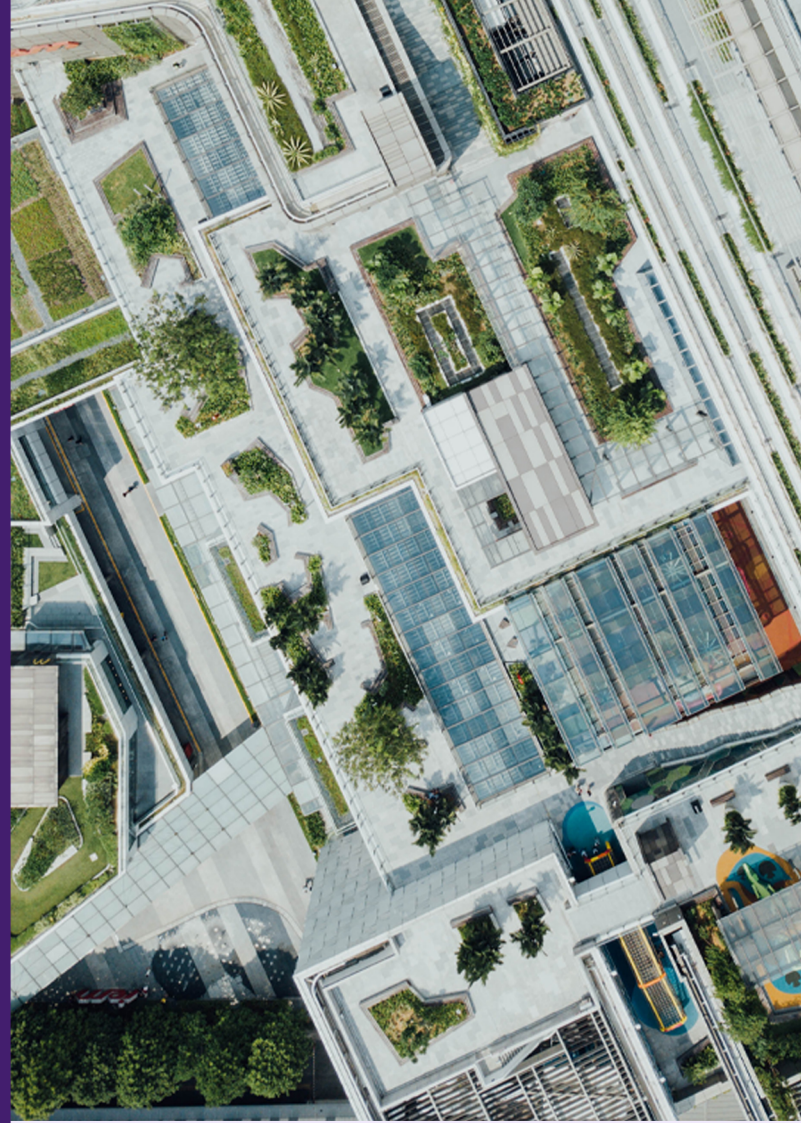


Attachment D

Architectural Design Competition Report



93-97 Macquarie Street, Sydney NSW 2000

Architectural Design Report

On behalf of JDH Capital
Macquarie St Property Pty Ltd

20 April 2023

The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

Project Director

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Revision	Revision Date	Status	Authorised	
			Name	Signature
Draft v1	11 April 2023	Draft	Kate Bartlett	
Version 2	17 April 2023	Final Draft	Kate Bartlett	
Final	20 April 2023	Final	Kate Bartlett	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Table of Contents

1	Introduction.....	5
1.1	Overview	5
1.2	Site Description.....	6
1.3	The Proponent	6
1.4	Consent Authority.....	6
1.5	Regulatory Framework	6
1.6	Winning Design	6
2	Competitive Process.....	8
2.1	Design Competition Manager	8
2.2	Jury.....	8
2.3	City of Sydney Observers	9
2.4	Key Dates of Architectural Design Competition	9
2.5	Competition Architects (in order of presentation).....	10
2.6	Selection Process	10
3	Part 1: Assessment of Final Submissions	11
3.1	Introduction	11
3.2	Overview	12
3.3	CHROFI.....	12
3.4	WilkinsonEyre	14
3.5	BVN	16
3.6	fjcstudio	18
3.7	Bates Smart.....	20
4	Part 2: Jury Recommendations	23
4.1	Key principles of the design to be retained and developed.	23
4.2	Areas for further resolution and refinement through design development.....	24
5	Conclusion	25

Schedule of Figures and Tables

Figure 1: CHROFI's proposed design of internal courtyard and heritage building (CHROFI)	13
Figure 2: CHROFI's proposed design from Albert Street (CHROFI)	14
Figure 3: WilkinsonEyre's proposed design from Macquarie Street (WilkinsonEyre)	15
Figure 4: WilkinsonEyre's proposed design from Macquarie Street (WilkinsonEyre)	16
Figure 5: BVN's proposed design from Macquarie Street (BVN)	17
Figure 6: BVN's proposed design from Albert Street (BVN)	18
Figure 7: fjcstudio's proposed design looking north along Macquarie Street (fjcstudio)	19
Figure 8: fjcstudio's proposed design looking east up Albert Street (fjcstudio)	20
Figure 9: Bates Smart proposed design at Macquarie Street (Bates Smart)	21
Figure 10: Bates Smart proposed Western elevation over Justice and Police Museum (Bates Smart)	22
Table 1 – Key dates for the Competitive Process	9
Table 2 – Jury Endorsement	26

1 Introduction

1.1 Overview

This Architectural Design Competition Report (Report) has been prepared by The Planning Studio on behalf of JDH Capital Macquarie St Property Pty Ltd (the Proponent) for the competitive design process (Competition) undertaken at 93-97 Macquarie Street, Sydney NSW 2000 (the site). This report outlines the process, providing a summary of each of the schemes and the Jury's recommendations.

The Proponent invited five competitors to participate in the Competition and prepare design proposals for the site. The five architectural firms (in order of presentation) that participated in the Competition were:

1. CHROFI
2. WilkinsonEyre (international)
3. BVN
4. fjcstudio (formerly FJMT)
5. Bates Smart

All five competitors participated in the Competition and produced a final submission for consideration and assessment by the Jury.

The Competition was undertaken in accordance with the Sydney Local Environmental Plan 2012 (Sydney LEP 2012), the Sydney Development Control Plan 2012 (Sydney DCP 2012), and the City of Sydney Competitive Design Policy 2020 (the Competitive Design Policy).

Clause 3.5 of the Policy sets out the requirements for an Architectural Design Competition Report, as follows:

- 1) Following its determination, the jury is required to prepare a report (to be referred to as the Architectural Design Competition Report) detailing:
 - a. the competition process and incorporating a copy of the competition brief;
 - b. the jury's assessment of the design merits of each of the entries;
 - c. 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
 - d. an outline of any further recommended design amendments or proposed conditions of development consent that are relevant to the achievement of design excellence.

The competitive process was conducted in accordance with the Architectural Design Competition Brief (Brief), which 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 entrants. A copy of the final Brief issued to entrants was provided to the City on 6 February 2023.



This Report has been prepared in accordance with the requirements of Section 3.5 of the City's Competitive Design Policy (Policy). 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 accompanied by the following appendices:

Appendix A: Architectural Design Competition Brief

1.2 Site Description

The subject site is located at 93-97 Macquarie Street, Sydney NSW 2000, which is within the City of Sydney LGA. The site consists of one lot; 12/DP1197140, which contains both the Health Building and the Sir Stamford Hotel building. The site has an approximate area of 1,612m² and is in a block bounded by Macquarie Street to the east, Albert Street to the north, Phillip Street to the west and Bridge Street to the south.

1.3 The Proponent

The proponent JDH Capital Macquarie St Property Pty Ltd is the owner of the site and invited 5 competitors to prepare proposals for the site.

1.4 Consent Authority

The site is located within the City of Sydney Local Government Area (LGA). The Central Sydney Planning Committee (CSPC) is the consent authority that will determine any future DA for the detailed design of the building, as the estimated cost of the development is more than \$50 million.

The outcome of this design competition does not fetter the decision of the consent authority in the determination of any subsequent DA applications for this project. The consent authority did not form part of the Jury, however representatives from the City of Sydney attended as impartial observer(s) to the design competition.

1.5 Regulatory Framework

The key planning instrument that applies to the site is the Sydney LEP 2012.

Clause 6.21(D)(3) of the Sydney LEP 2012 allows the Consent Authority to grant an amount up to an additional 10% of floor space or height if it is satisfied that the development is the result of a Competitive Design Process and that the building exhibits design excellence.

However, the Design Excellence Strategy approved as part of the Concept Development Consent (D/2017/1609) confirmed that no additional height or floor space would be granted to any future Detailed Development Consent on account of the site's constraints. A Design Competition was still required to be undertaken for the site consistent with Clause 6.21D(1)(c).

1.6 Winning Design

An analysis and assessment of the designs was undertaken in accordance with the assessment criteria contained within the Brief. This included the design, planning and commercial objectives of the Brief, compliance with the relevant planning controls (SEPPs, LEPs, DCPs) and the Concept development consent (D/2017/1609).



The Competition has resulted in a winning scheme that was unanimously determined by the Jury to demonstrate a high design quality as per Clause 6.21 of the Sydney LEP 2012 and the Architectural Design Competition Brief requirements.

BVN's scheme was selected as the winner of the Architectural Design Competition. Details of the competitors' schemes and Jury's deliberations are discussed in the following sections.



2 Competitive Process

On 6 February 2023, the Proponent commenced the 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 Stage 1 site specific building envelope approved by the consent authority (Central Sydney Planning Committee) on 12 March 2020.

A six-person Jury reviewed and assessed five architectural designs, all of which represented the likely building form and impact in consideration of design excellence.

2.1 Design Competition Manager

The Proponent's independent Competition Manager was Kate Bartlett of The Planning Studio. Technical advice was provided to competitors throughout the Competition and an assessment of schemes was undertaken on the final submissions. Technical advice and a briefing were also provided to the Jury. The technical advisors involved in the Competition are outlined below:

- Kate Bartlett (Town Planning)
- Tim Blaxland (Services)
- Stephen Ngai (QS)
- Brandon Notaras (Acoustic)
- Paul Siewart (Structure)

The Technical Advisors presented their technical findings on all 5 schemes to the Jury prior to the architectural presentations on Tuesday 21 March 2023.

2.2 Jury

The six-member Jury comprised the following members (in alphabetical order):

- Kerry Clare, Clare Design (City Nominee)
- Paul Davies, Paul Davies Pty Ltd
- Peter Mould, Peter Mould Architect Pty Ltd (Chair)
- William Smart, Smart Design Studio (City Nominee)
- Dr Michael Zanardo, Studio Zanardo (City Nominee)
- Brian Zulaikha, Tonkin Zulaikha Greer

Three Jury members were nominated by the City of Sydney and three were nominated by the Proponent. All members of the Jury have extensive experience and expertise in the design and construction professions and industry. One Jury member (Paul Davies) is an appropriately qualified heritage architect.



2.3 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:

- Marie Burge (Senior Planner)
- Christopher Corradi (Area Planning Manager)
- Silvia Correia (Design Excellence Coordinator)

2.4 Key Dates of Architectural Design Competition

Table 1 – Key dates for the Competitive Process	
Date	Milestone / Design Competition
Monday 6 February 2023	Commencement Date
Wednesday 8 February 2023	Competitors Briefing Session
Friday 24 February 2023	Progress session material lodgement date (optional)
Tuesday 28 February & Wednesday 1 March 2023	Progress session date (optional)
Wednesday 1 March 2023	Jury Panel Briefing
Monday 13 March 2023	Final Submission Lodgement Date
14-17 March 2023	Review of final submissions and technical reporting Cost estimate by proponent's quantity surveyor
Friday 17 March 2023	Lodgement of presentation date material
Tuesday 21 & Wednesday 22 March 2023	Presentation dates
Within 14 days of Presentation Date	Decision Date
Within 21 days of Decision Date	Notification to competitors
Within 14 days of decision date	Design Competition Report



2.5 Competition Architects (in order of presentation)

The Architectural Design Competition comprised five competitors, including one international competitor as outlined below.

1. CHROFI
2. WilkinsonEyre (international)
3. BVN
4. fjcstudio
5. Bates Smart

2.6 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.



3 Part 1: Assessment of Final Submissions

3.1 Introduction

The purpose of Competition for 93-97 Macquarie Street, Sydney (the site) is to select the highest quality architectural, landscape and urban design solution based on the evaluation of five schemes submitted by competing architects.

This is to meet the design excellence requirements of the City of Sydney Competitive Design Policy 2020 (the Policy) and Clause 6.21C&D (Subdivision 2 Design excellence requirements) of the *Sydney Local Environmental Plan 2012 (SLEP 2012)*.

Description of development proposal:

- Retention of the remaining sections of the heritage listed former Health Department Building and the adaptive reuse of the internal areas.
- Demolition of the existing 1990s hotel addition.
- A building envelope for a mixed-use building with a maximum FSR of up to 8:1.
 - Use of the Health Department Building for:
 - Retail / food and drink premises on Albert Street and Macquarie Street Basement 01 frontages and Ground Level Macquarie Street frontages up to the building's northern corner.
 - Ground Level Albert Street and Levels 01 and 02 of the whole building for either residential or commercial uses. Where residential uses are proposed, they must demonstrate acceptable privacy and acoustic amenity, and positive design and heritage outcomes.
 - Uses for the remainder of the site (new development):
 - Basement 01 retail / food and drink premises on Macquarie Street.
 - Ground Level part retail / food and drink premises and part residential uses on Macquarie Street and Albert Streets.
 - Level 01 part residential / part residential communal spaces.
 - Residential uses only from Level 02.
 - A maximum height of RL 70.030 (AHD), approximately 53.23m from the ground level at Macquarie Street, with a separation distance from the perimeter of the former Health Department building of at least 3m.
 - A maximum podium height of RL 36.00 along Macquarie Street and RL 36.00 along Albert Street with building massing set back 5m at the ground level of Albert Street.
 - The retention of existing vehicular access from Albert Street for access to basement parking within the subject site and to the InterContinental Hotel and up to 5 basement levels containing car and bicycle parking, amenities, waste, services, and storage areas.



3.2 Overview

Following the submission of the final architectural schemes, a technical assessment and compliance review of the competitors' submissions 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, planning 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, compliance and the design and commercial objectives of the Brief. Based on this method of assessment, a winning scheme was recommended by the Jury. The key assessment areas are identified below:

- 1) Compliance with Planning Brief
- 2) Compliance with Commercial Brief
- 3) Compliance with Design Brief
- 4) Buildability

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, site context and achieved a high level of compliance with the relevant planning controls. All schemes were accepted as fulfilling the submission requirements.

A model of each scheme was photographed in the Proponent's base model. Consultant reports on projected cost, structural performance, services, acoustic and planning were critically examined by the Jury, however, not every report was relied upon by the Jury in the assessment process.

The following section outlines each of the five design schemes in more detail and the Jury's assessment of them.

3.3 CHROFI

The CHORFI scheme analysed the site context, heritage, especially the city edge, and transport links to inform the design concept. The scheme borrows from the Health Department Building to inform architectural characteristics within their new building proposal. The Jury commended the well-considered presentation and thoughtful analysis of the history and context of the site.

The design proposed an active permeable ground plane with higher views offered toward the Opera House and Sydney Harbour and a well considered public realm. Primary access is located off Albert Street into a courtyard space between the new building and the heritage item. The courtyard provides an active public space and thoroughfare with 'ribbon' like planted balconies to the podium facing the courtyard.

The Jury considered the primary access to the Courtyard coming from Albert Street and Circular Quay as a strong move, but problematic due to the steep terrain and accessibility needs.

The façade has simple horizontal banding on the tower and vertical articulation on the podium. The façade materiality is informed by a combination of dark brick and sandstone



with red oxide to the tower spandrels. The Jury was not fully convinced that the transition from vertical expression in the podium to the horizontal tower expression was successful. The strong horizontal expression of the tower was dominant, rather than the recessive form suggested in the Brief.

The approach to the ground plane and heritage building was supported, including the intent to reveal more of the building and engage with the courtyard through the introduction of a more open treatment and replacement of the existing internal wall.

Whilst the proposal included a number of communal spaces, the landscape approach provided an edge treatment rather than more fully integrated proposal. The scheme's approach to sun-shading and privacy was well delivered and the visual connection north to south through the lobby was an excellent contribution.



Figure 1: CHROFI's proposed design of internal courtyard and heritage building (CHROFI)



Figure 2: CHROFI's proposed design from Albert Street (CHROFI)

3.4 WilkinsonEyre

Wilkinson Eyre's scheme was designed as part of a collaborative and multi-disciplinary team approach with a number of team members from other disciplines attending the presentation. The scheme and its design is intended to carefully relate to the surrounding context, particularly the immediate heritage buildings including the Health Building on site, Transport House and the Police Museum. Whilst residential uses were permitted in the Health Building as part of the Brief, the consequence of introducing those uses was the need to privatise the space between buildings and reduce the potential activation and accessibility of the ground-plane.

The opportunity to potentially reuse bricks from the 'Sir Stamford' building in the new building lobby was noted.

The scheme complies with the envelope prescribed in the Concept DA, incorporating a six-storey podium and ten-storey tower above, with the podium wrapping around the building and stepping down towards the Police and Justice Museum. The location of communal amenities on the lower levels of the western façade was considered an appropriate way to utilise this constrained part of the site.



Although compliance with the envelope was supported, it was considered that the podium didn't present as a coherent tripartite form and the raised terrace at street level not characteristic of heritage buildings in Sydney.

The podium does however present a sense of solidity with the use of brickwork and stone. The material palette was generally well considered and picked up references from the local context. The use of masonry also assisted in managing east and west sun impacts.

The proposal capitalises on views by providing living spaces on all four corners of the tower. The screening of the Albert Street frontage reduces the exposure of the heritage building and reduces activation and access to the site from Albert Street. It is also outside the Concept DA envelope; however, it could be easily redesigned to comply.

The double-height penthouse level over-emphasised the top of the tower and would need to resolve the floor junction at the continuous glass line. The inclusion of a water feature and incorporation of indigenous design to inform elements such as the privacy screen design were noted.



Figure 3: WilkinsonEyre's proposed design from Macquarie Street (WilkinsonEyre)



Figure 4: WilkinsonEyre’s proposed design from Macquarie Street (WilkinsonEyre)

3.5 BVN

The BVN scheme has been designed with a layered approach, and the first layer being First Nations and Designing with Country principles, including a topographic reading with key considerations including edges, ridgelines, and use of sandstone. The design is informed by four strategies – anchoring, stitching, carving, and layering.

Sandstone caves have been used as inspiration for the entrance on Macquarie Street and reveal an elongated residential lobby. The courtyard between the new building and the heritage item has been activated as a public space that leads to a new pedestrian link to Albert Street. The Jury commended the courtyard design and the scheme’s treatment of the rear façade of the Health Building with recycled bricks; however, it was acknowledged that this treatment was inconsistent with the recommendations of the CMP and would require further design and heritage consideration at the development application stage.

The Jury acknowledged that the scheme breached the building envelope in a number of areas, including the western façade by using an ‘averaging’ approach. This approach had merits which are outlined in Chapter 4 of this report.



The materials consist of solid sandstone base, GRC street wall and a metal framing to the podium, which created a strong rhythm to the facade. The tower features steel framing, GRC facade and inset windows. Noise control to the wintergardens is proposed with acoustic absorbing soffits and fixed balustrades. The Jury supported the design approach of the podium along Macquarie Street and how the design was brought to ground with a solid sandstone base; however, considered that the solidity of this façade could impede views to the park.

The western façade is angled for solar protection and this more solid podium treatment provides a calmer, recessive background to the Police and Justice Museum.

The tower with its centralised core has well designed apartments with an optimal yield, and the corridors are efficient with appropriate amenity. Apartments will have a 3.1m floor-to-floor clear height with 200mm of allowances for services. Environmental strategies include a fully electrified building, re-use recycled bricks from the demolition, and sun shading, acoustic, and natural ventilation considerations clearly informing the resolution of the architecture.

The layered treatment to the tower façade to manage noise and solar gain are critical to the success of this scheme. The services design was progressed, and the planning efficient and well considered, however the Jury noted some issues related to the design of the ground-floor fire egress to the northeast and access to the foyer (See Section 4.2 below).



Figure 5: BVN's proposed design from Macquarie Street (BVN)



Figure 6: BVN's proposed design from Albert Street (BVN)

3.6 fjcstudio

The scheme aims to create a strong entry to the site and be consistent with the existing frontages along Macquarie Street with the new podium design as a traditional tripartite form. The Jury commended the thoughtful analysis of the historic and building context and the urban form of the proposal.

The tower façade has been inspired by Country and designed with indigenous input, which the Jury supported. The northern façade is proposed to depict the water 'Warrane' and the eastern façade is inspired by the landscape of the Yurong 'Morning Light'. Precast and glass are the dominant materials used for the tower with it set back from Macquarie Street and open to a series of winter gardens looking towards the botanic gardens. The Jury were unclear about how well the wintergardens would perform with regard to acoustic or visual privacy, thermal loads and sun protection.

A public link has been created behind the heritage building through to Albert Street, and the podium has been slightly setback from the public link to create a pocket garden (Dangarra Place) with surrounding retail and community uses. The courtyard features



indigenous plant species and artwork on the internal walls. Whilst the Jury supported these elements, they believed greater access from the residential lobby area to the courtyard would improve its activation.

The core on the western edge of the building turned at 180 degrees assisted in achieving compliance with the Apartment Design Guide. The western elevation expressed as a “series of separate complementary elements” was not considered to be sufficiently recessive as a backdrop to the Justice and Police Museum.

The Jury acknowledged the approach for optimising sustainability including the significant landscape cover and the use of geothermal technology.



Figure 7: fjcstudio's proposed design looking north along Macquarie Street (fjcstudio)



Figure 8: fjcstudio's proposed design looking east up Albert Street (fjcstudio)

3.7 Bates Smart

The ground-floor of the podium provides a double height food and beverage space behind a colonnade to the street frontage. The glazing to the double height space helps maintain visibility to the heritage buildings and the colonnade helps to widen the laneway network and activate the street. The Jury acknowledged that the ground-plane treatment on Macquarie Street increased visibility to the heritage buildings and activation, but conversely did not achieve the appropriate solidity of this façade to be compatible with its surroundings and would be unlikely to be delivered in this manner once services and fire requirements were addressed. The chamfering of the building edge further reduced the strength of the podium design.

The design provides a central courtyard at the ground level as a part of a café tenancy with planted buffers surrounding the space, which will also feature public art based on Indigenous culture, which was supported by the Jury.

The design of the podium was inspired by Transport House and is reflected in the verticality of its expression. The eastern podium elevation consists of wintergardens to optimise natural light and acoustic attenuation and are framed within the full height sandstone double piers which reduce to a single pier at the street.

Façade expression for the tower is glazed terracotta and glass with a fine horizontal infill of a 350mm sunshades at 2.1 and 2.7m height. The Jury questioned the sun shading strategy for the proposal given the extent of glazing and considered a risk that the glass may require tinting.

The western podium elevation features concave brick transoms and thick brick piers. The brick colour of the western elevation is a lighter shade than the Health Building, intended to create a seamless flow of elevation colours between the dark brick of the Health Building and the sandstone of Transport House. The materials palette was successful in ensuring a



recessive tower along the western elevation to enable an appropriate response to the Justice and Police Museum.

The general unit planning was clear and functional, and the double height units on the western façade presented a good way to manage the inherent complexities of this part of the site. The approaches to structure, acoustic treatment and natural ventilation successfully met the requirements of the brief.

The Jury supported the proposed communal terrace and internal communal room on the Macquarie Street podium.



Figure 9: Bates Smart proposed design at Macquarie Street (Bates Smart)



Figure 10: Bates Smart proposed Western elevation over Justice and Police Museum (Bates Smart)

4 Part 2: Jury Recommendations

The Jury assessed the design schemes for the Competition for the redevelopment of 93-97 Macquarie Street, Sydney. Of the five design schemes presented, BVN's scheme was unanimously determined to be the most convincing response to the planning, design, and commercial objectives of the Brief. In the opinion of the Jury, this scheme is the most capable of achieving design excellence.

The Jury also acknowledged that the BVN scheme varied from the approved Concept DA Envelope in a number of areas; however, considered the variances to be more capable of achieving design excellence for the following reasons:

- The 'averaging' approach to the western elevation gave a simpler form and enabled a quieter elevation that provided a calmer background to the Police and Justice Museum, which was a key design objective for the Brief. It also helps to resolve a simpler volume to the corner facing Albert Street.
- The similar 'averaging' approach and pulling back at the lower levels to the north gives an improved interface to the heritage building, and the infill at higher levels which provides a simplification to the tower form. The arched form at the northern elevation of the building will enable good views to the Health Building; and
- The slightly increased podium height along Macquarie Street is intended to present a better transition from Transport House to the podium of the subject building.

The Jury notes some of the competing provisions in the Design Competition Brief but considers the above variations to be acceptable as the BVN architectural response addresses the key locality statement provisions, whilst still achieving an urban outcome that, on balance, is successful and in character with the surrounding street context.

4.1 Key principles of the design to be retained and developed.

Understanding that the scheme will change as it is developed, the Jury identified the following elements that contributed to its success and should be retained throughout this process:

- The urban form derived from the averaging discussed in section 4 (above) is strongly supported and should not be lost.
- The solidity of the form with its detailed modelling including the fineness of the detailing of the window boxes within the column frame and the use of sandstone and glass.
- The language and treatment to Macquarie St and its carved and sculptural sandstone base including material quality, rhythm, and depth of the façade, and the verticality of the proportions of the podium. Slight changes are recommended to the rhythm of the solid to void ratio along the Macquarie Street frontage – refer to Section 4.2.
- The sandstone base treatment, including the Albert St frontage and the car park entry.
- The tower facade detailing with freestanding columns forward of metal cladding.
- The calm resolution of the building form and architectural language on the west podium. As discussed in Section 4.2, the rhythm of the solid to void ratio can change, but the general material quality should not be lost. The proposed treatment of the window box within a column frame and associated environmental benefits should be retained – noting the potential success of this detailed resolution in terms of climate control and acoustics.



- Retention of the retractable blinds on east and west as these contribute to the holistic environmental and aesthetic façade treatment.
- The terminating of the building at the top floor of the tower, including the exaggerated height on the top floor of the east and south elevation.

4.2 Areas for further resolution and refinement through design development

Prior to the detailed DA stage, the Jury recommended that the following matters should be addressed or further resolved:

- Further consideration of alternate window/column spacing along the podium east and western façade to address the amenity issues of such close spacings. For example, living rooms currently have three columns, which significantly reduces outlook. The solidity of the wall to the street is supported and the architecture tied to solving noise, ventilation and streetscape character, however further investigation is recommended to explore improved visual amenity outcomes.
- Although changing the treatment to the recessed northern part of the eastern elevation is supported, further development is required to ensure successful balance between screening proposed and amenity within.
- The fire escape to the north-east corner to the ground floor should be reconsidered, and an exit to the south be investigated.
- The residential foyer needs further design refinement to provide an opportunity for a more welcoming and accessible residential entrance.
- The proposed separation for the two storey 1-br apartment on the northern façade is compromised by privacy and noise transfer. The inclusion of this unit should be reconsidered given there is an opportunity for an improved north-south visual link within the site at this level.
- Although the stair from courtyard to Albert St is supported, a more generous stair with better integration in form and materials is recommended.
- Further exploration is required to better link the heritage building with the open courtyard. The Jury acknowledges that the existing internal back wall condition is likely to be poor, which presents an opportunity for greater interface with the outside.
- The use of a car lift in the basement rather than ramps enables greater below-ground communal internal spaces. Given the site's location, the shortfall of outdoor communal open space should be considered against the provision of communal indoor spaces within the building.
- The entry to the communal indoor space on Level 7 is not sufficiently inviting and should be made more generous. Further investigation of the podium landscape design is needed to test the effectiveness in dealing with wind down wash.
- The non-compliant floor-to-floor levels at ground and first floor on Macquarie Street will require further design resolution, which may include reducing the scale of the 'mezzanine' to meet planning requirements, or removing it.

The Jury noted that subject to the above recommendations, the BVN Architects scheme is considered capable of achieving design excellence.



5 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.

Of the five architectural firms invited to compete in the process, BVN's design was identified as the preferred scheme. The Jury noted a range of design elements to be retained and matters that should be addressed during the design development stage. The Jury considers this scheme is most capable of achieving design excellence, subject to further refinement as set out in Part 2.

It is therefore recommended that the City accept the outcome of the Architectural Design Competition Process as undertaken by the proponent. The process was carried out in accordance with the relevant provisions relating to design excellence.

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

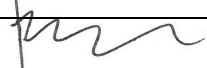
This Architectural Design Competition Report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 93-97 Macquarie Street, Sydney.

The Competition was undertaken in accordance with the approved Design Excellence Strategy (dated March 2020) for the site, and in accordance with the Architectural Design Competition Brief prepared by The Planning Studio and endorsed by the City of Sydney on 6 February 2023.

- An Architectural Design Competition was undertaken for the redevelopment of 93-97 Macquarie Street, Sydney. The relevant provisions of the Concept DA consent (D/2017/1609), Sydney LEP 2012, Sydney DCP 2012 and the City of Sydney Competitive Design Policy have been considered throughout this Competition.
- The Competition was undertaken in accordance with Clause 6.21 of the Sydney LEP 2012. The submission of this report to Council also satisfies the reporting requirements of Clause 3.5 of the City of Sydney Competitive Design Policy.
- The BVN Architects scheme was recommended by the Jury as the winning scheme of this Competition. This scheme is to progress to the preparation of a Detailed DA for lodgement to the City of Sydney. The Jury considered this scheme to meet the objectives of the Brief. The Jury's decision was unanimous in this regard.
- Subject to further refinement as outlined in the Jury's recommendations in Section 4, the winning scheme by BVN Architects fulfils the design, commercial and planning objectives of the Brief, and is considered capable of achieving design excellence.

The Jury confirms that this report is an accurate record of the Competition and endorses the assessment and recommendations.



Table 2 – Jury Endorsement			
Juror	Position	Signature	Date
Kerry Clare	City Representative		20.04.2023
Paul Davies	Proponent representative		20.04.2023
Peter Mould	Chair (Proponent representative)		19.04.2023
William Smart	City Representative		20.04.23
Dr Michael Zanardo	City Representative		20.04.2023
Brian Zulaikha	Proponent representative		20.04.2023

