Barangaroo South Commercial Building C4 MP10_0025 (Section75w Mod 3)

Architectural & Design Drawings

DRAWING NUMBER	DRAWING TITLE	SCALE @ SHEET SIZE	REVISION
0000 Series - Contents			
RSHP-A-C4-0001	Project Cover Sheet	NTS	E
RSHP-A-C4-0002	Drawing Amendments List	NTS	A
2000 Series - Location			
RSHP-A-C4-2100-P-00	Context Plan	1:300	E
RSHP-A-C4-2200-P-00	Site Plan	1:500	E
RSHP-A-C4-2300-P-00	Site Analysis	NTS	C
RSHP-A-C4-2400-P-00	Site Plan - Setting Out	1:250	D
3000 Series - Building			
RSHP-A-C4-3100-P-00	Plan Ground Floor Level 00	1:250	E
RSHP-A-C4-3101-P-01	Plan First Floor Level 01	1:250	E
RSHP-A-C4-3102-P-02	Plan Second Floor Level 02	1:250	E
RSHP-A-C4-3103-P-03	Plan Setback Floor Level 03	1:250	E
RSHP-A-C4-3104-P-04	Plan Low Rise Office Floor Level 04	1:250	E
RSHP-A-C4-3105-P-05	Plan Low Rise Office Floor Level 05	1:250	E
RSHP-A-C4-3106-P-06	Plan Low Rise Office Floor Level 06	1:250	D
RSHP-A-C4-3107-P-07	Plan Low Rise Office Floor Level 07	1:250	D
RSHP-A-C4-3108-P-08	Plan Low Rise Office Floor Level 08	1:250	D
RSHP-A-C4-3109-P-09	Plan Low Rise Office Floor Level 09	1:250	D
RSHP-A-C4-3110-P-10	Plan Low Rise Office Floor Level 10	1:250	D
RSHP-A-C4-3111-P-11	Plan Low Rise Office Floor Level 11	1:250	D
RSHP-A-C4-3112-P-12	Plan Low Rise Office Floor Level 12	1:250	D
RSHP-A-C4-3113-P-13	Plan Low Rise Office Floor Level 13	1:250	D
RSHP-A-C4-3114-P-14	Plan Low Rise Office Floor Level 14	1:250	D
RSHP-A-C4-3115-P-15	Plan Low Rise Client and Transfer Floor Level 15	1:250	D
RSHP-A-C4-3116-P-16	Plan Plant Floor Level 16	1:250	D
RSHP-A-C4-3117-P-17	Plan Mid Rise Office Floor Level 17	1:250	E
RSHP-A-C4-3118-P-18	Plan Mid Rise Office Floor Level 18	1:250	E
RSHP-A-C4-3119-P-19	Plan Mid Rise Office Floor Level 19	1:250	E
RSHP-A-C4-3120-P-20	Plan Mid Rise Office Floor Level 20	1:250	E
RSHP-A-C4-3121-P-21	Plan Mid Rise Office Floor Level 21	1:250	E
RSHP-A-C4-3122-P-22	Plan Mid Rise Office Floor Level 22	1:250	E
RSHP-A-C4-3123-P-23	Plan Mid Rise Office Floor Level 23	1:250	E
RSHP-A-C4-3124-P-24	Plan Mid Rise Office Floor Level 24	1:250	E
RSHP-A-C4-3125-P-25	Plan Mid Rise Office Floor Level 25	1:250	E
RSHP-A-C4-3126-P-26	Plan Mid Rise Office Floor Level 26	1:250	E
RSHP-A-C4-3127-P-27	Plan Mid Rise Office Floor Level 27	1:250	E
RSHP-A-C4-3128-P-28	Plan Mid Rise Client and Transfer Floor Level 28	1:250	E
RSHP-A-C4-3129-P-29	Plan Plant Floor Level 29	1:250	E
RSHP-A-C4-3130-P-30	Plan High Rise Office Floor Level 30	1:250	E
RSHP-A-C4-3131-P-31	Plan High Rise Office Floor Level 31	1:250	E
RSHP-A-C4-3132-P-32	Plan High Rise Office Floor Level 32	1:250	E
RSHP-A-C4-3133-P-33	Plan High Rise Office Floor Level 33	1:250	E
RSHP-A-C4-3134-P-34	Plan High Rise Office Floor Level 34	1:250	E
RSHP-A-C4-3135-P-35	Plan High Rise Office Floor Level 35	1:250	E
RSHP-A-C4-3136-P-36	Plan High Rise Office Floor Level 36	1:250	E
RSHP-A-C4-3137-P-37	Plan High Rise Office Floor Level 37	1:250	E
RSHP-A-C4-3138-P-38	Plan High Rise Office Floor Level 38	1:250	E
RSHP-A-C4-3139-P-39	Plan High Rise Office Floor Level 39	1:250	E
RSHP-A-C4-3140-P-40	Plan High Rise Office Floor Level 40	1:250	E
RSHP-A-C4-3141-P-41	Plan High Rise Client Floor Level 41	1:250	E
RSHP-A-C4-3142-P-42	Plan Plant Floor Level 42	1:250	E
RSHP-A-C4-3143-P-43	Plan Lift Motor Room Level 43	1:250	E
RSHP-A-C4-3144-P-44	Plan Roof Level 44	1:250	E

DRAWING NUMBER	DRAWING TITLE	SCALE @ SHEET SIZE	REVISION
3300 Series - GFA			
RSHP-A-4-3300-P-A	Atypical Floors: GD-03, 17, 30, 43, Plant	1:500	E
RSHP-A-C4-3310-P-L	Low Rise Office Floors: 04-15	1:500	E
RSHP-A-C4-3320-P-M	Mid Rise Office Floors: 18-28	1:500	E
RSHP-A-C4-3330-P-H	High Rise Office Floors: 31-41	1:500	E
4000 Series - Sections			
RSHP-A-C4-4100-S-AA	Section AA	1:250	E
RSHP-A-C4-4110-S-CC	Section CC	1:250	D
RSHP-A-C4-4120-S-BB	Section BB	1:250	D
5000 Series - Elevations			
RSHP-A-C4-5100-E-N	Elevation North	1:250	E
RSHP-A-C4-5110-E-S	Elevation South	1:250	E
RSHP-A-C4-5120-E-E	Elevation East	1:250	E
RSHP-A-C4-5130-E-W	Elevation West	1:250	E
RSHP-A-C4-5200-E-N	Signage Zone - Elevation North	1:250	E
RSHP-A-C4-5210-E-S	Signage Zone - Elevation South	1:250	E
RSHP-A-C4-5220-E-E	Signage Zone - Elevation East	1:250	E
RSHP-A-C4-5230-E-W	Signage Zone - Elevation West	1:250	E
6000 Series - Façade			
RSHP-A-C4-6100-D-PD	Detailed Bay Glazed Lift Facade	1:50	D
RSHP-A-C4-6110-D-S	Detailed Bay Structural Brace Plant Floor	1:50	D
RSHP-A-C4-6120-D-S	Detailed Bay Typical South Facade Office Floor + Plant Level	1:50	D
RSHP-A-C4-6130-D-E	Detailed Bay Typical East \ West Facade Office Floor	1:50	D
RSHP-A-C4-6140-D-N	Detailed Bay Typical North Facade Office Floor	1:50	D
RSHP-A-C4-6150-D-N	Detailed Bay Vertical Village	1:50	E
7000 Series - Podium Façade			
RSHP-A-C4-7100-P-00	Detailed Bay Podium Facade Type A1	1:50	A
RSHP-A-C4-7110-P-00	Detailed Bay Podium Facade Type A2	1:50	A
RSHP-A-C4-7120-P-00	Detailed Bay Podium Facade Type A3	1:50	A
RSHP-A-C4-7130-P-00	Detailed Bay Podium Facade Type B1	1:50	A
RSHP-A-C4-7140-P-00	Detailed Bay Podium Facade Type B2	1:50	A
RSHP-A-C4-7150-P-00	Detailed Corner North West	1:50	A
RSHP-A-C4-7160-P-00	Detailed Corner North East	1:50	A
RSHP-A-C4-7170-P-00	Detailed Corner South East	1:50	A
RSHP-A-C4-7180-P-00	Detailed Corner South West	1:50	A

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Approved Section 75W Modification Application

No. 3 granted on the 28 MAY 2013

in respect to MP MP10_0025

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Sheet No. 1 of 87

Revision	Date	Description
A	29-10-2010	Barangaroo South C4 Project Application MP10_0025 (PA2)
B	04-02-2011	Barangaroo South C4 Project Application MP10_0025 (PA2)
C	14-10-2011	Barangaroo South Commercial Building C4 MP10_0025 (Section75w)
D	05-01-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section75w - PPR) Minor Drawing Modifications
E	21-11-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section 75W Mod 3)

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Project: Barangaroo South - C4	Drawn/Checked by: JL AII/LF	Drawing Title: Project Cover Sheet	Scale @ A1: NTS
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w Mod 3)			Drawing Number: RSHP-A-C4-0001
			Drawing Date: 29-10-2010
			Revision Date: 21-11-2012
			Revision: E

Barangaroo South Commercial Building C4 MP10_0025 (Section75w Mod 3)

Architectural & Design Drawings
Drawing Amendments List

	DRAWING NUMBER 3000 Series - Building	DRAWING TITLE	DRAWING AMENDMENTS
Podium Levels	RSHP-A-C4-3100-P-00 RSHP-A-C4-3101-P-01 RSHP-A-C4-3102-P-02	Plan Ground Floor Level 00 Plan First Floor Level 01 Plan Second Floor Level 02	Addition of North Lobby South Lobby Facade, Portico and Cornice Floorplate Modifications Inclusion of Through Site Link Glazed Lift Shafts to Ground Gap Makers + Lift Shaft Blinkers Signage Zones Colour
Level 3	RSHP-A-C4-3103-P-03	Plan Setback Floor Level 03	Cornice Landscaping Plant Room at Level 3 Removal of Pop-up Gap Makers + Lift Shaft Blinkers Colour
Typical Levels Low Rise	RSHP-A-C4-3104-P-04 RSHP-A-C4-3105-P-05 RSHP-A-C4-3106-P-06 RSHP-A-C4-3107-P-07 RSHP-A-C4-3108-P-08 RSHP-A-C4-3109-P-09 RSHP-A-C4-3110-P-10 RSHP-A-C4-3111-P-11 RSHP-A-C4-3112-P-12 RSHP-A-C4-3113-P-13 RSHP-A-C4-3114-P-14	Plan Low Rise Office Floor Level 04 Plan Low Rise Office Floor Level 05 Plan Low Rise Office Floor Level 06 Plan Low Rise Office Floor Level 07 Plan Low Rise Office Floor Level 08 Plan Low Rise Office Floor Level 09 Plan Low Rise Office Floor Level 10 Plan Low Rise Office Floor Level 11 Plan Low Rise Office Floor Level 12 Plan Low Rise Office Floor Level 13 Plan Low Rise Office Floor Level 14	Column Sizes Shading Fins Gap Makers + Lift Shaft Blinkers Colour
Client and Transfer Floor	RSHP-A-C4-3115-P-15	Plan Low Rise Client and Transfer Floor Level 15	Column Sizes Shading Fins Gap Makers + Lift Shaft Blinkers Colour
Plant Level	RSHP-A-C4-3116-P-16	Plan Plant Floor Level 16	Stability Brace Facade Treatment Gap Makers + Lift Shaft Blinkers Colour

	DRAWING NUMBER 3000 Series - Building	DRAWING TITLE	DRAWING AMENDMENTS
Typical Levels Mid Rise	RSHP-A-C4-3117-P-17 RSHP-A-C4-3118-P-18 RSHP-A-C4-3119-P-19 RSHP-A-C4-3120-P-20 RSHP-A-C4-3121-P-21 RSHP-A-C4-3122-P-22 RSHP-A-C4-3123-P-23 RSHP-A-C4-3124-P-24 RSHP-A-C4-3125-P-25 RSHP-A-C4-3126-P-26 RSHP-A-C4-3127-P-27	Plan Mid Rise Office Floor Level 17 Plan Mid Rise Office Floor Level 18 Plan Mid Rise Office Floor Level 19 Plan Mid Rise Office Floor Level 20 Plan Mid Rise Office Floor Level 21 Plan Mid Rise Office Floor Level 22 Plan Mid Rise Office Floor Level 23 Plan Mid Rise Office Floor Level 24 Plan Mid Rise Office Floor Level 25 Plan Mid Rise Office Floor Level 26 Plan Mid Rise Office Floor Level 27	Column Sizes Shading Fins Gap Makers + Lift Shaft Blinkers Colour
Client and Transfer Floor	RSHP-A-C4-3128-P-28	Plan Mid Rise Client and Transfer Floor Level 28	Column Sizes Shading Fins Gap Makers + Lift Shaft Blinkers Colour
Plant Level	RSHP-A-C4-3129-P-29	Plan Plant Floor Level 29	Stability Brace Facade Treatment Gap Makers + Lift Shaft Blinkers Colour
Typical Levels High Rise	RSHP-A-C4-3130-P-30 RSHP-A-C4-3131-P-31 RSHP-A-C4-3132-P-32 RSHP-A-C4-3133-P-33 RSHP-A-C4-3134-P-34 RSHP-A-C4-3135-P-35 RSHP-A-C4-3136-P-36 RSHP-A-C4-3137-P-37 RSHP-A-C4-3138-P-38 RSHP-A-C4-3139-P-39 RSHP-A-C4-3140-P-40 RSHP-A-C4-3141-P-41	Plan High Rise Office Floor Level 30 Plan High Rise Office Floor Level 31 Plan High Rise Office Floor Level 32 Plan High Rise Office Floor Level 33 Plan High Rise Office Floor Level 34 Plan High Rise Office Floor Level 35 Plan High Rise Office Floor Level 36 Plan High Rise Office Floor Level 37 Plan High Rise Office Floor Level 38 Plan High Rise Office Floor Level 39 Plan High Rise Office Floor Level 40 Plan High Rise Client Floor Level 41	Column Sizes Shading Fins Gap Makers + Lift Shaft Blinkers Colour
Roof Plant Levels	RSHP-A-C4-3142-P-42 RSHP-A-C4-3143-P-43 RSHP-A-C4-3144-P-44	Plan Plant Floor Level 42 Plan Lift Motor Room Level 43 Plan Roof Level 44	Plant Room Massing and Facade BMU Strategy PV Cell Locations Signage Zones Colour

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Sheet No. 2 of 87

Revision	Date	Description
A	21-11-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section 75W Mod 3)

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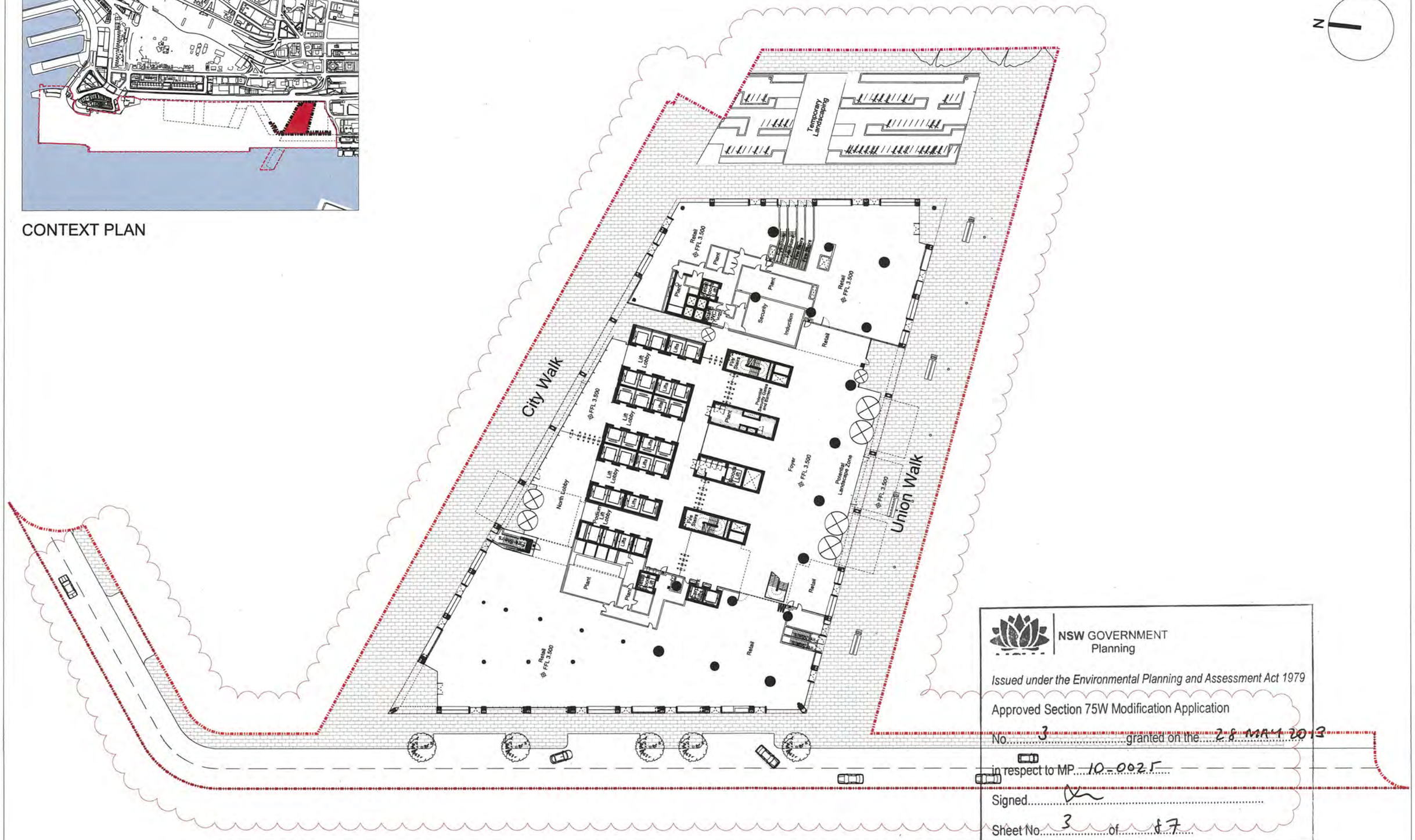
Project: Barangaroo South - C4	Drawn/Checked by: LL PT/All	Drawing Title: Drawing Amendments List	Scale @ A1: NTS
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w Mod 3)			Drawing Number: RSHP-A-C4-0002
			Drawing Date: 21-11-2012
			Revision Date:
			Revision: A

CONTEXT PLAN



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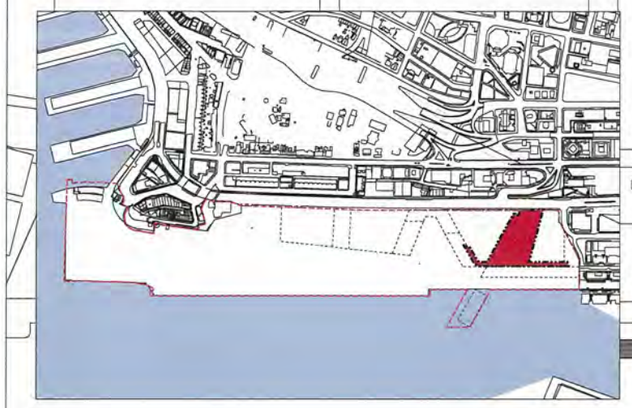
Project: Barangaroo South - C4	Drawn/Checked by: AII/LF	Drawing Title: Context Plan	Scale @ A1: 1:300	Drawing Number: RSHP-A-C4-2100-P-00	
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w Mod 3)			Drawing Date: 02-02-2011	Revision Date: 21-11-2012	Revision: E



TEMPORARY ENTRY AND EXIT FOR LOADING DOCK AND COMMERCIAL CARPARK

COMMERCIAL CARPARK EXIT ONLY

LOADING DOCK ENTRY & EXIT COMMERCIAL CARPARK ENTRY ONLY

FUTURE DEVELOPMENT SITE C3
(Block 3)

CITY WALK

FUTURE DEVELOPMENT SITE C5
(Block 2)

(Block 1)

RESIDENTIAL & COMMERCIAL CARPARK ENTRY & EXIT

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Project: Barangaroo South - C4	Drawn/Checked by: All/LF	Drawing Title: Site Plan	Scale @ A1: 1:500
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w Mod 3)			Drawing Number: RSHP-A-C4-2200-P-00
			Drawing Date: 02-02-2011
			Revision Date: 21-11-2012
			Revision: E

Site Analysis

Local Environment

1. 1.5m tidal range
2. Noise from the Western Distributor
3. Breezes off the harbour and prevailing north easterlies
4. Sun path and effects of overshadowing
5. A flat, man-made surface
6. Department of Environment, Climate Change and Water (DECCW) Declaration Area
7. Hickson Road
8. Low scale residential and commercial
9. Sandstone Cutting

Barangaroo faces directly onto the harbour, looking west towards Pyrmont, Balmain and Goat Island, with Lavender Bay to the north. Behind it to the east rises the large-scale cityscape of Sydney's CBD. The overriding use is commercial, there are small-scale pockets of residential, community and leisure use immediately adjacent to Hickson Road.

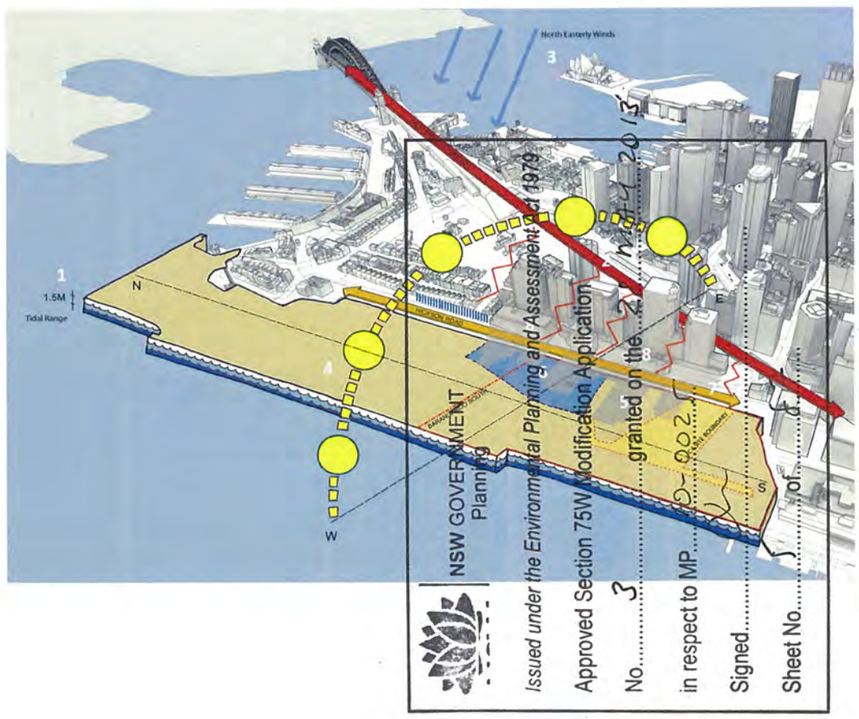
The site itself reflects the scale of the heavy industry once based here. It is broadly rectangular, with a straight dock edge and a fenced perimeter facing the city. Its key characteristic is the unrelenting flatness of the hard man-made apron. Not unlike a 'concrete backyard', it is singular and monotonous and lacking an internal network of streets or urban grid.

The site as it currently stands provides no shelter from the sun or wind, and its composition of landfill and concrete makes it an inhospitable environment for any natural habitats.

Of Barangaroo's total 22 hectares, and proposed 2.2km of foreshore frontage, the existing site of Barangaroo South occupies 7.4 hectares with 450m of foreshore.

Challenges

- Creating a sustainable environment
- Protection from the harsh, south westerly winter winds
- Creating connections to the foreshore
- Capturing daylight whilst providing shelter
- Creating variety, interest and a destination



Physical Constraints

1. Reclaimed harbour primarily constructed from fill
2. Reservation for future proposed Metro tunnels at the southern end of the site
3. Existing buried dock basin
4. Existing dock edge caissons
5. Margaret Street view corridor
6. Topography east of Hickson Road
7. Sydney's frame for high buildings

With the natural shoreline effectively following the western edge of Hickson Road, Barangaroo has been used for commercial shipping since the 19th century. It is fundamentally an artificial, man-made platform reclaimed from the harbour over many years, similar to the rest of Darling Harbour.

The site occupied by Barangaroo South has been constantly changing and evolving over the last two centuries to adapt and meet the changing requirements of shipping and commerce. Today the site comprises of a single rectangular hardstand apron that juts out into the harbour, the legacy of the advent of container shipping in the 1960's.

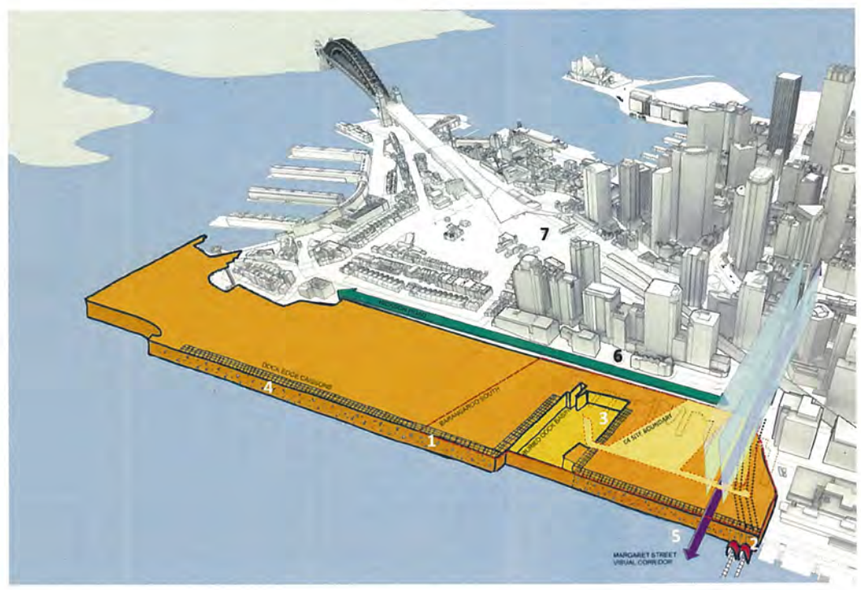
This apron hides and disguises the historical evolution of the site, and buries both its natural past and its archaeology. The existing ground conditions vary from areas of good compacted fill to those that are poorly compacted, as well as areas of unacceptable land contamination nominated as the DECCW Declaration Area.

The south of the site contains space for the possibility of a future Metro rail line as well as the retention of a viewing corridor from Margaret Street down to the harbour.

The topography that occurs at the eastern side of Hickson Road, which rises up to the city, currently presents a barrier in achieving a physical connection to the city.

Challenges

- Varying ground conditions with associated engineering challenges
- Remediation of contaminated land
- Safe-guarding proposed deep level Metro tunnels
- Maintaining view corridors
- Connecting to the city



Site Opportunities

1. Repair and extend east-west and north-south connections
2. Complete the harbour foreshore public walking trail
3. Remake and reinterpret the former southern cove
4. Maintain important existing harbour views
5. Activate waterfront edges through variety

The greatest opportunity is to reconnect the site and the water's edge back into the city of Sydney, and to provide full access along the waterfront via a number of cross routes whilst bringing the density of the CBD across Hickson Road and developing a new vibrant community towards the harbour's edge.

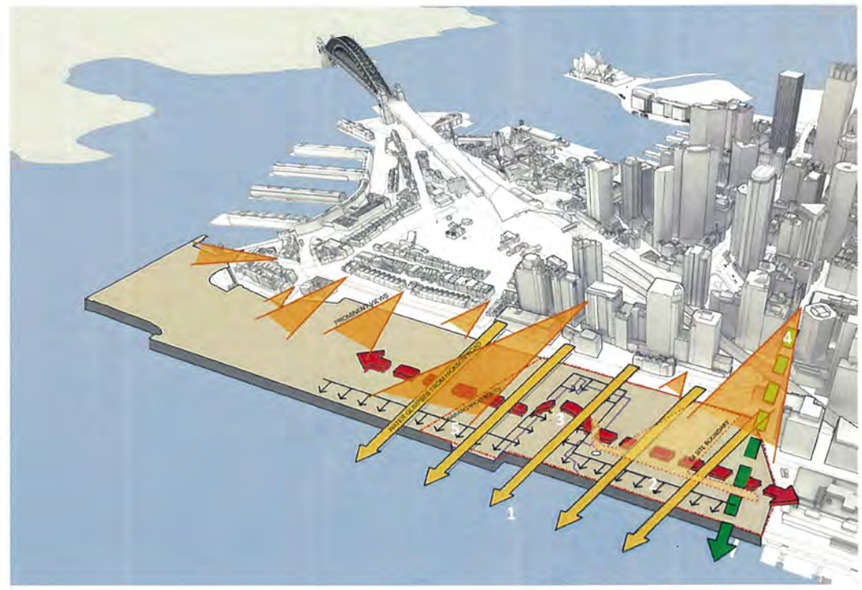
The topography that occurs at the eastern side of Hickson Road currently presents the first barrier in achieving this. Formulating a strong edge to the west side of Hickson Road unifies the street and contains traffic noise, enabling it to be developed to carry all forms of traffic and future light rail. Its edge should be broken to allow for the retention of views from Hickson Road through the development to the water.

By completing the connectivity between King Street Wharf and the headland and reinterpreting the existing dock basin into a southern cove, there is an opportunity to provide increased water frontage to the site. A variety of public activities unique to this location can be incorporated at the harbour's edge, exploiting low-level views and opportunities of proximity to the water.

With these two defined edges, there is an opportunity to bring the CBD further west with greater permeability from high and low level connectors across Hickson Road. There is also an opportunity to connect across the bay through ferry terminals and possible future metros, the city can reinforce its connection with the inner-west.

Challenges

- Creating a vibrant extension to the CBD
- Preserving existing views & creating new views across the site
- Permeability & accessibility
- Connecting to existing & proposed transport hubs
- Water views from Hickson Road
- Contain the site on its west and easterly edges with human scale built form



Project: Barangaroo South - C4
Drawn/Checked by: AII/LF
Drawing Title: Site Analysis
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w)
Scale @ A1: NTS
Drawing Number: RSHP-A-C42300-P-00
Drawing Date: 02-02-2011
Revision Date: 14-10-2011
Revision: C

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Site Address: Barangaroo, Hickson Rd, Millers Point NSW 2000, Sydney, Australia

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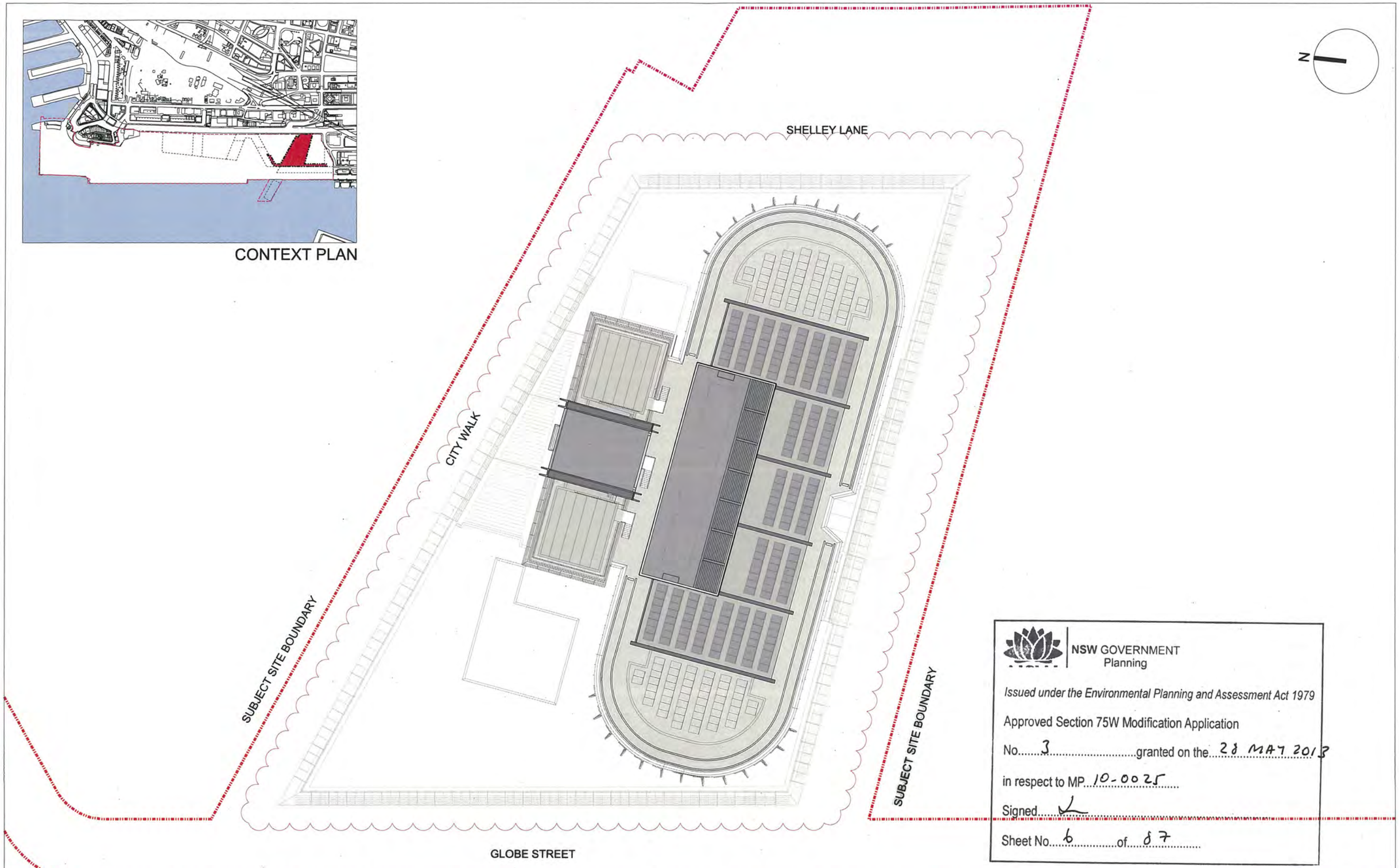
Revision	Date	Description
A	29-10-2010	Barangaroo South C4 Project Application MP10_0025 (PA2)
B	04-02-2011	Barangaroo South C4 Project Application MP10_0025 (PA2)
C	14-10-2011	Barangaroo South Commercial Building C4 MP10_0025 (Section75w)

CONTEXT PLAN



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Approved Section 75W Modification Application

No. 3 granted on the 28 MAY 2013

in respect to MP 10-0025

Signed.....

Sheet No. 6 of 87

Revision	Date	Description
A	29-10-2010	Barangaroo South C4 Project Application MP10_0025 (PA2)
B	04-02-2011	Barangaroo South C4 Project Application MP10_0025 (PA2)
C	14-10-2011	Barangaroo South Commercial Building C4 MP10_0025 (Section75w)
D	21-11-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section 75w Mod 3)

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Project: Barangaroo South - C4	Drawn/Checked by: AII/LF	Scale @ A1: 1:250	Drawing Number: RSHP-A-C4-2400-P-00
Drawing Purpose: Commercial Building C4 MP10_0025 (Section75w Mod 3)		Drawing Date: 09-09-2011	Revision Date: 21-11-2012
Drawing Title: Site Plan Setting Out			Revision: D

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Sheet No. 7 of 87

Revision	Date	Description
A	29-10-2010	Barangaroo South C4 Project Application MP10_0025 (PA2)
B	04-02-2011	Barangaroo South C4 Project Application MP10_0025 (PA2)
C	14-10-2011	Barangaroo South Commercial Building C4 MP10_0025 (Section75w)
D	06-01-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section75w - PPR) Minor Drawing Modifications
E	21-11-2012	Barangaroo South Commercial Building C4 MP10_0025 (Section 75w Mod 3)

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Project	Barangaroo South - C4	Drawn/Checked by	AII/LF
Drawing Purpose	Commercial Building C4 MP10_0025 (Section75w Mod 3)	Drawing Title	Plan Ground Floor Level 00 (+3.500 FFL)
Scale @ A1	1:250	Drawing Number	RSHP-A-C4-3100-P-00
Drawing Date	02-02-2011	Revision Date	21-11-2012
Revision	E		