



URBIS

DESIGN EXCELLENCE STRATEGY

372-382A Pitt Street, Sydney

Prepared for

BELINGBAK + ICD PROPERTY

July 2022

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Ashleigh Ryan
Senior Consultant	Toni Walter
Consultant	Kate Riley
Project Code	P0035477
Report Number	FINAL Design Excellence Strategy Rev 02 (dated 4 July 2022)

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

**DOCUMENT CONTROL (Note: This document control is for CoS internal purposes during the review of the strategy below.
DELETE THIS DOCUMENT CONTROL BOX ON APPROVAL OF FINAL STRATEGY
The strategy must be approved in writing by the City of Sydney prior to the commencement of a competitive process**

Revision	Date issued	Author	Notes
Rev01	XX.XX.XX	XXXX	Strategy received by CoS
Rev02	29.1.22	CoS	CoS comments to Urbis
Rev03	7 June 2022	Urbis	Urbis response to Cos comments
Rev04	28 June 2022	CoS	CoS comments to Urbis
Rev05	04 July 2022	Urbis	Urbis accepts majority of CoS comments with exception of third bullet point in Section 6, and suggests additional wording in the last bullet point on Page 5.

TABLE OF CONTENTS

1.	Introduction	4
2.	Objectives	Error! Bookmark not defined.
3.	Site Location	4
4.	Proposed Implementation	5
5.	Requirement for a Competitive Process.....	Error! Bookmark not defined.
6.	Assessment and Decision Making	6
7.	Design Integrity	7
8.	Allocation of Additional Floor Space	7
9.	ESD Targets	7
	Disclaimer	Error! Bookmark not defined.

1. INTRODUCTION

This Design Excellence Strategy (**Strategy**) has been prepared by Urbis on behalf of 372 Pitt Street Developer Pty Ltd (**the Proponent**) to guide the redevelopment of 372-382A Pitt Street, Sydney (**the site**). This Strategy supports a Concept Development Application (**DA**) for a mixed-use tower and a subsequent competitive design process.

The Proponent is committed to achieving design excellence as part of the redevelopment the site, and to deliver the highest standard of architectural, urban and landscape design for the City.

This Design Excellence Strategy has been prepared in accordance with the *City of Sydney Competitive Design Policy 2020*(**the Competitive Design Policy**), the *Sydney Local Environmental Plan 2012* (**the Sydney LEP 2012**) and the Sydney Development Control Plan (**the Sydney DCP 2012**).

In accordance with Section 1.2 of the *Competitive Design Policy* and Section 3.3.2 of the Sydney DCP 2012, this Strategy defines the following:

- (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 the preparation of design alternatives on a competitive basis;*
- (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.*

The Proponent will undertake an invited Architectural Design Competition (**Competition**) with a minimum of five (5) Competitors.

2. SITE LOCATION

2.1. LOCATION AND EXTENT OF COMPETITIVE DESIGN PROCESS

The site is located at 372 – 382A Pitt Street and is located on the south eastern side of Pitt Street between Liverpool and Goulburn Streets. The site is made up of a series of rectangular lots forming a combined boundary which is irregular in shape. The site has a frontage of approximately 36 metres to Pitt Street and a total site area of 1,140 sqm. The legal description of the site is set out within **Table 1** below.

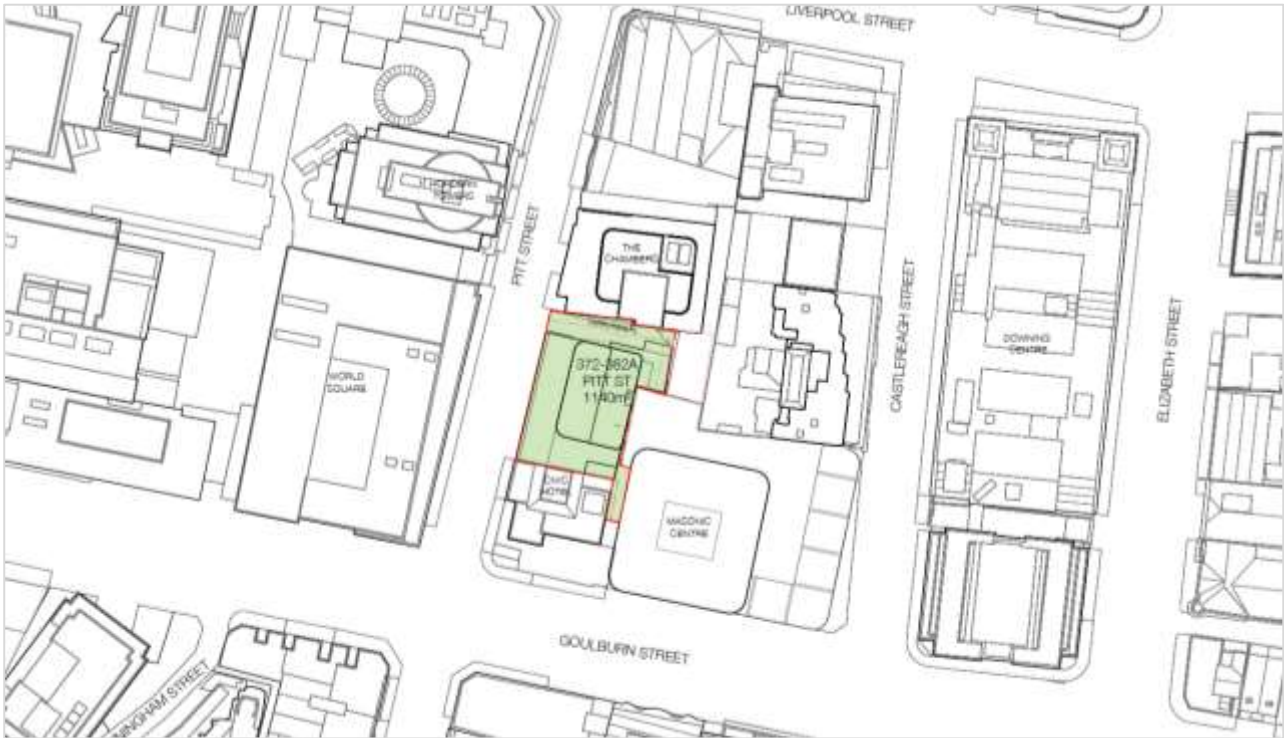
Table 1 – Land Subject to the Competition

Property Address	Title Description
Carruthers Place (372B Pitt Street)	Lot 3702 DP 1124741
372-374 Pitt Street	Lot A DP 439550 and Lot B DP 439550
376 Pitt Street	Lot K DP 107021
378 Pitt Street	Lot J DP 107021
380 Pitt Street	Lot G DP 107010
382 Pitt Street	Lot E DP 442348
382A Pitt Street	Lot 1 DP 341987

Property Address	Title Description
Total Site Area	1,140 sqm

The site will be subject to the future amalgamation of a series of allotments with the following legal descriptions applying to the site. The Competition will apply to the entire area outlined in red in **Figure 1** below.

Figure 1 – Site Location and Extent of Competition Boundary



Source: Woods Bagot (2021)

3. PROPOSED IMPLEMENTATION

3.1. TYPE OF COMPETITIVE DESIGN PROCESS

- An invited Architectural Design Competition for the site will be undertaken that will inform the Detailed DA.

3.2. COMPETITORS

- The Proponent will invite a minimum of five (5) Competitors to participate in the Competition.
- The selection of the Competitors invited to participate in the Competition will be undertaken in consultation with the City of Sydney and will:
 - Include a range of emerging, emerged, and established architectural practices to participate in the Competition.
 - A minimum of 50% of Competitors to be Australian based architects. For the purposes of being considered an ‘Australian based architect’, where a Competitor is a consortium, partnership or other joint authorship, the Australian local firm must be the principle/lead design architect.

- Require that each Competitor will be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or, in the case of interstate or overseas Competitors, eligible for registration with their equivalent association.
- Require each Competitor to have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) award or commendation, or in the case of overseas Competitors, the same with their equivalent professional association.
- Competitors must demonstrate a high level of skill and experience in sustainable design.
- Target for all Competitors to establish a design team that is gender diverse with a participation target of 40 percent women, 40 percent men and 20 percent any gender in their design team and leadership.

4. COMPETITIVE DESIGN PROCESS BRIEF

In preparing the Architectural Design Competition Brief (**the Competition Brief**), the Proponent will ensure that:

- All details about the conduct of the Competition are contained within the Competition Brief only.
- The Competition Brief and appended documents are reviewed and endorsed in writing by the City of Sydney prior to commencement of the Competition and its distribution to participating Competitors.
- The Competition Brief is in accordance with the City of Sydney's Model Competition Brief and the Competitive Design Policy.

5. JURY

The Jury is to comprise a total six (6) members:

- Three (3) members nominated by the Proponent.
- Three (3) members nominated by the City of Sydney (who have no pecuniary interests in the proposed development or involvement in approval processes).

(a) Jury members are to:

- (i) Represent the public interest.
- (ii) Be appropriate to the type of development proposed.
- (iii) Include a majority of registered architects with urban design experience.
- (iv) Include at least one member who is a representative of the consent authority's Design Advisory Panel.
- (v) Include at least one member who is an appropriately qualified heritage consultant.
- (vi) Include only persons who have expertise and experience in the design and construction professions and industry.

(c) The chairperson of the Jury will have expertise in architecture and urban design and be a recognised advocate of design excellence.

(b) The City of Sydney will nominate an observer(s) to verify that the Competition has been followed appropriately and fairly.

(c) The Jury decision will be via a majority vote. The decision of the Jury will not fetter the discretion of the Consent Authority in its determination of any subsequent detailed development application associated with the site that is the subject of this Competition.

6. DESIGN INTEGRITY

The architect of the winning scheme, as selected by the Jury, will be appointed by the Proponent as the Design Architect. Where the winning architect is a consortium, partnership, or other joint authorship, each must retain representation and a leadership role in all processes following.

To ensure design continuity and design excellence of the winning scheme is maintained throughout the development process, as a minimum the Design Architect is to:

- Prepare the Detailed DA for the preferred design.
- Prepare the design drawings for a construction certificate for the preferred design.
- Attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.
- Provide any documentation required by the Consent Authority verifying that the design intent has been achieved at completion.
- Prepare the design drawings for contract documentation.
- Maintain continuity during the construction phases through to completion of the project.

The Design Architect may work in association with other architectural practices but is to retain leadership role over design decisions.

7. ALLOCATION OF ADDITIONAL FLOOR SPACE

In accordance with clause 6.21D(3)(b)(i) of the Sydney LEP 2012, the development will seek up to 10% additional floor space as a result of undertaking a Competition, in accordance with the Competitive Design Policy and as supported by this Design Excellence Strategy.

The distribution of the additional floor space will be explored through the Competition and must be consistent with the provisions contained within the approved Concept DA, and the relevant provisions under the Sydney LEP 2012 and Sydney DCP 2012.

Any additional floor space pursued under clause 6.21D(3)(b)(i) of the Sydney LEP 2012 must not result in a breach of the maximum height of building control.

Nothing in this document is to be taken as an approval or endorsement of the potential additional floor space available under clause 6.21D(3)(b)(i) of the Sydney LEP 2012.

8. ESD TARGETS

The Competition Brief is to include the ecologically sustainable development (**ESD**) targets and design measures for the proposed development as follows:

- 4 Star NABERS Energy for Hotels.
- Exceed NCC 2019 Section J Energy Benchmarks with a bespoke façade and services system design.
- Exceed BASIX Requirements for the Class 2 (Residential) components of the Project (including a BASIX Energy target of 30%).
- Design in line with Australian Best Practice Environmental Initiatives by achieving a certified 4 Star Green Star Buildings rating.
- 4 Star NABERS Water for Hotels.

ESD targets and sustainability initiatives will be carried through the design competition, design development and construction stages to completion of the project to deliver the ESD targets and design inclusions described above.

