



URBIS

ARCHITECTURAL DESIGN COMPETITION REPORT

TOGA Central

Prepared for

TOGA

22 November 2021

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JURY MEMBER ENDORSEMENT

Juror	Signature	Date
Abbie Galvin (Jury Chair) (GANSW nominee)		22 November 2021
Graham Jahn AM (City of Sydney nominee)		16 November 2021
Peter Phillips (DPIE Nominee)		15 November 2021
Robert Nation (Proponent nominee)		17 November 2021
Kim Crestani (Proponent nominee)		15 November 2021
Paul Shaw (Proponent Nominee)		16 November 2021

1. INTRODUCTION

1.1. OVERVIEW

The purpose of this Architectural Design Competition Report (**Competition Report**) is to inform the Consent Authority of the process and outcomes of an invited Architectural Design Competition (**the Competition**) for the redevelopment of 2 & 8A Lee Street, Haymarket, and the selection of the winning architectural design.

TOGA (**the Proponent**) invited five competitors to participate in the Competition and prepare design proposals for the site. The five architectural firms that participated in the Competition were:

- Bates Smart
- Fitzpatrick + Partners
- FJMT Studio
- JPW
- SJB

All five competitors participated in the Competition and produced a final submission for consideration and assessment by the Jury.

The Competition was undertaken in accordance with clause 3.1.3 of the *Western Gateway Sub-Precinct Design Guide (September 2021)* (**Design Guide**), which requires the competition be undertaken in accordance with the *City of Sydney Competitive Design Policy 2013*, and the Design Excellence Strategy identified at clause 3.1.3(3) of the Design Guide.

Clause 3.5 of the *City of Sydney Competitive Design Policy 2013* sets out the requirements for a Architectural Design Competition 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 Competition Report has been prepared in accordance with this Clause and outlines the Competition 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 Competition Report.

The Competition was undertaken in accordance with the Design Excellence Strategy prepared for the site, and in accordance with the Architectural Design Competition Brief (**Competition Brief**) prepared by Urbis and endorsed by the Government Architect NSW (**GANSW**) on 20 August 2021. The Competition Brief is appended to this Competition Report at **Appendix A**.

1.2. SITE DESCRIPTION

The Competition relates to the site known as the Adina Apartment Hotel and adjacent Henry Deane Plaza (**the site**), which is located within the Western Gateway sub-precinct of the Central Station State Significant Precinct (**Central Precinct**). The site is located at the north western corner of the Western Gateway sub-precinct on the corner of Lee Street and the existing northern vehicular access to the precinct.

Block C is approximately 5,450sqm in size and includes the area of two long-term Crown leases within the Western Gateway sub-precinct, which is described as follows:

- Lot 30 in Deposited Plan 880518 (existing Adina Apartment Hotel)
- Lot 13 in Deposited Plan 1062447 (Henry Deane Plaza)

There are several complex, intersecting, and irregular allotments across the sub-precinct. For the purposes of this Competition however, the site is limited to the more regular boundaries of Block C.

It is noted that Block C includes a portion of the pedestrian underpass and through-site link from Lee Street to the Devonshire Street Tunnel connecting through to Central Station.

1.3. PROPONENT

The Proponent of the Competition is 'TOGA Group'. The Proponent invited five architectural practices to participate in the Competition.

While the Proponent of this Competition is TOGA Group, it is recognised that Transport for NSW (**TfNSW**) play an ongoing role through the rezoning stage of the project and participated in the Competition as impartial observers through the Competition proceedings (refer **Section 1.6**).

1.4. THE CONSENT AUTHORITY

In accordance with the *State Environmental Planning Policy (State and Regional Development)* (**SRD SEPP**) the development is categorised as State Significant Development (**SSD**). The consent authority will be the Minister for Planning and Public Spaces or the Independent Planning Commission (**IPC**).

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 Competition, the final design is to be lodged as an SSD Development Application (**DA**) (**SSD DA**). Prior to the lodgement of the SSD DA, 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 Competition Report will be submitted with the SSD DA.

Significant design modifications throughout the SSD DA process will require an additional review by the DIP, 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. IMPARTIAL OBSERVER

Throughout the Competition, impartial observers from GANSW, DPIE, TfNSW and the City of Sydney Council (**CoS**) supervised the integrity of the process and ensured the design competition ran in accordance with the Competition Brief, procedures and protocols. Impartial observers were granted access to all Competition documents and were invited to the following sessions:

- The Briefing Session held for all Competitors;
- Mid-Point Review Sessions;
- Presentations by Competitors or technical advisors; and
- Jury discussions and deliberations.

It is noted representatives of the Proponent were also present as observers in the above sessions.

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 Competition Brief (as discussed in **Section 2.1** of this Competition Report). This included the design, planning and commercial objectives of the Competition Brief, technical assessments, and compliance with the relevant planning controls (including the now gazetted planning controls applicable to Block C within clause 6.53 of the Sydney LEP 2012 and the Western Gateway Design Guide).

The Competition 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 Bates Smart scheme best demonstrated the ability to achieve design excellence as per clause 6.21(4) of the Sydney LEP 2012 and the Competition Brief requirements. The Bates Smart proposal was subsequently awarded the winner of the Competition. Detailed within **Section 4** of this Competition 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 Competition Brief as part of the Competition. The Competition Brief was prepared by the Proponent and Urbis and endorsed by GANSW. The process undertaken is described in more detail as follows:

- Five architectural teams were invited to participate in the Competition, held over a 7-week design period.
- The Competition Brief was issued to Competitors and Jury members on 23 August 2021. Subsequent to this, six (6) Brief Addendums were issued to Competitors over the course of the Competition providing additional information related to the Competition requirements.
- A briefing session was held on 24 August 2021 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. Due to Government restrictions to in person gathering at the time, this also included a 'virtual' site visit.
- All Competitors received technical support through the Competition with access to technical advisors relevant to the following disciplines:
 - Town Planning
 - Heritage
 - QS
 - Structure
 - Building Services
 - Sustainability
 - Wind
 - Façade
- A Register of Enquiries was kept during the Competition to document questions and responses without revealing the source of the question.
- All competitors were granted access to a Design Competition Portal, which facilitated online access to the relevant Competition documents including Competition Brief, Register of Enquiries and Brief Addendums.
- All competitors submitted a 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 21 October 2021 and 22 October 2021. The Jury deliberations were held on 22 October 2021.
- One scheme was chosen as the winner of the Architectural Design Competition. This decision was made on 22 October 2021.

The Competition was undertaken in an open and transparent manner in consultation and disclosure with GANSW officers and the Impartial Observers. In accordance with the *City's Competitive Design Policy 2013*, the GANSW and Impartial Observers was involved in the Design Competition Process as follows:

- GANSW – Reviewed, provided comment and endorsed the Competition Brief, attended the Briefing Session and the Final Presentation dates.
- Impartial Observers – attended the Briefing Session and the Final Presentation dates and were present for the Jury deliberations (either in part or full attendance).

2.2. JURY

The composition of the Jury was in accordance with the City of Sydney Design Excellence Policy 2013. 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 CoS Council.

The Jurors for the Competition is outlined in **Table 1**.

Table 1 Competition Jurors

Juror	Title
Abbie Galvin (Jury Chair) (GANSW nominee)	NSW Government Architect
Graham Jahn AM (City of Sydney nominee)	Director City Planning, Development and Transport, City of Sydney
Peter Philips (DPIE Nominee)	Principal, Orwell & Peter Phillips
Robert Nation (Proponent nominee)	Design Principal, Nation Architects Sydney and Hong Kong
Kim Crestani (Proponent nominee)	Registered Architect, Order Architects
Paul Shaw (Proponent Nominee)	Executive General Manager, Design and Development at TOGA

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 Competition were those outlined in **Table 2**.

Table 2 Technical Advisors

Name	Company	Discipline
Ashleigh Ryan	Urbis	Competition Manager/ Planner
John Wynne	Urbis	Planner
Allie Barnier	Urbis	Heritage
Stephen Davies	Urbis	Heritage
Ian Menzies	WT Partnership	Quantity Surveyor
Brendan Browne	WT Partnership	Quantity Surveyor
Mitchell Starkey	Robert Bird Group	Structure

Name	Company	Discipline
David Caleo	LCI Consultants	Building Services
Paul Stoller	Atelier Ten	Sustainability
Kevin Peddie	RWDI	Wind
Pete Hartigan	Apex Façade Design	Façade

2.4. IMPARTIAL OBSERVERS

The Competition and assessment were overseen by several impartial observers who attended that various stages of the Competition and had access to key Competition documents including the Competition Brief. This included the following impartial observers:

- Rory Toomey – GANSW
- Anita Morandini – CoS Council
- Hannah Bolitho – CoS Council
- Marie Ierufi – CoS Council
- Silvia Correia – CoS Council
- Jesse McNicoll – CoS Council
- Peter John Cantrill – CoS Council
- Aaron Nangle – DPIE
- Emily Dickinson – DPIE
- Todd Murphy – TfNSW
- Colin Sargent – TfNSW

It is noted the following representatives of the Proponent were also present as observers during various stages of the Competition:

- Steve Robson – TOGA Group
- David McLaren – TOGA Group
- David Springford – TOGA Group

2.5. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates of the Competition are outlined in **Table 3**.

Table 3 Key Dates of the Architectural Design Competition

Date	Milestone
Monday 23 August 2021	Commencement Date
Tuesday 24 August 2021	Competitor Briefing Session

Date	Milestone
Friday 10 September 2021	Mid-Point Review Lodgement Date (Optional)
Tuesday 14 September or Wednesday 15 September 2021	Mid-Point Review Session (Optional)
Friday 8 October 2021	Final Submission Lodgement Date
Monday 18 October 2021	Presentation Date Material Submission
Thursday 21 October, Friday 22 October 2021	Presentation Date
Friday 22 October 2021	Decision Date
Friday 22 October 2021, Monday 25 October 2021	Notification to Competitors
Monday 22 November 2021	Design Competition Report

3. EVALUATION

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 two days before the Jury Deliberation.

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 Competition Brief, as well as the benefits of their respective schemes.

In accordance with the evaluation criteria within the Competition 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 Completion Brief. Based on this method of evaluation, a winning scheme was recommended by the Jury. The key evaluation areas are identified below:

1. Architectural Response
2. Contextual Fit, Urban Response and Building Interfaces
3. Functional Brief
4. Technical Briefs
5. Buildability

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 general consistency 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 Competition 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 it was unclear whether all schemes conformed with the maximum allocation of floor space within the tower.

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

3.2. BATES SMART

The Bates Smart scheme delivered a highly resolved and elegant design solution with a refined façade providing depth and texture through a grid of concave terracotta fins. The façade expression and materiality provided a simple yet complementary design response to the fPPb.

The design optimised the surrounding vistas and was felt to demonstrate the most successful approach to the key view corridor along George Street from Town Hall.

The scheme modulated the scale and form of the tower envelope through the development of three ‘pill’ shaped rounded forms in response to the functional requirements of the Competition Brief and the heritage significance of the fPPb. The Jury concurred that this architectural device achieved a clear yet integrated approach to the building program and was a highly successful resolution of the building form in response to place and heritage.

The Jury appreciated the design intent of the Lee Street lobby within the four-storey glass atrium, however noted further design development and resolution of the legibility of this entrance was required - particularly with respect to the hotel concierge functions. Some concern was raised surrounding the impact of solar exposure on the transparency of the glass atrium and how this may differ from the design intent, with future consideration of this also recommended. It was noted the atrium provided a sense of respite from the adjacent HDP and provided a positive solution to mitigate wind downdraft.

The design and layout of the hotel floor plan provided the most positive experience out of all schemes, with a dramatic and naturally lit atrium entrance and well planned rooms. Whilst the scheme provided the lowest number of hotel keys out of all schemes (whilst meeting the Brief targets), it was felt this could be resolved through detailed design development. The footprint for the commercial floors was well resolved and maximised aspect to views.

Overall, the heritage response was reasonably respectful to the original fabric of the fPPb both internally and externally, however the impact of excavation beneath the heritage building and removal of the south-eastern corner of the fPPb behind the south wall to accommodate a core was noted as a concern, as were aspects of the internal planning of the fPPB and the proposed glass roof.

The “V”-shaped columns above and through the fPPb achieved an elegant structural solution, resulting in a more refined outcome compared to alternative approaches. The practicality and amenity (particularly with regard to wind flow) of the rooftop bar was questioned, with further exploration of design alternatives to the materiality, use and form of the rooftop recommended.

It is noted the scheme (similar to others) contained a number of non-compliances from the draft Design Guide in relation to the inclusion of hotel lifts within the floorplate of the fPPb, the design of the roof structure, and minor projection of façade fins outside of the planning envelope. Notwithstanding these noted minor departures from the draft Design Guide, the scheme was selected as the winning scheme.

Images of the Bates Smart scheme are provided at **Figure 1**.

Figure 1 Photomontage of the Bates Smart scheme



Picture 1 View from the north

Source: Bates Smart



Picture 2 View from the west

Source: Bates Smart



Picture 3 Birds eye view

Source: Bates Smart

3.3. FITZPATRICK + PARTNERS

The proposal by Fitzpatrick + Partners included a scalloped tower façade in alignment with the internal structural grid and geometry of the fPPb. The building was crowned by a rooftop 'sail' feature comprising a tapered expression of vertical fins.

The Jury supported the separation of the form into three distinct elements which enabled an overall visual reduction of scale, however, there was concern that the varied façade treatments did not read as a whole – which impacted its ability to sit sensitively in the heritage setting.

The urban context and heritage sensitivities required a sense of quietness in the tower façade which the scheme did not deliver. In particular, the exposure of the columns on the southern elevation and its integration with the glass lobby were noted as quite heavy, powerful elements that required further resolution in their relationship with the tower form.

The scalloped treatment to the façade was appreciated, yet there was concern that the scale and detailing did not deliver on the design intent. The feathering of the façade at the top of the northern form was not considered a successful resolution.

The structural design solution enabled a sensitive approach to the internal fabric of the heritage building and the scheme demonstrated a meaningful response to the fPPb through the reinstatement of the original roof form.

The hotel rooms were regular and well planned, yet the journey to the southern rooms was extended and had no natural light amenity. The commercial floors were efficiently planned, however there was concern regarding the impact of the solid corners and core location on the north eastern view aspect.

Images of the Fitzpatrick + Partners scheme are provided at **Figure 2**.

Figure 2 Photomontage of the Fitzpatrick + Partners scheme



Picture 4 View south

Source: Fitzpatrick + Partners



Picture 5 View east

Source: Fitzpatrick + Partners



Picture 6 Birds eye view

Source: Fitzpatrick + Partners

3.4. FJMT STUDIO

The FJMT Studio scheme presented a highly bespoke and original concept in direct response to the characteristics of the site, urban context and heritage character (both pre- and post-Colonial). The design scheme and presentation were founded upon a strong and thoughtful Connecting with Country narrative.

A key design driver of the proposal was the objective to celebrate the former Parcels Post building (**fPPb**) as a 'building in the round' through expression of the three principal elevations, however this required the provision of significant structural core within the fPPb footprint and as such represented a significant departure from the draft Design Guide.

The proposal's ambition to minimise the impact on Henry Deane Plaza (**HDP**) through the development of an innovative structural design solution that resulted in HDP being free of columns or supporting structures was supported. However, the majority view concluded this approach resulted in a slightly discordant form and had adverse impact on the internal heritage fabric of the fPPb. The significant structural and buildability challenges associated with the consolidated internal core identified within the technical assessment were also a key concern.

The scheme met the retail, commercial and hotel GFA targets identified in the Competition Brief. There was a concern that the modulation of the floor plate into three progressively expanding forms undermined the elegance and slenderness of the tower, particularly when viewed from the south and from a pedestrian view within Henry Deane Plaza.

A key element of the scheme was the provision of a generous pedestrian circular staircase known as "Walu Walk" on the southern and eastern elevation of the fPPb. While the landscaped transition of the public domain to the roof plane was considered a clever and positive approach and highly suitable to the Sydney context, the concern was the resultant impact on the fPPb, which was perceived to be overwhelming to the original heritage fabric.

The Jury appreciated the approach to permeability of the ground plane at the various levels, however felt the resultant approach lacked legibility and required further resolution. The shape of the floor plate created challenges to the hotel planning and there were concerns noted regarding the lack of daylight to the internal floors at the hotel levels. The footprints to the commercial floors were well considered, and views and aspect maximised.

Sustainability was a strong component of the scheme, which included an effective and responsive façade and sunshading approach.

Images of the FJMT Studio scheme are provided at **Figure 3**.

Figure 3 Photomontage of the FJMT Studio scheme



Picture 7 View from the north

Source: FJMT Studio



Picture 8 View from the west

Source: FJMT Studio



Picture 9 Birds eye view

Source: FJMT Studio

3.5. JPW

The proposal by JPW included a striking and legible tower façade with a consolidated eastern core and two diagonally braced columns within HDP.

The façade expression responds to the internal programming of land uses, and provides a tripartite composition of the fPPb base, the hotel middle, and upper commercial floor plates. It was considered the elegance of the tower was diminished by the shift and increase in the tower floor plate, at the transition between the hotel and commercial levels.

The Jurors appreciated the rational approach, rigour and logic of the proposal which was also reflected in the high level of compliance within the technical reviews and the strong response to the commercial and heritage design requirements of the Competition Brief.

In particular, the sensitive treatment to the internal fabric of the fPPb was commended, in addition to the reinstatement of the original stair location and the tower's response to the form and geometry of the fPPb.

The continuation of the eastern core and the K-brace of the transfer structure through to HDP grounded the building and provided a connectivity between the tower and the ground plane. However, there was concern this resulted in an overly heavy and solid expression as the building hit the ground, particularly when viewed from the north and within the north-south link at pedestrian level.

While the scheme provided the highest quantum of hotel keys, the amenity of the hotel floor plate was questioned particularly in regard to the lack of daylight penetration to internal corridors. The commercial floors were well considered; however, it was noted the location of the core on the northern extent of the building disrupted key north-easterly corner views of the City.

The Jury commended the treatment of the fPPb pedestrian entrance on Lee Street from a heritage perspective, however the legibility and function of the north-eastern entrance was queried.

Whilst the façade expression was refined, there was a general concern that this verged on being overly quiet and non-descript.

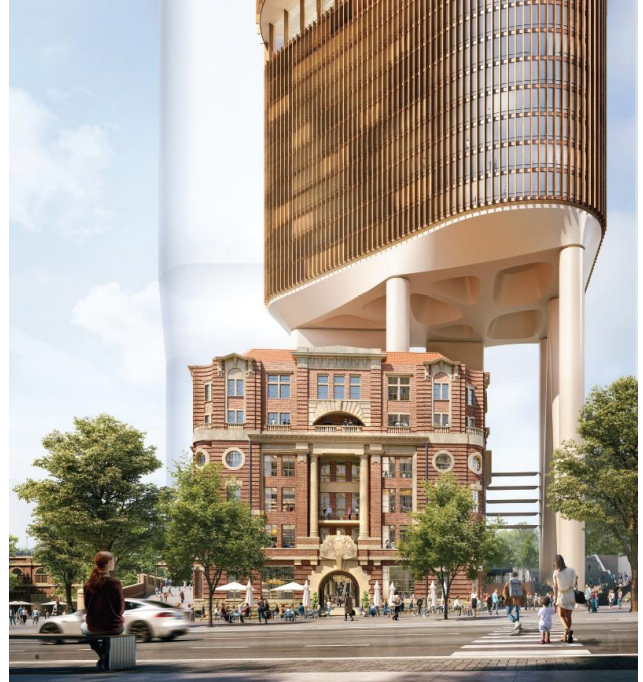
Images of the JPW scheme are provided at **Figure 4**.

Figure 4 Photomontage of the JPW scheme



Picture 10 View from the north

Source: JPW



Picture 11 View from the west

Source: JPW



Picture 12 Birds eye view

Source: JPW

3.6. SJB

The SJB scheme proposes an angular tower form with a steel diagrid structure exposed externally on the façade. The structural core is also accommodated internally through the fPPb and within HDP, expressed in white rendered concrete and carved sandstone finish. The remainder of the tower façade is conceived in a warm metallic finish and clear glass, with the potential for BIPV modules.

The Jury commended SJB's approach to Connecting with Country, which had evidently provided a strong foundation for the design, was genuinely expressed within the scheme and afforded appropriate consideration during the presentation. This was particularly successful in the tower soffit, which provided an opportunity for a striking sensory and sculptural element.

While the façade design was described as strong and bold, the Jury had significant concerns with the resultant dominance and overt expression of structure that overwhelmed the heritage significance of the fPPb and the precinct more broadly.

The Jury appreciated the design intent of maintaining openness on the ground plane at HDP, however the impact and size of the structure, whilst dramatic, was felt to be significantly over-scaled for the space.

The hotel planning was well considered, with natural light and vertically connected internal views a positive.

The Jurors identified and acknowledged that there were a number of unresolved technical concerns and non-compliances with the exhibited provisions of the Design Guide. Particularly, the compliance with heritage requirements and location of core within the heritage building, although this particular non-compliance was not unique to the SJB scheme.

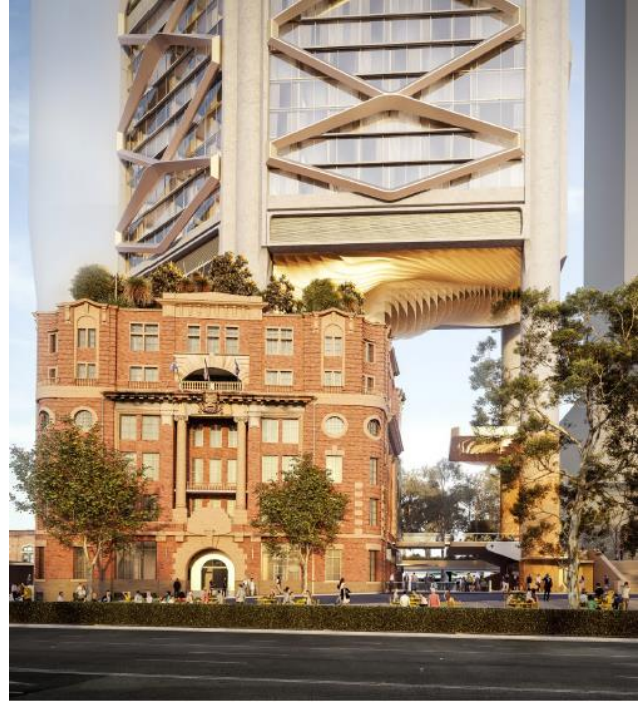
Images of the SJB scheme are provided at **Figure 5**.

Figure 5 Photomontage of the SJB scheme



Picture 13 View from the north

Source: SJB



Picture 14 View from the west

Source: SJB



Picture 15 Birds eye view

Source: SJB

4. JURY RECOMMENDATION

The Jury evaluated the design schemes of the Competition for the redevelopment of 2 & 8A Lee Street, Sydney. Of the five design schemes presented, the Bates Smart 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 Bates Smart as the preferred scheme to progress to the SSD DA phase. Understanding that the scheme will evolve as it is developed, the Jury made the following recommendations:

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

- 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).

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

- The relationship between the south-eastern corner of the existing fPPb and the tower addition requires further resolution. It is noted that the corners of the fPPb are intact and original whereas the central section of the eastern façade has been reconstructed, and as such the Jury strongly recommends the scheme review the integration of new fabric at the south-eastern corner to enable a more sensitive integration and a clear retention of the old building's corner.
- Resolution of the internal voids within the fPPb. Any penetration through the fPPb building should consider and respond sympathetically to the existing structural grid and the existing beam locations, reducing impacts to the original fabric wherever possible.
- The form and materiality of the reinstated fPPb roof form requires further resolution. Completion of an investigative study considering the reinstatement of the pitch of the original fPPb roof form is recommended, in addition to consideration of the thermal comfort of this space dependent on the selected materiality. Although the competitor is not restricted to the original roof materiality, heritage considerations suggest that the original material would be preferable.
- Compliance with the Prince Alfred Park sun access plane. Reference is made to Clause 6.53 of the Sydney LEP 2012.
- Further consideration is required at the Lee Street building entrance in regards to clarity of address and internal wayfinding.
- The concept of the glass atrium on the southern elevation is supported yet requires further resolution, particularly in relation to solar exposure. The height of the atrium should be investigated with additional wind studies undertaken to demonstrate whether the permeability of the atrium could be improved.
- Reconsider the height and setback of the glass screen at Lee Street enclosing the atrium so as to be more recessive at RL 21 and reveal more of the southern façade of the fPPB.

5. CONCLUSION

This Competition Report provides a summary of the outcomes of the Competition for the redevelopment of Toga Central located at 2 & 8A Lee Street, Haymarket.

The Competition was undertaken in accordance with the approved Design Excellence Strategy for the site, and in accordance with the Competition Brief prepared by Urbis and endorsed by the GANSW on 20 August 2021.

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

- An invited Architectural Design Competition was undertaken for the redevelopment of 2 & 8A Lee Street, Haymarket.
- The Competition was undertaken in accordance with clause 3.1.3 of the Design Guide which requires the competition be undertaken in accordance with the *City of Sydney Competitive Design Policy 2013*, and the Design Excellence Strategy identified at clause 3.1.3(3) of the Design Guide.
- The submission of this Competition Report to the GANSW satisfies the reporting requirements of Clause 3.5 of the *City of Sydney Competitive Design Policy 2013*.
- The Bates Smart scheme was recommended by the Jury as the winning scheme of this Competition. This scheme is to progress to the preparation of a detailed SSD DA for lodgement to the DPIE. The Jurors considered this scheme to the best in meeting the objectives of the Competition Brief. It also achieved the highest result in terms of the relevant assessment criteria. The Jury's decision was by a majority vote in this regard.
- Subject to further refinement as outlined in **Section 4**, the winning scheme by Bates Smart fulfils the design, commercial and planning objectives of the Competition Brief, and is considered capable of achieving design excellence.

The Jury and Toga wish to thank Bates Smart, Fitzpatrick and Partners, fjmt Studio, JPW and SJB and for participating in this important process. The creativity, ingenuity and significant efforts made by all Competitors are recognised and valued.

The Jury confirms that this Competition Report is an accurate record of the Competition and endorses the assessment and recommendations.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

ARCHITECTURAL DESIGN COMPETITION BRIEF

