

ARCHITECTURAL DESIGN COMPETITION REPORT

**8-10 LEE STREET,
HAYMARKET**

4 MARCH 2020
FINAL DRAFT
PREPARED FOR ATLISSIAN PTY LTD

URBIS

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Graham Jahn		4 March 2020
Edwin Chan		4 March 2020
Natalie Vinton		4 March 2020

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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 8-10 Lee Street, Sydney, and the selection of the winning architectural design.

Atlassian Pty Ltd (the Proponent) invited five competitors to participate in the Competitive Design Process and prepare design proposals for the site. The five architectural firms that participated in the Competitive Design Process were:

- 3XN / GXN
- John Wardle Architects + SO-IL
- MVRDV + COX
- Shigeru Ban + TOL& + PTW
- SHoP + BVN

All five 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 Competition Guidelines*.

Clause 3.5 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 for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the Government Architect NSW (GANSW) on 14 October 2019.

1.2. SITE DESCRIPTION

The Architectural Design Competition relates the site known as Railway Square YHA (the 'site'), located directly adjacent to the western platforms of Central Station and to the south of Ambulance Avenue at 8-10 Lee Street, Central. The site is located within the City of Sydney Local Government Area (LGA) and is located at the southern end of the Central Sydney CBD.

The site is irregular in shape and has a site area of 3,768sqm. The site has a small street frontage to Lee Street to the west, however this frontage is limited to the width of the access handle.

The "Link Zone" is a portion of the property that must be coordinated with the Western Sub-Precinct master plan design and includes a number of transport and future proofing related requirements. It is still part of the competition but is a zone that needs detailed integration with other stakeholders. The access arrangements and extents of public domain space should be retained in the design competition proposals.

The Link Zone will be subject to ongoing development & coordination with multiple precinct stakeholders beyond the design competition phase.

1.3. THE PROPONENT

Atlassian Pty Ltd is the Proponent for the Architectural Design Competition and invited five teams of Architectural firms to prepare design proposals for the site.

1.4. THE CONSENT AUTHORITY

In accordance with the SRD SEPP, 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 Probity 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 all or a quorum of the original 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. Significant 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 post approval in order to support design integrity through to completion.

1.6. PROBITY ADVISOR

In accordance with Section 3.7 of the draft GANSW Design Excellence Guidelines a Probity 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. 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 exhibited planning controls for the Western Gateway Precinct.

The Competitive Design Process has resulted in a winning scheme that was determined by the Jury to demonstrate the potential for the highest design quality. The Jury resolved that the SHoP + BVN 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 SHoP + BVN scheme was subsequently awarded the winner of the Architectural Design Competition. Detailed within **Section Error! Reference source not found.** 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 five 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 GANSW. The process undertaken is described in more detail as follows:

- Five architectural teams, including four partnerships, all including international firms were invited to participate in the Architectural Design Competition, held over a period of 7 weeks.
- The Competition Brief was issued to Competitors and Jury members on 11 October 2019.
- A briefing session was held on 14 October 2019 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.
- All competitors received technical support through the competition with access to the following technical advisors:
 - Planning
 - Heritage
 - Sustainability
 - Structural + Façade
 - Building Services
 - Quantity Surveying
- 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 12 December 2019 and 13 December 2019. The Jury deliberations were held on 13 December 2019.
- One scheme was chosen as the winner of the Architectural Design Competition. This decision was made on 13 December 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 and the Final Presentation dates, and were present for the Jury deliberations.
- City of Sydney – provided comment during development of the Brief and Design Excellence Strategy and assistance with aligning proposed European sustainability initiatives to local standards.

2.2. JURY

The composition of the Jury was in accordance with the City of Sydney Design Excellence Policy. The Jury comprised a total of six (6) members in the following composition:

- Three (3) representatives with architectural/design experience nominated by the proponent;
- Two (2) members nominated by the Consent Authority/GANSW including one (1) member who is a qualified heritage consultant; and
- One (1) member nominated by the City of Sydney (CoS).

The Jury consisted of the below individuals.

Table 1 – Competition Jurors

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Acting Deputy Government Architect/ Director of Design Excellence
Scott Hazard (Proponent)	Atlassian - Global Real Estate and Workplace Experience Leader
Kim Crestani (Proponent Nominee)	Registered Architect and Director – Order Architects
Graham Jahn (CoS Nominee)	Registered Architect and Director of City Planning, Development and Transport – City of Sydney
Natalie Vinton (GANSW Nominee)	Heritage Specialist and Archaeologist – Director, Curio Projects
Edwin Chan (Proponent Nominee)	Founder and Creative Director – EC3 Architects

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

2.3. 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
Andrew Harvey	Urbis	Competition Manager / Planner
Danielle Blakeley	Urbis	Planner
Antony George	WT Partnership	Quantity Surveyor
Wolfgang Kessling	Transsolar	Sustainability
James O'Callaghan	Eckersley O'Callaghan	Structural
Lisa Rammig	Eckersley O'Callaghan	Façade

Name	Company	Consultant
Alan Davis	LCI	Building Services
Lester Partridge	LCI	Building Services
James Phillips	Weir Phillips	Heritage

2.4. 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:

- Rory Toomey – Principal Design Excellence - GANSW
- Anita Morandini – Design Excellence Manager – City of Sydney

2.5. 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
14 October 2019	Commencement Date
14 October 2019	Briefing Session and Site Visit
2 December 2019	Final Submissions Lodgement Date
2 - 9 January 2019	Technical Assessment by Proponent's Technical Advisors
11 December 2019	Presentation Date Material Submission
12 December 2019 and 13 December 2019	Presentation Date
13 December 2019	Notification to Competitors
4 March 2020	Architectural Design Competition Report

3. EVALUATION 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.

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 evaluation criteria within the Brief, the design schemes presented by the five competitors were analysed and evaluated by the Jury with a focus on design quality, compliance with the design and commercial objectives of the Brief. Based on this method of evaluation, a winning scheme was recommended by the Jury. The key evaluation areas are identified below:

1. Vision, Creative Approach and Innovation (20%)
2. Contextual Fit, Urban Response and Identity (15%)
3. Heritage Approach (15%)
4. Workplace Experience, Strategic Alignment and Programmatic Response (15%)
5. Sustainability Approach (20%)
6. Commercial/Buildability (15%)

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 an 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. All 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.

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

3.2. 3XN / GXN

The 3XN scheme proposed a highly articulated form that was made up of a series of villages or 'habitats'. The scheme provided a clear tower strategy with linking atriums and terraces supported by multi-functional floorplates. The design also allows for strong optimisation of major northern views as a result of the core location.

The Jury appreciated the approach taken by 3XN that took inhabitation and work-style strategies as its starting point to with regard to for the formal design of the tower. This approach demonstrated a thorough understanding of work styles and led to a unified internal and external aesthetic which branded both the exterior and interior. Some of the glazed terraces were felt to lead to difficult environmental outcomes.

The spatial diversity that the design provided was supported whilst there was some concern with respect to the equity of access and environmental performance of the tower as noted above.

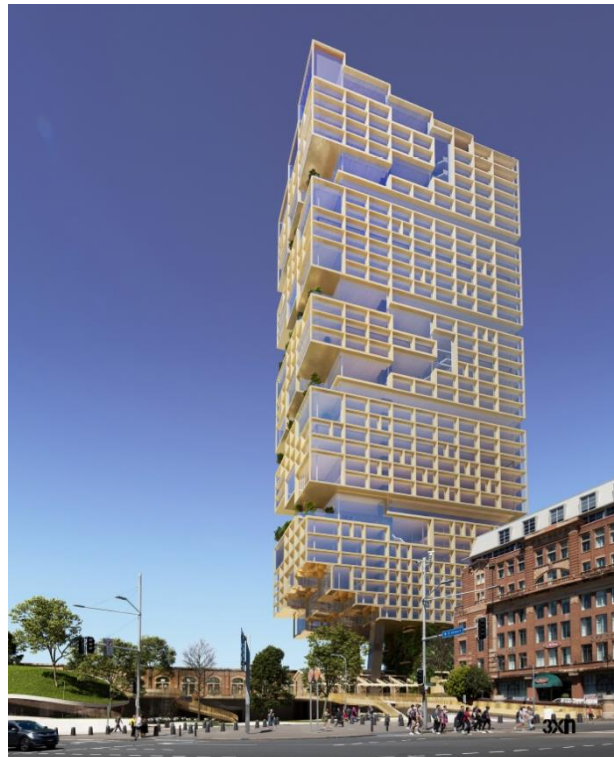
The 'Town Hall' located at the top of the building as well as the village square level were noted as strong elements of the workplace strategy.

Further resolution was required with regard to the upper ground and lower ground public domain responses. It was considered that the interventions made to the Inwards Parcel Shed reduced the design value and authenticity of the shed and was not supported by the Jury.

Figure 1 – Photomontage views of the 3XN/GXN Scheme



Picture 1 – View South



Picture 2 – View East



Picture 3 – Birds-eye view looking West

Source: 3XN/GXN

3.3. JOHN WARDLE ARCHITECTS + SO-IL

The scheme proposed by John Wardle Architects in collaboration with SO-IL was considered to be a strong response to the Competition Brief. The highly animated façade, tapered, structural exoskeleton expression and unique design for the YHA built form were considered expressive and distinctive. The character of the tower was further enhanced by the two structural systems woven together that were seen in direct connection with each other along the exposed awning of shed.

The proposed urban anteroom external space that is open to the sky as transition into shed from the western pedestrian zone provided a calm cleared space with recessed and protected zones for pausing. The character of this space responds to the original masonry base of the parcel shed.

The column free levels provided generous commercial floorplates however these were limited in scale to some extent by the façade approach.

The Jury considered this scheme proposed the most considered external response to the Inwards Parcel Shed with a characterful and evocative response to the shed internally and within the public domain. However, it was felt that whilst there was a strong gesture of creating a programmable internal space, this may provide less flexibility for activation of the space into the future.

The distinct façade types relating to the YHA and Atlassian were considered bold however a shared identity may have been a stronger response as this may have implied and allowed a sharing of use.

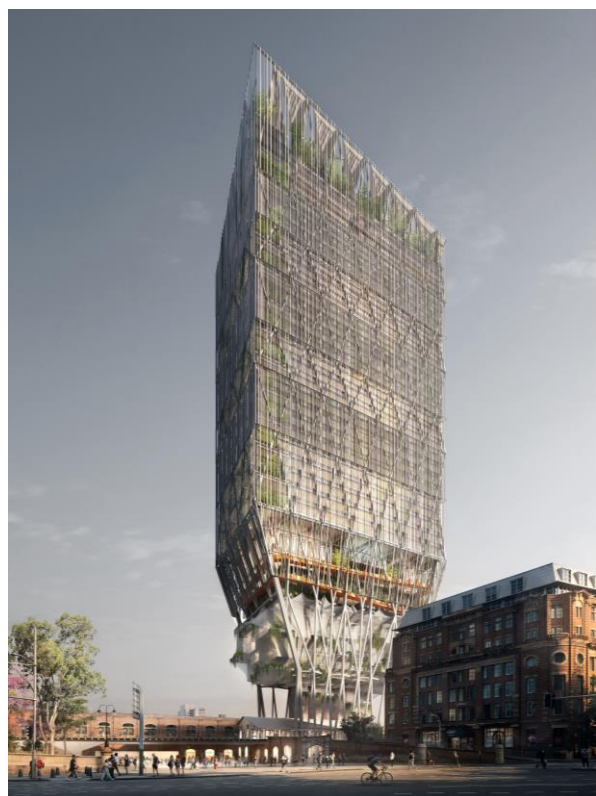
It was noted that the scheme may not be as flexible as others in its ability to maintain its design qualities through the design development process, due to the specific quality of the architecture.

The scheme demonstrated a very developed and meaningful response to the brief with respect to sustainability aspirations and reflected a serious consideration of desired performance and character.

Figure 2 – Photomontage views of the John Wardle Architects + SO-IL Scheme



Picture 4 – View South



Picture 5 – View East



Picture 6 – Birds-eye view looking West

Source: JWA + SO-IL

3.4. MVRDV + COX

The MVRDV and COX scheme proposed a stacked block form with staggered offsets that include a regular grid façade form. The result was a building of neighbourhoods each with a unique habitat at the roof terraces.

While the scheme proposed an open ground plane there was concern with regard to the extent of heritage intervention and negative way-finding impacts as a result of the bridging element proposed to connect to the Upper Ground level.

The proposal delivered an efficient volume with multifunctional floorplates providing flexibility in configuration options. The continuous stair/social void within the middle of the main northern floor plate zone for each neighbourhood was viewed as a positive outcome, however the flexibility of floorplates was considered limited due to lift core location. The location of the core however allowed for multidirectional views to be maximised, particularly the significant northern views.

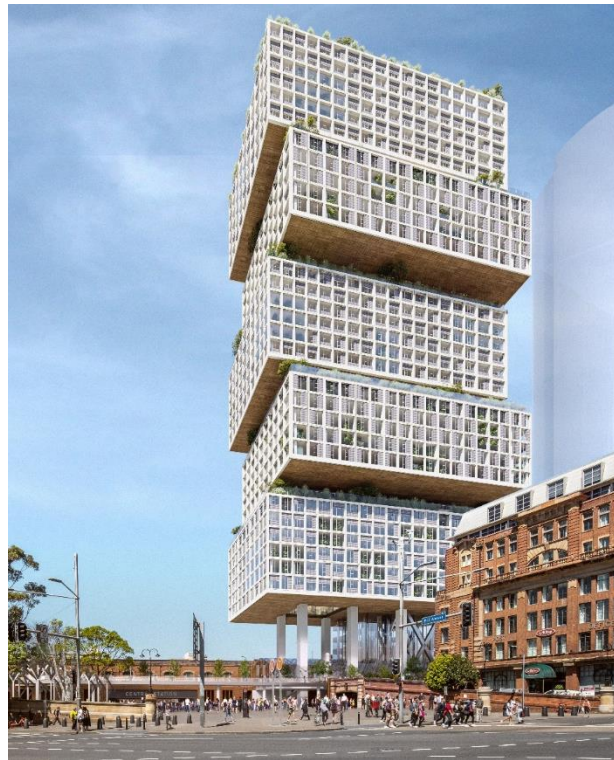
While the approach in providing unique terrace experiences is commended, the visual representation and aesthetic of these landscaped decks did not seem achievable or accurate.

The Jury also had concerns over the environmental strategy and the ability for the scheme to achieve natural ventilation. There was a disconnect between outdoor areas and the naturally ventilated zones of the building.

Figure 3 – Photomontage views of the MVRDV + COX



Picture 7 – View South



Picture 8 – View East



Picture 9 - Birds-eye view looking West

Source: MVRDV + COX

3.5. SHIGERU BAN + TOL& + PTW

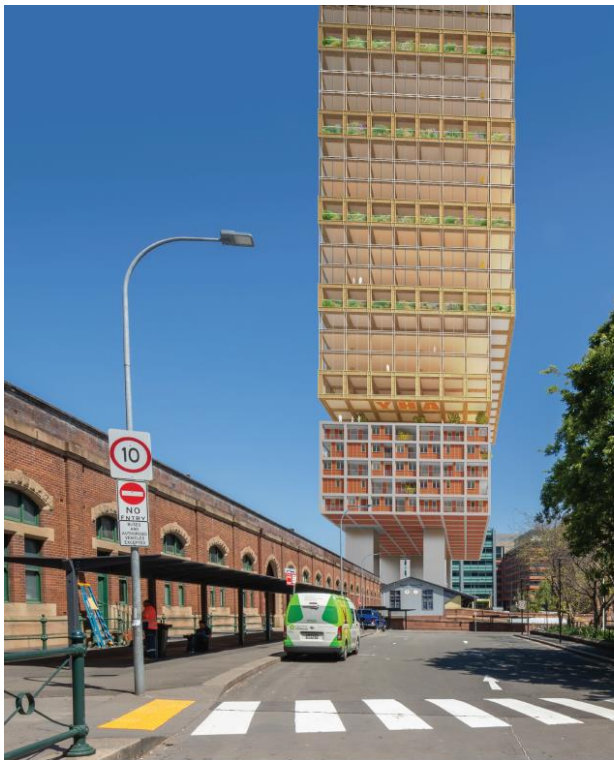
The proposal by Shigeru Ban, Tol& and PTW included a highly uniform grid like façade that achieved a strong expression of the timber truss mega floors proposed. The building was crowned by a hooded roof feature which sought to respond to the solar access plane.

The response to the workplace brief was acknowledged as positive with regard to the individual spaces within the Atlassian floors, however the future flexibility of the commercial floors appeared limited. It was also considered that the YHA lobby was given greater importance than the commercial lobby, which was queried.

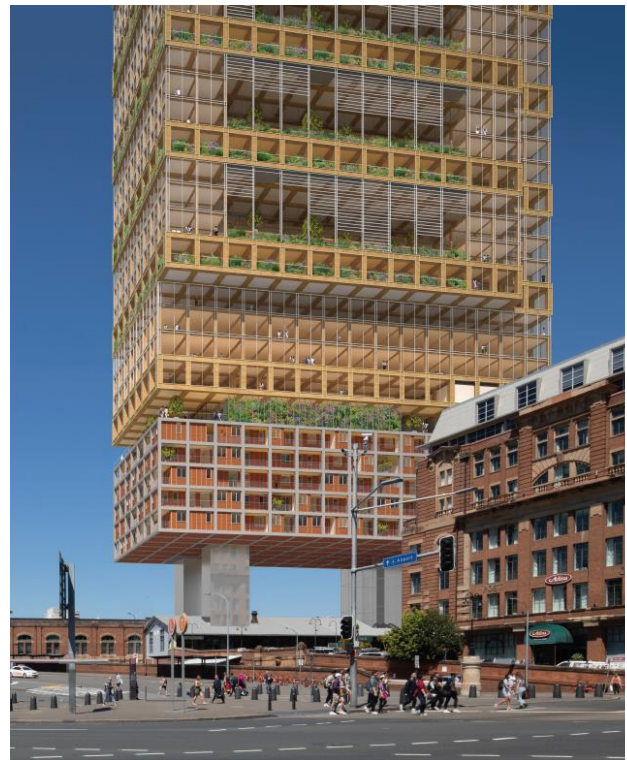
The scheme proposed a good connection with the outdoors through the atrium zones, however this was limited by the orientation to the west which did not appear to consider the climate challenges of this orientation. The ventilation system and ability to move between a partially and fully ventilated system was appreciated.

The Jury had significant concerns with regard to the heritage response to the Inwards Parcel Shed and believed the approach did not appropriately value the building. This was further diminished by a lack of integration or resolution of the public domain spaces at Lower Ground or Upper Ground.

Figure 4 – Photomontage views of the Shigeru Ban + Tol& + PTW



Picture 10 – View South



Picture 11 – View East



Picture 12 - Birds-eye view looking West

Source: Shigeru Ban + Tol& + PTW

3.6. SHOP + BVN

The SHoP and BVN proposal delivered a well-proportioned, refined and elegant tower form with expressed diagrid structure. The tower reads as a singular form with a shared external identity for all uses within the building whilst maintaining distinctiveness of the internal Atlassian and YHA components. The aerodynamic form has significant benefits in managing the future wind affects that will result from a significant change in the scale of development in the surrounding Western Gateway precinct. Use of a part timber structure was strongly supported.

The Jury were impressed by the approach that was taken which explored the performance and use of the building as a way to inform the aesthetic. There is a distinctive, playful and connected character between the interior functions of the building and the outside. The level of consideration of the internal spaces was highly commended, the focus on the Atlassian cultural response opened up opportunities for future flexibility and adaptability without being too specific.

A key element of design excellence was the democratic access to the Town Hall which was well-located for this role where the two lift shafts come together.

The double skin façade was considered a key design excellence element, for the following reasons; its impact on reflectivity (it reduces the visual reflectivity of the building), its environmental performance, the flexibility it enables internally and its external visual qualities of highly transparent faceted and shimmering glass.

Use of timber for intermediate floors was strongly supported by the jury as an approach that would demonstrate a strong commitment to sustainability and provide a warm and inviting internal environment for Atlassian staff and YHA visitors.

The scheme was felt to demonstrate the strongest approach to the YHA through an integration with Atlassian which still maintained its own identity. The simple modular approach is fit for purpose and the atrium is of a human scale that does not come at the expense of being generous or of undermining the floorplate.

The interpretation of the Inwards Parcel Shed was supported, particularly the breathing room that the scheme allows around the heritage buildings. The bleacher atop the shed was a positive gesture which could be successful should surrounding site development allow it in future, and with the right refinement. There was a clear dialogue between the shed and the tower form introduced by the rooftop element. Overall the response to heritage was a modern fit within a significant heritage precinct.

The ground plane and interaction with the upper and lower ground were identified as the areas needing the most resolution.

Figure 5 – Photomontage views of the SHoP + BVN



Picture 13 - View South



Picture 14 - View East



Picture 15 - Birds-eye view looking West

Source: SHoP + BVN

4. JURY RECOMMENDATION

The Jury evaluated the design schemes of the Architectural Design Competition for the redevelopment of 8-10 Lee Street, Sydney. Of the five design schemes presented, the SHoP and BVN 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 SHoP and BVN scheme as the preferred scheme to progress to the development application (DA) phase. Understanding that the scheme will evolve as it is developed, the Jury made the following recommendations:

Recommendation to proceed with the SHoP and BVN scheme, subject to design development.

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

- The design and layout of the YHA levels of the building exhibit design excellence and are strongly supported by the Jury, particularly:
 - The 'democratic' access to services and amenities.
 - The simple modulated approach, including the use of timber structure.
 - The scale and proportion of the atrium space.
- The location of the "Town Hall" concept at the intersection of the low rise and high rise lift cores is strongly supported. It provides equitable access to the commercial levels within the building.
- The 'double skin' façade arrangement enables the sustainability and workplace ambitions to be realised. This exhibits Design Excellence and should be retained for both aesthetic and environmental design reasons and to help minimise reflectivity from the façade glazing onto surrounding public spaces and transport corridors.
- The detailing with regard to the operable louvred elements are strongly supported and the Jury encourages further refinement and detailing to address the natural ventilation aspirations of the project.
- The soft, aerodynamic form and overall proportions of the building (including faceted glass) in both plan and elevation are to be maintained.
- The Jury strongly support the spatial condition of inverted timber framed stepped back floorplates and landscaping elements within the facade, and this should be maintained.
- The colour, shape, tones and textures illustrated on Page 36 of the Design Statement are strongly supported for incorporation into the final design subject to satisfying relevant requirements.
- Maintain the proportions of the floors and truss levels.
- The breathing room (air space) that the scheme allows around the heritage buildings is generally supported. Further design development is required for structural column placement and the interface with the YHA roof form.
- The location of the core within the Shed is generally supported as it does not result in a forced programming of this space. As much of the Shed structure and materiality as possible should be retained, so that the unique, utilitarian character of the shed is still understood within the new development.
- Fine grain activation of the ground plane link zone

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

- Design Integrity is to be maintained whilst managing project budget constraints.
- Resolution of the shape, materiality and form of the Shed is required to ensure legibility.
- The Upper Ground level requires further resolution to achieve a better, more dignified form and use, whilst providing the security requirements for the tenants/ visitors and public.

- The gesture of the 'bleacher' on the roof of the Shed is supportable as an idea (subject to heritage considerations) however it requires significant resolution should this element be incorporated.
- Resolution of greater daylight access at the Lower Ground level within the link zone. Reference is made to Clause 3.1.2 of the Design Guidelines.
- Strong consideration is required with regard to pedestrian movements through the link zone, both now and when the Central Walk West is opened.

3. Satisfactory resolution of the following:

- Design development is to ensure that glare and reflectivity are satisfactorily addressed to limit any impacts on the public domain (not just roads and rail), both immediately surrounding the site and on the periphery.
- Shadowing of Prince Alfred Park should be consistent with the sun access plane controls contained within Sydney LEP 2012. Opportunities to further reduce overshadowing impacts are encouraged to be explored, noting that it is not expected that such measures would necessarily impact on proposed GFA.
- A façade cleaning regime and maintenance strategy is to be demonstrated.
- Appropriate resolution with regard to the management of wind impacts at ground level.
- The location of the pedestrian bridge through the future third square is not supported in its current location, and the entire third square interface requires further resolution in consultation and collaboration with the appropriate agencies and authorities.

5. CONCLUSION

This report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 8-10 Lee 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 14 October 2019.

This Report outlines the Competitive Design Process and summaries the Jury's comments and recommendations for the preferred scheme, as follows:

- An Architectural Design Competition was undertaken for the redevelopment of 8-10 Lee Street. The relevant provisions of the draft SEPP for the Western Gateway sub-precinct, 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 draft 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 SHoP + BVN 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 SHoP + BVN 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 4 March 2020 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 Atlassian Pty Ltd (**Instructing Party**) for the purpose of Design Competition Jury 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).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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APPENDIX A

ARCHITECTURAL DESIGN COMPETITION BRIEF

