

5.8 SITEWIDE CONNECTIVITY

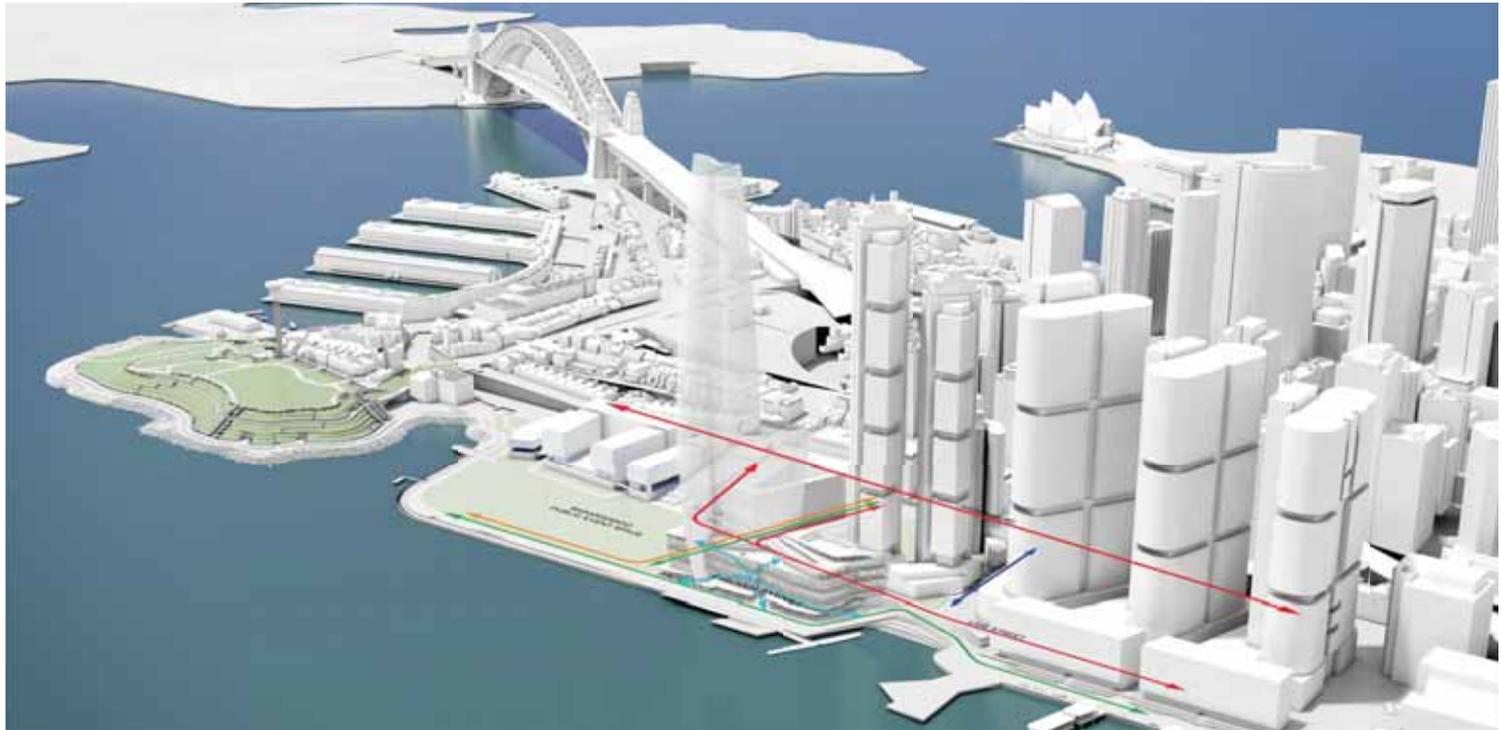
The Crown Sydney Hotel Resort site has only one vehicular road border to its site, that of Lime Street to the eastern boundary. The northern boundary is defined by a pedestrian and cycle route connection in the east/west direction, whilst the western and southern boundaries are defined by the waterfront promenade routes connecting Central Park to the north, to Globe Harbour to the south.

The podium building itself is designed to maximise pedestrian routes across the Crown Sydney Hotel Resort site, and as such is configured with a high degree of permeability. Principle west/east routes from the promenade to the Porte-Cochère and beyond onto Lime Street and Hickson Park are established through multiple entry points on the western façade.

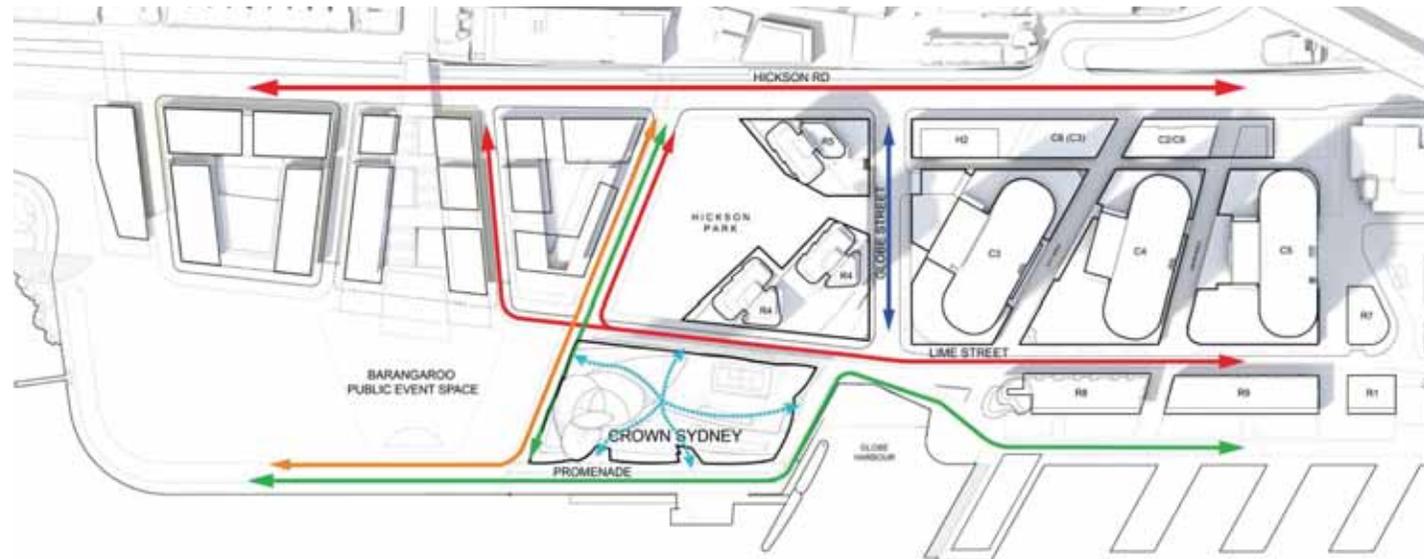
North/south routes are established by an entry point on the south east corner of the site, linking to the main pedestrian flow coming around the eastern edge of Globe Harbour, and running through to the north western corner of the site onto the main western waterfront promenade.

Both the western waterfront promenade and the new north/south Lime Street will form important pedestrian thoroughfares.

Main vehicular traffic will access the site from Lime Street in the initial phases of the scheme, and later via the proposed connection to Hickson Road on the northern edge of Hickson Park, once this is completed. The main arrival is at the Porte-Cochère on the north-east corner of the site, receiving all private and taxi traffic. A dedicated service access is located on the eastern boundary on Lime Street.



Sitewide connectivity axonometric



Sitewide connectivity plan



Relationship to open spaces plan



Relationship to open spaces, city wide context

5.9 RELATIONSHIP TO OPEN SPACES

The Crown Sydney Hotel Resort scheme has several distinct relationships to local open spaces. To the south, the creation of Globe Harbour as part of the Barangaroo South masterplan development ensures that Crown Sydney Hotel Resort will have significant relationship to a vibrant waterfront space.

To the east, the creation of the Hickson Park provides an open space for which the Crown Sydney Hotel Resort forms the natural boundary to the park's western edge.

To the north, the Crown Sydney Hotel Resort scheme will overlook the future Central Park, and as such will form a significant backdrop to this open space. The park is separated by a tree-lined pedestrian and cycle route, and thus fosters an engagement with the spill-out café and restaurant spaces on the northern façade as an important relationship with the park space and east/west routes from the waterfront to Lime Street.

6.0 SCHEME

6.1 SCHEME MASSING AND SCALE

The scheme is described in three key elements: the podium, the hotel and the tower.

The tower is articulated to read as if it comes to ground on the northern edge of the site, accentuating its verticality and separating it from the podium block. The tower form continually tapers towards the top, creating a slender and elegant form, with a slight rotation and twist to the shape as it rises up.

The hotel is viewed as a separate, tapered 'petal' that pulls away from the main tower form and reads as a complimentary form to the main tower, just over one third the height of the tower.



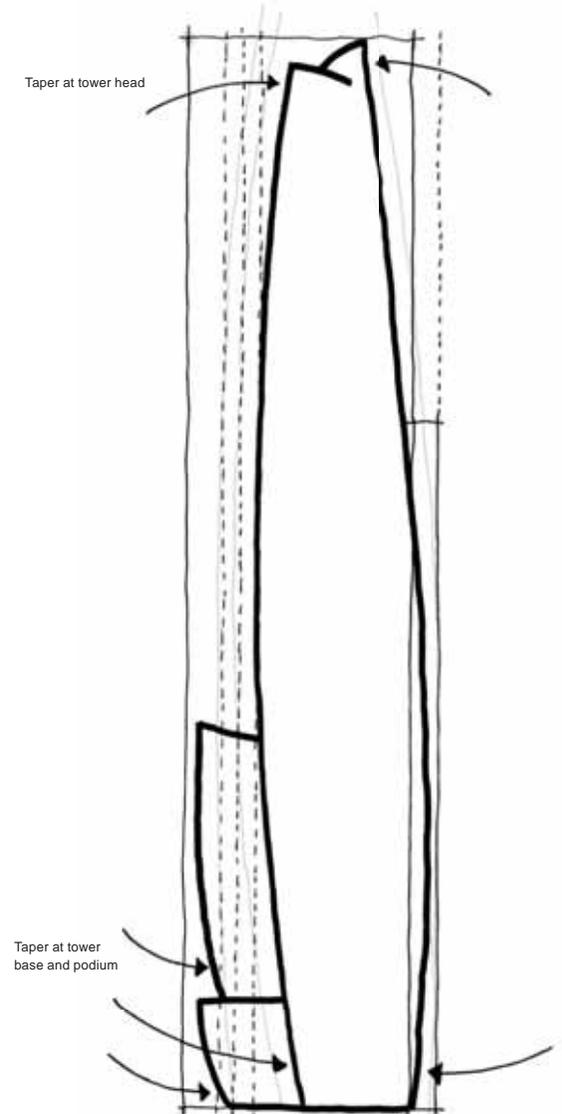
Planning constraints volume

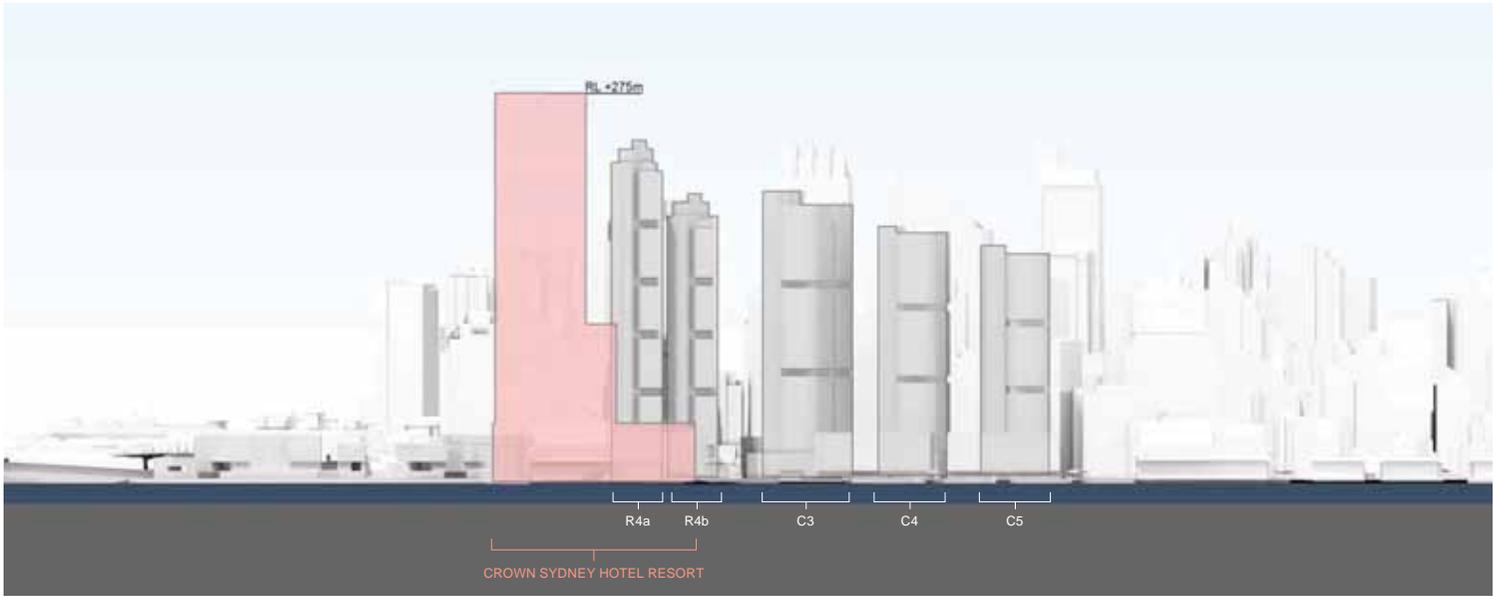
6.2 MASSING CONTEXT

Generally the building sits well within the development envelope, sculpted to taper elegantly towards the top of the tower component to minimise the perceived mass of the scheme and to improve views to sky and daylight. The hotel block tapers in at the base and is sculpted at an angle to the top of the form when read in elevation. The podium block is pulled in at the base to reduce the apparent massing of the built form, improving sight lines at ground level and exposure to daylight.

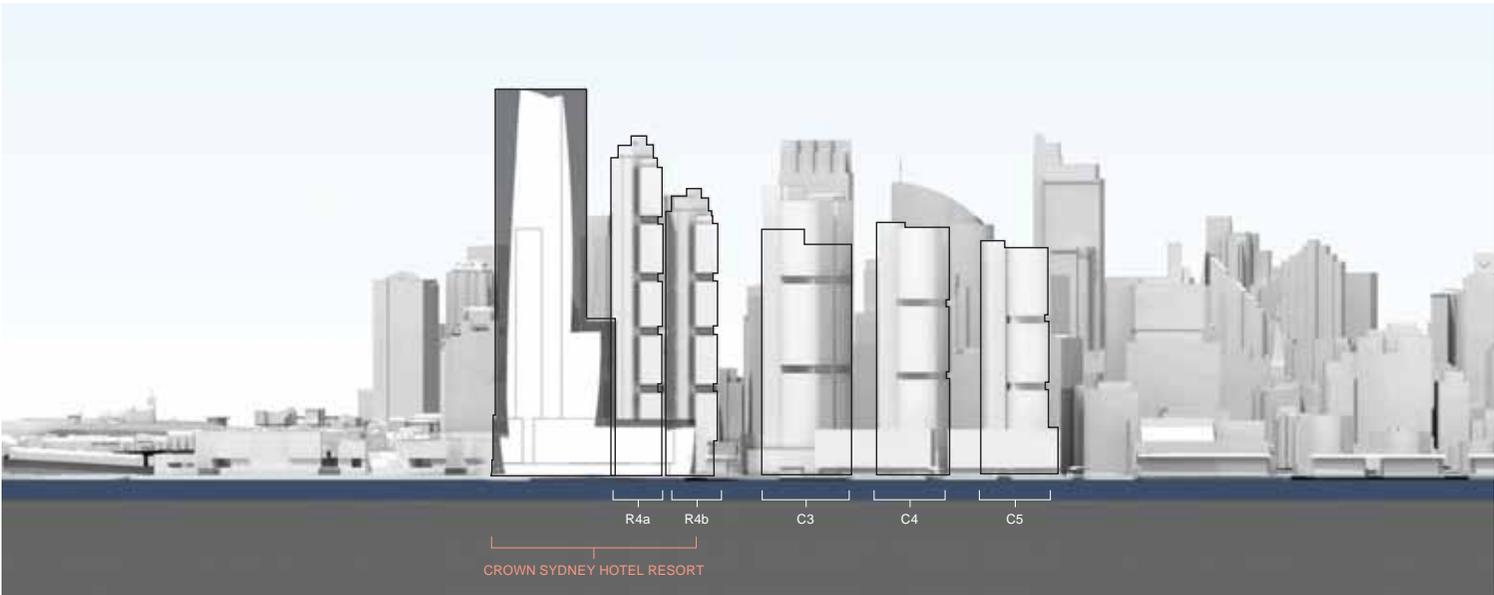


Building mass overlaid within planning constraints volume

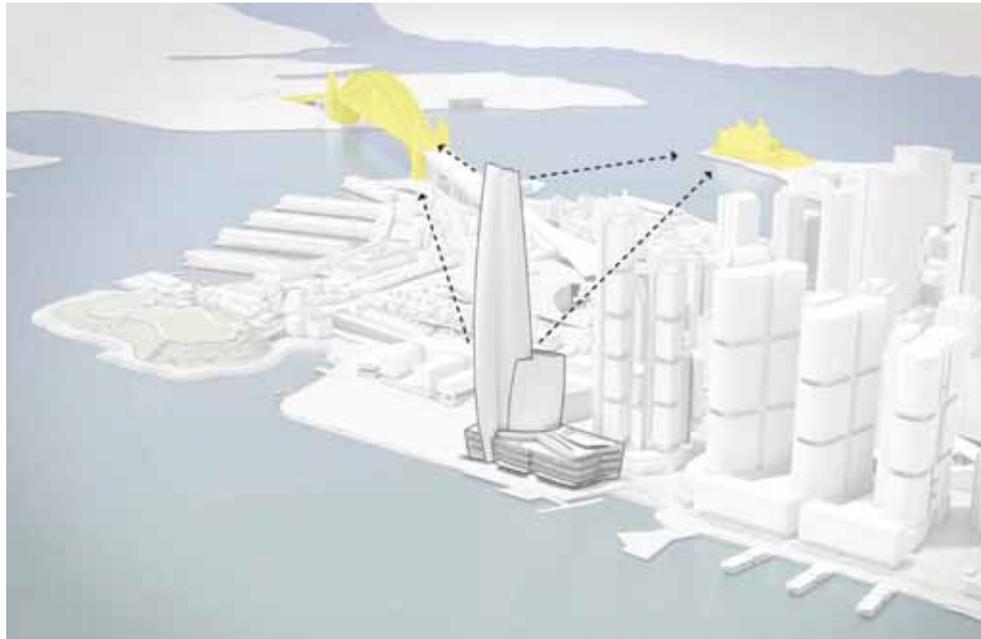




Planning envelope in context with proposed Barangaroo development



Building mass overlaid within planning constraints volume



6.4 VIEWS

The majority of residential and hotel rooms have excellent views of the Sydney Opera House and Sydney Harbour Bridge due to the orientation of the building form, with others having views to the south and Darling Harbour.

Many of the residential apartments are at least dual aspect, enjoying views in all directions across Sydney and beyond.



6.5 EXTERNAL LANDSCAPE AREAS

Around and within the Crown Sydney Hotel Resort there are a series of fantastic landscape opportunities.

Our intention is that the collective landscape proposals, by the world class designers for Barangaroo South and Barangaroo Central, will integrate seamlessly into the landscape surrounding the hotel resort, creating an unconscious transition between inside and outside spaces.

Above ground level all 'roof tops' will be amenity spaces with living landscapes. A series of generous terraces feature on each side of the podium, and high level balconies connect to 66 apartments within the tower. This range of external spaces will ensure that the Crown Sydney Hotel Resort optimises the amazing indoor/outdoor lifestyle appropriate to Sydney's exceptional climate. These amenity spaces also serve to make natural ventilation a realistic option for the high level apartments.

There are a number of principal roof decks with extraordinary swimming pool locations.

For more detailed information refer to Section 9, St. Legere's landscape report.

6.6 SCHEME PROGRAMME

The scheme comprises three primary elements: the podium, the hotel and the tower. Internally, the building is primarily divided between hotel and residential uses.

The main podium block, part of the hotel and VIP gaming operations, comprises a series of bars, restaurants, retail tenancies and VIP gaming facilities. The hotel programme is located above the podium in the hotel 'petal' as well as in the base of the tower above the hotel terrace, in a series of larger hotel 'villas'. Private VIP gaming spaces are located within the tower immediately above the villa hotel spaces.

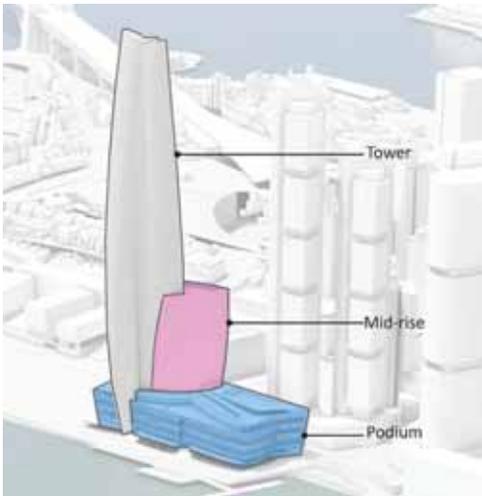
Located above this is a series of residential apartment floors, each comprising different apartment types and configurations. All feature external terrace spaces.

Two high-end villas are located at the head of the tower; these are part of the hotel operation itself.



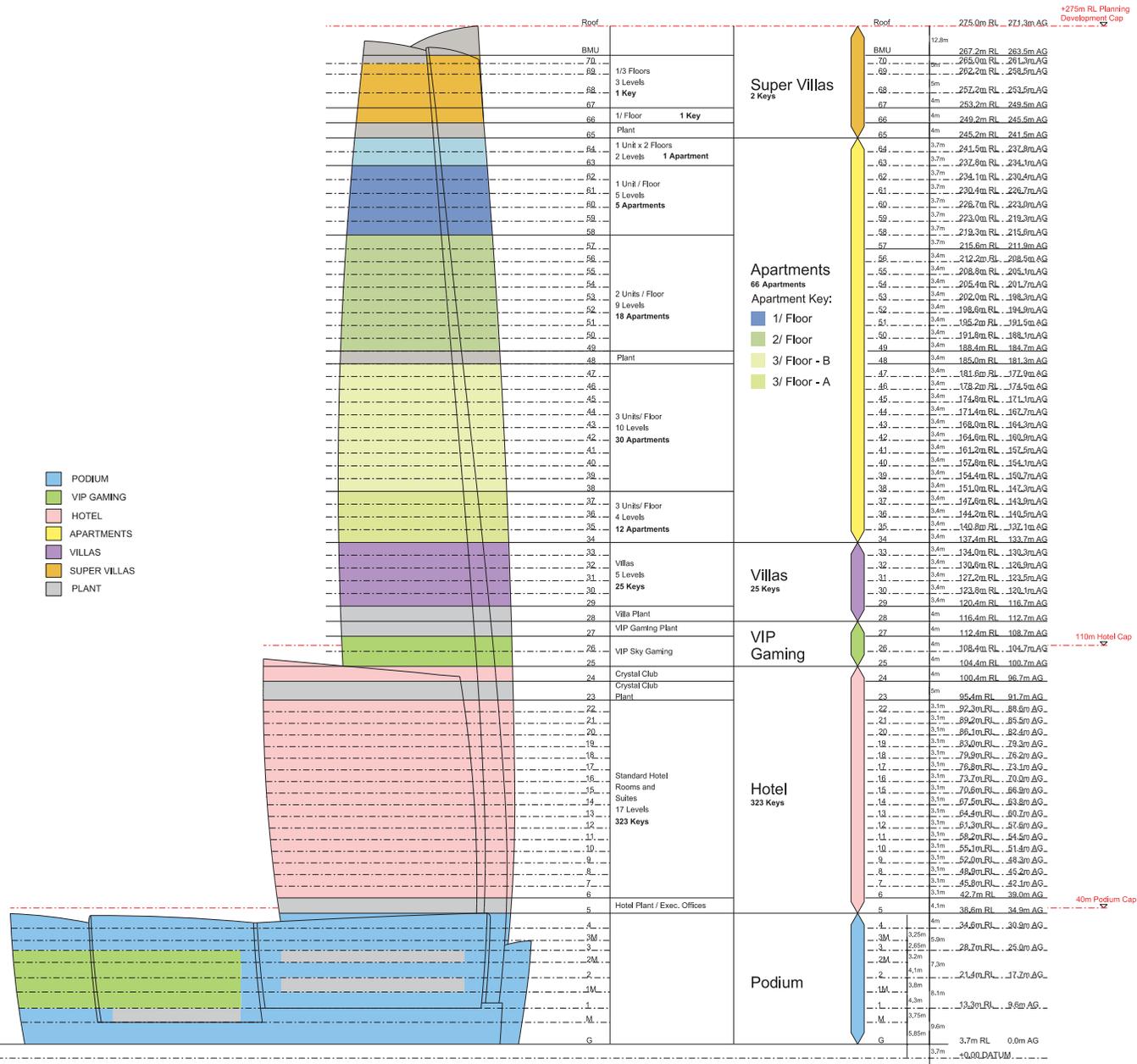
Hotel / Residential split

- Residential
- Hotel



Programme allocation

- Podium
- Hotel
- VIP Sky gaming
- Hotel Vilas
- Residential
- Hotel Super Villa
- Plant



Programme allocation

6.7 PUBLIC REALM

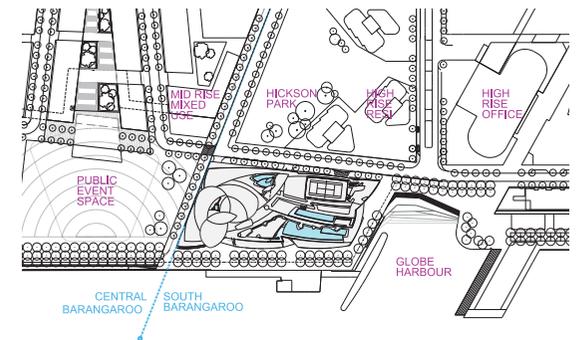
Crown Sydney Hotel Resort sits at the junction of a number of different public realm initiatives which contribute to the overall Barangaroo development, delivering a fantastic landscape setting.

Bounded on two sides by water and two sides by parkland, the site has a range of hotel, mixed-use and residential developments of differing scales and proportions. The building's position on the waterfront will allow it to contribute to the extraordinary and varied waterside journey around Barangaroo. The dynamic public realm will help complete the larger public walkway around the Sydney harbourside. The waterside concept, developed by Peter Walker for Barangaroo Central, will continue along the water's edge, past the hotel, towards Globe Harbour. A regular 'avenue' of trees will provide consistency and shade from the afternoon and evening sun, maintaining and supporting the 30m public realm zone along the waterfront.

- To the north of the Crown Sydney Hotel Resort is the public event space which will create a space for the city to celebrate, capable of staging very significant concerts and events.
- To the north-east, a new mixed-use mid-rise development will be built. To the immediate east sits Hickson Park, while new high-rise residential buildings will edge Lime Street to the south-east.
- Across Globe Street, to the south-east, sits the new commercial development.
- And finally, directly south of Crown Sydney Hotel Resort is the newly formed Globe Harbour with additional housing along the waterfront along the western side of Barangaroo South.

The development will uphold the continuity throughout the public realm, while also providing a unique identity at key building threshold areas.





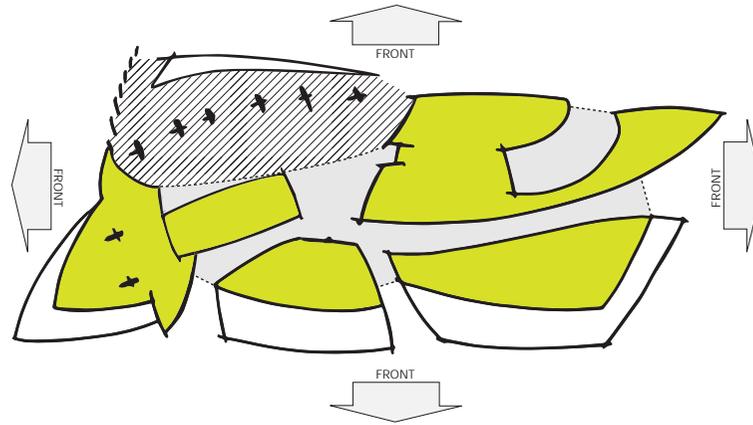
6.8 THE PODIUM BUILT FORM

Crown Sydney Hotel Resort has four fronts: every side of the building is important and has a public face.

Most people will approach along Lime Street, and therefore the approach and arrival experience for the hotel and apartments has been carefully studied. From a distance, the hotel tower will be unmistakable, but as one approaches the building new forms and new materials are revealed.

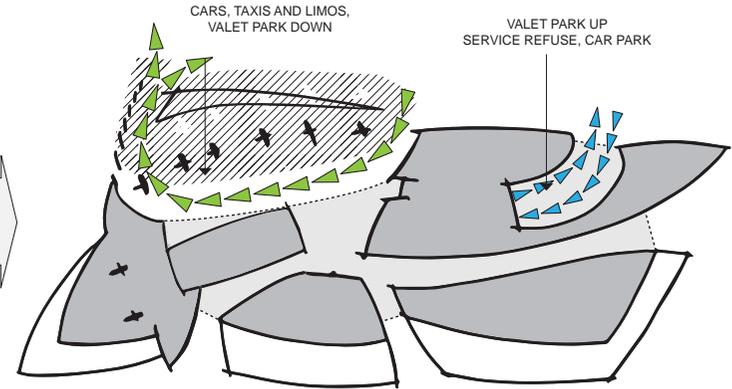
At ground level the building is truly porous, open and accessible. As noted above, all sides are 'front doors' and encourage the public to explore and investigate. This permeability of the building is represented in the adjacent diagrams.

The ambition is for Crown Sydney Hotel Resort to become an exciting destination, giving the impetus for all façades to be dynamic and alive.



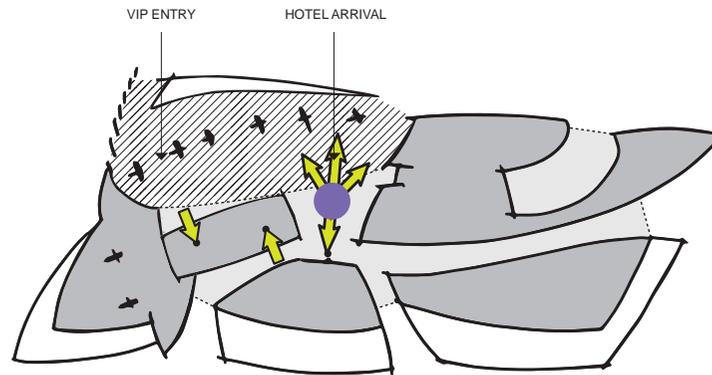
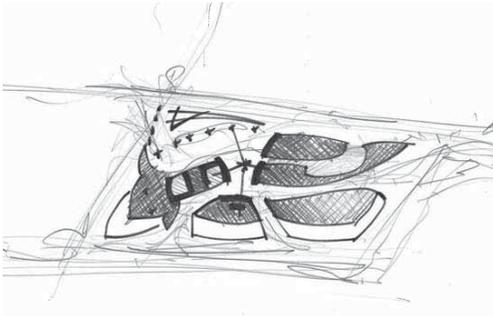
6.8.1 Frontage

The Crown Sydney Hotel Resort has four fronts or "front doors" each with significant public face.



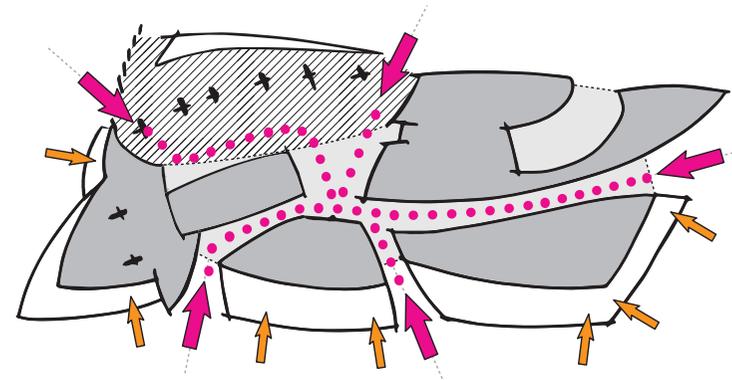
6.8.2 Vehicle Circulation

All guest arriving by vehicle, arrive at the Porte-Cochère. Residents and goods vehicles turn off Lime Street onto a ramp which leads to the basement.



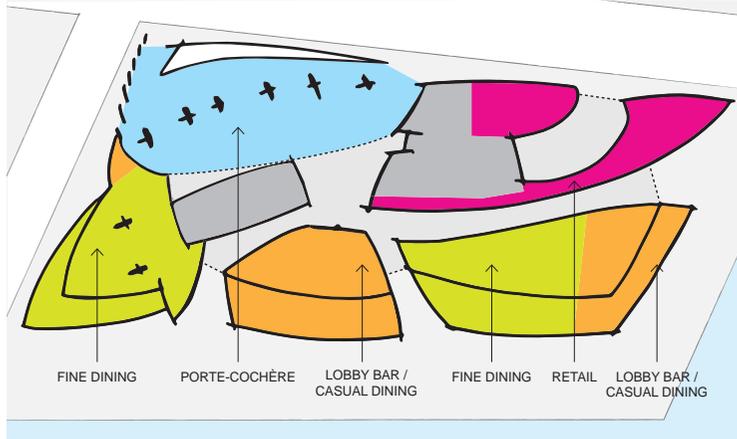
6.8.3 Guest Arrivals / Lobby Focus

From the Porte-Cochère guests enter into the main lobby. VIP guests have their own dedicated entrance.



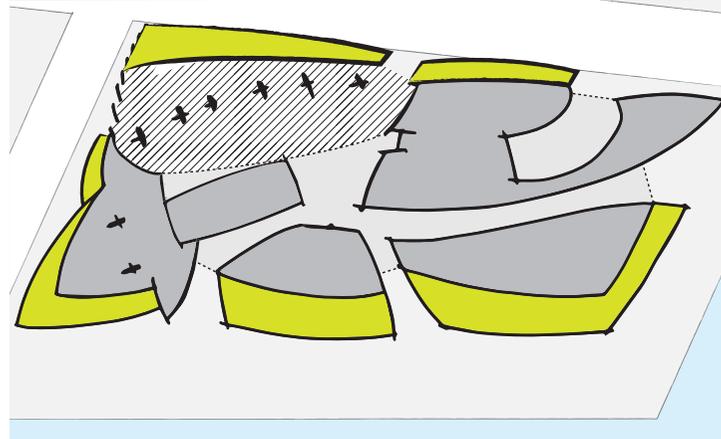
6.8.4 Pedestrian Access and Permeability

The building's restaurant terraces can be accessed easily from the surrounding grade.



6.8.5 Ground Floor Program

In addition to the main hotel lobby, the ground floor program consists of a variety of spaces including restaurants, bars, retail tenancies and an interior arcade.



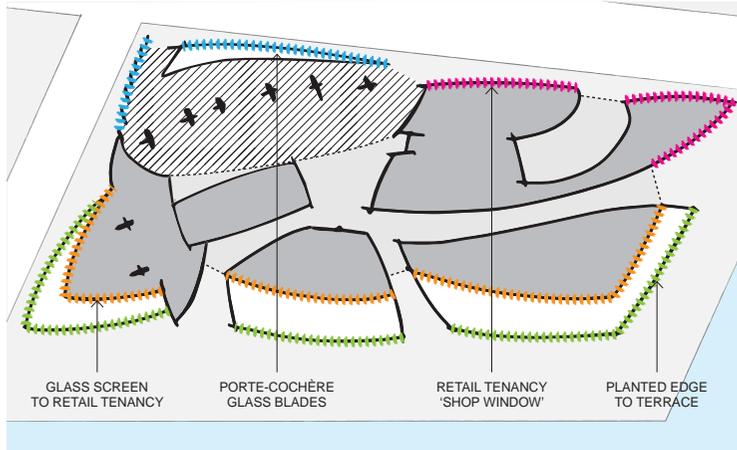
6.8.6 Canopies

Canopies surround the Crown Sydney Hotel Resort to provide shelter and shade.

The podium has a different materiality from the tower which reinforces its accessibility and permeability. There will be a diverse range of retail tenants and Crown Resorts Limited operated Food and Beverage outlets. All will be subject to high standard fit-outs, representative of the quality throughout the entire development.

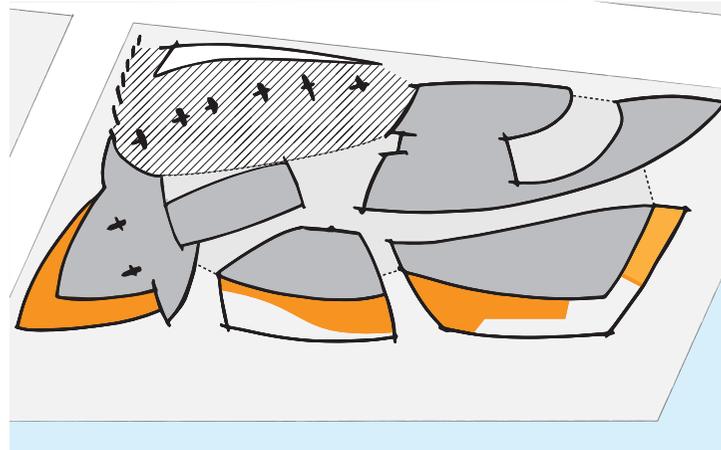
All façades at ground level are active, and above the majority of spaces a series of canopies provide both shelter and shade.

Throughout the development, level access is maintained, occasionally a gradual ramp is introduced, ensuring that all areas are fully accessible. Along the west façade small level changes are exploited to improve diners' sight lines towards the harbour beyond.



6.8.7 Active Fronts

All faces of Crown Sydney Hotel Resort are animated with different articulations at the edge of the Porte-Cochère, terraces, restaurant, bar and retail.



6.8.8 Level Access

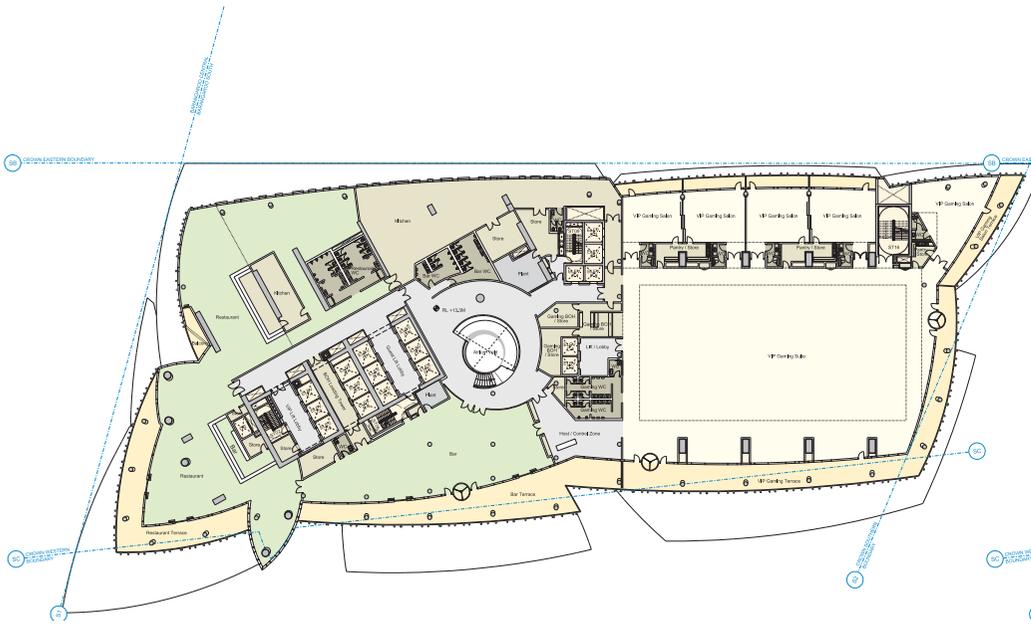
All areas are fully accessible along the west façade small level changes are exploited to improve diners' sight lines as noted in orange above.

6.9 THE PODIUM LEVELS

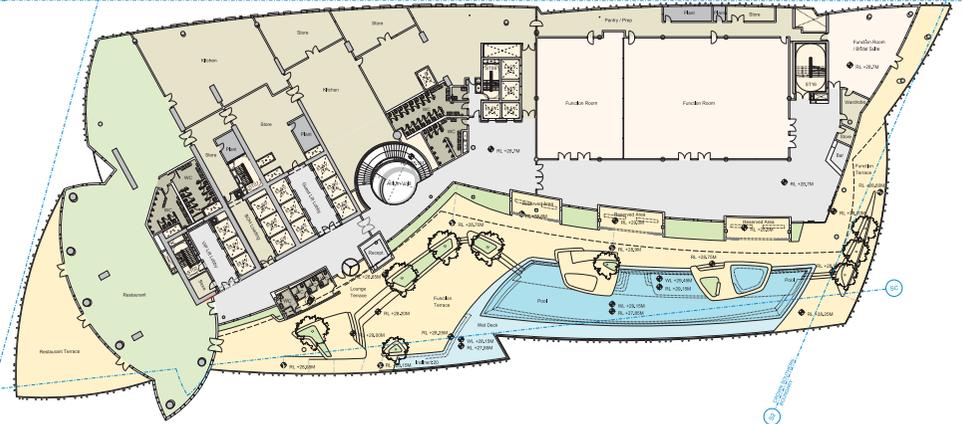
The podium is set out over ground and four principal levels; and in addition there are three mezzanine levels: mezzanine 0, 1 and 2. Mezzanine 0 accommodates predominately staff facilities. Mezzanine 1 and 2 are plant floors.



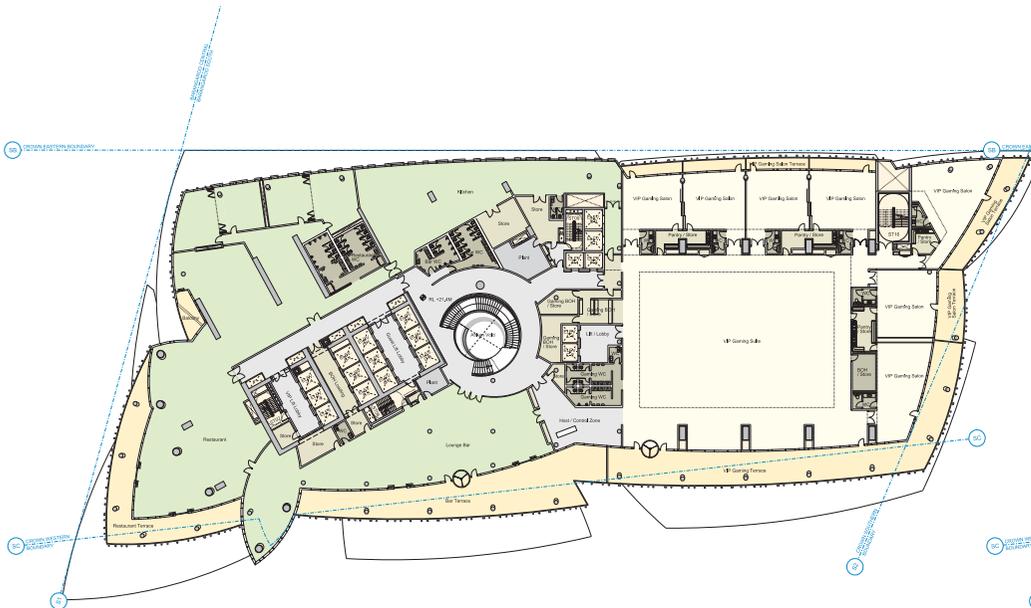
Ground floor plan



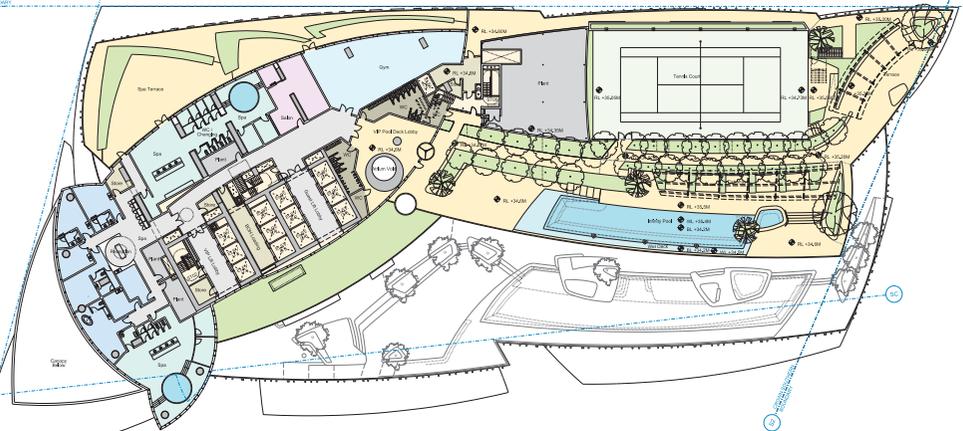
First floor restaurant and VIP gaming suites



Third floor pool terrace and function



Second floor restaurant and VIP gaming suites



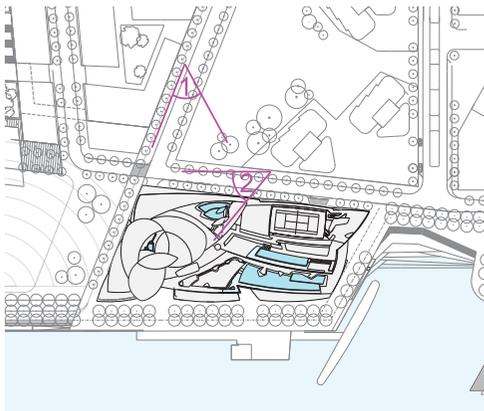
Fourth floor pool terrace and function

6.10 PODIUM PUBLIC REALM: EAST SIDE

6.10.1 PORTE-COCHÈRE

The Lime Street façade includes the Porte-Cochère on the north-east corner. The aspiration for the hotel and apartments is to create global luxury benchmark, necessitating an exceptional arrival experience. This arrival space is a vital part of the overall experience, featuring high quality materials drawn from the inside out. The space captures a great deal of natural light, and the glass fins on both north and east sides reflect light whilst 'unfolding' to allow pedestrian guests to approach from the north.

The Porte-Cochère has quality stone finishes throughout and exceptional lighting design to ensure the drama of arrival is maintained for all, both day and night.



View 1: From Hickson Road



View 2: Porte-Cochère on Lime Street



View 1: Lime Street looking north from Globe Harbour

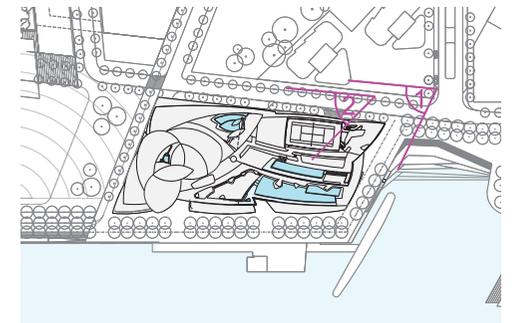


View 2: Lime Street retail opportunities

6.10.2 LIME STREET

Two high end retail tenancies front onto Lime Street. The form of the building above gradually curves out to ensure that at ground level there are always very wide pavements which are part sheltered by a range of differing height canopies.

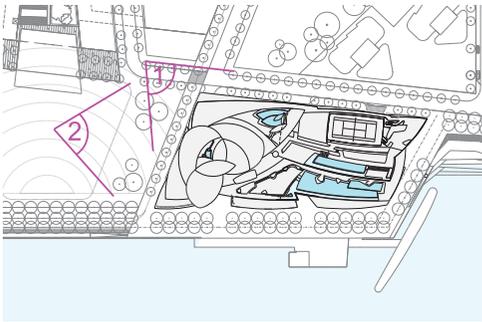
Sitting between the two retail tenancies is the car park and service access. The quality materials and lighting design will be maintained to this entrance/exit and the retail tenancies flanking the ramp will ensure that it is not perceived as "back-of-house".



6.11 PODIUM PUBLIC REALM: NORTH SIDE

The pedestrian and cycleway designated to the north of the building ensures a clear vista from Hickson Road to the harbour. Located on the north-west corner, a high end restaurant will have raised seating surrounded by exceptional planting. On the north-east is the Porte-Cochère. Sited between the two experiences is a promenade level café that will spill out onto the sidewalk, adding life and interest to the passer-by.

A range of differing height canopies shelter these spaces from both the north sun and potential down drafts created by the tower above. Located on the upper floors are three fine dining restaurants, with balconies and terraces look out over the 'urban theatre' and towards the Headland Park and the harbour beyond.



View 1: Lime Street looking south



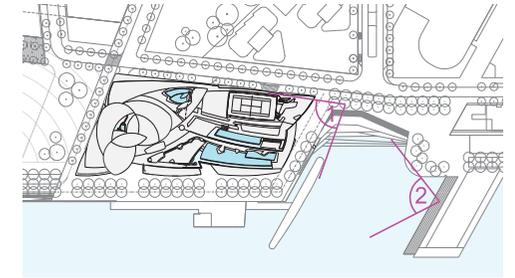
View 2 North façade active frontage



View 1: South façade along promenade

6.12 PODIUM PUBLIC REALM: SOUTH SIDE

Along the south side of the building are both restaurant and retail tenancies. Between these is a further building entrance, angled to be most inviting. These retail tenancies will ensure maximum life and activity around Globe Harbour. The balconies of the spaces above will have maximum visual connectivity to the new formed water body and harbour beyond.



View 2: Globe Harbour

6.13 PORTE-COCHÈRE

Located at the northeast corner of the building, the Porte-Cochère is the main Hotel arrival space. Large glass blades define the east and north facades creating a vibrant and transparent corner, with strong visual connections to the adjacent parks. Direct Pedestrian access with the park has been provided through the glass blades along the north side of the Porte-Cochère.

View 1

View looking towards porte-cochere from Lime Street to the lobby beyond and through the glass blades.

View 2

View from the porte-cochere looking into the main hotel lobby.

View 3

View from outside the main lobby looking north across the Porte cochere, with views through the glass blades to parks beyond.

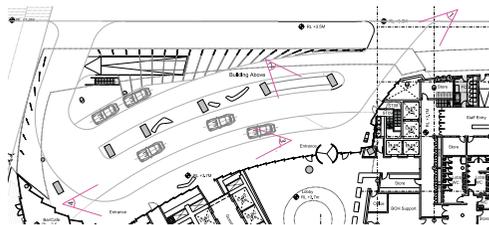
View 4

View from through north pedestrian access looking south across the porte-cochere



North East Perspective

Porte-Cochère North East Perspective



Porte-Cochère East Elevation



View 1



View 2



View 3



View 4