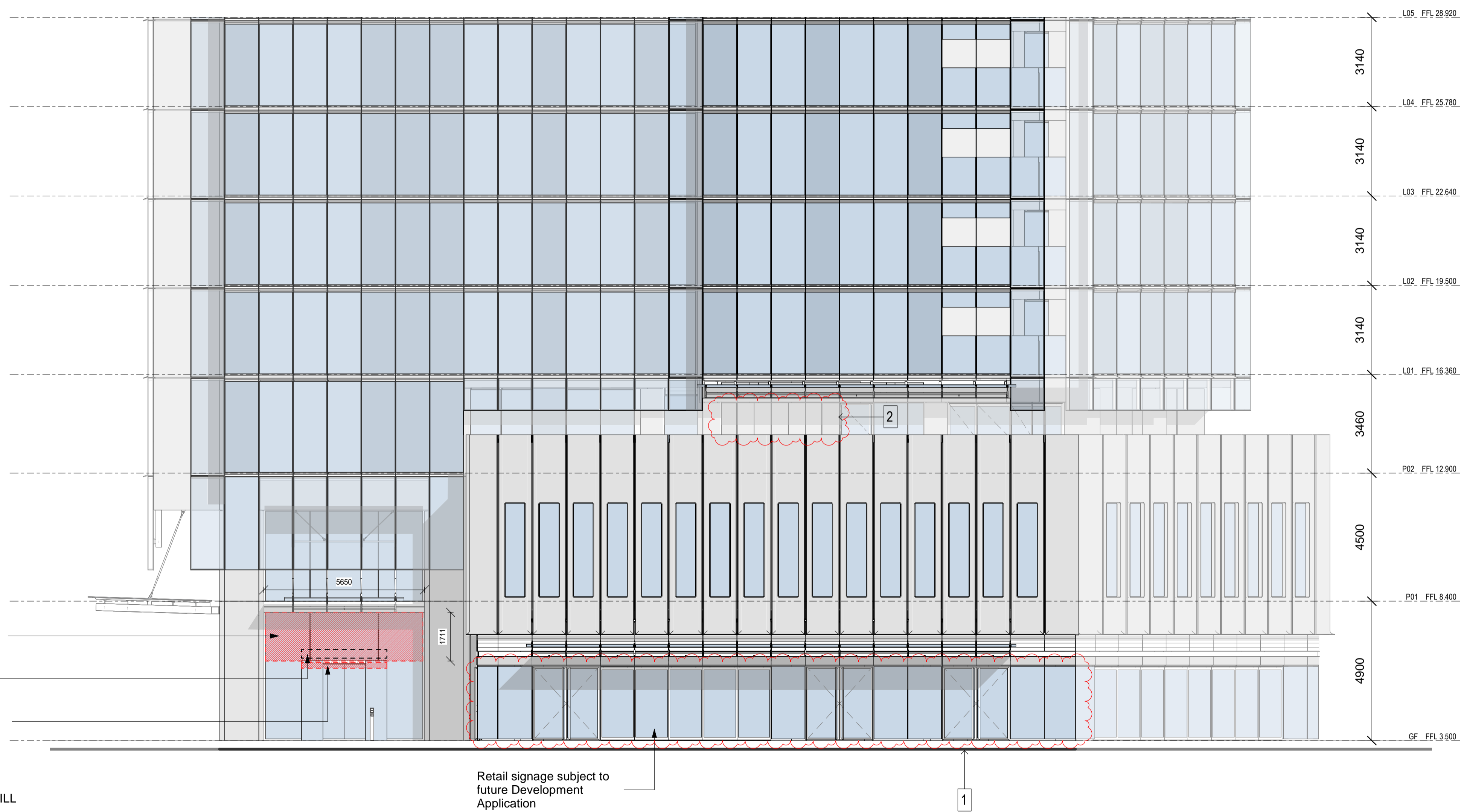


Drawing: BR5_ASD_PA1_4007
 Date: 15 JUL 2022 Revision: 23
 Drawn: MT Checked: MC
 SECTION 4.55



MODIFICATION:

1. INSTALLATION OF RETAIL SHOPFRONTS
2. FACADE PANELS REMOVED FOR THE BBQ



1. APPROVED SIGNAGE ZONE ON THE FACADE
2. APPROVED SIGNAGE ZONE ABOVE THE BOX
3. APPROVED SIGNAGE ZONE ON THE GLASS BOX

NOTE: THE INTENT IS TO HAVE ONLY ONE SIGNAGE LOCATION, DEPENDING ON THE FINAL DESIGN. THIS WILL BE EITHER ZONE 1, 2 OR 3.

6.1
Average star rating

NATIONWIDE HOUSE
www.nathouse.gov.au

0006848690 21 Jul 2022

Assessor: Chris Lockhart Smith
Accreditation No. 20941
Address: 88 Barangaroo Avenue, Barangaroo, NSW, 2000

hstar.com.au

ABSA
Accreditation No. 31032022-31032023

Assessor Name: Christopher Lockhart Smith
Assessor Number: 20941



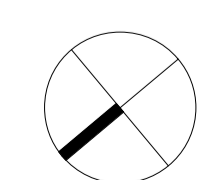
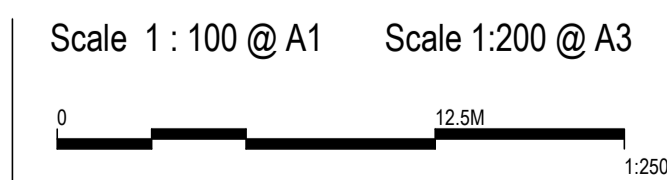
PRINCIPAL ARCHITECT:
RPBW
RENZO PIANO BUILDING WORKSHOP
Via P.P. Rubens 29, 16138 Genova - Italy
Emanuela Baglietto | Nominated Architect
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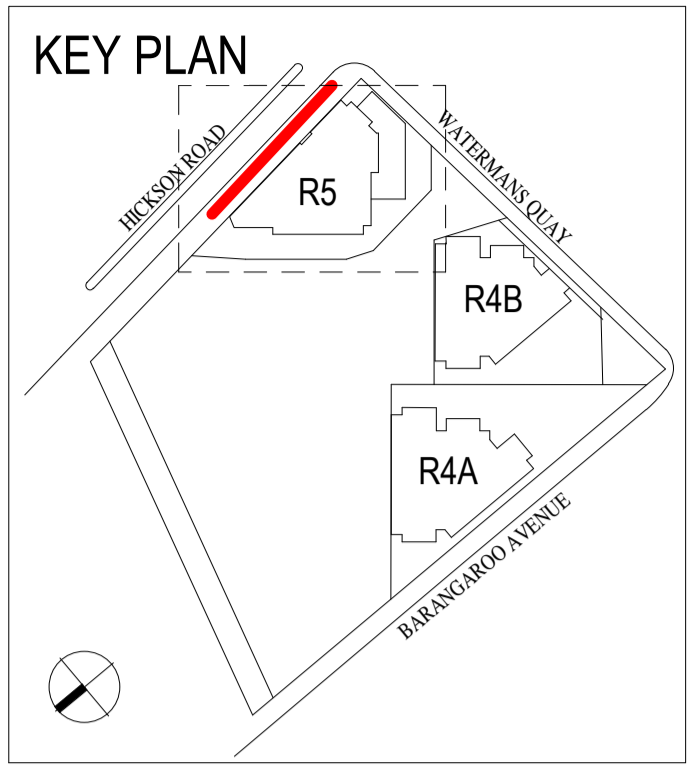
Peddie Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 424 S Parsons Architect No. 6098
trading as PTW Architects D Jones Architect No. 4798



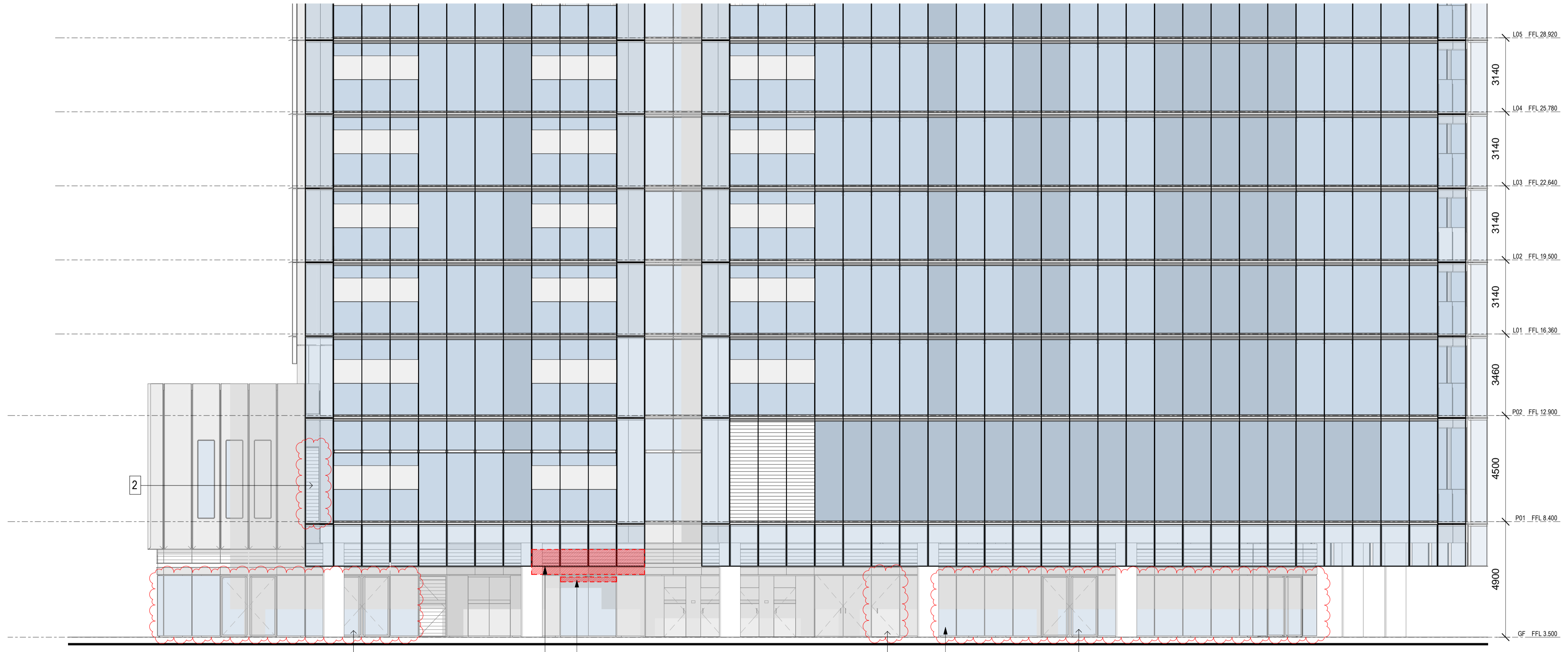
R5
SIGNAGE ZONE - SOUTH WEST ELEVATION



Drawing: BR5_ASD_PA1_4201
Date: 15 JUL 2022 Revision: 22
Drawn: MT Checked: MC
SECTION 4.55



- MODIFICATION:**
1. INSTALLATION OF RETAIL SHOPFRONTS
 2. LOUVRE AT L1 RETAIL
 3. ADDITIONAL DOOR FOR FIRE BOOSTER CABINET



- 1. APPROVED SIGNAGE ZONE ON THE FACADE
- 2. APPROVED SIGNAGE ZONE ON THE GLASS
- 3. Retail signage subject to future Development Application

NOTE: THE INTENT IS TO HAVE ONLY ONE SIGNAGE LOCATION, DEPENDING ON THE FINAL DESIGN. THIS WILL BE EITHER ZONE 1 OR 2.

6.1 Average star rating
NATIONWIDE HOUSE
Energy Rating
 0006848690 21 Jul 2022
 Assessor: Chris Lockhart Smith
 Accreditation No. 20941
 Address: 88 Barangaroo Avenue, Barangaroo, NSW, 2000
 www.nathere.gov.au hstar.com.au

ABSA
Accredited Building Surveyor
 Accreditation Period: 31/03/2022-31/03/2023
 Assessor Name: Christopher Lockhart Smith
 Assessor Number: 20941

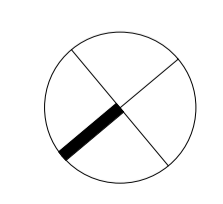
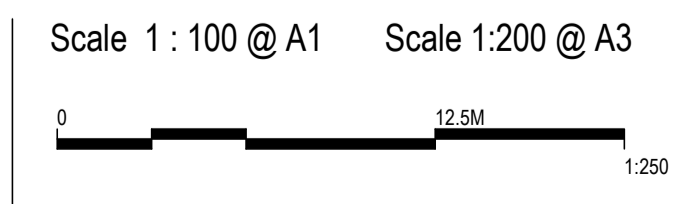


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 ABN 23 000 454 424 S Parsons Architect No. 6098
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R5
 SIGNAGE ZONE - EAST ELEVATION (HICKSON ROAD)



Drawing: BR5_ASD_PA1_4202
 Date: 15 JUL 2022 Revision: 23
 Drawn: MT Checked: MC
 SECTION 4.55