

Tzannes
ABN 54 069 785 655

Nominated Architects
Alec Tzannes 4174
Jonathan Evans 6613
Mladen Prnjatovic 7468
Ben Green 7066
Chi Melhem 7754

W . tzannes.com.au
T . +61 2 9319 3744
E . tzannes@tzannes.com.au

63 Myrtle Street
Chippendale NSW 2008
Sydney, Australia

Tzannes

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Response to BDA Comments

The below letter provides commentary on the Barangaroo Delivery Authority Design Advisors Comments and Design Director comments, as required by the Endorsed Design Excellence Strategy:

"4.2 Barangaroo Delivery Authority Design Review Panel

The design of Building C1 will be subject to a design review process by the Barangaroo Delivery Authority Design Review Panel, prior to lodgement of a planning application.

The design of Building C1 will also be reviewed by the Design Director of the Barangaroo Delivery Authority (BDA), Bob Nation AM during the design development and prior to the lodgement of a planning application."

Below are summarised comments received from the BDA and the architectural response to those comments.

BDA comments	Architectural Response
The built form diagram represents a strong horizontal element for the office floors with a distinct smaller mass created on level 1. The architectural drawings however show a flush relationship between Level 1 and office floor facades resulting in the Level 1 element reading as a lower interrupted part of the upper horizontal form. Consider reviewing the massing relationship of these two elements so Level 1 is distinct from the levels above.	Level 1 façade amended to incorporate recycled hardwood elements, such as vertical external blades, to more comprehensively connect materiality with the ground floor and colonnade columns, with a clear distinction from the blond mass timber aesthetic of levels 2 to 6. These amendments have strengthened the preferred '5 on 2' massing diagram, as opposed to a '6 on 1' relationship
The appropriateness of the single column to the central building entrance requires further consideration. The Hickson Rd elevation contains the two Y-shaped columns at the north and south, plus the single storey concrete columns, is the introduction of a third column type appropriate?	The external column east of the lobby entry has been engineered out by relocating the two required eastern bracing bays directly over the lobby entry to act as a 5 storey truss, transferring the loads either side of the double height entry space. This greatly improves the overall architectural expression and clearly, yet subtly indicates the commercial



	<p>entry to the building within the architecture. This approach references back to C2, where a 'missing' colonnade column indicates the passage of Mercantile Walk through the building.</p>
<p>The erosion of the entry is denied its full expression due to the continuation of the ribbon and a single storey height internally. Consider a greater exuberance for the entry, for example, by separating the glazing line from the structure to create an internal two storey void.</p>	<p>The hierarchy of the façade elements have been adjusted at the commercial entry, with the ground level commercial entry glazing extending higher, taking priority over the horizontal level 1 fenestration. This replaces the "ribbon" referred to with a two storey glazed expression, approximately 9m high, with a subtle horizontal separation at around RL10.2.</p> <p>A double height void as suggested at the entry is not feasible internally due to acoustic and fire separation issues, coupled with the amount of complex structure and services transferring through that zone, though we believe that a similar design intent is achieved.</p>
<p>Clarity is required around the intentions for the northern ground floor retail space/s. What are the strategies for shading, seating, access, heating, etc. The design should be developed with the retail team to ensure the built form provides for proposed retail strategies.</p>	<p>Lendlease have advised that the northern retail space will be a food and beverage offering. The outdoor area is considered an extension of the indoor retail space. It is anticipated that the majority of pedestrian movement from/to the colonnade will be through the colonnade and on the footpath north of the C1 site boundary. Shading will be provided via removable umbrellas, and gas bayonets will be provided in the paving to allow for connection to outdoor heaters without the need for refillable gas tanks.</p>
<p>Consider the reflectivity of the façade and solar panels on adjacent buildings to ensure glare is minimised.</p>	<p>The façade and solar panels will be no different than C2. A reflectivity report has been included in the EIS.</p>
<p>South Undercroft: Clarify the proposal for the outdoor seating area in the south undercroft.</p>	<p>Lendlease have advised that the retail tenancy on the southern end will not be a food and beverage offering and as such will not have any outdoor seating located in the undercroft space, allowing free pedestrian movement across the space.</p>
<p>Consider relocating the east façade building sign to be centred over the commercial entry point.</p>	<p>East elevation amended to consolidate the two proposed buildings signs to one located above the entry.</p>

