

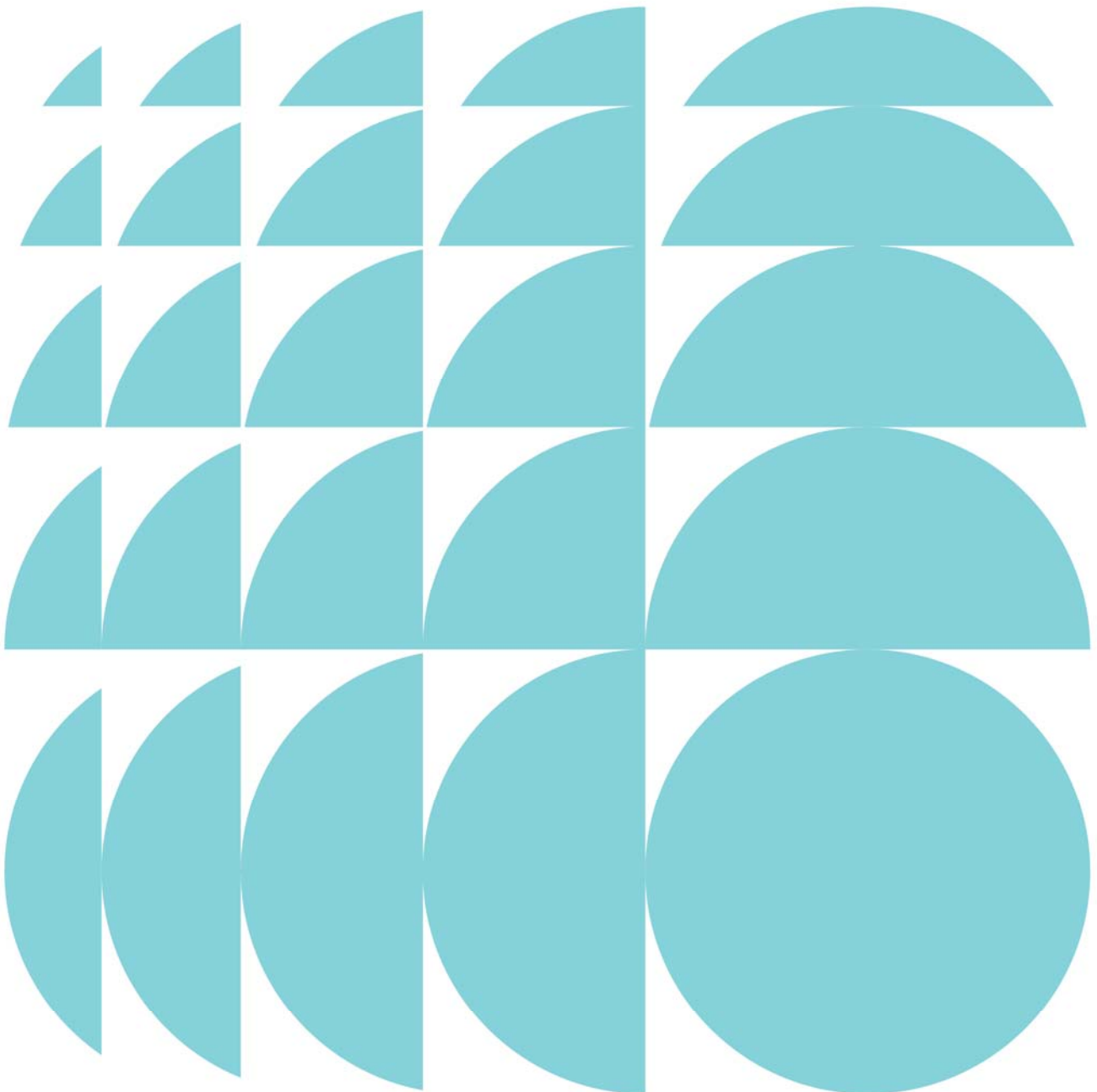
ETHOS URBAN

Invited Architectural Design Competition

338 Pitt Street, Sydney
Architectural Design Competition Report

Submitted to City of Sydney
On behalf of Han's Group

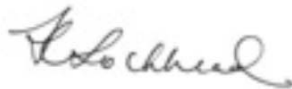
20 September 2018 | 17689



This Architectural Design Competition Report has been reviewed and endorsed by the Competition Jury, which comprises:



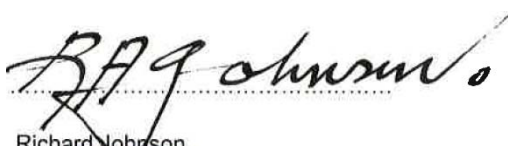
Ken Maher (Jury Chair)
Date: 12.09.2018



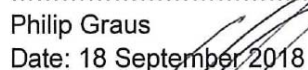
Helen Lochhead
Date: 13.09.2018



Stephen Sanlorenzo
Date: 20. 09. 2018



Richard Johnson
Date: 12. 09. 2018



Philip Graus
Date: 18 September 2018



Date: 12.09.2018

This Architectural Design Competition Report has been reviewed and endorsed by the proponent and landowner, Han's Group.



Kris Fan,
General Manager – Development &
Project Management

Date: 18.09.2018

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Ethos Urban

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Ethos Urban

1.0 Introduction

This Architectural Design Competition Report has been prepared by Ethos Urban on behalf of Han's Group (the Proponent) for the Invited Architectural Design Competition (the Competition) undertaken for the 338 Pitt Street, Sydney site (the Site). The Report summarises:

- The competition process;
- The architectural submissions; and
- The Jury's deliberations, decision and recommendations.

The Report should be read with reference to the Architectural Design Competition Brief (the Brief) which is provided at **Appendix A**. The Competition was conducted in accordance with the Brief, which was endorsed by the City of Sydney (the City) and issued to all Competitors at the commencement of the competition.

1.1 Competition Process

The Competition was conducted in accordance with the protocols for Invited Architectural Design Competitions as stipulated in the City's Competitive Design Policy 2013 (as amended) (the Competitive Design Policy). Five (5) architectural firms, including partnerships, participated in the Competition.

1.1.1 Competitors

The architectural firms invited to participate were selected due to their demonstrated ability to design high-quality and sustainable residential/mixed-use towers and public/retail spaces. The five (5) architectural practices and their partnerships who participated were (in alphabetical order):

- Zaha Hadid Architects (ZHA), Architectus, MAKE and Right Angle Studio.
- Kohn Pedersen Fox (KPF), Crone and Andrew Burns Architecture;
- Grimshaw, Smart Design, Panovscott and Future City;
- Francis-Jones Morehen Thorp (FJMT), Polly Harbison, Trias and Aileen Sage; and
- Skidmore, Owings & Merrill (SOM), PTW Architects and Stewart Hollenstein;

1.1.2 Competition Manager

Ethos Urban were engaged by the Proponent to act as Competition Manager.

1.1.3 Technical Advisors

The Proponent made available the following advisors to provide technical assistance to all Competitors:

- Ethos Urban – Planning;
- TTW – Structural Engineering;
- Norman Disney & Young – Lifts and Vertical Transport; and
- Arup – ESD

In addition to the above technical advisors, the proponent engaged MBM to provide quantity surveying advice for up to four (4) hours of technical advice and high-level costing per Competitor throughout the Competition, as well as one (1) face to face meeting with each Competitor up to seven (7) days prior to the lodgement of Final Submissions.

Further to the technical assistance provided to Competitors, the Proponent made the following technical advisors available to the Jury to inform their deliberations and final decision regarding technical compliance with the Brief:

- Ethos Urban – Planning;

- MBM – Quantity Surveyor
- Taylor Thomson Whitting – Structural Engineering and Site Conditions;
- ADP Consulting – Mechanical and Electrical Engineering;
- Lehr Paul and Partners – Hydraulic and Fire Services Engineering;
- Norman Disney & Young – Lifts and Vertical Transport;
- GTA Consultants – Traffic and Parking;
- Arup – ESD, Wind Engineering, Façade Engineering

1.1.4 Competition Fee

A competition fee of \$120,000 AUD (exc GST) was paid to each Competitor for participating in the Competition. Additional remuneration was provided to international competitors to cover the costs associated with travelling and staying in Sydney to attend the briefing and presentation days.

In addition to the Competition Fee, the Proponent paid for the technical advice set out in **Section 1.1.3** above. Any additional time or scope outside that nominated in the Brief was to be paid by the Competitor.

All other costs incurred by the Competitor, or their appointed consultants/advisors were borne by the Competitor.

1.1.5 Competition Jury

The Competition Jury was formed in accordance with Section 3.2 of the Competitive Design Policy. The Jury comprised a total of six (6) members, with three nominated by Council, each of whom have no pecuniary interest in the development or involvement in the development approval process, and three nominated by the Proponent.

The Jury comprised the following members:

- Three nominated by Council:
 - **Jill Garner** – Victorian Government Architect;
 - **Philip Graus** – Director, Western City Deal, Greater Sydney Commission;
 - **Professor Richard Johnson AO** – City of Sydney Design Advisory Panel & Founding Director – JPW.
- Three nominated by the Proponent:
 - **Professor Ken Maher AO** (Chair) – HASSELL Fellow
 - **Professor Helen Lochhead** – Dean, Built Environment, UNSW; and
 - **Stephen Sanlorenzo** – Director, Touchstone Partners;

Each Jury member agreed at the commencement of the Competition to comply with the following obligations:

- Have no contact with any of the Competitors in relation to the subject site and the Competition from their time of appointment until the completion of the process, other than during presentation of the submissions;
- Evaluate submissions promptly in accordance with the Competition timetable as per the Key Dates in Section 1.7 of the Brief;
- Abide by the requirements of the Competition Brief;
- Observe complete confidentiality regarding the Competition from the time of their appointment;
- Consider planning or other technical advice provided by the City of Sydney;
- Refrain from introducing irrelevant considerations in addition to, or contrary to those described in the Competition Brief, or contrary to the statutory framework relevant to this site;
- Make every effort to arrive at a consensus in the selection of a winner; and
- Prepare an Architectural Design Competition report (this report) explaining their decisions.

The substantial breadth and depth of experience across the Jury ensured there was considerable debate and rigour applied during the deliberation and selection process.

1.1.6 City of Sydney Observers

In accordance with the Competitive Design Policy, the following Council staff were present as observers at different stages of the Competition:

- Graham Jahn AM, Director of City Planning, Development and Transport;
- Anita Morandini, Design Excellence Manager;
- Ben Chamie, Design Excellence Coordinator;
- Marie Ierufi, Strategic Planning & Urban Design;
- Andrew Rees, Area Planning Manager; and
- Jessica Symons, Specialist Planner.

During the Progress Review Sessions and Jury deliberations, representatives of the Council were invited by the Proponent and Jury to outline any specific comments Council had on the Competitor's consistency with the public benefit requirements and compliance with Council's planning controls.

1.1.7 Progress Review Session

The option to participate in a Progress Review Session was given to all Competitors. Competitors were able to submit preliminary plans and an area schedule ahead of the Progress Review Session so that high level planning compliance, service requirements, buildability and cost planning advice from technical advisors could be given during the sessions. Feedback was limited to technical compliance, operational and planning matters. Minutes were taken by the Competition Manager and issued in writing to Competitors. The City of Sydney Observers were present at the Progress Review Sessions.

1.1.8 Assessment and Design Process

The Jury's assessment and decision making was based on the Competitors' Final Submission (including written material and drawings supplied), as well as the presentations given to the Jury. Consideration was given to the planning, commercial and design objectives set out in the Brief as well as the buildability of the proposed design.

Following the presentation, the Jury conferred and reached a unanimous decision in recommending a preferred winner of the competitive design process.

An overview of the Competitor submissions and recommendations of the Jury is outlined in the following sections of this report.

2.0 Chronology of Events

The design competition was run over approximately eight (8) weeks from the commencement date to the final submission lodgement date. Additional time was provided for technical review of the submissions, final presentations and for co-ordination of the Jury deliberations.

Table 1 Key Dates

Date	Event	Description
18 June 2018	Commencement of competition	Competition Brief issued to invited Competitors
20 June 2018	Competitor briefing session and site visit	Briefing session and site visit attended by Competitors
6 July 2018	Progress session lodgement date	Preliminary plans and area schedules submitted by Competitors for technical review (optional)
11 July 2018	Progress review sessions	Informal session for technical and compliance advice to be issued to each Competitor (optional)
27 July 2018	Jury briefing session and site visit	Briefing session and site visit attended by five of the six Jury members
10 August 2018	Final Submission Lodgement Date	Competitors submit electronic copies via the DCM and hard copies to the Competition Manager for distribution to the Jury
20 August 2018	Presentation material lodgement date	Presentations submitted to the Competition Manager for compliance check
22 August 2018	Technical advisor reports issued to Jury members and the City	Competition Manager circulates reports by technical advisors (excluding QS costing) to the Jury and Council
22 August 2018	QS Costing issued to Jury Members and the City	Competition Manager circulates QS costing reports to the Jury and Council
23 and 24 August 2018	Final Presentations	Competitors present their Final Submissions and physical model to the Jury
24 August 2018	Jury deliberations and decision	The Jury meet to discuss Competitor submissions and presentations
27 - 31 August 2018	Notification to Competitors of decision	Letters of competition close and notification of Competition Winner issued to Competitors via email

3.0 Competitors Final Submissions: Jury Comments

A total of five (5) architectural schemes were considered by the Jury. The Jury commended the approach adopted by the Han's Group and their advisors Touchstone Partners to invite participants to establish collaborative design teams for the preparation for their proposals given the site comprises a significant part of a city block. Each individual scheme provided a distinct and inventive response to the Brief, with each Competitor presenting a high-quality written submission and presentation. A brief summary of each scheme is provided in the following sections.

3.1 ZHA, Architectus, MAKE and Right Angle Studio

The ZHA, Architectus, MAKE and Right Angle Studio (ZHA and Team) scheme proposed an elegant tower form and podium buildings of consistent scale and character defining each street frontage. The form of the tower is eroded at the lower levels above the podium to facilitate daylight access to the central courtyard.

The proposal to establish an engaging ground plane with the introduction of 'Melody Lane' and the central multi-level public space of 'The Well' is commended. The success of this is limited by concerns over legibility and wayfinding at upper levels, and limited access to sunlight. There were also concerns over the scale and character of the underside of the tower defining public spaces and terraces, while the character and warmth of retail defining the central courtyard is commended. The Hotel location and address is positive, while the Jury had concerns regarding the length of corridors and privacy and acoustic issues for rooms facing The Well.

The tower form is articulated to emphasise the vertical proportions and carefully modelled in plan and section to achieve a distinctive sculptural expression. The planning of apartments within the tower maximised the potential for views, however the Jury noted the need for solar protection to some facades and was concerned at the potential for overlooking between adjacent apartments. The Jury notes that the placemaking strategy was well thought out, including the focus on a dynamic 'Asian' sensibility. The proposal integrated ESD strategies well, and the collaborative approach of the team is commended.



Figure 1 ZHA and Team tower viewed from College Street

3.2 KPF, Crone and Andrew Burns Architecture

KPF, Crone and Andrew Burns Architecture (KPF and Team) proposed a singular elliptical tower form arising from a podium comprising a number of attached and separate sinuous street scale buildings. The form of the tower and podium buildings is inspired by the landscape setting of Sydney, while the tower seeks to maximise views and daylight access to the apartments. The tower façade is articulated into two principal strata to present a fine grain response at lower levels that distinguishes it from the larger scale articulation of the upper levels. Horizontal layers are defined by curvilinear, scalloped edges that generate the articulation of the tower. Roof gardens to the podiums and sky-gardens within the tower are intended to provide visual links to Hyde Park and the city landscape beyond.

The proposal for the two east/west lanes with the central 'Urban Room' is direct and legible, however the limited retail activation within this central public space, and its domination by the residential lobby as well as overshadowing limit its success. The location and address of the hotel is positive, while the Jury had some concerns that the more sinuous elements within the podium have the potential to dissipate the street frontages and lack the robust character of the mid-town locality.

The Jury recognised the merits of the elliptical tower form to reduce its visual impact, and the use of high quality materials and colour palette, however there was concern that the scale of the tower plan reduces the internal amenity of apartments, and results in challenging radial geometry.



Figure 2 KPF and Team tower viewed from College Street

3.3 Grimshaw, Smart Design, Panovscott and Future City

Grimshaw, Smart Design, Panovscott and Future City (Grimshaw and Team) proposed a singular rectangular tower form, the design rationale being to create a form that would seamlessly integrate with, yet complement Sydney's existing skyline. The podium elements have a strong masonry expression with a powerful and coherent civic presence. Overall the composition is disciplined, cohesive, refined, and yet somewhat formal in relation to this mid-town location.

A porous public realm network is intricately woven through the lower two levels with horizontal and vertical threads between layers of built form. This intriguing concept provides intimacy, although connections to and within the public realm north of Dungate Lane have limited legibility, and the public realm generally lacks sun penetration. The use of Dungate Lane as a shared zone and hotel set-down is not acceptable and would require a redesign.

The hotel lobby provides a dramatic architectural experience, while disaggregation of, and access to rooms provides operational challenges. The tower is clad in a highly efficient unitised curtain wall overlaid by a delicate system of folding horizontal glass blades with embedded copper mesh. The panels introduce a variable light reflectivity to the façade while allowing responsiveness to function and orientation. Overall the composition and detailing is refined although the Jury had some concerns regarding the fabrication of the glass blades, maintenance, and their effectiveness in providing sun protection.

The jury acknowledged the slender depth of the tower form but queried the overall tower length and the dominant presence of the tower when viewed from Hyde Park. The well resolved design and layout of residential levels is commended.



Figure 3 Grimshaw and Team tower viewed from College Street

3.4 FJMT, Polly Harbison, Trias and Aileen Sage

FJMT, Polly Harbison, Trias and Aileen (FJMT and Team) submission proposed a two tower scheme with a sky bridge/ deck interlinking the mid-levels of the towers. The design strategy proposes a highly permeable, connected and perforated podium form and ground plane that enhances the fine grain character and scale of this part of the city. The two slender tower forms extend the finer scale of the built form within the City's skyline by reducing the mass resulting from a single tower, improving the residential amenity, and allowing the public realm to be largely open to the sky. The two towers accommodate residential, hotel and commercial uses with a two level sky deck creating additional space for shared communal facilities for the residents, as well as a bar and restaurant to be accessed by the public.

The podium is designed to provide unique addresses and interfaces to each of the three street frontages, achieving diversity at street level through fine design detail and high quality materiality. The introduction of separate architects for a number of the podium buildings lends authentic diversity to streetscape and internal spaces. Landscape design proposals are well considered with an urban courtyard anchoring the public realm, which also extends to interconnected roof gardens to the podium buildings. The hotel is accommodated in a number of linked buildings with street frontages and modest scale. The scheme proposed a flexible, multilevel retail program that could easily adapt to changing market demands. A palette of traditional largely masonry materials yet contemporary in detail reinforces the character appropriate to the midtown location.

The towers have an elegant proportion through the stepping in height and the articulation into centre and top with well detailed facades and flexible planning configurations identified. Small tower floor plates provide a greater amenity and intimacy to individual apartments, although additional lifts are likely to be required.



Figure 4 FJMT and Team tower viewed from College Street

3.5 SOM, PTW and Stewart Hollenstein

The design proposed by SOM, PTW and Stewart Hollenstein (SOM and Team) offers a boldly modulated tower comprising four expressed vertical elements punctuated by large sky-garden voids positioned to provide amenity and articulation to the residential accommodation, and to maximise daylight and improve sunlight penetration to the surrounding public domain. The elegantly proportioned tower form is complemented with extensive green walls that drape its exposed central core.

A punctuated podium of uniform height is arranged around two focal public spaces - a 'garden room' centrally within the site and a 'city room' facing Pitt Street. Parts of the tower are elevated above the podium to allow light and sun to penetrate the lower levels. While the permeable public realm provides seamless connectivity through the site, the Jury was concerned that the two principal public spaces lack strong spatial definition, have limited retail activation, and will be visually dominated by the proposed glazed canopies.

The design strategy to wrap the hotel around the 'garden room' results in excessively long corridors and the Jury had concerns regarding visual and acoustic privacy to the rooms given the high levels of transparency. In acknowledging the intention to provide an integrated podium design, the Jury had concern regarding the level of transparency and the lack of diversity within the streetscape of the component north of Dungate Lane.

The Jury commends the design of the hybrid corner building, with CLT timber structure and layered glazed terracotta lattice façade screen drawing inspiration from adjoining heritage architecture, and the proposition to integrate the public art, craft based bespoke retail strategy within the project.



Figure 5 SOM and Team tower viewed from College Street

4.0 Quantity Surveyor Assessment

In accordance with Section 5.6.3 of the Brief, MBM provided cost estimates for each of the final submissions. The total estimated cost for each scheme is presented in **Table 2** below. As per these cost estimates, no scheme in the form presented in its final submission met the construction budget of \$450 million as prescribed in Section 4.3.1 of the Brief.

It should be noted that the cost estimates excluded design contingencies, design fees, development costs other than construction, lessee fit-out and GST. Since the costs were based on preliminary design information, the estimates should be regarded as indicative and used for broad cost comparison purposes only (not for feasibility purposes).

Table 2 Quantity Surveyor cost estimates

Competitor	Estimated Cost	Cost/m ² (GBA)
ZHA, Architectus, MAKE and Right Angle Studio	\$485,540,420	\$3,401
KPF, Crone and Andrew Burns Architecture	\$455,443,039	\$3,513
Grimshaw, Smart Design, Panovscott and Future City	\$455,066,441	\$3,657
FJMT, Polly Harbison, Trias and Aileen Sage	\$490,438,382	\$3,637
SOM, PTW and Stewart Hollenstein	\$470,349,254	\$3,684

Source: MBM

5.0 Competition Winner: Jury recommendations

Following deliberations, the Jury was unanimous in its decision in selecting FJMT and Team as the Competition Winner. The Jury supported the permeability of the ground plane, the flexibility of the podium levels and the opportunity that the two tower form presents to reduce the overall visual bulk and overshadowing of the nearby parks and the public domain, as well as providing superior residential amenity. The Jury also commended the collaborative work of the team and authentic diversity achieved for the podium levels by having individual practices work on their particular buildings, while together with the landscape architect collaborating on the overall design of the public realm. It is critical to the outcome this collaboration continues throughout the project.

The Jury recommended the following issues be the subject of further design refinement and resolution prior to the submission of the development application:

- Refinement of the form and location of the Sky Terraces linking the two towers including the height, the detail of the interface with the tower forms, and the relationship with the location of two vertical components of the towers. This will include consideration of suitable uses for the floors in the south tower, immediately below the Sky Terraces.
- Review of the detailed form and geometry giving the extent of differing expression for lower and upper elements of the towers in conjunction with their vertical location as referred to above.
- Review of the lifting strategy for the towers to ensure adequate levels of service for residents.
- Review of the location and connection of public roof gardens to ensure effective circulation and safety. This would preferably involve elimination of some bridges over laneways.
- Refinement of the landscape design of the urban courtyard in relation to amenity, occupation and activation.
- Design development demonstrates the retention of quality of materials and level of detail within podium buildings, and in particular to ensure the Corner Building and 249 Castlereagh Street achieve the appropriate depth of authentic masonry expression.

The jury also acknowledges that the setback of the south tower from Dungate Lane is inconsistent with the Concept DA and approved building envelope. This issue will require further investigation and will be subject to merit assessment as part of the Stage 2 detailed DA.

The Jury is of the opinion that the FJMT and Team scheme is capable of achieving design excellence following the resolution of the matters outlined above.

6.0 Jury Conclusion

This invited Architectural Design Competition has been carried out in a professional and transparent manner in accordance with the Brief, the Design Excellence Strategy and the Competitive Design Policy. This Architectural Design Competition Jury Report documents the competitive process and the Jury's selection of the FJMT and Team as the Competition Winner.

The Jury consider that the selected Competitor's design demonstrated a superior response to the design, commercial and retail objectives of the Brief, and subject to the recommendations above is capable of achieving design excellence.

Overall, the significant efforts made by all Competitors are recognised, and the Jury and Han's Group wish to thank all Competitors for accepting to participate in this significant architectural exercise.