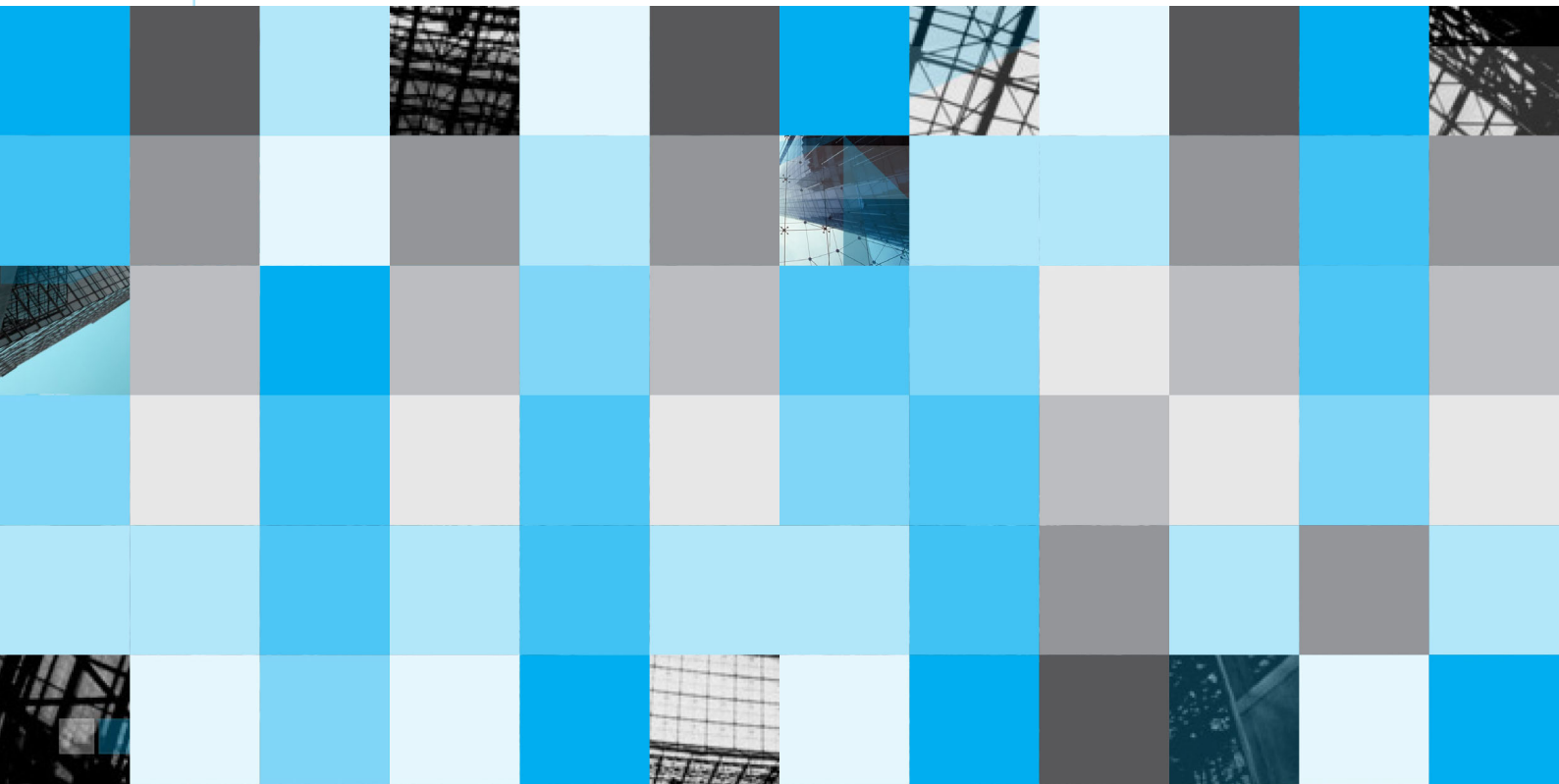


Attachment E

Design Excellence Strategy



1049-1055 Bourke Street, Waterloo

Design Excellence Strategy

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1049-1055 BOURKE STREET, WATERLOO

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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 1049-1055 Bourke Street, Waterloo (the site). This Design Excellence Strategy accompanies a concept development application (DA) for a mixed-use development at 1049-1055 Bourke Street, Waterloo.

This Design Excellence Strategy has been prepared in accordance with the City of Sydney Competitive Design Policy 2013 (the Policy), the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and the Sydney Development Control Plan 2012 (Sydney DCP 2012), this Strategy defines:

In accordance with section 1.2 of the Policy and 3.3.2 of the DCP, 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 building height;
- Options for distributing any additional floor space or building 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 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.

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)(d) (highlighted above) is relevant to the proposed development as the site and development does not trigger any of the mandatory thresholds and instead the proponent has voluntarily elected to undertake a competitive design process.

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 1049-1055 Bourke Street, Waterloo and will be carried out in relation to the entire development of the site as shown in Figure 1 below.

The site comprises three allotments and is legally described as Lot 11 in DP 1038557, Lot 1 in DP 779640 and Lot 1 in DP 735374 and is known as 1049-1055 Bourke Street, Waterloo. The site is an irregular shape and has a combined area of 1,737 square metres. The site has a frontage of approximately 53.68 metres to Bourke Street to the south, a western side boundary of 36.475 metres, an eastern side boundary of 38.17 metres, and a rear boundary of 37.39 metres.



Figure 1:

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

2.2 Type of Competitive Design Process

An invited competitive design alternatives process (competitive process) will be undertaken.

2.3 Competitive Design Approach

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

- Undertake an 'invited' Competitive Design Alternatives Process for the whole site that will inform the Detailed development application (Stage 2).
- Invite three (3) competitors to participate in the competitive process.
- The selection of the invitees to the competitive process will be undertaken in consultation with the City of Sydney and will;
- Selection of a range of emerging, emerged and established architectural firms; and
- Required 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.
- Competitors will be given at least 28 days to complete their designs.

2.4 Competitive Process Brief

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

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

2.5 Selection Panel

- The Selection Panel will be appointed by the Proponent in consultation with the City of Sydney.
- The Selection Panel is to comprise 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 a majority of registered architects 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 will nominate an 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 and 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.

2.6 Design Integrity

The architect of the winning scheme, as determined by the Selection Panel, is to be appointed as Design Architect.

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 Development Application for the preferred design;
- Prepare the design drawings for a construction certificate for the preferred design;
- Prepare the design drawings for 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 meetings as necessary, 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.

2.7 Proposed allocation of up to 10% additional floor space

The Proponent will pursue up to 10% of additional floor space under clause 6.21(7)(b)(i) of the LEP, 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 LEP 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 Sydney LEP 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 boarding room

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.