MIRVAC HARBOURSIDE - SSDA2 PACKAGE

2-10 DARLING DRIVE SYDNEY NSW 2000

		SCHEDUL	·
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AR-SSDA2- 1097 ₋		General Arrangement -	
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AR-SSDA2- 1128 ₋	_00	General Arrangement -	L28 Plan Stair Transfer
AR-SSDA2- 1129 ₋		General Arrangement -	
AR-SSDA2- 1140 ₋	_00	General Arrangement -	L38 - L45 Plan - HR
AR-SSDA2- 1146 ₋		-	L46 Plan - Subpenthouse
AR-SSDA2- 1147		General Arrangement -	
AR-SSDA2- 1148		-	L48 Plan - Penthouse/Plant
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AR-SSDA2- 1145 _. AR-SSDA2- 1146 _.		General Arrangement -	L46 Plan - Subpenthouse
AR-SSDAZ- 1146 _. AR-SSDA2- 1147 _.		General Arrangement -	•
AR-SSDA2- 1147 ₋ AR-SSDA2- 1148		•	L48 Plan - Penthouse/Plant
AR-SSDA2- 1140 ₋ AR-SSDA2- 1148I		General Arrangement -	
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AR-SSDA2- 2000_	_00	General Arrangement -	North Elevation
AR-SSDA2- 2001		General Arrangement -	
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AR-SSDA2- 2000		•	North Elevation - Part 1
AR-SSDA2- 2000			North Elevation - Part 2
AR-SSDA2- 2001		-	South Elevation - Part 1
AR-SSDA2- 2001		General Arrangement -	
AR-SSDA2- 2001_ AR-SSDA2- 2001_ AR-SSDA2- 2002_ AR-SSDA2- 2002_	_01	General Arrangement - General Arrangement - General Arrangement -	East Elevation - Part 1

SSDA2 DRAWING SCHEDULE

SHEET NUMBER

AR-SSDA2- 2003_01	General Arrangement - West Elevation - Part 1 & 2
AR-SSDA2- 2003_02	General Arrangement - West Elevation - Part 3
AR-SSDA2- 3000_00	Section A & B
AR-SSDA2- 3001_00	Section C
AR-SSDA2- 3002_00	Section D
AR-SSDA2- 3001_01	Section C - Part 1
AR-SSDA2- 3001_02	Section C - Part 2
AR-SSDA2- 3003_00	Section E & F
AR-SSDA2- 3004_00	Section G & H
AR-SSDA2- 4000_00	Typical Facade Details - Podium
AR-SSDA2- 4050_00	Typical Facade Details - Tower
AR-SSDA2- 9000_00	Material Board

DRAWING TITLE

NATHERS & BASIX SPECIFICATION

Glazing Doors/Windows

Custom windows modelled Fixed façade U-value: 3.42(max) and SHGC: 0.27 Awning windows U-value: 3.85(max) and SHGC: 0.27 Sliding doors U-value: 3.76(max) and SHGC: 0.28

250mm Concrete with plasterboard with R2.0 insulation (insulation only value) where balconies are above 250mm Concrete with plasterboard ceiling with R3.5 insulation (insulation only value) to soffit of concrete

R3.5 insulation upgrade to Level 47 where balcony above conditioned areas 200mm Concrete with plasterboard ceiling, no insulation where neighbouring units are above

External Colour: Medium (0.475 < SA < 0.7)

Ceiling Penetrations Sealed LED downlights modeled as per HERO default

Curtain wall modelling proxy Rt0.22 modelled with an R2.0 insulation Concrete with R1.5 insulation and plasterboard lining

External Colour: medium colour modelled

Inter-tenancy walls

75mm Hebel Power Panel to walls adjacent to neighbours, R1.5 insulation 75mm Hebel Power Panel to walls adjacent to hallways with R1.5 insulation Minimum 400mm concrete with furring channel and plasterboard lining as per plans

Walls within dwellings

Plasterboard on studs – no insulation

Average 400mm concrete with plasterboard lining both sides NOTE: concrete thickness will be update at CC to reflect correct thickness once it is known.

250mm Concrete with a minimum R1.0 insulation (insulation only value) required where part open subfloor

250mm Concrete between levels, no insulation required where conditioned below

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

Shading as per stamped documentation

BASIX water inclusions

Fixtures within units Showerheads: Mid flow (>6L but <=7.5L/min) Toilets: 4.0 star

Kitchen taps: 6.0 star Bathroom vanity taps: 6.0 star

Fixtures within common areas

Showerheads: Mid flow (>6L but <=7.5L/min)

Toilets: 4.0 star

Taps: 6.0 star

Appliances within units Dishwashers: 5.0 stars

Central rainwater storage Not required

Fire sprinkler test water

Fire sprinkler test water must be contained in a closed loop system

Indigenous and low-water use species

Estimated 1,540.8m² garden 1,540.8m² indigenous or low-water use species

Common area swimming pools and spas

Indoor pool 150kL Outdoor pool 145kL

Indoor spa 31kL **BASIX Energy Inclusions**

Hot water system: Electric heat pumps with R0.75 (~32mm) insulation to ring main and supply risers.

All lifts to have gearless traction with VVVF motor and regenerative drive Assumed 3 x 25 levels and 3 x 27 levels

Appliances and other efficiency measures within units

Induction cooktop & electric oven Dishwashers: 4.0 star Clothes dryers: 10 star

Refrigerators: 3.0 star Ventilated fridge space

Heating and cooling within units All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom A minimum efficiency of 3.5 – 4.0 EER is required for cooling; and

A minimum efficiency of > 4.0 EER is required for heating

Artificial lighting within units All light fittings within each room are to have sealed LED fixtures installed

Ventilation within units

Bathroom: individual fan into central duct + VSD – manual on/off switch Laundry: individual fan into central duct + VSD – manual on/off switch Kitchen range hood: individual fan into central duct + VSD – manual on/off switch

NOTE: Preliminary indication of common areas. To be updated when plans are further developed. Basement car park—supply and exhaust air with a carbon monoxide monitor & VSD fan Includes residential storage cages and compactor Waste and recycling – Exhaust air, running continuously Indoor pool – Air conditioning, time clock or BMS controlled Wellness centre – Air conditioning, time clock or BMS controlled Golf – Air conditioning, time clock or BMS controlled Meeting and Coworking room – Air conditioning, time clock or BMS controlled

Cinema and Music room – Air conditioning, time clock or BMS controlled Lounge – Air conditioning, time clock or BMS controlled Kitchen – Exhaust air, controlled Lounge and function – Air conditioning, time clock or BMS controlled Dining area – Air conditioning, time clock or BMS controlled Gym – Air conditioning, time clock or BMS controlled

Bathrooms – Exhaust, interlocked to light Plant – Exhaust, interlocked to light Water tank and booster pump – Supply and exhaust, continuous Residential bike storage – Supply, interlocked to light Ground floor lobbies - Supply, time clock or BMS controlled

Hallways – Supply, time clock or BMS controlled Basement lift lobbies – Supply, time clock or BMS controlled

Artificial lighting to common areas

Lighting control system or BMS required Basement car park– Light emitting diodes (LEDs) with zoned switching and motion sensors Includes residential storage cages and compactor Waste and recycling – Light emitting diodes (LEDs) with motion sensor Indoor pool – Light emitting diodes (LEDs) with manual on / manual off switch Wellness center – Light emitting diodes (LEDs) with manual on / manual off switch Coworking and Meeting room – Light emitting diodes (LEDs) with manual on / manual off switch Cinema and Music room – Light emitting diodes (LEDs) with manual on / manual off switch Lounge and function – Light emitting diodes (LEDs) with manual on / manual off switch Kitchen – Light emitting diodes (LEDs) with manual on / manual off switch Private dining- Light emitting diodes (LEDs) with manual on / manual off switch Golf – Light emitting diodes (LEDs) with manual on / manual off switch Bike - Light emitting diodes (LEDs) with motion sensors Gym – Light emitting diodes (LEDs) with manual on / manual off switch Bathrooms – Light emitting diodes (LEDs) with motion sensors Fire tank pump rooms – Light emitting diodes (LEDs) with motion sensors Plant – Light emitting diodes (LEDs) with motion sensors Water tank and booster pump – Light emitting diodes (LEDs) with motion sensors Residential bike storage – Light emitting diodes (LEDs) with motion sensors Ground floor lobbies – Light emitting diodes (LEDs) with time clock and motion sensors

Hallways – Light emitting diodes (LEDs) with time clock and motion sensors

Basement lift lobbies – Light emitting diodes (LEDs) with time clock and motion sensors

Alternative Energy

Common area swimming pools and spas

Heating: Electric heat pumps All pumps controlled by timers



Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979 Approved Application No: SSD 49295711

Granted on: 4 December 2023

|Signed: AW

Sheet No: 1 of 138

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DATE

02/11/22

29/06/23

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REV DESCRIPTION

FOR SSDA2 APPROVAL FOR SSDA2 RTS

NORTH

SCALE

CLIENT

PROJECT MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

Cover Sheet

REVIEWED SCALE @ A1

APPROVED

PROJECT NO.

DRAWING NO.

AR-SSDA2- 0000_00

REV NO.

016152-61A-P

1:1



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DATE

02/11/22

16/06/23

- - SSDA EXTENT

AREA SUBJECT TO FUTURE SSDA APPLICATION

NORTH



SCALE

CLIENT



PROJECT MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

Site Plan

REVIEWED

SCALE @ A1 1:1000

APPROVED

PROJECT NO. 016152-61A-P

DRAWING NO. AR-SSDA2- 0100_00









Department of Planning and Environment

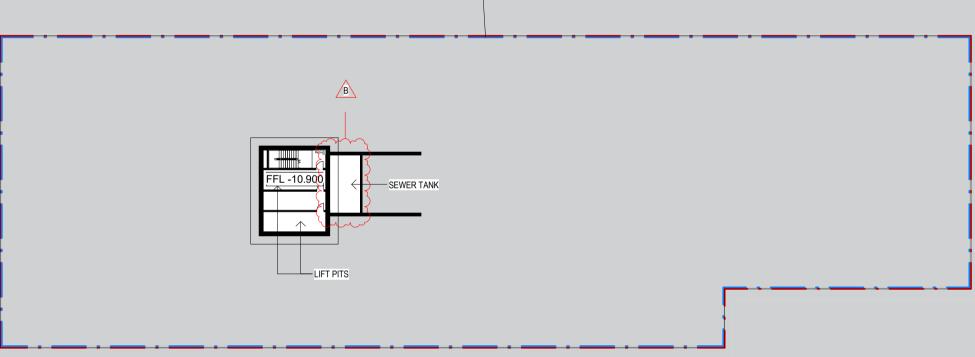
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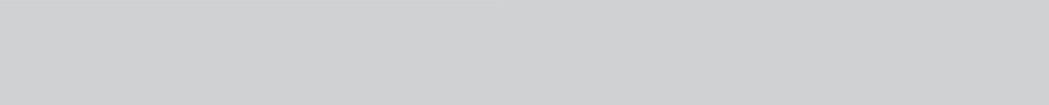
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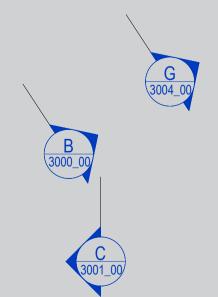
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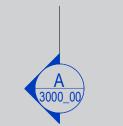














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REV DESCRIPTION

DATE 02/11/22 FOR SSDA2 APPROVAL FOR SSDA2 RTS 16/06/23

LEGEND

BOH / PLANT

LEGEND

— - — SSDA EXTENT — - — SSDA STAGE 1 ENVELOPE

AREA SUBJECT TO FUTURE SSDA APPLICATION

EXISTING STRUCTURES

NORTH



SCALE

CLIENT



PROJECT MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - Basement 5 Plan

REVIEWED

SCALE @ A1 1:500

PROJECT NO. **APPROVED** 016152-61A-P

DRAWING NO. REV NO.

AR-SSDA2- 1095_B5









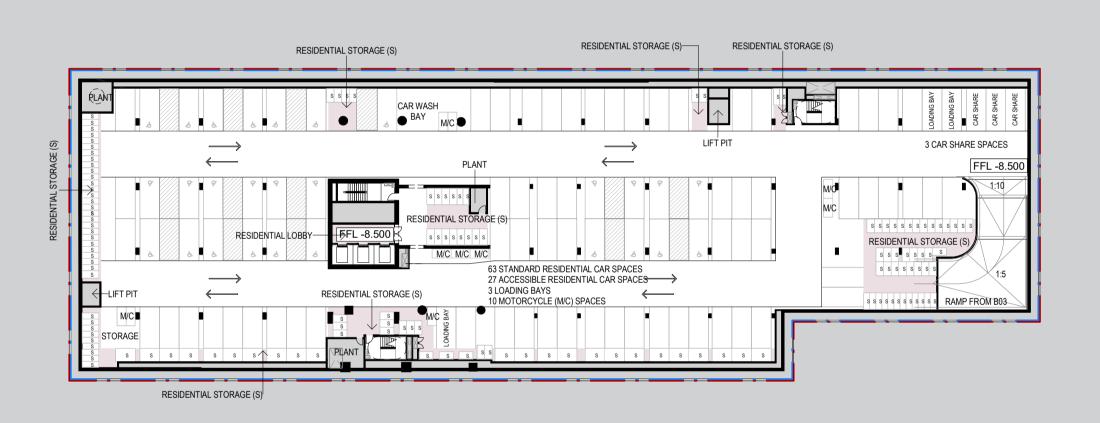
Department of Planning and Environment

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Granted on: 4 December 2023

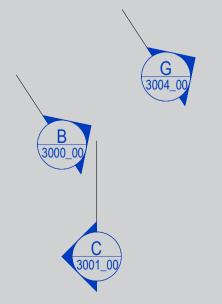
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FOR SSDA2 RTS

FOR SSDA2 APPROVAL

DATE 02/11/22 16/06/23

LEGEND

BOH / PLANT RESIDENTIAL COMMON AREAS

LEGEND

— - — SSDA EXTENT — - — SSDA STAGE 1 ENVELOPE AREA SUBJECT TO FUTURE SSDA APPLICATION

EXISTING STRUCTURES

NORTH



SCALE

CLIENT



PROJECT MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - Basement 4 Plan

REVIEWED

SCALE @ A1 1:500

APPROVED

PROJECT NO. 016152-61A-P

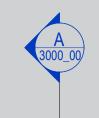
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AR-SSDA2- 1096_B4











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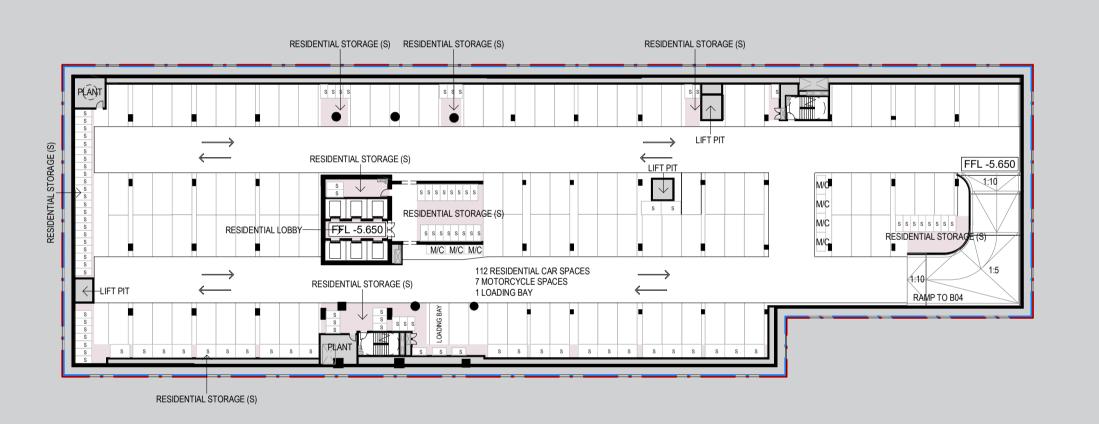
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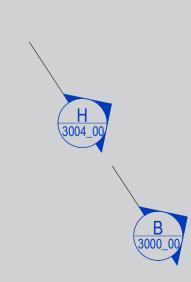
Granted on: 4 December 2023

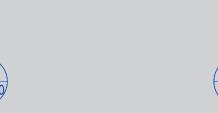
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LEGEND

BOH / PLANT RESIDENTIAL COMMON AREAS

LEGEND

— - — SSDA EXTENT — - SSDA STAGE 1 ENVELOPE AREA SUBJECT TO FUTURE SSDA APPLICATION EXISTING STRUCTURES

NORTH



SCALE

CLIENT



PROJECT MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - Basement 3 Plan

REVIEWED

SCALE @ A1 1:500

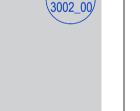
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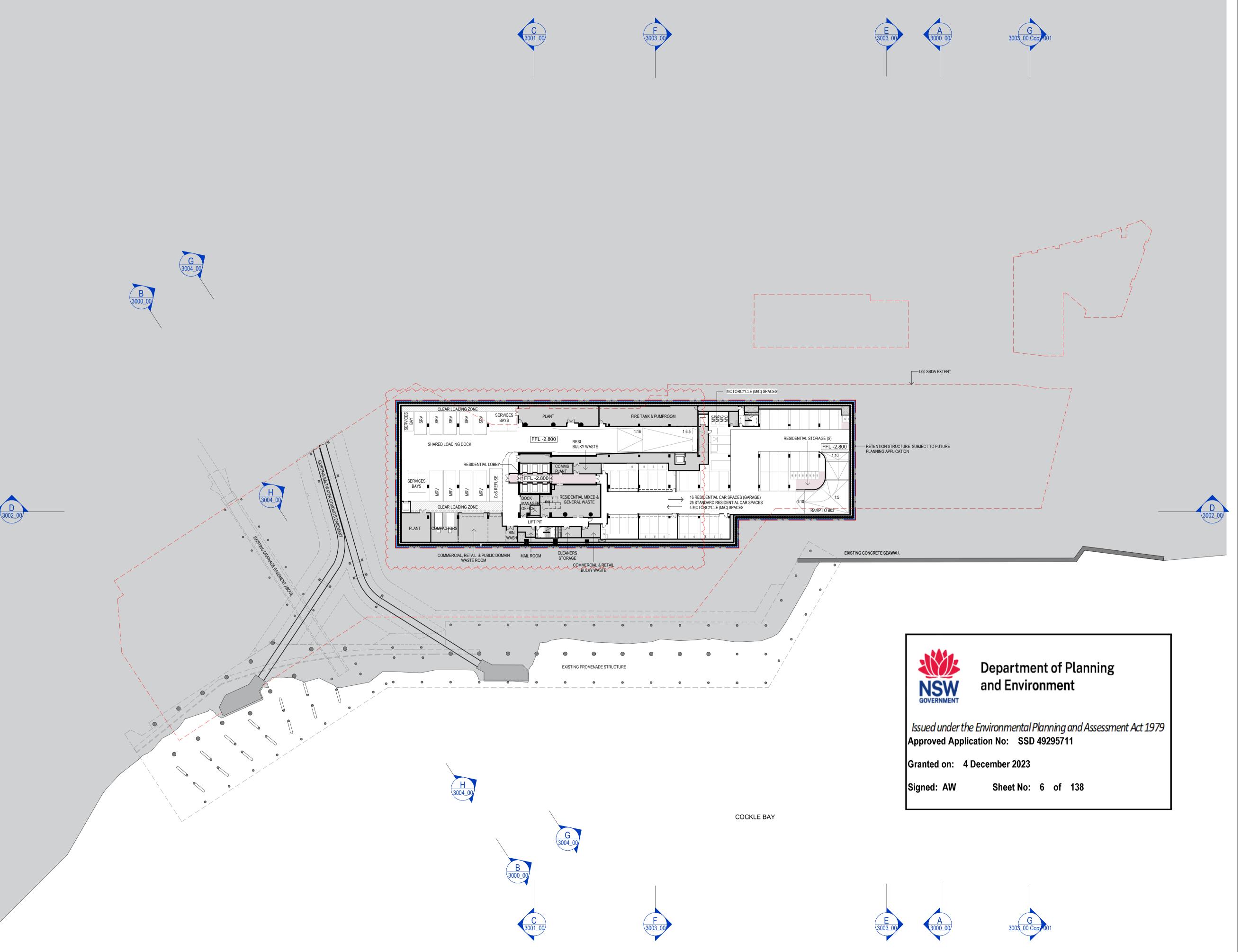
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DRAWING NO. REV NO.

AR-SSDA2- 1097_B3







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29/06/23

03/10/23

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REV DESCRIPTION

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LEGEND

BOH / PLANT RESIDENTIAL COMMON AREAS

LEGEND

— - — SSDA EXTENT SSDA STAGE 1 ENVELOPE

AREA SUBJECT TO FUTURE SSDA APPLICATION EXISTING STRUCTURES

NORTH



SCALE

CLIENT



MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - Basement 2 Plan

REVIEWED

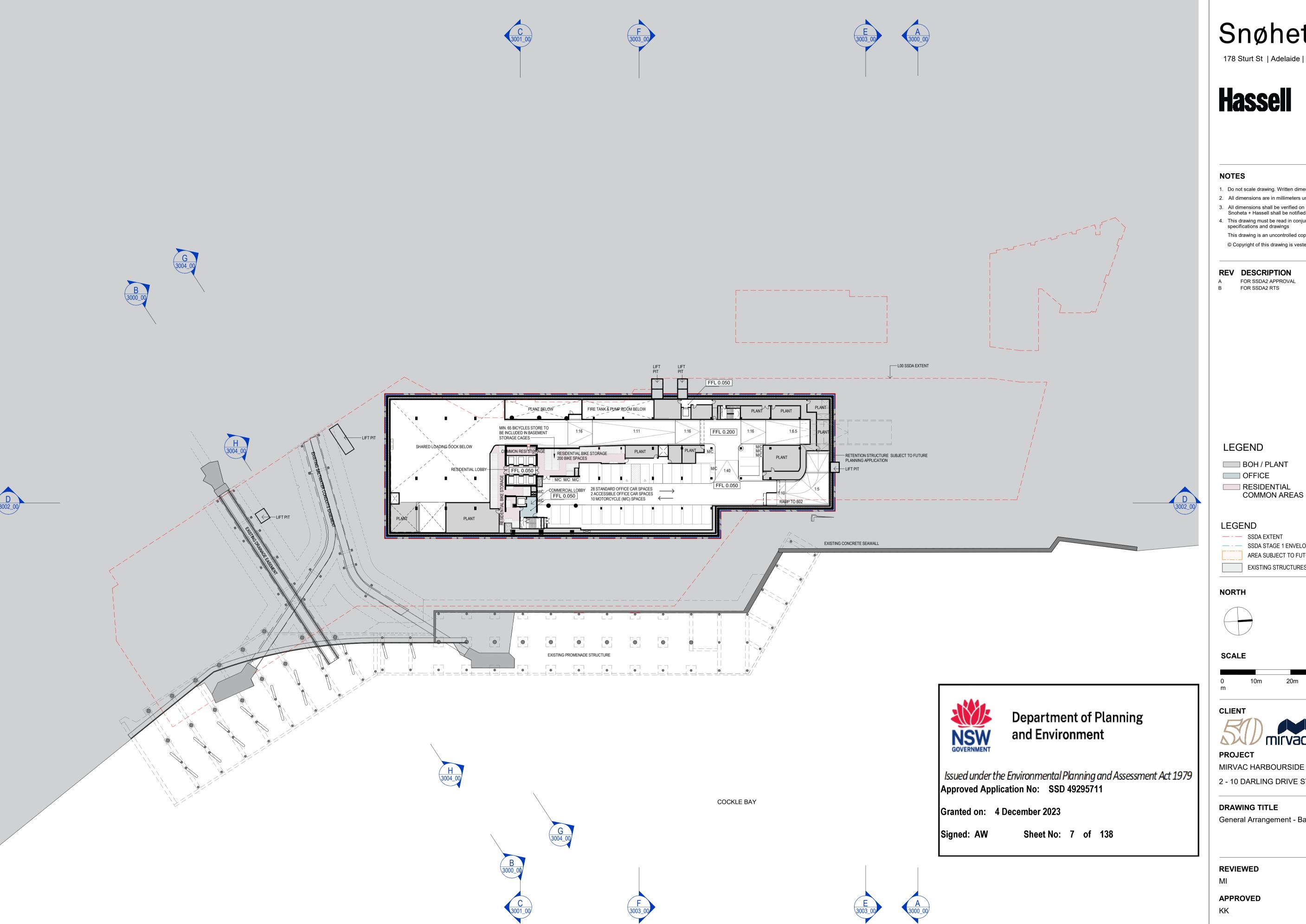
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PROJECT NO. **APPROVED**

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REV NO. DRAWING NO.

AR-SSDA2- 1098_B2



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REV DESCRIPTION

FOR SSDA2 APPROVAL FOR SSDA2 RTS

BOH / PLANT

OFFICE

RESIDENTIAL **COMMON AREAS**

— - — SSDA EXTENT

SSDA STAGE 1 ENVELOPE AREA SUBJECT TO FUTURE SSDA APPLICATION

EXISTING STRUCTURES





2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - Basement 1 Plan

REVIEWED

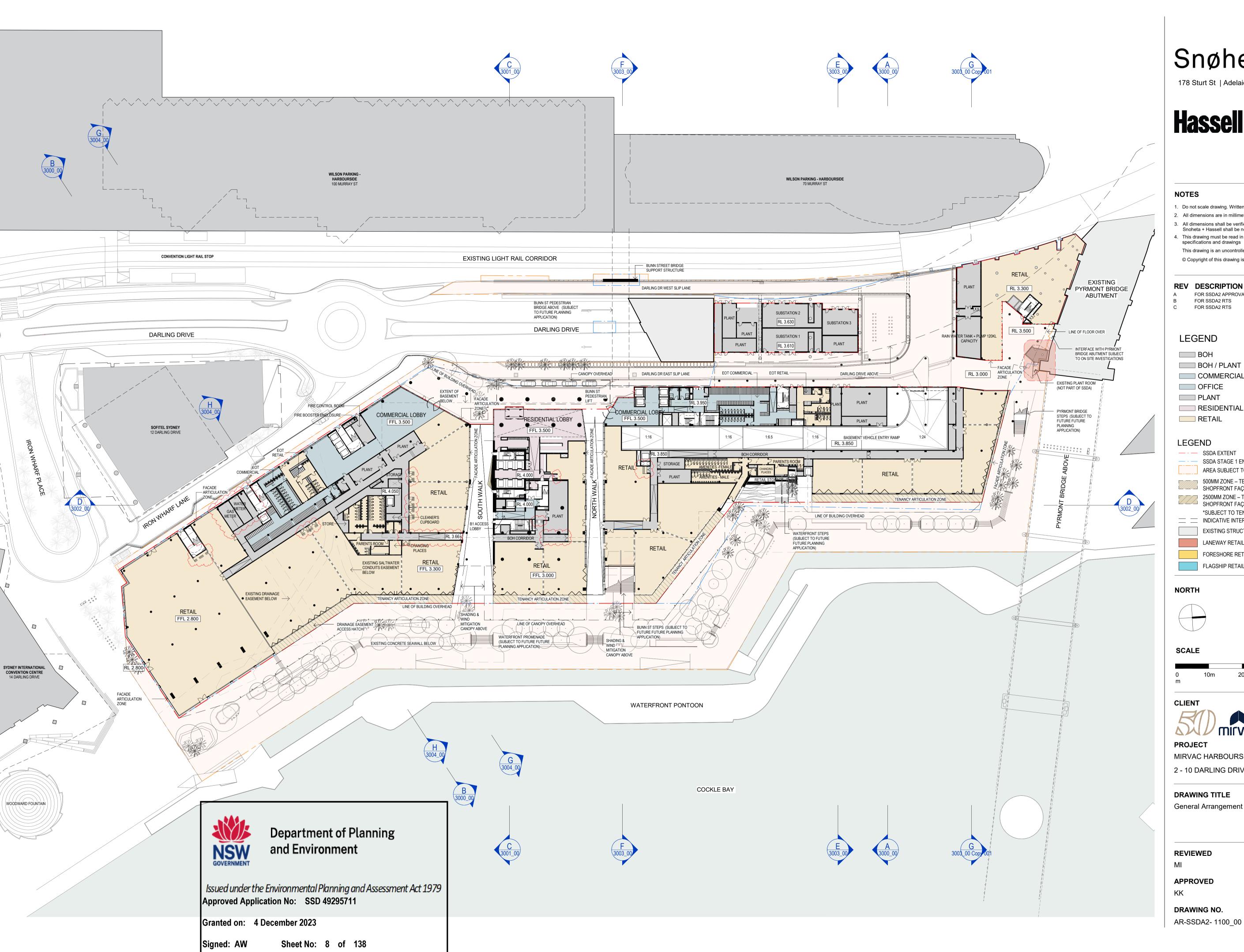
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PROJECT NO. 016152-61A-P

DRAWING NO.

REV NO.

AR-SSDA2- 1099_B1



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REV DESCRIPTION

FOR SSDA2 APPROVAL FOR SSDA2 RTS 29/06/23 FOR SSDA2 RTS 03/10/23

LEGEND

ВОН

BOH / PLANT COMMERCIAL

OFFICE

RESIDENTIAL COMMON AREAS

RETAIL

SSDA STAGE 1 ENVELOPE AREA SUBJECT TO FUTURE SSDA APPLICATION

500MM ZONE – TENANCY 'KIT OF PARTS' OPTION FOR SHOPFRONT FAÇADE ALIGNMENT & OPERABILITY* 2500MM ZONE – TENANCY 'KIT OF PARTS' OPTION FOR

*SUBJECT TO TENANT SHOPFRONT GUIDELINES INDICATIVE INTER-TENANCY WALLS

EXISTING STRUCTURES LANEWAY RETAIL FACADE ARTICULATION ZONE

FORESHORE RETAIL FACADE ARTICULATION ZONE

FLAGSHIP RETAIL FACADE ARTICULATION ZONE



CLIENT



PROJECT

MIRVAC HARBOURSIDE

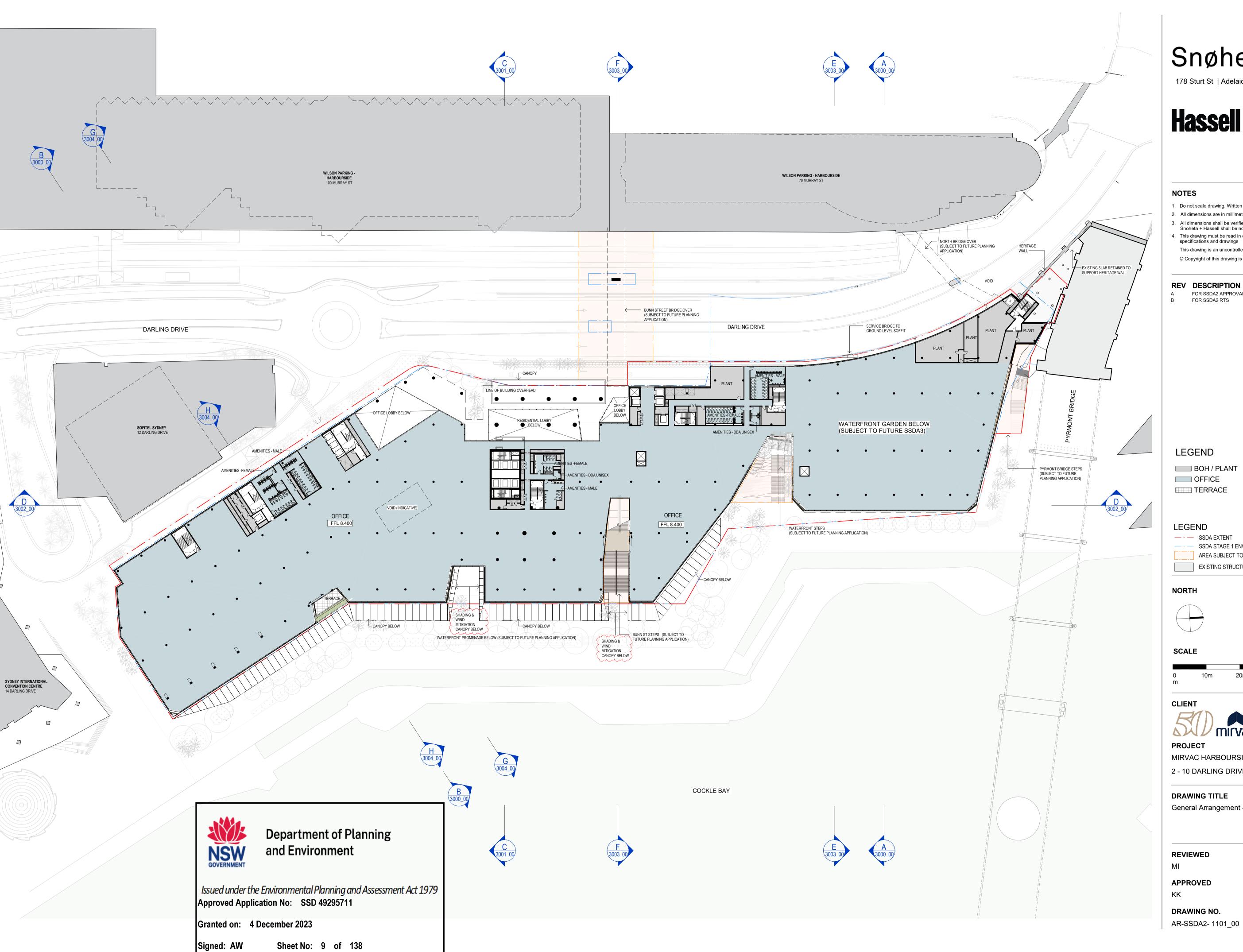
2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - L00 Ground Plan

SCALE @ A1 1:500

PROJECT NO. 016152-61A-P



Snøhetta 🔼

178 Sturt St | Adelaide | Australasia | SA 5000



Hassell LTD ABN 24 007 711 435 Level2, Pier 8/9,23 Hickson Rd Sydney NSW 2000 Australia T +61 2 9101 2000 F +61 2 9101 2100 sydney@hassellstudio.com Nominated Architects NSW: Tony Grist 5350 Glenn Scott 6842 Ross de la Motte 7398

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REV DESCRIPTION

FOR SSDA2 APPROVAL

FOR SSDA2 RTS

02/11/22 16/06/23

LEGEND

BOH / PLANT OFFICE

TERRACE

LEGEND

— - — SSDA EXTENT SSDA STAGE 1 ENVELOPE

AREA SUBJECT TO FUTURE SSDA APPLICATION

EXISTING STRUCTURES

NORTH



SCALE

CLIENT



PROJECT

MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

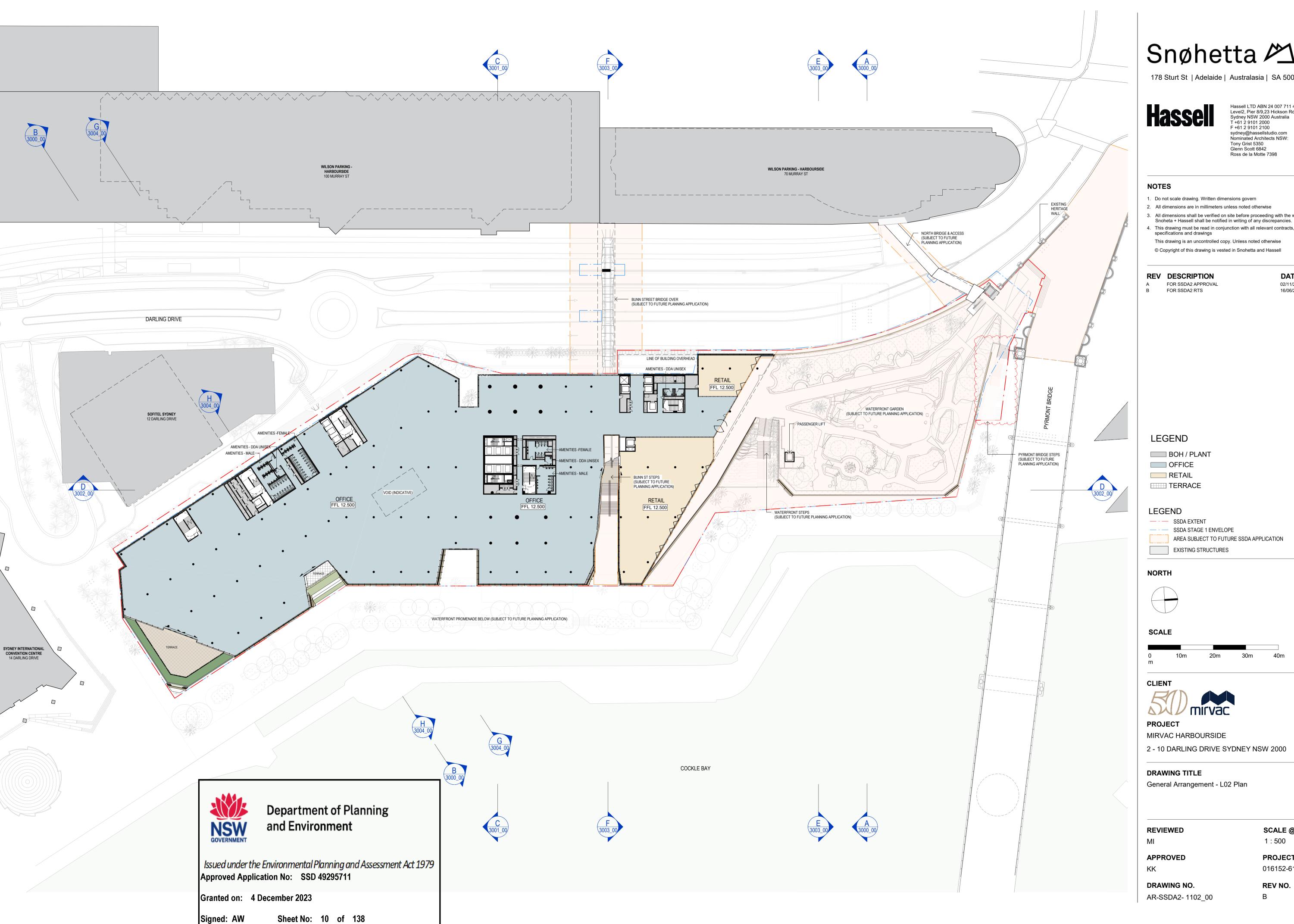
General Arrangement - L01 Plan

REVIEWED

SCALE @ A1 1:500

PROJECT NO.

016152-61A-P



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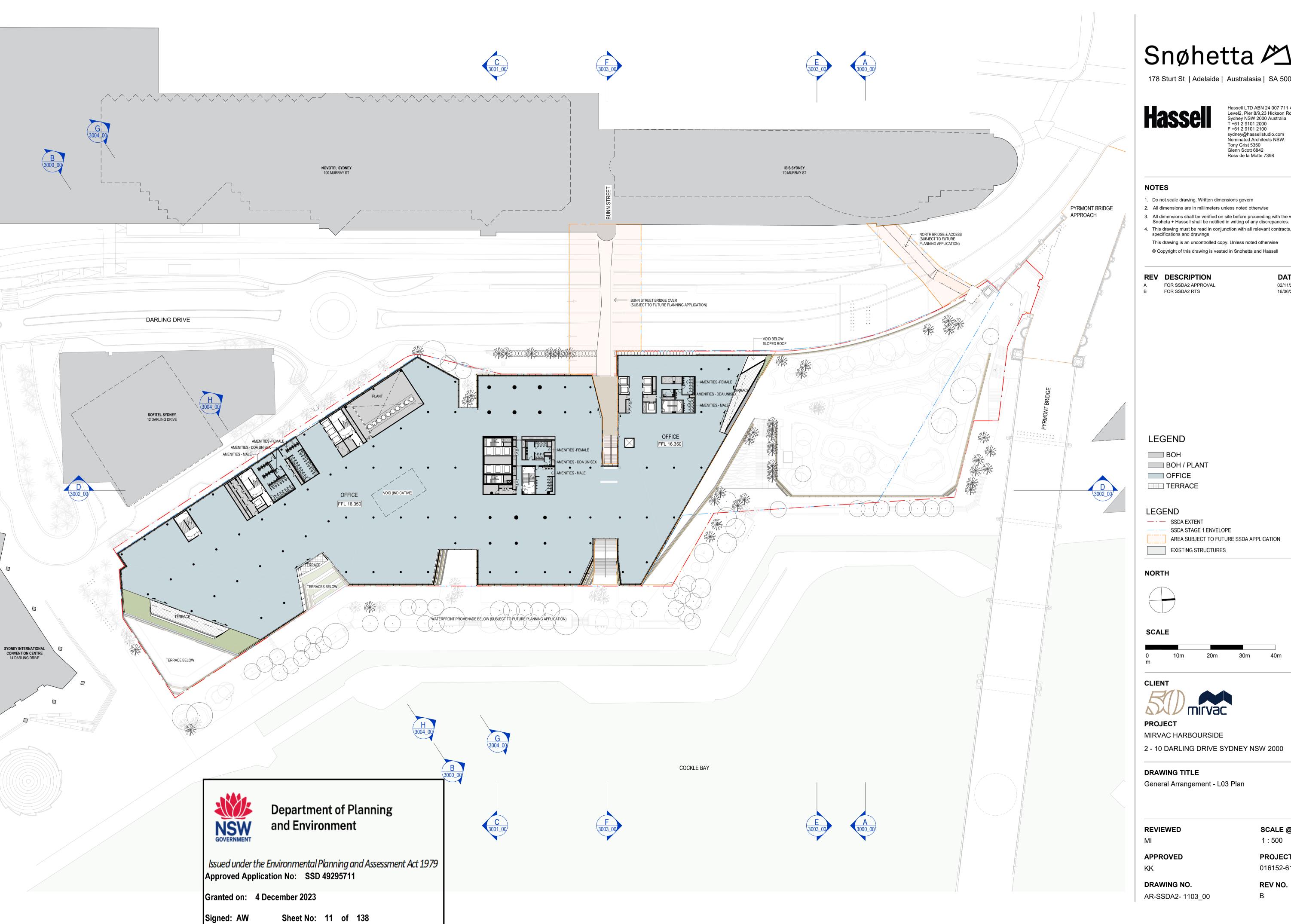
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02/11/22 16/06/23

AREA SUBJECT TO FUTURE SSDA APPLICATION

SCALE @ A1 1:500

PROJECT NO. 016152-61A-P



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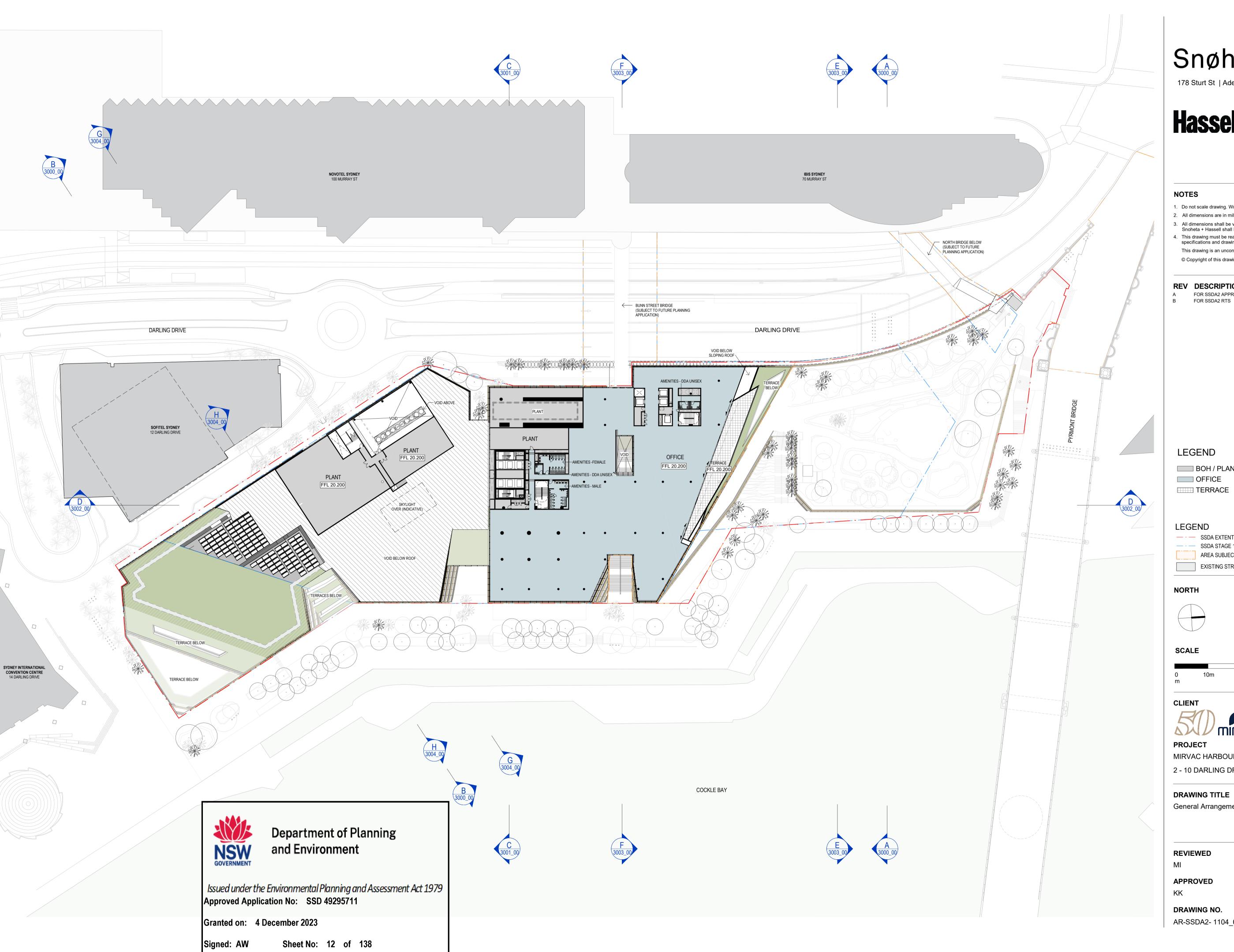
AREA SUBJECT TO FUTURE SSDA APPLICATION



2 - 10 DARLING DRIVE SYDNEY NSW 2000

SCALE @ A1 1:500

PROJECT NO. 016152-61A-P



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DATE

02/11/22

16/06/23

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REV DESCRIPTION

FOR SSDA2 APPROVAL

BOH / PLANT

OFFICE TERRACE

LEGEND

— - — SSDA EXTENT SSDA STAGE 1 ENVELOPE

AREA SUBJECT TO FUTURE SSDA APPLICATION

EXISTING STRUCTURES

NORTH



CLIENT



PROJECT

MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - L04 Plan

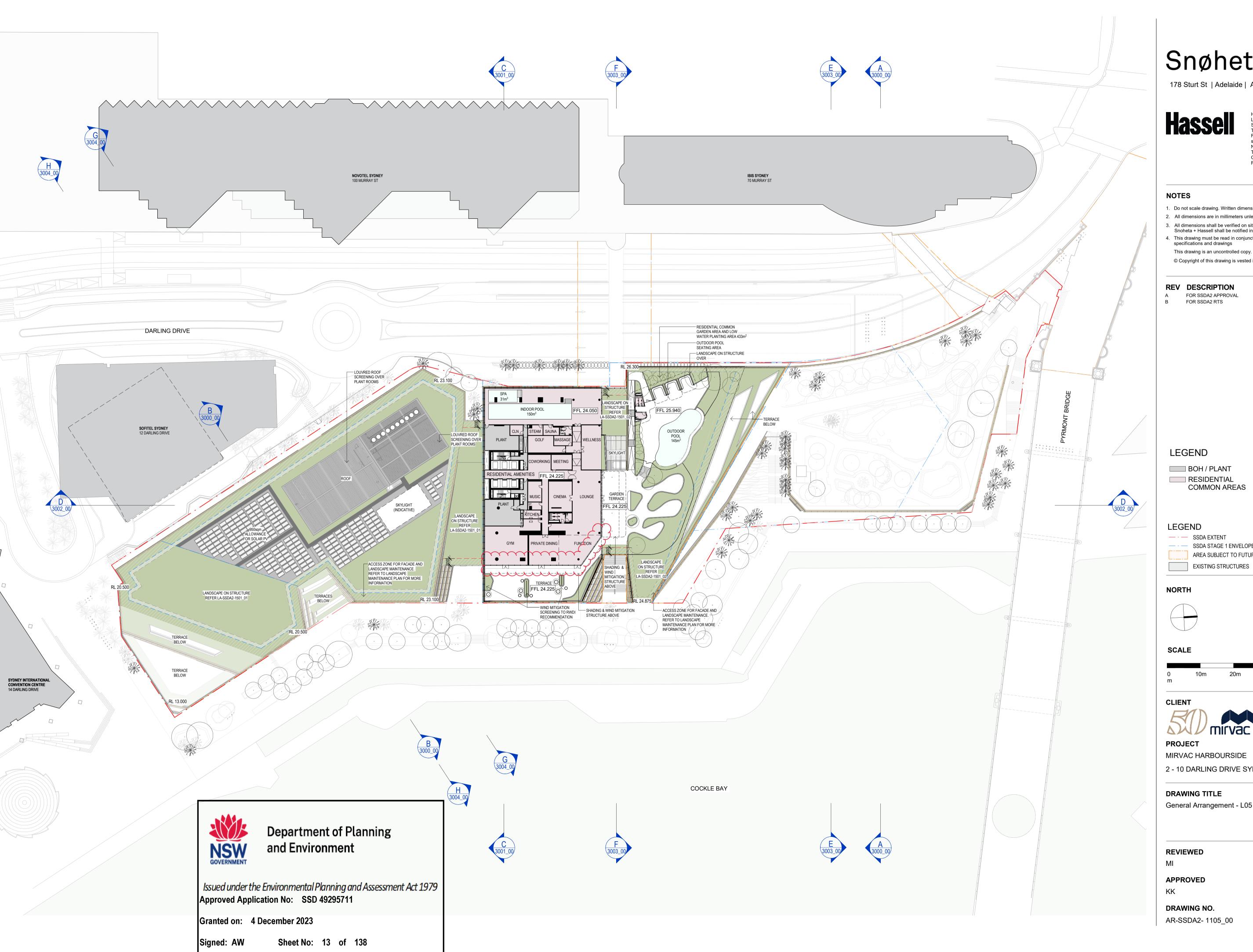
REVIEWED

SCALE @ A1 1:500

PROJECT NO. 016152-61A-P

REV NO.

AR-SSDA2- 1104_00



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REV DESCRIPTION

FOR SSDA2 APPROVAL

DATE 02/11/22 16/06/23

LEGEND

BOH / PLANT RESIDENTIAL COMMON AREAS

LEGEND

— - — SSDA EXTENT

SSDA STAGE 1 ENVELOPE AREA SUBJECT TO FUTURE SSDA APPLICATION



CLIENT



PROJECT

MIRVAC HARBOURSIDE

2 - 10 DARLING DRIVE SYDNEY NSW 2000

DRAWING TITLE

General Arrangement - L05 Plan

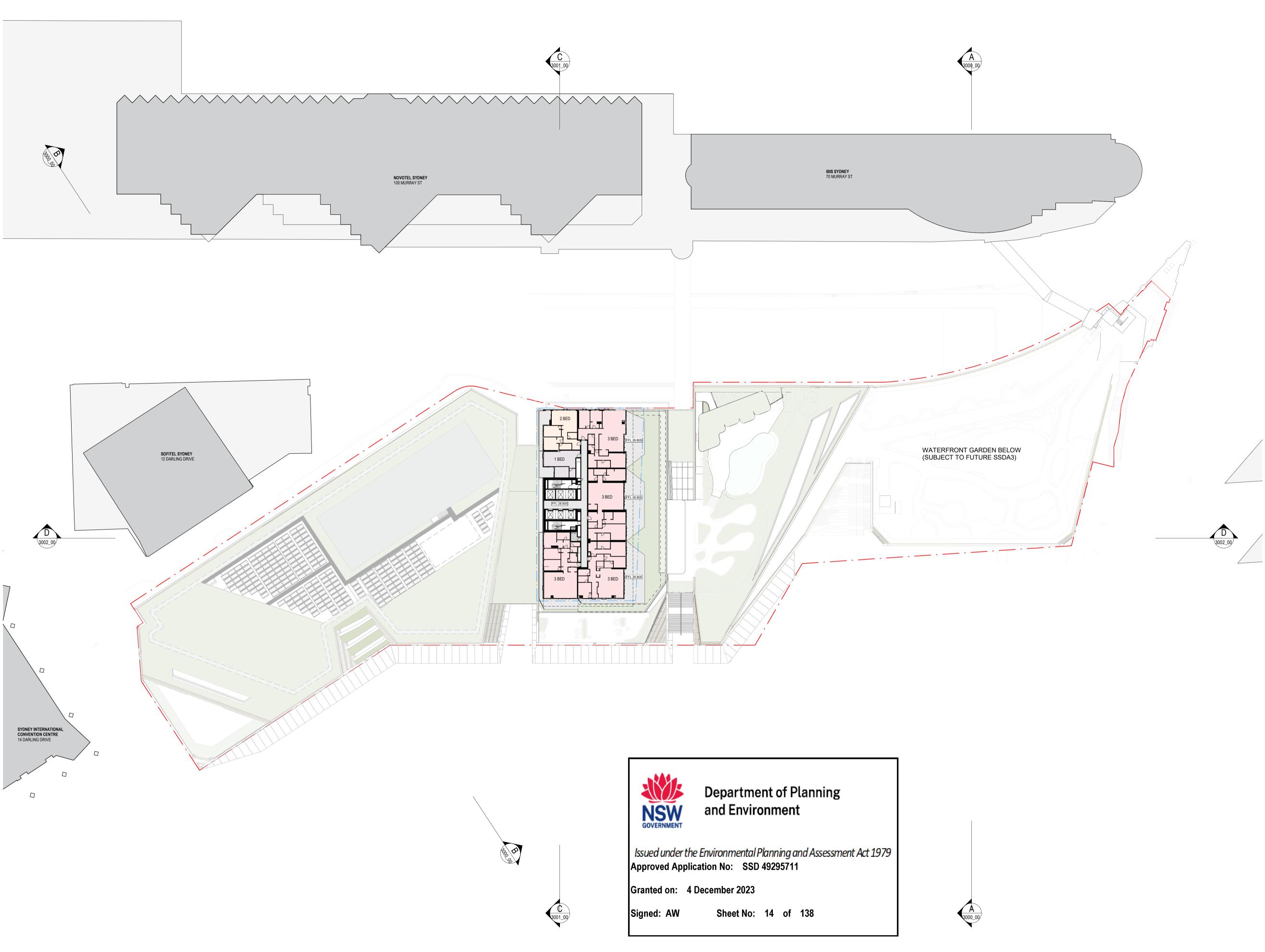
REVIEWED

SCALE @ A1 1:500

PROJECT NO. 016152-61A-P

REV NO.

AR-SSDA2- 1105_00



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NOTES

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REV DESCRIPTION

FOR SSDA2 APPROVAL

FOR SSDA2 RTS

DATE 02/11/2022 29/06/2023

LEGEND

RESIDENTIAL COMMON AREA

____ 1 BED 2 BED

____ 3 BED

____ 4 BED

SUB-PENT PENTHOUSE

BALCONY/TERRACE

ВОН

LEGEND

SSDA2 EXTENT

SSDA STAGE 1 ENVELOPE

NORTH



SCALE

CLIENT



MIRVAC HARBOURSIDE

2-10 DARLING DRIVE. SYDNEY. NSW. 2000

DRAWING TITLE

General Arrangement - L06 Plan - CV

REVIEWED

SCALE @ A1 1:500

APPROVED

PROJECT NO. 016152-61A-P

REV NO.

DRAWING NO. AR-SSDA2- 1106_00