

1.1 Design Excellence

‘Design Excellence’ has been a fundamental goal of the design team and has been achieved through an intensive and rigorous design and critique process, via an endorsed Design Excellence Strategy by the Department of Planning. Regular collaboration with experienced design professionals representing the BDA and a continuing formal independent peer review process with Ken Maher from Hassell have enriched the design outcome of the project and ensured that each design decision has been interrogated and validated.

The Commercial Building C1 core design team comprises TZANNES, Lendlease, and a team of specialist consultants including structural, ESD and service engineers.

TZANNES is one of the most widely recognised and awarded architectural practices in Australia, combining a sophisticated understanding of urban design and commercial architecture with a pragmatic, flexible and collaborative approach to the design process. TZANNES’ 30 year track record of excellence in projects of broad scales and typologies demonstrates a proven ability to design buildings of the highest quality. TZANNES are a respected advocate for the importance of good design in support of a ‘better Sydney’.

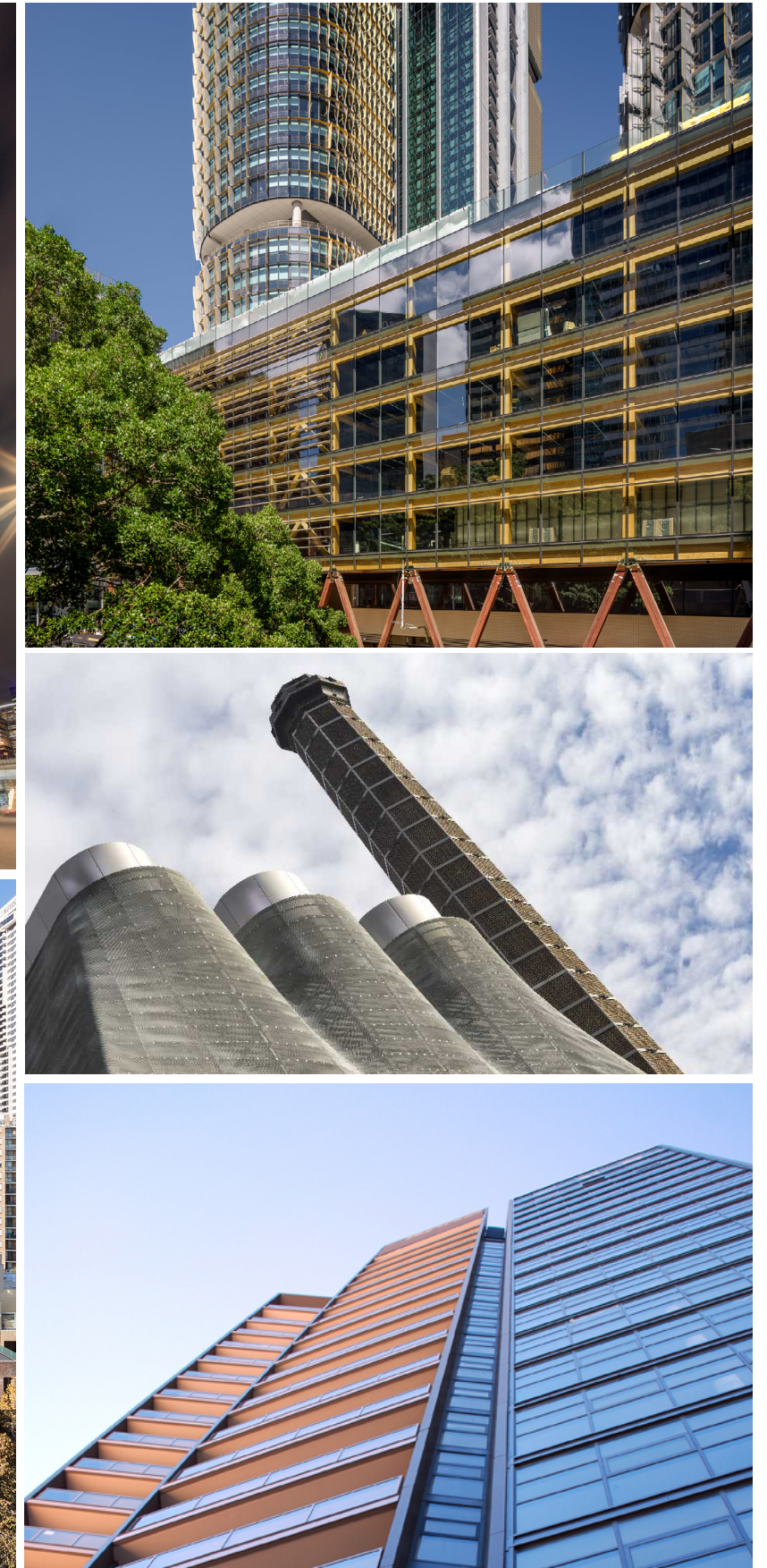
TZANNES participated in early master planning workshops with RSHP, Hassell, PTW, Aspect Studios and others with Lendlease to set the urban design principles for Stage 1A and the role that the commercial buildings and tower podiums contribute to the public domain. Further TZANNES have been the designers of various other items in the Barangaroo South precinct, including street furniture, T3 west podium, Hickson Place Loggia and the unique C2 building known as International House Sydney. This commercial building has attracted international attention and acclaim (including the prestigious Athenaeum & European Centre for Architecture, Art, Design and Urban Studies - International Award), due to the innovative use of engineered mass timber construction for commercial buildings and proven the sustainability benefits that this construction method can bring to the built environment. With this experience TZANNES are well placed to design a building that integrates appropriately with surrounding structures and form the threshold to Barangaroo South.

Design feasibility work commenced on C1 in early 2017. The Commercial Building C1 design that forms the Planning Application has been presented to the Barangaroo Delivery Authority and also Ken Maher as independent peer reviewer (as required by the endorsed Design Excellence Strategy) at: early concept stage to confirm public domain strategy and proposed massing; 50% to discuss architectural expression; and at 90% concept design to confirm the more detailed design response. TZANNES directors Jonathan Evans and Alec Tzannes have been involved at every step of the process, combined with a passionate and skilled architectural team to ensure that the variety and depth of the practice’s expertise and experience is applied to the design outcome.

Alongside C1’s recently completed sister building C2, the proposal provides a distinctive, yet integrated built form as the front door to the Barangaroo precinct. Establishing a benchmark for high quality commercial timber structure buildings in Australia.



Barangaroo South C5, Barangaroo South C2
Central Park Brewery conversion,
Stonecutters Jacksons Landing, Day Street Apartments



1.0 Introduction

This Design Report has been prepared to support a State Significant Development Application (SSDA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Barangaroo South is located on the north-western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west, Barangaroo Central and Headland Park to the north, Sydney Harbour Bridge approach and northern Central Business District (CBD) to the east and a range of new development dominated by large CBD commercial tenants to the south.

The Commercial Building C1 site is located in the eastern portion of Barangaroo South and as such is a building closer to the precinct entry point from the CBD, via City Walk Bridge, Napoleon Street and Hickson Road on grade.

The Commercial Building C1 SSDA seeks approval for a building that reflects the significance of Barangaroo South as an important precinct for visitors, tenants and residents alike, as well as providing key public domain improvements at its location.

The Development Application is for a 7 storey building including the following elements:

- _Continuation of the Hickson Road colonnade, which is intended to link the recently completed C2 Commercial Building, Barangaroo Central and northern Headland Park
- _Ground level retail addressing Hickson Road to the east, Shipwright Walk to the south, Scotch Row to the west and Watermans Quay to the north
- _Six floors of open plan commercial space with interconnecting lifts and stairs
- _Paving on the Commercial Building C1 site to integrate with surrounding Stage 1A Barangaroo South Public Domain
- _Incorporation of the live service risers and existing basement access points
- _World Leadership standard of sustainable design with the use of renewable structural material and on-site renewable energy generation

