

# **Attachment F**

## **Competitive Design Alternatives Report**



# COMPETITIVE DESIGN ALTERNATIVES COMPETITION REPORT

888 BOURKE STREET,  
ZETLAND

## Contents

<a href="#"><u>INTRODUCTION</u></a> .....	4
<a href="#"><u>Competitive Process</u></a> .....	4
<a href="#"><u>Design Competition Manager</u></a> .....	4
<a href="#"><u>Selection Panel</u></a> .....	5
<a href="#"><u>City Of Sydney Observers</u></a> .....	5
<a href="#"><u>Key Dates of Competitive Alternatives Competition</u></a> .....	5
<a href="#"><u>Competition Architects</u></a> .....	6
<a href="#"><u>Selection Process</u></a> .....	6
<a href="#"><u>PART 1 – ASSESSMENT OF SUBMISSIONS</u></a> .....	7
<a href="#"><u>PART 2 – RECOMMENDATIONS</u></a> .....	16
<a href="#"><u>CONCLUSION</u></a> .....	17

## ATTACHMENTS

1. Competitive Design Alternatives Brief

## INTRODUCTION

- 1.1 This Competitive Design Alternatives Report (Competition Report) has been prepared on behalf of Toplace Pty Ltd (proponent) for the competitive design process for 888 Bourke Street, Zetland (the site).

The Competitive Process was conducted in accordance with the Competitive Design Alternatives Brief (Brief), which was issued to all invited competitors on 26<sup>th</sup> August 2019 and is included at Appendix 1. The Brief was developed in consultation with the City of Sydney (City), where feedback and detailed comments were incorporated into the final Brief and issued to entrants. A copy of the final Brief issued to entrants was provided to the City on 26<sup>th</sup> August 2019.

This report is prepared in accordance with the requirements of Section 3.5 of the City's Competitive Design Policy 2012 (Policy). The purpose of this Report is to inform the City of the competitive process undertaken for the site, the outcomes and the rationale for the selection of the preferred architectural design for the site.

This Report is divided into two sections:

Part 1 - Assessment of Submissions

Part 2 - Recommendations

### Competitive Process

- 1.2 On 26<sup>th</sup> August 2019, the Proponent commenced a Competitive Design Alternatives Process to select the most appropriate design and architectural team that best demonstrated the ability to achieve design excellence in accordance with the City of Sydney *Competitive Design Policy* (Policy).
- 1.3 The selected competitive process comprised a Competitive Design Alternatives Process. The Proponent invited three (3) entrants to participate in the process.
- 1.4 The competitive process was undertaken in accordance with the Design Excellence Strategy for the site and the Brief. The competitive process sought a range of designs that responded to Stage 1 site specific building envelope approved by the consent authority (CSPC) on 6<sup>th</sup> December 2018.
- 1.5 A 4 person Selection Panel reviewed and assessed three architectural designs, all of which represented the likely building form and impact if an additional 10% design excellence height/floor area was granted by the consent authority in consideration of design excellence.

### Design Competition Manager

- 1.6 The proponents independent Competition Manager was Larissa Brennan from LJB Urban Planning.
- 1.7 The proponent made available the following technical advisors:

- Town Planning – LJB Urban Planning – Larissa Brennan
- Quantity Surveying – RICQS – Sam Francis

### Selection Panel

1.8 The four member Selection Panel comprised the following members:

- Richard Johnson – Architect – Johnson Pilton Walker
- Dr Michael Zanardo – Architect – Studio Zanardo
- Tony Caro – Architect - Tony Caro Architecture (Panel Chair)
- Greg Holman – Architect – Harry Seidler & Associates

### City Of Sydney Observers

1.9 In accordance with the Policy, City Observers were present during presentations and Selection Panel deliberations. The following City Observers were present at various stages of the competitive process:

- Aisling McGrath
- Liz Bowra
- Silvia Correia

### Key Dates of Competitive Alternatives Competition

Date	Stage
Monday 26 <sup>th</sup> August 2019	Commencement Date
Wednesday 28 <sup>th</sup> August 2019	Briefing session and Site Visit
Monday 16 <sup>th</sup> September 2019	Mid way briefing session
Tuesday 24 <sup>th</sup> September 2019	Selection Panel Briefing and Site Visit
Thursday 10 <sup>th</sup> October 2019	Final Submission Lodgement Date
Monday 14 <sup>th</sup> October 2019	Lodgement of Presentation Material
Friday 11 <sup>th</sup> October - Tuesday 15 <sup>th</sup> October 2019	Technical Review
Thursday 17 <sup>th</sup> October 2019	Presentation Date

Date	Stage
Friday 1 <sup>st</sup> November 2019	Shortlisted entrants to submit response to panel comments
Tuesday 5 <sup>th</sup> November 2019	Shortlisted entrants to present their response to panel comments
Tuesday 5 <sup>th</sup> November 2019	Decision Date
TBA	Notification to Competitors

### Competition Architects

- 1.10 The Competitive Design Alternatives Process comprised three competitors as outlined below:
1. PopovBass
  2. PTW
  3. SJB

### Selection Process

- 1.11 The selection process was based on the written material supplied by competitors and the presentations given to the selection panel.
- 1.12 Following presentations, the Selection Panel shortlisted two schemes. The Selection Panel requested PopovBass and PTW to provide additional information and address specific aspects of their scheme. The request was formalised by letter to the two competitors. The competitor's responses were circulated to the Selection Panel and presented by the competitors on Tuesday 5<sup>th</sup> November 2019. This process is referred to as 'Round 2'
- 1.13 Following the Round 2 submissions and presentations, the Selection Panel reached a unanimous decision and recommended a preferred design.
- 1.14 In accordance with the Policy, the Selection Panel provides this Report outlining the design merits of each scheme and a recommendation that the architect of the preferred design is retained by the Proponent to prepare a Stage 2 DA.
- 1.15 The Selection Panel recommends that the matters set out in Part 2 of this Report (Recommendations), should be addressed prior to the lodgement of the Stage 2 DA.




## PART 1 – ASSESSMENT OF SUBMISSIONS

### Preamble

1.16 Three comprehensive submissions explored the major constraints and opportunities of the site and the approved Stage 1 building envelope. The schemes were encouraged to:

- Submit imaginative architectural, landscape and urban design proposals that achieve design excellence as defined in Clause 6.21(4) of the Sydney Local Environmental Plan 2012;
- Provide active street frontages to O’Dea Avenue, Bourke Street corner, and the new central road to maximise passive surveillance and to create a vibrant public domain;
- Deliver a positive interface with the through-site link at 890-898 Bourke Street through activation and the provision of integrated landscaped elements to provide an engaging and lively environment;
- Ensure the building design sensitively addresses the built form relationship between the subject site and adjoining sites;
- Give expression to the visually prominent corner at Bourke Street and O’Dea Avenue;
- Minimise traffic impacts from Bourke Street, O’Dea Avenue and vehicle servicing through careful siting and layout whilst achieving natural ventilation to habitable rooms;
- Achieve high levels of residential amenity ensuring a scheme that achieves compliance with SEPP 65 and the Apartment Design Guide; and
- Explore opportunities for additional height (to a maximum of one storey) and use of the opportunity zones while minimising overshadowing to adjoining properties.



		
<p><b>Image Scheme 01 - PopovBass</b></p>	<p><b>Image Scheme 02 - PTW</b></p>	<p><b>Image Scheme 03 - SJB</b></p>

### Commentary

- 1.17 All of the schemes provided a high quality response to the challenges of the complex site and restrictive Stage 1 envelope. All schemes responded to the context well with face brickwork being the prevailing material for the building facades. The panel were encouraged by the high design standard across all three schemes.
- 1.18 The three teams presented well-documented submissions within the time available. Each presentation was followed by questions from the Selection panel.
- 1.19 Consultant reports on projected cost, town planning compliance and ecologically sustainable design (ESD) were provided and reviewed by the selection panel.
- 1.20 An overview of each competition scheme is provided below in the order of presentations.

## Competitor 01 – PopovBass



- 1.21 This scheme demonstrated a successful and well-resolved architectural proposition for the site, with face brickwork deployed as the predominant facade material. Curved corners to the buildings created a unity across the development with diversity achieved through variations in colour and compositional technique for window elements contained within the open horizontal bands.
- 1.22 The form and expression of the facades to O’Dea Ave, Bourke Street and Kingsborough Way was particularly well resolved, particularly the ‘eroded’ street wall, however the panel was less convinced by the proposed architectural interface of the built form with the south-western through site link and interface with the public domain generally.
- 1.23 The integration of two lifts per core was a positive aspect of the scheme, although this resulted in long corridors and limited the extent of natural light and ventilation to the lobbies. The panel also queried compliance with ADG natural cross ventilation to the satisfaction of City of Sydney.
- 1.24 Further resolution of floor plan layouts to resolve the irregular envelopes arising from site geometry would improve the scheme and ensure compliance with the brief.

## Competitor 02 – PTW



- 1.25 The scheme presented by PTW was considered by the panel to demonstrate a broad and consistent design approach to the site. The scheme had a clear relationship with the public domain and good activation of the through site link. The ground level pedestrian layout and network was well resolved, enabling visual and physical linkages between the two sites.
- 1.26 The brick architecture and horizontal composition of facades was appropriate to the area, as were the two storey entry lobbies. The efficient repetition of floor plans and rational building forms created a sound platform for the proposal's tectonic logic and architectural clarity. The apartment layouts offered high levels of residential amenity, with superior natural light and ventilation to the lobbies and corridors.
- 1.27 PTW presented a design that challenged the Stage 1 building envelope with the aim of redistributing the floor space and maximise yield. The rationale for the changes to the building envelopes was clearly presented, however the impacts emanating from the proposed extent of departure from the Stage 1 DA consent in relation to height were considered unacceptable.
- 1.28 The selection panel considered that if the height was able to be reduced with acceptable reduction in yield, the scheme on balance could offer a high level of architectural merit and a generally well-resolved design outcome.

## Competitor 03 – SJB



- 1.29 The scheme presented by SJB offered a well-resolved architectural concept, utilising predominantly face brickwork facades and a strong landscape concept aimed at creating a distinctive “urban jungle”.
- 1.30 The built form to O’Dea Ave and Bourke Street was well considered in principle, however the application/representation of brickwork across the proposed compositional geometries and the change in façade character to Kingsborough Way were of concern to the panel.
- 1.31 The well resolved repetitive floor plans and apartment planning were positive aspects of the scheme.
- 1.32 The scheme offered a flexible retail space that provided an active street frontage.
- 1.33 The architects afforded comprehensive detailed attention to addressing the acoustic impacts of road noise along Bourke Street, and this was appreciated by the panel.
- 1.34 The architects presented a design that challenged the Stage 1 building envelope by shifting building form closer to the eastern boundary that adjoins the through site link with 890-898 Bourke Street. The rationale for the changes to the building envelopes was not clearly articulated and the extent of departure from the Stage 1 envelope created questions in relation to building separation and visual privacy.

## Summation

- 1.35 At the completion of the three presentations the panel was unable to make a decision to select one scheme as the winning entry. The panel determined that the schemes by PopovBass (01) and PTW (02) with some refinement offered the best opportunity to produce a scheme that was able to achieve design excellence.
- 1.36 As permitted by Section 5.18 of the Brief, the panel requested that PopovBass and PTW address specific design issues and present revised schemes to the panel.
- 1.37 PopovBass and PTW were notified in writing on 21<sup>st</sup> October 2019 of the panel's decision, and were requested to address specific design issues while ensuring the key architectural attributes of their original entry were retained.
- 1.38 The following comments were provided by the Selection Panel to each of the architects:

### PopovBass

- *The scheme is to achieve compliance with the natural cross ventilation requirements under Objective 4B.3 of the ADG. For clarity the ADG and City of Sydney does not recognise the use of 'slots' or single oriented two storey units as achieving natural cross ventilation.*
- *Further refine floor layout and unit planning, particularly at the awkward deviations in building footprints arising from the site's irregular geometry.*
- *The Panel has concerns that some unit plans along the edge of the south-west cross-site link may have possible cross amenity issues with future development.*
- *Also the architectural expression of this elevation to the public domain appears somewhat inconsistent (not drawn, obliquely visible only in "sun-eye" view drawing). Further detail is sought in relation to the proposed materiality and expression of this elevation.*
- *Address the length of the corridors and lack of effective natural light and ventilation.*
- *In achieving the above, the architect is to minimise the loss of units while ensuring a compliant unit mix. An updated unit yield and mix schedule should be provided.*

### PTW

- *The proposed non-compliant height is considered excessive, and the overall height of the buildings should not exceed 7 storeys.*
- *The scheme is to provide a 3.6m floor to floor height for ground floor residential units.*
- *The resultant building form must have no additional overshadowing beyond the approved Stage 1 envelope on 15-17 Joynton Ave & 890-898 Bourke Street.*
- *In achieving the above, the architect is to minimise the loss of units while ensuring a compliant unit mix. An updated unit yield and mix schedule should be provided.*

- *Key attributes of the submitted scheme must be retained in any revision of the plans. The panel considers these to include:*
  - *The interface with the public domain and through site link;*
  - *The two storey entry lobbies;*
  - *The ground level pedestrian layout and network;*
  - *The clarity of the articulated building forms and legibility/expression of the façade;*  
*and*
  - *The simplicity and repetition of the floor plans including the availability of natural light and ventilation into the lobbies/corridors.*

1.39 Both architects submitted their response to the Competition Manager on Friday 1<sup>st</sup> November 2019 and presented their response to the Selection Panel on Tuesday 5<sup>th</sup> November. The selection panel thanked the architects for their considered responses to the comments provided.

1.40 An overview of each response is provided below in order of presentations.

#### **2<sup>nd</sup> round of presentations - Competitor 01 – PopovBass**

1.41 PopovBass has undertaken a thorough review of the original scheme and substantially addressed the matters raised by the panel.

1.42 The original scheme relied on the use of ‘slots’ and single oriented two storey units to achieve compliance with the natural cross ventilation requirements of the ADG. In response to the panels’ comments, the floor plans and unit layouts were amended to demonstrate a capacity to achieve compliant solar access and natural cross ventilation.

1.43 The proposal introduced additional building entries that improved street address and positively amended the landscape design in response, however the resolution of awkward floor planning emanating from the irregular site geometry and approved envelope was only partially resolved.

1.44 PopovBass provided further clarity to the built form relationship with the south-west cross-site link. The panel considers that this elevation does not achieve the architectural quality of the facades to O’Dea Ave, Bourke Street and Kingsborough Way. The introduction of privacy screens and horizontal projections were considered an effective treatment to address privacy issues between the adjacent sites, however the panel remained concerned with these amenity interfaces and activation of the cross-site link.

1.45 The length of corridors was addressed with revised unit planning and introduction of an additional core to each building (from 2 cores to 3 per building). Whilst this was an improvement, the panel considered that the extent of natural light and ventilation gained into the common circulation areas remained too limited.

1.46 The Panel was not convinced by the public art strategy and its representation.

## 2<sup>nd</sup> round of presentations - Competitor 02 – PTW

- 1.47 The panel considers that PTW has successfully responded to the identified issues, and the revised scheme now offers a more compliant, well-resolved architectural proposition for the site. The main change from the initial scheme was removal of one storey and replanning to be more compliant with the Stage 1 building envelope. Whilst the amended building envelope retained some minor additional overshadowing to the neighbouring properties resulting from these small non-compliances, the panel was satisfied with the detailed analysis and justification provided by PTW and recommended that this should be a matter for detailed consideration with the Stage 2 DA.
- 1.48 The scheme was amended to provide a 3.6m floor-floor height for ground floor residential units.
- 1.49 The key attributes of the original scheme were retained in the re-submission, in particular:
- *The interface with the public domain and through site link;*
  - *The two storey entry lobbies;*
  - *The ground level pedestrian layout and network; and*
  - *The simplicity and repetition of the floor plans including the availability of natural light and ventilation into the lobbies/corridors.*
- 1.50 The panel considered that the amendments to the submission were positive and produced a high quality architectural proposition for the site.

### Final Summation

- 1.51 Following the second round of presentations, the selection panel unanimously agreed that the preferred proposal for the site was presented by Competitor 02 – PTW.
- 1.52 The planning rationale for the scheme successfully resolves the irregular shifts in the site geometry and approved envelope, and the rigorous floor and apartment planning translates into a strong sense of tectonic order and clarity of built form.
- 1.53 All three schemes offered face brickwork as the predominant building façade material, which is consistent with the precinct's heritage context of industrial masonry architecture. However, the panel considers that the PTW proposal was more successful in providing a cohesive design response that dealt most effectively with the challenging interfaces to the varied public domain and adjacent development. Notwithstanding, the panel recommends that further design resolution of the upper level/parapet and the compositional expression of the façade to the corner of O'Dea Ave and Bourke Street prior to submission of the Stage 2 DA is undertaken.

- 1.54 While all schemes dealt with the ground plane and relationship with the through site link in different ways, the PTW proposal provided a more legible concept with the best resolution of an active interface between the public domain and adjacent dwellings.
- 1.55 The strong visual connectivity between the various ground level communal and public spaces was a positive aspect of the PTW scheme.
- 1.56 To varying degrees all schemes utilised the potential additional storey and opportunity zones permitted by the brief, and addressed overshadowing impacts to existing and proposed neighbouring buildings.
- 1.57 The typical floor layout of the PTW scheme resulted in superior natural light and ventilation to common lobby/corridor spaces and rational internal planning.
- 1.58 In accordance with the Competition Brief and the intent of the Design Excellence provisions of the LEP and Policy, the Selection Panel recommends that scheme 02 demonstrates superior potential for achieving Design Excellence.
- 1.59 The Selection Panel further recommends that the consent authority considers the issues and recommendations contained in Part 2 of this Report.



## PART 2 – RECOMMENDATIONS

- 1.60 The Selection Panel sets out recommendations that may assist the consent authority in ensuring that the preferred design is refined and developed to achieve the best possible design outcome.
- 1.61 The following aspects of Scheme 02 should be retained as part of the detailed development application:
- The use of high quality materials and detailing, particularly for facades as indicated in the provided photo-montages is a key design quality aspect of this scheme including (but not limited to): choice and distribution of brick colours across the buildings; soldier course brickwork; continuing metalwork at window sills and heads to exaggerate horizontality; and more open balustrades to the courtyard side for light;
  - That bricks are selected for their specific use, for instance curved bricks may be required to ensure that one of the projects key design qualities (curved external corners) is not eroded;
  - The character and clarity of interfaces with the public domain and through site link;
  - The two storey entry lobbies;
  - The ground level pedestrian layout and network;
  - The clarity of the articulated building forms and legibility/expression of the façade;
  - The gently curved street wall to Kingsborough Way;
  - The simplicity and repetition of the floor plans including the availability of natural light and ventilation into the lobbies/corridors;
  - The well-planned, spacious units provide a fundamental quality to be retained.
- 1.62 The following aspects of Scheme 02 should be addressed prior to lodgement of a Stage 2 DA.
- Following the removal of the 8<sup>th</sup> level, the buildings require a more considered design resolution of the parapet line. The revised drawings indicated that the upper level has been simply excised, resulting in a visually tenuous, shallow parapet that is inconsistent with the scale and proportioning of the facades below.
  - The Kingsborough Way elevations have not been successfully resolved at the change in building height where they turn the corner from O’Dea Avenue. Consideration should be given to the use of an alternative materiality and detailing (for example a metal clad form) to ensure this element is well integrated.





- The revised corner expression of the building at intersection of O'Dea Ave and Bourke Street has lost its distinctive architectural quality. The original element was well-scaled and proportioned, as was the expression of the two storey form of the retail space. As acknowledged by PTW during the presentation, the design of this prominent element should be revisited.
- The pergola/s on the upper level of Building B visible from Kingsborough Way is visually inconsistent and should be removed.
- The scheme's response to acoustic impacts along O'Dea Ave and Bourke Street as required by Section 4 of the City of Sydney DCP 2012 is unresolved and must be comprehensively addressed in the next stage.
- Ensure that all ground floor units are elevated above the adjacent finished ground plane
- Consideration should be given to extension of all lifts to the roof level, to provide equity of access to rooftop communal open space and alternative access for residents in the event of a lift being unavailable or out of service.
- Many units have minimum wardrobe sizes in master bedrooms.
- A fully developed, generous landscape concept and plan for the public domain, the ground plane and the built form must be developed integrally with the next stage.
- Further consideration should be given to the treatment of the large blade walls associated with the driveway entry.
- Any minor additional overshadowing to the neighbouring properties should be accurately demonstrated and justified.
- Any further changes should not reduce standards of solar access or natural cross ventilation achieved in the competition proposal.
- The Public Art Diagram outlined in the submission is promising and should be further developed and integrated into the architecture and landscape design.

## CONCLUSION

This competitive process has been carried in accordance with the Brief and City's Policy. This Report documents the competitive process and the Selection Panel's recommendation for the preferred design.

It is considered that the preferred scheme by PTW, subject to further refinement as set out in Part 2, fulfils the design, commercial and planning objectives of the Brief and is capable of achieving design excellence.

The Selection Panel confirms that this Report is an accurate record of the competitive process and endorses the assessment and recommendations.

Panel Member	Position	Signature	Date
Tony Caro (Chair)	Architect, Tony Caro Architecture		<u>25 11 2019</u>
Greg Holman	Architect, Harry Seidler & Associates		28.11.2019
Richard Johnson	Architect, Johnson Pilton Walker		26.11.2019.
Dr Michael Zanardo	Architect, Studio Zanardo		<u>25 11 2019</u>

# **ATTACHMENT ONE**

## **Competitive Design Alternatives Brief**



# COMPETITIVE DESIGN ALTERNATIVES BRIEF

888 BOURKE STREET,  
ZETLAND

## COMPETITION SUMMARY

ITEM	DETAILS
Site Address	888 Bourke Street, Zetland
Real property description	Lot 1 in DP 851451. Strata plan SP 52152 with 18 lots.
Stage 1 DA Reference	D/2017/1723
Description of approved development	A mixed use development containing small scale retail, residential apartments, two levels of basement parking and new central road dividing the site into two parcels.
Proponent	Toplace Pty Ltd
Competition Contact Name & Title	Larissa Brennan, Director LJB Urban Planning
Phone	0414 730 842
Email	Larissa@ljbplanning.com.au
Owner	Strata Plan No 52152

## Contents

<b>1. INTRODUCTION</b>	<b>6</b>
<b>2. SITE DESCRIPTION</b>	<b>12</b>
2.1 Site Details	12
2.2 Specialist Site Characteristics	14
<b>3. EXISTING DEVELOPMENT APPLICATIONS</b>	<b>17</b>
3.1 Concept Development Application	17
3.2 Relevant Approvals relating to adjoining or nearby sites	19
<b>4. OBJECTIVES OF THE PROPOSAL</b>	<b>20</b>
4.1 Planning Objectives	20
4.2 Design Objectives	21
4.3 Built Form and Public Domain	22
4.4 Through-site link	22
4.5 Acoustic privacy and natural ventilation	22
4.6 Building Height	23
4.7 Overshadowing	24
4.8 Building Setbacks and Separation Distances	25
4.9 Residential Building Objectives	28
4.10 Entries and Lobbies	28
4.11 Visual Privacy	28
4.12 Setback Bedrooms	29
4.13 Solar Access and Reflectivity	29
4.14 Materials	29
4.15 Retail Objectives	29
4.16 Communal open space and facilities	30
4.17 Landscape Design	30
4.18 Flooding and Stormwater Management	31
4.19 Access and Parking	31
4.20 Waste Management, Servicing and Loading	33
4.21 Building Services & Substation	34
4.22 Public Art	34
4.23 Construction Cost and Buildability	35
4.24 Ecologically Sustainable Design (ESD)	35
4.25 Commercial Objectives	35
<b>5. COMPETITION PROCEDURES</b>	<b>37</b>

5.1	Entries .....	37
5.2	Impartial Observer .....	37
5.3	The Selection Panel .....	37
5.4	Selection Panel Obligations .....	38
5.5	Selection Panel Chair .....	38
5.6	Proponent's Obligations .....	39
5.7	Technical Assistance to Selection Panel .....	39
5.8	Technical Assistance to Competitors .....	39
5.9	Progress Session .....	41
5.10	Communications and Questions .....	41
5.11	Closing Date for Final Submissions .....	42
5.12	Lodgement of Submissions.....	42
5.13	Late Submissions .....	42
5.14	Presentation Date – Presentation Material.....	42
5.15	Amendments to the Brief .....	43
5.16	City of Sydney Endorsement of Brief .....	43
5.17	Disqualification .....	43
5.18	Selection Panel: Assessment and Decision .....	44
5.19	Appointment of the Architect of the Preferred Proposal .....	45
5.20	Announcement .....	45
5.21	Competitive Design Alternatives Report.....	46
5.22	Care of Material and Insurance.....	46
5.23	Competition Fee .....	46
5.24	Confidentiality .....	47
5.25	Copyright .....	47
5.26	Return of Documents.....	47
<b>6.</b>	<b>PRESENTATION MATERIAL - SUBMISSION REQUIREMENTS.....</b>	<b>48</b>
6.1	General.....	48
6.2	Drawings and Graphics .....	49
6.3	Statement of Intent .....	50
6.4	Statement of Compliance .....	50
6.5	ESD .....	50
6.6	Yield Analysis and Area Schedule .....	51
6.7	Construction Costs .....	51
6.8	Physical Model and Digital Animations .....	51



## ATTACHMENTS

- A – Approved Building Envelope – prepared by Krikis Tayler Architects
- B – Notice of Determination – issued by City of Sydney dated 29.1.19
- C – Voluntary Planning Agreement - registered on 12.3.19
- D1 – Survey – PDF format of Existing site survey & Kingsborough Way levels – prepared by LTS Registered surveyors dated 2015.
- D2 – Survey – DWG format of Existing site survey – prepared by LTS Registered surveyors dated 2015.
- E – Proposed plan of subdivision
- F – Flooding Advice – prepared by Cardno dated 17.7.19
- G – Preliminary Geotechnical Assessment – prepared by Assetgeo dated 12.1.18
- H – Design Excellence Strategy – prepared by LJB Planning dated 6.9.18
- I – Summary of Key Planning Controls & Compliance Tables – prepared by LJB Urban Planning
- J – Spatial Requirements report – prepared by the proponent
- K – Preliminary Public Art Plan – prepared by Site Image Public Artists dated 31.7.18
- L – Assessment Criteria Checklist – prepared by LJB Urban Planning
- M – updated 3D model with all surrounding context in dwg format \*
- N – Traffic & Parking Impact Statement – prepared by TSA dated 31.7.18
- O – Yield Analysis Schedule – prepared by LJB Urban Planning
- P – Opportunity Zone diagrams – prepared by Krikis Tayler Architects
- Q - Public Domain Kingsborough Way. SK09B prepared by Krikis Tayler Architects dated 28.06.2019

*With the exception of appendices containing planning controls;*

- *Where there is any inconsistency between the Brief and appendices, the Brief prevails*
- *Information and assumptions contained within appendices:*
  - *Are for the purpose of this Competitive Design Process only and may be preliminary in status*
  - *Are not to infer or to be taken as an approval, agreement or endorsement by Council*
  - *In no way fetter the Council's determination in regard to compliance with the relevant planning controls and policies*

*\*Note: the 3D model contains information from Council's 3D model and the subject site which have been verified by Council's model makers. The model was subsequently updated to include additional surrounding context not available on Council's model including 890-898 Bourke & 6 Kingsborough Way & camera locations for the photomontages. The proponent takes responsibility for the accuracy of the model.*

## 1. INTRODUCTION

- 1.1 The purpose of this Competitive Design Alternatives Process (Competitive Process) is to select the highest quality architectural, urban design and landscape solution for the development of 888 Bourke Street, Zetland.

The Competitive Process is to be conducted in accordance with City of Sydney's Competitive Design Policy 2013 and Clause 6.21 of Sydney Local Environmental Plan 2012 (SLEP 2012), Sydney Development Control Plan 2012 (SDCP 2012) and the conditions listed in the Notice of Determination for the application number: D/2017/1723. The development of the site is to comprise two mixed use buildings accommodating residential dwellings and retail, above two linked basement levels. The works are to be accompanied by associated communal facilities and landscaping works.

### The Competitive Process Site

- 1.2 The Competitive Process site is known as 888 Bourke Street, Zetland. The site is subject to a strata plan with 18 lots, identified as SP 52152. The site has dual frontage to Bourke Street and O'Dea Avenue. The following figure shows the extent of the site subject to the Competitive Design Process.



Figure 1: Extent of site subject to the Competitive Design Process.

- 1.3 The approved building envelope plans and Notice of Determination for D/2017/1723 are provided at Attachment A and B. Competitors should be aware that there is a typographical error on the south eastern basement plan (SK01.10) which identifies the width of the deep soil zone between the building as 14.96m. The correct dimension is 9.5m.
- 1.4 Clause 6.21 of the SLEP 2012 requires a Competitive Design Process for development requiring the preparation of a development control plan in accordance with clause 7.20 of SLEP 2012. Given the site is over 5,000sqm in area, the redevelopment triggers the requirement for a development control plan or concept development application.

### The Competition Scope

1.5 Competitors are to provide the following:

- a) a complying base scheme, and
- b) an alternative option exploring minor variations to the approved amended envelope (as outlined in Sections 4.6.3 and 4.8.3).

### **The Proponent**

1.6 The proponent is Toplace Pty Ltd (Proponent) is the owner and developer of this site for this Competitive Process and has invited three (3) Competitors to prepare proposals for this Competitive Process.

### **The Competitive Design Alternatives Process Brief**

1.7 This brief sets out:

- Objectives of the proposal;
- Basis for participation;
- Responsibilities and obligations of the proponent, selection panel and the technical advisors; and
- Role of the City of Sydney and the competitive process procedures.

1.8 As required by the City of Sydney Competitive Design Policy 2013, the City of Sydney has reviewed and endorsed this Competitive Design brief on 20 August 2019.

1.9 This Competitive Process was notified to the Australian Institute of Architects (AIA) for its information on 23 August 2019.

1.10 The outcome of this Competitive Process does not fetter the decision of the Consent Authority in the determination of any subsequent DA applications for this project. The Consent Authority will not form part of the selection panel however representatives from the City of Sydney will act as impartial observer(s) to the Competitive Process.

### **Consistency with Planning Controls**

1.11 Nothing in this Brief approves a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs), SLEP 2012, SDCP 2012 or the Concept development consent. Where there is an inconsistency between this Brief and the relevant planning controls, the relevant planning controls and concept development consent prevails.

### **Voluntary Planning Agreement**

1.12 A VPA between the proponent with the City of Sydney as part of the redevelopment of the site has been executed.

1.13 The proponent has entered into a VPA with the City of Sydney as part of the redevelopment of the site, which was executed on 12 March 2019. The VPA is further discussed in Section 3.1.7.

1.14 A copy of the VPA is included at Attachment C.

### **Competitive Process Manager**

1.15 The Proponent has appointed Larissa Brennan as the Competitive Process Manager. It is the Competitive Process Manager's role to manage the organisational and administrative functions of the Competitive Process on behalf of the Proponent.

Larissa Brennan – Competitive Process Manager  
LJB Urban Planning  
26 Shoplands Road, Annangrove NSW 2156  
Email: [Larissa@ljbplanning.com.au](mailto:Larissa@ljbplanning.com.au)  
Ph: 0414 730 842

1.16 The role of the Competitive Process Manager includes:

- Ensuring the Competitive Process is undertaken in accordance with the City of Sydney's Competitive Design Policy and this Brief;
- Acting as the first point of contact for the Proponent, the Competitors, the City of Sydney and the Selection Panel during the Competitive Process;
- Facilitating briefings, presentations and meetings;
- Receiving Competitors' questions during the Competitive Process and coordinating responses;
- Coordinating the drafting of the Competitive Design Alternatives Report.

All communications with the Competitive Process Manager are to comply with the Communications Protocols set out in Section 5.11 of this Brief.

### **Key Dates**

1.17 The Competitive Design Process will run over an approximate 6 week period from the Commencement Date to the Final Submissions Lodgement Date. Key Dates are as follows:

<b>Date</b>	<b>Stage</b>
Monday 26 <sup>th</sup> August 2019	<b>Commencement Date</b> Competitive Design Alternatives Process begins. Brief issued to all Competitors.
Wednesday 28 <sup>th</sup> August 2019	<b>Briefing session and Site Visit</b> A briefing to all competitors will be held at: Meeting room at 888 Bourke Street Zetland

Date	Stage
Monday 16 <sup>th</sup> September 2019	<p><b>Mid way briefing session</b></p> <p>A mid way briefing session will be held at: Meeting Room International Towers Tower 3, Level 23 300 Barangaroo Ave Sydney</p> <p>Architect 1 – 9am Architect 2 – 10.30am Architect 3 – 12noon</p> <p>Each Competitor will be allocated up to one (1) hour to have their submissions reviewed by the Technical Advisors.</p> <p>The Progress Session is an informal session for Competitors to seek clarifications limited to planning and technical compliance matters and does not involve the Selection Panel.</p> <p>The Competition Manager will provide a written summary of the meeting to individual Competitors within 2 days following the Progress Session.</p>
Tuesday 24 <sup>th</sup> September 2019	<p><b>Selection Panel Briefing and Site Visit</b></p> <p>The Competition Manager will brief the Selection Panel in the week prior to the Final Submission Lodgement Date. A site visit will follow. The briefing and site visit is exclusively for the Selection Panel.</p>
Thursday 10 <sup>th</sup> October 2019	<p><b>Final Submission Lodgement Date</b></p> <p>Competitors to submit Final submissions (hard and electronic copies) to the Competitive Process Manager by 3pm AEST.</p> <p>Competitive Process Manager to issue hard and electronic copy of final submissions to Selection Panel members and City of Sydney by 10am the following business day.</p>
Monday 14 <sup>th</sup> October 2019	<p><b>Lodgement of Presentation Material</b></p> <p>PowerPoint presentation to be submitted to the Competitive Process Manager via email by 5pm (AEST) for audit prior to the Presentation Date.</p> <p>The Competitive Process Manager will notify a Competitor of any request to delete additional content a minimum of 24 hours prior to the Presentation Date.</p>

Date	Stage
Friday 11 <sup>th</sup> October - Tuesday 15 <sup>th</sup> October 2019	<p><b>Technical Review</b></p> <p>The final submissions will be reviewed by the Selection Panel.</p> <p>A high level review will be undertaken by the Proponent's technical advisors (refer to Section 5.8) and reports submitted to the Competition Manager for distribution to the Selection Panel and the City of Sydney two days prior to Presentation Date.</p> <p>Competitors will be provided with a copy of the QS review a minimum of two working days prior to the Final Presentation.</p>
Thursday 17 <sup>th</sup> October 2019	<p><b>Final Presentation Date</b></p> <p>Competitors present their Final submissions to the Selection Panel.</p> <p>Presentations to be held at</p> <p>Meeting Room International Towers</p> <p>Tower 3, Level 23</p> <p>300 Barangaroo Ave Sydney</p> <p>The schedule of presentations will be provided directly to the Competitors.</p>
Within 14 days of Presentation date	<p><b>Decision Date</b></p> <p>Date by which entries are evaluated by the Selection Panel with a recommendation made for formal appointment of successful Competitor.</p>
Within 21 days of decision date	<p><b>Notification to Competitors</b></p> <p>Date by which all Competitors are to be notified in writing of the decision.</p>
Within 21 days of Decision Date	<p><b>Competitive Design Alternatives Report</b></p> <p>Date by which Competitive Design Alternatives Report prepared by the Proponent and submitted to the City of Sydney.</p>

### Consent Authority

- 1.18 The subject site is located within the City of Sydney Local Government Area (LGA). The Central Sydney Planning Committee (CSPC) is the consent authority that will determine any future DA for the detailed design of the building, as the estimated cost of the development is more than \$50 million.
- 1.19 Nothing in this Brief is to infer or be taken as an approval, agreement or endorsement by the City for any variation to the approved concept DA envelope or planning controls. This Brief

and the outcomes of the competitive process will in no way fetter the consent authority's assessment and determination of any future DA against the approved concept DA envelope and planning controls.

### **Vision for the Site**

- 1.20 Competitors are to prepare schemes for the following components of the concept to enable redevelopment of the site:
- Building A with a height of approximately 22 metres and containing residential apartments with an active retail use to the corner of Bourke Street;
  - Building B will a height of approximately 22 metres containing residential apartments;
  - Up to 2 basement levels containing approximately 152 parking spaces, loading and waste collection;
  - Access to the basement carpark off the new road which is an extension of Kingsborough Way; and
  - Creation of a 12.8 metre wide road reserve to connect with Kingsborough Way
- 1.21 Toplace's Vision for the site is to deliver a quality residential development that will achieve high levels of residential amenity and contribute to the revitalisation of Zetland. The vision for the project is to create a residential precinct with interesting and creative building forms and a range of private and communal spaces that will optimise the appeal of apartment living and encourage a sense of community amongst the future residents.
- 1.22 Toplace's vision is underpinned by their core values of Integrity, Excellence, Community and Trust to deliver a high quality housing project in Zetland. The objective is to provide a mix of dwelling types to meet current and future housing needs and attract downsizers, professional couples and young families.

## 2. SITE DESCRIPTION

### 2.1 Site Details

- 2.1.1 The subject site is located at 888 Bourke Street, Zetland and it is legally described as Lot 1 in DP 851451. The site is subject to a strata plan with 18 lots, identified as SP 52152. The site has dual frontage to Bourke Street and O'Dea Avenue.
- 2.1.2 The site is irregular in shape with an approximate frontage of 26 metres to Bourke Street and 113 metres to O'Dea Avenue. It has a total area of 7069m<sup>2</sup>.
- 2.1.3 A survey plan is found at Attachment D.
- 2.1.4 The site has dual frontages and is at the junction of two streets, being located on the south-eastern side of Bourke Street and the southern side of O'Dea Ave between Bourke Street to the west and Joynton Ave to the east.
- 2.1.5 The site is identified on the following figures and aerial photos:

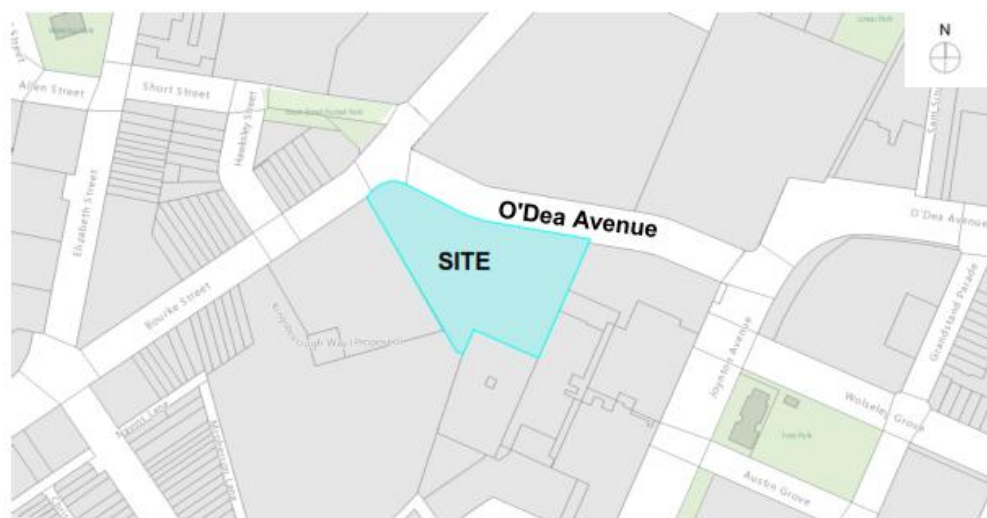


Figure 2: Plan image of subject site





Figure 3: Aerial Photo of the subject site



Figure 4: Oblique view of subject site and surrounds



Figure 5: Looking south-west towards site from O'Dea Avenue.



Figure 6: Looking south-east towards site from O'Dea Avenue.



Figure 7: Looking south towards to site from O'Dea Avenue.



Figure 8: Looking south-east towards the subject site on the corner of O'Dea Ave and Bourke Street



Figure 9: Looking south-west along Bourke Street towards subject site and adjoining site at 890-898 Bourke Street



Figure 10: Looking north-east from Bourke Street towards Kennard's Storage, located opposite the subject site. Building is heritage listed.

- 2.1.6 The site is located within the Green Square Urban Renewal Area in the suburb of Zetland and is approximately 300 metres to the north-east of the Green Square town Centre.
- 2.1.7 The adjoining site to the south west at 890-898 Bourke Street is occupied by industrial buildings similar to the subject site. Development Application D/2015/98 approved a Stage 1 (concept) building envelope for a mixed use development. A Design Competition has been undertaken and at the time of writing this brief D/2017/1672 was under assessment by the City of Sydney. The DA proposes the construction of a 6 storey mixed use development with 145 apartments and 1 ground floor retail.
- 2.1.8 Adjoining the site to the south and east at 15 and 17 Joynton Avenue and 5 O'Dea Ave contains 6 multi storey residential buildings, in a development known as Emerald Park. The 10 storey building at 5 O'Dea Ave was built to its western boundary with no setback from the subject site. The building contains windows for light and balconies with openings on the boundary facing the subject site above RL32.00.
- 2.1.9 To the south-west of the site is a multi storey residential development containing 343 dwellings and a new public park at 906 Bourke Street and 6 Kingsborough Way.

## 2.2 Specialist Site Characteristics

- 2.2.1 There are no significant trees or vegetation on the site, there are 6 mature street trees located along the O'Dea Ave frontage.

- 2.2.2 The site currently accommodates a two storey industrial development with two vehicle access points to O’Dea Ave with a central driveway providing access to car parking spaces and each tenancy.
- 2.2.3 The site is not identified as a heritage item or located in a heritage conservation area. Directly across O’Dea Avenue to the north is a locally listed heritage item at 866-882 Bourke Street, which contains Kennards self-storage facility.
- 2.2.4 The site is identified in Figure 5.3.4 of the SDCP 2012 as a highly visible site, being located at the prominent intersection of Bourke Street and O’Dea Avenue.

### **Flooding and Stormwater Drainage**

- 2.2.5 The site is in the Alexandra Canal Catchment area and is partly affected by overland flow. The site is also partly affected in a Probable Maximum Flood (PMF).
- 2.2.6 Clause 7.15 of the SLEP applies to land at or below the flood planning level and states that development consent must not be granted to development unless the consent authority is satisfied that the development is compatible with the flood hazard of the land and will not significantly adversely affect flood behaviour resulting in detrimental increased in the potential flood affection of other development or properties.
- 2.2.7 Flood Advice from Cardno is provided at Attachment F and confirms that modelling indicates that in a 1% Annual Exceedance Probability (AEP) event, runoff conveyed overland in an easterly direction along O’Dea Avenue past the site towards Joynton Avenue. The runoff ponds at a low point in O’Dea Avenue. The Preliminary Flooding Advice is based on the approved Stage 1 envelope. The proposed development will be required to comply with Council’s Interim Floodplain Management Policy (May 2014) and Section 3.7 Water and Flood Management of the Sydney Development Control Plan 2012.
- 2.2.8 The flooding Advice from Cardno recommends the following to satisfy the policy:
- Eastern block - Ground floor habitable space to be set at a minimum of RL 22.25 (1% AEP plus freeboard)
  - Eastern block – crest at entry to basement to be set at a minimum RL of RL 22.25 (1% AEP plus freeboard)

### **Public Domain**

- 2.2.9 The site is subject to land dedications on title to facilitate improvements to the public domain including:
- Construction of a new internal road, known as Kingsborough Way. The internal road is an extension of an existing road that terminates at the southern boundary of the site and will connect through to O’Dea Avenue. Kingsborough Way will comprise a 12.8m wide road reserve;
  - Widening to O’Dea Avenue (2.4m) and Bourke Street (3m) for footpath widening.

This land for public dedication has been secured by way of a Voluntary Planning Agreement (VPA), refer Attachment C. A VPA survey plan, Attachment E – Proposed Plan of Subdivision, has been prepared informing the extent of land to be dedicated to Council.

The detailed design of land to be dedicated will occur in the subsequent preparation of the detailed application in coordination with the City of Sydney.

### **Through site link**

- 2.2.10 The subject site does not contain or require a through site link. A through site link is proposed on the adjacent development site at 890-898 Bourke Street which adjoins the subject site at the south western boundary.
- 2.2.11 The through site link is a pedestrian link connecting Bourke Street to Kingsborough Way. The 6m wide link is located within a 10m building setback, which comprises a 2.55m wide shared pedestrian and bicycle path along the boundary, a 4.15m landscaped setback, and private courtyard entries to ground floor residential apartments. Two pocket parks and some low level planters provide landscape amenity to the public domain.

Given the development application D/2017/1672 is under consideration at the time of writing this brief, the Proponent acknowledges that the description above has been provided to assist Competitors to activate the through-site link in their design submissions, and may be subject to change.

### **Acoustics**

- 2.2.12 The site is affected by high levels of traffic along Bourke Street and O’Dea Avenue. The high volumes of traffic have the potential to have an adverse impact on the site including, but not limited to units with a frontage to Bourke Road and O’Dea Ave, in particular at the lower levels of the buildings.
- 2.2.13 The Proponent acknowledges that the description above has been provided to assist Competitors in addressing traffic impacts in their design submissions. Further investigation, including the preparation of an Acoustic Impact Assessment, will be required to be submitted with any subsequent detailed development application (Condition (13) of the Concept (Stage 1) DA Consent), and may affect or alter assumptions contained in this brief.

### **Built Form**

- 2.2.14 The subject site is constrained by the non-compliant side setback of the constructed buildings at 15 and 17 Joynton Avenue and 5 O’Dea Avenue. Deferred Commencement Condition (2) of Part A of D/2017/1723 required modifications to the concept envelope to provide increased setbacks to adjacent properties (refer to the plans at Attachment A) to provide increased separation and ensure compliant levels of solar access is maintained.

## Site Ground Conditions

- 2.2.15 The topography of the site has a fall of approximately 2 metres across the site from the western frontage towards the eastern boundary, shared with the adjoining properties at 5 O’Dea Ave and 17 Joynton Ave.
- 2.2.16 A ‘Detailed Site Investigation’ report has been prepared for the site and the report has concluded that the site is capable of being made suitable for the intended purpose and has made recommendations including a Remedial Action Plan to make the site suitable for the proposed use. The Detailed Site Investigation report does not accompany this brief. If required a copy can be provided by contacting the Competitive Process Manager.
- 2.2.17 A ‘Preliminary Geotechnical Assessment’ report prepared for the site by Assetgeo and submitted with the Concept (Stage 1) development application (DA). The preliminary report indicates that the soil layers are likely to consist of sand over clays and sandstone bedrock. Groundwater in the vicinity of the site has been found at depths ranging from 2.5m to 4.6m (RL 16.5m to 18.2m). The Preliminary Geotechnical Assessment also provides recommendations in relation to the construction of the development and basement excavation. The Preliminary Geotechnical Report is found at Attachment G. The Proponent acknowledges that this report is Preliminary only, and based on drawings submitted with the original Concept (Stage 1) DA. Further investigation may affect or alter the assumptions listed above, and contained within the report.
- 2.2.18 The site is identified on the City of Sydney LEP Acid Sulphate Soils Maps as within Class 5 land. The nearest part of the site is 475m from the nearest Class 3 Acid Sulphate zone, which is around Alexandria Canal. Acid Sulphate soils will need to be considered as part of a Stage 2 application.

## 3. EXISTING DEVELOPMENT APPLICATIONS

### 3.1 Concept Development Application

- 3.1.1 On 6 December 2018, the CSPC delegated to the Chief Executive Officer (CEO) the authority to approve Development Application D/2017/1723 after the completion of the exhibition of the Draft VPA for the following:
- Two building envelopes (Building A and B) both with a maximum height of 22m;
  - Indicative future retail and residential uses;
  - Two indicative basement levels;
  - 12.8 metre wide road reserve to extend the future Kingsborough Way to O’Dea Avenue; and

- Indicative locations for footpath widening along Bourke Street and O'Dea Ave.
- 3.1.2 The CEO approved Development Application D/2017/1723 on 29 January 2019. The DA was approved as a deferred commencement approval. The Deferred commencement conditions were satisfied and approved by the Director of City Planning, Development and Transport on 20 June 2019.
- 3.1.3 A copy of D/2017/1723 Concept (Stage 1) development consent can be found at Attachment A. A copy of D/2017/1723 stamped approved plans can be found at Attachment B. Competitors should be aware that there is a typographical error on the south eastern basement plan (SK01.10) which identifies the width of the deep soil zone between the building as 14.96m. The correct dimension is 9.5m.

#### **Design Excellence Strategy**

- 3.1.4 On the 6 December 2018, the CSPC approved the Design Excellence Strategy for the site dated 6 September 2018, prepared by LJB Urban Planning. A copy of the approved Design Excellence Strategy can be found at Attachment H.

#### **Voluntary Planning Agreement**

- 3.1.5 The proponent has entered into a VPA with the City of Sydney as part of the redevelopment of the site, which was executed on 12 March 2019. The VPA has two components:
- A monetary contribution of \$678,332.5 towards essential infrastructure
  - The construction and dedication of part of the future Kingsborough Way and land for footpath widening along Bourke Street and O'Dea Ave.

### 3.2 Relevant Approvals relating to adjoining or nearby sites

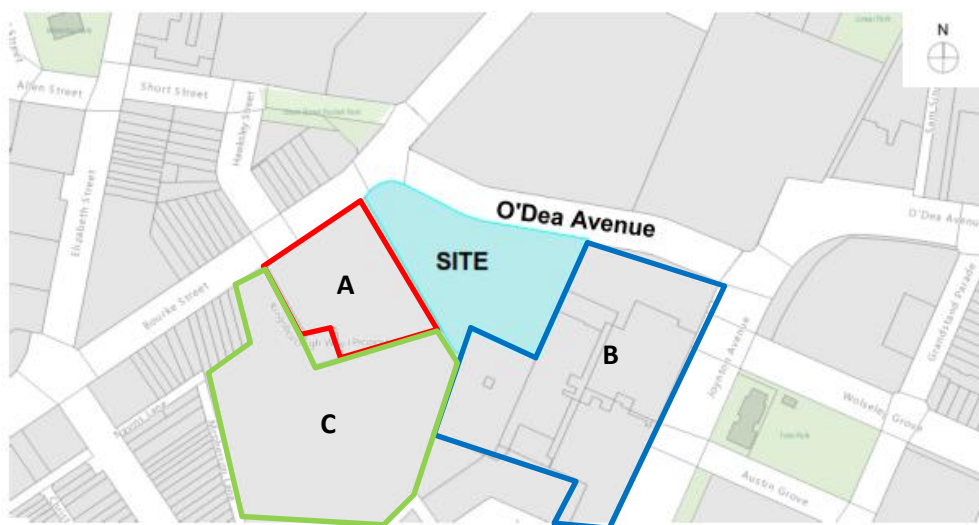


Figure 11: Surrounding Development Sites

#### A - 890-898 Bourke Street

3.2.1 Development Application D/2015/98 approved a Stage 1 (concept) building envelope for a mixed use development. A Design Competition has been undertaken and at the time of writing this brief D/2017/1672 was under assessment by the City of Sydney. The DA proposes the construction of a 6 storey mixed use development with 145 apartments and 1 ground floor retail.

#### B - 15 and 17 Joynton Avenue and 5 O'Dea Ave

3.2.2 The CSPC approved Development Application D/2004/225 on 20 October 2005 for a Stage 1 (concept) building envelope for a mixed use development and the approval of Building G (O'Dea Ave frontage).

3.2.3 Council approved Development Application D/2010/2168 on 19 September 2011 to construct Buildings C & D.

3.2.4 The CSPC approved Development Application D/2012/1061 on 21 February 2013 to construct the remaining Buildings A1, A2, B & E.

#### C - 906 Bourke Street and 6 Kingsborough Way

3.2.5 The CSPC approved Development Application D/2015/1791 on 28 October 2016 for the demolition of buildings and construction of a 13 storey residential building, 8 storey residential building and 15 three storey townhouses.

## 4. OBJECTIVES OF THE PROPOSAL

### 4.1 Planning Objectives

4.1.1 The planning objectives for this Competitive Design Alternative Process are to achieve consistency with the concept (stage 1) DA consent except as modified by this brief and respond to any relevant planning controls, including:

- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan 2012
- State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Development) and the Apartment Design Guide.
- State Environmental Planning Policy No. 55
- Interim Floodplain Management Policy 2014
- Guidelines for Waste Management in New Developments
- Any other relevant City of Sydney and applicable State plans and policies.

4.1.2 The proposals should complement the City of Sydney's:

- Street improvement programme
- Public domain improvements
- Local safety strategy initiatives, and
- Traffic initiatives.

4.1.3 These documents can be viewed on the City of Sydney Website at [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au) or via [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

4.1.4 Competitors design submissions are to be contained within the building envelope approved by the Concept (Stage 1) DA consent, and non-compliances are discouraged by the Proponent and the Consent Authority, other than minor variations referred to in Sections 4.6.3 and 4.8.3.

4.1.5 Any instances of non-compliance with a planning control or the concept (Stage 1) DA consent are to be justified against the objectives and strategic direction of the applicable planning controls. Nothing in this Brief is to infer or be taken as an approval, agreement or endorsement by the City for any variation to the approved concept DA envelope or planning controls. This Brief and the outcomes of the competitive process will in no way fetter the consent authority's assessment and determination of any future DA against the approved concept DA envelope and planning controls.



- 4.1.6 The justification for any non-compliance is to be included in the Statement of Compliance as part of the Competitor's submission. (refer to Section 6.0 )
- 4.1.7 A summary of the key planning controls that apply to the site is provided at Attachment I.
- 4.1.8 SLEP 2012 states that the Consent Authority must determine whether to grant up to 10% additional floor space or height if it is satisfied that the development is the result of a competitive design process and exhibits design excellence. The Proponent is seeking to achieve up to 10% additional floor space in accordance with Clause 6.21(7) of the SLEP 2012.
- 4.1.9 In calculating FSR, reference should be made to the definition of Gross Floor Area in SLEP 2012.

## 4.2 Design Objectives

- 4.2.1 The design objectives for this Competitive Design Alternative Process are to:
- Stimulate imaginative architectural, landscape and urban design proposals that achieve design excellence as defined in Clause 6.21(4) of the Sydney Local Environmental Plan 2012;
  - Achieve a building design that creates a positive relationship with the future public domain,
  - Building design should sensitively address the built form relationship between the subject site and adjoining sites where developments are being assessed, already approved, under construction or built.
  - Give expression to the visually prominent corner at Bourke Street and O-Dea Avenue.
  - Deliver a high quality interface between residential uses and the public domain, adjoining properties and areas for vehicular servicing to ensure a high level of visual and acoustic privacy amenity is balanced with activation.
  - Minimise traffic impacts from Bourke Street, O'Dea Avenue and vehicle servicing through careful siting and layout whilst achieving natural ventilation to habitable rooms.
  - The architecture of the two buildings may vary in design and material ensuring the entire development does not look homogenous.
  - Address both the internal and external (landscape) spaces in an integrated way to achieve a well-designed place for people to inhabit

### 4.3 Built Form and Public Domain

4.3.1 The built form and Public Domain objectives are:

- Provide active street frontages to O’Dea Avenue, Bourke Street, and the new central road to maximise passive surveillance and to create a vibrant public domain.
- Reinforce the visually prominent corner at Bourke Street and O-Dea Avenue, having regard to Clause 5.2.8 of the SDCP 2012.
- Ensure that the development balances amenity/privacy considerations of private open space, with activation, casual surveillance, scale and legibility of the public domain.
- Introduce fine grain built form, articulation and varied architectural character in accordance with the provisions of Section 4.2.4 and 4.2.5.4 of the Sydney DCP 2012.
- Ensure an appropriate interface is achieved in relation to industrial / commercial uses surrounding the subject site while also complying with required setbacks and recognising these land uses may change in the foreseeable future.

### 4.4 Through-site link

4.4.1 Deliver a positive interface with the through-site link at 890-898 Bourke Street through activation and the provision of integrated landscaped elements to provide an engaging and lively environment.

### 4.5 Acoustic privacy and natural ventilation

4.5.1 The site is affected by high levels of traffic along Bourke Street and O’Dea Avenue, and vehicular servicing impacts from the basement access way. Affected apartments may include, but may not be limited to those apartments addressing Bourke Street, O’Dea Avenue and the Basement access way.

4.5.2 Planning controls protecting residential amenity, including Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007, (ISEPP) and Clauses 4.2.3.11 and 4.2.5.3 of the SDCP 2012, apply to the development. Competitors are to address these planning controls and Objectives 4B, 4H and 4J of the ADG.

4.5.3 The impacts of external noise and air pollution are to be minimised through the careful siting, layout and design of buildings, whilst maximising internal amenity and achieving natural ventilation to all habitable rooms. Habitable rooms must be capable of achieving natural ventilation from a side of the building that is not affected by traffic.

4.5.4 Attention is also drawn to Condition 7(i) of the Concept (Stage 1) DA consent. High quality ventilation, and visual and acoustic privacy amenity is to be delivered to traffic

impacted apartments, especially those with frontages to Bourke Street and O’Dea Avenue and the ground floor apartments addressing the basement access way, in accordance with the SDCP 2012 and the ADG. This is to be balanced with activation and casual surveillance of the public domain. Reference should also be made to the NSW Government’s *Development near Rail Corridors and Busy Roads – Interim Guide*.

- 4.5.5 Attention is also drawn to the City of Sydney Draft Alternative Natural Ventilation of apartments in noisy environments (Performance pathway guideline): [https://www.cityofsydney.nsw.gov.au/data/assets/pdf\\_file/0015/307005/Natural-ventilation-guide-note\\_310818.pdf](https://www.cityofsydney.nsw.gov.au/data/assets/pdf_file/0015/307005/Natural-ventilation-guide-note_310818.pdf)
- 4.5.6 The proposed development is in close proximity to residential apartments. The acoustic impact of noise from plant and machinery should be considered as well as potential noise impact from the usage of commercial premises, for example licensed premises in relation to current and proposed developments.
- 4.5.7 The Proponent acknowledges that the description above has been provided to assist Competitors in addressing traffic and acoustic impacts in their design submissions. Further work and investigation, including the preparation of an Acoustic Impact Assessment (Condition 13 of the Concept Stage 1 DA Consent), will be required following the Competition and may affect or alter the assumptions contained in this brief. Further design development will be required to respond to the relevant ADG objectives and provisions. Nothing in this brief is to infer or to be taken as an approval, agreement or endorsement by the City of Sydney.

#### 4.6 Building Height

- 4.6.1 The maximum permissible height of buildings on the site is 22 metres, as defined in SLEP 2012 and in accordance with Condition (11) of D/2017/1723 and the amended envelopes approved in accordance with Deferred Commencement Condition (2) of Part A of D/2017/1723.
- 4.6.2 Competitors’ designs, including but not limited to plant and services, lift overruns, and rooftop communal open space, are to be contained within the 22 metre height limit and the approved envelopes referred to in the paragraph above, and are to comply with the relevant planning controls.
- 4.6.3 Deferred Commencement Condition (2) of Part A of D/2017/1723 required modifications to the concept envelope to provide increased setbacks to adjacent properties (refer to the plans at Attachment A). To offset some of the development potential lost as a result of those increased setbacks, Competitors may explore minor variations to the height control to a maximum of one additional storey.
- 4.6.4 In conducting their explorations, Competitors should carefully consider the form, orientation and articulation of the building, as any massing to be located outside the approved amended envelopes shall not cast any shadows outside or beyond those shadows cast by the approved envelopes, and is to minimise view loss from adjoining properties. Should Competitors wish to submit a design option with minor variations to

the approved amended envelope (as outlined above) they are to submit a base case design that complies with the approved envelope.

- 4.6.5 Further work as well as consideration of other relevant matters will be required following the Competition and may affect or alter the assumptions contained in this brief. Further design development will be required to respond to the relevant ADG objectives and provisions. Nothing in this brief is to infer or to be taken as an approval, agreement or endorsement by the City of Sydney.

#### 4.7 Overshadowing

- 4.7.1 Nearby residential buildings include: 5 O’Dea Avenue, 15 and 17 Joynton Avenue, 6 Kingsborough Way and 890-898 Bourke Street. Nearby public domain includes the through-site link provided by the adjoining site at 890-898 Bourke Street.
- 4.7.2 The subject site is constrained by the non-compliant side setback of the constructed buildings at 15 and 17 Joynton Avenue and 5 O’Dea Ave. As a result of the position of these buildings, the approved envelope has provided greater side setbacks to compensate for the lack of separation and ensure compliant levels of solar access is maintained.
- 4.7.3 When exploring minor height variations to the height control, Competitors should carefully consider the form, orientation and articulation of the building, as any massing to be located outside the approved amended envelopes shall not cast any shadows outside or beyond those shadows cast by the approved envelopes. Overshadowing on surrounding residential properties, communal and public open space is to be minimised in accordance with Objective 3B-2 of the ADG. The ‘Draft Minimising overshadowing of neighbouring apartments’ Documentation guide can be viewed on the City of Sydney Website at [https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0020/308630/OvershadowingGuidelines\\_260219.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0020/308630/OvershadowingGuidelines_260219.pdf). Associated excel data tables can be viewed at: [https://www.cityofsydney.nsw.gov.au/\\_data/assets/excel\\_doc/0006/308643/Excel-data-tables.XLSX](https://www.cityofsydney.nsw.gov.au/_data/assets/excel_doc/0006/308643/Excel-data-tables.XLSX)
- 4.7.4 To assist in the design process, competitors are to consider the following summary of ADG Objective 3B-2 and the associated Objectives 3D and 4A in the design of the building. The following diagram is provided to assist Competitors in solar access accounting,

## ADG Overshadowing Objectives

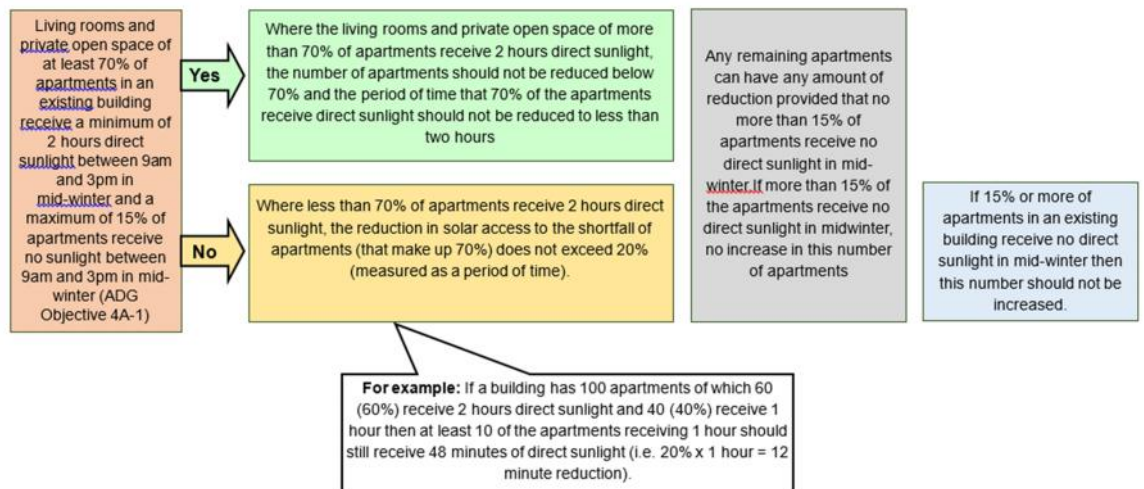


Figure 12 – ADG Overshadowing Objectives

- 4.7.5 At the time of writing this brief, the Proponent acknowledges that the solar impact analysis on adjacent residential buildings undertaken to assist Competitors to address overshadowing in their design submissions is preliminary in status.
- 4.7.6 Reliance upon assumptions in this brief are for the purposes of the Competition only.
- 4.7.7 Further work as well as consideration of other relevant matters will be required following the Competition and may affect or alter the assumptions contained in this brief. Further design development will be required to respond to the relevant ADG objectives and provisions.
- 4.7.8 Nothing in this brief is to infer or to be taken as an approval, agreement or endorsement by the City of Sydney.
- 4.7.9 This report will in no way fetter the Council's determination in regards to compliance with the relevant objectives and provisions of the ADG or other.
- 4.7.10 Any departures from the development standards will only be considered if accompanied by a detailed justification in the Statement of Compliance (Refer Section 6.4).

## 4.8 Building Setbacks and Separation Distances

- 4.8.1 Deferred Commencement Condition (2) of Part A of D/2017/1723 required modifications to the concept envelope to provide increased setbacks (refer to the plans at Attachment A and consent conditions in the Notice of Determination at Attachment B). Designs are to have regard to these requirements, refer below:

- 9 metre setback from the south-western boundary with 890-898 Bourke Street at levels 4 & 5;
  - 9 metre setback from the southern site boundary with 15 Joynton Avenue for all levels above ground;
  - 9 metre setback from the south-eastern site boundary with 17 Joynton Avenue for all levels above ground;
  - Minimum 3 metre setback to the eastern boundary with 5 O’Dea Street above RL32.00; and
  - Minimum 9 metre landscaped zone of which 3 metres wide is a contiguous deep soil zone along the southern boundary and the eastern boundary where the site adjoins 15 and 17 Joynton Avenue.
- 4.8.2 Competitors’ designs are to be contained within the approved envelopes referred to in the paragraph above, and are to comply with the relevant planning controls.
- 4.8.3 To offset some of the development potential lost as a result of those increased setbacks, Competitors may explore a minor variation to the envelope within the specified opportunity zone, refer Figures 13 and 14, below and Attachment P. In conducting their explorations, Competitors should carefully consider the form, orientation and articulation of the building, as any massing to be located outside the approved amended envelopes shall not cast any shadows outside or beyond those shadows cast by the approved envelopes, and is to minimise view loss from adjoining properties.
- 4.8.4 Should Competitors wish to submit a design option with minor variations to the approved amended envelope, (as outlined above), they are to submit a base case design that complies with the approved envelope. Note – Competitors’ designs are to satisfy the relevant objectives of the ADG pertaining to building depth (Objective 2E) and habitable room depths (Objective 4D-2).
- 4.8.5 Further work as well as consideration of other relevant matters will be required following the Competition and may affect or alter the assumptions contained in this brief. Further design development will be required to respond to the relevant ADG objectives and provisions. Nothing in this brief is to infer or to be taken as an approval, agreement or endorsement by the City of Sydney.



Figure 13: Envelope – Ground to Level 3 illustrating hatched opportunity zone



Figure 14: Envelope – Level 4 & 5 illustrating hatched opportunity zone

4.8.6 Designs are to deliver a positive built form relationship with adjoining development through high-quality form, articulation and façade treatment, especially where the development will adjoin 5 O’Dea Avenue.

#### 4.9 Residential Building Objectives

4.9.1 The residential building objectives are:

- Maximise the internal amenity of the residential apartments and ensure the configuration of the floor plates achieve apartment layouts that meet the objectives of the ADG in particular natural ventilation, solar and daylight access. Natural cross ventilation, solar access and apartment mix compliance is preferred to be accounted on a development block by development block basis, rather than the whole of site.
- The design and layout of the residential apartments should achieve solar access, ventilation, acoustic and visual privacy, private and communal open space should comply with the requirements of the ADG and City of Sydney DCP 2012 as outlined in the compliance tables at Attachment I. Deliver high quality visual and acoustic privacy amenity for all ground and first floor apartments, which is balanced with activation and casual surveillance of the public domain

#### 4.10 Entries and Lobbies

4.10.1 The buildings should activate O’Dea Avenue, Bourke Street, the new central road and the through site link to the west to maximise passive surveillance of the public domain.

4.10.2 The residential lobbies are to be clearly defined and ensure they are readily visible from the street. Each building should have a clear street address.

4.10.3 On-grade weather protected visitor bicycle parking is to be provided near the entries and lobbies

4.10.4 Entries and lobbies are to provide for the activation of pedestrian links, streets and park frontages.

4.10.5 Where possible, ground level units shall have individual entries in accordance with Section 4.2.5.4 of SDCP 2012.

4.10.6 Provide daylight and natural ventilation to all common corridor areas and lobbies.

#### 4.11 Visual Privacy

4.11.1 Achieve visual privacy between apartments and communal spaces within the site. Any private open space located at ground level which adjoins communal open space/courtyard areas should be of sufficient dimension to protect residential privacy. Ideally, private open space provides for a minimum 4 metre separation between habitable rooms to the boundary of a communal open space/courtyard. Consider the location of apartments in relation to the adjacent sites to ensure sufficient visual privacy between buildings.



4.11.2 The apartments shall comply with the visual privacy provisions of the ADG.

4.11.3 The transition between the private and public domain is to deliver high quality residential privacy amenity outcomes whilst providing passive surveillance, safety and security.

#### 4.12 **Setback Bedrooms**

4.12.1 Competitors are to refer to SDCP provision 4.2.3.14 relating to apartments with setback bedrooms which states that ‘the design excellence bonus will not be awarded where a building includes apartments with setback bedrooms.’

#### 4.13 **Solar Access and Reflectivity**

4.13.1 Façade treatment should be designed to include management of summer solar access and in particular mid-summer western sunlight.

- Shading strategies and devices are to be integral to the architecture.
- Fixed shading devices are not to substantially restrict access to natural daylight or outlook.

4.13.2 Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a mid-summer sun control is not appropriate. Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and on occupants of other building and potentially hazardous glare for motorists:

- Façade treatment should minimise the reflection of sunlight from buildings to surrounding areas and buildings.
- Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

#### 4.14 **Materials**

4.14.1 Materials are to be high quality, robust, durable and weather well over time.

4.14.2 Proposals should not include PE(Polyethylene) cladding.

#### 4.15 **Retail Objectives**

4.15.1 Where provided, retail uses are to active the streetscape.

4.15.2 Where retail uses are provided at the ground floor, greater ceiling heights should be provided to promote flexibility of use in accordance with the provisions of Clause 4.2.1.2 of the SDCP 2012.

- 4.15.3 In order to provide a safe, vibrant and transparent frontage, a minimum internal depth of 10m for the full width of any retail frontage is required to allow an unobstructed view into the tenancy of at least 6m, with back of house functions occupying a 4m rear service zone. (SDCP 2012 Clause 4.2.5.3).

#### 4.16 **Communal open space and facilities**

- 4.16.1 Communal open space is to be provided in accordance with the requirements of the ADG and SDCP 2012. The communal open space shall be generally open to the sky and meet the active and passive recreation needs of residents, accommodating a range of spaces to cater for the differing needs of family typologies. Small, leftover spaces that serve no recreation or amenity purpose will not be considered communal open space, although they may be planted to contribute to the visual amenity of the development.
- 4.16.2 Communal open space is to achieve compliant solar access in accordance with the Objective 3D of the ADG.
- 4.16.3 Communal open spaces shall be easily and directly accessible to all residents, and equitably distributed across both development blocks.
- 4.16.4 Provide an internal acoustically treated common room with a minimum of 20m<sup>2</sup> (rate 1 per 150 units or 2 rooms where over 200 units) which could be used by residents for a range of functions such as a music room or yoga studio or the like. It is preferred that this lead directly onto external communal open space.
- 4.16.5 If rooftop communal open space is proposed it is to be designed as an integrated architectural element that provides equitable access and prevent overlooking and noise impacts to residents within and adjoining the development site. Shade structures and parapets allowing for 1m soil depth are to be incorporated into the building design, and any requirement for specialist safety maintenance equipment should be designed out wherever possible.

#### 4.17 **Landscape Design**

- 4.17.1 Provide a high level consideration of the landscape design with regard to both the public and private domain. The Sydney Landscape Code Volume 2 should be taken into consideration.
- 4.17.2 Ensure there are a range of landscape spaces throughout the development which will create opportunities for extensive landscape plantings, deep soil and a range of landscape features including advanced trees.
- 4.17.3 Provide deep soil in accordance with the ADG and SDCP 2012 consistent with the concept DA approval.
- 4.17.4 Canopy cover of 15% of the total site area is to be achieved 10 years post-completion in accordance with SDCP 2012 Clause 3.5.2(2). Provide sufficient soil depth in accordance with the ADG and SDCP 2012 to support a variety of landscape species

and layering of landscaping. Avoid planting in building undercrofts and in narrow or inaccessible 'leftover' spaces.

- 4.17.5 Private open space at ground level which adjoins communal open space should be of sufficient depth to ensure it achieves high levels of residential amenity. Ideally, private open space provides for a minimum 4 metre separation between habitable rooms to the boundary of a communal open space/courtyard.
- 4.17.6 Treat communal open spaces and gardens to provide intimate spaces and pathways, breakout spaces and screening to residents. Ensure a balance of privacy for residents and overlooking of public/communal spaces is achieved.
- 4.17.7 Use a balance of landscape and architecture to create a successful interface with the public domain and a welcoming streetscape. Ensure landscape is not required to mitigate the privacy impacts of building fenestration and that both the building and landscape are designed in an integrated manner.
- 4.17.8 Give consideration to the incorporation of green roofs.
- 4.17.9 Give consideration to the incorporation of a community garden.

#### 4.18 **Flooding and Stormwater Management**

- 4.18.1 The design will need to comply with the minimum Flood Planning Levels (FPLs) outlined in the City of Sydney's Interim Floodplain Management Policy (May 2014). A Flood Planning Level (FPL) refers to the permissible minimum building floor level, and in the case of basements or below-ground development, the FPL refers to the minimum level at each access point. Based on the preliminary flood advice (17 July 2019, Cardno). FPLs and all access points (including stairs and lift shafts) to basements or below-ground development are to be set at a minimum of 300mm above the adjacent road gutter invert. The adequacy of these FPLs shall be confirmed through a site specific flood model runs incorporating proposed site conditions (building footprint and road alignment).
- 4.18.2 The design is to address the flooding requirements as outlined in Section 2.2 of this Brief and in Attachment F The Flood advice in Attachment F is based on the approved Stage 1 envelopes.
- 4.18.3 It is noted additional flood considerations may arise at the detailed assessment of any DA. It should be noted that as part of any flood design and considerations, no floodgates are to be used.
- 4.18.4 The proposed development of the site shall comply with the Section 3.7.2 Drainage and Stormwater Management and Section 3.7.3 Stormwater Quality of the Sydney DCP 2012 for stormwater management of the site

#### 4.19 **Access and Parking**

- 4.19.1 Relocation of the existing bus stop shelter to appropriate location with thoughtful integration with pedestrian and cycleway refer City of Sydney, 'Sydney Streets

Technical Specifications' (2016) and Cycling strategy and action plan (2018-2030), with a focus on minimising conflict and maximising space.

- 4.19.2 The development should seek to encourage Sustainable Transport (and Active Transport) in a manner which aligns with the targets and objectives set out in Sustainable Sydney 2030.
- 4.19.3 Vehicular access to the buildings is to be provided off the new internal road which is an extension of Kingsborough Way. The vehicular entry to the basement is to be provided under the building and not in the landscaped setback.
- 4.19.4 Up to two levels of basement parking is to be provided. Any parking provided under the land to be dedicated for the purpose of Kingsborough Way is limited to circulation space or unallocated visitor parking spaces.
- 4.19.5 The maximum number of parking spaces provided shall be in accordance with the SLEP 2012 and SDCP 2012. The maximum permissible parking is as follows:

Residential

- 1 bed – 0.4 spaces
- 2 bed – 0.8 space
- 3 bed – 1.1 spaces

Retail

- 1 space per 50m<sup>2</sup> of GFA

Visitors

- Up to 30 units – 0.167 spaces plus
- 30 – 70 units – 0.1 spaces plus
- 70+units - 0.5 spaces

- 4.19.6 Car share is to be provided as per DCP2012 Clause 3.11.2.
- 4.19.7 Bicycle Parking Plan and End of Trip Facilities are to be provided in accordance with the DCP12 Section 3.11.3.
- 4.19.8 Give consideration to the provision an external at grade undercover bike parking area with racks near each foyer.
- 4.19.9 The provision of high quality end of trip facilities are to be provided. Council supports the provision of innovative bicycle parking solutions in new development.

4.19.10 An indicative Traffic & Parking Impact Statement is provided at Attachment N. The Proponent acknowledges that this report is Preliminary only, and based on drawings submitted with the original Concept (Stage 1) DA. Further investigation may affect or alter the assumptions listed above, and contained within the report.

#### 4.20 Waste Management, Servicing and Loading

4.20.1 Waste management shall be provided in accordance with Condition 17 of the concept approval as set out in Sections 3.11.13, 3.14 and 4.2.6 of SDCP 2012

4.20.2 Council has adopted the 'Guidelines for Waste Management in New Developments', available on Council's website, and there should be sufficient area in the basement for separation of waste streams. To facilitate on-site waste collection, the design is to accommodate access for a 9.25m long Council truck. Service vehicle parking requirements are set out Schedule 7.8 of the SDCP 2012. The scheme should address:

- Waste/recycling chutes accessible at each residential level;
- Waste rooms at the base of each chute within the basement level;
- Bin collection room;
- Any additional waste storage and collection requirements of the retail space;

4.20.3 Dedicated space in a room or screened area for the storage and management of bulky waste and problem waste for residential and commercial areas are to be provided. These spaces should be separated by a caged area if located within the waste holding room.

4.20.4 Separate bin storage areas for residential and commercial uses, designed to physically and actively discourage non-residential tenants from using residential waste and recycling systems.

4.20.5 Clearance height for access vehicles shall be no less than 4 metres at any point, with a minimum driveway width of 3.6m to facilitate on site collection.

4.20.6 Collection vehicles are to enter and exit in a forward direction.

4.20.7 Waste management, storage and collection is to be located off street, wholly within the site in a loading bay or within the building's basement car park. If a vehicle turntable is proposed for use, it is to have a 30 tonne capacity.

4.20.8 Waste holding areas (bins and bulky waste) are to be within 10m of the loading bay.

4.20.9 Where vehicle access is via a ramp, design requirements for the gradient treatment and curved sections are critical and are to be analysed in the design process.

4.20.10 Where chutes are proposed to be used, locate chutes away from habitable rooms and provide acoustic insulation to the waste service facilities or residential units adjacent to or above chutes, waste storage facilities, chute discharge, waste compaction equipment and waste collection vehicle access points.

4.20.11 Treatment of carpark entries and access ramps and any loading, service or waste management holding areas located at street level are to be integrated with the building envelope. All surfaces to these areas are to be treated in material quality equal to the standard of the principle building façade to achieve a high quality interface with the public domain

#### 4.21 Building Services & Substation

4.21.1 Allow sufficient space within the design to facilitate building plant and services. The plant shall be fully concealed from the public domain and if located on the roof should be screened from view of neighbouring developments, contained within the approved envelope and behind a parapet.

4.21.2 The substation is to be integrated into the fabric of the building or landscape structures and are not to be a free standing kiosks. The location and design of the substation:

- Should ensure chambers and enclosures are recessive and positively contribute to the architecture, landscape and public domain design quality
- Enclosures and screening are to be of high material quality equal in standard to the façade treatment applied to principle buildings.
- Should not compromise activation of street frontages nor the public domain.

4.21.3 All required street level utilities, services and fire exits shall be located discreetly and designed to be integrated with the architectural treatment.

4.21.4 No visible air conditioning condensers are permitted on balconies.

4.21.5 Consideration should be given to ventilation requirements of commercial tenancies proposed with the potential to become a food and beverage premises in future including the impact on other occupants within the building and neighbouring buildings.

4.21.6 An indicative Building Services Brief (see Attachment J) provides preliminary spatial assumptions for the purposes of the competitive process only and does not preclude alternative design strategies. Inclusion of this Attachment is intended only to provide high-level assumptions to cover off any significant spatial requirements. Competitors are not to provide detailed building services design.

#### 4.22 Public Art

4.22.1 The City's Public Art Policy encourages the provision of public artworks in private developments which benefit public outcomes and the wider community. To enable the integration of public art with architectural and public domain design, competitors are to identify opportunities and provide a preliminary rationale for the proposed location(s) of public art as outlined in the Preliminary Public Art Plan prepared by Site Image Public Artists, Issue C dated 31 July 2018 approved with the Concept approval. Copy attached at Attachment K.

4.22.2 The public art objectives for this Competitive Process are to create opportunities for innovative artistic responses that:

- Respond to the sites history, context and design objectives; and the constraints and opportunities of the site outlined in the design objectives above;
  - Align with the City of Sydney's City Art Strategy (2011) and Public Art Policy (2016); and Interim Guidelines for Public Art in Private Developments (2006): and
  - Provide artists with opportunities to integrate public art into the architectural and public domain design of the project.
- 4.22.3 The detailed planning, selection of artist, curation, procurement and implementation of public art does not form part of this competitive process and will occur in the subsequent preparation of the detailed DA and in accordance with the approved Public Art Strategy.
- 4.22.4 The Policy is supplemented by the City of Sydney's Public Art Strategy and Interim Guidelines: Public Art in private developments. The documents can be found at <http://cityofsydney.nsw.gov.au/explore/arts-and-culture/public-art>

#### 4.23 **Construction Cost and Buildability**

- 4.23.1 The estimated Construction Cost is \$70 million (excluding GST)

#### 4.24 **Ecologically Sustainable Design (ESD)**

- 4.24.1 The proposal is to address ecologically sustainable design and best practice environmental performance including, passive design solutions and low running costs in relation to water and energy use.
- 4.24.2 The development will be required to achieve environmentally sustainable development targets. In accordance with the approved Design Excellence Strategy (Attachment H) the following ESD target benchmarks are required:
- Residential: BASIX Certificate Energy Score 40 or greater;
  - Residential: BASIX Certificate Water Score 50 or greater;

#### 4.25 **Commercial Objectives**

- 4.25.1 The commercial objectives of this project are:
- Adhere to the project budget as outlined in this brief.
  - To achieve the maximum allowable Gross Floor Area, including the additional floor space sought of up to 10% for demonstrating design excellence. The proponent is seeking, through demonstrating design excellence to achieve the maximum permitted GFA as follows:
    - Site Area = 7,069m<sup>2</sup>

- FSR (2:1) = 14,138m<sup>2</sup>
- Additional FSR (10%) = 1,413.8sqm
- Total target GFA = 15,551.8m<sup>2</sup>
- The achievement of the maximum GFA shall be justified in terms of planning and architectural merit having regards to the objectives of this design brief. Achieving the maximum GFA shall satisfy the planning objectives.
- Maximise the floor space efficiency of the apartment buildings.
- Achieve a mix of dwelling types and sizes in accordance with the requirements of SDCP 2012 and the minimum unit sizes required by the ADG. The proponents preferred unit mix and size is summarised below:

Unit Type	DCP Mix %	Desired Mix %	Area (m <sup>2</sup> )
Studio	5-10%	40%	Min 50m <sup>2</sup>
One bed	10-30%		
Two bed	40-75%	50%	Min 70m <sup>2</sup>
Three bed	10-100%	10%	Min 90m <sup>2</sup>



## 5. COMPETITION PROCEDURES

### 5.1 Entries

This Competitive Design Alternatives Process is by invitation only, limited to four (4) invited Competitors.

Each competitor must 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.

### 5.2 Impartial Observer

This Competitive Process will be overseen by an impartial observer(s) appointed by the City of Sydney. The role of the observer is to verify that the Competitive Process has been followed appropriately and fairly. This observation includes all briefings of Competitors and Selection Panel sessions. The observer will be provided with at least two (2) weeks' notice and may be present at:

- The Briefing Session held for all Competitors and Selection Panel;
- Any further information briefings, site visits or progress sessions;
- Selection Panel discussions and deliberations; and
- Presentations.

Note: All information and responses issued to and received from Competitors and the Selection Panel are to be copied to the Observer(s).

The Observer may be present when submissions are opened.

### 5.3 The Selection Panel

The Selection Panel, appointed by the Proponent is to comprise a total of four (4) members in the following composition:

- Two (2) Panel members nominated by the Proponent;
- Two (2) Independent experts nominated by the City of Sydney.

If any of the above Selection Panel members has to withdraw prior to the completion of the Competitive Process, another Panel member of equivalent professional credentials will be appointed by whoever originally appointed that Selection Panel member.

Selection Panel members are to:

- Represent the public interest;
- Be appropriate to the type of development proposed;

- Include persons who have expertise and experience in the development, design and construction professions and related industries; and
- Include a majority of registered architects with urban design expertise.

#### 5.4 Selection Panel Obligations

In accepting a position on the Selection Panel, the Panel members agree to:

- Have no contact with any of the Competitors or the Proponent in relation to the site and the Competitive Process from their time of appointment until the completion of the Competitive Process, other than during presentation of the submissions;
- Evaluate submissions promptly in accordance with the Competitive Process timetable. See Key Dates table in Section 1.15 of this Brief;
- Abide by the requirements of this Competitive Design Alternatives Process Brief;
- Consider planning or other technical advice provided by the City of Sydney;
- Refrain from introducing irrelevant considerations in addition to, or contrary to, those described in the Competitive Design Alternatives Process Brief, or contrary to the statutory framework relevant to this site;
- Make every effort to arrive at a consensus in the selection of a winner;
- Prepare and endorse a Competitive Design Alternatives Process Report explaining their decisions; and
- Sign a statement confirming that they have read and understood the Selection Panel's obligations and agree to respect those obligations for the duration of the Competitive Process.

#### 5.5 Selection Panel Chair

The Selection Panel is to agree on the selection of the Chair. The primary function of the Chair is to ensure that the Selection Panel deliberations proceed in a fair and orderly manner.

In coordination with the Competitive Process Manager, the Chair shall, at the conclusion of the Selection Panel deliberations, supervise:

- The writing of the Selection Panel comments to be included in the Competitive Design Alternatives Process Report,
- Letter of notification to the winning and unsuccessful architects.
- Review and endorsement of the final Competitive Design Alternatives Report.

## 5.6 Proponent's Obligations

The Proponent agrees to have no contact with Selection Panel members, Competitors, CSPC members or elected Councillors in relation to the site and the Competitive Process from their time of appointment until the completion of the process other than what is set out in this brief.

If the City is informed by the above persons, that they have been contacted by the Proponent or a Competitor in relation to the site or Competitive Process, then the process may be terminated.

## 5.7 Technical Assistance to Selection Panel

The Proponent shall engage Technical Advisors to review each Competitor's submission and provide assistance to the Selection Panel on the final submissions.

The Selection Panel may seek independent technical assistance, if required.

The Technical Advisors will be strictly limited to technical and compliance matters pertaining to their professional discipline only. Technical Advisors shall refrain from providing advice on matters outside of their remit.

## 5.8 Technical Assistance to Competitors

Competitors are encouraged to seek advice to achieve the best possible architectural outcome for their proposed scheme.

All competitor and Technical Advisor communications must be submitted in writing to the Competitive Process Manager and copied to the City in accordance with the communications protocols detailed in Section 5.9 Communications and Questions.

Competitors may elect to appoint their own technical consultants as needed. All technical Advisors will keep the content and intellectual property of each Competitor's scheme confidential.

Note: It is emphasised that the role of Proponent appointed Technical Advisors is not to design certain elements of the development, rather their purpose and role is to review and provide technical advice and clarification on each Competitor's scheme in confidence. Technical advisors will not present or prescribe design solutions.

The Proponent will make available the Technical Advisors to each Competitor. Such services will be paid for directly by the Proponent (over and above the Competitive Process fee).

The proponent will make available the following Technical Advisors:

1. Town Planning – LJB Urban Planning – Larissa Brennan
2. Quantity Surveying – RICQS – Sam Francis

### **Quantity Surveyor (QS)**

The Proponent has engaged Sam Francis from RICQS to provide quantity surveying advice.

Prior to the lodgement of Final Submissions, in order to facilitate timely assessment and advice, Competitors are on one occasion only, provided the opportunity to meet directly with the QS in preparation of the final cost estimates. This meeting is to be arranged by appointment only through the Competitive Process Manager.

The Competitive Process Manager is to be present as observer at the meeting and provide a summary record of the meeting to the City. Impartial observer/s will be invited to attend all meetings between the Quantity Surveyor and competitors.

All other communications with the QS must be conducted strictly in accordance with the communication protocols set out in Section 5.9 of this Brief.

Following the lodgement of Final Submission, the QS will provide an assessment and estimate of the cost of works for each scheme. The Competitive Process Manager will provide these estimates to their respective Competitors no later than two (2) days prior to the Final Presentation Date. Whilst no additional work will be requested or required of Competitors prior to the Final Presentation, Competitors are encouraged to review the QS statement and consider whether the construction budget has been met, and whether there are any barriers to achieving the budget during detailed design.

Throughout the Competitive Process, the QS will respond to specific questions, but will not undertake reviews of partially completed submissions.

### **Technical Advisors Obligations**

All technical advisors are engaged by the Proponent to provide high level review of each Competitors' submission and assistance to the Selection Panel and Competitors.

Advice provided by Technical Advisors to Competitors and the Selection Panel will be strictly limited to independent technical and compliance matters pertaining to their professional discipline only. Technical advisors shall refrain from providing advice on matters outside of their remit.

All Technical Advisors are bound by the confidentiality requirements set out at Section 5.23 of the Brief and will be required to sign a confidentiality agreement with the Proponent to keep the content and intellectual property of each scheme confidential.

## 5.9 Progress Session

Competitors are invited at their discretion to attend a Progress Session and encouraged to submit preliminary concepts as specified in Section 1.14.

The Progress Session offers Competitors the opportunity to have design works in progress reviewed and receive feedback from the Technical Advisors in relation to high level technical and planning compliance matters only. It does not involve the Selection Panel and is conducted as an informal consultation. No formal presentation is required and material may be presented at the discretion of the Competitor.

The Competitive Process Manager will provide a written record of the meeting to individual Competitors following the Progress Session as specified in [Section 1.14 Key Dates. Feedback is also copied to the City Observer(s).

All submissions and feedback are copied to the City Observer(s).

## 5.10 Communications and Questions

Competitors should submit all communication regarding clarification of the Competitive Process in writing to the Competitive Process Manager only. All communications must be addressed to:

Larissa Brennan - Competitive Process Manager

C/o LJB Planning

Email: Larissa@ljbplanning.com.au

All questions to advisors and responses to these questions will be compiled and issued in writing to Competitors and the City without revealing the source of the question. Where exclusive advice is provided to individual Competitors, such advice is issued in writing and copied to the City.

Except where specified otherwise in this Brief, Competitors should not communicate regarding clarification of the Competitive Process, with:

- the Proponent,
- Selection Panel members;
- Technical advisor(s);
- City of Sydney;
- Consent Authority; and
- Other Competitors.

Each Competitor's privacy is protected. Competitor's questions will be vetted by the Competitive Process Manager and addressed publicly or privately according to their nature.

All questions and responses to these questions will be compiled and issued in writing to all Competitors and the City without revealing the source of the question or specifics of the Competitor's scheme. Where exclusive advice is provided to individual Competitors, such advice must be issued in writing and copied to the City observers.

All information and responses sent to Competitors are also copied to the City Observers.

#### 5.11 **Closing Date for Final Submissions**

Final Submissions must be lodged with the Competitive Process Manager no later than 5:00pm on the Lodgement Date - refer to Section 1.15 Key Dates.

It is the sole responsibility of each Competitor to ensure actual delivery to the Competitive Process Manager by the deadline set out in Section 1.15 of this Brief.

#### 5.12 **Lodgement of Submissions**

Competitors shall lodge their hard copy submissions in a sealed package, to the Competitive Process Manager, at the following address:

Toplace Pty Ltd  
C/o LJB Planning  
26 Shoplands Rd Annangrove  
Attention – Larissa Brennan

The package should be labelled

#### **888 Bourke Street, Zetland COMPETITIVE DESIGN ALTERNATIVES PROCESS**

The City observer may be present when the submissions are opened.

#### 5.13 **Late Submissions**

Unless formally requested by the Proponent for the sole purpose of clarification, the Selection Panel will not take into consideration any new material submitted by Competitors following lodgement of Final Submissions. Refer to Section 1.15 Key Dates of this Brief.

#### 5.14 **Presentation Date – Presentation Material**

On the Presentation Date, Competitors present their Final Submissions to the Selection Panel.

Competitors are to provide an electronic version (PDF file) of their Presentation Submission material to the Competitive Process Manager no later than 48 hours prior to the Presentation Date, in accordance with the Key Dates nominated in Section 1.15 Key Dates of this Brief.

No new material is to be presented over that lodged as Final Submissions. Presentation material may be a reformatted version of the Final Submissions content but must not contain any new content and notably must not include revisions to or enhancements of architectural plans and renderings.

The purpose of submitting the Presentation Submission in advance is for the Competitive Process Manager to audit the presentations for new material. The Competitive Process Manager, no later than 24 hours prior to the Final Presentation Date, shall request Competitors to delete any additions to content from the presentations.

The Selection Panel may disqualify a Competitor that presents new material that has not been submitted by the Final Submission due date as specified in Section 1.15 Key Dates of this Brief.

#### **5.15 Amendments to the Brief**

Once endorsed, no amendment to the Brief is permitted without the written approval of the City. Any change to the program is considered an amendment to the Brief.

In the event that a change in program is sought by the Proponent or Competitors, the Competitive Process Manager must notify all Competitors in writing of the proposed change. All Competitors are required to provide written acceptance of the proposed change, prior to the City granting approval. On the City's approval, the Competitive Process Manager will provide written notification to all Competitors of the agreed change in program.

#### **5.16 City of Sydney Endorsement of Brief**

In accordance with the City of Sydney Competitive Design Policy, the City must endorse this Brief in writing prior to commencement of this Competitive Process. An unendorsed brief is not to be distributed to Competitors. Failure to observe this provision will lead to the City declining endorsement of this Competitive Process.

#### **5.17 Disqualification**

Submissions that fail to meet the Competition Process procedures may be disqualified, in particular, where:

- the submission is received after the Final Submissions lodgement time and date,

- the submission is contrary to the objectives of the City of Sydney planning controls and this Brief,
- the submission is not submitted in accordance with the submission requirements, as stated in the Brief, and
- A Competitor attempts to influence the deliberations of the Selection Panel outside of the Final Presentation Date.

The Selection Panel will determine any disqualifications.

### 5.18 Selection Panel: Assessment and Decision

A minimum of three (3) competitive submissions are to be considered.

The Competitive Process Manager shall provide one (1) hard and electronic copy of the Final Submissions to the City and each Selection Panel member at least one (1) week prior to the Final Presentation Date.

The Competitors must present their Final Submission to the Selection Panel in person on the specified Presentation Date. The presentation must be no longer than thirty (30) minutes followed by twenty (20) minutes of questions from the Selection Panel.

Each Competitor's submission may be graded by the Selection Panel according to the Assessment Criteria in Attachment L to this Brief.

If in the opinion of the Selection Panel key design issues require further resolution before a decision can be made, then the Selection Panel may recommend that design amendments be made to the top two submissions.

The Selection Panel is expected to reach a decision on whether to request a revision to submissions within 14 days of Final Presentations. For these submissions, the Selection Panel will list the specific design issues that should be addressed and request the respective Competitors to amend their submission within a defined period of time (having regard to the extent of the requested amendments).

Competitors must re-present their submission within twenty-one (21) days of the initial presentation. Upon completion of the second presentation to the Selection Panel, the Selection Panel will rank the Competitors' submissions (first and second).

The Selection Panel's decision will be via a majority vote. The decision 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 this Competitive Process.

The Selection Panel may grade the designs in order of merit.



The Selection Panel may decline to declare a winner of the Competitive Process is none of the submissions exhibit design excellence. If the Selection Panel declines to declare a winner, the Selection Panel may recommend that none of the submissions in their opinion exhibit design excellence and thus end the Competitive Process.

#### 5.19 **Appointment of the Architect of the Preferred Proposal**

The Proponent shall appoint the Architect (Winning Architect) of the winning scheme, as determined by the Selection Panel. Full design development and documentation of the winning proposal should then occur.

To ensure that design continuity and the design excellence of the winning proposal is maintained throughout the development process, the architectural commission is expected to include as a minimum:

- preparation of a detailed Development Application for the winning scheme;
- preparation of the design drawings for a construction certificate for the winning scheme;
- preparation of the design drawings for the contract documentation; and
- design continuity and leadership during the documentation and 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 Winning Architect is expected to be appointed within twenty one days (21) of the Decision Date. Refer to Section 1.15 Key Dates of this Brief.

The Winning Architect may work in conjunction with other architectural practices but must retain a leadership role over design decisions throughout the life of the project.

In the event that the Proponent decides not to proceed with the Winning Architect, or the Proponent limits the architectural commission outlined above, the Proponent will:

- provide the City of Sydney with written reasons for this decision; and
- restart the Competitive Design Alternatives Process.

#### 5.20 **Announcement**

The Winning Architect will be notified of the Selection Panel's decision as per the date set out in Section 1.15 Key Dates of this Brief.

The Competitive Process results will be made public within twenty-one (21) days of the Decision Date. The Competitive Process Manager will advise all Competitors in writing of the decision within the timeframe in Section 1.15 Key Dates of this Brief.

### 5.21 **Competitive Design Alternatives Report**

When the Competitive Process submissions have been assessed, the Competitive Process Manager is to prepare and submit to the City, a report (referred to as the Competitive Design Alternatives Report) advising of the outcome of the Competitive Process. This report must be submitted to the City in accordance with the timeframe set out in Section 1.15 of this Brief, and prior to the submission of the detailed DA of the building..

The Report shall detail:

- The Competitive Process and include a copy of the endorsed Brief;
- Include the Selection Panel's assessment of the design merits of each alternative;
- Set out the rationale for the choice of the preferred design and clearly demonstrate how this design best exhibits design excellence in accordance with the provisions of Clause 6.21(4) of the *Sydney Local Environmental Plan 2012* and the approved Design Excellence Strategy; and
- Any further recommended design amendments relevant to the achievement of design excellence. The Report is to be endorsed, dated & signed by all Selection Panel members.

### 5.22 **Care of Material and Insurance**

It shall be the responsibility of each Competitor's responsibility to wrap, ship, mail or deliver by other means, their submission, ensuring timely and intact arrival. The Proponent disclaims any responsibility for any loss or damage during transit.

No liability shall be attached to the Proponent regarding the submissions, whilst in the possession of the Proponent. All reasonable care shall be taken to maintain the submissions in good condition, but a limited amount of 'wear and tear' is inevitable.

The Competitors are advised to make copies of their submissions, so as to retain a copy of their work. Responsibility for insuring submissions rests solely with Competitors.

### 5.23 **Competition Fee**

A Competition Fee of \$75,000 (excl. GST) shall be paid to each Competitor for participating in this invited Competitive Design Alternatives Process.

All Competitive Process Fees are to be lodged in trust with the Australian Institute of Architects (AIA) prior to the commencement of the Competitive Process unless an alternative arrangement to guarantee fee payment has been negotiated between the Competitors and

the Proponent. Following the presentations, and upon receipt of evidence that a comprehensive competitive process submission has been lodged, the Proponent shall make payment of the agreed competitive process fees to the respective competitors.

#### **5.24 Confidentiality**

Competitors shall observe complete confidentiality at all times in relation to their submission, including plans, information whether verbal or written, documentation or any advice until the Decision Date. The same strict rules of confidentiality are to apply to any consultants or other persons or entities from which the Competitors may seek advice.

The Brief and the documents comprising the Competitor's submission are confidential until the decision is announced and made public. Competitors must not use them for any other purpose than with the prior written consent of the Proponent.

The Proponent, Competitors, Technical Advisors and the Selection Panel shall observe complete confidentiality in relation to all submissions received, prior to a decision in relation to the Competitive Design Alternatives Process that is made public.

#### **5.25 Copyright**

Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the Proponent and the Competitor.

The Proponent and the City of Sydney shall have the right to display, photograph, publish and distribute submissions, presentations, the Brief and reports produced as part of this Competitive Process for publication, publicity or other such purposes.

Any such reproductions shall acknowledge the copyright owner(s).

A Competitor's lodgement of the Final Submission in this Competitive Process shall be deemed as legal permission for the Proponent and the City of Sydney to publish Competitors' submissions. No compensation shall be made for such reproduction or publication.

#### **5.26 Return of Documents**

The Proponent retains the right to hold submissions for a period of up to six (6) months from the closing date of the Competitive Design Alternatives Process. The Proponent shall retain the winning submission. Other submissions shall be returned to the Competitors.

Competitors shall be notified by letter of the date on which submissions will become available for collection.

## 6. PRESENTATION MATERIAL - SUBMISSION REQUIREMENTS

### 6.1 General

The submission must be clear and concise, with a preference for design information over graphic presentation.

The submission documents shall be submitted to the Competitive Process Manager in the form of:

- Six (6) bound complete hard copies of all submission documents (A3 format); and
- One (1) CD/USB flash drive of all presentation materials (collated into a single Power Point slide show or PDF document);
- Plans, elevations and sections and 3D massing studies must illustrate the proposed design relative to the approved Concept DA building envelope/ Site Specific DCP Controls (See Attachment M – 3D Model);
- . Competitors are to provide the following:
  - a) A complying base scheme, and
  - b) An alternative option exploring minor variations to the approved amended envelope as outlined in Sections 4.6.3 and 4.8.3.
- All plans, elevations and sections are to be presented at the scale specified and are to include the scale, scale bar and north point; and be included in a consolidated package as an appendix to the Statement of Intent to enable ease of review by the Selection Panel and Technical Advisors.
- Critical relative levels to be shown on relevant plans, sections and elevations
- Site plans, elevations and sections must include adjacent properties to clearly represent the proposed design in relation to neighbouring context.
- For the purposes of planning coordination, the winning architect may be required to submit to the Consent Authority a DWG/DGN file of ground floor plan geospatially referenced with MGA (Mapping Grid of Australia) coordinates.
- The names of Competitors are to be clearly visible on entries.

## 6.2 Drawings and Graphics

Each Competitor's submission shall generally consist of

- Local context sketch plan (1:2000),
- Streetscape elevations and sections inclusive of neighbouring context (1:200),
- Aerial photograph (1:1000),
- Existing site plan (1:500),
- Concept plan (1:500). This must locate existing and new streets, public domain improvements, building form and massing of site and adjacent area.
- An electronic materials/image board and indicative finishes (samples are not required);
- Site analysis (1:500);
- Ground floor plan including landscape and relationship to the public domain (1:500);
- Typical plans, elevations and sections including typical/ all basement levels and roof (1:500)
- Typical apartment layouts; (1:100);
- Concept landscape plan including deep soil calculations (1:200)
- GFA plans, illustrating the calculation of GFA (Scale 1 : 200) accounting to be completed as per the area schedule in Attachment O;
- 3D massing/ or modulation study (electronic only),
- Deliverables are to include the PowerPoint Presentation (to be used for Competitors' individual presentations to the Selection Panel) and A3 panels only. No A1 panels will be accepted.
- Concept DA consent envelope/regulatory controls overlay drawing, illustrating compliance with envelopes. Overlays must include relevant plans, sections, elevations and 3D massing model.
- 3D Computer or hand - generated perspective(s) or photomontage(s) of the proposal. Two (2) images are required, one must be provided from the following location:
  - (i) Corner of Bourke Street & O'Dea Ave, The location is identified in the 3D model at Attachment M.
  - (ii) A second photomontage or perspective is to be provided at the location determined by the competing architect.

- Amenity diagrams demonstrating which apartments meet the minimum ADG requirements:
  - (i) Solar access with accompanying 3D sun's eyes views diagrams illustrating the proposed condition in comparison to the approved envelope condition
  - (ii) Natural Cross Ventilation & natural ventilation;
  - (iii) Visual privacy (building separation distances)
- Shadow impact study demonstrating compliance with Consent Authority requirements. Clearly present the shadow impact of the proposed design relative to the shadow impact of the Concept DA / site-specific DCP building envelope approved by the concept (stage 1) DA consent, plan and elevation.

### 6.3 **Statement of Intent**

Each entry should include a design statement addressing the Competitor's design approach, the response to the Brief's objectives and the manner in which design excellence is considered to have been achieved. It should include a schedule of uses, indicative FSR and gross floor area. The Design Statement is to be limited to a maximum of 20 A3 pages.

### 6.4 **Statement of Compliance**

Each submission must also include a Statement of Compliance prepared by a suitably qualified person indicating the proposal's compliance with the objectives of and the controls within the planning framework, primarily the objectives of Part 3 and Part 4 of the ADG, Sydney Local Environmental Plan 2012, Sydney Development Control Plan 2012, the endorsed Design Excellence Strategy, Concept DA consent and relevant State planning policies (SEPP 65 etc.).

A template of compliance is provided at Attachment I and is required to be completed and submitted as part of all entries.

Each submission must also highlight and justify any non-compliance with the applicable planning controls for the site.

### 6.5 **ESD**

Each submission is to include a summary of sustainability initiatives to achieve required ESD targets together with a description of any broader sustainability initiatives associated with the Proponent's scheme.

## 6.6 Yield Analysis and Area Schedule

Each submission shall include a yield analysis and area schedule of areas as per the template Attachment O. Each table must include:

- Gross Floor Area (GFA) – the area as defined in Sydney LEP 2012
- Gross Building Area (GBA) – the total of the enclosed and unenclosed area of the building at all floor levels measured between the normal outside face of any enclosing wall, balustrades, terraces and supports. Excludes basements.
- Target Net Saleable Area (NSA); and
- Apartment mix.

Each competitor must provide both a PDF and digital excel spread sheet of the area schedule using the provided standard Yield Analysis Schedule provided at Attachment O.

The details are to be completed in the excel spreadsheet format for the Final Submission.

## 6.7 Construction Costs

Each submission shall include the completed Yield Analysis and Area Schedule spreadsheet (Attachment O).

The entries will all be costed by the Proponent's chosen Quantity Surveyor in accordance with Section 5.8 of this Brief. Competitors may also include a discussion on how the design is an economically feasible development option.

## 6.8 Physical Model and Digital Animations

The provision of a physical model, or digital animations or fly-throughs is not a submission requirement for the Competitive Process and will not form part of the Selection Panel's assessment.

Augmented reality, virtual reality, digital animations or fly-throughs should not be submitted and will not form part of the Selection Panel's assessment. Digital animations, augmented reality or virtual reality added to the presentation material by Competitors will strictly not be accepted.