

DESIGN COMPETITION REPORT

**1 & 2 MURRAY ROSE
AVENUE, SYDNEY
OLYMPIC PARK**

29 MAY 2018
FINAL
PREPARED FOR AUSTINO

URBIS

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EXECUTIVE SUMMARY

OVERVIEW

This Jury Report has been prepared in accordance with the Design Excellence provisions of the *Sydney Olympic Park Master Plan 2030* and the *Sydney Olympic Park Authority Design Excellence Policy 2017*. The report describes the competition process and the design brief, provides an assessment of the design merits of each entry submission, sets out the rationale for the selection of the preferred design, describes how it demonstrates design excellence, and concludes with recommendations to the proponent, the selected Architect and the consent authority for the further development of the recommended design.

The Sydney Olympic Park Master Plan 2030 requires that prior to the issue of development consent for 1-2 Murray Rose Avenue, an architectural design competition be undertaken. The site's Design Excellence Competition was conducted in accordance with the endorsed Design Competition Brief (Appendix A), which sought architectural schemes for two residential buildings comprising approximately 280 dwellings, basement car parking and a landscaped ground plane.

Figure 1 – Sydney Olympic Park Locality



Source: SOPA Master Plan Review 2016

PARTICIPANTS

The Design Competition was run as an invited single-stage process and took place on 21st March 2018.

The three invited Architectural practices presented to the Jury on this date. Consistent with the Competition Brief, the Jury decided upon a winning proposal by unanimous agreement, being the scheme presented by PTW Architects. The PTW scheme achieved the highest level of consistency with the Design Brief and demonstrated Design Excellence.

RECOMMENDATIONS

The Jury has recommended that the bonus floor space should be awarded to the PTW 'alternative' scheme. The Jury also made recommendations on the design, which are to be applied by the Proponent, Architects and the Consent Authority in the preparation and assessment of the future Development Application.

1. SITE DESCRIPTION

1.1. THE SITE

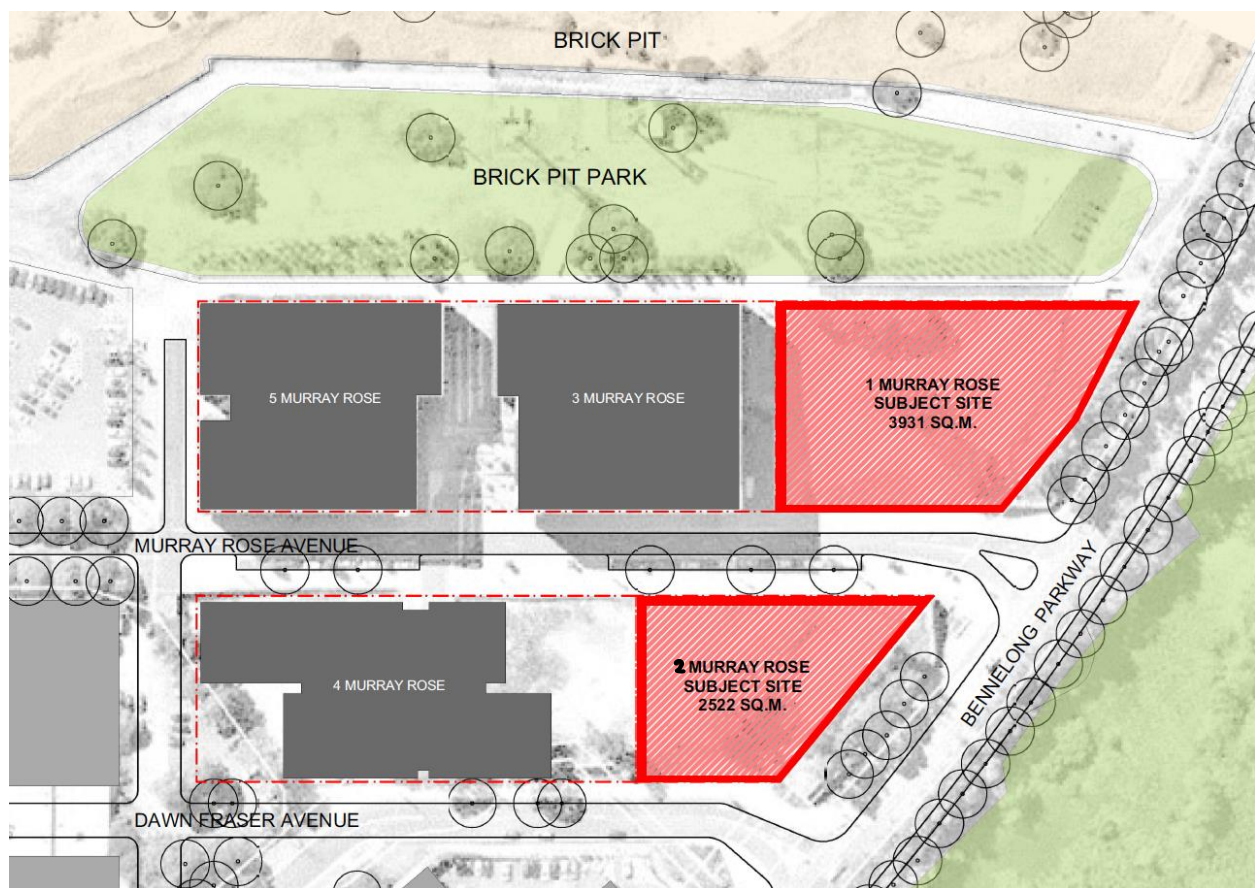
The site forms two blocks of land situated in the Parkview Precinct, in the north-eastern part of the Sydney Olympic Park, located at Nos. 1 and 2 Murray Rose Avenue. Murray Rose Avenue bisects the two sites, with both blocks also fronting onto Bennelong Parkway.

Nos. 1 and 2 Murray Rose Avenue are identified in red in Figure 2 below. They form a part of a wider site known as 1-5 Murray Rose Avenue (With an original address of 7 Parkview Drive).

The No. 1-5 Murray Rose Avenue site largely forms the site referred to as 'Site 60A' and part of 'Site 60B' in the *Sydney Olympic Park Plan 2030 (2016 Review)* (the Master Plan). Under the Master Plan, Nos. 3, 4 and 5 Murray Rose Avenue are identified for commercial use, whilst Nos.1 and 2 Murray Rose Avenue are identified for residential use.

Nos. 3 and 5 Murray Rose Avenue have been developed, and construction on No. 4 Murray Rose Avenue has commenced.

Figure 2 – Site Location



Source: Austino

1.2. SYDNEY OLYMPIC PARK

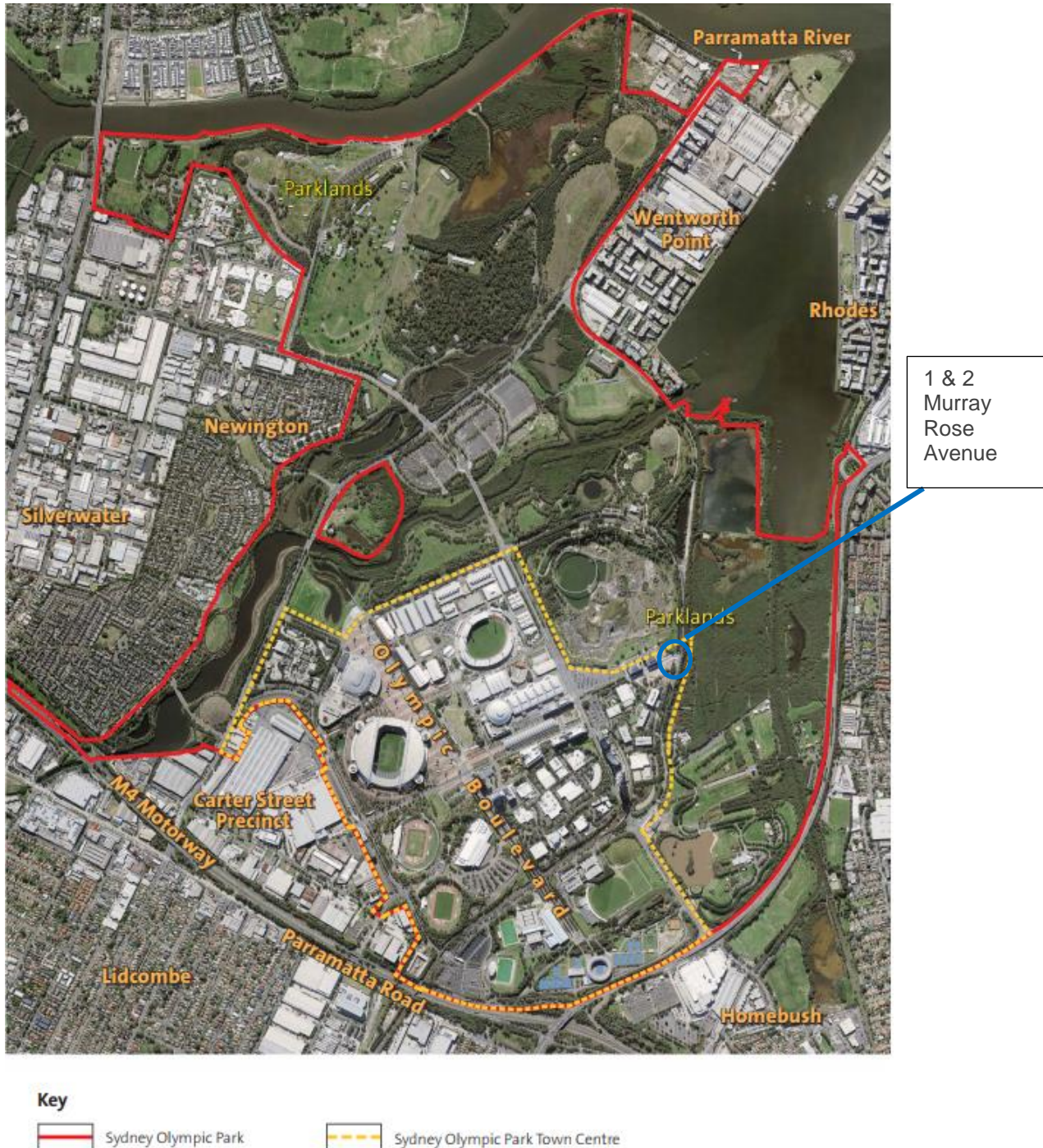
Sydney Olympic Park is located 14 kilometres west of Sydney CBD and 8 kilometres east of the Parramatta CBD. Sydney Olympic Park covers 640ha of land extending from the Parramatta River in the north to the M4 Motorway and Parramatta Road in the south.

The Sydney Olympic Park site includes 430 ha of parkland and a 210 ha Town Centre, which includes the Olympic Park Train Station and is identified in Figure 3 below. The Town Centre is generally bound by Hill Road, Pondage Link and Kevin Coombs Avenue to the north, Homebush Bay Drive and the M4 Motorway to the south.

the south, Australia Avenue and Bennelong Parkway to the east and the Carter Street Priority Precinct to the west.

Vehicular access to the Town Centre is currently available from Australia Avenue/Homebush Bay Drive, Hill Road/Parramatta Road, Holker Street/Hill Road, Bennelong Parkway/Marjorie Jackson Parkway and Birnie Avenue/Parramatta Road.

Figure 3 – Aerial Photograph of the Site



Source: SOPA Masterplan

2. DESIGN EXCELLENCE COMPETITION

2.1. OVERVIEW

The Sydney Olympic Park Master Plan 2030 (2016 Review) (the SOPA Master Plan) requires that a design excellence competition is held on all sites identified on Figure 4.6 of the Master Plan. Nos. 1 & 2 Murray Rose Avenue are identified in this plan and therefore a design excellence competition process is required to be undertaken before the lodgement of a development application to the NSW Department of Planning and Environment (DPE).

Consistent with the Sydney Olympic Park Authority (SOPA) Design Excellence Policy an expression of interest (EOI) process was undertaken by the Proponent (Austino) to invite potential participants to submit details, background and experience for consideration. Of the potential architect firms approached through this process, eight firms responded and eventually three were selected to participate in the competition. They were:

- Plus Architecture
- Marchese Partners
- PTW Architects

Each of the architect firms above were invited to attend a competitor briefing at the competition convenor's offices (Urbis) on 1st February 2018. Following which the competition commenced and progressed to a mid-point review from 20th February 2018. At this stage, each of the competitors submitted the work in progress designs to the competition convenor for review. Comments were then provided to each of the competitors from the proponent's technical advisors covering town planning, engineering, quantity surveying and commercial feedback.

On 12th March 2018, each participant submitted an 'Design Report', which articulated their proposed architectural, urban design, and landscape scheme for the subject site. Following lodgement of the Design Report, the documentation was forwarded to the Jury and an internal review was undertaken by the technical advisors.

The opportunity to present the Design Competition schemes was afforded to each of the competitors on 21st March 2018. The competitors were asked to describe their approach to the site and explain the benefits of their proposed scheme, as well as compliance with the design, commercial, and planning objectives outlined in the Design Brief.

Copies of the Design Competition Submissions are provided at Appendices F-H.

2.2. COMPETITION JURY

The Design Competition submissions were assessed by a five-person Competition Jury consisting of two members appointed by SOPA, two members appointed by the Proponent and a chairperson appointed by the Government Architect's Office. These individuals are outlined in the Table below.

Table 1 – Competition Jury Members

Jury Member	Affiliation	Capacity
Dillon Kombumerri (Chairperson)	NSW Government Architect	Representative - NSW Government Architect
John Choi	CHROFI	SOPA Nominee
Garth Paterson	Paterson Design Studio	SOPA Nominee
Chris Johnson	Urban Task Force	Austino Nominee
Tony Leung	A+ Design Studio	Austino Nominee

In line with clause 7 of the SOPA Design Excellence Policy (2017), all jury members are declared to have met the following standards:

- Not have a pecuniary interest in the development proposal;
- Not be an owner, shareholder or manager associated with the Applicant or Applicant's companies;
- Not be a Board or staff member of Sydney Olympic Park Authority.

2.3. TECHNICAL ADVISORS

The Jury, proponent, and competitors were assisted throughout the Design Competition by various technical advisors.

Table 2 – Technical Advisors

Advisor	Company	Discipline
Stephen White	Urbis	Town Planning
Nik Wheeler	Urbis	Town Planning
Katie Weaver	Urbis	Town Planning
Stephen Ngai	Altus Group	Quantity Surveying
Mal Brown	Northrop Consulting Services	Engineering
Lachlan Sykes	Northrop Consulting Services	Engineering

The technical advisors provided advice and feedback to the competitors during the mid-point review workshops, and undertook a detailed assessment of the Design Competition submissions. Town Planning and Cost reports were prepared for the Competition Jury and were presented prior to the Jury deliberations.

2.4. DESIGN BRIEF

A Design Brief was prepared by Urbis (on behalf of Austino) and issued to Sydney Olympic Park Authority for comment and endorsement. The architectural practices were given a copy of the endorsed Design Brief (Appendix A), which sought architectural schemes in line with Seven 'Better Places' Policy objectives for residential development comprising approximately 280 dwellings, basement car parking, through site links, sustainability measures and a landscaped ground plane.

2.5. REQUESTS FOR INFORMATION (RFI)

The architectural practices asked questions, sought clarification of the brief and requested additional information throughout the Design Competition process. Responses to the RFIs were provided in the form of an addendum to the Design Brief for copies of the all addenda.

3. REVIEW OF COMPETITION SCHEMES

An assessment of the three competition schemes, having regard to the design, commercial, and planning objectives of the Design Brief is provided below.

3.1. PLUS ARCHITECTURE

Plus Architecture (Plus) presented two schemes which explored alternative approaches to height and massing.

The first option, known as the '*complying scheme*' met the design brief for residential floor space (26,960sqm), the height requirements under the SEPP, as well as the required yield with 277 units. This scheme was non-compliant in regard to design details under the SOPA Masterplan, including building depth controls and podium setbacks for tower buildings.

This scheme met the base requirements of the Apartment Design Guide under State Environmental Planning Policy (SEPP) 65 - Design Quality of Residential Apartment Development (SEPP 65).

The '*alternative scheme*' met the design brief for residential floor space (29,880sqm) and exceeded the desired apartment yield (301 apartments). The tower element of this scheme did not explore the full 50m allowance for site under the SEPP (total 45.3m), but incorporated a cascading effect with the tower apartments, creating a more dynamic approach to the overall composition of buildings.

This scheme also meets the base requirements of the Apartment Design Guide under SEPP65.

Both schemes provided underground parking within the building footprint. The non-compliant scheme will need to add additional car parking to cater to additional resident numbers.

Planning and Design Review

Both schemes were inspired by the sculptural character of the Brickpit and sought to capture the horizontal nature of the of the adjoining Brickpit park. This was reflected in the orientation and massing of the buildings, which frame significant views and maximise the aspect to the immediate natural surroundings as well as northern exposure to encourage cross ventilation and solar access.

A major element of the Plus Scheme was the focus on communal space. The proposed treatment of the ground plane along with the northern four-storey element in No .1 Murray Rose, encourages public access through the site and creates an accessible and dynamic public domain. This design also assists in transitioning the built form into the surrounding open space.

Plus should be commended for its consideration of environmentally sustainable design options, as both schemes sought to integrate design initiatives which relate to water and energy, conservation, material selection and waste management, sustainable transport options, affordable housing, biodiversity, and community engagement consistent with the aspirations for this site and the overall precinct.

Engineering Review

Northrop Engineers identified that each of the submissions would require further similar work in terms of civils and building services requirements, but this is not unexpected given the stage to which the designs were developed during this process. The main structural engineering comments are set out in the Table below.

Table 3 – Northrop Comments - Plus

Structural Item	Plus Architecture
<ul style="list-style-type: none">Shoring Walls	<ul style="list-style-type: none">All shoring walls shown directly on boundary lineAllow for min 850mm shoring width along all boundariesSpoon drain inside shoring not yet shown

Structural Item	Plus Architecture
	<ul style="list-style-type: none"> Shoring arrangement aligns on all levels
<ul style="list-style-type: none"> Hydrostatic Slab 	<ul style="list-style-type: none"> 600 thick hydrostatic slab for building 1 500 thick hydrostatic slab for building 2
<ul style="list-style-type: none"> Structural Form 	<ul style="list-style-type: none"> General form ok for typical PT construction
<ul style="list-style-type: none"> Basement Column Layouts 	<ul style="list-style-type: none"> A few very minor additional columns recommended
<ul style="list-style-type: none"> Transfer Levels 	<ul style="list-style-type: none"> Building 1: 3 transfers required Building 2: 4 transfers required
<ul style="list-style-type: none"> Continuity of lateral stability system 	<ul style="list-style-type: none"> Building 1: south-west stair core needs to be rotated 90 degrees. All other cores seem acceptable Building 2: north-western core needs to be rotation 90 degrees. All others seem acceptable
<ul style="list-style-type: none"> Other 	<ul style="list-style-type: none"> Assume lightweight steel structure on roof

QS Review:

The following high level comments were made by Altus Page:

- The scheme has the highest FSR proposed for the Non-Compliant Scheme.
- The drawings do not indicate they achieve the number of car spaces stated as provided.
- It appears to be the least expensive in terms of \$/m2, slightly less expensive overall than PTW scheme.
- They have the same car parking plans for both the Compliant and Non-compliant schemes, which does not seem correct.

Jury Notes

The Jury made the following comments regarding the Plus Scheme:

- Broad support for the fluidity of the design and its investment in shared open spaces. The design has fully explored the park asset to the north of the site.
- The jury noted that the community element of the on-ground level puts pressure on privacy of the apartments. Recommendation was made to consider raising ground floor apartments to maximise privacy or alternatively incorporate screening and planting to maximise privacy.
- Edge Conditions in regard to No.1 Murray Rose (both schemes) - stepping element quite far back into the north of the site. Balcony's on this edge will be south-facing.
- Inclusion of long corridors – Jury would expect lifts to be near the cutting, in order to balance the horizontal and vertical elements of the overall design.
- Clarify the sites ability to accommodate accessibility standards.

In the jury's 'Better Places' assessment, the Plus scheme finished second.

Figure 4 – Plus Architects Submission



Picture 1 – Plus Architects – Complying Scheme

Source: *Plus Architects*



Picture 2 – Plus Architects - Alternate Scheme

Source: *Plus Architects*

3.2. MARCHESE PARTNERS

Planning and Design Review

Marchese Partners presented a single scheme with an option of an alternate design, which incorporated two additional tower levels (levels 7-9). The prepared scheme meets the design brief for residential floor space with a total GFA of 28,752sqm for both buildings. The scheme is capable of complying with the Apartment Design Guide Standards (SEPP 65).

The scheme displayed the following non-compliances with the SOPA Masterplan and the SEPP:

- Minor non-compliances with the SEPP height limits;
- The scheme does not meet the desired apartment mix;
- Tower building footprint controls;
- Lack of Podium setbacks; and
- The scheme has not been articulated into separate wings around each lift/lobby zone.

Several elements across the scheme could not be reviewed due to a lack of detail on the submitted plans.

Both No 1 and No 2 Murray Rose were shaped around two courtyards maximizing the façade to the perimeter. The courtyard of the No 2 building was limited in size leading to concerns regarding overshadowing and general amenity. A limited palette of materials was also proposed. This incorporated terracotta panels to the façade creating a link with the former quarry represented by the adjacent Brickpit.

The base scheme provided similar top levels to achieve synergy across the schemes, as well as feature lifts in order for residents to experience vertical movement of the buildings.

Vehicle Access to No1 Murray Rose Avenue was proposed from the established through-site link to the west of the site. Whilst Urbis note that loading activities for No. 3 Murray Rose currently take place off this link, the useability of this area for vehicle entry was questioned by the jury. There is potential for conflict between pedestrians and vehicles in this area if pedestrians are also using this link to access the Brickpit Park.

Engineering Review

Northrop Engineers identified that each of the submissions would require further similar work in terms of civils and building services requirements, but this is not unexpected given the stage to which the designs were developed during this process. The main structural engineering comments are set out in the Table below.

Table 4 – Northrop Comments – Marchese Partners

Structural Item	Marchese Partners
<ul style="list-style-type: none">• Shoring Walls	<ul style="list-style-type: none">• Western shoring wall of building 1 shown on boundary.• Southern wall of building 2 shown on boundary.• Need to allow for min 850mm of shoring width as boundary.• Spoon drain inside shoring not yet shown.• Shoring in northern corner of building 2 changes alignment, the arrangement of walls should be consistent.
<ul style="list-style-type: none">• Hydrostatic Slab	<ul style="list-style-type: none">• 600 thick hydrostatic slab required for both buildings.

Structural Item	Marchese Partners
<ul style="list-style-type: none"> Structural Form 	<ul style="list-style-type: none"> Curved nature of slab will cost a premium for formwork and slab PT and reinforcement. Curved façade will also cost a premium.
<ul style="list-style-type: none"> Basement Column Layouts 	<ul style="list-style-type: none"> A few additional columns recommended.
<ul style="list-style-type: none"> Transfer Levels 	<ul style="list-style-type: none"> Building 1: 3 transfer levels required. Building 2: 5 transfer slabs required
<ul style="list-style-type: none"> Continuity of lateral stability system 	<ul style="list-style-type: none"> Southern lift core of both buildings need to be modified slightly to allow for jump form, they need to be a minimum 1m away from the southern shoring to allow for clearance around the jump. 2 stair cores on the northern side of both buildings currently don't align down to the basement, these need to be revised for lateral stability. 2 circular cores outside building footprint for building 1 would not be used for lateral stability.
<ul style="list-style-type: none"> Other 	<ul style="list-style-type: none"> Clearances above and below the loading dock and chamber substation need to be reviewed. The substation will require a set down for a false floor. There are large clear spans below linkages on L2. These will be difficult to construct as one of these is located over an open space which is 4 floors high. This cannot be formed using conventional formwork.

QS Review

The following comments were made by Altus Page:

- The scheme has the highest number of apartments at 308 units (307 Altus count), but the unit mix is not in accordance with Brief requirement.
- The 2 Bed apartments at 75m², smaller than the other 2 submissions, but still higher than Brief requirements.
- It does not meet the Brief requirement on the number of bicycle spaces.
- The scheme is considered as the most expensive scheme – approx. 10% more expensive than the other two submissions.

Jury Comments

The Jury made the following comments regarding the Marchese Scheme:

- Greater clarification required regarding the designs integration with the existing town centre.
- Lack of sufficient modelling of solar access to courtyard and lower ground apartments.
- More detail required within design justification in order to reconcile vertical and horizontal elements of the façade.

- The design of the open space in No 2 Murray Rose has been sacrificed in favour of larger apartment floor plates. Schemes should consider lighting devices to bounce and extend light into small spaces to account for its size.
- Non-complying addition of storeys – this looks added instead of integrated.

In the jury's 'Better Places' assessment, the Marchese scheme finished third.

Figure 5 – Marchese Partners Submission



Picture 3 – Marchese Partners – Site Plan

Source: Marchese Partners



Picture 4 – Marchese Partners - Photomontage

Source: Marchese Partners

3.3. PTW

PTW presented two schemes, both identical in materiality and design but with a difference in height regarding the tower element on No. 2 Murray Rose Avenue.

The first, '*complying scheme*' just met the required gross floor area specified in the design brief for residential floor space (24,457.4sqm) and was designed within the maximum building height control. This scheme was non-compliant in regard to design details under the SOPA Masterplan, including building depth controls and podium setbacks for tower buildings. Further this scheme fell below the required apartment yield; only providing a total of 255 apartments.

The '*alternative scheme*' met the design brief for residential floor space (27,395.9sqm) and exceeded the desired apartment yield (284 apartments). The tower element on this scheme (Levels 10-14) sits within the SEPP shadow envelope for the site. This scheme shared several non-compliances with the complying scheme, these being building depth, podium setbacks and the tower building footprint (960m²).

Both schemes met the base requirements of the Apartment Design Guide under SEPP65.

Planning and Design Comments

Both schemes sought to engage with the urban setting of Sydney Olympic Park and the surrounding parklands through the inclusion of a curving design (including slab edges and precast radius elements), but retaining floor plates that are rectilinear to ensure a practical arrangement as well as maximise views and solar access to apartments. Materiality of the design incorporates white masonry forms, precast concrete and timber louvres and brickwork through the public domain.

Communal open space across the development is provided in the form of a series of central courtyards and/or landscaped podium rooftops which encourage cross-site movement. Landscaping for the development was contributed by RPS, which aims to 'intrinsically connect the site to the surrounding Bennelong wetlands, Brickpit park and adjacent cycle ways along Bennelong Parkway'. Additional activation of the ground plane is also provided through the inclusion of small retail spaces (186-7sqm).

The design of No.2 Murray Rose Avenue (alternate scheme) incorporates an Atrium Breezeway element. The roof of this atrium will be glazed in order to create a more pleasant micro-environment and allows internal balcony's to be open without exposing these to the elements. The jury raised questions concerning air movement in this element during hot weather and recommended further exploration of environmental factors in the detailed design phase.

The alternate scheme also proposes the demolition the existing gabion walls on the Bennelong Parkway frontage. This aims to change the street profile to better enable access and enhance the proposed landscaping. This buffer will be replaced at ground level by permeable fencing. This element may conflict with the general public domain design of Sydney Olympic Park (in which basalt and sandstone gabions are the preferred retaining wall materials) as well as require further consideration in relation to flooding and current stormwater and services infrastructure.

The competitor expressed a preference for the alternative scheme, which they considered to hold a similar presence and urban design character to the nearby Olympic stadium facilities.

Engineering Review

Northrop Engineers identified that each of the submissions would require further similar work in terms of civils and building services requirements, but this is not unexpected given the stage to which the designs were developed during this process. The main structural engineering comments are set out in the Table below.

Table 5 – Northrop Comments - PTW

Structural Item	PTW Architects
<ul style="list-style-type: none">Shoring Walls	<ul style="list-style-type: none">Northern shoring wall of building 1 shown on boundary.Southern wall of building 2 shown on boundary.

Structural Item	PTW Architects
	<ul style="list-style-type: none"> • Need to allow for min 850mm of shoring width as boundary. • Spoon drain inside shoring not yet shown.
<ul style="list-style-type: none"> • Hydrostatic Slab 	<ul style="list-style-type: none"> • 650 thick hydrostatic slab for building 1. • 500 thick for building 2.
<ul style="list-style-type: none"> • Structural Form 	<ul style="list-style-type: none"> • Curved nature of slab will cost a premium for formwork and slab PT and reinforcement. • Curved façade will also cost a premium.
<ul style="list-style-type: none"> • Basement Column Layouts 	<ul style="list-style-type: none"> • Large number of additional columns required.
<ul style="list-style-type: none"> • Transfer Levels 	<ul style="list-style-type: none"> • Building 1: 4 transfer levels required. • Building 2: 5 transfer slabs required.
<ul style="list-style-type: none"> • Continuity of lateral stability system 	<ul style="list-style-type: none"> • Continuity generally ok however need to shift core in western tower of building 1 closer to the centre of the floor plate.
<ul style="list-style-type: none"> • Other 	<ul style="list-style-type: none"> • There are large clear spans below linkages on numerous levels. These will be difficult to construct as they cannot be formed using conventional formwork. • There are a number of double height spaces which are similarly difficult to build. • 18m clear span on L8 which will transfer levels above, this will require some sort of precast structure to support as it cannot be formed that high in the air. The span extremely large and will almost be impossible to build.

QS Review

The following high level comments were made by Altus Page:

- The scheme has a higher floor efficiency at approx. 89% for typical floors;
- The drawings indicate they achieve/provide more car spaces than as stated;
- It has the best car parking efficiency at 39sqm per car for Murray Ave No.1, better than the 42sqm Brief requirement; and
- It has the highest number of basement levels, 4 levels for Compliant Scheme and 5 levels for Non-Compliant Scheme.

Jury Comments

The jury made the following comments concerning the PTW scheme:

- Scheme proposed an innovative design which integrated the elements of the larger Olympic Park precinct. The design met the surrounding area in a more sophisticated way than other competitors as well as adding a retail element to the commercial offering;
- Non-complying scheme successfully integrated height;
- Professional apartment layout;
- The scheme proposed a well-developed public domain (due to the inclusion of a landscape architect within the competition team), but would benefit from a greater connection to the Brick-Pitt park; and
- Concerns raised over fire and engineering capabilities of atrium as well as the lack of sustainability measures.

The alternative PTW scheme was preferred on design grounds and was awarded first place in the jury's 'Better Places' assessment.

Figure 6 – PTW Submission



Picture 5 – PTW – Complying Scheme

Source: PTW



Picture 6 – PTW –Alternate Scheme

Source: PTW

4. PREFERRED SCHEME

4.1. OVERVIEW

The Competition Jury determined that PTW architects met the objectives of the Design Brief and was nominated as the preferred proposal having subject to the additional process noted below.

The jury assessed the scheme in the context of the Seven 'Better Places' Policy objectives for NSW outlined by the Government Architects Office. These objectives consist of the following:

- *Better Fit* – Designs that are informed and derived in their location.
- *Better Performance* – Environmental sustainability and responsiveness to performance standards.
- *Better for community* – Designs must address economic disparity and inequity.
- *Better for people* – buildings must be designed to be safe, comfortable and liveable.
- *Better Working* – Designs must be functional, efficient and fit for purpose.
- *Better Value* – Designs must add value for people and communities.
- *Better Look and Feel* – The built environment should be engaging, inviting and attractive.

The PTW scheme was deemed to be the clear winner in this process, however, several recommendations were made to better align the preferred scheme with the principles above. The design competition jury agreed to reconvene following PTW's response to the Jury recommendations as outlined in section 5.2 below.

4.2. JURY RECOMMENDATIONS

In accordance with the Competition Brief and the intent of the Design Excellence requirements of the *Sydney Olympic Park Master Plan 2030*, the Jury recommended that PTW was the preferred scheme.

In terms of progressing the design, the jury recommended that the winning architect present their revised scheme to a reconvened meeting of the design competition jury and address the following matters:

- Review the through site link on the western edge of the site, with considerations on how the design may work with the adjacent commercial building owner in creating a more integrated pedestrian connection between Murray Rose Road and the Brick Pit Park to the North. A DDA compliance access is a requirement of the SOPA Master Plan and should be explored.
- Pursue further design exploration of the northern courtyard interface with the adjacent Brick Pit park in order to create a more seamless connection between the two spaces, as well as clarifying this interface with the through site link within the development.
- Confirm the viability of the Bennelong Parkway interface in relation to flooding and underground trunk services. Also consider privacy, noise mitigation and landscape character of Bennelong Parkway. This is because the Master Plan provides for a buffer strip along the Bennelong Parkway frontage to mitigate traffic noise and provide a tree lined parkway. SOPA would prefer schemes that are consistent with these principles.
- Provide a more considered study of the glass to solid ratio on the elevations;
- Confirm the viability of the atrium roof feature, including the preliminary fire engineering of the structure, as well as providing more detail on the quality of natural ventilation of the atrium with the glazed roof.
- Provide further details on how the development will achieve the Green-Star 6 Star rating as required by SOPA Design Excellence Policy. Potentially engage a Green Star consultant to assist this process.
- Review the northern edge of the scheme with regard to access and views from northern balconies and interface with roads; and
- Provide more detail on the landscaping measures including the landscaping on the rooftop.

5. RECONVENED DESIGN COMPETITION – RESPONSE TO RECOMMENDATIONS

5.1. PTW RESPONSE TO JURY RECOMMENDATIONS

The jurors were sent the response document from PTW Architects via email on 20th April 2018, the document is attached at Appendix I. The reconvened Design Competition was held on 11th May 2018. In addition to PTW Architects, the meeting was attended by Northrop Consulting Engineers, who prepared a preliminary report on achieving a pathway to a Green Star (6 Star) Energy Rating.

The design competition jury considered the amendments of the preferred scheme in line with the recommendations outlined in section 4.2 above.

The salient amendments to the revised PTW scheme have been listed below:

- The interface of the Northern Courtyard with Brickpit Park has been resolved as a communal space that is defined by several level changes. These level changes were introduced to provide residents with a landscaped experiential connection to the park and use a local material palette.
- The revised design proposal provides equity of access via a walkway and lift from street level for residents from Murray Rose Avenue through to the park on the northern side of the development.
- Further discussions with SOPA indicated a preference for a buffer zone on the Bennelong Parkway which maintained a gabion wall character. PTW propose a design solution which lowers the ground level by 2.1 metres with the 'gabion wall' being retained and integrated into the landscape. This will incorporate façade materials which will maintain a consistent gabion wall character throughout the site.
- The refined elevations incorporate fine slab lines, spandrels and vertical louvres to better accentuate the organic form of the building. Views and solar access requirements will be balanced with these design features to achieve a Green Star(6-Star) compliance.
- Windtech Consultants Pty Ltd and Stephen Grubits & Associates have prepared fire engineering and natural ventilation advice relating to the atrium roof design feature. This feature is considered viable at this preliminary design stage and feasible for further design specification and analysis.
- The northern edge of the scheme has been revised to include balconies to Northern facing apartments. These incorporate glass balustrades to allow an unobstructed view connection to distant vistas. Further, all garden apartments to the north have a minimum of 1.8-metre-high solid gabion character wall or a grilled fence with planting to soften the edging.

Note: The scheme recommends an extension of the walkways on the northern boundary to accommodate maintenance as well as pedestrian access. Any extension of this element will go beyond the current site boundaries. The extension of perimeter pathways and interface with the northern edge will be subject to discussions between the developer and SOPA.

5.1.1. Green Star Energy Rating

According to Northrop Consulting Engineers, the revised scheme currently achieves a 77.4 points out of an available 110 points under the Green Star assessment program. A minimum 75 points are required to attain 6-star compliance with the Green Star rating system. Additional points may be available if further 'innovative' sustainability solutions are pursued in the detailed design phase. However, this is subject to further consideration of SOPA's (yet to be confirmed) sustainability guidelines.

No fundamental alterations are required to be made to the revised scheme in order to achieve compliance with the above requirements.

5.2. AWARD OF DESIGN EXCELLENCE

Following a discussion of the proposed design modifications outlined in Section 5.1 above, the jury resolved to unanimously support the design as amended, and thereby advised that the scheme achieves design excellence. On this basis, the jury resolved to recommend that the full bonus floor space allocation should be awarded to the winning scheme.

This decision was predicated on the following matters to be carried through and met in the final submitted application:

- The proposed changes outlined by PTW Architects in the meeting of 11 May 2018 are incorporated into the final design.
- Detailed design should incorporate capped gabion-walls at certain locations for greater pedestrian amenity.
- Improvements to be made to the shared pedestrian access-way ('the Chase') to better reflect the approved masterplan concept (incorporating the adjoining site) to ensure the best possible solution is achieved for pedestrian access given the functional requirements of dual loading dock access for the site and its neighbouring site. Amendments may include increasing the visibility of this route, leading to greater identity as a shared space and thereby increasing safety.
- The application must demonstrate that the proposal will achieve 6-star Green Star rating and that is not to undermine the architectural quality of the design.
- The through site link on the western edge of the site is to be consistent with the approved masterplan and provide a direct line of site and visible pedestrian connection between Murray Rose Avenue and the Brick Pit Park to the North.
- Ensure that careful regard is given to the northern and western façade heat loadings to ensure the building design responds appropriately.
- Any extension of perimeter pathway and interface with the park on the northern boundary will be subject to discussions between the developer and SOPA.

This Jury Report has been prepared in accordance with the Design Excellence provisions of the *Sydney Olympic Park Master Plan 2030* and the *Sydney Olympic Park Authority Design Excellence Policy 2017*.

This report has been examined and considered by those duly appointed and authorised persons listed below:

Chairperson: Dillon Kombumerri (Government Architects Office, NSW)

Sign:



Date:

18/5/18

Juror: Garth Paterson (Paterson Design Studio Pty Ltd)

Sign:



Date:

18 May 2018.

Juror: John Choi (CHROFI)

Sign:



Date:

22.05.18

Juror: Tony Leung (A+ Design Group)

Sign:



Date:

18.5.18

Juror: Chris Johnson (Urban Taskforce)

Sign:



Date: 23 May 2018

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DESIGN COMPETITION BRIEF

APPENDIX B REGISTER OF ENQUIRIES 2018

APPENDIX C PLANNING COMPLIANCE ASSESSMENT

APPENDIX D

ALTUS PAGE PRESENTATION

APPENDIX E NORTHROP PRESENTATION

APPENDIX F

PLUS ARCHITECTURE SUBMISSION

APPENDIX G

MARCHESE PARTNERS SUBMISSION

APPENDIX H PTW SUBMISSION

APPENDIX I PTW RESPONSE TO RECOMMENDATIONS



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