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DESIGN PRINCIPLES

Design Principles

The urban design concepts and principles established in the approved Concept Plan remain fundamental to the vision and ambition for Barangaroo South, particularly in relation to:

- Place-making and creating a sense of place;
- Establishing communities;
- Promoting and enhancing connections to the water;
- Implementing sustainable design; and
- Creating a dynamic and vibrant waterfront precinct.

The design philosophy for Barangaroo South is therefore underpinned by the following key principles:

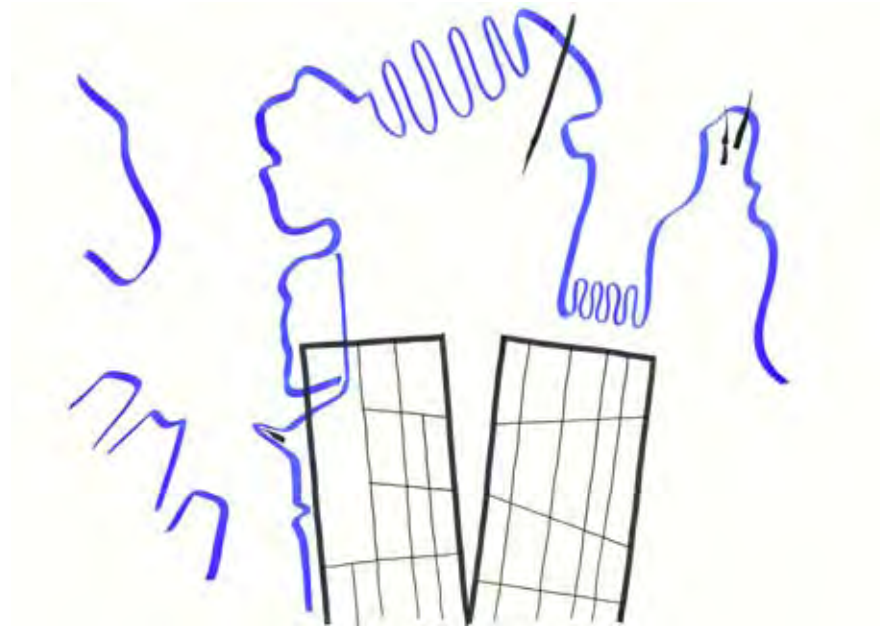
- Completing the city frame to book-end the city's western edge;
- Creating gateways, markers and place-making by establishing landmark buildings and spaces at strategic locations throughout the precinct and along its edges;
- Extending the city's natural north-west oriented grid into the site to reinforce already established east-west linkages; and
- Ensuring that the principal public spaces are bounded by human scale buildings and are easily accessed via a series of streets of differing character, width and proportion.

The following sections of the Urban Design Statement provide a detailed explanation of each of the proposed design principles and provide illustrations to articulate Lend Lease's vision for Barangaroo South.

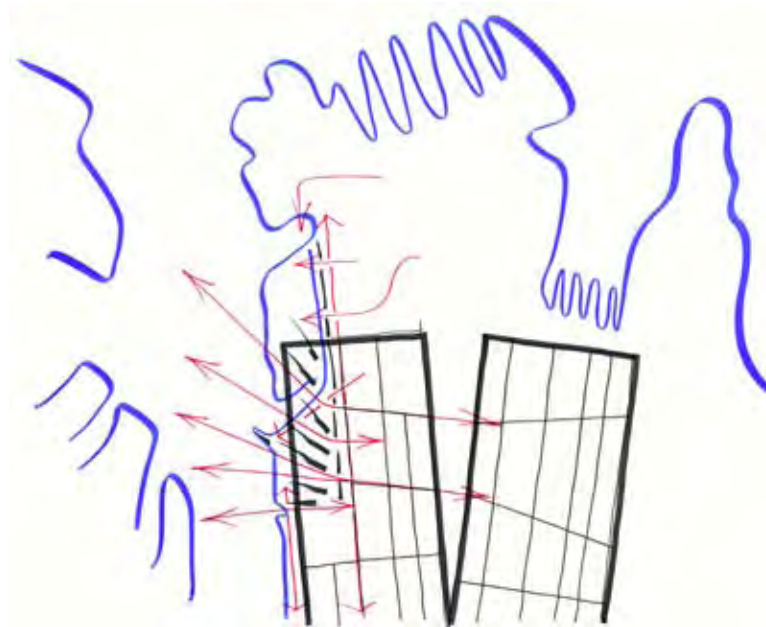


Concept Plan Amendment with an Illustrative Scheme

Key Design Principles



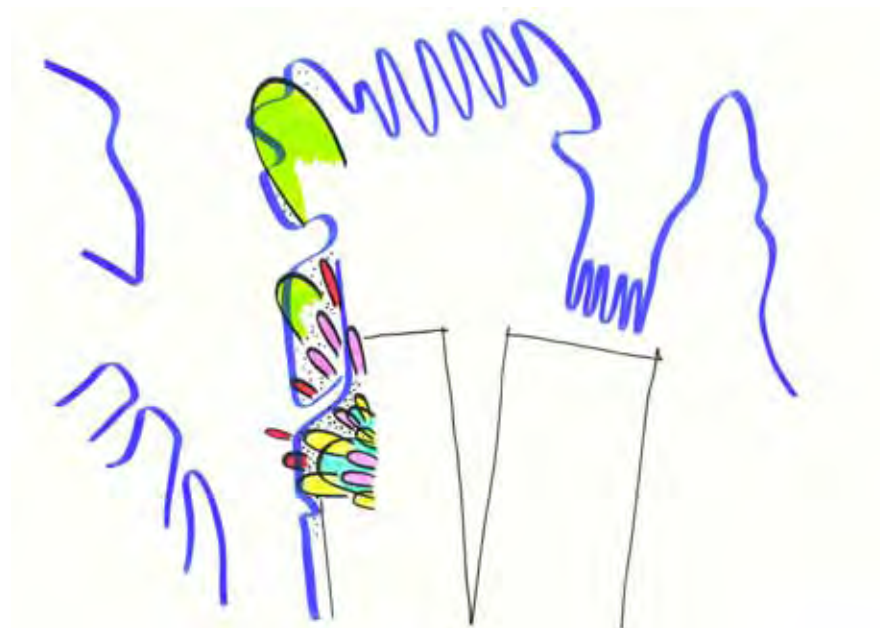
Framing Sydney



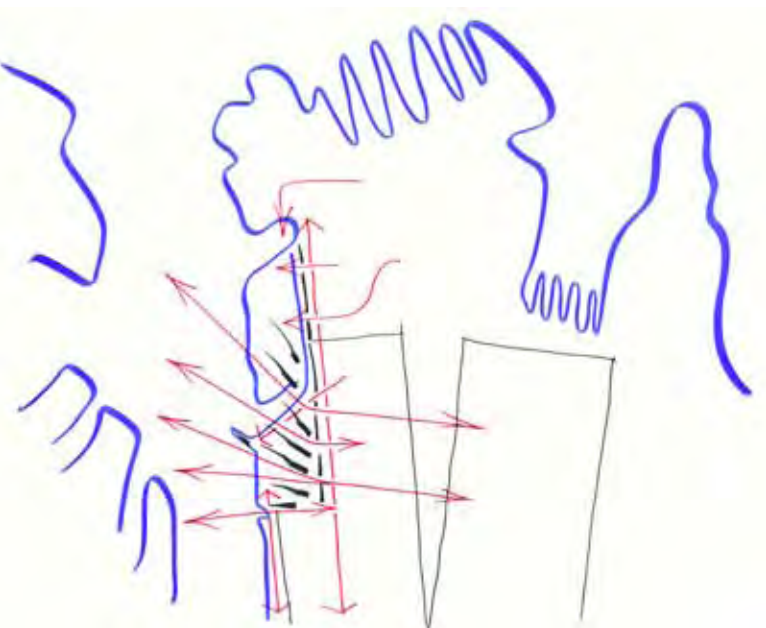
Restoring the Grid



The Fan



A Place for the Future, Spaces,
A Mixed Use Community



Connections



Gateways and Markers

Framing Sydney

- A sense of place
- A sense of community
- Connected to the water
- Sustainable
- Taking the CBD to the western waterfront

Sydney's elevated centre of tall buildings (indicated in red) against the lower level foreshore along the harbour forms the city's frame.

Sydney's frame is key to the Concept Plan Amendment for Barangaroo. The Concept Plan Amendment for Barangaroo South underpins the new north west edge to the frame (indicated in blue) and reinforces the existing distinction in built development and parkland. The Concept Plan Amendment will build on this frame by developing a harbour edge that will be home to commercial, residential, retail and entertainment spaces.

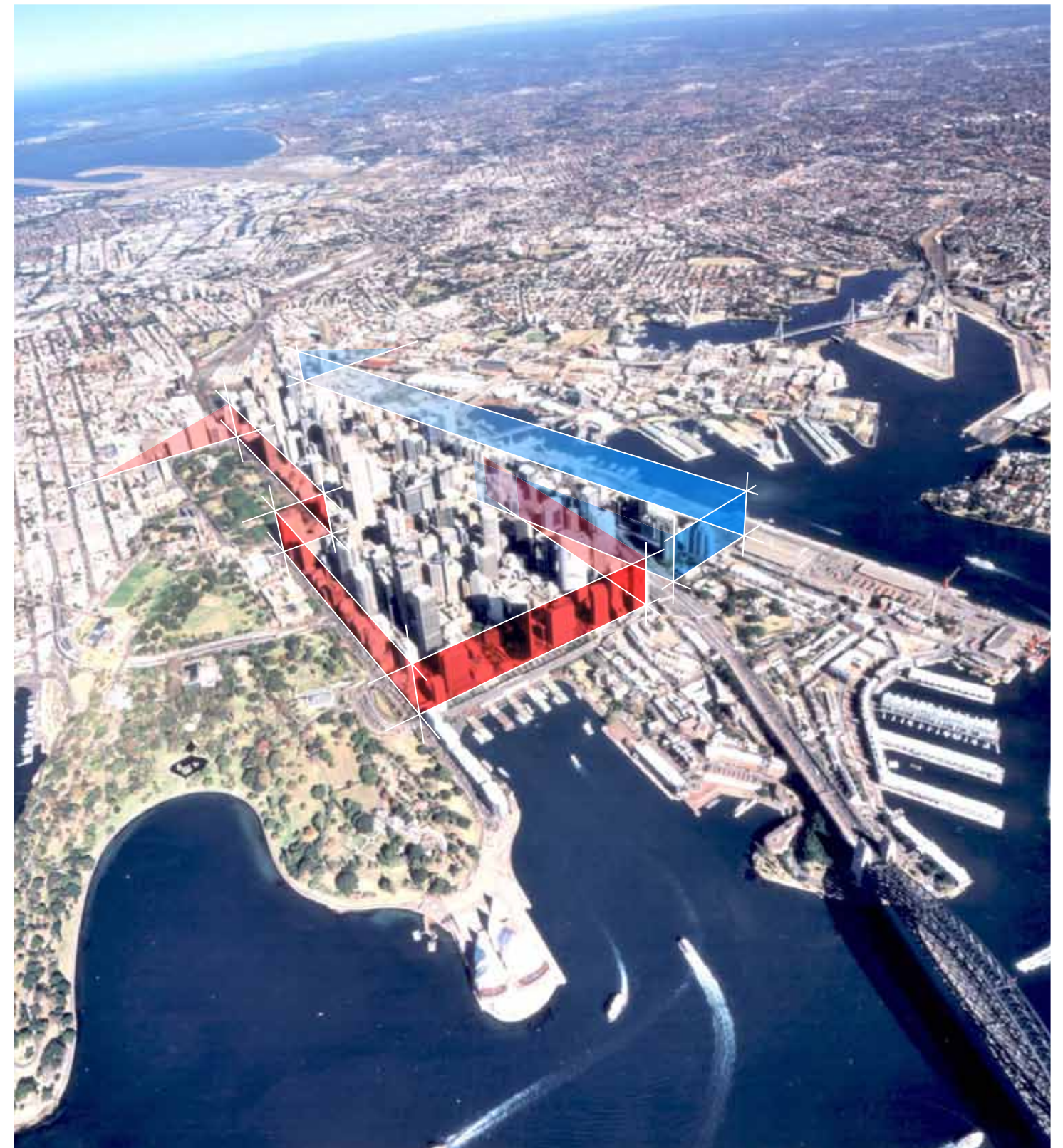
The development of the last large brownfield site in Sydney's CBD is book-ended by the western foreshore on one side and Hickson Road on the other. The redevelopment will aim to be sympathetic and complementary to the current environment.



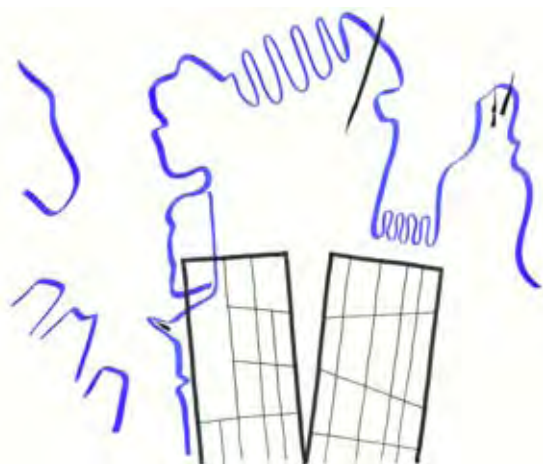
Central Park – New York



Central Park – New York



The framing of Sydney's CBD



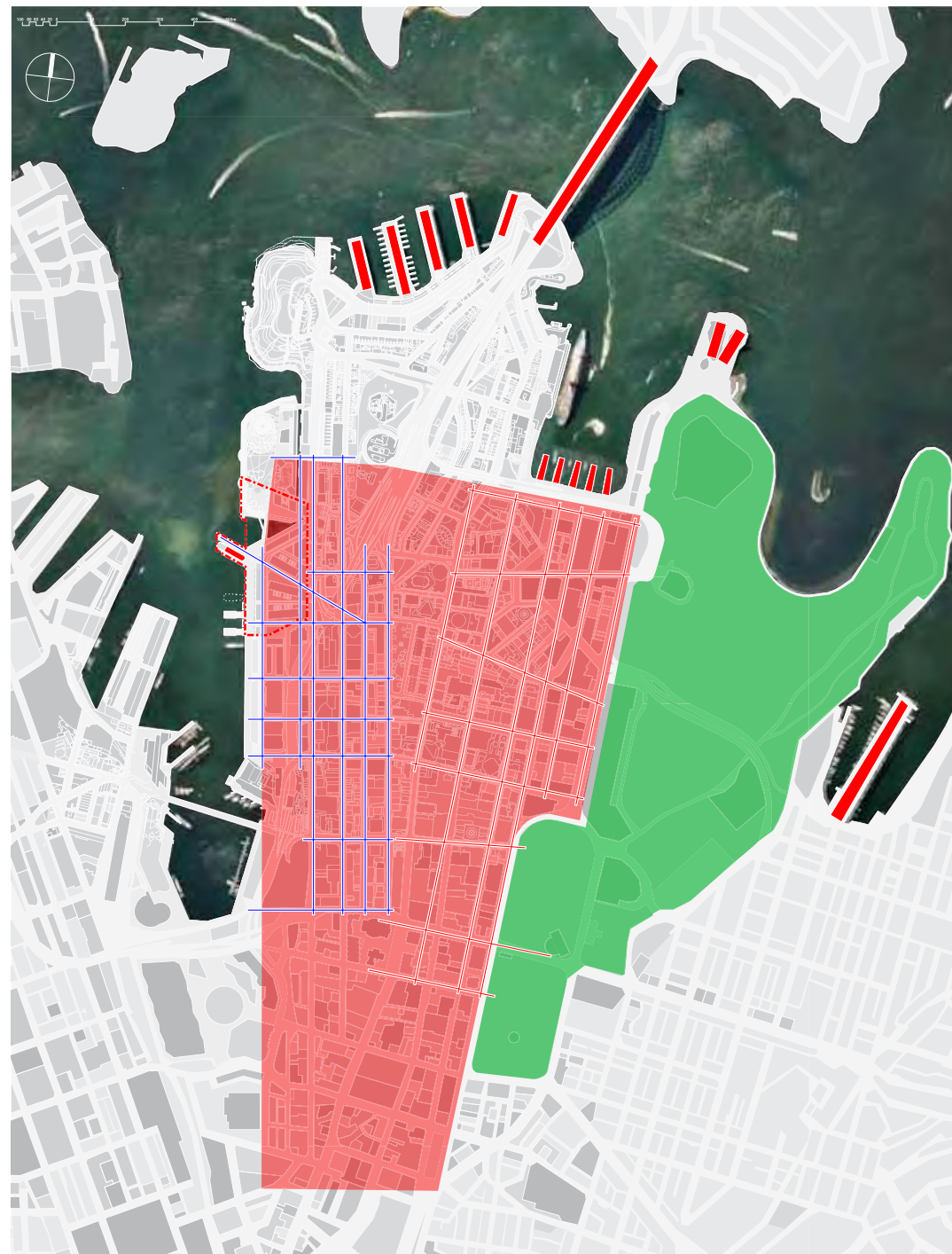
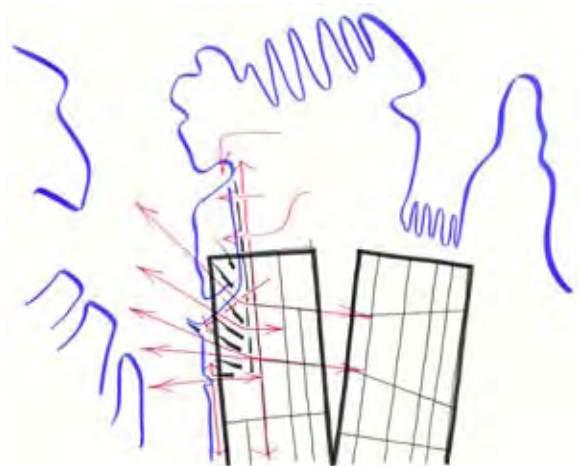
Restoring the Grid

- Connecting into the existing CBD
- Respond to the sun path and site boundaries
- Create an elegant skyline facing the water
- An environmentally-driven fanned grid

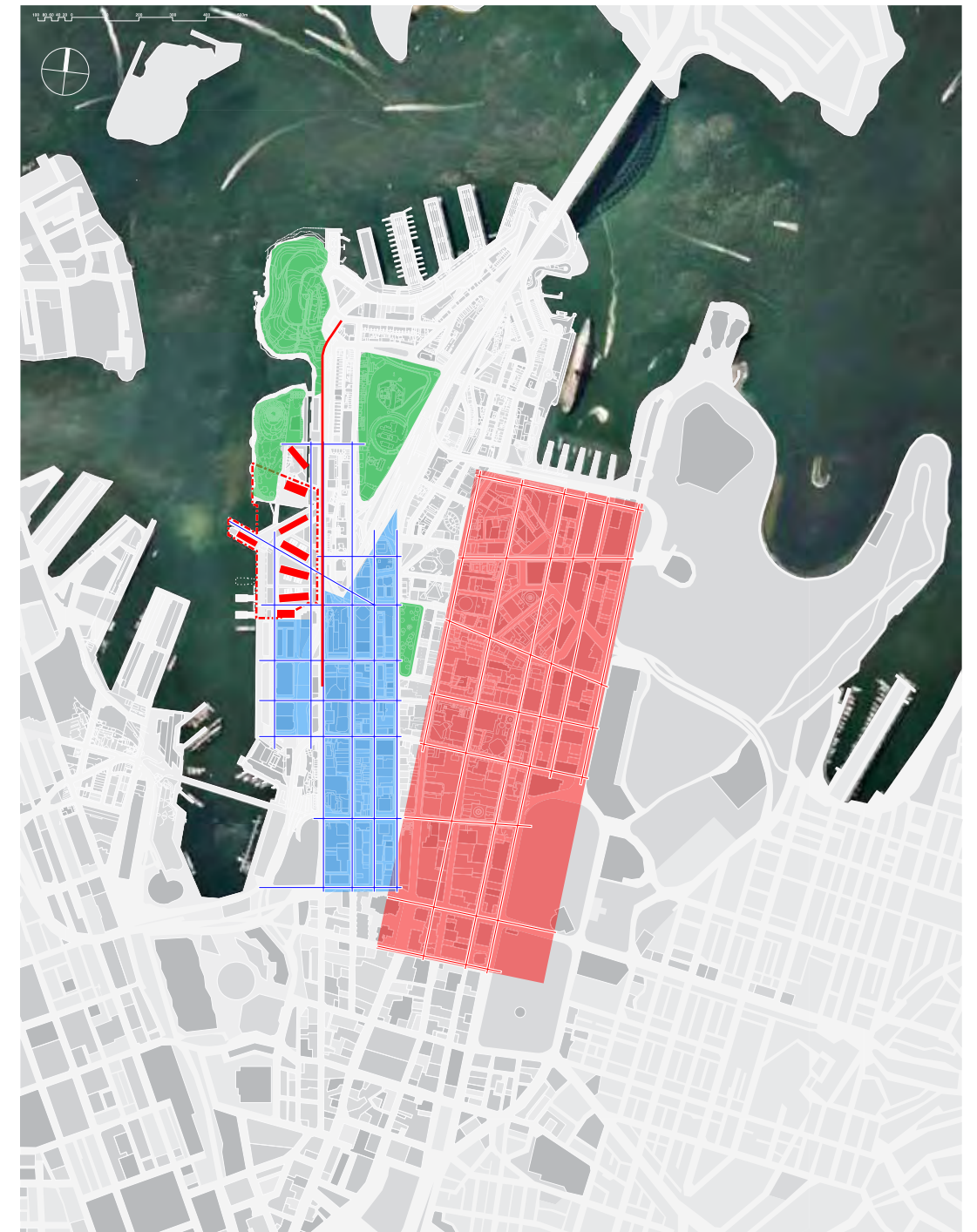
The existing city grid is abruptly terminated at the Hickson Road through the cutting of the sandstone cliffs at the boundary of the old container port.

Barangaroo South locks into the city grid at the Hickson Road perimeter of the site. It then follows a radial arrangement that responds to the sun path and site boundaries: the grid fans out. This maximises sustainable outcomes and responds to the changing nature of the site and its context with the city.

Hickson Road will be one of the key transport arteries, allowing people to move easily across the city from north to south. It becomes the sight-line that sets out the planning of the new city district of Barangaroo South.



Connecting to the existing CBD



The radial geometry connecting into existing grid

The Fan

- Sunlight and daylight penetration
- Elegant and slender buildings to complement the city skyline
- Dynamic
- Opening towards the water

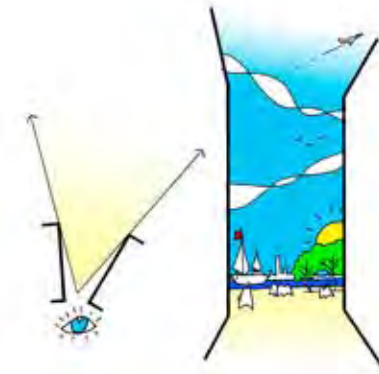
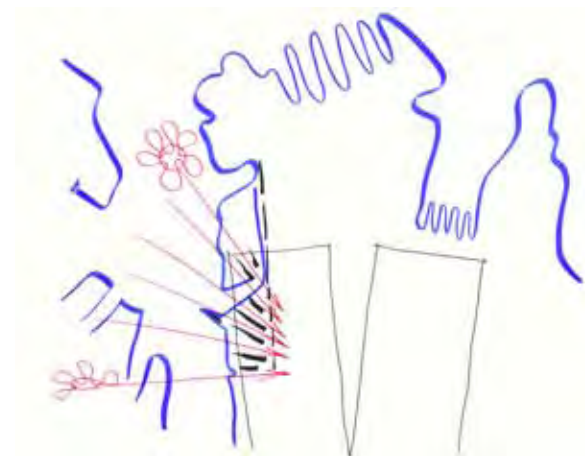
A radial, fanned arrangement is introduced to respond to the changing nature of the site and its context with the city. This change in geometry is deliberate, providing for deeper sunlight and daylight penetration into the spaces between buildings. This move changes the character of the buildings' silhouette and skyline and helps temper the density of the development that is established by the grid as it nears the waterfront.

In contrast to a rectilinear grid, the fan establishes a more democratic arrangement eliminating distinction between absolute waterfront and second tier sites.

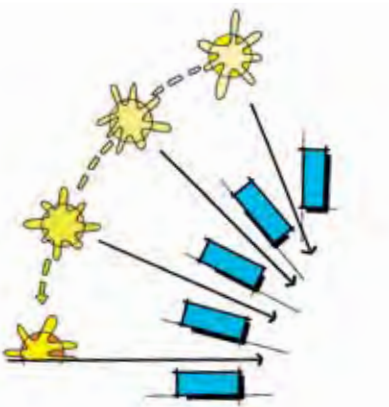
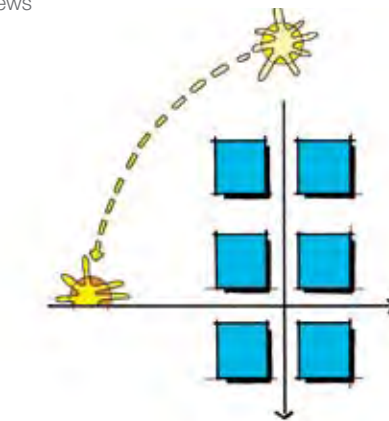
This grid fragmentation creates the opportunity for an elegant skyline with slender elevations of the buildings that face the waterfront.

The buildings above these streets are no longer parallel but instead create a funnel of space that opens up the viewing corridors, which are expanded and drawn out towards the water.

This is the optimal sustainable solution as a great deal more daylight and sunlight is able to arrive at ground level and into the public areas. The new development will complete the westerly city grid established by Hickson Road and all other roads intersecting at Wynyard Park.



Fan opens up views



Fan opens up solar



Fan opens up views and solar aspect

A Place for the Future

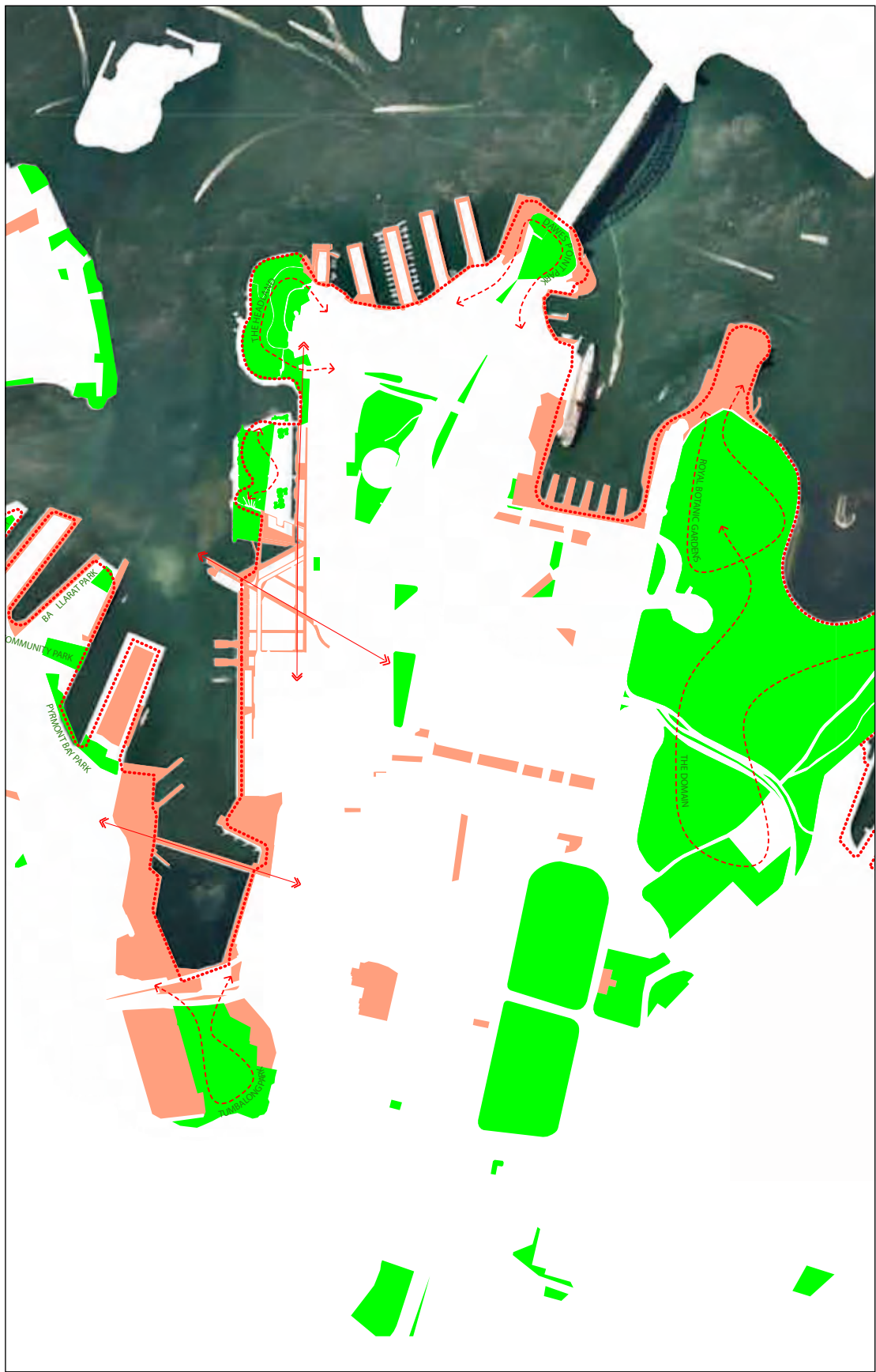
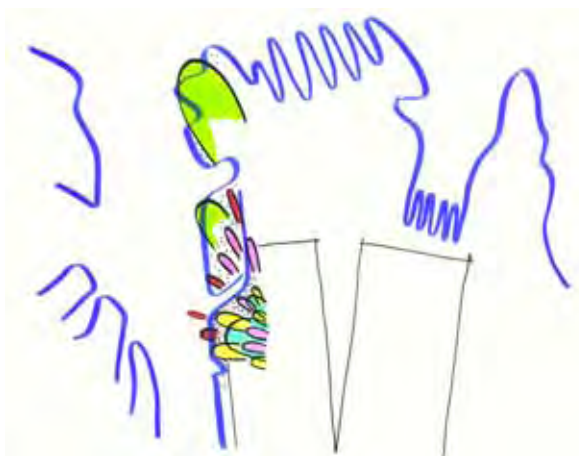
- Carbon neutral and water positive
- Low energy buildings
- Climate responsive design
- Future-proofed infrastructure
- Sustainable transport strategy

At the very heart of the design philosophy is a complete and total commitment to creating the world's leading sustainable community. Our project aspirations as set out above are to reach for new standards in sustainable design, with Barangaroo South becoming the world's first carbon-neutral, zero waste, water positive development.

Barangaroo South will not only showcase commercial buildings of 6-star environmental standards, but it will help make sustainable living a natural and easy way of life for its community.

The development will be climate positive as well as socially and economically diverse and sustainable; the buildings will be healthy and smart, tuned to their environment.

The precinct will be water positive: treating, recycling and reducing water use. It will use renewable energy and a precinct-wide energy infrastructure with harbour water cooling.



Accessible Public Waterfront



Barangaroo site-wide sustainability