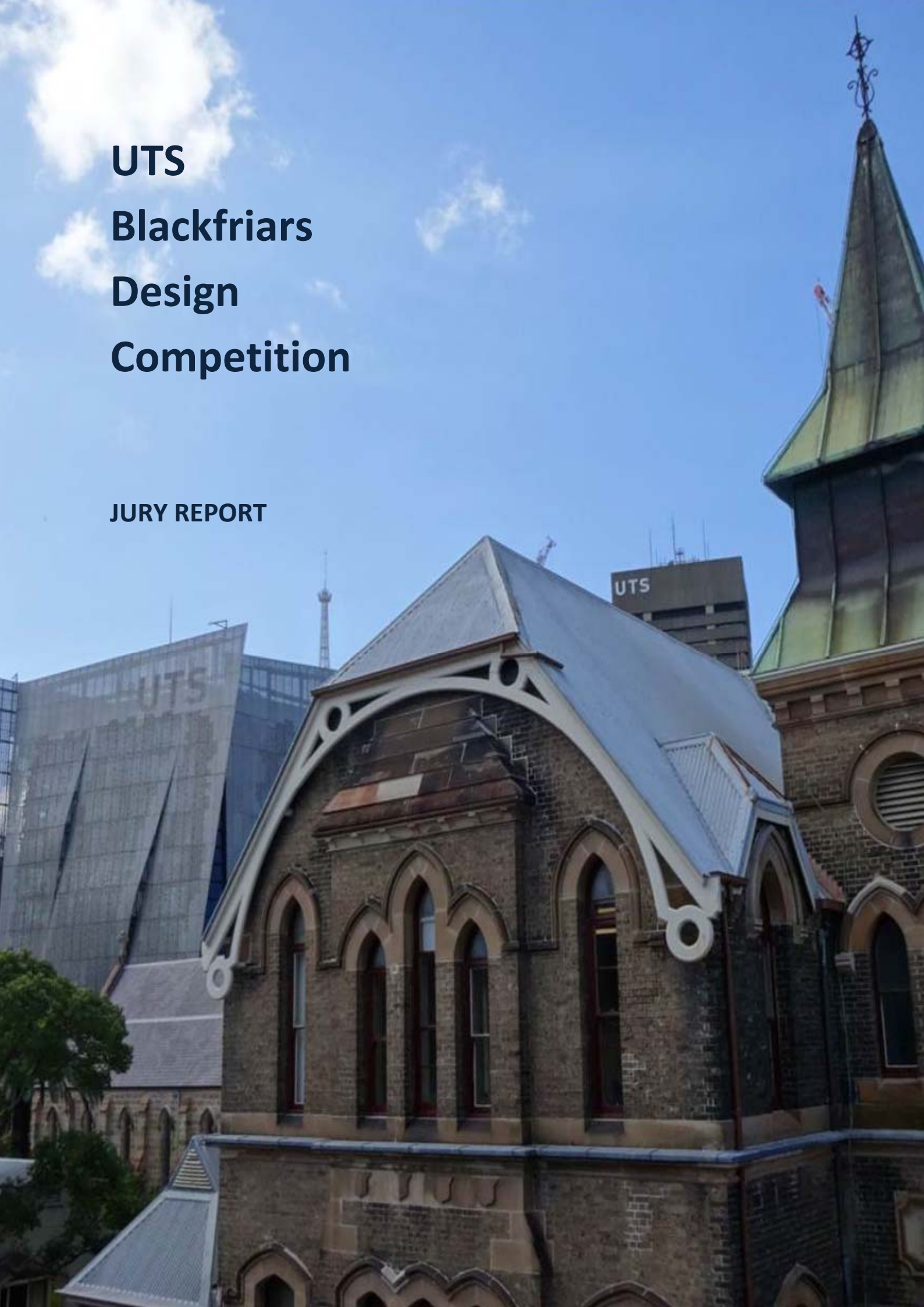


**UTS
Blackfriars
Design
Competition**

JURY REPORT



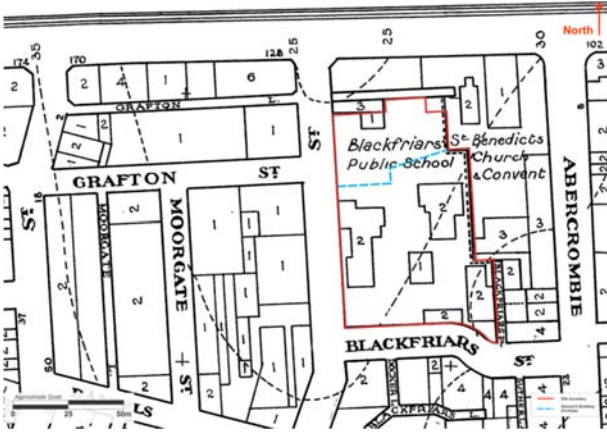
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01. Introduction

This report has been prepared on behalf of the Jury for the ‘Design Excellence’ Competition for the UTS Blackfriars Precinct Research Building. It describes the process undertaken for the competition, and includes comments on all schemes as provided to the Jury, and presented in two days of face to face meetings. It also makes recommendations for the competition outcomes in accordance to the requirements of the UTS Blackfriars Design Competition Brief (Appendix 1).



02. Site

The UTS Blackfriars Precinct is located at 4-12 Buckland Street Chippendale, NSW. It has frontages to Buckland Street and Blackfriars Street, occupying approximately half of the block between those streets, Abercrombie Street and Broadway. The site is approximately rectangular and comprises 6,043 m² in total. It is bordered on the south by Blackfriars Street, on the west by Buckland Street, to the north by a three-storey warehouse and a single storey building, and to the east by St Benedict’s precinct which currently contains five buildings, three of which dating from 1883 have high heritage significance. The site has been an educational precinct for over 130 years, located in a predominantly warehouse and industrial area that has increasingly transformed to a medium to high density residential area of Sydney.



03. Jury

The UTS has appointed the following as members of the Jury for the competition:

- Professor Ken Maher (Chair), Chair of the City of Sydney Design Advisory Panel
- Professor James Weirick, Member of the City of Sydney Design Advisory Panel
- Graham Jahn, Director of City Planning, Development and Transport, City of Sydney
- Dillon Kombumerri, NSW Government Architect’s Office
- Professor Attila Brungs, Vice-Chancellor, UTS
- Glen Rabbitt, Director, UTS Facilities Management Operations



Figure 1: Blackfriars site context

Professor Elizabeth Mossop, Dean of the Faculty of Design, Architecture and Building, UTS attended the presentations and discussions as an observer and advisor to the Vice-Chancellor. UTS probity adviser Vic Baueris also attended the presentations and discussions.

04. Background

In 2013, the City of Sydney approved a masterplan for the Blackfriars site, as part of the development application (D2012/1398) for the childcare centre on the Blackfriars precinct.

In 2015, UTS lodged a Stage 1 Development Application (Use & Envelope) with the Department of Planning (DoP). The application sought approval for the use and maximum envelope, (including height and floor space) for a new educational establishment (a facility for university research in partnership with commercial industry partners) and with proposed maximum height, gross floor area and access arrangements. Approval for the Stage 1 DA was granted on 11 April 2017

During July 2017 UTS launched a single stage 'Design Excellence' Competition for the UTS Blackfriars Precinct Research Building to select an appropriate design approach and architectural consultant.

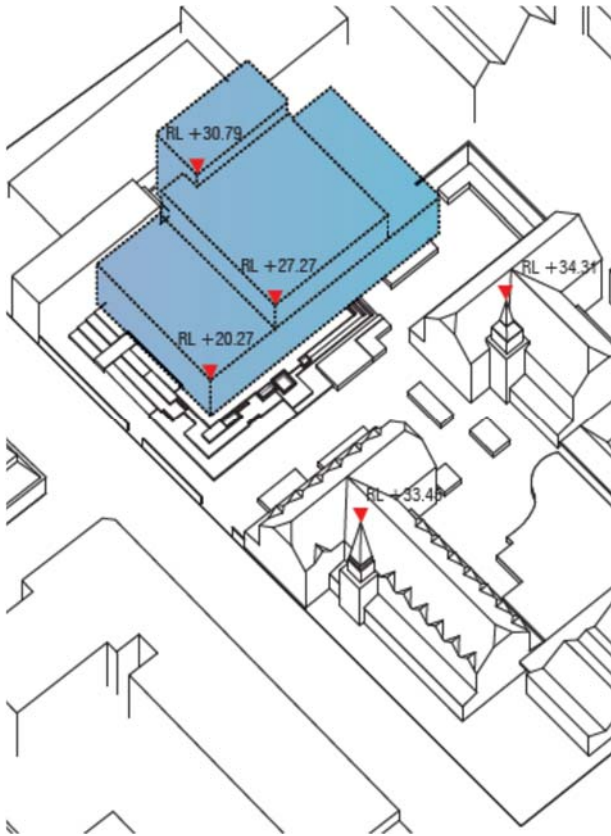


Figure 2: Approved envelope

05. Competition Process

In accordance with the DoP endorsed competition process described in the Design Excellence Strategy (Appendix 2), following consultation with the NSW Government Architect's Office, six (6) architects were selected with three from the architects listed in the Government Architect's Strategy & Design Excellence Prequalification Scheme (highlighted with an asterisk in the list below). One architect was selected from the Government Architect's list of emerging design practices (highlighted with a double asterisk in the list below).

The selected competitors were:

- Architectus *
- Bates Smart *
- Carter Williamson **
- H2o Architects (Vic)
- Kirk (Qld)
- Tonkin Zulaikha Greer *

The competition brief sets out the competition objectives, conditions and general spatial brief requirements for the building (refer Appendix 1 for detail on brief requirements). The underlying intent is to achieve an innovative architectural vision that creatively interprets the master plan and realises the potential of this prominent site on Broadway.

The proposed competition brief was developed with reference to the:

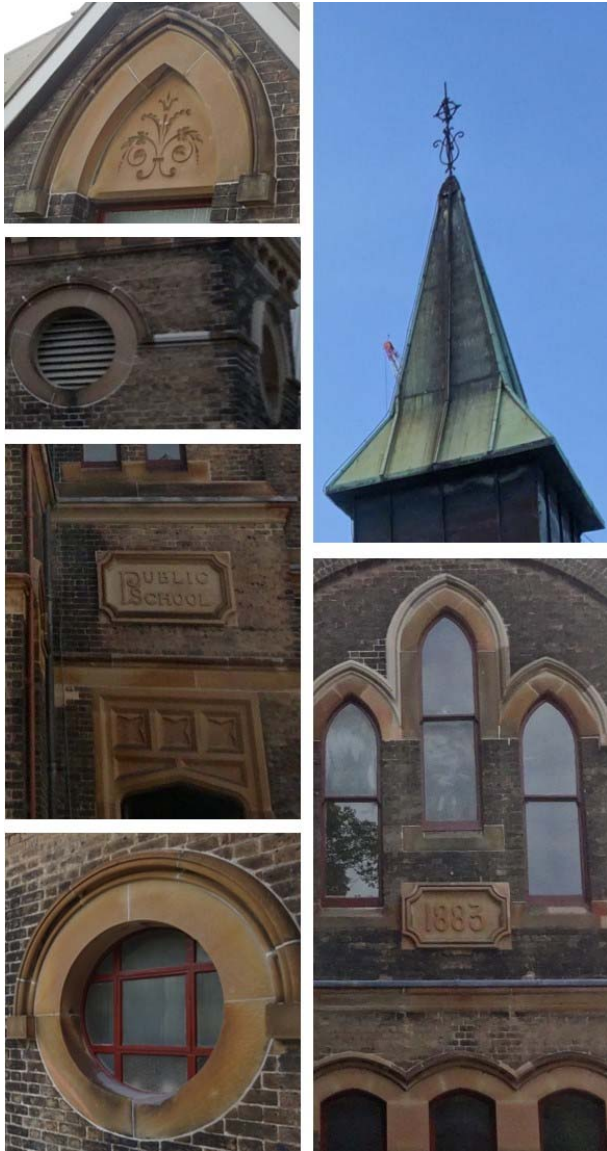
- Department of Planning and Environment's Development Consent for Application No. SSD 6746
- Sydney Local Environmental Plan 2012
- City of Sydney Competitive Design Policy
- Director General's Design Excellence Guidelines
- City of Sydney Model Competitive Design Process Brief.

The competition brief requires an innovative architectural vision for the UTS Blackfriars Precinct Research Building which will:

- Provide areas for industry interaction and innovation, research, and/or general teaching space
- Create a sustainable urban form which achieves at least a 5 star green star rating



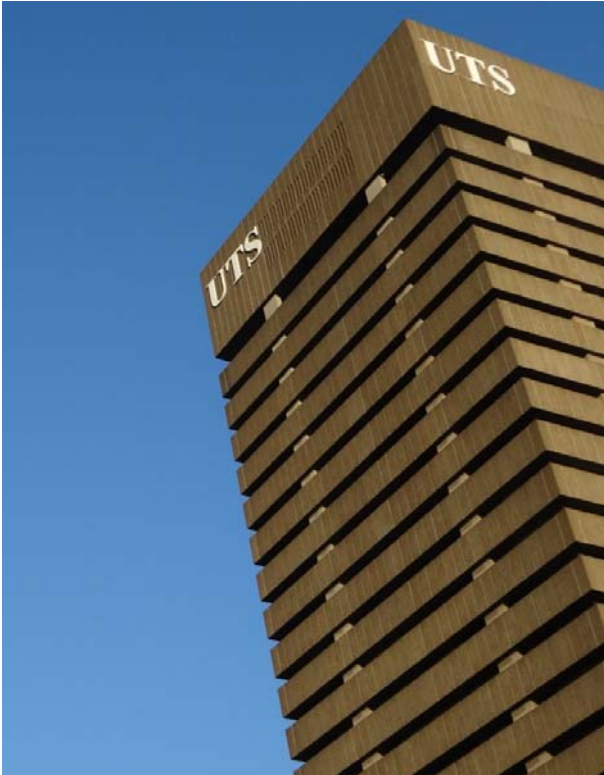
Figure 3: Views of site from Broadway



- Integrate and creatively interpret the objectives of UTS as an institution
- Create a positive interaction with its neighbouring buildings and environment, with understanding of the precinct's unique heritage
- Demonstrate innovation in architectural design, flexible and adaptive use of spaces, the application of innovative systems and material technologies, and approaches to the public domain consistent with the University's civic aspirations and role as a community leader
- Encourage industry engagement with innovative, high-profile, multi-purpose facilities that will promote UTS-industry partnerships in teaching, learning and research.

A complying scheme was received from each of the six (6) competitors, with two (2) competitors, Carter Williamson and Tonkin Zulaikha Greer, providing separate non-complying schemes, as permitted under the competition brief. The schemes were presented to the Competition Jury in August 2017.

Figure 4: Blackfriars heritage buildings



06. Assessment Criteria

The assessment criteria was developed in consultation with probity adviser Vic Baueris and the Competition Jury Chair, Professor Ken Maher, and include the following criteria:

1. Degree of achievement of the Architectural Vision (Section 3.1 of the Design Brief)
2. Approach to achievement of the 5 Star Green Rating and quality of the innovative approaches proposed to achieve the rating (Section 3.2 of the Design Brief)
3. Approach to interaction with the heritage building on the site (Section 3.3 of the Design Brief)
4. Degree of consistency with, and achievement, of the Strategic Vision (Section 4.4 of the Design Brief)
5. Cost – scale of achievement of the budget for building costs (Section 4.9 of the Design Brief)
6. Other

In addition the Jury were encouraged to use the following criteria to score the schemes and develop a ranking:

- Urban Strategy
- Architectural Vision Response
- Strategic Vision Response
- Architectural Concept
- Heritage Response
- Materials and Detail
- Sustainability
- Landscape
- Costs
- Overall Assessment

Following discussions of each scheme immediately after the presentations, and a discussion of the comparative strengths and weaknesses of all schemes at the conclusion of the presentations, Jury members provided their rankings in order of merit.



Figure 5: UTS Campus

07. Review of Submissions (August 2017)

07.01. Overall Comments

The Jury were impressed with the overall quality of responses and commended the participants in the competition on the comprehensive nature of submissions. Further, the Jury noted that given the general nature of the brief, all proposals are likely to be subject to further refinement in collaboration with UTS, including a review of scope and budget, if selected as the competition winner.

The following summary of the submissions is drawn from Jury comments following the presentations. All participants submitted cost plans that demonstrated all schemes were within the budget amount, however given the preliminary nature of the schemes this will need to be further verified.

07.02. Architectus

This design has been strongly driven by a specific research and innovation hub programme giving rise to a particular built form. The main entry from Buckland Street lacks definition and is confused through the otherwise engaging landscape. The location of the connecting stairs enhances spatial connection and complexity, however limits flexibility of occupation. While conforming to a 5 star rating the sustainability strategy is not clearly articulated nor expressed within the scheme. The forms proposed do not relate well to the scale of this significant heritage precinct nor its sense of tranquillity. Showcasing activities may be difficult to deliver when solar protection is taken. Despite the worthy intentions a sense of memorable presence and identity has not been achieved.

07.03. Kirk

Overall this design is a bold and singular response to the setting with appropriate form and scale, providing a potentially engaging and flexible workplace. A thoughtful and analytical response to the building envelope proposes a more effective increased floor to floor height through non-conforming option is well conceived. The colonnaded entrance will rely in activation from internal uses to successfully engage with the adjacent courtyard. Response to the character and scale of the heritage context is sensitive and successful. The sustainability strategy is sound, through the mixed mode proposal, although details of solar collection and energy storage are undeveloped.



Figure 6: Architectus scheme



Figure 7: Kirk scheme

The Jury had some concerns regarding the affordability of the refined materials palette proposed.

07.04. Bates Smart

Generated from a comprehensive analysis this proposal adopts a bold and simple form that successfully accommodated a flexible and well planned workplace with good conditions throughout. The innovative use of timber construction throughout is commendable. The sustainability strategy is intelligent although not advanced in technology. The symmetric form and strongly expressed frame, while appropriately singular potentially dominates the more varied forms within the heritage precinct. The Jury had some concerns regarding the landscape proposals and the sunken court given the potential of hydrostatic pressures, and the impacts of the stair towers on the otherwise well scaled southern façade.

07.05. Carter Williamson

This bold concept with a non-conforming variation takes its cue from the materials, scale and form of the adjacent heritage buildings. The planning strategy of two narrow wings connected at the western end while allowing column free spans and a terraced central court has some merit, however the lack of connections, narrow floor plates, combined with the need for two cores has limited the flexibility and suitability of the spaces for the intended uses. The sensitive heritage response is commendable, although the Jury had concerns with the unintended ecclesiastical reading of the repeating arches. The sensitive formalised landscape proposals reliance on water elements limits the capacity for active occupation, and limit the legibility of the entry. Deep lower basements lack daylight and may be problematic given underground water course. The hydroponic heating and cooling was commended, although there were concerns that sufficient PV cells could be achieved through roof forms.

The Jury did not support the non-conforming scheme due the lack of set back and dominance of the northern wing, and the potential confusion the built form implies over the main entry location.



Figure 8: bates Smart scheme



Figure 9: Carter Williamson conforming scheme



Figure 10: Carter Williamson non-conforming scheme



Figure 11: H2O scheme

07.06. H2O

A strong conceptual response derived from the implied form of the sun angle planes demonstrates in this proposal the potential for a distinctive and innovative architectural expression. Sustainability initiatives are strong, and proposals for penetration of light into basements are effective. The capacity to subdivide floorplates is limited. The bold proposition for a terraced and ramped ground plane has challenges in the resolution of levels in the interface with the adjacent heritage buildings. While supporting the design intent for screened facades, the Jury had some concerns regarding the sourcing and performance of the timber, and also felt the geometry of the conjoined pyramids did not capture the full potential of contribution to the scale and legibility of the architecture.



Figure 12: Tonkin Zulaikha Greer conforming scheme

07.07. Tonkin Zulaikha Greer

While two schemes are proposed sharing some common planning strategies and façade systems, and have been presented in parallel, the Jury considered these to be distinctly different in terms of built form and impacts. In regard to the response to the vision, function site and context the non-conforming scheme has considerable merits, proposing a singular, legible built form providing a scale and material response that is at once progressive and respectful. The planning is direct and effective, although a larger central void would be necessary to allow gallery access to sub-divided tenancies and higher levels of daylight into the floorplate. The sustainability initiatives are positive, and would be strengthened by additional solar collectors and battery storage, and adopting the CLT option for structure. Attention is also needed to ensure adequate sun shading and glare control to the south façade.

Consideration for rain water collection off façade is required as there is the potential for large volumes making entry and exit from the building in rain events problematic. The Jury does not support the alignment of the eastern façade on Buckland Street and suggest a setback could be achieved also ensuring there is no overshadowing to properties to the east.

The Jury did not support the form of the conforming scheme in relation to its scale and resolution of the relationship of the compositional elements.



Figure 13: Tonkin Zulaikha Greer non-conforming scheme

07.08. Initial Jury Recommendations

Following presentations of competition submissions in August 2017, the Jury selected the Tonkin Zulaikha Greer Architects non-complying submission as the preferred proposal, which the Jury considered had the potential to demonstrate design excellence.

On aggregating the individual Jury ratings, Kirk ranked in second place, and Bates Smart in third place. The Jury recommended that the preferred architects Tonkin Zulaikha Greer were appointed to undertake additional design refinement to address the below conditions. If resolved successfully, then it was recommended that these architects were appointed for the project.

As the preferred entry was a non-conforming proposal, the Jury recommended that the following refinements to the proposal be investigated:

- amendments to the built form to ensure no overshadowing to adjacent properties to the south on Buckland Street, and an increased setback from the Buckland Street frontage;
- developing the suggestion of a timber structural system;
- resolving rainwater collection proposals 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.

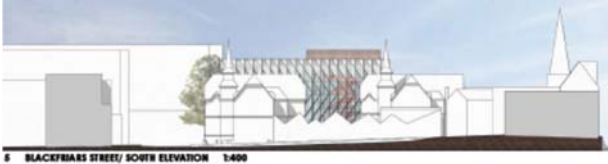
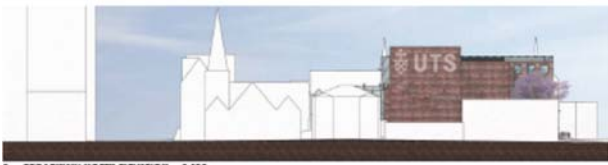
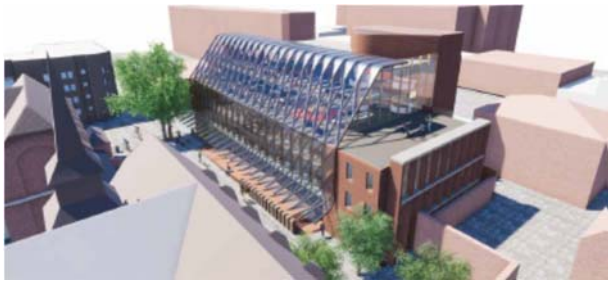


Figure 14: Tonkin Zulaikha Greer non-conforming scheme

08. Development of the preferred submission (Sep-Nov 2017)

Following the Jury's recommendation, Tonkin Zulaikha Greer were invited to further develop their preferred non-complying scheme. Submissions were made in October, and then again in November 2017.

Overall, the Jury commended the architects on responding to comments in a positive manner and on the high quality of the design proposal.

The Jury's comments on the amended submission was as follows:

MODIFICATION TO WESTERN ELEVATION

The Jury was supportive of the amendments to the scale of the brickwork elements to the western façade particularly in the resulting positive relationship to the adjacent heritage buildings.

While originally seeking to avoid overshadowing to the adjoining residential properties in accordance with the Stage 1 DA condition of consent, the Jury's recommendation was that 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. TZG presented a final amended façade alignment that the Jury supported with a view that the adjustments to setbacks at the western boundary would result in an impact on overshadowing of adjacent residential properties that would conform to Council's controls.

SOUTHERN GLAZED FAÇADE

The revised extent of the southern glazed façade was supported and the proposals for the integration of evaporative cooling with the rainwater runoff are supported, including development as an 'Ethereal Junction' collaborative artwork with Turpin + Crawford, and believes this has potential to be developed into a memorable element within the project.



Figure 155: Tonkin Zulaikha Greer amended non-conforming scheme

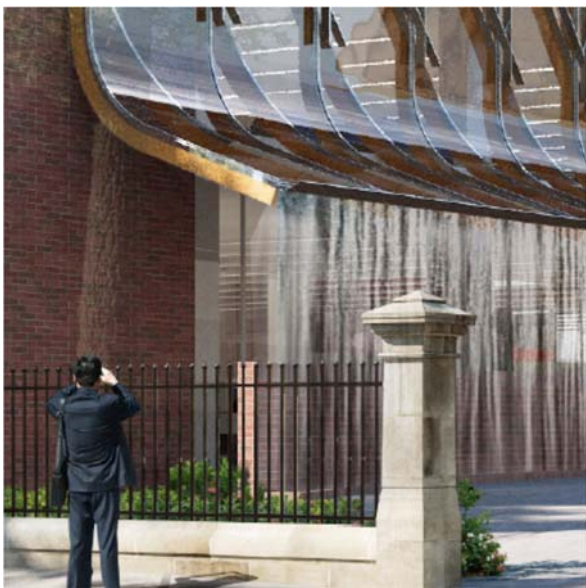


Figure 166: Tonkin Zulaikha Greer amended non-conforming scheme

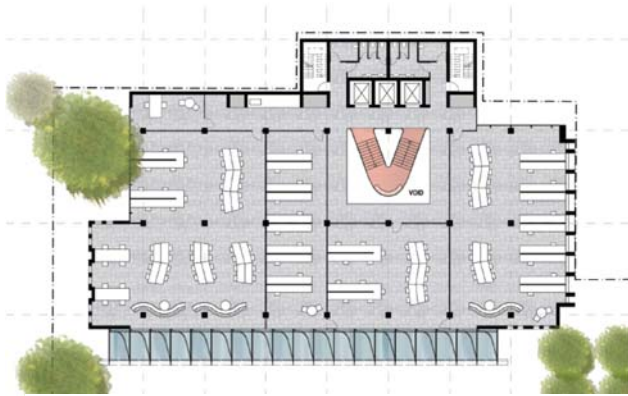


Figure 177: Typical floor layout noting flexibility for tenancies

INCREASING CENTRAL VOID

The increase in floor area and the geometry of the voids to upper floors is also supported.

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.

ENVIRONMENTAL CONSIDERATIONS

The Jury supported the increase in the extent of solar collectors, and recommended that during design development, sun shading be introduced to the eastern glazed façade, and planter beds integrated into the eastern edge of the terraces at Levels 3 and 4.

FURTHER COMMENTS

The Jury strongly recommended that the design team was commissioned to prepare a landscape and public realm proposal for the courtyard space to the south of the proposed building and that UTS further considered a strategy for its implementation.

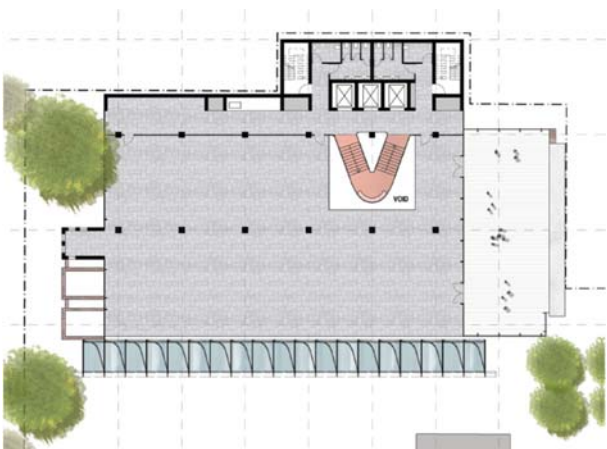


Figure 188: Level 3 floor plan – with outdoor terrace



Figure 199: Roof plan – showing photovoltaics

09. Final Jury Recommendations

In accordance with the requirements of the Competition Brief (Appendix 1) and the process outlined in Section 5 of this report, the Jury confirmed the proposal by Tonkin Zulaikha Greer Architects as the winner of the UTS Blackfriars Precinct Research Building Design Excellence Competition. The Jury further recommended that Tonkin Zulaikha Greer be appointed as architects for the project and commissioned to prepare a Development Application.

The selected entry is the amended Non-Conforming proposal, which was presented to the Jury on Wednesday 15th November. It is noted that Professor James Weirick was an apology, and Professor Attila Brungs was represented by Mr Patrick Woods and Professor Elizabeth Mossop. Following deliberations, having due regard for the design criteria stated in the Design Brief, the Jury concluded the design proposal had the potential to achieve design excellence.

The Jury confirmed that the competition had been conducted in accordance with the City of Sydney Competitive Design Policy and the Assessment Framework developed for the competition.

During the final stages of preparation of the Development Application, the Jury recommended another opportunity be provided for a design review of the proposals for this important project.



Appendix 1 - UTS Blackfriars Design Competition Brief

Appendix 2 - Design Excellence Strategy