

Attachment D

Competition Design Report

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is positioned to the left of a white square frame that is partially open on the right side. A thick white line runs horizontally across the page, intersecting the square frame.

URBIS

ARCHITECTURAL DESIGN COMPETITION REPORT

372-382A Pitt Street, Sydney

Prepared for
BELINGBAK AND ICD PROPERTY
February 2023

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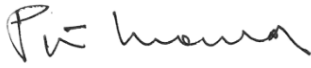
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JURY MEMBER ENDORSEMENT

The Jury confirms that this report is an accurate record of the Architectural Design Competition and endorses the assessment and recommendations. This Jury report is to be the guide for the further detailed design and refinement of the winning scheme.

Name	Signature	Date
Peter Mould (Jury Chair)		16 February 2023
Kerry Clare		16 February 2023
Penny Fuller		20 February 2023
Barrie Barton		16 February 2023
Phillip Rossington		20 February 2023
David McCracken		19 February 2023

1. INTRODUCTION

1.1. OVERVIEW

This Architectural Design Competition Report (Report) has been prepared by Urbis on behalf of Belingbak and ICD Property (the Proponent) for the competitive design process undertaken for 372-382A Pitt Street, Sydney (the site). This report outlines the process, providing a summary of each of the schemes and the jury's recommendation.

The competitive process was conducted in accordance with the Architectural Design Competition Brief (Brief), which was issued to all invited competitors on 8 November 2022 and is included at **Appendix A**. The Brief was developed in consultation with the City of Sydney Council (City), where feedback and detailed comments were incorporated into the final Brief issued to Competitors. A copy of the final Brief issued to entrants was provided to the City on 7 November 2022.

This Report is prepared in accordance with the requirements of Section 3.5 of the City's *Competitive Design Policy* (Policy) as follows:

(a) *Following its determination, the jury is required to prepare a report (to be referred to as the Architectural Design Competition Report) detailing:*

- (i) *the competition process and incorporating a copy of the competition brief;*
- (ii) *the jury's assessment of the design merits of each of the entries;*
- (iii) *the rationale for the choice of preferred design which must clearly demonstrate how it best exhibits design excellence in accordance with the provisions of Clause 6.21C(2) of the Sydney Local Environmental Plan 2012 and the approved Design Excellence Strategy; and*
- (iv) *an outline of any further recommended design amendments or proposed conditions of development consent that are relevant to the achievement of design excellence.*

The purpose of this Report is to inform the City of the competitive process undertaken for the site, the outcomes and the rationale for the selection of the preferred architectural design for the site.

This Report is divided into two sections:

- **Part 1** – Assessment of Submissions
- **Part 2** – Recommendations

1.2. COMPETITIVE PROCESS

On 8 November 2022, the Proponent commenced an Architectural Design Competition to select the most appropriate design and architectural team that best demonstrated the ability to achieve design excellence in accordance with the City of Sydney Competitive Design Policy (Policy).

The selected competitive process comprised an 'invited' architectural design competition. The Proponent invited five (5) entrants to participate in the process.

The competitive process was undertaken in accordance with the Design Excellence Strategy for the site and the Brief. The competitive process sought a range of designs that responded to the Concept DA site-specific building envelope approved by the consent authority (the Central Sydney Planning Committee) on 15 September 2022.

A six (6) person Jury reviewed and assessed five (5) architectural designs, all of which represented the building form and impact if an additional 10% design excellence floor area was granted by the consent authority in consideration of design excellence.

1.3. DESIGN COMPETITION MANAGER

The Proponent's independent Competition Manager was Toni Walter (Urbis).

The Proponent made available the following Technical Advisors:

- Planning – Urbis

- Structural Engineering – TTW
- Façade – Apex
- Quantity Surveyor – WT Partnership

The Proponent also made available a Heritage Consultant (Urbis) for information only, who was present at the competitor Briefing Session.

1.4. JURY

The six member jury comprised the following members:

- Peter Mould – Deputy Chair (Sydney Design Advisory Panel)
- Kerry Clare – Director (Clare Design / Sydney DAP)
- Penny Fuller – Founding Partner (Silvester Fuller)
- Barrie Barton – Director (Right Angle)
- Phillip Rossington – Principal (BVN)
- David McCracken – Principal at Voda Management

1.5. CITY OF SYDNEY OBSERVERS

In accordance with the Policy, City Observers were present during presentations and jury deliberations. The following City Observers were present at various stages of the competitive process:

- Georgia Nicol (Design Excellence Planner – City of Sydney Council)
- Silvia Correia (Design Excellence Coordinator – City of Sydney Council)
- Anita Morandini (Design Excellence Manager – City of Sydney Council)
- Jessica Joseph (Specialist Planner – City of Sydney Council)
- Matthew Girvan (Area Coordinator – City of Sydney Council)

1.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates for the Architectural Design Competition are outlined in Table 1.

Table 1 – Key Competition Dates

Date	Milestone
Tuesday 8 November 2022	Commencement Date
Thursday 10 November 2022	Competitor Briefing Session and Site Visit
Friday 25 November 2022	Jury Briefing Session
Week commencing Monday 28 November 2022	Quantity Surveyor Meeting/s
Thursday 15 December 2022	Final Submission Lodgement Date
Monday 9 January – Monday 16 January 2023	Review of Final Submissions and Technical Reporting

Date	Milestone
Monday 16 January 2023	Lodgement of Presentation Date Material
Thursday 19 January and Friday 20 January 2023	Presentation Date/s
Friday 20 January 2023	Decision Date
Monday 30 January 2023	Notification to Competitors

1.7. COMPETITION ARCHITECTS

The Architectural Design Competition comprised five (5) competitors:

- Woods Bagot
- Kerry Hill Architects + Crone
- FJMT Studio
- Fitzpatrick and Partners + TZG
- Neeson Murcutt and Neille + Bates Smart

1.8. SELECTION PROCESS

The selection process was based on the written material supplied by competitors and the presentations given to the jury.

Following a thorough assessment of each scheme, the jury concluded that one scheme presented the most successful response to the Brief and is recommended as the preferred design of the competitive process.

In accordance with the Policy, the jury provides this Report which outlines the design merits of each scheme and a recommendation that the architect of the preferred design is retained by the Proponent to prepare a Detailed development application (DA).

The jury considers that the matters set out in Part 2 of this Report (Recommendations) should be addressed prior to the lodgment of the Detailed DA.

2. PART 1 – ASSESSMENT OF SUBMISSIONS

2.1. PREAMBLE

Following the submission of the final architectural schemes, a technical assessment and compliance review of the five (5) entries was undertaken by the Technical Advisors. This review was provided to the Jury prior to the Final Presentation dates.

Each competitor presented their scheme to the Jury explaining their approach to the site, design concept, compliance with planning controls, and the design and commercial objectives of the Brief, as well as the benefits of their respective schemes.

In accordance with the assessment criteria within the Brief, the design schemes were analysed and assessed by the Jury with a focus on design quality, planning compliance and the design and commercial objectives of the Brief. Based on this method of assessment, a winning scheme was recommended by the Jury.

An assessment of the design merits and areas for further development were also identified and discussed during the deliberation process. The Jury noted that the majority of schemes demonstrated a clear understanding of the design brief, the site context and were generally consistent with the key planning controls. All schemes were accepted as fulfilling the submission requirements.

The following section outlines each of the five (5) design schemes in more detail in the order of presentations.

2.2. WOODS BAGOT

The Woods Bagot scheme demonstrated a well resolved and high quality design that comprised three key aspects – the retention and restoration of the existing Edwardian terrace façades, the creation of a new laneway behind the existing terraces to separate the retained terraces from the new portion of the podium, and a tower which maximised views and outlook to the north along Pitt Street.

The scheme was generally compliant with the approved Concept DA building envelope, and successfully met the requirements objectives of the design brief. The scheme responded strongly to the need to integrate with the urban context of the area.

The layered history of the site was well understood and informed many aspects of the design. The consideration and approach to incorporating designing with Country principles and stories was a strength of this scheme though not clearly manifested in the design resolution, and the integration of opportunities for public art was well considered. The selected materials were rich and striking. The hotel entry sequence and overall layout of the ground plane was generally considered to be successful. However, the jury questioned whether safety for the residents could be further improved when accessing the building at night.

The scheme incorporated on site drop off / pick up arrangements for visitors to the hotel arriving by different modes of transport (such as taxi and ride share) through the provision of a porte cochere within the rear lot ('Lot 35', noting that this lot is not currently included within the site boundary). The jury queried whether the layout of the ground floor could be resolved without the inclusion of Lot 35.

The basement solution was well resolved, although considered a risk, to be building below the Sydney water line.

Figure 1 – Woods Bagot Indicative Podium Perspective facing South East



Source: Woods Bagot

Figure 2 – Woods Bagot Indicative Tower Perspectives



Picture 1 Facing South East

Source: Woods Bagot



Picture 2 Facing North East

Source: Woods Bagot

2.3. KERRY HILL ARCHITECTS + CRONE

The Kerry Hill Architects (KHA) + Crone scheme demonstrated a unique and well considered architectural design solution to the site which comprised retention of the existing historic terraces (replacing only the northern terrace with a new façade), a 'landscaped vessel' above the terraces, and an elegant tower form which subtly expressed the differing hotel and residential uses. This scheme was delineated with four punctuations in its form that were considered to demonstrate a successful relationship and separation between the existing historic terraces, the 'landscape vessel', and the two sections of the tower.

The 'urban room' at the ground floor was considered a strong public gesture which physically and visually connects the ground floor externally with Pitt Street and internally with the restaurant and co-working spaces above. Natural light is skilfully introduced into the urban room through clearstory windows above the heritage facades. However, the jury acknowledged that this urban room would result in the removal of some existing historic fabric. It was considered the strength of the proposition would be maintained and evolve with future operator requirements.

The Jury commended the use of high-quality materials, the well considered street activation, the depth of the tower façade and the glass to solid ratio of the tower. However, the Jury encouraged further consideration of the use of 'sandstone shingles' to ensure the landscape vessel does not appear too visually dominant when viewed from the street. The contemporary and elegant awning design was considered a positive gesture.

The hotel rooms and residential tower floor plates, as well as the internal planning that allowed natural light to hotel and residential lobbies, were well considered. The Jury also supported the lightness and architectural expression of the 'lantern-like' tower crown, and the remaking of the ground floor of the Pitt Street buildings that clearly grounded them

Figure 3 – Kerry Hill Architects and Crone Indicative Podium Perspective (facing East)



Source: KHA and Crone

Figure 4 – Kerry Hill Architects and Crone Indicative Tower Perspectives



Picture 3 Facing East

Source: KHA + Crone



Picture 4 Facing North East

Source: KHA + Crone

2.4. FJMT STUDIO

The FJMT scheme demonstrated a design response with a memorable, unique and strong identity. The design was inspired by the binding together, weaving and gathering of the Djuguma (a woven 'dilly bag').

The design intent of the Country-inspired façade was commended by the Jury and considered a strength of this scheme, as was the grand three-storey lobby space.

However, the Jury questioned whether the extent of concrete and the solid to glass ratio within the hotel portion of the tower façade was sympathetic to the lightness of the original design intent. The timeless nature of the aesthetic, and the extent to which the pigmented concrete would maintain its intended colour, was also questioned.

The natural light to the residential and hotel lift lobbies was supported. The scheme maximises views from the residential apartments to the east and west. However, sun shading to the residential levels through the provision of horizontal bands was considered to be unresolved, particularly for those apartments with a single orientation to the west.

The innovative structural solution and overall efficiency and planning of the hotel and residential tower floor plates was well considered and well resolved. The Jury supported the reduction in building mass inherent in the structural solution.

Figure 5 – FJMT Studio Indicative Podium Perspective facing South East



Source: FJMT

Figure 6 – FJMT Indicative Tower Perspectives



Picture 5 Facing North East

Source: FJMT Studio



Picture 6 Facing South West

Source: FJMT Studio

2.5. FITZPATRICK AND PARTNERS + TZG

The Fitzpatrick and Partners + TZG scheme comprises a podium that is integrated with the existing terraces and a tower design that is inspired by the work of Sydney-based artist, Ceara Melikvec.

The integration of the existing terraces within the podium design and retention of the northern-most bay at 372 Pitt Street was considered a strength, particularly as it achieves continuity and richness along the Pitt Street ground plane. However, the width of the vehicle entry was considered too visually dominant.

The integration of art throughout the design was commended.

The secret garden located within the north eastern portion of the site was supported, although the Jury questioned the extent to which the garden would be used by the public given its' location and accessibility at the rear of the site.

The hotel and residential floor plates were well considered, and the flexibility for future resolution of residential layouts was noted. The jury commended the use of the green tiles throughout the façade design to create visual interest, but questioned how the large format perforated glass panels on the façade would be cleaned and maintained. The use of the edged planting zone to apartments was a positive environmental initiative.

Figure 7 – Fitzpatrick and Partners + TZG Indicative Podium Perspective facing East



Source: Fitzpatrick and Partners + TZG

Figure 8 – Fitzpatrick and Partners + TZG Indicative Tower Perspectives



Picture 7 Facing North East

Source: Fitzpatrick and Partners + TZG



Picture 8 Facing South East

Source: Fitzpatrick + Partners

2.6. NEESON MURCUTT AND NEILLE + BATES SMART

The Neeson Murcutt and Neille + Bates Smart scheme demonstrated a well resolved design with a strong landscape and public domain response, and a generous approach to the provision of through-site laneways. The elegant composition of the tower and retention of the existing terraces was considered a strength of this scheme.

The provision of laneways at the ground floor to create visual vibrancy and openness was supported. However, the jury questioned whether residents' safety could be further improved when accessing the building at night via the southern laneway, and whether there was a critical mass and variety of offerings to activate the public spaces provided. The internal level change at the ground floor was questioned, as was the separation gap between the two northern-most terraces.

The jury supported the sensitive treatment of the existing terraces and the exposure of the terraces at the rear to create the 'dolls house' effect, although questioned if the integration of these terraces could have been further explored. The jury commended the design rational and façade expression of the tower. The structural efficiency and commitment to being carbon neutral with the choice in materiality was also supported. The lifting strategy and placement was seen to constrain planning on the lower levels.

Figure 9 – Neeson Murcutt and Neille + Bates Smart Indicative Podium Perspective facing South West



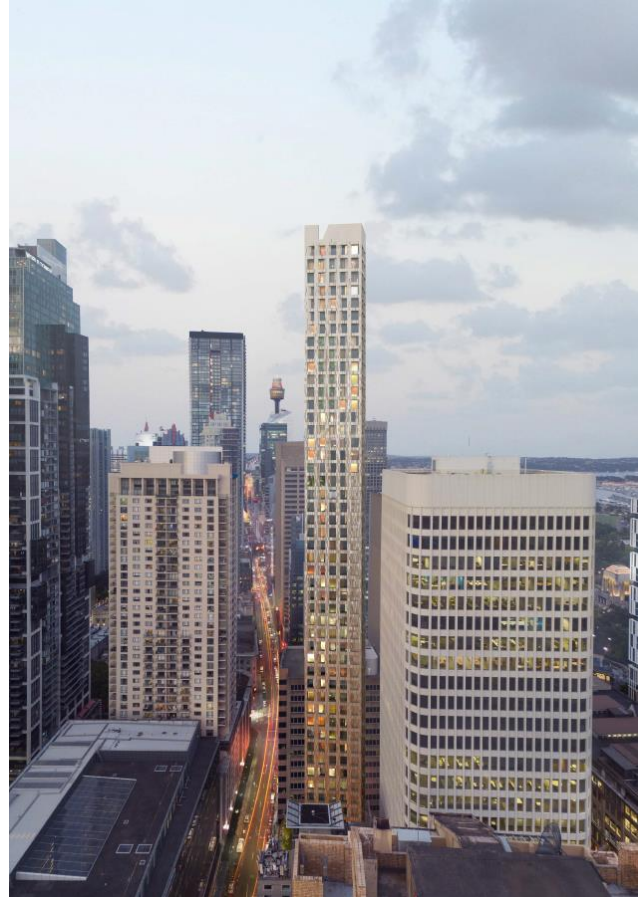
Source: Neeson Murcutt and Neille + Bates Smart

Figure 10 – Neeson Murcutt and Neille + Bates Smart Indicative Tower Perspectives



Picture 9 Facing East

Source: Neeson Murcutt and Neille + Bates Smart



Picture 10 Facing North

Source: Neeson Murcutt and Neille + Bates Smart

2.7. SUMMATION

The Competition Jury determined that the scheme presented by Kerry Hill Architects + Crone demonstrated the highest potential for achieving design excellence and confirmed the scheme as the winner of the Architectural Design Excellence Competition.

However, several development areas were identified as requiring further refinement and resolution prior to the scheme being considered to have achieved design excellence. This is set out in further detail within Section 3 below.

In considering the overall design approach of the Kerry Hill + Crone scheme, the Jury determined that the collective components of the landscape vessel, ground floor plane including the public 'urban room', the façade design, and delineation of the hotel/residential tower resulted in a compelling and elegant architectural and urban response.

The Jury further commended:

- The relationship and separation of the existing retained terraces, and the new podium and tower form.
- The internal floor planning of the hotel and residential levels, including servicing and operational aspects of the hotel.
- Vertical transportation throughout the podium and tower, and the provision of natural light to the corridors.
- The proportions and rhythm of the tower façade, and the window to wall ratio.

Most schemes indicated compliance with the maximum floor space controls and complied with the maximum building height determined by the approved Concept DA building envelope and the sun access plane to Belmore Park. In accordance with the Competition Brief and the intent of the design excellence provisions of the Sydney LEP 2012 and the Policy, the jury recommends that the KHA + Crone scheme demonstrates the potential for design excellence and that the team be retained by the proponent. The jury recommends that the consent authority consider the issues and recommendations contained in Part 2 of this Report, as follows.

3. PART 2 – JURY RECOMMENDATIONS

The jury sets out its recommendations which may assist the consent authority in ensuring that the preferred design is refined and developed to achieve the best possible design outcome. The following aspects of the KHA + Crone should be addressed through design development and prior to the lodgment of a Detailed DA.

The jury also identified a number of key principles and qualities of the concept design that should be maintained through the design development to the Detailed DA.

3.1. KEY PRINCIPLES OF THE DESIGN TO BE MAINTAINED AND DEVELOPED

The following key principles and qualities are fundamental to the concept design and should be maintained:

- The contribution of the scheme to creating a publicly accessible 'urban room' is considered an important public gesture.
- The 'urban room' as the arrival hall to the building from Pitt Street, and the public nature of the room (in being a public space for all).
- The retention of natural light at the ground floor is important, including the view of the 'landscape vessel' above from the ground floor.
- The general approach to the high quality of materials, the depth of the tower façade, and glass to solid ratio within the tower.
- The solidity of the hotel façade for the lower portion of the tower, relative to a lighter and less solid residential façade for the upper portion of the building, as well as the breaks in between.
- The overall environmental strategy is considered fundamental to the design.
- The natural light to lift lobbies is to be maintained.
- The lightness and the architectural expression of the 'lantern-like' tower crown.
- The concept of creating a deep-soil vessel at the upper podium level and the extent of planting provided to this terrace..
- The tower sitting within a green landscaped podium and the idea of being surrounded by a green edge.
- The minimisation of the impacts of vehicular movements into the site.
- The optimisation of the activation of the street façade.

3.2. AREAS FOR FURTHER RESOLUTION AND REFINEMENT THROUGH DESIGN DEVELOPMENT

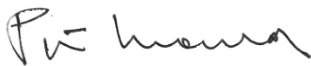
- Access from the residential lobby to the Goulburn Street laneway to achieve greater permeability and through-site connectivity.
- Further consideration should be given to the landscaped vessel and its materials as the scheme develops to allow more light into the lower podium levels, and to consider its relationship to and the visual impact on the historic buildings below, noting it is shown outside the approved Concept DA envelope .
- In collaboration with an appropriate consultant, further consideration should be given to Connecting to Country opportunities within the scheme and particularly the landscape vessel
- The visibility, wayfinding and customer experience to the Level 1 lobby for hotel guests and public visitors should be developed to ensure it is legible and intuitive.

4. CONCLUSION

This competitive process has been carried in accordance with the Brief and City's Policy. This report documents the competitive process and the jury's recommendation for the preferred design.

It is considered that the preferred scheme by KHA + Crone, subject to further refinement as set out in Part 2, exhibits the potential of achieving design excellence.

The jury confirms that this report is an accurate record of the competitive process and endorses the assessment and recommendations.

Juror	Signature	Date
Peter Mould (Jury Chair)		16 February 2023
Kerry Clare		16 February 2023
Penny Fuller		20 February 2023
Barrie Barton		16 February 2023
Phillip Rossington		20 February 2023
David McCracken		19 February 2023

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APPENDIX A

ENDORSED COMPETITION BRIEF (INCLUDING APPENDICES)

