



BH/KT
10051
4 May 2017

Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Andy Nixey (Specialist Planner)

Dear Andy

**REQUEST FOR DESIGN COMPETITION WAIVER
BARANGAROO SOUTH**

We are writing on behalf of Lend Lease (Millers Point) Pty Ltd (Lendlease), the proponent for the Building R4A (SSD 6964) and Building R4B (SSD 6965), collectively referred to as One Sydney Harbour.

This letter responds to the Department's request for formal correspondence seeking a waiver from the requirements of a design competition under Division 1 Clause 19(4) of Schedule 3 Part 12 in *State Environmental Planning Policy (State Significant Precincts) 2005* (State Significant Precincts SEPP).

As detailed in previous discussions with Department, and as outlined in the provided Environmental Impact Statements accompanying the respective applications, we are of the view that an architectural design competition is not required because of the excellence of the proposed design and the Department can be satisfied the architect has an outstanding reputation and necessary arrangements will be made to ensure that the proposed design is carried through to the completion.

The requirements of the State Significant Precincts SEPP and specifics of the proposal in terms of achieving design excellence are outlined below.

Design Excellence Requirements

Under Schedule 3 Part 12 Division 1(19) of the State Significant Precincts SEPP, consent must not be granted to new buildings or external alterations to an existing building at Barangaroo unless the consent authority has considered whether the proposed building exhibits design excellence.

Clause 19(3) sets out situations where a design competition is to be undertaken, specifically being when a development will be greater than RL 57, or where the erection of a new building is proposed on a site of greater than 1,500 square metres.

In considering whether the proposed buildings exhibit design excellence, the consent authority must have regard to the following matters:

- a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;*
- b) whether the form and external appearance of the building will improve the quality and amenity of the public domain;*

c) whether the building will meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and

Clause 19(4) sets out instances where the consent authority may deem a design competition is not required despite the requirements of Clause 19(3). Before certifying in writing that an architectural design competition is not required because of the excellence of the proposed design, the consent authority must be satisfied that:

(i) the architect responsible for the proposed design has an outstanding reputation in architecture, and

(ii) necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.

In addition to the above, Condition C2 – Design Excellence of the approved Concept Plan (Mod 8) requires a design excellence competition to be held by the Director-General and convention of a design review panel generally for development that exceeds 55 metres in height, or is on land exceeding 1,500m² in area.

Under Condition C2 of the Concept Plan (as modified), the key matters for consideration are:

- whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
- whether the form and external appearance of the building will improve the quality and amenity of the public domain;
- whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency;
- a comparison of the proposed development against the indicative building controls identified in Section 13.0 – Built Form of the approved Concept Plan EAR; and
- whether the new development detrimentally impacts on view corridors, particularly from public spaces and streets.

Similar to Clause 19(4) of the State Significant Precincts SEPP, Condition C2(7) of the approved Concept Plan (as modified) allows for the consent authority to waive the requirement for an architectural design competition. Condition C2(7) states:

Notwithstanding (2) above, the requirement for a design excellence competition may be waived if the Director General:

(a) certifies in writing that the development is one for which an architectural design competition is not required because of the excellence of the proposed design for the development concerned, and

(b) is satisfied that:

(i) the architect responsible for the proposed design has an outstanding reputation in architecture, and

(ii) necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.

Design Competition Process

Whilst a formal waiver under Clause 19(4) of the State Significant Precincts SEPP is now being sought, an architectural design competition has been undertaken for the proposed One Sydney Harbour development. This architectural design competition was undertaken in collaboration with the Barangaroo Delivery Authority and was not strictly carried out in accordance with Clause 19(3) of the State Significant Precincts SEPP, hence the need for a waiver to now be sought. For all intents and purposes a competitive design process has been undertaken as envisaged by the requirements of Clause 19 of the SEPP.

A design competition was held for One Sydney Harbour in 2014 and included alternative designs submitted by a selection of locally and internationally renowned architects, including Renzo Piano Building Workshop (RPBW), WOHA, Denton Corker Marshall (DCM), Kerry Hill and Christian De Portzamparc.

A judging panel comprising Lendlease team members and the Barangaroo Delivery Authority selected RPBW over the other entrants due to the innovation shown in the design and the building's relationship to its context.

Following the completion of the design competition the proposed design for each building has been through a rigorous process of design review, both internally within Lendlease and with the assistance of independent design experts.

The proposed design was presented to the Barangaroo Delivery Authority's Design Director and design advisors. Comments from all of the design reviewers have been taken into account and have led to the refinement of the design.

Design Team Selected

RPBW was selected as the winning team following the design competition. RPBW is an international architectural practice with offices in Paris, Genoa and New York City and winner of the Pritzker Architecture Prize. Since its formation in 1981, RPBW has successfully undertaken and completed over 120 projects across Europe, North America, Australasia and East Asia. Among its best known works are:

- the Menil Collection in Houston, Texas;
- the Kansai International Airport Terminal Building in Osaka;
- the Kanak Cultural Centre in New Caledonia;
- the Beyeler Foundation in Basel;
- the Rome Auditorium;
- the Maison Hermès in Tokyo;
- the Morgan Library and the New York Times Building in New York City; and
- the California Academy of Sciences in San Francisco.

Recently completed works include the Isabella Stewart Gardner Museum extension in Boston, the Shard in London, and the Astrup Fearnley Museum in Oslo. The quality of RPBW's work has been recognised with over 70 design awards, including major awards from the American Institute of Architects (AIA) and the Royal Institute of British Architects (RIBA).

The design of the One Sydney Harbour buildings was informed by the 'Master Architects' of Barangaroo South, Rogers Stirk Harbour and Partners (RSH+ P). Other members of the consultant team have also contributed greatly to the scheme, ensuring that each building is a realistic, integrated and innovative design. Lendlease's team of world class specialists in engineering, sustainability, urban planning and landscape design have all helped to shape the scheme from its inception.

In addition, the project team has always been mindful of emerging trends throughout the world and has benchmarked the scheme against other projects in Australia and internationally.

Given the above, the Department can be satisfied that an architect with an outstanding reputation is responsible for the design. Furthermore, in light of the track record of Lendlease in maintaining the high quality design of buildings at Barangaroo South through to completion, the Department can be satisfied that the design as proposed and envisaged by RPBW will be realised in the final built form.

Achievement of Design Excellence

As detailed above, a design competition was held for the One Sydney Harbour buildings with the intent of selecting an architect that demonstrates the capacity to design buildings that exhibit design excellence. Clause 19(2) of the State Significant Precinct SEPP and Condition C2 of the Concept Plan (as modified) set out the key matters for consideration when deciding whether a proposal achieves design excellence.

The proposed buildings' consistency with these key matters for consideration of design excellence is set out below:

- the proposed materials, articulation and detailing of the facades match the quality that is synonymous with RPBW buildings.
- the design strikes a balance between creating a suite of three elegant towers of an international architectural standard whilst being considerate of neighbouring buildings, including the Crown Sydney Hotel Resort, which under the Concept Plan (Mod 8) is intended to be the landmark building on the site.
- the 'crystal' inspired design respects the Concept Plan layout and setbacks, to create three towers that read as separate stand-alone buildings that also form part of a bigger architectural statement.
- the podium form and design has been crafted to ensure a consistent streetscape scale is achieved in the precinct and a transition is created between the built form of Barangaroo South and the new Hickson Park.
- the generous apartment layouts have been optimised to deliver an exceptional standard of amenity, in particular taking advantage of the northern aspect and panoramic views.
- the design provides a striking backdrop to the future Hickson Park. Each of the dwellings have been designed to maximise outlook to the park to the north, and harbour to the west.
- a unique feature of the winning design is the provision of the pedestrian Strada between Buildings R4A and R4B, which will provide additional connectivity and activation through Block 4A from Watermans Quay to the future Hickson Park.
- the design incorporates a variety of environmentally sustainable measures including the use of water efficient fixtures and fittings and photovoltaics.

Overall, the collective One Sydney Harbour buildings exhibit design excellence as:

- the buildings have been designed by an internationally renowned architect, RPBW;
- a high standard of architectural design, materials and detailing is achieved, appropriate to the building type and location;
- the building form, external appearance and the ground floor plane provide for high amenity and quality of the public domain;
- Lendlease is committed to ensuring continuity in the design process and realisation of the submitted design in the completed building by ensuring that RPBW has direct involvement in the design documentation phase;
- the proposed scheme generally complies with the planning framework established for the site;

- the design will have no adverse impacts on view corridors, particularly from public spaces and streets, beyond those assessed as part of Concept Plan (Mod 8);
- the combined proposals will utilise Lendlease's skills and proven track record to deliver an exemplary residential building; and
- innovative technical and sustainable solutions are implemented, contributing to cutting edge design excellence.

Given the above, it is clear that the proposed developments exhibit design excellence and therefore meet the intent of Clause 19 of the Major Development SEPP and Condition C2 of the Concept Plan (as modified).

We trust that this information provides the Department with the detail required to form a view that an architectural design competition under Clause 19(3) of the State Significant Precincts SEPP is not required. Furthermore, the Department can be satisfied that an architect with an outstanding reputation, RPBW, is responsible for the One Sydney Harbour design and necessary arrangements will be made to ensure that the proposed design is carried through to completion.

We request that the Department provides Lendlease with written confirmation of this waiver. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or brendan@jbaurban.com.au.

Yours faithfully,

A handwritten signature in black ink, reading "Brendan Hoskins". The signature is fluid and cursive, with the first name "Brendan" written in a larger, more prominent script than the last name "Hoskins".

Brendan Hoskins
Principal Planner