

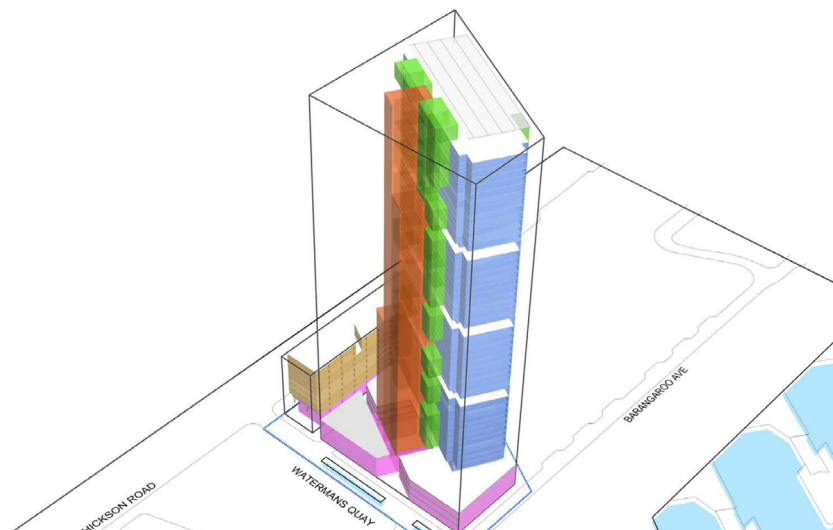
2.4.7 Facades _ Control 7

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

Similar in nature to C2, to fully express the warmth and logic of the mass timber structure, the envelope is intended to be as clean and clear as possible, with minimal visual interruption, almost like the timber framing has been 'shrink wrapped' with clear material for weather protection. The envelope is simply a sophisticated and high performance transparent protective skin rather than a dramatic feature of the architecture.

External sun shade devices are employed where needed in accordance with the solar studies to limit the heat load on the building - to not overload the perimeter chilled beam cooling technology and keep the glazing clear and untinted.



Urban Design Control 7 Diagram
_ Facades



C2 Facade System to be similarly applied to C1

2.4.8 Active Streetfronts _ Control 8

Objectives:

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

In total 58% of the ground plane facade is active street frontage - refer plan below. The majority of the activation is from retail tenancies facing all of the surrounding public domain. The commercial lifts have been included in the activation calculations as the facade to the lift wells and the lift cars themselves are fabricated from glass, which means that when walking along Scotch Row the unique sight of a 7 storey continuous shaft wall constructed from engineered timber will be visible day and night, with the glass lifts ascending and descending within the timber shafts - another world first and innovative demonstration of mass timber use.

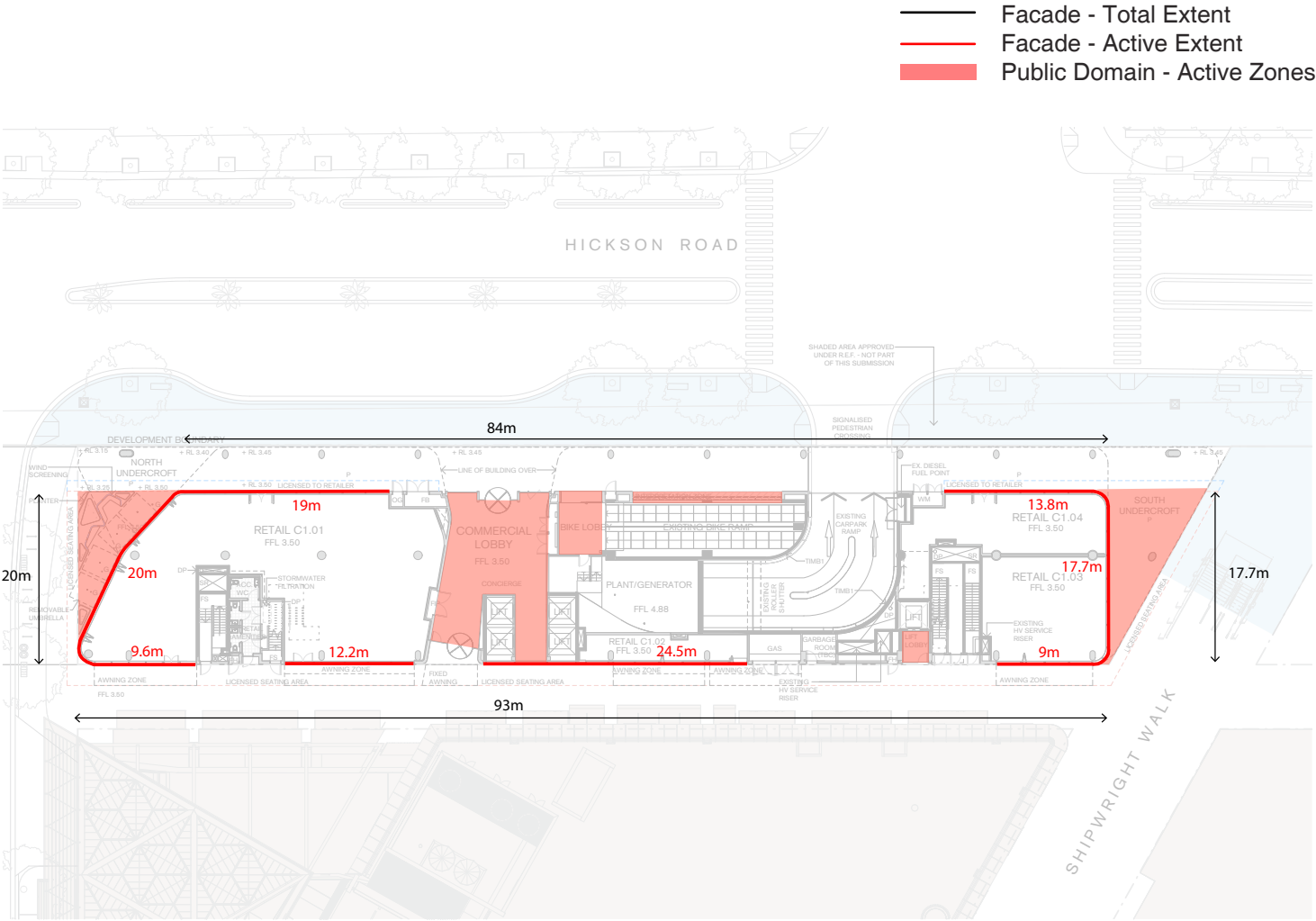
In addition to the above, numerous other zones of varying uses, including dedicated outdoor seating areas, end of trip arrival points, a commercial lobby hub and an interpretive information zone, also contribute significantly to the ground plane activation.

The existing driveway exiting onto Hickson Road on the east is dual carriageway of approx 7.5m width, subject to a separate planning application, the crossing point with the colonnade will be treated with an alternate cobblestone finish to highlight the fact that it is a pedestrian crossing zone. Existing traffic and pedestrian lights will be retained and relocated to suit the proposed building with signage to provide a safe crossing zone

The section of colonnade side wall adjacent to the bike entry and exit ramp from the basement will be set up as a ‘canvas’ for the future installation of an Interpretation Zone for future static graphic elements which provide interpretation of Barangaroo South, to maintain interest and activation of this otherwise passive area of facade. The future installation will be via a separate planning application, and not subject to the SSDA.



Urban Design Control 8 Diagram
_ Active Streetfronts



Active Ground Plane - active area shown red



2.4.9 Signage _ Control 9

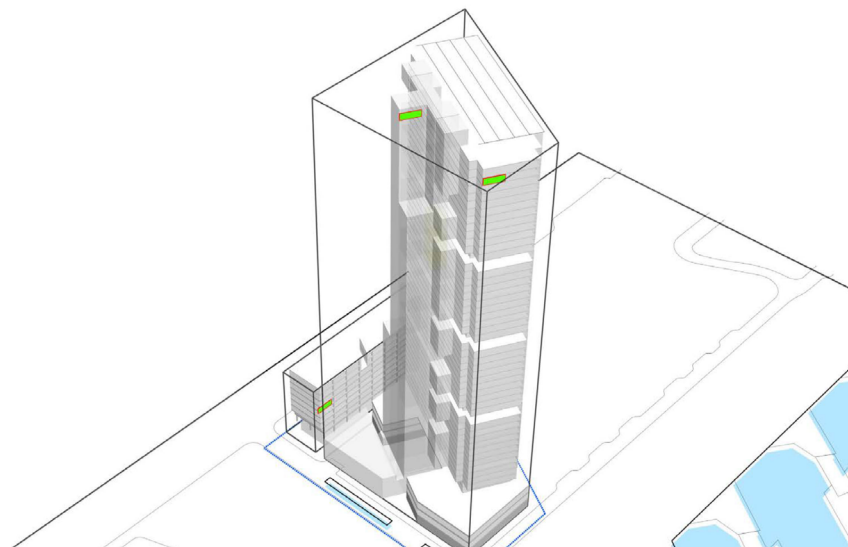
Objectives:

_ To ensure that the location, size, appearance and the quality of the signage on the building is appropriate

High level building signage zones are proposed to be limited to the east and northern facades as the other 2 face into existing buildings. One option has been provided for the east facade and two options have been provided for the north facade with only one option available. The final installation would be subject to a separate planning application

Height of the signs are limited to the balustrade and floor slab zone with height of 1.4m. Widths on the east elevation limited to 18m and the north elevation 8m, as indicated.

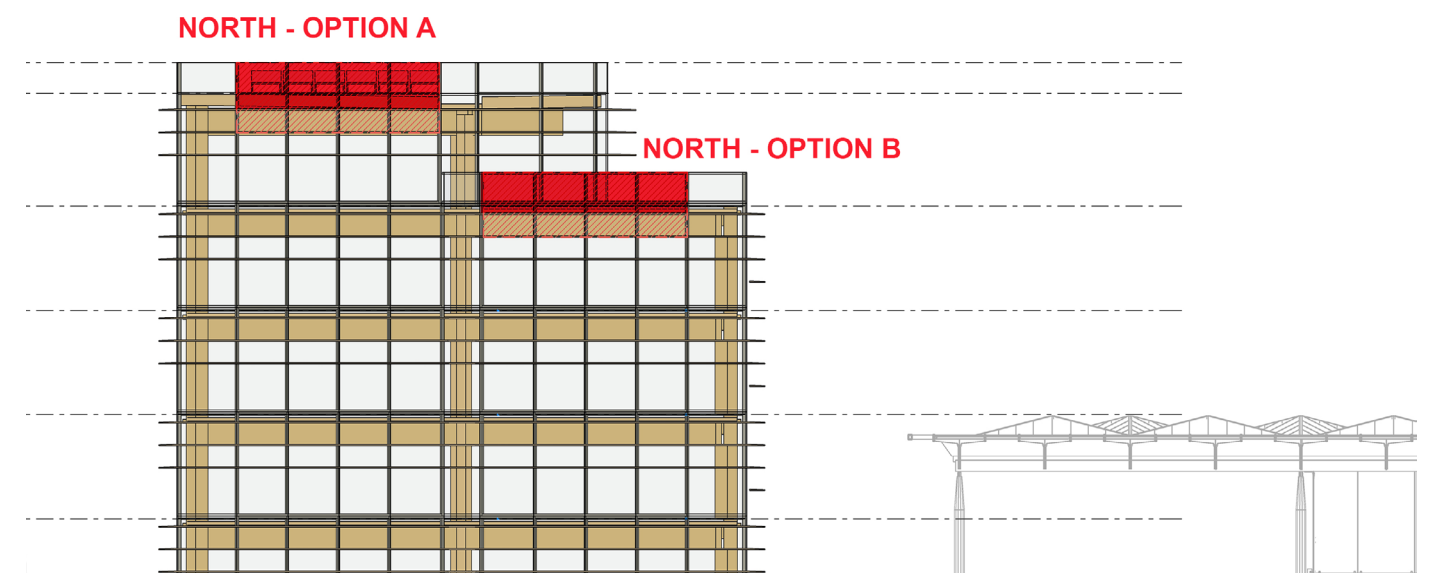
At ground level, a separate signage strategy has been developed to provide a coordinated response



Urban Design Control 9 Diagram
_ Signage



Signage Location - East Facade



Signage Location - North Facade



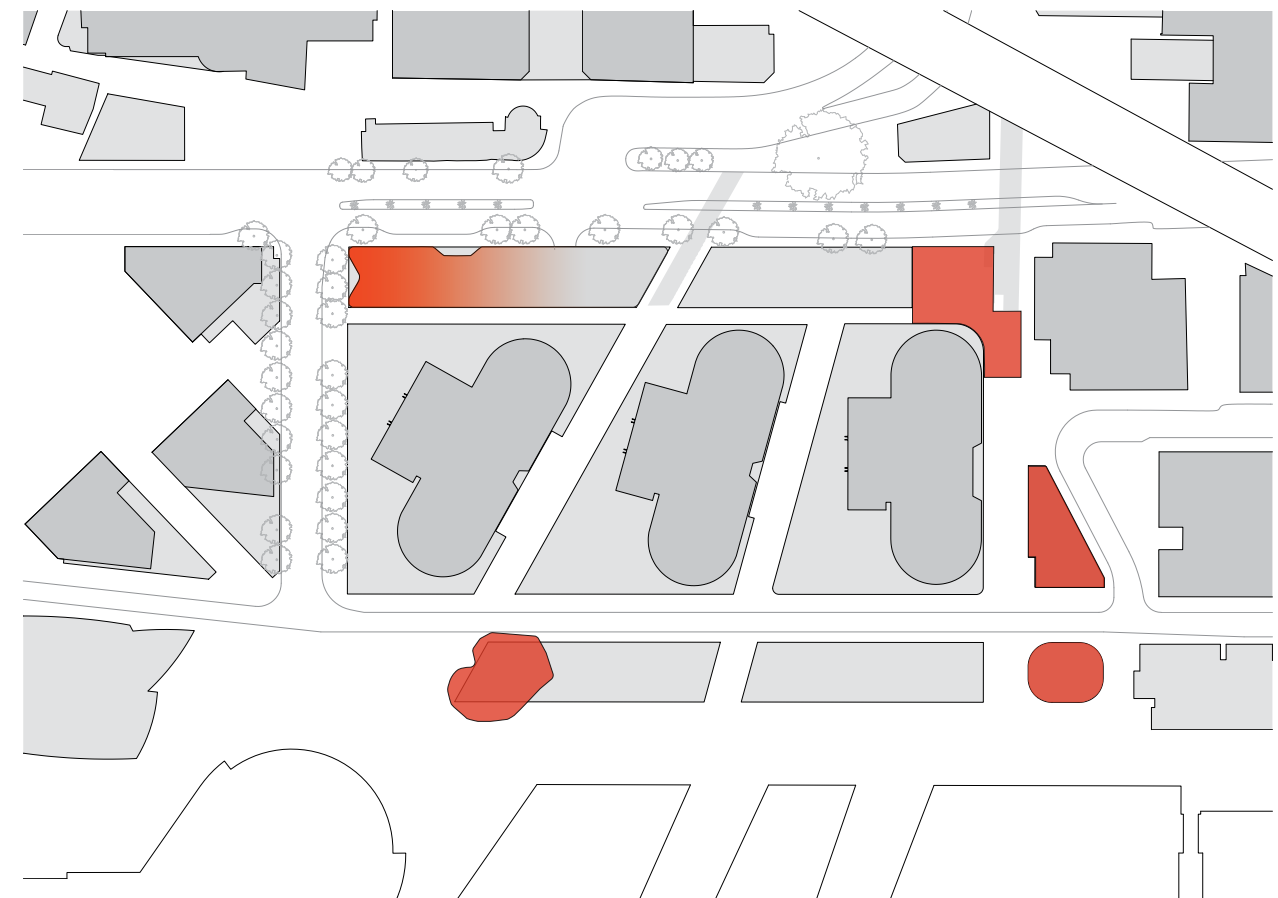
3.0 Urban Design and Architectural Principles

The distinctive character of Commercial Building C1 has been informed by the opportunities and constraints of the public domain and the unique benefits of the natural timber structural material used.

The two storey articulation of the lower levels, allow for a separate and distinct architectural expression of the upper levels of C1. Whilst the lower two levels address the scale of the ground plane and surrounding public domain elements, the upper levels form a continuous glass skin that wraps around the perimeter of the building and allows for maximum possible visibility to the hero of the building: the internal timber structure.

Internally, the primary structure of the building from Level 1 to the roof, comprises a renewable, sustainable material: engineered timber. The structural span constraints of engineered timber. The level 1 floor and ground level columns will be constructed from reinforced concrete, to provide a moment connection with the existing basement and provide the higher level of fire rating required of retail tenancies.

External structural elements have been regarded differently due to requirements for robustness, durability and weathering. The Hickson Road columns have shaped concrete base where they meet the ground, with recycled hardwood timber struts forming the upper portion of two storey columns.



Distinct Edge Elements Around the Commercial Core

3.1 Architecture

The building form of C1 is a response to a clear understanding of the urban design constraints of the site and that of the approved Concept Plan

The C1 building, along with C2 forms part the street wall of the precinct to Hickson Road at a height which compliments and reinforces existing buildings on Hickson Road outside of Barangaroo South, such as KPMG, the Sussex Hotel, and 30 The Bond

C1 further provides a transition in scale from the towers to the west and their associated 3 storey podiums

In response, the architecture is proposed as a distinctive element within the city. The Proposal is in two parts: a two storey base that includes the colonnade and responds to the scale of the public environment, and an upper 5 storey form as a clean simple glazed envelope that allows the interior timber elements to be visible from the outside and celebrated as the hero

The vertical uniformity of the façade is broken up by way of a transparent lift core for the full height of the building. The commercial entry is announced through a dramatic two storey entry statement with the underside of the level 2 engineered timber floor visible

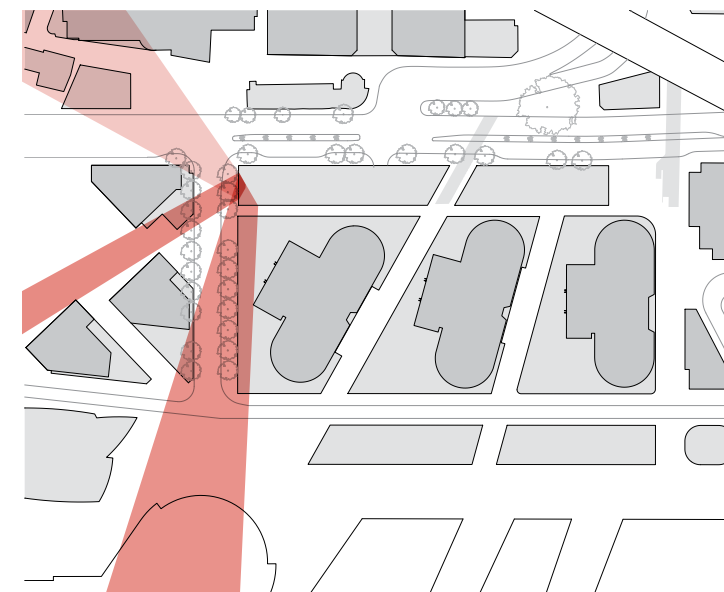
The project is integrated through a consistent approach to detail and the transformation of the more dynamic base to the simpler geometry of the glass envelope that is a smooth glass skin that reinforces the positive qualities of the public domain



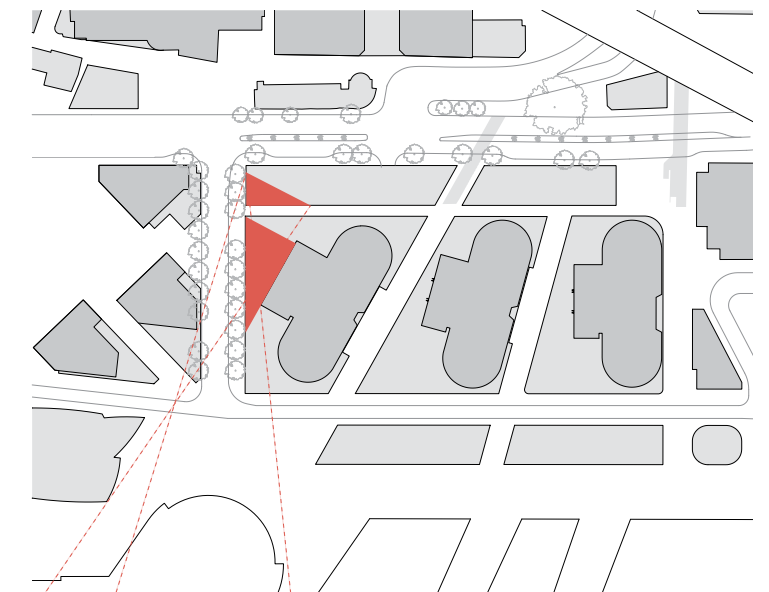
Family : Three Brothers and Two Sisters



Concept view from Scotch Row



Building Form : View maximisation



Building Form : Urban geometry drivers

3.1.1 Colonnade Design

C1 continues the colonnade thoroughfare along the Western edge of Hickson Road, providing direct pedestrian access along a north south path from Hickson Place to Headland Park. As such, the colonnade will contribute to an active and connected undercover edge along the eastern extent of Barangaroo South.

The scale of the colonnade is appropriate for the scale of the public domain and grandly scaled at the three entry points into the precinct, being the north end, south end and commercial entry. Scale and proportions are as follows:

- _ 4m wide from face of retail frontage to east facade
- _ Approx 8.7m high to underside of primary beams and 9.5m to underside of floor structure at the three precinct and building entry points
- _ Approx 5.4m high to the two sections of colonnade between the entry points
- _ Column spacing is generally 9m, with one column removed from the ground plane at the north and south ends to provide a more open public domain experience. This has been achieved through the use of a Y column, similar to the C2 columns
- _ The proportion of height to width is tall and elegant, compatible with other colonnade features across Sydney

Consistent with the structural authenticity of the project, the colonnade columns are constructed from timber whenever they are supporting a timber structure - ie all of the 8.7m high columns. The timber used for these columns is recycled ironbark and their structural capacity fully utilised - ie the timber is not cladding or a veneer but structural.

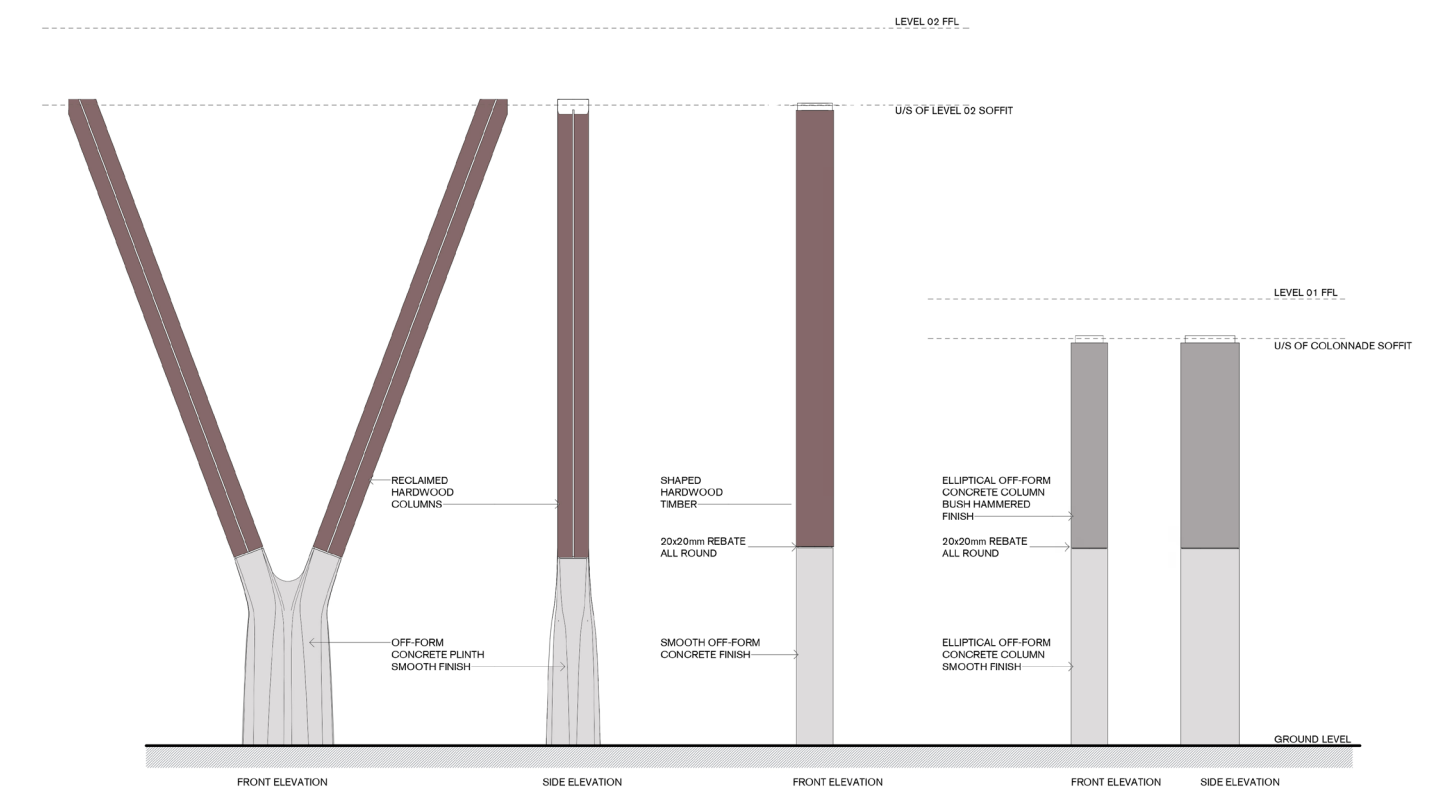
The 5.4m high colonnade columns are supporting the level 1 concrete slab and therefore are retained as concrete.

So that the 3 unique column forms visually combine as a united family, the lowest 2.7m of the columns will be finished with off form off-white concrete, the same colour as C2 concrete plinths, to again form a degree of uniformity. The upper half of the all-concrete columns will be bush hammered to give a different finish and texture to the plinth bases.

The lobby façade gives double height expression announcing the main building entrance. K bracing in the upper façade gives further, subtle expression to the entry adding an element of scale within the building length. The bracing doubles as a five storey truss allowing for the deletion of the colonnade column at the lobby entrance further opening up the ground plane, signifying the building entry point.



Building Entrance



Column Design Family

