

Attachment C

Architectural Design Competition Report

ARCHITECTURAL DESIGN COMPETITION REPORT

65-77 MARKET STREET, SYDNEY

JANUARY 2019
FINAL
PREPARED FOR CBUS PROPERTY AND SCENTRE GROUP

URBIS

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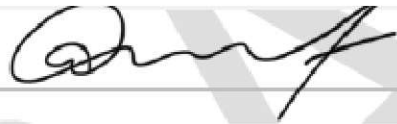
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1. INTRODUCTION

The purpose of this Architectural Design Competition Report has been prepared by Urbis on behalf of CBUS Property and Scentre Group (the Proponents) for the Architectural Design Competition (Competition) undertaken for the redevelopment of 65-77 Market Street, Sydney, and the selection of the winning architectural design.

The Proponents invited six competitors to participate in the Competition and prepare design proposals for the site. The six architectural firms that participated in the Competition were:

- Bates Smart;
- John Wardle Architects;
- Make Architects;
- Sydney Architecture Studio in association with OMA, Rotterdam (local and international partner);
- Woods Bagot in association with AL_A, London (local and international partner); and
- FJMT Studio.

All six 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 2013* (the Policy).

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

- (1) *When the Competition submissions have been assessed, the Proponent is required to submit to the City an Architectural Design Competition Report (Report). The Competition Report shall detail:*
 - (a) *The competition process and include a copy of the endorsed competition brief;*
 - (b) *The jury's assessment of the design merits of each submission;*
 - (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 6.21(4) of the Sydney LEP 2012 and the approved Design Excellence Strategy; and*
 - (d) *Any further recommended design amendments relevant to the achievement of design excellence.*

This Report has been prepared in accordance with this Clause and outlines the Competition, the Jury's assessment of each scheme, and demonstrates the Jury's rationale for selection of the winning scheme. The Jury has reviewed and endorsed the content contained within this report.

The Competition was undertaken in accordance with the approved Design Excellence Strategy (dated 21 November 2017) for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the City of Sydney on the 29 May 2018.

1.1. SITE DESCRIPTION

The Competition relates to the site known as 65-77 Market Street, Sydney and is currently known as the David Jones Market Street store. The subject site is legally described as Lot 1 in DP 538917.

1.2. THE PROPONENT

Cbus Property and Scentre Group are the Proponent's for the Competition and invited six architectural firms to prepare design proposals for the site.

1.3. THE CONSENT AUTHORITY

The subject site is located within the City of Sydney Local Government Area (LGA). The Consent Authority for the approval of the Detailed development application will be the Central Sydney Planning Committee (CSPC) given the development cost is over \$50 million.

1.4. REGULATORY FRAMEWORK

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

Clause 6.21(7) 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.

The Proponent is seeking to be granted up to 10% of additional floor space in accordance with Clause 6.21(7) of the Sydney LEP 2012.

1.5. ASSESSMENT OF THE SCHEME AND WINNING DESIGN

An analysis and assessment of the designs was undertaken in accordance with the assessment criteria contained within the Architectural Design Competition Brief (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 approval (D/2017/167).

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

The FJMT scheme was selected as the winner of the Architectural Design Competition. Detailed within **Section 4** of this report are features that the Jury considers to be fundamental to the design integrity and issues that need to be resolved in design development.

Details of the competitor's schemes and Jury's deliberations are discussed in the following sections.

2. ARCHITECTURAL DESIGN COMPETITION PROCESS

2.1. OVERVIEW

The Proponent invited six competitors to prepare submissions in response to a Design Brief as part of the Competition. The Brief was prepared by Urbis and endorsed by the City of Sydney Council. The process undertaken is described in more detail as follows:

- Eight architectural firms, two of which were partnered to comprise six competitors were invited to participate in the Competition, held over a period of 7 weeks.
- A briefing session and site visit was held on the 1 June 2018 to provide an overview of the site, outline the planning parameters and the Competition Brief, and provide an opportunity for the competitors to ask questions and seek clarification regarding the Brief and the Competition procedures.
- The Jury members were provided with a copy of the Brief on the 11 July 2018.
- An optional progress review session with the Technical Advisors and Competition Manager in attendance was made available to each competitor. Five out of six competitors attended these sessions on the 25 June 2018.
- An optional meeting with the Quantity Surveyor (QS) was made available to each competitor during the Competition, and was attended by four out of six competitors.
- A Register of Enquiries was kept during the Competition to document questions and responses without revealing the source of the question.
- All competitors submitted an A3 Design Report (Final Submission), articulating their proposed architectural scheme for the site.
- Each competitor presented their proposed architectural schemes to the Jury during the Final Presentation dates held on the 1 August and 2 August 2018. The Jury deliberations were held on the 2 August 2018, however the Jury was unable to reach a decision at the conclusion of the presentations and jury deliberations. The Jury concluded that clarifications be requested of two Competitors.
- Two Competitors were invited in writing to make a further submission of design material by 12pm on the 29 August 2018 addressing the Jury's comments.
- Both Competitors presented their revised scheme to the Jury on the 31 August 2018.
- The Jury deliberated on the 31 August 2018 following the second presentations, but requested additional time to review the additional information presented.
- After further discussions, the Jury reached a decision on the 5 September 2018 and selected the winner of the Architectural Design Competition.

The Competition was undertaken in an open and transparent manner in full consultation and disclosure with City officers in attendance as observers. In accordance with the City's Competitive Design Policy 2013, the consent authority was involved in the Competition Process as follows:

- Reviewed, provided comment and endorsed the Brief.
- Provided clarification on planning compliance and Competition procedures.
- Were copied into all correspondence between the Competitors and the Competition Manager regarding questions or requests for additional information.
- Attended the Briefing Session, progress review session, all presentation dates and were present for the Jury deliberations. They were invited to attend the optional meeting with the QS.

2.2. PARTICIPATING ARCHITECTURAL FIRMS

The six architectural firms (including local and international partners) that participated in the Competitive Design Process were:

- Bates Smart;
- John Wardle Architects;
- Make Architects;
- Sydney Architecture Studio & OMA;
- Woods Bagot & AL_A; and
- FJMT Studio.

All competitors participated in the Competition.

2.3. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the Competition and an assessment of schemes was undertaken on the final submissions as well as the additional information submitted by two Competitors. Technical reports and briefing was also provided to the Jury. The technical advisors involved in the Competition are outlined in Table 1.

Table 1 – Technical Advisors

Name	Company	Consultant
Jessica Ford	Urbis	Competition Manager / Planner
Jamie Fermio	Urbis	Competition Manager / Planner
Tim Blythe	Urbis	Competition Manager / Planner
Gary Boyd	WT Partnership	Quantity Surveyor
Davina Knox	WSP	ESD
Sam Snutch	WSP	Services
Luke Denny	Steve Watson & Partners	BCA
Atul Bhargava	Fire Engineering Professionals	Fire Engineering
Tim Rogers	Colston Budd Rogers Kafes	Traffic
Joseph Presti	Robert Bird Group	Structural

2.4. CITY OBSERVERS

In accordance with the Competitive Design Policy, the following Council staff were present as observers at different stages to verify the Competition has been followed appropriately and fairly:

The following observers from the City of Sydney Council were present at various stages of the Competition:

- Andrew Rees – Area Planning Manager
- Ben Chamie – Senior Planner
- Patrick Quinn – Senior Planner
- Anita Morandini – Design Excellence Manager
- Marie Ierufi – Strategic Planning and Urban Design
- Tony Smith- Manager Heritage and Urban Design

2.5. JURY

The Jury appointed by the Proponent for the Competition was:

- Peter Mould – Adjunct Professor (UNSW Built Environment) and Former NSW Government Architect, and Jury Chairperson
- Professor Helen Lochhead – Dean (UNSW Built Environment)
- Angelo Candalepas– Director (Candalepas Associates)
- Jonathan Knapp – Director (SJB)
- Chris Kakoufas – General Manager, Development (Cbus Property)
- Stewart White –Director, Development & Strategic Asset Management (Scentre Group)

Three (3) Jury members were nominated by the City of Sydney and three (3) were nominated by the Proponent. All members of the Jury have extensive experience in architectural and urban design, and development.

2.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates for the Architectural Design Competition were as follows:

Table 2 – Key Dates of Architectural Design Competition

Date	Milestone
30 May 2018	Commencement Date
1 June 2018	Competitor Briefing Session and Site Visit
25 June 2018	Progress Review Session
19 July 2018	Final Submissions Lodgement Date
20-26 July 2018	Technical Assessment by Proponent’s Technical Advisors
30 July 2018	Presentation Date Material Submission
1 August 2018 and 2 August 2018	Final Presentation Dates
29 August 2018	Second Submission Lodgement Date
31 August 2018	Second round of Presentations and Jury Deliberations
5 September 2018	Jury Decision
13 September 2018	Notification to Competitors
30 January 2019	Architectural Design Competition Report

3. ASSESSMENT OF FINAL SUBMISSIONS

Following the submission of the final competition schemes, a technical assessment and compliance review of the competitor's submissions was undertaken by the technical advisors. This review was provided to the Jury five days before 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 presented by the six competitors were analysed and assessed by the Jury with a focus on design quality and the planning, design and commercial objectives of the Brief.

An assessment of the design merits and areas for further development were also identified and discussed during the deliberation process. The Jury noted that while each proposal had issues with compliance to varying degrees, and/or briefing requirements and technical issues, advice from the Jury indicated that many of these were capable of resolution as the designs developed.

The Jury deliberated following the presentations on the Final Presentation Date and ranked the submissions according to the criteria contained in the brief. Following the Final Presentations, the Jury requested FJMT Studio and Woods Bagot & AL_A to provide further clarifications on their design proposals. These Competitors were given an additional 3 weeks to provide essential additional information in relation to their submission.

The following section outlines each of the six design schemes in more detail.

3.1. BATES SMART

The Bates Smart scheme proposed an articulated tower curved form which responded to its urban context and the history of curved geometry in Sydney.

The scheme's approach to heritage on the ground plane was identified as being strong. The design response was generally consistent with the Heritage Conservation Management Plan and Heritage Conservation Strategy accompanying the Brief. The close compliance with the 10-metre tower setback to Market Street was commended by the Jury as a positive design response to maintaining the established Market Street view corridor.

The inclusion of the central void was a good concept, but the Jury noted that further design development would be required to provide visual connectivity horizontally and vertically through the building.

The general arrangement of the apartments was well resolved, but it was considered that the curved form was not well aligned to the apartment layouts and created compromised planning, and spaces that required further design resolution. The Jury were concerned about the impact of full height glazing on the environmental performance, and amenity of the apartment building.

The Jury was not convinced by the relationship between the tower form and the heritage building, believing challenges existed from both a buildability and commercial perspective.

Figure 1 – Indicative Perspective of Bates Smart Scheme



Source: Bates Smart (2018); view from NE corner of Market Street and Castlereagh Street

3.2. JOHN WARDLE ARCHITECTS

The John Wardle Architects scheme drew from the heritage elements of the two David Jones stores located on opposite corners.

The scheme was commended by the Jury to be accomplished and of architectural merit. The Jury noted that the scheme included a thoughtful tower grid which was considered to respond well to its heritage context. In particular, the Jury noted there was enough solid elements to visually anchor the tower to the base.

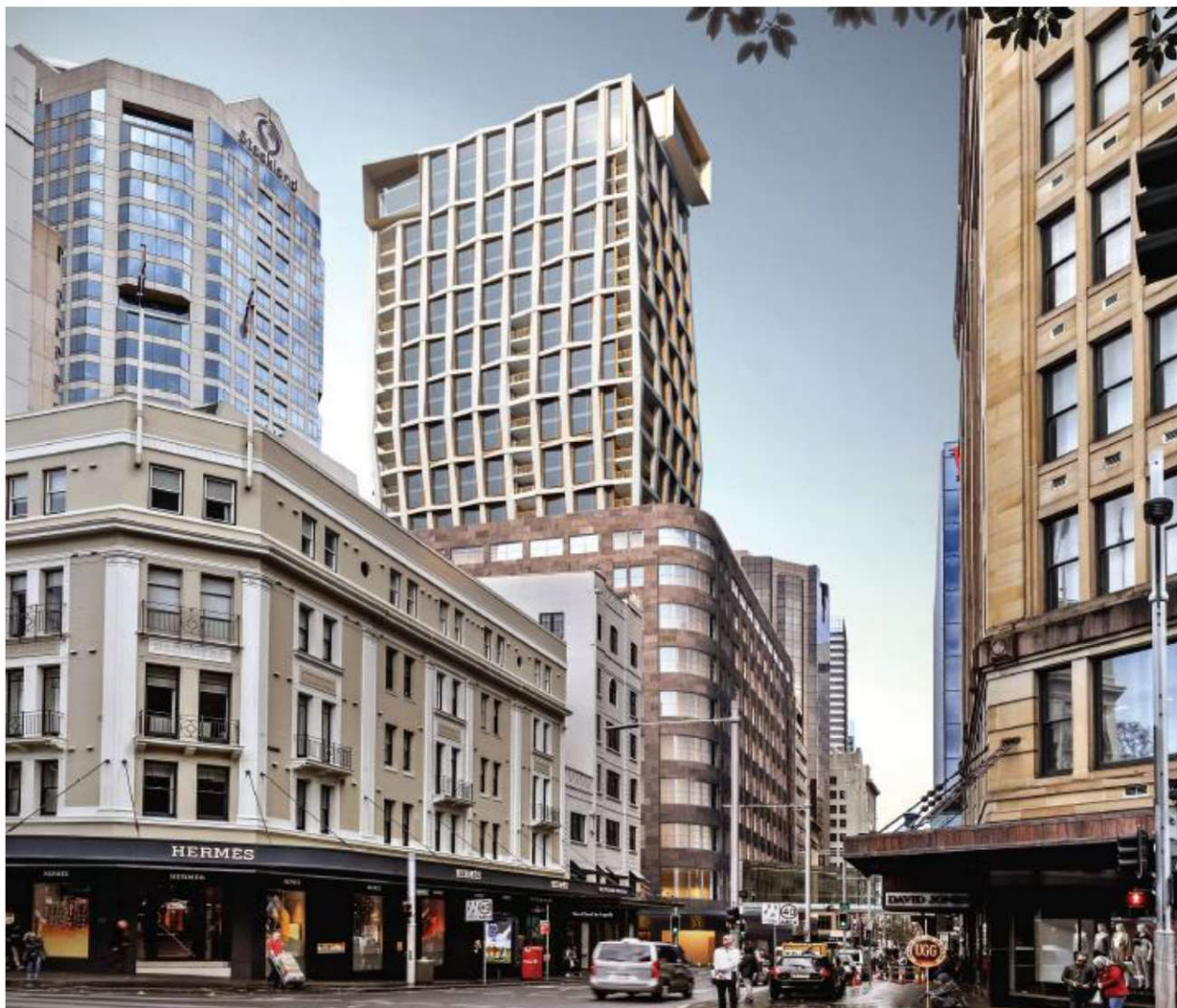
The scheme sought to locate the vehicle lifts further into the site to accommodate a porte cochère. This concept was well received by the Jury as it contributed to the luxury, high end feel that the development is seeking and also had functional benefits for traffic queuing.

The Jury noted that the scheme was the most modest in impact and represented the closest compliance with the Concept DA approved envelope.

However, there were matters that weren't as well resolved. The slight bend of the tower form impeded on the established view corridor along Market Street, and the Jury was concerned by the form and material quality of the penthouse elements at the top of the building.

The retail strategy had a clear arrangement but was not thought to evoke luxury or an exciting offer, and instead considered a 'safe' concept that did not meet all of the retail requirements of the brief. Overall, the scheme did not achieve the full commercial requirements of the Brief.

Figure 2 – Indicative Perspective of John Wardle Architects Scheme



Source: John Wardle Architects (2018); view from NE corner of Market Street and Castlereagh Street

3.3. MAKE ARCHITECTS

The Make Architects Scheme was developed by taking inspiration from the heritage elements of the existing building. The fluted expression of the tower was derived from the external form and heritage detailing of the original building. The fluted forms were designed to give a strong vertical character and help break down the mass of the building. An atrium was proposed to allow light and visual connectivity through the commercial and retail floors.

The Jury commended the scheme on the thought given to key requirements of the brief. In particular, the scheme had given consideration to the way in which landscaping, public art and ESD initiatives were integrated into the development. The ground level lobby arrangement, core location and address to Castlereagh Street was clear, legible and generally in accordance with the Brief.

The Jury noted the geometry of the curved forms gave order and rhythm to the apartment layouts however it considered that in some apartments the curved form gave constraints that impacted on otherwise good apartment planning.

The Jury was particularly concerned with the amount of intrusion of the building envelope beyond the controls, especially the setback from Market St, and believed the concept would need to change to meet the controls. There were concerns about the impact of full height glazing on the environmental performance, and amenity of the apartment building. The Jury was not convinced by the relationship between the tower form and the heritage building, believing challenges existed from both a buildability and commercial perspective.

Figure 3 – Indicative Perspective of Make Architects Scheme



Source: Make (2018); view from NE corner of Market Street and Castlereagh Street

3.4. SAS & OMA

The SAS and OMA Scheme proposed three cantilevered boxes as a way of creatively developing a high-rise building that is not defined vertically.

The scheme proposed an alternative design to the approved Concept DA envelope. The Jury noted that this scheme provided a unique approach to the city skyline.

The Jury acknowledged that the alternative design provided improved environmental impacts such as improved overshadowing to Hyde Park. However, it was also noted that it presented challenges in terms of non-compliances with the street and side boundary setbacks. These non-compliances were so significant that it would require fundamental design changes that would challenge this proposition. The 10m setback from Market St for example was seen to be fundamentally important, but challenged by this proposal.

The integration of public art to the underside of the three cantilevered boxes was commended however the ability to execute this design vision of 'clean box elements' having regard to other buildability considerations such as the placement of plant, services distribution and integration of structure, etc was questioned.

The strong orthogonal forms were striking and clearly opposed to the heritage building below. The Jury recognised this to be a defensible strategy, but was seen to be less successful in this regard to other schemes.

Figure 4 – Indicative Perspective of SAS + OMA Scheme



Source: SAS +OMA (2018); view from Hyde Park

3.5. WOODS BAGOT & AL_A

The Woods Bagot and AL_A Scheme emerged from a close and detailed analysis of the site and its context to create a bold yet respectful approach to a historical building.

The Jury commended the dramatic retail concept and design of the ground plane.

The scheme achieved a high level of compliance with the design and commercial requirements of the Brief. It was apparent that significant thought had been given to floor plate planning and the design of the floor plates for all uses was well resolved. The design of the western light well was specifically noted as a concept that provided excellent amenity to the office floor plates. In addition, the general arrangement of typical floors was efficient and well resolved and the scheme demonstrated strength in residential planning.

The Jury acknowledged that the rotation of the tower to align with the existing building grid was a strong idea but generated an envelope that challenged the controls. The Jury was not convinced by the elevational treatment of the residential tower.

Overall the Jury noted that it was an excellent scheme with many compelling ideas. However, the Jury still had a range of concerns which they considered required further resolution before a decision could be made. The Jury subsequently invited Woods Bagot & AL_A to address the Jury concerns by submitting additional information. The matters that were required further consideration included:

- Noting the heritage significance of the existing building the Jury had concerns with the amount of intervention into the building and the impact on its significance. The Jury wants a response that requires less change to the original fabric of the building that is consistent with the brief. The Jury notes a strong and innovative approach to the retail component, but with a loss of appreciation of the uniqueness of this building.
- Given its prominent location and that it sits on an important heritage building the Jury believes the tower needs stronger expression beyond another glass tower, and future compliance with the BCA (Section J) of floor to ceiling glazing was questioned.
- A tower expression that considers the relationship to the heritage item and provides an exemplary architectural expression was a requirement of the competition. The jury requested improved treatment of the building's fabric and visual presentation to better represent the existing and future role of the site. The present design for the tower does not offer an appropriate expression when read as both a building relating to the city-scale, and the specific elements of the heritage item.
- Noting that the sun access plane limits height and the additional floor space will challenge the Concept (Stage 1) envelope, the Jury believed that the 10m set back from Market Street is critical and requested adjustments to the tower to maintain the setback.
- The Jury questioned the sharing of the residential entry with service vehicles and requested alternatives to be demonstrated.

Woods Bagot and AL_A submitted additional information which was subsequently assessed by the Jury. The Jury noted that the scheme had a good understanding of structure and careful relationship to the heritage building which was an important gesture. The retail planning was strong, and the scheme generally met the commercial requirements of the Brief.

The Jury however felt that further resolution was still required to comply with the intent of the Market Street setback which was considered by the Jury to be fundamental as well as relationship of the tower to the skyline and existing heritage building. The Jury also raised concerns about the internal amenity of the apartment tower with respect to the apartment layouts.

Overall, the Jury did not consider the revised tower expression to be well resolved, and was not convinced by the relationship between the tower form and heritage building, believing challenges existing from a façade detailing and cost perspective.

Figure 5 – Indicative Perspective of Woods Bagot & AL_A Scheme



Source: Woods Bagot & AL_A (2018); view from Hyde Park

3.6. FJMT STUDIO

The FJMT Studio scheme was a thoughtful response to the relationship between heritage and contemporary architecture. The Jury considered the tower form to be unique on the skyline yet polite and understated.

The approach to structure, which included the selective removal of some existing columns allowed for the retention of the majority of remaining columns without further strengthening. This was commended by the Jury and considered to be a worthy heritage outcome.

The Jury considered that the form separating the new building from the old was a robust but successful response to its heritage. In addition, the concept of lifting the tower volume at level 10 to allow natural daylight penetration down through the office and retail floors was appropriate.

The residential planning was efficient with enough flexibility for it to be further developed to achieve closer compliance with the commercial requirements of the Brief, and the belief that it would become a memorable building on the skyline.

The Jury believed this scheme required further consideration, and acknowledged that the proposal did not achieve some of the objectives of the brief, notably the demolition of the existing lifts and encroachment into the retail contractual boundary.

The Jury felt that the scheme was capable of addressing these matters yet retain the overall design intent. As a result, the Jury subsequently invited FJMT to address their concerns by submitting additional information. The matters that required further consideration included:

- Queuing distances (and access/egress paths) for vehicles in front of the vehicle lifts.
- Retention of the original location of the heritage listed lift core.
- Meaningful and commercially viable lobbies are to be created for the commercial and residential uses whilst maximising ground floor retail space.
- Maximising shopfront visibility and their proportions to the tenancies on the retail areas across all levels.
- The extent of intervention and removal of fabric as this relates to the existing floorplates.
- Noting that the sun access plane limits height and that extra floor space will challenge the Concept (Stage 1) envelope, the Jury believes that the setback from Market Street is critical and request adjustments to the tower.

FJMT submitted additional information which was subsequently assessed by the Jury. The scheme was considered to address the Jury's queries, and still maintain its singular architectural expression and demonstrated its flexibility by clearly separating the tower from the heritage building.

In particular, the shifting of the tower to comply with the intent of the setback to Market Street was considered to result in an excellent outcome. The re-location of the residential lifts and lobbies into the contractual boundaries also satisfied the fundamental objectives of the Brief. As the detailed floor space information was not available, the Jury resolved that the spatial requirements of the brief were needed to be achieved as part of delivering the detailed design.

The scheme retained the distinctive form and expression of the tower that the Jury commended in the original submission.

The Jury resolved that the scheme presented an architectural proposition, which has the potential to achieve design excellence.

Figure 6 – Indicative Perspective of FJMT Scheme



Source: FJMT (2018); view from Hyde Park

4. JURY RECOMMENDATION

The Jury assessed the design schemes for the Architectural Design Competition for the redevelopment of 65-77 Market Street, Sydney. Of the six design schemes presented, the FJMT scheme was 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 selected the FJMT scheme as the preferred scheme to progress to the detailed development application (DA) phase. 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 overall design vision and integrity including the distinctive form of the tower.
- The character and expression of the façade including the intent of the proposed materiality, the design of the fins that extend around the building and are integrated into the design.
- Maintaining the view corridor along Market Street by respecting the setback controls, but noting flexibility on the Castlereagh Street setback should be considered, as the Stockland building (known as 133-145 Castlereagh Street) to the south significantly encroaches on this setback.
- Location of the lift core generally within the same location as the existing core.
- Retention of the lift lobbies within the contractual boundaries at ground level.

Prior to the Detailed DA phase, the Jury determined that the following matters should be addressed:

- Amend the current design of the vehicular lifts and the basement servicing as it is not supported in its current form and must comply with Council's standards.
- Revisit the retail planning to achieve closer compliance with the retail strategy contained in the Brief.
- Reconsider the office floor plate to improve connectivity to either side of the lift core.
- Review the residential floor plates to achieve a residential yield that meets the Brief requirements.
- Further resolve awning, shopfront and shop entry design to achieve the required retail planning objectives.
- Address fire engineering requirements throughout the building including the design of the fire isolated stairways serving the retail and commercial levels to ensure they have discharge points to the street.
- Reconsider the proposed building servicing strategy given to ensure critical building services have been accommodated.

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

5. CONCLUSION

This report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 65-77 Market Street, Sydney.

The Competition was undertaken in accordance with the approved Design Excellence Strategy (dated 21 November 2017) for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the City of Sydney on 29 May 2018.

This Report outlines the Competitive Design Process and summaries the Jury's comments and recommendations for the preferred scheme, as follows:

- An Architectural Design Competition was undertaken for the redevelopment of 65-77 Market Street. The relevant provisions of the Concept DA consent (D/2017/167), Sydney LEP 2012, Sydney DCP 2012 and the *City of Sydney Competitive Design Policy 2013* 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 2013*.
- The FJMT 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 FJMT 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.

DISCLAIMER

This report is dated January 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CBUS Property and Scentre Group (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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