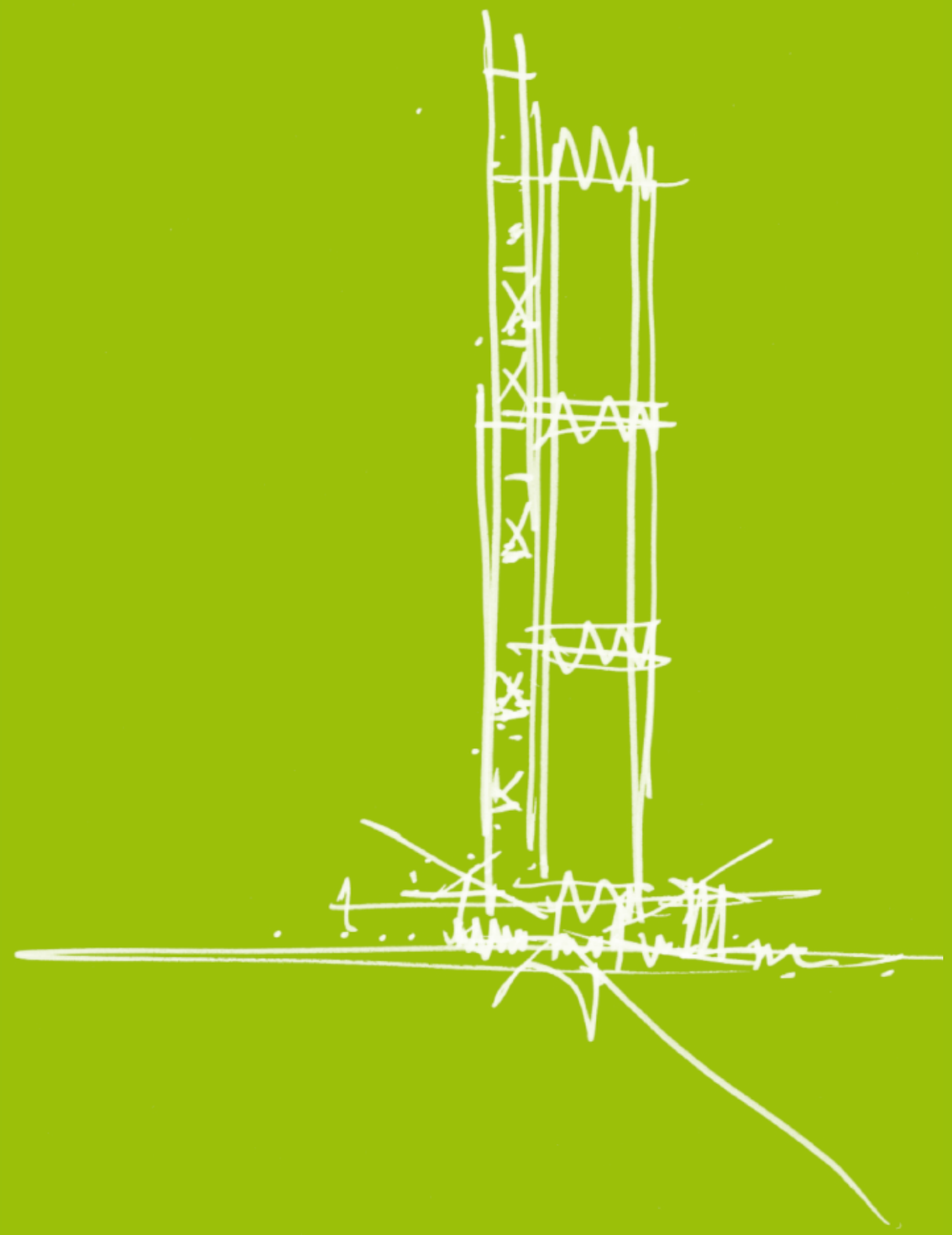

Supplementary Design Statement

Preferred Project Report

MP11_0044 Commercial Building C3

RSHP Australia Pty Limited

24th February 2012

Preface

Barangaroo is currently a concrete wasteland. Its redevelopment provides an opportunity to create a lively, well-designed, sustainable and successful mixed-use district that is both local in character, global in importance and an extension of the existing CBD area in scale and form. It is also an opportunity to add to – and celebrate – the uniquely beautiful Sydney skyline and the magnificence of Darling Harbour, bringing the CBD to the water's edge and transforming the area into an attractive environment where Sydneysiders can live, work and play.

The current flat, derelict, concrete site was originally developed for the unloading and processing of shipping containers. In the proposed masterplan, it has been dramatically remodelled, with over 50 per cent of the whole Barangaroo area being given over to public activities including a major park on the headland, a waterfront promenade and a network of public squares and footpaths. The aim is to encourage walking and cycling rather than the use of cars.

Most buildings will be in the southern part of the site, Barangaroo South. As well as being sustainable and integrating with the existing fabric of the city, each building will be functional in response to commercial demands and flexible to meet future requirements, with the aim of attracting some of the world's most prestigious tenants. This application is for building C3 (C3), located to the north of C4 and is the northern most commercial tower in the suite of three. C3 - a commercial tower of RL209 – is detailed in this document. C3 is considered as a part of an ensemble of three sibling buildings. These buildings dialogue with each other whilst having their own individual identity at the scale of other CBD buildings. This dialogue is achieved through the directional plan form from the east and west and the slender nature of all three towers equally focuses on the spaces between the buildings as well as the buildings themselves. Building C3 has undergone significant design analysis and review by the Barangaroo Delivery Authority and their Design Advisors as well as the Design Excellence Review Panel.

All architecture has a responsibility to contribute to the public realm beyond its immediate boundaries and envelope. As C3 and the neighbouring commercial towers sit above three-storey base buildings, the lobbies are at ground floor level alongside other street activities such as retail, encouraging vitality as well as a high degree of safety and generally enhancing the public realm. The entrance lobby in C3 is arranged north - south and provides visual cross connection through the lobby. In addition, to minimise the number of service vehicles entering the development, all of the commercial buildings will share a common basement accessed from a entry along side the northern core, leaving the surrounding streets fully pedestrianised or pedestrian prioritised.

To give rhythm, scale and beauty to C3, the design organises the various parts so the building can be read like a book; each element is a fundamental part of this narrative, creating a legible and strong manifestation of the building at ground level and encouraging interest from users, visitors and passers-by.

Environmental issues have been a major driver of the design. The east-west orientation minimises environmental impact by optimising shading. Energy consumption is reduced by arranging the more environmentally tolerant lift cores and interstitial spaces on the northern elevation to provide shading for the rest of the building. High performance façades and building services create a comfortable and sustainable environment. The podium roofs are to be planted, adding biodiversity to this urban site.

Once complete, C3 – together with the other proposed commercial towers – will make a significant contribution to the redevelopment of this part of Sydney, helping to create a vibrant public domain, adding to the overall urban form of the city and meshing with both existing and proposed developments.

This Supplementary Design Statement, as a part of the Preferred Project Report, presents the design refinements to the tower articulation and podium, refining its form and engagement with the public realm, whilst reinforcing the principles set out in the Project Application.

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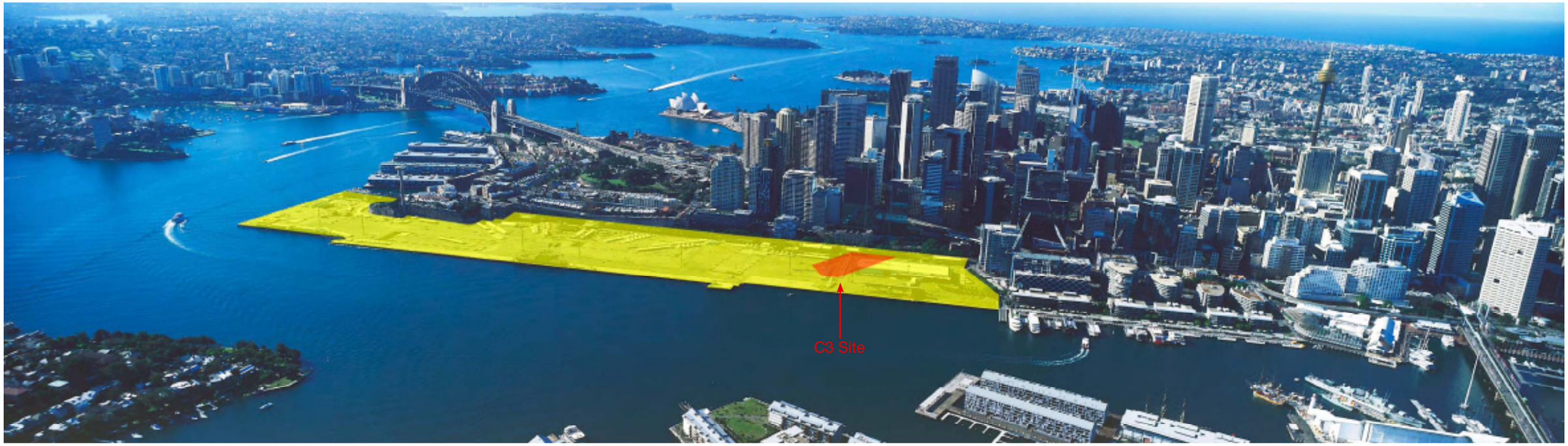
A AREA SCHEDULE

B PODIUM MATERIALS BOARD

Illustration of the PPR scheme for building C3

1

INTRODUCTION



Photomontage of the C3 site in it's context

1.1 Introduction

The Project Application for Building C3 was submitted on 11st November 2011. It was publicly exhibited during November and December of 2011.

This Supplementary Design Statement, as a part of the Preferred Project Report, is a document that sets out design refinements that have been made to improve the visual form of the building, while maintaining the principles described in the Project Application (PA).

Section 2 describes the proposed design amendments.

Section 3 illustrates the resultant podium form in terms of the public realm and massing.

Section 4 describes the compliance of the revised scheme with the relevant provisions, namely the Approved Concept Plan Amendment Mod 4 (Mod 4), which was approved by the Minister on 16th December 2010.

Appendix A provides an area schedule.

1.2 Design Excellence

The podium east and west architects, PTW and Tony Caro Architects respectively, together with RSHP, have worked to a cohesive urban design strategy. The architects involved bring a wealth of experience, international and local knowledge to the design.

All design refinements proposed in this PPR were reviewed and discussed by the client and design teams in a series of workshops. The design has been presented to the Barangaroo Delivery Authority and its advisors on several occasions. This integrated approach to design process has created an holistic response to the refinements, which reinforces the design integrity and philosophy of the project.

Illustration of building C3 from the north in context

2

PROPOSED DESIGN AMENDMENTS

2.1 Design Refinements

Building C3 is considered as a part of an ensemble of three sibling buildings, that dialogue with each other whilst having their own individual identity.

Building C3 marks the highest point of the three ascending forms and acts as the primary north elevation of Barangaroo. The design refinements proposed in this PPR strengthens C3's identity on the city scale and building scale, to reinforce the design principles set out in the PA.

These refinements include:

- Podium design in relation to its facade, materials and finishes
- Podium internal planning
- Tower and ground connection
- Tower articulation and legibility

Illustration: Building C3 with white outlines of the towers of the Barangaroo Concept Plan Modification 4

2.2 Podium Design

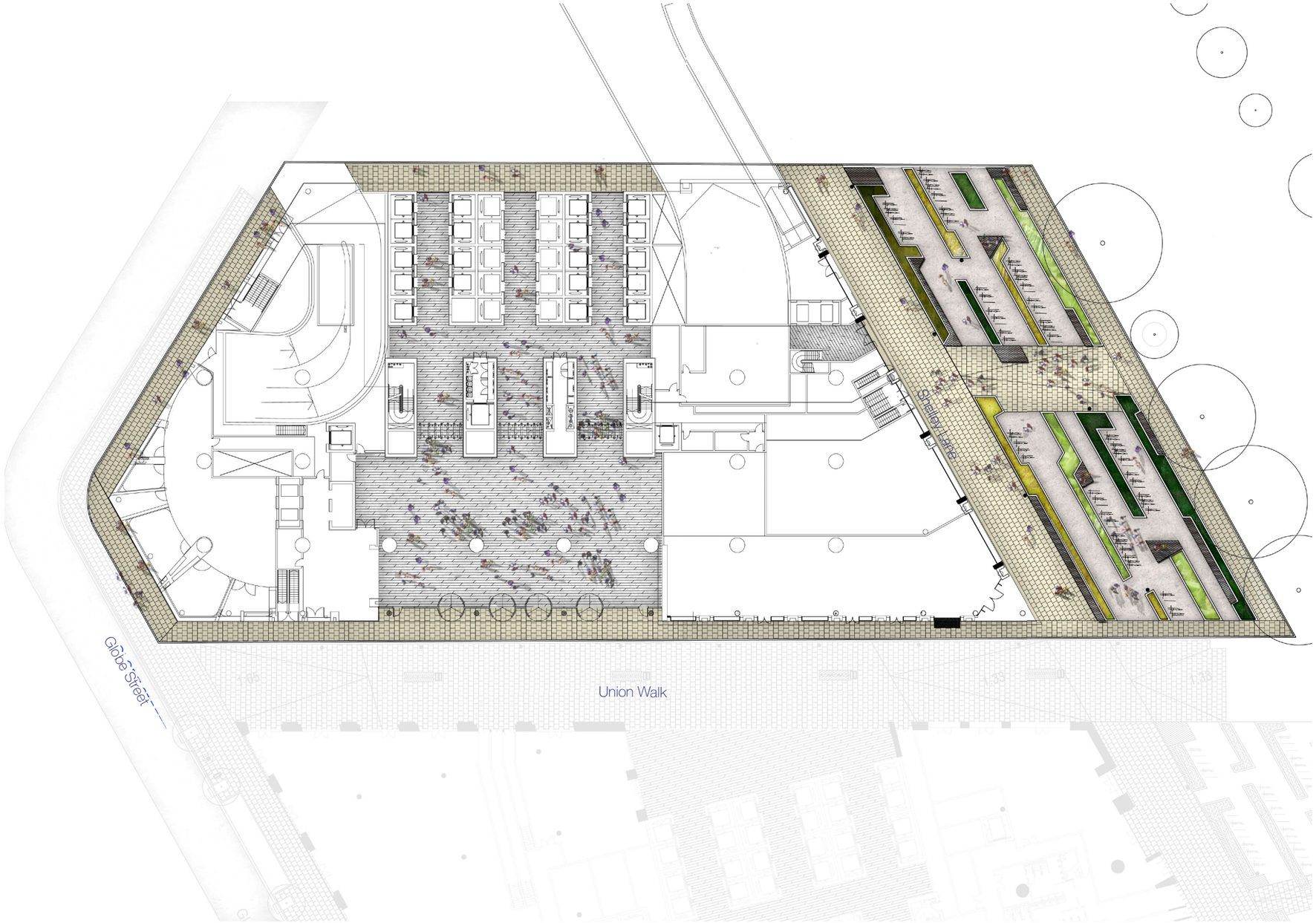
Overview

The podium of C3 is composed of the east and west podium buildings framing the tower's lobby, where the tower form comes to ground level.

The podium east and west architects are PTW and Tony Caro Architecture, and together with RSHP, the architects have worked on a cohesive urban design strategy that demonstrate the clarity of the podium as a composition of east, west and lobby.

The architects have worked on the identities of the podium buildings to ensure diversity across the precinct. The distinct designs of the podium buildings and the tower lobby seek to contribute to the local identity and character of the streetscape and aid orientation and wayfinding.

The following sections describe the refinements to the podium designs and to the expression of the tower coming to ground.



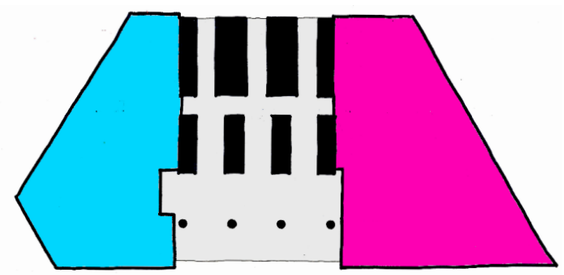


Diagram showing the elements of the podium.

Blue - West, Grey - Lobby and Magenta - East

Plan: Ground floor plan showing C3 and the podium in context

Illustrative Plan by Aspect Oculus

2.2 Podium Design

East Podium

Section by PTW

The urban design strategy adopted for Barangaroo South proposes two interrelated built form elements: City scaled towers and street scaled podium base buildings.

The podium elements generally comprise three generously proportioned levels to the perimeter of the street blocks resulting in a consistent street wall height.

Design Concept - Podium East

The C3 East podium addresses City Walk to the South, Shelley Lane to the East and an access road to the North. City Walk is an important pedestrian street linking the waterfront to Hickson Road and the City. The City Walk elevation is calmer and less visually dynamic than that of Shelley Lane, whereas Shelley Lane is a finer scaled elevation with a smaller pattern of façade modulations appropriate to the restricted angles of view and the generally narrower street. Both elevations share a consistent materials and detail palette.

The design draws on the construction systems of the traditional finger wharves of the area with their façades patterned by operable panels, sliding doors, glazing and weatherboard walls within a regular structural grid. This same approach has been adopted on the C3 East podia. Here the bays created by the grid of masonry piers around the podia are in filled with operable glazed walls, sliding screens and fixed glass. These operable elements are anticipated to change through the day, the month and the year in response to environmental factors such as low angled sun, and the need for cross ventilation and privacy - a particular issue given the close proximity of the adjacent buildings. The appearance of the façade will be continually changing, yet always composed by the regular facade grid and strong shadow line of the cornice element.

Various elements project beyond the main wall plane of the building, giving the building a depth of modelling and a play of light and shadow particularly when seen from an acute angle, and creating a vibrant and articulated retail shop front. The City Walk facade has clear glazed display cases set between the masonry piers at ground level, and at the upper levels operable glass vertical shutters and small glazed projections into the street.

Zones for signage to City walk are identified on the wall panels above the display cases. Shelley Lane signage will be mounted off blades projecting projects into the lane.

The Shelley Lane elevation has frameless glass operable walls at ground level that fold away to completely engage the cafes and retail areas with the lane. At upper levels the same systems of operable glass windows and small glazed shelves project into the street. As the upper level walls are opened, balconies are created to allow further interaction with the lane. Coloured vertical blades project from between the upper level bays of windows and screens, and establish a thematic connection with the architecture of the towers above.

The City Walk street wall returns into the foyer area giving the podia a 3 dimensional 'whole building' character, rather than a 2 dimensional applied skin.

The three storey masonry pilasters of the podia contrast with the strong horizontal line and deep set shadow line of the cornice above. This cornice clearly separates the architecture of the podia from that of the towers above, and is an important common element, linking each of the 5 podia buildings.

Illustration of C3 podium - north east corner

Illustration of C3 podium - south east corner

2.2 Podium Design

West Podium

Section by Tony Caro Architecture

The C3 west podium is situated on the western half of the C3 site, bounded by the C3 tower lobby with facades addressing City Walk, Globe Street and the new civic square by the water edge. The building facades and articulation respond directly to the varying scale of the streets and the new square, whilst also providing an architectural expression that demonstrates a considered relationship between the tower and the podium building.

The concept for this part of the C3 Podium has been established through a series of physical model studies that seek to mediate the following design criteria:

- The location of the site on the new public square by the water.
- The scale, articulation, materiality and formal expression of the podium as a counterpoint to the tower.
- The scale of the podium responding to the square.
- The special relationship of the C3 tower to the podium on this site
- The particular leisure-based uses envisaged for this part of the C3 podium.

The primary address of the C3 West Podium is on the new civic square. The building contributes a strong visual focus and edge definition to the square. The facade is activated by a lively composition of verandah/ terraces, extending the sense of public-ness and activity of the square up onto the facade of the podium.

At this corner location consideration must be given to the relationship between the tower and podium buildings given the ability to read the two forms together from the civic square. The concept for the Podium building establishes this relationship by expressing the curved tower glass facade line through the podium, creating a series of interstitial spaces between the tower glass line and the boundary.

Responding to the scale and place-specific qualities envisaged for the square, the horizontal articulation of the facades departs from the Urban Design Framework to create a unique integrated architectural expression appropriate to the scale of the public domain.

The interstitial spaces between the boundary line and the curved tower glass line have been conceived as flexible verandah spaces, expressed as a series of varying scaled, stacked boxes. The scale of the box elements varies along the length of the facade, from the large scale corner space that breaks the continuous cornice element at the bend in Globe street to smaller, more intimate spaces that mediate a transition is scale and use to the square and the adjacent residential facades.

The transition in scale of the Verandah Rooms is further reinforced by breaking down the regularity in the facade at the corner, with two story spaces and overlapping alignments to allow a clear expression of the tower glass line behind. A more regular expression is proposed away from the corner, along City Walk and Globe Street abutting into the tower lobby.

Flexibility of use for the Verandah Rooms is created through the use of an operable sliding track glass door system. The operable glass door system defines the tower glass line when the verandah is open, and aligns with the street facade when the verandah is closed. This operability gives the tenant ultimate flexibility with the use of the space, and allows the appropriate functioning of a bar/restaurant across different times and weather conditions.

Illustration of C3 podium - north west corner

Illustration of C3 podium - south west corner

2.2 Podium Design

Podium Materials and Finishes

Section By Tony Caro Architecture and PTW

Podium East

The proposed materials reflect the traditional materials palette common to harbour side Sydney;

- Sandstone coloured precast or similar with fine sawn finish to the 3 storey blade piers
- Charcoal coloured micaceous iron oxide paint structural steel channel grid
- Zinc or painted metal panels to wall infill panels
- Light grey powder coated aluminium to operable metal element, such as louvered screens etc
- Linished stainless steel for door hardware and fine facade metalwork such as handrails and bracketing
- Clear glass for projecting canopies, balustrades and operable windows and doors;
- Precast concrete for the projecting cornice

The grid of large masonry elements is strongly articulated against recessed metal cladding and framed windows. A strong tonal contrast between the pilasters and shop front surrounds allow for a variety of designs as desired by specific retailers without undermining the compositional structure of the façade.

Podium West

The boxes have a simple, clean masonry expression with a robust, 350mm wide box edge and a deep recess to give a strong sense of articulation. The box edges to the street are formed by a custom-formed, pickled stainless steel stepped profile coping. Internal wall surfaces and ceiling for each Verandah box will be a lustrous, lightly textured plaster in a similar chromatic tone to the edge copings.

The layout of the Verandah Rooms has been planned to fully integrate concrete structural columns into the box walls, so that there is no separate structural system evident. The thickness of the paired walls allows for a range of functional uses to be integrated into the walls - seating alcoves, wet-bars are some examples.

The floors of the Verandah Rooms will be resolved with the interior floor spaces (timber or stone) in order to promote a seamless transition between the internal and flexible Verandah spaces.

The ground floor footpath awning, balustrades and parapet cornice will be made of dark bronze or dark bronze-colour coated metal elements. A combination of planar structural steel plates and rods will form these elements.

Solid plate supported on cantilevered metal fins will create the roof level cornice and footpath awnings, with the plate perforated in some areas to soften the leading edge and allow additional light into certain areas adjacent to the facade.

Podium Function & Use

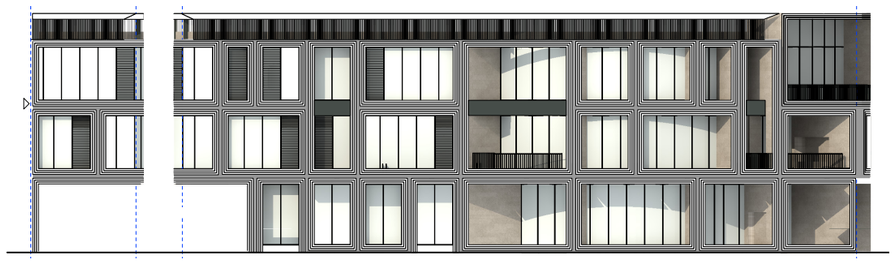
Section By Tony Caro Architecture and PTW

The provision of continuous active retail frontages to the street network is critical to the vitality and success of the project. This will be served through a variety of conditions for the retail tenancies as well as a concentration of certain retail types in specific locations to support the various street characters.

Within the streets a variety of retail conditions are proposed. These range from single level street based modules with articulated frontages, to multiple level corner tenancies with predominate glazed frontages articulated by internal and external screens at upper levels.

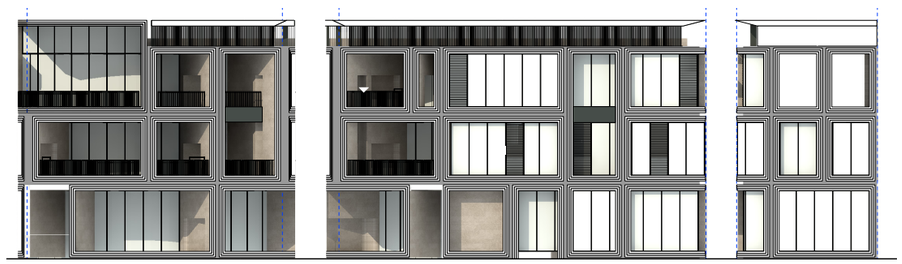
A greater richness will be achieved within the podium elements through the interior design of the various individual retail uses which will be guided and controlled through strict tenancy guidelines and a rigorous design review process to ensure design excellence is achieved.

On the ground level there is a rich variety of cafes, restaurants and services, while the first and second floors hold a larger informal restaurant setting.



Elevation: C3 Podium West
Images by Tony Caro Architecture

Elevation: C3 Podium East
Images by PTW

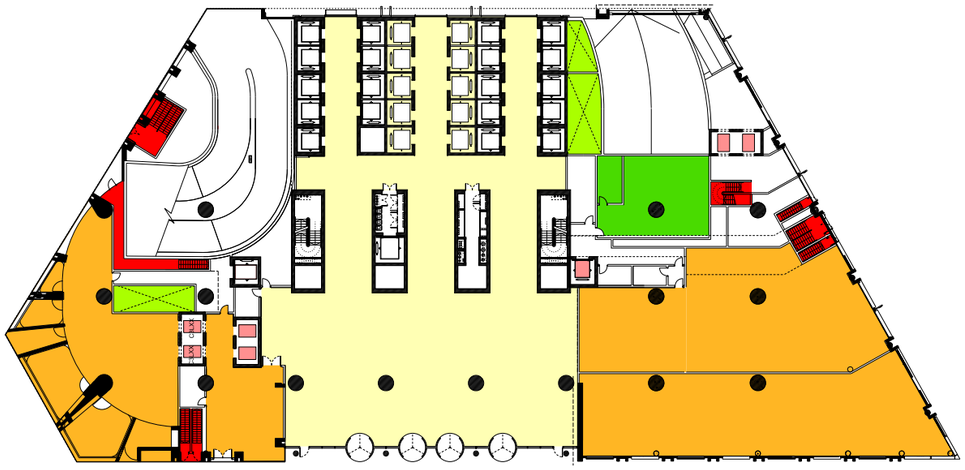


Elevation: C3 Podium West
Images by Tony Caro Architecture

Elevation: C3 Podium East
Images by PTW

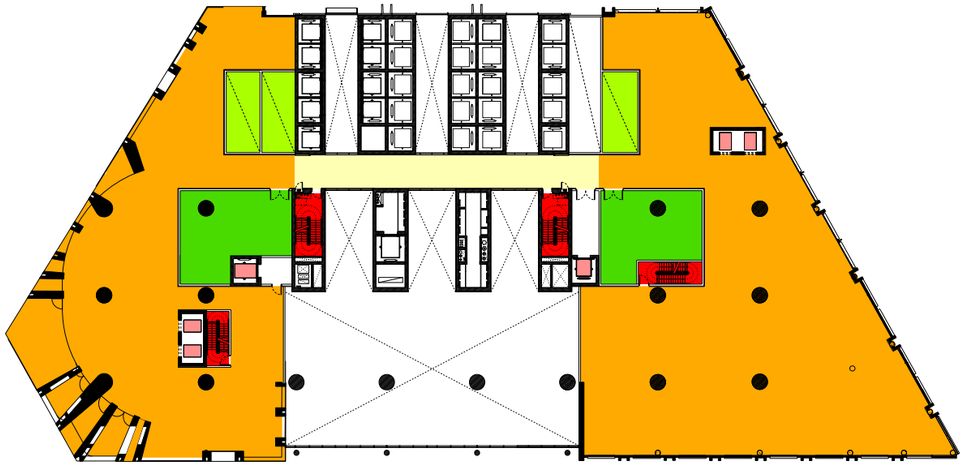
2.3 Podium Internal Planning

Function & Use - Podium Internal Planning

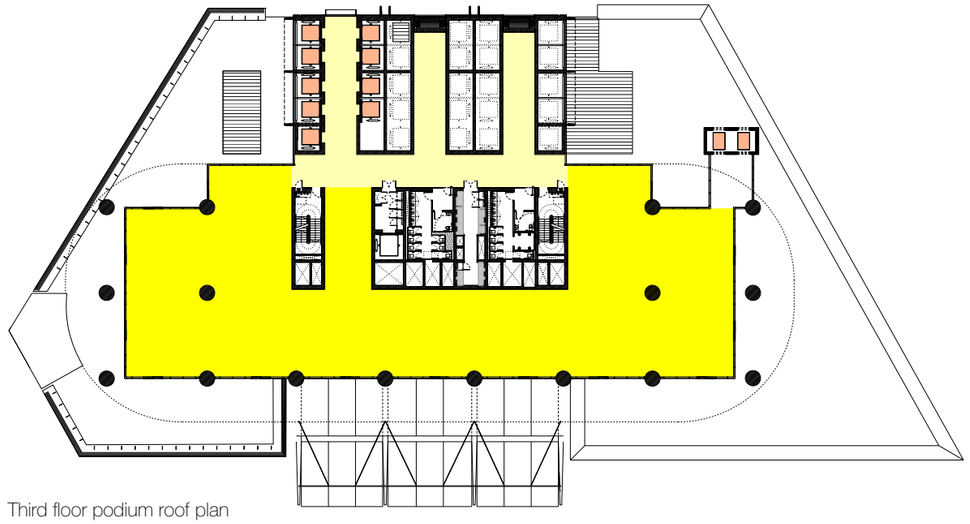


Ground floor plan

First floor plan



Second floor plan



Third floor podium roof plan

The podium internal planning proposal relocates fire egress from the tower and podium, carpark lifts and service risers.

These rearrangements and their effects are summarised below:

- Fire egress are relocated towards the north to achieve a continuous retail activated street edge for the corner of City Walk and Globe Street.
- Services including plant, risers and carpark lifts are concentrated within the podium.

The relocations allow for uninterrupted street frontages to activate the principle north-west and south-east corners. This ensures a continuous street retail frontage along Globe Street and Shelley Lane.

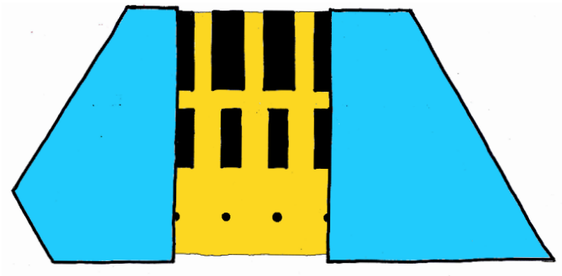
Key

- Retail (Childcare on Lvl 3)
- Circulation
- Plant
- Basement Risers
- Office
- Egress
- Lifts
- Services

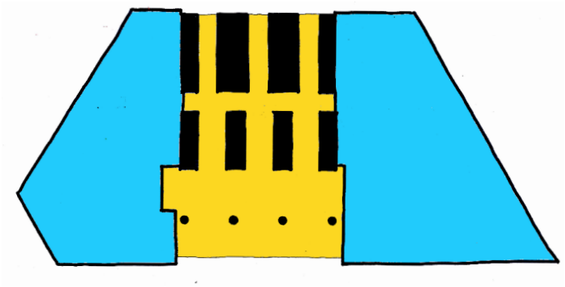
2.4 Tower and Ground Connection

Tower coming to ground

PA Submission



PPR Submission



Diagrams comparing the PA and the PPR submission with freed columns on the ground floor. Blue signifies the podium while yellow is lobby circulation.

PPR Submission

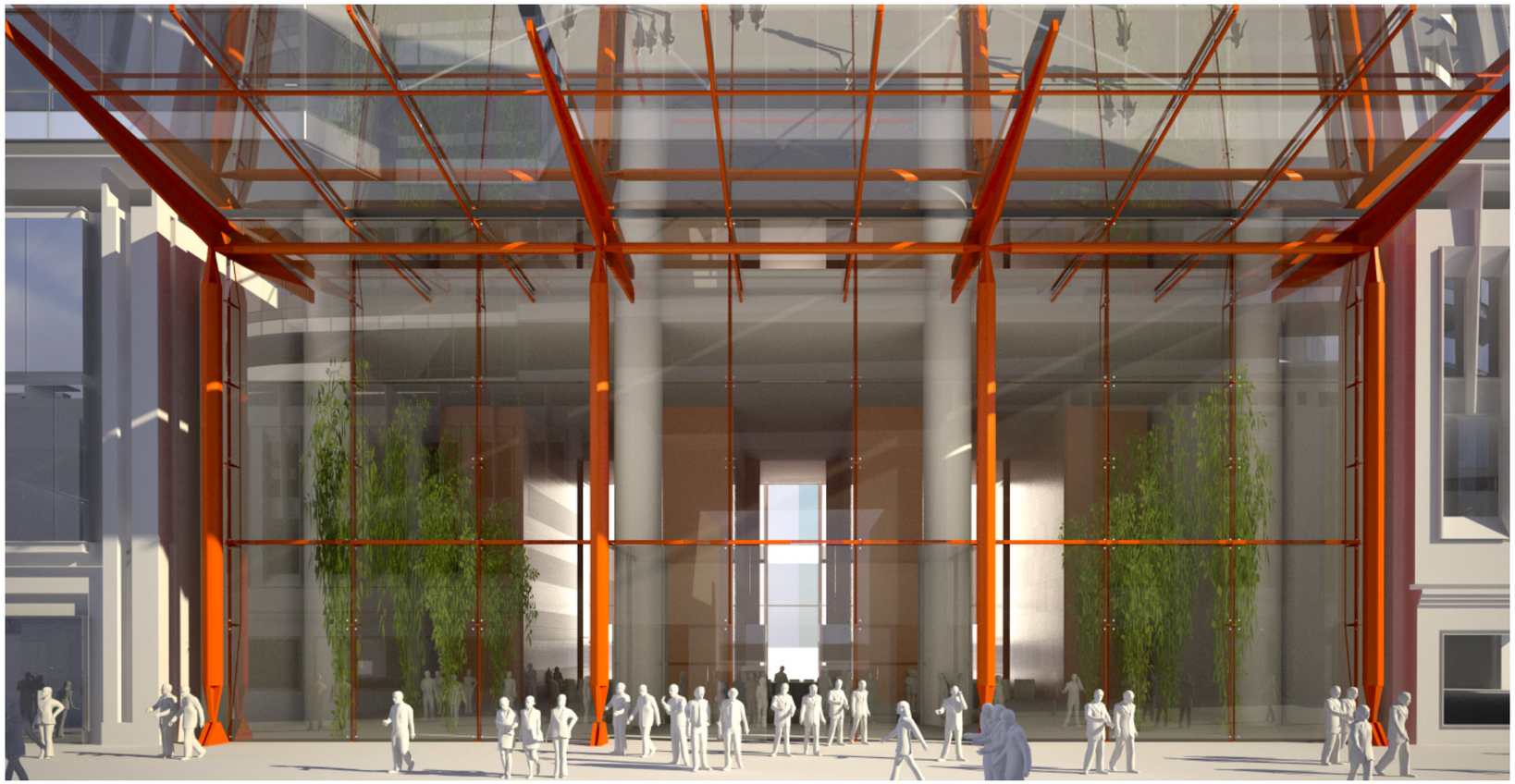


Illustration of PPR submission's triple height glazed lobby with freed tower columns from the masonry podium facade

Lobbies

A key design principle established in the PA proposal ensures a visible connection of the tower to the ground. C3's triple height glazed lobby reveals the tower's structure coming to ground, making the structural logic of the tower apparent on the south.

Design refinements to the podium buildings free the tower columns from the masonry podium facades on either side of the southern glazed entrance. This reinforces the strength of the tower's primary structure connecting to the ground.

These combined refinements to the relationship of the podium and tower contributes to the visual permeability through the lobby, from City Walk to Napoleon Street.

2.4 Tower and Ground Connection

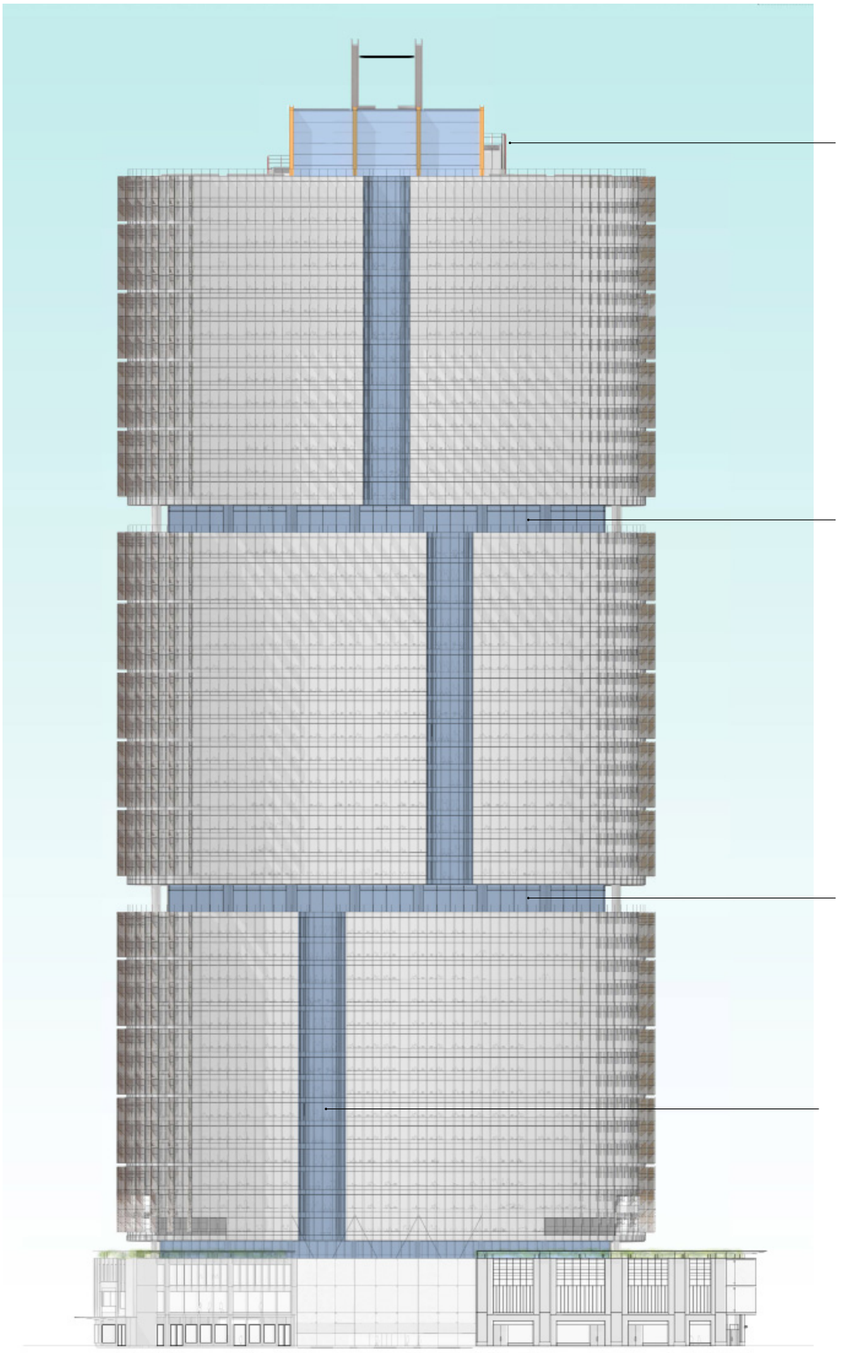
Tower coming to ground

Vertical Glazed Expression

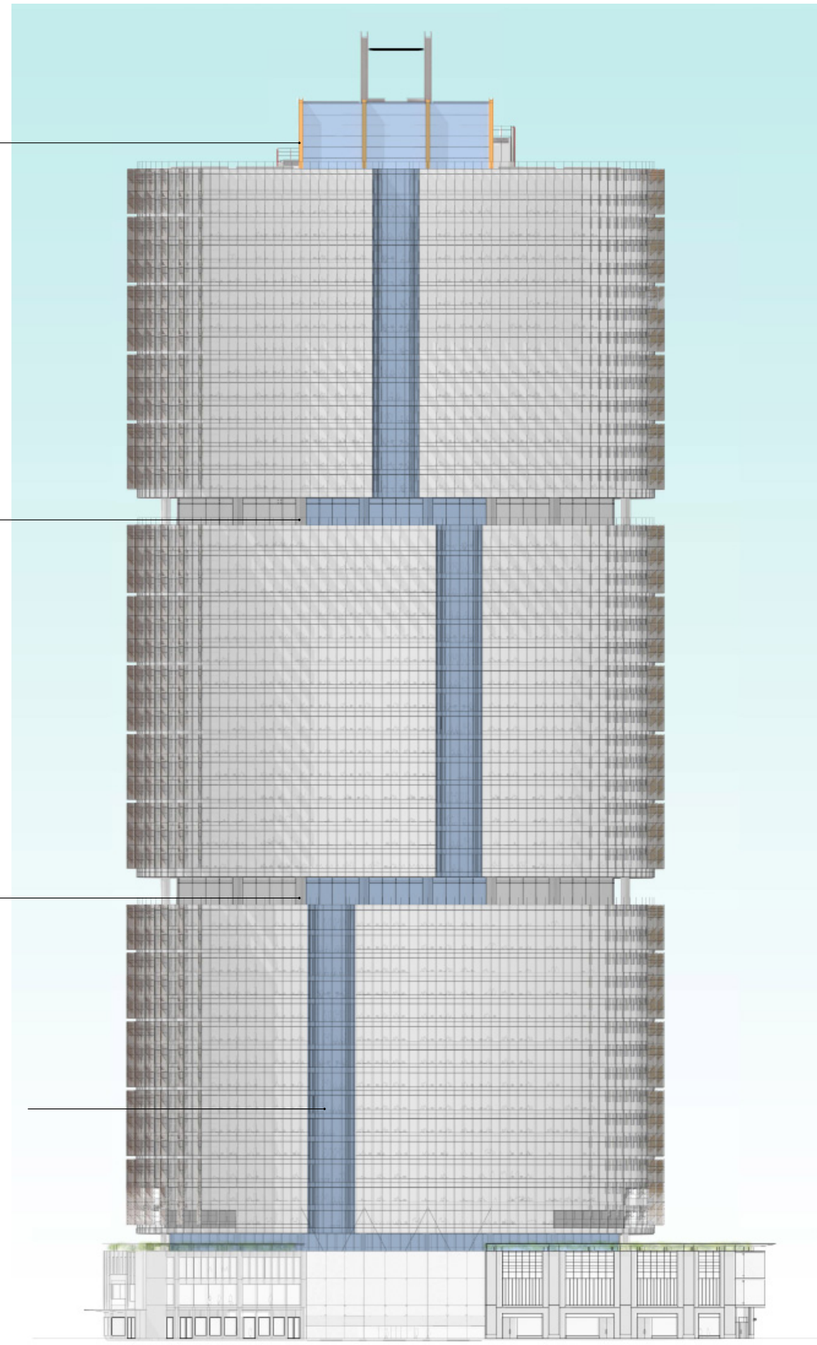
The composition of glazed recessed elements on the southern elevation provides a visual link connecting the top of the tower to the ground. This includes the glazed roof plantroom at the top, through the glazed southern recess that threads the recessed plant room levels and finishes on the ground with the glazed lobby on the south.

To strengthen this vertical glazed expression, the extent of the glazing on the recessed plantroom floors have been concentrated to the central bays. Additionally, this provides a stronger contrast between the glazed offices and the solidity of the plantrooms, emphasising the 'Served and Servant' tripartite relationship of the tower.

PA Submission



PPR Submission



South Elevations: Blue signifies extent of glazing as part of the vertical glazed expression. On the right it shows the concentrated glazing to the central bays on recessed plant levels in the PPR

2.5 Tower Articulation and Legibility

External Core and Vertical Villages

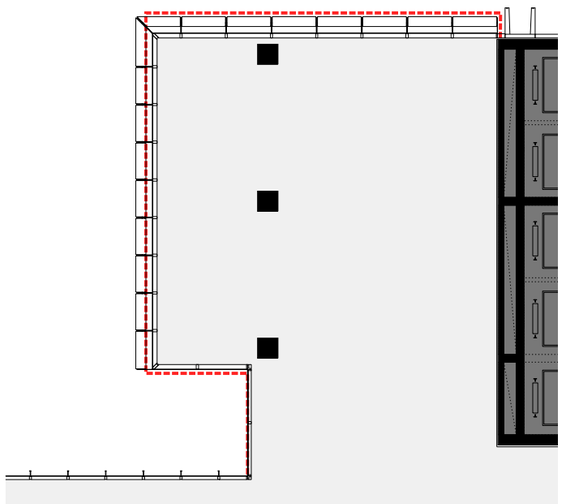
A primary vertical reading of C3 tower is the separation of its 'Served and Servant' elements, that are the external core and office floorplates. This articulation serves to minimise the scale and heighten the legibility of the functions of C3.

Further refinements to the finer scale and grain of the external core include:

- The proposed adjustment to the Vertical Village structural bay maintains the width of the recessed connection between the external core and the main tower, keeping the vertical division between the 'Served and Servant'.
- Framing the glazed lifts on the west and east elevations with a capping
- Further solar shading analysis optimises the louvres to the active lift lobbies and minimises the amount of materials used

These combined refinements to the articulation of the external core elements enhances the legibility of C3.

PPR Submission



Floorplan: The adjusted Vertical Village bay. Red dotted line denotes the extent of the Vertical Villages in the PA.

PA Submission

Illustration: External core in the PA submission

PPR Submission - Refinement to articulation of the external core

Illustration: The external core with adjustments to the louvres on the active lift lobbies and an additional capping element to frame the glazed lifts

2.6 Visualisation

Illustration: The PPR scheme of Building C3

3

MASSING AND PUBLIC REALM VISUALISATIONS

3.1 Podium Visualisations

East Podium

Project Application

View from Napoleon Street- north east corner

View from Hickson Road - south east corner

Preferred Project Report

View from Napoleon Street- north east corner

View from Hickson Road - south east corner

3.1 Podium Visualisations

West Podium

Project Application

View from City Walk - north west corner

View from Globe Street - south west corner

Preferred Project Report

View from City Walk - north west corner

View from Globe Street - south west corner

4

COMPLIANCE WITH APPROVED CONCEPT PLAN MP06_0162 MODIFICATION NO.4

Compliance with Approved Concept Plan MP06_0162 Modification No.4

Please Note : All illustrations in this section are indicative only

4.1 Building Mass and Location

Objectives:

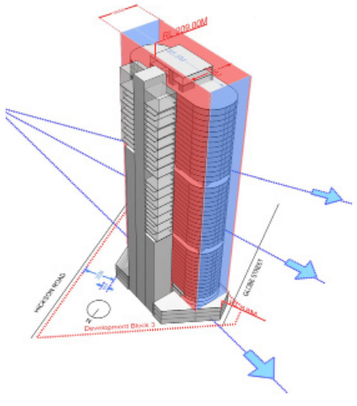
- Adoption of “fanning principle” for siting of buildings.
- To ensure building mass is appropriate within the envelope.
- The northern half of the block (Building C7) shall contain comparatively lower buildings (when compared to the tower forms) as generally indicated in the indicative design.

Standard:

- The length of the horizontal floor plate of the North and South elevation of the tower form is to be no more than 85.5m.
- The bulk of building mass is to be set back from the Hickson Road alignment by a minimum of 20m.
- The primary floor plate depth, excluding structure and shading devices of each tower form sits between vertical planes (red), which establishes a 30m zone. Expressed structure and secondary floor plate is allowable outside this dimension.
- Podium to be a minimum predominant height of 3 storeys and a maximum of RL27

Methods of achieving the Objectives:

- The tower is set out utilising the “fanning principle”.
- The length of the horizontal floor plate of the North and South elevation of the tower form is 85.5m with environmental controls outside this zone
- The mass of the tower form is articulated to break down its scale. A tripartite composition has been created horizontally (using the recesses at the plant floors) and a modulated façade vertically is achieved through a offset vertical cut (south cut recesses related to active lift lobby floors of the northern cores). The proposed refinement to the recessed plant floor glazing location in the PPR enhances the verticality of this cut.
- The proposed podium is predominantly three-storeys with a roof height of 18m nominally. The north-west corner is less than 27m
- The depth of the horizontal floorplate of the east+west elevation of the tower form is 30m
- Horizontal articulation is achieved with deeper recesses at the plant floor to all elevation



4.2 Street Wall Establishment

Objectives:

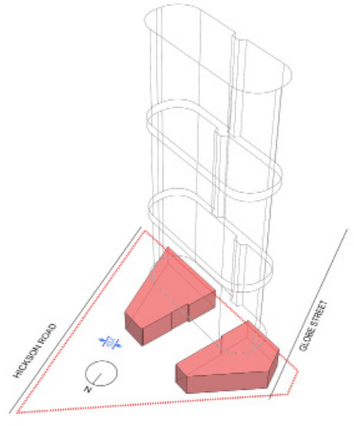
- To establish spaces to articulate and define facades.
- Building mass at podium to form a continuous Street Wall with a 1 storey minimum height.
- Street Wall to define Globe Street and East-West laneways.
- Podium height shall be determined having regard to compatibility of streetscape form with the surrounding area, and appropriate engagement and framing of the public domain, together with environmental considerations on the public domain and surrounding buildings.

Standard:

- To establish a colonnade along Hickson Road. The width and height of the colonnade along Hickson Road shall be appropriate to encourage its use, and be integrated into the proportions of the buildings of which it is a part.
- Building form to create a Street Wall with a one storey minimum height for most of the public accessible ground floor facade.
- Building mass to define a Street Wall on Globe Street, City Walk and Hickson Road.
- Shelley Lane to be a minimum of 6m in width with a defined eastern edge parallel to Hickson Road at ground level.

Methods of achieving the Objectives:

- Three storey high streetwall is created around the perimeter of the podium. The podium design proposed in the PPR retains this streetwall.
- Future location of Shelley Lane is to the east of the podium wall and is envisaged to be 6m wide.



4.3 Building Articulation

Objectives:

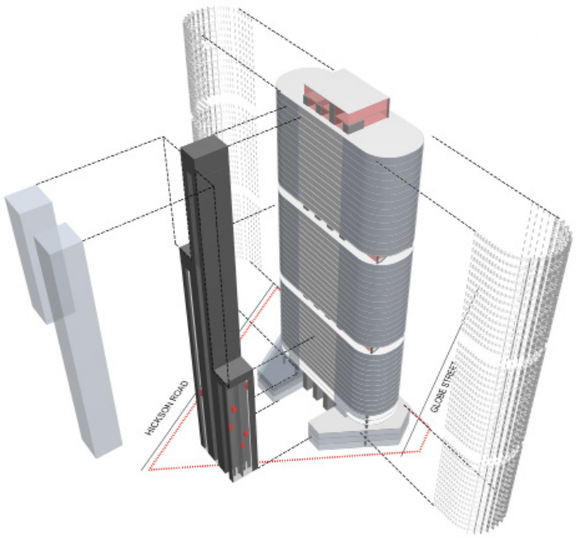
- To establish an articulated, well proportioned building mass.
- To reduce the impact of the building mass,

Standard:

- The building envelope and floor plates are to be articulated and modulated, using a range of architectural components such as prows, corner redents, Vertical Villages, expressed lift cores, bay windows and other structural expression.
- Tower Form to express sustainability features such as access to natural light.

Methods of achieving the Objectives:

- Building façades consist of a family of elements and are highly articulated to express volumetric configuration and environmental orientation of the building. Please refer to 5000 series drawings (Elevations) and 6000 series drawings (Façades). The PPR refinement propose framing the top of the glazed lift shaft which further articulate this element.
- Redents stagger vertically up the southern elevation of the tower to providing articulation to the facade and correspond with the active lift lobbies to the north. The plant rooms are recessed which provides horizontal facade articulation.
- A slender recess is expressed between the north core and the main floorplate. This reinforces the vertical expression of the tower when viewed from both the city and the water and articulates the building's primary reading, 'served and servant'.
- Shading to the facades is arranged as one family of elements that increase or decrease in size



4.4 Building Legibility

Objectives:

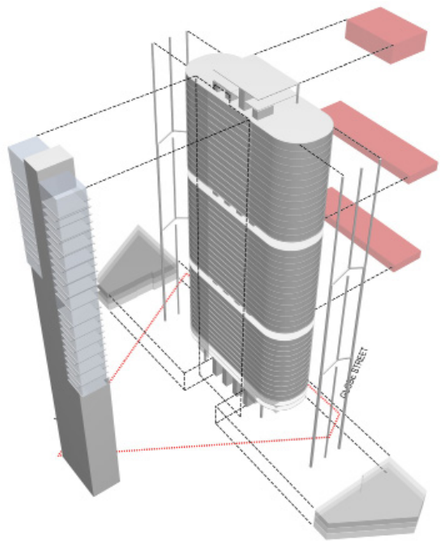
- Constituent elements of the building need to be articulated.
- The elements and structure should be legible at the base of the building.

Standard:

- The separate primary components of the building will be expressed.
- Visible parts of the towers primary structure are to extend to the ground plane and be expressed as a separate element from the podium.

Methods of achieving the Objectives:

- Structure, cladding, vertical transportation cores, external shading and special floor areas are expressed as separate legible elements.
- The base of the building is composed as three components - the lobby entrance and two separate adjoining podium buildings. The lobby is a 3 storey glazed volume, to increase natural light and visual permeability
- Key structural elements of the tower visibly connect with the ground plane to provide drama and legibility of the built form - the expressed vertical transportation cores and lift lobbies are contrasted to the rest of the building on the northern side. The PPR refinement propose framing the top of the glazed lift shaft which further articulate this element.
- The integration of the lift cores and the Vertical Villages makes a clear contrast between the verticality of the core and horizontally of the primary office floor plates.
- Façades are broken down horizontally to achieve an appropriate scale and skyline resolution with deeper recesses at plant levels.
- Glazed lift shafts express the vertical transportation systems.
- The 'K brace' at plant levels express the method of reducing the internal central column and enabling it to be sized for only one rise.



4.5 Façades

Objectives:

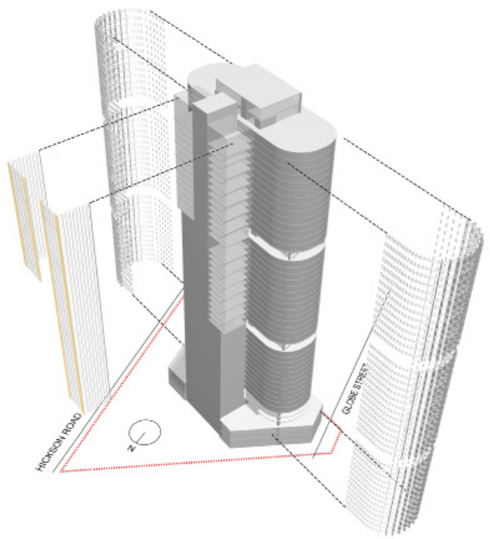
- To ensure the architectural quality of the facades.
- To articulate the building's functions and massing with appropriate facade design and detailing.
- To ensure the facades contribute to the building's articulation and mass.
- To contribute to the "carbon neutral" aims for Barangaroo South.

Standard:

- Depth and layering of facades is to be achieved through relief and protrusions. Mirrored facades should be avoided.
- The choice of appropriate materiality for longevity, durability and flexibility. Materials such as steel, glass, concrete, timber and aluminium.
- Environmentally sustainable design is to be incorporated on all facades.
- Facade components such as external shading shall be used to provide light and shade to the building and reinforce Controls 2+3.
- Facades longer than 60m are to be modulated above podium level by distinctive and significant architectural elements eg as Vertical Villages, cores or external staircases, in the vertical plane.
- There shall be no single plane in the facade having dimensions greater than 60m in length and 60m in height (or equivalent area) without articulation, and change in plane from adjoining building elements, unless otherwise determined by the "Barangaroo Design Excellence Review Panel", to the satisfaction of the Director-General in consultation with the Barangaroo Delivery Authority.

Methods of achieving the Objectives:

- Façades are highly articulated to express the building's functions. Please refer to 5000 series drawings (Elevations) and 6000 series drawings (Façades).
- Elements of the façade construction are arranged in layers to achieve visual depth and an appropriate level of detail.
- Shading to the facades is highly visible and arranged as one family of elements that increase or decrease in density depending upon the orientation of the facade.
- Maximum length of an unmodulated façade (south and north face) is approximately 50m long.
- The method of achieving the facade objectives are applied in the podium facade design proposed in this PPR on both the primary east and west podium facades, which are highly articulated and layered, and of high quality materials, including stone.



4.6 Active Streetfronts

Objectives:

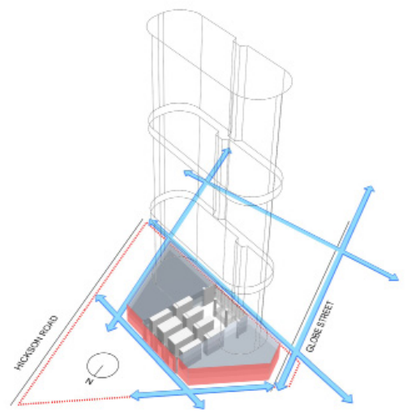
- To ensure a vibrant public domain will be created at street level.

Standard:

- At least 60% of the Ground Level is to be active on the primary Street Wall facades
- Building entrances to internal areas such as office lobbies, exit ways and service areas or loading docks shall not count toward to 60% requirement.
- Building service areas, parking entrances & loading docks will be located on Napoleon Street.
- The width of driveways shall be minimised.

Methods of achieving the Objective:

- Building C3 forms a portion of Block 3 of which at least 60% of the Ground Level will be active on the primary Street Wall facades.
- A vibrant public domain is created at street level.
- The proposed PPR amendments to the podium design achieves greater continuous active street frontages, both on the east and west podium, by reorganisation of internal egress routes, lifts and cores.



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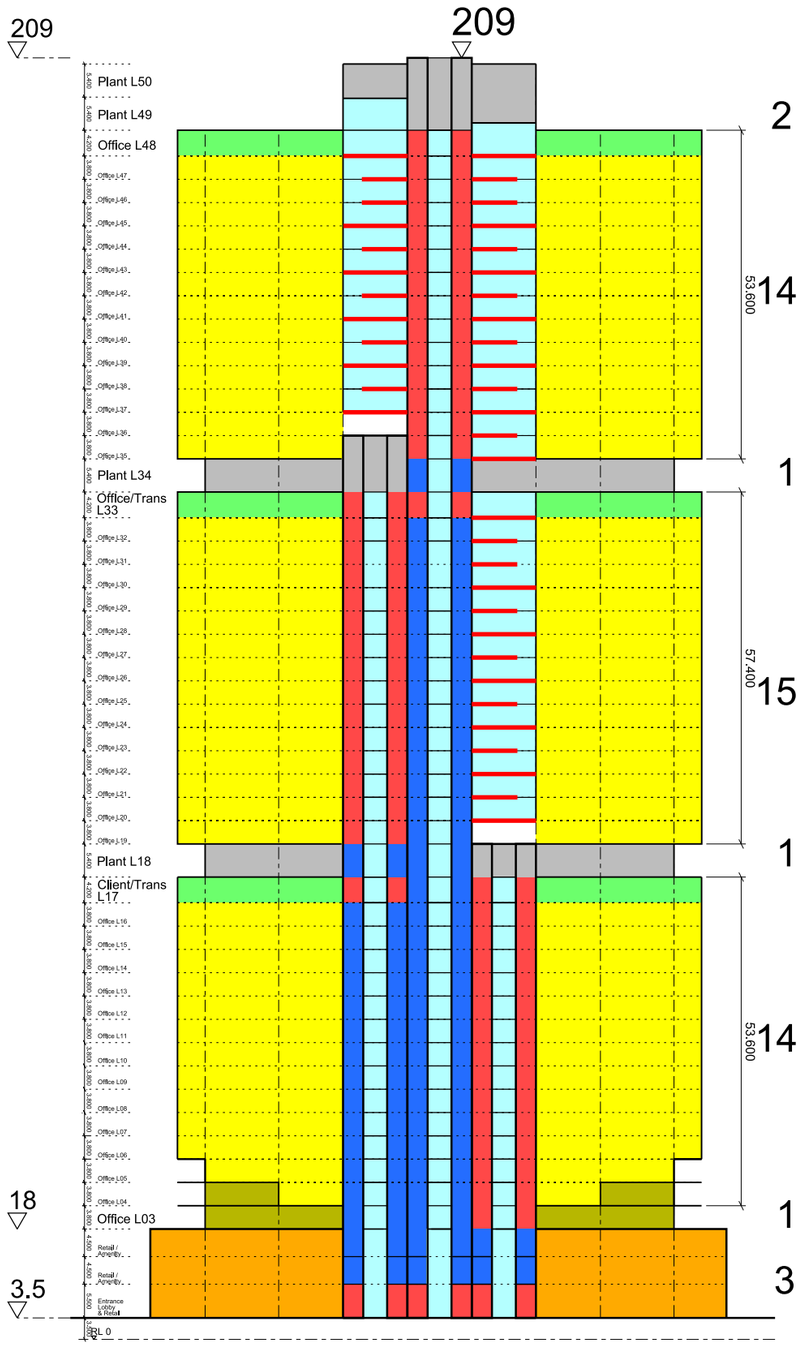
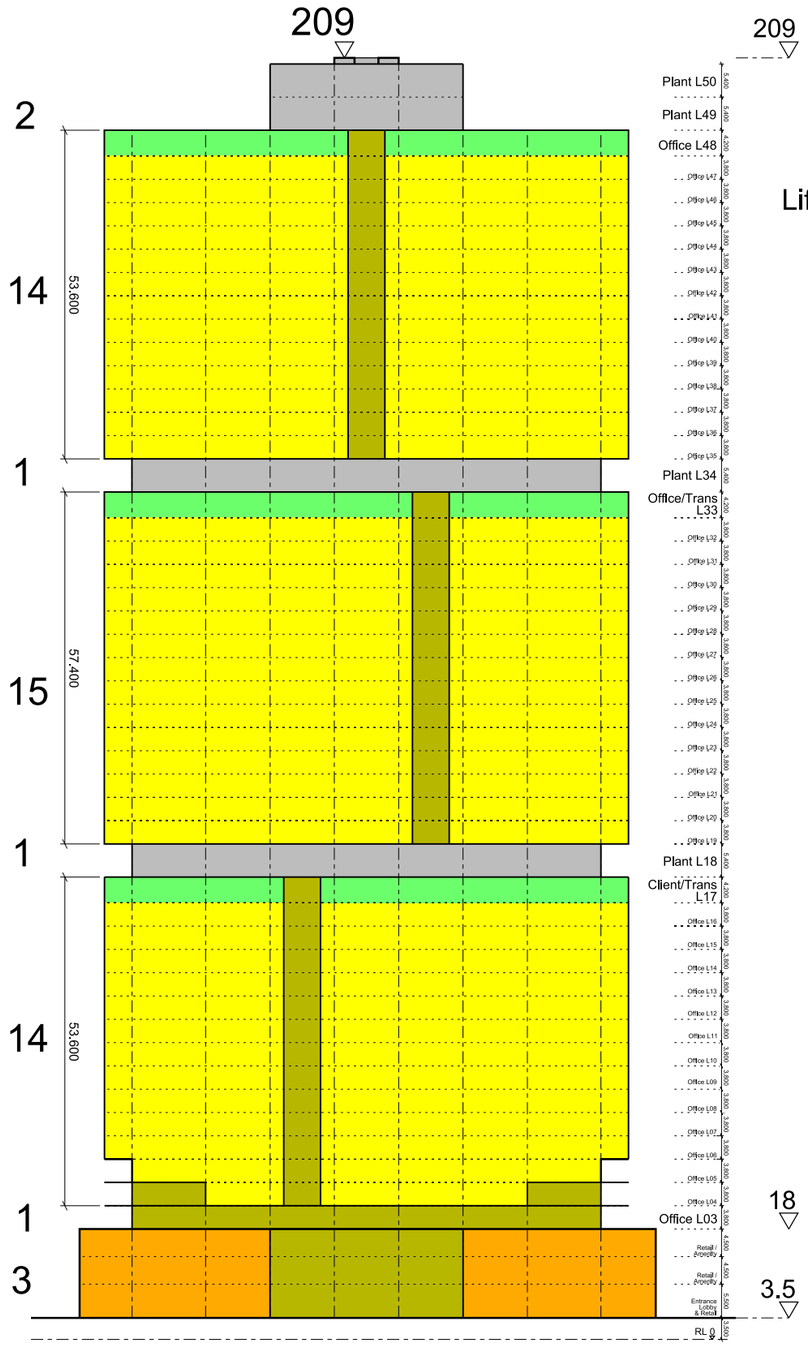
APPENDIX A

AREA SCHEDULE

PPR Submission - Stacking Diagram



C3 - North



C3 - South

Office 3800 F/F
Office / Transfer / Client 4200 F/F
Plant 5400 F/F
Lift Lobby / Vertical Village / Meeting
Active Lift Stop
Express Lift Shaft
Podium 5500-4500-4500 F/F
Cut Back Floors and Slots
Full Vertical Village Floor
Intermediate Vertical Village Floor
Full slab Meeting Rooms

Stacking Diagram for building C3

PPR Submission - Area Schedule

C3 Commercial Building Office Gross Floor Area (GFA) Schedule

RSHP - 24th February 2012

Floor Level	Relative Level (m)	Prevailing Function	Floor to Floor	GFA per floor
Top of Lifts				
Plant Roof	208			0
50	202.6	Plant	5.4	0
49	197.2	Plant	5.4	0
48	193	Client	4.2	2,682
47	189.2	Office	3.8	2,578
46	185.4	Office	3.8	2,578
45	181.6	Office	3.8	2,682
44	177.8	Office	3.8	2,578
43	174	Office	3.8	2,682
42	170.2	Office	3.8	2,578
41	166.4	Office	3.8	2,682
40	162.6	Office	3.8	2,578
39	158.8	Office	3.8	2,682
38	155	Office	3.8	2,578
37	151.2	Office	3.8	2,682
36	147.4	Office	3.8	2,585
35	143.6	Office	3.8	2,473
34	138.2	Plant	5.4	0
33	134	Client & Transfer	4.2	2,540
32	130.2	Office	3.8	2,476
31	126.4	Office	3.8	2,476
30	122.6	Office	3.8	2,528
29	118.8	Office	3.8	2,476
28	115	Office	3.8	2,528
27	111.2	Office	3.8	2,476
26	107.4	Office	3.8	2,528
25	103.6	Office	3.8	2,476
24	99.8	Office	3.8	2,528
23	96	Office	3.8	2,476
22	92.2	Office	3.8	2,528
21	88.4	Office	3.8	2,476
20	84.6	Office	3.8	2,528
19	80.8	Office	3.8	2,483
18	77	Plant	5.4	0
17	73.2	Client & Transfer	4.2	2,384
16	67.8	Office	3.8	2,372
15	63.6	Office	3.8	2,372
14	59.8	Office	3.8	2,372
13	56	Office	3.8	2,372
12	52.2	Office	3.8	2,372
11	48.4	Office	3.8	2,372
10	44.6	Office	3.8	2,372
9	40.8	Office	3.8	2,372
8	37	Office	3.8	2,372
7	33.2	Office	3.8	2,372
6	29.4	Office	3.8	2,372
5	25.6	Office	3.8	2,110
4	21.8	Office	3.8	1,906
Tower 3	18	Office	3.8	1,646
Podium 3	18	.....	3.8	31
Podium 2	13.5	Retail	4.5	2,261
Podium 1	9	Retail	4.5	2,300
Ground	3.5	Retail	5.5	2,460
Basement 1		Commercial (BOH)		100
Basement 2		Commercial (BOH)		17

Area spreadsheet

Tower Total GFA:	**108,279**
Total Podium GFA	**7,052**
Total Podium GFA	**117**
Total GFA	**115,448**

AREA CALCULATIONS

These areas have been measured from plans produced at Schematic stage of the design and are approximate and illustrative only. Further development of the design, measurement and construction tolerances and/or further client/tenant requests will inevitably result in changes to these areas [which could involve significant reductions] and RSHP accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of these areas.

APPENDIX B

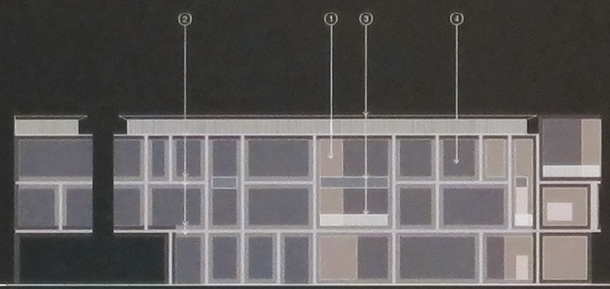
PODIUM MATERIALS BOARD

TONYCAROARCHITECTURE

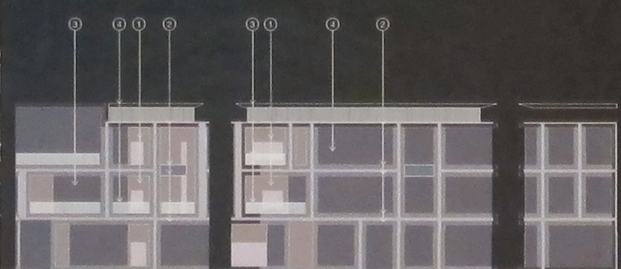
Barangaroo South - Commercial Building C3 Podium East
Preferred Project Response: MP11_0044
February 2012

C3 - Proposed Podium West Finishes

1. Euromix Patch Fine Warm Grey 20%
2. Stainless Steel Plate Edge Profile
3. Micaceous Iron Oxide Painted Steel Plate
4. Dark Bronze anodised Aluminium

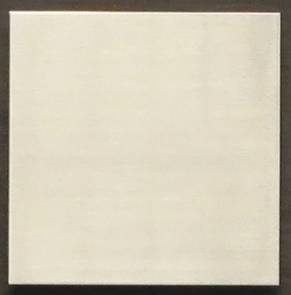


NORTH WEST ELEVATION



WEST ELEVATION

SOUTH ELEVATION



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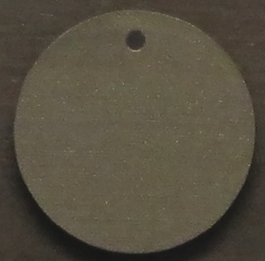

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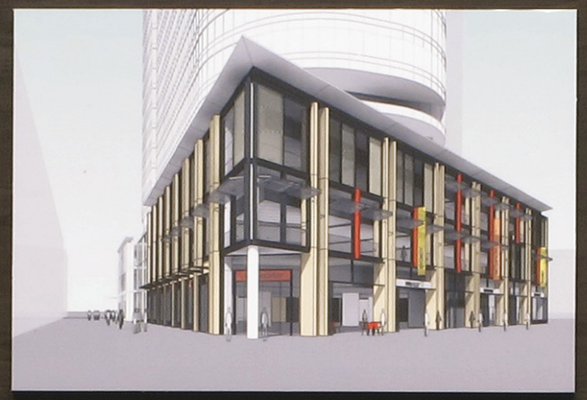
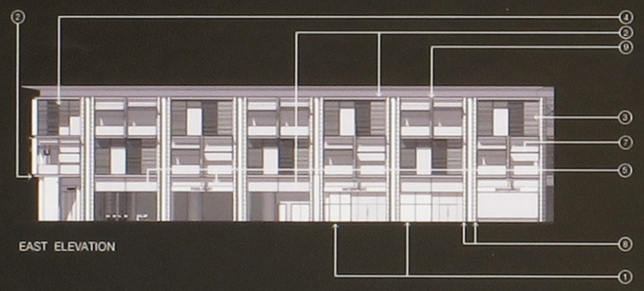
PTW

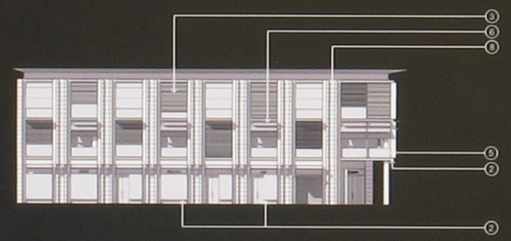
Barangaroo South - Commercial Building C3 Podium West
Preferred Project Response: MP11_0044
February 2012

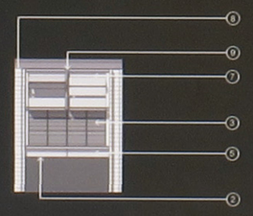
C3 - Proposed Podia Finishes

1. Metal Panel.
2. Painted Steel. Colour: Dark Grey
3. Sliding Operable Metal Louvred Panels.
4. Metal Frames.
5. Glass. Glass Type: Light Grey/Green.
6. Glazed Projections on Stainless Steel Brackets.
7. Frameless Glass Operable Windows.
8. Sandstone.
9. Natural Copper.









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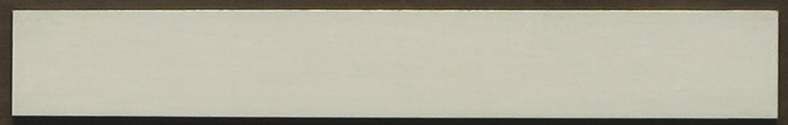
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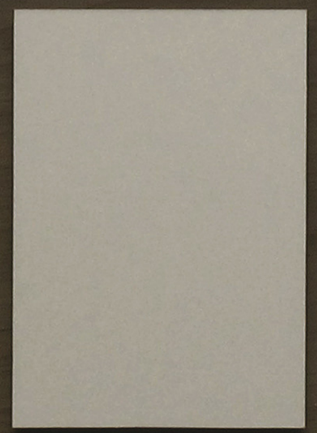
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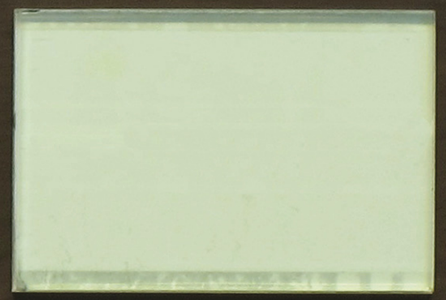
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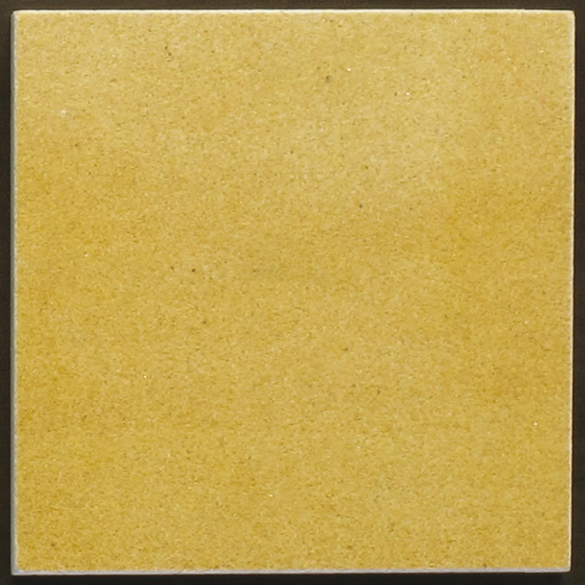
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