

Attachment L1

**Competitive Design Alternatives Report
(D1)**

Competitive Design Alternatives Report

903 – 921 Bourke Street, Waterloo (Process 1)



On behalf of:
Dahua Group Waterloo Project Pty Ltd
April 2020



Project Director

Kate Bartlett

Contributors

Alicia Desgrand

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

Mecone

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone.

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.

Table of Contents

1	Introduction.....	1
1.1	Overview.....	1
1.2	Proponent and Project Team.....	1
1.3	Council and the Consent Authority.....	1
1.4	Regulatory Framework.....	1
2	Competitive Design Alternatives Process.....	3
2.1	Overview.....	3
2.2	Participating Architectural Consortiums.....	3
2.3	Competitive Design Process Timeline.....	4
2.4	Competition Brief.....	4
2.5	Requests for Information.....	4
3	Review of Design Alternatives.....	5
3.1	Overview.....	5
3.2	Three Representatives Selection Panel.....	5
3.3	Impartial Observers.....	5
3.4	Technical Advisors.....	6
3.5	Overview of the Submitted Schemes.....	6
3.5.1	Woods Bagot and Archer Office.....	6
3.5.2	MAKO Architects and JPW Architects.....	11
3.5.3	Bates Smart and Richards & Spence.....	17
4	Selection Panel Comments by Scheme.....	24
4.1	Overview.....	24
4.2	Woods Bagot and Archer.....	24
4.3	MAKO Architects and JPW Architects.....	25
4.4	Bates Smart and Richards & Spence (Winning Scheme).....	26
5	Successful Architectural Design Concept.....	28
5.1	Achieving Design Excellence.....	28
5.2	Requirements of the Brief.....	28
6	Summary and Conclusion.....	30
7	Appendices.....	31
7.1	Appendix 1.....	31

Schedule of Figures and Tables

Figure 1 Proposed buildings looking north east along Young Street.....	8
Figure 2 Proposed tower and ground level retail uses as viewed from the internal public domain	8
Figure 3 DCP Massing (left) and proposed massing (right)	9
Figure 4 Envisaged civic plaza surrounding the Valve House and the Pump House....	9
Figure 5 Envisaged community lane/garden	10
Figure 6 Proposed terrace houses to be accommodated within the building fronting Young Street.....	10
Figure 7 Proposed building fronting Young Street.	10
Figure 8 Proposed mixed-use residential tower	11
Figure 9 Proposed residential buildings/tower viewed looking north from the central heritage plaza.	13
Figure 10 Proposed 'Southern Pavilion' building viewed looking north down Young Street with the residential tower behind.....	13
Figure 11 Residential tower viewed looking south from Young Street	14
Figure 12 South elevation (new square)	15
Figure 13 East elevation (courtyard)	15
Figure 14 West elevation of Building 3.....	16
Figure 15 North elevation of Building 3	16
Figure 16 Landscape concept plan	17
Figure 17 View from Young Street looking north east	19
Figure 18 View from Young Street looking north.....	19
Figure 19 View of the tower building looking south east	20
Figure 20 View of the proposed buildings from the western boundary.....	21
Figure 21 View of the proposed buildings from the eastern boundary	21
Figure 22 Ground Plane demonstrating the location of the proposed buildings and existing heritage structures.....	21
Figure 23 Location of uses at the ground plane with retail shown in blue and residential shown in yellow.	22
Figure 24 North elevation and view of the residential tower and low-rise tower.	22
Figure 25 View of the plaza building and residential tower looking north east.....	23
Table 1. Key dates for the competitive design process.....	4

1 Introduction

1.1 Overview

This Competitive Design Alternatives Report outlines the process, architectural submissions and Selection Panel deliberations, decision and recommendations for the competitive design process (Process 1 – Young Street) for 903 – 921 Bourke Street, Waterloo (the site). This Report should also be read in conjunction with the Competitive Design Alternatives Report for Process 2 – Bourke Street.

The report should be read with reference to the Competitive Design Alternatives Process Brief (the Brief), including relevant correspondence during the competitive process, which is provided at **Appendix 1**. The competitive design process 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*.

1.2 Proponent and Project Team

Dahua Group Waterloo Project Pty Ltd (Dahua) is the proponent of the competitive design process. Dahua invited three architectural consortiums to prepare proposals for the competitive design process. The proponent has appointed Kate Bartlett from Mecone NSW Pty Ltd to act as the Competitive Process 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 DA for the detailed design of the building as the estimated cost of the development exceeds \$50 million.

1.4 Regulatory Framework

This report has been prepared following the requirements in section 4.3 of the *City of Sydney Competitive Design Policy 2013*, as detailed below:

- 1) *When competitive design alternatives have been prepared and considered, the consent authority requires the applicant to submit a Competitive Design Alternatives report prior to the submission of the detailed Development Application.*
- 2) *The Competitive design Alternatives Report shall:*
 - a) *Include each of the design alternatives considered;*
 - b) *Include an assessment of the design merits of each alternative;*
 - c) *Set out the rationale for the choice of preferred design and clearly demonstrate how this 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.*
 - d) *Include a copy of the brief issued to the architectural firms.*

- 3) *The consent authority will advise the applicant whether it endorses the process and outcome and whether it fulfils the requirements of the competitive design alternatives process in the form of pre-development application advice.*
- 4) *The consent authority may need to determine whether the resulting development application or subsequent Section 96 modification is equivalent to, or through design development, an improvement upon the design qualities of the endorsed outcome. If necessary, further competitive processes may be required to satisfy the design excellence provisions.*

2 Competitive Design Alternatives Process

2.1 Overview

The competitive design alternatives process was undertaken as an invited process where the proponent (Dahua) sought three competitors to respond to a Competitive Design Alternatives Process Brief.

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

- A Competition Design Alternatives Process Brief was prepared by Mecone and endorsed by Council;
- Three architectural consortiums were invited to participate in the competitive process (refer to Section 2.2);
- A progress session was held with each architectural consortiums and Council's observers midway through the competitive process period;
- Each competitor lodged a Design Report which addressed the Competition Brief objectives and was accompanied by a set of architectural plans/elevations/sections, photomontages and a planning compliance assessment;
- Each architectural firm presented their scheme to the Selection Panel and answered questions from the Panel; and
- Each scheme was assessed by the Selection Panel and a preferred design was chosen. The Panel prepared a list of matters that required further design development during the next stage of the process.

This competitive design alternatives process was undertaken in an open and transparent manner with full disclosure to Council officers. In accordance with *City of Sydney Competitive Design Policy 2013*, the Competition Brief was endorsed by Council on 23 October 2019.

2.2 Participating Architectural Consortiums

The following three architectural consortiums participated in the competitive design alternatives process:

1. Woods Bagot

Jason Fraser, Sasha Mijic

and

Archer Office

Tomek Archer

2. MAKO Architecture

Alex Koll, Simon Mather

and

JPW Architects

Matthew Morel, Paul van Ratingen

3. Bates Smart

Guy Lake and Dong-Ho Lee

and

Richards & Spence

Adrian Spence

2.3 Competitive Design Process Timeline

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

Date	Action
28 October 2019	Competition Commencement Date: The Invited Competitive Design Alternatives Process behind and the Brief is issued to Competitors.
30 October 2019	A Briefing Session for all Competitors
11 November 2019	Progress Submission Lodgement Date
13 November 2019	Progress Session Date
	Selection Panel Briefing
6 December 2019	Final Submission Lodgement Date
6 – 11 December 2019	Technical Assessment by Proponent's Technical Advisors and Selection Panel
11 December 2019	Presentation Material Lodgement Date
12 December 2019	Presentation Date

2.4 Competition Brief

A draft Competitive Design Alternatives Process Brief was submitted to Council in March 2019. Council endorsed the brief on 23 October 2019. The competitors were sent a copy of the Competitive Design Alternatives Process Brief on the 28 October 2018. The Competitive Design Alternatives Process Brief sent to competitors is included at **Appendix 1**.

2.5 Requests for Information

During the competitive design process, the architectural consortiums asked a series of questions and sought clarification on the planning controls and the Competition Brief. The responses and addendums were sent to all the architectural consortiums and the consent authority, which addressed the requirements for information.

3 Review of Design Alternatives

3.1 Overview

Design Reports were submitted by each competitor and an internal review of each scheme was undertaken by the Selection Panel and technical advisors. At the Panel Presentation Day each architectural consortium presented their scheme and questions were asked in order to clarify any issues. The Panel then evaluated each scheme against the Assessment Criteria provided in the Competition Brief, the planning controls and the ability to achieve design excellence. The Panel agreed on a preferred scheme and prepared a list of issues to be resolved during the detailed design stage subsequent to the design competition.

3.2 Three Representatives Selection Panel

The Selection Panel incorporated three (3) representatives nominated by the City of Sydney Council and three (3) representatives nominated by the proponent. The Panel has extensive experience in architectural design and property development.

Council's nominees appointed by the proponent:

- **Virginia Kerridge**
Director - Virginia Kerridge Architects
- **Peter Mould**
Director - Peter Mould Architects (Panel Chair)
- **Paul Berkemeier**
Director – Paul Berkemeier Architects

Proponent's representatives on Panel:

- **Stephen Sanlorenzo**
Director - Touchstone Partners
- **Kith Clark**
Development Director – Dahau Group Australia
- **Michael Heenan**
Director, Allan, Jack and Cottier

3.3 Impartial Observers

Two observers from Council were also present during the presentations. These were:

- **Liz Bowra**
Design Excellence Coordinator – City of Sydney
- **Ben Chamie**
Senior Planner – City of Sydney

3.4 Technical Advisors

Technical advisors were appointed to provide advice to competitors throughout the Competitive Design Alternatives 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. The consultants were:

Planning Consultants	Kate Bartlett Director – Mecone NSW Pty Ltd
	Alicia Desgrand Senior Planner – Mecone NSW Pty Ltd
Quantity Surveyor	Xan Duong Director - MBM Quantity Surveyors
Structural Engineer	David Carolan Director – Taylor Thomson Whitting
Flood Specialist	Ian Harris Civil Section Manager – Wood and Grieve Engineers
Heritage Specialist	Dov Midalia Senior Heritage Consultant - GBA Heritage
Geotechnical	JK Geotechnics Principal – Daniel Bliss
Building Services	LCI Consultants Director - David Caleo
Acoustic Specialist	Monica Saralertsophon Acoustic Engineer - Cundall
Wind Engineer	Adam Brownell Director - WindTech Consultants
Waste Specialist	Ashleigh Armstrong Consultant - Elephants Foot

3.5 Overview of the Submitted Schemes

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

3.5.1 Woods Bagot and Archer Office

The scheme prepared by Woods Bagot and Archer Office incorporated the following key features (refer to *Figure 1 to 8* below for further detail):

- A total of 243 apartments and 8 terraces across Sites D1(B) and D1(A) within two separate towers.

- An 18 storey mixed use tower comprising four (4) components consisting of:
 - an activated ground floor with retail uses positioned along the street frontage and residential units oriented towards the park;
 - a retail mezzanine level comprising retail uses and office tenancies;
 - a residential component with a typical floor containing 12 homes;
 - an upper tower component with an increased setback, penthouses; and a communal roof garden.
- An alternative building envelope arrangement to that prescribed by the DCP and LEP height control consisting of two tower elements, with one element extended further southward than that envisaged by the DCP and LEP height control.
- An alternative building envelope for the built form fronting Young Street characterised by a reduced massing that aligns with the height of the existing power station. The rationale for the alternative massing is to increase solar access to the heritage plaza.
- A seven storey building fronting Young Street with a sculptured built form which accommodates terraces at street level and apartments/penthouses at the upper levels. The terraces are designed to respond to the adjacent Waterloo Heritage Conservation Area.
- Generous sized apartments that offer a high standard of residential amenity and ample view corridors.
- The potential to market apartments with two balcony options, including ADG compliant balconies or larger balconies that offer the opportunity for greater open space.
- The inclusion of a Community Pavilion which allows for sightlines to the Valve House to allow for the appreciation of the site's heritage.
- A consistent visual language across the site achieved through the use of shared materials consisting of a natural material pallet, including natural brick, metal cladding, concrete natural finish and copper.
- The incorporation of gardens, stair connections and amenity spaces for every three levels to foster community interaction and a sense of village community.
- The adoption of ESD principles achieved through the implementation of energy efficient heating and cooling systems, raw and recycled materials and rainwater reuse which together aim to achieve a carbon, water and waste neutral site along with energy efficient heating and cooling systems.
- The implementation of an art strategy for the site, with opportunities for public art in the Community Pavilion.
- A comprehensive landscaping strategy throughout the site, including integrated landscaping across the two buildings, street edges and a rooftop garden.



Figure 1 Proposed buildings looking north east along Young Street
Source: Woods Bagot and Archer Office



Figure 2 Proposed tower and ground level retail uses as viewed from the internal public domain
Source: Woods Bagot

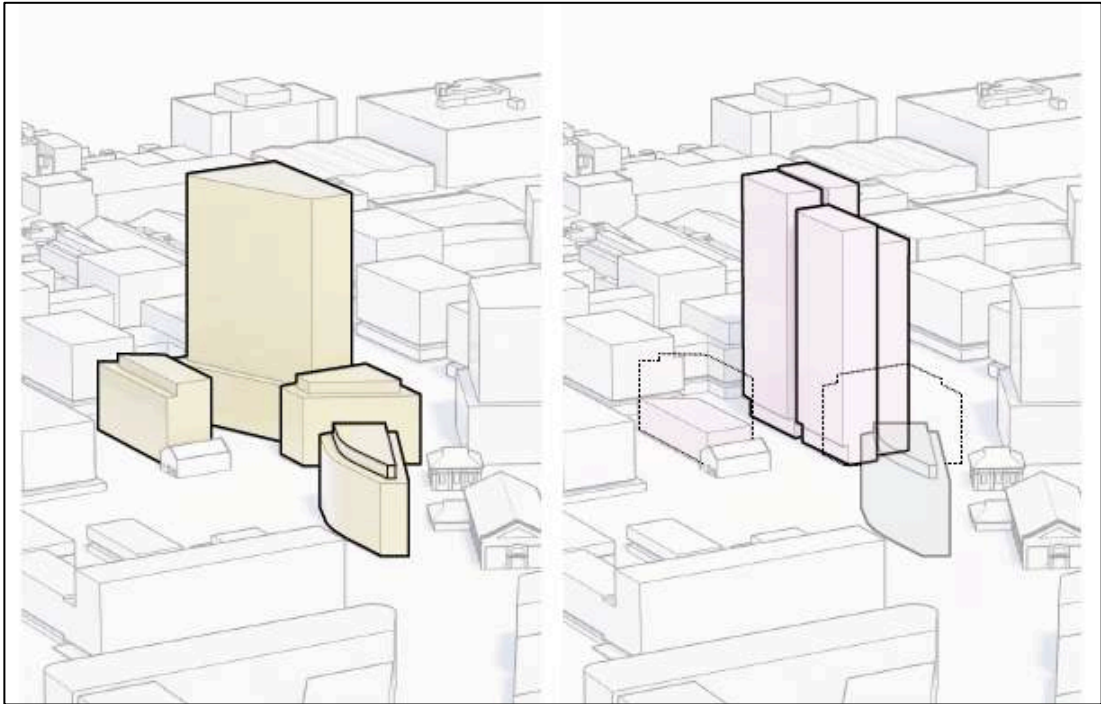


Figure 3 DCP Massing (left) and proposed massing (right)

Source: Woods Bagot



Figure 4 Envisaged civic plaza surrounding the Valve House and the Pump House

Source: Woods Bagot



Figure 5 Envisaged community lane/garden

Source: Woods Bagot



Figure 6 Proposed terrace houses to be accommodated within the building fronting Young Street.

Source: Woods Bagot



Figure 7 Proposed building fronting Young Street.

Source: Woods Bagot



Figure 8 Proposed mixed-use residential tower

Source: Woods Bagot

3.5.2 MAKO Architects and JPW Architects

The scheme prepared by MAKO Architects and JPW Architects incorporated the following key features (refer to *Figure 9 – 16* below for further detail):

- A total of 228 units, with 197 units accommodated within a 19 storey tower, 31 units within a 4 storey building and 629m² of retail GFA within a building known as the 'Southern Pavilion' located within the central heritage plaza.
- A redistribution of floorspace across the site to allow for the concentration of residential floorspace within the northern Site D1(a) accommodated within a proposed 19 storey tower and a 4 storey building. The 'Southern Pavilion' building is proposed within site D1(b). The rationale for the concentration of the residential floorspace within the northern located Site D1(a) is to situate the units further away from the arterial road to the south to improve the amenity of the units.
- The façade of the tower is to consist of a 'window-wall system' with high performance glazing and aluminum sunshades comprising light warm bronze-coloured metallic powdercoat. The podium element includes a brick façade with horizontal and vertical elements.
- The provision of a generous sized public domain area known as 'Heritage Square' which is 50% larger than the square defined in the DCP.
- The provision of active edges around the Heritage Square in excess of the DCP requirements.

- Creation of a cohesive community who share a park address and common courtyard garden entry.
- A flexible, free-standing and highly transparent commercial/retail pavilion.
- A generous sunny landscaped plaza stretching between the Pump House and the colonnade which defines the Young Street urban edge.
- Diversity of housing options, including two storey dual key ground floor park facing 3-bedroom units.
- The delivery of a highly flexible commercial retail pavilion which incorporates a masonry colonnade sympathetic to the heritage qualities of the Pump House.
- Integration of a range of ESD initiatives including the integration of sun shading devices, insulated spandrels to reduce the extent of the glazing, stormwater reuse, and the achievement of natural ventilation to all apartments.
- The achievement of a consistent visual language across the site comprising masonry, glazing and metal complementary to the heritage structures.
- The inclusion of comprehensive landscaping across the site that aims to integrate the existing heritage structures.



Figure 9 Proposed residential buildings/tower viewed looking north from the central heritage plaza.

Source: JPW and MAKO Architects



Figure 10 Proposed 'Southern Pavilion' building viewed looking north down Young Street with the residential tower behind.

Source: JPW and MAKO Architects



Figure 11 Residential tower viewed looking south from Young Street

Source: JPW and MAKO Architects



Figure 12 South elevation (new square)

Source: JPW and MAKO Architects



Figure 13 East elevation (courtyard)

Source: JRP and MAKO Architects



Figure 14 West elevation of Building 3

Source: JPW and MAKO Architects



Figure 15 North elevation of Building 3

Source: JPW and MAKO Architects



Figure 16 Landscape concept plan

Source: JPW and MAKO Architects

3.5.3 Bates Smart and Richards & Spence

The scheme prepared by Bates Smart incorporated the following key features (refer to *Figure 17 – 25* below for further detail):

- A total of 228 units distributed across four (4) new buildings, including a 20 storey mixed use 'Parkfront Tower' expressed as a series of stacked built forms, a six storey 'Plaza' building and two boutique apartment buildings fronting Young Street.
- The 'Parkfront Tower' comprising two vertically articulated slender tower forms and a part 3 and 4 storey podium that accommodates terrace houses and contributes to the achievement of a fine-grained built form.
- The 'Plaza' building' accommodating 25 units and retailing with opportunities for spill out dining areas. The building is smaller in scale and reflects a materiality consisting of bespoke brick detailing that is sympathetic to the industrial quality of the site.
- Two buildings fronting Young Street known as the 'Young Street North Building' and the 'Young Street South Building', each accommodating residential apartments and reaching 5 storeys.

- There are a series of public places that foster communal activity and connectivity between the four buildings, including a community gym, communal dining pavilion, shared courtyard, and flexible work/retail spaces located throughout the public domain.
- Active retail uses at ground level, including dining areas fronting the centrally located park along with opportunities for galleries and other creative uses.
- A diversity of apartment types and townhouses at varying price points that offer flexible living spaces capable of accommodating multiple furniture arrangements and benefit from generous sized private open space areas.
- The introduction of a new park link that separates the 'Parkside Tower' from the 'Plaza Building' and provides an opportunity for pedestrian movement and improved connectivity.
- The inclusion of comprehensive landscaping consisting of elevated planters integrated with the façade design of the 'Parkside Tower' between the two tower volumes to provide a pleasant outlook for occupants.
- The inclusion of a communal rooftop garden on both the 'Plaza Building and the 'Parkside Tower'.
- The provision of comprehensive landscaping at the ground plane, including street tree planting along Young Street and throughout the plaza.
- The massing of each building has been strategically planned to permit view corridors in and around the site, including views of the valve House and the Substation.



Figure 17 View from Young Street looking north east

Source: *Bates Smart and Richard and Spence*



Figure 18 View from Young Street looking north

Source: *Bates Smart and Richard and Spence*



Figure 19 View of the tower building looking south east
Source: Bates Smart and Richard and Spence



Figure 20 View of the proposed buildings from the western boundary
 Source: Bates Smart and Richard and Spence



Figure 21 View of the proposed buildings from the eastern boundary
 Source: Bates Smart and Richard and Spence

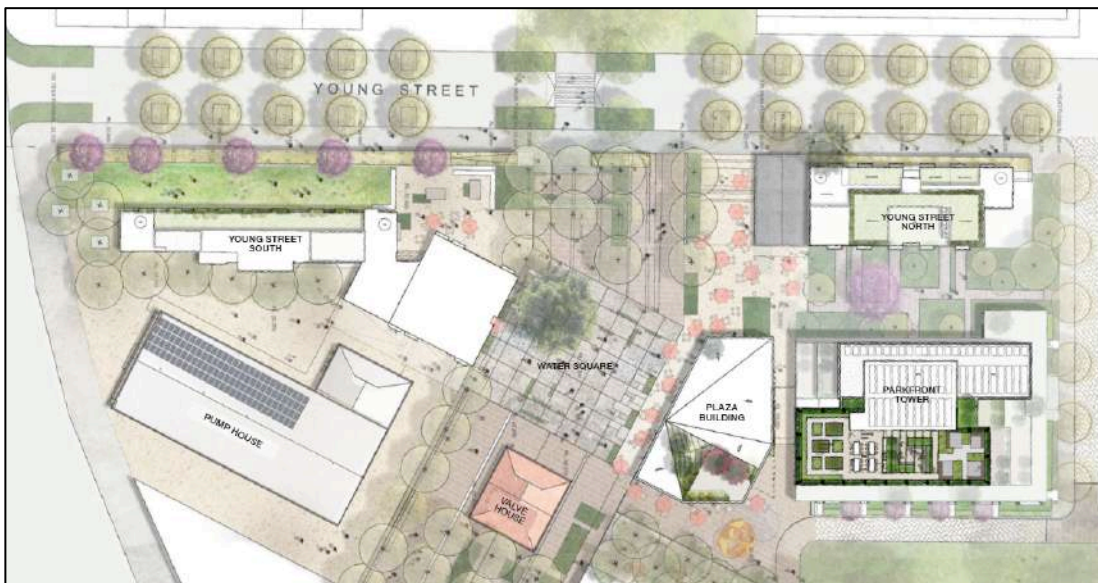


Figure 22 Ground Plane demonstrating the location of the proposed buildings and existing heritage structures.

Source: Bates Smart and Richard and Spence



Figure 23 Location of uses at the ground plane with retail shown in blue and residential shown in yellow.

Source: *Bates Smart and Richard and Spence*



Figure 24 North elevation and view of the residential tower and low-rise tower.

Source: *Bates Smart and Richard and Spence*



Figure 25 View of the plaza building and residential tower looking north east
Source: Bates Smart and Richard and Spence

4 Selection Panel Comments by Scheme

4.1 Overview

This section provides a list of the comments that the Selection Panel attributed to each scheme, including the merits and issues requiring ongoing resolution for the winning scheme, and the merits and considerations of each other scheme.

4.2 Woods Bagot and Archer

Merits

- The Panel considers that the built form within Site D1(b) provides a unique sculptured form that exhibits design excellence.
- The units are generous in size and are capable of providing a high standard of residential amenity for future occupants.
- The arches proposed for the tower within site D1(a) are considered to provide a high-quality design outcome and a pleasant outlook for occupants.
- The proposed housing typologies consisting of apartments and townhouses provide a diversity of housing options at varying price points.
- The Panel supports the proposed terrace houses fronting Young Street and recognises the high standard of amenity they are capable of providing.
- The Panel considers the proposed roof garden to be of high quality.
- The Panel supports the inclusion of varying balcony options as they have the potential to provide prospective buyers with options with regards to private open space and price.
- The Panel supports the concept of a micro-community within the tower achieved through the inclusion of communal gardens, stair connections and designated social zones which aim to foster social interaction.

Considerations

- The proposal provides a 40m height variation to the 24m height limit which applies to the southern portion of the site at D1(a). The variation is a consequence of the proposed siting and configuration of the envelopes, which deviate from the site-specific DCP and LEP height map. As a result of the alternative massing, the envelope associated with the 60m tower component encroaches on the portion of the site subject to a 24m height limit. The Panel recognises this significant height breach and the limitations it presents to the redevelopment of the site from a planning approval point of view.
- The proposed alternative massing arrangement provides for a tower within Site D1(a) which is greater in bulk than that prescribed by the DCP. The proposed tower is considered by the panel to result in a built form outcome that is visually too dominant.
- The Panel notes that the envelopes prescribed by the site-specific DCP were developed to protect solar access to the public open space and to other residential buildings within the site. The Panel is concerned that the proposed alternative massing strategy will result in undesirable overshadowing to this primary public open space area and to other buildings within the site.
- The floorplate of the residential tower is broken down into two components

and separated by a centrally located circulation core. The floorplate is recessed in this location and consequently there is minimal separation between apartments contained in each component. The Panel notes that these units may be subject to acoustic and visual privacy impacts.

- The Panel questioned the proposed locations of the retail floorspace. The locations differ to those prescribed by the site-specific DCP which interface with the through-site links. The Panel consider that under the Competitor's scheme, the through-site links will not receive adequate activation.
- The delineation between the public and private domain around the terraces fronting Young Street was considered to be unclear.

4.3 MAKO Architects and JPW Architects

Merits

- The Panel recognises that a concerted effort has been made to deliver a public domain outcome that responds to the location of the easements across the site.
- The Panel commends the proposed inclusion of public art.
- The residential component of the development achieves a high standard of residential amenity. Due consideration has been given to the internal layout of the apartments.
- The Panel supports the strategic location of the apartments, including the large number of north facing apartments and the benefits this will provide with respect to maximising amenity.
- The Panel supports the alignment of the southern Pavilion Building with the Pump House and the delivery of an additional avenue that is unimpeded by easements and embellished with landscaping.
- The tower was considered by some members of the Panel to exhibit design excellence due to its elegant form.
- The Panel supports the concentration of the residential FSR within Site D1 (a), the concentration of commercial uses within Site D1 (b) and the primacy given to the public domain and communal activity in this portion of the site.

Considerations

- The Panel questioned the proposed location of the vehicular access point within Site D1 (a) and the potential conflict between vehicles and pedestrians.
- The proposed glazing system is extensive and may make it difficult to manage sun control.
- The Panel felt that the Pavilion Style building was underutilised and that the design did not optimise the opportunity to deliver a more significant building with respect to useage.
- The provision of one lift core (from levels 7 – 11) of the tower that occupies site D1 (b) is considered to be inadequate to service the development.
- The Panel noted that due to the configuration of the residential envelope, the corridors are unnecessarily elongated and will lack amenity.
- The Panel is concerned that the inclusion of only one entrance is insufficient to service the 200 apartments in the tower that occupies site D1 (a).
- The Panel, while understanding the drivers for the pavilion style building, were

concerned that it would result in a hostile southern portion of the site with no building bulk to protect visitors and residents from the vehicular noise and pollution, and lacking containment of the enlarged public space to its north

Bates Smart and Richards & Spence (Winning Scheme)

The Bates Smart and Richards & Spence scheme was selected by The Panel as the winning scheme.

The scheme's merits are:

- The architectural expression of the Plaza Building is sympathetic to the heritage qualities of the adjacent Valve House in that it is smaller in scale and shares a similar materiality.
- The envelope for the Plaza Building, including the chamfering of the envelope which increases the separation between the two built forms and reduces the perceived massing at this sensitive location.
- The tower is considered to have a strong articulation and the roof formation contributes positively to the overall tower form.
- The Panel commended the general site layout, including the location of smaller scale buildings to frame the heritage square and provide an appropriate transition in scale.
- The internal apartment planning was considered to provide for an efficient use and a high standard of amenity. In particular, the Panel commended the single loaded corridors.
- The proposal complies with the maximum LEP and FSR development standards that apply to the site.
- The arbor and positioning of the smaller buildings provide a strong address to the public domain.
- The scheme respects the requirements of the masterplan envelope and urban strategy prescribed for the Danks Street Precinct.
- The scheme minimises overshadowing to the public open space areas.
- In designing the public domain and the siting of the envelopes, due consideration has been given to the location of the easements.
- The Panel supports the proposed placemaking and activation strategy for the site, including the provision of shared courtyards, public art, communal dining, and outdoor play equipment.

As the Scheme develops the Panel believes the following features should be retained:

- The materiality, particularly the use of brick.
- The tower roof top garden.
- The general site layout and the containment and definition fo the public space.
- The stepped and articulated form of the tower.

The Panel further believes the following issues require further consideration during the design development phase:

- The dominance of the sun screens and the application of screens to windows and balconies to the Young Street buildings.

- The depth of the balconies on the Young St South building and the ability to allow light to living areas.
- Ensuring the loggia to the street is permeable and further developed in relation to the required landscape setback.
- A 4m lane separates the 6-storey Plaza Building from the Parkside Tower building on site D1(a) and is a strong urban gesture. However, the proposed building separation is non-compliant with the ADG and may result in undesirable visual privacy impacts. Further design development is required to address these impacts.
- The visibility from the public domain of the drying courts contained within Building D1(a).
- The floorspace associated with the building entry and the drying courts are not included in the NSA and will need to be included.
- Further consideration should be given to natural cross ventilation, solar amenity and building separation to achieve compliance with the ADG.
- Any acoustic solutions need to be carefully considered and resolved, particularly with respect to the natural ventilation approach.

5 Successful Architectural Design Concept

Of the three schemes assessed by the Selection Panel, the Bates Smart and Richards & Spence scheme was identified as the preferred design. The Panel considers that the proposal has achieved a superior outcome and presents an appropriate approach to the site's redevelopment in accordance with the Design Brief.

5.1 Achieving Design Excellence

The intent of the Competitive Design Alternatives Process is to achieve a high standard of design excellence in accordance with Clause 6.21 of the SLEP 2012. The Panel considered that the Bates Smart and Richards & Spence scheme, subject to addressing the issues outlined in Section 4.4, is capable of achieving design excellence for the following reasons:

- The Panel considered that the proposal is generally consistent with the envisaged built form for the site established by the site-specific DCP and proposed variations were minor and had design merit.
- The Panel considers that the non-compliant separation distance between the tower and plaza building could be resolved through design development to address privacy concerns.
- Whilst the Panel considers the Plaza building is positively integrated with the heritage item, it is considered that further design development is needed to strengthen the visual relationship between this building and the adjacent Parkview Tower.
- The bulk, massing, heights and setbacks are appropriate for the site and the siting of the envelopes provide adequate space for the provision of communal space across both sites.
- Retail uses are generally provided in accordance with the Danks Street South Urban Design Strategy and will contribute to the activation of the internal public domain.
- The proposed Parkview Tower, Young Street North and Young Street South buildings reflect a shared visual language and provide a cohesive design outcome for the site.

5.2 Requirements of the Brief

The purpose of the Competitive Design Alternatives Process has been to select the highest quality architectural and urban design solution for the site. The Competitive Design Alternatives Brief outlined a number of Design Objectives, Planning and Urban Design Objectives, and ESD Objectives for which competing architectural consortiums were to meet and would be judged on.

The Bates Smart scheme is considered to best align with the objectives of the brief for the following reasons:

- A scheme that provides a high quality, environmentally sustainable and efficient outcome.
- The scheme demonstrates a high standard of architectural design merit in respect of the proposed external form, materials, details and integrated landscape elements.

- The built form is appropriate and responds to the specific design objectives for the site.
- The scheme provides an appropriate response to the easements across the site; the heritage buildings; and the requirement to dedicate open space located centrally to the site.
- The scheme generally complies with the site-specific DCP for the Danks Street South precinct, including the setbacks and alignment requirements, height and massing, envisaged public domain setout and urban strategy approach.
- The scheme is of high quality architectural design.
- ESD principles have been incorporated into the design.

6 Summary and Conclusion

The purpose of this Competitive Design Alternatives Report is to inform the City of Sydney Council on the process and outcomes for the competitive design alternatives process for 903 – 921 Bourke Street, Waterloo.

The design alternatives process has been undertaken in accordance with the relevant provisions, including Clause 6.21 of the SLEP 2012, Section 3.3 of the SDCP 2012 and the *City of Sydney Competitive Design Policy 2013*.

Of the three architectural consortiums invited to compete in the process, the Bates Smart and Richards & Spence design was identified as the preferred scheme. The Panel noted a range of issues that should be addressed during the design development stage; and considers this scheme to be capable of achieving design excellence.

It is therefore recommended that the City of Sydney accept the outcome of the Competitive Design Alternatives Process as undertaken by the proponent. The process was carried out in accordance with the relevant provisions relating to design excellence.

It is noted that the recommendations of the Panel in no way fetter the consent authority's determination in regard to compliance with the relevant planning controls and policies.

Note: Nothing in this Competitive Design Alternatives Report represents an approval from the consent authority for a departure from the relevant environmental planning instruments (EPIs), including SEPPs, LEP, DCP, or site-specific DCP. Where there is an inconsistency between this report and the EPIs, the EPI's prevail.



Suite 1204B, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au

mecone.com.au