

BARANGAROO SOUTH

R8 + R9

Planning Application
Landscape Design Statement
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Barangaroo R8 + R9

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 two residential building (known as Buildings R8 and R9) and associated works at Barangaroo South.

PURPOSE OF THIS REPORT

This report has been prepared to accompany the Project Application for the R8 and R9 Residential Buildings 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.

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 Central and Barangaroo South. R8 and R9 is situated within Barangaroo South and is located on the waterfront, west of the C4 and C5 Commercial Tower on Globe Street.

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 X which comprises Lot 5 in DP 876514.

Landscape Design Statement

INTRODUCTION

The public domain immediately surrounding Buildings R8 and R9 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 yet to be finalised.

BUILDING R8 LANDSCAPE AREAS

The scope of the landscape and public domain works for Building R8 at Barangaroo South consists of the following areas:

- Ground Level Temporary Public Domain areas immediately adjacent to the building;
- Level 7 external balcony planters;
- Level 8 external balcony planters

BUILDING R9 LANDSCAPE AREAS

The scope of the landscape and public domain works for Building R9 at Barangaroo South consists of the following areas:

- Ground Level Temporary Public Domain areas immediately adjacent to the building;
- Ground planters;
- Level 1 - 7 typical external Balcony planters;
- Level 7 private communal rooftop area;
- Level 8 Private landscaped terraces

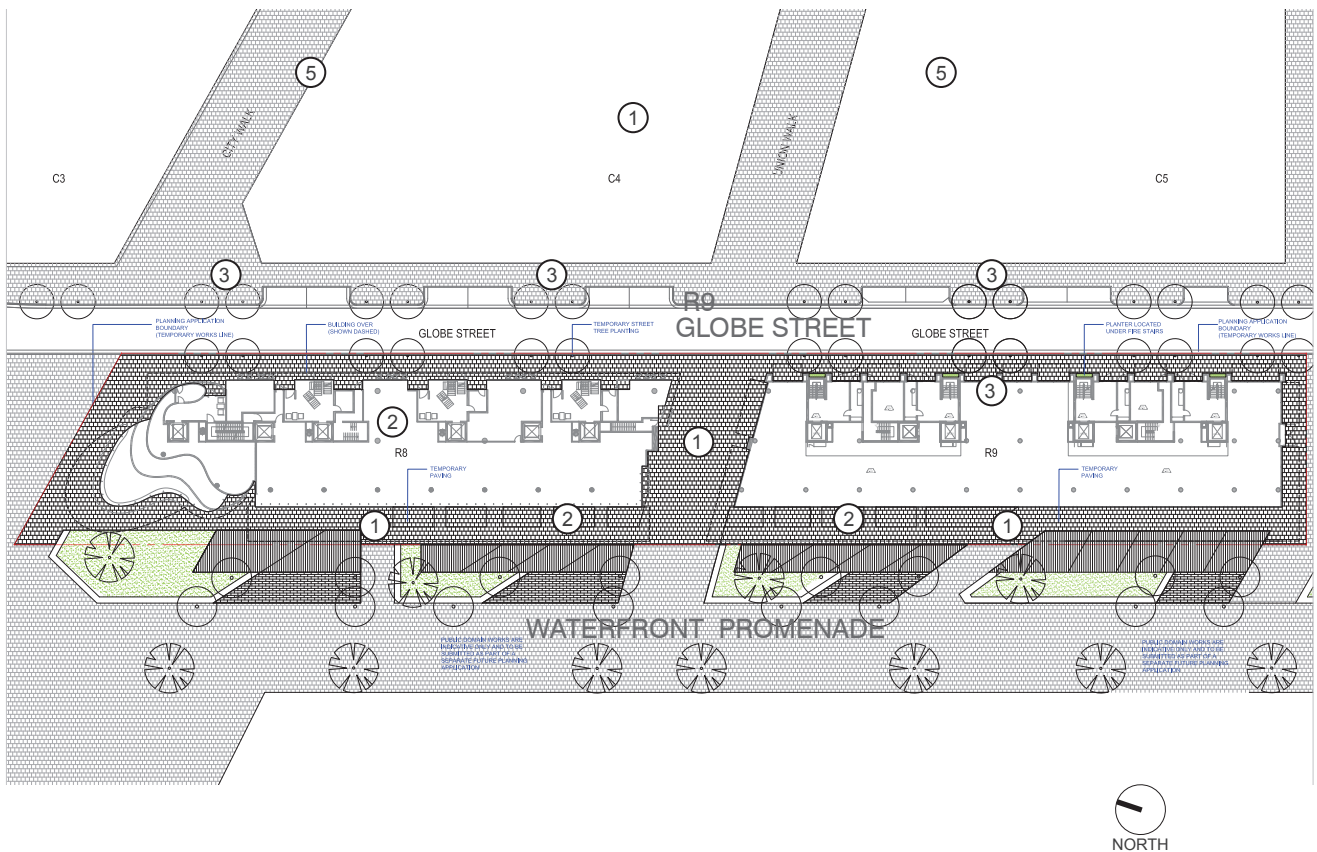
The landscape spaces in and around R8 and R9 have been designed to cater for a range of uses and encourage activation on the ground plane and on upper levels.

Planting forms a key feature of the buildings. The west facing elevation of the R9 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 life cycle of material inputs. Each space has been designed to respond to its particular site conditions with a high percentage of low water dependent plants including native grasses and succulents 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 R8 and R9 development.

GROUND LEVEL

R8 and R9 building lobbies have an eastern street address to Globe Street, providing vehicular access to the building. The buildings also address the west facing waterfront with a series of ground floor retail tenancies lining the promenade. The temporary landscape will accommodate the retail use of the ground floor for each building with space provided for outdoor dining. The pavement material to the public domain will consist of high quality throughout. Temporary street trees will also line Globe Street.



DETAIL PLAN - GROUND LEVEL

- ① Temporary stone paving. 'Austral Black' to C.O.S standard detail
- ② Cafe seating / outdoor dinning zone
- ③ Street trees Globe Street

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

R8

L7-8 BALCONY PLANTERS

Balconies on the upper floors of R8 (Level 7 and 8) have been designed to incorporate a series of raised planters located across the facade that articulate and breakdown the building frontage.

Each planter will be constructed using light weight fibre glass with slim profiles. A sub irrigation chamber at the base of each planter will provide year round irrigation and fertilisation to the plants without the requirement for hand watering by residents. These planters provide soil depth for a variety of planting, consisting of native grasses, succulents and ground covers that in time will cascade over the edges of these planters. Taller screening species will be used where screening and privacy is required, particularly on the eastern facade facing the commercial tower - C4.

Plant species have been selected for their hardiness as well as their low water use requirements. A colour palette of blue/grey and yellow/green planting with contrasting architectural, strappy foliage and softer, fine shrub foliage are used to create visual interest within each planter.

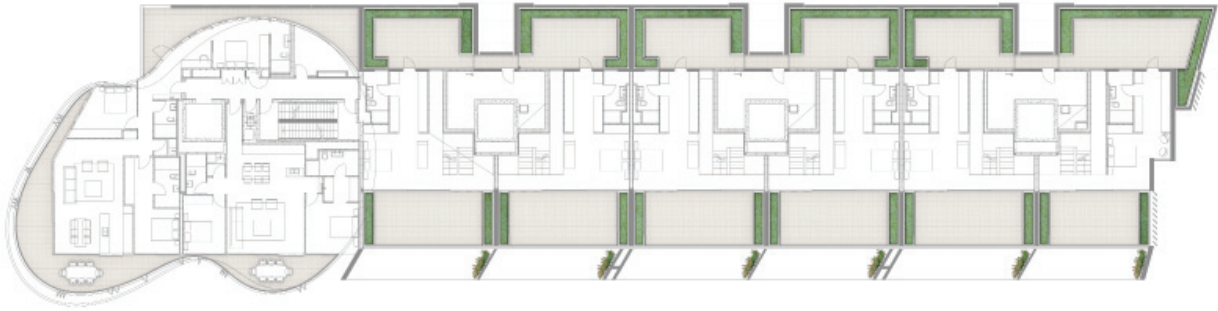
PRECEDENTS



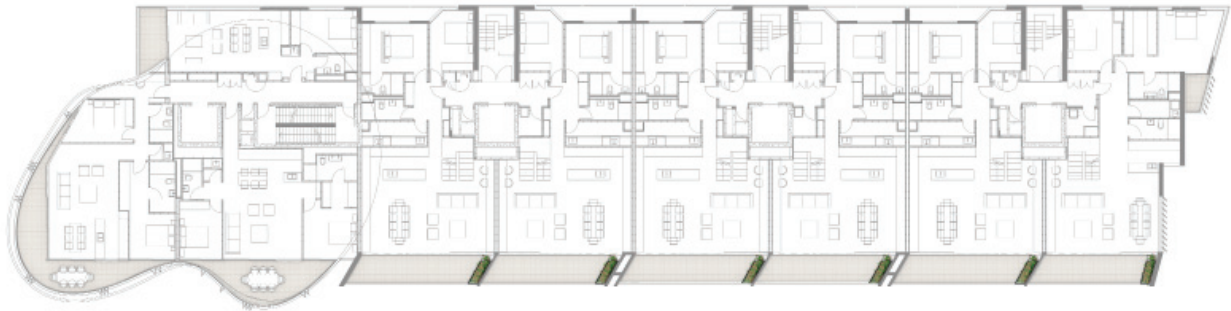
Slimline fibre glass planters, *Container Connection*



Contrasting textured and coloured low water use planting, Private Residence, *Secret Gardens of Sydney*



PLAN - R8 LEVEL 8 BALCONIES



PLAN - R8 LEVEL 7 BALCONIES

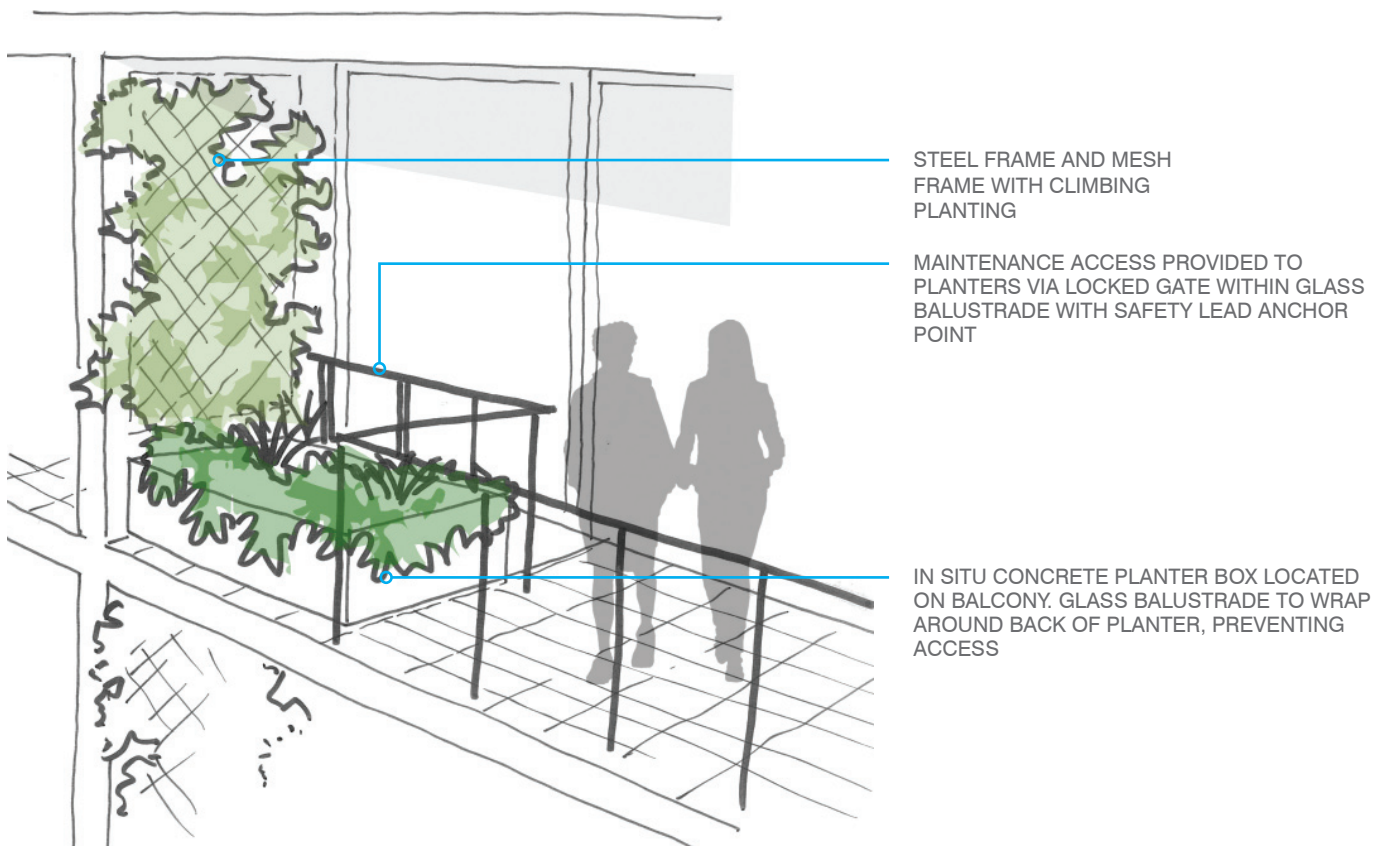


R9

BALCONY PLANTERS

West facing balconies within R9 have been designed to incorporate a series of raised planters located at various intervals across the facade that articulate and breakdown the building frontage. These in situ concrete planters provide soil depth for a variety of predominantly low water use planting, consisting of native grasses, succulents and ground covers that in time will cascade over the edges of these planters. Stainless steel cable mesh is provided on dividing walls adjacent to the raised planters, providing support for climbing plant species within each planters.

A glass balustrade has been designed to wrap behind each raised planter to satisfy relevant safety standards. Maintenance access will be provided via a lockable within the glass balustrade. A harness anchor point wall also be provided for additional safety.



INDICATIVE SKETCH - TYPICAL BALCONY PLANTERS LEVELS 1-6

Planting on Level 7 balconies will include hardy, flowering climber species planted within a custom designed planter, wrapped within a steel mesh climbing frame. This frame extends from level 7 up to the Level 8 private roof terraces, enabling the climbers to cover the frames in foliage and flowers, creating a living focal point towards the top of the building and reinforcing it's strong identity.

Planters are also included on the east facing (Globe Street) facade on both the Ground Floor and Level 1. Climbers and cascading plants are again used to help soften the building facade along this streetscape. Mesh used on the ground floor eastern facade adjacent to the fire stairs, provides an informal growing frame for climbers planted underneath these suspended stairs.

PRECEDENTS



Balcony Garden, CH2, Melbourne



Cascading Plants on balconies - The Ivy, Sydney



Contrasting textured and coloured low water use planting, Private Residence Point Piper, Sydney

R9 - LEVEL 7 PRIVATE COMMUNAL ROOF TERRACE

The proposed landscape treatment of the R9 private communal rooftop provides a variety of spaces including a mix of hardscape areas surrounded by 'extensive' and 'intensive' planting.

The terrace is access via an internal lift core on its northern edge and provides building residents with a private break out space with amenities such as barbecues, outdoor dinning tables and chairs, bench seating.

The arrangement of the landscape provides a range of spatial experiences including areas open to the western views, as well a enclosed and sheltered spaces surrounded by raised planters. The deliberate breakdown of the roof terrace into smaller 'rooms' allow for use by a number of separate user groups at one time.

Areas of unit paving provide access routes through the terrace to the various amenities. The large west facing turf provides an informal break out space for sitting / sun bathing and assists in providing a green outlook when viewed from the commercial towers, situated east of R9.

Further planting is provided along the eastern boundary of the terrace offering green screening of the C3,C4 and C5 commercial towers beyond. Feature trees including *Olea Europa* and *Plumeria acutifolia* provide additional canopy and screening to the sides of the terrace.

A canopy structure consisting on photovoltaic panels extends across the paved dining space towards the centre of the terrace, producing energy for use through out the building and providing shade for terrace users below.

Succulent planting within a gravel bed provides the a decorative edge to the terrace, with low colourful species used for added visual interest.

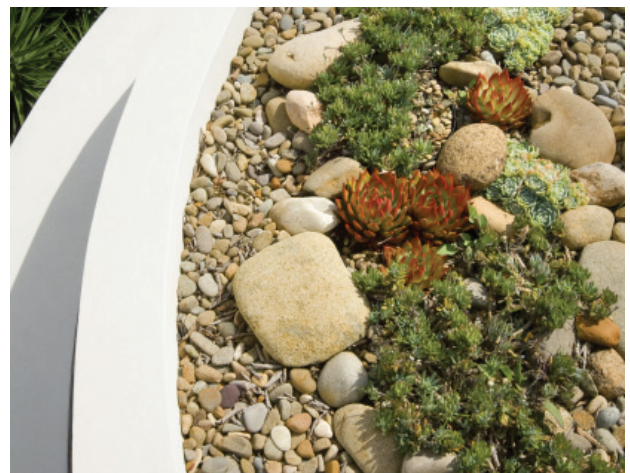
PRECEDENTS



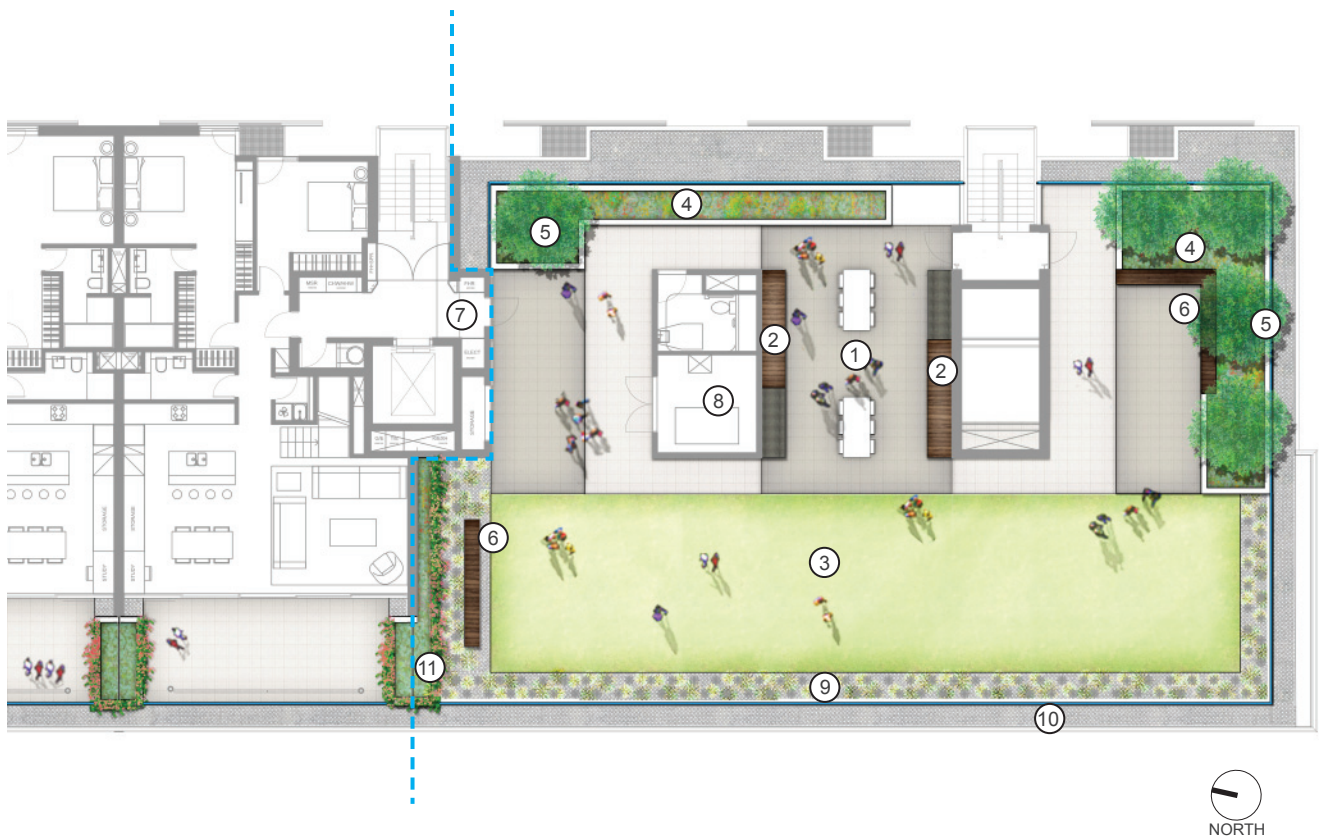
ABC Roofterrace, Ultimo, Sydney



Rooftop Garden, Garfield Street, Fivedock



Succulents within gravel, Private Residence, Point Piper



DETAIL PLAN - R9 LEVEL 7 PRIVATE COMMUNAL ROOF TERRACE

- ① Paved outdoor dinning area
- ② BBQ with preparation bench
- ③ Turf
- ④ Raised planters with hardy low water use planting
- ⑤ Feature trees including *Olea europaea* and *Plumeria acutifolia*
- ⑥ Timber bench
- ⑦ Entry from internal lift core
- ⑧ Internal store room and bathroom
- ⑨ Gravel bed with low succulent planting
- ⑩ Gravel maintenance path to periphery of terrace
- ⑪ Custom planter with steel frame and mesh supporting climbing plants

R9 - LEVEL 8 PRIVATE ROOF TERRACES

Five private roof terraces are located on Level 8 of the R9 and are for the exclusive use of residents of the penthouses. Each terrace is access via an internal staircase within each of the penthouse apartments below, and have been designed as an outdoor extension of the residents living space.

Each terraces comprises of a paved dining area with barbecue and preparation bench with an internal bathroom adjacent to the access stairs. Timber benches provide additional seating against the eastern edge of the terraces. Raised planters with tall screen planting offer privacy from the commercial towers beyond to the east.

A small raised lawn is provided within each terrace, extending from the paved dinning area to the glass balustrade on the western edge. These lawns take in prominent western views to Pyrmont and Balmain and offer informal sitting and lounging opportunities

Custom planters wrapped in a steel mesh climbing frame extend up from Level 7 and form a green screen between each of the private roof terraces. In time flowering climber species such as *Bougainvillea sp.* and *Solandra sp.* will cover the mesh in foliage and flowers extending the sense of garden within each of the terraces. Privacy screens will be provided at installation where required between the terraces for added privacy as the climbers get established.

A canopy structure consisting on photovoltaic panels extends across the paved dining space towards the centre of the terrace, producing energy for use through out the building and providing shade for residents below.

PRECEDENTS



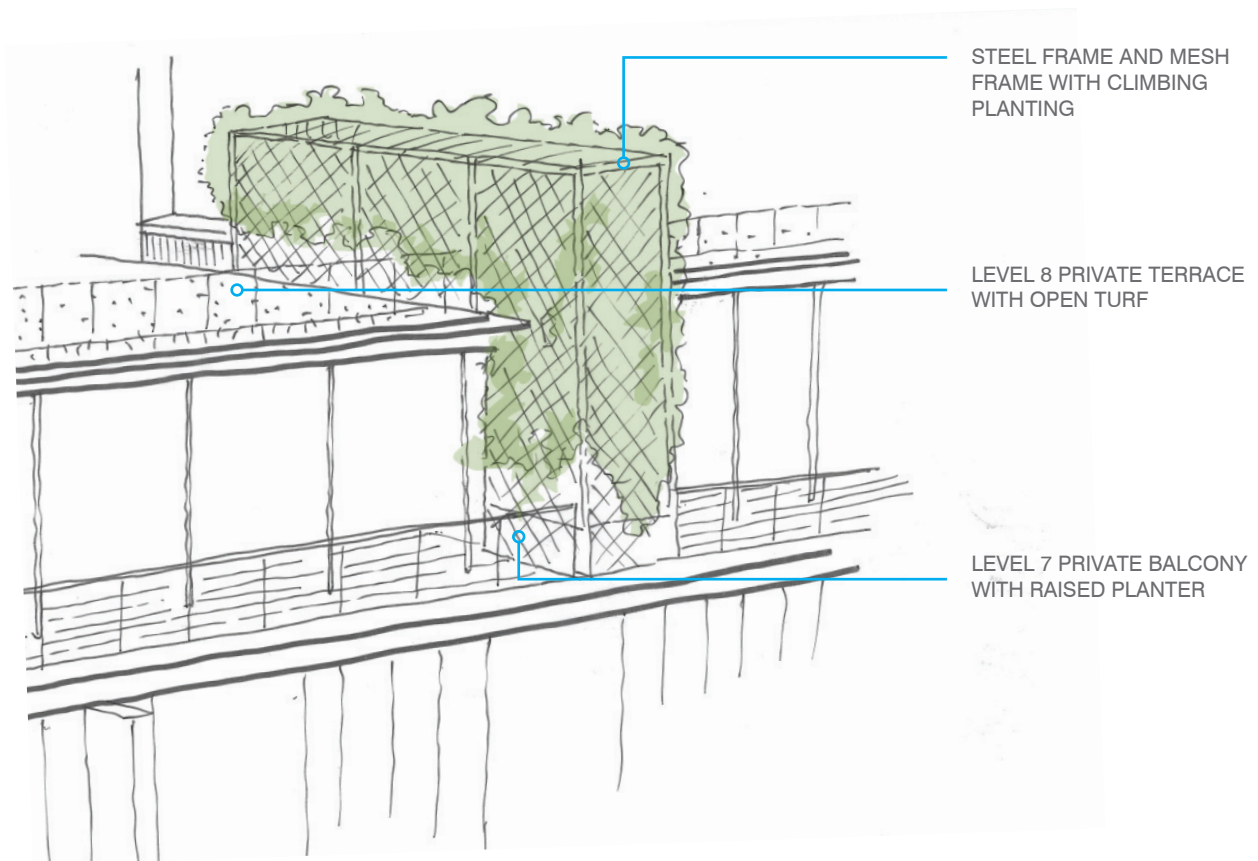
Outdoor dinning area, Private Residence, Darling Point



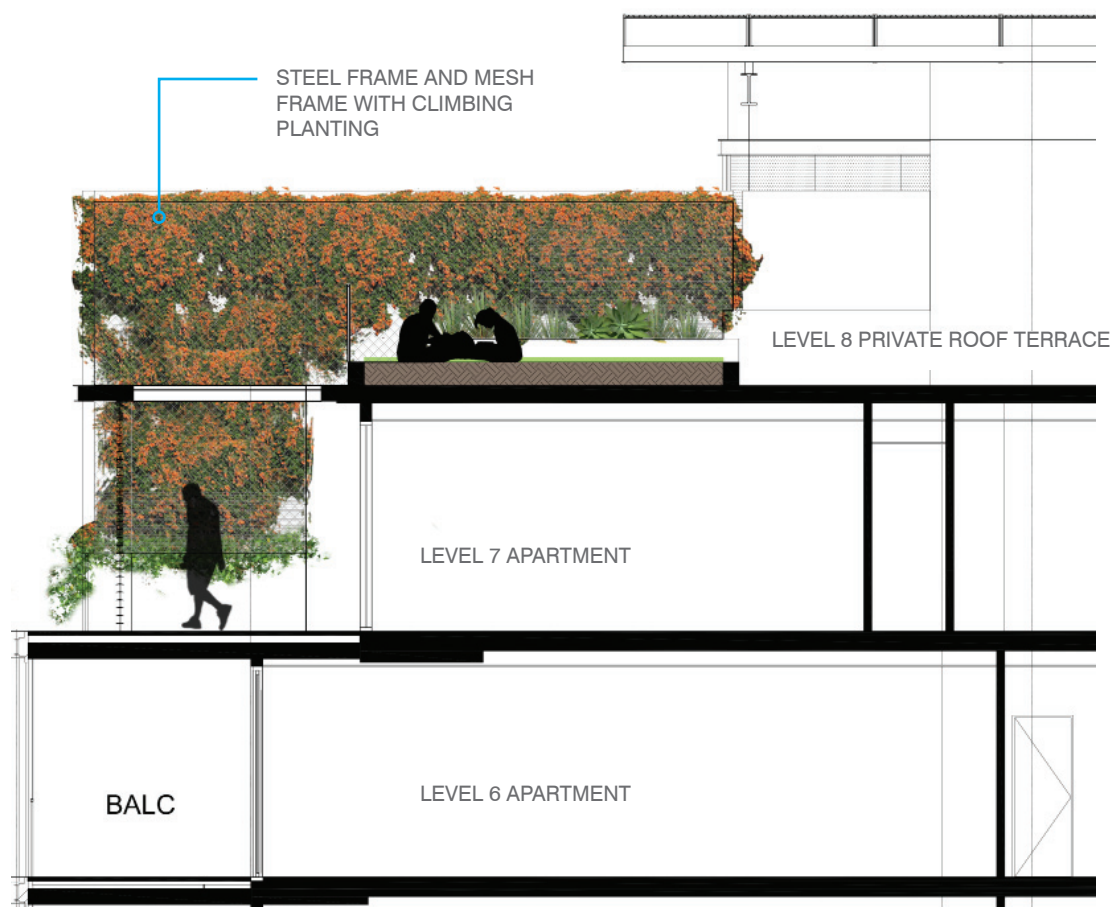
Private terrace, Sydney, *Secret Gardens of Sydney*



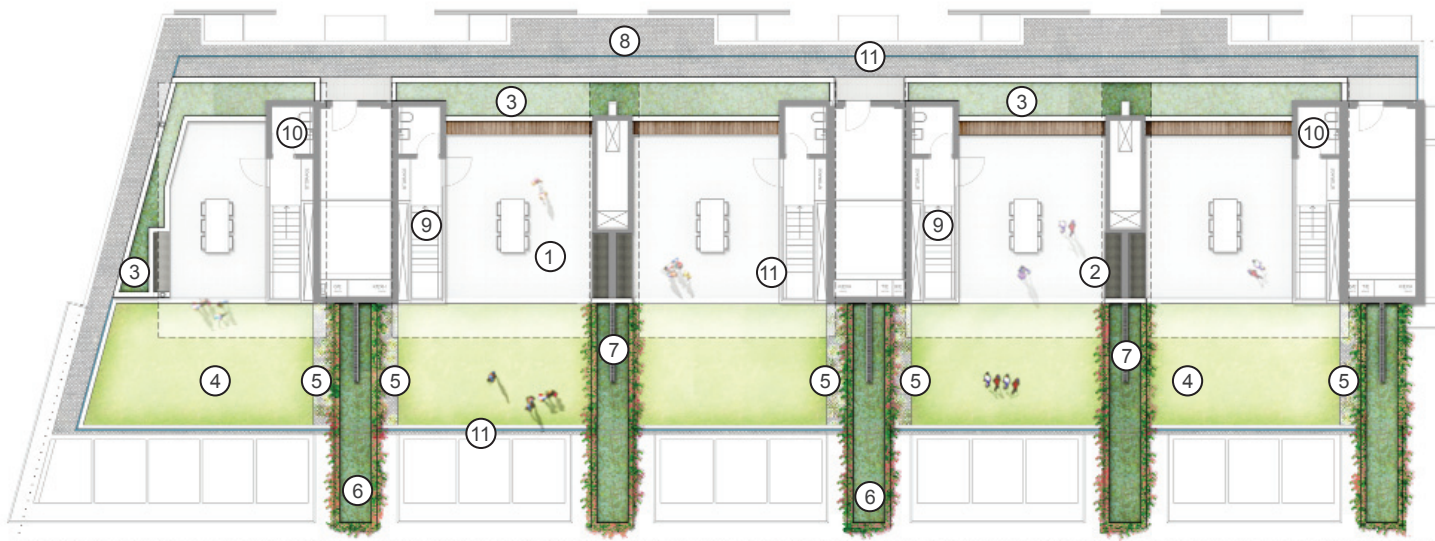
Rooftop planting, The Bond, Sydney



INDICATIVE SKETCH - R9 LEVEL 7 & 8 CUSTOM PLANTER



INDICATIVE SECTION - R9 LEVEL 7 & 8 CUSTOM PLANTER



NORTH

DETAIL PLAN - R9 LEVEL 8 PRIVATE ROOF TERRACES

- ① High quality external paving dining area
- ② Barbecue and preparation bench
- ③ Raised concrete planter with low maintenance shrubs and ground covers
- ④ Turf
- ⑤ Gravel and succulent planting
- ⑥ Custom planter with steel frame and mesh supporting climbing plants
- ⑦ Privacy screen located within planter
- ⑧ Gravel maintenance path to periphery of roof terrace
- ⑨ Access stairs from level below
- ⑩ Internal bathroom
- ⑪ Line of balustrade

Temporary Public Domain

PUBLIC DOMAIN – R8 and R9

The following text describes the temporary treatment to the public domain areas surrounding the R8 and R9 developments. 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 buildings. 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.

GLOBE STREET

The Globe Street footpaths are proposed as temporary pavements. Temporary street tree planting shown in the ground floor plan have been indicatively located with final street layout to be prepared by the BDA public domain team.

WATERFRONT PROMENADE

A strip of temporary pavements will be installed adjacent to the ground floor west facing retail shop fronts to accommodate outdoor dining and circulation around the building. The final layout and material choice of the entire waterfront promenade will be determined by the Public Domain Plan being developed by the BDA.

PRECEDENTS



Temporary Paving



Temporary Seating



Retail interface, Darling Quarter, Sydney