

BARANGAROO SOUTH

C3

Planning Application Landscape Design Statement 09/11/2011 - Rev G

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Barangaroo C3

PREAMBLE

This report supports a Project Application submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Application seeks approval for construction of a commercial building (known as Building C3) and associated works at Barangaroo South.

BACKGROUND

The 22 hectare Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 and Barangaroo Stage 1 (herein after referred to as Barangaroo South).

Lend Lease was successfully appointed as the preferred proponent to develop Barangaroo Stage 1 (otherwise known as Barangaroo South) on 20 December 2009.

PURPOSE OF THIS REPORT

This report has been prepared to accompany the Project Application for the C3 Commercial Building and associated temporary public domain works at Barangaroo South. The report addresses the relevant Director-General Requirements for the project. These DGR's are discussed in the Environmental Assessment Report (EAR) that has been prepared to support the application.

PLANNING HISTORY AND FRAMEWORK

On 9 February 2007 the Minister approved a Concept Plan for the site and on 12 October 2007 the land was rezoned to facilitate its redevelopment. The Approved Concept Plan allowed for a mixed use development involving a maximum of 388,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

Modification No. 1 was approved in September 2007 which corrected a number of minor typographical errors.

On 25 February 2009 the Minister approved Modification No. 2 to the Concept Plan. The Approved Concept Plan as modified allowed for a mixed use development involving a maximum of 508,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

On 11 November 2009 the Minister approved Modification No. 3 to the Concept Plan to allow for a modified design for the Headland Park and Northern Cove. The Approved Concept Plan as modified allows for a mixed use development involving a maximum of 489,500m² of gross floor area (GFA) across Barangaroo as a whole.

On 16 December 2010 the Minister approved Modification No. 4 to the Barangaroo Concept Plan. The Approved Concept Plan as modified allows for approximately 563,965sqm Gross Floor Area of mixed use development across the entire Barangaroo site.

This Project Application forms one of a series of individual Applications that Lend Lease will be submitting to deliver Barangaroo South. This Project Application is consistent with the established planning framework for the site, including the approved Concept Plan (as modified).

Barangaroo C3 continued

A Project Application (MP10_0023) has been approved for the bulk excavation and construction of a basement car park to accommodate up to 880 car parking spaces and associated services and infrastructure to support the initial phases of the future development of Barangaroo South. A Section 75W Modification Application was subsequently submitted seeking to modify MP10_0023 to extend the area of the approved basement to the south. This modification was approved by the Minister for Planning on 3 March 2011.

A further Section 75W application has been submitted to the Department of Planning and Infrastructure (the Department) and is currently being assessed, which seeks the Minister's approval to modify the depth of the excavation and change the reduced levels of the basement structure, using the same construction methodology as detailed and approved as part of the original project application. This includes:

- reduced excavation and bulk earthworks;
- reduced structural works – foundations, basement levels, perimeter retention system etc; and
- installation of associated services and infrastructure to support the initial phases of the future development of Barangaroo South.

The Minister granted approval to Project Application (MP10_0025) on 3 March 2011 for the construction and use of a 42 storey commercial building and allocation of car parking spaces from the Bulk Excavation and Basement Car Parking Project Application, within the area of land known generally as Block 2 at Barangaroo South and known as C4.

A Section 75W application has been submitted to the Department and is currently being assessed which seeks the Minister's approval to modify certain elements of the approved C4 building, including:

- mix of the uses within the building;
- total GFA;
- shape of floor plates of the podium and the tower elements of the building;
- facade details;
- roof treatment; and
- basement layout.

SITE LOCATION

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) - the Headland Park, Barangaroo Stage 2 (also known as Barangaroo Central) and Barangaroo South.

The area of land within which development is proposed under this Project Application extends over land generally known and identified in the approved Concept Plan as Block 3 which comprises Lot 5 in DP 876514.

Landscape Design Statement

INTRODUCTION

The public domain immediately surrounding Building C3 is, at this stage, being treated as a temporary landscape and will be further developed as part of the site wide public domain strategy in conjunction with the Barangaroo Delivery Authority and the community.

It should also be noted that the public domain design including vegetation species for the public areas will be finalised in accordance with the Barangaroo Delivery Authority's site-wide public domain guidelines which are being prepared by Johnson Pilton Walker, in association with Peter Walker and Partners, Landscape Architecture.

BUILDING C3 LANDSCAPE AREAS

The scope of the landscape and public domain works for Building C3 at Barangaroo South consists of the following areas:

- Ground Level Temporary Public Domain areas immediately adjacent to the building;
- Ground Level building lobbies;
- Level Three Roof Top;
- Typical External Balconies;
- Building Terraces.

The landscape spaces in and around C3 have been designed to cater for a range of uses and activation of the public domain, including:

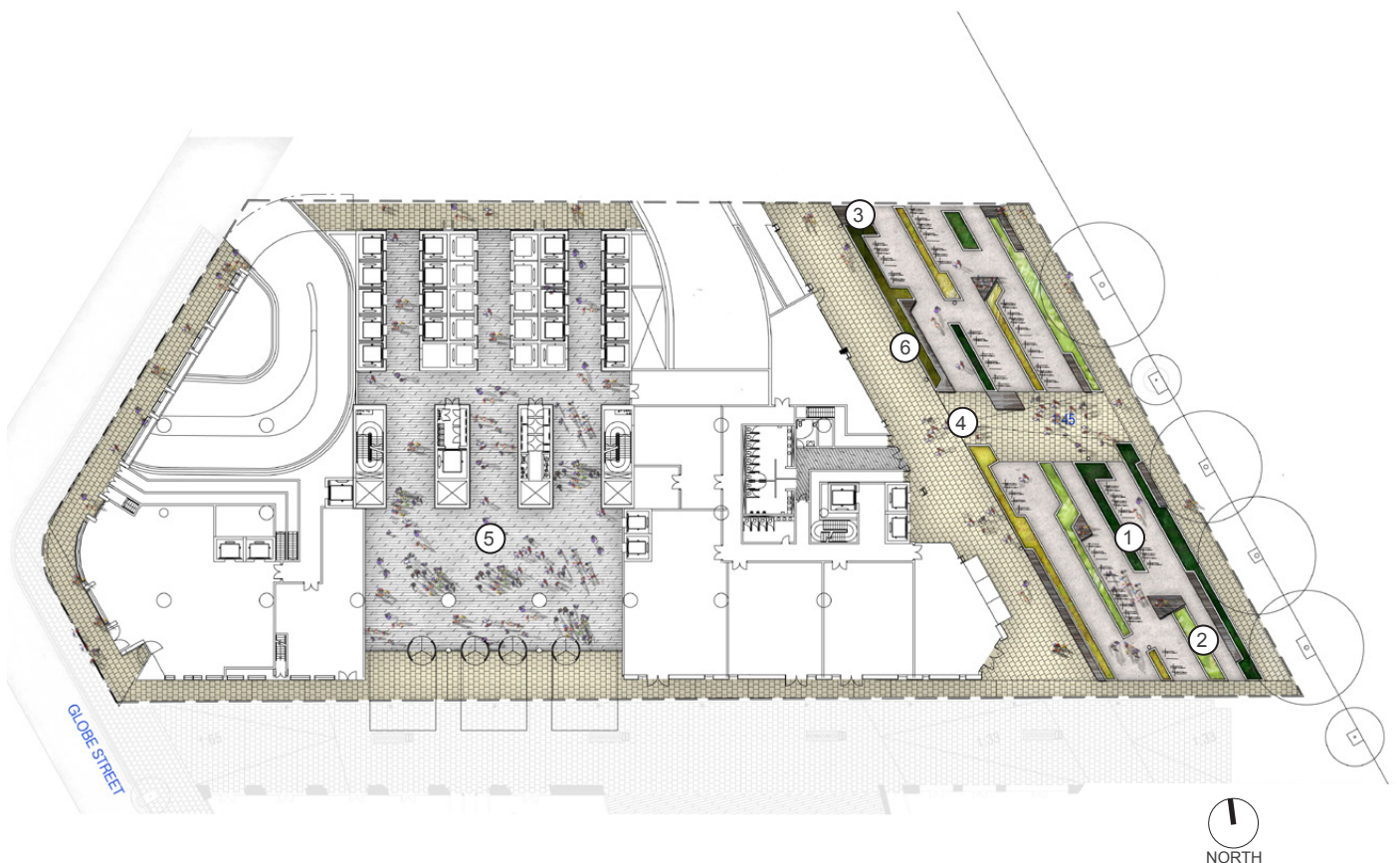
- Retail tenancies in the building podium;
- Private communal uses on roof terraces on level 3;
- Ground floor building lobbies.

The Northern elevation of the C3 tower will be punctuated by planting and sun shading devices which will contribute to the articulation of the building façade. The landscape spaces employ sustainable design and use materials which consider the lifecycle of material inputs. Each space has been designed to respond to its particular site conditions with a high percentage of low water dependent plants used throughout.

The following sections of this report provides a more detailed description of the treatment of the various temporary and permanent landscape areas associated with the C3 development.

GROUND LEVEL – BUILDING LOBBY

The C3 building lobby addresses City Walk to the south. City Walk is the primary east west pedestrian street for Barangaroo South located between the C3 and C4 buildings. The pavement material to the C3 lobby is of high quality throughout and complements the public domain paving in City Walk.



DETAIL PLAN - GROUND LEVEL

- ① Temporary bicycle parking
- ② Temporary raised insitu concrete planters
- ③ Temporary raised timber seating platforms
- ④ Temporary stone paving. 'Austral Black' to C.O.S standard detail
- ⑤ High quality paving to lobby
- ⑥ Temporary Lighting . 'Largent' 4.5m City Std.

Note: All final material specifications will be in accordance with BDA public domain guidelines.

LEVEL THREE PODIUM ROOF GARDEN

The proposed landscape treatment of the podium roof garden is a permanent solution and provides a mix of hardscape areas surrounded by 'extensive' and 'intensive' planting areas. The paved deck areas are accessible and provide opportunities for communal tenant use. Low robust planting is proposed between the edges of the paving. Low retaining walls create edges for fixed seating and allow for vegetated areas to mound up and provide deep soil and 'intensive' planting zones.

The planting palette for the roof terrace to the south side of the building varies slightly to include hardy, shade tolerant species that will withstand the prevailing environmental conditions.

The design also considers the prospect that the roof gardens will be overlooked from above by future and existing adjacent buildings and as such recognises the importance that they have to have strong compositions as well as being highly functional places, with a range of spatial experiences.

Solar powered lighting will provide opportunities for the roof spaces to be used into the evenings and at night.

The roof gardens will be used to filter and clean water captured from site. The site water is to be captured, collected and treated via the central water recycling plant system for re-use in the landscape spaces for irrigation.

Outdoor space for the potential future childcare is to be designed as part of a separate Childcare fit out project application.

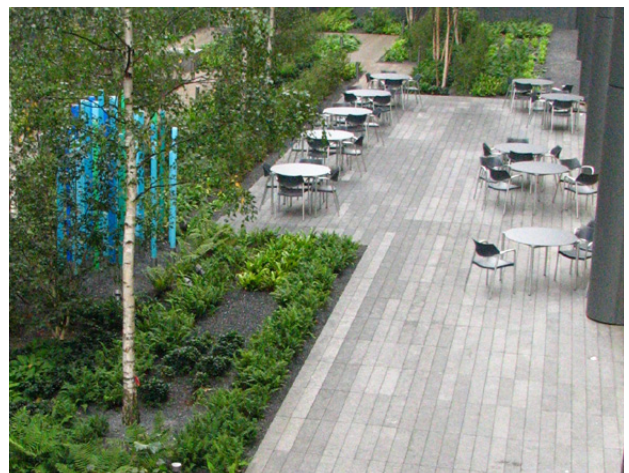
PRECEDENTS



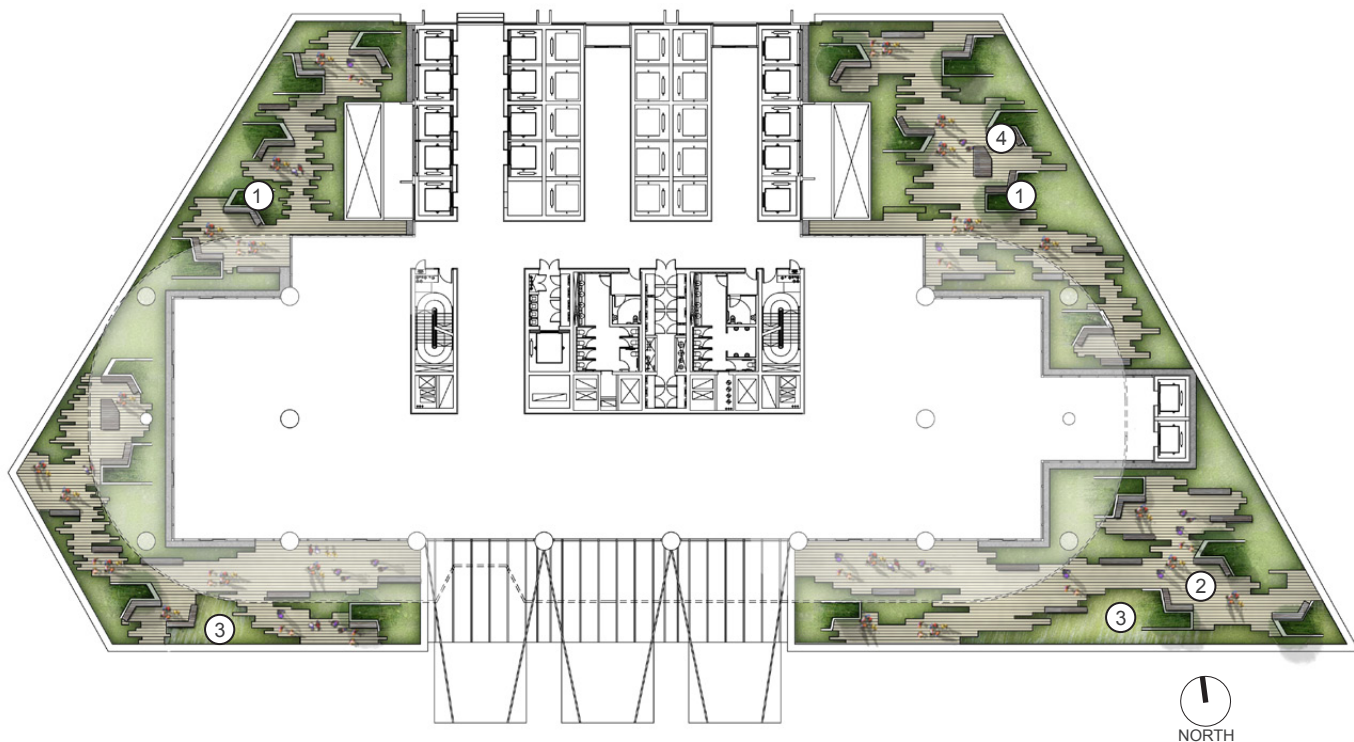
Foundries' Garden, Nantes France



M Central, Harris Street Sydney



External Seating



DETAIL PLAN - LEVEL 3 ROOF GARDEN

- ① Tree planting in raised planters
- ② High quality external paving
- ③ Mass planting
- ④ Fixed seating

BALCONIES

The C3 building design incorporates a series of planting beds supporting climbing plants and low hardy vegetation throughout the building. These spaces are located on the northern side of the floor plates in a staggered arrangement which serve to articulate and, register the different uses throughout the building.

PRECEDENTS



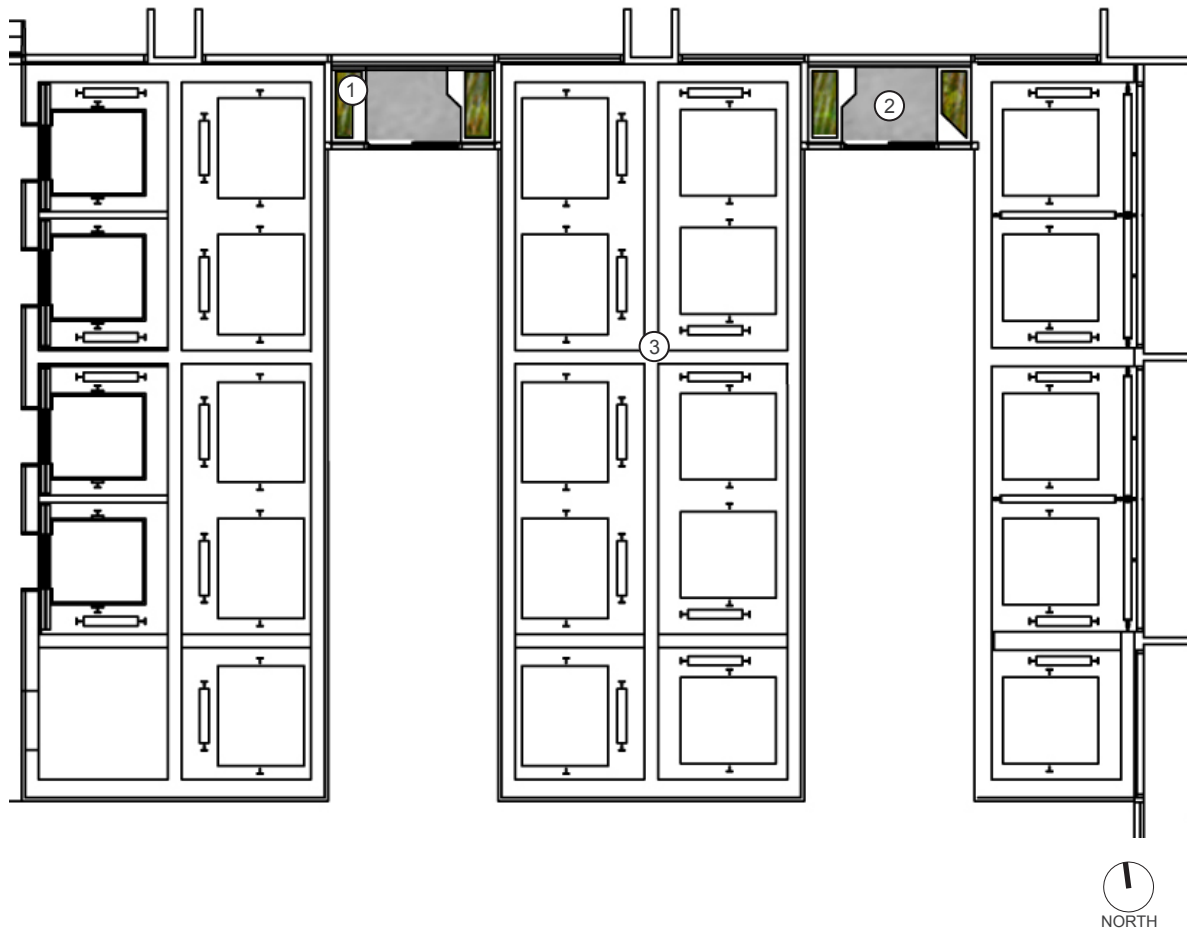
Balcony Garden



Climbing plants - Victoria Harbour, Melbourne



Fusionpolis, Singapore



DETAIL PLAN - TYPICAL BALCONY GARDENS

- ① Climbers in raised planters
- ② High quality external paving
- ③ Lift core

TERRACES

The terraces are located on two dedicated levels throughout the building.

These levels provide a covered external break out space for communal use by floor tenants. Raised planters with seating edges are arranged to create dynamic and comfortable spaces.

PRECEDENTS



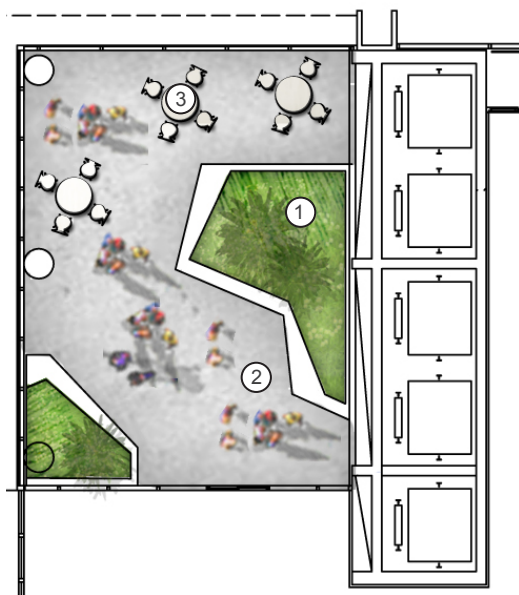
New York Times Lobby Garden, New York USA



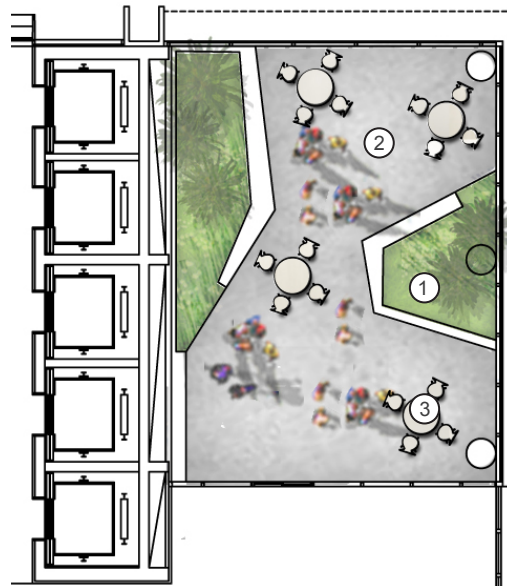
National Portrait Gallery, Washington DC USA



Fusionpolis, Singapore



LEVEL 19



LEVEL 36



DETAIL PLAN - TERRACE GARDENS

- ① Raised planters
- ② High quality external paving
- ③ Moveable seating

Temporary Public Domain

PUBLIC DOMAIN – C3 TEMPORARY

The following text describes the temporary treatment to the public domain areas surrounding the C3 development. It should be noted that ASPECT|OCULUS are undertaking the design development of the public domain (Barangaroo South – site wide) with input from Peter Walker/JPW and others. It is anticipated that consent will be sought for the final treatments of specific design features within the public domain through subsequent project applications. A Public Domain Plan is being developed by the BDA for the final design and treatment of public domain areas throughout Barangaroo South.

STREETS AND PEDESTRIAN PLACES

Temporary stone pavements are proposed to all the footpaths and pedestrian areas directly adjacent to the C3 building. The pavements are a temporary solution which will be removed, recycled, re-used and replaced in accordance with the Barangaroo South Public Domain Plan. The stone will be the C.O.S standard 'Austral Black' granite paver and laid in accordance with the C.O.S standard paving detail.

A description of the temporary works proposed for the areas surrounding C3 are outlined below

GLOBE STREET

The set out of the kerbs and gutters for Globe Street adjacent C3 are addressed and completed as part of the C4 planning application.

The C3 footpaths are proposed as temporary pavements. The surface of the footpaths will be converted following the construction of successive stages and in line with the Barangaroo Public Domain Plan, once approved.

Tree pits will be constructed on Globe Street with temporary planting to provide amenity for tenants and pedestrians.

Temporary lighting and bench seating will be installed along Globe Street to provide public amenity, safety and comfort.

PRECEDENTS



Temporary Paving



Temporary Seating



Raised Planters and Bicycle Planting

CITY WALK

City Walk is paved with temporary paving as part of the C4 completed works and includes temporary lighting and bench seating to provide public amenity, safety and comfort. City Walk will become the major pedestrian link to the waterfront from Hickson Road.

ACTIVATION

The temporary public domain will be activated by the proposed bicycle parking area to Hickson Road, retail frontages to City Walk, Globe Street and Shelley Lane.

Consent is being sought for revised basement arrangements as part of a separate Section 75W application that is currently being considered by the Dept. of Planning. Public domain areas to the north of C3 will be designed and consent for these works will be sought under a future application. For the purpose of this application, temporary pavement is proposed to the north of the C3 podium.

FUTURE DEVELOPMENT SITES

A community 'bike-park' is proposed for the area between Site C3 and Hickson Road which includes Shelley Lane and the future development area known as Site C8. Raised planters lining the Hickson Road frontage will define the park space for bicycle parking. As a temporary landscape, this is an opportunity to proto-type finishes and materials that will be used elsewhere in the Barangaroo South public realm.

When the C8 site is developed the bicycle spaces will be relocated in accordance with the Greenstar requirements for C3 and a future site-wide strategy for public domain bicycle parking.

The concrete planters are designed in a variety of sizes and will provide seating opportunities and inbuilt bike racks, as well as providing soil for low planting of herbs and perennial plants.

Similar to the surrounding areas, Shelley lane will be paved with a temporary solution which will be upgraded in accordance with the construction of the C8 site.