

ATTACHMENT C

DESIGN EXCELLENCE STRATEGY

**19 CARILLON AVENUE, CAMPERDOWN -
ST ANDREW'S COLLEGE**

19 Carillon Avenue, Camperdown (North Building) St Andrew's College Campus

DESIGN EXCELLENCE STRATEGY

May 2016

Prepared for St Andrew's College

*Endorsed by the City of Sydney 31st May 2016

1.0 INTRODUCTION - DESIGN EXCELLENCE STRATEGY

This Design Excellence Strategy prepared by Urbis on behalf of St Andrews College (the Proponent) guides the competitive design process for the North building (“the site” identified by red outline in Figure 1 below) located in the north west of St Andrews College (“overall site”) identified by black outline in Figure 1 below.

St Andrews College ‘overall site’ is located in the south-west corner of the Camperdown campus of the University of Sydney, however it occupies its own title independent of university ownership. The whole of the site is legally described as Lot 1 in DP 137172 and has an area of approximately 40,400sqm.

The development of the site is guided by the December 2014 Stage 1 approval for the campus providing site layout, building envelopes for new and existing buildings and associated works for St Andrews College. Development of the site is also guided by *Sydney Local Environmental Plan 2012 (LEP)*, *Sydney Development Control Plan 2012 (DCP)* and the City of Sydney Competitive Design Policy in order to achieve the highest quality architectural solutions exhibiting design excellence in accordance with Clause 6.21(1).

This Strategy has been prepared in accordance with Clause 1.2 under the City of Sydney Competitive Design Policy, as amended, and provision (g) under Section 3.3.2 in Sydney Development Control Plan 2012. This Design Excellence Strategy defines:

- (a) the location and extent of the 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) 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;*
- (f) the target benchmarks for ecologically sustainable development.*

Notes:

Nothing in this document approves a departure from the relevant SEPPS, LEP or DCP or approved Stage 1 consent. Where there is any inconsistency between this document and the relevant SEPPS, LEP, DCP or Stage 1 consent, then the SEPPS, LEP, DCP and Stage 1 DA documents prevail.

1.1 OBJECTIVES

This Design Excellence Strategy is guided by the following objectives:

- a) Establish how St Andrew's College proposes to implement competitive design process for the development of the North building, located at the northern portion of the overall site;
- b) Ensure that the Competitive Design Alternatives Process works within the framework of an approved Design Excellence Strategy prepared in accordance with the City of Sydney Competitive Design Policy;
- c) Confirm the number of architectural practices to participate in the Competitive Design Alternatives Process;
- d) Set out the approach for establishing a competitive design process brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives;
 - Architectural and design diversity is achieved; and
 - Procedural fairness for Competitors.
- e) Set out the requirements for the proposed Competitive Design Alternatives Process for the northern building;
- f) Considers the approach for the assessment and decision making within the Competitive Design Alternatives Process;
- g) Ensure that design excellence integrity is continued in the subsequent detailed development proposals;
- h) The framework to establish ecologically sustainable development benchmarks in the Competitive Design Alternatives Brief.

1.2 REQUIREMENTS FOR A DESIGN EXCELLENCE STRATEGY

Under Clause 1.2 of the City of Sydney Competitive Design Policy:

- (1) *The competitive design process is to be undertaken in accordance with a Design Excellence Strategy approved by the Consent Authority as part of an associated site specific DCP or concepts stage development application (Stage 1 development application).*
- (2) *The Design Excellence Strategy is to define:*
 - (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 or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process.*



3.0 PROPOSED IMPLEMENTATION OF COMPETITIVE DESIGN PROCESS

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:

Competitive Design Approach

St Andrews College proposes the following design excellence strategy for the site:

- Undertake an invited **competitive design alternatives process** for the North Building fronting Missenden Road that will inform the Stage 2 Development Application.
- The Competitive Design Alternatives Brief is to be developed in accordance with the following principles:
 - The selection of a range of established architects including provision for an emerging or emerged architect to participate in the competitive design process;
 - The invitation of a minimum of four (4) competitors to participate in the competitive design alternatives process;
 - The final selection of the invitees to the competitive process will be determined by the Proponent 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
 - The Competitive Design Alternatives Process will commence upon the City of Sydney's written endorsement of this Competitive Design Strategy and Competitive Design Alternatives Brief.

Design Excellence

The proposed competitive design process for the site, envisages a process that will ensure a design excellence outcome in accordance with Sydney LEP 2012 and Sydney DCP 2012.

Requirements of the Competitive Design Alternatives Process

In establishing a Design Brief, the Proponent 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 Process Brief and appended documents is reviewed and endorsed by the Consent Authority prior to its distribution to Competitors; and
- The Competitive Design Alternatives Process Brief is to be generally in accordance with the Council's Model Competitive Design Process Brief 2012 or as endorsed by the Consent Authority.

3.1.2 ASSESSMENT AND DECISION MAKING

In establishing a Selection Panel for the Competitive Design Alternatives Process for the site, the Proponent understands that:

- The Selection Panel including the Chairperson will be nominated by the Proponent in consultation with the Consent Authority and is to be appointed by and remunerated by the Proponent.
- The Selection Panel is constituted by a minimum of three (3) members.
- Selection Panel members are to:
 - i. Represent the public interest;
 - ii. Be appropriate to the type of development proposed;
 - iii. Include a majority of persons who have expertise and experience in architecture/urban design, development and construction professions and industries;
- The City of Sydney 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. The decision and 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.

3.1.3 DESIGN INTEGRITY

The architect of the winning scheme as determined by the Selection Panel, is to be appointed as the Lead Design Architect. The Lead Design Architect is to maintain a leadership role over design decisions and perform this role to completion of the project. The role of the Lead Architect will include at a minimum the following:

- Prepare a Development Application (DA) for the preferred design, including all required information to lodge a DA;
- Represent the project 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 to the completion of the project; and
- Providing any documentation required by the Proponent and the Consent Authority verifying the design intent has been achieved at completion.

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

3.1.4 ACHIEVEMENT OF THE ADDITIONAL 10% BUILDING HEIGHT OR FLOOR SPACE

In accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012, the consent authority may consider granting an additional amount of height or floor space of up to 10% of the maximum permissible to development that is the result of a competitive design process.

St Andrews College, which includes the competition site, is zoned SP2 Local Infrastructure and is not subject to building height or floor space ratio controls under *Sydney Local Environmental Plan 2012*. No additional height or floor space is being sought for the undertaking of competitive design process on the basis that there are no such development standards applying to the subject site.

3.1.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

ESD benchmarks will be included as part of the Competitive Design Brief.