



ONE SYDNEY HARBOUR R4A TOWER – LANDSCAPE DESIGN

Landscape Architecture Design Report

Submission Report for Secretary Approval under condition B31 of SSD6964

Project Client: Lendlease
Project Name: One Sydney Harbour R4A
Project Number: 0773SYD

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1.0 Background

1.1. Content

1.0 Background01

2.0 Public Domain02

3.0 Podium Level 0203

1.2. Introduction

In 2016, Grant Associates developed the original concept for the Landscape and Public Realm for Stage 1B. McGregor Coxall was then appointed in 2019 by Lendlease to develop these concepts in further design development and work with the team to deliver the detailed documentation.

Mcgregor Coxall has further developed the approved landscape drawings prepared by Grant Associates ensuring consistency and cohesiveness with their design and following their key principles:

- response to context
- wind
- views
- orientation
- program and use of the space

This report aims to provide response to the following condition of consent on those drawings

“B31 LANDSCAPING AND PUBLIC DOMAIN

Prior to the issue of the relevant Construction Certificate, landscape drawing(s) detailing all landscaped elements, including rooftop podium and public domain surrounding the building are to be submitted and approved by the Secretary. The detailed design of the landscaping is to be generally consistent with the design expressed on the approved landscape drawings approved in Condition A2 and future Stage 1B public domain drawings (SSD 7944). Interim landscaped works denoted on the approved landscape drawings are not required.”

The detailed design of the landscape elements is generally consistent with Grant Associates work and recognises their design consideration, including design intention, materiality and planting selection. The landscape design for the podium presents minor changes in general arrangement to provide a smoother transition between soft and hardscape, and simultaneously offer a better experience while capitalising the impressive views across the harbour towards Balmain and Pyrmont.

This report should be read in conjunction with the following drawings:

- PUBLIC DOMAIN
- B1BLDU1GRD00-Cover Page
 - B1BLDU1GRD01-General Arrangement Plan 01
 - B1BLDU1GRD02-General Arrangement Plan 02
 - B1BLDU1GRD03-General Arrangement Plan 03
 - B1BLDU1GRD04-Level & Grading Plan 01
 - B1BLDU1GRD05-Level & Grading Plan 02
 - B1BLDU1GRD06-Level & Grading Plan 03
 - B1BLDU1GRD07-City of Sydney Paving Detail
 - B1BLDU1GRD08-Porphry Paving Detail
 - B1BLDU1GRD09-Bollard
 - B1BLDU1GRD10-Tree Grate

- LEVEL 02 PODIUM
- BR4ALDU1L0200-Cover Page
 - BR4ALDU1L0201-Legend & Schedules
 - BR4ALDU1L0202-Layout & Grading Plan
 - BR4ALDU1L0203-Material & Finishes Plan
 - BR2LDU1L0204-Planting Types
 - BR4ALDU1L0205-Planting Plan
 - BR2LDU1L0206-Irrigation Plan
 - BR2LDU1L0207-General Sections
 - BR2LDU1L0208-Soil details
 - BR2LDU1L0209-Soil specification
 - BR2LDU1L0210-Pavement details 01
 - BR2LDU1L0211-Pavement details 02
 - BR2LDU1L0212-Pavement_planting edge
 - BR4ALDU1L0213-Stair Detail Plan
 - BR4ALDU1L0214-Stair Detail Section
 - BR4ALDU1L0214-Isometric Stair 2
 - BR4ALDU1L0215-Steel Planter
 - BR4ALDU1L0216-Steel Planter Section
 - BR4ALDU1L0217-Planting details
 - BR4ALDU1L0218-Precast Concrete Profile 1

1.3. Context

Barangaroo, formerly known as East Darling Harbour, is a 22 ha site with a 1.4 km harbour foreshore frontage located on the north western edge of the Sydney CBD. The site is bound by the Sydney Harbour foreshore to the north and west, the historic precincts of Millers Point, The Rocks and Sydney Harbour Bridge to the east and the Darling Harbour/King Street Wharf precincts to the south.

One Sydney Harbour project consist of three residential towers, Tower R4A R4B and R5. This report outlines the design for R4A, including the works at the ground floor and the terrace podium at Level 02.

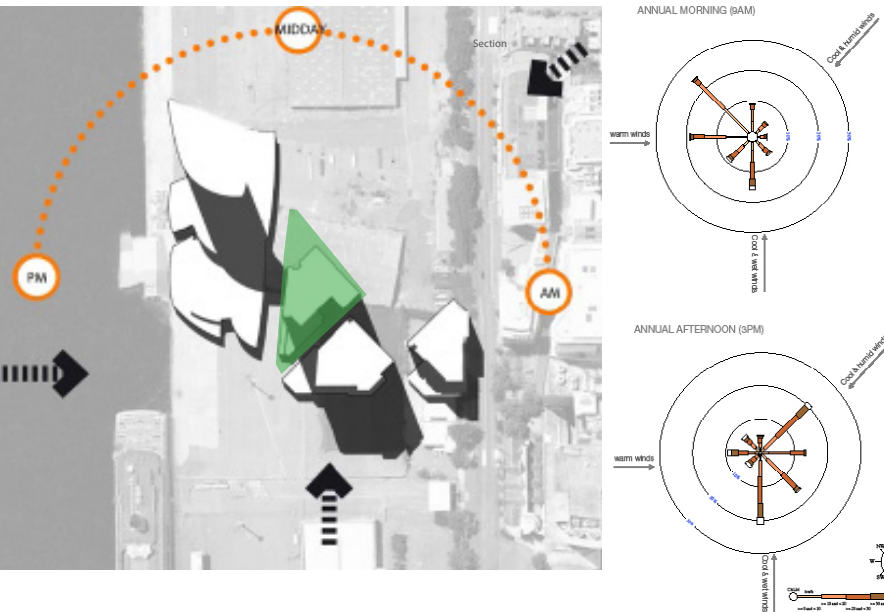
Out of the many site context characteristics to consider, the main ones to take into account are summarised as follows:

Views:

The topography and urban overlay of Sydney Harbour creates an extraordinarily rich diversity of views. From Barangaroo South, the views across the harbour change in character from low rise urban back drops to the vegetated and steeple profile of Balmain East and then to the more natural profiles of Goat Island, Balls Head Reserve and the Barangaroo Reserve to the north west.

Orientation

The podiums and terraces of the towers, including R4A, primarily face south. Wind, sun and shade are the main elements of consideration for the outdoor spaces in One Sydney Harbour. Wind has the potential to dramatically impact comfort and amenity of those spaces. The balance of shade and sun is important for amenity in the hot summer months but equally significant, access to winter sun in the middle of the year.



3.0 Podium Level 02

2.3. Design Approach

The design approach to the developed landscape concept of the podium is, in principle, consistent with the original design of Grant Associates.

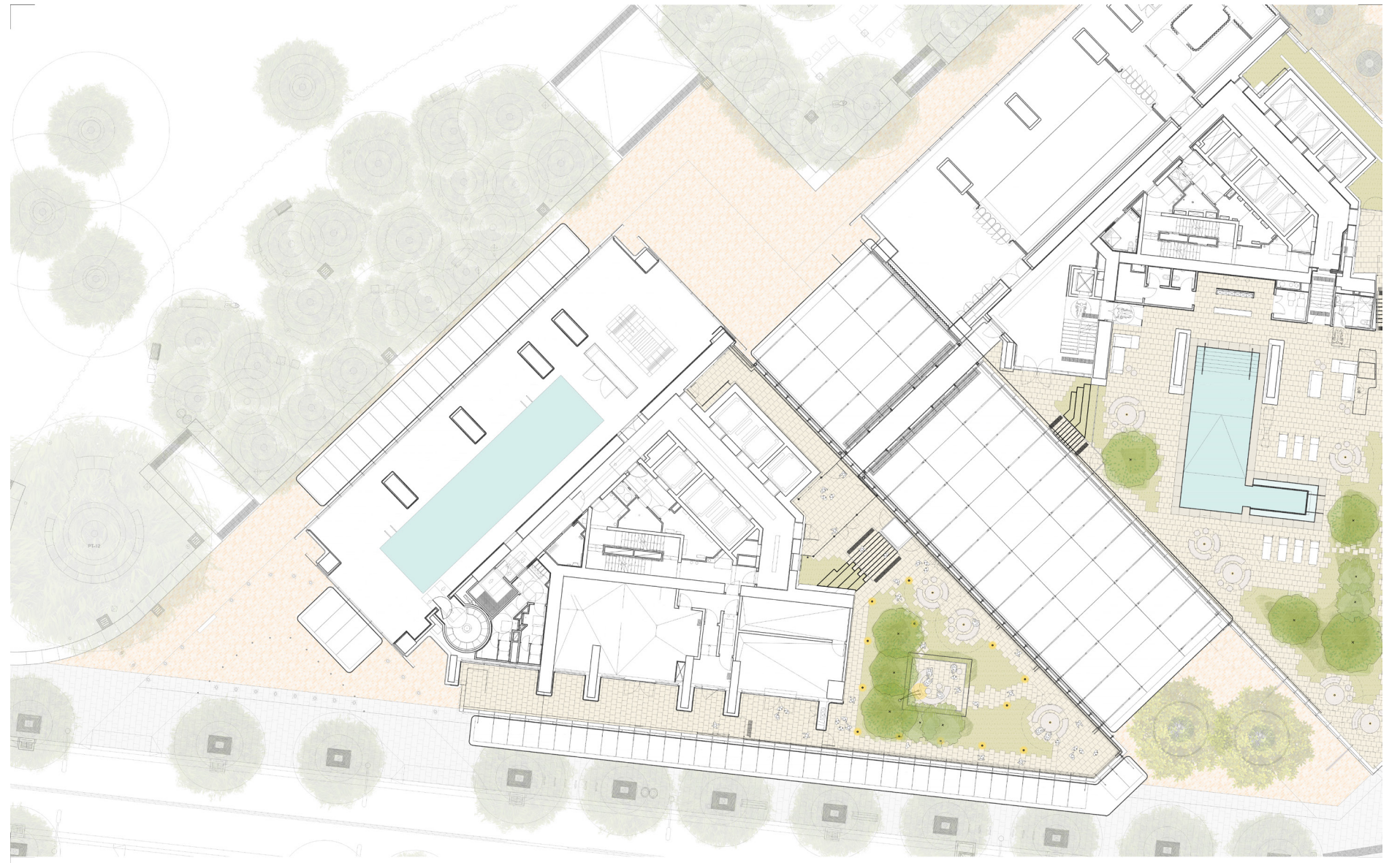
The podium design is intended to not only to feel like a private garden but also a feature space when viewing from above. A garden that strives to engender ownership by residents of the tower, provides a special place in which the residents can relax and feel comfortable in - away from the busy city streets - and enage in the mangificent harbourside setting.

The design includes careful considerations of the need for a variety of spaces and experiences that presents respite and refuge from the busy CBD. The main drivers of the deisgn are to capture the impressive views across the harbour towards Balmain and Pyrmont but also to create a sense of protection and provide wind mitigation. The design also focussed on providing 'perched' views from the level 2 podium down to Watermans Cove.

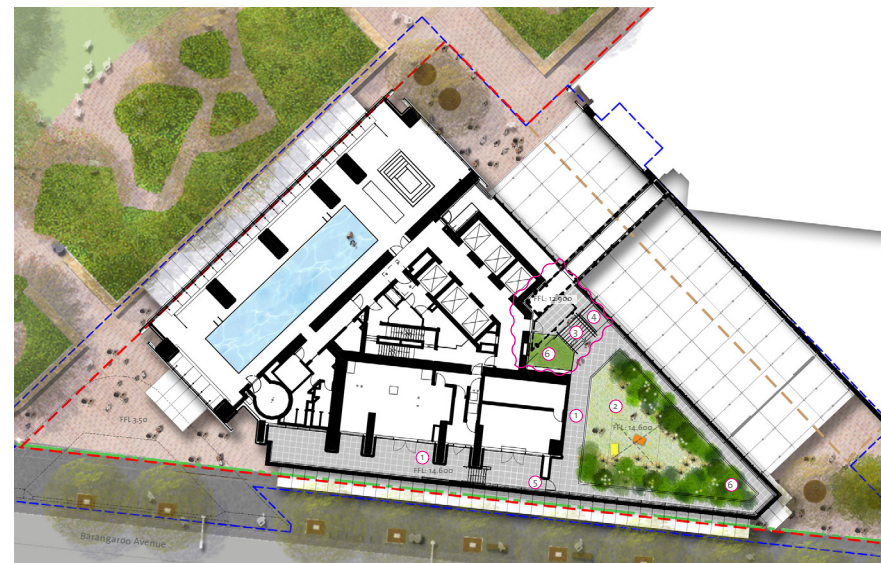
Materiality:

The design seeks to provide consistency in materials and finishes not only between terraces and podiums but also with the facade and the interior materials.

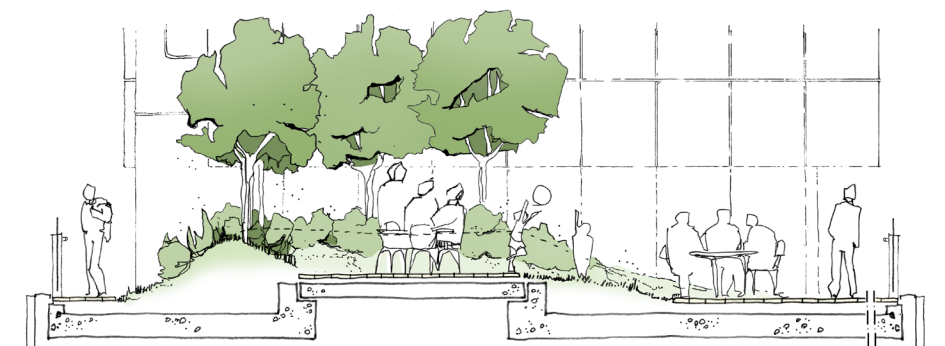
The developed design demonstrates key refinements to provide a better transition between soft and hardscape is presented with a more organic edge condition.



Level 02 current design



Grant Associates design for L02 Podium



Sketch section for Level 02. Indicative sketch from RPBW

Planting:

The planting design is in principle consistent with Grant Associates proposal. The proposed planting palette has not only been selected to include a mix of native and suitable exotic species for accent and diversity of tone, colour and texture but also to be sustainable to accommodate with high wind conditions and marine environment.

The planting areas are developed with an organic and staggered edge between in order to subtly blend the soft and hardscape. The planting areas are also subtly designed in mounded bed that is to expand and protect the views toward the harbour for the residents.

Planting will be installed at a variety of sizes, 300mm pot size will be the smallest size, except some of the small spilling groundcovers, at 150 mm pot size. Planting is designed to provide a variety of heights and forms.

Planters distribution and planting species height and composition has been considered to ensure that views are maintained.

In addition to the planting areas, the design also includes five trees, three Buckinghamia Celsissima (Ivory curl tree) and two Magnolias Teddy Bear planted at 200L pot size. These species will successfully perform within the conditions on the podium.



Plantings types suggested in R4A

01



-Senecio mandraliscae

-Native viola

-Mondo grass

02



-Blechnum Silver Lady

-Banksia spinulosa

-Philodendron xanadu

03



-Alcantarea imperialis and Philodendron xanadu

-Agave attenuata

-Dianella Silver Streak