

# SYDNEY







RENZO PIANO BUILDING WORKSHOP

Via Rubens 29,  
16158 Genova, Italy  
T + 39 010 61 711  
italy@rpbw.com





# ONE SYDNEY HARBOUR

BARANGAROO

R4B SUPPLEMENTARY DESIGN STATEMENT FOR S4.55 MODIFICATION APPLICATION  
June 2021







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## 1.0 Introduction

This report supports a modification application submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent SSD 8892218 (Amending SSD 6965) relating to Residential Building R4B, Barangaroo South (the site).





# 1.1 Background

**The approved Barangaroo South Concept Plan (MP06\_0162) (as modified), includes approval for the following:**

- A mixed-use development involving a maximum of 602,354 sqm gross floor area (GFA), comprised of:
  - a maximum of 191,031 sqm of residential GFA of which a maximum of 162,031 sqm will be in Barangaroo South;
  - a maximum of 76,000 sqm of GFA for tourist uses of which a maximum of 59,000 sqm will be in Barangaroo South;
  - a maximum of 34,000sqm of GFA for retail uses of which a maximum of 30,000 sqm will be in Barangaroo South;
  - a maximum of 5,000 sqm of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
  - a minimum of 12,000sqm GFA for community uses.
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.
- Built form design principles, maximum building heights and GFA for each development block within the mixed-use zone.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.
- No approval is granted or implied for the future use of a heliport and/or a helipad.

This modification will result in a building consistent with the Concept Plan (as modified).

**Residential Building R4B – Development Consent SSD 6965 and Development Consent SSD 8892218 (amending SSD 6965)**

Development consent SSD 6965 was granted by the Planning Assessment Commission on the 7 September 2017 for Residential Building R4B, comprising a 60 storey mixed use building, with 297 residential apartments and retail floor space at ground level. This included a total gross floor area (GFA) of 38,896m2, 38,602m2 of which was for residential floor space and the remaining 294m2 was for retail floor space.

Consent was also provided for associated building public domain works, fit-out and use of basement and associated building identification signage.

SSD 6965 was subsequently modified twice.

SSD-8892218 was determined on 26 March 2021 for alterations and additions to the approved Residential Building R4B. This included an additional eight storeys and 5,650m2 of gross floor area (GFA), amongst other items. SSD 8892218 amends SSD 6965 by way of conditions and is understood to now be the relevant consent for Building R4B.

Accordingly, this modification application relates to SSD 8892218 (which will in turn amend Development Consent SSD 6965).



## 1.2 Proposed Building Modifications

This modification application seeks consent for the following amendments:

- Transfer of the approved Strada which connects Building R4A and Building R4B from the Building R4A Development Consent (SSD 6964) to the Building R4B Development Consent SSD 8892218 (amending SSD 6965). to allow the whole delivery through the R4B development consent.
- Deletion of conditions relating to the need for obstacle lighting under Part E and F of the consent.
- Ground floor refinements:
  - Revision of car park entrance design.
  - Revised entry vestibule design for ground floor lobby with amendment of adjoining signage zone
  - Alteration to the secondary exit arrangement for the ground level lobby.
- Level 02 refinements
  - Minor layout changes to the ancillary communal facilities adjacent to the swimming pool.



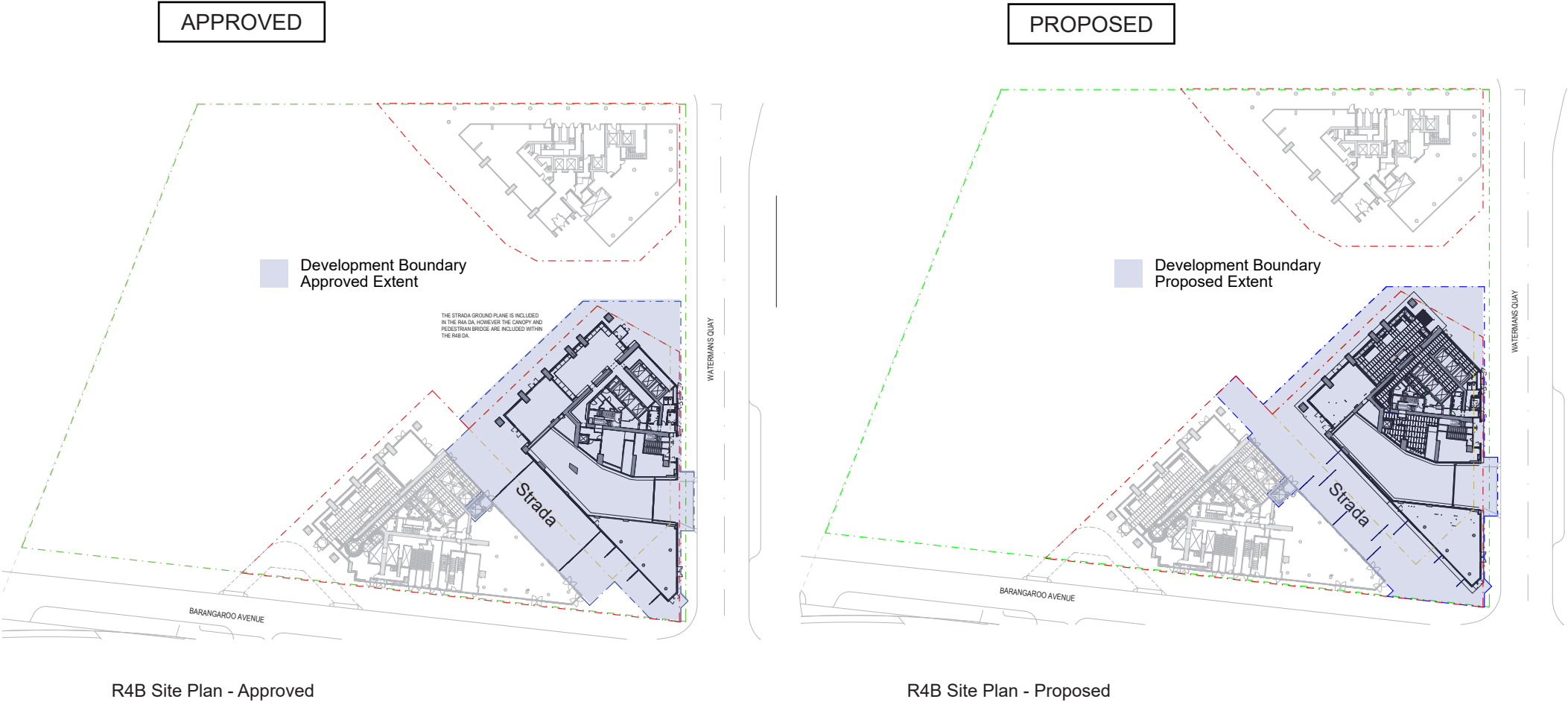
## 2.1 Transfer of the approved Strada

The approved 'Strada' through-site connection links Building R4A and Building R4B and provides an important pedestrian connection between Hickson Park and Watermans Cove. Approval of the ground plane of the Strada has been granted in Development Consent SSD 6964 for Building R4A however consent for the glazed roof structure over the Strada is granted by Development Consent SSD 6965 for Building R4B.

Through this planning amendment it is proposed to transfer the approval of the Strada ground plane from the Building R4A Development Consent (SSD 6964) to the Building R4B Development Consent (SSD 6965) so that the entirety of the Strada (including the ground plane and the roof structure above it) sits within the same development consent being building R4B

As a result, the development application boundary extent has been revised, and an administrative transfer of conditions which relate to the Strada is also proposed as part of this modification.

This has been enacted to align the consent to the delivery methodology and development staging of Buildings R4A & R4B and the Strada works.





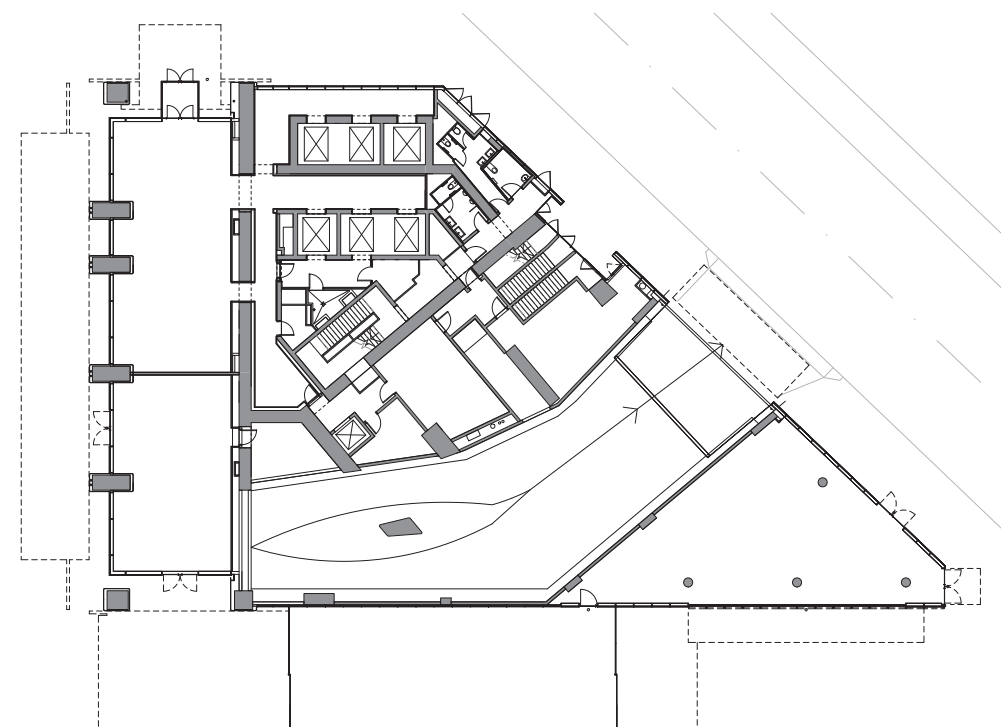
## 2.2 Podium Refinement

### 2.2.1 Floor plate general update

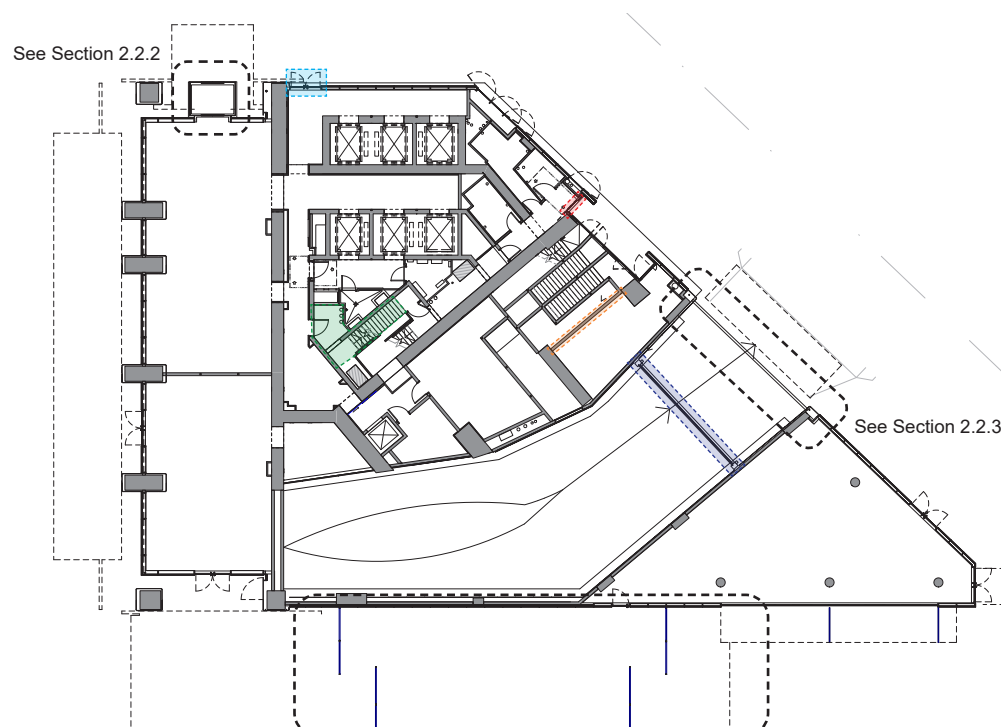
Minor changes are proposed for the ground floor and level 1 floor plans. These changes are predominantly a response to building compliance reviews that has occurred through design development (such as the provision of second egress pathways), design developments (such as the fine tuning of the car park entry ramp door location) and general design improvements.

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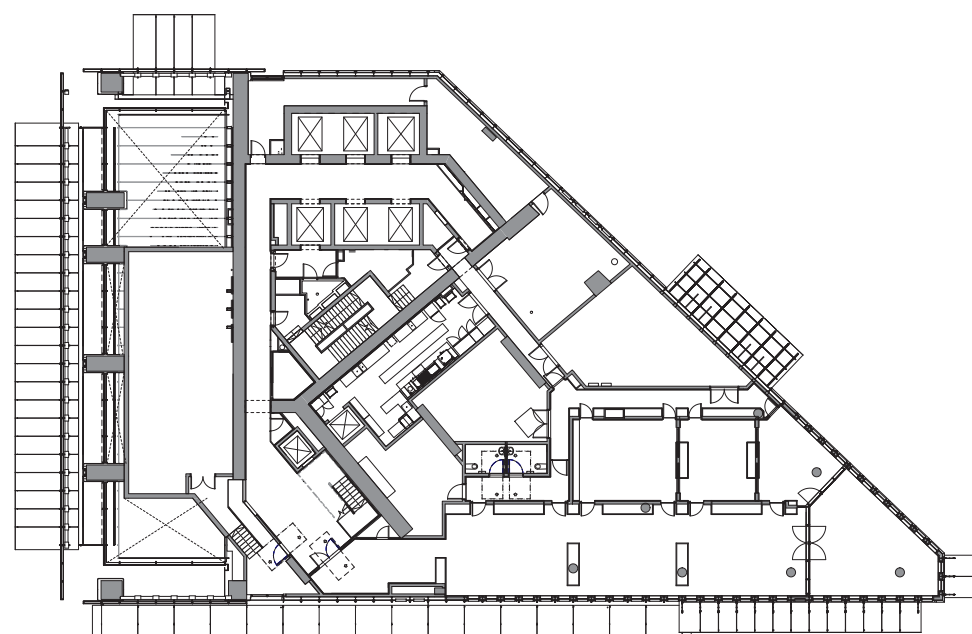
PROPOSED



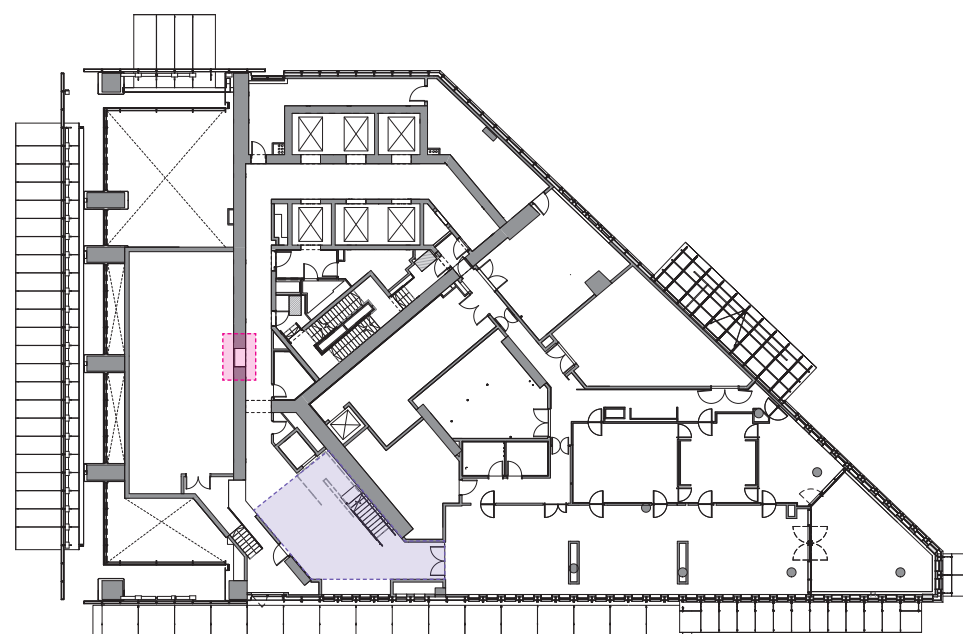
Approved Ground Floor Plan



Proposed Ground Floor Plan



Approved Level 01 Floor Plan



Proposed Level 01 Floor Plan

- Addition of a secondary lobby exit (double pivot doors)
- Entry modified to adopt a sliding door system
- Wall added for new stair pressurisation plant
- Carpark entry ramp door location fine tuned
- Egress pathway added and store room removed
- Second egress added to mezzanine plantroom
- Door adjusted, amenity stairs adjusted, store room removed



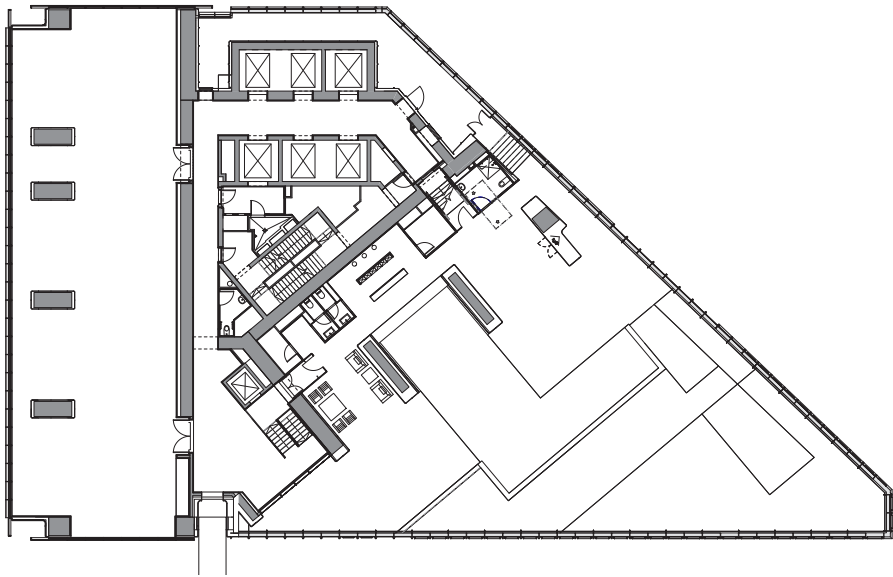
## 2.2 Podium Refinement

### 2.2.1 Floor plate general update

Changes to the Level 02 floor plan include minor improvements to the bathing amenities layout, the width and alignment of the portal highlighted in red, and changes to the door types in the highlighted accessways to the swimming pool terrace.

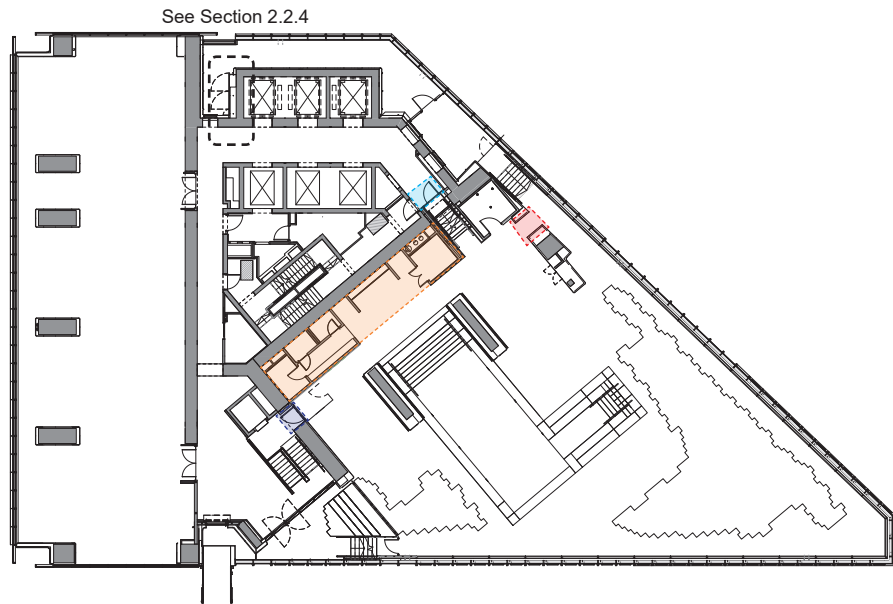
Refer to Section 2.2.4 for information on the proposed changes to the hydraulic vent pipe stack adjacent to the lowrise lift core.

APPROVED







Approved Level 02 Floor Plan

PROPOSED



Proposed Level 02 Floor Plan

-  Sliding door changed to swing door
-  Facade updated
-  Shower area and amenities changed
-  Double door changed to single door



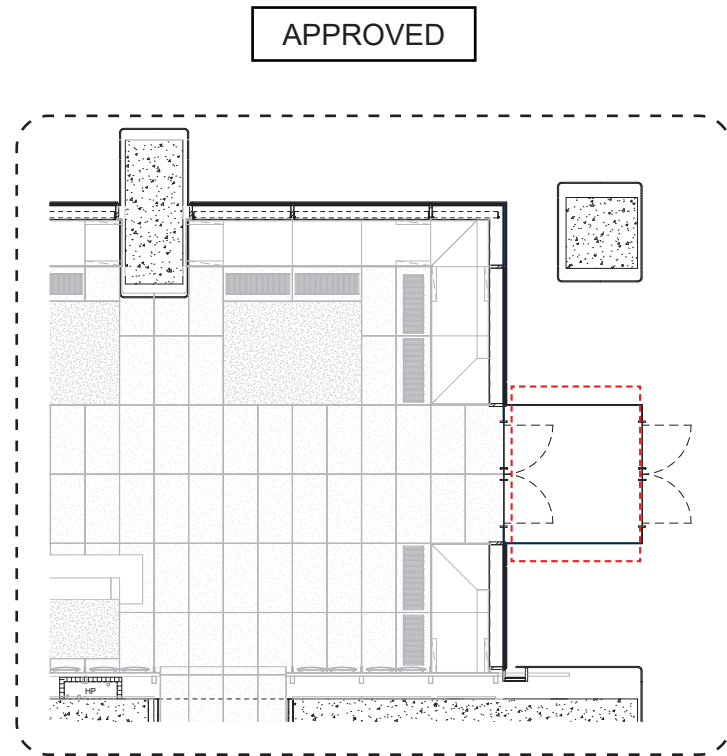
## 2.2 Podium Refinement

### 2.2.2 Entry Vestibule Design Update

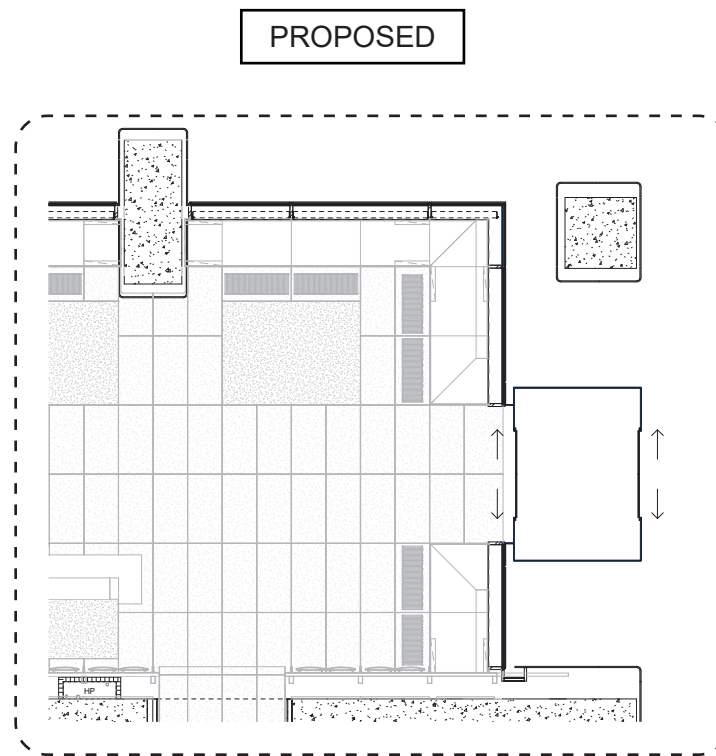
Automated sliding doors have been integrated in lieu of swing doors, improving operability as well as creating a seamless transition from outside to the residential lobby interior.

Through detailed review with the project consultant team, it has been determined that a sliding door system would provide a more robust, reliable and fit-for purpose solution.

This amendment has resulted in a minor adjustment to the dimensions of the lobby vestibule. This amendment has been integrated into the modulation, proportion and geometry of the facade to provide a design response that meets the design standards of the precinct architecture.



Approved Entry vestibule - Plan



Proposed Entry vestibule - Plan



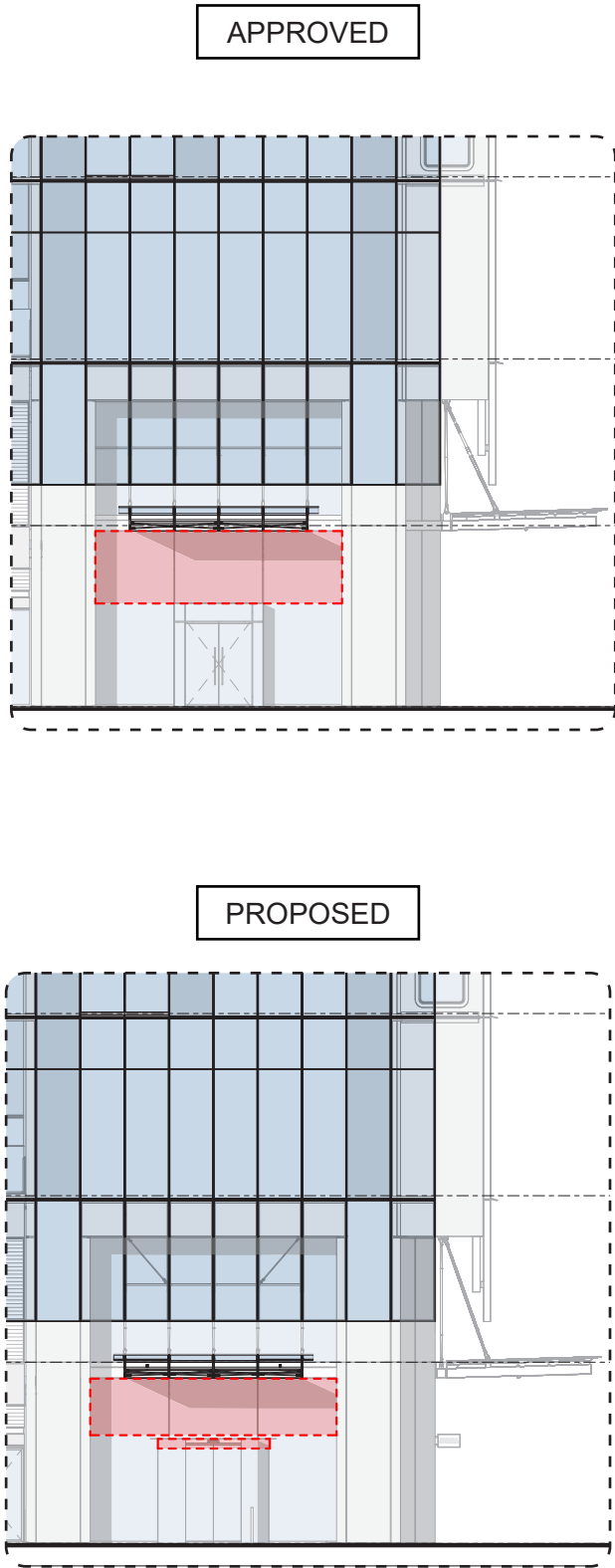


2.2 Podium Refinement

2.2.3 Revised Signage Zone Location

Further detailed development on building signage has been undertaken and it is proposed to revise the location of the entry vestibule signage zone as shown on the right.

The already approved zone above the entry vestibule box has been extended to include a potential signage on the glass above the door. Depending on the final design the signage may be located either on the glass or above the vestibule volume.

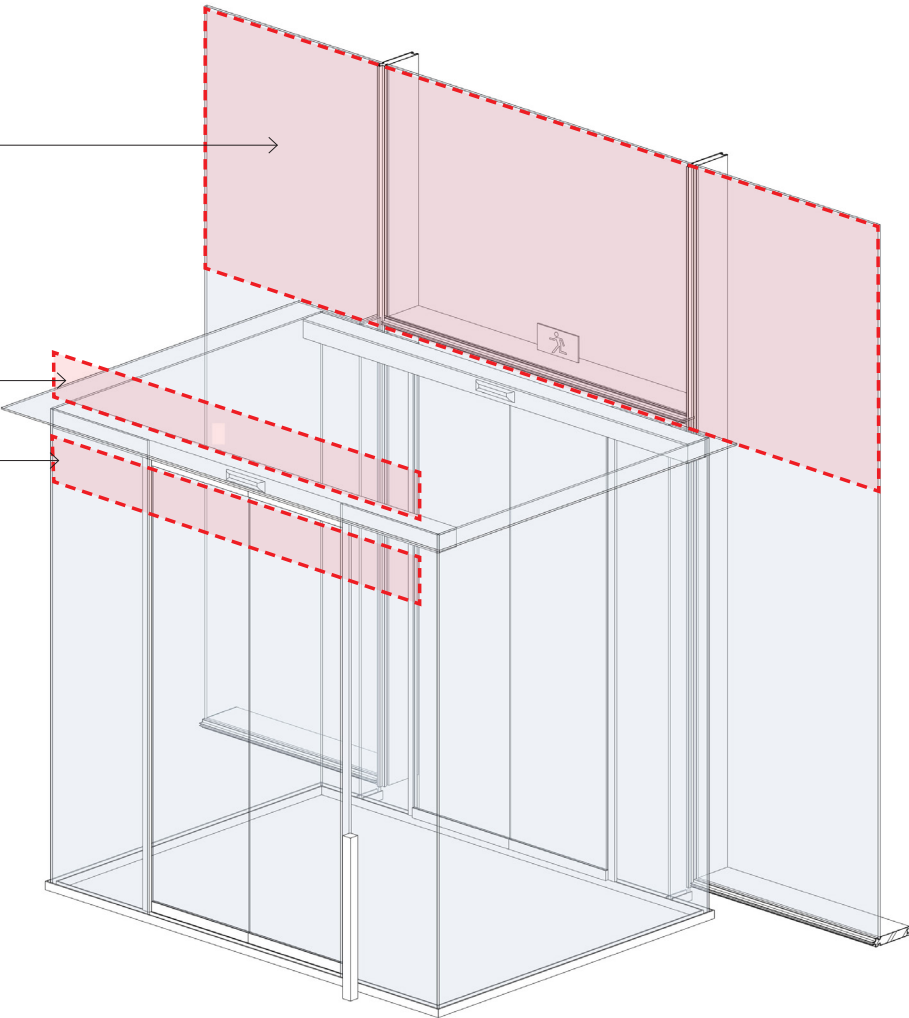


1 - Approved signage zone

2 - Proposed signage zone above the box

3 - Proposed signage zone on the glass box

**NOTE:** The intent is to have only one signage, that depending on the final design will be either on zone 1,2 or 3.



Proposed Entry vestibule - 3D View



## 2.2 Podium Refinement

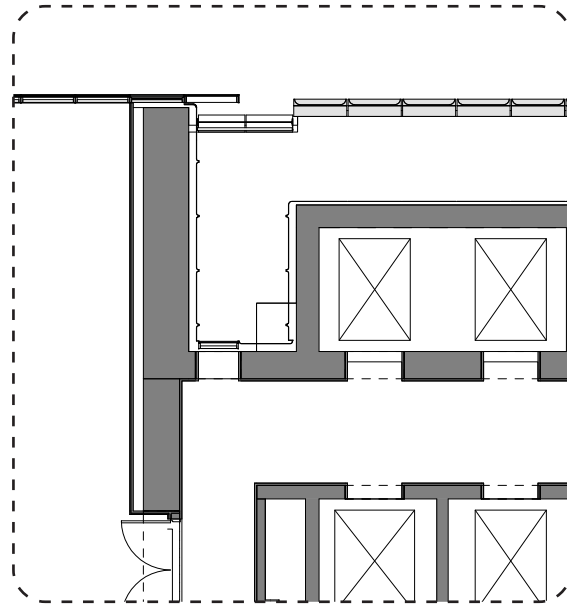
### 2.2.4 Updated Vents Geometry

An amendment is also proposed to the vent pipes on P02 level close to the south east lift core facade.

The approved box flue solution was reworked to better reflect the design of the facade. The proposed scheme has the pipes arranged inside a cabinet-like structure, preserving the facade modularity and finishes, resulting in a visually integrated outcome.

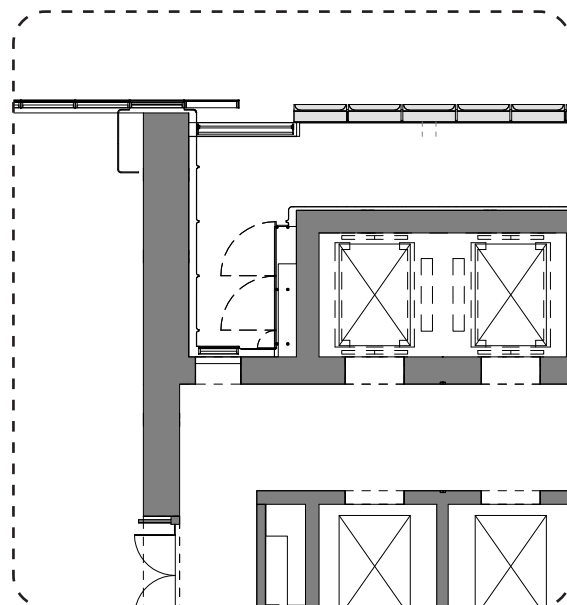
This change was also driven by the aim to increase the clear width leading up to the window in that area.

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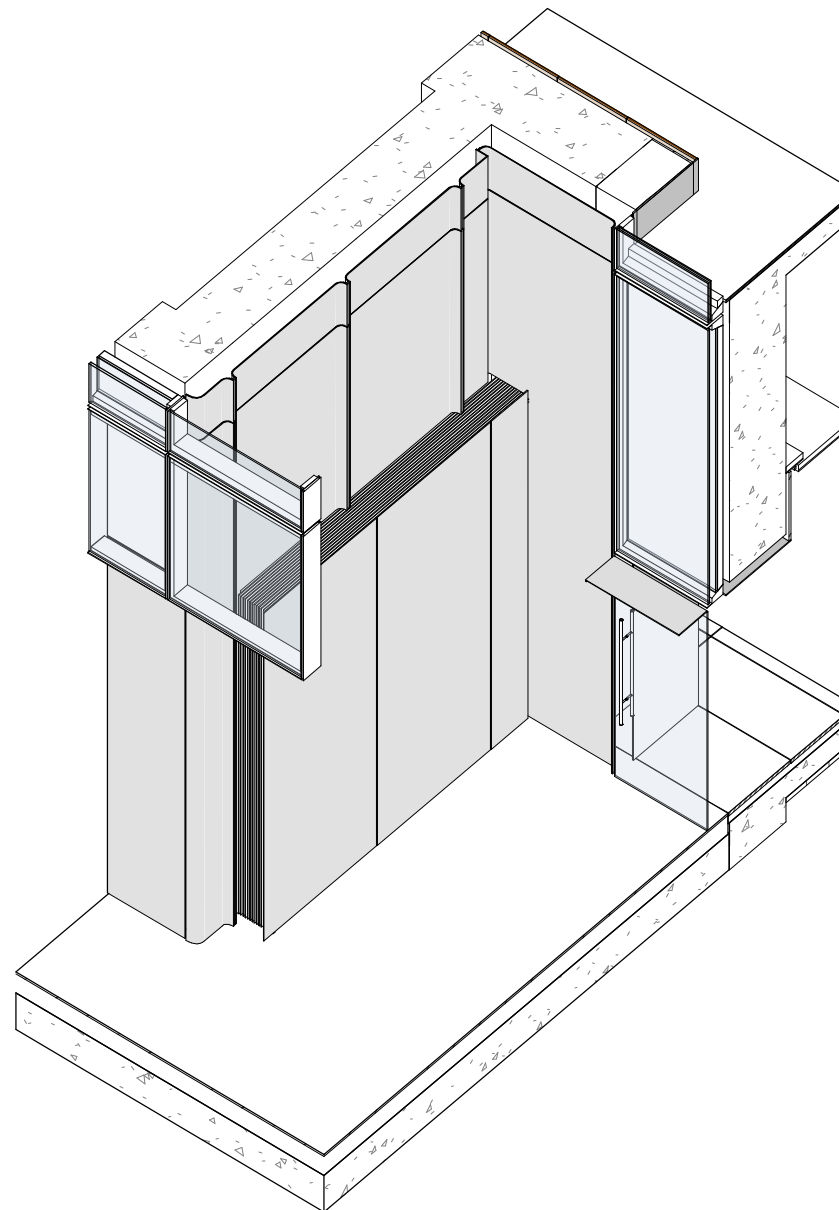
Approved P02 Floor Plan and Vent pipe zone Blow-up

PROPOSED



Proposed P02 Floor Plan and Vent pipe zone Blow-up

PROPOSED



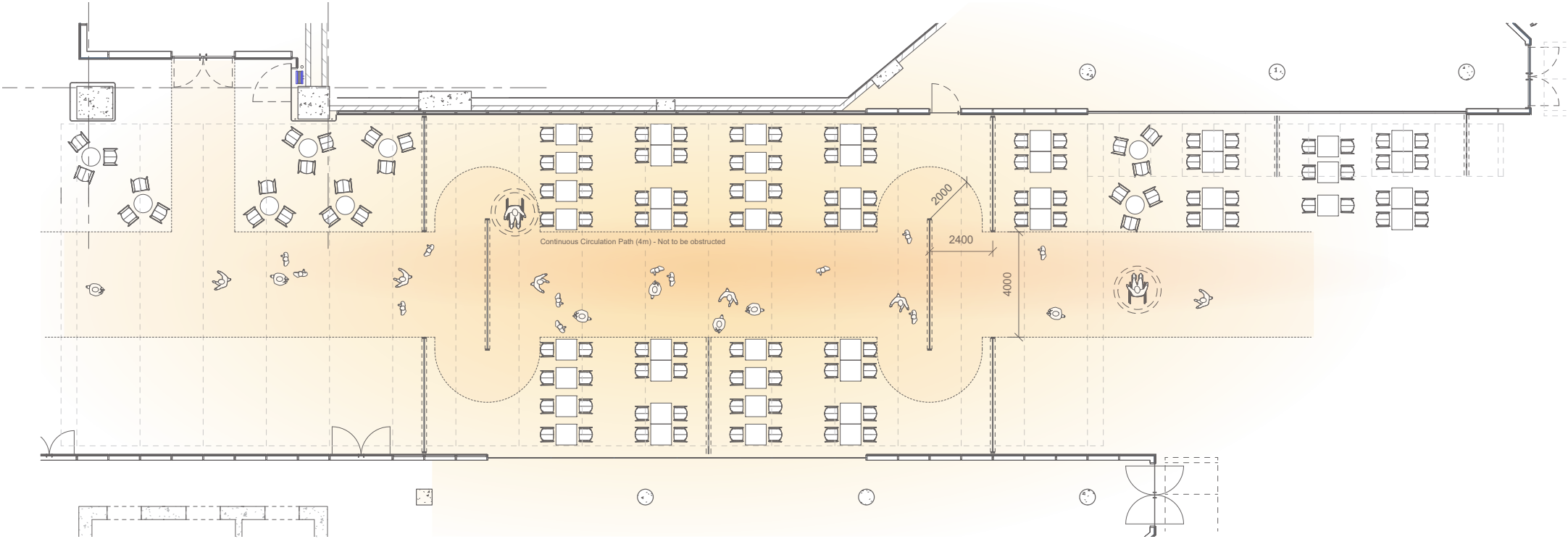
Proposed Vent Cabinet - Schematic Isometric



2.2 Podium Refinement

2.2.5 Updated Strada

The modification application seeks to transfer the delivery of the strada ground plane and areas from the R4A development consent (SSD 6964) to the R4B development consent. The R4B development consent includes the roof of the strada, accordingly it is considered appropriate to also include the associated ground plane under one planning approval. Under the development consent for R4A (SSD 6964) the wind mitigation measures for the strada space under Condition B5 were approved via a Secretary Approval. This includes the addition of glass wind baffles within the strada. For completeness, these wind mitigation measures are therefore part of the modification, to provide their delivery through Building R4B



Ground Floor Wind Mitigation Layout Approved Via Secretary Approval



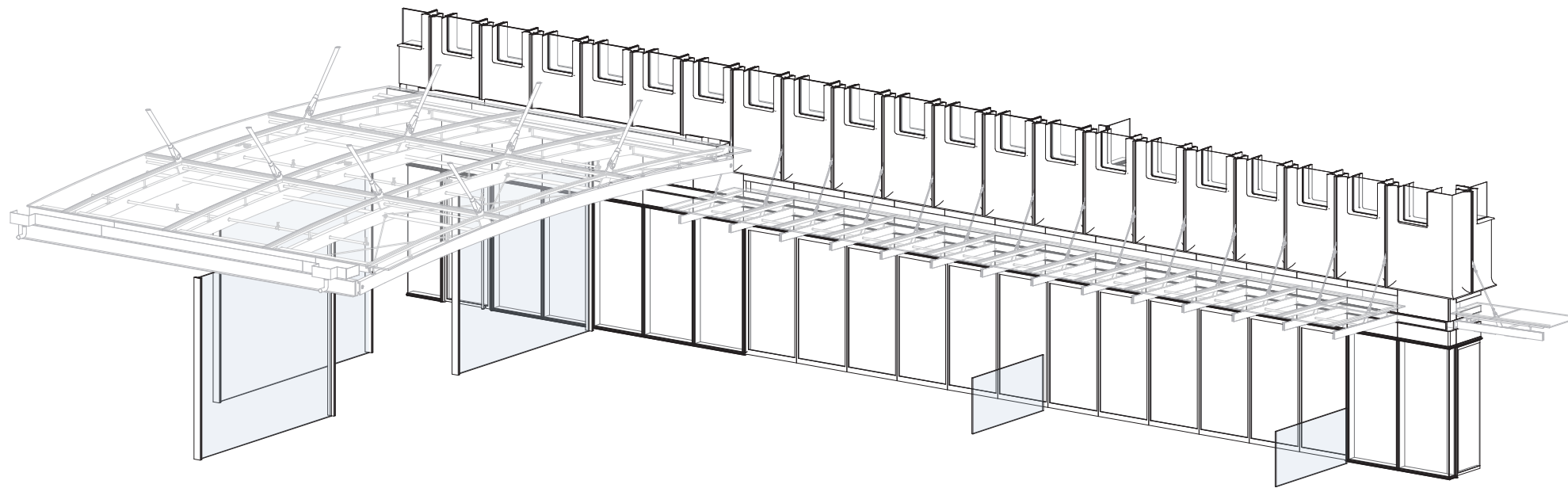
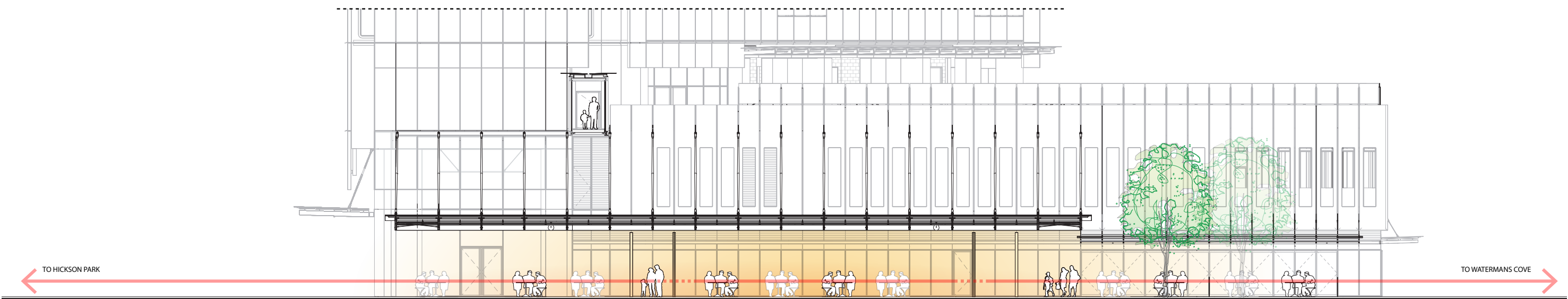


Diagram – Wind baffles at southern end of covered roof



Section – Pedestrian link and wind baffle scheme

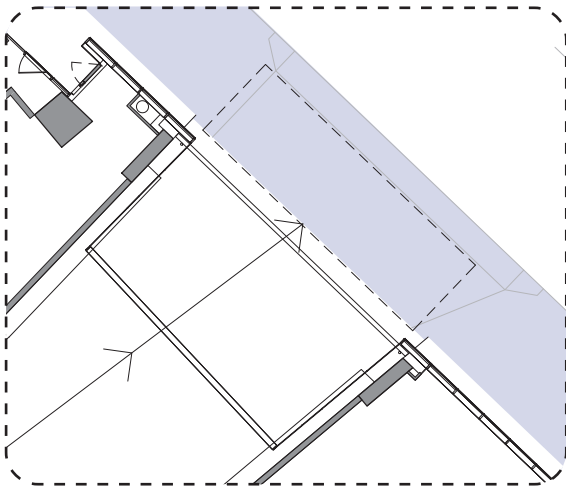


2.2 Podium Refinement

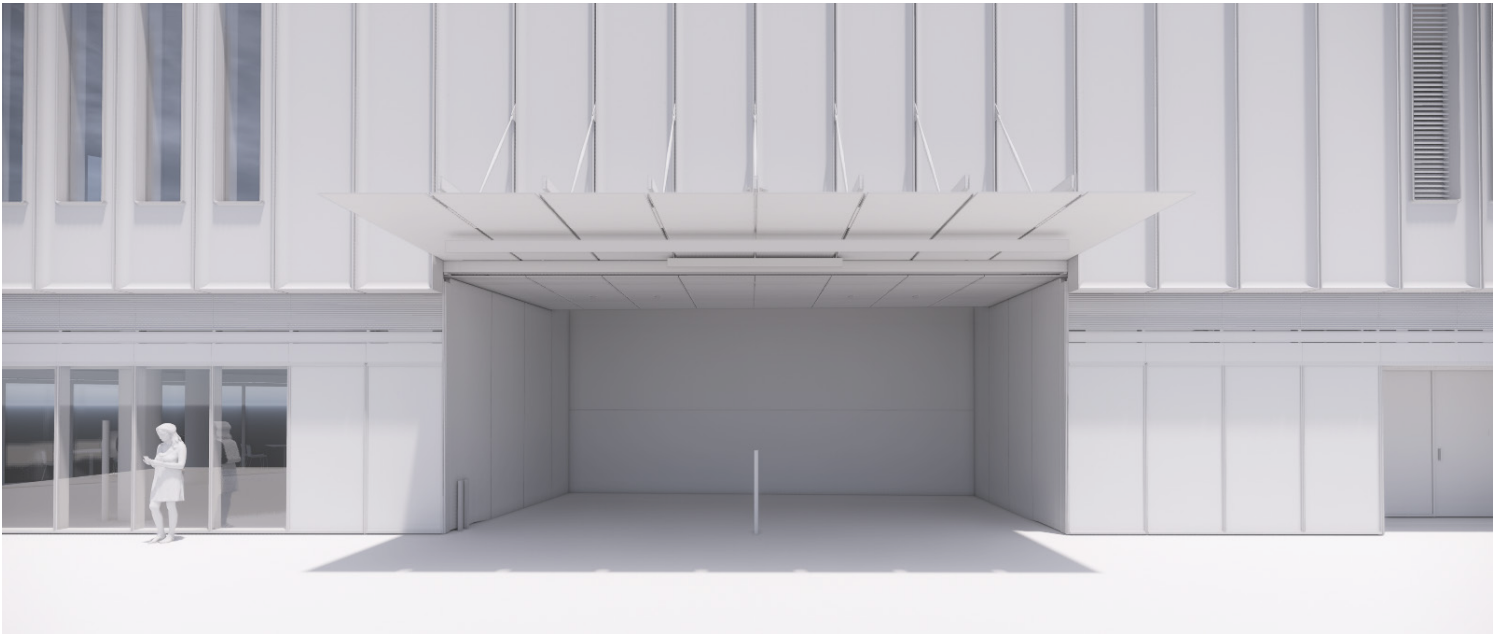
2.2.6 Updated Carpark Entrance

It has been identified that there is a potential risk of impacts to the cladding on either side of the carpark entrance ramp and potentially to other vehicles approaching in the opposite direction. To mitigate this risk, the opening was widened slightly within the bounds of the approved structure. This had the effect of increasing the width of the carpark. As such, the awning was also increased in width to ensure a coordinated design outcome.

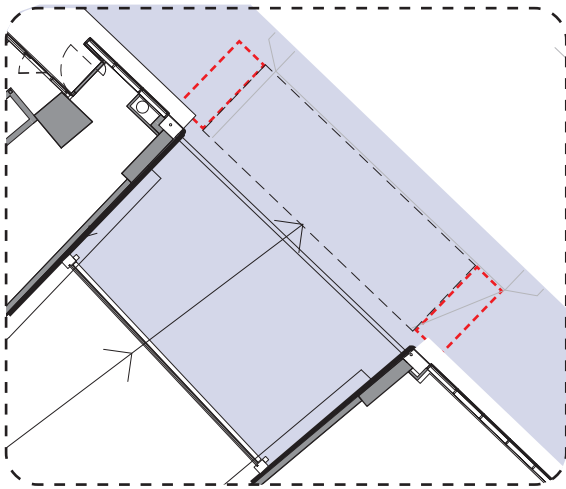
A further amendment in this area relates to the extent of paving. In the approved design, the City of Sydney Council stone would be restricted to the pedestrian footpath. On the proposed scheme, the stone is extended until the garage door, allowing a more uniform and refined design.



Approved Entrance - Plan

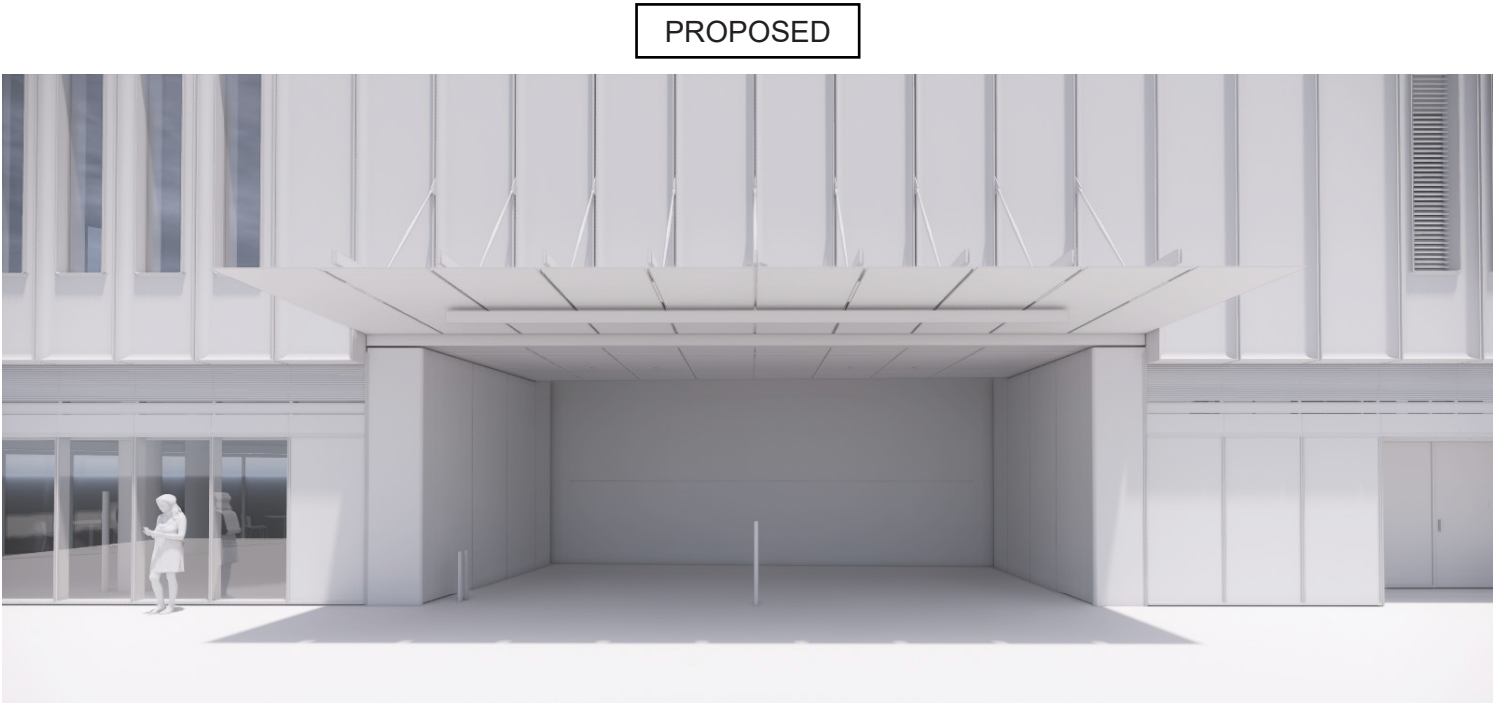


Approved Entrance - 3D View



- Added awning modules
- City of Sydney stone extension

Proposed Entrance - Plan

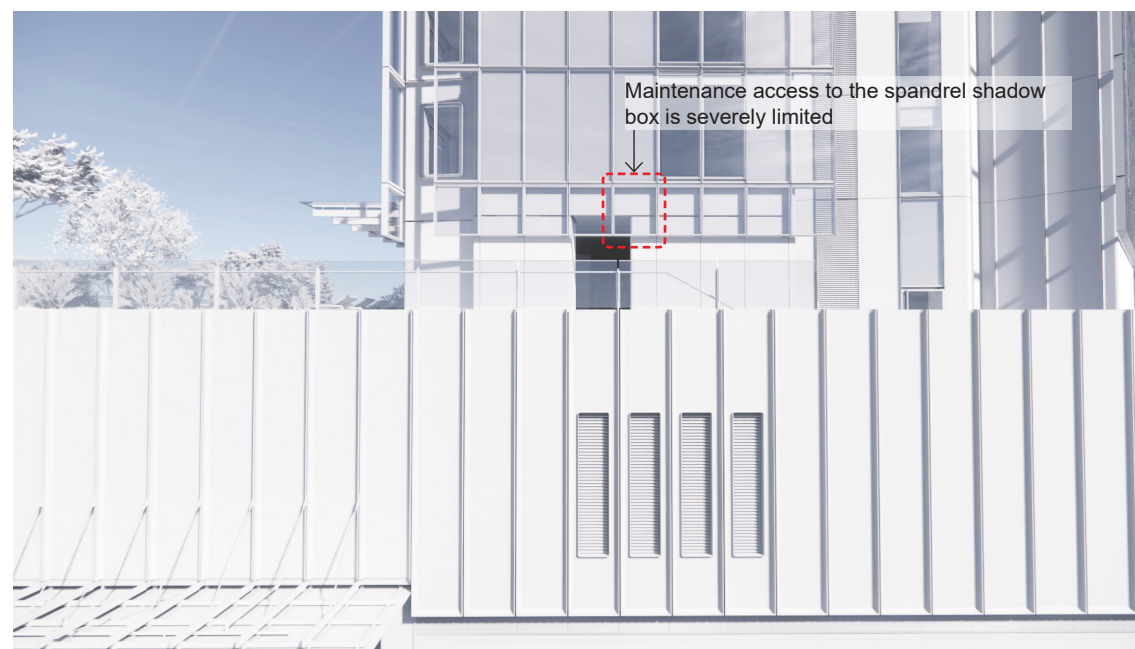


Proposed Entrance - 3D View



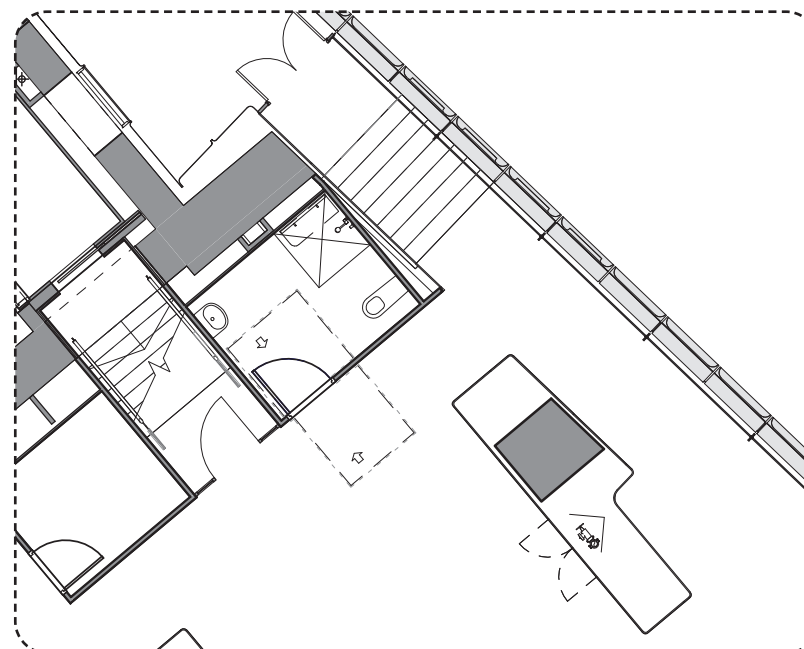
## 2.3 Tower Refinement

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Approved South Facade Skirt and Portal

APPROVED



### 2.3.1 South Facade Refinement

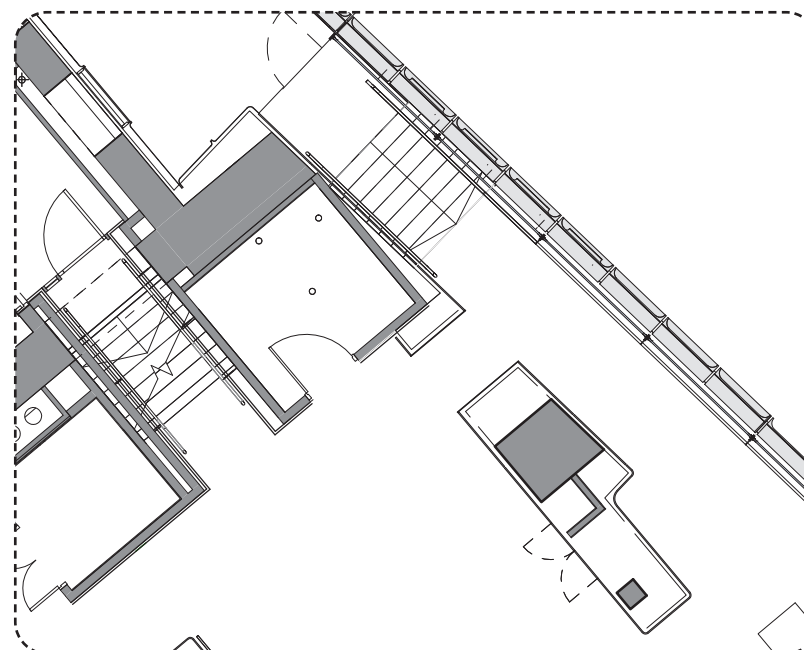
Through the design development of the 'skirt' of the south tower facade which faces Watermans Quay it was identified that there was an open spandrel 'shadow box' that would present ongoing challenges to access and maintain. Through this planning amendment it is proposed to simplify the portal below the skirt in order to close this shadow box and thus create a more robust design.

PROPOSED



Proposed South Facade Skirt and Portal

PROPOSED







Renzo Piano



Emanuela Baglietto