

DESIGN EXCELLENCE STRATEGY

8-10 LEE STREET SYDNEY

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PREPARED FOR ATLISSIAN PTY LTD

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Andrew Harvey
Associate Director	Danielle Blakely
Senior Consultant	Simon Gunasekara
Project Code	SA7274
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1. INTRODUCTION

1.1. DESIGN EXCELLENCE STRATEGY

This Design Excellence Strategy is submitted to the NSW Office of Government Architect (OGA) in support of the proposed Architectural Design Competition for 8-10 Lee Street, Haymarket (the **Site**) for the adaptive re-use of the former Inwards Parcels Shed and the erection of a new commercial office building for the headquarters of Atlassian Pty Ltd and a new Railway Square YHA. The development is proposed to anchor the new Sydney Innovation and Technology Precinct adjacent to Central Station.

Atlassian are fully committed to design excellence and will be undertaking a Competitive Design Process for the adaptive re-use and tower development at the existing Railway Square YHA site. The project will proudly embody the values of Atlassian, and create a new benchmark for sustainability, workplace design and ultimately deliver the best space to support collaboration, innovation and excellence.

This Design Excellence Strategy applies to the whole Site. The parameters for the built form have been informed by:

- A number of technical studies prepared for the site.
- Consultation with government agencies and departments.
- State Design Review Panel process for the whole Western Gateway Sub-precinct.
- References scheme prepared by EC3 with Terroir and Aspect Studios.

A draft Design Guide for the Western Gateway Precinct has been prepared by the NSW Government which is provided at **Appendix A**. The draft Design Guideline provides indicative building envelope massing for the development, setback areas, cantilever zones, as well as wind and sustainability requirements for the whole Western Gateway Precinct.

In accordance with Clause 1.2 of the City of Sydney Competitive Design Policy (adopted by the City of Sydney on 9 December 2013) and section 3.3.2 of the Sydney DCP, this Design Excellence Strategy defines:

1. *The location and extent of each competitive design process;*
2. *The type of competitive design process to be undertaken:*
 - a) *an architectural design competition, open or invited; or*
 - b) *the preparation of design alternatives on a competitive basis.*
3. *The number of designers involved in the process;*
4. *How architectural design variety is to be achieved across large sites;*
5. *Whether the competitive design process is pursuing additional floor space or height;*
6. *Options for distributing any additional floor space area or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;*
7. *The target benchmarks for ecologically sustainable development.*

The redevelopment of the site is guided by SLEP 2012. A SEPP is currently being prepared by the Transport for NSW (TfNSW) to amend the planning controls relating to the Site. Details of the proposed amendments to SLEP 2012 are provided below in **Section 1.2**.

Irrespective of the provisions of Clause 6.21(7)(b) of Sydney LEP 2012, this competitive design process **does not** seek additional floor space or height.

1.2. PLANNING CONTROL AMENDMENT PATHWAY

With the announcement of the Central Precinct State Significant Precinct (**Central SSP**) in July 2019, a sub-precinct, known as the Western Gateway Sub-precinct (the “**Sub-precinct**”) was identified as the initial stage of rezoning to support the creation of the new Sydney Innovation and Technology Precinct.

Following the announcement of the Sub-precinct, TfNSW and DPIE determined the most suitable pathway in terms of ensuring the amended controls were considered in the context of the broader renewal of Central

Station, and the process, a self-repealing State Environmental Planning Policy (**SEPP**) should be prepared to amend the *Sydney Local Environmental Plan 2012 (LEP 2012)* development standards and controls which apply to the whole Western Gateway Sub-precinct.

A Precinct-wide Design Guide will accompany the SEPP and LEP amendment.

This pathway recognises the high State and Regional significance of the Sub-precinct, the need for a technology and innovation precinct within central Sydney, and the range of benefits to the NSW economy this project is able to deliver. It also enabled a co-ordinate approach to the Western-Gateway Sub-precinct which require all landowners within the Sub-precinct to work collaboratively with TfNSW and DPIE.

Figure 1 – Overview of Planning Pathway



With the exception of the LEP Amendment, the approval pathway would be similar to the normal process undertaken in the City of Sydney for taller buildings. While many applicants pursue a Concept DA approval prior to undertaking a design competition, the Design Guide being prepared by TfNSW to accompany the SEPP Amendment will replace this requirement for development within the Western Gateway Sub-precinct.

It is envisaged that once the LEP Amendment is placed on public exhibition, the design competition would commence.

2. THE SITE

2.1. SITE LOCATION

This Design Excellence Strategy relates to the land at 8-10 Lee Street, Haymarket. The site is an irregular shaped allotment. The allotment has a small street frontage to Lee Street, however this frontage is limited to the width of the access handle. The site has an area of 3,486m².

Figure 2 – Site Location and Dimensions



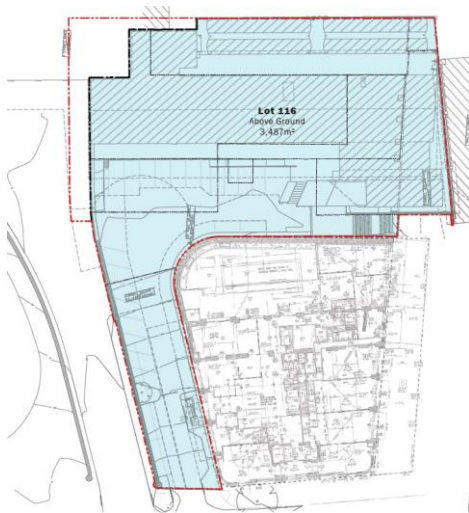
Source: EC3 with Terroir

2.2. LEGAL DESCRIPTION

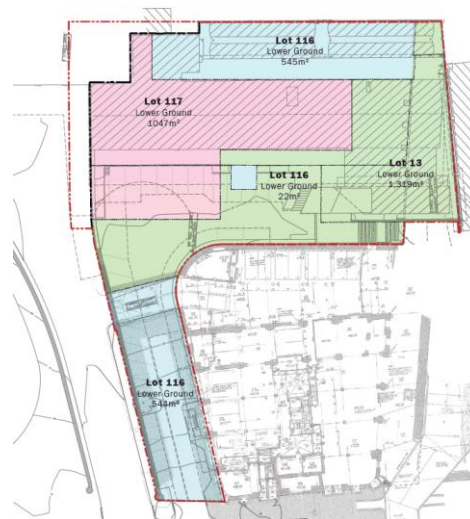
The site is located within the City of Sydney local government area. The site comprises multiple parcels of land which exist at various strata levels. The legal description of these allotments and their locations are described below. All of the following lots are in the freehold ownership of Transport for NSW, with differing lease arrangements to individual parties within the precinct.

- **Lot 116 in DP 1078271:** YHA is currently the long-term leaseholder of the Site which covers the areas shown in blue below.
- **Lot 117 in DP 1078271:** This is currently in the ownership of TfNSW and the applicant is seeking the transfer of the leasehold on this land to provide for an optimised basement and servicing outcome for the Site.
- **Lot 118 in DP 1078271:** This is currently in the ownership of TfNSW and the applicant is seeking the transfer of the leasehold for part of the air-rights above part of this allotment to allow for an optimised building envelope for the project.
- **Lot 13 in DP 1062447:** This is currently in the ownership of TfNSW but TOGA have a long-term lease of this space in the lower ground area.

Figure 3 – Land Ownership and Air Rights



Picture 1 – Upper Ground and Above



Picture 2 – Lower Ground and Below



Picture 3 – Air Rights

- Lot 13
- Lot 116
- Lot 117
- Lot 118
- - - Site Boundary

2.3. SITE AND SURROUNDS

The site is directly adjacent to the Western Wing Extension of Central Station, and forms part of the 'Western Gateway Precinct' of the Central Railway Station lands. It is situated between the existing CountryLink and Intercity railway platforms to the east and the Adina Hotel (former Parcel Post Office) to the west. Existing vehicle access to the Site is via Lee Street, however the Site does not have a direct street frontage.

Current improvements on the site include the former Inwards Parcels Shed, which operated in association with the former Parcels Post Office (now the Adina Hotel). The Site is currently used as the Railway Square YHA. The site also includes the western entryway to the Devonshire Street Pedestrian, which runs east-west through Central Station under the existing railway lines.

The site is situated in one of the most well-connected locations in Sydney. It is directly adjacent to Central Station Railway which provides rail connections across metropolitan Sydney, as well as regional and interstate connections and a direct rail link to Sydney Airport. The site is also within close proximity to a number of educational institutes and is a city fringe location which provides access to key support services.

Central Railway Station is currently undergoing rapid transformation to allow for integration of rail, metro and light rail transport infrastructure. This will elevate the role of Central Station not only for transport but also enhance opportunities for urban renewal and revitalisation of the surrounding precinct. This is one of the key drivers for the identification of the Central SSP and the Western Gateway Sub-precinct to accommodate a new innovation and technology precinct.

The proximity of the Western Gateway Sub-precinct to the city, while still being located outside the core Sydney CBD, provides opportunity for it to evolve to attract technology and innovation companies. It has access to all required services while being sufficiently separate to the CBD to establish a distinct technology industry ecosystem. Its CBD fringe location will provide affordable commercial rents which will support Startups and entrepreneurs which are a key component of an innovation precinct.

Figure 4 – Site Photographs



Picture 4 – View south-east from Railway Square



Picture 5 – View south from Ambulance Avenue



Picture 6 – View east from western upper-ground level

3. OBJECTIVES

The objectives of the Design Excellence Strategy are to:

- (a) Establish a methodology for the Proponent to implement the Invited EOI Architectural Design Competition for the development of the site, prepared in accordance with the City of Sydney's Competitive Design Policy 2013;
- (b) Enable the competitive process to operate within the framework of this approved Design Excellence Strategy;
- (c) Confirm the number of designers to participate in the invited Architectural Design Competition;
- (d) Set out the approach for establishing a competitive design brief that provides for:
 - i. the Consent Authority's design excellence requirements are balanced with the Proponent's objectives;
 - ii. procedural fairness for Competitors participating in the competitive processes.
- (e) Set out the requirements for the proposed Architectural Design Competition for the site;
- (f) Consider the approach for the assessment, decision making and dispute resolution within the Architectural Design Competition in accordance with the City of Sydney's Policy 2013; and
- (g) Provide that design integrity is continued in the subsequent detailed development, through the construction phase and to the completion of the project.

4. IMPLEMENTATION OF STRATEGY OBJECTIVES

4.1. COMPETITIVE PROCESS

In accordance with Section 1.2(2) of the City of Sydney *Competitive Design Policy 2013*, the Proponent will undertake the following Design Excellence Strategy for the redevelopment of the site:

- Undertake an Invited EOI Architectural Design Competition for the site that will inform the future SSD Development Application (DA).
- The Architectural Design Competition Brief for the site is to be developed in accordance with the following principles:
 - Following an EOI process the Proponent will invite five (5) Competitors to participate in the proposed competitive process.
 - Selection of a range of architectural practices (both international and local) to participate in the Architectural Design Competition; and
 - Require that each Competitor will be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.

5. REQUIREMENTS FOR A COMPETITIVE PROCESS

In preparing the Architectural Design Competition Brief (Brief) for the Competitive Process, the Proponent will specify:

- (a) Details of the conduct of the competitive process are contained within the Brief only;
- (b) Submit the Brief and appended documents for review and endorsement in writing by the GANSW prior to distribution to competitors; and
- (c) Prepare the Brief for the competitive process in accordance with the *draft NSW Government Architect's Design Excellence Guidelines 2018*, the *City of Sydney Competitive Design Policy 2013*.

6. ASSESSMENT AND DECISION MAKING

In establishing a Jury for the Competitive Process, the Proponent confirms the following:

- (a) The Jury is to comprise a total six (6) members;
 - Three (3) members nominated by the Proponent;
 - One (1) member nominated by the GANSW (Jury Chair to be a GANSW nominated member;
 - One (1) member who is a qualified heritage consultant nominated by the GANSW; and
 - One (1) member nominated by the City of Sydney.
- (b) Jury members are to:
 - i. Represent the public interest;
 - ii. Be appropriate to the type of development proposed;
 - iii. Include a majority of registered architects with urban design experience;
 - iv. Include only persons who have expertise and experience in the development, design and construction professions and related industries;
- (c) The Chairperson of the Jury will have expertise in architecture and urban design and be a recognised advocate of design excellence in NSW;
- (d) The Proponent will nominate a probity officer to verify that the Architectural Design Competition has been followed appropriately and fairly; and
- (e) The Jury decision will be via a majority vote, should a majority vote not be achieved, the Jury Chair's role is to negotiate disagreement and explore acceptable compromise to achieve a positive conclusion. 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 the competitive process. Unless stated otherwise herein, clause 3.2 and 3.4 of the City of Sydney Competitive Design Policy will apply with regard the decision making and resolution process and clause 3.5 in relation to the preparation of an Architectural Design Competition Report.

7. DESIGN INTEGRITY

The Winning Architect is to be appointed as the Lead Design Architect. The Lead Design Architect is to maintain a leadership role over design decisions until the completion of the project. The role of the Lead Design Architect will include at a minimum the following:

- Prepare architectural documentation for a State Significant Development Application (SSD DA) for the winning design, including all required information to lodge with the SSD DA;
- Prepare the design drawings for a construction certificate for the winning scheme;
- Present the architectural design in meetings with the community, authorities and stakeholders, as required;
- Provide a lead role in ensuring design integrity is maintained throughout the design development process;
- Prepare the design drawings for contract documentation; and
- Maintain continuity during the construction phases to the completion of the project.

The Lead Design Architect may work in association with other architectural practices but is to retain a leadership role over design decisions.

7.1. DESIGN INTEGRITY PANEL

A Design Integrity Panel (DIP) shall be established by the Applicant prior to the lodgement of any future Development Application(s). The DIP shall comprise the full Competition Jury, or a sub-group of the Jury, to be agreed with the Competition Jury during the competition.

Alternatively, the NSW State Design Review Panel may be used in the role of the DIP, subject to agreement by the Competition Jury.

Prior to the establishment of the DIP, a detailed Terms of Reference shall be prepared and agreed in consultation with GANSW, outlining:

- the role of the DIP to review and advise on the detailed building design to ensure the achievement of design excellence consistent with the winning proposal selected by the Jury and having regard to any amendments to built form controls and design guidelines that may result from the public consultation process running concurrently with the Design Competition;
- that the DIP will review and provide advice prior to the lodgement of any future DAs and be retained during the assessment and post approval stages;
- governance arrangements including meeting frequency, secretariat functions, dispute resolution and deliverables.

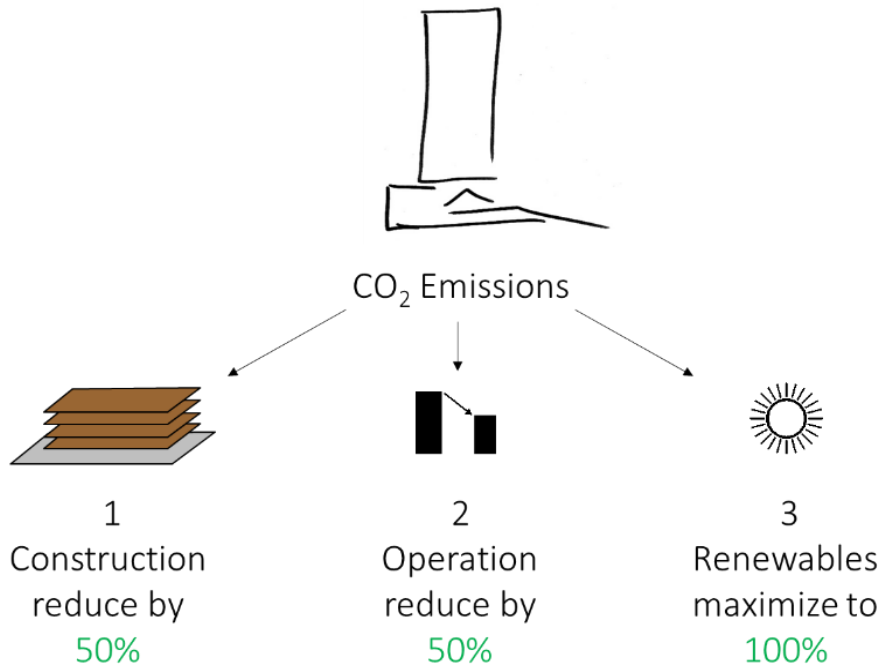
The detailed design shall be presented to the State Design Review Panel/DIP both prior to the lodgement of any future Development Application(s) and during the public exhibition of any such application following lodgement. The DIP must formally endorse the final scheme prior to the lodgement of the DA.

The DA submission must include the endorsed design competition brief, competition report including jury recommendations and evidence of the agreed design integrity process.

8. ESD TARGETS

Atlassian has a strong will to be a role model company in sustainability and - among other initiatives - forms part of the RE100 program, which commits companies to accelerate change towards zero carbon and 100% renewable energy. This vision is in line with the global agenda reducing the carbon emissions by about -50% by 2030. It is anticipated that the outcome will exceed local Australian industry standards such as NABERS, NaTHERS and Green Star and be higher than the standard performance objectives or requirements nominated by the City of Sydney.

Figure 5 – Commitment for high comfort-low energy, sustainability and local identity



Source: Transsolar

Atlassian is seeking an architectural design solution which reflects the aspirations and suggested solutions for architecture, facade and zoning maximizing the passive qualities, resilience and autonomy of the building.

These architectural design requirements include:

- Design of a low-carbon and highly flexible building structure
- Diverse zoning of the building into different specified "climate zones"
- Design for specified innovative climate concepts (ventilation, heating, cooling)
- Development of a high performing façade (heat protection, infiltration, daylight)
- Design for efficient floor plates and high flexibility of spaces

Transsolar have prepared a detailed Comfort, Climate, Energy and Sustainability Concept brief which sets a high aspiration for sustainable outcomes for this project.

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