

Attachment E

**Competitive Design Alternatives Report –
14 June 2018**

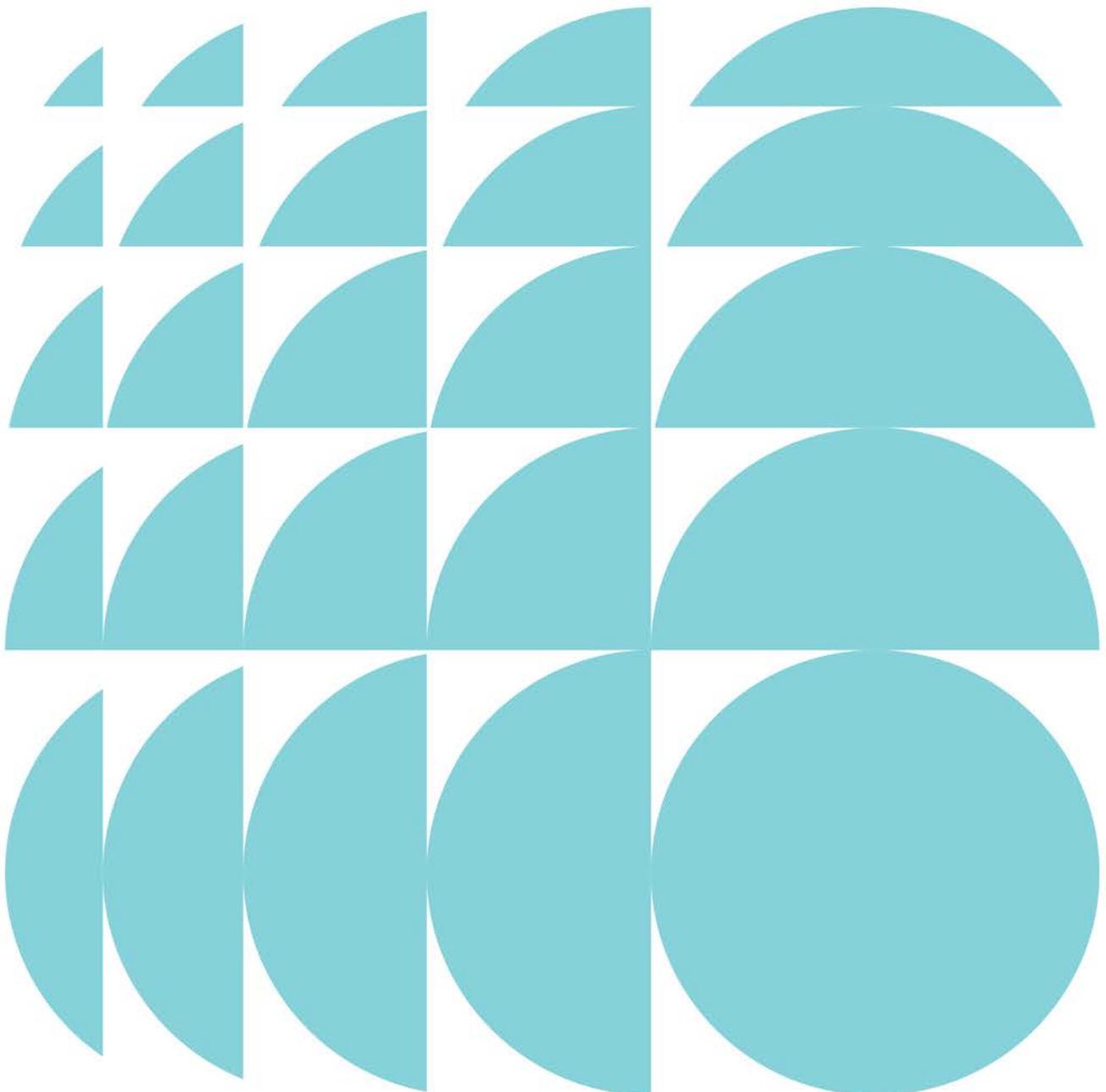
2-38 Baptist Street and 397-399 Cleveland Street,
Redfern

Surry Hills Shopping Village

Submitted to City of Sydney

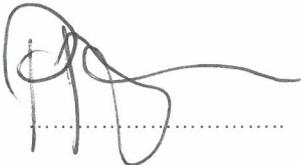
On behalf of Surry Hills Project Pty Limited

14 June 2018 | 15453



This Competitive Design Alternatives Report has been reviewed

and endorsed by the Selection Panel, which comprises:


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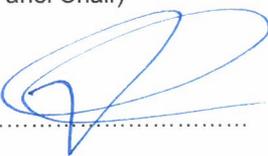
Darlene van der Breggan

Paul Berkemeier

Date: 6.6.18.

Date: 6/6/2018

(Panel Chair)


.....

.....

Fabrizio Perilli

Jeffrey Klein

Date: 5/6/2018

Date: 6.6.18

This Competitive Design Alternatives Report has been reviewed and endorsed by the Proponent and landowner, Surry Hills Project Pty Limited.

Signature: 

Date: 5/06/18

Nick Chapman
Competitive Process Manager
Toga Project Services Pty Limited

Note: revised report (15 June 2018)
endorsed by all Selection Panel
members.

 15.06.18

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A Competitive Design Alternatives Process Brief
Toga

B Notification of result letters to competitors
Toga

1.0 Introduction

This Competitive Design Alternatives Report has been prepared by Ethos Urban for Toga Project Services Pty Ltd (Toga) (Proponent's Representative) on behalf of Surry Hills Project Pty Limited (Proponent) in respect of the competitive design process undertaken for the Surry Hills Shopping Village (the site) also referred to as 2-38 Baptist Street and 397-399 Cleveland Street, Redfern. This report summarises:

- The competitive process;
- The alternatives presented; and
- The Selection Panel's deliberations and recommendation.

This report should be read in conjunction with the Competitive Design Alternatives Process Brief (the Brief), dated March 2018, a copy of which is provided at **Appendix A**.

The competitive process was conducted in accordance with the Brief, which was endorsed by the City of Sydney Council (the City) and issued to the competitors at the commencement of the competitive process.

2.0 Competitive Process

The competitive process for the Surry Hills Shopping Village was conducted in accordance with the protocols for Competitive Design Alternatives Processes as outlined in the *City of Sydney Competitive Design Policy 2013* (as amended) (the Competitive Design Policy).

2.1 Competitors

The Proponent invited four (4) competitors, being a partnership of architectural firms, to prepare design alternatives in response to the Brief. The competitors who were invited to participate in the process were selected based on their reputation and experience for high quality design. The four selected competitors were (in alphabetical order):

- Bates Smart, Chenchow Little and Luchetti Krelle;
- DKO, Archer Office, Hames Sharley, Tribe and Aspect Studio;
- SJB, Architect Prineas and Aspect Studio; and
- Woods Bagot, Alexander & Co and Christopher Owen Landscape Design.

2.2 Competitive Process Manager

Toga were engaged by the Proponent to act as the Competitive Process Manager.

2.3 Technical Advisors

The Proponent made available the following Technical Advisors to both competitors and the Selection Panel:

- Planning (Ethos Urban);
- Cost Planning (Toga Development & Construction);
- Structural Engineer (Robert Bird Group);
- Building and Construction (Toga Development & Construction); and
- Services Engineer (Building Services Engineer).

At the midpoint review, the technical advisors provided comment on competitors' works in progress and responded to questions from the competitors. The technical advisors sent through formal advice to the Competition Manager on potential issues raised.

2.4 Selection Panel

The Selection Panel chosen by the Proponent, in consultation with the City, comprised the following members:

- Two (2) panel members nominated by the Proponent:
 1. Fabrizio Perilli; and
 2. Jeffrey Klein.
- Two (2) independent experts nominated by the City of Sydney:
 1. Darlene van der Breggen (chair); and
 2. Paul Berkemeier.

Importantly, the Selection Panel members all have expertise and experience in the design and construction industry (including two registered architects with urban design expertise). Each Selection Panel member agreed at the commencement of the competitive process to fulfil the following obligations:

- Have no contact with any of the Competitors or Proponent in relation to the site and the Competition from their time of appointment until the completion of the process other than during presentations of the submissions;
- Evaluate entries promptly in accordance with the timetable;
- Abide by the requirements of the Brief;
- Consider planning or other technical advice provided by the City of Sydney; and
- 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.

The substantial breadth and depth of experience across the Selection Panel ensured there was considerable debate and rigour applied during the deliberation and recommendation process.

2.5 City of Sydney Observers

In accordance with the Competitive Design Policy, the following Council staff were present as observers during different points of the competitive design alternatives process:

- Anita Morandini, Design Excellence Manager, City Planning Development & Transport;
- Ben Chamie, Design Excellence Co-ordinator, City Planning Development & Transport
- Marie Ierufi, Planner, Strategic Planning & Urban Design; and
- Christopher Ashworth, Senior Planner, Planning Assessments.

2.6 Recommendation Process

The recommendation process was based on the written material supplied (including drawings), as well as the presentations given to the Selection Panel by each competitor. Consideration was given to the planning, commercial, land-use design objectives set out in Section 8.0 to 11.0 of the Brief.

The Selection Panel reached a unanimous decision in recommending a preferred winner of the competitive design process which was SJB, Architect Prineas and Aspect Studio.

An overview of the design alternatives presented and the recommendations of the Selection Panel, is outlined in the following sections of this report.

3.0 Chronology of Events

The competitive process has involved a series of briefings, meetings, and presentations, which have helped the competitors in the creation of their schemes and assisted the Selection Panel and the Proponent in their review of the four design alternatives presented.

The chronology of the key events is outlined in **Table 1**.

Table 1 Chronology of Competition Events

Date	Competition Event
Friday 9 March 2018	Commencement Date
Tuesday 13 March 2018	Briefing Session and Site Visit
Wednesday 4 April 2018	Progress Submission Lodgement Date
Thursday 11 April 2018	Progress Session Date
Tuesday 1 May 2018	Final Submissions Lodgement Date
Thursday 2 May – Wednesday 9 May 2018	Technical Advisor Review
Tuesday 8 May 2018	Presentation Material Lodgement Date
Thursday 14 May 2018	Presentation Date
Thursday 14 May 2018	Decision Date
Wednesday 16 May 2018 (Within 14 days of Decision Date)	Competitors were notified of the result
Within 21 days of Decision Date	Competitive Design Alternatives Report

4.0 Design Alternatives Considered

4.1 Competitor Submissions

4.1.1 Bates Smart + Chenchow Little + Luchetti Krelle

The Bates Smart, Chenchow Little and Luchetti Krelle submission retained the site planning specified in the Sydney Development Control Plan 2012 (SDCP) and was consistent with the Brief.

The Selection Panel considered that the Cleveland Street building was one of the strengths of the proposal and that it was well resolved but noted the façade would need further work.

The Selection Panel considered that the retail component was very good in terms of the scale and configuration of the spaces and “makes you want to go shopping”.

The Selection Panel thought that the proposed 3 storey community building marking the Cooper Street frontage had great potential and was well located. The Selection Panel thought that in this instance, excess height in this location could be considered as the community building would be publicly accessible and would need to be more highly visible from external approaches.

In terms of the residential buildings, there were two clearly identifiable entries which were generous. However, there is an overall disparity of architectural strategies across the site – with the Baptist Street buildings having a very different style to the Marriott and Cooper Street buildings. The geometry of the terrace frontages was overly complex, not just in terms of internal planning efficiency but also in its suitability for the understated character of Marriott Street. The resolution of terrace frontages on Cooper Street was similarly unsuited to the purpose and setting with an irregular balcony and column configuration that could have been much simplified.

The Selection Panel noted that the basements were very well planned with no dead ends and well-coordinated with lifts and column grids. It was the most convenient and user-friendly basement layout of the four proposals.

The Selection Panel noted that the proposal had the “bones” of a good scheme. The Bates Smart, Chenchow Little and Luchetti Krelle submission is presented in **Figures 1 and 2**.

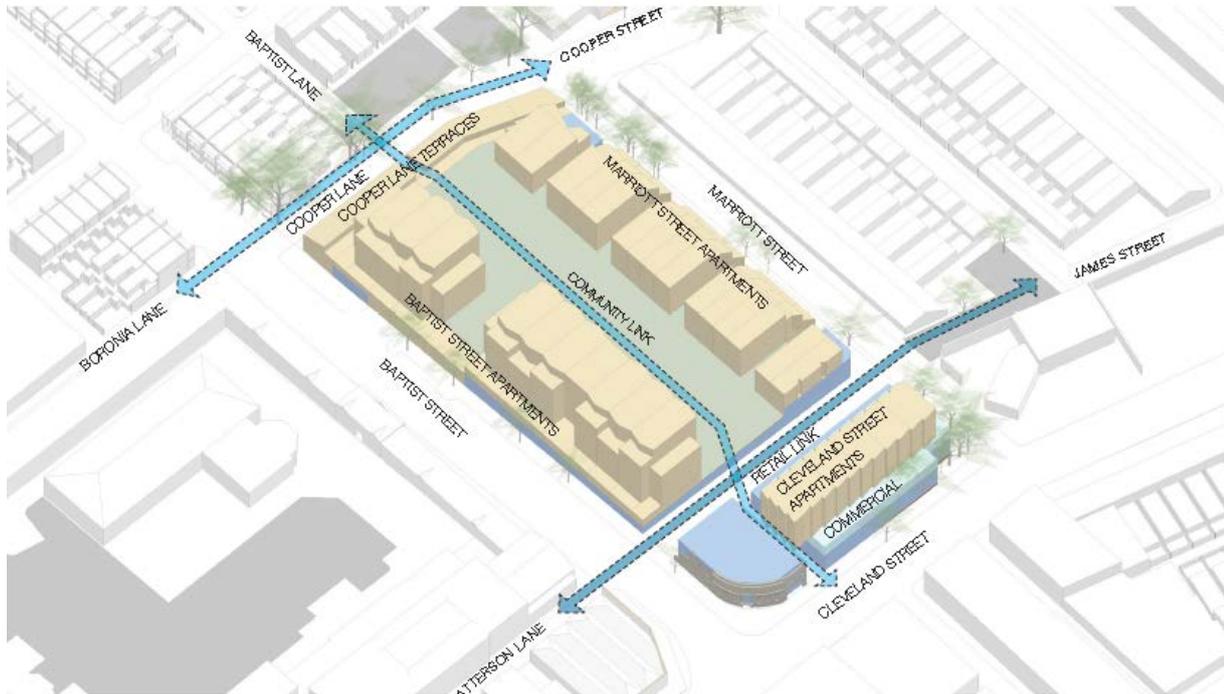


Figure 1 Bates Smart Proposed Scheme

Source: Bates Smart +Chenchow Little



Figure 2 Photomontage viewed from Cleveland Street

Source: Bates Smart +Chenchow Little

4.1.2 Woods Bagot Alexander & Co Christopher Owen Landscape Design

The submission prepared by Woods Bagot, Alexander & Co Christopher Owen Landscape Design was the most consistent with the massing prescribed by the SDCP and the Brief.

The Selection Panel noted the proposal had an interesting and strong narrative to support the retail strategy but did not feel that it was successfully carried through to the design for the remaining uses. The main through site link had potential but would require additional work to ensure that the commercial spaces were suitably activated.

The proposal included a glazed feature element to mark the Cleveland Street entry and to provide transparency from Cleveland Street into the new retail laneway. Its shape and use of materials was considered inappropriate especially considering the character of the adjacent historic building. As the levels of this link were also not fully resolved it was thought that this element would require significant modification.

The form and materiality of the Cleveland Street commercial building was unconvincing both as a landmark for the site and in the context of the Cleveland Street corridor.

The Panel felt that the design of the residential component was sound, although not especially progressive. Further details would be required for solar access and natural cross ventilation to ensure compliance with SEPP 65 and the ADG.

There was concern that there was little setback or scale transition of the Marriott Street frontage to mediate with the lower scale of terraces opposite.

Overall, the Selection Panel considered that the Woods Bagot submission was not a convincing architectural strategy for the site. The Woods Bagot submission is presented in **Figures 3 and 4**.

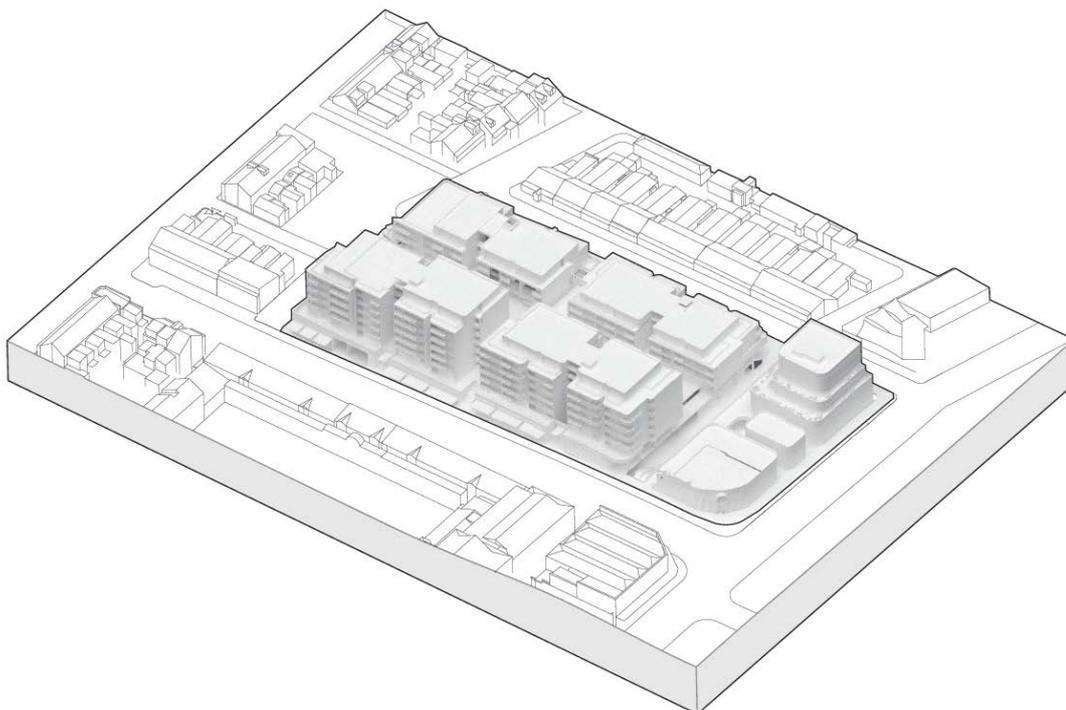


Figure 3 Woods Bagot Proposed Scheme

Source: Woods Bagot Alexander & Co Christopher Owen Landscape Design



Figure 4 Photomontage viewed from Cleveland Street

Source: Woods Bagot Alexander & Co Christopher Owen Landscape Design

4.1.3 DKO+ Archer Office + Tribe + Aspect Studios + Hames Sharley

The DKO, Archer Office, Tribe, Aspect Studios and Hames Sharley submission presented an alternative building massing to that of the SDCP and the Brief.

The proposal reconfigured Building B to be positioned perpendicular to Baptist Street to create a new civic space - Baptist Square. The Selection Panel acknowledged the advantages of re-locating Building B, but felt that it did not provide a good sense of enclosure to the retail space and would be unpleasant in poor weather.

The submission also proposed a commercial building to Cleveland Street which was a timber framed construction enclosed by a metal louvre system. The Selection Panel considered the materials and overall form to be unsympathetic to the site and the surrounding context, due to the clash of materiality with the heritage item and the architectural character of the building.

The Selection Panel noted there was diversity in architectural language however the buildings were too disparate and seemed to lack a coherent theme or narrative. The proposed Cooper Street building featured an extensive blank frontage that did not engage with the streetscape. Some of the materials, such as the perforated metal claddings, were considered unsuitable. The Baptist Street frontage was not well resolved.

The Selection Panel considered that this was probably the most buildable scheme due to the structural regularity of the basement and apartment layouts.

Overall, the Selection Panel considered that the DKO + Archer Office + Tribe + Aspect Studios + Hames Sharley submission did not present a coherent architectural strategy for the site. The DKO + Archer Office + Tribe + Aspect Studios + Hames Sharley submission is presented in **Figures 5 and 6**.



Figure 5 DKO Proposed Scheme

Source: DKO+Archer Office+Tribe+Aspect Studios+Hames Sharley



Figure 6 Photomontage viewed from Cleveland Street

Source: DKO+Archer Office+Tribe+Aspect Studios+Hames Sharley

4.1.4 SJB + Architect Prineas +Aspect Studios

The SJB, Architect Prineas and Aspect Studio submission presented an alternative building massing to that of the SDCP and the Brief.

The alternative envelope projects into the central open space area to create three distinct internal courtyard areas instead of a single central open space as in the SDCP. The redistribution of building mass also enabled a lower frontage to Marriott Street which better suited the scale of the existing terraces.

The Selection Panel noted that the proposal had a different but interesting approach to the making of public space in terms of public and private use and that the intimacy of the space was to be commended. The Selection Panel noted that while the scheme departs from the SDCP envelopes, it has the most merit and which would require Council's support. The Selection Panel also considered that thought and care had gone into the design of the open spaces with the same level of design thinking as for the internal spaces - such as provision of places to sit, furniture storage locations etc.

The separation of the residential component from retail uses worked well in terms of managing incompatible impacts such as noise and odours. The Selection Panel also noted that the design of the Cleveland Street corner was clever because it celebrates the corner and ideally enables retention of the existing trees.

The Selection Panel also noted that the scheme included delightfully whimsical elements that provided a distinctive identity and character. There was a genuine understanding of the character of the area and a lot of thought had gone into the design of the apartments, even down to the uniquely shaped windows. The planning strategy that enabled apartments to be no more than one stair flight from communal garden areas was also commendable.

There was considerable thought to materiality and detailing, with more intricacy and articulation to the lower levels and street frontages, supporting upper levels with less variety in material or colour. The design is also potentially suited to modularisation, although this would require further investigation.

The proposed Marriott Street sunken apartments were considered, to have potential to add to the diversity of residential options on site, but a further review of light, ventilation and security would be required as the design is developed.

The Selection Panel had concerns with the long corridors within the residential component of the development and recommended that these should be considered in more detail.

The Selection Panel considered that the response to site planning and the benefits to residential amenity and public domain, combined with the level of design resolution in this submission were the key factors in selecting SJB, Architect Prineas and Aspect Studio as the winner. The SJB submission is presented in **Figure 7 and 8**.



Figure 7 SJB Photomontage of the scheme

Source: SJB + Architect Prineas +Aspect Studios



Figure 8 Photomontage viewed from Cleveland Street

Source: SJB + Architect Prineas +Aspect Studios

5.0 Selection Panel Recommendation

The SJB + Architect Prineas +Aspect Studios scheme was recommended as the preferred proposal by the Selection Panel. This recommendation was accepted by the Proponent. The Selection Panel noted that this scheme has the most potential for design excellence for the following reasons:

- The proposal is of very high quality and demonstrates a thorough and thoughtful understanding of the area;
- There is a diverse range of unique apartment types and a “delightfully whimsical” architectural language;
- Sophisticated thinking in the relationship of public and private spaces, with well thought-out concepts for the courtyards that provided both intimate and communal spaces;
- The separation of residential from retail was well resolved;
- Internal residential and retail layouts were the best resolved. The Coles brick arch entry concept was interesting and will require further studies;
- The redistribution of building envelope to reduce the scale of the Cooper and Marriott Street buildings was supported;
- The robustness of the design lends itself to ‘push and pull’ adjustments to ensure ADG compliance;
- Good apartment layouts with light to living areas were provided;
- Celebrating the Cleveland Street corner is clever urban design, ideally providing an opportunity to try and retain the existing mature trees;
- The strategy for apartments being one flight of stairs from communal garden areas is commended; and
- The simple external façades provide opportunities for innovative solutions such as modular construction.

The Selection Panel noted that there are areas requiring further clarification and resolution, however, these could be resolved through design development. These matters are outlined below.

- Further development and promotion of innovative technologies (e.g. modularisation);
- Ensure GFA/FSR compliance is in accordance with City of Sydney’s Gross Floor Area definition in the Sydney Local Environmental Plan 2012;
- Revise/confirmed drawings demonstrating SEPP 65 and ADG compliance, with particular attention to natural ventilation, natural cross ventilation and achieving suitable acoustic amenity within apartments;
- Design measures to avoid noise transfer within and from the courtyards;
- The suitability of the residential building fronting Cleveland Street;
- Further consideration of another layer of texture/colour/materiality to upper level facades;
- Review corridor lengths;
- Review ground plane and common areas;
- A clear statement on public vs private needs to be made to ensure that the residential communal spaces don’t intersect with public circulation and to avoid over-use of gating within communal spaces
- Demonstrate deep soil zones and design detail to achieve ambitious landscaping/greening vision; and
- Demonstrate sunken terraces have good security and access to light and air.

The Selection Panel identified items to be retained throughout design and development including the following:

- Greening of roof gardens and landscaping;

- Masonry elements at ground plane;
- Innovation can be explored at tower level facades (e.g. Equitone, GRC, precast etc.);
- Subtle changes to the retail component may be developed;
- Celebration of Cleveland /Marriott Street corner;
- Trees, particularly those on the corner of Cleveland and Marriott Streets, to be maintained where possible for community benefit; and
- Expressiveness of the masonry bases particularly the chimney elements on the Marriott Street terraces.

The above recommendations will be taken into consideration during the design development ahead of lodging a development application to the City of Sydney seeking consent for the construction of the buildings at Surry Hills Shopping Village.

6.0 Conclusion

This competitive design alternatives process has been carried out in a professional and thorough manner in accordance with the Brief, the Design Excellence Strategy and the Competitive Design Policy. This Competitive Design Alternatives Report documents the competitive process, provides an overview of the design alternatives presented, and confirms the Selection Panel's recommendation of SJB, Architect Prineas and Aspect Studios as the successful architects.

The Selection Panel considers that subject to the recommendations outlined in this report, and further design development in consultation with Council, the SJB, Architect Prineas and Aspect Studios design demonstrates an urban form that responds to the immediate and wider context of the site and is best able to achieve design excellence.

Overall, the significant efforts made by all competitors are recognised and the Selection Panel and Proponent wish to thank SJB, Architect Prineas, Aspect Studios, DKO, Archer Office, Tribe, Hames Sharley, Woods Bagot, Alexander & Co, Christopher Owen Landscape Design, Bates Smart, Chenchow Little and Luchetti Krelle for their participation.