

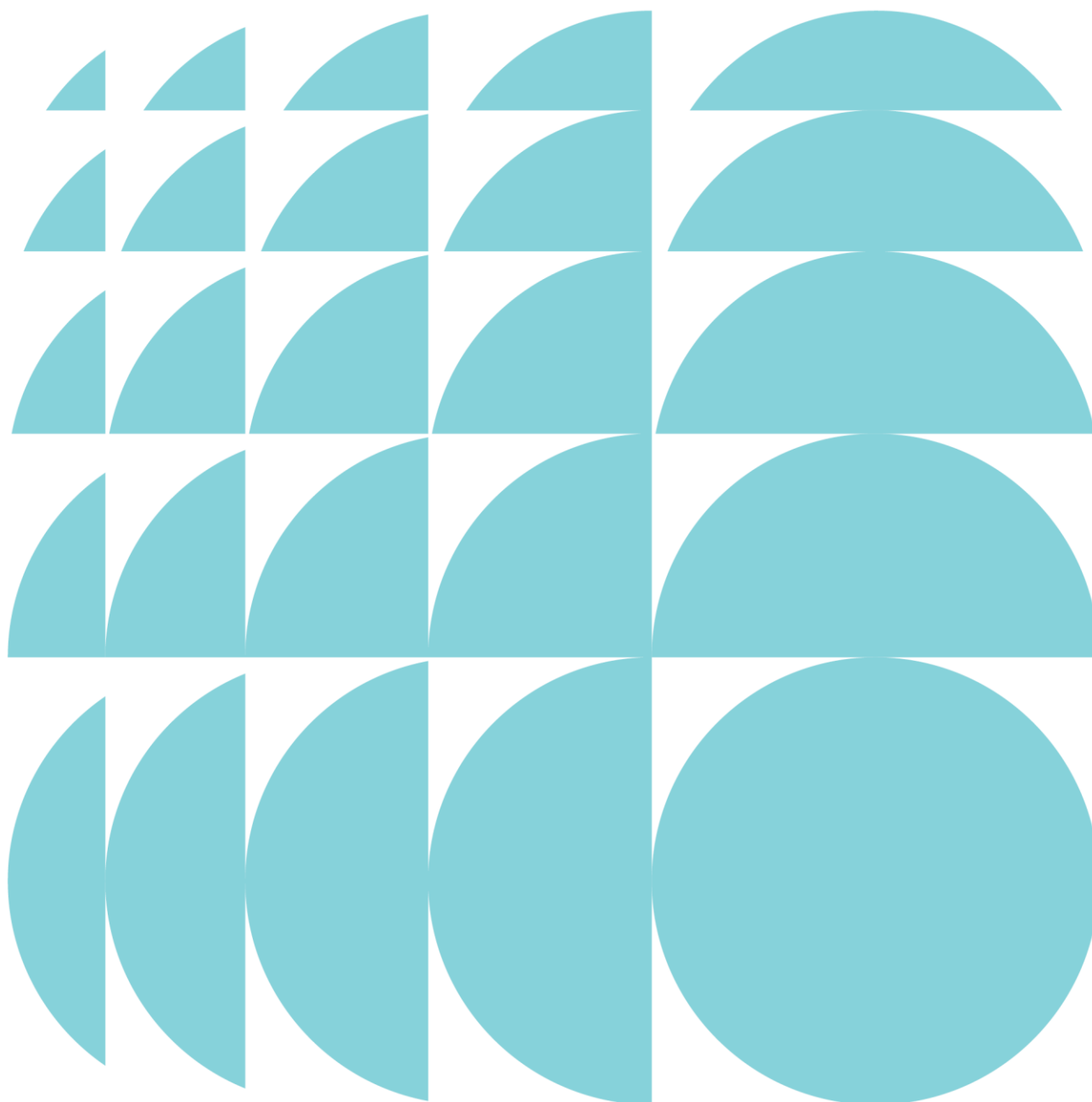
ETHOS URBAN

Design Excellence Strategy

2 Chifley Square, Sydney

Submitted to City of Sydney
On behalf of Charter Hall

26 July 2021 | 2190769



CONTACT

Clare Swan Director cswan@ethosurban.com 02 9956 6962

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This document has been prepared by:



Luke Feltis

8 July 2021



Chris Ferreira

8 July 2021

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Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

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1.0 Overview

1.1 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of Charter Hall (the **Proponent**). It supports a Planning Proposal and Development Control Plan amendments made in accordance with the directions of the Central Sydney Planning Strategy (**CSPS**) for a new commercial precinct in Central Sydney. These amendments will facilitate a new commercial precinct with a height up to approximately 188.1 metres (RL 214.2, being no higher than the Domain Sun Access Plane) and a Floor Space Ratio of up to 20.41:1, to be developed on land at 2 Chifley Square, Sydney (the **site**).

In accordance with clause 1.2 of the *City of Sydney Competitive Design Policy 2012* (the Policy) and clause 3.3.2 of the *Sydney Development Control Plan 2012* (Sydney DCP 2012) this Design Excellence Strategy defines:

- The location and extent of the competitive design process;
- The type of competitive design process to be undertaken;
 - An architectural design competition, open or invited; or
 - The preparation of design alternatives on a competitive basis.
- The number of designers involved in the process;
- Whether the competitive design process is pursuing additional height or floor space;
- Options for distributing any additional floor space ratio or height which may be granted by the consent authority for demonstrating design excellence through a competitive design process; and
- Target benchmarks for ecologically sustainable development.

The proponent has elected to carry out an **invited architectural design competition with six (6) invited competitors**.

To ensure that the development of the site proceeds in a timely manner, it is envisaged that the competitive process will begin as soon as practical after the public exhibition of the Planning Proposal and the endorsement of the Design Competition Brief by the City of Sydney¹.

1.2 Objectives of the Design Excellence Strategy

The objectives of this strategy are to:

- Establish a methodology for the proponent to implement a competitive design process for the redevelopment of the subject site, in accordance with the Policy.
- Ensure that the competitive design process works within the framework of this approved Design Excellence Strategy.
- Confirm the number of architectural practices to participate in the competitive process and how these will be selected.
- Establish the process for the selection of a competition jury.
- Set out the approach for establishing a Competition Brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives,

¹ **Note:** Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (Sydney LEP 2012) or Sydney Development Control Plan 2012 (Sydney DCP 2012) controls (as proposed to be amended by the Planning Proposal for the site). Where there is any inconsistency between this Strategy and the relevant SEPPs, LEP or DCP (as proposed to be amended by the Planning Proposal for the site), the relevant SEPPs, LEP or DCP (as amended) prevail.

- The achievement of design and architectural diversity.
- Procedural fairness for competitors.
- Ensure sustainability initiatives and ecologically sustainable development targets are defined and developed through the Design Competition, detailed design development and construction phases through to completion of the project.
- Ensure that design integrity is continued in the subsequent detailed development proposal through construction phase to completion of the project.

2.0 Design Excellence Strategy

2.1 The location and extent of the competitive design process

The site of the proposed commercial tower is located at 2 Chifley Square, Sydney. The site is legally described as Lot 10 in DP 777545 which contains an area of 6,438m². As illustrated in **Figure 1**, the existing site contains a large commercial podium spanning across the entire lot with an existing commercial tower on the northern portion of the site. The proposal seeks to retain the existing tower, with the proposed new tower to be sited at the southern end of the site.

A single Design Competition is proposed to be undertaken and is intended to apply to the area of the site highlighted in **Figure 2**, **Figure 3** and **Figure 4**, being:

- The entire southern portion of the site, being the new tower and redeveloped southern podium, including the entire podium façade facing Chifley Square;
- Internal areas only of the of the existing northern podium.

The Design Competition will not apply to the existing Chifley tower, nor the facades and external areas of the northern podium.

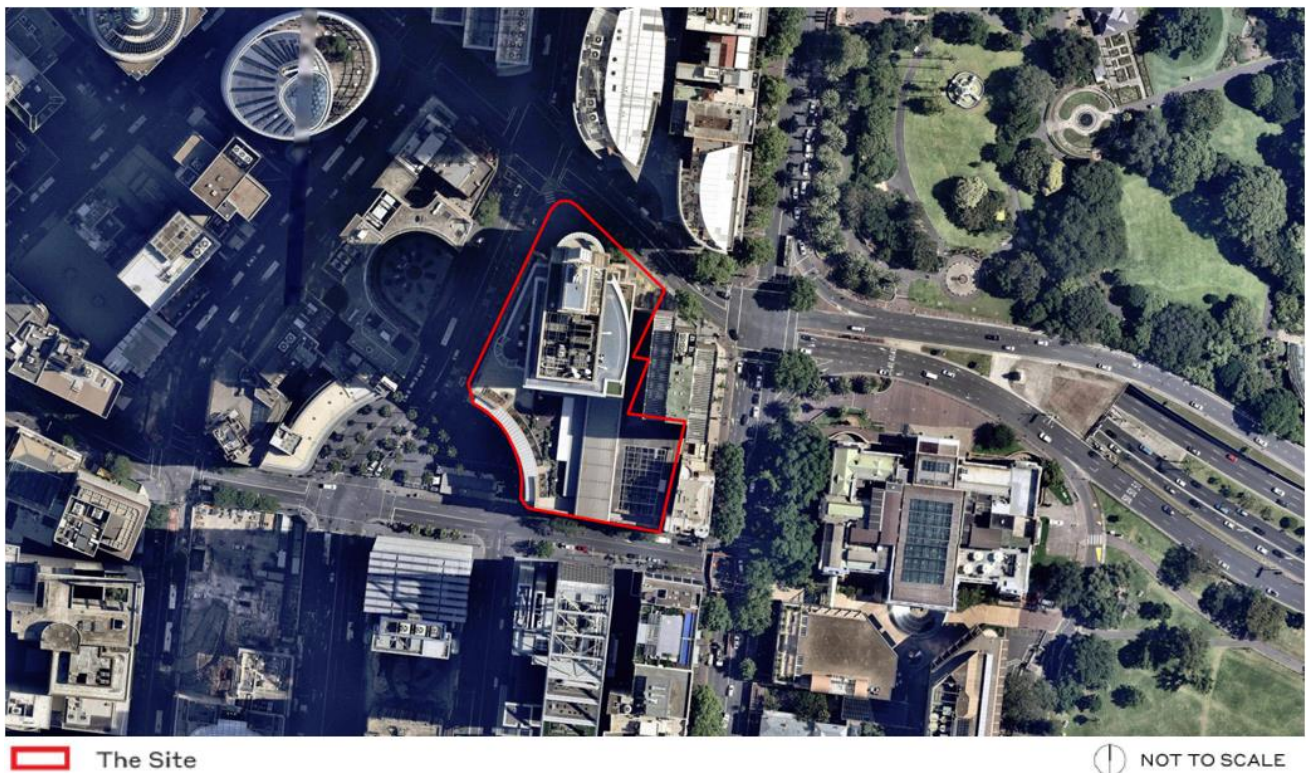


Figure 1 Site location

Source: Nearmap and Ethos Urban

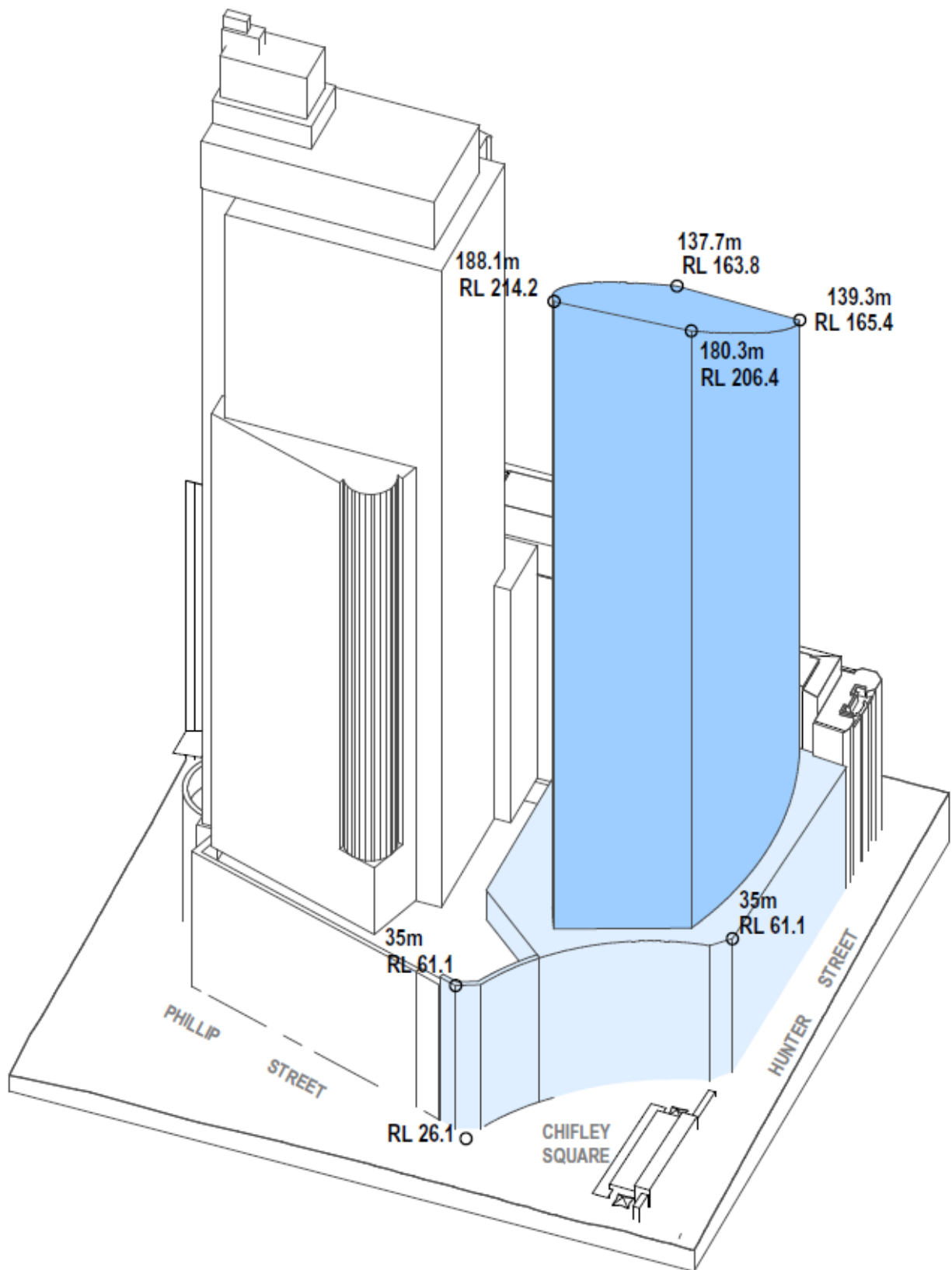


Figure 2 Extent of competitive design process in blue (southern podium and tower), axonometric view

Source: Architectus

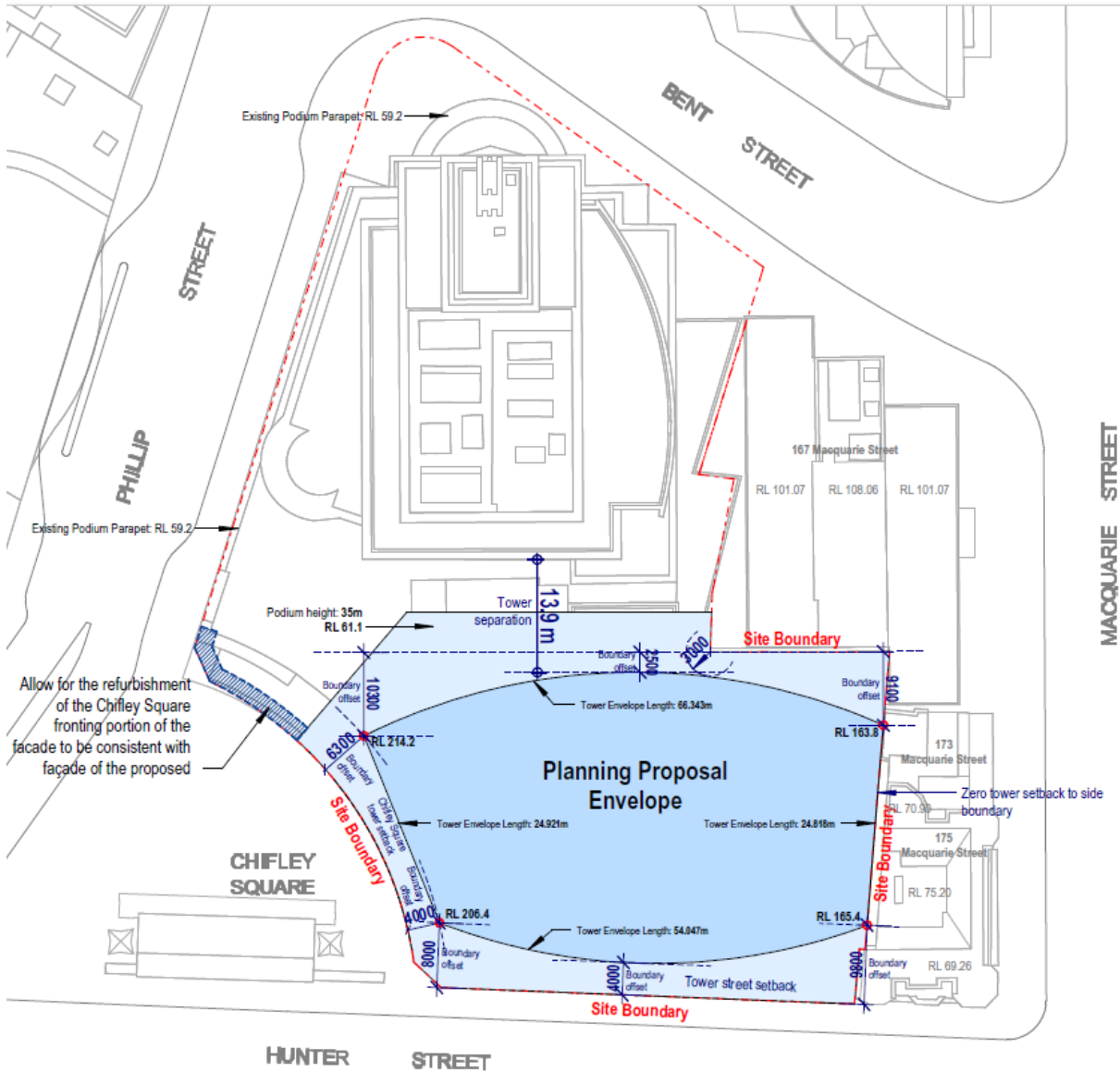


Figure 3 Extent of competitive design process in blue (southern podium and tower), plan view
 Source: Architectus

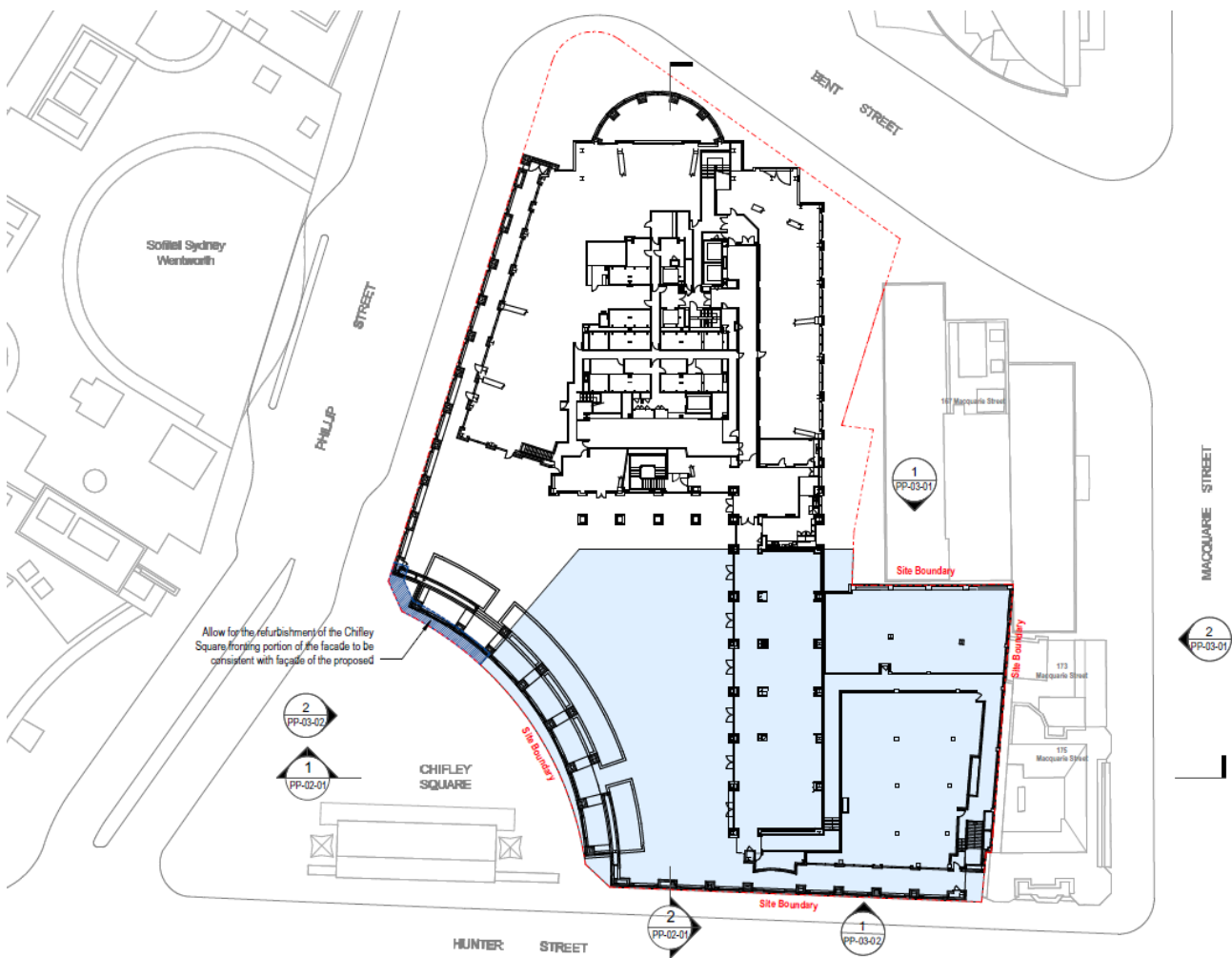


Figure 4 Extent of competitive design process in blue (internal area of entire podium, not including external areas of northern podium and northern tower)

Source: Architectus

2.2 The type of competitive design process to be undertaken

The Proponent has elected to conduct a single **Invited Architectural Design Competition** for the project as defined under the Policy. The process is to be undertaken prior to the lodgement of a detailed Development Application for the redevelopment of the site as planned in the site-specific Planning Proposal.

The Invited Architectural Design Competition will be conducted primarily in accordance with the Policy and *Competitive Design Model Brief*, (including draft amendments) however it will also draw on efficiencies supported within the City of Sydney Competition Protocols COVID 19, dated 5 May 2020. Endorsement of the Competition Brief required by the City of Sydney prior to commencement of the Design Competition.

2.3 Selection of Competitors

The Proponent will undertake an Invited Design Competition with **six (6) invited competitors**. The selection of the invited competitors will be determined by the Proponent in consultation with the City of Sydney, as follows:

- A Competitor may be a single person or firm, or a number of firms working in partnership, constituted of a principal/lead architect supported by an executive architect(s).
- At least 50% of competitors are to be local or national Australian firms.
- A Competitor will either 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.
- At least one (1) competitor is an emerging architect or all competitors must be in partnership with emerging architects.
- Competitors must demonstrate that they meet a gender representation ratio of at least 40% non-male members in their design team.

2.4 Establishment of the Competition Jury

The Competition Jury will comprise six (6) jury members in the following composition:

- Three (3) members nominated by the City of Sydney consent authority, who have no pecuniary interests in the development proposal or involvement in approval processes;
- Three (3) members nominated by the proponent including one (1) independent member².

Jury members are to:

- Represent the public interest.
- Be appropriate to the type of development proposed.
- Include only persons who have expertise and experience in the design and construction professions and related industries.
- Include a majority of registered architects with urban design expertise.

2.5 Competition Brief

The Competition Brief will be prepared on behalf of the Proponent who will liaise with the City of Sydney for endorsement prior to commencement of the Design Competition, as per clause 2.3 of the Policy. In establishing the Competition Brief, the proponent will ensure that:

- All details regarding the conduct of the Design Competition are contained within the Competition Brief.
- The Competition Brief and appended documents are reviewed and endorsed in writing by the City of Sydney prior to its distribution to Competitors, Competition Jury and technical advisors.
- The Competition Brief is to be generally in accordance with the Competitive Design Model Brief and the City of Sydney Competitive Design Policy and is to be approximately 30 pages in length (excluding the Competition procedures).

The Competition Brief will ensure that the consent authority's design excellence requirements are balanced with the Proponent's objectives, the process will promote design excellence and architectural diversity, and that procedural fairness for Competitors is achieved.

² an independent member means a person who is not a contracted employee or consultant to the proponent except for the purposes of being a juror for the subject design competition.

2.6 Proposed allocation of up to 4.4% additional floor space

The design competition will be pursuing up to **4.4% additional floor space** under a site-specific clause resulting from the Planning Proposal and the Policy. The additional floor space bonus is pro-rated based on the site area of the redeveloped southern podium and new southern tower (being approximately 2,856m²).

The Planning Proposal and Draft DCP amendments support a tower envelope that can accommodate the maximum site specific permissible FSR (inclusive of the 4.4% additional floor space available under the proposed site-specific clause), being 20.41:1.

2.7 Options for distributing floor space within the building envelope

The distribution of the additional floor space is to be considered by the Competitors in the Design Competition and must be consistent with provisions contained in the Planning Proposal (including Draft Sydney DCP 2012 amendments) for the site.

2.8 Ecologically Sustainable Development Targets

The resulting commercial tower the subject of the Design Competition is to achieve the following minimum ecologically sustainable development (ESD) targets:

- 6-star Green Star Design & As Built v1.3 certified rating
- 5.5 Star NABERS Energy rating (Commitment Agreement)
- 4 Star NABERS Water rating (Target)
- 5 Star NABERS Waste rating (Target)
- Climate Active Carbon Neutral Building certification

ESD targets and sustainability initiatives will be carried through the competition phase, design development, construction, and through to completion of the project to deliver an exemplar of environmentally sustainable development.

3.0 Design Integrity

The architectural firm of the winning scheme selected through the Invited Architectural Design Competition, is to be appointed as the Design Architect for the project and will perform this role until the completion of the project.

The role of the Design Architect will include at a minimum the following:

- Prepare a Development Application;
- Prepare the design drawings for a construction certificate;
- Prepare the design drawings for the contract documentation; and
- Maintain continuity during the documentation and construction phases through to the completion of the project.

The winning architect may work in association with other architectural practices but is to retain a leadership role over design decisions.