

Attachment D

Competitive Design Alternatives Report

22 O'Riordan Street, Alexandria

Competitive Design Alternatives Report

On behalf of
Markham Real Estate Partners (Green Square) Pty Ltd
October 2020



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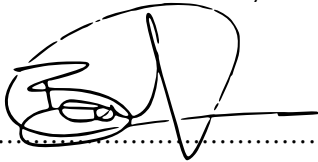
Selection Panel Members



.....
Panel Member & Chair - Tony Caro



.....
Panel Member - Kerry Clare



.....
Panel Member - Ben Lehmann



.....
Panel Member - James Markham

City of Sydney Council Observers

- Anita Morandini – City of Sydney
- Jessica Symons – City of Sydney
- Erin Colgrave – City of Sydney
- Marie Ierufi – City of Sydney

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1 Introduction

1.1 Overview

This Competitive Design Alternatives Report has been prepared by Mecone on behalf of the proponent Markham Real Estate Partners. This report outlines the process, architectural submissions and Selection Panel deliberations, decision and recommendations for the competitive design process for 22 O’Riordan Street, Alexandria (the site).

The report should be read with reference to the Competitive Design Alternatives Process Brief Rev01 (the Brief), which incorporates the Brief Addendum 1 amendments provided at Appendix 1.

The competition was conducted in accordance with the Brief, which was endorsed by the City of Sydney (the City) and issued to all competitors at the commencement of the competition.

The process was undertaken pursuant to *Sydney Local Environmental Plan 2012 (SLEP 2012)*, *Sydney Development Control Plan 2012 (SDCP 2012)* and the *City of Sydney Competitive Design Policy 2013 (the Policy)*.

1.2 Proponent and Project Team

Markham Real Estate Partners (Green Square) Pty Ltd (Markham) is the owner of the site and proponent of the competitive design process. Markham invited three (3) architectural firms to prepare design proposals for the design competition. The proponent appointed Mason Stankovic from *Mecone NSW Pty Ltd* to act as the Competition Manager.

1.3 Council and the Consent Authority

The 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 Development Application for the detailed design of the building, as the estimated cost of the development is in excess of \$50million.

1.4 Preparation of this Report

This report has been prepared following the requirements in **Section 4.3** of the Policy.

2 Competitive Design Alternatives Process

2.1 Overview

The competitive design process was undertaken as an invited competitive design alternatives process (competitive process) where the proponent (Markham) sought three (3) competitors to respond to the Brief.

The following actions were undertaken as part of the competitive process.

- The Brief was prepared by Mecone and endorsed by The City;
- Initial Briefing Sessions were held with the Competitors and Selection Panel on separate days (refer to **Section 2.3**). In response to the COVID-19 pandemic, site visits were available upon request;
- Three (3) architectural firms were invited to participate in the competitive process (refer to **Section 2.2**);
- Each architectural firm presented their scheme (via video conference) to the Selection Panel and answered questions from the Panel; and
- Each scheme was assessed by the Selection Panel and a winning scheme was chosen. The Panel prepared a list of key design elements in the winning scheme that are to be retained and matters that need further resolution through design development.

This competitive process was undertaken in accordance with the Design Excellence Strategy for the site and the Brief. In accordance with the Policy, the Brief was endorsed by The City on Monday 7th September 2020.

This competitive process was also notified to the *Australian Institute of Architects* (AIA) for its information on Friday, 4th September 2020.

2.2 Participating Architectural Firms

The following three (3) architectural firms participated in the competitive process;

1. Fitzpatrick and Partners

Paul Reidy, Sergio Azevedo and Elizabeth Need

2. Sissons

Nick Sissons, Tian Sheng and Christian Cooksley

3. Hassell

Tony Grist, Melissa Doherty, Yann Frampton, Domino Risch and Michael White

2.3 Competitive Design Process Timeline

The key dates and processes for the competitive process are outlined in the table below;

Table 1. Key dates for the Competitive Process		
Week	Date	Milestone / Competitive Process
Week 1	Monday 07/09/20	Commencement Date The Competitive Process begins. Brief issued to Competitors.
Week 1	Wednesday 09/09/20	Competitors Briefing Session A Briefing Session for all competitors will be held via video conferencing 'Teams or similar'. Details of this Briefing Session will be released at the commencement of the Competitive Process separate to this Brief. An optional site visit will also be available to competitors on request.
In the week commencing Monday 14/09/20 onwards -	Date and time to be confirmed with selection panel	Selection Panel Briefing A Briefing Session for the selection panel will be held via Zoom or Microsoft Teams. An optional site visit will also be available to selection panel members on request.
In the week commencing Monday 21/09/20 onwards -	Date and time to be confirmed with competitors	Quantity Surveyor Meeting Each competitor is to meet with the quantity surveyor (QS) prior to the lodgement of final submissions. Competitors are to secure a meeting date via the Competition Manager
Week 5	Friday 09/10/20	Final Submission Lodgement Date Competitors are to submit final submissions to the Competition Manager by 5:00 pm Close of Business on Week 5 (AEST). Submissions will be audited by the Competition Manager – See Section 4.14 Final submissions - restrictions. Within 24 hours of the lodgement deadline, competitors shall be notified of any exceedance and pages deleted. The Competition Manager is to issue an electronic copy of final submissions to all selection panel members and the City of Sydney within 48 hours of the lodgement deadline.
Week 6	Tuesday 13/10/20	Lodgement of Presentation Date Material Competitors are to submit a PDF presentation to the Competition Manager by 5:00pm (AEST) for

Table 1. Key dates for the Competitive Process		
Week	Date	Milestone / Competitive Process
		audit prior to the presentation date. No later than 48 hours prior to the presentation date, the Competition Manager will request competitors to delete any additional or new content.
	Wednesday 14/10/20	<p>Review of Final Submissions</p> <p>Final Submissions will be reviewed by the selection panel.</p> <p>A high-level review will be undertaken by the proponent's technical advisors and reports submitted to the Competition Manager for distribution to the selection panel and the City a minimum of two (2) days prior to the presentation date.</p> <p>Costing by Proponent's Quantity Surveyor</p> <p>Quantity surveyors reports to be issued to Selection Panel, City and Competitors a minimum of 2 working day prior to Presentation Date.</p>
Week 7	Monday 19/10/20	<p>Presentation Date</p> <p>Competitors present final submissions to the selection panel.</p> <p>The schedule of the presentations including locational details will be provided directly to the competitors.</p>
	Within 14 days of Presentation Date	<p>Decision Date</p> <p>Date by which submissions are evaluated by the selection panel with a recommendation made for formal appointment of the successful competitor.</p>
	Within 21 days of Decision Date	<p>Notification to Competitors</p> <p>Date by which all competitors are notified in writing of the Decision.</p>
	Within 21 days of Decision Date	<p>Competitive Design Alternatives Report</p> <p>Date by which the Competitive Design Alternatives Process Report prepared by the proponent is submitted to the City of Sydney.</p>

2.4 Competitive Design Alternatives Brief

A draft Brief was developed in consultation with the City, where feedback and detailed comments were incorporated into the final Brief issued to competitors. The City endorsed the brief on Monday 7th September 2020. The competitors were sent a copy of the Brief on Monday 7th September 2020 (Commencement Date). The Competition Brief sent to competitors (as amended) is included at **Appendix 1**.

2.5 Requests for Information

During the competitive process, the architectural firms asked a series of questions and sought clarification on the planning controls and the Brief. The Competition Manager addressed these requests for information and provided responses and addendums which were sent to all the architectural firms and copied to The City observers.

3 Review of Design Alternatives

3.1 Overview

Each competitor met confidentially with the Quantity Surveyor in the week commencing the 21st September 2020, prior to lodgement of the final submissions.

Design Reports were submitted by each competitor and a review of each scheme was undertaken by the Selection Panel and technical advisors. On the Presentation date each architectural firm presented their scheme via video conference ('Teams') and questions were asked in order to clarify any issues.

The Panel then evaluated each scheme against the Assessment Criteria provided in the Brief, the planning controls, feasibility, and the ability to achieve design excellence. The Panel agreed on a preferred scheme and identified a number of key design elements of the winning scheme to be retained and items to be resolved during the detailed design stage subsequent to the design competition.

3.2 Selection Panel

The Selection Panel incorporated two (2) representatives nominated by the City and two (2) representatives nominated by the proponent. The Panel has extensive experience in architectural design.

The City's nominees appointed by the proponent:

- **Tony Caro** (*Panel Chair*)
- **Kerry Clare**

Proponent's representatives on Panel:

- **James Markham**
- **Ben Lehmann**

3.3 Impartial Observers

Three (3) of the four (4) observers from the City were also present during the presentation. These were;

- **Anita Morandini**
Design Excellence Manager
- **Erin Colgrave**
Design Excellence Coordinator
- **Jessica Symons**
Senior Planner
- Apologies:
 - **Marie Ierufi**
Design Excellence Planner

3.4 Technical Advisors

Two (2) technical advisors were appointed to provide advice to competitors throughout the competition process. Answers to queries were provided by the proponent to all competitors. The technical advisors were also available to answer questions from the Selection Panel on the presentation date. The consultants were:

Planning consultants	Mason Stankovic <i>Associate Director – Mecone NSW Pty Ltd</i>
	Camilla Firman <i>Planner – Mecone NSW Pty Ltd</i>
Quantity Surveyor	James Doolan <i>Director - Slattery</i>
	Rob Harries <i>Senior Quantity Surveyor - Slattery</i>

3.5 Overview of Submitted Schemes

This section details the key components of each scheme as presented by the architectural firms.

3.5.1 Fitzpatrick and Partners Architects

The *Fitzpatrick and Partners* scheme incorporated the following key features (refer to **Figure 1** to **Figure 3** below for further detail):

- A commercial building comprising a basement plus three (3) storeys on the southern portion of the site and a basement plus 5 storeys on the northern portion. In total the building had a total Gross Floor Area (GFA) of 20,497m² and Net Lettable Area (NLA) of 18,114m².
- The proposal comprised of:
 - **Basement Level:** plant, services, 6 lifts, 112 car parking spaces and motorcycle parking.
 - **Ground level:** various individual retail spaces, pocket park, EOT amenities, loading dock, waste and services, commercial office space, landscaping including deep soil, pedestrian through site link and six commercial access lifts.
 - **Level 1 to 2:** Commercial space opening onto central atrium space, flexible commercial floorplate with centralised stairs, open space, WC amenities and lift and stair.
 - **Level 3:** Commercial space opening onto central atrium space and communal landscaped terrace overlooking Johnson Street, flexible commercial floorplate with centralised stairs, balconies, open space, WC amenities and lift and stair.
 - **Level 4:** Commercial space opening onto central atrium space, flexible commercial floorplate with centralised stairs, open space, WC amenities and lift and stair.
 - **Level 5 and Roof:** Lift overrun, tank, boiler, cooler, plant, chillers, photovoltaics and extensive tiered landscaping.

- The scheme provided active frontages to O’Riordan Street, Johnson Street and new Geddes Avenue with a fine grain scale;
- The site provides a north/south offset through site link from Johnson Street through to Geddes Avenue and a publicly accessible pocket park on the north east corner.
- The overall built form comprises of tiered built form with height concentrated on the north (Geddes Avenue) and stepping down to the south (Johnson Street) with landscaped terraces provided.
- The tenancies within the building are designed on an 8.4 by 8.4m grid which organises the form of the entire building.
- A central urban rock gully forms the ‘green heart’ of the proposal, which sought to act as a pivot point linking indoor and outdoor spaces, encouraging gathering, whilst assisting the activation of the surrounding commercial, amenity and retail spaces and uses.
- Six (6) lift shafts are provided which service access from basement to level 5.
- Design revolves around a central staircase promenade from ground floor to the roof scape on Level 5, permitting tenants to walk up to their front door from the Urban Rock Gully at the heart of the scheme.
- The façade materials and finishes consist of a natural colour palette. The external façade utilises timber CLT structure, brick elements to the street, artworks and glass lifts, landscape on and across the building, council paving throughout the ground plane, anodised aluminum framing and façade blades, planted facades to the west and northern faces.
- Integration of a tiered green roof incorporating native landscaping.
- The scheme proposed a range of sustainable initiatives to address the required ESD targets established in the brief, including but not limited to photovoltaic panels, landscaping urban water harvesting and re-use, passive ventilation and cooling systems, and hybrid HVAC design, among others.



Figure 1. Photomontage of south western corner from Johnson Street and O’Riordan Street intersection
 Source: Fitzpatrick and Partners



Figure 2. Photomontage of internal atrium/rock gully
Source: Fitzpatrick and Partners



Figure 3. Photomontage of north eastern corner from Geddes Avenue
Source: Fitzpatrick and Partners

3.5.2 Sissons Architecture

The Sissons scheme incorporated the following key features (refer to **Figure 4** to **Figure 6** below for further detail):

- A commercial building comprising a basement plus three (3) to four (4) storeys on the southern portion of the site and a basement plus six (6) storeys on the northern portion. In total the scheme comprised of a total Gross Floor Area (GFA) of 20,915m² and Net Lettable Area (NLA) of 18,290m².
- The proposal comprised of:
 - **Basement Level:** grease, store, fans, communications services, fuel tank, cold water tank and pump room, 115 car parking spaces, lift access and EOT facilities.
 - **Ground:** Main lobby with escalator, commercial and retail spaces, seating, waste rooms, MSR, substation, fire pump, fire tank, gas, water, loading dock with turntable, through site link, landscaping, ramp to basement parking and WC amenities.
 - **Level 1 to 2 and 4:** Flexible commercial floorplate with lift access on the eastern end, stairs, glazing overlooking internal voids, collaborative space and WC facilities.
 - **Level 3 and 5:** Flexible commercial space overlooking centralised void and communal landscaped terrace overlooking Johnson Street, lift access, WC amenities and stair.
 - **Roof:** Lift overrun and solar panels with plant.
- The proposal provided active frontages to O’Riordan Street, Johnson Street and new Geddes Avenue. Furthermore, activation of the through site link was also achieved along the eastern boundary.
- The site provides an easterly pedestrian through site link and adjacent commercial through site link from Johnson Street to Geddes Avenue.
- The overall built form comprises three tiered structures (18m wide ‘fingers’) which created slot atrium spaces with rooftop landscaping (outdoor working and green breakout spaces) and cantilevered shading structures that step down with the building from north to south.
- De-centralised cores located at the eastern end of each ‘finger’ to allow natural light and ventilation into the structure. The corners for each finger were softened by distinctive curving.
- Five (5) lift shafts were provided plus servicing from basement to Level 4, with three (3) lifts continuing vertically to service Level 5.
- The design features a central escalator, lift and lobby at ground floor providing tenants access to their offices.
- Solid service cores are located along the western shared boundary to provide a buffer to the eastern heat loads and the future neighbours.
- The northern roof expanse was dedicated to plantroom equipment and PV solar array.
- The external façade materials and finishes primarily consist of a terracotta core façade tile, CLT timber, landscaping, brick work, ochre aluminum solar shades, black services, granite lobby floor paving, light grey aluminum frames and off form in situ column/cores.

- Overshadowing analysis was included investigating overshadowing impacts resulting from the height exceedance.

The scheme proposed a range of sustainable initiatives to address the required ESD targets established in the brief, including but not limited to photovoltaic panels, whole of life carbon assessment, solar access and ventilation measures.



Figure 4. Photomontage of western elevation from O'Riordan Street
Source: *Sissons Architects*



Figure 5. Photomontage of south western corner from O'Riordan Street and Johnson Street intersection
Source: *Sissons Architects*



Figure 6. Photomontage of the southern internal void and landscaped terrace to level 3.
Source: Sissons

3.5.3 Hassell Studio (*Winning Scheme*)

The *Hassel Studio* scheme incorporated the following key features (refer to **Figure 7** to **Figure 9** below for further detail):

- A commercial building comprising of basement plus three storeys on the southern portion of the site and basement plus 5 storeys on the northern. Overall, it comprised a total Gross Floor Area (GFA) of 21,620m² and Net Lettable Area (NLA) of 15,790m² plus additional Retail NLA at ground level.
- The proposal comprised:
 - **Basement Level:** pump room, communications room, 100 car parking spaces, EOT facilities, rainwater tank, diesel tank, plant and lift access.
 - **Ground Level:** Six (6) lifts, services and WC amenities, pedestrian though site link, substation, switch room, waste, loading dock off Johnson Street including turntable, 10 service vehicle car spaces, landscaping (including deep soil), ramp to basement parking, retail and commercial spaces.
 - **Level 1 and 2:** Lift, services and WC amenities, flexible commercial floorplate, stairs and interconnecting bridges, glazing overlooking internal atrium void, collaborative spaces and terraces.
 - **Level 3 and 4:** Lift, services and WC amenities with internal bridge links, flexible commercial space, integration of landscaped terrace on level 3.
 - **Level 5 and Roof:** north facing terrace with covered spaces and landscaping, lift overrun, plant, CLT framed canopies and solar panels.

- The proposal provided active frontages to Johnson Street, O'Riordan Street and the new Geddes Avenue.
- The overall built form comprises a tiered structure with height concentrated to the north (Geddes Avenue) and stepping down to the south (Johnson Street) with landscaped terraces proposed on the lower level rooftops.
- The scheme provides a setback along the eastern boundary and comprises deep soil landscaping.
- The internal design integrates a full internal atrium and side atrium that shares deep soil planting. Connected terraces, staircase and voids seek to provide diagonal connection and solar access into the office floorplate.
- Retail opportunities are provided across the ground plane which activate key corners, merge commercial lobbies and activate the edge of the through site link.
- EOT facilities (located in the basement) are accessed off the central courtyard and through site link.
- Six (6) lift shafts are provided which service access from the basement to level 5. (Noting lifts are required to service level 5 but are not shown on the plan)
- The external façade materials and finishes primarily consist of concrete base structure with CLT framed top, façade modules with integrated masonry elements and brick slips to façade, framed aluminum shading modules and fins for shading elements, metal sheet panels in different tones and glazing.
- Overshadowing analysis was included investigating the overshadowing impacts.
- The scheme proposed a range of sustainable initiatives to address the required ESD targets established in the brief, including but not limited to: roof mounted photovoltaic panels, highly articulated self-shading façade (incorporating orientation specific shading screens), efficient HVAC system and rainwater harvesting.



Figure 7. Photomontage of the southern elevation from Johnson Street.
Source: Hassell Studio



Figure 8. Photomontage of the south western corner from O'Riordan Street.
Source: Hassell Studio



Figure 9. Photomontage from Geddes Avenue .
Source: Hassell Studio

4 Selection Panel Comments by Scheme

4.1 Overview

This section provides an overview of the commentary provided by the Selection Panel (the Panel) including the merits and considerations of each competitor's scheme, followed by recommendations for items requiring ongoing resolution in the winning scheme,

4.2 Fitzpatrick & Partners Architects

4.2.1 Merits

- The Panel commended the thoughtfulness and overall design quality of the scheme, making particular note of the integration of public art into the design. The Panel described the character of the scheme as effervescent and vibrant.
- The Panel was supportive of the scheme's contribution to the local urban context through a richly modelled, fine grain approach to built form with a distinctive landscape character.
- The design of the building responded positively to the surrounding context, and was generally well considered. The scheme's connection with the historical context of the site and integration of indigenous heritage was also commended.
- The character of the design was considered appropriate with the curved end to the north-east, the entrance to Johnson Street and the through-site link being well articulated.
- The Panel commended the non-linear offset plan of the through-site link, noting that potential wind impacts appeared to have been well considered.
- The Panel was supportive of the central atrium space design and its upward movement within the building. It was noted that the rock gully proposed was a powerful conceptual idea.
- The Panel appreciated how the architects responded to the brief's environmental aspirations through an integrated design process.
- The Panel commended the scheme's vibrant integration of landscaping design throughout the building.

4.2.2 Considerations

The Selection Panel raised concerns regarding the complexity of the scheme and the ability to maintain design integrity through further design development in addressing the following items:

- the building being constructed entirely out of CLT,
- complexity of the building fabric,
- long term maintenance and acoustic performance.
- The Panel agreed that the 8.4 x 8.4 structural grid could limit tenant flexibility, whilst appreciating that this may assist with building efficiency.
- The Panel commended the scheme's consideration of wind impacts, environmental sustainability and COVID response.

- The Panel raised concern in relation to CPTED safety and environmental issues within the narrow pedestrian public space along the eastern boundary fronting Geddes Avenue.
- The Panel commended the integration and thoughtful consideration of landscaping throughout the scheme, however its ongoing maintenance and management was of concern.
- The Panel questioned the viability of the proposed mixed mode ventilation system.
- Staging and tenant subdivision/flexibility needed further development.

4.3 Sissons Architecture

4.3.1 Merits

- The Panel acknowledged the overall architectural quality of this three wing scheme and its rational, articulated transition in building heights, whilst noting exceedance of the maximum height of the Concept DA envelope.
- The Panel commended conformance with the Concept DA eastern boundary interface including through site public link and adjacent private commercial through site link within the building.
- The scheme demonstrated a high quality urban design response with many well considered aspects and design elements, in particular the expression and calibration of built envelopes to O'Riordan Street.
- The Panel noted the integration of generous outdoor working terraces with the office spaces and central atrium.
- The height transition, core arrangement and the generous atriums serve the overall architectural expression of the building well and integrate comfortably into the surrounding context and public domain.

4.3.2 Considerations

- The Panel noted that in order to potentially achieve design excellence, further analysis and consideration of ESD principles and façade materiality would be required.
- The schemes significant height and setback non-compliances were of additional concern.
- Whilst acknowledging the conceptual clarity of the 'three fingers' design concept, this created issues with building staging, tenancy subdivision, yield efficiency and flexibility.
- The Panel noted that the HVAC component of the design required further resolution.
- The proposed façade materiality and design was not sufficiently resolved to enable adequate assessment.
- The Panel had concerns over the fire engineering response and requirements in regard to the open atriums.

4.4 Hassell Studio (Winning Scheme)

4.4.1 Merits

- The Panel agreed that although further design resolution of a number of aspects of this scheme was required, the proposed concept was robust and sound. It offered both restrained design elegance and good practical responses to the commercial, environmental and constructional requirements of the brief.
- Whilst the building design is quite reserved in its architectural expression, it is also aesthetically assured, well planned and compliant with the key built form controls.
- The proposed scheme provided both horizontal and vertical flexibility for staging and tenancy occupation.
- The Panel acknowledged that the scheme provides an outcome which meets the requirements of the market and responds appropriately to the ongoing COVID environment including multi-tenant and staging options.
- Sustainability initiatives were well considered in the design.
- The Panel commended the use of the concrete structural base, with CLT utilised as a method of reducing piling and structural weight. The Panel recommended that this should be explored further and undertaken if demonstrated to be feasible.
- The Panel agreed that the overall integration of the building into the surrounding context of the area was generally well resolved at this stage with scope for further improvement in design development.
- The Panel considered that the scheme demonstrated the potential of achieving design excellence with further design development.

4.4.2 Considerations

- The Panel raised concern with the arrangement and number of access/service cores. Further design study and rationalisation would be required during development of the detailed design.
- The design is not contained within the concept envelope on the eastern boundary of the site.
- The Panel noted that the through site link had the potential to be supported through the centre of the site, subject to a developed design having the capacity to satisfy the urban design objectives of the link as established in Council's DCP. Of particular note is that the through site link should be developed to present and operate as a welcoming, generous public connection across private land, be sufficiently activated at the ground plane, and have a strong sense of openness to natural light and the sky. Control of wind whilst achieving these qualities is a significant challenge.
- The Panel support the proposed principles of carbon capture as presented in the proposed scheme.
- The Panel is yet to be convinced of the functionality of the shading to the western elevation façade. The Panel recommends that further study and design resolution be undertaken appropriate to the elevation, orientation and degree of required shading.
- The Panel recommended exploration of consolidation of the internal atria into one more generous central space.

- The Panel agreed that any ongoing design development ensure compliance with the ESD principles and targets stipulated in the Brief.

5 Recommendations for the winning scheme

The Panel sets out its recommendations which may assist the consent authority in ensuring that the winning scheme is refined and developed to achieve the best possible design outcome. The following aspects of the Hassell scheme should be addressed through design development and prior to the lodgment of a Detailed DA. The Panel also identified a number of key principles and qualities of the concept that should be maintained through the design development and the detailed DA, as follows:

- Further development of the through site link to meet the objectives of the DCP is required. If the location of the link is to be through the middle of the site, it is to present as a welcoming, publicly accessible space at agreed times, be open to the sky and natural light as much as practicable, appropriately activated along its edges, and meet CPTED criteria.
- The Panel were not completely convinced of the quantity and location of deep soil planting proposed. It was noted that the extent of deep soils, specifically in regard to penetration to the basement level, be revisited as the design progresses.
- Resolution of the level changes and tree plantings at the north eastern corner frontage to Geddes Avenue.
- Rationalisation of the number of lift cores and the configuration of atria, consider exploration of one larger centralised atrium with linear arcade-like connections to the north and south street frontages. The interconnecting atrium staircases between ground and roof levels are supported.
- Resolution of fire engineering requirements in regard to open atria.
- Design develop all glazed roof elements to ensure an appropriate balance between balanced natural lighting, solar protection and thermal heat.
- Further exploration and design development of terrace areas to ensure they are functional and fit for use (shading, wind and rain protection, landscaping).
- The ground floor landscaped eastern setback (through site link) requires further clarification of its intent through design development. Is it accessible to the public or is a private green space for tenants?
- Environmental initiatives such as optimisation of carbon capture and the strategic use of CLT construction as a method of reducing piling and structural weight should be resolved in the next phase of design development.
- Ensure that appropriate elevator access is provided to Level 5 communal roof terraces.
- Improve the schemes efficiency (GBA/NLA and GFA/NLA) to ensure commercial feasibility, whilst maintaining the merits noted above.
- The scheme is reviewed with the proponent to ensure that it is more consistent with the budget identified in the competitive process brief. In undertaking this review, the overall design quality and intent of the scheme must be retained to address both the Panel's recommendations and to Council's satisfaction.

6 Summary and Conclusion

This competitive process has been carried out in accordance with the Brief and the City's Policy. The purpose of this Competitive Design Alternatives Report is to inform the City of the competitive process undertaken for the site, the outcomes and the rationale for the selection of the winning architectural design for 22 O'Riordan Street, Alexandria.

Of the three (3) architectural firms invited to compete in the process, the *Hassell Studio* submission was unanimously selected by the Selection Panel as the winning scheme. The Selection Panel agreed, subject to addressing Panel recommendations and further refinement, that this scheme has the potential to achieve design excellence and an ability to contribute a significant urban design intervention and distinctive architectural expression within the locality.

The Panel noted a range of items that should be addressed during the design development of this project (refer to **Section 5**).

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

It is noted that the decision of the Selection Panel will not fetter the discretion of the consent authority in its determination of any subsequent development application associated with the development site that is the subject of the competition.



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