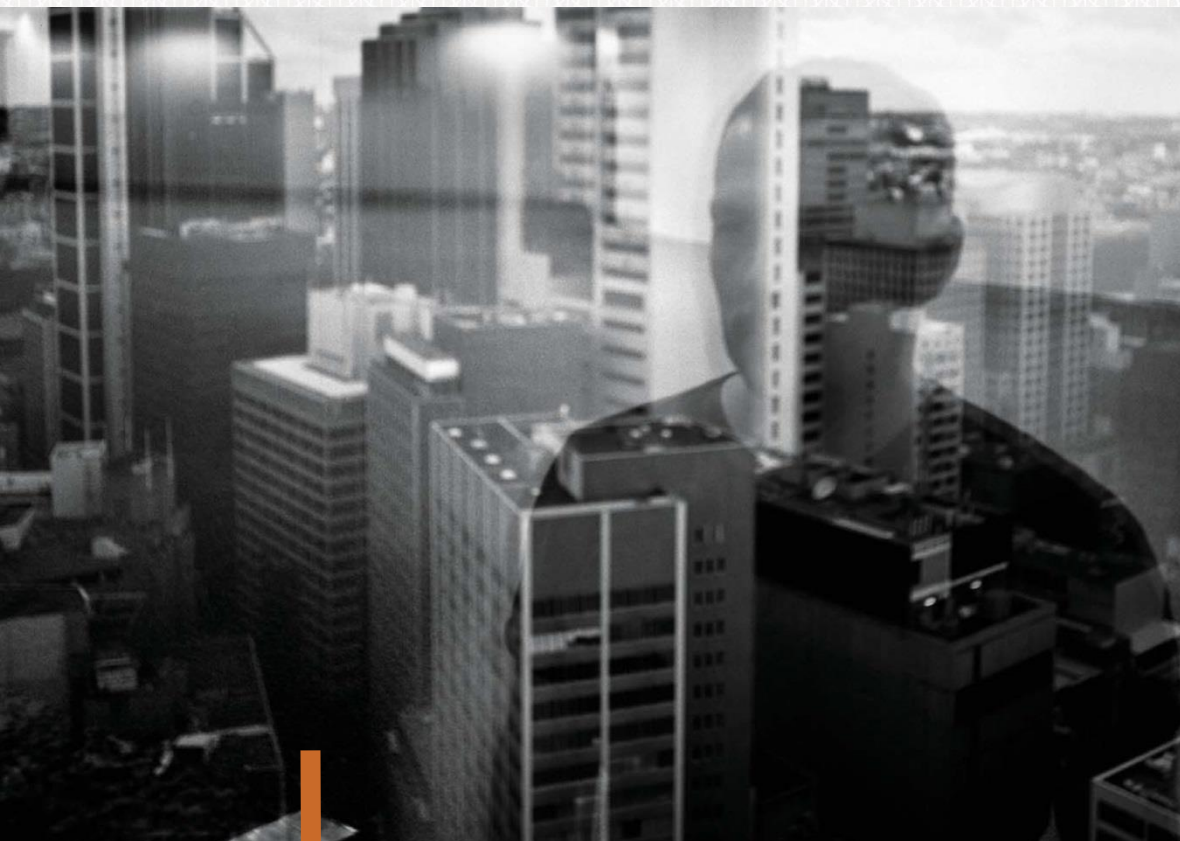


Attachment D

Design Excellence Strategy and ESD Strategy







Design Excellence Strategy

Polding Centre, 133-141 Liverpool Street
Sydney NSW 2000

Submitted to the City of Sydney Council
On Behalf of Catholic Archdiocese of Sydney

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	14/09/18	Lotti Wilkinson <i>Senior Project Planner</i>	Mel Krzus <i>Director</i>	Susan E Francis <i>Executive Director</i> 
02	19/11/18	Marie Ierufi <i>Strategic Planning & Urban Design, City of Sydney</i>	Lotti Wilkinson <i>Associate</i>	Susan E Francis <i>Executive Director</i> 
03	07/11/19	Lotti Wilkinson <i>Associate</i>	Susan E Francis <i>Executive Director</i>	Susan E Francis <i>Executive Director</i> 
04	23/01/20	Lotti Wilkinson <i>Associate</i>	Susan E Francis <i>Executive Director</i>	Susan E Francis <i>Executive Director</i> 

This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix

Appendix 1 - ESD Design Excellence Strategy Report - Stage 1 DA - Prepared by ADP Consulting Pty Ltd

1. Introduction

1.1 Overview

This Design Excellence Strategy (the Strategy) has been prepared by City Plan Strategy & Development (City Plan) on behalf of the Catholic Archdiocese of Sydney to accompany the concept (Stage 1) development application (DA) for the site known as Polding Centre, and located at 133-141 Liverpool Street, Sydney (the site).

This Strategy has been prepared in accordance with Section 3.3.2 of the *Sydney Development Control Plan 2012* (SDCP) and the *City of Sydney Competitive Design Policy 2013* (the Policy).

In accordance with Clause 1.2 of the Policy and Section 3.3.2 of the SDCP, this Design Excellence Strategy defines:

- "(a) the location and extent of each competitive design process, where each competitive design process is to be limited to a single development site or street block;*
- (b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or competitive design alternatives;*
- (c) the number of designers involved in the process(es);*
- (d) how fine grain and contextually varied architectural design is to be achieved across large sites;*
- (e) whether the competitive design process is pursuing additional floor space or height;*
- (f) options for distributing any additional floor space or height which may be granted by the Consent Authority for demonstrating design excellence through a competitive design process;*
- (g) the target benchmarks for ecologically sustainable development."*


The Proponent proposes to carry out an 'invited' Architectural Design Competition associated with the development, with a minimum of five (5) invited Competitors.

Note: Nothing in this Strategy represents an approval from the Consent Authority for a departure from the relevant SEPPs, SLEP 2012, SDCP 2012 or Concept DA consent. Where there is any inconsistency, the SEPPs, LEP, DCP and Concept DA consent will prevail.

1.2 Objectives of the Design Excellence Strategy

The objectives of this Strategy are to:

- Establish the framework for the Competition in accordance with the Policy;
- Ensure that the Competition works within the framework of this approved Design Excellence Strategy;
- Confirm the number and selection of Competitors to participate in the Competition;
- Establish the process for the selection of a jury;
- Set out the approach for establishing a Competition Brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives,
 - The achievement of design and architectural diversity,
 - Procedural fairness for Competitors.
- Ensure that design excellence integrity is continued in the subsequent detailed development proposal and construction phase through to the completion of the project; and

- 
- Ensure sustainability initiatives and ecologically sustainable development targets are developed through the Competition, detailed design development and construction phases through to the completion of the project;
 - Clarify the rationale for granting of up to 10% additional floor space under Clause 6.21 of SLEP 2012 having regard to the planning objectives and building envelope controls outlined in SLEP 2012, SDCP 2012 and the concept DA consent.

2. Design Excellence Strategy

2.1 The Site

The site is legally described as Lots 1, 2 and 3 in DP780001 and is located at 133-141 Liverpool Street, Sydney. The site is located at the intersection of Castlereagh Street and Liverpool Street as shown in **Figure 1**.

The Competition will apply to the full extent of the site and development under the Concept DA.



Figure 1: Aerial view with the Competition site outlined red and shaded yellow (Source: Six Maps)

2.2 Type of Competitive Design Process and Selection of Competitors

The Proponent has elected to conduct a single invited Architectural Design Competition for the project.

The Proponent will invite a minimum of five (5) Competitors to participate in the Competition. The selection of the participants in the Competition will be undertaken in consultation with the City of Sydney, as follows:

- Include a range of emerging, emerged and established local or interstate or international architectural practices to participate;
- Include a majority of local firms as lead Design Architect; and
- Require that each competitor will be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003, or in the case of interstate or overseas Competitors, eligible for registration with their equivalent association.

2.3 Competition Brief

In establishing the Competition Brief for the site, the Proponent will ensure that:

- All details about the conduct of the Competition are contained within the Competition Brief only and no other document;

- The Competition Brief and appended documents have been reviewed and endorsed by the City prior to its distribution to Competitors; and
- The Competition Brief is to be in accordance with the City's Model Competitive Design Process Brief and the Policy.

2.4 Assessment and Decision Making

The Jury will comprise a total of six (6) members. The Jury will be appointed by the Proponent, in consultation with the City of Sydney, constituting:

- Three (3) City nominated members, one of which must be a City of Sydney Design Advisory member; and
- Three (3) Proponent nominees.

Jury 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 expertise.

The Chairperson of the Jury will have expertise in architectural design and be a recognised advocate of design excellence.

The City will nominate an observer(s) to verify that the Competition has been followed appropriately and fairly.

The Jury's decision will be via a majority vote. The decision of the Jury will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of the Competition.

Unless stated otherwise herein, Clause 3.4 of the City of Sydney Competitive Design policy will apply with regard the decision making and resolution process and Clause 3.5 of the City of Sydney Competitive Design Policy will apply in relation to the preparation of an Architectural Design Competition Report.

2.5 Design Integrity

The architectural firm(s) of the winning scheme, as chosen by the Jury, is to be appointed as the Lead Design Architect.

The Lead Design Architect is to maintain a leadership role over design decisions until the completion of the project.

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

- Prepare a 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; and
- Maintain continuity during the construction phases through to the completion of the project.

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

2.6 Proposed Allocation of up to 10% Additional Floorspace

The competitive process will be pursuing up to 10% additional floor space under Clause 6.21(7) of the SLEP 2012 as a result of undertaking a competitive design process.

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

2.7 Opportunities for Distributing Floor Space within the Building Envelope

The approved concept building envelope establishes the maximum parameters for the competitive process and the future built form on the site. The detailed proposal must be contained within the approved concept building envelope. The distribution of the maximum permissible floor space will be consistent with the relevant provisions of the SLEP 2012 and SDCP 2012 and any conditions of the concept DA consent.

2.8 Target Benchmarks for Ecologically Sustainable Development

The competitive process is to achieve the ecologically sustainable development (ESD) targets for the development as set out in the ESD Design Excellence Strategy Report - Stage 1 DA dated 23 January 2020 prepared by ADP Consulting Pty Ltd.

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



Appendix 1

ESD Design Excellence Strategy Report - Stage 1 DA
Prepared by ADP Consulting Pty Ltd

133 Liverpool Street, Sydney, NSW

ESD Design Excellence Strategy Report – Stage 1 DA

Revision: 03
By: ADP Consulting
Date: 23/01/20

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Prepared for: Catholic Archdiocese of Sydney
 Project: 133-141 Liverpool Street, Sydney, NSW 2000
 Location: 133-141 Liverpool Street, Sydney, NSW 2000
 Prepared by: ADP Consulting
 3/8 Spring St
 Sydney NSW 2000
 Project No: SYD0570
 Revision: 03
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Signature				
Technical Review	GW	GW	ZN	
Signature				
QA and Authorisation	GW	GW	GW	
Signature				

1 Executive Summary

The Catholic Archdiocese of Sydney have engaged ADP Consulting to provide an ESD Strategy Report for the proposed redevelopment at 133-141 Liverpool Street, Sydney, NSW 2000.

It is understood that the existing tower will be demolished and redeveloped into a 70-level tower comprising ground floor lobby/retail, commercial levels, residential apartments, communal open space, plant rooms. In addition, 6 basement levels are proposed.

The purpose of this report is to provide supporting documentation for the project's Design Excellence Strategy that includes ESD targets in accordance with Section 3.3.2 (1) (g) of the City of Sydney Council's DCP 2012.

It is understood that this document is required by Council to progress assessment of the Stage 1 DA application.

2 Introduction

2.1 Project Background

The Catholic Archdiocese of Sydney have engaged ADP Consulting to provide an ESD Strategy Report for the proposed redevelopment at 133-141 Liverpool Street, Sydney, NSW 2000.

It is understood that the existing tower will be demolished and redeveloped into a 70-level tower comprising ground floor lobby/retail, commercial levels, residential apartments, communal open space, plant rooms. In addition, 6 basement levels are proposed.

The purpose of this report is to provide supporting documentation for the project's Design Excellence Strategy that includes ESD targets in accordance with Section 3.3.2 (1) (g) of the City of Sydney Council's DCP 2012. It is understood that this document is required by Council to progress assessment of the Stage 1 DA application.

2.2 Report Scope and Limitations

The scope of this report includes:

- Setting benchmarks with reference to the Sydney LEP 2012 (Clause 6.21) to support the project's goal for achieving 'Design Excellence';
- Setting benchmarks with reference to the Sydney DCP 2012 (Clause 3.6) to support the project's goal and meet Council's general ESD requirements

The key concepts and benchmarks will be tailored to each component of the building (i.e. commercial, retail, residential) to assist with future stakeholder decisions.

Following approval of the Stage 1 DA, it is intended that the ESD strategy be developed further prior to Detailed Design.

2.3 Sydney DCP 2012

The benchmark targets and rating tools for the project have been selected to meet the objectives of Section 3.6 of the Sydney DCP 2012. The ESD principles include:

- Reduction of greenhouse gas emissions through energy efficient measures;
- Reduction of potable water use through water efficient measures;
- Climate change adaptation and resilience;
- Reduction of demolition, construction and operational waste;
- Indoor Environment Quality;
- Life Cycle Analysis and Sustainable Materials;
- Sustainable Transport;
- BCA Section J compliance for non-residential zones;
- SEPP 2004 (BASIX SEPP) compliance for residential zones

2.4 Site Location

The site is located on the corner of Liverpool and Castlereagh Streets within the Sydney CBD.



Figure 1 - Site Location Plan (source: SIX Maps)

3 Benchmark Pathway Overview

3.1 General

The figure below illustrates the various building components and the relevant benchmarking tools that would be applicable to them. These are discussed further in Section 4 of the report.

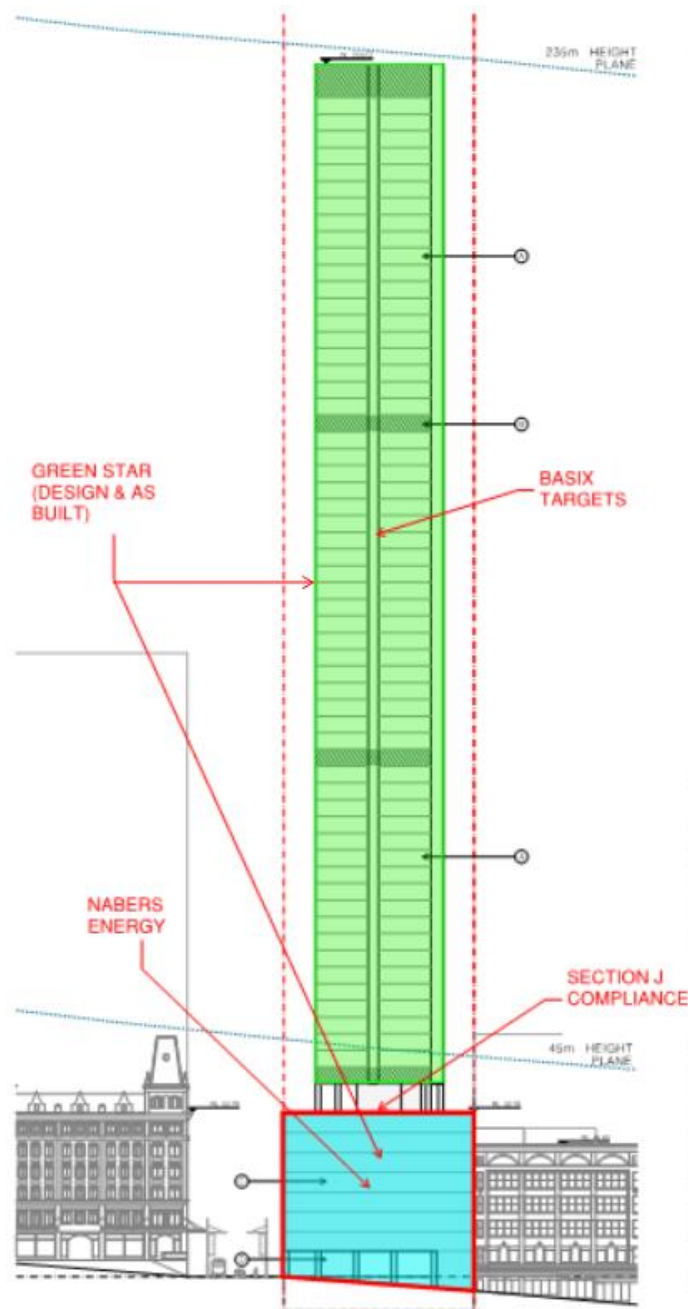


Figure 2 - Benchmark Tools by Zone

4 Benchmark Targets

4.1 General

Benchmark targets have been set for all proposed building classes applicable to the project, as detailed in the following sub-sections.

It should be noted that all Green Star and NABERS targets have been set for 'Base Building' commitments only, i.e. exclude fit-outs.

4.2 External Solar Shading

External solar shading is required on any solar exposed glazing between the north-east and west-south-west facades.

4.3 Residential Zones

4.3.1 Green Star

Residential zones will be designed to target:

- 5 Star Green Star – Design & As Built rating (using the most current version of Green star Design & As-built).

4.3.2 BASIX

In NSW, it is a mandatory requirement for residential developments to submit a BASIX assessment with an accompanying BASIX certificate, as part of the DA process. The results for each BASIX category **must** meet the following minimum benchmark targets:

- Water Target: 45% (5% in addition to the baseline water target)
- Energy Target: 35% (10% in addition to the baseline energy target)

4.4 Commercial / Retail Zones

4.4.1 Green Star

Commercial zones will be designed to target:

- 5 Star Green Star – Design & As Built rating (using the most current version of Green star Design & As-built).

4.4.2 NABERS Energy

The design of the commercial zones will be capable of supporting a minimum benchmark target of:

- 5.5 Star NABERS Energy for Offices (Base Building Rating)

4.4.3 NCC BCA 2019 - Section J

In accordance with the NCC BCA 2019, the commercial/retail zones of the building will be subject to Section J compliance.

NCC compliance will be achieved when the following requirements are met through the alternative verification method JV3 – Verification using a reference building:

- The estimated annual greenhouse gas emissions of the proposed building with its services is not more than that of the estimated greenhouse gas emissions of the reference building, when the proposed building is modelled with the same services as the reference building.

5 Conclusion

The minimum ESD benchmark targets for the 133-141 Liverpool Street project have been selected on the following basis:

- To support the project's 'Design Excellence' strategy in accordance with Council's requirements;
- To improve on the minimum compliance requirements of the building code or Council requirements, where possible.