

Attachment E

**Competitive Design Alternatives Report –
Buildings A, B and C**

GYDE

Architectural Competitive Process Report – Competition 2

130 Joynton Avenue, Zetland
Competition 2 – Blocks A, B and C

Submitted to City of Sydney
on behalf of Deicorp (Joynton Ave) Pty Ltd

5 April 2024

Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

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Report Version: Final

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Contents

1.	Introduction.....	1
1.1	Overview	1
1.2	Site Description	1
1.3	The Proponent.....	2
1.4	The Consent Authority	2
1.5	The Regulatory Framework for Design Excellence.....	2
1.6	Assessment of the Schemes and Winning Design	2
2.	Competitive Process.....	3
2.1	Overview	3
2.2	Key dates	3
3.	Review of Design Alternatives	4
3.1	Selection Panel	4
3.2	Competition Manager	4
3.3	City of Sydney Council Observers	4
3.4	Technical Advisors	5
3.5	Selection Process by Selection Panel	5
3.6	Assessment of Submissions	5
4.	Summary of Final Submissions.....	10
4.1	Entry 1 – GroupGSA, Aeta Studio and Guernier Architecture	10
4.2	Entry 2 – Carter Williamson and MAKO Architecture	11
4.3	Entry 3 – Fender Katsalidis and Besley Spresser.....	12
4.4	Entry 4 – Silvester Fuller and Akin Atelier.....	13
5.	Selection Panel Recommendations.....	14
6.	Conclusion	15

Appendices

Appendix 1 - Design Competition 2 (A,B,C) Brief

1. Introduction

1.1 Overview

This Competitive Design Alternatives Process Report has been prepared by Gyde Consulting on behalf of Deicorp (Joynton Ave) Pty Ltd (the proponent) for the Competitive Design Alternatives Process undertaken for Buildings A, B and C at 130 Joynton Avenue, Zetland (the site). The report outlines the competition process, a summary of each of the schemes as considered by the Selection Panel on the presentation day and the competition Selection Panel's recommendation.

The competition was conducted in accordance with the Design Alternatives Process Brief (brief). The brief was developed in consultation with City of Sydney Council where feedback and detailed comments were incorporated into the final brief issued to competition participants. The brief was endorsed by Council on 24 January 2024 and issued to all competition participants at the commencement of the competition on Thursday 25 January 2024. A copy of the brief is provided at Appendix 1.

The proponent invited four (4) competing teams, each inclusive of an emerging architectural practice, to participate in this competitive process. This is consistent with the requirements of the Design Excellence Strategy endorsed by the City of Sydney. The competitors who participated in the competitive process were:

- GroupGSA (established firm), Aeta Studio (emerging firm) and Guernier Architecture (emerging firm)
- Carter Williamson (established firm) and MAKO Architecture (emerging firm)
- Fender Katsalidis (established firm) and Besley Spresser (emerging firm)
- Silvester Fuller (established firm) and Akin Atelier (emerging firm)

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

This report has been prepared in accordance with Section 4.3 of Council's Competitive Design Policy. The purpose of this report is to inform the City of the competitive process undertaken for the site, the outcomes and the rationale for the selection of the preferred architectural design for the site. All Selection Panel members have reviewed and endorsed the content on 5 April 2024 contained within this report.

1.2 Site Description

The site is located at 130 Joynton Avenue, Zetland, legally described as Lot 1 in DP850686 as shown edged red in Figure 1. This competitive process relates to Buildings A, B and C on the site, shaded green in Figure 1.

The site is bounded by Joynton Avenue to the west, Zetland Avenue to the south, high density residential development to the north and buildings D and E to the east.



Figure 1: Aerial view of the site (Source: Urbis)

1.3 The Proponent

The proponent, Deicorp Projects (Joynton Ave) Pty Ltd, are the owners of the subject site.

1.4 The Consent Authority

The site is located within the City of Sydney Local Government Area (LGA). The Central Sydney Planning Committee (CSPC) will be the consent authority that will determine any future DA for the detailed design of the building given the development cost is over \$50 million.

1.5 The Regulatory Framework for Design Excellence

The key environmental planning instrument that applies to the site is the Sydney Local Environmental Plan 2012. Division 4, Section 6.21D of the Sydney LEP relates to design excellence. The competition has been undertaken in accordance with this Clause.

1.6 Assessment of the Schemes and Winning Design

An analysis and assessment of the final schemes was undertaken on the basis of consistency with the endorsed 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 and the Sydney Development Control Plan 2012 (SDCP 2012).

The competitive process has resulted in a scheme that was judged to be of high design merit.

The Selection Panel resolved by majority that the Fender Katsalidis and Besley Spreser 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 Fender Katsalidis and Besley Spreser proposal 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 Process

2.1 Overview

The competition was undertaken as an invited Competitive Design Alternative Process, with 4 architectural firms taking part.

2.2 Key dates

Date	Milestone
25 January 2024	Commencement Date
29 January 2024	Briefing Session
7 March 2024	Final submission lodgement date
14 March 2024	Presentation date Decision date
Within 21 days of the decision date	Notification of competitors decision Architectural competitive process report submitted to council.

3. Review of Design Alternatives

3.1 Selection Panel

The Selection Panel comprised three members:

- Bob Nation (Proponent nominee)
- Kim Crestani (Proponent nominee)
- Oi Choong (Proponent nominee)
- Lee Hillam (Council nominee)
- Kerry Clare (Council nominee)
- Dr Michael Zanardo (Council nominee)

The Selection Panel members have extensive experience in architecture, urban design, planning and development.

Kim Crestani was nominated by the Selection Panel as the Chair.

3.2 Competition Manager

Stephen Kerr (Executive Director) and Lucy Langley (Associate Director) from Gyde Consulting, were appointed as the competition managers. As the competition manager, Gyde managed the organisational and administrative functions of the competition on behalf of the Proponent.

3.3 City of Sydney Council Observers

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

- Anita Morandini – Design Excellence Manager, City Planning Development & Transport
- Silvia Correia – Design Excellence Coordinator, City Planning Development & Transport
- Marie Quattromani – Design Excellence Planner, City Planning Development & Transport
- Andrew Rees – Area Planning Manager, Planning Assessments
- Samantha Kruize – Senior Planner, Planning Assessments
- Bryan Li – Senior Planner, Planning Assessments

The role of an observers is to verify that the competition has been followed appropriately and fairly. Council's observers were copied into all correspondence between the competition managers (Gyde) and the participating architectural firms and competition Selection Panel. Anita Morandini, Marie Quattromani, Andrew Rees and Samantha Kruize attended the final competition presentations on Thursday 14th March.

3.4 Technical Advisors

Technical advisors were appointed to provide technical assistance and clarification to competition participants and the Selection Panel. The technical advisors involved in the competition include:

Table 1 List of technical advisors for the competition

Discipline	Company	Technical Advisor
Town Planning	Gyde	Stephen Kerr
Quantity Surveyor	Construction Consultants	Michael Dakhoul
Wind	RWDI	Joe Gallace
Structural Engineer	ABS Consultants	Ryan Campbell
Flooding	Mott McDonald	Daniel Fettell

3.5 Selection Process by Selection Panel

The selection process was based on the written and drawn material supplied by the competition participants, the technical planning, cost and services briefing notes on each scheme, and presentations given to the Selection Panel.

Following a thorough assessment of each submission, the Selection Panel concluded that one submission had the greatest potential to achieve design excellence and is recommended as the preferred design of the competition. Detailed in Section 4 of this report are those features that the Selection Panel consider to be fundamental to the design integrity and excellence of the scheme and those issues that need to be resolved in detailed design development, prior to the submission of any DA.

3.6 Assessment of Submissions

Four comprehensive submissions explored the major determinants of the Detailed development application which were reflected in the overall design objectives for the Design Competition. These are provided below:

- Achieve design excellence as defined in clause 6.21C(2) of the SLEP 2012.
- Maximise architectural design variety across the site by breaking the built form into several buildings, each with a different distinctive architectural character.
- Provide architectural depth and articulation of podium levels to animate and positively enhance streetscapes.
- Enable activated street frontages and ground floor settings, with residential areas appropriately integrated with retail uses.
- Achieve a high quality amenity for occupants of the subject site while also maintaining and protecting amenity of surrounding sites and the public domain.
- Integrate high quality landscaping and common open space as part of the design of the built form.
- Deliver a built form which is consistent with the indicative building envelope design in Appendix K.
- Deliver a high quality built form which response to the relevant controls and guidelines set out in City SDCP 2012.
- Contribute to a vibrant neighbourhood with a mix of uses, facilities and spaces and active street frontages.
- Maximise opportunities for passive ecological sustainable design and best practice environmental performance.

- Contribute to the local network of green infrastructure, habitat and biodiversity.
- Deliver housing diversity.
- Incorporate high quality public art in publicly accessible locations.
- Protect the amenity of the public domain by ensuring future development does not result in adverse overshadowing, wind and daylight impacts.



Competitor 1: GroupGSA, Aeta Studio and Guernier Architecture



Competitor 2: Carter Williamson and MAKO Architecture



Competitor 3: Fender Katsalidis and Besley Spreser



Competitor 4: Silvester Fuller and Akin Atelier

Commentary

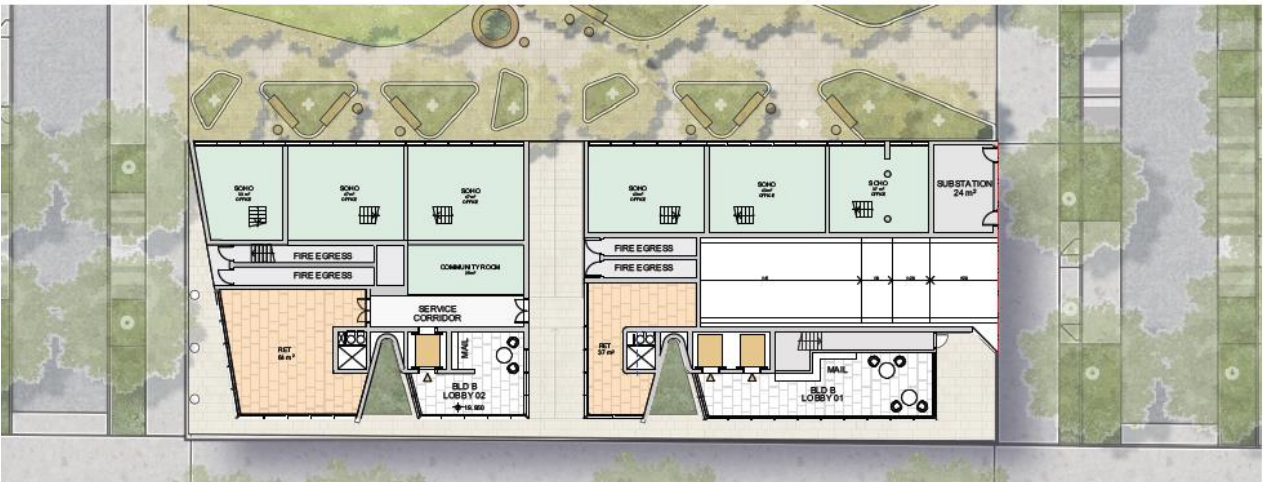
Four teams presented well-documented and highly informative submissions within the time available. Each presentation was followed by questions from the Selection Panel.

Consultant reports on projected cost, wind and town planning compliance were critically examined by the Selection Panel and discussed with the authors prior to the Competitor presentations.

An overview of the competition scheme is provided below in order of presentations.

4. Summary of Final Submissions

4.1 Entry 1 – GroupGSA, Aeta Studio and Guernier Architecture



Ground Floor Plan



The Group GSA, Aeta Studio and Guernier Architecture scheme presented a design that was well considered in terms of streetscape. The analysis of the street scale within both the immediate and broader context of the locality was particularly noted by the Selection Panel, and how this was reflected in the scheme was clearly articulated.

The Selection Panel was supportive of the ‘inboarded’ driveway entries and opportunities for increased landscaping this provided. The Selection Panel complimented how the scheme provided a positive relationship to Gunyama Park and Building A’s design emphasised and orientated to Woolwash Park.

The Selection Panel supported the relationship created between the internal corridors within the Buildings and Gunyama Park, which provided passive overlooking opportunities, visual linkages to the public open space and enhanced internal amenity.

The proposed ramping of the basement to reduce excavation whilst providing additional car parking capacity was innovative and supported by the Selection Panel. It was noted that the proposed modular form and layout of the buildings provided efficiency through repetition.

The ground plane proposed opportunities for outdoor dining, with a consideration of climate and weather impact management which was supported. Overall, the Selection Panel concluded that the scheme provided planning efficiencies and innovative constructability responses. The Selection Panel particularly liked the approach of incorporating soho apartments within Building B.

4.2 Entry 2 – Carter Williamson and MAKO Architecture



Carter Williamson and MAKO Architecture's design was informed by the historical context and landscape of the site and the adjacent structures and imminent future development character of Green Square and Zetland. The Selection Panel was particularly impressed by the attention given to the context of the site, which was evident in the excellent response to the neighbouring northern buildings and southern views to the park, balancing core location, views, cross ventilation and solar access well. The design had consideration of the neighbours to the north through design and apartment layout, which was wholly supported by the Selection Panel. The design of residential building entries was strong and positive.

The design exhibited inconsistencies with the DCP as it did not provide a driveway for Building B off Victoria Avenue, rather with vehicular access to parking being facilitated off Grandstand Parade. Whilst this was justified as providing a better outcome for Biyanbing Park, there was a concern that this raised a planning risk and revised flood mapping would be required. Open driveways into the rear landscaped communal open spaces against Buildings A and B would require further design consideration.

The Selection Panel felt the emphasis of building A created a strong relationship to Woolwash Park and the scheme focused the retail to Zetland Avenue, enhancing the streetscape and providing street activation.

The apartment layouts were practical and functional and the principles and understanding of what makes good apartment living were very strong in the design. The layout of the apartments in relation to bathrooms is practical and focussed on the future residents of the apartments. The Selection Panel did however have concerns regarding the sizes of the apartments. It was noted that whilst some of the apartment layouts were more practical, they were oversized, and did not comply with the brief.

The proposed balance of communal open space on the podium roof tops to ensure good solar access and a balance between public and private space was supported. The scheme considered the potential acoustic impacts to Zetland Avenue through the use of solid panels.

Overall, the Selection Panel were supportive of the Carter Williamson and MAKO Architecture scheme and felt that the composition of the 3 buildings was successful and provided a similar yet unique design. The curved form of the upper levels and balconies provide softened geometry and architectural interest. Building B in particular provides large windows to maximise views and solar access.

4.3 Entry 3 – Fender Katsalidis and Besley Spresser



The Fender Katsalidis and Besley Spresser scheme provided a ground plane design which significantly contributed to future community use. The design provided a strong urban street frontage creating a ‘destination for the people’. The skilful permeability of the ground plane created a positive visual connection between Zetland Avenue and the communal open spaces to the north of the site. The interaction between the communal open space and the street frontage further provided opportunities to animate the public realm from within the site. The Selection Panel were of the view that the proposed location of lift core lobbies provided equitable views to the park and in an urban sense ensured that the buildings addressed Gunyama Park, providing a democratic and public verticality to the scheme.

The Selection Panel recognised that the scheme achieves a very high degree of tree canopy (30%) to support a unique landscape identity. This combined with the driveways located in appropriate positions provided additional opportunities for communal open space. The servicing and functionality of the basement design and waste loading/strategy was strategically integrated into the building envelope to increase the workability of the building. The substation location was seen as advantageous to the overall outcomes of the scheme.

The Selection Panel noted that security measures around the through site link and between buildings would need to be design developed to ensure safety for residents. Overall, the Selection Panel considered that the three buildings exhibited pleasing variety whilst still sitting well together. Building A design was supported as a result of its interplay of light and heavy vertical elements and panelling with a zig-zag profile. Building B provided a form with lower scale and more solid masonry presence in the centre of the trio of buildings. The specific details, materials and horizontality of Building C was also complimented by the Selection Panel as a distinctive part of a suite of buildings without being repetitious.

4.4 Entry 4 – Silvester Fuller and Akin Atelier



The Silvester Fuller and Akin Atelier scheme provided a permeable ground floor plan with a real variety of character along Zetland Avenue, with retail spaces organised in a way which provided for increased flexibility and functionality in future design development. The scheme achieved clear definition of each building within the 'family' and architectural interest along the street frontage.

The Selection Panel noted that the location of the driveways away from the built form and the location of the landscaping was a positive contribution to the overall design.

The Selection Panel in their deliberations viewed the typical apartment layouts to be particularly clean and functional. The Selection Panel did however have concerns over the allocation of the apartment mix amongst the 3 buildings. It was suggested that the mix of types should be spread throughout the 3 buildings to increase interaction and choice. The external walkways in Building C raised concerns about privacy to bedrooms and blocking views on Gunyama Park from the apartments. The Panel also raised some concern regarding the overt cantilevered balcony forms of Building A.

The Selection Panel considered that the balcony planters and gallery spaces contributed positively to the balcony corridor on Building C, but questioned the encroachment over the property boundary and the southern weather exposure of the gallery corridors, noting that the corridors may need to be enclosed, resulting in increased GFA.

Overall, the Selection Panel were of the view that the design provided a unique form in which the individual identity of the 3 buildings was clear, creating architectural interest and variety along the streetscape.

5. 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 the scheme presented by Fender Katsalidis and Besley Spresser should be addressed through design development and prior to the lodgement of a Detailed DA. The Selection Panel also identified several key principles and qualities of the concept that should be maintained through the design development and the Detailed DA.

Key principles of the design to be maintained and developed:

- The design intent of the accessible common open space across the rear of Buildings A, B and C.
- Visual connectivity across the sites and north to south permeability.
- Horizontality of building and building details and material selection for Building C.
- Driveway, waste, loading and substation strategy.
- Disposition of the retail frontages to the public parks.
- Retain deep soil locations and high level of tree coverage.

Areas for further resolution and refinement through design development:

- Address the entry sequence to be more urbane and reconsider the announcement of building entries and security points whilst maintaining the visual connection from north to south. The low ceilings and deep under crofts with raised planters should be reconsidered.
- Entry areas should be configured more as a lobby, to include lobby furniture and storage.
- Lift overruns to be integrated into the building form to reduce their visual impact.
- Provide sun shading appropriate to orientation, particularly for the south-western summer afternoon condition for mid-season heat on the north facades.
- Address recommendations of wind analysis.

Further consider mitigations to reduce the visual and acoustic impacts of the loading dock in Building A and ensure continuity of pedestrian access and integration within the landscape setting.

Achieving Design Excellence







The Proponent and Selection Panel acknowledge the 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

6. Conclusion

This competitive process has been carried in accordance with the Brief and the City’s Policy. This Report documents the competitive process and the Selection Panel’s recommendation for the preferred design.

It is considered that the preferred scheme by Fender Katsalidis and Besley Spresser, subject to further refinement as set out in Part 2, exhibits the potential of achieving design excellence.

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

Name	Role	Date	
Kim Crestani	Juror (Chair)	5 April 2024	
Kerry Clare	Juror	5 April 2024	
Dr Michael Zanardo	Juror	5 April 2024	
Oi Choong	Juror	5 April 2024	
Lee Hillam	Juror	5 April 2024	
Robert Nation	Juror	5 April 2024	

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