

JURY RESPONSE

UTS BLACKFRIERS PRECINCT RESEARCH BUILDING DESIGN EXCELLENCE COMPETITION

REVIEW OF RESPONSE TO JURY COMMENTS SUPPLEMENTARY SUBMISSION BY TZG

BACKGROUND

In accordance with the requirements of the Competition Brief (Appendix 1), the Jury has previously selected a proposal by Tonkin Zulaikha Greer Architects as the winner of the Design Excellence Competition. Their selected entry is the non-conforming proposal, which the jury considered had the potential to achieve design excellence.

The TZG Non-Conforming scheme was selected on the condition that amendments to the built form were implemented to ensure there is no overshadowing to adjacent properties to the south on Buckland Street during the proscribed periods, and an increased setback from the street front is achieved.

The Jury recommended that the winning architects Tonkin Zulaikha Greer be appointed to undertake additional design refinement to address the above condition. The Jury also recommended that during design development that the following refinements to the proposal be investigated:

- _developing the suggestion of a timber structural system;
- _resolving rainwater collection to ensure no adverse impact on people accessing the building;
- _providing adequate protection to facades from early morning and late afternoon sun;
- _providing additional solar collection and battery storage;
- _increasing size of void to allow adequate flexibility for tenancies.

The recent submission and presentation by TZG has addressed these recommendations directly. The Jury were issued with the Design Report on 19th October, and met for the presentation and deliberation on 23rd October. At this presentation Professor James Weirick was an apology, and Professor Attila Brungs was represented by Mr Patrick Woods. The jury have had due regard for the design criteria stated in the Design Brief in the assessment of the amended design proposal.

OVERALL COMMENTS

The Jury is generally in support of the amendments to the design concept and congratulates the architects for addressing all previous comments in a positive manner, and in particular the amendments to the scale of the of the brickwork elements to the western façade in relation to the adjacent heritage buildings. The jury considers modifications to the southern glazed façade have reduced the strength and singularity of this distinctive aspect of the design concept, and have suggested this aspect of the design would benefit from further resolution.

Other comments on the revised proposal relate to the distribution of the floor space and reduction in area at upper levels, the solution to rainwater collection, and the geometry of the central void.

The Jury strongly recommends that the timber structural system option is adopted.

MODIFICATION TO WESTERN ELEVATION

Modifications to the western façade have been based on avoiding overshadowing to the adjoining residential properties in accordance with the Stage 1 DA condition of consent. The Jury considers this condition could be challenged to align with the ADG requirement and current council policy of a 2 hour period between 10am and 12pm on 21st June. This would most likely allow the extension to the west of the lower southern glazed façade to the west alignment of the brick façade. Additionally the floor plate on Level 3 has been cut back to form a terrace at the western end to reduce the overshadowing. With the reduction of the critical period it is likely the floor plate could be extended to form a single alignment at the western façade, thus reducing the terrace to the portion defined by the brickwork façade. This extension would require the upper glass façade to be extended to the west to enclose the extended floor area. The modified form of the glazed southern façade would require design refinement but is likely to enhance the expression of this important element of the design.

SOUTHERN GLAZED FAÇADE

The developed concepts submitted for the southern glazed façade are supported by the jury. The introduction of a gutter at the upper edge of the façade is supported, however there remain concerns in regard to the effectiveness of the proposed gutter system at the lower edge of the facade in minimising water spillage at the ground level. It is recommended that an extension of the glazing beyond the alignment of the low wall south of the terrace be investigated, including a detail to spill the water beyond the wall and collect it for recycling.

INCREASING CENTRAL VOID

The proposal to increase the central void is supported in principle. It is recommended the void be extended to maximise the dimension within the discipline of the structural grid, this allowing the sculptural form of the stair to be have increased visibility, and better accommodation possible subdivision of the floor in the alignment of the structural grid.

TIMBER STRUCTURAL SYSTEM

While the capital cost of the cross-laminated timber structural system is likely to be more than the conventional concrete alternative, the Jury strongly supports this as a more progressive and more sustainable proposal, and one which will give a strong and engaging identity to the interior of the building. The reduced dimensions of the grid in one direction is likely to have little impact on the flexibility of occupation.

RECOMMENDATION

The Jury considers further refinements of the design as set out in this report are required. It is recommended that this work be presented to the jury for final endorsement as a matter of priority prior to appointment of the architects for the preparation of a Development Application for the project.

Ken Maher,
Jury Chair
27 October 2017