



STONELARK

PROPERTY

SYDNEY, NEW SOUTH WALES · AUSTRALIA

HARBOURFRONT RESIDENCES

Barangaroo *Reach.*

Forty-five floors of terracotta fin on a sandstone podium, a swim ladder into the harbour at the bottom, and the Bridge in every window.



The harbour, *at eye level.*

Stonelark has built on Sydney Harbour for twenty-three years — seven buildings between Pyrmont and Woolloomooloo. We build in sandstone because the city is cut from it, and we have never yet built anything that closes off a foreshore.

Barangaroo Reach is the eighth. It is the first time we have twisted the facade, and the first time we have put a swim ladder into the harbour itself — which took four years of approvals and is the best thing in the building.

i.

THE GROUND STAYS PUBLIC

The podium, the wharf and the foreshore belong to the city. We own the floors above.

ii.

SANDSTONE AND SHADE

We build in the stone the city is cut from, and we shade every west face.

iii.

SWIM BEFORE WORK

A building on this harbour should put you in the water in under two minutes.

Fins that turn toward the *harbour, and a cap that sweeps over.*

The plan is gently curved and the terracotta fins that wrap it twist a little more on every floor, so as the tower rises it appears to turn toward the water. It is a small move — under two degrees a floor — and it is the only thing the building does that is not strictly necessary.

At the top the fins do not stop. They sweep up and over into a curved ridge, so the crown is a sculpted cap rather than a roof. Between the fins the glass balconies are curved to match, which means no residence in the building has a flat facade.

45^{storeys}

FIVE HUNDRED AND TWENTY FEET OVER SYDNEY HARBOUR

On the foreshore, *off the wharf.*

Barangaroo — sandstone underfoot, ferries out front, the Bridge to the north.

Barangaroo Reach sits on the harbour foreshore with the promenade running past the podium, the ferry wharf at the northern end and the Harbour Bridge closing the view. The sandstone podium is quarried, not clad, and the colonnade is deep enough to sit in when it rains.

Everything at ground level is public. The promenade, the harbour pool, the wharf and the colonnade stay council land in perpetuity — residents' access starts at a single door off the colonnade, and the lobby is one storey above the crowd.



THE COLONNADE AND THE FORESHORE PROMENADE,
LATE MORNING.



— SYDNEY HARBOUR

Over the *harbour.*

From the air the twist reads immediately: the fins turning floor by floor, the curved cap sweeping over the crown, and the sandstone podium holding the foreshore edge with the pool cut into it.

Forty-five floors, *one long turn.*

Terracotta fins on a curved plan, twisting toward the water,
on a quarried sandstone base.

The fins are solid terracotta, not tile — extruded, unglazed and left to weather — and they carry the sunshading for the whole west face. On the harbour side they open out; on the city side they close up, which is why the building looks different from George Street than it does from a ferry.

The podium is three storeys of Sydney sandstone with deep colonnades onto the foreshore, a harbour pool cut into the seawall with a ladder into the harbour itself, and a barbecue terrace on the roof under gum trees in planters.

HEIGHT	520 ft • 45 storeys
RESIDENCES	180 residences
PROGRAMME	Residential tower • sandstone podium • harbour swim pool • ferry wharf
SITE	Barangaroo foreshore, Sydney Harbour
FACADE	Warm terracotta vertical fins twisting as they rise, with curved glass balconies between
PODIUM	Golden Sydney sandstone with deep colonnades onto the harbour foreshore promenade

i.

PUBLIC

Promenade, pool, wharf and colonnade stay council land in perpetuity.

ii.

SHADED

Solid terracotta fins carry the sunshading on every west-facing floor.

iii.

CAPPED

The fins sweep up and over into a curved ridge. No plant room, no box.



— BLUE HOUR

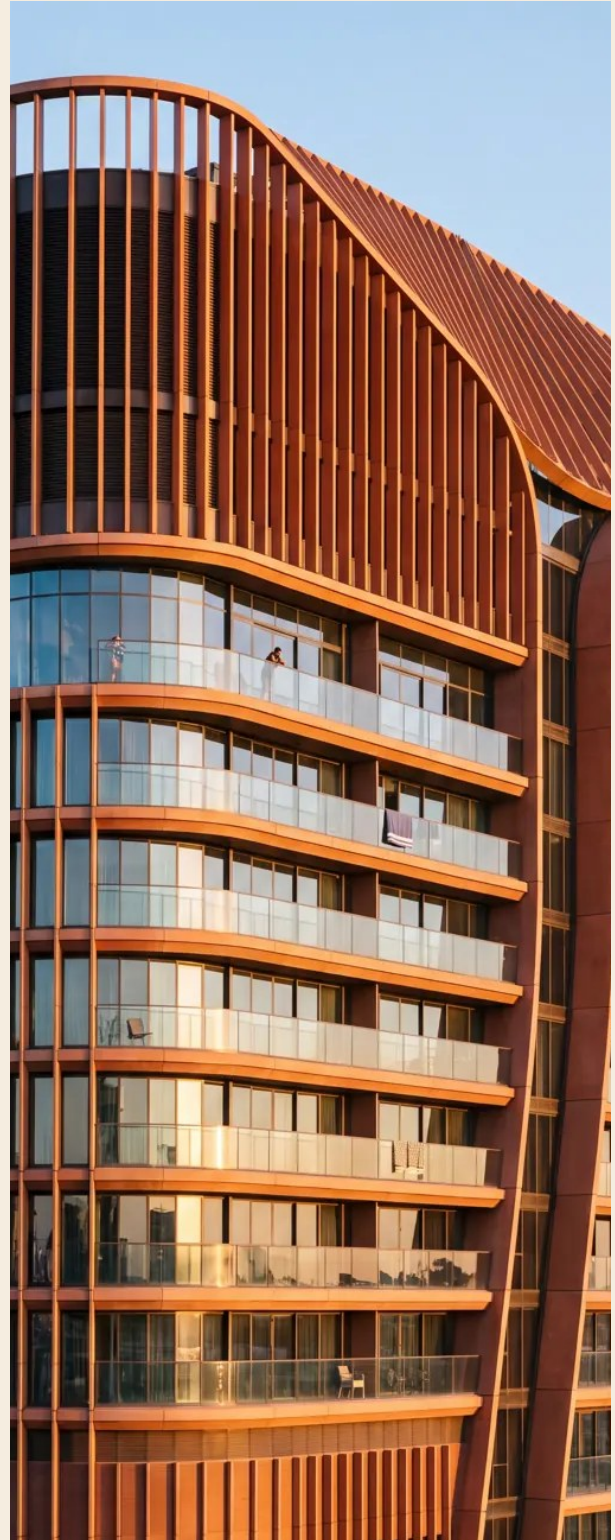
The hour the
fins go
copper.

Terracotta, *turning.*

Each fin is a single extruded terracotta section, unglazed, in three tones that are mixed randomly up the building so the facade never falls into a stripe. They will darken unevenly over twenty years, which is the point.

Between them the glass balconies are curved on plan and frameless on the harbour side, so from a ferry the tower reads as a soft column of terracotta and light rather than a grid of apartments.

GLAZING	Curved, frameless to the harbour
FINS	Solid terracotta, three tones
BALCONIES	Curved, between the fins
CROWN	Fins swept into a curved ridge



TEN FLOORS OF FACADE AT REAL SCALE — THE FINS TWISTING, THE CURVED BALCONIES BETWEEN THEM.



FROM THE PROMENADE

Five hundred
and twenty
feet.

Six-thirty, and *already in the water.*



THE HARBOUR POOL AND SWIM LADDER AT SUNRISE.

A sandstone-edged pool cut into the seawall, and beside it a ladder straight down into Sydney Harbour with a shark net and a lifeguard from six. Timber decking, gum trees, cabbage-tree palms, and a green-and-cream ferry going past close enough to wave at.

It is public, and it is deliberately public. Residents come down in a towel and a pair of thongs, swim, and are back upstairs with a coffee before seven — which is the entire argument for living on this side of the harbour.

Golden hour,
and the ferry
coming in.

THE FERRY WHARF AT THE FOOT OF THE PODIUM, LATE AFTERNOON.

One hundred *and eighty homes.*

Blond spotted gum, honed sandstone, oatmeal linen and terracotta — the palette of the harbour itself.

Only four residences per floor, so every home has the harbour on at least two sides and a curved balcony between the fins. West-facing rooms sit behind the tightest fin spacing; harbour rooms open right up.

- Two to four bedrooms, and whole-floor penthouses
Four homes per floor, all with two or more aspects.
- Curved frameless glazing to the harbour
Shaded by the terracotta fins on every west face.
- A curved balcony to every residence
Formed between the fins, deep enough to eat on.

- Blond spotted-gum floors throughout
Honed sandstone to bathrooms; brushed brass; woven wool rugs.
- Board and bike storage on every floor
Plus a rinse-down room off the lobby and a wetsuit dryer.
- Harbour pool and wharf at the door
A swim ladder into the harbour and a ferry every ten minutes.



THE CLAY CAMERA STUDY AND THE MASSING MODEL ON THE FORESHORE.



SCHOOL MORNING

Weet-Bix, and a *ferry going past the window.*

Spotted gum, honed sandstone, oatmeal linen and terracotta — with a ferry crossing the glass forty floors down and the Opera House sails in the distance.

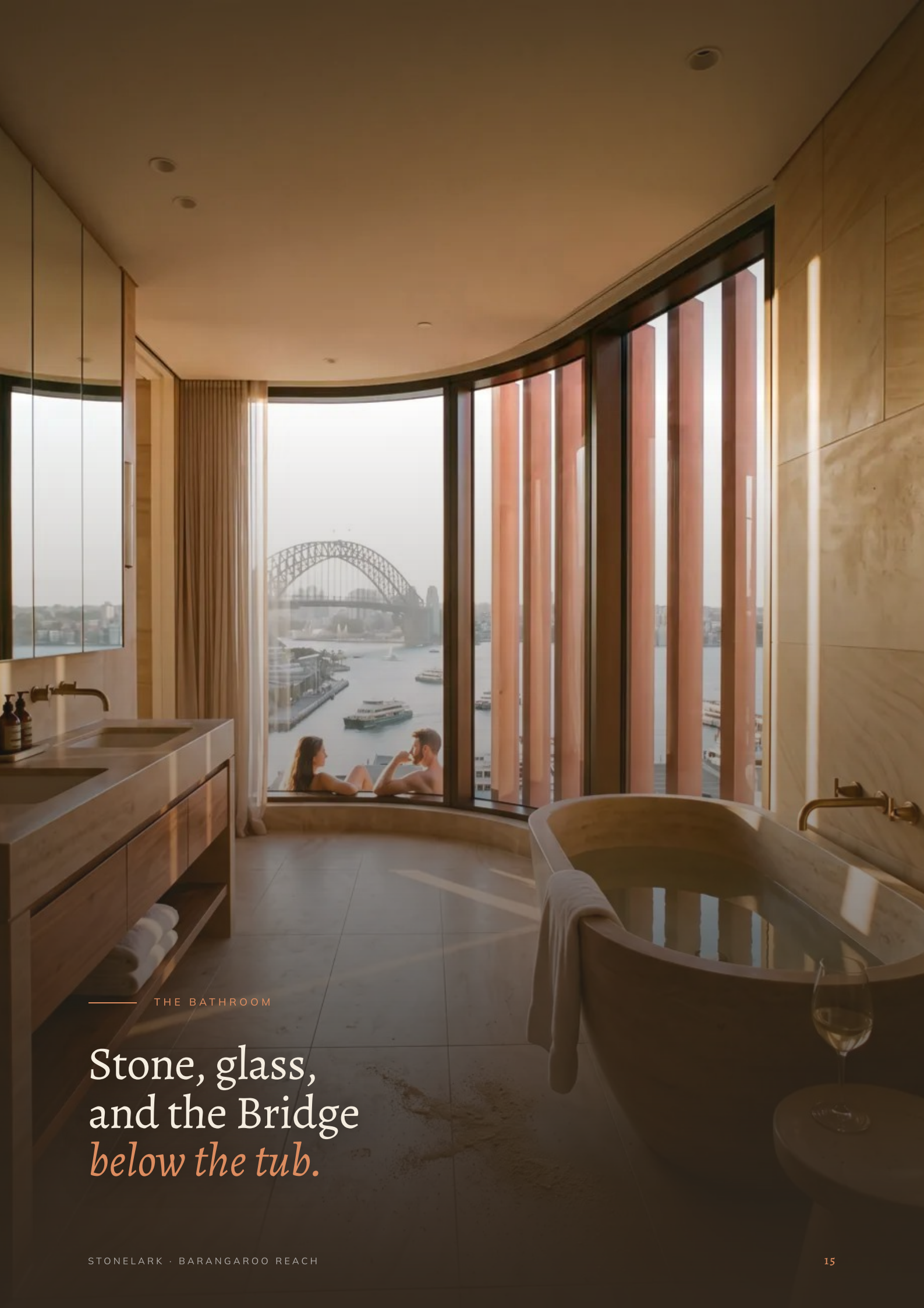
Surfboards *by the door.*

A double-height lobby in honed sandstone and blond spotted gum, a long timber concierge desk, woven wool rugs, and a rack of boards and paddleboards that residents actually use, right beside the colonnade doors.

The colonnade brings the foreshore straight through the building, so on a Saturday morning the lobby is wet, sandy and busy — which is what we designed the sandstone floor for.



THE RESIDENTS' LOBBY ON A SATURDAY MORNING.



THE BATHROOM

Stone, glass,
and the Bridge
below the tub.

A pool, a wharf, *and a barbecue.*

Australian amenity: outside, uncomplicated, and used every day.

i. Harbour swim pool

Cut into the sandstone seawall, with a ladder into the harbour and a netted swim area.

ii. Ferry wharf

At the northern end of the podium — Circular Quay in nine minutes.

iii. Podium barbecue terrace

Sandstone terrace, built-in barbecues, gum trees and a long timber table.

iv. Board room

Surfboard, paddleboard and bike storage, a rinse-down bay and a wetsuit dryer.

v. Wellness

Twenty-five metre lap pool, sauna, gym and treatment rooms in the podium.

vi. Resident services

Concierge, parcel room, car share, and a dog wash off the colonnade.



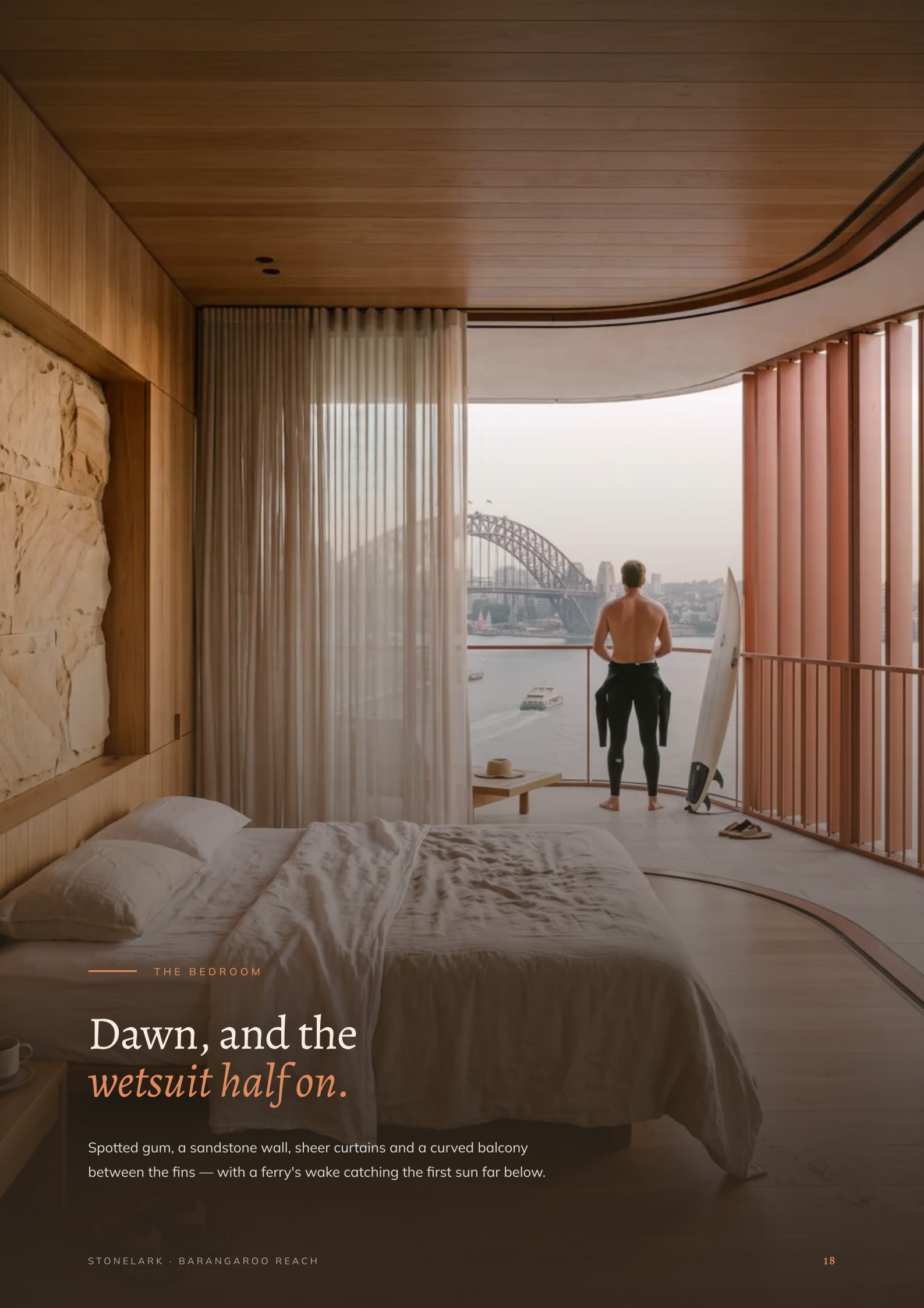
SUNDAY AFTERNOON ON THE PODIUM BARBECUE TERRACE.



NEW YEAR

The Bridge, going off, *from the sofa.*

Curved glass on the harbour side, spotted-gum floors, a sandstone fireplace — and the whole thing going off over the Bridge with the harbour full of lit boats underneath.



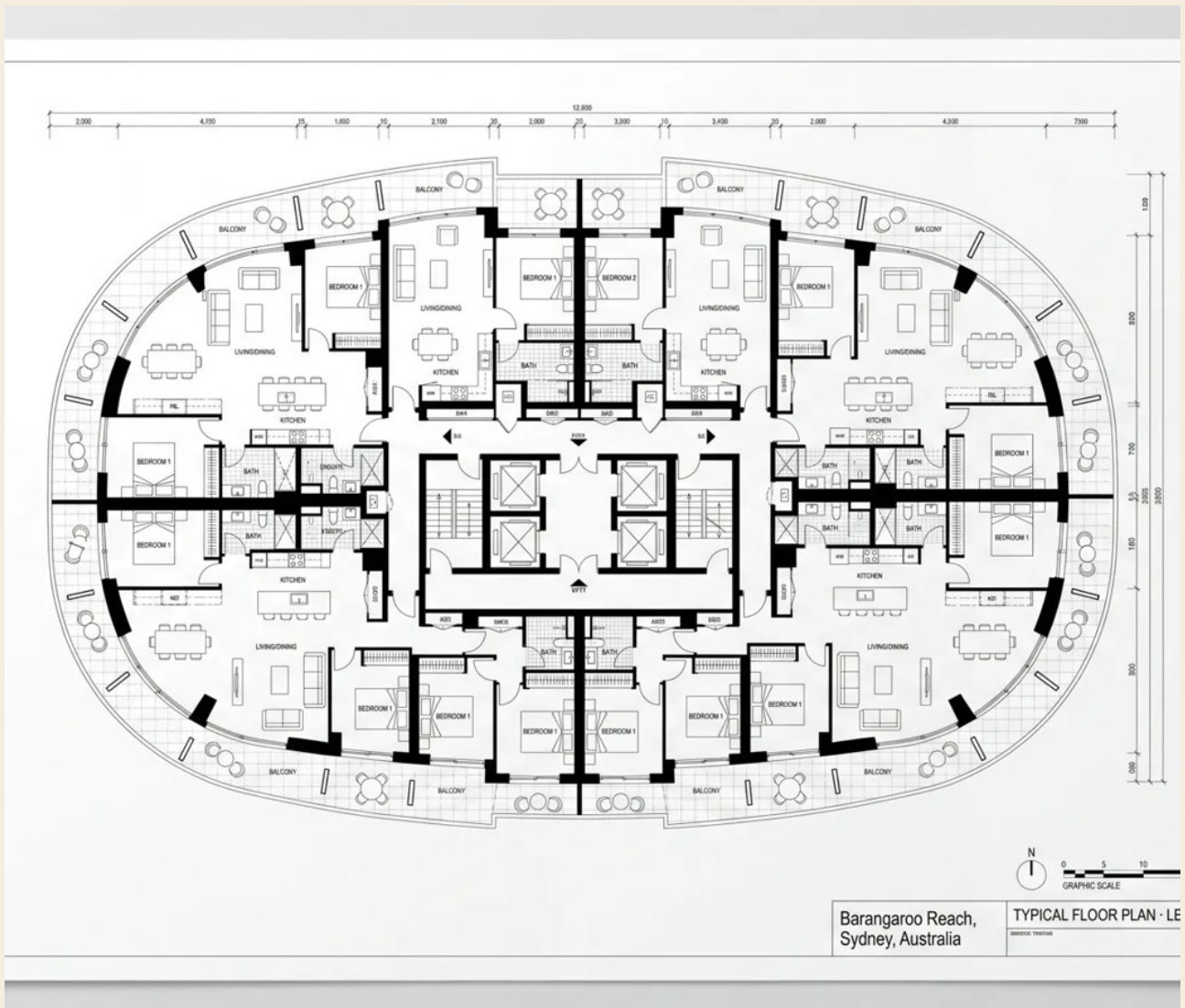
THE BEDROOM

Dawn, and the *wetsuit half on.*

Spotted gum, a sandstone wall, sheer curtains and a curved balcony
between the fins — with a ferry's wake catching the first sun far below.

A typical floor.

Four residences per floor around a central core, on a gently curved plan. Every home turns a corner, every home has two aspects, and the fin spacing tightens on the west so the afternoon sun is handled by the facade rather than by a blind.



TYPICAL RESIDENTIAL FLOOR PLAN.

i.

FOUR PER FLOOR

Every residence turns a corner and takes two aspects.

ii.

CURVED PLAN

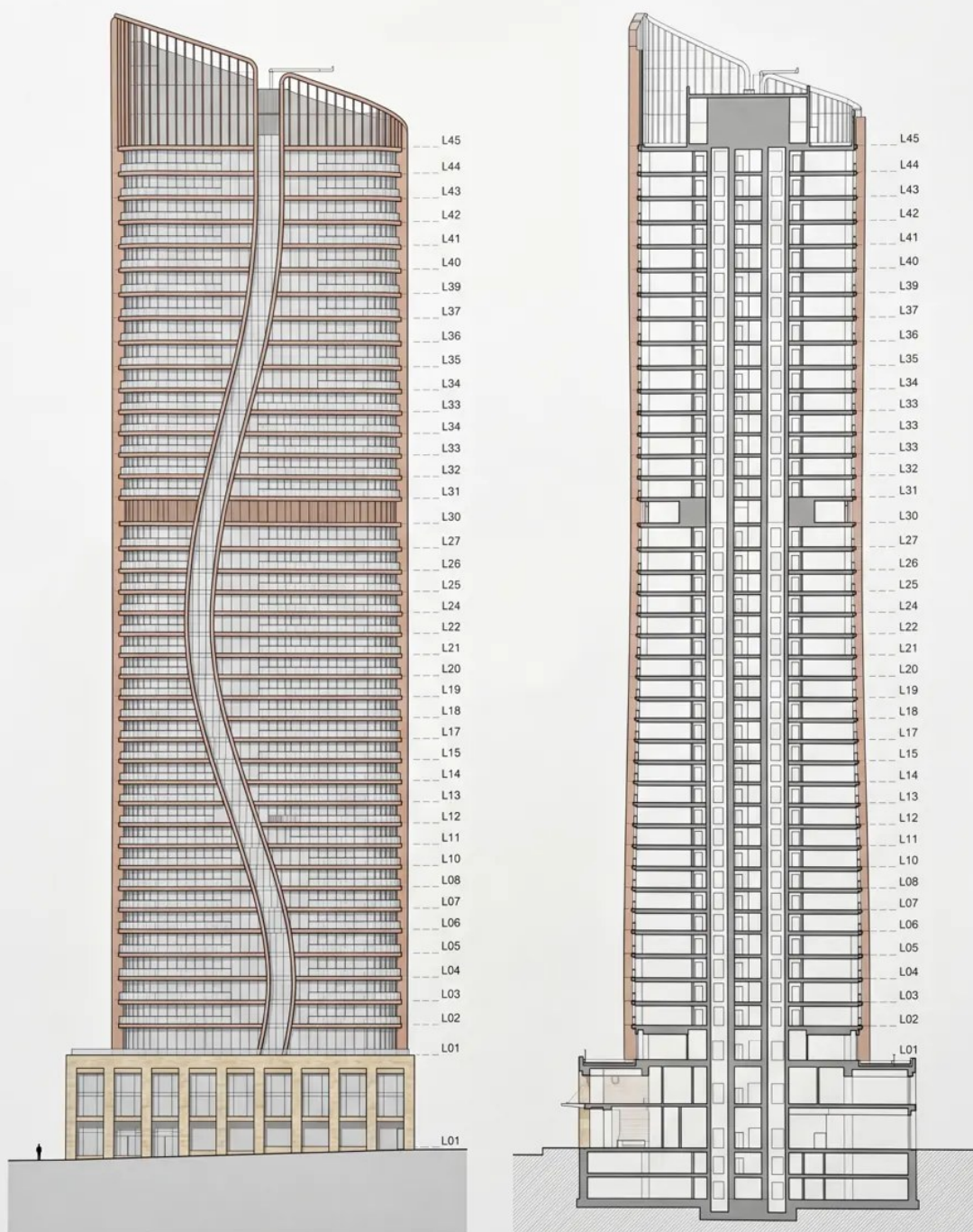
The plate follows the foreshore, so no home faces straight into another.

iii.

FINS TIGHTEN WEST

Shading is done by the facade, not by a blind.

All forty-five *floors.*



ELEVATION · SECTION

ELEVATION AND SECTION TO THE SAME SCALE — THE TWIST, THE FIN RHYTHM AND THE SWEEP CAP.

Quarried, milled, *and left to weather.*

One palette runs from the wharf to the crown, and three of the six materials are meant to change colour over the first twenty years.

Sydney sandstone

The podium, the colonnade, the pool edge and every bathroom floor.

Terracotta

The fins — solid, unglazed, three tones, mixed up the building.

Blond spotted gum

Floors, joinery, decking and the concierge desk.

Oatmeal linen & wool

Upholstery, curtains and the woven rugs through the lobby and homes.

Brushed brass

Tapware, ironmongery, rails and light fittings.

Eucalypt planting

Gum trees, kangaroo paw, lomandra and banksia on the podium terrace.



THE MATERIAL BOARD.

North to the Bridge. *East to the Opera House.*

From the north face the Harbour Bridge fills the window, with Luna Park and the north shore behind it and the ferries crossing constantly underneath.

From the east face the harbour opens toward Circular Quay and the Opera House sails, with the CBD towers close on the right and the Heads visible on a clear morning.



520ft

TO THE RIDGE

180

RESIDENCES

45

STOREYS

4

HOMES PER FLOOR

The display *suite.*

The suite on Hickson Road holds the model, the material board, a full-height terracotta fin sample and two full-scale room sets. Floor plates, availability and specification are released there. Private appointments, seven days.

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stonelark.com.au

SALES GALLERY

Stonelark Display Suite
40 Hickson Road, Barangaroo
Sydney NSW 2000

APPOINTMENTS

Monday – Sunday, 10.00 – 17.00
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The harbour, *at eye level.*

Harbourfront development in Sydney since 2003. Barangaroo Reach is the eighth Stonelark building.

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ABOUT THIS DOCUMENT

Sample brochure — studio concept; not a real development, nothing here is an offer. Stonelark Property and Barangaroo Reach are fictional and exist only as a design exercise.

Visualisation & brochure by Ratio Visuals — studio concept sample.