



19 December 2022

Mr Michael Cassel,
Secretary
Department of Planning and Environment
12 Darcy Street,
Parramatta NSW 2150

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS – RTS DESKTOP REVIEW

1. INTRODUCTION

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the TOGA Central State Significant Development (**SSD**), in relation to the design integrity process following the desktop review of design information on 23 November 2022.

As part of the Response to Submissions (**RTS**) for the proposed SSD (dated December 2022), a number of minor refinements are proposed to the development and Henry Deane Plaza in response to design development. This included a refinement to the design of the internal voids within the former Parcel Post building (**fPPb**), which was an element identified as requiring 'design development' following the Competition. This letter summarises the Panel's commentary following a desktop review of the proposed change.

This letter also summarises the responses provided to the key matters raised for further consideration in the previous post-lodgement meeting with the DIP (Session 4) on 13 September 2022. This letter provides confirmation of the DIP's observations and requests for further information (or clarification) on the refined design as presented.

The DIP for TOGA Central comprises the full Competition Jury of the design excellence competition process held in 2021 in accordance with the endorsed Terms of Reference (**ToR**). The members of the DIP are as follows:

Table 1 TOGA Central Design Integrity Panel

DIP Member	Title
Abbie Galvin (DIP Chair) (GANSW nominee)	Government Architect – GANSW
Peter Phillips (DPE nominee)	Nominated Architect, Orwell & Peter Phillips

DIP Member	Title
Graham Jahn AM (City of Sydney nominee)	Director, City Planning Development & Transport, City of Sydney Council
Paul Shaw (Proponent nominee)	Executive General Manager, Design and Development at TOGA
Bob Nation (Proponent nominee)	Design Principal, Nation Architects Sydney and Hong Kong
Kim Crestani (Proponent nominee)	Registered Architect, Order Architects

2. FUNDAMENTAL ELEMENTS OF DESIGN EXCELLENCE

As outlined in the endorsed TOGA Central Competition Jury Report (dated 22 November 2021), the Jury unanimously selected the **Bates Smart** scheme as the winner of the Competition, subject to the identified areas for further refinement and resolution being addressed as part of the design integrity process.

The fundamental elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process are listed below (as extracted from the Competition Jury Report):

- *The architectural expression of the form into three ‘pill’ shaped elements and the ways these forms connect.*
- *The elegant expression of the V-shaped columns above and through the room form of the former Parcel Post building (fPPb).*
- *The presentation of the tower to the George Street axis.*
- *The amenity and vertical visual connectivity within the hotel floor plate.*
- *The scale and depth of the grid framing of the façade and the materiality, shape and colour of the concave glazed terracotta fins.*
- *The resolution of the southern form as a finely detailed curved glass connection with Henry Deane Plaza (HDP).*
- *The southern entries from HDP is a positive contribution to the accessibility of the public domain.*

On 28 July 2022, the DIP confirmed the proposed design (as lodged) retained all fundamental elements of the Bates Smart competition scheme as identified above and that the key areas for design refinement as identified in Section 4 of the Competition Jury Report had been resolved and were supported by the DIP.

The RTS submission does not impact the resolution of these items.



3. ELEMENTS REQUIRING DESIGN DEVELOPMENT

Resolution of internal voids

The RTS seeks to rationalise the design of the central atrium located within the fPPb to match the shape of the void on the floors above, providing a more consistent expression throughout the building and acknowledging the existing structure of the heritage building. This is outlined in the DIP Heritage Atrium Update package prepared by Bates Smart and provided at **Attachment A** to this DIP letter.

The DIP support the reconfigured atrium within the fPPb and roof level.

4. RESPONSE TO DIP SESSION 4 FEEDBACK

Following the lodgement of the SSD application package for TOGA Central in August 2022, Bates Smart presented refinements to the proposed public domain to the DIP at DIP Session 4 on 13 September 2022 for the Panel's review and feedback.

As outlined in the DIP Session 4 letter (21 September 2021), a number of recommendations were provided by the DIP to the design team for further consideration prior to finalisation of the RTS design package.

The DIP support the refinements proposed in the design package and confirm these respond appropriately to the previous DIP Session 4 comments.

In the detailed design development of the scheme (post-approval), the DIP recommend:

- The ceiling in the lower ground level is to be developed to maximise the light and animation in the space below.
- Ongoing coordination with the Dexu Frasers Consortium on the coordination of the public domain design in Henry Deane Plaza.

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of advice and recommendations from the DIP Desktop Review has been reviewed and endorsed by the DIP Chair.

DIP Member	Signature of Endorsement	Date
Abbie Galvin		20 December 2022



Yours sincerely,

A handwritten signature in blue ink that reads "E. Scobie." The signature is written in a cursive, flowing style.

Eliza Scobie
Senior Consultant
+61 2 8233 7613
escobie@urbis.com.au

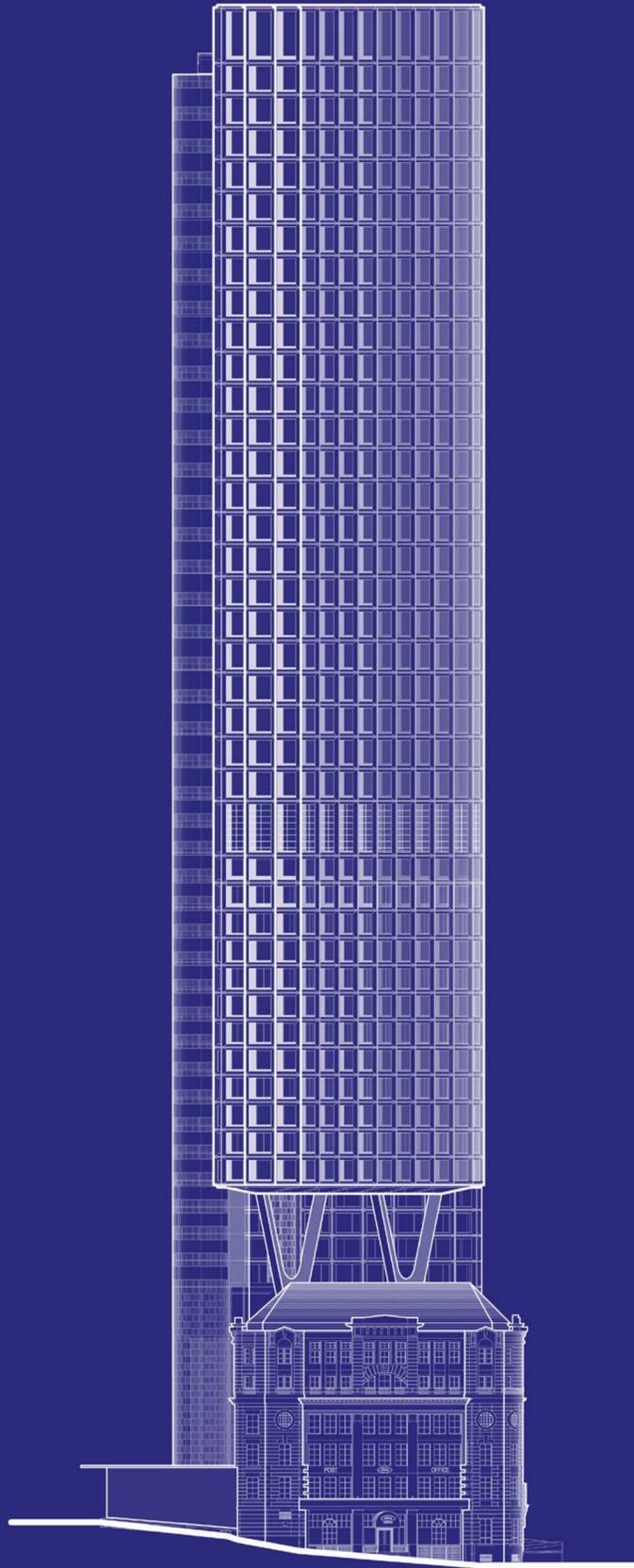
TOGA Central

Design Integrity Panel
Notification of design
adjustment
fPPb Atrium shape

TOGA

18 November 2022

BATESSMART™



fPPb Atrium

design refinement

Competition Design Jury comment
Resolution of the internal voids within the fPPb. Any penetration through the fPPb building should consider and

respond sympathetically to the existing structural grid and the existing beam locations, reducing impacts to the original fabric wherever possible.

The design of the atria of the former Parcels Post building (fPPb) has been further developed since the SSDA submission and DIP panel meetings with the following changes:

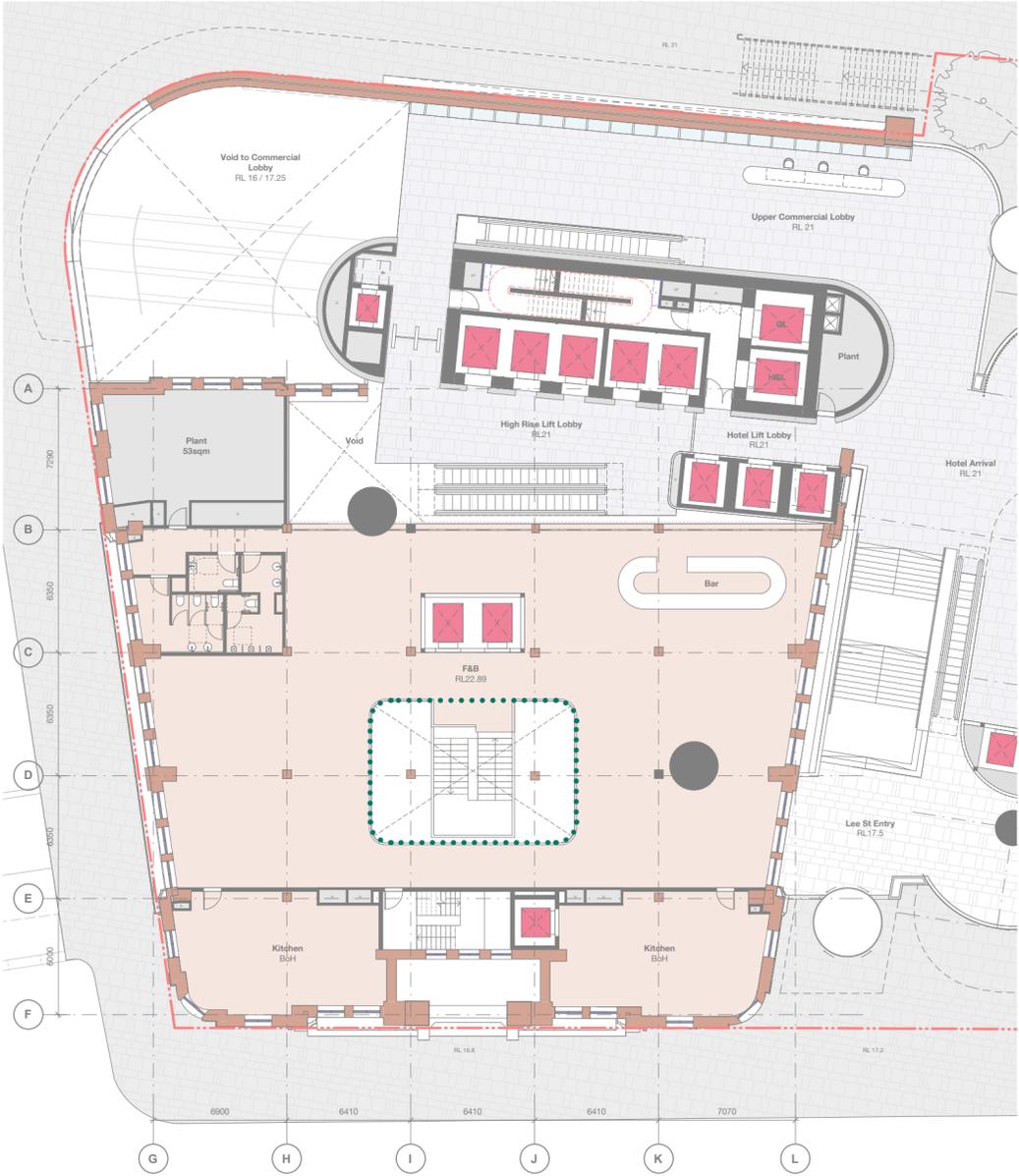
Central Atrium

The central atrium has been rationalised to match the shape of the void on the floors above. This change provides a more consistent expression throughout the building, and acknowledges the existing structure of the heritage building.

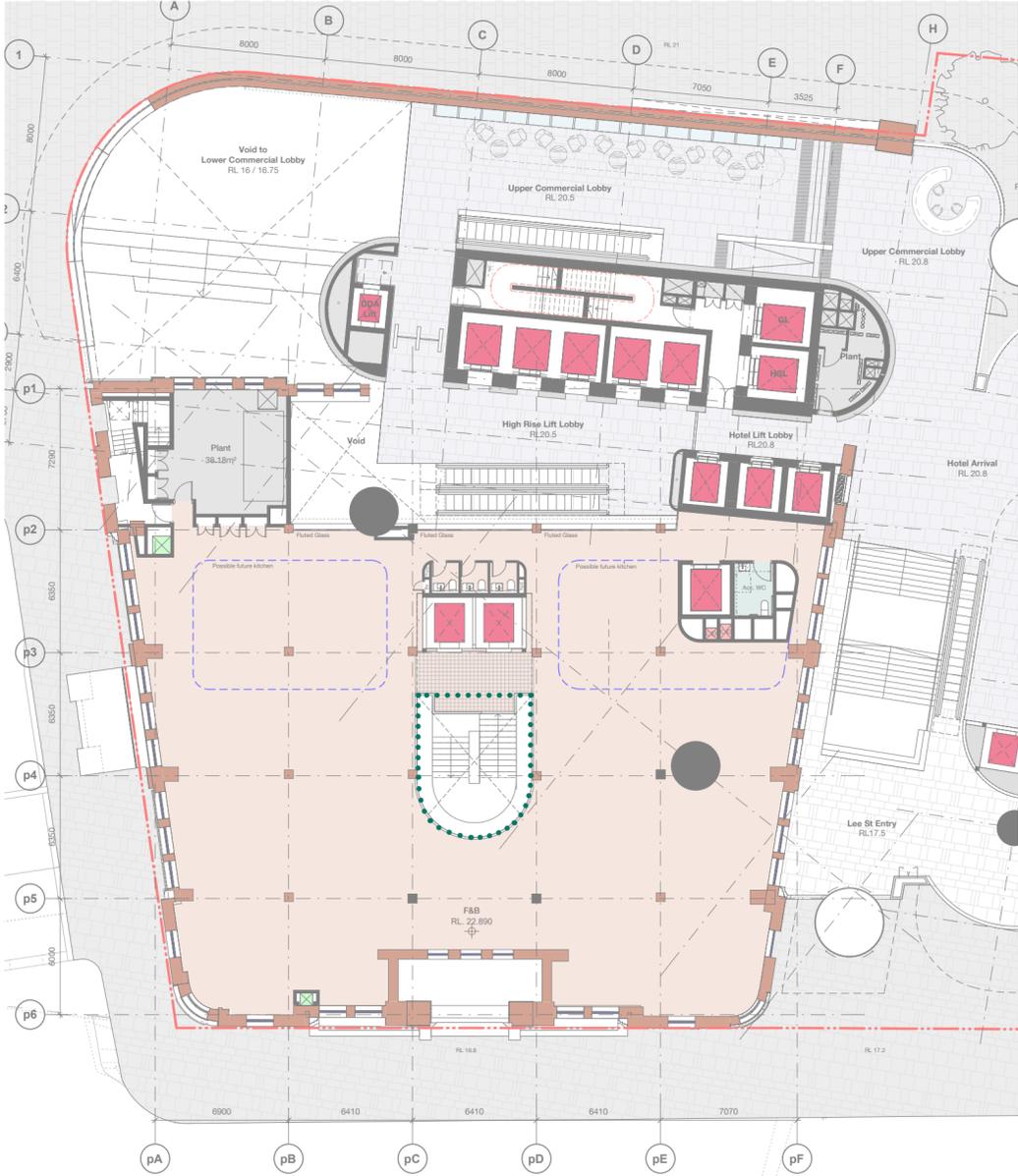
The roof of the Central Atrium has also been adjusted to match this, providing a simplified overall expression in better alignment with the original heritage building.

Egress Stairs

The egress stairs located on the western facade in the SSDA submission have been relocated east, providing better spatial experience of the heritage building internally.



Ground floor plan - SSDA submission



Ground floor plan - proposed refinement

fPPb Atrium
design refinement



SSDA submission



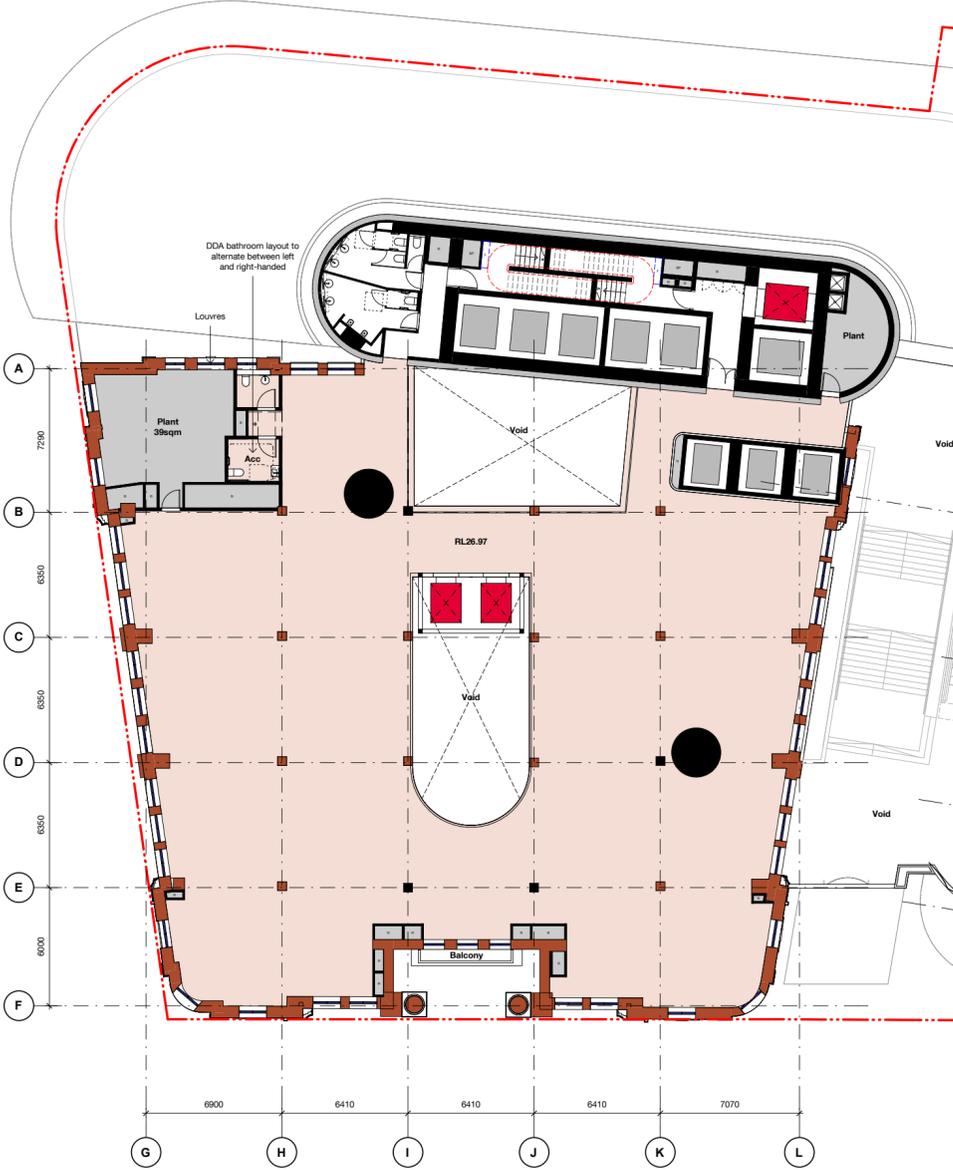
Proposed refinement

fPPb Atrium

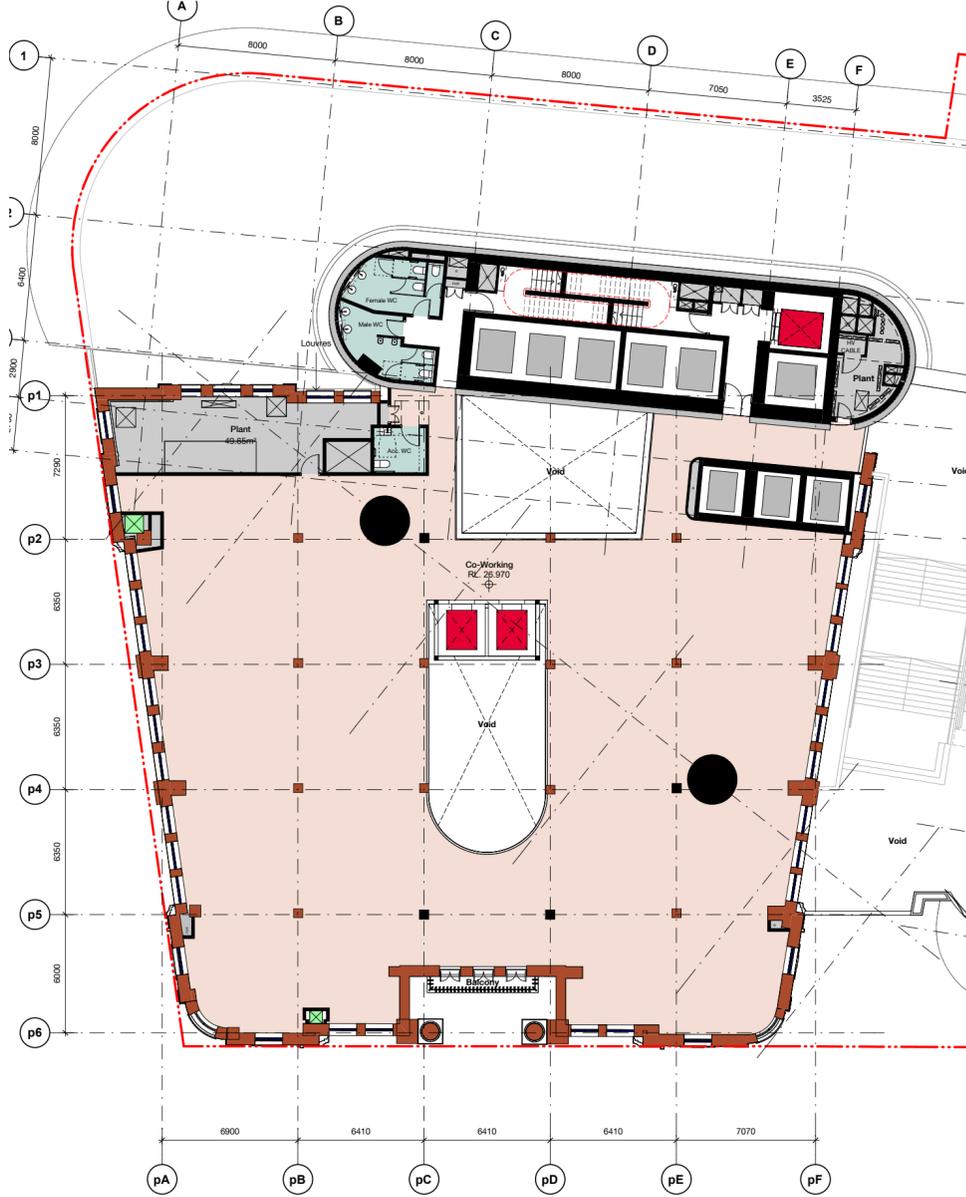
design refinement

fPPb upper floors

On the upper floors, the void along the main building core has been reduced slightly for better connection into the core. Subsequently the on-floor plantroom has been revised for the benefit of a better floorplate design and improved representation of the fPPb.



Upper floor plan - SSDA submission

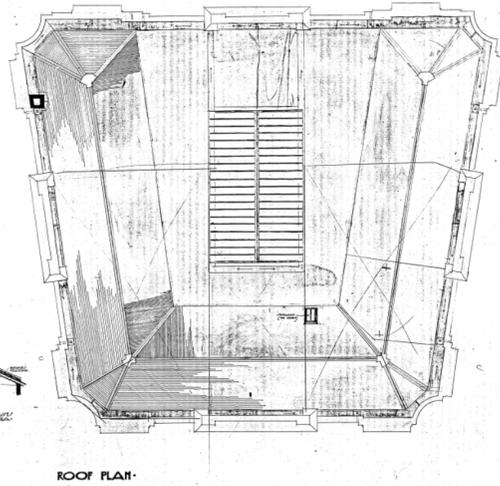


Upper floor plan - proposed refinement

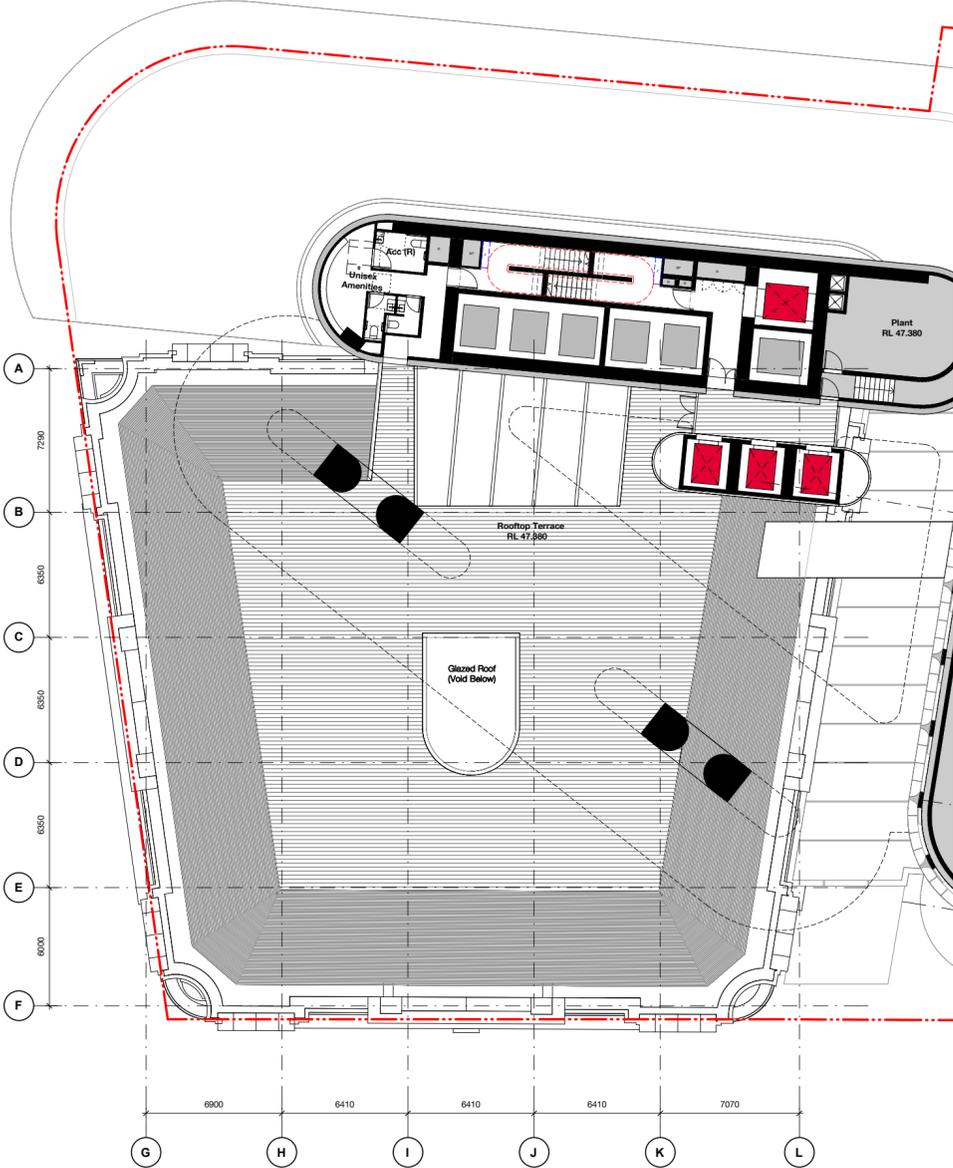
fPPb Atrium design refinement

Central Atrium / Roof

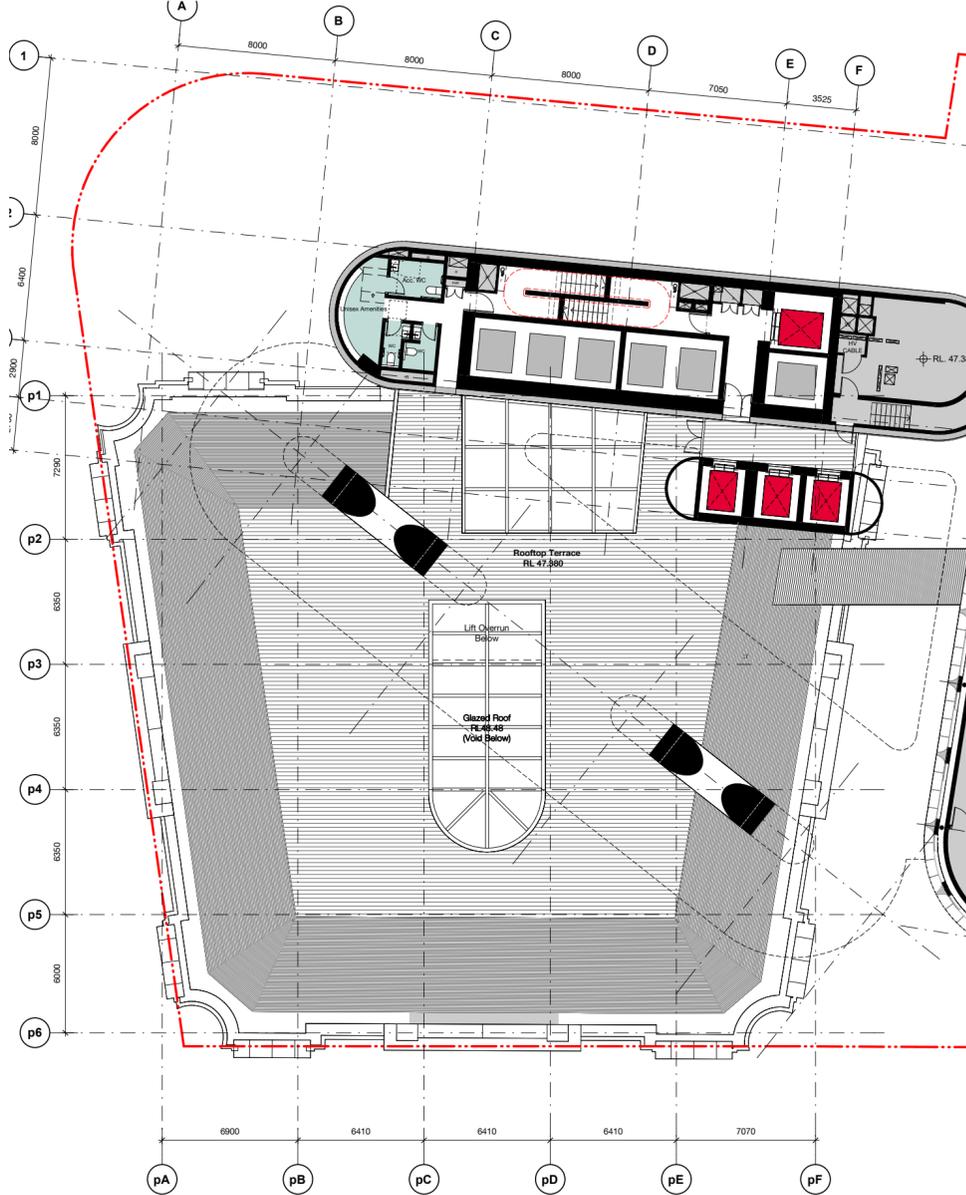
The roof expression has been adjusted to match the atrium shape of the lower floors, and increase the opening to align better with the historic opening size. This not only aligns the atrium on all floors, but also provides further daylight compared with the provision as previously presented.



Historic roof plan



Roof plan - SSDA submission



Roof plan - proposed refinement



21 September 2022

Mr Michael Cassel,
Secretary
Department of Planning and Environment
12 Darcy Street,
Parramatta NSW 2150

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS - SESSION 4

1. INTRODUCTION

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the TOGA Central State Significant Development (**SSD**), in relation to the design integrity process, following the presentation by Bates Smart at the DIP Session 4 on 13 September 2022.

Following the lodgement of the SSD application package for TOGA Central in August 2022, Bates Smart presented refinements to the proposed public domain to the DIP at DIP Session 4 on 13 September 2022 for the Panel's review and feedback. This letter provides confirmation of the DIP's observations and requests for further information (or clarification) on the refined design as presented.

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DIP Member	Title
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On 28 July 2022, the DIP confirmed the proposed design (as lodged) retained all fundamental elements of the Bates Smart competition scheme as identified above and that the key areas for design refinement as identified in Section 4 of the Competition Jury Report had been resolved and were supported by the DIP.

3. DESIGN INTEGRITY PANEL – SESSION 4

The following table reflects the DIP’s observations and responses to the design team’s requests for clarification during the DIP Session 4. The feedback is based on the presentation by the Bates Smart team on 13 September 2022.

The session provided an update on the resolution and ongoing development of the public domain design at ground and lower ground levels. Feedback was sought from the DIP to seek confirmation that the design excellence of the scheme is maintained alongside the ongoing development of the public domain design and integration with the adjacent sites in the broader Western Gateway sub-precinct.



The DIP session was held via Microsoft Teams and was attended by key members of the Bates Smart and Arcadia team, the Proponent, Urbis as the DIP manager, and a member of the development team for the adjacent site, Central Place Sydney.

Table 2 TOGA Central - DIP Session 4 Commentary and Advice

Focus Area	Commentary and Advice
1. Glazed cylindrical lift	Bates Smart presented the refined design for the glazed cylindrical lift, which has been introduced for access to RL21 and RL16 from Lee Street.
	The DIP advice is as follows: <ul style="list-style-type: none"> ▪ Ensure central lift is designed with adequate capacity based on precinct-wide pedestrian modelling to accommodate all users including cyclists, wheelchairs, prams etc, across the precinct. ▪ Significantly open up and improve physical and visual access to the lift at the Devonshire Street tunnel level and promote intuitive movement patterns at the lower link level and at a broader level across the sub-precinct.
2. Public Domain Materiality	The Bates Smart presentation included a refinement of the detail and materiality of the public domain.
	The DIP commentary is as follows: <ul style="list-style-type: none"> ▪ Whilst the resolution of the materiality is ongoing, the DIP noted the importance of an integrated design palette across the proposal and the adjoining development at Central Place Sydney in relation to public domain materials, finishes and public domain features (such as handrails, planters, lighting and signage).
	The DIP advice is as follows: <ul style="list-style-type: none"> ▪ Create a stronger relationship between the original brickwork of the fPPb and the public domain through careful selection and detailing of the new brickwork (such as use of recessed courses) to promote visual interest at ground level. ▪ Avoid use of windows and entry treatments to lower link retail tenancies that protrude into the public walkway zone.
3. Central oculus	Bates Smart discussed the refined design for the central oculus located within Henry Deane Plaza. The escalators of the previous submission have been removed from the oculus, creating an open connection to the sky with planting within.

Focus Area	Commentary and Advice
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> The improved visual connectivity between RL16 and Henry Deane Plaza through the oculus is supported. <p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> Consider the alignment and centrality of the landscape oculus within Henry Deane Plaza with respect of the CPS oculus and the primary movement pathways within the precinct. The alignment should relate to the structural grid, and not be twisted off grid. This will likely move the oculus towards Lee Street. Investigate opportunities to increase the size of the oculus. This may require an amendment to the shape - such as a cylindrical or curved rectangular form.
<p>4. Lee Street central stair</p>	<p>Bates Smart presented amendments to the Lee Street central stair, which has been widened to 23m and setback from the western frontage.</p> <p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> The DIP commended the design team for the positive changes to the location and alignment of the Lee Street central stairs. <p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> Address potential safety and security issues with the recessed brick return to the north of the Lee Street central stair and ensure this does not create a 'negative space' in the public domain. Ensure there is a commonality of design language, materiality and finishes between all steps and stairways along Lee Street.

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of advice and recommendations from the DIP Session 4 has been reviewed and endorsed by the DIP Chair.

DIP Member	Signature of Endorsement	Date
Abbie Galvin		21 September 2022



Yours sincerely,

A handwritten signature in cursive script that reads "Eliza Scobie".

Eliza Scobie
Senior Consultant
+61 2 8233 7613
escobie@urbis.com.au