
Architectural Design Statement

Renzo Piano Building Workshop

SYDNEY



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ONE SYDNEY HARBOUR

BARANGAROO

CONCEPT PLAN MODIFICATION 10

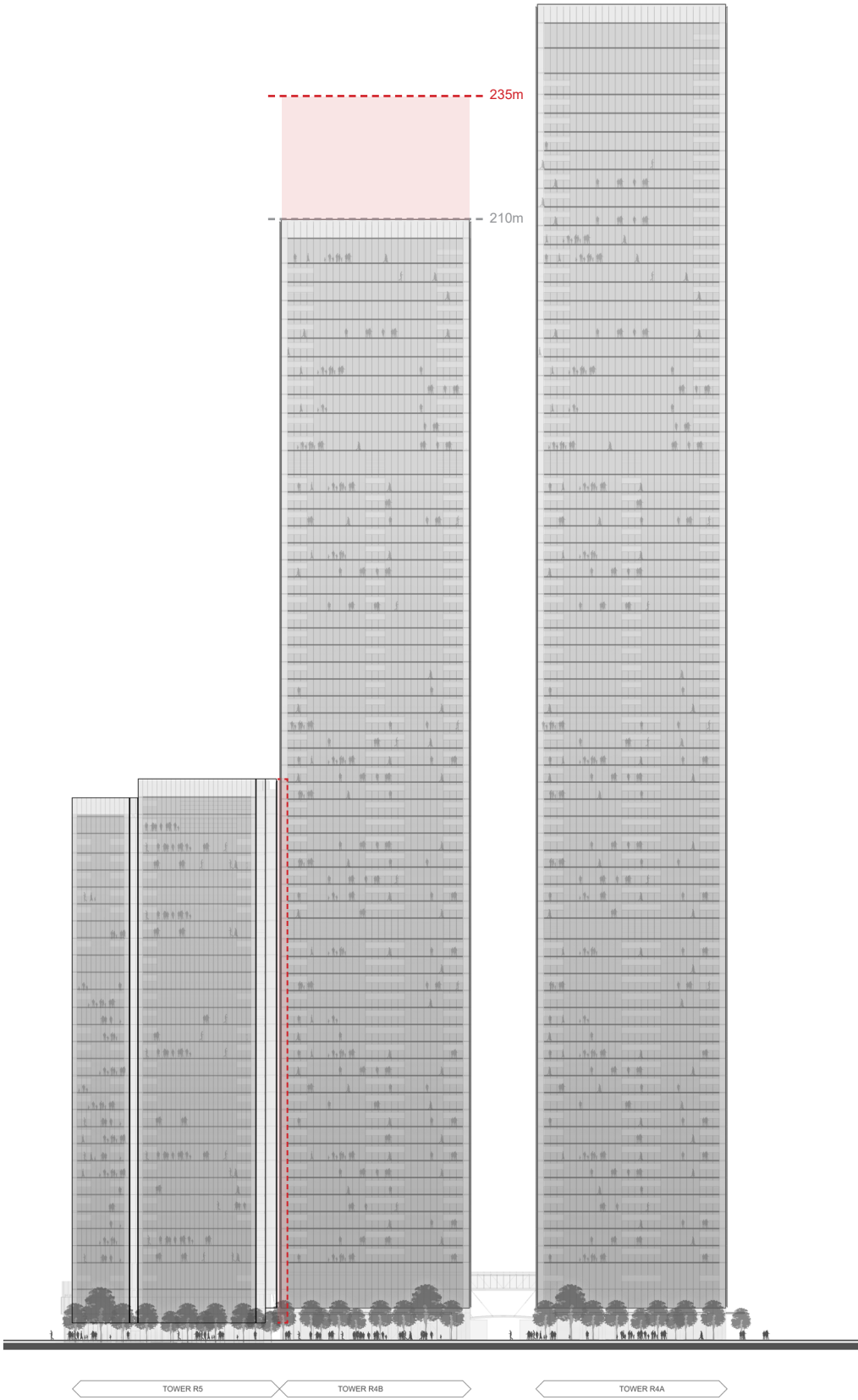
Architectural Design Statement

December 2019

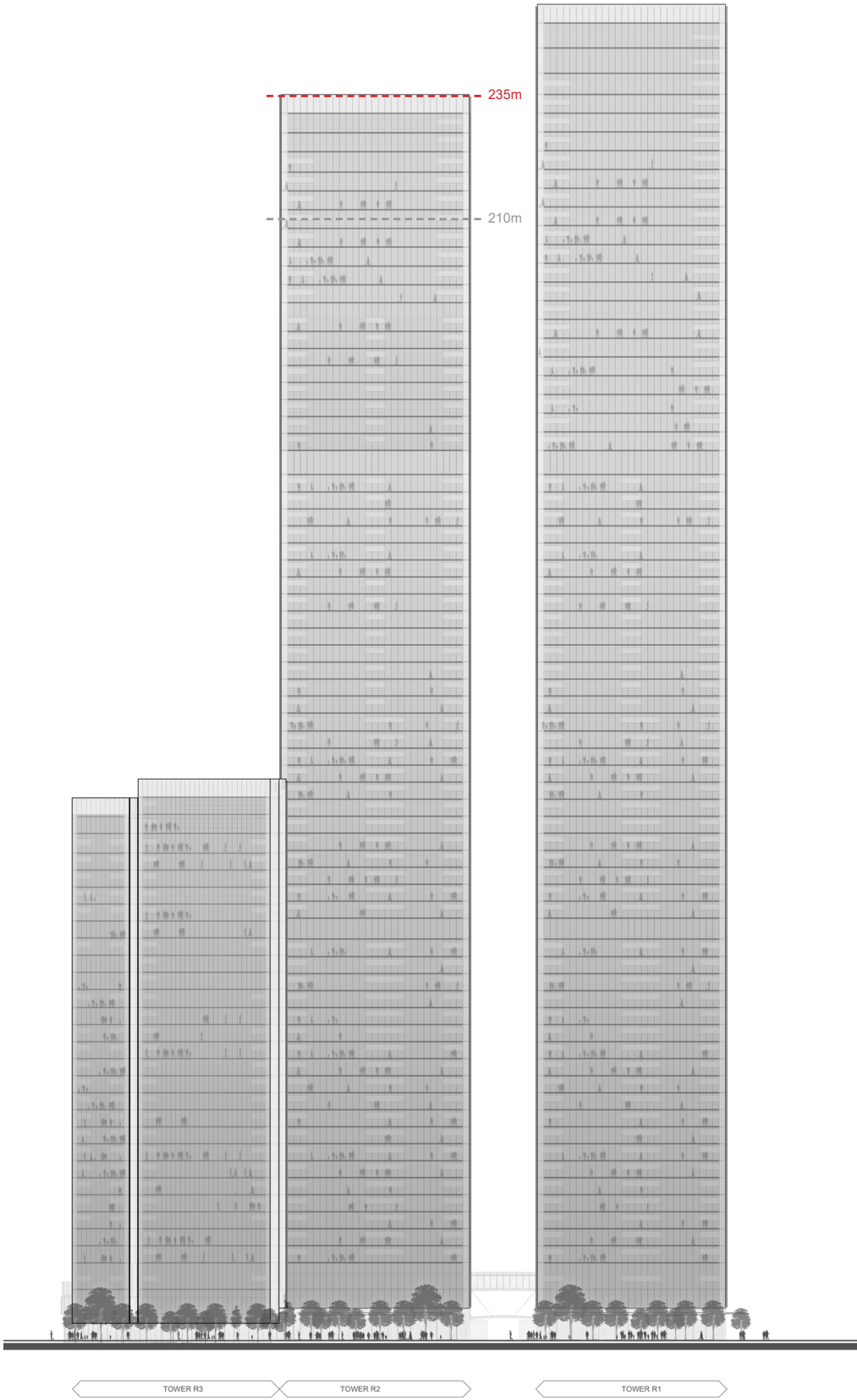
Design Justification

The One Sydney Harbour development, a cluster of three slender residential towers destined for the Barangaroo South precinct, has been designed by the Renzo Piano Building Workshop (RPBW) according to the urban design principles of the Barangaroo South Master Plan as contained within the Modification 8 Concept Plan. The arrangement of the three towers in plan respects the ‘fan’ principle which seeks to create a radial building arrangement within the precinct and the tower heights have been staggered according to the masterplan concept that enshrines a hierarchical ascendancy of tower heights that rise from Hickson Rd in the east and reach their zenith at Block Y on the Harbour foreshore.

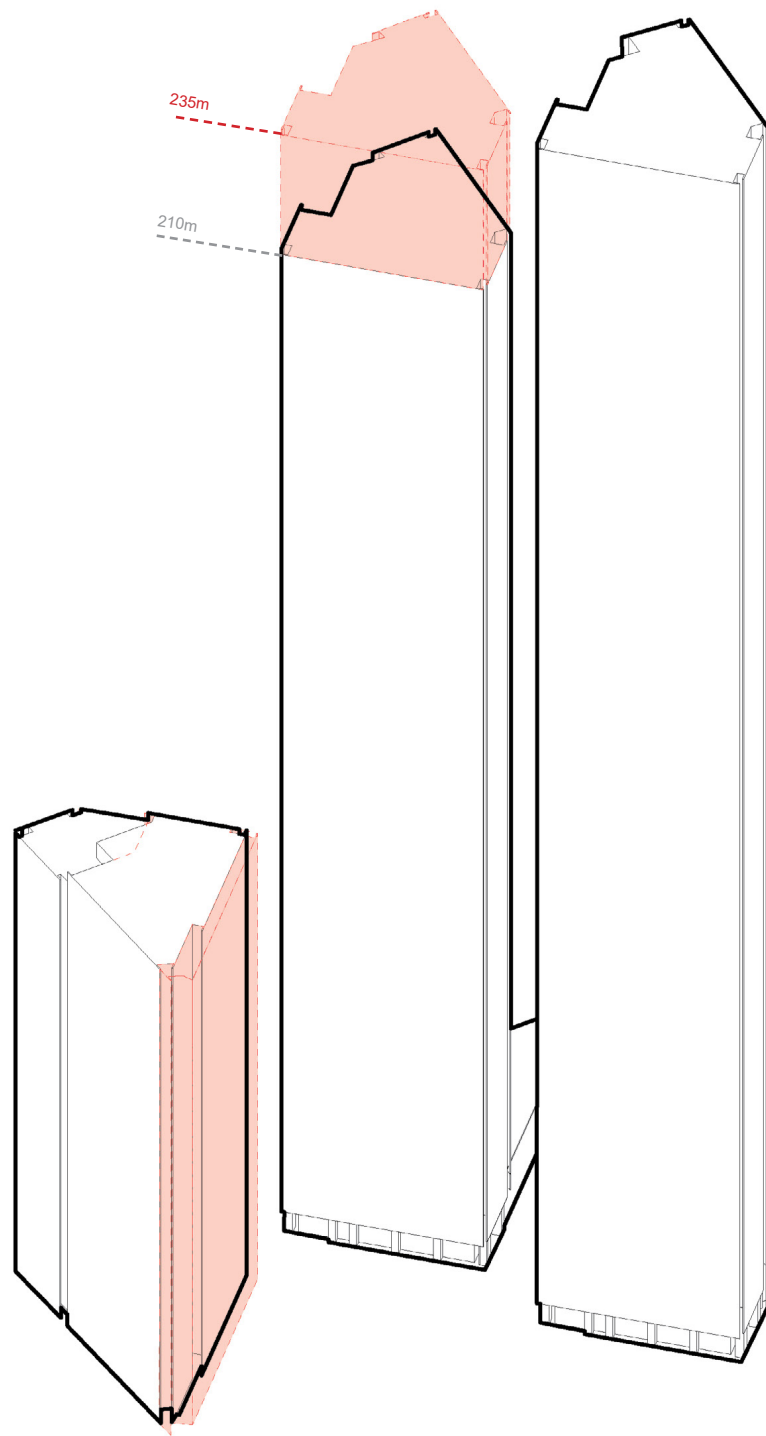
The RPBW design has thus far worked within the additional constraint of the Modification 8 Masterplan which stipulates that the R4A and R4B towers should be differentiated in height by at least 30m. This Design Statement addresses a proposed adjustment to this masterplan constraint via a Modification to the Concept Plan (Modification 10). By amending the Built Form and Urban Design Controls, this modification would allow for an increase of the height of R4B within the Block 4A Building Envelope Plan from its current height of RL210m up to a maximum height of RL235m in response to an increase in GFA of 5,650m² on Block 4A. This revised building envelope would allow for a building height that is closer in height to the R4A Building Envelope thus allowing for a composition of towers that are more closely matched in scale, and more likely to be read as a paired composition than individual towers.



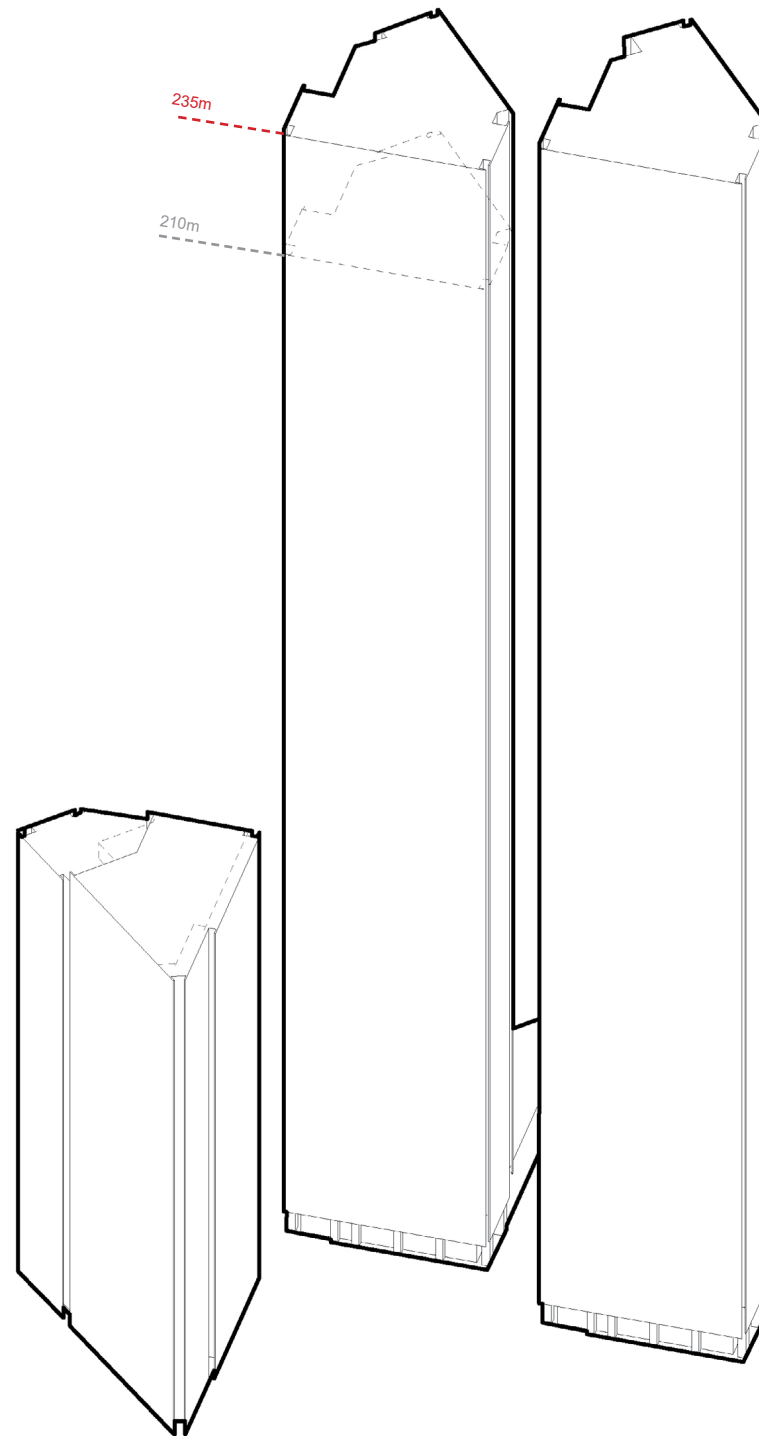
North West Elevation - Approved Design



North West Elevation - Proposed Design



Axonometric - Approved Design



Axonometric - Proposed Design

Aside from the proposed increase in the height of Building R4B, it is proposed to increase the allowable GFA on Block 4B by 2,350m². This enables a slight increase in the depth of the R5 floorplate towards the park in order to increase the internal amenity within the apartments on this side of the tower. Furthermore, by slightly adjusting the geometry of the floorplate, it is now possible to create an alignment between the facade geometry of R5 and R4B. The amenity of apartments in both Building R4A and R5 are maintained by ensuring that the facade of R5 does not protrude beyond the mullion of the wing of Building R4B. This geometry is explained in the accompanying sketch.

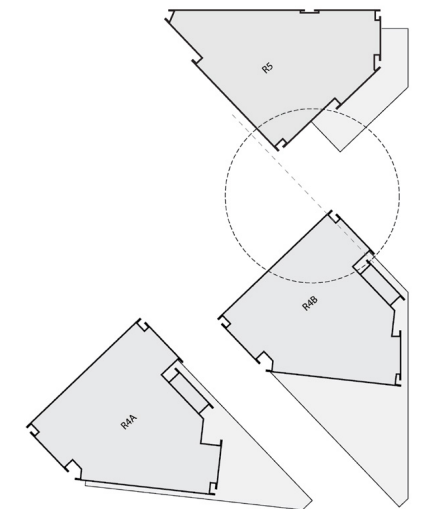


Diagram - Current Site Key Plan

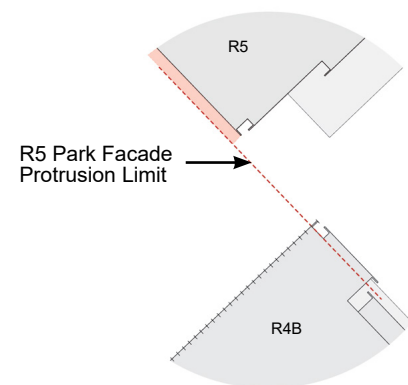


Diagram - Facade Extension Limit

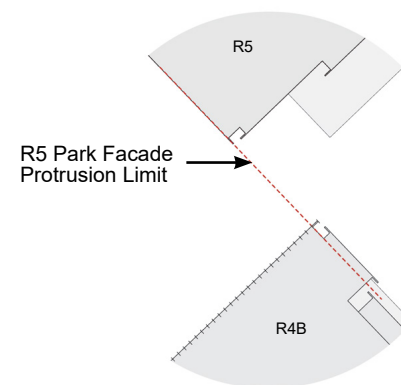


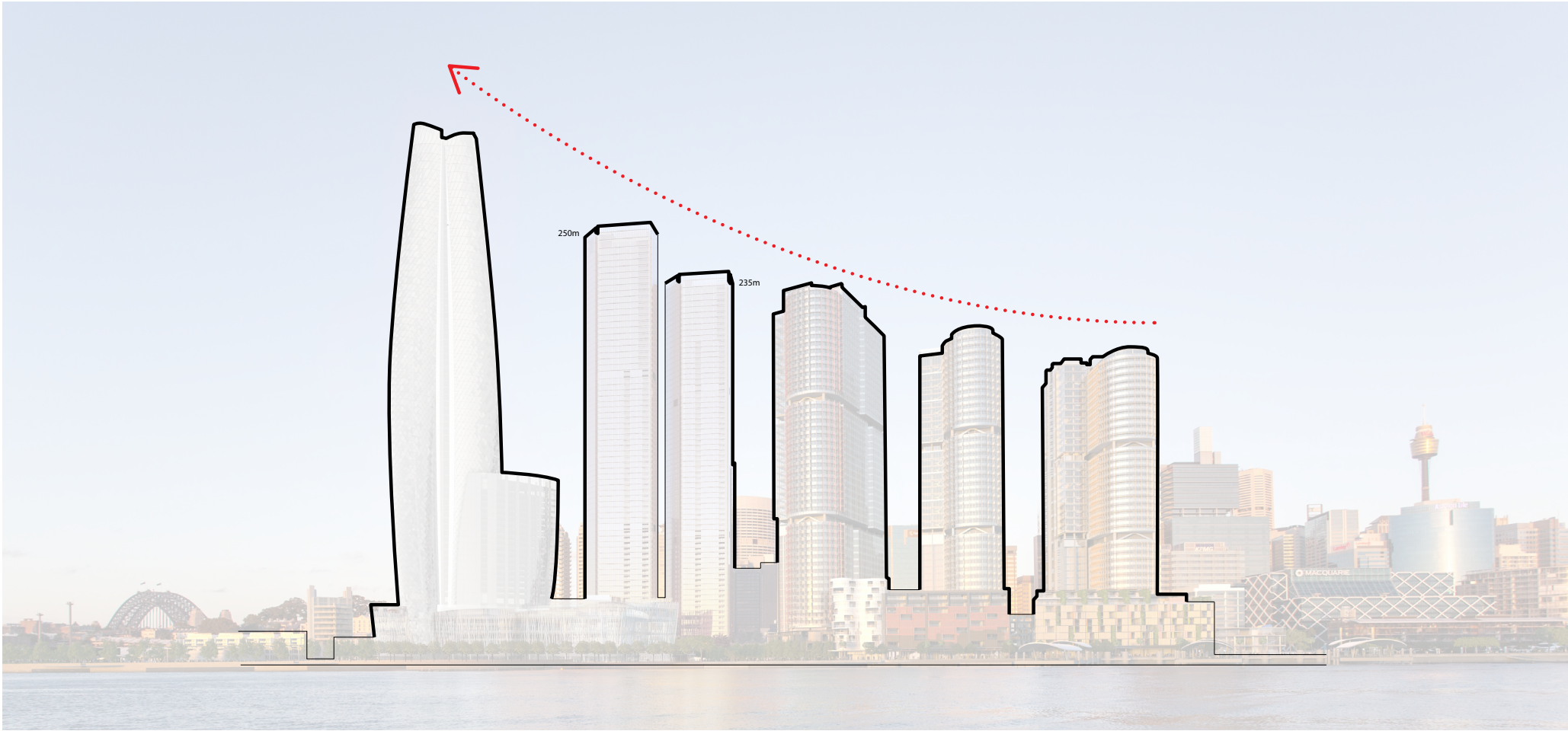
Diagram - Facade Extension Limit

It is RPBW's view that a reduction in the height difference between R4A and R4B, as a result of the proposed amendments to the Block 4A Building Envelope Plan, will serve to create a greater degree of architectural tension between these two 'sibling' towers and that they will be more readily understood as being a related architectural pair. Together this paired entity would be recognised as a single composition. It is our view that this change would serve to strengthen the broader master planning principle that seeks to create a precinct skyline that features a uniformly stepped hierarchy of tower forms.

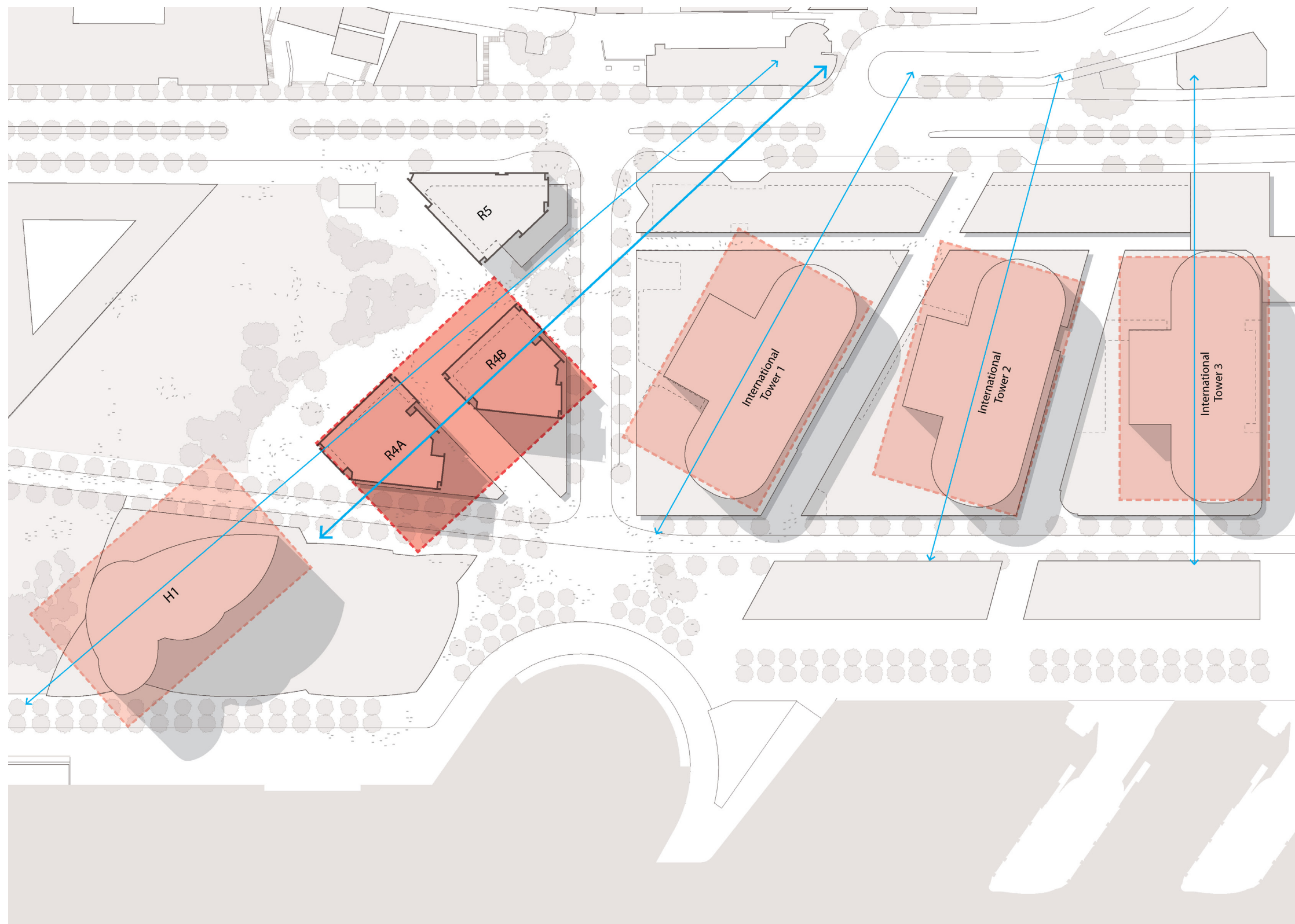
Furthermore, we consider that by creating a paired composition of comparably sized 'sibling' towers on Block 4A, the uniqueness of the Block Y tower will be enhanced since it is less likely to be understood to form part of a compositional trio with R4A and R4B.



View from Darling Harbour showing the previously approved RL 210m scheme in context



Indicative scheme from Darling Harbour - R4A + R4B with similar heights being read as a pair



The notion of conceptualising the R4A and R4B towers as a singular composition of related forms holds consistency when considering the immediate context. Both R4A and R4B share the same geometrical alignment that is determined by the radial 'fan' geometry of the current masterplan. In contrast, each of the three commercial towers, as well as the 'H1' tower, are defined by their own unique orientation to the fan centre point. As intended by the masterplan, each new tower rotates slightly in reference to its neighbour with R4A and R4B acting as a singular entity.

Furthermore, R4A and R4B are both considerably smaller in footprint when compared to the adjacent buildings and they are also closer together than any other towers in the precinct. These characteristics, along with the proposed reduction in the height difference between the R4A and R4B towers, serve to create a singular composition of tower forms that, in our view, strengthens the 'fan' principle of the masterplan.

Tower Footprint Comparison

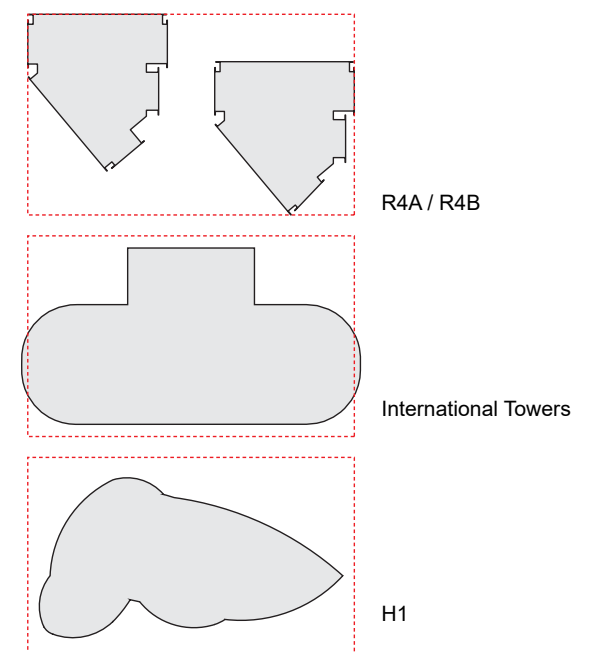


Diagram - Radial Array and Footprint Comparison across Barangaroo South

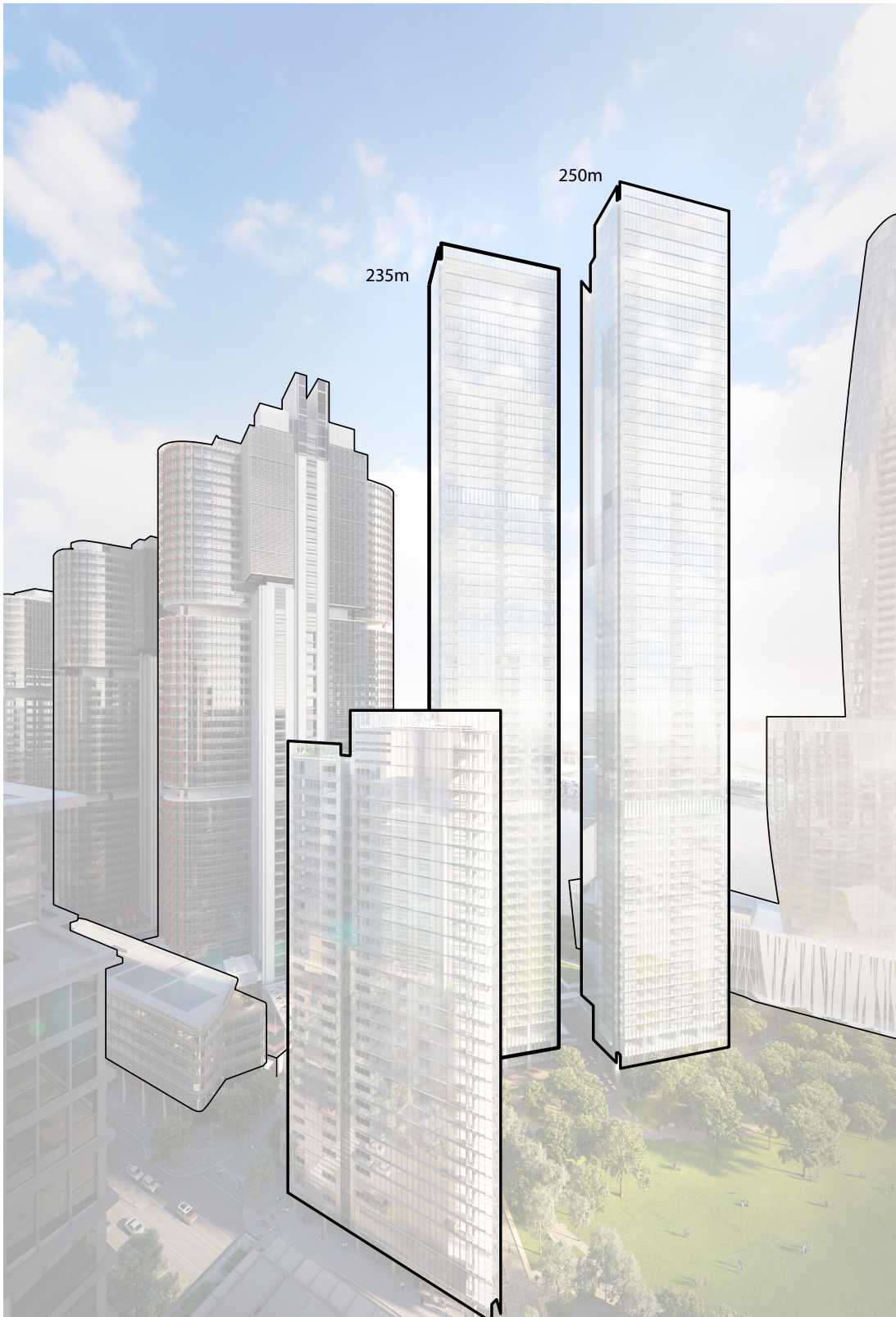
It is envisaged that the additional height to R4B will have no discernible impact upon the views that are available from the adjacent towers – both built and currently proposed. This is because the current height of R4B is already taller than the adjacent International Towers development and is largely shielded from the Block Y tower by R4A. View impacts from R4A will be limited as the principles that defined the planning of the R4A and R4B floor plan layouts mean that there is limited introspection between the two towers.

The proposed GFA adjustment to Block 4B does not result in any adjustment to the approved Building Envelope Plan for Block 4B. The increased depth to the park side of the R5 tower does not encroach beyond a perpendicular line that defines the eastern-most extent of the habitable space in R4B. This ensures that the views available to the residents of that tower are maintained. The proposal would also not impact on approved views to the north from apartments located on the east of the site, as the increased depth of R5 as a result of the GFA adjustment is within the current approved building envelope.

Together with R4A, the taller R4B tower will continue to define a dramatic spatial context for the forthcoming Hickson Rd 'radial' park. With its slightly adjusted form, the smaller R5 tower which forms the third tier of this architectural composition, would continue to mediate between the moderate scale of Hickson Road and the tall cluster of towers that will eventually line the Harbour around Watermans Quay.



Indicative Image from Hickson Road - RL 210m



Indicative Image from Hickson Road - RL 235m