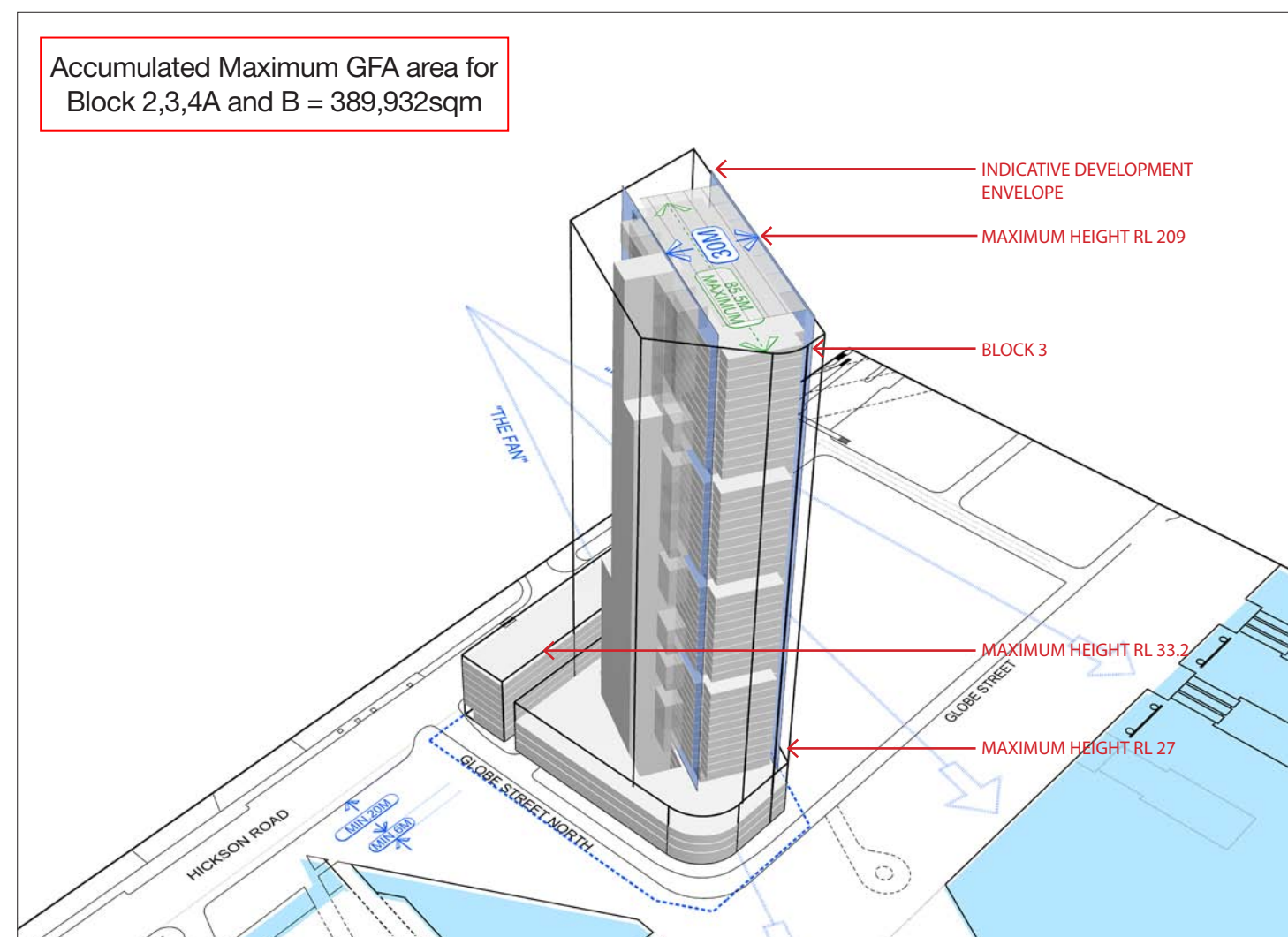


BLOCK 3, 4B + 4C, AND X + 4A
REVISED URBAN DESIGN CONTROLS

Urban Design Controls – Block 3



Control 1

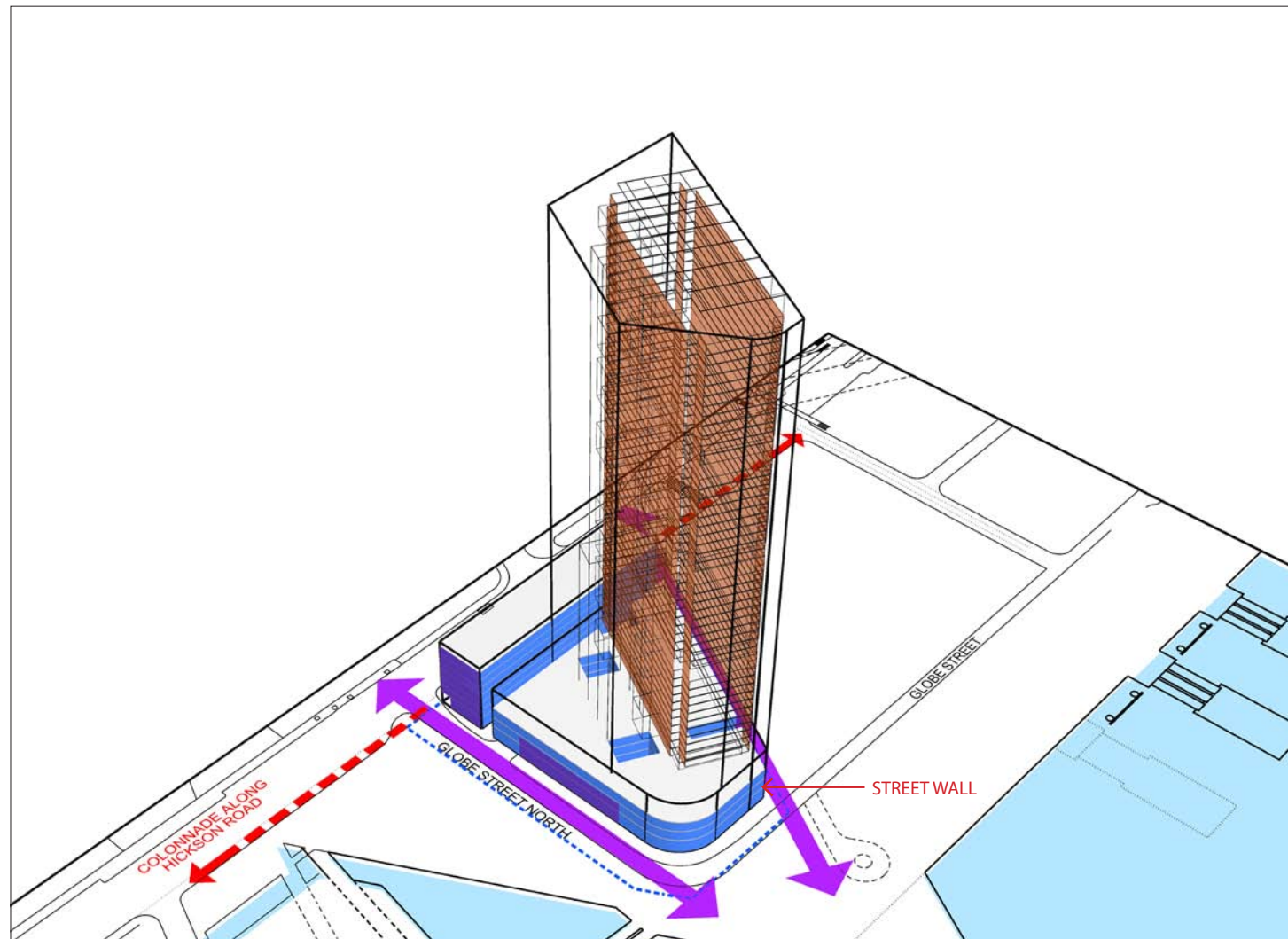
Building Mass and Location

Objectives:

- Adoption of “fanning principle” for siting of buildings.
- To ensure building mass is appropriate within the envelope.
- The northern part of the block shall contain built form of a comparatively lower scale (when compared to the tower forms) as generally indicated in the indicative design.

Standard:

- The length of the horizontal floor plate of the North and South elevation of the tower form is to be no more than 85.5m.
- The bulk of building mass is to be set back from the Hickson Road alignment by a minimum of 20m.
- The primary floor plate depth, excluding structure and shading devices of each tower form sits between vertical planes (light blue), which establishes a 30m zone. Expressed structure and secondary floor plate is allowable outside this dimension.
- Podium to be a minimum predominant height of 3 storeys and a maximum of RL27



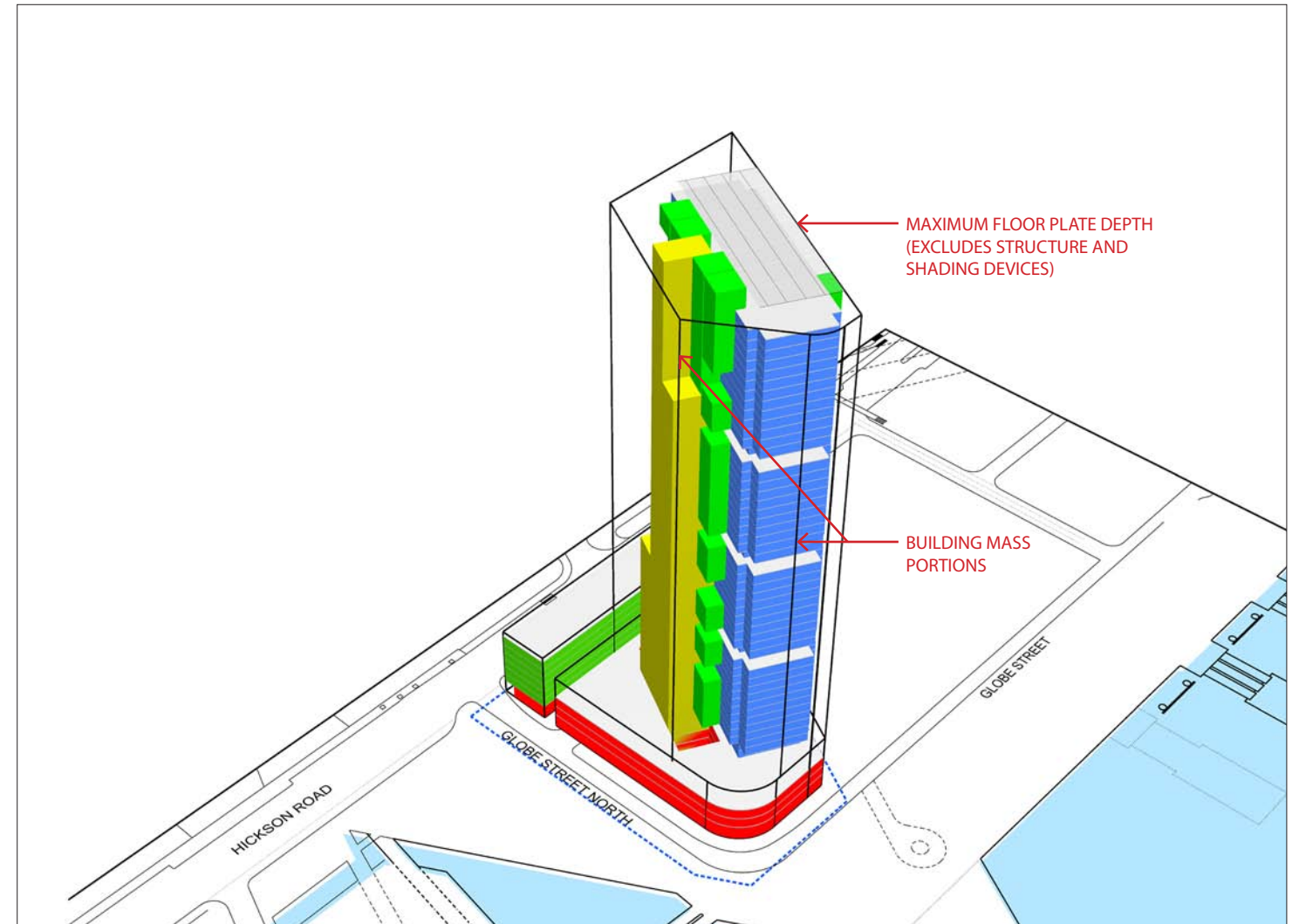
Control 2 Street Wall Establishment

Objectives:

- To establish spaces to articulate and define facades.
- Building mass at podium to form a continuous Street Wall with a minimum predominant podium height of 3 storeys.
- Street Wall to define Globe Street.
- Podium height shall be determined having regard to compatibility of streetscape form with the surrounding area, and appropriate engagement and framing of the public domain, together with environmental considerations on the public domain and surrounding buildings.

Standard:

- To establish a colonnade along Hickson Road. The width and height of the colonnade along Hickson Road shall be appropriate to encourage its use, and be integrated into the proportions of the buildings of which it is a part.
- Building form to create a Street Wall with a one storey minimum height for most of the public accessible ground floor facade.
- Building mass to define a Street Wall on Globe Street, City Walk and Hickson Road.
- Shelley Lane to be a minimum of 6m in width with a defined eastern edge parallel to Hickson Road at ground level.



Control 3 Building Articulation

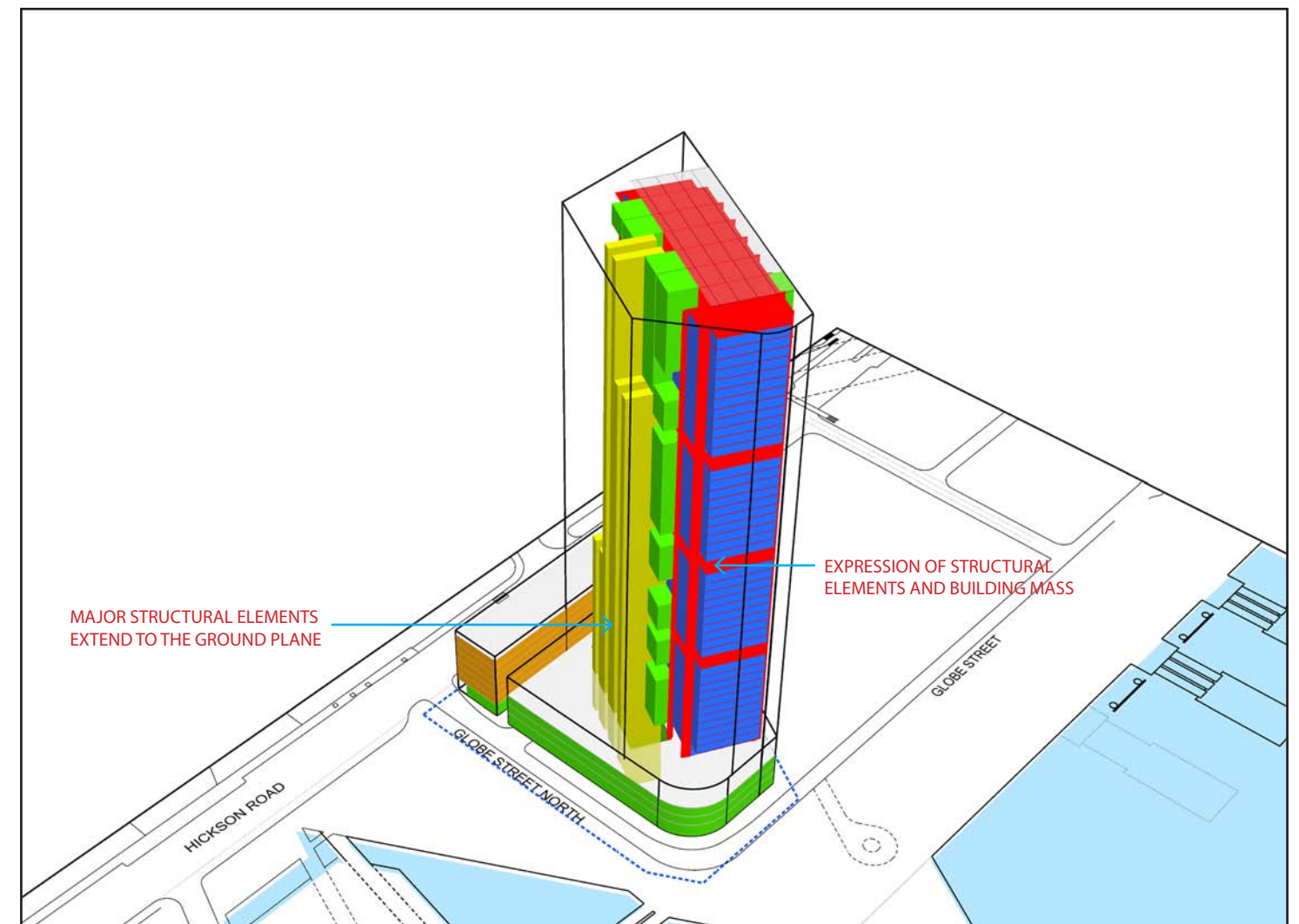
Objectives:

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

Standard:

- The building envelope and floor plates are to be articulated and modulated, using a range of architectural components such as prows, corner redents, vertical villages, expressed lift cores, bay windows and other structural expression.
- Tower Form to express sustainability features such as access to natural light.

Urban Design Controls – Block 3



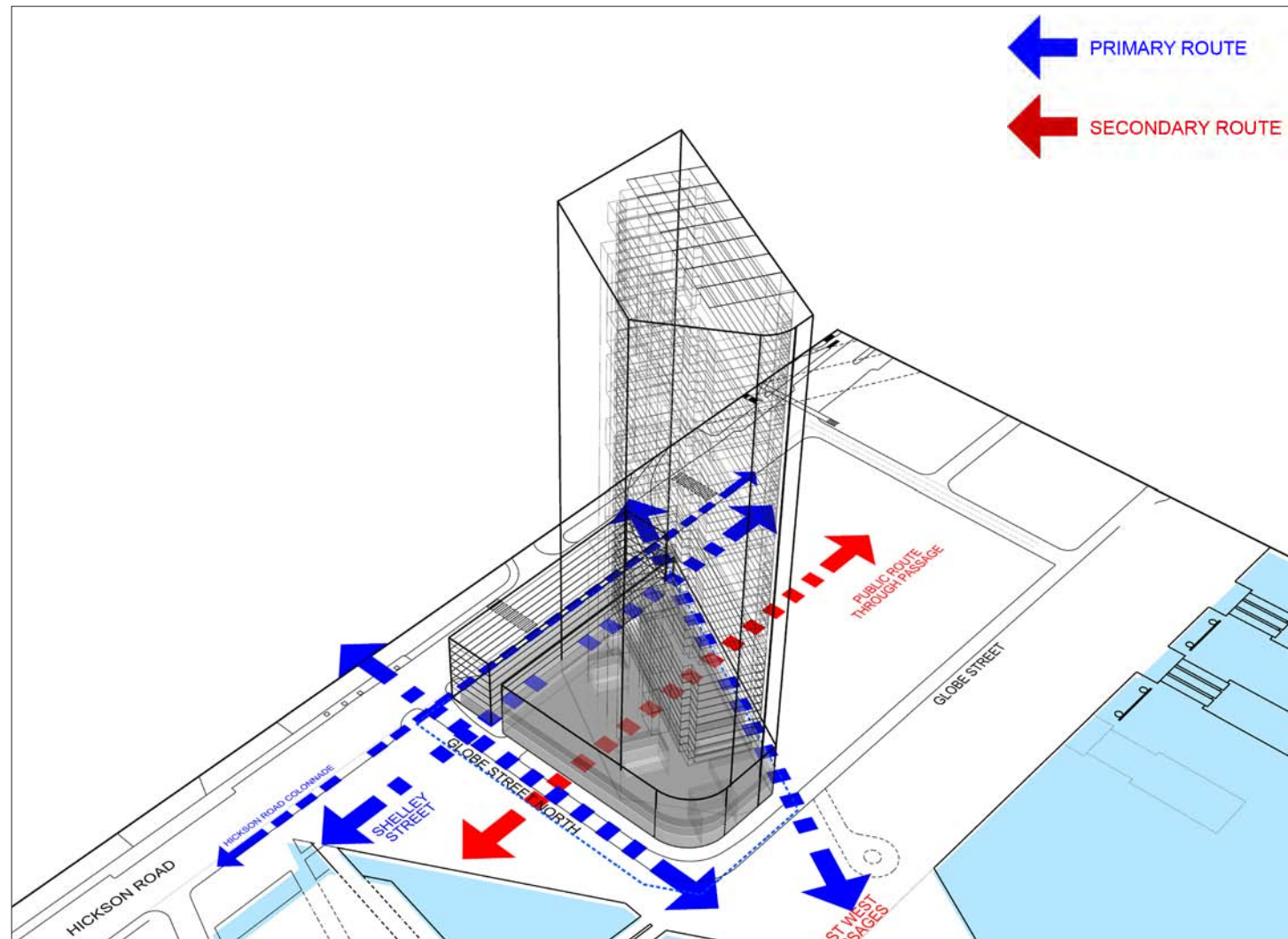
Control 4 Building Legibility

Objectives:

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

Standard:

- The separate primary components of the building will be expressed.
- Visible parts of the towers primary structure are to extend to the ground plane and be expressed as a separate element from the podium.



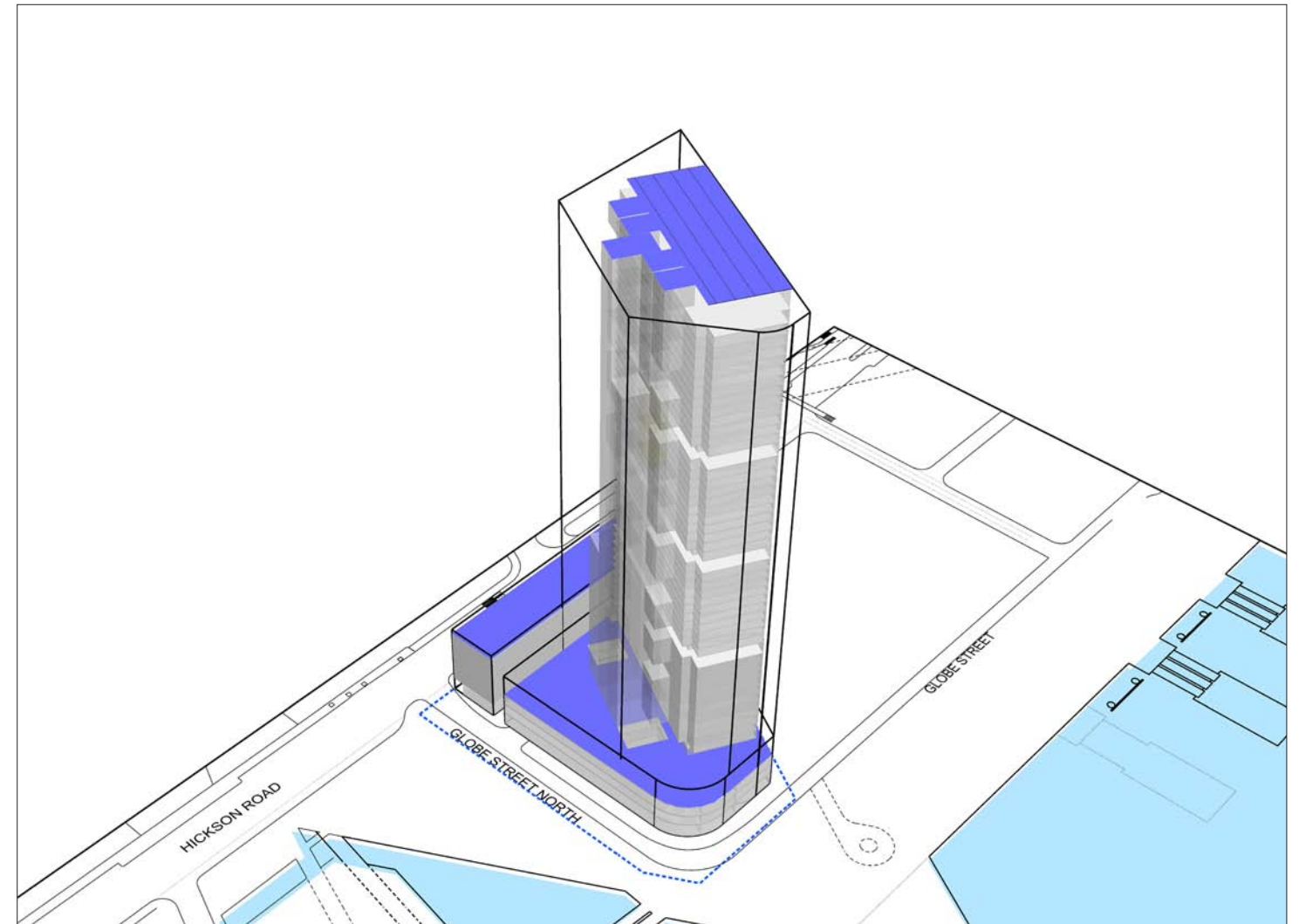
Control 5 Ground Floor Permeability and Accessibility of Public Realm

Objectives:

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

Standard:

- Public access around the Block is to be maintained on all edges.
- Provide two north south primary connections, including the Hickson Road Colonnade and two east west primary connections (City Walk & Globe Street).
- Provide one north south secondary public access route through the block.
- Shelley Lane must be not less than 50% open to the sky.
- For security purposes the secondary routes may be closed at certain times.



Control 6 Ensuring Quality of Rooftops

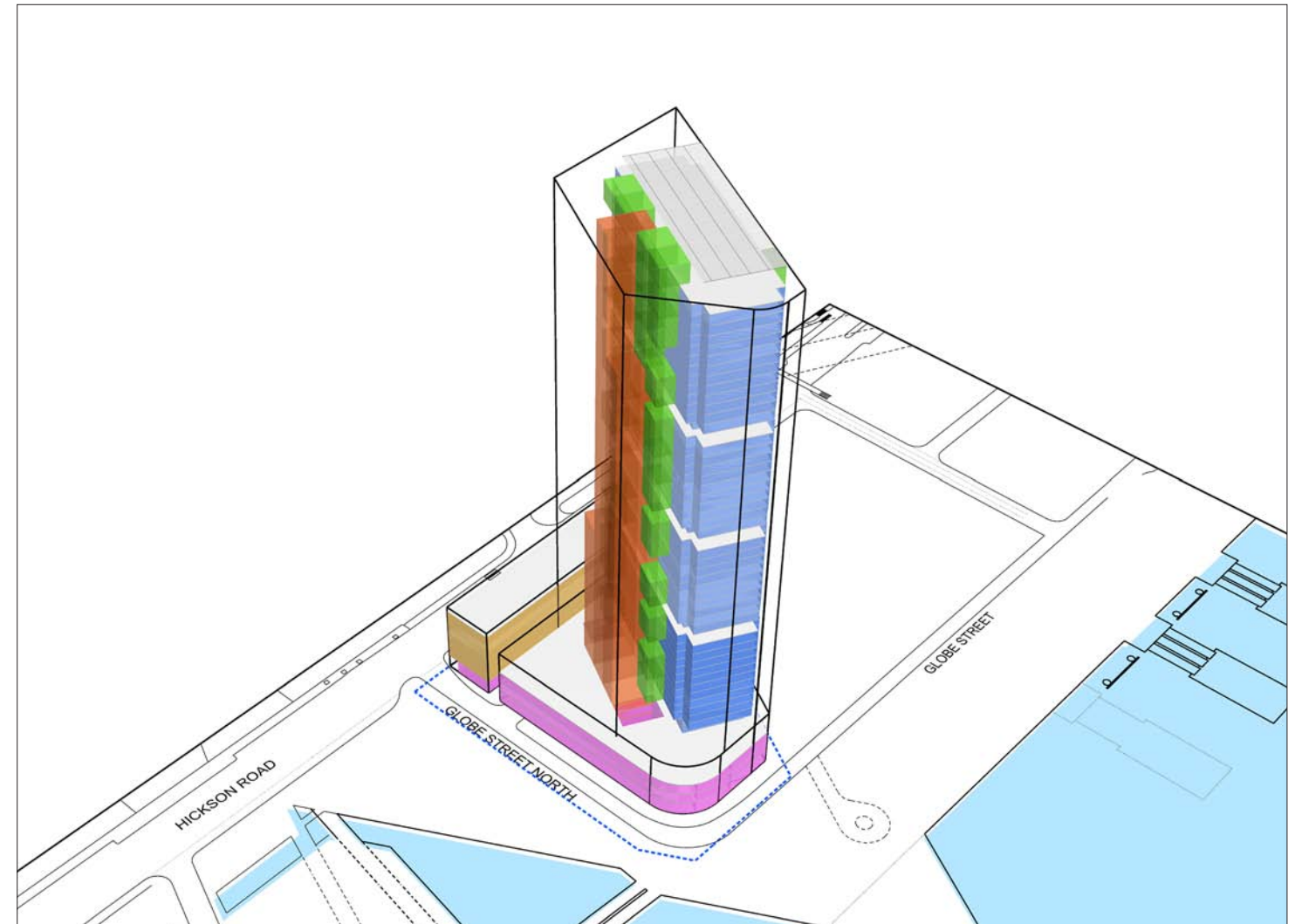
Objectives:

- The mass at the rooftop shall be articulated and legible.

Standard:

- Roof forms to incorporate architectural elements.
- Lift shafts, overruns and control rooms are to be extruded above the roof line and used to provide architectural articulation to the roof.
- Exposed mechanical equipment is to be avoided.
- The architectural treatment of the roof and its form is to be designed, coordinated and remain sympathetic to adjacent context.
- Good quality materials (ie durable, hardwearing, sustainable) to be used.
- Roof Design to integrate sustainable features.

Urban Design Controls – Block 3



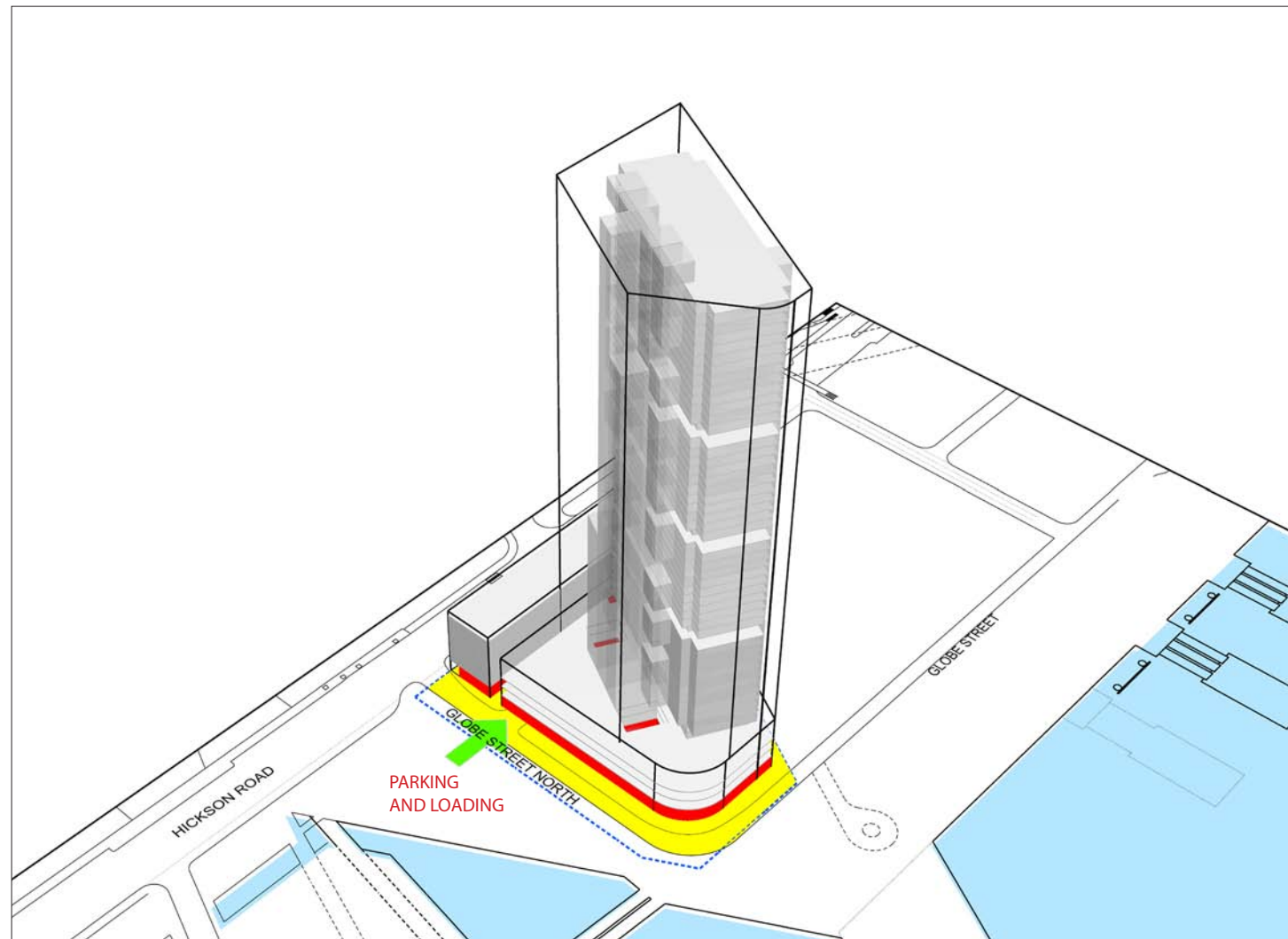
Control 7 Facades

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.

Standard:

- Depth and layering of facades is to be achieved through relief and protrusions. Mirrored facades should be avoided.
- The choice of appropriate materiality for longevity, durability and flexibility. Materials such as steel, glass, concrete, timber and aluminium.
- Environmentally sustainable design is to be incorporated on all facades.
- Facade components such as external shading shall be used to provide light and shade to the building and to consider and reinforce Control 2+3.
- Facades longer than 60m are to be modulated above podium level by a distinctive and significant architectural elements eg as vertical villages, cores or external staircases, in the vertical plane.
- There shall be no single plane in the façade having dimensions greater than 60m in length and 60m in height (or equivalent area) without articulation, and change in plane from adjoining building elements, unless as otherwise determined by the Director General, in consultation with the Barangaroo Delivery Authority.



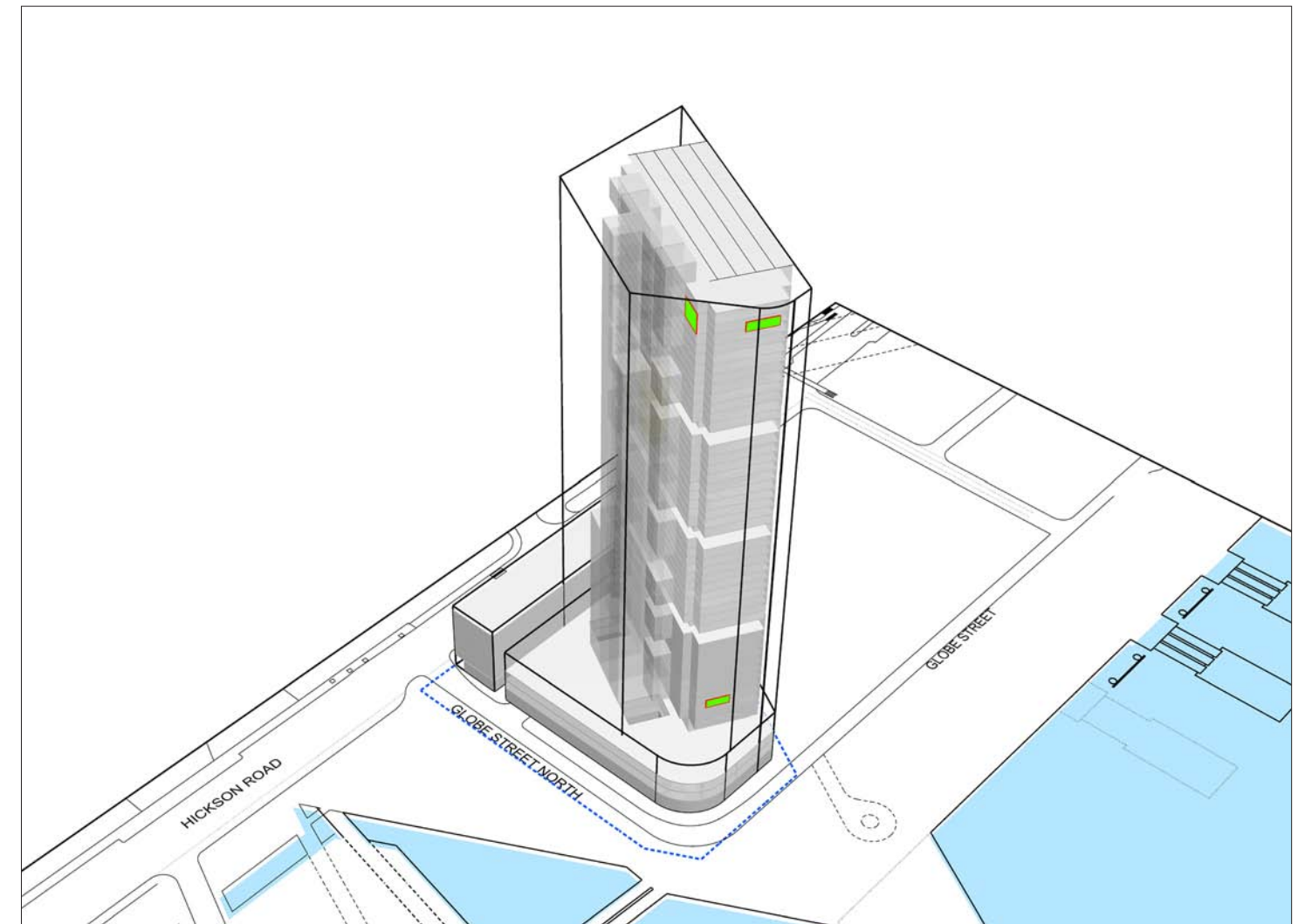
Control 8 Active Streetfronts

Objectives:

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

Standard:

- At least 60% of the Ground Level is to be active on the primary Street Wall facades
- Building entrances to internal areas such as office lobbies, exit ways and service areas or loading docks shall not count toward to 60% requirement.
- Building service areas, parking entrances & loading docks will be located on Napoleon Street.
- The width of driveways shall be minimised.



Control 9 Signage

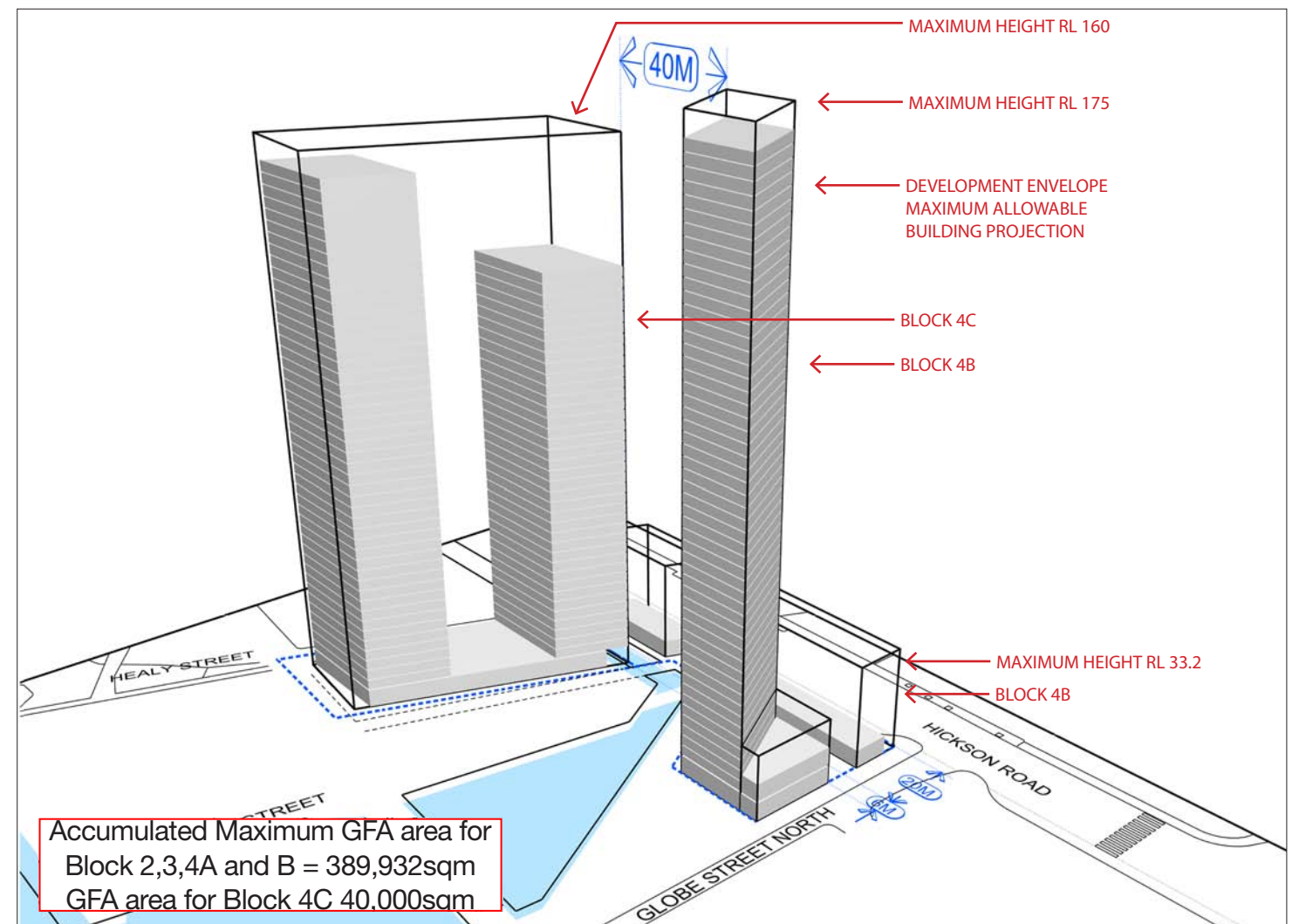
Objectives:

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

Standard:

- High level signage is limited to a maximum of 2 separate faces per building.
- Signage is not to exceed 60sqm per sign.
- Identity signage only to be incorporated within the building facades/structure.
- Details of signage to be considered as part of the overall design of the building for the purposes of Design Excellence.
- Signage shall not be greater than 1 building storey high between floor slabs).

Urban Design Controls – Block 4B + 4C



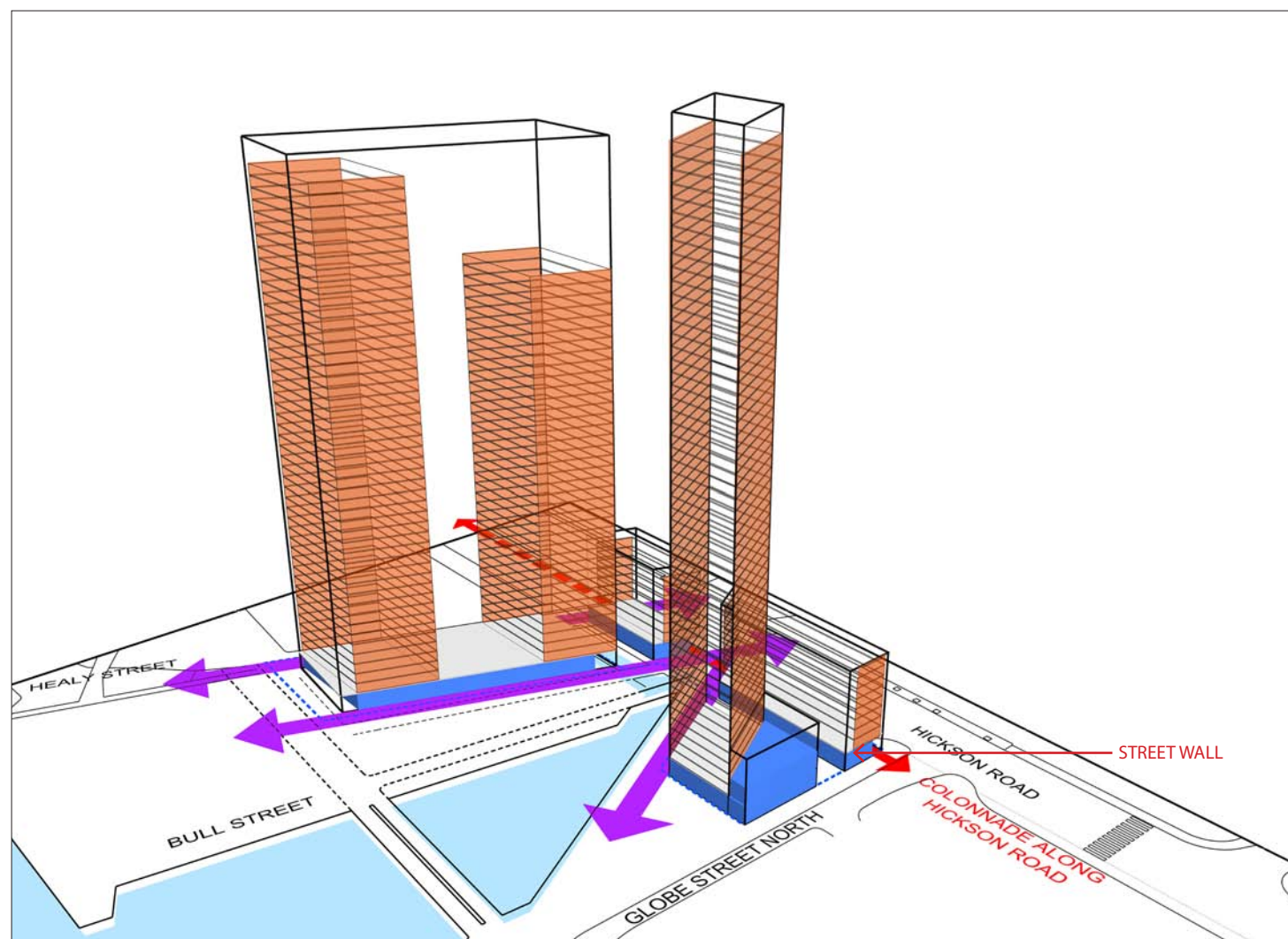
Control 1 Building Mass and Location

Objectives:

- To ensure building mass is appropriate within the envelope.
- If two buildings are proposed within 4C they shall be separated by at least 18m and the podium shall be low to allow sunlight penetration through the buildings to the southern water cove and adjoining promenade on the southern side of the water cove.

Standard:

- Hickson Road Buildings on western facade have a setback of minimum 2m, the eastern facade have a set back of 1m above podium level. Balconies are allowed within the setback zone.
- Block 4C GFA to be limited to 40,000sqm.
- Height of towers within the block are to be varied.
- Tower forms within blocks 4B and 4C will be separated by a minimum distance of 40m.
- Hickson Road buildings will be separated by a minimum distance of 15m.



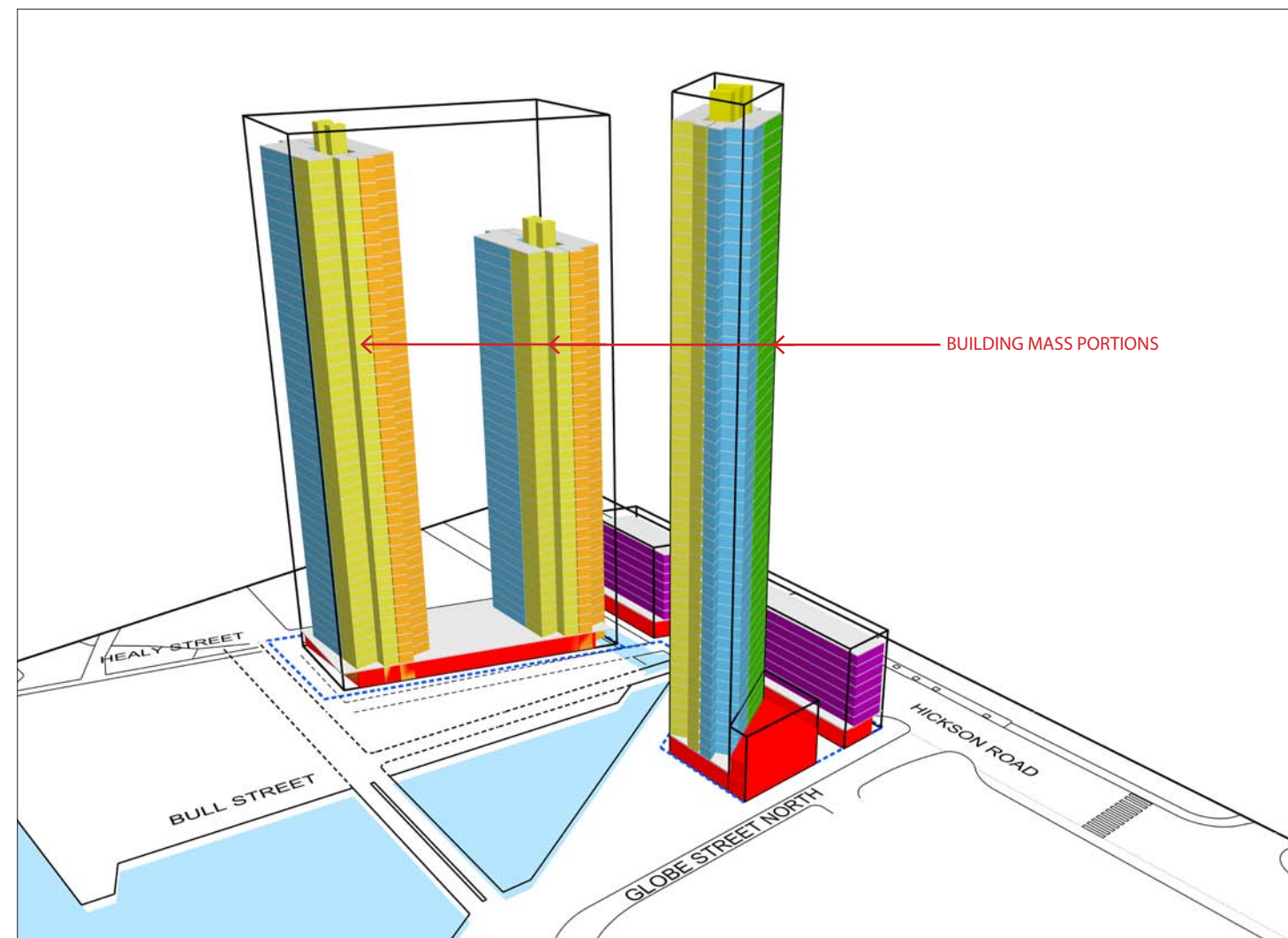
Control 2 Street Wall Establishment

Objectives:

- Ensure that the Street Wall defines Bull Street and Healy Street.
- To establish a colonnade along Hickson Road.

Standard:

- Building Form to create a Street Wall with a one storey minimum height for most of the public accessible ground floor facade.
- Building mass is to create a Street Wall that is a minimum of 1 storey and a maximum of 6m in height.
- All Street Walls to define Globe Street, Healy Street and Hickson Road
- Hickson Road Street Wall will maintain the vernacular of the Street Wall for Blocks 2 & 3 up to 6m.
- Building Mass at ground floor level to form a Street Wall with a 1 storey minimum height.



Control 3 Building Articulation

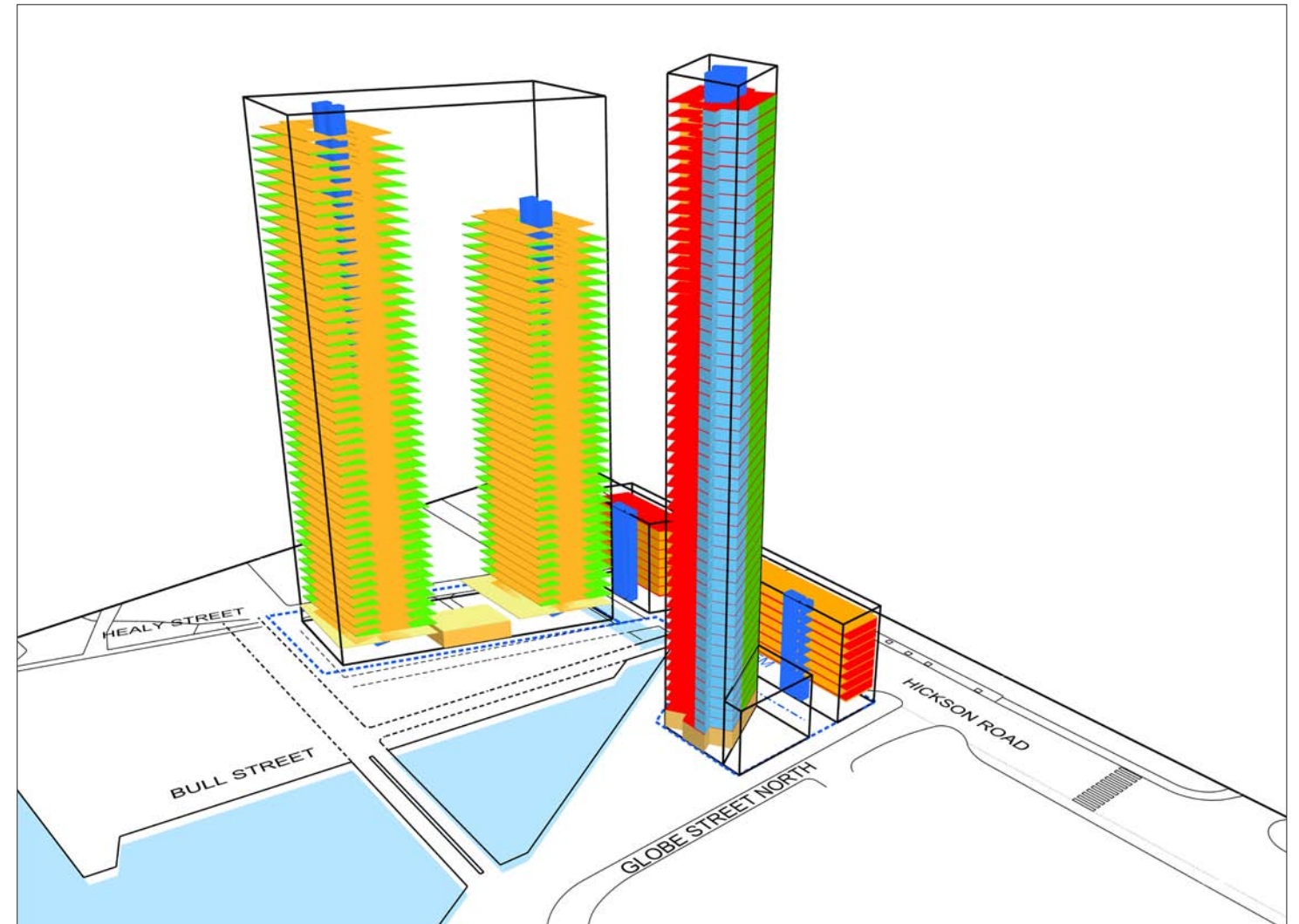
Objectives:

- To establish an articulated, well proportioned building mass.
- To reduce the impact of the building's mass.

Standard:

- The building envelopes and floor plates are to be articulated.
- Tower Form is to express sustainability features e.g. access to natural light, ventilation and solar shading.

Urban Design Controls – Block 4B + 4C



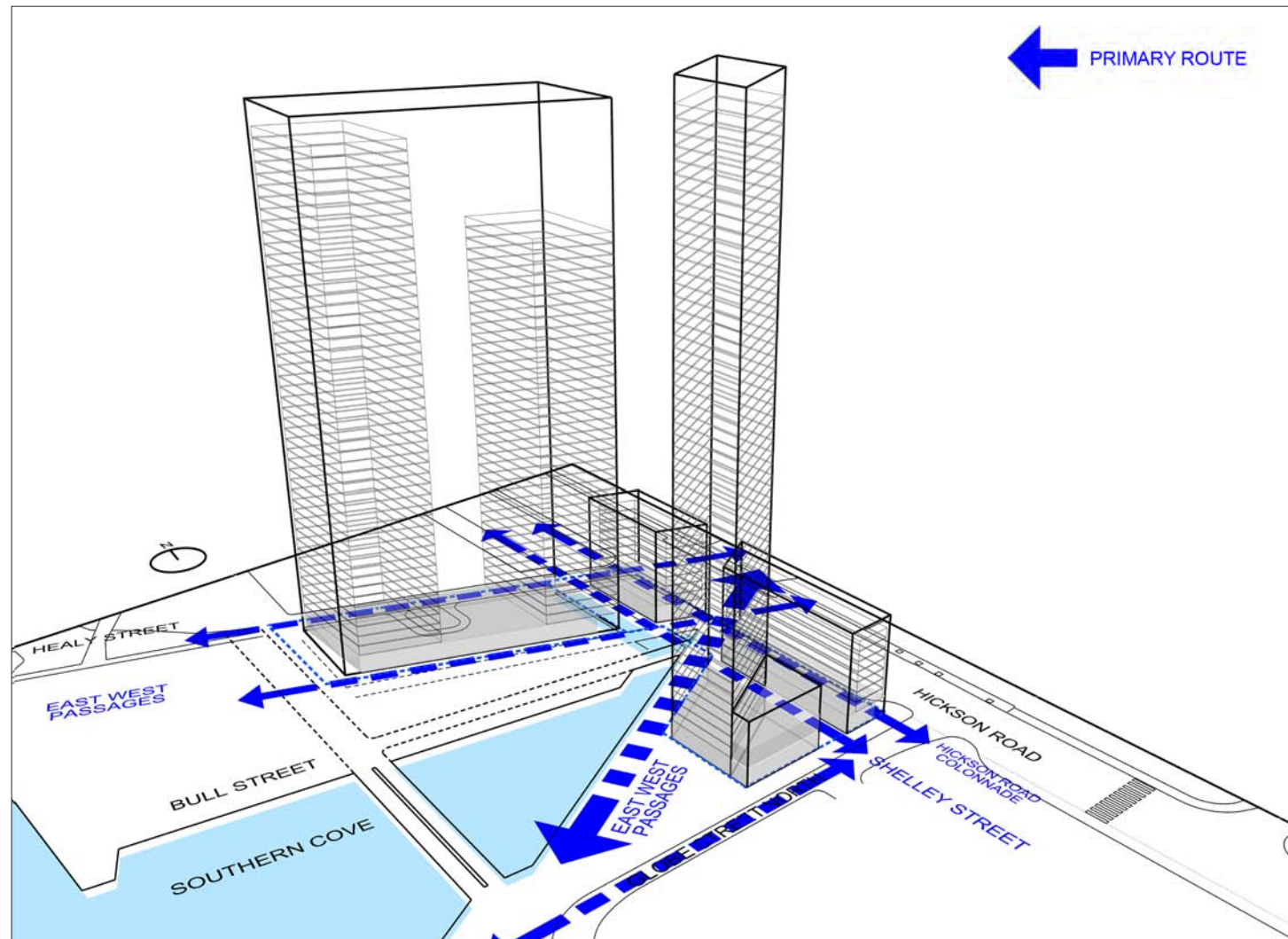
Control 4 - Building Legibility

Objectives:

- Constituent elements of the building need to be legible.
- To ensure that building elements and structure is legible at the base.

Standard:

- The separate primary components of the building will be expressed and include additional elements such as the balconies.
- Every tower should be articulated with a different selection of elements. in particular the ones not adjacent Hickson Road.



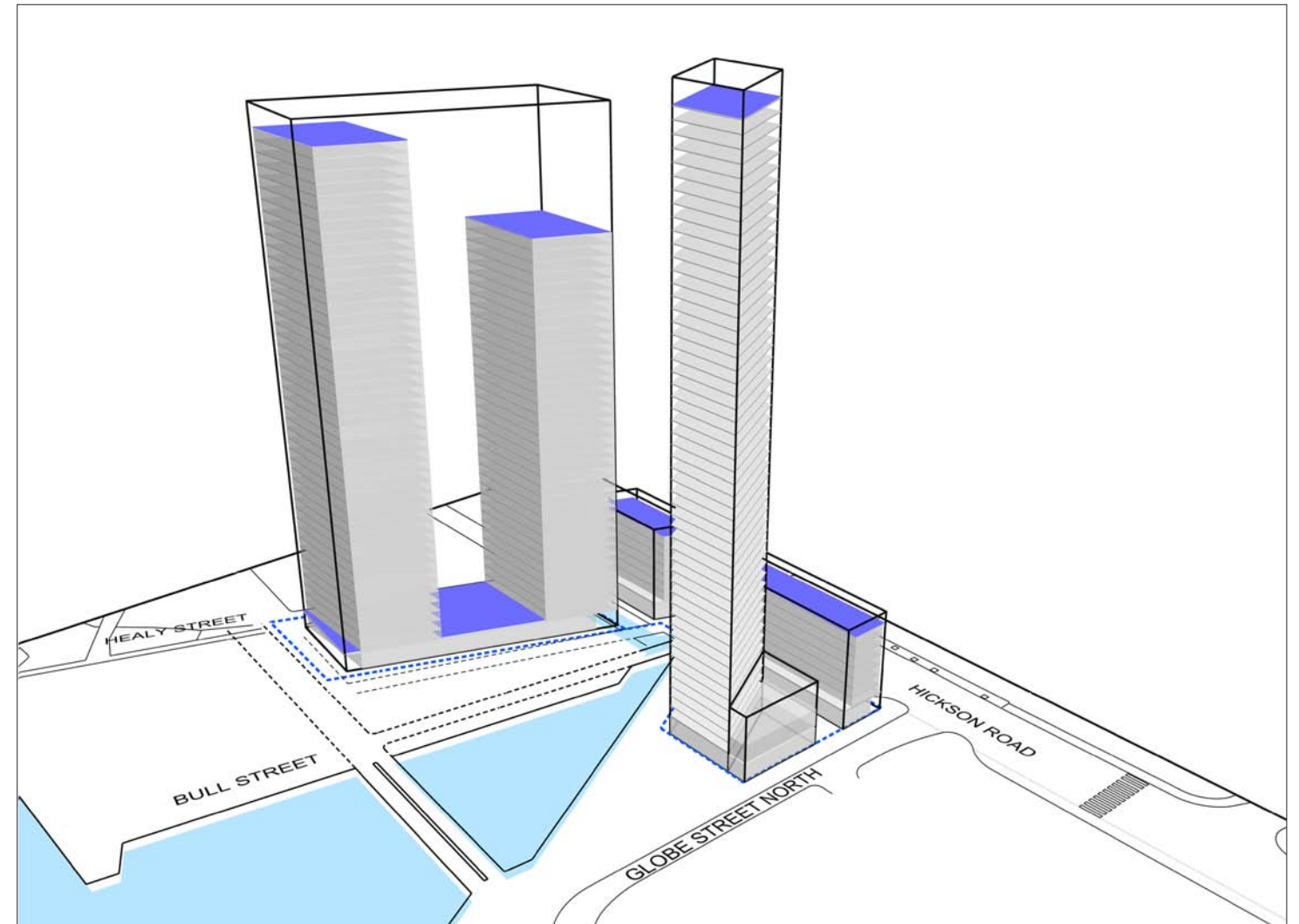
Control 5 Ground Floor Permeability and Accessibility of Public Realm

Objectives:

- To provide permeability and accessibility through Barangaroo South.

Standard:

- Public access around the Block is to be maintained on all edges.
- To provide two north to south primary connections across the block including the Hickson Road colonnade
- To provide two east to west primary connections across the block.



Control 6 Ensuring Quality of Rooftops

Objectives:

- To ensure that the mass of the rooftop is articulated and legible.

Standard:

- Roof forms to incorporate Architectural treatment.
- Architectural treatment of exposed elements such as lift shafts, overruns control rooms and any sustainability features.
- Exposed mechanical equipment is to be avoided.
- The architectural treatment of the roof and its form is to be designed, coordinated and remain sympathetic to adjacent context.
- Good quality materials (ie durable, hardwearing, sustainable) to be used.
- Roof Design to integrate sustainable features.

Urban Design Controls – Block 4B + 4C



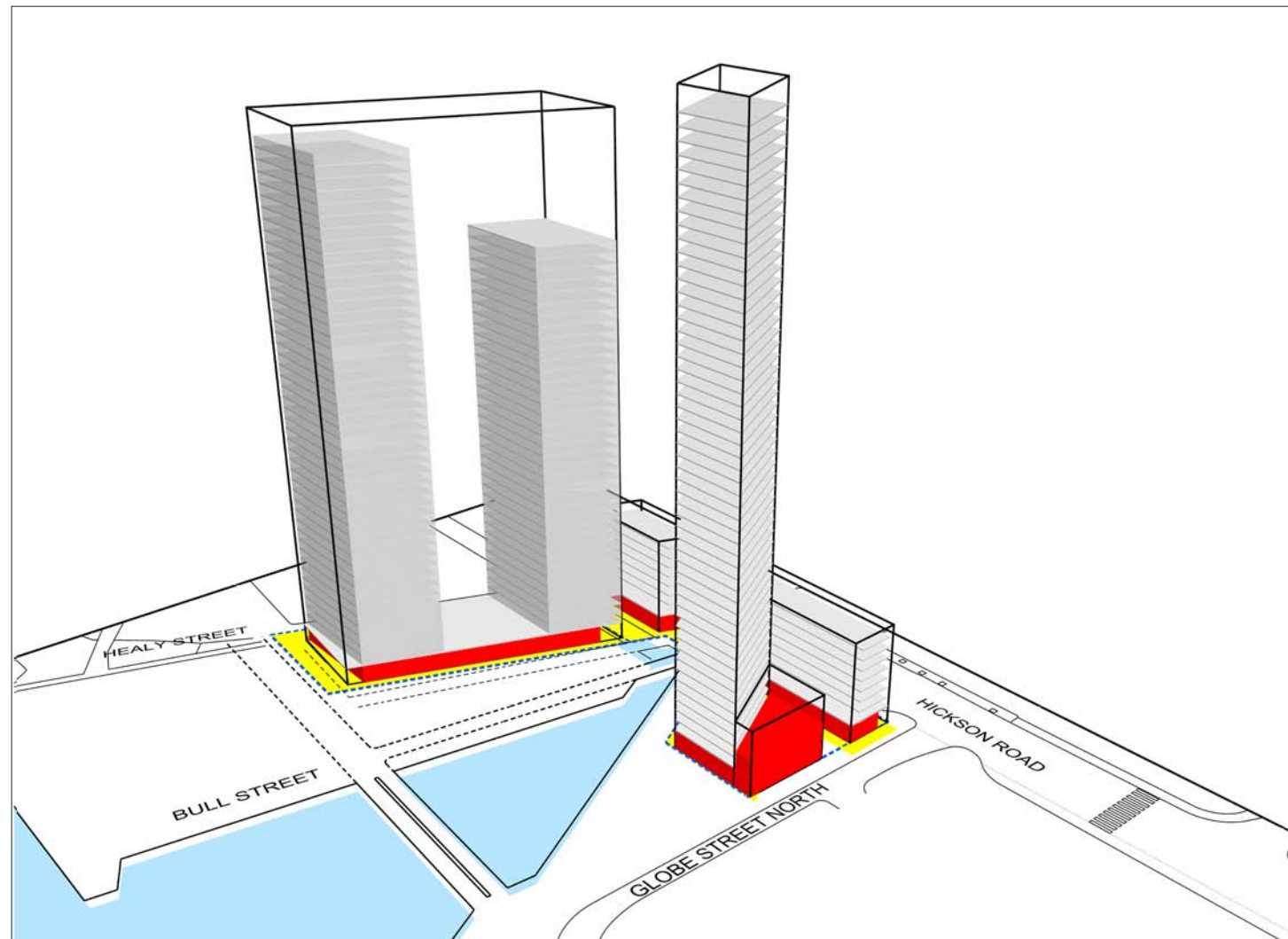
Control 7 Facades

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.

Standard:

- The choice of appropriate materiality for longevity, durability and flexibility. Materials such as steel, glass, concrete, timber and aluminium shall be considered.
- Environmentally sustainable design is to be incorporated on all facades.
- Depth and layering of facades is to be achieved through relief and protrusions. Mirrored facades should be avoided.
- Facade components such as external shading shall be used to provide light and shade to the building.



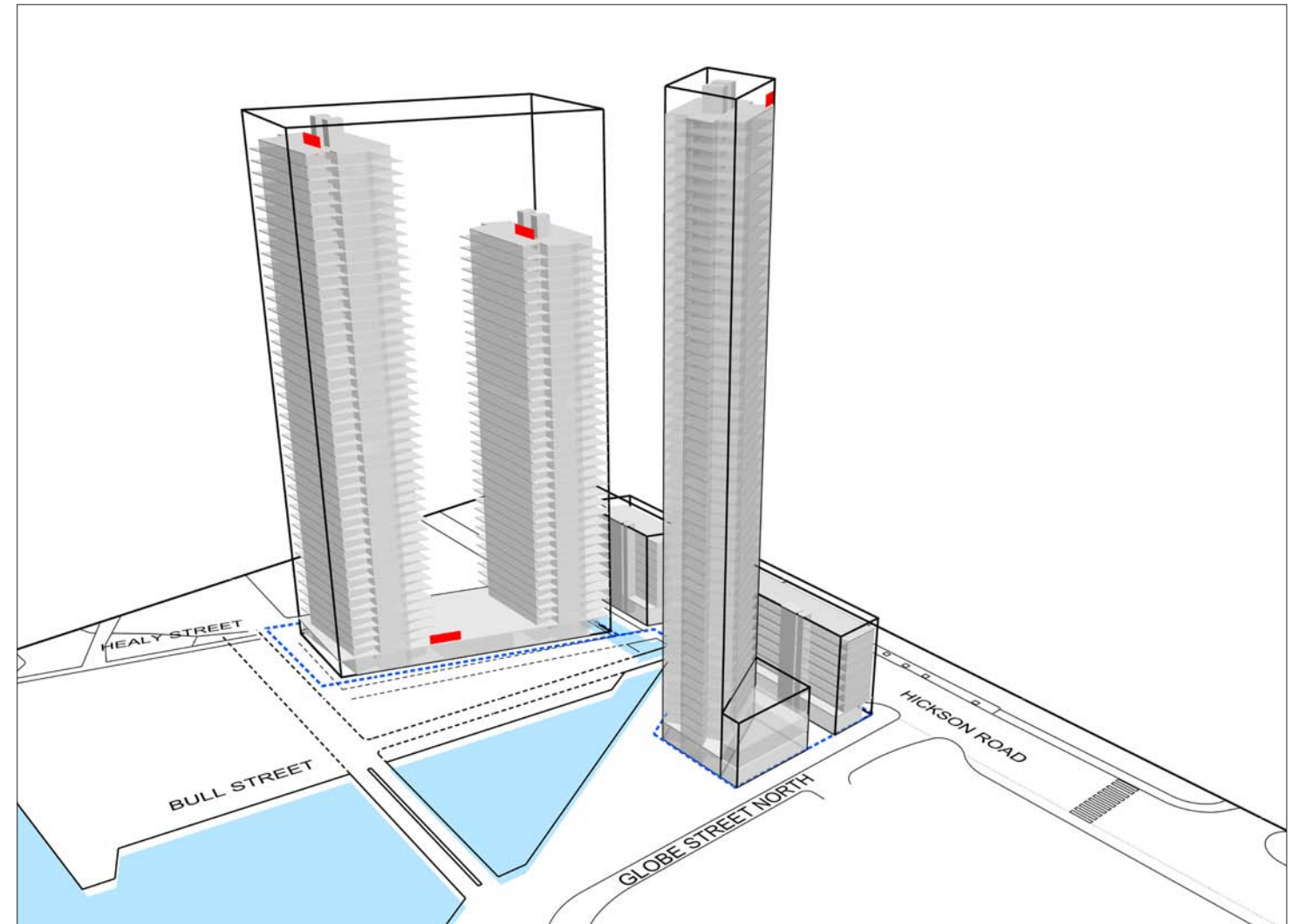
Control 8 Active Streetfronts

Objectives:

- To ensure an activated public domain at street level.

Standard:

- At least 60% of the Ground Level is to be active on the primary Street Wall facades
- Building entrances to internal areas such as office lobbies, exit ways and service areas or loading docks shall not count towards the 60% requirement.
- Building service areas, parking entrances and loading docks may be accessed from Healy or Napoleon Street.
- The width of driveways shall be minimised.



Control 9 Signage

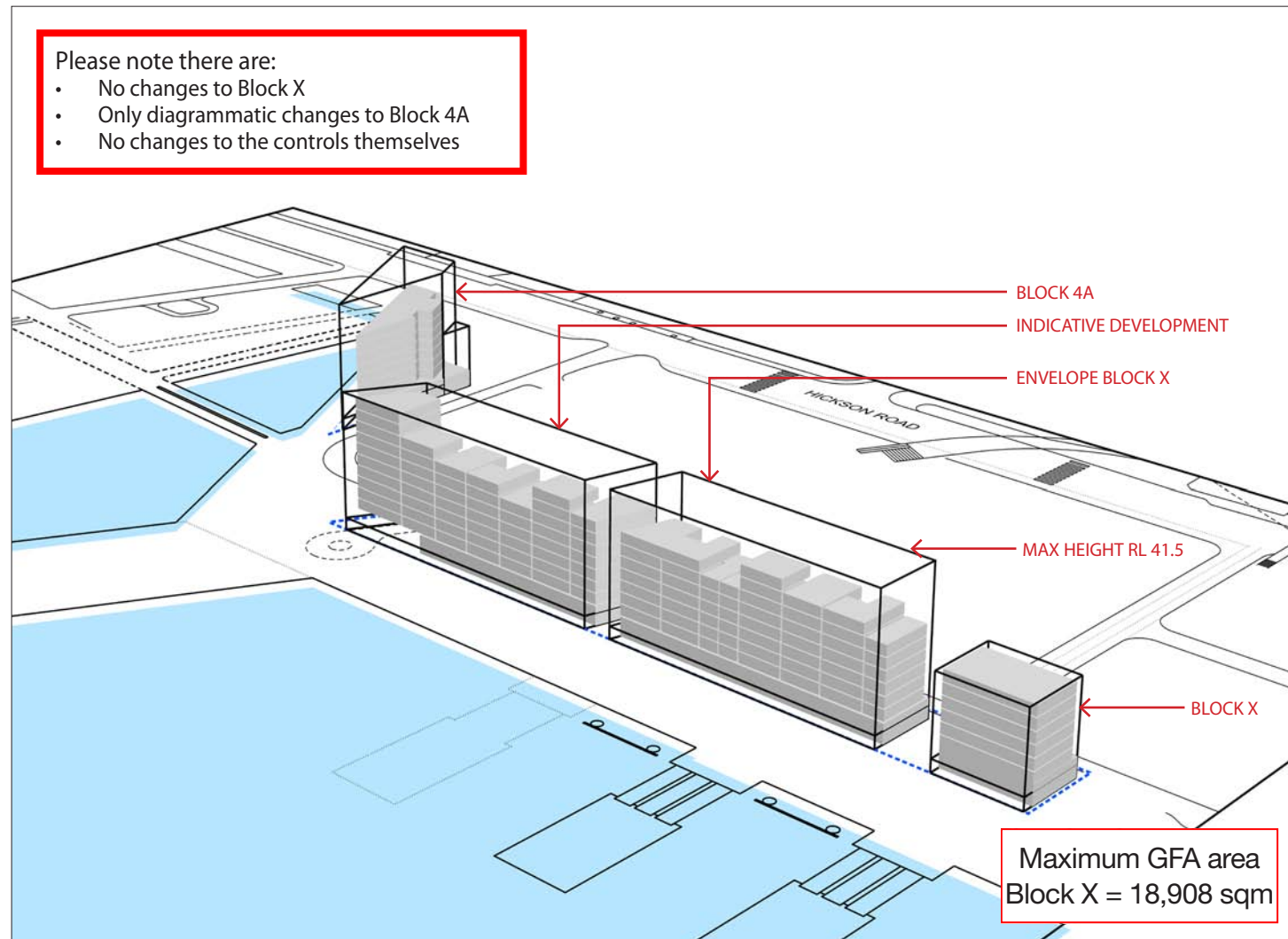
Objectives:

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

Standard:

- The signage is to be limited to one sign at roof level per building.
- Signage is not to exceed 15sqm per sign.
- Allowance for building name at Street Level, i.e. "Gateway Apartments"
- Illuminated signs will be set back from facades to eliminate glare.
- Details of signage to be considered as part of the overall design of the building for the purposes of Design Excellence.
- Signage shall not be greater than 1 building storey high (between floor slabs).

Urban Design Controls – Block X + 4A



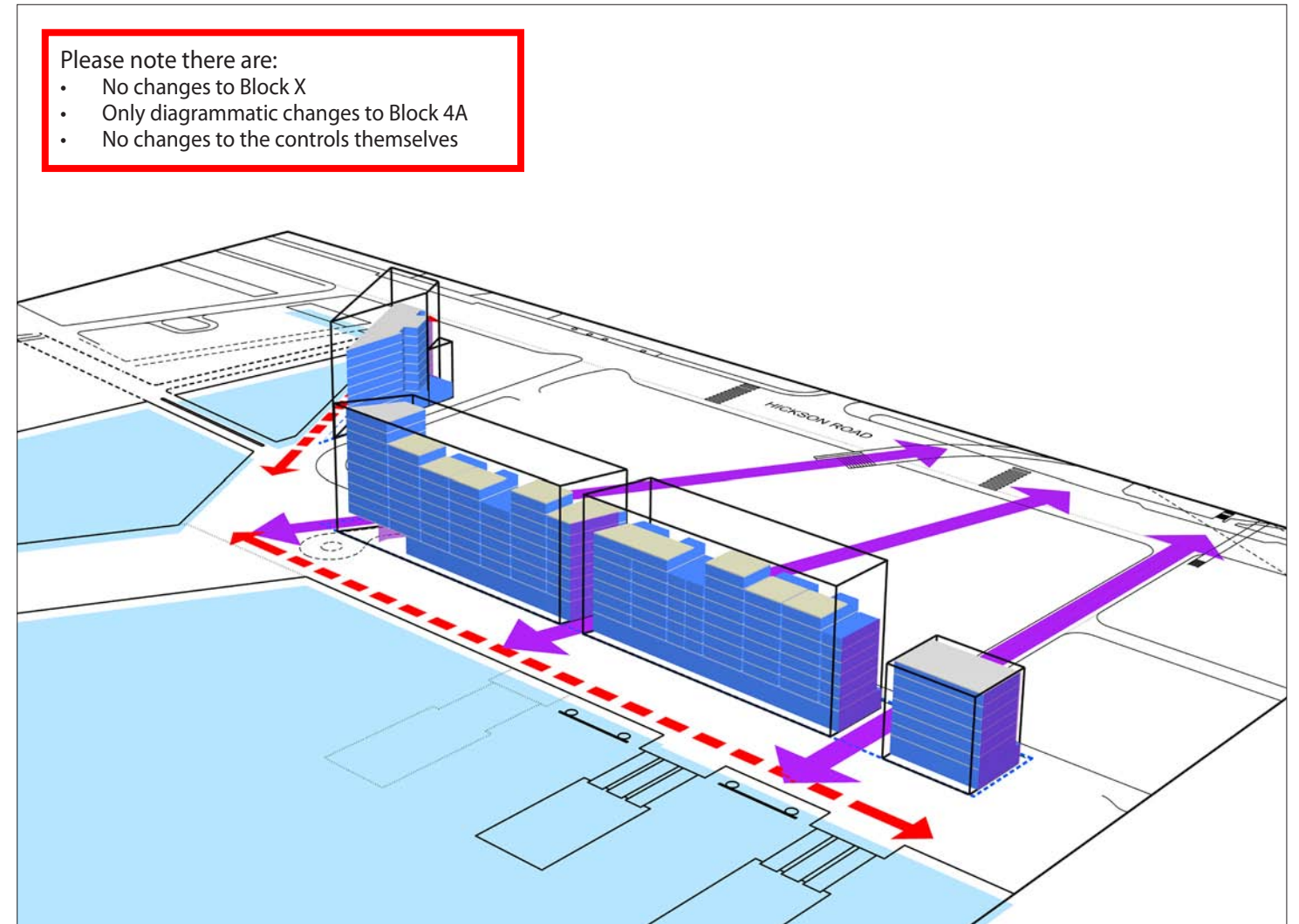
Control 1 Building Mass and Location

Objectives:

- To ensure building mass is appropriate within the envelope.
- The predominant height of the building mass fronting the foreshore promenade shall be 6 or 7 storeys above ground level, with over 70% of the building frontages having a consistent height. Any “pop ups” shall not result in more than 9 storeys above ground level and the overall massing shall be such to create an homogenous yet interesting streetwall.

Standard:

- Above Ground floor level the westerly oriented facades to have a minimum 3m setback. Open and enclosed balconies are allowed to protrude into the setback zones.
- The building mass height will be between maximum and minimum heights of RL41.5 and RL25 respectively. The southern end of Block X (all of Building R1) is to be a maximum height of RL27, with a maximum of six (6) habitable levels above ground.
- On the easterly oriented facades a minimum of 1m setback is required.



Control 2 Street Wall Establishment

Objectives:

- Street Wall defines promenade and Globe Street.
- To ensure an active Street Wall is established around each Block.

Standard:

- The building mass at the podium is to form a continuous Street Wall around the site for a minimum of 85% of the site perimeter.

Urban Design Controls – Block X + 4A

Please note there are:

- No changes to Block X
- Only diagrammatic changes to Block 4A
- No changes to the controls themselves



Control 3 Building Articulation

Objectives:

- To establish an articulated, well proportioned building mass.

Standard:

- To reduce the impact of the buildings mass, the envelope and floor plates are to be horizontally and/or vertically articulated, in particular at upper levels.
- Building Form is to express sustainability features such as for example access to natural light, ventilation and solar shading.

Please note there are:

- No changes to Block X
- Only diagrammatic changes to Block 4A
- No changes to the controls themselves



Control 4 Building Legibility

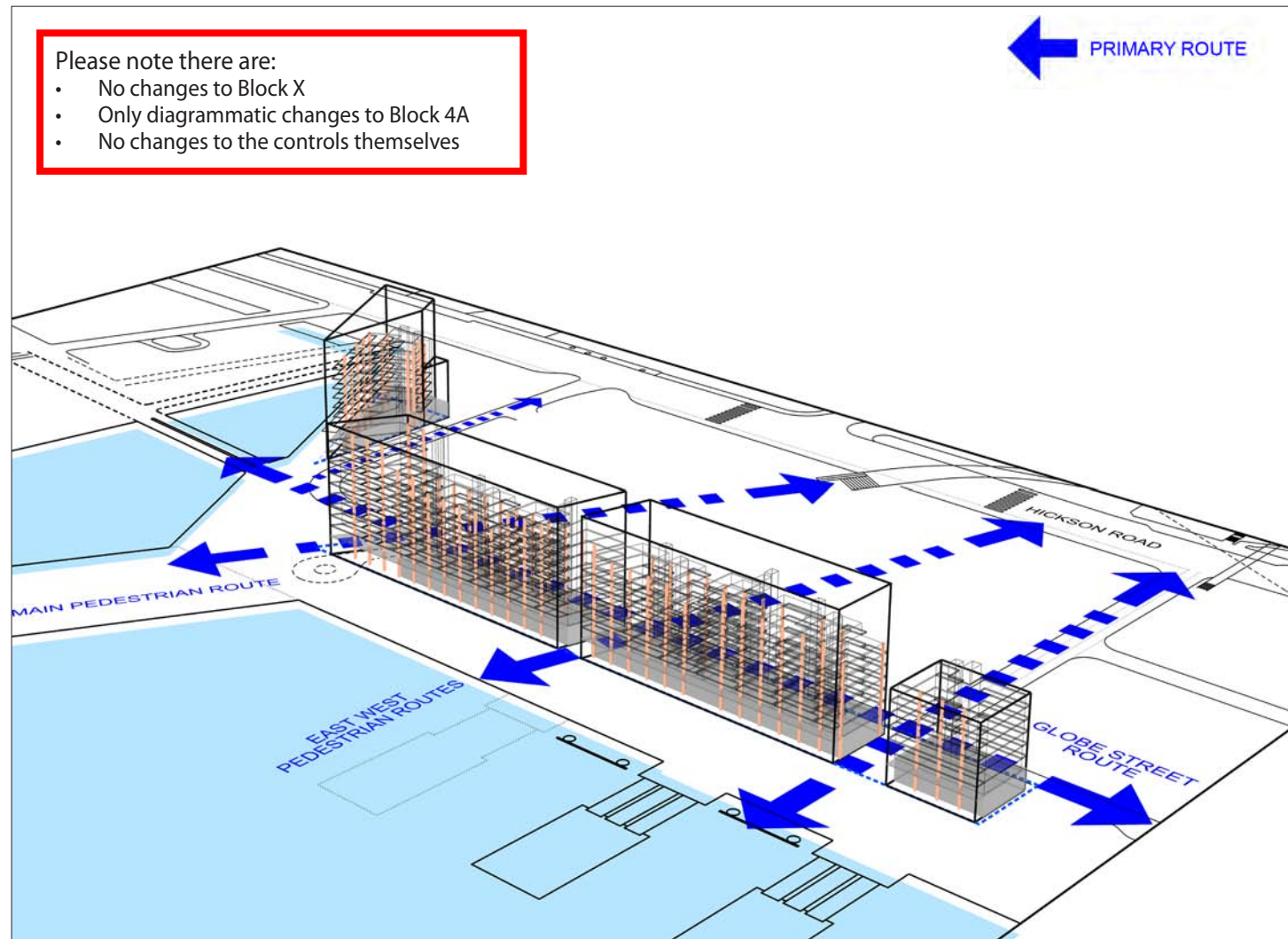
Objectives:

- To ensure that constituent elements of the building are legible.
- To ensure that building elements and structure at the base are legible.

Standard:

- The separate primary components of the building will be expressed and include additional elements such as the open and enclosed balconies.
- Building form is to be reinforced using modulation of open and enclosed balconies, building elements, etc. to avoid monotony.

Urban Design Controls – Block X + 4A



Control 5 Ground Floor Permeability and Accessibility of Public Realm

Objectives:

- To provide permeability and accessibility through Barangaroo South.

Standard:

- Public access around the Blocks is to be maintained on all edges.
- To provide one north to south and four east to west primary connections.



Control 6 Ensuring Quality of Rooftops

Objectives:

- The mass at the rooftop shall be articulated and legible.
- The architectural treatment of the roof and its form is to be designed, coordinated and remain sympathetic to adjacent context.
- Roof Design to integrate sustainable features.

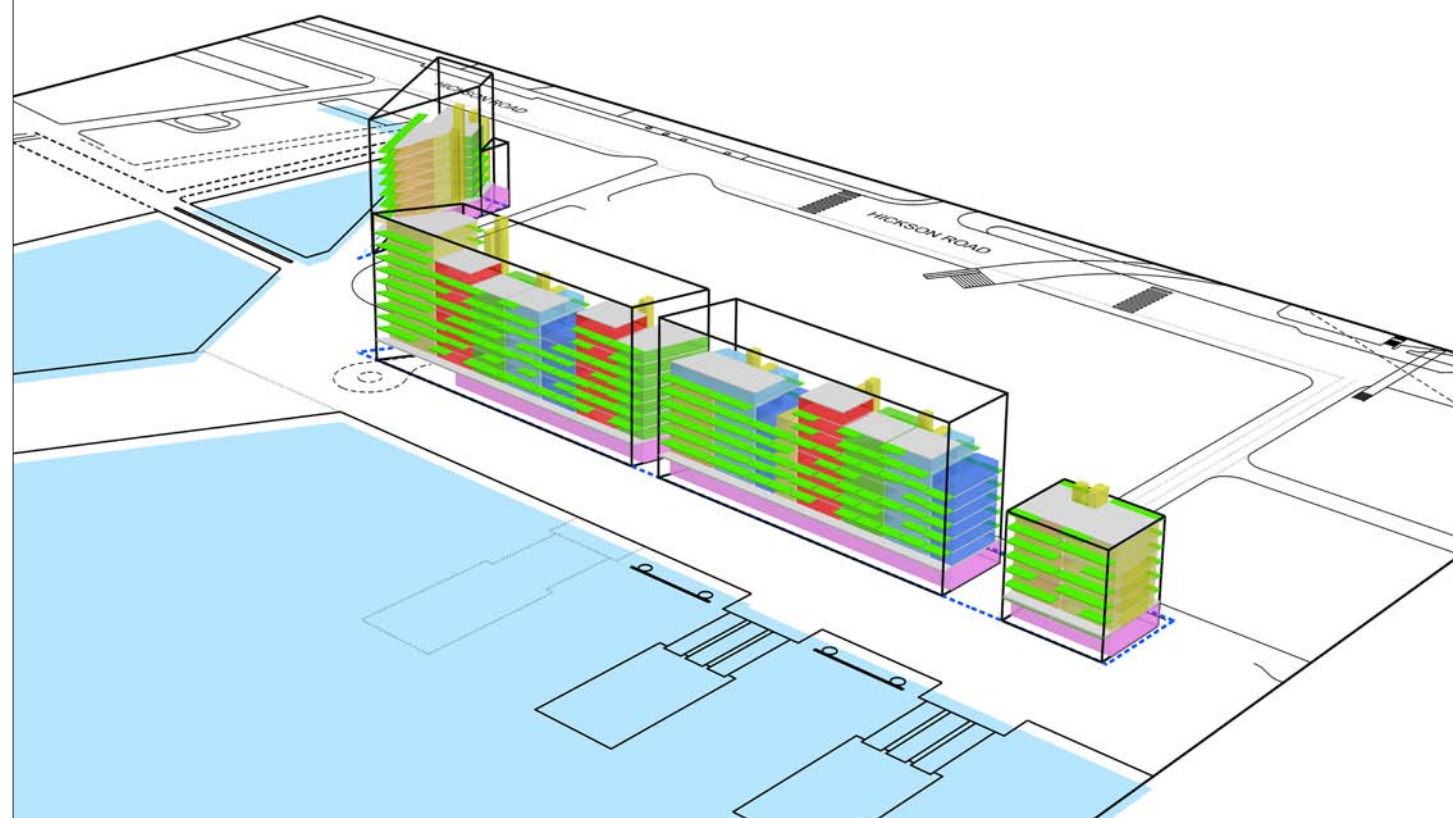
Standard:

- Roof forms to incorporate architectural treatment.
- Architectural treatment of exposed elements such as lift shafts, overruns control rooms and any sustainability features.
- Exposed mechanical equipment is to be avoided.
- Good quality materials (ie durable, hardwearing, sustainable) are to be used.
- Roof to incorporate no more than 60% accessible terraces.

Urban Design Controls – Block X + 4A

Please note there are:

- No changes to Block X
- Only diagrammatic changes to Block 4A
- No changes to the controls themselves



Control 7 Facades

Objectives:

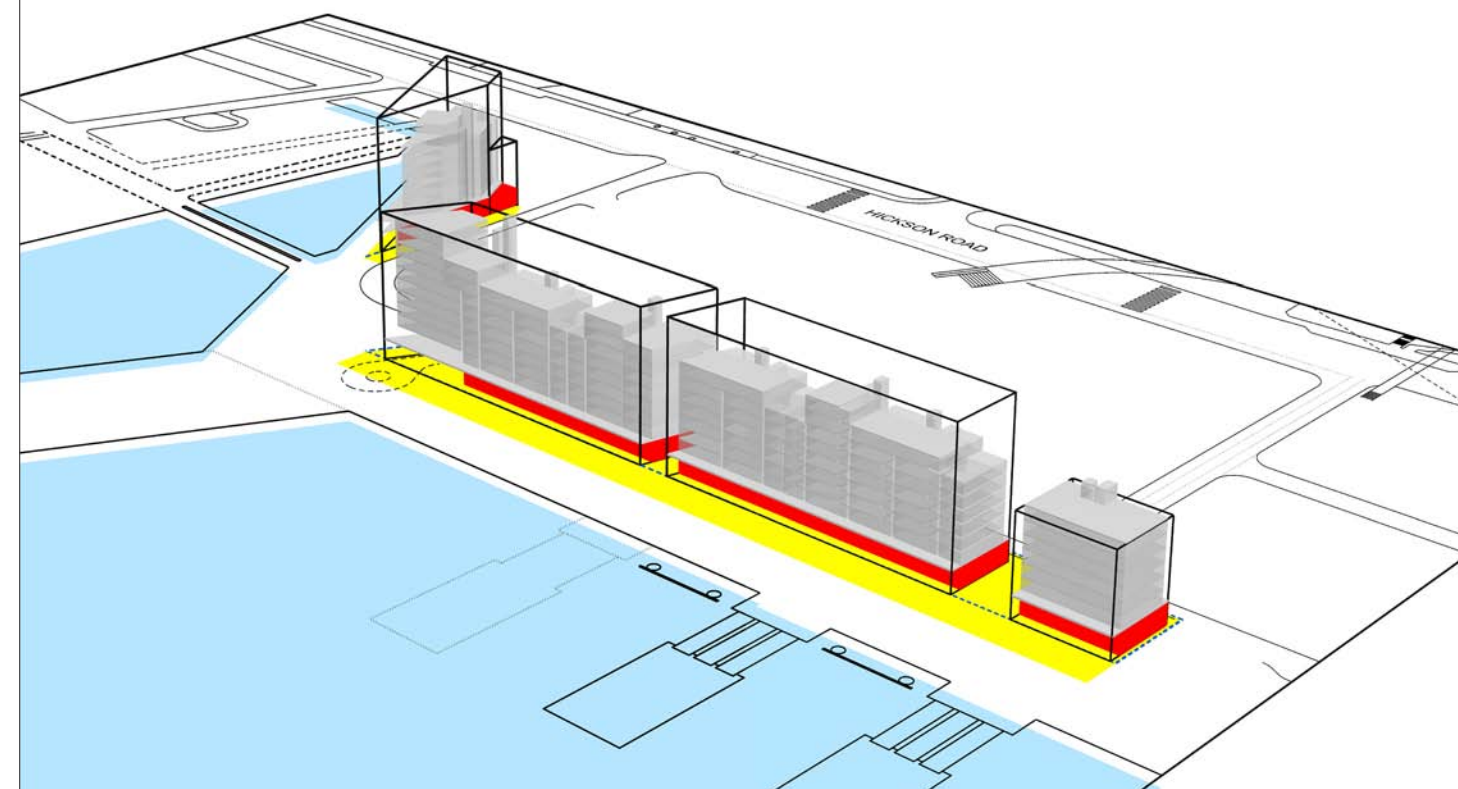
- To ensure the architectural quality of the facades.
- To articulate the building's functions and massing with appropriate facade design and detailing.
- To ensure the facades contribute to the buildings' articulation and mass.
- To contribute to the "carbon neutral" aims for Barangaroo South.

Standard:

- The choice of appropriate materiality for longevity, durability and flexibility. Materials such as steel, glass, concrete, timber and aluminium shall be considered.
- Environmentally sustainable design is to be incorporated on all facades.
- Depth and layering of facades is to be achieved through relief and protrusions. Mirrored facades should be avoided.
- Facade components such as external shading shall be used to provide light and shade to the building.

Please note there are:

- No changes to Block X
- Only diagrammatic changes to Block 4A
- No changes to the controls themselves



Control 8 Active Streetfronts

Objectives:

- Ensure an activated domain at street level with access to shops, lobbies, etc.
- Ensure that Ground Floor retail uses activate the waterfront.
- At least 70% of the ground floor frontages to the pedestrian waterfront shall comprise retail or entertainment uses, open to the public to activate the adjoining foreshore pedestrian promenade.

Standard:

- Building entrances to internal areas such as residential lobbies, exit ways and service areas or loading docks shall be considered as part of the 70% active requirement.
- Building service areas, parking entrances and loading docks will not be located on the promenade with the majority of servicing occurring from the basement.
- The width of driveways shall be minimised.