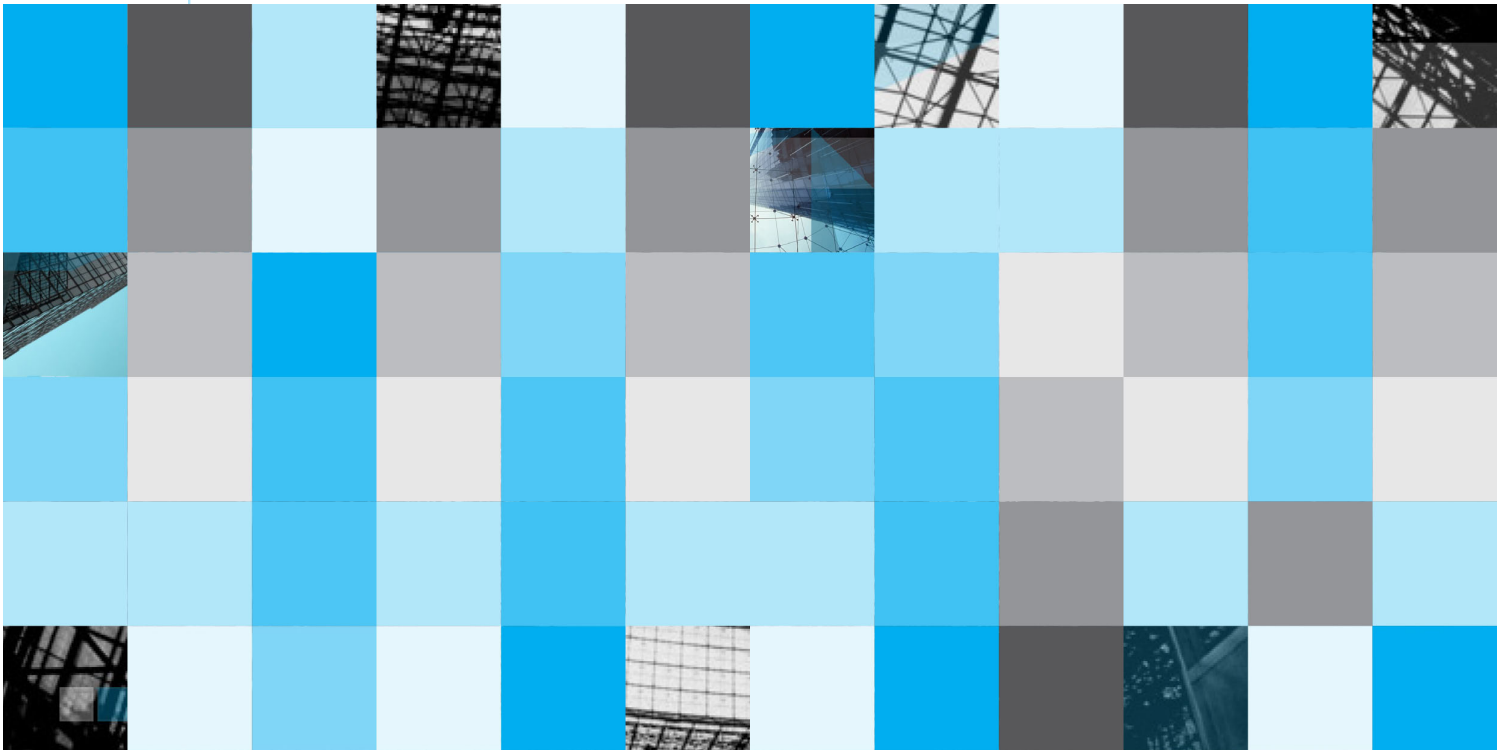


Attachment E

Design Excellence Strategy



45-47 Ralph Street and 634 Botany Road, Alexandria

Design Excellence Strategy

Design Excellence Strategy

**45-47 RALPH STREET AND 634 BOTANY ROAD,
ALEXANDRIA**

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1.0 INTRODUCTION

1.1 Introduction

The Strategy has been prepared by Sutherland & Associates Planning Pty Ltd on behalf of Lateral Estate (the Proponent) to guide the competitive design process for the site known as 45-47 Ralph Street and 634 Botany Road, Alexandria (the site). This Design Excellence Strategy accompanies a concept development application (DA) for the site which proposes site layout, including a through site link, and building envelopes for a shop top housing development with a reference scheme comprising ground floor commercial tenancies and 115 residential apartments.

This Design Excellence Strategy has been prepared in accordance with the City of Sydney Competitive Design Policy 2013 (the Policy) as well as Clause 3.3.2 Design excellence strategy of the Sydney Development Control Plan 2012 (Sydney DCP 2012), this Strategy defines:

- The location and extent of each competitive design process;
- The type of competitive design process(es) 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(es);
- How fine grain and contextually varied architectural design is to be achieved across large sites;
- Whether the competitive design process is pursuing additional floor space or height;
- 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.
- The target benchmarks for ecologically sustainable development

Note: Nothing in this Design Excellence Strategy approves a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (Sydney LEP 2012), Sydney DCP 2012 or concept development consent. Where there is any inconsistency the SEPPs, Sydney LEP 2012, Sydney DCP 2012 or concept development consent prevail.

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

1.2 Requirement for a Competitive Design Process

Sydney LEP 2012, cl. 6.21(5) specifies the circumstances when a competitive design process is required and states (emphasis added):

(5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:

(a) development in respect of a building that has, or will have, a height above ground level (existing) greater than:

(i) 55 metres on land in Central Sydney, or

(ii) 25 metres on any other land,

(b) development having a capital value of more than \$100,000,000,

(c) **development in respect of which a development control plan is required to be prepared under clause 7.20,**

(d) development for which the applicant has chosen such a process

Subclause (5)(c) (highlighted above) is relevant to the proposed development as the site is located outside of Central Sydney and the site area is more than 5,000 square metres and therefore triggers a development control plan pursuant to Clause 7.20 of the Sydney LEP 2012.

2.0 COMPETITIVE DESIGN ALTERNATIVES PROCESS

2.1 The location and extent of the competitive design process

The competitive design process will apply to the site located at 45-47 Ralph Street and 634 Botany Road, Alexandria and will be carried out in relation to the entire development of the site.

The site is legally described as Lot 31 in DP 1000164 and Lot 1 in DP 791518 and is known as 45-47 Ralph Street and 634 Botany Road, Alexandria. The site is an irregular shape and has a combined area of 5,065.5 square metres. The site has a frontage of approximately 47.84 metres to Botany Road to the east and 61.865 metres to Ralph Street to the west. A location plan is included as Figure 1.



Figure 1:

Competitive
Design Process
Site (Source: Six
Maps, Department
of Lands 2019)

2.2 Proposed Competitive Design Process

The Proponent intends to satisfy the requirement for a competitive process by undertaking an 'invited' competitive design alternatives process prepared in accordance with the Policy. The competitive design alternatives process may take place after approval of the concept development application and this Design Excellence Strategy, and following the endorsement of the Competitive Design Alternatives Brief.

2.3 Competitive Design Approach

The Proponent proposes the following design excellence strategy for the site:

- Undertake an 'invited' Competitive Design Alternatives Process (competitive process) for the whole site that will inform the Stage 2 detailed proposal.
- Invite three (3) competitors to participate in the competitive design alternatives process.
- The selection of the invitees to the competitive process will be undertaken in consultation with the City of Sydney;
- Selection of a range of architectural firms, which may include emerging, emerged and established architectural firms, to participate in the competitive design process; and

- 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.

Competitors will be given at least 28 days to complete their designs.

2.4 Competitive Process Brief

In preparing the Competitive Process Brief as per Section 2.3 of the Policy, the Proponent will ensure that:

- All details about the conduct of the competitive process are contained within the Competitive Process Brief only;
- The Competitive Process Brief and appended documents are reviewed and endorsed in writing by the City of Sydney prior to its distribution to Competitors, Selection Panel and technical advisors; and
- The Competitive Process Brief is to be in accordance with the Policy and City of Sydney's Model Competitive Design Process Brief or as endorsed.

2.5 Assessment and Decision Making

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

- The Selection Panel will be appointed by the Proponent 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;
 - 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 design and construction professions and industry; and
 - Include registered architect/s with urban design experience.
- The Chairperson of the Selection Panel will have expertise in architecture and urban design and be a recognised advocate of design excellence;
- The City of Sydney Council will nominate an impartial observer(s) to verify that the Competitive Process has been followed appropriately and fairly; and
- The Selection Panel's decision will be via a majority vote. The decision and advice 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 competitive design process. Unless stated otherwise herein, Clause 4.2 of the City of Sydney Competitive Design 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, is to be appointed as the Design Architect for the project and perform this role until the completion of the project.

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

- Prepare a Development Application for the preferred design, including all required information to lodge a DA;
- Prepare the design drawings for a construction certificate for the winning scheme
- Prepare the design drawings for contract documentation;
- Provide a lead role in ensuring design integrity is maintained; and
- Maintain continuity during the construction phases, through to the completion of the project

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 accordance with Sydney LEP 2012, cl. 6.21(7)(b)(i) the Proponent will seek up to 10% additional floor space through the competitive design process.

The distribution of the additional floor space will be explored through the Competitive Process and must be consistent with any conditions of the concept development consent and the relevant provisions of SLEP 2012 and SDCP 2012.

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 the SLEP 2012.

2.8 The target benchmarks for ecologically sustainable development

The development will be required to achieve environmentally sustainable development targets. The development will optimise opportunities for environmental sustainable design.

The ESD initiatives incorporated into the development must achieve:

- BASIX energy score that exceeds the state mandated minimum target by 5 points; and
- Roof-top solar PV at approximately 0.5 kWp per dwelling

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