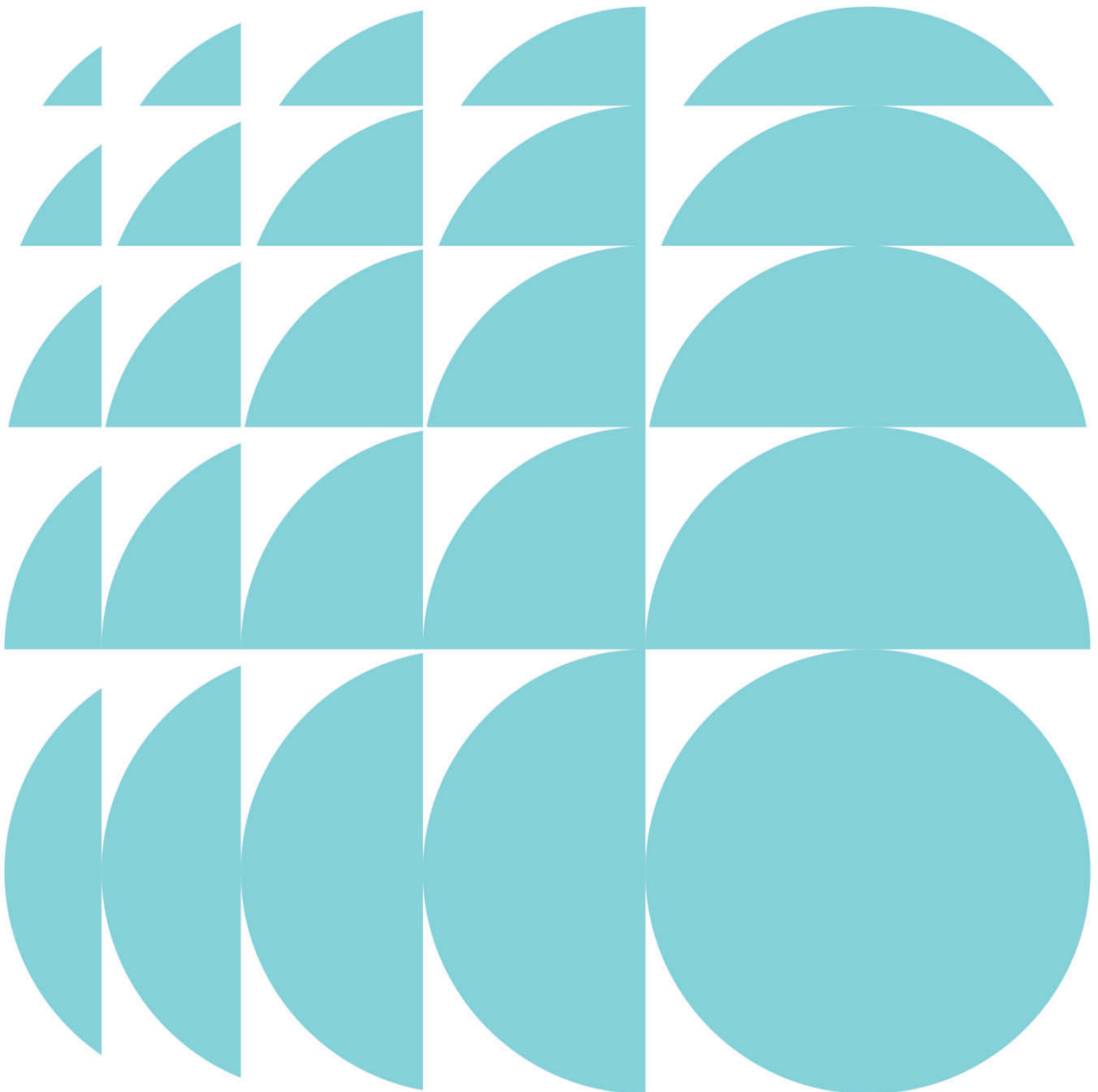


# **Attachment F**

## **Design Excellence Strategy**





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## 1.0 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of the applicant, Sicard Pty Ltd (the proponent), to support the concept (Stage 1) development application (DA) for the redevelopment of 175 Liverpool Street (legally described as 169-183 Liverpool Street), Sydney (the site) for a new mixed-use residential tower.

This strategy has been prepared in accordance with Clause 6.21(5) of the *Sydney Local Environmental Plan 2012* (SLEP 2012), Clause 1.2 of the *City of Sydney Competitive Design Policy 2012* (the Policy) and Section 3.3.2 of the *Sydney Development Control Plan 2012* (SDCP 2012), and 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);
- Options for distributing any additional height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;
- How architectural design excellence is to be achieved across large sites; and
- Target benchmarks for ecologically sustainable development.

The proponent has elected to carry out an invited architectural design competition process as the competitive design process associated with the development, with five (5) invited competitors. It is envisaged that the competitive process will begin as soon as practical after the approval of the Concept DA and this strategy, and the endorsement of the competition brief by the City of Sydney.

### 1.1 Objectives of the Design Excellence Strategy

The objectives of this Design Excellence Strategy are to:

- Establish a methodology for the proponent to implement a competitive design process for the redevelopment of the site, in accordance with the Policy;
- Ensure the competitive design process works within the framework of this approved Design Excellence Strategy;
- Clarify the timing of a competitive design processes;
- Establish the process for the selection of a Selection Panel;
- Set out the approach for establishing a Architectural Design Competition Brief that ensures:
  - The consent authority's design excellence requirements are balanced with the Proponent's objectives;
  - The achievement of design excellence and architectural diversity; and
  - Procedural fairness for competitors;
- Clarify the rationale for granting up to 10% additional building height under clause 6.21(7)(a) of the *Sydney Local Environmental Plan 2012* (SLEP 2012) having regard to the concept (Stage 1) development consent and the relevant SLEP 2012 and SDCP 2012 controls;
- Ensure sustainability initiatives and ecologically sustainable development targets are defined and developed through the Competition, detailed design development and construction phases through to completion of the project; and
- Ensure that design excellence integrity is continued into the detailed development proposals through construction phases to completion of the project.

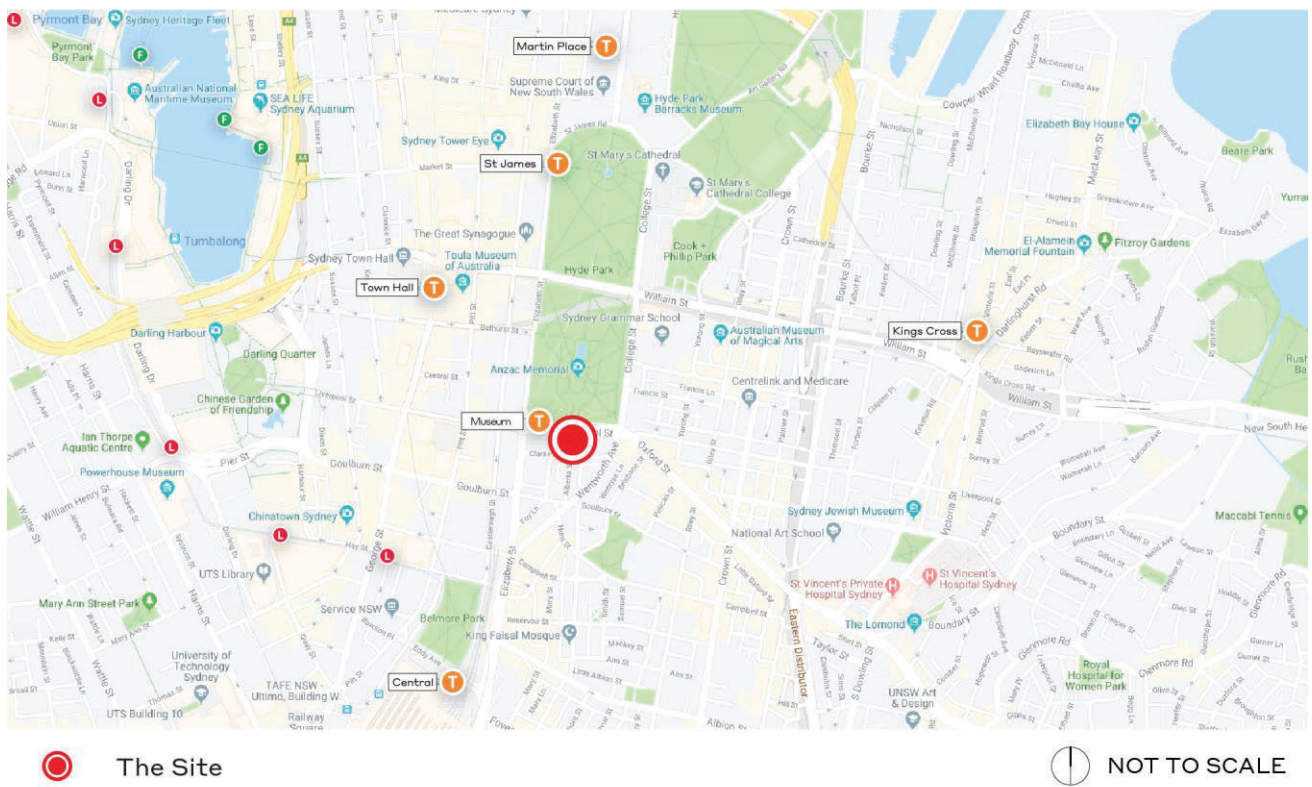
Note: Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (Sydney LEP 2012) or Sydney Development Control Plan 2012 (Sydney DCP 2012) controls. Where there is any inconsistency between this Strategy and the relevant SEPPs, LEP or DCP or, the relevant SEPPs, LEP or DCP prevail.

## 2.0 Design Excellence Strategy

### 2.1 The location and extent of the competitive design process

The site is located at 175 Liverpool Street, Sydney and has an area of 3,736.9m<sup>2</sup>. The site has frontage to Liverpool Street, Commonwealth Street, Nithsdale Street and Clarke Lane as shown in **Figure 1**.

The invited architectural design competition process is intended to apply to the whole of the site and whole of the development proposed in the Concept DA.



**Figure 1** Site Location





**Figure 2 Site Context**

Source: Nearmap

## 2.2 Type of competitive process

The proponent has elected to conduct a single **invited architectural design competition process** for the project. The process is to be undertaken prior to the lodgement of any subsequent Development Application, in accordance with clause 1.1(2) of the Policy. The Design Competition will be conducted in accordance with the Policy and the *Model Competitive Design Process Brief*.

## 2.3 Selection of competitors

The proponent will undertake the Design Competition with **five (5) invited competitors**. The selection of the invited competitors will be determined by the proponent, undertaken in consultation with the City of Sydney, as follows:

- A Competitor may be a single person or firm, or a number of firms working in partnership, constituted of a principal/lead architect supported by an executive architect(s).
- Competitors may be range of emerging, emerged and established local, interstate or international architects or firms, however Australian architectural firms are preferred.
- A Competitor will either 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.
- 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.

## 2.4 Establishment of the Jury

The Jury is to comprise a total of **six (6) members**, with:

- half the members nominated by the Proponent; and

- half the members nominated by the City of Sydney.

The Jury will be appointed by the proponent in consultation with the City of Sydney and are to:

- 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 Jury 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.

The Jury'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 Competition.

## **2.5 Competition brief**

The Architectural Design Competition Brief (the brief) will be prepared by the proponent who will liaise with City of Sydney Council for endorsement prior to commencement of the competitive process, as per clause 2.3 of the Policy. In establishing the 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 and appended documents are reviewed and endorsed in writing by the City of Sydney prior to its distribution to competitors, competition jury and technical advisors; and
- The brief is to be generally in accordance with the City's Model Competitive Design Process Brief and the Policy.

The brief will ensure that the consent authority's design excellence requirements are balanced with the proponent's objectives, the process will promote design excellence and architectural diversity, and that procedural fairness for competitors is achieved.

## **2.6 Proposed allocation of up to 10% additional height**

The Proponent will pursue up to 10% of additional building height under clause 6.21(7)(a) 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 building height pursued under clause 6.21(7)(a) of the LEP must not result in a breach of the maximum floor space control.

Nothing in this document is to be taken as an approval or endorsement of the potential additional building height available under clause 6.21(7)(a) of the LEP.

## **2.7 Target benchmarks for ecologically sustainable development**

The Design Competition is to achieve the ecologically sustainable development (ESD) targets for the development as set out in the concept (Stage 1) development consent conditions.

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



## 2.8 Design integrity

The architect of the winning scheme, (as chosen via the 'competitive design process'), is to be appointed as the Design Architect for the project 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 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;
- 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.