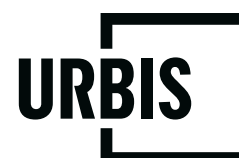




COMPETITIVE DESIGN ALTERNATIVES PROCESS REPORT

164-172 and 174-194 William Street
Woolloomooloo

Prepared for
WILLIAM STREET NOMINEE
18 June 2024



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1. INTRODUCTION

1.1. OVERVIEW

The purpose of this Competitive Design Alternatives Process Report (**Competition Report**) is to inform the Consent Authority of the process and outcomes of an invited Competitive Design Alternatives Process (**the Competition**) for the redevelopment of 164-172 and 174-194 William Street, Woolloomooloo, and the selection of the winning architectural design scheme.

William Street Nominee Pty Ltd on behalf of Rebel Property Group, HSN Property Group, and Phoenix Property Investors, invited four competitors to participate in the Competition and prepare design proposals for the site. The four architectural teams that participated in the competition were:

- FJC Studio (partnering with Tribe Studio and Studio Bright);
- SJB Architecture (partnering with Durbach Block Jagers);
- Panov Scott (partnering with Turner Studio); and
- SOM Architecture.

All four competitors participated in the Competition and produced a final submission for consideration and assessment by the Selection Panel (**the Panel**).

The Competition was undertaken in accordance with the Competitive Design Alternatives Process Brief (**Competition Brief**) prepared by Urbis and endorsed by the City of Sydney Council (**the Council**) on 3 April 2024. The Competition was also undertaken in accordance with the City of Sydney Competitive Design Policy December 2020.

This report has been prepared in accordance with these requirements and outlines the Competitive Design Process, the Panel's assessment of each scheme, and demonstrates the Panel's rationale for selection of the winning scheme. Each Panel member has reviewed and endorsed the content contained within this report (see **Section 6**).

1.2. SITE DESCRIPTION

The following provides details of the site:

- The street address is 164-172 and 174-194 William Street, Woolloomooloo and is in the City of Sydney local government area (**LGA**).
- The site is legally described as Lot 52 DP 1049805 and Lot 1 DP 816050 (refer to **Figure 1**).
- The site has an area of 6,398m².
- The site is a regular shaped allotment with a topography that falls significantly from William Street to Judge Lane.
- The site has an 88.5m frontage to William Street in the south, a 66.5m frontage to Dowling Street in the east, 66.5m to Forbes Street in the west, and a 36.2m frontage to Judge Lane in the north.
- The site currently accommodates a warehouse style structure and an office building.
- The site is highly accessible to both bus and rail services. The site is approximately 300m away from the Kings Cross Railway Station and has direct access to bus services on William Street that provides connections through the Metropolitan Transport Network.

The site is not within a heritage conservation area but is adjacent to the Woolloomooloo Heritage Conservation Area (**HCA**), the William Street South HCA, and the Rosebank HCA. While the site is not listed as a local or State heritage item, the site is in the vicinity of several locally significant heritage items.

The subject site is devoid of vegetation. William Street, Forbes Street, and Dowling Street all contain trees within the road reserve directly adjoining the site.

Figure 1 – Aerial Location Map



Source: Urbis

1.3. THE PROPONENT

William Street Nominee Pty Ltd is the Proponent for the Competition, being the registered entity for Rebel Property Group (**Rebel**), HSN Property Group (**HSN**), and Phoenix Property Investors (**PPI**) invited four competitors to participate in the Competition and prepare design proposals for the site.

1.4. THE CONSENT AUTHORITY

The subject site is located within the City of Sydney Local Government Area (**LGA**). The Consent Authority for the approval of the subsequent detailed development application (**DA**) will be the Central Sydney Planning Committee (**CSPS**) given the development cost is over \$50 million.

1.5. REGULATORY FRAMEWORK

The key planning instrument that applies to the site is the *Sydney Local Environmental Plan 2012 (SLEP 2012)*.

Clause 6.21D of SLEP 2012 allows the Consent Authority to grant an amount of up to an additional 10% of floor space or building height if it is satisfied that the development is a result of a competitive process and exhibits design excellence. The Proponent is seeking to be granted up to 10% additional floor space in accordance with Clause 6.21D(3)(b) of SLEP 2012.

1.6. EVALUATION OF THE SCHEME AND WINNING DESIGN

An analysis and assessment of the final schemes was undertaken on the basis of consistency with the endorsed Competitive Design Alternatives Process Brief, satisfying design, planning and commercial objectives of the Brief, compliance with relevant planning controls, such as Apartment Design Guide, SLEP 2012, and the Sydney Development Control Plan 2012 (**SDCP 2012**) and compliance with the Concept Envelope.

The competitive process has resulted in a scheme that was judged to be of high architectural design merit. **The Panel resolved unanimously that the FJC, Hannah Tribe and Studio Bright scheme is the most capable of achieving design excellence as per Clause 6.21C of the SLEP 2012 and the Design Brief requirements.**

Therefore, FJC, Tribe Studio and Studio Bright proposal was selected as the winner of the Competitive Design Alternatives Process.

Details on the Panel's deliberations of all schemes are discussed in the following sections.

2. COMPETITIVE DESIGN ALTERNATIVES PROCESS

2.1. OVERVIEW

The Proponent invited four 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 the Council on 3 April 2024.

The process undertaken is described as follows:

- Four architectural teams were invited to participate in the Competition, held over a six-week design period.
- The Competition Brief was issued to Competitors and Panel members on 03 April 2024.
- A briefing session was held on 8 April 2024 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 Competition Brief and the procedures.
- All Competitors received technical support throughout the Competition with access to technical advisors. A progress session was held on 24 April 2024 where all the technical advisors except the quantity surveyor provided feedback to participating architects. A quantity surveyor meeting was held on 06 May 2024 where the quantity surveyor provided preliminary cost analysis for the participating architects.
- 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 Panel on the Final Presentation Day held on 27 May 2024. The Panel deliberations were held on the same day.
- One scheme was unanimously chosen as the winner of the Competitive Design Alternatives Process. This decision was made on 27 May 2024.

The Competition was undertaken in an open and transparent manner, with the City of Sydney present as observers. The Council was involved in the Competitive Design Alternatives Process as follows:

- Reviewed, provided comments, and endorsed the Competition Brief.
- Participated as observers at all meetings.

2.2. KEY DATES OF THE COMPETITIVE PROCESS

The key dates for the competitive process were as follows:

Table 1 – Key Dates

Date	Milestone
3 April 2024	Commencement Date Design Competition Begins. Brief issued to competitors.
8 April 2024	Competitors briefing session (and site visit) A briefing session for all competitors held at Urbis' Office. Details released at the commencement of the Competition separate to the Competition Brief.
22 April 2024	Progress session lodgement date Competitors were invited at their discretion to submit preliminary concepts in progress for technical review.
6 May 2024	Quantity Surveyor meeting Each competitor was given the opportunity to meet with the Quantity Surveyor (QS) prior to the lodgement of final submissions.
13 May 2024	Selection Panel briefing session (and site visit) A briefing session for the Selection Panel held in person at Urbis' Office.

Date	Milestone
	A site visit followed.
16 May 2024	Final submission lodgement date Competitors submitted final submissions to the Competition Manager by 5.00pm (AEST). Submissions were audited by the Competition Manager (refer to Section 5.15 of the Competition Brief for details). Within 24 hours of the lodgement deadline, competitors were notified of any exceedance and pages deleted. The Competition Manager issued an electronic copy and hard copies of final submissions to all Selection Panel members and the City of Sydney within 48 hours of the lodgement deadline. Summary pack lodgement date Competitors submitted a .zip file for the Competition Manager by 5:00pm (AEST). The Competition Manager audited the packs and requested removal of any additional or new material.
17- 21 May 2024	Review of final submissions and technical reporting A high-level review was undertaken by the proponent's technical advisors, and reports submitted to the Competition Manager for distribution to the Selection Panel and the City of Sydney 3 days prior to the presentation date. Cost estimate by proponent's Quantity Surveyor QS reports were issued to respective competitors, Selection Panel and City of Sydney. Note: Final submissions were also reviewed by the Panel independently prior to the final presentations.
21 May 2024	Lodgement of presentation date material Competitors submitted a PDF presentation to the Competition Manager by 5pm (AEST) for audit prior to the presentation date. No later than 48 hours prior to the presentation date, the Competition Manager requested that competitors to delete any additional or new content.
27 May 2024	Presentation date Competitors presented final submissions to the Selection Panel. Presentations were held at Urbis' office: Level 8, 123 Pitt Street, Sydney The schedule of the presentations was provided directly to the competitors ahead of the presentation date.
27 May 2024	Decision date Date on which entries were evaluated by the Selection Panel with a recommendation made for formal appointment of the successful competitor. The competitors were notified verbally of the decision.
30 May 2024	Notification to competitors Date on which all competitors were notified in writing of the decision.
18 June 2024	Competitive Design Alternatives Report Date on which Competitive Design Alternatives Report prepared by the Proponent was submitted to the City of Sydney.

3. REVIEW OF DESIGN ALTERNATIVES

3.1. SELECTION PANEL

Two Panel members were nominated by the Council and two were nominated by the Proponent. The Panel has extensive experience covering architecture, urban design and planning.

The Panel appointed for the Competition included:

- Kerry Clare (Clare Design) – City of Sydney nominee – Selection Panel Chair
- Emili Fox (Architectus) – City of Sydney nominee
- Chi Melhem (EMBECE) – Proponent nominee
- Allen Linz (Rebel Property Group) – Proponent nominee.

All Panel members were endorsed by the Council.

3.2. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the competitive process and a technical assessment of each scheme's final submission. The technical advisors involved in the Competition are outlined in Table 2 below.

Table 2 – Technical Advisors

Name	Company	Discipline
Andrew Harvey	Urbis	Competition Manager/Planner
Sophy Purton	Urbis	Competition Manager/Planner
Georgia McKenzie	Urbis	Competition Manager/Planner
Hilary Pearce	Renzo Tonin and Associates	Acoustic
Che Wall	Flux	Natural Ventilation
Henry Blackstone	WSP	Building Services
Barry Young	TTW	Structural Engineer
Wystan Alexander	TTW	Flood Engineer
Andrew Tan	WT Partnership	Quantity Surveyor

3.3. CITY OF SYDNEY OBSERVERS

The Competition and assessment were overseen by four observers from the Council who attended various stages of the competition. This included the following people:

- Anita Morandini – Design Excellence Manager
- Silvia Correia – Design Excellence Coordinator
- Natasha Ridler – Area Planning Manager
- Rebecca Gordon – Senior Planner

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

- John Fitzgerald – Rebel Property
- Rafi Assouline – HSN Property
- Bridget Allen – HSN Property
- Erin Baskin – HSN Property
- Sam Bryant – Pheonix Property Investors

4. EVALUATION

4.1. FJC STUDIO | TRIBE STUDIO | STUDIO BRIGHT

The design has a focus point of a publicly accessible, privately owned park in the centre of the site. The scheme varied the concept envelope to make adjustments to the Forbes and Dowling Street buildings, altering their shape from a rectangular shape to more square building footprints. As a result, the east-west building separation between the two buildings increased from 14m to 42m. The separation between the northern buildings and the William Street block is 6m as a result for the full height of the building.

The William Street building envelope is varied to create a 32m wide building envelope in the west and a 27m wide building envelope in the east. The amendments to the concept envelope are commended as they provide immense benefits for the residents and give the buildings 'space to breath'.

For the site, the benefits of the reworked ground plane include additional view sharing to the William Street building and greater solar access to communal spaces. This solar access extends to amenity for the apartments on-site. The publicly accessible, privately owned park opens up the ground plane. It is noted that there are not many neighbourhood parks in the area, and that the publicly accessible, privately owned park is beneficial for the wider community. The park is an effective urban response and approach to the site planning. The park is discussed further in section 5.1.

The secondary covered through-site link in the William Street building with escalator access between the retail laneway and William Street is highly commended from an accessibility and optionality perspective. The scheme was commended for the inclusion of accessible design in terms of mobility between the different ground planes.

The windows angled away from adjoining buildings on the site is a particularly effective way of achieving residential amenity and privacy given the building separations on site. This is discussed further in section 5.1. However internal apartment layouts in the William Street building were found to need further testing and refinement as discussed in section 5.2.

The connections to Country and other historical elements on the site are appreciated and acknowledged as it was not simply a token gesture but one that genuinely incorporates the materiality, texture, and landscaping into the design.

Furthermore, the ambition to recycle materials from the site is commended and ambitious and is discussed in section 5.1 of the report.

Figure 2 – Indicative perspective looking south-west from Judge Lane



Source: FJC Studio, May 2024

4.2. SJB | DURBACH BLOCK JAGGERS

The internal floor layout of the William Street building is to be commended, with no single orientated south facing apartments, which was achieved by applying 'keyholes' in the building envelope.

The acoustic treatment to the William Street building is innovative. The 'keyhole' design with brick resonators on the southern façade of the William Street building is a unique and interesting design to combat the noise of the street.

The northern buildings are rotated outwards when compared to the concept envelope, which provides for a greater opening and building separation at the northern end of the north-south through-site link.

Futureproofing the laneways with greater alignment to the existing street network is highly commended. The merit of having more aligned streets and laneways is seen as strategic, beneficial long-term planning beyond the site itself.

The scheme provides for an appropriate response to William Street, with active corners and retail/commercial. The commercial on level one, above William Street, would help to future-proof William Street with flexible commercial space. The flexibility and concentration of retail space within the design which could be redesigned and adapt as necessary to changing retail environments. However, the retail GFA is higher than the Competition Brief stipulated and would require rework in a detailed DA stage.

The high level of residential amenity is a credit to the overall design.

The window to wall ratio is identified as a positive of the scheme, and the pre-cast construction optionality is also commended, particularly as the building involves curved facades.

Figure 3 – Indicative perspective looking south up Forbes Street



Source: SJB Architecture, May 2024

4.3. PANOV SCOTT | TURNER STUDIO

Site porosity is unique and interesting within this scheme, especially regarding the William Street building with four distinct towers. The introduction of nearby building typologies from Potts Point into the site – especially with the Art Deco style of the William Street buildings, is commended.

The 12m separation between the northern buildings and southern buildings is commended. However, separation problems could arise between the northern buildings and buildings directly to the north of the site. The 6m separation between the four William Street buildings was well considered despite being lower than recommended separation distances. The architects demonstrated that their strategy for the alternative building separation could maintain visual amenity.

The architect opted for view sharing through the site, through the introduction of multiple ‘open to the sky’ passages through the site. However, as a result, the building increased in height, and potentially created greater view loss at the upper levels, where the views across the site, are more sensitive.

Overall, the scheme demonstrates a high level of amenity for future residents on the site, especially noting that all apartments achieve solar access and a very high level of naturally cross-ventilated was achieved with dual aspect apartments. The acoustic treatment in the bedrooms on the William Street buildings is well considered and has the potential to successfully mitigate noise impacts from William Street. The materiality of the buildings and its impact on acoustics is also commended. Penthouse apartments on the rooftop are an excellent opportunity and would enjoy amazing views across the Harbour and to the City.

These were provided in lieu of rooftop communal open space areas, accessible for each building.

An interesting and ambitious alternate geothermal energy system is proposed.

The retail options on William Street are commended as they would potentially draw people into the site.

Figure 4 – Indicative perspective looking east down William Street



Source: PANOV – SCOTT, May 2024

4.4. SOM ARCHITECTURE

The scheme makes clear and deliberate attempts to comply with the Competition Brief, with very high compliance to the concept envelope.

The apartment layouts are considered with different planning options, well designed lift lobbies, and overall high-quality design. The residential lobbies on William Street are described as grand. The provision of two balconies for each apartment in the William Street building is commended, although concerns arise about the overall depth of the apartments and the ability for natural light to reach the centre of the plan. However, the depth allows north-south facing apartments potential for natural cross-ventilation.

The opportunities for a varied column treatment are appreciated as it creates flexibility and options at a detailed DA stage.

The terraces along the ground level at Judge Lane in the Forbes Street building are commended as a residential typology that responds to the existing terraces further north in Woolloomooloo – an effective urban response.

Consistent building character, in terms of material and aesthetics, is appreciated but concerns arise that the design does not respond to the differing building typologies to the north versus to the south of the site.

Incorporation of a 'green buffer' above the retail laneway and upper levels aids privacy of the northern buildings is commended. This commendation extends to the communal open space on the site, as well as the extensive residential amenity in the basement of the William Street building.

Figure 5 – Indicative perspective looking west across William Street towards Kings Cross



Source: SOM, May 2024

5. SELECTION PANEL RECOMMENDATIONS

The Panel sets out its recommendations, which are made to assist the consent authority in ensuring that the preferred design is refined and developed to achieve the best possible design outcome. The following aspects of the FJC, Tribe Studio, and Studio Bright scheme should be addressed through the design development and prior to lodgement of a Detailed DA.

5.1. KEY PRINCIPLES OF THE DESIGN

The following key design principles and qualities should be retained:

- The positioning and scale of the publicly accessible, privately owned park as it improves the quality and amenity of the public domain. Especially regarding:
 - Its north-facing orientation on site.
 - Provision of solar access to the ground plane and William Street building.
 - Increased view-sharing from the William Street building.
 - Transfer of building envelope to create space for the park.
- The design and landscaping of the publicly accessible, privately owned park.
- 80% increase of ground plane area open to the sky.
- The alignment of the north-south through-site link with the view to the heritage building on the south side of the William Street.
- Realignment of the eastern portion of the east-west through-site link, to line up with Brougham Lane.
- Active street frontages along William Street and the publicly accessible, privately owned park are not to be compromised by required services and exhaust grills.
- Angled window openings away from other buildings on the site in the Forbes Street. Angled window openings facilitate the 6m building separation between the Dowling Street and Forbes Street buildings and the southern William Street buildings on the site to still achieve residential amenity. Building separation to be preserved as part of the scheme.
- Diversity of apartment typologies and the fine grain of the Dowling Street and Forbes Street buildings.
- Diversity of the design team (collaboration between Tribe Studio, Studio Bright, and FJC).
- Communal facilities in each building (including rooftop space).
- Covered through-link in the William Street building with escalators.
- Incorporation of connecting to Country principles.
- Access to natural light and ventilation to residential apartments.
- Retention of the recessed bands (or similar) at level 6 / 7 of the norther portion of the William Street building. This provides for a solid and visible break and provides a clear separation in building form for the upper levels.
- Planning that supports the recessed bands in the upper levels of the William Street buildings.
- Materiality, detailing and textures of the Dowling Street and Forbes Street buildings as they are appropriate for the building types and location.
 - The recycling of materials, where appropriate, for the north-east building.
- Maintenance of the active ground plane. Especially with regard to the retail laneway and the privately owned, publicly accessible park.
- Imbedded public art in the design of the scheme.

5.2. AREAS FOR FURTHER REFINEMENT AND RESOLUTION THROUGH DETAILED DESIGN

The Panel recommends the following items be resolved and address during design development prior to the DA submission:

- Materiality, proportions and details of the façade of the William Street buildings should be developed to express its residential use. The Panel considered that the facades are currently presenting more as a commercial building typology.
 - Reconsider the use of terracotta for the facades. Use materials that create a finer grain building appearance.
 - Materiality and design of the bridge between the William Street buildings: alternatives to be investigated that minimise view loss, or preferably, the removal of the need for a bridge so that the north-south link is open to the sky.
 - A fine grain use of materials is to be explored that reduces the appearance of the volume and mass of the William Street building.
- It needs to be demonstrated that the proposed 3150 mm floor to floor heights are sufficient and capable of achieving compliance with the relevant standards under the NCC. Any lowering the ground plane to increase floor to floor heights needs to be assessed against the flood planning levels for the site.
- Demonstrate that noise levels from William Street are suitably controlled.
- Review the position of the on-floor plant rooms for performance and noise.
- Improve internal apartment layouts as follows:
 - Moderate south-west summer sun in the southern apartments in the William Street building to achieve appropriate comfort.
 - Optimise light, ventilation, and outlook.
 - Opportunities in the apartments to support work from home.
- Refine the amenity provided within residential corridors and adjacent to the lift core. At present, the current design results in residents queuing for the lift outside other residents' doors which may have adverse acoustic impacts. An alcove or the like should be provided near the lift lobby or away from residential doors. Investigate the length of corridors off elevator cores as length is considered quite long.
- Consider the safety, management, CPTED, and operation requirements for the publicly accessible, privately owned park.
 - Ensure the landscape and public art respond to security of the park to reduce reliance on fencing as a solution.
 - Provide appropriate and integrated solutions for security and noise control during daytime hours and for nighttime hours.
 - Consideration of access arrangements.
- The Panel considers that clear connection with good amenity between the lobbies at lower ground levels should be provided.
- Consider the design of risers on the communal open space on the rooftop of the William Street buildings.

5.3. ACHIEVING DESIGN EXCELLENCE

The Proponent and Panel acknowledge the competitive process design proposals are concepts only and any technical resolution is preliminary. It is understood, while maintaining design integrity, the winning scheme must undergo design development and address technical items and Panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent detailed Development Application.

6. SUMMARY AND CONCLUSION

This competitive process has been carried in accordance with the Brief and *City of Sydney Competitive Design Policy 2020*. This Report documents the competitive process and the Panel's recommendation for the preferred design.

It is considered that the preferred scheme by FJC Studio, Tribe Studio, and Studio Bright, subject to further refinement as set out in Section 5 of this report, exhibits the potential for achieving design excellence.

The Panel confirms that this Report is an accurate record of the competitive process and endorses the assessment and recommendations.

Table 3 – Selection Panel Endorsement

Panel Member	Position	Signature	Date
Kerry Clare (Chair)	Director Clare Design		05/06/2024
Emili Fox	Principal Architectus		06/06/2024
Allen Linz	Managing Director Rebel Property Group		06/06/2024
Chi Melhem	Director EM BE CE		05/06/24

7. 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 DESIGN COMPETITION BRIEF

APPENDIX B ASSESSMENT CRITERIA

APPENDIX C FJC – SUMMARY PACK

APPENDIX D SJB – SUMMARY PACK

APPENDIX E PANOV-SCOTT – SUMMARY PACK

APPENDIX F SOM – SUMMARY PACK

