

**ANGEL PLACE
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SYDNEY NSW 2000**

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Urbis Pty Ltd
ABN 50 105 256 228

28 July 2022

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

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS – SUMMARY AND ENDORSEMENT

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. The intent of this letter is to provide confirmation of the DIP's summary of advice issued throughout the design integrity process relating to the development scheme. The DIP have been informed the proponent intends to lodge the SSD following receipt of the endorsement.

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 - DIP Members

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

DIP Member	Title
Kim Crestani (Proponent nominee)	Registered Architect, Order Architects

2. BACKGROUND

TOGA (**the Proponent**) invited five competitors to participate in an Architectural Design Excellence Competition (**the Competition**) and prepare design proposals for the site. The design competition was held from 23 August 2021 – 22 October 2021, with the Architectural Design Competition Report (**Competition Report**) finalised on 22 November 2022. The Competition process is documented in the Competition Report.

As outlined in the Competition Report, the Bates Smart scheme was unanimously chosen as the Competition winner. In reaching the verdict, the Jury identified a number of elements contributing to Design Excellence, to be retained and a number of development areas which required continued refinement prior to the Design Excellence being awarded to the Bates Smart team.

In accordance with the Design Excellence Strategy, the Design Competition Brief, the Jury Report and the Terms of Reference (**ToR**), the DIP was established to provide independent, expert and impartial advice to ensure the achievement of Design Excellence.

3. DESIGN INTEGRITY PROCESS

The intent of the design integrity process was to assist the Proponent and the design team in resolving the development areas identified in the Competition Report, whilst ensuring the fundamental design elements were retained or enhanced. The status of this is noted in the DIP advice and recommendations appended to this letter.

The DIP was formally engaged on 8 March 2022 and the design integrity process commenced on 22 March 2022. The DIP sessions occurred via Microsoft Teams and in person and were observed by members of the Proponent and Urbis in their role as the DIP managers.

The advice and recommendations of the DIP during the design integrity process is appended to this letter and includes DIP Session 1 – 3, and the issue of additional information to the DIP on 15 July and 25 July 2022 to respond to the conditional requirements of DIP Session 3.

DIP Session 3

At the conclusion of DIP Session 3, the DIP endorsed the lodgement of a development application subject to the following documentation:

- An updated montage of George Street being provided,
- Reinstatement of the pitch of historic roof (with splayed corners) with contemporary materiality being terracotta baguettes, and
- Should an accessible rooftop be proposed, any balustrade supporting the use of the roof should sit within the maximum height of the ridgeline of the reinstated contemporary roof (ridgeline of which may be possible to slightly vary to provide a seamless connection/interface with the rooftop).

On 15 July 2022 and 25 July 2022, a package of additional information was provided at all DIP members via email.

The DIP confirmed the information reflects the recommendations and advice provided by the DIP in Session 3, however noted that no taller elements such as wind deflectors or screens are to rise above the ridge as was discussed and agreed to by the Proponent during the design integrity process.

The package of additional information also enabled the DIP to confirm the design integrity of the following design element had been retained, as per the requirements of the Competition Report.

Table 2 Design elements to be retained (outstanding from DIP Session 3)

Design element	Commentary and advice
<i>The presentation of the tower to the George Street axis.</i>	Design integrity has been maintained.


The DIP's confirmation that all other fundamental elements of the winning Bates Smart scheme were retained throughout the design integrity process is addressed in the DIP Session 3 advice and appended to this cover letter.

3.1. ENDORSEMENT

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of the design integrity process has been reviewed and endorsed by the DIP Chair. The DIP Chair confirms this is an accurate record of the DIP process.

Table 3 DIP Chair endorsement

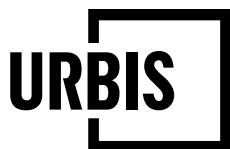
DIP Chair	Signature of Endorsement	Date
Abbie Galvin		28/07/2022

Yours sincerely,



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

Enc: DIP Feedback letters [Session 1 – 3]



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30 March 2022

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

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS - SESSION 1

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. This letter provides confirmation of the DIP's observations and requests for further information (or clarification) on the design, as presented by Bates Smart on 22 March 2022.

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:

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

The DIP session was held virtually via Microsoft Teams and was attended by key members of the Bates Smart team and the Proponent, as well as Urbis as the DIP manager.

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 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 HDP.*
- *The southern entries from HDP is a positive contribution to the accessibility of the public domain (see note below regarding further refinement and detailing).*

3. DESIGN INTEGRITY PANEL – SESSION 1

The following table reflects the DIP’s observations and responses to the design team’s requests for clarification during the DIP Session 1. The feedback is based on the presentation by the **Bates Smart (BS)** team on 22 March 2022.

The comments are grouped in accordance with the key areas of design refinement as set out by the Jury within the Competition Report.


Focus Area	Commentary and Advice
1. Resolution of internal voids within fPPb	The BS team presented options for the resolution (size and form) for the internal voids in the fPPb. 3 option studies were presented in addition to the resolution of this area competition scheme proposal.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel support Option 2 (as recommended by BS), with the note that it is essential that the existing beams trimming the edges of the void are maintained and visible. The larger void maximises the light and openness between levels, whilst the curved form responds to the corner geometry of the original building and reads as a clearly ‘new’ insertion into the original fabric.

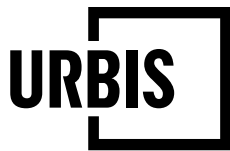
Focus Area	Commentary and Advice
2. Roof Study	<p>The BS team presented options for the form and materiality of the fPPb roof. 5 option studies were presented.</p>
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ In relation to the glazed options presented, the preference is for a solution that minimises solar heat gain and maximises solar performance, and therefore locates shading on the perimeter of the glass. ▪ There is significant concern regarding the amenity of the rooftop bar (in relation to wind, solar shading and wet weather), which is likely to require future enclosure of this space. ▪ Given the scale and intervention of the tower overhead, maximising the retention/reinstatement of the original external form and fabric of the State Significant heritage building is preferred ▪ The Macquarie Bank precedent is noted, however it is not considered a direct comparison, as there was no question of reconstructing the former roof.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel is not yet in a position to support the options presented. ▪ The Panel requests additional studies of the original roof form (with the original terracotta tile considered to line the external facing roof at a minimum) and a reconsideration of the functionality of the rooftop bar and the upper level auditorium space. The options should consider whether it is necessary or appropriate to retain both.
3. Glass atrium southern façade	<p>The BS team presented options for the height and extent of the glass atrium entry at Lee Street. 3 option studies were presented, in addition to the resolution of this area competition scheme proposal.</p>
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel support Option 3, which maximises the extent of the fPPb fabric that is visible externally, whilst enabling an appropriate internal scale for the main entrance. ▪ It is noted that this option has identified potential wind impacts on the public domain, and it is recommended these are reviewed and presented in more detail to enable a more detailed understanding of the issue and impact.

Focus Area	Commentary and Advice
4. Southeast Corner resolution	The BS team presented options for the resolution of the relationship between the south-eastern corner of the fPPb and the tower addition, in relation to the extent of existing fabric that can be maintained. 4 option studies were presented, in addition to the proposal identified in the competition scheme.
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> There is merit in the Competition scheme, however some Panellists felt that having a more solid base at the corner that 'wraps' around to the east and enables a more sensitive integration of new fabric and clear retention of the original fabric is important to explore further.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> The Panel is not yet in a position to support the options presented. The Panel requests an additional study is done, which is based on Study 1 with a slight realignment of the core to increase the distance between the fPPb SE corner. This would need to be subject to demonstrating planning compliance in regard to the building separation with Atlassian.

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of advice and recommendations from the DIP session 1 has been reviewed and endorsed by the DIP Chair.

DIP Chair	Signature of Endorsement	Date
Abbie Galvin		30 March 2022



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20 May 2022

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

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS - SESSION 2

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. This letter provides confirmation of the DIP's observations and requests for further information (or clarification) on the design, as presented by Bates Smart at the DIP Session 2 on 13 May 2022.

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 - DIP Members

DIP Member	Title
Abbie Galvin (DIP Chair) (GANSW nominee)	Government Architect – GANSW
Peter Phillips (DPE nominee)	Nominated Architect, Orwell & Peter Phillips
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 (see note below regarding further refinement and detailing).*

3. DESIGN INTEGRITY PANEL – SESSION 2

The following table reflects the DIP's observations and responses to the design team's requests for clarification during the DIP Session 2. The feedback is based on the presentation by the **Bates Smart** team on 13 May 2022.

The DIP session was held both in person at TOGA's offices (45 Jones Street, Ultimo) and via Microsoft Teams and was attended by key members of the Bates Smart team, the Proponent, and Urbis as the DIP manager.

The comments are grouped in accordance with the key areas of design refinement as set out by the Competition Jury within the Competition Report.

Table 2 TOGA Central - DIP Session 2 Commentary and Advice


Focus Area	Commentary and Advice
1. Southeast Corner Resolution	Bates Smart presented 3 options for the resolution of the south-eastern corner in response to the DIP Session 1 feedback.
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ The DIP support Bates Smart's justification for the preferred option as providing a legible 'end' to the building, a sense of symmetry to the façade and a logical and sensitive point to terminate the south eastern corner of the original masonry. ▪ The relationship and materiality of the lift core wall behind the heritage façade was considered to accentuate the heritage wall as a thin façade with little connection to the structure behind. Further refinement of the material and treatment of the corner return was encouraged to provide the overall reading of the heritage building with sufficient depth and legibility.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The DIP supports in principle Bates Smart's preferred option presented. ▪ It is recommended that development of the relationship, material and detailing of the corner return and adjacent lift core is reviewed and presented by Bates Smart.
2. Roof Study	Bates Smart presented additional studies of the original roof form.
	<p>The 2 study options presented included a reinstatement of the pitch of the historic roof with contemporary interpretation of materiality, and an alternative curved pitch with contemporary interpretation of materiality. The options included use of a terracotta baguette for the roof materiality.</p>
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ While it was noted there was some design merit in the curved roof form, the DIP resolved that due to the significance and disproportionate scale of the overall proposed development to the heritage item, the original features of the building, including the roof form, should be reinstated where possible. ▪ There is concern with the balustrade visibility and detailing at the top of the roof pitch being visually discordant with the roof structure, with a preference for the floor level of the terrace to be set down to reduce the need for a separate balustrade.

Focus Area	Commentary and Advice
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The DIP support Study 1, which includes the reinstatement of the original roof pitch, including the original splayed corners. ▪ The DIP support use of the terracotta baguettes for the roof construction and recommend Bates Smart consider use of the terracotta baguettes for the balustrade of the roof top bar. ▪ The DIP recommend that the roof terrace sits within the pitch of the roof form and would support up to a 10% variation in the roof ridge height to enable this.
3. Glass atrium southern façade	<p>The Bates Smart team presented additional detail on the glass atrium height for Option 3 and the refined competition scheme, including further information on the outcomes of wind modelling in the public domain which indicate little difference in wind effects resulting from changing the height of the atrium roof.</p>
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ The DIP noted the merit in both options presented and appreciated the difficulty in identifying a logical and sensitive connection point with the original building. ▪ The transparency/clarity of the glass was noted, however there is concern the reflectivity of the glass will reduce visibility through the glass and contribute to the glass atrium being read as an 'infill' building. ▪ The symmetry and sensitivity of the location of the eastern vertical element of the glass atrium was questioned.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The height of the atrium in the refined Competition Scheme is supported. ▪ The DIP requests further studies are developed to review the location of the eastern vertical element of the glass atrium, noting a 3D model would be beneficial here.
4. Lee Street entrance and	<p>Bates Smart presented the proposed access points and the visitor experience when entering the building.</p>

Focus Area	Commentary and Advice
clarity of address	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> The wayfinding for the site should prioritise or maintain the retention of the original building entries from the fPPb as genuine entries to the development. Signage zones and strategies for wayfinding should be refined in collaboration with a wayfinding expert, noting the range of entries and paths of travel within the site. The detailed design of the building should encourage intuitive wayfinding. <p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> Additional detail is requested on the visibility, legibility and signage of key entrances.
5. Legibility of the “pill” forms viewed from the north	<p>The DIP noted that the alterations to the eastern core during design development had resulted in a loss of separation between the core and the western ‘pill’ form at the northern end. As the clarity of these ‘pill’ forms and the articulation of their connection is one of the fundamental elements of the design that need to be retained throughout design development, the DIP recommend that further investigation of the design of the northern corner of the tower is undertaken to ensure that this critical aspect of the design is retained.</p>

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of advice and recommendations from the DIP session 2 has been reviewed and endorsed by the DIP Chair.

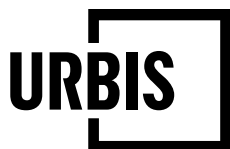
DIP Member	Signature of Endorsement	Date
Abbie Galvin		20 May 2022



Yours sincerely,

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

Eliza Scobie
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escobie@urbis.com.au



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14 June 2022

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

Dear Michael,

TOGA CENTRAL - DESIGN INTEGRITY PROCESS - SESSION 3

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. This letter provides confirmation of the DIP's observations and requests for further information (or clarification) on the design, as presented by Bates Smart at the DIP Session 3 on 7 June 2022.

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 - DIP Members

DIP Member	Title
Abbie Galvin (DIP Chair) (GANSW nominee)	Government Architect – GANSW
Peter Phillips (DPE nominee)	Nominated Architect, Orwell & Peter Phillips
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 (see note below regarding further refinement and detailing).*

3. DESIGN INTEGRITY PANEL – SESSION 3

The following table reflects the DIP’s observations and responses to the design team’s requests for clarification during the DIP Session 3. The feedback is based on the presentation by the **Bates Smart** team on 7 June 2022.

The DIP session was held online via Microsoft Teams and was attended by key members of the Bates Smart team, the Proponent, and Urbis as the DIP manager. The agenda addressed both the outstanding areas of design refinement as well as a consistency assessment against the key areas of design excellence as identified by the Competition Jury and outlined in **Section 2**.

3.1. ELEMENTS OF DESIGN REFINEMENT

The following comments are grouped in accordance with the key areas of design refinement as set out by the Competition Jury within the Competition Report.

Table 2 TOGA Central - DIP Session 3 Commentary and Advice – Design Refinement

Focus Area	Commentary and Advice
1. Southeast Corner Resolution	The Bates Smart team presented an updated presentation of the proposed south-eastern corner including additional detail on the relationship between the corner return and the adjacent lift core.
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel noted that rendering or painted lining to the inside face of the brick façade, whilst ‘true’ to the original reading of the inside of the perimeter wall, would not be suitable in this instance, where the brick is visually continuous up to the parapet level. ▪ It was noted this area was the weakest junction of the former Parcels Post building and new building, however given the limited external visibility, the current approach presents the best outcome for this area of the site.
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel support the developed competition proposal which proposes a ‘thickening’ of the southern façade wall, returning the rendered quoins to the inside of the wall, and maintaining the unrendered brickwork on the inside face of the wall to the point where it intersects the new lift core. ▪ Conservation and re-use of the existing brickwork and stonework (recovered from the dismantling of the south-east corner) is recommended for the construction of the 600-wide returning nib wall.
2. Glass atrium southern façade	<p>The Bates Smart team presented three options for the location of the eastern vertical of the glass atrium. This included alignment with the core (Bates Smart preferred option), alignment with the former Parcels Post building façade line, and a symmetrical positioning with the adjacent western vertical of the glass atrium.</p> <p>The challenges in the connection point of the atrium to the former Parcels Post building and the desire to provide the existing façade with ‘breathing room’ was noted by Bates Smart.</p>

Focus Area	Commentary and Advice
	<p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel reinforces the importance of prioritising the external view of the former Parcels Post building façade from the public domain over the internal view of the façade from within the glass atrium. ▪ However, it was noted the visibility of the external wall, particularly from the south-eastern corner, is limited due to the position of the new southern core and eastern atrium. <p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel supports the preferred option which locates the eastern vertical wall of the atrium adjacent to the new core.
3. Roof Study	<p>Bates Smart provided an overview of the options presented at DIP 2, in addition to the outcome of exploring a 10% variation to the roof ridge height to reduce the visibility of the rooftop outdoor space and balustrade.</p> <p>The DIP commentary is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel reinforced that a key technical heritage requirement of the Design Competition Brief was the reinstatement of the original roof form. In the context of the broader site redevelopment, the reinstatement of the original roof form is particularly important for the legibility of the heritage building, given the scale and visual dominance of the tower. The design and use of the rooftop should be subservient to the conservation imperative identified in the Brief. ▪ The Panel reinforces the previous advice to conceal the rooftop terrace and balustrade within the depth of the roof and suggests an exploration of the minimum required floor to floor height of level 6 is undertaken. ▪ It is noted the use of the terracotta baguettes (on the angle of the roof pitch) for the balustrade could enable visibility out from the rooftop outdoor area whilst maintaining the visual continuity of the terracotta roof when viewed from the public domain.

Focus Area	Commentary and Advice
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ The Panel support reinstating the original perimeter roof form with splayed corners, and a reinterpretation of the materiality through the use of the terracotta baguettes. This materiality is also supported to be carried through to the roof terrace balustrade if this element is retained, to maintain visual continuity of the roof pitch and no visibility of additional structures. ▪ The overall rooftop outdoor space and balustrade should sit within the maximum height of the pitch of the reinstated roof. Should the roof ridge height need to vary slightly to enable this to occur, a 10% variation in the roof ridge height would be accepted by the Panel in order to conceal the rooftop terrace fully.
4. Lee Street entrance and clarity of address	<p>Bates Smart addressed the internal pathways and address points into the former Parcels Post building for the commercial, hotel and co-working visitor.</p>
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ Public art and wayfinding signage is to be further resolved as part of the detailed design. Particular attention should be given to the relationship and location of signage on and adjacent the heritage building.
5. Legibility of the “pill” forms viewed from the north	<p>Bates Smart presented an update on the refinement of the design of the three ‘pill’ forms. A consistent pill-to-pill, and pill-to-core, alignment has been adopted since the competition scheme.</p>
	<p>The DIP advice is as follows:</p> <ul style="list-style-type: none"> ▪ Further resolution of the internal junctions of the pill-to-core alignment is required during design development.

3.2. ELEMENTS OF DESIGN EXCELLENCE TO BE RETAINED

The following comments are grouped in accordance with the key areas of design excellence to be retained within the scheme as set out by the Competition Jury within the Competition Report.

Table 3 TOGA Central - DIP Session 3 Commentary and Advice – Design Excellence to be retained

Design element	Commentary and advice
The architectural expression of the form into	Design integrity has been maintained. Whilst there was some debate regarding the impact of the loss of the window between the northern

Design element	Commentary and advice
three 'pill' shaped elements and the ways these forms connect.	and eastern pill presenting views to the north, it was considered that the drama and impact of the internal vertical atrium provided sufficient internal amenity and visitor experience to mitigate this. The Panel recommends further refinement of the internal junctions of the pill-to-core alignment.
The elegant expression of the V-shaped columns above and through the room form of the former Parcel Post building (fPPb).	Design integrity has been maintained. It was noted the width of the columns has increased in response to technical structural advice.
The presentation of the tower to the George Street axis.	To be determined. The Panel requires the provision of a revised photomontage of the tower as viewed from George Street with the updated roof form to demonstrate that design integrity has been maintained.
The amenity and vertical visual connectivity within the hotel floor plate.	Design integrity has been maintained. The Panel noted the relocation of the third hotel passenger lift to the internal atrium is an improvement to the visitor experience as it enables the clear distinction between hotel and goods lifts.
The scale and depth of the grid framing of the façade and the materiality, shape and colour of the concave glazed terracotta fins.	Design integrity has been maintained.
The resolution of the southern form as a finely detailed curved glass connection with Henry Deane Plaza (HDP).	Design integrity has been maintained (noting development of structure is yet to occur, which will require careful resolution to maintain transparency and fine detailing).
The southern entries from HDP is a positive contribution to the accessibility of the public domain (see note below regarding further refinement and detailing).	Design integrity has been maintained.

3.3. GENERAL COMMENTARY

In addition to the commentary provided above regarding the design elements to be resolved and retained, the following additional items are raised by the Panel for consideration in the development application:

- The eastern façade of the building adjacent to the Atlassian development currently presents as the 'rear' of the building. There may be an opportunity to make this a more considered elevation through development of a public art or more considered design solution on this facade.
- The detailing of the windows of the eastern elevation requires further resolution.
- Exploration of the proposed materiality of the lift core cladding as a black to bronze finish, rather than a cool toned black to purple as currently presented in the photomontages is recommended.

3.4. ENDORSEMENT


Closing Comment

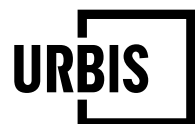
The Panel support the level of resolution and design development of the scheme and believe the design as presented maintains the design integrity of the competition winning scheme. The Panel endorse the lodgement of a development application subject to the following documentation:

- An updated montage of George Street being provided,
- Reinstatement of the pitch of historic roof (with splayed corners) with contemporary materiality being terracotta baguettes, and
- Should an accessible rooftop be proposed, any balustrade supporting the use of the roof should sit within the maximum height of the ridgeline of the reinstated contemporary roof (ridgeline of which may be possible to slightly vary to provide a seamless connection/interface with the rooftop).

DIP Chair Endorsement

In accordance with the ToR for TOGA Central, this written summary of advice and recommendations from the DIP session 3 has been reviewed and endorsed by the DIP Chair.

DIP Member	Signature of Endorsement	Date
Abbie Galvin		14 June 2022



Yours sincerely,

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

Eliza Scobie
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