Attachment L2

Competitive Design Alternatives Report (D2)

Competitive Design Alternatives Report

903 – 921 Bourke Street, Waterloo (Process 2)

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

mecone

Project Director

Kate Bartlett

Contributors

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Revision	Revision Date	Status	Authorised	
			Name	Signature
1	03 March 2020	Draft	Jeremy Dwyer	
2	08 April 2020	Final Draft	Jeremy Dwyer	

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

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1 Introduction

1.1 Overview

This Competitive Design Alternatives Report outlines the process, architectural submissions and Panel deliberations, decision and recommendations for the competitive design process (Process 2 – Bourke 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 1 – Young Street.

The report should also be read with reference to the Competitive Design 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 participate in 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 Preparation of this report

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 the Brief.

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

- A 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 consortium and Council's observers midway through the competitive process period;
- Each competitor lodged a Design Report which addressed the Brief objectives and was accompanied by a set of architectural plans/elevations/sections, photomontages and a planning compliance assessment;
- Each architectural consortium presented their scheme to the Selection Panel and answered questions from the Panel; and
- Each scheme was assessed by the Selection Panel at the initial panel meeting and a preferred design was not decided. The panel sought clarifications and further work from two of the three participants, with the third having no further role in the competition.
- Revised schemes were provided by the two participants and presented at the second presentation day where a preferred design was chosen.

This competitive design alternatives process was undertaken in an open and transparent manner with full disclosure to Council observers. In accordance with *City of Sydney Competitive Design Policy 2013*, the 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. **Collins and Turner** and **CO-AP**
2. **DKO, Breathe** and **Oculus**
3. **MHNDU** and **Fieldwork**

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 design process	
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
13 December 2019	Presentation Date (Initial Scheme)
24 January 2020	Final Submission Lodgement Date – for Revised Schemes
24 – 31 January 2019	Technical Assessment by Proponent's Technical Advisors and Selection Panel (Revised Scheme)
3 February 2020	Presentation Material Lodgement Date (Revised Scheme)
5 February 2020	Presentation Date – for amended schemes (Revised Scheme)

As noted above, the 13 December Panel meeting concluded with the panel requesting that consortiums led by MHNDU and DKO prepare revised schemes to address a series of issues

2.4 Competition Brief

A draft Brief was submitted to Council in March 2019. Council endorsed the brief on 23 October 2019. The competitors were sent a copy of the Brief on the 28 October 2018. The 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 Brief. The responses and addendums were sent to all the architectural consortiums and the Council observers, 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 consortiums 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 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 Member Selection Panel

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

Council's nominees:

- **Virginia Kerridge**

  Director - Virginia Kerridge Architects
- **Peter Mould**

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

  Director – Paul Berkemeier Architects

Proponent's nominees:

- **Stephen Sanlorenzo**

  Director - Touchstone Partners
- **Kith Clark**

  Development Director – Dahua Group Australia
- **Michael Heenan**

  Director, Allan, Jack and Cottier

3.3 Impartial Observers

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

- **Liz Bowra**

  Design Excellence Coordinator
- **Erin Colgrave**

  Design Excellence Coordinator
- **Ben Chamie**

  Senior Planner

3.4 Technical Advisors

Technical advisors were appointed to provide advice to competitors throughout the competition 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 on the presentation date. The consultants were:

Planning consultants	**Kate Bartlett**
	Director – Mecone NSW Pty Ltd
	Jeremy Dwyer
	Associate – Mecone NSW Pty Ltd
Quantity Surveyor	**Xan Duong**
	MBM Quantity Surveyors
Structural Engineer	**David Carolan**
	Director
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 Brownett**
	Director - WindTech Consultants
Waste Specialist	**Ashleigh Armstrong**
	Consultant - Elephants Foot

3.5 Overview of the Submitted Schemes (Initial Schemes)

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

3.5.1 Collins and Turner & CO-AP

The scheme prepared by Collins and Turner & CO-AP incorporated the following key features (refer to *Figure 1 – 6* below for further detail):

- A total of 183 dwellings over 13,522 sqm. 2 bedroom (84) and 1 bedroom (68) dwellings make up the majority of dwellings;
- A total of 2,761 sqm of retail floor space located at the ground floor;
- Site 2(A) consisting of a tower of 12 floors north west of the site and seven floor podium fronting Bourke Street. A landscaped roof top is proposed for the tower. A total of 163 apartments were proposed for Site 2 (A);
- The design of the twelve storey building D 2(A) and its podium intended to allow for a simple structural solution to continue from the top of the building to the basement, without any requirement for transfer structures, particular at ground floor level;
- Entries to lobbies along Bourke Street were signalled by vertically layered landscaped balconies above. The building entries were designed to positively contribute and be consistent with the overall aesthetic;
- External corridors were applied as a solution to manage noise and air pollution impacts. Site 2(B) included a brick screen panel with perforation to allow ventilation;
- Vertically aligned façade detailing as privacy screening, with some horizontally aligned screening for weather protection was provided along the Bourke Street frontage for Building 2(A);
- Collins and Turner provided several design alternatives including variations on internal configuration of dwellings featuring split levels;
- Environmental initiatives were incorporated and included:
    - Glazing and thermally performing cladding such as Hebel to reduce heating and cooling demands;
    - A combination of fixed and operable sun shading elements to provide controlled daylight access;
    - Screening glazed facades reduced the performance requirements of glass while optimising views and transparency;
    - Biophilic design principles were incorporated throughout the design, providing a multitude of benefits to both the occupant and the surrounding environment; and
    - Mechanical ventilation to reduce the heating and cooling load on the building.

Figure 1 View from Bourke Street looking south

Source: Collins and turner & CO-AP

Figure 2 View from internal open space, looking east

Source: Collins and turner & CO-AP

Figure 3 View to Site 2(B) along McEvoy Street looking north

Source: Collins and turner & CO-AP

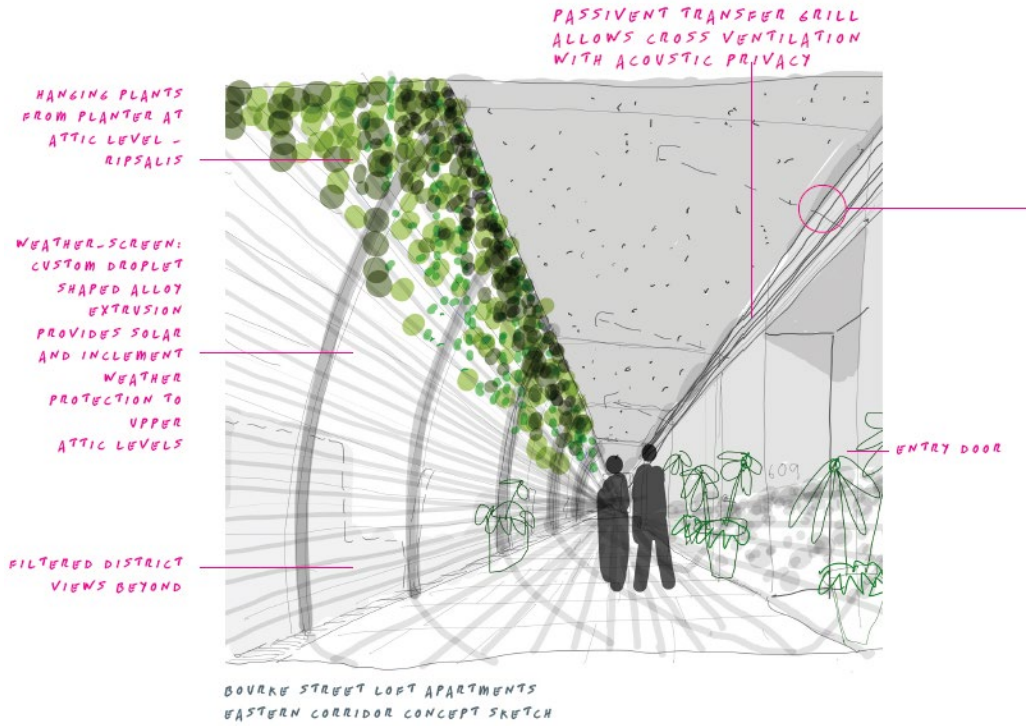

Figure 4 External corridors and acoustic louver plan

Source: Collins and turner & CO-AP

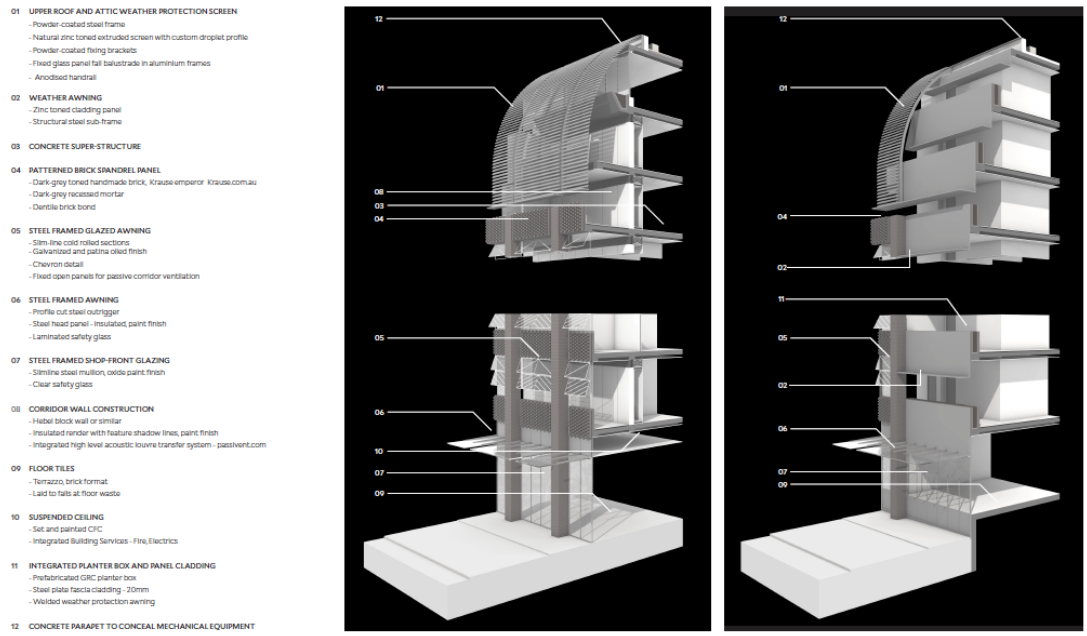

Figure 5 Façade detail for Building 2(A), Bourke Street elevation

Source: Collins and turner & CO-AP

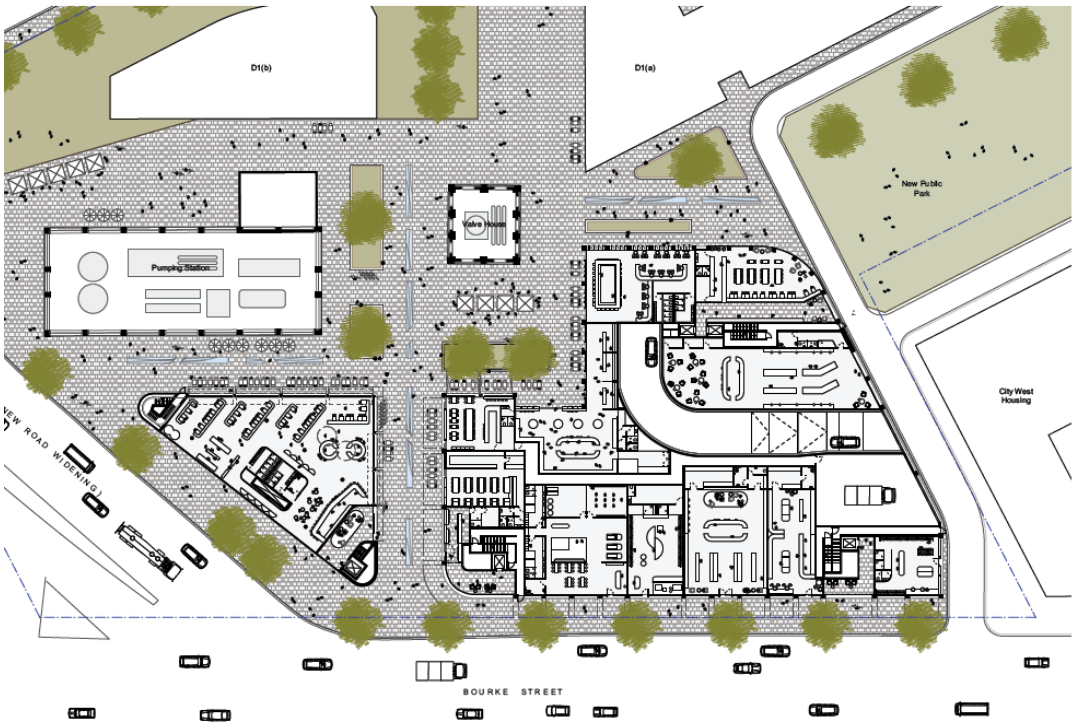

Figure 6 Public domain and landscape and ground floor plan

Source: Collins and turner & CO-AP

3.5.2 DKO, Breathe and Oculus

The scheme prepared by DKO, Breathe and Oculus incorporated the following key features (refer to *Figure 7 – 14* below for further detail):

- This scheme proposed a total of 173 units and 23,145 sqm of non-residential floor space, with 144 units and 1,927 sqm of non-residential floor space accommodated in Site D2(A) and 31 dwellings and 418 sqm in D2(B);
- Site 2(A) incorporated a podium and tower, with:
    - The Tower being 11 storeys tall with a landscaped roof; and
    - The podium being 6 storeys tall with a landscaped roof.
- Site 2(B) addressing McEvoy Street was 6 storeys in height and also had a landscaped roof;
- The proposal departed from the DCP permissible envelope through a reduction in massing on some areas of 2(B) and an increase in 2(A);
- The initial design incorporated an extra link (beyond those specified in the DCP which provided a break in the southern section of the 2(A) podium.
- A Green Roof Network was envisioned to connect the two Sites. This was in part a response to the planned removal of trees along Bourke Street;
- The proposal sought to integrate economic, environmental and social sustainability measures. This included designing for low maintenance, material conservation and energy use, sustainable water use and minimising heat island impacts and encouraging social interactions;
- Vertical pilasters were provided to allow for acoustic plenums and fresh air intake for the facades along McEvoy and Bourke Street;
- The scheme sought to encourage the creation of several small communities within the competition area. This would be achieved through separate access points and designing interactivity and coincidental interactions.

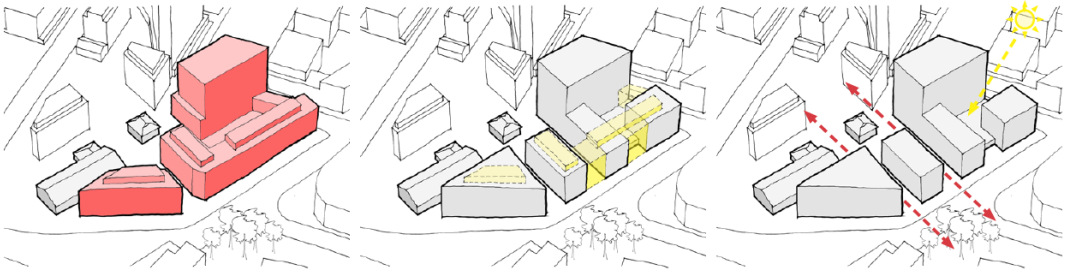

Figure 7 Approach to the DCP massing and the built form envelope including additional through site link

Source: DKO, Breathe and Oculus

Figure 8 View to the Site 2(A) from Bourke Street and Lachlan Street, note the bridges connecting Site 2(A) to Site 2(B) as well as additional through site link.

Source: DKO, Breathe and Oculus

Figure 9 Green roof network

Source: DKO, Breathe and Oculus

Figure 10 Site 2(B) as viewed from the public open space looking south

Source: DKO, Breathe and Oculus

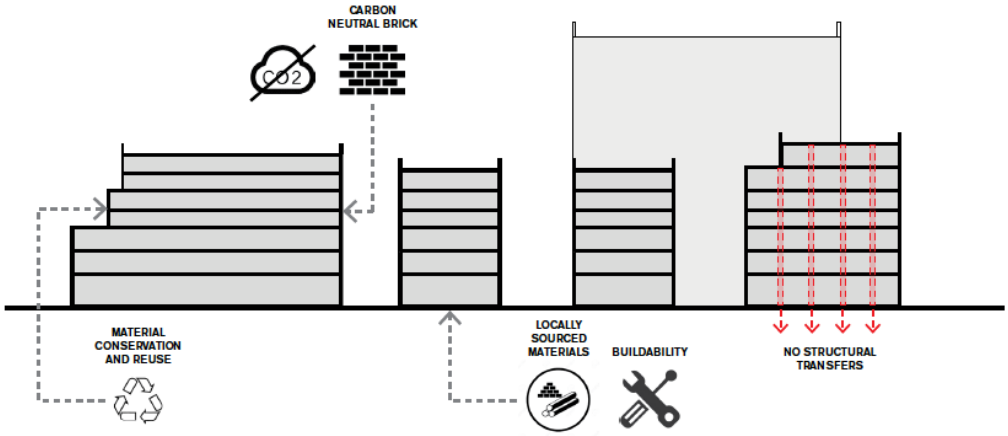

Figure 11 Sustainability measures for the development

Source: DKO, Breathe and Oculus

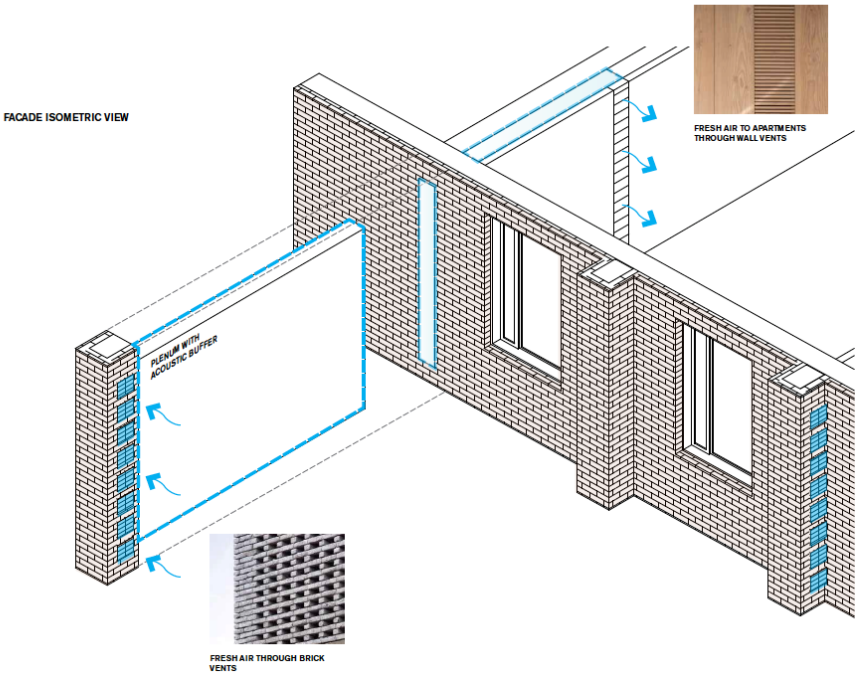

Figure 12 Proposed use of plenums to enable fresh air and mitigating noise pollution

Source: DKO, Breathe and Oculus

Figure 13 Proposed materials for the tower

Source: DKO, Breathe and Oculus

Figure 14 Proposed materials for the 2(A) podium

Source: DKO, Breathe and Oculus

3.5.3 MHNDU and Fieldwork - PUMPHOUSE

The initial scheme prepared by MHNDU and Fieldwork incorporated the following key features (refer to *Figure 15 to 20* below for further detail):

- A total of 146 apartments are proposed across Sites D2(A) and D2 (B);
- Site D2(A) was comprised to two elements being:
    - An 11 storey tower located on the north of the site, known as the Tower;
    - A 6 storey podium building that addresses Bourke Street, known as the Escarpment; and
    - The total number of dwellings for Site 2(A) was 125.
- The Escarpment comprised 2 and 3 bedroom apartments with dual aspects, with an average size of 88 sqm. The Tower overlooked the heritage plaza (site of the pumphouse and valve house) and is a mix of 1, 2 and 3 bedroom units.
- Site 2(B) was to contain 21 dwellings over 6 floors including ground floor commercial uses.
- These two built forms share a ground floor plaza with an Oculus carved from a first floor internal landscaped area referred to as the Oasis.
- The approach to public art included landscape art with integrated stormwater collection design, a laneway/through-site link and façade to provide a frame for public art. This is to be supported by a program of markets, events located the ground floor event space.
- The façade of the Escarpment was designed to manage traffic noise and air pollutants and allow for cross ventilation. This was to be achieved through minimising window openings to Bourke Street, insulated glazing, locating of balconies to western (internal) side and use of passive ventilation stacks.
- Material choice inspired by natural elements included white reflective finishes along Bourke Street, with sandstone along the ground floor.

Figure 15 Proposed massing and articulation including the Oasis and Oculus in site 2(B).

Source: MHNDU and Fieldwork

Figure 16 The Escarpment looking west along Bourke Street

Source: MHNDU and Fieldwork

Figure 17 Internal plaza and ground floor activation

Source: MHNDU and Fieldwork

Figure 18 First floor private open space known as the Oasis

Source: MHNDU and Fieldwork

Figure 19 View to the Tower and Escarpment from the public open space

Source: MHNDU and Fieldwork

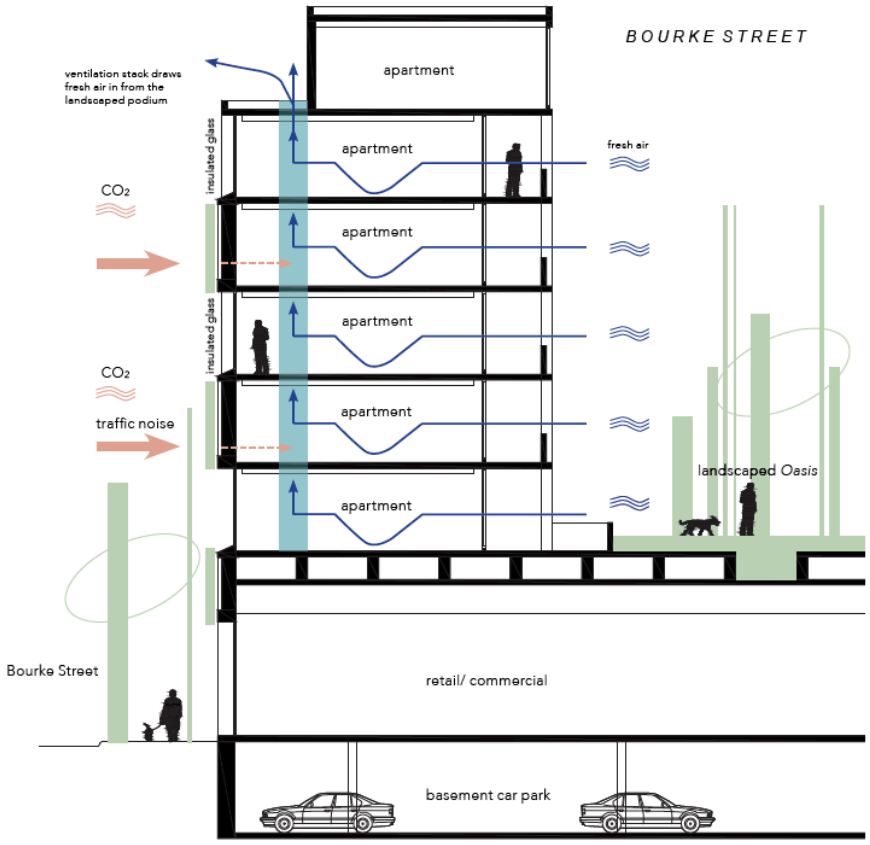

Figure 20 Proposed ventilation and noise mitigation approach for the Escarpment Bourke Street façade.

Source: MHNDU and Fieldwork

4 Selection Panel Comments by Scheme (Initial Review) 13 December 2019

4.1 Overview

This section provides a list of the comments that the Selection Panel attributed to each (initial) scheme.

4.2 Collins and Turner & CO-AP

Merits

- The proposal includes a powerful response to the streetscape.
- The materials and built form were clearly legible.
- Subject to appropriate design solutions, the concept for the top of the building would be more successful.
- The corner building is very strong.
- Emphasis on verticality was considered a positive.

Considerations

- External corridors aren't counted as GFA but are substantially enclosed and meet definition of GFA under the LEP. Significant refinement will be needed either to corridor or GFA calculations to resolve this.
- Concern over corner apartments and the amenity impacts from noise and lack of separation.
- Concern was also raised about potential privacy problems with the internal court yard in terms of building separation and visual and acoustic privacy.
- The design includes long corridors facing a busy road. As these corridors face Bourke St the screens need to be enclosed, which creates issues regarding GFA. Otherwise, the design relies on the screen to work functionally and visually.
- Levels 5 and above are non-compliant with ADG with regard to building separation. However Collins and Turner stated they would manage this though glazing to minimise visual/privacy issues. However, compliance with ADG is a key requirement for design excellence and the Panel was not convinced that the proposed measures could resolve the privacy impacts.
- The internal corners were considered a challenge with regard to ventilation and privacy.
- The Moire effect created by the façade treatment ran the risk of making the building look more homogenous.

Supplementary issues

Following the 13 December 2019 initial presentation the Panel issued a letter to Collins and Turner noting they would not be proceeding to the next stage.

4.3 DKO, Breathe and Oculus

Merits

- Supportive of the scheme in the following regards, material quality, community housing model, verticality and modelling of streetscape to Bourke Street.
- The roof top, linked open space and approach to build discrete communities was considered positive.
- Generally supportive of the relationship of the buildings and form of the buildings.
- The meadow treatment of the landscaping and community building was supported in principle, but noted could not form part of the actual competitive process as it related to lands not included within the scope of the competitive design process.

Considerations

- There are significant sustainability measures proposed in the scheme including supplying only renewable energy to the site, not permitting gas and using a co-op system to negotiate for retail energy discounts. However this latter proposal has been noted as problematic in terms of administration and funding.
- While the additional through site links were acknowledged as positive in terms of breaking up the Bourke Street façade, there were concerns about the associated acoustic impacts – in particular that the second through-site-link could increase acoustic impacts from Bourke St.
- While the concept was welcomed, the proposed bridge connecting the rooftop open space may not be permissible or supported.
- The Panel was concerned that east and south facing apartments, in particular the corner balconies were unresolved, which could create noise and visual privacy impacts.
- Departures from DCP controls has resulted in building separation requirements being difficult to achieve, this needs to be addressed further.
- There is a risk that natural light and amenity to the lobby is compromised by the U shaped corridor.
- Natural ventilation and acoustic amenity will be a problem across all schemes and will need a considered response at the DA stage.
- The Panel was concerned about lift redundancy, given there is only one lift per core.
- The Panel appreciated the grittiness of DKO's design and community shared spaces; however were concerned that it created negative impacts regarding unit layout and internal amenity.

4.4 MHNDU and Field Work

Merits

- Few living areas are oriented to Bourke Street minimising potential noise and air pollution impacts.
- The planning of apartments was well considered and designed.
- Lift strategy - there was a high proportion of lifts to apartments.
- There is a high level of planning compliance, including the DCP height in storeys control.

Considerations

- The Panel had concerns around the choice of white materials and sandstone; that these are not appropriate with the surrounding urban context. The materiality needs to be brought better to ground. A unifying material palette for the full height of the building, rather than a break between podium and tower would be more successful.
- Some concerns about how useful/interactive windows were as well as the emphasis on verticality from the mirrored glass which lacks articulation.
- CPTED issues with the private/public entries and lobbies if the ground floor commercial spaces are not activated. This would need to be managed.
- If access is restricted, further consideration would need to be given to way finding to the plaza from the basement.
- The northern through-site-link connecting the heritage plaza to Bourke St could be more generous in width and height

5 STAGE 2

Following the Stage 1 presentation the Selection Panel resolved that two consortiums, DKO, Breathe and Oculus, and MHNDU and Field Work, should proceed to a further Stage.

The Panel sought clarifications (scheduled below) and further work from these two participants, with the third Collins and Turner & CO-AP having no further role in the competition.

Revised schemes were provided by the two remaining participants and presented at the second presentation day where a preferred design was chosen.

Clarifications sought by the Panel

5.1 DKO, Breathe and Oculus

- The Panel is unconvinced by the extra link as an urban gesture and it is concerned that it exacerbates the acoustic impacts on residential amenity. However, the Panel agrees with the benefit of breaking up the street façade in order to resolve the site's lengthy presentation to Bourke Street;
- The Panel is supportive of the scheme in the following regards - material quality; the 'community' housing approach; the verticality of the design; and the modelling/breaking up of streetscape to Bourke Street;
- The Panel notes the meadow landscape treatment but it does not form part of their consideration as it is not included within the scope of the competitive process;
- The Panel is not convinced by how the vertical elements terminate at the top of buildings and believes these should be reconsidered;
- The Panel is not convinced by the elevational treatment and materials of the tower and its relationship to the adjoining brickwork on neighbouring buildings;
- If the bridge over public open space is not supported by the consent authority, the Panel would like to understand the team's design response;
- The Panel is generally supportive of the relationship of the buildings and their form, but would like the internal planning to be reconsidered to better acknowledge the acoustic issue to the south and the east. In particular, the Panel would like further consideration of the amenity and quality of apartments, particularly corner balconies;
- Consideration of building separation and how to address non-compliance with the ADG;
- The lack of natural light and amenity to the lobby with the U shaped corridor; and
- Due to unknown project staging, car park access to the basement needs to be incorporated on the ground-level plan (no need to amend the basement level).

5.2 MHNDU and Field Work

- Explore alternatives for the address and lobby to the tower;
- The north-eastern through-site-link connecting the heritage plaza to Bourke St should be more generous in width and height;
- The Panel questions the appropriateness of use of such white materials in this context and requests that alternative, more contextually appropriate materials are investigated; similarly the Panel questions the appropriateness of sandstone in this precinct;
- The Panel questions to suitability of the aluminium rods, embodying the concept of falling water. The Panel has concern regarding over-emphasis on the vertical aesthetic and enclosure this creates;
- The long glass façade elements have no articulation and over emphasise the vertical scale;
- The Panel appreciates the robustness of the forms to Bourke St but believes that a darker building that came to ground more compellingly could address issues related to aesthetic and materials.

5.3 Overview of the Submitted Schemes (Revised Schemes) 5 February 2020

This section details the key components of each revised schemes.

5.3.1 DKO, Breathe and Oculus

The revised scheme prepared by DKO, Breathe and Oculus addressed the matters raised by the Panel in the following ways (refer to *Figure 21 – 26)* below for further detail):

- The revised scheme amended the additional through site links by incorporating additional massing above the links. This was intended to overcome the potential impacts on acoustic and visual privacy. An acoustic assessment accompanied the revised scheme which outlined mitigation measures.
- The revised scheme included an examination of the vertical pilasters and material composition. This included better delineation along the top of the facade to help establish the termination of vertical elements.
- The materiality of the tower was adjusted to be fully clad brickwork, with varying textures and colours to provide a sense of articulation.
- An option was provided that saw the removal of the bridge linking 2(B) to 2(A) in the event that it was not supported by the relevant consent authority(s).
- Balconies and room layouts were reconfigured on to account for acoustic impacts.
- Further examination of building separation and the orientation of habitable/non-habitable rooms was provided.

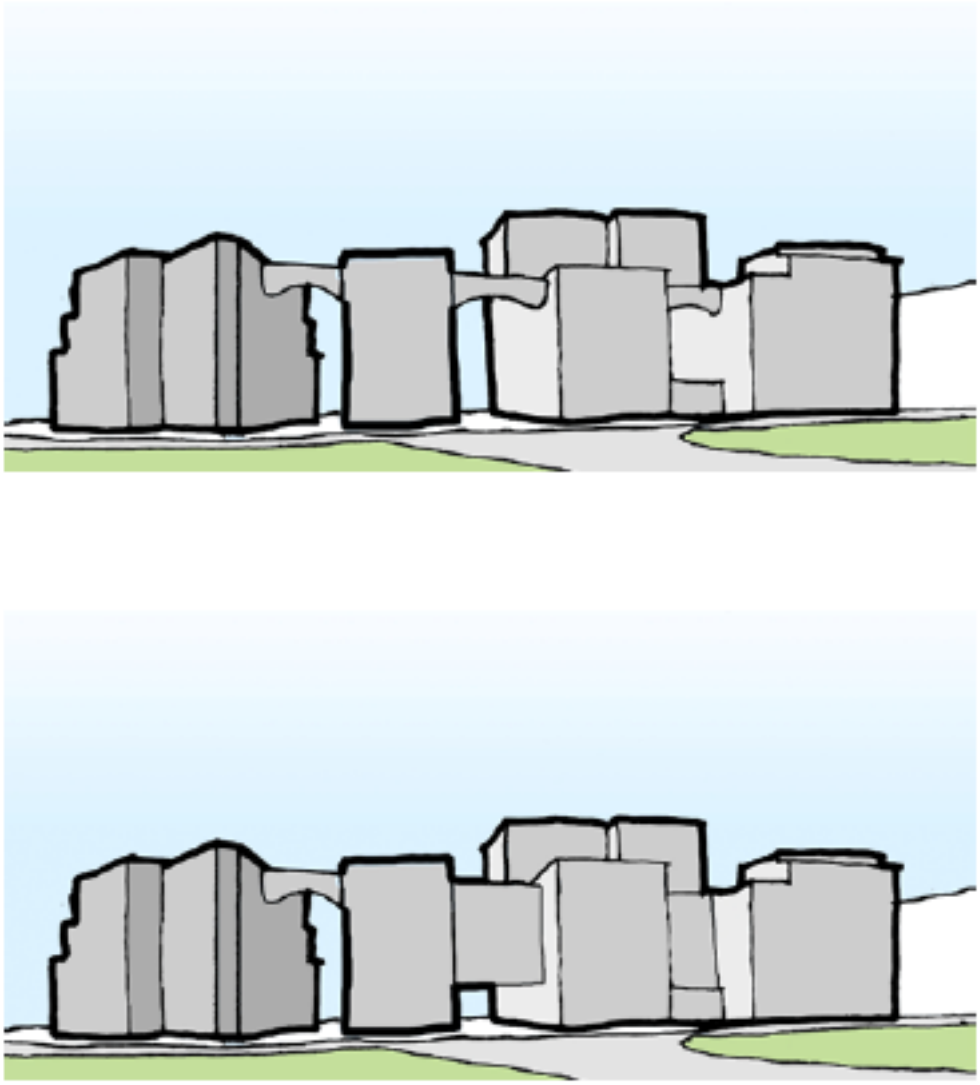

Figure 21 Previous and revised approach to through site links from Bourke Street

Source: DKO, Breathe and Oculus

Figure 22 Off-form concrete lintels to provide clear delineation at the top of the facade

Source: DKO, Breathe and Oculus

Figure 23 Off-form concrete lintels to provide clear delineation at the top of the façade, also material changes to brickwork for the elevational treatment of the tower

Source: DKO, Breathe and Oculus

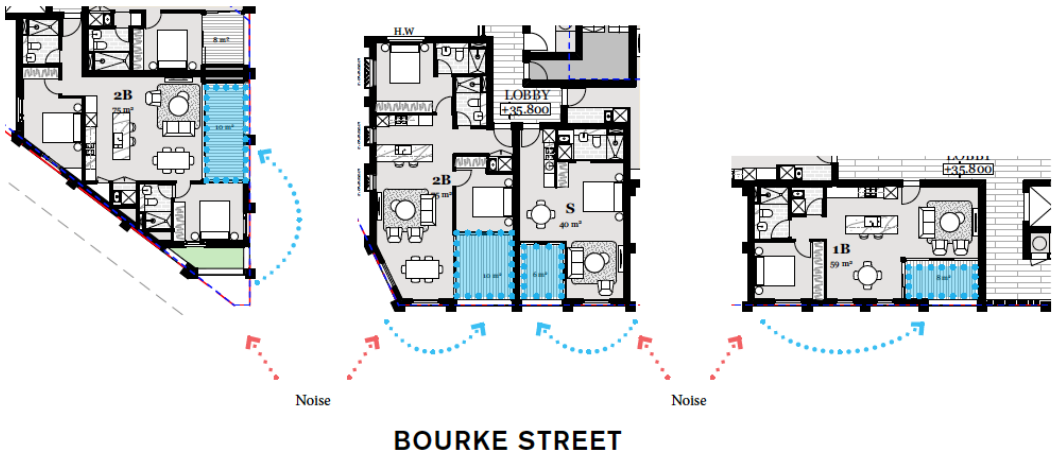

Figure 24 Relocation of balconies effected by internal acoustic impacts

Source: DKO, Breathe and Oculus

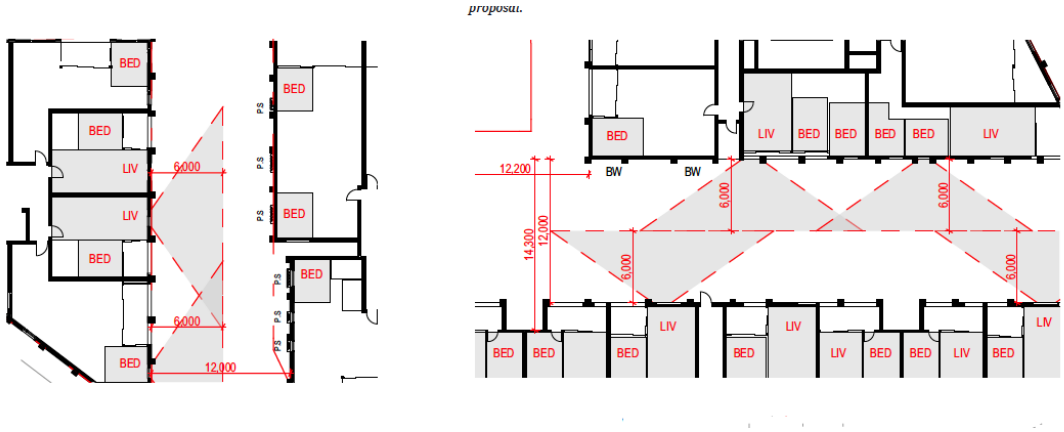

Figure 25 Reconfiguration of room layouts

Source: DKO, Breathe and Oculus

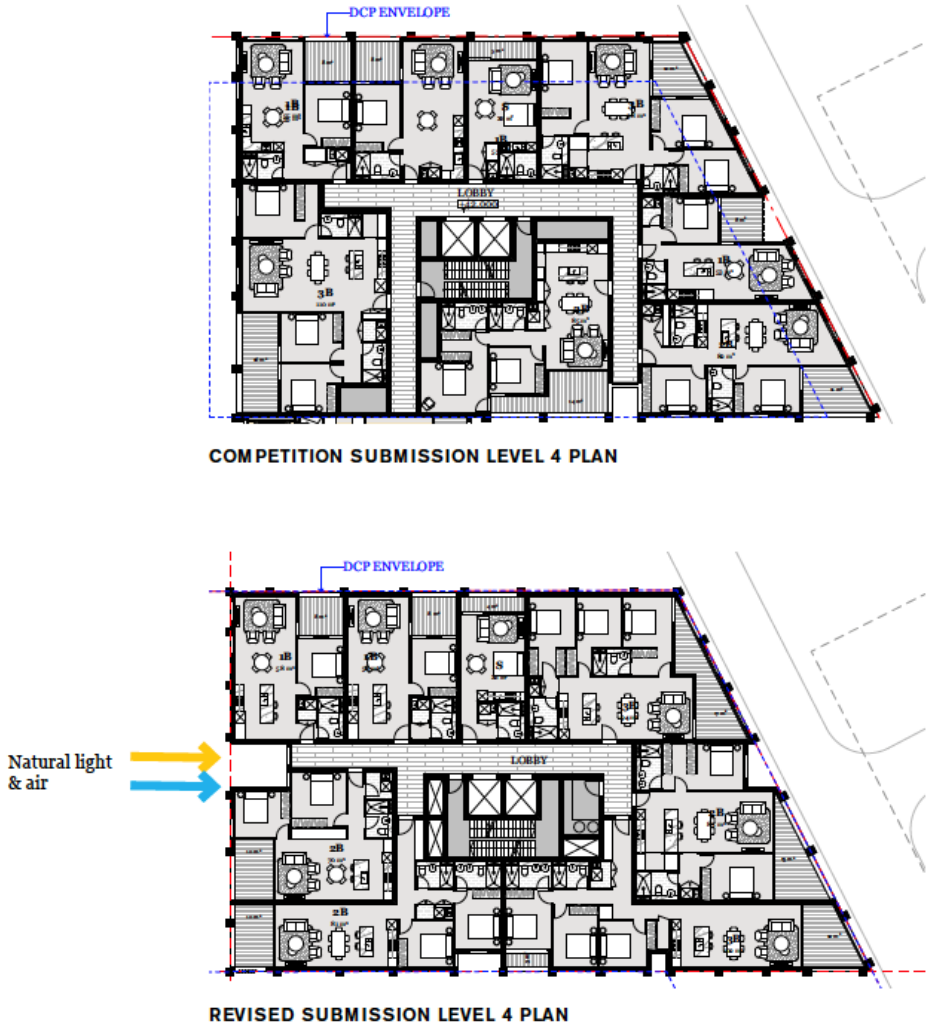

Figure 26 Reconfiguration of room layouts for access to light and air

Source: DKO, Breathe and Oculus

5.3.2 MHNDU and Fieldwork - PUMPHOUSE

The revised scheme prepared by MHNDU and Fieldwork addressed the matters raised by the Panel in the following ways (refer to *Figure 27 - 29* below for further detail):

- Alternative material schemes were proposed including warmer and softer tones. This was supported by two Scheme Options; and
- Five options for access to the plaza were provided by MHNDU, this considered public and private access through the site as well as relationships with residential lobbies and street address of the tower.

Figure 27 Alternative material schemes along Bourke Street

Source: MHNDU and Fieldwork

Figure 28 Alternative material schemes to the Tower and Escarpment as view from the public open space facing south.

Source: MHNDU and Fieldwork

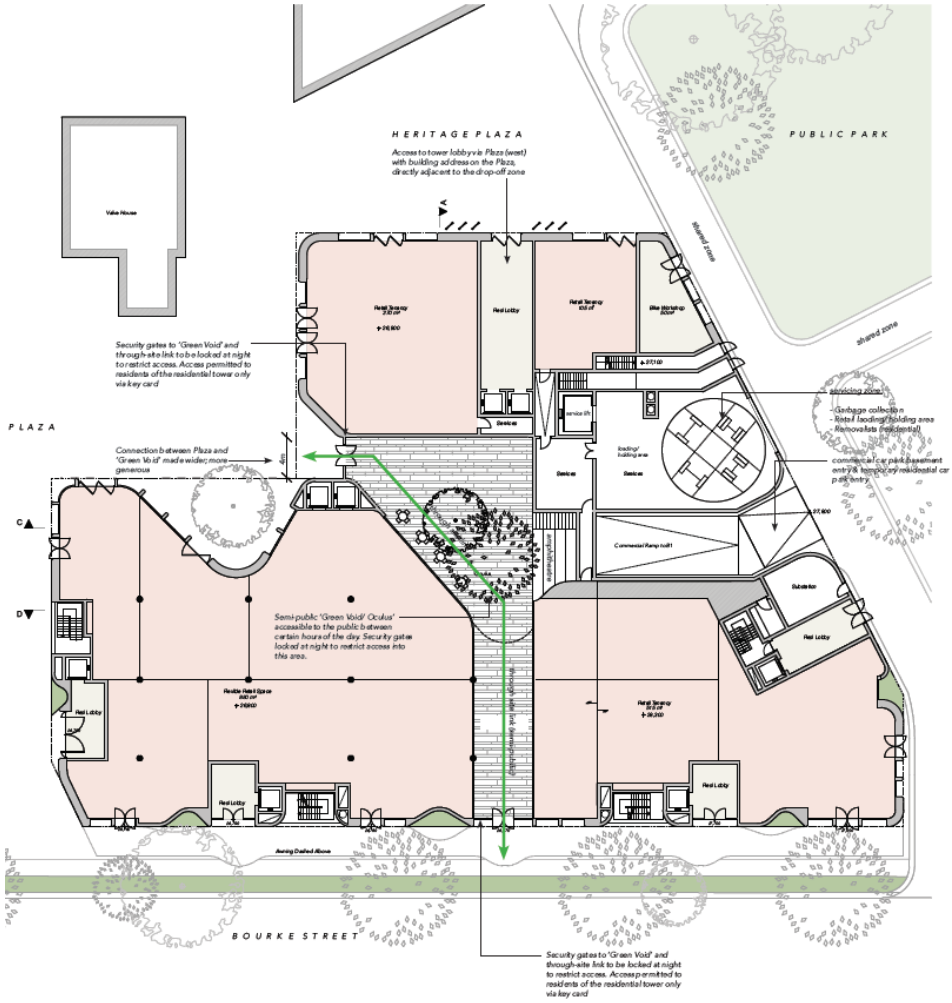

Figure 29 Option 4 of 5 (the Jury's preferred option)for the ground floor plan

Source: MHNDU and Fieldwork

6 Selection Panel Comments by Scheme (Revised Scheme) 5 February 2020

6.1 Overview

Following the submission of the revised scheme the Panel reconvened on 5 February 2020 where the schemes were presented.

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

6.2 DKO, Breathe and Oculus

Merits

- Maintaining the approach to foster interaction within a small communities is important as they form closer bonds than large communities.
- Additional acoustic screening and materials to assist with resolving the acoustic impacts associated were supported.
- The scheme has opportunity to integrate with future public domain. The covered link provides weather protection.

Considerations

- Character of the building has to be assessed with greenery (see point below) and bridge removed, once it does it becomes a different proposition
    - Planning is overly complex as a result of the envelope.
    - The Panel were not persuaded by the departure from the DCPs southern triangle shaped envelope for public realm.
- The scheme relies on a vegetated façade however, planters have not been accommodated in the design, nor their proposed management. It is unclear if planters are to come out of the sqm allocation for balconies.
- The articulation of façade has pushed the bulk of the building closer to the tower.
- There are a number of concerns regarding apartment planning. For example, the bridge lands over a living room; it would be better to reconfigure this to land on a bathroom.
- The amended scheme has not addressed the need for in improved apartment design and amenity, which was raised by the Panel.
- The second through-site link does not strengthen the connection to the plaza and broader site.
- While the overall feel, materials and intention are to be applauded, it has been let down by its planning that results in spatial areas that are unresolved. Panel members noted the second iteration the planning has become compromised.

- Access to the lift is unresolved spatially in some areas.
- The Panel acknowledged that the 'community-focused' design approach is very much the future of apartment living and that this should be commended. However, the proposed approach in this instance has created a number of planning and amenity concerns that has diluted it ability to achieve design excellence.

6.3 MHNDU and Fieldwork (Winning Scheme)

Merits

- The planning is considered to be clear and simple achieving good amenity.
- The narrow plan was a strong response to the traffic context along Bourke Street.
- The revised colour tone and change of materials was welcomed, in particular the material quality of the masonry.
- Silver coloured rods, newly configured and used for privacy were considered a positive contrast to brickwork.
- Several options were presented for ground level access, the entry off the plaza was considered the most successful option (Option 4).
- The scheme has the potential to establish a strong relationship between the retail and through-site link.
- The sheltered connection between Bourke Street and the public domain.
- The multiple core maximise the opportunity for dual aspect apartments.
- The revised materiality and tower layout works better in terms of amenity.
- The articulation of the façade to Bourke Street.

Considerations

- The Panel had some concerns that the tower lobby appeared buried, and believed an entry from two sides could be provided.
- It was noted it was hard to read some of the brick work detailing for floors above 6 storeys.
- It is hard to achieve acoustic privacy with balconies that face each other. This will require further resolution as part of the DA preparation
- MHNDU's revised scheme better addresses the ground-plane – however, the access point from the plaza could be widened to further improve it. The strong flexibility of the scheme means that these matters can be reconfigured, which demonstrates the scheme's strengths.
- The logic of the planning of the apartments is clear.
- In terms of planning 'bones' for the difficult Bourke Street frontage, the MHNDU scheme best manages the acoustic, ventilation and amenity issues while also presenting a strong design to this long frontage.
- Improvements to the entry particularly continuing through to the Heritage Plaza are still required. The entry needs to be opened up more towards the main plaza.

Recommendations for the Winning Scheme

The Panel resolved that MHNDU and Fieldwork were the winning consortium and included the following considerations for the next stage of design and planning for the site.

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

- Maintain the use of brick for materiality.
- The darker colour palette was supported noting that the palettes would need to be tested on site regarding their appropriateness.
- Maintain well resolved planning layout, multiple entries and numerous circulation cores throughout building floorplates. .
- Keep the lobby as proposed in Option 4 – off the heritage plaza.
- Maintain difference in articulation between the podium and the base.
- Maintain generous oculus open to the sky.

The Panel recommends the following issues need further consideration during design development:

- There is an opportunity for the lobby in the tower to have access from both heritage plaza and through site link.
- The opening from the through-site-link to the heritage plaza needs to be more significant and generous. The Panel supports making the through-site link as activated as possible, however notes that restricted access will be required at certain times.
- Retail lobby off the shared zone in north-east corner needs to be resolved in terms of safety and address off the shared way. It is only servicing six apartments; however, pedestrian safety needs to be considered.
- An awning or colonnade along the heritage plaza should be provided to enable protection similar to those outlined in the CGIs. Consider colonnade to entry off the heritage plaza.
- 1st floor Oasis could be further activated with amenities for residents such as BBQs and seating.
- Adjacency of apartments in centre of the Bourke St block needs to be resolved in terms of visual and acoustic privacy.
- Consideration should be given to greater articulation above level 4 of the tower corridor – similar to but not the same as the levels below,.
- Corner apartments on McEvoy St block (balconies) could be brought in-board to avoid the noise issues. However, the Panel noted that there may be other ways to resolve this from a design perspective, which should be explored.
- There may be opportunity to bring further textured material/brickwork, similar to that at the ground level, to the Bourke Street facade.

- Consider if materials should be reviewed further and specified in the design in terms of presentation and lifespan, including the choice of brick, material for the 'silver rods'.
- Amenity of the entries off Bourke St – the Panel advised that the design should encourage stair use on lower levels.
- Acoustic attenuation and ventilation measures need further work and are to be integrated into the design.
- Consider roof gardens, subject to height controls. Potential for communal open space on the tower building, subject to appropriate wind and amenity considerations.

7 Successful Architectural Design Concept

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

7.1 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 felt that the MHNDU and Fieldwork's scheme, subject to addressing the issues outlined in Section 4.4, is capable of achieving design excellence for the following reasons:

- The resolution of the planning was clear and provided good amenity to the apartments.
- The scheme complied with the envelope of the site-specific DCP, and showed that the DCP was well developed and provided opportunity to achieve design excellence.
- The material quality of the building in terms of its masonry character is strong and appropriate for the area. The textured ground floor brickwork is positive for the scheme.
- The scheme has good potential for a strong relationship between the ground-floor retail and commercial activities and the space of the pump house. Potential for through-site link to create a good, sheltered, alternative access that does not detract from primary space and active retail frontages.
- Newly created publicly accessible spaces will complement and enhance the ground plane.
- The Oasis provides valuable communal open space and amenities.
- Multiple entry points and cores with few apartments off each lobby, and the consequent ability provide dual aspect apartments.

- The Panel appreciated the articulation of the long façade to Bourke Street and its undulating form creating ability to help visually break down this large mass.

7.2 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 Brief outlined a number of Design Objectives, Planning and Urban Design Objectives, and ESD Objectives which were to be addressed by the competitors.

The MHNDU and Fieldwork 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 design.
- ESD principles have been incorporated into the design.

8 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 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 MHNDU and Fieldwork 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 with 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.

Appendices

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9 Appendices

9.1 Appendix 1

Competition Brief

Competitive Design Alternatives Process Brief

903-921 Bourke Street Waterloo

(Process 2)

On behalf of
Dahua Group Waterloo Project Pty Ltd
October 2019

mecone

Project Director

Kate Bartlett

Contributors

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

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Table of Contents

Table of Appendices

	Document	Prepared by	Description
1a	Draft Sydney Development Control Plan 2012 – Danks Street South Precinct Amendment November 2018	City of Sydney	Danks Street South Chapter of the Sydney DCP 2012 (includes Site Specific Controls relevant to 903-921 Bourke Street Site)
1b	Planning Proposal – Danks Street South Precinct Dated November 2018	City of Sydney	Council's post exhibition Planning Proposal Report.
2	Competition Sites	Mako Architecture	Detailing the relevant competition areas and associated blocks (note that this plan is also provided .dwg format under appendix 12d
3	Stormwater and Flood Management Brief	Wood and Grieve	Provides flood levels and overview of stormwater strategy.
4	DA Noise Impact Assessment	Cundall	Investigates existing and future acoustic environment
5	903 Bourke Street – Planning Compliance Table	Mecone	Key Planning Controls
6a	Executed Voluntary Planning Agreement	Dahua and CoS	Planning agreement between proponent and CoS
6b	Setout- Public Domain – Summary	Mako	DWG of plan within the VPA that describes Summary of areas identified in the VPA
7	Public Domain Design Principles – Proposed Uses, Design Character and Functionality	Touchstone Partners	Details public areas and principles for their future design
8	Windtech Desktop Wind Assessment	Windtech	Detailing existing wind conditions and considerations in design
9	Design Comp Area Schedule – Single Building	Touchstone Partners	Returnable Schedule for each building

	Document	Prepared by	Description
10	Base photo for photomontages	Touchstone Partners	Photos of location for perspectives
11	Assessment Criteria	Touchstone Partners	
12	Supporting Plans and Model	Mako	
12a	117745001-00.dwg	Cardno	Survey as dated 28.09.2015
12b	117745001-00_Relative.dwg	Mako	Survey file as provided above. This file is relative to project for the point of VPA Coordinate drawings and all subsequent drawings.
12c	Cadastre.dwg	City of Sydney	2D Cadastre file receive from CoS
12d	Competition Sites.dwg	Mako	2D of Competitive Design Alternative Process Sites. The figure is a DWG file of figure 5.9.17. The sites have been reconciled with the CoS Subdivision.dwg
12e	Context Buildings.dwg	City of Sydney/Mako	3D mesh objects; - CoS Masterplan envelopes within the Danks Street Precinct - Existing buildings surrounding the Danks Street Precinct
12f	DCP_5.9.14_Height Storeys.dwg	City of Sydney/Mako	2D file of DCP figure 5.9.14 Showing Height in Storeys. This file reconciles the LEP HOB 2D.dwg with the CoS Subdivision.dwg
12g	DCP 5.9.15 Height Storeys Indicative Form.dwg	City of Sydney/Mako	2D file of DCP figure 5.9.15 showing Height in Storeys and indicative built form envelopes height in storeys as they appear in the DCP figure. This file reconciles the position of the indicative built form envelopes with the

	Document	Prepared by	Description
			easements and offsets of easements.
12h	DCP_5.9.16_Height Street Wall	City of Sydney/Mako	2D file of DCP figure 5.9.16 showing Street wall heights in storeys
12i	DCP_5.9.18_Ground floor Use.dwg	City of Sydney/Mako	2D file of DCP figure 5.9.18 Showing ground floor uses as they appear in the DCP figure.
12j	Easement Remain.dwg	Mako	2D file isolating the Easements from the survey that are to remain as part of the competition brief.
12k	Heritage 3D.dwg	Dahua	3D Heritage buildings
12l	LEP HOB 2D.dwg	CoS	2D Polygons from which the LEP HOB Mesh was derived.
12m	LEP HOB Model_flood levels_191003	Mako/COS/W&G	LEP Height of Building in meters mapped from supplied DWG file provided by CoS and reconciled to the COS Sudivision file. - Height zones are relative to Flood Engineers terrain file - Bottom of all height zones mapped to RL0.00 for clarity
12n	Levels.dwg	Mako (compiled from various sources)	This file contains the following layers; Contours Context - These are 3D ground contours of the larger surrounding context Contours Fixed Existing - These are 3D ground contours of the surrounding streets and footpaths from the survey. These contours are assumed Fixed and

	Document	Prepared by	Description
			will not change with road upgrades or flood engineer's precinct wide flood model. Contours Flood Engineer - These are new 3D ground contours from the flood engineer from the precinct wide flood planning model. Mesh Flood Engineer - 3D terrain mesh of whole precinct produced by Flood Engineer. Exclusive of all land outside existing site boundaries Contours interpolated Alexandria to Moore Park Project - These are 3D ground contours interpolated from the PDF package showing intersection at Bourke, Lachlan and McEvoy Streets. Contours Mesh Combined - A 3D mesh created from the above contours Levels Interpolated Internal - Simplified 3D planes interpolating between the fixed points on the boundary and the fixed point within the site. PDF_WGE_190815 - PDF import of the Flood Engineers 100y flood model. Note this file may not translate to

	Document	Prepared by	Description
			other CAD systems, and has been provided as a separate PDF under Appendix 4c
13	Heritage Brief	GBA Heritage	Brief for architects
14	Preliminary Waste Information	Elephant's Foot	Waste guidelines for architects
15	Building Services Brief	LCI Consultants	
16	Geotechnical Assessment	JK Geotechnics	Geotechnical Assessment that accompanied the early works DA.
17	Demolition Plan	Wood & Grieve Engineers	Demolition Plan which accompanied the early works DA.
18	Easement Summary	Clayton Utz	Review of all easements across the site including relevant easements highlighted on the survey plans.

With the exception of appendices containing planning controls;

Where there is any inconsistency between the Brief and appendices, the Brief prevails.

Where there is any inconsistency between the Appendices (including 3D CAD Model) and the planning controls, the planning controls prevail.

Please note that the Proponent assumes responsibility for the accuracy of the Appendices and 3D Model. Information and assumptions contained within appendices and the 3D Model:

- *May not be wholly current at the time this Brief was endorsed*
- *Are for the purpose of this Competitive Design Process only and may be preliminary in status*
- *Are not to infer or to be taken as an approval, agreement or endorsement by Council*

In no way fetter the Council's determination in regard to compliance with the relevant planning controls and policies.

The Information and assumptions contained within the 3D model, including Ground and flood planning level assumptions are preliminary only, and have been provided for the purpose of this Competitive Design Process.

1 General Information

1.1 Overview, Purpose of the Competitive Design Alternatives Process

The purpose of this Competitive Design Alternatives Process is to select the highest quality architectural, landscape and urban design solution with the objective of exhibiting design excellence over part of the site at 903-921 Bourke Street, Waterloo (the "Whole Development Site") described as D2(a) and D2(b) (see **Figure 1**) in accordance with the City of Sydney Competitive Design Policy ("the Design Policy") and Clause 6.21 of the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012).

A related, but separate Competitive Design Alternatives Process will be run for the part of Whole Development Site identified as D1(a) and D1(b). The balance of the Whole Development Site not identified as D2(a) and D2(b) or D1(a) and D1(b) includes roads, heritage plaza, Sydney Water buildings, and open space that are not subject a competitive design process.

Figure 1 Competitive Design Precinct (*Source: Figure 5.9.17, Danks Street South DCP 2018 modified by Mecone*)

The redevelopment of the Subject Site represents an opportunity to develop a new, significant, diverse and environmentally innovative locality within the Whole Development Site and the wider Danks Street South Precinct.

The Whole Development Site is part of the greater Danks Street South Precinct (the Precinct). The Precinct is in the suburb of Waterloo and is bounded by Bourke Street to the east, Danks Street to the north, Morehead Street to the west and McEvoy Street to the south (Refer to **Figure 2**). Approximately 80% of the land in the Precinct is within the Green Square urban renewal area.

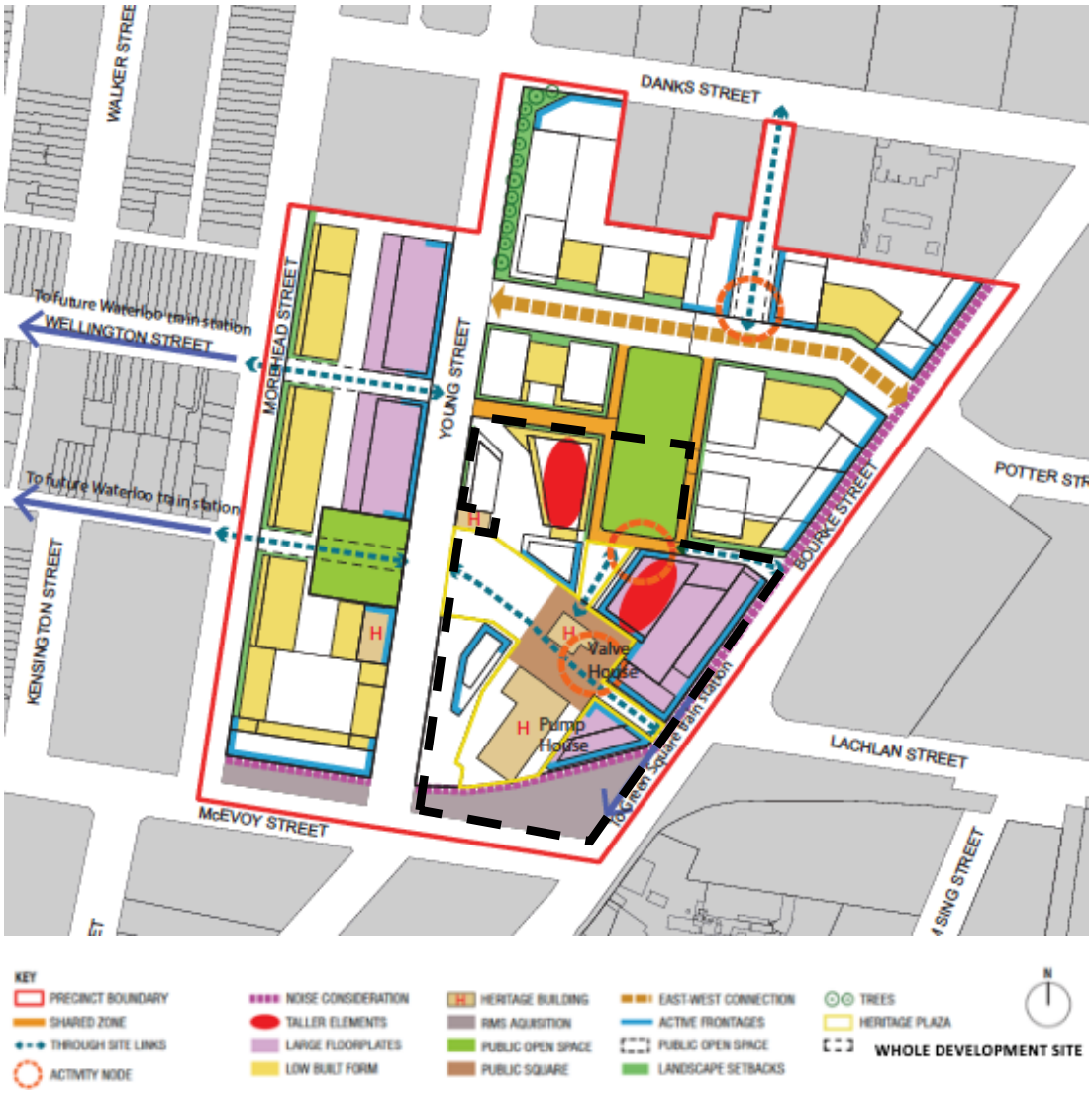

Figure 2 Danks Street South – Urban Strategy (*Source: Figure 5.9.1 – Danks Street South DCP – Urban Strategy)*

In accordance with the Danks Street South DCP in **Appendix 1**, designs should propose mixed use development with residential apartments above and integrated landscaping, comprising the number of storeys identified in Section 5.9.14 Height in Storeys of the Danks Street South DCP.

1.2 Land to which the Competitive Design Alternatives Process Applies

In accordance with the Draft Sydney Development Control Plan 2012 – Danks Street South Precinct Amendment November 2018 (Danks Street South DCP) (**Appendix 1**), the Competitive Design Alternatives Process over the Whole Development Site is to include two separate Competitive Design Processes. This Brief applies to the Competitive Design Alternatives Process 2 of 2. The area subject to the Competitive Design Alternatives Process 2 includes Block D2(a) and Block D2(b). The block arrangement is defined in **Figure 5.9.17** of the Danks Street South DCP (refer to **Figure 1**).

Table 1 Competitive Design Alternatives Process Sites

Competitive Design Alternatives Process Site	Block Reference
1.	D1(a) + D1(b)
2.	**D2(a) + D2(b)**

1.3 Design Excellence Strategy

The Design Excellence Strategy is provided within **Section 5.9.4.4** of the Danks Street South DCP in **Appendix 1**. The objectives of the Design Excellence Strategy within the Danks Street South DCP, as it specifically relates to 903-921 Bourke Street, Waterloo and the subject competitive design process must be complied with.

1.4 The Proponent

The Proponent for the Project is Dahua Group Waterloo Project Pty Ltd (Dahua). Dahua are committed to building a high-quality landmark project that contributes and promotes the development of the Danks Street South Precinct in a form that is complimentary to the existing residential, retail and commercial uses in the surrounding area. In accordance with the Design Excellence Strategy adopted for the Site, three (3) Competitor consortiums have been invited to prepare proposals for the land relevant to Competitive Design Alternative Process Site 2.

1.5 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 for development with an estimated cost of more than $50 million.

1.6 Project Vision

The vision for redevelopment of the Whole Development Site includes the:

- Provision of an exceptional contribution to Sydney, affording future residents and visitors a desirable place to live and stay, as well as a social environment that responds to their needs through excellence in interior amenity, exemplar urban design, landscape and architecture, environmentally sustainable design, together with quality built-form.

- A connected versatile, sustainable precinct that can adapt to the changing needs of tenants, residents, visitors and the local community over the lifetime of the development.
- Buildings across the site will be linked by public spaces that provide through site links as well as active and passive spaces. The centrepiece of these spaces will be the Sydney Water owned assets; the Valve House and Pump House. The movement of people through the site, in and out of the Pump House Square and Valve House Square has been intended to mimic the flow of water through the site to various areas across Sydney.
- The two key blocks within the subject Competitive Design Alternatives Process 2 are linked by the public spaces and should provide a response to the functional and industrial historic character of the site. They will need to provide a design response to the surrounding Sydney Water infrastructure and public domain, while also connecting to the northern park and buildings to the west. In particular building 2(b) is located within a number of complex noise and infrastructure sources including the Sydney Water pump house asset and future major road connectors. Apart from this common theme, the vision of the Whole Development Site includes the delivery of diversity and interest in architectural character and functionality.
- Buildings are to exhibit individual architectural expression, while providing a harmonious and respectful design response to the built form within their visual catchment. The focal point of the immediate context is to be the visual axis to (and the character of) the heritage buildings.
- Each building is itself to provide a range of dwelling types and retail offerings to provide choice for a diverse community over the lifetime of the development.

1.7 Public Benefits and Voluntary Planning Agreement – Overview

The Proponent has entered into a Voluntary Planning Agreement (VPA) with the City of Sydney as part of the redevelopment of the Whole Development Site, which was executed on 26 March 2019. The VPA includes dedication and embellishment of a new park, new streets, public plaza and through-site links, refer **Section 4.1.3** VPA in this Brief and **Appendix 6a**. The area contained in D2(a) and D2(b) is not affected by the provisions of the VPA. The VPA has been executed and registered on title.

1.8 The Competitive Design Alternatives Process Brief

This Brief sets out the objectives of the proposal, the basis for participation and the responsibilities of the Proponent and Selection Panel, the role of the City of Sydney (City) together with, the Competitive Design Alternatives Process procedures.

As required by the City of Sydney Design Policy, adopted 9 December 2013; the City of Sydney has reviewed this brief and has endorsed this Invited Competitive Design Alternatives Process on 23 October 2019.

This Competitive Process was notified to the Australian Institute of Architects (AIA) for its information on 24 October 2019.

The outcome of this Invited Competitive Design Alternatives Process does not fetter the decision of the Consent Authority in the determination of any subsequent Development Applications for this project. The Consent Authority will not form part of the Selection Panel although representatives from Council will act as impartial observers to the Competitive Design Alternatives Process.

Note: Nothing in this Brief approves a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs), Sydney Local Environmental Plan 2012 (SLEP 2012) and Sydney Development Control Plan 2012 (SDCP 2012) controls including the Danks Street South DCP. In the event of an inconsistency between this Brief and the relevant planning controls, the relevant planning controls prevail.

1.9 Competitive Design Alternatives Process Manager

The Proponent has appointed Mecone as Competition Manager of this Competitive Design Alternatives Process. The Competition Manager from Mecone is:

Kate Bartlett
Director
Mecone NSW Pty Ltd
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Sydney NSW 2000
02 8667 8668
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All communications with the Competition Manager are to comply with the communication protocols set out in Section 5 of this Brief.

1.10 Key Dates

The Competitive Alternatives Design Process will run over an approximate six week period from the Commencement Date to the Final Submissions Lodgement Date with an additional week to enable Competitors to prepare a physical model.

Key dates for the Competitive Design Alternatives Process are detailed in the following table.

Table 2 Key Dates for the Competitive Design Alternatives Process

Date	Milestone / Competitive Design Alternative Process
28 October 2019	**Commencement Date** The Invited Competitive Design Alternatives Process begins. Brief issued to Competitors.
30 October 2019 (10am)	**Briefing Session and Site Visit** A Briefing Session to all Competitors will be held at Mecone's offices: Level 12, 179 Elizabeth Street Sydney NSW 2000 A site visit will be conducted immediately following.

Date	Milestone / Competitive Design Alternative Process
11 November 2019	**Progress Submission Lodgement Date** Competitors are encouraged to prepare a progress submission including preliminary plan and area schedule for planning and technical compliance review. Competitors are to submit via email by 5pm (AEST).
13 November 2019 **2pm- 5pm**	**Progress Session Date** This is an informal workshop session for Competitors to seek clarifications limited to planning and technical compliance only. It does not involve members of the Selection Panel. All advice will be briefly summarised and issued in writing by the Competition Manager within 2 working days following the Progress Session. The Session is to be held at: Mecone Level 12, 179 Elizabeth Street Sydney NSW 2000
TBC	**Selection Panel Briefing**
6 December 2019	**Final Submission Lodgement Date** Competitors are to submit Final Submissions to the Competition Manager by 5:00 pm (AEST). Hard copies are to be delivered to the Competition Manager by 5.00pm (AEST). Competition Manager to issue hard and electronic copy of Final Submissions to all Selection Panel members and the City of Sydney by 10am the following business day.
6-11 December 2019	**Technical Assessment by Proponent's Technical Advisors and Selection Panel** Technical Advisor's reports are to be submitted to the Competition Manager for distribution to the Selection Panel and the City of Sydney two days prior to Presentation Date. **Costing by Proponent's Quantity Surveyor** Quantity surveyors reports to be issued to Selection Panel and City of Sydney a minimum 2 working days prior to Presentation Date. The QS costing will be issued via email to Competitors a minimum of 24 hours prior to the Presentation Date.
11 December 2019	**Presentation Material Lodgement Date** PowerPoint presentation to be submitted to the Competitive Process Manager via email by 5:00pm (AEST) for audit prior to

Date	Milestone / Competitive Design Alternative Process
	Presentation Date. No later than 24 hours prior to the Presentation Date, the Competitive Process Manager will request Competitors to delete any additional content.
13 December 2019 **9am – 5pm**	**Presentation Date** Competitors present Final Submissions and physical 1:500 model to the Selection Panel. Presentations to be held at: Mecone Level 12, 179 Elizabeth St Sydney NSW 2000 The schedule of the presentations will be provided directly to the Competitors.
Within 14 days of Presentation Date	**Decision Date** Date by which entries are evaluated by the Selection Panel with a recommendation made for formal appointment of the successful Competitor/s.
Within 21 days of Decision Date	**Notification to Competitors** Date by which all Competitors are notified in writing of the Decision.
Within 21 days of Decision Date	**Competitive Design Alternatives Report** Date by which the Competitive Design Alternatives Report prepared by the Proponent is submitted to the City of Sydney.

2 Site Description and Context

2.1 Site Location

This Competitive Design Alternative Process applies to part of the site at 903-921 Bourke Street, Waterloo (the "Whole Development Site") identified as D2(a) and D2(b). The Whole Development Site is part of the greater Danks Street South Precinct (the Precinct). The Precinct is in the suburb of Waterloo and is bounded by Bourke Street to the east, Danks Street to the north, Morehead Street to the west and McEvoy Street to the south. Approximately 80% of the land in the Precinct is within the Green Square urban renewal area.

The detailed configuration of D2(a) and D2(b) is demonstrated in **Figure 1** of this Brief and **Figure 5.9.17** – Danks Street South – Competitive Design Process Sites in **Appendix 1**.

2.2 Special Site Characteristics

2.2.1 Existing Built Form and Heritage

The site is adjacent to two heritage listed buildings, the Pump House and the Valve House, which are still owned by Sydney Water. Furthermore, adjacent to the site is an electricity substation owned by Ausgrid. Refer to the description provided in **Section 5.9.5** Heritage and **Figure 5.9.7** Heritage Plaza in the Danks Street South DCP in **Appendix 1** and the figures below.

Figure 3 Valve House viewed looking south-west (*Source: Heritage Brief prepared by GBA Heritage at Appendix 15)*

Figure 4 Front entrance and east elevation of the Pumping Station (*Source: Heritage Impact Statement prepared by GBA Heritage at Appendix 14)*

Figure 5 Remnant workshop structure (*Source: Heritage Brief prepared by GBA Heritage at Appendix 15)*

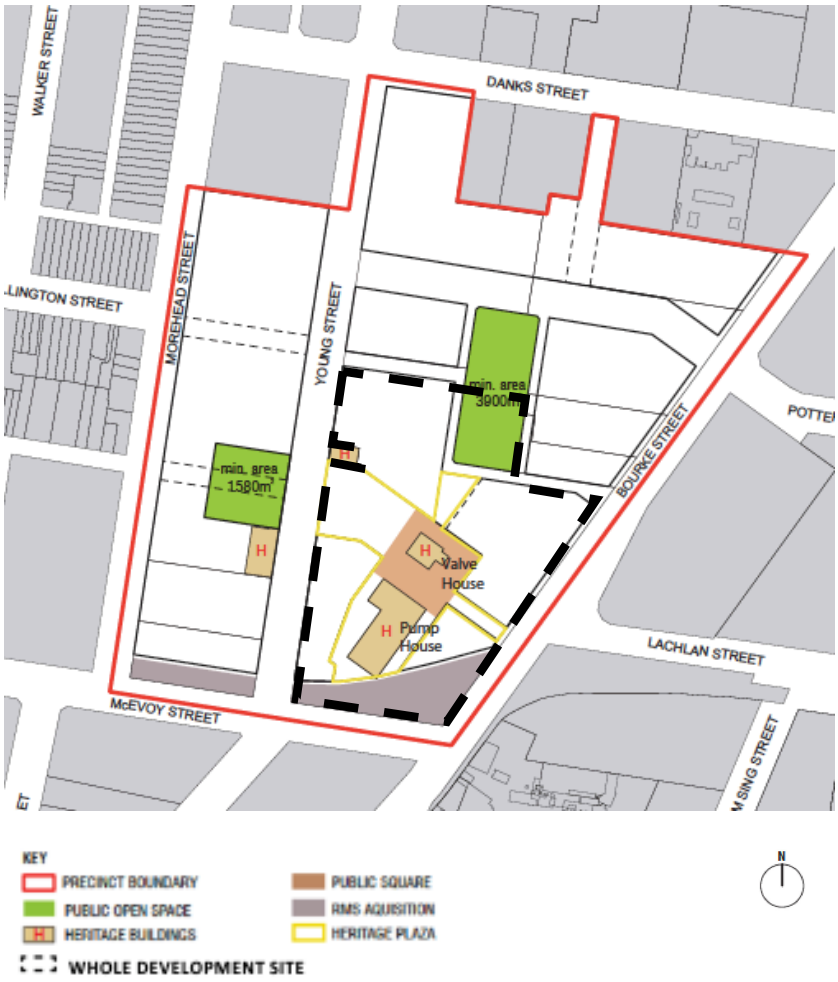

Figure 6 Danks Street South – Heritage (*Source: Figure 5.9.5 Danks St South DCP*)

These buildings do not form part of the Competitive Design Alternative Processes and are situated on separate allotments. As noted in the items' State Heritage Inventory, the Sydney Water pumping station was originally constructed in 1923 to relieve the demands placed on the Crown Street pumping station which had reached the limit of capacity. The Pumping Station building is an Interwar Free Classical style building and is constructed of poured in-situ reinforced concrete walls with a gable roof that was original clad in corrugated fibre cement sheets. The Southern face features a decorated pediment gable end, a dentil cornice and an arched entrance entablature bearing the inscription "Metropolitan Board of Water Supply and Sewerage". The Valve House is building in the same style and includes a rectangular shaped building with a hipped and gabled roof clad with Marseilles terracotta tiles.

The buildings form an integral link to the historic use of the site and the designs of surrounding buildings should be respectful and complementary to the heritage value. Refer to **Appendix 13** for further information relating to heritage by GBA Heritage. Further to having heritage value, the buildings still service existing Sydney Water infrastructure. Despite the Whole Development Site and the Sydney Water buildings being on separate allotments, the Whole Development Site contains many operational pipes and culverts that are utilised by Sydney Water for ongoing operations. The buildings and surrounding pipework therefore require access, which is protected by various easement arrangements (see **Section 2.2.2** of this brief).

The curtilage of these heritage items has been included in areas dedicated as public square (Valve House Square) and privately publicly accessible area (Pump House Square) under the VPA. No built form is proposed within these areas, and they do not form part of this Completive Design Alternatives Process.

In addition to the information provided in **Appendix 13,** Competitors may access historic information regarding the general location in which the site is located using the following link:

https://trove.nla.gov.au/list?id=61302

The Whole Development Site, including the land of the subject Competitive Design Process 2 is otherwise vacant, containing some concrete areas and building pads that supported former Sydney Water buildings that have since been demolished. The removal of this concrete and any associated soil remediation required is being undertaken separately and is not to be considered in this Competitive Design Alternatives Process 2.

2.2.2 Easements and Restrictions

The Whole Development Site contains a number of future easements and restrictions on title that protect the ongoing function and operation of Sydney Water assets. For reference, future easements and restrictions are provided in **Figures 5.9.6** (Public Domain and Easements) and **5.9.21** (Setbacks and Alignment) in the Danks Street South DCP **Appendix 1** and shown below**.** Additional detail on existing easements across the Whole Development Site has been provided in **Appendix 18.**

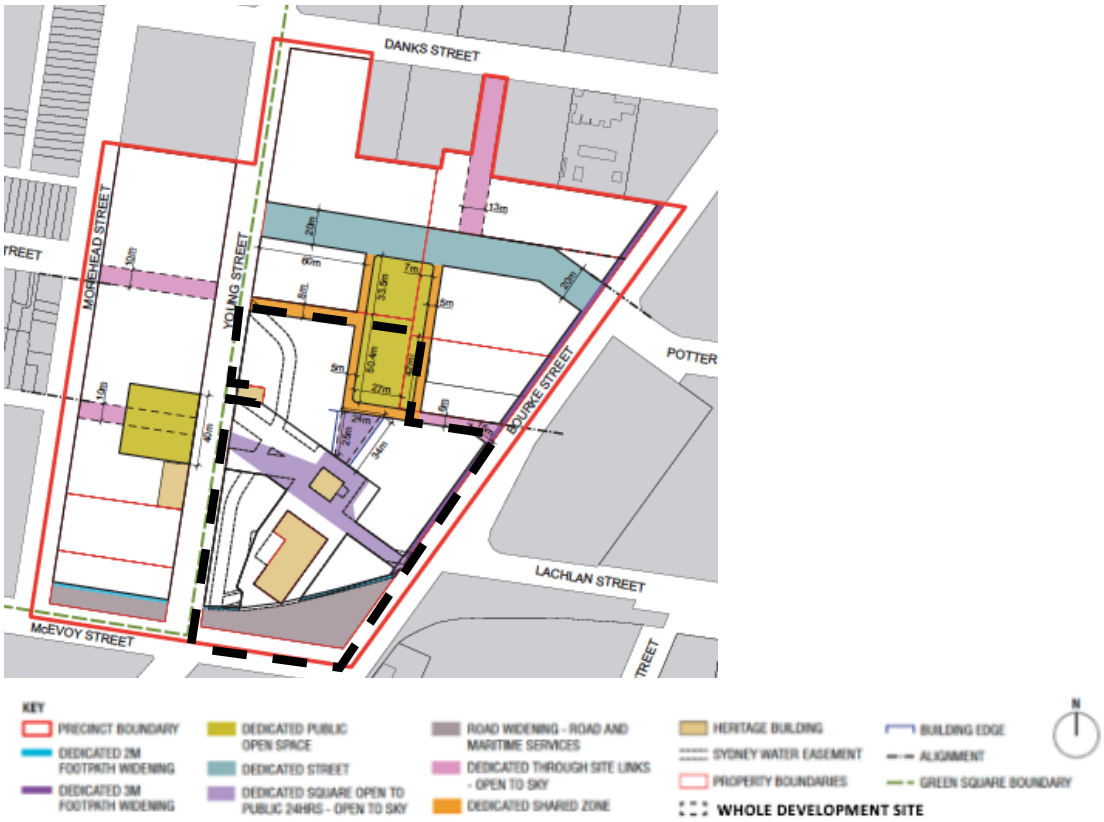

Figure 7 Danks Street South – Public Domain Dedication and Easements (*Source: Figure 5.9.6 Danks Street South DCP*)

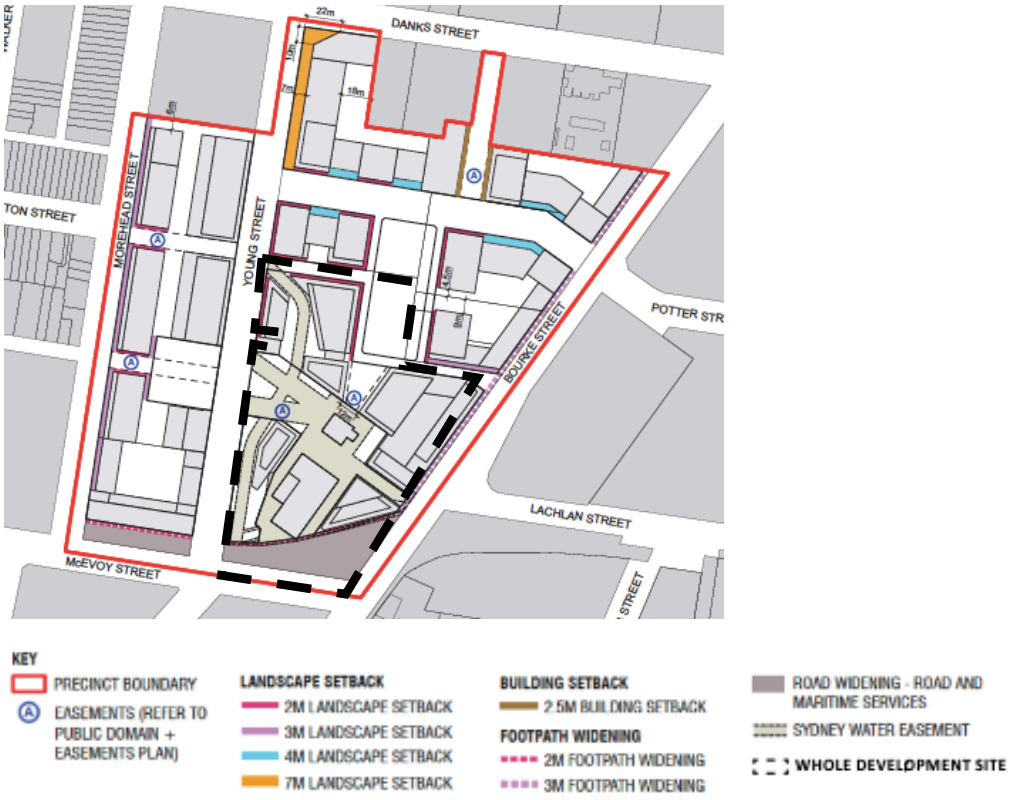

Figure 8 Danks Street South – Setbacks and Alignments (*Source: Figure 5.9.21 Danks Street South DCP*)

The majority of the easements that exist across the subject site do not impact land contained within Competitive Design Alternatives Process 2. The extent of the Competitive Design Alternative Process areas has been determined to ensure the areas are clear of the various encumbrances, however Competitors should have regard to the extent of the following encumbrances that either traverse the Competitive Design Alternative Process 2 or are located directly adjoining;

- Easement B for Access Services with varied width
    - The land impacted by this encumbrance is generally contained outside of the Competitive Design Alternative Areas, however the easement traverses a small section of South Eastern corner of Block D2(a).
- Easement C for access and maintenance purposes and redevelopment of improvements with variable width
    - Similar to Easement B, the land impacted by this encumbrance is generally contained outside of the Competitive Design Alternative Areas, however the easement traverses a small section of South Eastern corner of Block D2(a).
- Easement E for electricity supply purposes 2m wide
    - This easement is for an Energy Australia Cable that is no longer active and will be extinguished. The existence of Easement E across Block D2(a) does not need to be considered in the design.
- Easement I is required for road and after acquisition and removal of improvements will ultimately be declared as public land.
    - This area relates to land that is to be dedicated to support the realignment of the intersection of Bourke Street, and McEvoy Street. See **Section 2.2.4** of this Brief for additional details.
- Appendix L Restriction on use of land
    - Similar to Easement B and C, the land impacted by this encumbrance is generally contained outside of the Competitive Design Alternative Areas, however the easement traverses a small section of South Eastern corner of Block D2(a).

Additional detail on the easements and the relevant plans have been provided in **Appendix 18** .

The area subject of this Competitive Design Alternatives Process 2 is not impacted by the ongoing function of any existing or proposed easements. The site does however adjoin several easements that protect Sydney Water Assets and access to Sydney Water Assets. The encumbrances and the relevant offsets have been considered in the identification of areas D2(a) and D2(b). Containing all built form within the area identified as D2(a) and D2(b) is essential to ensure the ongoing function of these encumbrances and protection of Sydney Water Assets.

No easements that are proposed to be retained on the future Whole Development Site apply to the land that is subject to this Competitive Design Process 2. It is noted that there will be an easement for Sydney Water access between the two buildings that are the subject of Competitive Design Process 2; however, this land does not form part of this Competitive Design Process.

2.2.3 Public Domain

The land located between the Competitive Design Process sites is generally identified as public domain (excluding the two Sydney Water sites). These areas of public domain have been located to protect the heritage value of the site, allow continued operation of applicable easements, facilitate connectivity and provide public open space (see **Figure 7**).

A public park and shared roadway are provided in the northern portion of the Whole Development Site. The Heritage Plaza is located between the Competitive Design Alternative Process sites and contains the curtilage of the Valve House and Pump House (see **Figure 6**). The Heritage Plaza generally contains areas burdened by easements and provides through site links to ensure good connectivity through the site.

The land identified within the Heritage Plaza will be partly dedicated as public land, publicly accessible private land and private land (see **Figure 9**). The configuration and arrangement of public domain and open space is also represented in **Appendix 7a** and **Appendix 7b**, which includes the executed Voluntary Planning Agreement and the Setout of the Public Domain.

Further detail on the proposed use, design character and functionality of the various areas of open space has been provided in **Appendix 8**.

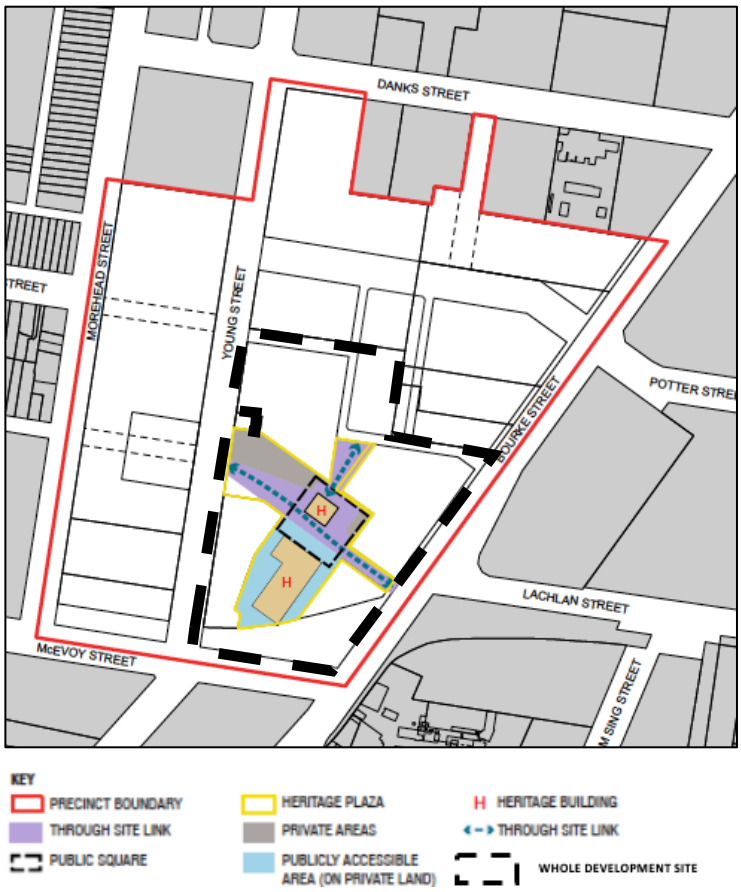

Figure 9 Danks Street South – Heritage Plaza (Source: Figure 5.9.7 Danks Street South DCP)

2.2.4 Alexandria to Moore Park Project

Approximately 2,200m^2 of the Subject Site, at the intersection of Bourke Street and McEvoy Street is zoned for Classified Road under the Sydney LEP 2012. NSW Roads and Maritime Services (RMS) is the designated acquisition authority for the reservation. Design for the intersection is currently being finalised by the RMS. In addition to the area required for acquisition, the VPA has included the dedication of footpath widening. The area set out for D2(a) and D2(b) has considered the area to be dedicated to RMS for the Alexandria to Moore Park Connectivity Upgrade and the footpath widening offered under the VPA. The Preliminary Concept Design for the Alexandria to Moore Park Connectivity Upgrade prepared by RMS shows the detailed works to this intersection and is shown in **Figure 10.** The Proponent acknowledges that this is an indicative concept layout based on information available at the time the brief was endorsed. This has been provided for the purpose of the competition only, and is subject to change.

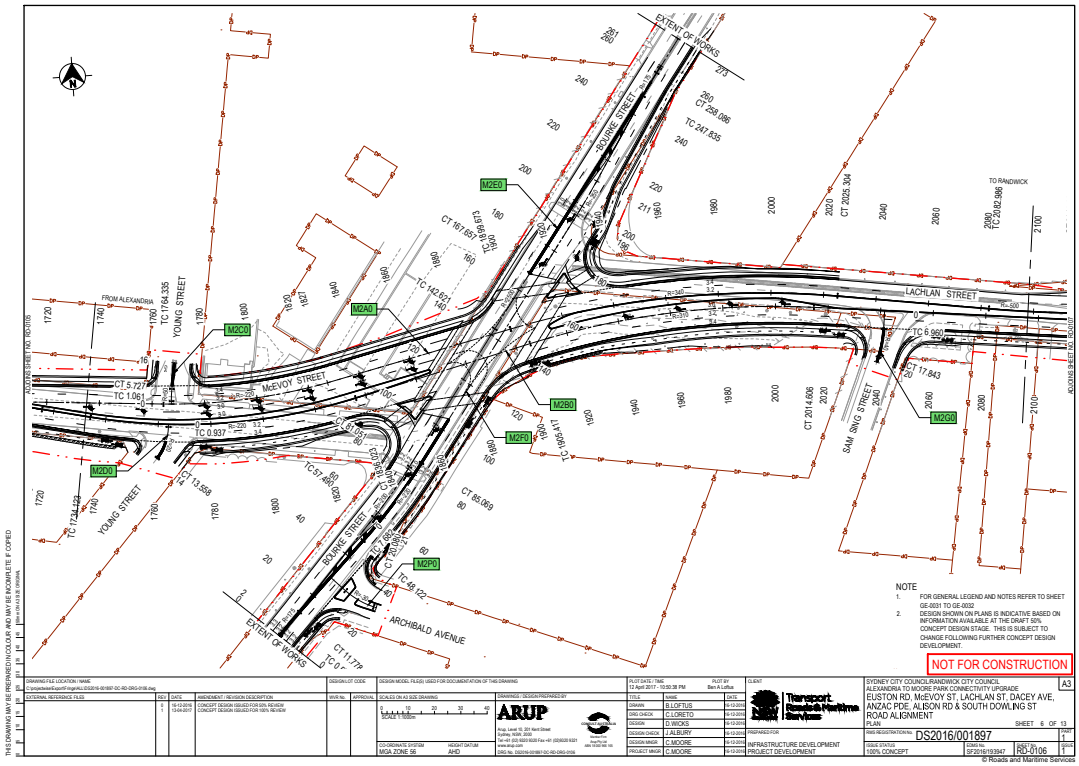

Figure 10 Preliminary Design of McEvoy and Bourke Street intersection (*Source: RMS*)

2.2.5 Existing Trees

The site is largely devoid of vegetation. Vegetation is limited to street trees which occupy the perimeter of the site along Young Street and Bourke Street.

An early works DA for the demolition of existing structures, excavation and remediation works is currently under assessment (D/2019/428). It is noted that the street trees may be required to be retained or removed as a condition of consent.

2.3 Site Conditions

2.3.1 Flooding and Stormwater

The Whole Development Site is flood affected and a Flooding and Stormwater Report has been prepared by Wood & Grieve in **Appendix 3.** Wood & Grieve Engineers have undertaken a review of the existing flood conditions of the Subject Site utilising the flood model of the Alexandria Canal catchment by BMT WBM for the City of Sydney Council. Given the flood planning levels that have been established by Wood and Grieve in **Appendix 3, Figure 5.9.18** of the Danks Street South DCP has been modified to include the relevant flood levels established by the Wood and Grieve Report and is provided in **Appendix 3**.

The design and flood levels within **Appendix 3** are a reference only and are not definitive controls. Refer to Section 4.2.16 for further detail regarding designing for the site's flood conditions.

It is noted that the post development flood analysis reflects a superseded road grading design. The proposed road grading has been modified slightly since the flood model has been undertaken however, the estimated flood levels should be sufficient for the purposes of the competitive design process at this time. Further flood studies are to be undertaken at detailed design phase to ensure that flood protection is achieved.

Any reliance on information and assumptions made in the report in **Appendix 3** or associated plans are for the purposes this competitive process only. Information and assumptions with regard to the flood planning levels:

- May not be wholly current at the time this Brief was endorsed;
- Are for the purpose of this competitive design process only and may be preliminary in status;
- Are not to infor or to be taken as an approval, agreement or endorsement by Council.
- In no way fetter the Council's determination in regard to compliance with the relevant planning controls and policies.

Consideration of other relevant matters following this competitive process may also affect or alter assumptions.

2.3.2 Site Contamination and Ground Conditions

An application for demolition and remediation (D/2019/428) is currently under assessment. Given the current and historic land uses within the precinct, there is a significant level of contamination in Danks Street, South.

The Proponent acknowledges that development applications for changes of use of existing buildings or construction of new buildings must be supported by information sufficient to allow Council to meet its obligations under State Environmental Planning Policy no. 55, to determine the suitability of land for redevelopment.

The Proponent acknowledges that any design proposed for the site is subject to an acceptable remediation outcome, and that if contamination issues are not satisfactorily resolved certain land uses may not be suitable or supported.

A brief summary of the site's geotechnical conditions is as follows:

- The Whole Development Site has been modified, covered by concrete driveways or bitumen and parts of the northern end of the site are largely unsealed. With a fall of 4m from its north-east corner to its south-western corner (a downward slope of approximately 3 degrees north-east to south-west).
- The subsurface conditions comprise predominantly sandy fill to a depth of approximately 3m with sandy soils below, which overlie sandstone and shale bedrock. The sandstone is initially of very low strength improving to medium strength at depths ranging from 9.8m – 10m.
- Groundwater is expected to be within the sands and fill, at depths between approximately 1.5m and 5m.
- Allowable bearing pressures within the bedrock would start at 1,000kPA for rock of very low strength, increasing to 1,500kPA for low strength rock or 3,500kPA for medium strength rock.

2.3.3 Noise/Acoustic Environment

A Noise Impact Assessment report (NIA) which provides an assessment of the noise impacts to and from the site, has been prepared by Cundall and is provided at **Appendix 4**. Cundall has measured the cumulative surrounding noise environment by undertaking Long term and Operator Attended noise monitoring surveys.

The site is affected by traffic noise along McEvoy Street and Bourke Street which are classified roads. Traffic volumes are identified in the NIA, and these are predicted to increase with the completion of the A2MP (M5 East/ WestConnex) works.

The NIA makes the assumption that noise from the Hillsong Church Activity Campus can be managed by implementing the operational requirements and controls required by the City of Sydney Notice of Determination D/2004/545/B, (NoD D/2004/545/B), refer Part 7 of the NIA.

Note that the NIA provided at **Appendix 4** is preliminary and has been prepared for the purposes of the Competitive Design Alternative Process only.

Section 4.2.6 in this Brief provides further detail on how design should address acoustic constraints and natural ventilation requirements.

3 Danks Street South Precinct

The land at 903-921 Bourke Street, Waterloo (the Whole Development Site) is part of the greater Danks Street South Precinct (the Precinct). The Precinct is in the suburb of Waterloo and is bounded by Bourke Street to the east, Danks Street to the north, Morehead Street to the west and McEvoy Street to the south. Approximately 80% of the land in the Precinct is within the Green Square urban renewal area, including the Whole Development Site.

Figure 11 Site Context Map (*Source: Mecone Mosaic)*

On 10 December 2018, the Central Sydney Planning Committee (CSPC) resolved to approve the Planning Proposal for the Danks Street South Precinct and amend the Sydney Local Environmental Plan (SLEP) 2012 accordingly. The intent of the Planning Proposal was to redistribute height within the Precinct to enable realisation of the existing floor space controls, contingent on the delivery of significant additional public benefits in the form of public squares, local services and infrastructure, through-site

links, and heritage conservation. The Planning Proposal also included a Development Control Plan; the "Danks Street South Development Control Plan".

The Whole Development Site was captured within the Danks Street South Planning Proposal, which, as well as including the Danks Street South Development Control Plan, included site-specific provisions and a Voluntary Planning Agreement that apply exclusively to the Whole Development Site.

The Planning Proposal for the Danks Street South Precinct and Danks Street South DCP are provided at **Appendix 1a** and **Appendix 1b**.

Precinct characteristics

The Precinct comprises 11 separate lots, some of which are owned by the same landowner. The total site area is approximately 92,500 square metres. The lots range in size from 19,350 square metres to 140 square metres.

The Precinct's northern boundary has two small frontages to Danks Street in the north, Bourke Street to the east, McEvoy Street to the south, and Morehead Street to the west. The precinct is relatively flat with a cross fall of approximately 4 metres from north to south.

3.1 Key Development Sites in the Vicinity

The site is surrounded by a mix of predominantly residential development. Crown Square, on the eastern side of Bourke Street, was completed by Meriton in 2010 (shown in **Figure 12**. It is a predominantly residential development with some retail uses including supermarket, childcare, cafes, and serviced apartments. Building heights in Crown Square range from four storeys to 15 storeys.

Figure 12 Crown Square Development by Meriton – Bourke St (*Figure 13, Planning Proposal – Danks Street South Precinct 2018*)

The Divercity development lies to the south east of the Precinct, south of Lachlan Street. This development was completed around 2013. It is a predominantly residential development with building heights ranging from six to 12 storeys. There are some local retail/restaurants at ground floor, mostly concentrated on Bourke Street and a small plaza area.

The Moore Park Gardens development to the north was completed in 2000. It has building heights ranging from five to 20 storeys.

The buildings to the south of McEvoy Street are relatively low scale predominantly commercial and light industrial warehouses. They provide a range of products and services such as hairdressing, car accessories, a service station and film school.

The area to the west of Morehead Street is the Waterloo Conservation Area. This area is predominantly residential area of one and two storey Victorian terraces.

Danks Street to the north provides a range of bespoke retail, including art galleries, fine rugs and furnishings/designer furniture, electrical appliances (Winnings) and a timber yard.

It also has wholefood shops, some cafes and restaurants. Some low scale residential redevelopment has occurred on Danks Street over the past 3-5 years.

Figure 13 Moore Park Gardens Development, corner of Phillip and Bourke St (*Source: Figure 14, Planning Proposal – Danks Street South Precinct 2018*)

Figure 14 Divercity located at 850 Bourke Street (*Source: Turnerstudio.com.au*)

Figure 15 In Tiara Apartments viewed from Crystal Street, Waterloo, which backs onto Bourke Street – opposite the 903 Bourke Street site.

Figure 16 Sydney City Toyota and Lexus Showrooms and repairs on the Corner of Lachlan and Bourke Streets opposite the 903 Bourke Street site.

Figure 17 Streetscape looking down Young Street from intersection of Danks Street.

Figure 18 Examples of uses along Danks Street

4 Objectives for the Proposal

4.1 Planning Objectives

The planning objectives for this Competitive Design Alternatives Process are to achieve design excellence and comply with the relevant planning framework, including the site specific provisions of Sydney LEP 2012 and Sydney DCP 2012.

The following key planning instruments must be carefully considered through the Competitive Design Alternatives Process:

1. State Environmental Planning Policy 55 – Remediation of Land;
2. State Environmental Planning Policy (Infrastructure) 2007;
3. State Environmental Planning Policy 65 – Design Quality of Apartment Development and the Apartment Design Guide;
4. Sydney Local Environmental Plan 2012;
5. Sydney Development Control Plan 2012; and
6. Other relevant City of Sydney and applicable State plans and policies, including Sydney 2030.

These documents can be viewed on the NSW Legislation website www.legislation.nsw.gov.au and on the City of Sydney's website at www.cityofsydney.nsw.gov.au

4.1.1 Sydney LEP 2012 (as amended)

The Whole Development Site is within the B4 Mixed Use zone and which permits a range of uses with development consent. It is also noted that part of the site is zoned SP2 Infrastructure.

The objectives for this competitive process include seeking to achieve up to 10% additional height for the site as permitted under the Sydney LEP 2012 in accordance with clause 6.21(7). In accordance with provision 5.9.4.3(12) of the Danks Street South DCP, any additional building height sought through this competitive design process is already accommodated within the building height in storeys and Figure 5.9.14 of the Danks Street South DCP.

It should be noted that the Sydney LEP 2012 (as amended) specifies that development of the Whole Development Site is not eligible for additional FSR through the competitive design process.

A summary of the site specific provisions contained in the Sydney LEP 2012 is included as **Appendix 5**

4.1.2 Relevant Development Control Plan controls

The Site Specific controls within the Danks Street South DCP provide further guidance for the redevelopment of the Whole Development Site and support the development standards and controls contained in the Sydney LEP 2012.

The Danks Street South DCP, together with the VPA, contain requirements for public infrastructure to support the Whole Development Site and wider Precinct's redevelopment.

A summary of the relevant planning controls contained in the Sydney DCP 2012 (including Danks Street South provisions) is included in **Appendix 5**

4.1.3 Voluntary Planning Agreement

As noted earlier, a VPA applies to the Whole Development Site and includes the following:

- Dedication of land for 2m of footpath widening along McEvoy St totalling an area of 234m^2
- Dedication of land for 3m of footpath widening along Bourke St totalling an area of 272m^2
- Dedication of land for through site links and public square totalling 2,025m^2
- Dedication of land for Public street/s totalling an area of 1,510m^2
- Plaza in stratum to a depth of not less than 1.5m above the waterproof membrane of the basement structure and totalling an area of 518m^2
- Dedication of land for a park along the north-east boundaries of the site totalling an area of 1,411m^2

The VPA is included in **Appendix 6**. None of the above items are located within the area identified as D2(a) or D2(b) in Competitive Design Process 2. However, one of the through-site links sits between the two blocks.

4.2 Design Objectives

The overall design vision for the Whole Development site, and Competitive Design Process 2 in particular, is to:

1) Deliver an exceptional contribution to Sydney, affording future residents and visitors a desirable place to live and stay as well as a social environment that responds to their needs through excellence in interior amenity, exemplar urban design, landscape and architecture, environmentally sustainable design, together with quality built-form.
2) Provide a connected versatile, sustainable precinct that can adapt to the changing needs of tenants, residents, visitor and the local community over the lifetime of the development;
3) Provide buildings across the site linked by public spaces that provide through site links as well as active and passive spaces. The centrepiece of these spaces will be Sydney Water owned assets; the Valve House and Pump House. The movement of people through the site, in and out of the Pump House Square and Valve House Square reflects the historic movement of water through the site to various locations in Sydney;

4) Deliver imaginative architectural, landscape and urban design proposals that achieve design excellence as defined in Clause 6.21(4) of the Sydney LEP 2012.

5) Provide fine grain built form and architectural expression of human scale to address and define the public domain and common open space, ensuring public landscape spaces are activated, well overlooked and high quality. Create a complementary ensemble of buildings, in balance with individual architectural expression;

6) Ensure entry points and view corridors into the site are legible and accessible by providing high quality treatments to create hierarchy of access and promote wayfinding.

7) Provide building ground floors that maintain levels with surrounding streets and public domain areas. Refer to Section 4.2.5.2 for further information. A high level consideration of landscape design should be included, ensuring the 'landscape' aspect of design excellence is thoroughly integrated in the designs.

8) Deliver the objectives and provisions contained in the Sydney LEP 2012, and Sydney DCP 2012 with particular reference to the site specific controls for the Danks Street South Precinct under Section 5.9 of the DCP and the Green Square Renewal area under Section 5.2 of the DCP;

9) Respond to the site's former industrial and heritage context and the opportunities and constraints within with site specific controls for the Danks Street South Precinct under Section 5.9 of the DCP and the Green Square Renewal area under Section 5.2 of the DCP. Ensure development maintains the heritage significance of the individual buildings and the group of buildings as a whole;

10) Optimise opportunities for ecological sustainable design and best practice environmental performance in accordance with the Design Excellence Strategy in Section 5.9 of the DCP; and

11) Deliver all the objectives, design criteria and design guidance of the ADG with particular attention to noise and ventilation, natural cross ventilation and solar.

12) Carefully manage the impacts of external noise and pollution through the careful siting and layout of buildings, while achieving natural ventilation, in accordance with the Objectives, design criteria and design guidance of Part 4J-1 and 4B-1 of the ADG.

13) Ensure additional landscape / screening treatments are considered to buffer noise and pollution from McEvoy and Bourke Streets.

4.2.1 Built Form and Building Height

The following built form and building height requirements should be considered:

1) Ensure the design of the built form and heights contribute to the physical definition of the existing and proposed street network.

2) Deliver varied architectural character and introduce a fine grain built form which enriches and enlivens the public realm in accordance with Section 4.2.4 of the SDCP 2012.

3) Designs are to deliver a positive built form relationship with open space and adjoining development through high-quality form, articulation and façade treatment.

4) Provide active frontages to the varied street contexts and public domain including the through-site link to maximise passive surveillance and to create a vibrant public domain.

5) Deliver a high quality interface between residential uses and the public domain, adjoining properties and areas for vehicle servicing to ensure a high level of visual and acoustic privacy amenity is balanced with activation.

6) The built form should provide solutions that address level changes at the public domain interface of each street frontage to balance accessibility requirements, FPLs, activation, residential privacy and provide a streamlined buildable outcome.

7) The built form should mitigate any significant wind impacts identified in Appendix 9 to all outdoor spaces, at ground and on balconies and accessible roof terraces.

8) Allow for sufficient deep soil in the building form, with no structures above or below, in accordance with the ADG and Sydney DCP 2012.

4.2.2 Residential Design

The following residential design requirements are to be provided:

1) Each block is to deliver the objectives, design criteria and design guidance of the ADG with particular attention to noise and ventilation, natural cross ventilation, solar, views, outlook and visual and acoustic privacy.

2) Provide a variety of dwelling types (studio, 1, 2 and 3+ bedroom dwellings) so that each block achieves an apartment mix in accordance with the SDCP2012. The dwelling types and mix should cater to the diverse groups of people moving into this rapidly changing area of the city, with a focus on design for young and growing families.

3) Apartment sizes are to achieve the minimum unit sizes required by the ADG.

4) Fifty percent (50%) of the total number of 3 bedroom units are to be located on the ground floor or podium with private open space suitable for households with families, which include the terrace dwelling typology.

5) Flexibility should be built into the design to allow for modification based on market demands.

6) . The residential lobbies are to be clearly defined, independent from other uses and readily visible from the street. Each building should connect with and address the public domain. Access is to be provided in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

7) The design of residential lobbies and entries are to provide for on-grade weather protected visitor bicycle parking located near the entry.

8) Provide appropriately separated access and servicing arrangements.

9) Maximise views in all directions, orient living spaces toward key views. Where possible, main bedrooms and balconies should be oriented to available views. Maximise unimpeded views where possible, however acoustic consideration should be balanced with view opportunities.

10) Achieve a balance of visual privacy for individual apartments and passive surveillance of common residential areas

11) Achieve acoustic privacy by considering location of communal areas, plant equipment and party walls in relation to sensitive receivers. Competitors are to refer to DCP **Provision 4.2.3.14** relating to apartments with setback bedrooms, which states that 'the design excellence bonus will not be awarded where a building includes apartments with setback bedrooms'.

12) Develop a distinctive and unique tower form that contributes to the skyline while delivering the objectives, design criteria and design guidance of the ADG with particular attention to noise and ventilation, natural cross ventilation and solar for residential apartments.

13) Each residential component of the development is to be provided with an acoustically isolated Music Practice Room(s) for the use of future residents of approximately 16 sqm and which double as common room(s). Music Practice Room(s) are to be co-located with communal open space and remain as common property.

4.2.3 Non-Residential Use Design

1) The site will be activated through the provision of non-residential uses and other treatments on the ground floor in areas identified in the Danks Street South DCP. Non-residential land uses can include a range of uses permitted in accordance with the B4 Mixed Use zone. Ensure the ground floor interface supports a high level of activation in accordance with Figure 5.9.19 Danks Street South – Active frontages map of the Danks Street South DCP;

2) Ensure the ground floor interface supports a high level of activation and achieves an appropriate interface with all street frontages and open spaces. Articulate the podium frontages to achieve a fine grain built form. Refer to **Section 4.2.5.2** for further information.

3) Provide a mix of non-residential uses in the areas identified for non-residential uses including opportunities for retail, commercial, entertainment, office, food and beverage. Showrooms, fresh food, small scale supermarkets and tenancies to accommodate cafes, dentist, childcare, accountants and medical practices could be considered in the precinct to serve the future community. Where specialist non-residential uses such as childcare is proposed, consideration must be given to the relevant state and local planning controls governing these uses;

4) Non-residential uses are to be of a level of quality to support the residential and community uses. They will need to be flexible enough to adapt to differing uses over time and as the surrounding area changes. The non-residential spaces are be designed to accommodate a combination of traditional retail and food and beverage offerings;

5) Any retail spaces should activate street frontages and public domain areas, including through-site links with fine grain retail tenancies. The retail space should maximise the ground floor exposure available and also consider outdoor dining opportunities within the site and fronting the plaza/square areas. Entries to retail tenancies should be from adjoining streets as well as from within the site, where possible, to promote the use of through-site-links;

6) Signage design for non-residential tenancies on ground floor should be built into the base building design to ensure design consistency, as well as way finding signage;

7) Ensure amenities are provided for staff and patrons to suit the needs of a range of potential tenants, including food and beverage and licensed restaurants and bars, as well as other non-residential uses permitted;

4.2.4 Facades

1) All nominated façade materials must comply with relevant fire safety regulations.

2) Proposals must not include PE (Polyethylene) or other flammable cladding.

3) The design and materiality of the façade are to express a timeless and elegant form with consideration for the minimisation of ongoing maintenance.

4) Façade materials and features should be durable and allow for ease of cleaning and maintenance. Façade access and maintenance systems or methods should be considered in the design.

5) Facade treatment should be designed to include management of summer solar access and in particular mid-summer western sunlight.
    - Shading strategies and devices are to be integral to the architecture.
    - Fixed shading devices are not to substantially restrict access to natural daylight or outlook.
    - Extensive glazing that is unprotected form mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a mid-summer sun control is not appropriate.

6) Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and on occupants of other building and potentially hazardous glare for motorists.

7) Facade treatment should minimise the reflection of sunlight from building to surrounding areas and buildings.

8) Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

4.2.5 Landscape

Landscape design should be integrated with the building and with consideration of the Sydney Landscape Code Volume 2.

Consideration should be given to the integration of green roofs, habitat creation, rainwater collection, and maximising tree canopy.

Deep soil is to meet the requirements of the ADG and Sydney DCP 2012, and should be used to facilitate large tree planting wherever possible.

Urban canopy cover should be maximised across all landscape spaces, in accordance with part 3.5.2 of the Sydney DCP 2012.

The design of all landscape spaces should account for intended site remediation methods, ensuring sufficient soil depth to support a variety of medium to large trees and other vegetation without requiring extensive walls and above-ground structures.

4.2.5.1 Public Open Space and Publicly Accessible Open space

To ensure cohesiveness in the design of the function of the various buildings across the two (2) Competitive Design Alternative Processes, a consistent approach to the open space is provided. The location and orientation of Open Space enhances connectivity by providing through site links along desire lines, activity nodes for public activity and space for the servicing of equipment by Sydney Water. This situation has also been informed by the unique ownership configuration of publicly accessible open space.

Publicly Owned Open Space is to be accessible to public 24 hours, including footpath, public square, road widening, shared zone and public open space as shown in **Figure 5.9.6** of the Danks Street South DCP (**Appendix 1**) and as demonstrated in the Public Domain Design Principles in the Figure below and **Appendix 7.**

The objective for these spaces is that they read as a cohesive and continuous part of the public domain, and make a valuable contribution to a high quality landscape for the overall development. In addition to the above public spaces to be dedicated to Council, the Whole Development Site also includes;

- Publicly owned through site links;
- Publicly owned square;
- Publicly Accessible Areas (privately owned) – Accessible to public during daylight hours;
- Private Areas – Accessible to public through lease arrangements;

The above spaces are all identified within the VPA in **Appendix 6** and in the **Figure 19** below.

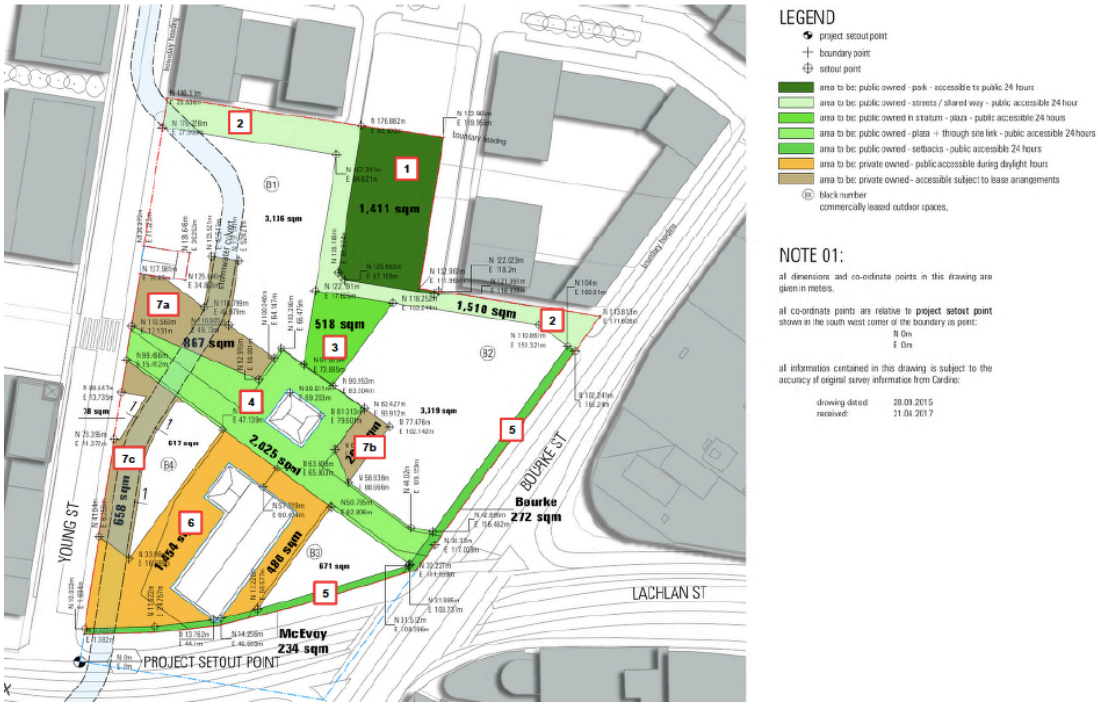

Figure 19 Public Domain Landscape Principles (*Source: Touchstone Partners*)

These spaces do not form part of the subject Competitive Design Process 2 and are noted for information only. For the purpose of establishing desirable conditions, all references to *Public Domain* are to include all *Publicly Accessible Open Spaces*. Any reliance on information and assumptions contained in the Public Domain Plan are for the purpose of this competitive process only. Information and assumptions with regard to public domain site levels:

- May not be wholly current at the time this Brief was endorsed
- Are for the purpose of this Competitive Design Process only and may be preliminary in status
- Are not to infer or to be taken as an approval, agreement or endorsement by Council
- In no way fetter the Council's determination in regard to compliance with the relevant planning controls and policies or future precinct wide master grading

Consideration of other relevant matters following this competitive process may also affect or alter assumptions.

4.2.5.2 Public Domain Interface Conditions

The interface between the public domain areas and the Competitive Design Alternative Sites are;

- to contributes to the quality, legibility, pedestrian scale and character of the street. Subtle variations through public art initiatives, planting selection, paving treatments, shade, wind mitigation and placement/orientation of street furniture are to create an attractive, safe and active public domain.
- to minimise sudden changes in levels and promote universal access and circulation, high visual permeability and seamless level transitions using landscape treatments where applicable.

- to ensure opportunities are provided for day-to-day interaction between residents and the public domain.
- to highlight entries and view corridors through architectural detailing, changes in materiality, landscape and plant selection and other appropriate visual cues into buildings for legibility and wayfinding.
- to reduce and minimize ramping, handrails and balustrades at building interfaces where applicable
- to build on the Public Domain Design Principles at **Appendix 7**, particularly, in regards to WSUD and consider how the whole site, including the public domain and landscape interfaces can contribute to the overall WSUD strategy and approach.
- to promote permeable paving and surface treatments where applicable to reduce stormwater run-off and avoid pooling of water during high rain events.
- to consider staging implications on the public domain, how access will occur and evolve over the different phases of land release and the consequences of significant level changes between existing and developed sites on the future construction and interim uses of the public domain
- Minimise level differences between Ground Floor, building entries and lobbies and public domain finished levels.
- to reinforce privacy and boundary delineation for ground floor apartments and private courtyards through a change in level up to a maximum of 1m with the adjacent public domain finished levels.
- to ensure building interfaces with the public domain do not result in falls greater than 2% or 1:50 within the public domain and public open space areas.
- to ensure a minimum 1% or 1:100 longitudinal fall is achieved to all public domain areas to promote positive drainage.
- to ensure a balance of privacy for residential units and passive surveillance of the public spaces is achieved.
- to create an active, functional and safe public domain

Competitors are to note that although some of the objectives listed above will be outside the competitive process site, they are to have regard to these objectives to understand the desired future character of these areas.

4.2.5.3 Private Communal Open Space

The communal open space is to be equitably distributed, and is to meet the active and passive recreation needs of residents. . The development will not require a pool or gymnasium. However, opportunities for new and innovative communal facilities should be explored providing space and facilities for passive and active uses for all ages. These may include areas such as children's play areas, outdoor eating areas and function rooms, productive gardens, smaller intimate spaces for individuals, and other spaces for residents to meet and relax.

It is noted that any communal open space should be consistent with the Landscape Principles outlined in **Appendix 7** and the City of Sydney Landscape Code Volume 2.

It is noted that there will be limited green space immediately surrounding the residential buildings. As such, opportunities for communal areas are to be explored both at ground level and podium rooftops, ensuring communal open space is equitably distributed across all buildings and universally accessible. Sufficient soil

depth and volume should be provided, in accordance with the ADG and the Sydney Landscape Code Vol 2, for all planting on structures and be within the building envelope. Safe maintenance should be considered in the design principles to ensure all planting is easily and directly accessible without the use of specialist safety equipment wherever possible.

Consider inclusion of community gardens at the ground level or on the roof.

4.2.6 Noise and Ventilation

The proponent commissioned Cundall to carry out a Noise Impact Assessment, (NIA) of the proposed development of the Whole Development Site (Refer to **Appendix 4**).

Cundall have predicted acoustic levels at the façade of the various building envelopes. The areas of greatest cumulative impact have been identified in **Figure 20** below and provided in **Table 8.2** of **Appendix 4**

The stated noise levels reflect the existing traffic noise and existing noise generated by the pump house and associated transformers.

In outlining the future noise levels, the Cundall Report assumes that the impact from traffic noise is expected to increase; however, the noise generated from the existing pumping station and transformers will greatly decrease as a result of amelioration measures proposed to be implemented directly to the Sydney Water infrastructure/buildings. The cumulative noise assessment in **Table 8.2** of the Cundall report and **Figure 20** below assume that the required noise upgrades to the Pump House are undertaken and the development will only need to manage the residual noise levels from this infrastructure.

It is also noted that **Section 5.9.4.14** of the Danks Street South DCP requires "appropriate acoustic treatments and noise mitigations measures to operational Sydney Water buildings are to be completed prior to the occupation of any surrounding buildings".

The acoustic criteria listed in **Section 5.9.4.14** Noise and Ventilation of the Danks Street South DCP requires residential apartments to meet the following maximum noise levels in a naturally ventilated state;

- Laeq 1 hour 35dB for bedrooms between 10pm and 7am;
- Laeq 40dB at any time for all other habitable spaces; and
- Laeq 1 hour 45dB at any time for all other habitable spaces in development in all other locations.

Planning controls protecting residential amenity include Clause 101 and 102 of the State Environmental Planning Policy (Infrastructure) 2007, (ISEPP), **Clause 5.9.4.14** Noise and Ventilation of the Danks Street South DCP and relevant provisions of the SDCP Sections 4.2.3.11 and 4.2.5.3. Reference should also be made to the NSW Government's *Development near Rail Corridors and Busy Roads – Interim Guide*.

Proposals are to deliver the objectives, provisions and acoustic criteria listed above, whilst achieving natural ventilation in accordance with Part 4B of the ADG. The impacts of external noise and pollution are to be minimised through the careful siting and layout of buildings in accordance with Part 4J of the ADG.

This approach directly corresponds with the requirements of section 5.9.4.13 of the Danks Street South DCP that states;

> *The impacts of external noise and pollution are in the first instance to be minimised, while achieving natural ventilation, through careful siting and layout of buildings. Where it is proposed to address noise and ventilation through the siting and layout of apartments, alternative approaches to the following design criteria of the NSW Apartment Design Guide are permitted for noise affected apartments;*
>
> *(a) Solar and daylight access;*
>
> *(b) Private open space and balconies;*
>
> *(c) Natural cross ventilation.*

Acoustic attenuated natural ventilation devices may be used where siting and layout cannot mitigate noise.

Where required Competitors should reference the Council's 'Draft Alternative natural ventilation of apartments in noisy environments' when considering apartment design, layout and materials (https://www.cityofsydney.nsw.gov.au/__data/assets/pdf_file/0015/307005/Natural-ventilation-guide-note_310818.pdf).

It is noted that Figure 2.3 from the NIA prepared by Cundall reflects an indicative scheme prepared for the site provided for the purposes of the Planning Proposal (only).

It is acknowledged that the implementation of design solutions to mitigate noise intrusion may impact the ability to obtain the target residential GFA in Section 4.3 of the brief.

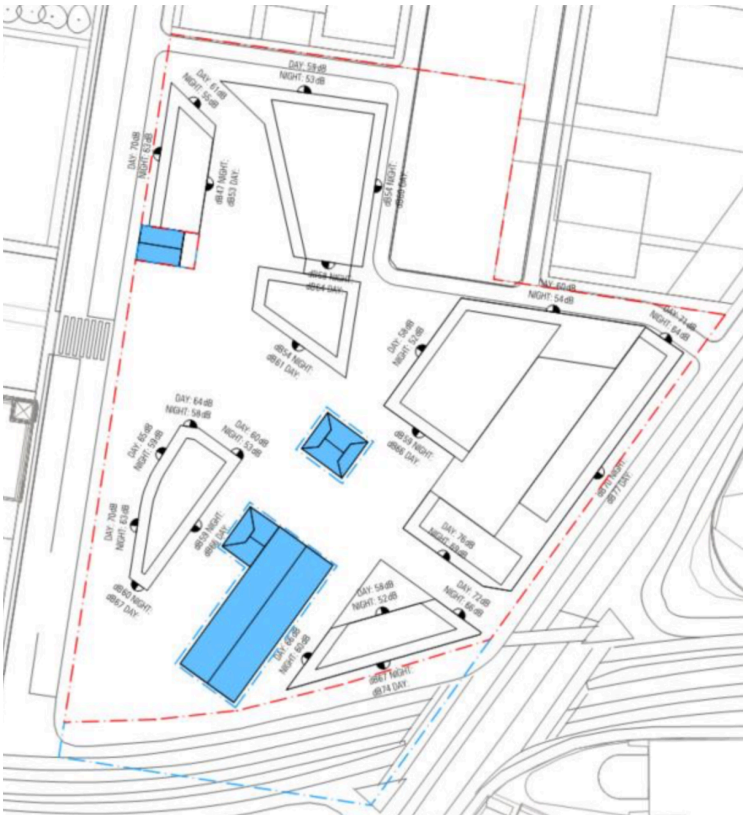

Figure 20 Summary of maximum predicted noise levels under existing conditions (*Source: Table 8.2 from Cundall Noise Impact Assessment – Image by Mako*)

4.2.7 Visual Privacy

Buildings are to be oriented and sited to provide high quality visual privacy amenity to residential apartments.

Where possible, ground floor apartments should not directly adjoin through site links or areas of high traffic.

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

Residential buildings are to comply with the visual privacy provisions of the ADG and be separated in accordance with Objective 2F and 3F of the Apartment Design Guide.

4.2.8 Overshadowing and Solar Amenity

The proposed development is not to create additional overshadowing of public open space and should minimise overshadowing of surrounding residential development in accordance with ADG Objective 3B-2.

The 'Draft Minimising overshadowing of neighbouring apartments' Documentation guide can be viewed on the City of Sydney Website at; https://www.cityofsydney.nsw.gov.au/__data/assets/pdf_file/0020/308630/OvershadowingGuidelines_260219.pdf. Associated excel data tables can be viewed at: https://www.cityofsydney.nsw.gov.au/__data/assets/excel_doc/0006/308643/Excel-data-tables.XLSX

To assist in the design process, competitors are to consider the following summary of ADG Objective 3B-2 and the associated Objectives 3D and 4A in the design of the building. The following diagram is provided to assist Competitors in solar access accounting,

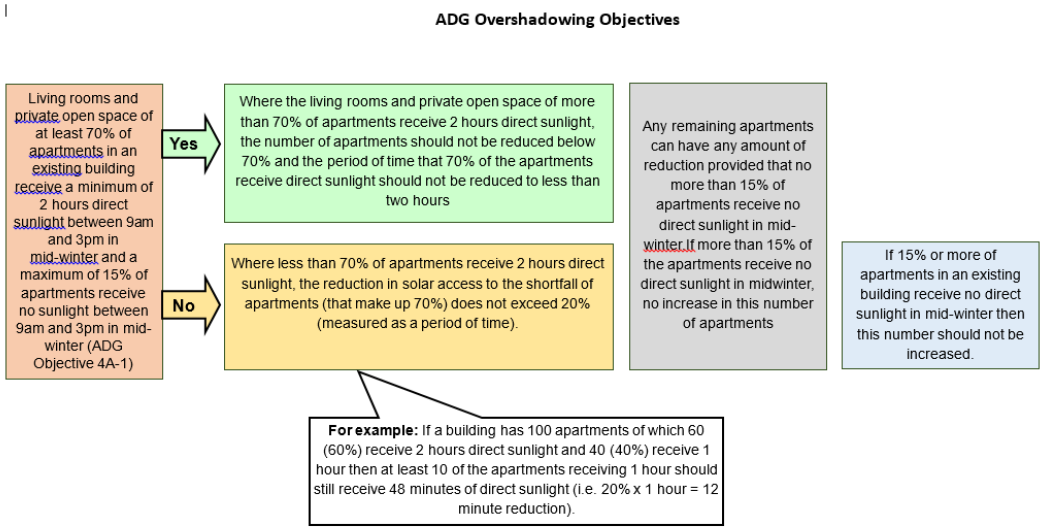

Figure 21 ADG Overshadowing Objectives

Overshadowing of Public Domain

In addition, any development should consider the Sydney DCP provision 3.1.4(3), which requires 50% of any area of public park to achieve 4 hours of sunlight from 9am-3pm on 21 June.

Solar amenity

Each Block is to deliver the objectives, design criteria and design guidance of the ADG with particular reference to Parts 4A and 3D. Solar protection should be afforded to any areas identified for outdoor retail and childcare centres.

4.2.9 Heritage

A Heritage Brief has been prepared by GBA heritage and is provided at **Appendix 13**.

Designs are to have consideration for the heritage objectives and provisions listed in **Section 5.9.5** Heritage in the Dank Street South DCP and all relevant sections of the SDCP 2012. Additionally, designs are to have regard for the desired future character of the Heritage Plaza as outlined in the Danks Street South DCP **Section 5.9.3.1**.

Design should give consideration to the two Burra Charter principles set out in the Heritage Brief at **Appendix 14**, which include:

Setting

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

New Work

New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. New work should respect the significance of a pace through consideration of its siting, bulk, form scale, character, colour, texture and material.

…

Sensitive new work should add another layer to the long history of the site, without erasing earlier layers, and should interpret the heritage place for new users. It should contribute a further legacy for future generations.

Designs in the vicinity of heritage items are to be designed and sited to minimise the impact to the significance of these items and their setting.

Development adjacent to the heritage listed Pump House and Valve House is to include the use of traditional materials, preferably face brick in a mod brown colour, similar to those used in the now-demolished Central Workshops, in accordance with Clause 5.9.4.5 of the Dank Street South DCP. Additional site elements and character cues are listed in the Heritage Brief in **Appendix 13**.

4.2.10 Public Art

The City of Sydney encourages the provision of high quality public art in new developments which benefit public outcomes and the wider community.

Refer to requirements of **Section 5.9.4.7** Public Art in the Dank Street South DCP.

As part of the planning process for the precinct, the City engaged social art practitioners MAPA Art and Architecture to develop a high level public art concept to inform the design of a new public space in consultation with local communities in Green Square and areas adjacent to Danks Street South.

The community responded enthusiastically and shared a wealth of memories, insights, ideas that have culminated in a report, 'Open Field Agency: Public Domain and Public Art Strategy for Danks Street South', which contains recommendations for the precinct.

To enable the integration of public art with architectural and public domain design, competitors are to identify opportunities for public art and provide a preliminary rationale for the proposed location(s) that refers to this work.

The rationale for determining the location of public art should consider:

- the report by MAPA, 'Open Field Agency: Public Domain and Public Art Strategy for Danks Street South'. A link to the report is below:

http://cdn.cityartsydney.com.au/wp-content/uploads/2018/11/21133030/Open-Field-Agency_-Public-Domain-and-Public-Art-Strategy-for-Danks-Street-south-precinct.pdf

- the site's history, context and future program, and the constraints and opportunities of the site outlined in the design objectives above;
- alignment with the City of Sydney's Public Art Policy (2016), City Art Public Art Strategy (2011), and Interim Guidelines for Public Art in Private Developments (2006): and
- significant opportunities for artists to integrate public art into the architectural and public domain design

The detailed planning, selection of artist, curation, procurement and implementation of public art does not form part of this competitive process and will occur in the subsequent preparation of the detailed DA and in accordance with the approved Public Art Strategy.

4.2.11 Building Services and Plant

The Whole Development Site should share major building services to enable maximum efficiency. Building designs are to show that required services are incorporated into the floor plans, and not within landscape setbacks or other landscape spaces.

A Building Services Report has been prepared by LCI and is provided at **Appendix 15.** The detailed design of services does not form part of the Competitive Process requirements. The information provided in **Appendix 15** is provided to assist Competitors with preliminary services assumptions only. Competitors should exercise discretion, incorporate spatial provisions at a concept level only and reserve from providing detailed proposals.

Incorporate building services spatial requirements which service the respective building's mixed uses.

Provide an innovative and activated roof design – 'the fifth elevation' – with the architectural treatment integrating any plant and building services. The visual impact of roof services is to be considered and minimised.

Allow sufficient space within the design to accommodate building plant and services. Plant must be concealed and if located on the roof, must be within permissible building height in metres, located setback behind parapets and concealed from sight and overlooking to ensure no impact on the outlook of neighbouring developments and public domain. Competitors should also refer to the following:

a. Design lift overruns or any other services or plant equipment on the roof with a setback so they are not visible from the street.

b. The uppermost two metres maximum permissible height under the LEP is to be to be for non-habitable purposes.

c. Conceal utilities and building services from public view, including all substations, plant rooms and equipment. These are to be integrated within the building. No kiosk substations will be permitted.

The location and design of substations should not compromise the activation of street frontages nor the landscape or public domain and ensure chambers and enclosures are recessive and positively contribute to the architecture, landscape and public domain quality.

Façade treatment concealing substations, plant rooms and equipment must be of equal design and material quality to that of the principle façade treatment.

Where possible incorporate non-residential uses over loading dock and basement car park Entries. No air conditioning units are to be located on balconies.

No external drain pipes/conduits etc on façade.

4.2.12 Environmentally Sustainable Design

The minimum requirement is to deliver a project that demonstrates best practice performance in terms of sustainability. The development is to apply the principles of ecologically sustainable development ("ESD") to enable the incorporation of sustainable development initiatives, including precinct wide reduction in water and energy use as well as waste generation. At a minimum the development is to achieve the following BASIX requirements;

- 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; and,
- 5.5 NABERS Energy rating for any commercial office premises with a net lettable area of 1,000m^2 or more.

4.2.13 Wind

A Pedestrian Wind Environment Statement has been prepared by Windtech and is provided at **Appendix 8.** The Report considers two development options – in relation to the culvert. For the purpose of this Competitive Design Alternatives Process, Competitors should only consider the recommendations to Option 01 only with the culvert remaining in the same location.

The report provides several recommendations to be included across the Precinct. Wherever possible, the adverse wind conditions identified should be reduced or entirely mitigated through building design. Reliance on vegetation should be seen as a last resort only.

Please note that these recommendations are based on a design that is indicative, and these recommendations are therefore, subject to change.. The recommendations are as follows:

Outdoor Ground Level Areas:

- A line of trees along the Bourke Street and Young Street pedestrian footpath frontages of the site, and also around the northern perimeter footpaths of the site.;
- Scattered trees within the various landscaped areas of the site and within the V-shaped construction between the two tallest buildings of the development.
- A pedestrian awning along the southern side of the southernmost building of the development.

Communal Terraces and Courtyards

- The inclusion of an impermeable balustrade and trees around the perimeter of the communal terrace on the northern side of the southern building.

Private Balconies and Terraces

- It is recommended that the various private balconies of the residential apartments of the development be recessed into the overall building footprint, rather than protruding out.
- Inclusion of an impermeable balustrades for private balconies. Balconies located on the building corners may require screens along the sides.
- Screens, canopies, vegetation in addition to permeable balustrades are recommended for rooftop terraces.

It is noted that this report is preliminary and has been prepared for the purposes of the Competitive Design Alternative Process only. It addresses only the general wind effects and any localised effects that are identifiable by visual inspection, and any recommendations are made only in-principle.

4.2.14 Access and Basement Design

Circulation, access and egress is to be consistent with **Clauses 5.9.3.3** and **5.9.3.4** of the Dank Street South DCP, and **Figure 5.9.12** Danks Street South – Circulation and Access including all relevant sections of the SDCP 2012.

Due to existing site restrictions, areas suitable for basement are limited. Basement access locations and basement envelope is generally outlined in **Figure 5.9.12** of the Danks Street South DCP,.

Competitors are to provide an indicative level one basement design, that is consistent with **Figure 5.9.12** of the Danks Street South DCP and incorporates the following assumptions:

- Plaza pavement finish levels are to be a depth of not less than 1.5m above the waterproof membrane of the basement structure, in accordance with the Executed VPA and the Public Domain Design Principles at **Appendix 7**.
- Residential and retail/non-residential car parking areas are to be separated with secure, dedicated access
- The design is to consider temporary vehicular access arrangements according to staging of the development. Consideration is also to be made to permanent arrangements following completion of final stage.
- The design is to consider integration / consolidation of car park entry points included consolidated basement parking.
- The design is to consider the servicing needs of each building – including deliveries. Competitors are to have consideration on how deliveries could be moved across the site. Should it be determined that a motorised tug or similar be required, storage for this equipment should be provided.
- Service arrangements between sites are to minimise excessive paths of travel.
- The service arrangements are not to minimise pedestrian or cyclist safety and amenity.
- Loading is not to be on-street.
- Access via the proposed shared zone is to be carefully considered given the desire is for limited vehicle movement to occur from the shared zone.
- The design of the basement car park to comply with AS/NZS 2890.

- Vehicles are to enter and exit the site in a forward direction.
- Car parking rates should be in accordance with the Sydney LEP 2012 (Category B and E rates depending on land use);
- Motorcycle and bicycle parking should be provided in accordance with the Sydney DCP rates;
- Accessible parking should be provided in accordance with the Sydney DCP rates for adaptable units and visitors/employees; and Car share spaces are to be provided on-site as per DCP2012 and spaces are to be accessible to members of the car share scheme at all times. This should be incorporated into the building design.
- Pedestrian amenity including pedestrian crossing facilities, footpath extension, continuous footpath treatment and other pedestrian amenity issues to be incorporated.
- The proponent is to encourage Sustainable Transport such as initiatives which support Public Transport and Active Transport (cycling and walking) and where vehicles are in use, encouraging energy efficient vehicles (i.e. provision of electric car charging), car share and constraining parking supply.
- The proposal should align with the targets and objectives set out in Sustainable Sydney 2030 and the Green Square TMAP
- Residential bicycle parking is to be provided as a consolidated class 2 facilities located at either ground of B1 level.

4.2.15 Waste and Basement Design

The design and location of waste collection points and loading areas are to be consistent with Clause 3.11.13 of the SDCP 2012.

The indicative level one basement design prepared by Competitors is to address the following:

- Basement access arrangements are to be suitable to accommodate Council's 9.25m Garbage Truck and Medium Rigid Vehicle.
- Waste management is a significant consideration for the operation of a mixed use building and will be developed further in the following stages of the project. The following spatial and planning allowances are to be considered and co-ordinated in the competition design schemes. For the purposes of this competition, waste will be collected from a single location in the basement within Block D2(a).
- A waste room is to be integrated into the building design of the building of D2(b). This is to be in the building's basement, or at grade within the building in a dedicated collection or loading bay, or at grade and off-street.
- The movement of the bins from the holding room in Block D2(b) to the waste collection area in the Basement under D2(a) will be undertaken by a building manager.
- Bin movement from holding rooms to bin holding areas must be through a level surface. Competitors are to have consideration on how bins could be moved across the site. Should it be determined that a motorised tug or similar be required, storage for this equipment should be provided.
- The bin holding room in D2(b) should comply with the City's Guideline for Waste Management https://www.cityofsydney.nsw.gov.au/__data/assets/pdf_file/0009/307269/G

uidelines-for-Waste-Management-in-New-Developments.pdf

- Waste management facilities are to be located off-street. The waste collection must meet the conditions of DCP 2012 including providing access for at least a 9.25m Council garbage truck with consideration of consolidated driveway access (basement car park and loading dock) and consolidated loading docks (between buildings). In this regard, basement level loading might be preferred over at grade loading docks.
- The waste collection and loading point operations to occur on a level surface away from vehicle ramps; with adequate side and vertical clearance to allow for automated bin lifters to remain clear of any walls, ceiling, ducts, pipes and other services.
- Easy access from each central waste and recycling storage area to the nominated collection point.
- Waste should be provided in accordance with the Preliminary Waste Information document prepared by Elephant's Foot in **Appendix 14**.

It should be noted that the Preliminary Waste Information provided by Elephant's Foot in **Appendix 14** has calculated the waste generation for the retail components of the site utilising the waste generation rates commensurate to that if all the retail tenancies were occupied by café premises. It should be noted that Council's Guideline for Waste Management in New Developments (https://www.cityofsydney.nsw.gov.au/__data/assets/pdf_file/0009/307269/Guidelines-for-Waste-Management-in-New-Developments.pdf) provides different waste generation for other uses.

4.2.16 Flooding and Stormwater

A Stormwater and Flood Management Brief has been prepared by Wood & Grieve Engineers to accompany this brief (**Appendix 3**). The design proposals will need to refer to this brief and comply with the City of Sydney's Interim Floodplain Management Policy.

Given that site will be a mix of retail and residential apartments, Council will require the development to have on-site detention. As the site will be impacted by flood waters in Young Street, the development will need to be flood protected by raising the levels within the site to provide adequate freeboard above the 100 year flood level.

Flood gates will not be permitted

The Wood & Grieve Report has identified the 100 year flood level and deduced the Flood Planning Level for each Block based on the use that is proposed at Ground Floor (see **Appendix 3** for Flood Planning Level for Ground Flood Uses).

Flood Planning Level (FPL) refers to the permissible minimum building floor level, and in the case of basements or below-ground development, the FPL refers to the minimum level at each access point. FPLs and all access points (including stairs and lift shafts) to basements or below-ground development.

A Flood planning technical advisor will be available to competitors during the competitive process to clarify the assumed flood planning levels.

Any reliance on information and assumptions contained in the Stormwater and Flood Management Report are for the purpose of this competitive process only. Information and assumptions with regard to flood planning levels:

- May not be wholly current at the time this Brief was endorsed
- Are for the purpose of this Competitive Design Process only and may be preliminary in status
- Are not to infer or to be taken as an approval, agreement or endorsement by Council
  In no way fetter the Council's determination in regard to compliance with the relevant planning controls and policies or future precinct wide master grading
- Consideration of other relevant matters following this competitive process may also affect or alter assumptions.
- Stormwater management (quantity and quality) of the precinct shall be undertaken in accordance with the City's Development Control Plan (DCP) 2012 'Section 3.7 Water and Flood Management' and 'Sydney Street Technical Specifications Section A4 – Drainage Design' as outlined in the Wood & Grieve report.

4.3 Commercial Objectives

As a minimum, the building design is to achieve the following commercial parameters:

1) Produce a feasible and commercially viable design that is attractive to prospective retail tenants and owners, and residents

2) Optimise the floor space ratio (FSR) within the Precinct where possible up to the maximum possible permissible FSR of 2:1 by providing Gross Floor Areas across the Blocks in accordance with **Tables 3** and **4.** Optimising FSR and efficiency is not to cause departures from ADG compliant amenity outcomes including but not limited to natural ventilation, natural cross-ventilation, solar access and noise protection.

3) Maximise the height of the new building up to the allowable height of the maximum building envelope set out in the Danks Street South DCP, including the opportunity for up to 10% additional height as stipulated in the Planning Proposal in **Appendix 1**.

4) Maximise the total Net Lettable Area (NLA) and Gross Lettable Area Retail (GLAR) for the development.

5) Provide non-residential and residential floor plates that demonstrate the highest possible degree of efficiency (NLA/GFA) ratio.

6) Minimise the ongoing lifecycle costs for the development (i.e. repairs, maintenance and outgoings).

7) Provide car parking in accordance with the relevant rates set by the Sydney LEP 2012.

8) Seek to achieve following residential and non-residential GFA targets:

Table 3 Residential Target GFA, Mix and Size

Competitive Design Alternatives Process no.	Block	Target Residential GFA	Apartment Mix	Minimum Apartment GFA
2	**D2(a)**	**12,094m²**	**Studio – 5-10%** **1 bdrm – 10-30%** **2 bdrm – 40-75%** **3+ bdrm – 10-100%**	**Studio – 35m²** **1 bdrm – 50 m²** **2 bdrm – 70m²** **3 bdrm – 90m²**
	D2(b)	**1,890m²**		
Note: For the purposes of the competition, apartment mix as required by the DCP should be applied to each Competitive Design Alternatives Process No. The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed.				

Table 4 Non-residential Target Gross Floor Area

Competitive Design Alternatives Process no.	Block	Target Non-Resi GFA	Proposed/Potential Uses
2	D2(a)	**2,316m²**	**Bars, Commercial, Childcare Centre, Retail, Food and drink premises, neighbourhood supermarkets**
	D2(b)	**470m²**	

Caveat

The above GFA targets as they apply to individual blocks are a guideline only. The maximum GFA target may be unable to be fulfilled within a relevant block. This GFA may be distributed elsewhere on another block within Competitive Design Process 2. GFA cannot be transferred across Competitive Design Process Sites.

The above targets are based on providing ground floor commercial/retail (in locations as identified in Figure 5.9.18 of the Danks Street South DCP) with residential apartments above. It is noted that due to noise or other constraints, residential apartments may not be suitable in some locations and therefore in lieu of providing residential apartments in this location, commercial GFA may be deemed more appropriate.

Buildability (including construction methodology, relationship to existing and future infrastructure and staging) will be a key factor in the assessment of submitted schemes. Designs with innovative but practical solutions incorporating rational structural grids and offering floor plate flexibility for tenant integration and/or the potential for base building modifications to enable maximum efficiencies will be considered favourably.

A summary of the overall target GFA is provided below

Table 5 Summary Table

Whole Development Area*	**18,634m²**
Whole Development target GFA	37,268m²
Whole Development target FSR	2:1
Competitive Design Alternatives Process Site 1 Target GFA	20,498m²
Competitive Design Alternatives Site 2 Target GFA	16,770m²

Noting the above calculations, the following clarifications are provided;

- For the purposes of calculating FSR during this competitive process, the Whole Development Area excludes RMS dedicated land.
- The lot containing the Sydney Water buildings is outside the scope of this competitive process. However, for the purposes of calculating FSR during this competitive process, this lot has been included in the site area.
- The Proponent acknowledges that for the lot containing the Sydney Water buildings to be included in the site area at DA stage, the Sydney LEP 2012 requires that significant works must be proposed on that lot. A reduction in floor space may be required at DA Stage to comply with LEP requirements for calculating FSR.
- Although the Competitive Design Alternatives Process No. 1 is outside the scope of this brief the figures have been included here for reference

4.3.1 Project Construction Budget

All Competitors are to target the project construction budget of $72.5 million.

Indicative Construction Budget

Basement	15,000
Apartments	51,000,000
Commercial Retail	6,500,000
TOTAL	**$ 72,500,000**

4.3.2 Buildability

Competitors are to have regard to construction methodology, including access and buildability while taking into account the proximity to all adjoining buildings.

The design is to demonstrate an efficient and hence cost effective structural design which will minimise structural transfers and cantilevers. Designs with innovative and practical solutions, rational structural grids, floor plate flexibility for tenant integration

and potential base building modifications incorporation will be considered favourably.

Selected materials should be durable, low maintenance and fit for purpose. If innovative or natural materials are proposed for use, evidence is to be provided regarding warranties, durability and examples of prior successful use in the Australian context. Maintenance, servicing and replacement of all selected materials should also be considered.

All apartments should demonstrate efficient planning and structural solutions. Minimise the number of structural columns on a typical floor and maximise the penetration of natural light into the building as well as opportunity for views.

Proposals must not include PE (polyethylene) cladding or other flammable material.

Competitors will be given the opportunity to obtain construction and buildability advice (including site access) at the Progress Session Review (to be arranged by the Proponent). Refer to Key Dates in **Section 1.10** for more information.

5 Competitive Procedures

This Competitive Design Alternatives Process (Competitive Design Alternatives Process 1) is by invitation only. It includes a total of three (3) Consortiums.

Each Consortium in this Competitive Design Alternatives Process is to include one Emerging and one Established Architect, both registered as an architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas Competitors, eligible for registration.

Each Consortium shall prepare and submit a design proposal that satisfies the requirements of this Brief.

5.1 Competitive Design Alternatives Process Manager

The Proponent has appointed Mecone as the Competition Manager. It is the Competition Manager's role to manage the organisational and administrative functions of the Competitive Design Alternatives Process on behalf of the Proponent.

The role of the Competition Manager includes:

1. ensuring the Competitive Design Alternative Process is undertaken in accordance with the City of Sydney's Competitive Design Policy and this Brief;
2. acting as the first point of contact for the Proponent, the Competitors, the City of Sydney and the selection panel during the Competitive Design Alternatives Process
3. facilitating briefing, presentation and evaluation meetings;
4. receiving Competitor's questions during the Competitive Design Alternatives Process and coordinating responses;
5. ensuring the architectural submissions meet the requirements of the Brief; and
6. assist in drafting the Competition Design Report.

All communications with the Competition Manager are to comply with the Communications Protocols set out in **Section 5.9** of this Brief.

5.2 Impartial Observers

This Competitive Design Alternatives Process will be overseen by an impartial observer(s) appointed by the City of Sydney. This observation includes all briefings of Competitors and Selection Panel sessions.

The Observer will be provided with at least two (2) weeks notice and will be present at:

1. The Briefing Session and site visit for all Competitors;
2. Any further information briefings or progress sessions;
3. Presentations; and
4. Selection Panel discussions and deliberations.

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

5.3 The Selection Panel

The Competitive Design Alternatives Process will be assessed by a selection panel;

a. The panel will include 6 members;

   i. 3 chosen by the Proponent; and,

   ii. 3 chosen by the City of Sydney (including the panel chair);

5.4 The Selection Panel Obligations

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

1. Have no contact with any of the Competitors in relation to the subject site and the Competitive Design Alternatives Process from their time of appointment until the completion of the process, other than during presentation of the submissions;
2. Evaluate submissions promptly in accordance with the Competitive Design Alternatives Process timetable. See Key Dates in **Section 1.10** of this Brief;
3. Abide by the requirements of the Competitive Design Alternatives Process Brief;
4. Observe complete confidentiality regarding the Competitive Design Alternatives Process from the time of their appointment;
5. Consider planning or other technical advice provided by the City of Sydney;
6. Refrain from introducing irrelevant considerations in addition to, or contrary to those described in the Competitive Design Alternatives Process Brief, or contrary to the statutory framework relevant to this site;
7. Make every effort to arrive at a consensus in the selection of a winner;
8. Prepare a Competitive Design Alternatives Process report explaining their decisions; and
9. Sign a statement confirming they have read and understood the Selection Panel's obligations and agree to respect those obligations for the duration of the Competitive Design Alternatives Process.

5.5 Selection Panel Chair

The Selection Panel is to agree on the selection of a Chair. The primary function of the Chair is to ensure that Selection Panel deliberations proceed in a fair and orderly manner.
In coordination with the Competitive Process Manager, the Chair shall at the conclusion of the Selection Panel deliberations, supervise:

- letters of notification to the winning and unsuccessful Competitors;
- the writing of Selection Panel comments to be included in the Competitive Design Alternatives Process Report; and

• review and endorsement of the final Competitive Design Alternatives Process Report as prepared by the Proponent.

5.6 Proponent's Obligations

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

If the City of Sydney is informed by a Selection Panel member that they have been contacted by the Proponent or a Competitor in relation to the site or the Competitive Design Alternatives Process, then their involvement may be terminated.

5.7 Technical Assistance to Competitors

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

All Competitor and Technical Advisor communications must be submitted in writing to the Competition Manager and copied to the City in accordance with communication protocols detailed in **Section 5.10** Communications and Questions.

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

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

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

1. Quantity Surveyors

Xan Duong

MBM

xd@mbmpl.com.au

2. Flooding and Stormwater Advisor

Ian Harris

Wood & Grieve Engineers

Ian.Harris@wge.com.au

3. Urban Planning

Kate Bartlett

Mecone

kbartlett@mecone.com.au

All communications must be conducted strictly in accordance with the communications protocols set out in Section 5.9 of this Brief, unless stated otherwise.

5.8 Technical Advisors' Obligations

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

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

All Technical Advisors are bound by the confidentiality requirements set out at **Section 5.24** of the Brief and will be required to sign a confidentiality agreement with the Proponent to keep the content and intellectual property of each scheme confidential.

5.9 Progress Sessions Submission

Competitors are encouraged to submit preliminary plans and an area schedule on the Progress Submission Lodgement Date ahead of the Progress Review Session. See **Section 1.10** Key Dates of this Brief and **Appendix 9** for the Yield Schedule Template. The City Observer is to be copied in on any Progress Submissions.

The purpose of this Progress Session is to provide the Competitors with an opportunity to have the design works in progress reviewed and seek feedback from the technical advisors in relation to high level planning compliance, service requirements, buildability and cost planning advice. The Progress Session is an informal session and conducted to assist Competitors in seeking compliance clarifications. No formal presentation is required and material may be presented at the discretion of the Competitor.

Feedback is limited to technical and compliance planning matters and all advice will be briefly summarised by the Competition Manager and issued in writing to Competitors within 2 days following the Progress Session. Feedback is also copied to the City Observer(s).

The Progress Session will be held at the location identified in **Section 1.10** Key Dates and each Competitor will have a separate allocated time.

No Selection Panel members are to attend or partake in the progress session.

5.10 Communications and Questions

Competitors should direct all communications regarding any clarification of the Competitive Design Alternatives Process details in writing to the Competition Manager via email only. All communications must be addressed to:

Kate Bartlett - Competition Process Manager

Director - Mecone

Except where specified otherwise in this brief, Competitors should not communicate verbally regarding clarification of the Competitive Design Alternatives Process with:

- The Proponent;
- Selection Panel members;
- Technical advisors;
- The City of Sydney;
- Consent Authority; and
- Other Competitors.

5.11 Closing Date for Final Submissions

Final submissions must be lodged via email no later than 5.00pm (AEST) on the Final Submission Lodgement Date set out in **Section 1.10** Key Dates.

It is the sole responsibility of the Competitor to ensure actual delivery to the Competition Manager by the deadline set out in Section 1.10 of the Brief.

5.12 Lodgement of Final Submissions

Competitors shall lodge their hard copy submission in a sealed package to the Competition Manager, at the following address:

Competition Manager

Kate Bartlett
Director
Mecone
Level 12, 179 Elizabeth Street, Sydney NSW 2000
02 8667 8668
kbartlett@mecone.com.au

The package is to be labelled Confidential: 903-921 Bourke St, Waterloo Architectural Competitive Design Alternatives Process

The City of Sydney Observer may be present when the submissions are opened.

Electronic lodgement of Final Submissions shall be via email.

5.13 Late Submissions

Unless formally requested by the Proponent for the sole purpose of clarification, the Selection Panel will not take into consideration any new materials submitted by Competitors following lodgement of Final Submissions and lodgement of a physical model on the specified Presentation Date. Refer to **Section 1.10** Key Dates of this Brief.

5.14 Presentation Date – Presentation Material

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

Competitors are to provide an electronic version of their Presentation Submission material to the Competition Manager no later than 48 hours prior to the Presentation Date, in accordance with the Key Dates nominated in **Section 1.10** of this Brief.

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

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

The Selection Panel may disqualify a Competitor that presents new material that has not been submitted by the Final Submission due date as specified in Section 1.10 Key Dates of this Brief.

5.15 Disqualification

Submissions that fail to meet the Competitive Design Alternatives Process requirements may be disqualified, in particular where:

- The submission is received after the Final Submissions lodgement time and date;
- The submission is contrary to the objectives of the City of Sydney planning controls;
- The submission is not submitted in accordance with the submission requirements, as stated by in the Brief; or
- Where a Competitor attempts to influence the deliberations of any Juror outside the Final Presentation Date.

The Selection Panel will determine any disqualifications.

5.16 Selection Panel Assessment and Decision

A minimum of three (3) competitive submissions must be considered as part of this Competitive Design Alternatives Process.

The Competition Manager shall provide one (1) hard copy and electronic copy of the Final Submissions to all Selection Panel members and the City of Sydney at least seven (7) days prior to the Final Presentation Date.

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

Each Competitor's submission will be graded by the Selection Panel according to the Assessment criteria provided at **Appendix 11** to this brief.

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

The Selection Panel is expected to reach a decision on whether to request a revision to submissions within 14 days of Final Presentations. For these submissions, the Selection Panel will list the specific design issues that should be addressed and request the respective Competitors to amend their submission within a defined period of time (having regard to the extent of the requested amendments). Competitors must re-present their submission within twenty-one (21) days of the initial presentation.

Upon completion of the second presentation, the Selection Panel will rank the Competitive Design Alternatives Process submissions (first and second).

The Selection Panel's decision will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of this Competitive Design Alternatives Process.

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

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

5.17 Appointment of the Consortium of the Winning Submission

The Proponent shall appoint the Consortium (winning Consortium) of the winning submission as selected by the Selection Panel. Full design and documentation of the winning scheme should then occur. To ensure that design continuity and design excellence of the winning proposal is maintained throughout the development process, the architectural commission is expected to include as a minimum:

1. Preparation of a DA;
2. Preparation of the design drawings for a construction certificate;
3. Represent the project in meetings with the community, authorities and stakeholders, as required;
4. Preparation of the design drawings for the contract documentation; and
5. Design continuity during the documentation and construction phases, through to the completion of the project.

The Winning Consortium may work in conjunction with other architectural practices to meet the project documentation obligations, but must retain control and leadership role over design decisions.

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

1. Provide the City of Sydney with written reasons for this decision; and
2. Restart the Competitive Design Alternatives Process.

5.18 Competitive Design Alternatives Process Report

When the Competitive Design Alternatives Process submissions have been assessed, the Proponent is required to submit to the City of Sydney a Competitive Design Alternatives Process Report. The Competitive Design Alternatives Process Report shall detail:

1. The Competitive Design Alternatives Process and include a copy of the Brief;
2. The Selection Panel's assessment of the design and merits of each submission;
3. The rationale for the choice of the preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause 6.21(4) of Sydney Local Environmental Plan 2012; and
4. Any further recommended design amendments relevant to the achievement of design excellence.

The Report is to be endorsed, dated and signed by all members of the Selection Panel.

The Proponent is to submit the Competitive Design Alternatives Process Report to the City of Sydney in accordance with the Key Dates at Section 1.10 of this Brief.

Following the Selection Panel's decision, the City of Sydney may require the Proponent to hold a public exhibition of the Competitive Design Alternatives Process entries.

5.19 Announcement

The Winning Consortium will be notified of the Selection Panel's decision as per the date set out in **Section 1.10** Key Dates of this Brief.

The Competitive Design Alternatives Process results will be made public within twenty-one (21) days of the Decision Date.

The Proponent's Competition Manager will advise Competitors in writing of the decision within the timeframe in Section 1.10 Key Dates of this Brief.

5.20 Care of Materials and Insurance

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

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

Competitors are advised to make copies of their submissions, so as to retain a copy of their work.

Responsibility for insuring submissions rests solely with Competitors.

5.21 Competitive Design Alternatives Process Fee

$50,000 per consortium.

5.22 Return of Documents

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

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

5.23 Copyright

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

The Proponent and the City of Sydney shall have the right to display, photograph, publish and distribute, the brief, submissions, presentations and reports produced as part of this Competition process for publication, publicity or other such purposes. Any such reproductions shall acknowledge the copyright owner(s).

Execution of the Competitive Design Alternatives Process Invitation and Acceptance letter shall be deemed as legal permission for the Proponent and the City of Sydney to publish the Competitors' designs. No compensation shall be made for such reproduction or publication.

5.24 Confidentiality

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

This Brief and the documents comprising the Competitors submission are confidential until the decision is announced and made public.

Competitors must not use them for any other purpose other than with the prior written consent of the Proponent. The Proponent, Competitors, Technical Advisors and the Selection Panel shall observe complete confidentiality in relation to submissions received prior to a decision in relation to the Competitive Design Alternatives Process that is made public.

5.25 City of Sydney Endorsement of Brief

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

5.26 Amendment to the Competitive Design Alternatives Brief

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

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

6 Presentation Material – Submission Requirements

6.1 Submission Requirements – General

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

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

- Nine (9) complete hard copies of all submission documents in colour (A3 format); and
- One (1) USB memory stick with complete copies of the submission documents.

All submission documents including presentation material are to clearly identify the Competitor's identity and be of a suitable quality for public exhibition. A cover letter is to be provided outlining the content submitted.

Each Competitor's submission shall include the items detailed in the following sections:

6.2 Documentation (Drawings and Graphics)

Each Competitor's Final submission shall consist of:

1. Aerial photograph (1:2000);
2. Location Context Plan (1:2000);
3. Existing site plan (1:200);
4. Site Analysis (scale 1:500);
5. Concept Plan (1:500) – this is to locate streets, public domain improvements, building form and massing of site and adjacent area;
6. Contextual site study, including view analysis (scale – legible in A3 format);
7. Typical plans (showing apartment layouts & lift cores), basement plans (level one indicative basement level only), elevations and sections including the ground plane (scale – 1:200);
8. Typical indicative floor plans and area schedule;
9. Roof plan providing all RLs of all roof elements, including lift over runs (scale 1 : 200);
10. Typical indicative podium façade detail (1:20);
11. Typical indicative residential tower façade design (1:20);
12. Shadow impact diagrams demonstrating compliance with planning controls. Diagrams are to clearly represent the proposed design shadow impacts relative to building envelope shadow impacts;

13. Amenity diagrams demonstrating which apartments achieve the minimum ADG:
    a. solar access diagrams in plan with accompanying 3D (including sun eye diagrams) illustrating the proposed condition in comparison to the approved envelope condition;
    b. natural cross ventilation and natural ventilation; and
    c. visual privacy (scale – legible in A3 format).
14. Typical apartment layouts (including internal and external areas) for studio, one bedroom etc. Show the NLA of the apartments and the balcony areas separate (scale – 1:200);
15. GFA plans, illustrating GFA accounting to be completed as the area schedule included at **Appendix 9** outlining the calculation of GFA (scale – 1:200);
16. View analysis from the proposed scheme;
17. Ground floor plan including relationship to the public domain and surrounding context;
18. Plans to include relevant setback controls;
19. Streetscape elevations and sections inclusive of neighbouring context, all RLs and LEP height limits (1:500);
20. Concept landscape plan (1:200);
21. A digital material/image board and indicative finishes (electronic not physical) (samples are not required);
22. 3D massing/modulation study; and
23. A minimum of two (2) 3D computer generated perspective(s) of the proposed development. Please refer to **Appendix 10** for required locations.

In reference to the above submission requirements:

1. Plans, elevations and sections & 3D massing studies are to illustrate the proposed design relative to the envelope controls.
2. All plans, elevations and sections are to be presented at the scale specified and include:
    a. the scale, scale bar and north point; and
    b. the hard copy submissions are to enable ease of review by the Selection Panel and technical consultant team and include a contents page and page numbering throughout or be tabbed.
3. Critical relative levels and LEP heights to be shown on relevant plans, sections and elevations.
4. For the purposes of planning coordination, the winning Competitor may be required to submit to the Consent Authority a DWG/DGN file of ground floor plan geospatially referenced with MGA (Mapping Grid of Australia) coordinates.

6.3 Design Statement of Intent

Each submission is to include a design statement addressing the proposal's approach, the response to the Brief's objectives and the manner in which design excellence and environmental sustainability are achieved.

6.4 Heritage Statement

Each submission is to also include a brief heritage statement prepared by a suitably qualified person indicating the potential impacts of the proposed scheme that makes reference to the DCP **Section 3.9.1** Heritage Impact Statements.

6.5 Statement of Compliance

Each submission is to also include a Statement of Compliance prepared by a suitably qualified person indicating the proposal's compliance with the relevant planning controls. **Appendix 5** provides a summary of planning controls and a template for Competitors to complete including FSR, apartment mix and SEPP 65 considerations.

Each submission is to also identify and justify any non-compliance with the applicable planning controls for the site.

6.6 Yield Analysis and Area Schedule

Each submission shall include a yield analysis and a schedule (floor by floor) of areas as per the template at **Appendix 9**and include:

- Gross Floor Area (GFA), using Sydney LEP 2012 definition;
- Gross Building Area (GBA), being the area of each level measured to the outside face of outside element of enclosed space. Measure separately the GBA for basements, lobbies and plant rooms; and
- Net Sellable Area (NSA) and Gross Lettable Area Retail (GLAR);
- Apartment mix; and
- Number of carparking spaces.

Each Competitor must provide both a PDF and digital excel spreadsheet of the area schedule using the provided standard Schedule (**Appendix 9**).

6.7 Construction Costs

Each submission will be costed by the Proponent's appointed quantity surveyor. The submission is to include a discussion on how the design is an economically feasible development option.

6.8 Physical Model

A physical model of the Competitive Design Alternatives Process entry at a scale of **1:500** is to be submitted to the Competition Manager on the Presentation Date.

This is to be designed to fit into an overall model to be provided by the Proponent. Competitors will be issued model specifications and associated CAD file specified with

dimensions of the base model cut out to ensure Competitor's models fit into the base model.

6.9 ESD and Innovation

Each submission is to include a summary of sustainability initiatives to meet the minimum BASIX requirements provided within the Danks Street South Development Control Plan together with a description of any broader sustainability initiatives associated with the Proponent's scheme.

Each submission is to also include a summary of other innovative design solutions proposed relating to materials and smart technology, especially building services and vertical transportation solutions.

6.10 Digital Animations

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

6.11 Presentation Date Material

At the time and date nominated at Presentation Material Lodgement Date **Section 1.10** of this Brief, Competitors are to provide an electronic version of their Presentation material to the Competition Manager for audit.

The Presentation material shall be collated into a single PowerPoint presentation slideshow or PDF document and delivered on USB flash drives or submitted via email.

No new material is to be presented over that lodged as Final Submissions. Refer to **Section 1.10** of this Brief.