

BARANGAROO SOUTH

C3

Section 75W Modification Landscape Design Statement_Revision B 17/09/2013

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Barangaroo C3

INTRODUCTION

This statement has been prepared to accompany a Section 75W Modification application to modify elements of the approved C3 building. The public domain immediately surrounding Building C3 is, at this stage, being treated as a temporary landscape and will be developed as part of the site wide public domain strategy in conjunction with the Barangaroo Delivery Authority. This is consistent with the consent for the C3 building issued by the Minister.

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. For the purposes of this submission – the temporary public domain treatment is consistent with the previously approved C3 planning applications.

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 areas immediately adjacent to the building (temporary solution).
- Ground Level building lobbies;
- Level One roof terrace;
- Level Three terrace;
- Typical External Balconies;
- Paved terraces on levels 19 & 36.

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

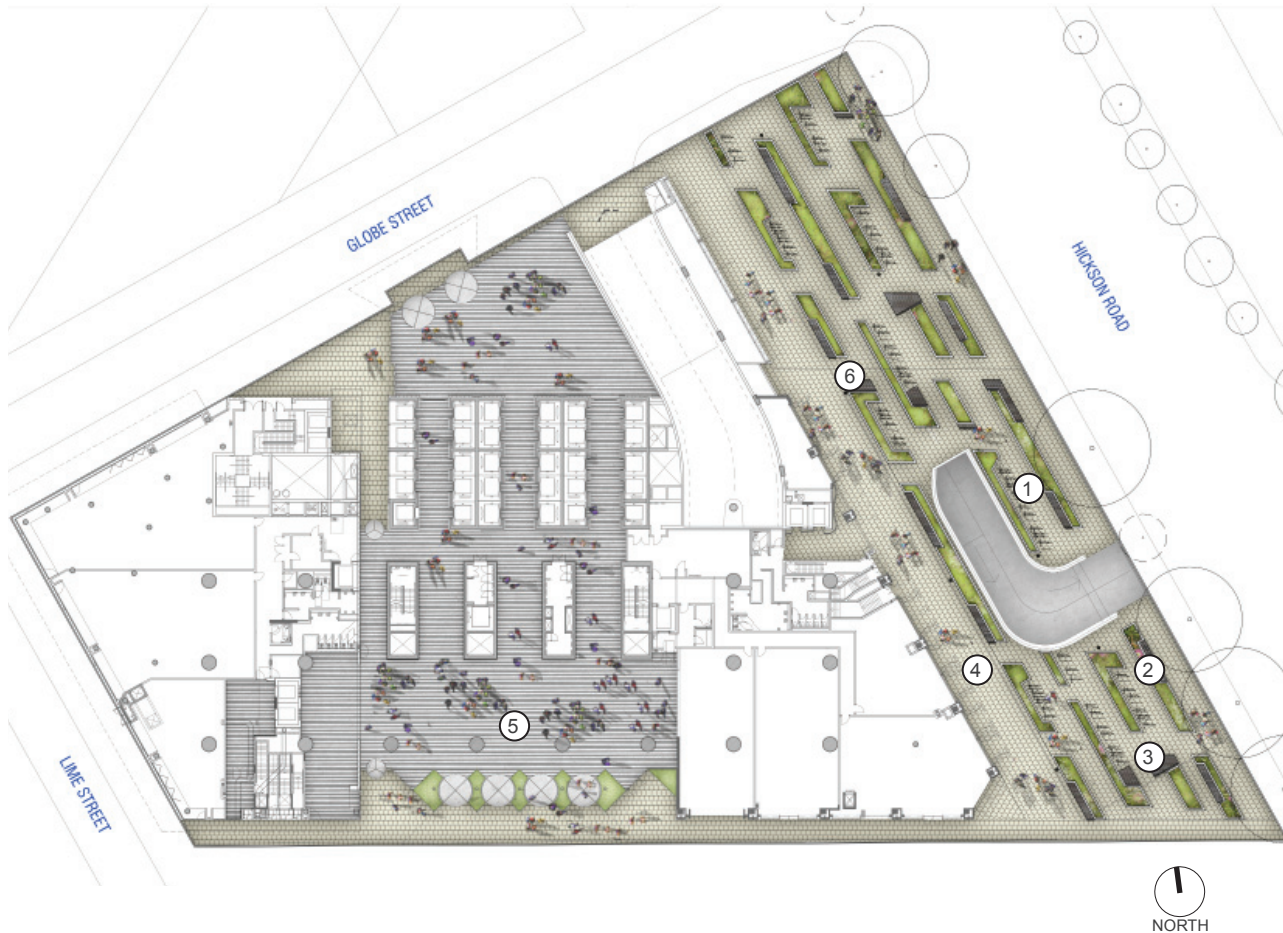
- Retail tenancies in the building podium;
- Private communal uses on level 1 and level 3 terraces.
- Public address and entry with high quality paving to the ground floor building lobbies.

The Northern elevation of C3 will be punctuated by planting and sun shading which will assist in articulating 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 design of the landscape spaces for this section 75W are generally in accordance with the previously approved project application for building C3.

GROUND LEVEL – BUILDING LOBBY

The C3 building lobby addresses City Walk to the south. City Walk is a 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 ONE ROOF TERRACE GARDEN

The level one roof terrace garden is located above the basement carpark exit to the north of C3.

This terrace provides an external break out space for communal use by floor tenants. Raised planters with low robust planting and specimen trees are proposed along with seating edges arranged to create dynamic and comfortable spaces.

PRECEDENTS



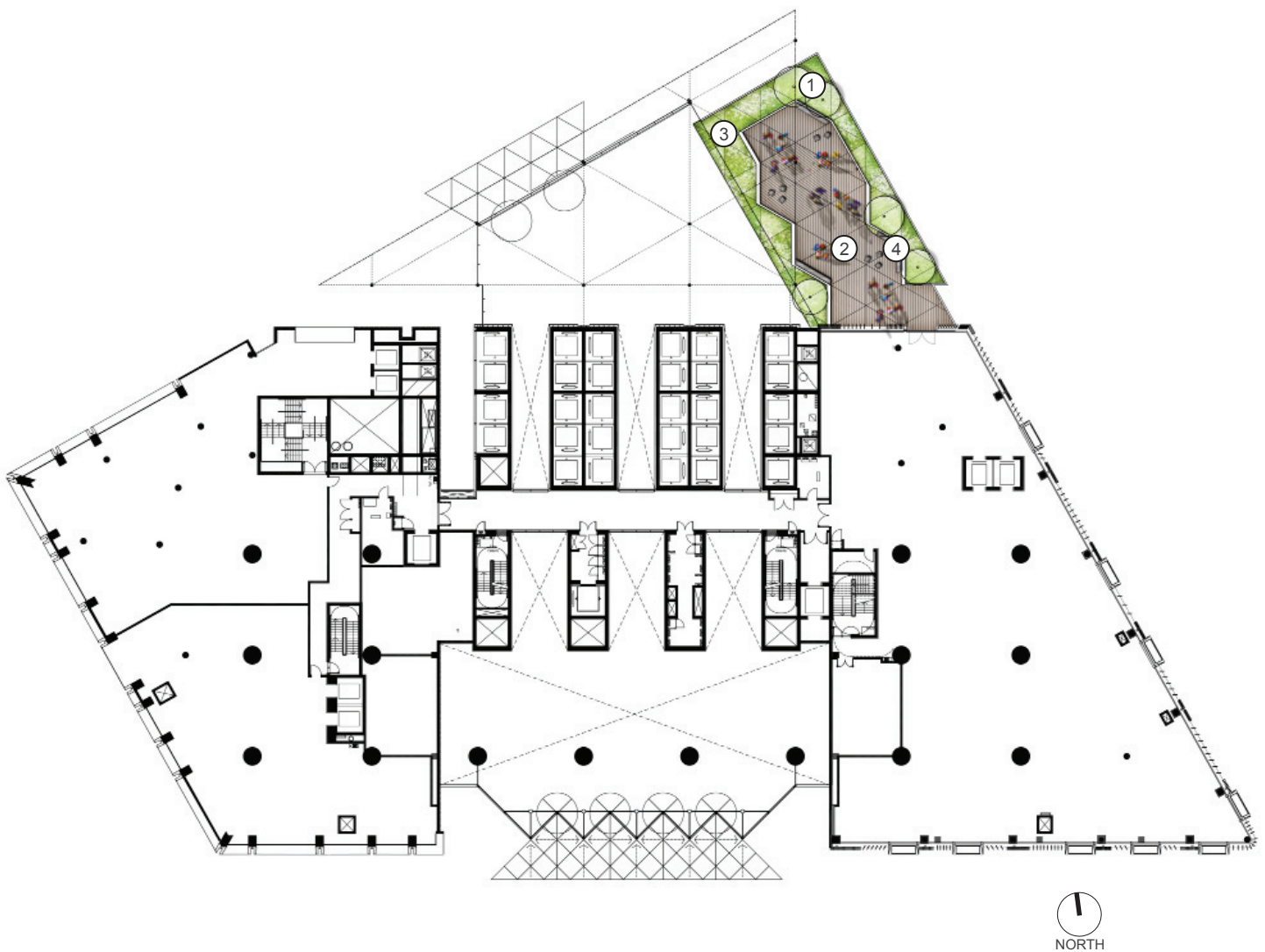
Fractal garden, St Louis, USA



Plaza de Milenio, Valladolid, Spain



Microcostas, Vinaros Spain



DETAIL PLAN - LEVEL 1 ROOF TERRACE GARDEN

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

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. Fixed seating elements integrated within raised planters provide opportunities for communal tenant use.

Low robust planting is proposed with a number of vegetated areas that mound up and provide deep soil and 'intensive' planting zones.

The planting palette for the roof terrace varies slightly to the south side of the building to include a selection of 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.

Integrated 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.

PRECEDENTS



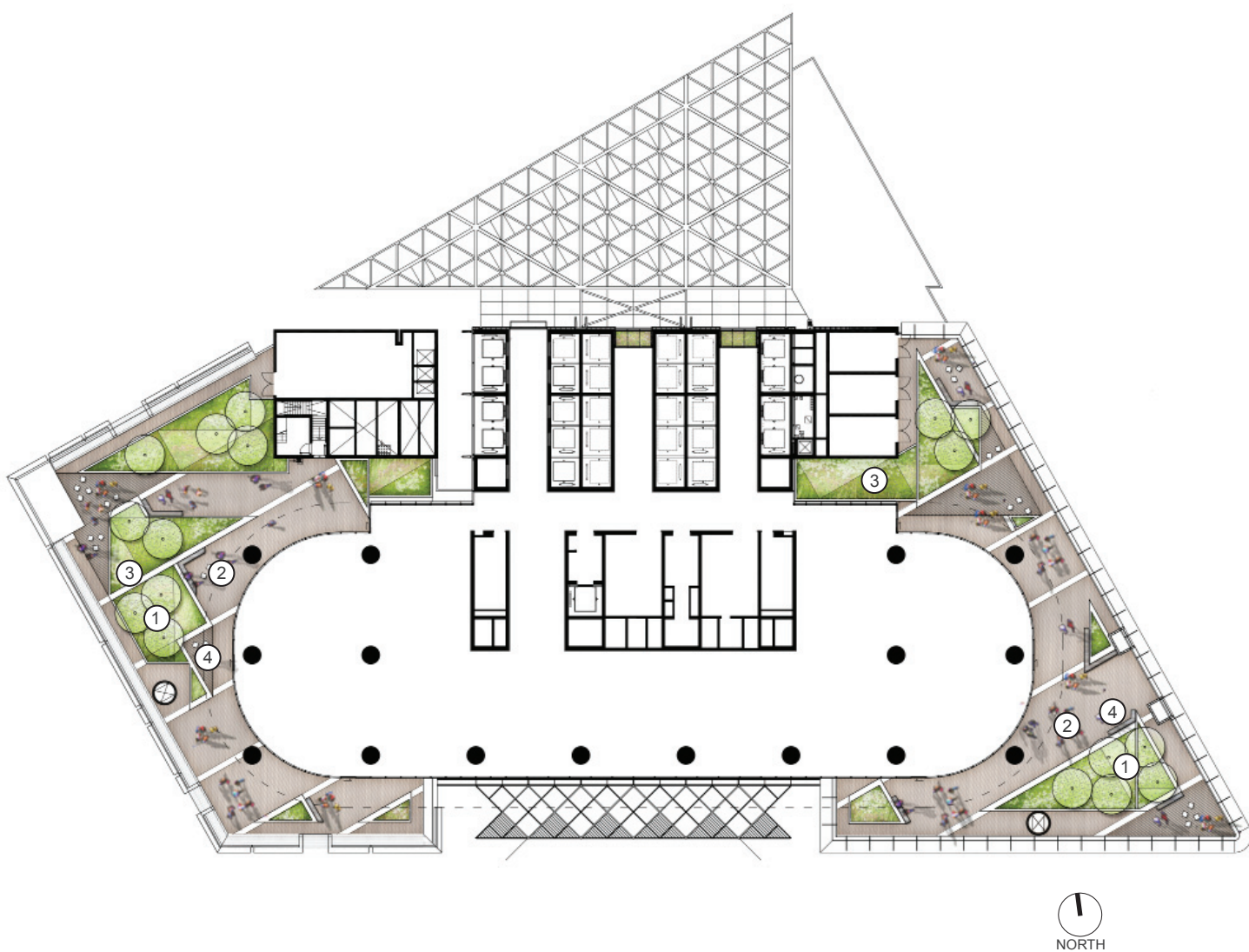
The City Deck, Wisconsin USA



General Maister Memorial Park, Slovenia



M Central, Harris Street Sydney



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 balconies located on the northern side of the tower in a staggered arrangement. The balconies serve to articulate and, register the different uses throughout the building and include planting beds that support climbing plants and low hardy vegetation.

Steel mech climbing structures have been integrated within the facades on the sides of these balcony spaces to support flowering vines.

PRECEDENTS



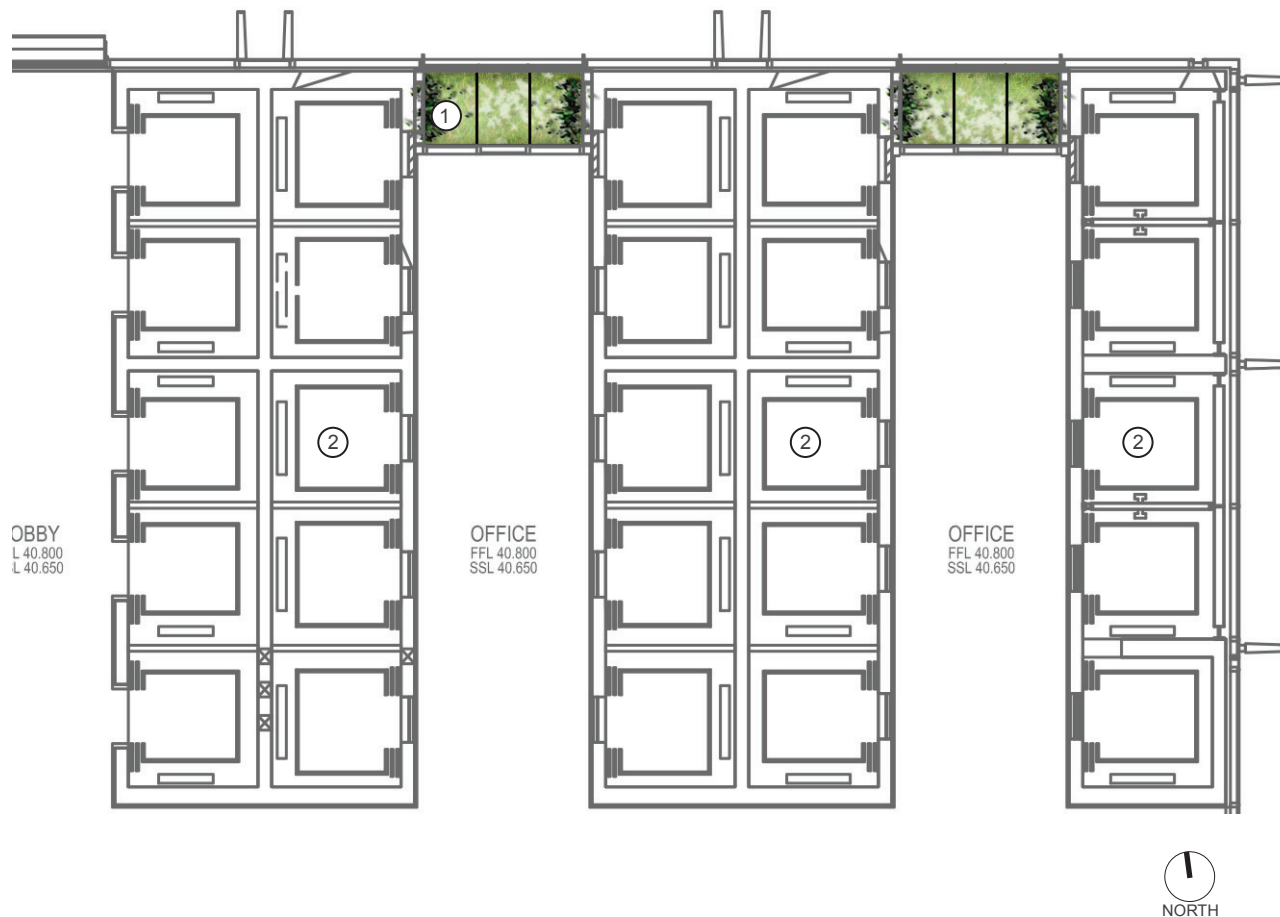
Balcony Garden, CH2, Melbourne



Climbing plants - Victoria Harbour, Melbourne



Fusionpolis, Singapore



DETAIL PLAN - TYPICAL BALCONY GARDENS

- ① Climbers with hardy understorey planting in steel raised planters
- ② Lift core

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 Partners / BDA 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.

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 and Mod 6 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.