

SYDNEY





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ONE SYDNEY HARBOUR

BARANGAROO

R5 DESIGN STATEMENT FOR S4.55 MODIFICATION

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1.0 Introduction

This Design Statement has been prepared by Renzo Piano Building Workshop (RPBW) to illustrate and explain design amendments proposed by a S4.55 Modification to development consent SSD6966 for Building R5 located at Barangaroo South.

This report describes key design refinements to the building that have occurred as a result of design development. These refinements, which are outlined in section 2.0 and 3.0, include installation of the retail shopfronts and some minor facade refinements.

These changes represent the culmination of an iterative design process that has sought to refine the design of the tower as well as to craft a striking architectural form that responds to its urban and environmental context.

The design modifications affect both the podium and the tower and are addressed accordingly in the first two sections of this report.



1.0 Introduction

1.1 Site Context

The One Sydney Harbour site lies at the northern end of the Barangaroo South precinct. The extent of the site is defined by Hickson Road towards the east, Watermans Quay to the south, Barangaroo Avenue to the west and Hickson Park to the north.

The development constitutes three residential towers named R4A, R4B and R5. These towers share the precinct with the Crown Resort which is located to the west and the International Towers which are located to the south.

Under the Barangaroo Concept Plan, the site layout allows for the grouping of the residential building forms towards the south and the creation of a park to the north. This park separates the site from Barangaroo Central.

The One Sydney Harbour towers feature podiums of a moderate height that extend to the aforementioned streets to define the character and scale of the public domain. All three towers and podiums fit within the Barangaroo South Building Envelope Plan.

The three residential buildings sit above a four level common basement containing car parking, storage, and services / infrastructure.

RPBW has developed a proposal that reiterates and strengthens the design objectives of the Concept Plan layout produced by Rogers, Stirk, Harbour + Partners.

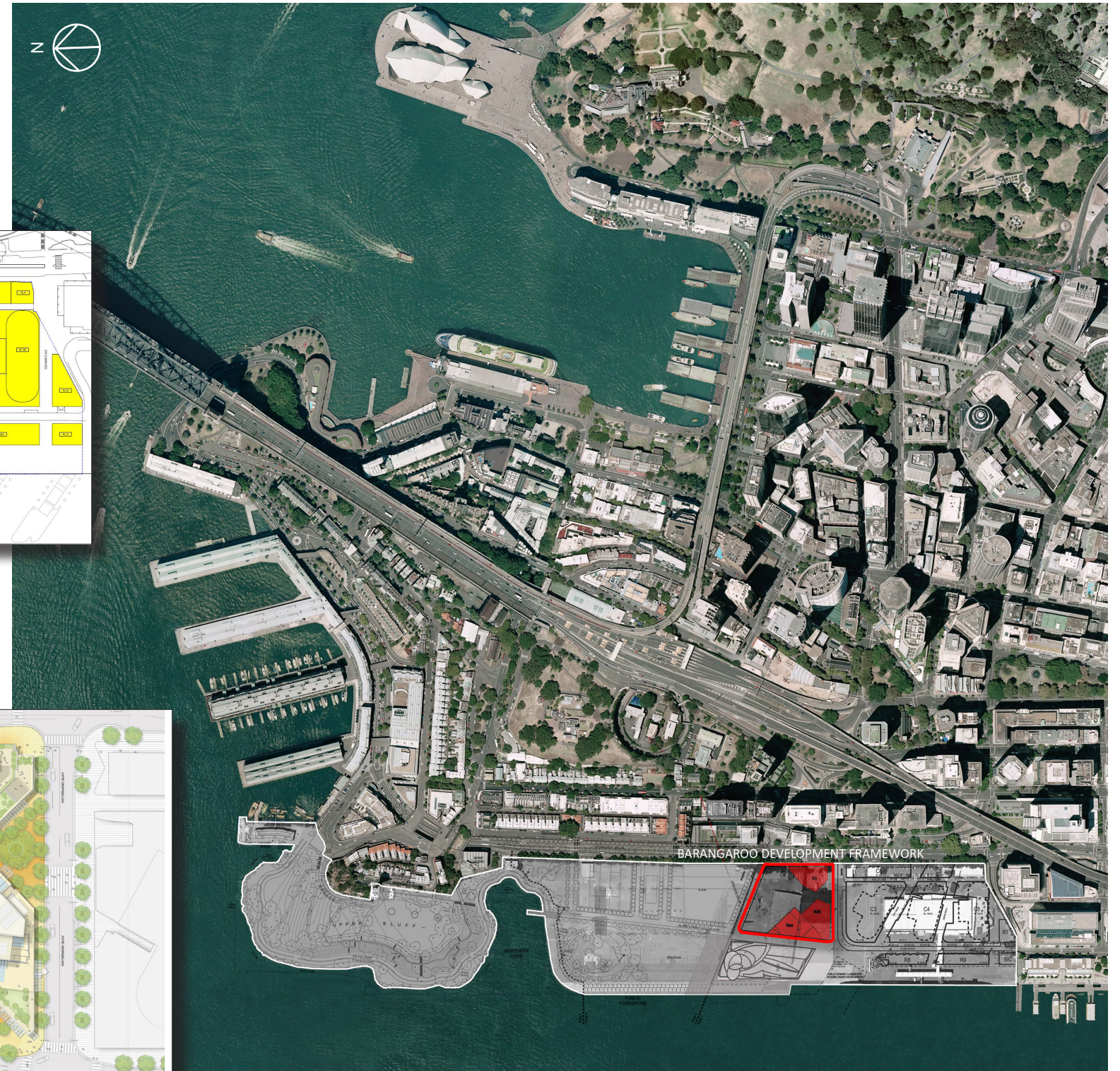
The modifications proposed in this report allow for Building R5 to continue to comply with the performance criteria and controls outlined in the Barangaroo South Built Form and Urban Design Controls as provided by the Barangaroo Concept Plan.



Precinct's Concept Plan



Concept Site Plan



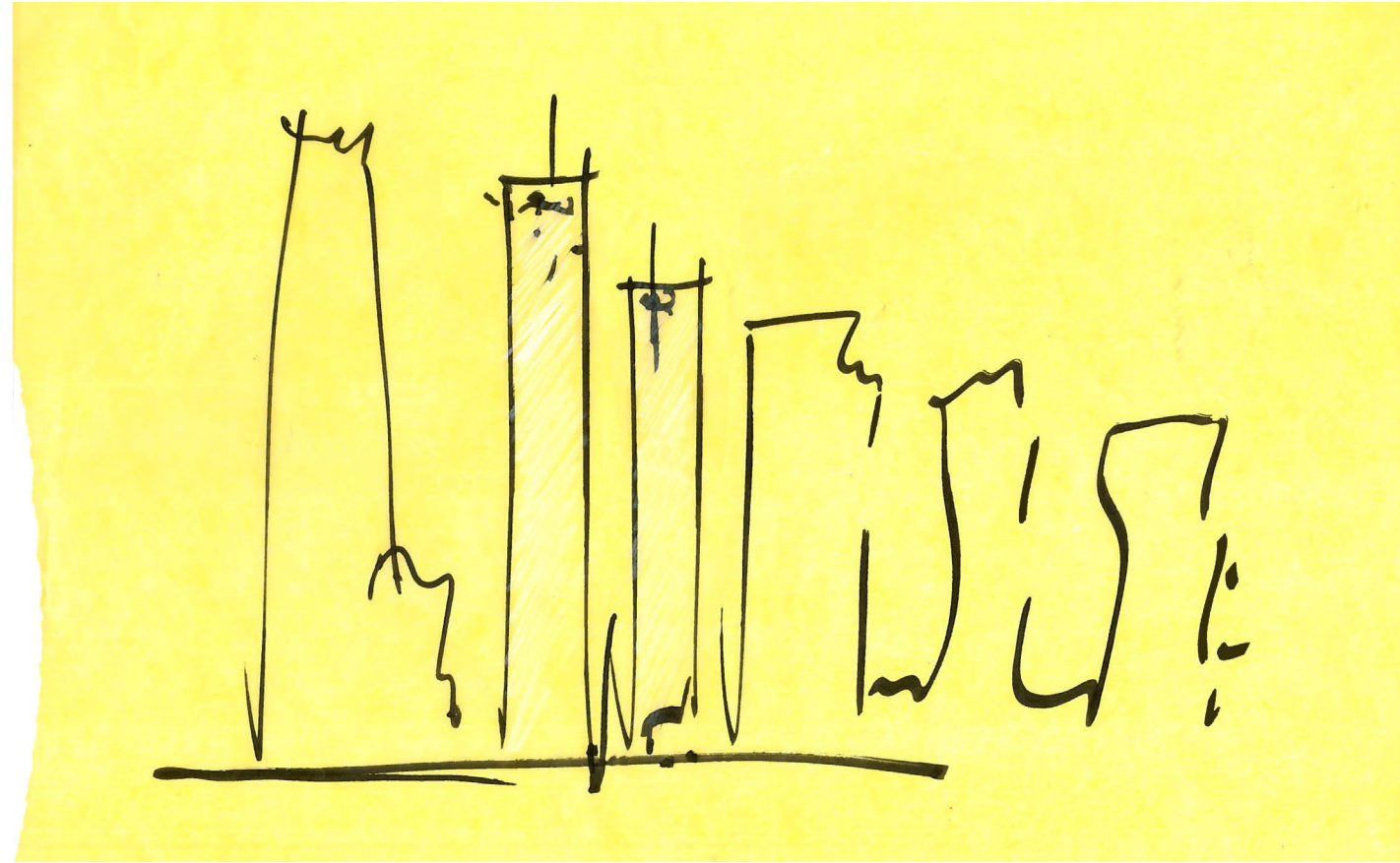
Aerial View of Barangaroo Showing the One Sydney Harbour Development Highlighted in Red
Note that the Cove and Wharf is now completed. These elements are not reflected in this graphic.

1.0 Introduction

1.2 Architectural Process



Early Conceptual Context Model



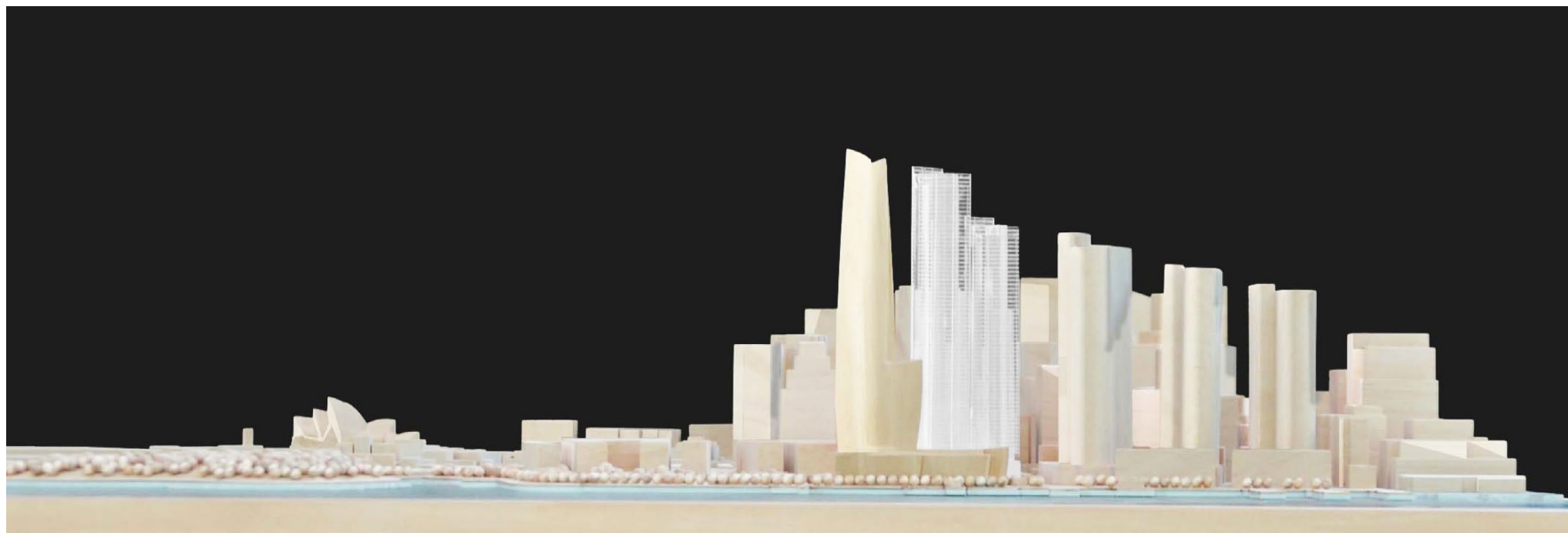
Conceptual Sketch

Building R5 forms part of three residential towers that have been conceived as 'crystals'. These crystalline forms will be elegantly skinned with a highly transparent glass facade. The form and juxtaposition of the associated detailing of these facades will create a unique architectural language that reflects the site's setting between the Harbour and the CBD.

The selected triangular form is 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 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. This approach is designed to bring clarity to the architectural form and emphasise the crystalline character of the building surfaces.

The crystal volumes are articulated with a number of different glass facade treatments that form a kinetic skin, extending the crystalline form against the sky and down to the podium.



Early Conceptual Context Model



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.

1.3 Overview of Proposed Building Modifications

Building R5 was approved by the Independent Planning Commission of NSW in October 2019. Since that approval, the architectural design of the building has been further reviewed, studied, and refined by the RPBW team in response to design development, discussed further in this design report.

This modification application includes the following amendments:

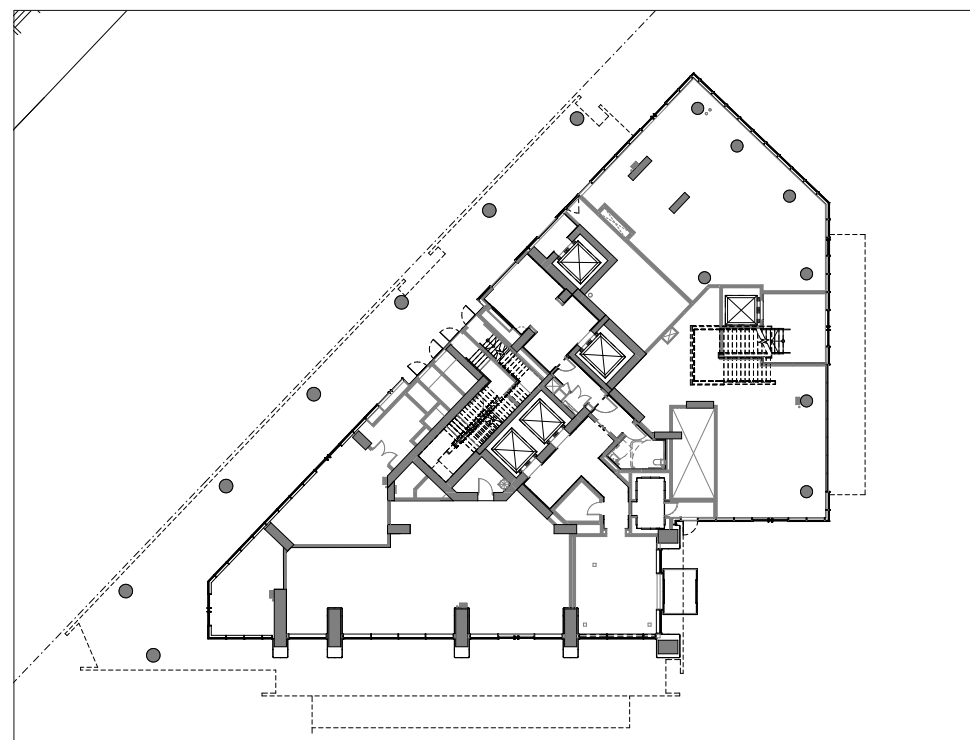
- Installation of Retail Shopfronts
- Additional Door for Fire Booster Cabinet
- Louvre in Level P1 Retail on Hickson Rd
- Amendments to facade panels surrounding barbeque in Level P2
- Amendment to door L26

A further detailed description of the proposed modification is contained in the supporting letter to the modification application prepared by Ethos Urban.

2.0 Podium Refinements

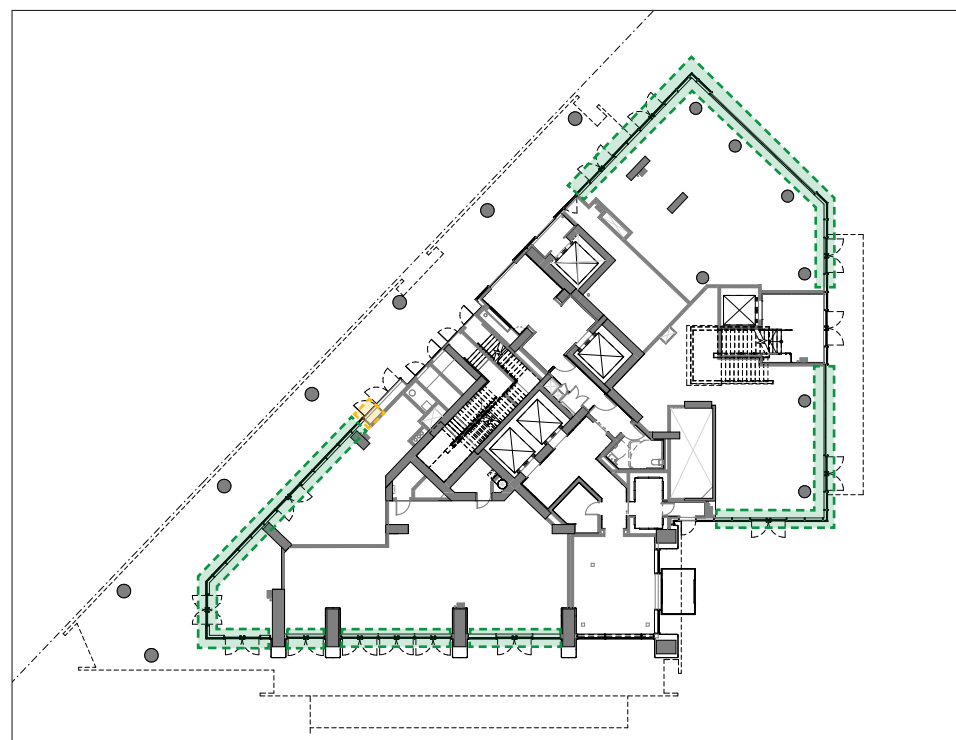
2.1 GF Proposed Modifications

APPROVED



Approved GF Plan

PROPOSED





Proposed GF Plan

The modification includes retail shopfronts for approval.

Previously these shopfronts were subject to a future separate design (and planning approval). On further design review, it is considered that providing for the shopfronts through the overall Building R5 architectural design will provide for a better integrated response. In addition, an overall cohesive design outcome together with the other shopfronts approved under Building R4A (SSD 6964) and SSD 6965 (as amended through SSD 8892218).

The shopfront design will provide for a highly activated ground floor plane, with expansive use of glass and also operability through retail door locations.

Following the development of the design an additional door for the Fire Booster Cabinet has also been added on Hickson Rd.

-  Installation of Retail Shopfronts
-  Additional Door for Fire Booster Cabinet

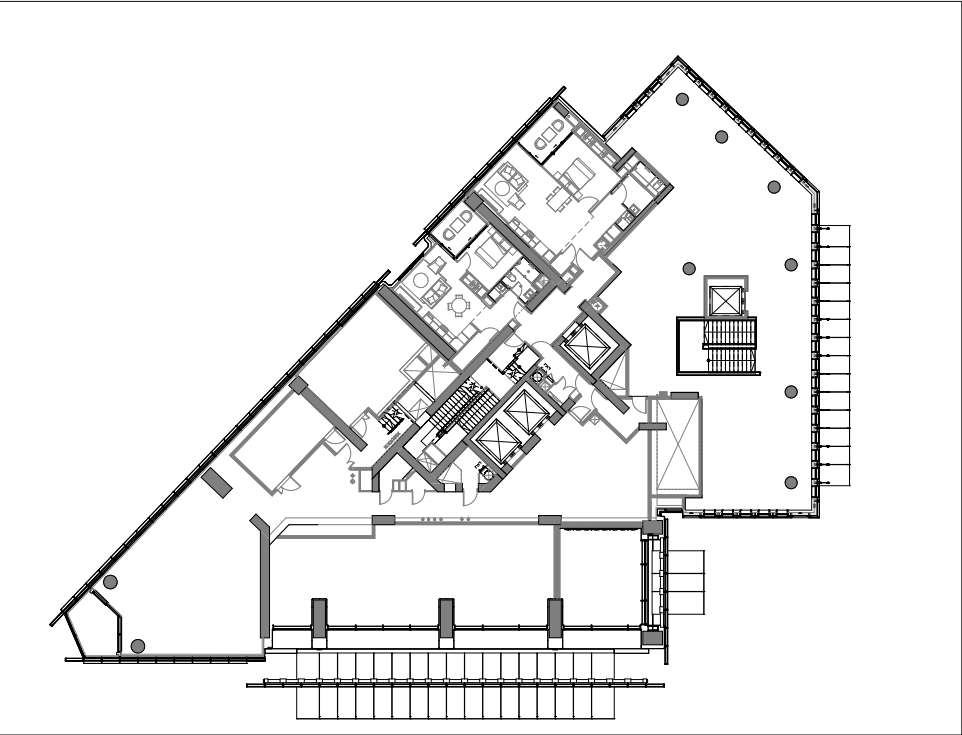
2.0 Podium Refinements

2.2 P1 and P2 Proposed Modifications

Following the development of the design an additional louvre has been added at level P1 along Hickson Rd. This will be provided for any future exhaust system located behind the louvre, that would service amenities provided as part of the future fit out of retail tenancies.

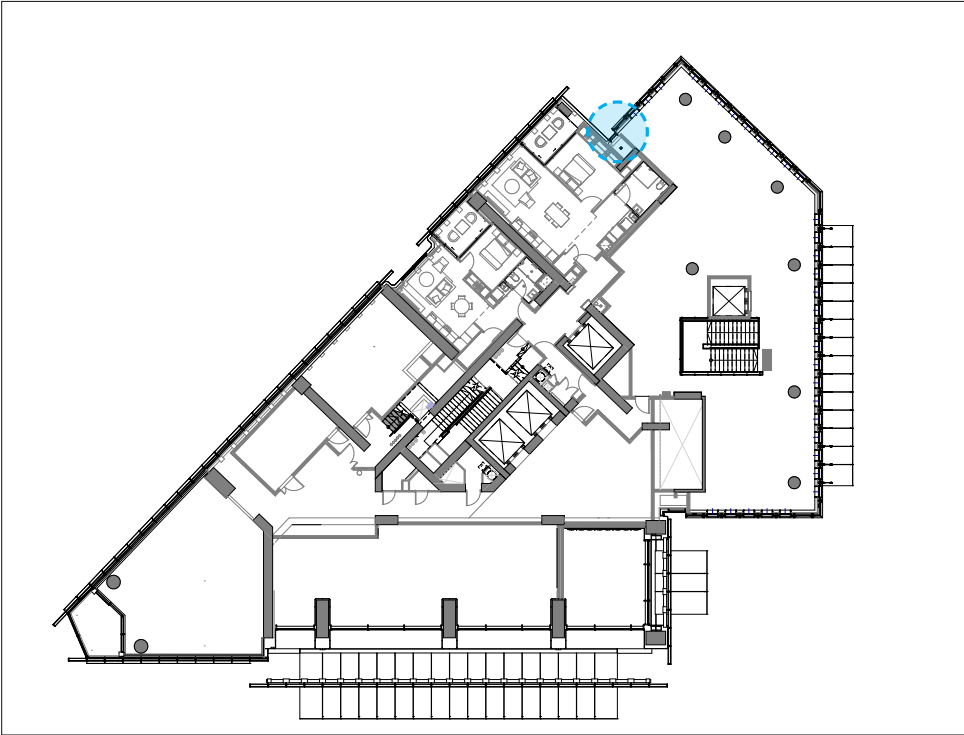
In response to design development, the facade panels on P2 have been amended so that the eventual barbeque cooker located within the BBQ area is located within this facade space, rather than protruding out from the facade, and therefore more integrated with the building.

APPROVED





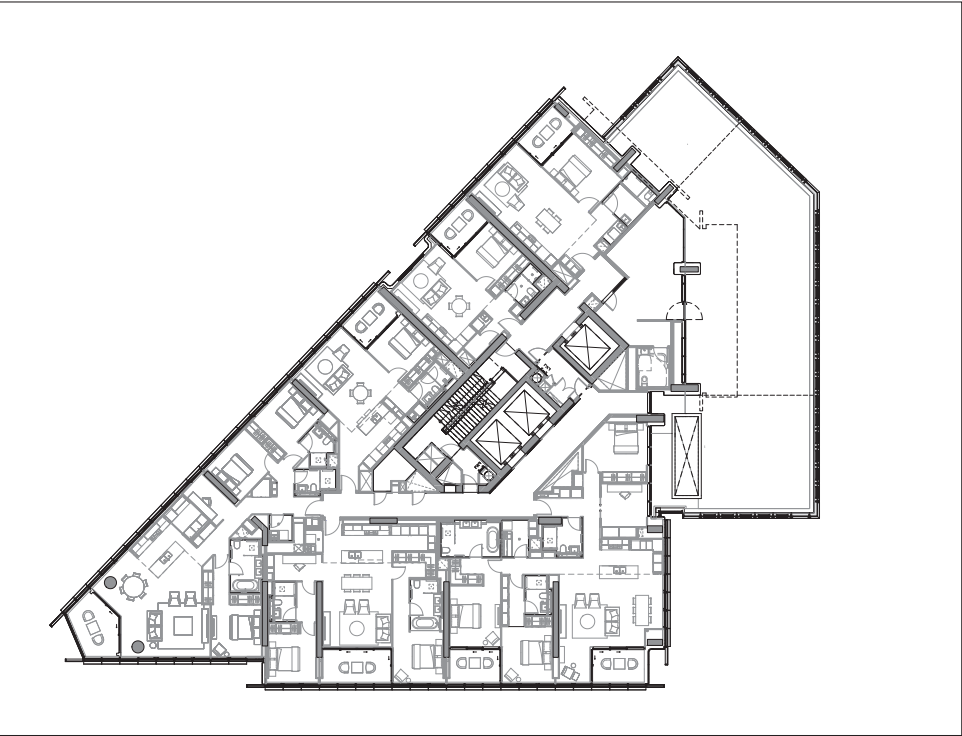
Approved P1 Plan

PROPOSED

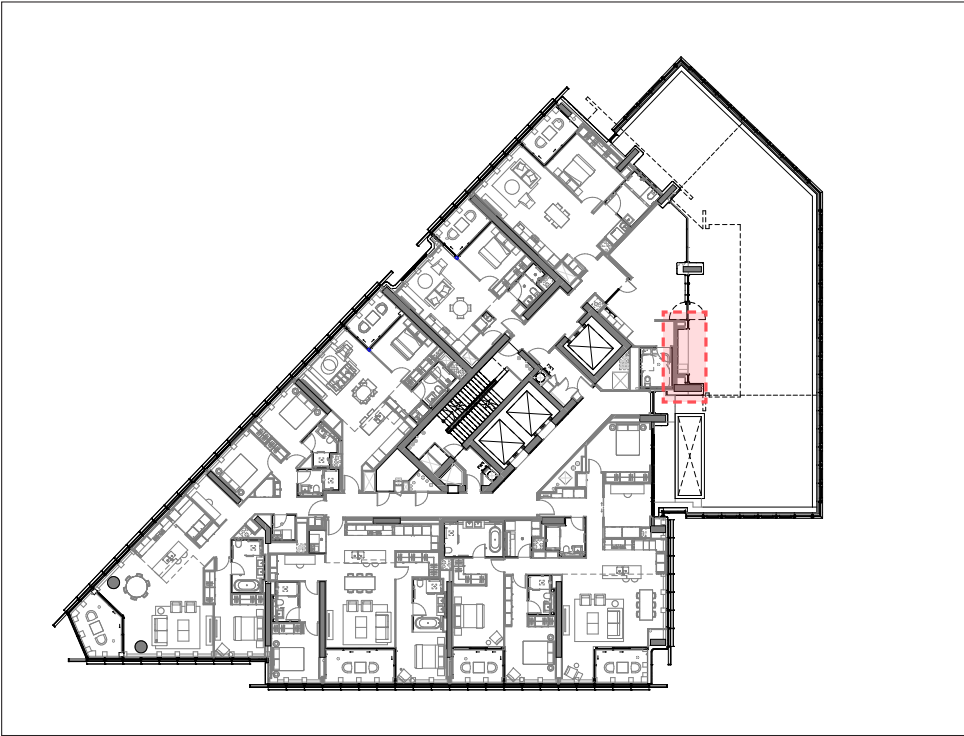


Proposed P1 Plan

-  Louvre in Level P1 Retail on Hickson Rd
-  Amendments to facade panels surrounding barbeque in Level P2



Approved P2 Plan



Proposed P2 Plan

3.0 Tower Refinements

3.1 L26 Proposed Modifications

The facade of L26 terrace has gone through a design development process which has resulted in the replacement of the swing door with a sliding door to improve access to this area.

APPROVED



Approved L26 Plan

PROPOSED



Proposed L26 Plan



Door changed to sliding



Renzo Piano



Emanuela Baglietto