

Attachment E

Design Excellence Strategy



5-7 Bourke Road, Alexandria

Design Excellence Strategy for Concept Development Application

Prepared for Infinity Constructions Group

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Figure 1: Aerial view of the Competitive Process site and locality (Source: SIX Maps)

1.0 Introduction

1.1 Overview

This Design Excellence Strategy ('the DES') for 5-7 Bourke Road, Alexandria ('the site') has been prepared by SJB Planning on behalf of Infinity Constructions Group Pty Ltd ('the Proponent').

This Strategy accompanies the Concept Development Application (DA D/2018/1208) and has been prepared in accordance with Clause 1.2 of the City of Sydney Competitive Design Policy 2012 ('the Policy') and Section 3.3.2 of the Sydney Development Control Plan (SDCP) 2012.

In accordance with the Policy and SDCP 2012, the DES defines:

- The location and extent of each competitive design process;
- The type of competitive design process to be undertaken:
 - An architectural design competition, open or invited; or
 - The preparation of design alternatives on a competitive basis.
- The number of designers involved in the process;
- How fine grain and contextually varied architectural design is to be achieved across large sites;
- Options for distributing any additional floor space or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process; and
- The target benchmarks for ecologically sustainable development.

The proponent has elected to carry out a Competitive Design Alternatives Process (CDAP) as the competitive design process associated with the development. It is envisaged that the competitive process will begin as soon as practical after the approval of the Concept DA and this strategy, and the endorsement of the competitive process brief by the City of Sydney.

Note: Nothing in this DES represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan (SLEP) 2012, SDCP 2012 or Concept DA Consent. Where there is any inconsistency the SEPPs, LEP, DCP and Concept DA Consent prevail.

1.2 Objectives of the Design Excellence Strategy

The objectives of this Strategy are to:

- Establish a methodology for the Proponent to implement a competitive design process for the redevelopment of the subject site, in accordance with the Policy;
- Ensure that the competitive design process works within the framework of this approved DES;
- Confirm the number of emerging, emerged, and established architectural practices to participate in the competitive process and how these will be selected;
- Establish the process for the selection of a competitive process Selection Panel;
- Set out the approach for establishing a competitive design process brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the Proponents objectives;
 - Achievement of design excellence and architectural diversity; and
 - Procedural fairness for competitors.

- Consider the approach for the assessment, decision making, and dispute resolution within the competitive design process;
- Ensure that design excellence integrity is continued in the subsequent detailed development proposal through from the construction phase and to the completion of the project;
- Clarify the rationale for granting of up to 10% additional floor space under Clause 6.21(7)(b) of SLEP 2012 having regard to the planning objectives and controls outlined in SLEP 2012, SDCP 2012, and the Concept DA consent; and
- Ensure sustainability initiatives and ecologically sustainable development targets are defined and developed through the Competitive Process.

- A Competitor will either be a person, corporation, or firm registered as an architect in accordance with the NSW Architects Act 2003, or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.

2.4 Competitive Design Alternatives Brief

In preparing the Competitive Process brief (the brief), the Proponent as per Clause 2.3 of the Policy will ensure that:

- All details regarding the conduct of the competitive process will be contained within the brief only;
- The brief and appended documents will be reviewed and endorsed in writing by the City of Sydney prior to its distribution to invited Competitors; and
- The Brief is to be generally in accordance with the City of Sydney's Model Competitive Design Process Brief and the Policy.

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

2.5 Assessment and Decision Making

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

- The Selection Panel will be appointed by the Proponent and nominated in consultation with the City of Sydney;
- The Selection Panel is to constitute a total of four (4) members:
 - Two (2) members nominated by the Proponent; and
 - Two (2) members nominated by the City of Sydney.
 - Selection Panel members are to:
 - Represent the public interest;
 - Be appropriate to the type of development proposed;
 - Include only persons who have expertise and experience in the development, design and construction professions and industry; and
 - Include a majority of registered architects with urban design experience.
- The Chairperson of the Selection Panel will have expertise in architectural design and be an advocate of design excellence; and
- The City will nominate an impartial observer(s) to verify that the Competitive Process has been followed appropriately and fairly.

The Selection Panel's decision will be via a majority vote. The decision of the Selection Panel will not fetter the discretion of the consent authority in its determination of any subsequent development application associated with the development site that is the subject of the CDAP. Unless stated otherwise herein, Clause 4.2 of the Policy will apply with regard to the decision making and resolution process, and Clause 4.3 in relation to the preparation of a Competitive Design Alternatives Report.

2.6 Design Integrity

The architect of the winning scheme, as determined by the Selection Panel, will be appointed as the Design Architect for the project and will perform this role until the completion of the development.

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

- Prepare the development application for the preferred design;
- Prepare the design drawings for a construction certificate for the preferred design;
- Prepare the design drawings for the contract documentation;
- Provide any documentation required by the Consent Authority verifying the design intent has been achieved at completion;
- Represent their design in all meetings with the community, authorities and stakeholders as required; and
- Maintain continuity during the detailed design and construction phases of the development and through to completion of works.

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

2.7 Proposed Allocation of up to 10% Additional Floor Space

In developing the site, the Proponent will pursue up to an additional 10% floor space under Clause 6.21(7)(b)(i) of SLEP 2012 through the competitive process.

The distribution of the additional floor space will be explored through the competitive design alternatives process and must be consistent with the provisions contained in the Concept DA consent.

Any additional floor space pursued under Clause 6.21 of SLEP 2012 must not exceed the maximum building height control.

Nothing in this document is to be taken as an approval or endorsement of the potential additional floor space available under Clause 6.21(7)(b)(i) of SLEP 2012.

2.8 Sustainable Design Targets

The competitive process is to achieve the ecologically sustainable development (ESD) targets for the development as set out in the Concept Development Consent conditions and ESD Report prepared by Greenview Consulting dated 12th April 2019 (ref. 180666-B). The key ESD targets for the proposal include:

- 5.5 NABERS Energy Commitment Agreement;
- Shading to limit summer solar gain on the north façade glazing (at a minimum);
- Installation of Solar Photovoltaic (PV) system targeting a system size of 60kW on the rooftop; and
- Rainwater collection used for non-potable water uses (end of journey facilities use and landscape irrigation).

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