

6

INDICATIVE DESIGN

# Introduction to the Indicative Design

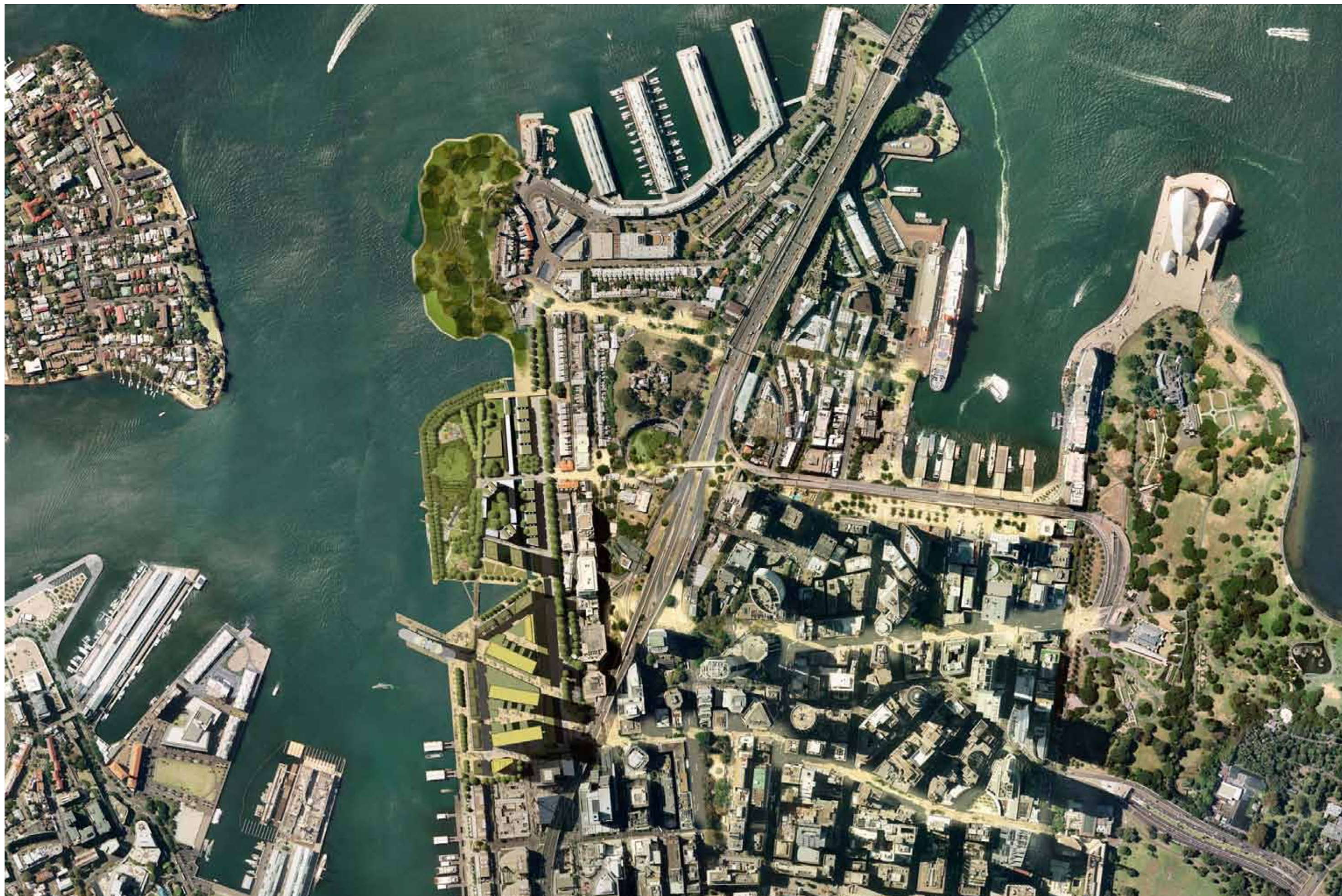
We have prepared an indicative design for Barangaroo South to illustrate how the site may be developed under the proposed Concept Plan Amendment. Notably, the built form within the development blocks is indicative only, and seeks to articulate a potential design solution without providing detailed architectural design. Future Project Applications will provide and seek approval for the architecture and construction of individual buildings that will satisfy the overall design vision for Barangaroo South.

As outlined previously in this Urban Design Statement, a key aim for the design team is the introduction of flexibility within prescribed parameters. The Indicative Design therefore represents one scenario as to how Barangaroo South could be developed. The flexibility in the block controls established by the Concept Plan Amendment ensures that there are multiple design iterations available to the design team.

The following sections identify the key zones or precincts within the Barangaroo South site and provide a brief explanation of their future character.

Notes:  
Images are illustrative depictions of design concepts only  
Drawings are depictions of indicative built form only

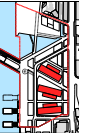




Illustrative Scheme



# Commercial Towers



The commercial towers (C3, C4 & C5) sit between Shelley Lane and Globe Street. The tower portions of these buildings are located above the level of the promenade, above three storey podium buildings that define the ground plane.

The commercial buildings are rectangular, orientated generally so that their slender ends face the city and the water and vary in height to create an undulating skyline, allowing for clear views of the city when viewed from the harbour and vice versa.

The group is perceived as a family of related buildings with similarities in form, structure and finishes but not necessarily as a repetitive collection of buildings with no variance. The tower forms fan out westward radially from the CBD.

The orientation of the buildings and the spaces between the buildings has been carefully considered in response to sun paths to provide the opportunity for a variety of spaces to be enjoyed by the occupants and visitors.

The only certainty of 21st Century business is that markets will evolve and needs will change. Work places of the future will need more flexibility than ever to attract a growing workforce of free agents, part timers, mobile and virtual workers. With that in mind, flexibility is at the heart of the design philosophy for Barangaroo South's commercial office spaces.

Access to natural light and magnificent views is maximised. The rectangular plan can be easily manipulated to form open-plan seating, cellular office space, breakout spaces, offices and any arrangement that will be conducive to creativity, teamwork and high performance.

The definition of the pedestrian routes and laneways separates the northerly tower, C3, from the southerly pair of towers via the City Walk. Through the association of the vertical circulation spaces of C4 and C5 the development block opens up to create a unique sheltered civic space connecting the ground level laneway through to the water's edge.



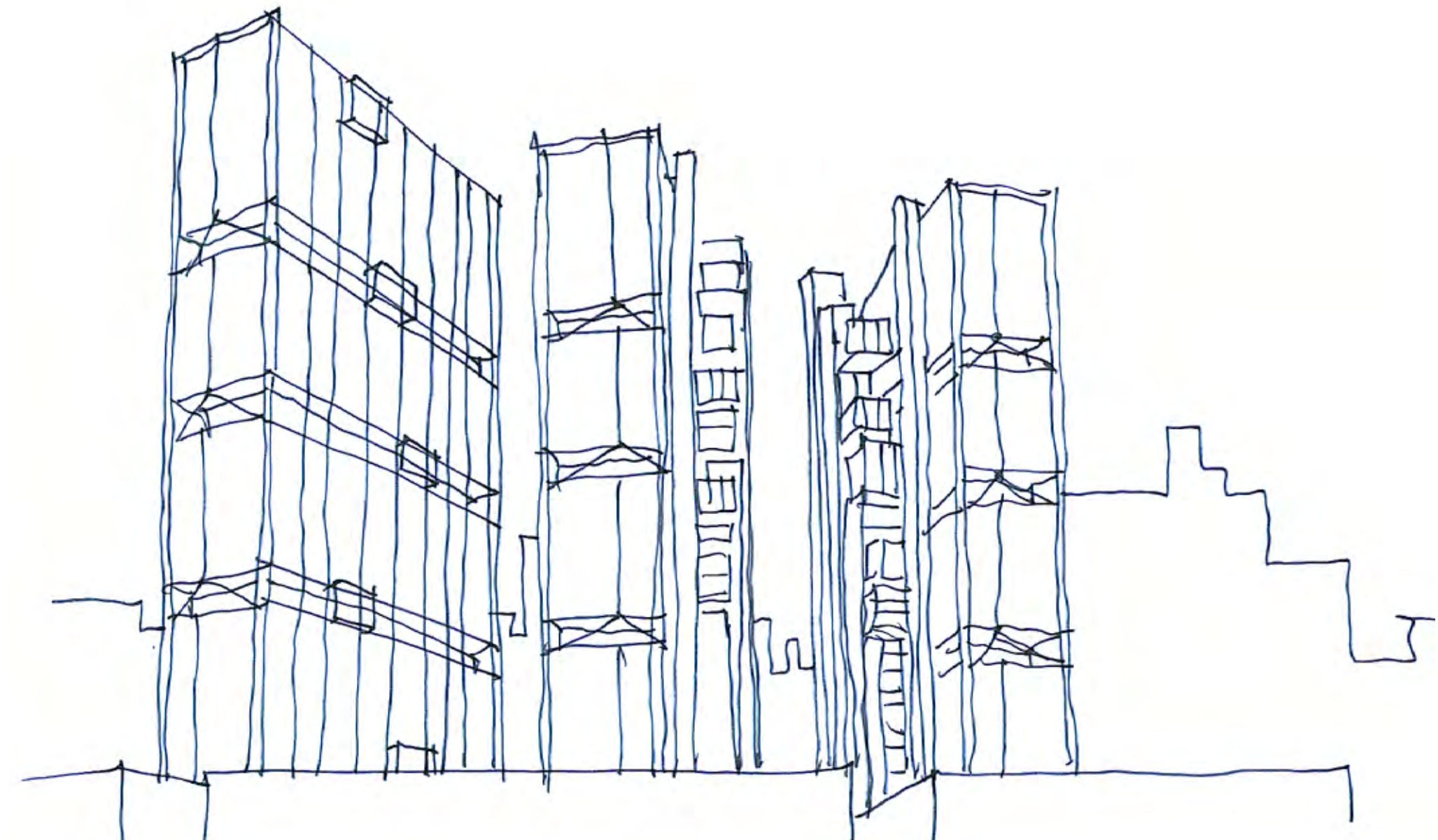
The Bond, Sydney



An expressed structural frame - 88 Wood Street, London



An open lobby



The fan of the commercial towers



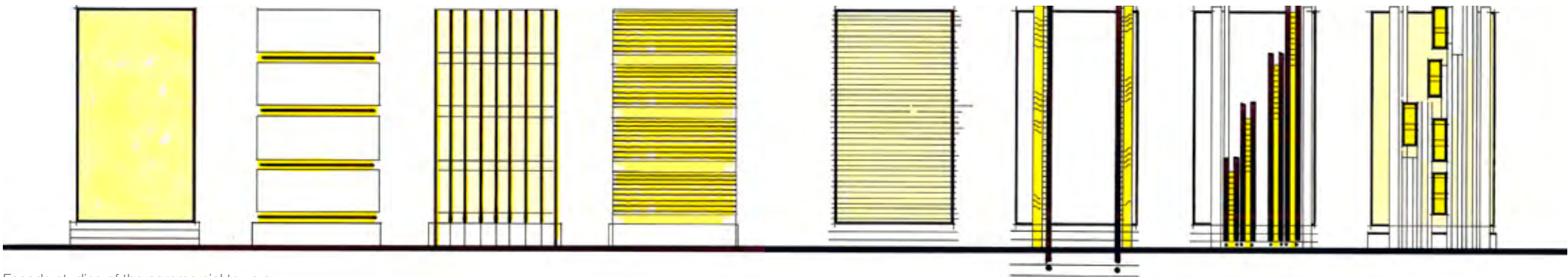
At this meeting point of functions are the commercial tower cores, indicating at ground level another area of public space that also serves as a casual open meeting area. The cores themselves are split to enable multi-tenancy and to provide a connection between the civic space and the main pedestrian route. The C3 tower continues this theme of split cores and laneways, creating a continued northerly route through to the proposed market place off Napoleon Street.

The principle address for each tower is along Hickson Road with access to the lobbies via the east west laneways.

The towers mediate between the clarity of a ground-level base and three-storey podium to activate the pedestrian realm and mitigate wind downdraft where they touch the ground directly with significant canopies.

The towers themselves are divided into four separate components in their vertical axis that relate to their expressed vertical circulation. This creates an animated and highly articulated façade. Other facades can clearly express the structural system, coupled with strong solar control expression.

The proposal aims to provide an innovative mix of commercial and retail function, with a variety of environments with a sustainable architecture, and forms the southerly face and key component to the connection to the wider CBD.



Facade studies of the commercial towers



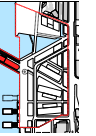
Aerial view of the three commercial towers



Articulated facades



# The Hotel – A Landmark Building



The hotel represents a marker to Darling Harbour and stands prominently on the waters' edge. The building stands on the promontory of the public pier and is reminiscent of the profile and scale of the tall ships that once used the harbour.

The hotel building forms a gateway to Darling Harbour in the same way that the Sydney Opera House marks Circular Quay and Sydney Harbour Bridge marks the harbour to the west.

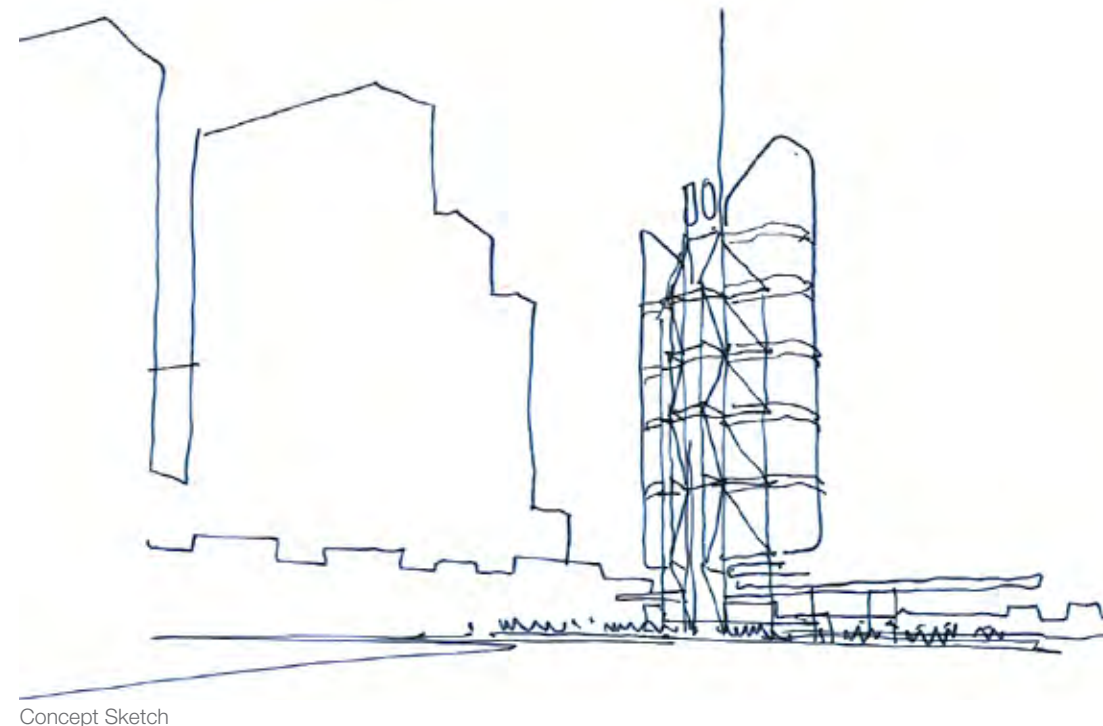
The hotel is envisaged as a series of pavilions suspended between great stayed masts. The density of the pavilions diminishes as the height increases and towards the base of the building. This achieves a dramatic silhouette whilst maintaining human scale to the composition as a whole.

The masts contain vertical services and circulation; they form the marker and portal to Darling Harbour. At ground level, the form of the building falls away from the vertical, opening up the sky view and allowing the public spaces optimum daylight and access.

The Barangaroo hotel is proposed to be developed to a vertical height of no more than RL 170m, allowing upper level views to the Opera House, Harbour Bridge & across Sydney, with a sky bar and observation deck at the uppermost level, whilst minimising the footprint at ground. All hotel rooms are situated on either side of the vertical masts with views to the eastern and western sides of Sydney Harbour, which differentiate the hotel from its competitive set.

Creating a new foreshore walk around the promontory effectively doubles the publicly accessible waterfront and increases the available land space. The new pier will provide a spacious boardwalk with public amenities. This juxtaposition of the pier and the existing quayside cradles an open public room with perfect solar aspect and a dramatic destination. This is coupled with the hotel lobby, restaurant and cafe, which open out onto the pier, fully accessible to the public and creating transparent and seamless interaction.

The cultural centre and hotel form the core cultural infrastructure for Barangaroo South, featuring public entertainment and leisure spaces facing Southern Cove. This encourages a larger realm for this culmination to the City Walk and a larger monument to the Harbour Foreshore Walk, which when coupled to Southern Cove and its bridge combine to create a magical civic space.



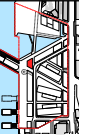
Tall Ship



View from harbour of hotel and pier



# The 'Cultural Centre'



Situated at the focal point and heart of the Barangaroo South community, where the City Walk meets the Waterfront Promenade and Southern Cove, the Cultural Centre forms the core cultural infrastructure for Barangaroo South. It features public entertainment and leisure spaces facing the water.

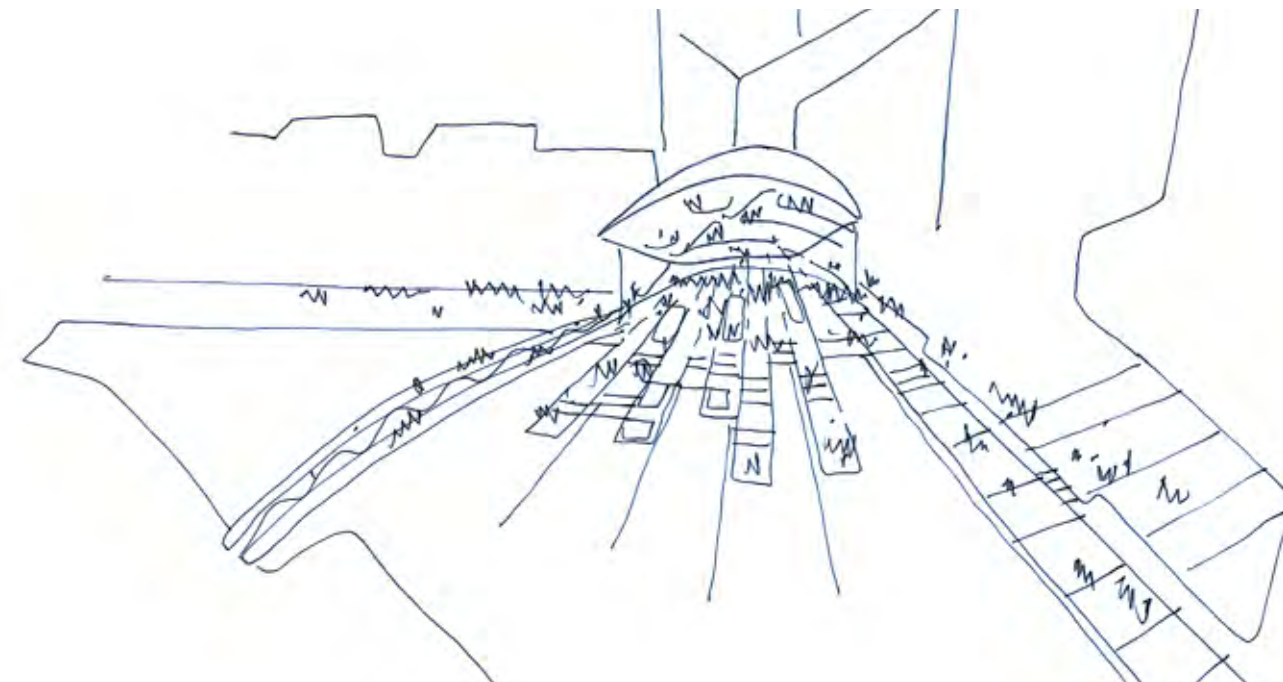
It is proposed as a four level transparent built structure, sitting above the public square, wrapping in a protective arc facing Southern Cove and with 3,000-8,000<sup>222</sup> of GFA, including a 300 seat covered and air conditioned auditorium for year-round events, a dynamic mix of exhibition and gallery spaces, educational facilities, performance spaces, conference area, breakout space and restaurant.

Accessed by dual escalators from ground level and connected to the hotel, the Cultural Centre will be of great service to the community as an area for sustainability programs, cultural education and language programs, a commencement point for walking tours and playing host to Sydney's great outdoor events, with outdoor exhibition spaces and cinema.

The Cultural Centre will be Sydney's most exciting performance space, changing the face of Sydney's creative landscape. Theatre, live music, comedy festivals, public art installations, improvised performances, open lectures and global conferences will all be staged at the Cultural Centre

The philosophy of the Cultural Centre is to welcome all Sydneysiders and visitors who seek an enriching, sometimes life-changing, cultural experience.

The Cultural Centre will take up prime real estate at the water's edge and will capture the attention of visitors as a focal point, a talking point, a meeting point, and a place that encourages the free exchange of ideas, demonstrating Sydney's intrinsic diversity.



Concept Sketch of cultural centre and pier



View south towards the cultural centre



Example of an open air event by the water



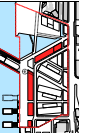
Example of an Auditorium



Example of a display screen



# A Residential Community



The Concept Plan Amendment for Barangaroo South proposes almost double the residential area from the Approved Concept Plan. There will be a range of between 775 and 794 apartments created to ensure a critical mass of occupants to animate and enliven the development.

The indicative design seeks to prioritise the water's edge for residential and amenity uses, such as ground level cafes and restaurants. In urban terms, the low-rise ribbon also acts to contain and hold back the commercial centre of the site as well as provide a localised drop in scale towards the water.

This residential quantum will be distributed across the Barangaroo South site rather than segregated into discrete and exclusive pockets. The apartments will be occupied within two distinct building typologies; high-rise towers and a low-rise residential ribbon that stretches from the north to south of the site and which wraps around the new Southern Cove. The different typologies will allow for variety in scale and expression and bring more variety and interest to the new quarter.

Parking and servicing for the residential apartments will be provided at the basement level.

It is envisaged that the wider Barangaroo development will provide the outdoor amenity and recreation spaces needed to support such a community, while the site itself is well-connected to transport infrastructure and supported by a range of shops and amenities.

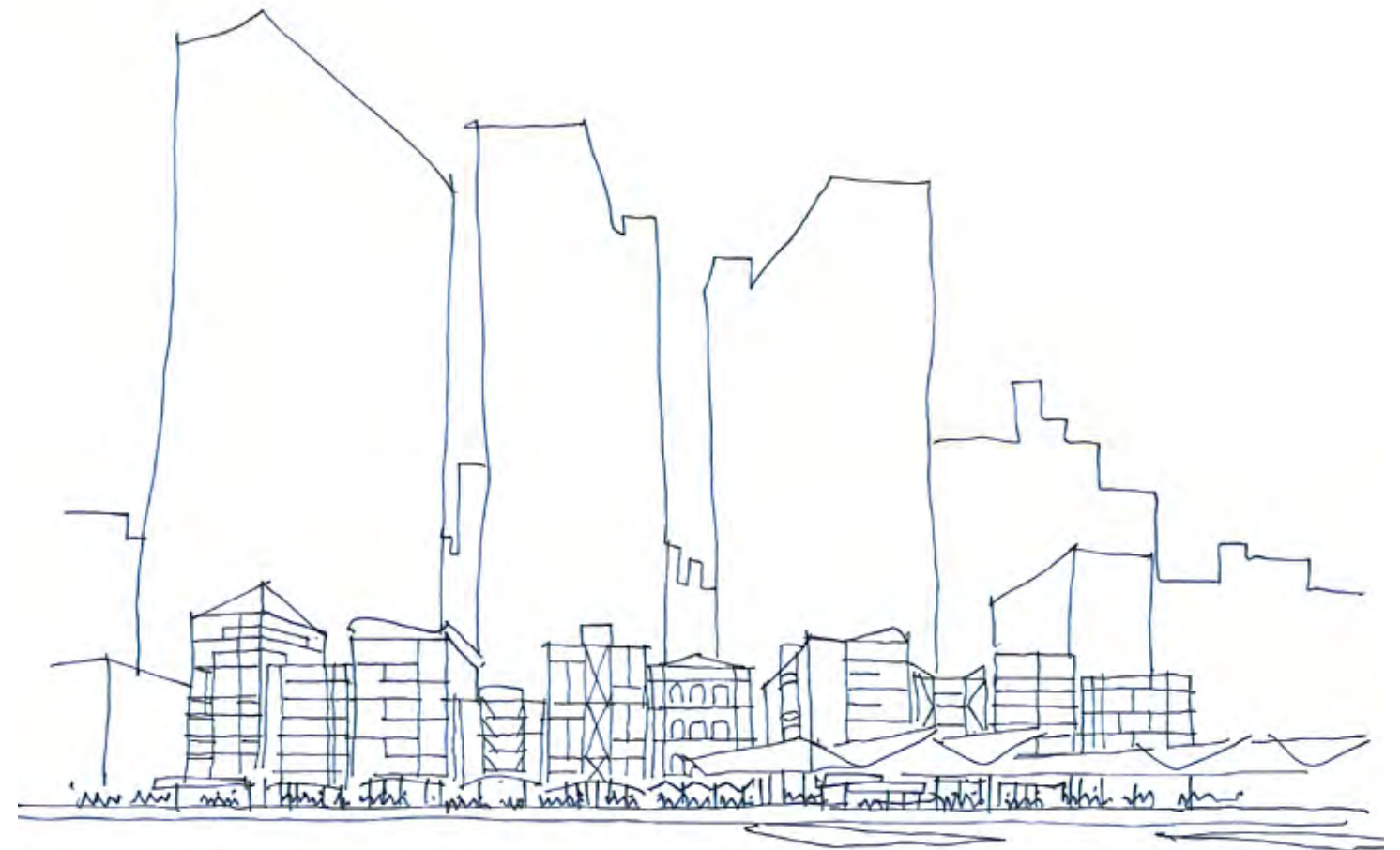
## Residential Ribbon

The residential ribbon will continue the nature of the King Street Wharf buildings to the south. They will be human in scale and enjoy active uses, such as cafes and restaurants, at ground level. They will reference the highly-successful waterfront apartment types of cities such as Amsterdam and Venice, as well as in the wharf apartments located on the eastern and western water edges of the CBD.

Vertical divisions to the facades and block divisions, as well as a variegated roof-line, will add interest and individuality to the blocks. There will be a clear distinction between the elevations facing the harbour and those elevations facing Globe Street or Hickson Road. On the street-facing elevation, openings in the facade can be smaller, with movable components to ensure residents can control their privacy whilst retaining opportunities to capture morning sunlight and encourage cross-ventilation.

It is envisaged that the facades facing the harbour will be more open and feature balconies and solar shading devices to control solar gains and add a level of animation. The water-facing elevation will be the most active: with direct access from living spaces, the residents will have an atmosphere of relaxed city living whilst still retaining a distinctly urban feel.

The drop in scale at the water's edge will offer positive environmental effects by mediating the effects of the prevailing winds and sheltering the retail environment of Globe Street. The blocks themselves will be sheltered from adverse wind effects by trees, canopies and landscaping devices at ground level.



Concept Sketch of the Residential Ribbon



Individually designed waterfront housing – Amsterdam



# Residential Towers

Four high-rise residential towers are proposed within the development which mark the north and south ends of the low-rise residential ribbon. The greatest density of towers is clustered around Southern Cove, which will act as a focal point to this community. As with the residential ribbon, the base of the towers will contain a retail use to activate the ground plain, as well as communal facilities to be enjoyed by the residents.

The Southern Cove towers will capture spectacular metropolitan and Sydney Harbour views to the north and west. The smaller tower to the south of the development is positioned at the start of the ribbon and will be oriented around views to the city and to Darling Harbour.

The proportions proposed for the towers will allow them to be expressed as elegant and slender forms. Unlike the low-rise residential buildings, which will be more responsive to street conditions, above a certain level the towers will capture views in-the-round and be more sculptural in their expression. The facades will respond to conditions imposed by the sun-path as well as the opportunities of long-distance views that change as the buildings rise. Edges can be made ‘filigree’ and lightweight by the use of balconies and solar shading devices that will vary according to aspect and need.



The residential towers clustered around the southern cove



Green façades



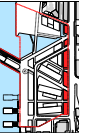
Wintergarden balconies



Trellis Screens



# Hickson Road Boulevard



Along Hickson Road is the opportunity to create a strong urban response in the shape of a classical boulevard. Matching the height of the existing buildings along this road, the Hickson Road buildings will sit naturally into the established context by forming a consistent street wall approaching a kilometre in length.

Uniform scale, height and rich tectonics are an essential characteristic of the great streets of the world, for example, the Rue de Rivoli in Paris, where a lengthy arcade faces the Louvre and Tuileries Gardens.

Prior to the demolition of the finger wharves, the historic Hickson Road buildings presented a similar urban statement through a lengthy brick arcade. They had a substantial visual impact by the nature of their length and uniformity and the solidity of materials.

It is proposed to create a unifying colonnade, some five metres in height, along the length of Hickson Road to engender a memorable quality as a welcoming “city façade” to the development. This element could be made from sandstone excavated from the site fill, giving it a colour and material appearance that is unique to Sydney and complementary to the cliff edges and rock cuttings facing it to the east. It would also engender a sense of solidity, which accentuates its function as barrier to acoustically shelter the rest of the development to the west.

This generous colonnade element will have the “gravitas” to contrast with and be articulated against the lighter-weight superstructure of the office and residential buildings above and will be activated by retail and office lobbies as well as some Key Worker housing along the northern end. Consistent in scale and proportion along its length, the boulevard will have some subtle variety as it responds to the changing character of the superstructure above.

The arcade will provide sheltered access for the public along the length of the site, especially desirable during times of winter rain and summer heat.

Careful consideration of lighting, use of materials, signage and shop front design will engender the same level of quality achieved at the colonnade at East Circular Quay. However, there will be a contemporary architectural expression to relate to the innovative architecture proposed.



McIlwraith and McEachern Wharf, Hickson Road, Sydney



Rue de Rivoli, Paris



East Circular Quay colonnade, Sydney



Concept Sketch – Perspective along Hickson Road



View west along City Walk



# Bridges & Linkages

City Walk is the major pedestrian route, with a land bridge and visual route through the site to the hotel. It is a primary axis of the development, bringing people from the city and Wynyard transport over Hickson Road and then immediately down to the ground and all the way to the waterfront. It has a strong street wall of retail, with terraces related to the commercial tower on top. The major retail units to City Walk have been kept high to help define and frame this key axis and view corridor.

There is also the potential for a future bridge link at 189 Kent Street, which would provide an additional connection to the city.

Globe Street is the inner north-south connector that runs throughout the entire site. This street is a two-way vehicular route to the south with views down Lime Street. It becomes pedestrian only at Globe Square looking north to the bridge and park beyond. On Globe Street, the intention is to be able to see the commercial tower structures at street level. The lower levels of the towers are kept low so as to offer a release to the tower form and open up to enable greater solar penetration. This also highlights the route and views through to the water and softens the impact of scale to the residential across the street.

There are laneways and arcades connecting Hickson Road with Globe and Napoleon streets. Here the cores clearly express the entries to the commercial tower. The space widens accordingly to indicate this increase in function, and cross activities of laneways, access and cafes under a glazed canopy unify the space with the proposed adjacent southerly plot. These galleria spaces will become defining spaces at a grand scale to complement that of the buildings.

Shelley Lane is the most intimate of the connectors. It runs north south through the site parallel to Hickson Road. Buffered by Hickson Road's commercial buildings, Shelley Lane provides a series of boutique retail units and has views to the north of the canal. It formulates the open corner to the entrances off Hickson Road, where the towers come to ground, and the entry to the civic space created by the cores and the tower entrances.



View west across the southern core with Globe Street Bridge

The Waterfront Promenade is Barangaroo's main public pedestrian and cycle connection on the waterfront, completing Sydney's Cultural Ribbon, and is part of one of the world's great water's edge walks. This is the place where the city meets the harbour. The Promenade will activate the many moods of the city and encourage the mingling of people from all walks of life. It will be anchored by the landmarks of the hotel and the cultural centre.



Waterfront Promenade



Pedestrian Bridge & Promenade



# The Public Realm



Piazza Del Campo, Siena, Italy

Barangaroo South forms the urban quarter of the greater Barangaroo. It will be a connected and dynamic new part of Sydney. Barangaroo South will have layers of activities and extraordinary things to do and see. It will belong to the people of Sydney and be a place for all.

Barangaroo South provides significant opportunities to engage with the water's edge in an activated public realm that includes water front promenades, streets, lanes and parkland places.

Barangaroo's relevance is contingent on the changes facing Sydney in the future. An intimate knowledge and understanding of these demographic, social and cultural shifts will be a critical ingredient in making Barangaroo relevant.

Based on collective experience, contemporary thinking and an analysis of global benchmarks, it is possible to identify a series of critical factors common to many successful waterfront destinations. These are captured as principles and key ingredients in the following.



Riva Split, Croatia

## Principles

A city's waterfront is intrinsically a public asset and access to it is highly valued by the community.

- It is necessary to build strong connections with the fabric of the surrounding neighbourhoods and leverage the local asset base.
- The signature of a 'destinational' project is its public realm: it must succeed from the ground up.
- Enable life beyond the 'front door' – the safe, stimulating and distinctive ground plane creates platforms for urban socialisation and shared experiences.
- A city waterfront achieves the highest degree of activation when it is clustered and networked, incorporating a series of internal addresses that work together to create a diverse range of opportunity and experience at any time.
- The seamless integration of the waterfront with other precincts is also a prerequisite to building the destination brand of the city.
- Intimacy and scale – creating a palette of places that enables users to 'change gear'. The intimate connection of an individual to the waterfront (and the destination) can be as powerful as the ability to leverage the setting as a major venue.



Hto Park, Toronto, Canada

## Creating an enduring destination is a story without an end

- Appeal is rarely accidental and needs to be nurtured – it is a lifelong commitment and the job is never finished.
- Appeal develops incrementally over time – a staging strategy to ensure that the depth of appeal matures over time is critical.
- Always open and always on – creating an extended hours profile that puts people onto the street at least 18/7.
- A long-term venture not a quick fix – each subsequent stage reinforcing the success of the previous development, realising long-term objectives independent from the influence of economic or political cycles.

## Focus on fine grain detail

- Create synergy between high-rise and ground plane to create a strong, instantly recognisable identity and an authentic sense of place.
- Tell the story through a dynamic public art program-embracing perennial, ephemeral and installation strategies, reflecting the heritage and vision of the site.
- Draw on the water as an intrinsic element of the destination signature and reflect it throughout the public realm.



Venice, Italy

- People are the critical success factor which means that Barangaroo must create reasons to visit and even more reasons to stay.
- Deliver a viable on-site community and extend the invitation to residents in the surrounding area and greater Sydney.
- Drive energy through the interplay of program, place-making and partnership strategies.
- Deliver distinctive and authentic layers of activity and program for a range of audiences – meet the needs and exceed the expectations of the local residents and workforce.
- Delight the day-out visitors and international tourist markets.
- Invest in signature infrastructure relating to recreation and/or entertainment to act as a people magnet - but make it best of breed.
- Create a vibrant evening economy – capture the evening leisure market.





Bank Place, Melbourne



National Portrait Gallery, Washington DC, USA

## A coherent movement strategy

- That facilitates safe, easy access to, from and around the site as well as strong connections with other precincts.
- Strong place leadership and investment in a place brand.
- A robust concept plan led by a clear vision that delivers balanced outcomes over time (commercial in proportion to community deliverables).
- Seamless integration between the current proposition and (proposed) future stages of the development.

The City of Sydney's Sustainable Sydney - 2030 Vision proposes a Cultural Ribbon initiative.

The Cultural Ribbon will support the city's identity with a Sydney Harbourside cultural walking trail.

The objective is to enhance Sydney's reputation for internationally recognised unique cultural experiences.

Barangaroo will provide a missing link in the series of facilities and attractions that represent the current cultural ribbon.

The cultural ribbon will link Sydney's leading cultural landmarks along the harbour's edge, such as the Wharf Theatre, the MCA, the Opera House, Customs House and other cultural attractions. The cultural ribbon will focus on improved directional signage of Sydney's many cultural attractions in the city centre and form links to strengthen and support the cultural life of the city.

## Precincts

The public realm at Barangaroo South is a key platform for its destinational appeal and reflects its unique location between the 'high rise' and the harbour. Organised around a series of urban places and united by the waterfront promenade, each place provides a distinctive urban experience that changes throughout the day and the year. A series of organising principles link the network of precincts, places and spaces.

These destinations comprise a series of urban places that transition from high density urban to low or no density parkland north of Southern Cove and include:

- The Waterfront Promenade
- Globe Square
- The Pier and Landmark hotel
- Southern Cove
- Gallerias and Laneways
- Shelley Lane
- City Walk
- Globe Street & Napoleon Street
- Margaret Street - West
- Hickson Road
- Central Parklands - South
- The Canal

This approach establishes a series of activity nodes and offers the opportunity to develop a cohesive, dynamic and diverse public realm.



Barangaroo South – Ground Plan

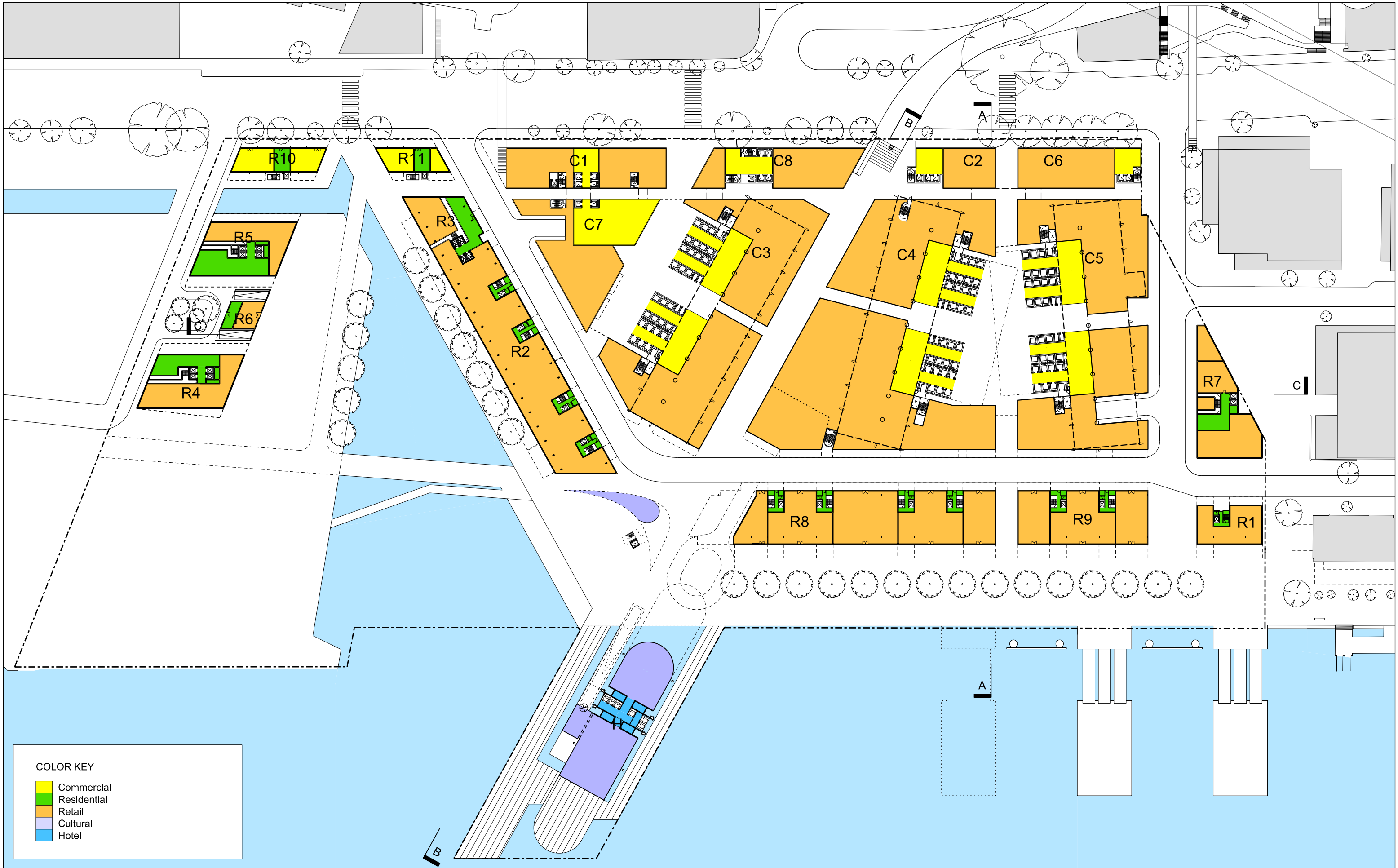






INDICATIVE DESIGN DRAWINGS

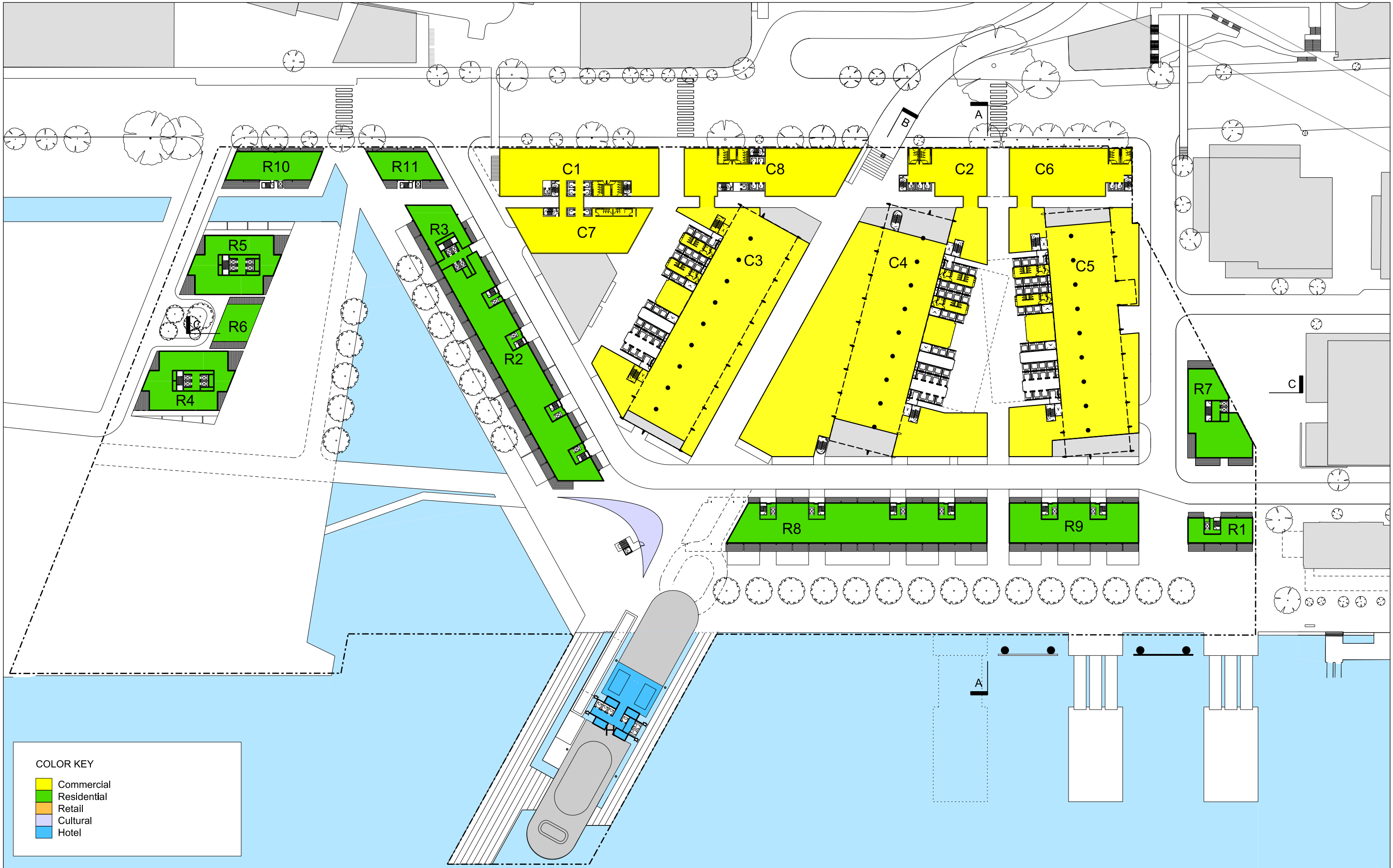




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# Indicative Design - Ground Level

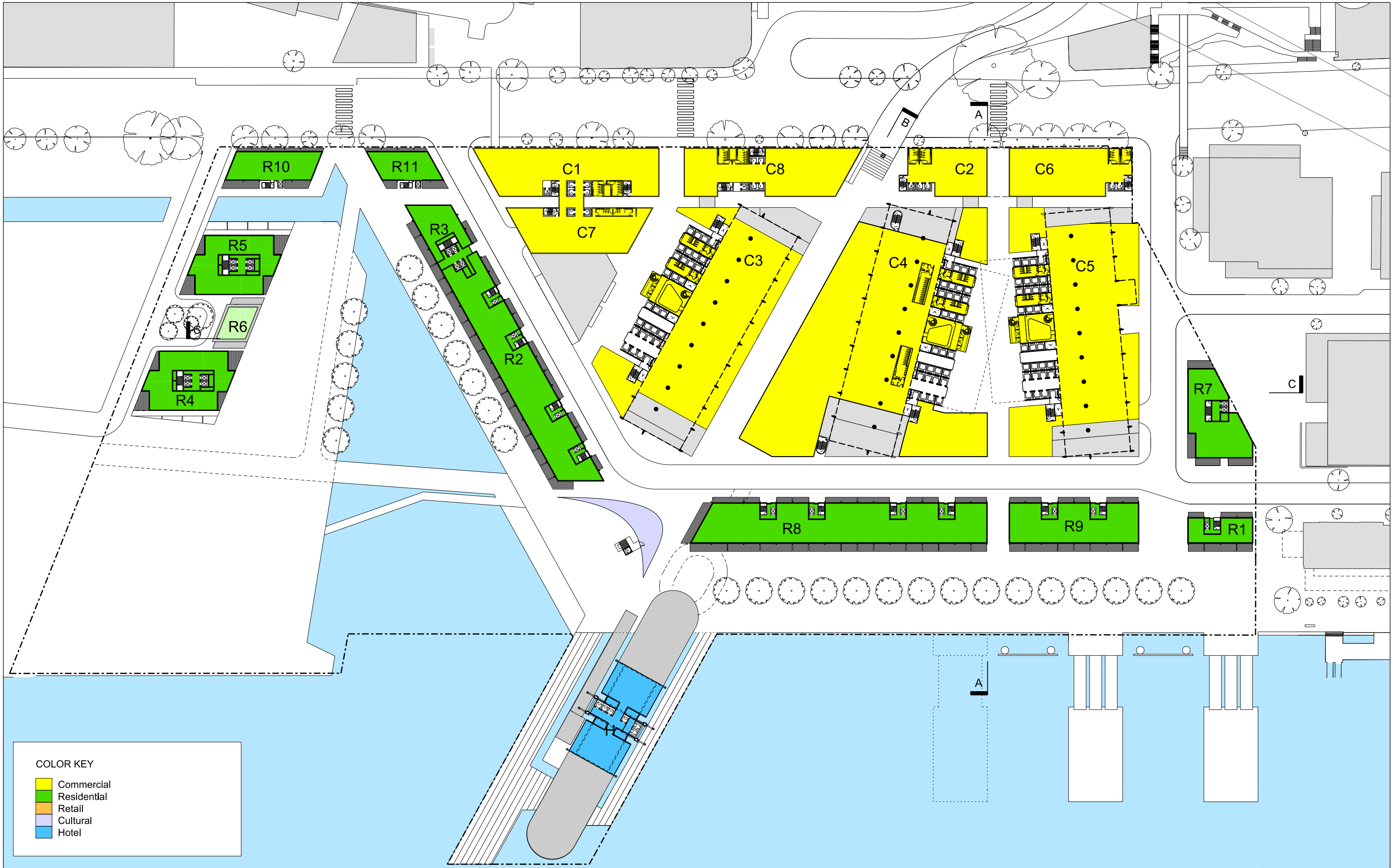




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# Indicative Design - Level 1

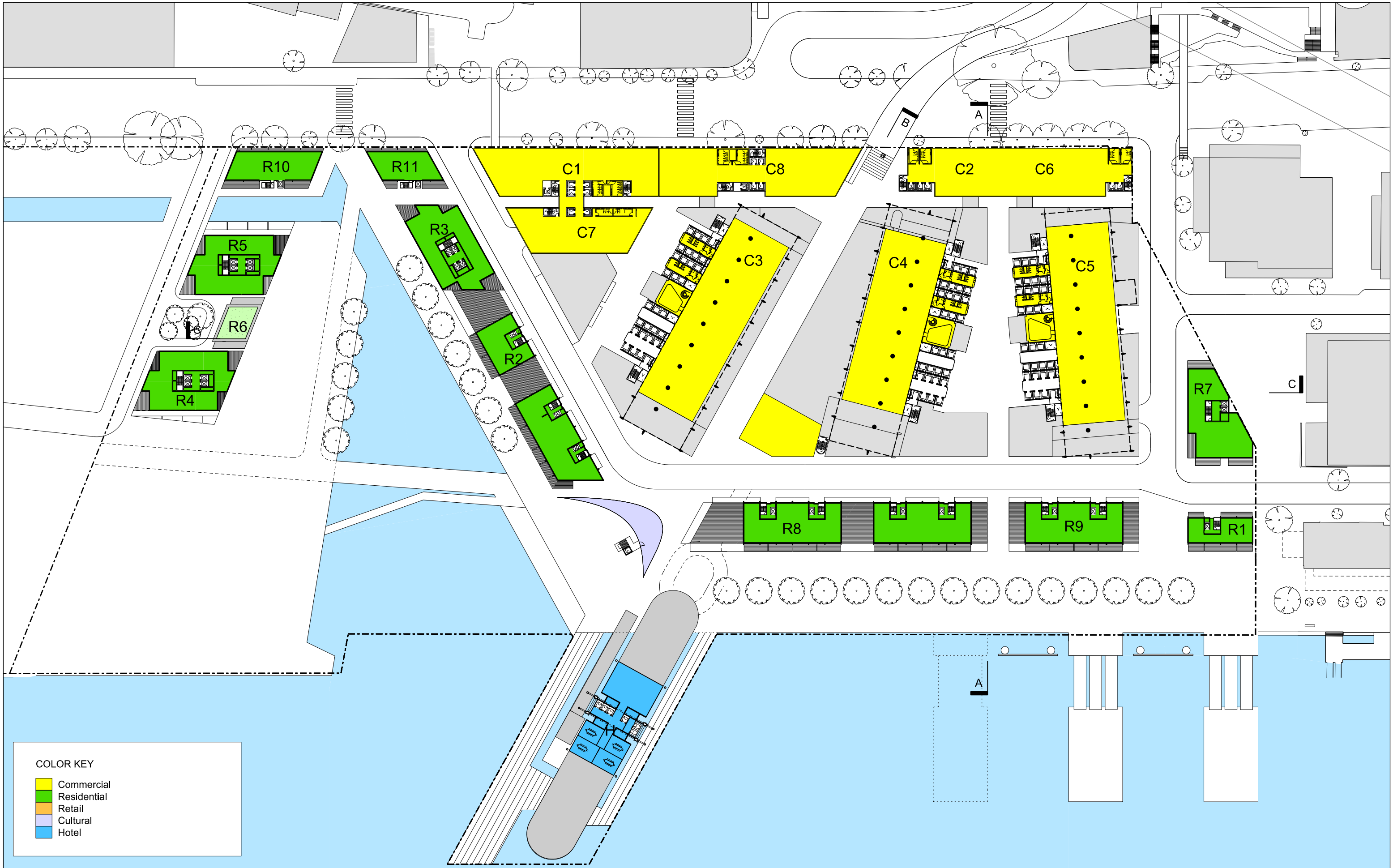




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# Indicative Design - Level 2



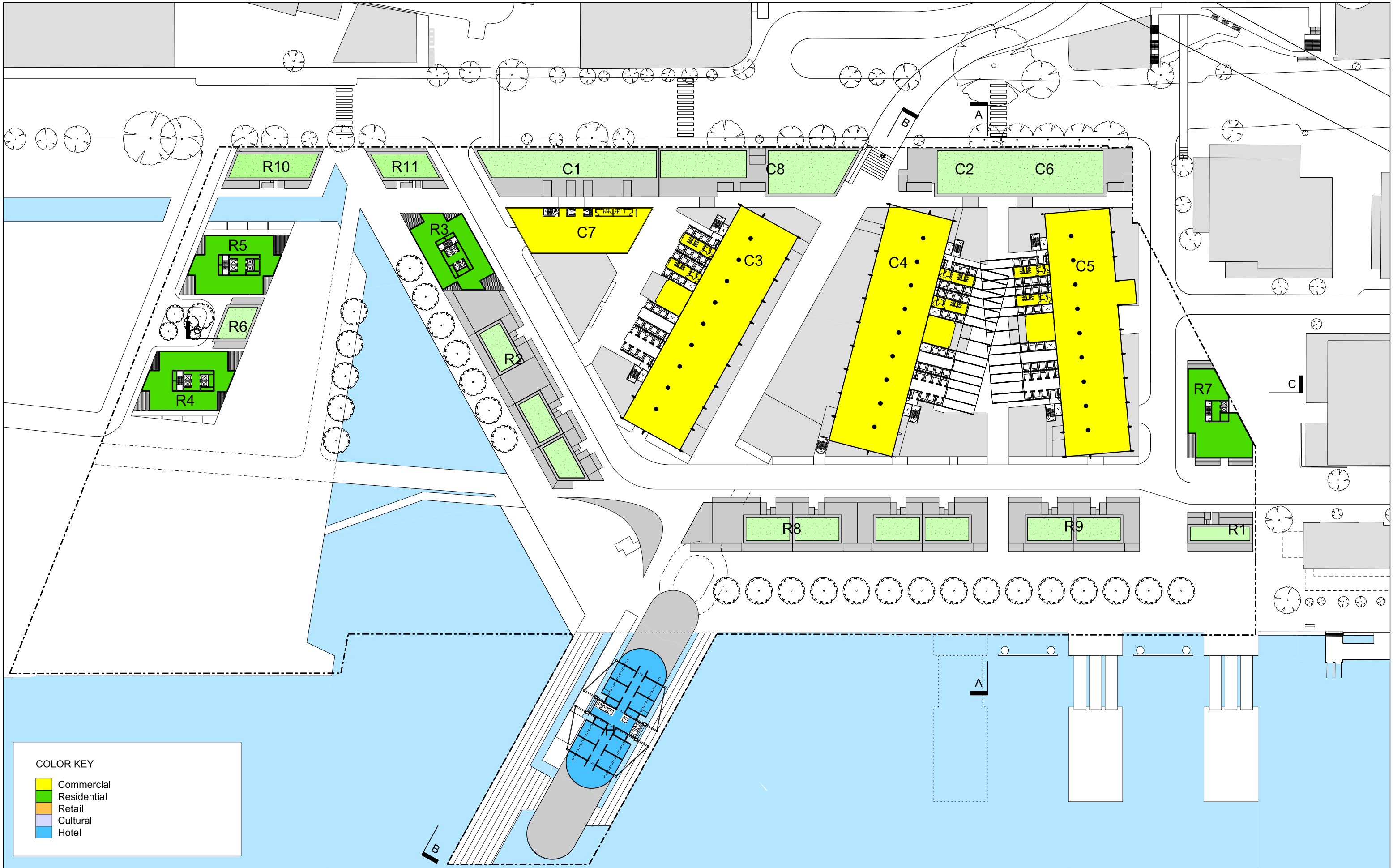


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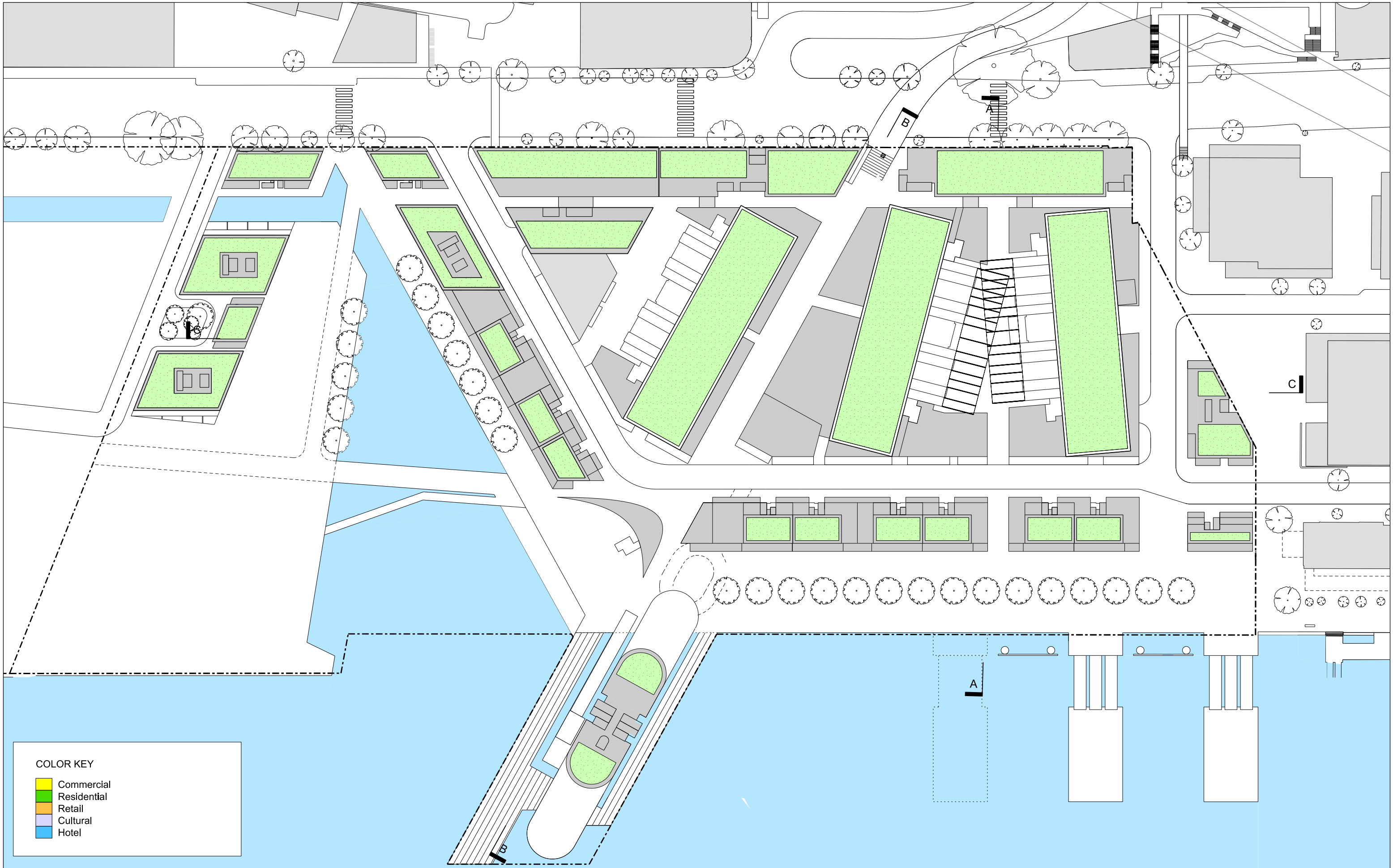
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# Indicative Design - Level 3









COLOR KEY

- Commercial
- Residential
- Retail
- Cultural
- Hotel

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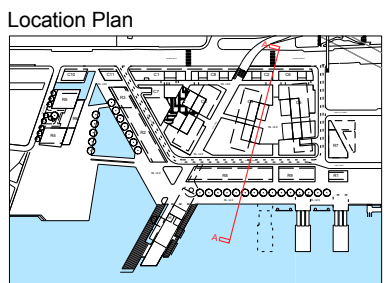
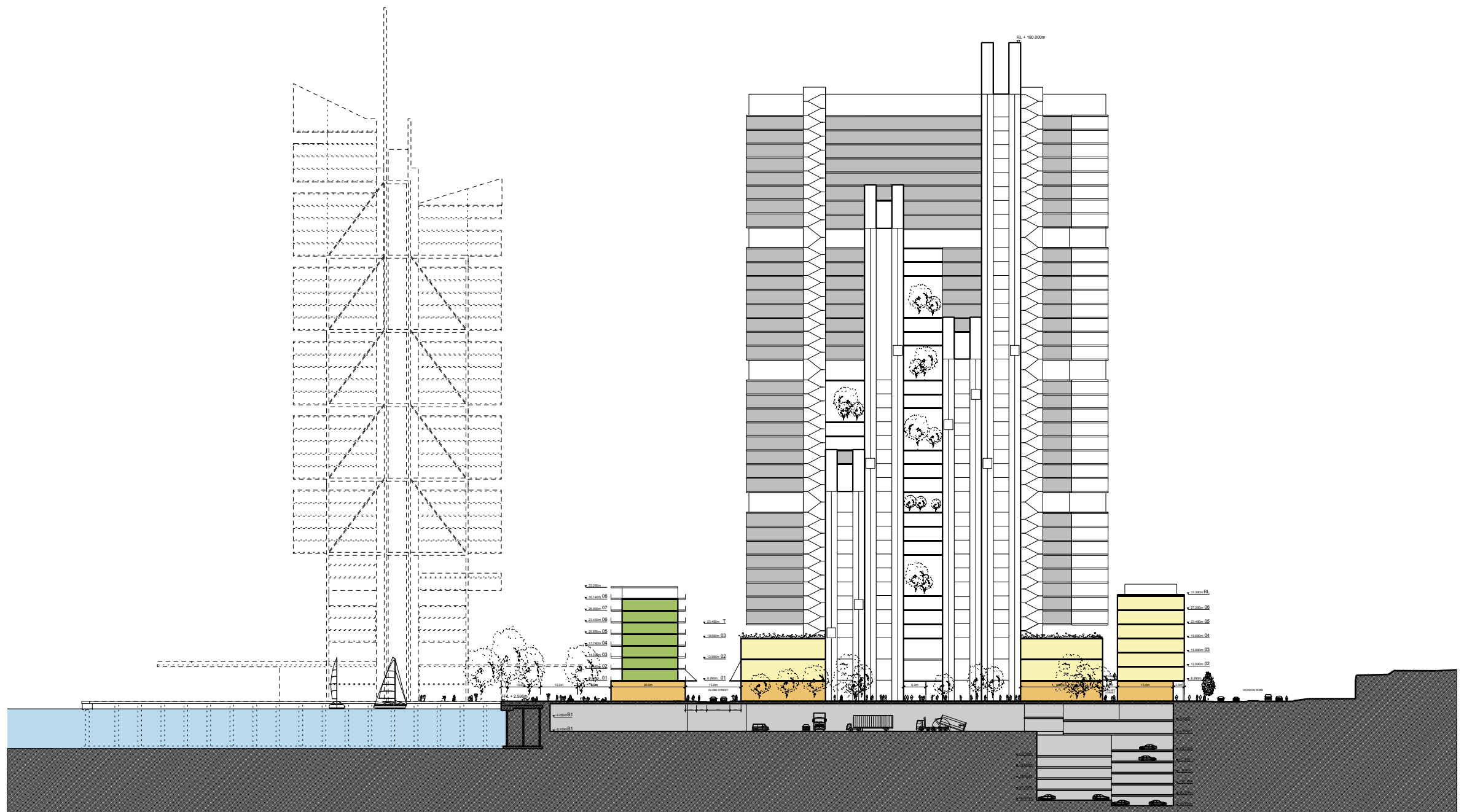
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Indicative Design - Roof Plan

Urban Design Statement - 111

Note: Images are illustrative depictions of design concepts only

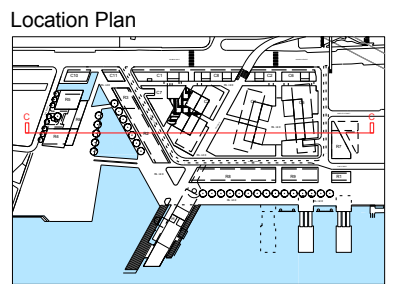
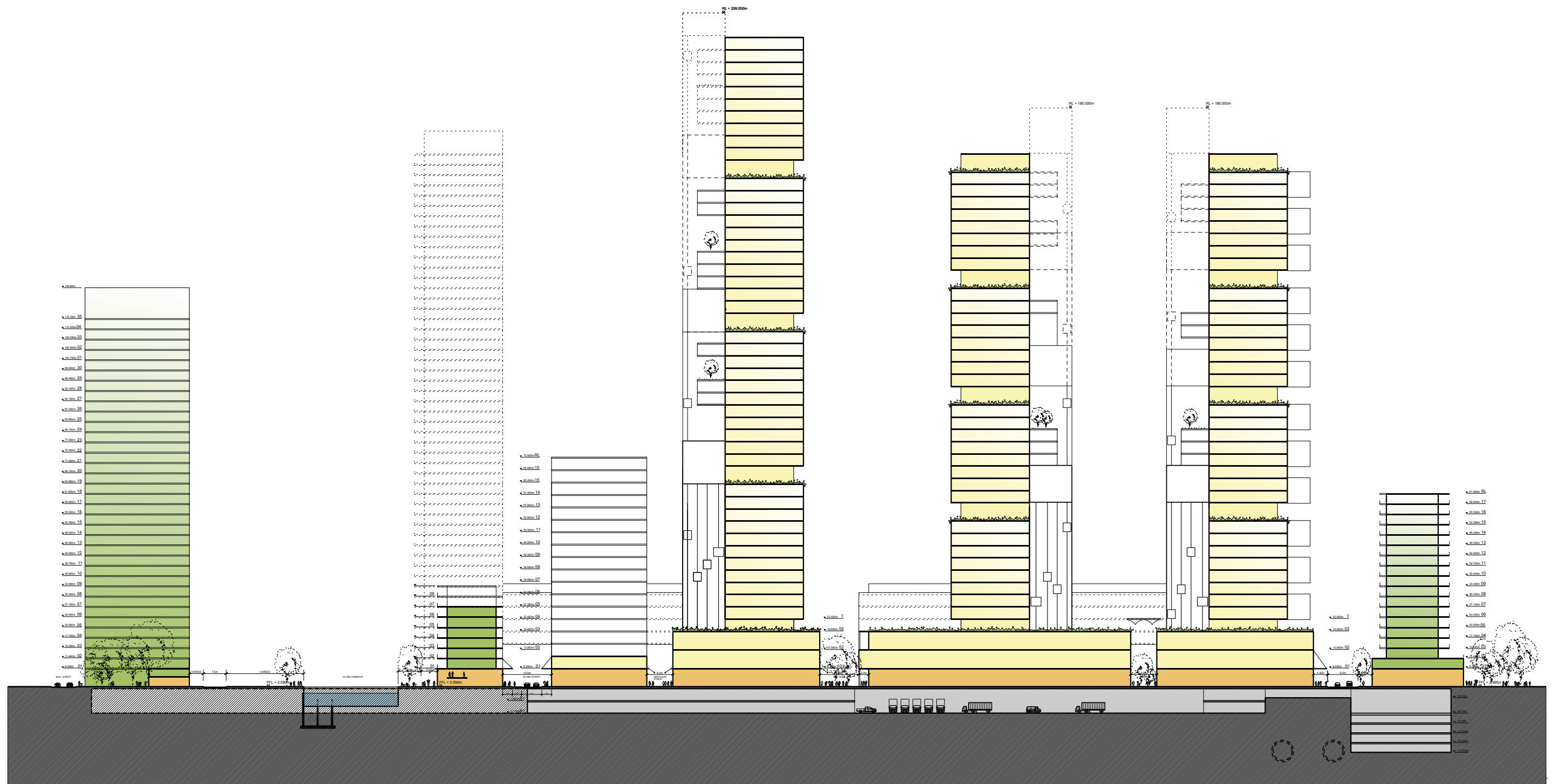




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# Indicative Design - Site Section AA





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Rogers Stirk Harbour + Partners

# Indicative Design - Site Section CC

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Note: Images are illustrative depictions of design concepts only



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