

Design Integrity Report

*45–53 Macleay Street, Potts
Point*

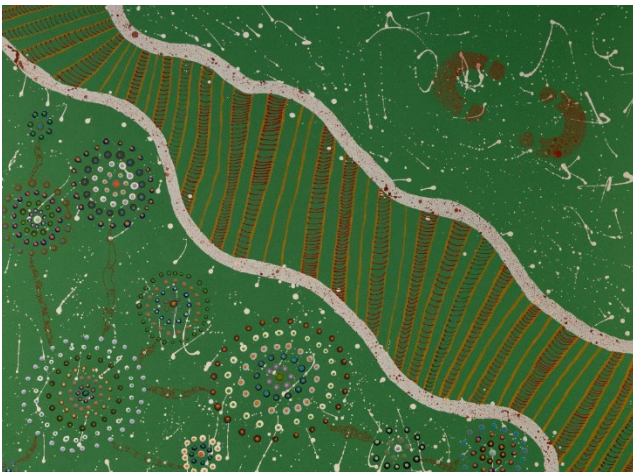
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Acknowledgment of Country

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The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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1 Introduction

1.1 Overview

This Design Integrity Report has been prepared to accompany a detailed State Significant Development (SSD) Development Application for the shop-top housing (inclusive of 15% affordable housing) detailed design application at 45-53 Macleay Street, Potts Point (SSD-83867719). This detailed SSD follows the Concept SSDA (SSD-79316759).

1.2 Site location and description

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 2 kilometres east of Sydney CBD and approximately 12 kilometres north of Sydney International Airport within the suburb of Potts Point.

The site is approximately 1,289sqm in size and is bounded by McDonald Street to the north, Macleay Street to the east, and McDonald Lane to the west. The site is currently occupied by an existing 12-storey residential building in the north-east corner of the site, which was constructed in the 1960s, with parking situation on the remainder of the ground floor and level 1 (**Figure 1**).

Consent for the demolition of the existing building and structures on the site to ground floor slab was granted as part of the Concept Approval (SSD-79316759).

Figure 1 Local Context Map



Source: Urbis

1.3 Purpose of this Report

The purpose of this report is to inform the consent authority of the design integrity process that has been undertaken since the Design Competition which was held between January and March 2025.

This report sets out how design integrity has been maintained and how design excellence has been achieved.

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) dated 16 May 2025 for the 45-53 Macleay Street, Potts Point Detailed SSD comprising a shop-top housing development with infill affordable housing (SSD-83867719).

The relevant SEARS requirements related to the design integrity process and the achievement of design excellence for the Detailed SSD are summarised in **Table 1** below.

Table 1 – SEARs Requirements (SSD-83867719)

Item	Description of Requirement	Section Reference (in this Report)
Design Quality		
Design Excellence	Demonstrate how the development will achieve design excellence in accordance with any applicable EPI provisions.	Refer to Section 2, Section 3, Section 4 and Section 5 of this report.
Better Placed	Demonstrate how the development will achieve good design in accordance with the seven objectives for good design in Better Placed.	N/A (To be addressed in the Detailed SSDA submission).
Architectural Design Competition	Demonstrate that the development: where required by an EPI or Concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy.	Refer to Section 3 of this report.
Design Integrity Panel	Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Refer to Section 3 of this report.

2 Design Excellence Requirements

This section demonstrates how the design excellence requirements of the approved Concept SSDA (SSD-79316759) have been addressed for the 45-53 Macleay Street, Potts Point redevelopment.

Table 2 below which sets out the relevant conditions of consent relating to design excellence and the design integrity process and a summary as to how the requirements of each condition has been met.

Table 2 Design Excellence Requirements (SSD-79316759)

Design Excellence Requirements	Compliance
A8. Prior to the lodgement of any future development application(s) for the detailed design, a competitive design process must be undertaken in accordance with the provisions of SLEP 2012 and the City of Sydney Competitive Design Policy.	An Architectural Design Competition was undertaken in accordance with the Design Excellence Strategy (prepared by Urbis, revision 3, dated 31 October 2024) and in consultation with GANSW.
A9. The competitive design process is to be undertaken in accordance with the Design Excellence Strategy, prepared by Urbis, Revision 3, dated 31 October 2024, prepared in consultation with the Government Architect NSW (GANSW).	The Design Competition was undertaken between 29 January 2025 and 24 March 2025. The Architectural Design Competition Report (the Competition Jury Report) was finalised and endorsed by the Jury on 22 April 2025. The Competition Jury Report confirms the process and outcome of the competition, a summary of each of the Competitor's final submissions and outlines the jury's rationale for selection of the winning scheme.
A10. A Design Integrity Panel (DIP) must be established by the Applicant prior to the lodgement of any future development application(s) for the detailed design. The DIP must comprise at least three of the members of the competition jury selected in consultation with the GANSW and in accordance with the GANSW's Design Excellence Competition Guidelines (being one nominee from each of the Applicant, GANSW and local authority).	A Design Integrity Panel (DIP / the Panel) was established in July 2025 (prior to the lodgement of any detailed development applications). The Panel comprises three members which were members of the Competition Jury. The Panel was selected in consultation with the Government Architect NSW and in accordance with the GANSW's Design Excellence Competition Guidelines (being one nominee from each of the Applicant, GANSW and local authority). The Panel members include: - Paulo Macchia FRAIA (Chair) – GANSW nominee - Sandra Furtado – Applicant nominee - Kerry Clare – City of Sydney nominee.
A11. Prior to the establishment of the DIP, a detailed DIP Terms of Reference must be prepared in consultation with the GANSW, clearly outlining: a. the role of the DIP to review and advise on the detailed building design to ensure the achievement of design excellence, complying with the requirements of this consent and built form controls;	Prior to the establishment of the DIP, a detailed DIP Terms of Reference was prepared in July 2025 in consultation with the Government Architect NSW and signed by the Panel members. The Design Integrity Panel Terms of Reference (Appendix B) include details on the role of the DIP in ensuring the achievement of design excellence, providing advice prior to the lodgement of any

b. that the DIP will review and provide advice prior to the lodgement of any future development application(s), and be retained during the assessment and post-approval stages; and c. governance arrangements, including meeting frequency, secretariat functions, dispute resolution and deliverables.	Detailed DAs, and associated governance arrangements.
A12. The detailed design must be presented to a DIP prior to the lodgement of any future development application(s).	The detailed design of KHA's Competition winning scheme has been presented to the panel on two occasions prior to the lodgement of the detailed SSDA. The Panel's written advice provided to the Applicant and design team throughout the design integrity process to date has been documented – refer to the DIP Endorsement Summary Letter (Appendix C) for further details.

3 Competition Jury Requirements

3.1 Architectural Design Competition

The Applicant invited five competitors to prepare submissions in response to the Competition Brief as part of the Architectural Design Competition for the proposal. The Competition Brief was prepared by Urbis as the Competition Manager for the Proponent. The Competition Brief was endorsed by the Government Architect NSW (GANSW) on 29 January 2025.

The Competition process undertaken is outlined in more detail as follows:

- Five architectural teams were invited to participate in the Competition, held over a five-week period.
- The Competition Brief was prepared by Urbis and endorsed by the GANSW on 29 January 2025.
- The Competition Brief was issued to Competitors and Jury members on 29 January 2025.
- A briefing session was held on 31 January 2025 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 Competition procedures.
- All competitors received technical support through the Competition with access to technical advisors.
- On Friday 7 March 2025, all competitors submitted a Design Report (final Submission), articulating their proposed architectural scheme for the site.
- Each competitor presented their proposed architectural scheme to the Jury during the Final Presentation date held on Monday 24 March 2025. The Jury deliberations were held on the same day.
- One scheme was chosen as the winner of the Competition. This decision was made on 24 March 2025.

The Architectural Design Competition and Final Presentations were undertaken in a transparent manner and with the NSW Department of Planning, Housing and Infrastructure (DPHI), GANSW and City of Sydney Council officers in attendance as observers.

Of the five schemes presented, the Kerry Hill Architects' (KHA) scheme was determined to be highly successful with its clear urban strategy, thoughtful planning, quality public realm and high amenity for affordable housing. In the opinion of the Jury, the KHA scheme was the most capable of achieving design excellence. The Jury selected the KHA scheme as the preferred scheme to progress to the detailed SSDA phase.

3.2 Jury Recommendations

The Jury made the following recommendations regarding the key design qualities to retain and recommendations for detailed design development.

Key design qualities to retain:

- Well-designed luxury apartments – the resident experience should be maintained, with a clear vision and sequencing of spaces. The final design should retain the clear planning of apartment layouts with a good balance of living space and consistent approach, ensuring a high-quality living environment. Overlooking between apartments should be minimised.
- The high amenity achieved by the planning arrangements of the Affordable Housing apartments should be maintained.
- Slender tower form – the slender tower form should be retained to improve solar access and reduce overshadowing to the neighbouring residents when compared to the competition envelope, while also increasing access to vistas, providing residents with better views and a sense of spaciousness.

- Through site link – the increased width (from the competition envelope), openness to the sky and provision of deep soil areas of the through-site link should be maintained.
- The generous communal open space offering – the communal open space offering in the proposal should be maintained, including generous communal open space on the podium, with a pool, pool deck, and water/garden feature. The height of the ceiling will need to complement the depth of the space, provide enough height for the proposed landscape, conceal services and provide appropriate acoustic attenuation.
- Amenities for Affordable Housing – maintain the amenity provided to the affordable housing residents, including a dedicated communal open space and laundry area.
- Sustainability maintains features such as optimised natural ventilation, sun shading appropriate to orientation, roof space PV panels, and recycled brickwork
- Activation – maintain the amount of quality activation along Macdonald and Macleay Streets and the through site link. To this end the access to services from Macdonald Lane is supported by the Jury.

Recommendations for detailed design development:

- Through-site link – Universal access to the through-site link is essential. The western interface with Macdonald Lane should be designed at a pedestrian scale, while the eastern interface with Macleay Street should adopt a more urban scale through analysis of the street's character and built form. The portal can be generous whilst still relating to neighbouring buildings Treatment and integration of gates for after-hours use should be developed to maintain visual permeability.
- The main apartment entry may be best relocated further south along Macleay Street or to the through site link to avoid the need for a platform lift and to ensure that the retail spaces can be amalgamated into one to meet the requirements of the brief. Access between the truck dock to the lifts will also need to be achieved for functional building requirements.
- More holistic development of the façade is recommended to create a consistent language for the building that is informed by its context within Potts Point and to more successfully integrate the podium and tower elements.
- Develop a unified strategy for building to improve visual quality of the façade. This could involve exploring more solidity to reflect the surrounding built form and heritage fabric.
- Tower corner – Refine the design of the tower's corners, particularly the very northern edge, to ensure a consistent architectural expression across the building.
- South elevation – given the high visual exposure to Macleay Street, consider the composition and materiality of the elevation, particularly for the service areas. Materiality and contextual fit – Explore more contextual options including materials, colour, scale and proportions more characteristic of the area.
- Landscaping – The current design has the potential to provide a rich landscape character. The viability of the plant selection and supporting soil depths must be maintained to ensure sustainability in the long term. Deep soil areas should be carefully considered in how it can support both water capture and supporting tree health.
- An additional window to each of the western and southern studio apartments should be provided. Windows to bathrooms on external walls should also be considered for inclusion.
- Refine the materiality of the entrance to the basement to have a quality street level presentation.
- Further analysis and testing to resolve the exclusion or inclusion of awnings will be required.

The Jury noted that subject to the above recommendations, the Kerry Hill Architects scheme is considered capable of achieving design excellence.

4 Design Integrity Process

4.1 Overview

In accordance with Condition A10 of the Concept SSDA (SSD-79316759), the Design Integrity Panel was established to review and provide independent, expert, and impartial design advice on design development to ensure the achievement of design excellence.

The detailed Terms of Reference were prepared in accordance with the requirements of Condition A11 of the concept approval to provide a framework for the design integrity process. Following approval of the detailed Terms of Reference (prepared in consultation with the Government Architect NSW) (**Appendix B**), the DIP was established in July 2025.

The design integrity process formally commenced on 19 August 2025 with DIP Session No. 1. A second DIP session was held on 15 October 2025 and supplementary advice was provided to the DIP on 17 October 2025. A summary of the DIP Sessions and the Panel's advice provided at each of those sessions is included within the DIP Endorsement Summary Letter (included at **Appendix C**).

The DIP sessions were held both in person and online and were attended by key members from the Proponent and the design team. Key stakeholders were also invited to attend the DIP session as observers, including representatives from the Department of Planning, Housing and Infrastructure.

The intent of the design integrity process is to assist the Proponent and the design team in resolving the matters for further resolution / refinement identified in the Competition Jury Report, whilst ensuring that the key elements of the Competition winning scheme are retained.

At the conclusion of DIP Session No. 2, and on receipt of supplementary information sent to the DIP on 17 October 2025, most of the development areas identified within the Competition Jury Report had been successfully resolved.

However, the Panel identified several design components requiring further refinement and / or confirmation that the Panel's recommendations have been addressed. These included:

- The ground plane and through site link are well resolved, subject to the resolution of the booster location
- Further design refinement is required to improve the amenity of affordable housing units, including corridor widths, acoustic separation from plant and services, solar access, outlook and adaptability.
- The landscape design is well resolved, however there are concerns regarding the winter amenity of the Level 3 communal open space.
- The penthouse floorplate should be reduced, landscaping reinstated to soften the form, and the height of the lift overrun, and egress stairs should be minimised to enhance tower slenderness – a key element of the competition winning scheme.
- Further refinement of material selections and greater cohesiveness in the façade is required.

On advice dated 3 November 2025, the Panel confirmed the scheme has the potential to achieve design excellence, subject to further refinement, and confirmed that the development could proceed to lodgement, subject to the resolution of the outstanding matters detailed above. These matters have been outlined below.

4.2 Key Elements for Retention

As outlined in the Competition Jury Report, the KHA scheme was unanimously chosen as the Competition winner, subject to the identified areas for further refinement and resolution being addressed as part of the design integrity process. The Kerry Hill Architects' (KHA) scheme was determined to be highly successful with its clear urban strategy, thoughtful planning, quality public realm and high amenity for affordable housing.

The key elements of the conceptual framework that were identified as needing to be retained throughout the design integrity process are listed in **Table 3** below (extracted from the Competition Jury Report). This table identifies the status of the key elements to be retained following the conclusion of DIP Session No. 2 (on 15 October 2025) and prior to the detailed SSDA lodgement.

Table 3 Key design elements for retention

Key elements for retention	Response
1. Well-designed luxury apartments – the resident experience should be maintained, with a clear vision and sequencing of spaces. The final design should retain the clear planning of apartment layouts with a good balance of living space and consistent approach, ensuring a high-quality living environment. Overlooking between apartments should be minimised.	Well-designed luxury apartments are maintained for the tower apartments. The clear and simple planning layouts as per the competition design have been maintained and the clear vision and sequencing of spaces has been further refined through input from client and market feedback. Overlooking between the tower apartments is minimized through a combination of strategically positioned solid facade blades and refined metal facade blades.
2. The high amenity achieved by the planning arrangements of the Affordable Housing apartments should be maintained.	In response to advice received during DIP Session No. 2, the design team improved the amenity of the affordable housing apartments by increasing the width of the east-west corridor, adding glazing to corner studios and introducing mechanical louvres with tensile wire for vertical landscaping to screen plant. The panel supported the design development provided in the additional information.
3. Slender tower form – the slender tower form should be retained to improve solar access and reduce overshadowing to the neighbouring residents when compared to the competition envelope, while also increasing access to vistas, providing residents with better views and a sense of spaciousness.	In response to the advice received during DIP Session No. 2, the Design Team reduced the extent of the penthouse floorplate to the south back to the competition scheme line and reinstated landscaping to improve the slenderness of the tower. The panel supported the design development provided in the additional information. Solar access to adjacent sites has been improved, compared to the indicative competition envelope, by an average of 5.1% based on solar analysis at 10am, 12pm and 2pm. The approach to maximising views from apartments interiors has been maintained with both typical east and west apartments having view access to three aspects and an approximate 270 degree view angle.
4. Through site link – the increased width (from the competition envelope), openness to the sky and provision of deep soil areas of the through-site link should be maintained.	The design of the open space area was supported by the Panel at DIP Session No. 2 and maintains openness to the sky and a large component of deep

	soil area. 13% of the site area is provided as deep soil to support the proposed planting strategy.
5. The generous communal open space offering – the communal open space offering in the proposal should be maintained, including generous communal open space on the podium, with a pool, pool deck, and water/garden feature. The height of the ceiling will need to complement the depth of the space, provide enough height for the proposed landscape, conceal services and provide appropriate acoustic attenuation.	The communal open space provided at Level 3 has been maintained and includes landscaping, a pool, water feature and gathering spaces. The floor-to-floor height has been increased compared to the competition scheme, with the intention to achieve ceiling heights ranging from 2.8 to 3.4m.
6. Amenities for Affordable Housing – maintain the amenity provided to the affordable housing residents, including a dedicated communal open space and laundry area.	The dedicated communal open space and laundry area for the affordable housing podium apartments have been maintained and improved in comparison to the competition winning scheme. The communal area on level 2 has increased to 84sqm (+32 sqm from the competition scheme).
7. Sustainability maintains features such as optimised natural ventilation, sun shading appropriate to orientation, roof space PV panels, and recycled brickwork	The sustainability features of the project have been maintained since the competition scheme. Compared to the competition winning scheme, the proposal includes an increased sun shading extent and increased solidity to the facades, noting that the east tower façade is approximately 43% glazed, an approximate improvement of 19%. PV panels are proposed to the roof level. The opportunity to use recycled brickwork will be further investigated as the detailed design progresses.
8. Activation – maintain the amount of quality activation along Macdonald and Macleay Streets and the through site link. To this end the access to services from Macdonald Lane is supported by the Jury.	The activation along Macleay Street and MacDonald Street has been maintained through the location of the retail tenancy on the corner of Macleay Street and MacDonald Street and services have been maintained on MacDonald Lane.

4.3 Development Areas

In selecting the KHA scheme as the competition winner, the Jury identified several areas that required further design resolution / refinement before the scheme can be considered to have achieved design excellence.

Table 4 identifies the status of the development areas requiring further refinement following the conclusion of DIP Session No. 2 (15 October 2025) and upon receipt of supplementary information provided to the DIP on 17 October 2025.

Table 4 Summary of development areas

Key elements for retention	Response
1. Through-site link – Universal access to the through-site link is essential. The western interface with Macdonald Lane should be designed at a pedestrian scale, while the eastern interface with Macleay Street should adopt a more urban scale through analysis of the street's character and built form. The portal can be generous whilst still relating to neighbouring buildings Treatment and integration of gates for after-hours use should be developed to maintain visual permeability.	The design of the ground floor open space connecting Macleay Street and McDonald Lane has been refined and was supported by the DIP at Session No. 2.
2. The main apartment entry may be best relocated further south along Macleay Street or to the through site link to avoid the need for a platform lift and to ensure that the retail spaces can be amalgamated into one to meet the requirements of the brief. Access between the truck dock to the lifts will also need to be achieved for functional building requirements.	The apartment entries have been relocated to the through site link area and the retail space has been amalgamated into one. The design of the ground floor was resolved and supported by the DIP at Session No. 2.
3. More holistic development of the façade is recommended to create a consistent language for the building that is informed by its context within Potts Point and to more successfully integrate the podium and tower elements.	Additional information of the façade development was provided to the DIP at Session No. 2. The podium has been designed in response to the Macleay Street context which includes three to four storey masonry buildings and darker-toned masonry. In comparison the tower form has been designed with reference to Potts Point's historical and contemporary context and references Art Deco precedents with horizontal expression and lighter upper proportions.
4. Develop a unified strategy for building to improve visual quality of the façade. This could involve exploring more solidity to reflect the surrounding built form and heritage fabric.	Additional information of the façade development was provided to the DIP at Session No. 2. The podium façade has been designed to reference the surrounding heritage fabric. In comparison the tower form has been designed with reference to Potts Point's historical and contemporary context and references Art Deco precedents with horizontal expression and lighter upper proportions.
5. Tower corner – Refine the design of the tower's corners, particularly the very northern edge, to	The tower corner design has been refined to provide a more consistent architectural expression.

ensure a consistent architectural expression across the building.	
6. South elevation – given the high visual exposure to Macleay Street, consider the composition and materiality of the elevation, particularly for the service areas. Materiality and contextual fit – Explore more contextual options including materials, colour, scale and proportions more characteristic of the area.	The design of the southern elevation of the proposal has been carefully considered by the design team and further refined to screen service areas including the introduction of vertical masonry elements that contribute to the slender appearance of the southern elevation, introduction of a narrow glazed element, double storey articulation through the introduction of a variety of horizontal features and the maintaining of vertical louvres, allowing required ventilation and discharge from plant rooms while avoiding views to plant.
7. Landscaping – The current design has the potential to provide a rich landscape character. The viability of the plant selection and supporting soil depths must be maintained to ensure sustainability in the long term. Deep soil areas should be carefully considered in how it can support both water capture and supporting tree health.	The landscape design has been refined and the DIP advised at review session No. 2 that the landscape design is well resolved and supported.
8. An additional window to each of the western and southern studio apartments should be provided. Windows to bathrooms on external walls should also be considered for inclusion.	Where possible, additional windows have been introduced to the level 1 and 2 studio apartments that are located on the corners. This was provided as supplementary information to the DIP after review session no. 2 and supported by the DIP in advice dated 3 November 2025.
9. Refine the materiality of the entrance to the basement to have a quality street level presentation.	A high-quality loading door is proposed for the entrance to the basement and ground level loading area. The finish to this door is proposed to align in appearance with adjacent high-quality façade finishes to improve the street level presentation.
10. Further analysis and testing to resolve the exclusion or inclusion of awnings will be required.	The inclusion of awnings has been tested and considered with the revised design. Extended local awnings are provided at retail and residential ground level entry locations.

4.4 Resolution of matters from DIP No. 2

In advice dated 3 November 2025, the Panel confirmed that the development can proceed to lodgement, subject to the resolution of the outstanding matters identified at DIP Session No. 2. These outstanding matters and how they have been addressed are detailed in the table below.

Table 5 Response to DIP Session No. 2 advice

Focus Area	Panel Advice	Response
Ground and through site link	1.1 The Panel note that significant improvements have been made to the ground plane and consider the design to be well resolved.	Noted.
	1.2 The Panel questioned the position of the booster on the site corner given its visual prominence and requested the design team investigate moving the booster further south along the Macleay Street façade.	The booster has been relocated from the corner of Macleay Street and McDonald Street to the location identified by the DIP on Macleay Street.
	1.3 The Panel also identified additional public art opportunity locations on the McDonald Street and McDonald Lane facades.	The additional public art opportunity locations have been identified as part of the Preliminary Public Art Strategy which will be submitted with the Detailed SSDA.
	1.4 The Panel requested the Applicant provide DDA advice which confirms the accessibility of the McDonald Lane steps.	STAC Consulting have provided a letter (Appendix D) which confirms that a performance solution can be prepared to address the provision of steps off McDonald Lane rather than a ramp or lift and there are alternative DDA compliant access points to the lobbies.
Podium	2.1 The Panel requested confirmation that the podium circulation areas meet the definition of 'breezeway' for GFA purposes.	There is no formal definition of 'breezeway' in the Sydney LEP or the Standard Instrument. However, case law establishes that calculating GFA is based on whether or not a space is "enclosed on all sides by external walls or common walls" (<i>HPG Mosman Projects Pty Ltd v Mosman Municipal Council [2021] NSWLEC 1243</i>). The ends of the breezeway corridors would be open to improve natural ventilation to the studio apartments. Refer to the Design Report prepared for the SSDA package for further detail. Therefore, the podium circulation areas would be excluded from the total GFA calculations. This will be further assessed by the Department as part of the Detailed SSDA.

	2.2	The Panel requested the design team resolve acoustic amenity impacts from plant and services on the affordable housing studios.	Additional louvred screening and vertical planting has been provided to the Level 1 and Level 2 services zones on the South side of the core. An acoustic engineer will review the acoustic amenity impacts prior to the commencement of construction.
	2.3	The Panel raised concerns about the width of the corridors and requested that options are explored to increase widths to maintain amenity.	The widths of the east-west corridors have been increased due to removal of kitchen exhaust. The level 2 communal amenity has been reoriented to gain direct access to the northern aspect.
	2.4	The Panel encouraged the retention of windows to the affordable housing corner units to improve solar access and outlook.	Where possible, additional windows have been reintroduced to the level 1 and 2 studio apartments that are located on the corners – refer to the latest Architectural Plans.
	2.5	The Panel request clarification on whether affordable housing units can be made adaptable/accessible in compliance with the relevant requirements.	DDA advice has been provided which confirms that the affordable housing units can be made adaptable / accessible as required. Two of the studio apartments are proposed to be made adaptable. Refer to Architectural Plans A1040–A1042.
	3.1	The Panel considered that the landscape design is well resolved.	Noted.
Landscaping and communal open space	3.2	The Panel raised concerns about the winter amenity of the communal open space area and recommended assessing winter temperature ranges and wind velocities and any required enclosures.	The Detailed SSDA is supported by a Qualitative Wind Assessment prepared by CPP Wind Engineering Consultants which identifies that windier conditions are anticipated on the Level 3 communal terrace and pool deck and recommends the partial enclosure or vertical screening of Level 3 to reduce cross flows through the space. The design and integration of vertical screening is being developed by the design team and can form a condition of consent on the detailed SSDA. Overshadowing diagrams have also been prepared by KHA which demonstrates that 50% of the communal open space receives at least 2 hours of direct solar access between 9am and 3pm on the winter solstice.
	3.3	The Panel requests clarification on the extent of the concrete structural slab adjacent to the pool and its implications for the landscape design.	The structural strategy has been designed to limit transfer zones to the podium level. Continuous columns carry loads down the tower and are distributed

		via a transfer slab at the podium to the studio apartment walls and columns, which then transfer the loads down to the basement. Transfer slabs are located across the northern length and southern corners of the podium. These slabs are expressed as a 600 mm upstand on Level 3 and a setdown to the slab below, while maintaining 2.7 m ceiling heights and accommodating appropriate service zones for the studios beneath. Refer to p. 43 of the attached Design Report.
	3.4	The Panel confirmed that the additional 400mm in ceiling was supported and that any additional ceiling height reduction on the communal amenities level will require further review. Noted.
	3.5	The Panel considered that the sections provided did not clarify how landscape maintenance beyond the balustrade would be carried out. This requires clarification. A maintenance access path is provided adjacent to the balustrade. Maintenance beyond is proposed through the balustrade openings.
Tower form	4.1	The Panel reiterated that the success of the competition scheme was based on the slender tower form and strategy of locating bulk within the winter solstice solar access plane projected from the competition envelope. The extent of the penthouse floorplate has been reduced to the south back to the competition scheme line and landscaping reinstated to improve the slenderness of the tower.
	4.2	The Panel raised concerns regarding the bulk of the penthouse floorplate, particularly on the southern façade, which has reduced the perceived slenderness of the tower form. The Panel requested the penthouse floorplate and roof be reduced back to the competition scheme line and landscaping reinstated to soften the form. The extent of the penthouse floorplate has been reduced to the south back to the competition scheme line and landscaping reinstated to improve the slenderness of the tower.
	4.3	The Panel notes that the lift overrun and egress stairs appear visually prominent – refer to the Competition Scheme for reference – and requested that options are explored to minimise their height. The stair volumes have been adjusted to minimise bulk and visual impact through the following strategies: ▪ Relocating the core further north by 670mm ▪ Reconfiguration of the stairs to the penthouse level to achieve a lower built form ▪ Reconfiguration of the stair pressurisation duct work and plant locations for further review and development during design

		development and services coordination.
		The lift overrun height is determined by technical requirements.
	4.4 The Panel recommended refining bedroom column locations – when integrated into the façade – to improve outlook and views.	The structural positions have been determined to balance functional internal layouts and façade design, view amenity and comments relating to the solidity of the tower façade. Detailed structural positions will be further reviewed as the design develops.
Tower façade	5.1 The Panel requested greater cohesiveness between Levels 4-12, the sub-penthouse and the penthouse façade on the south and the north. The north façade required refinement to better resolve the column positions and dividing walls of the upper levels that are asymmetrical and how they relate to the more symmetrical lower levels.	Façade articulation and modelling have been refined to the northern and southern elevations. The original competition design intent for the top-level penthouse to be articulated as a glazed pavilion has been reinstated.
	5.2 The Panel recommended further refinement of material selections, including the extensive use of colour-backed glass. The colour selection should also include this façade element.	Colourback glass is no longer proposed to the tower façade. Instead, the solid elements have reverted to a profiled metal cladding, integrated within the façade system. Colourback glass is maintained to the podium levels where this proposed materiality is fitting with adjacent materials. Colourback glass samples and colours are included in the material sample board submitted with the detailed SSDA.
	5.3 The Panel recommended exploring additional sun shading to the southern façade.	Potential for additional required solar shading to the southern façade will be further reviewed with the ESD consultant in conjunction with the requirement to achieve the project NATHERs rating. An ESD report will be submitted with the SSDA.

4.5 Design refinements prior to lodgement

Additional design development has been undertaken prior to formal lodgement to address the DIP comments. The key areas of refinement include:

Ground floor:

- Further refinement of the main entry, including an extended awning and the development of door handles and lighting fixtures.

Podium levels:

- Refinements to the balcony detailing
- Amendments to the shape of the brick column detailing from circular to rectangular.

Tower:

- Increase to the tower form curved radius from 450mm to 800mm
- Amendments to tower materiality from terracotta cladding to brick materiality
- Increase in solidity to the tower form.

The proposed design refinements were circulated to the DIP Chair prior to lodgement. The DIP Chair confirmed via email on 26 March 2026 that the revised scheme retains the potential to demonstrate design excellence.

5 Delivering Design Excellence

This Design Integrity Report outlines the design excellence process that has been undertaken as part of the redevelopment of 45–53 Macleay Street, Potts Point and how the design integrity process will continue to ensure that design excellence is maintained. This design integrity process has been established in accordance with the requirements of the approved Concept SSD and should be read in conjunction with the DIP Summary Endorsement letter.

This Design Integrity Report clarifies that the open items raised by the Panel have been addressed as part of the detailed SSDA submission.

Design excellence will continue to be maintained throughout design development and subsequent phases of the project through the following:

- The Panel is to remain engaged throughout the assessment process and post approval stages, if required, providing support to the Proponent and the Department to ensure that design excellence is achieved, particularly if any significant design changes are proposed to the scheme post-exhibition of the SSDA.
- The Panel is to review and provide advice to the Department, as required, on the satisfaction of any relevant conditions of consent as it relates to design, materiality or achieving design excellence (particularly as it relates to any of the Jury's recommendations listed within the Competition Jury Report).
- Substantial design modifications may require an additional review by the Panel, including modifications that relate to changes in materials and/or the fundamental design elements.

In summary, the consent authority can be satisfied that the KHA scheme will maintain and deliver design excellence in accordance with the Competition winning scheme, and as refined throughout the design integrity process.

Disclaimer

This report is dated February 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Time & Place Pty Ltd (**Instructing Party**) for the purpose of Design Integrity Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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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 Competition Jury Report

The logo for URBIS, featuring the word "URBIS" in a bold, sans-serif font. The letters "R" and "B" are partially enclosed by a white square frame that is open on the right and bottom sides.

URBIS

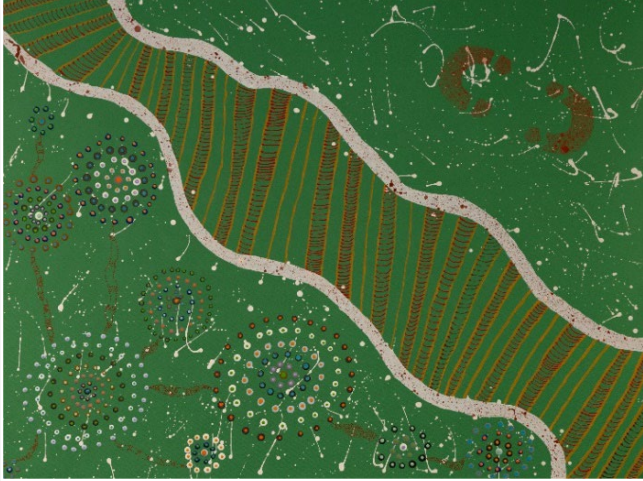
ARCHITECTURAL DESIGN COMPETITION REPORT

45-53 Macleay Street,
Potts Point

Prepared for
TIME & PLACE
24 April 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0035022
Report Number	Final



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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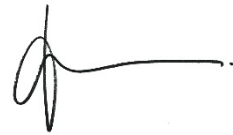
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JURY ENDORSEMENT

Jury Member	Signature	Date
Paulo Macchia (Chair)		16/04/2025
Bianca Pineda		16/04/2025
Sandra Furtado		16/04/2025
Kerry Clare		22/04/2025
Edward Pearce		16/04/25

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 (**Competition**) to select the winning architectural design for the redevelopment of 45-53 Macleay Street, Potts Point (**site**).

Time & Place Pty Ltd (proponent) invited five architectural teams to participate in the Competition and prepare development proposals for the site. These teams were:

- SJB
- Bates Smart
- Smart Design Studios
- FJC Studio
- Kerry Hill Architects

All five competitors participated in the Competition and produced a final submission for consideration and assessment by the appointed Architectural Design Competition Jury (**Jury**).

The Competition was undertaken in accordance with the City of Sydney Competitive Design Policy (the Policy), the Government Architect NSW Design Competition Guidelines (Guidelines) (dated September 2023), Clause 6.21 of the Sydney Local Environmental Plan 2012 and Competitive Design Process Brief (Competition Brief) prepared by Urbis and endorsed by the GANSW on 29 January 2025.

The purpose of the Competition was to select the highest-quality architectural, landscape and urban design solution for the development of the site based on the comparative evaluation of the five schemes submitted by competing architects.

Each competitor prepared a design scheme for a shop-top housing development at the site, comprising commercial uses on the ground floor and residential development on the levels above.

The proposal is for a 13-storey building up to a maximum height of 55.05m and includes the following:

- Retail and residential land uses.
- An FSR of 4.29:1 equating to 5,529.8 sqm of GFA.
- Ground floor retail and commercial uses with 12 storeys of residential tower above.
- Three basement levels for parking, services and storage; and
- Vehicular and loading access from McDonald Street

This report has been prepared in accordance with these requirements and outlines the Competitive Design Process, the Jury's assessment of each scheme, and sets out the Jury's rationale for selection of the winning scheme.

Each Jury member has reviewed and endorsed the content contained within this Report.

1.2. SITE DESCRIPTION

The site is located at 45-53 Macleay Street, Potts Point and is within the City of Sydney LGA. It is legally described as SP 934. It is regular in shape, has an area of approximately 1,289sqm. The site is located on Gadigal Land.

The site has a primary frontage to Macleay Street (which accommodates pedestrian access to the building), a secondary frontage to McDonald Street (which provides vehicular access) a laneway frontage to McDonald Lane.

The Potts Point streetscape has a strong Victorian, Federation and Interwar character. The variation in height and density is a characteristic of the locality, with its skyline easily identified by taller buildings along the ridgeline that runs continuously from its high point on Bourke Street, Surry Hills to the harbour at the northern ends of Potts Point.

Macleay Street is typified by residential apartment buildings above ground-level retail spaces (creating a primary retail spine). These buildings are generally built to the street edge and balconies are inset within the overall building form.

The site currently accommodates a 12-storey residential flat building containing 80 studio apartments, constructed in the 1960s. The existing building is in the north-east corner of the site, with parking on the remainder of the ground floor and level 1.

The competitive design process applies to the entire site area, as outlined in 'red' in Figure 1.

Figure 1 Location and extent of the competitive process (Aerial photograph of the site).



Source: Urbis

1.3. THE PROPONENT

The proponent for the Design Competition is Time and Place Pty Ltd who are the developer. The proponent invited five competitors to prepare proposals for the site.

1.4. THE CONSENT AUTHORITY

The site is located within the City of Sydney Local Government Area (LGA). The DPHI is the consent authority that will determine any future detailed DA as the project is SSDA.

The outcome of this competitive process does not fetter the decision of the consent authority in the determination of any subsequent development applications for this project.

1.5. DESIGN INTEGRITY

Following the conclusion of the competitive design process, the final design is to be lodged as a SSDA. Prior to lodgement, the design will be reviewed by a Design Integrity Panel (DIP) comprising the Jury members.

The DIP must form the opinion that the development is capable of achieving 'design excellence' prior to the lodgement of the SSDA.

If the pre-SSDA DIP review finds that the scheme does not meet the design excellence qualities of the Competition winning scheme, recommendations will be made by the DIP and amendments to the scheme in response to these recommendations must be accepted by the DIP prior to the lodgement of the SSDA.

Significant design modifications throughout the design development or SSDA processes will require an additional review by the DIP, including modifications, changes to materials, specifications, or detailing.

At the time of the pre-SSDA submission review, the DIP may nominate additional review points post-approval to support design integrity through to completion.

1.6. IMPARTIAL OBSERVERS

Throughout the Competition, impartial observers appointed by DPHI and the City of Sydney were granted access to all Competition documents and invited to the briefing session and the competitor's presentations.

1.7. REGULATORY FRAMEWORK

The key planning objective for the competition was to provide a design capable of achieving design excellence, and compliance with the relevant planning frameworks:

Relevant Environmental Planning Instruments:

- State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)
- State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)
- State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)
- Sydney Local Environmental Plan 2012 (SLEP2012)

Design excellence is a statutory requirement of Part 6, Division 4 Design Excellence of the LEP.

In accordance with Clause 1.2 under the City of Sydney Competitive Design Policy 2013 and Section 3.3.2 of the Sydney Development Control Plan 2012, the following requirements for design excellence strategies are outlined:

- (a) the location and extent of each competitive design process;*
- (b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or competitive design alternatives;*
- (c) the number of designers involved in the process(es);*
- (d) how fine grain and contextually varied architectural design is to be achieved across large sites;*
- (e) whether the competitive design process is pursuing additional floor space or height;*
- (f) options for distributing any additional floor space or height which may be granted by the consent authority for demonstrating design excellence through a competitive design process; and*
- (g) the target benchmarks for ecologically sustainable development.*

1.8. EVALUATION OF THE SCHEME

An analysis and evaluation of the design entries was undertaken in accordance with the assessment criteria contained within the Competition Brief. This included consistency with the design and commercial objectives and compliance with the relevant planning controls. The Competitive Design Process has resulted in a winning scheme that was determined by the Jury to demonstrate the potential for the highest design quality.

The Jury unanimously resolved that the scheme prepared by Kerry Hill Architects (KHA) best demonstrated the ability to achieve design excellence as per Part 6, Division 4 of the SLEP 2012 and the Competition Brief requirements. The Kerry Hill Architects' scheme was subsequently awarded the winner of the Architectural Design Competition.

Detailed within Section 4 of this Report are those features that the Jury considers to be fundamental to the design integrity and those issues that need to be resolved and refined during detailed design development.

Details of each competitor's scheme and the Jury deliberations are discussed in the following sections.

2. ARCHITECTURAL DESIGN COMPETITION PROCESS

2.1. OVERVIEW

The process undertaken is described in detail as follows:

- Five architectural teams were invited to participate in the Competition, held over a five-week period.
- The Competition Brief was prepared by Urbis and endorsed by the GANSW on 29 January 2025.
- The Competition Brief was issued to Competitors and Jury members on 29 January 2025.
- A briefing session was held on 31 January 2025 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 Competition procedures.
- All competitors received technical support through the Competition with access to technical advisors.
- On Friday 7 March 2025, all competitors submitted a Design Report (final Submission), articulating their proposed architectural scheme for the site.
- Each competitor presented their proposed architectural scheme to the Jury during the Final Presentation date held on Monday 24 March 2025. The Jury deliberations were held on the same day.
- One scheme was chosen as the winner of the Competition. This decision was made on 24 March 2025.

The Competition was undertaken in an open and transparent manner in consultation with GANSW officers and impartial observers. The GANSW and impartial observers were involved in the Design Competition Process as follows:

- GANSW – reviewed, provided comment, and endorsed the Competition Brief and attended the Final Presentation process.
- City of Sydney – reviewed and provided comment to the Competition Brief and attended the Final Presentation process. City of Sydney's comments were limited to competition related procedural matters.
- Impartial observers from City of Sydney (CoS) and Department of Planning, Housing and Infrastructure (DPHI) viewed and observed the Competition Brief and the Final Presentation process.

2.2. PARTICIPATING ARCHITECTURAL TEAMS

The five architectural teams that participated in the Competitive Design Process were:

- **SJB**
- **Bates Smart**
- **Smart Design Studio**
- **FJC Studio**
- **Kerry Hill Architects**

2.3. JURY

The Jury appointed for the Competition were:

- **Paulo Macchia** (Chair) – Director Design Governance – Government Architect NSW
- **Bianca Pineda** – Associate Studio Director – Aspect Studios
- **Sandra Furtado** – Director - Furtado Sullivan
- **Kerry Clare** – Director – Clare Design
- **Edward Pearse** – Director – Time & Place Pty Ltd

All Jury members were endorsed by the GANSW and City of Sydney Council. All members of the Jury have extensive experience in architecture, urban design, and development.

2.4. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the Competition and a technical assessment of each scheme's final submission was provided to the jurors and observers. The technical advisors involved in the Competition are identified in Table 1.

Table 1 Technical Advisors

Name	Organisation	Discipline
Andrew Harvey	Urbis	Director
Vijay Prabhu	Urbis	Associate Director
Sam McGough	Urbis	Competition Manager/ planner
Richard Hirst	WT Partnership	Quantity Surveyor
Nemesio Baison	Arcadis	Civil Engineering
Mays Chalak	IGS	Building Services
Ben Loe	E-Lab	ESD
John Oultram	John Oultram	Heritage
Josh Milston	JMT	Traffic

2.5. INVITED IMPARTIAL OBSERVERS

The Competition and final Jury deliberations were overseen by several impartial observers who attended various stages of the Competition and had access to key documentation including the Competition Brief.

The impartial observers included Sylvia Correia and Julia Errington, both of CoS, and Justin Keen of DPHI.

2.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

Key dates of the competition are outlined in Table 2

Date	Milestone
29 January 2025	Commencement Date
31 January 2025	Competitors briefing session
13 February 2025	Progress session (optional) – Smart Design and KHA
20 February 2025	Progress session (optional) - SJB
25 February 2025	Quantity surveyor meeting
20 March 2025	Selection panel briefing session
7 March 2025	Final submission lodgement date
10-14 March 2025	Review of final submissions and technical reporting
19 March 2025	Lodgement of presentation date material
24 March 2025	Presentation Dates
Within 14 days of Presentation Date	Decision date
Within 21 days of Decision Date	Notification to competitors
Within 21 days of Decision Date	Competitive Design Process Report

3. EVALUATION

3.1. OVERVIEW

Following the submission of the final competitive design schemes, a technical assessment and compliance review of each competitor's submission was undertaken by the appointed technical advisors. This review was provided to the Jury 20 March 2025.

During the final presentations, each competitor presented their scheme to the Jury to explain 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 broader public benefits of their respective schemes.

In accordance with the assessment criteria in the Brief, the design schemes were analysed and assessed by the Jury with a focus on design quality and the planning, design, and commercial objectives of the Brief.

Assessment of the design merits occurred and areas for further development were also identified and discussed during the deliberation process.

The following section of the report outlines each of the five design schemes in more detail and provides the Jury's assessment of each.

3.2. SJB

The Jury was impressed with the boldness of the SJB scheme which integrated the affordable housing throughout the tower of the building. The Jury noted that SJB's stacking of the affordable housing was unique and provided a unifying element to the building, however noted that there may be operational challenges from a Community Housing Provider management perspective, that would need to be addressed in design development.

The scheme achieved the apartment mix identified in the Brief. The apartment layouts were generally well-resolved with the potential for good liveability and amenity. The ground floor plan provided for good street activation, high-quality public space, and large retail areas.

Universal design requirements, particularly in regard to the 'Murphy' bed proposition in the affordable housing units would need further review. The Jury queried the single lift over nine levels servicing the affordable housing units -should the lift require maintenance DDA access to apartments would be difficult to achieve. The Jury also questioned whether bathrooms would meet DDA requirements.

The construction sequence and façade design and materiality were well considered however sunshading effectiveness to northern and south-western glazing needed to be further developed. The south-western corner of the building could benefit from further resolution to enhance its functionality and visual appeal.

The break-up of the podium level design was commended. However, further analysis of the relationship with the adjacent heritage buildings and awnings would be needed to ensure cohesion in the urban fabric.

The Jury acknowledged that the scheme provided a considered sustainability strategy, which focused on maximising views and cross-ventilation, along with incorporating ESD features such as photovoltaic systems on the roof and reuse of existing materials.

The Jury acknowledged that the basement layout with perimeter parking, column free space and a central core was simple and efficient and that issues with the truck unloading and access to the lift could be resolved.

Figure 2 SJB Photomontage



3.3. BATES SMART

The Jury noted that the Bates Smart scheme was an accomplished design with high compliance with the brief and planning controls.

The articulation of the building massing through carefully calibrated façade elements and materiality was commended by the Jury. The Jury complimented the high amenity of the communal space offering and noted that the scheme achieved good, contiguous deep soil areas at the ground plane which would support strong landscape and microclimate outcomes.

The Jury noted the difficulty providing shading appropriate to the curved glazing which would need to be further resolved

The Jury commended the affordable housing studio apartment layouts, noting that they had the potential to meet universal design requirements, and also the provision of quality communal outdoor space. The naturally ventilated corridors were considered a good aspiration however the length of corridors on each level would need further consideration.

Other elements that the Jury agreed needed further resolution included the area required for the basement ramp and its impacts on the south-western corner of the building and design of the affordable housing entrance lobby.

The Jury noted the Bates Smart scheme had a well-considered public art strategy and a very thoughtful and appealing courtyard landscape design.

The scheme incorporated a southern setback that provided visual connection though to McDonald Lane, rather than a physical connection. The Jury considered this area could be refined to offer generosity of a pedestrian connection. However, the visual amenity through to McDonald Lane was commended.

The scheme had considered passive ESD elements and window to wall ratio, and the Jury complimented the Juliet balconies which increase the amenity for many of the bedrooms.

The Jury noted that the scheme offered a good relationship and connection to Macleay Street, particularly at the southeastern corner of the site. It was acknowledged that the consolidated retail tenancy would allow for flexibility for future tenants, and the awning above ground level would provide a good level of pedestrian amenity. Overall, the scheme achieved a strong outcome for the urban streetscape of Potts Point.

Figure 3 Bates Smart Photomontage



3.4. SMART DESIGN STUDIO

The Jury concluded that the Smart Design Studio scheme demonstrated a thoughtful analysis of the neighbourhood, beautifully integrating local stories into the building materiality. The Jury noted that the building had a strong aesthetic that clearly expressed the angled planning arrangements developed to capture views. The consideration given to the scale and proportions of the podium and tower and how they relate to the surrounding heritage fabric was considered a strength of the scheme and the Jury noted positively the clear order and hierarchy of the building design.

The main entrance position and levels would need further consideration to provide universal access. Repositioning the entry could allow the two retail spaces to be combined and meet the requirements of the brief.

The scheme provided good visual links via the through site link along the southern boundary. However, the narrow width and limited pedestrian path raised concerns relating to visibility, safety and accessibility. The additional landscape along Macdonald Lane and the driveway access off the lane were innovative solutions but raised concerns about functionality, the loss of on-street parking, truck turning requirements and possible approval issues.

The building envelope chamfer in the south-west corner of the site was challenged and further investigation would be needed to ensure amenity for neighbours.

The activation of both Macdonald and Macleay Streets was commended by the Jury, including the recessed entry along Macleay Street eliminating the need for an awning. The Connecting with Country strategy was commended by the Jury and the generous provision of landscaping and deep soil was supported.

The consideration of environmental strategies including the floor-by-floor plant, ceiling fans throughout and the “passive vent” solution was appreciated.

The Jury noted that the proportion of living space to bedroom and ensuite space in some apartment layouts could be more balanced to meet market expectations and that the lap pool position could be reviewed to achieve better solar access.

Figure 4 Smart Design Studios Photomontage



3.5. FJC STUDIO

The Jury noted that the FJC Studio demonstrated a deep understanding of the urban history of Potts Point, and clearly articulated how it informed their design response, with the podium referencing the interwar brick buildings and the tower referencing the modernist apartments along Wylde Street, optimising views to the harbour. Views from the podium units along Macleay Street could be achieved through some planning and facade adjustments.

Some of the proposed apartment geometries would need to be developed to better resolve internal planning arrangements, and the position and expression of the inset balconies need further integration with the aspirations of the façade design.

The Jury noted the sizeable common circulation spaces in the podium's affordable housing levels and whether reorganisation could achieve wind protected social spaces adjacent to the corridor circulation for better amenity. The functionality of the seatings areas at the level was unclear.

A generous communal gathering space is proposed for the south-west corner of the site which is inspired by the principles of Connecting with Country. The space is described as a pocket park integrated with the through site link. Further development of the space would be needed to ensure CPTED and universal access principles could be met.

The apartment layouts in the podium have generous living spaces and wide access to iconic views. Secondary access to the eastern apartments provides excellent flexibility for the occupants.

The Jury acknowledged the scheme had high compliance with solar access and cross-ventilation requirements.

Figure 5 FJC Photomontage



3.6. KHA

The Jury commended KHA's overall planning approach and the considered analysis of surrounding buildings to justify increased height beyond the competition envelope. The Jury supported the proposed reduced footprint and slenderness of the tower which, results in improved view and solar impacts to the neighbouring developments. The Jury concluded that the merit-based height non-compliance was well founded and could have the potential to be supported through the approval process.

The Jury noted that the increased southern setback has created a meaningful, activated and publicly accessible through site link. It also reduced construction risks pertaining to excavation along the southern boundary. The ground plane is well-designed and BOH areas condensed and rational. Effective street activation has been achieved from midway along McDonald Street, extending along the Macleay Street and turning the south-east corner to activate the through site link. It was noted however that further refinement would be required to address universal access and the level differences between Macleay Street and Macdonald Lane.

The Jury commended the generous provision of communal open space on the north of the podium. The extensive landscaping should be developed to include quality social spaces and with landscape maintenance and universal access issues in mind. The Jury agreed the Level 2 communal open space was well integrated and close to affordable apartments, receiving sunlight from 2 pm onwards.

The ground level plan was thought to have a good provision of deep soil along the southern portion of the site due to the resolution of the basement design. A generous landscape vista from Macleay Street will be achieved, and the Jury appreciated that the scheme did not rely solely on the western edge for deep soil.

The planning arrangements of the affordable and the market apartments are well considered and have the potential to provide very high amenity. The tower apartments have three sided access to light, air and views or vistas and thoughtful sequencing of private and public spaces. Levels 4 to 13 follow a consistent plan, showing well-thought-out apartment planning with a good balance of living space and balcony.

The Jury noted that the linear balcony on the front edge at the affordable housing units provides good options for access to natural ventilation.

More holistic development of the façade is recommended to create a consistent language for the building that is informed by its context within Potts Point.

Figure 6 KHA Photomontage



4. JURY RECOMMENDATION

The Jury evaluated the design schemes in the Competition for the redevelopment of 45-53 Macleay Street, Potts Point. Of the five schemes presented, the Kerry Hill Architects' scheme was determined to be highly successful with its clear urban strategy, thoughtful planning, quality public realm and high amenity for affordable housing. In the opinion of the Jury, the Kerry Hill Architects scheme was the most capable of achieving design excellence.

The Jury selected the Kerry Hill Architects scheme as the preferred scheme to progress to the detailed SSDA phase.

The Jury made the following recommendations regarding the key design qualities to retain and recommendations for detailed design development.

Key design qualities to retain:

- Well-designed luxury apartments – the resident experience should be maintained, with a clear vision and sequencing of spaces. The final design should retain the clear planning of apartment layouts with a good balance of living space and consistent approach, ensuring a high-quality living environment. Overlooking between apartments should be minimised.
- The high amenity achieved by the planning arrangements of the Affordable Housing apartments should be maintained.
- Slender tower form - the slender tower form should be retained to improve solar access and reduce overshadowing to the neighbouring residents when compared to the competition envelope, while also increasing access to vistas, providing residents with better views and a sense of spaciousness.
- Through site link – the increased width (from the competition envelope), openness to the sky and provision of deep soil areas of the through-site link should be maintained.
- The generous communal open space offering – the communal open space offering in the proposal should be maintained, including generous communal open space on the podium, with a pool, pool deck, and water/garden feature. The height of the ceiling will need to complement the depth of the space, provide enough height for the proposed landscape, conceal services and provide appropriate acoustic attenuation.
- Amenities for Affordable Housing – maintain the amenity provided to the affordable housing residents, including a dedicated communal open space and laundry area.
- Sustainability maintains features such as optimised natural ventilation, sun shading appropriate to orientation, roof space PV panels, and recycled brickwork
- Activation – maintain the amount of quality activation along Macdonald and Macleay Streets and the through site link. To this end the access to services from Macdonald Lane is supported by the Jury.

Recommendations for detailed design development:

- Through-site link - Universal access to the through-site link is essential. The western interface with Macdonald Lane should be designed at a pedestrian scale, while the eastern interface with Macleay Street should adopt a more urban scale through analysis of the street's character and built form. The portal can be generous whilst still relating to neighbouring buildings Treatment and integration of gates for after-hours use should be developed to maintain visual permeability.
- The main apartment entry may be best relocated further south along Macleay Street or to the through site link to avoid the need for a platform lift and to ensure that the retail spaces can be amalgamated into one to meet the requirements of the brief. Access between the truck dock to the lifts will also need to be achieved for functional building requirements.
- More holistic development of the façade is recommended to create a consistent language for the building that is informed by its context within Potts Point and to more successfully integrate the podium and tower elements.
- Develop a unified strategy for building to improve visual quality of the façade. This could involve exploring more solidity to reflect the surrounding built form and heritage fabric.

- Tower corner - Refine the design of the tower's corners, particularly the very northern edge, to ensure a consistent architectural expression across the building.
- South elevation - given the high visual exposure to Macleay Street, consider the composition and materiality of the elevation, particularly for the service areas. Materiality and contextual fit - Explore more contextual options including materials, colour, scale and proportions more characteristic of the area.
- Landscaping - The current design has the potential to provide a rich landscape character. The viability of the plant selection and supporting soil depths must be maintained to ensure sustainability in the long term. Deep soil areas should be carefully considered in how it can support both water capture and supporting tree health.
- An additional window to each of the western and southern studio apartments should be provided. Windows to bathrooms on external walls should also be considered for inclusion.
- Refine the materiality of the entrance to the basement to have a quality street level presentation.
- Further analysis and testing to resolve the exclusion or inclusion of awnings will be required.

The Jury noted that subject to the above recommendations, the Kerry Hill Architects scheme is considered capable of achieving design excellence.

5. CONCLUSION

This report provides a summary of the outcomes of the invited Architectural Design Competition for the redevelopment of 45-53 Macleay Street, Potts Point.

This report outlines the competitive design process and summarises the Jury's comments and recommendations for the preferred scheme, as follows

- An Architectural Design Competition was undertaken for the redevelopment of the site.
- The Competition was undertaken in accordance with the City of Sydney Competitive Design Policy (the Policy), the Government Architect NSW Design Competition Guidelines (Guidelines) (dated September 2023), Clause 6.21 of the Sydney Local Environmental Plan 2012 (SLEP 2012) and Competitive Design Process Brief (Competition Brief) endorsed by GANSW 29 January 2025.
- The Kerry Hill Architects scheme was determined unanimously by the Jury as the winning scheme of this competitive design process. This scheme is to progress to the preparation of a SSDA and lodgement to the DPHI. The Jurors considered the Kerry Hill Architects to be the best in meeting the objectives of the Brief.
- Subject to the refinements outlined in Section 4, the winning scheme largely fulfils the design and planning objectives of the Brief, and is considered capable of achieving design excellence.
- The design excellence process for the delivery of the proposal should include a quorum of the Jury as a Design Integrity Panel to ensure commercial and design excellence requirements are maintained.
- The winning design team includes Kerry Hill Architects. Both are to be retained in order to maintain the design integrity of the development through to completion.

The Jury confirms that this Report is an accurate record of the Competitive Design Process and endorses the assessment and recommendations contained within.

DISCLAIMER

This report is dated 24 April 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Time & Place (**Instructing Party**) for the purpose of Competition Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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 B Terms of Reference

45-53 Macleay Street – Design Integrity Panel - Terms of Reference

These terms of reference have been prepared in accordance with the requirements of the Design Excellence Strategy for 45-53 Macleay Street Potts Point. These terms of reference outline the following:

- The role of the Design Integrity Panel (**DIP**) to review and advise on the design development of the proposal, including to ensure that the principals of design excellence from the winning proposal are retained and / or improved in the State Significant Development (**SSD**) scheme;
- That the DIP will review and provide advice prior to the lodgement of any future SSD applications to the NSW Department of Planning, Housing and Infrastructure (DPHI), and be retained during the assessment and post approval stages; and
- Governance arrangements for the DIP including meeting frequency, secretariat functions, dispute resolution and deliverables.

Contents

1. Purpose
2. Scope of review
3. Who sits on the DIP
4. DIP management
5. Role of the chair
6. Meetings and advice
7. Review session attendance
8. Dealing with interests
9. Confidentiality
10. DIP member remuneration

Appendices

Appendix A – Design Excellence Strategy

Appendix B - Architectural Design Competition Report

PREAMBLE

The Design Integrity Panel will form an integral part of the design progression and resolution for the development of a shop top housing development located at 45-53 Macleay Street, Potts Point (**the site**).

A Competitive Design Process (the Competition) was successfully undertaken by Time & Place (**the Proponent**), as guided by the requirements of the GANSW Design Competition Guidelines 2023 (**GANSW Guidelines**). The Competition concluded with Kerry Hill Architects (**KHA**) being selected as the winner of the Competition and the appointed Design Architect, for the reasons outlined in the endorsed Architectural Design Competition Report (**Jury Report**), dated 24 April 2025 (**Appendix A**).

Prior to the lodgement of a State Significant Development Application (**SSDA**) and in accordance with the approved Design Excellence Strategy, the Proponent is to establish a Design Integrity Panel (**DIP**) to review the proposal to ensure key design excellence attributes noted in the competition report are retained or improved upon through the development of the design.

This document sets out the Terms of Reference for the proposed DIP process and its constituent members.

1. Purpose and scope

The role of the DIP is to provide independent, expert, and impartial design advice to support design excellence, having regard to the matters for consideration for awarding design excellence as described in the *Sydney Local Environmental Plan 2012 (LEP)* and the requirements of the endorsed *Design Excellence Strategy*, built form controls, and the Jury Report.

The DIP will review the design refinements against the development areas outlined in section 4 of the Jury Report, as well as ensure that the design excellence qualities, as outlined in the Jury Report, are maintained and/or improved and that the refined scheme, which will form the SSDA, achieves design excellence.

As set out in the Jury Report, the Panel will provide advice on the scheme prior to the lodgement of any future Development Application(s) and will be retained during the assessment and post approval stages (i.e. to review any substantial amendments made to the design). The design integrity process will support the Proponent and Department of Planning, Housing and Infrastructure (**DPHI**) to ensure design excellence is achieved.

The role of the Panel is advisory only to ensure that the recommendations set out under Section 4 of the Jury Report are satisfactorily addressed and subsequently endorsed by the Panel.

2. Scope of review

During review sessions, DIP members will provide independent and impartial advice relating specifically to the identified development areas under section 4 of the Jury Report, with an emphasis on achieving design excellence.

Immediately following each Panel review session, the design integrity manager (Urbis) will prepare a summary of the advice and recommendations.

This summary will be circulated to the Panel for comment within two (2) working days following the DIP review meeting. The DIP Chair will validate the review session summary within three (3) working days following its circulation to the Panel. The Chair will be Paulo Macchia. The Panel's advice is to be guided by the recommendations of the endorsed Jury Report.

The DIP will also have due regard to the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Sydney LEP 2012.

3. Who forms the DIP?

As per Section 4 of the Design Excellence Strategy, the DIP shall comprise at least three members of the Competition Jury, including a chair to review the design.

If the original Jury members are not available, Section 1.5 of the Jury Report confirms that suitable alternatives may be nominated and agreed in writing by the consent authority (in consultation with GANSW).

The DIP members are:

1. Paulo Macchia (Chair)

2. Kerry Clare – City of Sydney nominee

3. Sandra Furtado – Proponent nominee.

4. DIP management

The Proponent's appointed DIP Manager, Urbis, will convene the DIP meetings, coordinate DIP submissions, and manage sessions via Microsoft Teams or in person at Level 8, 123 Pitt Street, Sydney, as appropriate.

Urbis will provide secretariat support to the DIP for the delivery of the process, including assistance with preparing summaries of advice, meeting minutes (Refer to Section 6 of these Terms of Reference) and the final DIP endorsement of the proposal prior to lodgement of the SSDA(s). These functions will be overseen and endorsed by the GANSW.

5. Role of the chair

The Chair is responsible for clarifying and summarising the DIP comments on all issues and subsequently providing advice, informed by the DIP expertise, to the Proponent and Design Architect. A key function of the Chair is to seek a consensus amongst the DIP at the conclusion of each DIP meeting, and prior to the issue of any recommendations or advice.

The Chair will endorse the written summary of advice, prepared by the DIP manager, following the consensus review of the written advice by the DIP members.

6. Meetings & advice

The DIP program will occur over an approximate 6-week period (indicatively 2 meetings), from August 2024 to September 2024. Each session will be scheduled to occur four weeks apart across this programme. Each session may focus on the same or different components of the development than the previous meeting, as necessary.

Each session will comprise:

- Briefing to DIP members
- Presentation from KHA Architects
- Interactive DIP and Architect Q&A
- DIP discussion
- Written summary of advice (DIP Manager)

The intent of the first DIP session is to seek endorsement for the key post design competition changes, and the intent of the second session is to review the design prior to formal lodgement of the SSDA.

Written summary of advice and recommendations will be circulated by the DIP Manager to the DIP within 2 business days of the DIP session. The DIP will have 3 business days to review, comment and validate the summary.

Final advice and recommendations, as endorsed by the Chair, will be distributed by the DIP Manager to all attendees and the Design Architect within five working days of the DIP session.

7. Review session attendance

KHA will present the Proponent's proposal to the DIP.

To streamline these sessions, KHA will circulate their presentation along with an agenda of key items for discussion at least five (5) working days prior to the presentation (through the design integrity manager).

Key stakeholders will also be invited to attend the review session as observers and may be invited to present and brief the DIP on specific issues relating to their respective disciplines, at the discretion of the Chair. This may include impartial observers from GANSW, DPHI, the City of Sydney or representatives of the Proponent.

8. Dealing with potential conflict interest

DIP members will be required to advise the DIP Manager immediately of any potential conflicts of interests that may arise. These will be dealt with in consultation with the GANSW.

All DIP members must adhere to the responsibilities and obligations set out under the formal letter of engagement (under separate cover).

9. Confidentiality

All information relating to the DIP program and design review is communicated to the DIP members and review attendees in the strictest confidence. Upon lodgement of an application, the final DIP written endorsement will be made publicly available during the SSDA assessment exhibition period.

10. DIP member remuneration

DIP member remuneration will be agreed between the Proponent and the DIP member, prior to engagement. The fee will be determined by the number of review sessions they are required to attend.

Signed

Paulo Macchia (Chair)

Kerry Clare

A handwritten signature in black ink, appearing to read "Kerry Clare", written over a horizontal line.

Sandra Furtado

A handwritten signature in black ink, appearing to read "Sandra Furtado", written over a horizontal line.

Appendix C Design Integrity Panel Endorsement Summary Letter

5 December 2025

Justin Keen
Senior Planning Officer
Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Justyn,

45–53 Macleay Street, Potts Point – Design Integrity Process – Summary and Endorsement

1. Introduction

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) for the 45–53 Macleay Street, Potts Point State Significant Development (**SSD**) in relation to the design integrity process. The intent of this letter is to provide confirmation of the DIP's summary of advice issued throughout the design integrity process relating to the development scheme. The DIP has been informed the Applicant intends to lodge the SSD following receipt of the endorsement.

In accordance with the endorsed Terms of Reference (**ToR**), the DIP for Macleay Street, Potts Point comprises three panel members who were previously part of the Competition Jury and has been selected in consultation with the Government Architect NSW. The members of the DIP are as follows.

Panel Member	Role / Position
Paulo Macchia FRAIA (Chair)	Director Design Governance – Government Architect NSW
Sandra Furtado	Director – Furtado Sullivan – Proponent Representative
Kerry Clare LFRAIA	Director – Clare Design – City of Sydney Representative

2. Background

Time & Place Pty Ltd (**the Applicant**) invited five competitors to participate in an Architectural Design Excellence Competition (**the Competition**) and prepare design proposals for the site. The design competition was held from January to March 2025, with the Architectural Design Competition Report (**Competition Report**) finalised on 24 April 2025. The Competition process is documented in the Competition Report.

As outlined in the Competition Report, the KHA scheme was unanimously chosen as the Competition winner. In reaching the verdict, the Jury identified several elements contributing to Design Excellence, to be retained and several development areas which required continued refinement prior to the Design Excellence being awarded to the KHA team.

In accordance with the Design Excellence Strategy, the Design Competition Brief, the Jury Report and the Terms of Reference (**Tor**), the DIP was established to provide independent, expert and impartial advice to ensure the achievement of Design Excellence.

3. Design Integrity Process

The intent of the design integrity process was to assist the Applicant and the design team in resolving the development areas identified in the Competition Report, whilst ensuring the fundamental design elements were retained or enhanced. The status of this is noted in the DIP advice and recommendations appended to this letter.

The DIP was formally engaged on 23 July 2025 and the design integrity process commenced on 19 August 2025. The DIP sessions occurred via Microsoft Teams and in person and were observed by members of the Proponent group, Urbis in their role as the DIP managers and DPHI assessing officers.

The advice and recommendations of the DIP during the design integrity process is appended to this letter and includes DIP Session 1 and 2, and advice on additional information issued to the DIP on 17 October 2025 to respond to the matters raised in DIP Session No. 2.

DIP Session No. 2

At the conclusion of DIP Session 2, the DIP concluded that the scheme has the potential to achieve design excellence, subject to further refinement, and supported the Applicant’s intention to proceed to lodgement of the SSDA.

A summary of the feedback provided by the Panel at DIP Session No. 2 is provided below:

- The ground plane and through site link are well resolved, subject to the resolution of the booster location
- Further design refinement is required to improve the amenity of affordable housing units, including corridor widths, acoustic separation from plant and services, solar access, outlook and adaptability.
- The landscape design is well resolved, however there are concerns regarding the winter amenity of the Level 3 communal open space.
- The penthouse floorplate should be reduced, landscaping reinstated to soften the form, and the height of the lift overrun, and egress stairs should be minimised to enhance tower slenderness – a key element of the competition winning scheme.
- Further refinement of material selections and greater cohesiveness in the façade is required.

On 17 October 2025, a package of additional information was provided to all DIP members via email. The status of the DIP advice from DIP session No. 2, based on the additional information provided, has been outlined in Table 1.

Table 1 Design integrity panel advice (DIP Session No. 2)

Focus Areas	Panel Advice	Response	Status
Through site link and ground plane	1.1 The Panel note that significant improvements have been made to the ground plane and consider the design to be well resolved.	Noted.	Closed.

	1.2	The Panel questioned the position of the booster on the site corner given its visual prominence and requested the design team investigate moving the booster further south along the Macleay Street façade.	Booster location has been relocated from the corner of Macleay Street and McDonald Street to the location identified by the DIP on Macleay Street.	Open.
	1.3	The Panel also identified additional public art opportunity locations on the McDonald Street and McDonald Lane facades.	Noted.	Closed.
	1.4	The Panel requested the Applicant provide DDA advice which confirms the accessibility of the McDonald Lane steps.		Open.
Podium	2.1	The Panel requested confirmation that the podium circulation areas meet the definition of 'breezeway' for GFA purposes.		Open.
	2.2	The Panel requested the design team resolve acoustic amenity impacts from plant and services on the affordable housing studios.	Mechanical louvres have been introduced with tensile wire for vertical landscaping to screen plant.	Open.
	2.3	The Panel raised concerns about the width of the corridors and requested that options are explored to increase widths to maintain amenity.	The width of the east-west corridors has been increased.	Open.
	2.4	The Panel encouraged the retention of windows to the affordable housing corner units to improve solar access and outlook.	Additional glazing has been added to corner studios.	Open.
	2.5	The Panel request clarification on whether affordable housing units can be made adaptable/accessible in compliance with the relevant requirements.		Open.
Landscaping and communal open space	3.1	The Panel considered that the landscape design is well resolved.	Noted.	Closed.
	3.2	The Panel raised concerns about the winter amenity of the communal open space area and recommended assessing winter temperature ranges and wind velocities and any required enclosures.		Open.

	3.3 The Panel requests clarification on the extent of the concrete structural slab adjacent to the pool and its implications for the landscape design.		Open.
	3.4 The Panel confirmed that the additional 400mm in ceiling height was supported and that any additional ceiling height reduction on the communal amenities level will require further review.		Open.
	3.5 The Panel considered that the sections provided did not clarify how landscape maintenance beyond the balustrade would be carried out. This requires clarification.		Open.
Tower form	4.1 The Panel reiterated that the success of the competition scheme was based on the slender tower form and strategy of locating bulk within the winter solstice solar access plane projected from the competition envelope.	The extent of the penthouse floorplate has been reduced to the south back to the competition scheme line and landscaping reinstated to improve the slenderness of the tower.	Open.
	4.2 The Panel raised concerns regarding the bulk of the penthouse floorplate, particularly on the southern façade, which has reduced the perceived slenderness of the tower form. The Panel requested the penthouse floorplate and roof be reduced back to the competition scheme line and landscaping reinstated to soften the form.	The extent of the penthouse floorplate has been reduced to the south back to the competition scheme line and landscaping reinstated to improve the slenderness of the tower.	Open.
	4.3 The Panel notes that the lift overrun and egress stairs appear visually prominent – refer to the Competition Scheme for reference – and requested that options are explored to minimise their height.	The extent of the penthouse floorplate has been reduced to the south back to the competition scheme line and landscaping reinstated to improve the slenderness of the tower.	Open.

	4.4 The Panel recommended refining bedroom column locations – when integrated into the façade – to improve outlook and views.	Open.
Tower façade	5.1 The Panel requested greater cohesiveness between Levels 4-12, the sub-penthouse and the penthouse façade on the south and the north. The north façade required refinement to better resolve the column positions and dividing walls of the upper levels that are asymmetrical and how they relate to the more symmetrical lower levels.	Open.
	5.2 The Panel recommended further refinement of material selections, including the extensive use of colour-backed glass. The colour selection should also include this façade element.	Open.
	5.3 The Panel recommended exploring additional sun shading to the southern façade.	Open.

4. Endorsement

In accordance with the ToR for Macleay Street, Potts Point DIP, this written summary of the design integrity process has been reviewed and endorsed by the DIP chair. The DIP chair confirms this is an accurate record of the DIP process.

Table 2 DIP Chair endorsement

Name	Signature	Date
Paulo Macchia FRAIA (Chair) Director of Design Governance – Government Architect NSW		5/12/2025

Yours sincerely,



Annika Hather
 Senior Consultant
 +61 2 8424 5122
 ahather@urbis.com.au

Appendix D Accessibility Statement

25 November 2025

Time and Place Ltd
Level 34 - Suite 3402
Australia Square
264 George Street
Sydney NSW 2000

Attention: Marc Yeo

Dear Marc,

**RE: 45-53 MACLEAY STREET, POTTS POINT – SSD-83867719
ACCESS OFF MCDONALD LANE – REV. 1**

STAC Consulting (NSW) Pty Ltd (STACC) have been engaged by Time and Place Ltd (the Applicant) to review the accessibility of the McDonald Lane steps associated with the proposed development at 45-53 Macleay Street, Potts Points. It is understood a State Significant Development Application is proposed to be submitted to the NSW Department of Planning, Housing and Infrastructure for the development of a mixed-use development with in-fill affordable housing at the subject premises, including the construction and operation of a 16-storey shop-top housing development comprising:

- 44 apartments, including:
 - 23 affordable apartments on podium level 1 and 2 which will be managed by a community housing provider (CHP) for 15 years
 - 21 market apartments over 12 levels
- Ground floor retail
- Four levels of basement for parking, services and storage
- Vehicular and loading access from McDonald Street
- Landscaping and communal open space.

Prior to submitting the State Significant Development Application, it is understood the Applicant has been requested by the project Design Integrity Panel (DIP) to provide advice which confirms the accessibility of the McDonald Lane steps (refer to Figure 1 below).

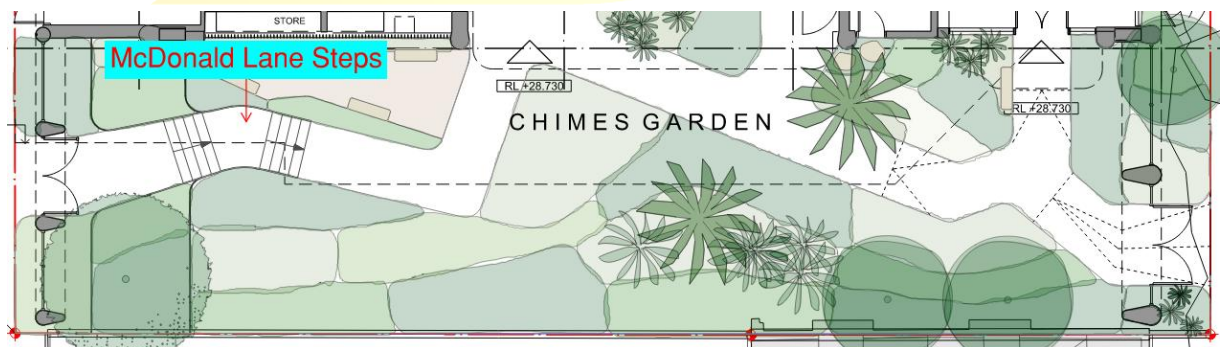


Figure 1 – Extract of KHA Drawing No. A1010 Rev. A dated 12.11.2025



In preparing this statement, we have reviewed, referenced and / or relied upon the following:

- National Construction Code 2022 Volume One Amendment 2 – Building Code of Australia (NCC)
- Disability (Access to Premises – Buildings) Standards 2010
- AS1428.1-2021 – General requirements for access – New building work
- Architectural plans prepared by Kerry Hill Architects Pty Ltd:

Drawing	Revision	Date	Drawing	Revision	Date
A0000	A	12.11.2025	A3001	A	12.11.2025
A0010	A	12.11.2025	A3002	A	12.11.2025
A0011	A	12.11.2025	A3003	A	12.11.2025
A1010	A	12.11.2025	A3004	A	12.11.2025

It is noted the Deemed-to-Satisfy Provisions of NCC Clause D4D3 require an accessway to be provided to a building required to be accessible from the main points of a pedestrian entry at the allotment boundary. Notwithstanding, we confirm we have reviewed the steps off McDonald Lane and have no objections to the preparation of a Performance Solution to be submitted with the Construction Certification application to address the provision of steps off McDonald Lane rather than a ramp or lift. This is on the basis that an accessway which complies with NCC Clause D4D3 and AS1428.1-2021 is to be provided to the Tower Lobby and Podium Lobby from Macleay Street (which will require further review as the design develops to ensure compliance is achieved), and the steps off McDonald Lane not forming part of a through-site link (noting it is understood there is no public footpath on McDonald Lane and the gates at the bottom of the stairs are proposed to be provided with access control for use by residents, staff and the like only).

In accordance with NCC A2G1, compliance with the NCC is achieved by complying with—

- (a) the Governing Requirements of the NCC; and
- (b) the Performance Requirements.

Performance Requirements are satisfied by one of the following:

- (a) Performance Solution.
- (b) Deemed-to-Satisfy Solution.
- (c) A combination of (a) and (b).

As can be seen above, the provision of a Performance Solution is an acceptable pathway to comply with the Performance Requirements of the NCC, subject to acceptance by all relevant stakeholders.

It should be noted that this statement does not include assessment or advice in relation to any other provisions or requirements beyond the omission of an accessway via the McDonald Lane steps.

Prepared By:

Tom Johnston
Director
Cert IV in Access Consulting
ACA Member No. 812

Prepared By:

Aaron Redfern
Director
Building Surveyor – Unrestricted
NSW Fair Trading BDC2321



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