



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

17 October 2019

Mr Jim Betts
Secretary
Department of Planning, Infrastructure and Environment
320 Pitt Street
Sydney NSW 2000

DESIGN INTEGRITY PANEL ENDORSEMENT - 4-6 BLIGH STREET, SYDNEY [SSD 9527]

This letter has been prepared on behalf of the Design Integrity Panel (formerly the Design Jury) for the 4-6 Bligh Street Architectural Design Competition in relation to the design integrity process. It provides endorsement of the design by the Design Integrity Panel (DIP) prior to the lodgement of the SSD DA.

Woods Bagot, as the winning architect, presented the proposed scheme to the DIP on 16 August 2019 for their review and feedback following design development since the conclusion of the Architectural Design Competition in February 2019. The DIP participating in the design review comprised all members of the original design competition jury as follows:

Table 1 – Competition Jurors/ Design Integrity Panel

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Acting Deputy Government Architect/ Director of Design Excellence
Bruce T Hennen (Proponent)	Registered Architect and Executive Director of Development, SC Capital
Lisa Maree Carrigan (Proponent)	Registered Architect and Director – Group GSA
Graham Jahn (CoS)	Registered Architect and Director of City Planning, Development and Transport – City of Sydney
Ken Maher (CoS Nominee)	Fellow and Architect - HASSELL + SDRP Member

It is noted the Bruce Hennen was an apology but was consulted as part of the review. The DIP review session was observed by Simon Gunasekara, Senior Consultant (Urbis) and Tahlia Alexander, Planner (City of Sydney – Design Excellence).

In accordance with the Jury Recommendations, the DIP feedback on the design presented at the meeting is as follows:

Table 2 – Summary of Panel Feedback

Jury Recommendation	Panel Feedback
1. Design elements strongly supported in the scheme, that must be retained in order to achieve Design Excellence:	
<ul style="list-style-type: none"> Each aspect of the design has a clear and strong diagram that underpins the architectural expression and contributes to the success of the overall design response. 	<p>Design Integrity has been maintained. Changes to the design have further strengthened the architectural expression. The design maintains the strong cruciform plan and concept.</p>
<ul style="list-style-type: none"> The singularity of the building materiality. 	<p>Design Integrity has been maintained and the proposed cladding design supported in terms of material and detailing.</p>
<ul style="list-style-type: none"> The innovative functional response to the brief, including: <ul style="list-style-type: none"> Wrap around luxuriant garden landscaping to the commercial floor space in the podium. A lower level porte cochere which provides safe lobby drop off and servicing, and allows the ground floor and public realm to be enhanced and maximised. Precise geometry throughout for example as seen in the ground floor and the typical hotel floor and crisp podium and tower presentation. Daylight access within the tower to lift lobbies and the podium by way of planted setbacks. The lobbies and entry experience for both the hotel and commercial uses, including the below ground porte-cochere and open ground floor Western core location which assists with mitigating afternoon heat loads The purposeful stratification of the hotel uses to provide an early check-in destination on Level 11, allowing the primary front of house areas for the hotel to be at the top of the tower. This provides an experience of the views and amenity for the guest and access to the wider public that is commended. 	<p>Design Integrity has been maintained through successful resolution and design development.</p> <ul style="list-style-type: none"> Landscaping – now presents a maintainable solution. Daylight access within the tower has been maintained and the importance of this feature is reiterated. While the arrival experience has changed, the amended proposal is accepted.

Jury Recommendation	Panel Feedback
2. Design development related to the following matters is required:	
<ul style="list-style-type: none"> <i>Design integrity is to be maintained whilst managing project budget constraints.</i> 	Design integrity has been maintained.
<ul style="list-style-type: none"> <i>Design vision and integrity is to be maintained whilst acknowledging operational preferences of the identified hotel operator – noting the design brief was resolved and endorsed prior to identification of the hotel operator. The Jury supports the proposed arrangement of hotel facilities and functions and the envisaged experience of visiting the hotel as a particular strength of the proposal, which should be developed further in consultation with the hotel operator.</i> 	Design integrity has been maintained.
<ul style="list-style-type: none"> <i>There will be a need for adjustments in the location of floor space to ensure the scheme is compliant with the relevant planning controls. This needs to be undertaken as a holistic exercise throughout the whole building.</i> 	This matter has been resolved.
<ul style="list-style-type: none"> <i>Podium façade Approach 3 is supported due to the quality of the detail in the doubling of the vertical expression and the superior integration with the heritage buildings horizontal datums both at base and top. Consideration of a faceted window design should be explored.</i> 	<p>Design development has further improved the podium façade and features. The below are noted as particularly successful outcomes of the design development.</p> <ul style="list-style-type: none"> - Finer grain double mullions outcome is superior and better relates to context. - The thinning of the awning/fascia is a more elegant outcome and is supported.
3. Satisfactory resolution of the following:	
<ul style="list-style-type: none"> <i>The detailing and coating of the copper or copper/bronze coloured facade panels is critically important to the success of the building's facade. Cladding is required to be durable with longevity. A painted finish panel is not acceptable.</i> <ul style="list-style-type: none"> <i>The Jury acknowledged that one consideration could be an unfinished material that weathers over time. A least preferred option would be a silver finish.</i> 	The panel was provided with samples of the proposed cladding materials which were accepted as consistent with the Panels expectations. Refer Attachment A for further details.

Jury Recommendation	Panel Feedback
<ul style="list-style-type: none"> <i>The Jury recommends marginal adjustment for increased room widths on a typical hotel floor. This could be accommodated by a marginally reduced dimension of the void. Increased room widths and decreased depths on the eastern face to keep within the planning envelope are to be resolved.</i> 	<p>Room widths have been increased. This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>The cantilevered balcony breaks the approved building envelope. The Jury do not consider this a critical element and supports its deletion.</i> 	<p>Cantilevered balcony has been deleted. This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Minor inconsistencies between the architectural drawings and the structural drawings with regard to solid and open wall positions will require resolution through design development.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Double sided lift access may not be necessary on the ground floor.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>Landscaping on the podium and awning should be selected based on an appropriate size and ability to withstand a windy environment. Awning landscaping will need agreement of the public landowner.</i> 	<p>This matter has been resolved. Landscaping now presents a maintainable solution.</p>
<ul style="list-style-type: none"> <i>The Jury notes the importance of the blades with respect to environmental performance whilst noting that these must maintain compliance with the building envelope.</i> 	<p>This matter has been resolved.</p>
<ul style="list-style-type: none"> <i>The eastern elevation must remain strong and proud in its expression while acknowledging solar gain.</i> 	<p>The majority of the tower glass has been envisaged as a neutral tone high performance double-glazed unit with an SHGC of 0.25.</p> <p>The neutral tone will complement the copper coloured stainless steel and provide an appropriate level of visibility whilst limiting reflectivity. Internally, sheer curtains are proposed in front of a secondary privacy blind – the final colour and tone has yet to be selected.</p> <p>The slot windows which have been ‘carved’ into the solid metal facades (shown on dwg DA4213) are deliberately recessive with a bronze tinted glass. This is to ensure that the</p>

Jury Recommendation	Panel Feedback
	fenestration is less visible and read as part of the solid façade. During the next design stage we would develop façade visual mock ups with a range of glass types and would seek the Jury's input and review on the final selection.
<ul style="list-style-type: none"> <i>The arrival and port-cochere element was a positive outcome and is to be maintained whilst minimising the footprint of the ramp(s) (should one ramp be required).</i> 	The arrival and port-cochere has been maintained and further resolved in partnership with the traffic engineer to provide a workable and positive outcome.
<ul style="list-style-type: none"> <i>Traffic advice must be sought from qualified consultants and Council to determine whether a dual crossover is possible. If this is not suitable necessary adjustments should be made to make the necessary changes to accommodate a single vehicle entry point whilst maintaining the positive arrival and public domain outcomes.</i> 	The proposed dual crossover has been maintained and further resolved in partnership with the traffic engineer to provide a workable and positive outcome. Approval for this outcome will be sought during the assessment of the SSD DA from the City of Sydney and Transport for NSW.
<ul style="list-style-type: none"> <i>The above resolution incorporating any reduction in GFA to reflect the maximum permitted.</i> 	This matter has been resolved.

Further Consideration:

Additional items noted by the Panel for further consideration and resolution include:

- **Northern façade solar analysis** – Additional investigation is required to manage solar load and solar impact. This may include glass performance and fin widths/frequency.
- **Façade Materiality** – The Panel would like to inspect the façade prototypes at the appropriate time following lodgement of the SSD
- **Public Art** – As part of the Public Art Strategy, further detail is to be provided of the proposed location of public art and its ability to stand on its own. Care should be given in navigating the line between using Public Art to enrich the architecture.
- **Excavated Materials** – The use of excavated materials in the interior design of the ground plain is suggested as a positive outcome.

Closing comment:

The DIP endorses the design as presented and does not see need for further review of the design prior to lodgement. Should significant design changes occur prior to lodgement or during the assessment of the SSD DA the design would need to be referred to the DIP for further review and endorsement.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Olivia Hyde Panel Chair		17 October 2019
Lisa-Maree Carrigan Panel Member		17 October 2019
Bruce T Hennen Panel Member		17 October 2019
Graham Jahn Panel Member		17 October 2019
Ken Maher Panel Member		17 October 2019

ATTACHMENT A – CLADDING DETAILS

The following cladding materials and details were provided to the Panel for clarity:

Tower Main Cladding	Coloured bead blasted stainless steel	Rimex Rosy Gold Granex
Tower Reveals Cladding	Coloured textured bead blasted stainless steel	Rimex Rosy Gold Pagoda Granex (no exposed/raw ss as per DIP comments)
Tower Narrow T Fins	Coloured bead blasted stainless steel	Rimex Black/Dark Bronze
Awning Fascia	Patinated bronze	
Awning Soffit	Verdigris copper	KME TECU Patina
Ground Stairwells and Podium Recessed Stairwells	Ribbed Anodised Aluminium	Universal Anodisers Satin Espresso