

Prepared for  
Central Barangaroo  
Developer



# Design Excellence Strategy

Central Barangaroo

Mecone

May 2024




Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.

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REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE
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B	24/05/24	Final	Ian Cady 
C	06/06/24	Final Revised	Ian Cady

\* This document is for discussion purposes only unless signed and dated by the persons identified.  
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# 1 Introduction

This Design Excellence Strategy (the **Strategy**) has been prepared by Mecone Group (**Mecone**) on behalf the Central Barangaroo Developer.

This Strategy relates to Central Barangaroo Blocks 5, 6 and 7 of the approved Barangaroo Concept Plan (**MP06\_0162**).

## 1.1 Aims of the Strategy

This Strategy establishes the framework, principles and procedures to facilitate design excellence for the mixed-use development featuring residential, retail, commercial and community land uses at Central Barangaroo (the **site**).

The Strategy will:

1. Deliver a world class design outcome that respects established design principles for the site,
2. Require the crafting of calm and finely resolved buildings that demonstrate fine grained diversity and variation, with a gentle but genuine distinction between the individual buildings, whilst working together to form a cohesive and activated urban place,
3. Acknowledge the bespoke and unique nature of the project, including the various overlays of technical, planning and stakeholder considerations, contributing to an in-depth analysis of testing as the design progresses, and
4. Considers the importance of a highly coordinated and collaborative approach to design.

This Strategy has been prepared in accordance the design excellence provisions set out in Appendix 5 Part 3 clause 19 of *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* (**PEHC SEPP**). This Strategy has also been prepared consistent with the Government Architect NSW (**GANSW**) *Design Competition Guidelines September 2023* (the **Guidelines**).

It outlines the proposed design excellence process and demonstrates how the Central Barangaroo Developer will deliver the highest standard of architectural, urban and landscape design to maintain Barangaroo's status as a world-class destination an exemplar of best practice urban renewal. This will ensure that design requirements for future State Significant Development Applications (**SSDAs**) are met.

This Strategy involves the direct appointment of highly experienced and eminent architects for the more prominent sites and emerging local architects for smaller sites. This will require the future submission of requests to waive the requirement under clause 19(3) of PEHC SEPP to undertake a design competition for the erection of any new building greater than Reduced Level (**RL**) 57, or on a site of greater than 1,500m<sup>2</sup>, to enable this curatorial process to occur.

This Strategy is to be endorsed by GANSW as part of the MP06\_0162 MOD 9, in addition to the following:

1. Approval of the architect/building distribution of international and local architects across the site, and
2. Formation of a single independent review panel comprising members of the State Design Review Panel (**SDRP**).





## 2 Planning Framework

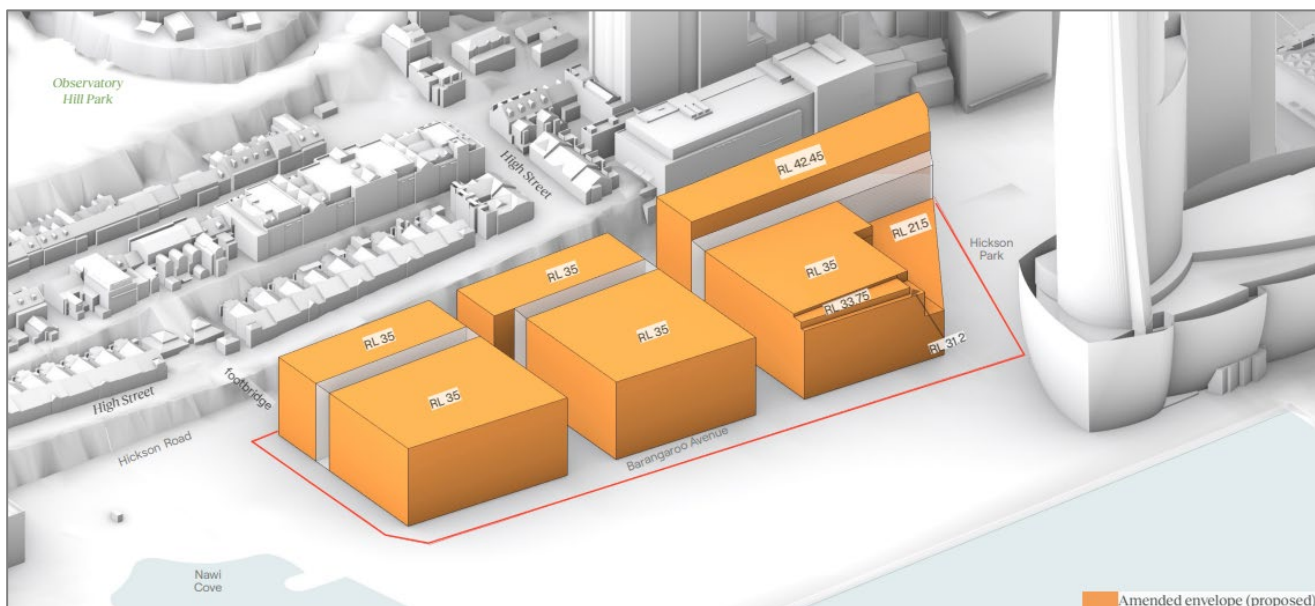
### 2.1 Barangaroo Concept Plan (MP06\_0162)

The Barangaroo Concept Plan was approved on 9 February 2007 under Part 3A of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. It has been modified several times since 2007.

The original Concept Plan was facilitated through an amendment to Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* now consolidated into PEHC SEPP. The SEPP establishes the land use, height, gross floor area, design excellence and other provisions relating to the planning and development of Barangaroo.

The original Concept Plan included an Instrument of Approval, which functions as the consolidated conditions of consent for Barangaroo. Relevantly the Instrument of Approval includes Condition 'C2 Design Excellence' which sets out consideration for design excellence having regard to a comparison of the indicative building controls in Section 13.

The Barangaroo Concept Plan has since been modified ten times to date, with MOD 9 resolving the planning of Central Barangaroo, the final stage of urban renewal at Barangaroo. Specifically, MOD 9 seeks consent for modifications to the approved Barangaroo Concept Plan MP06\_0162 (as modified) in relation to Central Barangaroo and Barangaroo Reserve. This will result in modification to the Concept Plan for Blocks 5, 6 and 7, revision to the Statement of Commitments, and amendment to the Precincts SEPP as it applies to Barangaroo. Refer to **Figure 1**.



**FIGURE 1 – MOD 9 CONCEPT BUILDING ENVELOPE AXONOMETRIC**

Source: SJB Architects

The Statement of Commitments (**SOCs**) for Central Barangaroo MOD 9 MP06\_0162 include the commitment to prepare a Design Excellence Strategy as follows:

1. A Design Excellence Strategy that clearly articulates a process to achieve quality in both the private built form and the detailed design of the public domain (streets, pedestrian connections, parks and squares) is to be prepared.
2. The Design Excellence Strategy may include the preparation of site specific design guidelines, articulate a process(es) for the conduct of design competitions for major developments and the design of public open spaces, and/or establish a competitive process for individual development sites.
5. The Design Excellence Strategy is to be submitted by the Working Group to the Barangaroo Planning Reference Group or the equivalent body. The Barangaroo Planning Reference Group or equivalent body will report to the IPCC on relevant matters as recommended by the proponent team and the Working Group. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.
6. Following endorsement, the Design Excellence Strategy is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group or equivalent body.

## 2.2 Requirement for Design Excellence

Clause 19 of Appendix 5 of the PEHC SEPP sets out the requirements for new buildings to achieve design excellence as follows:

*(1) Consent must not be granted to development involving the erection of a new building or external alterations to an existing building unless the consent authority has considered whether the proposed building exhibits design excellence.*

*(2) In considering whether the proposed building exhibits design excellence, the consent authority must have regard to the following matters—*

*(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*

*(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,*

*(c) whether the building will meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*

*(d) if a competitive design process is required to be held in relation to the building, as referred to in subsection (3), the results of the process.*

*(3) Consent must not be granted to the following development unless a competitive design process has been held in relation to the proposed development—*

*(a) the erection of a new building that will be greater than Reduced Level (RL) 57,*

*(b) the erection of a new building on a site of greater than 1,500 square metres.*

*(4) Subsection (3) does not apply if the Secretary—*

*(a) certifies in writing that the development is one for which a competitive design process is not required because of the excellence of the proposed design for the development concerned, and*



*(b) is satisfied that—*

*(i) the architect responsible for the proposed design has an outstanding reputation in architecture, and*

*(ii) necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.*

*(5) In this clause—*

*competitive design process means a design competition held in accordance with the Design Competition Guidelines published by the Department in September 2023.*

Design excellence is capable of being delivered via several methods. This Strategy proposes a curatorial approach for the detailed SSDA stages, as outlined in **Chapter 3**, that complies with the intent of the SEPP.

The Central Barangaroo precinct requires a specialised and robust alternative to a traditional architectural design competition process to achieve the key objectives for the precinct and to provide an appropriate response to the bespoke nature and characteristics of the development.

Future SSDAs will need to be accompanied by requests to waive the requirement under clause 19(3) of the PEHC SEPP to undertake a design competition for the erection of any new building greater than RL 57, or on a site of greater than 1,500 square metres, to enable an alternative process to occur.

This Strategy ensures that the Secretary will be able to be satisfied in the future (for each relevant future SSDA) that design excellence will be able to be achieved. Furthermore, the pre-conditions in clause 19(4) of the PEHC SEPP will be able to be met.

## 3 Design Excellence Process

### 3.1 Objectives

The objectives for Central Barangaroo are:

- Deliver a project that exhibits architectural variation, ensuring that the final built form presents an organic growth of the city, rather than a defined precinct. It is important that Central Barangaroo is seen as extending the architectural and built form qualities of Millers Point.
- Deliver an innovative, creative, and dynamic waterfront destination that is permeable and connected within the precinct and connected with the city,
- Ensure the delivery of design excellence in the planning and built form of the precinct, creating a diverse community of architectural expression within an overall coherent urban structure,
- Deliver diversity of products and uses integrating commercial, residential, retail, community, civic, cultural, hospitality and entertainment activities which contribute to a vibrant and active city,
- Create and deliver a public domain that is distinct, unique, and innovative and allows for range of passive and active outdoor spaces and uses that together create a new iconic visitor attraction, consistent with the Infrastructure NSW's Activation Framework,
- Deliver a balance of financial return and public benefit and amenity across the precinct,
- Deliver a culturally distinctive, locally relevant, and internationally appealing canvas for appropriate facilities, experiences and public art,



- Ensure high levels of public attraction, operational serviceability, amenity, and security across the precinct and during staging, and
- Extend the principles and networks of the climate-positive promise in line with the current world's best practice to deliver a whole of Barangaroo outcome and create projects that respond visibly to the sustainable needs of people and the planet.

These objectives are supported by a broader place vision for the site, as well as several place principles developed.

## 3.2 Pathway to Design Excellence

Central Barangaroo has an extensive history of design development, with a number of stakeholders working for some time to establish the expectations for design excellence.

The SOM Framework provides direction for design quality in the precinct and establishes a structure of key urban and civic elements for Central Barangaroo, including development massing, pedestrian connectors, a street network, development blocks and public domain. Flexibility is retained to allow for the evolution of the urban design principles through the design excellence process and to invite creativity in the architectural responses to the site.

The Urban Design Report prepared by SJB and appended to the MOD 9 RTS outlines the revised Design Guidelines, key objectives, vision and design guidance for the precinct, and has been developed in close collaboration with the Central Barangaroo Developer and the Infrastructure NSW Design Excellence Advisory Panel (DEAP).

In addition, MOD 9 and the concurrent amendment to the PEHC SEPP maps and written instrument provisions relating to land use zoning, height of buildings and gross floor area will further set the development concept and building envelopes for each block. In addition to the revised Design Guidelines these built form parameters will define a robust framework within which the design excellence process will be undertaken.

In considering the pathway to design excellence, the Central Barangaroo Developer has considered a range of options. These have been carefully considered within the context of the project and ensuring the approach adopted is fit-for purpose in achieving the objectives for the site and its response to the wider Barangaroo Precinct.

## 3.3 Design Excellence Approach

The need for the specialised approach to design excellence arises from the specific bespoke nature and characteristics of the Barangaroo site and proposed development. This Strategy adopts a **Curatorial Approach** for delivering design excellence.

A curatorial process is usually contemplated where the project is large and composed of several separate buildings set within a common ground plane.

The key advantage of this approach is that it allows the building on each site to be designed individually, but in conjunction with the development of designs for the rest of the precinct, with an overarching co-ordination in consultation with the NSW Government Architect. This will provide a balance between achieving a diversity of design approaches to individual buildings and maintaining overall precinct cohesion.

This will promote a superior design outcome by aligning scope with strengths and capabilities, allowing individual expression to evolve under a shared architectural vision to create a cohesive master-planned precinct.

A Design Competition approach would unreasonably constrain the opportunity to deliver an integrated, yet architecturally diverse, precinct in Central Barangaroo as a single competition for the whole precinct would risk





excessive uniformity of design, while a series of separate competitions for each block would provide no mechanism for co-ordination and integration across the precinct.

### 3.3.1 Site Allocation

A key objective of the Strategy is to deliver a diverse community of architectural expression within an overall coherent urban structure within a time efficient manner to meet the accelerated construction period for the precinct.

The site is split into seven distinct architect allocation areas:

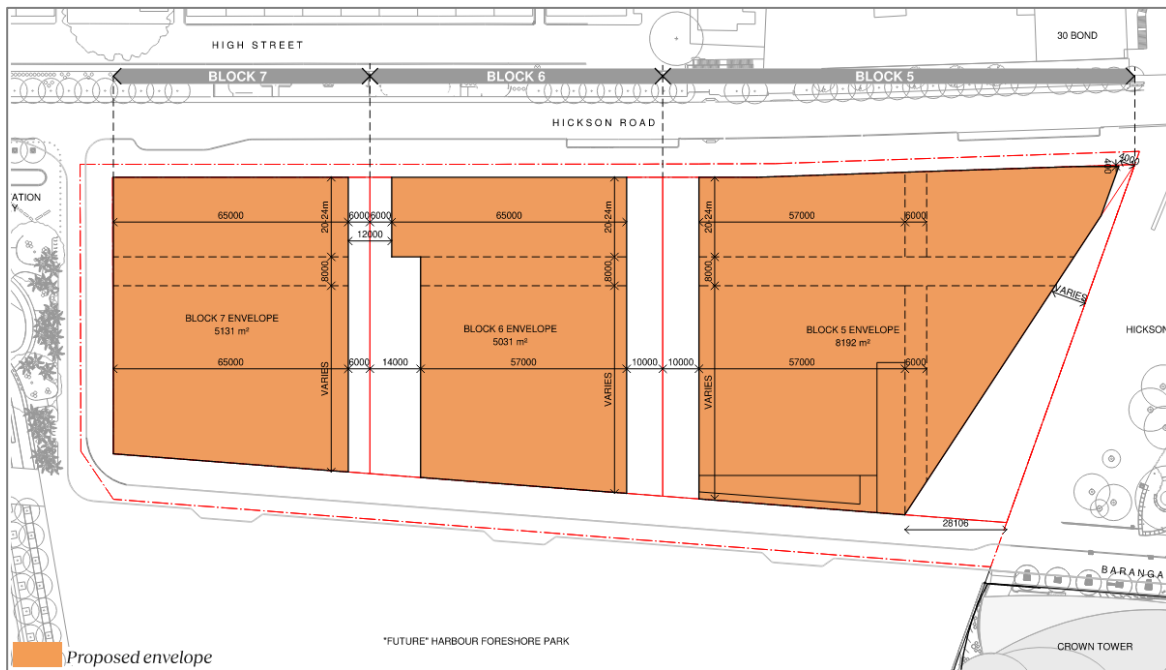
- **Site 1 and Site 3 (International)** – Situated adjacent to Harbour Park and Barangaroo Avenue,
- **Site 2 (Local Architect)** – Situated in the northeastern portion of the site adjacent to Hickson Road,
- **Site 4 (Local Architect)** – Situated in centrally adjacent to Hickson Road,
- **Site 5 (International)** – Situated adjacent to Harbour Park and Barangaroo Avenue,
- **Site 6 (Local Architect)** – Situated in the southeastern corner adjacent to Hickson Road and Hickson Park, and
- **Site 7 (Local Architect)** – Situated in the southwestern corner adjacent to Hickson Park and Barangaroo Avenue.
- **Public Domain (Site 8)** – Everything external between the design sites and within the site boundary.



**FIGURE 2 – SITE DIVISION**

Source: SJB Architects





**FIGURE 3 – BLOCK DIVISION**

Source: SJB Architects

**Table 1** outlines the sites associated with each Block, and the allocation of these sites to various curatorial design excellence processes to be undertaken.

**TABLE 1 – SITE ALLOCATION**

BLOCK	SITE	APPROACH	ARCHITECT TYPE
Block 5	7	Curatorial	Local
Block 5	6	Curatorial	Local
Block 5	5	Curatorial	International
Block 6	4	Curatorial	Local
Block 6	3	Curatorial	International
Block 7	2	Curatorial	Local
Block 7	1	Curatorial	International
Landscape and Public Domain	8	Not applicable	Local

### 3.3.2 Landscape and Public Domain Designer

The Central Barangaroo Developer will appoint a public domain designer to work with the Appointed Architects to guide the quality and character of the public domain response for the site. This will ensure that each Design Site provides a cohesive and exemplar response to the public realm and wider site context including curation of the through-site links, plazas and interfaces with Hickson Park, Barangaroo Avenue and Hickson Road. The public domain designer will build on the Design Guidelines endorsed by the Concept Plan and prepare a broader Public Domain Strategy to be submitted with the future SSDAs on the site.

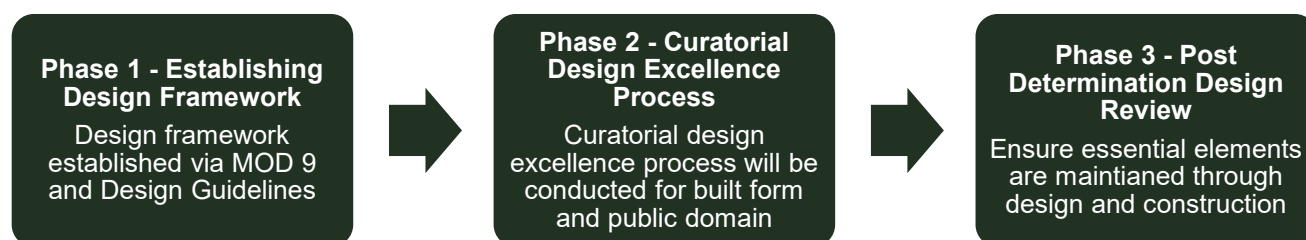


## 4 Implementation of Strategy

The Strategy for Central Barangaroo builds upon the extensive history of Barangaroo and seeks to maintain a collaborative and comprehensive process of design excellence through to the completion of the project.

The GANSW defines design excellence as the overall design quality and excellence of a final building or project, as well as the structured process undertaken to achieve design quality.

This Strategy seeks to embed design excellence within each phase of the sequential process, to ensure the final response is an exemplar of architectural, urban and landscape design.



**Table 2** provides an overview of the Central Barangaroo Design Excellence Strategy

**TABLE 2 – DESIGN EXCELLENCE STRATEGY FRAMEWORK**

PHASE	DESCRIPTION
<b>Phase 1 – Establishing Design Quality Framework</b>	<ul style="list-style-type: none"> <li>The Urban Design Report prepared by SJB identifies key design principles, objectives and controls for the site.</li> <li>Infrastructure NSW and the Central Barangaroo Developer prepare the Concept Plan (MP06_0162) MOD 9 and submit to DPHI for assessment and determination. The planning approval outlines building envelopes and site layout, and conditions for statutory compliance.</li> </ul>
<b>Phase 2 – Curatorial Design Excellence Process</b>	<ul style="list-style-type: none"> <li>A Curatorial Design Process will be undertaken for the built form and associated public domain for Blocks 5, 6 and 7.</li> <li>Appointment of architects in accordance with attributes identified by the Central Barangaroo Developer and agreed to by GANSW.</li> <li>Formation of a single independent review panel i.e. SDRP members to maintain continuity and knowledge sharing of the project.</li> </ul>
<b>Phase 3 – Post Determination Design Review</b>	<ul style="list-style-type: none"> <li>Retention of the appointed architects to play a lead role throughout the design development, post-determination and construction process.</li> </ul>



## 4.1 Phase 1 – Establishing Design Framework

The Urban Design Report prepared by SJB and appended to the MOD 9 RTS application outlines the revised Design Guidelines, key objectives, vision and guidance for the precinct, and has been developed in close collaboration with the Central Barangaroo Developer.

In addition, the MOD 9 RTS and the concurrent PEHC SEPP amendment to modify the maps and written instrument provisions relating to land use zoning, height of buildings and gross floor area will further set the development framework and building envelopes for each block. These built form parameters in addition to the Urban Design Report and supporting Design Guidelines will define a robust framework within which the design excellence process will be undertaken.



## 4.2 Phase 2 – Curatorial Design Excellence Process

The design excellence process is detailed below.

### 4.2.1 Architect Selection Process

The following attributes are identified by the Central Barangaroo Developer as critical to achieving this objective:

- True leadership qualities – able to motivate and get the best out of the design team,
- Highly intellectual and able to create, develop and articulate progressive ideas, strategies, approaches and concepts that create unique outcomes whilst underpinning the success of the development,
- Experienced, respected and highly regarded,
- Extensive portfolio of successful and highly regarded works of timeless civic quality,
- An outstanding reputation in architecture,
- Smaller established reputable practices, whereby the founders, principals and partners of the practices and actively involved in every phase of the design process,
- Genuine willingness to collaborate to compose a scheme of diversity and interest,
- Able to craft unique, timeless buildings and public spaces,
- Know how to create a sense of place – integration of landscape and architecture, and
- Able to integrate and drive design excellence.



## 4.2.2 Nominated Architects and Site Allocation

These architects have an outstanding reputation in architecture and are recipients of multiple major Australian and International architecture awards.

The architects will work closely with the Central Barangaroo Developer to ensure the delivery of award winning design outcomes for the Central Barangaroo commensurate with the wider precincts role as a global destination. The Central Barangaroo Developer will appoint individual architects to selected sites based on these attributes.

**Table 3** sets out the preferred architectural firms to participate in the design excellence process for buildings on each site within the precinct. The intent is for a minimum of 3 local and up to 2 international architectural firms to be appointed as part of the process. Preliminary discussions with the architects listed have begun.

Final selection of the architects will be at the discretion of the Central Barangaroo Developer provided the diversity of appointments outlined at **Table 1** is maintained. Should changes to the Strategy, or architect selection be required it is incumbent on the Central Barangaroo Developer to agree any such changes with the chair of the CBD RP.

**TABLE 3 – BUILDING, ARCHITECT AND PUBLIC REALM DESIGNER ALLOCATION**

DESIGN SITE	SHORTLISTED ARCHITECTS	BIOGRAPHY
	<b>International</b>	
Site 1	Herzog and de Meron (CHE)	<a href="https://www.herzogdemeuron.com/projects/">https://www.herzogdemeuron.com/projects/</a>
Site 3	Alison Brooks Architect (UK)	<a href="https://www.alisonbrooksarchitects.com/project_type/residential/">https://www.alisonbrooksarchitects.com/project_type/residential/</a>
Site 5	Caruso St John Architects (UK & CH)	<a href="https://carusostjohn.com/projects/">https://carusostjohn.com/projects/</a>
	David Chipperfield Architects (UK)	<a href="https://davidchipperfield.com/projects">https://davidchipperfield.com/projects</a>
	<b>Local</b>	
Site 2	SJB Architects	<a href="https://sjb.com.au/projects/?discipline=architecture">https://sjb.com.au/projects/?discipline=architecture</a>
Site 4	DBJ	<a href="https://durbachblockjaggers.com/projects/">https://durbachblockjaggers.com/projects/</a>
Site 6	Wardle	<a href="https://wardle.studio/projects/multi-residential/">https://wardle.studio/projects/multi-residential/</a>
	Smart Design Studio	<a href="https://www.smartdesignstudio.com/">https://www.smartdesignstudio.com/</a>
	CHROFI	<a href="https://www.chrofi.com/projects">https://www.chrofi.com/projects</a>
	<b>Local</b>	
Site 7	Architecture AND	<a href="https://architecture-and.au/projects">https://architecture-and.au/projects</a>
	Tribe Studio	<a href="https://www.tribestudio.com.au/">https://www.tribestudio.com.au/</a>
	EMBECE	<a href="https://embece.com.au/">https://embece.com.au/</a>
	Sam Crawford Architect	<a href="https://samcrawfordarchitects.com.au/all-projects/">https://samcrawfordarchitects.com.au/all-projects/</a>
Site 8 (Landscape and Public Domain)	<b>Local</b>	
	Oculus	<a href="https://www.oculus.info/projects">https://www.oculus.info/projects</a>
	Cola	<a href="https://www.colastudio.com.au/projects">https://www.colastudio.com.au/projects</a>
	Aspect	<a href="https://www.aspect-studios.com/projects">https://www.aspect-studios.com/projects</a>
	McGregor Coxall	<a href="https://mcgregorcoxall.com/projects">https://mcgregorcoxall.com/projects</a>





### 4.2.3 The Central Barangaroo Design Review Panel (CBDRP)

In order to ensure continuity and cohesion across the design review process for Central Barangaroo, a project specific Central Barangaroo Design Review Panel (CBDRP), comprising four (4) members will be convened. The CBDRP will undertake the role of the NSW DEAP and SDRP for Central Barangaroo.

#### Panel Membership and Tenure

The CBDRP will have the following composition:

- One (1) member nominated by the Central Barangaroo Developer.
- Two (2) members from the SDRP, one of which may also sit on the NSW DEAP.
- One (1) member nominated by the GANSW. This member will act as Chair.

The CBDRP members are to:

- Represent the public interest.
- Have relevant design expertise and be recognised advocates for design excellence.
- Complete a confidentiality agreement and maintain the confidentiality of the process.
- Include only persons who have expertise and experience in the design and construction professions and related industries.
- Include at least two (2) registered architects with urban design experience.
- Remain members of the CBDRP during the development phase of the project.
- Comply with the NSW protocols for good design review in the NSW State Design Review Panel Terms of Reference.

The Chairperson of the CBRDP is to:

- Have expertise in architecture and urban design and be a recognised proponent of design excellence in NSW.
- Formally convene the CBDRP.
- Ensure discussions are relevant to the project. Take responsibility for clarifying and summarising the panel's comments, and subsequently providing advice, informed by the panel's expertise, to the consent authority and the proponent team.

In the event a member of the CBDRP is unavailable or can no longer continue as a member the original nominator may replace them with an alternate person. The CBDRP quorum will include a minimum of 3 members.

#### Guidance used for Design Review

The panel's evaluation of projects is guided by panel members' professional experience and expertise, with reference to:

- the following objects of the EP&A Act:  
*f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)*



*g) to promote good design and amenity of the built environment.*

- the 7 objectives for good design as defined by Better Placed – An integrated design policy for the built environment of NSW (GANSW 2017)
- good practice for responding to Country in the planning, design, and delivery of built environment projects in NSW, as set out in Connecting with Country Framework (GANSW 2023)
- the Barangaroo Concept Plan and associated documents including the SJB Design Guidelines
- other relevant guidance, including but not limited to:
  - GANSW policies, frameworks and guidance (published on the GANSW website)
  - Apartment Design Guide.

### **Scope of Review**

The focus of the CBDRP's review is on design quality, amenity and public benefit impacts and outcomes. The panel typically provides qualitative not quantitative advice, and the advice is appropriate to the project scale and stage. Any items that are not project-specific or outside the project scope may be included in the advice but will be noted as such. The CBDRP cannot authorise any expenditure, works or consultancies.

### **Agenda Pack**

Before each session, an agenda pack is distributed to the chair and panel members who will be attending the session. The agenda pack includes the agenda for the design review session, a project information form, any advice letters from previous sessions, and a design package.

### **Panel Advice**

Each meeting of the CBDRP should be documented in a design review advice letter, to be endorsed by the chair. Specific reference to advice and recommendations from earlier CBDRP meetings should be made in each subsequent design advice letter to ensure all matters are addressed. The advice letter will be distributed to attendees within 7 working days of the review session. Any conflicting advice or recommendations are reconciled in the letter.

## **4.2.4 Technical Advisors**

Technical advisors will be engaged by the Central Barangaroo Developer to provide technical information and input into the design excellence process. The type of technical advisors will be proposed by the Central Barangaroo Developer and agreed to by the CBDRP prior to each process commencing.



## 4.2.5 Indicative Process and Program

The design excellence process will be highly collaborative, iterative and constructive. The proposed indicative process, key milestones and indicative timings are outlined below.

**TABLE 4 – PROCESS**

STAGE	DESCRIPTION	TIMESCALE
Appointment	Architects appointed by the Central Barangaroo Developer	
First Design Update	First major update on architectural designs and coordination presented to Central Barangaroo Developer	4 weeks from Appointment
First DRP	First DRP workshop held with Appointed Architects, Central Barangaroo Developer, INSW and technical advisors.	4 weeks from First Design Update
Second Design Update	Second major update on architectural designs and coordination presented to Central Barangaroo Developer.	4 weeks from First DRP
Second DRP	Second DRP workshop held with Appointed Architects, Central Barangaroo Developer, INSW and technical advisors.	4 weeks from Second Design Update
Third Design Update	Third major update on architectural designs and coordination presented to Central Barangaroo Developer. Designs to be largely resolved for SSDA coordination and preparation	5 weeks from Second DRP
SSDA Coordination	Appointed Architects work with project team to prepare and finalise SSDA documentation for DPHI.	
<b>Post Lodgement</b>		
Third DRP	Should major design amendments be required during the post lodgement phase, or to address any outstanding matters, the DRP will be convened and determine the most appropriate process to deal with the amendments.	
Modifications	If required, prior to the submission of any significant design modifications to a Development Consent the DRP will be consulted with.	



## 4.2.6 Design Roles

To achieve a high-quality outcome for a project of this scale and importance there will be several architectural contributors.

### **Project Design Lead and Masterplanner**

This role is tasked with briefing appointed architects as to the drivers of the urban design strategy and is charged with pursuing the approval of the Mod 9 application.

Beyond resolution of the Mod 9, the Project Design Lead role is to ensure that architectural detail developed for each site, and the landscape architecture developed for the public domain, proactively responds to the intent of the urban design strategy.

Further – if proposals seek to depart from the approved urban design framework it will be the role of the Project Design Lead to assess the potential for the framework to support any departure. If necessary, the Project Design Lead would make applications and representations to the consent authority for proposed departures in collaboration with individual teams (if necessary).

In addition to coordinating with external stakeholders, the Project Design Lead is responsible for organising and coordinating the broader design teams and their joint response to the site. This involves supporting and developing the shared vision for the site – ensuring that the opportunities of the broader project are not forgotten as a result of individual teams focusing on discrete commissions.

### **Coordinating Architect**

This role is fundamentally technical. The role of the coordinating architect is to ensure below ground and services coordination is achieved across the entire site and across all stages of the project - to ensure leverage of the broader project and to combat against duplication of services. The role will also ensure that applications to relevant consent authorities are coordinated.

During the construction phase of the project the Coordinating Architect is responsible for the documentation of all below ground works. In addition the role involves coordinating and liaising with appointed architects – each charged with the documentation of their building(s) above ground level, to ensure a level of consistency and standardisation in the documentation and construction process.

### **Appointed Architect**

The appointed architectural team are responsible for the design, documentation and delivery of the building on their assigned site(s). Each architect is required to respond to the client brief, develop a conceptual response to the site and work with the broader team of architects and consultants to ensure the delivery of a world class design project that meets the commercial brief, aligns with the urban design framework, and leverages place to celebrate the unique qualities of Sydney and Central Barangaroo. A high level of emphasis will be placed on the delivery of buildings that appropriately respond to the ground plane and the desired grain and texture of the future urban form.

### **Executive Architect**

An Executive Architect is appointed in collaboration with an Appointed Architect to fulfill the documentation and delivery services should the appointed architect not be able to fulfill the requirements in-house. For clarity, it is assumed that an Executive Architect should only be required when an international architect is appointed who does not have a local office.

It is not intended that an Executive Architect would be appointed to document individual projects designed and delivered by local architects. This would only be considered in extreme circumstances where a local architect chose not to document their own project.



The Executive Architect is locally based, has a strong understanding of local construction codes and requirements, and is able to fulfill site and meeting attendance requirements not able to be practically delivered by an international Design Architect team.

## 4.3 Phase 3 – Post Determination Design Review

Ongoing design review is a core feature of the process to ensure the elements identified as contributing to design excellence are maintained throughout the design development and construction phase.

The appointed architect will maintain a leadership role over design decisions until the completion of the project. The appointed architect will play a lead role in ensuring design quality is maintained throughout the design development process and will complete the following:

- Preparation, or oversight and final endorsement of, the architectural documentation for a SSDA for the design, including all required information to lodge with future SSDAs,
- Preparation, or oversight and final endorsement of, the design drawings for contract documentation,
- Presentation of the architectural design in meetings with the community, authorities and stakeholders, as required, and
- Continuity of design leadership through construction to occupation certificate.





