

3.1 Architectural Concept

The aim of One Sydney Harbour architecture is to be timeless. It will contribute to the character of the city and both respect and take full advantage of the site's extraordinary position adjacent to the natural beauty of Sydney Harbour and the juxtaposing built form of the Sydney CBD. The project will express a deep rooted commitment to sustainability throughout.

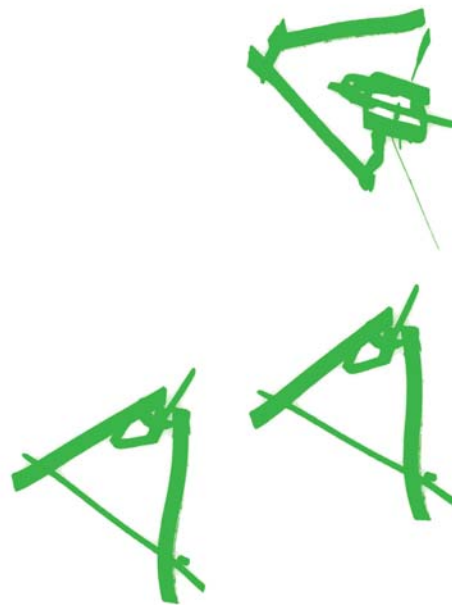
One Sydney Harbour creates an unique opportunity for three residential buildings. Situated in the heart of a vibrant city, this rare waterfront development opportunity is in close proximity to the natural beauty of Sydney Harbour.

Refined and enduring buildings will offer comfortable, spacious residences that capture the magnificent views of the Harbour Bridge and the Opera House. Three luxury residential high rise towers with an activated retail podium base will exemplify the exciting, cosmopolitan lifestyle of Sydney, one of the world's greatest cities.

Three independent towers feature crystalline facades reflecting the sparkling harbour waters and becoming one of the most prominent additions to the Sydney skyline. Each tower will glimmer in the brilliant clear Australian sky while offering superior thermal comfort and control for its residents with the use of terraces and wintergardens in the apartments.

To positively impact the built environment for future generations, a number of active and passive sustainable features are integral to the design in order to dramatically decrease energy consumption and improve the quality of life of its occupants and the greater context of the city.

One Sydney Harbour offers a large park at the doorstep of the residential buildings creating an excellent ground floor environment for the residents and an extension of the larger park along the harbour at the bottom of the towers, mitigating the transition between the urbanscape and the public landscape.







One Sydney Harbour Development Indicated in Working RPBW City Model

3.2 Architectural Process

The residential towers have been conceived as 'crystals', elegantly skinned with a highly transparent glass facade. The form and juxtaposition of the associated detailing, will create a unique architecture, reflecting the site's setting between the CBD and the Harbour.

The design process began with an initial analysis, physical models, of a range of built forms to gain an appreciation of how to optimise the quality of the residential accommodation and the public domain.

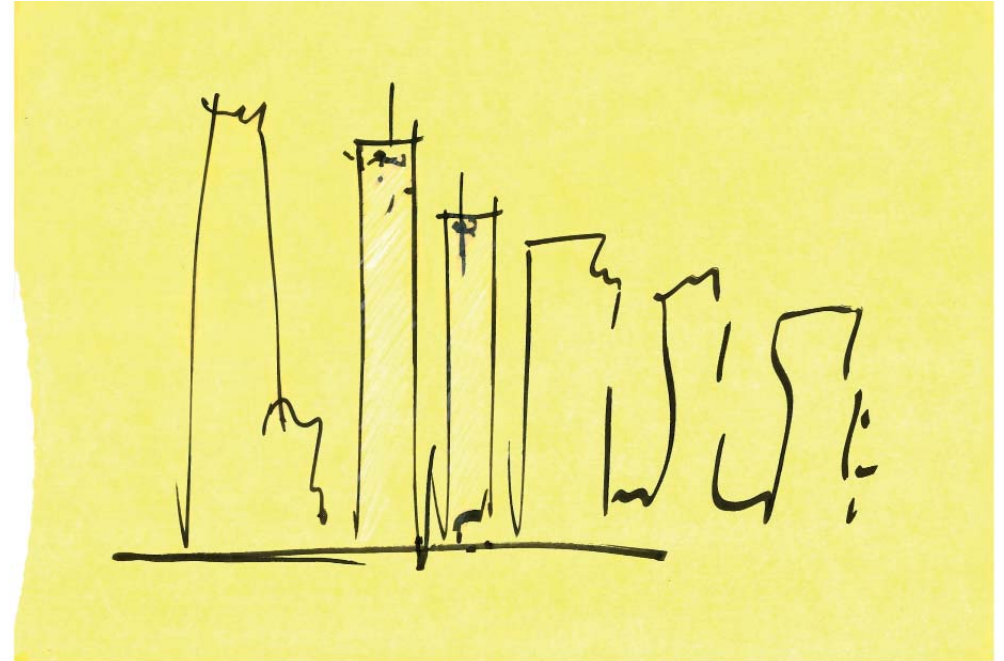
The evaluation of the exposure to the south and the west including the wonderful views toward the city icons and the magnificent Sydney Harbour determined the choice of a triangular shape for the three towers.

The selected triangular form is in 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.

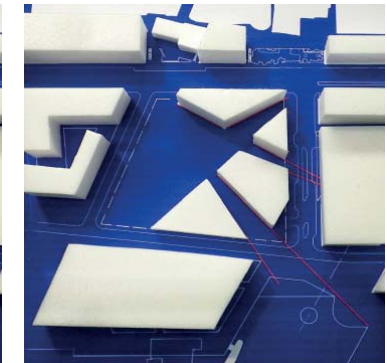
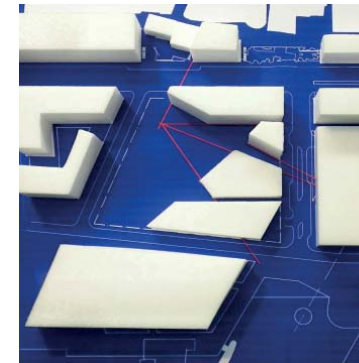
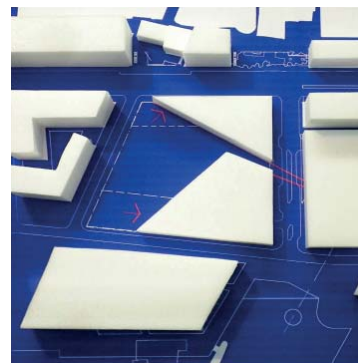
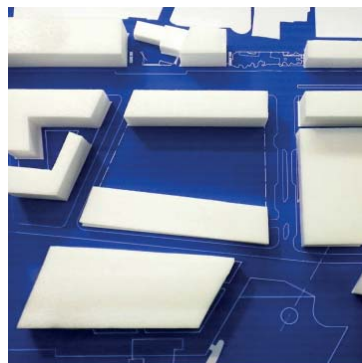
The remaining southern face of the triangular form is fractured into three pieces that accommodate the service core and the ends of the main apartment wings. These façades are mainly glazed with some opaque portions and thereby provide privacy for the residents and commercial tower occupants.

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. The design approach is about clarity to the form and surfaces associated with the crystal structures.

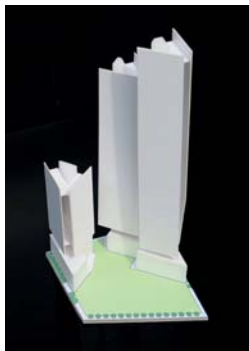
The crystal volumes are articulated with a number of different glass facade treatments that form a kinetic skin. The operable wintergardens up high and open balconies on lower levels combine to communicate movement and animation to the tower. The main curtain wall elements of the facade extend the crystal form against the sky and down to the podium.



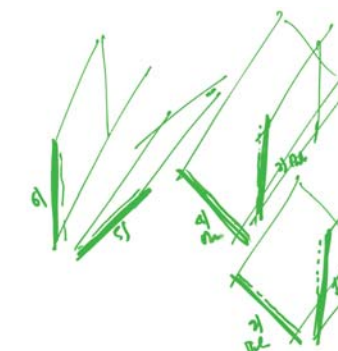
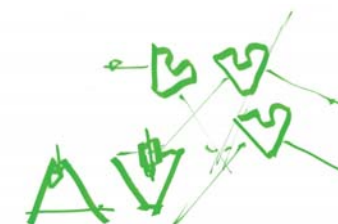
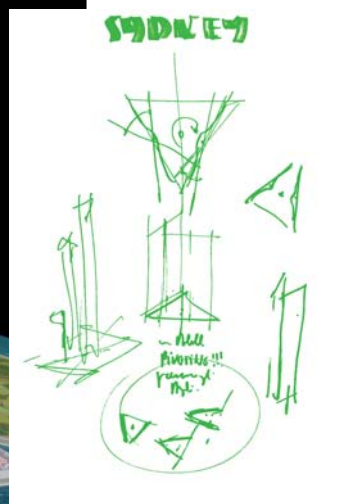
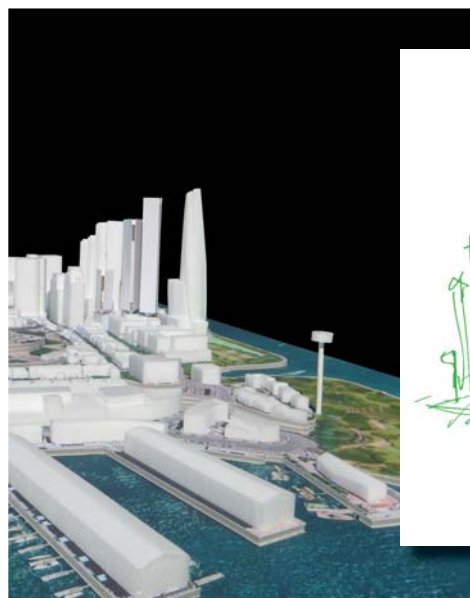
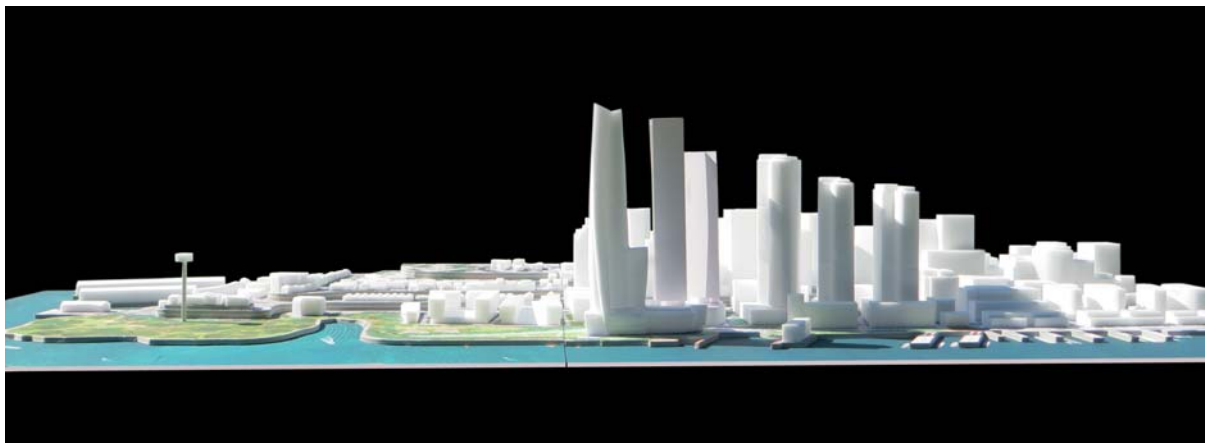
Conceptual Sketch



Podium Massing Evolution Model



Massing Study Models and Sketches



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.

The fragmentation of the podium will create visual glimpses and pedestrian pathways between Hickson Park and the commercial district in and to the waterfront in the west.

The impact of service vehicles and parking was minimised by relegating these to the basement.

3.3 Geometry and Alignment

The decision to locate the towers on the southern edge of the site was driven by several factors. Foremost amongst these was a desire to create an engaging formal dialogue with the other proposed buildings in the Barangaroo development and to take maximum advantage of the site's latent qualities as well as those of the surrounding environment.

Sun, wind, and views determine the orientation of the main planes of each single tower. A wind study was undertaken to ensure that the towers did not create areas of discomfort at street level or within the towers themselves.

The southern alignment of the towers allows for the creation of a large park to the north of the site (Hickson Park) which is directly linked with the harbour foreshore and to Hickson Road, consistent with the Concept Plan (Mod 8) layout.

The staggered roof profiles and slim proportions of the three towers creates a dynamic arrangement between the proposed Crown Hotel and the commercial towers.

Taking advantage of the triangular shape and the staggered arrangement of the buildings, the alignments between neighbouring façades are orientated to allow for unconstrained views from within the apartments and maintenance of residential privacy.

Tower R5 has been positioned on the eastern boundary to give presence and address to the entry of Hickson Road and one of the key axis, Watermans Quay, which leads westward to the harbour. This location also provides continuity of the colonnade which runs north-south along the western side of Hickson Road.

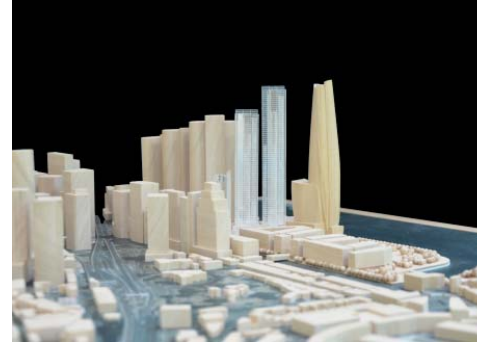
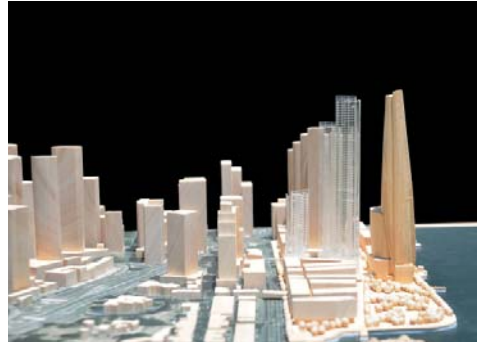
The orthogonal spaces between the buildings will produce well defined open spaces at the ground plane that will be easily navigated by visitors to the precinct.

The outer podium façades are aligned to the site boundary in order to define the street edge. The cut through the human scaled podium enhances the porosity of the development and invites visitors to access the precinct.

A glazed covered 'Strada' with restaurants and retail facilities on either side, directly connects Watermans Cove with Hickson Park. All the retail store fronts will have a glazed canopy to protect visitors from the elements. A Plaza along Watermans Quay and in front of the commercial tower entrance leads into Hickson Park and from there to the waterfront and to the Barangaroo Point.



General Roof Plan



Concept Model Detail Images



Concept Model

3.4 Architectural Elements

The triangular shape of the towers defines two main façades oriented towards the north-east and west in the taller buildings R4A and R4B and to the east and north in the R5. This allows to locate the living spaces of all the apartments to the best orientations, maximising solar access and leaving the south side for the elevator and service core.

Each main facade behaves as an active “crystal facet,” building on the building form, which can be modified by a series of fabric roller blinds that can be deployed when in direct sunlight and retract when the shadow prevails.

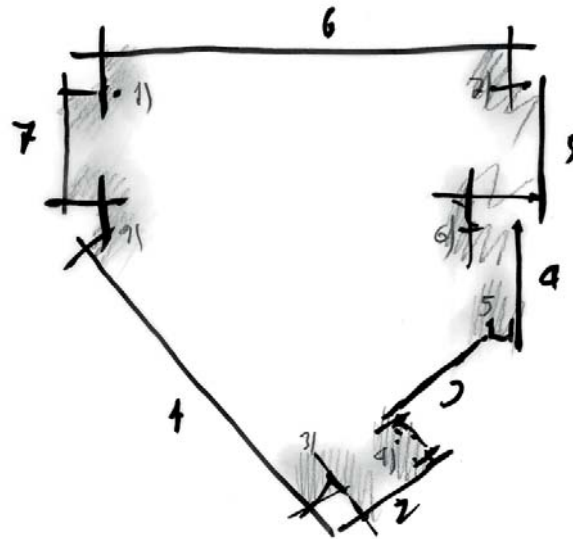
The idea is that each “crystal facet” will act and react differently, depending on its orientation. This gives to the facade a sense of permeability that does not compromise the privacy of the interior spaces. Also at each level a fritted glass/aluminium wind deflector will divert the wind washing the facades and disperse light to enhance the faceting effect.

The crystal facets of each tower extend beyond the enclosed space laterally with a cantilevering wing. A fringe at the roof extends the facades beyond the volume of the tower. At the bottom around the podium the facades will extend to various heights beyond the lowest floor plate creating a skirt.

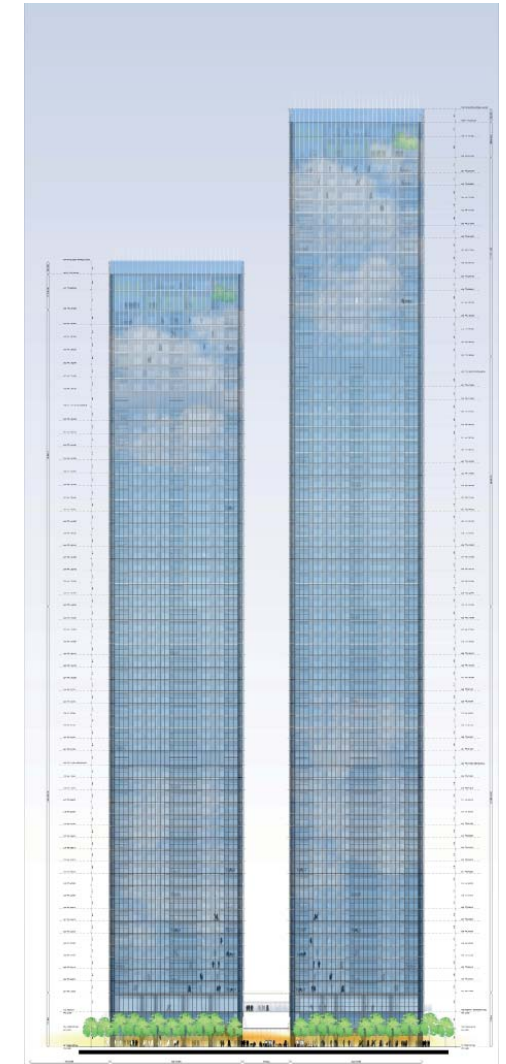
The glass planes of the towers are not connected at the corners, instead between each facade a reveal cut out of the volume will create a shadow that will enhance the flying effect of the glass planes.

The objective will be to clearly delineate the glass crystal facades through the design of these notches. To respond to the varying requirements for privacy around the building the opacity of these notch elements will correspondingly be varied.

The solid material used on the notches will also be utilised into the opaque portions of the podium facade.



Concept Sketch showing Crystal Facets and Shadow Notches



Park (North) Elevation



Concept Render

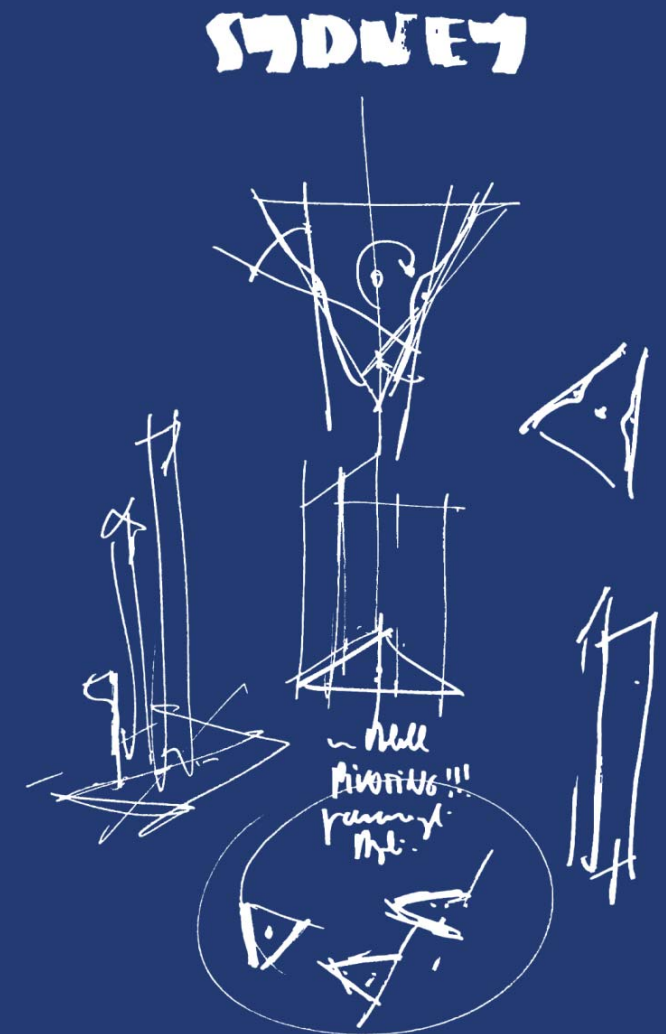
The main façades are made of a breathing glass double skin. All the glass is clear, non-tinted low iron.

In front of the living room a semi outdoor-terrace will occupy the space in between the outer glass layer and the inner sliding door. This space, called the “wintergarden” will allow the occupants to experience the Sydney climate even at the highest levels of the tower, whilst providing protection from the extremes. An operable glass panel can slide down, maximizing the aperture of the facade to allow the fresh air into this space.

At the lower levels where the wind is not an issue the outer facade of the terraces will have bigger apertures.

A fabric roller blind will protect the wintergarden from the sun and the heat. These elements will activate the facade plane.

In front of the bedrooms the double skin becomes narrower and the breathing facade will be made of an outer glass panel, separated by a vented cavity that accommodates the roller blind from an interior double glass panel that spans from floor to ceiling.



4.1 Design Development

From the concept of the 'crystals' grew RPBW's desire to use glass of high transparency, that would create dynamic facades that interplay with the Sydney environment and provide a mutable picture of city living. In this way the towers become distinctly residential, assuming the character of inhabited spaces that is lacking in commercial towers.

The glass faceted towers play with the light and the vibrations of the water from the harbour. It was inevitable to think about a crystal reflecting these extraordinary environmental conditions. The residential use of the towers has driven the profile of the towers linear and straight for an efficient and rational use of the floor plate. As previously described the triangular shape allows the usable spaces to be located facing the prime orientations that overlook the Harbour Bridge and the Opera House and west to the Blue Mountains to benefit from the best sun and breeze conditions.

The tower concept has been developed by RPBW many times in the past and each time in a different way. One of the earlier projects, the Maison Hermès in Tokyo has a very linear form. It expresses its transparency like a magic lantern with specially designed glass blocks for the facade. These glass blocks divide the interior from the exterior defining the boundary between day and night, light and transparency.

On the Aurora Place project in Sydney a more free building shape, the terracotta knits the building into the historic Macquarie streetscape and the kinetic glass louvre facade provides a mutable picture of city living.

The New York Times building has a basic shape, simple and primary, clad with a double skin composed of 186,000 ceramic rods that act as a sunscreen. This allows the building to adapt to the colours of the atmosphere: bluish after a shower, shimmering red at sunset.



NEW YORK TIMES BUILDING
New York



MAISON HERMES
Tokyo



AURORA PLACE
Sydney



THE SHARD
London



North-East View Over Watermans Cove

At the Shard in London the facades have been tilted slightly upwards due to the geometry and the sheer height. The clear low iron glass reflects the sky and the clouds by assuming its colour. The building is merging into the sky and disappears into it; the slivers arrives at the top and remains open as if they were breathing and dissolving its materiality.

On One Sydney Harbour, the idea of a crystal together with the sense of lightness and transparency informed the first ideas for the project of the three towers.



THE SHARD
London

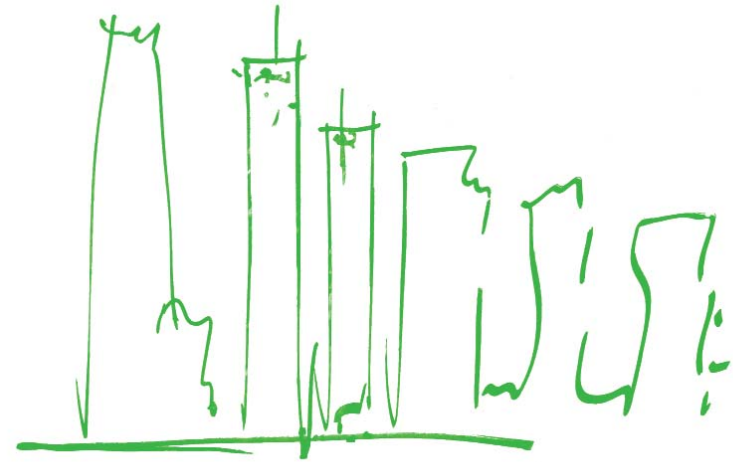
4.2 Building Scale and Massing

The massing of the three residential towers and their associated podiums is the outcome of principles derived from the Built form Principles and Urban Design Controls updated as part of Concept Plan (Mod 8) and as expressed by the indicative masterplan an developed by Roger Stirk Harbour + Partners (RSH+P).

R4A is the tallest of the residential towers of One Sydney Harbour, with the towers ascending in height from east to west from R5, R4B, R4A. R4A is separated from R4B to emphasise verticality, while the podiums are built to the edge of the envelope along Watermans Quay and Barangaroo Avenue in keeping with the design guidelines.

The Concept Plan allows for a public park that links the buildings to Central Barangaroo to the north, to the Crown Hotel to the west and to Hickson Road to the east.

The three residential towers are laid out on the fan geometry which is fundamental to the overall master plan and clustered to the southern side of the park to maximise solar access for both the park and the apartments.



Concept Model



RPBW Design in the Context

RPBW has built many models of various scales and materials to study how the composition of three towers could be perceived amongst themselves and within the context of the whole of Barangaroo.

The response to the Concept Plan has been to enhance the urban planning through the introduction of a diagonal pedestrian connection from the corner of Barangaroo Avenue and Watermans Quay into the heart of the park. In addition a triangular Plaza in front of International Tower One at the end of Scotch Row creates a natural direct connection into the park.

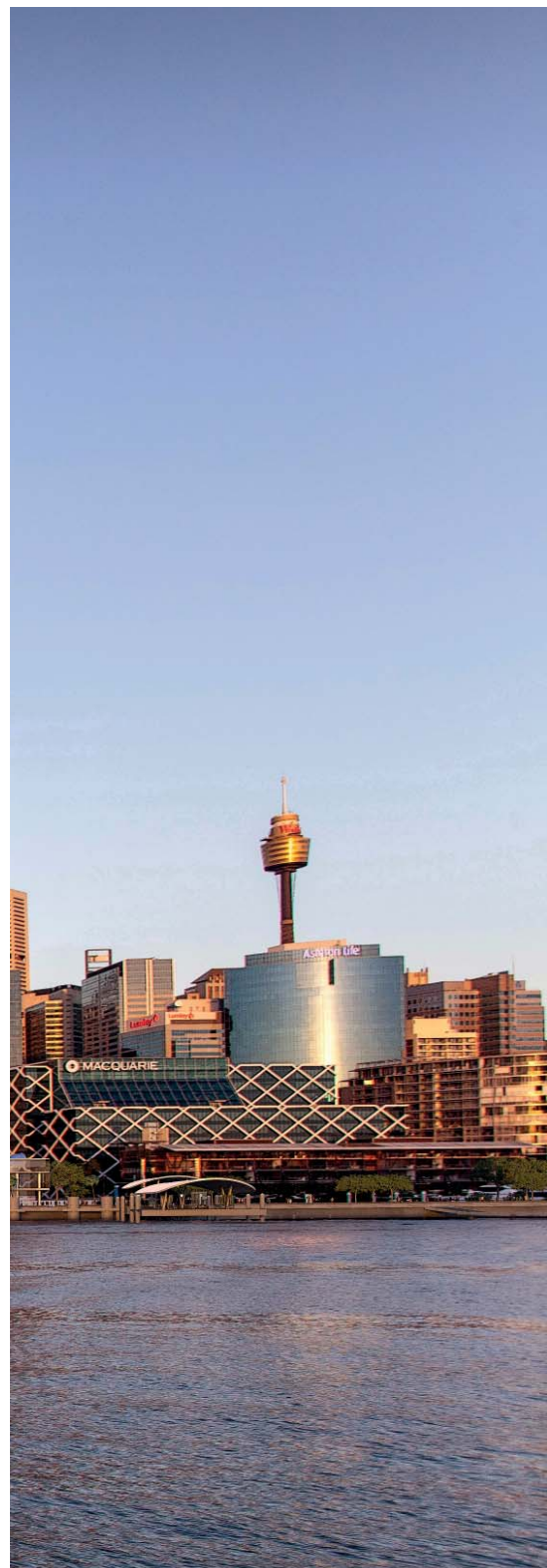
The result of the study of the pedestrian flows through the area lead to the fragmentation of the podiums with deep cuts through the volumes at the bottom of the towers. The tower is brought down to a podium of a pedestrian scale and with the intent of creating the public street-scape.

The northern edge of the development fronts onto the northern park of Barangaroo South, an open space which acts as a focal point for the community and connects Central Barangaroo parkland to Hickson Road.

Adjacent to the intersection of Watermans Quay and Barangaroo Avenue is Watermans Cove, an intimate incursion into Barangaroo South that compliments and enhances the foreshore promenade. Open space areas of Barangaroo South within the vicinity of the three towers include:

1. Hickson Park
2. Watermans Cove
3. Wulugul Walk
4. Scotch Row
5. Shipwrights Walk.





“Looking up, our proposed kinetic facades play with light, alluring from every angle. Unlike flat lifeless tower facades, the brightness of the sky will be captured, retracting the glittering Sydney light, right to the top where the penthouse apartments and gardens merge in the sky”

Renzo Piano Building Workshop

4.3 Ground Floor and Access

The ground floor plan illustrates the activation of the precinct around all three towers in the proposed development. Each edge of the scheme has a significant street presence which allows the interaction with and occupation of the perimeter of the building in a variety of ways.

Depending on the time of day, prevailing wind, need for shelter and shade or desire for direct sunlight, there is a place on the ground plane that can cater for that requirement.

The functions on the ground floor are a mix of retail, food and beverage and entry lobbies to each tower. The facade at the ground floor enclosing the different activities can open, allowing an expansion of the cafés and restaurants into the outdoor spaces bordering the park. The Sydney climate gives the opportunity to lose the clear definition between the inside and out.

The streetscape is softened with a line of street trees and on the parkside this vegetated edge merges with the proposed parkland to the north.

A covered pedestrian Strada between the proposed two towers R4A and R4B creates a direct link, both physical and visual, from Watermans Cove to the new park beyond. This gives the retail areas the possibility to expand the seating area into a protected space. This can be completely sheltered from the wind when necessary by closing folding/sliding doors at either end of the covered pedestrian link.

Visual continuity from the adjacent International Tower One entrance is provided by the creation of a Plaza acting as connection to the park between the proposed towers R4B and R5.



R4A and R4B - Podium North Elevations



Podium Level 00 - Ground Floor Plan

A porte-cochère located off Barangaroo Avenue allows cars to stop directly in front of this entrance. The lobby is a double height space adjacent to a double height retail space on the north-east wing.

At the parkside the tower facade extends down, overlapping the lobby facade to define a protected area in front of it. An additional canopy on this extension deflects the downdraft generated by the R4A tower.

A similar canopy is located at the bottom of the north facade of R4B and at the north-west facade of R5 to protect the path and the outdoor area along the building's park front.

The building wing along the park has in all three towers the lobby to the residences of the tower and retail space with protected outdoor seating area. At the tower R5 the entrance to the Key Worker Housing is located along the colonnade on Hickson Road.

The triangular building shape at the podium is extended towards the south creating a back addition with a lower volume to all three buildings. More retail private outdoor residential spaces and services are in this volume that contribute to frame the street edges.

4.4 Ground Floor Activation

The ground floor has been conceived as a totally permeable space with glazed facades that ensure transparency to the front of the retail activities and lobby entrances of each tower, also providing views to the outside.

Services, fire exit stairs, and the basement access ramp (in building R4B) are a necessity in any building. The approach has been to group these elements as much as possible in order to maximise continuity of all facades.

The rest of the podium is comprised of clear low iron glass storefronts with large operable portions on the retail spaces. The podium facade is articulated in two main families: a more spaciouly framed glazed front corresponding to the wing towards the park and a finer spaced curtain wall that runs along the other sides, including the pedestrian Strada.

The intent is to merge the inside space with the outside and to extend it into the park. The view from the lobbies and retail facing the park should be allowed to extend as much as possible under the canopy of the trees in the park.

The operable glass partition along the retail on the park and along the covered Strada assists in merging the inside with the outside. By opening the storefronts thus allowing less distinction between indoor and outdoor.

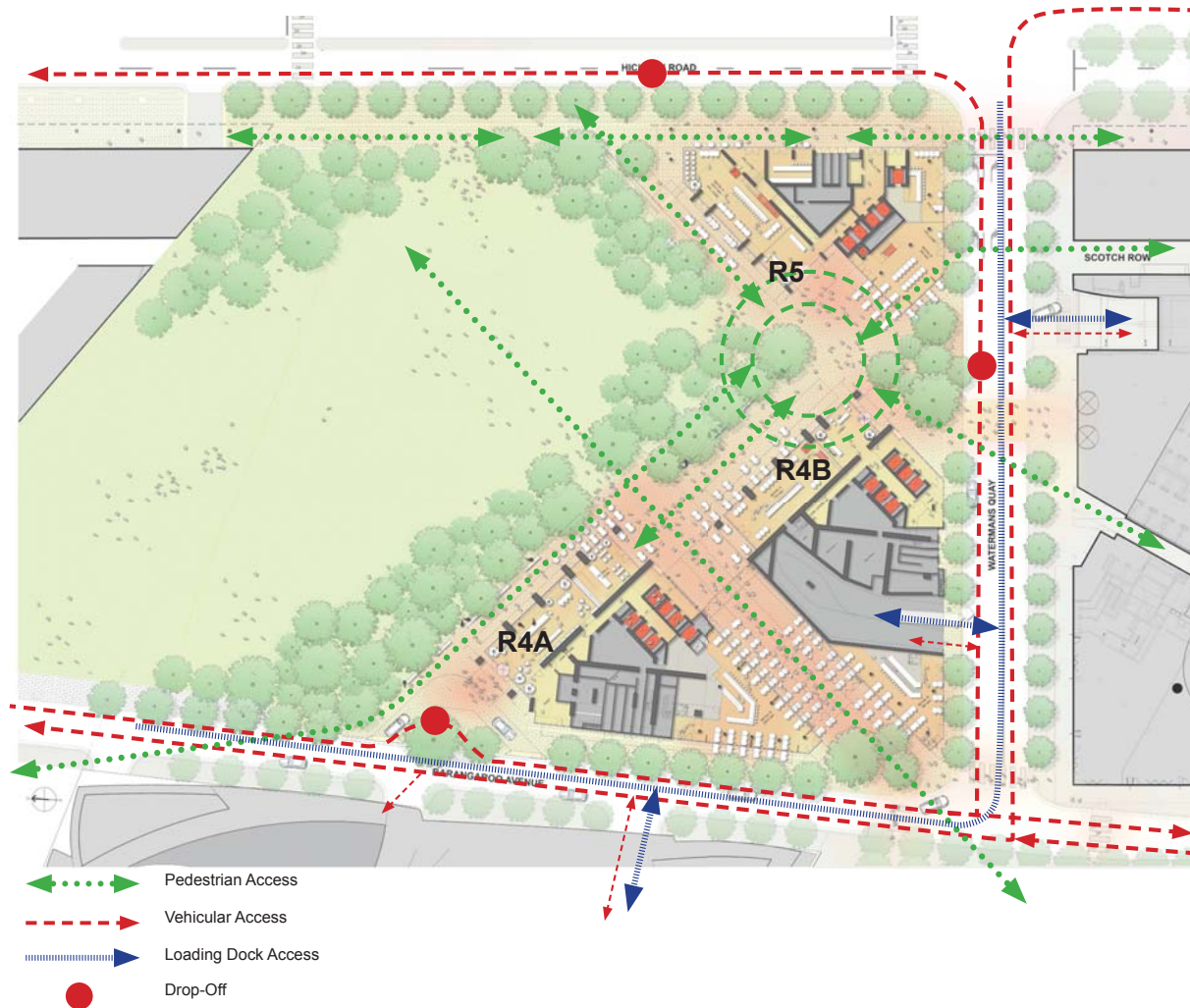
Along Hickson Road the extension of the colonnade integrates the new residential precinct with the Stage 1A urban design giving to the pedestrian the sense of continuity of the urban scape up the park.

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|---------------------------|-------------------|
| High Rise Lifts | Lobby Entrance |
| Low Rise Lifts | Residential Lobby |
| R5 Low and Mid Rise Lifts | Key Workers Lobby |
| R5 Key Workers Lifts | Retail |
| Service Lift | |



- | | | |
|---------------------------|----------------------|-------------------|
| High Rise Lifts | R5 Key Workers Lifts | Lobby Entrance |
| Low Rise Lifts | Service Lift | Residential Lobby |
| R5 Low and Mid Rise Lifts | Retail | Key Workers Lobby |

Vertical Circulation Diagram



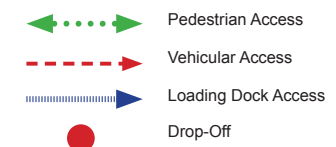
Pedestrian and Vehicular Access Diagram

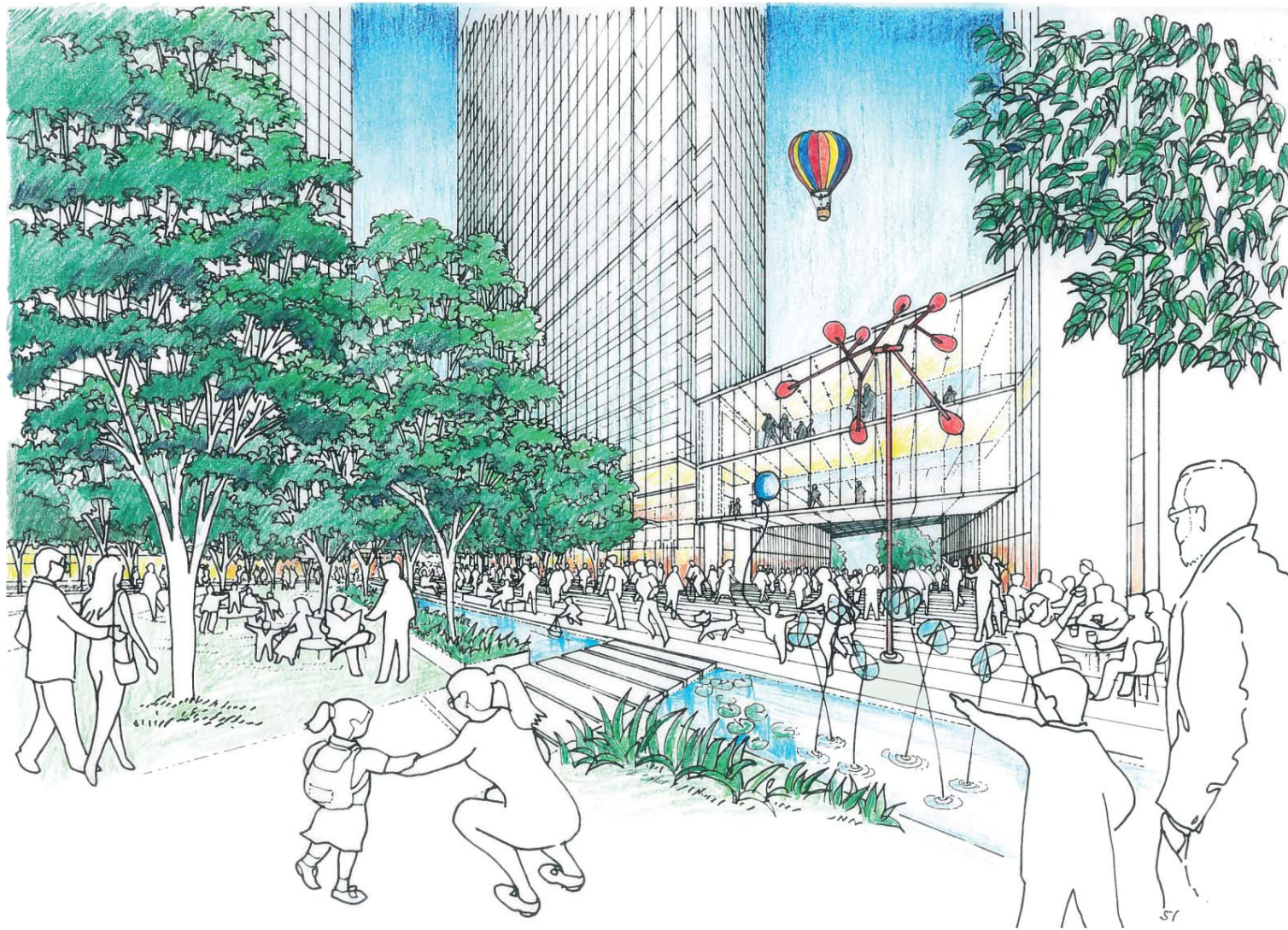
The pedestrian circulation has been a crucial point for the podium fragmentation. The two important breaks in the podiums reflect the pedestrian Strada and the large Plaza to the north of International Tower One.

The idea of concentrating the building along the southern edge of the site allows the integration of “urban” pedestrian paths from Watermans Quay that penetrate through the podium volumes into the park.

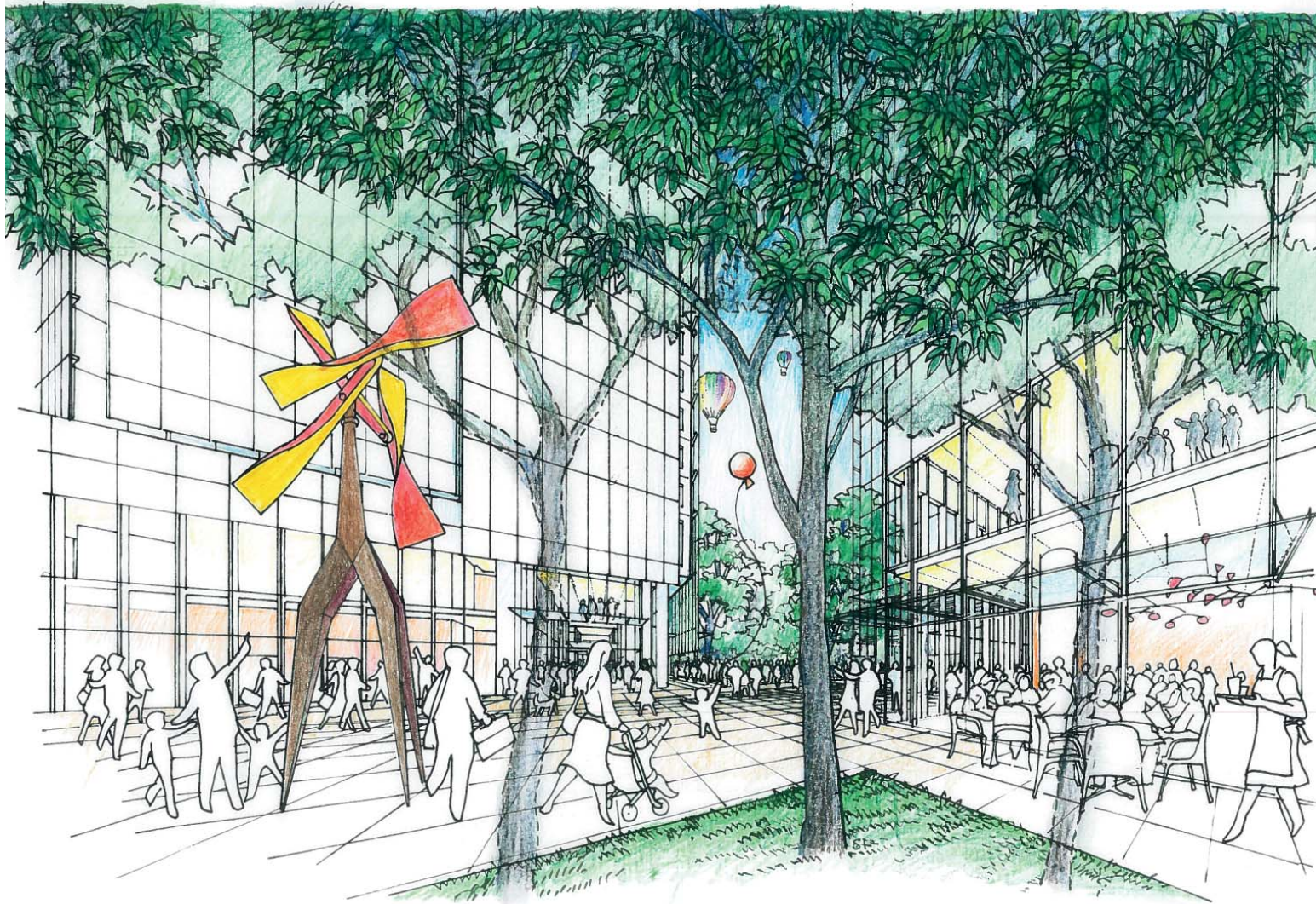
The park side will have a more relaxed promenade system and the open spaces will allow for a zone where Sydneysiders will be able to stay and enjoy the sun, the breeze, and the fresh air, away from the street traffic. The retail fronts activate the transition space from the busy urban life to the more quiet park atmosphere.

The vehicular access will be around the three sides of the precinct (south, east and west) with a drop off on each street and the main parking and loading dock access concentrated in one single location on Watermans Quay.





Early Concept Perspective Sketch showing the Linking Bridge between R4A and R4B



Early Concept Perspective Sketch of the Entrance to the Park from Watermans Quay

4.5 Building Lobbies

There are four residential lobbies associated with the One Sydney Harbour buildings. Each lobby has been located to offer a clearly stated address and amenity for the residents and visitors. The two taller towers are serviced by two lift banks splitting the buildings into low rise and high rise lift cores to minimise wait times. The smaller R5 has a single bank of lifts serving the whole building.

Tower R4A Lobby – Barangaroo Avenue

The lobby to R4A is located approximately midway along the block and has the provision of a porte-cochère off the road to facilitate pickup and drop off of residents. This location provides the western entry into Hickson Park and its associated amenity. This lobby runs parallel with the southern flank of the park and the line of the apartments over.

Tower R4B Lobby – Watermans Quay

The lobby to R4B is located off a triangulated Plaza shared with R4B, this Plaza is formed by the intersection of the park with the these two towers and the connection across Watermans Quay to the mixed use development of Stage 1A and International Tower One in particular. This lobby faces into the middle of Hickson Park and represents the north-east corner of the R4B podium.



R4A Entrance Concept Render



R4A Lobby Facade Concept Render



View from the Park showing R5 and R4B Entrances

Tower R5 Lobby – Watermans Quay

Tower R5 is the smallest of the three towers and has several elements at the lower levels that responds to its urban setting and role, it has a lower podium and one additional residential level that is lower than the other two towers. The lobby however is of the same height and connects directly into the lift lobby like R4B. Likewise it also faces into the triangular Plaza opposite R4B.

In addition there are thirteen levels of apartments allocated to Key Worker Housing (KWH) on the Hickson Road side of the tower. The lobby for KWH has accordingly been located on Hickson Road and within the colonnade that provides the pedestrian experience at ground level. This lobby provides access to the lifts dedicated to the KWH apartments.

Basement Entry – Watermans Quay

The project is serviced by one carpark entry that has been designed to take truck and car movements to the four level carpark below. The driveway has been located to provide an appropriate address for the tenants and meet all the traffic engineering requirements to service the opening off Watermans Quay. A loading dock on basement level 1 facilitates deliveries for the residents and the retailers.

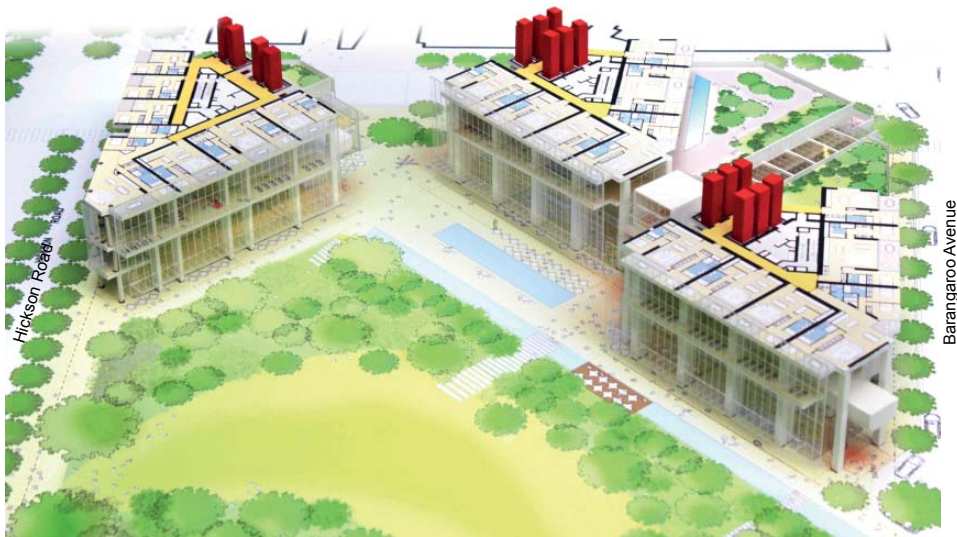
4.6 The Podiums

The podiums are integral to the overall composition performing several roles. Firstly to reinforce the urban edges to the adjacent streets, demarcate the entrances and gateways for the residents and public, and provide a transitional scale for the towers and the relationship to the adjacent buildings, especially to the proposed Crown Hotel and International Tower One. The podiums also contain the access and egress points for residents, residential amenities, private open space, retail outlets and the service areas of the buildings.

RPBW worked from an early stage with all of the consultants to design the ground floor spaces and the podium levels. A series of workshops were held where the consultants could participate in the refinement of the design. Frequently these meetings utilised physical models to examine how elements of the project could be envisaged.



Render of the Strada from Barangaroo Avenue



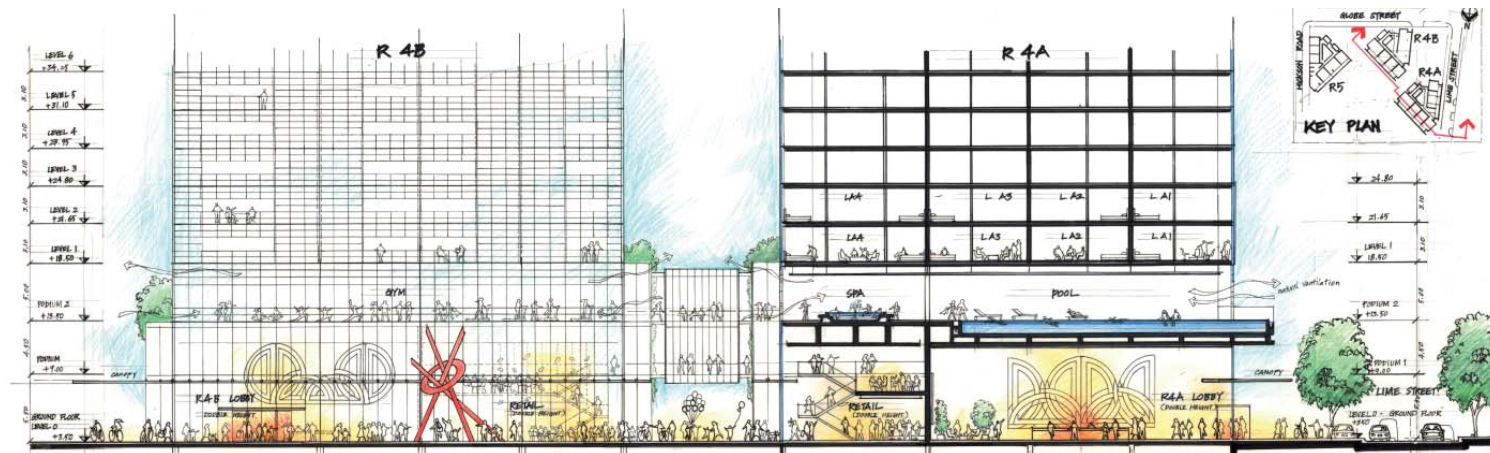
Podium and Park Early Model

Each tower is integrated into a two or three level podium that defines the site edges of Barangaroo Avenue, Watermans Quay, and Hickson Road with retail spaces occupying most of the ground floor.

A Strada cuts through the podium, at the corner junction of Watermans Quay and Barangaroo Avenue, and a Plaza on Watermans Quay facing the neighbouring commercial building entrance, will visually break down the mass between R4B and R5. Both the Strada and the Plaza will open long distance views through the site and give access to the public park, connecting with Watermans Cove and the new commercial area to the south and the CBD.

The podium elevations facing the park will maximize the use of transparency to encourage pedestrian friendly activities with a quiet ambience such as restaurants and cafes. Furthermore at the ground level generous and secure lobbies provide residents and visitors a convenient entrance to each tower.

At tower R5 the colonnade continues along Hickson Road from the south, aligned with the eastern facade of the tower.



Podium Section R4A - Early Podium Concept Sketch

The first podium levels of the proposed towers accommodate residential facilities, some retail and a glazed lower level to the link bridge.

The area of the first level of the tower R4A contains predominantly mechanical areas and the electrical substations that service the residential buildings. At this level a connection space bridges to the podium of tower R4B. This connection leads the residents from the elevator lobby of R4A to the communal areas located on the tower R4B and provides a glazed lounge area overlooking the park.

At the tower R5 at this level the podium is occupied by retail and services. The service area is located within the tower profile.



Podium Level 1 - First Floor Plan



Podium Level 2 - Second Floor Plan

The second levels of the podiums provide further activation with the residential amenities: with pools behind clear glass operable wintergarden facades, a gym area and landscaped terraces.

The second level of the R4A tower podium amenities consist of the lap pool, a plunge pool, steam and sauna spaces and associated changing rooms. The glass facade facing the park can be opened acting as a wintergarden allowing the breezes to enter.

At this level, a glazed connection between towers R4A and R4B links the gym space in the R4B podium to the pool space in R4A. On the south-west of the gym the residents can access a roof garden with an outdoor pool, visually screened by vegetation and protected from the wind by a fritted glass canopy.

On R4A, south of the elevator lobby, another accessible garden terrace overlooks Barangaroo Avenue towards Watermans Cove. The remaining space contains further mechanical areas facing onto Barangaroo Avenue.

On the R5 tower the second level of the podium is occupied by residences facing the park and communal spaces opening onto a roof garden.

The first floor of apartments overlooks the accessible landscaped roof gardens of the podiums that give the residents the opportunity to occupy the external space right to the edge of the building.

In the towers R4A and R4B the apartments occupy the north-east and west wings of the building while the service core and elevators face south-east. The staggered arrangement of the towers inhibits overlooking issues between apartments. For the same reason, the north-west end facade looking towards the proposed Crown Hotel is almost entirely opaque.

At the lower levels of the tower there is a reduced wind-load on the facades. This allows wintergardens on these lower levels to become permanently open balconies by removing the movable glass panel that encloses the space on the upper levels.



Low Rise Residential Plan



View across Hickson Park towards the Plaza and Strada

The architectural intent of the podium is to soften the arrival of the towers to the ground. The articulation of the three storey spaces creates an urban environment at a human scale that connects to the other adjacent buildings of the Barangaroo development. On the park side of the buildings, where views of the towers are unobstructed, the verticality prevails and the facades overhang the podium. On the south side the tower sits on top of the roof garden terrace of the podium.

4.7 Landscape and Planting

The proposal contains many distinct typologies for landscaping ranging from large public green space such as Hickson Park to the more intimately scaled pedestrian areas surrounding the towers and the planted gardens on the second level of the podium for the use of the towers residents.

The design approach for the landscape on the podium roofs includes careful consideration of the need to provide a variety of spaces and experiences that provide necessary respite and refuge from the busy CBD, and allows residents to engage with the impressive outward distant views across the harbour towards Balmain and Pyrmont. The design will also provide excellent southern views along Wulumay Walk and “perched” views down to Watermans Cove. The podium will feel like a private garden. A garden which strives to engender ownership by residents of the tower, provide a place in which they can relax and feel comfortable in - away from the busy city streets and engage in the special harbourside setting sitting around an outdoor swimming pod.

It is intended that the elevated “sky” garden encourages wildlife feeding Lorikeets on the balcony, watching butterflies and birds in the native planting - and beautiful compositions of native and exotic flowering plants that offer memorable and dramatic colour displays throughout the year.



One Sydney Harbour's Connectivity to Precinct Landscaping



Indicative Rooftop Landscaping

The private garden planting around the perimeter will create a sense of protection and wind mitigation. The central feature is a lawn which can be used for sitting and informal play. The garden will accommodate a large lawn, hard paved areas and planted gardens areas. It is also envisaged that the gardens can be host to a range of community events and meetings.

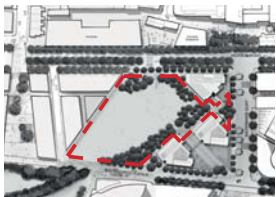
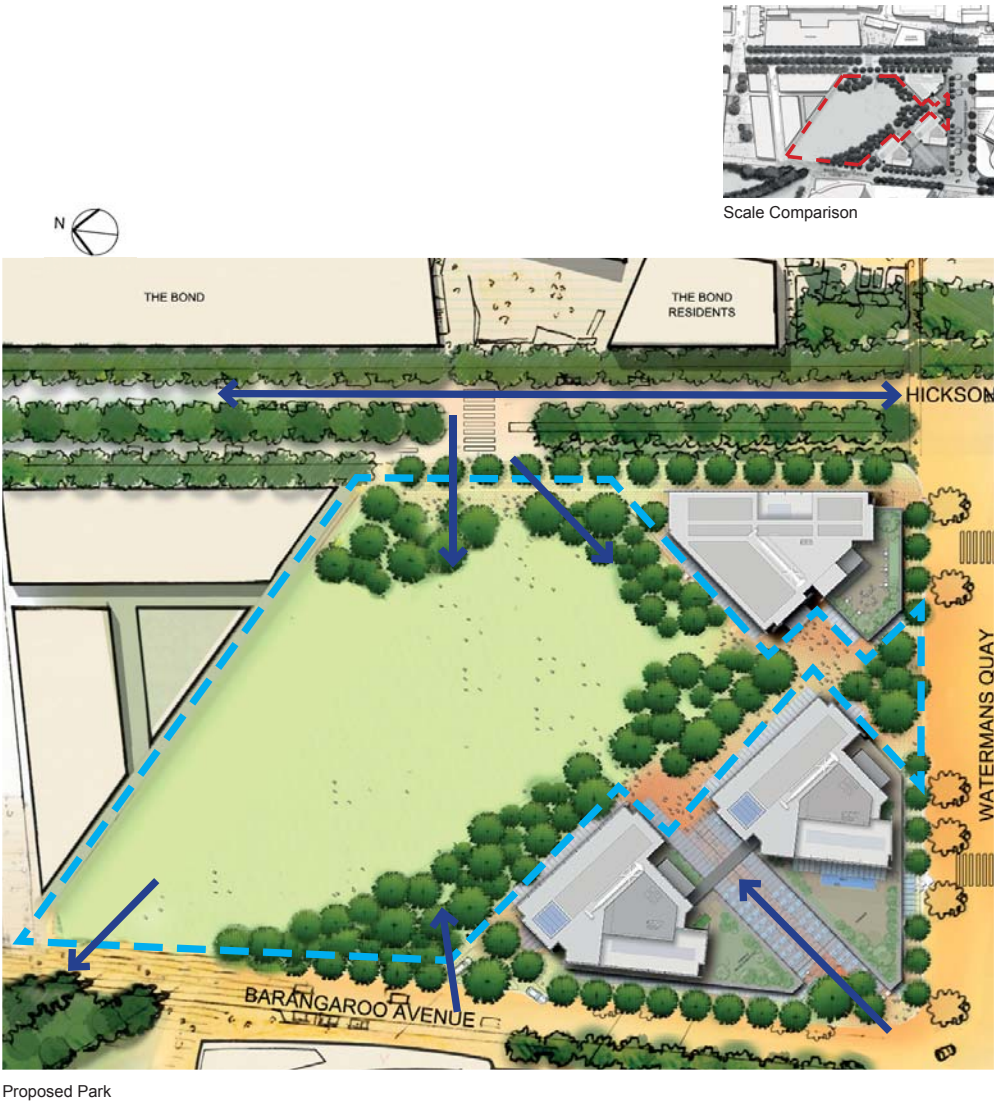
4.8 Hickson Park

The three towers frame the north facing park as well as providing the gateway to the southern precincts such as Scotch Row, the link through International Tower One, Barangaroo Avenue retail and Watermans Cove.

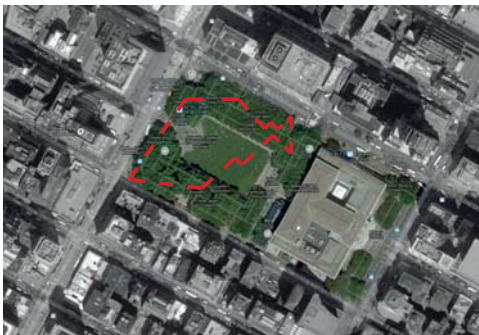
Siting the towers on the southern edge of the precinct allows for a generous open space and maximises solar access for both the towers and the public realm.

Precedents for this urban scheme can be seen in many dense cityscapes around the world. Spaces such as this are used to great effect in cities such as New York where landscaped open space between dense skyscraper developments brings everyone to the ground in sunny and tree lined parklands. More locally this approach can be found at places including Wynyard Park in Sydney's CBD.

The increase of green area to the north of Hickson Park as per Mod 8 indication will offer a greater connection to the public park on the foreshore.



Scale Comparison



BRYANT PARK, New York



MADISON PARK, New York



WYNYARD PARK, Sydney



View of the Towers from the North

Access to the north-west of the park ties it to the large urban green-space in front of the Crown Hotel extending north into Barangaroo Point. Another access to the north-east leads across Hickson Road to the northern part of the city.

The canopies around the park in addition to providing shelter, assist in providing appropriate scale to the retail outdoor spaces and mitigate the impact of the towers touching ground.

4.9 The Tower Scheme

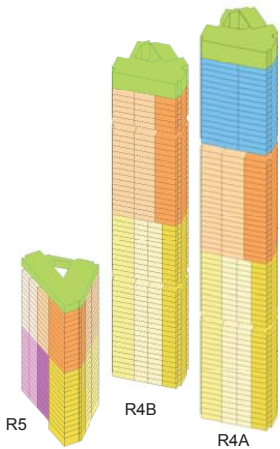
The geometry that has been developed for the towers is generated from evaluation of the optimum aspect and orientation of the apartments.

The form is also the vertical interpretation of various apartment typologies following a rigorous modular and structural solution.

The key decisions and reviews in the design of the tower plates involved the analysis of building envelopes as per the Concept Plan Mod 8 and the opportunities that were presented within this.

The Concept Plan tower forms were reviewed to ensure that they best addressed both the apartment amenity and the quality of the public domain.

The different apartment typologies, layouts and integration of facade treatment were studied both across floor plates and vertically throughout the tower to ensure an elegant and efficient design.



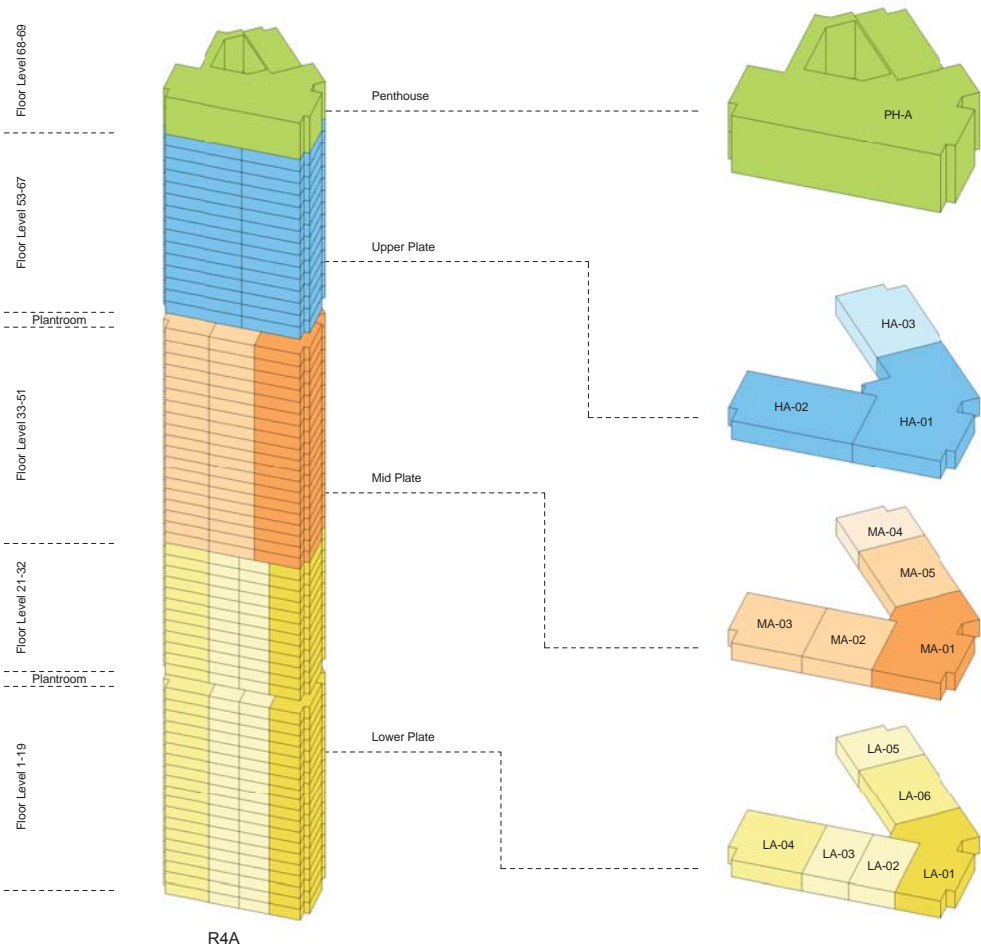
Apartment Types

R4A - Apartment Typology Mix		
Apartment Type		Units
	R4A - L - 1 BED	93
	R4A - L - 2 BED	62
	R4A - L - 3 BED	31
	R4A - M - 1 BED	19
	R4A - M - 2 BED	57
	R4A - M - 3 BED	19
	R4A - U - 3 BED	15
	R4A - U - 4 BED	30
	R4A - P - 6 BED	5
		327

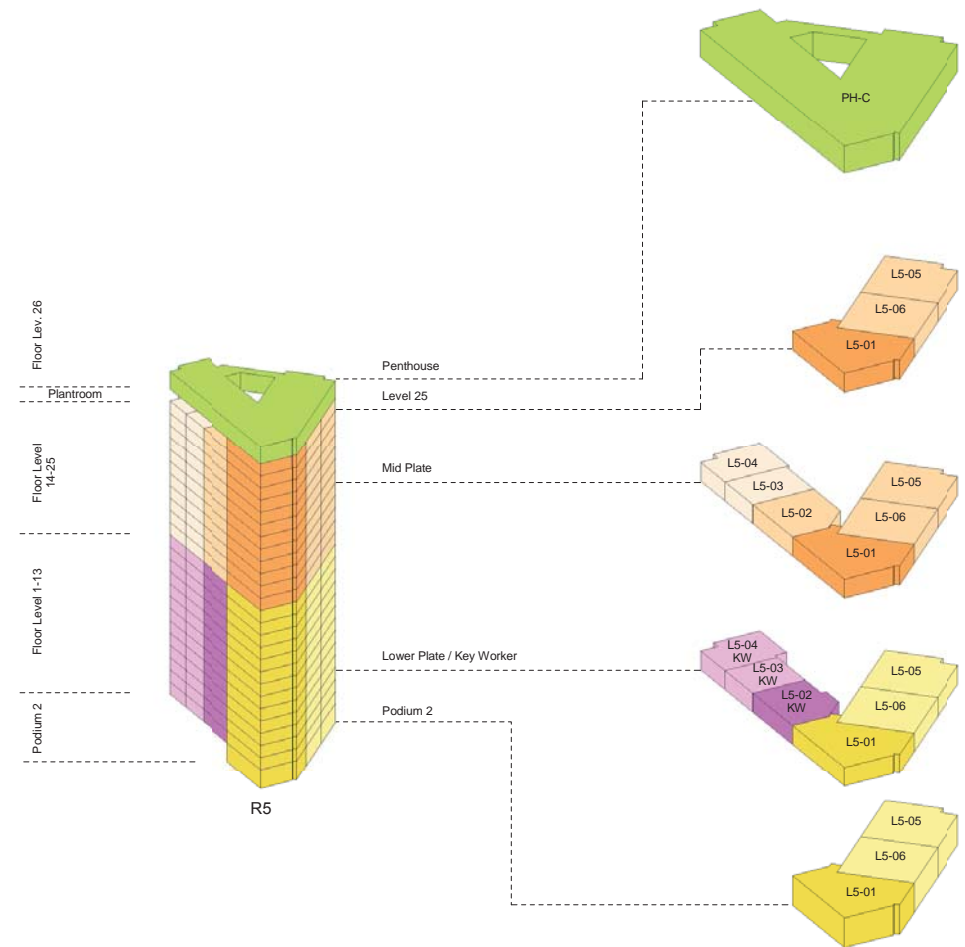
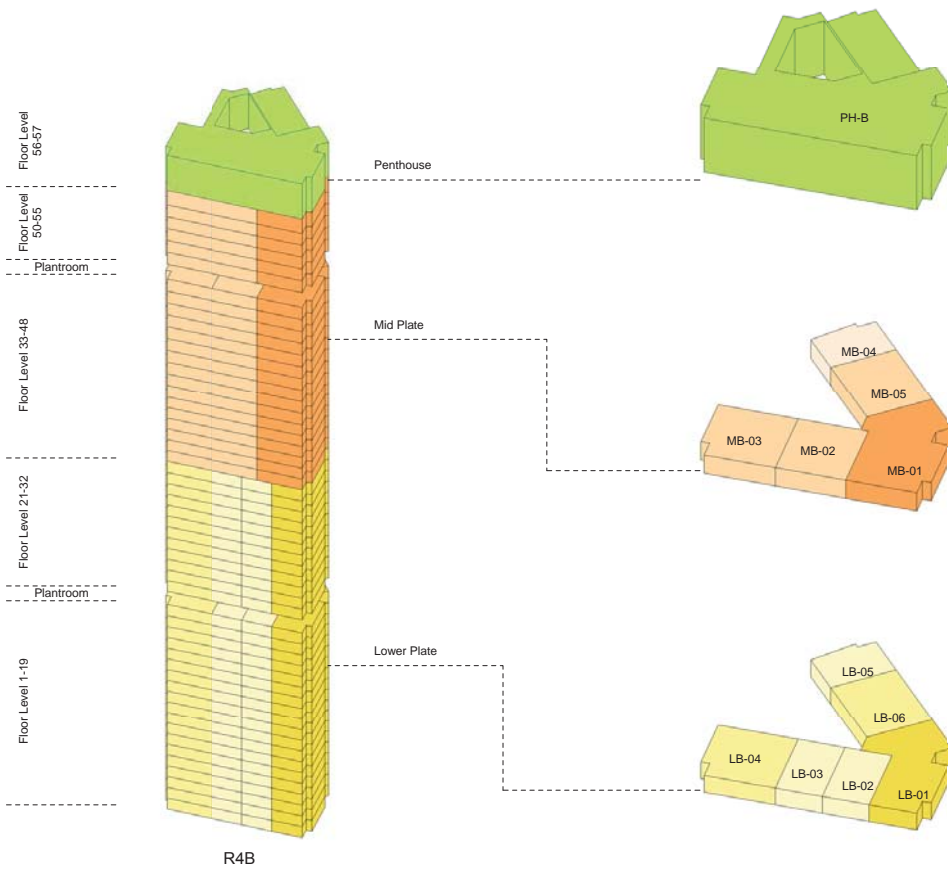
R4B - Apartment Typology Mix		
Apartment Type		Units
	R4B - L - 1 BED	93
	R4B - L - 2 BED	62
	R4B - L - 3 BED	31
	R4B - M - 1 BED	22
	R4B - M - 2 BED	66
	R4B - M - 3 BED	22
	R4B - P - 6 BED	5
		297

R5 - Apartment Typology Mix		
Apartment Type		Units
	R5 - L - 2 BED	28
	R5 - L - 3 BED	14
	R5 - L - KW - 1 BED	26
	R5 - L - KW - 2 BED	13
	R5 - M - 1 BED	22
	R5 - M - 2 BED	35
	R5 - M - 3 BED	12
	R5 - P - 5 BED	1
		151

Key - Apartment Types



Vertical Stacking of Apartment Types



4.10 Apartment Typologies

Apartments in One Sydney Harbour are orientated to maximize daylight and to capture the views of Sydney and Darling Harbour, while offering a variety of apartment types.

In towers R4A and R4B, apartments are lined along the main facades facing the Park and along Barangaroo Avenue. Ascending the tower of R4A are three primary types of floor plates, while R4B contains two primary types.

R4A and R4B residential towers offer 327 and 297 apartments respectively.

The low-rise plates, serviced by three low-rise lifts, feature six apartments per level with three 1-bedroom, two 2-bedroom, and one 3-bedroom units.

The mid-rise plates feature five apartments per level with one 1-bedroom, three 2-bedroom, and one 3-bedroom units.

In R4A, the high-rise plates feature three apartments per level with one 3-bedroom and two 4-bedroom units. The mid and high-rise plates are both serviced by three high-rise lifts.









The top of both R4A and R4B is distinguished by a two storey penthouse.



R4A Low Rise Apartment Typology



R4A Mid Rise Apartment Typology

	1-BEDROOM		1-BEDROOM KEYWORKER		BALCONY
	2-BEDROOM		2-BEDROOM		WINTER GARDEN
	3-BEDROOM		4-BEDROOM		



R4A High Rise Apartment Typology