

Central Barangaroo

DPHI and GANSW Response

Prepared for
INSW

Issued
31 May 2023

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OCULUS



SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past and present. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future. The project is located on the lands of the Gadigal people of the Eora Nation.

Issued		
V04	ISSUED	31/05/2024

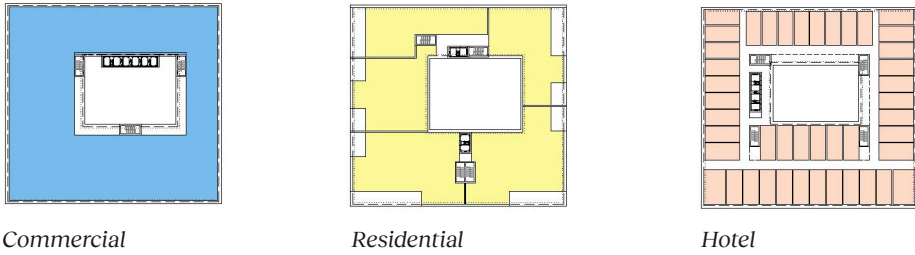
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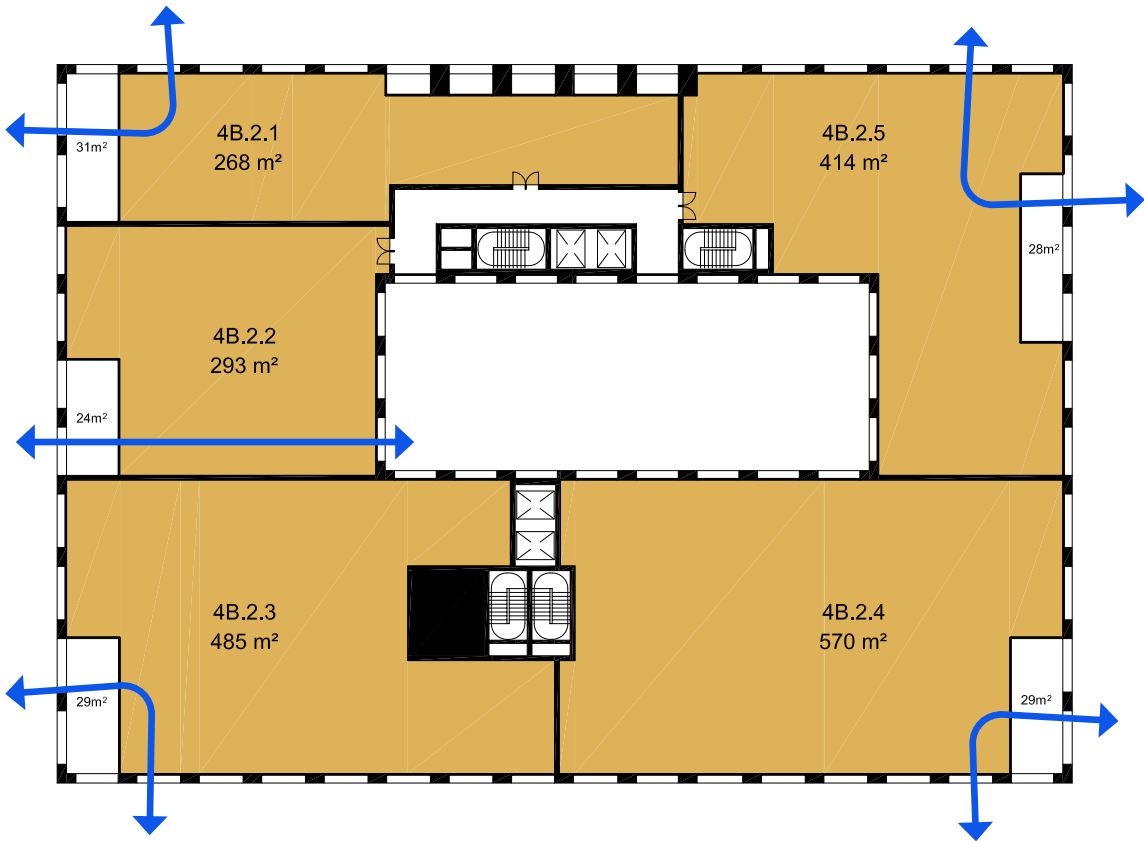
3.Apartment Typologies

Comparison with smaller apartment typologies

The typical floor plans shown below compares the reference scheme showing larger apartment layouts, with an alternative building arrangement that incorporates more smaller apartments. Importantly the smaller apartment layout is able to achieve the Apartment Design Guide 70% solar and 60% cross ventilation requirements subject to detailed design.

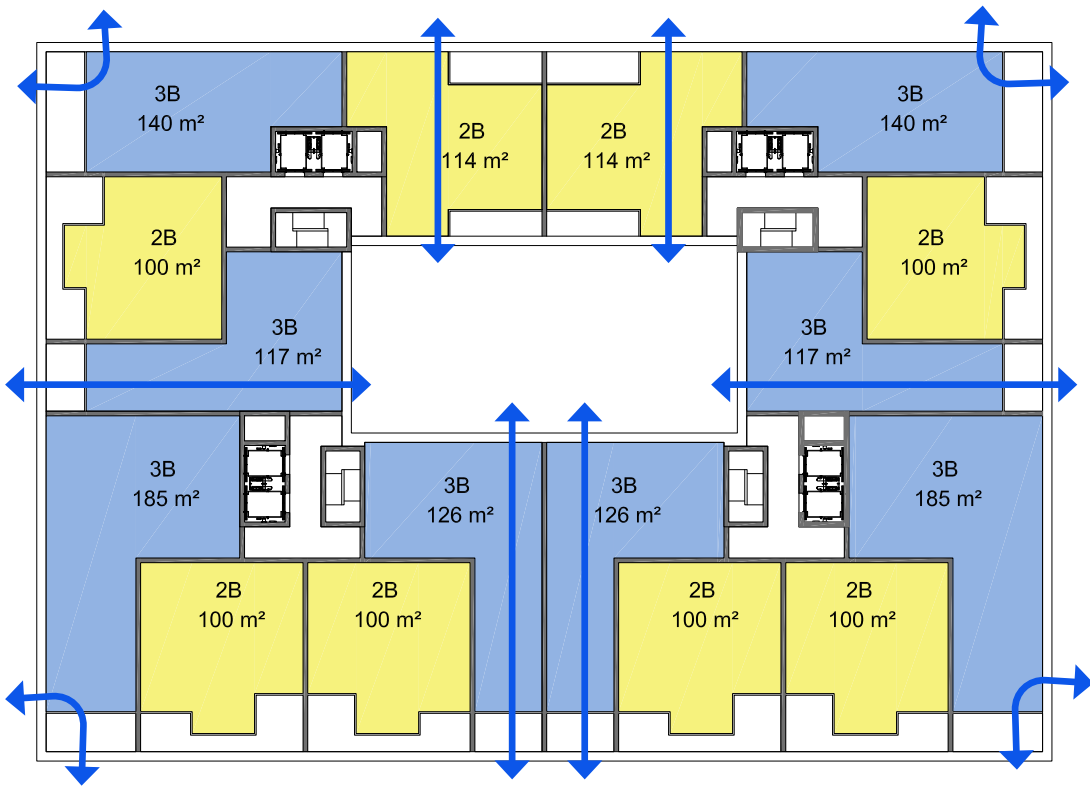


Typical blocking plans developed in response to submissions, indicating the ability to interchange commercial, residential and hotel accommodation within the designated building footprints.



Apartments achieve 100% cross ventilation.

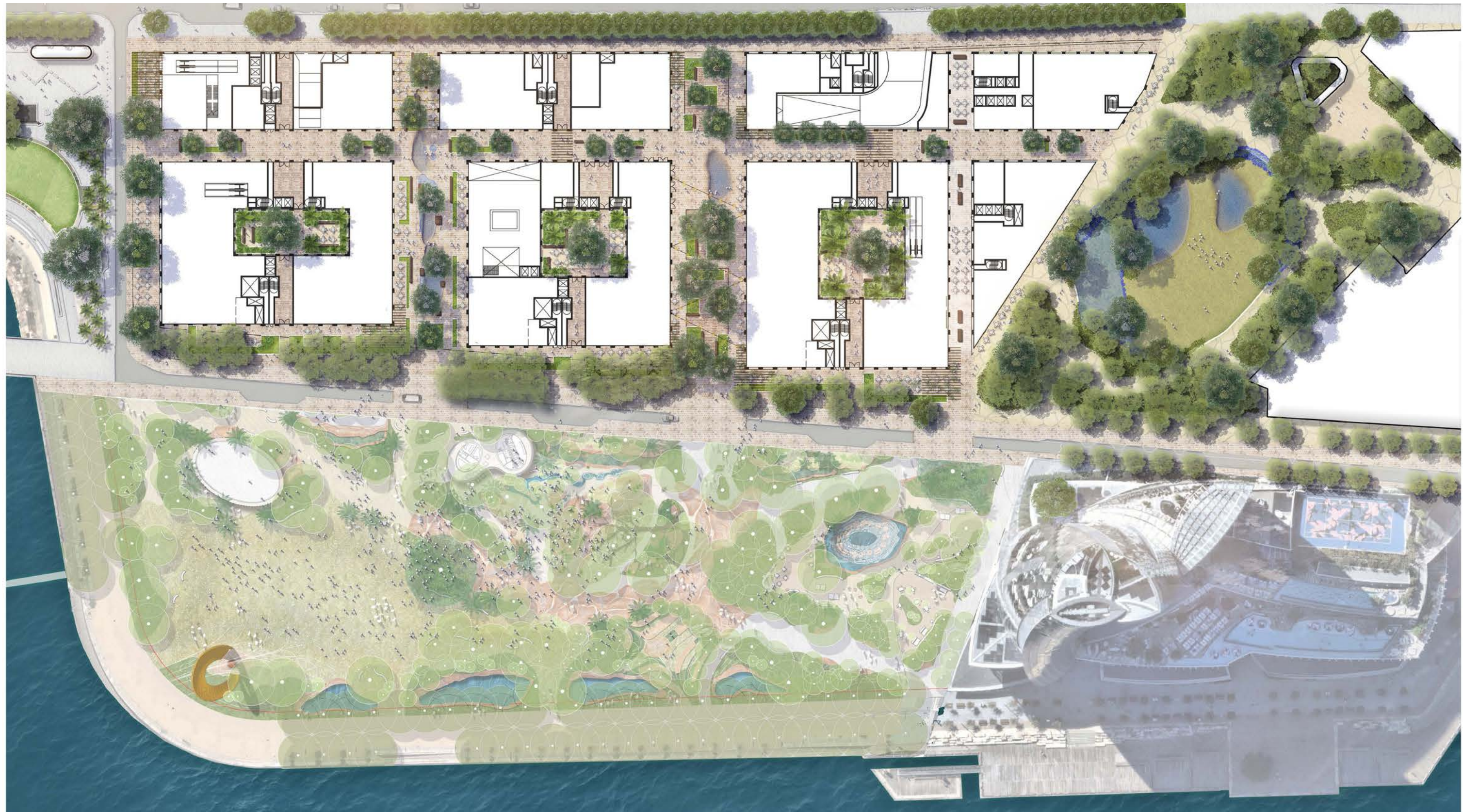
Reference Scheme shows 5 apartments per level - all 4 bedroom apartments



Apartments achieve 62.5 % cross ventilation.

Potential layout shows 16 apartments per level - with a variety of 2 & 3 bedroom dwellings

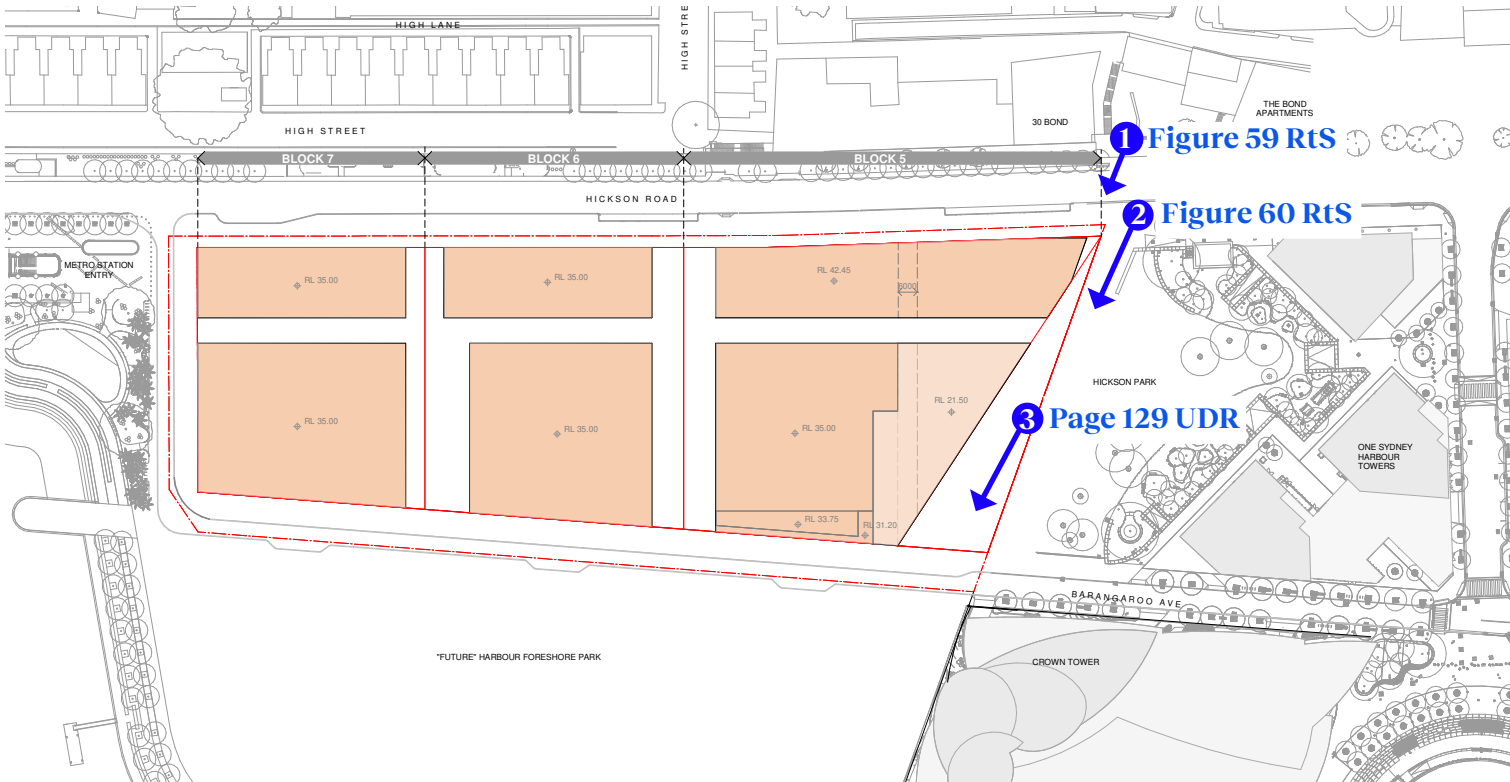
4.Landscape Plan



5. Hickson Park Views - Proposed Envelope



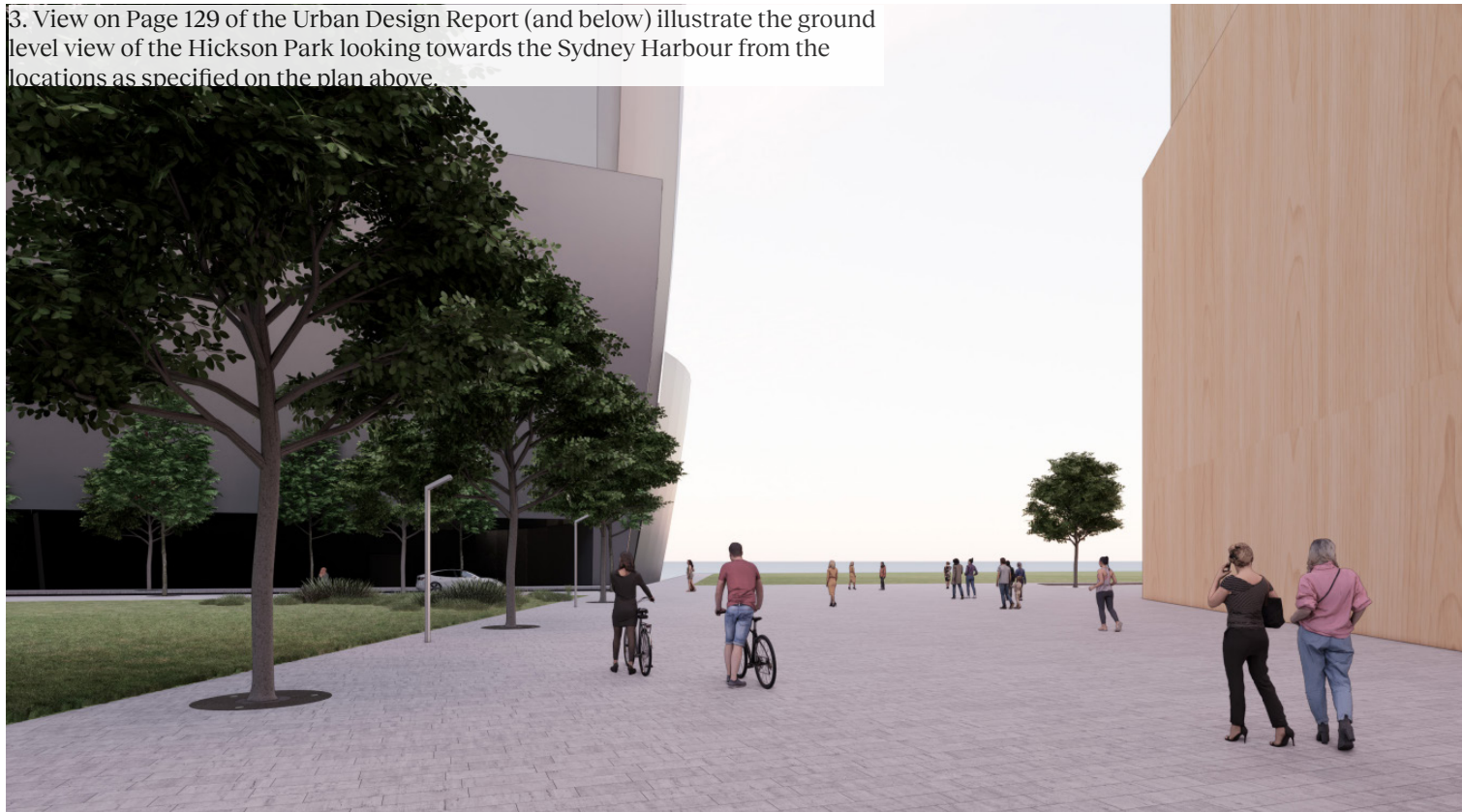
Figure 59 of the Rts report - Illustrative view from Hickson Park looking towards the Sydney Harbour



Proposed envelope and view locations



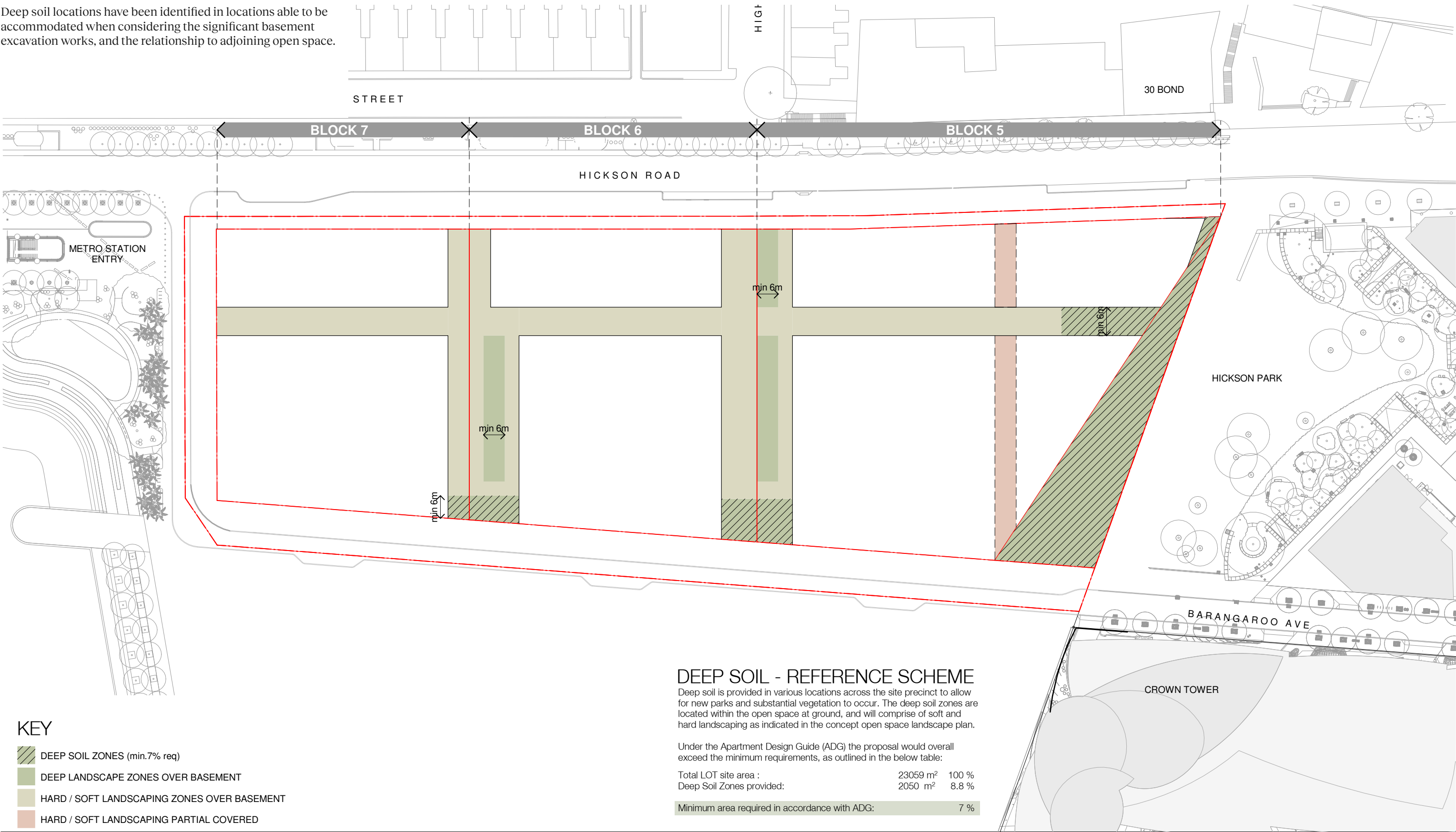
Figure 60 of the Rts report - Illustrative view from Hickson Park looking towards the Sydney Harbour



Page 129 view of the Urban Design Report - Built form massing, showing the threshold between the Crown building and Barangaroo Central.

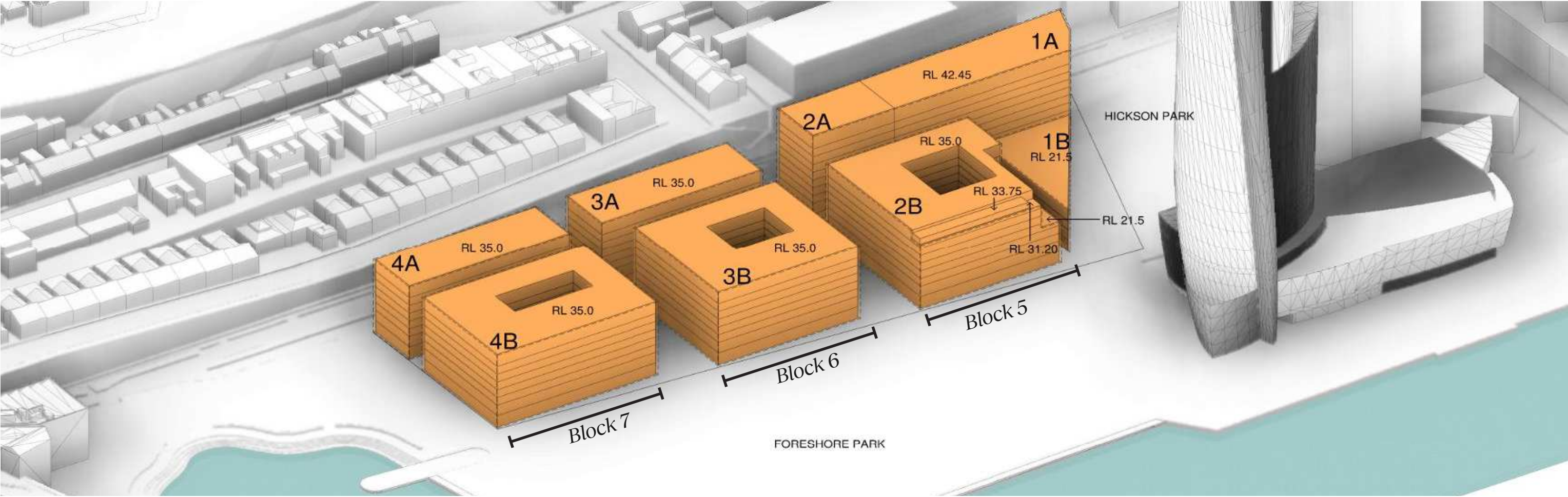
6. Deep Soil

Deep soil locations have been identified in locations able to be accommodated when considering the significant basement excavation works, and the relationship to adjoining open space.

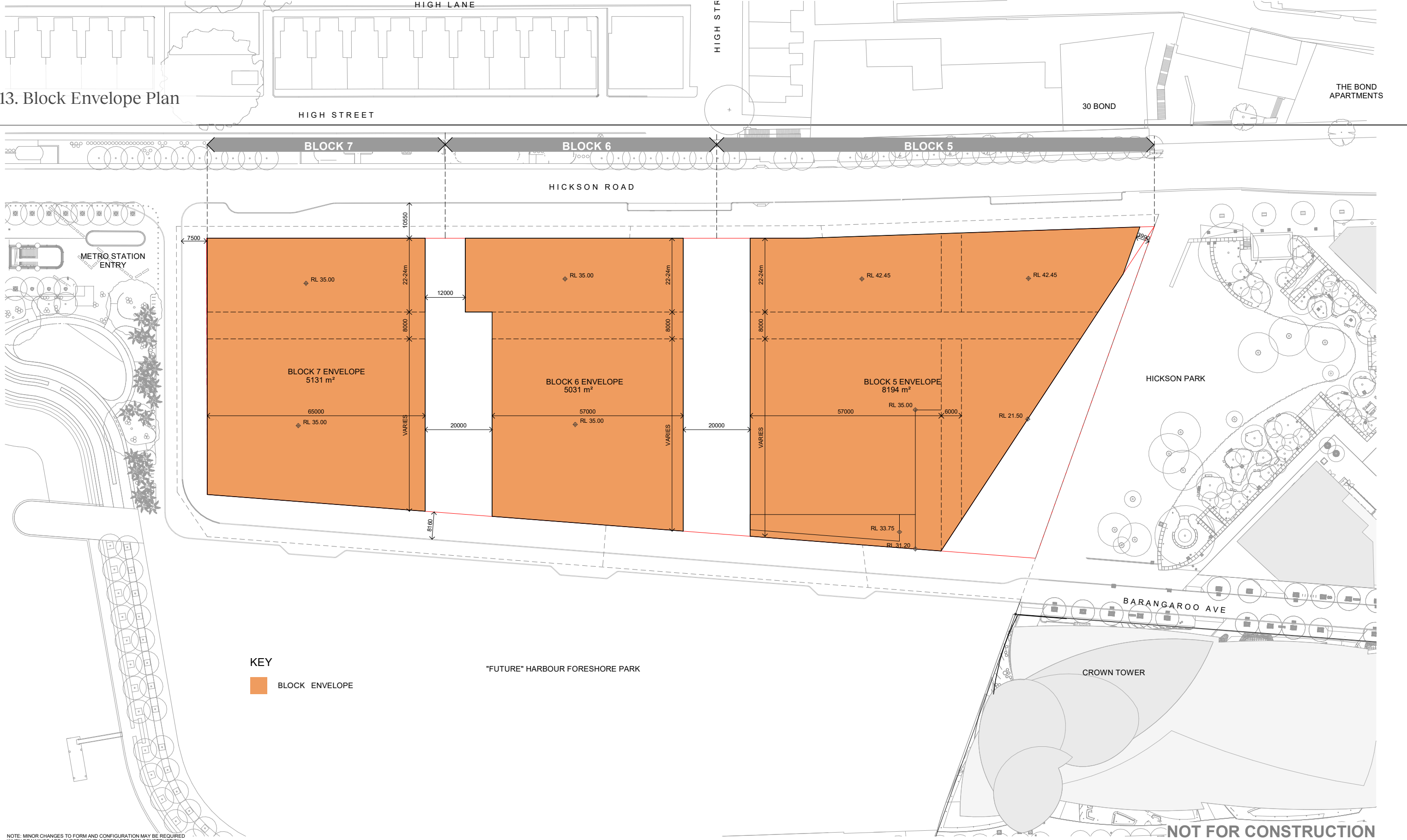


12. Indicative Block GFA

Blocks	Indicative Block GFA
Block 5 (1A,1B,2A,2B as below)	35,519
Block 6 (Block 3A, 3B)	28,506.5
Block 7 (Block 4A,4B)	29,974.5
Figures in this table reflect the reference scheme GFA distribution as included in the MOD9 RtS. Final GFA distribution per block will be subject to confirmation at the SSDA stage.	



13. Block Envelope Plan



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Rev Date Revision By Chk.

1	17.04.24	FOR APPROVAL	NH	TM

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7 6 5

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Project

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Hickson Road, Barangaroo NSW

Country: Gadigal Country

Drawing Name

BLOCK ENVELOPE PLAN

AQUALAND

Date

17.04.24

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Chk.

Job No.

6759

Drawing No.

AR-00-0202

Revision

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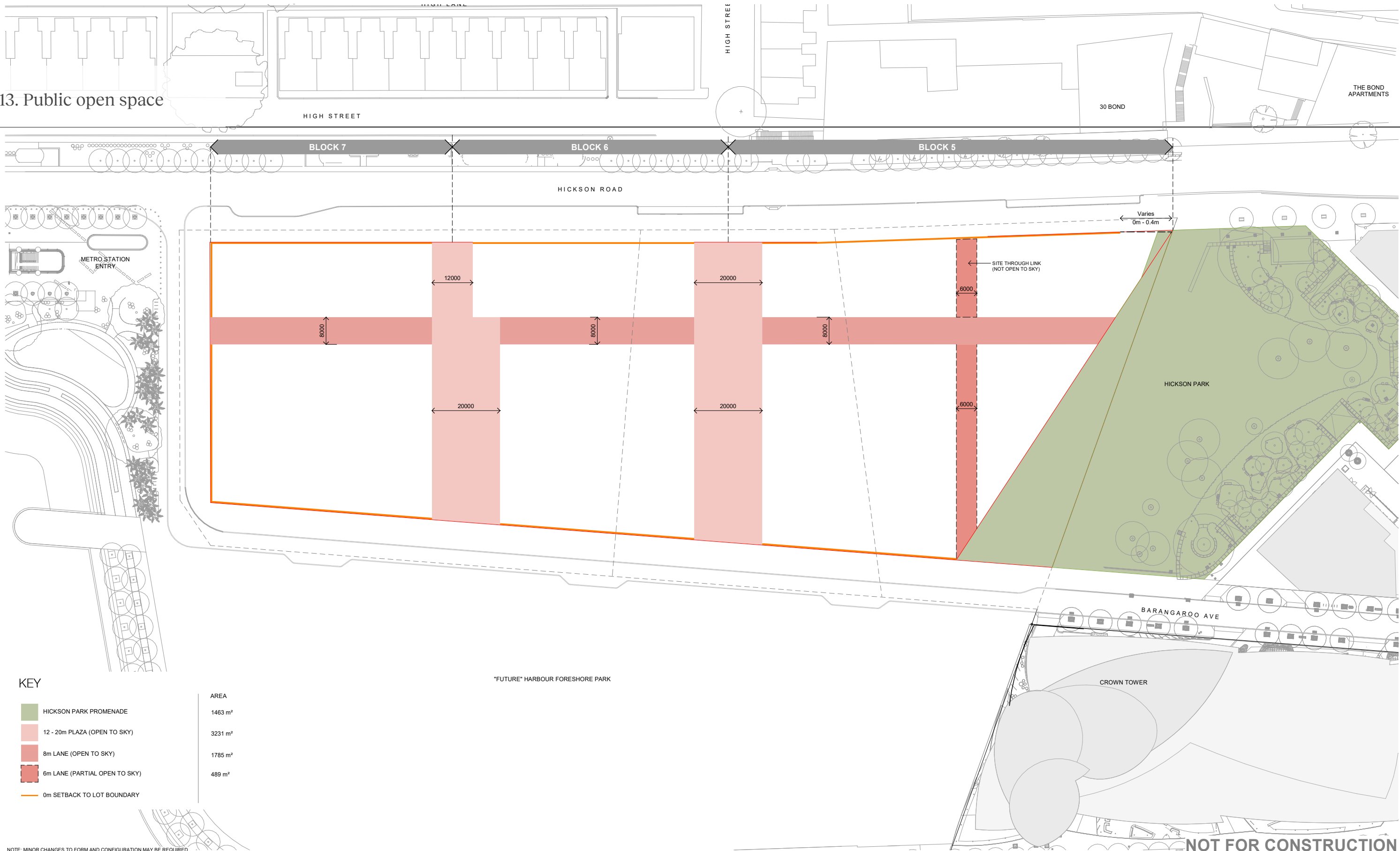
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13. Public open space



KEY

- HICKSON PARK PROMENADE
- 12 - 20m PLAZA (OPEN TO SKY)
- 8m LANE (OPEN TO SKY)
- 6m LANE (PARTIAL OPEN TO SKY)
- 0m SETBACK TO LOT BOUNDARY

AREA
1463 m²
3231 m²
1785 m²
489 m²

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Central Barangaroo
Hickson Road, Barangaroo NSW

Country: Gadigal Country

Drawing Name

PUBLIC OPEN SPACES

Date

17.04.24

Scale

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Sheet Size

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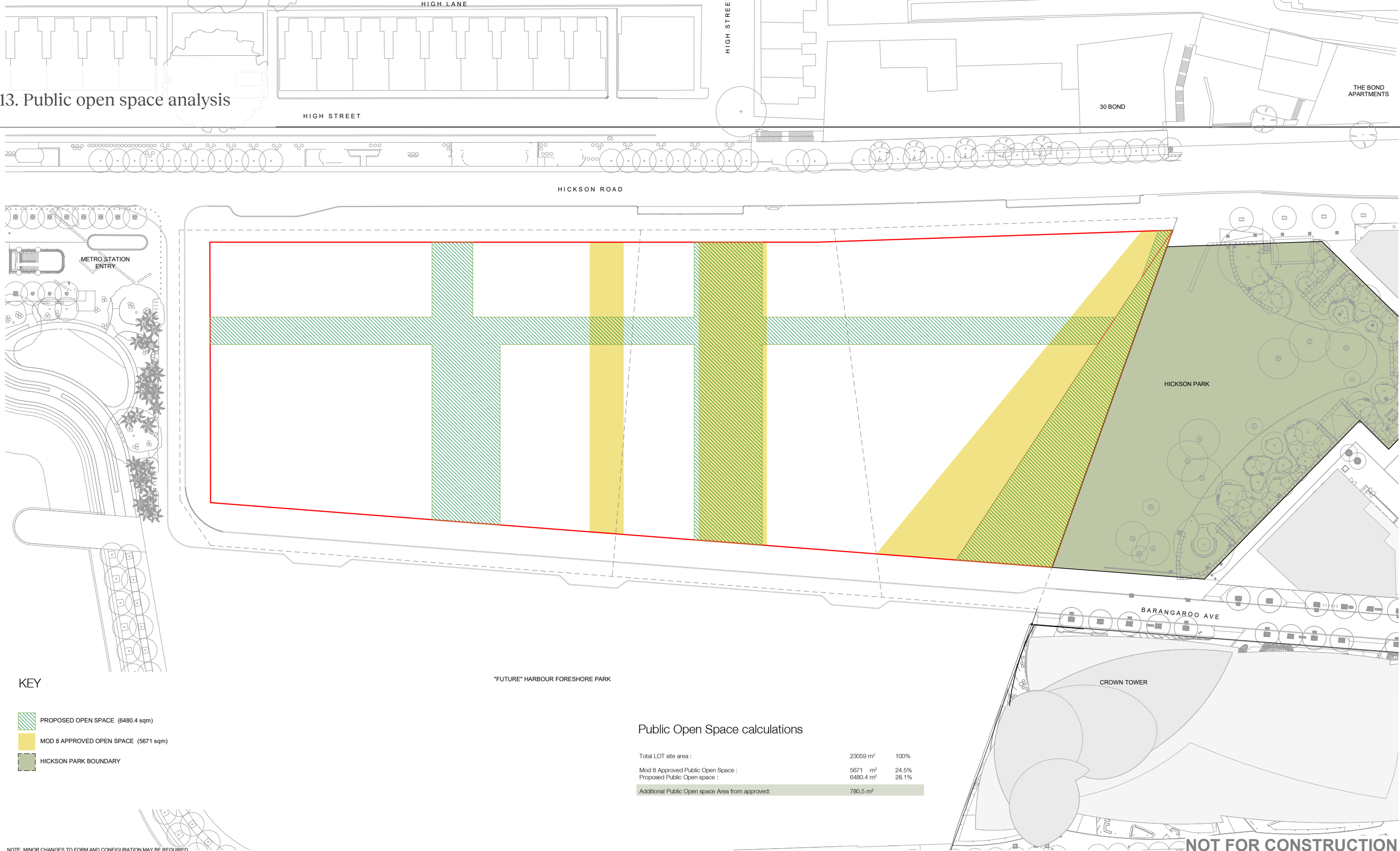
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13. Public open space analysis



Public Open Space calculations

Total LOT site area :	23069 m ²	100%
Mod 8 Approved Public Open Space :	5671 m ²	24.5%
Proposed Public Open space :	6480.4 m ²	28.1%
Additional Public Open space Area from approved:	780.5 m ²	

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Hickson Road, Barangaroo NSW

Country: Gadigal Country

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PUBLIC SPACE ANALYSIS

Date

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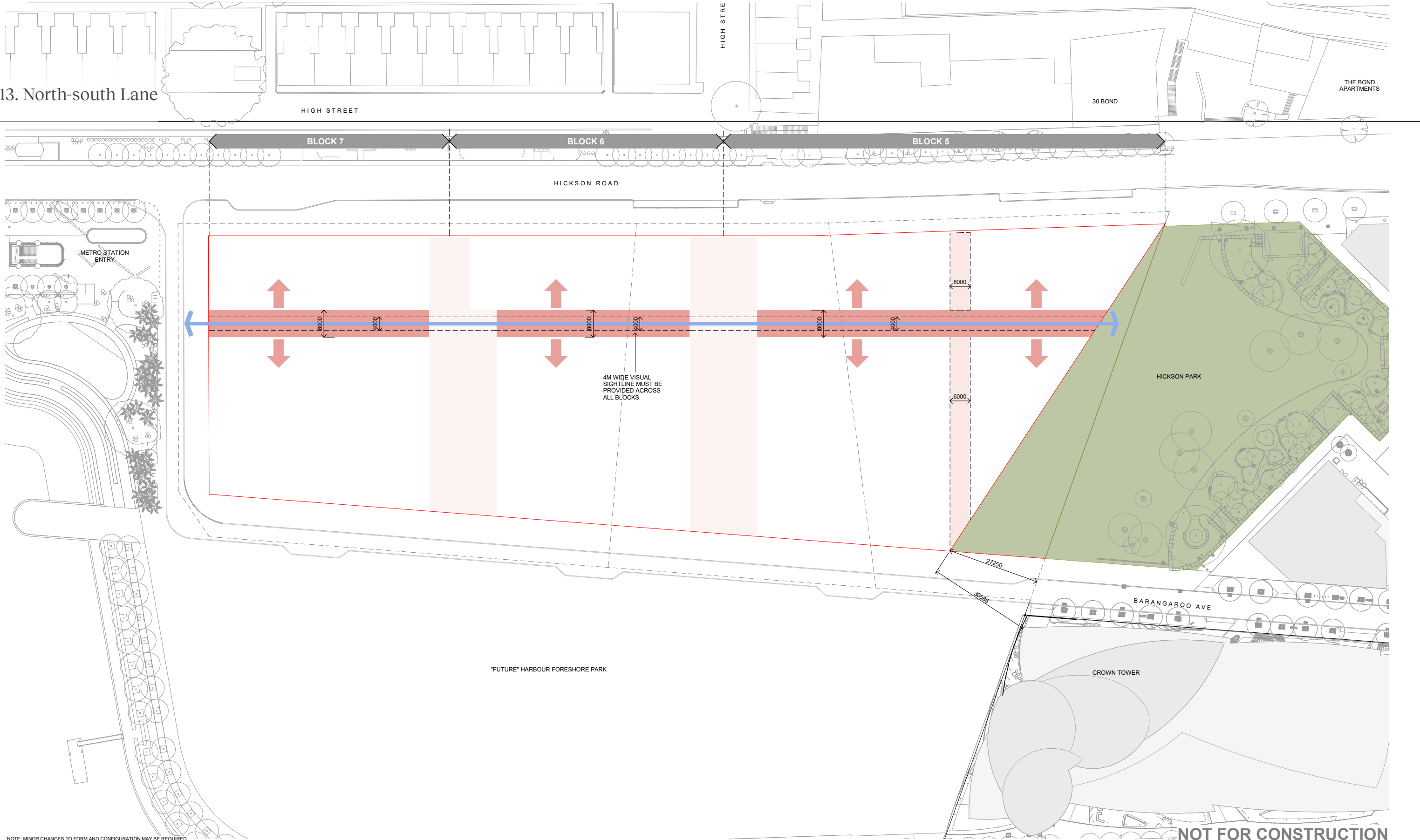
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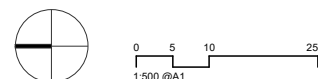
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Central Barangaroo
Hickson Road, Barangaroo NSW

Country: Gadigal Country
Drawing Name
NORTH SOUTH LANE

Date

17.04.24

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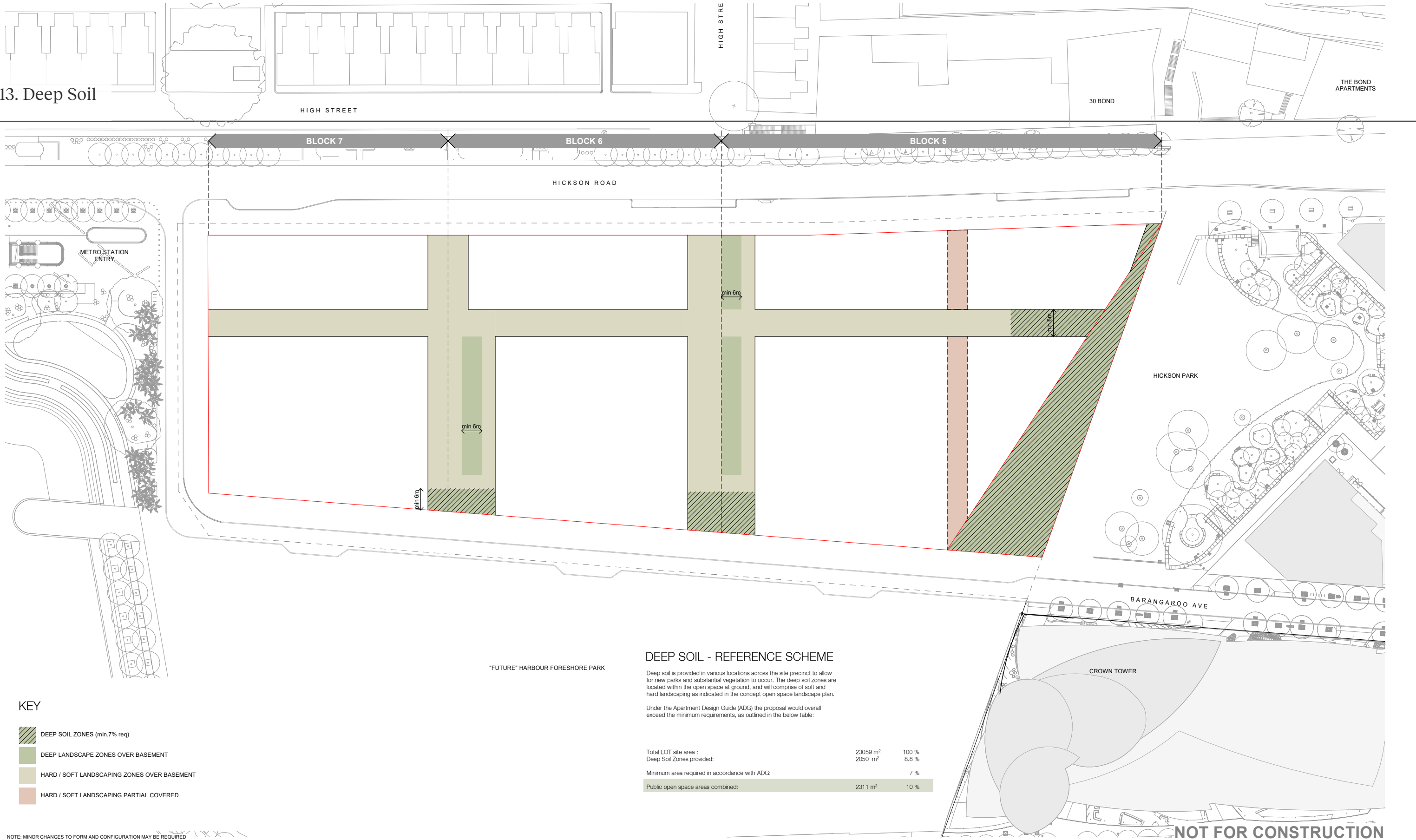
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13. Deep Soil



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Hickson Road, Barangaroo NSW

Country: Gadigal Country

Drawing Name

DEEP SOIL

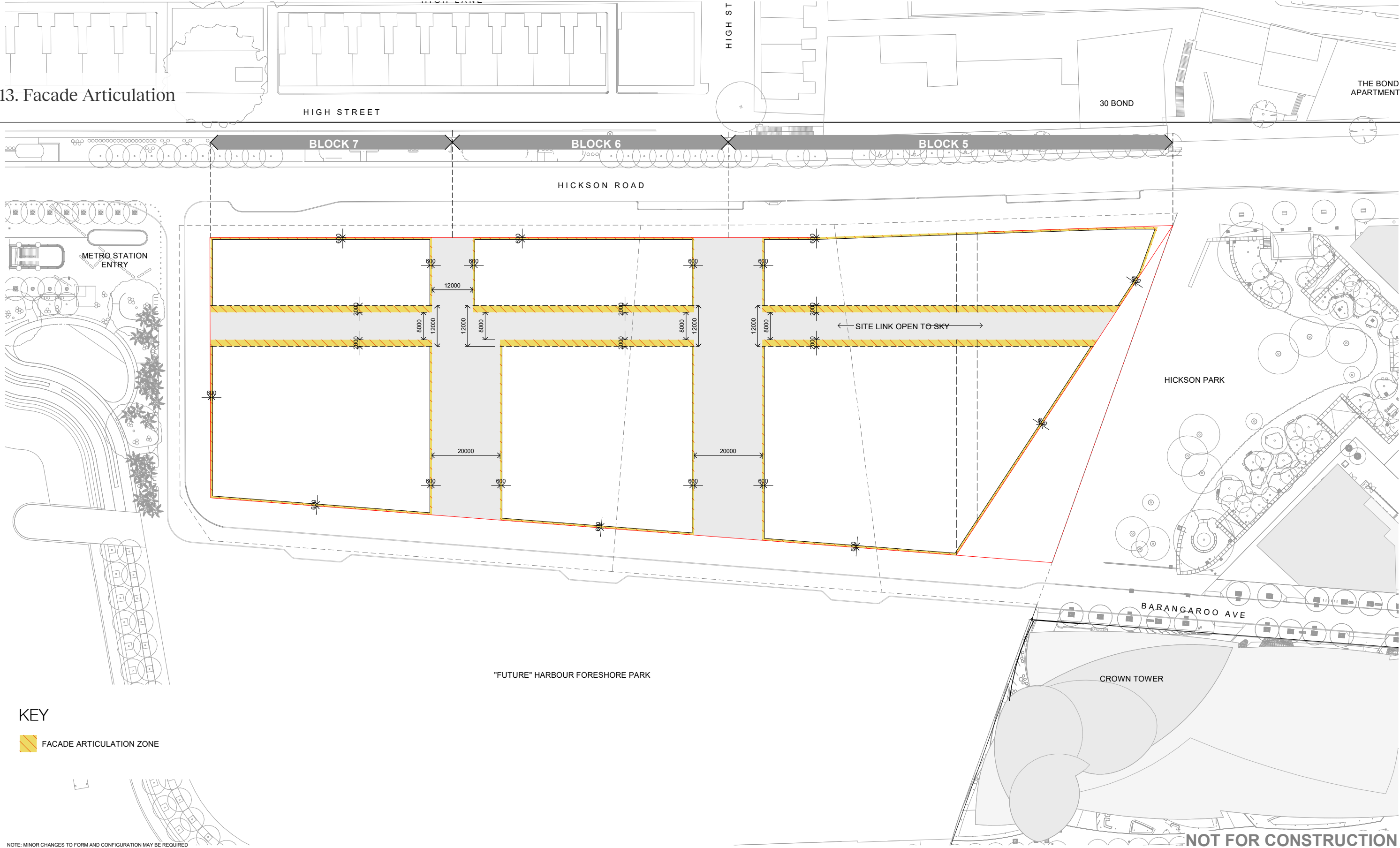
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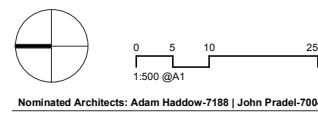
13. Facade Articulation



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Hickson Road, Barangaroo NSW
Country: Gadigal Country
Drawing Name
FACADE ARTICULATION

Date

17.04.24
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Drawing No.
AR-00-0205

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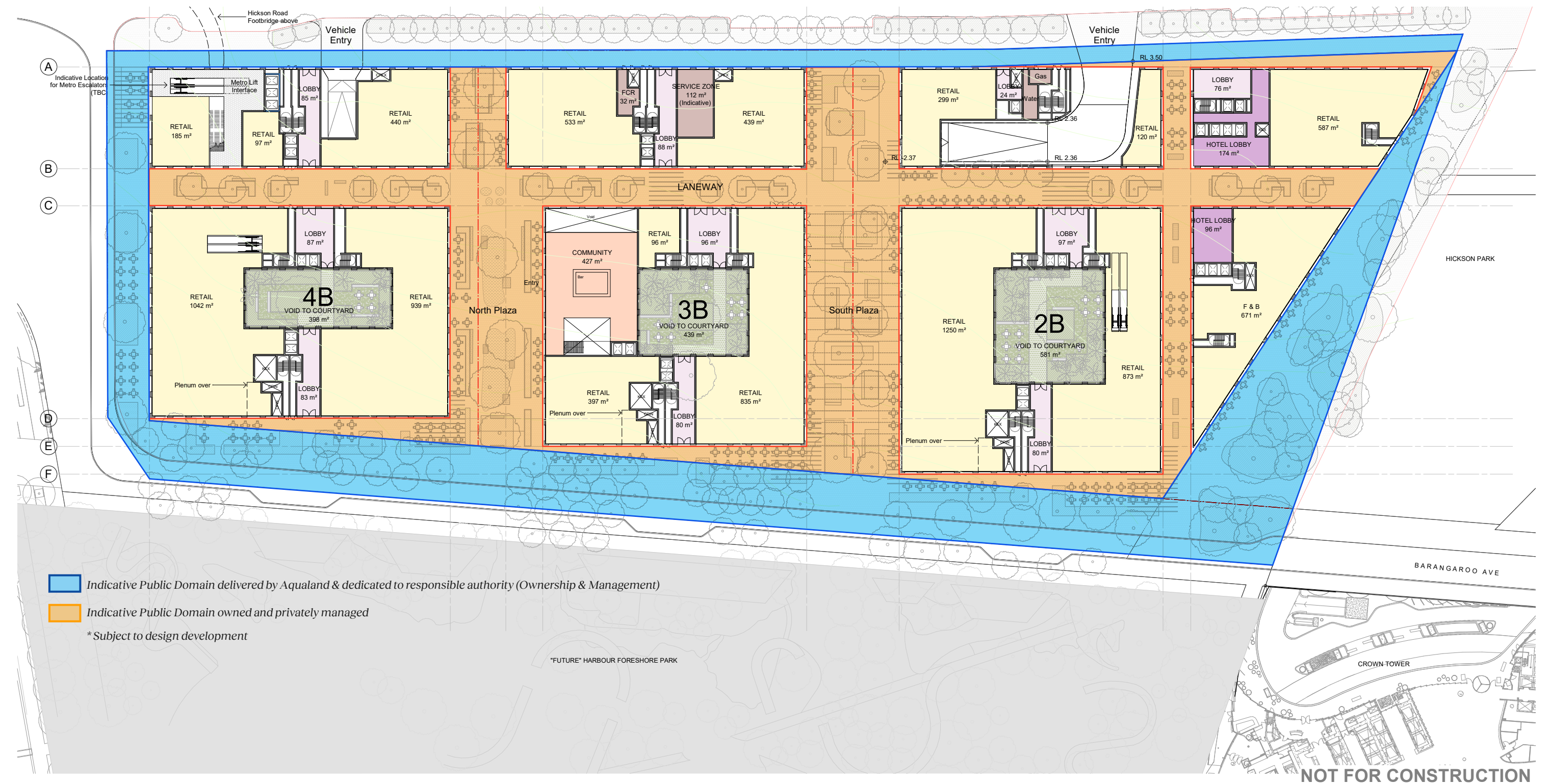
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16. Indicative Ownership and Management - Public Domain



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2	12.07.23	FOR INFORMATION	JR	JT
3	14.07.23	FOR INFORMATION	JR	JT
4	21.07.23	FOR INFORMATION	JR	JT
5	27.07.23	FOR INFORMATION	JR	JT
6	28.07.23	FOR INFORMATION	JR	JT
7	04.08.23	FOR INFORMATION	JR	JT
8	23.08.23	FOR INFORMATION	JR	JT
9	17.10.23	FOR INFORMATION	JR	JT
10	30.10.23	FOR INFORMATION	JR	JT

KEY MAP

Client

Project

Central Barangaroo
Hickson Road, Barangaroo NSW

Drawing Name
GROUND

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JR	JT	6759

Drawing No.	Revision
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5. Roofs

Architectural

- 1. The building roofs will be highly visible from many vantage points, making it crucial to regard their roofs as the fifth facade. Ensure the roofs are of high design quality, minimising the visibility of roof services, and maximise greening.
- 2. Rooftop structures and screening should not be visible from public areas. Any screening elements should be thoughtfully integrated with the overall architectural response.
- 3. Photovoltaic systems (PVs) should be well considered, and incorporated into green roofs to make the most of the available opportunities
- 4. Optimise rooftop plant location to minimise visibility from the surrounding public domain.
- 5. Rooftop plant and services should aim at being concealed. Consider building parapet heights to minimise plant visibility.
- 6. Promote planters or green roofs edge.

Landscape

- 1. Consider opportunities for planting on all rooftop spaces to assist with reduction of the heat island affect, to slow the movement of water, to provide habitat for fauna in an urban context and to visually green the precinct
- 2. Consider opportunities to provide ecological diversity and habitat across the precinct
- 3. Provide visual interest from higher viewpoints around the precinct, encouraging exploration of Barangaroo Central from beyond the site
- 4. Limiting public access allows for denser planting
- 5. Opportunity for overhanging planting to be viewed from plazas and lane ways, increasing visual interest upwards



Chicago City Hall Green Roof, Chicago (Source: Inhabitat.com)



360 MCentral (Source : City of Sydney)



Illustrative roof top plan

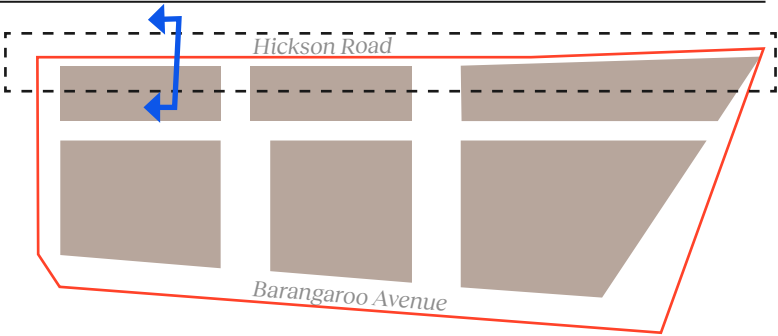
5. Hickson Road interface

Architectural

- 1. Promote the use of awnings along Hickson Road where appropriate, supporting retail, building envelopes, and/or other activation.
- 2. Activate the Hickson Road frontage with building entrances and retail evenly distributed along its length, where possible.
- 3. Ensure considered design and location of loading and service access to avoid the Hickson Road interface presenting as 'back-of-house'.
- 4. Building design fronting Hickson Road are to consider the heritage aspect of the adjoining Millers Point and Dawes Point heritage precinct.

Landscape

- 1. Opportunity for significant street tree planting along the western side of Hickson Road; greening and softening the hard edge between High Street, the exposed cliff-face and Barangaroo Central
- 2. Consider materiality to ensure a cohesive public domain treatment to provide a consistent visual language, encouraging pedestrians to move through to the plaza spaces
- 3. Promote pedestrian movement and active transport along Hickson Road
- 4. Provide dedicated bi-directional cycleway along the eastern side of the street



Constitution Avenue by Jane Irwin Landscape Architecture
(Source : John Gollings)



Bourke Street Cycleway, Sydney by Group GSA (Source : Simon Wood)

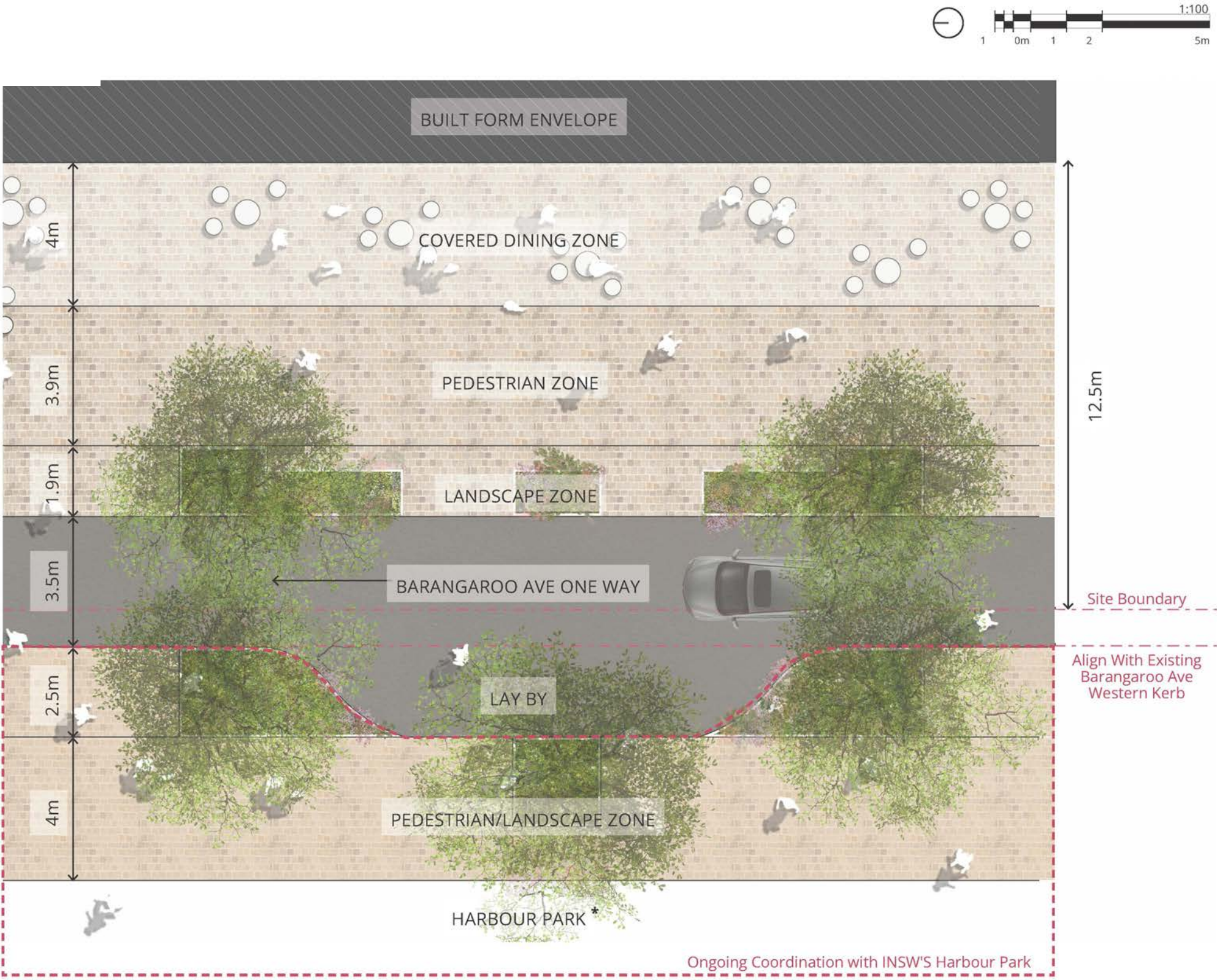


Indicative Section

6. Barangaroo Avenue



6. Barangaroo Avenue



Barangaroo Avenue - Arrangement

6. Barangaroo Avenue

Architectural

- Supports protected pedestrian movement
- Supports protected outdoor dining connected to Harbour Park and connection to water and landscape
- Provides continuous active frontages for passive surveillance to the public space(s)
- Consider the west orientation in the design of the buildings to ensure user comfort

Landscape

- Allow the harbour park to visually flow into the shared space, not creating a defining edge
- Large trees to frame views towards Headland Reserve and provide shade from west facing aspect
- Consider the location of retail and other built form to not block connection between the park and plaza spaces
- Encourage the public domain to flow seamlessly between Harbour Park and Barangaroo Central
- Consider materiality to ensure a cohesive public domain treatment
- Encourage outdoor dining that takes advantage of the west facing aspect
- Assist with wind amelioration into public spaces with a west facing aperture
- Barangaroo Avenue to extend the full length of the site
- Barangaroo Avenue to be designed as a slow traffic zone, prioritising pedestrian east-west movements



7. Millers Point Bridge Connection

The proposed pedestrian bridge has been located to land in the position of the previous heritage bridge - that is long since demolished. In this location the bridge achieves vertical clearances required of Hickson Road and can connect directly into the northern most building fronting Hickson Road. Landing the bridge within the building enables pedestrians to access lifts connecting to ground and below ground metro assets without duplicating vertical transport assets. This symbiotic relationship maximises the public domain within the precinct, ensures visibility from Nawi Cove, and delivers integrated and immediate access to the new Barangaroo Metro Station and surrounding amenity.



Historical footbridge

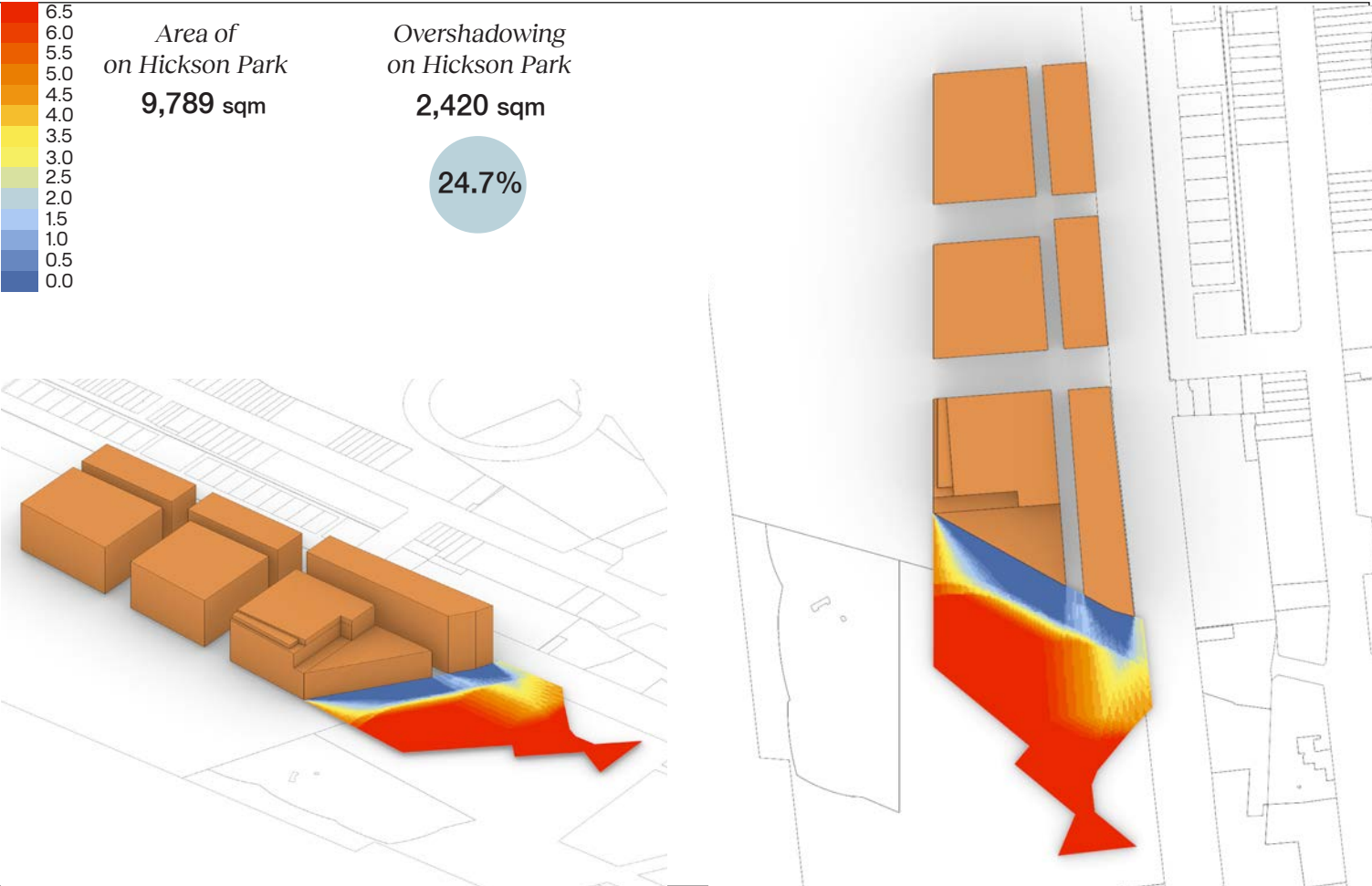


8. Hickson Park - Solar Analysis (11am to 3pm)

The analysis below depicts the shadow analysis of the Hickson Park between the hours of 11am to 3pm on winter solstice.

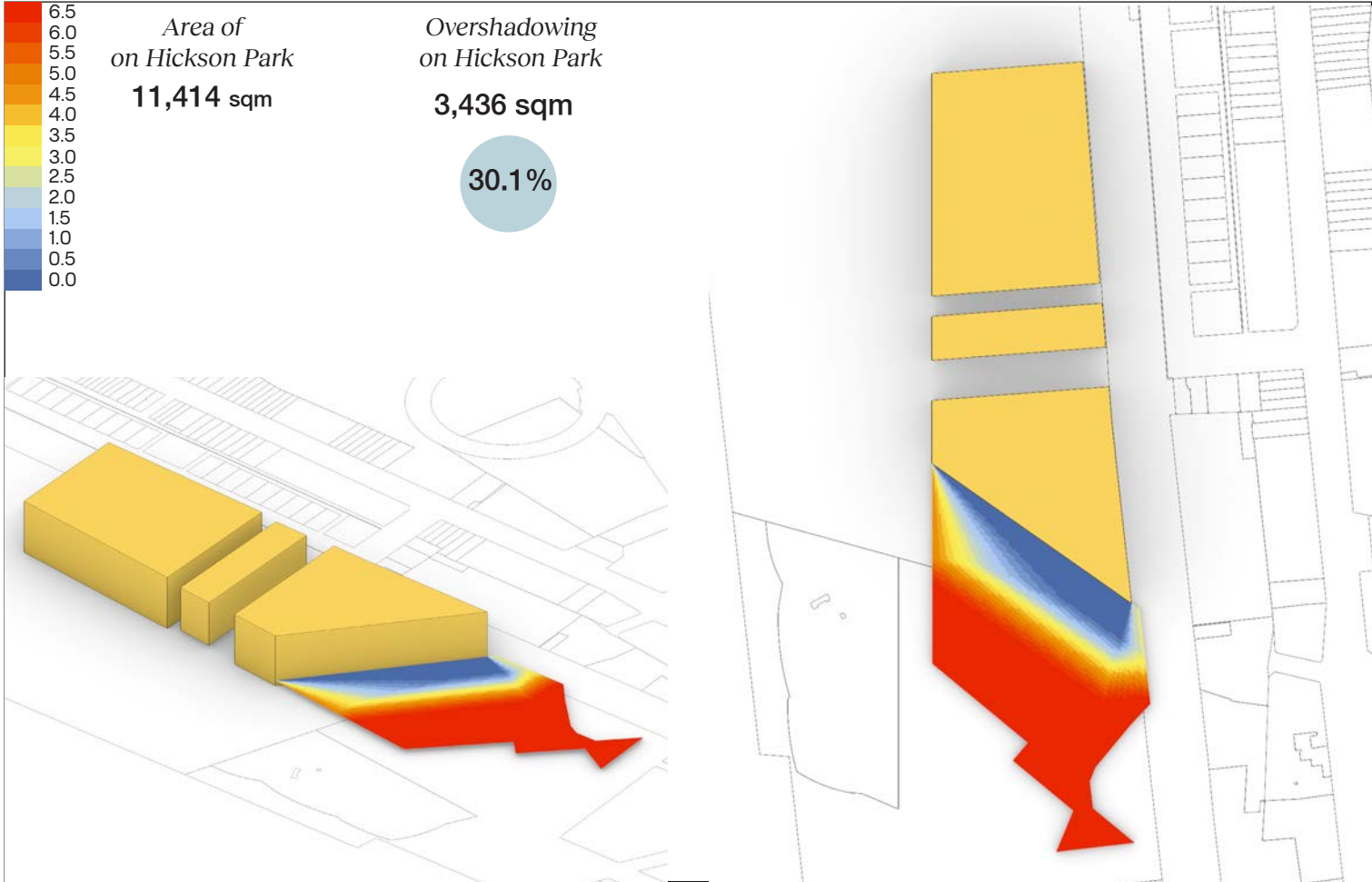
The proposed amended envelope overshadows 24.7% of the park (or 2,420 sqm) , whereas the concept envelope overshadows 30.1% of the Hickson Park or 3,436 sqm.

The analysis below demonstrate the reduced overshadowing of the Hickson Park by 1,016 sqm when compared to the Concept Plan envelope.



Proposed envelope - Axo from south-west

Proposed envelope - Plan view



Approved concept plan envelope - Axo from south-west

Approved concept plan envelope - Plan view

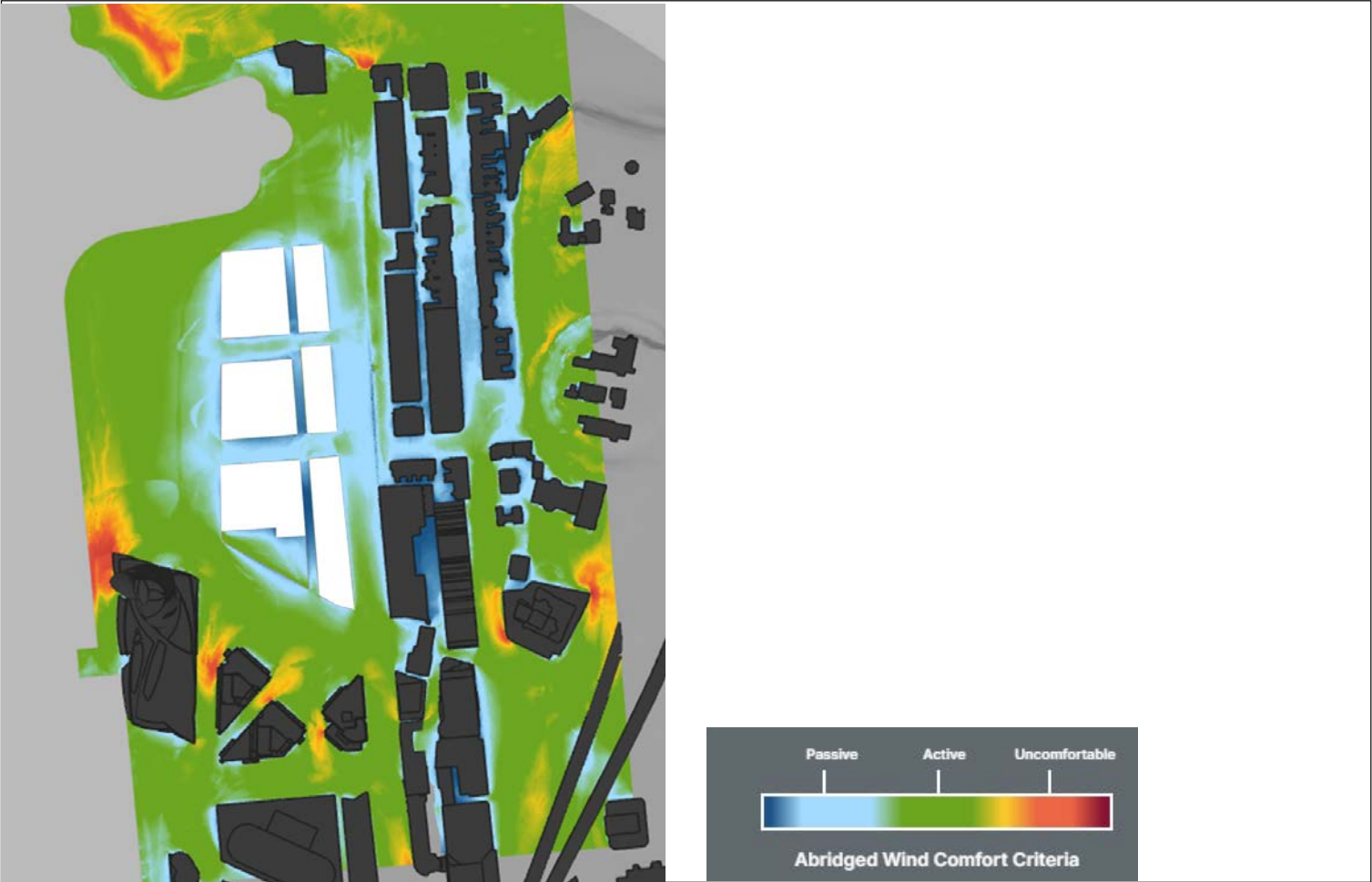
8. Hickson Park - Wind Analysis

The Pedestrian Wind Study included in the MOD 9 RtS highlights that the majority of the strolling wind conditions is expected to be from the southern side of the proposed development as set out on Page 39 of the urban design report.

The images below compare the Approved Concept Envelope and Proposed Rts Envelope on an annual wind comfort criteria basis. This modelling confirms that both the Approved Concept Plan Envelope and Proposed RtS Envelope result in similar overall pedestrian comfort.

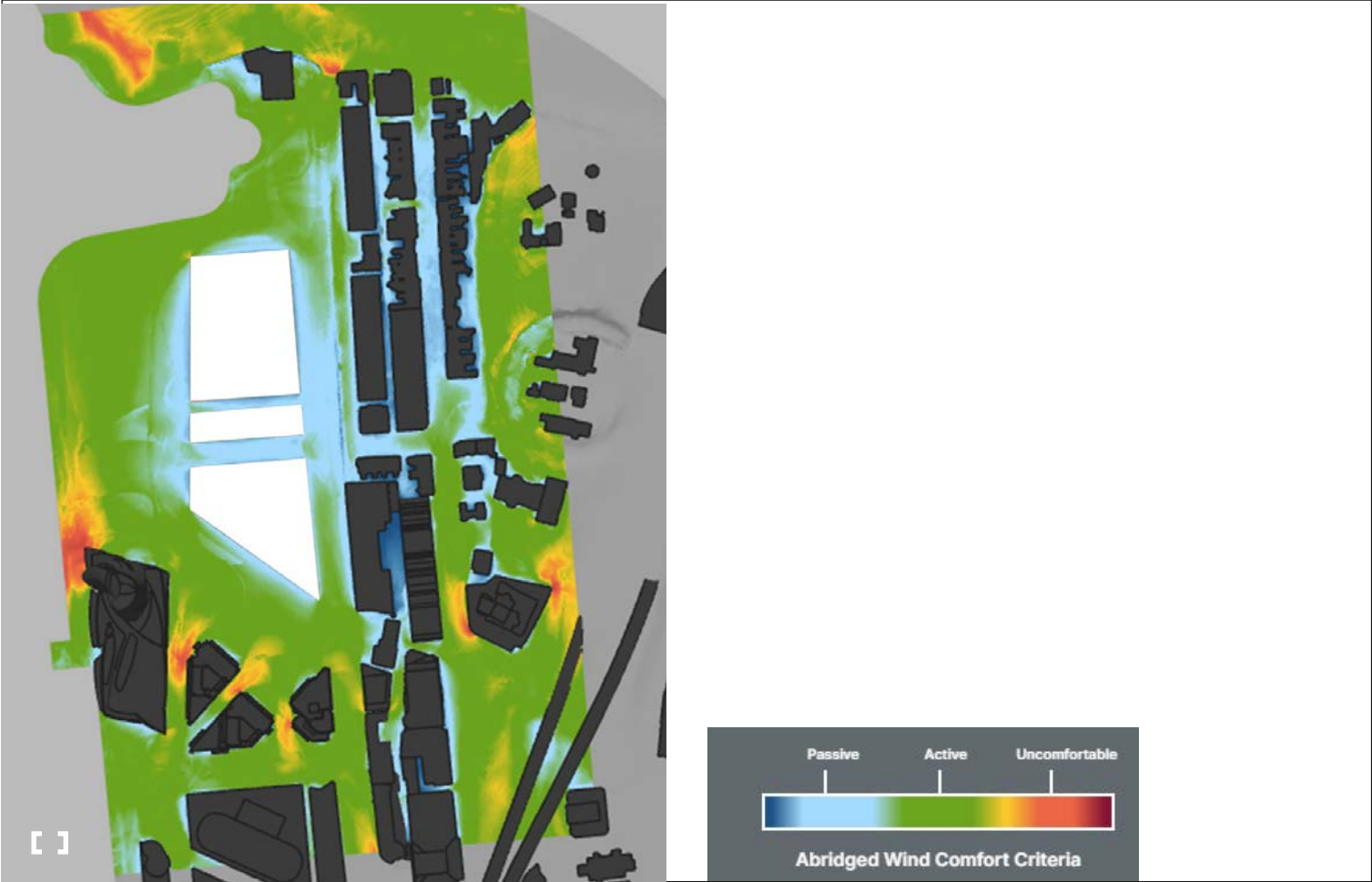
However, the Proposed RtS Envelope delivers an increase (improvement) in passive pedestrian comfort along the southern edge of Block 5 adjacent Hickson Park, allowing for increased opportunity for sitting / standing activities.

Proposed Envelope



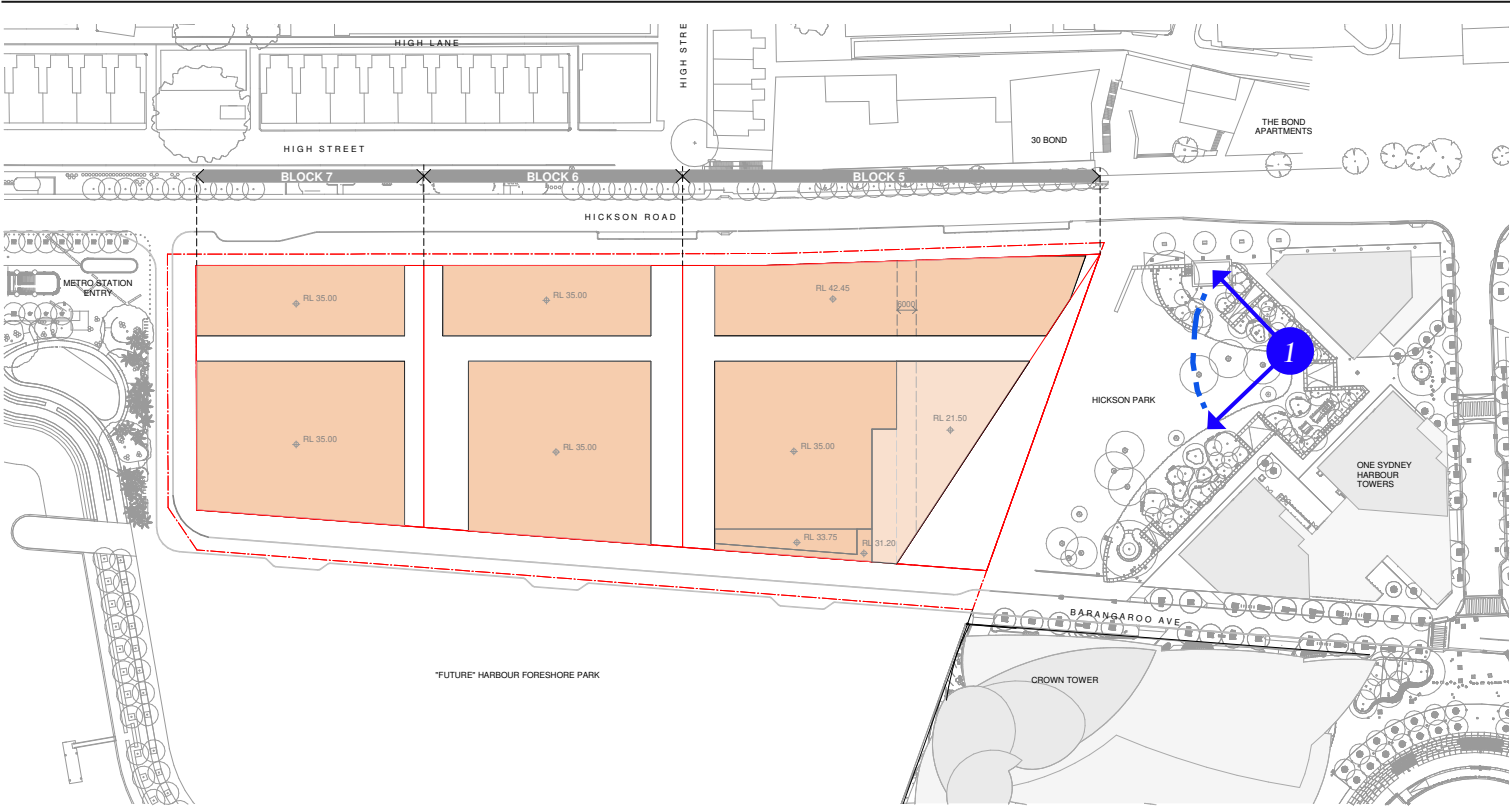
Annual Winds - Proposed envelope

Concept plan envelope

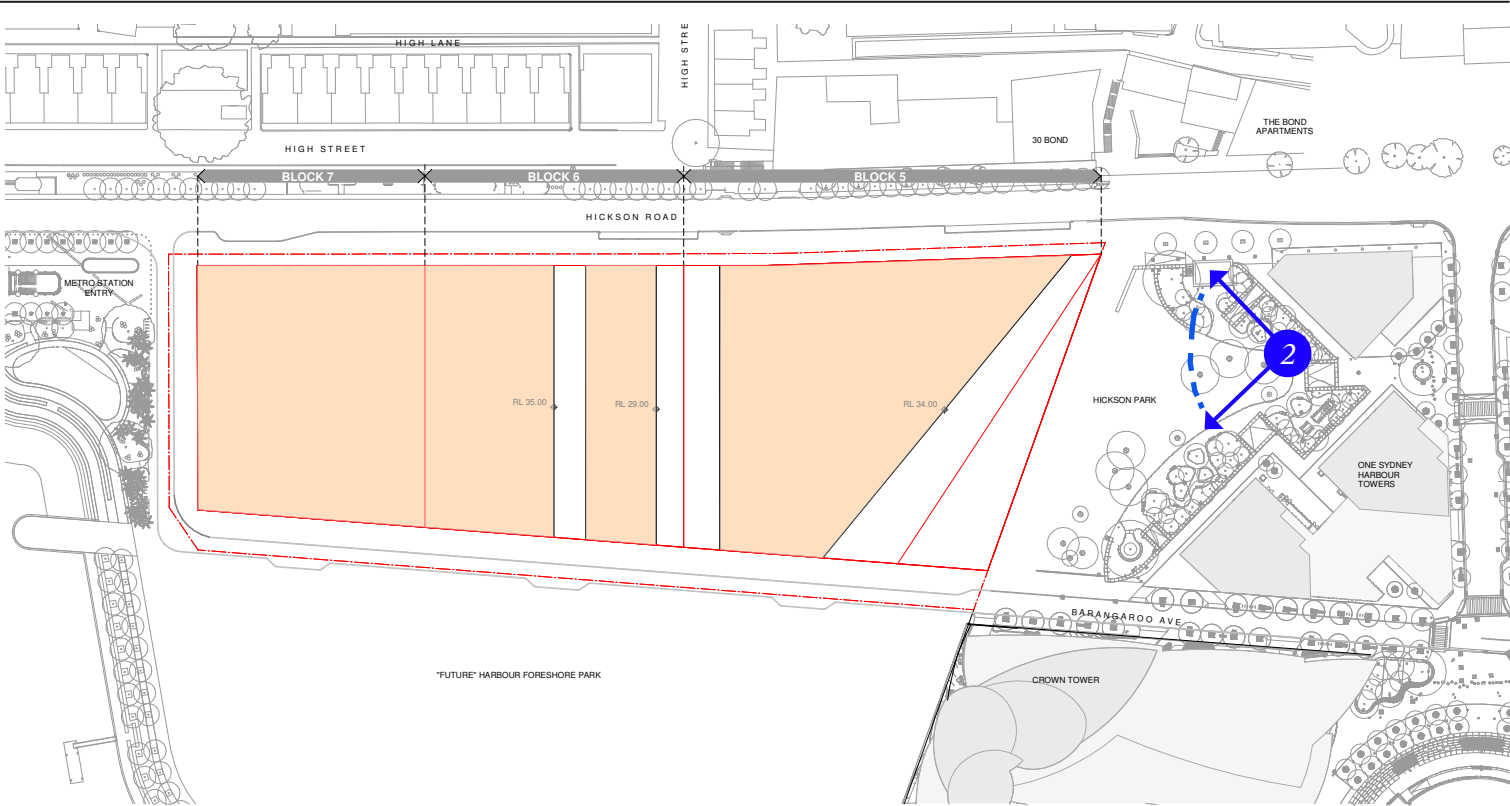


Annual Winds - Approved concept plan envelope

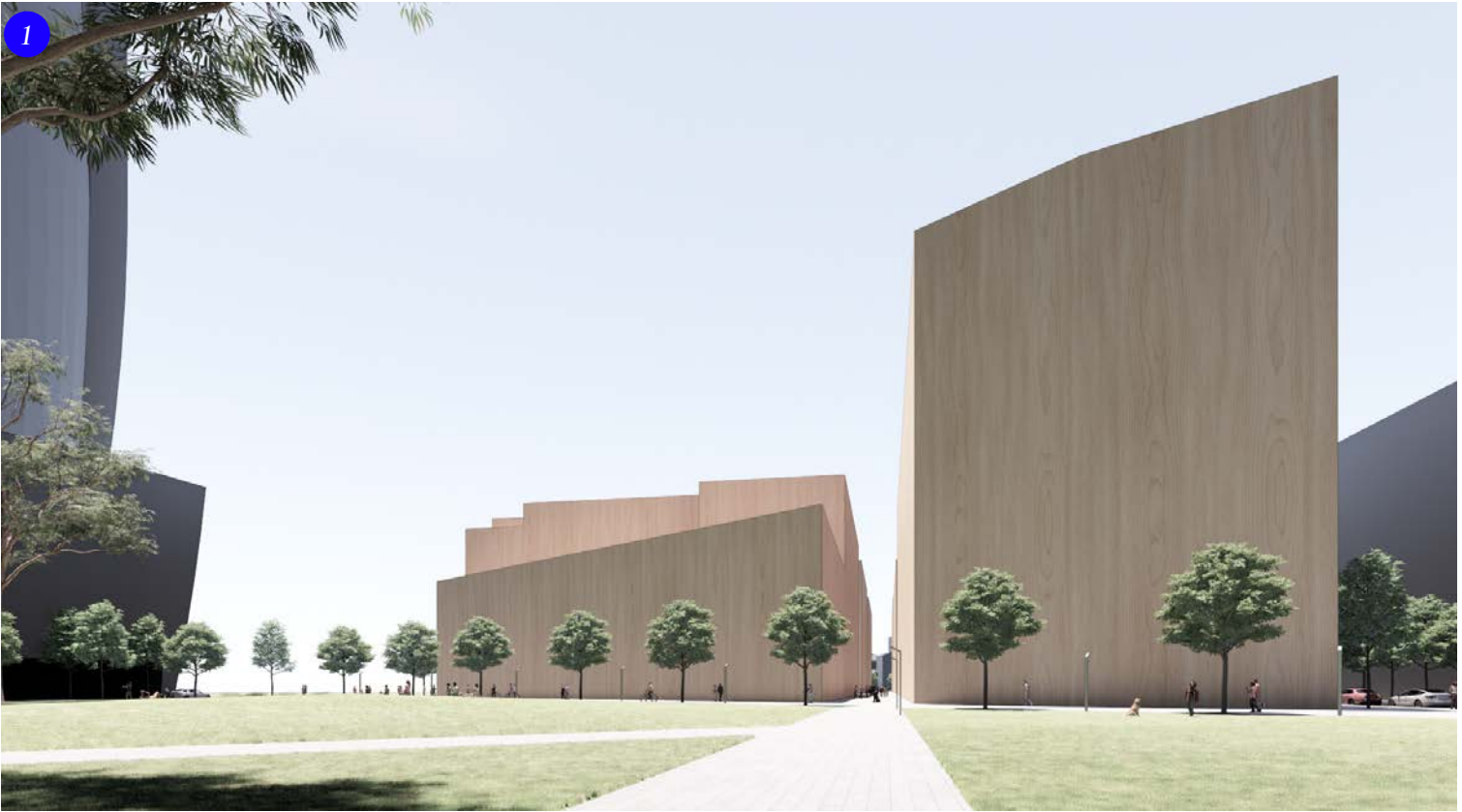
8.Hickson Park - Comparative View Analysis



Proposed envelope and view location



Approved concept envelope and view location



Proposed envelope view from Hickson Park



Approved concept envelope view from Hickson Park

8.Hickson Park - Comparative View Analysis



Comparative area of impact

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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