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DESIGN EXCELLENCE STRATEGY

148-160 KING STREET, SYDNEY



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Written in accordance with the City of Sydney Competitive Design Policy 2012, as amended

November 2015

Prepared for Galileo Phillip Street JV Pty Ltd

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DESIGN EXCELLENCE STRATEGY

This Design Excellence Strategy accompanies a Stage 1 DA application for the realisation of the development of the 148-160 King Street, Sydney site. The redevelopment of the site is guided by the *Sydney Local Environmental Plan 2012 (LEP)* and *Sydney Development Control Plan 2012 (DCP)*, *State Environmental Planning Policy (SEPP) No. 65 Design Quality of Residential Apartment Development, Apartment Design Guide* and draft amendments to these plans, in order to achieve the highest quality architectural solution exhibiting design excellence.

In accordance with Clause 1.2 of the *City of Sydney Competitive Design Policy* (adopted by the City of Sydney on 9 December 2013), and provisions of Section 3.3.2 of *Sydney Development Control Plan 2012*, this Design Excellence Strategy defines:

- (a) The location and extent of each competitive design process;*
- (b) The type of competitive design process(es) to be undertaken:*
 - (i) an architectural design competition, open or invited; or*
 - (ii) the preparation of design alternatives on a competitive basis.*
- (c) The number of designers involved in the process(es);*
- (d) How architectural design variety is to be achieved across large sites;*
- (e) Options for distributing any additional floor space area which may be granted by the consent authority for demonstrating design excellence through a competitive design process.*
- (f) The target benchmarks for ecologically sustainable development.*

OBJECTIVES

- a) Establish how Galileo Phillip Street JV Pty Ltd proposes to implement the competitive design process for the redevelopment of the 148-160 King Street, Sydney site;
- b) Clarify the timing of the competitive design process for the proposed development application process;
- c) Ensure that the competitive design process works within the framework of an approved Design Excellence Strategy;
- d) Ensure the competitive design alternatives comply with the conditions of the Stage 1 consent;
- e) Promote the selection of large, established and also emerged or emerging architectural practices;

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- f) Set out the approach for establishing a competitive design process brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the developer's objectives;
 - Achieve design and architectural diversity; and
 - Procedural fairness for competitors.
- g) Set out the requirements for the proposed competitive design alternatives process;
- h) Considers the approach for the assessment, decision making and dispute resolution within the competitive design process;
- i) Ensure that design excellence integrity is continued into the detailed development proposals; and
- j) Achievement of up to 10% additional floor space under the *Sydney LEP 2012* having regard to the objectives and controls in the *Sydney DCP 2012*.
- k) Define the target benchmarks for ecologically sustainable development.

A competitive design process must be undertaken in accordance with this endorsed Design Excellence Strategy as approved by the Consent Authority. The Consent Authority must be satisfied that the Proponent has demonstrated compliance with this Strategy prior to awarding additional floor space of up to 10%.

- Nothing in this document approves a departure from the relevant SEPPs, LEP, DCP or approved Stage 1 DA conditions .Where there is any inconsistency between this document and the relevant SEPPs, LEP, DCP or Stage 1 DA consent then the SEPPs, LEP, DCP and Stage 1 DA documents prevail.
- Nothing in this document is to be taken as an approval or endorsement of the potential additional floor space available under Clause 6.21(7) of the Sydney LEP 2012.

PROPOSED IMPLEMENTATION OF THE STRATEGY OBJECTIVES

In accordance with Section 1.2 (2) of the City of Sydney Competitive Design Policy 2012 as amended, the following items have been addressed to ensure the implementation of the above strategy objectives:

Location and extent of each competitive design process

The site is defined as 148-160 King Street, Sydney. The site is approximately 889.8 sqm in area, and is legally described as Lot 2 DP547423 and Lot 1 DP 524978. One competitive design process will be undertaken across the site to inform a future Stage 2 DA.

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Competitive Design Approach

Galileo Phillip Street JV Pty Ltd proposes the following design excellence strategy for the site:

- Undertake one invited **competitive design alternatives process** for the site.
- The selection of architectural practices for the competitive design alternatives process will be defined by the Competitive Design Alternatives Brief to be developed in accordance with the following principles:
 - Selecting a range of ‘established’ and ‘emerged or emerging’ architectural firms to participate in the competitive design process;
 - Galileo Phillip Street JV Pty Ltd will invite a minimum of five (5) competitors to participate in the competitive design alternatives process,
 - The selection of the invitees to the competitive process will be undertaken in consultation with the City of Sydney;
 - 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; and
 - Competitive design alternatives process will commence following written endorsement by the City of Sydney of the Competitive Design Alternatives Brief for the site.

Requirements for a competitive design process

In establishing a Competitive Design Alternatives Brief, Galileo Phillip Street JV Pty Ltd will ensure that:

- All details about the conduct of the competitive process brief are contained within the Competitive Design Alternatives Brief only;
- The Competitive Design Alternatives Brief is reviewed and endorsed in writing by the Consent Authority prior to its distribution to competition entrants; and
- The competitive process brief is to be generally in accordance with the Council’s Model Competitive Design Process Brief or as approved by the City of Sydney.

Assessment and decision making

In establishing a Selection Panel for the competitive design alternatives process for the site, it is understood that:

- The Selection Panel is to comprise a total of four (4) members;
- The selection of Panel members will be appointed by Galileo Phillip Street JV Pty Ltd and nominated in consultation with the City of Sydney ;
- The Selection Panel will be constituted:
 - i. Two (2) members nominated by the Proponent;

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- ii. Two (2) members nominated by the City of Sydney;
- Selection Panel members are to:
 - i. Be appropriate to the type of development proposed;
 - ii. Include only persons who have expertise and experience in the development, design and construction professions and industry;
- The Chairperson of the Selection Panel will have expertise in architectural/urban design and be a recognised proponent of design excellence;
- The City of Sydney Council will nominate an Observer(s) to verify that the competitive design alternatives process has been followed appropriately and fairly; and
- The Selection Panel's decision will be via a majority vote. Unanimous agreement is not required. The decision or advice of the Selection Panel will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of the competition. Unless stated otherwise herein, Clause 4.2 of the City of Sydney Competitive Design Policy will apply with regard the decision making and resolution process and Clause 4.3 in relation to the preparation of a Competitive Design Alternatives Report.

Design integrity

The architectural firm selected for the winning scheme as determined by the Selection Panel for the competitive design alternatives process will be appointed as Lead Design Architect and perform this role to completion of the project. The role of the Lead Design Architect will include at a minimum the following:

- Prepare Development Application documentation for the winning design, including all required information to lodge a DA;
- Represent the development in meetings with the community, authorities and stakeholders as required;
- Provide a lead role in ensuring design integrity is maintained;
- Maintain continuity during the construction phases, through the completion of the project; and
- Providing any documentation required by Galileo Phillip Street JV Pty Ltd and the Consent Authority verifying the design intent has been achieved at completion.

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

Achievement of the additional 10% floor space area

In accordance with Clause 1.2 (2)(e) of the City of Sydney Competitive Design Policy, the development of the site seeks the granting of up to an additional 10% of floor space area, under the Sydney LEP 2012, as a result of undertaking a competitive design process in accordance with the Policy and this Design Excellence Strategy. The distribution of the bonus floor space is to be considered by the competitors in the Competitive Design Alternatives Process and must be consistent with the provisions of Stage 1 DA consent for 148-160 King Street, Sydney.

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Ecologically Sustainable Development

The competitive design alternatives process undertaken will be required to achieve the following ecologically sustainable development targets:

- Optimise opportunities for ecologically sustainable design and best practise environmental performance including low running costs in relation to water and energy use;
- Targets in excess of BASIX and NABERS minimum requirements.