

1.2 Meeting Design Excellence Requirements

1.2.1 State Significant Precincts SEPP, Schedule 3, Part 12, Clause 19(02)

(2) In considering whether the proposed building exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The proposed Commercial Building C1 represents a unique and innovative design solution as the second timber engineered building in Barangaroo. Commercial Building C1 has been designed to complement the newly built timber Commercial Building C2 (International House Sydney), also designed by Tzannes. The two buildings form a warm and welcoming gateway to Barangaroo South from the City. The materials and finishes of Commercial Building C1 are detailed in this report and include the internal timber structure, wrapped in a glass curtain wall which celebrates the timber as the hero. The materiality of Commercial Building C1 provides a high environmental performance while allowing views over the harbour and precinct to be enjoyed by the occupants.

(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,

The architecture of Commercial Building C1 forms part the street wall of the precinct to Hickson Road at a height which compliments and reinforces existing buildings on Hickson Road. The design responds to the public domain and continues the colonnade of Commercial Building C2 along the Western side of Hickson Road, from Exchange Place on the south to Headland Park to the north, providing an active and connected undercover edge to the eastern edge of Barangaroo, linking further south to the Exchange Place Loggia. Commercial Building C1 maintains key view corridors within the Barangaroo South precinct and promotes a sharing of both public and private views. Commercial Building C1 is consistent with the Barangaroo South Built Form and Urban Design Controls. The result is a building that is a distinctive element within Barangaroo.

(c) whether the building will meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,

Commercial Building C1 has been designed to achieve a 6-star Green Star rating (version D.A.B. v1.2) and achieves the sustainability objectives set out in the design excellence strategy and detailed in the ESD Report submitted at Appendix O of the EIS, including: targeting carbon neutral, capable of being water positive, targeting net zero waste to landfill, planning for climate change, design with dignity, safety in design, green travel plan, ecology, and leaving a positive legacy.

