

2.4.3 Building Articulation _ Control 3

Objectives:

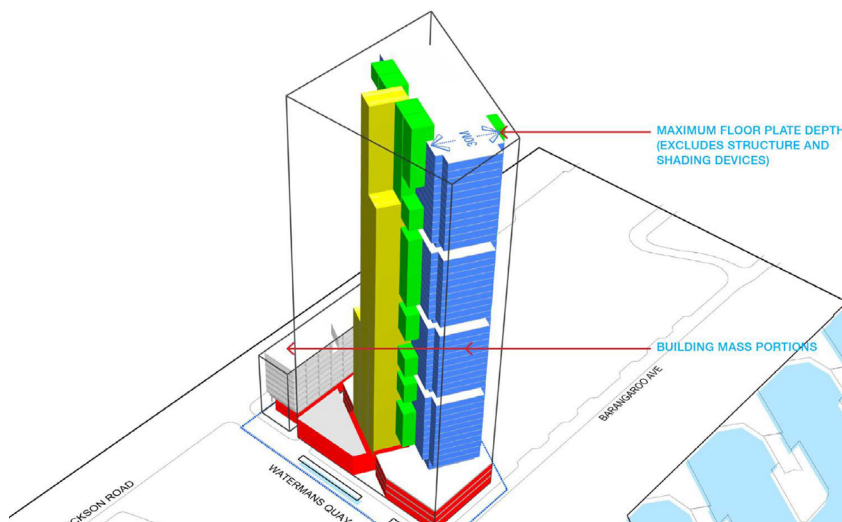
- _ To establish an articulated, well proportioned building mass
- _ To reduce the impact of the building mass

The northern end of C1 building acts as a pivot moment in the public domain, turning from the long straight Hickson Road avenue into the perpendicular Watermans Quay leading to the harbour.

The curved expression of the northern facade from level 2 to 6 assists in smoothing this transition and leading the streetscape around the corner, whilst still maintaining a strong definition at the corner and therefore urban design response. To provide generosity at the ground plane, the level 1 commercial floor bends in under upper level, with the ground floor retail turning in even sooner, to introduce the colonnade entry with layering down elements. This expression provides a double height undercoft space at pedestrian level and visual permeability at the entry point into the precinct. This layering expression is continued at the southern end of the building for the connection of Shipwright Walk with Hickson Road beneath a double height space at ground.

A further layering back of the level 6 north east corner provides a roof terrace in the premium corner of the site, resulting in an outdoor prow to the north and dynamic form from top to bottom.

All of the building corners are rounded to provide a smooth, fluid character to the timber heart, almost as if the building has been with a clear skin.



Urban Design Control 3 Diagram
_ Building Articulation



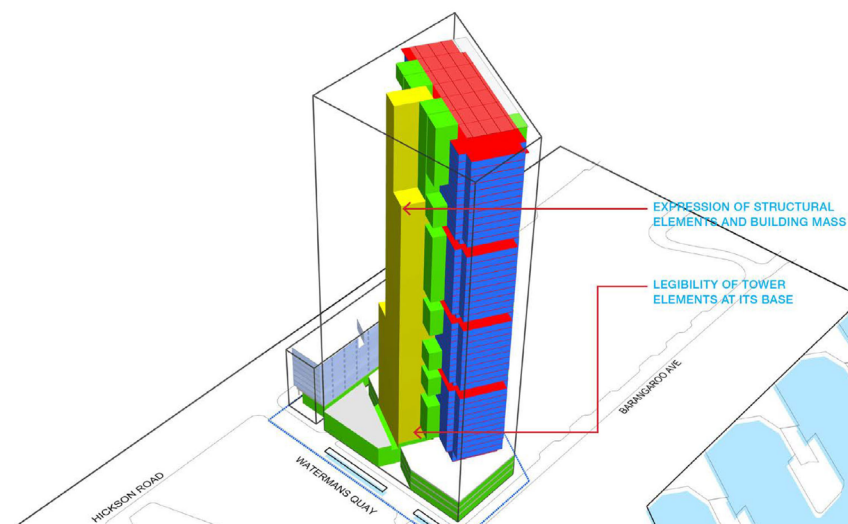
Northern End Building Articulation

2.4.4 Building Legibility _ Control 4

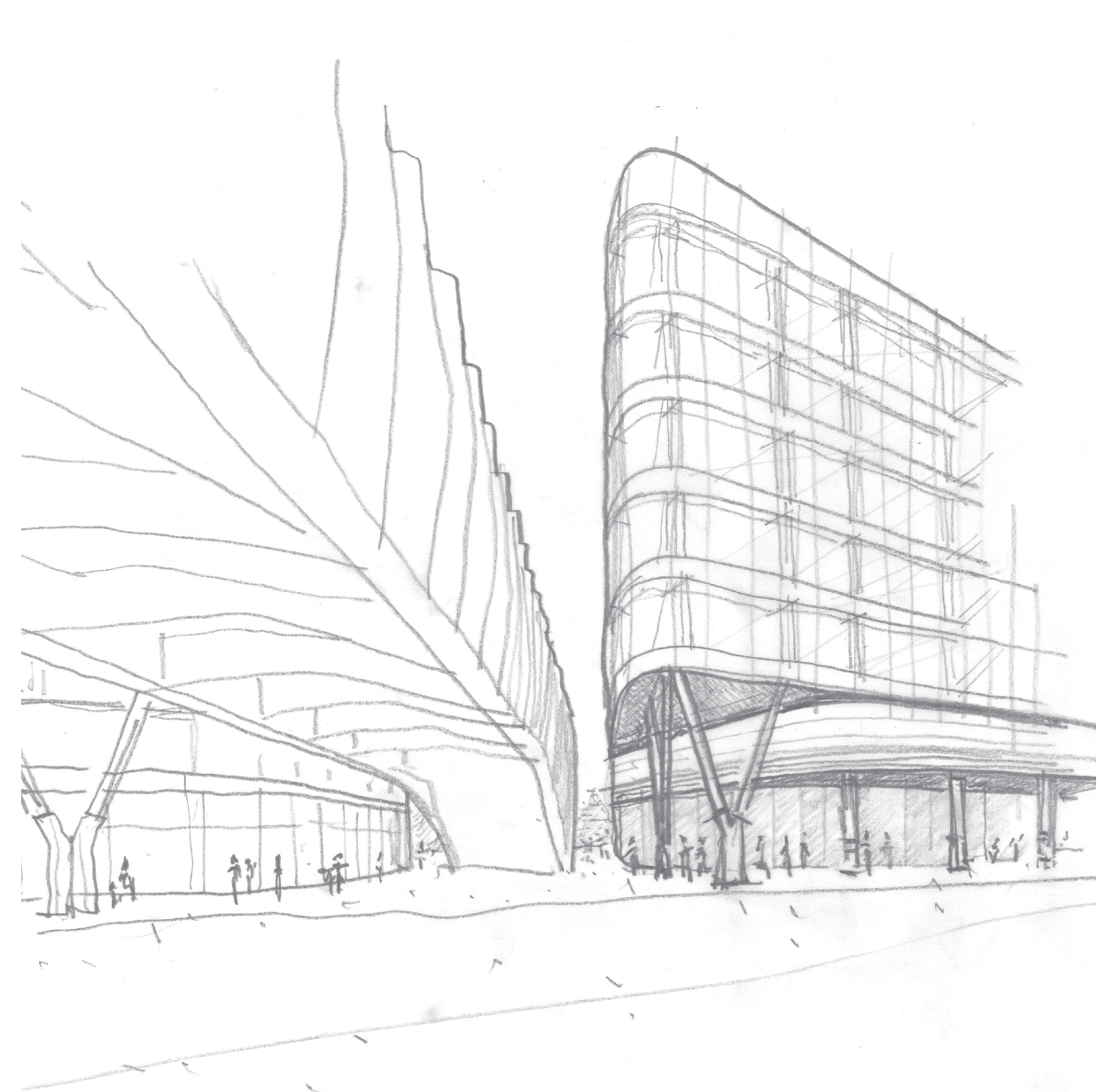
Objectives:

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

The design presents as a clear “5 on 2” articulation, with the upper 5 storey element a clear celebration of the engineered timber frame with minimal adornments, over a richer and more articulated 2 storey base. This expression is continued through materiality, rhythm of elements and a higher level of solidity.



Urban Design Control 4 Diagram
_ Building Legibility



Southern End Building Articulation

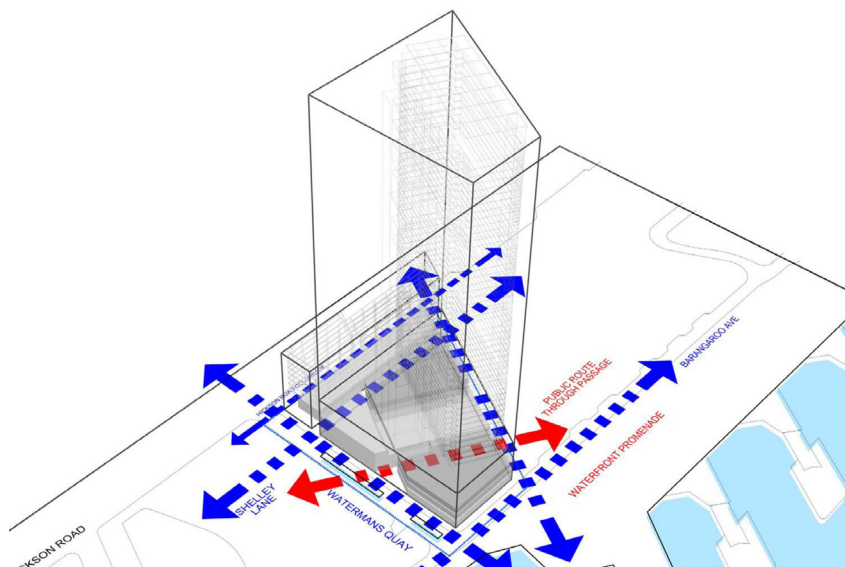
2.4.5 Ground Floor Permeability _ Control 5

Objectives:

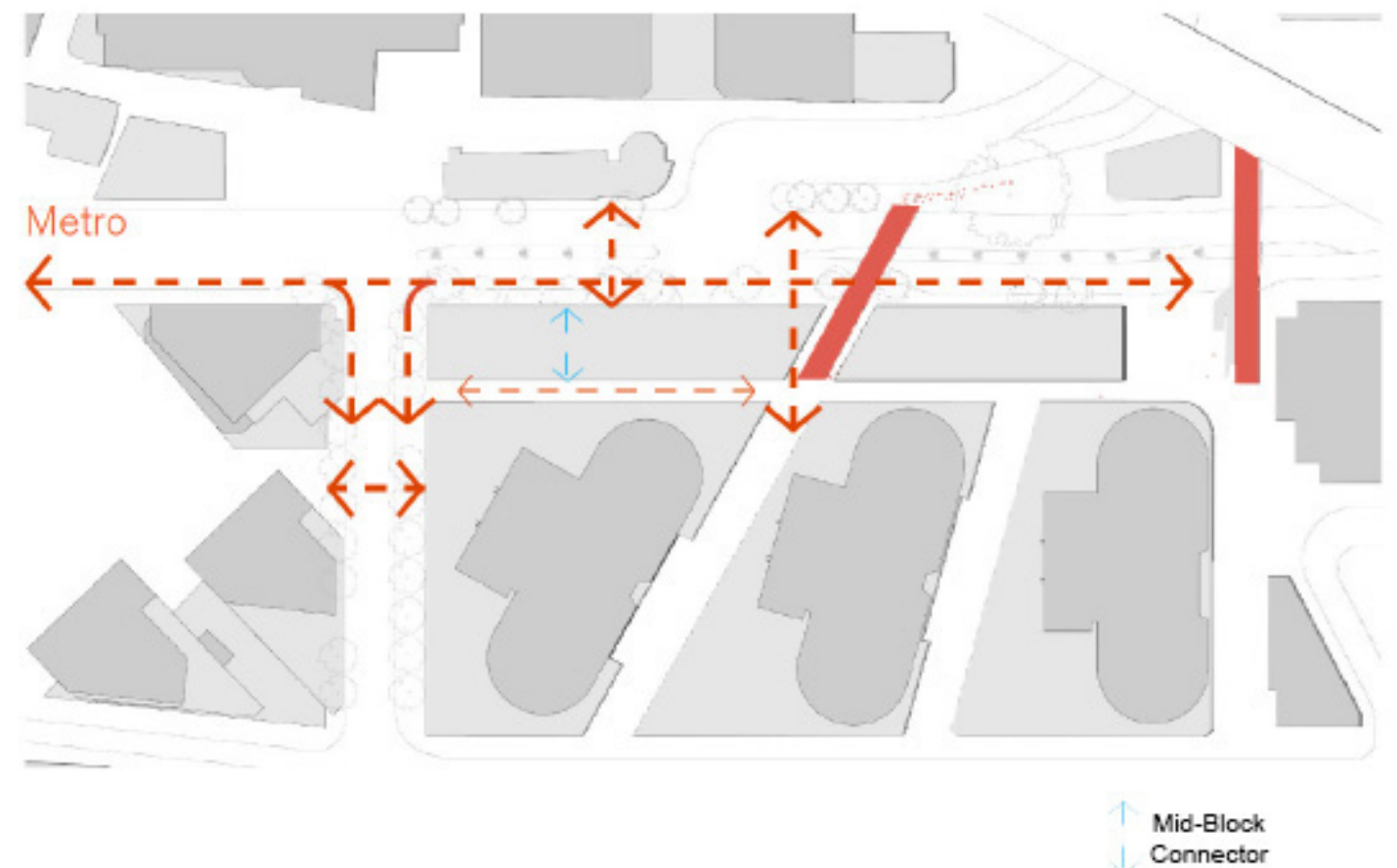
- _ To provide permeability and accessibility through Barangaroo South
- _ To maximise safety in the public realm

The C1 building is located 'in the round' with pedestrian network on all sides, each with a distinct character and usage pattern. Napoleon Bridge delivers a high volume of pedestrian traffic at the south west corner of the building, connecting with an on grade crossing from the bottom of Napoleon Street. The open and expanding ground plane at the south provides for these high volumes entering and leaving the Barangaroo site.

North and South movement is aided by the 4m wide colonnade on the east and 6m wide Scotch Row on the west. Due to the length of the block, the ground floor commercial lobby acts as a mid-block connection point between the colonnade and Scotch Row (shown in blue on the attached plan), delivering visibility, activity and pedestrian traffic to both entry points.



Urban Design Control 5 Diagram
_ Ground Floor Permeability



Ground Level Pedestrian Paths

2.4.6 Quality of Rooftops _ Control 6

Objectives:

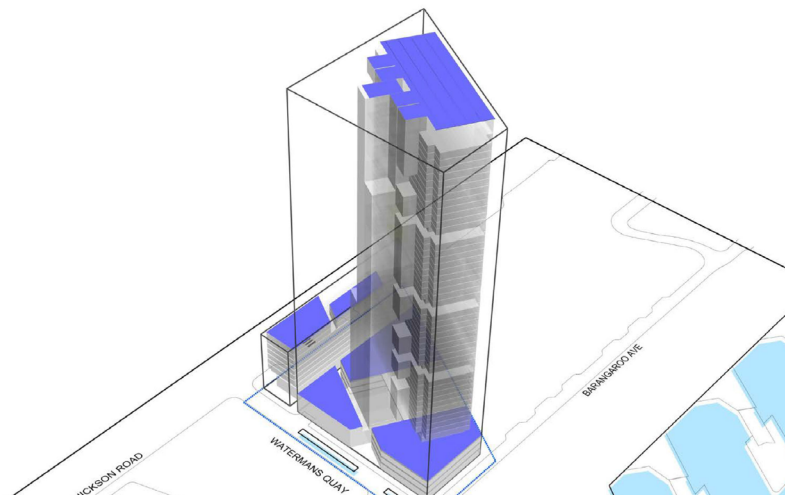
_ *The mass at the rooftop shall be articulated and legible*

To generate clean, renewable energy the majority of the C1 roof is fitted with photo voltaic panels to partially meet the needs of the building's energy demand. Over 700 sqm of panels are proposed to provide a 105kW array.

The photo voltaic panels will be integrated with a green roof. This will be the first large scale project in Australia in which solar panels are integrated with a green roof. Overseas research has shown that integrated solar/greens roofs can provide between 2-16% improved efficiency in panel performance. Other benefits of an integrated roof are: improved outlook from surrounding buildings, improved thermal performance of the building, reduced Urban Heat Island Affect (UHIA) around Barangaroo, reduced stormwater run off, increased bio-diversity including benefits to native bee populations. The introduction of a solar PV array offsets the public domain and blackwater treatment plant energy use.

The north west corner at level 6 of C1 provides an opportunity for activation with a landscaped terrace available to commercial tenants. This provides a visual continuation of the podium rooftop treatment of Tower 1

Lift overruns and service equipment like fans and ducts, will be shrouded to the top and sides, with perforated metal sheeting painted a recessive colour to disguise the equipment to view from surrounding higher buildings.



Urban Design Control 6 Diagram
_ Rooftops



Green Roof_Precedent Apartment Building Canberra, Collins Stewart Architects



Rooftop Mounted Photovoltaic Array_Precedent Commercial Building C2