

# **Attachment D**

## **Competitive Design Alternatives Report**

# Competitive Design Alternatives Report

357 Glebe Point Road, Glebe



On behalf of  
Vision Land Glebe Pty Ltd  
November 2019



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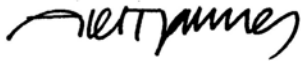
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## Selection Panel Members

Tony Caro – Tony Caro Architecture (Selection Panel Chair)



Alec Tzannes – Tzannes



Stephen Sanlorenzo – Touchstone Partners



Peter Smith – Smith & Tzannes



## City of Sydney Council Representatives

Liz Bowra – City of Sydney

Nicola Reeve – City of Sydney

## Developer Representatives

Nigel Fox - Vision Land Glebe Pty Ltd



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# 1 Introduction

## 1.1 Overview

This Competitive Design Alternatives Report outlines the process, architectural submissions and Jury deliberations, decision and recommendations for the competitive design process for 357 Glebe Point Road Glebe (the site).

The report should be read with reference to the Architectural Design Competition Brief (the Brief) which is provided at **Appendix 1**. The competition was conducted in accordance with the Brief, which was endorsed by the City of Sydney (the City) and issued to all competitors at the commencement of the competition.

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

## 1.2 Proponent and Project Team

Vision Land Glebe Pty Ltd (Vision land) is the proponent of the competitive design process. Vision land invited three architectural firms to prepare proposals for the design competition. The proponent has appointed Kate Bartlett from Mecone 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 City of Sydney Council is the consent authority that will determine any future DA for the detailed design of the building as the estimated cost of the development is less than \$50 million.

## 1.4 Regulatory Framework

Clause 6.21(7) of the SLEP 2012 stipulates that the planning purpose for achieving design excellence is to encourage a higher standard of building design and can provide an additional 10% of gross floor area or height for undertaking the competitive design process, subject to approval by the Consent Authority.

In granting consent to the Concept DA, the Court determined that the site is not capable of accommodating a building with additional height or FSR beyond that which may be contained within the approved envelopes. The proponent will not be seeking 10% additional height or floor space through the Competitive Process in this case.

Section 3.3 Design Excellence and Competitive Design Processes of the SDCP 2012 provides requirements for development to demonstrate design excellence. The objectives under section 3.3 for the competitive design process are as follows:

- a) *Ensure high quality and varied design through the use of competitive design processes for large, prominent developments.*
- b) *Ensure development individually and collectively contributes to the architectural and overall urban design quality of the local government area.*

- c) *Encourage variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the City's public realm.*

Condition 5 of the concept consent requires a competitive design process to be carried out before the preparation of a development application. The proponent elected to undertake an invited competitive design alternatives process for the design of the site.

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 relevant Stage 2 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 comp*



## 2 Competitive Design Alternatives Process

### 2.1 Overview

The competitive design alternatives process was undertaken as an invited process where the proponent (Vision Land) sought three competitors to respond to a Competition Brief.

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

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

The competitive design alternatives process was undertaken in an open and transparent manner with full disclosure to Council officers. In accordance with City of Sydney Competitive Design Policy 2013, the Competition Brief was endorsed by Council on 2<sup>nd</sup> September 2019.

### 2.2 Participating architectural firms

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

**1. Group GSA**

Lisa-Maree Carrigan, Alister Eden, Paul De Sailly.

**2. MHN Design Union (MHNDU)**

Liam Hancock, Michael Waterman, Brian Meyerson.

**3. DKO Architecture + Archer Office + Oculus**

Nick Byrne, Ian Lim, Koos De Keijzer, Tomek Archer, Carmen Blanco, Peter Peng, Roger Jasprizza (Oculus).

## 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   |
| 4 <sup>th</sup> September 2019                         | Commencement of competition.   |
| 6 <sup>th</sup> September 2019                         | Competitor briefing session and site visit.  |
| 25 <sup>th</sup> September 2019                        | Progress Session Lodgment Date: A progress session was held with each architectural firm and Council's observer to look at initial schemes.  |
| 14 <sup>th</sup> October 2019                          | Selection Panel Briefing and site visit.   |
| 21 <sup>st</sup> October 2019                          | Lodgment Date: Lodgment of Design Reports from architectural firms.  |
| 23 <sup>rd</sup> October 2019                          | Presentation Date.   |
| 6 <sup>th</sup> November 2019                          | Letters to the competitors: A letter was sent to each of the competitors notifying the Selection Panel's decision. The letter also announced DKO/Oculus as the preferred winning scheme. |

## 2.4 Competition Brief

A draft Competition Brief was submitted to Council who then endorsed the brief on 2nd September 2019. The competitors were forwarded the Competition Brief, which is held at **Appendix 1**.

## 2.5 Requests for information

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

## 3 Review of the 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 meeting each architectural firm presented their scheme and questions were asked in order to clarify any issues. The Panel then evaluated each scheme against the Assessment Criteria provided in the Competition Brief, the planning controls, feasibility, 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 after the design competition.

### 3.2 Selection Panel

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

Council's nominees appointed by the proponent:

- **Tony Caro (Chair)**  
Director - Tony Caro Architecture
- **Alec Tzannes**  
Director - Tzannes

Developer's representatives on Panel:

- **Stephen Sanlorenzo**  
Director – Touchstone Partners
- **Peter Smith**  
Director – Smith & Tzannes

### 3.3 Impartial Observers

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

- **Liz Bowra**  
Design Excellence Coordinator – City of Sydney
- **Nicola Reeve**  
Area Planning Manager – City of Sydney

### 3.4 Technical advisors

Three technical advisors were appointed to provide advice to competitors through the Addendum process. Answers to queries were provided by proponent to all competitors. The technical advisors were also available to answer questions from the Selection Panel on the presentation day. The consultants were:

Planning consultants **Kate Bartlett**  
Director – Mecone NSW Pty Ltd

|                   |   |
|-------------------|---|
|                   | <b>Joe Wang</b><br>Senior Planner – Mecone NSW Pty Ltd    |
| Quantity surveyor | <b>Richard Rigby</b><br>Director - Rider Levett Bucknall  |
|                   | <b>Oliver Nichols</b><br>Director - Rider Levett Bucknall |

Note: Forge Venture Management in coordination with Wood and Grieve Engineers were the services consultants.

## 3.5 Overview of the submitted schemes

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

### 3.5.1 Group GSA

The Group GSA scheme incorporated the following key features (refer to *Figure 1* to *Figure 8* below for further detail):

- A total of 71 dwellings comprised of 63 apartments and 8 terraces was proposed;
- View analysis, which ensured that three bedroom apartments and larger two bedroom apartments were positioned for premium water and city views;
- The scheme proposed a revitalisation of Ferry Lane including a landscaped footpath dedication and a sequence of small to medium sized bronze sculptural elements situated at ground level throughout the development.
- A smaller courtyard was proposed, with a significant feature tree adjacent to Ferry Lane and a centralized glazed lobby entry positioned at the rear of the courtyard. A communal room was proposed at ground level, with access to the courtyard;
- Rooftop communal garden space was provided on Level 5 that maximised outlook towards Darling Harbour and the city skyline;
- The scheme proposed a range of sustainable initiatives to meet the required ESD targets;
- The façade comprised a reddish face brickwork at the lower two levels with some intricate detail and off white face brickwork for the upper levels. The façade materiality was enhanced by profiled integrally finished concrete to the extensive planter spandrels and bronze coloured metal elements including window frames and handrails. The terrace houses and apartment building while sharing the same face brick cladding, have different expression;
- The proposal demonstrated general compliance against the Stage 1 building envelope. Additional overshadowing analysis was provided to address the overshadowing impacts to the terraces across Ferry Lane to the south in relation to the non-compliance arising from the lobby encroachment into the central courtyard.



Figure 1 Photomontage of the proposal  
Source: Group GSA



Figure 2 Photomontage - Ferry Lane with proposed courtyard  
Source: Group GSA



Figure 3 Photomontage viewing at the intersection of Ferry Lane and Avon St  
Source: Group GSA



Figure 4 South Elevation – Apartments  
Source: Group GSA



Figure 5 East Elevation – Terraces + Apartments  
Source: Group GSA



Figure 6 Proposed landscaping and communal open space  
 Source: Group GSA

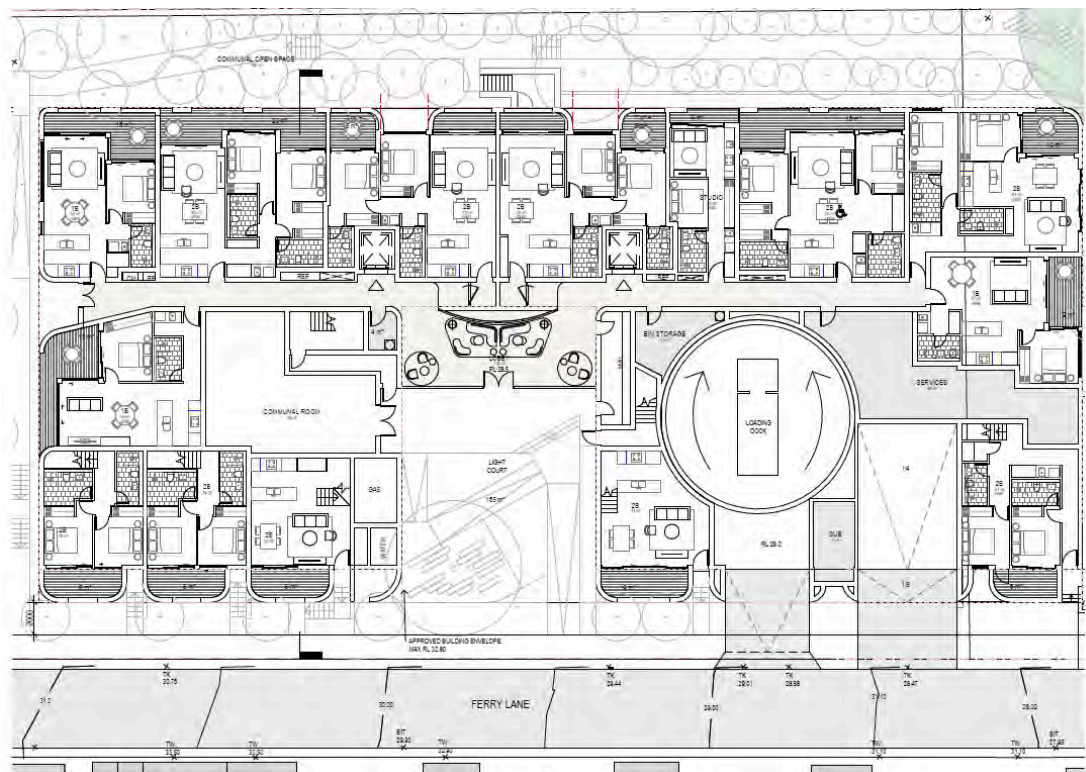


Figure 7 Upper Ground Floor Plan  
 Source: Group GSA

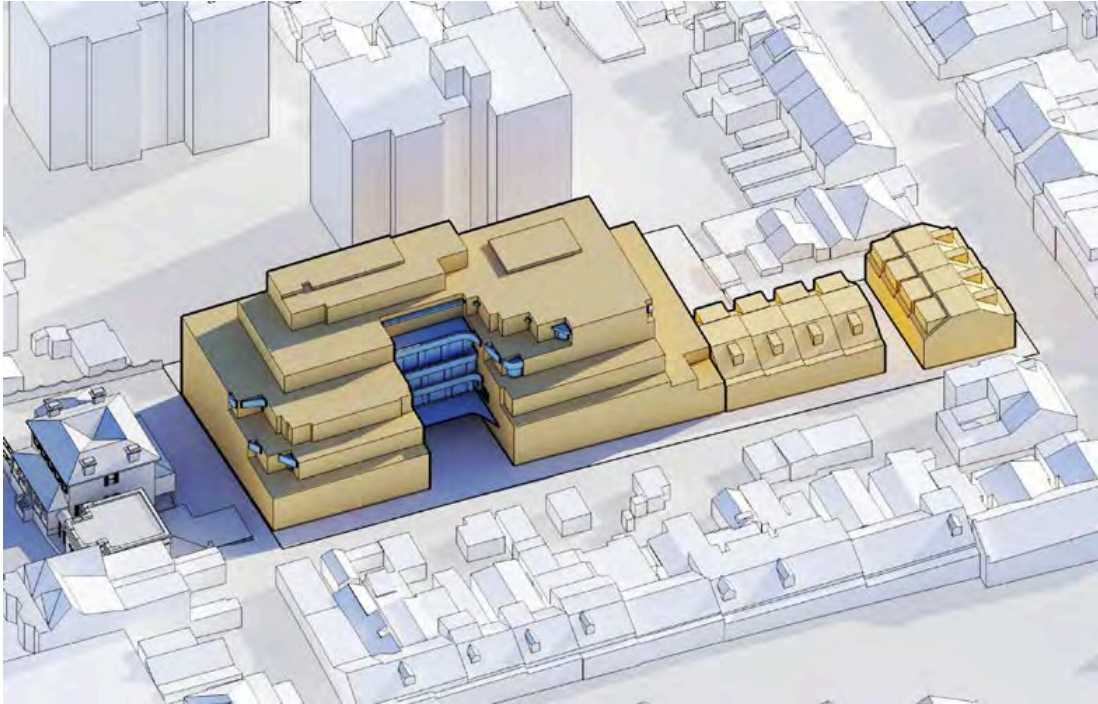


Figure 8 Compliance with Stage 1 approved envelope  
Source: Group GSA



### 3.5.2 MHNDU

The MHNDU scheme incorporated the following key features (refer to *Figure 9* to *Figure 16* below for further detail):

- A total of 60 dwellings comprised of 52 apartments and 8 terraces was proposed ;
- Redesign of the building cores from the concept DA to increase floor space for apartments and space for the communal roof garden;
- A 2-storey architectural framing system with varied modulation according to program was introduced at street level to create a distinctive address and scale along Ferry Lane and a more aligned relationship to existing properties opposite.
- The proposal sought to identify target markets that influenced the design of each of the home types for these respective groups, resulting in housing typologies that included laneway terrace homes, “urban nest” apartments, “anden’ terraced dwellings and premium harbor view apartments;
- The development was conceived as a ‘green heart’ within the tight urban grain of its location.
- The scheme also aimed to socially integrate the development into the wider Glebe community. This central organising courtyard space was conceived as a publicly accessible outdoor “room” situated at the principal entry point to the development;
- The scheme proposed a range of sustainable initiatives to meet the required ESD targets;
- The scheme proposed a variety of thoughtful interconnected green spaces. A gym was proposed at lower ground level opening out to a small green space under the large existing camphor laurel and the required music room on Level 4 overviews a communal herb garden.
- The apartment yield was low compared to other schemes, principally because the designers elected to include more large/generous dwellings.



Figure 9 Photomontage of the proposal  
Source: MHNDU



Figure 10 Photomontage of the apartments  
Source: MHNDU



Figure 11 Photomontage of the terraces  
Source: MHNDU



Figure 12 South Elevation  
Source: MHNDU



Figure 13 East Elevation  
Source: MHNDU



Figure 14 Landscape Concept  
Source: MHNDU



Figure 15 Ground Floor Plan  
Source: MHNDU



Figure 16 Proposed roof garden on Level 5  
Source: MHNDU

### 3.5.3 DKO/ Archer/ Oculus

The DKO/Archer/Oculus scheme incorporates the following key features (refer to *Figure 17* to *Figure 23* below for further detail):

- A total of 68 dwellings comprised of 61 apartments and 7 terraces was proposed;
- A maximised yield scheme was also prepared to demonstrate the prescribed envelope could achieve a maximum of 75 apartments;
- The proposal removed one terrace to articulate the change in typology and scale at street level, as well as to enhance permeability and perception of a generous green setting;
- A distinctive feature of this scheme is creation of a lofty, 6m wide vertical aperture through the built form to create a vista through to the gardens in the adjacent development to the north. This created opportunity for sunlight and ventilation into the central courtyard;
- The level above this aperture was made contiguous to provide a connected space for the residents ("Green Oasis") at roof level;
- The music room was located at the lower ground level opening to a communal green space under the existing mature Camphor Laurel;
- The scheme presented an intensive greening strategy for Ferry Lane with a sequence of front verandahs (stoops) to units and terraces providing good activation and passive surveillance;
- The scheme proposed a range of sustainable initiatives to meet the required ESD targets, including re-use of materials from the existing building and a fossil fuel free approach incorporating a ground-sourced thermal heat pump;
- The design contained a broad mix of residential types to cater for the diverse market. These include traditional and loft style terraces, traditional and intergenerational apartments; and
- The proposal exceeds the Stage 1 building envelope by 2.2m for the roof level walkway/penthouse structure and 1m for the roof pergola. Additional overshadowing analysis was provided to address the overshadowing impacts on properties to the south arising from this non-compliance.



Figure 17 Photomontage viewing towards north  
Source: DKO Architects



Figure 18 Photomontage – Apartments  
Source: DKO Architects



Figure 19 Photomontage – Terraces  
 Source: DKO Architects



Figure 20 South Elevation  
 Source: DKO Architects



Figure 21 East Elevation  
 Source: DKO Architects



Figure 22 Architecture landscape – communal rooftop  
 Source: DKO Architects

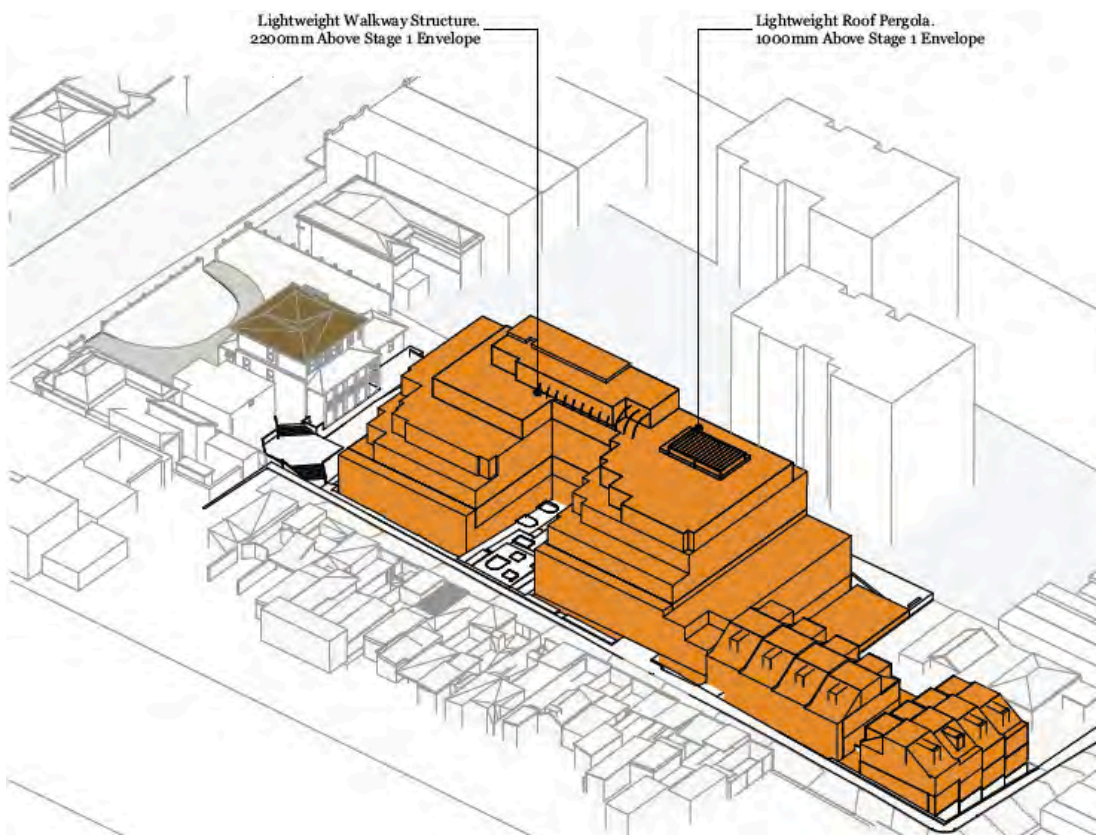


Figure 23 Compliance with the Stage 1 Building Envelope  
 Source: DKO Architects



## 4 Selection Panel Comments by Scheme

### 4.1 Overview

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

### 4.2 Group GSA

#### Merits

- Strong analysis of views informed the rationale for location of the apartments;
- The inviting entrance, foyer spaces and the location of the communal room are considered positive;
- Articulation of two story datum on Ferry Lane is positive, as well as the scale and proportion of the terraces on Avon Street; and
- Entry to the car park and loading space, which integrates into the rhythm of the terraces.

#### Considerations

- Extensive use of face brickwork and dense, monolithic form at street level seems inconsistent with the stated contextual emphasis on the architectural quality of the Victorian terrace form and its materiality;
- The design incorporated three building 'languages' that did not assimilate in a convincing way;
- The northern façade is confronting in scale, with little visual relief in its form or variation in materials;
- The high yield comes at a cost of long common access corridors that offer minimal access to natural light and ventilation;
- Proposed use of CLT structure is not reflected in the building tectonics; and
- The panel considered this to be a competent scheme that met the commercial requirements of the brief. There was a thoughtful balance between larger units oriented to views and more compact units that delivered efficient yield and affordability. The scheme presented a highly varied palette of façade materials with an intricate level of fine masonry detail required, which together with the complex envelope resulted in a complex and at times convoluted architectural expression.

### 4.3 MHNDU

#### Merits

- Calm, rational planning quality for the generously sized apartments;
- The scheme offered an appropriate scale and urban design response to the street;
- The social intention ascribed to the entry courtyard described as an outdoor community room was supported by the panel, as it provided an inclusive public space in this tightly grained corner of Glebe;
- The proposed gym and adjoining camphor laurel garden is a particularly successful communal space; and

- The panel was interested in the abstracted conceptual strategy for integrating the proposal with Glebe's eclectic built form and diversity.

#### Considerations

- The generosity of apartment sizes and balconies contributed to the overall scheme offering less NSA compared to other competitors, which impacted on the economic feasibility of the design;
- The panel raised questions in regard to amenity of the subterranean lower level terraces along Avon Street;
- The generous greening of the building terraces was supported by the panel, notwithstanding how this would be detailed and managed for longevity;
- The architectural proposition for the building was a source of discussion between panel members. The initiating concept was to assimilate eclectic elements and materials drawn from the diverse context of urban Glebe. These were collaged across a layer of framing elements applied to most elevations of the required building envelope. These frames were composed of varied structural bays comprised of arched and orthogonal versions deploying multiple materials and coloration; and
- In the manifestation of the conceptual approach, the Panel was not convinced about the translation of the concept into a tangible realisation of the buildings architectural expression. This concern applied equally to the terrace houses and the apartment building.

## 4.4 DKO/ Archer / Oculus

### Merits

- The scheme has strong architectural merit and presents well to the street frontages, providing good activation and a welcoming presentation to the public domain;
- The architects have challenged the controls and provided a well considered response to the Stage 1 approved building envelope;
- The design successfully sought to maximise solar access, views and pedestrian accessibility;
- The Panel had a positive response to the designs interface and interaction with Ferry Lane and the surrounding environment. The proposed stoops will further enhance street activation and perhaps instigate urban regeneration on the opposite side of this narrow but pleasant thoroughfare;
- The architectural design strategy for the apartment building was successful in modulating the scale and bulk of this large form. This includes the large break at the rear of the courtyard, the "green bridge" approach to the penthouse element, and the general façade compositional strategy;
- The proposed music room/communal room near the camphor laurel was supported;
- Landscape elements have been convincingly integrated throughout the scheme;
- The overall design proposal integrates confidently and comfortably with the surrounding conservation area and Bidura House;
- Robust and simple construction will allow budget to be allocated to materials, finishes and landscaping;
- The panel supported the simple but effective architectural strategy proposed for the large apartment building. There was a risk of the large envelope being monolithic and out of scale with the fine grained setting, however the arrhythmic articulation of the projecting horizontal spandrels and interplay with balcony soffits is particularly successful in mitigating this concern, at the same time providing opportunity for integrated planting to terrace edges and shading of facades. The compositional interplay between these elements and the simple vertical green climbing frames delivers potential for a robust and enduring architectural quality within a cost effective framework.

### Items for ongoing resolution

As DKO/ Archer / Oculus was selected as the preferred scheme, feedback from the Selection Panel for ongoing design development and issue resolution is provided below in section 4.5.

## 4.5 Winning Scheme

The DKO/ Archer /Oculus scheme was unanimously supported by the Selection Panel as the strongest scheme, being capable of achieving design excellence. This is

subject to a number of design and planning issues that the Panel consider require resolution in order for the scheme to achieve design excellence:

- **Lobbies and main entrance:** General lobby quality should be enhanced by introduction of further natural light into the common corridors. This is likely to require changes to the layouts in these areas.
- **Landscaped open space:** Further investigation and evidence to be provided regarding the successful delivery of the landscaping and communal open spaces including ownership and management/maintenance program. The panel was not convinced about the courtyard being designated as a genuine public open space being an appropriate response;
- **Building façade:** The abstracted simplicity of the apartment building facades will demand high-quality materials and careful design resolution. Natural/integral materials and finishes should be introduced to create a convincing architectural interplay with more cost effective coated surfaces. The bridge soffit needs to be attractive and contribute to the architectural expression. If this is intended as a location for the public art installation, then consideration of maintenance will need to be factored into the detailed design;
- **Apartment circulation:** The amenity of apartment circulation corridors needs to be improved to address their length and improve access to natural light. Consideration to extend the eastern lift core allowing equitable direct access to roof for the eastern tower residents;
- **Apartment layout:** There are a number of apartment layouts that should be further refined in the next stage, including refinement of unit planning and terrace home internal planning;
- **Terraces:** The relationship between the interior and exterior of the terraces houses does not correlate. The external character of the development, including refinement of the terrace house design should be further refined;
- **Eastern Lift Core:** Subject to ensuring no solar impacts, and noting that this would be outside the Stage 1 envelope, (and therefore subject to merit assessment as part of the Stage 2 detailed DA), consideration could be given to extend the eastern lift core to allow equitable direct access to the roof for eastern tower residents;
- **Planting:** Plants are intrinsic to the architectural expression and successful design delivery. The submitted DA scheme will need to comprehensively demonstrate how the landscaping will be effectively maintained over the life cycle of the building;
- **ESD:** The panel supports the thoughtful and integrated approach to sustainability, encouraging the development team to ensure these initiatives are carried through into the Stage 2 DA;
- **Servicing:** The proposed waste management area and dock appear too tight, to be addressed in design development;
- **Non Compliance of Level 5 north setback:** The dwellings facing the northern boundary on level 5 do not comply with ADG setback requirements. This is a matter for further consideration in design development;

- **Balcony access on Level 2:** There is no use proposed for the terrace space on the eastern side of Level 2. Without access to adjoining apartments, this will become an eyesore overtime. Further consideration on the provision of balcony access to the terrace to area should be investigated to address this issue;
- **Interface with Bidura House:** Further consideration of the interface with Bidura House should be undertaken during design development for Stage 2 DA when the use has been established. A commercial or public use may benefit from a greater interaction with the space in between the buildings – including an entry. Additional information regarding how the building engages with the public link is also required.

## 5 Successful architectural design concept

Of the three schemes assessed by the Selection Panel, the DKO/Oculus scheme was identified as the preferred design. The Panel acknowledges that the scheme has a number of variations to the 'built form' envelopes, but considered that the architects have achieved a superior outcome that presents an appropriate alternative approach to developing the site.

### 5.1 Achieving design excellence

The intent of the Competitive Design Alternatives Process is to achieve a high standard of design excellence in accordance with Clause 6.21 of the SLEP 2012. The Panel felt that the DKO/ Archer/ Oculus design, subject to addressing the issues outlined in Section 4.5, is capable of achieving design excellence in the following manner:

- The proposal achieves a high standard of design that exhibits strong architectural merit;
- The Panel considers the non-compliances, including those of the walkway structure and roof pergola may require further investigation and will be subject to merit assessment as part of the Stage 2 DA; The proposal integrates positively with the Bidura House Group and the heritage conservation area.
- Bulk, massing, heights and setbacks are appropriate for the site and the building has an acceptable relationship and appropriate separation with other buildings in the surrounding area. The northern boundary setback on Level 4 is to be further investigated; Further work is to be undertaken to ensure that natural cross ventilation, solar amenity and building separation achieves the design guidelines of the NSW Apartment Design Guide (ADG). The land is considered to be suitable for development given its proximity to public transports and local shops, as well as the Sydney CBD;
- The scheme incorporates a range of ESD principles with environmental impacts appropriately considered; and
- The Landscape concept was intrinsic to the architectural expression. It was considered a tested strategy and should not to be diminished and integrated into the design.

## 5.2 Requirements of the Brief

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

The DKO/ Archer/ Oculus scheme is considered to best align with the objectives of the brief for the following reasons:

- The scheme creates high quality, environmentally sustainable and efficiently designed apartments;
- The scheme demonstrates a high standard of architectural design merit in respect to the proposed external form, materials, details and integrated landscape elements;
- Built form is appropriate and responds to the specific design objectives for the site;
- The design is a high quality, feasible and viable project; and
- ESD principles have been incorporated into the design.

## 6 Summary and conclusion

The purpose of this Competitive Design Alternatives Report is to inform the City of Sydney Council on the process and outcomes for the design competition for 357 Glebe Point Road, Glebe.

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 City of Sydney Competitive Design Policy 2013.

Of the three architectural practices invited to compete in the process, the DKO/Archer/Oculus scheme 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 Council accept the outcome of the Competitive Design Alternatives Process as undertaken by the proponent. The process was carried out in accordance with relevant provisions relating to design excellence.

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

Note: Nothing in this Competitive Design Alternatives Report represents an approval from the consent authority for a departure from the relevant SEPPs, LEP, DCP or approved Concept (Stage 1) DA. Where there is any inconsistency between this Strategy and the SEPPs, LEP, DCP or approved Concept (Stage 1) DA, the SEPPs, LEP, DCP and approved Concept (Stage 1) DA prevail.



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