Attachment C

Architectural Design Competition Report

ARCHITECTURAL DESIGN COMPETITION REPORT

371-375 PITT STREET, SYDNEY

DECEMBER 2019
P%7523
FINAL
PREPARED FOR SYDNEY REDEVELOPMENT 1

URBIS

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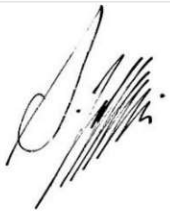
JURY ENDORSEMENT

Table 1 – Jury Endorsement of Architectural Design Competition Report

Name	Signature	Date
Steve Zappia		18 December 2019
Stephen Davies		7 January 2020
Allen Linz		20 December 2019
Philip Vivian		20 December 2019
Angelo Candalepas		20 December 2019
Abbie Galvin		18 December 2019

1. INTRODUCTION

1.1. OVERVIEW

This Architectural Design Competition Report has been prepared by Urbis on behalf of Sydney Redevelopments 1 Pty Ltd (**the Proponent**) for the Architectural Design Competition (**the Competition**) undertaken for the redevelopment of 371-375 Pitt Street, Sydney, and the selection of the winning architectural design.

The Proponent 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:

- Scott Carver;
- Cox Architecture;
- Crone Architects;
- BKA + Aileen Sage (partnership);
- GroupGSA; and
- Koichi Takada Architects.

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 Competitive Design 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 July 2019) for the site, and in accordance with the Architectural Design Competition Brief (**the Brief**) prepared by Urbis and endorsed by the City of Sydney on the 27 September 2019.

1.2. SITE DESCRIPTION

The Competition site is known as 371-375 Pitt Street, Sydney. The subject site is legally described as Lot A and B in Deposited Plan 407286 and has a site area of 618.9sqm with frontages of 16.865m to Pitt Street in the east and 21.3m to rear boundary in the west. The site has a depth of approximately 32.8 metres.

1.3. THE PROPONENT

Sydney Redevelopments 1 Pty Ltd is the proponent for the Competition and invited six architectural firms to participate.

1.4. 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 (**DA**) will be the Central Sydney Planning Committee (**CSPC**) given the development cost is over $50 million.

1.5. 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.

1.6. 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 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/2017/920/A).

The Competition has resulted in a winning scheme that was 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.

The Crone Architects 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 the 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:

- Seven architectural firms, including one partnership, were invited to participate in the Architectural Design Competition held over a period of six weeks.
- The Brief was issued to all competitors on 3 October 2019.
- A briefing session and site visit were held on 9 October 2019 to provide an overview of the site, outline the planning parameters and provide an opportunity for competitors to ask questions and seek clarification on the Brief and the Competition procedures.
- A progress review session with the technical advisors and the Competition Manager in attendance was made available to each competitor on 23 October 2019.
- 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 on the due date of 15 November 2019. This was followed by submission of presentation material on 20 November 2019.
- Each competitor presented their proposed architectural scheme to the Jury during the Final Presentation days held on the 26 November 2019 and 27 November 2019. The Jury deliberations were held on 27 November 2019.
- One scheme was chosen as the winner of the Competition. This decision was made on 27 November 2019.

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 Competitive Design Policy, 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 that participated in the Competitive Design Process were:

- Scott Carver;
- Cox Architecture;
- Crone Architects;
- BKA + Aileen Sage;
- GroupGSA; and
- Koichi Takada Architects.

2.3. TECHNICAL ADVISORS

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 in **Table 2.**

Table 2 – Technical advisors

Consultant	Company	Role
Jessica Ford	Urbis	Competition Manager
Andrew Harvey	Urbis	Competition Manager
Aaron Sutherland	Sutherland and Associates Planning	Planner
Isabel Duffy	Northrop	Structural Engineer
Ian McDaid	Northrop	Structural Engineer
Gary Linger	EMF	Building Services Engineer
Andrew Tan	WT Partnership	QS
Ian Menzies	WT Partnership	QS

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 had been followed appropriately and fairly:

- Tahlia Alexander – Specialist Planner;
- Anita Morandini – Design Excellence Manager;
- Stan Fitzroy-Mendes – Area Coordinator; and
- Mia Music – Planner.

2.5. JURY

The Jury appointed by the Proponent for the Competition were:

- Abbie Galvin - BVN (Recently Appointed Government Architect);
- Philip Vivian - Bates Smart;
- Angelo Candalepas - Candalepas and Associates;
- Stephen Davies – Urbis;
- Allen Linz - Rebel Property Group; and
- Steve Zappia - Marchese Partners

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 is an appropriately qualified heritage consultant.

2.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates for the Architectural Design Competition are outlined in **Table 3.**

Table 3 – Key dates

Milestone	Date
Commencement date	3 October 2019
Briefing session and site visit	9 October 2019
Progress review submission	21 October 2019
Progress review session	23 October 2019
Final submission lodgement date	15 November 2019
Technical assessment by technical advisors	18 November 2019 – 21 November 2019
Final presentation	26 November 2019 – 27 November 2019
Decision date	27 November 2019
Notification to competitors	16 December 2019
Architectural Design Competition Report endorsement	19 December 2019

3. ASSESSMENT OF FINAL SUBMISSIONS

3.1. OVERVIEW

Following the submission of the final architectural 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 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 generally fulfilling the submission requirements.

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

3.2. SCOTT CARVER

The Scott Carver scheme responded well to the built form context surrounding the site, particularly through the interpretation and application of the façade grid of neighbouring buildings

Celebration of the surrounding context was further achieved through a slight tilting of the upper façade of the tower towards the north, creating both a slenderness and verticality within the tower and allowing key city views to be captured. The Jury commended the elegant nature of the tower and its dramatic scale, and agreed it demonstrated a smart and sophisticated contribution to the area.

The Jury acknowledged that the scheme presented a positive interface to the laneway and Pitt Street frontage. The scheme incorporates an additional 2.5m setback to the laneway, allowing for activation through pedestrian circulation, public artwork and opportunities for café seating.

The Jury commended the lobby arrival experience, which included a 4-storey void at ground level, limestone and bronze materiality and a sky lobby at Level 4 with a stepped ceiling volume. The Jury commended the bold architectural moves undertaken to achieve this effect.

While the scheme achieved the commercial objectives of the Brief, the Jury raised concerns with the buildability of the design with regard to the project budget, particularly with the strong stepped atrium. In this vein, concern was similarly raised with the design's benchmarking to the 3-4-star hotel target.

Figure 1 – Indicative Ground Level perspective of Scott Carver scheme from Pitt Street

Source: Scott Carver

Figure 2 – Indicative perspective of Scott Carver scheme from Brickfield Place

Source: Scott Carver

3.3. COX ARCHITECTURE

The design concept of the Cox Architecture scheme was inspired by the inter-war Chicago style of architecture, referencing the design of Fayworth House.

The scheme incorporates a simple tower design through horizontal spandrels and vertical pilasters to create depth and texture. The Jury commended the verticality and architectural proportions of the tower which relates with the surrounding context, however questioned its relationship to the podium design particularly along Pitt Street and showed concern regarding the ability to achieve depth and expression in the façade treatment.

The scheme incorporates a green wall to the western elevation at podium level. The green wall provides diversity between the two building forms and complies with the Brief and Concept DA requirements. The Jury commended the scheme's compliance with the planning Brief but noted the tower form appears heavy above the green wall.

The Jury commended the scheme's consideration to environmentally sustainable initiatives such as natural ventilation.

The Jury further acknowledged the schemes activation to Pitt Street but noted that further consideration of the southern interface to the adjacent laneway and the public art offer was recommended. The Jury similarly raised concerns about the number of hotel rooms that was inconsistent with the Brief.

Figure 3 – Indicative Ground Level perspective of Cox Architecture scheme from Pitt Street

Source: Cox Architecture

Figure 4 – Indicative perspective of Cox Architecture scheme from Brickfield Place

Source: Cox Architecture

3.4. CRONE ARCHITECTS

The Crone Architects scheme responds to the cultural, historical and future context of the surrounding area and posits the site as an anchor to unite these environments.

The articulated tower form with strong vertical proportions and the introduction of horizontal datums creates a simple gridded language that allows the brick materiality to unite the visual identity of the building. The grid design is continued into the design of the podium to develop a human scale.

The use of traditional brick construction for the podium base and brick slip cladding for the tower responds to the site's heritage character and is balanced with contemporary glazing details. The Jury highly commended the design of the scheme, particularly noting the strong podium and cohesive integration with the tower. The Jury further noted that the scheme demonstrates a good understanding of the 'base' and 'top' and it makes a positive and thoughtful contribution to the surrounding context and skyline through the well-executed materiality, façade proportions and composition.

The podium incorporates an additional setback of 3m to the northern interface to increase the width of the adjacent laneway. This design move seeks to provide an improved fine grain context through facilitating greater laneway activation, improved sightlines and creation of an "urban precinct lobby", a destination in itself. This was noted by the Jury as a key merit of the scheme.

The Jury acknowledged that public art was well considered and was integrated into the design of the scheme, developed in association with Crone's creative partner Chris Fox.

It was noted that the interconnecting volumes in the podium were well thought out and provided a functional internal design. Similarly, the general arrangement of the typical hotel floors in the tower was well considered and overall the project was appropriate for a 3-4-star hotel offering.

Figure 5 – Indicative Ground Level perspective of Crone scheme from Pitt Street

Source: Crone Architects

Figure 6 – Indicative perspective of Crone Architects scheme from Brickfield Place

Source: Crone Architects

3.5. BKA + AILEEN SAGE

The BKA + Aileen Sage scheme proposes an animated façade incorporating light, colour and composition based on working with the artist Liz Shreeve. The scheme proposes a façade module that allows the varying diagonals of colour and shadow to animate the façade. The interplay of light and movement creates a constantly changing façade depending on the time of day and the position of the viewer.

The Jury commended the podium design and its relationship to the tower. In particular, the western elevation of the podium was thought to have a sympathetic response to Brickfield Place.

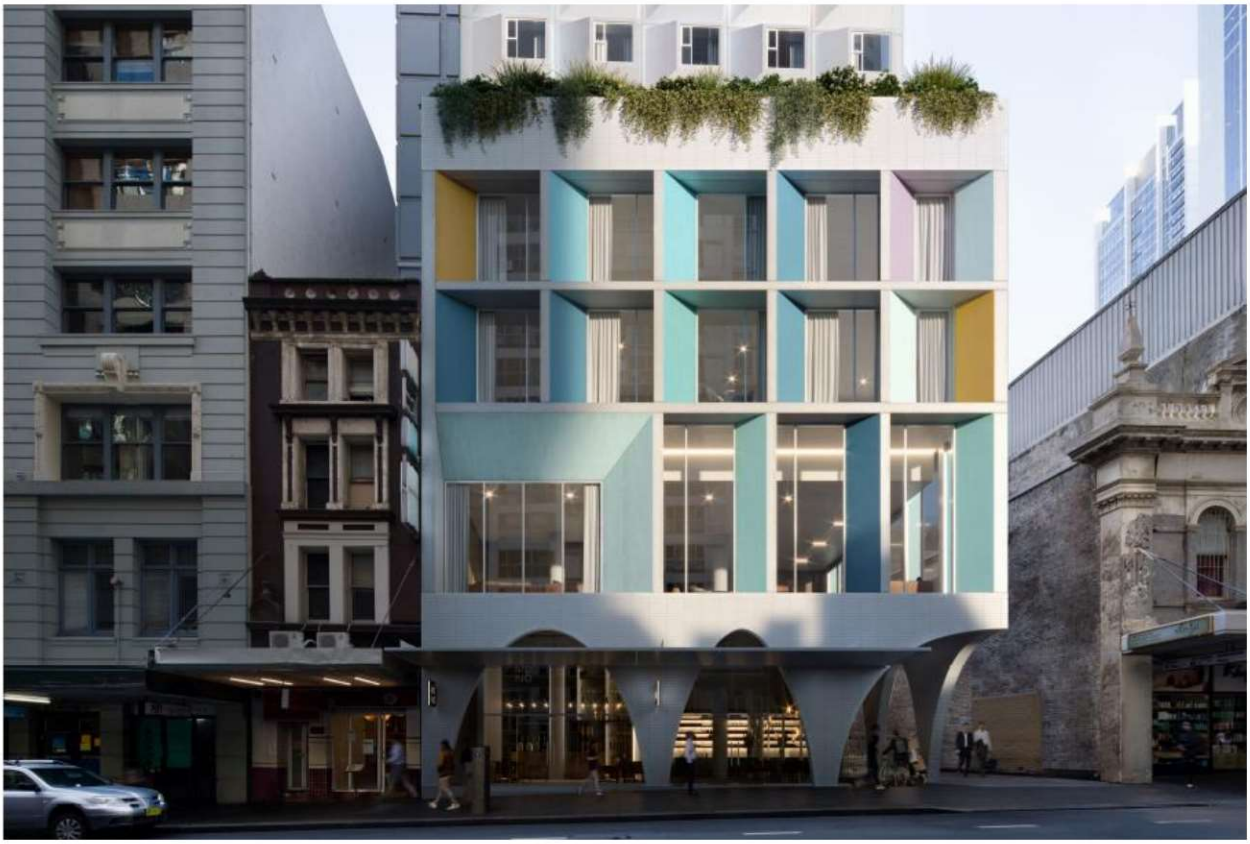
It was considered that while the unique approach to public art integrated into the facade offers an interesting façade proposition, the Jury noted that as a whole, it didn't respond well to the streetscape context to Pitt Street and wider city.

The scheme proposes a steep vehicular and cycle ramp off Pitt Street, adjacent to the laneway entrance. This was considered a negative element by the Jury that disrupts the ground floor activation, hotel entry and the building's presentation to Pitt Street.

The spatial planning and internal design of the scheme was commended and was considered to be consistent with the commercial Brief and branding of the 3-4-star hotel. The Jury highly regarded the scheme's consideration for environmentally sustainable measures such as passive solar and natural ventilation.

The scheme presents a non-compliance with the building envelope setback controls due to planning limits of the proposed core location. This includes a minor non-compliance of 830mm to the western elevation and a minor non-compliance of 450mm to the northern elevation.

Figure 7 – Indicative Ground Level perspective of BKA + Aileen Sage scheme from Pitt Street



Source: BKA + Aileen Sage

Figure 8 – Indicative perspective of BKA + Aileen Sage scheme from Brickfield Place

Source: BKA + Aileen Sage

3.6. GROUPGSA

The GroupGSA scheme provides a variety of expression and materials across the building façade. The tower design incorporates four distinct façade typologies that rise up from a gridded sandstone base into a 'rippled' tower that emulates the movement of water.

The Jury appreciated the articulation of the tower form, however, were concerned that the design elements and materiality didn't form a cohesive and united design.

The Jury commended the analytical approach to the floorplate options and scheme's internal planning of the typical hotel floorplate. The Jury particularly noted that the room layout was efficient and was well thought through. Notwithstanding, the scheme orients the internal spatial planning of the hotel rooms to the north and west to optimise city views. To respond to the setback non-compliance with the DCP to the northern boundary, the window for the north facing hotel rooms are orientated to the west. The Jury questioned the amount of daylight and views available to these rooms. This internal orientation was not supported by the Jury.

The materiality of the scheme incorporates sandstone, concrete, aluminium, zinc panels, and glass for the tower form. It was noted by the Jury that further consideration would need to be given to environmentally sustainable measures particularly given the amount of glazing proposed on the western elevation.

The Jury appreciated the activation of the ground plane to Pitt Street, but felt that the scheme lacked activation of the laneway, particularly on the corner.

Figure 9 – Indicative Ground Level perspective of Group GSA scheme from Pitt Street

Source: Group GSA

Figure 10 – Indicative perspective of Group GSA scheme from Brickfield Place

Source: Group GSA

3.7. KOICHI TAKADA ARCHITECTS

The Koichi Takada Architects scheme takes inspiration from nature and is designed as a peeling façade that twists as the building increases in height. This is intended to create texture and is balanced by the simple geometry and form of the tower and podium.

The brick construction of the podium responds to the masonry character of the Sydney CBD and unites the podium and tower. The Jury commended the heritage response of the scheme to Brickfield Place. While the Jury appreciated that the scheme sought to use bricks in a creative way in a brick context, the Jury noted that the fins of the podium façade to Pitt Street create a heavy appearance at street level which felt out of scale with the remainder of the streetscape.

The elegance and slenderness of the east and west elevations were commended by the Jury, however concern was raised over the blank north and south elevations. The Jury also questioned the details and constructability of the twisting bay windows.

The planning clarity of the internal floorplate is well conceived and would create a positive and beautiful guest experience, however the Jury noted there may be challenges with altering the internal design for different hotel operators.

The scheme achieved some level of activation Pitt Street, but the Jury felt that further work would need to be undertaken to achieve an improved relationship to the laneway at ground level.

The scheme's consideration for environmentally sustainable initiatives such as passive solar and natural ventilation was highly regarded by the Jury.

Figure 11 – Indicative Ground Level perspective of Koichi Takada scheme from Pitt Street

Source: Koichi Takada Architects

Figure 12 – Indicative perspective of Koichi Takada scheme from Brickfield Place

Source: Koichi Takada Architects

4. JURY RECOMMENDATION

The Jury assessed the design schemes for the Architectural Design Competition for the redevelopment of 371-375 Pitt Street, Sydney. Of the six design schemes presented, the Crone Architects 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 Crone Architects scheme as the preferred scheme to progress to the detailed 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 materiality and façade design of the scheme, specifically the brickwork which is a critical component of the scheme. At a minimum, the recycled brick is to be retained within the podium.
- Façade articulation, depth and expression, including the horizontal expression of the southern elevation and gridded articulation of the northern elevation.
- Integration of the public art proposal along the northern elevation.
- Increased setback to the laneway and activation along the full length of the laneway.
- Incorporation of natural light in the scheme, including access to light in the common corridor, provision of voids in the podium and use of as clear glass as possible in the podium.
- Green wall to the western elevation.

Prior to the detailed DA stage, the Jury determined that the following matters should be addressed:

- The exposed structure of the scheme was commended particularly in relation to the podium spaces, and the detailed DA proposal could elevate this through incorporation of underfloor services.
- Consideration of the materiality of the podium glazing on the northern elevation, which could incorporate drenched glazing.
- Revisit the internal spatial planning to ensure the scheme meets the requirements of the hotel operator and applicable Australian Standards. This includes consideration of the width and efficiency of the corridors in the hotel floors. Consideration to be given to accommodating a narrower lift core.
- Investigate the possibility of straightening the eastern elevation of the tower to create a rectangular floorplate, subject to demonstrating overshadowing complies with the Concept DA and obtaining support from the City of Sydney.
- Further resolution of the waste management strategy. The scheme must demonstrate compliance with the waste management requirements of the Sydney DCP 2012 and Council's "Guidelines for Waste Management in New Developments". Service/ waste vehicles are to enter and exit the site in a forward direction.

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

5. CONCLUSION

This Architectural Design Competition Report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 371-375 Pitt Street, Sydney.

The Competition was undertaken in accordance with the approved Design Excellence Strategy (dated July 2019) for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the City of Sydney on 27 September 2019.

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 371-375 Pitt Street, Sydney. The relevant provisions of the Concept DA consent (D/2017/920/A), 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 Crone 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 Crone 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.

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This report is dated December 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 Sydney Redevelopment 1 (**Instructing Party**) for the purpose of Architectural Design Competition (**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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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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