

Attachment D

**Competitive Design Process Jury Report
and Design Integrity Panel Endorsement**

ARCHITECTURAL DESIGN COMPETITION REPORT

4-6 BLIGH STREET, SYDNEY

URBIS

2 MAY 2019
PREPARED FOR ONE INVESTMENT MANAGEMENT PTY LIMITED ATF RECAP IV
MANAGEMENT NO. 4 TRUST

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Report Number Architectural Design Competition Report

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Lisa-Maree Carrigan		02 May 2019
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1. INTRODUCTION

1.1. OVERVIEW

The purpose of this Architectural Design Competition Report is to inform the Consent Authority of the process and outcomes of the Architectural Design Competition (Competitive Design Process) for the redevelopment of 4-6 Bligh Street, Sydney, and the selection of the winning architectural design.

One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust (the Proponent) invited six competitors to participate in the Competitive Design Process and prepare design proposals for the site. The six architectural firms that participated in the Competitive Design Process were:

- Architectus
- Ateliers Jean Nouvel (International)
- Bates Smart
- fjmt studio + SHARA
- PTW + Collins & Turner + March Studio
- Woods Bagot

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

The Architectural Design Competition was undertaken in accordance with the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012), the *City of Sydney Competitive Design Policy 2013* and the *Draft Government Architects Design Excellence Guidelines*

Clause 4.3 of the *City of Sydney Competitive Design Policy 2013* sets out the requirements for a Competitive Design Alternatives 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 6.21(4) 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.*
- (2) *The jury is expected to reach a decision on whether to request a redesign within 14 days and will submit a jury report (referred to as the architectural design competition report) to the developer and the consent authority, within 14 days of its decision.*
- (3) *Following the jury's decision, the consent authority may require the developer to hold a public exhibition of the design competition entries.*

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

The Competitive Design Process was undertaken in accordance with the approved Design Excellence Strategy contained within the site-specific Development Control Plan for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the Government Architect NSW (GANSW) on 2 November 2018.

1.2. SITE DESCRIPTION

The Architectural Design Competition relates to the site known as 4-6 Bligh Street, Sydney. The subject site is legally described as Lot 1 in DP 1244245 and is located within the City of Sydney Local Government Area (LGA).

1.3. THE PROPONENT

One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust is the Proponent for the Architectural Design Competition and invited six Architectural firms to prepare design proposals for the site.

1.4. THE CONSENT AUTHORITY

In accordance with the SRD SEPP, as the estimated value of the hotel component of the proposed future development will exceed \$100 million the development is categorised as State Significant Development (SSD). The Consent Authority will be the Department of Planning and Environment or the Independent Planning Commission (IPC).

The Competition Process Manager liaised with GANSW officers throughout the Competition. GANSW officers in addition to a Probitly Advisor observed the Competitive Process and the competitor's final presentations to ensure the integrity of the outcomes.

1.5. DESIGN INTEGRITY

As a result of the proposal being SSD, the Design Integrity provisions of the City of Sydney's Design Excellence Policy 2013 will not be directly relevant to the proposal.

Following the conclusion of the competitive design process, the final design is to be lodged as an SSD DA. Prior to submission, the design will be reviewed by a Design Integrity Panel (DIP) composed of the Jury members. The DIP is to provide endorsement that the SSD DA scheme meets or exceeds the design excellence qualities of the competition scheme. This endorsement report will be submitted with the SSD DA. Certain design modifications throughout the SSD DA process will require an additional review by the Panel, including Modifications, changes to materials, specifications or detailing. At the time of the pre-SSD DA submission review, the DIP may nominate additional review points.

1.6. PROBITY ADVISOR

In accordance with Section 3.7 of the draft GANSW Design Excellence Guidelines a Probitly Advisor was engaged to oversee the integrity of the competitive process and ensure the design competition ran in accordance with the Competition Brief, procedures and protocols.

1.7. REGULATORY FRAMEWORK

The key planning instrument that applies to the site is the *Sydney Local Environmental Plan 2012* (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% additional height in accordance with Clause 6.21(7) of the Sydney LEP 2012.

1.8. EVALUATION OF THE SCHEME AND WINNING DESIGN

An analysis and evaluation of the designs was undertaken in accordance with the assessment criteria contained within the Architectural Design Competition Brief. This included the design, planning and commercial objectives of the Brief, compliance with the relevant planning controls (SEPPs, LEPs, DCPs) and the approved LEP Amendment.

The Competitive Design Process has resulted in a winning scheme that was determined by the Jury to demonstrate a high design quality. The Jury resolved that the Woods Bagot 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 Woods Bagot scheme was subsequently awarded the winner of the Architectural Design Competition. Detailed within Section 4 of this report are those features that the Jury considers to be fundamental to the design integrity and those issues that need to be resolved in design development.

Details of the competitor's schemes and Jury 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 Architectural Design Competition. The Brief was prepared by Urbis and endorsed by the GANSW. The process undertaken is described in more detail as follows:

- Six architectural firms, including two partnerships, one of which included an international team were invited to participate in the Architectural Design Competition, held over a period of 6 weeks.
- The Competition Brief was issued to Competitors and Jury members on 2 November 2018.
- A briefing session was held on 5 November 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. This was followed by a site visit.
- An optional meeting with the Quantity Surveyor (QS) was made available to each competitor during the Competition and was attended by two 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 30 January 2019 and 31 January 2019. The Jury deliberations were held on 31 January 2019.
- Additional design amendment was sought from one competitor.
- One scheme was chosen as the winner of the Architectural Design Competition. This decision was made on 18 February 2019.

The Architectural Design Competition was undertaken in an open and transparent manner in consultation and disclosure with GANSW officers and the Probity Advisor in attendance as observers. In accordance with the City's Competitive Design Policy 2012 and the draft Government Architect's Design Excellence Competition Guidelines, the GANSW and Probity Advisor was involved in the Design Competition Process as follows:

- GANSW – Reviewed, provided comment and endorsed the Brief and Design Excellence Strategy.
- GANSW – Provided clarification on Competitive Design Process procedures.
- Probity Advisor – copied into all correspondence between the competitors and the Competition Process Manager regarding questions or requests for additional information.
- Probity Advisor – attended the Briefing Session, invited to attend the optional meetings with the QS and the Final Presentation dates, and were present for the Jury deliberations.

2.2. PARTICIPATING ARCHITECTURAL FIRMS

The six architectural firms that participated in the Competitive Design Process were:

- Architectus
- Ateliers Jean Nouvel (International)
- Bates Smart
- fjmt studio + SHARA
- PTW + Collins & Turner + March Studio
- Woods Bagot

All competitors participated in the Competitive Design Process.

2.3. JURY

The composition of the Jury was in accordance with the draft Government Architects Design Excellence Competition Guidelines. The Jury comprised a total of five (5) members in the following composition:

- Two (2) representatives with architectural/design experience nominated by the proponent;
- Two (2) members nominated by the City of Sydney including one (1) member who is a qualified heritage consultant; and
- One (1) member nominated by the GANSW.

The Jury consisted of the below individuals.

Table 1 – Competition Jurors

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Acting Government Architect
Bruce T Hennen (Proponent)	Registered Architect and Executive Director of Development, SC Capital
Lisa Maree Carrigan (Proponent)	Registered Architect and Director – Group GSA
Graham Jahn (CoS)	Registered Architect and Director of City Planning, Development and Transport – City of Sydney
Ken Maher (CoS Nominee)	Fellow and Architect - HASSELL + SDRP Member

All members of the Jury have extensive experience in architecture, urban design and development.

2.4. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the Competition and an assessment of schemes was undertaken on the final submissions. The technical advisors involved in the Competitive Design Process were those outlined in Table 2.

Table 2 – Technical Advisors

Name	Company	Consultant
Simon Gunasekara	Urbis	Competition Manager / Planner
Clare Brown	Urbis	Competition Manager / Planner
Phil Stephens	Altus Group	Quantity Surveyor
Julian Soper	ARUP	Building Services
Craig Leech	ARUP	Structural
Alex Rosenthal	ARUP	ESD
Scott Hampson	ARUP	Vertical Transport
Stephen Litsas	ARUP	Civil

2.5. CONSENT AUTHORITY OBSERVERS

The Competition and assessment were overseen by several observers who attended the Final Presentation dates. The following observers from the GANSW and City of Sydney Council were present at various stages of the Competition:

- Lee Hillam – Acting Director – Design Excellence - GANSW
- Rory Toomey – Principal Design Excellence - GANSW
- Anita Morandini – Design Excellence Manager – City of Sydney

2.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates for the Competitive Design Alternatives Process were as follows:

Table 3 – Key Dates of the Architectural Design Competition

Date	Milestone
2 November 2018	Commencement Date
5 November 2018	Briefing Session and Site Visit
14 December 2018	Final Submissions Lodgement Date
20 December 2018	Presentation Date Material Submission
7 - 21 January 2019	Technical Assessment by Proponent’s Technical Advisors
30 January 2019 and 31 January 2019	Presentation Date
19 February 2019	Notification to Competitors
11 March 2019	Competitor Feedback Provided
2 May 2019	Architectural Design Competition Report

3. ASSESSMENT OF FINAL SUBMISSIONS

3.1. OVERVIEW

Following the submission of the final competitive design 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 seven (7) days before the Final Presentation dates.

The technical advisors conducted a briefing to the Jury members, including an opportunity for questions in regard to the site and Brief requirements.

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 evaluated 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 evaluation areas are identified below:

1. Compliance with Design Brief
2. Compliance with Planning Brief
3. Compliance with Commercial Brief
4. Buildability

An evaluation 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 demonstrated a high level of compliance with the relevant planning controls. All schemes were accepted as generally fulfilling the submission requirements.

All schemes recognised the strategic importance of the site and its context, and the need to respond to both the commercial drivers of the Brief and the building's response to the public realm. Some schemes were assessed by the quantity surveyor as exceeding the project budget. Most schemes were generally compliant with the approved building envelope while some schemes did not conform to the required allocation of floor space above ground level.

Following the first stage of deliberations a decision was not reached with the Jury determining to seek additional information from one competitor in accordance with Section 4.15 of the Competition Brief. The decision to only seek further information from one competitor resulted from the need to resolve one element before the Jury were comfortable in awarding that scheme the winner of the competition. Much greater amendment and resolution was required of the other schemes at this point.

The competitor was given two weeks to provide further information after which the Jury reconvened on 18 February 2019 to finalise their deliberations. It was agreed that the additional information provided was sufficient for the Jury to move forward in determining a winner.

Following the determination of a winning scheme, the competition advisors and one member of the Jury provided additional feedback to the non-successful entrants.

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

3.2. ARCHITECTUS

The Architectus scheme proposed a highly resolved fluid glass tower form above a sculpted sandstone podium.

The general arrangement and character of the ground floor and podium was strong and the material qualities paid homage to the adjoining heritage buildings. The tower form was well resolved with regard to its contextual relationship to its city neighbours, particularly Qantas House. The positive ground plane experience was noted as a merit of the scheme, particularly the activation it proposed to the street frontage.

The general planning arrangement of each residential and hotel level was simple and clear while there was resolution needed with regard to hotel room widths and floor to ceiling heights.

The fluid design of the tower was noted by the Jury as having merit, however the flared awning above the podium was identified as a key planning risk as it breached the building envelope however this was also considered fundamental to the success of the design approach.

The Jury determined that resolution was needed with regard to the level of transparency of the tower and the resulting ESD performance, privacy and exposure issues. These were noted as being items that could impact the amenity of guests.

Figure 1 – Indicative Birds-eye Perspective of the Architectus



Source: Architectus (2018)

Figure 2 – Indicative Streetscape Perspective of the Architectus scheme



Source: Architectus (2018)

3.3. ATELIERS JEAN NOUVEL

AJN presented a direct and fresh approach to the vision for the design of the project and particularly for the experiential and atmospheric qualities of the hotel.

The scheme included a compelling top of tower experience with the ramp and viewing mezzanine providing a strong element. The dark space and large windows and view intensive design were considered to be memorable from a hotel experience perspective.

The operational aspects of the design were noted as being the best of the entries with regard to the split of services and guests. The thermal massing associated with the façade materiality was identified as a strong element of the scheme with regard to ESD.

The podium soffits were appreciated by the Jury however were not considered to be contextually sensitive.

While the tower design was definitive and unique in the landscape, there was concern regarding the extent to which the ambition of the material quality could be achieved, including the legibility of texture. The Jury also raised concern with regard to the buildability of the design due to the variation of window sizes across the entire façade and the relationship to the proposed building methodology.

Figure 3 – Indicative Birds Eye Perspective of the AJN scheme



Source: Ateliers Jean Nouvel (2018)

Figure 4 – Indicative Streetscape Perspective of the AJN scheme



Source: Ateliers Jean Nouvel (2018)

3.4. BATES SMART

The Bates Smart proposal was a thoughtful response to its urban context and the geometries of built form in this location. The overall façade response provided a form that was connected and relatable from the ground through to the tower. There was a clear and considered relationship to the street with a positive ground plane experience.

The subtlety in the façade detailing was well received, particularly the fluted fritted glass at the podium level that picked up the datums, rhythms and modulation of the adjoining buildings.

The planning strategy with the floor plates at the podium level was the most successful of all the schemes in providing for the commercial uses. This was further supported by the modular hotel room proposal which was deemed innovative and positive in principal.

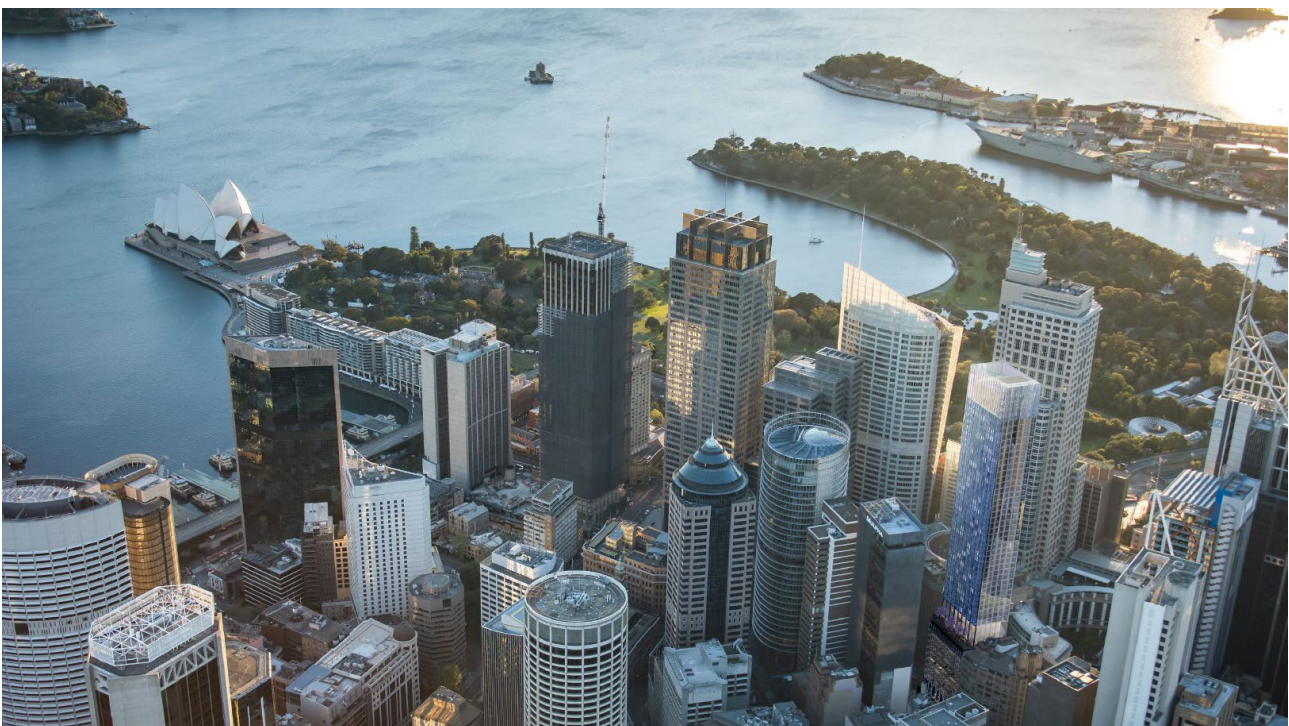
The presentation was used to describe the construction methodologies they had explored for the building and the facade in relation to containing costs. The facade has the potential to create a unique identity for the project with the story behind the jacaranda tree was positively viewed due to its ties to place.

The general arrangement of the hotel floors was well resolved, efficient and generally in accordance with the Brief.

While the façade proposition was considered positive, it was considered that further volumetric resolution to the corners with regard to the two façade types was needed.

The innovation behind the modular hotel rooms was supported, however it resulted in narrow rooms with conventional layouts that were considered less innovative. It was considered that there was a greater focus on the façade than on the functionality and planning housed behind the façade.

Figure 5 – Indicative Birds-eye Perspective of the Bates Smart scheme



Source: Bates Smart (2018)

Figure 6 – Indicative Ground Level Perspective of the Bates Smart scheme



Source: Bates Smart (2018)

3.5. FJMT + SHARA

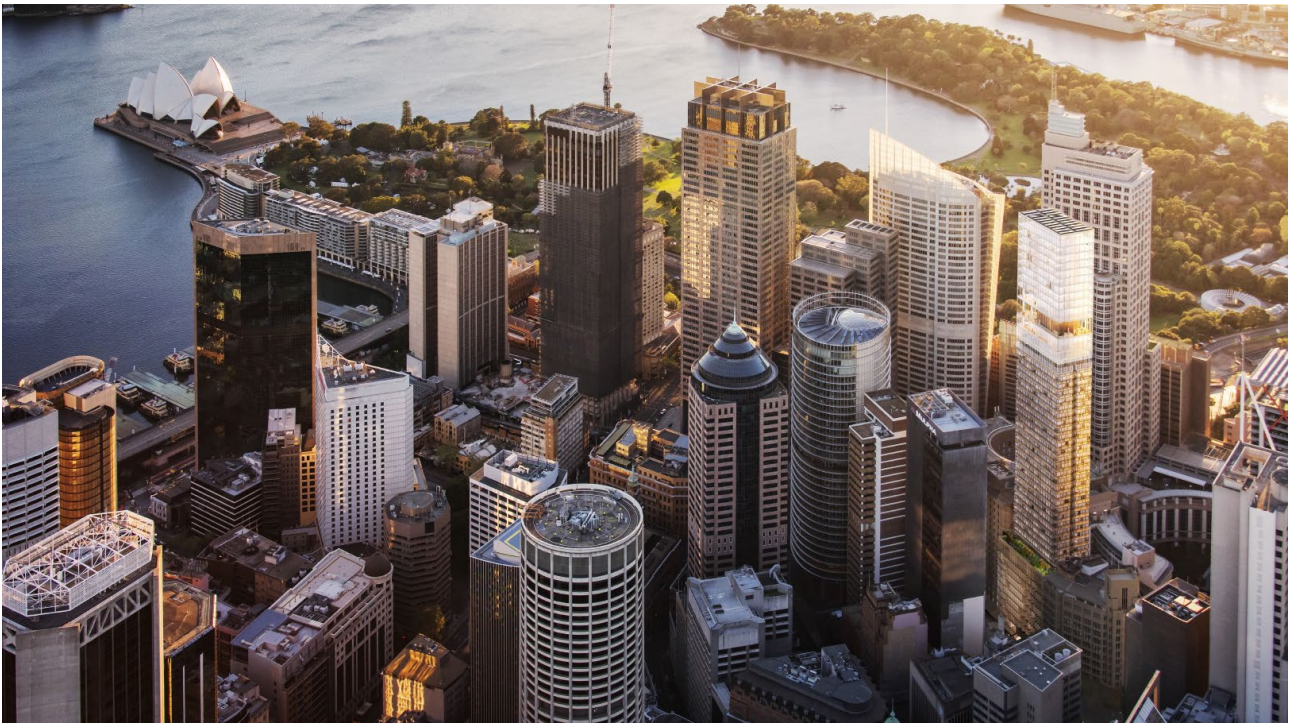
The fjmt + SHARA scheme proposal emerged from a close analysis of the site and its urban condition. The distinctive form of the podium facade was commended by the Jury for its relationship to the adjacent heritage facade and for its reading from the street, particularly with the CML Building. The awning treatment and continuation and height variations was a positive contextual response. The architectural expression was strong and clear and established two related but identifiably different architectural languages appropriate to the podium and tower.

The ESD outcomes of the proposal were considered positive however the transparent façade, particularly at the top of the tower was considered a disadvantage due to privacy and amenity as well as the level of drapes and proposed fretting of glass.

The general arrangement of typical floors was efficient and well resolved. Natural light and air to common circulation spaces was achieved on these typical floors.

The sky lobby was considered to produce some inflexibility in the planning of the hotel and its operation.

Figure 7 – Indicative Birds-eye Perspective fjmt + SHARA scheme



Source: fjmt studio + SHARA (2018)

Figure 8 – Indicative Ground Level Perspective of fjmt + SHARA scheme



Source: *fjmt studio + SHARA (2018)*

3.6. PTW + COLLINS & TURNER + MARCH STUDIO

The PTW, Collins and Turner and March Studio proposal presented a highly articulated façade that was very distinctive.

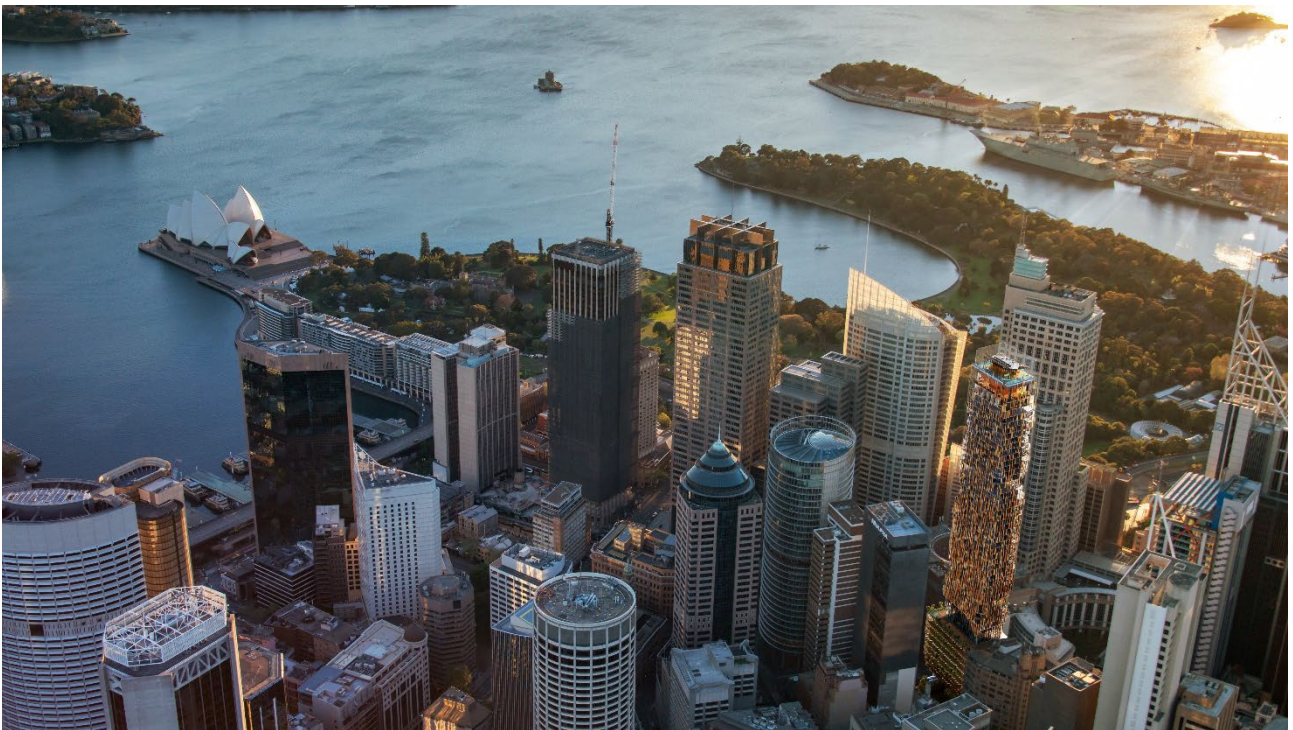
There were obvious merits to the shading elements across the entire façade resulting in the building being predominantly self-shading, contributed to by the landscaped elements. However, the complex geometry was deemed to challenge the contextual fit of the tower as well as its buildability and wind affectation.

The operational qualities of the hotel were well resolved and articulated in both the design report and final presentation.

The generous space at ground on Bligh Street was noted as a positive activation outcome but the Jury were unsure as to how this would be used in operation.

The experiential elements of the design were deemed most successful, particularly the evocative reference to nature with the Rooftop Rock Pool and the Emerald Pool/Grotto.

Figure 9 – Indicative Birds-eye Perspective of the PTW + Collins & Turner + March Studio scheme



Source: PTW + Collins & Turner + March Studio (2018)

Figure 10 – Indicative Ground Level Perspective of the PTW + Collins & Turner + March Studio scheme



Source: PTW + Collins & Turner + March Studio (2018)

3.7. WOODS BAGOT

The Woods Bagot proposal was considered to be superior with regard to its well-proportioned, crisp, rectilinear design that was elegant in its clear tower form and materiality. The two part podium was considered timeless. The scheme represented a highly developed vision for function and operation of the various components of the development, particularly the hotel experience which was innovative and reflected the needs of the modern traveler.

The ground plane was deemed the most impressive and delivered a usable and vibrant experience for both hotel and commercial visitors. This was aided by the port-cochere drop off experience that was unique when compared to the other schemes and provided an arrival destination akin to other hotels in this market.

The planting proposed, including green walls at podium level and planting to the tower that were developed in the design were considered to add great value to the commercial space as well as the hotel increasing the amenity and quality of these spaces.

The Jury appreciated the clarity of planning at the ground level including the outdoor rooms and boutique quality spaces, as well as the common space configuration and its ability to activate the majority of street frontage.

The general arrangement and planning of typical hotel levels was considered by the Panel to be well resolved. The Jury particularly commended the design of the common circulation which achieved good natural light and ventilation on typical floors.

Further information was sought from Woods Bagot to address the treatment of the Bligh Street podium. Following review of the additional information provided, the Jury were confident that the façade expression, verticality and depth contributed to the success of the scheme in being the most capable of achieving design excellence.

The facade has the potential to create a unique identity for the project, deliver an innovative hotel experience, meet amenity and environmental requirements by reducing summer heat loads and impacts created by wind. The interior spaces successfully reinforced and resolved the external expression of the building.

Figure 11 – Indicative Birds-eye Perspective of the Woods Bagot scheme



Source: Woods Bagot (2018)

Figure 12 – Indicative Ground Level Perspective of the Woods Bagot scheme



Source: Woods Bagot (2019)

4. JURY RECOMMENDATION

The Jury evaluated the design schemes for the Architectural Design Competition for the redevelopment of 4-6 Bligh Street, Sydney. Of the six design schemes presented, further information was sought from one team, seeking clarity on one specific element. Following submission of this information and further deliberation by the Jury, the Woods Bagot scheme was determined to be the most convincing response to the design, planning, 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 Woods Bagot scheme as the preferred scheme to progress to the development application (DA) phase. Understanding that the scheme will change as it is developed, the Jury made the following recommendations:

Recommendation to proceed with the Woods Bagot scheme, subject to design development.

1. Design elements strongly supported in the scheme, that must be retained in order to achieve Design Excellence:

- Each aspect of the design has a clear and strong diagram that underpins the architectural expression and contributes to the success of the overall design response.
- The singularity of the building materiality.
- The innovative functional response to the brief, including:
 - Wrap around luxuriant garden landscaping to the commercial floor space in the podium.
 - A lower level porte cochere which provides safe lobby drop off and servicing and allows the ground floor and public realm to be enhanced and maximised.
 - Precise geometry throughout for example as seen in the ground floor and the typical hotel floor and crisp podium and tower presentation.
 - Daylight access within the tower to lift lobbies and the podium by way of planted setbacks.
 - The lobbies and entry experience for both the hotel and commercial uses, including the below ground porte-cochere and open ground floor.
 - Western core location which assists with mitigating afternoon heat loads.
 - The purposeful stratification of the hotel uses to provide an early check-in destination on Level 11, allowing the primary front of house areas for the hotel to be at the top of the tower. This provides an experience of the views and amenity for the guest and access to the wider public that is commended.

2. Design development related to the following matters is required:

- Design integrity is to be maintained whilst managing project budget constraints.
- Design vision and integrity is to be maintained whilst acknowledging operational preferences of the identified hotel operator – noting the design brief was resolved and endorsed prior to identification of the hotel operator. The Jury supports the proposed arrangement of hotel facilities and functions and the envisaged experience of visiting the hotel as a particular strength of the proposal, which should be developed further in consultation with the hotel operator.
- There will be a need for adjustments in the location of floor space to ensure the scheme is compliant with the relevant planning controls. This needs to be undertaken as a holistic exercise throughout the whole building.
- Podium façade Approach 3 is supported due to the quality of the detail in the doubling of the vertical expression and the superior integration with the heritage buildings horizontal datums both at base and top. Consideration of a faceted window design should be explored.

3. Satisfactory resolution of the following:

- The detailing and coating of the copper or copper/bronze coloured facade panels is critically important to the success of the building's facade. Cladding is required to be durable with longevity. A painted finish panel is not acceptable.
 - The Jury acknowledged that one consideration could be an unfinished material that weathers over time. A least preferred option would be a silver finish.
- The Jury recommends marginal adjustment for increased room widths on a typical hotel floor. This could be accommodated by a marginally reduced dimension of the void. Increased room widths and decreased depths on the eastern face to keep within the planning envelope are to be resolved.
- The cantilevered balcony breaks the approved building envelope. The Jury do not consider this a critical element and supports its deletion.
- Minor inconsistencies between the architectural drawings and the structural drawings with regard to solid and open wall positions will require resolution through design development.
- Double sided lift access may not be necessary on the ground floor.
- Landscaping on the podium and awning should be selected based on an appropriate size and ability to withstand a windy environment. Awning landscaping will need agreement of the public landowner.
- The Jury notes the importance of the blades with respect to environmental performance whilst noting that these must maintain compliance with the building envelope.
- The eastern elevation must remain strong and proud in its expression while acknowledging solar gain.
- The arrival and port-cochere element was a positive outcome and is to be maintained whilst minimising the footprint of the ramp(s) (should one ramp be required).
- Traffic advice must be sought from qualified consultants and City of Sydney Council to determine whether a dual crossover is possible. If this is not suitable necessary adjustments should be made to make the necessary changes to accommodate a single vehicle entry point whilst maintaining the positive arrival and public domain outcomes.
- The above resolution incorporating any reduction in GFA to reflect the maximum permitted.

5. CONCLUSION

This report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 4-6 Bligh Street, Sydney.

The Competitive Design Process was undertaken in accordance with the approved Design Excellence Strategy for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the GANSW on 2 November 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 4-6 Bligh Street. The relevant provisions of the approved LEP Amendment, Sydney LEP 2012, site specific DCP, the *City of Sydney Competitive Design Policy 2012* and the *draft Government Architect's Design Excellence Guideless* have been considered throughout this Competition.
- The Competition was undertaken in accordance with Clause 6.21 of the Sydney LEP 2012 and the GANSW Guidelines. The submission of this report to the GANSW also satisfies the reporting requirements of Clause 3.5 of the *City of Sydney Competitive Design Policy 2012* and the requirements of the draft GANSW Design Excellence Guidelines.
- The Woods Bagot scheme was recommended by the Jury as the winning scheme of this Competitive Design Process. This scheme is to progress to the preparation of a detailed SSD DA for lodgement to the Department of Planning and Environment. The Jurors considered this scheme to the best in meeting the objectives of the Brief. It also achieved the highest result in terms of the relevant assessment criteria. The Jury's decision was unanimous in this regard.
- Subject to further refinement as outlined in Section 4, the winning scheme by Woods Bagot 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 Competitive Design Process and endorses the assessment and recommendations.

DISCLAIMER

This report is dated 2 May 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 One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust (**Instructing Party**) for the purpose of Architectural Design Competition 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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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A ARCHITECTURAL DESIGN COMPETITION BRIEF

URBIS

ARCHITECTURAL DESIGN COMPETITION BRIEF

4-6 BLIGH STREET, SYDNEY

2 NOVEMBER 2018
PREPARED FOR ONE INVESTMENT MANAGEMENT PTY LIMITED ATF RECAP IV MANAGEMENT
NO. 4 TRUST

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Clare Brown
Senior Consultant	Simon Gunasekara
Consultant	Chelsea Salagaras
Project Code	SA7483
Report Number	FINAL

COMPETITION DETAILS:

Item	Details
Site Address	4-6 Bligh Street, Sydney
Lot & DP	Lot 1 DP 134866; Lot 2 DP 134866; Lot 1 DP 919932 and Lot 1 DP 184770
Description of Development	Hotel and part commercial development with ground floor retail
Proponent	Recap IV Operations. No 4 Pty Ltd
Contact Name & Title	Simon Gunasekara (Urbis)
Phone	02 8233 7698
Email	sgunasekara@urbis.com.au
Site Owner	One Investment Management Pty Limited ATF One Recap IV Management No. 4

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ADDITIONAL INFORMATION

Reference	File Name	Prepared by	Description
Attachment A	Original Planning Proposal	Architectus	Architectus Planning Proposal provide as background information. Note – that changes occurred following the Gateway Determination. Refer to Attachment B for the most recent provisions of the Planning Proposal.
Attachment B	Exhibited Planning Proposal	City of Sydney	Exhibited Planning Proposal including: <ul style="list-style-type: none"> • Site specific Development Control Plan
Attachment C	Gateway Determination	Department of Planning and Environment	Including the alteration to the Gateway Determination
Attachment D	Secretary's Environmental Planning Requirements	Department of Planning and Environment	Requirements to be addressed in the future development application. Provided for information purposes only.
Attachment E	Title Certificate & Deposited Plan	LSR	To assist competition entrants in preparing their scheme.
Attachment F	Survey Plan	CMS Surveyors Ltd	Detailed survey of the site. Plan of Consolidation Transport for NSW Survey plans and Sydney Metro Rail Tunnel Cross Section
Attachment G	Preliminary Site Investigation	Coffey	To assist competition entrants in preparing their scheme.
Attachment H	Statement of Heritage Impact	GBA Heritage	To assist competition entrants in preparing their scheme.
Attachment I	Stage 1 Geotechnical Desktop Study and Rail Impact Statement	Coffey	To assist competition entrants in preparing their scheme.
Attachment J	Operational Waste Management Plan	Foresight Environmental	To assist competition entrants in preparing their scheme.
Attachment K	Building Services Brief	ARUP	To assist competition entrants in preparing their scheme.
Attachment L	Summary of Key Planning Controls	Urbis	To assist competition entrants in preparing their scheme.

Reference	File Name	Prepared by	Description
Attachment M	Assessment Criteria Checklist	Urbis	The criteria the Jury will use to determine the Competition and the proportionate weight given to each criterion.
Attachment N	Selected View Points	Proponent	Details the prescribed locations for perspective images.
Attachment O	Standard Area Schedule	Proponent	Detailing standard areas for the Proposal.
Attachment P	Cost Summary Template	Altus Group	Cost Summary Template to be completed by all competitors and returned with the final submission.
Attachment Q	Surrounding Digital Context City of Sydney Model and Model Specification	City of Sydney	Refer to digital file – IDE Model. Specifications for Development Applications requiring 3D CAD Models.

1. INTRODUCTION

1.1. OVERVIEW

An Architectural Design Competition (Competitive Process) will be undertaken for the redevelopment of 4-6 Bligh Street, Sydney (the site). This Competition Brief (the Brief) has been prepared on behalf of Recap IV Operations. No 4 Pty Ltd (the Proponent).

The site is currently occupied by a 17 storey commercial office building with ground floor retail known as “Bligh House” completed in 1964. The purpose of the Competitive Process is to select the highest quality architectural, urban design and landscape design solution for the redevelopment of the site.

The Proponent is seeking to transform the site into a vibrant destination that responds to the iconic location and supports Sydney’s future as a green, global and connected city.

The purpose of this Competitive Process is to deliver a high quality mixed-use hotel and commercial office building with ground floor retail uses in Central Sydney. The development is expected to deliver a leading luxury lifestyle hotel in Sydney, with high quality commercial office floor space within the buildings podium levels. This is to be complimented by inviting common spaces, sophisticated high-energy food and beverage options that are accessible to both hotel patrons and take advantage of central location of the site.

Under clause 6.21(7)(b) of Sydney Local Environmental Plan 2012 (Sydney LEP 2012) development may seek up to an additional 10% floor space as a result of undertaking a competitive design process.

The competitive design process must be undertaken in accordance with the City of Sydney Competitive Design Policy 2013, as supplemented by the endorsed Design Excellence Strategy.

Specifically, this Competitive Process aims to provide a future building on the site which:

- Creates the highest quality architectural, urban design and landscape design solution that is capable of achieving design excellence as defined in clause 6.21(4) of the *SLEP 2012*.
- Adheres to the design parameters included in the approved Planning Proposal, including building height limit, setbacks and Energy Efficiency NABERS ratings.
- Produces a well-designed, contemporary mixed-use design solution for the Sydney CBD skyline.
- Provides a design solution which achieves a positive relationship between the heritage context, the commercial podium and the hotel tower.
- Provides a building that responds to the existing character and reflects the future character of the area. Noting that the site is surrounded by local and State listed heritage items.
- Facilitates the provision of a high quality mixed-use hotel and commercial building with ground floor retail in Central Sydney that responds to its context.
- Provides a very high quality, external identity and façade treatment to the hotel, consistent with other high-quality hotels in Sydney CBD and globally.
- Creates a very high-quality internal amenity, functionality and identity to the proposed hotel component that is consistent with a ‘luxury lifestyle’ hotel brand positioning.
- Positively contributes to the streetscape via ground level activation and further enhances the locale with a rooftop restaurant and bar providing iconic postcard views.
- Embodies the ‘work, stay, and play’ philosophy of global cities through seamless and complementary integration of hotel, office, recreation, food and beverage uses.
- Achieves a high level of sustainability with environmental initiatives to be developed as part of the State Significant Development, Development Application (SSD DA); and
- Complies with the planning, design and commercial objectives contained within this Competitive Process Brief.

The Competitive Process is to be undertaken in accordance with the provisions of clause 6.21 of the *Sydney LEP 2012*, the site-specific Development Control Plan for 4-6 Bligh Street, and the *City of Sydney Competitive Design Policy*.

1.2. PLANNING PROPOSAL

As background to this design competition it is critical to describe the planning proposal that has been the forerunner in the ongoing development of the site.

In October 2017, a Rezoning Review Request was lodged and referred to the Planning Assessment Commission (PAC) (now Independent Planning Commission (IPC)). This pathway was pursued as the estimated value of the hotel component of the proposed future development was over \$100 million and would therefore be categorised as State Significant Development (SSD) under State Environmental Planning Policy (State and Regional Development) (SEPP SRD). It was also pursued as Council deemed the planning proposal was premature and did not support the preparation of a planning proposal as the Central Sydney Planning Strategy and associated planning proposal had not received gateway determination nor was the Central Sydney planning proposal on public exhibition.

The Planning proposal seeks to amend the existing planning controls to enable the following:

- A maximum floor space ratio (FSR) of 22:1

The amendment to the LEP has been written as follows:

4) A building on land to which this clause applies is eligible for an amount of additional site specific floor space:

a) to a maximum floor space ratio of 20:1 excluding any floor space awarded as a result of design excellence under Clause 6.21(7);

b) to a maximum floor space ratio of 21.2:1 for all floor space above ground level including any awarded as a result of design excellence under Clause 6.21(7);

c) to a maximum floor space ratio of 22:1, if additional floor space is awarded as a result of design excellence under Clause 6.21(7);

- A site-specific clause will be included in SLEP 2012, which will set the objectives and controls of the proposed development in line with the relevant FSR, height of buildings and ESD provisions.
- A site-specific Development Control Plan has been prepared alongside this proposed amendments.

On 1 December 2017, a Rezoning Review was undertaken by the PAC. It concluded that the proposal should be submitted for Gateway Determination as the planning proposal demonstrated strategic merit and site-specific planning merit. However, the recommendation noted the following:

(a) The proponent is to demonstrate how the additional FSR is to be accommodated or how the maximum should be reduced to reflect what is achievable;

(b) The strategic merit of the proposal is intrinsically linked to the proposed development of hotel accommodation and modern office space; and also intrinsically dependent on the provision of infrastructure funding and satisfactory arrangements are required for the proposal to progress to finalisation; and

(c) Refinements will be required to fully characterise the potential impacts of the development, which can be finalised as part of the detailed review of the planning proposal.

(d) The Department of Planning and Environment (DPE) issued a letter giving the Council the opportunity to be the relevant planning authority to prepare a planning proposal for Gateway Determination. The Council accepted this role in February 2018.

The original Planning Proposal was accompanied by an Offer of Public Benefit that has since been negotiated and formalised into a Voluntary Planning Agreement (VPA) between the Proponent and the City of Sydney. This Planning Agreement relates to the provision of the following:

- Monetary Contribution – Affordable Housing
- Monetary Contribution – Central Sydney Infrastructure

- Environmental Excellence Initiatives for both the Commercial/Office and Hotel Components of the development. (These commitments are detailed in Section 3.2.13.

It is noted that the VPA has also been registered on title to cement this commitment.

The Council prepared a planning proposal which addresses the PAC's recommendation. The planning proposal seeks to amend SLEP 2012 and is accompanied by proposed amendments to SDCP 2012. The revised planning proposal was submitted to the DPE on 26 June 2018 and placed on public exhibition on 24 July 2018.

The final planning proposal and accompanying VPA is to be reported to the City of Sydney's Transport, Heritage and Planning Committee Meeting on 12 November 2018, the Central Sydney Planning Committee CSPC on 15 November 2018 and the Council meeting on 19 November 2018. It is expected formal resolution and endorsement is to be made in these meetings for the Planning Proposal to be forwarded to the Department of Planning and Environment for finalisation and gazettal by Parliamentary Counsel.

1.3. THE SITE

The site is known as 4-6 Bligh Street, Sydney and is legally described as Lot 1 DP 1244245.

The site has a total frontage to Bligh Street of 38m and a depth of 32m resulting in a total area of 1,218m² (**Figure 1**).

It is noted that a plan of consolidation has been submitted to the NSW Land Registry Service and to consolidate the legal reference of the site.

The locality surrounding the site is characterised by a mix of commercial office and hotel land uses with ground floor retail in the form of shops, restaurants and cafes. The built form varies in height (mid to high-rise), period and architectural style. Adjoining development to the north, south and east is built to the sites boundary.

Figure 1 – Site Location



Source: PSMA Australia

1.4. THE PROPONENT

The site owner is One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust while the Proponent of this Competitive Process is Recap IV Operations No. 4 Pty Ltd. The Proponent has invited six (6) architectural firms to participate in the Competitive Process and this group are known as the 'Competitors'.

1.5. THE ARCHITECTURAL DESIGN COMPETITION BRIEF

This Architectural Design Competition Brief (the 'Brief') sets out the basis for participation, the responsibilities of the Proponent and Jury, the role of the NSW Government Architects Office (GANSW) and the Competitive Process procedures.

Competition entries are to ensure they are prepared in strict accordance with the parameters set by the Planning Proposal, VPA and amendments to Sydney DCP 2012.

This Brief is accompanied by reference material which aims to assist Competitors in preparing their submissions. As required by the City of Sydney's Competitive Design Policy, adopted 9 December 2013, the GANSW has reviewed this brief (in consultation with the City of Sydney) and endorsed the Competitive Process on 2 November 2018.

The outcome of this Competitive Process does not fetter the decision of the Consent Authority in the determination of any subsequent DA submissions for this project. The Consent Authority will not form part of the Jury; however, a representative(s) from the Consent Authority will act as an impartial observer to the Competitive Process.

Consistency with the Planning Controls

Note: Nothing in this Brief approves a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs), *Sydney Local Environmental Plan 2012* (SLEP 2012), site-specific Development Control Plan for 4-6 Bligh Street controls. Where there is any inconsistency between this Brief and the relevant statutory planning controls, the relevant SEPPS, LEP and DCP will prevail.

1.6. COMPETITIVE PROCESS MANAGER

Urbis has prepared this Brief as the Proponent's planning consultant and the Manager of this Competitive Process. All communications and enquiries related to this Competitive Process should be issued in writing to:

Simon Gunasekara

Senior Consultant, Urbis

Level 23, Darling Park Tower 2

201 Sussex Street

Sydney NSW 2000

Email: sgunasekara@urbis.com.au

1.7. CONSENT AUTHORITY

State Environmental Planning Policy (State and Regional Development) 2011 (SEPP State and Regional Development) Schedule 1, clause 13(2)(a) relating to 'Cultural, recreation and tourist facilities' details that development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that has a capital investment value of more than \$100 million is considered State significant development.

The site is located within the City of Sydney local government area (LGA). The Consent Authority will be the Minister for Planning with delegative powers to the Department of Planning and Environment (DPE) as the capital investment value (CIV) is over \$100 million for the hotel component of the development.

1.8. KEY DATES

The Competitive Process will run over an approximate six (6) week period from commencement date to the final submissions lodgement date. Key dates for this Competitive Process are as follows:

Table 1 – Competitive Process Timetable

Date	Milestone
2 November 2018	<p>Commencement Date</p> <ul style="list-style-type: none"> Competitive Process begins. Brief issued to invited Competitors.
5 November 2018	<p>Competitive Process Briefing Date</p> <ul style="list-style-type: none"> Formal briefing to all Competitors to answer any questions or queries. Briefing session will be held at the Urbis office located at: <i>Level 23, Tower 2 201 Sussex Street, Sydney NSW, 2000</i> A site visit will follow.
14 December 2018	<p>Final Submission Lodgement Date</p> <ul style="list-style-type: none"> Competitors to submit Final Submissions (hard and electronic copies) to the Competitive Process Manager by 5:00pm AEST. The final competition submissions will be issued in hard and electronic copy in the week of 7 January 2019 to the Jury and Technical Advisors for review and assessment. The Final Competition Submissions will be kept secure by the Competition Manager until issue to the Jury.
20 December 2018	<p>Presentation Date Material Submission</p> <p>PowerPoint presentation to be submitted to the Competitive Process Manager via email by 5.00pm for audit prior to Presentation Date. No later than 24 hours prior to the Presentation Date, the Competitive Process Manager will request Competitors to delete any additional content.</p>
22 January 2019	<p>Technical Assessment by Proponent’s Technical Advisors</p> <ul style="list-style-type: none"> Technical Advisor’s reports are to be submitted to the Competition Manager for distribution to Jury prior to Presentation Date. Quantity surveyor reports sent to Competitors and GANSW.
30 and 31 January 2019	<p>Presentation Date</p> <ul style="list-style-type: none"> Competitors present their Final Submission to the Jury. Presentations to be held at Urbis’ offices (address provided above). The schedule of the presentations will be provided directly to the Competitors.
Within 14 days of Presentation Date	<p>Decision Date</p>

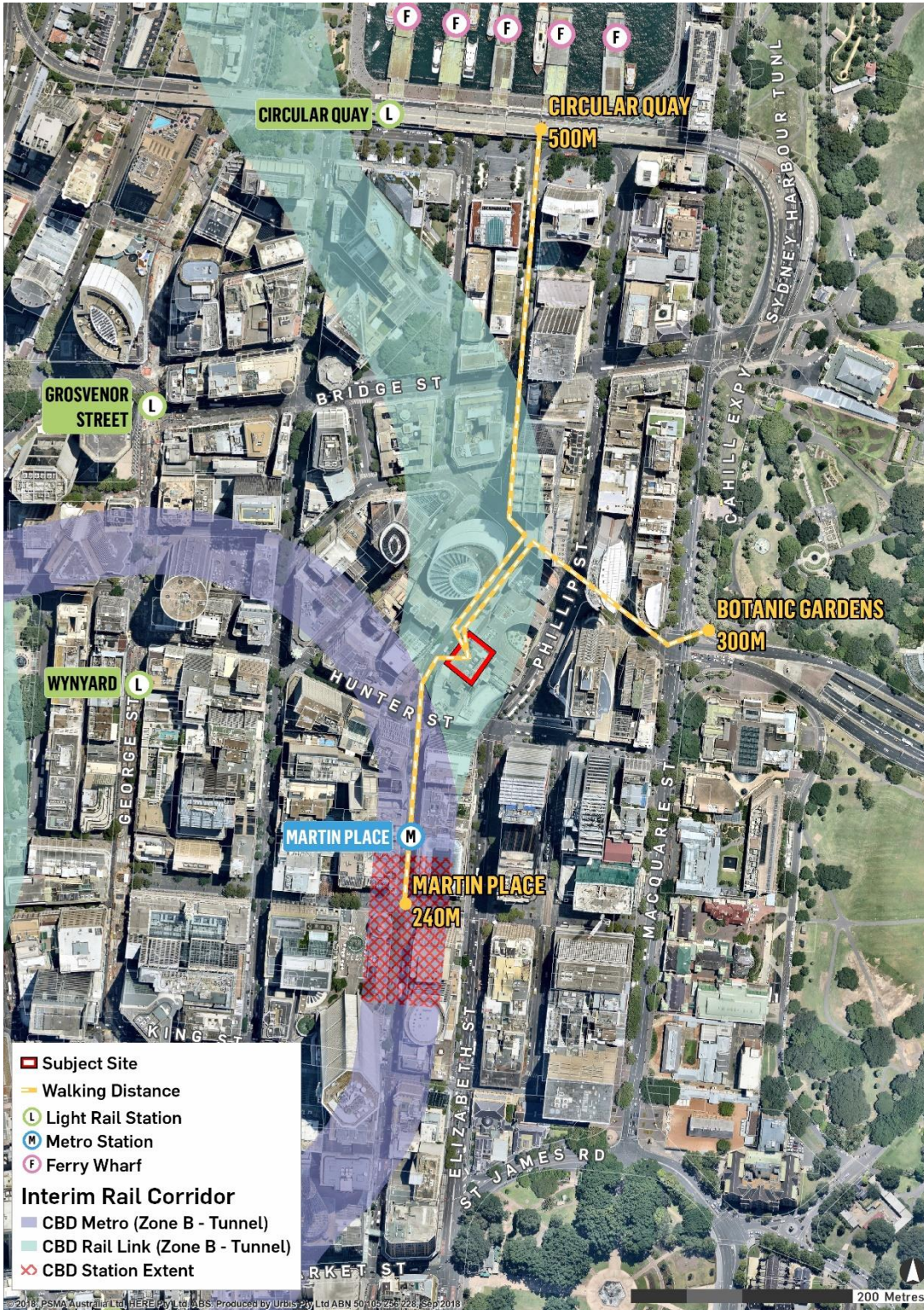
	<ul style="list-style-type: none"> • Date by which submissions are evaluated by the Jury with a recommendation made to the GANSW and Proponent for formal appointment of the successful Competitor.
Within 14 days of Decision Date	<p>Architectural Design Competition Report</p> <ul style="list-style-type: none"> • Date by which the Architectural Design Competition report is prepared by the Proponent is to be issued to the GANSW.
Within 7 days of Finalisation of the Competition Report	<p>Notification to Competitors</p> <p>Date by which all Competitors will be notified in writing of the Decision.</p>

2. SITE DESCRIPTION

2.1. LOCATION

The site is located 200 metres north of Martin Place, 470 metres south of Circular Quay and 200 metres south-west of the Royal Botanic Gardens. The site is located in the Sydney Central Business District.

Figure 2 – Site Location



Source: Urbis Pty Ltd

The site occupies a strategic position within the Sydney CBD which is Australia's global city centre, providing employment, housing and entertainment in close proximity to services and transport connections.

The site is approximately 200 metres walking distance to Martin Place Station, approximately 450 metres walking distance to Wynyard Station, and approximately 500 metres to Circular Quay transport interchange. Bus stops are conveniently located along Pitt, Elizabeth and Macquarie streets, providing access to Sydney's eastern, northern and inner suburbs.

2.2. PRECINCT HISTORY

The precinct is characterised by a layered development history progressing throughout most of the twentieth century, as represented by a mix of commercial developments in a variety of architectural types and scales. This includes a number of multi storey high rise towers built as stand-alone developments, or as additions to earlier buildings, in the latter half of the 20th century and early years of the 21st century.

The name Bligh Street commemorates Captain William Bligh, Captain-General and Governor-in-Chief of New South Wales and its dependencies, 28 September 1806 to 25 January, 1808. In 1808, he was unlawfully removed from office by officers of the NSW Corps in what became known as the Rum Rebellion. Bligh Street was formerly known as Spring Row, Bell Row and Little Chapel Row, the latter two because it was at Richard Johnson Square at the street's southern end that first fleet colonial chaplain Reverend Richard Johnson erected Sydney's first church. Bligh Street was one of a number of streets re-named by Governor Macquarie in 1810.

2.3. EXISTING DEVELOPMENT

The site is currently occupied by a vacant 17 storey commercial office building with ground floor retail known as "Bligh House". Bligh house comprises a 17-storey tower inclusive of a three-storey podium with the podium levels built to the Bligh Street alignment and the tower setback from the street frontage. **Figure 3** provide images of the built form.

Bligh House was constructed in 1964 as part of the post-World War II development boom in the Sydney CBD. Upon its completion it was the eighth tallest skyscraper in Sydney rising to 73.15 metres. The building was designed by Peddle Thorp and Walker (PTW), a local Sydney architectural firm that developed a reputation in 1960 to 1970's for their high-rise commercial buildings. Most recently, the building was utilised as government office space.

Figure 3 – Existing Built Form



Source: Urbis Pty Ltd

2.4. SURROUNDING DEVELOPMENT

The buildings immediately surrounding the site are all identified as State or locally listed heritage items under the State Heritage Register or Sydney LEP 2012. This area of the Sydney CBD is generally characterised by commercial office development, with retailers, cafes, bars and restaurants dispersed throughout.

The site is bound by existing development to the north, south and east with Bligh Street the immediate frontage and boundary to the west. The following development surrounds the site:

- To the immediate south-east of the site, is 'One Chifley Square' a 16-level office building including three levels of retail and three levels of car parking.
- To the south of the site, with frontage to Bligh Street at 66 Hunter Street, is the 'City Mutual Building', a 12-storey Art-Deco office block, completed in 1936 with basement level parking for 21 cars and sub-basement storage space.
- Adjoining the site to the north, with frontage to Bligh Street at 61-101 Phillip Street is the Sofitel Wentworth Sydney a 19-storey hotel built in 1966. The hotel has 436 hotel rooms and 46 suites on levels 3 to 19. The building includes the Wentworth Connection retail arcade with three levels of bars, shops, restaurants, function rooms, 8 meeting rooms and hotel reception. There is basement car parking for 175 cars. Formerly called the Rydges Wentworth Hotel and before that Sheraton Wentworth Hotel.
- On the western side of Bligh Street is the 31-storey Bligh Chambers comprising offices, the 4-storey 31 Bligh Street comprising offices, the 29 storey 6 O'Connell Street comprising offices and 33 Bligh Street the 'Bligh Street tunnelling support site' for the Sydney Metro City and Southwest new metro network.

Figure 4 – The Locality



Picture 1 – Former 'Qantas House' (1 Chifley Square)



Picture 2 – Former NSW Club Building (31 Bligh Street)



Picture 3 – Former 'City Mutual Life Assurance' (10 Bligh Street)



Picture 4 – Sofitel Wentworth Hotel

2.5. SITE CHARACTERISTICS

2.5.1. Site Area

The site has a frontage to Bligh Street of approximately 38m and an approximate depth of 32m resulting in a total area of 1,218m² (**Figure 1**).

2.5.1. Services

The site is currently connected to all necessary services including water, gas, electricity, communications and sewer.

A Building Services Report prepared as part of the Planning Proposal (July 2018, ARUP) detailed that;

“Electricity, communications, mains water and waste water, and gas are present in the immediate vicinity of the site. There are no Authorities easements running through the site...Based on a desktop review of the available data, site inspection and initial services demand calculations it is determined that the existing utilities services infrastructure will require alterations to serve the proposed development”.

2.5.2. Topography

The site is relatively flat, with a slight slope in a north-south direction. The site contains no vegetation.

A site survey is provided at **Attachment F**.

2.5.3. Flooding

Civil advice relating to flooding accompanying a current Planning Proposal for the site identified that the site is not affected by the 100-year Average Recurrence Interval (ARI) flooding event and flood depths within the Probable Maximum Flood (PMF) flooding event do not exceed the kerb line.

2.5.4. Contamination and Acid Sulfate Soils

Given the historical use of the site, it is not expected that there will be any contamination present. Likewise, whilst class 5 acid sulfate soils have been mapped in SLEP 2012, The Sydney Harbour 1:25,000 Acid Sulfate Soils Risk Map indicates that there is no known occurrence of Acid Sulfate Soils in the locality.

A Preliminary Site Investigation has been prepared and confirms that the site can be made suitable for the proposed use based on minimal access to soils in accordance with SEPP 55. Any future development application will be required to undertake a Detailed Site Investigation.

A copy of the Preliminary Site Investigations prepared by Coffey is at **Attachment G**.

2.5.5. Geotechnical

A Stage 1 Geotechnical Desktop Study and Rail Impact Statement was prepared in support of the Planning Proposal. A detailed study will be undertaken to address the proposed development and will be submitted as part of the SSD DA. This study will also analyse the potential impacts on the metro rail corridor and associated structures relating to the location.

A copy of the Stage 1 Geotechnical Desktop Study and Rail Impact Statement prepared by Coffey is at **Attachment I**. The report details the following key findings from the Geological Desktop Study undertaken as part of the report:

- Rock generally occurs at shallow depths across the site (typically within 4 metres of the surface). It is overlain by fill comprising sandy gravel and gravelly sand which contains some rubbles and fragments and covered by pavement of floor slab.

The report indicates that development is feasible from a geotechnical perspective. Careful consideration is required for the potential impact on the Sydney Metro tunnel, which is programmed to be constructed prior to the proposed development. It is unlikely that the development will impose significant engineering challenges to the rail tunnel. At present, the slab of basement level 4 does not sit within the zone of influence. Survey Plans and a Sydney Metro Rail Tunnel Cross Section have been provided at **Attachment F**.

Further investigation and detailed assessment should be required as part of any future detailed DA for the redevelopment of the site.

2.5.6. Existing Site Access

Vehicle access to the site is currently provided directly off Bligh Street via a single 2.6m wide driveway. Vehicle access is currently restricted by a security gate under one-lane, two way access arrangements. The existing driveway provides direct access to the basement car park, containing 21 car parking spaces.

Figure 5 – Existing Site Access



Source: Urbis Pty Ltd

2.5.7. Heritage

A Statement of Heritage Impact was prepared for the Planning Proposal by GBA Heritage and is provided at **Attachment H**. The report recommends that any future development of the site observe the sensitive heritage nature of all adjacent buildings and the need to minimise any adverse impacts on their architectural character and streetscape presence.

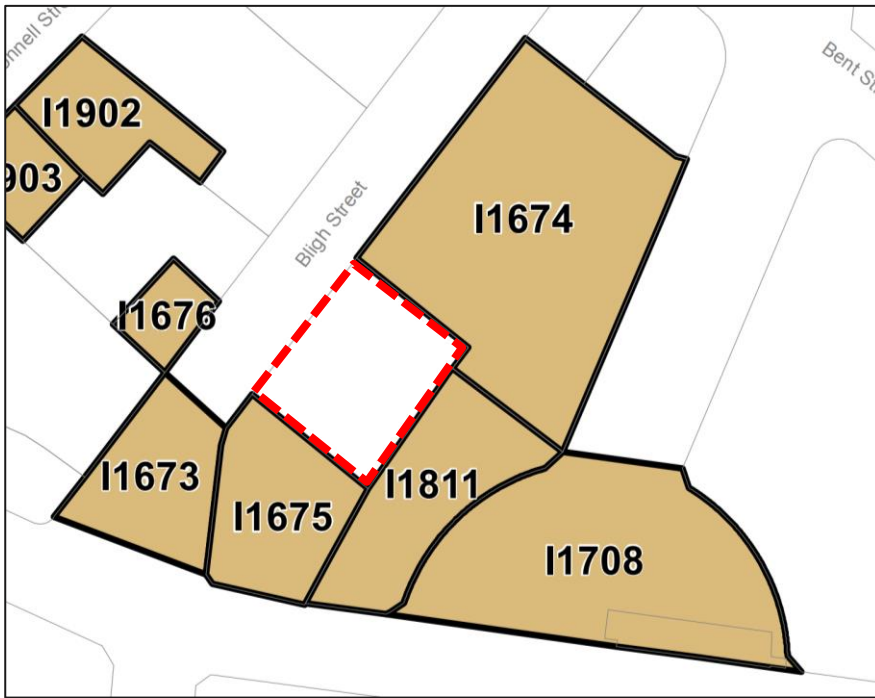
The site is not classified as a heritage item, nor is it located within a heritage conservation area under SLEP 2012.

The buildings immediately surrounding the site are identified as State or locally listed heritage items under the State Heritage Register or SLEP 2012.

The heritage items are identified in Figure 2 below and include:

1. North – Item 1674 – Wentworth Hotel (including interiors) – 2 Bligh Street and 61-101 Phillip Street – Local listing
2. South – Item 1675 – Former “City Mutual Life Assurance” Building (including interiors) – 10 Bligh Street – State listing
3. East – Item 1811 – Former Qantas House (including interiors) – 68-96 Hunter Street – State listing
4. East – Item 1708 – Chifley Square – Local Listing
5. South-west – Item 1673 – Richard Johnson Square including monument and plinth – Bligh Street – Local listing
6. North-west – Item 1676 – Former “NSW Club” building (including interiors) – 31 Bligh Street – State listing
7. North-east – Item 1902 – Former “Manufacturers House” including interiors – 12-14 O’Connell Street – Local Listing

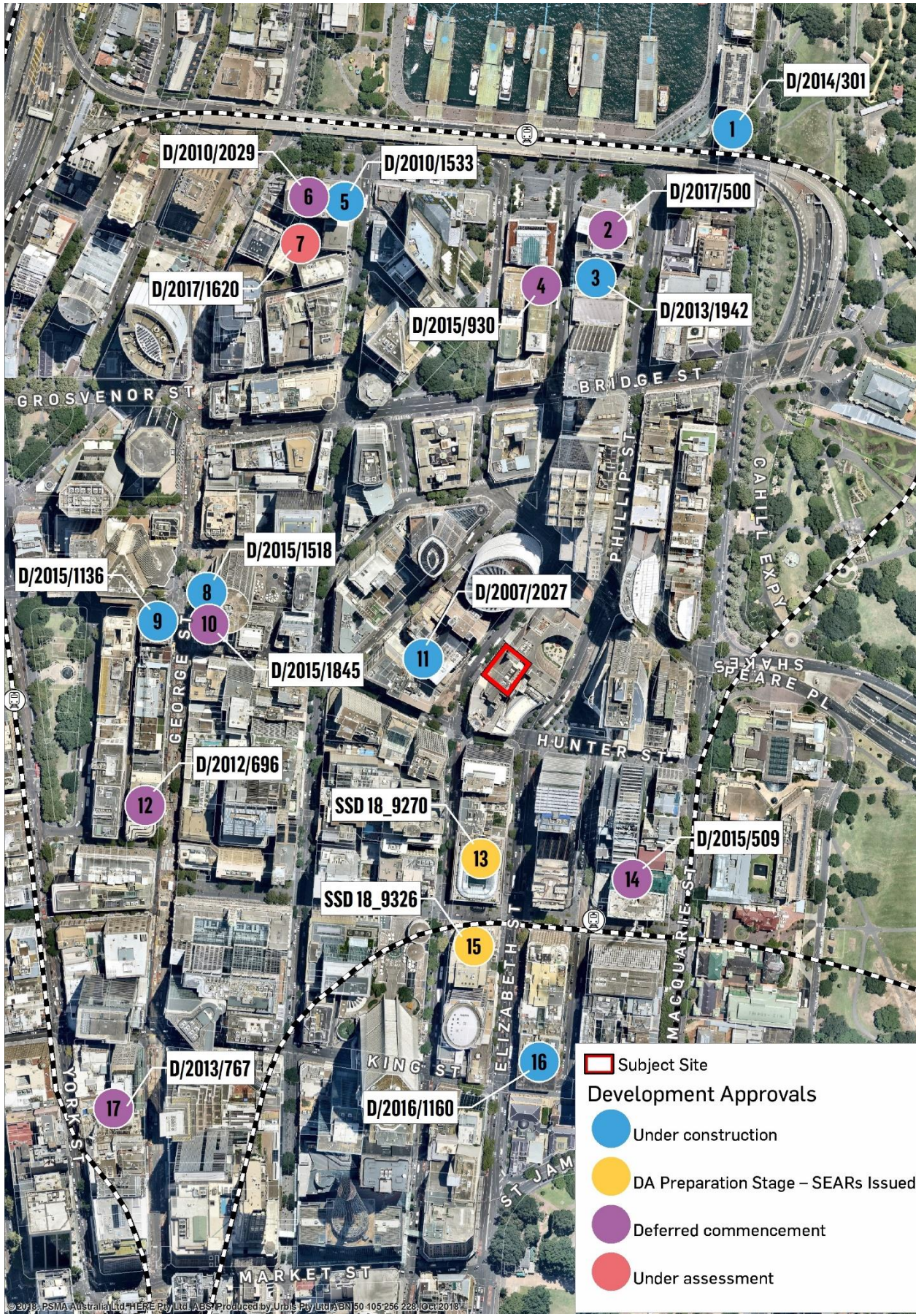
Figure 6 – Extract from Sydney LEP 2012 – Heritage Map 14



2.6. FUTURE CONTEXT

Table 2 provides a summary of recent Development Applications approved, under assessment and under construction detailing the planned changes to the context of the site and its locality. Figure 7 below identifies where these sites are in relation to the subject site.

Figure 7 – Recent Development Approvals



Source: Urbis

Table 2 – Recent Development Applications

Ref	Address	DA Number	Description	Status
1	71-79 Macquarie Street, Circular Quay	D/2014/301	Bulk excavation and erection of 20 storey mixed use development including a through site link from East Circular Quay to Macquarie Street and a colonnade to East Circular Quay. The building comprises of 109 residential/serviced apartments, associated communal areas and facilities, retail tenancies, 6 basement levels accommodating 103 car parking spaces and public domain improvement works.	Under construction
2	33 Alfred Street	D/2017/500	Internal and external refurbishment of the existing commercial office tower known as the 'AMP Building' including new ground level retail tenancies, end-of-trip facilities and nominated signage zones.	Deferred commencement
3	Young and Loftus Street (AMP)	D/2013/1942	Stage 1 Development Application for the redevelopment of the AMP Circular Quay Precinct. The proposal seeks approval for a mixed use development comprising a number of building envelopes for the precinct. The proposal includes and design parameters for the future development and use of the precinct and redistribution of floor space across the Young and Loftus Street block and Bridge and Alfred Street block.	Under construction
4	5010 Loftus Lane, 2-10 Loftus Street, 16-20 Loftus Street, 15-17 Young Street, 9-13 Young Street	D/2015/930	Stage 2 DA - Young and Loftus Street Precinct: Demolition of existing building and basement structures on each subject site, associated site remediation and excavation works, construction of 3 new mixed use buildings (Building A, B and C) between 9 and 13 storeys, construction of an integrated five level basement beneath Buildings B, C and Loftus Lane (including parking and loading areas, building services, storage and waste areas) and landscaping and public domain works to Loftus Lane and surrounds. The application is Integrated Development requiring approval from the NSW Office of Water under the Water Management Act 2000.	Deferred commencement
5	1 Alfred Street	D/2010/1533	Stage 1 DA (Integrated DA). The works include demolition of existing office building and a new building envelope for a 30 storey mixed use development with five levels of basement parking.	Under construction

Ref	Address	DA Number	Description	Status
6	1 Alfred Street	D/2010/2029	Integrated Development Application for demolition of the existing building, excavation of 8 basement levels & construction of 2 new mixed-use buildings of 15 and 55 storeys, to accommodate 197 apartments, 924m2 of retail/commercial floor space, 279 car parking spaces and public domain improvement works.	Deferred commencement
7	174-176A George Street, 178-186 George Street, 178A George Street, 33-35 Pitt Street, 200A George Street	D/2017/1620	Demolition of Jacksons on George building, construction of new 55 level commercial tower and podium building with 4 basement levels comprising commercial premises, a new building on the Jacksons on George site for use as food and drink premises, a public cycle facility and public domain improvements including a new public plaza on George street new lanes and a new plaza at the lanes level.	Under assessment
8	280-288 George Street	D/2015/1518	Stage 1 DA for a 27-storey building envelope with lower ground and two basement floor levels. Indicative land uses include retail premises on lower ground, ground and first floors and hotel accommodation on the storeys above, and basement loading dock, parking and building services.	Under construction
9	275-281 George Street	D/2015/1136	Demolition of existing building and construction of a 15 storey commercial building including two basement levels and one lower ground level, comprising plant and end of journey facilities within the basement levels, retail uses between the lower ground and first floor and commercial office space above.	Under construction
10	280-288 George Street	D/2015/1845	Stage 2 Development Application for demolition of the existing building and construction of a 26-storey mixed use building, including 3 levels of retail uses, hotel accommodation with 194 rooms and ancillary licensed bar, gymnasium, swimming pool and lobbies, 2 basement levels with loading dock, plant and service areas, and 2 rooftop plant room levels.	Deferred commencement
11	20-26 O'Connell Street	D/2007/2027	Demolition of the existing commercial building and construction of a 205m tall commercial building comprising: 28,023 sqm of floorspace; through site pedestrian link between Bligh and O'Connell Street; basement car parking for 41 cars; and ground level retail space. Building also	Under construction

Ref	Address	DA Number	Description	Status
			fronts 33 - 35 Bligh Street, known as 'Kindersley House'.	
12	331-339 George Street	D/2012/696	Demolition of existing buildings at No. 333 and 331 George Street and construction of a 19 storey commercial building comprising ground level retail, basement parking and building name signage.	Deferred commencement
13	50 Martin Place, (North Site)	SSD 18_9270	Stage 2 application for: <ul style="list-style-type: none"> - design, construction and operation of a new 40+ storey commercial OSD tower within the approved building envelope on the North Site, including office space, retail tenancies. - Physical connections between the OSD podium and the existing 50 Martin Place building, to enable the use of the North Site as one integrated building. - Vehicle loading and parking areas and end of trip facilities within the basement levels. - Works relating to the provision of services, management of drainage and flooding, and the mitigation of construction noise and vibration. 	DA Preparation Stage – SEARs Issued
14	197 Macquarie Street, 58-60 Martin Place, 3D Martin Place	D/2015/509	Demolition of existing building (excluding St Stephen's Uniting Church), reconstruction and expansion of existing basement levels, construction of a 33-storey commercial office building accommodating retail and commercial floor space, 69 car parking spaces and 439 bicycle spaces with end-of-trip facilities, signage zones, associated landscaping and public domain improvement works (including relocation of the Martin Place railway station entry stairs).	Deferred commencement
15	39 Martin Place (South Site)	SSD 18_9326	The design, construction and operation of a new 28+ storey commercial OSD tower within the modified building envelope (as modified through the Stage 1 Amending DA), including office space and retail areas, service vehicle loading arrangements and extension and augmentation of physical infrastructure / utilities as required.	DA Preparation Stage – SEARs Issued
16	148-160 King Street	D/2016/1160	Stage 2 development application for demolition of the existing building, excavation and construction of a 26 storey, mixed use building comprising 105 residential apartments above 412 sqm of retail and 633 sqm of commercial	Under construction

Ref	Address	DA Number	Description	Status
17	383 George Street, 48 York Street, 38 York Street	D/2013/767	Retention of the heritage listed Spiden House and Carlton House on York Street and demolition of the adjoining two sites on George Street for the construction of a mixed use development which will include two levels of basement car parking containing 13 car spaces, 285 bicycle parking and above a 6 level retail and commercial podium with a 32 level residential tower containing 199 apartments.	Deferred commencement

Figure 8 – Future Development Context



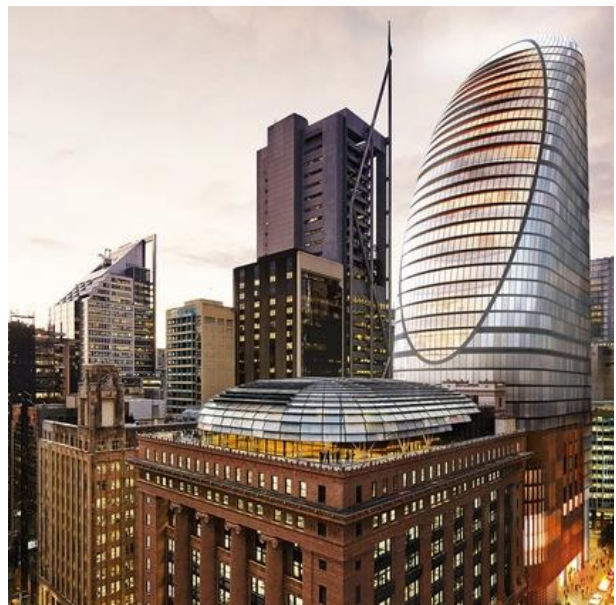
Picture 5 – Young and Loftus Street (AMP) (Architects: SJB)



Picture 7 – AMP Quay Quarter (Architect: 3XN)



Picture 6 – 275-281 George Street (Architect: Architectus)



Picture 8 – Sydney Metro Martin Place Over Station Development (Architects: Grimshaw & JPW)

Figure 9 – Future Development Context (continued)



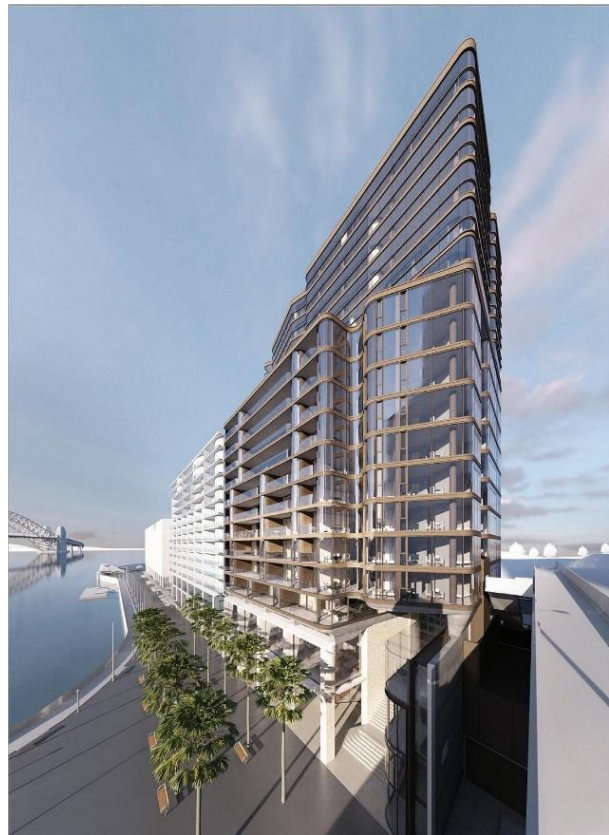
Picture 9 – 1 Alfred Street (Architects: Crone + Kengo Kuma and Associates (KKA))



Picture 10 – 280-288 George Street (Architects: JPW)



Picture 11 – 148-160 King Street (Architects: FJMT)



Picture 12 – 71-79 Macquarie Street, Circular Quay (Architects: Tzannes & Crone Architects)

3. OBJECTIVES OF THE COMPETITIVE PROCESS

3.1. PLANNING OBJECTIVES

The key planning objective for this Competitive Process is to develop an appropriate detailed design for the site that responds to the relevant statutory planning controls and strategic policies.

3.1.1. Statutory Planning Controls and Policies

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).*
- *State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure).*
- *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55) and the Draft State Environmental Planning Policy No. 55.*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP Sydney Harbour)*
- *Sydney Local Environmental Plan 2012 (Sydney LEP 2012).*
- *Draft State Environmental Planning Policy (Environment) 2017*
- *Sydney Local Environmental Plan 2012 (including any draft amendments).*

The listed statutory planning controls and policies can be viewed on the NSW Legislation website at: <http://www.legislation.nsw.gov.au> and on the City of Sydney website: <http://www.cityofsydney.nsw.gov.au>.

A summary of the key planning controls that apply to the site is provided within **Attachment L**. Competitors are responsible for ensuring all relevant planning controls are addressed within their design submissions.

Non-compliances are strongly discouraged by the Proponent due to the associated approval risk.

Any instances of non-compliance with a planning controls must be justified against the objectives of and strategic direction of the relevant controls. The planning justification for any non-compliances should be included in the Statement of Compliances as part of the Competitor's submission.

It is noted that the proposal is seeking additional floor space as a result of being awarded design excellence in accordance with the planning proposal and future LEP amendment.

In measuring height and floor space, reference should be made to the definition of height of buildings and floor space ratio contained in SLEP 2012.

3.1.2. Other Planning Considerations:

Other key planning considerations comprise:

- Sydney Development Control Plan 2012 including the site-specific DCP for 4-6 Bligh Street (as potentially amended and *endorsed by the City of Sydney at the Transport, Planning and Heritage Committee meeting on 12 November 2018, the Central Sydney Planning Committee Meeting on 15 November 2018 or the Council Meeting on 19 November 2018*. If required an amended DCP will be issued to all competitors as an addendum (**Attachment B**)
- Gateway Determination (**Attachment C**)
- Secretary's Environmental Assessment Requirements (SSD 9527) (**Attachment D**).
- Better Placed – Integrated Design Policy for the Built Environment of NSW (GANSW)
- The building design should complement Council's *Sustainable Sydney 2030* programme, local safety strategy initiatives and traffic management initiatives.

3.1.3. Definitions

Definitions of Building Height and Gross Floor Area as per the *Sydney Local Environmental Plan 2012* are provided below for reference.

Building Height:

building height (or height of building) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Gross Floor Area:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

3.2. DRAFT LEP AMENDMENT – SYDNEY LEP 2012

The planning proposal as described in Section 1.2 sets the following development standards for the site. These provisions must be complied with to ensure no approval risks. The planning proposal sought additional site specific FSR. In order to achieve this the building must achieve the following controls.

3.2.1. Height of Buildings

Maximum total height of 205m.

a) have a maximum building height of 205m and a maximum height of 45m within:

- i) 8 metres of the north-western (Bligh Street) boundary;
- ii) 3 metres of the north-eastern boundary;
- iii) 5 metres of the south-eastern boundary; and
- iv) 3 metres of the south-western boundary.

or achieves better than existing daylight and wind condition in the public domain

Development of the site **is not eligible** for any additional height under any clause in Sydney LEP 2012. This includes design excellence or architectural roof features.

3.2.2. Floor Space Ratio

A maximum FSR of **22:1** including any additional site specific floor space in accordance with the below provisions.

- a) *to a maximum floor space ratio of 20:1 excluding any floor space awarded as a result of design excellence under Clause 6.21(7);*
- b) *to a maximum floor space ratio of 21.2:1 for all floor space above ground level including any awarded as a result of design excellence under Clause 6.21(7);*
- c) *to a maximum floor space ratio of 22:1, if additional floor space is awarded as a result of design excellence under Clause 6.21(7);*
- d) *Clause 6.11 continue to apply to all additional floor space under clauses 6.4 to 6.9 and any awarded under 6.21(7).*

3.2.3. Additional Provisions

The following provisions are in addition to those above:

- Levels above the podium are limited to a maximum floor plate area of 600m².
- Development of the site must include an end of journey facility.
- ESD provisions - Meet 5.5 star Base Building NABERS Energy rating for the commercial component and 4.5 star for the hotel component and 4 star NABERS water score for commercial office and hotel through a commitment agreement.

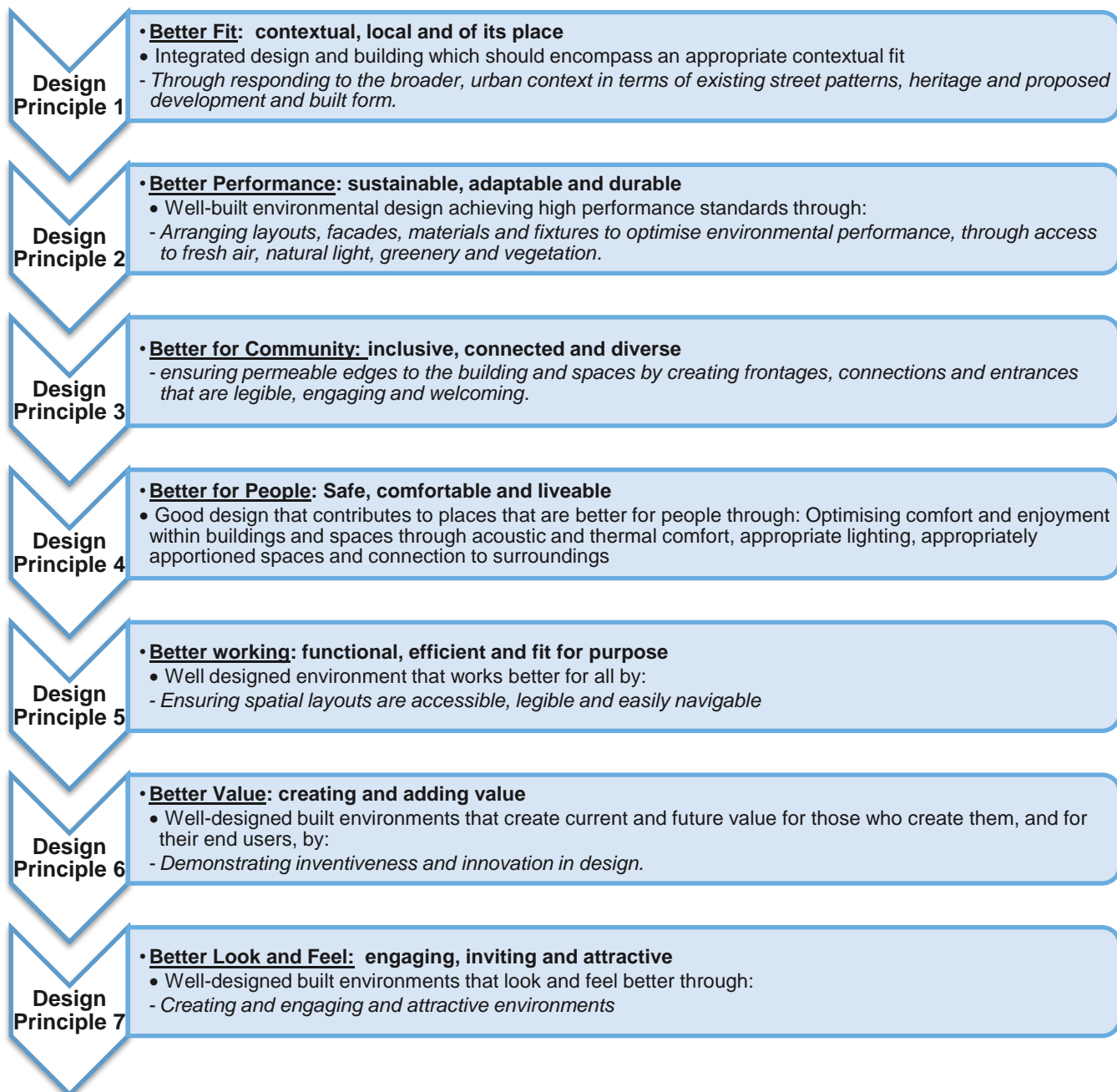
3.3. DRAFT DEVELOPMENT CONTROL PLAN

The exhibited draft site-specific Development Control Plan has been provided at **Attachment B**. Competitors are to ensure that any scheme is prepared in accordance with all provisions of this DCP.

Should any amendments be made to the draft DCP at the time of *endorsement by the City of Sydney at the Transport, Planning and Heritage Committee meeting on 12 November 2018, the Central Sydney Planning Committee Meeting on 15 November 2018 or the Council Meeting on 19 November 2018* an amended DCP will be issued to all competitors as an addendum.

3.4. DESIGN PRINCIPLES

The design principles that form the basis for the Competitive Process are as follows:



3.5. DESIGN OBJECTIVES

The overall design objectives for this Competitive Process are as follows:

- To create the highest quality architectural, urban design and landscape design solution that is capable of achieving design excellence as defined in clause 6.21(4) of the *SLEP 2012*.
- Adhere to the design parameters included in the Planning Proposal and executed VPA, including building height limit, setbacks and Energy Efficiency NABERS ratings.

- Produce a well-designed, contemporary mixed-use design solution for the Sydney CBD skyline.
- Provide a design solution which achieves a positive relationship between the heritage context, the commercial podium and the hotel tower.
- Provides a building that responds to the existing character and reflects the future character of the area. Noting that the site is surrounded by local and State listed heritage items.
- Facilitates the provision of a high quality mixed-use hotel and commercial building with ground floor retail in Central Sydney that responds to its context.
- Improve the quality and amenity of the surrounding public domain through high quality, architectural and urban design.
- Provide a building that responds to the existing character and reflects the future character of the area as identified in **Section 2**.
- Provides a very high quality, external identity and façade treatment to the hotel, consistent with other high-quality hotels in Sydney CBD and globally.
- Positively contributes to the streetscape via ground level activation and further enhances the locale with a rooftop restaurant and bar providing iconic postcard views.
- Create a very high-quality internal amenity, functionality and identity to the proposed hotel component that is consistent with a 'luxury lifestyle' hotel brand positioning. Examples include Andaz (Hyatt), So/Mondrian (Accor), Kimpton Inn (IHG), East (Swire) and W (Marriot).
- Capitalise on the rooftop amenity and panoramic views the sites location affords.
- The general makeup of the development is to comprise of:
 - Commercial floors throughout the podium levels.
 - Hotel, with concierge on Bligh Street; sky lobby above the commercial floors; and tower hotel rooms & suites.
 - Food and Beverage outlets on Bligh Street, beside the hotel sky lobby and signature roof top restaurant and bar.
 - Gym, day spa and pool.
 - Hotel and commercial back of house and end of trip facilities.
- The design for the hotel and commercial components of the development is to include consideration of potential future stratum separation.
- Due consideration should be given towards core efficiency and vertical transportation requirements for the various building users and occupants.
- Achieves a high level of sustainability with environmental initiatives to be developed as part of the State Significant Development, Development Application (SSD DA); and
- Complies with the planning, design and commercial objectives contained within this Competitive Process Brief.

3.5.1. Ground Level

The ground floor level of the building on the site is to accommodate both commercial lobby, hotel concierge to a sky lobby and retail food and beverage uses accessed from Bligh Street.

Commercial entry/lobby requirements:

- To be clearly visible from the street as a point of entry;
- Create an impression of spaciousness and sense of arrival;
- High quality finishes;

- Concierge services for hotel guests, including luggage storage (finishes commensurate with initial sense of arrival experience to a five star hotel);
- Separate foyers and lifts for the commercial and hotel components of the building;
- Clearly distinguish commercial/retail entry. Location to minimise the potential conflicts between commercial/hotel concierge and retail activity.
- Weather proof patronage pick-up and drop off areas off Bligh Street, with sizing considerations towards bus / group drop off zones in addition to single car zones.
- Separate entry to end of trip facilities, hotel staff entry, carpark, load dock facilities and back of house facilities.

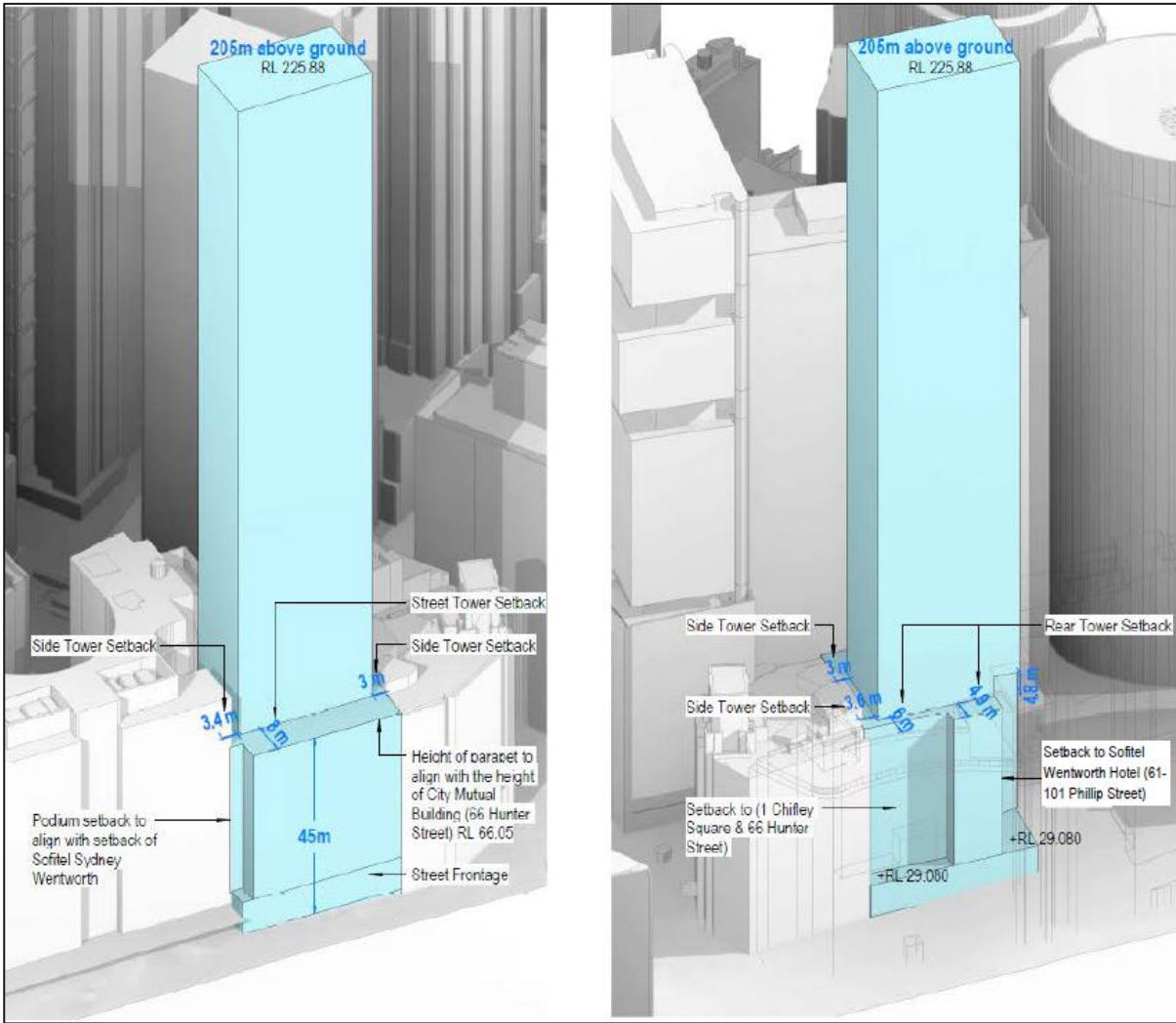
3.5.2. Built Form and Setbacks

The maximum height of the building is restricted to 205m in accordance with the Planning Proposal. Additional floorspace of up to 10% may be awarded by the consent authority should the building demonstrate design excellence. All plant, lift overrun and the like are to be contained within the approved maximum height as identified in the planning proposal and draft DCP (**Attachment A + B**).

Designs must be contained within the footprint and building envelope approved in the Planning Proposal and site specific development control plan and also comply with the conditions applying to the gateway determination. Refer to **Figures 9** and **10** below.

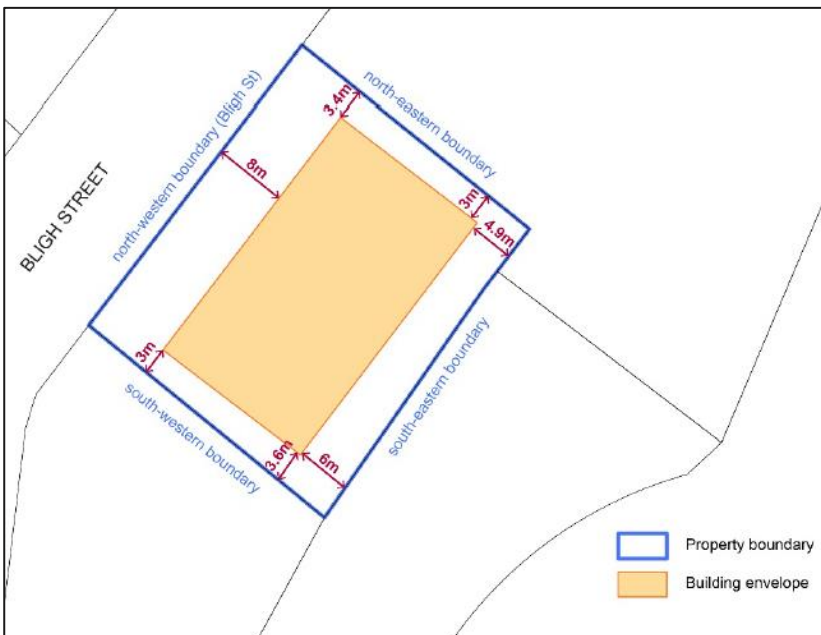
Consideration should be given to podium level setbacks to adjacent neighbouring heritage buildings and their architectural features. For example, a 4m setback to the adjacent lightwell of Qantas House may be appropriate.

Figure 10 – Indicative Building Envelope Massing (Bligh Street and rear)



Source: Architectus

Figure 11 – Setbacks above the street frontage height



Source: Architectus

In accordance with Sydney Development Control Plan 2012, the following floor to ceiling heights apply for commercial and retail uses:

- 4.5m on the first basement floor to enable conversion to retail uses for all developments in Central Sydney;
- 4.5m on the ground floor; and
- 3.6m on the first commercial floor and any commercial floor above.
- The minimum floor to ceiling height, clear of obstruction, of each parking level above ground must be 3.6m to facilitate the conversion of above ground car parking to other uses.

Note: A floor to ceiling height of 2.7m requires a minimum floor to floor height of 3.1m and a floor to ceiling height of 3.3m require a minimum floor to floor height of 3.6m.

Designs are to have regard to the setbacks identified in the Planning Proposal and Site Specific DCP provided at **Attachment A and B**.

3.5.3. Commercial Design Requirements

The design requirements for the commercial component of the project are:

- a. The commercial component of the development is to reflect high quality finishes and design, consistent with its location within Sydney's CBD core financial district and other premium commercial buildings within its close proximity.
- b. The design is to be for an A Grade Commercial Property with Premium services and finishes; including afterhours A/C and services maintained by a central Building Management System.
- c. The Bligh Street arrival lobby, the floor foyers and floor toilet facilities are to have quality fixtures and finishes throughout.
- d. The Commercial arrival lobby on Bligh Street is to be consistent with the building vision and provide a high quality entry consistent with the peer group in this location of Sydney.
- e. Consideration is to be given to the ability to subdivide individual commercial floors and minimising loss of NLA. The location of the commercial core will play a large role in achieving best outcomes.
- f. Typical floor plates are to be open, maximising external light using floor to ceiling glazing, and limited internal columns. Minimal column transfer is desired.
- g. Commercial back of house facilities are to include:
 - i. Loading dock
 - ii. Waste storage facilities
 - iii. Facilities manager and load dock manager offices.
 - iv. Cleaners cupboards on each floor and basement storage for cleaners liquids and general storage.
 - v. Maintenance lunch, change and amenities facilities.
- h. Minimum floor to floor height is 3.6m (maximum 3.8m) (3.3m floor to ceiling for commercial) in accordance with Sydney Development Control Plan 2012.
- i. The commercial floors are to achieve a 5-star NABERS rating.
- j. Provide 3 lifts for commercial levels and one service lift.
- k. End of trip facilities and bicycle storage is to take precedence over commercial vehicle parking in the basement.
- l. UPS and back up diesel power supply is required for the Commercial component of the development.

3.5.4. Hotel Design Requirements

Key Objective:

The hotel design will embody a leading luxury lifestyle hotel in Sydney, delivering Sydney's premier location for destination dining, nightlife entertainment. A refreshing departure from current accommodation options; with contemporary light and open airy design, inviting common spaces, sophisticated high-energy food and beverage options, flexible and functional event spaces and integration with optional co-worker space.

The hotel component headline look and feel is Lifestyle and Luxury, catering for both business and leisure guests alike.

- Hotel accommodation is to comply with the relevant provisions of Section 4.4.8 of Sydney DCP 2012.
- The hotel is to have 5-star finishes (Star Ratings Australia).
- Hotel suites are **not to be** capable of conversion to serviced or residential apartments.
- Maximise outlook and views to all major function spaces and guest rooms where possible.
- Hotel accommodation is to be confined to the tower form of the building envelope identified by the Planning Proposal. Refer to **Attachment A and B**.
- A separate hotel concierge at ground level and sky lobby is to be provided

Hotel Lobby:

- The hotel Sky Lobby will preferably be located on Level 11. Potentially double height to create an active social milieu enhancing the sense of arrival at the hotel and check-in experience.

Hotel Reception and Lounge:

The vision for the hotel reception and lounge as expressed by the operator is as follows:

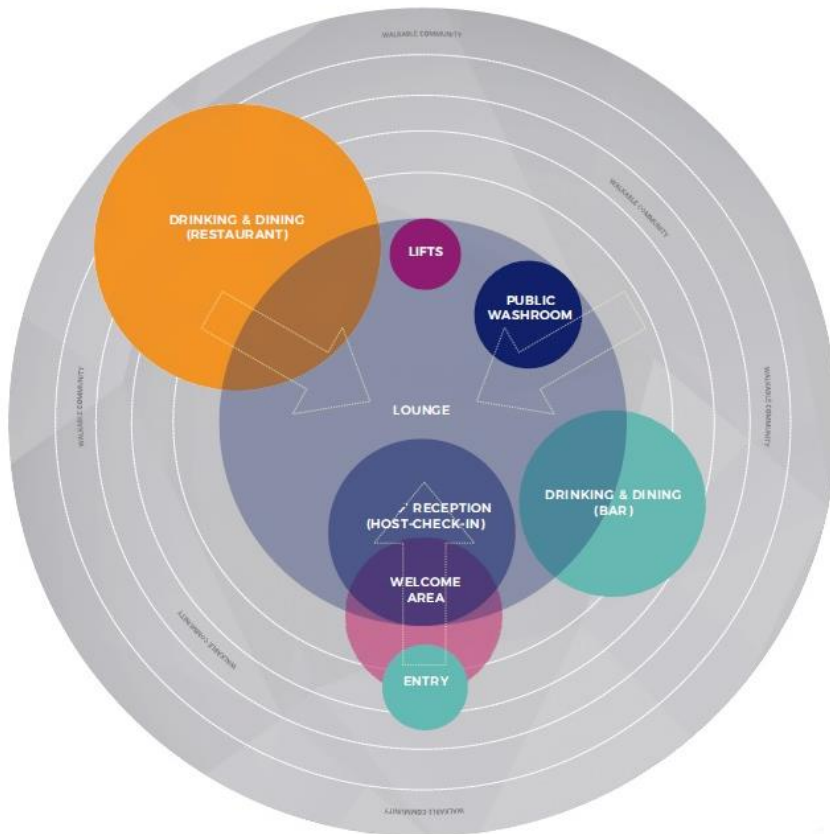
"This isn't just a hotel, it is a social anchor woven into the community and neighbourhood. As the guests' first physical touchpoint, the Reception and Lounge are integral to addressing their experiential needs by enabling them to enrich their stay and utilize the hotel as their neighbourhood living room.

The Reception and Lounge challenge the conventional hotel lobby with imaginative interior designs, space planning, furnishings, art, styling and amenities. All are rooted in each hotel's unique, local narrative that have the power to transform an ordinary arrival into a locally immersive experience for the guest.

The Reception acts as a focal point and first impression where guests feel welcome to settle in and start their stay. The design concept and inspiration comes from a residential kitchen. Relaxed and informal, the warm energy draws guests in when they arrive. They can make a coffee, take a seat, and make it their home away from home.

The Lounge is designed to be the veritable living room of the neighbourhood. It is the social anchor that attracts guests and locals alike to make connections and share ideas over an early morning coffee through to an evening nightcap."

Figure 12 – Reception and Lounge – Relationship Diagram



Hotel Rooms:

- A minimum target of 400 hotel rooms with an indicative mix and room size as follows:
 - Minimum 12 rooms per floor of a minimum 30m² per room.
 - 10% of rooms should be suites of varying sizes with a minimum 50m² per suite.
 - Approximately 8%-10% of guestrooms should connect to twin (bed configuration) guestrooms.
 - Standard room amenities: mini bar with refrigerator; electronic safe; TV; USB ports/international power socket functionality; desk/table and chair; lounge chair; guest clothing cupboard and drawers.
 - Minimum bathroom requirements: 4 point bathroom for standard rooms and 5 point bathroom for suites.
 - Room dimensions are to be a minimum of:
 - 3.75 meters wide.
 - 3m – 3.2m clear finished floor to floor height.
 - DDA Accessible rooms as per Building Code of Australia.
 - Hotel ceiling height:
 - Bathrooms and hallways – minimum 2.4m floor to ceiling
 - Bedroom and living areas – minimum 2.7m floor to ceiling

Hotel Back of House Facilities:

- Hotel administration offices.

- Housekeeping, engineering, laundry, luggage storage, uniform room, administration offices, staff facilities (change rooms, cafeteria, amenities, training rooms). Note: the majority of laundry requirements will be undertaken offsite by third party contractors.
- Engineering, loading dock and security facilities and offices.
- Rubbish store, including cold rubbish storage facilities for F&B scraps in the basement.
- Housekeeping pantry/Cleaners cupboards on each hotel floor and in the basement (hotel floor Housekeeping Pantries to have access to service lifts, preferably direct from service lift lobby).

Other Considerations:

- The structural design is to achieve maximum use of the floor space by minimising columns; and to eliminate building corner columns to enhance views from the corner hotel rooms, particularly those on the North side of the building with views towards the Sydney Harbour and over the Eastern Suburbs.
- High thermal and acoustic parameters is to be an essential element of the design.
- Available, but minimal carparking for hotel guests. Potential use of a vehicle lift in lieu of ramps given limited available basement space.
- Provide 4 hotel occupants lifts and 2 hotel goods lift.
- Hotel signage is to be considered in the design. Prominent signage to define the Ground Level Bligh Street approach, Hotel identity and roof top signature restaurant.
- Service paths are to be considered in the hotel design, with back of house & staff circulation separated from patron areas.
- The Hotel component of the development is to achieve a 4.5 star NABERS rating.
- Backup diesel power to the hotel and F&B outlets is required (consider alternative lithium battery backup power supply capability for hotel).

Gym, Pool and Day Spa:

- The building design is to accommodate a gym, pool and Day Spa; for hotel patrons. The Gym and Day Spa is to have general public access.
- Pool – Minimum 25m lap pool
- The location and design of the gym, pool and Day Spa is intended to inspire health and relaxation. Inclusion of shared Steam / Sauna / Jacuzzi facilities.
- Separate Male and Female Change Rooms / Lockers. Locker Rooms should be centrally located between the Gym and Spa with easy access to both Facilities.
- Emphasis on executive health and wellbeing that promotes a healthy active lifestyle.
- Change facilities, lockers and amenities are to be included within the gym, pool and Day Spa design.
- Associated storage facilities for pool and gym items is to be allowed.

3.5.5. Food and Beverage Outlets

The development is to include the following food & beverage outlets:

Bligh Street Lobby:

- Breakfast, lunch and dinner F&B; 'grab-and-go café; retail shop.
- Sophisticated open streetscape concept.

Level 11:

- Integrated guest dining area (all day dining) with a lounge bar and outdoor terrace.
- Design will need to cater for changing ambience of meal periods.

Roof Top:

- A high impact restaurant with a compelling F&B offering that is both exquisite in taste and attractive in décor to position itself as a destination restaurant. Intention to utilise the entire top 1.5 levels of the building.
- Access to unique views across Sydney Harbour and Hyde Park are to encapsulate the roof top F&B and creating a signature restaurant.
- Ease of access to the Roof Top F&B for general public is to be considered. Potentially an express lift from Bligh Street level.

Function Area:

- Located to best suit public and hotel patronage access.
- Pre-function area with integrated beverage bar, cloak room and storage facilities are to be considered in the design.
- Possibly two off Function Studios that can be combined as one larger space.
- Secretariat Room adjacent to the Pre-function room to serve as a multi-purpose Reception, Meeting Room, Event Showcase approximately 20-30m².
- Kitchen location and food preparation areas are to be considered in the design.

3.5.6. Other Design Considerations

- The Building Maintenance Unit for façade cleaning and general maintenance is to be considered; particularly given the proposed roof top signature restaurant location.
- Climatic impact considerations on the building design and energy use.
- Integration of landscape and lighting design as part of design solution.

3.5.7. Façade Materiality

External façade materials should be determined in recognition of the surrounding heritage context and built form. This is particularly relevant with regard to the commercial podium.

Facade Treatment to Manage Solar Access and Reflectivity

The design objectives for reflectivity are as follows:

- Facade treatment should minimise the reflection of sunlight from the building to surrounding areas and buildings.
- Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.
- Facade treatment should be designed to include management of summer solar access and in particular mid-summer western sunlight.
 - Shading strategies and devices are to be integral to the architecture.
 - Fixed shading devices are not to substantially restrict access to natural daylight or outlook.
 - Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a mid-summer sun control is not appropriate.

3.5.8. Car Parking and Vehicular Access

Vehicular access is to be provided from Bligh Street.

Onsite parking is to be consistent with the planning proposal which is significantly below the maximum permitted parking rates applicable under the *Sydney Local Environmental Plan 2012*.

A total of 12 car parking spaces are to be provided across basement levels 1 and 2 and are to include a minimum of three accessible parking spaces.

Service/Loading:

In accordance with the Planning Proposal, two loading spaces on basement level 1. Proposals are to ensure that onsite loading is usable, and delivery and servicing needs do not impact use of footpath.

At minimum access for a 6.4m small rigid vehicle (SRV) is to be provided showing vehicle accessibility to and from the proposed loading bays. A minimum vertical clearance of 3.5m is required for such 6.4m small rigid vehicles in accordance with AS2890.2:2002.

Waste collection is also to be provided on-site within the basements. It must be demonstrated that at minimum a 7.56m refuse truck (rear lift) should be able to access the dedicated waste loading bay. A minimum vertical clearance of 2.6m is required.

Bicycle Parking:

Bicycle parking and end of trip facilities are to be provided in accordance with the requirements of SDCP 2012 as outlined below.

Bicycle parking is to comply with AS2890.3 Parking facilities Part 3 Bicycle Parking.

- Commercial: 1 space per 150sqm GFA AND 1 space per 400sqm GFA for customers/visitors
- Hotel: 1 space per 4 staff AND 1 space per 20 for customers/visitors
- Shop/Restaurant/Café – 1 space per 250sqm GFA AND 2 plus 1 per 100sqm over 100sqm GFA for visitors/customers

Separate Class B bicycle parking is to be provided on the upper basement level for use of commercial tenants and retail/hotel staff.

Class C bicycle parking for customers and site visitors is to be provided at street level.

Passenger pick up and set down areas

- Details regarding passenger pick up or set down arrangements for the hotel will be assessed as part of the Stage 2 DA.

3.5.9. Building Services

A Building Services Brief (**Attachment K**) has been prepared as preliminary guidance for competition purposes only. Preliminary assumption provided in this report do not preclude alternative strategies for mechanical, electrical, hydraulic, vertical transportation.

Separate lobbies are to be provided for hotel and commercial uses.

Sufficient space is to be provided within the design to accommodate building plant and services. Plant must be fully concealed and must be within the maximum allowable building height in metres. Any rooftop plant should be minimised, located and screened to be out of view to reduce any potential impact on the outlook of the rooftop restaurant and the neighbouring developments and public domain.

Spatial requirements for a substation have been provided in the Building Services Brief. The substation is to be recessive and integrated into the building and contribute positively to the architectural design and public domain.

Please Note: the purpose of a Building Services Brief at the competition stage is only to provide preliminary assumptions on spatial provisions and options for competitors to consider. It is not intended that a services brief dictate a specific design of building services.

3.5.10. Substation

Substations are not to be freestanding kiosk style structures and are to be integrated into the fabric of the building.

A new chamber substation will be required to be allowed for in the lower ground floor, accessed off Bligh Street.

- The location and design of substations:
 - Should ensure chambers and enclosures are recessive and positively contribute to the architecture, landscape and public domain design quality.
 - Enclosures and screening are to be of high material quality equal in standard to the facade treatment applied to principle buildings.
 - Should not compromise activation of street frontages nor the public domain.

3.5.11. Lifts

A Building Service Brief (**Attachment K**) provides preliminary assumptions for vertical transportation. The appropriate lifting design concept is to provide efficient service to the basement, podium and all office floors.

Commercial – 3 Tenant lifts + 1 Service lift

Hotel – 4 Guests lifts + 2 Goods lifts

3.5.12. Public Art

Conceptual ideas and strategy for the location and character of any public art are to be included as a consideration in the competition response. However, detailed planning of art for the site will occur in the subsequent preparation of the DA application. Any response should be limited to identification of a strategy to engage with artists to deliver public art and how it is to be integrated with the proposed development.

Consideration of Public Art should:

- Respond to the site's history, context and future program, and the constraints and opportunities of the site outlined in the design objectives above;
- Align with the City of Sydney's, City Art Public Art Strategy 2011 and Public Art Policy 2015: and
- Provide artists with opportunities to integrate public art into the architectural and public domain design or propose strategies for the location, character and conceptual approach of alternative approaches to public art.

3.5.13. Building Signage

The design objectives for building signage are as follows:

- Consider opportunities to integrate building identification signage into the design of the building.
- Consider potential locations, type, materials, construction etc of indicative signage zones for the hotel use and retail tenants within the design of the building.

Relevant signage controls pursuant to Section 3.16 of Sydney DCP 2012 should be addressed.

- *The maximum number of business and building identification signs generally permitted on building elevations, subject to compliance with all other provisions relating to signs, are:*
 - *three building name signs including:*
 - *a maximum of two signs with no more than one sign per elevation near the roof or parapet; and*
 - *one at or near the building's major entry;*
 - *one under awning sign, or where there is no awning, one projecting wall sign for each ground floor tenant with a street frontage. Some flexibility may be allowed for premises with multiple tenancies with a street frontage, provided that under awning signs are at least 3m apart; and*
 - *one sign above the entry of a ground floor tenant with a street frontage, in the form of a top hamper sign.*
- *Signs at or near roof level are to:*
 - *be no higher than one typical floor of the building, and are to be in scale with the plant room wall upon which the sign is affixed;*
 - *not be positioned on glazed portions of the building elevations, regardless of whether or not that glazing is a window or is wall cladding;*
 - *be composed of individual letters fixed to the building and not placed on any backing material; and*

- where placed on a building component, such as a plant room wall or louver panel, be of a height and size to suit the scale and proportion of that building component.

3.5.14. Green Roofs and Walls

Green roofs should be incorporated into the development accordance with the OEH technical guidelines. Consideration should also be given to the inclusion of cool roofs and green walls.

3.5.15. ESD Targets

The Proponent, responding to the City of Sydney's adopted Environmental Strategy and Action Plan 201-2021, has made the following minimum ESD commitments:

The Environmental Performance Targets for the proposed development are as follows:

- NABERS Energy and Water Commitments as described below:
 - Energy Commitment Agreement targeting 5 star NABERS for the base building commercial/office component;
 - Energy Commitment Agreement targeting 4.5 star NABERS for the hotel component; and
 - Water Commitment Agreement targeting 4 star NABERS for the commercial component.
- As identified above, the commercial component of the building should achieve a 5-Star Green Star Rating while the hotel component is to achieve a 4.5 star NABERS rating.

Environmental Sustainable Development (ESD) targets and sustainability initiatives will be carried through the competition phase, design development, construction, and through to completion of the project.

Confirmation of ESD targets to be achieved will be submitted as part of the Stage 2 Development Application and will be carried through to construction and completion of the project.

The proposal is to optimise opportunities for ecologically sustainable design and best practice environmental performance including low running costs in relation to water and energy use. Competitors must also seek to attain the environmentally sustainable development targets as set out in the ESD targets included within the Building Services Brief at **Attachment K**.

3.5.16. Waste Management

Waste Management is to be undertaken in accordance with the City of Sydney's Guidelines for Waste Management in New Developments. An Operational Waste Management Plan has been provided at **Attachment J**.

3.6. DESIGN QUALITY

Design quality is a significant factor in the overall success of any project. Design quality of the whole site, including integrated hard and soft landscaping and integration with the surrounding context, is naturally important to all stakeholders and users.

The Proponent seeks to encourage innovative design with reference to the whole of life costs of the assets, whilst paying attention to the individuality and specific qualities of any particular site and surrounding community. The Proponent is fully committed to the Design Principles as conveyed above.

3.7. COMMERCIAL OBJECTIVES

3.7.1. Buildability

- The entries are to have regard to construction methodology, including site access and buildability, while taking into account the proximity to adjoining buildings.
- The schemes are to conform to the construction budget.
- Demonstrate a feasible and efficient construction methodology and align with the project budget, whilst satisfying the functional requirements of the Brief.

- The design is to demonstrate a cost effective structural design which will minimise structural transfers and cantilevers.
- Include designs with innovative and practical solutions, rational structural grids, and floor plate flexibility for tenant integration.
- Selected materials should be durable, fit for purpose and economically sustainable. If innovative materials are proposed, evidence must be provided regarding, durability and examples of prior successful use in the Australian context.
- Competitors are encouraged to provide information and/or advice regarding alternative design and engineering solutions to improve the efficiency of the development.
- The design is to consider the structure of the facade unit, buildability, transportation, connection with structure and installation on site.

3.7.2. Construction Costs

The estimated total capital investment value (CIV) of the project is \$212,000,000 (exclusive of GST) including construction works as well as landscaping components. The submissions are to conform to the construction budget.

Each design submission will be assessed by the project Quantity Surveyor, Altus Group, as set out in **Section 4.6.1** of this Brief.

4. COMPETITION PROCEDURES

4.1. COMPETITIVE PROCESS ENTRY

This Competitive Process is by invitation only, following an invited EOI process and will be limited to six (6) invited Competitors (Architectural firms).

Each Competitor in this Competitive Process must be a person, corporation or firm registered as an architect in accordance with the *Architects Act 2003 NSW* or, in the case of interstate or overseas Competitors, eligible for registration.

4.2. JURY

As per the draft DCP, the composition of the Jury is in accordance with the GANSW Design Excellence Competition Guidelines (Section 3.4). The Jury is to comprise a total of five (5) members in the following composition:

- Two (2) representatives with architectural/design experience nominated by the proponent;
- One (2) members nominated by the City of Sydney including one (1) member who is a qualified heritage consultant
- One (1) member nominated by the GANSW;

The Juror at the time of issue of this Competition Brief consists of the following members:

Table 3 – Competition Jurors

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Acting Government Architect
Bruce T Hennen (Proponent)	Executive Director of Development, SC Capital
Lisa Maree Carrigan (Proponent)	Registered Architect and Director – Group GSA
Graham Jahn (CoS)	Director of City Planning, Development and Transport – City of Sydney
Ken Maher (CoS Nominee)	Fellow and Architect - HASSELL + SDRP Member

If any Jury member must withdraw prior to the completion of the Competitive Process, another Juror of equivalent professional credentials will be appointed by the Proponent in consultation with the GANSW.

Chosen Jury members are to:

- Represent the public interest;
- Be appropriate to the type of development proposed;
- Include persons who have expertise and experience in the design and construction professions and related industries; and
- Include a majority of registered architects with urban design expertise.

4.2.1. Obligations

In accepting a position on the Jury, the Jury members agree to:

- Have no contact with any of the Competitors in relation to the site and the Competitive Process from their time of appointment until the completion of the Process, other than during presentations of the submissions;

- Evaluate submissions promptly in accordance with the Competitive Process timetable;
- Abide by the requirements of the Architectural Design Competition Brief;
- Consider planning or other technical advice provided by the technical advisors;
- Refrain from introducing considerations in addition to, or contrary to, those described in the Architectural Design Competition Brief, or contrary to the statutory framework relevant to this site;
- Make every effort to arrive at a consensus in the selection of a winner;
- Prepare a report explaining their decisions; and
- Sign a statement confirming that they have read and understood the Jury member's obligations and agree to respect those obligations for the duration of the Competitive Process.

4.2.2. Selection of Jury Chair

The GANSW Jury representative will act as Jury Chair. The primary function of the Chair is to ensure that the Jury deliberations proceed in a fair and orderly manner.

In coordination with the Competitive Process Manager, the Chair shall at conclusion of Jury deliberations, supervise:

- Approval of the letter of notification to the winning and unsuccessful Competitors,
- Review and approval of the Jury comments, as written by the Competitive Process Manager to be included in the Architectural Design Competition Report, and
- Review and endorsement of the final Architectural Design Competition Report as prepared by the Proponent.

4.3. PROPONENT'S OBLIGATIONS

The Proponent of the Competitive Process is One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust. The Proponent agrees to have no contact with the Jury, Competitors or DPE Officers in relation to the site and the Competitive Process from their time of appointment until the completion of the process other than what is set out in this Brief.

If GANSW is informed by a Jury member that they have been contacted by the Proponent or a Competitor in relation to the site or Competitive Process, then the Competitive Process may be terminated.

4.4. IMPARTIAL OBSERVER(S)

This Competitive Process will be overseen by an impartial observer(s). This observation includes all briefings of Competitors and Jury sessions and the overall competition process. The observer will be provided with at least two (2) weeks' notice and will be present at:

- The Briefing Session and any site visit held for all Competitors;
- Any further information briefings and mid-point sessions;
- Presentations by Competitors; and
- Jury discussions and deliberations.

A Probity Advisor has been engaged to oversee the competitive process and is to be copied in on all correspondence between Competitors and the Competitive Process Manager. Competitors are to include the following on all email correspondence.

Kylie McRae
O'Connor Marsden (OCM)
KMcRae@ocm.net.au

Note: All information and responses issued to and received from Competitors or Jury are also to be copied to the Observer.

4.5. TECHNICAL ASSISTANCE TO THE JURY

The Proponent shall engage Technical Advisors to review each Competitor's submission.

The Jury may seek independent technical assistance, if required. The advice provided by Technical Advisors to the Jury, will be strictly limited to technical and compliance matters pertaining to their professional discipline only. Technical Advisors shall refrain from providing advice on matters outside of their remit.

4.6. TECHNICAL ASSISTANCE TO COMPETITORS

Competitors are encouraged to seek advice to achieve the best possible architectural outcome for their proposed scheme.

All Competitor and Technical Advisor communications must be submitted in writing to the Competitive Process Manager and copied to the Probity Officer in accordance with communication protocols detailed in **Section 4.7** Communications and Questions.

Note: It is emphasised that the role of the Proponent appointed Technical Advisors is not to design elements of the development, rather their purpose and role is to review and provide technical advice and clarification on each Competitor's scheme in confidence.

Competitors may elect to appoint their own technical consultants as needed.

All Technical Advisors will be required to sign a confidentiality agreement with the Proponent that they will keep the content and intellectual property of each scheme confidential.

The Proponent will make available the following Technical Advisors to each Competitor. Such services will be paid for directly by the Proponent (over and above the Competitive Design Process participation fee).

Table 4 – Technical Advisors

Consultant	Company	Contact Details
Planner	Urbis	Simon Gunasekara P: (02) 8233 7698 E: sgunasekara@urbis.com.au
Quantity Surveyor	Altus	Phil Stephens P: (02) 9263 1296 E: phil.stephens@altusgroup.com
Building Services	ARUP	Julian Soper P: (02) 9320 9953 E: Julian.Soper@arup.com
Vertical Transport	ARUP	Scott Hampson P: (02) 9230 9805 E: scott.hampson@arup.com
Structural	ARUP	Craig Leech P: (02) 9320 9628 E: craig.leech@arup.com
ESD Consultant	ARUP	Alex Rosenthal

Consultant	Company	Contact Details
		P: (02) 9230 9458 E: alex.rothenal@arup.com
Civil	ARUP	Stephen Litsas P: (02) 9230 9823 E: stephen.litsas@arup.com

All questions to advisors and responses to these questions will be compiled and issued in writing to Competitors and the Jury prior to the final presentations without revealing the source of the question. Where exclusive advice is provided to individual Competitors, such advice is issued in writing and copied to the Probity Advisor.

4.6.1. Quantity Surveyor

Throughout the Competitive Process the Quantity Surveyor (QS) will respond to specific questions throughout the Competition, but will not undertake reviews of partially completed submissions. Prior to the lodgement of Final Submissions, in order to facilitate timely assessment and advice, Competitors are on one occasion only provided the opportunity to meet directly with the QS in the preparation of final cost estimates. The Competitive Process Manager is to be present as observer at the meeting and provide a summary record of the meeting to the Probity Advisor. The Probity Advisor will be invited to attend all meetings between the Quantity Surveyor and Competitor however is not required to attend these sessions.

Following the lodgement of the Final Submissions, the QS nominated above will provide an assessment and estimate of the cost of works of each scheme. The Competition Manager will provide these estimates to their respective Competitors no later than two (2) days prior to Final Presentations. Whilst no additional work will be requested or required of Competitors prior to the Presentation Date, Competitors are encouraged to review the QS statements and consider whether the construction budget has been met, and whether there are any barriers to achieving this budget during detailed design.

All other communications with the QS must be conducted strictly in accordance with communication protocols set out in **Section 4.7** of this Brief.

4.7. COMMUNICATIONS AND QUESTIONS

Competitors must submit all communications regarding clarifications of the Competitive Process in writing to the Proponent's Competitive Process Manager and the Probity Advisor.

All communications, must be addressed to:

Simon Gunasekara

Senior Consultant, Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Email: sgunasekara@urbis.com.au

Probity Advisor

Kylie McRae

O'Connor Marsden (OCM)
Email: KMcRae@ocm.net.au

Competitors should submit any questions in writing to the Competitive Process Manager and copy the Probity Advisor in accordance with the Competitive Process procedures.

Competitor's questions will be vetted by the Competitive Process Manager and addressed publicly or privately according to their nature. Answers to questions submitted to the Competitive Process Manager will be compiled and sent to all Competitors without revealing the source of the questions (when the questions/answers do not reveal the specifics of the Competitor's schemes). All information and responses sent to Competitors is also copied to the Probity Officer.

Unless specified otherwise within this Brief, Competitors should not communicate verbally regarding clarification of the Competitive Process with:

- The Proponent;

- Jury members;
- Technical advisor(s);
- GANSW;
- Consent Authority (DPE); and
- Other Competitors.

4.8. CLOSING DATE FOR SUBMISSIONS

Final Submissions must be lodged with the Competitive Process Manager **no later than 5:00pm** on the submission Final Submission Lodgement Date.

It is the sole responsibility of the Competitor to ensure actual delivery to the Competitive Process Manager by the deadline set out in **Section 1.8** of this Brief. A register logging receipt of the final submissions will be kept by the Competitive Process Manager.

4.9. LODGEMENT OF FINAL SUBMISSIONS

Competitors shall lodge their Final submissions in a sealed package, in accordance with the competitive process procedures, to the Proponent's Competitive Process Manager (Simon Gunasekara) at the following address:

Attn: Simon Gunasekara
Senior Consultant, Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000

The package should be labelled ***"4-6 Bligh Street, Sydney – ARCHITECT NAME – Architectural Design Competition"***

The nominated Probity Advisor may be present when the submissions are opened.

It is the sole responsibility of each Competitor to ensure the delivery reaches the Competitive Process Manager by the deadline set out in **Section 1.8** of this Brief.

4.10. LATE SUBMISSIONS

Unless formally requested by the Competitive Process Manager for the sole purpose of clarification, the Jury will not take into consideration any new material submitted by Competitors following lodgement of the Final Submissions.

4.11. PRESENTATION DATE – PRESENTATION MATERIAL

On the Presentation Date, Competitors present their Final Submissions to the Jury.

Competitors are to provide an electronic version of their Presentation Submission material to the Competitive Process Manager no later than 48 hours prior to the Presentation Date, in accordance with the Key Dates nominated in **Section 1.8** of this Brief.

No new material is to be presented over that lodged as Final Submissions. Presentation material may be a reformatted version of the Final Submissions content, but must not contain any new content and notably must not include revisions to or enhancements of architectural plans and renders.

The purpose of submitting the Presentation Material Submission in advance is for the Competitive Process Manager to audit the presentations for new material. The Competitive Process Manager, no later than 24 hours prior to Presentation Date, shall request Competitors to delete any additions to content from the presentations.

The Jury may disqualify a Competitor that presents new material which has not been submitted as part of the Final Submission.

4.12. AMENDMENTS TO THE BRIEF

Once approved, no amendment to the Brief is permitted without the written approval of the GANSW. Any change to the program is considered an amendment to the Brief.

If the Proponent or Competitors seek a change in program, the Competitive Process Manager must notify all Competitors in writing of the proposed change. All Competitors are required to provide written acceptance of the proposed change prior to the GANSW granting approval. On approval of the GANSW, the Competitive Process Manager will provide written notification to all Competitors of the agreed change in program.

4.13. CONSENT AUTHORITY ENDORSEMENT OF THE BRIEF

In accordance with the City of Sydney Competitive Design Policy, the Consent Authority must endorse this Brief in writing prior to commencement of this Competitive Process. An unendorsed Brief is not to be distributed to Competitors. Failure to observe this provision will lead to Consent Authority declining endorsement of the Competitive Process.

4.14. DISQUALIFICATION

Submissions that fail to meet the Competitive Process requirements may be disqualified, in particular, where:

- The submission is received after the Final Submissions lodgement time and date;
- The submission is contrary to the objectives of the relevant planning controls;
- The submission is not submitted in accordance with the submission requirements, as stated in the Brief; and
- Where a Competitor attempts to influence the decision of the Proponent or a member of the Jury member outside of the Presentation Date.

The Jury will determine any disqualifications.

4.15. JURY ASSESSMENT AND DECISION

A minimum of five (5) Architectural Designs are to be considered.

The Competitive Process Manager shall provide a hard and electronic copy of the Final Submissions to the each Jury member at least one (1) week prior to the Presentation Date.

The Competitors must present their Final Submission to the Jury in person on the specified Presentation Date specified in **Section 1.8**. The presentation must be no longer than thirty (30) minutes followed by twenty (20) minutes of questions from the Jury.

Each Competitor's submission will be graded according to the Assessment Criteria Checklist attached at **Attachment M** of this Brief.

If in the opinion of the Jury, key design issues require further resolution before a decision can be made, the Jury may recommend that design clarifications or additional information be sought from the top two submissions. It is noted that should this occur, a monetary contribution will be provided to the competitors involved by the Proponent.

The Jury is expected to reach a decision on whether to request a revision to submissions within fourteen (14) days of Presentation Date. For these resubmissions, the Jury will list the specific design issues that should be addressed and request the respective Competitors to amend their submission within a defined period of time (having regard to the extent of the requested amendments).

Competitors must re-present their entry within twenty-one (21) days of the initial presentation. Upon completion of the second presentation, the Jury will re-evaluate the submissions against the Assessment Criteria in **Attachment M** of this Brief.

The decision of the Jury will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of this Competitive Process.

The Jury's decision will be via a majority vote.

The Jury may grade the designs in order of merit. The Competition Report will not include information with respect to grading and will only declare the winner of the competition. The Jury may also decline to declare a winner of the Competitive Process if none of the submissions in their opinion have the potential to exhibit design excellence. If the Jury decline to declare a winner, the Jury may recommend that none of the submissions have the potential to achieve design excellence and thus end the process.

4.16. APPOINTMENT OF ARCHITECT OF THE WINNING SUBMISSION

The Proponent shall appoint the architect of the winning scheme as selected by the Jury. Full design and documentation of the winning proposal should then occur.

The Winning Architect is expected to be appointed within fourteen days (14) of the Decision Date.

To ensure that design continuity and the design excellence of the winning proposal is maintained throughout the development process, the architectural commission is to include as a minimum:

- Preparation of a Development Application;
- Preparation of the design drawings for a construction certificate;
- Represent the winning scheme in meetings with the community, authorities and stakeholders, as required;
- Provide a lead role in ensuring design integrity is maintained throughout the design process;
- Preparation of design drawings for the contract documentation; and
- Maintain continuity during the documentation and construction phases, through to the completion of the project.

The Winning Architect may work in conjunction with other architectural practices to meet the project documentation requirements but must retain control and a leadership role over design decisions throughout the life of the project.

In the event that the Proponent decides not to proceed with the Winning Architect, or the Proponent limits the architectural commission outlined above in, the Proponent will:

- Provide the GANSW with written reasons for this decision; and
- Restart the Architectural Design Competition Process.

4.17. ANNOUNCEMENT

The Competitive Process results will be made public within twenty-one (28) days of the Decision Date.

The Proponent's Competitive Process Manager will advise all Competitors in writing of the decision within the timeframe in **Section 1.8** of this Brief.

4.18. ARCHITECTURAL DESIGN COMPETITION REPORT

A report (referred to as the Architectural Design Competition Report) will be submitted to the GANSW advising of the outcome of the Competitive Process. The Report is to be endorsed and signed by all Jury members shall detail:

- The Competitive Process and will include a copy of the endorsed Brief;
- Each of the competitive design submissions considered;
- The Jury's assessment of the design and merits of each submission;
- Set out the rationale for the choice of the preferred design and clearly demonstrate how this design:
 - Best exhibits design excellence in accordance with the provisions of Clause 6.21(4) *Sydney Local Environmental Plan 2012*;

- Any further recommended design amendments relevant to the achievement of design excellence.

The Proponent is to submit the Architectural Design Competition Report to the GANSW within fourteen (14) days of the final Decision Date.

The GANSW may advise the Proponent whether it endorses the Competitive Design Process and the outcome in the form of pre-development application advice.

4.19. COMPETITION FEE

A Competition Fee shall be paid to each Competitor for participating in this invited Competitive Process as follows:

- International based candidates: **AUD\$120,000** (excluding GST).
- Domestic based candidates: **AUD\$90,000** (excluding GST).
- International architects will be compensated for travel related expenses as agreed in advance with the client.

Note – No variation to this amount will be accepted with the exception of those outlined above.

Upon receipt of evidence that a comprehensive competitive process submission has been lodged, the Proponent must pay the agreed competitive process fee to the Competitors.

4.20. CONFIDENTIALITY

Competitors shall observe complete confidentiality at all times in relation to their design submission, including plans, information whether verbal or written, documentation or any advice until the decision date. The same strict rules of confidentiality apply to any consultants, other persons or entities from which the Competitors may seek advice.

This Brief and the documents comprising the Competitor's submission are confidential and the Competitors must not use them for any other purpose without the prior written consent of the Proponent until the decision is announced and made public.

The Proponent, Competitors and the Jury shall observe complete confidentiality in relation to all submissions received, prior to a decision in relation to the Competitive Process that is made public.

4.21. COPYRIGHT

Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the Proponent and the architect.

The Proponent shall have the right to display, photograph, publish and distribute the brief, submissions, presentations and reports produced as part of this Competitive Process for publication, publicity or other such purposes. Any such reproductions shall acknowledge the copyright owner(s).

Execution of the Competitive Process Invitation and Acceptance letter shall be deemed as legal permission for the Proponent to publish Competitors designs. No compensation shall be made for such reproduction or publication.

4.22. RETURN OF DOCUMENTS

The Proponent retains the right to hold submissions for a period of up to six (6) months from the closing date of the Competitive Process. The Proponent shall retain the winning submission. Other submissions shall be returned to their owners. Competitors shall be notified by letter of the date on which submissions will become available for collection.

4.23. CARE OF MATERIALS AND INSURANCE

It shall be the responsibility of each Competitor to wrap, ship, mail or deliver by other means, their submission, ensuring timely and intact arrival. The Proponent disclaims any responsibility for loss or damage in transit.

No liability shall be attached to the Proponent regarding the submissions, whilst in the possession of the Proponent. All reasonable care will be taken to maintain the submissions in good condition, but a limited amount of wear and tear is inevitable.

The Competitors are advised to make copies of their submissions, so as to retain a copy of their work.

Responsibility of insuring submissions rests solely with Competitors.

5. SUBMISSION REQUIREMENTS

Final Submissions are to comply with the following requirements.

5.1. FINAL SUBMISSION

5.1.1. General

Each submission must be clear and concise, with a preference for design information over graphic presentation.

The submission documents shall be submitted to the Competitive Process Manager in the form of:

- Eight (8) bound complete hard copies of all submission documents (A3 format);
- One (1) CD/USB of all presentation materials (collated into a single Power Point slide show or PDF document) – to be submitted after the final submission date refer Section 1.7;

The submission documents shall include each item detailed in the following sections.

5.1.2. Drawings and Graphics

Each Competitors final submission should generally consist of the following:

- Aerial Photograph (1:2000).
- Location Context plan (1:1000).
- Existing Site Plan (1:1000).
- Site Analysis (1:500).
- Concept Plan (1:500) – this must locate streets, public domain improvements, building form and massing of site and adjacent area.
- Streetscape elevation showing all street frontages (inclusive of neighbouring context) in context (1:500).
- Ground floor plan including landscape concept plan and relationship to the public domain (1:100).
- Servicing Plan showing entry/exit locations and loading/servicing arrangements (1:100).
- Typical plans, elevations and sections (1:100).
- Roof plan (1:100).
- Landscape concept plan (1:100).
- Circulation diagrams.
- 3D massing/modulation study to provide a comparison to surrounding buildings.
- Overlay regulatory controls to the proposed design, including relevant plans/sections/elevations/3D model to illustrate compliance.
- A digital material/image board and indicative finishes (samples are not required).
- 3D computer generated perspective(s)/photomontage(s) including a minimum of two (2) images prepared in accordance with the high resolution images provided at **Attachment N**.
- Shadow impact diagrams demonstrating compliance with planning controls.
- GFA plans, illustrating GFA accounting to be completed as the Area Schedule included at **Attachment O**.

In reference to all drawings and graphics:

- All plans, elevations and sections are to be presented at the scale specified and are to include the scale, scale bar and north point.
- Critical relative levels to be shown on relevant plans, sections and elevations.
- Site plans, elevations and sections must include adjacent properties to clearly represent the proposed design in relation to neighbouring context.

For the purposes of planning coordination, the winning architect may be required to submit to the Consent Authority a DWG/DGN file of ground floor plan geospatially referenced with MGA (Mapping Grid of Australia) coordinates.

5.1.3. Architectural Design Statement

Each submission is to include an Architectural Design Statement which addresses the proposal's approach, the response to the Brief's objectives and the manner in which design excellence is achieved. The Architectural Design Statement is to be **limited to a maximum of 15 x A3 pages** (single sided).

- The Architectural Design Statement should include individual statements prepared by the architect that addresses heritage and public art.

5.1.4. Ecologically Sustainable Development

Each submission is to include a summary of sustainability initiatives associated with the design proposal to achieve required ESD targets, together with a description of broader sustainability initiatives associated with the design proposal.

5.1.5. Statement of Compliance

Each submission must include a Statement of Compliance prepared by a suitably qualified person indicating the proposal's compliance with the objectives and controls contained within *Sydney Local Environmental Plan 2012*, *Sydney Development Control Plan 2012*, and other relevant state planning policies.

Each submission must also highlight and justify any non-compliance with applicable planning controls for the site. A template has been provided at **Attachment L** for Competitors to complete.

5.1.6. Yield Analysis and Area Schedule

Each submission must include a Yield Analysis/ Area Schedule (floor by floor) of areas as per the template at **Attachment O**. Each table must include:

- Hotel keys;
- Gross Floor Area (GFA) – as defined in the *SLEP 2012*;
- Gross Building Area (GBA);
- Carparking schedule.

Each Competitor must provide both a PDF and digital excel spread sheet of the area schedule using the provided standard Area/Amenity Schedule provided at **Attachment O**. The details are to be completed in the excel spreadsheet format.

5.1.7. Construction Costs

A Cost Summary Template has been provided at **Attachment P** and is to be completed and returned with each competitors scheme. Each submission will be reviewed and costed by the Proponent's appointed quantity surveyor (Altus Group) as set out at **Table 4** of this Brief.

Each Final submission is to include the completed Area Schedule/Yield Analysis spreadsheet at **Attachment O**. The submission may also include a discussion on how the design is an economically feasible development option.

5.1.8. Model and Digital Animations

Working models (no more than 3) that describe only massing with no articulation of façade, openings or other detail **will be allowed** but are not required. The scale should be 1:500. The proponent will supply a context model for these to be placed into on the day of the final presentations.

Detailed physical models, presentation boards, augmented reality, virtual reality, digital animations or fly-throughs **should not be submitted** and will not form part of the Jury's assessment. Digital animations, augmented reality, virtual reality, added to the presentation material by competitors will strictly not be accepted.

5.2. PRESENTATION DATE MATERIAL

At the time and date nominated at **Section 1.8** of this Brief, Competitors are to provide an electronic version of their Presentation material to the Competitive Process Manager for audit.

The presentation material shall be collated into a single Power Point slide show or PDF document and delivered on USB flash drives or submitted via email.

No new material is to be presented over that lodged as Final Submissions.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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17 October 2019

Mr Jim Betts
Secretary
Department of Planning, Infrastructure and Environment
320 Pitt Street
Sydney NSW 2000

DESIGN INTEGRITY PANEL ENDORSEMENT - 4-6 BLIGH STREET, SYDNEY [SSD 9527]

This letter has been prepared on behalf of the Design Integrity Panel (formerly the Design Jury) for the 4-6 Bligh Street Architectural Design Competition in relation to the design integrity process. It provides endorsement of the design by the Design Integrity Panel (DIP) prior to the lodgement of the SSD DA.

Woods Bagot, as the winning architect, presented the proposed scheme to the DIP on 16 August 2019 for their review and feedback following design development since the conclusion of the Architectural Design Competition in February 2019. The DIP participating in the design review comprised all members of the original design competition jury as follows:

Table 1 – Competition Jurors/ Design Integrity Panel

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Acting Deputy Government Architect/ Director of Design Excellence
Bruce T Hennen (Proponent)	Registered Architect and Executive Director of Development, SC Capital
Lisa Maree Carrigan (Proponent)	Registered Architect and Director – Group GSA
Graham Jahn (CoS)	Registered Architect and Director of City Planning, Development and Transport – City of Sydney
Ken Maher (CoS Nominee)	Fellow and Architect - HASSELL + SDRP Member

It is noted the Bruce Hennen was an apology but was consulted as part of the review. The DIP review session was observed by Simon Gunasekara, Senior Consultant (Urbis) and Tahlia Alexander, Planner (City of Sydney – Design Excellence).

In accordance with the Jury Recommendations, the DIP feedback on the design presented at the meeting is as follows:

Table 2 – Summary of Panel Feedback

Jury Recommendation	Panel Feedback
<p>1. Design elements strongly supported in the scheme, that must be retained in order to achieve Design Excellence:</p>	
<ul style="list-style-type: none"> • <i>Each aspect of the design has a clear and strong diagram that underpins the architectural expression and contributes to the success of the overall design response.</i> 	<p>Design Integrity has been maintained. Changes to the design have further strengthened the architectural expression. The design maintains the strong cruciform plan and concept.</p>
<ul style="list-style-type: none"> • <i>The singularity of the building materiality.</i> 	<p>Design Integrity has been maintained and the proposed cladding design supported in terms of material and detailing.</p>
<ul style="list-style-type: none"> • <i>The innovative functional response to the brief, including:</i> <ul style="list-style-type: none"> ○ <i>Wrap around luxuriant garden landscaping to the commercial floor space in the podium.</i> ○ <i>A lower level porte cochere which provides safe lobby drop off and servicing, and allows the ground floor and public realm to be enhanced and maximised.</i> ○ <i>Precise geometry throughout for example as seen in the ground floor and the typical hotel floor and crisp podium and tower presentation.</i> ○ <i>Daylight access within the tower to lift lobbies and the podium by way of planted setbacks.</i> ○ <i>The lobbies and entry experience for both the hotel and commercial uses, including the below ground porte-cochere and open ground floor</i> ○ <i>Western core location which assists with mitigating afternoon heat loads</i> ○ <i>The purposeful stratification of the hotel uses to provide an early check-in destination on Level 11, allowing the primary front of house areas for the hotel to be at the top of the tower. This provides an experience of the views and amenity for the guest and access to the wider public that is commended.</i> 	<p>Design Integrity has been maintained through successful resolution and design development.</p> <ul style="list-style-type: none"> • Landscaping – now presents a maintainable solution. • Daylight access within the tower has been maintained and the importance of this feature is reiterated. • While the arrival experience has changed, the amended proposal is accepted.

Jury Recommendation	Panel Feedback
2. Design development related to the following matters is required:	
<ul style="list-style-type: none"> • <i>Design integrity is to be maintained whilst managing project budget constraints.</i> 	Design integrity has been maintained.
<ul style="list-style-type: none"> • <i>Design vision and integrity is to be maintained whilst acknowledging operational preferences of the identified hotel operator – noting the design brief was resolved and endorsed prior to identification of the hotel operator. The Jury supports the proposed arrangement of hotel facilities and functions and the envisaged experience of visiting the hotel as a particular strength of the proposal, which should be developed further in consultation with the hotel operator.</i> 	Design integrity has been maintained.
<ul style="list-style-type: none"> • <i>There will be a need for adjustments in the location of floor space to ensure the scheme is compliant with the relevant planning controls. This needs to be undertaken as a holistic exercise throughout the whole building.</i> 	This matter has been resolved.
<ul style="list-style-type: none"> • <i>Podium façade Approach 3 is supported due to the quality of the detail in the doubling of the vertical expression and the superior integration with the heritage buildings horizontal datums both at base and top. Consideration of a faceted window design should be explored.</i> 	<p>Design development has further improved the podium façade and features. The below are noted as particularly successful outcomes of the design development.</p> <ul style="list-style-type: none"> - Finer grain double mullions outcome is superior and better relates to context. - The thinning of the awning/fascia is a more elegant outcome and is supported.
3. Satisfactory resolution of the following:	
<ul style="list-style-type: none"> • <i>The detailing and coating of the copper or copper/bronze coloured facade panels is critically important to the success of the building's facade. Cladding is required to be durable with longevity. A painted finish panel is not acceptable.</i> <ul style="list-style-type: none"> ○ <i>The Jury acknowledged that one consideration could be an unfinished material that weathers over time. A least preferred option would be a silver finish.</i> 	The panel was provided with samples of the proposed cladding materials which were accepted as consistent with the Panels expectations. Refer Attachment A for further details.

Jury Recommendation	Panel Feedback
<ul style="list-style-type: none"> <i>The Jury recommends marginal adjustment for increased room widths on a typical hotel floor. This could be accommodated by a marginally reduced dimension of the void. Increased room widths and decreased depths on the eastern face to keep within the planning envelope are to be resolved.</i> 	<p>Room widths have been increased. This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>The cantilevered balcony breaks the approved building envelope. The Jury do not consider this a critical element and supports its deletion.</i> 	<p>Cantilevered balcony has been deleted. This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Minor inconsistencies between the architectural drawings and the structural drawings with regard to solid and open wall positions will require resolution through design development.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Double sided lift access may not be necessary on the ground floor.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Landscaping on the podium and awning should be selected based on an appropriate size and ability to withstand a windy environment. Awning landscaping will need agreement of the public landowner.</i> 	<p>This matter has been resolved. Landscaping now presents a maintainable solution.</p>
<ul style="list-style-type: none"> <i>The Jury notes the importance of the blades with respect to environmental performance whilst noting that these must maintain compliance with the building envelope.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>The eastern elevation must remain strong and proud in its expression while acknowledging solar gain.</i> 	<p>The majority of the tower glass has been envisaged as a neutral tone high performance double-glazed unit with an SHGC of 0.25.</p> <p>The neutral tone will complement the copper coloured stainless steel and provide an appropriate level of visibility whilst limiting reflectivity. Internally, sheer curtains are proposed in front of a secondary privacy blind – the final colour and tone has yet to be selected.</p> <p>The slot windows which have been ‘carved’ into the solid metal facades (shown on dwg DA4213) are deliberately recessive with a bronze tinted glass. This is to ensure that the</p>

Jury Recommendation	Panel Feedback
	<p>fenestration is less visible and read as part of the solid façade.</p> <p>During the next design stage we would develop façade visual mock ups with a range of glass types and would seek the Jury's input and review on the final selection.</p>
<ul style="list-style-type: none"> • <i>The arrival and port-cochere element was a positive outcome and is to be maintained whilst minimising the footprint of the ramp(s) (should one ramp be required).</i> 	<p>The arrival and port-cochere has been maintained and further resolved in partnership with the traffic engineer to provide a workable and positive outcome.</p>
<ul style="list-style-type: none"> • <i>Traffic advice must be sought from qualified consultants and Council to determine whether a dual crossover is possible. If this is not suitable necessary adjustments should be made to make the necessary changes to accommodate a single vehicle entry point whilst maintaining the positive arrival and public domain outcomes.</i> 	<p>The proposed dual crossover has been maintained and further resolved in partnership with the traffic engineer to provide a workable and positive outcome. Approval for this outcome will be sought during the assessment of the SSD DA from the City of Sydney and Transport for NSW.</p>
<ul style="list-style-type: none"> • <i>The above resolution incorporating any reduction in GFA to reflect the maximum permitted.</i> 	<p>This matter has been resolved.</p>

Further Consideration:

Additional items noted by the Panel for further consideration and resolution include:

- **Northern façade solar analysis** – Additional investigation is required to manage solar load and solar impact. This may include glass performance and fin widths/frequency.
- **Façade Materiality** – The Panel would like to inspect the façade prototypes at the appropriate time following lodgement of the SSD
- **Public Art** – As part of the Public Art Strategy, further detail is to be provided of the proposed location of public art and its ability to stand on its own. Care should be given in navigating the line between using Public Art to enrich the architecture.
- **Excavated Materials** – The use of excavated materials in the interior design of the ground plain is suggested as a positive outcome.



Closing comment:

The DIP endorses the design as presented and does not see need for further review of the design prior to lodgement. Should significant design changes occur prior to lodgement or during the assessment of the SSD DA the design would need to be referred to the DIP for further review and endorsement.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Olivia Hyde Panel Chair		17 October 2019
Lisa-Maree Carrigan Panel Member		17 October 2019
Bruce T Hennen Panel Member		17 October 2019
Graham Jahn Panel Member		17 October 2019
Ken Maher Panel Member		17 October 2019

ATTACHMENT A – CLADDING DETAILS

The following cladding materials and details were provided to the Panel for clarity:

Tower Main Cladding	Coloured bead blasted stainless steel	Rimex Rosy Gold Granex
Tower Reveals Cladding	Coloured textured bead blasted stainless steel	Rimex Rosy Gold Pagoda Granex (no exposed/raw ss as per DIP comments)
Tower Narrow T Fins	Coloured bead blasted stainless steel	Rimex Black/Dark Bronze
Awning Fascia	Patinated bronze	
Awning Soffit	Verdigris copper	KME TECU Patina
Ground Stairwells and Podium Recessed Stairwells	Ribbed Anodised Aluminium	Universal Anodisers Satin Espresso