

Attachment E

Design Excellence Strategy



23-27 Bourke Road and 41-43 Bowden Street,
Alexandria

Submitted to the City of Sydney Council
On Behalf of Skylife

March 2020

REPORT REVISION HISTORY

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Disclaimer

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Design Excellence Strategy
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Project 19-115
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1. INTRODUCTION

1.1. Overview

This Design Excellence Strategy (hereon referred to as the "Strategy") has been prepared by City Plan Strategy & Development (City Plan) on behalf of the applicants, Skylife, to accompany the concept (Stage 1) development application (DA) for the site located at 23-27 Bourke Road and 41-43 Bowden Street, Alexandria (the site).

This Strategy has been prepared in accordance with Section 3.3 of the Sydney Development Control Plan 2012 (SDCP) and the City of Sydney Competitive Design Policy 2013 (the Policy).

In accordance with Section 3.3.2 of the SDCP and Clause 1.2 of the Policy, 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.*

1.2. Objectives of the Design Excellence Strategy

The objectives of this Strategy are to:

- Establish the framework for the competitive design process in accordance with the Policy;
- Ensure that the competitive design process works within the framework of this approved Design Excellence Strategy;
- Confirm the number and selection of architectural practices to participate in the competitive design process and how these practices will be selected;
- Establish the process for the selection of a Selection Panel;
- Set out the approach for establishing a Competitive Design Process Brief (Brief) that ensures:

- The Consent Authority's design excellence requirements are balanced with the Proponent's objectives;
- The achievement of design and architectural diversity; and
- 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;
- Ensure sustainability initiatives and ecologically sustainable development targets are developed through the Competitive Design Process, detailed design development and construction phases through to the completion of the project; and
- Clarify the rationale for the granting of up to 10% additional floor space under Clause 6.21 of SLEP, having regard to the concept development consent and the relevant SLEP and SDCP 2012 controls.

2. DESIGN EXCELLENCE STRATEGY

2.1. Location and Extent of the Competitive Process

The site has a street address of 23-27 Bourke Road and 41-43 Bowden Street, Alexandria. The site comprises two (2) allotments and is legally described as Lots 16 and 17 in Deposited Plan 747148. A site location plan and aerial view of the site are provided below.

Figure 1 Site location plan, site outlined in red (Source: SIX Maps)



Figure 2 Aerial view of the site, site outlined in red (Source: SIX Maps)

The competitive design process will apply to the full extent of the site as identified in Figures 1 and 2.

2.2. Type of Competitive Process

As noted earlier, the Proponent has elected to undertake a competitive design alternatives process (Competitive Process) for the redevelopment of the site.

2.3. Competitors

The Proponent will appoint a minimum of three (3) competitors to participate in the competitive process. The selection of Competitors in the competitive process will be undertaken in consultation with the City of Sydney ('the City') and will:

- include a range of emerging, emerged and established architectural practices;
- A Competitor shall have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects Award or commendation, or in the case of overseas Competitors, the same with their equivalent professional association.
- 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.

2.4. Competitive Design Alternatives Brief

In preparing the the Competitive Process Brief (Brief), the Proponent will ensure that:

- All details regarding the conduct of the competitive process are contained within the Brief and no other document;
- The Brief for the site is to be in accordance with the City's Model Competitive Design Process Brief and the Policy; and
- The Brief and appended documents have been reviewed and endorsed in writing by the City prior to commencement of any associated competitive process and its distribution to competitors.

2.5. Competitive Process Management

The Proponent will engage a competitive process manager to assist and oversee the entire competitive process which will be documented in the Competitive Design Alternatives Report (Competitive Process Report) at the conclusion of the competitive process.

2.6. Selection Panel and Observer

- The selection of panel members will be undertaken in consultation with the City;
- The Selection Panel is to comprise a total of four (4) members constituting;
 - Two (2) members nominated by the City; and
 - Two (2) members nominated by the Proponent.
- Selection Panel members will be required 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 Selection Panel will nominate a Chairperson;
- The Chairperson of the Selection Panel 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 competitive process has been followed appropriately and fairly.

The Selection Panel's decision will be via a majority vote and will not fetter the discretion of the consent authority in its determination of any subsequent DA associated with the site that is the subject of this Competitive Process.

2.7. Assessment and Decision

A minimum of three (3) competitive submissions must be considered as part of the competitive design alternatives process, with the option for more to be invited at the discretion of the Proponent. Each submission will be graded by the Selection Panel according to a set of criteria laid out in the Brief. The Selection Panel will be responsible for selection of the preferred/winning design.

The Selection Panel 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 competitive process.

Unless stated otherwise herein, Clause 4.2 of the City of Sydney Competitive Design Policy will apply with regard the decision making and resolution process and Clause 4.3 of the same Policy will apply in relation to the preparation of a Competitive Design Alternatives Report.

2.8. Design Integrity

The architectural firm(s) of the winning scheme, as chosen by the Selection Panel, will be appointed as the Design Architect and will perform this role until the completion of the project.

To ensure design continuity and excellence of the winning scheme is maintained throughout the development process, as a minimum the Design Architect is to:

- Prepare a DA for the preferred design;
- Prepare the design drawings for a Construction Certificate for the preferred design;
- Prepare the design drawings for the contract documentation;
- Maintain continuity during the construction phases through to the completion of the project;
- Provide any documentation required by the Consent Authority verifying the design intent has been achieved at completion; and
- Attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.

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

2.9. Allocation of up to 10% Additional Floorspace

The Proponent will be pursuing up to 10% additional floor space under Clause 6.21(7)(b)(i) of the SLEP 2012, the distribution of which will be explored through the competitive process and is to be consistent with the Concept DA consent and relevant provisions of the LEP and DCP.

Any additional floor space pursued under clause 6.21(7)(b)(i) of the SLEP 2012 must not result in a breach of the maximum 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 the SLEP 2012.

2.10. Target Benchmarks for Ecologically Sustainable Development

The competitive process is to achieve the ecologically sustainable development (ESD) targets/ design measures for the development as set out in the concept DA consent conditions.

Given building scale, extensive solar access to roof areas and proposed building functions (commercial office, food court), appropriate environmental performance targets and design inclusions for 23-27 Bourke Road and 41-43 Bowden Street, Alexandria are:

- NABERS Energy Commitment Agreement targeting 6 Stars for the base building, including Green Power;
- Inclusion of renewable energy generation services (photovoltaics and solar or heat pump domestic hot water) – these will assist in demonstrating, at design stage, that a NABERS 6 Star rating is achievable when the development is completed and occupied;
- Best practice back-of-house waste management and recycling facilities, including appropriate space allocations, including for storage and collection of organic waste generated through café, restaurant and food court functions;
- Inclusion of rainwater harvesting and storage infrastructure for multiple non-potable end uses (examples: toilet flushing, laundry, irrigation, back-of-house wash down) and demonstrably water efficient fittings and appliances.

Note: While NABERS Energy Commitment Agreement documentation is not required until Stage 2 (detailed design) Development Application, competitor's indicative design solutions must indicate:

- How façade treatment will contribute to the building targeting a 6 Star NABERS rating through attention to shading, glazing unit performance and insulation, and
- Roof space allocation for any renewable energy generation systems.

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.