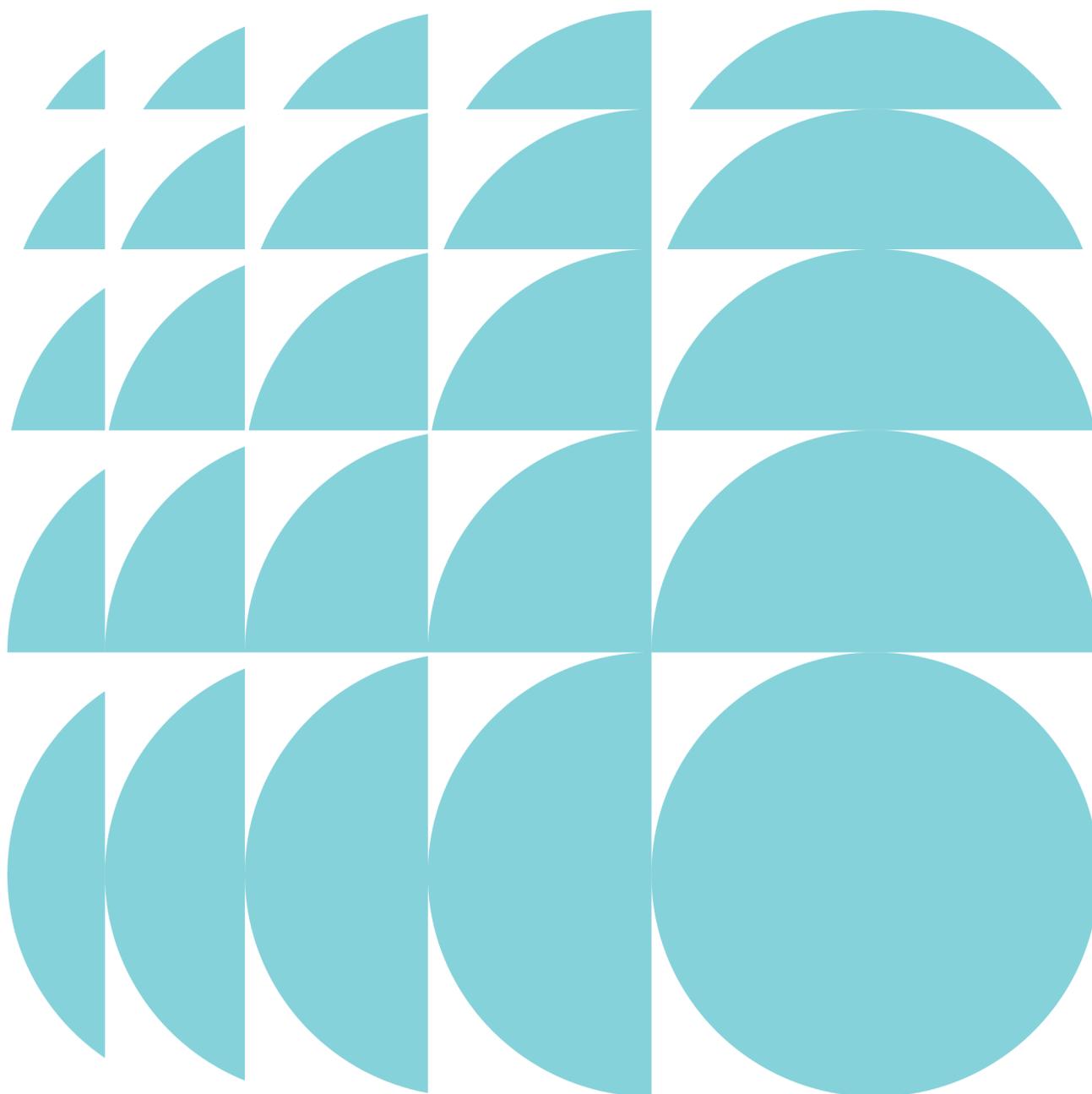


Attachment F

Design Excellence Strategy



CONTACT

Tom Goode Director tgoode@ethosurban.com

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This document has been prepared by:



Gemma Bassett

10 December 2020

This document has been reviewed by:



Tom Goode

10 December 2020

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Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

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1.0 Introduction

1.1 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of Jeffman Pty Ltd and Red Breast Pty Ltd (the proponent) as the applicant for the concept (Stage 1) DA for 881 – 887 Bourke Street and 207-231 Young Street, Waterloo (the site). This strategy has been prepared in accordance with, provision 3.3.2 of the *Sydney Development Control Plan 2012* (SDCP 2012), and the *City of Sydney Competitive Design Policy 2012* (the Policy).

In accordance with section 1.2 of the Policy and section 3.3.2 of the SDCP 2012, this Strategy defines:

- The location and extent of each competitive design process;
- The type of competitive design process(es) to be undertaken:
 - an architectural design competition, open or invited; or
 - the preparation of design alternatives on a competitive basis.
- The number of designers involved in the process(es);
- Whether the competitive design process is pursuing additional floor space or building height;
- Options for distributing any additional height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;
- How architectural design excellence is to be achieved across large sites; and
- Target benchmarks for ecologically sustainable development.

Note: Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (SLEP 2012), SDCP 2012 controls or concept (Stage 1) DA consent. Where there is any inconsistency the SEPPs, LEP, DCP and concept (Stage 1) DA consent prevail.

2.0 Design Excellence Strategy

2.1 The Site

The site is located at 881-887 Bourke Street and 207-231 Young Street, Waterloo. It is situated approximately 2.4km south of the Sydney Central Business District, 3km to the east of Moore Park and is located within the City of Sydney LGA. Redfern station is located approximately 2km to the north east and the site is approximately 1.6km west of the future Waterloo Metro Station. The site's locational context is shown at **Figure 1**.

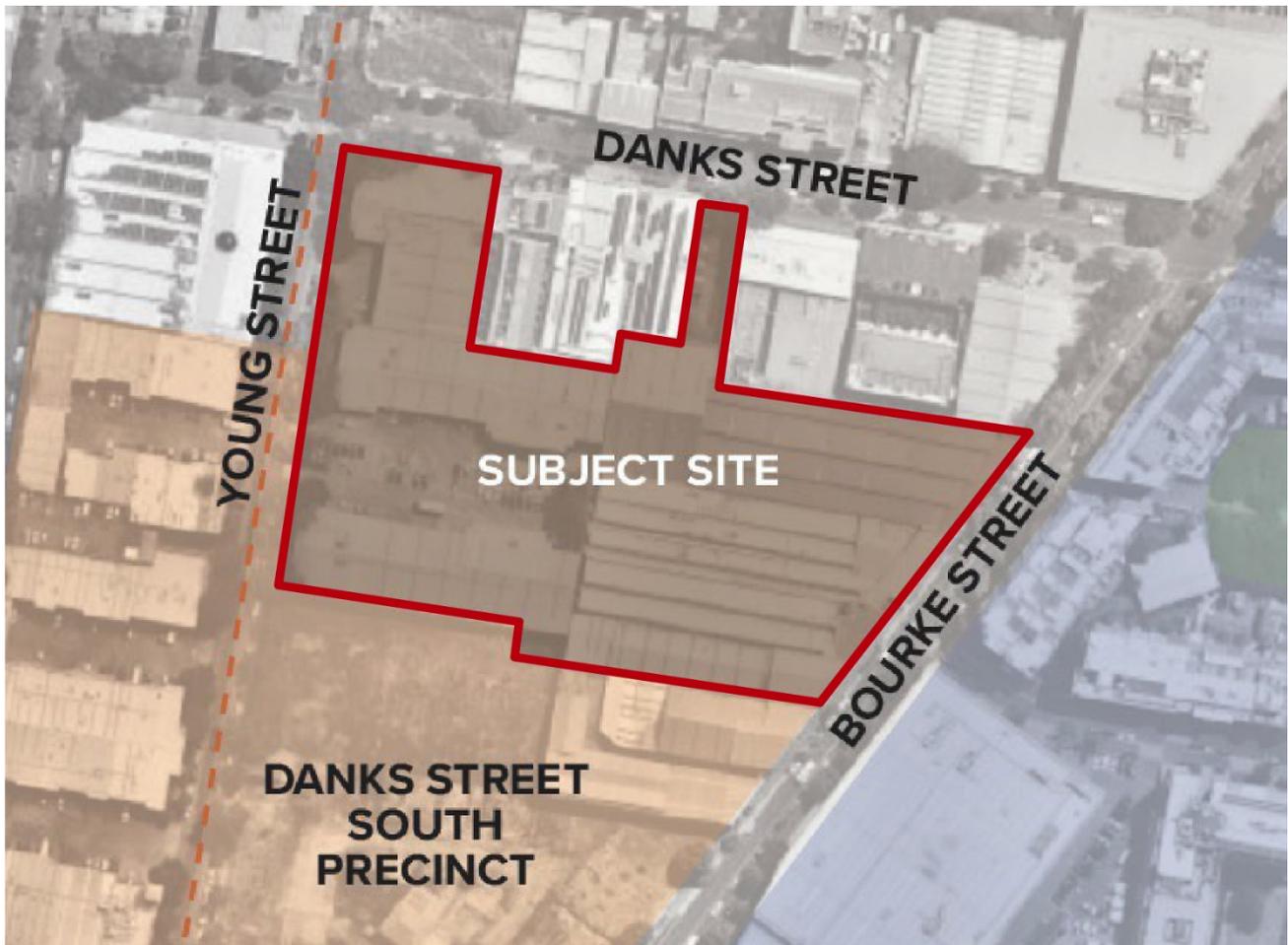


Figure 1 – Site Location (outlined in red)

Source: Turners

Competitive Design Processes will be undertaken to the site subject to the Stage 1 (Concept) DA as shown in **Figure 1**. Refer to **Section 2.2** of this design excellence strategy for the location and extent of each competitive design process and type of competitive design process.

2.2 Type of competitive process

An invited competitive **design alternatives process (competitive process)** will be undertaken for each competitive process site. For the purposes of this Strategy and conditions of consent, 'competitive process site' also means parcel as referenced in the ALLOCATION OF FLOOR SPACE condition of consent number D/2020/45.

The location and extent of each competitive process site is to be in accordance with Figure 5.2.10 Danks Street South Competitive Design Process Sites as reproduced in **Figure 2**.

Alternatively, two separate invited competitive processes can be undertaken for the whole of site. The location and extent of each competitive process is shown in **Figure 3**, with alternative competitive process Site A (C1 + C3) and alternative competitive process Site B (C2 + C4).

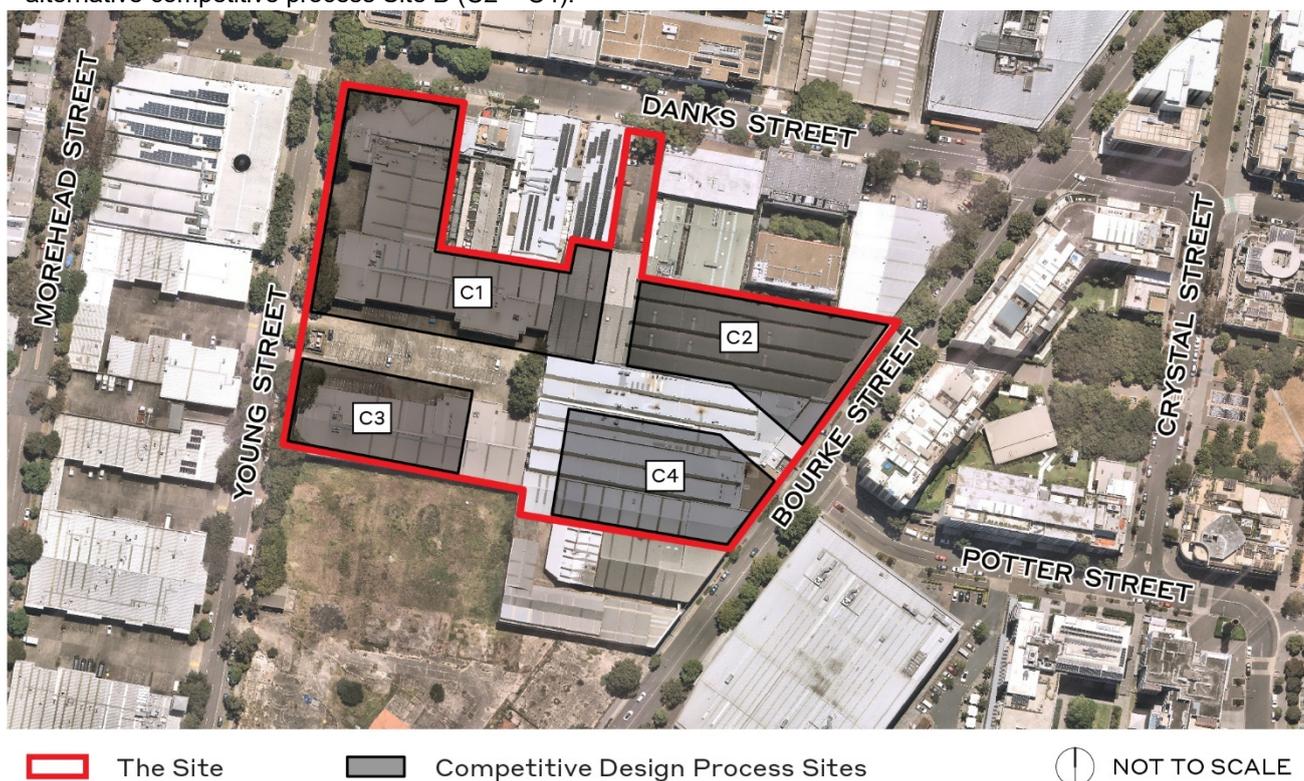


Figure 2 Location and extent of each Competitive Design Process Site

Source: Nearmap & Ethos Urban



Figure 3 Location and extent of each Alternative Competitive Design Process Site

Source: Nearmap & Ethos Urban

The Competitive processes are to be coordinated to ensure the integration of individual development parcels to achieve whole of site planning and design excellence.

The design of the public domain will not form part of a competitive process. The public domain will be delivered in accordance with the Voluntary Planning Agreement (VPA).

2.3 Selection of competitors

The proponent will undertake the alternatives process with a **minimum of three (3) invited competitors** for each competitive process. The selection of the invited competitors will be undertaken in consultation with the City of Sydney, and will:

- a. For each competitive process include a range of emerging and established local architects or firms.
 - b. Require that each Competitor will either be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003*, or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
 - c. A Competitor shall have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects award or commendation.
 - d. Include all competitors constituted of local architectural firms only.
- In addition to a - d above, for each competitive process identified as alternative competitive process sites A and B in **Figure 3**, a minimum of 3 competing consortiums are required to participate comprised of the following:
 - Competitive process Site A (C1 + C3): emerging and established Competitors for Site C1 and an emerging architectural firm for Site C3;
 - Competitive process Site B (C2 + C4): emerging and established Competitors for Site C2 and an emerging architectural firm for Site C4.

2.4 Selection Panel

The selection panel is to comprise a total of **four (4) members**, with:

- Two (2) of the members nominated by the Proponent; and
- Two (2) of the members nominated by the City

Selection Panel members are to:

- Represent the public interest;
- be appropriate to the type of development proposed;
- include only persons who have expertise and experience in the design and construction professions and industry; and
- include a majority of registered architects with urban design experience.

The selection panel will be appointed by the proponent in consultation with the City of Sydney, one of which will act as the chairperson. The chairperson of the selection panel will have expertise in architecture and urban design and be a recognised advocate of design excellence.

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

The City will nominate an observer(s) to verify that the competitive process has been followed appropriately and fairly.

2.5 Competition brief

In establishing a competitive process brief (Brief), the proponent will ensure that:

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

2.6 Allocation of up to 10% additional building height

The Proponent will pursue up to **10% additional building height** under clause 6.21(7)(a) of the SLEP 2012, the distribution of which will be explored through the competitive process and is to be consistent with the Concept DA consent and relevant provisions of the LEP and DCP.

Any additional building height pursued under clause 6.21(7)(a) must not exceed the maximum building height in storeys control and floor space control.

Nothing in this document is to be taken as an approval or endorsement of the potential additional building height available under clause 6.21(7)(a) of the SLEP 2012.

2.7 Sustainable design targets

The competition process is to achieve the following minimum ecologically sustainable development (ESD) targets:

- BASIX Energy 50 for residential buildings below 6 storeys;
- BASIX Energy 40 for residential buildings above 6 storeys;
- BASIX Water 45 for all residential development;
- 5.5 stars NABERS Energy rating for any commercial office premises with a net lettable area of 1,000sqm or more; and
- Roof-top solar p.v systems equal to or greater 0.5 kWp per dwelling.

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

2.8 Design Integrity

The architect of the winning scheme, as selected by the selection panel will be appointed by the Proponent as the Design Architect.

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

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

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