

# ETHOS URBAN

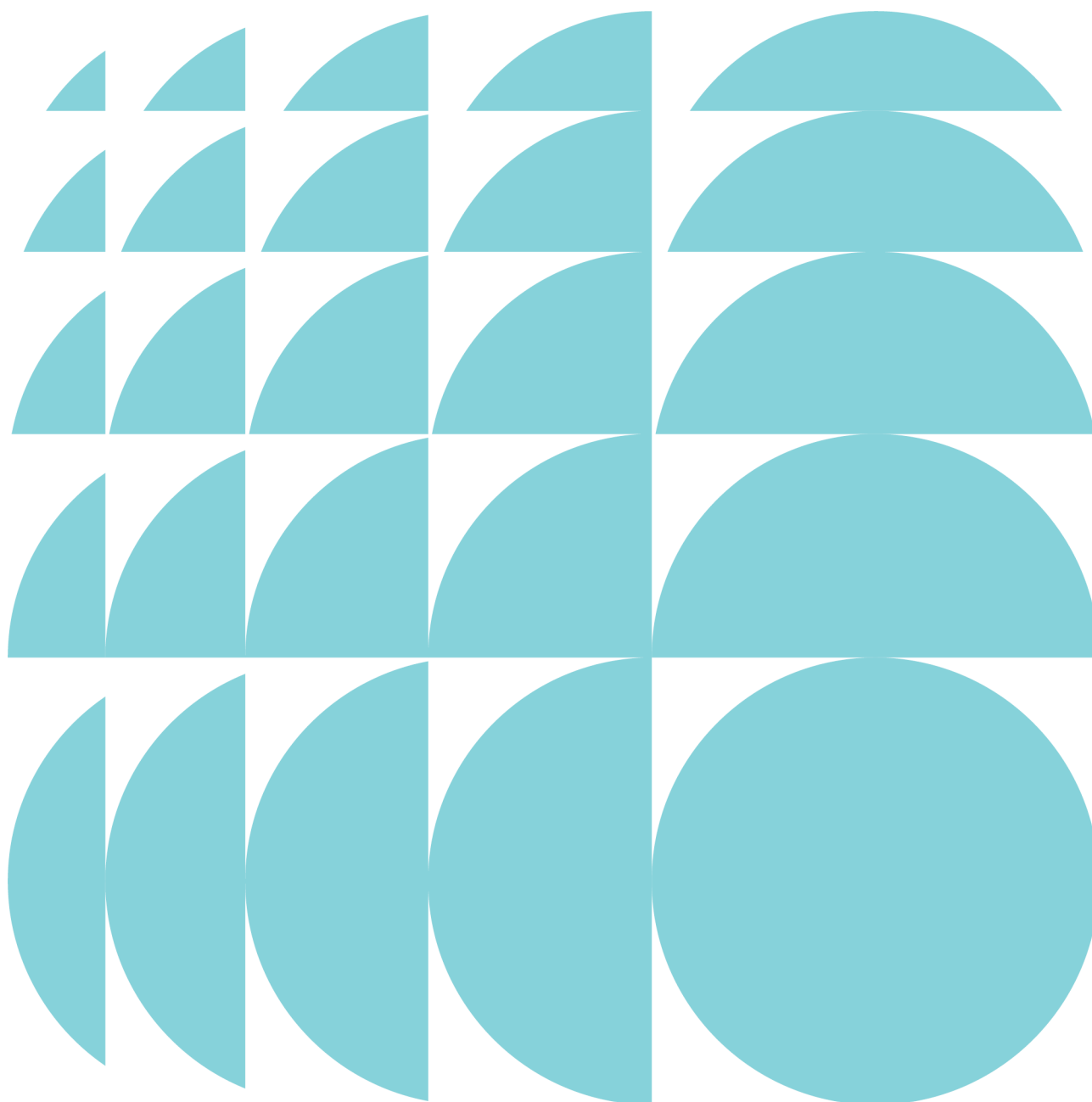
## Design Excellence Strategy

15-25 Hunter Street and 105-107 Pitt Street, Sydney

Submitted to City of Sydney Council  
On behalf of FT Sydney Pty Ltd

15 October 2021 | 2190590

**Updated in May 2022**



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## 1.0 Overview

### 1.1 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of FT Sydney Pty Ltd which is controlled by Milligan Group (the Proponent). It supports a Planning Proposal and Development Control Plan amendments made in accordance with the directions of the endorsed Central Sydney Planning Strategy for a new commercial tower in Central Sydney. These amendments will facilitate a new commercial building with a height up to 213.5 metres (RL 222.5m) and a Floor Space Ratio (FSR) of up to 24.26:1 equating to 51,150m<sup>2</sup> of Gross Floor Area (GFA). This total FSR comprises an above ground FSR of 22.26:1 and a below ground FSR of 2:1, to be developed on land at 15-23 Hunter Street and 105-107 Pitt Street, Sydney.

In accordance with clause 6.21D of the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012), 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.
- 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.
- Target benchmarks for ecologically sustainable development.

The Proponent has elected to carry out an **Invited Architectural Design Competition** with a **minimum of five (5) 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 Sydney<sup>1</sup>.

### 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,

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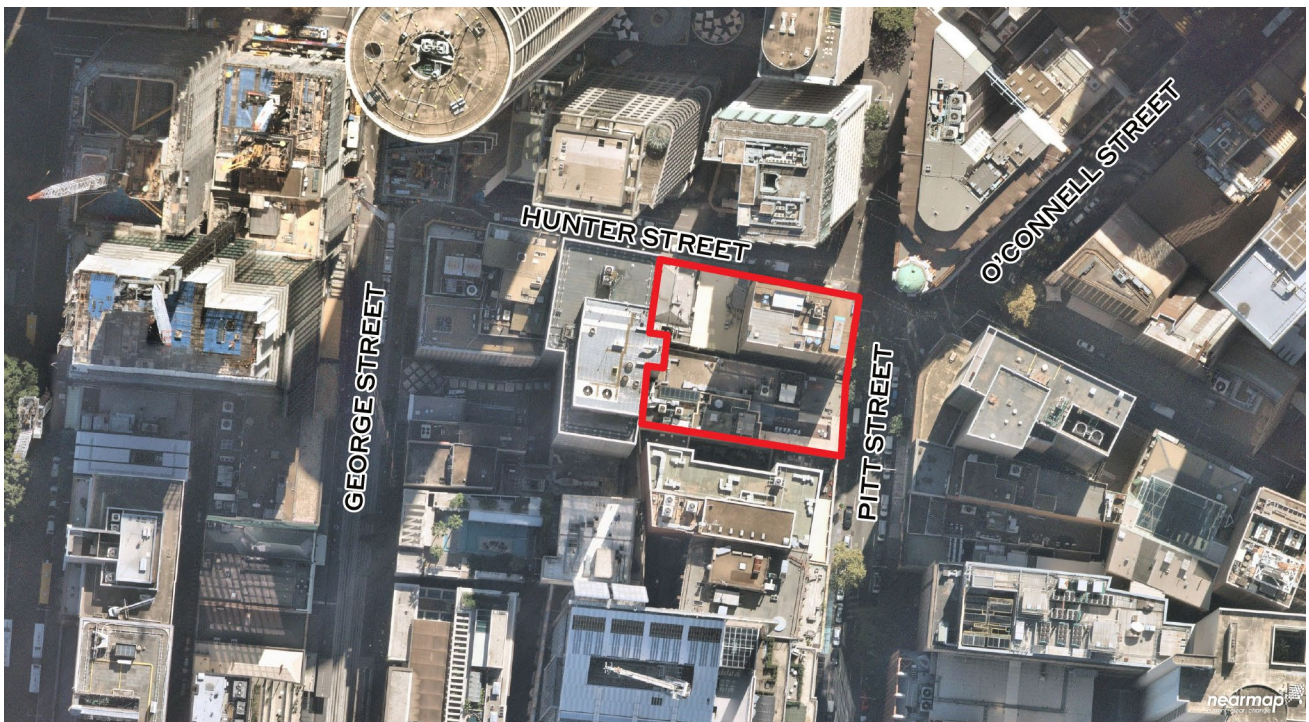
<sup>1</sup> **Note:** Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (Sydney LEP 2012) or Sydney Development Control Plan 2012 (Sydney DCP 2012) controls (as proposed to be amended 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 15-23 Hunter Street and 103-107 Pitt Street, Sydney. The site has an area of 2,108m<sup>2</sup>. A single Design Competition is proposed to be undertaken and is intended to apply to the whole of the site as illustrated in **Figure 1** and is to be guided by the envelope illustrated at **Figure 2**.

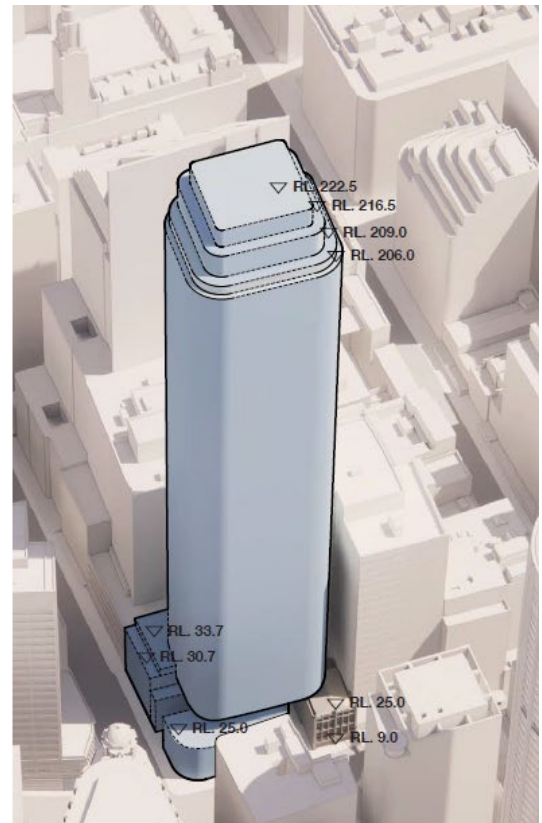
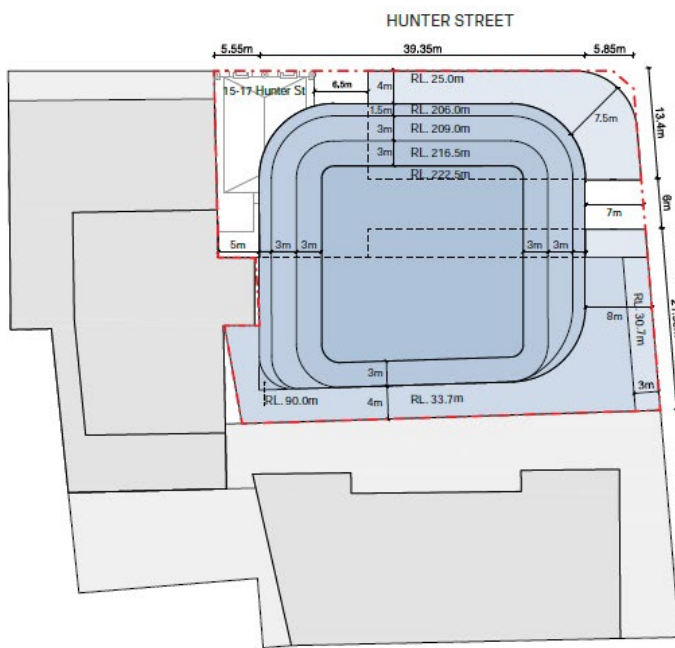


 The Site

 NOT TO SCALE

**Figure 1** Site aerial

Source: Nearmap, Ethos Urban



**Figure 2 Maximum Building Envelope for 15-25 Hunter Street and 105-107 Pitt Street, Sydney**

Source: Bates Smart

## 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*, however it will also draw on efficiencies supported within the City of Sydney Competition Protocols COVID 19 (as updated). Endorsement of the Competition Brief will be required by the City of Sydney Council prior to commencement of the Design Competition.

## 2.3 Selection of Competitors

The Proponent will undertake an Invited Design Competition with a **minimum of five (5) invited competitors**, consistent with the Policy. 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 one emerging architect, or all competitors to be in partnership with emerging architects.
- A minimum of 50% of Competitors must include Australian firms as the principal/lead.
- 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.
- Competing teams must be comprised of at least 40% non-male members.

## 2.4 Establishment of the Competition Jury

The Competition Jury will comprise a total of six (6) jury members. The Jury will be appointed by the Proponent and is comprised of:

- Half the members nominated by the consent authority, who have no pecuniary interests in the development proposal or involvement in approval processes.
- Half the members nominated by the Proponent.

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.

## 2.6 Proposed allocation of up to 10% additional floor space

The design competition will be pursuing up to **10% additional floor space** under clause 6.21D of the Sydney LEP 2012 (or similar site-specific clause resulting from the Planning Proposal) and the Policy. Any additional floor space pursued under clause 6.21 or the like must not exceed the maximum floor space control permitted for the site.

The Planning Proposal and Draft Sydney DCP 2012 amendments support a tower envelope that can accommodate the maximum site specific permissible height of 213.5 metres (RL 222.5) and a Floor Space Ratio of up to 24.26:1 (inclusive of the 10% additional floor space).

## 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
- 4 Star NABERS Water rating
- 5 Star NABERS Waste rating
- A timber hybrid structure is to be incorporated into the design of the new building

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.
- 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.