

# **Attachment D**

## **Competitive Design Alternatives Report**

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white vertical line runs down the left side of the page, and a thick white horizontal line runs across the top, intersecting the vertical line and the logo's frame.

**URBIS**

# **COMPETITIVE DESIGN ALTERNATIVES PROCESS REPORT**

Block E (Stage 3) – 57 Ashmore Street, Erskineville

Prepared for  
**CORONATION PROPERTY CO.**  
2 March 2023

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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Consultant                Matthew Holt  
Project Code             P%41543  
Report Number         Final

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# 1. INTRODUCTION

## 1.1. OVERVIEW

This Competitive Design Alternatives Process Report (**Competition Report**) has been prepared by Urbis on behalf of Coronation Property Co. (**the Proponent**) for the Competitive Design Alternatives Process (**Competitive Process**) undertaken for Block E at 57 Ashmore Street, Erskineville (**the site**) within the wider Ashmore Estate (**the estate**). The Competition Report outlines the process, providing a summary of each of the competition schemes and the Selection Panel's recommendation.

The competitive design alternatives process was conducted in accordance with the Competitive Design Alternatives Process Brief (**Brief**), endorsed by City of Sydney Council (**Council**) on 3 November 2022, which was issued to all invited competitor on 3 November 2022 and is included at **Appendix A**.

The proponent invited three (3) competitors, inclusive of one (1) emerging architectural practice, to participate in this competitive process. The status of the emerging architect was acknowledged by the City of Sydney on 20 October 2022. This is consistent with the requirements of the Design Excellence Strategy approved with the Stage 1 DA D/2015/966 (as modified). The competitors participated in the competitive process were:

- FJMT
- MHNDU with Archer Office
- Silvester Fuller (emerging architect)

All Competitors completed the competitive process and produced a final submission for consideration by the Selection Panel.

This Report is prepared in accordance with the requirements of **Section 4.3** of Council's Competitive Design Policy (**Policy**). This Report outlines the competitive process, the Selection Panel's assessment of each scheme, and demonstrates the Selection Panel's rationale for selection of the winning scheme. The content contained in this report has been reviewed and endorsed by each Selection Panel member on 21 February 2023.

## 1.2. THE SITE

The competitive process relates to the Block E at 57 Ashmore Street, Erskineville (**the site**). The subject is a portion of the lot legally described as Lot 4 in DP1236425, which includes the area for the future McPherson Park. McPherson Park does not form part of the competition site.

## 1.3. THE PROPONENT

Coronation Property Co. is the Proponent for the competitive process.

## 1.4. THE CONSENT AUTHORITY

The subject site is located within the City of Sydney Local Government Area (**LGA**). The Consent Authority for the approval of the subsequent detailed development application (**DA**) will be the Central Sydney Planning Committee (**CSPS**) given the development cost is over \$50 million.

## 1.5. REGULATORY FRAMEWORK

The key planning instrument that applies to the site is the Sydney Local Environmental Plan 2012 (**SLEP 2012**).

Clause 6.21D of SLEP 2012 allows the Consent Authority to grant an amount up to an additional 10% of floor space or building height if it is satisfied that the development is a result of a competitive process and exhibits design excellence. The Proponent is seeking to be granted up to 10% additional floor space in accordance with Clause 6.21D(3)(b) of SLEP 2012.

## 1.6. ASSESSMENT OF THE SCHEMES & WINNING DESIGN

An analysis and assessment of the final schemes was undertaken on the basis of consistency with the Competitive Design Alternatives Process Brief, satisfying design, planning and commercial objectives of the brief, compliance with relevant planning controls, such as Apartment Design Guide, SLEP 2012, Sydney Development Control Plan 2012 (**SDCP 2012**) and the Stage1 (Concept) DA approval.

The competitive process has resulted in a scheme that was judged to be of high design merit. **The Selection Panel resolved unanimously that the Silvester Fuller scheme is the most capable of achieving design excellence as per Clause 6.21C of the SLEP 2012 and the Design Brief requirements. Therefore, the Silvester Fuller scheme was selected as the winner of the Competitive Design Alternatives Process.**

Details on the Selection Panel's deliberations of all schemes are discussed in the following sections.

## 2. COMPETITIVE DESIGN ALTERNATIVES PROCESS

### 2.1. OVERVIEW

The competitive design process undertaken is described below:

- Three competitors participate in the competitive process, held over a five-week period.
- A briefing session was held for the competitors on 7 November 2022 followed by a site visit.
- One competitor, MHNDU and Archer Office, submitted a Progress Session Review Submission. This Progress Session review was an optional component of the competition as detailed in **Section 5.12** of the Brief. A high-level compliance assessment and preliminary technical feedback was prepared by technical advisors and were provided to MHNDU and Archer Office.
- A Register of Enquires was prepared throughout the competitive process, documenting each enquiry. Where appropriate, response to the enquires were provided to all competitors without revealing the source of enquiry.
- Quantity Surveyor (**QS**) meetings were held during the Competition Process, with all competitors attending individually.
- A briefing session was held for the Selection Panel on 7 December 2022 followed by a site visit.
- All Competitors submitted a design report (**Final Submission**), articulating their proposed architectural scheme for the site. Each Final Submission was consistent with the page limits and submission requirements under **Section 6** of the Brief.
- Each Competitor presented their architectural schemes to the Selection Panel at the Final Presentation date held on 16 December 2022 and responded to questions asked by the Selection Panel. Technical advisors also presented their high-level review findings of the schemes at the start of the Presentation.

### 2.2. PARTICIPATING ARCHITECTURAL COMPETITORS

The following three (3) Competitors (including 1 emerging architect) participated in the competitive process:

- FJMT
- MHNDU with Archer Office
- Silvester Fuller

### 2.3. KEY DATES OF COMPETITIVE PROCESS

The key dates for the competitive process were as follows:

Table 1 – Key Dates

Date	Milestone
3 November 2022	Commencement date



<b>Date</b>	<b>Milestone</b>
7 November 2022	Competitors briefing session and site visit
21 November 2022	Progress Session
1 December 2022 & 5 December 2022	Quantity surveyor meetings for the Competitors
7 December 2022	Selection Panel briefing session and site visit
8 December 2022	Final submission lodgement date
13 December 2022	Lodgement of presentation date materials
14 December 2022	Review of final submissions and technical reporting
16 December 2022	Presentation / decision date
21 December 2022	Notification to competitors
21 February 2023	Endorsement of Competitive design alternatives report

## **3. REVIEW OF DESIGN ALTERNATIVES**

### **3.1. SELECTION PANEL**

The Selection Panel appointed by the Proponent for the competitive process comprised:

- Kim Crestani (Principal at Order Architects) – Proponent nominee
- Andrew Andersons (ex-Director at PTW) – City of Sydney nominee - Selection Panel Chairperson
- Dr Michael Zanardo (Director at Studio Zanardo) – City of Sydney nominee
- Robert Nation (Principal at Nation Architects) – Proponent nominee

Two Selection Panel members were nominated by the City of Sydney and two were nominated by the Proponent. The Selection Panel has extensive experience covering architecture, urban design, and planning.

### **3.2. TECHNICAL ADVISORS**

Technical advice was provided to the competitors throughout the competitive process and an assessment of the schemes was undertaken at the Progress Session and final submissions. Technical advisors included the following:

- Stephen White (Urbis) – Planner
- Anna Wang (Urbis) – Planner
- Matthew Holt (Urbis) – Planner
- Brian Gavahan (Napier & Blakeley) – Quantity Surveyor
- Ian Queffert (JHA Engineering) – Mechanical Engineer
- Nina Lee (BG&E Engineering) – Structural Engineer
- Stephen Hazlewood (BG&E Engineering) – Civil Engineer

### **3.3. CITY OF SYDNEY OBSERVERS**

The competitive process was also overseen by the following City of Sydney Council Observers:

- Georgia Nicol, Design Excellence Planner - City Planning Development & Transport.
- Samantha Kruize, Senior Planner – Planning Assessment
- Marie Burge, Senior Planner – Planning Assessments

### **3.4. ASSESSMENT CRITERIA**

An analysis and assessment of each design was undertaken using the Assessment Criteria Checklist provided at **Appendix G** in the Design Brief. The Selection Panel focussed on design quality and undertook an assessment of each of the schemes identifying design merits and areas for further development. Based on this method of assessment, a winning scheme was recommended.

### 3.5. FJMT

This scheme demonstrated a well resolved architectural solution for the site. The customisable planter on the balconies is considered a highly successful building element and provides an interesting feature to the façade.

This scheme presented a design that challenged the Concept DA building envelope in an attempt to improve efficiency by providing additional storey to the northeast and southeast edges of the built form. The rationale provided for challenging the building envelope was strongly presented however does not align with the desired vision of the Stage 1 (Concept) DA envelope of providing a transition in height from approved and existing development to the north and west.

The facade articulation has a proportionality that is robust and calm while still conveying FJMT's vision of 'Living and Life' for the area.

The selection of other components of the façade colour and material was well considered and a sensitive response to the materials of the adjoining development.

The provision of deep soil along the through site link and around the site perimeter is viewed as a strong response to pedestrian and landscape connection. The landscape concept plan responds to the design principles of the Brief and to the landscaping character of the area.

Air conditioning condensers are located on each floor, which has been considered as the most economical design approach.

The design principle of 'folding up' the park onto the façade, and the accompanying connecting with country framework including the artwork on the blinds added to the site's presence, however the execution of and durability of this concept was questioned, as maintenance of the blinds may be difficult to implement on a strata scheme.

Further, the location of the driveway and crossover to MacDonald Street and the lack of upper building setbacks are not considered sympathetic design responses for the site.

Lastly, the entrances into the building and long internal corridors were considered sub-optimal and did not provide for adequate wayfinding and address. The building separation to the neighbouring site to the west was not sufficiently addressed.

Figure 1 – Indicative Perspective - FJMT



Source: FJMT

### **3.6. MHN DESIGN UNION + ARCHER OFFICE**

The scheme presents an architectural character that responds to the site constraints and presents a strong identity for the building. One of the successful elements of the scheme is the depth of the façade, which provides articulation, and good shading amenity and a sensitive response to the Brief.

The building had a generous entry/foyer arrangement that was well-integrated with landscaping. Deep soil perimeter planting to the street frontages was well considered and has responded to the Brief. Pathways directed to connections beyond the site were also a positive feature.

The selection of material, especially the selection of brick, was supported, as it reflects the historical architectural character in the area and is a durable material.

The integration of loading area and courtyard was well resolved and responds to the site topography and flooding constraints, which is supported by the Selection Panel.

The design of the communal open space area has considered the integration with adjacent communal open space to the west (of the neighbouring property). The idea of creating a shared space and a 'singular block' with the neighbouring property was well considered and supported.

The Scheme incorporated many varying floor plans and double-level apartments, which were interesting, however, the Selection Panel questioned whether these will be market driven.

The connection from internal lobby to foyer area was well designed, however it was considered that the north and south frontages were unresolved in terms of addressing the street.

Finally, consideration of the site context and historical context were seen as a strength of the scheme, however these could be further detailed in the final presentation.

Figure 2 – Indicative Perspective - MHNDU + Archer Office



Source: MHNDU + Archer Office

### **3.7. SILVESTER FULLER**

This scheme offers a unique built form that is the most compliant with the Stage 1 Concept envelope. The proposed scale and form are highly responsive to the surrounding existing and future development and presents a strong relationship between the park, the street and the through-site link.

The internal planning is considered excellent and highly successful. The Silvester Fuller submission included excellent floorplate planning, rigorous apartment layout, three core arrangement with two lifts per core, generous entry lobbies and arrival areas within the apartments which made it stand out from the other submissions. The building separation relationship with the western neighbour is also a positive.

The ground floor internal circulation ('internal street') is well planned. The internal street also connects well with the through-site link, enhancing the pedestrian experience. The entries to the building were highly legible and has a powerful address to the public domain areas, particularly the northern and southern street frontages.

The circular communal facility ('rotunda') is commendable, it is well designed and creates a focal point for the development. It also contributes a strong identity for the development. It will also provide enhanced communal amenity for the future residents and potentially the wider community. The Selection Panel also supported the idea of the communal area to not be fenced allowing it to 'combine' with the western lane and adjacent open spaces.

The materials palette has a pleasing warmth and texture. Colouration of concrete elements should be retained. The synergy of materials with landscape elements was appreciated by the Panel.

The vertical slot in the elevation enhances cross ventilation to apartments while also giving the street elevation modulation. The Selection Panel encourages retention of the slot in the detailed design phase.

The tree pod idea is creative and is considered as an interesting and playful way of greening the building. However, the Selection Panel viewed the tree pods as somewhat excessive and complicating the façade design and recommend the scheme to be more judicious on the placement of these tree pods. The panel acknowledged that the general façade and through site link design was of a quality that the scheme was not reliant on these tree pods. Both roof gardens are well designed and well considered from a communal amenity perspective.

Finally, the Selection Panel encourages Silvester Fuller to investigate opportunity to improve efficiency in unit planning.

Some of the suggested options in the Presentation (not limited to) could be further considered in the detailed design stage without compromising the merits of the scheme.

Overall, the Selection Panel noted that this scheme was the most compliant to planning controls and Stage 1 envelope and addressed most of the objectives in the Brief. In the opinion of the Selection Panel, this scheme is capable of demonstrating design excellence.

Figure 3 – Indicative Perspective - Silvester Fuller



Source: Silvester Fuller

## 4. SELECTION PANEL RECOMMENDATIONS

The Selection Panel sets out its recommendations which may assist the consent authority in ensuring that the preferred design is refined and developed to achieve the best possible design outcome. The following aspects of Silvester Fuller scheme should be addressed through design development and prior to the lodgement of a Detailed DA.

### Key principles of the design

The intent of the following key design principles and qualities should be considered as part of the design development:

- The vertical slot along the eastern elevation
- The general planning of the internal street
- The expression of building entries and address to the street
- The circular communal facility on the ground floor
- Not fencing the communal open space area on the ground floor
- Richness and thoughtfulness of landscape design
- Building separation relationship with the western neighbour
- The general floorplate layout
- The amenity of common circulation areas and core arrangement
- The texture and colour of concrete

Any variation to the above should demonstrate that the proposal can continue to achieve a high level of residential amenity and design quality.

### Areas for further resolution and refinement through design development

The Selection Panel recommends the following items to be addressed as part of the design development for DA submission:

- Further consider incorporating additional areas at the eighth storey to the south, which has been identified as per *Figure 5.144 Ashmore Height in Storey* under the Sydney DCP. However, there are likely to be other opportunities for Silvester Fuller to explore. The transition in height to neighbouring blocks should not be compromised.
- Silvester Fuller is encouraged to explore opportunities to improve efficiency in unit planning. Silvester Fuller is encouraged to explore converting the rooftop split level apartments into single-level apartments. This is contextually appropriate and will have less external impact. Similarly, Silvester Fuller should consider converting the two-storey ground level apartments facing the courtyard into single-level apartments to increase efficiency in unit planning. The amenity of the apartments and common circulation areas should not be reduced by any reconfiguration.
- 3m ground floor landscape setback should be achieved. The Selection Panel saw the conversion of the ground floor units to retail use in the future as an interesting concept, however perhaps unrealistic. As such the ground floor apartments should be further setback to provide increased frontage landscaping, while retaining amenity for work from home arrangements. This will enable the scheme to be more consistent with Sydney DCP controls relating to ground floor apartments. Reconfiguration of basement



levels should be explored to accommodate additional deep soil along the landscape setback areas.

- Silvester Fuller is encouraged to be more selective with the placement of the tree pods. The Selection Panel encourages exploration of alternative methods for greening on the building façade. Whereas the tree pods may be placed above the through-site link and around the community facility as a point of interest in the public domain.
- The selection panel considers the scheme requires further detail to improve increased sun shading by recessing the windows in the façade, with review of the grid façade depth and investigating an appropriate sun-shading and façade arrangement.
- Further consideration should be given to the use of timber window framing which may pose a maintenance risk over time. Alternatives for material should be considered.
- The possibility of higher ceilings and additional width should be investigated for the long ground floor internal street and entry lobby areas for better amenity and user interface.
- The roof form and design are considered expressive and provide a neat skyline. Consideration should be given to re-calibrating the roof form to have a gentler slope, while keeping the mansard form and conceal the plant within. The ceiling height of the uppermost habitable level should be contained within the maximum building height.
- Car parking appears to be over the maximum permitted. A reduction in car parking below the through site link should be considered to provide an opportunity for additional deep soil landscaping.
- Reflectivity from the façade should be minimised. Refer to Section 3.2.7 of SDCP 2012.
- Driveway should be reconfigured to combine waste collection and car access, minimising crossover area on footpath. Consideration should be given to resolve the clearance issues for cars and collection vehicles by terracing the shadiest north-western portion of the communal open space area.


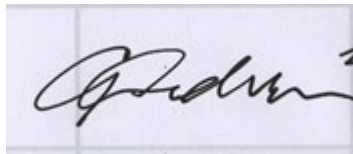


The Selection Panel noted that, subject to the recommendations above, the Silvester Fuller scheme is considered capable of achieving design excellence.

## 5. SUMMARY AND CONCLUSION

This competitive process has been carried in accordance with the Brief and *City of Sydney Competitive Design Policy 2020*. This Report documents the competitive process and the jury's recommendation for the preferred design.

It is considered that the preferred scheme by Silvester Fuller, subject to further refinement as set out in Part 4, exhibits the potential of achieving design excellence.

The jury confirms that this Report is an accurate record of the competitive process and endorses the assessment and recommendations.

Panellists	Position	Signature	Date
Kim Crestani	Principal at Order Architects		28/02/2023
Andrew Andersons	ex-Director at PTW		21/02/2023
Dr Michael Zanardo	Director at Studio Zanardo		22/02/2023
Robert Nation	Principal at Nation Architects		02/03/2023

**APPENDIX A**

**DESIGN COMPEITION BRIEF**

**URBIS**

# **COMPETITIVE DESIGN ALTERNATIVES PROCESS BRIEF**

Block E of Ashmore Estate -  
56 Ashmore Street  
Erskineville

Prepared for  
**CORONATION PROPERTY CO PTY LTD**  
2 November 2022

## URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen White
Senior Consultant	Anna Wang
Consultant	Matthew Holt
Project Code	P%41543
Report Number	FINAL

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**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

## COMPETITIVE PROCESS DETAILS

Item	Details
Site Address	Block E of 56 Ashmore Street Erskineville
Lot & Deposited Plan (DP)	Lot 4 in DP1236425
Stage 1 Concept Development Application (DA) No.	D/2015/966 (as modified)
Description of Development	Residential development with associated basement car parking, landscaping and public domain works
Proponent	Coronation Property Co. Pty Ltd
Contact name and title	Mr Aras Labutis (Coronation Property) Head of Urban Transformations c/~ Anna Wang (Urbis)
Phone	02 8424 5107
Email	<a href="mailto:awang@urbis.com.au">awang@urbis.com.au</a>
Site Owner	Erskineville Developments Pty Ltd c/o Coronation Property Co. Pty Ltd

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<b>Appendix O</b>	<b>Draft City of Sydney Passive Sustainable Design Guide</b>
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# ADDITIONAL INFORMATION

Table 1 – Additional Information Table

Reference	File Name	Prepared by	Description
<b>Appendix A</b>	Stage 1 Development Application Documentation	Architectus & Urbis	Documentation from Stage 1 DA (D/2015/966) including approved subsequent modifications to blocks A, B, C and D: <ul style="list-style-type: none"> <li>▪ Most recent Development Consent</li> <li>▪ Most recent Stage 1 stamped plans</li> <li>▪ Amended Design Excellence Strategy</li> </ul>
<b>Appendix B</b>	Public Art Strategy	Barbara Flynn	Approved public art strategy as required by Condition 42 of the D/2015/966 conditions of consent.
<b>Appendix C</b>	Public Domain Plan	AECOM	Approved Public Domain Plan for Block D – showing interface to Kooka Walk and Metter Street.  Public Domain Concept Plan for: <ul style="list-style-type: none"> <li>▪ McPherson Park,</li> <li>▪ Future Roadways, and</li> <li>▪ Future Pedestrian Links</li> </ul>
<b>Appendix D</b>	Consolidated Survey Plan and Detailed Survey Plans	LTS Lockley / AECOM	Includes subdivision survey and building envelope survey.
<b>Appendix E</b>	Planning Controls Summary	Urbis	A summary of the planning controls applicable to the site. This is to be completed for the Final Submission.
<b>Appendix F</b>	Area Schedule Template	Proponent	Area and parking schedule template to be completed for the Final Submission.
<b>Appendix G</b>	Assessment Criteria Checklist	Urbis	The criteria the Selection Panel will use to determine the Final Submissions and the proportionate weight given to each criterion.
<b>Appendix H</b>	Perspective Image Locations	Corporate Pixel	Details of the prescribed locations for perspective images.



<b>Reference</b>	<b>File Name</b>	<b>Prepared by</b>	<b>Description</b>
<b>Appendix I</b>	Building Services Brief	JHA Consulting Engineers	Preliminary spatial assumptions related to mechanical, electrical, hydraulic, fire protection and vertical transportation engineering.
<b>Appendix J</b>	Flood Planning levels	Cardano	Preliminary Flood Planning Levels for Blocks E.
<b>Appendix K</b>	Waste Management Brief	MRA	This provides an indication of the preferred method for collection of waste on site for residential waste. The brief also provides spatial and operational requirements.
<b>Appendix L</b>	ESD Targets	Wood and Grieve Engineers	This provides an overview of the required ESD targets.
<b>Appendix M</b>	Electronic Model	City of Sydney Model Team	Base 3D model file reflecting the Model for approved Blocks A, B, C and D. The winning scheme will slot into this file for the Stage 2 DA submission.
<b>Appendix N</b>	Surrounding Relevant DA Documents	Bates Smart	Provided for information.
<b>Appendix O</b>	Draft Passive Sustainable Design Guide	City of Sydney	Provided for information.
<b>Appendix P</b>	Landscape Strategy	Turf	An approved Landscape Strategy for the site, which identify key landscape constraints and set aspirations, design requirements to inform further landscape design for the site.
<b>Appendix Q</b>	Civil Brief	BG&E Consulting Engineers	Onsite detention and site infrastructure requirements.

# 1. GENERAL INFORMATION

## 1.1. OVERVIEW

The purpose of this Competitive Design Alternatives Process (**Competitive Process**) is to select the highest quality architectural solution for the residential development located on Block E (**the Site**) at 56 Ashmore Street Erskineville, within the Ashmore Estate.

This competitive process is to be undertaken in accordance with the *City of Sydney Competitive Design Policy 2020 (the Policy)* and Clause 6.21 of the *Sydney Local Environmental Plan 2012 (SLEP 2012)*.

Competitors are to prepare a design scheme for the development of the site in accordance with the approved Stage 1 Concept Development Application D/2015/966/D.

The Ashmore Estate is the largest precinct identified for urban renewal within the City of Sydney Local Government Area (**LGA**) and historically comprised large warehouse buildings. The redevelopment of the Ashmore Estate is a staged development resulting in approximately 1,400 new dwellings, new retail floor space and public domain works.

A total of five (5) Competitive Processes will be undertaken across the whole site. The mixed-use development at Blocks B and C (Competitive Process Phase 1) was recently constructed. Development applications for Blocks A and D (Competitive Process Phase 2) was approved by Central Sydney Planning Committee in February 2020 and currently being prepared for Construction Certificate. The other remaining Development Blocks will be subject to a separate competitive process.

This Competitive Process relates to the residential development within Block E, which is the third competitive processes to be held for the Ashmore Estate and is identified in **Figure 1**.

Figure 1 – Competitive Process Site Map (subject site identified)



Source: Architectus

## 1.2. COMPETITIVE PROCESS BRIEF

This brief sets out the:

- objectives of the proposal
- basis for participation
- responsibilities and obligations of the competitors, proponent, selection panel and the technical advisors
- role of the Competition Manager and City of Sydney
- competitive process procedures.

As required by the *City of Sydney Competitive Design Policy 2020*, the City of Sydney has reviewed and endorsed this brief on 1 November 2022.

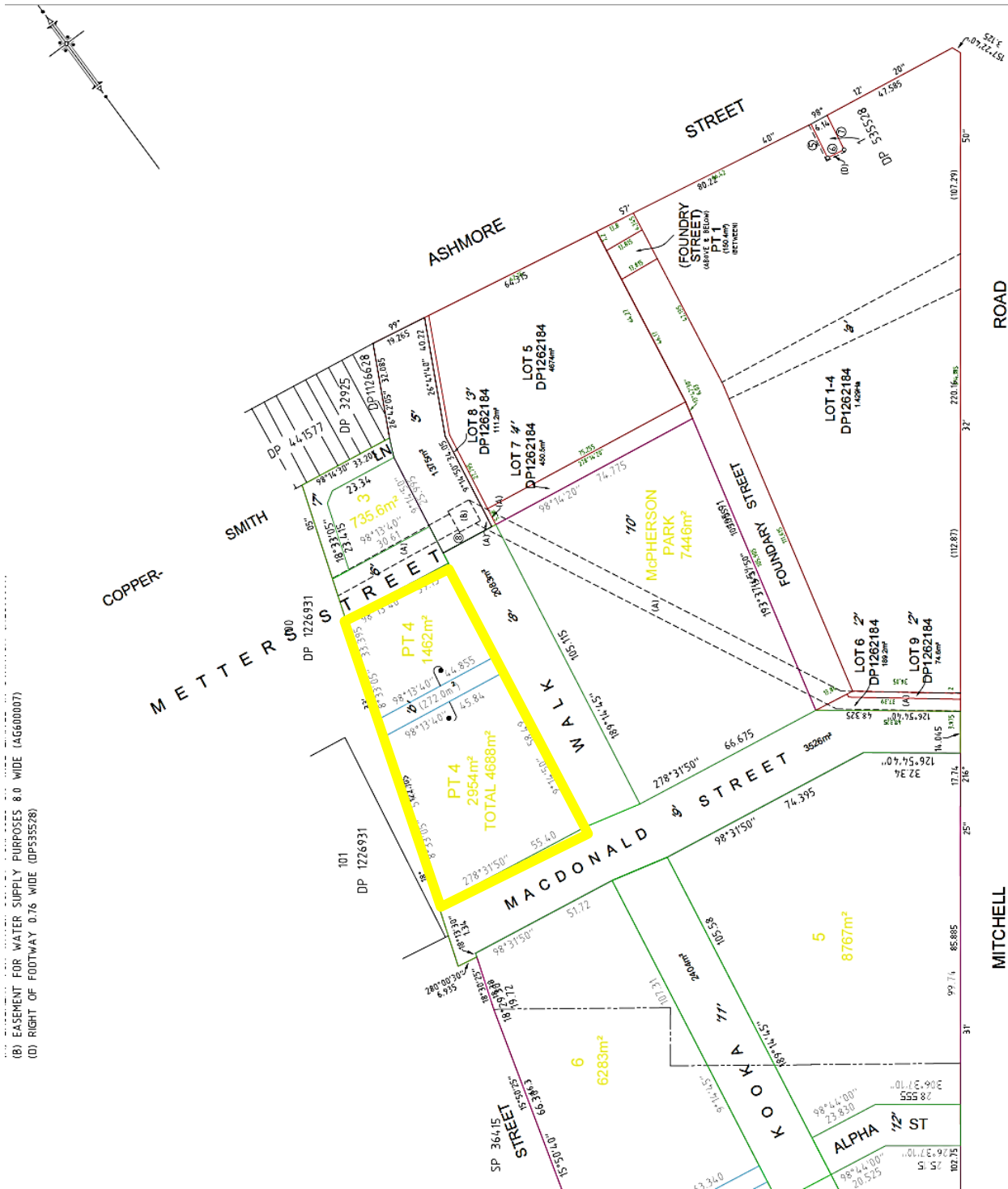
The competitive process was notified to the Australian Institute of Architects (**AIA**) on 1 November 2022 for its information.

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 (SLEP 2012)*, *Sydney Development Control Plan (SDCP 2012)* or the concept DA consent. Where there is any inconsistency between this brief and the relevant planning controls, the relevant planning controls and concept DA consent prevail.

## 1.3. LAND TO WHICH THE COMPETITIVE DESIGN ALTERNATIVES PROCESS APPLIES

The site is known as Block E located at 56 Ashmore Street Erskineville, and forms part of the Ashmore Estate. This Competitive Process Brief refers to Block E as identified in **Figure 2**. The subject site is a portion of the lot legally described as Lot 4 in DP1236425, which includes the area for the future McPherson Park. McPherson Park does not form part of the competition site.

Figure 2 – Site Extent within the Estate (Block E highlighted in Yellow)



Source: LTS

## 1.4. VISION

To develop a superior residential development outcome for the site that reinforces the desired neighbourhood character of Ashmore and Erskineville. Particularly providing a transition in height and mass from approved and existing development to the north and west and to integrate high quality architecture with the future surrounding streets and McPherson Park.

## 1.5. KEY DATES

The competitive process will run over an approximate 5 week period from the commencement date to the final submissions lodgement date.

Key dates for the competitive process are as follows:

Date	Milestone / Competitive Process
3 November 2022	<p><b>Commencement Date</b></p> <p>Competitive Process begins</p> <p>Brief issued to competitors.</p>
7 November 2022	<p><b>Competitors briefing session and site visit</b></p> <p>A briefing session for all competitors will be held at: Urbis office at ANGEL PLACE, LEVEL 8, 123 PITT STREET, SYDNEY</p> <p>A site visit will follow.</p>
The week of 14 November 2022 or 5 December 2022	<p><b>Selection Panel briefing session and site visit</b></p> <p>A briefing session for the selection panel will be held at: Urbis office at ANGEL PLACE, LEVEL 8, 123 PITT STREET, SYDNEY</p> <p>A site visit will follow.</p>
18 November 2022	<p><b>Progress session lodgement date</b></p> <p>Competitors are invited at their discretion to submit preliminary concepts in progress for technical review.</p> <p>Competitors may submit progress documents to the Competition Manager by 5 pm (AEST).</p>
23 November 2022	<p><b>Progress session date</b></p> <p>Competitors at their discretion may attend an informal progress session to seek clarifications limited to planning and technical compliance only. The session does not involve members of the selection panel.</p> <p>All advice will be summarised and issued in writing by the Competition Manager within 1 working day following the progress session date.</p> <p>City observer/s may be in attendance.</p> <p>Proponent in attendance but strictly as an observer.</p> <p>Presentations to be held via Teams or at Urbis office at ANGEL PLACE, LEVEL 8, 123 PITT STREET, SYDNEY</p>
30 November 2022	<p><b>Quantity surveyor meeting</b></p> <p>Each competitor is to meet with the quantity surveyor (QS) prior to the lodgement of final submissions.</p> <p>Competitors are to secure a meeting date via the Competition Manager</p> <p>The Competition Manager will be present and City of Sydney observer invited to attend.</p>
8 December 2022	<p><b>Final submission lodgement date</b></p> <p>Competitors are to submit final submissions, , to the Competition Manager by 5 pm (AEST).</p> <p>Submissions will be audited by the Competition Manager – See <b>Section 5.15</b> Final submissions - restrictions. Within 24 hours of the lodgement deadline, competitors shall be notified of any exceedance and pages deleted.</p>

Date	Milestone / Competitive Process
	The Competition Manager is to issue an electronic copy of final submissions to all selection panel members and the City of Sydney within 24 hours of the lodgement deadline.
13 December 2022	<p><b>Review of final submissions and technical reporting</b></p> <p>A high-level review will be undertaken by the proponent’s technical advisors and reports submitted to the Competition Manager for distribution to the selection panel and the City of Sydney 3 days prior to the presentation date.</p> <p>Cost estimate by proponent’s quantity surveyor</p> <p>Quantity surveyors reports to be issued to respective competitors, selection panel and City of Sydney a minimum of 2 days prior to the presentation date.</p> <p>Note: final submissions will be reviewed by the selection panel independently prior to the final presentations.</p>
13 December 2022	<p><b>Lodgement of presentation date material</b></p> <p>Competitors are to submit a PDF presentation to the Competition Manager by 5pm (AEST) for audit prior to the presentation date. No later than 48 hours prior to the presentation date, the Competition Manager will request competitors to delete any additional or new content.</p>
16 December 2022	<p><b>Presentation date</b></p> <p>Competitors present final submissions to the selection panel.</p> <p>Presentations to be held at Urbis office at ANGEL PLACE, LEVEL 8, 123 PITT STREET, SYDNEY</p> <p>The schedule of the presentations will be provided directly to the competitors.</p>
Within 14 days of presentation date	<p><b>Decision Date</b></p> <p>Date by which submissions are evaluated by the selection panel with a recommendation made for formal appointment of the successful competitor.</p>
Within 21 days of decision date	<p><b>Notification to competitors</b></p> <p>Date by which all competitors are notified in writing of the decision.</p>
Within 21 days of decision date	<p><b>Competitive Design Alternatives Report</b></p> <p>Date by which Competitive Design Alternatives Report prepared by the proponent is submitted to the City of Sydney.</p>

## 1.6. THE PROPONENT

The proponent Coronation Property Co. Pty Ltd is the landowner of the site at 56 Ashmore Street, Erskineville.

The proponent has invited three competitors to prepare proposals for the site.

## 1.7. 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 is more than \$50 million.

The outcome of this competitive process does not fetter the decision of the consent authority in the determination of any subsequent DA applications for this project. The consent authority will not form part of the selection panel, however representatives from the City of Sydney will act as impartial observer(s) to the competitive process.

## 1.8. COMPETITIVE PROCESS MANAGER

Urbis has prepared this Brief as the Proponent's planning consultant and the Manager of this competitive process. All communications with the Competitive Process managers are to comply with the Communication Protocols set out in **Section 5** of this Brief.

**Anna Wang**

Senior Consultant, Urbis

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123 Pitt Street Sydney NSW 2000

Email: awang@urbis.com.au

## 1.9. DESIGN EXCELLENCE STRATEGY

A Design Excellence Strategy for the whole site was approved by the Central Sydney Planning Committee on 17 November 2016 as per condition 10 of the Stage 1 Development Application D/2015/966.

The Design Excellence Strategy was recently amended (Modification D to D/2015/966 dated 29 August 2022) to reflect the Council's current Competitive Design Policy and the Competition Protocols (adopted in December 2020 and last modified 26 November 2021).

The amended Design Excellence Strategy approved by Modification D is included at **Appendix A**.

## 2. SITE DESCRIPTION

### 2.1. VISION FOR THE ASHMORE NEIGHBOURHOOD

The Ashmore Estate is located within the Ashmore Neighbourhood, which is one of the largest urban renewal projects in the City of Sydney. Ashmore Estate will accommodate approximately 6,000 residents as development is staged over 10 years.

The following Locality Statement from Section 2.7.8 of the SDCP 2012 provides the vision for the area, whilst the Principles thereafter outline the key elements to achieve the vision.

#### **Locality Statement**

*Ashmore will be a sustainable neighbourhood that offers a variety of dwelling types that will be well integrated with new residential development in Ashmore and the surrounding conservation areas of Erskineville and Alexandria.*

*Development will be complemented with a high quality public domain, including new streets, a central public park and links to facilitate pedestrian and bicycle movements throughout the precinct, and integrated with the surrounding street network and open spaces.*

*Ashmore will have a strong landscaped character, with new development being setback from the street to provide a landscape buffer between the new buildings and the public domain. New development will be designed to ensure it brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.*

#### **Principles**

- (a) *Future development is to be of the highest quality, and sympathetic to the existing surrounding local character and history of Erskineville and Alexandria and their former industrial uses.*
- (b) *Ensure that redevelopment of the Ashmore Neighbourhood is coordinated to effectively manage the redevelopment and provide adequate community facilities and services as required.*
- (c) *Introduce a mix of dwelling types to provide flexibility and choice that reflects the needs of 21st century living.*
- (d) *Ensure building heights in Ashmore provide a transition to the surrounding conservation areas, with some buildings closer to these areas.*
- (e) *Introduce a permeable network of streets that responds to key connections and the surrounding historic street patterns of Erskineville and Alexandria.*
- (f) *Create an attractive public domain with pedestrian and bicycle connections. Links to public transport are to be clear and legible and are to prioritise pedestrians with slow speed traffic lanes. All streets should include tree planting.*
- (g) *Provide one main park, known as McPherson Park, for passive and active recreation, and to assist with stormwater management*
- (h) *High quality streetscapes are to be provided throughout Ashmore. All new streets will provide trees to provide shade and amenity and incorporate water sensitive urban design where appropriate.*
- (i) *Creates a strong landscaped character that unites development in Ashmore by setting back development from the public domain and providing native planting that is in accordance with the Council's Landscape Code.*
- (j) *Introduce an appropriate mix of land uses with retail at ground level on MacDonald Street, adjacent to McPherson Park and some commercial uses at the intersection of MacDonald Street and Mitchell Road.*
- (k) *Protect key panoramic views from Sydney Park to the CBD skyline and King Street ridge and east-west views throughout the neighbourhood to enhance visual permeability.*



## 2.2. SITE AND SURROUNDING CONTEXT

The site, as well as the wider Ashmore Estate, are surrounded by a wide range of development types within Erskineville. Located approx. 4.7km from the Sydney CBD and approx. 21.6km from Parramatta, Erskineville is an emerging economic and residential precinct being tightly knit in between various transport offerings and established commercial precincts such as Sydney South and Alexandria. The Ashmore Precinct within this wider context has been highlighted as one of the key providers of high-quality housing stock for a growing Sydney.

The immediate surrounds for the Ashmore Estate include a variety of recently constructed residential flat buildings, terraces, and low-density residential dwelling houses to the north, west and south of the estate with commercial premises interspersed with mixed use developments. Of note is the Erskineville Oval north of the estate and Erskineville station in close proximity being approx. 600m northwest from the estate.

It should be noted that existing industrial facilities are located to the south and south-east of the proposed site. A part of the redevelopment of the site, the proposal should consider the temporary interface with the existing industrial buildings which will be redeveloped at a later stage.

Further elaborated in **Section 3**, the Ashmore Estate has already undergone two design competitions and detailed DA processes (Blocks A, B, C and D) in accordance with the Stage 1 concept approvals, including:

- Constructed Block B & C (D/2017/681) – a 4 to 8 storey residential flat building (Block B) providing 157 dwellings and a 4 to 8 storey mixed-use development (Block C) providing 171 dwellings, ground floor retail and centre-based childcare facility (Refer to **Figure 3**).
- Block A (D/2019/393) is located to the northeast of Block E and was approved for: a part three, four and eight storey residential flat building comprising 178 units with one basement level (Refer to **Figure 4**).
- Block D (D/2019/291) is located to the north of Block E and was approved for: six two storey plus attic terrace houses with roof top terraces and one basement level (Refer to **Figure 5**).

Figure 3 – Block B & C Completed Developments



Picture 1 Block B

Source: Google Maps



Picture 2 Block C

Source: Google Maps

Figure 4 – Approved Block A Residential Flat Building



Source: Turner

Figure 5 – Approved Block D Terraces



Source: Andrew Burns Architecture

A newly constructed residential flat building development is located west of the site at 74 Macdonald Street, which is not part of the Ashmore Estate, however this development has a direct building interface with Block E. The developments to the west also comprise an east-west pedestrian link which will need to be connected to Block E. The description of the development located to the west has been included at **Section 3.3.4**.

Figure 6 – Site Context



Source: Architectus

## 2.3. COMPETITIVE PROCESS SITE

The site is one component of the Ashmore Estate, nominated as Block E, and is the third of five staged design competitions and development applications (DAs) for the Ashmore Estate. DA history and existing planning agreements for the Ashmore Estate are detailed in **Section 3**.

Block E is located along the western boundary of the Ashmore Estate and will be bound by an extension to Metters Street (to be constructed) to the north, an extension to Macdonald Street (to be constructed) to the south, an extension to Kooka Walk (to be constructed) to the east, and a pedestrian link extension of Hadfields Street to the west.

Public domain works will be subject of a separate DA including the construction and dedication of 'McPherson Park' and surrounding road infrastructure for the estate including:

- Kooka Walk
- Macdonald Street
- Metters Street

It is important to note that the public domain works are not part of this design competition.

The design and delivery of McPherson Park will be delivered in accordance with City of Sydney Public Domain requirements and delivered alongside Building E in accordance with the Voluntary Planning Agreement (VPA).

Competitors design proposals must consider how the development will relate to this public park and provide an appropriate interface to this significant public asset. Detailed information on the Public Domain Concept Plan prepared by AECOM is provided at **Appendix C**.

## 2.4. SITE CHARACTERISTICS

### 2.4.1. Public domain

The whole of Ashmore Estate requires a significant amount of public domain dedication. The Competitive Process entries should not modify the Public Domain Concept Plan provided at **Appendix B**. All competitive process entries must only be within the confines of Block E.

The Public Domain Concept Plan (**Appendix B**) for the Ashmore Estate, constitutes of the following key public domain elements:

- **McPherson Park:** a park with an area of approx. 7,400m<sup>2</sup> to be publicly accessible.
- **Portion of Kooka Walk:** a central shared link connecting Ashmore Street and Coulson Street that is to function as an extension of McPherson Park through the inclusion of planting, fitness equipment, public art, street furniture and community gardens.
- **A publicly accessible new street network:** MacDonald Street between western boundary of the site and Mitchell Road and a site through link. Refer to **Figure 7**

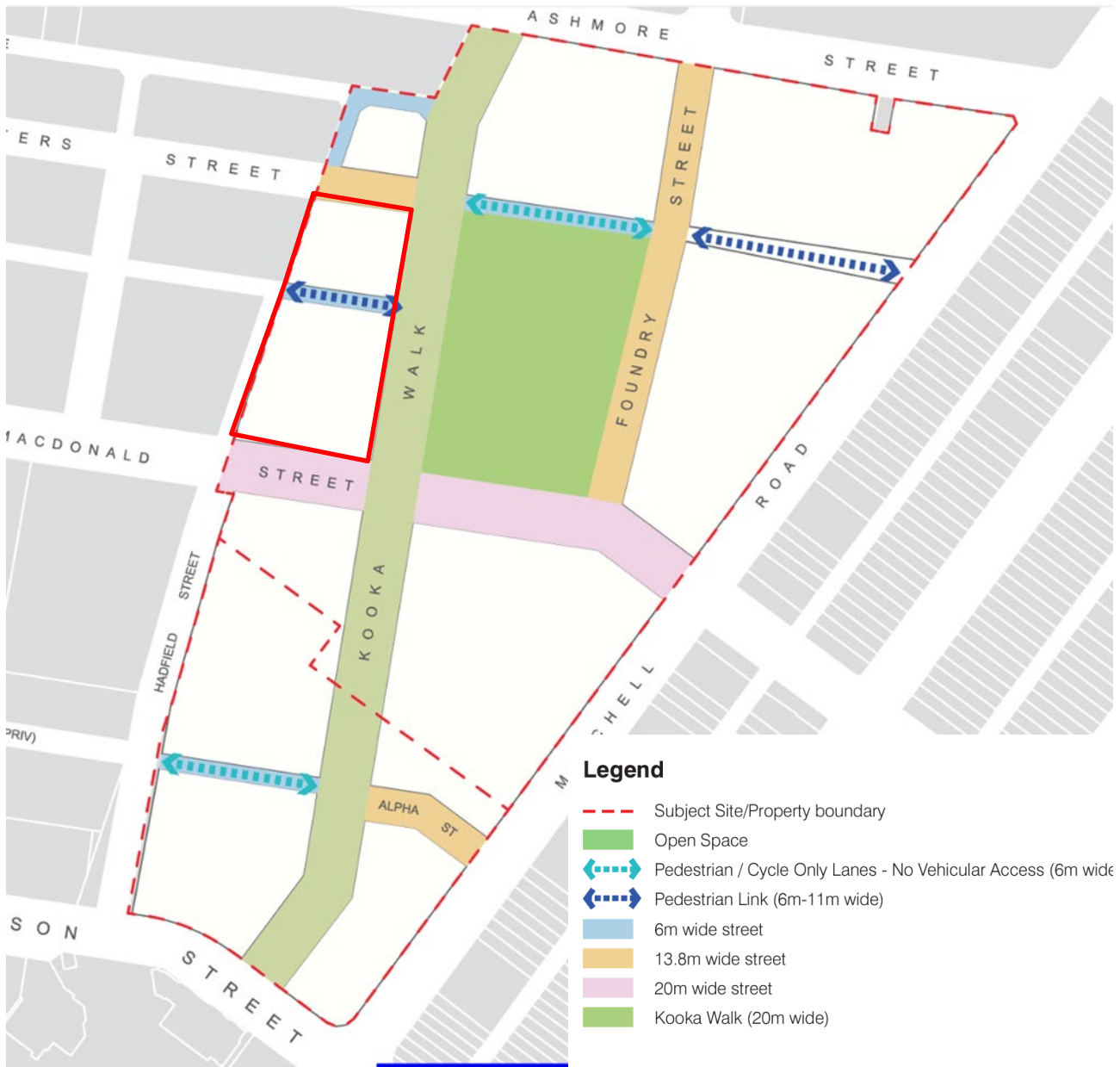
Refer to **Appendix E** for a summary of the relevant planning control for the site. Refer to **Section 4.3.4** for further public domain considerations.

The delivery of the public domain is to be carried out sequentially in accordance with Condition (4) of the Stage 1 DA conditions of consent (Refer to **Appendix A**). **Section 3.1.1** of the brief outlines the sequencing of all public domain works of the precinct.

### 2.4.2. Site Easements

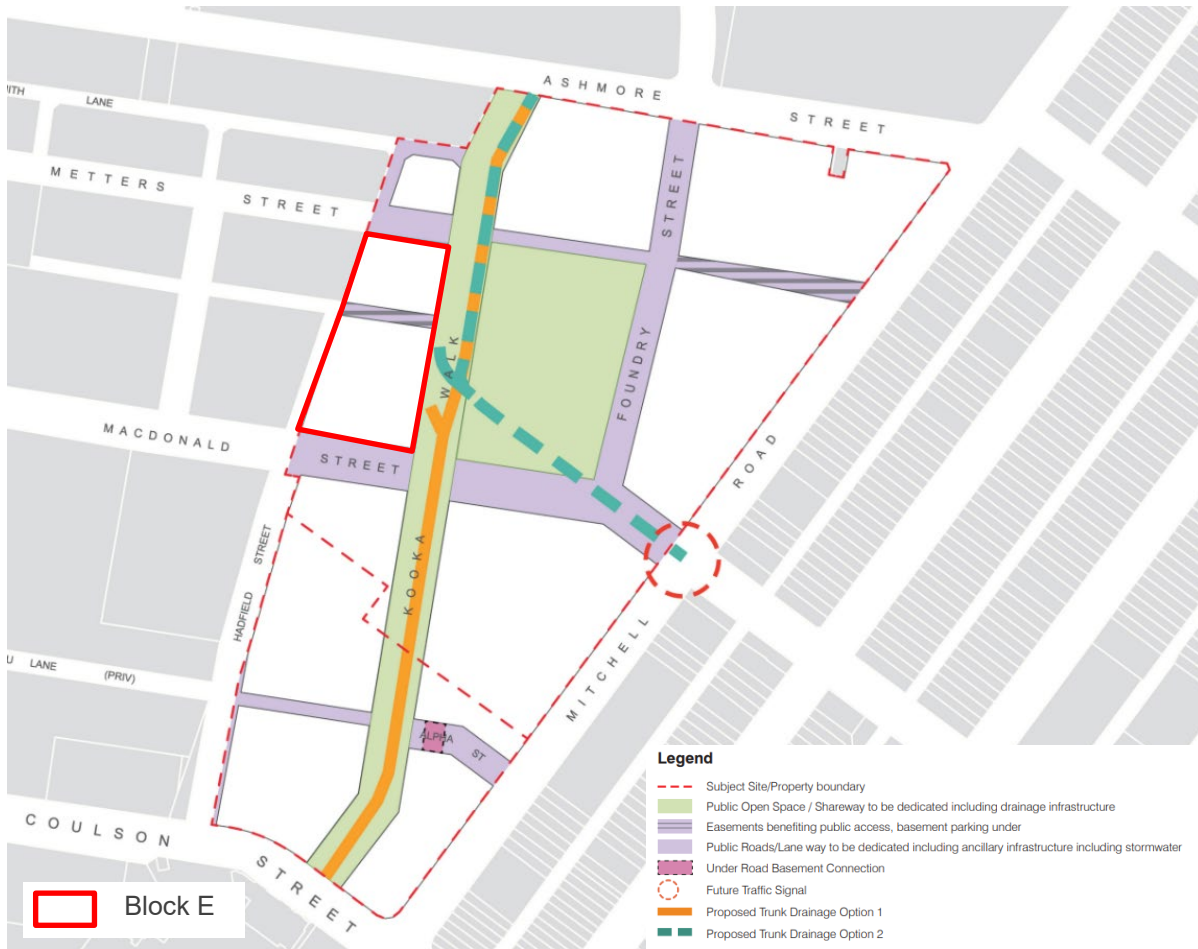
The east/west pedestrian site through link between the blocks of Building E (Refer to **Figure 7**) will be provided with an Easement for Right of Footway only as set out by the current planning agreement that has been established for the site. This form of easement will allow pedestrian public access only and will not permit for vehicle access (Refer to **Section 4.3.2**). The design of the pedestrian link will from part of the Stage 2 detailed DA for Building E and will be consistent with the public domain plan prepared by AECOM.

Figure 7 – Street Hierarchy



Source: D/2015/966

Figure 8 – Proposed Infrastructure Upgrade Plan (Trunk drainage option 2 has been endorsed)



Source: Architectus

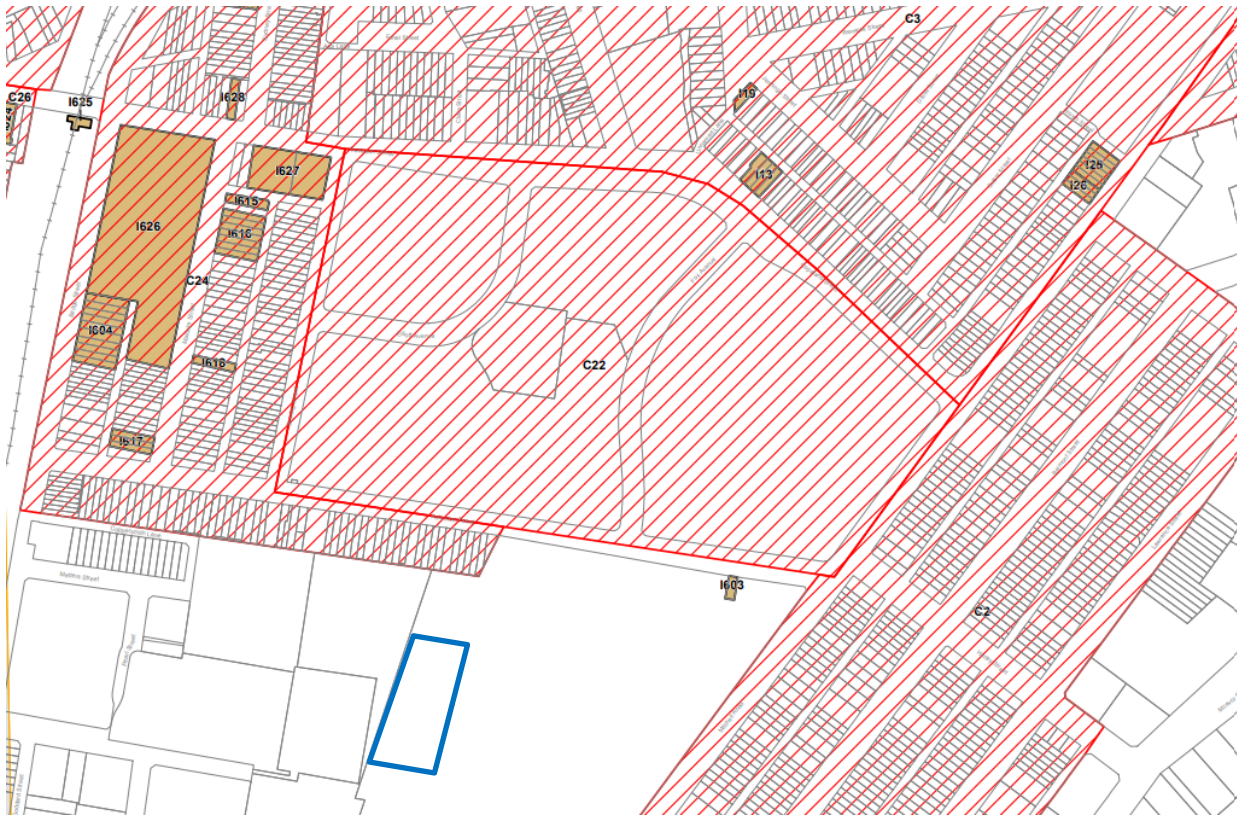
### 2.4.3. Heritage

The Ashmore Estate is bound by three heritage conservation areas (Refer to **Figure 9**):

- C2 Cooper Estate Heritage Conservation Area to the east
- C22 Erskineville Estate Heritage Conservation Area to the north
- C24 Malcolm Estate Heritage Conservation Area to the north-west

It is noted that while these conservation areas are significant and do require consideration when designing for Block E, the site is not located in close proximity to these conservation areas and the site is unlikely to impact these conservation areas.

Figure 9 – LEP Heritage Map (Site highlighted in blue)



Source: NSW Legislation

## 2.4.4. Historic Context

Competitors may access historic information regarding the general district in which the subject site is located. The sources can be viewed on Trove at: <https://trove.nla.gov.au/list/61382/>

## 2.4.5. Designing and Connecting with Country

The Ashmore Estate is located on the land of the Gadigal of the Eora Nation, its traditional custodians. As such, as part of the Stage 2 detailed DA for Block E it is expected that a Connecting with Country response be integrated in-line with the framework developed by the Government Architect of NSW.

## 2.4.6. Flooding

The Ashmore Estate is in the Alexandra Canal Catchment and is identified as flood prone land.

The overall proposed development will result in changes to flood behaviour due to the inclusion of new street and the opening of flow paths along Metters Street and MacDonald Street. The Ashmore Public Domain Plan incorporates several flood mitigation measures:

- (a) *McPherson Park, with a minimum area of 7,446m<sup>2</sup>, which will have a dual use function as a stormwater detention basin and public open space,*
- (b) *The inclusion of swales in the design of overland flow paths along MacDonald Street and Kooka Walk,*
- (c) *The provision of a stormwater channel on Kooka Walk with grassed swales and stormwater detention, and*
- (d) *Deep soil areas across the site to assist in filtration of flood waters from the site.*

Given the site is significantly affected by flooding, development of Block E should be in accordance with the:

- The Alexandra Canal Catchment Ultimate Conditions TUFLOW Floodplain model supplied by the City of Sydney (2020).

- *NSW State Government's Flood Prone Lands Policy* as detailed in the *NSW State Government's Floodplain Development Manual 2005*, and
- *City of Sydney's Interim Floodplain Management Policy*

Refer to **Section 4.3.3** of this Brief for flooding objectives and **Appendix J**.

### **Stormwater On-site Detention & Stormwater Quality**

Stormwater from the Ashmore Estate, including Block E, will be discharged into a Sydney Water Stormwater culvert. Sydney Water will require on site detention (**OSD**) and will set the required storage volume and limit the permissible site discharge. The volume of the OSD tanks is dictated by the area of the total impervious area in respect to the total area in which they are located.

Refer to **Section 4.3.11** of this Brief for OSD objectives.

### **2.4.7. Existing site access**

There is currently no existing vehicular access point to the competitive process site. Given the subject site has existing warehouse buildings currently operating, access to all areas of the site is limited. A site visit will be undertaken following the briefing session (see key dates at **Section 1.4**).

The site access arrangement, detailed in Section 5.5 of SDCP 2012, indicates primary site vehicular access via Metters Street with a potential temporary or staging appropriate alternative access point via MacDonald Street (Refer to **Figure 17**). The specifics of future vehicle and pedestrian access are detailed in **Section 4.3.2**.

### **2.4.8. Contamination**

Environmental Investigation Services (**EIS**) undertook a Remediation Concept Plan (**RCP**) for Stage 1 Concept DA. The results of the RCP identified the following main areas that require remediation and/or management:

- *Hazardous Building Materials*
- *Underground fuel storage tanks, substations and other infrastructure;*
- *Contaminated fill and natural soil;*
- *Contaminated groundwater;*
- *Potential vapour intrusion associated with volatile contaminants & Hazardous Ground Gas; and*
- *Management of Acid Sulfate Soils.*

EIS are of the opinion that the site can be made suitable for the proposed master plan development provided the recommendations in the Remediation Action Plan are successfully implemented, including:

- *Stage specific additional investigation works are undertaken to address the data gaps;*
- *Preparation of stage specific Remediation Work Plans (**RWP**);*
- *Undertake Human Health Risk Assessments (**HHRA**) for each stage of the development*
- *Completion of the remediation and validation works outlined in the RAP/RWP; and*
- *Preparation of long term Environmental Management Plans (**EMP**) in areas where long term management of residual contamination is required.*

It is noted that subsequent to this RCP and RAP, a Data Gap Investigation (**DGI**) and Stage 1 RWP have been prepared by JBS&G for Stages 1-4 of the Ashmore Estate, inclusive of Block E. A RWP and HHRA are still required to assess the suitability of the site for the proposed residential use and will be prepared as a component of the Stage 2 detailed DA for Block E.

Additional measures required for the Stage 4 development are additional assessment activities, to be defined within the HHRA, to be undertaken in order to confirm what management measures if any, are required in relation to the presence of subsurface methane in proximity to the former off-site oil/tar pits.



# 3. PLANNING APPROVAL BACKGROUND

## 3.1. STAGE 1 DEVELOPMENT APPLICATION - D/2015/966

The Central Sydney Planning Committee approved concept developments across the Ashmore Estate (including building envelope for Block E) for the following:

- Stage 1 building envelopes for nine (9) development blocks and proposed uses, including:
  - Maximum building heights (defined by RLs) and maximum storeys,
  - Setbacks, and
  - Street wall heights
- Development Staging
- A Design Excellence Strategy

As part of the Stage 1 DA, the Proponent entered into a Voluntary Planning Agreement (**VPA**) with the City of Sydney as part of the redevelopment of the site. A summary of the key VPA requirements is included under **Section 3.2** of this Brief.

### Stage 1 DA Section 4.55 Modifications – Approved

Four (4) modifications have been approved for the Stage 1 DA, including two s4.55(1A) and one s4.55(2) modifications. Details of the modifications are as follows:

- D/2015/966/A – (s4.55(1A) Modification) amended the approved building envelopes to accommodate the building proposed in concurrent Stage 2 DA D/2017/681. The modification included the insertion of new condition 4A to facilitate staging of future construction certificates, rewording conditions 6, 26, 32, 34, 35, 42, 50, and 54.
- D/2015/966/B – (s4.55(1A) Modification) amended lift overruns to Building B and C by 130mm.
- D/2015/966/C – (s4.55(2) Modification) added an additional eighth storey to Building A fronting Foundry Street and Stovemaker Lane, an additional fourth storey fronting Ashmore Street and increase the overall maximum building heights and street wall heights accordingly and increasing the height of Building D by 2.9m.
- D/2015/966/D – (s4.55(1A) Modification) amended Condition 10 to reference the revised Design Excellence Strategy, dated 4 August 2022. The revised Design Excellence Strategy reduced the required number of competitors from 4 to a minimum of 3 for the remaining phases of the development, in accordance with Council’s current Competitive Design Policy and Competition Protocols (adopted December 2020 and last modified 26 November 2021).

### 3.1.1. Project Staging

As per condition 4 of Stage 1 DA D/2015/966, the phasing of the redevelopment of the Ashmore Estate is to be carried out in sequential order. This is to ensure the delivery of the bulk of the public domain works, which include MacDonald Street and everything to the north of it, must commence before the southern parcel of land can be redeveloped.

Table 2 –Block E Staging Plan

Competitive Process Phase	Block Reference	No. of Competitors	Description
3	E	Minimum of 3 – including 1 emerging architectural practice (subject to the approval of amended	Buildings on Block E including delivery of:

Competitive Process Phase	Block Reference	No. of Competitors	Description
		Design Excellence Strategy)	<ul style="list-style-type: none"> <li>• Kooka Walk (central) between Stovemaker Lane and Pedestrian Link 2.</li> <li>• MacDonald Street between western boundary of the site and Mitchell Road, including construction of a temporary footway on the northern edge of Building F &amp; G.</li> <li>• New intersection at Mitchell Road and MacDonald Street (these works are offsite).</li> <li>• McPherson Park</li> </ul>

## 3.2. VOLUNTARY PLANNING AGREEMENT

The Proponent has begun the process to novate applicable portions of the Voluntary Planning Agreement (VPA) with the City of Sydney as part of the redevelopment of the estate. The novation will occur upon the Proponent becoming the registered proprietor of the land, which is scheduled to occur on 22 December 2022.

Block E is part of Phase 4 of the VPA phasing plan (Refer to

**Figure 10**), and the following public domain works are required to be delivered as part of Block E:

- *Removal of temporary turning head and construction of permanent works to Foundry Street;*
- *Construction of Kooka Walk (central) between Stovemaker Land and MacDonald Street, including construction of recycled water main below Kooka Walk alignment.*
- *Dedication of 2,083m<sup>2</sup> of land free of cost to Council comprising Kooka walk (central) for pedestrian access between Stovemaker Lane and MacDonald Street.*
- *Construction of a Pedestrian Link 2 between Block E.*
- *Creation of right of footway of 272m<sup>2</sup> over Pedestrian Link 2 between Block E.*
- *Construction of MacDonald Street between western boundary of the site and Mitchell Road, including the construction of recycled water main below the MacDonald Street alignment at Kooka Walk.*
- *Construction of temporary footway on MacDonald Street on the northern edge of Block F and G.*
- *Construction of new signalised intersection at Mitchell Road and MacDonald Street, including demolition of existing roundabout (these works are offsite).*
- *Dedication of 3,527m<sup>2</sup> of land free of cost to Council comprising of MacDonald Street from the western site boundary to Mitchell Road.*
- *Construction of McPherson Park*
- *Dedication of 7,446m<sup>2</sup> of land free of cost to Council comprising McPherson Park*
- *Construction of Public Art within McPherson Park.*

The public domain works are described in more detail in the Public Domain Strategy Plan at **Appendix B**.

Figure 10 – VPA Phasing Plan



Source: VPA

### 3.3. RELEVANT EXISTING APPROVALS RELATING TO ADJOINING OR NEARBY SITES

The site should consider the following developments within the surrounding context (Refer to **Figure 11**):

- (1) – Subject Site - Block E
- (2) – Block B & C (57 Ashmore Street and 149 Mitchell Road, Erskineville)
- (3) – Block A (Currently under construction)
- (4) – 74 Macdonald Street, Erskineville

Figure 11 – Block E Surrounding Context



Source: Coronation

### 3.3.1. 57 Ashmore Street and 149 Mitchell Road, Erskineville (Blocks B and C) - D/2017/681

Lodged on 25 May 2017 and approved by Central Sydney Planning Committee on 15 February 2018, the proposed developments for Block B and Block C constituted the following:

*“Construction of a 4 to 8 storey residential flat building (Block B) providing 157 dwellings; construction of a 4 to 8 storey mixed-use development (Block C) providing 173 dwellings, ground floor retail, and centre-based child care facility; construction of one shared basement level; landscaping; and public domain works.”*

The completed developments are shown in **Figure 3**. Subsequent to the approval of D/2017/681, a total of 11 modifications to D/2017/681 were approved by Council.

Original DA Approval: <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=130498> 1

Latest Modification Approval (D/2017/681/L):

<https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1487206>

Both Block B and C developments have concluded construction.

### 3.3.2. 57 ASHMORE STREET, ERSKINEVILLE (BLOCKS D) - D/2019/291

Lodged on 26 March 2019 and approved by the Local Planning Panel on 18 March 2020, the proposed development for Block D involved the following:

*“Integrated development application under the Water Management Act 2000. The proposal (at 'Block D') is for site preparation works and demolition of existing structures, construction of six, 2 storey plus attic terrace houses with roof top terraces, excavation for one basement level within each terrace to accommodate a car stacker, storage area and media room. The approval includes subdivision, tree removal, and public domain works including new roads.”*

Architectural plans and design references have been included at **Appendix O** and a render included at **Figure 5**. The proposed Block D terrace houses are immediately north of Block E.

DA Approval: <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1416353>

### 3.3.3. 57 ASHMORE STREET, ERSKINEVILLE (BLOCKS A) - D/2019/393

Lodged on 23 April 2019 and approved by the Central Sydney Planning Committee on 13 February 2020, the proposed development for Block A involved the following:

*“Staged construction of a residential apartment building comprising 165 units with one basement level. The approval includes roof top terraces, landscaping, subdivision, and public domain works.”*

A render of the approved Block A development is included at **Figure 4**. Subsequent to the approval of D/2019/393, multiple modifications to D/2019/393 were approved by Council which relate to apartment design changes.

Original DA Approval: <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1421191>

Latest Modification Approval (D/2019/393/D):

<https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1640389>

The construction of Blocks A and D have not commenced.

### **3.3.4. Surrounding Development Application - 74 Macdonald Street Erskineville D/2015/562**

The following recently completed development is located immediately west of Block E and should be considered for context.

Development at 74 Macdonald Street (D/2015/562) was approved by the City of Sydney under delegated authority on 22 April 2016 for:

*“Demolition of existing warehouse and construction of residential flat building containing of 93 residential apartments with basement parking for 72 cars, landscaping and public domain works including pedestrian walkway and pocket park.”*

The development has concluded construction (Refer to **Figure 12**). Council determination documents and architectural plans are included at **Appendix N** and at the link below:

Original DA Approval: <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1199504>

Latest Modification Approval (D/2015/562/F):

<https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1440478>

Public domain improvements, including road extensions and an east-west pedestrian links were approved as part of D/2015/562 (Refer to **Figure 13**, **Figure 14** and **Appendix N**). The approved public domain works included:

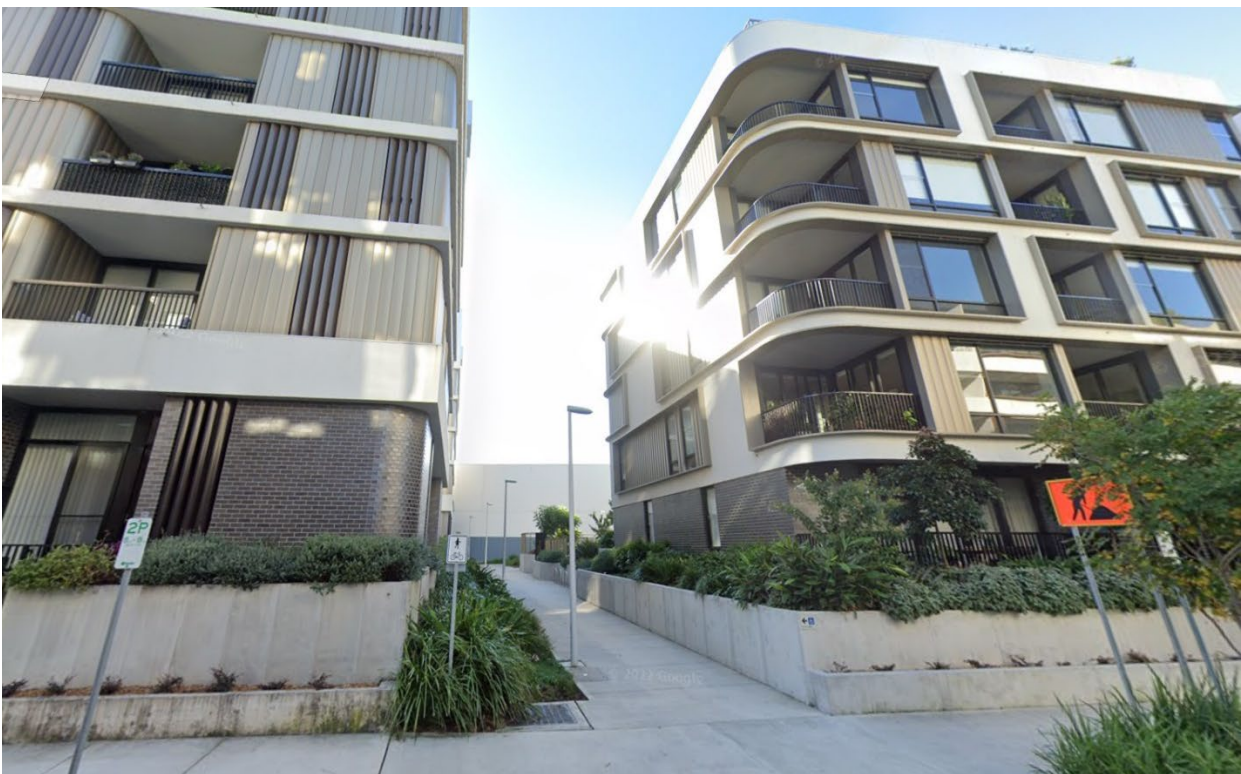
- Construction of Metters Street and Coppersmith Lane
- Construction of part MacDonald Street and part Zenith Street
- A central east-west pedestrian link and a pedestrian link located to the eastern boundary of 74 Macdonald Street.

Figure 12 – Photo of 74 Macdonald Street Erskineville



Source: Google Maps

Figure 13 – Pedestrian Through-site Link as viewed from Zenith Street



Source: Google Maps

Figure 14 – Site Plan showing pedestrian links at 74 Macdonald Street (Block E is located immediately to the east)



Source: BatesSmart

# 4. OBJECTIVES AND REQUIREMENTS FOR THE PROPOSAL

## 4.1. PLANNING OBJECTIVES

The key planning objective for this Competitive Process is to provide a design which is capable of achieving design excellence, complies with the relevant planning framework and Stage 1 DA (D/2015/966/D) consent conditions including:

Relevant Environmental Planning Instruments

- *State Environmental Planning Policy (SEPP) No 65 – Design Quality of Residential Apartment Development (SEPP 65)* and the *Apartment Design Guide (ADG)*,
- *SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP)*,
- *SEPP (Transport and Infrastructure) 2021 (SEPP Transport and Infrastructure)*,
- *SEPP (Resilience and Hazards) 2021 (SEPP Resilience and Hazards)*, and
- *Sydney Local Environmental Plan 2012 (SLEP 2012)*.

The relevant Development Control Plan:

- *Sydney Development Control Plan 2012 (SDCP 2012)*, and
- Other relevant and applicable City of Sydney and State plans and policies.

Proposals should also complement and be consistent with existing City of Sydney policies, programs and initiatives:

1. Street improvement program [\[link\]](#)
2. Public domain improvements [\[link\]](#)
3. Transport and access [\[link\]](#)
4. Floodplain management [\[link\]](#)
5. Guidelines for waste management in new developments [\[link\]](#)
6. Planning for the Ashmore Precinct [\[link\]](#)

A summary of the key statutory planning controls that apply to the site is provided within **Appendix E** of this Brief, however Competitors are responsible to ensure the relevant planning controls are addressed in their design submissions.

Non-compliances are discouraged by the Proponent and the Consent Authority. The City of Sydney will not support any increase in building height above the building heights approved in the Stage 1 Concept DA or the LEP maximum height control.

The Stage 1 Development Consent provides the approved building envelope on the site and site constraints within which the architectural form of the development is to be designed (Refer to **Appendix A**). Any instance of non-compliances with a planning control or Stage 1 consent must be justified against the objectives of the applicable planning controls. The planning justification for any non-compliances must be included in the Statement of Compliance as part of each Competitor's submission. Refer to **Section 6** of this Brief for more information.

The SLEP 2012 allows the Consent Authority, at its discretion, to grant up to an additional 10% of floor space or height if it is satisfied that the development is the result of competitive design process and exhibits design excellence. The proponent is seeking to be granted up to 10% additional floor space in accordance with Clause 6.21 D(3)(b) of SLEP 2012. Any additional floor space pursued under Clause 6.21 D(3)(b) must not exceed the maximum height control/approved Stage 1 Concept DA envelopes and must be justifiable in terms of planning and architectural merit grounds having regard to the objectives and requirements of this Design Brief.



Each competitive process site will only be eligible for up to an additional 10% floor space apportioned to it under the Stage 1 DA consent.

In calculating gross floor area (**GFA**), reference should be made to the definition of Gross Floor Area contained in SLEP 2012. Additional floor space is not transferrable between the competitive process phases. If a competitive process phase is not able to accommodate the full 10% additional floor space, the remaining balance of additional floor space cannot be transferred to another competitive process phase.

## **4.2. MAXIMUM BUILT FORM**

The building height of any future building must not exceed the maximum permissible in the Stage 1 DA. Detailed design, including services. Proposals shall be contained within the building footprint and envelope approved as part of the Stage 1 consent. Refer to **Appendix A** which includes approved envelopes and maximum building heights for Block E as well as to **Figure 15, Figure 16 & Table 3** below.

The maximum GFA approved under the Stage 1 DA, as noted in Condition 8 of the Stage 1 DA conditions of consent, is 14,066m<sup>2</sup> for Block E (Refer to **Appendix A**).

Competitor's proposals must incorporate the following stage 1 consent condition and ensure the design can satisfy the following design parameters:

*(g) The design of the northern building on Block E is to incorporate on its western side boundary:*

*(i) A nil setback at ground level;*

*(ii) A minimum setback of 3m on all levels where blank walls are proposed;*

*(iii) A minimum setback of 3m on Levels 1-3 where windows to non habitable rooms are proposed;*

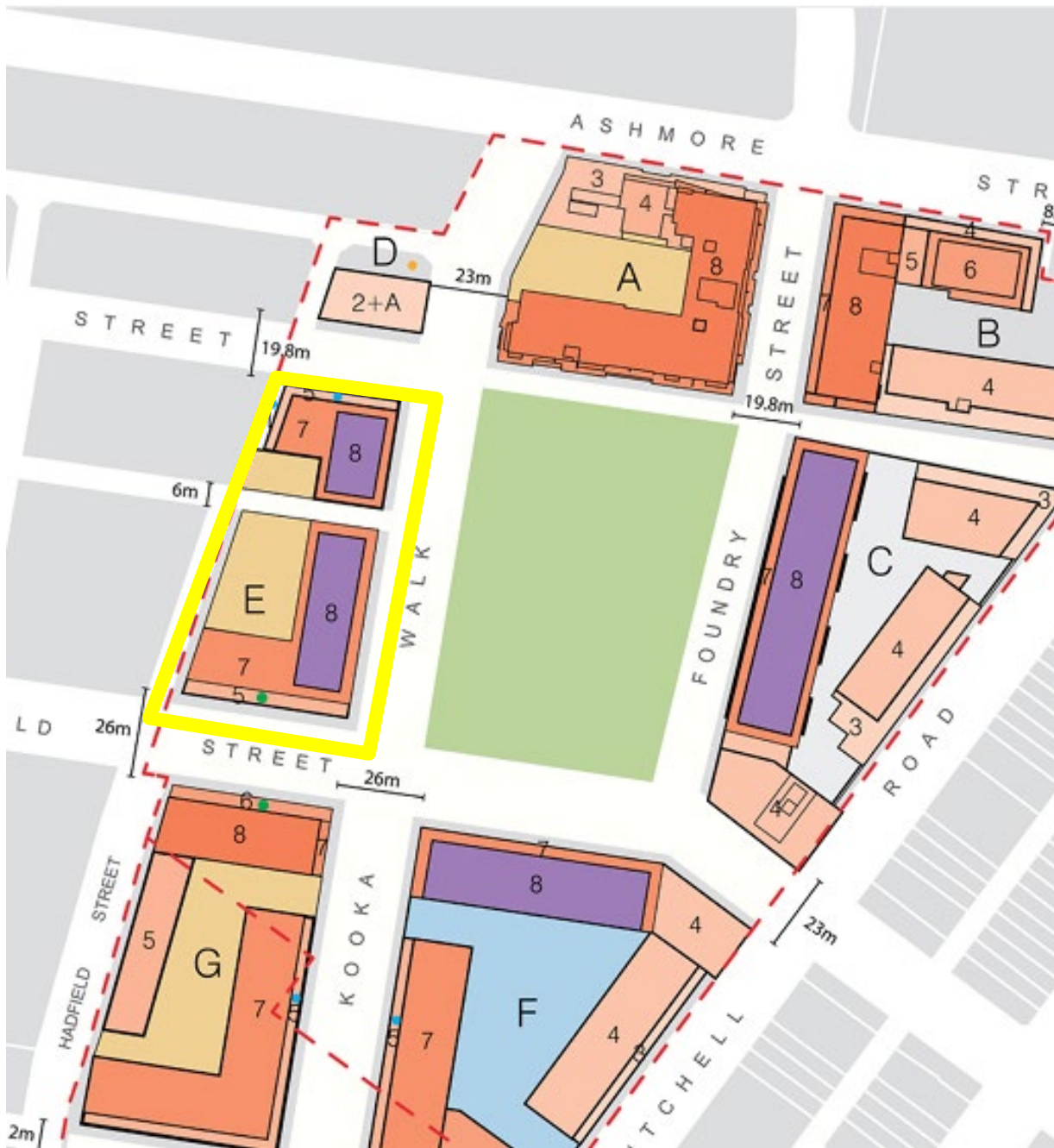
*(iv) A minimum setback of 6m on Levels 1-3 where windows to habitable rooms or balconies are proposed;*

*(v) A minimum setback of 4.5m on Levels 4-7 where windows to non habitable rooms are proposed; and*

*(vi) A minimum setback of 9m on Levels 4-7 where windows to habitable rooms or balconies are proposed.*

*The above criteria must be satisfied, unless it can be adequately demonstrated that Objective 3F-1 of the ADG has been met despite noncompliance with this criteria.*

Figure 15 – Block E \ Stage 1 DA Envelope Plan (site highlighted in yellow)



**Legend**

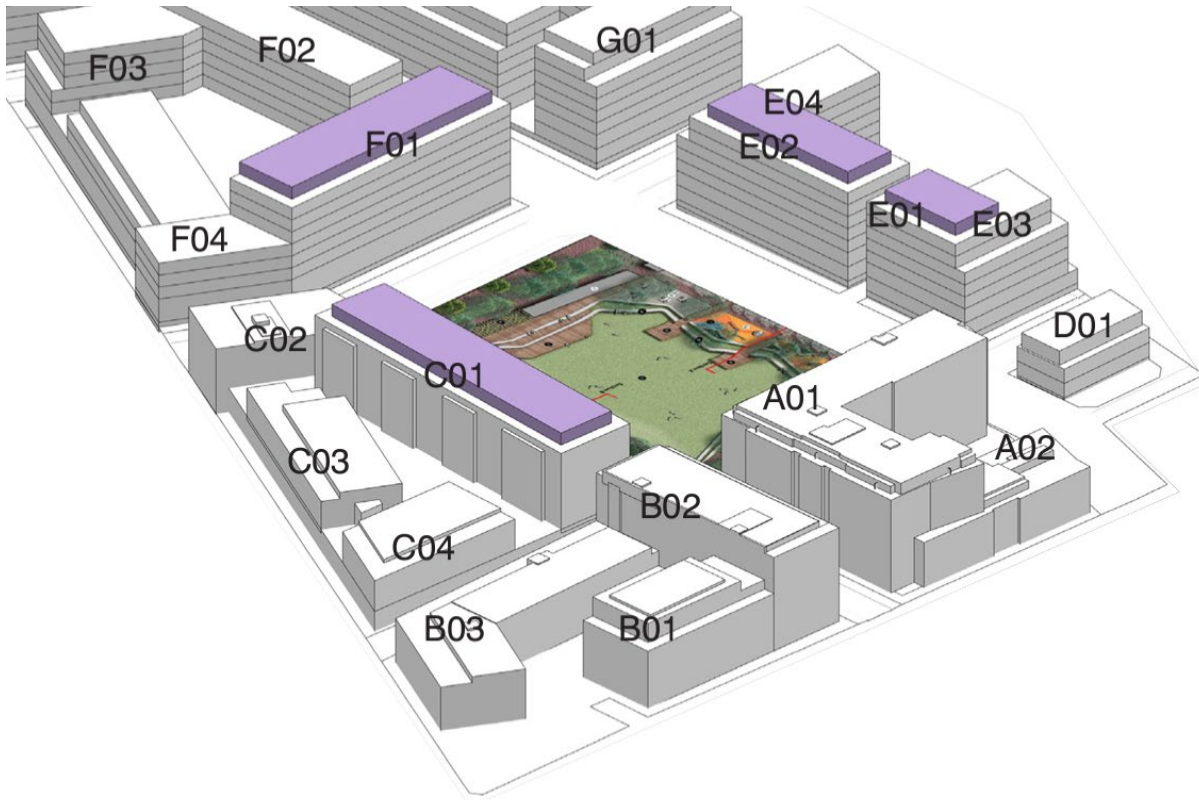
- - - Subject Site/Property boundary
- Proposed open space
- Proposed Building Envelopes
- Podium
- Substation
- Supermarket(6m floor to ceiling)
- Minimum 3m setbacks (upper levels)
- Minimum 4m setback (upper levels)
- Open carports

Proposed height in storeys

- |  |   |
|--|---|
| <span style="background-color: #f9c79f; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 1 Storeys                                    | <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 5 Storeys |
| <span style="background-color: #f4b084; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 2 Storeys                                    | <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 6 Storeys |
| <span style="background-color: #f4b084; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 3 Storeys                                    | <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 7 Storeys |
| <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 4 Storeys                                    | <span style="background-color: #e67e22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 8 Storeys |
| <span style="background-color: #9b59b6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 8 Storeys (GFA Relocated for tree retention) |   |

Source: Architectus

Figure 16 – Block E \ Stage 1 DA Isometric Drawing



Source: Architectus

Table 3 – Approved Block Massing

Block	Segment	Lowest Existing Ground RL (m)	Proposed Envelopes RL (m)	Max Building Envelope Height	LEP Controls Height (m)
E	01	8.58	36.59	28.01	27
	02	8.52	36.59	28.07	27
	03	8.58	33.49	24.91	27
	04	8.7	33.49	24.79	27

Source: Architectus

### 4.3. DESIGN OBJECTIVES

The overall design objectives for this Competitive Process are to stimulate high quality architectural, urban and landscape design proposals that:

- Achieve design excellence as defined in Clause 6.21(C) of SLEP 2012.
- Respond to the site’s context and opportunities and constraints within the parameters contained in SLEP 2012, SDGP 2012 and the built form envelope approved under Stage 1 consent (D/2015/966/D).
- The schemes are to respond to the amended Design Excellence Strategy which forms part of the Stage 1 DA (D/2015/966/D) included at **Appendix A**. Integrate the principles of passive sustainable design

and achieve design excellence through well-considered design where building and landscape design is highly integrated.

- Create a fine grain architectural character across the site and ensemble of buildings which complement each other.
- Sympathetically respond to the emerging identity for the site surrounds, existing local character, and history of Erskineville and its former industrial uses.
- Deliver a positive relationship between building design and the existing and future public domain, developing an appropriate relationship between the development site and interface with McPherson Park and Kooka Walk.
- Ensure McPherson Park receives solar access to 60% of its area between 10am and 2pm at the winter solstice.
- Ensure ground floor frontages are pedestrian oriented and of high quality to add vitality to Kooka Walk, Metters Street and MacDonald Street.
- Achieve an uncompromised interface with the future surrounding context while taking into consideration the interim condition of existing surrounding industrial buildings and use which will likely not exist in the long term.
- Address the built form relationship between the subject site and adjoining sites. Ensure an appropriate transition in scale and mass to the approved development to the north (Blocks D) and existing development to the west.
- Create a design which encourages the use of the through-site pedestrian link to improve overall site permeability through Block E.
- Promote sustainable development by incorporating energy efficient design measures and water re-use on site.
- Incorporate the provision of both communal and private rooftop terraces to enhance the residential amenity of the occupants within the building.
- Provide high quality materials and finishes to the building that are complimentary and compatible with the character of the existing buildings within the Ashmore Precinct.
- The existing through-site link part of 74 Macdonald Street should be considered and integrated into the through-site link nominated for the site under the Stage 1 consent as it is continuous.
- Consideration be given to the north-south pedestrian link from a privacy and public domain interface perspective.

#### **4.3.1. General Residential Design Objectives**

- Ensure design proposals are consistent with the objectives of SEPP 65, its associated Apartment Design Guide (ADG), and the SDCP2012
- Competitors are to refer to SDCP 2012 provision 4.2.3.14, which states that the design excellence bonus will not be awarded where a building includes apartments with setback bedrooms.
- Provide a high standard of residential amenity across a variety of apartment types with regard to solar access, natural cross ventilation, views and outlook and visual and acoustic privacy.
- To provide flexible residential apartment layouts that are capable of being adapted for a range of household types 50% of the total number of 3-bedroom dwellings should be located on the ground floor with private open space suitable for households with families.
- External building expression should not compromise the internal apartment layout and residential amenity for future residents.
- No air conditioning units on balconies.
- Adaptable units should be designed in a manner that requires minimal adaptable works in order to accommodate a wheelchair user.

- 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 3 metre separation between habitable rooms to the border of a communal open space/courtyard.

Ground floor apartments to be designed with private open space and direct street access from front garden terraces.

- Design of buildings are to position mailboxes inside secure areas and mailboxes with non-master key locks are to be installed.
- Storage areas are to be suitably sized and dimensioned to ensure the day-to-day needs of the occupants are met.
- The residential component of the development shall be provided with an acoustically isolated Music Practice Room(s) for the use of future residents of approximately 20 sqm (rate 1 per 150 units or 2 rooms where over 200 units) 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.
- Design of residential entries and lobbies are to provide for:
  - Visually prominent entry points, readily recognisable from the street;
  - Impression of spaciousness and sense of arrival;
  - Quality finishes;
  - On-grade weather protected visitor bicycle parking located near the residential lobby entries; and
  - Activation of pedestrian links, street and park frontages.

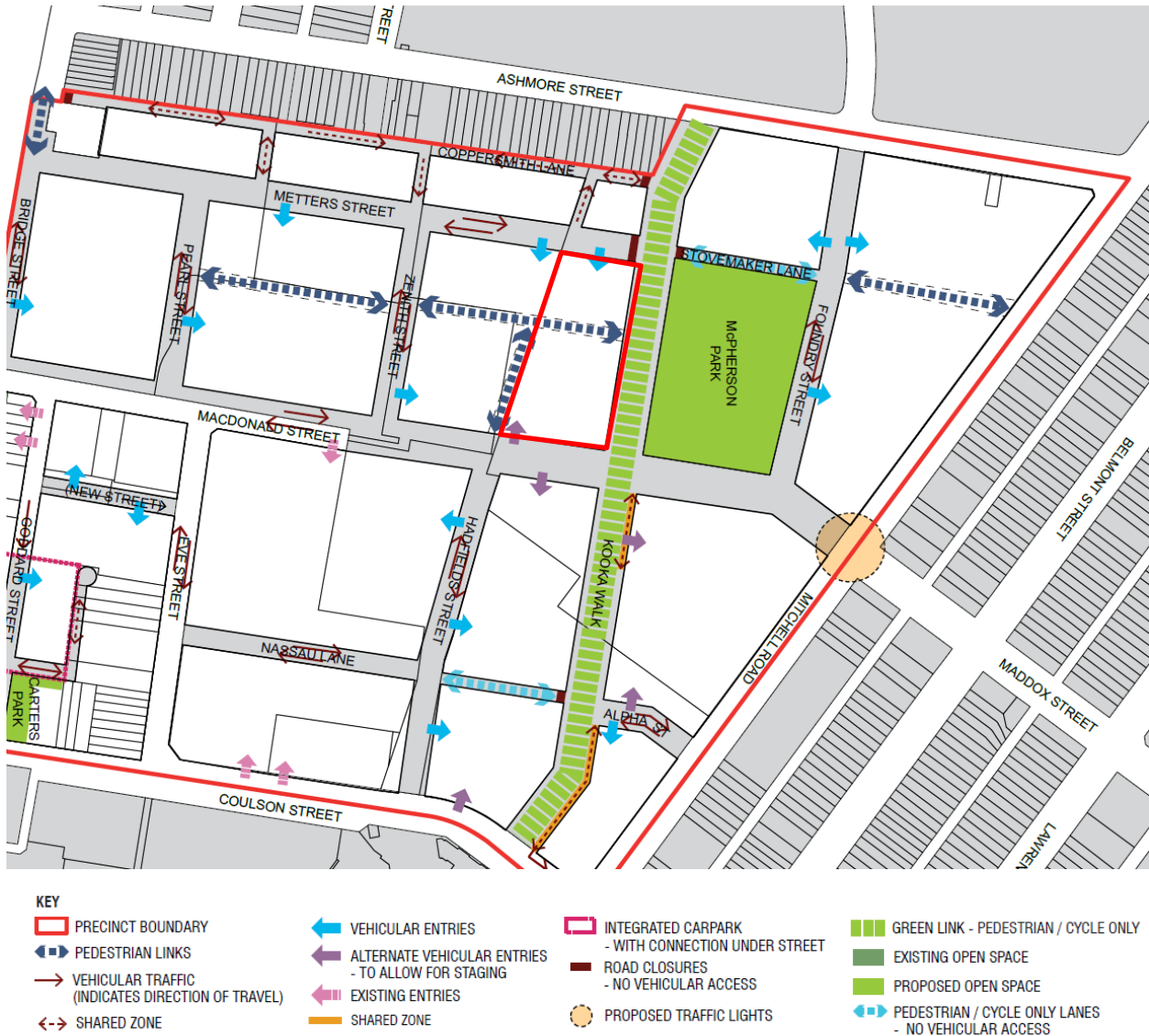
### 4.3.2. Vehicle Access and basement

Vehicle access point needs to be generally in accordance with Part 5.5 of Sydney DCP 2012 (refer to **Figure 17**). The DCP requires vehicle access from Metters Street. Condition 28 of the Stage 1 approval further states that no access points are to be located on MacDonald Street or Kooka Walk, contrary to the DCP control.

Schemes should incorporate basement parking, which will consist of a maximum of two basement levels to maximise residential parking and comply with SLEP 2012 and SDCP 2012.

The design of the building's basement access is to minimise the possibility of light beams from vehicle headlights shining into habitable rooms when exiting car parks.

Figure 17 – Vehicle and connection access points (site outlined in red)



Source: Sydney DCP

### General requirements for vehicular access

- Vehicular access driveways should not be located in prohibited locations, as defined in AS 2890.1 - 2004
- No vehicle access points are to be located on Kooka Walk.
- Minimise driveway widths to maintain pedestrian amenity and continuous footpath treatment and pedestrian amenity to Sydney Street Design Code.
- Clearance under all services and structure to be a minimum of 2.2 metres to meet Australian Standards for car parks, with the exception of service and disabled spaces.
- Car parking links is not to be visible from the public domain and consider reducing the extent of non-active frontages.
- Any outlet from the basement car park's mechanical ventilation plant should be concealed and/or situated in a discrete location.
- Integrate access ways / ramps to car-parking are to be located within the building envelope. Consider treatment of car park entries, loading zones and waste management holding areas to achieve high quality interface with the public domain.

- Carpark entries and access ramps at street are to be treated in material quality equal in standard to the building façade to achieve a high quality interface with the public domain.
- Ramp gradient and lengths are to comply with relevant standards (AS2890.1 – 2004 Parking facilities Part 1: Off-street car parking).

### 4.3.3. Flooding

The subject site is significantly affected by flooding. Subsequently, the flood modelling prepared by Cardno has identified the following:

- 100year Average Recurrence Interval (ARI)
- Probable Maximum Flood (PMF)

Minimum flood planning levels across the site include the following:

- Basement entry levels – PMF level
- Residential levels including lobbies – FPL (100yr ARI + 500mm)
- Entry to lifts and fire stairs, and possible water ingress locations to basement i.e. ventilation louvres – PMF level

The Sydney DCP Section 3.2.2(4) states that for ground floor tenancies and building entry lobbies on sites **not** flood affected are to:

- (a) have entries at the same level as the adjacent footpath or public domain;*
- (b) have finished floor levels between 0-1.0m above or below the adjacent footpath or public domain entry;*
- (c) provide opportunities for direct surveillance of the adjacent street or public domain at maximum intervals of 6m; and*
- (d) be elevated up to 1.0m above ground level for privacy for ground floor residential uses.*

Development of Block E should be in accordance with the:

- The Alexandra Canal Catchment Ultimate Conditions TUFLOW flood plain model supplied by the City of Sydney (dated 2020);
- *NSW State Government's Flood Prone Lands Policy* as detailed in the NSW State Government's Floodplain Development manual 2005, and
- *City's Interim Floodplain Management Policy 2014.*

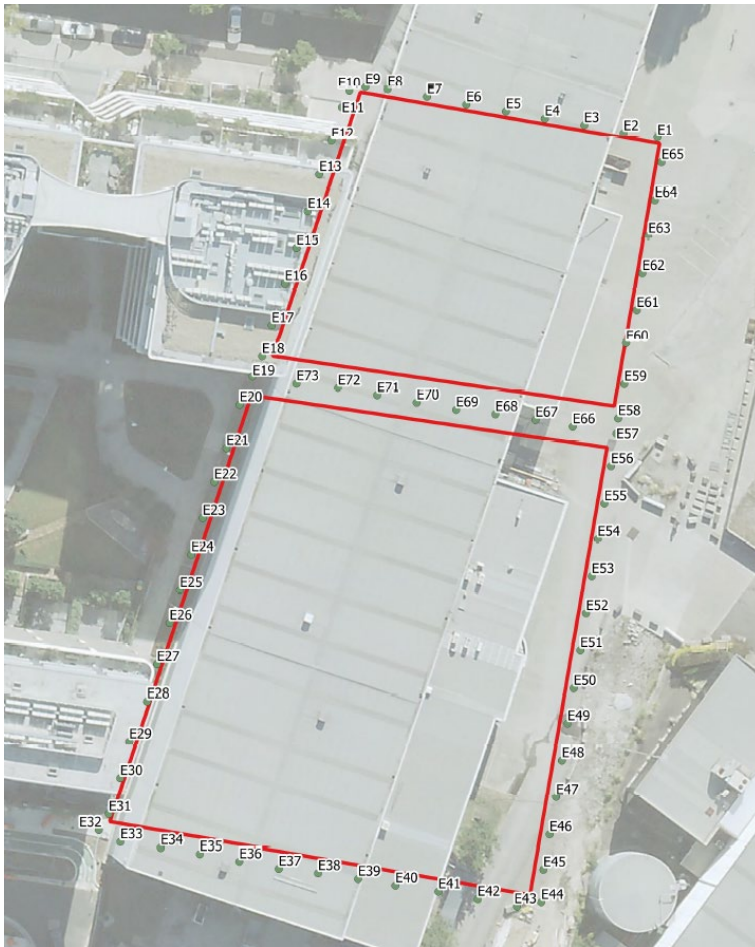
The FPLs have been based on the Ultimate Design (Trunk Drainage Option 2) flood modelling results undertaken as part of flood modelling for Phase 3 Building 3 (Cardno 2022).

Flood gates are not to be utilised for the site.

Refer to **Figure 18** below and the companion table provided in **Appendix J** for the ultimate design flood planning levels for Building E.

*At the time of writing the brief, the proponent acknowledges flood mitigation measures pertaining to the site remain unresolved. Given the preliminary status of flood planning investigations and the complexity of the flood issues across the block, reliance upon assumptions in the Flood Study report are for the purposes of the Competition only. Further work and flood investigations as well as consideration of other relevant matters will be required following the Competition and may affect or alter preliminary assumptions and consequent design development. Nothing in this Brief referring to the Flood Study report in Appendix J is to infer or to be taken as an approval, agreement or endorsement by Council. This Brief will in no way fetter the Council's determination in regard to compliance with the City of Sydney's Interim Floodplain Management Policy or other.*

Figure 18 Flood Planning Level Points for Building E



Source: Cardno 2022

#### 4.3.4. Public Domain Interfaces and Pedestrian link

Competitive Process entries should not make any modification to the existing Public Domain Concept Plan. All entries must only design within the confines of Block E. This does not negate the requirement to integrate the entries with the pre-existing Public Domain Concept Plan.

The design and orientation of buildings within Block E should maximise the outlook of units towards McPherson Park. The built form will have to consider the relationship to this open space.

Schemes should also incorporate a west-east site through link located in accordance with **Figure 17**.

The following additional objectives should be considered for the through-site link design:

- Enhance connectivity across the wider precinct
- Must be accessible 24 hours a day
- Completely open to sky
- Designed to ensure passive surveillance

Ensure McPherson Park, located to the east of Block E, receives solar access to 60% of its area between 10am and 2pm at the winter solstice.

The interface of Block E with Kooka Walk and MacDonald Street should be considered in accordance with section 5.5.3.1 of the Sydney DCP. The design should also consider the approved portion of Kooka Walk and Metter Street (as part of Blocks D approval) to the north of the site (Refer to **Figure 20**) and the Concept Public Domain Plan prepared for the southern portion of Kooka Walk and MacDonald Street fronting Block E site (Refer to **Figure 21**).



Figure 19 – Section showing street section and proposed building

Figure 5.122  
MacDonald Street –  
Section A

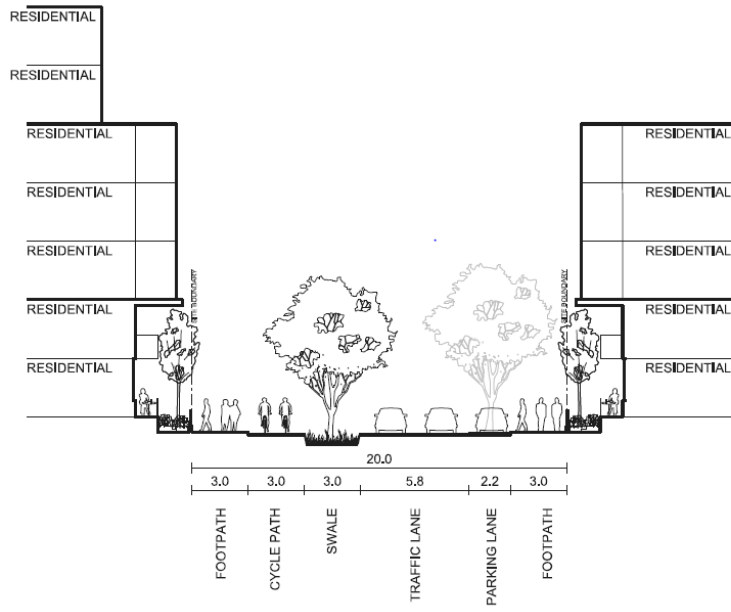
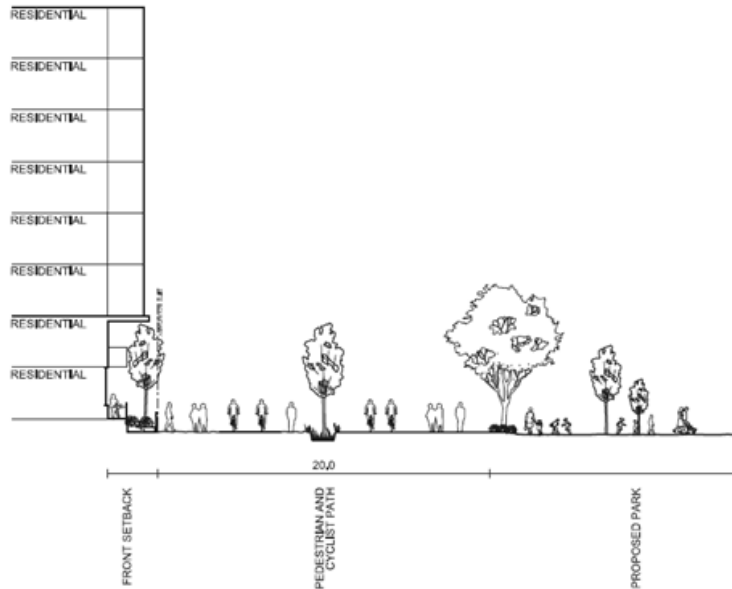
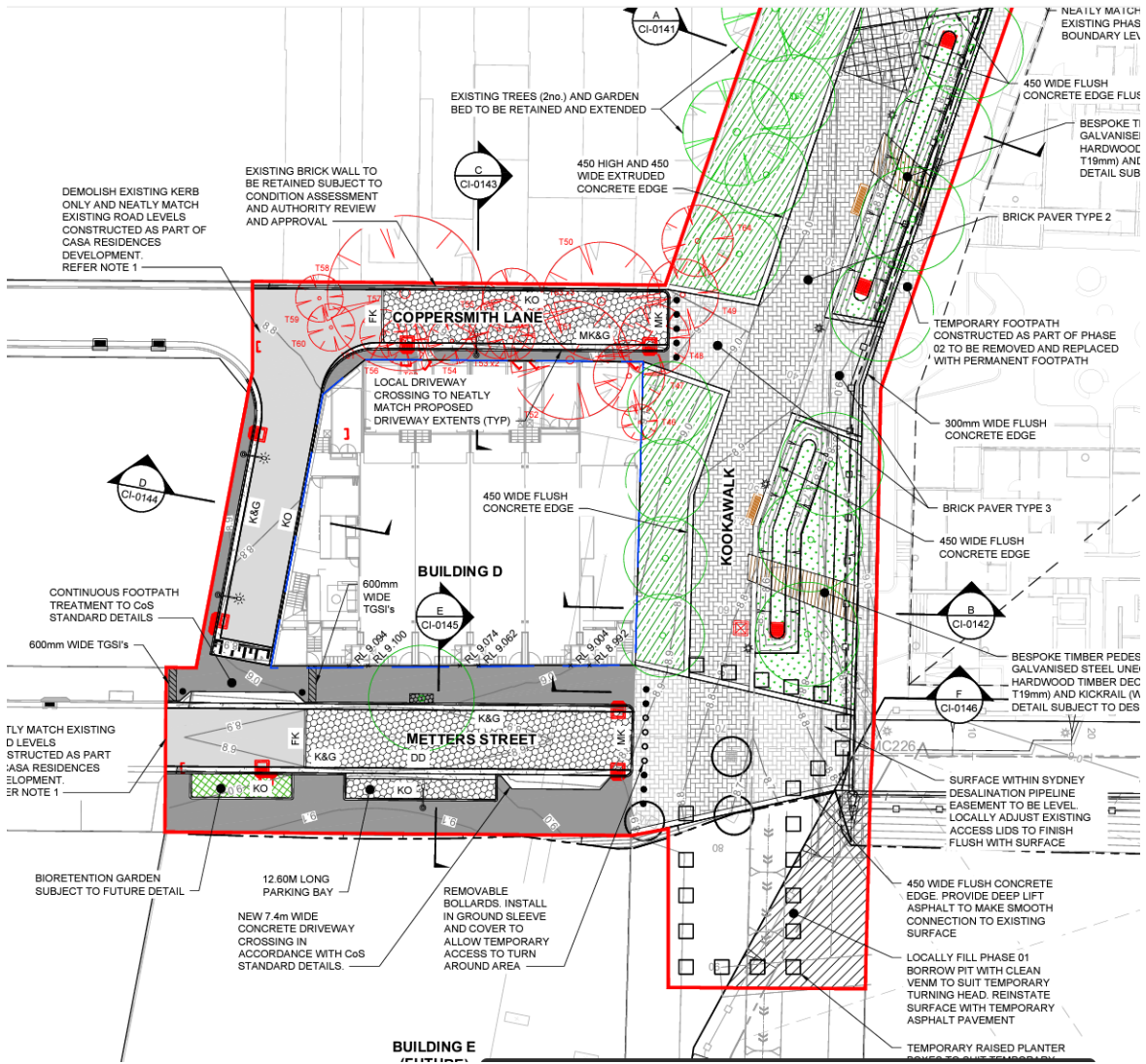


Figure 5.128  
Kooka Walk -  
Section F



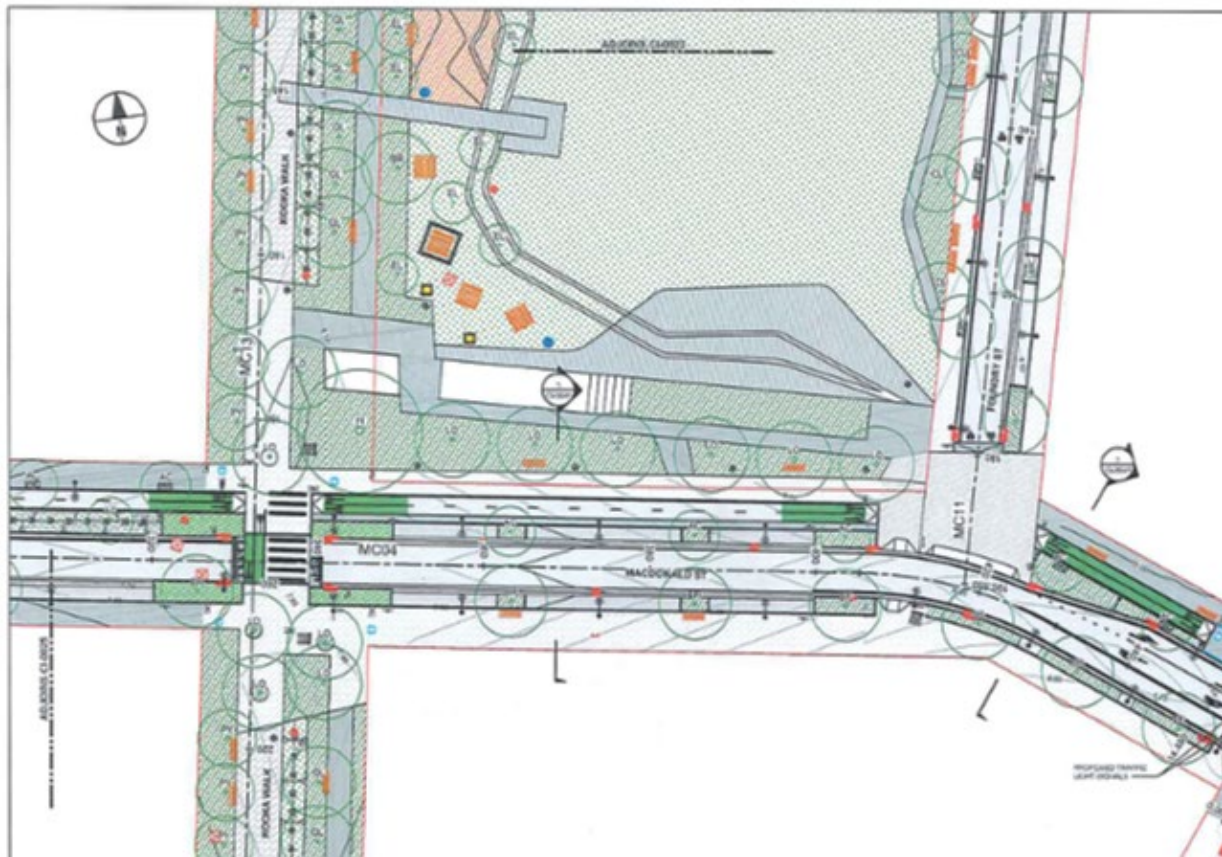
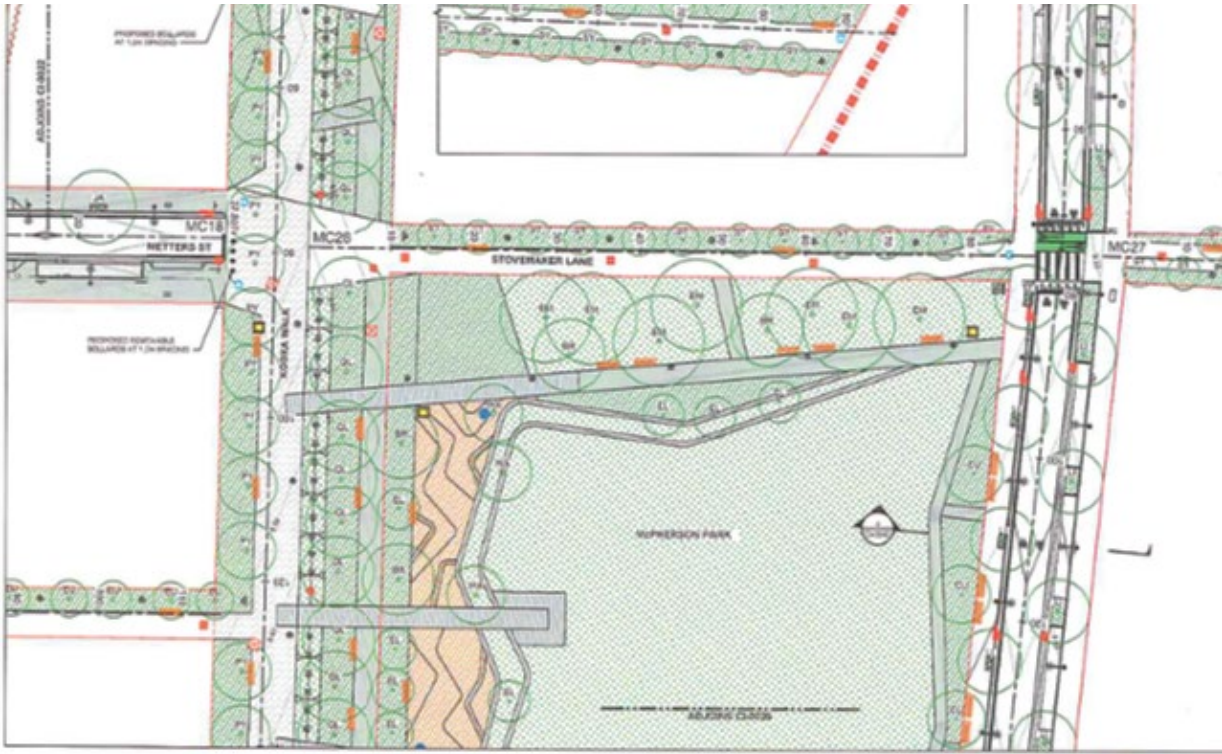
Source: Sydney DCP 2012

Figure 20 Approved Public Domain Plan for a portion of Kooka Walk and Metter Street



Source: AECOM

Figure 21 Public Domain Concept Plan for the southern portion of Kooka Walk, MacDonald Street and McPherson Park



Source: AECOM

### 4.3.5. Landscape Design Principles & Landscaped Setbacks

The following landscape principles and requirements are to be addressed and a Landscape Concept Plan shall be submitted with the competition submissions.

Provide ground level landscape setbacks, and an appropriate interface between public and private spaces. Refer to **Figure 22** and section 5.5.4.2 *Quality of landscaping and landscaped setbacks* of Sydney DCP 2012. Particular attention is to be paid to the requirement for the landscape setback to remain under the maintenance regime of the body corporate /strata (DCP provision 5.5.4.2(4)). This means any private terrace at the ground level addressing the public domain is to be further set in from the required landscape setback.

Provide design concepts to address the sites landscape to the following locations (not limited to):

- The internal ground floor courtyards of Block E.
- Any proposed ground floor communal open space area.

To consider and give preference to providing communal and/or private open space and green space on the podium and rooftop of the building. Any landscape works should be fit for purpose, robust and biodiverse, and maintenance should be considered from the outset. Buildings and structures must enable adequate soil volumes for all trees and planting, both in-ground and on podium/roof. Opportunities for green walls and roofs should be encouraged.

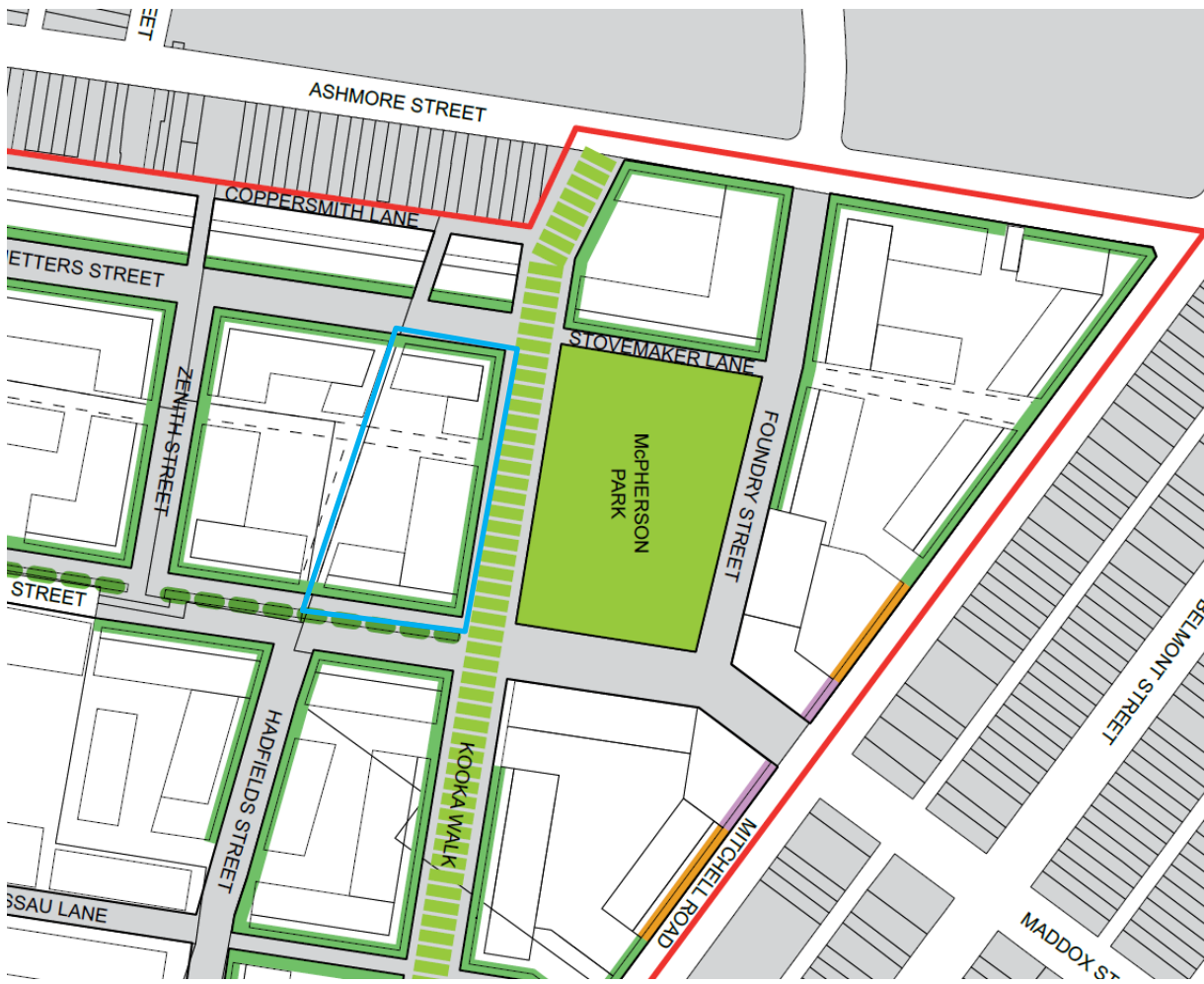
A minimum target of 15% of total site area is to have tree canopy coverage within 10 years of completion as per the SDCP 3.5.2. Deep soil areas must be provided in accordance with the ADG requirements. Provide sufficient soil depth as per ADG to support variety of small to large tree planting to landscaped courtyards and communal open space.

Landscape design must be given the same consideration and achieve the same standard as the architecture, with consideration given to the detail and quality of both public and private spaces. The detail and quality of the landscape of private and communal areas is also a consideration in achieving design excellence. A rich landscape solution is equally important as the architecture.

The Sydney Landscape Code: Volume 2 should be taken into consideration.

Trees on Council land along the fringe of the site are to be retained and protected with provision of adequate setbacks at basement levels.

Figure 22 – Required Landscape Setback for Block E (site outlined in blue)



KEY					
	PRECINCT BOUNDARY		2 METRE LANDSCAPED SETBACK		BIOSWALES
	GREEN LINK - PEDESTRIAN / CYCLE ONLY		3 METRE ACTIVE EDGE SETBACK		PUBLIC OPEN SPACE
	3 METRE LANDSCAPED SETBACK		EXISTING OPEN SPACE		
	2.5 METRE LANDSCAPED SETBACK				

Source: Sydney DCP 2012

### Courtyard Areas

- To provide a high quality open space and outdoor amenity for residents and visitors.
- To consider the streetscape, neighbours and context so that the built form and landscape respond to the locality and site perimeter, contributing to a safe and attractive neighbourhood.
- Overall design to be integrated with the adjacent Public Domain design.
- To consider views to, from, and within the site, including visual screening for privacy and casual surveillance of the street.
- To achieve a feeling of security and safety across the site and adjacent external areas through consideration of CPTED principles and provision of security / perimeter fences as required.
- To consider the opportunities and incorporate the design principles and initiatives for Water Sensitive Urban Design, and water quality management within the development.

- To provide spaces that are beneficial to the well-being of the residents
- To provide a safe and direct accessible access routes to all facilities and destinations.
- To contribute to urban biodiversity and local habitat provision through appropriate, diverse plant selection and design.

### **Roof Deck Areas**

- To create a high quality communal and private spaces for the residents and their guests, with direct access provided from all possible lift cores.
- To provide large flexible areas for dining and entertaining and smaller areas for passive recreation and small gatherings.
- To create a highly textured plant palette that will not only add interest and provide focal points all year round but will also cope with the hot and windy conditions of the roof deck.
- To ensure all planting can be easily, safely accessed for maintenance.
- To incorporate any shade structures into the architectural design and within the overall height controls.

### **Green Roof Areas**

- To create green roofs on areas not accessible to residents but with safe access for maintenance.
- To improve quality of stormwater run-off flowing to catchments and natural waterways.
- To promote new urban habitats and biodiversity.
- To reduce the urban heat island effect.
- To promote the principles of Ecological Sustainable Development.

### **Key Design Considerations – Factors Assessed**

- Solar access to landscaped and communal open space areas.
- 25% of site area must be for communal open space.
- Providing a diversity of spaces and functions in communal areas.
- Equitable access to landscaped and communal areas.
- Balancing visual privacy, security and casual surveillance.

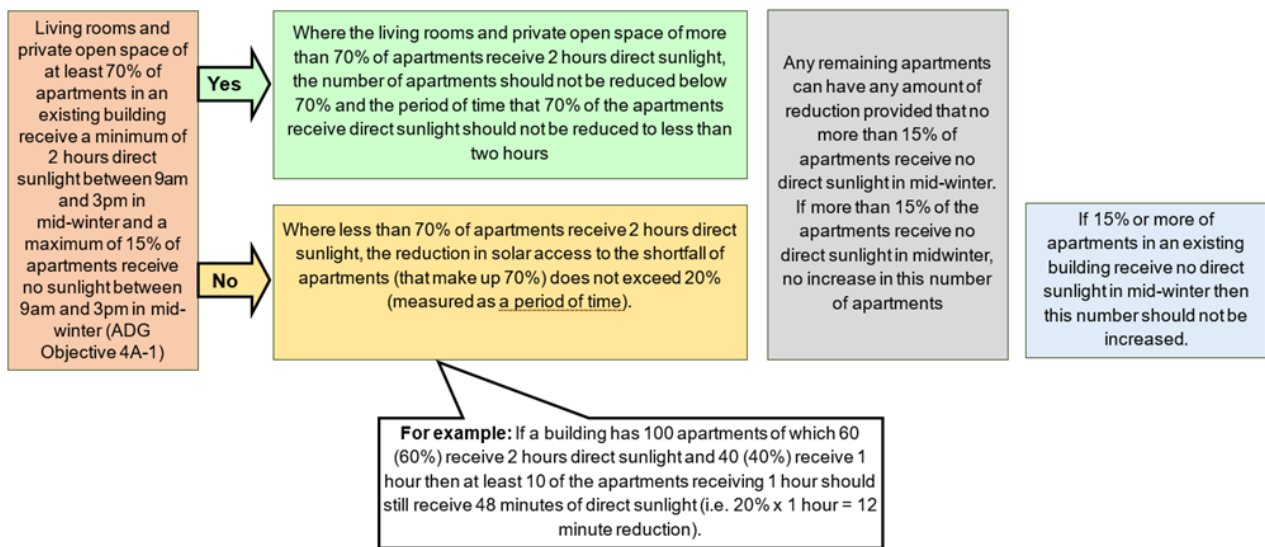
### **4.3.6. Communal Open Space**

- Competitors are to consider and give preference to providing communal open space and green roofs on the rooftop per condition 21A.
- Address Part 3D of the ADG and Section 4.2.3.8 of the SDCP 2012.
- The ADG requires communal open space to have a minimum area equal to 25% of the site. Section 4.2.3.8 of the SDCP 2012 requires communal open space to have a minimum dimension of 6m.
- Developments are to achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June.
- The communal open space must allow for a diversity of activities that meet the recreation needs of future residents.
- The City's Landscape Code should be considered with regard to communal open space.
- Equitable access to landscaped and communal areas.
- Balancing visual privacy, security and casual surveillance.

### 4.3.7. Solar Access and Overshadowing

- Ensure McPherson Park receives minimum solar access to 60% of its area between 10am and 2pm at the winter solstice.
- Minimise overshadowing of neighbouring properties during mid winter in accordance with Part 4A of the ADG and Section 4.2.3.1 of the SDCP 2012.
- To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Living rooms and private open spaces of at least 70% of apartments receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter (Refer to **Figure 23**).

Figure 23 Sunlight Optimisation Methodology



Source: City of Sydney

### 4.3.8. Façade Treatment to Manage Solar Access and Reflectivity

The design objectives for reflectivity are as follows:

- Façade treatment should minimise the reflection of sunlight from the building to surrounding areas and buildings;
- Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings;
- Façade 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;
- External fixed shading (& services) are to be wholly contained within the approved building envelope;
- Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a mid-summer sun control is not appropriate; and
- Proposals must not include PE (Polyethylene) composite cladding.

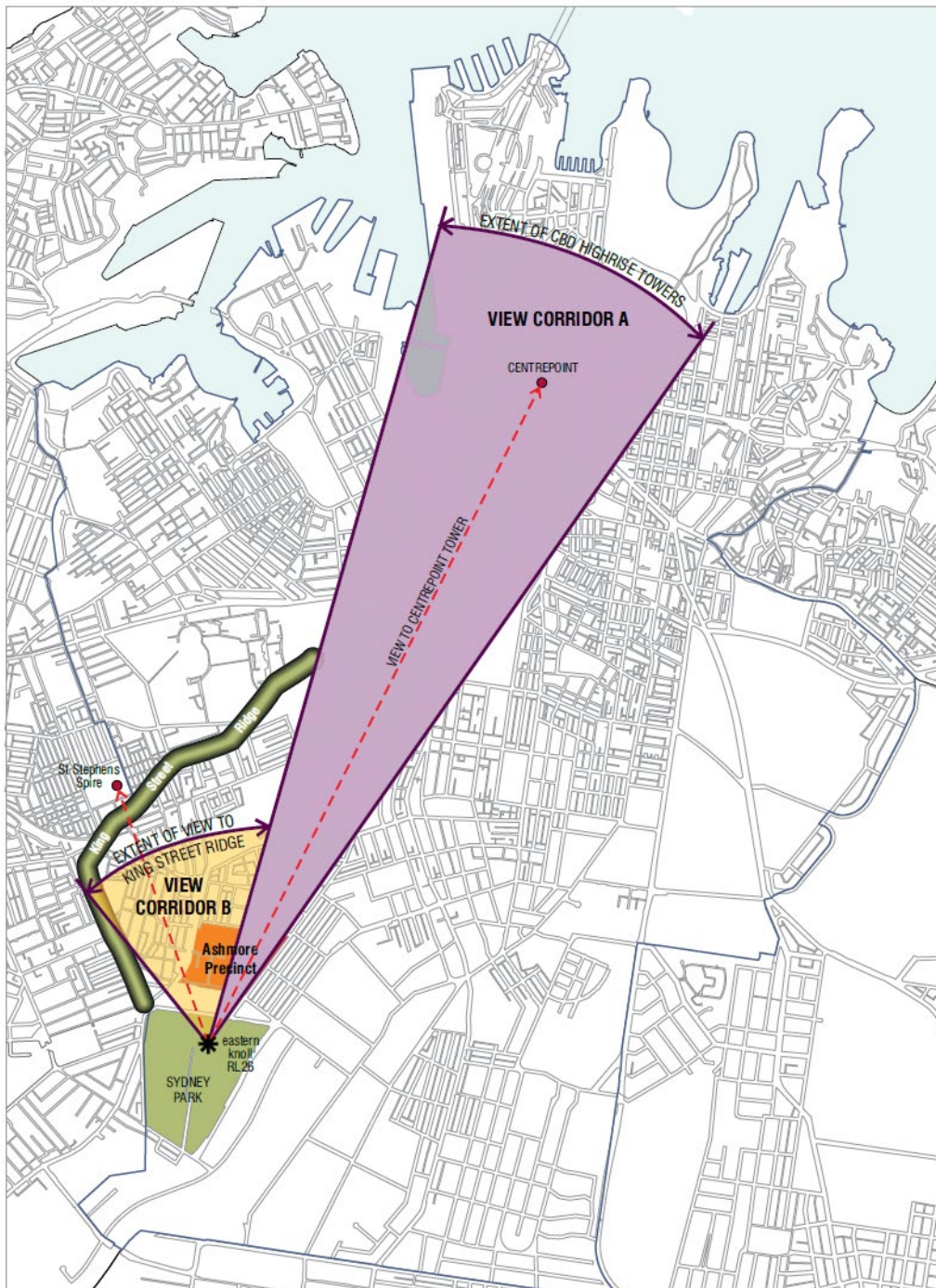
### 4.3.9. Views

Views are to be maintained from the specified locations Section 5.5.8.2 of the in the SDCP 2012, as per **Figure 24** and at following locations:

- Eastern and western knoll in Sydney Park to City Skyline,
- King Street ridgeline,
- Saw tooth roofline of the Eveleigh Rail Sheds towards the railway clock at Central Station, and
- District views towards the eastern suburbs



Figure 24 – ‘View corridors from Sydney Park’



Source: Sydney DCP 2012

#### 4.3.10. Public Art

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

A site wide Public Art Strategy was approved by City of Sydney Council which contains an analysis of the precinct including the contemporary social context; the site's history; and the development of the site and Erskineville more broadly. It also nominates a methodology for the selection of artists and opportunities for artworks delivered under the VPA

To enable the integration of public art with architectural and public domain design, competitors are to identify opportunities and provide a preliminary rationale for the proposed location(s) of public art as outlined in the Public Art Strategy (Refer to **Appendix B**)

The public art objectives for this Competitive Process are to identify opportunities for contemporary artistic responses that:

- Respond to the site's history, context and future development on the site;
- Respond to the site's constraints and opportunities outlined in the design objectives above;
- Align with the City of Sydney's Interim Guidelines for Public Art in Private Developments 2020 and Public Art Policy 2016: and
- Provide artists with opportunities to integrate public art with the architectural and public domain design or propose strategies for the location, character and conceptual approach of alternative approaches to public art.

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.

Competitors are encouraged to nominate appropriate locations within the subject site for the provision of public art to be detailed within the Stage 2 DA.

The City's Public Art Policy and Interim guidelines: public art in private developments can be found on the City of Sydney's website at <http://www.cityofsydney.nsw.gov.au/explore/arts-and-culture/public-art>

### 4.3.11. ESD Targets

Competitors are encouraged to nominate additional commercially viable ESD initiatives as part of their design proposal.

The proposal is to optimise opportunities for ecologically sustainable design and best practise environmental performance including low running costs in relation to water and energy use.

The application of passive design approaches to provide shade, shelter, heating, cooling, and natural and cross ventilation will contribute to reducing the burden on, or need for, mechanical and active systems, lower energy and water costs and make development more resilient and healthier.

Competitors must seek to attain the environmentally sustainable development targets as set out in the ESD Targets Schedule attached to the Design Excellence Strategy at **Appendix A** which has also been extracted as provided in **Appendix L** of this Brief.

It is noted that with the gazettal of the Sustainable Buildings SEPP targeted for 2023, these ESD targets may increase beyond those noted in Appendix L.

Competitors should also consider the Draft City of Sydney Passive sustainable design guide (attached at **Appendix O**), which provides practical guidance to design energy efficient, resilient and sustainable buildings which respond to local climate and place. This guide describes how passive design contributes to "sustainable design" and ESD principles.

### 4.3.12. Bicycle and Carparking

- Car parking is not to exceed SLEP 2012 provisions. The maximum number of car parking spaces permissible will be dependent on the number of apartments proposed.
- The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities in the design must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 – 2004 Parking facilities Part 1: Off-street car parking and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities.
- Car share spaces must be provided in accordance with the SDCP 2012 requirements for car share allocation. Car share spaces are to be located together in the most convenient locations within the basements and are to be used exclusively for car share.
- Under the SLEP 2012 definition of GFA, car parking is excluded from the GFA calculation.
- The provision of good quality bicycle parking in accordance with SDCP 2012 requirements.
- A minimum 20% of ground level bicycle parking should be provided as horizontal parking spaces.

- Bicycle parking for use by residents is to be a combination of A and B security level as specified in Table 1.1 of AS 2890 Part 3 (2015) – Bicycle Parking and located in upper level basements. Bicycle parking for use by residential visitors is to be provided at street level and adjacent to pedestrian entries.
- The layout and design of bicycle parking facilities must comply with the requirements of AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities.
- Refer to the Planning Control Summary at **Appendix E** for a schedule of parking rates.

### 4.3.13. Waste Management and Loading

Refer to **Appendix K** for details on a waste management strategy for residential waste. Indicative sizes of storage areas, equipment and facilities are also provided.

On-site waste storage, handling and collection facilities are to be provided in accordance with the relevant provisions of Sydney DCP. Service vehicle parking to be provided in accordance with Sydney DCP, Schedule 7, Section 7.8.

Service vehicle access should be designed to minimise conflict with residential car parking and bicycle parking access. Design of service vehicle access and loading area must comply with the requirements of AS 2890.2 (2018) Parking facilities Part 2: Off-Street commercial vehicles facilities.

Treatment of car park entries, access ramps or waste management holding areas located at street level are to be integrated within the building envelope. All areas visible from the public domain are to be treated in material quality equal in kind to building façade to achieve high quality interface with the public domain.

For the purposes of the competitive process, waste room is to be located within the basement of the building, and bin collection/consolidation rooms is to be located adjacent to proposed loading area managed by body corporate.

Refer to Condition 13 of the Stage 1 DA conditions of consent at **Appendix A** for design requirements for waste storage collection areas.

Note that the waste policy in Condition 13 has been superseded with *Guidelines for Waste Management in New Developments 2018*. [Link to this policy has been provided in Section 4.1.](#)

Furthermore, the requirements of Condition 13 no longer align with current policy. The Waste Management Brief at **Appendix K** should be relied upon as it has been written to current City of Sydney policy.

### 4.3.14. Building Services and Civil

Refer to the indicative Building Services Brief at **Appendix I** for information related to mechanical, electrical, hydraulic, fire protection and mechanical engineering. Assumptions are high-level, preliminary for the purposes of the competitive process only and do not preclude alternative design strategies. Competitors are not to provide detailed building services design.

Allow sufficient space within the design to accommodate building plant and services. The plant must be within maximum allowable building height in metres. Plant equipment is to be provided in the basement where it cannot be contained within the approved building envelope.

Minimise rooftop mechanical plant, locate and fully screen plant, ducts, vents and fans from view to reduce any potential visual impact on the outlook of neighbouring developments and public domain. Parapets to conceal all services and plant and provide an architectural resolution to the top of the building.

Where services require direct street frontage for maintenance or emergency access, such services should be discretely located, architecturally treated, and must not compromise presentation to the public domain.

Civil Brief at **Appendix Q** provides OSD volumes and storage rate for Block E, which requires a volume of 73m<sup>3</sup>. The dedicated area is required to be located on the basement perimeter on either the eastern or southern extent of Building E to facilitate a connection to the external stormwater system. The OSD storage must be above the 1% AEP flood level at the location of the discharge pipe. The Civil Brief also identifies the existing infrastructure services surrounding Building E for reference.

## 4.4. COMMERCIAL OBJECTIVES

- To achieve the maximum approved gross floor space (under Stage 1) as defined in the SLEP2012 including the allowable design excellence floor space bonuses.
- To provide an efficient basement car parking layout that is designed to accommodate residential car parking as well as other associated uses including services and storage.
- To make the most efficient use of the building envelope and maximise building efficiencies.

Key development measurements are described in the **Table 4** below.

Table 4 – Commercial Objectives

Component	Detail
Overall Site Area	69,470m <sup>2</sup>
Max. Gross Floor Area (defined in the SLEP 2012)	14,066m <sup>2</sup>
Max. Gross Floor Area including 10% Design Excellence Bonus	15,473m <sup>2</sup>

### 4.4.1. Apartment Types and Mix

Block E adopts the conventional 'Build-to-Sell' model. Apartment mix will be based on applicable design guidelines in Part 4K of the Apartment Design Guide (**ADG**) and be generally consistent with Section 4.2.3.12 of the SDCP 2012. The following apartment mix are provided for point of reference:

- Studio: 5%;
- 1 bedroom: 35%
- 2 bedroom: 50%; and
- 3+ bedroom: 10%

### 4.4.2. Buildability

- Efficient space management of vertical and horizontal common circulation spaces within the building
- Consider materiality that performs for a long life cycle with reduced requirement for regular maintenance
- Efficient constructability and use of materials
- Efficient structural design solutions that optimises basement carparking and residential floor layouts
- Minimise transfer structures and volume of structure

### 4.4.3. Construction Cost

The estimated total construction budget of the project is approx. \$65,000,000 including all works, fixtures and fittings associated with the residential development. The submissions are to target conformance with the construction budget. Each submission will be assessed by the Proponent's chosen Quantity Surveyor post Final Submission.

## **5. COMPETITIVE PROCESS PROCEDURES**

### **5.1. COMPETITIVE DESIGN ALTERNATIVE PROCESS ENTRY**

This Competitive Process is by invitation only, limited to three invited Competitors (architectural firms).

Each Competitor in this competitive process must be a person, corporation or firm registered as an architect in accordance with the *Architects Act 2003 NSW* or, in the case of interstate or overseas Competitors, eligible for registration.

Each competitor shall prepare and submit a design proposal in accordance with the requirements this brief.

### **5.2. COMPETITION MANAGER**

The proponent has appointed Urbis as the Competition Manager. It is the Competition Manager's role to manage the organisational and administrative functions of the competitive process on behalf of the proponent.

The role of the Competition Manager includes:

- ensuring the competitive process is undertaken in accordance with the *City of Sydney's Competitive Design Policy* and this brief
- acting as the first point of contact for the proponent, the competitors, the City of Sydney and the selection panel during the competitive process
- facilitating briefings, presentations and meetings
- receiving competitors' questions during the competitive process and coordinating responses
- verifying the competitive process submissions meet submission requirements
- coordinating the drafting of the Architectural Competitive Design Alternatives Report.

All communications with the Competition Manager are to comply with the communications protocols set out in **Section 5.14**.

### **5.3. IMPARTIAL OBSERVER(S)**

This competitive process will be overseen by an impartial observer(s) appointed by the City of Sydney. The role of an observer is to verify that the competitive process has been followed appropriately and fairly. Observer(s) must be provided with at least one weeks' notice and will be present at:

- the briefing and site visit for competitors and selection panel
- any further briefings, site visits or progress sessions
- presentations
- selection panel discussions and deliberations.

All communications and information issued to and received from competitors and the selection panel are also to be copied to the observer(s).

The observer may be present when submissions are opened.

### **5.4. SELECTION PANEL**

The Selection Panel is to comprise a total of four persons in the following composition:

- two Selection Panel members nominated by the Proponent.
- two Selection Panel members nominated by the City of Sydney who have no pecuniary interests in the development proposal or involvement in the approval process.

If any of the above Selection Panel has to withdraw prior to the completion of the competitive process, another panel member of equivalent professional credentials will be appointed by whoever originally nominated that member.

Selection Panel members are to:

- represent the public interest.
- be appropriate to the type of development proposed.

The selection panel will:

- include people who have expertise and experience in the design and construction professions and related industries
- include a majority of registered architects with urban design expertise.

## **5.5. SELECTION PANEL CHAIR**

The selection panel is to agree on the selection of the Chair. The primary function of the Chair is to ensure that the selection panel deliberations proceed in a fair and orderly manner.

In coordination with the Competitive Process Manager, the Chair shall, at conclusion of selection panel's deliberations, supervise:

- letter of notification to the winning and unsuccessful Competitors,
- the writing of the 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. SELECTION PANEL OBLIGATIONS**

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

- prior to accepting the appointment disclose any conflicts of interest for the record
- have no contact with any of the competitors or the proponent in relation to the site and the competitive process from their time of appointment until the completion of the competitive process other than those occasions as specified in the City endorsed design competitive process brief
- evaluate submissions promptly in accordance with competitive process timetable. Refer to **Section 1.4 Key Dates**
- maintain competitors copyright and withhold from recommending the use of an unsuccessful competitors' scheme in part or wholly abide by the requirements of the brief
- consider planning or other technical advice provided by the City of Sydney
- refrain from introducing irrelevant considerations in addition to, or contrary to those described in the brief, or contrary to the statutory framework relevant to the site
- make every effort to arrive at a consensus in the selection of a winner
- prepare and endorse a Competitive Design Alternatives Process Report explaining their decisions
- sign a statement confirming they have read and understood the selection panel obligations for the duration of the competitive process.

## **5.7. PROPONENT'S OBLIGATIONS**

In relation to the site or the competitive process, and unless otherwise specified by this brief, the proponent and nominated observers agrees to have no contact with selection panel members, competitors from their time of appointment, nor Central Sydney Planning Committee members, Local Planning Panel members and elected City of Sydney councillors until the completion of the process.

If the City of Sydney is informed by the above persons that they have been contacted by the proponent in relation to the site or the competitive process, then the competitive process may be terminated.

## 5.8. TECHNICAL ASSISTANCE TO THE SELECTION PANEL

The proponent shall engage technical advisors to provide high-level review and assistance to the selection panel in assessment of final submissions.

Technical advisors are to strictly limit advice to technical and compliance matters pertaining to their professional discipline only and refrain from commenting on matters outside their remit.

Technical advisors may attend competitor’s presentations, however, are not to attend selection panel deliberations unless requested by the selection panel or specified otherwise in this brief.

The selection panel may request independent technical advice, if required.

## 5.9. TECHNICAL ASSISTANCE TO COMPETITORS

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

All communications between competitors and technical advisors must be submitted in writing to the Competition Manager and copied to the City of Sydney in accordance with the communication protocols detailed in **Section 5.14** Communications and questions.

The proponent will make available the following technical advisors to each competitor and pay for these services directly over and above the competitive process fee.

Table 5 – Technical Advisors

Consultant	Company
Urban Planning	Urbis
Building Services	JHA Consulting Engineers
Quantity Surveyor	Napier & Blakeley
Civil and flood Engineer	BG&E Consulting Engineers

### Note:

The role of a proponent-appointed technical advisors is to review and provide clarification on each competitor’s scheme in confidence, **not** to design certain elements of the development. Technical advisors will not present or prescribe design solutions.

Competitors may elect to appoint their own technical advisors as needed. All technical advisors will keep the content and intellectual property of each competitor’s scheme confidential.

Each Competitor is permitted a maximum of two (2) hours of individual technical advice per discipline (excluding the permitted QS face-to-face meetings).

## 5.10. QUANTITY SURVEYOR

The proponent’s appointed quantity surveyor must provide an indicative cost estimate of the competitor’s proposal based on submissions and completed area schedule/yield analysis set out in **Appendix F**. Presentation material submission requirements. The QS report may also include a discussion on how the design is an economically feasible development option.

Prior to the lodgement of the final submissions, in order to facilitate timely assessment and advice, one in-person, or virtual meeting will be held with the QS and each competitor, arranged by appointment only through the Competition Manager. The Competition Manager is to be present as observer and provide a

summary record of the meeting to the City of Sydney. City of Sydney observer(s) will be invited to attend all meetings between the QS and competitors.

The Competition Manager will issue QS estimates to the respective competitors two days prior to the final presentation date. While no additional work will be requested or required of competitors prior to the presentation date, competitors are encouraged to review the QS statement and consider if the construction budget has been met, and if there are any barriers to achieving this budget during detailed design.

The QS will respond to specific questions throughout the competitive process but will not undertake reviews of partially completed submissions. Following the lodgement of the final submissions, the QS will provide an assessment and indicative cost estimate for each scheme.

All other communications with the QS must be conducted strictly in accordance with communication protocols set out in **Section 5.10** of this brief.

## **5.11. TECHNICAL ADVISORS' OBLIGATIONS**

Technical advisors as engaged by the proponent shall undertake a high-level review of each competitor's submission and provide assistance to the selection panel and competitors.

Technical advisors are to strictly limit advice to technical and compliance matters pertaining to their professional discipline only and refrain from commenting on matters outside their remit.

All technical advisors are bound by the confidentiality requirements set out in **Section 5.25** and will be required to sign a confidentiality agreement with the proponent to keep the content and intellectual property of each scheme confidential.

## **5.12. PROGRESS SESSION**

Competitors are invited at their discretion to attend an online progress session and encouraged to submit preliminary concepts as specified in **Section 1.4** Key Dates.

The progress session offers competitors the opportunity to have design works in progress reviewed and receive feedback from the technical advisors in relation to high level technical and planning compliance matters only. It does not involve the selection panel and is conducted as an informal consultation. No formal presentation is required, and material may be presented at the discretion of the competitor.

The Competitive Process Manager will provide a written summary of the meeting to individual competitors following the progress session as specified in **Section 1.4** Key Dates.

City observer(s) may be in attendance and must be copied into all submissions and feedback.

## **5.13. AMENDMENTS TO THE BRIEF**

Once endorsed, no amendment to the brief is permitted without the written approval of the City of Sydney.

A change to the competitive process program is considered an amendment to the brief.

If the proponent or competitor seek a change in program, the Competition Manager must in writing, notify all competitors, seek and confirm their written agreement prior to the City of Sydney granting approval. If approved, the Competition Manager will provide written notification to all competitors of the agreed change.

## **5.14. COMMUNICATIONS AND QUESTIONS**

Competitors should submit to the Competition Manager in writing (via email), all communications, questions and enquires relating to this competitive process, brief or the project generally. A response shall be provided by the Competition Manager within 48 hours of receipt.

**Anna Wang**  
Senior Consultant, Urbis  
Level 8 Angel Place  
123 Pitt Street Sydney NSW 2000  
Email: awang@urbis.com.au



For ease of reference please ensure ALL email communications have an email subject which notes full site address and clearly identifies the main subject of the email.

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

- The Proponent;
- Selection Panel members;
- Technical advisor(s);
- City of Sydney;
- Consent Authority;
- Councillors, and
- Other Competitors.

Each competitor's privacy is protected. Competitor's questions will be vetted by the Competition Manager and addressed publicly or privately according to their nature.

All questions and responses will be compiled and issued in writing to competitors without revealing the source of the question or specifics of the competitor's scheme.

All communications, including questions and responses, public or private, must be copied to the City of Sydney observers.

## **5.15. FINAL SUBMISSIONS - RESTRICTIONS**

Competitors final submissions must strictly adhere to page limits where specified by this brief.

The Competition Manager shall audit the final submissions and delete those pages which exceed the maximum prescribed page limit. Within 24 hours of the final submissions lodgement deadline, the Competition Manager shall notify competitors of any exceedance and confirm pages deleted. Such material will not be viewed by, nor form part of the selection panel's considerations.

## **5.16. LODGEMENT OF FINAL SUBMISSIONS**

Competitors shall lodge their final submissions electronically via a Dropbox or Hightail file share link will provided prior to submission.

Files must be labelled with the:

- competitive process name and Competitor's Name.

A City of Sydney observer may be present when the submissions are opened.

Competitors should ensure:

- submissions comply with the file format, labelling convention, page limitation and any other requirements specified in this brief
- all file transmissions are completed before the lodgement deadline (including where a submission consists of multiple uploads) as set out in **Section 1.4** Key dates.

## **5.17. DISQUALIFICATION**

Submissions that fail to meet the competitive process requirements may be disqualified, in particular where:

- the submission is received after the final submission lodgement time and date
- the submission is contrary to the objectives of the City of Sydney planning controls and this brief
- the submission is not submitted in accordance with the submission requirements, as stated in this brief; and

- a competitor attempts to influence the deliberations of any member of the selection panel outside of the presentation date.

The selection panel will determine any disqualifications.

## **5.18. PRESENTATION DATE – PRESENTATION MATERIAL**

On the presentation date (refer to **Section 1.4** Key dates), competitors present their final submissions to the selection panel.

Competitors are to provide an electronic version (PDF file) of their presentation material to the Competition Manager no later than 72 hours prior to the presentation date, in accordance with the Key dates **Section 1.4**, and the maximum page limit prescribed in **Section 6.2**.

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

The Competition Manager will audit the presentations for any new material and exceedance of the maximum prescribed page limit. The Competition Manager, no later than 48 hours prior to presentation date, shall notify competitors of any non-conformance. Competitors will then be given the opportunity to resubmit a conforming presentation within 24 hours.

## **5.19. SELECTION PANEL ASSESSMENT AND DECISION**

A minimum of three competitive process submissions are to be considered as part of this Competitive Design Alternatives Process.

The Competition Manager is to provide an electronic copy of the final submissions to each selection panel member and the City of Sydney at least one week prior to the final presentation date.

The competitors must present their final submission to the selection panel in person, or virtually, on the specified presentation date. The presentation must be no longer than 30 minutes followed by a further 20 minutes of questions from the selection panel.

Each competitor's submission will be graded by the selection panel in accordance with the Assessment criteria in **Appendix G** to this brief.

If, in the opinion of the selection panel, key design issues require further resolution before a decision can be made, the selection panel may recommend that design amendments be made to up to two of the submissions. For these submissions, the selection panel will list the specific design issues for the first and second scheme that should be addressed and request the competitors amend their submission within a defined period of time (having regard to the extent of the requested amendments).

The selection panel is expected to reach a decision on whether to request amendments to submissions within 14 days of Final Presentations.

Competitors are to represent their entry within 21 days of the initial presentation. Upon completion of the second presentation to the selection panel, the selection panel will rank the competitive process - submissions (first and second).

The selection panel's decision will be via a majority vote.

The selection panel's decision will not fetter the discretion of the consent authority in the determination of any subsequent development application associated with the development site that is the subjective of this competitive process.

The selection panel may grade the designs in order of merit.

The selection panel may decline to declare a winner of the competitive process. If none of the submissions exhibit design excellence. If the selection panel decline to declare a winner, the selection panel may recommend that none of the submissions in its opinion exhibit the potential to achieve design excellence and thus end the competitive process.

## 5.20. APPOINTMENT OF THE ARCHITECT OF THE WINNING SUBMISSION

The proponent shall appoint the architect (winning architect) of the winning scheme 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 scheme is maintained throughout the development process, the architectural commission is expected to include as a minimum the following:

- preparation of a detailed DA
- preparation of the design drawings for a construction certificate
- preparation of the design drawings for the contract documentation
- continuity during the construction phases through to the completion of the project
- documentation required by the consent authority verifying the design intent has been achieved at completion
- attending all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.

The winning architect is expected to be appointed within 21 days of the decision date. Refer to **Section 1.4** Key dates.

The winning architect may work in association with other architectural practices but must retain the leadership role over design decisions throughout the life of the project.

An indicative program for construction is as follows:

**Development Approval** - Q4 2023

**Construction Certificate** - Q2 2024

**Excavation** - Q3 2024

**Main Construction** - Q4 2024 – Q3 2026

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:

- provide the consent authority with written reasons for this decision; and
- restart the competitive process.

## 5.21. ANNOUNCEMENT

The Competition Manager will in writing advise all competitors of the selection panel's decision within the timeframe as per **Section 1.4** Key dates.

Competitive design process results will be made public within 21 days of the decision date.

## 5.22. COMPETITIVE DESIGN ALTERNATIVES PROCESS REPORT

When the competitive process submissions have been assessed, the Competition Manager is to prepare and submit to the City of Sydney a Competitive Design Alternatives Process Report prior to the submission of the detailed DA for the building.

This report shall detail:

- The competitive process and include a copy of the endorsed brief
- the selection panel's assessment of the design and merits of each submission
- the rationale of the choice of the preferred design which must clearly demonstrate how this best exhibits the potential to achieve design excellence in accordance with the provisions of Clause 6.21(C) of the SLEP 2012 and the approved Design Excellence Strategy
- any further recommended design amendments relevant to the achievement of design excellence.

- any critical principles or qualities of the design which must be retained in design development

The report is to be endorsed and signed by all selection panel members and submitted to the City of Sydney within the specified number of days of the decision, in accordance with **Section 1.4** Key dates.

Following the selection panel's decision, the City of Sydney may require the proponent, or choose to themselves, hold an online display of the competitive process entries.

## **5.23. ACHIEVING DESIGN EXCELLENCE**

The proponent and selection panel acknowledge competitive process design proposals are concepts only and any technical resolution is preliminary. It is understood, while maintaining design integrity, the winning scheme must undergo design development, address technical items and selection panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent Detailed Development Application.

## **5.24. COMPETITIVE PROCESS FEE**

A competitive design process fee of \$75,000 excluding GST, shall be paid to each competitor for participating in this invited competitive process.

Prior to the commencement of the competitive process the competitive design process fee and guarantee of fee payment must be negotiated and agreed between the competitors and the proponent.

Following the final presentations, each competitor may submit their invoice.

Upon receipt of evidence that a comprehensive competitive process submission has been lodged, the proponent must pay the agreed fee to the Competitor within 14 days.

## **5.25. 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 competitor's submission are confidential until the decision is announced and made public. Competitors must not use them for any other purpose without the prior consent of the proponent.

The proponent, competitors, technical advisors and selection panel shall observe confidentiality in relation to all submissions received, prior to a decision in relation to the competitive process that is made public.

## **5.26. COPYRIGHT**

Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the proponent and the competitor.

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

A competitor's lodgement of the final submission in this competitive process shall be deemed as legal permission for the proponent and the City of Sydney to publish competitors' submissions. No compensation shall be made for such reproduction or publication.

# 6. PRESENTATION MATERIAL – SUBMISSION REQUIREMENTS

## 6.1. PRESENTATION MATERIAL FOR COMPETITOR'S SUBMISSIONS

The submission must be clear and concise, include only essential information sufficient to explain the proposed design with a preference for design information over graphic presentation.

The submission documents shall be submitted to the Competition Manager in electronic format only.

All submission documents including presentation material are to clearly identify the competitor and be of a suitable quality for public display.

Each competitor's final submission shall include the items detailed in the following sections.

Note:

- When referencing another person's work all sources should be appropriately cited.
- For the purposes of planning coordination the winning architect 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.

## 6.2. DOCUMENTATION

Submission Requirements	Details	Indicative No. of A3 Pages/Slides (Unless a stated maximum)
<b>A: Cover Page &amp; Contents</b>	Items b. – d.1 constitute the report body to be <u>strictly limited to a maximum of 40 x A3 pages.</u> All pages must be numbered.	Not counted
<b>B: Statement Of Intent/Design Statement</b>	Design statement addressing the proposal's approach, the response to the brief's objectives and the manner in which design excellence is achieved.  The Design Statement is to incorporate: <ul style="list-style-type: none"> <li>▪ ESD: A summary of sustainability initiatives to achieve required ESD targets together with a description of any broader sustainability initiatives associated with the design proposal.</li> </ul>	6-10
<b>C: Drawings And Graphics</b>		
<b>C.1: Location Context Sketch Plan (1: 2000)</b>		1
<b>C 2:Site Analysis (1:2000)</b>		1
<b>C 3:Concept (Site) Plan (1: 2000)</b>	<i>Include existing and new streets, public domain improvements, building form and massing of site and adjacent area.</i>	1
<b>C4: Ground floor plan (1:400)</b>	<i>Include landscape and the relationship to the public domain.</i>	1
<b>C5: Typical plans, elevations and sections</b>	<i>All plans, elevations, sections and 3-D massing studies must: Include adjacent properties to clearly represent the proposed design in relation to neighbouring context</i>	6-10

Submission Requirements	Details	Indicative No. of A3 Pages/Slides (Unless a stated maximum)
<b>C6: including basement level (1:400)</b>	<p>Items b. – d.1 constitute the report body to be <u>strictly limited to a maximum of 40 x A3 pages.</u></p> <p>All pages must be numbered.</p> <p><i>Illustrate the proposed design relative to Concept DA envelopes or Site Specific DCP controls, shown as an overlay on each drawing</i></p> <p><i>Include a scale bar (where a scaled drawing)</i></p> <p><i>Include a north point (all plans).</i></p> <p><i>Critical relative levels on relevant sections &amp; elevations</i></p>	
<b>C5: Roof plan (1:400)</b>		1
<b>C6: Landscape concept plan (1:400)</b>	Include deep soil calculations.	1
<b>C7: Typical apartment layouts (1:100)</b>	<i>Include typical layouts for studio, one, two, three bedrooms, etc.</i>	2-3
<b>C8: 3-D computer generated perspectives or photomontages</b>	1 rendered perspectives of the proposal utilising the identified viewpoints as set out in <b>Appendix H.</b>	1
<b>C9: 3D supporting graphics</b>	The number and type of 3D perspectives or photomontages, in addition to the prescribed views in 3-D computer generated perspectives or photomontages, is at the competitors' discretion, whilst observing the maximum page limit.	
<b>C10: Digital materials/image board</b>	<i>Provide indicative finishes.</i> <i>Samples are not required.</i>	1
<b>C11: Concept DA envelope / regulatory controls overlay</b>	<u>Overlays illustrating compliance with envelope must be included on relevant plans, sections, elevations and 3D massing model.</u>	-
<b>C12: Indicative facade system detail (1:50 or 1:20)</b>	Typical principle facade system detail and description.	1-2
<b>C13: Shadow impact diagrams</b>	Diagrams are to clearly present shadow impacts of the proposed relative to Concept DA / site-specific DCP building envelope shadow impacts.	2-4
<b>C14: Amenity diagrams Solar access diagrams Natural cross ventilation Visual privacy (building separation distances)</b>	<i>Demonstrate satisfaction of ADG requirements.</i> <i>Items a,b and c are to be addressed.</i> <i>Item c, may be demonstrated by providing dimensions on plans and sections.</i>	1
<b>C15: GFA plans (Scale – 1:400)</b>	<i>Illustrate the accounting of GFA</i> <i>In coordination with the area schedule included in <b>Appendix F</b></i>	1
<b>D. Schedules</b>		
<b>D1: Area Schedule/Yield Analysis</b>	Competitors must complete and submit the standard schedule provided in <b>Appendix F.</b> The schedule must include:	1

Submission Requirements	Details	Indicative No. of A3 Pages/Slides (Unless a stated maximum)
	<p>Items b. – d.1 constitute the report body to be <u>strictly limited to a maximum of 40 x A3 pages.</u></p> <p>All pages must be numbered.</p>	
	<ul style="list-style-type: none"> <li>▪ Gross Floor Area (GFA), as per Sydney LEP 2012 definition</li> </ul> <p>All accounting definitions are included in the standard schedule provided.</p> <p>A PDF format of the completed schedule is to be included in the report body.</p> <p>(An Excel file format is also to be provided as an appendix and is excluded from the page count).</p>	
		<b>TOTAL</b> <u>Maximum 40 pages</u>

Submission Requirements	Details	No. of A3 Pages/Slides
	<p>Item E. is excluded from the maximum 40 x A3 page/slide limit noted above.</p> <p>Item F is either a copy or a reformatted version of the submission content A to D.1.</p>	
<b>E: Statement of Planning Compliance</b>	<p><b>Appendix E</b> provides a summary of planning controls as a template for competitors to complete.</p> <p>The statement is to be completed by a suitably qualified person indicating the proposal’s compliance with the relevant planning objectives controls.</p> <p>Each submission must also identify and justify any non-compliance with the applicable controls for the competitive design process site.</p> <p>Competitors must use the standard template provided.</p>	No. as per the appendix attached
<b>F: Presentation Date Material</b>	<p>At time and date specified in 1.4 Key dates - Lodgement of presentation date material, competitors are to provide a single PDF document of their presentation material.</p> <p>The maximum 40 x A3 slide limit is to be strictly adhered to.</p> <p>No new material is to be presented over that lodged as final submissions. Refer to section 6.1 Presentation Date – Presentation Material.</p>	<u>Maximum</u> 40 x A3 slides

### 6.3. ESTIMATE OF CONSTRUCTION COST

The proponent’s QS must prepare and provide an indicative cost estimate which forms part of competitor’s submissions, as per **Section 5.10** Quantity Surveyor. The Competition Manager will issue estimates to the respective competitors two days prior to the final presentation date.

Estimates will be based on the competitor’s submissions and yield analysis described above at item D.1 (**Appendix F**).

## **6.4. PHYSICAL MODEL AND DIGITAL ANIMATIONS**

Physical models, augmented reality, virtual reality, digital animations or fly-throughs should not be submitted and will strictly not be accepted, nor form part of the selection panel's assessment.



## 7. ADDITIONAL INFORMATION

This Competitive Design Alternatives Brief include additional information to assist the Competitors participating in this Competitive Process, as provided in the appendices of this Brief.

## 8. DISCLAIMER

This report is dated 28 October 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CORONATION PROPERTY CO PTY LTD (**Instructing Party**) for the purpose of Competitive Design Alternative Brief (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A

# STAGE 1 DEVELOPMENT APPLICATION DOCUMENTATION

**APPENDIX B**

**PUBLIC ART STRATEGY**

# APPENDIX C

# PUBLIC DOMAIN CONCEPT PLAN

# **APPENDIX D**

# **CONSOLIDATED SURVEY PLAN AND DETAILED SURVEY PLANS**

**APPENDIX E**

**PLANNING CONTROLS SUMMARY**

# APPENDIX F

# AREA SCHEDULE TEMPLATE



# APPENDIX G

# ASSESSMENT CRITERIA CHECKLIST

# APPENDIX H

# PERSPECTIVE IMAGE LOCATIONS

# APPENDIX I

# BUILDING SERVICES BRIEF

# APPENDIX J

# FLOOD PLANNING LEVELS

# APPENDIX K

# WASTE MANAGEMENT BRIEF

# APPENDIX L

# ESD TARGETS

# APPENDIX M

# ELECTRONIC MODEL

# APPENDIX N

# APPROVED DA PLANS FOR DEVELOPMENT TO THE WEST OF BLOCK E D/2015/562

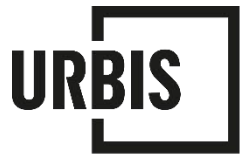


**APPENDIX O**

**DRAFT CITY OF SYDNEY PASSIVE  
SUSTAINABLE DESIGN GUIDE**

**APPENDIX P**

**LANDSCAPE STRATEGY**



## **APPENDIX Q**

## **CIVIL BRIEF**

