

# **DESIGN EXCELLENCE STRATEGY**

## **4-6 BLIGH STREET, SYDNEY**

**URBIS**

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## Appendix A Draft Sydney Development Control Plan 2012 – 4-6 Bligh Street, Sydney

# 1. INTRODUCTION

## 1.1. DESIGN EXCELLENCE STRATEGY

This Design Excellence Strategy is submitted to the City of Sydney Council (the City) in support of the proposed Architectural Design Competition for 4-6 Bligh Street, Sydney (whole of site) for redevelopment as a hotel and part commercial development with ground floor retail. This Strategy has been prepared in accordance with Clause 1.2 under the City of Sydney Competitive Design Policy.

This Strategy has been prepared on behalf of One Investment Management Pty Limited ATF Recap IV Management No. 4 Trust (the "Proponent").

This Design Excellence Strategy applies to the whole of site. The parameters for the built form have been informed by the Planning Proposal that was placed on public exhibition on 24 July 2018. As background information, detail of the Planning Proposal is provided in **Section 1.2** below. The Draft Sydney Development Control Plan 2012 – 4-6 Bligh Street, Sydney submitted in support of this Design Excellence Strategy is provided at **Attachment A** and aligns with that which was exhibited. The Draft DCP includes the indicative building envelopment massing for the development.

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.*

Note: Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant State Environmental Planning Policies (SEPPs), Sydney Local Environmental Plan 2012 (SLEP 2012), or Sydney Development Control Plan 2012 (SDCP 2012) controls. Where there is any inconsistency between this Strategy and the relevant SEPPs, LEP and DCP then the relevant SEPPs, LEP and DCP prevail.

The redevelopment of the site is guided by SLEP 2012 and SDCP 2012 and the site-specific development control plan in order to achieve an enhanced urban outcome with a building and public realm of high design quality. Section 5.1 of SDCP 2012 specifically relates to Central Sydney in which the site is located and is a relevant consideration in the assessment of the proposal.

## 1.2. PLANNING PROPOSAL

In October 2017, a Rezoning Review Request was lodged and referred to the Planning Assessment Commission (PAC) (now Independent Planning Commission (IPC)). This pathway was pursued as the estimated value of the hotel component of the proposed future development was over \$100 million and would therefore be categorised as State Significant Development (SSD) under State Environmental Planning Policy (State and Regional Development) (SEPP SRD). It was also pursued as Council deemed the planning proposal was premature and did not support the preparation of a planning proposal as the Central Sydney Planning Strategy and associated planning proposal had not received gateway determination nor was the Central Sydney planning proposal on public exhibition.

The Planning proposal seeks to amend the existing planning controls to enable the following:

- A maximum floor space ratio (FSR) of 22:1

This provision will enable a total FSR of 20:1 as a base FSR, plus accommodation floor space, and any other bonus floor space. No additional floor space is eligible to be awarded as a result of design excellence.

- A site-specific clause will be included in SLEP 2012, which will set the objectives and controls of the proposed development in line the relevant FSR, height of buildings and ESD provisions.

On 1 December 2017, a Rezoning Review was undertaken by the PAC. It concluded that the proposal should be submitted for Gateway Determination as the planning proposal demonstrated strategic merit and site-specific planning merit. However, the recommendation noted the following:

- (a) The proponent is to demonstrate how the additional FSR is to be accommodated or how the maximum should be reduced to reflect what is achievable;*
- (b) The strategic merit of the proposal is intrinsically linked to the proposed development of hotel accommodation and modern office space; and also intrinsically dependent on the provision of infrastructure funding and satisfactory arrangements are required for the proposal to progress to finalisation; and*
- (c) Refinements will be required to fully characterise the potential impacts of the development, which can be finalised as part of the detailed review of the planning proposal.*

The Department of Planning and Environment (DPE) issued a letter giving the Council the opportunity to be the relevant planning authority to prepare a planning proposal for Gateway Determination. The Council accepted this role in February 2018.

The Council prepared a planning proposal which appears to address the PAC's recommendation. The planning proposal seeks to amend SLEP 2012 and is accompanied by proposed amendments to SDCP 2012. The revised planning proposal was submitted to the DPE on 26 June 2018 and placed on public exhibition on 24 July 2018.

## 2. THE SITE

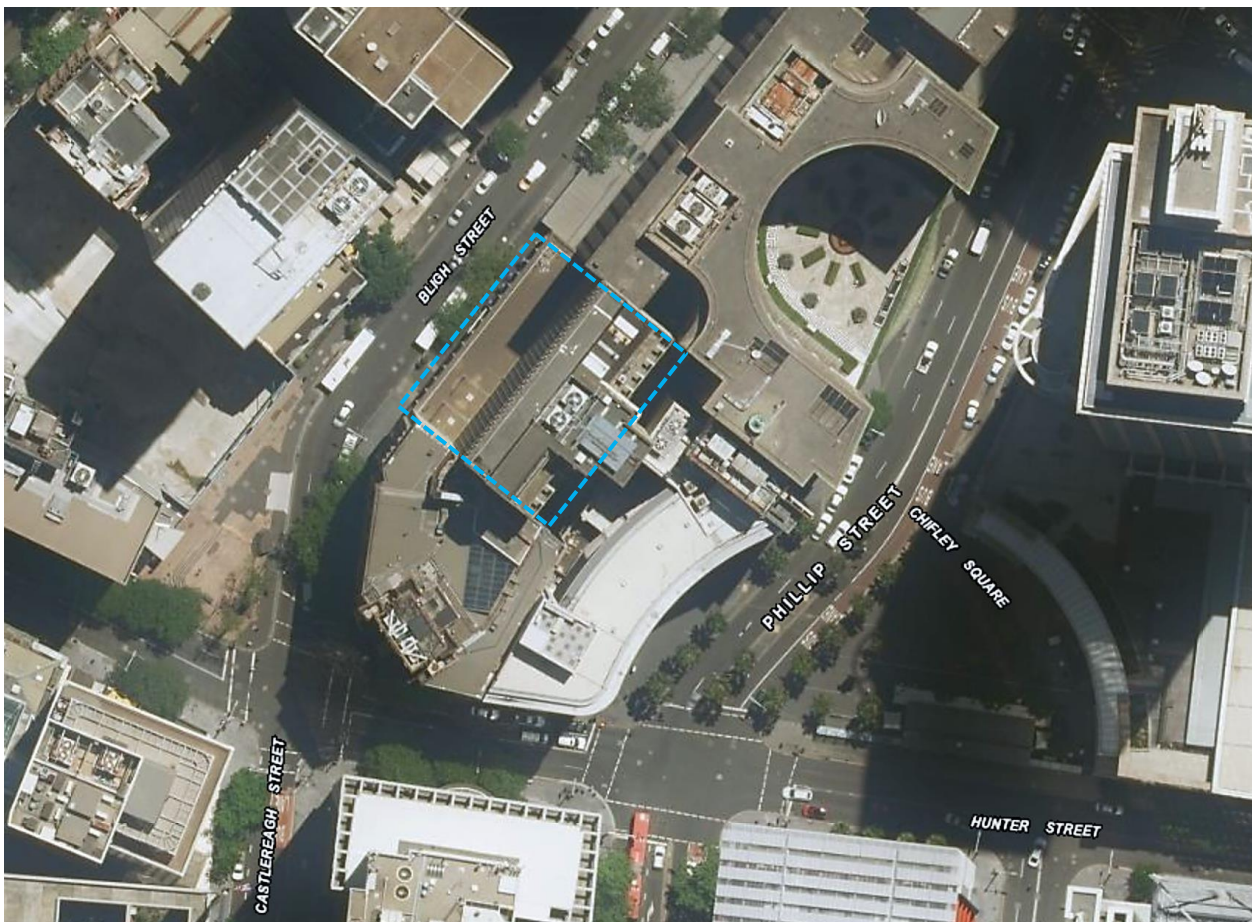
The site is known as 4-6 Bligh Street, Sydney and is legally described as Lot 1 DP 134866; Lot 2 DP 134866; Lot 1 DP 919932 and Lot 1 DP 184770. The site has a total frontage to Bligh Street of 38m and an approximate depth of 32m resulting in a total area of 1,218m<sup>2</sup>. Refer to **Figure 1** below.

The site is currently occupied by an existing 18 storey commercial office building known as “Bligh House” completed in 1964.

The site has adjoining developments built to the boundary on the northern, southern and eastern boundaries.

It is noted that a Plan of Consolidation is currently with the NSW Land Registry Service and will revise the legal reference of the site.

Figure 1 – The Site



Source: Google Earth

## HERITAGE

The site is not classified as a heritage item, nor is it located within a heritage conservation area.

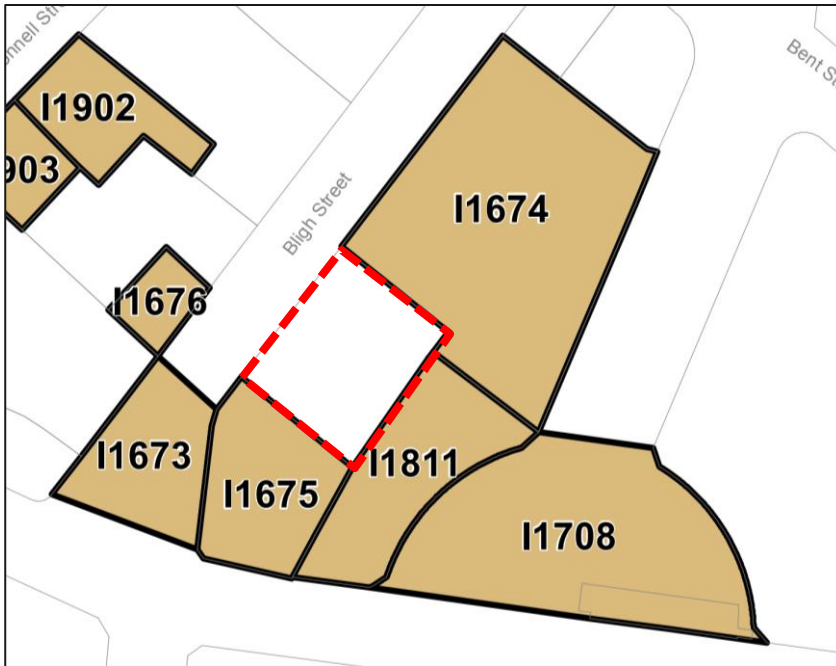
The buildings immediately surrounding the site are all identified as State or locally listed heritage items under the State Heritage Register or SLEP 2012. This area of the Sydney CBD is generally characterised by commercial office development, with retailers, cafes, bars and restaurants dispersed throughout.

The heritage items are identified in Figure 2 below and include:

1. North – Item 1674 – Wentworth Hotel (including interiors) – 2 Bligh Street and 61-101 Phillip Street – Local listing
2. South – Item 1675 – Former “City Mutual Life Assurance” Building (including interiors) – 10 Bligh Street – State listing

3. East – Item 1811 – Former Qantas House (including interiors) – 68-96 Hunter Street – State listing
4. East – Item 1708 – Chifley Square – Local Listing
5. South-west – Item 1673 – Richard Johnson Square including monument and plinth – Bligh Street – Local listing
6. North-west – Item 1676 – Former “NSW Club” building (including interiors) – 31 Bligh Street – State listing
7. North-east – Item 1902 – Former “Manufacturers House” including interiors – 12-14 O’Connell Street – Local Listing

Figure 2 – Extract from Sydney LEP 2012 – Heritage Map 14



### 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 redevelopment 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 six (6) Competitors to participate in the proposed competitive process.
  - Selection of a range of emerging, emerged and established architectural practices 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 City of Sydney Model Competitive Design Process Brief and 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 and also a member of the State Design Review Panel);
  - 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 will make the casting vote. 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 architect of the winning scheme as chosen via the 'competitive design process', 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 ASSESSMENT

In accordance with the SRD SEPP, as the estimated value of the hotel component of the proposed future development is over \$100 million the development is categorised as State Significant Development (SSD).

As a result, the Design Integrity provisions of the City of Sydney's Design Excellence Policy 2013 will not be directly relevant to the proposal.

Following the conclusion of the competitive design process, the final design to be lodged as an SSD DA will be reviewed by the State Design Review Panel (SDRP).

The SDRP must formally endorse the final scheme prior to the lodgement of the SSD DA. In accordance with the Secretary's Environmental Assessment Requirements (SEARs) (SSD 9527), the SSD DA submission must include the endorsed design competition brief, jury recommendations and evidence of the agreed design integrity process.

It is noted that one member of the Jury will be an independent member of the SDRP, nominated by the GANSW and will maintain involvement to ensure continuity of the Design Integrity Assessment.

The following will also be undertaken:

- Where a competitive design process winning scheme is subsequently developed or modified a Design Integrity Assessment (DIA) will be required to be submitted to the Consent Authority with the application.
- The purpose of the Design Integrity Assessment (DIA) is to inform the consent authority on whether the proposal (development application or Section 96 modification) is equivalent to, or through design development, an improvement upon the design excellence qualities of the winning competition scheme.
- The DIA will be prepared by the jurors or the SDRP appointed by the Consent Authority at the cost of the developer.
- Where a continuation of design integrity has not occurred, the competition jurors appointed by the consent authority or an independent panel established by the consent authority will make a recommendation as to what further competitive processes or requirements would be necessary to permit an alternative, or revised design to satisfy the design excellence provisions.
- The jury shall make such recommendations within 28 days of a request.
- The cost of such review is to be borne by the consent authority.

## 8. ESD TARGETS

The Environmental Performance Targets for the proposed development are as follows:

- NABERS Energy and Water Commitments as described below:
  - Energy Commitment Agreement targeting 5 star NABERS for the base building commercial/office component;
  - Energy Commitment Agreement targeting 4.5 star NABERS for the hotel component; and
  - Water Commitment Agreement targeting 4 star NABERS for the commercial component.

Environmental Sustainable Development (ESD) targets and sustainability initiatives will be carried through the competition phase, design development, construction, and through to completion of the project.

## **9. PROPOSED ALLOCATION OF UP TO 10% INCREASED FLOOR SPACE**

In accordance with Clause 6.21(7)(b) of Sydney LEP 2012, the development may seek up to an additional 10% floor space under Sydney LEP 2012 as a result of undertaking a competitive design process in accordance with the City of Sydney Competitive Design Policy and as supplemented with this Design Excellence Strategy.

The provision of this additional floor space will be explored through the Architectural Design Competition and must be consistent with the provisions contained in the planning proposal. Any additional floor space pursued under Clause 6.21, in accordance with the site specific development control plan must be accommodated within the building envelope shown within the DCP and must not exceed the maximum floor space ratio control as determined by the planning proposal.

In order to be awarded any allocation of additional floorspace, the proposed building, where the design of the building has been the winner of a competitive design process, must exhibit design excellence to the satisfaction of the consent authority,

# **APPENDIX A      DRAFT SYDNEY DEVELOPMENT CONTROL PLAN 2012 – 4-6 BLIGH STREET, SYDNEY**



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