

Attachment E

**Design Excellence Strategy – 377 - 495
Botany Road, Zetland**

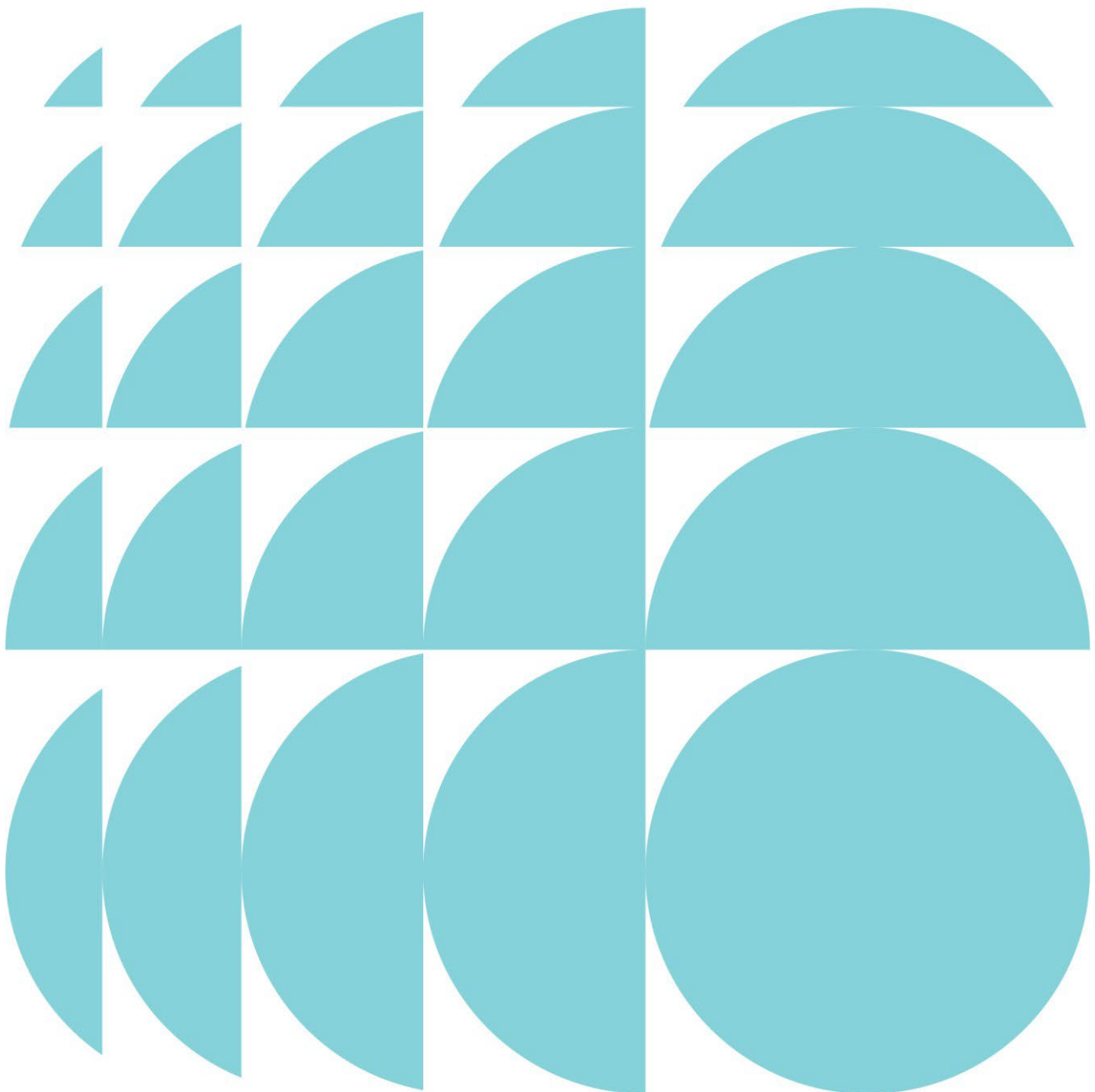
ETHOS URBAN

Design Excellence Strategy

Green Square Town Centre – Sites 8A and 8B

Submitted to City of Sydney
On behalf of Mirvac Projects Pty Ltd

11 March 2022 | 2190436



Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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11 March 2022

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Competitive Design Excellence Strategy

1.0 Overview

1.1 Introduction

This Design Excellence Strategy (Strategy) has been prepared by Ethos Urban on behalf of Mirvac Projects Pty Ltd (the proponent), to support a commercial development at 377-495 Botany Road, Zetland, also known as Site 8A and 8B (the Site) in the Green Square Town Centre.

The redevelopment of the site is guided by the provisions of the *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (Green Square LEP) and the Green Square Development Control Plan 2012 (Green Square DCP) in order to deliver the highest architectural, landscape, urban design and public domain outcome that best exhibits design excellence.

The Strategy has been prepared in accordance with the City of Sydney Competitive Design Policy (the Policy), Clause 6.9 of the Green Square LEP which requires a competitive design process to be undertaken where a development site is to include a building with height greater than RL75 or if the development site has a capital investment value of more than \$100,000,000.

In accordance with section 1.2 of the Policy, this Strategy defines:

- a) *The location and extent of each competitive design process;*
- b) *The type of competitive design process to be undertaken:*
 - i. *an architectural design competition, open or invited; or*
 - ii. *the preparation of design alternatives on a competitive basis.*
- c) *The number of designers involved in the process;*
- d) *How fine grain and contextually varied architectural design is to be achieved across large sites.*
- e) *The 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 (Green Square Town Centre) 2013 (Green Square LEP 2013) or Green Square Development Control Plan 2012 (Green Square DCP 2012) controls. Where there is any inconsistency between this Strategy and the relevant SEPPs, LEP or DCP, then the relevant SEPPs, LEP and DCP prevail.

2.0 The Site

2.1 The location and extent of the competitive design process

The competitive design process will apply to Sites 8A and 8B located at 377-495 Botany Road, Zetland. The site is irregularly shaped and has a total area of 4,322sqm with a northern frontage to the Green Square Plaza, a shared eastern boundary with the adjoining lot and the future Hinchcliffe Street, southern frontage to Geddes Avenue and a western frontage to Botany Road.

The site is legally described as Lot 11 DP1199427. An aerial image of the competitive process site is shown in **Figure 1**.



Figure 1 Aerial image of GSTC Sites 8A and 8B (377-495 Botany Road, Zetland)

Source: Nearmap + Ethos Urban

3.0 Competitive Design Excellence Process (Approach)

3.1 The type of competitive design process to be undertaken

The proponent has elected to conduct a single **‘invited’ architectural design competition (design competition)** for Sites 8A and 8B.

The process is to be undertaken prior to the lodgement of any subsequent detailed Development Application, in accordance with section 1.1(2) of the *City of Sydney Competitive Design Policy*. The design competition will be conducted in accordance with the Policy and *Competitive Design Model Brief*.

3.2 Selection of competitors

The Proponent will invite a **minimum of five (5) competitors** to participate in the Competitive Process who have demonstrated capability to deliver design excellence. The selection of competitors will be undertaken in consultation with the City of Sydney (city) and will:

- Include a range of emerging, emerged and established architectural practices.
- Include a majority of competitors as local architectural firms. Where a competitor is constituted of a number of architectural firms in partnership or collaboration the local firm must be the principle/lead architect to qualify as a local architectural firm.
- Require that each competitor will be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
- Each competitor should have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) award or commendation, or in the case of overseas competitors the same with their equivalent professional association.

3.3 Competitive Design Process Brief

In establishing the competitive design process brief (the brief), the Proponent will ensure that:

- All details about the conduct of the Competitive Process are contained within the brief and no other document;
- The brief and appended documents is reviewed and endorsed in writing by the city prior to its distribution to competitors;
- The brief is to be generally in accordance with the Council’s Model Competitive Design Process Brief and the Policy.

3.4 Jury

The jury is to comprise six (6) members with:

- a) Three (3) members nominated by the city, who have no pecuniary interests in the development proposal or involvement in approvals process; and
- b) Three (3) members nominated by the Proponent.

The jury 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;
- Include a majority of registered architects with urban design expertise; and
- Include a least one member who is a representative of the consent authority's Design Advisory Panel.

The Jury is to agree on the selection of the Chair. The chairperson of the jury will have expertise in architecture and urban design and be a recognised advocate of design excellence.

The city will nominate an observer(s) to verify that the design competition has been followed appropriately and fairly.

The jury's decision will be via a majority vote and will not fetter the discretion of the consent authority in its determination of any subsequent DA associated with the site that is the subject of this design competition.

4.0 Design Integrity

The architect of the winning scheme as selected by the jury will be appointed as the Design Architect. Where the winning architect is a consortium, partnership or other joint authorship, each must retain representation and a leadership role in all processes following.

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

- Prepare a Development Application (DA) 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 and 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.

4.1 Target Benchmarks for Ecologically Sustainable Development

The Subject Site will be required to contribute to the Proponent's sustainability strategy and competitors are required to include a sustainability design statement that demonstrates how the project will contribute to environmentally sustainable design. The ecologically sustainable development (ESD) targets for the subject site are as follows:

- Design to target a minimum 5-star *Green Star Buildings v1* standard.
- Design to target a minimum 5.5-star energy and 4.5-star water *NABERS* ratings.
- City of Sydney Net Zero Buildings 2026 Target.
- Identify opportunities to increase the biodiversity value of the site which may include multi-layered canopies and ground cover, design drought and heat tolerant plant selections, and a generally improved landscape outcome.
- Incorporate smart technology integration and/or sustainability education opportunities relevant to the project and expected customer experience including Fibre Optic Integrated Communication Network, Integrated Building Platform (IBP) incorporating the Niagara open-source framework, a Master Systems Integrator to manage building system integration, and a comprehensive energy and water metering system. This technology will enable near real time reporting of resource consumption to customers and asset management team and be configurable to the specific customer.
- On site renewable energy generation:
 - Inclusion of onsite renewable energy generation infrastructure on each new building contributing consequentially to on-site energy demand.
 - Consideration of on-site energy storage.
- Mains potable water savings: All in-building non-potable water uses and all irrigation schemes will be connected to the Green Square Town Centre Water Reuse Scheme.
- Implement best practice organic waste separation, collection and treatment solutions.

The brief is to include the ESD targets for the development. ESD targets and sustainability initiatives will be carried through the design competition, design development and construction stages to completion of the project to deliver the ESD targets.