

Attachment C

Design Competition Report

Competitive Design Alternatives Report

4-22 Wentworth Avenue, Surry Hills

Prepared on behalf of Willow Group

Selection Panel Endorsement

The Panel confirms that this report is an accurate record of the Competitive Design Alternatives Process and endorses the assessment and recommendations.





Name	Signature	Date
Richard Johnson (Panel Chair)		21 May 2025
Rachel Neeson		21 May 2025
Megan Jones		21 May 2025
Michael Skala		21 May 2025

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Appendix A – Competitive Design Process Brief

1.0 Introduction

1.1 Overview

This Competitive Design Alternatives Report (**Report**) has been prepared by Planning & Co on behalf of Willow Group (**The Proponent**) for the Competitive Design Alternatives Process undertaken for the redevelopment of 4-22 Wentworth Avenue, Surry Hills (**the Site**), and the selection of the winning architectural design.

The Proponent invited four Competitors to participate in the Competitive Design Alternatives Process and prepare design proposals for the Site. The four architectural firms that participated in the Competitive Design Alternatives Process were:

- DKO & Aileen Sage (partnership)
- Lippmann Partnership
- SJB
- Warren and Mahoney

All competitors participated in the Competitive Design Alternatives Process and produced final submissions for consideration and assessment by the Selection Panel (**the Panel**).

The competitive process was conducted in accordance with the Competitive Design Alternatives (**Brief**), which was issued to all invited competitors on 14 March 2024 (**Appendix A**), and the Sydney Local Environmental Plan 2012 (**LEP**), the Sydney Development Control Plan 2012 (**DCP**) and the City of Sydney Competitive Design Policy 2020 (**the Policy**).

Section 4.3 of the Policy sets out the requirements for a Competitive Design Alternatives Report, as follows:

- 1. When competitive design alternatives have been prepared and considered, the consent authority requires the applicant to submit a Competitive Design Alternatives Report prior to the submission of the relevant Stage 2 Development Application.*
- 2. The Competitive Design Alternatives Report shall:*
 - a. include each of the design alternatives considered;*
 - b. include an assessment of the design merits of each alternative;*
 - c. set out the rationale for the choice of preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause 6.21C(2) of the Sydney Local Environmental Plan 2012 and the approved Design Excellence Strategy.*
 - d. include a copy of the brief issued to the architectural firms.*
- 3. The consent authority will advise the applicant whether it endorses the process and outcome and whether it fulfils the requirements of the competitive design alternatives process in the form of pre-development application advice.*
- 4. The consent authority may need to determine whether the resulting development application or subsequent Section 96 [now s4.55] modification is equivalent to, or through design development, an improvement upon the design qualities of the endorsed outcome. If necessary, further competitive processes may be required to satisfy the design excellence provisions.*

This Competitive Design Alternatives Process Report has been prepared in accordance with the above requirements and outlines the Competitive Design Alternatives Process, the design alternatives considered, an assessment of the design merits of each alternative, the Panel's rationale for the choice of preferred design, and how that design demonstrates design excellence. The Panel has reviewed and endorsed the content contained within this Competitive Design Alternatives Process Report.

The Competitive Design Alternatives Process was undertaken in accordance with the approved Design Excellence Strategy included as Part 6.3.20.7 of the DCP, and in accordance with the Competitive Design Process Brief (**the Brief**) prepared by Planning & Co and endorsed by the City of Sydney on 7 March 2025.

1.2 Site Description

The Competitive Design Alternatives Process site is located at 4-22 Wentworth Avenue, Surry Hills and as illustrated in **Figure 1**. It is 1,222.1sqm in size and is the amalgamation of 10 lots (five street addresses):

- Lot 42 DP 6534 and Lot 43 DP 6534, known as 4-6 Wentworth Avenue
- Lot 44 DP 6534, known as 8 Wentworth Avenue
- Lot 45 DP 6534 and Lot 46 DP6534, known as 10-12 Wentworth Avenue
- Lot 47 DP 6534, known as 14 Wentworth Avenue, and
- Lot 48 DP 6534, Lot 49 DP 6534, Lot 50 6534 and Lot 51 DP 6534, known as 16-22 Wentworth Avenue, Surry Hills.

The site has three road frontages, which are Wentworth Avenue to the west and Wemyss Lane to the north and east. The Wentworth Avenue frontage is approximately 65m. The two Wemyss Lane frontages are approximately 21m and 60m respectively.

The existing development is entirely built out and no vegetation or landscaped areas exist at the site. The site slopes from north to south by approximately 4.5m.

1.3 The Proponent

Willow Group is the Proponent. The Proponent invited four (4) competitors to prepare proposals for the site.

1.4 The Consent Authority

The site is located within the City of Sydney Local Government Area (LGA). The Local Planning Panel is the consent authority that will determine any future DA for the detailed design of the building, as the estimated cost of the development is less than AUD \$50,000,000.

The Competitive Design Alternatives Process Manager liaised with City of Sydney officers throughout the competitive process. City of Sydney officers observed the Competitive Design Alternatives Process and the competitor's final presentation to ensure the integrity of the Competitive Design Alternatives Process and the outcome.

1.5 Assessment of the Scheme and the Winning Design

An assessment of the designs was undertaken by the Panel in accordance with the assessment criteria within the Brief. This included the design, planning and commercial objectives of the Brief and compliance with the relevant planning controls, including the site-specific provisions in Section 6.3.20 of the DCP.

The Competitive Design Alternatives Process has resulted in a winning design that was determined by the Panel to demonstrate a high design quality as per Clause 6.21 of the LEP and the requirements of the Brief.

The DKO & Aileen Sage design was selected as the winner of the Competitive Design Alternatives Process. Detailed within Section 4.0 of this Report are features that the Panel considers to be fundamental to the design integrity and issues that need to be resolved in design development.

Details of the Competitors' designs and the Panel's deliberations are discussed in the following sections.

2.0 Competitive Design Alternatives Process

2.1 Overview

The Proponent invited four Competitors to prepare design submissions in response to the Brief as part of the Competitive Design Alternatives Process. The Brief was prepared by Planning & Co and endorsed by the City of Sydney. The process undertaken is described in more detail as follows:

- Four architectural firms, including one partnership, were invited to participate in the Competitive Design Alternatives Process, which was held over a seven-week period.
- The Brief was issued to all competitors on 14 March 2025.
- A Competitor briefing session and site visit were held on 17 March 2025 to provide an overview of the Site, outline the planning parameters and provide an opportunity for Competitors to ask questions and seek clarification on the Brief and the Competition Procedures.
- A progress review session with the Proponent’s technical advisors and the Competitive Design Alternatives Process Manager was made available to each Competitor on 2 April 2025.
- A Selection Panel briefing session and site visit were held on 7 April 2025 to provide an overview of the Site, outline the planning parameters and provide an opportunity for the Panel to ask questions and seek clarification on the Brief and the Competition Procedures.
- A quantity surveyor session with the Proponent’s appointed quantity surveyor and the Competitive Design Alternatives Process Manager was made available to each Competitor on 11 April 2025
- All Competitors submitted a Design Report (**final submission**), articulating their proposed architectural scheme for the Site on the due date of 17 April 2025. This was followed by submission of final presentation material on 28 April 2025.
- Each competitor presented their proposed architectural designs to the Panel at the Final Presentation day on 2 May 2025. The Panel deliberations were held on 2 May 2025.
- One design was unanimously chosen as the winner of the Competitive Design Alternatives Process. This decision was made on 2 May 2025.

The Competitive Design Alternatives Process was undertaken in an open and transparent manner in full consultation and disclosure with City of Sydney officers in attendance as observers. In accordance with the Policy, the consent authority was involved in the Competitive Design Alternatives Process as follows:

- Reviewed, provided comment and endorsed the Brief.
- Participated as observers at all meetings.
- Copied into all correspondence with the Competitors.

2.2 Invited Architectural Firms

The four architectural firms that participated in the competition were:

- DKO & Aileen Sage (partnership)
- Lippmann Partnership
- SJB
- Warren and Mahoney

2.3 Technical Advisors

Technical advice was provided to Competitors throughout the Competitive Design Alternatives Process and an assessment of final submissions was undertaken for each scheme’s final submission. Technical advice and a corresponding briefing was also provided to the Panel. The technical advisors involved in the Competitive Design Alternatives Process are outlined in Table 2.

Table 1: Technical Advisors

Discipline	Firm	Primary Contact
Structure	TTW	Marco Fadda
Quantity Surveyor	WT Partnership	Andrew Tan
Planning	Planning & Co	Jim Murray

2.4 City Observers

In accordance with the Policy, the following City of Sydney staff were present at different stages to verify the Competitive Design Alternatives Process had been followed appropriately and fairly:

- Anita Morandini, Design Excellence Manager
- Marie Quattromani, Design Excellence Planner
- Daniel Stanley, Senior Planner, Planning Assessments

2.5 Selection Panel

The Selection Panel appointed by the Proponent for the Competitive Design Alternatives Process were:

- Richard Johnson AO MBE, Founding Partner Johnson Pilton Walker
- Megan Jones, Director - Intelligent Architecture
- Rachel Neeson, Director - Neeson Murcutt Neille
- Michael Skala, Managing Director - Willow Group

Two Panel members were nominated by the City of Sydney and two were nominated by the Proponent. All members of the Panel have extensive experience and expertise in the design and/or construction professions and industry. One Panel member is an appropriately qualified heritage architect.

2.6 Key Dates of Design Alternatives Process

Key dates for the competitive process are as follows:

DATE	Milestone
Friday 14 March 2025	Commencement date
Monday 17 March 2025	Competitors briefing session and site visit
Wednesday 2 & Thursday 3 April 2025	Progress sessions
Monday 7 April 2025	Selection panel briefing session & site visit
Thursday 10 & Friday 11 April	Quantity surveyor meetings
Thursday 17 April 2025	Final submission lodgement date
Tuesday 29 April 2025	Review of final submissions and technical reporting Lodgement of presentation date material
Friday 2 May 2025	Presentations and deliberations Decision Notification to Competitors

2.7 DKO & Aileen Sage

DKO & Aileen Sage’s design concept was informed by five key principles: individual responses to the heritage character of the five buildings; implementing dual circulation spines to work with the heritage anomalies and quirks of the group; enhancing opportunities for diversity, flexibility and activation by utilising multiple ground floor front doors; providing a cohesive form by creating a strong visual relationship between the geometry of the tower façade and the forms below; revealing the layers of history and reframing the site for the future.

The Panel agreed that the DKO & Aileen Sage design demonstrated an exceptional understanding of the evolution of the history and heritage context of the site over time which informed the architectural proposition in its detail and overall concept.

The Panel believed that the architectural expression made an excellent contribution to the public domain at street level. It responds to the fine grain of the warehouses and provides good building addresses. The proposition to provide a triple height atrium lobby in 8 Wentworth Avenue with deep soil, landscape and connection to the tower was considered to be the appropriate location for a heritage intervention and would result in an impressive lobby and entry experience.

The design demonstrated a good understanding of the heritage opportunities, and the response had been very carefully resolved. The heritage fabric that is proposed to be retained and revealed enhances the legibility of the original warehouses and was commended as was the way the external expression reflected the internal program.

The contemporary tower addition was powerfully expressed, and the decision to bring the tower down above 8 Wentworth Avenue was commended by the Panel. The tower form provides good protection to the 4-6 Wentworth Avenue rooftop creating a genuinely usable space. The quality of the roof top garden space made a positive contribution to the scheme.

The southern core design creates flexibility in plan and the approach to universal access was well-considered. The Panel considered the designs ESD strategy, developed in consultation with Finding Infinity, was well resolved.

The planning of the podium addition was clear; however, the architectural language will benefit from further resolution to achieve conceptual clarity.

The public art proposal referencing the existing Wemyss Lane artwork was commended.

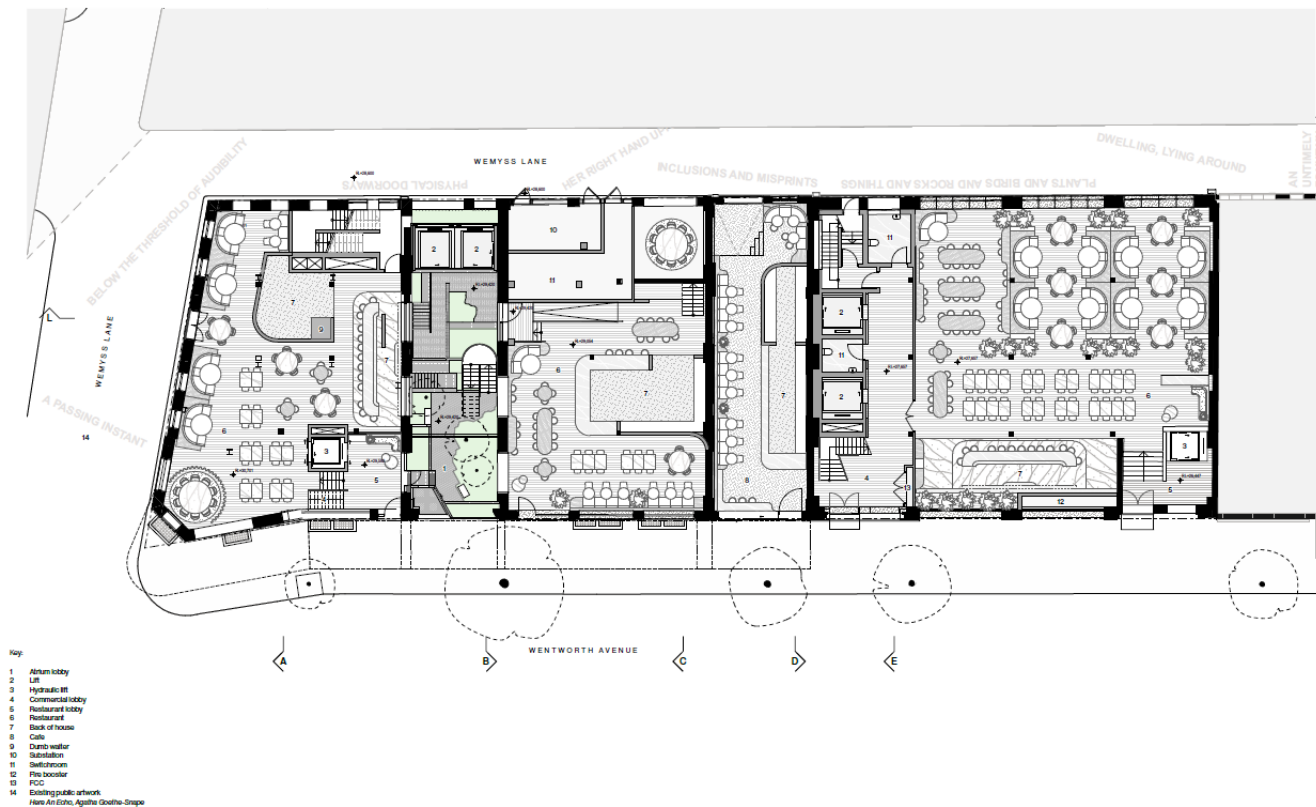


Figure 1: Ground Floor Plan
DKO & Aileen Sage



View from corner of Oxford St and Wentworth Ave

Figure 2: Photomontage
DKO & Aileen Sage

2.8 Lippmann Partnership

Lippmann Partnership design concept sought to optimise the site’s potential by setting a benchmark for creative office space through establishing a unique commercial tower above an innovative adaptive reuse of the heritage fabric and an activated retail ground plane.

The Lippmann Partnership submission demonstrated a good understanding of the site context and architectural history, and the site’s location between the vibrant and creative precincts of Surry Hills and Darlinghurst. This was reflected by the very clear design approach which demonstrated good understanding of the requirements for flexible office space and services. The Panel agreed that the Lippmann Partnership design had successfully and intelligently resolved structure and services, including taking cues from the existing warehouse structure.

The use of the basement pavement lights to illuminate the basement was positive, as was the intent to activate the ground plane. However, universal access was unresolved. While not required by the Brief, the proposition to connect the basements was a positive move and would improve the operational efficiency of the building.

The design proposed a new “commercial pavilion” contemporary addition to the existing buildings that recognised the importance of the corner at 4-6 Wentworth in defining the streetscape, particularly when viewed from Hyde Park. The podium and tower additions are treated as separate architectural elements, with subtle references to the existing heritage podium form. The Panel understood the approach to provide a simple architectural form above the heritage podium and supported the architectural gesture at the prominent tower corner.

The Panel supported the designs overall ESD approach, including the glass to solid ratio, the embodied carbon strategy, use of efficient, all electric services and mixed-mode ventilation.



Figure 3: Ground Floor Plan
Lippmann Partnership



Figure 4: Photomontage
Lippmann Partnership

2.9 SJB

SJB demonstrated a very good understanding of the site's context and history, explaining the site's setting through the perspectives of "Country, colony and creativity". This was reflected in the proposition's clear design approach and understanding of further steps required. The Panel agreed that the concept was exceptionally well considered in articulating and understanding the constraints of the site and how the proposal stitched into its context.

The concept proposed an activated ground floor plane with two distinct commercial lobbies, good commercial flexibility in the planning and good possibilities for through-site links.

The Panel were supportive of the overall heritage response and acknowledged the real effort to retain heritage fabric, grain and the character of all buildings. Uncovering original elements and brick facades was supported as was the proposal to minimise new openings in party walls and the retention original structure. SJB demonstrated a good understanding of the existing and significant floor levels across the heritage floors and emphasised the importance of designing in section to ensure the interconnectivity of floor levels across and between buildings.

The colour and material of the contemporary tower addition responded well to the precinct and its history and created an engaging architectural expression. The Panel agreed that the corner window in the tower would provide good views to Hyde Park and the CBD. SJB also demonstrated a strong understanding of the structural requirements of the tower addition and proposed a prefabricated structural system designed to be sustainable and increase speed of construction. The Panel believed that the commercial floor plates proposed to the podium could be further rationalised in terms of their layout and internal facade experience. The panel also supported the use of openable windows and mixed-mode ventilation.

The roof-top garden proposed to the tower, would provide high amenity and benefit not only building users, but neighbouring buildings that may overlook the garden. It was noted that resolution was required to ensure compliance with the planning height limit. The Panel were very supportive of the architectural articulation of the tower and heritage podium and the cantilevered gesture above the entry with its striking public art that extended over the footpath, playing with light and wind and connecting the street level to the tower set above the heritage podium.

The overall ESD strategy was supported, in particular the use of natural planting on the roof-top, optimised glazing and low embodied carbon.

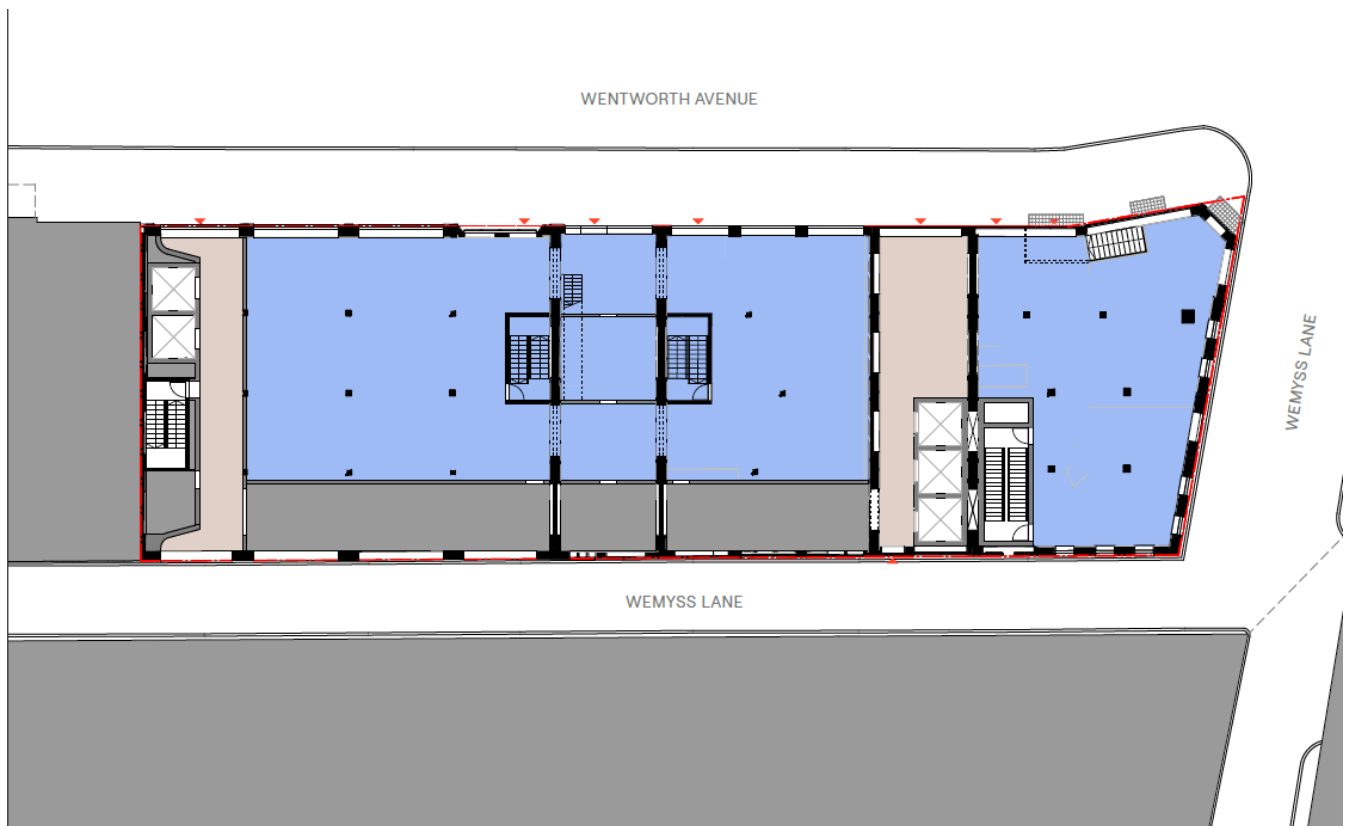


Figure 5: Ground Floor Plan
SJB



Figure 6: Photomontage
SJB

2.10 Warren and Mahoney

Warren and Mahoney (WAM) proposed a design and workplace concept under the unified and singular brand identity 'Wentworth Social'. The design was conceived as the 'rebirth of a heritage icon' that sought to unify the floor plates within the heritage structure; reveal and celebrate the original heritage fabric; and tailor workspaces while maintaining a consistent set of social and amenity offerings.

WAM demonstrated a very good understanding of the Surry Hills precinct and the site's layered and deep history. The Panel commended the tower design, notably the impressive tower corner expression which framed views to Hyde Park and the CBD, the interconnectability between the floors, and the integration of natural ventilation into the façade. The tower façade was considered a genuine architectural response to the heritage buildings below.

The design provided active frontages to Wentworth Avenue and Wemyss Lane. The Panel supported the design of two unique entries and arrival experiences, including the principles of a through-site link at 14 Wentworth Avenue to reinvigorate the laneway and contribute to redevelopment at a precinct level. The retail and commercial approach was compelling and the lateral connectability across all podium floors was very positive, however further resolution was required,

The Panel were generally supportive of the overall heritage strategy, in particular the retention and reinstatement of original facade elements and the tower's relationship to the heritage building. The Panel noted the entry at 14 Wentworth Avenue with its vertical internal circulation created an interesting space however at the demolition of significant heritage fabric and with negative impact on one of the best intact heritage spaces on the site.

The Panel supported the inclusion of a roof-top garden and terrace, and the identified public art opportunities were acknowledged.

The overall ESD strategy for the design was well developed, in particular the embodied carbon design response. The Panel supported the use of cross- and mixed-mode ventilation achieved through a well thought out facade. The solar response in the facade was also commended.

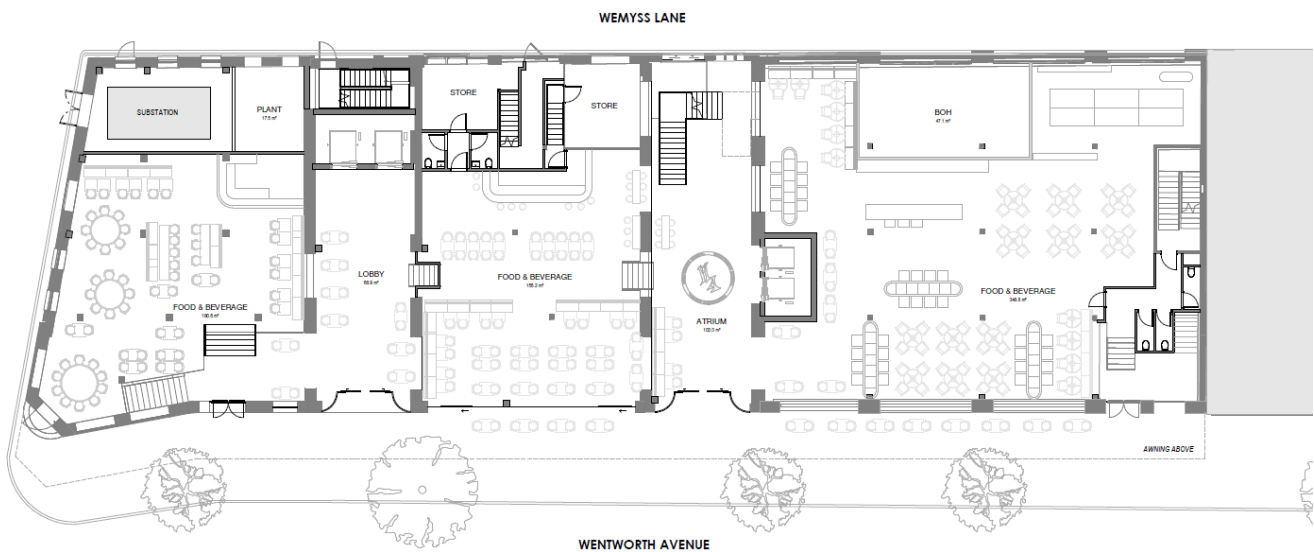


Figure 7: Ground Floor Plan
Warren and Mahoney



Figure 8: Photomontage
Warren and Mahoney

3.0 Panel Recommendation

The Panel assessed the designs for the Competitive Design Alternatives Process with reference to the key assessment criteria. Of the four designs presented, the DKO & Aileen Sage scheme was selected as the winning scheme. The Panel considered that the DKO & Aileen Sage design demonstrated a superior response to the design, commercial and planning objectives of the Brief for the following reasons which are recommended for retention in the design development of the scheme:

- The design demonstrated an exceptional understanding of the evolution of the site over time and its context, as well the primary site planning requirements of the Brief.
- The proposal to use a prefabricated tower façade and a 50/50 solid to void ratio is commended.
- The design's response to the public domain and the ground level is well considered and will result in an engaging interface with Wentworth Avenue and Wemyss Lane and make a genuinely positive contribution to the public domain. Universal access is well resolved, and the pavement basement lights are retained.
- The heritage fabric that is proposed to be retained and revealed enhances the legibility of the original warehouses and is commended as is the expressive way the external forms reflect the internal program.
- The contemporary additions are powerfully expressed and are grounded by a logical approach to the adaptive re-use of the heritage items that makes all the layers of the site's history evident.
- There is a distinct playfulness to the ground level insertions and the proposition to provide a deep soil garden atrium results in an inspired arrival sequence.
- The indicative public art proposition includes a sophisticated reference to Agatha Goethe-Snape's public artwork in Wemyss Lane linking the precinct art strategy to the building's art strategy.
- The Panel commended the simplicity of the tower form and the provision of a usable podium and roof garden. The larger façade openings are a positive feature. The way the tower is incorporated into the ground floor entry and its relationship with the existing building is very well resolved.
- The strength of the overall ESD strategy is commended and the mixed mode ventilation is supported

The Panel also notes the following matters for further resolution and refinement that is to be addressed through design development:

- The Panel recommends that the architectural language of the two-storey podium addition is reconsidered. It currently comprises a series of disparate architectural elements and the Panel recommends that the architectural language is reconsidered to provide conceptual clarity.
- Reconsider the inclusion of the parti-wall on Level 3 between 8 Wentworth Avenue and 10-12 Wentworth Avenue. The Panel notes that whilst there will be structural columns on the party-wall line of the existing building below, the new floor can be supported without the need for a wall in this location.
- Investigate the opportunity to remove a small portion of the 16-22 Wentworth Avenue parapet to improve the internal amenity and outlook of the commercial space. The majority of the parapet must be retained including any façade signage that is confirmed to be original fabric or proposed to be reinstated.
- The locations and size of the plant and services ducts and risers needs to be resolved through design development without detracting from the clarity of the planning
- Investigate the opportunity to:
 - provide a link through the basement level that connects the basements
 - understand swept path implications
- Ensure parking access and circulation is feasible.
- Explore the opportunity to open the tower corner without reducing the architectural elegance of the design winning scheme.
- Review the location of the wet areas as part of design development.
- Open the roof garden on level 4 to street views.

4.0 Conclusion

This Competitive Design Alternatives Report provides a summary of the outcomes of the Competitive Design Alternatives Process for the redevelopment of 4-22 Wentworth Avenue, Surry Hills. The Competitive Design Alternatives Process was undertaken in accordance with the approved Design Excellence Strategy for the Site, and in accordance with the Competitive Design Process Brief prepared by Planning & Co and endorsed by the City of Sydney on 7 March 2025.

This Competitive Design Alternatives Process Report outlines the Competitive Design Alternatives Process and summarises the Selection Panel's comments and recommendations for the preferred scheme as follows:

- A Competitive Design Alternatives Process was undertaken for the redevelopment of 4-22 Wentworth Avenue. The relevant provisions of the Sydney LEP 2012, Sydney DCP 2012 and the City of Sydney Competitive Design Policy have been considered throughout this Competitive Design Alternatives Process.
- The Competitive Design Alternatives Process was undertaken in accordance with Clause 6.21D of the Sydney LEP 2012. The submission of this Competitive Design Alternatives Process Report to Council also satisfies the reporting requirements of Clause 4.3 of the City of Sydney Competitive Design Policy.
- The DKO and Aileen Sage design was recommended by the Selection Panel as the winning design of the Competitive Design Alternatives Process. This design is to progress to the preparation of a detailed Development Application for lodgement to the City of Sydney. The Panel considered this design to meet the objectives of the Brief. The Panel's decision was unanimous in this regard.
- Subject to further refinement as outlined in the Panel's recommendations in Section 4.0, the winning design by DKO and Aileen Sage fulfils the design, commercial and planning objectives of the Brief, and is considered capable of achieving design excellence.

The Panel confirms that this report is an accurate record of the Competitive Design Alternatives Process and endorses the assessment and recommendations.

ACHIEVING DESIGN EXCELLENCE

The Proponent and Panel acknowledge the competitive process design proposals are concepts only and any technical resolution is preliminary. It is understood, while maintaining design integrity, the winning scheme must undergo design development and address technical items and Panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent detailed Development Application.

Appendix A Competitive Design Alternatives Process Brief

Competitive Design Process Brief

4-22 Wentworth Avenue, Surry Hills

Prepared on behalf of Willow Group



Prepared by Planning & Co.

10 March 2025 | 240094

planning&co

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Appendices

Table 2: Supporting Documents

Reference	Document	Prepared	Date
Appendix A	Planning Controls	Planning & Co	16/10/2024
Appendix B	Detailed Survey Plans	Linker Surveying	06/02/2015
Appendix C	Digital Survey	SURV3D	21/01/2025
Appendix D	Heritage Input into Design Competition Brief	NBRS Heritage	29/11/2024
Appendix E	Specialist Engineering Brief (ESD)	E-Lab Consulting	04/12/2024
Appendix F	3D Survey Download	SURV3D	09/12/2024
Appendix G	Design Guide: Services Brief	Neuron	29/01/2025
Appendix H	Assessment Criteria	City of Sydney	
Appendix I	Yield Table	Planning & Co	17/01/2025
Appendix J	Geotechnical Brief	Soilsrock Engineering	30/12/2022
Appendix K	Structural Brief	TTW	30/01/2025
Appendix L	Civil Performance Brief	TTW	07/02/2025
Appendix M	View Point for CGI	Applicant	11/02/2025
Appendix N	Passive Sustainable Design Guide	City of Sydney	September 2023
Appendix O	Photomontage	Applicant	28/02/2025

PART A - General Information

A1. Purpose of this competitive design alternatives process

The purpose of this Competitive Design Alternatives Process (competitive process) is to select the highest quality architectural, landscape and urban design solution for the development of 4-22 Wentworth Avenue, Surry Hills, NSW 2010.

This competitive process is to be undertaken in accordance with the *City of Sydney Competitive Design Policy 2020* (the Policy) and Clause 6.21 of the *Sydney Local Environmental Plan 2012* (LEP).

Competitors are to prepare a design scheme for the development of the site in accordance with Sydney Development Control Plan 2012 Section 6.3.20 - 4-44 Wentworth Avenue, Surry Hills (Site-Specific DCP).

The scope of the Competitive Process comprises:

- Retention of the structural and architectural integrity of the heritage buildings.
- A high-quality commercial addition that is sympathetic to and compatible with the heritage buildings.
- Activated ground floor frontages to Wentworth Avenue.
- Flexible and cohesive floor plans that maintain the industrial character of the buildings and ensure the commercial objectives of the project are achieved, and which will enable the site to accommodate a range of future tenants that may include firms specialising in creative industries, innovation and tech, the cultural sector, knowledge industries and professional services. Additional ancillary uses such as business or retail premises, restaurants, entertainment facilities and health service facilities may also be accommodated.

A1.1 Competitive process brief

This brief sets out the:

- objectives of the proposal
- basis for participation
- responsibilities and obligations of the competitors, Willow Group (the Proponent), selection panel and the technical advisors
- role of the Competition Manager and City of Sydney
- competitive process procedures.

As required by the *City of Sydney Competitive Design Policy 2020*, the City of Sydney has reviewed and endorsed this brief on {TBD}

This competitive process was notified to the Australian Institute of Architects (AIA) for its information on 10 March 2025.

The outcome of this competitive process does not fetter the decision of the consent authority in the determination of any subsequent development applications for this project. The consent authority will not form part of the selection panel, however representatives from the City of Sydney will act as impartial observer(s) to the competitive process.

Note: Nothing in this brief (or appendices) approves a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs), Sydney Local Environmental Plan (LEP) or Sydney Development Control Plan (DCP). Where there is any inconsistency between this brief (or appendices) and the relevant planning controls, the relevant planning controls prevail.

A2. Key Dates

The competitive process will run over an approximate 5 week period from the commencement date to the final submissions lodgement date.

Key dates for the competitive process are as follows:

Date	Competitive process
Friday 14 March 2025	Commencement Date <ul style="list-style-type: none"> Competitive process begins Brief issued to competitors.
Monday 17 March 2025	Competitors briefing session <ul style="list-style-type: none"> A briefing session for all competitors will be held via Microsoft Teams prior to the site visit
	Competitors site visit <ul style="list-style-type: none"> A site visit for all competitors will be held (separately to selection panel site visit)
Friday 28 March 2025	Progress session lodgement date (optional) <ul style="list-style-type: none"> Competitors are invited at their discretion to submit preliminary concepts in progress for technical review. Competitors may submit progress documents to the Competition Manager by 5 pm (AEST).
Wednesday 2 April 2025	Progress session date (optional) <ul style="list-style-type: none"> Competitors at their discretion may attend an informal progress session to seek clarifications limited to planning and technical compliance only. The session does not involve members of the selection panel. All advice will be summarised and issued in writing by the Competition Manager within 1 working day following the progress session date. City observer/s may be in attendance. Sessions to be held online via Microsoft Teams.
Monday 7 April 2025	Selection panel briefing session & site visit <ul style="list-style-type: none"> A briefing session for the selection panel will be held via Microsoft Teams prior to the site visit. A site visit for all selection panel members will be held (separately to competitors site visit)
Friday 11 April Wednesday 9 April 2025 or earlier Date is at the discretion of the Competitors	Quantity surveyor meeting <ul style="list-style-type: none"> Each competitor is to meet with the quantity surveyor (QS) prior to the lodgement of final submissions. Competitors are to secure a meeting date via the Competition Manager The Competition Manager will be present and City of Sydney observer invited to attend. The Competition Manager will provide a written summary record of the meeting to the City of Sydney within 1 working day following the QS meeting. Meetings to be held online via Microsoft Teams
Thursday 17 April 2025	Final submission lodgement date <ul style="list-style-type: none"> Competitors are to submit final submissions to the Competition Manager by 5 pm (AEST). Submissions will be audited by the Competition Manager – Refer to Section E15. Submission requirements - restrictions. Within 24 hours of the lodgement

Date	Competitive process
	<p>deadline, the Competition Manager shall notify competitors of any exceedance and confirm the pages for deletion.</p> <ul style="list-style-type: none"> The Competition Manager is to issue an electronic copy of final submissions to all selection panel members and the City of Sydney within 24 hours of the lodgement deadline.
Monday 28 April 2025	<p>Lodgement of presentation date material</p> <ul style="list-style-type: none"> Competitors are to submit a PDF presentation to the Competition Manager by 5 pm (AEST) for audit prior to the presentation date. No later than 48 hours prior to the presentation date, the Competition Manager will request competitors to delete any additional or new content. <p>Summary Pack Lodgement Date</p> <p>Competitors are to submit a zip file to the Competition Manager by 5 pm (AEST). The Competition Manager will audit and request removal of any additional or new content.</p>
Tuesday 29 April 2025	<p>Review of final submissions and technical reporting</p> <ul style="list-style-type: none"> A high-level review will be undertaken by the Proponent’s technical advisors and reports submitted to the Competition Manager for distribution to the selection panel and the City of Sydney 2 days prior to the presentation date. <p>Cost estimate by Proponent’s quantity surveyor:</p> <ul style="list-style-type: none"> Quantity surveyors reports to be issued to respective competitors, selection panel and City of Sydney a minimum of 2 days prior to the presentation date. Note: final submissions will be reviewed by the selection panel independently prior to the final presentations.
Friday 2 May 2025 Wednesday 30 April 2025	<p>Presentation date</p> <ul style="list-style-type: none"> Competitors present final submissions to the selection panel. Presentations to be held in person. The schedule of the presentations will be provided directly to the competitors.
Within 14 days of presentation date	<p>Decision Date</p> <ul style="list-style-type: none"> Date by which submissions are evaluated by the selection panel with a recommendation made for formal appointment of the successful competitor.
Within 21 days of decision date	<p>Notification to competitors</p> <ul style="list-style-type: none"> Date by which all competitors are notified in writing of the decision.
Within 21 days of decision date	<p>Competitive Design Alternatives Report</p> <ul style="list-style-type: none"> Date by which Competitive Design Alternatives Report prepared by the Proponent is submitted to the City of Sydney.

A3. The Proponent

The Willow Group is the Proponent. The Proponent has invited four (4) competitors to prepare proposals for the site.

A4. The consent authority

The site is located within the City of Sydney Local Government Area (LGA). The Local Planning Panel is the consent authority that will determine any future DA for the detailed design of the building, as the estimated cost of the development is less than AUD \$50,000,000.

The outcome of this competitive process does not fetter the decision of the consent authority in the determination of any subsequent DA applications for this project. The consent authority will not form part of the selection panel, however representatives from the City of Sydney will act as impartial observer(s) to the competitive process.

A5. The competition manager – contact details

The Proponent has appointed Jim Murray as Competition Manager.

Jim Murray

Director, Planning&Co

80 William Street

Woolloomooloo NSW 2011

Email: <mailto:jmurray@planningandco.com>

All communications with the Competition Manager are to comply with the communication protocols set out in Section E14 *Communications and questions*.

A6. Design excellence strategy

The design excellence strategy is per Section 6.3.20.7 of the DCP.

A7. Key Terms and Abbreviations

The following key terms and abbreviations will be used during the design competition and throughout this brief.

Table 1: Key Terms and Abbreviations

Key Term	Particulars
Competition Brief	Competitive Design Process Brief
Design Competition / Competitive Process	Invited Competitive Design Alternatives Process
Proponent	Willow Group
Council	The Council of the City of Sydney
Selection Panel	The selection panel comprising four members that will select a design competition winner.
Site	4-22 Wentworth Avenue, Surry Hills
Competitors	The architect firms and/or partnerships invited to participate in the design competition by the Proponent and approved by Council
LEP	Sydney Local Environmental Plan 2012
DCP	Sydney Development Control Plan 2012
Site-Specific DCP	Sydney Development Control Plan 2012 Section 6.3.20 - 4-44 Wentworth Avenue, Surry Hills
DA	Development Application
Competition Manager	The person who will manage the day-to-day coordination of the competition and who is the main point of contact for competitors.
HCA	Heritage Conservation Area
ESD	Ecologically Sustainable Development
Preliminary Submission	The preliminary submission prepared by each competitor for feedback as per the design competition schedule
Final Submission	The final submission prepared by each competitor as per the design competition schedule
Design Presentation	Design presentations prepared and presented by each competitor

PART B - Site Description & Context

B1. Competition Site Details

The competition site is located at 4-22 Wentworth Avenue, Surry Hills and as illustrated in **Figure 1**. It is 1,219sqm ~~1,219sqm~~ 1,222.1sqm in size and forms an amalgamation five lots:

- Lot 42 DP 6534 and Lot 43 DP 6534, known as 4-6 Wentworth Avenue
- Lot 44 DP 6534, known as 8 Wentworth Avenue
- Lot 45 DP 6534 and Lot 46 DP6534, known as 10-12 Wentworth Avenue
- Lot 47 DP 6534, known as 14 Wentworth Avenue, and
- Lot 48 DP 6534, Lot 49 DP 6534, Lot 50 6534 and Lot 51 DP 6534, known as 16-22 Wentworth Avenue, Surry Hills.

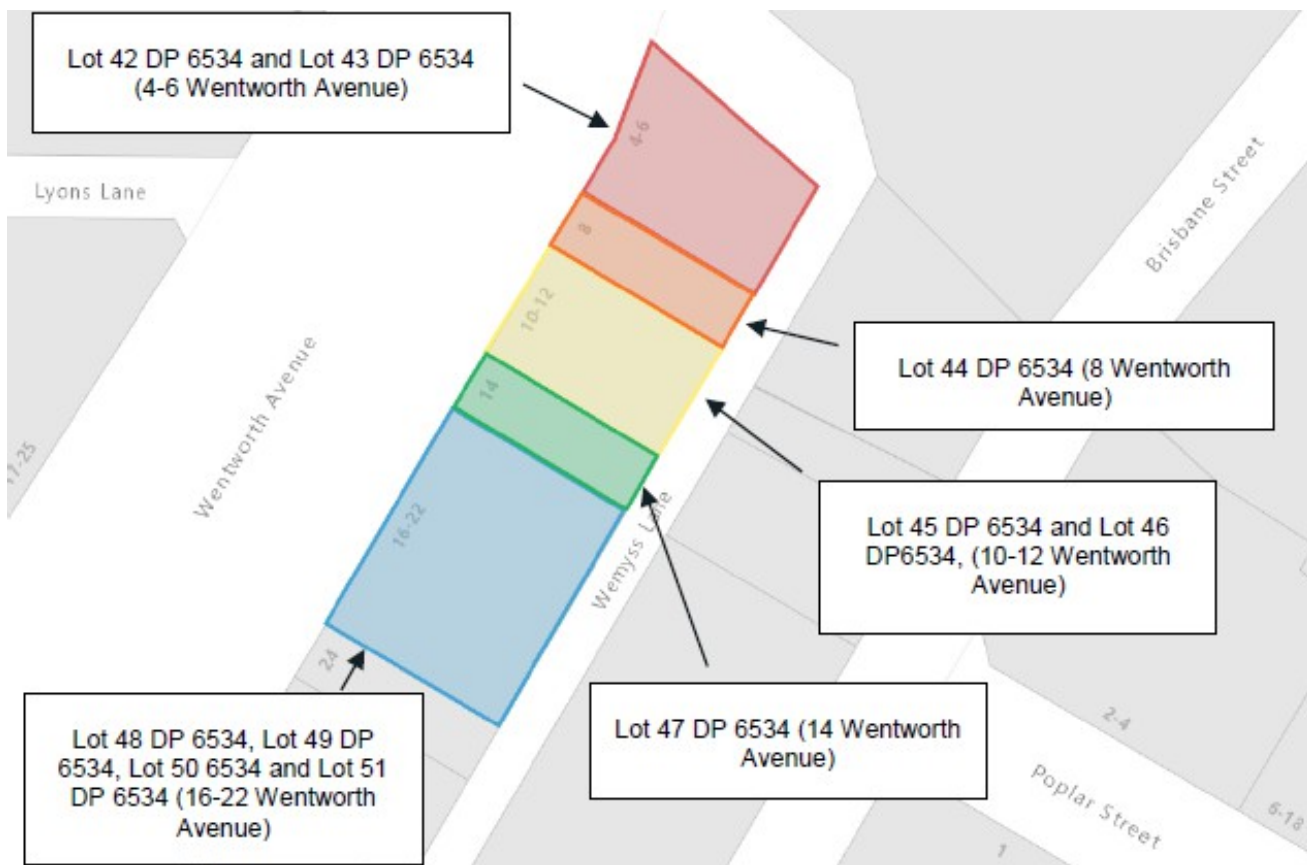


Figure 1: The Site

Source: City of Sydney, Planning Proposal 4-22 Wentworth Avenue, Surry Hills

The site has three road frontages, which are Wentworth Avenue to the west and Wemyss Lane to the north and east. The Wentworth Avenue frontage is approximately 65m. The two Wemyss Lane frontages are approximately 21m and 60m respectively.

The existing development is entirely built-out and no vegetation or landscaped areas exist at the site. The site slopes downward from north to south by approximately 4.5m. Refer to the survey plans attached as **Appendix B**.

The existing development on the site is shown in **Figure 2**.



Figure 2: Existing Development (highlighted blue)

Source: Google Maps

B2. Existing Site Context

The site is located just outside and to the east of the Central Sydney boundary, which ends at the opposite side of Wentworth Avenue shown at Figure 3 . The site comprises the northern ‘half’ of the block between 4-44 Wentworth Avenue, between Wemyss Lane and Goulburn Street as shown in **Figure 4**. Surrounding development includes commercial and business uses, hotel and tourist accommodation, food and drinks premises, pubs and clubs and residential uses. The site is also near Hyde Park and Harmony Park. Surrounding developments include:

- To the immediate north across Wemyss Lane is the 24-storey ‘Memocorp’ commercial building. To the north-west of the site, across Wentworth Avenue and at the corner of Oxford Street, is The Connaught building, a mixed use residential building.
- To the south is various mixed use buildings of a similar heritage fabric, including ‘Hotel Harry’ at the corner of Wentworth Avenue and Goulburn Street.
- To the east is various 3 to 6-storey warehouse-style buildings, built to boundary and currently used as commercial and office premises.
- To the west is the 15-storey residential Wentworth Tower and multiple hotel premises including the Song Hotel Sydney and Ibis Styles Sydney Central.



Figure 3: Extract from LEP Zoning Map
Source: LEP

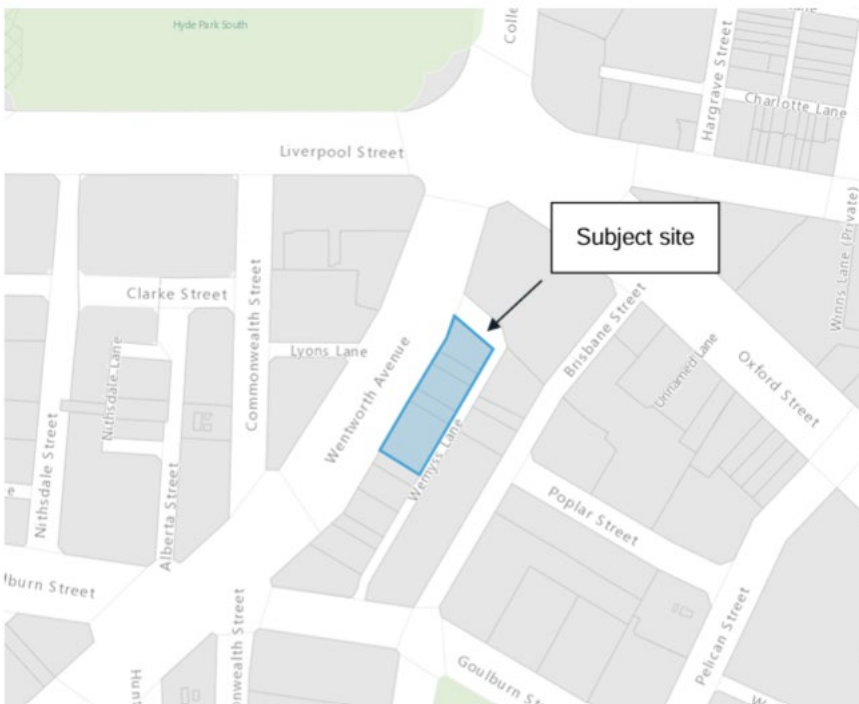


Figure 4: Site Location
Source: COS

B2.1 Transport and Access

The site fronts Wentworth Avenue, which runs south west between Oxford Street and Elizabeth Street. Wemyss Lane wraps around the site's side and rear boundaries and provides vehicle and servicing access to the site.

Museum Station is approximately 200m west of the site, and Central Station approximately 650m south-west. Frequent bus services are nearby the site along Oxford Street to the north east.

Pedestrian and Bicycle Access

Pedestrian access is currently available from Wentworth Avenue. There is no existing pedestrian access from Wemyss Lane.

A dedicated bicycle lane on College Street to the north terminates at the intersection with Wentworth Avenue.

B3. Future Site Context

The future site context will be defined by surrounding commercial activity and development. According to the Sydney Local Strategic Planning Statement 2020 *City Plan 2036* (LSPS 2020), the city fringe is expected to continue to attract demand from businesses unable to secure suitable space in Central Sydney and other areas, including Surry Hills.

The LSPS 2020 identifies the Central Sydney South Precinct, which includes the Competition Site, as a strategically important employment area that forms part of a growing knowledge and creative cluster in Chippendale, Pyrmont and Ultimo.

Central Sydney South is expected to accommodate overflow demand from the rest of Central Sydney. Future development must deliver built forms and appropriate typologies to accommodate the likely shift towards higher-order employment uses. This includes controls that will cater to the needs of both larger tenants in the financial and tech industries and knowledge-intensive small businesses and start-ups.

B3.1 Relevant Approvals for Adjoining and Nearby Sites

There are no relevant development applications under assessment, recent development approvals or planning proposals within the vicinity of the site.

B4. Specialist Site Characteristics

B4.1 Easements

There are no existing easements at the site.

B4.2 Heritage Items

This competition brief is informed by the 'Heritage Input into Design Competition Brief' report (Heritage Report) prepared by NBRIS & Partners and attached as **Appendix D**.

The site comprises five Federation-era warehouse buildings and is part of a group of buildings at 4-34 Wentworth Avenue which are listed as an item of local heritage significance in Schedule 5 of the LEP as I2271 – 'Former warehouse group including interiors'. The site includes 4-22 Wentworth Avenue.

Heritage items at 24-34 Wentworth Avenue do not form part of the competition site. It is also located near a number of other listed items as outlined in the Heritage Report and illustrated in **Figure 5** below. The site is not within a HCA.

Competitors may access further information regarding the history of Surry Hills at the following link:

- [Trove: Surry Hills Search](#)

Refer also to the heritage objectives in Section D2.2



Figure 5: LEP Heritage Map (site shaded red)

Source: LEP

B4.3 Landscape and Public Domain

The existing development on the site has a very high site coverage and as a result the existing development has little public domain and/or open area. Existing street trees are to be retained/maintained.

B4.4 Contamination

Based on preliminary investigations undertaken in 2018, the Competition Site has been utilised for a range of non-residential uses from the early 1900s including motor vehicle and engine supplies, tyre sales, clothing and shoe manufacturing, sewing machine supplies, a club, restaurants and offices. A preliminary site investigation indicated the risk of significant contamination being present on the site that prevents the redevelopment of the site is considered low.

Activities with the potential to cause significant contamination were not identified in the historical information and signs of contamination were not observed during an external walkover assessment. The relatively small area of each site suggests that large scale industrial activities have not been undertaken.

B4.5 Geotechnical

A Geotechnical Site Investigation Report is provided as Appendix J, which notes:

- Three boreholes were drilled across the site to a maximum depth of 15.70m. A range of very soft and soft silty sands, soft, medium and hard clays were observed at the site. Siltstone/Laminate/Shale Class II were found at depths below 3.40m and 8.00m at two of the boreholes.
- Groundwater was observed during auger drilling to approximately 7.00m deep at one borehole.

PART C - Existing Development Applications

There are no existing development applications relating to the competition site.

PART D - Objectives for the Proposal

D1. Planning Objectives & Requirements

The key planning objective for this competitive process is to develop an appropriate design response that complies with the site-specific provisions contained at clause 6.55 of the LEP and section 6.3.20 of the DCP. In addition to the site-specific provisions, have regard to the following Environmental Planning Instruments:

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- The general provisions of the Sydney Local Environmental Plan 2012
- The general provisions of the Sydney Development Control Plan 2012

Other relevant City of Sydney policies include:

- Sustainable Sydney 2030-2050
- City Plan 2036 – City of Sydney Local Strategic Planning Statement
- City of Sydney’s Economic Development Strategy.

The design should complement and be consistent with existing City of Sydney programs and initiatives, including:

- Street improvement programme.
- Local safety strategy initiatives.
- Traffic management initiatives.
- Public domain improvements.

The above-mentioned documents can be viewed on the NSW Legislation website at

<https://legislation.nsw.gov.au/> and the City of Sydney’s website at <https://www.cityofsydney.nsw.gov.au/>.

A summary of the key statutory planning controls that apply to the site is provided in Appendix A. However, Competitors are responsible for ensuring that the relevant planning controls are addressed in their design submissions.

Non-compliances are discouraged by the Proponent and the Consent Authority. Any instance of non-compliance is to be clearly identified and is to be justified against the objectives of the applicable planning controls. Justification for non-compliance is to be included in the Statement of Compliance as part of the Competitor’s final submission. Refer to Section F2 – Documentation for more information.

The Sydney Local Environmental Plan 2012 allows the Consent Authority to grant up to an additional 10% of floor space or height if it is satisfied that the building demonstrates design excellence i.e. the development is subject to a competitive design process and exhibits design excellence. The Proponent is seeking up to an additional 10% additional floor space in accordance with Clause 6.21D(3)(b) of the LEP.

In calculating FSR, reference should be made to the definition of GFA contained in the LEP.

Table 1: Key Planning Controls Summary

Provision	Controls
Maximum FSR	<ul style="list-style-type: none"> • 5.7:1 (this FSR does not include up to 10% design excellence) • Note LEP Clause 4.6(8) prevents the use of Clause 4.6 to grant any additional FSR.
Maximum Height	<ul style="list-style-type: none"> • On Lots 42–46, DP 6534, 4–12 Wentworth Avenue: RL 92.59 metres, and • On Lots 47–51, DP 6534, 14–22 Wentworth Avenue: RL 50 metres • Note LEP Clause 4.6(8) prevents the use of Clause 4.6 to grant any additional height.
Built Form	<ul style="list-style-type: none"> • Development is not to exceed the maximum planning envelope described in DCP: <ul style="list-style-type: none"> • ‘Figure 6.181: 4-22 Wentworth Avenue – Maximum planning envelope plan’ and • ‘Figure 6.182: 4-22 Wentworth Avenue – Maximum planning envelope – axonometric view’. • The DCP envelope is the maximum permissible extent of the built form and the final building design must be appropriately massed within the envelope.

Clause 6.55(4) of the LEP prevents a development from utilising additional height bonuses that would otherwise be made permissible for a building that demonstrates design excellence per Clause 6.21D(3).

Refer to the site-specific section at 6.3.20.6 of the Sydney Development Control Plan 2012 which illustrates the outline of the proposed built form and the additional built form that can be accommodated subject to exhibiting design excellence. Any additional floor space pursued under Clause 6.21 of the LEP must not cause an exceedance of the relevant maximum height control.

D2. Design Objectives

D2.1 Key Design Objectives

The key design objectives for this Competitive Design Alternatives Process are to:

- Deliver design proposals that demonstrate the capability to achieve design excellence as defined in Clause 6.21C of the LEP.
- Create a high-quality and contextual architectural design which complements and sensitively responds to the heritage character of the heritage group of buildings and Surry Hills.
- Create a contemporary tower and podium addition that is sufficiently articulated from the heritage buildings.
- Maintain the structural and architectural integrity of the group heritage item.
- Ensure the quality of design and setbacks respect the architectural integrity and heritage character of the group heritage item and its setting.
- Ensure the podium addition presents as a discrete light weight addition that minimises visual bulk and the visibility of any blank side walls from the public domain.
- Acknowledge the fine grain of the streetscape and deliver an activated retail ground plane.
- Protect sunlight to neighbouring residential properties during mid-winter.
- Customise a workplace design to attract the next generation of workers, with connected and flexible spaces for diverse workday needs.

The proposed development will be a sustainable, high-quality commercial building above, and incorporating, an existing heritage podium at the subject site with a built form prescribed by the site-specific DCP. The proposed development will be a modern, functional and efficient commercial building that is sympathetic to, however adaptively responds to, the items of heritage significance at the site and surrounding sites.

D2.2 Heritage

The heritage & conservation design objectives are provided in **Table 2**.

Table 2: Heritage and Conservation Design Objectives

Heritage Design Objectives	<ul style="list-style-type: none"> • Retain the cultural significance of the warehouse group • Retain the warehouse buildings as a podium for the additional storeys • Conserve significant fabric and carry out conservation works to repair, protect and maintain the buildings • Reinststate missing elements either to original/traditional details or appropriate contemporary interpretations • Ensure that the new additions are sensitive to the heritage podium and the other buildings included in this group heritage listing.
Conservation Objectives	<ul style="list-style-type: none"> • Carry out works to protect heritage fabric from decay and damage (for example from weather, damp) • Repair original/significant fabric • Reinststate shopfronts or incorporate high-quality contemporary interpretations of shopfronts • Remove detracting elements • Expose originally exposed interior elements • Enhance the external presentation of the warehouse group.
Adaptive Re-use Objectives	<ul style="list-style-type: none"> • Introduce uses which encourage use, appreciation and maintenance of the buildings, their architectural qualities and their interiors; • Return interiors to spaces which demonstrate or interpret their history and original / historical character • Introduce contemporary designs which enhance or in someway exhibit original features • Retain significant structure • Introduce contemporary designs which allow an understanding of the individuality of each building, its original scale and character.
Objectives for the Design of Additions	<ul style="list-style-type: none"> • The heritage objectives for the design of additions to this site are: • To achieve a high-quality architectural response which complements and responds to the original warehouse group below • To achieve a design for the additions which architecturally acknowledges the five warehouse buildings and their individuality • To provide an addition to the corner building (4-6 Wentworth Avenue) which retains and enhances the site's landmark presence.

D2.3 Building Elements to Retain

The Site Specific DCP requires development on this site to maintain the structural and architectural integrity of the buildings, their industrial character, the internal and external individuality of the buildings and all significant internal and external architectural features. Significant internal and external architectural features of the original buildings should be retained, including, but not limited to, original/significant façade detailing, timber framed windows, timber joinery and internal timber structure. It is noted that certain elements of the existing building may need to be replaced due to wear and tear. This will be considered as part of the detailed development application process. Any existing exposed brickwork and stonework must not be rendered or painted.

Specifically, the Site Specific DCP requires the following building elements be retained:

- The structural and architectural integrity of the group heritage item,
- The industrial character of the buildings,
- Original features including original timber windows, laneway basement windows, finishes, for heritage items, investigate and adopt alternative solutions to the Building Code of Australia performance

requirements, with the aim of retaining and exposing the existing timber beams and columns and other historic features,

- The individuality and distinction of each building, internally and externally, within the group of this heritage item, including retention of significant floors and floor levels, separate existing entries to the buildings and the party walls of the buildings,
- Significant internal and external architectural features of the original buildings should be retained, including, but not limited to, original/significant façade detailing, timber framed windows, timber joinery and internal timber structure,
- Single openings may be created within the party walls to allow connection of internal spaces provided they are located away from street frontages and are not visible from the street.
- Any existing openings to the basement on the laneway must be retained and not be amalgamated or extended,
- Any existing exposed brickwork and stonework must not be rendered or painted,
- The opening of the original loading dock of 10-12 Wentworth Avenue at the rear lane must be retained,
- Existing floor levels within each building must be maintained.

Note: Refer to section 6.3.20.1 DCP which lists heritage conservation considerations for the site, including items to be retained as well as original items that may be damaged or removed and must be reinstated.

D2.4 Landscape

There are opportunities for landscaping on podium and on the roof top of the new additions to the building. Where landscaping is included, Proposals should address Council's landscaping controls identified in the DCP and Landscape Code: Volume 2, which is available at:

<https://www.cityofsydney.nsw.gov.au/developmentguidelines-policies/landscape-code>

In particular, where landscaping is included, designs should:

- Enhance the visual interest of the development when viewed within and from the public domain
- Preference hardy local endemic species, suited to the aspect, microclimate, and available light levels
- Include appropriate rainwater harvesting for irrigation reuse, and drainage to all planters
- Provide adequate soil depth and volume to support planting
- Enable safe and direct maintenance access. The need for any specialised safety equipment or maintenance should be minimise
- retain existing street trees.

No facade green walls should be included in the design.

No works are proposed in the public domain. Existing street trees are to be maintained

D2.5 Solar Access to Adjoining Development

The Site-Specific DCP envelope has been carefully designed mindful of minimising overshadowing impacts to the following nearby residential properties: the Belvedere apartments (156-160 Goulburn Street) and the Meta apartments (148 Goulburn Street). Modelling work at the planning proposals stage indicated that for both buildings less than 70% of apartments currently receive at least 2 hours of direct sunlight between 9am and 3pm at mid-winter. The Site-Specific DCP building envelope has been extensively assessed and revised to ensure that, in accordance with Objective 3B-2 of the Apartment Design Guide, neighbouring properties that do not currently receive the required hours of solar access do not have their solar access reduced by more than 20%.

Clause 6.55 of the LEP permits a maximum building height of RL 92.59 to 4-12 Wentworth Avenue and RL 50 to 14-22 Wenworth Avenue if the sites are developed for commercial premises, health services facilities,

education establishments, hotel accommodation, entertainment premises. These RLs are based on solar impact to residential uses south and east of the site.

Designs are to comply with the Site-Specific DCP envelope for this reason.

D2.6 Public Art

The City of Sydney encourages the provision of high-quality public art in private developments which benefit public outcomes and the wider community. To enable the integration of public art with architectural and public domain design, identify opportunities and provide a preliminary rationale for the proposed location(s) of public art.

Competitors should note that the detailed planning, selection of an artist, curation, procurement and implementation of public art does not form part of this Competitive Design Alternatives Process.

The rationale for determining the location of public art should consider:

- The site's history, context and future program, and the constraints and opportunities of the site outlined in the design objectives above.
- Significant opportunities for artists to integrate public art into the architectural and public domain design
- Alignment with the City of Sydney's Public Art Policy (2016), City Art Public Art Strategy (2011), and Interim Guidelines for Public Art in Private Developments (2006)

The City's Public Art Policy and Interim Guidelines: Public Art in Private Developments can be found on the City of Sydney's website at;

<https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/interim-guidelines-public-art-private-developments>

D2.7 Façade Treatment to Manage Solar Gain and Reflectivity

The use of external shading is fundamental to passive solar design in Sydney. External solar shading should be designed to provide maximum protection from the summer sun while also providing good access to winter sun. The City of Sydney's Draft Passive Sustainable Design Guide is provided at **Appendix N**.

Competitors should provide a high-performance building facade solution that effectively balances building heating and cooling loads, natural light, thermal, visual, and acoustic comfort and indoor air quality requirements. The following additional objectives are to be addressed:

- Designs should seek to achieve a very high proportion of shading in summer and minimise the proportion of shading in winter for each facade orientation.
- Fixed shading strategies and devices should be integral to the architecture. External fixed shading is to be wholly contained within the approved building envelope. Proposals must not include PE (Polyethylene) composite cladding.
- Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a midsummer sun control is not appropriate.

Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and occupants of other buildings and potentially hazardous glare for motorists. In relation to reflectivity (as set out in the DCP Section 3.2.7), reflective materials are to be avoided. Façade treatments for the building should be designed to achieve the following reflectivity objectives:

- Minimise the reflection of sunlight from the building to surrounding areas and buildings
- Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings
- Minimise direct solar to façade glazing from low altitude sun with high angles of incidence

Competitors should provide the following information in their Final Submissions, proposed:

- Window to wall-ratio
- Facade performance
- Solar shading strategy

D2.8 Building Services, Vertical Transport and Plant

Appendix G – Design Guide Services Brief provides an overview of the spatial, mechanical and transportation service requirements of the future building and preliminary spatial assumptions for the purposes of this competition only and does not preclude alternative design strategies.

The Building Services Brief recommends two lift banks are provided:

- North lift bank:
 - 3 x passenger lifts - 2.7m (w) x 2.5m (d)
 - 1 x goods lift – 2.7m (w) x 2.7m (d)
- South lift bank:
 - 2 x passenger lifts -2.7m (w) x 2.5m (d)
 - 1 x goods lift – 2.7m (w) x 2.7 (d)

Minimise, locate, and screen rooftop plant out of view to reduce any potential impact on the outlook of neighbouring developments and public domain. All required street level utilities, services and fire exits must be located discreetly and designed to be integrated with the architectural treatment, and in a manner that is consistent with Part 6.3.20.2 (5) of the Site Specific DCP:

(5) Locate building services for new uses, such as loading, plant rooms, fire egress and lifts, within modern fabric, new spaces or fabric of lower significance where possible, to minimise impacts on the significant fabric of the buildings.

Competitors are not to provide detailed building services design.

D2.9 Substation

It is expected that one (1) new substation will be required within the Competition Site. The substation is not to be a freestanding kiosk style structure and is to be integrated into the fabric of the building. The location of the substation is to be on the Ground Floor, unless an alternative location can be proven as being more beneficial to the operational functionality of the development.

The location and design of substations:

- Should ensure chambers and enclosures are recessive and positively contribute to the architecture, landscape and public domain design quality.
- Enclosures and screening are to be of high material quality equal in standard to the facade treatment applied to principal buildings.
- Should not compromise activation of street frontages nor the public domain.

D2.10 Waste Management

Waste management facilities must comply with Council’s requirements for waste management facilities in accordance with Section 3.14 of DCP (refer **Appendix A**) and the City’s Guidelines for Waste Management in New Developments (2018) which is available here: <https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/guidelines-waste-management-new-developments>

Wemyss Lane is narrow, and the site is constrained by existing heritage elements; both are likely to impact on-site waste collection. Waste storage is to be located off street, wholly within the Competition Site in a designated garbage storage area in the basement servicing area. If it is demonstrated that an SRV vehicle

cannot be accommodated on site, it is recommended the design accommodates for wheel out - wheel back collection that incorporates a designated waste storage area to enable the process to be completed efficiently. Bins are not to be stored in the street. Waste storage design must consider Part 6.3.20.2 (13) of the Site Specific DCP:

(13) Any existing openings to the basement on the laneway must be retained and not be amalgamated or extended.

The scheme should address the following requirements:

- Waste management systems and facilities that promote safe and convenient access for all users including customers, building management and waste collectors;
- Adequately sized waste storage areas, sized to accommodate predicted waste and recycling generation as per the rates within Reference A of the guidelines;
- Waste management, storage and collection is to be accommodated wholly within the site, with consideration to a wheel-out wheel-back collection
- Safe and convenient access for waste collection staff with a maximum manual handling distance by waste contractors of 10m.

The following best practice waste management measures are also to be considered by Competitors:

- Waste streams and a sorting area
- 'Back of house' waste storage areas for both the commercial and retail components of the development
- Bin washing facilities (bundled and with water supply and drainage)
- Sensitive waste storage (including e-waste, lightbulbs, batteries, cooking oil).

D2.11 Parking and Vehicular Access

Submissions must account for the reconstruction of the single basement level to include car parking, loading, storage and end-of-trip facilities. Plant may also be included on the basement level as necessary.

Vehicle access to the basement is to be from a singular consolidated vehicle entry point from Wemyss Lane. Refer also to Site-Specific DCP s 6.3.20.2 regarding heritage considerations for basement entry points.

The single level of basement should maximise car parking spaces and provide sufficient bicycle and motorcycle parking, as well as end of trip facilities. Maximum parking provided is to comply with the following requirements:

- Car Parking:
 - For office premises and business premises: LEP Part 7, Division 1, Clause 7.6 (d)
 - For retail premises, LEP Part 7, Division 1, Clause 7.7 (2) (a)
- On-site bicycle parking per DCP 3.11.3, Table 3.5 *On-site bike parking rates* for each proposed land use
- Motorcycle parking per DCP Schedule 7, Part 7.8.4 Motorcycle parking spaces, which requires 1 motorcycle parking space for every 12 car parking spaces. Ensure parked motorcycles are not vulnerable to being struck by a manoeuvring vehicle.

D2.12 Ecologically Sustainable Design Objectives

Submissions are to demonstrate the following ecologically sustainable development (**ESD**) objectives as outlined in the DCP and the Specialist Engineering Report (**ESD Report**) prepared by E-Lab Consulting and attached as **Appendix E**.

- Apply principles and processes that contribute to ecologically sustainable development (ESD).
- Reduce the impacts from development on the environment.
- Reduce the use of resources in development and by development over its effective life.

- Reduce the cause and impacts of the urban heat island effect.
- Increase the resilience of development to the effects of climate change.
- Ensure that greenhouse gas emissions will be reduced.
- Increase the use of cogeneration and tri-generation systems.
- Replace intensive carbon power sources with low carbon and renewable energy.
- Reduce the use of potable water.
- Ensure that development can adapt to climate change.
- Ensure that waste will be reduced.
- Increase the use of products from recycled sources.
- Improve indoor environmental quality.
- Reduce the environmental impact from building materials through reduction, re-use and recycling of materials, resources and building components.
- Improve the biodiversity

The Site-Specific DCP requires that any development for the purposes of commercial office use must execute a Commitment Agreement of 6 stars National Australian Built Environment Rating System (NABERS) Energy for the base building with the NSW Office of Environment.

The commercial office development is to achieve 4 star NABERS water whole building rating, as evidenced by hydraulic engineer's report at detailed design stage.

Designs are to enable these requirements to be achieved at the detailed design stage.

D2.13 Acoustic Amenity and Natural Ventilation

To balance noise intrusion with natural ventilation, designs should at minimum comply with the relevant requirements of the Building Code of Australia.

Where entertainment uses are introduced, demonstrate how any likely impacts on surrounding sensitive land uses including proximate residential development can be managed and minimised.

Retail and commercial uses have no statutory requirements for acoustic amenity and natural cross ventilation, rather it is the potential noise impacts that could be caused by the possible entertainment uses.

D3. Commercial Objectives

D3.1 Floor Space Targets

Competitors are strongly encouraged to meet the following development yield targets:

- Total GFA: ~~7,358sqm~~ **7,662.57sqm (note: this total is inclusive of up to 10% design excellence)**

D3.2 Project Budget

The estimated development cost of the project is \$40,000,000 + GST.

D3.3 Target Market

The target market will be corporate firms and other businesses seeking commercial office floor space located at the city fringe. Future tenants may include firms specialising in creative industries, innovation and tech, the cultural sector, knowledge industries and professional services. Additional ancillary uses such as business or retail premises, restaurants, entertainment facilities and health service facilities may also form part of the target market.

The Proponent seeks schemes that deliver flexible and cohesive floor plans that can accommodate single or multiple tenants as required. Additional ancillary uses such as business or retail premises, restaurants, entertainment facilities and health service facilities may also form part of the target market. Ground floor retail tenancies are ideally fine grain food and drink premises run by a single operator. There is an opportunity to locate a bar on the roof.

Note that whilst hotel or motel accommodation is a permitted use at the site, it is not the Proponent's preferred use and is not part of the target market.

D3.4 Construction and Buildability

Construction and buildability will be a key factor in the assessment of the submitted schemes. Submissions must demonstrate that their designs are able to be structurally integrated with and have regard for the existing heritage fabric of the building.

Competitors should also offer practical and adaptable solutions incorporating rational commercial floor space layouts. Competitors are encouraged to explore innovative design and cost-effective construction, structural and services solutions. Selected materials should be durable, low maintenance, and fit for the purpose of their intended function.

Proposals should not include the use of any PE(Polyethylene) cladding.

PART E - Competition Procedures

E1. Competitive process entry

This competitive process is by invitation only, limited to four (4) competitors.

Each competitor must 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.

Each competitor shall prepare and submit a design proposal in accordance with the requirements this brief.

E2. Competition manager

The Proponent has appointed Jim Murray, Planning&Co as the Competition Manager. It is the Competition Manager's role to manage the organisational and administrative functions of the competitive process on behalf of the Proponent.

The role of the Competition Manager includes:

- Ensuring the competitive process is undertaken in accordance with the *City of Sydney's Competitive Design Policy* and this brief
- Acting as the first point of contact for the Proponent, the competitors, the City of Sydney and the selection panel during the competitive process
- Facilitating briefings, presentations and meetings
- Receiving competitors' questions during the competitive process and coordinating responses
- Verifying the competitive process submissions meet submission requirements
- Coordinating the drafting of the Competitive Design Alternatives Report.

All communications with the Competition Manager are to comply with the communications protocols set out in Section E14.

E3. Impartial observer(s)

This competitive process will be overseen by an impartial observer(s) appointed by the City of Sydney. The role of an observer is to verify that the competitive process has been followed appropriately and fairly.

Observer(s) must be provided with at least one weeks' notice and will be present at:

- the briefing and site visit for competitors and selection panel
- any further briefings, site visits or progress sessions
- presentations
- selection panel discussions and deliberations.

All communications and information issued to and received from competitors and the selection panel are also to be copied to the observer(s).

The observer may be present when submissions are opened.

E4. Selection panel

The selection panel is to comprise a total of four members in the following composition:

- Two members nominated by the Proponent;
- Two members nominated by the City of Sydney and who have no pecuniary interests in the development proposal or involvement in the consent process.

If any panel member has to withdraw prior to the completion of the competitive process, another panel member of equivalent professional credentials will be appointed by whoever originally appointed that panel member.

Selection panel members are to:

- Represent the public interest.
- Be appropriate to the type of development proposed.

The selection panel will:

- Include people who have expertise and experience in the design and construction professions and related industries.
- Include a majority of registered architects with urban design expertise.

E5. Selection panel chair

The selection panel is to agree on the selection of a Chair. The primary function of the Chair is to ensure that selection panel deliberations proceed in a fair and orderly manner.

In coordination with the Competition Manager, the Chair shall at the conclusion of the selection panel deliberations, supervise:

- Letters of notification to the winning and unsuccessful competitors.
- The writing of selection panel comments to be included in the competitive design alternatives process report.
- Review and endorsement of this final report as prepared by the Proponent.

E6. Selection Panel Obligations

In accepting a position on the selection panel, panel members agree to:

- Prior to accepting the appointment disclose any conflicts of interest for the record.
- Have no contact with any of the competitors or the Proponent in relation to the site and the competitive process from their time of appointment until the completion of the competitive process other than those occasions as specified in the city endorsed competitive process brief.
- Evaluate submissions promptly in accordance with competitive process timetable. Refer to section A2 key dates.
- Maintain competitors copyright and withhold from recommending the use of an unsuccessful competitors' scheme in part or wholly.
- Abide by the requirements of the brief.
- Consider planning or other technical advice provided by the City of Sydney.
- Refrain from introducing irrelevant considerations in addition to, or contrary to those described in the brief, or contrary to the statutory framework relevant to the site.
- Make every effort to arrive at a consensus in the selection of a winner
- Prepare and endorse a competitive design alternatives process report explaining their decisions.
- Sign a statement confirming they have read and understood the selection panel obligations for the duration of the competitive process.

E7. Proponent's obligations

The Proponent must ensure all competitors are paid as set out at E24. Design Competition Fee.

In relation to the site or the competitive process, and unless otherwise specified by this brief, the Proponent and nominated observers agrees to have no contact with selection panel members, competitors from their time of appointment, nor Central Sydney Planning Committee members, Local Planning Panel members and elected City of Sydney councillors until the completion of the process.

If the City of Sydney is informed by the above persons that they have been contacted by the Proponent in relation to the site or the competitive process, then the competitive process may be terminated.

E8. Technical assistance to the selection panel

The Proponent shall engage technical advisors to provide high-level review and assistance to the selection panel in assessment of final submissions.

Technical advisors are to strictly limit advice to technical and compliance matters pertaining to their professional discipline only and refrain from commenting on matters outside their remit.

Technical advisors may attend competitor’s presentations, however, are not to attend jury/selection panel deliberations unless requested by the selection panel or specified otherwise in this brief.

The selection panel may request independent technical advice, if required.

E9. Technical assistance to competitors

Competitors are encouraged to seek advice to achieve the best possible architectural outcome for their proposed scheme.

All communications between competitors and technical advisors must be submitted in writing to the Competition Manager and copied to the City of Sydney in accordance with the communication protocols detailed in section E14. Communications and questions.

The Proponent will make available the following technical advisors to each competitor and pay for these services directly over and above the competitive process fee.

Table 3: Technical Advisors

Discipline	Advisory Firm	Primary Contact
Structure	TTW	Marco Fadda marco.fadda@ttw.com.au
Quantity Surveyor	WT Partnership	Andrew Tan atan@wtpartnership.com.au
Planning	Planning&Co	Jim Murray jmurray@planningandco.com

Note: The role of a Proponent-appointed technical advisors is to review and provide clarification on each competitor’s scheme in confidence, **not** to design certain elements of the development. Technical advisors will not present or prescribe design solutions.

Competitors may elect to appoint their own technical advisors as needed. All technical advisors will keep the content and intellectual property of each competitor’s scheme confidential.

E10. Quantity surveyor

The Proponent’s appointed quantity surveyor must provide an indicative cost estimate of the competitor’s proposal based on submissions and completed area schedule/yield analysis set out in Part F and attached as Appendix I respectively. The QS report may also include a discussion on how the design is an economically feasible development option.

Prior to the lodgement of the final submissions, in order to facilitate timely assessment and advice, one virtual meeting will be held with the QS and each competitor, arranged by appointment only through the Competition Manager. The Competition Manager is to be present as observer and provide a summary record of the meeting to the City of Sydney as specified in section A2. Key Dates. City of Sydney observer(s) will be invited to attend all meetings between the QS and competitors.

The Competition Manager will issue QS estimates to the respective competitors two days prior to the final presentation date. While no additional work will be requested or required of competitors prior to the presentation date, competitors are encouraged to review the QS statement and consider if the construction budget has been met, and if there are any barriers to achieving this budget during detailed design.

The QS will respond to specific questions throughout the competitive process but will not undertake reviews of partially completed submissions. Following the lodgement of the final submissions, the QS will provide an assessment and indicative cost estimate for each scheme.

All other communications with the QS must be conducted strictly in accordance with communication protocols set out in Section E14. of this brief.

E11. Technical advisors obligations

Technical advisors as engaged by the Proponent shall undertake a high-level review of each competitor's submission and provide assistance to the selection panel and competitors.

Technical advisors are to strictly limit advice to technical and compliance matters pertaining to their professional discipline only and refrain from commenting on matters outside their remit.

All technical advisors are bound by the confidentiality requirements set out in Section E25. and will be required to sign a confidentiality agreement with the Proponent to keep the content and intellectual property of each scheme confidential.

E12. Progress session

Each competitor is invited at their discretion to attend an online progress session and encouraged to submit preliminary concepts as specified in A2. Key Dates.

Progress session submissions are to be submitted via email to the Competition Manager with copy to the City of Sydney Observers. Refer to Part E14 of the Brief regarding communication protocols.

The progress session offers competitors the opportunity to have design works in progress reviewed and receive feedback from the technical advisors in relation to high level technical and planning compliance matters only. It does not involve the selection panel and is conducted as an informal consultation. No formal presentation is required, and material may be presented at the discretion of the competitor. ~~Face-to-face~~ Meetings between competitors and technical advisors are strictly limited to the Progress Session on the date set out in A2. Key Dates unless otherwise specified in this brief.

The Competitive Manager will provide a written summary of the meeting to individual competitors following the progress session as specified in A2. Key Dates.

City observer(s) may be in attendance and must be copied into all submissions and feedback.

E13. Amendments to the brief

Once endorsed, no amendment to the brief is permitted without the written approval of the City of Sydney.

A change to the competitive process program is considered an amendment to the brief.

If the Proponent or competitor seek a change in program, the Competition Manager must in writing, notify all competitors, seek and confirm their written agreement prior to the City of Sydney granting approval. If approved, the Competition Manager will provide written notification to all competitors of the agreed change.

E14. Communications and questions

Competitors should submit to the Competition Manager in writing via email, all communications, questions and enquires relating to this competitive process, brief or the project generally. A response shall be provided by the Competition Manager within 48 hours of receipt,

The City of Sydney observers are to be copied into all correspondence.

Competitors are to include “4-22 Wentworth Avenue, Surry Hills Competitive Design Alternatives Process” and the Competitors Name in the subject of all emails

Competition Manager Contact:

Jim Murray
Director, Planning & Co
jmurray@planningandco.com

Except where otherwise specified in this brief, competitors should not communicate regarding clarification of the competitive process with:

- The Proponent
- Selection panel members
- Technical advisors(s)
- City of Sydney
- Consent authority
- Councillors
- Other competitors.

Each competitor’s privacy is protected. Competitor’s questions will be vetted by the Competition Manager and addressed publicly or privately according to their nature.

All questions and responses will be compiled and issued in writing to competitors without revealing the source of the question or specifics of the competitor’s scheme.

All communications, including questions and responses, public or private, must be copied to the City of Sydney observers.

E15. Final submissions - restrictions

Competitors final submissions must strictly adhere to page limits where specified by this brief.

The Competition Manager shall audit the final submissions and delete those pages which exceed the maximum prescribed page limit. Within 24 hours of the final submissions lodgement deadline, the Competition Manager shall notify competitors of any exceedance and confirm the pages to be deleted. Such material will not be viewed by, nor form part of the selection panel’s considerations.

E16. Lodgement of final submissions

Competitors shall lodge their final submissions electronically via email to the Competition Manager with City of Sydney Observers copied.

Files must be labelled with:

- 4-22 Wentworth Avenue, Surry Hills and Competitor’s Name.

A City of Sydney observer may be present when the submissions are opened.

Competitors should ensure:

- Submissions comply with the file format, labelling convention, page limit and any other requirements specified in this brief

- All file transmissions are completed before the lodgement deadline (including where a submission consists of multiple uploads) as set out in section A2. key dates.

E17. Disqualification

Submissions that fail to meet the competitive process requirements may be disqualified, in particular where:

- the submission is received after the final submission lodgement time and date
- the submission is contrary to the objectives of the City of Sydney planning controls and this brief
- the submission is not submitted in accordance with Part F Presentation material submission requirements
- a competitor attempts to influence the deliberations of any member of the selection panel outside of the presentation date.

The selection panel will determine any disqualifications.

E18. Presentation date – presentation material

On the presentation date (refer to Section A2. Key dates), competitors present their final submissions to the selection panel.

Competitors are to provide an electronic version (PDF file) of their presentation material to the Competition Manager via email no later than 72 hours prior to the presentation date, in accordance with the Key dates Section A2., and the maximum page limit prescribed in Section F1.

No new material is to be presented over that lodged as final submissions. Presentation material may be a reformatted version of the final submission content, but must not contain any new content, and notably must not include revisions to, or enhancements of architectural plans and renderings.

The Competition Manager will audit the presentations for any new material and exceedance of the maximum prescribed page limit. The Competition Manager, no later than 48 hours prior to presentation date, shall notify competitors of any non-conformance. Competitors will then be given the opportunity to resubmit a conforming presentation within 24 hours.

E19. Selection panel assessment and decision

A minimum of three competitive process submissions are to be considered as part of this Competitive Design Alternatives Process.

The Competition Manager is to provide an electronic copy of the final submissions to each selection panel member and the City of Sydney at least one week prior to the final presentation date.

The competitors must present their final submission to the selection panel in person on the specified presentation date. The presentation must be no longer than 30 minutes followed by a further 20 minutes of questions from the selection panel.

Each competitor's submission will be graded by the selection panel in accordance with the Assessment criteria in Appendix H to this brief.

If, in the opinion of the selection panel, key design issues require further resolution before a decision can be made, the selection panel may recommend that design amendments be made to up to two of the submissions. For these submissions, the selection panel will list the specific design issues for the first and second scheme that should be addressed and request the competitors amend their submission within a defined period of time (having regard to the extent of the requested amendments). Any request for design amendments shall be in writing.

The selection panel is expected to reach a decision on whether to request amendments to submissions within 14 days of Final Presentations.

Competitors are to re-present their entry within 21 days of the initial presentation. Upon completion of the second presentation to the selection panel, the selection panel will rank the competitive process submissions (first and second).

The selection panel decision will be via a majority vote.

The selection panel decision will not fetter the discretion of the consent authority in the determination of any subsequent development application associated with the development site that is the subject of this competitive process.

The selection panel may grade the designs in order of merit.

The selection panel may decline to declare a winner of the competitive process, if none of the submissions exhibit the potential to achieve design excellence. If the selection panel decline to declare a winner, the selection panel may recommend that none of the submissions in its opinion exhibit the potential to achieve design excellence and thus end the competitive process.

E20. Appointment of the architect of the winning submission

The Proponent shall appoint the architect (winning architect) of the winning scheme as selected by the selection panel. Full design and documentation of the winning scheme should then occur.

- to ensure that design continuity and design excellence of the winning scheme is maintained throughout the development process, the architectural commission is expected to include as a minimum the following:
- preparation of a detailed DA
- preparation of the design drawings for a construction certificate
- preparation of the design drawings for the contract documentation
- continuity during the construction phases through to the completion of the project
- documentation required by the consent authority verifying the design intent has been achieved at completion
- attending all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.

The winning architect is expected to be appointed within 21 days of the decision date. Refer to Section A2. Key dates.

The winning architect may work in association with other architectural practices but must retain the leadership role over design decisions throughout the life of the project.

An indicative program for construction is as follows:

- commencement 2026
- completion 2028

In the event that the Proponent decides not to proceed with the winning architect, or the Proponent limits the architectural commission outlined above, the Proponent will:

- provide the consent authority with written reasons for this decision; and
- restart the competitive process.

E21. Announcement

The Competition Manager will in writing advise all competitors of the selection panel decision within the timeframe as per Section A2. Key dates.

Competitive design process results will be made public within 21 days of the decision date.

E22. Competitive design alternatives process report

When the competitive process submissions have been assessed, the Competition Manager is to prepare and submit to the City of Sydney a Competitive Design Alternatives Process Report prior to the submission of the detailed DA for the building.

This report shall detail:

- the competitive process and include a copy of the endorsed brief
- the selection panel's assessment of the design and merits of each submission
- the rationale of the choice of the preferred design which must clearly demonstrate how this best exhibits the potential to achieve design excellence in accordance with the provisions of Clause 6.21C of the LEP and the approved Design Excellence Strategy
- any further recommended design amendments relevant to the achievement of design excellence.
- any critical principles or qualities of the design which must be retained in design development

The report is to be endorsed and signed by all selection panel members and submitted to the City of Sydney for acknowledgement within the specified number of days of the decision, in accordance with Section A2. Key dates.

Following the selection panel's decision, the City of Sydney may require the Proponent, or choose to themselves, hold an online display of the competitive process entries.

E23. Achieving design excellence

The Proponent and selection panel acknowledge competitive process design proposals are concepts only and any technical resolution is preliminary. It is understood, while maintaining design integrity, the winning scheme must undergo design development, address technical items and selection panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent detailed Development Application.

E24. Competitive process fee

A competitive design process fee of \$50,000 (excluding GST), shall be paid to each competitor for participating in this invited competitive process.

Prior to the commencement of the competitive process the competitive design process fee and guarantee of fee payment must be negotiated and agreed between the competitors and the Proponent.

No later than 7 days following receipt of final submissions and before the presentation date as per Section A2. Key dates the Competition Manager must confirm in writing to the City that competitors have been paid in full.

The City reserves the right to postpone the presentation date if confirmation has not been submitted as above.

E25. Confidentiality

Competitors shall observe complete confidentiality at all times in relation to their submission, including plans, information whether verbal or written, documentation or any advice until the decision date. The same strict rules of confidentiality are to apply to any consultants or other persons or entities from which the competitors may seek advice.

This brief and the documents comprising the competitor's submission are confidential until the decision is announced and made public. Competitors must not use them for any other purpose without the prior consent of the Proponent.

The Proponent, competitors, technical advisors and selection panel shall observe confidentiality in relation to all submissions received, prior to a decision in relation to the competitive process that is made public.

E26. Copyright

Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the Proponent and the competitor.

The Proponent and the City of Sydney shall have the right to display, photograph, publish and distribute this brief, submissions, presentations and reports produced as part of this competitive process for publication, publicity or other such purposes. Any such reproductions shall acknowledge the copyright owner(s).

A competitor's lodgement of the final submission in this competitive process shall be deemed as legal permission for the Proponent and the City of Sydney to publish competitors' submissions. No compensation shall be made for such reproduction or publication.

PART F - Submission Requirements

F1. Competitor's submissions

The submission should be clear and concise, include only essential information sufficient to explain the proposed design with a preference for design information over graphic presentation.

The submission documents shall be submitted to the Competition Manager in electronic format only via email

All submission documents including presentation material are to clearly identify the competitor and be of a suitable quality for public display.

Each competitor's final submission shall include the items detailed in the following sections.

Note:

- When referencing another person's work all sources should be appropriately cited.
- For the purposes of planning coordination, the winning architect may be required to submit to the consent authority a DWG/DGN file of ground floor plan geospatially referenced with MGA (Mapping Grid of Australia) coordinates.

F2. Documentation

	SUBMISSION REQUIREMENTS	DETAILS Items B. – D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages. All pages must be numbered.	Indicative No. of A3 pages/slides (unless a stated maximum)
A.	COVER PAGE & CONTENTS	Limited to cover page with competitor's identity and contents list only.	Not counted
B.	STATEMENT OF INTENT/DESIGN STATEMENT	Design statement addressing the proposal's approach, the response to the brief's objectives and the way design excellence is achieved. The Design Statement is to incorporate: ESD: A summary of sustainability initiatives to achieve required ESD targets together with a description of any broader sustainability initiatives associated with the design proposal. Inclusive of: <ul style="list-style-type: none"> • Window to wall-ratio • Facade performance • Solar shading strategy 	6-10
B.1	HERITAGE STATEMENT	Heritage statement demonstrating how the design proposal addresses Appendix D Heritage Input into Design Competition and Section 6.3.20.2 <i>Heritage Conservation of the Site-Specific DCP.</i>	6-10
C.	DRAWINGS AND GRAPHICS		
C.1	Location context sketch plan (1:1000)		1
C.2	Site Analysis (1:500)		1
C.3	Concept (Site) plan (1:500)	Include existing and new streets, public domain improvements, building form and massing of site and adjacent area.	1
C.4	Ground floor plan (1:200)	Include landscape and the relationship to the public domain.	1

C.5	Typical plans, elevations and sections including basement level (1:200) Elevations (1:250)	All plans, elevations, sections and 3-D massing studies must: Include adjacent properties to clearly represent the proposed design in relation to neighbouring context Illustrate the proposed design relative to Concept DA envelopes, shown as an overlay on each drawing Include a scale bar (where a scaled drawing) Include a north point (all plans). Critical relative levels on relevant sections & elevations	6-10
C.6	Roof plan (1:200)		1
C.7	Landscape concept plan (1:200)	Include deep soil calculations.	1
C.8	3-D computer generated perspectives or photomontages	1 rendered perspectives of the proposal utilising the identified viewpoints as set out in Appendix M.	1
C.9	3D supporting graphics	The number and type of 3D perspectives or photomontages, in addition to the prescribed views in C.8 (above) 3-D computer generated perspectives or photomontages, is at the competitors' discretion, whilst observing the maximum page limit.	
C.10	Digital materials/image board	Provide indicative finishes. Samples are not required.	1
C.11	Concept DA envelope / regulatory controls overlay	<u>Overlays</u> illustrating compliance with envelope <u>must be included</u> on relevant plans, sections, elevations and 3D massing model.	-
C.12	Indicative facade system detail (1:50 or 1:20)	Typical principal facade system detail and description.	1-2
C.13	Shadow impact diagrams	Diagrams are to clearly present shadow impacts of the proposed relative to Concept DA / site-specific DCP building envelope shadow impacts.	2-4
C.14	GFA plans (Scale – 1:500)	Illustrate the accounting of GFA In coordination with the area schedule included in Appendix I.	1
D.	SCHEDULES		
D.1	AREA SCHEDULE/YIELD ANALYSIS	Competitors must complete and submit the standard schedule provided in Appendix I. The schedule must include: <ul style="list-style-type: none"> Gross Floor Area (GFA), as per Sydney LEP 2012 definition All accounting definitions are included in the standard schedule provided. A PDF format of the completed schedule is to be included in the report body. (An Excel file format is also to be provided as an appendix and is excluded from the page count). 	1
			TOTAL Maximum 40 pages

	SUBMISSION REQUIREMENTS	DETAILS Item E. is excluded from the maximum 40 x A3 page/slide limit noted above.	No. of A3 Pages/Slides
E.	STATEMENT OF PLANNING COMPLIANCE	Appendix A provides a summary of planning controls as a template for competitors to complete.	No. as per the appendix attached

	<p>The statement is to be completed by a suitably qualified person indicating the proposal’s compliance with the relevant planning objectives controls.</p> <p>Each submission must also identify and justify any non-compliance with the applicable controls for the competitive design process site.</p> <p>Competitors must use the standard template provided.</p>	
F.	<p>SUBMISSION REQUIREMENTS</p> <p>DETAILS</p> <p>Item F. is either a copy or a reformatted version of the submission content A to D.1 (See section E18. Presentation Date – Presentation Material)</p>	No. of A3 Pages/Slides
	<p>PRESENTATION DATE MATERIAL</p> <p>At time and date specified in A2. Key dates - Lodgement of presentation date material, competitors are to provide a single PDF document of their presentation material.</p> <p>The maximum 40 x A3 slide limit is to be strictly adhered to. No new material is to be presented over that lodged as final submissions. Refer to section E18. Presentation Date – Presentation Material.</p>	Maximum 40 x A3 slides

F3. Estimate of construction cost

The Proponent’s QS must prepare and provide an indicative cost estimate which forms part of competitor’s submissions, as per E10. Quantity Surveyor. The Competition Manager will issue estimates to the respective competitors two days prior to the final presentation date.

Estimates will be based on the competitor’s submissions and completed area schedule/yield analysis per Appendix I).

F4. Physical model

A physical model is not required and is not to be submitted as part of the final submission or presentation material.

F5. Digital animations

Augmented reality, virtual reality, digital animations or fly-throughs should not be submitted and will strictly not be accepted, nor form part of the selection panel’s assessment.

F6. Summary pack

The following submission requirement is for the purpose of potential media and distribution. Refer to Section E26. Copyright.

The Summary Pack shall be submitted to the Competition Manager in electronic format only at the time and date specified in A2. Key Dates.

This summary pack:

- Will not be issued to or considered by the selection panel
- Does not form part of the Submission documentation per Section F2. Documentation.
- Must be a copy only of material submitted under Section F2. Documentation
- Must not contain any additional information, drawings or graphics as submitted under Section F2. Documentation

The City of Sydney does not accept responsibility for incorrect spelling or missing, names or attributions submitted by competitors.

SUBMISSION REQUIREMENTS	SUMMARY PACK DETAILS
<i>COMPETITION SITE ADDRESS</i>	4-22 Wentworth Avenue, Surry Hills 2010 NSW
<i>SUBMISSION DATE</i>	Date on which this submission is lodged - 09/04/2025
<i>DEVELOPMENT DETAILS</i>	Commercial Development
<i>COMPETITORS NAME</i>	The competitors name in full, including joint authors, partners
<i>LIST OF ATTRIBUTIONS</i>	Practice, consultants, photographers, other
<i>STATEMENT OF INTENT/DESIGN STATEMENT</i>	A summary of the statement of intent/design statement, which best describes the competition proposal. <u>Word limit:</u> Strict maximum 300 words
<i>DRAWINGS AND GRAPHICS</i>	All submitted drawings and graphics must be in the following format: <ul style="list-style-type: none"> • A4 landscape or portrait • JPG • 300dpi • The pack is to include: <ul style="list-style-type: none"> • ground and typical floor plans and sections (strict maximum 10 JPGs) plus • up to three (3) renders or hand sketches (strict maximum up to 3 JPGs)
<i>SUBMISSION METHOD</i>	All Summary Pack submissions, including details, summary statement, drawings and graphics should be compiled into a zip file and are to be submitted in accordance with E16. Lodgement of final submissions

