

## APPENDIX F SUMMARY OF DEPARTMENT'S RESPONSE TO THE BARANGAROO DESIGN ADVISORY PANEL'S RECOMMENDATIONS

No.	RECOMMENDATION	DEPARTMENT RESPONSE
<b>PODIUM</b>		
1.	<ul style="list-style-type: none"> <li>• Further adjustment of the building footprint to create a more generous public domain along the foreshore and to meet the objectives of the MOD 8 DAP Report recommendations.</li> <li>• Design of licensed areas in RE1 zones should be legible as public and accessible spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• The appropriateness of the building footprint has been established in the Department's Assessment of MOD 8. The western and southern podium elevations have been amended to include articulation and variance of materials. The amendments ensure that the podium has an appropriate relationship to the public domain and the foreshore. Detailed discussion of this matter is provided in <b>Section 5.3.1</b>.</li> <li>• The Department agrees that the licensed areas should be legible as public and accessible spaces. The Department has recommended a condition requiring additional details demonstrating that the licensed areas include clear sightlines across the space, cohesive landscaping treatments, are visually connected to the public domain, and do not impede appropriate access. Detailed discussion of this matter is provided in <b>Section 5.4.1</b>.</li> </ul>
<b>PODIUM / TOWER RELATIONSHIP</b>		
2.	<ul style="list-style-type: none"> <li>• Greater clarity and design resolution between upper and lower towers and podium, and refinement of the forms and proportions to achieve greater slenderness in the tower in support of the original architects vision of a <i>'sculptural form that will rise up the skyline like a habitable piece of artwork'</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• The three key components of the building (i.e. the podium, mid-rise tower and the tower) are appropriately related and proportioned and result in a highly cohesive, elegant and slender building composition. Detailed discussion of this matter is provided in <b>Section 5.3.2</b>.</li> </ul>
<b>SIGANGE</b>		
3.	<ul style="list-style-type: none"> <li>• That no branding signage be located on the tower or at any location on the building above the podium.</li> </ul>	<ul style="list-style-type: none"> <li>• In its assessment of MOD 8 the Department concluded that the development should be afforded signage rights consistent with other developments within Barangaroo South and elsewhere within the CBD. The Department considers the proposed signage to be acceptable as discussed in <b>Section 5.7</b>.</li> </ul>
<b>PUBLIC ACCESS</b>		
4.	<ul style="list-style-type: none"> <li>• Provision of public access (not limited to hotel guests), to the building and views, in particular at upper levels, befitting an iconic tower building.</li> </ul>	<ul style="list-style-type: none"> <li>• The application has been amended to include an publicly accessible (via guided tour) observation deck on level 65 of the building as discussed at <b>Section 5.3.6</b>.</li> </ul>
<b>PROMENADE</b>		
5.	<ul style="list-style-type: none"> <li>• Activation and amplification of the promenade including public seating, changes in level along the foreshore edge, and potentially food and beverage offerings catering to a broader clientele.</li> </ul>	<ul style="list-style-type: none"> <li>• The promenade is not included within this application. This issue will be considered in detail as part of the assessment of the future application for public domain works.</li> </ul>

**PORTE-COCHERE / HICKSON PARK / CENTRAL PARKLANDS RELATIONSHIP**

<p>6.</p>	<ul style="list-style-type: none"> <li>• Reassessment of the location of the porte-cochere and northern façade in order to support a strong, coherent and pedestrian safe relationship between Hickson Park, the Central Parklands and the foreshore.</li> <li>• Greater public access along the northern façade to ensure an appropriate relationship of the building to the Central Parklands, Barangaroo's most significant open space.</li> </ul>	<ul style="list-style-type: none"> <li>• This issue will primarily be informed by the treatment of the public domain, which will be assessed separately under a future public domain application. To ensure that a safe vehicle and pedestrian environment is provided the Department's recommended, in its assessment of MOD 8, a road safety audit be carried out for Barangaroo Avenue. In addition, and in relation to the SSD application, the Department has recommended that a road safety audit be carried out specifically for the porte-cochere.</li> <li>• The ground and upper floors of the podium (northern end) provide a combination of uses and entry points, which actively and passively enliven the northern elevation at all levels. The proposal is considered to provide adequate public access and detailed discussion of this matter is provided in <b>Section 5.4.2</b>.</li> </ul>
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**PODIUM**

<p>7.</p>	<ul style="list-style-type: none"> <li>• The Panel supports the architectural approach taken to the podium design in terms of materiality and detail. Earlier recommendations in regard to bulk, form and location and the design of licensed terraces, should be addressed.</li> <li>• Whilst variation across the precinct is encouraged, landscape treatments including the selection of paving and plant species should better integrate with surrounding landscaping to support the perception of public accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Refer to the response DAP recommendation No.1</li> </ul>
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**TOWER**

<p>8.</p>	<ul style="list-style-type: none"> <li>• Coordination of operable façade elements required for natural ventilation, and of the mix, type and arrangement of opaque to clear façade panels to ensure that these create a cohesive whole contributing to the vision for the tower façade as a <i>light silvery veil of glass with differing levels of transparency</i>.</li> <li>• Selection of glazing of all types to ensure delivery of a pale glass façade as presented in renderings.</li> </ul>	<ul style="list-style-type: none"> <li>• The Department is satisfied that appropriate steps have been taken to ensure that the façade achieves the highest standard of design and appearance. To ensure the building achieves this, the Department recommends a condition requiring the submission of the final schedule of materials that is certified by Wilkinson Eyre Architects as the design competition winner, as discussed at <b>Section 5.3.2</b>.</li> </ul>
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**HOTEL**

<p>9.</p>	<ul style="list-style-type: none"> <li>• Review the arrangement of hotel rooms to enable a</li> </ul>	<ul style="list-style-type: none"> <li>• Expansive views are provided from floor to ceiling windows located adjacent to the lift core at each level of the hotel. In</li> </ul>
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	glazed view to the ends of each hotel corridor, and a reduction in length or increased amenity to corridors, as befitting a six star resort.	addition views are provided from each of the hotel guest rooms. The proposal is considered to provide an acceptable standard of hotel amenity within its internal corridors. Refer to further discussion in <b>Section 5.6.2</b> of the report.
<b>APARTMENTS</b>		
10.	<ul style="list-style-type: none"> <li>Review of apartment design including layout and façade coordination to prove performance in line with the ADG in regards to apartment depth, sunlight and natural ventilation.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development meets or exceeds the ADG recommended requirements for sunlight and natural cross-ventilation. The proposed apartment depths have been shown to be acceptable due to the high standard of apartment design and layout. Refer to further discussion in <b>Section 5.6.1</b> of the report.</li> </ul>
<b>GLAZING</b>		
11.	<ul style="list-style-type: none"> <li>Use of a consistent glazing type for the tower (and other façade elements legible as a single form) to ensure consistency across the three dimensional form.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to the response DAP recommendation No.8</li> </ul>
<b>WIND</b>		
12.	<ul style="list-style-type: none"> <li>Adoption of a landscape strategy with increased tree and understorey planting to the north of the development within the Central Parklands to ensure appropriate wind levels, and subject to confirmation that coordination between precincts will ensure that this planting is delivered at a size and within a time frame appropriate to the opening of the CSHR and adjacent spaces to the public.</li> <li>Wind assessment of apartment balconies, doors and operable windows to ensure usability and practical functioning of natural ventilation within apartments, and of external areas.</li> </ul>	<ul style="list-style-type: none"> <li>The Department acknowledges that it is unlikely that the Central Parklands planting will be delivered at the time of the opening of the CSHR. However, the Department notes that the wind affected areas will not be accessible to the public until the Central Parklands has been landscaped. The Department therefore concludes that additional wind mitigation measures are not required. Refer to further discussion in <b>Section 5.10.3</b> of the report.</li> <li>The proposed residential balconies meet or exceed minimum ADG requirements and all apartments provide for natural cross-ventilation. To ensure that the balconies achieve an appropriate standard of usability the Department recommended a condition requiring the provision of wind mitigation measures (where necessary).</li> </ul>