

Attachment C

**Competitive Design Process Selection
Panel Recommendations**

**COMPETITIVE DESIGN
ALTERNATIVES PROCESS
REPORT
208-218 RILEY STREET,
SURRY HILLS**

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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 Project Code SA6590
 Report Number 208-218 Riley Street, Surry Hills, Competitive Design Alternatives Process Report

SELECTION PANEL MEMBER ENDORSEMENT

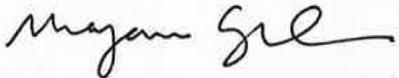
Name	Signature	Date
Ken Maher (Chair)		14.08.2018
Rachel Neeson		17/08/18
Peter Hing		14/8/18
Maryam Gusheh		20 August 2018

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1. INTRODUCTION

1.1. OVERVIEW

The purpose of this Competitive Design Alternatives Process Report is to inform the City of Sydney Council (City of Sydney) of the process and outcomes of the Competitive Design Alternatives Process for the Cambridge Hotel located at 208-218 Riley Street, Surry Hills, and the selection of the winning architectural design.

Cienna Group (the Proponent) invited three competitors to participate in the Competitive Design Alternatives Process to prepare design proposals for the site. The three architectural firms that participated in the Competitive Design Process were:

- FJMT;
- CO-AP Architects; and
- Tzannes.

All three competitors participated in the Competitive Design Alternatives Process and produced a final submission for consideration and assessment by the Selection Panel.

The Competitive Design Alternatives Process was undertaken in accordance with the *Sydney Local Environmental Plan 2012* (SLEP 2012), the Sydney Development Control Plan 2012 (SDCP 2012), and the City of Sydney Competitive Design Policy 2012.

Clause 4.3 of the City of Sydney Competitive Design Policy 2012 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 6.21(4) 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 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.*

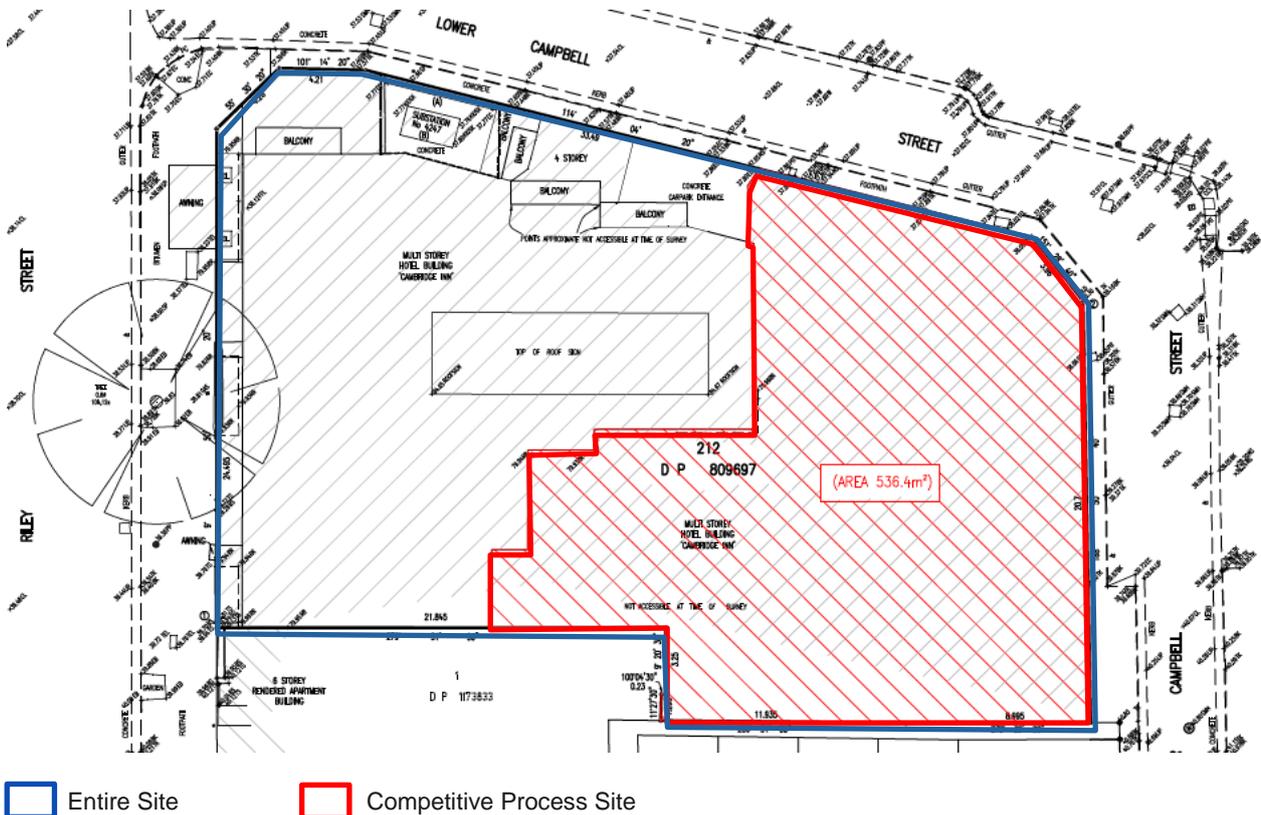
This report has been prepared in accordance with this clause and outlines the Competitive Design Alternatives Process, the Selection Panel's assessment of each scheme, and demonstrates the Panel's rationale for selection of the winning scheme. Each Panel member has reviewed and endorsed the content contained within this report.

The Competitive Design Alternatives Process was undertaken in accordance with the approved Design Excellence Strategy (dated October 2017) for the site, and in accordance with the Competitive Design Alternatives Brief prepared by Urbis and endorsed by the City of Sydney on 16 May 2018.

1.2. SITE DESCRIPTION

The site is known as 208-218 Riley Street, Surry Hills Riley Street, Surry Hills. The site is legally described as Lot 212 in DP 809697. The location and extent of the Competitive Process site is limited to the eastern portion of the site is identified as the 'Competitive Process site' in Figure 1 below. The 'Competitive Process Site' is the location of the additional hotel tower.

Figure 1 - Entire Site and Competitive Process Site



1.3. THE PROPONENT

Cienna Group is the owner of the Site and the Proponent of this Competitive Process and has invited three (3) architectural firms to prepare design proposals for the site.

1.4. THE CONSENT AUTHORITY

The site is located within the City of Sydney Local Government Area. The Consent Authority for the approval of the Detailed DA resulting from the Competitive Process will be the Council as the cost of the development is less than \$50 million.

The Competition Process Manager liaised with Council officers throughout the Competition. Council officers observed the Competitive Process and the competitor's final presentations to ensure the integrity of the outcomes.

1.5. REGULATORY FRAMEWORK

The key planning instrument that applies to the site is the *Sydney Local Environmental Plan 2012* (SLEP 2012).

Clause 6.21(7) of the SLEP 2012 allows the Consent Authority to grant an amount up to an additional 10% of floor space or height if it is satisfied that the development is the result of a Competitive Design Process and that the building exhibits design excellence.

The Proponent is seeking to be granted up to 10% additional floor space in accordance with Clause 6.21(7)(b) of SLEP 2012 that is calculated in accordance with Section 3.3.5 of SDCP 2012.

Section 3.3.5 of SDCP 2012 requires that additional floor space available under the SLEP 2012 is apportioned on the basis of the area of the part of the site that is the subject of a competitive process. The maximum potential additional floor space apportioned to the competitive process site (identified in Figure 1 above) has been calculated in accordance with Section 3.3.5 of the SDCP 2012 and consent condition (6). The potential additional floor space available is 4.92% which is equivalent to 429.12sqm.

1.6. ASSESSMENT OF THE SCHEME AND WINNING DESIGN

An assessment of the designs was undertaken in accordance with the assessment criteria contained within the Competitive Design Alternatives Brief. This included the design, planning and commercial objectives of the Brief, compliance with the relevant planning controls (SEPPs, LEPs, DCPs) and the Concept DA Approval (D/2016/1177).

The Competitive Design Process has resulted in a winning scheme that was determined by the Panel to demonstrate high design quality. The panel resolved that the Tzannes scheme best demonstrated the ability to achieve design excellence as per Clause 6.21 of the Sydney LEP 2012 and the Competitive Design Alternatives Brief requirements. The Tzannes scheme was selected as the winning scheme of this Competitive Design Alternatives Process. Detailed within Section 4 of this report are those features that the Panel considers to be fundamental to the design integrity and those issues that need to be resolved in design development.

Details of the competitor's schemes and Selection Panel's deliberations are discussed in the following sections.

2. ARCHITECTURAL DESIGN COMPETITION PROCESS

2.1. OVERVIEW

The Proponent invited three competitors to prepare submissions in response to a Design Brief as part of the Competitive Design Alternatives Process. The Brief was prepared by Urbis and endorsed by the City of Sydney Council. The process undertaken is described in more detail as follows:

- Three architectural firms were invited to participate in the Competitive Design Alternatives Process, held over a five week period.
- A briefing session was held at the Cambridge Hotel on 18 May 2018 to provide an overview of the site, outline the planning parameters and the Competition Brief, and provide an opportunity for the competitors to ask questions and seek clarification regarding the Brief and the Competition procedures. This was followed by a tour of the site.
- The Selection Panel members were provided with a copy of the Brief on 18 May 2018. A separate briefing session and site tour was held at the Cambridge Hotel for the Selection Panel on 26 June 2018.
- An optional meeting with the Quantity Surveyor (QS) was made available to each competitor during the Competition, and was attended by two out of the three competitors.
- A Register of Enquiries was kept during the Competition to document questions and responses without revealing the source of the question.
- All competitors submitted an A3 Design Report (Final Submission), illustrating their proposed architectural scheme for the site.
- Each competitor presented their proposed architectural schemes to the Selection Panel during the Final Presentation Date held on 29 June 2018. The Selection Panel deliberated on the Final Presentation Date following the three architectural presentations. The Selection Panel could not arrive at a consensus in the selection of a winner and concluded that design amendments should be requested of the top two submissions to address the Panel's design issues.
- The architects of the two top submissions were invited in writing to make a further submission by 12pm on 11 July 2018 addressing the Selection Panel's comments by way of sketches and simple 3D material.
- One of the two shortlisted competitors submitted the requested further design material by the due time and date. The Selection Panel reconvened on 13 July 2018 to consider the two shortlisted submissions. The Selection Panel reached a decision on 13 July 2018 and chose the winner of the Competitive Design Alternatives Process.

The Competitive Design Alternatives Process was undertaken in an open and transparent manner in consultation and disclosure with Council officers in attendance as observers. In accordance with the City's Competitive Design Policy 2012, the City was involved in the Competition Process Brief as follows:

- Reviewed, provided comment and endorsed the Brief.
- Provided clarification on planning compliance and Competitive Design Process procedures.
- Council observers were copied into all correspondence between the competitors and the Competition Process Manager regarding questions or requests for additional information.
- Attended the Competitor Briefing Session and the Selection Panel Briefing Session, invited to attend the optional meetings with the QS, attended the Final Presentation date and the two deliberation sessions.

2.2. PARTICIPATING ARCHITECTURAL FIRMS

The three architectural firms that participated in the Competitive Design Process were:

- FJMT
- CO-AP Architects
- Tzannes

All competitors participated in the Competitive Design Process.

2.3. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the Competitive Process and an assessment of schemes was undertaken on the final submissions. The technical advisors involved in the Competitive Design Process were those outlined in Table 1 below.

Table 1 – Technical advisors

Consultant	Company	Contact Details
Town Planning	Urbis	Kate Ryan E: kvryan@urbis.com.au
Quantity Surveying	WT Partnership	Simon Hansley E: shensley@wtpartnership.com.au
BCA	Trevor R Howse	Hayden Howes E: hayden@trevorhowse.com.au
Electrical Services	Steensen Varming	Michael Fearnley E: Michael.fearnley@steensenvarming.com.au
Hydraulic Services	Warren Smith and Partners	Warren Smith E: wjs@warrensmith.com.au
Traffic	TTW	Paul Yannoulatos E: Paul.Yannoulatos@ttw.com.au

2.4. CONSENT AUTHORITY OBSERVERS

The Competition and assessment was overseen by several observers from the consent authority who attended the Final Presentation dates and provided planning and procedural clarification to the Panel.

The following observers from the City of Sydney Council were present at various stages of the Competitive Process:

- Anita Morandini – Design Excellence Manager
- Marie Ierufi – Design Excellence Coordinator
- Ben Chamie – Design Excellence Coordinator
- David Zabell – Specialist Planner

2.5. SELECTION PANEL

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

- Ken Maher – Fellow (HASSELL) and Selection Panel Chair
- Rachel Neeson – Director (Neeson Murcutt Architects)
- Peter Hing – Director (Cienna Group)
- Maryam Gusheh – Senior Lecturer (UNSW)

Two Selection Panel members were nominated by the City of Sydney and two were nominated by the Proponent. All members of the Selection Panel have experience in architectural and urban design, and development.

2.6. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The key dates for the Competitive Design Alternatives Process were as follows:

Table 2 – Key Dates of Competitive Design Alternatives Process

Date	Milestone
16 May 2018	Commencement Date
18 May 2018	Competitor Briefing Session and Site Visit
21 June 2018	Final Submission Lodgement Date
26 June 2018	Presentation Material Lodgement Date
26 June 2018	Selection Panel Briefing Session and Site Visit
29 June 2018	Final Presentation Date and Deliberations
3 July 2018	Notification to Competitors on Additional Submission Invitation
11 July 2018	Additional Submission Lodgement
13 July 2018	Second Round Deliberations
13 July 2018	Decision Date
19 July 2018	Notification to Competitors
13 August 2018	Competitive Design Alternatives Report

3. ASSESSMENT OF FINAL SUBMISSIONS

3.1. OVERVIEW

Following the submission of the final competitive design schemes, a technical assessment and compliance review of the competitor's submissions was undertaken by the technical advisors. This review was provided to the Selection Panel three days before the Final Presentation Date.

Each competitor presented their scheme to the Selection Panel explaining their approach to the site, design concept, compliance with planning controls and the design, planning and commercial objectives of the Brief.

In accordance with the assessment criteria within the Brief, the design schemes presented by the three competitors were analysed and assessed by the Panel with a focus on design quality, compliance and the design and commercial objectives of the Brief.

While each proposal had minor compliance issues and/ or briefing requirements and technical issues, the advice from the review indicated that these were likely to be capable of resolution with further refinement.

The panel deliberated following the presentations on the Final Presentation Date and ranked the submissions according to the criteria contained in the brief. Following the Final Presentations, the Selection Panel invited Tzannes and FJMT to provide further clarifications on their design proposals. There Competitors were allowed 10 days to prepare additional information clarifying certain elements of their submission.

The following section outlines each of the three design schemes in more detail.

3.2. FJMT

This bold concept provides strong and simple tower forms to complement the scale of the existing hotel tower while introducing greater vertical articulation. Horizontal landscape terraces transform the adjacent street and engage the ground level of the existing hotel. The Riley Street shopfront is reinvented with a bold and memorable identity.

The layered 'topographic landscape strata' to the lower levels, while through setbacks enhances amenity and privacy, diminishes containment and interrupts the laneway urban morphology and passive surveillance that a street edge offers.

The tower massing is more comfortable in its context, and stage 1 envelope breaches could be appropriate subject to further analysis of detailed overshadowing impacts. Timber and copper cladding and screens stand in contrast to the materials of the existing tower and contribute to a more monolithic scale.

The micro-hotel rooms are inventive, refined, and convincing, and the naturally lit and ventilated hotel hallways that serve them are generous and spatially interesting.

Figure 1 – Lower Campbell Street perspective of FJMT scheme



Source: FJMT 2018

3.3. CO-AP ARCHITECTURE

The detailed analysis and sensitive response to the local Surry Hills context embodied in this proposal was appreciated by the Panel. The perforated brick screen podium, evolving out of the analysis, was considered to be an interesting means to enliven Lower Cambridge Street and protect neighbour amenity.

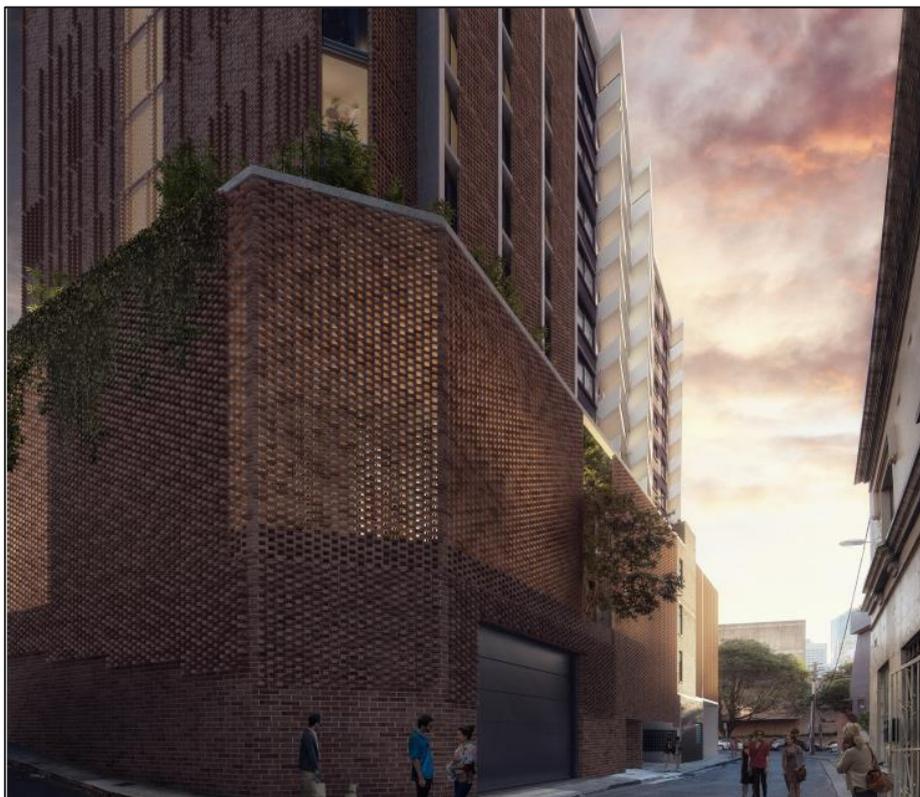
While this element has potential to define the identity of the hotel, the quality of natural light to hotel rooms set behind the screen however, is compromised, and the lack of access to the intervening courtyard spaces a challenge.

The design of the hotel above podium level would benefit from being more cohesive. Recognising the desire to respond to disparate contexts and orientation, the diversity of materials and expression proposed for the south north and east facades reduces the integrity of the architecture, and weakens the relationship with the existing hotel.

While it is recognised the podium treatment to Riley Street is intended to unify the two parts of the hotel, it introduces a third architectural language, and the more formal vertical “colonnaded” expression feels over-scaled within the context.

The integration of landscape throughout the complex is sensitivity handled and commended, as is the design and amenity provided within the hotel rooms.

Figure 2 - Lower Campbell Street perspective of CO-AP scheme



Source: Co-AP Architects 2018

3.4. TZANNES

Careful and precise urban analysis convincingly and directly informed the design strategy, allowing this accomplished design proposal to fit seamlessly into its context and complement the existing hotel tower.

The refined massing of the main body of the hotel equally complements the dominant fine grain of the adjoining built form, while mediating between this and the tower forms. The new hotel, while sensitive to the architecture of its existing neighbour, with its refined palette of brickwork, concrete and steel, offers its own distinctive identity.

The introduction of a street front podium to Riley Street with rooftop vegetation is appropriate although tentative. The 'quiet' engagement with Lower Cambridge Street, through a window to the restaurant, and shaft drawing light into the subterranean pool is commendable.

The hotel rooms are inviting, although further consideration is needed for privacy to residences to the east. Hotel hallways are, by comparison, spatially less successful and would benefit from natural light and ventilation.

Interiors within the ground and basement levels are elegant in design and use of materials, and here architecture driven by sectional considerations and skylights, with the qualities of light this brings to the public and shared guest spaces is skilfully handled. This makes spaces that can be truly memorable and that define the experience of the hotel.

Figure 3 - Lower Campbell Street perspective of Tzannes scheme



Source: Tzannes 2018

3.5. DESIGN REFINEMENTS AND SECOND ROUND ASSESSMENTS

The Selection Panel decided to invite further resolution of the proposals from both Tzannes and FJMT. Both competitors were given 10 days to consider and address the following comments in the form of supplementary sketches and basic 3D modelling.

FJMT

- The Selection Panel supports the design strategy and particularly the concept for micro hotel rooms and the distinctive identity to Riley street entry and shopfront.
- The Selection Panel has concerns regarding the scale of the building in response to the Surry Hills context, particularly at podium levels.
- While recognising the intent to recall the previous landscape condition of the site, the Selection Panel does not support the erosion of the street frontage to Lower Campbell Street, nor the strongly horizontal terracing within the podium component.
- Pool and Gym facilities are for Hotel Guests only as noted in the brief.
- There should be no breach of the envelope unless it is conclusively demonstrated there is no additional overshadowing impact on adjacent properties.

Tzannes

- The Selection Panel is seeking evidence the design of the upper floors can accommodate a majority of the minimum sized room as noted in the brief, which could result in some 120 rooms (with some able to be interconnected for flexibility).
- The Selection Panel was concerned the podium level and street front to Riley Street was not sufficiently resolved and seeks design refinement of this component.
- The option of a single reception for all accommodation should be explored – this will allow the existing hotel ground floor to be upgraded as proposed in the brief and the restaurant to have a Riley Street address.
- Pool and Gym facilities are for Hotel Guests only as noted in the brief.
- Travel distances from guest rooms to fire escapes are to comply with BCA 2016.
- The Selection Panel considered the privacy issues for the rooms facing east required further resolution, and while supporting natural ventilation to rooms and corridors, notes these need adequate acoustic and visual measures.
- The Selection Panel wishes to emphasise the requirement under section 4.2 of the brief that “*The design should give the hotel a unique identity and branding within its urban context.*”

Panel Second Round Assessment

The Panel met on 13 July 2018. Following the second round assessment, the Selection Panel selected Tzannes as the Competitive Process winner, subject to the recommendations made by the Panel in Section 4 below.

4. SELECTION PANEL RECOMMENDATIONS

The selection panel commended Tzannes on the positive response to questions raised following the first submission, and considered the design issues had been satisfactorily addressed subject to the further resolution of some of the internal planning during the preparation of the detailed DA.

The panel recommends that Tzannes as the winner of the Competitive Design Process, and is of the opinion that the proposal has the potential to achieve design excellence subject to the resolution of the following:

- Satisfactory replanning of the escape paths at ground level from the fire stairs.
- Further refinement of the planning of the upper level hotel rooms including re-orientating rooms in the south east corner of the tower to face south. This will allow the extension of the east-west corridor to admit daylight and natural ventilation to the corridor from the east, and improve privacy to the existing residential properties to the east.
- Reversion to the previous planning for the podium levels of residential to eliminate the 'snorkel' rooms proposed in the second stage submission.
- The refinement of the street front treatment to the Riley Street corner as illustrated on the plans is supported, however replanning is required of the ground floor to locate the main entry and combined reception in the new extension, and the conversion of the existing lobby to the restaurant.
- Resolution of the loading dock to comply with Council standards.
- Maintaining and refining proposals for daylight into the basement levels through the elegant sectional qualities of the design.
- In response to section 4.2 of the brief noting "*The design should give the hotel a unique identity and branding within its urban context*" adopting the proposal for polished brickwork integrated with enhancement of elevated "green roof" elements and hanging gardens to the podium, is important to achieving design excellence.

5. CONCLUSIONS

This report provides a summary of the outcomes of the Competitive Design Alternatives Process for the redevelopment of 208-218 Riley Street, Surry Hills.

The Competitive Design Alternatives Process was undertaken in accordance with the approved Design Excellence Strategy (dated October 2017) for the site, and in accordance with the Competitive Design Alternatives Brief prepared by Urbis and endorsed by the City of Sydney on 16 May 2018.

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

- A Competitive Design Alternatives Process was undertaken for the establishment of an additional hotel tower on the Cambridge Hotel site at 208-218 Riley Street, Surry Hills. The relevant provisions of the Concept DA consent (D/2016/1177), Sydney LEP 2012, Sydney DCP 2012 and the *City of Sydney Competitive Design Policy 2012* have been considered throughout this Competition.
- The Competition was undertaken in accordance with Clause 6.21 of the Sydney LEP 2012. The submission of this report to Council also satisfies the reporting requirements of Clause 4.5 of the *City of Sydney Competitive Design Policy 2012*.
- The Tzannes scheme was recommended by the Selection Panel as the winning scheme of this Competitive Design Process. This scheme is to progress to the preparation of a detailed DA for lodgement to the City of Sydney. The Selection Panel considered this scheme to best meet the objectives of the Brief. It also achieved the highest result in terms of the relevant assessment criteria. The Selection Panel's final decision was unanimous in this regard.
- Subject to further refinement as outlined in Section 4, the winning scheme by Tzannes fulfils the design, commercial and planning objectives of the Brief, and is considered capable of achieving design excellence.

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

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